

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #19-49 2019 OCTOBER 23

ITEM #12

1.0 GENERAL INFORMATION

- 1.1 Applicant:** City of Burnaby
4946 Canada Way, Suite 210
Burnaby, BC V5G 4H7
Attn: John Cusano
- 1.2 Subject:** Application for the rezoning of:
Lots 1, District Lot 77, Group 1, New Westminster District Plan LMP34752 and a portion of Lot A, District Lot 78, Group 1, New Westminster District Plan EPP29512.
- From:** P3 Park and Public Use District
- To:** CD Comprehensive Development District (based on P3 Park and Public Use District and the Burnaby Lake Sports Complex Community Plan as guidelines)
- 1.3 Address:** 3676 Kensington Avenue and a portion of 3860 Sperling Avenue.
- 1.4 Location:** The subject site is generally located on the east side of Kensington Avenue, between Sprott Street and Joe Sakic Way (Sketches #1 and #2 *attached*).
- 1.5 Size:** The site is irregular in shape with a total area of approximately 5.60 hectares (13.84 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 development of a new aquatics and arena facility within the Burnaby Lake Sports Complex.

2.0 POLICY FRAMEWORK

The proposed development aligns with the following goals and sub-goals of the Corporate Strategic Plan:

- **A Safe Community**
 - *Community amenity safety* – Maintain a high level of safety in City buildings and facilities for the public and City Staff
- **A Connected Community**
 - *Social connection* – Enhance social connections throughout Burnaby
- **An Inclusive Community**
 - *Serve a diverse community* – Ensure City services fully meet the needs of our dynamic 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
 - *Healthy environment* – Enhance our environmental health, resilience and sustainability
- **A Dynamic Community**
 - *City facilities and infrastructure* – Build and maintain infrastructure that meets the needs of our growing population
- **A Thriving Organization**
 - *Financial viability* – Maintain a financially sustainable City for the provision, renewal and enhancement of City service, facilities and assets

3.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site encompasses two City owned properties, 3676 Kensington Avenue and a portion of 3860 Sperling Avenue, which are currently bisected by Sperling Avenue. The subject site is generally located on the east side of Kensington Avenue, between Sprott Street and Joe Sakic Way, and is currently improved with the Bill Copeland Sports Centre, Burnaby Lake Ice Rink, C.G. Brown Memorial Pool, and accessory surface parking (Sketch #1 *attached*). To the north, across Joe Sakic Way, is the Burnaby Lake Archery Range. To the east and south east is the Burnaby Lake Rugby Clubhouse and sports fields, with Burnaby Lake beyond. To the south, across Sprott Street, is the Burnaby Tennis Club, and to the west, across Kensington Avenue, is the Burnaby Lake Sports Complex West, and Fortius Sport and Health Centre, and beyond is the Canlan Ice Sports Centre (Burnaby 8 Rinks).

4.0 BACKGROUND INFORMATION

- 4.1 Designed and built in the early 1960's, C.G. Brown Memorial Pool and Burnaby Lake Ice Rink have reached the end of their useful life, and no longer meet today's public expectations for civic amenities. Both facilities are due to be replaced. To this end, the

Burnaby Lake Aquatic and Arena Facility project has been identified by Council as a priority community amenity project to replace these ageing facilities on the subject site.

- 4.2 The subject site is located within the Burnaby Lake Sports Complex Community Plan area (Sketch #2 *attached*) and is currently zoned P3 Park and Recreational Use District. The Council adopted plan identifies the subject site for park and recreational use, which is consistent with the proposed use and zoning for the subject site.
- 4.3 On 2018 December 03, Council authorized the commission of a needs assessment, and feasibility and schematic design studies for a new aquatics and arena facility on the subject site. HCMA Architecture + Design (HCMA) were subsequently retained to undertake these scopes of work. The needs assessment and feasibility study have now completed, and the project is ready to advance to schematic design.

