

PART 5A

IP – INDUSTRIAL PRESTIGE ZONE

5A.1 INTENT

This zone is intended to:

- (a) gradually integrate low-intensity industrial development in suitable locations in or near neighbourhoods with a mix of uses;
- (b) provide an appropriate transition between non-industrial land uses and higher-intensity industrial land uses; and
- (c) provide for high standards of development at points of entry into industrial areas.

5A.2 APPLICATION

- (1) The regulations, standards and requirements prescribed in part 5A apply to all land uses and developments in the Industrial Prestige zone.
- (2) The requirements of Chapter 1 apply to all land uses, proposed land uses, development and proposed developments in the Industrial Prestige zone.
- (3) The Industrial Prestige zone shall apply to lands intended to:
 - (a) gradually integrate low-intensity industrial development in suitable locations in or near neighbourhoods with a mix of uses;
 - (b) provide an appropriate interface between non-industrial land uses and higher-intensity industrial land uses; or
 - (c) be a point of entry into an industrial area.

5A.3 BUILDING AND LAND USE REQUIREMENTS

3.1 PERMITTED AND DISCRETIONARY BUILDING TYPES

- (1) Table 5A.T1 lists building types that are permitted or discretionary in the Industrial Prestige zone.
- (2) Any building types other than those listed in Table 5A.T1 are prohibited in the Industrial Prestige zone.

- (3) A lot can contain multiple buildings that are permitted or discretionary in the Industrial Prestige zone.

TABLE 5A.T1: INDUSTRIAL PRESTIGE ZONE BUILDING TYPES				
Sec.	Building Type	Permitted	Discretionary	Building Specific Regulations
T1.1	Building, Accessory	Permitted	---	---
T1.2	Building, Detached	Permitted	---	---
T1.3	Building, Row	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 15 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.</p>	---
T1.4	Building, Stacked	<p>Permitted where the:</p> <p>(1) building does not contain a use in the dwelling land use class and meets the following conditions:</p> <p>(a) maximum building height is 15 metres or less;</p> <p>(b) the building does not adjoin a lot zoned residential or a lot containing a use in the dwelling land use class; and</p> <p>(c) the building is not on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is 11 metres or less.</p>	<p>Discretionary where the:</p> <p>(1) building is between 11 metres and 15 metres in height does not contain a use in the dwelling land use class and;</p> <p>(a) adjoins a lot zoned residential or a lot containing a use in the dwelling land use class; or</p> <p>(b) is on the same lot as a building containing a use in the dwelling land use class; or</p> <p>(2) building contains a use in the dwelling land use class and the maximum building height is between 11 metres and 15 metres.</p>	---

3.2 LAND USE REQUIREMENTS

- (1) Table 5A.T2 lists land uses and land use intensities that are permitted or discretionary in the Industrial Prestige zone, subject to compliance with:
 - (a) the land-use-specific regulations in Table 5A.T2;
 - (b) the development standards in subpart 5A.4;
 - (c) the parking and loading requirements in subpart 5A.6;
 - (d) the landscaping and aesthetic screening requirements of subpart 5A.7;
and
 - (e) the other regulations of this Bylaw.
- (2) In addition to the review criteria for discretionary uses prescribed in Subpart 1E.3 of Chapter 1, every discretionary use application for lands in the Industrial Prestige zone which proposes a land use that is not an Industry land use class shall be evaluated for suitability based on the following criteria:
 - (a) whether the features such as scale, site layout and development orientation of the proposal, in the opinion of the City, can be reasonably expected to specifically support nearby industrial uses and their staff rather than clients from the general public; and
 - (b) whether the zone with the proposed uses would, in the opinion of the City, continue to be predominantly industrial in nature.
- (3) The following land uses are prohibited in the Industrial Prestige zone:
 - (a) any land use that is not listed in Table 5A.T2;
 - (b) any land use that is above the maximum intensity listed as permitted or discretionary in Table 5A.T2;
 - (c) any land use that fails to meet any of the applicable requirements laid out in this Bylaw; and
 - (d) any land use where hazardous materials are produced or processed.

