



## FINANCIAL MANAGEMENT COMMITTEE A G E N D A

Tuesday, February 21, 2023, 5:00 p.m.

Council Chamber, City Hall

4949 Canada Way, Burnaby, BC

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	Pages
1. <u>CALL TO ORDER</u>	
2. <u>MINUTES</u>	
2.1 Minutes of the Financial Management Committee Open meeting held on January 24, 2023	4
3. <u>PRESENTATIONS</u>	
None	
4. <u>DELEGATIONS</u>	
None	
5. <u>CORRESPONDENCE</u>	
5.1 Memorandum from the Administrative Officer - Re: Poverty Reduction Strategy for Burnaby	7
6. <u>REPORTS</u>	
6.1 REPORT FROM THE DEPUTY CHIEF ADMINISTRATIVE OFFICER / CHIEF FINANCIAL OFFICER - RE: CITY INVESTMENTS - 2022 YEAR END REPORT	16
Purpose: To provide an update on the 2022 Investment Program and present a forecast for 2023.	
6.2 REPORT FROM THE GENERAL MANAGER LANDS AND FACILITIES -	22

RE: BURNABY DISTRICT ENERGY SYSTEM - PROPOSED  
ASSOCIATED PROJECTS

Purpose: To request Council approval for staff to participate in projects associated with the Burnaby District Energy System, with corresponding funding allocations, specifically: the decarbonization of district energy systems; and the creation of a Burnaby green hydrogen hub.

6.3 REPORT FROM THE GENERAL MANAGER LANDS AND FACILITIES - 28  
RE: CONFEDERATION COMMUNITY CENTRE - INCREASE AND  
CONSOLIDATION OF PROJECT SCOPE

Purpose: To request approval for increase and consolidation of inter-departmental project scope and budget for the Confederation Community Centre and adjacent sites.

6.4 REPORT FROM THE GENERAL MANAGER LANDS AND FACILITIES - 34  
RE: CENTRAL PARK OUTDOOR POOL - COVER

Purpose: To review options for the Central Park Pool cover.

6.5 REPORT FROM THE GENERAL MANAGER LANDS AND FACILITIES - 41  
RE: MAJOR CIVIC BUILDING PROJECTS STATUS UPDATE

Purpose: To provide an update on the current status of major civic building projects.

7. **NEW BUSINESS & INQUIRIES**

8. **CLOSED**

The Committee, in accordance with the Community Charter, do resolve itself into a Closed meeting from which the public is excluded to consider matters concerning:

- S. 90(1)(e) - the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- S. 90(1)(g) - litigation or potential litigation affecting the municipality;
- S. 90(1)(k) - negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; and,
- S. 90(2)(b) - the consideration of information received and held in

confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

9. ADJOURNMENT



## FINANCIAL MANAGEMENT COMMITTEE M I N U T E S

**Tuesday, January 24, 2023, 5:00 p.m.  
Council Chamber, City Hall  
4949 Canada Way, Burnaby, BC**

**PRESENT:** Councillor Sav Dhaliwal, Chair  
Councillor Alison Gu, Vice Chair (*participated electronically*)  
Mayor Mike Hurley  
Councillor Pietro Calendino  
Councillor Joe Keithley

**STAFF:** Leon Gous, Chief Administrative Officer  
Noreen Kassam, Deputy Chief Administrative Officer / Chief Financial Officer  
Juli Halliwell, General Manager Corporate Services  
Jozsef Dioszeghy, General Manager Engineering  
May Phang, Deputy General Manager Engineering  
James Lota, General Manager Lands & Facilities  
Mary Morrison-Clark, General Manager Parks, Recreation & Culture  
Ed Kozak, General Manager Planning & Development  
Charles Allen, Director Civic Building Projects  
Nikki Best, Director Legislative Services  
Elaine Wong, Office Manager Mayor's Office  
Denise Chak, Administrative Officer 1

### **1. CALL TO ORDER**

Chair Dhaliwal called the Open Committee meeting to order at 5:03 p.m.

Chair Dhaliwal, recognized the ancestral and unceded homelands of the hənqəmiñəm and Skwxwú7mesh speaking peoples, and extended appreciation for the opportunity to hold a meeting on this territory.