As part of the needs assessment scope of work, City staff, in coordination with HCMA carried out an extensive initial round of public consultation that included a public survey, stakeholder workshops, and a range of outreach events across the City designed to generate ideas on the types of facilities that the public would like to see included in this project. To raise awareness of the project and the initial public consultation events, staff developed postcards, posters, advertisements in local newspapers, sent out social media posts, and created a dedicated project webpage, which will be updated throughout the project and allows for the public to submit questions and comments directly to staff. In summary, through the initial public consultation process, staff consulted with twelve aquatic stakeholder groups, nine arena stakeholder groups, spoke with 600+ people at five outreach events, and received over 1,200 responses to the public survey.

Broadly supported principles arising out of the public consultation process included the following:

- *Larger aquatics facility* – A larger and more diverse aquatics facility that reflects the varying needs of the community;
- *Multi-use and flexible* – A multi-use aquatic and arena facility that is a family friendly facility for all ages and abilities, but also supports fitness and sports excellence;
- *Enhanced programming* – Additional swim lesson capacity and fitness facilities and classes; and,
- *Connection to the natural setting* – Utilize the proximity to Burnaby Lake and the associated trails for socialization and recreation opportunities.

Based on feedback from the public consultation to date, and the broader results of the needs assessment study, the following working facility program has been established:

- an NHL sized arena pad with five change rooms, support offices, a multi-purpose room, storage, ice resurfacing, mechanical, electrical and refrigeration rooms, a skate shop, and 200 spectator seats;

- an aquatics facility that includes a leisure pool, hot pools, sauna and steam rooms, a 50 m (10 lane) tank with two bulkheads and a moveable floor, a secondary 25 m (6 lane) tank with a moveable floor, a multi-purpose room, support offices, change rooms, recreational diving, and 750 spectator seats; and,
- supporting amenities including a large lobby, multi-purpose rooms, a commercial retail unit and concession services, sports hall of fame display area, a community fitness centre, general storage, and both childminding and childcare services.

These facilities would be in addition to the Bill Copeland Sports Centre, which will be retained on the site and integrated into the new development.

5.0 GENERAL INFORMATION

- 5.1 The applicant is requesting rezoning to the CD Comprehensive Development District utilizing the P3 Park and Public Use District and the Burnaby Lake Sports Complex Community Plan as guidelines. The use of CD Comprehensive Development zoning is required in order to permit the construction of a new aquatics and arena facility as described. The facility will be City-owned and operated for public recreation purposes.
- 5.2 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site. The provision of any necessary dedications and statutory rights-of-way will be determined by way of detailed road geometrics to be outlined in a future report to Council.
- 5.3 The submission of suitable on-site ground and stormwater management systems to the approval of the Director Engineering, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation, is required.
- 5.4 Approval of the rezoning by the Ministry of Transportation will be required due to the site's proximity within 800 metres of the TransCanada Highway.
- 5.5 A tree survey and arborist report of the site will be required to determine whether any existing trees are suitable for retention. If trees measuring 20 cm (8 in.) in diameter are required to be removed due to the site's development, then a tree removal permit will be required.
- 5.6 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 5.7 The submission of a detailed comprehensive sign plan will be required.
- 5.8 Any necessary easements, covenants and/or statutory rights-of-way for the site are to be provided, including, but not necessarily limited to a Section 219 Covenant for the provision and maintenance of Public Art.

- 5.9 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 5.10 Development Cost Charges applicable to this rezoning include:
- the GVS&DD Sewerage Development Charge; and
 - the Regional Transportation Development Cost Charge.
- 5.11 The proposed prerequisite conditions to the rezoning will be included in a future report.

