

TO: CITY MANAGER

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #03-19
Fitness facility within an existing industrial building

2003 June 16

ADDRESS: 4161 Dawson Street

LEGAL: Ptn. of Lot B, D.L. 119, Group 1, NWD Plan 69931

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

TO: Amended CD Comprehensive Development District (based on M5 & M5L Light Industrial District and C1 Neighbourhood Commercial District and in accordance with the development plan entitled "Gold's Gym" prepared by C.B.D. Officeworks Inc.)

APPLICANT: Standard Life Assurance Co.
800-625 Howe Street
Vancouver B.C., V6C 2T6
(Attention: Nora E. Greig)

PURPOSE: To seek Council authority to forward this application to a Public Hearing on 2003 July 22.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2003 July 7, and to a Public Hearing on 2003 July 22 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 deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c) The granting of any necessary easements and covenants
- d) The submission of a written undertaking to assure compliance with the established prerequisites of Rezoning Reference #00-25.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit a fitness facility within an existing industrial building.

2.0 BACKGROUND

2.1 On 2003 May 26 Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the 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 The subject property is within the adopted Brentwood Town Centre Plan designated as part of the "Village Street" along the Dawson Street Frontage. The site is located on the north side of Dawson Street east of Gilmore Avenue adjacent to the Gilmore SkyTrain Station (see attached Sketch # 2).

The subject property is currently occupied by an office/warehouse building, which is part of a two building complex comprised of 4161 and 4171 Dawson Street (see attached Sketch #1). Directly north and northeast of the subject property at 4170 and 4180 Lougheed Highway are vacant lots. Immediately west of the subject property on the corner of Gilmore Avenue and Dawson Street is the Gilmore SkyTrain station. On the south side of Dawson Street are a number of light industrial/warehouse properties, including 4140 and 4180 Dawson Street which are currently under rezoning (Rezoning Reference # 02-24 and Rezoning Reference #03-07) for mixed-use commercial/residential development.

2.3 The subject site is also part of a rezoning application (Rezoning Reference #00-25) along with 4171 Dawson, 4120, 4160, 4170 and 4180 Lougheed Highway from the current M1, CD (P2, C1, M5) and CD (M5, M1r) District zonings to CD (C3, C9 and P2) District zoning adopting an overall Community Plan which permits future higher density office and mixed-use commercial/residential development fronting on Dawson Street as well as the existing Gilmore SkyTrain Station (see attached Sketch #1). The existing office and office/industrial buildings on the overall site would become legally non-conforming and recognized as

continuing interim use buildings generally permitting M5 District uses until such time as they are replaced by specific higher density proposals in line with the Community Plan adopted through Rezoning Reference #00-25.

- 2.4 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The applicant is requesting a rezoning for the purpose of permitting a fitness facility within the existing building. Under the current CD (M5 & C1) zoning designation of 4161 Dawson Street a fitness facility is not permitted. The M5L zoning designation which is proposed for the existing building at 4161 Dawson Street, would allow for indoor athletic recreation uses requiring a minimum floor area of 370 m² (3,982.7 sq.ft.), a minimum ceiling height of 6m (20 ft.) and a parking ratio of 1 space per 46 m² (495 sq.ft). The current building on the subject site meets these requirements with an available floor area of 1,733.42m² (18,659 sq.ft.), a ceiling height of 7.3 m (24 ft.) and 44 existing parking spaces.
- 3.2 The current rezoning application (Rezoning Reference #00-25) establishes the first stage of the redevelopment process in support of the Brentwood Town Centre Plan. In principle, it is not considered appropriate to allow expanded uses of an existing building that are not in line with the adopted Brentwood Town Centre Plan. However, as the overall Comprehensive Development proposal is intended to be phased, the subject site with its existing improvements and its existing and proposed interim amended uses (including the subject use) will become legally non-conforming once Rezoning Reference #00-25 receives Final Adoption by Council.
- 3.3 The re-use of an existing good quality office/industrial building as an interim large fitness facility has merit. The site is directly adjacent to the Gilmore SkyTrain Station to the west, is central to a large area of office employment and will be proximate higher density residential and street-oriented commercial development currently under rezoning along the south side of Dawson Street.
- 3.4 It would need to be assured that the established prerequisites of the overall rezoning of the site (Rezoning Reference #00-25), including, but not limited to, the dedication of any necessary statutory rights-of-way, easements, or covenants such as those for Urban Trails, separated sidewalks, bikeways and servicing would continue to prevail and not be compromised by the proposed interim fitness facility.
- 3.5 Vehicular access is available to and from the site via Totem Court, onto Dawson Street (see *Sketch* #1). In line with a report considered by Council at its meeting of 2001 October 1, Totem Court is in the process of being closed through a Highway Exchange Bylaw. An easement will continue to provide access to the site via the closed Totem Court to Dawson Street.

