

**TO:** MAYOR & COUNCILLORS

**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT

**SUBJECT: TUP #25-04 (RENEWAL)**  
**102 & 103 – 2900 BAINBRIDGE AVENUE**

**PURPOSE:** To seek Council approval for Temporary Use Permit (TUP) #25-04 renewal for a taekwondo academy within two existing commercial retail units.

## **REFERENCES**

Address: Unit 102 & Unit 103 – 2900 Bainbridge Avenue  
Legal: 028-222-504  
Lot: A District Lot: 59 Group: 1 Plan: BCP44468  
Applicant: Master Mingon Kim's North Burnaby Taekwondo Inc.  
2900 Bainbridge Avenue  
Burnaby BC V5A 2S8  
Attn: Mingon Kim

## **RECOMMENDATION**

**THAT** Temporary Use Permit #25-04, included as Attachment 2 to the report titled "TUP #25-04 (Renewal) – 102 & 103 – 2900 Bainbridge Avenue" dated May 13, 2025, be approved, and

**THAT** the City Solicitor be directed to register notice of Temporary Use Permit #25-04 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),
- Bainbridge Urban Village Community Plan (2022),
- 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 2900 Bainbridge Avenue within the Bainbridge Urban Village Community Plan area, at the southeast corner of Lougheed Highway and Bainbridge Avenue (see **Attachment 1**). Under the Bainbridge Urban Village Community Plan, the site is designated for Medium Density Residential and Commercial/Employment uses. The site is currently zoned for commercial uses under the prevailing Comprehensive Development District (based on the C1 Neighbourhood Commercial District as a guideline). The site is improved with surface parking and a one-storey commercial building with five commercial retail units (CRUs). Site access is via Bainbridge Avenue.

Immediately north of the subject property is the Millenium Line SkyTrain guideway, with a gas station, a low-scale commercial development, and townhomes located across Lougheed Highway. To the east and south are single-family homes. To the west, across Bainbridge Avenue at 7000 Lougheed Highway, is the Burnaby Lake Heights Urban Village Master Plan, a proposed new mixed-use urban village neighbourhood in accordance with the Bainbridge Urban Village Community Plan. Phase 1a and Phase 1b of the Master Plan are currently advancing in the western portion of 7000 Lougheed Highway.

On August 29, 2022, Council approved TUP #22-01 for a taekwondo academy within commercial retail units 102 and 103 on the subject site. The Permit was issued for a three-year period, expiring on September 06, 2025. The applicant is seeking to renew the temporary use on the property for another three-year period.

## **3.0 GENERAL INFORMATION**

### **3.1 Temporary Use Description**

The applicant is seeking to extend the existing temporary use on the site (previously approved through TUP #22-01) to continue the taekwondo academy use for an additional three years. The proposed martial arts use will take place within the same two existing commercial retail units, with no changes to programming, or rate of instructors and students. There are no proposed interior or exterior changes to the building, landscape, site access, surface parking or loading. No additional parking spaces are required to accommodate the temporary use.

### **3.2 Policies and Bylaw Considerations**

Under the Burnaby Zoning Bylaw, commercial schools are not permitted in the C1 Neighbourhood Commercial District. As such, the applicant is requesting a Temporary Use Permit to enable this use in accordance with a commercial school use permitted by Section 302.1(15) 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 Bainbridge Urban Village Community Plan designations. During the intervening 3 years that the temporary use has been active, no formal concerns or complaints have been raised regarding the use. As such, the proposed temporary use renewal is considered supportable.

### **3.3 Terms and Conditions of Permit**

The temporary use is permitted subject to the following conditions:

- a. compliance with use conditions of Section 302.2 of the Burnaby Zoning Bylaw

Since accommodation of the proposed temporary use does not include material renovations to the existing building, affect existing parking or landscaping areas, or pose any impact to the natural environment, no financial securities are required in conjunction with this application.

### **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 renewal may be made and issued for up to three (3) additional years. Subject to Council approval, the proposed TUP renewal will be valid for three (3) years from the time of issuance of the permit and may not be renewed again. Should the use be deemed supportable following the expiration of the three year temporary use renewal term, a zoning amendment and/or rezoning application would be pursued.

## **4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT**

In accordance with the *Local Government Act* (LGA) and the *Burnaby Development Procedures Bylaw*, public notice of the subject TUP application was delivered to adjacent property owners and occupants (within 30m of the subject property) at least ten (10) days before Council considers the application for approval. A public notice was also published on the City's website, distributed as part of the City's online newsletter and a sign was posted along the subject site's frontages.

## **5.0 FINANCIAL CONSIDERATIONS**

There are no financial considerations related to this proposal.

Respectfully submitted,

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.