

Re: THE B. C. SPORTS FEDERATION PROPOSED DEVELOPMENT
WITHIN THE BURNABY LAKE SPORTS COMPLEX

Following is a report from the Director of Planning on the proposed development of recreational facilities by the B. C. Sports Federation within the Burnaby Lake Sports Complex.

RECOMMENDATIONS:

1. THAT approval in principle be given to the proposed land use at this location (see attachment "A"); and
2. THAT Council agree to lease the necessary land by phases and authorize the Land Agent to negotiate a suitable lease arrangement with a commitment on timing for all phases (see attachment "B"); and
3. THAT Council authorize the Planning Department to initiate the rezoning process for the Phase 1 site.

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PLANNING DEPARTMENT
NOVEMBER 26, 1975

TO: MUNICIPAL MANAGER

FROM: DIRECTOR OF PLANNING

SUBJECT: THE B.C. SPORTS FEDERATION PROPOSED DEVELOPMENT
WITHIN THE BURNABY LAKE SPORTS COMPLEX

1.0 PROPOSED SITE

The proposed site is located just west of Burnaby Lake on the northwest quadrant of Sprott Street and Kensington Avenue within the area covered by the 1965 Pacific Sports Centre Report.

2.0 INTRODUCTION

- 2.1 In 1965 the Planning Department presented Council with a preliminary development plan entitled Pacific Sports Centre for the area immediately west of Burnaby Lake. This report proposed a conceptual plan for a range of indoor and outdoor sporting and recreation facilities at this location and the principle of using this area for a community of sporting facilities was accepted by Council.
- 2.2 This Department has been working on a detailed Development Plan Concept Report for the Burnaby Lake Sports Complex which is due for completion in January 1976. This report will present Council with a detailed plan for a comprehensive range of sporting and recreational facilities in this area and is sufficiently advanced at this time to advise Council that the B.C. Sports Federation proposal is compatible with the development plan concept and meets the area objectives which are as follows:
 - a. To provide a comprehensive and integrated sporting and recreational complex featuring a homogeneous community of buildings which foster interest, participation and maximum public access throughout the day.

- b. To provide a development concept plan to be used as a guideline for implementing new development in the area but still providing sufficient flexibility for future growth and changing human needs and recreational interests.
- c. To achieve the best use of the land from the point of view of the public, the municipality and the capabilities of private development.

2.3 The B.C. Sports Federation is anxious to receive Council's approval in principle at this time in order to make application for Provincial funds and wish to commence rezoning for the first of three phases of construction. As stated in (2.2) above, the B.C. Sports Federation development plan and the Burnaby Lake Sports Complex Report have been prepared concurrently and are compatible in terms of land use and physical development criteria; hence this report recommends that Council approve in principle the proposed land use at this location to enable a rezoning to be initiated. Council will receive the detailed Development Plan Concept for the area in advance of a Public Hearing on the rezoning.

2.4 The B.C. Sports Federation is a Provincially Funded organization incorporating memberships from the various individual Sport Associations (i.e. B.C. Basketball Association). Although mainly dependent on the Government for financial support it is independently controlled by a Board of Directors elected by the membership. It performs many functions including:

- a. Advising Government on sport policy.
- b. Specific services to the membership associations.
- c. Provides and encourages the establishment of sport facilities.
- d. Sets standards in sport and sport facilities.
- e. Provides and encourages mass participation in sport.

2.5 The B.C. Sports Federation has presented the Parks and Recreation Department and the Planning Department with a prospectus describing this proposal within the Burnaby Lake Sports Complex and details on the nature of their operation as summarized in this report.

3.0 THE B.C. SPORTS FEDERATION PROPOSAL

The proposed B.C. Sports Federation site is situated within an area designated for the Burnaby Lake Sports Complex and this development along with the existing Municipal Pool and Rink will form the core of a "Sports Village". The preliminary plans for the B.C. Sports Federation development were prepared concurrently with the forthcoming master plan for the whole Sports Complex Area west of Burnaby Lake and hence will be an integral and important part of the planning concept for the area. The development would proceed in three phases which would include the following facilities located on a projected site area of 750,000 sq. ft. located east and north of the 4 Rinks site:

- Phase I
(Subject Site)
- Administrative Centre for the B.C. Sports Federation. This facility includes administrative offices for the Sports Federation as well as facilities for its support services and space for member sports associations.
 - Exercise and Treatment Facility. This facility accommodates the treatment, training and testing of athletes with respect to kinesiology, sport injury and body performance.

