
1. Planning & Design Description and Rationale

Use:

Absolute Cheer & Tumbling Ltd. has been in operation in this building for 8 years. It is our intention to utilize the existing building with zero structural changes or renovations. Our ask is move from our current unit of 497 SqM of floor space to an existing unit of 908 S1M of floor space that is currently empty (In the same building on the same floor). The only request of the City of North Vancouver is to allow the recreational use of the building to be increased by 411 SqM. NOTE: of the requested 411 SqM it would be used as approx 40% recreational use, and 60% additional space for merchandise manufacturing, athlete waiting areas and employee offices.

Alignment with Council's Vision and Regional Growth Strategy

1. Community Engagement and Recreation Accessibility:

Council's Vision: North Vancouver's Council often emphasizes community health, engagement, and the development of recreational amenities to improve quality of life.

Contribution: The gym would provide a specialized recreational facility that promotes physical activity and community engagement. Offering classes and training sessions, the gym would serve various age groups, fostering inclusivity and active lifestyles, which are key aspects of the Council's vision for a vibrant, engaged community.

2. Economic Activity and Regional Growth:

Regional Growth Strategy: This typically aims to focus development in urban centers to prevent sprawl, enhance economic growth, and improve transportation efficiencies.

Contribution: By attracting participants from within the local community, the gym would contribute to local economic activity. Located near brand new residential condominiums, it would support the strategy's goal by being local, walkable recreation, boosting foot traffic and patronage to nearby businesses such as retail shops and restaurants.

3. Proposed Intensity and Density Transfer

Intensity Appropriateness:

Location Consideration: The gym is ideally situated in a mixed-use area where its activity level complements the surroundings. The intensity of its use—reflected in the number of people it attracts and the scale of its operations matches walkability and available parking. There have been zero complaints about traffic in the 8 years of operation of Absolute Cheer & Tumbling Ltd.

Building and Usage: The design of the new floor plan for the gym would maximize the use of the space and includes already High ceilings and ample floor space for routines would ensure the gym meets specific functional requirements while maintaining a footprint appropriate for the area.

Absolute Gym fills a niche for specialized recreational facilities but also aligns with and supports North Vancouver's strategic goals by promoting a healthy, vibrant, and economically active community. The proposed intensity of the gym would be crafted to ensure it complements the urban fabric and supports the region's growth objectives.

HOME IS ABSOLUTE

World Class Cheerleading Organization Unique to North Vancouver Cannot Keep Up with Increased Demands for Recreation in their Community

Attention:
North Vancouver Planning Department

About Us

Absolute Cheer and Tumbling Ltd was established in 2007, as small business owned and operated by Sonja Aquila . In 2008, the company found its own private space in North Vancouver, where it began cultivating all-star cheerleaders and tumblers. Our coaches stand as leaders in the All-Star Cheer and tumbling industry. Our teams consistently secure podium finishes in provincial, national, and international competitions. Notable achievements include being World's Finalists in 2010, 2012, 2013, 2019, and 2023.

Our Mission

Our mission is to empower each athlete to reach their full potential in the All-Star Cheer and tumbling community, nurtured by expert coaches who inspire personal growth and achievement. We are committed to fostering an environment where dedication and teamwork unlock individual goals and lead to excellence in performance at all levels. By valuing every athlete's journey, we aim to develop skills, confidence, leadership by "building champions for life"!

Our Ask

We have outgrown our current gym. Our building has unused space available for lease. Our ask is to be able to move to this larger unused space. within our current lease window (up for renewal in 2026) however, this option is not supported by the existing zoning bylaw. We are requesting the permission of a TUP for our business as we hope to secure the larger unit before the end of the summer! We want to continue to be the proud home of All Star Cheerleading which serves over 600 youth athletes here on the North Shore.



Unique to North Vancouver

The only All Star Cheerleading Club on the North Shore or within 45km



In Demand Classes

From Parent- Tot to All Star Cheer, class demand always outstrips availability and we are currently showing a waitlist of over 100 participants- showcasing the need for our services.



Walkability

Our club is within 50 meters of over 900+ newly developed condominiums, a minimum of 2000 new people and families seeking recreational spaces.



Birthday Parties and Event Rental Space

We have affordable for families to be active and create unforgettable memories in a neighbourhood that does not have a lot of vacant space.



Diversity, Equity & Inclusion

We foster a unique culture that supports indigenous youth, equity for all 18 employees and an inclusive space for the North Shore's youth to feel safe and seen!



Scholarships

Our ability to offer a greater number of scholarships for Indigenous youth, at risk teens and low income families is dependant on space availability.



Reducing Polution/Gas Emissions

Our Walkability reduces greenhouse gas emissions, traffic and pollution and fosters a healthy and engaged community!