

**THE CORPORATION OF THE DISTRICT OF BURNABY
COMMITTEE FOR A CENTRE FOR THE PERFORMING ARTS**

1987 MAY 29

His Worship, The Mayor
and Aldermen

Madam/Gentlemen:

**RE: A BOOKING THEATRE FOR BURNABY'S METROTOWN - THE REPORT OF THE COMMITTEE
FOR A CENTRE FOR THE PERFORMING ARTS**

RECOMMENDATIONS:

1. THAT a 750 seat (plus or minus) booking theatre be built in Burnaby.
2. THAT a Referendum be put to the electorate at the election of 1987 November 21 in the amount of \$13,500,000 to finance the construction of a booking theatre in Metrotown with appropriate upgrading of fine arts facilities at Deer Lake Park.
3. THAT the recommendation containing reference to upgrading facilities at Deer Lake Park be referred to the Parks & Recreation Commission for approval.
4. THAT the subject of the method of operation of the proposed theatre be dealt with by Municipal Council on a future occasion when firm financing and construction dates have been set for the booking theatre.
5. THAT \$50,000 for referendum administration be approved from the 1987 Operating Budget Contingency, and \$30,000 for architectural studies from the 1987 Capital Budget Contingency.
6. THAT a copy of this report be forwarded to the Parks and Recreation Commission, the Burnaby School Board, the Burnaby Library Board, the Burnaby Arts Council and the Burnaby Art Gallery Association for information.

REPORT

SUMMARY

On 1987 January 05 Council appointed a Committee to study the establishment and location of a theatre in Burnaby. The Committee has met over a five month period using both citizen and professional input. This report will outline the steps taken in the study and recommend the establishment of a major 750 seat theatre in Burnaby's Metrotown for combined professional and community use, together with the upgrading of community fine arts facilities at Deer Lake Park.

INTERNAL DISTRIBUTION:

: - AGENDA - 1987 JUNE 08
: - COPY - MUNICIPAL MANAGER
: - DIRECTOR FINANCE
: - DIR. REC. & CULT. SERV.

THE COMMITTEE'S MANDATE

At its meeting of 1987 January 05 Municipal Council by motion, approved in principle a referendum to borrow money for the construction of a Centre for the Performing Arts and struck a Committee to study the various issues surrounding this approval and report back to Municipal Council with recommendations.

In summary, the Committee's mandate was by 1987 April 30 to report on:

- a) The concept and configuration of such a facility.
- b) The estimated capital cost and the estimated ongoing operations cost of such a facility.
- c) Where this facility should be located, i.e. Metrotown or Deer Lake Park.
- d) What appropriate Municipal body should operate the facility.

Council by motion on 1987 April 21 approved extending the Committee's reporting deadline to 1987 June 01. A full copy of the Council resolution of 1987 January 05 is attached to this report, labelled Appendix #1.

MAKE UP OF THE COMMITTEE AND SCOPE OF ACTIVITY

The Committee members represented Municipal Council, the Burnaby School Board, the Parks and Recreation Commission and the Burnaby Arts Council. The Municipal Manager also attended most Committee meetings. Staff resources were provided by the Director Recreation & Cultural Services with support from the staff of the Parks & Recreation Department, the Planning & Building Inspection Department and Burnaby School Board. A full list of Committee members is attached, labelled Appendix #2.

The Committee met approximately every second Thursday over a 19 week period and included in its activities the following:

- a) Eight Committee meetings.
- b) Site visits to the Surrey Arts Centre and the Richmond Gateway Theatre.
- c) The commissioning of a consultant study on a booking theatre audience in Burnaby.
- d) The convening of a public hearing at which it heard representatives of twelve community groups.
- e) Receipt of fifteen staff reports.
- f) Receipt of statistical surveys by the Parks & Recreation staff and the Burnaby Arts Council.
- g) Surveys of other theatres and theatre professionals in the Lower Mainland.
- h) Contact with fifteen municipalities and receipt of information on their theatre operations.

