

# I-2

## District Schedule

### 1 INTENT AND OVERVIEW

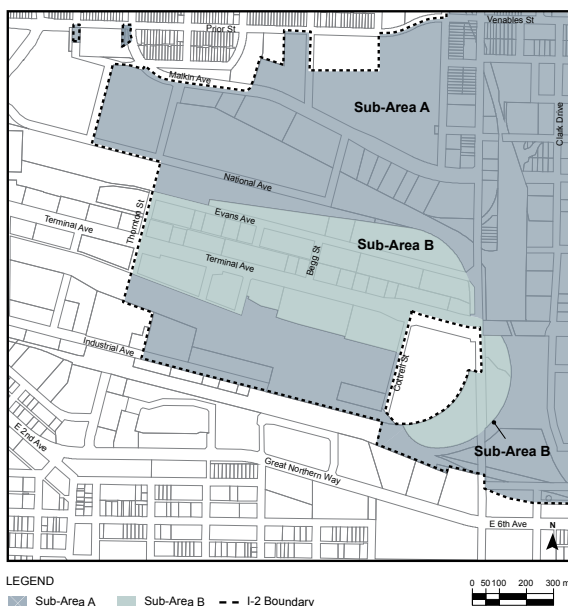
#### 1.1 Intent

The intent of this schedule is to permit industrial and similar uses that are generally incompatible with residential land use but are beneficial in that they provide industrial and service employment opportunities or serve a useful or necessary function in the city. It is not the intent to permit uses that are potentially dangerous or environmentally incompatible when situated near residential districts.

Within the False Creek Flats, the area bounded by Prior Street, Clark Drive, Great Northern Way and Main Street includes 2 sub-areas identified as “sub-area A” and “sub-area B” in [Map 1: Sub-Area A and Sub-Area B in the I-2 District](#), for the purpose of establishing permitted uses, setbacks, building height, floor area, and building width and depth.

Without limitation, applicable Council policies and guidelines for consideration include the [False Creek Flats Urban Design Policies and Guidelines for I-2 and I-3](#) and [Non-Industrial Uses \(I-2 and M-2\) Policies and Guidelines](#).

Map 1: Sub-Area A and Sub-Area B in the I-2 District



## 1.2 Overview

The table below provides an overview of outright and conditional approval uses in the I-2 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in areas other than sub-area B	3.1
	All uses in sub-area B	3.2

## 2 USE REGULATIONS

### 2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including Section 2, Section 10 and Section 11, and compliance with the regulations of this schedule including section 2.2.

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board considers:

- (a) the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
<b>Agricultural Uses</b>		
Urban Farm - Class B	Conditional	2.2.1
<b>Cultural and Recreational Uses</b>		
Artist Studio - Class A	Outright	2.2.2
Artist Studio - Class B, provided that the use must not be combined with a Residential Unit	Outright	2.2.2
Artist Studio - Class B, not permitted as an outright approval use	Conditional	2.2.1
Arts and Culture Indoor Event	Outright	2.2.2

