



Item
Meeting 2018 August 27

COUNCIL REPORT

TO: CITY MANAGER 2018 August 22

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #18-19**
Public Ice Rink Facility
Edmonds Town Centre Plan

ADDRESS: 7789 and 7799 Eighteenth Street

LEGAL: Lots 1 and 2, District Lot 53, Group 1, New Westminster District Plan BCP36384

FROM: M1 Manufacturing District

TO: CD Comprehensive Development District (based on P3 Park and Public Use District and the Edmonds Town Centre Plan as guidelines and in accordance with the development plan entitled "South Burnaby Ice Arena" prepared by HCMA Architecture and Design)

APPLICANT: City of Burnaby
4949 Canada Way
Burnaby, BC V5G 4H7
Attn: Craig Collis

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2018 September 25.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 August 27 and to a Public Hearing on 2018 September 25 at 7:00 p.m.
2. **THAT** Council authorize staff to complete the necessary subdivision, preliminary plan approvals, road dedication, building permits and rezoning requirements for the subject City-owned property at 7789 and 7799 Eighteenth Street, as outlined in this report.
3. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.

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- 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.
- c) The completion of the required lot consolidation through the subdivision process.
- d) The dedication of any rights-of-way deemed requisite.
- e) The review of a detailed Sediment Control System by the Director Engineering.
- f) 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.
- g) The provision of facilities for cyclists in accordance with this report.
- 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 construction of a two-pad public ice arena with surface parking.

2.0 BACKGROUND

- 2.1 The subject site, located at the northwest corner of 18th Street and 10th Avenue, is comprised of two City-owned properties and is currently vacant. To the north and west is Byrne Creek Secondary School. To the south, across 10th Avenue, are single family dwellings in the City of New Westminster. To the east, across 18th Street is the Southgate redevelopment site (Island Neighbourhood) and a place of public worship.
- 2.2 Burnaby has and continues to benefit from sound planning principles established early on in the City's development. Key to these is the Official Community Plan's designation of four Town Centre areas within the City which have and are intended to continue to accommodate a significant portion of the City's population and job growth, and which provide locations for the provision of community amenities going forward.

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Burnaby's Economic Development, Social and Environmental Sustainability Strategies, in addition to the Town Centre Plan, encourage: a varied range of housing options; improved neighbourhood livability, stability and accessibility; transit access and alternative forms of transportation; as well as green building policies. The City's Corporate Strategic Plan provides a vision for a world class city committed to creating and sustaining the best quality of life for our citizens; and one which is supported by goals for a safe, connected, inclusive, healthy and dynamic community. Completion of the subject public arena development will contribute to these goals and objectives for the City and the Town Centre.

The Edmonds Town Centre Plan currently designates the subject site for medium density multiple-family residential use. An amendment to the Edmonds Town Centre Plan will take effect upon the granting by Council of Second Reading, to permit the Park and Public Use proposal on the subject site.

- 2.3 On 2018 June 11, Council received the report of the Planning and Building Department concerning the rezoning of the subject site (see *attached* Sketches #1 and #2) and authorized the Department to continue 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. The overall project is being undertaken through the Financial Management Committee of Council in coordination with the Parks, Recreation and Cultural Services Department and the Parks Commission.

City staff has now submitted a plan of development suitable for presentation at a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The proposed facility has a total gross floor area of 8,631 m² (92,903 sq.ft) and includes two NHL sized arenas (80' wide x 200' long) that can accommodate both ice and dry surfaces with a total of 411 spectator seats within the two arenas. In addition there is a large warm viewing area upstairs for both arenas. The amenity spaces of the facility include 10 change rooms (5 per arena), skate shop, concession, instructors' office, arena storage rooms, reception, and public lobby. Additionally there are two multipurpose rooms upstairs with capacities of 49 and 103 occupants and one patio roof deck. These spaces will be available for facility programs and public bookings.

The overall facility with the two arenas and multi-purpose and meeting rooms will allow for the delivery of a variety of programs and services to community. Staff are confident that the range of new programs will be welcomed by the public. Key program areas include:

- **Skating** - public skating, lessons, drop-in and new programs for a variety of ages, including: hockey skills, power skating, speed skating, ringette, figure skating, conditioning, and camps will be supported by the new facility.