MAJOR REPORTS RECEIVED

Of the materials received by the Committee, three reports were of major significance:

- 1) 1987 March 12 - A report from the Director Planning & Building Inspection, entitled "Centre for the Performing Arts - Site Selection criteria".
- 2) 1987 April 09 - A report from the Director Recreation & Cultural Services, entitled "Establishment of a Municipal theatre in Metrotown".
- 3) 1987 May 14 - A report by the Cornerstone Planning Group Ltd., entitled "Burnaby Theatre - Potential audience analysis". (The Committee also interviewed the representatives of the Cornerstone Group at its meeting of 1987 May 14.)

In view of the importance of these three reports in the Committee's deliberations, a copy of each report is attached separately and included with each Alderman's Agenda package.

DEFINITION OF AN APPROPRIATE THEATRE

Early in its deliberations the Committee realized that it must define its nomenclature and, therefore, used the following definitions:

- a) A Recreation Theatre - A theatre used solely for performances by local community groups, i.e. citizens whose primary objective is to take part in theatre productions (although they welcome an audience when appropriate). This is sometimes referred to as a "user driven" theatre.
- b) A Booking Theatre (alternate title: A Presenter Theatre) - A theatre designed to accommodate professional groups and community groups, primary objective of which is to cater to large audience participation. This is sometimes referred to as an "audience driven" theatre.

The Committee also agreed that in speaking of a booking theatre, at no time was it speaking of a theatre that would be for 100% professional presentation. At all times, the Committee has been considering a booking theatre which would cater to both professional and community events for audience participation, at a balance of perhaps 50-50 or a variation of that balance within the parameters of 60-40. The commitment was to establish a good solid base of professional presentations with the theatre available for better quality or larger audience community presentations as appropriate.

SCHOOL BOARD INVOLVEMENT

From the beginning, there has been School Board Trustee participation at the Committee level and School Board staff support from the Superintendent of Schools. Discussions have taken place between the staffs of the Parks & Recreation Department and the School Board and the Committee has received verbal and written reports on the School Board's needs and its potential participation.

School Board representatives are pleased that Council is considering the construction of a major theatre. They anticipate active use of the theatre given that it has a minimum of 650 seats and that access criteria and costs of such access are structured at such a level that School Board participation is practically and economically possible.

PARTICIPATION BY MUNICIPAL FINE ARTS ORGANIZATIONS

Burnaby Arts Council

The Burnaby Arts Council has been heavily involved in this process from the beginning through membership on the Committee, Committee consideration of Arts Council statistical surveys, studies and written representations and appearance by Arts Council member groups at the Public Meeting.

The Arts Council was very strong in its presentation that an early Corporation priority should be the upgrading of arts facilities at Deer Lake Park for the hands-on theatre user citizens of Burnaby who wish to become personally involved in theatre productions. In the Arts Council's opinion such upgrading could even include the construction of a major theatre in Deer Lake Park.

Summary of Public Meeting

A Public Meeting for the purpose of receiving presentations from interested groups or individuals on a Centre for the Performing Arts was held on 1987 March 12.

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Presentations were made on behalf of eleven groups and one individual (see Appendix #3 for list of speakers). With one exception, the representatives were all users of the studio and/or theatre facilities at Deer Lake Park and members of the Burnaby Arts Council.

The main concern of the presenters was the improvement of the facilities they now use. Many speakers expressed concern that a relocation of these facilities would destroy the atmosphere and group inter-relationships which now exist at Deer Lake Park.

A copy of the presentations made by those organizations which provided a written submission is available in the office of the Director Recreation & Cultural Services for those Aldermen wishing to read it.

Burnaby Arts Centre

The Burnaby Arts Centre has also been involved through participation by Parks & Recreation Fine Arts support staff at Committee meetings and submission of various statistical surveys and reports for the Committee's consideration.