- Phase II - Hostel Complex. As well as providing for accommodation and food services, this facility is meant to act as the focus for social activity in the area. Therefore, its facilities will include: accommodation; food service; lounge; meeting rooms and some limited commercial venues that relate to sports such as, sporting goods shops, equipment supplies etc. It will provide these services for those participating at the centre and the public at large.
- Phase III - Sports Hall. This facility accommodate all gym and indoor court sports, facilitating sport activity and instructional seminars.
- All weather Field Facility. This facility provides for all field sports.

The above facilities may be used by all persons interested in sport and recreation. In short, they are public facilities. For example, the exercise facility while available to the individual on a personal fitness program, will also provide training opportunities for an athlete preparing for a specific event. The meeting, lounge and restaurant facilities will serve those who live in, or travel to the area and also those participating in activities of the centre.

The plan for the 3-phase complex is complementary to the sport and recreation use of the area as planned by the Parks and Recreation Department and the Planning Department and has exciting prospects for creating a high level of public interest and participation in the developing major Burnaby Lake Sports Complex.

The landscape and buildings will be developed to complement the existing Municipal Pool and Arena and will be of natural materials relating to the landscape. The structures will be two storeys high with a comprehensive landscaped pedestrian path network relating to grade and terraced courts sympathetic to the natural setting of the area. A pedestrian bridge spanning over a widened Kensington Avenue between the existing Municipal Pool and Rink buildings is proposed and the Planning Department suggests that a 50-50 sharing of costs between the B.C. Sports Federation and the Municipality would be appropriate. This bridge is important to the area because it alleviates the effects of Kensington Avenue splitting the Sports Complex in two and encourages close pedestrian interaction within the Sports Complex core and the nearby park and playing fields.

4.0 IMPLEMENTATION

- 4.1 On June 23, 1969, Burnaby Council adopted a resolution to establish a policy for the gradual acquisition of undeveloped land within a defined area in Central Burnaby. This land is to be acquired for assembly purposes "when it becomes available, for the purpose of indicating Council's intent in ensuring that both short and long-range plans for the Central Area of the Municipality will not be frustrated in advance of their development". A large portion of the study area falls within this acquisition zone, and consequently the Municipality has considerable interest and control over the use of the land within this area for the benefit of the public.

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- 4.2 Consistent with (4.1) above the B.C. Sports Federation is prepared to enter into a long term lease arrangement with the Municipality for the required land. Land acquisition would take place in three phases to accommodate the 3 phase of construction described in (3.0). These land areas are appropriate and may change slightly as development plans are advanced.

Phase 1	3.51 acres
Phase 2	4.71 acres
Phase 3	<u>10.02 acres</u>

TOTAL 18.24 acres

- 4.3 The Rezoning of this phase 1 site for this proposal would require a suitable plan of development for all three phases of construction.

5.0 RECOMMENDATION

It is recommended

- 5.1 THAT approval in principle be given to the proposed land use at this location.
- 5.2 THAT Council agree to lease the necessary land by Phases and authorize the Land Agent to negotiate a suitable lease arrangement with a commitment on timing for all phases.
- 5.3 THAT Council authorize the Planning Department to initiate the rezoning process for the Phase 1 site.

