

TO: CITY MANAGER

1996 January 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: HOME OCCUPATIONS IN HIGH-RISE RESIDENTIAL TOWERS

PURPOSE: To advise Council that staff will be reviewing certain home occupation uses to determine their suitability for acceptance in high-density multiple-family residential districts.

RECOMMENDATION:

1. **THAT** Council receive this report for information.

R E P O R T

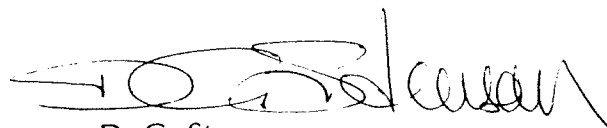
This Department is in receipt of a letter expressing a resident's desire to start an import/export business in his home in a high rise building in Burnaby. The letter described the business as requiring only a telephone and fax machine, with no inventory kept on the premises, and having no foreseeable impact on neighbouring residents.

Currently, Burnaby's Zoning Bylaw permits a variety of home occupation uses in single family, two family and lower-density multiple-family residential districts. These uses are subject to several conditions which aim to minimize their potential impact on surrounding areas, in terms of noise, signage, traffic, etc. Home occupation uses are not permitted in the higher density multiple family residential districts.

There is merit in reviewing the issue of home occupation uses and their possible inclusion in higher density multiple-family residential districts. Staff propose to conduct such a review. Relevant business groups will be contacted in order to obtain more information on current trends in home-based businesses. Additionally, a survey of corresponding uses in other local municipalities will be conducted. The land-use implications of encouraging certain home occupation uses will also be investigated, together with determination of the conditions of use that should be employed to ensure compatibility of such a personal home-based business in a high-density residential setting.

It is anticipated that the research and deliberation required for this review will take approximately two months. A text amendment to the Zoning Bylaw may be recommended arising out of the results of this review.

A further report will be forwarded to Council once this review has been completed.

A handwritten signature in black ink, appearing to read 'D. G. Stenson', written over a horizontal line.

D. G. Stenson
Director Planning and Building

TDA/ds

cc: Chief Licence Inspector