Parks & Recreation Commission

The Parks & Recreation Commission has been kept informed and the Commission provided the capital funds necessary to commission the Cornerstone Planning Group to carry out the audience analysis study referred to elsewhere in this report.

Burnaby Art Gallery

The Burnaby Art Gallery has not been part of the process except through its status as a member of the Burnaby Arts Council. The Committee's mandate did not include a review of the Art Gallery's future. The Committee is also aware that the Parks & Recreation Commission is awaiting the report to Council of the Committee for a Centre for the Performing Arts, before it immediately commences an architectural concept design for the rebuilding of the Deer Lake arts facilities. The Art Gallery is part of those facilities and as such will be included in that concept design. The future role and location of the Art Gallery in Burnaby will therefore arise from this design concept soon to be undertaken by the Parks & Recreation Commission.

RESULT OF THE COMMITTEE'S DELIBERATIONS

Recreation Theatre versus Booking Theatre

An early issue that the Committee had to deal with was the perception of the individual Committee members and the Burnaby citizens with whom they came into contact, regarding the needs of a recreation theatre over a professional or audience driven theatre. There is a very strong overt (and also a supporting latent) demand from hands-on recreation theatre users for better facilities than those which have been provided at Deer Lake Park over the last 15 to 20 years. This need has been recognized by the Committee as being fully valid and supportable.

However, in the final analysis the Committee had to distinguish between the needs of the hands-on recreation theatre people and the needs of 140,000 Burnaby citizens as a whole requiring access to audience driven professional presentations. The Committee recognized that the provision of a recreation theatre was primarily the responsibility of the Parks & Recreation Commission and that there seems to be an excellent case for the Commission to continue with and indeed improve its recreation theatre facilities in the Deer Lake Park setting. The Committee would support those conclusions and support to Municipal Council any necessary municipal actions required to implement such improved facilities.

The Committee therefore concluded that the prime theatre which was the subject of its mandate from Municipal Council should not be a recreation theatre. However, the Committee is very grateful to the Burnaby Arts Council, the staff of the Burnaby Arts Centre, and the citizens and groups appearing at the Committee's Public Hearing for emphasizing the message regarding the needs for improved recreation theatre facilities and the recommendations which appear in this report indicate the Committee's support for the Corporation's consideration of the upgrading of those facilities.

Booking Theatre (Professional use - Audience Driven)

After sifting through much of the evidence that was presented to them and visiting Lower Mainland theatres and speaking with various professional theatre staffs, the Committee concluded that, from a subjective point of view, it would appear that the time had come for Burnaby to seriously consider expanding the options that it provides to its citizens by the inclusion of a booking theatre.

The large unknown was the presence or absence of a potential booking theatre audience in the Burnaby area. To cover this point the Committee commissioned the firm of Cornerstone Planning Group Ltd. to undertake a study which was entitled "Burnaby Theatre - Potential Audience Analysis". The 29-page report which resulted from this study and a copy of which is included with this report, confirmed emphatically that if Burnaby wished to embark upon the construction of a booking theatre then the audience to support that theatre exists in the immediate Burnaby area and also in the surrounding parts of Greater Vancouver adjacent to Burnaby, which would form part of its catchment area.

The Committee therefore determined that it was appropriate to recommend that at this time Burnaby consider embarking upon the construction of a booking theatre.

Two Theatre Concept

In order to meet the perceived needs for both the user driven and audience driven theatres, the Committee has suggested a so-called 'two theatre concept'. This would place a major booking theatre for combined professional and some recreational use in Metrotown. The seating would be substantially higher than presently existing at the James Cowan Theatre or than would be expected for any other normal recreation theatre at Deer Lake Park. Complementary to this, the concept also calls for the continued establishment of a recreation theatre at Deer Lake Park in the range of 250-350 seats.

