

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

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT Council approve of proceeding with the installation of the air support structure as contained in Recommendations 1, 2 and 3 of Item 11, Manager's Report No. 19, Council Meeting 1982 03 22.

REPORT

On 1982 03 22, Council adopted the following recommendations of the Municipal Manager:

- "1. THAT the recommendations of the Director Recreation and 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 agreement 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."

Attached are reports from the Acting Director Recreation and Cultural Services and the Director Planning & Building Inspection, which arose from the consideration of this matter by the Parks and Recreation Commission at its meeting of 1982 08 11. At that meeting, the Commission approved of all staff recommendations with the following amendment having been made to Recommendation No. 2:

- "2. THAT the Commission approve the Club's application to erect the air support structure based upon the details outlined in this report and subject to an investigation by the Planning Department on the experience of other Municipalities and private users in using an expanded air support facility; this information to be conveyed in a report to Council on 1982 August 23."

The Acting Municipal Manager has reviewed this matter in the light of the Parks and Recreation Commission's latest consideration at its meeting of 1982 08 11. The Acting Manager feels that the Corporation is adequately protected in the Council adoption of the condition requiring annual approval by the Municipal Council. He also feels that the Burnaby Tennis Club would not be entering into the purchase of a used air support structure if it were not satisfied that the end result would be fully acceptable in both its utilitarian and its aesthetic aspects.

\* \* \* \* \*

ITEM SUPPLEMENTARY 22  
MANAGER'S REPORT NO. 48  
COUNCIL MEETING 1982 08 23

179

1982 AUGUST 18

TO: MUNICIPAL MANAGER

FROM: ACTING DIRECTOR RECREATION & CULTURAL SERVICES

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

RECOMMENDATIONS:

1. THAT Council approve the installation of an air support structure for six months each year at the Burnaby Lake Sports Complex.
2. THAT approval of installation is subject to meeting Municipal building approvals and an endorsed licence agreement.

REPORT

The Burnaby Tennis Club has carried out further work on the proposal for a six months per year air-support structure. The Club has met all the requirements as previously stipulated by the Commission and Council. The Club has fulfilled all its obligations in respect to the design and financial aspects of the project.

At its meeting of 1982 August 11, the Parks and Recreation Commission received the attached staff report and approved the recommendations contained therein, with recommendation No:2 being amended as follows:

- "2. THAT the Commission approve the Club's application to erect the air support structure based upon the details outlined in this report and subject to an investigation by the Planning Department on the experience of other Municipalities and private users in using an expanded air support facility; this information to be conveyed in a report to Council on 1982 August 23."

The final approvals are subject to an acceptable fabric on the structure and Council's approval of a legal operating licence agreement.

Cont'd...

ITEM	SUPPLEMENTARY	22
	MANAGER'S REPORT NO.	48
	COUNCIL MEETING	1982 08 23

Attached is a report from the Treasurer on the validation of the Club's financial capability.

Council's approval is recommended so that the project can move forward into the final building approvals.



NEAL DOCKENDORF  
Acting Director Rec. & Cultural  
Services

ATTACH.

ND:hh

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

RECOMMENDATIONS:

181

1. THAT the Commission approve the landscaping and site plan for the construction of the six tennis courts and the installation of the air support structure.
2. THAT the Commission approve the Club's application to erect the air support structure based upon the details outlined in this report.
3. THAT the Commission approve the preparation and execution of a legal agreement between the Corporation and the Burnaby Tennis Club as outlined in this report.
4. THAT the Commission so recommend to Council.
5. THAT the Commission approve the expenditure of \$139,000 from its 1982 C.I.P. for the construction of the tennis courts at the Burnaby Lake Sports Complex, \$130,000 from Burnaby Lake Tennis Courts construction and \$9,000 from Minor Development Account.

REPORT

SUMMARY

The Burnaby Tennis Club has carried out further work on its proposal for a six month per year air support structure. Staff have worked with the Club on the project and the Club's presentation is on this agenda.

The Club was required to meet certain commitments before final approval would be given by the Commission and Council. The following are our comments on how the Club has met these commitments.

