

ITEM	13
MANAGER'S REPORT NO.	3
COUNCIL MEETING	95/01/23

TO: CITY MANAGER 1995 JANUARY 17
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: REZONING REFERENCE #8/94

FOUR RINKS EXPANSION

ADDRESS: 6501 SPROTT STREET (FOUR RINKS SITE)
(SEE ATTACHED SKETCHES #1, #2 AND #3)

LEGAL: LOT 163 EXCEPT: PART DEDICATED ROAD ON PLAN 64107, D.L. 77, GROUP 1, N.W.D. PLAN 42281; AND CITY-OWNED LANDS TO THE WEST TO BE INCORPORATED IN THE SITE

FROM: CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P2 ADMINISTRATION AND ASSEMBLY DISTRICT GUIDELINES) AND R5 RESIDENTIAL DISTRICT

TO: "AMENDED" CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON P2 ADMINISTRATION AND ASSEMBLY DISTRICT GUIDELINES, AND IN ACCORDANCE WITH THE DEVELOPMENT PLAN ENTITLED "8 RINKS BURNABY" PREPARED BY PBK ARCHITECTS LTD.)

APPLICANT: STONEHAVEN PROJECTS INC.
301 - 1770 W. 7TH AVENUE
VANCOUVER, B.C. V6J 4Y6
ATTENTION: BRIAN STONE

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1995 February 21.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1995 February 06, and to a Public Hearing on 1995 February 21at 7:30 p.m.

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2. **THAT** the following be established as prerequisites to the completion of the rezoning:
- a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the consolidated site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - d) The satisfaction of all necessary subdivision requirements.
 - e) The consolidation of the net project site into one legal parcel.
 - f) The granting of any necessary easements.
 - g) The dedication of any rights-of-way deemed requisite.
 - h) The undergrounding of existing overhead wiring within the development site.
 - i) The approval of the Ministry of Transportation and Highways to the rezoning application.
 - j) Completion of the Highway Exchange Bylaw.
 - k) The completion of the sale of city property.
 - l) The submission of a suitable engineered design for an approved on-site sediment control program.
 - m) Submission of a written undertaking to preserve the existing trees along the east edge of the consolidated property.

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REPORT

1.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to permit the development of an expansion of the existing Four Rinks facility to accommodate a total of eight rinks with ancillary food and beverage facilities.

2.0 BACKGROUND:

Council on 1994 March 21 received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS:

3.1 Servicing

The Director Engineering has prepared an estimate for services necessary to serve the site and a letter of tentative subdivision approval has been provided by the City to the developer.

3.2 Dedications

Dedication for the widening of Sprott Street is required.

3.3 Easements

Any necessary easements or covenants are to be provided.

3.4 Proposed Road Exchange Bylaw and Site Preparation

At the time the existing roads were constructed in the Ardingley and Norland Street area, the City owned all the requisite lands except for two B.C. Hydro-owned lots and the road rights-of-way were not dedicated then. Virtually all of the City-owned lands in this area are in the form of small lots, the majority of which were never developed. In order to assure the dedication of sufficient

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rights-of-way to accommodate the existing and future upgrading of Norland Avenue and Ardingley Avenue and to determine the size and configuration of the remaining City-owned potential development site to the west of Four/Eight Rinks, a Road Exchange Bylaw and a consolidation plan of subdivision is being pursued as illustrated in Sketch #2. Various existing road rights-of-way would be closed. Lots A, B and C would result, with Lot D being created as a landscape buffer parcel. Lot A is the resulting parcel that would be acquired by Four Rinks to accommodate its proposed major expansion. The relocation of services including the undergrounding of overhead electrical lines on the old Ardingley right-of-way will need to be completed.

Council authorized the introduction of a Highway Exchange Bylaw on 1994 March 21 in line with this information.

3.5 Sale of City Property

The developer is proposing to purchase 4.02 acres of City land for the expansion of the development site. Council received a report on this matter at the meeting of 1995 January 09 and accepted a bid for the sale of the City lands subject to servicing and consolidation with the existing Four Rinks site.

3.6 Ministry of Transportation and Highways Approval

The Ministry has had discussions with the developer regarding the traffic flows associated with the proposed expansion of the ice rinks. A traffic study has just been completed by the developer and is in the process of being reviewed by City staff and the Ministry to ascertain the impact of the proposed development on traffic circulation in the area.

3.7 Related uses to the ice rinks

In addition to the eight total ice surfaces, there will be a fitness area, a sports medicine clinic and a large food and beverage area with a total of up to 1,000 seats. Staff are not concerned about food and banquet areas however, the area to be dedicated for liquor sales has not yet been confirmed and will be the subject of a future liquor licence application report if the existing licensed areas are to be increased from the 190 seats that are presently licensed for the site.