## 2. **MINUTES**

### 2.1 **Minutes of the Financial Management Committee Open meeting held on 2022 December 14**

MOVED BY MAYOR HURLEY  
SECONDED BY COUNCILLOR KEITHLEY

**THAT** the minutes of the Financial Management Committee meeting held on 2022 December 14 be now adopted.

CARRIED UNANIMOUSLY

## 3. **REPORTS**

### 3.1 **Report from the Deputy Chief Administrative Officer / Chief Financial Officer - Re: Insurance Contract – Network Security and Privacy Liability**

The Deputy Chief Administrative Officer / Chief Financial Officer submitted a report requesting approval to award an insurance contract for the Network Security and Privacy Liability Policy.

MOVED BY MAYOR HURLEY  
SECONDED BY COUNCILLOR KEITHLEY

**THAT** the Financial Management Committee recommend Council approve the award of one contract of insurance for the period of thirteen months (Dec 2022 to Jan 2024) for a total amount payable to Aon Reed Stenhouse Inc. of \$164,259 to fund the insurance premium for the Network Security and Privacy Liability Policy.

CARRIED UNANIMOUSLY

### 3.2 **Report from the General Manager Lands and Facilities - Re: Major Civic Building Projects Status Update**

The General Manager Lands and Facilities submitted a report providing an update on the current status of major civic building projects.

MOVED BY COUNCILLOR KEITHLEY  
SECONDED BY MAYOR HURLEY

**THAT** the Financial Management Committee forward this report to Council for information.

CARRIED UNANIMOUSLY

The Committee noted it sees value in the visual representation of project schedules and suggested that future deviations to the timelines be shown in the table.

Staff took it under advisement.

**4. NEW BUSINESS & INQUIRIES**

There was no new business or inquiries brought before the Committee at this time.

**5. CLOSED**

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY MAYOR HURLEY

THAT the Committee, in accordance with Sections 90 and 92 of the Community Charter, do now resolve itself into a Closed meeting from which the public is excluded to consider matters concerning negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; and labour relations or other employee relations.

CARRIED UNANIMOUSLY

By unanimous consent, the Open Committee meeting recessed at 5:16 p.m. and, following the conclusion of the Closed portion of the meeting, reconvened at 6:27 p.m.

**6. ADJOURNMENT**

By unanimous consent, the Open Committee meeting adjourned at 6:27 p.m.

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Councillor Sav Dhaliwal  
CHAIR

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Denise Chak  
ADMINISTRATIVE OFFICER



LEGISLATIVE SERVICES

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**INTER-OFFICE MEMORANDUM**

TO: CHAIR AND MEMBERS DATE: 2023 FEBRUARY 07  
FINANCIAL MANAGEMENT COMMITTEE

FROM: ADMINISTRATIVE OFFICER FILE: 02410-20

**SUBJECT: POVERTY REDUCTION STRATEGY FOR BURNABY**  
ITEM NO. 7.1., REPORTS, COUNCIL 2023 FEBRUARY 06

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Burnaby City Council, at the Open Council meeting held on 2023 February 06, received the above noted report and adopted the following recommendations contained therein:

1. THAT Council authorize staff to submit an application to the Union of BC Municipalities' Poverty Reduction Planning & Action program, as detailed in Section 6.0 of this report and, if awarded, provide overall grant management.
2. THAT this report be forwarded to the Parks, Recreation and Culture Commission, Planning and Development Committee, Access Advisory Committee, Public Safety Committee, and the Financial Management Committee.

As per recommendation #2, a copy of this report is attached for your information

Samantha Thompson  
Administrative Officer

## **SOCIAL PLANNING COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: POVERTY REDUCTION STRATEGY FOR BURNABY**

### **RECOMMENDATIONS:**

1. THAT Council authorize staff to submit an application to the Union of BC Municipalities' Poverty Reduction Planning & Action program, as detailed in Section 6.0 of this report and, if awarded, provide overall grant management.
2. THAT this report be forwarded to the Parks, Recreation and Culture Commission, Planning and Development Committee, Access Advisory Committee, Public Safety Committee, and the Financial Management Committee for information.

### **REPORT**

The Social Planning Committee, at its meeting held on 2023 January 18, received and adopted the attached report seeking Council authorization to submit a funding application to the Union of BC Municipalities' Poverty Reduction Planning & Action program to develop a community-based poverty reduction plan in Burnaby.

