

ITEM 4  
MANAGER'S REPORT NO. 62  
COUNCIL MEETING Oct. 4/76

Re: REZONING REFERENCE #39/76  
COLUMBIAN 4 RINKS

Following is a report from the Director of Planning regarding Rezoning Reference #39/76.

RECOMMENDATION:

1. THAT the Director of Planning's recommendation be adopted.

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PLANNING DEPARTMENT  
SEPTEMBER 29, 1976

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
RE: REZONING REFERENCE #39/76

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1.0 GENERAL INFORMATION:

- 1.1 Applicant: Mr. S. D. Floyd  
Colombian 4 Rinks Ltd.  
6501 Sprott Street  
Burnaby, B.C.  
V5B 3B8
- 1.2 Subject: Application for the rezoning of:  
Lot 163, D.L. 77, Plan 42281  
From: Comprehensive Development  
District (CD)  
To: Amended Comprehensive Development  
District (CD)
- 1.3 Address: 6501 Sprott Street
- 1.4 Location: The subject site is located on the north side of Sprott Street between Ardingley Avenue and Auckland Avenue (see attached Sketches 1 and 2).

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- 1.5 Size: The subject site is rectangular in shape with an area of 6.77 acres.
- 1.6 Services: All Municipal services are available and adequately serve the subject site.
- 1.7 Applicant's Intentions: The applicant has requested rezoning in order to develop a General Licenced liquor facility within the existing recreation centre.

## 2.0 BACKGROUND INFORMATION:

On September 11, 1972 Final Adoption was given to Rezoning Reference #81/71 which involved the development of a private multi-surface ice arena located within the Central Sports Complex area (see Sketch #1). This facility presently known as the "Columbian 4 Rinks" was developed on a Comprehensive Development (CD) basis and included four regulation-sized ice rinks together with a spectator seating facility accommodating up to 750 persons and support facilities (dressing and locker rooms, concession area, ticket offices, etc.) in the initial stage, and anticipated a further expansion of support facilities and related services (pro shops, food and beverage services, etc.). These facilities are housed within a large single storey structure with gross dimensions of 254 feet by 400 feet, producing an area of 101,600 square feet with associated on-surface parking facilities accommodating 329 vehicles. Total area of the sports facility is approximately 6.77 acres.

During consideration of the initial CD development plan, the applicant requested and received Council's approval to a deferment of parking lot pavement, curbing drainage and certain landscaping requirements for a period of 36 months from the date of rezoning, in recognition of the difficult soil conditions, characteristic of the immediate area. This limited deferral was implemented through the submission and approval of two distinct landscape plans for initial (Stage I) and ultimate (Stage II) development and the posting of a bond to guarantee performance.

Subsequently, the development of the requisite parking facility and associated drainage and landscaping was appropriately completed by the applicant.

## 3.0 GENERAL INFORMATION:

### 3.1 Existing Situation:

At the present time, the subject facility is fully utilized on a 12 month 24 hour basis and accommodates large numbers of hockey players, some skaters and broomball activity, but is primarily oriented towards hockey. Each of the 4 ice rinks is available to the public on a rental basis, to which specific time periods are allotted. The majority of the users are adults, although groups of all ages are welcomed. Locker and change room facilities are available to all user groups. A bleacher section accommodating 750 viewers is located

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adjacent to the westerly ice surface known as the "Blue Rink" although large spectator crowds have not been drawn to date.

### 3.2 Existing Liquor Legislation:

A recent amendment to the Government Liquor Act provides for the issuance of a General Licence permitting the sale of alcoholic beverages to a number of specific facilities, namely recreation centres (privately and publicly owned), community centres, municipally or provincially owned cultural centres, hotels, resorts, clubs and neighbourhood public houses. Pursuant to the Act, Council, on May 5, 1975, gave its approval to the issuance of General Licences within the Municipality of Burnaby.

Under the existing legislation, each application for a General Licence must be submitted to the Municipality for approval as to their compliance with the zoning requirements and general land use for the specific location desired. Further, the applicant is required to conduct a survey within one-half mile of the proposed site in order to determine the reactions of the residents regarding the development proposal. In consideration of the procedure for handling applications for General Licenced Neighbourhood Pubs, Council resolved to have the requisite survey conducted by a professional marketing agency, the costs of which would be borne by the applicant. Surveys associated with all other General Licence applications could be conducted by the applicant. In addition, each application must be considered by local traffic authorities, relevant Municipal Departments and other civic authorities and concerned groups. The results of the survey and relevant opinions of local authorities, to include the Municipal Council's formal consideration and resolution regarding the application, are then submitted to the General Manager of the Liquor Administration Branch in Victoria.

