

Item	
Meeting2022 May 30	,

COUNCIL REPORT

TO: CHIEF ADMINISTRATIVE OFFICER DATE: 2022 May 25

FROM: GENERAL MANAGER FILE: 42000 20

PLANNING AND DEVELOPMENT Reference: Bylaw Text Amendment

SUBJECT: PROPOSED ZONING BYLAW TEXT AMENDMENT -

FIRE HALLS

PURPOSE: To propose a text amendment to the Burnaby Zoning Bylaw to permit fire halls

in an expanded number of Zoning Districts throughout the City.

RECOMMENDATION:

THAT Council authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw, as outlined in Section 3.3 of this report, for First Reading on 2022 May 30 and a Public Hearing on 2022 June 28 at 5:00 pm.

REPORT

1.0 BACKGROUND INFORMATION

Emergency preparedness and resilience is key to the safety, health and well-being of Burnaby's citizens. Burnaby is currently served by seven fire halls that provide vital fire protection and rescue services for the community. As the City continues to grow and densify, additional strategically-located fire halls will be required to meet the growing needs for fire protection and related emergency services. Currently, fire halls are permitted only in the P2 Administration and Assembly District. The purpose of this Zoning Bylaw text amendment is to broaden the opportunities to locate fire halls in Burnaby by providing the necessary zoning and regulations to expedite future development of fire protection facilities.

2.0 POLICY CONTEXT

The proposed Zoning Bylaw amendment aligns with the following City policies: Corporate Strategic Plan (2017), Official Community Plan (1998), and Community Safety Plan (2020).

3.0 PROPOSED BYLAW TEXT AMENDMENT

3.1 Issue

Currently, the Burnaby Zoning Bylaw only permits Fire Hall use under the P2 Administration and Assembly District, which does not provide flexibility for siting fire halls on other City-owned land, limits the site options for future fire halls, and results in the need for a site-specific rezoning application process.

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3.2 Discussion - Fire Hall as a Permitted Land Use

To expand the development opportunities for fire halls, it is proposed that, in addition to the P2 Administration and Assembly District, fire halls be a permitted use in the following zoning districts: C1, C2, C3, C4, C5, C8 and C9 Commercial Districts, and M1, M2, M3, M4, M5, M6, M7 and M8, B1 and B2 Industrial Districts, P1, P3, P5, P6, P7, P8, P9, P10, P11 and P11e Public and Institutional Districts, and A1, A2 and A3 Agricultural Districts, together with any Comprehensive Development District based on these zoning districts. Allowing fire halls as a permitted land use in these zoning districts will provide siting options for future facilities all over the city that are proximate to residents and businesses.

It is proposed that Section 800.4 of Schedule VIII Off-Street Parking be amended to provide off-street parking for fire halls based on a parking ratio of one parking space per each 186m² (2,002.15 sq.ft) of gross floor area.

Preliminary Plan Approval and Building Permit will be required for fire halls to ensure that the proposed use in the permitted districts is in conformance with zoning and meets life-safety requirements of the BC Building Code.

3.3 Bylaw Amendments

Recommended Bylaw Amendments

- 1. **THAT** Sections 301.1, 302.1, 303.1, 304.1, 305.1, 308.2, 309.2, 401.1, 402.1, 403.1, 404.1, 405.1, 406.1, 407.1, 408.1, 451.1, 452.1, 501.1, 503.1, 505.1, 506.1, 507.1, 508.1, 509,1, 510.1, 511.1, 511.2, 601.1, 602.1, and 603.1 be amended by adding "Fire Halls".
- 2. **THAT** Section 800.4 of Schedule VIII Off-Street Parking of the Zoning Bylaw be amended by adding the following as a subsection with wording the same or similar to the following:
 - (42) Fire Halls. 1 parking per each 186m² (2,002.15 sq.ft) of gross floor area

4.0 CONCLUSION

As part of Burnaby's efforts to improve emergency preparedness and resilience, fire halls were identified as an essential part of the city's emergency and post disaster operations. The proposed Zoning Bylaw text amendment proposes to expand the development opportunities for fire halls in most commercial, industrial, institutional and agricultural zoning districts, which will expedite future fire hall development and help address the growing needs for fire protection and related emergency services.

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- Fire Halls

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E.W. Kozak General Manager

PLANNING AND DEVELOPMENT

CNL:tn

cc:

General Manager Community Safety General Manager Corporate Services General Manager Engineering

General Manager Parks, Recreation and Cultural Services

Acting General Manager Lands and Facilities

OIC, RCMP Burnaby Detachment

Chief Building Inspector

City Solicitor

City Clerk

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