

12. Re: Proposed Marine Zoning District Regulations

Following is a report from the Director of Planning regarding proposed marine zoning district regulations.

RECOMMENDATION:

THAT the proposed Zoning Bylaw text amendments as set out in the attached appendix be forwarded for further consideration to the public hearing to be held on February 19, 1974.

* * * * *

Planning Department,
January 24, 1974.
Our File #02.240, Sec.509.

RE: PROPOSED MARINE ZONING DISTRICT REGULATIONS.

A. BACKGROUND

The study, "A Development Concept for the Eastern Segment of the Municipal Burrard Inlet Foreshore", was submitted to the Council on October 9, 1973. Following discussion on the proposed development concept, the Council referred the report to the Parks and Recreation Commission who subsequently concurred with its recommendations. The Council approved the development plan concept, the development plan proposals and the implementation schedule of the report on October 22, 1973.

B. PROPOSED ZONING DESIGNATIONS

One of the recommendations of the study was that the Planning Department prepare and submit for the consideration of Council the detailed Zoning By-law text amendments for the proposed Marine Zone 1 and Marine Zone 2 categories. This proposal, which was included among the Stage 1 items in the implementation schedule of the report, is one of the necessary initial steps in the further development of the adopted concept for the area.

As shown on the attached sketches, figures 6 and 8 from the Development Concept Report), it is intended that these two new zones be applied to the central and easterly portions of the Study Area which are presently zoned M3(Heavy Industrial). Detailed regulations for both of these districts are set out in the attached appendix.

With regard to existing categories, P3 (Park and Public Use) Zoning is proposed for the westerly section of the area a large part of which, including the Barnet Beach site, is already under this designation. In addition, M1 (Manufacturing) Industrial Zoning has been recommended for the easterly portion of the area which is situated south of the Canadian Pacific Railway line.

C. THE PROPOSED MARINE 1 DISTRICT CATEGORY

As mentioned in the Development Concept report, the Marine 1 District category would specify those uses with a strong water bias and displaying a high degree of compatibility with the adjacent marine park. Uses with such characteristics, and which have been proposed for this zone, include hotels, marinas for the accommodation of pleasure and recreational boats, private recreational, yacht and boating clubs and restaurants. The related regulations are designed to ensure a high standard of development.

D. THE PROPOSED MARINE 2 DISTRICT CATEGORY

The Development Concept report describes the intent of this proposed category as being generally compatible with the marine park setting, as well as providing a suitable land use transition between the marine park system and the heavier industrial activities to the east.

The proposed uses are water-oriented, but unlike the uses proposed for the Marine 1 District, they are generally of a light industrial or service character. These include such activities as boat rental establishments, fire and police boat facilities and radar installations, small craft building, marine suppliers, commercial fleet marinas, marine fueling installations, marine research laboratories, surveying and engineering offices; marine towing and tugboat services and installations, seaplane mooring facilities and water taxis. Special provision has also been included in the zone for the storage of petroleum products. The governing regulations should ensure good standards of development within the area proposed for inclusion in this category.

E. RECOMMENDATION

It is recommended that the proposed Zoning By-law text amendments as set out in the attached appendix be forwarded for further consideration to the Public Hearing to be held on 19 February 1974.