General Licenced facilities specifically provide for the sale of alcoholic beverages, including mixed drinks by the glass and light refreshments, malt liquor, cider and wine. Hours of operation cannot exceed 14 hours commencing not earlier than 7:00 a.m. and not later than 11:00 p.m. Monday through Saturday. Maximum seating provided shall not accommodate more than 100 patrons. Games, entertainment or dance floor areas must be included and hot foods, sandwiches, hot beverages, and soft drinks shall be available.

Most importantly, a General Licence for a recreation centre, as requested in this case, must be intended to serve adult persons participating in the centre's activities. In this sense, the subject facility is not intended to serve the general public thereby constituting a neighbourhood public house with non-restrictive use. As a result, it will be necessary for the applicant to effectively demonstrate how the subject facility will be operative and controlled as per the regulations outlined in the Liquor Act.

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### 3.3 Subject Proposal:

The applicant has submitted plans which show the facility occupying an area of approximately 1,750 square feet situated completely within the existing structure at the westerly portion of the building immediately adjacent to the "Blue Rink." The bleachers which are presently located in this area will be relocated to the southern ends of the respective ice rinks. No external changes or additions will be made to the existing structure. External signage for advertisement purposes will not be permitted.

The floor level of the facility will be raised approximately 4 feet above the existing rink level in order to provide a view of the ice surfaces. The facility will be completely enclosed for heating and noise reasons but will provide viewing of the ice rinks through glazing on its eastern face. A small lobby area will be situated at the southern portion of the facility to provide an appropriately controlled entrance, as well as a coat check area.

The interior of the facility will be designed on a hockey motif and will provide viewing of the centre's activities, a licenced area where beverages will be dispensed, and a snack area where hot sandwiches and related foods will be served. In addition, an area for games or entertainment, etc., shall be provided as per the Liquor Act which will occupy at least 15% of the licenced floor area.

#### 3.3.1 Parking/Loading Requirements:

At the present time, 329 car spaces are provided to serve the Columbian 4 Rinks Centre, whereby 278 are required by the Burnaby Zoning Bylaw (1 space/500 square feet of gross floor area + 1 space/each 10 spectator seats). An additional 20 spaces will be required for the subject facility, thereby leaving a surplus of 22 spaces (329-278+20 = 31). All loading requirements can be accommodated within the existing facilities.

The subject facility will be completely owned and operated by Columbian 4 Rinks Ltd.

### 4.0 DEVELOPMENT COMMENTS:

The Planning Department has solicited relevant comments from the various Municipal Departments regarding the proposed facility in which case no inherent problems or objections have been outlined other than standard departmental requirements. In addition, the Burnaby Division of the R.C.M.P. have stated that they have no objections to the establishment of the proposed facility in which traffic related problems are not anticipated. The Planning Department will also contact the Department of Highways and the Burnaby School Board for their opinions.

As specifically outlined in the Liquor Administration Act, use of the subject General Licenced Facility is to be restricted to adult patrons participating in the activities of the recreation centre. Since the proposed facility will be privately owned and publicly utilized and therefore not under the scrutiny of similar facilities that are publicly owned and operated or privately owned and utilized on a membership basis, it is necessary for the applicant to clearly demonstrate how the use of the facility will be controlled as intended in the Liquor Act.

#### 5.0 PROCESSING STRATEGY:

The subject proposal involves a major change of use to the existing recreation centre and therefore requires an amendment to the existing CD zoning of the site. In this respect, Council must therefore consider the subject proposal in principle, prepare the necessary zoning bylaw, and schedule a Public Hearing. In addition, Council must consider the subject request in terms of an application for a General Licence as outlined in Section 3.2 above. As a result, the applicant will be responsible for conducting an appropriate canvass of a one-half mile radius of the subject site in order to determine the reactions of the immediate residents and/or proprietors.

In order to effectively and efficiently process the two applications concurrently, the Planning Department suggests that Council formally consider the application for the General Licence prior to giving the Zoning Bylaw Amendment Third Reading, at which time the results of the canvass and any other relevant information and associated requisite conditions will be presented. Council will then present their resolution regarding the application in writing to the Liquor Administration Branch. In this fashion, Council will have already considered the request from a conceptual point of view in terms of rezoning. Subsequently, the completion of rezoning will depend upon the issuance of a General Licence from the Liquor Administration Branch. On the other hand, if Council initially does not favourably consider the rezoning request, the application for a General Licence will be appropriately retired.

