

**TO:** MAYOR & COUNCILLORS

**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT

**SUBJECT:** **TUP #24-03 – 5318 IMPERIAL STREET**

**PURPOSE:** To seek Council approval for Temporary Use Permit (TUP) #24-03 to permit indoor recreation use at 5318 Imperial Street.

## REFERENCES

Address: 5318 Imperial Street  
Legal: 000-559-580  
Lot 1 Except: Parcel “BB” Bylaw Plan 33213 Blocks 2 and 3 DL 98  
Group 1 New Westminster District Plan 2066  
Applicant: Birdie Indoor Golf Center Ltd as authorized agent for AJJ Holdings Ltd.

## RECOMMENDATION

**THAT** the issuance of Temporary Use Permit #24-03 included as Attachment 2 to the report titled “TUP #24-03 – 5318 Imperial Street” dated March 25, 2025, be approved; and

**THAT** the City Solicitor be directed to register notice of Temporary Use Permit #24-03 with the Land Title Office.

### 1.0 POLICY SECTION

The proposed Temporary Use Permit (TUP) aligns with the following policies and plans adopted by Council:

- Corporate Strategic Plan (2022),
- Official Community Plan (1998),
- Draft Royal Oak Plan (2024),
- Economic Development Strategy (2007),
- Social Sustainability Strategy (2011),
- Environmental Sustainability Strategy (2016) and,
- Transportation Plan (2021).

### 2.0 BACKGROUND

The subject site is located at 5318 Imperial Street within the Royal Oak Community Plan, on the south side of Imperial Street between Palm Avenue and Antrim Avenue (see **Attachment 1**). The site is currently improved with a 2-storey industrial-style office

building constructed in the 1970s. The site has surface parking, which is accessible via the rear lane off Palm Avenue. The properties surrounding the subject site are improved with low-rise industrial office buildings utilized for M4 District Special Industrial uses.

The site is currently zoned for industrial uses based on the M4 Special Industrial District. Located within the Royal Oak Community Plan area, the site is designated for medium-density mixed-use based on the C9 Urban Village Commercial District as guidelines, subject to a suitable land assembly. In the draft Royal Oak Community Plan, which was introduced to Council in the fall of 2024, the subject site is identified for mid-rise apartment and neighbourhood commercial uses. The designation under the current plan, and future plan support the proposed temporary use.

This site is the subject of a Preliminary Plan Approval application for a warehouse showroom of golf simulators. It is noted that issuance of the PPA is not contingent on approval of the subject TUP.

**3.0 GENERAL INFORMATION**

**3.1 Temporary Use Description**

The applicant is proposing to use the main floor of the existing industrial-style office building for an indoor recreational golf facility. The main floor would be divided into 5 golf simulation stations with each station serving a maximum of 4 golfers at a time. The upper floor is currently used for warehousing and storage and will remain unchanged. This site is suitable for indoor recreation and aligns with the vision for the area as outlined in both the current and future Royal Oak Community Plans.

Minor interior changes to the existing building will be required to facilitate this use. The exterior of the site has been reconfigured to allow for the additional parking spaces required to accommodate the temporary use in conformance with the *Burnaby Zoning Bylaw* requirements for off-street parking.

**3.2 Policies and Bylaw Consideration**

Under the *Burnaby Zoning Bylaw*, indoor recreation facilities are not permitted in the M4 Special Industrial Districts. As such, the applicant is requesting a Temporary Use Permit to enable this use in accordance with Section 302.1(7) of the Zoning Bylaw (C2 Community Commercial District).

Overall, the proposed temporary use has a design, operation, and intensity of use that is compatible with adjacent properties and land uses, with anticipated noise and traffic impacts comparable to the existing conditions on the site. Further, the proposed temporary use does not include the construction of new buildings or additions that could deter or delay the redevelopment of the property in line with current and proposed future Royal Oak Community Plan designations. As such, the proposed temporary use is considered supportable.

**3.3 Terms and Conditions of Permit**

Since parking and landscaping improvements are required to accommodate the proposed temporary use, the temporary use is permitted subject to the following conditions:

- a. compliance with Section 302.2 of the Burnaby Zoning Bylaw.
- b. completion of:
  - i. the parking improvements and renovations to the existing building on the site, substantially in accordance with the drawings attached as Schedule A to the permit (see **Attachment #2**).

**3.4 Duration of Permit**

Under the *Local Government Act*, a TUP is valid until the earlier of the specified expiry date and the date that is three (3) years from the date of issuance, and an application for one extension to the permit may be made and issued for up to three (3) additional years. A new TUP application is required after one extension. Subject to Council approval, the proposed TUP will be valid for three (3) years from the date of issuance of the permit.

**4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT**

In accordance with the *Burnaby Development Procedures Bylaw*, public notices were mailed out to the properties within 30 m of the subject site and published in accordance with the *Burnaby Public Notice Bylaw*. In addition, the applicant has posted public notification signs on the site for a minimum of 10 days prior to the Council meeting. The purpose of this public notification is to inform the public about the proposed temporary use and provide an opportunity to comment on the application.

**5.0 FINANCIAL CONSIDERATIONS**

There are no financial considerations related to this proposal.

Respectfully submitted,

Lee-Ann Garnett, Deputy General Manager, Planning and Development, on behalf of  
E.W. Kozak, General Manager Planning and Development

**ATTACHMENTS**

- Attachment 1 – Sketches #1 and #2
- Attachment 2 – Permit

**REPORT CONTRIBUTORS**

This report was prepared by Jenna Singh, Planning Analyst, and reviewed by Mark Norton, Manager Development, Jennifer Wong, Assistant City Solicitor, and Jesse Dill, Director Development.