



Staff Report

DEVELOPMENT SERVICES DEPARTMENT

To: Council File: 3380-20 Dogtooth and BASE Health 2019
From: Phil Armstrong, MDS/Planner Date: December 17, 2019
Subject: BASE Fitness Temporary Use Permit

RECOMMENDATIONS

THAT based on the December 17th, 2019 Staff Report submitted by the Manager of Development Services/Planner Council DIRECT staff to proceed with the Public Notice process for the Temporary Use Permit TUP 2019-01 as per the *Local Government Act* for the property described as Lot 7 Section 12 Township 27 Range 22 West 5th Meridian Kootenay District Plan 5874 (PID 014-263-734 / 715 15th Street South.)

CAO COMMENTS

I support the recommendation. This is an innovative way for a local government to help 'test drive' a market exploration for business without committing to any long term guarantee for what would be a somewhat outlying use.

BACKGROUND

BASE Health and Wellness operated by Jennifer Burns is a new business as of the summer of 2019, which hosts various fitness programs such as group classes and individual personal training. BASE rents in the Town's Mount 7 Rec-Plex.

Jennifer and her husband Mike Burns are actively exploring constructing a building in a commercially zoned area of Town, but in the meantime to build on the formative years of the BASE business at the Rec Plex and further incubate the business they have applied for a Temporary Use Permit (TUP) and acquired a lease and purchase agreement for 715 - 15th Street South. The former premise of Dale Henderson Hauling.

This will allow BASE to be able to operate more programming without being required to set up and put away equipment, which they are finding challenging. Please refer to the enclosed letter from Jennifer Burns.



DISCUSSION

A TUP is a permit that temporarily allows a zoning use for up to three years.

This TUP allows the Town to test a new use in an area that is on the industrial periphery of the community zoned Light Industrial - M2.

Surrounding context:

- To the north of the property is a vacant lot also owned by the numbered company that owns the subject lot.
- To the east is a largely vacant lot where a fire in the late spring of 2019 destroyed an old Columbia River Lumber Company building as well as a lot with an industrial structure in place.
- To the south is an unpaved 15th St S, the highway bypass lands and the CP rail lands.
- To the west are lands owned by BC Hydro that comprises two thirds of the block, which have a foundation for a structure in place.



The use the proposed TUP would allow is “Entertainment and Recreation, Indoor.” Defined as:

means a Use providing for entertainment or recreation conducted indoors. Typical Uses include: live performances, motion picture theatres, health and fitness centres, athletic facilities, pool halls, and bowling alleys.

This use is allowed in the following zones; Historic Downtown Commercial – C1, Mixed-Use Commercial – C2, General Commercial– C3, Highway Corridor Commercial – C4, Commercial Industrial – M1, Recreation and Facilities –P2, Gateway Comprehensive Development CD-1, but not the M2 – Light Industrial Zone.

Analysis

Gyms are often located in commercial/industrial parks because of the need for large amounts of space for equipment and group classes. Many exercise activities require higher ceilings so that participants do not feel uncomfortable in a cramped space. In commercial zones, the cost of leasing the required amounts of space can be prohibitive; hence, the Commercial Industrial - M1 zone (mostly 9th St N) has located in it the Golden’s Gym, Dogtooth Climbing Gym, and the new Dojo. 9th St N granted, is a commercial / industrial zone, but the subject property is in the light industrial M2 zone. On the other hand, the encouragement of innovative commercial uses in light industrial zones is beneficial with regards to reinvigorating underutilized lands and facilities in these zones. That said, this property/building is on the periphery of Town surrounded by trucking businesses with an under built road (and pedestrian) network surrounding it. In fact, 15th St N is unpaved. Albeit there is limited traffic in the area at this time and a connection to the Rotary trails are nearby.

Staff is supportive of the TUP on the basis that the Burns are exploring the feasibility of constructing a building in commercial area and also to test the use in this part of Town.

A simple permit condition of defining the driveway and parking on the site is included with the proposed TUP permit.

In closing, Staff is supportive of the proposed TUP and is recommending proceeding with public notice with Council consideration targeted to occur on January 21st, 2020 following the designation of the TUP areas.

IMPLICATIONS

Strategic

OCP Service and Industrial Development

Goal:

Golden will have greater economic viability, achieved through the diversification of the local economy and provision of employment opportunities.

Objectives:

To support and encourage diverse industrial activities.

Policies:

Encourage and promote: Office and commercial uses in industrial areas, which complement industrial redevelopment...

OCP Community Economic Development:

Objectives:

2. ... small business retention / expansion...

7. To build on a business-friendly environment through streamlined approval processes, open and responsive governance...

Policy:

3. Commercial development is directed principally to the downtown core areas, revitalization areas as well as - the corridor.

Financial

-Applications fees have been paid.

Administrative

-Part of the MDS's work plan.