<b>Use</b>	<b>Approval</b>	<b>Use-Specific Regulations</b>
Community Centre or Neighbourhood House	Conditional	2.2.1
Marina	Conditional	2.2.1
Park or Playground	Conditional	2.2.1
<b>Dwelling Uses</b>		
Dwelling Unit, but not in sub-area A or B	Conditional	2.2.1, 2.2.3
Residential Unit associated with and forming an integral part of an Artist Studio, limited to Artist Studio - Class B and not in sub-area A or B	Conditional	2.2.1, 2.2.4
<b>Institutional Uses</b>		
Ambulance Station	Conditional	2.2.1
Child Day Care Facility	Conditional	2.2.1
Public Authority Use	Conditional	2.2.1
Social Service Centre	Conditional	2.2.1
<b>Manufacturing Uses</b>		
Bakery Products Manufacturing	Outright	2.2.2
Batteries Manufacturing	Outright	2.2.2
Brewing or Distilling	Conditional	2.2.1
Chemicals or Chemical Products Manufacturing - Class A	Conditional	2.2.1
Chemicals or Chemical Products Manufacturing - Class B	Outright	2.2.2
Clothing Manufacturing	Outright	2.2.2
Creative Products Manufacturing, only in sub-area B	Conditional	2.2.1
Dairy Products Manufacturing	Outright	2.2.2
Electrical Products or Appliances Manufacturing	Outright	2.2.2
Food or Beverage Products Manufacturing - Class A	Conditional	2.2.1
Food or Beverage Products Manufacturing - Class B	Outright	2.2.2
Furniture or Fixtures Manufacturing	Outright	2.2.2
Ice Manufacturing	Outright	2.2.2
Information Communication Technology Manufacturing	Outright	2.2.2
Jewellery Manufacturing	Outright	2.2.2
Leather Products Manufacturing	Outright	2.2.2
Linoleum or Coated Fabrics Manufacturing	Conditional	2.2.1
Machinery or Equipment Manufacturing	Outright	2.2.2
Metal Products Manufacturing - Class B	Outright	2.2.2
Miscellaneous Products Manufacturing - Class A	Conditional	2.2.1

Use	Approval	Use-Specific Regulations
Miscellaneous Products Manufacturing - Class B	Outright	2.2.2
Motor Vehicle Parts Manufacturing	Outright	2.2.2
Non-Metallic Mineral Products Manufacturing - Class A	Conditional	2.2.1
Non-Metallic Mineral Products Manufacturing - Class B	Outright	2.2.2
Paper Manufacturing	Conditional	2.2.1
Paper Products Manufacturing	Outright	2.2.2
Plastic Products Manufacturing	Outright	2.2.2
Printing or Publishing	Outright	2.2.2
Rubber Manufacturing	Conditional	2.2.1
Rubber Products Manufacturing	Outright	2.2.2
Shoes or Boots Manufacturing	Outright	2.2.2
Textiles or Knit Goods Manufacturing	Outright	2.2.2
Tobacco Products Manufacturing	Outright	2.2.2
Transportation Equipment Manufacturing	Outright	2.2.2
Vegetable Oil Manufacturing	Conditional	2.2.1
Wood Products Manufacturing - Class B	Outright	2.2.2
<b>Office Uses</b>		
General Office	Conditional	2.2.1, 2.2.5
<b>Parking Uses</b>		
Parking Uses	Conditional	2.2.1
<b>Retail Uses</b>		
Farmers' Market	Conditional	2.2.1, 2.2.6
Furniture or Appliance Store	Conditional	2.2.1
Gasoline Station - Full Serve, but not in sub-area A or B	Outright	2.2.2
Gasoline Station - Split Island	Conditional	2.2.1
Public Bike Share	Conditional	2.2.1
Retail Store	Conditional	2.2.1, 2.2.7
Vehicle Dealer, but not in sub-area A	Conditional	2.2.1
<b>Service Uses</b>		
Animal Clinic	Outright	2.2.2
Auction Hall	Conditional	2.2.1
Catering Establishment	Outright	2.2.2
Funeral Home	Conditional	2.2.1
Laboratory	Outright	2.2.2

