

CITY OF BURNABY

BYLAW NO. 11177

A BYLAW to amend Burnaby Zoning Bylaw 1965 to provide for the establishment of business centre districts

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT NO. 43, 2000.**

2. Subsection 5.1 of Burnaby Zoning Bylaw 1965 is amended by striking out all of the words and figures under Schedule No. IV in the table of zoning districts and substituting the following:

SCHEDULE NO.	DISTRICT TITLE	SHORT DESIGNATION
"IV	INDUSTRIAL AND BUSINESS CENTRE	M & B
	INDUSTRIAL	M
	Manufacturing	M1 & M1r
	General Industrial	M2 & M2r
	Heavy Industrial	M3, M3a & M3r
	Special Industrial	M4
	Light Industrial	M5
	Truck Terminal	M6
	Marine 2	M7 & M7a
	Advanced Technology Research	M8 & M8a
	BUSINESS CENTRE	B
	Suburban Office	B1
	Urban Office	B2 "

3. Schedule No. IV of the said Bylaw is amended by adding thereto, immediately after section 408 ADVANCED TECHNOLOGY RESEARCH DISTRICT (M8) & (M8a), the following:

"450 BUSINESS CENTRE DISTRICTS (B)

Subject to all other provisions of this Bylaw, on any lot, in any district designated as a B District, the following regulations shall apply.

451 SUBURBAN OFFICE (B1)

This District provides for the accommodation of suburban office uses for business and professional offices, research and development, and associated specialized manufacturing uses within a business park environment. Each development shall make a positive and complementary contribution to the emerging business park environment, and should have the potential to accommodate future employment levels in excess of 50 employees per acre of site area.

451.1 Uses Permitted

- (1) Business, professional, and high technology offices, excluding retail service offices.
- (2) Scientific or technological research related to computer, electronic, electrical, communications and similar equipment, chemical, pharmaceutical, medical, and medicinal materials and preparations, laboratories, and associated specialized manufacturing.
- (3) Broadcasting, telecommunication, and production facilities for radio, television, cable networks, program distribution, motion picture and sound recording, digital information, and other like activities.
- (4) Accessory buildings and uses, including:
 - (a) related business and professional offices,
 - (b) the manufacture, assembly, finishing, and testing of items related to the principal use,

- (c) services involving printing, publishing, photocopying or other reproduction processes related to the principal use,
- (d) display, storage, and retail sale of goods related to the principal use that are produced or stored in the principal building or accessory building,
- (e) one accessory living accommodation unit in the principal building on a lot having an area of not less than 0.8 ha. (1.9768 ac.) subject to the following:
 - (i) to be located within and forming an integral part of a principal building housing a permitted use;
 - (ii) to be a single individual unit for a maximum occupancy of two adults and containing a maximum of two bedrooms;
 - (iii) to be fully separated from the principal use by walls, partitions or a floor;
 - (iv) to be provided with an entrance separate from that of the principal use; and
 - (v) to have a maximum floor area of 100 m² (1076.43 sq.ft.).

451.2 Conditions of Use:

- (1) Each lot shall be located within a business park environment and each use shall be included as part of a comprehensive development plan for the lot subject to the provisions of the CD (Comprehensive Development) District.
- (2) All permitted uses shall be housed within a completely enclosed building, except for permitted parking and loading facilities.
- (3) Nothing shall be done which is or may 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.

451.3 Height of Buildings:

The height of a building shall not exceed 15.0 (49.2 ft.).

451.4 Lot Area and Width:

Each lot shall have an area of not less than 930 m² (10,010.76 sq.ft.) and a width of not less than 30 m (98.43 ft.).

451.5 Lot Coverage:

The maximum lot coverage, including all paved areas, shall be 65 percent, but in no case shall building coverage exceed 50 percent of the lot area.

451.6 Floor Area Ratio:

The floor area ratio shall not exceed 1.0.

