

ITEM	4
MANAGER'S REPORT NO.	19
COUNCIL MEETING	1980 03 10

RE: PROPOSED RELOCATION OF THE BURNABY WINTER CLUB AND THE  
 MCPHERSON WINTER CLUB  
 BURNABY LAKE SPORTS COMPLEX

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Following is a report from the Parks and Recreation Administrator regarding the proposed relocation of two winter clubs.

RECOMMENDATION:

1. THAT the recommendation as contained in the report from the Parks and Recreation Administrator be adopted.

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1980 March 06

TO: MUNICIPAL MANAGER

FROM: ADMINISTRATOR, PARKS AND RECREATION

RE: RELOCATION OF BURNABY WINTER CLUB AND MCPHERSON WINTER CLUB  
 BURNABY LAKE SPORTS COMPLEX

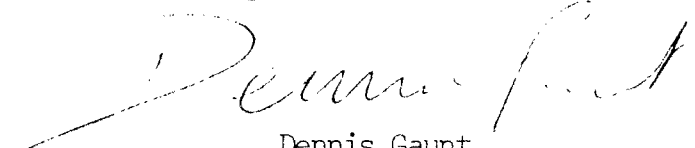
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Recommendations:

1. THAT Council concur with the Commission's action with regard to:
  - (a) approval in principle of the relocation of the Burnaby Winter Club facility on park land within the Burnaby Lake Sports Complex adjacent to the existing Burnaby Lake Rink and C.G. Brown Memorial Pool.
  - (b) direction to staff to enter into formal negotiations with the Burnaby Winter Club and the McPherson Winter Club to expedite the building of a new facility, or to reach a conclusion on the feasibility of this project.

REPORT

The Parks and Recreation Commission received the attached report at its meeting of 1980 March 05 and adopted the recommendations contained therein.

  
 Dennis Gaunt,  
 Administrator

AG:df  
Attach

c.c. Director of Planning  
 Municipal Solicitor  
 Municipal Treasurer

ITEM	4
MANAGER'S REPORT NO.	19
COUNCIL MEETING	1980 03 10

ITEM	2
ADMINISTRATOR'S REPORT NO.	4
COMMISSION MEETING	80 03 05

RE: BURNABY WINTER CLUB AND MC PHERSON WINTER CLUB

- 112

RECOMMENDATIONS:

1. THAT the Commission approve in principle the relocation of the Burnaby Winter Club on Parks property within the Burnaby Lake Sports Complex adjacent to the existing Burnaby Lake Rink and C. G. Brown Memorial Pool.
2. THAT Staff be directed to enter into formal negotiations with the Winter Clubs to expedite the building of a new facility, or to reach a conclusion on the feasibility of this project.
3. THAT the Commission so recommend to Council.

REPORT

Background

The Burnaby Winter Club since being authorized by their membership in February of 1979 have been actively pursuing relocation plans. Meetings have been held with Planning, Parks and Recreation staff and the Parks and Recreation Commission resulting in the following:

- 1) On 1979 May 16 the Commission approved a motion based on a presentation by the Burnaby Winter Club:  
"That the Commission look upon this proposal with favour and ask staff to negotiate with the Planning Department as to how and where these people can be accommodated; also that staff get in touch with McPherson Winter Club and ascertain what their future plans are."

The salient points brought out in their presentation are as follows:

- a) The Burnaby Winter Club is a non-profit society incorporated and registered under the Societies Act.
  - b) The Club provides facilities for curling, ice hockey and figure skating as well as some collateral amenities such as a coffee shop and lounge.
  - c) The present building was constructed in 1957 on a limited budget and is of concrete block and frame construction.
  - d) Substantial repairs, upgrading and renovations are essential if the building is to continue as a Winter Club.
  - e) Club members held an extraordinary general meeting on 1979 February 27 at which time the Board of Directors were authorized and directed to explore the feasibility of developing a new facility.
- 2) A letter dated 1979 August 27 from the Planning Department confirmed their support in principle for the concept of a new facility.
  - 3) A further letter from the Planning Department dated 1979 November 09 identified a location on the south side of Sprott Street west of the B.C. Hydro Bus Depot and south of the Columbian 4-Rinks. This letter also indicated the following:
    - a) Servicing - An Engineering Department rough estimate of \$443,000.00 to service the site based on the existing information received on the proposal.
    - b) Land Lease - The Solicitor has tentatively indicated he would consider recommending a possible lease on the following terms:
      - base lease rate reflecting that return currently received from bank term deposits on a capital amount represented by the land value, and
      - a 50 year lease term with a rate revision every three years.

