

ITEM	25
MANAGER'S REPORT NO.	53
COUNCIL MEETING	Aug. 2/77

Re: BURNABY LAKE SPORTS COMPLEX
CALL FOR PROPOSALS - RACQUET SPORT FACILITIES

Following is a report from the Director of Planning and the Parks and Recreation Administrator regarding proposals for racquet sport facilities at the Burnaby Lake Sports Complex.

It would be appropriate for Council to simply refer this report to the Parks and Recreation Commission at this time, and to not take any specific action on the proposals until comments are received from the Commission.

The matter pertaining to a lease for the property is now under review by staff and a report on this aspect of the matter cannot, therefore, be submitted to Council until August 15.

A copy of the proposal from the J. J. Anderson Group is attached to Council's report only. A detailed schematic drawing, which is on file in the Manager's office and the Planning Department, will be available for viewing in the Council Chamber on Monday night.

RECOMMENDATION:

1. THAT this report be referred to the Parks and Recreation Commission for consideration at the Commission's next meeting on August 3, 1977.

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Planning Department
July 27, 1977

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: BURNABY LAKE SPORTS COMPLEX
CALL FOR PROPOSALS — RACQUET SPORT FACILITIES

1.0 BACKGROUND

- 1.1 On May 30, 1977 Council received Manager's Report No. 39 and adopted the format to conduct a call for proposals for racquet sport facilities for three sites within the Burnaby Lake Sports Complex.
- 1.2 As a result of the call, five proposals were received and have been reviewed by senior staff members from the Planning Department, Parks and Recreation Department and the Lands Department.

2.0 ANALYSIS

- 2.1 A comparative summary of the proposals appears on the attached Table 1.
- 2.2 After completing the review of the proposals, analysing the feasibility, and visiting many similar racquet facilities in the Greater Vancouver area, the Planning Department and Parks and Recreation Department jointly found the J.J. Anderson Group's proposal the most favourable for the following reasons:
 - a) This group have proposed a superior building design of high quality, and in conformance with the Area Plan and have examined all aspects of facility design and management thoroughly.
 - b) This group possess excellent financial ability and professional experience. They have recently completed a similar facility in Escondido, California which is a success.

c) The group is Canadian and local Burnaby citizens. They wish to cooperate with the Municipality in completing the terms of lease and would construct the facility complete by winter of 1978.

2.3 The facility itself would have a membership of 1200 for tennis and 1300 for squash/racquet ball. The group would also permit use of the facilities by schools, churches and other special groups, as well as non-member individuals by prior arrangement. One tennis court and one racquet ball court could be set aside for this purpose.

2.4 The club in general would feature quality furnishings and appointments. Market studies have shown a demand for this type of recreation facility exists in the Burnaby area, and would complement the existing tennis courts near Kensington Avenue provided by the Parks and Recreation Dept.


2.5 The Land Agent will be submitting a report concerning financial analysis and recommendations on the land lease.

2.6 This applicant would be required to design and construct to the approval of the Municipal Engineer all services to serve the site as illustrated (shown as Site 4) on Figure 1 attached.

* 2.7 A copy of the J.J. Anderson Group's proposal accompanies this report for the information of Council and the Parks and Recreation Commission.

It is recommended:

1. THAT Council refer this report for comment to the Parks and Recreation Commission meeting set for August 3, 1977.
2. THAT the Parks and Recreation Commission and Council accept the J.J. Anderson Group's proposal and proceed with authorizing this group to commence with a rezoning application for the site and authorize the Planning Department to work with this applicant toward a suitable plan of development.
3. THAT the Land Agent be authorized to continue negotiation on a suitable lease for the site, the details of which would form the subject of a subsequent report to Council.


A. L. Parr
DIRECTOR OF PLANNING

SJB/dm
attachments

cc Parks and Recreation Commission
Parks and Recreation Administrator
Municipal Clerk
Municipal Engineer
Municipal Solicitor
Land Agent


D. Gaunt
PARKS AND RECREATION ADMINISTRATOR

* A copy of this proposal will be available in the Council Chamber at the meeting on August 2, 1977. Individual copies will be submitted to the Council as soon possible.

