

RE: PROPOSAL BY THE BURNABY HORSEMEN'S ASSOCIATION TO CONSTRUCT
AN INDOOR RIDING ARENA AND 24 ADDITIONAL STABLES

MUNICIPAL MANAGER'S RECOMMENDATION:

1. *THAT the recommendations of the Director Recreation & Cultural Services be adopted.*

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1983 AUGUST 02

TO : MUNICIPAL MANAGER
FROM: DIRECTOR RECREATION & CULTURAL SERVICES
RE : PROPOSAL BY THE BURNABY HORSEMEN'S ASSOCIATION TO CONSTRUCT AN INDOOR
RIDING ARENA AND 24 ADDITIONAL STABLES

RECOMMENDATIONS:

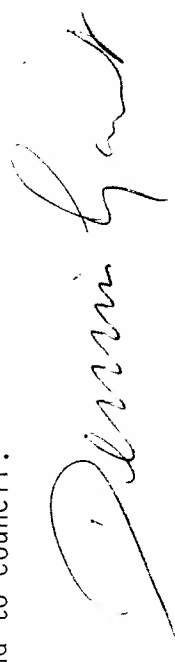
1. THAT Council give approval in principle to the Burnaby Horsemen's Association to proceed with the construction of an indoor riding arena on the public park known as Burnaby Equestrian Centre at the east end of Burnaby Lake.
2. THAT Council give approval in principle to the Burnaby Horsemen's Association to proceed with the construction of a third horse barn (24 stables) on that part of the Burnaby Equestrian Centre leased to the Association.

REPORT

At its meeting of 1983 August 03 the Parks and Recreation Commission received the attached report on the above subject and approved the following recommendations contained in the report:

1. THAT the Burnaby Horsemen's Association be given approval in principle to proceed with the construction of an indoor riding arena on the public park known as Burnaby Equestrian Centre at the east end of Burnaby Lake.
2. THAT the Burnaby Horsemen's Association be given approval in principle to proceed with the construction of a third horse barn (24 stables) on that part of the Burnaby Equestrian Centre leased to the Association.
3. THAT the Commission so recommend to Council.

PAL:ps
Attach.



DENNIS GAUNT
Director Recreation &
Cultural Services

ITEM	15
MANAGER'S REPORT NO.	51
COUNCIL MEETING	1983 08 08

ITEM 17
 DIRECTOR'S REPORT NO. 16
 COMMISSION MEETING 83 08 03

RE: PROPOSAL BY THE BURNABY HORSEMEN'S ASSOCIATION TO CONSTRUCT AN INDOOR RIDING AREA AND 24 ADDITIONAL STABLES

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RECOMMENDATIONS:

1. THAT the Burnaby Horsemen's Association be given approval in principle to proceed with the construction of an indoor riding arena on the public park known as Burnaby Equestrian Centre at the east end of Burnaby Lake.
2. THAT the Burnaby Horsemen's Association be given approval in principle to proceed with the construction of a third horse barn (24 stables) on that part of the Burnaby Equestrian Centre leased to the Association.
3. THAT the Commission so recommend to Council.

REPORT

At its meeting of 1983 July 06 the Commission received a written proposal and delegation from the Burnaby Horsemen's Association outlining their proposal to construct an indoor riding arena and 24 additional stables. The Commission referred the proposal to staff for report back.

This proposal fits in with the long-range planning of the Commission for the Burnaby Equestrian Centre.

In addition to requesting approval in principle and permission to proceed, the Association's proposal requests the Commission's financial assistance in the following three areas:

1. To complete the finishing of the interior of the indoor arena (page 7 of the proposal).
2. To purchase and donate a house for occupancy by the Association's caretaker (page 7).
3. For the construction of parking facilities (page 8).

Commission Funding:

With the exception of parking lot construction, the Commission does not have any other allowance for capital expenditures on the Equestrian Centre in its five year plan. The question of what priorities such expenditures might hold beyond the five year plan is uncertain and not a matter of record. Because of current financial restraints, it is probable that the Commission's five year capital plan will have to be stretched out and implemented over a greater number of years. This would therefore suggest that the Commission would not be putting funds into the development of the Equestrian Centre for another 8 to 10 years.

