

ITEM 21
MANAGER'S REPORT NO. 53
COUNCIL MEETING July 16/73

21. Re: Proposal to Develop Additional Ice Rinks
Columbian 4 Rinks Limited

For the information of the new members of Council, attached is a report in response to a letter dated May 23, 1973 from Mr. S.D. Floyd, Vice President and General Manager of Columbian 4 Rinks Limited, regarding his request for approval to construct additional ice rinks in the Central Area. A copy of Mr. Floyd's letter is also attached.

Council on June 4, 1973, reaffirmed its decision to not sell any additional land for the development of more ice rinks in the Central Area at this time. Council, however, directed that a report be submitted on a proposal whereby construction of ice rinks be allowed on land that is located to the south of the Company's present facility, which is now serving as a parking lot, and that the parking be relocated in a westerly direction on land to be leased from the Company. Following is a report from the Director of Planning regarding this proposal.

RECOMMENDATION:

THAT Council reaffirm the decision to not sell any additional land for the further development of additional ice facilities in the Central Area at this time.

PLANNING DEPARTMENT
JULY 12, 1973.

Mr. M. J. Shelley,
Municipal Manager

Dear Sir:

Reference: Proposed Additional Ice Rinks
Columbian 4 Rinks Limited

Background

Council on June 11, 1973 considered a request from Mr. S.D. Floyd, Vice-President and General Manager of Columbian 4 Rinks Limited, that the Council approve a plan to construct another 4 Rinks on a site immediately north of the Company's present facility and also to sell to the Company an additional two acres of Municipal Land for parking purposes.

A previous similar request for an expansion of ice rink facilities and additional Municipal land had been turned down by the Council, and on this occasion the Municipal Manager, in presenting a staff recommendation that Council reaffirm its earlier decision, reported that Council reaffirm Commission on April 10 had considered a similar request, and had adopted the recommendation "that the Commission not support the proposal for the expansion of the Columbian 4 Rinks facility in the Central Valley area".

The Council did reaffirm its decision to not sell any additional Municipal land for the development of more ice rinks in the central area of Burnaby at this time, but directed that a report be submitted on a proposal whereby ice rink facilities be

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allowed on the land immediately to the south of the present arena, which is presently used for parking, and that these parking facilities be instead provided on land to be leased to the Company immediately to the west of its present holdings.

Discussion

At the time when initial site planning was being done leading to the creation of the ice arena site, the eastern and western boundaries of the site were established by reference to major circulation elements contained in the conceptual plans for the Central Valley complex. (See attached sketch). More specifically, the westerly boundary is defined by a proposed internal service road, intended to serve the various sports facilities and to provide access to the peripheral parking areas serving the complex, and the easterly boundary by a major pedestrian concourse extending in a north-south direction west of Kensington Avenue. The service road is to be located to the east of the present Ardingley right-of-way, to provide an improved intersection condition with Sprott Street proximate to the Freeway entrance ramp, and it is felt that the commitment of the proposed alignment to parking use supporting the 4 Rinks complex would interfere with this objective. As to the easterly boundary, the concourse location has limited flexibility due to the necessity of maintaining adequate development sites for public sports and recreational uses between the concourse and Kensington Avenue. As noted in previous reports, the north site boundary has reached pretty well the most northerly location possible considering other elements of the circulation system in the area concept.

The present parking area (which is presently in an unfinished state, consistent with the 36-month limited deferral of final paving, drainage, and landscaping granted by Council) is designed to accommodate roughly 320 cars. If another 4 Rinks facility, identical to the one presently approved, were to be constructed within the present parking area, a total of 558 spaces would be needed, requiring an area of approximately 3½ acres. In view of the longer range site planning constraints mentioned, it is doubtful that such an area could be made available without very major concessions.

With respect to parking requirements for facilities of this type, the Zoning Bylaw requires the following:

- 1 parking space per 500 square feet of gross floor area plus -
- 1 parking space for each 10 spectator seats.

