

ITEM	31
MANAGER'S REPORT NO.	53
COUNCIL MEETING	Aug. 2/77

Re: ZONING FOR DISCOTHEQUES

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

RECOMMENDATIONS:

1. THAT a by-law be prepared by the Municipal Solicitor on the proposed Zoning By-law regulations for discotheques; and
2. THAT these proposed amendments to the Burnaby Zoning By-law be advanced to a Public Hearing on September 13, 1977.

* * * * *

Planning Department
July 27, 1977

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: DISCOTHEQUES

A. BACKGROUND

A petition from a number of residents living in the vicinity of Fourteenth Avenue and Kingsway protesting against the "impossible traffic situation" created by Bumper's Discotheque at 7595 Kingsway appeared on the agenda of the Council meeting on May 30, 1977.

The Council, in considering this matter, adopted the following resolutions:

- (1) "THAT staff review the Burnaby Discotheque By-law and report on possible amendments which may be required.
- (2) THAT the Burnaby Zoning By-law be reviewed as it relates to discotheques, including parking requirements, and that a report on the subject be submitted to the Council."

B. EXISTING ZONING CONTROLS

200

Discotheques, a public assembly use closely related to dance halls, are permitted in the C3 (General Commercial) and C4 (Service Commercial) Districts in the Burnaby Zoning By-law. They are presently subject to the same regulations governing other permitted uses in these zones. The current standards are as follows:

	<u>C3 Districts</u>	<u>C4 Districts</u>
a) Maximum Coverage	--	50%
b) Front yard	Nil	20 ft.
c) Side yards	Nil, except equal to the adjoining lot on the same side in an A, R or RM District.	Same as C3
d) Rear yard	10 ft., increases to 20 ft. adjoining a lot in an A, R or RM District.	Same as C3

The off-street parking requirements for discotheques are as follows:

"One space for each 10 seats or one space for each 100 square feet of floor area in areas without fixed seats which are used or intended to be used for public assembly."

C. CHARACTERISTICS

A discotheque is essentially a public assembly type of use which provides a variety of recreational and social activities for juvenile patrons, including music (generally tapes or records), non-alcoholic beverages and food (hot dogs, chips, etc.). Included in the building are tables and seats, a dance floor and a games area, as well as ancillary office and storage spaces.

Based on experience with the recently opened Bumper's Discotheque at 7595 Kingsway, such a facility provides a meeting place and a focal point for youth from a wide area. The majority of the patrons come in self-driven automobiles, although considerable numbers also use public transit or are dropped off at the site by their parents. The age group involved generally ranges from 14 to 18 years.

During a survey on the evening of Friday, June 13, 1977, it was observed that an estimated 497 patrons had checked into the premises by 9:30 p. m. Although the Bumper's Discotheque has 200 seats, the building has a maximum occupancy load rating for approximately 600 persons under the Fire Marshall's Act. The operation inside the building seemed to be well controlled. Outside, however, some loitering was noted in the parking lot, which was filled to capacity (47 parking spaces) and a large number of cars were parked on nearby streets. There was also a considerable amount of traffic movement on the adjacent streets and complaints have been made by nearby residents concerning noise, speeding cars, squealing tires, drinking, etc.

D. GENERAL CONSIDERATIONS

Bumper's Discotheque is currently the only operation of its kind in the Lower Mainland Area. However, proposals are presently under consideration in a number of neighbouring municipalities including Richmond, New Westminster, Coquitlam and Surrey. It is considered likely, therefore, that the number of patrons attracted to the Bumper's Discotheque location will decline in the future.

Despite this, however, the general characteristics of discotheques suggests similarities to a variety of other public assembly activities (i. e. beer parlours, cabarets, night clubs, neighbourhood pubs, etc.). As with these uses, the two main problems that are likely to be associated with this type of development are firstly, the noise which results from the entertainment provided on the premises, as well as disturbances outside the building, particularly at closing time. Secondly, the discotheque can be expected to be a generator of large volumes of traffic.

Because of these concerns, discotheques could have considerable impact on surrounding development. For this reason, it is desirable that they be situated in areas which have, due to the types of uses located within them, a greater tolerance for noise and traffic. In this regard, it is considered that the C3 and C4 Districts, in which discotheques are presently permitted, satisfy this requirement.

In addition to these general locational aspects, the standards for discotheques should be designed to reduce the detrimental effects created by noise and traffic. The provision of reasonable building setbacks from the property lines, by increasing the distance between a discotheque and an adjacent use (particularly residential) will be of considerable assistance in reducing the noise annoyance to tolerable levels.

Discotheques, wherever they may be situated, will bring increased traffic into the area and, unless adequate off-street parking spaces are provided, adjoining streets will become overloaded and congested with traffic, frequently with parking along them which will further reduce their capacity and efficiency.

E. PROPOSED REGULATIONS

(1) The following amendments to Section 304.1 (Uses Permitted - C4 District):

" - Discotheques, subject to the following conditions:

- (a) The maximum coverage shall be 50 percent of the lot area.
- (b) A front yard shall be provided of not less than 20 feet in depth.
- (c) No side yard shall be required, except that:
 - (i) In the case of a corner lot, the side yard adjoining the flanking street shall be not less than 10 feet in width.
 - (ii) where a lot abuts a lot in an A, R, RM or P5 District, or is separated by a street or lane therefrom, a side yard shall be provided of not less than 20 feet in width.

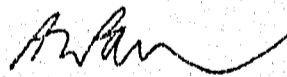
- (d) Screening of not less than 6 feet in height shall be provided and properly maintained along any boundary of the lot which abuts a lot in an A, R, RM or P5 District, or is separated by a street or lane therefrom.
 - (e) Any part of a lot not used for building, parking or loading facilities shall be fully and suitably landscaped and properly maintained.
 - (f) Compliance with all of the other regulations, unless expressly modified herein, governing development in a Service Commercial District."
- (2) The following amendments to Section 303.1 (Used Permitted - C3 District):
- " - Discotheques, subject to the provisions of Section 304.1 (Clause _____) of the C4 (Service Commercial District)."
- (3) The amendment of Section 800.4 (Required off-street parking spaces), as follows:

<u>USE</u>	<u>REQUIRED PARKING SPACES</u>
(27) "Discotheques	1 for each 10 seats, plus 1 for each 100 square feet of gross floor area, except that portion of the building used for storage purposes."

F. RECOMMENDATIONS

It is recommended:

- (1) THAT the Council receive this report and that a by-law be prepared by the Municipal Solicitor on the proposed Zoning By-law regulations for discotheques.
- (2) THAT these proposed amendments to the Burnaby Zoning By-law be advanced to a Public Hearing on September 13, 1977.


A. L. Parr,
DIRECTOR OF PLANNING

RBC/hf

c. c. - Chief Licence Inspector
Director - Fire Services
Municipal Clerk
Municipal Solicitor
Assistant Director - Long Range
Planning and Research