

THE CORPORATION OF THE DISTRICT OF BURNABY

15 July 1966.

POLICY/PLANNING REPORT NO. 12, 1966.

Chairman and Members,
POLICY/PLANNING COMMITTEE.

Gentlemen:

Re: Zoning for Offices.

Because of the number of requests for the location of offices in areas zoned M1 (Manufacturing) and C4 (Service Commercial), the Planning Department has reviewed the situation and in the attached Report of the Planner it is recommended that the Zoning By-law be amended.

Respectfully submitted,



H. W. Balfour,
MUNICIPAL MANAGER.

HB:eb
Attach.

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT,
July 7, 1966.

H. W. Balfour,
MUNICIPAL MANAGER.

Dear Sir:

Re: ZONING FOR OFFICES.

A number of requests have been made recently for the locating of certain office uses in M1 (Manufacturing) and C4 (Service Commercial) Districts. Under the existing Zoning Bylaw regulations offices are included as accessory uses to the principal or primary uses permitted in the four industrial zones and the C4 (Service Commercial) District. The only provision made for offices as a principal use in these districts is in connection with a number of trade contractors (e.g. building, electrical, heating, ventilating and air conditioning etc.).

OFFICES IN COMMERCIAL DISTRICTS

Business and professional offices are presently permitted as principal uses in the C1, C2, and C3 Commercial Districts. The Business and Professional office category will include head offices of firms, administrative offices, offices for agencies, advertising and real estate firms, as well as professional offices such as accounting, architectural, engineering, legal and medical-dental.

This broad group of uses covered by the Business and Professional Offices designation is definitely of a commercial character and should therefore be confined to commercial zones. While it is desirable to encourage large scale office uses to locate in C3 (General Commercial) Districts in order to build up the commercial core areas, this is largely dictated by the bulk regulations of the Bylaw which permit ten storey buildings and a floor area ratio of 5.00. Similarly, office buildings of three storeys with a floor area ratio of 2.50 limit the scale of development in C2 (Community Commercial) Zones, where lower density commercial centres are envisaged.

Based upon this reasoning, there would seem to be no objection to broadening the regulations of the Bylaw to permit this use category in the C4 (Service Commercial) District where the bulk standards (maximum height of two storeys and a building coverage of 50 percent of the lot area) will ensure a low density of development.

OFFICES IN INDUSTRIAL DISTRICTS

Business and professional offices are not customarily included as permitted uses in industrial districts in most zoning bylaws. This is due to their commercial character and the danger that such uses will occupy areas considered suitable for industrial development.

In Vancouver, as well as in a number of other centres, the designation "offices" is permitted in industrial districts as a principal use, subject to special Technical Planning Board approval. However, this "special approval" power is not available to Burnaby under the terms of the Municipal Act. It is therefore necessary to exclude a questionable use entirely from a particular zoning district or, alternatively, to spell out in detail certain specific categories within the broad designation which could be permitted.

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H. W. Balfour,
A. L. Parr.

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While the inclusion of Business and Professional Offices as a permitted use in industrial districts is not considered desirable, there are certain types of professional office uses that are related to areas of industrial development or which perform specialized services for industrial firms. Offices performing architectural, drafting, engineering or surveying professional services are considered to fall within this category.

RECOMMENDATIONS

It is recommended that the Burnaby Zoning Bylaw be amended -

- (a) to include Business and Professional Offices as a permitted use in C4 (Service Commercial) Districts;
- (b) to include the following as Permitted Uses in M1, M2, M3 and M4 Industrial Districts:

"Offices for the following professional services:

architectural, data processing, drafting, engineering and surveying".

R. Bruce Chilton

A. L. Parr
A. L. Parr,
PLANNING DIRECTOR.

RBC:ejw

c.c. Municipal Clerk
Senior Planner