



### 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 186m<sup>2</sup> (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 186m<sup>2</sup> (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.

To: Chief Administrative Officer  
From: General Manager Planning and Development  
Re: Proposed Zoning Bylaw Text Amendment  
– Fire Halls  
2022 May 25 ..... Page 3

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

  
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

P:\Bylaw\Text Amdmt CNCL RPTS\Bylaw Text Amendments – Fire Halls – 2022.05.30 v2.docx