

ITEM	2
MANAGER'S REPORT NO.	65
COUNCIL MEETING	Sept. 26/77

Re: LETTER FROM MR. ARNOLD F. C. HEAN WHICH APPEARED ON THE AGENDA  
FOR THE AUGUST 29, 1977 MEETING OF COUNCIL (ITEM 5K)  
PROPOSED "COLD FOOD" SERVICES IN INDUSTRIAL ZONES

Appearing on the August 29, 1977 agenda was a request from Mr. Arnold F. C. Hean on behalf of a client for a "...licence to commence a "cold food" service at 4050 First Avenue." Following is a report from the Director of Planning on this matter.

RECOMMENDATION:

1. THAT the Municipal Solicitor be authorized to prepare a by-law to permit the introduction of the proposed amendments as described in section "D" of the Director of Planning's report, and that these amendments be advanced to a Public Hearing on October 18, 1977.

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Planning Department  
September 20, 1977

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
RE: PROPOSED "COLD FOOD" SERVICES IN M3 ZONES

A. BACKGROUND

Appearing on the agenda of the Council meeting of August 19, 1977, was a letter from Mr. Arnold F. C. Hean, on behalf of Mr. R. N. Levasseur who wishes to establish a "cold food" service outlet in an M3 (Heavy Industrial) zoned area for the sale of sandwiches and other cold foods to customers from the surrounding industrial establishments.

This type of use is presently not permitted in the M3 District and Mr. Hean has proposed the amending of the Zoning By-law to make such a development possible. The Council requested a report on this matter from the Planning Department.

B. CHARACTERISTICS

As noted in Mr. Hean's letter, the proposed "cold food" service would not involve the cooking or manufacture of any hot foods although hot drinks would be sold. The kitchen facilities to be installed would be designed to maintain the food at a proper temperature for its assembly and subsequent sale.

Generally, the majority of sales are made between 11 a. m. and 1:30 p. m. to customers from nearby industrial sites who either walk or drive to pick up their purchase during the luncheon period.

There are a number of uses of this type which provide a similar service that is of a lower intensity character than the standard restaurant or drive-in restaurant. Among these are automats (food is obtained from coin operated compartments), box lunch stands (lunch packed in container), carry-out restaurants (food packaged to be carried away and consumed off the premises), commissary restaurants (lunchrooms), cafeterias (customers served at counters and take food to tables to eat), luncheonettes (light lunches provided for consumption on the premises), as well as such establishments as diners, lunch stands, lunch bars, lunch counters and sandwich bars. It is suggested that "lunch bar" be the term used in considering further a "cold food" service type of operation.

C. GENERAL CONSIDERATIONS

Restaurants are normally designed to serve the general public and are appropriately included as permitted uses in commercial zones. Similarly, drive-in restaurants have their own zoning category (C7). The broadening of the regulations to allow for such uses to locate in industrially zoned areas would take up land suitable for industry and lead to a dispersal of commercially oriented activities, thus detracting from the core concept with its concentration of commercial facilities in clearly defined centres.

On the other hand, there would appear to be a need for limited food outlets in industrially zoned areas that would be designed to serve nearby customers. The primary function of such establishments would be the sale of light lunches to their customers during the midday "break". Such lunches would be in packaged or wrapped form for consumption either on or off the premises.

No particular problems are foreseen in the permitting of "lunch bars" in not only M3 zones, but other general industrial districts as well. With a proper and clear definition and the meeting of necessary health requirements this type of use would, it is felt, provide a convenient service to customers employed in industrial areas which may, in many cases, be situated at considerable distances from commercial districts and standard or drive-in restaurant facilities.

It is considered that the current regulations in industrial zones would be sufficient to ensure a suitable and compatible standard of development. It is also felt that the parking requirements could reasonably be the same as those specified for restaurants, lunch counters, diners, tea rooms, etc.; and similar establishments for the sale of food or beverages (one space for each 5 seats) in Section 800.4 (Required off-street parking spaces) in the Zoning By-law.

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D. PROPOSED REGULATIONS

The addition of "lunch bars" as a permitted use in the M1 District (which would automatically extend to the M2 and M3 categories), is recommended. Based on the foregoing review, the following definition is proposed for inclusion in Section 3 of the Zoning By-law.

"LUNCH BAR" means an eating establishment where cold lunches packed in containers, cold wrapped sandwiches, beverages or foods obtained from coin operated compartments are sold to the public for consumption either on or off the premises.

E. RECOMMENDATIONS

It is recommended:

THAT the Council receive the report of the Planning Department and request the preparation of a by-law by the Municipal Solicitor to permit the introduction of the proposed amendments, as described in Section "D", into the Burnaby Zoning By-law, and that these amendments be advanced to a Public Hearing on October 18, 1977.

  
A. L. Parr,  
DIRECTOR OF PLANNING.

RBC/hf

c. c. - Chief Building Inspector  
Chief Licence Inspector  
Chief Public Health Inspector  
Municipal Clerk  
Municipal Solicitor  
Assistant Director - Long Range  
Planning and Research