

TO: CITY MANAGER

1994 JULY 07

FROM: DIRECTOR RECREATION AND CULTURAL SERVICES

SUBJECT: BURNABY LAKE SPORTS COMPLEX

PURPOSE: To request Council to approve the revised conceptual master plan for Burnaby Lake Sports Complex west of Kensington Avenue and to bring forward a bylaw to appropriate \$50,000 from the Capital Reserves to finance the preliminary geotechnical and environmental works in connection with is conceptual master plan.

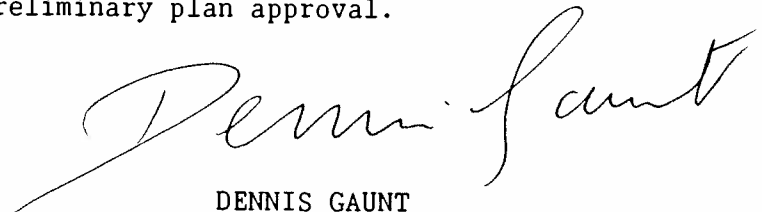
RECOMMENDATIONS:

1. THAT the Burnaby Lake Sports Complex west of Kensington Avenue not be considered as a future site for a major stadium.
2. THAT 44 acres of land in the Burnaby Lake Sports Complex west of Kensington Avenue presently identified for private recreation development be assigned to the Parks and Recreation Commission for future sports development.
3. THAT the revised conceptual master plan for Burnaby Lake Sports Complex west of Kensington Avenue be approved.
4. THAT a bylaw be brought forward to appropriate \$50,000 from Capital Reserves for preliminary geotechnical and environmental work as detailed in Section 3.5 of the attached report.

REPORT

At its meeting of 1994 July 06, the Parks and Recreation Commission received the attached staff report on the above subject and adopted the six recommendations contained therein.

For the information of Council, if the above recommendations are approved, then the Planning and Building Department would exercise its normal role in coordinating the process necessary to implement these plans. This includes an amendment to the Burnaby Lake Development Plan, rezonings, subdivision, concurrence of the Province in the rezoning and in any new transportation proposals, and finally, preliminary plan approval.



DENNIS GAUNT
Director Recreation and
Cultural Services

PAL:tc:hh
Attachment
A/2092

cc: Director Planning and Building
Director Engineering
Director Finance

~~ITEM (SUPPLEMENTARY) 14
DIRECTOR'S REPORT NO. 12
COMMISSION MEETING 94/07/06~~

SUBJECT: BURNABY LAKE SPORTS COMPLEX

ITEM 2
MANAGER'S REPORT NO. 42
COUNCIL MEETING 94/07/11

RECOMMENDATIONS:

1. THAT the Burnaby Lake Sports Complex west of Kensington Avenue not be considered as a future site for a major stadium.
2. THAT 44 acres of land in the Burnaby Lake Sports Complex west of Kensington Avenue presently identified for private recreation development be assigned to the Parks and Recreation Commission for future sports development.
3. THAT the revised conceptual master plan for Burnaby Lake Sports Complex west of Kensington Avenue be approved.
4. THAT Council be requested to concur.
5. THAT the expenditure of \$50,000 from the 1994 Capital Budget be approved for preliminary geotechnical and environmental works in connection with this conceptual master plan.
6. THAT Council be asked to bring down a bylaw to appropriate \$50,000 from Capital Reserves to finance this program.

REPORT

1.0 SUMMARY

A number of design options for the development of baseball/softball diamonds at Burnaby Lake Sports Complex have been presented to the Commission in the past. A proposed sports field facility Conceptual Plan that met the Masterplan requirements was advanced to the 1990 January 03 Commission meeting. The design encompassed a new park area west of Kensington Avenue and represented an expansion to the original park boundary and reallocation of some existing sports field uses.

The Commission referred the project back to staff and requested more information regarding sports field programming issues. Staff also studied the issue of locating a stadium on the proposed site, and recommends against proceeding with such a project.

In 1993 the Transportation Division of the Planning Department proposed two alternative alignments to the connector originally proposed at the park's north boundary.

This resulted in further revisions to the original concept and an expansion of the parkland to a total of approximately 55 acres, representing an addition of 44 acres, and an expression of staff's preferred route for the connector as being aligned with Darnley Street. The Planning Department concurs with the land use options expressed in the Conceptual Masterplan presented in this report.

2.0 BACKGROUND

2.1 Land Use

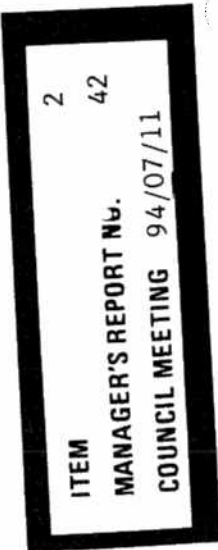
The Commission has received a number of reports pertaining to the development of baseball/softball facilities within the Burnaby Lake Sports Complex site. It was initially intended to develop sports fields on parkland immediately south of Still Creek, as recommended in "The Burnaby Lake Sports Complex Development Plan Concept", prepared by the Planning and Building Inspection Department in 1976. However, Council requested a reassessment of the concept based on the physical and ecological constraints of lands associated with Still Creek. A confirmation of the environmental value of the land resulted, and it was agreed to move the sports facilities a minimum of 200 metres from Still Creek thus conserving approximately 29 acres of floodplain land. The preservation of this land complements the spirit, character and intent of the existing G.V.R.D. conservation areas around Burnaby Lake (Attachment #1).

