

ITEM 25  
MANAGER'S REPORT NO. 1  
COUNCIL MEETING Jan. 10/77

Re: LETTER FROM MR. SANDOR IMRE  
2918 BOUNDARY ROAD, BURNABY  
ZONING DESIGNATIONS FOR A TOOL-SHARPENING SERVICE

Appearing on the agenda for the January 10, 1977 meeting of Council is a letter from Mr. Sandor Imre regarding zoning requirements relative to his owner operated tool-sharpening service. Following is a report from the Director of Planning on this matter.

Mr. Imre has advised that he is being required to relocate his business because the building in which he is now situated has been taken over by a new ownership. He at this time knows that he will have to relocate in the near future, but does not now have another site in mind.

RECOMMENDATION:

1. THAT Mr. Imre be advised by copy of this report that he should pursue the finding of a location for his business in those range of districts which will permit his intended use.

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PLANNING DEPARTMENT  
JANUARY 6, 1977

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
SUBJECT: QUALITY SHARPENING CENTRE - 2918 BOUNDARY ROAD

Appearing on the Council Agenda for the January 10 meeting is a letter from Mr. Sandor Imre, owner/operator of the captioned existing business.

Mr. Imre indicates in his letter that he wishes to have the opportunity to relocate his business from a conforming C4 Service Commercial District location to a C2 Community Commercial zone. In the third paragraph of his letter the writer states that the present zoning regulations allow him only to move into a vacant building in the C4 District, and it is implied that he will experience financial and personal hardship if he is not allowed to situate his business in a C2 location.

The Zoning Bylaw sets out a variety of zoning district categories and within each provides for groups of compatible uses such that a full complement of residential, employment, and service opportunities are available for residents of this municipality. The C1, C2, and C3 Districts provide for a range of retailing, commercial, and personal service establishment uses to serve the needs of the residents of areas ranging in scope from the neighbourhood to the municipal level. The industrial zoning districts provide for a range of employment-generating uses and also for a variety of commercial and service uses related to equipment, tools, and vehicle servicing needs. There is specific provision for the sale, rental and repair of tools and small equipment including hand and edge tools, lawn mowers, and the like in the M1 Manufacturing District, M2 General Industrial District, M3 Heavy Industrial District, M4 Special Industrial District and M5 Light Industrial District. Moreover, in view of the fact that a repair and service business of this sort would benefit from the advantages of a location which experiences the visibility and accessibility commonly associated with more commercial areas of the municipality, the same use category (retail sale, rental and repair of tools and small equipment as mentioned above) has been specifically provided for in the C4 Service Commercial District.

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As Council can appreciate, there are abundant areas of land that have been developed under the 7 use categories mentioned above including the C4 District in which Mr. Imre could relocate his business.

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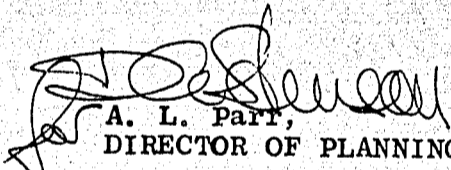
It is appreciated that Mr. Imre's operation is modest in scale, and that he has established a clientele in the North Burnaby area over the years which he wishes to continue to serve from a location in the general area. However, there is no shortage of land zoned to the appropriate categories in this area of the municipality and it would be inappropriate to introduce an amendment to the Zoning Bylaw to permit such an equipment servicing business to locate in the retail commercial districts as such.

There is no intention to create hardship for Mr. Imre as he is now being required to relocate, and the Chief Licence Inspector as well as Planning staff have offered their full assistance to him in relocating successfully within the provisions of the Bylaws of this Municipality.

We would therefore conclude that there is adequate provision for the establishment of tool and equipment sharpening services in the municipality and that there is no justification for opening up the retail and personal service-oriented commercial districts to this range of uses.

RECOMMENDATION

It is recommended THAT Council receive the report of the Planning Director and advise Mr. Imre that he should pursue the finding of a location in those range of districts which permit his use.

  
A. L. Parr,  
DIRECTOR OF PLANNING.

DGS:cm

c.c. Chief Licence Inspector