

RE: REQUEST BY THE BURNABY TENNIS CLUB TO INSTALL AN AIR SUPPORT STRUCTURE FOR SIX MONTHS EACH YEAR AT THE BURNABY LAKE SPORTS COMPLEX FOR THE PURPOSE OF INDOOR WINTER TENNIS PLAY

MUNICIPAL MANAGER'S RECOMMENDATIONS:

1. THAT the recommendations of the Director Recreation & Cultural Services be adopted, subject to prior proof of financial capability of the Tennis Club and to the qualification noted in recommendation No. 2; and
2. THAT any agreements contain a condition requiring annual approval by the Municipal Council; such approval to be dependent upon the determination by the Council that the presence of the air-support structure is not interfering with the development of good quality permanent construction in the Burnaby Lake Sports Complex; and
3. THAT a copy of this report be forwarded to the Burnaby Tennis Club executive.

REPORT

The merit of the Municipality constructing a permanent air-support structure at the Cameron Library and Recreation Center was reported on by the Municipal Manager in Item 4, Report No. 80 dated 1977 November 21. At that time the conclusion reached by the Manager was:

"In putting the various views together and examining them in considerable detail, the Municipal Manager has reached the conclusion that the extra expenditure required for the more permanent fieldhouse type construction, would be worth the extra investment. This decision has been based primarily on the fact that any facility that we construct should have maximum flexibility in order to respond to future needs.

The Manager doesn't feel that the expenditure for an air-support structure would be a sound one in the long term, and that we therefore should proceed to find the additional funds required for the fieldhouse, as the Parks & Recreation Commission does not wish to build a staged project.

This has been a very difficult question to conclude as the conclusion involved not only an objective settlement of tangible factors but also a subjective assessment of intangible factors. Nevertheless, the position taken by the Municipal Manager is that he cannot recommend the construction of an air support structure."

Nothing has caused the Municipal Manager to change that position. In other words, in looking back, he would still not recommend the expenditure of municipal funds for a year-round permanent air-support structure.

What we have before the Municipal Council at this time is a request from a private group to erect an air-support structure with private funds for a six month period each year. In other words, the many risks regarding the technology, the weather, vandalism and the utilization become the concern of private interests. On the other hand, the Municipality owns the courts, and indeed it need not agree with the proposal.

The risks the Municipality takes are related to setting a precedent and to discouraging good quality development in the Central Valley. The air-support structure would be massive, and the site is very small. It is felt by the Municipal Manager, that the Municipality with its strength and foresight for good quality development could resist any pressure that might come and therefore could manage the precedent problem. The Municipal Manager would not hesitate to recommend to Council that a permit not be issued the following year if there were evidence that the structure was discouraging good quality development in the area.

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This in turn is a risk that the Tennis Club must be prepared to face, if it is given authority to proceed with this facility. Appropriate wording would be developed to provide for this condition in the legal agreement. The other issues noted in the report of the Director Recreation and Cultural Services dated 1982 March 10 must also be addressed and provided for in the agreement.

The Tennis Club should also be required, prior to any agreement being executed, to produce evidence satisfactory to the Treasurer that the Club can finance this facility.

Under these circumstances, the Municipal Manager is prepared to recommend that the Tennis Club be permitted to erect an air-support structure at the Burnaby Lake Sports Complex on the basis of the necessary annual permit being required under the Building Bylaw, and subject to annual approval by the Municipal Council

If municipal funds were involved in this proposal and/or if this proposal were for a year round air-support structure, the Municipal Manager would not be recommending it. The financial risks in this particular case, however, would be borne by the Tennis Club.

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