

TO: CITY MANAGER 1999 March 03

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: ZONING BYLAW TEXT AMENDMENT REQUEST
HYPERBARIC CHAMBER FACILITIES

PURPOSE: To respond to a request to amend the Zoning Bylaw to permit hyperbaric facilities in industrial districts.

RECOMMENDATIONS:

1. **THAT** a copy of this report be forwarded to Ms. Antonietta Santoro, 2689 East 23rd Avenue, Vancouver, B.C., V5R 1A5.

R E P O R T

1.0 BACKGROUND INFORMATION:

- 1.1 At its meeting of 1999 February 15, Council requested that the Planning and Building Department write a report responding to a letter dated 1999 February 08 from Ms. Antonietta Santoro, owner of the property located at 7388 Hedley Avenue (see attached sketch). Ms. Santoro wrote to Council to request a text amendment to the Zoning Bylaw to permit hyperbaric facilities in industrial districts. Ms. Santoro requests the amendment in order to permit a hyperbaric facility to occupy her building at Hedley Avenue, located in an M2 General Industrial District.
- 1.2 On 1999 January 07, the Planning and Building Department received a fax from Radius Engineering enquiring about the appropriate zoning for the above hyperbaric facility. It was noted that the facility would use a multiplace hyperbaric chamber—able to seat 10 to 12 people—for the treatment of conditions such as multiple sclerosis, cerebral palsy, strokes, or brain injuries. The desired building configuration for the facility, given the large size and associated infrastructure of the hyperbaric chamber, would be approximately 30% office space and 70% open warehouse-type space. It was estimated that approximately 4000 square feet of space would be required.

Staff responded by letter that the proposed use is a commercial activity that is best classified as a “health service centre,” permitted in C3, C4, and C8 Commercial Districts or as a “health centre,” permitted in P2 Administration and Assembly Districts. The inquirer also expressed an interest in Ms. Santoro’s property at 7388 Hedley and subsequently enquired

about the viability of defining a new “use classification” for hyperbaric facilities of a certain size. Staff responded that a text amendment to the Zoning Bylaw would likely not be supported by the Planning and Building Department for the reasons outlined below

2.0 GENERAL DISCUSSION:

- 2.1 The Burnaby Zoning Bylaw appropriately provides for the accommodation of hyperbaric facilities as a commercial use defined as a “health service centre” or “health centre” in the C3, C4, C8 or P2 Districts. Given the space and operational requirements of the proposed operation, the C4 Service Commercial District provides for large areas for storage and handling of materials, goods, and equipment that would particularly accommodate the use’s needs.

This department would likely not support a rezoning application for such a commercial use at 7388 Hedley Avenue requiring a change to the existing M2 zoning. However, a rezoning application may be made by a proponent and staff would duly submit a report to Council for its consideration. The final decision on rezoning applications is made by Council.

- 2.2 The requested text amendment to the M2 Industrial District is contrary to established policy directions for Burnaby’s industrial land base. The Official Community Plan (O.C.P.), adopted by Council on 1998 June 15, provides for the protection and intensification of Burnaby’s industrial land base for industrial purposes. A text amendment to expand the current level of commercial uses in industrial zoning districts would be inconsistent with the industrial development objectives of the O.C.P.
- 2.3 Though there may be some difficulty in locating space in the permitted districts to accommodate the proposed facility, maintaining the integrity of existing industrial districts overrides the need to amend the Zoning Bylaw to specifically accommodate such a facility. Furthermore, amending the Zoning Bylaw to permit this use would set a precedent for other larger-scale commercial uses to be permitted in industrial districts.

3.0 CONCLUSION:


The proposed hyperbaric facility represents a specialized commercial enterprise. It is acknowledged that industrial buildings can be attractive to a variety of commercial operators. However, the proposed use is a service-oriented use which belongs in a commercial or institutional district. In light of the commercial nature of the proposed hyperbaric facility and the direction of the Official