FINANCE

Capital Cost of the Acquisition of the Structure

The Club has changed its proposed method of acquisition. It will not now purchase the structure out of capital funds. It will enter into a "lease to buy" agreement and for the first five years, pay a lease rate of \$51,000 per year. The Club's ability to pay will therefore be reflected in its cash flow rather than in its up-front capital funds. If the Club defaults on its payment, the owner will simply repossess the structure. The Corporation will in no way be involved in this transaction.

The Treasurer has indicated that he supports this option as presented by the Club.

Capital Cost of Site Works

The Corporation (\$139,000) and the Club (all remaining costs) will share in the costs of constructing the site works which are required to receive the structure.

Cont'd..

ITEM SUPPLEMENTARY 22  
MANAGER'S REPORT NO. 48  
COUNCIL MEETING 1982 08 23

ITEM SUPPLEMENTARY 22  
MANAGER'S REPORT NO. 48  
COUNCIL MEETING 1982 08 23

ITEM 2  
DIRECTOR'S REPORT NO. 18  
COMMISSION MEETING 82 08 11

Our estimates for these works are as follows:-

	<u>Club Costs</u>	<u>Corporation Costs</u>
1. Court construction (base, playing surface, fencing and lighting)		\$116,000
2. Gas Service	\$ 4,000	
3. Grade beam to anchor the structure	25,000	
4. Kiosk to house equipment	2,000	
5. Landscaping	23,000	10,000
	<u>\$54,000</u>	<u>\$126,000</u>
10% Contingency	5,000	13,000
	<u>\$59,000</u>	<u>\$139,000</u>

The Club will carry out its own work subject to normal approvals and inspectors by Corporation agencies. The exception is landscaping, and \$25,300 (includes 10% contingency) will be payable to the Corporation for the Club's share of the landscaping to be carried out through Recreation and Cultural Services staff.

The Treasurer has indicated that this \$25,300 must be placed in trust with the Treasury Department before work can commence.

In total, the Club will require capital money of \$59,000 to proceed. The Club's operating expenses shown on the two financial sheets included in their submission to the Commission show an allotment of \$60,000 for capital works and a surplus of \$36,400 in the first year. It would appear therefore that the Club will be able to meet this commitment, if it can successfully meet its cash flow needs.

Page 1 of the financial pages headed 'revenue' shows \$45,000 already received from founding members. Since the report was written, an additional \$10,000 has been received. The Club therefore has a minimum of \$55,000 up-front money already in hand, and it is anticipated that further founding member funds will be received.

#### Cash Flow

The Club's cash flow for the first two operating years and as indicated on their two financial sheets show that they should be able to support their ongoing commitment to operate the facility. Our Superintendent of Community Recreation has indicated that in his opinion, the estimates are reasonable and compatible with our knowledge of similar arrangements in other organizations.

The Treasurer has requested that the Club project their cash flow estimate by month for the first season of operation.

#### APPEARANCE OF THE INSTALLATION

##### The Structure

The colouring is translucent white outside and white with a blue lower section inside. The material specification will be within the limits required by the National Building Code. The appearance and specification for the material will require the approval of the Planning and Building Inspection Divisions of the Planning and Building Inspection Department. A sample of the material will be provided by the Club for the Special Commission meeting of 1982 August 11.

ITEM SUPPLEMENTARY	22
MANAGER'S REPORT NO.	48
COUNCIL MEETING	1982 08 23

The Structure - Cont'd..

183

The Club has opted for a double membrane which assists in insulation. The Club has pointed out that the outer membrane is a repossessed structure and that it has already been used for 10 operating months in Eastern Canada. The supplier is guaranteeing that the structure has not had excessive wear and tear and is in first class condition, that is, the same condition it would be in under normal usage for 10 months if initially erected in Burnaby. The structure is free of any cuts, patches or stains. The Club will obtain a letter substantiating its good state of repair.

The Landscape

The landscape has been planned by the Commission's Landscape Architect in discussion with the Planning Department. The cost of landscaping will be \$33,000.00 that is, approximately \$23,000 more than if the Department had been landscaping the outdoor courts only. These extra costs will be absorbed by the Club.

The landscape/site plan will be posted at the meeting for the Commission's approval. One of the main features of the landscaping will be the planting of large specimen evergreen trees.

