

TO: CITY MANAGER 1995 AUGUST 08

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: RECREATIONAL USES IN INDUSTRIAL ZONING DISTRICTS

PURPOSE: To propose a policy direction for permitting limited recreational uses in the industrial zoning districts.

RECOMMENDATIONS:

1. **THAT** Council authorize staff to consider a text amendment to permit recreational uses in industrial zoning districts on a limited basis, as described in this report.
2. **THAT** a copy of this report be sent to Mr. Russell Pierce, 220 East 27th Street, North Vancouver, B.C., V7N 1B6.

R E P O R T

1.0 BACKGROUND INFORMATION:

- 1.1 On 1995 July 24, Council received a delegation from Mr. Russell Pierce regarding the establishment of a gymnastics training centre in Burnaby. Mr. Pierce had previously been informed by staff that the proposed use falls within the category of public assembly and entertainment uses, including gymnasiums, which are permitted in the C3 General Commercial District and the C4 Service Commercial District. Mr. Pierce advised Council that due to the large space requirements of a gymnastics training centre, including a high ceiling, commercial zoned space is not available and industrial buildings are needed for this use.

Staff have done a preliminary assessment of Mr. Pierce's request and this report provides a general policy direction for considering permitting recreational uses in the industrial districts.

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2.0 GENERAL DISCUSSION:

2.1 An initial question is whether recreational uses such as a gymnastics training centre have adequate opportunities for establishment in Burnaby. Mr. Pierce has stated that the gymnastics training centre needs up to 10,000 sq.ft. of floor area and a ceiling at least 20 feet high. In this regard, staff would concur with Mr. Pierce that it is likely difficult to find an existing building that is commercially zoned and which has the physical space requirements that some recreational uses require.

2.2 It should be emphasized that there are other commercially oriented recreational businesses which would seek industrially zoned land for these uses, if they were to be permitted on industrially zoned land. The Burnaby Zoning Bylaw currently has many recreational uses that are permitted principal uses in commercial zoning districts, as well as some in the P2 Administration and Assembly District, including bowling alleys, curling rinks, roller rinks, gymnasiums, self-defence training and health fitness centres. In addition to the uses listed in the Zoning Bylaw, Planning staff have had or may have in the future enquiries about recreational uses such as rock climbing, laser tag, batting cages and indoor volleyball, soccer, and track and field.

In light of the number of other recreational uses which may have similar requirements and should be treated equitably, the requested text amendment should be viewed in the broader context. It is staff's view that the appropriate way to categorize these uses is by the physical nature of the activities and the large building space requirements. In other words, this category of recreational uses to be considered in industrial areas should not include leisure uses which can be accommodated in standard commercial spaces, such as pool halls, karate schools or dance schools.

2.3 The other major issue to be considered is the protection of our high quality, industrial land base. Burnaby's Community Plan identifies as an objective the protection of industrial land against incompatible land uses that could lead to instability and erosion of industrial land areas; and has a policy approach of no major additions to or deletions from the existing industrial land inventory. In this regard, it continues to be important for Burnaby to maintain its diversity of industrial development areas and a strong industrial tax base.

Some recreational uses could be somewhat transitory in nature, with less of a high quality, stable influence than well established industrial users. In light of the above, this Department considers it important to prevent a proliferation of recreational uses in the industrial areas in general or a concentration of recreational uses in any one industrial zoned area.

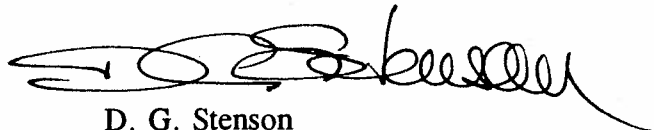
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- 2.4 In order to maintain adequate control of the number and types of recreational uses in industrial zoned areas, it is concluded that requiring recreational uses to rezone to a sub-category of the industrial zoning district would be an appropriate approach. For example, recreational uses could be permitted in an M1 "1" Manufacturing District (1 for leisure), requiring new recreational uses being proposed in an industrial zoning district to rezone a proposed site, thereby allowing for staff and public input and Council control of the magnitude of the changes in land use in the industrial districts.
- 2.5 From time to time, other enquiries have been received for specific recreational uses in other zoning districts from which they are currently precluded. This current examination suggests that the relationship of recreational uses to various zoning districts should be examined in order to ensure maintenance of a coherent overall approach to handling the full range of recreational uses. For example, one such possibility arising out of an inquiry received by staff would be to permit self-defence sport training in the C4 District.

3.0 **CONCLUSION:**

If Council supports this approach, staff propose to prepare guidelines for assessing applications for recreational uses in industrial areas, further define the appropriate scope of recreational activities to be permitted and examine whether there are other zoning districts such as the C4 District which could be expanded to allow other recreational uses beyond those currently permitted. A further report of this assessment would be submitted to Council in approximately 6 weeks.

Staff will contact Mr. Pierce, upon Council consideration of a further report on this subject to discuss possible locations for a gymnasium training centre, if the outlined approach is supported by Council.



D. G. Stenson
Director Planning and Building

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