

ITEM 8
MANAGER'S REPORT NO. 24
COUNCIL MEETING 87/04/06

RE: LETTER FROM MR. BYRON ACEMAN, PROPERTY MANAGER, WARNER HOLDINGS LIMITED,
#602-525 SEYMOUR ST., VANCOUVER, B.C., V6B 3J3
PROPOSED ZONING BYLAW TEXT AMENDMENT TO ALLOW ANIMAL GROOMING PARLOURS IN
C1 NEIGHBOURHOOD COMMERCIAL DISTRICT

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1987 APRIL 01
FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: PROPOSED ZONING BYLAW TEXT AMENDMENT TO ALLOW ANIMAL GROOMING
PARLOURS IN THE C1 NEIGHBOURHOOD COMMERCIAL DISTRICT

RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. Byron Aceman.

REPORT

1.0 BACKGROUND INFORMATION:

1.1 The Planning & Building Inspection Department has prepared a report on the above subject as a result of a request to amend the C1 Neighbourhood Commercial District in order to permit the establishment of a dog grooming parlour in Parkcrest Plaza. The existing Zoning Bylaw regulations do not make provision for dog grooming parlours in this particular zoning district. Dog grooming parlours are, however, a permitted use in the C4 Service Commercial District and the A1 Agricultural District, under the category of an "animal beauty parlour". Animal clinics are also a permitted use in the C4 Service Commercial District.

1.2 On 1975 April 01, Council considered a request to amend the Zoning Bylaw to permit the establishment of trade schools and dog grooming schools in the C2 Community Commercial District. At that time, the Planning Department concluded that these uses would be more appropriately located in a less intensively developed zoning category, such as the C4 District and that the possibility of a dog grooming school becoming a nuisance to its neighbours is likely to be considerably less in a C4 Zoned area. On this date, Council adopted the following recommendation:

- "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 the zoning category."

2.0 GENERAL DISCUSSION:

- 2.1 Provision has been made in the Burnaby Zoning Bylaw for the accommodation of most "animal-related" uses in the A1 Agricultural District and the A2 Small Holdings District, in keeping with the agricultural or semi-agricultural character of these categories. However, both animal clinics and animal beauty parlours have been included as permitted uses in the C4 District in recognition of the commercial nature of their operations and services which they perform.
- 2.2 The C1 Neighbourhood Commercial District and the C4 Service Commercial District provide the physical requirements for and the activities associated with commercial functions that are quite distinct in their nature. The C1 District "provides for the convenience shopping of persons residing in the adjacent residential areas and permits only such uses as are necessary to satisfy those limited basic shopping needs which occur daily or frequently and therefore require shopping facilities in close proximity to places of residence". This commercial district is primarily intended to provide a very localized orientation with a high standard of commercial development. 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 districts. The C1 District, for example, makes provision for such related uses as banks, business and professional offices, cafes and restaurants, retail stores and shopping centres. The C4 district, by contrast, permits activities such as animal beauty parlours, animal hospitals, car washing establishments, drive-in businesses, commercial nurseries and greenhouses, delivery and express facilities and other service uses that are typically auto-oriented or otherwise specialized.
- 2.3 As was previously noted, the proposed Zoning Bylaw text amendments emanate from a request by Warner Holdings Limited to permit the establishment of a dog grooming parlour in Parkcrest Plaza, which is located at 5901 East Broadway. Parkcrest Plaza is a small, C1-zoned shopping centre and is thus intended to contain all the previously described characteristics of this zoning designation, including a limited local residential orientation.
- 2.4 Dog grooming parlours are more closely related to those uses permitted in the C4 District than those permitted in the C1 District. Neither dog grooming parlours nor animal clinics could be considered to be uses that are necessary to satisfy limited basic shopping needs which occur daily or frequently, or a necessary convenience shopping service. Their inclusion in the C1 District would, in time, interrupt the centre's shopping patterns and lessen the environmental quality of the neighbourhood commercial centre.
- Dog grooming parlours, which could include facilities for several dogs to be on the premises at one time, could create a noise problem. There is also the danger of a health hazard arising from such an operation, particularly if it is located next to a food or beverage dispensing type of commercial activity.

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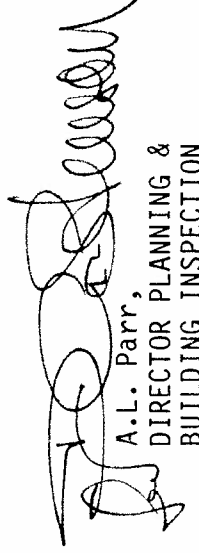
- 2.5 These factors would suggest the lack of a suitable setting for an animal clinic or a dog grooming parlour in the C1 Neighbourhood Commercial District, which is characterized by a selection of uses that respond to the special environmental concerns of a local neighbourhood setting, as distinguished from uses that are appropriate to a Service Commercial or Agricultural setting. The possibility of a dog grooming parlour becoming a nuisance to its neighbours is likely to be considerably less in a C4 District area.
- 2.6 The Planning & Building Inspection Department has discussed this matter with the Environmental Health and License Departments, and both have concluded that the present Zoning Bylaw regulations governing animal clinics and animal beauty parlours should not be altered to permit their establishment in the C1 Neighbourhood Commercial District.

3.0 CONCLUSION:

In view of the foregoing analysis, this Department would conclude that the present provisions of the Zoning Bylaw with regard to animal beauty parlours are appropriate and should not be amended. More particularly, it is not recommended that such uses as animal clinics or animal grooming parlours be introduced into the C1 Neighbourhood Commercial Districts, as those uses are not considered to be compatible with the local orientation of the C1 District or the convenience shopping uses found in this zoning designation.

BW/jjs

cc: Chief Public Health Inspector



A.L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

