

R E P O R T  
Regular Council Meeting  
1980 April 28

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THE CORPORATION OF THE DISTRICT OF BURNABY

TO MEMBERS OF THE MUNICIPAL COUNCIL:

RE: PROPOSED DEVELOPMENT OF A COMMUNITY THEATRE

I have mentioned to the Manager and discussed with Mr. Lloyd Berry, our Supervisor of Fine Arts, the subject of development for Burnaby of a suitable theatre for community theatre events.

His survey of theatre space in the Lower Mainland is attached hereto and it can be seen that an 800-seat theatre would be a useful addition for Burnaby which would complement theatres existing in adjoining communities.

While virtually all other activities in the Century Park Complex are probably well-suited to that area of Burnaby, it is contemplated that, to have an ultimately successful community theatre, it should be located near effective public transportation and be in an area of suitable population density. It probably helps if retail and commercial activities take place in the same general area and the theatre is part of a comprehensive development. It is not thought such a project would be developed at the expense of other needed capital projects, but fit in with our total long-range financial plan.

Judging by projects in other communities, it is possible to combine civic and commercial facilities. I am advised of at least two instances where combined projects, similar in nature to this proposal, were successfully developed.

If there are private developers willing to combine their efforts with ours to develop a community theatre to be owned by Burnaby at an acceptable cost, indeed perhaps at lower cost than otherwise possible, we should investigate the possibility of doing so.

No action would be taken beyond making enquiries and reviewing possible sites without providing appropriate information to Council and seeking further direction and approval from Council. Even at this preliminary stage the implications of the proposed Light Rapid Transit route would be taken into account.

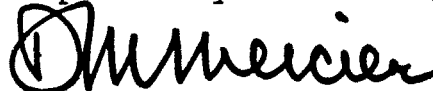
While the legal arrangements regarding a joint development project will be dealt with in detail should a proposal warrant consideration of Council, the theatre, in any development proposal, would be operated in total by municipal staff. Whether such a proposal can be feasible or not, will soon be known.

I would appreciate the concurrence of Council to make preliminary enquiries, working with appropriate staff members, of the prospects of jointly developing with private commercial developers a community theatre in the Metrotown Area, or other suitable locations in Burnaby.

2 ENDA 1980 04 28  
OPY - MANAGER  
- PARKS & REC. ADMIN.  
- TREASURER

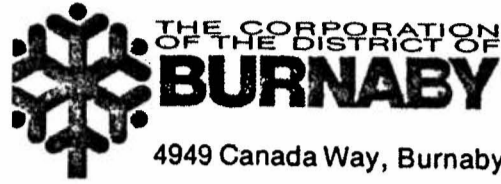
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ATTACH.

Respectfully submitted,



David M. Mercier,  
M A Y O R

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4949 Canada Way, Burnaby, B.C. V5G 1M2

Parks and Recreation Department

Telephone (604) 294-7450

1980 March 28

RECEIVED  
 MAYOR'S OFFICE

Mayor David Mercier,  
 Municipal Hall,  
 4949 Canada Way,  
 Burnaby, B.C.

Dear Sir:

Attached is a complete technical data sheet for the Manitoba Theatre Centre and an inventory of Lower Mainland theatres. I believe the data sheet would be fairly typical of a fully equipped approximate 800 seat theatre. As I have mentioned previously, 800 seats appears to be a workable size for Burnaby, however, at this stage it may be more practical to consider an 800 - 1000 seat range for talking purposes.

In terms of overall dimensions, an 800 seat theatre complex should run in the neighborhood of 25,000 to 30,000 square feet depending on the auxiliary services such as rehearsal halls, dressing rooms, scene shop, size of the lobby area, etc.

The Coquitlam Study indicated a figure of 36,000 square feet which included space for arts and crafts, gallery and museum exhibits which, in Burnaby, are being accommodated and would probably continue to be accommodated at the Century Park Complex.

It should be noted, however, that due to the specialized nature of theatre construction, the cost could run over \$100.00 per square foot.