Respectfully submitted,

Councillor A. Gu  
Chair

Councillor M. Santiago  
Vice Chair

Copied to:	Chief Administrative Officer Deputy CAO/CFO General Manager Corporate Services General Manager Lands and Facilities General Manager Parks, Recreation and Cultural Services General Manager Planning and Development Chief Librarian City Solicitor Director Legislative Services
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Meeting 2023 January 18

## COMMITTEE REPORT

**TO:** CHAIR AND MEMBERS  
SOCIAL PLANNING COMMITTEE

**DATE:** 2023 January 5

**FROM:** GENERAL MANAGER  
PLANNING AND DEVELOPMENT

**FILE:** 17000 01

**SUBJECT:** POVERTY REDUCTION STRATEGY FOR BURNABY

**PURPOSE:** To seek Council authorization to submit a funding application to the Union of BC Municipalities' (UBCM) Poverty Reduction Planning & Action program to develop a community-based poverty reduction plan in Burnaby.

### RECOMMENDATIONS:

1. **THAT** the Committee recommend Council authorize staff to submit an application to the Union of BC Municipalities' Poverty Reduction Planning & Action program as detailed in *Section 6.0* of this report and, if awarded, provide overall grant management.
2. **THAT** This report be forwarded to the Parks, Recreation and Culture Commission, Planning and Development Committee, Access Advisory Committee, Public Safety Committee and the Financial Management Committee for information.

## REPORT

### 1.0 INTRODUCTION

At its meeting on 2022 March 07, Council received a delegation from the Burnaby Primary Care Network to consider undertaking the development of a City-led poverty reduction strategy for Burnaby. Council referred the delegation to the Social Planning Committee and the Committee requested a report back for consideration. This report responds to that request with background information for the Committee and Council on poverty reduction strategies including jurisdictional roles, available 2023 funding from the Union of BC Municipalities (UBCM), existing initiatives that support poverty reduction in Burnaby and considerations for pursuing a community-based poverty reduction strategy.

### 2.0 POLICY CONTEXT

Reducing poverty at a local level is aligned with and supported by the following Council-adopted policies and plans/strategies: *HOME: Housing and Homelessness Strategy* (2021), *Child Care Action Plan* (2021), *Burnaby Transportation Plan* (2021), *Equity Policy* (2020), *Official Community Plan* (1998), *Social Sustainability Strategy* (2011), *Economic Development Strategy* (2007); and the *Healthy Community Policy* (1991).

To: Social Planning Committee  
 From: General Manager Planning and Development  
 Re: Poverty Reduction Strategy for Burnaby  
 2023 January 5.....Page 2

### 3.0 POVERTY REDUCTION AND GOVERNMENT ROLES

#### 3.1 Government of Canada

The Federal government plays a central role in poverty reduction through its responsibility for many broader macro-economic policies and social programs that affect the well-being of Canadians. This includes policies and programs that relate to children and families (e.g. Canada Child Benefit), income (e.g., employment insurance, guaranteed income support), housing (e.g. National Housing Strategy) and public transit (e.g. transit infrastructure funding). The Federal government also provides per capita funding to provincial governments in key areas such as health care and child care, and provides funding to municipalities and community service providers for projects and programs that align with federal priorities.

In 2018, the Government of Canada released *Opportunity for All – Canada's First Poverty Reduction Strategy*<sup>1</sup> that sets out actions that span across areas of federal jurisdiction and establishes poverty reduction targets including a reduction in poverty by 20% by 2020 and 50% by 2030, relative to 2015 levels. The Strategy sets Canada's Official Poverty Line based on a measurement called 'Market Basket Measure'<sup>2</sup> that identifies what individuals and families require to meet their basic needs and achieve a modest standard of living. The corresponding *Poverty Reduction Act* requires the Federal government to issue a progress report on the Strategy each fiscal year.

#### 3.2 Government of British Columbia

The Provincial government has jurisdiction over a broad range of social policy areas that include health care, education and social welfare. Additionally, it furthers its social development mandate through direct service provision (e.g. Ministry of Children and Family Development programs), services provided through health authorities and crown agencies (e.g. BC Housing), and contractual arrangements with non-profit service providers.