It should be noted that the current James Cowan Theatre has 290 seats. It is anticipated that the recreation need could be met by a continued use of the James Cowan Theatre, following its substantial upgrade which is dealt with elsewhere in this report (\$300,000). This would be followed at a future date, as yet undetermined but possibly at least 10 years away, by its replacement with a much more modern, newly built recreation theatre probably in the same range of seating.

This seating provides the intimate atmosphere which is required by most community groups. The concept would call for the community groups that have reached that level of excellence or that level of audience participation, which calls for a major theatre to take their productions up to the Metrotown booking theatre under terms and conditions of access and cost which makes it possible for them to do so.

The Committee has also come to recognize the value of small studio theatres of between 100 and 150 seats which occupy multi-purpose space which is also flexible enough to be used for other than studio theatre purposes. Studio theatres relieve the pressure on large theatres and provide a small forum for a variety of community uses and recreation activities. The Committee concluded that multi-purpose space should be provided with the booking theatre to allow for such a studio theatre and that multi-purpose space should also be included in the upgrading plans for Deer Lake Park to accommodate a studio theatre.

Location

The question of the location of a booking theatre was tied in with the whole concept of the booking theatre versus the recreation theatre. Concerns were expressed that if a major theatre of this kind was split off from the arts facilities at Deer Lake Park, then it would water down such arts facilities and possibly have a negative impact upon their future use.

It was conceded that if the new theatre was to be of the recreation oriented type then it would undoubtedly be placed at Deer Lake Park. However, arguments were presented that the current Arts Centre plus the increased square footage envisioned in its expansion and rebuilding, created a facility of sufficient size to generate enough activity to continue to capture its own arts ambience and be a place of value, recreation and reward to its patrons.

The Committee therefore concluded that the splitting off of this theatre activity from the Deer Lake arts activities was a valid alternative for consideration. Arguments were then presented with respect to Burnaby's current involvement with the development of its Metrotown. Emphasis was placed upon the Corporation's desire to make a strong public statement in Metrotown as encouragement for those commercial developers who will be investing private money in our community. The prestige of Metrotown and its need for such municipal commitment together with the "vision" of a sophisticated multi-faceted Metrotown for Burnaby was sufficient to convince the Committee that Metrotown was the most suitable location.

Two of the reports referred to above (and included with this report), from the Director Planning & Building Inspection (1987 March 12) and the Director Recreation & Cultural Services (1987 April 09), contain much of the detail to support the argument accepted by the Committee.

Size

Another contentious issue, with which the Committee had to deal, was that of the potential size of the theatre in terms of the number of seats that it should contain. The Committee is aware of the fact that if the theatre concept is approved and goes to architectural design that at that time professional advice will be available which may temper any decision at this time by the Committee and/or Council with respect to the number of seats.

Based upon much of the material received from other cities both in and out of the Lower Mainland, it would appear that there are approximately three alternatives available to the Corporation.

One is the creation of a theatre with 400-500 seats which has an intimate atmosphere, is better suited to recreational use but would limit the extent of professional productions which could be presented.

Secondly, the creation of a theatre in the general area of 600-800 seats which appears to be the optimum size to cater to the majority of professional productions short of the massive productions put on at such places as the Queen Elizabeth Theatre. It appears economically feasible to run such a theatre at the optimum return and at the same time something of the intimate atmosphere required by recreation groups can be retained by splitting the theatre seats into two parts and installing a substantial balcony. For smaller productions the balcony can be cut off and the smaller audience congregate at the lower level.

The third option, was the creation of a theatre with some 1,200-1,400 seats which would allow much larger productions including artists commanding the maximum fees for which large numbers of seat sales are required to make them economic. The Burnaby audience analysis would indicate that there is some potential for Burnaby, specially due to its geographic location in the Lower Mainland, to one day consider such a major type theatre.

The Committee in its deliberations decided that its mandate did not include such a theatre and that if this third type was indeed possible, its time had not yet come and that it should be left for future Burnaby citizens to decide upon.



