

ITEM	24
MANAGER'S REPORT NO.	39
COUNCIL MEETING	May 30/77

Re: BURNABY LAKE SPORTS COMPLEX (IMPLEMENTATION)
PROPOSED RACQUET-SPORT FACILITIES
(ITEM 17, REPORT 35, MAY 9, 1977)

When the Council considered Item 17, on May 9, 1977, (see attached), it referred the subject to the Parks and Recreation Commission for study and comment. The following is the report of the Parks and Recreation Administrator dated May 19, 1977 in this connection.

What the Parks and Recreation Commission is saying is that the question of an air-support structure is still being reviewed. However, the Commission is not opposed to the calling for proposals as recommended by the Planner, as long as Council recognizes this fact.

This matter has been thoroughly reviewed by the Manager with the Planner and the Parks and Recreation Administrator.

RECOMMENDATIONS:

1. THAT the Planning Department be authorized to conduct a call for proposals in accordance with the guidelines as outlined in the Director of Planning's report of May 4, 1977; and
2. THAT a copy of this report be sent to the Parks and Recreation Commission.

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TO: MUNICIPAL MANAGER MAY 19, 1977
FROM: PARKS AND RECREATION ADMINISTRATOR
RE: BURNABY LAKE SPORTS COMPLEX (IMPLEMENTATION)
PROPOSED RACQUET-SPORT FACILITIES

At its meeting of May 18, 1977, the Parks and Recreation Commission dealt with the above subject; namely, Item 17, Manager's Report No. 35, May 4, 1977, which was referred by Council on that date.

The Commission concurs with the recommendation in the Manager's Report which states:

"THAT the Planning Department be authorized to conduct a call for proposals in accordance with the guidelines as outlined in the Director of Planning's report."

However, such concurrence is conditional on recognition being given to the fact that the Commission has tentative plans which are still being explored to recommend a certain number of tennis courts in the Central Valley Complex be covered with an air-support structure for the six winter months of each year. The Commission's concurrence in the above recommendation should not be construed as cancelling out the Commission's plans in this regard. This point applies particularly to paragraph 1.4 in the Planning Department report dated May 4, 1977, which states "All groups feel that the area could not support 2 commercial recreational venues offering near duplicate amenities...".

Continued ...

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Re: Burnaby Lake Sports Complex (Implementation) - Cont'd.

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The Commission's position is that this statement compares the various commercial submissions for comprehensive, covered, year-round facilities and should not be construed as a comparison with a six-month, air-support structure on existing courts; which the Commission feels should be left open for further discussion and recommendation.

RECOMMENDATION:

THAT Council authorize the Planning Department to conduct a call for proposals in accordance with the guidelines as outlined in the Director of Planning's report, and subject to the foregoing conditions.

Respectfully submitted,



DENNIS GAUNT

DG:lf

c.c. Director of Planning

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ITEM 17
MANAGER'S REPORT NO. 35
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Re: BURNABY LAKE SPORTS COMPLEX (IMPLEMENTATION)
PROPOSED RACQUET - SPORT FACILITIES

Following is a report from the Director of Planning regarding proposals that have been received for development of recreational facilities within the Burnaby Lake Sports Complex.

RECOMMENDATION:

1. THAT the Planning Department be authorized to conduct a call for proposals in accordance with the guidelines as outlined in the Director of Planning's report.
2. THAT a copy of this report be sent to the Parks and Recreation Commission.

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PLANNING DEPARTMENT
MAY 4, 1977

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: BURNABY LAKE SPORTS COMPLEX (IMPLEMENTATION)
PROPOSED RACQUET - SPORT FACILITIES

1.0 BACKGROUND AND GENERAL INFORMATION

- 1.1 Consistent with the Burnaby Lake Sports Complex Development Plan Concept which was adopted by Council on November 8, 1976, this Department has currently received applications from 4 groups wishing to establish comprehensive permanent indoor tennis-racquet sport facilities on Sites 4, 5 & 6 within the Sports Complex.
- 1.2 The proposed sites shown on Figure #1 are under Municipal ownership and consistent with the adopted recommendations of the Area Plan are suitable for a negotiated long-term lease under Section 477 of the Municipal Act. Details of all proposed lease agreements will be provided by the Land Agent for Council's approval at a later date.

- 1.3 Four proposals have been received to date.

1.4 All 4 proposals seek to develop the same sites within the Sports Complex and all offer very similar facilities. All groups feel that the area could not support 2 commercial recreational venues offering near duplicate amenities, and this position is consistent with desirability of creating a diverse range of sport-recreational facilities with the Complex. This Department submits that the most equitable method of assessing the applications is for the Municipality to conduct a "call for proposals" involving these and other possible groups. From the data collected Council could then accurately determine the most advantageous proposal from the Municipal and public point of view and then authorize the successful applicant to enter into a rezoning application on a site in the normal manner. The remaining applicants could then consider alternate locations within the Municipality.

1.5 This Department together with the Parks and Recreation Department have prepared draft guidelines for the proposal call for Council's consideration:

A. GENERAL RULES:

1. Allow 4 weeks (until June 9, 1977) for proposal call submissions to be received.
2. Submissions received by Director of Planning and reviewed with the Parks and Recreation Administrator and the Land Agent.
3. Data assembled for Council and the Parks and Recreation Commission, and recommendations made by June 23, 1977. The successful applicant will then proceed with a rezoning application and commence final negotiations for leasing the land, bonding for services and submission of a more detailed plan of development.