Use	Approval	Use-Specific Regulations
Laundromat or Dry Cleaning Establishment	Conditional	2.2.1
Laundry or Cleaning Plant	Outright	2.2.2
Motor Vehicle Repair Shop	Outright	2.2.2
Motor Vehicle Wash	Outright	2.2.2
Photofinishing or Photography Laboratory	Outright	2.2.2
Photofinishing or Photography Studio, only in sub-area A or B	Outright	2.2.2
Photofinishing or Photography Studio	Conditional	2.2.1
Print Shop	Conditional	2.2.1
Production or Rehearsal Studio	Outright	2.2.2
Repair Shop - Class A	Outright	2.2.2
Repair Shop - Class B	Conditional	2.2.1
Restaurant - Class 1	Conditional	2.2.1
School - Vocational or Trade	Outright	2.2.2
Sign Painting Shop	Outright	2.2.2
Work Shop	Outright	2.2.2
<b>Transportation and Storage Uses</b>		
Aircraft Landing Place	Conditional	2.2.1
Booming Ground	Conditional	2.2.1, 2.2.8
Bulk Data Storage	Conditional	2.2.1
Cold Storage Plant	Outright	2.2.2
Marine Terminal or Berth	Conditional	2.2.1
Mini-Storage Warehouse, but not in sub-area A or B	Conditional	2.2.1
Railway Station or Rail Yard	Conditional	2.2.1
Packaging Plant	Outright	2.2.2
Storage Warehouse	Outright	2.2.2
Storage Yard	Conditional	2.2.1
Taxicab or Limousine Station	Conditional	2.2.1
Truck Terminal or Courier Depot	Conditional	2.2.1
Weighing or Inspection Station	Conditional	2.2.1
Works Yard	Conditional	2.2.1
<b>Utility and Communication Uses</b>		
Public Utility	Outright	2.2.2, 2.2.9
Public Utility, not permitted as an outright approval use	Conditional	2.2.1
Radiocommunication Station	Outright	2.2.2

Use	Approval	Use-Specific Regulations
Recycling Depot	Conditional	2.2.1
Waste Disposal Facility	Conditional	2.2.1, 2.2.10
<b>Wholesale Uses</b>		
Cardlock Fuel Station	Conditional	2.2.1
Junk Yard or Shop, existing as of November 26, 1996	Conditional	2.2.1
Lumber and Building Materials Establishment	Conditional	2.2.1
Wholesaling - Class A	Outright	2.2.2
Wholesaling - Class B	Conditional	2.2.1
<b>uncategorized</b>		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.2, 2.2.11
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	2.2.1
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1, other than accessory retail use in combination with outright approval wholesale uses listed in this section 2.1	Outright	2.2.2, 2.2.12
Accessory Uses, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	2.2.1
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1, 2.2.13
Any outright approval use listed in this section 2.1 that does not comply with section 2.2.2 of this schedule	Conditional	2.2.1
Deposition or extraction of material, which alters the configuration of the land	Conditional	2.2.1

## 2.2 Use-Specific Regulations

2.2.1 Conditional approval uses listed in section 2.1 of this schedule:

- (a) except for transportation and storage uses listed in section 2.1 of this schedule, must not involve the bulk storage, pending ultimate distribution off-site, of: ammunition, explosives, fireworks, flares or matches; coal tar products or derivatives; compressed gas or petroleum, except for gasoline station - split island; or radioactive material;
- (b) must not involve the keeping of live animals, except for retail store;
- (c) may involve the bulk storage of the following only if they are wholly within a completely enclosed building or suitably contained for distribution off-site: animal oil or fat, fish, fish oil or meal, or vegetable oil; fertilizer; flammable liquids or solids; fungicides, herbicides or pesticides; grain, hops

or sugar; lime; paint, varnish, oil shellac or turpentine; rags or cotton waste; or toxic or corrosive chemicals or acids; and

- (d) may involve the storage of goods or materials only if they are wholly within a completely enclosed building, unless the yard or portion of the yard containing the goods or materials is enclosed by a suitable fence or wall restricting public access.

2.2.2 Outright approval uses listed in section 2.1 of this schedule:

- (a) must not involve the bulk storage, pending ultimate distribution off-site, of: coal tar products or derivatives; compressed gas or petroleum, except for gasoline station - full serve; explosives, fireworks, ammunition, matches, or flares; or radioactive material;
- (b) must not involve the keeping of live animals, live poultry or other fowl, except for animal clinic or laboratory;
- (c) may involve the bulk storage of the following only if they are wholly within a completely enclosed building: fertilizer; fish, fish oil or meal, animal oil or fat, or vegetable oil; flammable liquids or solids; fungicides, herbicides or pesticides; grain, hops or sugar; lime; paint, varnish, oil shellac or turpentine; rags or cotton waste; scrap or junk; or toxic or corrosive chemicals or acids; and
- (d) except for gasoline station - full serve, may involve the storage of goods or materials only if they are wholly within a completely enclosed building.

