

TO: CHIEF ADMINISTRATIVE OFFICER 2022 August 24

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: **TEMPORARY USE PERMIT #22-01**
Proposed Taekwondo Commercial School

ADDRESS: 102 and 103-2900 Bainbridge Avenue (see *attached* Sketch #1)

LEGAL: Lot A District Lot 59 Group 1 New Westminster District Plan BCP44468

APPLICANT: Master Mingon Kim's North Burnaby Taekwondo Inc.
2900 Bainbridge Avenue
Burnaby BC V5A 2S8
Attn: Mingon Kim

PURPOSE: To seek Council approval of Temporary Use Permit #22-01 to permit a taekwondo commercial school and accessory retail on the subject site within two existing commercial retail units, for a maximum of three (3) years.

RECOMMENDATION:

1. **THAT** Council approve the issuance of the Temporary Use Permit #22-01 for 2900 Bainbridge Avenue to allow a taekwondo commercial school for a period of three (3) years, as outlined in this report.

R E P O R T

1.0 POLICY CONTEXT

The proposed temporary use permit (TUP) aligns with the following policies and plans adopted by Council: Corporate Strategic Plan (2022), Regional Context Statement (2013), Official Community Plan (1998), Bainbridge Urban Village Community Plan (2022), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), and Transportation Plan (2021).

2.0 SITE CONTEXT AND BACKGROUND

- 2.1 The subject site is located within the Bainbridge Urban Village Community Plan area, at the southeast corner of Lougheed Highway and Bainbridge Avenue (see *attached* Sketch #1). The site is improved with surface parking and a one-storey commercial building with five commercial retail units (CRUs). Three CRUs are currently occupied by three different restaurants, and two CRUs are vacant, both of which are proposed to be occupied by the

temporary taekwondo academy. Access to the site is via Bainbridge Avenue. The site is currently zoned for commercial uses under the prevailing Comprehensive Development District (based on the C1 Neighbourhood Commercial District as a guideline).

- 2.2 The site is currently the subject of a rezoning application (Rezoning Reference #19-45), which proposes to rezone the two vacant CRUs within the subject building to permit the establishment of a private liquor store. However, the applicant for the private liquor store proposal has expressed their intent to not proceed with the rezoning and explore other sites within the neighbourhood.
- 2.3 Immediately north of the subject property is the Millennium Line SkyTrain guideway, with a gas station, a low-scale commercial development, and townhomes located across Lougheed Highway. To the east and south are single-family homes. To the west, across Bainbridge Avenue is a small commercial development at 7000 Lougheed Highway, which is undergoing a master plan rezoning application (Rezoning Reference #22-15) to redevelop the site for a new mixed-use urban village neighbourhood. Beyond, is the Saputo milk plant at 6800 Lougheed Highway, which is scheduled for decommissioning in the near future in order to permit redevelopment of the site in accordance with the Bainbridge Urban Village Community Plan.

3.0 DEVELOPMENT PROPOSAL

3.1 Project Description

The applicant is proposing a temporary taekwondo academy within two existing commercial retail units on the property. The proposed use would support 3 instructors and 30 students at any given time. No material changes to the building (interior or exterior), landscape, or site access and loading are proposed. The Bylaw parking requirement for commercial schools (1 space for each staff member, plus 1 for each 10 students) differs from those of commercial retail uses (1 space for each 46 m² of gross floor area), requiring 3 additional parking spaces in order to accommodate the temporary use. However, a surplus of 9 parking spaces were provided through the original rezoning application on this site (Rezoning Reference #08-13). Therefore, no additional parking spaces are required in order to accommodate the temporary use.

It is recognized that recreational activities and learning opportunities such as this, contribute to a healthy and socially engaged community. The proposed temporary use has a design, operation, and intensity of use which is compatible with adjacent properties and land uses, with noise and traffic impacts comparable to other commercial retail uses on the property. Approval of the temporary use would not deter or delay redevelopment of the property in line with the site's designation under the Bainbridge Urban Village Community Plan. As such, the proposed temporary use is considered supportable.

3.2 Policies and Bylaw Consideration

The applicant acknowledges the temporary nature of the use. The proposed use would be in accordance with Section 3.02.1 (15) of C2 Community Commercial District within the Burnaby Zoning Bylaw. No additional policy or bylaw variances are proposed in conjunction with the subject TUP application.

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3.3 Terms and Conditions of Permit

Since the proposed temporary use does not include material renovations to the existing building, affect any existing landscaping or parking areas, or pose any impact to the natural environment, no financial securities or referrals to external authorities are required in conjunction with this application.

3.4 Duration of Permit

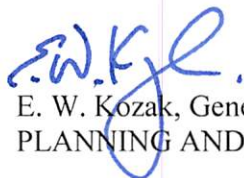
Under the Local Government Act, a TUP is valid for a period of up to three (3) years from the date of issuance, and an application for one extension to the permit may be made and issued for up to three (3) additional years. A new TUP application is required after one extension. Subject to Council approval, the proposed TUP will be valid for up to three (3) years from the time of issuance of this permit.

