

TO: CITY MANAGER

1999 SEPTEMBER 28

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: BURNABY LAKE SPORTS COMPLEX
POTENTIAL HOTEL DEVELOPMENT**

PURPOSE: To provide Council with information regarding the status of considerations for potential hotel development in the Burnaby Lake Sports Complex.

RECOMMENDATION:

1. **THAT** Council receive this report for information purposes

R E P O R T

1.0 INTRODUCTION

At the 1999 September 13 Council meeting, questions were raised concerning media reports that City-owned land within the Burnaby Lake Sports Complex is proposed to be made available for hotel development. As a result, Council requested that a report be prepared outlining the status of this proposal, its progress to date and the further course of action that is intended to be taken. The pertinent background information and current status of this proposal is outlined in this report.

2.0 BACKGROUND

- 2.1 On 1996 September 9, Council received a report (see extracts labelled **Attachment #1**) on the Burnaby Lake Sports Complex Development Concept which outlined some revisions to the original concept plan. One of the items proposed in the revised concept plan involved the development of private recreation and related facilities which are of common benefit and interest to all participants, spectators and visitors to the Sports Complex and the nearby Burnaby Lake Regional Nature Park. More specifically, the report identified three city-owned sites as Private Development Parcels, and reference was made to the potential for development of a family-oriented motor hotel on a City-owned site at the corner of Norland Avenue and Ardingley Avenue that would complement the sports facilities and help market the Sports Complex as a tourist draw and host to sporting tournaments. The recommendations were adopted at the Council meeting of 1996 October 07.

- 2.2 On 1998 March 09, Council approved the funding of the Burnaby Lake Sports Complex - West revised concept plan which involved the design and construction of three artificial and two grass/sand fields in the south complex. Subsequently, several newspaper articles appeared in the Vancouver Sun and Burnaby Now in association with this project and included information about the potential for hotel development on City land to complement the sports complex.
- 2.3 Pursuant to the potential hotel development opportunities within the Burnaby Lake Sports Complex area as outlined above, the Civic Development Committee requested that staff conduct a study of the feasibility of hotel development on the City-owned lands which involve two of the identified Private Development Parcels. Site #1 is 8 acres and located at the northwest corner of Sprott Street and Kensington Avenue and Site #2 is approximately 5.7 acres and located at the southeast corner of Norland Avenue and Laurel Street (see attached Sketch #2).
- 2.4 In May of 1998, the City engaged the services of Ashler Hospitality Corporation, who specializes in providing advisory and management services to the hotel industry, to conduct a preliminary investigation of the two sites in question and to help determine whether hotel development is viable at these locations.
- 2.5 On 1998 October 29, the Civic Development Committee received a report from the Director Planning and Building which outlined the results of the consultant's study which concluded that the current market demand is for a small to mid-sized hotel on only one of the two sites, that Site #1 is the preferred location and that only about half or approximately 4 acres of Site #1 would be sufficient for hotel development. On that occasion, the Committee agreed that staff should proceed to prepare information on the following items for further consideration:
- A call for Expressions of Interest to develop a hotel on 4 acres of City land located at the northwest corner of Sprott Street and Kensington Avenue as outlined in this report.
 - An appropriate price for the sale of the proposed hotel site to be the subject of a further more detailed report to Council.
 - A proposal to rezone and subdivide the proposed hotel site.
 - A proposal to provide all required City services for the proposed hotel site.

2.6 On that occasion, the Civic Development Committee also requested that further information be brought back to the Committee regarding a specific plan of action for generating interest and marketing the site for hotel development.

3.0 CURRENT STATUS

3.1 The Planning and Building Department has been working with Ashler Hospitality Corporation to develop an appropriate action plan for marketing the hotel development site. This plan is nearing completion and is expected to be brought forward to the Civic Development Committee for discussion in the near future. The plan will provide a detailed outline for promoting the site, the procedure for receiving and processing the hotel development proposals (RFP), required rezoning and overall timing of the plan.

3.2 Once the proposed action plan is considered by the Civic Development Committee and finalized, it is intended that it be forwarded to Council for consideration and approval. If approved, staff will proceed with the request for Proposals (RFP) and a further report to Council will be submitted outlining the results of the RFP and recommendations regarding the successful hotel development proposal.



