

23.17 Industrial and Marina (Z117) – Graybar Road (East Richmond) *[Bylaw 9993, May 21/19]*

23.17.1 Purpose

The **zone** provides for **general** and **heavy industrial uses**, and **marina**, and compatible **uses**. This **zone** is for the properties developed under Land Use Contract 127 on Graybar Road.

23.17.2 Permitted Uses

- boat shelter
- car or truck wash
- child care
- commercial storage
- commercial vehicle parking and storage
- contractor service
- equipment, major
- equipment, minor
- fleet service
- grocery store
- industrial, general
- industrial, heavy
- manufacturing, custom indoor
- marina
- marine sales & rentals
- marine sales and repair
- neighbourhood public house
- recreation, indoor
- recreation, outdoor
- recycling depot
- recycling drop-off
- restaurant
- service, personal
- utility, minor
- vehicle & equipment services, industrial
- vehicle repair
- vehicle body repair or paint shop

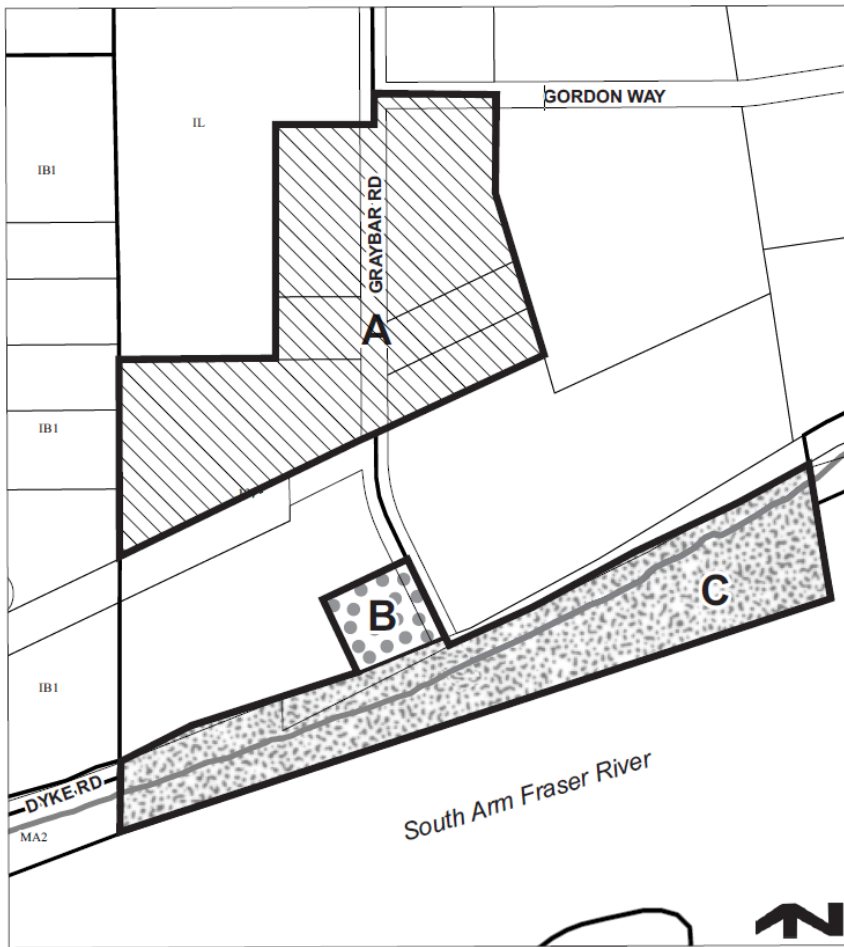
23.17.3 Secondary Uses

- outdoor storage
- residential security/operator unit

23.17.4 Permitted Density

1. In the areas identified as “A” and “B” on Diagram 1, Section 23.17.4.3, the maximum **floor area ratio** is 1.0, except that in the area identified as “B” on Diagram 1, Section 23.17.4.3, a **lot** with a **lot area** of less than 2,000 m² shall not be used as the **site** of a **building**.
2. In the area identified as “C”, there is no maximum **floor area ratio**.

3. Diagram 1 [Bylaw 10336, Jul 22/24]



23.17.5 Permitted Lot Coverage

1. In the areas identified as “A” and “B” on Diagram 1, Section 23.17.4.3, the maximum **lot coverage** is 60% for **buildings**.
2. In the area identified as “C” on Diagram 1, Section 23.17.4.3, the maximum **lot coverage** is 30% for **buildings**.
3. In the areas identified as “A” and “B” on Diagram 1, Section 23.17.4.3, a minimum of 10% of the **lot area** is restricted to **landscaping** with live plant material.

23.17.6 Yards & Setbacks

1. The minimum **setback** to a public **road** is:
 - a) 7.6 m in the area identified as “A” on Diagram 1, Section 23.17.4.3;
 - b) 7.5 m in the area identified as “B” on Diagram 1, Section 23.17.4.3; and
 - c) 6.0 in the area identified as “C” on Diagram 1, Section 23.17.4.3.
2. In the areas identified as “A” and “B” on Diagram 1, Section 23.17.4.3, there is no minimum **front yard, side yard and rear yard**.

3. In the area identified as “C” on Diagram 1, Section 23.17.4.3:
 - a) for land above the high water mark, the minimum **setback** to one **side lot line** is 3.0 m; and
 - b) the minimum **setback** for all floating **structures** to all water **lot lines** is 1.8 m.

