Item

Meeting 2019 October 29

Burnaby

COUNCIL REPORT

TO: CITY MANAGER

2019 October 23

- **FROM:** DIRECTOR PLANNING AND BUILDING
- SUBJECT: REZONING REFERENCE #19-36 E-Sports Training Facility Burnaby Lake Sports Complex
- ADDRESS: 3713 Kensington Avenue (see *attached* Sketches #1 and #2)
- LEGAL: Lot: 1 Block: District Lot: 77 Plan: BCP35150
- **FROM:** CD Comprehensive Development District (based on C2 Community Commercial District, P6 Regional Institutional District and P2 Administration and Assembly District)
- TO: Amended CD Comprehensive Development District (based on C2 Community Commercial District, C3e General Commercial District, P6 Regional Institutional District and P2 Administration and Assembly District in accordance with the development plan entitled "Adamas ESports" prepared by Dsquared Projects)

APPLICANT: Fortius Foundation 3713 Kensington Avenue Burnaby, BC V5B 0A7 Attn: Craig Thompson

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2019 November 19.

RECOMMENDATIONS:

- 1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 November 04 and to a Public Hearing on 2019 November 19 at 6:00 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 approval of the Ministry of Transportation to the rezoning application.

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REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit one of the units within the Fortius Centre to be utilized for an e-sports training facility.

2.0 POLICY FRAMEWORK

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

A Connected Community

• Social Connection – Enhance social connections throughout Burnaby.

A Dynamic Community

- Economic Opportunity Foster an environment that attracts new and supports existing jobs, businesses and industries.
- Community Development Manage change by balancing economic development with environmental protection and maintaining a sense of belonging.

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.

3.0 BACKGROUND

- 3.1 The subject development site is located within the Burnaby Lake Sports Complex plan area and is currently improved with the Fortius Centre, which was developed in 2012 under Rezoning Reference #05-26. To the north, are sports fields; to the south, are Cityowned properties designated for a future hotel development; to the west, is the CanLan Ice Sports Burnaby 8 Rinks sports facility; and, to the east, across Kensington Avenue, are the C.G Brown and Bill Copeland Sports Recreation Facilities, with Burnaby Lake Beyond.
- 3.2 The subject rezoning application is to permit the use of one of the commercial spaces within the Fortius Centre, which measures 50.73 m² (546 square feet), to be utilized for e-sports training. E-sports is defined as a multiplayer video game played competitively for spectators, typically by professional gamers. As the proposal involves the use of more than 5 computer terminals, it meets the definition of a cyber center, which requires the use of C3e District zoning. As such, a rezoning is required to permit the change of use.

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3.3 Given that the proposed change of use does not necessitate any changes to the building and is otherwise considered minor, it is proposed that this application proceed directly to Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 As mentioned above, the subject facility was developed in 2012 under Rezoning Reference #05-27 to construct a multi-faceted complex accommodating a range of uses designed to support both elite and amateur athletes in their pursuit of excellence.
- 4.2 In 2002, Council authorized amendments to the Burnaby Zoning Bylaw to include "cyber centres" as a discreet use. Cyber centre is currently defined in the bylaw as follows:

"CYBER CENTRE" means a commercial establishment that has available for the use of its patrons six or more computer terminals or other electronic devices that provide or are capable of providing access to the internet or other computer network system, but does not include a school, college, university or other educational institution or a public library.

When the cyber centre use was introduced to the bylaw, a specific subscript zoning category ('e') was introduced in order to prevent the use from proliferating onto any commercially zoned property without approval from Council. The discreet use was introduced due to concerns around potential for violence, loitering, online gambling and gang activity at more traditional arcades and internet cafes. The creation and use of the subscript zoning category necessitated that all such applications go through the rezoning process. Moreover, criteria were established to assist staff in evaluating proposals for cyber centres in order to minimize potential violent activity as well as ensuring compatibility with neighbouring land uses.

4.3 The proposed use is for an e-sport athlete training facility to be operated by Adamas Esports. E-sports is a growing activity for professional gamers who compete in large tournaments watched my millions of viewers at events such as the League of Legends World Championship. There are a number of e-sports teams and leagues around the world including the Vancouver Titans, a professional 'Overwatch' e-sports team which is owned by Canucks Sports & Entertainment.

