

Re: THE B.C. SPORTS FEDERATION PROPOSED DEVELOPMENT
WITHIN THE BURNABY LAKE SPORTS COMPLEX,
KENSINGTON/SPROTT

ITEM	13
MANAGER'S REPORT NO.	35
COUNCIL MEETING	May 25/76

Following is a report from the Acting Parks and Recreation Administrator regarding the subject complex.

Figure 2 is attached only to Council's reports.

RECOMMENDATIONS:

1. THAT approval in principle be given to the proposed land use at this location; 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; and
3. THAT Council authorize the Planning Department to initiate the rezoning process for the Phase I site.

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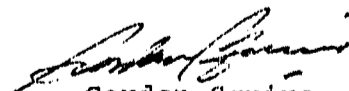
TO: MUNICIPAL MANAGER MAY 21, 1976
FROM: PARKS AND RECREATION ADMINISTRATOR
RE: THE B.C. SPORTS FEDERATION PROPOSED DEVELOPMENT
WITHIN THE BURNABY LAKE SPORTS COMPLEX,
KENSINGTON/SPROTT

The Parks and Recreation Commission received the attached report from the Director of Planning on the above subject at its meeting of May 19, 1976.

The Commission concurred with the recommendations contained in this report.

RECOMMENDATIONS

1. THAT approval in principle be given to the proposed land use at this location.
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.
3. THAT Council authorize the Planning Department to initiate the rezoning process for the Phase I site.


Gordon Squire,
ACTING ADMINISTRATOR.

Attach.
AG:gl

cc: Director of Planning
Land Agent

of the area. The attached figure 2 is the proposed subdivision and land use plan which will form part of the forthcoming Development Plan Concept for the Burnaby Lake Sports Complex. Site 16 has been designated as suitable for a possible future major spectator facility for these reasons.

- (i) Site 16 lying atop a major knoll of glacial till has the best foundation conditions in the area (see figure 1).
- (ii) Much of site 16 is presently M2 manufacturing development which protrudes into the Sports Complex area from the Norland Avenue manufacturing belt. This present use is incompatible within the recreational area and should be replaced; however, the only sports facility likely to generate enough capital to obtain and convert the industrial properties to recreational use is a major spectator-coliseum facility.
- (iii) Due to the fact that a major spectator facility is a major undertaking requiring considerable funds, extension of present services and the resolution of an efficient public transit and people movement system in the area, it is unlikely to take place within the next five to ten years. In the meantime, it is proposed that land be reserved on site 16 for this facility with site 13 set aside for parking.

Figure 1 shows the soil zones within the study area in relation to the proposed B.C. Sports Federation site. A small portion of the easterly knoll of good ground is occupied but this is not as extensive as the westerly knoll near Ardingley, nor are the foundation conditions as good.

b) The Commission passed the following motions:

"That the Commission approve in principle the leasing of land in the general vicinity of the Burnaby Lake Sports Complex to the B.C. Sports Federation."

"That the matter of the actual location be referred to the Administrator for consideration of a specific site, bearing in mind the possibility of conflict with a possible spectator-oriented recreation building, and the possibility of locating the B.C.S.F. south of the tennis courts."

During the discussion, the Commission expressed the opinion that perhaps the hostel accommodation could be built on the site presently designated for parking, with the parking lot being moved to an area adjacent to Kensington.

- In answer to the above, the Sports Complex plan calls for a pedestrian oriented social and information activity core in the vicinity of the Municipal Arena, C. G. Brown Pool and the B.C. Sports Federation site. This core, centrally

located within the area, would satisfy the various human needs of those who are related to a sport but may not be actively participating in the sport itself. These functions would be found to a varied extent in any large athletic facility such as a University Physical Education Department, a private athletic club or an olympic village. The B.C. Sports Federation ideally provides these functions with their proposed administrative information centre, sport medicine centre, recreation centre Sports Hall and Hostel. Larger, more specialized sports facilities such as a major indoor stadium would then be located around this central core.

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The locations suggested for these important core functions south of the tennis courts and east of the Municipal arena do not conform well with this concept.

2.0 CONCLUSION

The B.C. Sports Federation have been waiting some time for the completion of the Burnaby Sports Complex Development Plan, and a decision whether to locate in Burnaby is scheduled to be made at their annual general meeting on June 18, 1976. The Development Plan is slated for completion by the end of May and the area plan is sufficiently advanced to assure the Commission and Council that the B.C. Sports Federation proposal would be an ideal use in the subject site and of considerable benefit to the community of sports facilities to be located there.

