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MANAGER'S REPORT NO.	3
COUNCIL MEETING	1979 01 08

RE: FOOD SERVICE ESTABLISHMENTS IN INDUSTRIAL AREAS

Mr. Steve Foo appeared before Council as a delegation on 1979 January 02 to present his views on a desire to establish a food service in an industrial area of Burnaby. Following is a report from the Director of Planning on this matter.

RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. Steve Foo, 3580 East 29th Avenue, Vancouver, B.C. V5R 1X2.

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TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: FOOD SERVICE ESTABLISHMENTS IN INDUSTRIAL AREAS

1979 JANUARY 03

RECOMMENDATION

1. THAT this report be received for the information of Council.

REPORT

At the 1979 January 02 meeting of Council, a delegation was received from Mr. Steve Foo, in connection with Mr. Foo's desire to establish a small industrial cafe at 3777 William Street, within an M3 zoned area. At that time, it was indicated that a report on Mr. Foo's question would be submitted to the January 8 meeting of Council; and staff were requested to provide information on the policies of other Municipalities in the area with respect to cafe or restaurant facilities in industrial zones.

By way of background information, Council will recall that staff was asked, at the 1978 September 18 meeting, to look into the subject of restaurant facilities in industrial district and to provide a report on the feasibility of allowing restaurants in industrial areas in Burnaby. Staff research and analysis on this matter has now been virtually completed, and a Planning Department report will be submitted through the Municipal Manager in the very near future, with recommendations for Council's consideration, in order to satisfy what is acknowledged to be legitimate need in areas of major industrial employment within the Municipality.

Although the study has not yet been completed, it appears likely at this time that the preferred approach to permitting food service establishments for industrial enclaves along with other possible local commercial service needs would be by way of area designation and rezoning of suitable sites to permit the creation of appropriate local commercial facilities. It is felt that by these means, the Municipality will be able to ensure that commercial developments will be positive elements in the industrial community, while avoiding the dangers of excessive pre-emption of industrial land, ribbon development, the

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dangers of introducing excessive amounts of non-industrial traffic into industrial precincts, and similar considerations.

In response to Mr. Foo's earlier enquiry to the Planning Department, staff had suggested that he submit an application to rezone the business premises in which he is seeking to locate at 3777 William Street such that Council might be able to consider, at the time of its next hearing of rezoning applications, a report on the potential for suitable industrial cafe use of this particular site. An application has now been received, and will be the subject of a report to Council on 1979 January 15. Our preliminary examination indicates that this site would be satisfactory in terms of the industrial pre-emption and ribbon development concerns; a fuller examination of all the planning implications will be submitted in the January 15 report.

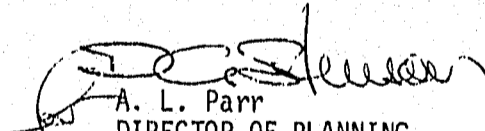
In response to Council's request for information concerning the provisions for cafe and restaurant facilities in industrially zoned areas of neighbouring Municipalities, the following information has been gathered in the course of our research:


Of ten Municipalities in the region that were surveyed, five prohibit cafes and restaurants as permitted principal uses in industrial districts. These Municipalities include Delta, Surrey, Coquitlam, North Vancouver District, and West Vancouver. Two Municipalities (City of Vancouver and Port Moody) permit cafe and restaurants in industrial districts, while three others (City of North Vancouver, New Westminster, and Richmond) permit coffee shops or similar establishments under certain circumstances and subject to certain limitations.

In any case, it should be recognized that the policies of one Municipality are not necessarily appropriate for the development of other Municipalities as, for example, the proximity of industrial zones to major highways in one Municipality may differ from another, extent of industrial enclaves and their proximity to established commercial service areas may vary, and so on.

In conclusion, an application for rezoning has been received for the property in which Mr. Foo is interested, and will be the subject of a report on January 15, and the general staff report dealing with the subject on a Municipal-wide basis will be completed within the next two to three weeks and submitted for Council's consideration.

This report is submitted for the information of Council.


A. L. Parr
DIRECTOR OF PLANNING


DGS/ds
cc Chief Licence
Inspector