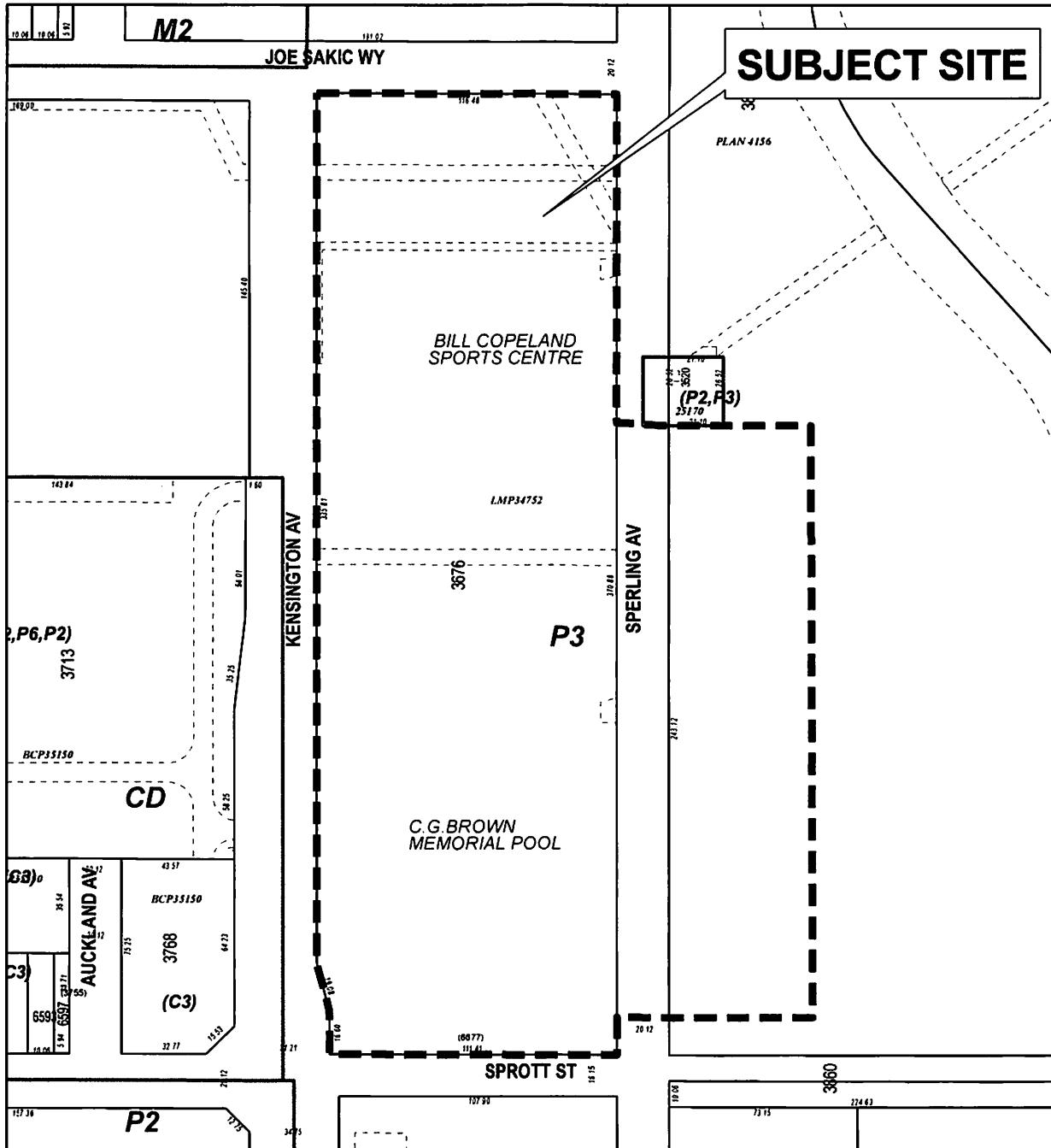
6.0 RECOMMENDATION

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.