The previous proposal utilized land south of the existing preload fill, and north of the Laurel Street alignment and the G.V.R.D. sanitary sewer right-of-way. Land south of Laurel Street is owned by the city but was reserved for future private recreation development. The current proposal includes the municipal land south of Laurel Street and immediately north of the Four Rinks complex (Attachment #2). Private recreation facilities may be built on public land at the northwest corner of Kensington Avenue and Sprout Street, or at the southwest corner of Laurel Street and Ardingley Avenue. Both of the above referenced sites have soils with bearing capacity adequate for buildings. The Planning Department concurs with the above land use options and supports the expansion of the area of land for park development, however an amendment to the Area Plan is required to accommodate this new parkland.

2.2 Transportation

The Transportation Division originally proposed a connector route at the north end of the proposed park site that linked Kensington Avenue to Norland Avenue. The route was preloaded with fill materials by the Engineering Department. The original sports complex expansion concept plan was based on the original connector alignment.

ITEM	2
MANAGER'S REPORT NO.	42
COUNCIL MEETING	94/07/11



In 1993 transportation proposed two alternative options that placed the intersection of the connector and Kensington Avenue approximately half way between the Kensington overpass on the Lougheed Highway and Spratt Street. The realignment of the connector route resulted in the complete redesign of the original sports complex expansion proposal.

The realignment options were proposed for the Darnley Street or Laurel Street rights-of-way. It was concluded in a design exercise where several sports field configurations were compared to the connector alignment options, that the alignment enable Parks and Recreation to meet the program requirements of the Parks and Recreation Masterplan for an adjacent sports complex, and that park access, egress and exposure must be enhanced. Though both options bisected the park site, Parks staff preferred the Darnley Street option because it had a straight east-west alignment, thus allowing greater flexibility for adjacent sports field construction, and the road construction fill requirements would encroach less on park land than that proposed with the Laurel Street option.

The intersection of the Darnley Street connector and Ardingley Avenue could have traffic control signals to accommodate pedestrian and service vehicle traffic between the north and south portions of the park. On-street parking can be allowed on Darnley during non rush hour periods. Transportation Planning has encouraged Parks staff involvement in the detailed design of the Darnley Street connector.

The Planning Department is currently formulating a bylaw to bring Ardingley Avenue to a standard 66 foot right-of-way with a 36 foot wide paved road and a new sidewalk on the east side. It is anticipated that on-street parking will be allowed on Ardingley during evenings and weekends, coinciding with anticipated tournament times when the greatest parking capacity is required.

2.3 Recreation Needs

The Parks and Recreation Department's original Masterplan objective was to develop a baseball/softball complex of four or more diamonds that would serve as the premier municipal facility, be home to several youth and adult leagues, support spectator activity and would provide the necessary facilities for baseball and softball tournaments. In addition, the Commission asked that a regulation sized football field be considered within the scope of the original concept. In all previous concepts, soccer, football, baseball and softball facilities were not accommodated together due to the spatial limitations of the site. The Conceptual Masterplan proposed in this report supports all four functions as well as an overlap of six mini-soccer fields, as the proposed park area has expanded.

Recreation staff have recently reviewed the sports component of the 1984 Burnaby Parks and Recreation Masterplan that identifies the current and future needs for recreation and sports facilities in Burnaby.

It has been noted that in the past ten years, 21 sportsfields at park and school sites intended for community sport have been lost as the result of school closures, increased school demand, site constraints and public preference for the preservation of existing woodlands and green space in residential areas. These factors have added impetus for the development of intensive tournament level team sports facilities in the central valley which is not proximate to any future residential neighbourhood. It is not perceived at this time that a facility that supports regional or national competitions is required in Burnaby.

A Lower Mainland Committee made up of senior staff from the municipalities undertook a study of the need and location for regional facilities in the G.V.R.D. A major stadium was included in the study. The findings were that a major 15,000+ seat stadium is needed, however, the ideal location was not the Burnaby lake area. The findings of the study were reported back to the Committee. This conclusion was supported by Burnaby Staff.

The primary reason for not recommending Burnaby Lake area was the limitation of the site, the increased traffic problems and a shift of the G.V.R.D. population to the south and east sectors of the Lower Mainland. Locations in Surrey or Richmond were preferred.

It was felt that any land in Burnaby suitable and available for sport facility development would be best reserved to meet Burnaby resident recreation/sport needs vs. regional needs.

The recommended proposal for baseball, softball, soccer, and football fields in the sports complex west of Kensington will help meet current and anticipated future City recreational needs. This plan replaces the option for a stadium on this land.

3.0 DESIGN

3.1 Physical Characteristics

The site is underlain with poorly drained peat/clay soils in the bottomland areas, punctuated by two low hills consisting of stable glacial till. Approximately 20 percent of the proposed park site has been altered by an old landfill and recent deposition of fill materials, all occurring in the bottomland areas. The existing bottomland vegetation consists of alder and cottonwoods with a thick understorey of hardhack and blackberry in the forested portions, and reeds and rushes in the swampy areas. The disturbed portions are revegetating with young alder and blackberry. The hillside vegetation consists of alder and medium understorey where residential development did not occur. There are several large remnant glacial boulders on the hillsides.

