



Item.....
Meeting..... 2021 October 25

COUNCIL REPORT

**TO:** CHIEF ADMINISTRATIVE OFFICER 2021 October 20

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #21-00037**  
**Christine Sinclair Community Centre**  
**Burnaby Lake Sports Complex**

**ADDRESS:** 3713 Kensington Avenue (see *attached* Sketches #1 and #2)

**LEGAL:** Lot 1 District Lot 77 Group 1 New Westminster District Plan BCP35150

**FROM:** CD Comprehensive Development District (based on C2 Community Commercial District, C3e General Commercial District, P6 Regional Institutional District, and P2 Administration and Assembly District)

**TO:** P3 Park and Public Use District

**APPLICANT:** City of Burnaby  
4949 Canada Way  
Burnaby, BC V5G 4H7  
Attn: Tim Van Driel

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2021 November 23.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2021 October 25 and to a Public Hearing on 2021 November 23 at 5:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The approval of the Ministry of Transportation to the rezoning application.

**REPORT**

**1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the full range of uses allowable under the P3 Park and Public Use District for the City-owned Christine Sinclair Community Centre, and remove zoning and covenant restrictions on the previous operators.

## 2.0 POLICY FRAMEWORK

The proposed rezoning application is consistent with the site's designation in the Burnaby Lake Sports Complex Community Plan. It also aligns with the following City policies: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), Economic Development Strategy (2007), Social Sustainability Strategy (2011), and Environmental Sustainability Strategy (2016).

## 3.0 BACKGROUND


- 3.1 The subject site is located within the Burnaby Lake Sports Complex Plan area and is currently improved with the City-owned Christine Sinclair Community Centre (formerly Fortius Sport & Health). The facility was developed in 2012 under Rezoning Reference #05-27 which proposed to construct a multi-sport complex accommodating a range of uses designed to support both elite and amateur athletes in their pursuit of excellence. On 2020 March 09, Council approved Rezoning Reference #19-36 to permit the addition of the C3e District for the purposes of an e-sports facility on site. On 2021 January 25, Council approved the purchase of the 5.16 acre property which encompasses a 158,456 sq. ft. facility with a double-gymnasium, fitness studios, weight room, and flexible space. At its 2021 May 31 meeting, Council announced that the facility would be known as the Christine Sinclair Community Centre.
- 3.2 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. To the south, across Sprott Street, is the Jamatkhana Centre, while immediately to the west is the Scotia Barn complex. Across Kensington Avenue, to the east, are the City-owned C.G. Brown Pool and Bill Copeland Sports Centre recreational facilities. Directly north of the subject site are sports fields associated with the Burnaby Lake Sports Complex West, with a large portion of the Burnaby Lake buffer area beyond.
- 3.3 When the site was developed originally in 2012, the City required all uses on the property to be sports-oriented, in line with the high performance sports centre vision for the facility. At that time, the City required Section 219 covenants to be registered on the title of the property to guarantee that all commercial retail uses, medical clinics, and dormitories within the facility would be used exclusively for sports-related purposes. As the site has changed ownership, and the City is eager to expand upon the recreational activities, services, and uses offered at this facility, the restrictive covenants charged on the title of the property are now redundant, and restrict the allowable uses within the City's newly acquired Community Centre space, in line with typical P3 Park and Public Use District zoning.
- 3.4 Through this rezoning, the City will undertake a process to remove redundant legal restrictions which applied to the property under its previous ownership. In doing so, the City would create room for flexibility as the Community Centre programming, services, and available recreational activities are determined and as offerings fluctuate over time.
- 3.5 Given that these housekeeping matters and the proposed change of use do not necessitate any changes to the building or site plan, and are otherwise considered to be procedural in nature, it is proposed that this application proceed directly to Public Hearing.

**4.0 GENERAL COMMENTS**

- 4.1 The City is requesting rezoning to the P3 Park and Public Use District to optimize the permitted uses on the site by removing user-specific zoning and legal covenants which require all uses within the facility to be sports-related. While sports and recreation will continue to be the primary use of the facility, the CD rezoning process would allow the City to discharge the existing restrictive covenants on the property and consider providing accessible space within the Community Centre for other purposes beyond sports (e.g. office, clinic, childcare etc.), all of which would be considered accessory uses.
- 4.2 Due to the proximity of the proposed project to the Kensington and Sprott accesses to the Trans Canada Highway, the approval of the Ministry of Transportation to the rezoning application is required.