2.2.3 Dwelling unit may be permitted in combination with any use listed in section 2.1 of this schedule if:

- (a) it is for a caretaker or other person similarly employed; and
- (b) such dwelling unit is considered to be essential to the operation of the business or establishment.

2.2.4 Residential unit associated with and forming an integral part of an artist studio, limited to artist studio - class B, may be permitted if:

- (a) the change of use applies to floor area existing as of February 26, 2013; and
- (b) additions are limited to a maximum of 10% of the existing floor area.

2.2.5 General office may not include the offices of accountants, lawyers, notary publics, or real estate, advertising, insurance, travel and ticket agencies.

2.2.6 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.7 Retail store is limited to:

- (a) convenience store in combination with a gasoline station - full serve or gasoline station - split island;

- (b) retail store for the renting of merchandise in which the exclusive use of at least 50% of the floor area is for the storage of inventory; and
- (c) limited service food establishment, which means the use of premises for the primary purpose of selling, or selling and serving, prepared food to the public during all hours of operation, where:
  - (i) the premises include not more than 16 indoor or outdoor seats for customers consuming food purchased on the premises,
  - (ii) customers may also purchase food for take-out, and
  - (iii) live entertainment is not available.

2.2.8 Bulk data storage is not permitted at the ground floor, except for entrances.

2.2.9 Public utility is permitted as an outright approval use if it is located on a site that is at least 61.0 m from any R district.

2.2.10 Waste disposal facility is limited to the transfer, sorting or recycling of refuse or garbage.

2.2.11 Accessory buildings customarily ancillary to any use listed in section 2.1 of this schedule are permitted as an outright approval use if:

- (a) no accessory building exceeds 3.7 m in height, measured to:
  - (i) the highest point of a flat roof,
  - (ii) the deck line of a mansard roof, or
  - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,
 provided that no portion of an accessory building exceeds 4.6 m in building height; and
- (b) the total floor area of an accessory building, measured to the extreme outer limits of the building, does not exceed 10% of the total site area.

2.2.12 Accessory uses customarily ancillary to any outright approval use listed in section 2.1 of this schedule, other than accessory retail use in combination with outright approval wholesale uses listed in section 2.1 of this schedule, are permitted if:

- (a) the total floor area of all accessory uses does not exceed 33.3% of the gross floor area of the principal and accessory uses combined, unless the accessory use is permitted as an outright approval use pursuant to section 2.1 of this schedule; and
- (b) the floor area in accessory retail use, other than accessory retail use associated with an artist studio, is separated from the floor area of all other uses by a wall, and the other uses are not accessible to the public.



- 2.2.13 Any other use that is not specifically listed and defined as a use in [Section 2](#) of this by-law may be permitted as a conditional approval use if the Director of Planning considers the use to be comparable in nature to the uses listed in [section 2.1](#) of this schedule, having regard to the intent of this schedule.

### 3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

#### 3.1 All Uses in Areas Other than Sub-Area B

All uses in all areas of this district, other than sub-area B, are subject to the following regulations.

##### 3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 3.00, subject to the following allocations:

- (a) the maximum floor space ratio is 3.00 for manufacturing uses, transportation and storage uses, utility and communication uses, wholesale uses and, in sub-area A, artist studio - class B;
- (b) the maximum floor space ratio for service uses is:
  - (i) 3.00 for laboratory, laundry or cleaning plant, production or rehearsal studio, repair shop - class A, and work shop, and
  - (ii) 1.00 for each of the following uses: catering establishment, motor vehicle repair shop, photofinishing or photography laboratory, and sign painting shop; and
- (c) the maximum floor space ratio is 1.00 for all other uses combined, except that the floor area for:
  - (i) retail uses, including accessory retail use but not including vehicle dealer, must not exceed 1,000 m<sup>2</sup>, except that in sub-area A the floor area for accessory retail must not exceed 500 m<sup>2</sup>,
  - (ii) general office must not exceed the greater of 235 m<sup>2</sup> or 33.3% of the total gross floor area of all principal and accessory uses combined,
  - (iii) convenience store in combination with a gasoline station - full serve or gasoline station - split island must not exceed 200 m<sup>2</sup> per site,
  - (iv) restaurant - class 1 must not exceed 300 m<sup>2</sup>, and
  - (v) a lounge use accessory to brewing or distilling must not exceed:
    - (A) 80 m<sup>2</sup> for any portion of the lounge use located within the principal building, and
    - (B) 80 m<sup>2</sup> for any portion of the lounge use located outside the principal building.