3.0 RECOMMENDATION

On the basis of this report and in conjunction with Manager's Report No. 77 dated December 1, 1975, it is proposed:

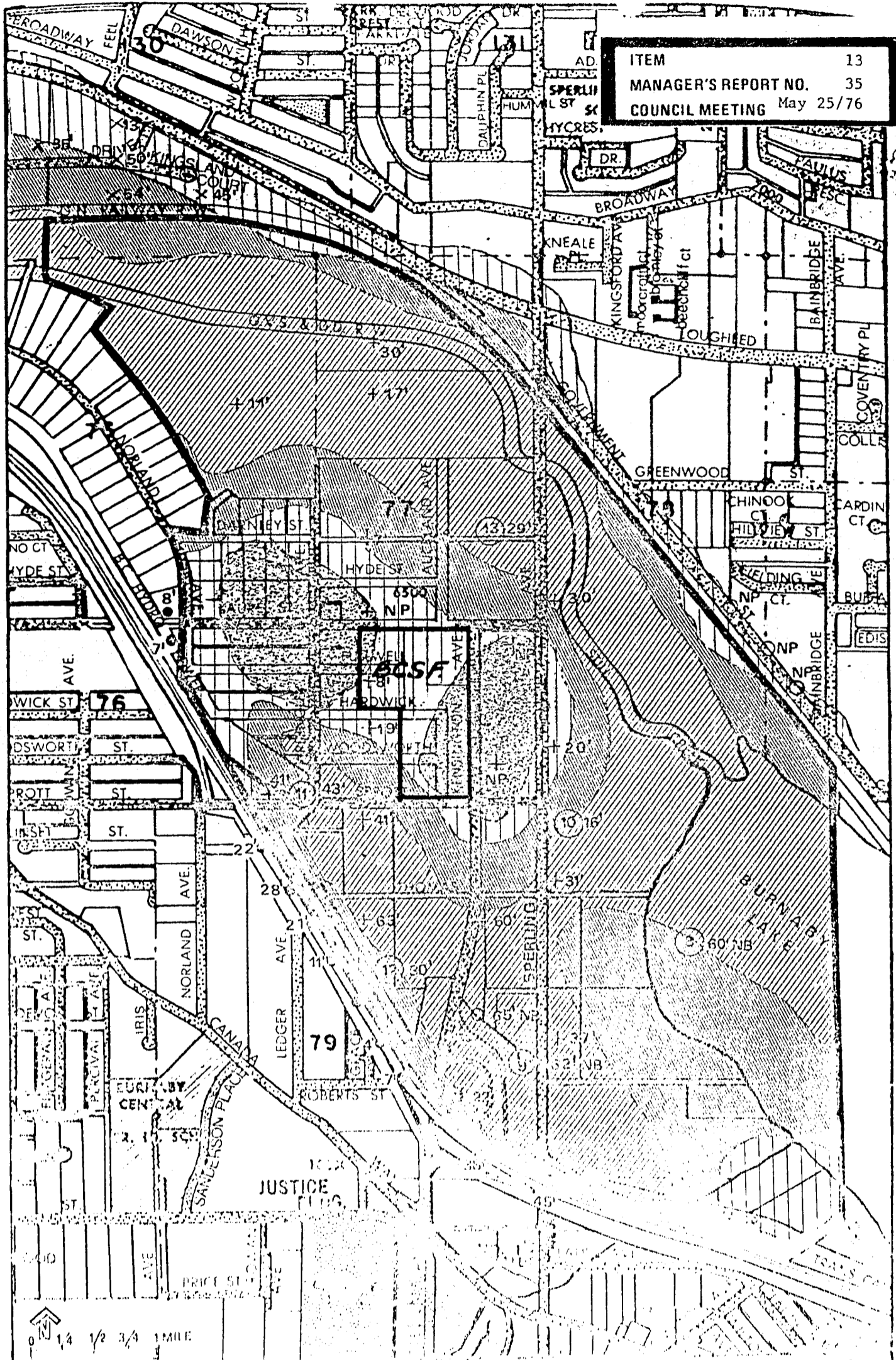
- 3.1 THAT approval in principle be given to the proposed land use at this location.
- 3.2 THAT Council agree to lease the necessary land by Phases and authorize the Land Agent to negotiate a suitable lease arrangement with a commitment on timing for all phases.
- 3.3 THAT Council authorize the Planning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


A. L. Parr
DIRECTOR OF PLANNING

SJB:cw
Atts.

cc: Municipal Manager
Parks and Recreation Administrator
Land Agent

ITEM 13
 MANAGER'S REPORT NO. 35
 COUNCIL MEETING May 25/76



**STUDY AREA DETAILED
 & SOIL ZONES**

LEGEND

[Diagonal lines pattern]	GOOD GROUND	[Cross-hatch pattern]	TRANSITION 'D' TO 'E'
[Dotted pattern]	TREATABLE PEAT 'D'	[Stippled pattern]	DIFFICULT PEAT 'E'

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FIGURE 1