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- **Community Events** – the arena will be able to accommodate events including: craft sales, swap meets, and farmers markets.
 - **Recreation and Community Programing** - the multipurpose space in the centre will support: after school programs such as crafts, babysitting courses, first aid courses, cooking; non aerobic fitness classes such as yoga, pilates, Tai Chi; preschool programs such as Sing and Skate, Parent and Tot, Preschoolers on the Run; community cultural art programs; teen programs; birthday parties; and topic specific workshops.
 - **Event Hosting** - the facility will allow for the hosting of a number of events such as: hockey tournaments, ball hockey events, ringette tournaments, trade shows, gymnastics, and other local and regional events. Larger, national and international events requiring stadium seating will continue to be hosted primarily at Bill Copeland Arena, with other programs and groups able to utilize the new arenas.
- Community User Groups** - the new arenas will improve facility availability in Burnaby for a variety of user groups including: minor hockey, figure skating, speed skating, ringette, lacrosse, ball hockey, inline hockey, and programs for area high schools for PE, afterschool programs, and sport academies.

The proposed arena has been designed to generate strong visual connection between the ice rinks, the central lobby and the street, with a generous outdoor plaza inviting users and the community into the arena and glazing out to the primary entrance off 18th Street. The site has been designed with an articulated roof form through the use of two diagonal roof trusses above each ice sheet which introduces natural light into the arena as well as provides for a visually engaging structure both from the street and from above.

3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site including, but not necessarily limited to:

- construction of 18th Street to a Town Centre Standard with separated sidewalk, cycle track and boulevard trees
- construction of 10th Avenue to a Town Centre Standard with a 3.0 metre urban trail and boulevard trees; and,
- storm, sanitary sewer and water main upgrades as required.

Construction and development of the site is to be in compliance with all City approvals including: subdivision, rezoning, Preliminary Plan Approval and Building Permit. All land uses, building and structures on the site are to comply with the approved CD zoning and CD Plans, as well as compliance with all other pertinent City regulations.

3.3 The completion of a Green Building Strategy for the proposed development is being undertaken. The goals of the Building Strategy will be to undertake an integrated design process to set benchmarks, review and optimize the energy use and GHG emissions within the project budget and schedule. The project intends to follow the principles of the ESS and CEEP and strive to demonstrate environmental leadership as feasible, for this project. The consultant team will produce an energy model based upon the ASHRAE 90.1 2010 baseline

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that will allow detailed exploration of the project's energy performance targets, including: Energy Consumption, Airtightness, and GHG reductions.

Additionally, this project also intends to address many site specific environmental opportunities including onsite storm water infiltration, water conservation strategies through the selection of low flow plumbing fixtures and xeriscaping, biodiversity with the selection of native plant species and various tree species. From a systems approach the project proposes to recapture the waste heat from the ice refrigeration plant that will reduce the project's heating requirements and allow for a district energy hook-up in the future. The design will also provide for a low velocity ventilation system, radiant heating system and LED luminaires throughout. In addition, the site will propose the use of sustainable materials including a mass timber beam and DLT deck structure for carbon sequestration for improved cradle to cradle performance.

- 3.4 As the site is constrained by both size and slope, the parking requirement will be 1 space per 673 gross sq.ft. The proposed parking standard is supported by a continuing transportation study submitted by the applicant, which has been reviewed by staff. The transportation study concludes that the provided off-street parking provided is sufficient to serve the uses on the site.
- 3.5 The completion of the required plan of consolidation through the subdivision process is required.
- 3.6 In order to permit the required road works on 10th Avenue, a dedication of approximately 522 m² (5,619 sq.ft) at along the southern property line is required.
- 3.7 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 3.8 A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.
- 3.9 A Site Profile and resolution of any arising requirements is required.
- 3.10 As the site will be excavated for development, an arborist's report and tree survey will be required. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development to replace a number of the existing trees to be removed from the site.
- 3.11 The GVS&DD Sewerage Development Cost Charge will apply to this rezoning.

