

TO: FINANCIAL MANAGEMENT COMMITTEE **DATE:** 2016 APRIL 08

FROM: MAJOR CIVIC BUILDING PROJECT **FILE:** 4230-08
COORDINATION COMMITTEE

SUBJECT: PROPOSED SOUTH BURNABY ARENA

PURPOSE: To undertake a Feasibility Study for the proposed development of an ice arena facility at 10th Avenue and 18th Street, Burnaby, BC.

RECOMMENDATIONS:

1. **THAT** Council authorize the issuance of a Request for Proposal (RFP) to undertake a Feasibility Study for the proposed development of an ice arena facility at 10th Avenue and 18th Street.
2. **THAT** a copy of this report be sent to the Parks, Recreation and Culture Commission for information purposes.

REPORT

1.0 BACKGROUND

The City currently provides ice arena services from three public arenas. They include:

- Bill Copeland Arena - Constructed in 1997
- Kensington Arena - Constructed in 1973
- Burnaby Lake Arena - Constructed in 1964

Arising from a needs assessment undertaken by the Parks, Recreation and Cultural Services Department, it was determined that additional ice rink capacity beyond the existing publicly-owned rink facilities was needed to serve current and future Burnaby residents, teams and clubs.

To meet this need, in 2014 Council adopted a report reviewing the City's Community Benefit Bonus Policy, which identified the use of amenity bonus funds towards priority amenity projects for the City, including a new ice rink facility, to serve south Burnaby. In response to this direction, in the summer of 2015, Planning and Parks, Recreation and Cultural Services staff undertook a review of City-owned lands in South Burnaby that could accommodate one or two ice rinks.

Among the several City-owned properties that could accommodate such a facility, three were identified as appropriate due to their size, configuration, location and access. These three potential locations included Bonsor Park, MacPherson Park West and City-owned properties at 10th Avenue and 18th Street. In 2015 August, after a review of these potential locations with Councillors and Parks Commissioners, it was determined that the 10th Avenue and 18th Street site would be the most suitable as it would not impact existing or proposed park facilities, is of a suitable size to accommodate two ice rinks, and is accessible by for the community by walking, cycling, driving and transit.

2.0 PREFERRED SITE

The preferred site at 10th Avenue and 18th Street is located within the Council-adopted Edmonds Town Centre Plan area. The site is made up of two parcels at 7789 and 7799 -18th Street, which have a combined frontage on 18th Street of approximately 210m (689 ft.), and an area of approximately 16,560m² (4.09 acres). Directly to the west and northwest is Byrne Creek Secondary School. To the northeast across 18th Street is the proposed Southgate Neighbourhood, which will accommodate a new 2.02 hectare (5 acre) City park surrounded by multiple-family and mixed-use development. To the Southeast across 18th Street are existing institutional (Church) and single and two family uses. To the south across 10th Avenue is the City of New Westminister, with single and two family uses fronting 10th Avenue. The preferred site is highly accessible to south Burnaby residents via Griffiths Drive, Southridge Drive and 10th Avenue. Bus access to the site is available via the 116 Edmonds Station / Metrotown Station and 112 Edmonds Station / New Westminister Station. The site is located approximately 950m (3,116 ft.) walking distance from the Edmonds SkyTrain Station and is connected to the Urban Trail network in the area.

A rezoning from the prevailing M1 Manufacturing District to the CD Comprehensive Development District (utilizing the P2 Administration and Assembly District) would be required to permit the proposed ice rink facility. The site would be required to be consolidated by way of a Subdivision Application and serviced based on Town Centre Standards with separated sidewalk and cycling facilities on 18th Street and 10th Avenue, and provided with all necessary utilities to serve the site. Preliminary Plan Approval and Building Permit will be required to permit construction of the proposed facility.

3.0 PROPOSED DEVELOPMENT

In order to advance the ice arena project forward, it is recommended that a comprehensive Feasibility Study be undertaken for the preferred site. The Study will examine the service needs and facility requirements to provide both dry floor space and ice surface for the community. It will also help establish a building program which will not only include the ice rink(s) but other amenities such as public meeting space, bulk storage, limited seating and a snack bar component.

In addition, the Study will examine siting options for possible future expansion, parking, site servicing, and public amenities that could be located on a second level of the proposed facility.

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The Feasibility Study report will also provide a preferred concept design of the proposed ice rink facility and estimated project costs for the various phases of the project from concept design through to the construction phase.

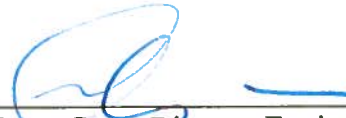
4.0 CONCLUSION

It is recommended that Council be requested to authorize the issuance of a Request for Proposal (RFP) to retain a consulting firm to undertake a comprehensive feasibility study to examine the feasibility of developing an arena facility on the preferred City-owned site at 10th Avenue and 18th Street in South Burnaby, as outlined in this report.

Council approved bylaw funding of \$250,000 on 2015 October 26 to undertake the feasibility study. In addition, the approved 2017 – 2018 Capital Plan identifies \$22 million for construction of the proposed facility drawing on the Community Benefit Fund.



Lou Pelletier, Chair, Major Civic Building Project
Coordination Committee



Leon Gous, Director Engineering



Dave Ellenwood
Director Parks, Recreation and Cultural Services

JC:ap

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cc: Acting City Manager
Deputy City Manager
Director Finance
Fire Chief
Chief Building Inspector
Purchasing Manager
Assistant Director - Recreation