It would not be recommended, therefore, that the Commission commit itself to capital expenditures for the interior finishing of the arena or the purchase of property for a caretaker's house. If these items are not implemented in any other manner, the Commission can continue to consider them from year to year in conjunction with its normal capital budget process. The Commission does have funds in 1983 for the construction of parking directly related to the need to host the 1984 B.C. Summer Games.

Land Acquisition:

When the agreement was reached between the Corporation and G.V.R.D. for G.V.R.D. to take over the management of Burnaby Lake, certain areas were excepted from the lease which formed the base for that management agreement. The majority of the 20 acres which comprised the original Equestrian Centre were so excepted. However, although original plans had called for the purchase of the remaining properties along Avalon Avenue and Cariboo Road for the Equestrian Centre, these two strips of property were now included in the lease to G.V.R.D. and, therefore, have become part of a G.V.R.D. priority program for the acquisition of properties for the completion of the Burnaby Lake Regional Park. At the present time, the acquisition of these properties has a low priority with G.V.R.D. However, an approach could be made to G.V.R.D. to consider the advancement of any one of these properties which when purchased could be turned over to the Association for the purpose stated. It is recommended that the Association first approach the G.V.R.D. directly with this request.

Equestrian Activities:

In reviewing the proposal and discussing it with Association representatives staff have come to the conclusion that public participation in equestrian activities should follow the following order of priority:

1. Free and open access to outdoor riding facilities in the Equestrian Centre and along designated bridle trails. This is now available to the public and will improve as trails are developed.
2. Participation in competitive equestrian events which are held at the Equestrian Centre under the auspices of the Association - this option is presently open to both riders and spectators.
3. A membership in the Burnaby Horsemen's Association to allow the member to take part in all Association activities - this option is presently open to Burnaby residents.
4. The opportunity to take riding lessons at the Equestrian Centre - this opportunity has been available to Burnaby residents now for several years under a cooperative venture between the Commission and the Association. The Association has taken the initiative as outlined in its Letter of Understanding with the Commission. The Association should be asked to state its reasons for moving from the present intent of the Letter of Understanding which states that the Association will provide the stalls for such lesson horses.
5. The opportunity to rent a horse for trail riding through a livery stable operation - this option is not presently available and there are a number of ramifications connected with it which require a lot of further study before either the Commission or the Association should embark upon such a program. It is proposed that this study take place independent of the decision to build an arena. The arena will enhance the opportunity for such a livery service if the decision is ever made to put it in place.

Equestrian Trails:

The proposal makes reference to the fact that the Association sees the need for the upgrading, interconnection and advancement of equestrian trail development in Burnaby to absorb the additional equestrian activity which they anticipate. In particular, they have asked for access to the south side of the freeway, in the vicinity of Robert Burnaby Park. Although connected to the construction of the arena, this is a topic that can be dealt with independent of the arena development and we would therefore propose that staff come forward with an information item for the Commission at a future meeting outlining the Commission's present options for advancement of the trail development program.

Construction of an Additional Horse Barn:

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The Association has asked for approval to proceed with the construction of a third horse barn on that 5 acres of the Centre that the Association leases from the Corporation for this purpose. This is permitted within the terms of the lease and will be financed entirely by the Association through its members occupying the new barn. The construction will have to meet all building and planning regulations and would be subject to agreement between the Corporation and the Association. It is appropriate for the Commission to approve the request in principle, following which staff would work with the Association toward the next step of the process.

Construction of the Indoor Riding Arena:

Staff endorse the arguments put forward by the Association regarding the advantages of having the indoor arena available. We applaud the initiative of the Association in bringing this matter to the point they have and we recommend that the Commission approve the proposal in principle and encourage the Association to advance to the next step. These approvals in principle should also be submitted to Municipal Council for approval in view of the fact that Council would subsequently have to approve any legal agreements drawn between the Association and the Corporation giving authority for the construction of buildings on Corporation property.