TABLE 5A.T2: INDUSTRIAL PRESTIGE ZONE LAND USES				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.1	<ul style="list-style-type: none"> • Food & Beverage, Outdoor 	<p>Permitted if the dedicated outdoor area is:</p> <p>(a) less than 100 square metres per lot; and</p> <p>(b) is operating entirely between the building containing the principal use and the front or side lot lines abutting a public sidewalk, public plaza, public park, or a non-dwelling land use.</p>	<p>Discretionary if the dedicated outdoor area is:</p> <p>(a) 100 square metres per lot, or more; or</p> <p>(b) operating entirely or partially between the building containing the principal use and the rear lot line, or the side lot line abutting a lot zoned Residential</p>	---
T2.2	<ul style="list-style-type: none"> • Retail Trade, Shop • Wholesale Trade, Indoor 	<p>Permitted if gross floor area is less than 250 square metres per lot.</p>	<p>Discretionary if gross floor area is between 250 and 1,000 square metres per lot, inclusive.</p>	<p>(1) All activities must be indoors.</p> <p>(2) “Retail Trade, Shop” and “Wholesale Trade, Indoor” land use activities are restricted as follows:</p> <p>(a) only articles, commodities and materials which are serviced, processed, altered or produced on the lot may be sold from the lot; or</p> <p>(b) equipment, supplies and materials which are, in the opinion of the Development Officer, directly associated with land uses classified in the “Agriculture;” “Industry;” “Service Trade” or “Storage” land use classes may only be sold from a lot in an Industrial Prestige zone if the lot is 100 metres or further from of a lot zoned Residential or Mixed-Use.</p>
T2.3	<ul style="list-style-type: none"> • Industry, Light • Industry, Salvaging – Light • Institution, Humanitarian Service • Institution, Training • Service Trade, Heavy 	<p>Permitted if the gross floor area is less than 500 square metres per lot.</p>	<p>Discretionary if the gross floor area is 500 square metres or more per lot.</p>	<p>(1) All activities must be indoors.</p> <p>(2) An accessory “Retail Trade” land use is permitted on the same lot as an “Industry, Salvaging – Light” land use provided retail trade activities are limited to the sale and purchase of materials collected, recycled or processed on-site.</p>

TABLE 5A.T2: INDUSTRIAL PRESTIGE ZONE LAND USES				
Sec.	Land Use	Permitted	Discretionary	Land Use Specific Regulations
T2.4	<ul style="list-style-type: none"> • Office, Industry 	Permitted if gross floor area is 1,000 square metres per lot, or less.	---	<p>(1) All activities must be indoors.</p> <p>(2) The combined gross floor area of all land uses in the “Office, Industry” land use class may not exceed 1,000 square metres, per lot.</p>
T2.5	<ul style="list-style-type: none"> • Agriculture, Animal Support • Agriculture, Indoor • Food & Beverage, Catering • Industry, Artistic • Industry, Food & Beverage • Industry, Laboratory • Storage, Personal • Storage, Warehousing 	Permitted if gross floor area is less than 1,000 square metres per lot.	Discretionary if gross floor area is 1,000 square metres or more per lot.	<p>(1) All activities must be indoors.</p>
T2.6	<ul style="list-style-type: none"> • Assembly, Recreation • Institution, Day Care • Open Space, Active • Public Use, General 	Permitted	---	<p>(1) No outdoor storage is permitted.</p> <p>(2) The “Institution, Day Care” and “Open Space, Active” land use may not be established where they will be closer than 182.88 metres to a “Retail Trade, Cannabis” land use.</p> <p>(3) The measurement required in (2) shall:</p> <p>(a) be a straight line, measured from the nearest point of the portion of the building used for “Retail Trade, Cannabis” land use to the nearest portion of the lot with the “Institution, Day Care” land use; and</p> <p>(b) shall be assessed as of the date of receipt of a complete application as determined by the Development Officer.</p>
T2.7	<ul style="list-style-type: none"> • Transportation, Parking Structure 	Permitted as an accessory use.	---	---

5A.4 DEVELOPMENT STANDARDS IN THE INDUSTRIAL PRESTIGE ZONE

4.1 DEVELOPMENT STANDARDS

The standards prescribed in Table 5A.T3 apply to all buildings and land uses in the Industrial Prestige zone.