OPTIONS

1. **PROCEED** to public notification on the draft permit.
2. **PROPOSE** changes to the draft permit.
3. **REFUSE** to proceed to public notification.

Respectfully Submitted,



Phil Armstrong MCIP, RPP

Manager of Development Services / Planner

Enclosed

- ✓ Letter of intent
- ✓ Draft Temporary Use Permit

To: Town of Golden
Box 850, 810 9th Street South
Golden, BC V0A 1H0

From: BASE Health & Wellness LTD.
Jennifer Burns
1870 Golden Donald Upper Road
Golden, BC
V0A 1H1



December 12, 2019

To: Town of Golden,

BASE Health & Wellness LTD. was founded in August of 2019 and officially started offering group classes, personal training and athletic therapy on September 11, 2019. BASE's Mission Statement is: To provide the best fitness, exercise and movement services, inspire wellness in mind and body and to include everyone - the community of Golden and beyond.

BASE Key Messages:

- Everyone is an athlete.
- Everyone is welcome and included.
- We support a community and are a family.
- We support life long fitness and healthy habits.
- Focus on what your body CAN do and break through limitations.
- Make our participants feel strong and empowered.

Since beginning operations, class sizes and private one on one clientele has doubled and is forecasted to double again in the next quarter. Our classes serve both adults and youth. BASE is currently contracted to the Town of Golden to offer "Go Golden Girls", a physical literacy program for girls grades 4-12. BASE also volunteers at Golden Secondary School to offer dry-land training sessions to the High School ski team.

Jennifer Burns is the head coach and founder of BASE. She holds certifications as a CanFit Pro Personal Trainer and Group Fitness Coach, a CrossFit Level 1 Trainer, and Precision Nutrition Level 1 Coach and has been teaching group fitness classes and training private clients for 4 years in Golden, BC. BASE currently has 3 coaches and one Athletic Trainer that work under contract to BASE. All of our coaches hold certifications as Personal Trainers, Group Fitness Instructors or Spin Coaches. Karen Pulsifer, our Athletic Trainer holds a BKin. and is a Certified Athletic Trainer. In 2020 we will be hiring 2 more coaches, bringing our team to 7.

BASE is currently operating out of the Mount 7 Recplex. Our operations are limited and challenged by being in a multi-user facility. Daily we have to move our equipment in and out multiple times which is laborious. We are not able to provide programming during certain times due to other user groups taking precedence over us. When 715-15th Street South became available it looked to be a viable option due to the size, both indoors and out. Our intent is to use 715-15th Street South to grow our operations and look to see if a new build on 620 8th Ave North will be feasible in the future. We currently have plans drafted to build a new fitness facility on that property. In the interim, we will look to tidy up the both the inside and outside of 715-15th Street South with grass and landscaping as well as provide designated parking stalls for our members. By tidying up this property it will help to spur revitalization to this area of town with opportunity for growth and development in future years.

BASE looks forward to growing our business and being able to make an impact in the community of Golden by serving the community in all their health and wellness needs.

Sincerely,

Jennifer Burns
BASE Health & Wellness LTD.
Head Coach & Founder



Temporary Use Permit No. 2019-01

Date of Issuance:

Applicant: Mike Burns, of Dogtooth Log and Timber Ltd / BASE Health and Fitness

Issued to: 466947 B.C. LTD.

Property Owner: 466947 B.C. LTD.

Owners Address: PO Box 4001 Golden BC V0A 1H0

SCOPE OF APPROVAL

1. This Temporary Use Permit is issued pursuant to Section 492 of the *Local Government Act* and is issued subject to compliance with all of the Bylaws of the Town of Golden applicable thereto.
2. This Temporary Use Permit applies to, and only to, the property within the Town of Golden as described below, including any or all buildings, structures and other development thereon.

Civic Address: 715 15th Street South

Parcel Identifier(s): 014-263-734

Legal(s): LOT 54 SECTION 13 TOWNSHIP 27 RANGE 22 WEST
OF THE 5TH MERIDIAN KOOTENAY DISTRICT
PLAN NEP78163

(Hereinafter called the "Property")

TERMS AND CONDITIONS

1. In addition to the permitted uses in the **Light Industrial – M2 zone**, THAT Temporary Use Permit TUP2019-01 be issued for three years for the following Temporary use(s):
Entertainment and Recreation, Indoor
AND THAT subject to the following conditions:
a) **A driveway and parking be delineated on the property;**
AND FURTHER THAT any application to extend the Permit must be approved by Council prior to this Permit expiring.
2. A site inspection of the Property may be undertaken by Staff to ensure that development complies with the conditions of the Development Permit.

3. This Permit IS NOT a Building Permit.

Issued and approved by Council on the _____ day of _____, 2020.

Corporate Officer
Town of Golden

The PERMIT HOLDER is the CURRENT LAND OWNER.