

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #19-02 2019 APRIL 24

#### ITEM #02

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Mallen Gowing Berzins Architecture Inc.  
#300 - 7 East 6<sup>th</sup> Avenue  
Vancouver, BC V5T 1J3  
Attn: Peter Mallen
- 1.2 Subject:** Application for the rezoning of:  
Lot A, D.L. 79, Group 1, N.W.D. Plan L.M.P. 24328
- From:** CD Comprehensive Development District (based on P2 Administration and Assembly District)
- To:** Amended CD Comprehensive Development District (based on P2 Administration and Assembly District and Central Administrative Area Plan as guidelines)
- 1.3 Address:** 4990 Canada Way
- 1.4 Location:** The subject site is located at the northwest corner of Canada Way and Kensington Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with a total area of 13,590 m<sup>2</sup> (3.36 acres).
- 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 addition of 550 m<sup>2</sup> (5,920 sq.ft.) of additional accessory space to improve changeroom and gym facilities.

#### 2.0 POLICY FRAMEWORK

The proposed development site is designated for office development in a low density campus-like setting. Since there is a slow rate of office growth in this area and the Central Administrative Area plan acknowledges consideration of possible compatible recreational and cultural uses in the area, the subject application is considered an appropriate use on this site. The

advancement of the proposed zoning bylaw amendment also aligns with the goals and sub-goals of the Corporate Strategic Plan:

**A Connected Community**

- Partnership – Enhance social connections throughout Burnaby.
- Social connection – Enhance social connections throughout Burnaby.

**An Inclusive Community**

- Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging

**A Healthy Community**

- Healthy life – Encourage opportunities for healthy living and well-being.
- Lifelong learning – Improve upon and develop programs and services that enable ongoing learning.

### **3.0 NEIGHBOURHOOD CHARACTERISTICS**

The subject property is located at the northwest corner of Canada Way and Kensington Avenue, within the Council-adopted Central Administrative Area plan (see *attached* Sketches #1 and #2). The property, designated as a business centre in the Central Administrative Area plan, is currently improved with three ice rinks and supporting facilities, including a lounge and meeting room/banquet uses, and surface parking.

To the southwest, across Canada Way, is the City's Central Administration area including City Hall, RCMP, Shadbolt Centre and Deer Lake Park, while to the north of the site is the Sperling Plaza office complex which is composed of two, four-storey buildings. A Core Education and Fine Arts Early Learning child care is located to the west of the Sperling Plaza. To the east, across Kensington Avenue is FireHall Number 1 with the Trans-Canada Highway, and Burnaby Lake Regional Nature Park beyond. Vehicular access is provided from Canada Way.

### **4.0 BACKGROUND INFORMATION**

On 1995 July 10, Council gave Final Adoption to Rezoning Reference #38/94 to rezone the subject site in order to permit the redevelopment and expansion of the Burnaby Winter Club. Prior to 1995, the subject site was zoned A2 (Small Holdings District). The existing use was legally non-conforming as the building was constructed in 1957 prior to the adoption of the Zoning Bylaw in 1965. To accommodate the new hockey rink and parking in the first phase, and the replacement of the existing building in the second phase, the zoning was amended to Comprehensive Development District (based on P2 Administration and Assembly District). It should be noted that Phase one was completed in 1996 and phase two has not yet been completed.

## 5.0 GENERAL INFORMATION

- 5.1 The applicant is requesting a rezoning amendment to the Amended CD District (based on P2 Administration and Assembly District) to permit an addition of 550 m<sup>2</sup> (5,920 sq.ft.) of accessory space to improve changeroom and gym facilities, over two storeys, located on the western side of the building.
- 5.2 The parking requirements of the Zoning Bylaw will apply to all uses on the site including the restaurant, meeting/banquet rooms and ice-related uses. As part of this proposal, the parking lot layout is proposed to be revised to optimize parking provision on site.
- 5.3 Ministry of Transportation approval of this rezoning is required.
- 5.4 The Director Engineering will be requested to provide an estimate for any additional services necessary to serve the site.
- 5.5 The proposed prerequisite conditions to the rezoning will be included in a future report.
- 5.6 The GVS & DD Sewerage Charge (Fraser Sewerage Area) applies.