The first type of theatre was too small for the Committee's needs in terms of professional presentations, whereas the middle size theatre seemed to meet the needs of both the professionals and the local community groups and in addition would fit the criterion provided by the School Board which suggested a minimum of 650 seats.

The Committee therefore decided to recommend a theatre, the budget for which would be predicated on 750 seats. It would recommend that this seat figure should be accepted by Council as a plus or minus figure with the final variation and thus the final cost being subject to professional design at a later date.

Recreation Theatre Use

The Committee agreed that it should include in its recommendations to Council substantive wording that indicated the Committee's support for the continued review and funding for the upgrading of recreation facilities which should not be allowed to suffer because of the proposed construction of a major booking theatre.

Burnaby Library Board

The Committee received a written communication from the Burnaby Library Board indicating the Board's support for the construction of a theatre in Metrotown.

Conclusions

At its meeting of 1987 May 21, the Committee approved the following motions:

1. THAT the Committee recommend to Municipal Council that a booking theatre be built in Burnaby.
2. THAT the Committee recommend to Municipal Council that a Referendum be put forward to finance a booking theatre located in Metrotown together with appropriate upgrading of fine arts facilities at Deer Lake Park.

COSTS

Capital

- Booking Theatre

The best estimates available at this time are
 \$10,000 per seat for a 750-seat theatre (\$7,500,000),
 this includes all support space including the multi-
 purpose space. Plus 300 covered parking spaces at
 \$7,000 each (\$2,100,000) for a total cost of

\$ 9,600,000

- Deer Lake Facilities

The Committee assumes that this part of the recommendation will be referred to the Parks & Recreation Commission. The Committee anticipates the development of a plan which would call for a first phase improvement to the Deer Lake facilities of 17,000 sq.ft. of studio space as a replacement of the Mather House (\$2,200,000), including supplementary parking, and an upgrade of the James Cowan Theatre which would confirm its life for approximately 10 more years (\$300,000) for a total of

\$ 2,500,000

- Inflation

Although timing has not been precisely determined as yet, it is appropriate to add in inflationary factors of 3% per annum compounded assuming that construction does not take place before 1990.

\$ 1,500,000

\$13,600,000

TOTAL REFERENDUM MONEY BYLAW

- Land

If approval is given to this project and it proceeds as part of a Civic Square in the west part of Metrotown, then land costs which are estimated at between \$1.2 and \$1.6 million would be drawn from the Municipal Land Assembly and Development Funds.

Funds disbursed from Land Assembly are not repaid.

Future Operating

At the present time the best comparison available is that of the Richmond Gateway Theatre, which appears to most closely resemble the model which the Committee has in mind. Based upon the present operating costs of this successful Theatre, tailored to meet perceived Burnaby needs, it is estimated that our net operating costs will be approximately \$600,000 per annum. Attached, labelled Appendix #4, is a breakdown of this estimated cost.

The following net operating costs are provided for comparison purposes:

- The new Bonsor Recreation Centre	\$1,015,970
- Kingsway branch Library	\$ 821,304
- Proposed Metrotown Theatre	\$ 600,000
- Central Park branch Library	\$ 544,525
- Burnaby Village Museum	\$ 456,856
- Burnaby Arts Centre	\$ 419,735
- Burnaby Sports Fields	\$ 400,755
- Eastburn Recreation Centre	\$ 247,964

Most of the costs of operating Phase 1 of the upgraded Burnaby Arts Centre are already contained in the net operating cost noted above of \$419,735. In addition to this it is estimated that the upgraded facilities will cost an additional \$45,000 per annum to maintain.

Effect on taxes

The Director Finance has provided the attached schedule, which is labelled Appendix #5, and which indicates the effect of this project on the median Burnaby home.

Appendix #5 shows a range of increases in the median home from approximately \$23.00 to approximately \$27.00 depending on whether the borrowing is internal or external. The decision to borrow internally or externally will be made as we get closer to the construction date and will depend on the availability of our own reserves. The difference in interest costs is about 2% higher for external borrowing plus a hold-back by the Municipal Finance Authority of 1%. Appendix #5 shows a table using 8/10% interest rates which are the present internal/external borrowing rates.