We would suggest that the following be the position of the Commission which it would communicate to the Association with respect to the arena:

1. That the Burnaby Horsemen's Association be permitted to go ahead with the construction of the arena if the proposed location meets Planning and Building Inspection requirements and subject to all other normal building regulations.
2. That the staff and Association draft an agreement covering the rights of the Association to construct the arena on Corporation property.
3. The Burnaby Horsemen's Association will be granted a 5 year licence to occupy and operate the arena.
4. All operating costs to be at expense of the Burnaby Horsemen's Association.
5. Burnaby Horsemen's Association to provide all the necessary insurance through the licence to occupy, plus any other legal requirements necessary.
6. The Commission not to pursue the acquisition of a house at this time for occupation by a caretaker.
7. The Association to first approach the G.V.R.D. to ask for an advance in priority of the purchase of one house which could then potentially be turned over to Burnaby Horsemen's Association for their caretaking purposes.
8. The Commission to commit itself to the construction and maintenance of necessary parking as mutually agreed with the Association.
9. That the question of rental horses/livery service be separated from the question of horses for lesson purposes.
10. That the Association be asked to comment on the present Letter of Understanding and give its reasons why changes should be made to lesson horse provision and stabling. Following this the question of lesson programs will be further reviewed.
11. That the Commission and the Association commit to mutually carrying out further investigation into the advisability of creating a rental horse/livery service and that a decision on the funding, construction and management of such a service be postponed until completion of that research.
12. That at this time the Commission not commit to funding and constructing the internal finishing of the arena.

ITEM

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MANAGER'S REPORT NO. 51

COUNCIL MEETING 1983 08 08

ITEM

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DIRECTOR'S REPORT NO. 16

COMMISSION MEETING 83 08 03

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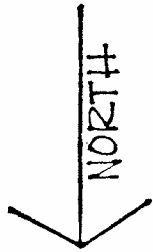
13. That the Commission commit to reviewing the potential for the funding of the internal finishes from year to year as it deals with its annual preparation of the five year capital plan.
14. That the Association be encouraged to continue with the internal finish if it is able.

Attached for the Commission's information is a copy of Drawing #OP9-3-16s showing the layout of the Equestrian Centre and a copy of the Letter of Understanding.

DG:lm/ps

Attach.

cc: Director of Finance
Municipal Solicitor

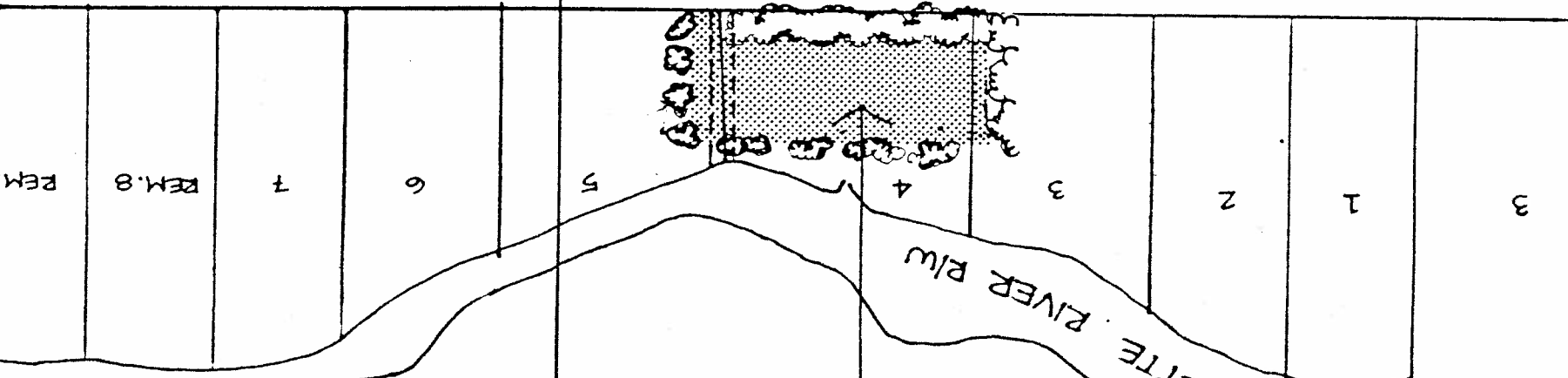


ITEM 17
 DIRECTOR'S REPORT NO. 16
 COMMISSION MEETING 83 08 03

CARIBOO RD.

