

CITY OF BURNABY

CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

RE: KENSINGTON 2000 SOCCER PROJECT

RECOMMENDATIONS:

1. **THAT** Council support in principle the concept for the use of the lands for private recreational purposes subject to the further considerations outlined in this report.
2. **THAT** no work, lease or any other contractual arrangement between the City and the proponents be contemplated until the following conditions are met:
 - a) financing is in place
 - b) the design is approved in such a form as is satisfactory to the City
 - c) all environmental issues are resolved to the satisfaction of the necessary parties.

REPORT

The Civic Development Committee, at its Open meeting held on 2000 May 04, received and adopted the *attached* report reviewing a proposal by the Kensington Soccer Association for the development of three soccer fields on undeveloped city lands west of Thomas Street, south of Sprott Street and along the north side of the Trans Canada Highway.

Arising from discussion, the Committee specifically requested that no work, lease or any other contractual arrangement between the City and the proponents be contemplated until financing is in place, the design is approved in such a form as is satisfactory to the City and all environmental issues are resolved to the satisfaction of the necessary parties.

Respectfully submitted,

Councillor D.R. Corrigan
Chairman

: COPY - CITY MANAGER
- DIRECTOR FINANCE
- DIR. PLNG. & BLDG.
- DIR. PARKS, REC. & CULT. SERV.
- CITY SOLICITOR

Councillor G. Begin
Member

Councillor D. Evans
Member

TO: CIVIC DEVELOPMENT COMMITTEE

2000 MAY 01

**FROM: DIRECTOR PLANNING AND BUILDING
DIRECTOR PARKS, RECREATION & CULTURAL SERVICES**

**SUBJECT: Review of Proposal by the Kensington Soccer Association
Development of Three Soccer Fields on City Lands
Burnaby Lake Sports Complex West of Thomas Street**

RECOMMENDATION:

1. **THAT** the concept for the use of the lands for private recreational purposes be supported in principle subject to the further considerations outlined in this report.

R E P O R T

1.0 BACKGROUND

At the Civic Development Committee meeting held on 2000 January 27, representatives of the Kensington Soccer Society appeared as a delegation to outline their proposed "Kensington 2000 Soccer Project". The Committee referred the proposal to staff for a report on the overall aspects of the proposed project and the matter of the proposed removal of peat from the site.

On 2000 April 11, representatives from the Society met with staff to present a revised proposal that entails a modification of the commercial indoor soccer component, three outdoor fields plus a practice field as well as an indoor soccer building that would be operated as an income producing facility by the Society. The site proposed is, as before, on the undeveloped City lands west of Thomas Street, south of Sprott Street and along the north side of the Trans-Canada Highway.

The group has requested that they be given an "approval in principle" by the City to allow them to pursue funding from the Royal Bank and Provincial grant funding agencies. The purpose of this report is to bring the Committee up to date and to outline what information about the project is required to be provided.

2.0 LAND USE PLANS FOR THE AREA

This site, which is approximately 12 acres, is owned by the City and is part of the lands designated as part of the Burnaby Lake Sports Complex. The undeveloped lands in this area are proposed for private or public recreational uses as outlined in the 1975 Burnaby Lake Sports Complex Plan. The soccer centre use proposed by the Kensington Soccer Society is in conformity with the approved

plans for the area. It would be necessary to rezone the lands and obtain Council's approval to the lease of the lands to a private user. As part of the City's consideration, it would be necessary to achieve suitable designs for the layout of the fields, the siting of the buildings, parking lots, natural areas to be preserved, building design, and landscaping of the site. The compatibility of the indoor soccer building design on this highly visible site is an important issue.

3.0 ISSUES RELATED TO THE DEVELOPMENT OF A SOCCER CENTRE

Prior to the City granting approval to the rezoning and entering into a lease agreement with the Society for the lands, a number of related issues would need to be addressed:

3.1 Recreational value to the City:

The construction of three additional fields by a private non-profit society for use by soccer players in the City would, in the opinion of Parks staff, reduce the pressure on existing soccer fields in the City. The type of operation proposed by the Society does not currently exist within the City and Parks staff see this as a venture which will provide high level soccer development and competition which the house league players can aspire to. The proposed coaching and player development opportunities will place Burnaby in the centre of Soccer Development on the West Coast.

3.2 Financial Evaluation:

It would be necessary to lease the land for development. As the Society would need to borrow the majority of the development costs, a moderately long lease would be required. The question of whether a nominal rate as currently requested by the club or a market rate lease would be appropriate would need to be determined. While the open fields would be used primarily by the Society at nominal cost to the users, the indoor soccer facility and clubhouse would be operated in a manner similar to a private business or club to offset the capital cost of the project.

It would be useful to ask the Director Finance to evaluate the "pro-forma" or projected income and expenses of the project to ensure the reliability of the project. The Solicitor should also review the proposal to ensure that, if at any point in the future the Society were to have financial difficulties, the City would not be held liable by the banks or other creditors and the land would not be subject to claims.

3.3 Environmental Issues:

This site has never been developed due to the high water table and the deep peat soils in this area that is part of the Burnaby Lake basin. There are two watercourse/creeks on the site which flow into nearby Burnaby Lake. It will be necessary to obtain approval from the

Ministry of the Environment (MOE) for any development given the presence of these watercourses. The key issues will be the extent of the setbacks from the creeks and the question of the environmental and hydrological impacts of removing the surface peat and filling the site with material suitable for providing a base for the grass fields, the building and parking areas. It is also desirable to maintain a greenbelt buffer along the Trans Canada Highway and Sprott Street which flank the site.