MN:rh
Attachments

cc: Director Parks Recreation and Cultural Services
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT




DATE:
OCT 02 2019

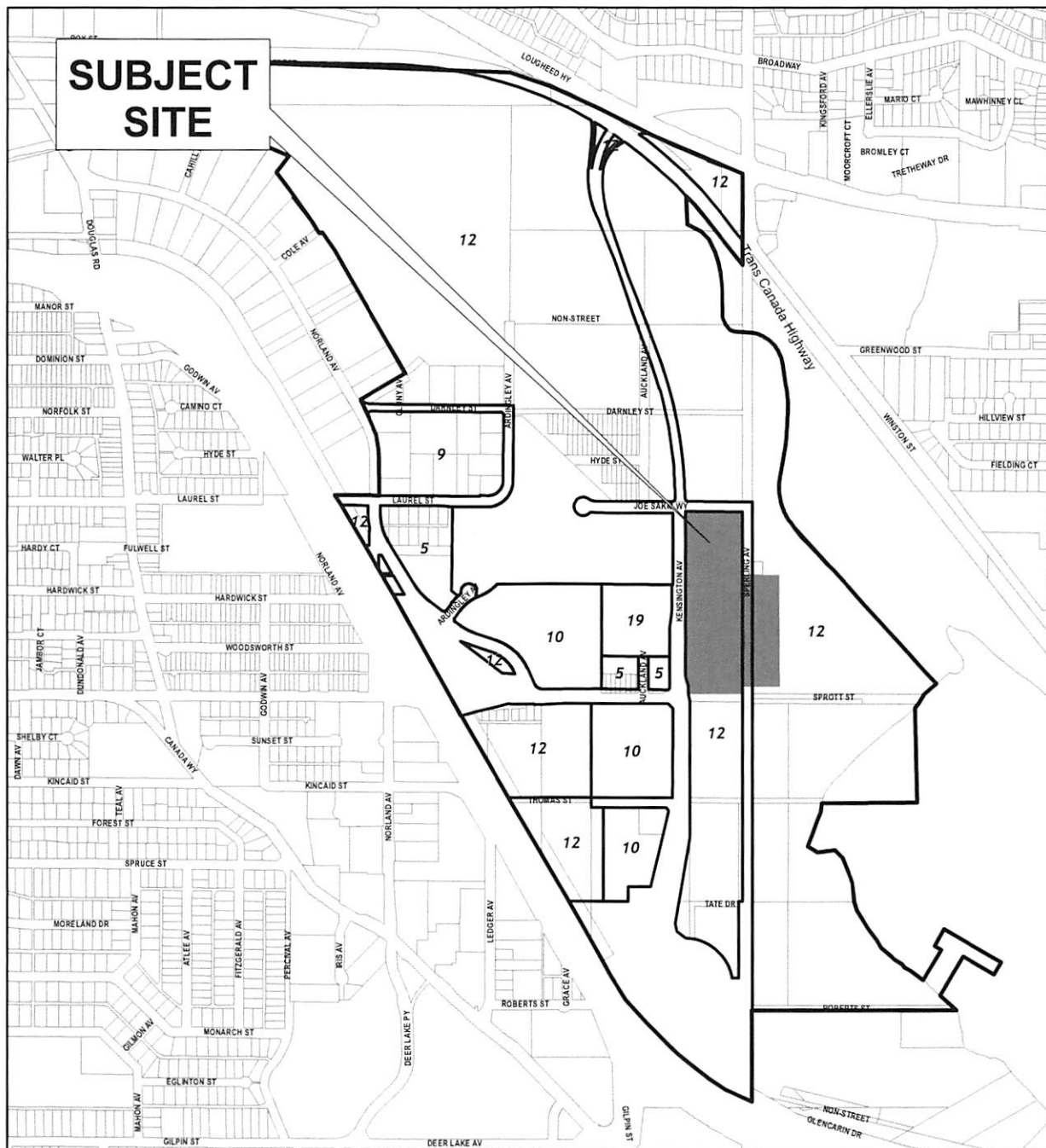
SCALE:
1:2,500

DRAWN BY:
AY

REZONING REFERENCE #19-49
3676 KENSINGTON AVENUE AND
PORTION OF 3860 SPERLING AVENUE

 Subject Site

Sketch #1



Burnaby Lake Sports Complex Community Plan



PLANNING & BUILDING DEPARTMENT

- 5 Commercial (Private Development)
- 9 Industrial
- 10 Institutional
- 12 Park and Public Use
- 19 Institutional Mixed Use