In the case of the present 4 Rinks arena, this requirement amounts to 279 spaces. It is noted that the 750 seat spectator area included in the plans for the building has not yet been completed, and that the facility has not yet been through a year's use in order to assess adequacy at peak season; consequently, the Department has no evidence to suggest that the Bylaw's parking ratio is either too low or too high at this time.

Moreover, this Department would direct Council's attention to the views expressed in the Parks and Recreation Administrator's report item 6, April 10, 1973, attached, concerning the desirability of additional ice facilities of this type in the Central Area at this time. Similar conclusions regarding this topic have been expressed by the Land Agent, this Department, and the Municipal Manager in previous correspondence. It is felt that Central Burnaby residents are well served by ice rink facilities at this time, and that a further concentration should not be encouraged at this location, but rather that new facilities should locate in other parts of the Municipality which are not presently adequately served. To this end, we have suggested that the Columbian 4 Rinks Limited and other interested groups consider the Riverway Sports Complex and other locations.

Conclusions

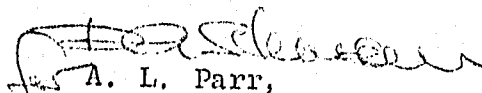
It is the view of the Planning Department that the proposal being examined would not be in the best interests of the future development of the Central Area Sports Complex or the development of a balanced provision of ice facilities for the residents of other areas of the Municipality, due firstly to the resulting commitment of additional land in the Central Valley location for the support of the Columbian 4 Rinks facility (to the impediment of future, more diversified uses and necessary roads and pedestrian routes), and secondly to the resulting further concentration of specialized ice rink facilities at a single location.

RECOMMENDATION:

It is recommended that:

The Council reaffirm its earlier ratification of staff's recommendation that no further development of additional ice rink facilities be allowed in the Central Area at this time.

Respectfully submitted,


A. L. Parr,
DIRECTOR OF PLANNING

DGS/ea

Attachments

cc: Municipal Clerk
Parks and Recreation Administrator.

ITEM 71
 MANAGER'S REPORT NO. 53
 COUNCIL MEETING JULY 1973
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 MANAGER'S REPORT NO. 48
 COUNCIL MEETING JULY 1973

32. Re: Letter dated May 23, 1973 from Mr. S.D. Floyd
 6501 Spiroff Street, Canby 2
 Columbian 4-Rinks Limited

Appearing on the Agenda for the June 11, 1973 meeting of Council is a letter from Mr. S.D. Floyd, Vice President and General Manager of Columbian 4-Rinks Limited, regarding a request for permission to construct additional ice rinks in the Central Area.

On April 10, 1973, the Parks and Recreation Commission considered from the Columbian 4-Rinks this same modified request to purchase additional land. At that time the attached report item 6 of the Parks and Recreation Administrator's Report No. 6, was received and the recommendation "That the Commission not support the proposal for expansion of the Columbian 4-Rinks facility in the Central Valley area" was adopted.

The staff position in this respect has not changed. Following is the report of the Director of Planning dated June 11, 1973 regarding the above.

RECOMMENDATION:

THAT Council reaffirm the decision to not sell any additional land for the development of additional ice rinks in the Central Area at this time.

PLANNING DEPARTMENT

JUNE 11, 1973

OUR FILE: RZ 81/71

RE: PROPOSED ADDITIONAL ICE RINKS
 COLUMBIAN 4 RINKS LIMITED

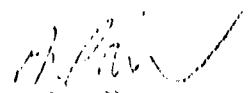
Appearing on the Council agenda for June 11, 1973 is a letter from Mr. S. D. Floyd, on behalf of Columbian 4 Rinks Limited requesting Council's approval of the Company's plan to erect another four-rink facility immediately north of the present building, and to acquire an additional two acres of Municipal land for parking purposes.

The Planning Department, Municipal Manager's office, Council, and Parks and Recreation Commission have received repeated requests from Mr. Floyd, and the proposal has received a good deal of study by the above groups in the various forms in which it has been presented. The Municipality's position on the concept in general has, we feel, been well documented on the past occasions, and the views of the Parks and Recreation Commission, the Manager and the Planning Department concerning the advisability of additional ice facilities at this time and place, the releasing of additional Municipal land for such purposes, and the conflicts with conceptual area plans introduced by the current proposal remain unchanged.