The site is bounded by transportation corridors making it easily accessible from all parts of Burnaby. Industrial development occurs at the western edges of the site, and parkland exists to the north and east, thus making the park available for evening sports activities without the potential of disturbing nearby residents in the future. The park is complementary to the extensive conservation lands to the north and east.

The sports complex is divided into two components due to the juxtaposition of the proposed Darnley Street connector (Attachment #2 and #4). The south portion contains the primary tournament facilities for baseball and softball, whereas the north portion contains facilities oriented to soccer and football. The primary viewing opportunities occur at the top of the hill near the intersection of Ardingley Avenue and Laurel Street. The views toward Burnaby Mountain and Burnaby Lake will be enhanced by the construction of the primary amenity building which will have an upper plaza at street level and a lower plaza to serve pedestrian circulation near the concession facility (Attachment #3). Sports viewing opportunities occur from the upper plaza of the amenity building, the north fieldhouse and the grandstand seating areas.

The amenity building and primary baseball and softball fields are placed on a terrace cut into the slope on the east side of Ardingley Avenue. Grandstand seating conforms to the slope and offers opportunities for storage or washroom facilities under. The cut material from the slope may be used for the base fill of sports fields on the bottomland and berming/earthworks in the passive park areas, thus minimizing the import and export of material on and off site.

3.2 Sports Fields

There is provision for two tournament level illuminated baseball fields with 122 metre (400 foot) fenced outfield. The primary baseball field is situated close to the amenity building and parking, and concrete seating is built into the slope to accommodate up to 500 spectators. The lower baseball field will accommodate up to 300 spectators.

The two tournament softball fields are illuminated and have 92 metre (300 foot) fenced outfield. The primary softball field is directly adjacent to the amenity building and parking, with seating for up to 500 spectators built into the slope. The lower softball field will accommodate up to 250 spectators. Six mini-soccer fields may be overlapped on the outfield of the baseball and softball diamonds.

The provision of two Class One summer soccer fields and one regulation football field takes place north of the Darnley Street connector. Spectator seating for soccer and football events will consist of portable bleachers.

ITEM 2
MANAGER'S REPORT NO. 42
COUNCIL MEETING 94/07/11

All sports fields will be designed to the 1989 "Sport B.C. Field Sports Facilities Standards", and will be of sand turf construction with fully automated irrigation systems and subsurface drainage tile. Additional space for portable seating may be accommodated adjacent to the proposed permanent seating areas.

3.3 Social & Cultural Spaces

It was generally agreed in consultation with the Planning Department that outdoor social spaces with cultural amenities should complement the dominant sports function of the park. This created an opportunity to convert an abandoned landfill to a multi-use park space with a significant ornamental component, thus making the park development relevant to modern social and environmental values and accessible to all age groups. The formal east-west axis created by the pedestrian plaza at Ardingley Avenue continues to the core of the ball diamond complex where the social gathering space begins. It is at the "heart" of the park where the source of the water supply is located and where the functional ponds of water become an important ornamental component. The wellhead is a primary focal feature of the core and may be comprised of a sculptural form and pool that is an integral part of the social space. This area contains structures that help to define the centre and enhance its social focus, stimulate its activity programming potential, and allow the east-west axis to remain intact and terminate in an open lawn. In essence, the axis is urban at its eastern end, leads through a series of deliberate sequences to become open parkland at its western end, and enhances the multi-purpose nature of the park.

Amenities that may be included in the structures of the social gathering spaces include picnic facilities, a children's playground, a horticultural feature, meeting and storage space that may be rented to clubs, non-profit societies and associations, revenue producing reception facilities, a beer garden, a restaurant or cappuccino bar, and other like features.

3.4 Environmental Attributes

The design intent of the park includes the provision of a closed or semi-closed water supply and drainage system that utilizes groundwater and biological filtration and recycling techniques to minimize or eliminate nutrient-laden runoff, and that minimizes the use of the potable G.V.R.D. water supply. It is anticipated that the G.V.R.D. supply will be metered and regulated in future, therefore a closed system may be cost effective over the long term life of the park.

The above may be accomplished by using bioengineering techniques to construct a series of ponds to store irrigation water and in which aquatic and bog plant communities are established to filter nutrients and pollutants from the water from the sports field drainage systems, and stormwater. The filtered water could be diluted with fresh irrigation water and recycled.

The landfill will be converted to parkland using bioengineering techniques. This may include the capping, venting and provision of a drainage system for the landfill prior to constructing adjacent ponds and parkland. Other damaged and filled lands may require the removal of substances deleterious to salmon habitat prior to recontouring into base fill for sports fields or ornamental parkland.

Native vegetation buffers will be reinstated along Kensington Avenue and Darnley Street, and all disturbed ground will be revegetated. Extensive landscape works will be established throughout the park including formal street tree planting, perennial planting beds, native woodlands and earthworks. The establishment of wetland planting near the pond system will help to syphon and transpire groundwater from the high water table, capture pollutants in plant tissues and provide habitat for wildlife. The woodland and formal plantings will enhance the variety and richness of character of the park and mitigate the initial clearing and grading that will occur.

The Conceptual Masterplan will be submitted to Environmental Health Services for review.

