

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

APRIL 24, 1970

MR. H. W. BALFOUR,
MUNICIPAL MANAGER.

Dear Sir:

SUBJECT: DRIVE-IN RESTAURANTS

Under the present Zoning Bylaw regulations, a drive-in restaurant is interpreted as a drive-in business, which is defined as an establishment with facilities for attracting and servicing prospective customers travelling in motor vehicles which are driven onto the site where such business is carried on and where normally the customer remains in the vehicle for service.

While the definition of "drive-in business" is considered suitable for certain uses of this type (e.g. drive-in banks, laundrettes, etc.), it no longer adequately covers the drive-in restaurant.

In the case of many drive-ins, the customer leaves his vehicle to purchase the food, even though he may return to consume it in his car. In addition, a number of drive-in type restaurants have managed to circumvent the regulations by providing "sit-down" restaurant facilities on their premises. Thus, customers have the option of either eating the food which they have purchased in their cars or within a restaurant. This has created problems in some instances, since drive-ins are covered by specific regulations to ensure reasonable development standards.

Drive-in restaurants, which are of a low-intensity auto-oriented character, are permitted only in C4 (Service Commercial) Districts. However, because the present definition does not cover all cases, drive-in type facilities have been able to locate in other commercial zones which are more suited to a pedestrian-oriented form of commercial development.

Particular problems have been created in C3 (General Commercial) zoned areas which have been designated for higher density commercial development. In such cases, drive-in type restaurants take up land that would be more suitably occupied by more intensive commercial uses and thus make difficult the development of a plan for such an area.

Unless properly regulated, low intensity uses of the drive-in type will interrupt the shopping patterns which should characterize these higher density centres and create "dead spots" in the retail pattern. This discourages pedestrian movement between various elements of the centre, disrupts vehicular circulation and interferes with the physical and economic growth of the area.

It is therefore recommended:

- (1) That the present definition of "drive-in business" be retained, with the exclusion of drive-in restaurants, to cover other forms of drive-in facilities.

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- (2) That a new definition be added to the Bylaw for drive-in restaurants, as follows:

"Drive-in Restaurant" means an eating establishment with facilities for attracting and servicing prospective customers travelling in motor vehicles which are driven onto the site where such establishment is located and where the customer may either:

- (a) remain in his vehicle for service and for consuming the food which is purchased, or
- (b) leave his vehicle to purchase food and return to consume it in his vehicle, or
- (c) leave his vehicle to purchase food and is provided with the choice of consuming it in his vehicle or, alternatively, within a restaurant."

- (3) That drive-in restaurants be made subject to the regulations which presently govern drive-in businesses in the C4 District, and that screening be provided as an additional requirement where such uses adjoin a Residential District.

Respectfully submitted,

A. L. Parr
A. L. Parr,
Planning Director.

RBC/has

c.c. Chief Building Inspector
Chief Licence Inspector
Municipal Clerk
Senior Planner