23.17.7 Permitted Heights

1. In the area identified as “A” on Diagram 1, Section 23.17.4.3, the maximum **height** for **buildings** is 12.0 m above the elevation of the sidewalk on Graybar Road, but containing no more than 3 **storeys**.
2. In the area identified as “B” on Diagram 1, Section 23.17.4.3, the maximum **height** for **buildings** is 12.0 m above the curb elevation of the **road abutting the front property line**, but containing no more than 4 **storeys**.
3. In the area identified as “C” on Diagram 1, Section 23.17.4.3, the maximum **height** for **buildings** is 9.0 m, but containing no more than 2 **storeys** above **grade**.
4. Notwithstanding Sections 23.17.7.1 and 23.17.7.2, rooftop **structures** such as elevator shaft housing, and air conditioning equipment and vents shall not be included in the calculation of maximum **building height**.

23.17.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth**, or **lot area** requirements.

23.17.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. Notwithstanding Section 23.17.9.1, **outdoor storage** areas shall be enclosed by a solid **fence** 2.0 m in **height** from finished **grade**, and no material of any kind shall be piled to a **height** exceeding 3.0 m from finished **grade**.

23.17.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that:
 - a) in the area identified as “A” on Diagram 1, Section 23.17.4.3, the basic on-site parking requirement shall be 1 **vehicle parking space** for every 2 employees, plus 1 **vehicle parking space** for every **vehicle** customarily used in the operation of the **principal use**.
 - b) in the area identified as “B” on Diagram 1, Section 23.17.4.3, the basic on-site parking requirement shall be 1 **vehicle parking space** per 92 m² of **building** or **structure**, except that it shall be:
 - i) 1 **vehicle parking space** per 92 m² of building or structure, or any part thereof, used for **marine sales & rentals**, **marine sales and repair**, and **personal service**;

- ii) 1 **vehicle parking space** per 13.5 m² of **building** or **structure**, or any part thereof, used for **grocery store**; and
 - iii) 1 **vehicle parking space** for every 8 seats or per 9.2 m² of **floor area** in a **building** or **structure**, or any part thereof, whichever is greater, used for **restaurant, indoor recreation, outdoor recreation, or neighbourhood public house**, plus 1 **vehicle parking space** for each 4.5 m² of **building** or **structure** used for **indoor recreation**.
- c) in the area identified as “C” on Diagram 1, Section 23.17.4.3, the basic on-site parking requirement shall be:
- i) 1 **vehicle parking space** for every 2 moorage spaces;
 - ii) 1 **vehicle parking space** per 27.8 m² of building used for **ancillary office**; and
 - iii) 2 **vehicle parking spaces** for a **residential security/operator unit**.
- d) in the areas identified as “A” and “B” on Diagram 1, Section 23.17.4.3, the basic on-site loading requirement shall be 1 **loading space** per 1,858 m² or fraction thereof, of **buildings** and **structures**, plus 1 **loading space** per 1,858 m² or fraction thereof, of outdoor permitted **uses**.
2. Notwithstanding Section 23.17.10.1, a **loading space** shall be no smaller in area than 27 m².

23.17.11 Other Regulations

1. The following permitted **uses** shall be limited to the area identified as “A” on Diagram 1, Section 23.17.4.3:
- a) **car or truck wash**;
 - b) **child care**;
 - c) **commercial storage**;
 - d) **commercial vehicle parking and storage**;
 - e) **contractor service**;
 - f) **equipment, major**;
 - g) **equipment, minor**;
 - h) **fleet service**;
 - i) **industrial, general**;
 - j) **industrial, heavy**;
 - k) **manufacturing, custom indoor**;
 - l) **recycling depot**;
 - m) **recycling drop-off**;
 - n) **utility, minor**;
 - o) **vehicle & equipment services, industrial**;
 - p) **vehicle repair**; and
 - q) **vehicle body repair or paint shop**.

2. The following permitted **uses** shall be limited to the area identified as “B” on Diagram 1, Section 23.17.4.3:
 - a) **grocery store**;
 - b) **marine sales & rentals**;
 - c) **marine sales and repair**;
 - d) **neighbourhood public house**;
 - e) **recreation, indoor**;
 - f) **recreation, outdoor**;
 - g) **restaurant**; and
 - h) **service, personal**.
3. The following permitted **uses** shall be limited to the area identified as “C” on Diagram 1, Section 23.17.4.2:
 - a) **boat shelter**;
 - b) **marina**; and
 - c) **marine sales and repair**.
4. The following **secondary uses** shall be limited to the area identified as “C” on Diagram 1, Section 23.17.4.3:
 - a) **residential security/operator unit**.
5. The following are prohibited from occurring on **sites** where **outdoor storage** is a **secondary use**:
 - a) **Outdoor storage** of wrecked or salvaged goods and materials;
 - b) **Outdoor storage** of food products;
 - c) **Outdoor storage** of goods or materials that are capable of being transmitted above, across or below a land or water surface due to the effects of weather;
 - d) **Outdoor storage** of goods or materials that constitute a health, fire, explosion or safety hazard;
 - e) Producing, discharging or emitting odiferous, toxic, noxious matter or vapours, effluents, heat, glare, radiation, noise, electrical interference or vibrations; or
 - f) Outdoor servicing of **vehicles** or equipment
6. For the purpose of this **zone** (ZI17) only, **boat shelter** means a floating **structure** used for the parking of boats or other marine vessels.
7. For the purpose of this **zone** (ZI17) only, **outdoor recreation** means facilities for sports and active recreation primarily conducted on water, but does not include rifle and pistol range or accommodation facilities.
8. For the purpose of this **zone** (ZI17) only, **personal service** means laundries and dry cleaning.
9. **Grocery store** in the area identified as “B” on Diagram 1, Section 23.17.4.3 shall be limited to a maximum **gross leasable floor area** of 365 m².

10. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.