

ITEM	2
MANAGER'S REPORT NO.	1
COUNCIL MEETING	1981 01 05

RE: PROPOSED ZONING BY-LAW TEXT AMENDMENTS
PHOTOCOPY AND DUPLICATING SERVICES

Following is a report from the Director of Planning regarding the above subject.

RECOMMENDATION:

1. THAT the recommendation of the Director of Planning be adopted.

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TO: MUNICIPAL MANAGER 1980 December 24
 FROM: DIRECTOR OF PLANNING
 RE: PHOTOCOPY AND DUPLICATING SERVICES

RECOMMENDATION

1. THAT Council request the preparation of a by-law by the Municipal Solicitor to permit the introduction of the text amendments, as outlined in Section "C", into the Burnaby Zoning By-law and that these amendments be advanced to a Public Hearing on 1981 February 17.

REPORT

A. BACKGROUND

We have recently received a request from the Minuteman Press of Canada Limited to establish an outlet for a client in a C1 (Neighbourhood Commercial) zoned area. This type of business provides a photocopy and duplicating service for other businesses and the general public. The main items that are prepared for retail sale include letterheads and envelopes, Christmas cards, wedding invitations, news letters, photocopies, personal stationery, programs for social clubs, notices and folders. There is a Minuteman shop in Surrey in a commercial area at 104th Avenue and King George Highway and a similar operation at the Loughheed Hotel (Print-A-Minute) as an accessory use in a C3 zoned area.

B. USE CONSIDERATIONS

The processing operations for this type of business involves a camera that produces a plastic plate for the development of coloured prints, using photocopy and duplicating equipment. Also included are limited capacity binding facilities such as folding, colating, stapling and cutting.

Under the existing Zoning By-law regulations provision is made in the C4, M1, M2, M3, M4 and M5 zones for printing, publishing, bookbinding, blueprinting and photostating, lithographing, engraving, stereotyping and other reproduction processes. These regulations are intended primarily for larger scale industrial type operations and while the photocopy and duplicating service which has been proposed would be covered under these regulations, it is considered that the reduced level of activity inherent in the Minuteman Press type of operation would not in any way be detrimental if located within the C1, C2 and C3 commercial zoning district categories.

In order to ensure that development is maintained at a non-industrial scale the establishment of a maximum allowable floor area is necessary. In discussing this aspect with the parties concerned it is concluded that a floor area in the range of 1000 to 1500 square feet would meet anticipated needs for this type of use.

C. PROPOSED ZONING BY-LAW TEXT AMENDMENTS

The following amendments are proposed to the regulations of the Burnaby Zoning By-law:

1. Uses Permitted in the C1 (Neighbourhood Commercial) District - Section 301.1

The amendment of clause (5) (personal service establishments) to allow for the addition of:

"photocopy and duplicating services of not more than 140 m² (1,506.90 sq. ft.) in gross floor area".

2. Uses Permitted in the C2 (Community Commercial) District - Section 302.1

The amendment of clause (6) (personal service establishments) to allow for the addition of:

"photocopy and duplicating services of not more than 140 m² (1,506.90 sq. ft.) in gross floor area".

3. Uses Permitted in the C3 (General Commercial) District - Section 303.1

The amendment of clause (12) (personal service establishments) to allow for the addition of:

"photocopy and duplicating services of not more than 140 m² (1,506.90 sq. ft.) in gross floor area".


A. L. Parr
DIRECTOR OF PLANNING

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