D. G. Stenson
Director Planning and Building

PS:gk

Attach

c:\Planners\Phil Sanderson\hotelstatus

cc: Director Engineering
Director Parks, Recreation and Cultural Services
City Solicitor

TO: CITY MANAGER 1996 SEPTEMBER 4
FROM: DIRECTOR PLANNING & BUILDING OUR FILE: 10.332
SUBJECT: BURNABY LAKE SPORTS COMPLEX DEVELOPMENT CONCEPT
PURPOSE: To propose a revision to the Burnaby Lake Sports Complex Development Plan Concept in the Central Valley area.

RECOMMENDATIONS:

1. **THAT** Council endorse in principle the revised Burnaby Lake Sports Complex Plan Concept as outlined in this report as a basis for review and comment by the Parks and Recreation Commission, the Environment and Waste Management Committee and the Traffic & Transportation Committee (Transportation & Transit Division).
2. **THAT** upon completion of the review of the proposed plan by the Parks Commission, the Environment and Waste Management and Transportation Committees, the lands identified in the Plan for sports field, conservation and ancillary purposes be rezoned to P3 (Parks and Public Use) for administration by the Parks and Recreation Commission.

R E P O R T

1.0 BACKGROUND

On 1976 November 8, Council adopted a development plan concept for the area between the Norland Avenue Industrial area, Still Creek, The Trans-Canada Highway and Burnaby Lake Regional Nature Park. This plan is known as the Burnaby Lake Sports Complex Development Plan Concept and is shown on the *attached* Figure 1.

The City has been assembling land in the area and is now the owner of the large majority of the land within the area covered by the existing plan. The size of the plan area is in the order of 60 acres, not including the developed private sites such as Eight Rinks, the Jamatkhana, the Scandinavian complex and a small church site (see *attached* Figure 2).

- ▶ a 6.2 acre private development site bounded by Norland Avenue, Ardingley Avenue and Laurel Street primarily intended for family oriented motor hotel purposes that would in part assist the attractiveness of the sports complex as a tournament/tourist facility. This site is also owned by the City and would need to be rezoned (using Comprehensive Development zoning) prior to its marketing either on a long term lease or sale basis. Attention will need to be given that the site planning and design of this facility closely integrates it with the adjacent sport complex uses.



3.2 Artificial Field Complex

The concept plan provides for the eventual establishment of three lighted fields with artificial surfaces, two of which have dimensions intended for soccer and field hockey play and one capable of accommodating Canadian football. The requisite parking, viewing areas and associated field house facilities have also been provided for in the conceptual plan. A central plaza facility is proposed as a focal point for this high activity area. This complex has an area of about 7.6 acres. Greenway corridors are proposed on the southern and eastern edges of the artificial field area, separating this zone from the adjacent private development areas. Pedestrian access to and from the rink and pool complex on the east side of Kensington Avenue would be via a signalized pedestrian at-grade crossing at the new Kensington-Laurel intersection.