Commercial peat extraction is not being proposed as part of this development scheme, and would not be supported by staff if it were proposed - recognizing, however, that the site will require filling and preloading, which affect the underlying soils and the drainage patterns in the immediate area.

4.0 CONCLUSIONS

The proposal to develop this site for a soccer centre is considered an appropriate land use, subject to the preparation of a suitable plan for the development.

In order to properly prepare a plan for the site which is acceptable to the City and which meets the current Ministry of Environment requirements, it is recommended by staff that the Society engage a qualified and suitable environmental consultant to work with the Society and the City to prepare a report in order to satisfy the needs of the MOE. This report, after being reviewed by the agencies involved and the Environment Committee, would serve as the basis for the preparation of a detailed development plan for the site. The availability of a full environmental report will reduce the potential uncertainties of developing in an area which is considered sensitive.

Once the environmental study is completed, the recommendations or environmental requirements will generate specific cost implications for the project. After the study is completed it would be appropriate to review the final financial cost/income projections to ascertain the appropriate value for the purpose of considering a lease and to ensure that the City is not, as landowner, exposed to financial risk related to the project.

In the interim, staff would recommend that the project be supported in principle on the condition that this position be reviewed once a suitable environmental study is completed, the resultant site and building design plans are completed, and the financial feasibility questions are evaluated and found to be satisfactory.

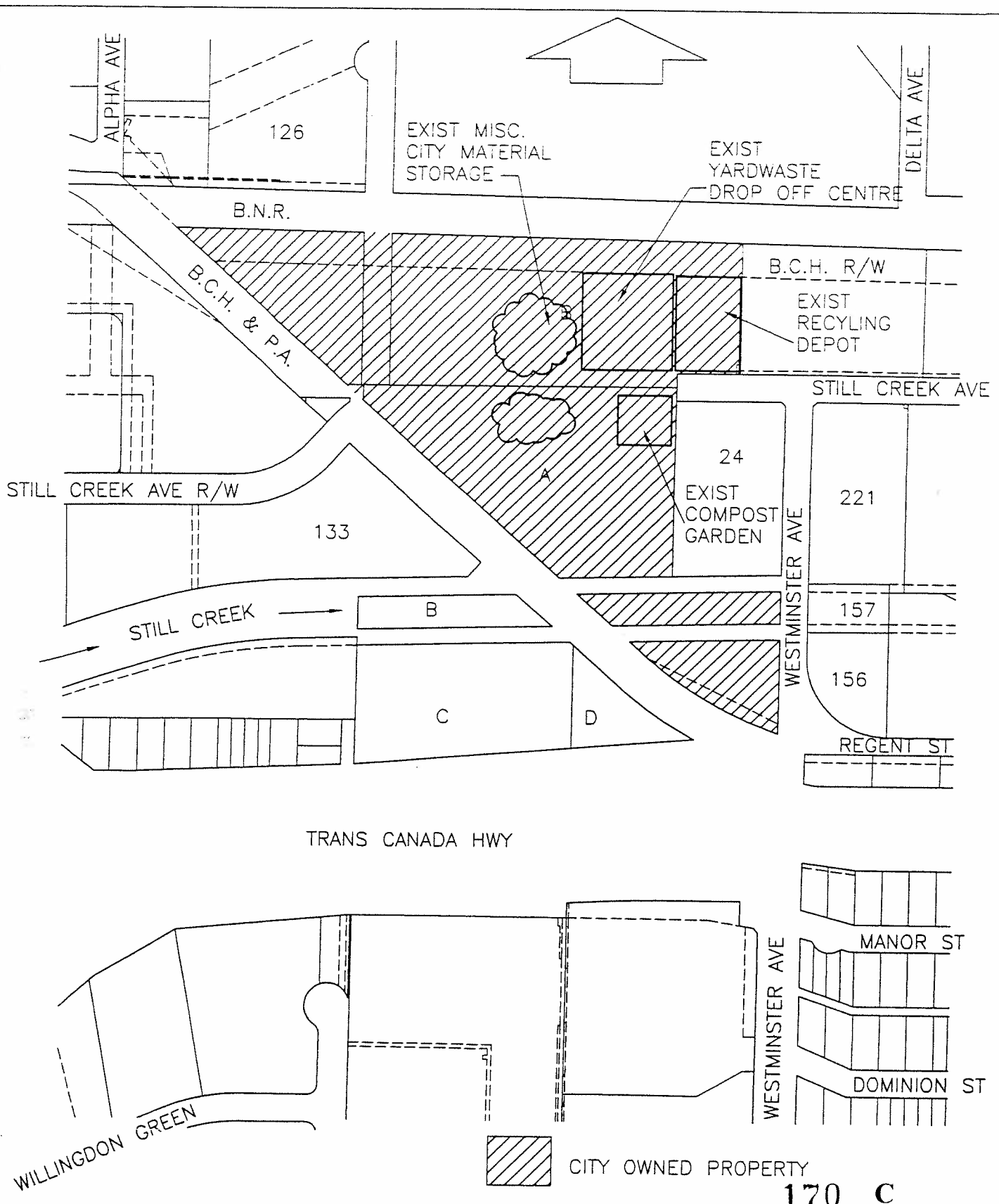


D.G. Stenson
Director Planning and Building



K. Friars
Director Parks, Recreation & Cultural Services

BR:gk 169 C
cc. Director Finance



CITY OWNED PROPERTY

170 C

NO.	DATE	REVISION



FIGURE 1
CITY OWNED PROPERTIES
STILL CREEK AVENUE

DRAWN BY: G.FUNK SCALE: N.T.S.
APPRV'D BY: DATE: 00-04-20

A 318

