

31. Re: Proposed Ice Arena Facility  
Central Sports Complex  
Rezoning Reference #81/71

The following is the report of the Planning Director dated July 14, 1972 regarding the above.

RECOMMENDATION:

THAT the recommendations of the Planning Director be adopted.

\* \* \* \* \*

PLANNING DEPARTMENT

JULY 14, 1972

OUR FILE: 03.301/77  
X Ref. RZ 81/71

MR. MELVIN J. SHELLEY  
MUNICIPAL MANAGER

DEAR SIR:

Re: PROPOSED ICE ARENA FACILITY  
CENTRAL SPORTS COMPLEX  
REZONING REFERENCE #81/71

Background

The Council has given consideration on previous occasions to a proposal to establish a private multi-surface ice arena in the Central Sports Complex area, on a site to be created in an exchange of Municipal lands and unopened road allowances for Lot 161, at the south west corner of Laurel and Kensington plus a specified financial consideration.

On November 22, 1971, the Council gave approval in principle to the concept, and authorized the Planning Department to continue to negotiate with the prospective developer relative to the exchange and the actual physical development proposal, and on March 27, 1972 agreed on an exchange formula that redefined the site boundaries and established the basic terms of the exchange.

To this end, the developer's consultants have engaged in extensive discussions with the Planning Department to achieve a design that would satisfy these goals while at the same time meeting the constraints imposed by the massive space requirements of the facility, the limited structural capacity of the soil on the site, and the limitations on the budget for the project, derived from a projection of revenues.

The design which has resulted calls for a single building of light-weight construction, with gross dimensions of 254 feet by 400 feet by roughly 24 feet high, producing an area of 101,600 square feet. The upper portion of the building is to be clad in ribbed, pre-enamelled metal sheathing, bone white in color, while the lower portion is to be treated with concrete block, articulated to preserve a sense of human scale, and using color to minimize the bulk of the building. A carefully conceived landscape plan has been developed incorporating broad planted buffer strips and perimeter landscaping with a good blend of functional and ornamental plant materials which will, we believe, soften the appearance of the massive building and provide an attractive pedestrian environment.

Provision of electrical and other services totally underground has been agreed to by the applicant.

The soil conditions encountered in this area has been mentioned in connection with the need to minimize building dead weight. In addition, the applicant has been advised by his soils consultant that settlement on the order of 4 feet is to be expected in the parking lot area within the first three years, owing to consolidation of the water bearing peat which underlies the site. Accordingly, the need to continuously rebuild the grade in this area is foreseen, and the applicant believes that surfacing and providing yard drainage to ultimate standards at this time would be impractical. He is prepared to create the parking area and landscaped perimeter buffers with the necessary functional, screening landscaping at the initial stage, but has asked that he be allowed to defer paving of the parking lot and provision of permanent curbs, drainage system, and the ultimate standard of landscaping within and immediately adjacent to the parking lot for a period of three years. A letter from one of the principals indicating willingness to provide performance bond guarantees on these aspects is attached. The Planning Department is aware of the peculiar problems of surface development where such soil conditions are encountered, and would not object to the deferral requested, provided a suitable interim standard is maintained.

#### Site Creation and Scheduling

The applicants have expressed serious concern regarding the timetable for advancing this project and obtaining the necessary approvals, as explained in the attached letter from the project manager.

To accommodate the rather tight schedule mentioned, the Department has given this application priority, in order that a Public Hearing might be held, and that the necessary procedures regarding land exchange and site creation might be accomplished.

Authorization is being sought to introduce a Road Closing Bylaw, under a separate item, and a Road Closing Bylaw has been prepared which could, with the concurrence of Council, be advanced through three readings.

The developer's consultants have investigated the soil conditions encountered on the site and have obtained preliminary information on municipal servicing requirements, and indicate that on the basis of the information at hand, are definitely prepared to undertake the project. Further, the developer has made firm arrangements to acquire that portion of the privately held parcel in the northwest corner of the site necessary to create the 7.75 acre site as previously described.

Authority to initiate the procedures leading to closing of the roads that presently lie within the site is sought under a separate item on this agenda.

A physical development plan has been prepared which basically satisfies the criteria set out for development in this area, and which the applicant has requested be advanced to a Public Hearing.

Facilities

The proposal comprises a four-surface arena under a single roof, situated in the northerly portion of the site. Each ice surface is of full National Hockey League dimensions and is intended primarily for ice hockey practice use with a limited provision for spectator seating (750 seats) included in conjunction with one of the surfaces. It is anticipated that some public skating will be accommodated, but the applicant indicates that the primary function will continue to be to provide hockey practice time for youth and adult teams.

At the initial stage, 16 dressing rooms and related support facilities are to be provided, but future development within the building and a mall extension to the south is contemplated to provide additional concession facilities, a cafeteria, and pro shops to serve the patrons.

Surface parking for roughly 320 cars and buses is to be provided south of the proposed building.