3.3 Conservation Area

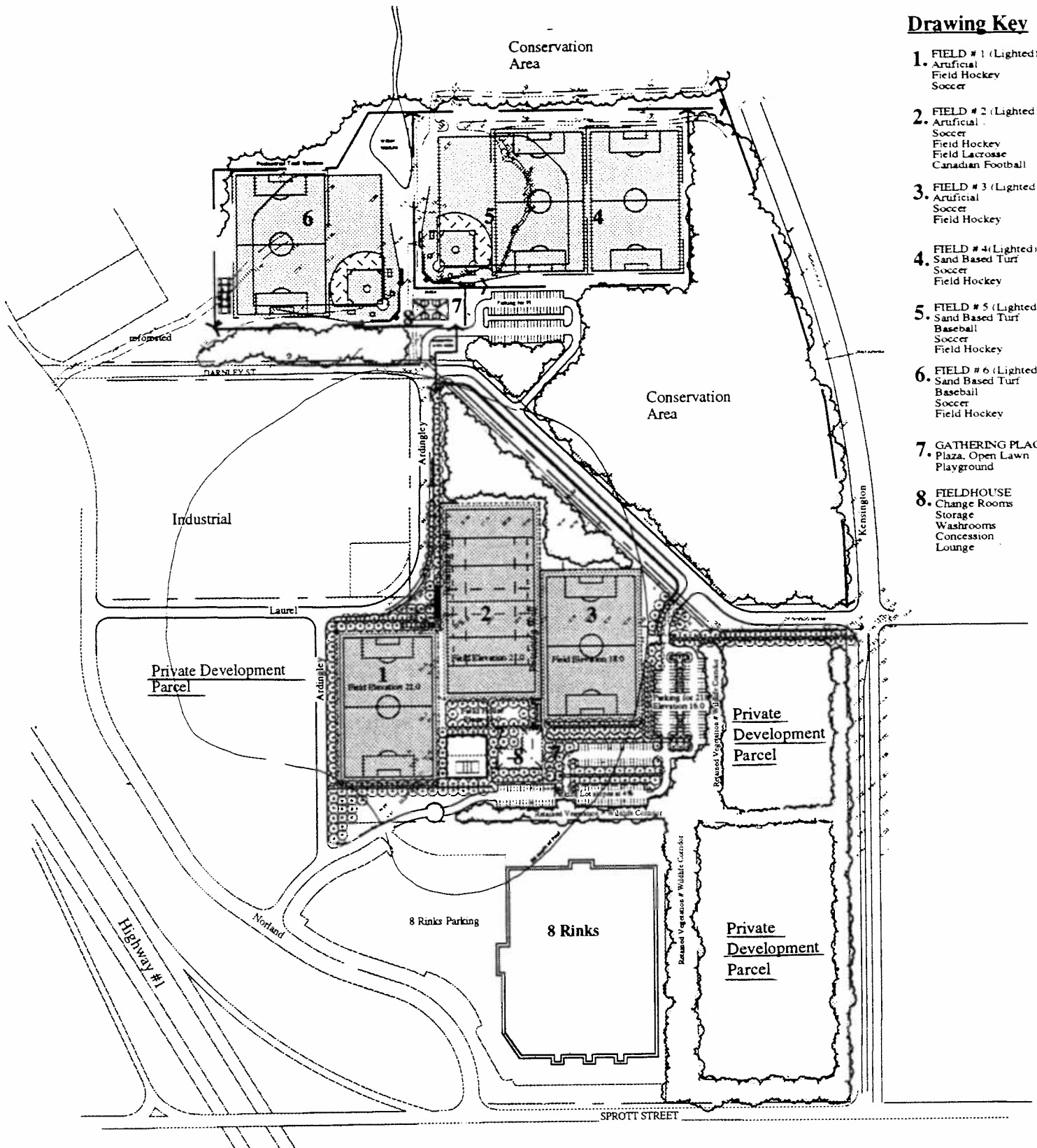
The conservation area occupies the northern and northeastern portions of the study area and is intended to protect a range of plant communities that provide important habitat for birds and mammals and that due to local environmental sensitivity, limitations of soils and or previous land uses are not developable. Along Still Creek are wetland areas dominated by shrubs and grasses and within the Sperling Landfill site are emerging stands of alder and cottonwood. Collectively these plant communities provide a complex canopy for raptors, passerine birds and small mammals that will support nesting sites while providing areas rich with important invertebrate food sources. In addition the continuous nature of the conservation area and its associated greenways provide strong linkage to the conservation areas within Burnaby Lake Regional Nature Park.

The conservation area includes:

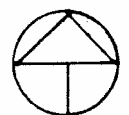
- ▶ a minimum of 200 meter buffer area between Still Creek and the proposed field development north of Darnley
- ▶ the former Sperling landfill site west of Kensington.