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4.0 DEVELOPMENT PROPOSAL

4.1 Site Area

Gross Site Area	-	16,565 m ² (178,304 sq.ft.) (subject to detailed survey)
Road Dedication	-	522 m ² (5,619 sq.ft)
Net Site Area	-	16,043 m ² (172,685 sq.ft)

4.2 Density

Total Gross Floor Area	-	8,631 m ² (92,903 sq.ft.)
Total FAR	-	0.52 FAR
Site Coverage:	-	43%

4.3 Height:

	-	2 Storeys
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4.4 Parking

Total Required and Provided	-	138 spaces
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4.5 Bicycle Parking

Total Required and Provided	-	21 spaces
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4.6 Loading

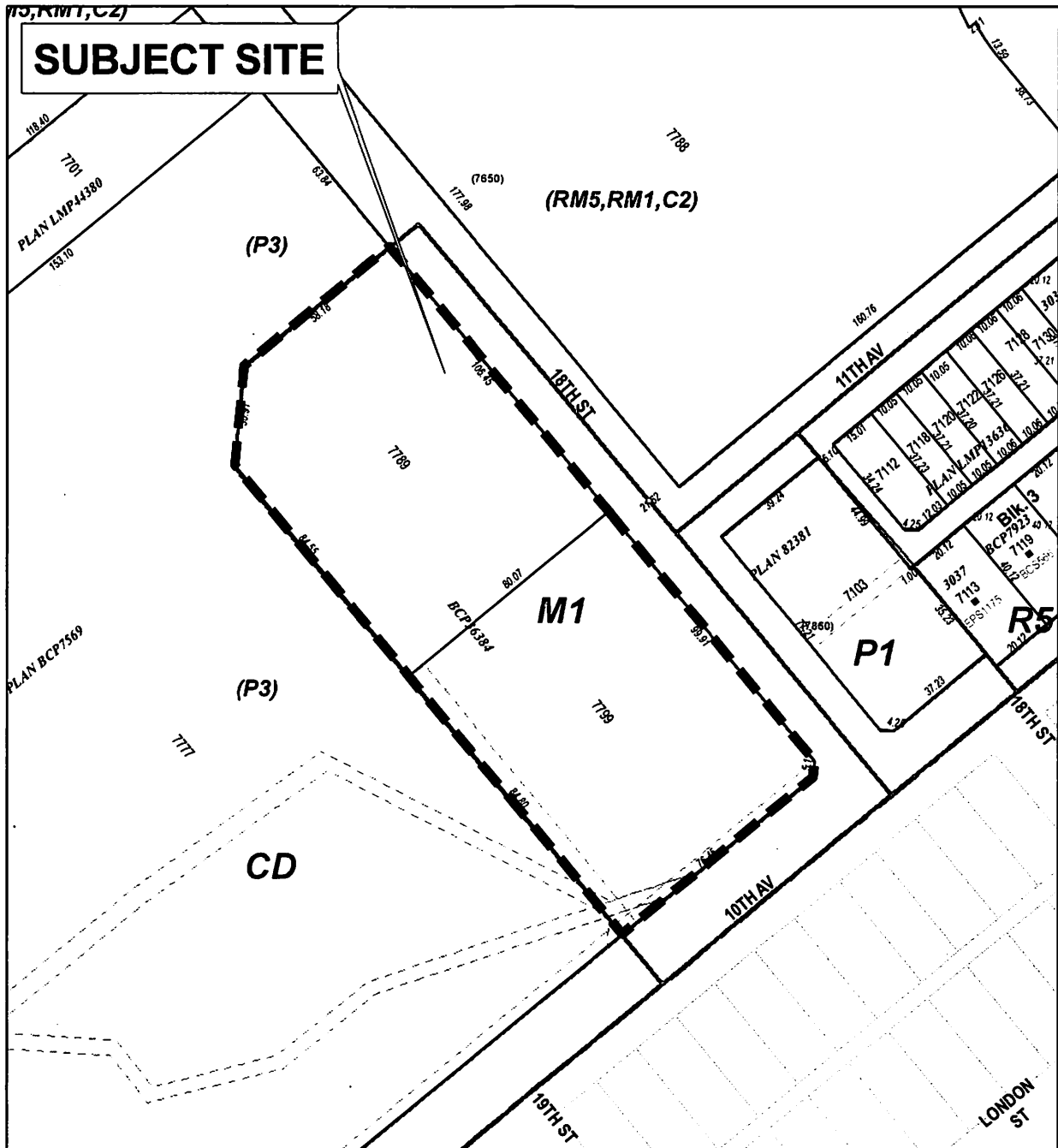
Total Required and Provided	-	1 space
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Lou Pelletier, Director
PLANNING AND BUILDING

DR:tn

Attachments

cc:	Director Engineering	Director Corporate Services
	Director Parks, Recreation and Cultural Services	City Solicitor
	City Clerk	