Parking

The destination for all tennis players will be the Clubhouse for registration prior to moving on to the air support structure to play. This fact, together with supporting statistics regarding parking available in the immediate area, will be submitted to the Planning Department in support of the Department's position that there is not a requirement to build additional parking on the park site immediately adjacent to the air support structure. If a parking lot is required, it will be an extra cost to the Club, estimated at \$18,000.

Approvals

On Wednesday, 1982 August 11, the Department submitted the landscape and site plan to the Planning Department for Preliminary Plan Approval. On the same date, the Club's supplier was scheduled to submit plans for the structure to the Planning Department for a similar Preliminary Plan Approval.

The Planning Department is presently reviewing these items and discussions will take place between their staff and our staff and the supplier over the next few days.

Once all concerns have been met, we will then be open for an application for a Building permit by the supplier.

THE CONSTRUCTION PROCESS

- Grade Beam and Equipment Kiosk

This work will be carried out by the Club's supplier at a direct cost to the Club.

- Service (Gas)

This will be carried out by the Club at a direct cost to them.

- The Courts

This work will be carried out through the Recreation and Cultural Services Department staff.

- Landscaping

This work will be carried out through the Recreation and Cultural Services staff.

The Construction Process - Cont'd..

- Initial Installation of Structure

This work will be carried out by the Club's supplier at a direct cost to the Club (cost is part of the Club's annual lease rate).

ITEM	SUPPLEMENTARY	22
MANAGER'S REPORT NO.		48
COUNCIL MEETING	1982 08 23	

OPERATING THE FACILITY

All work and costs associated with the operating the facility will be carried out and funded by the Club.

- Annual Erection of the Structure

To be carried out by the Club at the Club's cost.

- Annual Dismantling

To be carried out by the Club at the Club's cost. The Club will post a bond annually to cover the cost of dismantling and temporary storage in case of default, estimated at \$3,000.

- Summer Storage

Will be off the site at the discretion and cost of the Club.

- General Operating Costs

All operating costs including salaries, insurance, light, heat, telephone, repairs and maintenance will be at the discretion and cost of the Club.

PUBLIC PLAY

The Club has submitted a proposal which calls for a minimum of 25% of the hours to be devoted to pay-as-you-play public use. Initially, that is, before Club activities build to their maximum, the opportunity of public play will be greater. However, at no time will it fall below the 25% opportunity. Also any other vacant times which occur during Club play will be thrown open to the public on top of the 25% guarantee. A copy of the proposed hours of play is attached as Appendix No:1.

LEGAL AGREEMENT

A legal agreement will now be prepared between the Club and the Corporation and a list of items for inclusion in that agreement is shown outlined on Appendix No:2.

CONCLUSION

It is recommended that the Commission approve the application subject to the following:

- a) Submission of a letter guaranteeing the quality of the used fabric.
- b) Planning and Building Inspection Department granting PPA for the site works.
- c) Planning and Building Inspection Department granting PPA for the structure.
- d) Planning and Building Inspection Department granting a Building permit for the structure.
- e) Approval by Council.
- f) Payment to the Treasury Department of \$25,300 to cover the cost of the Club's share of the landscaping.
- g) Submission to the Treasurer of an outline of cash flow by month for the first season of operation.
- h) Final preparation and execution of the legal agreement.

## APPENDIX 1

ITEM SUPPLEMENTARY	22
MANAGER'S REPORT NO.	48
COUNCIL MEETING	1982 08 23

PUBLIC ACCESS - - BOOKING SYSTEM

It is understood and agreed that persons not belonging to the Burnaby Tennis Club will have a minimum of twenty-five (25) percent access to prime and non-prime playing time.

The club representatives will work with the Department staff to ensure a system is designed that will provide this opportunity.

The general approach is as follows:

1. Approximately 50-60% of the prime and non-prime time will be available for first come first served court books (Pay + Play). Bookings may be made seven days in advance.
2. The booking clerk will monitor the number of requests from club and non-club members for this time.
3. Club members will only be rented court time up to their maximum quota ensuring a minimum of 25% of the total prime time and non-prime time is available for the non-members.  
This may mean non-members could access 50% or more of the available Pay + Play time.  
 These quotas will be agreed to by the department before the system is implemented.