TABLE 5A.T3: INDUSTRIAL PRESTIGE ZONE DEVELOPMENT STANDARDS		
Sec.	Development Criteria	Standards (Per Lot)
T3.1	Minimum Lot Area	2,000 square metres
T3.2	Minimum Lot Frontage	30 metres
T3.3	Minimum Front Yard Setback	9 metres
T3.4	Minimum Rear Yard Setback	
	(1) Where adjoining a public lane or utility easement	
	(a) Portions of any building or structure higher than 8 metres	4.5 metres
	(b) Portions of any building or structure 4 to 8 metres in height	1.5 metres
	(c) Portions of any building or structure under 4 metres in height	450 millimetres
	(2) Where not adjoining a public lane or utility easement	
	(a) Portions of any building or structure higher than 8 metres	7.5 metres
T3.5	Minimum Side Yard Setbacks	
	(1) Minimum single side yard setback	
	(a) Where abutting a Sensitive Lot or Major Roadway	7.5 metres
	(b) Where not abutting a Sensitive Lot or Major Roadway	Nil
	(2) Minimum total side yard setback	6.0 metres
T3.6	Maximum Lot Coverage	50%
T3.7	Maximum Building Height	15 metres

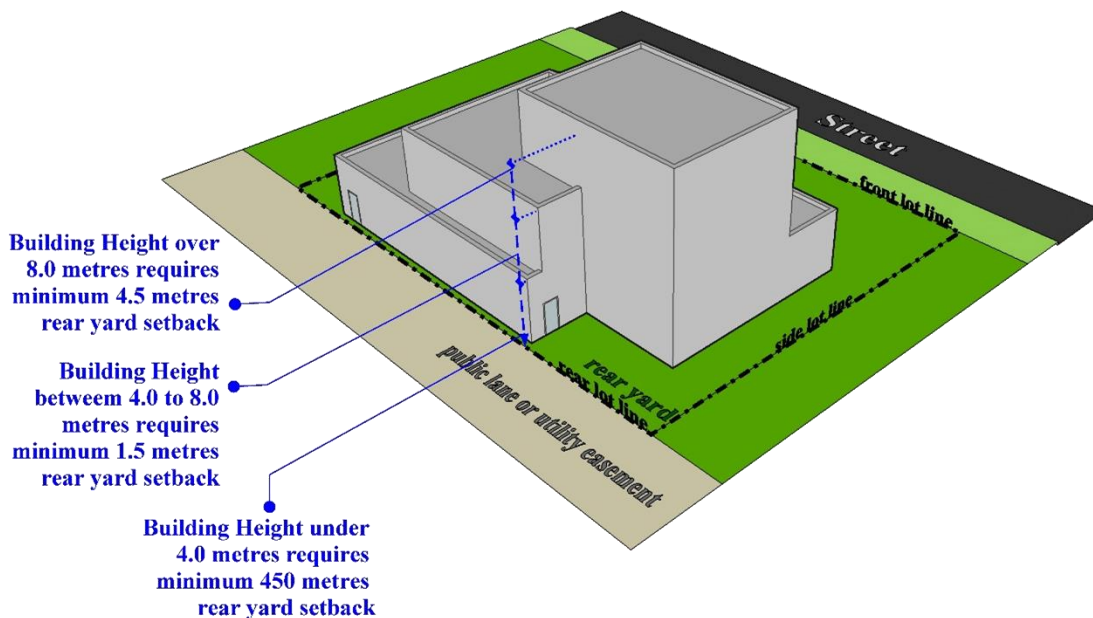


Figure 5A.F1: Minimum Rear Yard Setback Requirements

4.2 LOT FRONTAGE

- (1) Where a lot's front lot line is curved, the lot frontage shall be measured as follows, as shown in Figure 5A.F2:
 - (a) the midpoint of the front lot line, relative to the side lot lines, shall be determined;
 - (b) a distance line perpendicular to the tangent and six metres in length shall be measured from the midpoint determined in subclause 5A.4.2(1)(a); and
 - (c) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in clause 5A.4.2(1)(b).
- (2) On a corner lot, the lot frontage shall be measured as follows, as shown in Figure 5A.F3:
 - (a) a distance line perpendicular to the front lot line and six metres in length shall be measured from the front lot line; and
 - (b) the lot frontage shall be measured as a line perpendicular to the six metre distance line prescribed in subclause 5A.4.2(2)(a).