3.5 Preliminary Geotechnical Works

To accomplish the above objectives, preliminary feasibility studies and soil testing works need to be done. The 1994 Capital Budget contains \$50,000 from capital reserves for this purpose.

The works will include consultant's fees, geotechnical review of the Conceptual Masterplan, developing guidelines for filling and development, soil testing, testing of groundwater quality and suitability for irrigation, developing criteria for design standards of the irrigation and stormwater ponds, and an exploration of the abandoned landfill to determine its limits to development, amount of groundwater leaching, gas generation and the formulating of guidelines for development.

3.6 Amenity and Maintenance Buildings

The primary amenity building introduces an urban pedestrian plaza as the predominant feature of the Ardingley streetscape, and acts as the main entry to the sports complex. The upper plaza forms a viewing platform from which the entire park and points beyond can be observed, and acts as the roof of the building.

ITEM 2
MANAGER'S REPORT NO. 42
COUNCIL MEETING 94/07/11

The building takes advantage of the slope, and contains a concession facility, public washrooms, announcer's box, team changerooms, meeting rooms, an office and storage space. The building is programmed to serve the baseball/softball complex participants and spectator activities during tournaments. Grandstand seating is located directly adjacent and may provide supplementary storage space or additional public washrooms underneath.

The north fieldhouse will accommodate football and soccer team and spectator activities, and may perform a social function in terms of providing group picnic facilities and a children's playground. The building overlooks the sports fields on one side and an ornamental pond system on the other.

The maintenance building requires adequate indoor space for the storage of machinery and equipment, and maintenance staff amenities. The program requires the provision of a building and storage yard location that allows truck access/egress from the street grid, and permits the easy movement of maintenance equipment to all areas of the park. All outdoor maintenance yards are fenced and heavily screened with conifers. The building could be architecturally meaningful and form part of a "gateway" feature to the park at the intersection of Darnley Street and Ardingley Avenue.

All of the above buildings may include private restaurant facilities or other revenue producing functions that could contribute to the multi-functional nature of the complex.

3.7 Parking and Circulation

The Conceptual Masterplan makes provision for 350-400 stalls of on-site parking, based on the design standard of 50 stalls per field for major sports areas and space for general park use. There is potentially up to 125 additional on-street parking spaces available during non rush hour periods.

The core of the park is directly connected to an extensive internal pedestrian trail network and to the Kensington Avenue greenway. All internal paths are accessible to pedestrians and service vehicles. An extension of the Kensington Avenue urban trail is anticipated from the northern boundary of the park to a future pedestrian overpass to be built over Kensington Avenue immediately north of Sprott Street. The park would thus be accessible to the regional trail network around Burnaby Lake and along Still Creek, and will easily accommodate bicyclists.

ITEM 2
MANAGER'S REPORT NO. 42
COMMISSION MEETING 94/07/11

ITEM ~~(SUPPLEMENTARY)~~ 14
DIRECTOR'S REPORT NO. 12
~~COMMISSION MEETING~~ 94/07/06

Provision for shuttle bus drop-off and parking could be made near the pedestrian plaza on Ardingley Avenue. A direct connection to the existing bus stop on Kensington Avenue would be possible with the construction of a future pedestrian overpass near Spratt Street. A future bus stop location could be recommended to B.C. Transit authorities at the proposed intersection of Kensington Avenue and Darnley Street. The park site is an approximate 10 minute walk from the existing bus stop on the Lougheed Highway and Sperling Avenue, site of a potential rapid transit station in future.

3.8 Accessibility

All sports fields, public buildings, parking areas and pedestrian paths and boardwalks would be wheelchair accessible. The primary amenity building contains a service elevator that will provide access from the upper plaza to the lower plaza. Handicap parking stalls would be provided at all relevant points. The maximum gradient over the entire park path system would be 5 percent. Priority seating for the elderly and physically challenged persons would be provided at the bottom row of all grandstands.

ITEM 2
MANAGER'S REPORT NO. 42
COUNCIL MEETING 94/07/11

4.0 ASSIGNMENT OF LAND

The implementation of this proposal requires the assignment of approximately 23 acres of land in addition to the original request for an assignment of an additional 21 acres of land for sports field development in the previous concept, and 11 acres of land already designated for park development, totalling 55 acres. The additional land is presently designated as municipal land held for the development of public recreation facilities by private enterprise. It will be necessary to request that Council formally assign this acreage to the Parks and Recreation Commission as permitted under Bylaw #5625, the "Burnaby Parks and Recreation Commission Bylaw 1969". The land to be so transferred is indicated in Attachment #4.

5.0 FINANCING

The sum of \$ 50,000 from the Capital Reserves of the 1994 Capital Budget may be used for the purpose of fulfilling the objectives concerning the preliminary feasibility studies and soil testing works outline in items 3.4 and 3.5 of this report.

6.0 CONCLUSIONS

The previous Conceptual Plan for the expansion of the sports complex at Burnaby Lake proposed to the Commission on 1990 January 03 did not accommodate a football field, an adequate number of tournament baseball and softball fields and complementary social space due to a lack of adequate land area. The recent realignment proposals for a connector route between Kensington Avenue and Norland Avenue provided the impetus to expand the area of study and the scope of work. The Conceptual Masterplan proposed in this report accomplishes all of the recreation program requirements and also provides substantial complimentary outdoor social amenities.

