

409. EMPLOYMENT DISTRICT (E1)

409.1 Intent

The intent of the Employment District is to support compatible light industrial, commercial, and private recreational uses that minimize conflict with neighbouring residential areas and provide creative employment opportunities. Limited residential opportunities may be available for affordable rental housing within 200 m of a SkyTrain station.

409.2 Permitted Uses

409.2.1 E1 District

Use	Conditions
Principal	
Animal Care	409.3
Artist Studio or Workshop	-
Assembly and Entertainment	409.3
Cannabis Processing Facility	409.3
Child Care Facility	-
Commercial Kitchen	-
Contractor Service	-
Emergency Shelter	6.25
Fleet Dispatch Centre	-
Health Care Facility	-
Industrial Fueling Station	409.3
Light Industrial	-
Office	-
Nurseries and Greenhouses	409.3
Production and Rehearsal Studio	-
Recreation and Fitness	409.3
Recycling Centre	-
Research and Development	-
Residential Sales Centre	-
Service Station	409.3
Storage Yard	-
Towing and Impound Lot	-

Trade School	-
Transportation Facility	-
Utility Services	-
Vehicle, Boat and Trailer dealership	-
Warehouse, Packaging and Distribution Facilities	-
Wholesale Facility	-
Works Yard	-
Secondary	
Educational Services	-
Energy Generation	-
Live-Work Units	409.3
Mobile Retail and Restaurant	-
Multiple Family Dwellings	409.3
Personal and Business Services	409.3
Restaurant	-
Retail	409.3
Storage Facility	409.3
Accessory	
Showroom or Display Area	409.3
Other Accessory Buildings, Structures, and Uses	6.6, 409.3

409.3 Conditions of Use

Use	Conditions
Principal Uses	
All Uses	<ol style="list-style-type: none"> 1. All permitted principal uses involving the manufacturing, warehousing or storage of Dangerous Goods shall be authorized by and in compliance with a permit issued by the Waste Management Branch of the Ministry of Environment. 2. No outdoor storage areas shall be located within any required street yard setback. 3. Screening of not less than 1.8 m in height shall be provided and properly maintained along any boundary of a lot where outdoor works, storage of vehicles or materials, or other similar outdoor activities occurs.
Animal Care	<ol style="list-style-type: none"> 1. Screening of not less than 1.8m in height shall be provided and properly maintained along any boundary of the lot where breeding and kennel uses occur. 2. Animal care facilities boarding animals overnight shall be located a minimum of 25 m from a residential use measured from building face to building face. 3. Uses operating a kennel must abide by the provisions of the Burnaby Kennel Regulation Bylaw 1960, as amended or replaced from time to time.
Assembly and Entertainment	<ol style="list-style-type: none"> 1. Not permitted on the ground-level storey. 2. Nightclubs not permitted.
Cannabis Processing Facility	<ol style="list-style-type: none"> 1. All cannabis production, processing, and storage must take place inside a wholly enclosed building or structure. 2. Any building used for cannabis production or processing must be equipped with an air filtration system that prevents the escape of cannabis odours to the outdoors and the system must be maintained to function properly over time. 3. The City may request an Air Quality Management Plan prepared by a registered professional and a third-party review of this plan at any time.
Industrial Fueling Station	<ol style="list-style-type: none"> 1. Screening of not less than 1.8 m in height shall be provided and properly maintained along any boundary of the lot which abuts a lot with a residential use or is separated therefrom by a lane. 2. Fuel service pumps or pump islands shall be located not closer than 4.5 m to any property line, with the exception of electric vehicle charging infrastructure. 3. All service areas shall be paved with a permanent surface of asphalt or concrete, and any unpaved areas of the lot shall be suitably landscaped and maintained and separated from the paved areas by a curb or other barrier.