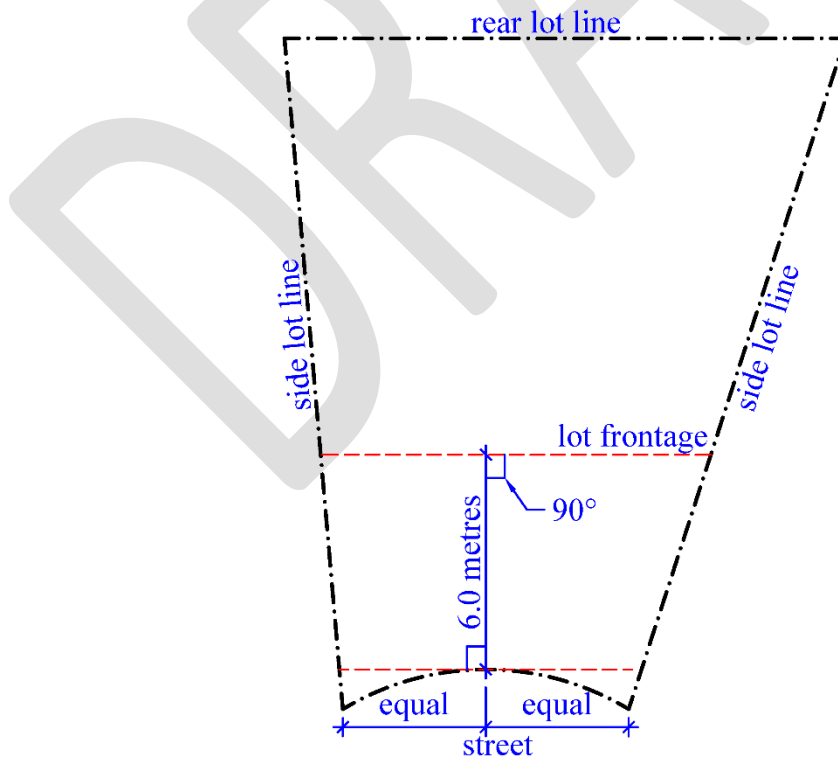


Figure 5A.F2: Minimum Lot Frontage on a Curved Front Lot

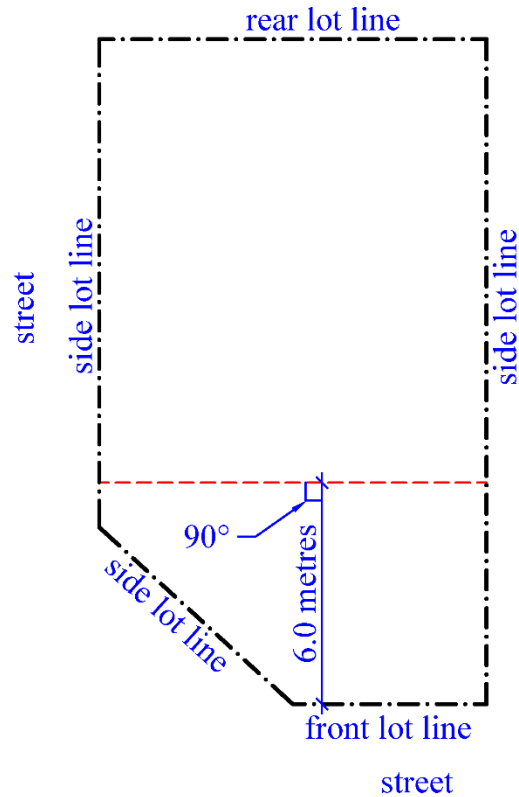


Figure 5A.F3: Minimum Frontage on a Corner Lot

4.3 PERMITTED YARD ENCROACHMENTS

- (1) The minimum front yard, flankage side yard, interior side yard and rear yard specified by this Bylaw shall remain free from any encroachment, except as permitted by Table 5A.T4.
- (2) Permitted yard encroachments are subject to section 1E.1.9 of Chapter 1.
- (3) Minimum setback from lot line to a permitted encroachment shall be the lesser of the setback standards prescribed in Tables 5A.T3 and 5A.T4.

TABLE 5A.T4:INDUSTRIAL PRESTIGE ZONE PERMITTED ENCROACHMENTS				
Sec.	Structure	Permitted Yard	Maximum Projection into Permitted Yard	Minimum Setback from Lot Line
T4.1	Fire escape	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	1.5 metres into any yard abutting a lot zoned Residential or Mixed-Use, otherwise unrestricted.	150 millimetres from any abutting lot zoned Residential or Mixed-Use, otherwise, unrestricted.
T4.2	Uncovered Balcony, Deck or Platform:			
	(1) Portion that is 600 millimetres or more in height above grade.	<ul style="list-style-type: none"> • Front Yard • Interior Side Yard • Flankage Yard • Rear Yard 	1.5 metres into any yard abutting a lot zoned Residential or Mixed-Use, otherwise, unrestricted.	150 millimetres from any abutting lot zoned Residential or Mixed-Use, otherwise, unrestricted.
	(2) Portion that is less than 600 millimetres in height above grade.	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted
T4.3	Any balcony, porch, deck, or platform that is covered. Includes "Food & Beverage, Outdoor" land use subject to the land use requirements	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	7.5 metres	1.5 metres from front lot line and 450 millimetres from each of the side and rear lot lines.