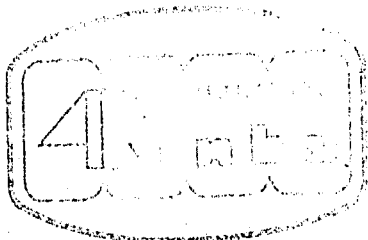
Council rejected a previous request from Mr. Floyd for expansion in this general area on January 2, 1973.

In conclusion, the Department would reiterate its position in recommending against acceptance of the proposal.

Respectfully submitted,


 A. L. Parr,
 DIRECTOR OF PLANNING

DGS/mp
 c.c. Municipal Clerk



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MANAGER'S REPORT NO. 51

REPORT DATED July 16/73

Columbian 4-Rinks Ltd.
6501 Spirit Street, Burnaby 2, B.C. Phone: 291-0626

May 23rd, 1973

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

Gentlemen:

At the January 2/73 Council meeting a request by Columbian 4-Rinks to purchase an adjacent eight acres was discussed and declined.

The purpose of that request was to erect an additional 4 arena rinks and other recreational facilities. This would have involved eight acres to the east of the present site (towards Kensington).

A revised request involving arena rinks only, and deleting "other recreation facilities" was discussed with the Planning Department in February and March. This involves two acres only to the north of the present site, plus another two acres for parking. This second two acres could be to the north, east, south, or west. (It is noted that our existing site has two acres additional to what is required for our present Centre). The Planning Department in a letter dated March 22nd stated that they would not recommend this proposal.

On April 4th the Parks & Recreation Commission discussed this proposal, and in a letter dated May 9th stated, "The Commission concurred with the staff recommendation that it not support the proposed expansion of the Columbian 4-Rinks facility in the Central Valley area".

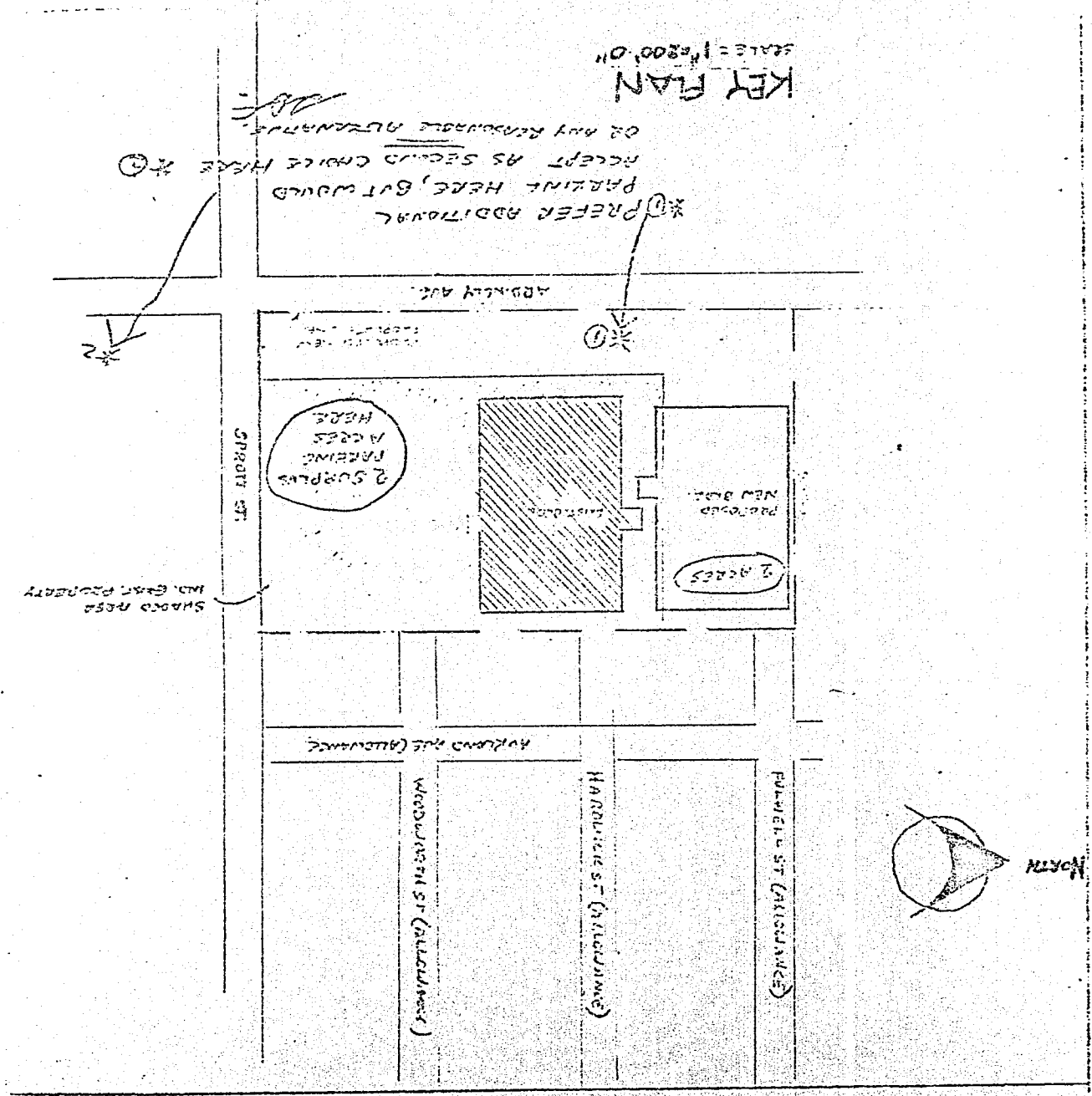
Our company requests that Council approve of the plan to erect another four rinks at a site immediately to the north of the present facilities, and to the acquisition of an additional two acres of municipal land to be used for parking purposes. (Reference is made to the attached sketch).