Adamas E-sports is proposing the establishment of a Gaming Academy for the Lower Mainland where students would come once a week to both train for a career in e-sports as well as to receive education and training related to gaming such as coding, social media management and video editing. The applicant has noted that in order for these 'e-athletes' to perform at an elite level and maintain their mental health, they require training and education related to physical activity, nutrition, sport vision training, cognitive skills training and sleep and recovery. To:City ManagerFrom:Director Planning and BuildingRe:REZONING REFERENCE #19-362019 October 28Page 4

- 4.4 As described above, the proposed nature of the facility is a professional training centre for individuals looking for a career in gaming as e-athletes. Although the use technically meets the description of a cyber centre as defined in the Zoning Bylaw, the original concerns around cyber centres such as violence and gang activity are not considered likely outcomes related to the proposed facility. In addition, given the growing nature of e-sports as a legitimate sport, and the intended nature of the Fortius Centre is to support both elite and amateur athletes in their pursuit of excellence, the use is considered to be in keeping with the intent of the original rezoning application. As such the subject rezoning application is considered supportable.
- 4.5 The proposed facility will occupy a unit of 50.73 m² (546 square feet) located on the second floor of the Fortius Centre. The unit will house a total of 12 computer terminals as well as some fitness equipment.
- 4.6 The Ministry of Transportation's approval of the rezoning is required.

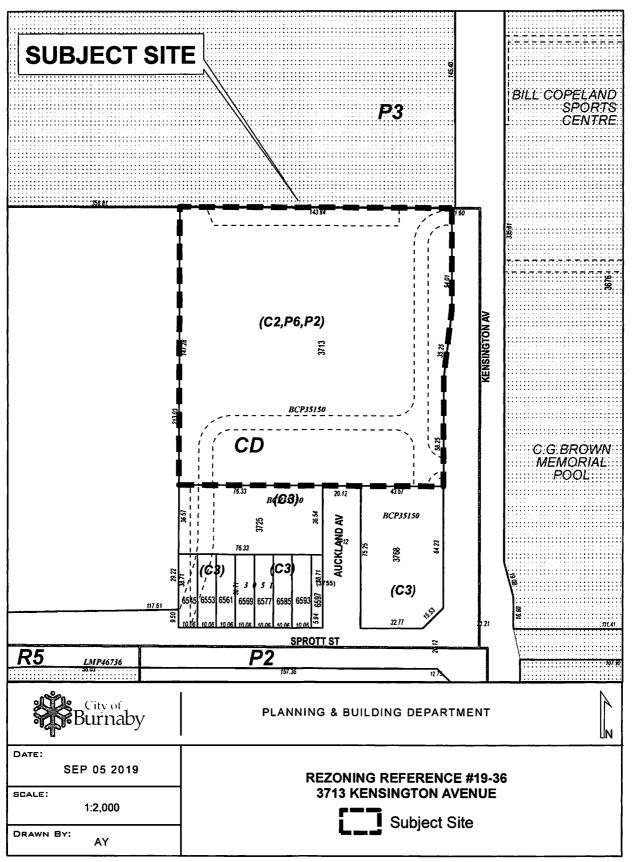
5.0 DEVELOPMENT PROPOSAL

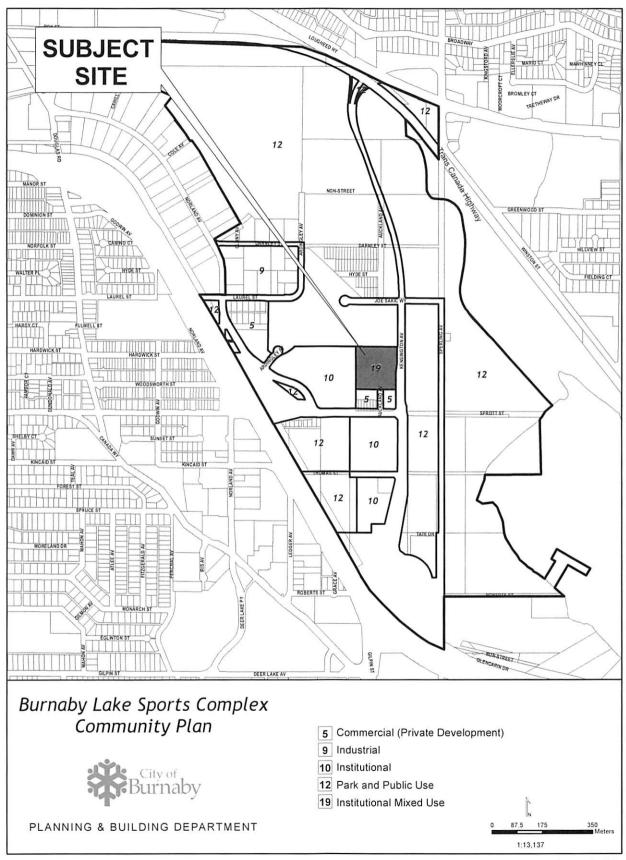
5.1	Site Area (unchanged):	-	2.09 ha (5.16 acres)
5.2	Subject unit	-	50.73 m ² (546 sq. ft.)
5.3	Vehicle Parking (unchanged): Total Required (entire building) Total Provided (entire building)	-	225 spaces 256 spaces
5.4	Bicycle Parking (unchanged): Required and Provided (entire building)	-	25 spaces

E.W. Kozak, Director PLANNING AND BUILDING

DR:tn Attachments cc: Director Public Safety and Community Services City Solicitor City Clerk

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Sketch #2