Following the Federal government, the Government of B.C. released the *TogetherBC: British Columbia's Poverty Reduction Strategy*<sup>3</sup> in 2019. The purpose of the Strategy is to reduce the B.C. poverty rate by at least 25% and child poverty rate by at least 50% by 2024 using Canada's Official Poverty Line. The Strategy aims to coordinate cross government actions as well as leverage Federal commitments and programs to reduce poverty. The Strategy's principles of affordability, opportunity, reconciliation and social inclusion guide its six priority action areas:

- Making housing more affordable (e.g. support for renter households, increased supply of affordable housing, homelessness initiatives);
- Supporting families, children and youth (e.g. B.C. Child Opportunity Benefit, Childcare BC plan for new spaces and fee reductions);

<sup>1</sup> Government of Canada's First Poverty Reduction Strategy

<sup>2</sup> Market Basket Measure is a calculation that reflects the combined costs of a basket of goods and services that individuals and families require to meet their basic needs and achieve a modest standard of living. The basket includes items such as healthy food, appropriate shelter and home maintenance, and clothing and transportation among other goods and services.

<sup>3</sup> Government of British Columbia's Poverty Reduction Strategy



To: *Social Planning Committee*  
 From: *General Manager Planning and Development*  
 Re: *Poverty Reduction Strategy for Burnaby*  
 2023 January 5.....Page 3

- Expanding access to education and training (e.g. student loan reductions, skills training for older adults, investing in Trades training);
- More opportunities, more jobs (e.g. improvements to WorkBC and employment standards, increased opportunities for people with disabilities);
- Improving income supports (e.g. increased income assistance rates, increased minimum wage rates); and
- Investing in social inclusion (e.g. introduction of Accessibility legislation, restoration of the B.C. Human Rights Commission).

TogetherBC aims to make life more affordable for people struggling to get by through reducing costs and increasing incomes. It also aims to create opportunities for people by providing people the support they need to help break the cycle of poverty. To achieve its goals, the Province acknowledges it will need to work together with the Federal government, local governments, educational institutions, business, labour, the non-profit service provider and faith sectors and the broader community.

### **3.3 Municipal-based Poverty Reduction**

As referenced above, key policies, programs and funding to support poverty reduction lie within the mandates of the Federal and Provincial governments. However, as the government level closest to the people, local governments are at the front-line of seeing the impacts of poverty in their communities and can play an important role in developing local solutions in collaboration with community partners.

At a local level, poverty reduction strategies can complement Federal and Provincial initiatives by coordinating and directing resources to address gaps and barriers faced by people experiencing poverty. Examples of locally-based poverty reduction actions include:

- Coordinating resources at a local level to reduce barriers to health, education and employment opportunities;
- Reducing barriers to City-run programs (e.g. recreation credit programs);
- Increasing housing options for low income residents;
- Exploring social procurement models to support local business and create employment opportunities;
- Providing and planning for social infrastructure (e.g. community centres, health centres, schools, childcare, community resource centres, etc.);
- Collecting and disseminating demographic data to assist planning and programming in the community;
- Improving transportation infrastructure to allow people to move around the City by more cost effective modes; and
- Advocating to senior governments for transformational policy action and investment.

Municipalities approach poverty reduction based on the context and issues respective to their community needs, resulting in a wide range of poverty reduction initiatives.

To: Social Planning Committee  
 From: General Manager Planning and Development  
 Re: Poverty Reduction Strategy for Burnaby  
 2023 January 5.....Page 4

#### 4.0 UBCM POVERTY REDUCTION FUNDING

To support poverty reduction work, the Provincial government has provided \$5 million in planning and project funding to the UBCM to advance poverty reduction plans and actions at a municipal level. The first three intakes of the program (2020-2022) awarded over \$3 million to more than 100 local governments across the province.

In 2022 December, the UBCM announced a fourth intake for the remaining available funding. There are two streams to the UBCM's Poverty Reduction Planning and Action Program: (1) develop or update a poverty reduction assessment or plan at a local level; and (2) for municipalities with poverty reduction plans, undertake a local project or action in order to reduce poverty at a local level. Municipalities can apply up to \$25,000 under Stream 1 and up to \$50,000 under Stream 2 funding. The deadline to apply Stream 1 and 2 grants is 2023 March 17.

Considerations for applying for a UBCM poverty reduction planning grant are discussed below in Section 6.0.

