

ITEM 7

MANAGER'S REPORT NO. 23

COUNCIL MEETING April 1/75

Re: Proposed Use of Property on Rumble Street for a Dog Grooming School
(Delegation, Golden Arrow Investments Ltd., March 3, 1975)
(Item 4, Report No. 15, March 3, 1975)

Council, at its meeting of March 3, 1975, tabled the above-noted report and requested that information be provided on the compatibility of a dog grooming school being a permitted use in a C2 district.

Following is the report of the Planning Director in response to Council's request.

RECOMMENDATIONS:

1. THAT no changes be made to the C2 (Community Commercial District that would provide for the addition of trade schools or animal beauty parlours to this zoning category; and
2. THAT the applicant be encouraged to seek a site within an existing C4 (Service Commercial) zoned area for the location of the proposed dog grooming school; and
3. THAT a copy of this report be sent to Mr. T.R. Rootes.

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Planning Department,
March 26, 1975.

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

RE: PROPOSED USE OF PROPERTY ON RUMBLE STREET FOR
A DOG GROOMING SCHOOL.

A. BACKGROUND

The Planning Department prepared a report on the above subject as a result of a request for the establishment of a dog grooming school on a property that is located within a C2 (Community Commercial) District area. The existing Zoning By-law regulations do not make provision for dog grooming schools in this particular zoning category. Such an activity is, however, included among the uses permitted in the C4 (Service Commercial) District. A recommendation was made that the applicant be encouraged to seek a site within an existing C4 zoned area.

The Council, on March 3, 1975, tabled further consideration of this report and requested additional information concerning the compatibility of a dog grooming school being included as a permitted use in the C2 (Community Commercial) District.

B. ZONING DISTRICT AND USE RELATIONSHIPS

Provision has been made in the Burnaby Zoning By-law for the accommodation of most "animal type" uses in the A1 (Agricultural) and A2 (Small Holding) Districts, in keeping with the agricultural or semi-agricultural character of these categories and their large lot area standards. However, both animal hospitals and animal beauty parlours have been included as permitted uses in the C4 District in recognition of the commercial nature of their operations and the services which they perform.

The respective functions of the C2 and C4 Districts are indicated by the intent statements which preface the regulations set forth in the Zoning By-law. The C2 District "provides for the daily and occasional shopping needs of residents of several neighbourhoods". This category is primarily intended for the accommodation of

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pedestrian oriented shopping facilities in concentrated commercial centres. The intensity of development is quite high (i. e. no front yard setbacks with the store fronts abutting the sidewalk).

The C4 District, on the other hand, is described as providing for the accommodation of vehicular oriented commercial uses of low intensity, and for commercial uses requiring large areas for storage and handling of materials, goods and equipment.

The major uses that are permitted tend to reflect the different characteristics of these two zoning categories. The C2 District, for example, makes provision for such related uses as banks, business and professional offices, cafes and restaurants, retail stores, shopping centres, etc. The C4 Zone, by contrast, allows for such activities as animal beauty parlours, animal hospitals, automobile, boat and trailer showrooms, car washing establishments, drive-in businesses, commercial nurseries and greenhouses, delivery and express facilities, laboratories, trade contractors, trade schools, etc.

Dog grooming schools are, it is felt, more closely related to these uses than to those permitted in the C2 District. Mr. Rootes mentioned at the March 3, 1975, Council meeting that his clients business (Sunnyslope Dog Grooming School) had operated as a licenced trade school and could therefore be classified as a trade school, rather than an animal beauty parlour. The Planning Department would agree with this interpretation. It should be noted, however, that trade schools, like animal beauty parlours, are included as permitted uses in the C4 District, but not in the C2 Zone.

Neither of these uses could be regarded as pedestrian - oriented shopping activities which predominate in the C2 category. Their inclusion in the C2 District would, in time, create "dead spots" and interrupt the shopping patterns which should characterize C2 zoned commercial centres.

Dog grooming schools, which would include facilities for several dogs to be on the premises at any one time, could well create a noise problem. There is also the danger of a health hazard arising from such an operation, particularly when located "next door" to a food or beverage dispensing type of commercial activity.

These factors would suggest the desirability of a location in a less intensively developed zoning category such as the C4 District where the proportion of each site that may be occupied by buildings is significantly lower than in the C2 Zone, thus allowing for more open space between uses. The possibility of a dog grooming school becoming a nuisance to its neighbours is, therefore, likely to be considerably less in a C4 zoned area.

We have discussed this matter with the Health and Licence departments, and both have expressed the opinion that the present Zoning By-law regulations governing dog grooming schools and other "animal uses" should not be altered.

C. SITE AVAILABILITY

One of the points raised by Mr. Rootes at the Council meeting on March 3, 1975, was that space was available for this particular operation within a building on Rumble Street and that problems had been experienced in obtaining tenants to occupy the four units on the premises.

We do not feel that this is a valid reason for amending the Zoning By-law in order to permit what would appear to be an incompatible type of use to locate in a C2 zoned area. There are a number of presently vacant premises in the central

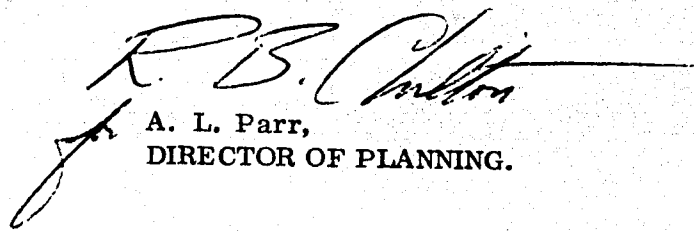
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Kingsway and Edmonds C4 areas, according to the Licence Department, which could accommodate a dog grooming school.

D. RECOMMENDATIONS

It is recommended:

- (1) THAT no changes be made to the C2 (Community Commercial) District that would provide for the addition of trade schools or animal beauty parlours to this zoning category.
- (2) THAT the applicant be encouraged to seek a site within an existing C4 (Service Commercial) zoned area for the location of the proposed dog grooming school.


A. L. Parr,
DIRECTOR OF PLANNING.

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- c. c. Chief Licence Inspector
Chief Public Health Inspector
Municipal Clerk
Assistant Director - Long Range Planning & Research