1987 Operating Costs

If approved, there will be an operating cost associated with placing the referendum before the electorate. This is particularly connected with delivering an information package, so that the electorate is fully aware of the issues and have all the information they need to cast a vote. Municipal staff have estimated these costs at \$50,000.

It is recommended that Council approve an expenditure, no greater than \$50,000, from the 1987 Operating Budget Contingency for this purpose.

In addition it may be necessary to commission some preliminary architectural studies to confirm the conclusions of the Committee with respect to costs. To this end it is recommended that Council approve expenditures of up to \$30,000 from the Capital Contingency. These funds will only be drawn upon if required at the discretion of the Municipal Manager.

TIMING

Loan Authorization Bylaw

A time table has been prepared which shows the process which must be followed for the implementation of the Referendum assuming that it is approved by Municipal Council during the month of June. (Attached - labelled Appendix #6).

Theatre Design and Construction

If the project is approved, the Committee puts forward the following potential timing:

- November 1987 Approval of Referendum Money Bylaw
- July 1988 Commissioning of Architect for design - approximately an 18 month process to full design and tender call
- December 1988 Tender call
- Spring 1989 Commencement of construction
- Summer 1990 Completion of construction and opening of theatre.

METHOD OF OPERATION

All the items included in the mandate that Council gave to the Committee have been met with the exception of the request for a recommendation on the method of operation. This could vary from direct Parks & Recreation management under the authority of the Commission, to an appointed Board also under the authority of the Commission, to an appointed Board reporting directly to Municipal Council, to the creation of a citizens non-profit society with its own Board of Directors with the society directly responsible to Municipal Council.

There are a number of advantages and disadvantages to each alternate method of operating and the Committee has not had time to examine them fully. It is the Committee's belief that a review of this topic would be more appropriately undertaken once the project is approved and firm financing and construction dates have been set. The Committee would so recommend.

CONCLUSION

Your Committee has worked extremely hard in putting together this information and recommendations in the time allotted.

I would like to thank the Committee members for their deliberations and for their effort on behalf of the community.

Respectfully submitted,

Richard Smith
for
Richard Smith, Chairman
Centre for the Performing Arts Committee

DG:ps
Attach.

cc: Committee Members:

- A. Boulanger, Vice-Chairman
- S. Carroll
- E. Elwood
- A. Emmott
- D. Lawson
- V. Stusiak

NOTICE OF MOTION
Regular Council Meeting
1987 January 05

NOTICE OF MOTION

WHEREAS Burnaby is a suburban/urban community of approximately 140,000 people and;

WHEREAS over the years, successive elected Councils, appointed Boards and Committees and a professional staff have enacted and implemented programs and policies to provide for the needs of the citizens of Burnaby. These programs and policies have put in place a full range of functional facilities and equipment, Settlement Plans, Transportation Plans, and an efficient management and operations work force, all of which will compare favorably with any like public body and;

WHEREAS the Community Cultural and Recreational policies and programs have put emphasis on acquisition of land for parks purposes, parks and parks facilities with a strong athletic capability. Library policies are directed to provide facilities and services throughout the community with a main central library to be located in Metrotown. Burnaby Village Museum with expanded facilities will provide the appropriate community involvement in museum and historical related matters and;

WHEREAS Burnaby Parks and Recreation has supported an arts program for years, such programs have been carried out in buildings which were not intended to handle arts programs and;

WHEREAS the Parks and Recreation Commission has been petitioned on numerous occasions by the Burnaby Arts Council and interested arts groups for Burnaby to provide a new facility for the performing arts and;

WHEREAS the Parks and Recreation Commission in recognition of such a need have a provision in the 1987 budget for development of a design concept for such a facility and;

