

**TO:** CITY MANAGER

1999 SEPTEMBER 9

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #99-26  
Fitness Centre in Existing Building**

**ADDRESS:** 4664 Lougheed Highway (see attached sketch)

**LEGAL:** Lot 81A Except: West 150 ft., Except: Plan SRW PL4957, D.L. 124, Group 1, NWD Plan 3348

**FROM:** CD Comprehensive Development District (based on M5 Light Industrial District and Brentwood Town Centre Plan guidelines)

**TO:** Amended CD Comprehensive Development District (based on M5 and M5L Light Industrial District and Brentwood Town Centre Plan guidelines and in accordance with the development plan entitled "Proposed Rezoning Plan For FITCITY, Suite 150" prepared by Orbis Architecture Inc).

**APPLICANT:** Brook Development Planning Inc.  
1834 West 1st Avenue  
Vancouver, B.C. V6J 1G5  
(Att: Barbara Tulley)

**Purpose:** To seek Council authorization to forward this application to a Public Hearing on 1999 October 26.

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1999 October 4 and to a Public Hearing on 1999 October 26 at 7:30 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The granting of any necessary easements and covenants.

## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit a fitness centre in the existing building.

### 2.0 BACKGROUND INFORMATION

- 2.1 On 1999 July 26, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized this Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

### 3.0 GENERAL DISCUSSION

- 3.1 The purpose of this rezoning proposal is to permit a change of use in an existing building. The building is predominantly a two-storey office building and with the rezoning of the site the proposed women's fitness facility would be permitted to locate in the northeast corner of the building, which is near the corner of Lougheed Highway and Beta Avenue.

The subject site is within the Brentwood Town Center Plan and is designated as succession area ( industrial to residential ) in the long term. This rezoning is a minor change of use within a small portion of the building and is not considered to be in conflict with the adopted plan. There is sufficient parking available on the site to satisfy the Zoning Bylaw requirements for this change of use.

- 3.2 As a requirement of this rezoning, a right-of-way for a cut/fill, pedestrian/bicycle facility will be provided along Lougheed Highway.

### 4.0 DEVELOPMENT PROPOSAL

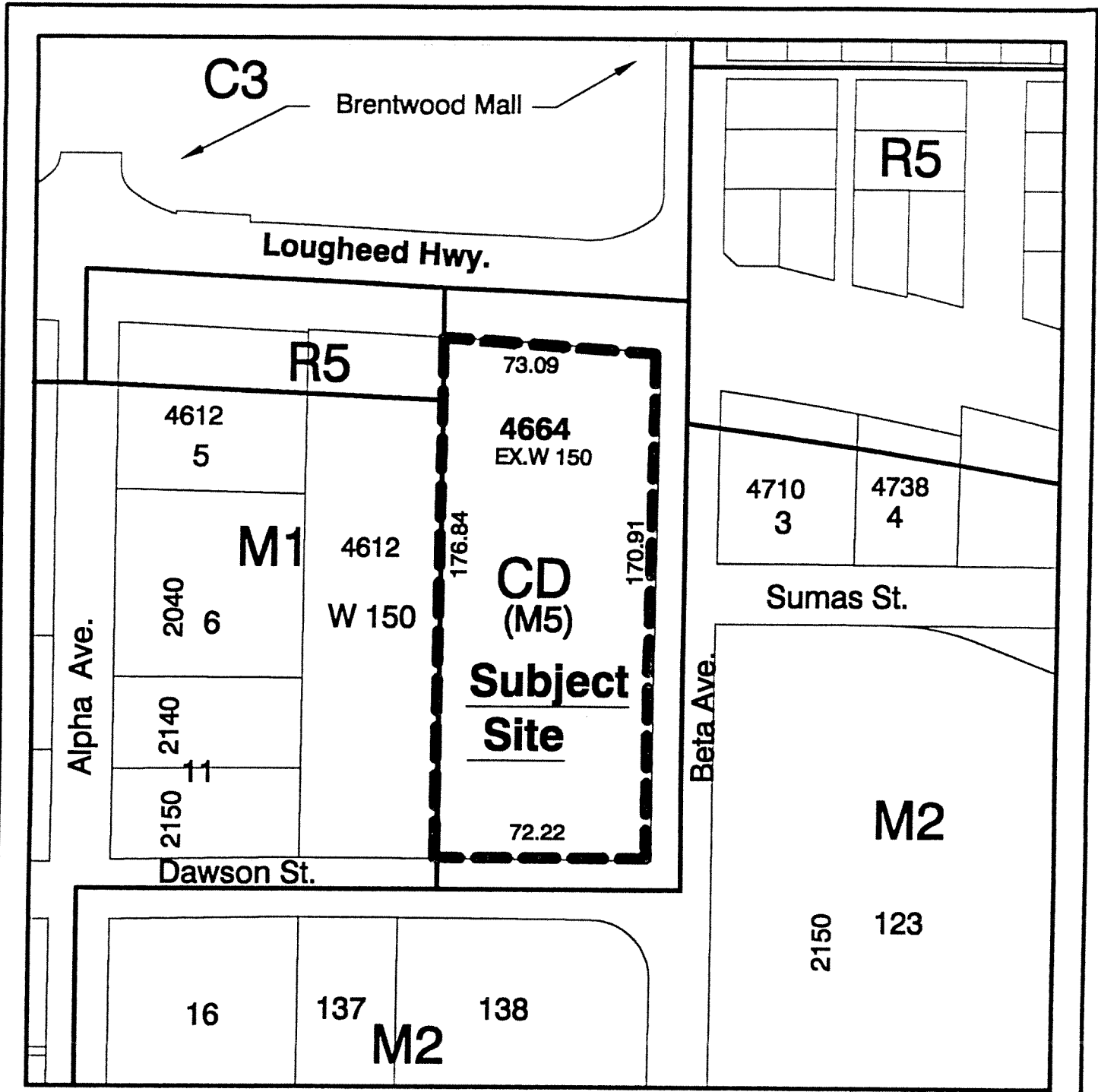
This rezoning is for a change of use to accommodate a fitness facility in an existing building. The tenant space is located in the northeast corner of the building and has an area of 8,356 square feet, while the building has a total area of approximately 156,000 square feet. There are no external changes to the site related to this rezoning, except for changes in signage through an amendment to the Comprehensive Development sign plan, which will be kept low key in keeping with the industrial zoning of the site.



D. G. Stenson  
Director Planning and Building

BW:gk  
Attach

cc: City Clerk  
Director Engineering  
City Solicitor



City of Burnaby Planning And Building Department



Scale: 1:2000  
 Drawn By: J.P.C.  
 Date: July 1999

REZONING REFERENCE 99 --- 26  
 Sketch # 1

