

ITEM	4
MANAGER'S REPORT NO.	34
COUNCIL MEETING	1983 05 09

RE: PROPOSAL FOR A FAMILY RECREATIONAL/FITNESS PARK
BURNABY LAKE SPORTS CENTRE AREA

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1983 MAY 03

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: PROPOSAL FOR A FAMILY RECREATIONAL/FITNESS PARK
BURNABY LAKE SPORTS CENTRE AREA

RECOMMENDATION:

1. THAT a copy of this report be referred to the Parks & Recreation Commission for information.

REPORT

1.0 BACKGROUND:

A proposal for a recreational/fitness centre for the Burnaby Lake Sports Centre area has been received from Purcell Management Limited (copies have been placed in Council member's mail). The purpose of this report is to provide Council with information on the proposal and advise Council that staff will be pursuing discussions with the developer to ensure that the land uses proposed and quality of development conform to the sports oriented nature of the Burnaby Lake Centre. Upon resolution of the question of the land use, discussions will proceed on alternative potential locations and lease rates for Municipal-owned property between staff and the developer. When these issues are substantially resolved, the developer will make a rezoning application and a proposal for the land lease.

2.0 PROPOSAL FOR DEVELOPMENT:

A proposal has been received in the form of a brochure prepared by Purcell Enterprises and Iredale Architects outlining a family fitness park. Uses are primarily outdoor and will include a waterslide, a wave pool, jogging track, roller skating track, swimming pool, exercise pool, open air game courts, weight lifting, fitness class areas and picnic areas. A fieldhouse with changing rooms, food services, administration and a ball court is proposed. Users would pay an entry fee and then have use of all the facilities on an informal basis. These uses represent a mixture of sports facilities such as ball courts and amusement/recreational facilities such as the waterslide.

The planning for the Burnaby Lake Sports Centre has always envisioned the development for high quality athletic facilities in the form of public facilities, private clubs such as tennis, raquetball and organized sports facilities such as sports training centres proposed for example by "Sport B.C." some years ago, and recently by the Whitecaps Soccer Club. Proposals for miniature golf, trampolines, waterslides and similar highway oriented amusement park uses have always been referred to the appropriate commercial zones in which they are permitted in the Municipality.

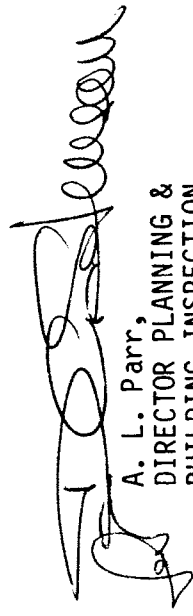
The current proposal has some of the elements of the amusement parks, for example the waterslide, which would be a key economic element, and also has significant sports activities. Staff believe that this concept, as proposed with the full range of activities, would be a good contribution to the sports centre amenities if properly planned and developed.

This project can only be supported if assurances are given that the full range of activities is installed and the high quality design and landscaping can be completed before the operation is opened to the public.

3.0 PROCESS:

The Developer is requesting that a site suitable for this project be identified and that the Municipality be prepared to negotiate a lease for the site. An area of approximately 3 ha (8 acres) is required. The Planning & Building Inspection staff are prepared to identify a suitable site which is in a location that will not conflict with future sports centre development sites and which is appropriate in terms of the avoidance of freeway oriented development and has good development potential in terms of the availability of services and suitable foundation conditions. The matter of the lease rate and terms will need to be negotiated with the Municipal Solicitor. The Director Engineering will be required to assess the adequacy of the services required on the alternative sites.

Once the site study is completed; the developer will be in a position to make a rezoning application for the consideration of Council.



A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

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cc: Municipal Solicitor
Director Engineering
Director Recreation & Cultural Services