

ITEM 15

MANAGER'S REPORT NO. 84

COUNCIL MEETING Nov. 13/73

15. Re: Columbian 4-Rinks Limited
Request for Additional Municipal Land
(Item 21, Report No. 53, July 16, 1973)
(Original Communications, Item (n), November 5, 1973)

Council, at its meeting of November 5, 1973 received a submission dated October 19, 1973 from Mr. S.D. Floyd, Vice-President and General Manager, Columbian 4-Rinks Limited, requesting that the Municipality sell to Columbian 4-Rinks Limited approximately 2½ acres of land to the east of the Company's present building for the purpose of constructing an additional four ice rinks.

At the meeting of November 5, 1973, Council referred Mr. Floyd's submission to staff for consideration and report.

Following is the report dated November 8, 1973 from the Planning Director regarding the submission to Council from Columbian 4-Rinks Limited.

RECOMMENDATIONS:

THAT Council reaffirm the decision to not sell any additional land for the further development of additional 4-Rinks ice facilities in the Central Area at this time; and

THAT Mr. S.D. Floyd and the Parks and Recreation Commission be provided with a copy of this report.

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PLANNING DEPARTMENT
NOVEMBER 8, 1973

SUBJECT: COLUMBIAN 4 RINKS LIMITED
REQUEST FOR ADDITIONAL MUNICIPAL LAND

The Council on November 5 received a submission from Mr. S.D. Floyd, Vice-President and General Manager of Columbian 4 Rinks Limited, requesting the sale of about 2½ acres of Municipal land to the east of the present facility to allow the construction of an additional four rinks.

As outlined in that submission, Council has dealt with similar requests for land for the same purpose on several previous occasions. It is appropriate at this time to review the important features of the proposal in terms of both the local area objectives and the overall community recreational context.

A. The Site

The proposal essentially is for 2½ acres of additional land for a new building (itself covering about 2.33 acres), based on the proposition that the total parking load generated may be satisfied by the present parking area. It has been pointed out that the perimeter of the existing site was determined with a view to preserving the space necessary at the north, east, and west boundaries for contemplated future facilities. Specifically, the northerly site boundary is designed to protect the potential for a major sports or assembly facility as the principal component of the developing sports complex, in the only location where native soil conditions make such construction possible. The westerly site boundary has been established at the most westerly location which will permit creation of a future internal circulation and service road to serve the complex, with an acceptable intersection condition at Sprott Street and the Freeway access ramp. The easterly site boundary reflects the preservation of realistic site depth for properties fronting on Kensington Avenue whilst providing for a continuous north-south internal pedestrian concourse parallel to but separated from the heavily trafficked Kensington Avenue.

The extension of the present site by 2½ acres or more in any direction, would clearly conflict with these physical constraints and impinge on flexibility in planning development of adjacent lands and critical internal circulation routes. The property to the east of the present site is considered to be particularly strategic in the overall complex in terms of centrality, exposure, and proximity to major circulation routes and transit facilities. There is presently considerable interest in creation of further sports and assembly facilities in the Central area, and a greatly increased demand for sites for very attractive future facilities is foreseen as Burnaby's population grows. There is no doubt that the site east of the present 4 Rinks and proposed pedestrian concourse will be much in demand for high calibre, higher-intensity uses in the future.

Accordingly it would be advisable to maintain this site for a future high-quality, more intensive use with as broad a public appeal as possible, rather than committing it at this time for a single, rather specialized single-purpose private use.

B. Parking Considerations

Concerning parking requirements, the information available to date indicates that the Bylaw's parking requirements are realistic and not excessive. On the basis of Mr. Floyd's information to our staff, up to 200 cars were accommodated during a one-week test period in the winter months, with four ice surfaces operating but without the proposed 750-seat spectator facility (not yet constructed). This figure compares favourably with the Bylaw's requirement for 204 spaces based on gross floor area alone, calculated on the Bylaw's ratio of 1 parking space per 500 square feet gross. The additional increment of 75 spaces for the proposed 750 seats yields the 279 spaces required by the design (roughly 320 cars can be accommodated in the parking area as designed).

If there is any disparity between actual demand to be generated and bylaw requirements, it is felt that the Bylaw's ratio of only 1 space per 10 spectator seats is low, consequently there is reason to believe that the Bylaw's requirement for the completed facility is light, rather than being excessive. Moreover, performance has been evaluated only in the first season of operation; it is entirely possible that the degree of utilization may increase as time passes and the complex becomes better known and patronized. Assuming a duplication of the present facilities without an increase in parking area, a deficit of approximately 238 spaces would exist (558 required, 320 provided).

In view of the foregoing, and the fact that adjacent Municipal streets are constructed to an interim standard with open ditches and not well suited to "curb parking" for overflow vehicles, it is concluded that no relaxation of the Bylaw parking requirements can be justified for this use.

C. Recreation in the Municipal Context

Concerning the broader aspect of recreational provisions for the residents of the Municipality, the Planning Department supports the view expressed by the Parks and Recreation Commission that the Central Area of Burnaby is presently well served by ice facilities. It is felt that a further concentration of ice at this location would work to the detriment of other areas of the Municipality where the need for such facilities more readily available at the community level is presently unmet.

The report received by the Commission indicated that the additional facilities would be of little benefit to Burnaby residents, but rather would serve as a rental facility for the Lower Mainland. It is felt strongly that additional ice arena facilities should not be further concentrated, but rather decentralized to maximize the recreational opportunities of

Burnaby's citizens at the community level. A proposal for development of such a facility in the southern part of the Municipality, for example, should be encouraged and receive careful consideration.

Similarly, it is felt that immediate future development of sports and recreation facilities in the Central Valley Complex ought to be as diversified as possible, so as to provide for the satisfaction of a broad range of recreational interests and activities within the Complex. However, it is understood that the Columbian 4 Rinks' principal interest in developing the additional facilities at this location is predicated on economies of scale to be achieved in terms of equipment and administration costs, and that as these financial advantages could not be realized by establishing a separate facility elsewhere in the Municipality, the group has little interest in the latter course of action. It is apparent that the benefit accruing to the developer by doubling the size of the Sprott Street facility would be related primarily to profitability, and it is considered that this does not offset the disadvantages to the community.

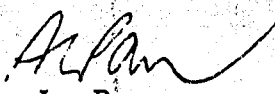
Conclusions:

In summary, the Planning Department reaffirms its earlier advice to the Council regarding the inadvisability of committing any more Municipal land in the Central Valley Sports Complex for the purposes being proposed at the present time, and the unacceptability of extending the present site's boundaries from an immediate area planning point of view. Moreover, it is evident that the parking requirement for the completed facility is not unrealistic, and should be maintained.

Recommendation:

In view of the foregoing, it is recommended that Council reaffirm its earlier decision to not make available additional Municipal land at this location for the purpose of constructing a second 4 Rinks facility, and advise Mr. S. D. Floyd of the denial of the request contained in his letter of October 19, 1973.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING.

DGS:cm