



Item.....
Meeting.....2017 May 01

COUNCIL REPORT

TO: CITY MANAGER DATE: 2017 April 26
FROM: DIRECTOR PLANNING AND BUILDING FILE: 42000 20
Reference: Bylaw Text Amendment
SUBJECT: PROPOSED ZONING BYLAW TEXT AMENDMENT – ADDITION OF A PERMITTED USE TO THE M4 SPECIAL INDUSTRIAL DISTRICT
PURPOSE: To seek Council authorization to forward the proposed text amendment to the Burnaby Zoning Bylaw to a Public Hearing on 2017 May 30 at 7:00 pm.

RECOMMENDATION:

- 1. THAT Council authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw as outlined in Section 2.0 of this report, and that the bylaw be advanced to First Reading on 2017 May 15, and to a Public Hearing on 2017 May 30 at 7:00 p.m.

REPORT

1.0 BACKGROUND INFORMATION

As part of the ongoing review of the Burnaby Zoning Bylaw, which usually takes place in the context of development enquiries and discussions regarding the intent of the bylaw and the general need to update the bylaw, text amendments are brought forward from time to time. These text amendment reports are submitted in order to provide clarification and improvements to the wording of the bylaw, and to respond to changes in related legislation and changes in forms of development, land uses, and social trends.

This report proposes one Zoning Bylaw text amendment to permit the manufacturing or finishing of household utensils, cutlery, hand and edge tools in the M4 Special Industrial District.

2.0 PROPOSED BYLAW TEXT AMENDMENT

Issue

The manufacturing or finishing of household utensils, cutlery, hand and edge tools is permitted in the M1, M2, M3 and M5 Districts, but not in the M4 District. The restriction of the subject use in the M4 District is not consistent given comparable permitted uses within the M4 District, and its inclusion in similar Industrial Districts such as the M1 and M5 Districts.

Discussion

At its meeting on 2017 March 28, the Planning and Development Committee, in response to a delegation from North Arm Knives Ltd., requested a text amendment to the Zoning Bylaw to permit

To: City Manager
From: Director Planning and Building
Re: Burnaby Zoning Bylaw Text Amendment
2017 April 26..... Page 2

the manufacturing or finishing of household utensils, cutlery, hand and edge tools in the M4 Special Industrial District.

Currently, the manufacturing of household utensils, cutlery, hand and edge tools is permitted under the “manufacturing or finishing of wood, metal and paper products” in the M1 Manufacturing District, M2 General Industrial District, M3 Heavy Industrial District, and M5 Light Industrial District. A review of the original copy of the Zoning Bylaw from 1965, indicates that “manufacturing or finishing of household utensils, cutlery, hand and edge tools” was never permitted in the M4 Special Industrial District. It is not clear why the subject use was omitted from the M4 District, despite its inclusion in the M1 and M5 Districts, which similar to the M4 District, permit light industrial activities under conditions designed to minimize conflict with surrounding uses. Furthermore, a number of permitted uses within the M4 District are comparable to the manufacturing or finishing of household utensils, cutlery, hand and edge tools, both in scale and manufacturing process. Therefore, the inclusion of the subject use in the M4 District should not adversely affect surrounding uses.

Given the above, it is recommended that the subject use be permitted in the M4 Special Industrial District, to bring parity between the M1, M4, and M5 Industrial Districts in this regard.

Recommended Bylaw Amendment

- 1. THAT Section 404.1(3) of the Zoning Bylaw be amended to permit the manufacturing or finishing of household utensils, cutlery, hand and edge tools.

3.0 CONCLUSION

The above Zoning Bylaw text amendment is proposed to improve the consistency of permitted uses within the M4 Special Industrial District, and between districts with similar intent. It is recommended that Council approve the above proposed text amendment as outlined in Section 2.0 of this report, and that the bylaw be advanced to First Reading on 2017 May 15, and to a Public Hearing on 2017 May 30 at 7:00 p.m.


Lou Pelletier, Director
PLANNING AND BUILDING

MN:spf

- cc: Director Public Safety and Community Services
Director Engineering
OIC, RCMP Burnaby Detachment
Chief Building Inspector
Chief Licence Inspector
City Solicitor
City Clerk