

**TO:** CHIEF ADMINISTRATIVE OFFICER 2022 August 24

**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT

**SUBJECT: TEMPORARY USE PERMIT #22-05  
Proposed Ping Pong and Table Tennis Club**

**ADDRESS:** 7000 Lougheed Highway (see *attached* Sketch #1)

**LEGAL:** Parcel “One” District Lots 59 and 78 Group 1 New Westminster District Reference Plan 78006

**APPLICANT:** Greater Vancouver Ping Pong Society  
2-2909 Bainbridge Avenue  
Burnaby BC V5A 2S9  
Attn: Helen Wu

**PURPOSE:** To seek Council approval of the Temporary Use Permit #22-05 to permit a ping pong and table tennis club within an existing commercial retail unit on the subject site for a maximum of three (3) years.

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**RECOMMENDATION:**

1. **THAT** Council approve the issuance of the Temporary Use Permit #22-05 for 7000 Lougheed Highway to allow a ping pong and table tennis club for a period of three (3) years, as outlined in this report.

**REPORT****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 southwest corner of Lougheed Highway and Bainbridge Avenue. The site is mostly vacant with a collection of older commercial retail units and surface parking in the north-eastern portion of the property (see *attached* Sketch #1). Access to the site is via Bainbridge

Avenue. The site is currently zoned for commercial, light industrial and communications infrastructure uses under the prevailing Comprehensive Development District (based on the C1 Neighbourhood Commercial District, C2h Community Commercial District, M5 Light Industrial District and P2 Administration and Assembly District) and R2 Residential District zoning.

- 2.2 The site was previously occupied by a Telus communications facility, and is currently the subject of a master plan rezoning application (Rezoning Reference #22-15), which proposes to redevelop the site for a new mixed-use urban village neighbourhood.
- 2.3 Immediately north of the subject property is the Millennium Line SkyTrain guideway, with a gas station and townhomes beyond, across Lougheed Highway. To the east and south is predominantly single-family homes, with a small retail complex at the southeast corner of the Lougheed Highway and Bainbridge Avenue intersection. To the west 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 non-profit ping pong and table tennis club within an existing commercial retail unit on the property. The proposed use would support up to approximately 20 participants at any given time. No changes to the building (interior or exterior), landscape, or site access and loading are proposed. As the Bylaw required parking for recreational uses (1 space for each 46m<sup>2</sup> of gross floor area) are the same as commercial retail uses, no additional parking spaces are required in order to accommodate the temporary use.

The proposed temporary use is considered supportable as it provides an adaptive re-use of the vacant commercial unit while the property owner advances a rezoning application for the site. Further, it is recognized that recreational activities and learning opportunities such as this are essential to a healthy and socially engaged community.

The proposed temporary use has a design, operation, and intensity of use which would complement adjacent properties and land uses, with noise and traffic impacts comparable to nearby commercial retail uses. 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.

#### **3.2 Policies and Bylaw Consideration**

The applicant acknowledges the temporary nature of the use. The proposed use would be in accordance with Section 302.1 (5a) of C2 Community Commercial District within the Burnaby

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Zoning Bylaw. No additional policy or bylaw variances are proposed in conjunction with the subject TUP application.

### 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 this 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 not received any comments concerning the proposed temporary use.