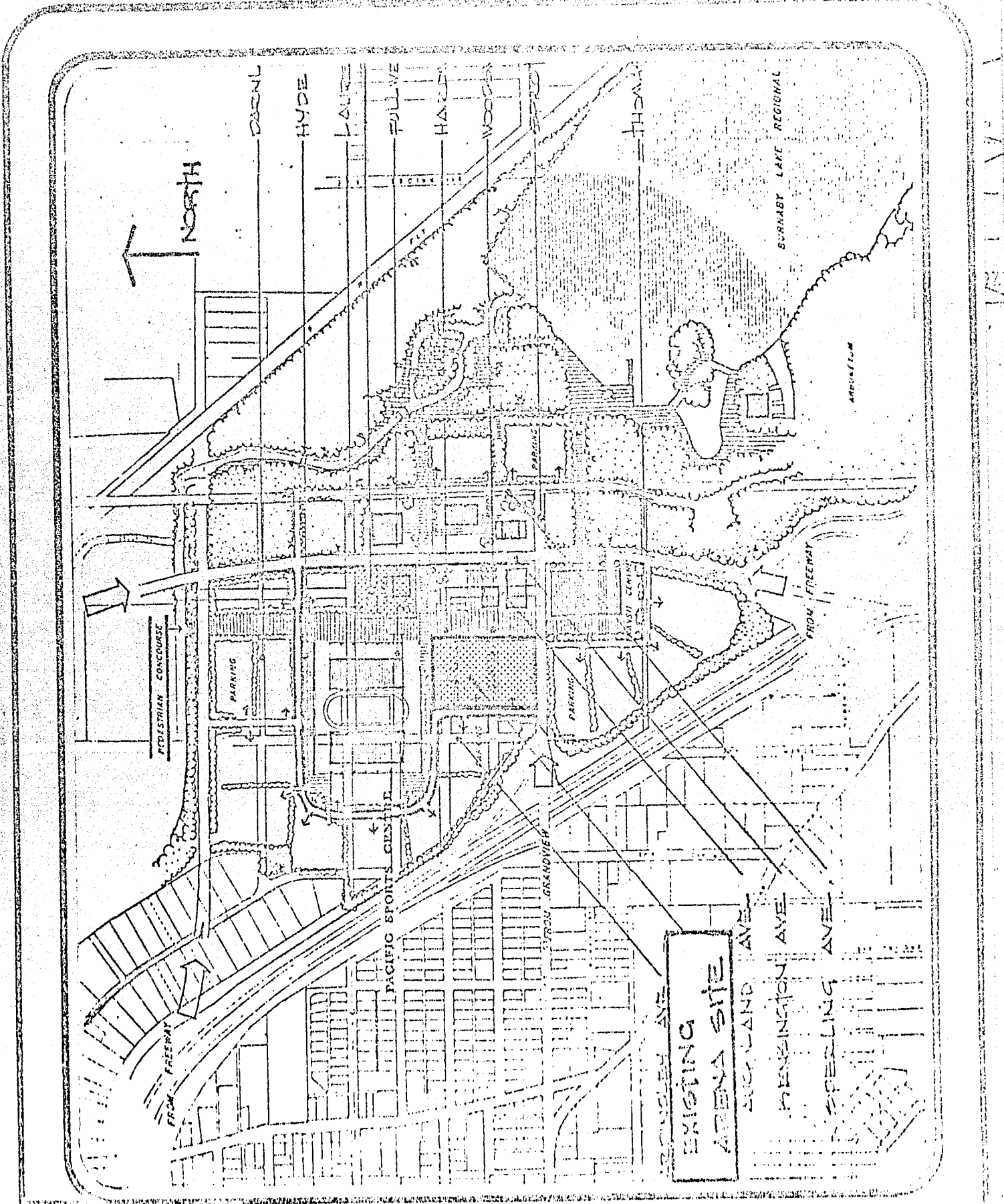
We are pleased to see the popular response which our present Centre is receiving, and know that these rinks are providing a public service which is in the community interest. We would be willing to survey this interest to gauge what the level of community support is, or provide any further information which Council may require.