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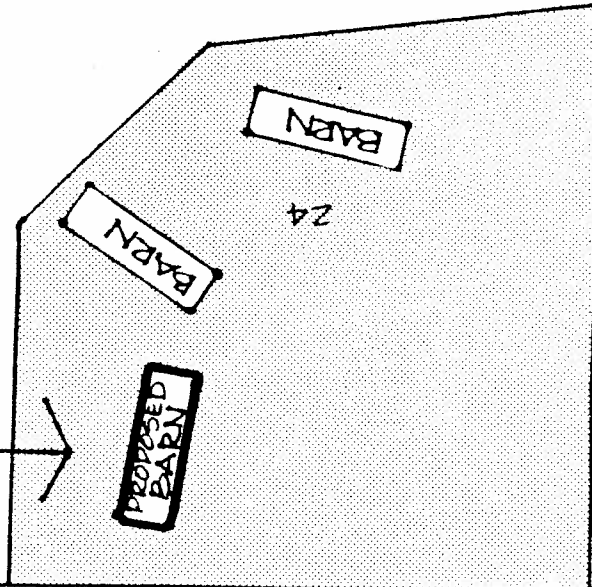
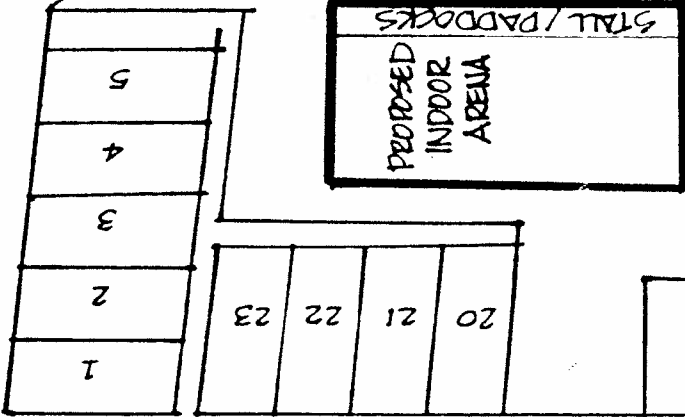
GAGLIARDI WAY



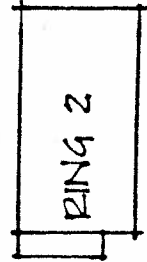
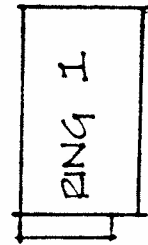
AVALON AVE.

LEASE SITE

PROPOSED PARKING LOT LOCATION.



ITEM 15
 MANAGER'S REPORT NO. 51
 COUNCIL MEETING 1983 08 08



BURNABY LAKE EQUESTRIAN CENTRE
 PROPOSED INDOOR ARENA (WITH STALLS/PADDOCKS) & BARN
 BURNABY RECREATION & CULTURAL SERVICES DEPARTMENT
 DRAWN BY L.W. • DATE: JUNE 2, 1983 • SCALE 1:2000 • Dwg# CR-9-3-165

LETTER OF UNDERSTANDING made this 29th day of Nov^r 1971 by the Burnaby Horsemen's Association (hereinafter called the "Association")

WHEREAS the Association has entered into a Lease with The Corporation of the District of Burnaby dated the 1st day of May, 1971 (hereinafter called the "Lease").

