

TO: CITY MANAGER

2000 December 12

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE # 00-32**
Expansion of Existing Health Centre
X-Reference: Rezoning Reference #99-52

ADDRESS: 4501 North Road (Strata Lots 18,19,20 and 21)
 (see **Attached** Sketch #1)

LEGAL: Strata Lots 5 to 118, D.L.1, Group 1, NWD Strata Plan NW 1901, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

FROM: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C3 General Commercial District and M5 Light Industrial District)

TO: Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, C2 Community Commercial District and M5 Light Industrial District guidelines and in accordance with the development plan entitled "Proposed Expansion of Spa Lady, Burnaby Club" prepared by Karl Wein & Associates.

APPLICANT: Karl Wein & Associates
 201 - 275 Fell Avenue
 North Vancouver, B.C. V7P 2M4
 (Attention: Mr. Karl Wein)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2001 January 23.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2001 January 8 and to a Public Hearing on 2001 January 23 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. Council giving Final Adoption to the text amendment to the Burnaby Zoning Bylaw which would permit health service centres as a permitted use in the C2 Community Commercial District.
- c. Council giving Final Adoption to Rezoning Reference #99- 52, which is another active rezoning application on this property.
- d. The approval by the strata corporation for Strata Plan NW 1901 for the leasing and use of common property by a private strata lot owner (Spa Lady).
- e. The deposit of the applicable GVS & DD sewerage charge.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the expansion of the existing health service centre use (Spa Lady) within the building.

2.0 BACKGROUND

- 2.1 On 2000 November 20 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.
- 2.2 This rezoning is predicated on rezoning the portion of the building which is occupied and the portion proposed to be occupied by Spa Lady from C3 General Commercial District and C1 Neighbourhood Commercial District to C2 Community Commercial District. The Spa Lady use is categorized as a health service centre, which is currently a permitted use in the C3, C4 and C8 commercial zoning districts, but not in the C2 District. On 2000 December 11, Council adopted a recommendation authorizing the preparation of a bylaw amending the Burnaby Zoning Bylaw, as outlined in the report received by Council at that time. This report recommended several minor amendments to the Zoning Bylaw, including permitting health service centres in the C2 District. This text amendment was supported due to a number of reasons, including the notion that the C2 District zoning is a more appropriate, relatively local commercial zoning district, than the current C3 District zoning of the Spa Lady site. Amending the Zoning Bylaw to permit health service centres in the C2 District allows this Department to support the subject rezoning request without increasing the

anomalous C3 District zoning on the property. The report also recommended that the term "health service centre" be amended to the more current "fitness and health facility" where it appears in the Zoning Bylaw.

Once the City Solicitor prepares the necessary amending bylaw, it will be forwarded to First Reading and a Public Hearing. It is recommended that the subject rezoning not be given Final Adoption until after the above text amendment has been given Final Adoption by Council.

3.0 GENERAL DISCUSSION:

3.1 There is an additional rezoning application (Rezoning Reference #99-52) in progress for this site which would permit increased commercial uses on this site and the development of additional parking spaces on the property. Rezoning Reference #99-52, which was given Second Reading by Council in February 2000, has an outstanding requirement related to right-of-way documentation and should be completed prior to the subject rezoning being considered for Final Adoption by Council

3.2 The GVS & DD Sewerage Charge of \$0.443 per square foot is applicable to this development for the area of the expansion.

3.3 In recognition of the fitness orientation of this use, bicycle racks will be required relative to the overall Spa Lady facility.

4.0 DEVELOPMENT PROPOSAL:

4.1 The rezoning request involves a simple change of use from permitted C1 and C3 District uses to C2 District zoning to permit an expansion of the existing health service centre (Spa Lady). There is no external construction or physical additions involved in this rezoning and no additional parking is required. A portion of the area of the proposed expansion is currently a corridor and designated common property on the strata plans for the site. In consideration of Section 71 of the Strata Property Act, it is recommended that this proposed use of common property be approved at an annual or special general meeting of the strata corporation prior to Final Adoption of this rezoning. If approval for the use of the common property cannot be obtained, the developer has provided a plan of development which is not dependent on the common property.

4.2	Area of Expansion:	-	313.5m ² (3,375 sq. ft.)
	Existing Area Occupied by		
	Spa Lady (currently C3 District zoned)	-	1,088.5m ² (11,716 sq.ft.)