3.6 The Director Engineering has been requested to provide all relevant servicing information. The servicing requirements will include, but not necessarily be limited to, the reconstruction of the sidewalk along the Dawson Street frontage.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area - 3,626.47 m² (39,036.27 sq.ft.)

4.2 Gross Floor Area - 1,854.56 m² (19,963 sq.ft.)
(Existing and Proposed)

4.4 Parking

Vehicle Parking (1 space / 46m²)

Required - 40 spaces


Provided - 44 spaces

Loading - 2 bays

Bicycle Parking

Required - 4 spaces

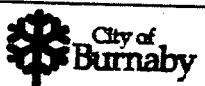
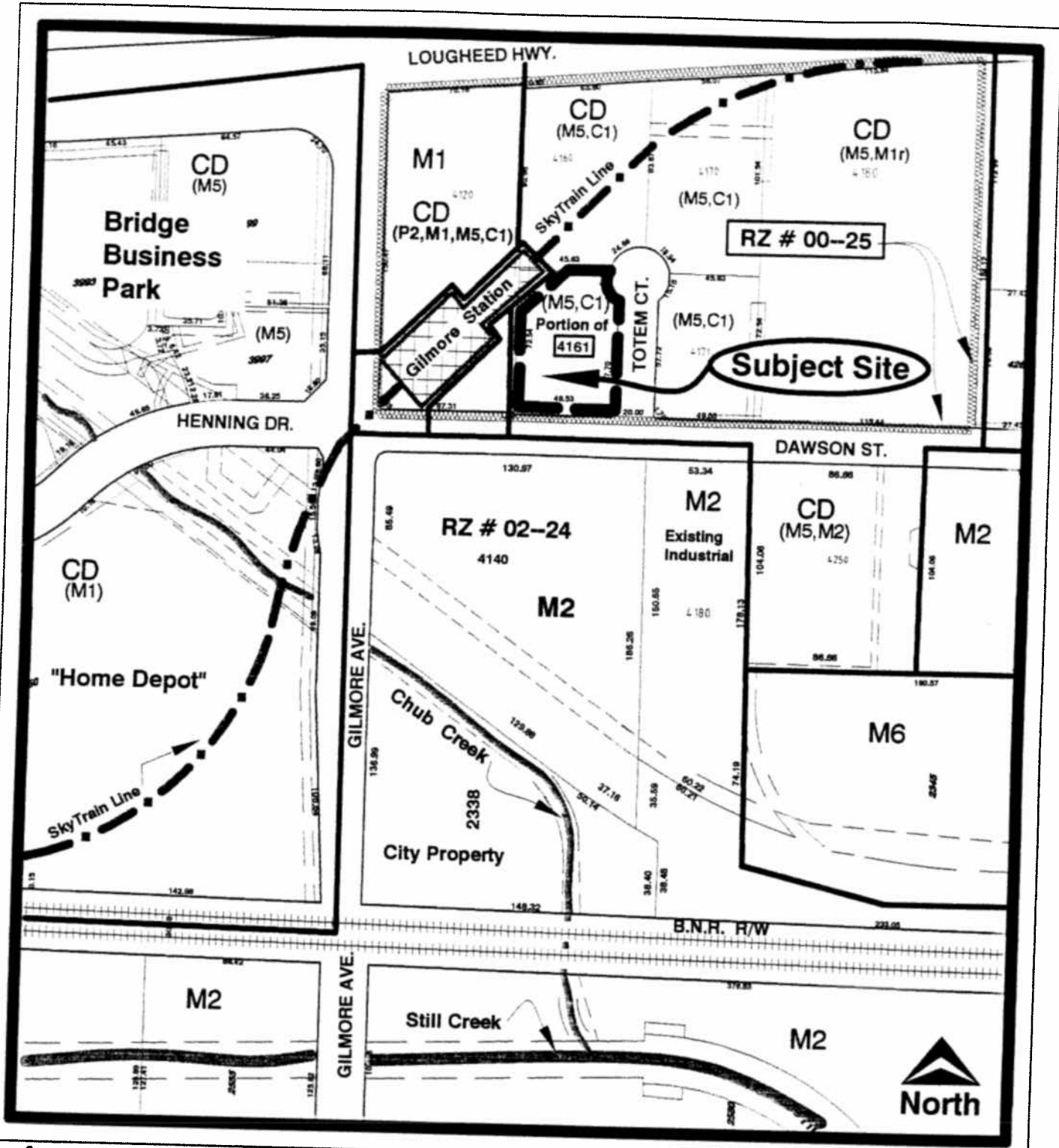
Provided - 5 spaces (1 rack at entrance)