**5.0 DEVELOPMENT STATISTICS**

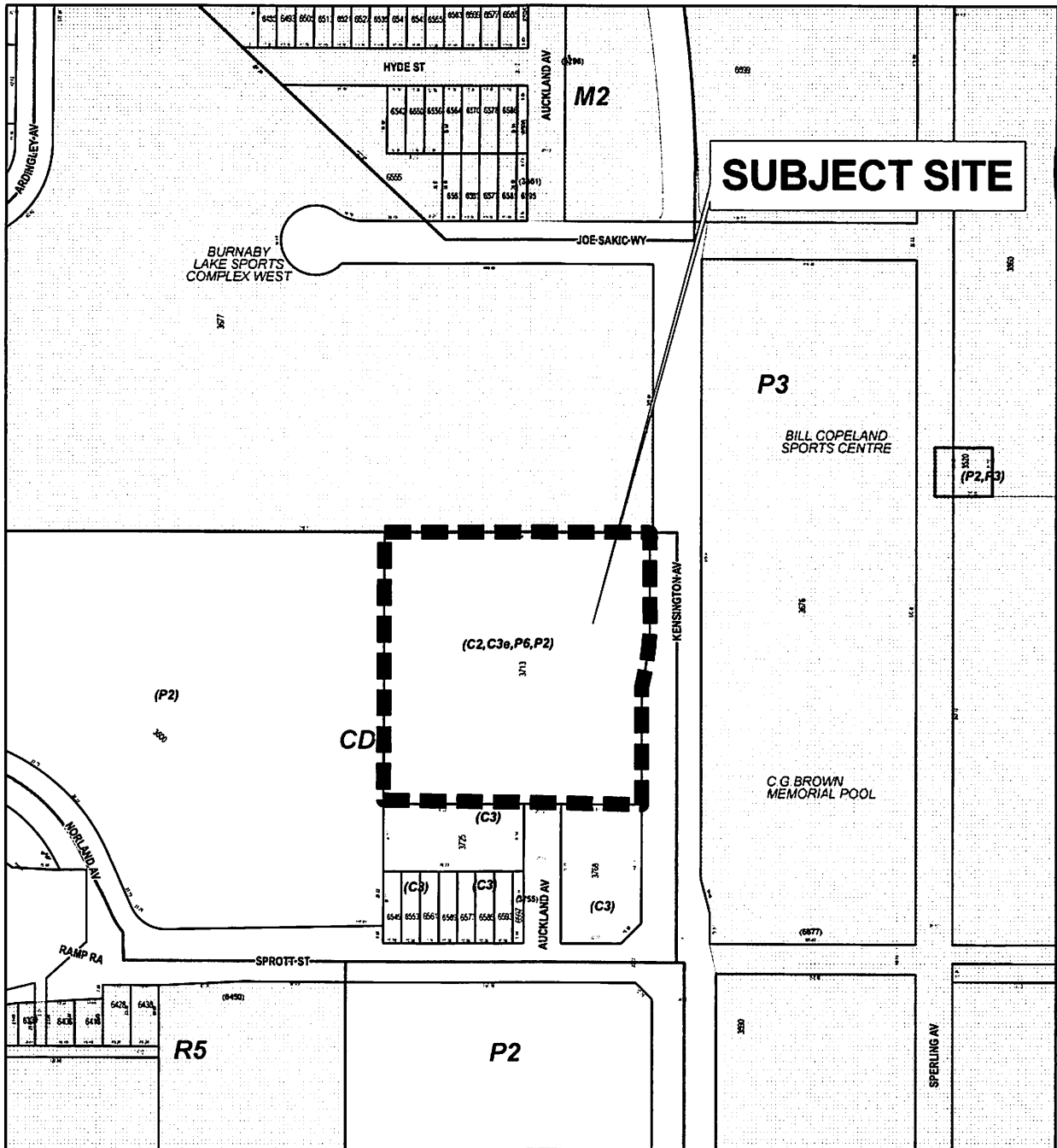
- 5.1 Site Area (unchanged): 2.09 ha (5.16 acres)
- 5.2 Site Coverage (unchanged): 32.5%
- 5.3 Density (unchanged):  
Gross Floor Area Permitted & Provided 14, 720.55 m<sup>2</sup>/158,456 sq. ft.
- 5.4 Building Height (unchanged): 5 storeys
- 5.5 Vehicle Parking (unchanged):  
Total Required (entire building) 225 spaces  
Total Provided (entire building) 256 spaces
- 5.6 Bicycle Parking (unchanged)  
Required and Provided (entire building) 25 spaces