The City of Vancouver has over the past few years been actively pursuing the concept of combining civic and commercial facilities. They have been successful in two instances recently.

In the first, a private developer was encouraged to include a theatre space on the lower level of a large parking garage on Thurlow Street to house the City Stage organization. Under a city bonus plan, the developer guarantees City Stage a 30% reduction on commercial space rates for the life of their lease.

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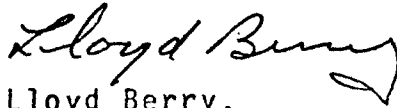
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Mayor David Mercier  
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In the second, the Federal Government was going to provide 50,000 square feet of ground and lower level space designed to accommodate a new Arts and Science Centre on West Georgia within a large scale government building. The government has since decided to defer construction of this project, but the terms of the agreement are available from the Vancouver Planning Department.

Yours truly,



Lloyd Berry,  
Supervisor of Fine Arts

LB/iw

CC: Dennis Gaunt

Encl. 1

INVENTORY OF LOWER MAINLAND THEATRE SPACE

<u>Vancouver City</u>	<u>Approximate Seating</u>
Queen Elizabeth	2800
Orpheum	2800
Playhouse	650
Arts Club - Seymour Street	200
Arts Club - Granville Island	500
David H.Y. Lui	320
City Stage	150
Waterfront Theatre	150
Janus Theatre - 4th Avenue	150
Vancouver East Cultural Centre	320
Metro Theatre	400
Frederick Wood Theatre U.B.C.	500
<u>North Vancouver</u>	
Centennial Theatre	750
Presentation House	200
<u>New Westminister</u>	
New Westminister Sen. Sec.	1400
Douglas College	400 (projected for 1983)
Vagabond Playhouse	150
<u>Surrey</u>	
Surrey Arts Centre	500
Surrey Little Theatre	100
<u>White Rock</u>	
White Rock Playhouse	150
<u>Delta</u>	
North Delta Sen. Sec.	500
South Delta Sen. Sec.	500
<u>Burnaby</u>	
James Cowan Theatre	300
Simon Fraser	450

In addition to this list there are auditoriums in some other schools in the G.V.R.D. of varying seating capacity. There are none in Burnaby. You will note there are only two theatres in the above list in the 600 - 1000 seat range. High production costs of professional theatre now makes the need for a theatre in this range highly desirable because of the increased box office potential.

MANITOBA THEATRE CENTRE

THEATRE INFORMATION

AUDITORIUM Capacity - Orchestra 531  
Balcony 254  
Total Seating 785

Seating - The auditorium is asymmetrical in seating arrangement having a balcony which dips into the left of the orchestra level seats.

Orchestra rake: rows 1 to 12 - 16 degrees  
rows 13 to 20 - 21 degrees

Balcony rake: 28 degrees.

Distances - Front of stage to last row of orchestra....69'6"  
Front of stage to last row of balcony.....75'0"

STAGE DIMENSIONS

Structural Proscenium Opening ... 78'8"W x 48'0" H  
Adjustable False Proscenium Opening ... 62'0" x 32'0"H Max  
... 36'0"W x 16'0"H Min.

Main Curtain Line to Back Wall Stage: ..... 48'  
Free Stage Width, wall to wall .....109'  
Maximum Free Clearance under Fly Galleries ... 37'  
Distance-Centre stage to Counterweight  
Arbors, stage left ..... 56'  
Distance-Centre stage to stage right wall .... 53'  
Stage Apron (front of Main Curtain) ..... 2'  
Width between Calipers ..... 54'  
Upstage width of Calipers ..... 12'  
Downstage width of Calipers..... 8' 9"  
Depth of Calipers ..... 13' 6"

LIGHTING GALLERIES

Three Lighting Galleries are located on each side of the auditorium.

No.1, Stage right & left 15'7" above stage level  
No.2, Stage right & left 23'10" above stage level  
No.3, Stage right & left 32'1" above stage level

The Technical Gallery surrounds the auditorium at 40'0" above stage level. Light and Sound Control Rooms are located on this level.