3.1.1.2 Despite section [3.1.1.1\(c\)](#) above, the Director of Planning may increase the permitted floor area for manufacturer's agent or import broker or similar uses subject to the maximum floor space ratio in section [3.1.1.1\(c\)](#), if the Director of Planning considers:

- (a) the extent to which building design conforms to industrial standards for wholesale uses, including but not limited to consideration for loading bays, large truck access, freight elevators, ceiling heights, corridor and door widths, and load bearing surfaces; and
- (b) the intent of this schedule and all applicable Council policies and guidelines.

### 3.1.2 Building Form and Placement

Regulations	All Areas Except for Sub-Area B
3.1.2.1 Maximum building height	18.3 m
3.1.2.2 Minimum side yard width for a side yard that:	
(a) adjoins a site located in any RM district, without the intervention of a lane	1.5 m
(b) adjoins a site located in any RS, RT or RA district, without the intervention of a lane	0.9 m
(c) does not adjoin a site located in an R district	not required
3.1.2.3 Minimum rear yard depth	3.1 m

#### Building Height and Floor-to-Floor Height

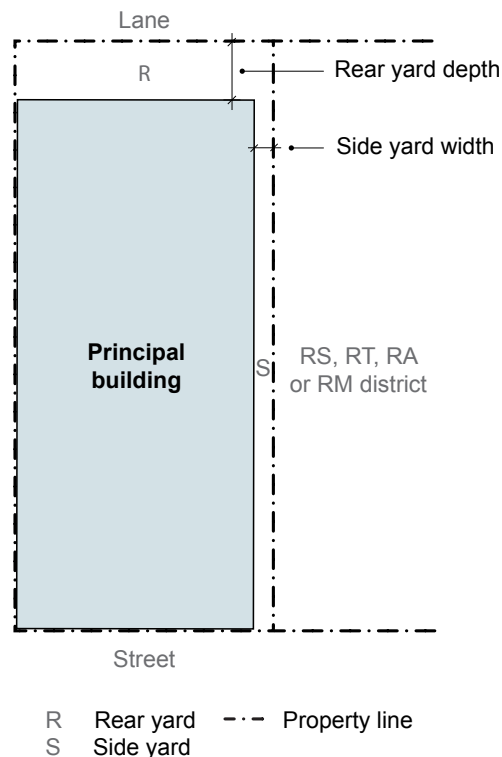
3.1.2.4 In sub-area A, except for buildings existing as of October 31, 2017:

- (a) the floor-to-floor height of the first floor of a building must measure at least 6.0 m; and
- (b) the floor-to-floor height of any floor above the first floor of a building must measure at least 4.0 m.

3.1.2.5 The Director of Planning or Development Permit Board, may increase the maximum building height to a height not exceeding 30.5 m if the Director of Planning or Development Permit Board considers:

- (a) the relationship of the development with nearby residential districts;
- (b) the impact of the height, bulk and siting of the building on daylight access and visual privacy of developments in nearby residential districts; and
- (c) the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

**Diagram: Building placement for principal building**



### Side Yard

- 3.1.2.6 Despite the minimum side yard width in section 3.1.2.2(c) above, where a side yard is provided, although not required, the minimum side yard width is 0.9 m.