Respectfully submitted,



A. L. Parr,
DIRECTOR OF PLANNING.

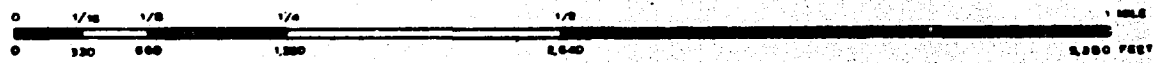
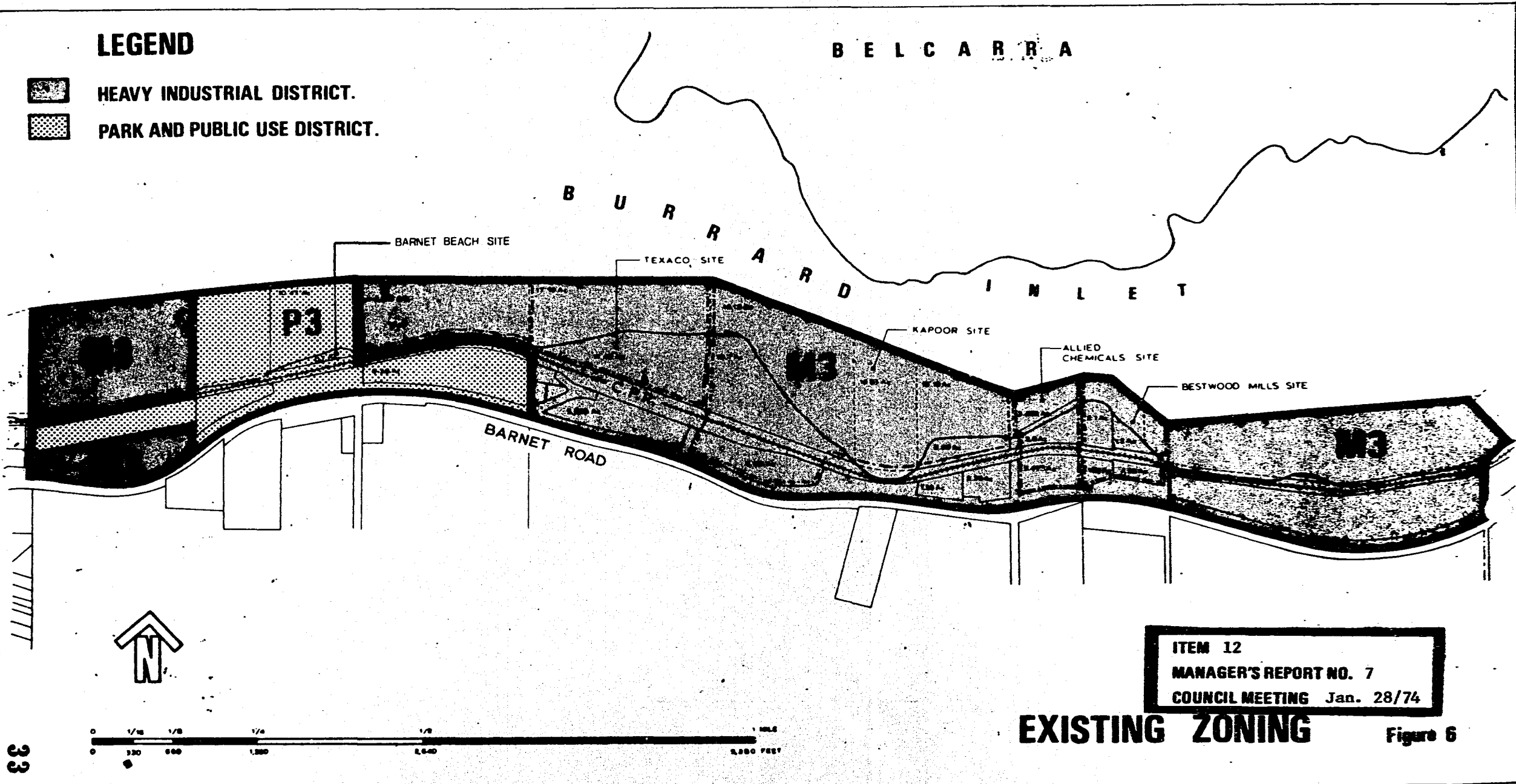
RBC:ew

att.

c.c. Chief Building Inspector
Chief Licence Inspector
Municipal Clerk
Municipal Solicitor
Parks & Recreation Administrator
Assistant Director - Long Range
Planning & Research

LEGEND

-  HEAVY INDUSTRIAL DISTRICT.
-  PARK AND PUBLIC USE DISTRICT.









