

ITEM 27

MANAGER'S REPORT NO. 52

COUNCIL MEETING Aug. 28/72

27. Re: Four-Rinks Ice Arena

Following is a report from the Director of Planning dated August 24, 1972, concerning a request from the developer of the Four-Rinks Ice Arena to defer construction of a storm sewer.

RECOMMENDATION:

THAT deferral of the storm sewer be approved subject to the conditions outlined in this report.

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PLANNING DEPARTMENT
AUGUST 24, 1972

MR. M. J. SHELLEY,
MUNICIPAL MANAGER.

Dear Sir:

RE: PROPOSED ICE ARENA,
CENTRAL SPORTS COMPLEX
R.Z. REF. #81/71

The subject rezoning application has received three readings in Council, and the prerequisites attached to the rezoning are nearing completion.

One of the conditions is as follows:

- (c) depositing of sufficient funds to cover the cost of providing necessary municipal services to the site.

The specific servicing requirements have now been spelled out, and preliminary estimates for the work involved have been prepared by the Engineering Department. Neither storm nor sanitary sewers presently serve the site; owing to the extremely poor soil conditions in the area, which will necessitate piling of new sewer systems, and to the presence of a watercourse in the northwest portion of the property, which will require piping, the costs are extensive. (The attached sketch illustrates the location of the site.)

The applicant for development of the ice arena had previously made certain assumptions on servicing costs, and these assumptions formed the basis for the financing arrangements which have already been made for the project. In view of the actual costs represented by the preliminary estimates, the developer advises that he will not be able to proceed with the project if he must put up funds for the entire project immediately. We are informed, however, that if a part of the servicing cost could be deferred for a period of three years, suitable arrangements could be made to complete the work at that time.

It will be recalled that Council consented to a limited deferral of parking lot paving, curbing, and drainage, and certain elements of ultimate landscaping, for a period of 36 months from the date of rezoning, subject to the posting of a suitable bond to guarantee performance. The basis for this request for deferral was the settlement that is anticipated due to the poor conditions encountered.

Municipal Manager

August 24, 1972

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COUNCIL MEETING Aug. 28/72

The developer has now requested that we report to the Council, conveying their request for a similar deferral of the requirement to construct a storm sewer over the entire Sprott Street frontage of the property. He is prepared to deposit an appropriate bond and undertaking to construct the works within the same 3 year period, if Council grants his request.

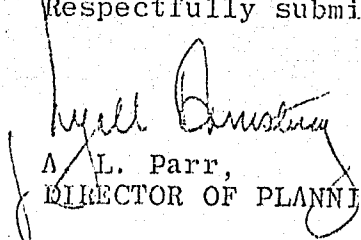
Drainage from the site is presently taken via a large open ditch across the Sprott Street frontage, and the estimated cost for providing a storm sewer on piles over this extent is \$32,000. The attached letter from the applicant's consultant explains that during the "interim" phase of parking lot development, drainage from the gravelled parking area will be via surface channels, a system which does not lend itself to discharge into a piped sewer. When the internal drainage system is constructed (within three years, under the approved timetable), discharge to a piped storm sewer would be quite straight-forward.

The Municipal Engineer has pointed out that from a technical point of view, depending on actual design of the storm sewer, it may be prudent to delay construction of the sewer for a period of time, as it may be possible to construct a more economical system without piling, once residual settlement from the adjacent development has taken place. Presumably, the three year period being requested would accommodate this initial major settlement.

After discussions with the Engineer, and for the reasons stated above, the Planning Department would not oppose the requested deferral, upon the condition that the applicant tenders a suitable undertaking to complete the works within three years of the adoption of the rezoning bylaw, and a bond or funds to be held in trust to guarantee the installation.