Parks and Recreation staff and the Planning and Building Department participated in the design of the Conceptual Masterplan proposed in this report and concur with the expansion of the park boundaries south of Laurel Street, and an increase of the total area of proposed park development to approximately 55 acres. The Engineering Department participated in the preliminary discussions concerning transportation issues, and concur with the intent of the Conceptual Masterplan, specifically on general road standards and alignments.

A very preliminary cost estimate of approximately \$10 million is based on the preliminary concept proposed in this report and indicated in the attachments. Detailed estimates will be produced when detailed surveys and geotechnical studies are completed. Detailed drawings, a long-term implementation plan, a construction schedule and coordination of road access will be developed by staff in cooperation with the Planning and Engineering Departments. There maybe potential for joint development and revenue producing ventures with the private sector in this project. The construction of the park could be phased over a multi year period.

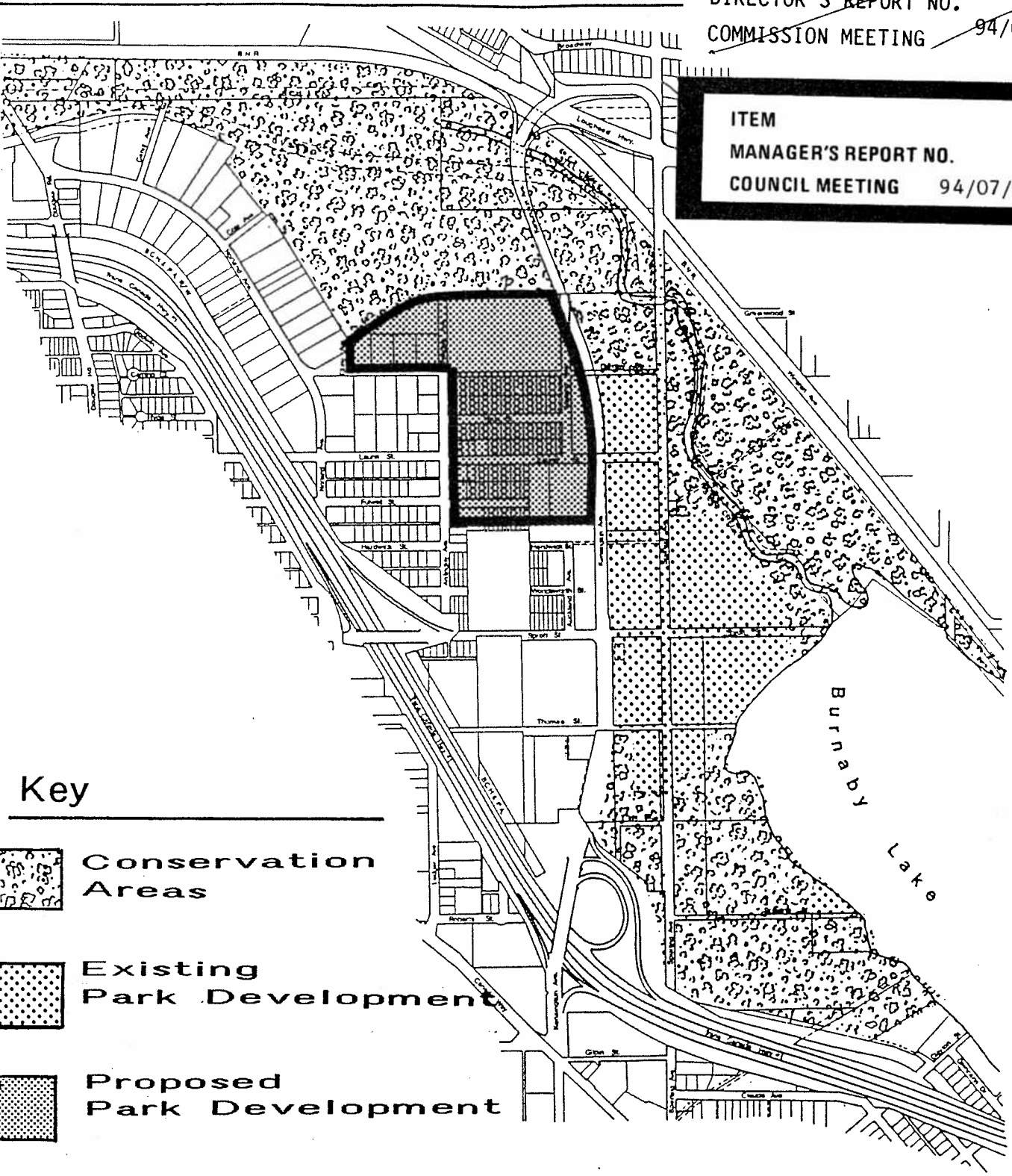
Preliminary Planning Approval will be necessary to rezone the additional lands proposed in this report to park use.