## 6.0 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.

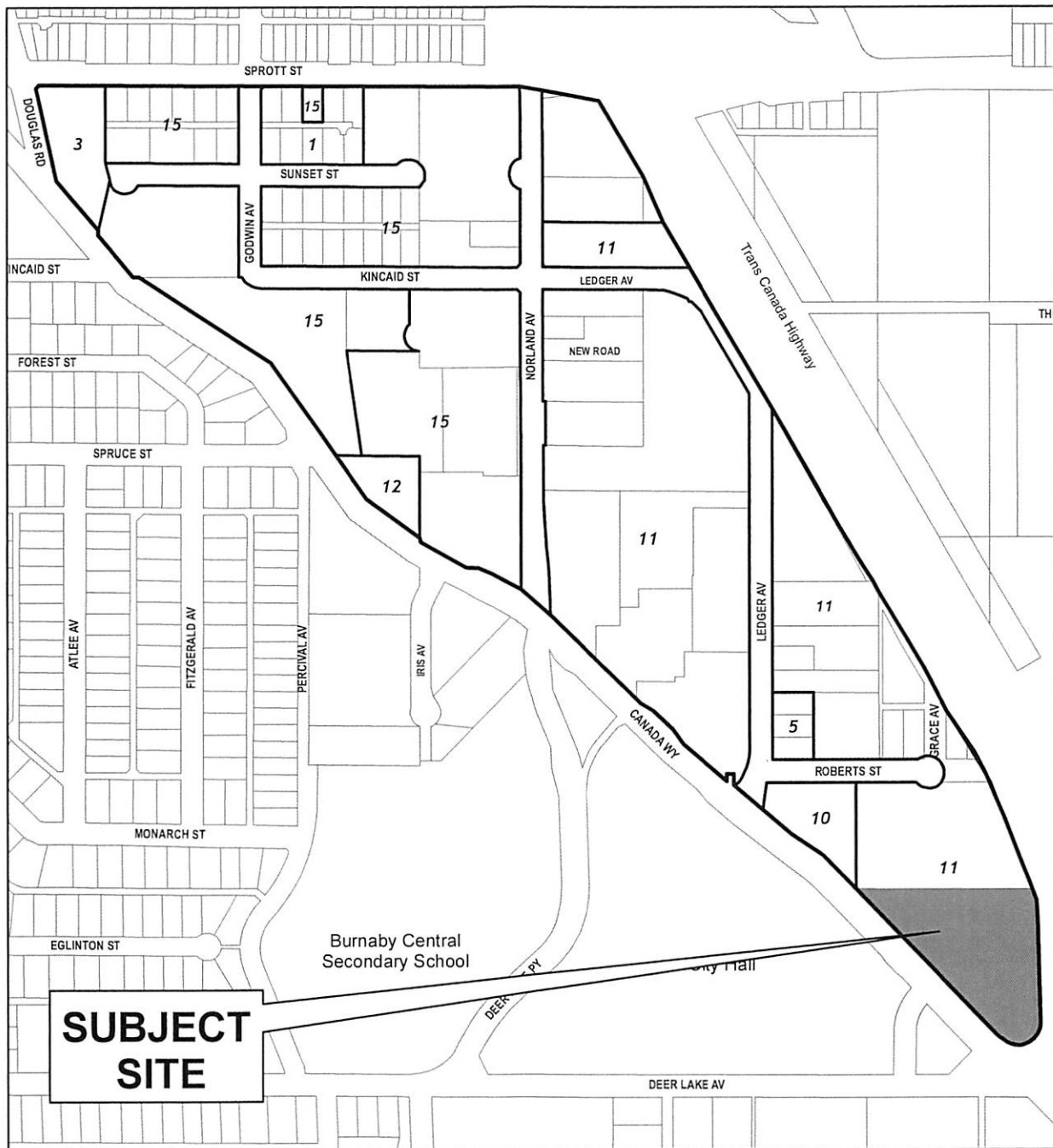


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*Attachments*

cc: City Solicitor  
City Clerk



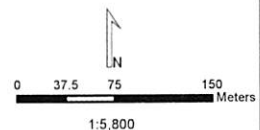


## Central Administrative Area Community Plan



PLANNING & BUILDING DEPARTMENT

- 1** Single and Two Family Residential
- 3** Medium Density Multiple Family Residential
- 5** Commercial
- 10** Administration and Public Assembly
- 11** Business Centre Districts
- 12** Park and Public Use
- 15** Community Institutional



February 7, 2019

City of Burnaby  
4949 Canada Way,  
Burnaby, BC V5G 1M2

Attn: Kyra Lubell  
Community Planner

Re.: Rezoning Submission – Letter of Intent  
4990 Canada Way, 'The Burnaby Winter Club'

Dear Demian,

We are writing to provide a summary of the intent of the rezoning application we are submitting for an expansion to 4990 Canada Way, or 'The Burnaby Winter Club'.

The club would like to modestly expand its existing east building on its facility to accommodate a small gym facility, and reorganize change rooms, drying rooms and provide for a more formalized entry to the ice rink, where most of the spectator-viewed games occur on a day-to-day basis.

The expansion would constitute approximately 550.2 m2 over two stories, through extrusions of existing floors to the south into the existing parking area.

In addition, the parking lot would undergo a re-stripping exercise to better optimize parking stall provision on site, and meet the demand for stalls under the zoning bylaw.

The overall facility has 3 rinks and spaces that support the main ice surfaces: offices, restaurant and café facilities, change rooms, equipment rooms and service rooms. The expansion would improve the layout and capacity of existing change rooms, provide for an equipment drying space (for hockey padding and equipment) and provide a gym space for club members at the facility. The intent of the expansion is to improve the existing conditions for the current membership, rather than introduce new or expanded services resulting in greater day-to-day traffic on site.

The current zone is that of a comprehensive district (CD) zone; therefore, any added density contemplated for this particular site would not fit within the confines of the allowable area under the current zone. Our client, Burnaby Winter Club, seeks to amend the text of the existing zone to permit this expansion and some additional area for flexibility for modest building changes in the future.

Please note through our parking calculations, we have determined that indeed the bylaw requirements can be met with a restriping program and addition of some stalls to the east (rear) side of the older portion of the structure. We used a similar approach to the demand analysis as was taken with the historic rezoning application from 1995.

Note, however, that in our design efforts and investigations, the areas shown (now as 'existing') are derived from measured survey drawings. The higher numbers for the expansion contemplated back in 1995 do not seem to have been achieved with the ultimate build-out. Our measurements and information indicate that the current existing area of the facility rests at 5,558.7 m<sup>2</sup>. Therefore, our stall demand calculation on the existing condition differs than that shown on the 1995 application for that application's expansion condition.

With this letter and application, we intend to submit architectural drawings (site plans and building plans) that will depict the extent and areas of the proposed expansion for consideration.

If you have any questions on the proposal, please do not hesitate to call.

Regards,



**P.J. Mallen, B.A., M.Arch., AIBC, AAA, SAA, OAA, LEED AP**  
Principal