WHEREAS the Municipality of Burnaby in the Metrotown Community Plan has indicated a need for public facilities to be located in Metrotown, such facilities could be a headquarters library, public square, public parking, cultural facilities etc. Therefore it would be desirable to determine whether a centre for the performing arts should/could be located in Metrotown and;

WHEREAS a centre for the performing arts is in the context of this resolution deemed to be a facility which would be used by:

- A. Theatrical - all types
- B. Musical vocal and instrumental
- C. Dance Groups
- D. Any cultural endeavour generally requiring the opportunity to demonstrate their individual artistic talents to the public at large

THEREFORE FOR BE IT RESOLVED THAT

1. Burnaby Municipal Council approve in principle that a referendum be placed before the citizens of Burnaby for the authority to borrow money to locate and construct a "Centre For The Performing Arts", such referendum to be put concurrent with the next Municipal Elections - 1987 November.

INTERNAL DISTRIBUTION:

- : - AGENDA 1987 JANUARY 05
- : - COPY - MUNICIPAL MANAGER
- DIRECTOR FINANCE
- DIR. PL. & BLDG. INSP.
- DIR. REC. & CULTURAL SERVICES

NOTICE OF MOTION
Regular Council Meeting
1987 January 05

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2. That a Committee be struck consisting of two members of Council and two members of the Parks and Recreation Commission with power to add members to this Committee from the appropriate citizen groups. This Committee to function through the Operations responsibility of the Director Recreation and Cultural Services, such Committee to be empowered to elect the chairman of the Committee.
3. The Committee shall consider and study all elements and needs for such a facility and will report to Council by no later than 1987 April 30 on the following:
 - A. The concept and configuration of such a facility
 - B. The estimated capital cost and the estimated ongoing operations cost of such a facility
 - C. Where this facility should be located, i.e. Metrotown or Deer Lake Park.
 - D. What appropriate municipal body should operate the facility.
4. That a copy of this resolution be sent to the Parks and Recreation Commission.

ALDERMAN V.V. STUSIAK

APPENDIX #2

THE CORPORATION OF THE DISTRICT OF BURNABYCENTRE FOR THE PERFORMING ARTS COMMITTEEMUNICIPAL COUNCIL REPRESENTATIVES:

Alderman V.V. Stusiak

Alderman A.H. Emmott

PARKS & RECREATION COMMISSION REPRESENTATIVES:

Commissioner R.J. Smith

(Chairman)

Commissioner D.A. Lawson

BURNABY SCHOOL BOARD REPRESENTATIVE:

School Board Trustee S. Carroll

BURNABY ARTS COUNCIL REPRESENTATIVES:

Mrs. E. Elwood

Mrs. A. Boulanger

(Vice-Chairman)

CENTRE FOR THE PERFORMING ARTS COMMITTEE

PUBLIC MEETING - 1987 MARCH 12

LIST OF SPEAKERS

- 1) Burnaby Artists Guild
Spokesperson: Mrs. Kathleen Smith, President
- 2) South Burnaby Men's Club
Spokesperson: Mr. Don Brown
- 3) Burnaby Potters Guild
Spokesperson: Mrs. Gerri Mattis, Studio Co-ordinator
- 4) Jumpstart Performance Society
Spokesperson: Mrs. Lori Baxter, General Manager
- 5) Clef Society of Burnaby
Spokesperson: Mrs. Nancy Gobis, President
- 6) Burnaby Writers' Society
Spokesperson: Mr. Bernard Bellinger
- 7) Burnaby Chapter of Sweet Adelines
Spokesperson: Mrs. Pat Branch
- 8) Mr. Lloyd Berry, Burnaby Citizen
- 9) Burnaby Historical Society
Spokesperson: Mrs. Evelyn Salisbury, President
- 10) Burnaby Lower Mainland Band Society
(= Metropolitan Concert Band)
Spokesperson: Mr. Alf Graham, Past President
- 11) Burnaby Art Gallery Association
Spokesperson: Mr. David Mitchell, President
- 12) Coquitlam District Musical Festival
Spokesperson: Mr. Jim Latimer