3.8 Environmental Health issues

The Health Department has indicated that the parking area must be drained to an oil interceptor before the run-off is discharged to a storm sewer. A

sediment control system for the construction period on the site and the roads is also necessary.

3.9 Tree Preservation

There is a line of mature poplar trees along the east edge of the existing Four Rinks site which is to be preserved.

4.0 DEVELOPMENT PROPOSAL:

4.1 Net Site: 7.43 acres existing site plus 4.02 acres expansion to the west.

Total Site area 11.45 acres

Site Coverage: 40.6%

4.2 <u>Floor Area:</u>	Existing building	103,100 sq.ft.
	New building	128,836 sq.ft.
	Total	231,936 sq.ft.

Floor Area Ratio: 0.46

4.3 Use Breakdown:

Ice Rinks (8)	197,920 sq.ft.
Bleachers (900 seats)	6,400 sq.ft.

Total Ground Floor: 204,320 sq.ft.

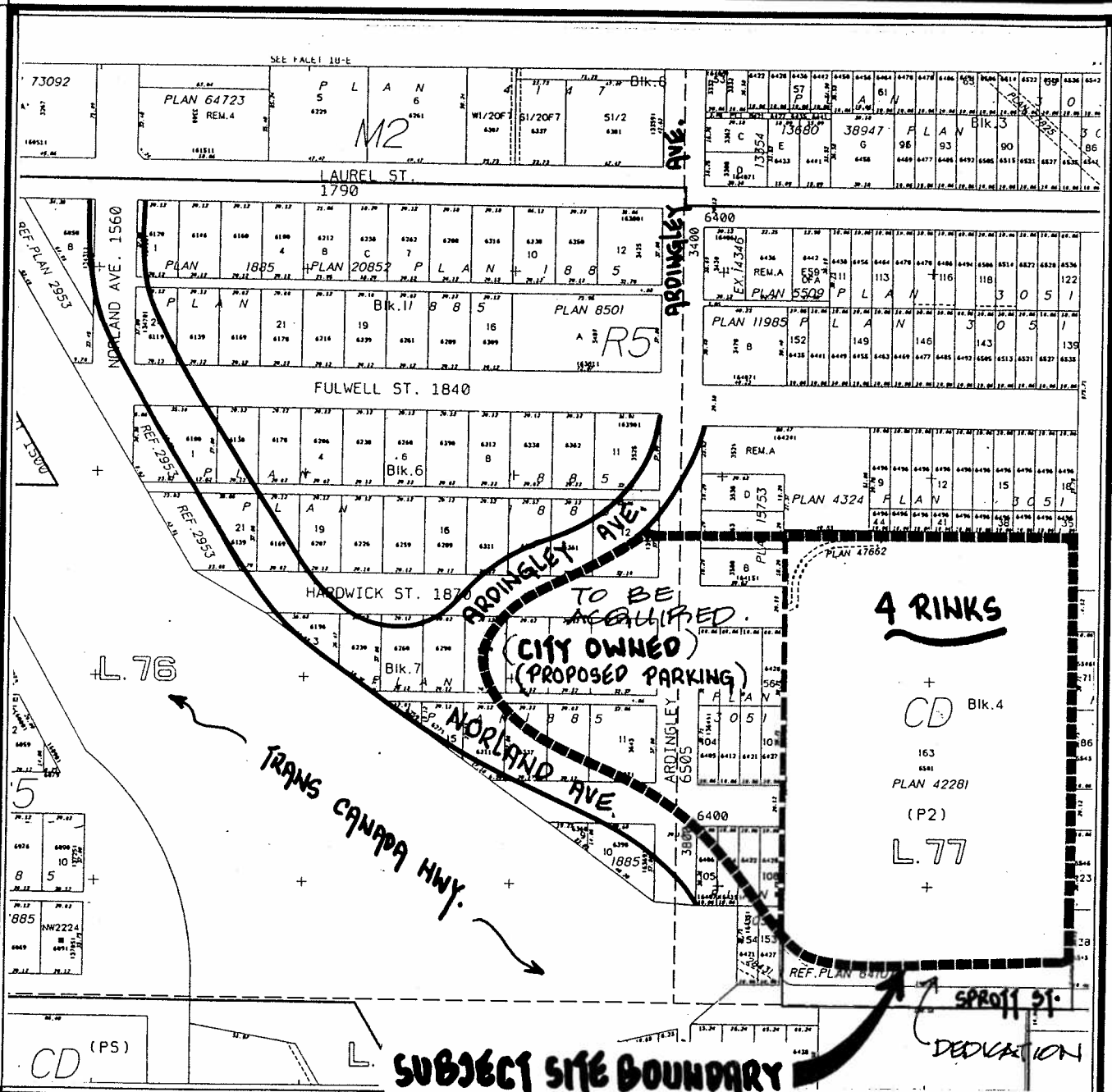
Restaurant, lounge, banquet rooms, washrooms: (1,000 seats)	20,119 sq.ft.
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Kitchen and storage:	1,360 sq.ft.
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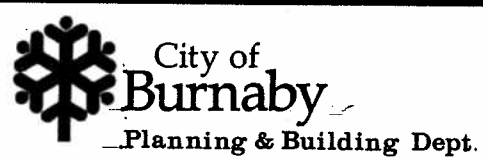
Administration offices, circulation:	3,497 sq.ft.
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Sports medicine clinic, fitness centre:	3,000 sq.ft.
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Total Second Floor: 27,976 sq.ft.