T4.4	Steps above or below grade, landings and wheelchair ramps	<ul style="list-style-type: none"> • Front Yard • Interior Side Yards • Flankage Yard • Rear Yard 	Unrestricted	Unrestricted

4.4 HEIGHT EXCEPTIONS

(1) Subject to subsection 5A.4.4(2), the maximum building height listed in Table 5A.T3 shall not apply to the following:

- (a) a spire;
- (b) a belfry;
- (c) a cupola;
- (d) a dome;
- (e) a chimney;
- (f) a ventilator;
- (g) a skylight;
- (h) a water tank;
- (i) a bulkhead;

- (j) a communication antenna; or
 - (k) a feature or mechanical appurtenance, usually situated above the roof level, that is, in the opinion of the Development Officer, similar to the above list.
- (2) The features mentioned in subsection 5A.4.4(1):
- (a) may not include an elevator or staircase enclosure, or a mechanical penthouse;
 - (b) may not be used for human habitation; and
 - (c) shall be erected only to such minimum height or area necessary to accomplish the purpose they are to serve.

5A.5 ACCESSORY USES, BUILDINGS AND STRUCTURES

- (1) Unless specified otherwise, the minimum setback requirements and the maximum height of an accessory structure or building shall be the same as those of the principal building, as prescribed in Table 5A.T3.
- (2) Notwithstanding subsection 5A.5(1), an accessory structure or building may be located within a rear or side yard setback where it is:
 - (a) 10 square metres or less in area; and
 - (b) 4 metres or less in height.
- (3) All accessory structures or buildings shall be included in the calculation of the total site coverage calculation.

5A.6 PARKING AND LOADING

6.1 NO OBSTRUCTION

Parking stalls required by this Bylaw shall not be obstructed in any way by garbage receptacles, structures, equipment or materials which interfere with the ability of the parking stall to serve its function.

