

**North Arm Knives** presentation to Development and Planning Committee  
March 28, 2017

## Purpose

Request for a minor text amendment to the Zoning bylaw; in essence a seven word addition to article (3) of the M4 district zoning bylaw.

## Background

North Arm Knives Ltd (business license BUS13 - 02096) is a small father/son knife making company here in Burnaby, founded in 2013. We use top quality materials to make a great local product. The industrial area where our shop is currently located (Brentwood Industrial Park) is about to be redeveloped into residential towers.

Industrial space is becoming increasingly hard to find in Burnaby, especially the small size we can currently afford. But we do want our business to stay in Burnaby. We've finally found an ideal location in an M4 industrial district at 6919 Russell Avenue but have been unable to start our move to the new location because, according to the planning department, we don't fit into any of the permitted uses in the M4 district.

Planning department staff have told us we would be an appropriate type of business for the M4 district. They have agreed that our use is very similar to many of the activities allowed in M4 and that there would be no consequence of us operating in an M4 zone; however, due to deficiencies in the way the bylaw was written in 1965, Planning feels we don't cleanly match any category/use currently described for the M4 district.

## Current Zoning Bylaw

The M4 district allows uses which are both more industrial than ours and less industrial. It allows activities such as bicycle, boat and trailer manufacturing and auto body repair shops. Those types of businesses use all of the same type of equipment we use. M4 also allows light duty activities like tailoring and boot repair shops.

Two industrial districts, M1 and M5, specifically allow manufacturing of *"Household utensils, cutlery, hand and edge tools."* The M5 district is very similar in nature to M4, but is lighter use. The M1 district is heavier use than either M4 or M5. Article (4), in the descriptions of the M1 and M5 zones, are identical. Article (3) in the description of the M4 zone is identical except that it omits the one paragraph we fit into.

Here are excerpts from the M1, M5 and M4 zones.

**M1 & M5**

*(4) The manufacturing or finishing of the following wood, metal and paper products:*

*(a) Articles from prepared paper.*

*(b) Household utensils, cutlery, hand and edge tools.*

*(c) Ornamental and art products.*

**M4**

*(3) The manufacturing or finishing of the following wood, metal and paper products:*

*(a) Articles from prepared paper.*

*(b) Ornamental and art products.*

## Requested Text Amendment to Zoning Bylaw

Since we've been advised that it's not possible to permit our business under the current wording of the M4 zone, we are requesting that article (3) of the M4 Zone be revised to be identical to article (4) in both M1 and M5 districts:

*(3) The manufacturing or finishing of the following wood, metal and paper products:*

*(a) Articles from prepared paper.*

*(b) Household utensils, cutlery, hand and edge tools.*

*(c) Ornamental and art products.*

Time is of the essence. To allow us to sign the lease with the new landlord, we would need written confirmation of Burnaby's intention to make this or an equivalent change.

Thank you!

John and Michael Gudmundson

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