

I-4 District Schedule (Historic Industrial District)

1 Intent

Railtown 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. One of the industrial uses that is permitted is creative products manufacturing. A limited number of office uses compatible with or complementing light industrial uses are also permitted. The retention or conservation of historic buildings and features is encouraged.

2 Outright Approval Uses

2.1 Subject to all other provisions of this by-law and to compliance with section 2.3 and the regulations of this schedule, the uses noted in section 2.2 are permitted in this district and will be issued a permit.

2.2 Uses

2.2.A • Accessory Buildings customarily ancillary to any of the uses listed in this schedule, provided that:

- (a) no accessory building exceeds 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.6 m in height;
- (b) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 10 percent of the total area of the site.

• Accessory Uses customarily ancillary to any of the outright uses listed in this section, except that accessory retail use:

- (a) may not be combined with wholesale use;
- (b) is limited to the lesser of 33 1/3 percent or 500 m² of the gross floor area of the principal and accessory uses combined;
- (c) except for accessory retail uses associated with an Artist Studio, must be separated by a wall from the floor area used for all other uses; and
- (d) all uses other than accessory retail use must be inaccessible to the public.

2.2.C [Cultural and Recreational]

- Artist Studio - Class A and Artist Studio - Class B, except that either use must not be combined with a Residential Unit and the change in use must only apply to floor area existing as of May 7, 2017 and any additions are limited to no more than 10 percent of existing floor area.
- Arts and Culture Indoor Event.

2.2.M [Manufacturing]

- Bakery Products Manufacturing.
- Batteries Manufacturing.
- Chemicals or Chemical Products Manufacturing – Class B
- Clothing Manufacturing.
- Creative Products Manufacturing.
- Dairy Products Manufacturing.
- Electrical Products or Appliances Manufacturing.
- Food or Beverage Products Manufacturing - Class B.
- Furniture or Fixtures Manufacturing.
- Ice Manufacturing.
- Information Communication Technology Manufacturing.
- Jewellery Manufacturing.
- Leather Products Manufacturing.
- Machinery or Equipment Manufacturing.
- Metal Products Manufacturing - Class B.
- Miscellaneous Products Manufacturing - Class B.
- Motor Vehicle Parts Manufacturing.
- Non-metallic Mineral Products Manufacturing - Class B.
- Paper Products Manufacturing.
- Plastic Products Manufacturing.
- Printing or Publishing.
- Rubber Products Manufacturing.
- Shoes or Boots Manufacturing.
- Textiles or Knit Goods Manufacturing.
- Tobacco Products Manufacturing.
- Transportation Equipment Manufacturing.
- Wood Products Manufacturing - Class B.

2.2.S [Service]

- Animal Clinic.
- Catering Establishment.
- Laundry or Cleaning Plant.
- Motor Vehicle Repair Shop.
- Production or Rehearsal Studio.
- Repair Shop - Class A.
- School - Vocational or Trade.
- Work Shop.

2.2.T [Transportation and Storage]

- Cold Storage Plant.
- Packaging Plant.
- Storage Warehouse.

2.2.U [Utility and Communication]

- Public Utility.
- Radiocommunication Station.

2.2.W [Wholesale]

- Wholesaling - Class A.
- Wholesaling - Class B. Provided that the gross floor area does not exceed 500 m².

2.3 Conditions of Use

- 2.3.1 No use listed in section 2.2 of this schedule shall involve the bulk storage of vegetable oil or fat; fish oil or meal; scrap; junk; lime; fertilizer; explosives; matches; industrial chemicals; paints; varnishes; or compressed gas, petroleum, coal tar products or derivatives.
- 2.3.2 No use listed in section 2.2 of this schedule shall involve the keeping of live animals, live poultry or other fowl, except Animal Clinic.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, including the additional regulations in section 10.20 of this By-law, and compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:

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

3.2 Uses

- 3.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this schedule, provided that:
 - (a) no accessory building exceeds 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.6 m in height; and
 - (b) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 10 percent of the total area of the site.
 - Accessory Uses customarily ancillary to any of the uses listed in this section, other than as provided in section 2.2.A, except that accessory retail use:
 - (a) may not be combined with wholesale use;
 - (b) is limited to the lesser of 33 1/3 percent or 500 m² of the gross floor area of the principal and accessory uses combined;
 - (c) must be separated by a wall from the floor area used for all other uses; and
 - (d) all uses other than accessory retail use must be inaccessible to the public.
- 3.2.C [Cultural and Recreational]
- Park or Playground.
 - Artist Studio – Class B, including a Residential Unit and the change in use must only apply to floor area existing as of May 2, 2017 and any additions are limited to no more than 10 percent of existing floor area.
- 3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

- Dwelling Unit for a caretaker or watchman or other person similarly employed, if such dwelling unit is considered to be essential to the operation of the business or establishment.
- Residential Unit associated with and forming an integral part of an Artist Studio - Class B.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Public Authority Use.
- Social Service Centre.

3.2.M [Manufacturing]

- Brewing or Distilling.
- Chemical Products Manufacturing – Class A.
- Food or Beverage Products Manufacturing – Class A.
- Linoleum or Coated Fabrics Manufacturing.
- Metal Products Manufacturing.
- Miscellaneous Products Manufacturing.
- Non-metallic Mineral Products Manufacturing – Class A.
- Rubber Manufacturing.
- Vegetable Oil Manufacturing.
- Wood Products Manufacturing – Class A.