#### 5.0 EXISTING CITY-LED INITIATIVES THAT ADDRESS POVERTY IN BURNABY

The City has many existing initiatives that generally address and support poverty reduction. A broad summary of key plans include the following:

- The *Economic Development Strategy* (2007) sets out an action plan for Burnaby's economic future through a coordinated approach, including workforce growth and job diversity in different sectors.
- The *Social Sustainability Strategy* (2011) has seven strategic priorities to meet its overall goals of community inclusion, livability and resilience. The first priority, Meeting Basic Needs, includes a number of actions for the City and partners to undertake to contribute towards poverty reduction.
- The *Child Care Action Plan* (2021) this 10-year plan aims to increase the number of quality, affordable child care spaces by 4,400 spaces by 2030 thereby supporting parents to work, go to school and manage family responsibilities.
- The *Burnaby Transportation Plan* (2021) is the City's guiding policy document for transportation planning and decision-making in Burnaby over the next 30 years. This plan includes advocacy actions for a more equitable transit fare structure, reduced fares for youth and continuation of free transit for children under 12 years old as well as other actions to reduce barriers to transit use.
- The *HOME: Housing and Homelessness Strategy* (2021) has goals to foster an inclusive, livable community with housing for a variety of incomes and needs. This strategy addresses existing and future housing needs in Burnaby for the next 10 years.
- The *Food Systems Strategy*, currently under development, will help address priorities and actions towards sustainable food systems and food security for all people in Burnaby.



To: Social Planning Committee  
 From: General Manager Planning and Development  
 Re: Poverty Reduction Strategy for Burnaby  
 2023 January 5.....Page 5

In addition to key plans and strategies, the City also has a number of existing programs and services that support poverty reduction, including the following:

- The **Recreation Credit Program** is a credit program that helps Burnaby residents in financial need receive subsidy towards eligible parks, recreation and cultural services program fees and admissions.
- The **Community Grant Program** supports non-profit service providers and cultural, athletic and volunteer groups that provide services or programs beneficial to Burnaby residents.
- **Citizen Support Services** is a volunteer-based program that provides a number of services for isolated seniors aged 65 and over.
- The **Community Resource Centres** are City-owned office and program spaces that provide reduced rents to local non-profit service providers to assist in their delivery of critical social services in Burnaby.
- The City's **Extreme Weather Response** includes activating warming and cooling centres during extreme temperatures for Burnaby's vulnerable residents.
- The **Library** provides free programs that support the social development of Burnaby residents, such as early childhood, education program, courses for newcomers and programs for those looking for work, etc.
- **Food Programs** – Parks, Recreation and Cultural Services has historically offered free or subsidized food as part of many programs. Examples include subsidized seniors luncheons, youth cooking programs and children's gardening programs.
- The City is a **Living Wage Employer**, where employees and contracted services employees receive a living wage, at a minimum, to meet the basic needs of a family of four.
- Since 2014, through the **City-School District Child Care Facilities Memorandum of Agreement** – the City in partnership with the School District has developed seven child care facilities for children five years old and younger. Two more centres are under development through the partnership.
- The City's **housing program** provides below-market, affordable, and subsidized rental housing for varying household income levels as well as a robust tenant assistance policy to protect tenants from displacement due to rezoning.
- The City contributes additional funding to the **Burnaby Rent Bank** to offer low-fee, no-interest, short term loans to low to moderate-income individuals and families that live in Burnaby.
- City staff provides **in-kind support** (through staff time) on various community-based planning tables, committees and working groups to support community poverty reduction related initiatives.

## 6.0 A POVERTY REDUCTION STRATEGY FOR BURNABY

### 6.1 Why Develop a Poverty Reduction Strategy for Burnaby

The examples in *Section 5.0* above illustrate a range of City-led initiatives that contribute towards poverty reduction in our community. The development of a Burnaby-specific poverty reduction strategy, in collaboration with key community stakeholders, would serve to guide the City's and

To: Social Planning Committee  
 From: General Manager Planning and Development  
 Re: Poverty Reduction Strategy for Burnaby  
 2023 January 5.....Page 6

community's work to help reduce and prevent poverty. A community-based poverty reduction strategy would lead to a deeper and shared understanding of the experiences and circumstances of individuals and families at risk of or living in poverty and identify targeted actions to help reduce poverty. Experiences of poverty are complex and varied, can be affected by individual circumstances as well as broader systemic barriers, and are disproportionately impacted by equity-based factors such as gender, ethnicity, disability and age. In consideration of these factors, and also the impact of poverty on our community's overall resiliency, economy, social connectedness and well-being, the development of a community-based poverty reduction strategy for Burnaby has merit.