MB:mc
Attachments (4)
A/BOTTA/716




cc. Director Planning
Director Engineering
Director Finance

ITEM 2
MANAGER'S REPORT NO. 42

ITEM	2
MANAGER'S REPORT NO.	42
COUNCIL MEETING	94/07/11

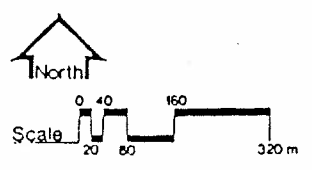


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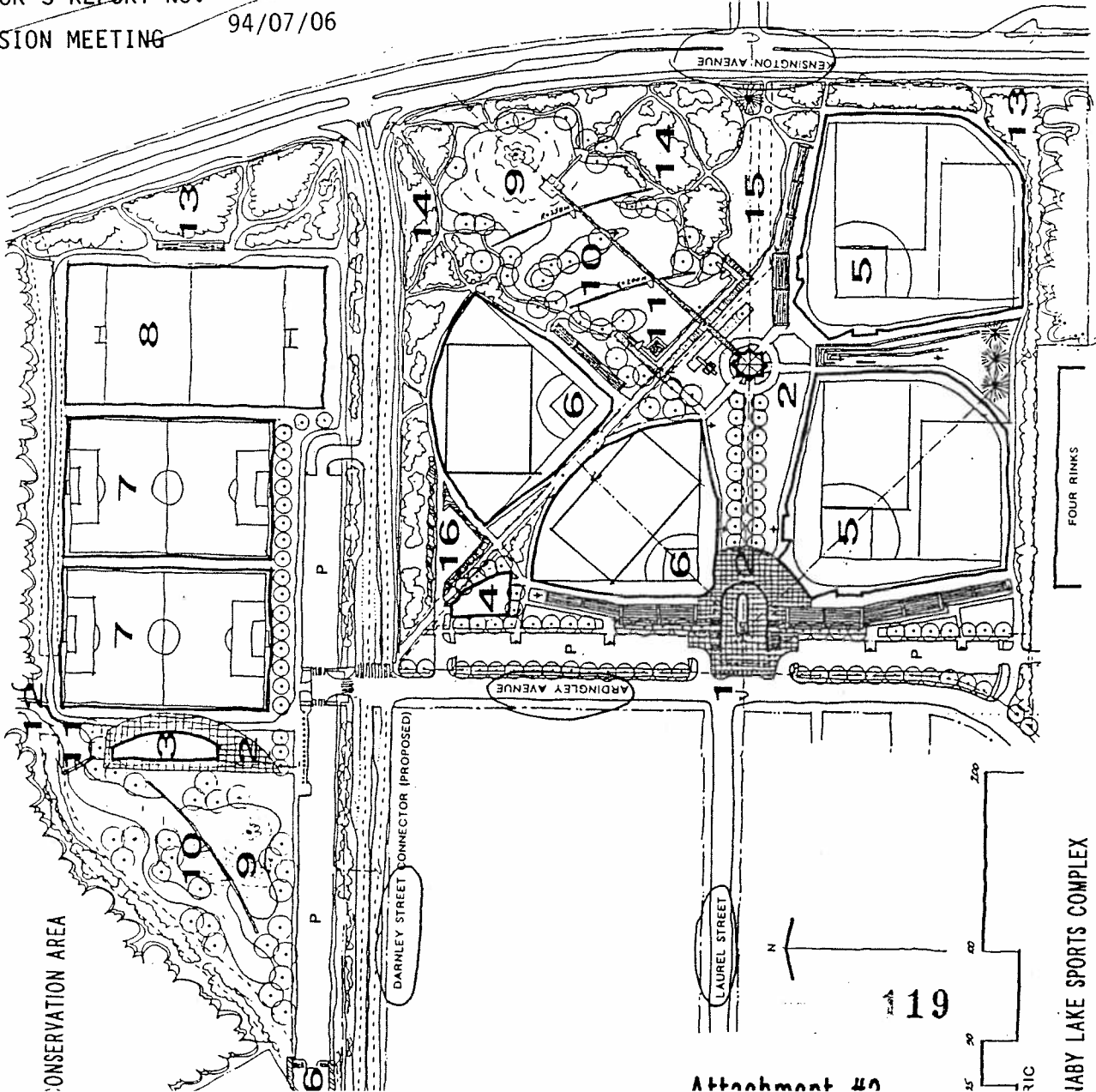
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Conservation Areas
- 
Existing Park Development
- 
Proposed Park Development

Burnaby Lake – West Sector

Planning and Building Department



ITEM (SUPPLEMENTARY) 14
 DIRECTOR'S REPORT NO. 12
 COMMISSION MEETING 94/07/06



DESIGN INTENT

- TO RESPECT NEIGHBOURHOOD PARKS BY INTENSIFYING THE DEVELOPMENT OF SPORTS FACILITIES IN THE CENTRAL VALLEY.
- TO DEVELOP A DISTINCTIVE MULTIPLE USE FACILITY THAT HELPS MEET THE COMMUNITY'S RECREATIONAL NEEDS FOR TOURNAMENT BASEBALL, SOFTBALL, SOCCER AND FOOTBALL, AND TO BALANCE SPORTS USES WITH OUTDOOR SOCIAL AMENITIES FOR ALL AGE GROUPS.
- TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS IN THE FLOODPLAIN OF STILL CREEK.
- TO INCORPORATE ENVIRONMENTAL ENHANCEMENT FEATURES INCLUDING WATERWAYS, WILDLIFE HABITAT AND REFORESTATION THAT GIVES A STRONG SENSE OF "NATURE" WITHIN THE PARK.
- TO CONCENTRATE DEVELOPMENT ON DISTURBED AREAS AND TO CONVERT THE SANITARY LANDFILL AND OTHER DEGRADED AREAS INTO USEABLE PARKLAND.
- TO DEVELOP A CLOSED OR SEMI-CLOSED WATER SUPPLY AID DRAINAGE SYSTEM THAT UTILIZES GROUND WATER AND BIOLOGICAL FILTRATION AND RECYCLING TECHNIQUES TO MINIMIZE OR ELIMINATE NUTRIENT-LADEN RUNOFF, AND THAT MINIMIZES THE USE OF THE G.V.R.D. WATER SUPPLY.
- TO GREATLY ENHANCE THE KENSINGTON AVENUE GREENWAY AND NATURAL BUFFER.