#### 6.0 SUMMARY:


In summary, the Planning Department advises that the subject proposal can provide a suitable addition to the existing recreation centre complex which can be effectively utilized by its patrons. Appropriate legislation permitting the proposed use has been passed by the Provincial Government and has been assented to by Municipal Council. Relevant Municipal Departments and traffic authorities have voiced no objections to the subject proposal (excluding the Department of Highways and the School Board, who will be contacted), whereas all Municipal parking, site and building requirements can be satisfied. In addition, the proposed facility will, to some extent, enhance the versatility and functioning of the subject recreation centre, thereby promoting the intended development of similar sports facilities in the immediate area. It is therefore necessary to submit the subject proposal and rezoning request to Council for consideration. However, in light of the timing of the submission and in order to eliminate undue delay, a Public Hearing should be scheduled for November 16, 1976.

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## 7.0 RECOMMENDATION:

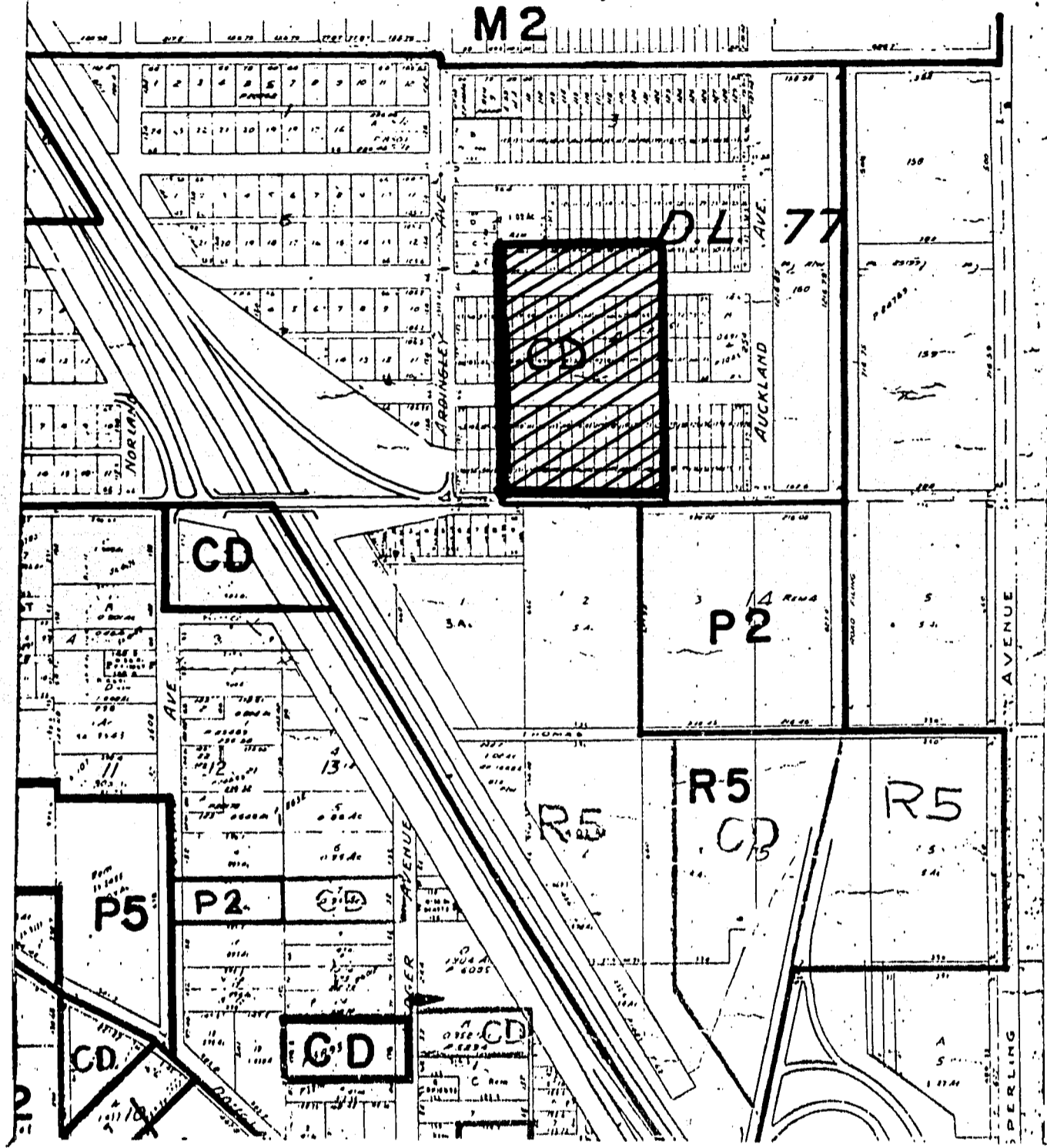
It is recommended THAT Council receive the report of the Planning Department and request that a rezoning bylaw be prepared and THAT the rezoning be advanced to a Public Hearing on November 16, 1976 and THAT the following be established as prerequisites to the completion of rezoning:

- (a) The submission of a suitable plan of development that appropriately reflects the development considerations outlined in Section 4.0 of this report.
- (b) The submission of the results of the requisite survey (to be conducted by the applicant) and other relevant information to Council for consideration with respect to the application for a General Licence prior to Third Reading of the Bylaw as outlined in Section 5.0 of this report.
- (c) The submission of appropriate measures by which the use of the proposed facility can be effectively controlled as per the Government Liquor Act as outlined in Section 4.0 of this report.
- (d) The satisfaction of all requisite Departmental requirements wherever necessary to serve the subject facility.
- (e) The Approval of the Department of Highways.

