

Analysis of Business Employment and Business Commercial Sites

The table below describes the number of properties that are located in the Business Employment (BE) and Business Commercial (CB) Zone, as well as the proportion of these properties that abut either the Medium Industrial (IM) or Heavy Industrial (IH) Zone.

Zone	Total number of properties in this Zone	Number of properties abutting Medium Industrial (IM) Zone	Percentage of total	Number of properties abutting Heavy Industrial (IH) Zone	Percentage of total
Business Commercial (CB)	249	28	11.2%	1	0.4%
Business Employment (BE)	2,527	778	30.7%	87	3.4%

Of the 249 Business Commercial Zone properties, only 29 properties abut Medium Industrial or Heavy Industrial properties. The proportion of Business Employment properties that abut sites zoned Medium or Heavy Industrial are higher (865 out of 2,527 properties). Business Employment properties abutting Medium or Heavy Industrial sites more frequently should be expected because the Zoning Bylaw Renewal Initiative combined the Light Industrial (IL) Zone with the Industrial Business (IB) zone from Zoning Bylaw 12800 to create the Business Employment Zone. Light Industrial Zones would often be located alongside Medium and Heavy Industrial properties within these areas to accommodate the industrial uses with less risk or nuisances. These properties also sometimes also act as a transition or buffer properties along the edges of major streets and non-residential blocks, as illustrated in the mapping. As a result, a larger proportion of Business Employment properties should be expected to abut Medium Industrial or Heavy Industrial properties.