

TO: CITY MANAGER 1993 JUNE 23

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 10.332.9

SUBJECT: 4 RINKS COMPLEX - PROPOSED FACILITY EXPANSION
CANLAN INVESTMENT CORPORATION
BURNABY LAKE SPORTS COMPLEX

PURPOSE: To advise Council of the results of preliminary staff evaluation of an expansion proposal for 4 Rinks.

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RECOMMENDATION:

1. THAT a copy of this report be sent to Canlan Investment Corporation, #1180 - 1333 West Broadway, Vancouver, B.C., V6H 4C1.

R E P O R T

1.0 BACKGROUND

A preliminary proposal had been put forward by Canlan Investment Corporation, the owners of the 4 Rinks Complex at 6501 Sprott Street, to expand the current facility by an additional four (4) ice sheets [total of eight (8)] and to provide rented ice/dry floor space for City-sponsored programs and user groups.

Further details of the proposal include the following:

- a) Four ice sheets added in front of the existing structure.
- b) Additional facilities to be constructed such as a Banquet Hall (seating up to 400) and licensed lounge (seating up to 300).

- c) 4 Rinks to bear the full capital cost of the expansion and retain responsibility for all operating costs.
- d) Two parcels of City-owned land (4.5 and 0.67 acres) adjacent to 4 Rinks to be developed for parking and buffer. Costs for installing a paved parking area on the 4.5 acre site to be borne by the City. 4 Rinks propose to lease this area from Burnaby.
- e) The City would contract to purchase ice time from the 4 Rinks in accordance with rates established by 4 Rinks according to their fee schedules. Burnaby would then allocate these hours to various user groups or use the time for public programming (i.e. minor hockey, figure skating, skating lessons, etc.).

As the proposal involved the possible lease and/or acquisition of City-owned adjacent lands for parking and buffer landscaping, Council was informed of the proposal in an In Camera report at its meeting of 1993 May 03. Council was advised that Parks and Recreation and Planning staff were examining the proposal and that a further report would be submitted to Council on the matter.

2.0 DEVELOPMENT DISCUSSION

The subject 4 Rinks Complex is located within the Burnaby Lake Sports Complex Development Plan. From a land use point of view, the general addition of more recreational facilities in this area such as additional ice rinks is consistent with the Burnaby Lake Sports Complex Development Plan Concept approved by Council in 1976 (see attached sketch).

Rezoning would be required to accommodate expansion of the use including adjacent lands utilizing the Comprehensive Development District (CD) which is applicable to the existing facility.

While it is not evident that it is in the City's interest to be responsible for the paving of a new parking lot on 4.5 acres of City-owned lands to the west for subsequent leasing to the developer, it would be appropriate to consider the long-term lease or sale of these City-owned lands for incorporation by the developer in his site for needed parking, as part of a suitable plan of development pursued through the rezoning process.

The request to expand the 4 Rinks site 40 feet to the east for a row of surface parking spaces is not supportable as this adjacent City-owned property remains one of the best future development sites for either long-term public use, or for a private recreational use that would relate to the existing pool and rink and proposed second rink located immediately to the east across Kensington Avenue, and its potential should not be compromised. In addition, this east expansion strip contains an attractive line of tall poplar trees which would need to be removed to accommodate the row of surface parking spaces shown on the submitted site plan.

The very large size of the proposed eight rink building will create a strong visual impact on the area and ways of visually scaling-down the building would need to be explored. The large parking lot that is required will also be a design challenge. The impact of the large parking lots and the building from Norland Avenue, Sprott Street and the proximate Trans-Canada Highway could be reduced if increased landscaped setbacks were provided.

As the other public recreational buildings in the area are designed to a high standard, the issue of the quality of the design to deal with what is essentially an industrial-type building is important and would be addressed in the rezoning process.

The submission of a traffic study would be warranted to ensure that access to the site and impact on the adjacent road system is acceptable. The need to upgrade adjacent streets is likely. The approval of the Ministry of Transportation and Highways to rezoning would be required.

As an increase in the amount of food and liquor sales floorspace in the facility is suggested, it would be necessary to assess the impact of creating a larger liquor outlet on the site. This issue will also require review by the provincial Liquor Administration Branch.

3.0 CITY-RENTAL OF ICE/DRY FLOOR SPACE

On 1993 June 02, the Parks and Recreation Commission reviewed the proposal put forward by 4 Rinks which proposed an expansion of their ice facilities and which requested the Commission to consider pre-buying ice time from them. 4 Rinks suggested the use of up to 2,560 hours of ice time mainly during mornings and afternoons (late afternoons on weekdays). The Commission would rent the space at rates established by 4 Rinks.

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Following review, the Commission conclusion was not to accept the proposal to pre-buy the ice time. There were a number of concerns as follows:

1. The cost of ice time from the 4 Rinks.
2. The time of the hours to be made available to the Commission.
3. The timing of the proposed rental expenditure.
The Commission does not have the capacity in its Annual Budget in the amounts proposed. The Commission does not anticipate having the option of additional funds for ice time for perhaps a three to four year period.