### Rear Yard

- 3.1.2.7 Despite the minimum rear yard depth in section 3.1.2.3 above, where the rear of a site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.
- 3.1.2.8 The Director of Planning may waive the requirement to provide a rear yard if the Director of Planning is satisfied that:
- (a) the site is located within an area where rear access to the site and adjacent sites is not likely to be required; and
  - (b) the site is sufficiently large to provide adequate open space.

## 3.2 All Uses in Sub-Area B

All uses in sub-area B of this district are subject to the following regulations.

### 3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio is 3.00, subject to the following allocations:

- (a) the maximum floor space ratio is 3.00 for manufacturing uses, transportation and storage uses, utility and communication uses, wholesale uses and artist studio - class B;
- (b) the maximum floor space ratio for service uses is:
  - (i) 3.00 for laboratory, laundry or cleaning plant, production or rehearsal studio, repair shop - class A and work shop, and
  - (ii) 1.00 for each of the following uses: catering establishment, motor vehicle repair shop, photofinishing or photography laboratory, sign painting shop, and creative products manufacturing;
- (c) the maximum floor space ratio is 1.00 for vehicle dealer, subject to the provision of a minimum floor space ratio of 2.00 of uses listed in sections **3.2.1.1(a)** and **3.2.1.1(b)(i)** above, which must include a minimum floor space ratio of 1.00 for any of the following uses combined:
  - (i) cultural and recreational uses, limited to artist studio - class B,
  - (ii) manufacturing uses, limited to:
    - (A) bakery products manufacturing,
    - (B) brewing or distilling,
    - (C) chemicals or chemical products manufacturing - class B,
    - (D) clothing manufacturing,
    - (E) dairy products manufacturing,
    - (F) food or beverage products manufacturing - class B,
    - (G) furniture or fixtures manufacturing,
    - (H) jewellery manufacturing,
    - (I) leather products manufacturing,
    - (J) metal products manufacturing - class B,
    - (K) miscellaneous products manufacturing - class A,
    - (L) miscellaneous products manufacturing - class B,
    - (M) non-metallic mineral products manufacturing - class B,

- (N) paper products manufacturing,
  - (O) plastic products manufacturing,
  - (P) printing or publishing,
  - (Q) rubber products manufacturing,
  - (R) shoes or boots manufacturing,
  - (S) textiles or knit goods manufacturing, and
  - (T) wood products manufacturing - class B,
- (iii) service uses, limited to:
- (A) catering establishment,
  - (B) motor vehicle repair shop,
  - (C) print shop,
  - (D) repair shop - class A,
  - (E) repair shop - class B, and
  - (F) sign painting shop, or
- (iv) accessory uses customarily ancillary to any use permitted in this section [3.2.1.1\(c\)](#); and
- (d) the maximum floor space ratio is 1.00 for all other uses combined:
- (i) the floor area for all retail uses, including accessory retail but not including vehicle dealer, must not exceed 1,000 m<sup>2</sup>, except that the floor area for accessory retail must not exceed 500 m<sup>2</sup>,
  - (ii) the floor area for general office must not exceed the greater of 235 m<sup>2</sup> or 33.3% of the total gross floor area of all principal and accessory uses combined,
  - (iii) the floor area for convenience store in combination with a gasoline station - full serve or gasoline station - split island must not exceed 200 m<sup>2</sup> per site,
  - (iv) the floor area for restaurant - class 1 must not exceed 300 m<sup>2</sup>, and
  - (v) the floor area for a lounge use accessory to brewing or distilling must not exceed,
    - (A) 80 m<sup>2</sup> for any portion of the lounge use located within the principal building, and
    - (B) 80 m<sup>2</sup> for any portion of the lounge use located outside the principal building.

3.2.1.2 Despite section [3.2.1.1\(d\)\(iii\)](#) above, the Director of Planning may increase the permitted floor area for manufacturer's agent or import broker or similar uses, subject to the maximum floor space ratio in section [3.2.1.1\(d\)](#) above, if the Director of Planning considers:

- (i) the extent to which building design conforms to industrial standards for wholesale uses, including but not limited to consideration for loading bays, large truck access, freight elevators, ceiling heights, corridor and door widths, and load bearing surfaces, and
- (ii) the intent of this schedule and all applicable Council policies and guidelines.