For illustrative purposes only, if we assume the land is valued at \$4.00 per square foot and 4 acres are required; the land value would be approximately \$700,000.00. Assuming a 12% annual return, this would work out to an annual rate of approximately \$83,635.00 per year for the land lease.

- c) The suggestion was made that the Winter Club could approach the Parks and Recreation Commission to ascertain whether or not there is any possibility that a park site could be leased for a nominal fee.

ITEM	4
MANAGER'S REPORT NO.	19
COUNCIL MEETING	1980 03 10

- 4) On 1979 December 19 another presentation was made by the Winter Club to the Commission; outlining their concerns relative to the 1979 November 09 letter from the Planning Department. The Winter Club indicated this approach and the costs associated with it, would be prohibitive for their club.

It was also pointed out that McPherson Winter Club and Burnaby Winter Club had agreed to merge and form one Club.

During the discussion the Commission felt other sites should be considered and suggested the following:

- a) South of Marine Drive, the area designated for another Golf Course,
- b) North of the Burnaby Mountain Golf Course in the District Park,
- c) Other sites in the Central Valley Sports Complex.

A suggestion was made that a viable alternate site in the Central Valley area would be on Parks property adjacent to the existing Burnaby Lake Rink and C.G. Brown Memorial Pool.

As a result of this meeting the following motion was carried:

"THAT the proposal be referred to staff for a report and recommendation."

- 5) On 1979 December 21 Parks and Recreation and Planning Department staff met to discuss further the concept and viability of the site adjacent to the Pool and Rink in the Central Valley Sports Complex.

As a result of this meeting it was agreed the concept was worth exploring further, with the possibility of linking the existing facilities and the new club together.

- 6) A meeting was held with the Winter Club Committee and Parks and Recreation staff on 1979 December 27. Staff were advised that Club members had looked at the alternate sites suggested by the Commission and felt they could not recommend any other location but the Central Valley area.

The site adjacent to the Pool and Rink was discussed with staff suggesting it might be possible to link the new Winter Club facility into the existing Pool and Rink. It was agreed by all concerned this concept was worth exploring further with staff to make recommendations to the Commission outlining the pros and cons of such an arrangement.

Current Situation

Staff have looked into the ramifications of supporting a concept that would link a Private Winter Club into existing public facilities. The two major questions that must be answered are:

- 1. Is a concept of this nature in the best interest of the citizens of Burnaby, and
- 2. What are the legal ramifications of a long term lease of Parks property?

The concept of combining private and public facilities has been talked about for some time and has been the subject of much discussion amongst Planners and Recreation Professionals. It is certainly in the best interests of a community when facilities can be built to satisfy a demand at no cost to the tax payer.

Both Winter Clubs are providing curling to the public and have satisfied this demand for some time. As well their hockey programs have given the community an alternative to the Burnaby Minor Hockey Association operating out of Burnaby Lake Rink and Kensington Park Rink. If for whatever reasons the Winter Clubs folded it would be difficult to satisfy the demand for ice-time within our existing facilities.

ITEM	4
MANAGER'S REPORT NO.	19
COUNCIL MEETING	1980 03 10

The Burnaby Winter Club is planning to spend approximately \$2,000,000.00 on a facility that would include:

114

- (a) 8 sheets of curling ice
- (b) a regulation size hockey surface for minor hockey and figure skating
- (c) viewing area
- (d) cafeteria
- (e) locker rooms, washrooms and showers
- (f) lounge

A new Winter Club would provide curling, hockey and other amenities to approximately 800 members, 75% of which are families. Public rentals of a new facility would be available as has been the practice at the present Winter Clubs.

In light of the above, staff have agreed that formal negotiations should commence as soon as possible.

Legal Ramifications

A meeting was held with the Legal Department to determine what problems might be inherent in building on Parks property. The Municipal Act is specific concerning leases of Park land, Part XVII Recreation and Community Services 621 (2) A lease may be granted under clause (c) of subsection (1)

- a) For a term of not more than twenty years with the assent of the electors; or
- b) For a term of five years or less without the assent of the electors.

In light of the above, staff are of the opinion that formal negotiations should still proceed with the possibility of a series of 5 year leases being considered.

FRS/hmr

~~ITEM 2  
ADMINISTRATOR'S REPORT NO. 4  
COMMISSION MEETING 80 03 05~~