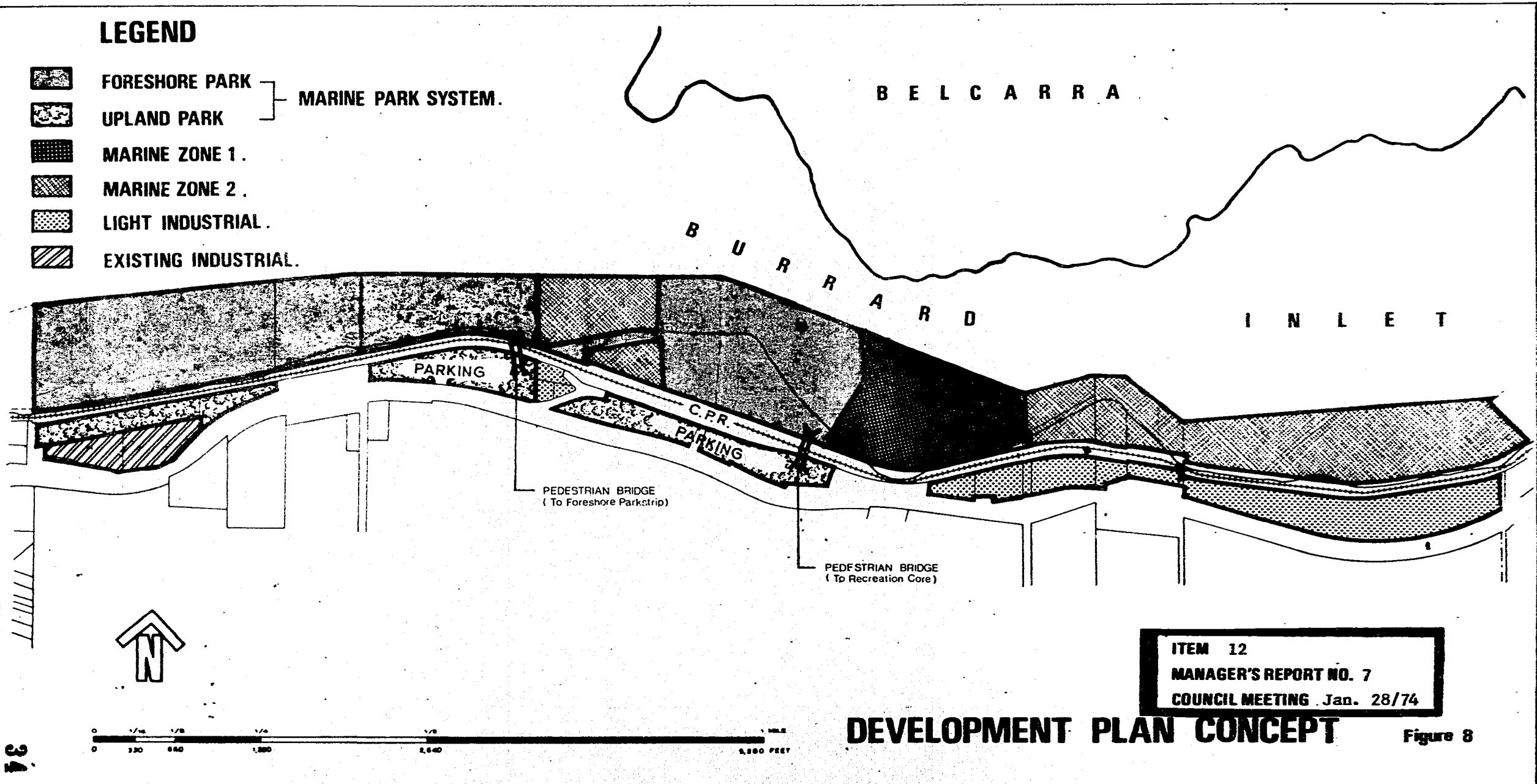
ITEM 12
MANAGER'S REPORT NO. 7
COUNCIL MEETING Jan. 28/74

EXISTING ZONING

Figure 6

LEGEND

-  FORESHORE PARK
 -  UPLAND PARK
 -  MARINE ZONE 1.
 -  MARINE ZONE 2.
 -  LIGHT INDUSTRIAL.
 -  EXISTING INDUSTRIAL.
- } MARINE PARK SYSTEM.



APPENDIX

ITEM 12

MANAGER'S REPORT NO. 7

COUNCIL MEETING Jan. 28/74

PROPOSED MARINE DISTRICT 1 AND MARINE
DISTRICT 2 ZONING BY-LAW REGULATIONS

509. MARINE DISTRICT 1 (P9)

This District provides for the development and regulation of water-oriented uses, which are of a character designed to ensure a high degree of compatibility with adjacent or nearby public recreational or residential areas.

