

TO: MAYOR & COUNCILLORS
FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT
SUBJECT: **REZ #24-02 – 3676 KENSINGTON AVENUE – PERMIT A FULL RANGE OF USES UNDER THE P3 DISTRICT**
PURPOSE: To seek Council authorization to forward this application to a future First and Second Reading.

REFERENCES

Address: 3676 Kensington Avenue
Legal: Lot A District Lot 77, Group 1, New Westminster District Plan EPP116882
Applicant: City of Burnaby,
210 – 4946 Canada Way,
Burnaby, BC V5G 4H7
Attention: Raymond Afan
Current Zoning: CD Comprehensive Development District (based on P3 Park and Public Use District)
Proposed Zoning: P3 Park and Public Use District

RECOMMENDATION

THAT a Rezoning Bylaw for REZ #24-02 be prepared and advanced to First and Second Reading at a future date of Council;

THAT a Public Hearing not be held for the Rezoning Bylaw for REZ #24-02, as it is consistent with the Burnaby Official Community Plan; and,

THAT the approval of the rezoning application from the Ministry of Transportation and Infrastructure be established as a prerequisite to the completion of the rezoning.

1.0 POLICY SECTION

The proposed rezoning application is consistent with the following policies and plans adopted by Council:

- Corporate Strategic Plan (2022);
- Regional Context Statement (2013);
- Official Community Plan (1998);
- Economic Development Strategy (2007);
- Social Sustainability Strategy (2011);

- Environmental Sustainability Strategy (2016);
- Climate Action Framework (2020); and,
- Transportation Plan (2021).

2.0 BACKGROUND

- 2.1 The subject site is located at 3676 Kensington Avenue, which is the location of the Bill Copeland Sports Centre (see Attachment 1 – Sketch #1). The Centre includes the Bill Copeland Ice Arena, Burnaby Lake Ice Rink, and C.G. Brown Memorial Pool (since demolished).
- 2.2 On May 8, 2023, Council gave Final Adoption to Comprehensive Development (CD) District rezoning to permit the redevelopment of the site to include a new pool and ice rink, replacing the existing C.G Brown Memorial Pool and Burnaby Lake Ice Rink, but retaining the Bill Copeland Ice Arena (REZ #19-49). The CD plan detailed the specific location and building details for the new ice rink and aquatic facility, including architectural and site design features. After this approval, the proposal went through further design revisions to address cost concerns, and on December 11, 2023, Council adopted a recommendation to pursue a revised design strategy. To support a revised design and to allow for the full range of permitted uses, the approved CD zoning for the site will need to be rezoned to P3 – Parks and Public Space District.

3.0 GENERAL INFORMATION

- 3.1 The purpose of this rezoning is to permit the use of the site for the full range of uses and development opportunities under the P3 District at 3676 Kensington Avenue to facilitate a revised design for community facilities. The P3 District provides for the use of public land to serve educational, park and recreational needs of Burnaby, which includes the use of the lands for the proposed arena, skating rink and swimming pools.
- 3.2 Specific development plans are not proposed as part of this rezoning. Once the redesign of the facility is sufficiently advanced, specific plans will be submitted as part of the Preliminary Plan Approval (PPA) and Building Permit processes. A Development Variance Permit (DVP) will be submitted, if any variances to zoning regulations are required.
- 3.3 Due to the proximity of the site to the Trans-Canada Highway, this rezoning requires the approval of the Ministry of Transportation and Infrastructure.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

On December 11, 2023, Council directed staff to include a recommendation to not hold a Public Hearing for rezoning applications that have less than 50% residential uses and that are consistent with the Burnaby Official Community Plan (OCP). This is authorized by Section 464 of the Local Government Act, which already prohibits public hearings for

rezoning applications that are greater than 50% residential. As this application is consistent with the OCP, it is recommended that a Public Hearing not to be held.

It should be noted that while a Public Hearing for this application is not recommended, the City has previously undertaken community engagement on the project, including a 2019 public consultation process through which staff developed postcards, posters, advertisements in local newspapers, sent out social media posts, and created a dedicated project webpage. Throughout the initial 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 a public survey.

Public consultation efforts also included a November 2019 Open House to present the preliminary building program, and virtual efforts in 2021, as a result of the COVID-19 pandemic, to support continued public engagement on the emerging plan.

It is also noted that as part of the 2019 rezoning application, a Public Hearing for the project was held on December 14, 2021.

The extensive feedback and commentary received through these consultation efforts continues to inform the development of the redesign.

First and Second Reading will be held at a future date. In advance of that, the City will send a notice, at least 10 days before the Council meeting, to those properties that are within a 30 m (100 ft.) radius of the property. A notice will also be published on the City’s website, distributed as part of the City’s online newsletter, and signs regarding the proposal will be posted on the site.

5.0 FINANCIAL CONSIDERATIONS

There are no financial considerations specifically related to this rezoning proposal.

Respectfully submitted,

E.W. Kozak, General Manager Planning and Development

ATTACHMENT

Attachment 1 – Sketch #1

REPORT CONTRIBUTORS

This report was prepared by Alex Kolsteren, Planner 2, and reviewed by Charlene Liew, Senior Planner, Karin Hung, Director Strategic Initiatives, and Jesse Dill, Director Development.