

Item .....	03
Manager's Report No. ....	25
Council Meeting .....	03/09/29

**TO:** CITY MANAGER 2003 September 23

**FROM:** DIRECTOR PLANNING AND BUILDING OUR FILE: 15.615

**SUBJECT: ZONING BYLAW TEXT AMENDMENT  
RETAIL BUILDING SUPPLY ESTABLISHMENTS**

**PURPOSE:** To propose a text amendment to the Burnaby Zoning Bylaw to exclude retail building supply establishments as a permitted use from the M3 Heavy Industrial District.

**RECOMMENDATION:**

1. **THAT** Council authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw to exclude retail building supply establishments from the M3 Heavy Industrial District of the Burnaby Zoning Bylaw, as outlined in this report.

**REPORT**

**1.0 BACKGROUND**

The Burnaby Official Community Plan (OCP), adopted by Council on 1998 June 15, established a policy framework for future land use and development in the City. In 1999 June, as part of the process to implement major OCP policy directions related to the future development of the City's industrial base, and to assist with the implementation of the Lake City Business Centre Plan, Council authorized a phased program for amendment of the City's industrial zoning districts. The first phase of work resulted in the creation of the B1 and B2 Business Centre Districts in 2000 December to support more intensive office and industrial development in specific areas of the City.

As part of this phased program, Council authorized the pursuit of an incremental approach to the amendment of the City's existing industrial districts to support City objectives for the more intensive use of designated industrial lands for industrial purposes consistent with adopted OCP and guide plan directions. The use of an incremental approach to amendment of existing districts was proposed in order to limit the potential for unforeseen impacts arising from bylaw changes.

At this time, in an effort to continue this work, staff are proposing a specific amendment to the M3 Heavy Industrial District to remove "*retail building supply establishments*" as a permitted outright use.

**2.0 DISCUSSION**

Retail building supply establishments are currently permitted in the M1 Light Industrial District, the M2 General Industrial District and the M3 Heavy Industrial. The inclusion of this use within the industrial districts reflects, in part, the similarity of the building supply business with industrial activities related to traditional needs for outdoor storage yards, the relationship of the business to the building industry, and the receipt and shipment of larger size and volume goods by truck.

The removal of this use from the M3 Heavy Industrial District would serve to help protect the City's inventory of designated heavy industrial lands for primary industrial uses. A review of existing retail building supply businesses in the M3 District did not identify any existing building supply businesses with a significant retail component that would be affected by the proposed amendment.

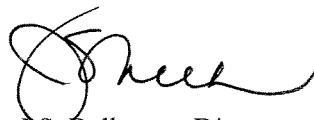
Retail building supply would remain a permitted use within commercial districts, and is specifically accommodated in the C4 Service Commercial District. In addition, wholesalers and manufacturers of building supplies and materials would remain as permitted uses in the M1, M2, and M3 Districts, as would the storage of new materials within an approved yard area. Accessory retail sales are also permitted related to a principal industrial use, such as a lumber yard or window manufacture. As such, the removal of retail building supply establishments from the M3 District is not expected to significantly restrict opportunities within the City for the accommodation of this use. In addition, the City has provided an appropriate opportunity for the development of a retail building supply establishment under CD commercial zoning within the adopted Byrne Road and Marine Way Commercial Precinct Plan. Two optional sites, covering a net site area of about 35 acres, have been designated in this Commercial Precinct Plan for this potential use within the context of the overall land use plan developed for the area. The proposed bylaw change would also serve to guide development of this use to these designated sites within the Commercial Precinct.

As part of a subsequent review, staff will also undertake to determine the effect of pursuing this amendment for the M1 Light Industrial District and the M2 General Industrial District, and will submit a report to Council through the Housing Committee.

### 3.0 CONCLUSION

The proposed text amendment to the M3 Heavy Industrial District of the Burnaby Zoning Bylaw outlined in this report is intended to maintain designated heavy industrial lands for use for primary industrial purposes. As part of a subsequent phase of work, staff will undertake to review the advisability of pursuing a similar amendment for the M1 and M2 Districts.

It is recommended that Council authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw to exclude retail building supply establishments from the M3 Heavy Industrial District of the Burnaby Zoning Bylaw, as outlined in this report.



J.S. Belhouse, Director  
PLANNING AND BUILDING

LP/jc

cc: Director Engineering  
Director Finance