3.2.1.3 The Director of Planning or Development Permit Board, may increase the total maximum floor space ratio to 4.00, which may include up to 3.00 floor space ratio of creative products manufacturing, if the Director of Planning or Development Permit Board considers:

- (a) the provision of a minimum floor space ratio of 1.00 combined for any uses listed in section 3.2.1.1(c) above;
- (b) the height, bulk, massing, location and overall design of the building and its impact on the site, surrounding buildings and streets;
- (c) the provision of public open space, landscape, and the impacts of overall design on the general amenity of the area;
- (d) the impact of the development on traffic in the area;
- (e) the provision for pedestrian needs; and
- (f) the intent of this schedule and all applicable Council policies and guidelines.

### 3.2.2 Building Form and Placement

Regulations	Sub-Area B
3.2.2.1 Maximum building height	18.3 m
3.2.2.2 Minimum front yard depth	0.6 m
3.2.2.3 Minimum front setback for portions of buildings with a height:	
(a) exceeding 18.3 m and not exceeding 30.5 m	3.7 m
(b) exceeding 30.5 m	6.1 m
3.2.2.4 Minimum side yard width	7.6 m
3.2.2.5 Minimum side setback for portions of buildings with a height:	
(a) exceeding 18.3 m and not exceeding 30.5 m	10.7 m
(b) exceeding 30.5 m	12.2 m
3.2.2.6 Minimum rear yard depth	3.1 m

3.2.2.7	Maximum building depth	61.0 m
3.2.2.8	Maximum building width	61.0 m

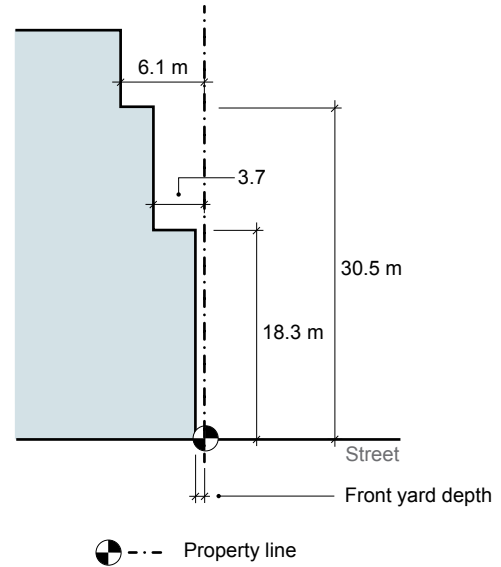
**Building Height and Floor-to-Floor Height**

- 3.2.2.9 Except for buildings existing as of October 31, 2017:
  - (a) the floor-to-floor height of the first floor of a building must measure at least 6.0 m; and
  - (b) the floor-to-floor height of any floor above the first floor of a building must measure at least 4.0 m.

3.2.2.10 The Director of Planning or Development Permit Board may increase the maximum building height to a height not exceeding 36.5 m if the Director of Planning or Development Permit Board considers:

- (a) the provision of a minimum floor space ratio of 1.00 combined for any uses listed in section 3.2.1.1(c) above;
- (b) the height, bulk, massing, location and overall design of the building and its impact on the site, surrounding buildings and streets;
- (c) the provision of public open space, landscape, and the impacts of overall design on the general amenity of the area;
- (d) the impact of the development on traffic in the area;
- (e) the provision for pedestrian needs; and
- (f) the intent of this schedule and all applicable Council policies and guidelines.

**Diagram: Front Setback in Sub-Area B**



**Front Yard and Front Setback**

- 3.2.2.11 Despite the minimum front setback in section 3.2.2.3 above:
  - (a) the minimum front setback, measured from the front property line, of any parking area is 1.2 m; and
  - (b) open roof decks may intrude into the setback.