## **6.2 Considerations for Developing a Burnaby Poverty Reduction Strategy**

Staff have consulted with neighbouring municipalities who have or are undertaking poverty reduction strategies. Key learnings from these municipalities include the following:

- To be effective, the development and implementation of a poverty reduction strategy should be community driven and include key stakeholders from the public, private and non-profit sectors.
- Existing community-based planning tables, committees and working groups should be used to help identify gaps and barriers faced by people experiencing poverty.
- People at risk of or living in poverty should be included in the process and guide the development of the strategy.
- To varying degrees, poverty reduction strategies require ongoing municipal support, either through staff time or a funding contribution to a lead community-based partner. To be effective, a poverty reduction strategy requires a viable implementation plan.

## **6.3 Application for a UBCM Poverty Reduction Planning Grant**

As noted above, the UBCM has announced a fourth intake for its Poverty Reduction Planning and Action program. It is further noted that to be eligible for Stream 2 (funding to undertake specific poverty reduction actions or projects), a municipality is required to have a poverty reduction strategy. Therefore, in consideration of the benefits of a locally-based poverty reduction strategy, it is recommended that Council authorize staff to apply for a UBCM Stream 1 poverty reduction planning grant of \$25,000. The development of a Burnaby-specific poverty reduction strategy would position the community to receive future project-based poverty reduction funding.

Should Council approve the recommendation and the grant application is successful, a portion of the grant funding would be used towards consulting services to assist staff in developing the strategy. In consideration of the learnings from other municipalities, a key component of the strategy would be the development of a viable implementation (resourcing) plan.

## **7.0 RECOMMENDATIONS**

This report responds to the Social Planning Committee's request, and considers there is merit in undertaking the development of a community-based poverty reduction strategy for Burnaby.



To: Social Planning Committee  
 From: General Manager Planning and Development  
 Re: Poverty Reduction Strategy for Burnaby  
 2023 January 5.....Page 7

The UBCM has announced a fourth intake for its Poverty Reduction Planning and Action Program. Grants of up to \$25,000 are available to assist municipalities in developing poverty reduction strategies. As discussed in *Section 6.0* above, the development of a locally-based poverty reduction strategy would lead to a deeper and shared understanding of the impacts of poverty in our community and identify targeted actions to help reduce or prevent it.

It is therefore recommended that Committee request Council to authorize staff to apply for a UBCM Stream 1 poverty reduction planning grant of \$25,000 to fund the development of a community-based poverty reduction strategy for Burnaby.

It is further recommended that a copy of this report be forwarded to the Parks, Recreation and Culture Commission, Planning and Development Committee, Access Advisory Committee, Public Safety Committee and the Financial Management Committee for information.



E.W. Kozak, General Manager  
 PLANNING AND DEVELOPMENT

KO/MM:sa

Copied to: Chief Administrative Officer  
 Deputy Chief Administrative Officer and Chief Financial Officer  
 General Manager Parks, Recreation and Cultural Services  
 General Manager Corporate Services  
 General Manager Lands and Facilities  
 Chief Librarian  
 City Solicitor  
 Sr. Director Legislative Services

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Meeting 2023 Feb 21

## COMMITTEE REPORT

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**TO:** CHAIR AND MEMBERS  
FINANCIAL MANAGEMENT COMMITTEE **DATE:** 2022 February 13

**FROM:** DEPUTY CHIEF ADMINISTRATIVE  
OFFICER & CHIEF FINANCIAL OFFICER **FILE:** 7500-01

**SUBJECT:** CITY INVESTMENTS – 2022 YEAR END REPORT

**PURPOSE:** To provide an update on the 2022 Investment Program and present a forecast for 2023.

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**RECOMMENDATION:**

1. **THAT** the Financial Management Committee recommend Council receive this report for information.

**REPORT****1.0 INTRODUCTION**

Part 6, Division 3, Section 183 of the *Community Charter* states that the City may invest or reinvest money that is not immediately required for expenditures. Council has assigned the responsibility for the management of the investment portfolio to the Chief Financial Officer (Amendment Bylaw No. 14408). This memo highlights events that have occurred in the investment program during 2022 and the forecast for 2023.

The City of Burnaby's Investment Portfolio on 2022 December 31, totaled \$2.19 billion (2021 – \$1.99 billion).