Drawing Key

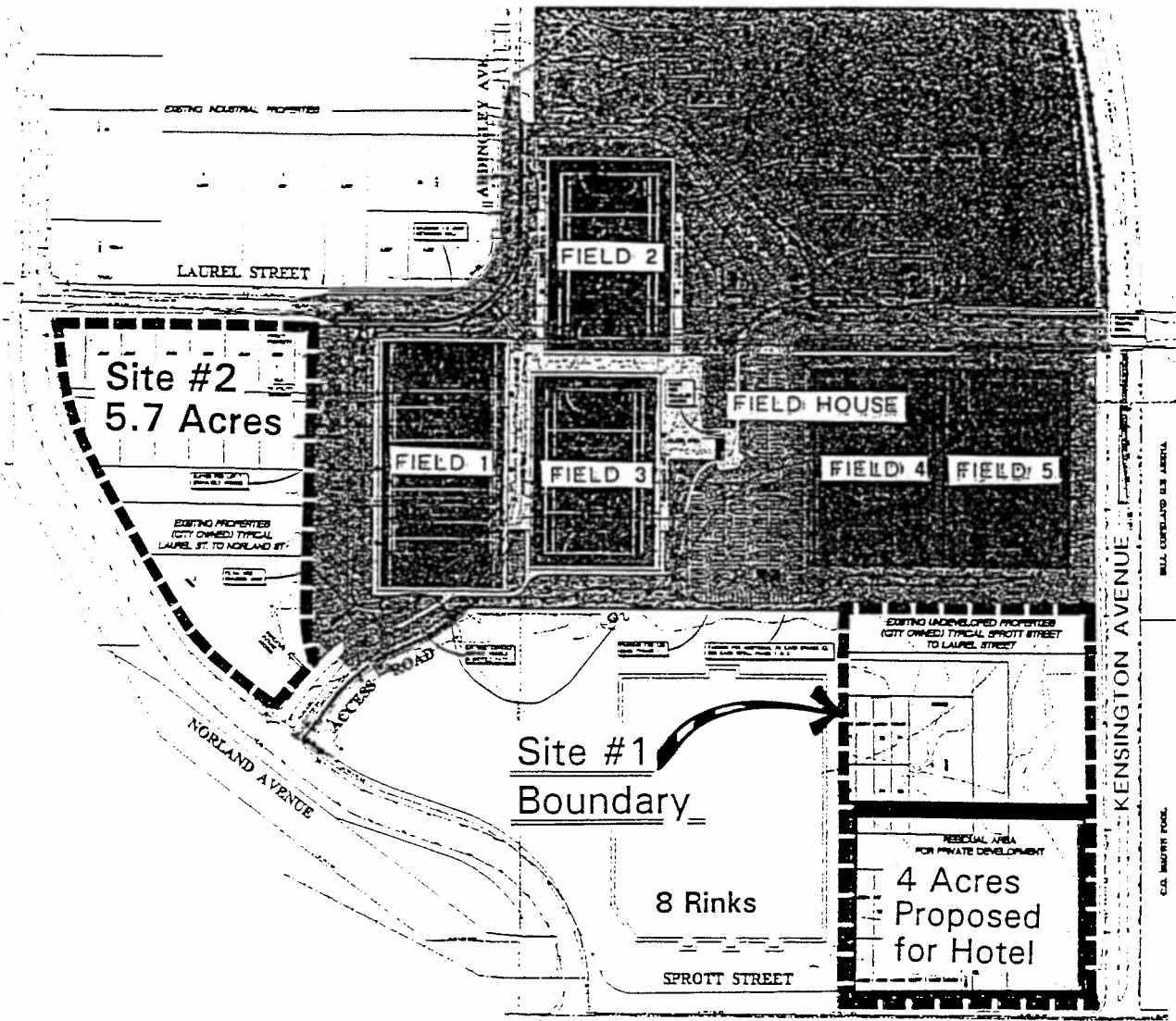
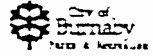
1. FIELD # 1 (Lighted)
Artificial
Field Hockey
Soccer
2. FIELD # 2 (Lighted)
Artificial
Soccer
Field Hockey
Field Lacrosse
Canadian Football
3. FIELD # 3 (Lighted)
Artificial
Soccer
Field Hockey
4. FIELD # 4 (Lighted)
Sand Based Turf
Soccer
Field Hockey
5. FIELD # 5 (Lighted)
Sand Based Turf
Baseball
Soccer
Field Hockey
6. FIELD # 6 (Lighted)
Sand Based Turf
Baseball
Soccer
Field Hockey
7. GATHERING PLACE
Plaza, Open Lawn
Playground
8. FIELDHOUSE
Change Rooms
Storage
Washrooms
Concession
Lounge



**Figure 5 - 1996 Draft Development Plan
Central Valley Sports Complex**
not to scale



BURNABY LAKE SPORTS COMPLEX - WEST



CONCEPT PLAN

Date:
SEPTEMBER 1999

Scale:
N.T.S.

Drawn By:
J.P.C.



City of
Burnaby
Planning & Building Dept.



Potential Hotel Development Sites

Sketch # 2