ITEM	2
<del>DIRECTOR'S REPORT NO.</del>	<del>18</del>
<del>COMMISSION MEETING</del>	<del>82 08 11</del>



LICENCE AGREEMENT - TERMS

APPENDIX 2

These terms are presented to indicate the key elements of the agreement and the final agreement will be prepared by the Municipal Solicitor.

ITEM SUPPLEMENTARY 22  
MANAGER'S REPORT NO. 48  
COUNCIL MEETING 1982 09 23

1. The term of the agreement will be five years with possibility of renewal.
2. The air support structure will be erected for no more than a six months period between October 01 and April 30 of concurrent years.
3. The Tennis Club will be responsible for all costs associated with assembly, disassembly, operation, maintenance, insurance and storage of the air support structure.
4. The Tennis Club will provide at their expense all cleaning of the six courts when covered by the air support structure.
5. The Tennis Club will pay all utility costs associated with the air support structure.
6. The Tennis Club will pay all additional costs related to provision of court surface maintenance, net and post systems, that is beyond the normal department standards.
7. The Corporation will provide normal court surface, fencing, outdoor lighting, net and post maintenance, and replacement.
8. The Tennis Club will operate a court booking system that will ensure the non-member access to a minimum of 25% of the prime-time and non-prime court booking time, during indoor season.
9. Court rental rates are subject to an annual review and approval by the Director of Recreation & Cultural Services.
10. The Club will submit annually a financial statement prepared by the Club's auditors.
11. Club membership will be comprised of a minimum of 60% Burnaby residents.
12. Indemnify the Corporation and meet insurance requirements.
13. A building permit must be acquired annually before the assembly of the structure.
14. The Tennis Club will post annually a bond of \$3,000 to ensure the removal of the structure by April 30 of each year.
15. The property of the Tennis Club includes the:
  - Structure fabric
  - Lamps and standards (indoor)
  - Ball costs
  - Furnace/blower assembly
  - Stand-by engine/blower
  - Control equipment.
16. The structure fabric and door-ways will be stored off the site (i.e. not on the park property).
17. The Corporation will have no liability for the lease of the bubble or default thereof.

C.C.  
Municipal Treasurer  
Municipal Solicitor  
Director Planning & Building Inspection

ITEM 2

186

DIRECTOR'S REPORT NO. 18

COMMISSION MEETING 82 08 11

TO: MUNICIPAL MANAGER

1982 August 18

FROM: TREASURER

File: C4-45

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

RECOMMENDATION

1. THAT this report be received for information purposes.

SUMMARY

This report indicates the Treasurer's satisfaction that the Tennis Club has produced financial revenue and operating expense projections to finance the subject facility.

REPORT

On 1982 March 22, Council approved in principle the erection of an air support structure by the Burnaby Tennis Club at the Burnaby Lake Sports Complex for six months of each year for winter tennis play, including the following recommendation:

"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."

The Parks and Recreation Commission are now recommending approval, subject to the Director Planning & Building Inspection's approval, that the Tennis Club be allowed to proceed with this project.

The Treasurer has examined projected revenues and expenditures for the Tennis Club operation for the first two winter seasons and is satisfied that:

- The financial projections for the first two seasons appear reasonable.
- The financial cash flow projections by month indicate sufficient funds will be generated to pay for the Club's capital expenditure, lease commitments and operations in the first season.

The other terms required for the Treasurer's satisfaction are contained in the Parks and Recreation Commission's report.



Howard Karras  
TREASURER

TO: MUNICIPAL MANAGER 1982 AUGUST 20

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: PROPOSAL OF BURNABY TENNIS CLUB TO ERECT  
A SEASONAL AIR SUPPORT STRUCTURE  
BURNABY LAKE SPORTS CENTRE

RECOMMENDATION:

1. THAT the proposal of the Burnaby Tennis Club to utilize a used and modified air support structure for its proposed seasonal tennis facility not be accepted, and the the club's executive be so informed.