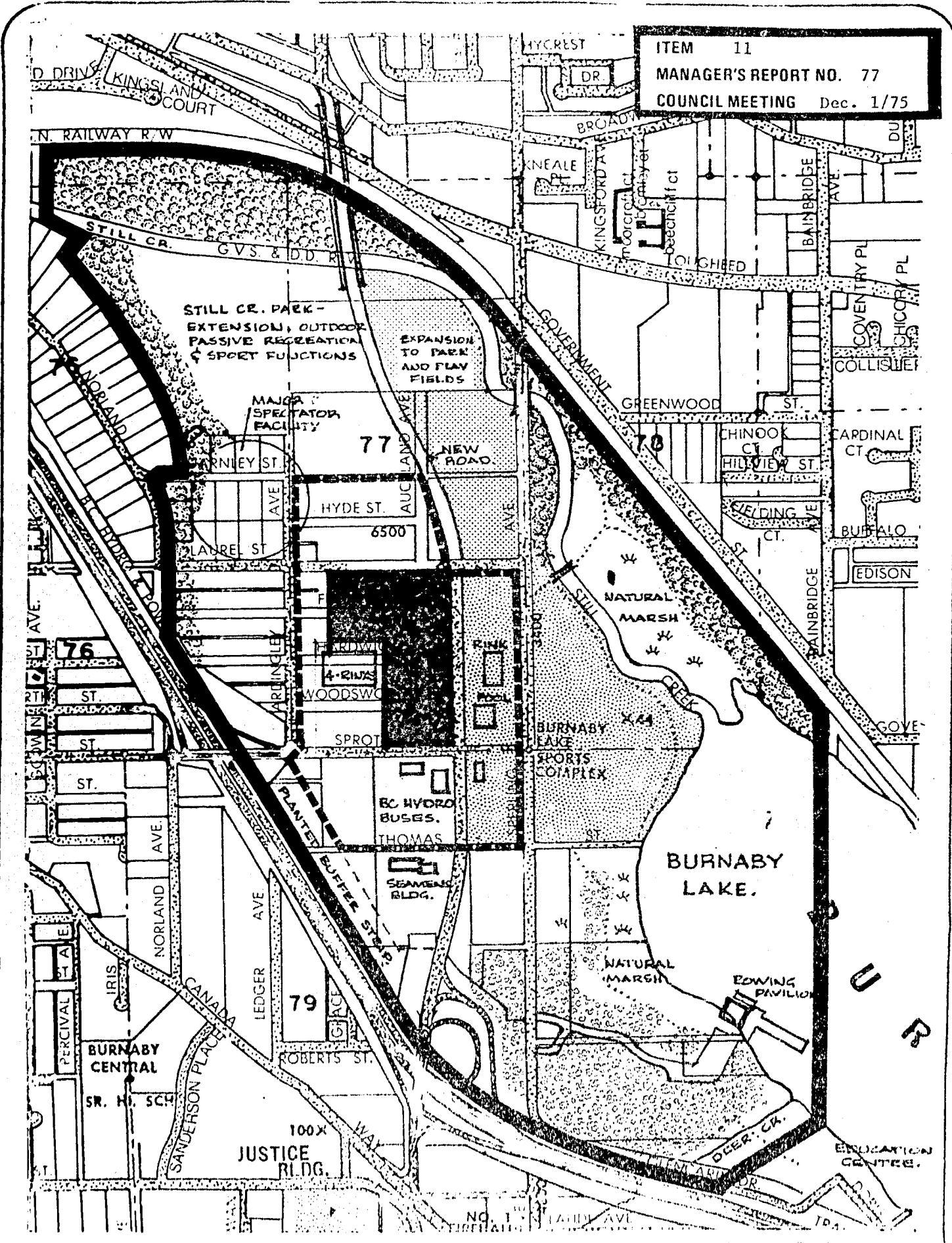

A. L. Parr,
DIRECTOR OF PLANNING.

SJB:cm

Attach.

c.c. Parks and Recreation Administrator
Land Agent

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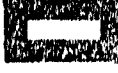
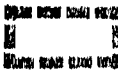

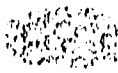



ATTACHMENT "A"


Date
 NOV. 1975

Scale
 1" = 800'

Drawn By
 S.B.