APPENDIX #4

BURNABY METROTOWN THEATRE
PROPOSED OPERATING BUDGET

750 SEATS

ADMINISTRATIVE COSTS

Staff	\$240,000
Utilities/Building Maintenance	78,600
Supplies/equipment	67,533
Administration-Operations	<u>55,722</u>

\$441,855 Gateway 1986 \$371,285

PRODUCTION COSTS

Shows/wages/publicity

\$425,471 Gateway 1986 \$419,006

TOTAL EXPENDITURE \$867,326 Gateway 1986 \$790,291

REVENUE OPERATION

Ticket sales/bar sales/advertising/
 rentals/sponsorships

\$276,854 Gateway 1986 \$385,215

NET COST

\$590,472 Gateway 1986 \$405,076

THEREFORE MUNICIPAL SUBSIDY
 =====

These estimates are based on the Gateway Theatre's 1986 year end budget and 1987 projected budget. Cost estimates are for a first full year of operation at current Burnaby wage rates. Variations are related to wage and benefit costs and grants. A 20% increase in wages was used to allow for unknown variable factors. These costs are based upon a municipally operated theatre.

Municipally operated theatres do not qualify for operating grants from the Province or Federal Government. This results in an increase in production costs. Gateway received about \$22,000 in operating grants in 1986, i.e. the production costs shown are netted out \$441,006 minus \$22,000 grant = \$419,006.

PROPOSED PERFORMING ARTS CAPITAL PROGRAM

ESTIMATED BORROWING COSTS AND EFFECT ON TAXES
BASED ON 1987 TAX BASE

	<u>INTERNAL</u>	<u>EXTERNAL</u>
	<u>8%</u> <u>20 years</u>	<u>10%</u> <u>20 years</u>
Annual repayment for \$ 1,000,000	\$ 101,852	\$ 117,459
Annual repayment for \$13,500,000	\$1,375,000	\$1,586,000

ESTIMATED BORROWING COSTS

EFFECT ON TAXES - MEDIAN HOME

Debt repayment	\$ 15.98	\$ 18.44
1% M.F.A. hold-back	-	\$ 1.57*
Operating costs	\$ 6.98	\$ 6.98
Total increase on Median Home	\$ 22.96	\$ 26.99
	=====	=====

* applicable only to the 1st year of the 20-year repayment period

APPENDIX #6

LOAN AUTHORIZATION BYLAW TIME TABLE

May 28	Committee approves report detailing concept and location of Centre.
June 01	Council receives Committee report.
June 08	Council reviews report and makes decision.
June 09 - August	If referendum approved then community groups advised and selection of Publicity Agent.
September 01	Appointment of Publicity Agent.
September 01 - 30	Preparation of publicity.
September 08	First 2 readings of Loan Authorization Bylaw.
September 10	Loan Authorization Bylaw forwarded to Inspector of Municipalities for tentative approval.
October 05	Third reading of Loan Authorization Bylaw.
October 06 - November 20	Publicity campaign.
October 06	Loan Authorization Bylaw forwarded to Inspector of Municipalities for approval in writing.
October 23	Approval of Inspector of Municipalities (Polling Day shall be not less than 10 days and not more than 1 month after the day upon which approval is given).
October 26	Council authorizes synopsis of Loan Authorization Bylaw to be posted and published.
October 27	Synopsis of Loan Authorization Bylaw posted at Municipal Hall, Court House, Police Office and such other places as Council may direct (at least 10 days before Polling Day).
November 04	Loan Authorization Bylaw published in one issue of newspaper published or circulating in municipality (at least 10 days before Polling Day).
November 21	Polling Day.
November 30	Final approval of Bylaw by Council.
December 31	Application to Inspector of Municipalities for final approval.