

TO: MAYOR & COUNCILLORS
FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT
SUBJECT: **DVP #24-10 - 3676 KENSINGTON AVE – DEVELOPMENT
VARIANCES FOR BURNABY LAKE RECREATION CENTRE**
PURPOSE: To seek Council approval for Development Variance Permit (DVP)
#24-10.

REFERENCES

Address: 3676 Kensington Ave.
Legal: PID: 031-960-367
Lot A District Lot 77, Group 1, New Westminster Plan EPP116882
Applicant: Raymond Afan (City of Burnaby)
210-4946 Canada Way, Burnaby BC V5G 4H7
Current Zoning: P3 Park and Public Use District

RECOMMENDATION

THAT Development Variance Permit #24-10, included as Attachment 2 in the report titled “DVP #24-10 – 3676 Kensington Ave – Development Variances for Burnaby Lake Recreation Centre” dated “January 28, 2025” be approved; and

THAT the City Solicitor be directed to register notice of Development Variance Permit #24-10 with the Land Title Office.

1.0 POLICY SECTION

The subject Development Variance Permit (DVP) application aligns 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), Transportation Plan (2021), and the Burnaby Lake Sports Complex Community Plan (1975).

2.0 BACKGROUND

2.1 The subject site is located at 3676 Kensington Avenue within the Burnaby Lake Sports Complex Community Plan area (see **Attachment 1** – Sketch #1). The site is currently improved with the Bill Copeland Sports Centre and is proposed as the site of a new municipal pool and ice rink in addition to the existing sports centre. A Preliminary Plan Approval application (PPA #24-123) has been submitted to facilitate

the construction of the new recreation centre and associated site improvements, including new surface parking lot and driveways, and landscaping (see **Attachment 2 – DVP #24-10 and Schedule “A”**).

3.0 GENERAL INFORMATION

3.1 The applicant is seeking to vary certain requirements of the P3 Park and Public Use District and Supplementary Regulations of the Zoning Bylaw to enable the full and appropriate development potential of the property in the public interest. The proposed variances include relaxations to lot coverage, front and side yards, retaining wall heights, and loading area requirements. The table below identifies the requested variances to the applicable sections of the Zoning Bylaw.

Table 1: Requested Variances

Bylaw Section		Bylaw Requirement	Requested Variance
503.3	Lot Coverage	Maximum of 30%	36%
503.4	Front Yard	Minimum of 6.0 m	0.0 m
503.5	Side Yard	Minimum of 6.0 m	3.0 m
6.14.1	Retaining Walls	Maximum height of 1.2 m	3.0 m
6.15(3)(a)	Loading area landscaping	Landscaped strip of not less than 1.8 m in width	0.0 m

3.2 The requested variances are supported by the following rationale:

Lot Coverage (s. 503.3)

Exceedance of the maximum lot coverage is required to accommodate the full development potential of the site and the proposed operational program for the new centre. To mitigate impacts, the building and various site elements have been optimized to minimize their footprint on the site and the exceedance of the lot coverage. In addition, the lot coverage will be offset by the inclusion of on-site stormwater management features, including permeable landscaping within the parking areas and the inclusion of Swales and Rain Gardens, which will support onsite management of building run-off.

Front Yard (s. 503.4) & Loading Area Landscaping (s. 6.15(3)(a))

Due to the challenging topography of the site and the required building footprint to accommodate the proposed recreation programming, options for the location of the building, access points, and the location and configuration of loading areas are constrained.

Accordingly, the eastern entrance of the building and loading areas are proposed to be situated in close proximity to the property line and require variances to typically required setbacks and landscaping. The eastern entrance serves as a secondary entry to the building, but has been designed to create a visible and expressive entry to guide users into the building, and away from other areas of the building, such as loading and garbage areas.

As part of the development, Sperling Avenue will be re-constructed with a narrowed road width, which will provide additional boulevard space for sidewalks, grassed areas and plantings. Along the eastern edge of the site, the incorporation of landscaping elements, including pavers, seating, lighting, bike racks and plantings, accommodated both onsite and along the boulevard, support a welcoming entrance and public realm interface with the street, and substantially achieve the objectives of the Zoning Bylaw.

For the loading areas, the additional boulevard space along Sperling Avenue will incorporate grassed areas and plantings to create separations and buffers from the sidewalk and street to loading areas, mitigating impacts of the reduced landscape area and supporting an attractive and safe public realm along these areas of the site.

Side Yard (s. 503.5)

To accommodate the required parking, the parking area on the north side of the site is proposed to extend into the required side yard. To mitigate the impacts of this encroachment, the parking area has been optimized through the provision of pedestrian pathways, landscaping, swales and other stormwater management features to create a user-friendly experience and manage run-off onsite.

The proposal will continue to maintain a setback of over 3.0 m, which will be suitably landscaped with plantings and trees to provide separation and screening from the street, and provide an overall attractive and welcoming space.

Retaining Walls (s. 6.14(1))

Due to the uneven topography of the site and complexity arising from incorporation of the proposed structure and site features with the existing Bill Copeland Arena, retaining walls in excess of 1.2 m are required. To mitigate impacts a combination of finishes, terracing, landscaping, and other design strategies have been incorporated, along with railings, stairs and sloped walkways to provide for easy and safe movement across the site.

- 3.3 For the reasons outlined above, staff support the requested variances to facilitate the construction of the proposed Burnaby Lake Recreation Centre. A copy of the permit approving the requested variances is attached as **Attachment 2** to this report. If Council approves the issuance of the DVP, notice of the DVP will be deposited in the Land Title Office on title to the subject property.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

In accordance with the requirements set out in the *Local Government Act* and the Burnaby Development Procedures Bylaw, public notice of the subject DVP application was delivered to adjacent property owners and occupants (within 30 m of the subject property) at least ten (10) days before Council considers the application for approval. In accordance with the Burnaby Development Procedures Bylaw, a sign was posted along the subject site’s Kensington Avenue frontage giving notice of the subject DVP application. The City has received no comments on this application.

5.0 FINANCIAL CONSIDERATIONS

There are no financial considerations related to this proposal.

Respectfully submitted,

E. W. Kozak, General Manager Planning and Development

ATTACHMENTS

- Attachment 1 – Sketch #1
- Attachment 2 – DVP #24-10 and Schedule “A”

REPORT CONTRIBUTORS

This report was prepared by Alex Kolsteren, Planner 2 and reviewed by Mark Norton, Manager Development, Jennifer Wong, Assistant City Solicitor, and Jesse Dill, Director Development.