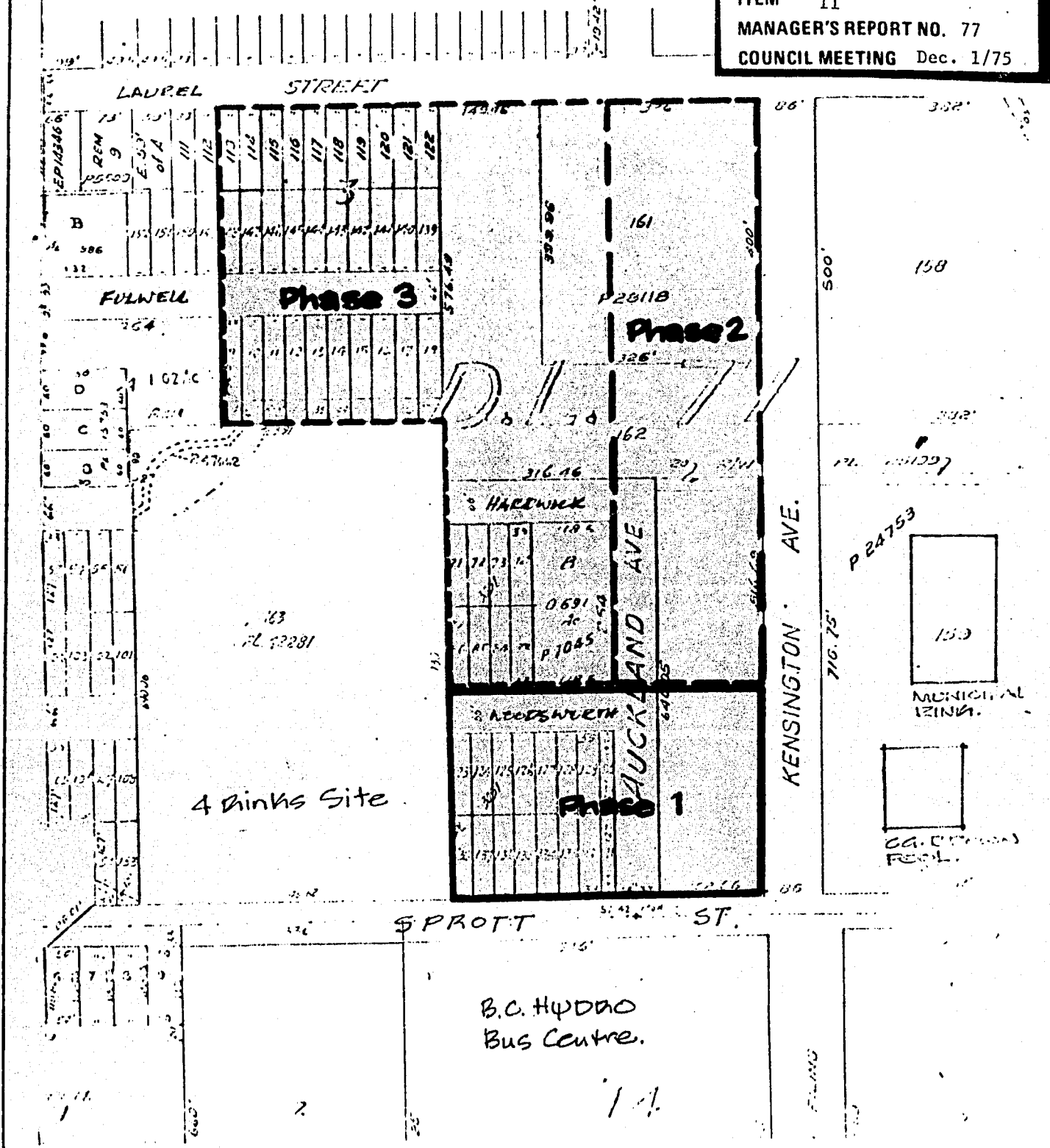
-  BURNABY LAKE SPORTS COMPLEX STUDY AREA.
-  SPORTS COMPLEX 'CORE' AREA.
-  BC SPORTS FEDERATION PROPOSED SITE.
-  RECREATION AREAS.
-  EXISTING FLORA REMAINS.

Burnaby Planning Department



BC SPORTS FEDERATION
 PROPOSED SITE
 IN CONTEXT.

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Date
NOV. 1975


Scale
1" = 200'

Drawn By
SIB

Burnaby Planning Department



**BC. SPORTS FEDERATION
PROPOSED SITE
SHOWING 3 PHASES.**

 **MUNICIPALLY OWNED LAND.**

ATTACHMENT "B"