T A B L E 1

APPLICANT	DESIGN TEAM	SITE	FACILITIES PROPOSED (IN) = INDOOR (OUT) = OUTDOOR				TOTAL CONSTRUCTION COSTS	REC. SUITABILITY	PUBLIC ACCESS	FEES	GROUP'S FINANCIAL ABILITY	FEAS. OF PROPOSAL	DESIGN DWGS.
T. Mitha (Edwards)	Kaffka Planning West. Van.	6 4.6 ac.	TENNIS	—	BY END OF 1978	\$1.162 million	Good Mix of facilities teaching pro	7am-11pm	Subs	O.K.	O.K.	Butler Conversion needs work	
			OTHER	—	BY END OF 1979				2 hours/day	\$300 -\$250			
			5(IN)					public access	\$400 -\$250				
			7+2(OUT)	3	3				\$500 -\$250 for tennis				
			Miscellaneous: Day Care, Mini Gym, Lounge, and Games Room										
T. Grimwood (The Court-House)	-	Part of 6	4(IN)	8(IN)	COMPLETE BY FALL OF '78	\$600,000 & furnishings & servicing	more specific and specialized seems good	members max. 100 per court 3 courts at \$4 per hour	YEARLY LADIES \$150 MEN \$200 COUPLES \$325 INITIATION \$100	?	needs more details	none see N. Van.	

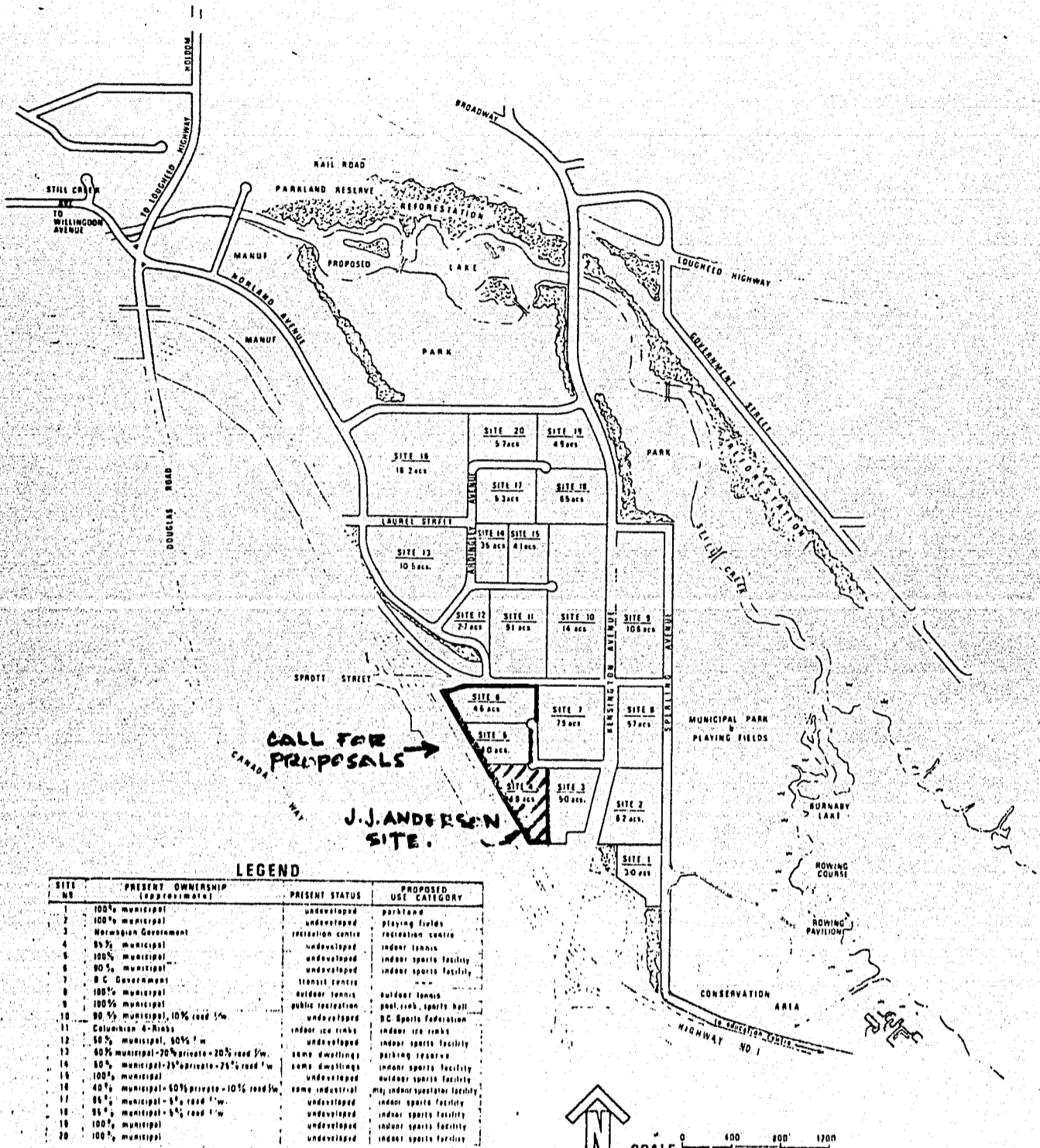
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T A B L E 1