509.1 Uses Permitted:

- (1) Hotels.
- (2) Marinas for the accommodation of pleasure and recreational boats, which may include such related uses as administrative offices, cafeteria services, recreational lounges; the retail sale of marine supplies, equipment and sporting goods; and boat motor repairs, provided that such repairs are limited to motors of not more than 250 horse power.
- (3) Private recreational, yacht and boating clubs.
- (4) Restaurants (excluding drive-in restaurants).
- (5) Accessory buildings and uses, including:
 - (a) Boat hoists, breakwaters, floats, launching ramps, piers and wharves, and other similar facilities related to the mooring, handling and storage of boats
 - (b) Boat rental establishments
 - (c) One dwelling unit for a caretaker or watchman in conjunction with a marina, private recreational, yacht or boating club
 - (d) Marine fueling installations
 - (e) Water taxis.

509.2 Conditions of Use:

- (1) Every application for development shall be accompanied by a preliminary plan showing the dimensions of the land and water areas of the lot or lots; location, plans, profiles and elevations and height of all buildings and structures including signs, setbacks, parking areas, access, open spaces, landscaping and screening; facilities related to the mooring, handling and storage of boats; surrounding land and water uses; details of any proposed reclamation of the water area of the lot or lots, and such further information as the Director of Planning may require.
- (2) All permitted uses which are located on the land area of the lot shall be housed completely within an enclosed building, except boat hoists and launching ramps for permitted boat storage, parking and loading facilities.
- (3) Any part of the land area of the lot which is not occupied by buildings, parking or loading facilities, driveways, pedestrian walks, boat hoists or launching ramps shall be fully and suitably landscaped and properly maintained.
- (4) Natural screening to a height of not less than 6 feet shall be provided and properly maintained along the boundary of a lot which abuts a lot in an A, R or RM District, or is separated by a street or lane therefrom.

- (5) No person may reside on any boat or vessel moored or wharfed within the boundaries of this district.
- (6) In the case of marina, yacht club or boating club developments, no floating boat shelters shall be permitted, and all floats and wharves for the mooring of boats shall be used for access purposes only and no building, shed or structure shall be erected thereon.
- (7) In the case of marina, yacht club, boating club or boat rental developments, boats and boat cradles may be stored in parking areas during the months beginning October 1st in any year to March 31st of the immediately following year. Natural screening to a height of not less than 10 feet shall be provided and properly maintained around the boundaries of such parking areas.

509.3 Height of Buildings:

The height of a building shall not exceed 40 feet nor 3 storeys.

509.4 Lot Coverage:

The maximum coverage shall be 30 percent of the land area of the lot and 20 percent of the water surface area of the lot, excluding areas occupied by boats.

509.5 Yards:

No building or structure constructed on land shall be located closer than 30 feet to the boundaries of the lot, except that no setback shall be required on any portion of the lot which adjoins or abuts the High Water Mark.

509.6 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this By-law.

509.7 Off-Street Loading:

Off-street loading shall be provided and maintained in accordance with Schedule IX of this By-law.

407. MARINE DISTRICT 2 (M7)

This District provides for the regulation and location of water-oriented uses and related activities in proper relationship to surrounding development.

407.1 Uses Permitted:

- (1) Boat rental establishments.
- (2) Fire and police boat facilities and radar installations.
- (3) The manufacturing, assembly, finishing, retail sale or repair of boats not greater than 50 feet in length.
- (4) The manufacturing, rental, repair and sale of marine sporting goods and equipment, including artificial fishing bait, barometers, dinghies, fish nets, fishing rods, reels and tackle; floats for lines, net and ropes; life jackets, life rafts, marine charts, nautical and navigational instruments, sails, skin diving and water skiing equipment, sounding instruments and equipment, and other similar products.

- (5) Marinas for the accommodation of commercial boats, which may include such related uses as administrative offices, cafeteria services, recreational lounges; the retail sale of marine supplies and equipment; and boat motor repairs, provided that such repairs are limited to motors of not more than 500 horse power.
- (6) Marine fueling installations.
- (7) Marine research laboratories.
- (8) Marine surveying and engineering offices.
- (9) Marine towing and tugboat services and installations.
- (10) Seaplane mooring facilities and installations.
- (11) Water taxis.
- (12) The storage of petroleum products in areas having a M7a designation.
- (13) Accessory buildings and uses, including:
 - (a) The internal display, internal storage and internal retail sale of goods produced or stored on the premises.
 - (b) Breakwaters, docks, floating boat shelters, floats, hoists, launching ramps, piers and wharves, and other similar facilities related to the trans-shipment of goods and materials and to the mooring, handling and storage of boats and seaplanes.
 - (c) Living accommodation for a caretaker or watchman, subject to the following:
 - (i) to be located within, and form an integral part of the principal building and to be included in the building plans thereof;
 - (ii) to be limited to the caretaker or watchman, and not used for family accommodation;
 - (iii) to be fully separated from other permitted uses within the principal building by walls, partitions or a floor;
 - (iv) to have a maximum floor area of 600 square feet.