REPORT

1.0 INTRODUCTION:

At a special meeting of the Parks & Recreation Commission held 1982 August 11, a proposal was received from the Burnaby Tennis Club, concerning development of its proposed seasonal tennis facility on public land at the Burnaby Lake Sports Complex's Tennis Centre. Council will recall that it has received previous presentations from the Tennis Club as well as numerous past reports from the Director Recreation and Cultural Services and also from the Director Planning & Building Inspection on the proposal. On 1982 March 22 Council adopted a motion providing for the installation of an air support structure on a seasonal basis, subject to a number of conditions including the condition that final approval of the installation would be subject to acceptance of a detailed presentation including such items as structure, colour, landscaping, public access, and the like, and also subject to entering into an appropriate satisfaction of the requirements for development approval.

The position of the Planning Department has been that it would be not in the public's interest to permit the use of this type of structure at this time at such a highly prominent location. Municipal staff received the submission of the Club on 1982 August 06 and learned that the proposal being submitted by the Club at this time is not for a new structure, but rather for a lease to purchase involving a used structure of smaller dimensions which has been in use in eastern Canada, and which has been repossessed by the owner. The structure was deflated and removed from its site and has been in storage since that time. As it is of insufficient size to cover the six courts proposed for the Burnaby Lake Sports Complex, the proposal calls for the membrane to be divided into two halves and a new section of new membrane material to be inserted as a new center section (see attached diagrammatic sketch).

The Planning Department would express concerns about the resulting potentially unsightly appearance, due to the fact that the existing bubble will have experienced weathering, streaking effects, discolouration and fading and possibly stretching, while the proposed new center section will not show the same effect. During the meeting of the Parks and Recreation Commission, several Commissioners expressed similar concerns in this regard, noting that to date it had been assumed that a new structure would be proposed. Reference was made to concerns that it would not have a first quality appearance and would appear to be a secondhand facility from the very outset.

Consequently, the Commission adopted the Director's recommendations subject to a investigation being carried out by the Planning Department with respect to experience in other municipalities with respect to other expanded bubbles. It was requested that the Planning Department report to the 1982 August 23 meeting to Council in this regard.

## 2.0 RESULTS OF INVESTIGATION:

In order to obtain information on the experience of other municipalities where used, expanded bubble membranes have been utilized, our staff sought the assistance of the company which is proposed to supply the structure under the Tennis Club proposal (Four Courts Ltd., 550 Imperial Rd., Guelph, Ont.). Mr. Ralph Farley of that company was present at the Commission meeting to answer questions. Mr. Farley had indicated to the Commission that he has been involved in the expansion of bubbles in this manner on about twenty occasions. However, in discussion with Mr. Farley we were able to obtain references to only three past situations involving the "stretching" of an existing air support structure.

1. The Jericho Tennis Club in the city of Vancouver.
2. An industrial construction bubble in a non-urban area in Alberta.
3. A bubble used as a factory on Mr. Farley's premises in Guelph, Ontario.

Of these, only the first sample is considered to be comparable in terms of use and settings. Planning Department staff have made contact with the representative of the Jericho Tennis Club and also with staff at the City of Vancouver concerning that experience.

## 2.1 JERICHO TENNIS CLUB - SEASONAL TENNIS STRUCTURE:

The Jericho Tennis Club air support structure was first installed in 1971, but was extended by insertion of a new center section in 1973, to its present four court size. According to the spokesman the result was satisfactory; there was no indication of past mechanical connection problems, nor was there a record of objections due to the visual appearance at the time the structure was expanded. Based on current observation, the Club's spokesman was of the opinion that differential weathering effects would be overcome within a period of time by weathering of the total structure. Staff at the Planning Department in the city of Vancouver indicated that the facility is covered by a Development Permit issued 1973 January 23 and that their file shows only one objection being registered, prior to the permit (with respect to view obstruction and interference with accesses).

INDUSTRIAL BUBBLE IN ALBERTA:

No direct reference was provided to a contact for this construction bubble, and as the situation concerning use in a non-urban, construction-camp setting is not relevant to the matter under discussion, this example was not investigated.