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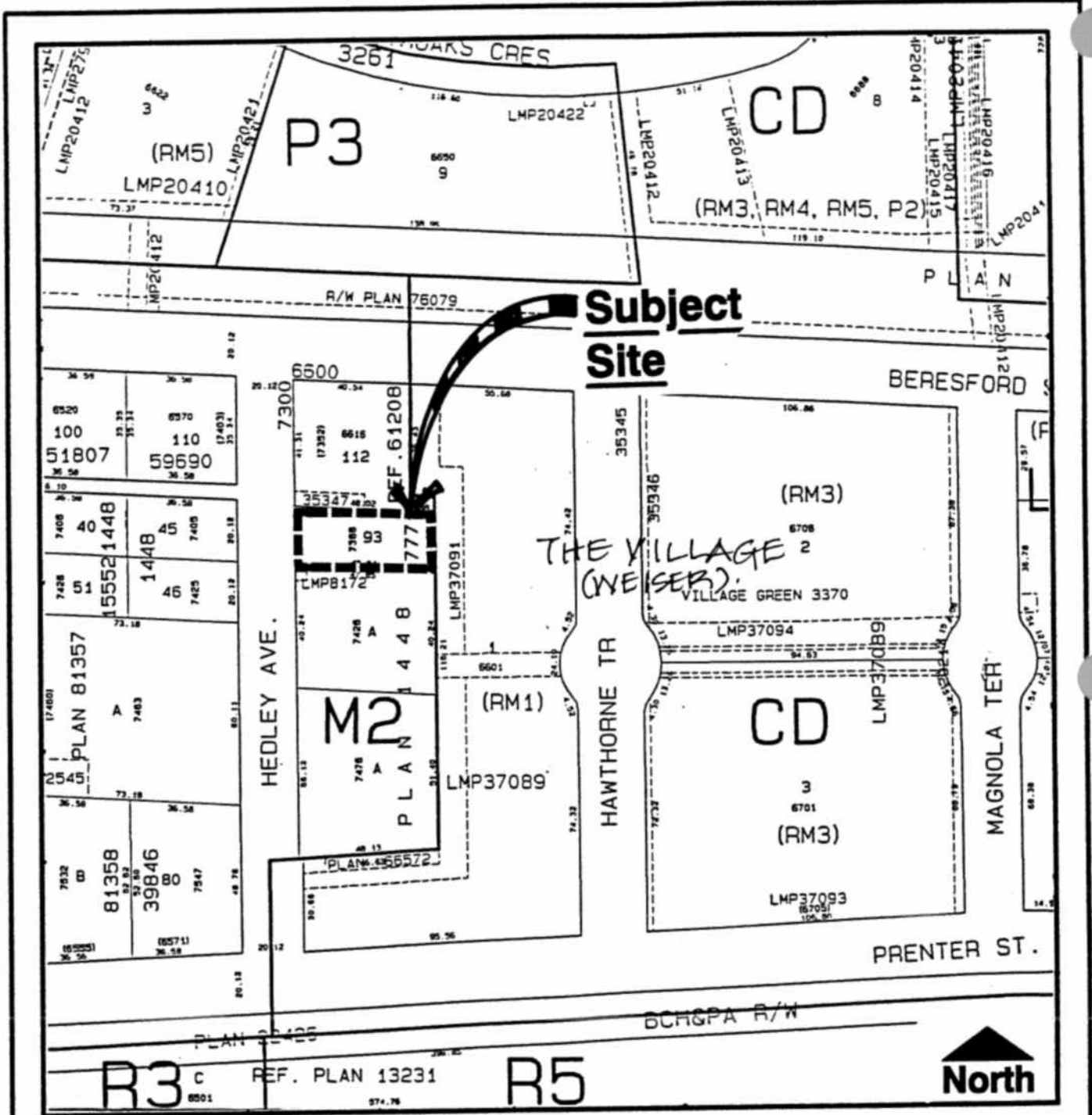
Community Plan to protect and encourage the intensification of Burnaby's industrial land base for industrial use, it would not be appropriate to consider amending the Zoning Bylaw to include this use in industrial zoning districts. Unless otherwise directed by Council, inquiries regarding hyperbaric facilities will be guided in line with the approach outlined in this report.

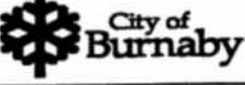
This is for the information of Council.



D. G. Stenson
Director Planning and Building

LS/ds
Attach.
cc: Chief Licence Inspector



 <p>City of Burnaby Planning And Building Department</p>	
<p>Scale: 1 = 2000</p>	<p><u>Inquiry For 7388 Hedley Avenue</u></p> <p style="text-align: right;">Sketch # 1</p>
<p>Drawn By: JPC</p>	
<p>Date: March.1999</p>	