

ITEM	12
MANAGER'S REPORT NO.	72
COUNCIL MEETING	1978 10 16

RE: REZONING REFERENCE #39/76A  
LOT 163, D.L. 77, PLAN 42281  
6501 SPROTT STREET  
COLUMBIAN 4 RINKS LTD.  
(REZONING REPORT ITEM #1 DATED 1978 JULY 17)

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

RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1978 OCTOBER 11  
FROM: DIRECTOR OF PLANNING  
RE: REZONING REFERENCE #39/76A  
LOT 163, D.L. 77, PLAN 42281  
6501 SPROTT STREET - COLUMBIAN 4 RINKS LTD.

RECOMMENDATIONS:

1. THAT Council give consideration to the submission by the applicant with regard to prerequisite item (c), on the understanding that staff will continue to work toward completion of the prerequisites and preparation of the further report to which reference is made unless otherwise directed by Council, and
2. THAT a copy of this report be forwarded to Mr. S. D. Floyd.

REPORT

At its meeting of 1978 August 28, when First and Second Reading was given, Council requested information as to the adequacy of washroom facilities for the proposed enlargement of the existing liquor facility within the recreation complex. This information was to be considered when Third Reading was advanced on the Amended Comprehensive Development (CD) zoning. In answer to this question, it is advised that a Building Permit was issued on 1978 September 21 for washroom facilities located in close proximity to the liquor facility. These are to be provided in addition to the existing washrooms, which will now satisfy and exceed the requirements for the use of this portion of the site.

At the same meeting of Council, concern was expressed with regard to the submission from the applicant of a letter regarding the manner in which the use of the liquor facility will be restricted to those patrons of the recreation complex. Attached is a letter from Mr. S. Floyd with a statement as to the use of the facility, but it is the Planning Department's view that this does not adequately answer the question of the controls that may be utilized. The applicant has been advised of this concern, but has requested that this letter be placed before Council at this time for their consideration and comments.

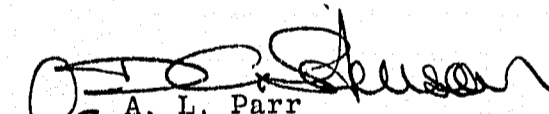
Further information on the nature of a Class 'A' licence and the position of the Liquor Control Administration Branch with respect to controls or access to the general public is being obtained, and will be the subject of a further report to Council in the near future for its information prior to advancing the Bylaw for further readings.

139

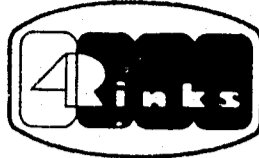
The following is a status of the prerequisites to date:

- a) The submission of a suitable plan of development incorporating the development considerations outlined in Section 3.0 of the 1978 July 17 report.
  - A virtually complete suitable plan of development has been submitted.
- b) The approval of the Ministry of Highways and Public Works to this rezoning.
  - The approval of the Ministry of Highways and Public Works to the subject rezoning proposal will be obtained prior to Final Adoption.
- c) The submission of a statement from the applicant regarding the manner in which the use of the liquor facility will be restricted to those patrons of the recreation complex.
  - The applicant has submitted the attached letter for Council's consideration in this regard.
- d) The granting of any necessary easements.
  - No new easements are required.
- e) The granting of any right-of-way deemed requisite.
  - A subdivision plan dedicating a requisite minor truncation at Sprott Street for the new extension of Norland Avenue will be submitted and registered prior to Final Adoption.

Council's consideration of the submission by Mr. Floyd in response to prerequisite item (c) would be appreciated at this time. As noted above, a further report will be presented in the near future giving further information and clarification as to the licence-issuing authority's position on use of such a facility.

  
A. L. Parr  
DIRECTOR OF PLANNING

CM/nb  
atts.



ITEM	12
MANAGER'S REPORT NO.	72
COUNCIL MEETING	1978 10 16

Proposed Operating Policy

"THE PENALTY BOX"  
at Columbian 4Rinks Ltd.

(Liquor Administration Branch "A" Licence  
Recreation Centre)

Columbian 4Rinks is a private company which provides a similar public service to that of the municipality operated public sports facilities, and as such it is an integral part of the Burnaby sports scene.

The "Penalty Box" provides a hospitality centre to the 4Rink complex, and a revenue source which is required for the centre's economic survival during this period of rapidly rising costs and declining ice rental revenues.

Groups using the 4Rinks ice will be able to reserve a space in the "Penalty Box" providing the area is large enough to accommodate this reservation system. This is presently not possible because the room is too small in relation to the four sheets of ice and the large player numbers in Commercial Hockey Leagues.

The Burnaby planning department have consistently stated that the Central Valley Sport Complex must develop with inter-related sports facilities. It is consistent with this philosophy that the Burnaby based sport groups should be legitimate "Penalty Box" patrons, although mainly in the months of May to August inclusive.

The adjacent "Gourmet Goalie" provides a modest but adequate menu containing such food items as hamburgers, fries, corn beef sandwiches, etc. Some neighbourhood industry employees use the "Penalty Box" at noon with (or without) a beer. Prior to these facilities being built there were similar sales of hot dogs and coffee, etc.

Other minority users include 4Rinks employees, and their husbands or wives, firms that 4Rinks deals with, and senior citizen men from the adjacent neighbourhood: (who enjoy the social contact with sports - oriented younger men in a clean, relaxed friendly atmosphere).

Many players who use the ice on a certain night each week will return on other nights to watch games and socialize with other hockey groups. Hockey is the official language in the "Penalty Box". There is a great deal of peripheral involvement such as; meeting to discuss team business, scouting opposition teams, arranging challenge games, etc. The "Penalty Box" provides a logical setting for this kind of inter-group communication.

The 4Rinks "Penalty Box" is a unique facility within the world's largest arena rink complex. It is not a neighbourhood pub but serves specific groups which are in theme with the 4Rinks hockey operations.

Yours truly,

S.D. Floyd  
Vice-President &  
General Manager

SDF/1k

*Columbian 4Rinks Ltd.* 6501 SPROTT STREET, BURNABY B.C. V5B 3D8 PHONE: 291-0626