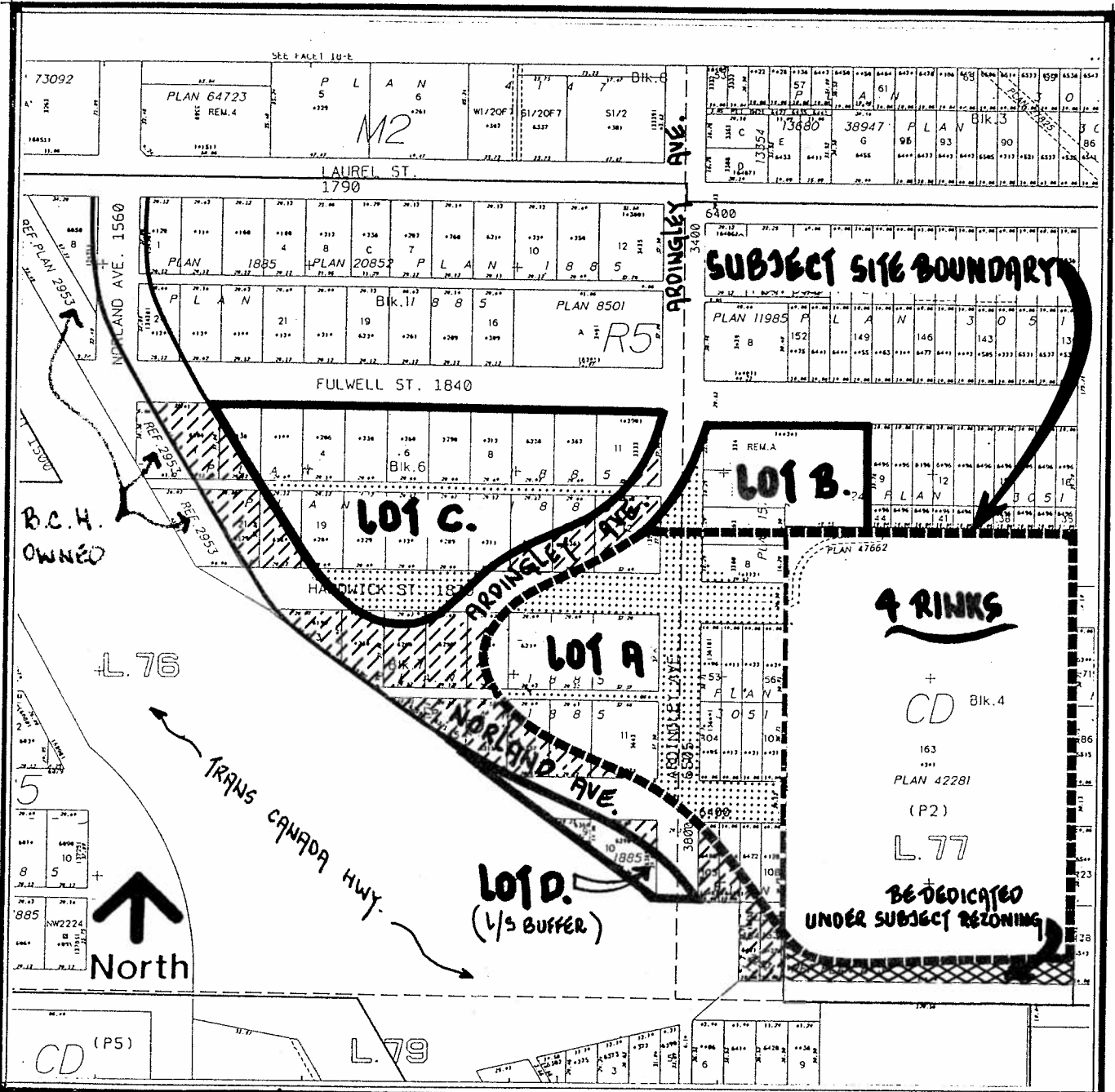


Date:
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REZONING REFERENCE # 8/94

SKETCH #1.






