

ITEM	10
MANAGER'S REPORT NO.	37
COUNCIL MEETING	May 24/77

Re: CARETAKER ACCOMMODATION IN INDUSTRIAL ZONES

Following is a report from the Director of Planning regarding proposed amendments to the Zoning By-law.

RECOMMENDATIONS:

1. THAT the Council receive the report of the Planning Department and authorize the preparation of a by-law by the Municipal Solicitor to permit the introduction of the following amendment to Sections 401.1(16) and 405.1(15) of the Burnaby Zoning By-law:

The deletion of clause (b) in each of these sections and its replacement by: "to be provided for a maximum of two adults".

2. THAT these amendments be advanced to a public hearing on June 21, 1977.

\* \* \* \* \*

Planning Department  
May 16, 1977  
Our File #02.240

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
RE: CARETAKER ACCOMMODATION IN INDUSTRIAL ZONES

A. BACKGROUND

The Council, on March 28, 1977, approved the inclusion of a clause providing for caretaker accommodation in the regulations governing mini-warehouse developments. This particular clause differed from the standard zoning district requirements in that provision was made for a maximum of two adults to occupy such accommodation.

During consideration of this matter, the Council requested the Planning Department to bring forward a report on a further text amendment that would allow a maximum of two adults to occupy caretaker accommodation in those industrially zoned districts in which it is now permissible to have one caretaker.

Aside from mini-warehouse developments, caretaker accommodation is presently limited to a single person under regulations set forth in Section 401.1(16) of the Zoning By-law (uses permitted - M1 District). This particular section also applies to the M2, M3 and M6 designations, while the same requirements are repeated in Section 405.1(15) - (uses permitted - M5 District).

B. OBSERVATIONS

The provision for the occupancy of caretaker accommodation by a maximum of two adults in a mini-warehouse development was considered necessary because of the character of this type of use (i.e., the absence of other employees and the need for the performance of regulatory and security functions on a twenty-four hour basis).

While in the case of most other industrial operations, there are a number of employees on the premises during working hours and a caretaker or watchman assumes his duties when the site has been vacated by the regular workers. Although this is a function which could be performed by a single individual, there may well be instances where the employment of two persons would be necessary or, like the mini-warehouse, surveillance over a twenty-four hour period may be required. In any case, it is considered unlikely that any undue problems would be created by increasing the number of persons who could occupy caretaker accommodation to two adults.


C. RECOMMENDATIONS

It is recommended:

1. THAT the Council receive the report of the Planning Department and authorize the preparation of a by-law by the Municipal Solicitor to permit the introduction of the following amendment to Sections 401.1(16) and 405.1(15) of the Burnaby Zoning By-law:

The deletion of clause (b) in each of these sections and its replacement by: "to be provided for a maximum of two adults".

2. THAT these amendments be advanced to a public hearing on June 21, 1977.

  
A. L. Parr,  
DIRECTOR OF PLANNING.

RBC/hf

c.c. - Municipal Clerk  
Municipal Solicitor  
Assistant Director - Long Range  
Planning and Research

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