Siting

The Planning Department is satisfied that the location and orientation of the proposed arena is appropriate, and provides for a satisfactory relationship to the existing surroundings, to future elements of the proposed Central Sports Complex, and to the pedestrian and vehicular circulation systems embodied in the Conceptual Plan for the area. The entry face of the building is oriented to the south, and the principal pedestrian connection to the projected concourses and plazas which would serve the Centre passes across the south face of the building to the east, where the site abuts the north-south main concourse.

The parking area is to take access from Sprott Street in the initial phase, subject to written confirmation of approval from the Provincial Department of Highways, and in future will be served by the Centre's main internal service road, which flanks the site on the west.

Architectural Considerations

The Planning Department has from the start expressed the view that the architectural character of this project must establish a high standard of design and construction, and that the accompanying site development should provide for a harmonious relationship with subsequent elements of the Centre.

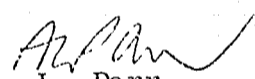
It is being requested that the Council advance this rezoning application to a Public Hearing at this time, and that July 31, 1972 be set as the date for this Public Hearing. By taking these initial steps, it will be possible to expedite the other procedures, and so adhere to the rather optimistic schedule outlined, leading to the issuance of Preliminary Plan Approval and Building Permits as early as August 29.

Recommendations:

It is recommended:

1. that the rezoning application to Comprehensive Development District (CD) be advanced to a Public Hearing;
2. that July 31, 1971, be set as the date for the Public Hearing;
3. that the Council accept a limited deferral of landscaping and paving commitments for a period of not over 36 months from the date of rezoning;
4. that the following be established as prerequisites to the rezoning application:
  - a) completion of the Land Exchange,
  - b) consolidation of the properties to create the site described in previous reports,
  - c) depositing of sufficient funds to cover the cost of providing necessary municipal services to the site,
  - d) written approval of the Provincial Department of Highways to be obtained,
  - e) suitable undertakings and performance bonds be submitted to ensure completion of the full standard of site improvements in the time period specified,
  - f) submission of a suitable plan of development,
  - g) provision of 100% underground servicing.

Respectfully submitted,

  
A. L. Parr,  
DIRECTOR OF PLANNING

DGS/mp

Attachments

ITEM 31  
MANAGER'S REPORT NO. 46  
COUNCIL MEETING July 17/72

266-4161

**STEVENSON CONSTRUCTION CO. LTD.**

ENGINEERS and CONTRACTORS

2095 WEST 45TH AVENUE  
VANCOUVER 13, B.C.

July 11, 1972

The Corporation of the District of Burnaby  
Municipal Hall  
4949 Canada Way  
Burnaby 2, B. C.

Attention: A. L. Parr  
Director of Planning


Dear Sirs:

Re: Four Rinks Arena

This will confirm our undertaking to procure a performance bond payable to the Corporation of the District of Burnaby to undertake within three years of the completion of the project the following:-

1. The landscaping of the site as defined by "Stage Two" on the drawings.
2. The site paving, curbing and storm drainage of the parking areas.

Yours very truly,



K. T. Stevenson, P. Eng.  
DIRECTOR

KTS/pg

ITEM 31  
MANAGER'S REPORT NO. 46  
COUNCIL MEETING July 17/72



COOPER, TANNER AND ASSOCIATES LTD.  
CONSULTING ENGINEERS  
DESIGN CONSULTANTS

206 - 1075 WEST 8th AVENUE  
VANCOUVER 9, B.C.  
Telephone: 732-7451  
July 13, 1972

Planning Department  
The Corporation of the  
District of Burnaby  
Municipal Hall  
4949 Canada Way  
Burnaby 2, B. C.

Attention: Mr. A. L. Parr,  
Director of Planning.

Dear Sir:

Re: Four Rinks Arena  
6501 Sprott Street  
Burnaby, B. C.

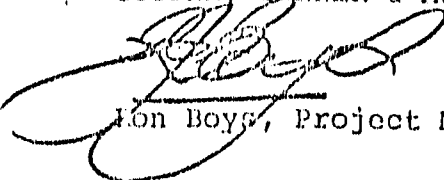
As discussed during a meeting with you on July 10th, 1972, the period of time which would now normally transpire up to issuance of the building permit for this development places the entire project in jeopardy. Because of the considerable financial commitments for a project of this size, it is the owners' stipulation that the facility must be opened to coincide with the coming winter skating season so that revenue is immediately generated. To meet an opening date in the coming winter, construction should commence in mid-August. The financial commitment cannot be carried through to the following season.

It was suggested during the above mentioned meeting that the involved approval procedure required could be condensed such that if all requirements are satisfied, the building permit would be available on August 29th. The owners have indicated that although construction and operating schedules would be strained, this timing is acceptable.

We have therefore been requested to proceed on the basis of this revised schedule leading to the necessary permits. A summary of this suggested procedure is included, and your co-operation in achieving this schedule would be greatly appreciated.

Yours truly,

COOPER, TANNER & ASSOCIATES LTD.

  
Ron Boyd, Project Manager.

RB/mb  
Encl.  
cc: Ken Stevenson//Stan Floyd

73