

12.4 Industrial Retail (IR1, IR2)

12.4.1 Purpose

The **zone** provides for a range of **general industrial uses**, stand-alone **offices** and a limited range of retail **uses**, with a few other compatible **uses** (IR1). Another sub-zone exists that would be used for rezoning applications in order to implement the **City Centre Area Plan** (IR2).

12.4.2 Permitted Uses

- **auction, minor**
- **building or garden supply**
- **child care**
- **commercial storage** *[Bylaw 8684, Jan 17/11]*
- **commercial vehicle parking and storage** *[Bylaw 8582, Apr. 19/10]*
- **contractor service**
- **education, commercial**
- **equipment, minor**
- **emergency service**
- **government service**
- **greenhouse & plant nursery**
- **health service, minor** *[Bylaw 8760, May 16/11]*
- **industrial, general**
- **industrial, manufacturing** *[Bylaw 10181, Feb 16/21]*
- **industrial, warehouse** *[Bylaw 10181, Feb 16/21]*
- **library and exhibit**
- **manufacturing, custom indoor**
- **microbrewery, winery and distillery** *[Bylaw 10181, Feb 16/21]*
- **office**
[Bylaw 8582, Apr. 19/10]
- **parking, non-accessory** *[Bylaw 9490, Mar 21/16]*
- **recreation, indoor**
- **recycling depot**
- **recycling drop-off**
- **restaurant**
- **restaurant, drive-through**
- **retail, second hand**
- **retail, showroom** *[Bylaw 10181, Feb 16/21]*
- **service, business support**
- **studio**
- **utility, minor**
- **vehicle body repair or paint shop**
- **vehicle repair**
- **warehouse sales**

12.4.3 A. Secondary Uses

- **residential security/operator unit**

12.4.3 B. Additional Uses

- **hotel**
- **microbrewery, winery and distillery** *[Bylaw 10022, Jul 27/20]*
- **religious assembly**
- **retail, general**
- **vehicle sale/rental** *[Bylaw 9670, Feb 25/19]*

12.4.4 Permitted Density

1. The maximum **floor area ratio** is 1.0, except in the **City Centre** where the maximum **floor area ratio** is 1.2, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.
2. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

12.4.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 75% for **buildings**, except in the **City Centre** where: *[Bylaw 10181, Feb 16/21]*
 - a) the maximum **lot coverage** is 90% for **buildings**, and *[Bylaw 10181, Feb 16/21]*
 - b) the maximum **building envelope** shall not exceed 650.0 m² if the **building** has a maximum **height** of more than 25.0 m. *[Bylaw 10181, Feb 16/21]*

12.4.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 3.0 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.
2. There is no minimum **interior side yard** or **rear yard**, except in the **City Centre** where a minimum **setback** of 3.0 m shall be provided **adjacent** to existing residential **uses** or **zones**.
3. A **restaurant** shall not be located closer than 20.0 m to the high water mark.
4. In the **City Centre**, **buildings** taller than the Oak Street Bridge must be set back 30.0 m to the drip line of the bridge.
5. In the **City Centre**, **buildings** taller than 25.0 m must have a minimum **building separation space** of 35.0 m.

12.4.7 Permitted Heights

1. The maximum **height** for all **buildings** is 16.0 m, and 12.0 m for all **buildings** that are less than 50.0 m from a residentially zoned **lot**. Additional building **height** may be permitted through the development permit or development variance permit process to a maximum **height** for **buildings** of 35.0 m. *[Bylaw 10181, Feb 16/21]*
2. Notwithstanding sub-section 12.4.7.1, in the **City Centre**, the maximum **height** for **buildings** is 25.0 m, however additional **building height** may be permitted through the development permit or development variance permit process to a maximum **height** for **buildings** of 35.0 m. *[Bylaw 10181, Feb 16/21]*
3. Notwithstanding sub-sections 12.4.7.1 and 12.4.7.2, within 50.0 m of Bridgeport Road the maximum **building height** shall be 35.0 m. *[Bylaw 10181, Feb 16/21]*
4. The maximum **height** for **accessory structures** is 20.0 m. *[Bylaw 10181, Feb 16/21]*

12.4.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements, except in the **City Centre** where the minimum **lot area** is:
 - a) 8,000.0 m² west of Brown Road;
 - b) 4,000.0 m² elsewhere for **buildings** which exceed the maximum **building height** of 25.0 m; and
 - c) 2,400.0 m² elsewhere for all **buildings** with a maximum **building height** of 25.0 m or less.

