

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT
SEPTEMBER 23, 1970

MR. H. W. BALFOUR.
MUNICIPAL MANAGER

Dear Sir:

Re: DRIVE-IN RESTAURANTS

Our report on this subject, which included recommendations for the establishment of a new drive-in restaurant zoning category and the addition of definitions for "restaurant" and "drive-in restaurant" was submitted to the Council on August 10, 1970. The Council referred the report to the Advisory Planning Commission for comment.

The Commission, in reporting back to the Council on September 14, 1970, endorsed the recommendations of this study. It was considered, however, that the proposed building height limit of 20 feet for drive-in restaurants (Section 307-3) was too restrictive and could possibly stifle individual designs. A limit of two storeys was suggested as a replacement for the 20 foot maximum height proposal.

In reviewing the question of building heights for drive-in restaurants, this department would agree that a more flexible approach is desirable. It is our view, however, that a specific maximum height should be included in the proposed regulations to avoid any possible problems that could occur where only a building storey limit is employed. Most of the existing drive-in restaurants have located, without apparent problems, in the C4 (Service Commercial) District which is governed by a building height limit of 30 feet and two storeys. We would therefore suggest the application of this standard to the proposed drive-in restaurant district.

In conclusion, we would now request the forwarding of the attached report to the Council for its consideration, together with the recommended change in Section 307.3 (Height of Buildings) of the proposed Drive-in Restaurant District schedule to the following:

"The height of a building shall not exceed 30 feet nor two storeys".

Respectfully submitted,


A. L. Parr
PLANNING DIRECTOR

BC:ea

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

Item No. 2
MANAGER'S REPORT NO. 55, 1970

Concur
28/9/70

THE CORPORATION OF THE DISTRICT OF BURNABY

PLANNING DEPARTMENT

AUGUST 10, 1970

MR. H. W. BALFOUR
MUNICIPAL MANAGER

Dear Sir:

RE: DRIVE-IN RESTAURANTS.

Our original report of April 24th on this subject was referred by the Council to the Advisory Planning Commission. The views of the Commission, submitted to the Council on May 25, 1970, were as follows:

- (1) That a precise definition be determined for the type of premises that would constitute a "restaurant" and that all other types of eating establishments then be classed as "drive-in" restaurants.
- (2) That the proposed definition of "drive-in restaurant" be reworded to avoid ambiguity.
- (3) That a specific drive-in restaurant zone be created to regulate this type of use on a similar basis to that which presently applies to gasoline service stations.

The Council, in its consideration of the subject on June 1, 1970, concurred with the proposals advanced by the Commission and requested that a further report be prepared by this Department to reflect their views.

A similar review of C4 Service Commercial District uses was submitted to the Council on July 27, 1970. However, this item was tabled pending the receipt of the report on drive-in restaurants, which has been prepared following consultation with the Municipal Solicitor.

A REVIEW OF THE CHARACTERISTICS OF RESTAURANTS AND DRIVE-IN RESTAURANTS AS A BASIS FOR DEFINITION

The standard "sit-down" restaurant is basically an establishment where food is sold to the public for immediate consumption within the premises. The customers are normally seated at a counter, at tables or in booths to consume their food. Waitress service to such customers is generally, although not always, provided. The dishes on which the food is served and the cutlery which is used are both of a permanent nature (as opposed to the disposable containers and utensils employed in many drive-in type restaurants).

The "standard" restaurant, unlike the "drive-in" type of facility, makes no provision for the customer to eat in his car. This is the major difference between the two types of restaurant.

It was suggested in our report of April 24, 1970, that the present definition of "drive-in business", which is considered suitable for certain uses of this type (e.g. drive-in banks, laundrettes etc), no longer adequately covers the drive-in restaurant.

....2

Item 18
Manager's Report No. 45

The drive-in restaurant may take a variety of forms in the serving of customers and in the facilities provided for the consuming of the food which is purchased. These will include the following:

- (1) Where the customer remains in his vehicle for service and for consuming the food which is purchased.
- (2) Where the customer leaves his vehicle to purchase food and returns to consume it in his vehicle.
- (3) Where the customer has the option of consuming the food in his vehicle or within a restaurant -- a choice which is not offered by the standard "sit-down" restaurant.

It is desirable that the definition of "drive-in restaurant" reflect these characteristics in order to ensure compliance with the regulations established for this type of development.

DEVELOPMENT STANDARDS FOR A DRIVE-IN RESTAURANT ZONING CATEGORY

In our report of April 24th it was suggested that the regulations which presently apply to drive-in businesses would provide a good standard of development. These regulations, which would continue to apply to other uses of this type in the C4 (Service Commercial) District, specify a minimum lot area of 10,000 square feet and street frontage of not less than 100 feet. Other standards include a maximum site coverage of 20 percent, minimum setbacks of 20 feet from all property lines, and the paving of customer service areas.

It was also proposed in our earlier report that screening should be provided in cases where a drive-in restaurant adjoins a residentially zoned area. A further requirement for the provision of a six foot landscaped strip adjacent to a street, as in the case of off-street parking areas, would help to ensure a higher standard of development.

RECOMMENDATIONS

- (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.
- (2) That the following definition for "restaurant" be added to the Bylaw:

"Restaurant" means an eating establishment where food is sold to the public for immediate consumption within the premises, but where no provision is made for the consuming of food in motorvehicles which are parked on the site.

- (3) That a new definition be included in 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 vehicle which are driven onto the site where such establishment is located and where the customer is permitted or encouraged, either by the design of the restaurant facilities or by service and/or packaging procedures, to:

- a) remain in his vehicle for service and for consuming the food which is purchased, or
 - b) leave his vehicle to purchase food and is given the choice of either consuming the food in his vehicle or within the drive-in restaurant building.
- (4) That a new zoning category be created for drive-in restaurants, with the following requirements:

307. DRIVE IN RESTAURANT DISTRICT (C7)

This District provides for the regulation and location of drive-in restaurants in proper relationship to surrounding development.

307.1 Uses permitted:

- (1) Drive-in restaurants.
- (2) Accessory buildings and uses.

307.2 Conditions of use:

- (1) A lot occupied by a drive-in restaurant shall be separated from an adjoining street by a fully and suitably landscaped and properly maintained strip of not less than six feet in width.
- (2) Screening of not less than six feet in height shall be provided and properly maintained where a drive-in restaurant abuts a lot in an A, R or RM District, or is separated therefrom by a lane.
- (3) The entire customer service area shall be paved with a permanent surface of asphalt or concrete.

307.3 Height of Buildings:

The height of a building shall not exceed twenty feet.

307.4 Lot Area and Width:

Each lot shall have an area of not less than 10,000 square feet and a width of not less than 100 feet.

307.5 Lot Coverage:

The maximum coverage shall be twenty percent of the lot area.

307.6 Front Yard:

A front yard shall be provided of not less than twenty feet in depth.

307.7 Side Yards:

A side yard shall be provided on each side of the building of not less than twenty feet in width.

307.8 Rear Yard:

A rear yard shall be provided of not less than twenty feet in depth.

307.9 Off-Street Parking:

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

307.10 Off-Street Loading:

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

Respectfully submitted,



A. L. PARR,
PLANNING DIRECTOR

RBC/mp

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