3.2.O [Office]

- General office, but not including the offices of accountants, lawyers and notary publics, real estate, advertising, insurance, travel and ticket agencies.
- Digital Entertainment Information and Communication Technology.

3.2.P [Parking]

- Parking Uses.

3.2.R [Retail]

- Farmers' Market.
Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.
- Public Bike Share.
- Retail Store, but limited to:
 - (a) Retail Store for the renting of merchandise in which the exclusive use of at least 50 percent of the gross floor area is for the storage of inventory.
 - (b) Limited Service Food Establishment, which means the use of premise for the primary purpose of selling, or selling and serving, prepared food to the public during all hours of operation, where the premises include not more than 16 indoor or outdoor seats for customers consuming food purchased on the premises, but where customers may also purchase food for take-out, and where live entertainment is not available.
 - (c) Accessory Retail Use.

3.2.S [Service]

- Laboratory.
- Motor Vehicle Wash.
- Photofinishing or Photography Laboratory.
- Photofinishing or Photography Studio.
- Print Shop.
- Repair Shop - Class B.
- Restaurant - Class 1.
- Sign Painting Shop.

3.2.T [Transportation and Storage]

- Storage Yard, provided it is enclosed by a suitable fence which is painted and neatly maintained at all times.
- Taxicab or Limousine Station.
- Truck Terminal or Courier Depot.
- Weighing or Inspection Station.
- Works Yard.

3.2.U [Utility and Communication]

- Public Utility, other than as provided for in section 2.2.U of this Schedule.
- Recycling Depot.

3.2.W [Wholesale]

- Lumber and Building Materials Establishment.

3.2.Z

- Any other use which is not specifically listed and defined as a use in section 2 of this by-law but which the Director of Planning considers comparable in nature to the uses listed in this schedule, having regard to the intent of this schedule.
- A use which is listed in section 2.2 of this schedule but does not comply with the conditions of use in sections 2.3.1 or 2.3.2.

3.3 Conditions of Use

3.3.1 Lounge use accessory to Brewing or Distilling use must be carried on wholly within an enclosed building.

4 Regulations

All uses approved under sections 2 and 3 of this district schedule are subject to the following regulations.

4.1 Site Area -- Not Applicable.

4.2 Frontage -- Not Applicable.

4.3 Height

4.3.1 The maximum permitted height of a building is 30.5 m.

4.4 Front Yard and Setback

4.4.1 No front yard is required.

4.5 Side Yards and Setbacks

4.5.1 No side yard is required.

4.6 Rear Yard and Setback

4.6.1 A rear yard with a minimum depth of 3.1 m must be provided, except that where the rear of the site abuts a lane, this required minimum depth must be decreased by the lane width between the rear property line and the ultimate centre line of the lane.

4.6.2 The Director of Planning may waive the requirement to provide a rear yard where the Director of Planning is satisfied that the site is located within an area where rear access to the site and adjacent sites is not likely to be required and that site is sufficiently large to provide adequate open space.

4.7 Floor Area and Density

4.7.1 Floor space ratio must not exceed 5.0, but:

- (a) for Manufacturing uses, Transportation and Storage uses, Wholesaling – Class A, Wholesaling – Class B, or Artist Studio – Class B, the maximum permitted floor space ratio shall be 5.0;
- (b) for Production or Rehearsal Studio, Office and all other uses not listed in section 4.7.1 (a), the maximum permitted floor space ratio shall be 2.5 combined, and the following limitation applies:
 - (i) for Office uses and all other uses not listed in section 4.7.1 (a), the maximum permitted floor space ratio shall be 1.0 combined, and the floor area for Office use must not exceed 25 percent of the gross floor area of all principal and accessory uses combined;
- (c) for Production or Rehearsal Studio, Office and all other uses not listed in section 4.7.1 (a), the maximum permitted floor space ratio in a building existing as of May 2, 2017 shall be 3.0 combined, and the following limitation applies:
 - (i) for Office uses and all other uses not listed in 4.7.1 (a), the maximum permitted floor space ratio shall be 1.5 combined, and the floor area for Office use must not exceed 33 1/3 percent of the gross floor area of all principal and accessory uses combined;
- (d) the floor area in Retail uses, including accessory retail, must not exceed 500 m²;
- (e) the floor area in Restaurant – Class 1 use must not exceed 150 m²; and
- (f) the floor area for a lounge use accessory to a Brewing or Distilling use must not exceed 80 m².

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

4.7.3 Computation of floor area must exclude:

- (a) 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 which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used which:

- (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (b) amenity areas for the social and recreational enjoyment of employees or for providing a service to the public, including facilities for general fitness, general recreation and child day care facility, provided that:
 - (i) the total area excluded must not exceed the lesser of 20 percent of the permitted floor area or 100 m²; and
 - (ii) in the case of a child day care facility, the Director of Planning on the advice of the Director of Social Planning is satisfied that there is a need for a child day care facility in the building or in the immediate neighbourhood; and
- (c) storage area associated with an Artist Studio - Class B where the storage area is provided below base surface, to a maximum exclusion of 20 m².

4.8 Site Coverage -- Not Applicable.

4.9 [Deleted -- see Parking By-law.]

4.10 Horizontal Angle of Daylight -- Not Applicable.