407.2

Conditions of Use:

- (1) Every application for development shall be accompanied by a preliminary plan showing the dimensions of the land and water areas of the lot or lots; location, plans, profiles and elevations, and height of all buildings and structures including signs, setbacks, parking areas, access, open spaces, landscaping and screening; facilities related to the mooring, handling and storage of boats; surrounding land and water uses; details of any proposed reclamation of the water area of the lot or lots, and such further information as the Director of Planning may require.
- (2) All permitted uses which are located on the land area of the lot shall be housed completely within an enclosed building, except for hoists and launching ramps, facilities and installations related to the transshipment of goods and materials, display yards, permitted boat storage, parking and loading facilities.
- (3) Any part of the land area of the lot which is not occupied by buildings; parking, loading or display areas; driveways, pedestrian walks; hoists, launching ramps or facilities and installations related to the transshipment of goods and materials, shall be fully and suitably landscaped and properly maintained.
- (4) Natural screening to a height of not less than 6 feet shall be provided and properly maintained along the boundary of a lot which abuts a lot in an A, R, RM, P3 or P9 District, or is separated by a street or lane therefrom.
- (5) Nothing shall be done which is or will become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluents, dust, fumes, smoke, vibration, noise or glare; nor shall anything be done which creates or causes a

health, fire or explosion hazard, electrical interference or undue traffic congestion.

- (6) No person may reside on any boat or vessel moored or wharfed within the boundaries of this district, except where the provision of such accommodation is considered essential to the effective operation of fire boats, police boats or tug boats, provided, however, that only one employee of a marina or boat rental establishment may reside permanently in one boat for purposes of safety and fire protection.
- (7) No floating boat shelter shall exceed a height of 18 feet above the surface of the water nor an overall length of 48 feet.
- (8) In the case of marina or boat rental developments, boats and boat cradles may be stored in parking areas during the months beginning October 1st in any year to March 31st of the immediately following year. Natural screening to a height of not less than 10 feet shall be provided and properly maintained around the boundaries of such parking areas.

407.3 Height of Buildings:

The height of a building shall not exceed 40 feet nor 3 storeys.

407.4 Lot Coverage:

The maximum coverage shall be 40 percent of the land area of the lot and 25 percent of the water surface area of the lot, excluding areas occupied by boats or aircraft.

407.5 Yards:

- (1) No building or structure constructed on land shall be located closer than 20 feet to the boundaries of the lot, except that such setback may be reduced to a distance of not less than 10 feet where a lot abuts another lot in this district.
- (2) No setback shall be required on any portion of the lot which adjoins or abuts the High Water Mark.

407.6 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this By-law.

407.7 Off-Street Loading:

Off-street loading shall be provided and maintained in accordance with Schedule IX of this By-law.

OTHER REGULATIONS

5.1 Designation of Districts:

- (1) The addition of the Marine 1 (P9) District to Schedule V.
- (2) The addition of the Marine 2 (M7) and (M7a) Districts to Schedule IV.

700. COMPREHENSIVE DEVELOPMENT DISTRICTS (CD)

700.1 Uses Permitted:

- (3) Uses permitted in P1, P2, P3, P5, P6, P8 or P9 Districts
- (4) Uses permitted in M1, M2, M3, M5 or M7 Districts, either alone or in combination with uses in P3 or P8 Districts.

800.4 Required Off-Street Parking Spaces:

<u>Use</u>	<u>Required Parking Spaces</u>
(27) Marinas, yacht, boating clubs, and boat rental establishments.	1 for each 2 employees. In addition, parking spaces shall be provided in the amount of seventy(70) percent of the mooring spaces which are provided.
(28) Fire and police boat facilities and radar installations; marine towing and tugboat services and installations; seaplane mooring facilities and installations; and water taxis.	1 for each 2 employees.