451.7 Front Yard:

A front yard shall be provided of not less than 9.0 (29.53 ft.) in depth.

451.8 Side Yards:

A side yard shall be provided on each side of the building of not less than 6.0 m (19.69 ft.) in width.

451.9 Rear Yard:

A rear yard shall be provided of not less than 9.0 m (29.53 ft.) in depth.

451.10 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII to a minimum required standard of one parking space for each 37 m² (400 sq.ft.) of gross floor area for office uses.

451.11 Off-Street Loading:

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

452 URBAN OFFICE (B2)

This District provides for the accommodation of urban office uses for business and professional offices, research and development, and associated specialized manufacturing uses within a business park environment. Each development shall make a positive and complementary contribution to the emerging business park environment, and should have the potential to accommodate future employment levels in excess of 75 employees per acre of site area.

452.1 Uses Permitted

- (1) Business, professional, and high technology offices, excluding retail service offices.
- (2) Scientific or technological research related to computer, electronic, electrical, communications and similar equipment, chemical, pharmaceutical, medical, and medicinal materials and preparations, laboratories, and associated specialized manufacturing.
- (3) Broadcasting, telecommunication, and production facilities for radio, television, cable networks, program distribution, motion picture and sound recording, digital information, and other like activities.
- (4) Accessory buildings and uses, including:

- (a) related business and professional offices,
- (b) the manufacture, assembly, finishing, and testing of items related to the principal use,
- (c) services involving printing, publishing, photocopying or other reproduction processes related to the principal use,
- (d) display, storage, and retail sale of goods related to the principal use that are produced or stored in the principal building or accessory building,
- (e) one accessory living accommodation unit in the principal building on a lot having an area of not less than 0.8 ha. (1.9768 ac.) subject to the following:
 - (i) to be located within and forming an integral part of a principal building housing a permitted use;
 - (ii) to be a single individual unit for a maximum occupancy of two adults and containing a maximum of two bedrooms;
 - (iii) to be fully separated from the principal use by walls, partitions or a floor;
 - (iv) to be provided with an entrance separate from that of the principal use; and
 - (v) to have a maximum floor area of 100 m² (1076.43 sq.ft.).

452.2 Conditions of Use:

- (1) Each lot shall be located within a business park environment, and each use shall be included as part of a comprehensive development plan for the lot subject to the provisions of the CD (Comprehensive Development) District.

- (2) All permitted uses shall be housed within a completely enclosed building, except for permitted parking and loading facilities.
- (3) Nothing shall be done which is or may 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.

452.3 Height of Buildings:

The height of a building shall not exceed 22.0 (72.18 ft.).

452.4 Lot Area and Width:

Each lot shall have an area of not less than 930 m² (10,010.76 sq.ft.) and a width of not less than 30 m (98.43 ft.).

452.5 Lot Coverage:

The maximum lot coverage, including all paved areas, shall be 65 percent, but in no case shall building coverage exceed 50 percent of the lot area.

452.6 Floor Area Ratio:

The floor area ratio shall not exceed 1.5.

452.7 Front Yard:

A front yard shall be provided of not less than 9.0 (29.53 ft.) in depth.

452.8 Side Yards:

A side yard shall be provided on each side of the building of not less than 6.0 m (19.69 ft.) in width.

452.9 Rear Yard:

A rear yard shall be provided of not less than 9.0 m (29.53 ft.) in depth.

452.10 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII to a minimum required standard of one parking space for each 37 m² (400 sq.ft.) of gross floor area for office uses.

452.11 Off-Street Loading:

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

4. Subsection (4) of section 700.1 of Schedule No. VII of the said Bylaw is amended by striking out the words and figures "or M8" where they appear and substituting ", M8, B1 or B2".

Read a first time this	6 th	day of	November	2000
Read a second time this	4 th	day of	December	2000
Read a third time this	11 th	day of	December	2000
Reconsidered and adopted this	11 th	day of	December	2000



MAYOR



CLERK