6.2 ACCESSIBLE PARKING STALLS

- (1) Notwithstanding any other provision in this bylaw, a minimum of two per cent of the required number of parking stalls shall be provided in the form of accessible parking stalls in the Industrial Prestige zone.
- (2) Accessible parking stalls shall be clearly designated with signs above ground indicating their purpose.
- (3) Relative to the placement of non-accessible parking stalls, accessible parking stalls shall be located closest to the:
 - (a) the accessible building entrance, if it exists; or
 - (b) the building entrance with the shortest path of travel from the accessible parking stalls.

6.3 MOTOR VEHICLE REGULATIONS

- (1) All motor vehicle parking stalls, loading stalls and manoeuvring areas shall be located entirely on the same lot as the principal land use they serve except as provided by caveated parking, shared parking or shared maneuvering area as prescribed in Subpart 1F.3 of Chapter 1.
- (2) No motor vehicle parking stall, manoeuvring area, garage door, loading stall or loading bay shall be located in:
 - (a) any area provided to meet the total site landscaping area; or
 - (b) the front yard.

6.4 MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS

- (1) The minimum motor vehicle parking requirements prescribed in Table 5A.T5 apply to development in the Industrial Prestige zone.
- (2) If, in determining the number of required parking stalls, a fractional stall is calculated:

- (a) any fraction up to and including one-half shall be disregarded; and
 - (b) any fraction over one-half shall be deemed to be equivalent to one full stall.
- (3) Unless otherwise specified in this Bylaw, tandem parking stalls shall not be used to meet minimum parking requirements.
 - (4) Up to 30 per cent of the required parking stalls in any parking area may be designed as compact stalls.
 - (5) All compact parking stalls shall be clearly designated with signs indicating their purpose.

TABLE 5A.T5: INDUSTRIAL PRESTIGE ZONE PARKING REQUIREMENTS																
Sec.	Land Use	Motor Vehicle														
T5.1	Institution, Day Care	(1) One stall is required per land use; and (2) Passenger drop-off stalls are required in accordance with the following:														
		<table border="1"> <thead> <tr> <th>Individuals Under Care</th> <th>Minimum Number of Passenger Drop-off Stalls</th> </tr> </thead> <tbody> <tr> <td>1-10</td> <td>1 stall</td> </tr> <tr> <td>10-15</td> <td>2 stalls</td> </tr> <tr> <td>16-30</td> <td>3 stalls</td> </tr> <tr> <td>31-45</td> <td>4 stalls</td> </tr> <tr> <td>46-60</td> <td>5 stalls</td> </tr> <tr> <td>More than 60</td> <td>Two additional stalls for each increment of 15 individuals in excess of 60</td> </tr> </tbody> </table>	Individuals Under Care	Minimum Number of Passenger Drop-off Stalls	1-10	1 stall	10-15	2 stalls	16-30	3 stalls	31-45	4 stalls	46-60	5 stalls	More than 60	Two additional stalls for each increment of 15 individuals in excess of 60
		Individuals Under Care	Minimum Number of Passenger Drop-off Stalls													
		1-10	1 stall													
		10-15	2 stalls													
		16-30	3 stalls													
		31-45	4 stalls													
		46-60	5 stalls													
More than 60	Two additional stalls for each increment of 15 individuals in excess of 60															
(3) Notwithstanding subsection (2), where the applicant demonstrates to the satisfaction of the Development Officer, that on-street parking capacity can adequately serve as a passenger drop-off stall without impeding traffic flow, the Development Officer may reduce the minimum passenger drop-off stall requirements accordingly;																
(4) Parking stalls required pursuant to subsection (1) shall not be used to satisfy the offsite passenger drop-off stall requirements of subsection (2).																
(5) All on-site passenger drop-off stalls shall be reserved and clearly marked for passenger drop-off purposes.																
T5.2	All other land uses	One stall is required per 175 square metres of total floor area.														