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STAGE TOWER

Width of Stage Tower	109'0"
Depth of Stage Tower	48'0"
Distance between Stage Tower Galleries	78'6"
Height of stage right gallery from stage floor	40'0"
Height of stage left galleries from stage floor:	
No. 1	40'0"
No. 2	51'0"
No. 3	71'0"
Height, stage floor to underside of grid	75'0"
Clear flying height from stage floor	72'0"
Flying system - Single purchase counterweight	
Counterweight locking rail and rope spot line pin rail located on No. 1. gallery, stage left	
Number of complete 6 line counterweight sets over stage	65
Side Stage Lighting Pipes - 2 each side, 41' long 43' from stage centre. Each individually counterweighted	
Counterweight Battens - normal length	64'
Each Batten of 1½" Nom. pipe, made up of	
2 sections 18'6" long	
2 sections 11'0" long	
2 sections 2'6" long	
Cable locations: 6 lines per set; 12'0", 34'0" and 56'0" on each side of stage centre. Cables on each end removable when use of short batten required.	

STAGE FLOOR TRAP AREA

Depth:	38'0"
Width:	78'0"

Total of 130 traps each 3'0" W x 6'0" L	
First row of 26 traps each 3'0" W x 8'0" L	
Height- Trap room floor to Trap room ceiling	11'0"
Trap room floor to Stage Floor	14'3"

- Stage Floor - 1/8" sheet masonite on pre-cut accoustically treated boxes 3'0" x 6'0" x 7½". Boxes rest on 3'x6'x3' tubular metral frames.
- Orchestra pit traps are 3'x8' with similar sized tubular frames. Trap support foundations and frames are also removable.

Orchestra pit - Created by removing the required number of 3' x 8' trap boxes and frames at the front of the stage and lowering the boxes to any of 4 pre-selected levels.

Level 1	3'0"	below	stage	level	(auditorium floor)
Level 2	4'8"	"	"	"	"
Level 3	5'9"	"	"	"	"
Level 4	6'4"	"	"	"	"

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LOADING AREA

Loading Dock Door 12'0"W x 8'0"H  
Access to 8'4" x 10'0" Freight Elevator with 6,000 pound  
capacity through 8'0" x 8'0" door with provision for  
carrying long objects.

ELECTRICAL INFORMATION

Wiring - 120 - 208 volts; 3 phase; 4 wire; 60 cycles.

Stage Lighting Circuits

Trap Room, on proscenium wall  
4 recessed boxes, 4 x 20 amp. outlets each

Trap Room, left & right of trapped area  
on each side 4 boxes, 4 x 20 amp outlets each  
c/w 25' of cable.  
2 boxes, 4 x 50 amp outlets each  
c/w 25' of cable

Trap Room, upstage of trapped area  
4 boxes, 4 x 20 amp. outlets each  
c/w 25' of cable.

Proscenium wall, stage level  
on each side 1 box, 4 x 50 amp. outlets

Rear Wall  
on each side 1 box, 4 x 50 amp outlets

Hung from Grid, c/w clamps for pipe mounting  
28 boxes, 6 x 20 amp outlets each  
c/w 85' of cable per box

On Grid  
2 boxes, 8 x 50 amp outlets each

Fly Gallery  
on each side 4 boxes, 4 x 20 amp outlets each  
c/w 100' of cable per box.

Lighting Galleries, 6 in auditorium  
on each gallery 1 box, 4 x 20 amp outlets

Balcony Front  
13 x 20 amp outlets  
2 x 50 amp outlets

Technical Gallery  
on each side 1 box 20 x 20 amp outlets  
6 boxes, 2 x 50 amp outlets

Movable Lighting Bridges, 2 over auditorium  
on each side 24 x 20 amp outlets  
3 x 50 amp outlets

Control Console  
Located at the rear of the auditorium  
over the balcony seating.  
Control Lighting Micro set  
Memory System  
80 Dimmers  
900 Cue storage  
Plus 2 Scene Manual preset.