B. CRITERIA BY WHICH PROPOSALS ARE JUDGED:

- a) Facilities included - provide list and brief description
- b) Construction schedule and phasing
- c) Design and quality of development
 - identification of design team
 - submission of preliminary sketch design plans
 - indication of use of materials and finishes
 - suitability with the Sports Complex Development Plan
 - environmental and recreational suitability
- d) Degree of general public access - times and periods
 - rate structure
 - overall hours of operation
- e) Coaching and teaching capability
- f) Proof of financial ability to undertake the proposed development
 - references
 - ability to meet capital and operating costs
 - this is related to (g) below
- g) The Land Agent has indicated that the land lease must be related to the income potential of each proposal. Therefore it is necessary to obtain the following information from each applicant to arrive at a fair and economic lease rate:
 1. Total land area to be leased.
 2. Cost of on-site and off-site servicing. Cost estimates to be provided by the Municipal Engineer.
 3. Type of construction, height, number of floors, total area of main floor, etc.

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4. The amount of non-member participation to be required as a condition of granting the lease.
5. That the developer present a pro forma with his application showing the estimated income projections for a period of 5 years, from each function within the proposed complex and should include such information as a membership breakdown, initiation fees, dues or any other income derived from sub-leasing space.
6. Estimated construction cost including equipment, furnishings, etc.

From the data presented above the Land Agent will determine a suitable lease rate related to the successful applicant's submission following the proposal call.

2.0 RECOMMENDATION:

It is recommended:

- 2.1 THAT Council receive the report of the Planning Department and authorize this Department to conduct a call for proposals in accordance with the guidelines presented above.

A. L. Parr
A. L. Parr
DIRECTOR OF PLANNING

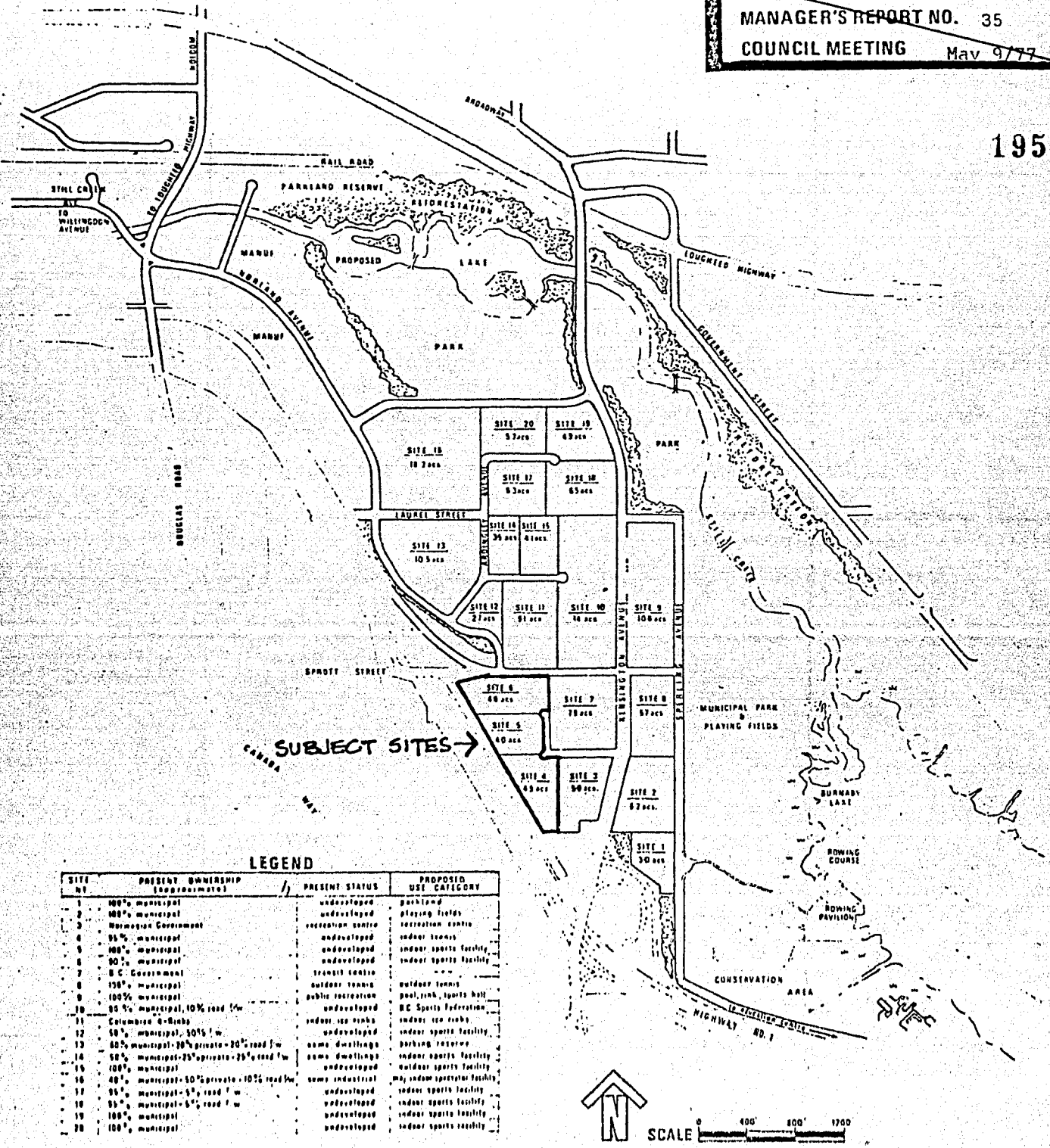
SJB/sam
cc: Parks and Recreation Administrator
Land Agent

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PROPOSED LAND USE AND SUBDIVISIONS
 BURNABY LAKE SPORTS COMPLEX. FIGURE 1