

ITEM 19  
MANAGER'S REPORT NO. 82  
COUNCIL MEETING Nov. 28/77

Re: BURNABY LAKE SPORTS COMPLEX  
PROPOSED PHASE II IMPLEMENTATION STUDY  
(Item 12, Report No. 60, September 27, 1976)  
(Item 14, Report No. 71, November 8, 1976)

Following is a report from the Director of Planning on the Burnaby Lake Sports Complex.

RECOMMENDATIONS:

1. THAT Council approve in principle the terms of reference for the study as outlined in Section 3.2 (a), (b), and (c) of the Director of Planning's report; and
2. THAT Council authorize the Planning Department to secure proposals from consulting teams qualified to carry out such consulting studies in order that the Department may prepare a further report to Council recommending the retention of a consultant to do the work under the approved Budget allocation; and
3. THAT a copy of this report be sent to the Parks and Recreation Commission for information.

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PLANNING DEPARTMENT  
NOVEMBER 24, 1977

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
SUBJECT: BURNABY LAKE SPORTS COMPLEX  
PROPOSED PHASE II IMPLEMENTATION STUDY

1.0 BACKGROUND

- 1.1 On September 27, 1976 under Manager's Report No. 60, the Burnaby Lake Sports Complex Development Plan was received by Council. At that time Council adopted a motion by a member of Council that provision be made in the 1977 Budget for a further review by staff working with outside consultants on details of the Plan and the preparation of a model to assist implementation and promotion in the area.
- 1.2 For this consulting work, a budget of \$50,000 was approved in the 1977 Provisional and Annual Budgets; in preparing the 1977 Recast Budget, a reduction to \$35,000 was proposed and approved by Council. Consequently a \$35,000 amount has been maintained to allow this work to be done starting in 1977.

It was understood that Council would review details of the proposed scope of work to be included in the study upon submission of a report by the Director of Planning.

- 1.3 The purpose of this report is to inform Council of the progress to date in implementation of the Burnaby Lake Sports Complex Concept, of the needs perceived by staff for further more detailed study work which would require the assistance of outside consultants, and to outline the specific topics to be dealt with by the consultant in completing his work.

## 2.0 DEVELOPMENTS TO DATE

2.1 Since the adoption by Council and the Parks and Recreation Commission of the Concept for the Burnaby Lake Sports Complex area, Council has dealt with a CD rezoning application to create new racquet sports facilities on the Columbia 4-Rinks site, have approved the selection of a group to develop a major racquet sports facility on a municipal site at Thomas Street and the 401 Freeway in response to a municipal proposal call, and have advanced to Two Readings the CD zoning application associated with this racquet sports facility. Additionally, we are advised that work is being advanced on the detailed programming and preliminary design work for the B.C. Sports Federation Complex which has been the subject of past reports to Council. Moreover, Council have approved negotiations to acquire and specific acquisitions of land in the Central Land Assembly Area, in line with the objectives of the Sports Complex Plan.

## 3.0 THE NEED FOR FURTHER STUDY

3.1 From the foregoing, it will be seen that the Sports Complex Plan as adopted gives a sufficient framework for decision-making of a number of elements contained in the Plan for this area. However, a number of the major elements in the Plan, and the eventual implementation of the Plan in its entirety, require that further detailed study be given to certain aspects of the Plan, and some of this study work will require the services of specialized consultants with the expertise, resources, and contacts to deal with various technical and economic considerations.

3.2 Upon consideration by this Department and following discussions with various groups who are knowledgeable in this area of endeavour, this Department would recommend that consulting services be directed to the following specialized areas which would provide needed additional information as an important vehicle for implementing the Plan:

- (a) The effect of the man-made Lake shown in the Plan on the Kensington Avenue overpass in terms of foundation and hydraulics (silting).
- (b) Economic and market feasibility analysis of the 15-20,000 seat Sport Exhibition Centre as shown in the Plan. Assessment of the likelihood of private enterprise wishing to locate this facility within the Sports Complex and when this is likely to take place. If the Sport Exhibition Centre is not needed in the market place, an indication of what facilities are needed. (This will require interviews and research in the business sector.)
- (c) Development and preparation of promotional material including the study report and a 5' x 8' plexiglass covered model of the whole area showing the Development Plan and building design format.

3.3 In accordance with the expressed wishes of Council, it is understood that staff would coordinate the consultant's work and work closely with them in carrying out this additional study, which would be complementary to the study conclusions of the Concept Plan already adopted by Council. The development of this further information base will allow Council and the staff to advance into areas of decision-making on land acquisition and in development proposals that come in on a more concrete and realistic basis than is possible at this point in our study.

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- 3.4 Upon approval by Council to the basic scope of the consulting work required as terms of reference, the Planning Department would propose to advance a further report outlining proposals that have been submitted by interested consultants who are qualified to carry out the study, in order to commence the study with the funds approved in 1977.

4.0 RECOMMENDATIONS

It is recommended THAT

1. Council consider the foregoing report and approve in principle the terms of reference for the study outlined in Section 3.2 (a), (b), and (c), and
2. Council authorize the Planning Department to secure proposals from consulting teams qualified to carry out such consulting studies in order that the Department may prepare a further report to Council recommending the retention of a consultant to do the work under the approved Budget allocation.
3. A copy of this report be submitted to the Parks and Recreation Commission for information.

A. L. Parr,  
DIRECTOR OF PLANNING.

*ALP*  
SJB:DGS:cm

c.c. Parks and Recreation Administrator  
Municipal Engineer  
Municipal Treasurer