KEY

1. PRIMARY AMENITY BUILDING
2. SOCIAL GATHERING PLACE
3. FIELDHOUSE
4. MAINTENANCE BUILDING
5. TOURNAMENT BASEBALL
6. TOURNAMENT SOFTBALL
7. CLASS ONE SOCCER
8. CLASS ONE FOOTBALL
9. WATER STORAGE POND
10. PRIMARY BIOLOGICAL FILTRATION POND
11. SECONDARY BIOLOGICAL FILTRATION POND
12. SCULPTED CHANNEL
13. KENSINGTON AVENUE GREENWAY & NATIVE BUFFER
14. CONVERSION OF LANDFILL TO PARKLAND
15. OPEN LAWN
16. MAINTENANCE YARD

LAND USE

AREA:
 NORTH OF DARNLEY STREET: APPROX. 9.1 HA
 SOUTH OF DARNLEY STREET: APPROX. 13.1 HA
 TOTAL: APPROX. 22.2 HA (55 AC)

PARKING: ON-SITE: 390 STALLS
 ON-STREET: APPROXIMATELY 125 (LIMITED HOUR)

PATHS:
 MAINTENANCE VEHICLES: 3 M (ASPHALT)
 PEDESTRIANS: 2 M (ASPHALT)
 1.5 M (LIMESTONE)

