

ITEM 6  
MANAGER'S REPORT NO. 48  
COUNCIL MEETING 90/07/23

TO: MUNICIPAL MANAGER

1990 July 17

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

Our File: 02.240  
Sections 302 & 303

SUBJECT: SELF-IMPROVEMENT SCHOOLS IN THE C2 AND C3 ZONING DISTRICTS

PURPOSE: To recommend an amendment to the Burnaby Zoning Bylaw to permit certain types of self-improvement schools in the C2 and C3 Zoning Districts.

RECOMMENDATIONS:

1. THAT Council authorize the Municipal Solicitor to prepare a bylaw amending the Burnaby Zoning Bylaw
  - a) to provide a definition for Self-Improvement School;
  - b) to permit Self-Improvement Schools in the C2 Community Commercial District and C3 General Commercial District as outlined in this report;
  - c) to limit the maximum gross floor area to 195 square metres (2,099 square feet) for Self-Improvement Schools in the C2 Community Commercial District;
  - d) to require Self-Improvement Schools to provide a minimum of one parking space for each staff member and one space for each 10 students;
  - e) to amend the definition for Commercial School.
2. THAT Council authorize the bylaw to be forwarded to First Reading on 1990 August 13 and to a Public Hearing on 1990 August 28 at 7:30 p.m.

R E P O R T

1.0 BACKGROUND

At its meeting on 1990 July 09, Council requested that staff prepare a report for an amendment to the Burnaby Zoning Bylaw to permit a range of self-improvement schools, including dance, drama, art, and modeling schools, to be located in the C2 Community Commercial District, at a scale and under conditions compatible with a community level commercial centre.

Presently, these types of self-improvement schools are permitted under the following zoning category:

"SCHOOL, COMMERCIAL" means a school conducted for hire or gain other than a private academic, religious or philanthropic school, and includes the studio of a dancing teacher, an art school, golf school, school of calisthenics, business school, and any other such specialized school conducted for hire or gain."

This definition does not include a Trade School which teaches a manual, mechanical or technical trade.

A Commercial School is permitted only in the C3 General Commercial District which is designed to serve the needs of a large consumer population, both on a local and a municipal level. That is, this district provides for the widest possible range of general and specialized commercial uses.

In addition, the studio of an artist or musician is permitted as a home occupation in the R1 to R5 Residential Districts.

**2.0 PROPOSED TEXT AMENDMENT**

**137**

It is proposed that self-improvement schools providing training or instruction in dance, drama, music, art and modelling also be permitted at the community level: in the C2 Community Commercial District which provides for the needs of residents of several neighbourhoods. A definition for Self-Improvement School, which specifies the above permitted uses, would be inserted into the Zoning Bylaw.

A school located in the C2 District would be convenient for people living within the local community, particularly for young children and teenagers. The C2 Districts are primarily located along Kingsway and Hastings Street as well as a few blocks along 6th Street (south of 16th Avenue) and Royal Oak Avenue (by Rumble Street).

In consideration of self-improvement schools being allowed at a community level, it is proposed that the maximum gross floor area of a school in the C2 District be limited to 195 square metres (2,099.03 square feet). This regulation would help to ensure that the size and scale of these facilities are compatible with the adjacent neighbourhood. As well, lessons must be conducted within an enclosed building, as a condition of use in both the C2 District and C3 District.

The Licence Department has not received any complaints on file (within the last two years) concerning the various types of self-improvement schools listed above. However, there have been some complaints forwarded to the Environmental Health Department concerning the vibration and music from a dance studio located near a residential area in South Burnaby.

**3.0 PARKING REQUIREMENT**

Presently, the parking requirement for a Commercial School and a Trade School is based on one space for each staff member and one space for each ten seats.

This parking standard would be retained for a Self-Improvement School (i.e., one space for each staff member and one space for each ten students). It would apply to the greatest number of staff members and students at the school, at any time of the day or night in a particular building or for a particular use during any season of the year.

It should be noted that this standard would be included in the comprehensive review of commercial parking requirements to be undertaken by the Planning & Building Inspection Department.

**4.0 ADDITIONAL AMENDMENTS TO THE ZONING BYLAW**

The definition for Commercial School would have to be amended to exclude references to the various types of schools permitted under the definition for Self-Improvement School.

The following definition is proposed for a Commercial School:

"means a school, other than a trade school or a private academic, religious or philanthropic school, and includes a business school, language school, self-defence school, and any other such specialized school, other than as specifically provided for in this Bylaw.

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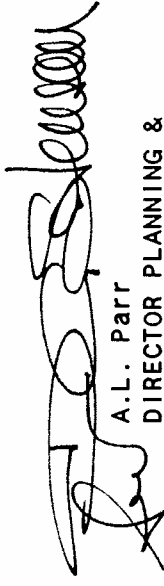
**5.0 CONCLUSION**

This report provides Council with recommendations, as requested, to enable schools which provide training or instruction in dance, drama, music, art and modelling to be permitted to locate in the C2 Community Commercial District as well as in the C3 General Commercial District where they are currently permitted.

If this proposal is supported by Council, then a bylaw amendment would be forwarded to First Reading on 1990 August 13 and to a Public Hearing on 1990 August 28.

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cc: Municipal Solicitor  
Tax & Licence Director  
Chief Public Health Inspector



A.L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

