

Re: ZONING DESIGNATION FOR TOOL SHARPENING SERVICES
(Item 25, Report No. 1, January 10, 1977)

Following is a report containing further information from the Director of Planning on the zoning designation for a tool sharpening service.

We have been advised by Mr. Imre that he has received a verbal assurance from his landlord that a three month notice to vacate will be given if the building is sold. Although Mr. Imre emphasizes that the assurance is not in writing and could conceivably not be honoured, he believes that there is a strong likelihood that he will be allowed to remain at his current business address until at least the end of June. He has not found a new location for his business in a C4 zone, but is looking for something that is suitable and within his financial ability to pay.

While the text amendment is not a major change, the principle of making text amendments to accommodate individual situations is one that should be guarded against in the opinion of the Municipal Manager. The Zoning By-law has been developed over time and is continuously being "tested", and the staff are faced daily with individual situations requiring review and decisions. The Municipal Manager has therefore concluded that under these circumstances he is not prepared to recommend a text amendment. The staff should be requested to work with Mr. Imre to find a suitable site that is presently zoned appropriately.

RECOMMENDATION:

1. THAT no changes be made to the C2 (Community Commercial) District that would provide for the addition of sharpening centres or similar service type uses; and
2. THAT the staff of the Planning and Licence Departments be asked to assist Mr. Imre in every possible manner within our means to locate a suitable zoned site; and
3. THAT Mr. Sandor Imre be advised of Council's decision regarding this matter.

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

Planning Department,
February 28, 1977
Our File 02.240, Sec. 302.1

A. BACKGROUND

The Planning Department prepared a report (January 6, 1977) in response to a letter from Mr. Sandor Imre, the owner/operator of the above noted business, who indicated that he has been obliged to vacate his present premises in a C4 (Service Commercial) Zone and was seeking a new location. He also requested that the Zoning By-law be amended to permit this type of use in a C2 (Community Commercial) District.

The report of the Planning Department recommended that Mr. Imre should pursue the finding of a new location for his business within the range of districts in which it is permitted (i. e. C4, M1, M2, M3, M4 and M5).

The Council, in considering this report on January 10, 1977, adopted the following resolution: "That the Director of Planning bring forward a draft of a text amendment to allow this type of service operation in a C2 Zone, with a clause limiting the size of the operation."

B. ZONING AND LAND USE CONSIDERATIONS

As noted above, this type of use is permitted in six zoning district categories. The applicable clause in each case is as follows:
"Retail sale, rental and repair of tools and small equipment such as chain saws, hand and edge tools, lawn mowers, motorbikes, roto tillers and outboard motors."

These districts cover a total area of 4,204 acres, compared with 57 acres in the C2 category. There is therefore an abundant amount of land available for the establishment of a tool sharpening business. The C4 (Service Commercial) District, which includes approximately 123 acres, would provide the accessibility and exposure to the public which are probably felt to be desirable for the type of service provided by a sharpening business.

The C4 District is an auto-oriented service type commercial zoning category. One of its primary functions is the provision of services to the general public and the other standard commercial designations (C1, C2, C3). Typical uses include animal beauty parlours, animal hospitals, auction rooms; automobile, boat and trailer sales and rental lots; car washes, commercial nurseries, delivery and express facilities; frozen food lockers, funeral parlours, laboratories, locksmith shops, upholstering shops; printing, publishing, bookbinding, photostating, lithographing, engraving, stereotyping and other reproduction processes; taxi dispatch offices and taxi service centres, etc.

The C2 District, on the other hand, provides for the daily and occasional shopping needs of several neighbourhoods. This category is primarily intended for the accommodation of pedestrian oriented shopping facilities in concentrated centres. Typical uses include banks, business and professional offices, cafes and restaurants, retail stores, shopping centres, etc.

A sharpening centre is a service type use which is logically related to C4 zoning functions. Such a use cannot be regarded as a pedestrian oriented shopping activity which predominates in the C2 category. The addition of this, and similar "service type" uses to the C2 District would, in time, create "dead spots" and interrupt the shopping patterns which should characterize C2 zoned commercial centres.

As noted in the earlier report, Mr. Imre 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 vicinity. However, there is no shortage of land zoned to the appropriate categories in this section of the municipality and relocation should not be a problem, particularly in view of the offer of assistance from both the Chief Licence Inspector and the Planning Department staff.

C. RECOMMENDATIONS

It is recommended:

- (1) THAT no changes be made to the C2 (Community Commercial) District that would provide for the addition of sharpening centres or similar service type uses.

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(2) THAT should the Council not accept the above recommendation and wish to make provision for such a use in the C2 District, the following additions to Clause(6) (Personal service establishments), Section 302.1 (Uses Permitted) of the Zoning By-law are suggested dressmaking shops, "sharpening service shops not exceeding 1,500 square feet in gross floor area for the sharpening of household hand and edge tools (but not including the servicing or repair of motors in the case of lawn mowers or other power tools)", and similar establishments.


A. L. Parr,
DIRECTOR OF PLANNING.

RBC:ew
c. c. Chief Licence Inspector, Assistant Director - Long Range Planning
and Research