

E1 Employment & I1 Industrial Districts

Summary of Zoning Regulations | July 2026

The Burnaby Zoning Bylaw 2026 consolidates the former industrial and business centre zoning districts into two new districts—the E1 Employment and I1 Industrial Districts—intended to support a range of industrial, commercial, private recreational, and other employment use opportunities.

Background

The Burnaby Zoning Bylaw 2026 replaces the former eight industrial (M1–M8) and two business centre (B1, B2) districts with the E1 Employment and I1 Industrial Districts. Aligned with the Burnaby 2050 Official Community Plan (OCP), the new districts simplify and modernize the City's employment and industrial zoning framework while providing greater flexibility for contemporary uses and development forms.

Employment and industrial lands are essential to the local and regional economy but face pressures from limited land supply and competing uses. The new districts support the Burnaby 2050 OCP and Metro Vancouver Regional Growth Strategy by protecting these lands and enabling employment and industrial activities to intensify over time.

Key changes

The new E1 and I1 Districts include:

- **More flexible uses:** updated and consolidated use categories support a broad mix of contemporary activities with creative and innovative employment opportunities.
- **Height-based development:** storey count, setbacks, and building separation requirements replace former height dimensions and floor area ratio (FAR) standards.
- **Simplified lot requirements:** no district-specific lot area, lot width, or lot coverage requirements, providing greater flexibility for different sites and building forms.
- **Greener sites:** new 10% permeable surface requirement supports trees, landscaping, and stormwater management.
- **Housing options:** limited rental housing near transit and live-work units are supported in the E1 District.
- **Mixed-use opportunities:** E1 may be combined with residential or neighbourhood commercial overlay districts in designated locations, while retaining employment uses as a core component of the site.

New zoning districts

The following height-based employment and industrial zoning districts were first introduced in March 2026 and carried forward into the Burnaby Zoning Bylaw 2026:

- **E1** Employment District
- **I1** Industrial District
- **I1a** Heavy Industrial Sub-District

E1 Employment District

The E1 District accommodates a broad mix of commercial, light industrial, and recreational uses that are generally compatible with nearby residential areas. Buildings may be up to 8 storeys.



I1 Industrial District

The I1 District accommodates industrial activities of varying scale and intensity, including manufacturing, processing, warehousing, distribution, and supporting employment uses. Buildings may be up to 4 storeys.



I1a Sub-District

The I1a Sub-District accommodates heavier industrial uses that may generate greater noise, odour, dust, or other impacts. Additional siting and separation requirements help protect nearby residential areas, schools, and child care facilities.



What can be built?

The E1 and I1 Districts support a variety of uses and forms, from office and flex-industrial developments to larger manufacturing and distribution facilities. Form and Character Development Permit Area Guidelines set high-quality but flexible standards for urban design and site layout for new commercial, industrial, and mixed typology developments.

E1 District examples

Research and development



Film studio



Indoor recreation facility



I1 District examples

Food processing facility



Warehousing and distribution



Contractor works yard



I1a Sub-District examples

Intermodal shipping facility



Lumber mill



Secondary uses are an additional permitted use that may only be established where a permitted principal use is present on the lot.

What uses are permitted?

E1 accommodates a wide mix of commercial, light industrial, and recreational activities. I1 focuses on manufacturing, processing, warehousing, and distribution. I1a supports all the uses of I1, plus heavier industrial uses, such as primary processing and handling of hazardous materials. Examples of permitted uses include:

Principal uses (E1, I1, I1a)

- Light industrial
- Nurseries & greenhouses
- Production & rehearsal studio (e.g. film studio)
- Research & development
- Service station (e.g. auto repair, gas station)
- Storage yard
- Trade school
- Transportation facility (e.g. fleet storage, dispatch)
- Utility services
- Warehouse & distribution
- Wholesale facility
- Works yard

Principal uses (E1 only)

- Artist studio or workshop
- Assembly & entertainment
- Child care facility
- Health care facility
- Office
- Recreation & fitness

Principal uses (I1, I1a)

- Cannabis production
- Marine mooring facility

Principal uses (I1a only)

- Heavy industrial
- Freight depot or terminal
- Waste processing facility

Conditions of use

The E1 District conditions of use generally focus on managing potential impacts on neighbouring lots.

The I1 District places greater emphasis on industrial activity and more tightly limits office- and retail-oriented uses. Retail, restaurants, and personal and business services are secondary uses limited to 250 sq. m per lot, while secondary office must be located above the ground level. Ground-level offices are only permitted as accessory to a principal use and are limited to 40% of the unit's floor area.

The I1a Sub-District requires uses to be located 100 m to 150 m from residences, schools, and child care facilities.

Storage Facilities, including self- and mini-storage, are permitted in E1 and I1 as a secondary use, but not within 400 m of a SkyTrain station. They must be located above the ground-level storey to preserve the ground-level for employment-generating and core industrial uses.



Parking, loading, screening, and landscaping

New development in the E1 and I1 Districts is subject to updated parking, loading, screening, and landscaping requirements. Revised parking standards provide greater flexibility to accommodate different uses and site conditions. Enhanced landscaping and screening requirements, including new 10% permeable surface requirements and screening of outdoor work and storage areas, support better site organization, aesthetics, and environmental sustainability.

For more information, visit Burnaby.ca/ZoningBylaw