W I T N E S S E T H A S F O L L O W S :

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1. The Association will continue to provide the guidance necessary to operate horsemanship programs such as public riding lessons and other equestrian events. At the present time, for example, horsemanship and riding programs are offered by the Association through the Parks and Recreation Department. The Instructors are paid directly by the Department but the Association provides many volunteer hours plus horses and equipment to ensure the success of these programs. The rate at which these kind of programs can expand will depend upon the resources of the Association and the extent of the program will vary from time to time depending upon its ability to provide the necessary help. The intent of this item is to express that in concert with the Parks and Recreation Commission the objective of the Association is to promote as much public involvement in equestrian programs as possible.
2. The Association's policy will be one of commitment to the purchase of as many stall licenses as possible in order to achieve the objective of having as many stalls as possible under Association ownership. The Association, therefore, commits itself to place such funds, as it shall deem advisable and which are available to it, having regard to all its other commitments, into the purchase of such stall licenses.
3. The stall licenses purchased by the Association shall be disposed of in the following order of priority.
First priority - an attempt will be made to purchase an Association horse and place it in the stall and then locate a suitable member who would undertake to look after and feed the horse and pay the stall rental in return for use of the horse. The horse would then be used for public purposes such as lessons or riding with the type of use and the number of hours of use each week to be at the discretion of the Executive. An alternate to this possibility is to locate a member who is willing to place a horse in the stall on a rental basis and have it made available for such public use. This latter alternative is, however, considered

to be difficult to achieve and therefore the probability is that alternative number one will be adopted. 155

Second priority - Where it is not feasible to fill the stall under priority one, the Association can negotiate a regular rental of the stall under the normal rules.

4. It shall be clearly understood by Association members using a stall that they have not purchased a piece of real estate but have prepaid twenty years of rental. The Association will achieve this by having every licensee presently using a stall sign a new License Agreement (hereinafter called the "License"), a copy of which is attached hereto and marked Appendix "A".

5. The new Lease shall commence October 1, 1979 and end September 30, 1999.

6. The costs of a stall shall be equally shared by the occupants thereof over the life of the Lease and any extension thereof and no occupant of a stall shall make a profit from the use of, subletting of and assigning of such stall. The Association will achieve this by having every occupant sign a License.

7. All funds accruing to the Association from the licensing and rental of stalls shall be placed in a special bank account to be used to carry out those equestrian capital works to be mutually agreed to between the Association and the Administrator. Equestrian capital works shall be interpreted as meaning any of the following:

- (a) purchase of the license of stalls
- (b) major barn maintenance, and
- (c) construction of new equestrian facilities

8. The licensee of a stall shall not allow it to be unoccupied by a horse for more than three months. The Association shall amend its By-laws so that a licensee of a stall may not allow it to remain unoccupied by a horse for more than three months.

9. The licensee or renter of any stall shall have the complete use of that stall and the paddock on the said demised premises as described in the Lease.

10. Burnaby Taxpayers and/or Residents shall have the first right to license or rent a stall that becomes available for use. The Association shall enter their names and addresses in a Directory (hereinafter called "Directory 'A'"). The Association shall enter their names in Directory 'A' as they are received by the Association. The Association shall enter the names and addresses of Non-Burnaby Taxpayers and/or Residents in a Directory (hereinafter called "Directory 'B'") and they shall not be allowed to rent a stall until the persons listed in Directory 'A' have had an opportunity to rent a stall. This clause shall come into effect July 1, 1977. A person listed in Directory 'A' who subsequently becomes a Non-Taxpayer or Non-Resident of Burnaby shall be struck off Directory 'A' by the Association.

11. The Association desires to be able to enforce its By-Laws, and its rules and regulations and for the Burnaby Parks and Recreation Commission (hereinafter called the "Commission") to be assured of such enforcement. This can be achieved by involving the Commission and the Commission's representatives in various aspects of the management of the Association. It is understood by the Association that the involvement of the Commission shall be the absolute minimum required to assure that proper conduct of the Association's affairs, compatible with the use of public property and public funds implicit in the Burnaby Equestrian System, and that it is not the intention of the Commission to become involved in the day-to-day details of the management of the Association where such details are not concerned with any potential abuse of the management of public property and/or public funds. Such management assistance can be obtained through the following:

(a) by having the following intent expressed in the amendment to the Lease:

"All rules and regulations made by the Association pertaining to the management, control, and use of the barns, including the stalls therein, shall have no force and effect until approved in writing by the Burnaby Parks and Recreation Commission.

Dated this 29 day of November, 1979.

The Seal of the Burnaby Horsemen's Association was hereunto affixed in the presence of:

A. H. Anderson

Melinda Don
Vice President