6.5 MINIMUM LOADING REQUIREMENTS

- (1) On any lot containing buildings with a combined gross floor area of 1,401 to 10,000 square metres, one loading stall shall be required.
- (2) On any lot containing buildings with a combined gross floor area of 10,001 square metres or more, one loading stall shall be required in addition to the requirement mentioned in subsection 5A.6.5(1).
- (3) All loading stalls shall be clearly marked to indicate their purpose.

- (4) Notwithstanding subsections 5A.6.5(1) and (2), the Development Officer may decrease the number of required loading stalls.

6.6 BICYCLE PARKING REQUIREMENTS

- (1) For every 10 required motor vehicle parking stalls, whether to meet the parking requirement in Table 5A.T5 or not, there shall be either:
 - (a) one short-term bicycle parking stall;
 - (b) 0.5 long-term bicycle parking stalls; or
 - (c) an equivalent combination of clauses 5A.6.6(1)(a) and (b).
- (2) If, in determining the number of required parking stalls, a fractional bicycle parking stall is calculated, any fraction will be rounded up to the next whole number.
- (3) Required short-term bicycle stalls shall be located closer to the building entrance than the motor vehicle parking stalls.
- (4) Required long-term bicycle stalls shall be located either:
 - (a) on the ground floor of the principal building(s) on the lot; or
 - (b) within a secure area close to the building entrance.
- (5) If the motor vehicle parking stalls are covered or located within a structure, then the bicycle parking stalls must also be covered or located within a structure.

5A.7 LANDSCAPING AND AESTHETIC SCREENING

7.1 MINIMUM TOTAL SITE LANDSCAPING REQUIREMENTS

- (1) Any lot in the Industrial Prestige zone requires a minimum total site landscaping area of five per cent.
- (2) Where a parking or loading area abuts a public street, a minimum 3.0 metre landscaped strip measured from the inside of the curb or the sidewalk shall be provided. The requirement of this subsection can be credited toward the fulfillment of the total site landscaping requirement prescribed in subsection 5A.7(1).
- (3) The landscaping requirements are for a principle use only.

- (4) All landscaping requirements shall be completed in accordance with the approved landscape plan by the end of the growing season in which the use of the building or site has taken place. When the use of a building has occurred after the end of the growing season, all required and approved landscaping features shall be completed by June 1 of the following growing season.

7.2 PLANTING RATIOS

The following planting ratios shall apply to all developments in the Industrial Prestige zone to meet the total site landscaping area as required by subsection 5A.7.1:

- (a) a minimum of one tree per 40 square metres of required site landscaping is required per lot;
- (b) for every ten metres along a registered road right of way, a minimum of one deciduous tree is required; and
- (c) a minimum of one shrub per 20 square metres of required site landscaping is required per lot.

7.3 INCLUDED LANDSCAPED AREAS

- (1) Exposed soil will only be considered toward the total site landscaping area in Open Space, Active used to grow plants or shrub beds.
- (2) The total site landscaping area, as required by subsection 5A.7.1, may include, but is not restricted to:
 - (a) parking area landscaping;
 - (b) major roadways landscaped design areas (see Figure 5A.F4);
 - (c) boulevard areas;
 - (d) curbing; and
 - (e) any portion of required aesthetic screening.
- (3) Developments within the major roadways landscape design areas in Figure 5A.F4 may be subject to additional landscaping requirements.
- (4) Boulevard areas may only be used to fulfil the total site landscaping requirement upon the approval of the Development Officer.