Date:
MARCH 1994

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1:3000

Drawn By:
J.P.C.

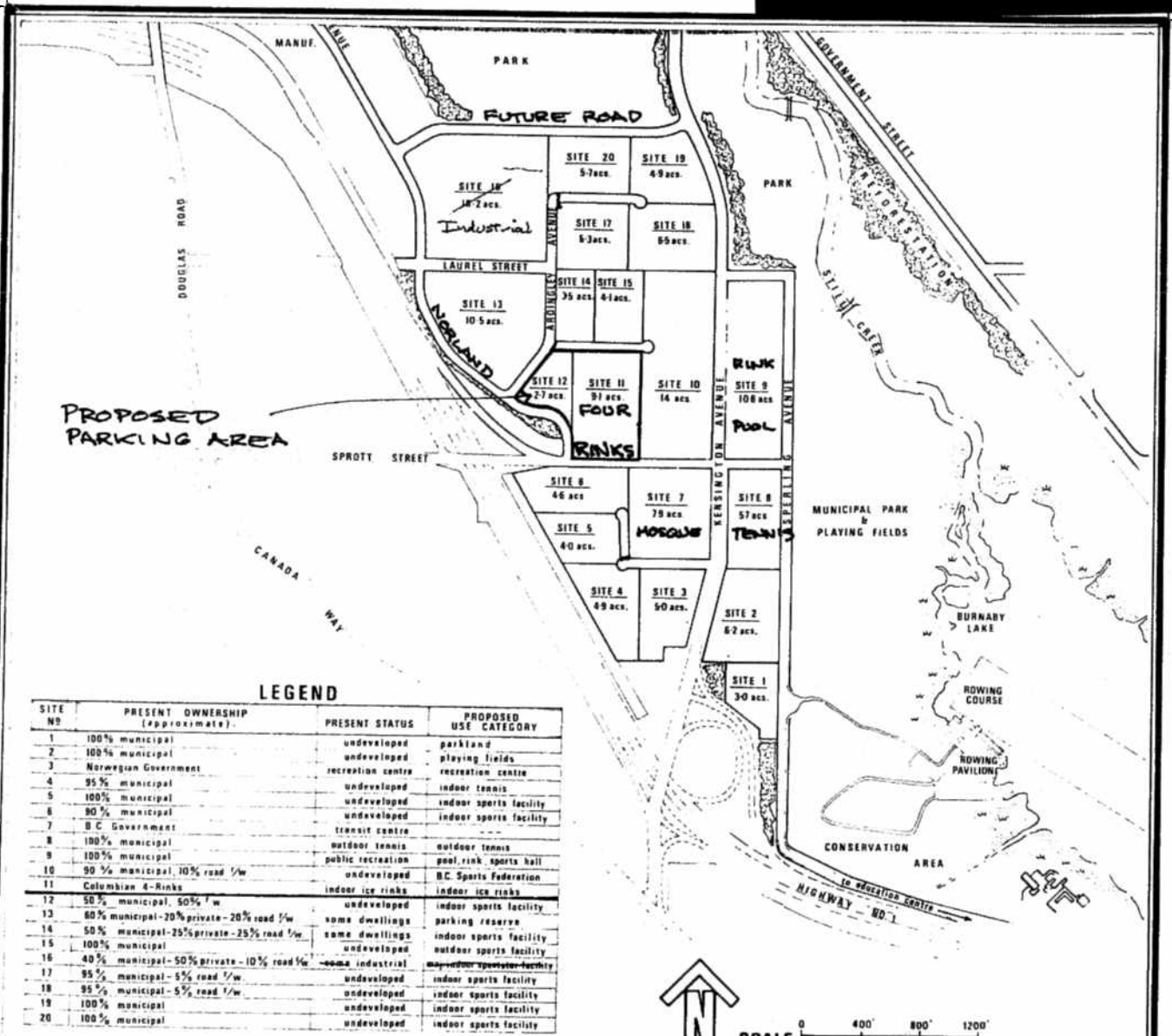


City of
Burnaby
 Planning & Building Dep

-  ► ROADS & LANES TO BE CLOSED.
-  ► ROADS TO BE DEDICATED.
-  ► CITY OWNED LANDS.


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SKETCH # 2.



SOURCE: BURNABY LAKE SPORTS COMPLEX DEVELOPMENT PLAN: 1976

PROPOSED LAND USE AND SUBDIVISIONS

Date: 94 MARCH	 <p>City of Burnaby Planning & Building Dept.</p>
Scale: NTS	
Drawn By: REZONING 8/94 FOUR RINKS SITE SKETCH #3	