Nurseries and Greenhouses	<ol style="list-style-type: none"> 1. Must be enclosed within a building or structure. 2. Keeping of livestock and the growing of mushrooms or other products in a manure-based medium not permitted.
Recreation and Fitness	<p>Indoor pistol and rifle ranges may only be established subject to the following conditions:</p> <ul style="list-style-type: none"> • Compliance with all Federal and Provincial regulations governing the development of indoor pistol and rifle ranges. • Compliance with the applicable regulations of the Fire Services Act and the Burnaby Noise or Sound Abatement Bylaw. • Shall require contracting the services of an acoustic engineer to ensure that the design of the building will limit the intensity of the noise level at all times to a maximum decibel level as indicated in the Burnaby Noise or Sound Abatement Bylaw, measured at the outer surface of the perimeter walls of the indoor pistol and rifle range and at the upper surface of the floor assembly above. • Shall be located 60 m or more from a lot with a principal residential use, measured directly from property line to property line.
Service Station	<ol style="list-style-type: none"> 1. Screening of not less than 1.8 m in height shall be provided and properly maintained along any boundary of the lot which abuts a lot with a residential use or is separated therefrom by a lane. 2. Fuel service pumps or pump islands shall be located not closer than 4.5 m to any property line, with the exception of electric vehicle charging infrastructure. 3. For gasoline service stations, oil change establishments, and carwash facilities, the service area shall be paved with a permanent surface of asphalt or concrete, and any unpaved areas of the lot shall be suitably landscaped and maintained and separated from the paved areas by a curb or other barrier.

Secondary Uses	
Live Work Units	<ol style="list-style-type: none"> 1. The residential portion of a live-work unit is only permitted in conjunction with a principal use and may not exceed a floor area of 112 m² per dwelling unit, which must be clearly identified on the Building Permit application. 2. The residential portion of a live-work unit must be located above the associated principal use(s) and is not permitted on the ground level. 3. The designated residential portion must be used solely for residential purposes and the remainder of the unit must be used for work purposes. Neither shall be converted to other uses. 4. An indoor or outdoor amenity space for common use by multiple live-work unit residents may be permitted as part of the building design.
Multiple Family Dwelling	<ol style="list-style-type: none"> 1. Multiple family dwellings must be: <ul style="list-style-type: none"> • restricted to residential rental tenure; • located on lots within 200 m of a SkyTrain station; • apartment dwelling forms; and • located above a principal use, and not on the ground level. 2. Multiple family dwellings must contain a minimum percentage of non-market rental housing units based on the minimum percentage for required inclusionary rental units set out in the table in Section 1100.1(1) for the applicable quadrant. The maximum rental rate for non-market rental housing units must be below the rental rate for market rental units, if any, in the multiple family dwelling.
Personal and Business Services	Limited to 250 m ² in floor area.
Retail	<ol style="list-style-type: none"> 1. Each liquor store must be located not less than 1.0 km away from another liquor store within the City of Burnaby. 2. Each cannabis store must be located not less than 1.0 km away from another cannabis store within the City of Burnaby.
Storage Facility	<ol style="list-style-type: none"> 1. Not permitted within 400 m of a SkyTrain Station. 2. Must be located above the ground-level storey, with the exception of an associated entrance.
Accessory Uses	
Accessory Buildings, Structures, and Uses	The manufacturing or processing of items related to the principal use are a permitted accessory use, with the exception of heavy industrial uses.
Showroom or Display Area	For each separate unit occupied by a principal use, accessory showroom or display area uses are permitted in an area not exceeding 50% of the total floor area occupied by the unit.

409.4 Built Form and Siting

Regulations		E1
Height		
Maximum Height	8 storeys	
Minimum Lot Line Setbacks		
Street Yard ^{.1}	Front: 6.0 m Flanking: 4.5 m	
Lane Yard ^{.2}	3.0 m	
Interior Side Yard ^{.2.3}	3.0 m	
Interior Rear Yard ^{.2}	3.0 m	

^{.1} Where a lot is separated by a street from a lot outside of the E1 District with a residential use, such front yard shall be not less than 9.0 m and such flanking yard shall be not less than 6.0 m.

^{.2} Where a lot abuts a lot outside of the E1 District with a residential use or is separated by a lane therefrom, a lot line setback shall be provided of not less than 6.0 m.

^{.3} An interior side yard may be reduced to 0.0 m, provided it does not abut a lot outside of the E1 District with a residential use and provided that the other side yard has a width of not less than 6.0 m.

409.5 Additional Regulations

(1) Additional zoning regulations may apply, including, but not limited to, those found in:

- (a) Section 6: Supplementary Regulations
- (b) Schedule 8: Off-Street Parking
- (c) Schedule 9: Off-Street Loading
- (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities

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