



Item
Meeting 2019 October 29

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.

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #19-36
2019 October 28Page 2

R E P O R T

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 City-owned 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.

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #19-36
2019 October 28Page 3

- 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 E-sports. E-sports is a growing activity for professional gamers who compete in large tournaments watched by 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 Manager
From: Director Planning and Building
Re: REZONING REFERENCE #19-36
2019 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) | - | 225 spaces |
| | Total Provided (entire building) | - | 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

SUBJECT SITE

P3

BILL COPELAND
SPORTS
CENTRE

(C2,P6,P2)

3713

BCP35150

CD

B(03)0

3725

BCP35150

3768

(C3)

(C3)

(C3)

6585

6553

6561

6569

6577

6585

6593

6597

6599

6601

6603

6605

6607

6609

6611

6613

6615

6617

6619

6621

6623

6625

6627

6629

6631

6633

6635

6637

6639

6641

6643

6645

6647

6649

SPROTT ST

R5

LMP46736

P2



PLANNING & BUILDING DEPARTMENT



DATE:

SEP 05 2019

SCALE:

1:2,000

DRAWN BY:

AY

REZONING REFERENCE #19-36
3713 KENSINGTON AVENUE



Subject Site

Sketch #1