Yours truly,

S. D. Floyd,
Vice-President and
General Manager

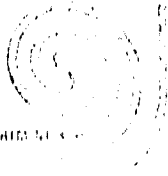
INVESTIGATOR'S REPORT NO. 53
ENCLOSURE July 16/73





SCALE
 DRAWN
 DATE 12/7/73

LOCATION OF COLUMBIAN ARENAS
 LIMITED'S SITE -
 CENTRAL VALLEY SPORTS COMPLEX



MANAGER'S REPORT NO. 53
COUNCIL MEETING July 16/73

~~MANAGER'S REPORT NO. 43
COUNCIL MEETING June 11/73
SA No. 6
ADMINISTRATOR'S REPORT NO. 6
COMMISSION MEETING April 18, 1973~~

Re: Columbian 4 Rinks Brief

This submission has been reviewed in detail by the Supervisor of Rinks and Refreshments and the Director of Recreation. They have submitted the following observations:

- (1) The central area of Burnaby is presently well served with ice facilities. Additional facilities would not benefit Burnaby residents, but rather would serve as a rental facility for the Lower Mainland.
- (2) The original statements of the Columbian 4 Rinks have not been lived up to in relation to public skating, and respect for existing rink operations. The 4 Rinks are currently enticing long term rental groups from the Municipal Rink through price cutting tactics.
- (3) The motivation of the 4 Rinks operation is primarily one of profit, whereas the Commission has a responsibility to provide a service which is diversified, available, and designed to meet the needs of the Burnaby public. Should Burnaby become dependent on this type of facility to meet the needs of the public, voids in service could develop. If the ventures became unprofitable, very great gaps could occur in the availability of rink facilities.
- (4) If the Columbian 4 Rinks would consider an installation in the south of Burnaby, similar to the present facility, such a proposal should receive careful study and consideration.

RECOMMENDATION:

That the Commission not support the proposal for expansion of the Columbian 4 Rinks facility in the Central Valley area.

18/4/73 Comm
Enclosure

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