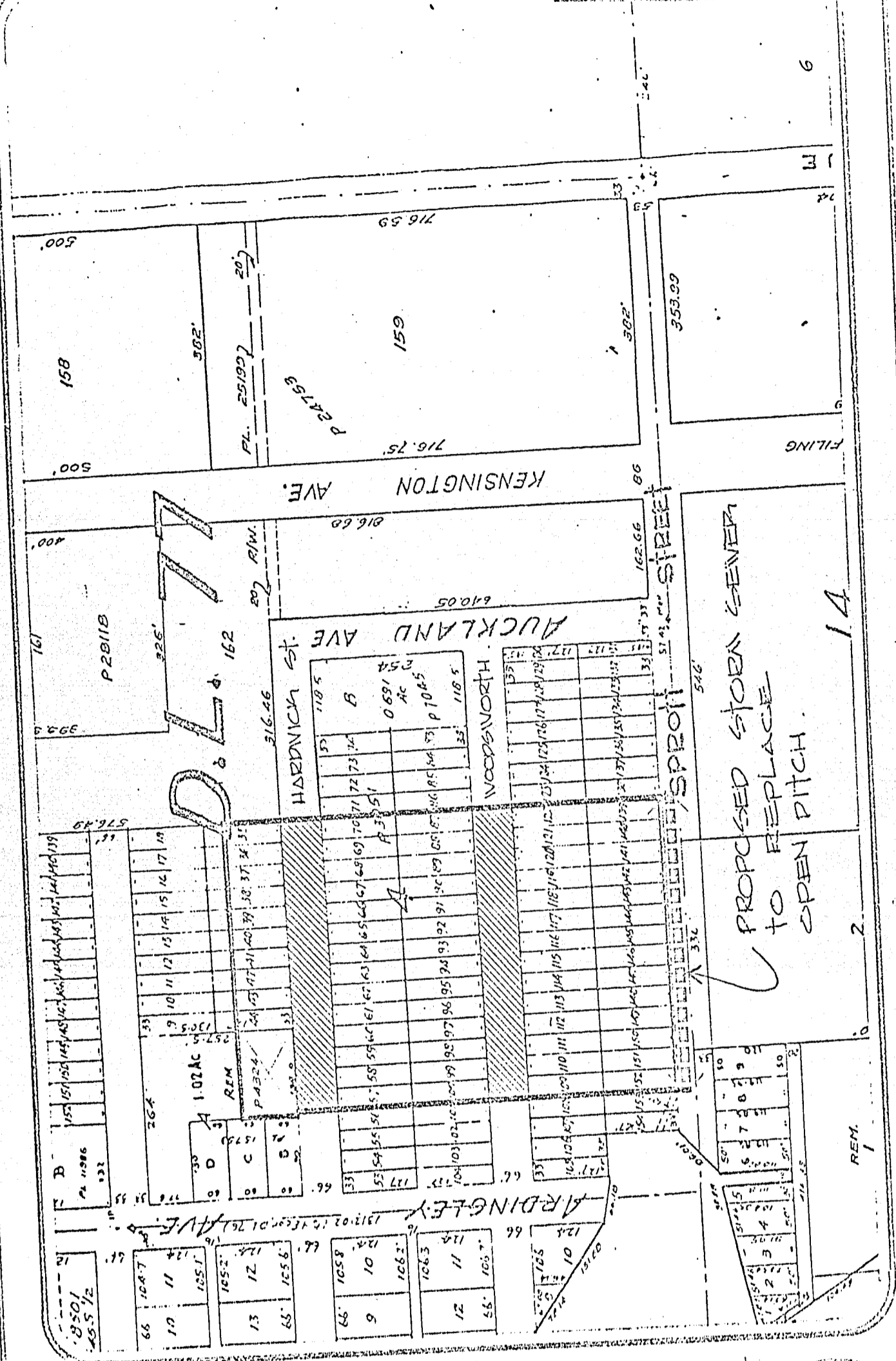
In addition to the storm sewer servicing cost, it is necessary to extend the sanitary sewer and to pipe an existing watercourse in the northwest portion of the site. The applicant has agreed to deposit sufficient funds to cover the cost of these works. Road and water facilities serving the site are adequate.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.

DGS:bp

Attach.



SCALE 1" = 200'
 DRAWN
 DATE 23 JUL 72

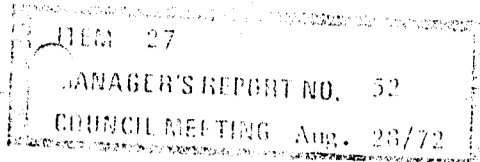
PROPOSED ICE ARENA SITE
 RZ REF # 81/71
 STORM SEWER LOC'N.

BURNABY PLANNING DEPARTMENT

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COOPER, TANNER AND ASSOCIATES
CONSULTING ENGINEERS



206 - 1675 WEST 8TH AVENUE
VANCOUVER 9, B.C.
Telephone: 732-7451

August 23, 1972

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 Ice Arena
Sprott St., Burnaby

We refer to your letter dated August 22, 1972 in which preliminary estimates of costs for servicing the above noted project were furnished. Item 2 calls for a storm sewer along the Sprott Street frontage of the property.

A proposal is presently before Council that this site is developed with site drainage to be undertaken in two stages due to anticipated large settlements. In the first stage, as shown on plan 7226-099, surface run-off will be collected between parking aisles and channelled through the landscaping to the existing open ditch on Sprott St. The second stage will be implemented within a period of 36 months when settlements have stabilized to the extent that the drainage system, as shown on drawing 7226-100, can be installed and operated with reduced risk of damage due to settlement.

It is hereby proposed that the storm sewer construction in Sprott St. be phased to coincide with the construction of the final site drainage as mentioned above, thus simplifying the construction and inter-connection of the systems.

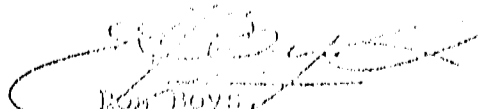
In view of the high cost of extending the pile supported Municipal Sanitary Sewer to the site, we feel that the additional cost of the piled Storm Sewer would be an excessive burden at this stage.

The owners are prepared to undertake a bonded agreement to construct the storm sewer line at the same time as the site drainage is constructed.

We respectfully request your approval of this proposal. Any questions should be directed to the undersigned.

Yours truly,

COOPER, TANNER & ASSOCIATES LTD.


Bob Boyd
Project Manager.

RB/yl

c.c.: Mr. Alan Flood

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