

# I-4

## District Schedule

### 1 INTENT AND OVERVIEW

#### 1.1 Intent

The Railtown Historic Industrial District is one of the city’s original industrial districts. The precinct has a distinct industrial character defined by its collection of historic building forms, building material, proximity to the Port of Vancouver and unique street pattern.

The intent of this schedule is to permit industrial and other uses that are generally incompatible when situated in or near residential districts but are beneficial because they provide industrial employment opportunities and serve a useful or necessary function in the city. Creative products manufacturing is a permitted industrial use. A limited number of office uses that are compatible with or complement light industrial uses are also permitted. The retention or conservation of historic buildings and features is encouraged.

#### 1.2 Overview

The table below provides an overview of outright and conditional approval uses in the I-4 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 section 2.1 of this schedule	3.1

### 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>Cultural and Recreational Uses</b>		
Artist Studio - Class A,	Outright	2.2.1
Artist Studio - Class B, provided that the use must not be combined with a Residential Unit	Outright	2.2.1
Artist Studio - Class B, not permitted as an outright approval use	Conditional	
Arts and Culture Event	Outright	2.2.1
Park or Playground	Conditional	
<b>Dwelling Uses</b>		
Dwelling Unit	Conditional	2.2.2
Residential Unit associated with and forming an integral part of an Artist Studio, limited to Artist Studio - Class B	Conditional	2.2.3
<b>Institutional Uses</b>		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Public Authority Use	Conditional	
Social Service Centre	Conditional	
<b>Manufacturing Uses</b>		
Bakery Products Manufacturing	Outright	2.2.1
Batteries Manufacturing	Outright	2.2.1
Brewing or Distilling	Conditional	
Chemicals or Chemical Products Manufacturing - Class A	Conditional	
Chemicals or Chemical Products Manufacturing - Class B	Outright	2.2.1
Clothing Manufacturing	Outright	2.2.1
Creative Products Manufacturing	Outright	2.2.1

Use	Approval	Use-Specific Regulations
Dairy Products Manufacturing	Outright	2.2.1
Electrical Products or Appliances Manufacturing	Outright	2.2.1
Food or Beverage Products Manufacturing - Class A	Conditional	
Food or Beverage Products Manufacturing - Class B	Outright	2.2.1
Furniture or Fixtures Manufacturing	Outright	2.2.1
Ice Manufacturing	Outright	2.2.1
Information Communication Technology Manufacturing	Outright	2.2.1
Jewellery Manufacturing	Outright	2.2.1
Leather Products Manufacturing	Outright	2.2.1
Linoleum or Coated Fabrics Manufacturing	Conditional	
Machinery or Equipment Manufacturing	Outright	2.2.1
Metal Products Manufacturing - Class A	Conditional	
Metal Products Manufacturing - Class B	Outright	2.2.1
Miscellaneous Products Manufacturing - Class A	Conditional	
Miscellaneous Products Manufacturing - Class B	Outright	2.2.1
Motor Vehicle Parts Manufacturing	Outright	2.2.1
Non-Metallic Mineral Products Manufacturing - Class A	Conditional	
Non-Metallic Mineral Products Manufacturing - Class B	Outright	2.2.1
Paper Products Manufacturing	Outright	2.2.1
Plastic Products Manufacturing	Outright	2.2.1
Printing or Publishing	Outright	2.2.1
Rubber Manufacturing	Conditional	
Rubber Products Manufacturing	Outright	2.2.1
Shoes or Boots Manufacturing	Outright	2.2.1
Textiles or Knit Goods Manufacturing	Outright	2.2.1
Tobacco Products Manufacturing	Outright	2.2.1
Transportation Equipment Manufacturing	Outright	2.2.1
Vegetable Oil Manufacturing	Conditional	
Wood Products Manufacturing - Class A	Conditional	
Wood Products Manufacturing - Class B	Outright	2.2.1
<b>Office Uses</b>		
General Office	Conditional	2.2.4
<b>Parking Uses</b>		
Parking Uses	Conditional	

Use	Approval	Use-Specific Regulations
<b>Retail Uses</b>		
Farmers' Market	Conditional	2.2.5
Public Bike Share	Conditional	
Retail Store	Conditional	2.2.6
Shared E-Scooter System	Conditional	
<b>Service Uses</b>		
Animal Clinic or Shelter	Outright	2.2.1
Animal Services	Outright	2.2.1
Catering Establishment	Outright	2.2.1
Laboratory	Conditional	
Laundry or Cleaning Plant	Outright	2.2.1
Motor Vehicle Repair Shop	Outright	2.2.1
Motor Vehicle Wash	Conditional	
Photofinishing or Photography Laboratory	Conditional	
Photofinishing or Photography Studio	Conditional	
Print Shop	Conditional	
Production or Rehearsal Studio	Outright	2.2.1
Repair Shop - Class A	Outright	2.2.1
Repair Shop - Class B	Conditional	
Restaurant - Class 1	Conditional	
School - Vocational or Trade	Outright	2.2.1
Sign Painting Shop	Conditional	
Work Shop	Outright	2.2.1
<b>Transportation and Storage Uses</b>		
Cold Storage Plant	Outright	2.2.1
Packaging Plant	Outright	2.2.1
Storage Warehouse	Outright	2.2.1
Storage Yard	Conditional	2.2.7
Taxicab or Limousine Station	Conditional	
Truck Terminal or Courier Depot	Conditional	
Weighing or Inspection Station	Conditional	
Works Yard	Conditional	
<b>Utility and Communication Uses</b>		
Public Utility	Outright	2.2.1