**2.0 2022 SIGNIFICANT EVENTS****2.1 Investment Funds**

Despite the continuation of market uncertainty in 2021, the City was able to generate \$67.55 million (2.89%) return on investments (2021 – \$45.48 million at 2.22%). A portion of these earnings, \$8.09 million offset operating costs in 2022.



To: Financial Management Committee  
 From: Deputy Chief Administrative Officer & Chief Financial Officer  
 Re: City Investments – 2022 Year End Report  
 2023 February 21..... Page 2

The City's Investment Policy ensures the legislative requirements of the *Community Charter* are adhered to for the prescribed asset classes the City can invest in. Annual review of the City's policy provides assurances that the City is abiding by a professional set of standards for the management of public funds and confirmation that the City is maintaining a policy framework that includes prudence, diversification, strong internal controls, delegation of authority, and reporting transparency. The City received a Policy Certification Award from the Association of Public Treasurers United States & Canada in May 2022 for re-certification (initial certification March 2018).

The City invests in both short and long-term investment products to ensure adequate cash flow liquidity and as much as possible, long-term sustainable growth. The City of Burnaby Investment Portfolio is therefore directly impacted by changes in both short and long-term interest rates. To counteract these yield and diversification limitations, the City has continued to increase holdings into select Municipal Finance Authority of British Columbia (MFA) pooled funds.

The City of Burnaby's investment portfolio may consist of debt issued by the Federal Government of Canada, approved Provinces of Canada, Canadian Banks and Credit Unions across Canada as identified in Attachment 1. The *Community Charter* also allows the City to invest in any of the investment pooled funds and High Interest Savings Accounts offered by the MFA. Pooled funds offered by the MFA can include corporate debt, which typically provides for increased yields. The *Community Charter* restricts the City from investing in corporate debt and other securities unless we invest directly into the MFA's funds. In 2022, the City maintained our \$10 million investment in the Fossil Fuel Free Short-term Bond Fund and increased our position to \$75 million in the Mortgage Fund and \$400 million in the Diversified Multi-Asset Class Fund.

The Bank of Canada conducts monetary policy through adjustments to the Target for the Overnight Rate, which affects deposit, loan and other interest rates. The current 4.25% rate is a drastic and aggressive increase from the January 2022 rate of 0.25% as the central bank has maintained a targeted inflation control policy. Longer term investments have continued to provide income and yield stabilization for the portfolio year-over-year and we have been able to position ourselves more favourably for today and future years by taking advantage of the inflationary rate environment. The inverted yield curve however poses challenges based on risk adjusted returns for longer term fixed income investments; thus limiting how far on the yield curve the City chooses to invest and at what acceptable yield. Table 1 provides 2022 average interest rates and comparable returns.

To: Financial Management Committee  
 From: Deputy Chief Administrative Officer & Chief Financial Officer  
 Re: City Investments – 2022 Year End Report  
 2023 February 21..... Page 3

**Table 1: Market Interest Rates - 2022**

Benchmark/Portfolio	2022 Low %	2022 High %	2022 Average %
90 Day Banker's Acceptance	0.51	2.77	4.93
3 Month Treasury bill	0.20	4.25	2.19
2 Year Government of Canada Bonds	1.01	4.28	2.89
10 Year Government of Canada Bonds	1.59	3.66	2.77
30 Year Government of Canada Bonds	1.82	3.68	2.81
MFA-BC Money Market Fund (term under 1 year)+			1.93
MFA-BC Gov't Short Bond Fund (term 1–3 years)+			-0.17
MFA-BC Bond Fund (term greater than 3 years)+			-3.43
MFA Fossil Fuel Free Short-term Bond Fund (2+ years)+			-3.59
MFA Mortgage Fund (terms 3 + years)+			-5.36
MFA Diversified Multi-Asset Class Fund (10 + years)+			-5.75
<b>City of Burnaby 2022 Return</b>			<b>2.89</b>

Source: + MFA 2022 annualized return as at 2022 December 31. All MFA values based on mark to market.

While some of the MFA pooled funds do show a negative return for 2022, this is only a snapshot of the specific fund. It is for these reasons that various investment pooled funds should be invested into based on the funds targeted timeframe to protect from short-term market volatility and extreme interest rate changes.