3.2.2.12 The Director of Planning may decrease:

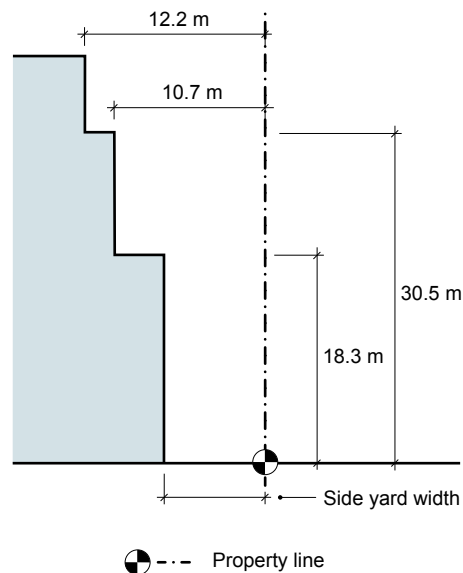
- (a) the minimum front yard depth for portions of the building; or
- (b) the minimum front setback for portions of the building,

if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

**Side Yard and Side Setback**

3.2.2.13 Despite the minimum side yard width in section 3.2.2.4 above and the minimum side setback in section 3.2.2.5 above, on a corner site, the exterior side yard and side setback requirements are the same as the front yard and front setback requirements in this section 3.2.

**Diagram: Side Yard Width and Side Setback in Sub-Area B**



3.2.2.14 The Director of Planning may decrease:

- (a) the minimum side yard width; or
- (b) the minimum side setback,

if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

**Rear Yard**

3.2.2.15 Despite the minimum rear yard depth in section 3.2.2.6 above, where the rear of a site abuts a lane, the required minimum rear yard depth will be decreased by the distance between the rear property line and the ultimate centre line of the lane.

3.2.2.16 The Director of Planning may waive the requirement to provide a rear yard if the Director of Planning is satisfied that:

- (a) the site is located within an area where rear access to the site and adjacent sites is not likely to be required; and
- (b) the site is sufficiently large to provide adequate open space.

**Building Depth and Building Width**

3.2.2.17 If the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may increase:

- (a) the maximum building depth where a functional need is demonstrated; or
- (b) the maximum building width where a functional need is demonstrated.

## 4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

### 4.1 Computation of Floor Area

4.1.1 Computation of floor area must include all floors of all buildings including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.

4.1.2 Computation of floor area must exclude:

- (a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:
  - (i) at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or
  - (ii) above base surface and where developed as off-street parking are contained in an accessory building located in the rear yard, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length;
- (d) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care, provided that:
  - (i) the total area being excluded does not exceed the lesser of 20% of the permitted floor space or 100 m<sup>2</sup>, and
  - (ii) in the case of a child day care facility, the Director of Planning is satisfied that there is a need for a child day care facility in the building or in the immediate neighbourhood; and
- (e) storage area associated with an artist studio - class B where the area is provided below the base surface, to a maximum exclusion of 20 m<sup>2</sup> for each artist studio - class B.

### 4.2 Yards and Setbacks: Measurement

4.2.1 For the purposes of calculating the minimum front setback, the height of portions of buildings will be measured from a plane formed by the lines extending horizontally back from the property line at grade.

4.2.2 Despite [Section 10](#) of this by-law, eaves and gutters or other projections, which the Director of Planning considers similar to the foregoing, may project into the minimum side yards to a maximum of 1.0 m measured horizontally.

### **4.3 Building Depth and Building Width: Measurement**

- 4.3.1 Building depth is measured in a straight line parallel to the side property line, from the front exterior wall to the rear exterior wall at street grade.
- 4.3.2 Building width is measured in a straight line parallel to the front property line, from the 2 side exterior walls at grade.

### **4.4 Daylight Access and Visual Privacy**

- 4.4.1 For the purposes of section [3.1.2.5\(b\)](#) of this schedule:
- (a) daylight access can be adequately maintained if there is no shadow impact at 10 a.m., noon and 2 p.m. on September 21 and March 21; and
  - (b) visual privacy can be achieved by separating building facades by 24.4 m.