APPLICANT	DESIGN TEAM	SITE	FACILITIES PROPOSED (IN) = INDOOR (OUT) = OUTDOOR				TOTAL CONSTRUCTION COSTS	REC. SUITABILITY	PUBLIC ACCESS	FEES	GROUP'S FINANCIAL ABILITY	FEAS. OF PROPOSAL	DESIGN DWGS.
J.J. Anderson and Group	Bruno Freshi (Arch.) Barry Thorson (Eng.)	4 4.93 ac.	9(IN)	10(IN) -BY FALL '78	2(IN)	3(IN)	\$4.624 million	more for members than non-members 1 crt. of ea. for non-members -teaching pro -good choice of activities	Ten. Rac/ball 18 hours x 7 days per week	INITIATION \$500, \$750, \$1000, \$1250 MONTHLY DUES SINGLE \$15 FAMILY \$25 COURT CHARGE RACQUET \$6 TENNIS \$9 MAX.	GOOD Club in Calif. Sound Fin. base and references	GOOD	GOOD Detailed Plan Submitted by Consultant
Tom Fawcitt Lions Gate Tennis Club	Smith Kraemer (Arch.) (Lions Gate)	4, 5 or 6 4.67 ac.	PHASE I-BY FALL '78 6(IN) 4(IN) 3(IN) - 4(OUT) PHASE II 4(IN) 4(IN) 3(IN) 4(OUT)				\$2.159 million	as above good public access teaching pro	Times Weekend: 7am-9am 5pm-12pm Other: 7am-9am 1pm-4pm 10pm-12pm (18hrs/day)	INITIATION \$150, \$250, \$350, \$250, \$400, \$500. MONTHLY DUES SINGLE \$15 FAMILY \$35 COURT RENTAL	GOOD Partnership net worth \$2.5 mill.	GOOD	Similar to Lions Gate Steel Core Wood Butler Conversion
Ronald J. Harris	As per Abbotsford Heritage Valley Clubs	4, 5, or 6	-BY FALL '78 6(IN) 4(IN) - 4(OUT) Plus Clubhouse and Mini-Gym				\$905,000	no squash, badminton, or day care -good pub. ac. -teaching pro	7am-11pm 2 tennis 2 rac/ball Available to Public at all times	TENNIS- INITIATION SINGLE \$500 MARRIED \$750 b) YEARLY \$350, \$500 RAC/BALL INITIATION SINGLE \$75-100 MARRIED \$100-150 FEE-\$75-100 SINGLE \$100-150 MARR.	Not Specified	Needs more detail	Needs more work and a consultant

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**BURNABY LAKE SPORTS COMPLEX.
 PROPOSED LAND USE AND SUBDIVISIONS**

FIGURE 1