  
A. L. Parr  
DIRECTOR OF PLANNING

PDS:cw  
Attach.

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Scale  
 1"=400'

Drawn By  
 P.D.S.



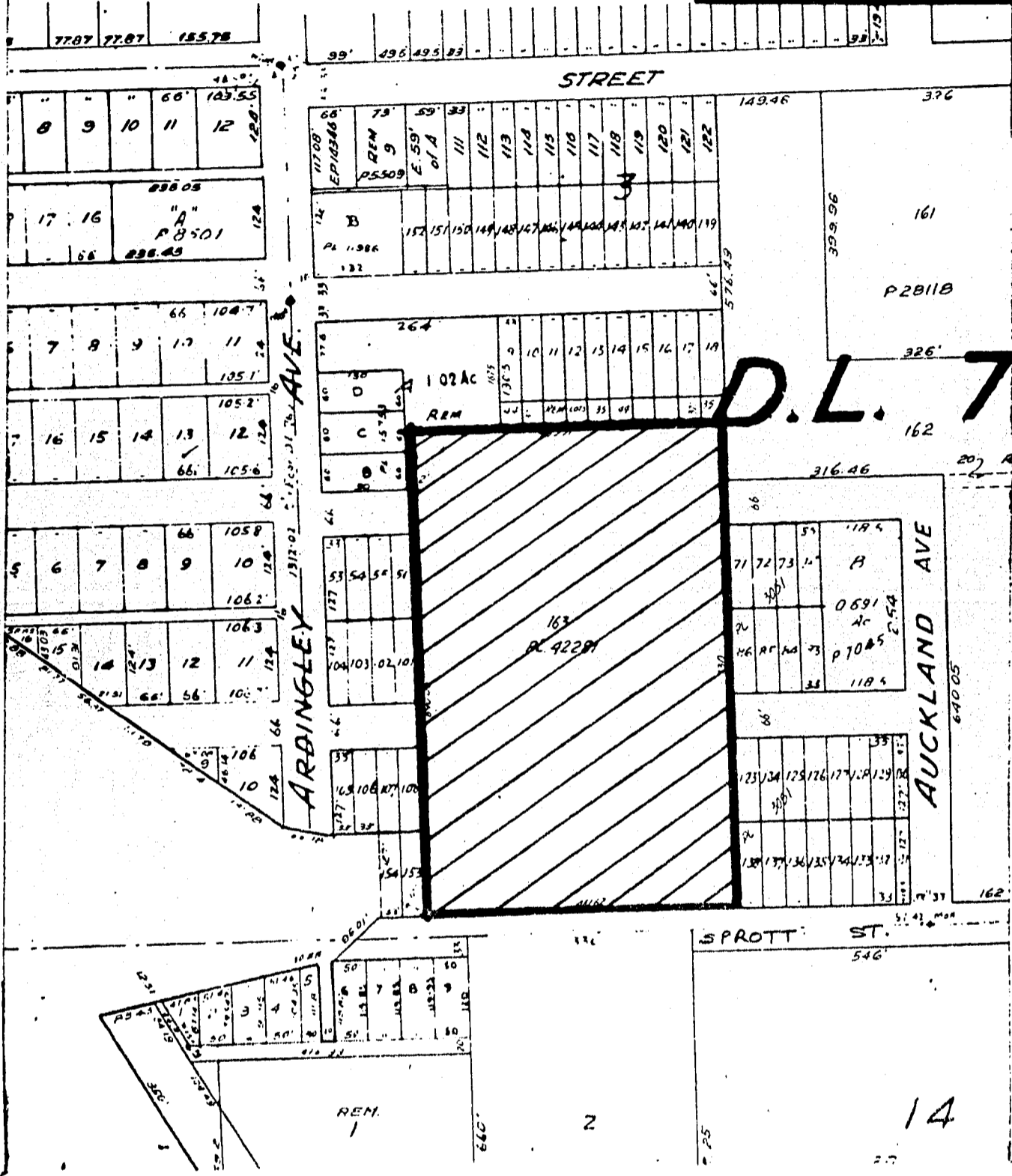
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Sketch #1

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Scale  
1"=200'

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Sketch #2