

TO: MUNICIPAL MANAGER 1992 FEBRUARY 19
FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 10.333
SUBJECT: PROPOSED ZONING BYLAW AMENDMENT FOR SWANGARD STADIUM PARKING
PURPOSE: To request Council's authorization to bring forward a Bylaw to amend parking regulations for stadiums.

RECOMMENDATION:

1. THAT Council authorize the introduction of a Bylaw to amend the parking regulations pertaining to stadiums as outlined in this report.
2. THAT the Bylaw be presented for First Reading on 1992 March 02.

R E P O R T

1.0 BACKGROUND

The Municipal Council, on 1990 May 14, considered a request by the Swangard Stadium Society to install 3000 additional seats at Swangard Stadium. As a result of these deliberations, Council directed staff to amend the Burnaby Zoning Bylaw pertaining to off-site parking subject to "the filling of a suitable plan for off-site parking alternatives by the friends of Swangard and 86'ers Club and subject to completion of a comprehensive transportation plan and location of the alternate parking facilities accompanied by shuttle services". The Swangard Stadium Society has now submitted the major components of their transportation plan and are requesting that they be in a position to have the seats installed by 1992 May 03. This report outlines the proposed transportation plan and recommends a bylaw amendment process.

2.0 EXISTING BYLAW

Parking regulations in the Municipality are governed by the Burnaby Zoning Bylaw. For a stadium, the bylaw requires 1 parking space for every 10 seats. There are presently 533 parking spaces in Central Park. Of this number, 168 are required to meet the bylaw requirements of other uses in the park (i.e. lawn bowling, baseball, tennis courts, swimming pool and horseshoe pitch). The existing bylaw also states that off-street parking spaces may be provided and used collectively by two or more uses provided that such parking facilities are located not more than 122 metres from any building or use. Many of the parking spaces in Central Park exceed this 122 metre distance from Swangard Stadium and are located up to 800 metres from the stadium.

There are presently 4800 seats at Swangard. The Swangard Stadium Society has revised their proposal of adding 3000 seats to 2000 seats. Therefore, there will be a total of 6800 seats in the expanded Swangard Stadium requiring 680 parking spaces. After meeting the parking requirements of the other uses there still remains a shortfall of 249 spaces in Central Park, even if the 122 metre criteria were waived.

3.0 TRANSPORTATION PLAN

The transportation plan developed by the Stadium Society is based on three major objectives as follows:

- (i) increase transit use to Stadium events from the current 5% to 10%.
- (ii) accommodate the additional vehicles in a remote parking lot with a direct bus shuttle to the Stadium.
- (iii) use of B.C. Telephone parking.

3.1 Transit

To increase transit use the Swangard Stadium Society and B.C. Transit are proposing a promotional campaign involving direct mailing to athletic organizations, advertising, a "transit night" at events, and increased security on the path to the SkyTrain Station. Based on this program, it is reasonable that the 10% transit usage rate could be achieved.

3.2 B.C.I.T.

The Swangard Stadium Society has concluded an agreement with B.C.I.T. to provide overflow parking of up to 1000 spaces on Wednesday and Sunday evenings from April to September. The Society would provide security and signage for the parking lot and supply a free shuttle bus service to the Stadium for their scheduled events.

3.3 B.C. Telephone

The B.C. Telephone Company has made 283 spaces available in their building at 3777 Kingsway in the past. Their approvals have been on an event by event basis. The company will not grant a blanket approval for all potential events at the stadium because of their own requirements. However, they have indicated that they are prepared to consider the use of the 283 parking spaces on an event by event basis.

The dates for the 86'ers games in 1992 have not been set yet and as such approval has not been obtained. Approval for all 86'ers games were given in the past and indications are that this will not change this coming season. At the time of writing, B.C. Telephone has given approval to eight Canadian Soccer Association events in April and May.

4.0 THE PROPOSED APPROACH

The Transportation Plan as submitted by the Swangard Stadium Society is considered to provide a reasonable basis for a workable solution for the additional seating proposed. The following comments apply:

- the proposed program to increase transit usage for scheduled events at the stadium is laudable and consistent with the Municipality's efforts to increase overall transit usage in the community.
- it is proposed that the usage of the proposed additional 2,000 seats be tied, on an event by event basis, to the written confirmation of the availability of the 283 parking spaces at B.C. Tel referred to in the Society's Plan.
- use of the stadium for events beyond the capacity of the existing 4,800 seats would be pre-approved by the Parks and Recreation Department on a permit basis upon written notification from B.C. Tel confirming the availability of their 283 parking spaces at the time of the scheduled event.

- the use of the B.C.I.T. parking facilities on the limited basis as outlined is seen as a positive initiative that should be pursued. However, given its distance from the stadium it is not considered feasible to include this provision within the bylaw amendment considerations.
- while the off-street parking in Central Park, B.C. Tel and B.C.I.T. In conjunction with the efforts to increase the usage of transit will help offset the increased demand on surrounding on-street parking, it is acknowledged that patrons will continue to seek on-street parking in adjacent areas.

5.0 BYLAW AMENDMENTS

The implementation of the transportation plan as submitted is considered workable but will require some amendment to the parking provisions of the Zoning Bylaw as follows:

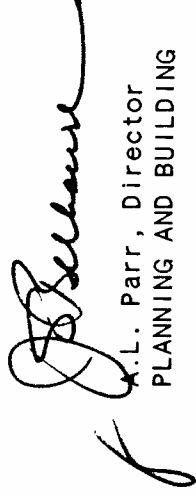
- the 122 metre provision for calculating shared parking by two or more users will need to be amended to 800 metres for a stadium use if the stadium is located within a park and within 600 metres of an existing SkyTrain Station. The implication of this amendment is that the 533 parking spaces within Central Park would be shared by all uses within the park.
- provision will need to be made for allowing available parking outside of a park, but within the 800 metre area, to be calculated as part of the stadium parking requirements.

6.0 CONCLUSION

On the basis of the transportation plan submitted, the administrative procedures as outlined in Section 4 of this report, and the special circumstances surrounding a stadium in a park, an amendment to the parking provisions of the Zoning Bylaw is recommended.

The Swangard Stadium Society would like to have the seats installed in time for the under 19 CONCACAF Soccer Tournament starting on 1992 May 3. This is a tournament involving representatives from twelve countries. To meet this timeframe, it will be necessary for the proposed bylaw amendment to be presented for First Reading on 1992 March 2 and to be forwarded to a Public Hearing on 1992 March 24.

ALP
BLS/jp


K.L. Parr, Director
PLANNING AND BUILDING

cc: Director Recreation & Cultural Services
Director Engineering
Municipal Solicitor

