



Item
Meeting 2015 September 28

COUNCIL REPORT

TO: CITY MANAGER 2015 September 23

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #14-34
Sports Complex Expansion
Burnaby Lake Sports Complex

ADDRESS: 3600 Norland Avenue (see *attached* Sketches #1 and #2)

LEGAL: Lot A, D.L.'s 76 and 77, Group 1, NWD Plan LMP22854

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 the Burnaby Lake Sports Complex Development Plan as guidelines and based on the development plan entitled "8-Rinks" prepared by TKL Architect Inc.)

APPLICANT: TKL Architects Inc.
300 – 422 Richards Street
Vancouver, BC V6B 2Z4
(Attn: James Wu)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 October 27.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 October 05 and to a Public Hearing on 2015 October 27 at 7:00 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

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #14-34
Sports Complex Expansion

2015 September 23.....Page 2

Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- e) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- f) The submission of a geotechnical review regarding stability confirming that the site may be used safely for the intended use, for review by the Chief Building Inspector and granting of a Section 219 Covenant respecting the submitted report.
- g) The review of a detailed Sediment Control System by the Director Engineering.
- h) The submission of a Site Profile and resolution of any arising requirements.
- i) The submission of a detailed comprehensive sign plan.
- j) 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 on-site expansion of the Burnaby 8 Rinks facility.

2.0 BACKGROUND

- 2.1 The subject site is located at the northeast corner of Norland Avenue and Sprott Street within the Burnaby Lake Sports Complex West Plan area (see *attached* Sketches #1 and #2). The site is currently occupied with the Burnaby 8 Rinks Ice Sports facility. To the north is the Burnaby Lake Sports Complex West; to the east is the newly developed Fortius Sport and Health Centre (Rezoning Reference #05-27), as well as vacant City

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #14-34
Sports Complex Expansion

2015 September 23.....Page 3

land designated for a future hotel to serve the broader area; to the south is a naturalized park site; and, to the northwest are a number of City-owned properties identified for private sports development with the Trans-Canada Highway beyond.

- 2.2 The subject property was originally developed in 1973 under Rezoning Reference 81/71 to accommodate an ice rink facility (then called 4 Rinks). The facility was expanded to its current 8 Rinks configuration, under Rezoning Reference 94-08 in 1995.
- 2.3 On 2014 September 29, Council received the report of the Planning and Building Department regarding the rezoning of the subject site and authorized the Department to work with the applicant in preparing a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The applicant applied for rezoning in order to permit the expansion of the existing 8 Rinks facility. The proposed expansion consists of an elevated indoor sport facility above the existing parking area, which accommodates two courts that can be used for a variety of indoor sports such as soccer, lacrosse, field hockey, volleyball and badminton. The expanded building has a total area of 44,810 sq.ft. The new facility is connected to the existing 8 Rinks facility by way of a glazed sky-bridge. The proposed expansion is architecturally designed and utilizes high quality materials such as polycarbonate translucent panels, clear glazing and textured metal panels with significant articulation and differentiation on its street facing façade. It is considered that the new addition to the site will considerably improve the visual impact of the site. The proposed facility and its intended uses are consistent with the private sports facility designation in the Council adopted Burnaby Lake Sports Complex Development Plan.
- 3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to the following:
- the provision of a new curb and gutter, separated urban trail, boulevard grassing, street lighting and street trees on Sprott Street; and,
 - the provision of a new bus pad and shelter on Sprott Street.
- 3.3 As indicated above, the proposed addition will be elevated above the existing parking area. There are currently 588 parking stalls in use on the site and 563 parking spaces are proposed. It is noted that there are currently no formalized bicycle parking spaces on site, and the applicant is proposing to provide 57 bicycle parking spaces.

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #14-34
Sports Complex Expansion

2015 September 23.....Page 4

Given the somewhat unique use of the site as a large scale recreational facility, the parking requirement will be 1 space per 499 gross sq.ft. The proposed reduced parking standard is supported by a transportation study submitted by the applicant which has been reviewed by the Director Engineering and the Manager Transportation Planning. The transportation study concludes that the provided off-street parking provided is sufficient to serve the uses on the site.

- 3.4 There are currently 2 loading spaces provided on site. The applicant is proposing 2 additional loading spaces which will also serve as bus parking when required.
- 3.5 Detailed plans for an engineered sediment control system to the approval of the Director Engineering will be required.
- 3.6 The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation is required.
- 3.7 The granting of any necessary statutory rights-of-way, easements, and/or covenants will be required.
- 3.8 The submission of a comprehensive sign plan will be required.
- 3.9 Provision of adequately sited and sized garbage and recycling areas are required.
- 3.10 The submission of a Traffic and Parking study for approval by the Director Engineering will be required.
- 3.11 The review of on-site commercial loading facilities by the Director Engineering will be required.
- 3.12 The GVS&DD Sewerage Development Cost Charge of \$0.811 per sq.ft. of gross floor area will apply to this rezoning.

4.0 DEVELOPMENT PROPOSAL

4.1	<u>Site Area:</u>	-	4.62 hectares (11.43 acres)
4.2	<u>Floor Area:</u>		
	Existing Facility	-	21,938.1 m ² (236,139.4 sq.ft.)
	Proposed Addition	-	4,163.0 m ² (44,810.5 sq.ft.)
	Total	-	26,101.1 m ² (280,949.9 sq.ft.)

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #14-34
Sports Complex Expansion

2015 September 23.....Page 5

4.3	<u>Site Coverage</u>	-	50%
4.4	<u>Height:</u>	-	2 Storeys
4.5	<u>Parking</u> Required and Provided	-	563 Spaces
4.6	<u>Loading</u> Required and Provided	-	4 spaces
4.7	<u>Bicycle Parking</u> Required and Provided	-	57 spaces


Lou Pelletier, Director
PLANNING AND BUILDING

DR:spf

Attachments

cc: Director Engineering
City Solicitor
City Clerk

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