INDUSTRIAL BUBBLE IN GUELPH, ONTARIO:

Contact was established with a staff member at the Planning Department in the city of Guelph; the staff member indicated that the structure is located in an industrial setting, on a site shared with the Wellington Racquet Club. The Racquet Club itself has a tennis bubble and the factory bubble operated by Four Courts Ltd. has not been the subject of any complaints as to appearance. It was felt by the staff member involved that this was due to the location of that expanded bubble in the industrial location where appearance would be of less concern than for one situated in a residential or recreational area.

2.2 Burnaby Planning Department on the recommendation of Mr. Farley also contacted other individuals who have experience with tennis bubbles with reference to general appearance, durability, and cleaning of the outer membrane. In this connection, it must be reported that while all respondents expressed confidence in the services provided by Mr. Farley's company, a general comment concerning their experience in attempts at cleaning bubble membranes was that it was quite inadequate. The conclusion is that steam cleaning and hand cleaning utilizing workmen with lifelines and brushing with detergents on the erected structure do not achieve a satisfactory improvement on discoloured or weather-streaked bubble fabric. As a result, in spite of extensive efforts, cleaning existing soiled membranes does not guarantee a quality appearance compared with a new structure.

3.0 CONCLUSION:

From the investigation conducted and from observations of existing air-supported structures in the Vancouver area it is evident bubble membranes are subject to streaking, soiling, and discolouration in normal use and that a significant difference in appearance with reference to appearance of new fabric may be evident. (A set of photographs of existing local bubbles will be available at the Council meeting.) We have received an indication that differences will reduce over the period of a year or two, as the new fabric section also weathers, but it is also clear that attempts to clean existing soiled fabric sections are not likely to be satisfactory.

Without an actual visual inspection of the existing membrane, and physical comparison with a section of new material, it is impossible for anyone to state precisely how marked a difference will be evident. However in view of the effects of an eastern winter it is not unreasonable to assume that the existing structure would not be in "as new" condition.

From an environmental point of view, the introduction of a very large air support structure at a highly visible location adjacent residential areas cannot be recommended. The prospect at this time of allowing the placement of a used structure, modified by the insertion of a new section, is not attractive and in our opinion, could result in a further degradation of the area.

PROPOSAL OF BURNABY TENNIS CLUB TO ERECT  
A SEASONAL AIR SUPPORT STRUCTURE  
BURNABY LAKE SPORTS CENTRE  
1982 AUGUST 20 ..... PAGE FOUR

ITEM	SUPPLEMENTARY	22
MANAGER'S REPORT NO.		48
COUNCIL MEETING	1982 08 23	

191

No one can assure the degree of compatibility in the appearance of the modified structure when it is in place, it is the view of this department that Council should insist that if an air support structure is to be erected on the site it be of first quality from the outset. It is therefore being recommended that the current proposal to utilize a used structure be denied.