PLANNING & BUILDING DEPARTMENT



DATE:
MAY 25 2018

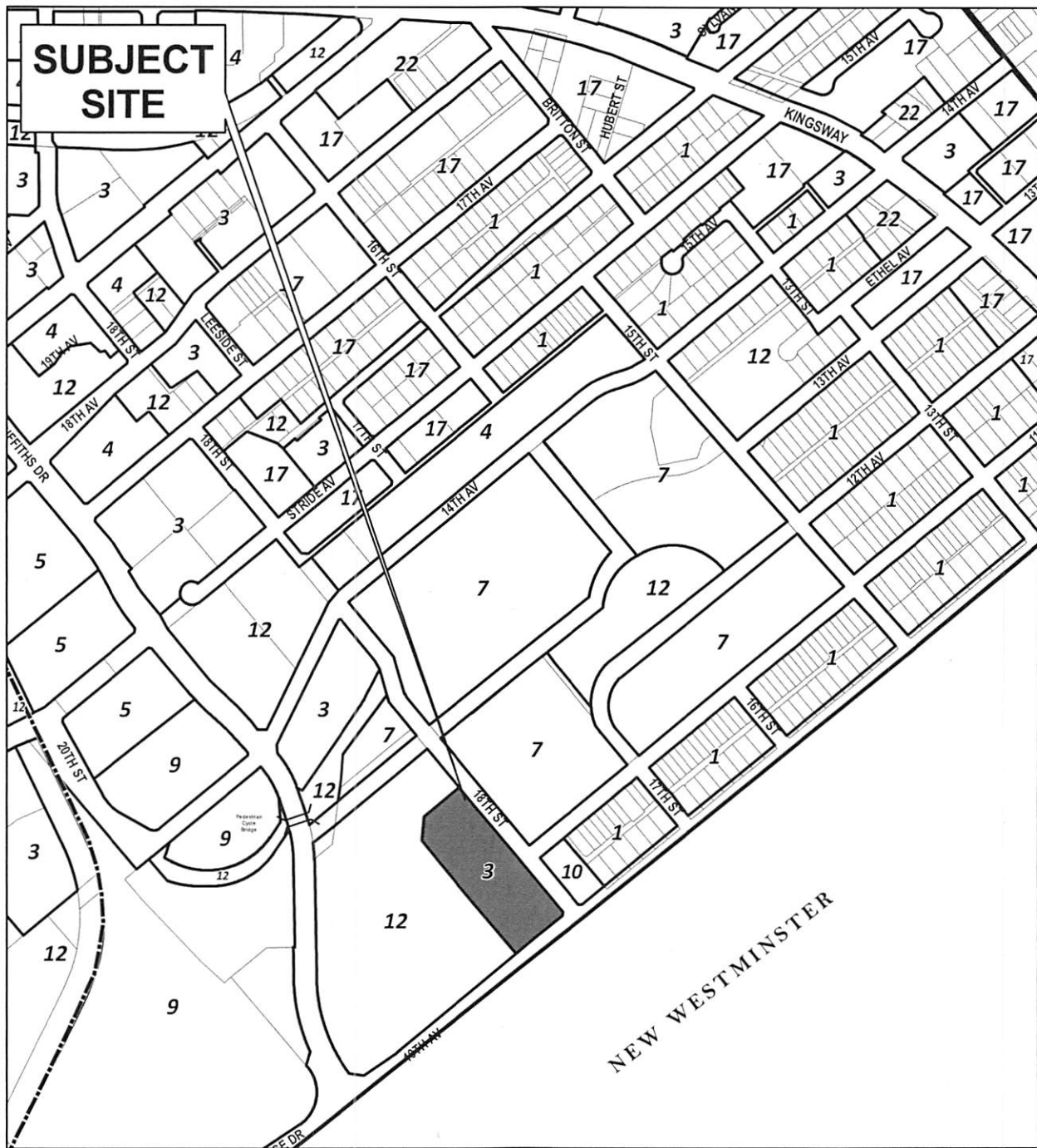
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REZONING REFERENCE #18-19
7789 AND 7799 18TH STREET

 Subject Site

Sketch #1



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|--|--|
| 1 Single and Two Family Residential | 9 Industrial |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 17 Low or Medium Density Multiple Family Residential (Ground Oriented) |
| 6 Medium Density Mixed Use | 22 Low/Medium Density Mixed Use |
| 7 High Density Mixed Use | |

Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change