## 4.0 CONCLUSION

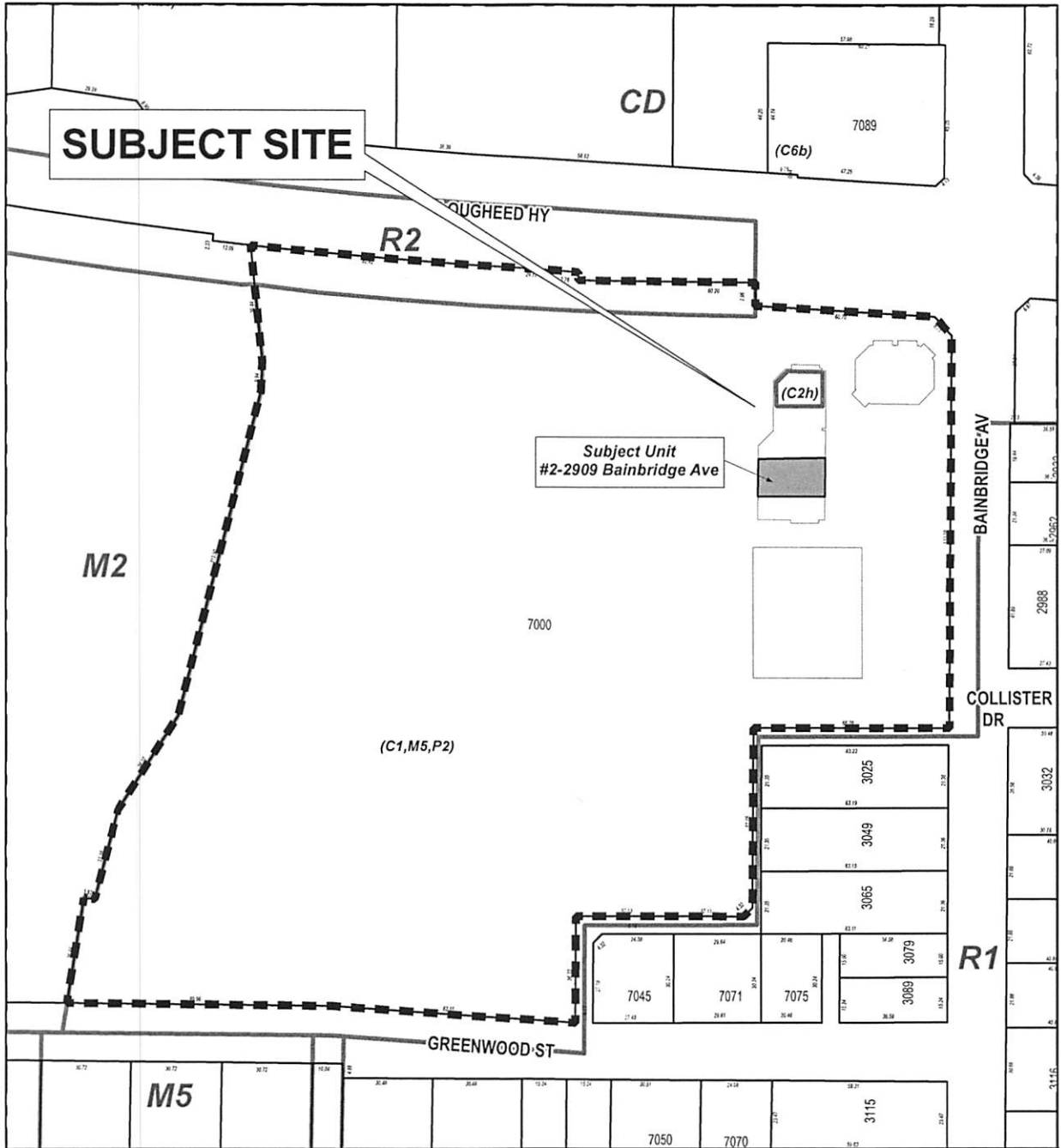
The proposed TUP is to allow a ping pong and table tennis club within an existing commercial unit at 7000 Lougheed Highway for a period of three (3) years. An extension of up to a maximum three (3) years may be permitted subject to a future Council approval. It is recommended that Council approve the issuance of the proposed TUP as outlined in this report.



E. W. Kozak, General Manager  
PLANNING AND DEVELOPMENT

MN:tn  
**Attachment**  
cc: City Solicitor

City Clerk



PLANNING AND DEVELOPMENT DEPARTMENT

Date: JUL 8 2022

scale: 1:2,200

Drawn By: RW

**TEMPORARY USE PERMIT APPLICATION #22-05  
7000 LOUGHEED HIGHWAY**



Subject Site



Subject Unit #2-2909 BAINBRIDGE AVENUE