A. L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION

DGS/gl  
Attachment

cc: Director Recreation & Cultural Services  
Municipal Treasurer

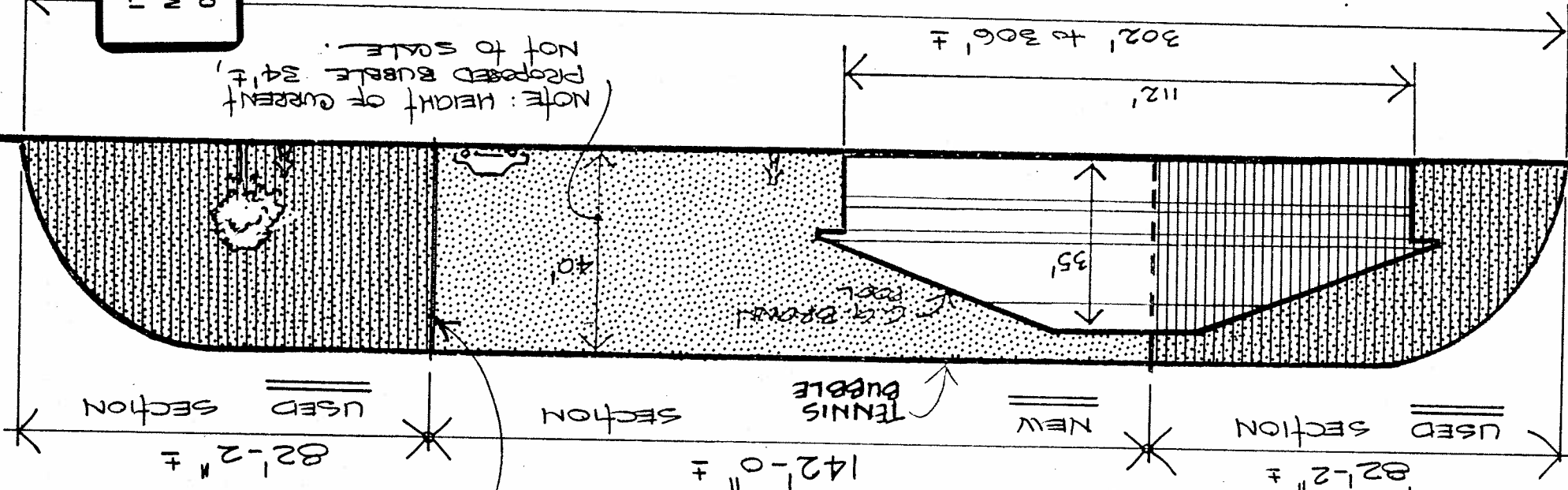
# SCHEMATIC PROFILE

EAST-WEST LONGITUDINAL PROFILE OF A TENNIS BUBBLE TO COVER 6 COURTS. 302' LONG, 118' WIDE ± 40' HIGH APPROX. EAST-WEST PROFILE OF C.G. BROWN POOL SUPERIMPOSED AS AN EXAMPLE COMPARISON.

ALSO SUPERIMPOSED AS A SCALE REFERENCE

- 6' PERSON.
- AUTOMOBILE
- 20' HIGH TREE

OVERLAPPING MECHANICAL FIELD JOINT (TYPICAL)



BURNABY PLANNING DEPARTMENT.

1982 MARCH  
SCALE: 1" = 30'

(REVISED 1982 AUGUST TO REFLECT PROPOSED EXPANDED EXISTING MEMBRANE) TO UTILIZE & USED,

~~ITEM 13  
MANAGER'S REPORT NO. 19  
COUNCIL MEETING 1982 03 22~~

ITEM SUPPLEMENTARY 22  
MANAGER'S REPORT NO. 48  
COUNCIL MEETING 1982 08 23





Re: REQUEST FOR 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

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT Council approve of proceeding with the installation of the air support structure as contained in Recommendations 1 and 3 of Item 11, Manager's Report No. 19, Council Meeting 1982 03 22, subject to Recommendation #1 being amended to read as follows:
  1. THAT the recommendations of the Director Recreation and Cultural Services be adopted, subject to prior proof of financial capability of the Tennis Club and subject to an annual building permit process being initiated to erect and remove the air support shelter with shelter erection subject to annual approval by the Municipal Council.

REPORT

Item 22 Supplementary, Manager's Report No. 48, Council Meeting 1982 08 23, contains an error in having reported that all three recommendations of the Municipal Manager in his Report of 1982 03 22 were adopted by Council.

It should have been reported that the Council did not adopt Recommendation #2 and amended Recommendation #1. The Council then adopted Recommendation #1 (amended as shown) and Recommendation #3, Municipal Manager's Report No. 11, 1982 03 22, as follows:

- "1. THAT the recommendations of the Director Recreation and Cultural Services be adopted, subject to prior proof of financial capability of the Tennis Club and subject to an annual building permit process being initiated to erect and remove the air support shelter.

3. THAT a copy of this report be forwarded to the Burnaby Tennis Club executive."

Even though Recommendation #1 is made conditional upon "... an annual building permit process being initiated to erect and remove the air support structure.", the Acting Municipal Manager is of the opinion that it does not go quite far enough to protect the Corporation in a case where it becomes necessary to enforce action based on aesthetic considerations. The building permit process alone does not allow the use of discretion in enforcing aesthetic aspects of the type discussed in the report of the Director Planning and Building Inspection in the event that it ever becomes necessary to take such action. For this reason, the Acting Municipal Manager is recommending that Council re-impose the requirement that annual Council approval be obtained for shelter erection only.

\* \* \* \* \*

c.c. Director Planning & Building Inspection  
Director Recreation and Cultural Services  
Director Engineering

