

ITEM	23
MANAGER'S REPORT NO.	87
COUNCIL MEETING	1978 12 11

RE: BURNABY LAKE SPORTS COMPLEX
DEVELOPMENT PLAN CONCEPT CONSULTANT'S REPORT

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

RECOMMENDATION:

1. THAT the recommendations of the Director of Planning be adopted.

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TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: BURNABY LAKE SPORTS COMPLEX
DEVELOPMENT PLAN CONCEPT CONSULTANT'S REPORT

1978 DECEMBER 06

RECOMMENDATIONS

1. THAT the Burnaby Lake Sports Centre report prepared by R.I.A. Architects be received and referred to the Parks and Recreation Commission and the Advisory Planning Commission for review and comment, and
2. THAT staff be directed to submit a further report to Council on this subject, including any comments received from the Parks and Recreation Commission and the Advisory Planning Commission, for Council's ultimate consideration and action.

REPORT

On 1976 September 27, Council adopted a development plan for the Burnaby Lake Sports Complex area, based on a staff report on the subject entitled "Burnaby Lake Sports Complex, Development Plan Concept", together with input from the Parks and Recreation Commission and the Advisory Planning Commission. Arising out of consideration of this development plan was an interest in engaging the services of a consultant to conduct further investigations into a variety of aspects of the plan (including economics, soil conditions, the feasibility of the contemplated sports-exhibition centre, and the like), and to prepare a large scale model of the concept for the area, for display and publicity purposes.

Funds were approved in the 1978 Annual Budget for engagement of a consultant team to perform the study and, following approval of terms of reference for the work, Council on 1978 March 13 approved the retention of a consulting group headed by the firm of R.I.A. Architects.

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Subconsultants assisting R.I.A. Architects in analysis and creation of a re-
fined development concept have been:

215

Economics Consultant — E.R.A. - Economics Research Associates
Land Appraisals Consultant — Grover Elliott and Company Limited
Geotechnical Consultants — Kohn Leonoff Consultants Limited
Structural Engineers — Bogue Babicki and Associates Limited
Structural Engineers for Kensington Overpass — Associated
Engineering Services Limited

The consultants have worked closely with staff of the Parks and Recreation, Engineering, and Planning Departments, and have also received assistance from the Ministry of Highways, the Greater Vancouver Sewerage and Drainage District, Sport B.C., and other agencies and organizations having an interest in the subject area.


Interim reports and concept proposals have been advanced for staff evaluation and comment at various stages in the study process, and the consultant has now completed his Final Report, including drawings and the required scale model of the concept. The Final Report synthesizes the consultant team's findings on economic and marketing feasibility, geophysical conditions, circulation constraints, and a variety of related subjects, and presents a modified development concept that has emerged from the conclusions of the study.

This concept has been reviewed by the staff of the Planning, Engineering and Parks and Recreation Departments, and has received general support as a workable and highly desirable approach to development of a unique, high quality sports and recreation focus; detailed comments on various elements can be expected during the recommended proposal review process.

The consultant's Final Report (attached) is being advanced to Council at this time for receipt, with a recommendation for referral to the Parks and Recreation Commission and the Advisory Planning Commission, for consideration and comment. With the benefit of comments from these two bodies, it would be our intention to submit to Council a further report with recommendations for its detailed consideration and appropriate action.

Preliminary studies prepared by R.I.A. and the various subconsultants, as part of this commission, have been bound into a volume of Associated Documents. Only a limited number of these background reports have been prepared and four reference copies are on file in the Planning Department Library. Members of Council or Commissions, or other interested individuals, may arrange to make use of these Associated Documents by contacting the Planning Department.

Mr. W. Randle Iredale, a principal in the firm of R.I.A. Architects will be available during the Council meeting scheduled for 1978 December 11 in order to make a brief presentation of the study and the concept plan that is being recommended. At that time, larger scale drawings and the topographic model will also be on display in the Council Chamber to assist in presenting the findings of the study and the proposed development concept.


A. L. Parr
DIRECTOR OF PLANNING

DGS/ds

attachment

cc Municipal Engineer
Parks and Recreation Administrator
Chief Building Inspector
Municipal Clerk