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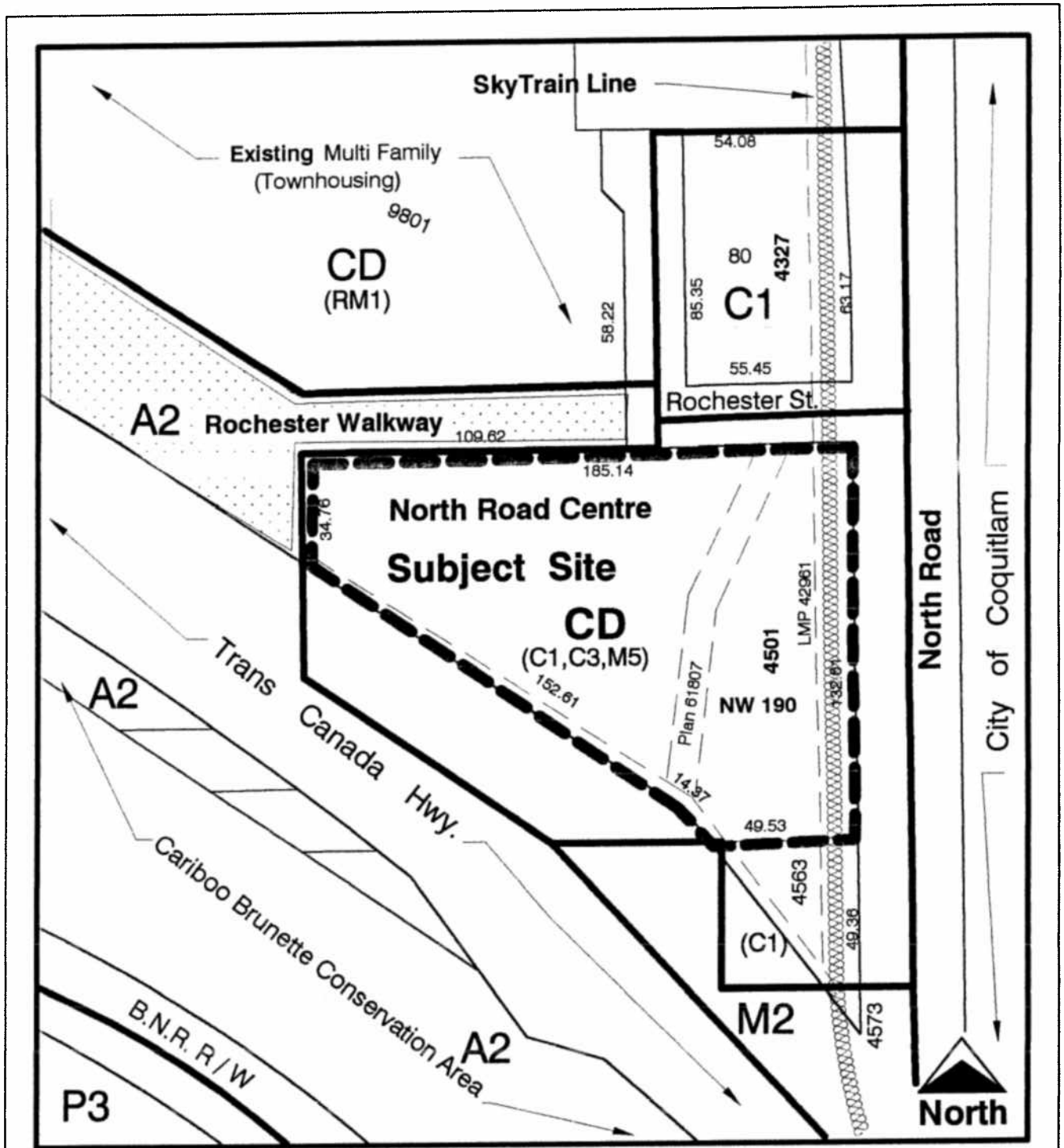
Proposed Total Spa Lady Floor Area:	-	1,402m ² (15,098 sq. ft.)
Parking Required For Spa Lady:	-	30.5 spaces
Bicycle Storage Facilities:	-	3 spaces



D. G. Stenson
Director Planning and Building

BW:gk
Attach

cc: Director Engineering
City Clerk
City Solicitor



Planning And Building Department

Scale: 1 = 2000

Drawn By: J.P.C.

Date: Nov. 2000

REZONING REFERENCE 00 -- 32

Sketch # 1