

18. Re: Amendment to Zoning Bylaw
Proposed Warehouse Sales Facility

The following report dated July 27, 1972, from the Planning Director regarding the above is self-explanatory.

RECOMMENDATION:

THAT the recommendations of the Planning Director be adopted.

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Planning Department,
July 27, 1972
Our file #700.1, 02.240.

RE: PROPOSED WAREHOUSE SALES FACILITY.

A. BACKGROUND

Recent discussions have been held with representatives of commercial firms and developers concerning the possibility of locating major warehouse sales facilities within Burnaby.

Such proposals involve the development of a building with a gross floor area of approximately 170,000 square feet on a large site. The building would be divided into the following components:

a)	warehouse	approximately	106,000 sq. ft.
b)	retail sales and display	"	45,000 " "
c)	offices	"	19,000 " "

The building would also be provided with parking space, at a ratio of approximately one space for each 538 square feet of building area.

Such a facility would serve as a storage and distribution centre for various outlets in the Lower Mainland Area, as well as providing a retail sales outlet for such items as furniture, floor coverings, household appliances etc.

B. THE PROPOSAL IN RELATION TO EXISTING ZONING REGULATIONS

At the scale of development envisaged by this type of proposal, both the warehouse and the retail outlet would be considered as principal uses. There

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is no provision, under the existing Zoning By-law regulations, for the development of such a "dual use" in either commercial or industrial districts. While the By-law does allow for a limited mixture of uses on one site, the secondary or accessory use should be clearly related to, and at a much smaller scale than the principal use.

The permitting of large commercial developments in industrial areas would be in direct conflict with the basic zoning philosophy which differentiates between these two uses and provides separate zoning districts for each of them. In addition, traffic generating commercial establishments would tend to overtax the street system, originally planned for industrial purposes, and create traffic problems. A further consequence of such a mixture would be the pre-emption of the frontage of many large industrial tracts by commercially oriented uses.

While these arguments are considered valid when viewed in relation to the overall pattern of commercial and industrial development and zoning in the municipality, they would not apply to nearly the same degree if an upper limit were imposed on the commercial portion of the warehouse sales establishment. It is also considered likely that the number of specialized facilities of this type would be quite small, which would permit the tailoring of any proposed development regulations to relate closely with this particular type of development.

Recognizing that this is a legitimate large scale land use, but not wishing to increase the multiplicity of industrial or commercial zoning districts by the creation of a new single purpose zone, a preferable approach would be the inclusion of this special type of use in one of the existing categories. The CD (Comprehensive Development) District which deals with mixed land uses, would, in our view, be the most suitable since it provides the necessary controls to ensure a high development standard by making the approved plan a part of the Zoning By-law.

C. RECOMMENDATIONS

It is recommended that the Council forward to a Public Hearing for further consideration, the following proposed Zoning By-law text amendments.

- (1) The addition of warehouse sales establishments to the CD (Comprehensive Development) District as follows:

"(5) Warehouse sales establishments, subject to the following requirements:


- a) A floor area of 100,000 square feet or more devoted to warehousing.
- b) A floor area of between 30,000 square feet and 50,000 square feet devoted to retail sales and display.
- c) The provision of off-street parking in accordance with Schedule VIII of this By-law."

- (2) The addition of the following clause to Section 800.4 (Required Off-Street Parking Spaces):

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<u>Use</u>	<u>Required Parking Spaces</u>
(25) Warehouse sales establishments developed under the CD Zoning District category.	1 for each 600 sq. ft. of gross floor area.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.

RBC:ew

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