J. S. Belhouse
Director Planning and Building

JBS:gk
Attach.

cc: Director Parks, Recreation and Cultural Services
Director Engineering
City Solicitor
City Clerk
Chief Building Inspector



Planning and Building Department

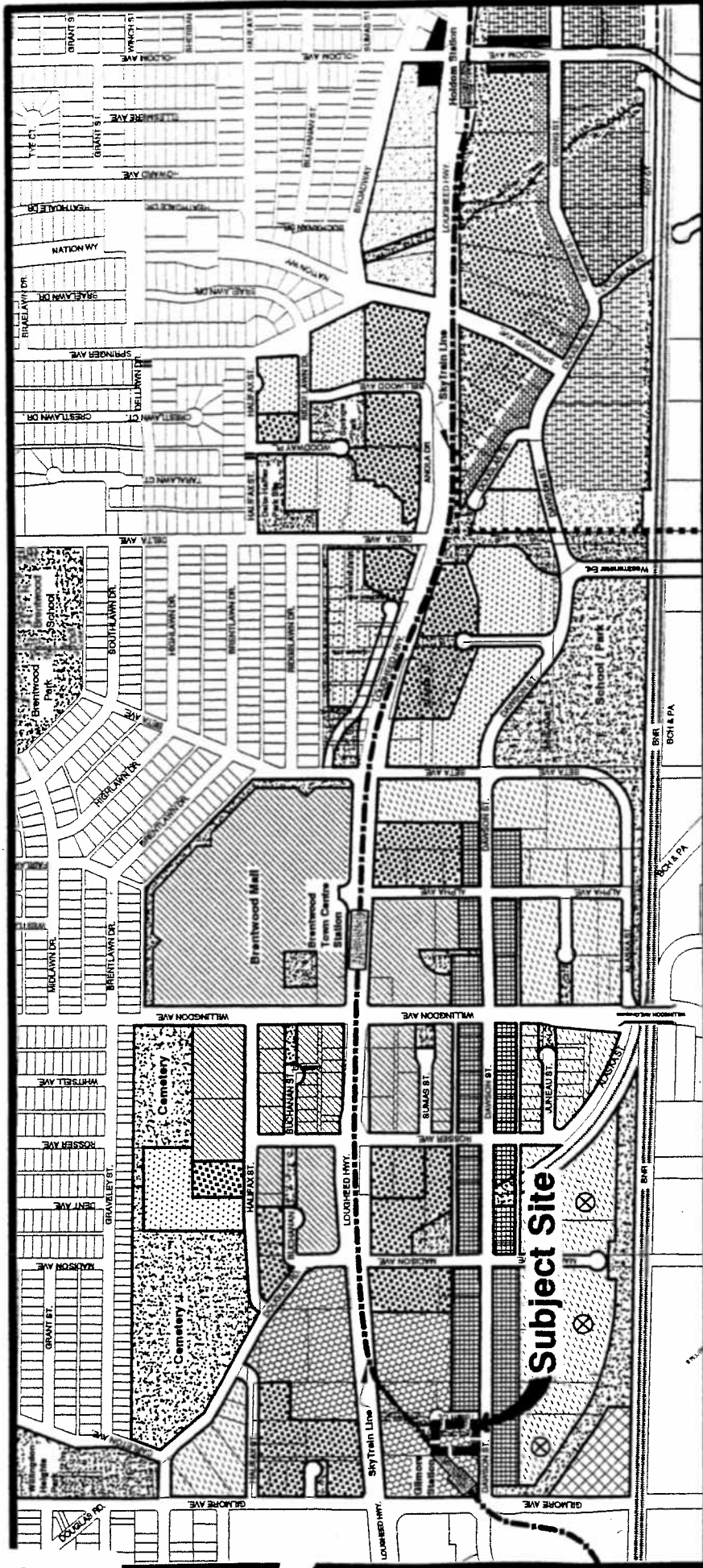
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Drawn By: J.P.C.

Date: May 2003

REZONING REFERENCE 03 -- 19
4161 Dawson Street

Sketch # 1



- See Holdom Station Area Plan.
- ▲ Suburban Business Centre (B1)
 - ▲ Urban Business Centre (B2)
 - ▲ Live/Work or Townhouse Development
 - ▲ Street Front Commercial Mixed Use
 - ▲ Site may include Tower Forms.

- ▲ Core Development
- ▲ Village Street
- ▲ Residential (High Density)
- ▲ Residential (Medium Density)
- ▲ Residential (Low - Density Townhousing)
- ▲ Succession (Industrial to Medium Density Residential)
- ▲ Secondary Commercial
- ▲ Industrial
- ▲ Public Open Space, Buffer

Brentwood Town Centre
Development Plan
Land Use Concept



Updated to February 2003

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4161 Dawson Street