BABY LAKE SPORTS COMPLEX ONCEPTUAL MASTERPLAN

94/05/18

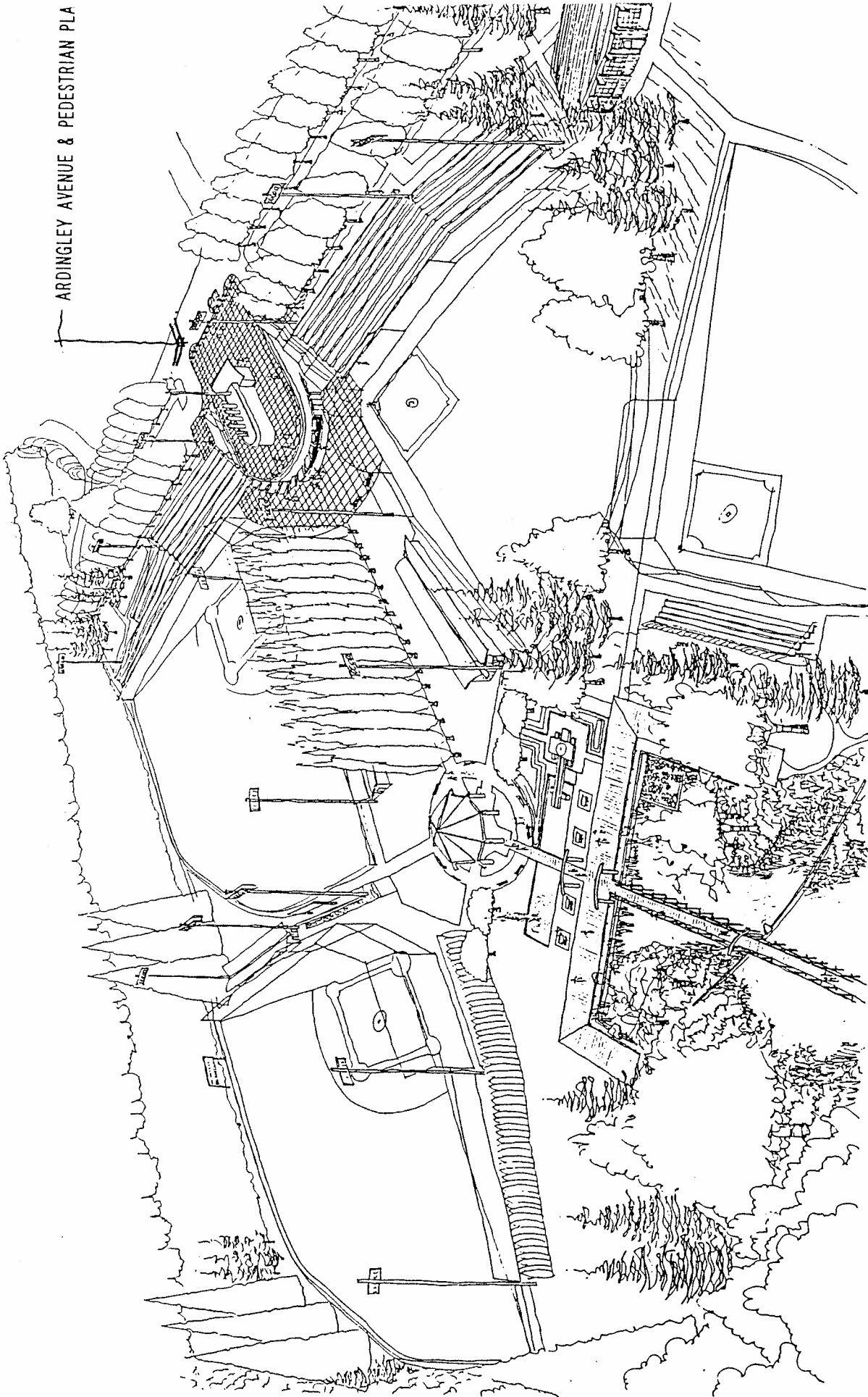
ITEM

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MANAGER'S REPORT NO

47

ARDINGLEY AVENUE & PEDESTRIAN PLA



BURNABY LAKE SPORTS COMPLEX

PERSPECTIVE

94/05/18

ITEM

2

MANAGER'S REPORT NO.

42

COUNCIL MEETING

94/07/11

ITEM (~~SUPPLEMENTARY~~)

14

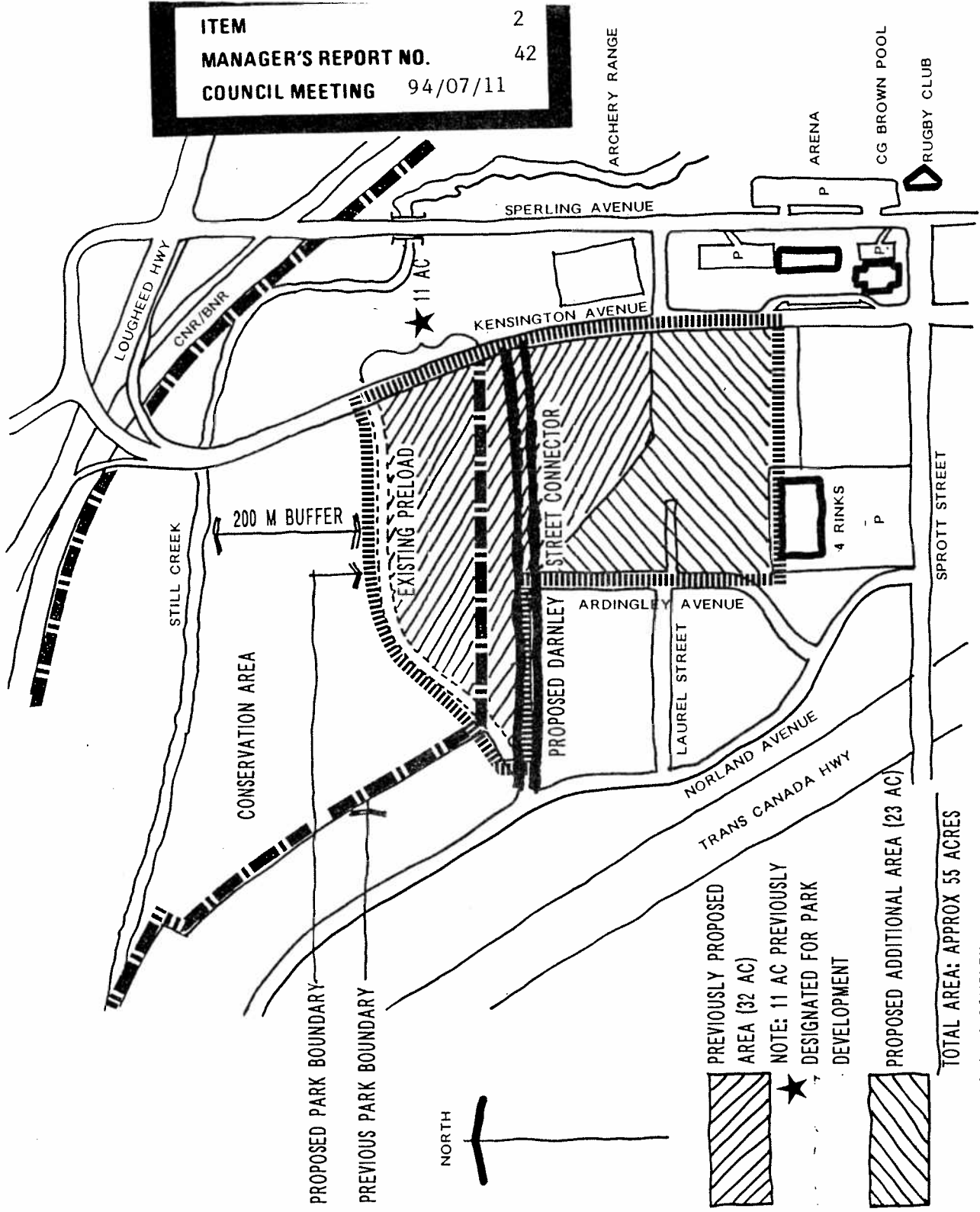
DIRECTOR'S REPORT NO.

12

COMMISSION MEETING

94/07/06

ITEM 2
 MANAGER'S REPORT NO. 42
 COUNCIL MEETING 94/07/11



94/05/26

PROPOSED ASSIGNMENT OF LAND

BURNABY LAKE SPORTS COMPLEX

TOTAL AREA: APPROX 55 ACRES

ITEM (SUPPLEMENTARY) 14
 DIRECTOR'S REPORT NO. 12
 COMMISSION MEETING 94/07/06

