

Re: PROPOSED TEXT AMENDMENT, BURNABY ZONING BYLAW:  
SERVICE COMMERCIAL DISTRICT (C4)  
RETAIL FURNITURE SALES ESTABLISHMENTS

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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SUPPLEMENTARY

1985 DECEMBER 15

TO: MUNICIPAL MANAGER

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: PROPOSED TEXT AMENDMENT, BURNABY ZONING BYLAW:  
SERVICE COMMERCIAL DISTRICT (C4)  
RETAIL FURNITURE SALES ESTABLISHMENTS

RECOMMENDATION:

1. THAT the Municipal Solicitor be asked to prepare the appropriate amending Bylaw, as outlined in Section 4.0 of this report, that the Bylaw be presented for First Reading on 1986 January 06, and be submitted to a Public Hearing to be held 1986 January 28 at 19:30 h.

REPORT

1.0 BACKGROUND

The Municipality, through its Zoning Bylaw, provides for a broad range of commercial activities in the respective commercial zones, C1 through C7. The groupings of permitted uses, and the density and bulk regulations pertaining to each, relate to the character of each zone and the peculiar suitability of the zone for particular uses. The distribution of these zones throughout Burnaby reflects, in general, the established policy of observing a hierarchy of commercial centres (through the C1, C2, and C3 zones), and provides also more specialized district categories for other classes of commercial uses with special needs or characteristics.

Among these, the Service Commercial District (C4) accommodates a variety of uses that are best situated in lower intensity areas with an emphasis on vehicular-access orientation. The underlying purpose of the C4 zone is outlined in the preamble that precedes the district's regulations:

"This District provides for the accommodation of vehicular oriented commercial uses of low intensity, and for commercial uses requiring large areas for storage and handling of materials, goods and equipment."

The range of retail sale uses permitted in the C4 District is limited, consistent with the foregoing statement. Provision is made, for example, for retail sales of building supplies, certain types of equipment, automobile parts and accessories, and second hand goods. Certain other retail or service-type uses are permitted subject to size limitations to preserve the essential intent of the District. However, retail stores in general are not a permitted land use in the zone.

## 2.0 RETAIL FURNITURE SALES OUTLETS

As a result of a recent enquiry, staff of the Planning and Building Inspection Department have reviewed the provisions that are made in the Bylaw for retail sale of new and used furniture. At this time, sale of used furniture as a principal use is permitted in the C4 zone and no other District (as a second hand store or conceivably an auction room), whereas the sale of new furniture is not permitted as a principal use in that zone.

## 3.0 DISCUSSION

The review has led staff to the conclusion that there is merit in considering the inclusion of retail sale of new furniture and major home appliances as a permitted use in areas having a C4 designation. This view is supported by recognition that the use is one of generally low intensity, that it commonly requires large areas for the storage and handling of the goods involved, and that retail furniture outlets frequently demand superior vehicular access for customer pick-up, etc.

It is considered that such a retail activity, if it were permitted in the C4 zone, would be quite consistent with the principles expressed in the preamble, and in the view of staff would not adversely affect other C4 uses that might be located proximate to a C4 zoned site. Moreover, given that retail furniture stores would continue to be permitted in the other zones that presently permit them, extending the location possibilities to the C4 District would not create any non-conformity and would not detract from the range of uses that can be located in a higher-intensity commercial centre, as for example, in a mall in a C3 District.

## 4.0 CONCLUSION


Accordingly, it is being recommended that the range of zones possible for such uses be broadened by adding to the list of uses permitted under Section 304.1 of the Zoning Bylaw the following:

"(35) Retail sale of new or used furniture and major appliances."

Provisions for parking and loading are contained in the existing bylaw, and no other bylaw changes would be required.

If the Council concurs in the recommendation, the Municipal Solicitor will be asked to bring down the necessary Bylaw to amend the text of the C4 District on 1986 January 06, and the amendment will be advanced to a Public Hearing to be held 1986 January 28.

*Arp*  
DGS:ad  
cc: Director Finance  
Municipal Solicitor

  
A. L. PARR,  
DIRECTOR PLANNING &  
BUILDING INSPECTION