It would be premature for the Commission to commit future Commissions and Councils to the expenditure of such funds which cannot be confirmed for several years.

If the 4 Rinks proceeds with the expansion and places additional ice time on the market, and if the Commission has available discretionary funds for ice use in the immediate future, the Commission could at that time review the potential for the purchase of an appropriate amount of ice time to help City programs.

4.0 CONCLUSION

Expansion of the 4 Rinks Complex facility if handled appropriately is supportable. However, a number of development issues would need to be addressed if the proponent desired to further pursue the expansion proposal.


A key issue would be whether the City would entertain the lease and/or sale of adjacent city-owned land for the development of needed surface parking and buffering. These and other issues would be pursued and resolved within the context of a future rezoning application for a specific expansion proposal.

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From a recreational viewpoint, the Parks and Recreation Commission has reviewed the proposal and has concluded that it would not accept the proposal to pre-buy the ice time.

This is for the information of Council.

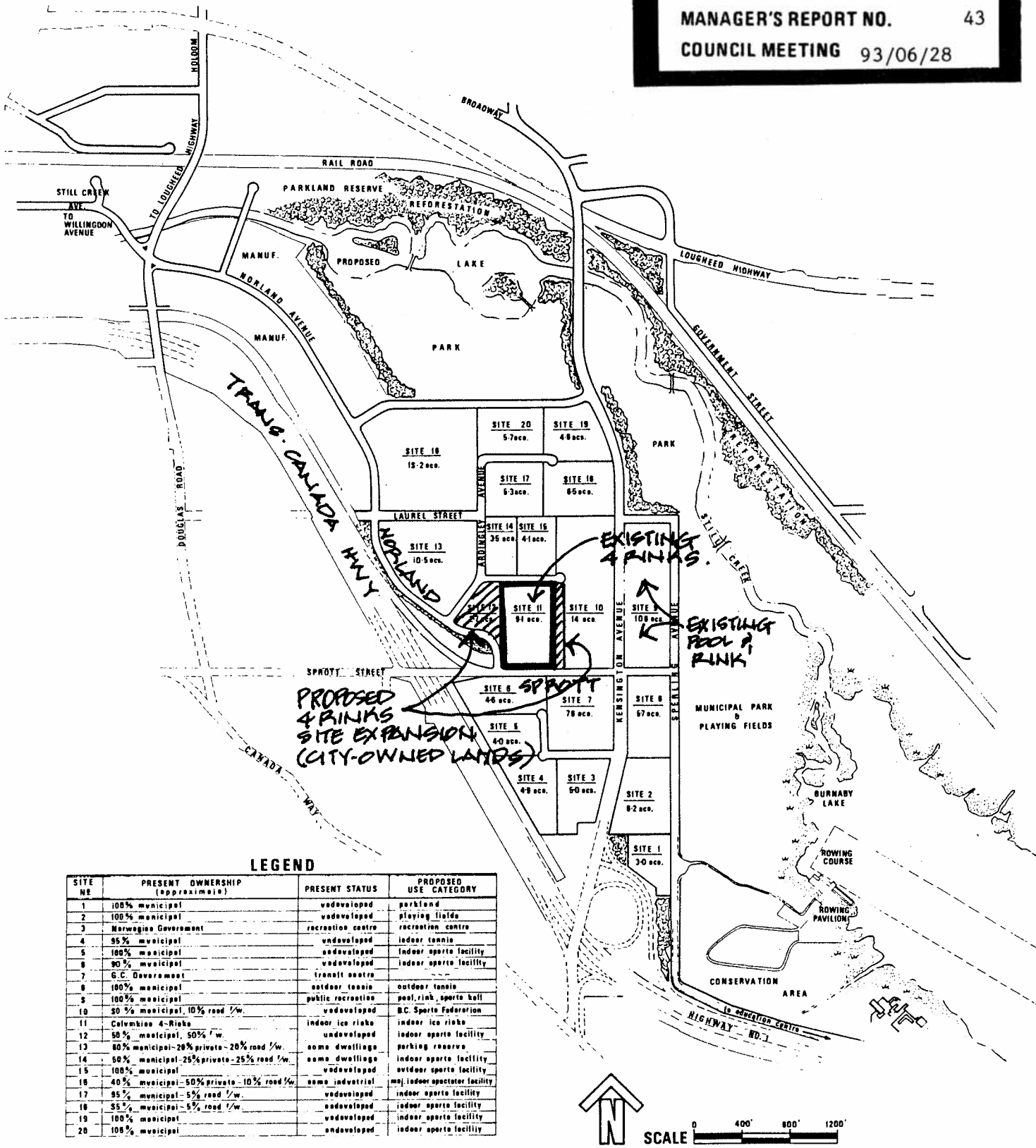

D. G. Stenson
Director
Planning and Building

KI:lf

Attachment: Sketch

cc: Director Recreation & Cultural Services

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PROPOSED LAND USE AND SUBDIVISIONS

Burnaby Lake Sports Complex

Development Plan Concept

AUGUST 1976