

TO: CITY MANAGER 1995 MAY 24
FROM: DIRECTOR PLANNING & BUILDING OUR FILE: 17.822
SUBJECT: INFORMATION KIOSK AT EATON CENTRE METROTOWN
PURPOSE: To propose a temporary use for the outdoor information kiosk at Eaton Centre Metrotown.

RECOMMENDATION:

1. **THAT** Council approve the temporary use for the outdoor information kiosk at Eaton Centre as outlined in Section 2.0 of this report.

REPORT

1.0 BACKGROUND

In order to fulfill conditions of Rezoning Reference #99/87, Cambridge Western Leaseholds, the developer/owner of Eaton Centre Metrotown, provided the City with an outdoor information kiosk in 1992.

The kiosk is located on the public plaza, on the Central Boulevard frontage of the shopping centre, near the Skytrain Station and the bus loop. The kiosk is well-located for summer activities, as the plaza's southern exposure and the Metrotower Summer Music Series draw large lunchtime crowds.

According to the legal agreement between the City and Cambridge Western Leaseholds, the kiosk is intended as an information centre, with a principal purpose to provide information on community services, events and other matters of interest to the community, visitors and tourists. The intended principal user is the City, although the City reserves the right, with the approval of Cambridge Western Leaseholds, to contract another group to operate the kiosk.

In 1992, the first year in which the kiosk was operational, the City sublet the kiosk jointly to the Chamber of Commerce and the Burnaby Centennial Committee. The two groups provided displays promoting tourism and Burnaby's Centennial in the five exterior poster cases of the kiosk. In addition, Chamber of Commerce volunteers staffed the kiosk during the summer months.

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In 1993 and 1994, the City used the kiosk for static displays. Three projects, including urban trails, integrated pest management and Burnaby's tourism strategy, were highlighted.

In August 1994, Cambridge Western Leaseholds indicated to the City of Burnaby that it would be interested in retaining possession of the kiosk for use by itself or its tenants. Cambridge's motivation is to ensure that the kiosk is utilized for some useful purpose or benefit to the community, as was originally intended.

Late in 1994, City staff informed Cambridge Western Leaseholds that decisions on the kiosk's future possession could not be made until it had been determined whether the kiosk would play a primary role in the City's tourism strategy. At its meeting of April 3, 1995, Council approved a report proposing that the indoor information kiosk in Metrotown Centre be made available for the dissemination of tourism-related material during the summer months. The outdoor kiosk at Eaton Centre was not identified as playing a major role in tourism activities for the present.

This report proposes an alternative medium-term use for the Eaton Centre information kiosk.

2.0 PROPOSAL FOR TEMPORARY USE OF KIOSK AT EATON CENTRE

In April 1995, the management of Eaton Centre Metrotown approached the City with a proposal to take over operation of the kiosk on a temporary basis. In the absence of a City presence in the kiosk, shopping centre management would like to see the kiosk utilized as a commercial enterprise that would benefit the patrons and visitors in the plaza area in the summer months. The hope would be to find an operator that would sell confectionery items, hot dogs, ice cream, frozen yoghurt and cotton candy. Should the City identify a use for the kiosk in future, operation could again revert to the City, with adequate notice to Eaton Centre and/or the kiosk tenant. The use by the City of one or two of the exterior glassed-in poster cases for tourist or other community-based information would have to be discussed with any potential kiosk operator. Eaton Centre would not be able to provide any guarantees on such a matter until negotiations with a potential operator were complete.

The Health Department advises that the use of the kiosk to sell food items other than those which are prepackaged would require that the kiosk be fully plumbed and wired. At present, the kiosk is not plumbed. The costs for such servicing would be borne by Eaton Centre or the kiosk tenant.

The City's Solicitor advises that notwithstanding the City's legal agreement with Eaton Centre regarding the kiosk's use as an information centre, the proposed commercial use could be facilitated with the consent of both parties.

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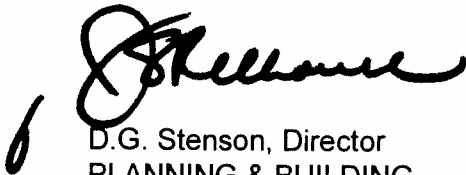
Because of the servicing costs and the temporary status of the proposed use, some incentive would be required to entice a potential operator into an agreement. Eaton Centre management believes the venture would take a minimum of two or three years to become established, and has, therefore, proposed that the minimum term for the temporary use agreement be four years. If at the end of four years the City had not identified an alternative use for the kiosk, the agreement could be extended for a mutually-agreed-upon term.

A rezoning application for a third office tower at Eaton Centre has had Third Reading. It is possible, therefore, that before the proposed four-year term has expired, the plaza will have to be dismantled to permit construction of the tower. In the event that tower construction begins within the next four years, the City would retain the right to request permanent relocation of the kiosk within Eaton Centre and/or the kiosk's reversion to City operation.

Given that the City has not, at this time, identified a continuing municipal use for the kiosk, staff believe that Eaton Centre's proposal for the temporary commercial use of the kiosk is supportable.

3.0 CONCLUSION

Staff recommend that Council approve the proposal for a temporary commercial use for the outdoor information kiosk at Eaton Centre. Under the proposal, the kiosk could revert to the City after a four year period, upon adequate notice to Eaton Centre and/or the kiosk tenant.


D.G. Stenson, Director
PLANNING & BUILDING


JS/db

cc: City Solicitor
Medical Health Officer
Chief Building Inspector