E.W. Kozak, Director  
PLANNING AND BUILDING

MP/IW:spf/sla  
**Attachments**

cc: Director Public Safety and Community Services  
City Solicitor  
City Clerk



PLANNING & BUILDING DEPARTMENT




Date: OCT 13 2021

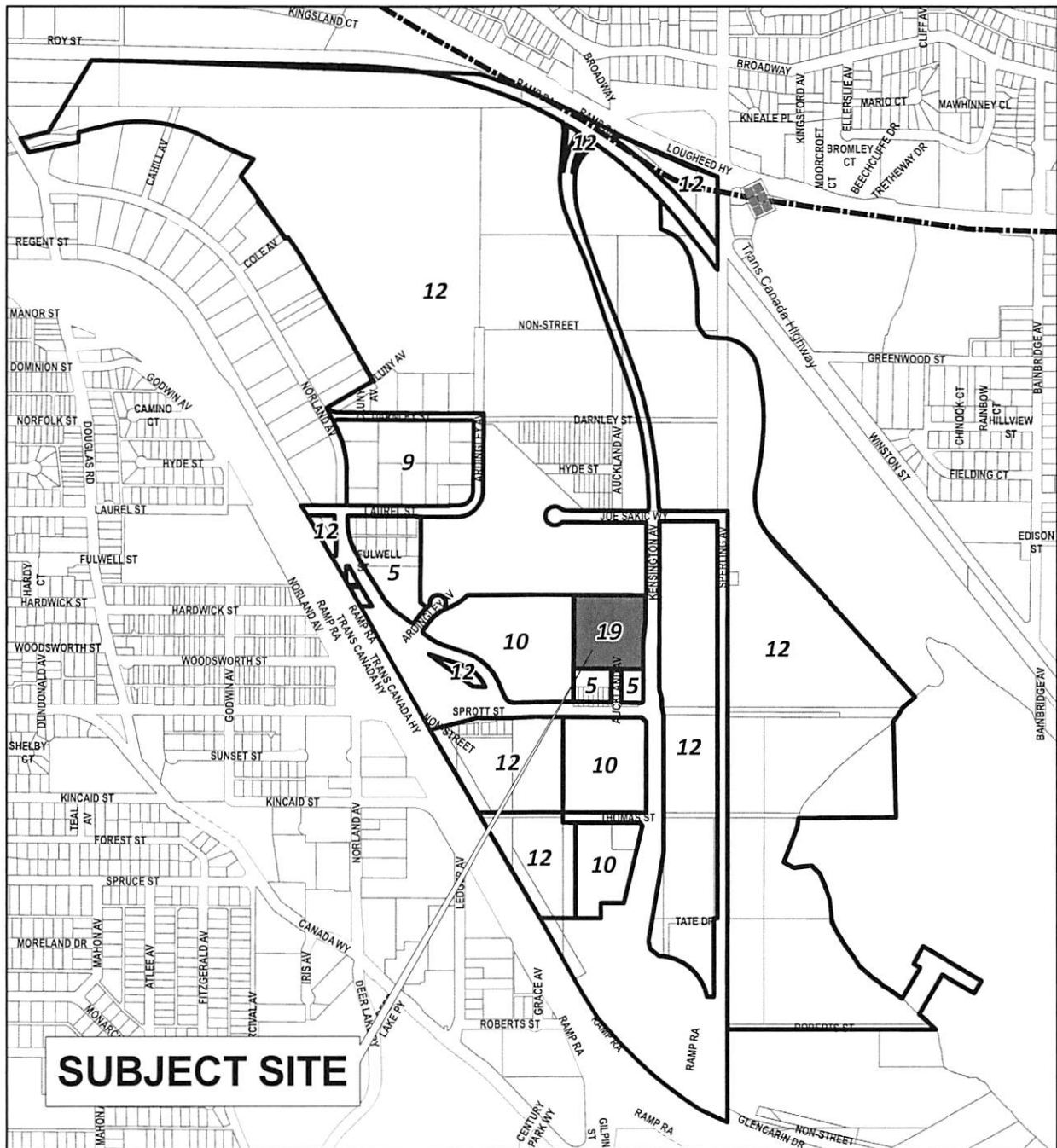
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Drawn By: RW

**REZONING REFERENCE #21-37**  
**3713 KENSINGTON AVENUE**

 Subject Site

Sketch #1



**SUBJECT SITE**

*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



1:12,884