Use	Approval	Use-Specific Regulations
Public Utility, not permitted as an outright approval use	Conditional	
Radiocommunication Station	Outright	<a href="#">2.2.1</a>
Recycling Depot	Conditional	
<b>Wholesale Uses</b>		
Lumber and Building Materials Establishment	Conditional	
Wholesaling - Class A	Outright	<a href="#">2.2.1</a>
Wholesaling - Class B	Outright	<a href="#">2.2.1</a> , <a href="#">2.2.8</a>
<b>uncategorized</b>		
Accessory Buildings, customarily ancillary to any use listed in this section <a href="#">2.1</a>	Outright	<a href="#">2.2.1</a> , <a href="#">2.2.9</a>
Accessory Buildings, customarily ancillary to any use listed in this section <a href="#">2.1</a> and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section <a href="#">2.1</a>	Outright	<a href="#">2.2.1</a> , <a href="#">2.2.10</a>
Accessory Uses, customarily ancillary to any conditional approval use listed in this section <a href="#">2.1</a>	Conditional	<a href="#">2.2.11</a>
Any other use that is not specifically listed and defined as a use in <a href="#">Section 2</a> of this by-law	Conditional	<a href="#">2.2.12</a>
Any outright approval use listed in this section <a href="#">2.1</a> that does not comply with section <a href="#">2.2.1</a> of this schedule	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

## 2.2 Use-Specific Regulations

2.2.1 Outright approval uses listed in section [2.1](#) of this schedule must not involve:

- (a) the bulk storage of: compressed gas, petroleum, coal tar products or derivatives; explosives; fertilizer; fish oil or meal; industrial chemicals; junk; lime; matches; paints; scrap; varnishes; or vegetable oil or fat; or
- (b) the keeping of live animals, live poultry or other fowl, except for animal clinic or shelter or animal services.

2.2.2 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.

- 2.2.3 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 May 2, 2017; and
  - (b) additions are limited to a maximum of 10% of the existing floor area.
- 2.2.4 General office may not include the offices of accountants, lawyers, notary publics, or real estate, advertising, insurance, travel and ticket agencies.
- 2.2.5 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.
- 2.2.6 Retail store is limited to:
- (a) retail store for the renting of merchandise in which the exclusive use of at least 50% of the gross floor area is for the storage of inventory; and
  - (b) 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.
- 2.2.7 Storage yard must be enclosed by a suitable fence that is painted and neatly maintained at all times.
- 2.2.8 Wholesaling - class B is permitted as an outright approval use if the gross floor area does not exceed 500 m<sup>2</sup>.
- 2.2.9 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 all accessory buildings, measured to the extreme outer limits of the building, does not exceed 10% of the total site area.

- 2.2.10 Accessory uses customarily ancillary to any outright approval use listed in section 2.1 of this schedule are permitted, except that:
- (a) accessory retail use:
    - (i) must not be combined with wholesale use,
    - (ii) is limited to the lesser of 33.3% of the gross floor area of the principal and accessory uses combined or 500 m<sup>2</sup>, and
    - (iii) must be separated from the floor area of all other uses by a wall, other than accessory retail use associated with an artist studio; and
  - (b) all uses other than accessory retail use must not be accessible to the public.
- 2.2.11 Accessory uses customarily ancillary to any conditional approval use listed in section 2.1 of this schedule must comply with the provisions in section 2.2.10 above.
- 2.2.12 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

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

3.1.1

Density and Floor Area

3.1.1.1 The maximum floor space ratio is 5.00, subject to the following allocations:

- (a) the maximum floor space ratio is 5.00 for manufacturing uses, transportation and storage uses, wholesaling - class A, wholesaling - class B, and artist studio - class B; and
- (b) the maximum floor space ratio for production or rehearsal studio, office uses and all other uses combined is 2.50, or 3.00 in a building existing as of May 2, 2017, except that:
  - (i) the maximum floor space ratio for office uses and all other uses combined is 1.00, or 1.50 in a building existing as of May 2, 2017,
  - (ii) the floor area for office uses must not exceed 25% of the gross floor area of all principal and accessory uses combined, or 33.3% in a building existing as of May 2, 2017,
  - (iii) the floor area for retail uses, including accessory retail use, must not exceed 500 m<sup>2</sup>,
  - (iv) the floor area for restaurant - class 1 must not exceed 150 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.

3.1.2

Building Form and Placement

Regulations	I-4
3.1.2.1 Maximum building height	30.5 m
3.1.2.2 Minimum rear yard depth	3.1 m

Rear Yard

3.1.2.3 Despite the minimum rear yard depth in section 3.1.2.2 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.



- 3.1.2.4 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.

## 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 opinion of 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 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 area 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.