12.4.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

12.4.10 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.

12.4.11 Other Regulations

1. The following permitted **uses** are subject to the restrictions in Section 12.4.11.2:
 - a) **auction, minor;**
 - b) **building or garden supply;**
 - c) **equipment, minor;**
 - d) **government service;**
 - e) **greenhouse & plant nursery;**
 - f) **library and exhibit;**
 - g) **restaurant, drive-through;**
 - h) **retail, second-hand;**
 - i) **service, business support;**
 - j) **studio;**
 - k) **vehicle, body repair or paint shop;**
 - l) **vehicle repair;** and
 - m) **warehouse sales.**
2. Permitted **uses** listed in Section 12.4.11.1 that are located in the **City Centre** on **sites** zoned IR2 shall:
 - a) be located within 50.0 m of a **property line abutting**:
 - i) Bridgeport Road;
 - ii) Great Canadian Way;
 - iii) Hazelbridge Way;

- iv) Alexandra Road;
 - v) McKim Road; and
 - vi) Odlin Crescent north of Odlin Road; and
- b) not exceed in total **floor area** the total **floor area** of all the other **permitted uses**; and
- c) not share a common **building** entrance with any of the other permitted **uses**.
3. **Warehouse sales** shall be for household furnishings only such as furniture, carpet, major appliances and **building** materials.
4. **Commercial education** and **office** in the **City Centre** must not be located on the ground floor of the **building** (excluding **building** entrances) on **sites** zoned IR2 and in new **buildings** subject to the development permit process.
5. In the **City Centre**, additional **uses** (e.g. **hotel**, **religious assembly** and **retail, general**) shall only be permitted on **sites** zoned IR2 and shall:
- a) only be permitted within 50.0 m of a **property line abutting**:
 - i) Bridgeport Road;
 - ii) Great Canadian Way;
 - iii) Hazlebridge Way;
 - iv) Alexandra Road;
 - v) McKim Way; and
 - vi) Odlin Crescent north of Odlin Road; and
 - b) not exceed in total **floor area** the total **floor area** of the industrial permitted **uses** (i.e. **contractor service**; **general industrial**; **custom indoor manufacturing**; **recycling depot**; **recycling drop-off**; **minor utility**); and
 - c) not share a common **building** entrance with any of the permitted industrial **uses** listed in Section 12.4.11.5.b).
6. Notwithstanding Section 12.4.11.5, **retail, general uses**, limited to retail sale of automotive parts and accessories shall be permitted only at the following **site(s)**: *[Bylaw 9503, Jan 25/16]*
- 2760 Sweden Way *[Bylaw 9503, Jan 25/16]*
 P.I.D. 024-886-271 *[Bylaw 9503, Jan 25/16]*
 Lot 3 Section 19 Block 5 North Range 5 West New Westminster District Plan
 LMP47838 *[Bylaw 9503, Jan 25/16]*
7. **Vehicle sale/rental uses** shall be limited to a maximum of 10% **gross floor area** (GFA) and shall be permitted only at the following **site(s)**: *[Bylaw 9670, Feb 25/19]*
- 4331 Vanguard Road *[Bylaw 9670, Feb 25/19]*
 P.I.D. 001-404-008 *[Bylaw 9670, Feb 25/19]*
 Lot 22, Plan 23693, Section 36, Block 5 North Range 6 West, New Westminster District.
[Bylaw 9670, Feb 25/19]

4431 Vanguard Road *[Bylaw 9670, Feb 25/19]*

P.I.D. 001-403-991 *[Bylaw 9670, Feb 25/19]*

Lot 21, PL 22601 Section 36, Block 5 North Range 6 West, New Westminster District. *[Bylaw 9670, Feb 25/19]*

8. **Microbrewery, Winery and Distillery** shall be only permitted on the following **site(s)** and limited to one establishment: *[Bylaw 10022, Jul 27/20]*

5800 Cedarbridge Way *[Bylaw 10022, Jul 27/20]*

P.I.D. 002-161-583 *[Bylaw 10022, Jul 27/20]*

Lot 88 Section 5 Block 4 North Range 6 West New Westminster District Plan 37381 *[Bylaw 10022, Jul 27/20]*

9. The sale of products or manufactured items to the general public is a permitted **secondary use** for **industrial, manufacturing uses**, and is limited to 15% of the total **gross floor area**, up to a maximum **floor area** of 500 m², of the **business**. *[Bylaw 10181, Feb 16/21]*
10. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.

