

CITY OF BURNABY

**PLANNING AND BUILDING
REZONING REFERENCE #16-32
2016 JULY 20**

ITEM #10

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Musson Cattell MacKey Partnership
1600 – Two Bentall Centre
555 Burrard Street, Box 264
Vancouver, BC V7X 1M9
(Attn: Celso Stifelmann)
- 1.2 Subject:** Application for the rezoning of:
Lot B, DLs' 69 and 70, Group 1, NWD Plan LMP7609
- From:** CD Comprehensive Development District (based on M5 Light Industrial District)
- To:** Amended CD Comprehensive Development District (based on M5, M5L Light Industrial Districts and Willingdon Business Park guidelines)
- 1.3 Address:** 4280 Still Creek Drive
- 1.4 Location:** The subject site is located in the Willingdon Business Park on the south side of Still Creek Drive, immediately north of Grandview Highway and the Trans Canada Highway, between Gilmore Avenue and Still Creek Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape, with an area of approximately 13,900 m² (149,618 sq. ft.) and a frontage of approximately 81.13 m (266 ft.) along Still Creek Drive.
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the conversion of an existing secondary building to a fitness facility to serve Willingdon Business Park Centre employees.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is located on the south side of Still Creek Drive between Gilmore Avenue and Still Creek Avenue, within the Willingdon Business Park (see *attached* Sketch #1). Office developments in line with the M5 Light Industrial District are located to the west and north across Still Creek Drive, while immediately to the east is the Still Creek riparian corridor. The Grandview and Trans Canada Highways are located immediately to the south of the property.

3.0 BACKGROUND INFORMATION

- 3.1 On 1990 December 17, Council granted Final Adoption for Rezoning Reference #44/90, which permitted the construction of a five-storey multi-tenant office building on the subject site.
- 3.2 On 1992 August 24, Council granted Final Adoption for Rezoning Reference #36/92, which permitted the construction of a secondary, free-standing laboratory and office building in the south-west portion of the subject property, measuring approximately 278.7 m² (3,000 sq. ft.), for the purposes of geotechnical testing and storage uses. This building was occupied by Golder Associates, an environmental and energy consultant company, until the company relocated their offices in 2015. This building is currently vacant.

4.0 GENERAL INFORMATION

- 4.1 The applicant is proposing to establish a fitness facility for the Willingdon Park Business Centre, utilizing the M5L Light Industrial District as a guideline, within the existing secondary building on the subject property, as an accessory use to the primary office use located within the site's principle five-storey multi-tenant office building. No further amendments to the building or its landscaping are proposed or required as part of the subject rezoning application. Vehicular access to the site will remain from Still Creek Drive.
- 4.2 The subject site is situated within the Willingdon Park Business Centre and is designated for light industrial and office uses. The Willingdon Park Community Plan, approved under Rezoning Reference #40/91, provides for an attractive and lifestyle-oriented working environment for employees, with built-in recreational and natural amenities and services. The Plan indicates that as tenant demand grows and the business park matures, opportunities for the provision of an indoor fitness facility shall be provided for in the Business Park. The proposal meets this intent of the Willingdon Park Community Plan, with the proposed recreational use as an accessory use to the primary office use of the subject property.

- 4.3 The proposed facility is intended to serve the employees of the approximate 3,600-employee Willingdon Park Business Centre, with a projected membership of approximately 200-250 users and one full-time employee. The operating hours of the proposed facility will reflect the operational business hours of the offices located within the Business Park.
- 4.4 The submission of a suitable plan of development will be required.
- 4.5 No road dedications will be required in conjunction with this rezoning application.
- 4.6 No additional easements, statutory rights-of-way or covenants are required in conjunction with this rezoning application.
- 4.7 This rezoning application will require the approval of the Ministry of Transportation.
- 4.8 Given there is no additional gross floor area proposed as part of the rezoning application, GVS&DD Sewerage Charges are not required in conjunction with this rezoning application.
- 4.9 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP. GT:spf
Attachment

cc: Director Engineering
City Solicitor
City Clerk

M C M

Musson
Cattell
Mackey
Partnership

Architects
Designers
Planners

A Partnership
Of Corporations

1600 - Two Bentall Centre
555 Burrard Street, Box 264
Vancouver, British Columbia
Canada V7X 1M9

T 604. 687. 2990
F 604. 687. 1771
www.MCMPArchitects.com

June 13, 2016

Planning & Building Department
City of Burnaby
4949 Canada Way,
Burnaby, BC V5G 1M2

Attention: **Grant Taylor**
Community Planner, Planning and Building Department
grant.taylor@burnaby.ca

Dear Mr. Taylor,

Re: **4260/4280 STILL CREEK DRIVE
OUR PROJECT # 216011 - 1.0
PROPOSED WELLNESS CENTRE REZONING
4280 STILL CREEK DRIVE**

HOOPP Realty Ltd. wishes to rezone the subject property from CD (M5) to Amended CD (M5, M5L) in order to convert the existing secondary building on the property from a laboratory/office use to a Fitness and Wellness Centre (fitness/recreational use) for the exclusive use of business employees of the Willingdon Park Business Centre. The proposed Fitness and Wellness Centre will operate during regular business hours, with an anticipated 200-250 membership and one contract employee.

The primary/main building on the property would continue to be used as a multi-tenant office building. All existing buildings and parking calculations will remain unchanged as a result of this proposal.

This proposal is considered in-line with the intent of the Willingdon Park Community Plan, which anticipates and encourages improvements to amenities that serve the Park occupants. Furthermore, this proposal meets the intent of the Plan to integrate services and amenities in response to shifting workplace demographics and to a lifestyle-oriented workplace within the Park.

We trust that the above provides sufficient information for the City of Burnaby Planning Department staff to prepare an Initial Report for Council's consideration.

Please feel free to contact us should you require any additional information.

Yours truly

**MUSSON CATTELL MACKAY PARTNERSHIP
ARCHITECTS DESIGNERS PLANNERS**


Celso Stifelmann, ARCHITECT AIBC, M.ARCH, MRAIC
Celso Stifelmann Architect Inc., Partner
CS:km

Attachments

Cc: Greg Last, Triovest