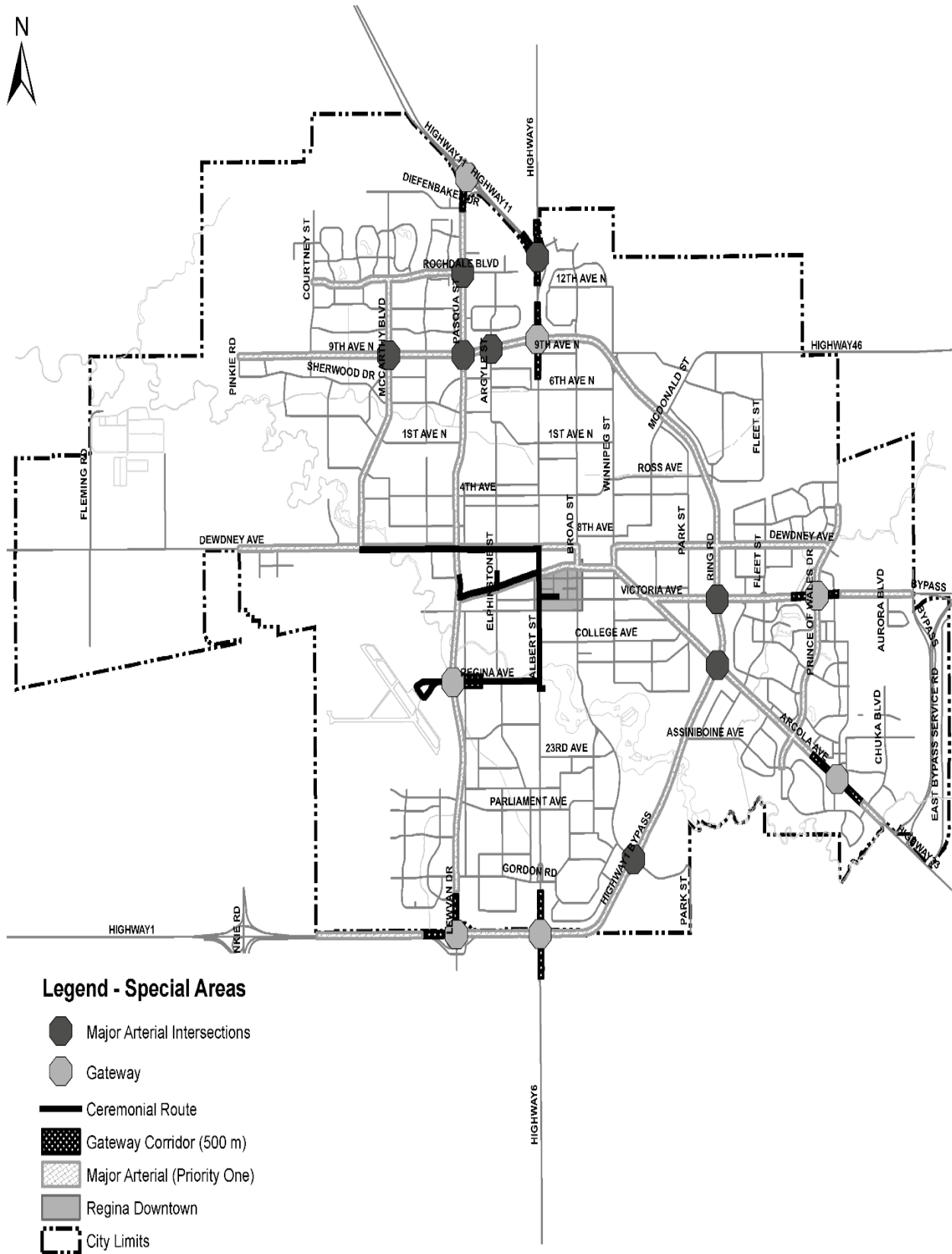


Figure 5A.F4: Major Roadways Landscape Design Map

7.4 PRESERVATION OF EXISTING PLANT MATERIAL

Where existing plant material is retained, it may be credited toward the fulfillment of the total site landscaping requirement.

7.5 AESTHETIC SCREENING OF INCOMPATIBLE LAND USES

- (1) A proposed new development or substantial addition to an existing development on a lot in the Industrial Prestige zone shall include aesthetic screening to a height of 1.83 metres along its abutting lot lines where the proposed development abuts a lot in a Residential zone.
- (2) In addition to other requirements of this Bylaw, the following activities and/or areas shall be aesthetically screened to a height of 1.83 metres or to the satisfaction of the Development Officer:
 - (a) any collection area for garbage, refuse or recycling;
 - (b) any manoeuvring area or loading / unloading bay.