3.5 Public Notification

According to the *Burnaby Development Procedures Bylaw*, public notices were mailed out to the properties within 30.0 m (98.4 ft.) of the subject site, and published in the Burnaby Now prior to this Council meeting. In addition, the applicant has posted public notification signs on the site for a minimum of 30 days prior to the Council meeting. The purpose of public notification is to inform the public about the proposed temporary use and provide an opportunity to comment on the application. As of the date of this report, Staff have received one item of correspondence opposing the proposed temporary use due to concerns related to noise. It is noted that the use will be conducted wholly within the building and during regular business hours.

4.0 CONCLUSION

The proposed TUP is to allow a taekwondo academy within two existing commercial units at 2900 Bainbridge Avenue for a period of three (3) years. An extension of up to a maximum three (3) years may be permitted subject to a future Council approval. It is recommended that Council approve the issuance of the proposed TUP as outlined in this report.

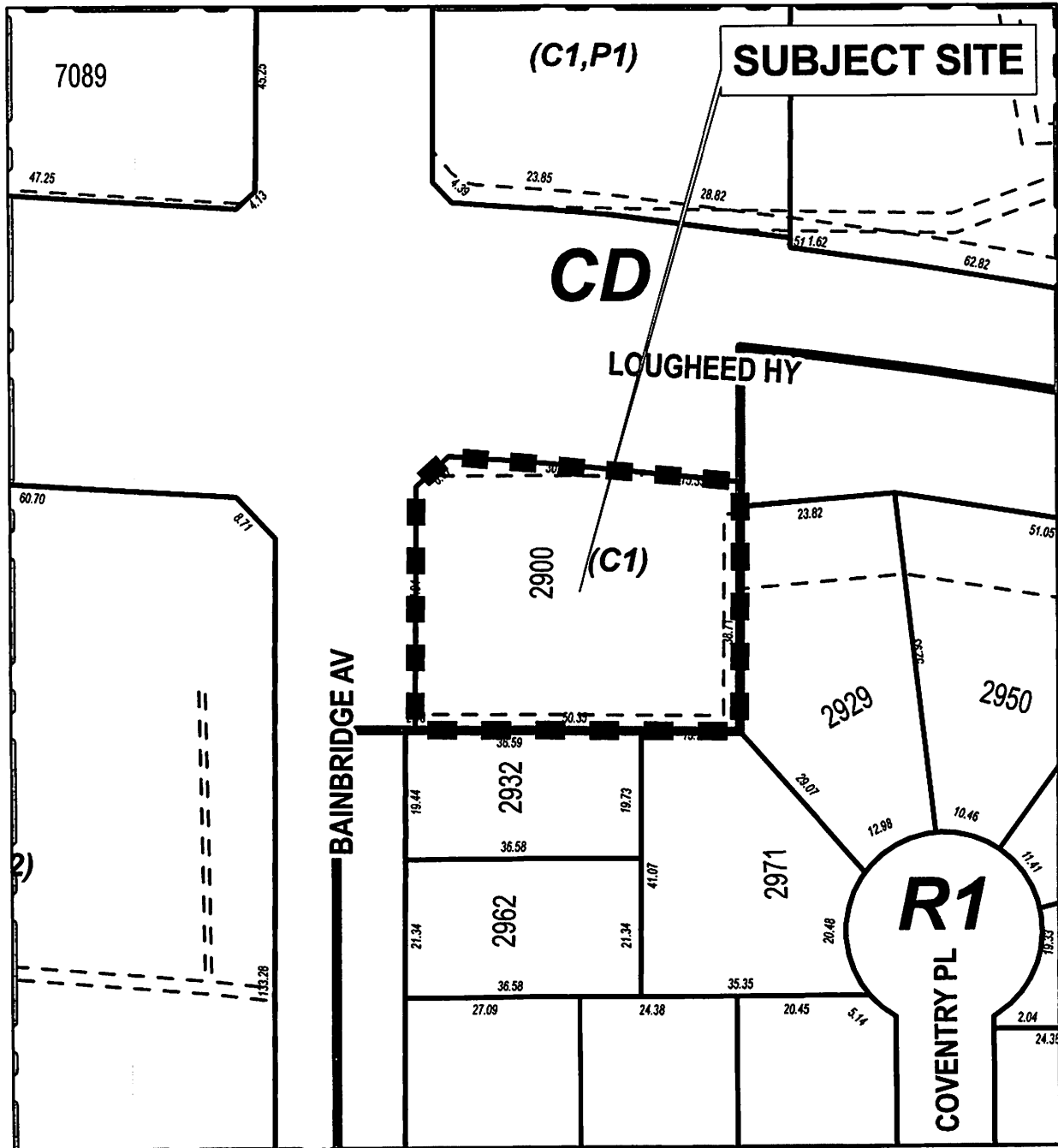



E. W. Kozak, General Manager
PLANNING AND DEVELOPMENT

JS:tn

Attachment

cc: City Solicitor
City Clerk





 City of Burnaby


Date: JUL 15 2022

scale: 1:1,000

Drawn By: JS

PLANNING AND DEVELOPMENT DEPARTMENT

TEMPORARY USE PERMIT APPLICATION #22-01
102 and 103-2900 BAINBRIDGE AVENUE

 Subject Site

Sketch #1