In January 2022, the City invested in the new MFA Diversified Multi-Asset Class (DMAC) funds with a ten year plus time horizon for the provision of longer-term sustainable growth, alternative income and higher yields. This fund targets a risk adjusted return of 4% to 6% per annum over the total timeframe. It is important to remember that with a multi-asset fund with diversified asset class investments, holding the investment for more than 10 years is critical. In the short-term, there is volatility, which can produce various gains or mark to market losses on paper; however, over the long term the volatility is smoothed out. The DMAC fund return for 2022 was negative 5.4% based on a mark to market valuation. However, the performance was better than market indices such as the S&P500 – negative 19.4%; TSX – negative 9.0%; Nasdaq – negative 20.0%; Morningstar U.S. Corporate Bond Index – negative 15.7%; Morningstar U.S. High Yield Bond Index – negative 11.1%; and the Morningstar US Moderate Target Allocation Index (60/40) – negative 15.3%. The fund contributed \$8.6 million to the City of Burnaby's investment portfolio income.

To: *Financial Management Committee*  
 From: *Deputy Chief Administrative Officer & Chief Financial Officer*  
 Re: *City Investments – 2022 Year End Report*  
 2023 February 21..... Page 4

## **2.2 Investment Limits and Banking Relationships**

Treasury Services monitors the financial institutions we invest in, as part of our ongoing risk mitigation strategy and investment procedures. The City's investment banking relationships remained consistent during 2022. For short-term money market investments, the City invested with BC, Alberta, Saskatchewan, Manitoba and Federal Credit Unions, as well as High Interest Saving accounts at CIBC, Scotiabank, and National Bank of Canada.

During the course of the year, as tax revenues are received, the Chief Financial Officer may approve adjustments to the limits or the addition of new guarantors to meet portfolio needs. Mid-year adjustments are reflected in the 2023 limits. These are identified in Attachment 1 and include corresponding Dominion Bond ratings. In 2022 the City adjusted our investment limits to add further diversification into municipal debt such as the cities of Toronto, Peel, Montreal, York, Winnipeg, Vancouver and Ottawa, and to take advantage of the rapid increase in interest rates and changes in spreads.

## **2.3 Socially Responsible Investing**

The City's Investment Portfolio and Policy direction will continue to gradually implement strategies that support the City of Burnaby's Corporate Strategic Plan, Environmental Sustainability Strategy and Community Energy and Emissions Plan. The City's recognition of SRI and ESG strategies will continue to evolve as Canadian and global standards evolve, while simultaneously investing prudently to ensure long-term financial sustainability. The continued challenge is the disparity and lack of standardization within the industry and loosely based interpretations. Governance and a strong audit structure globally will be required to advance further, without causing detrimental earnings on the investment portfolio.

## **3.0 OUTLOOK FOR 2023**

The February 2022 Investment report to Council noted that central banks will need to start removing stimulus by increasing interest rates as a measure to fight inflation concerns. The speed and magnitude of the increases were unprecedented as global and geopolitical events exacerbated pricing pressures. These monetary policy changes have helped to reduce some economic activity with a resulting decrease in year over year consumer price index figures. While North American markets are bracing for an imminent recession, the breadth and depth is still unknown.

To: Financial Management Committee  
 From: Deputy Chief Administrative Officer & Chief Financial Officer  
 Re: City Investments – 2022 Year End Report  
 2023 February 21..... Page 5

For the City of Burnaby, 2023 will create new investment income opportunities through our buy and hold strategy with the MFA Pooled Funds, which will provide interest income, dividends and capital gains through important market diversification. The City took advantage of the rapid increases in yields, locking in specific products longer term. As maturities occur within the portfolio and are reinvested, the City will see an increase to our total earnings and yield over time.

The City is projecting an annual yield of 3.15% for 2023, translating to \$71 million in investment interest income – which represents an increase over 2022 – with an \$8 million contribution to operating costs. This projection will also be affected by any fluctuation in the portfolio balance due to operating and capital expenditures and deposits, the timing of which is fluid and the returns generated by the MFA pooled funds.

#### **4.0 SUMMARY**

Diversification and a prescribed investment strategy have provided the City with a 2022 return of \$67.55 million at an annual yield of 2.89% on the City's Investment Portfolio. Of this amount, \$8.09 million was contributed to 2022 operations. For 2023, Treasury Services will continue to monitor markets for investment opportunities in the money market, fixed income securities and MFA pooled funds in order to provide liquidity, capital preservation, yield management and long-term growth for the City.

#### **5.0 RECOMMENDATION**

It is requested that the Financial Management Committee recommend Council receive this report for information.



Noreen Kassam, CPA, CGA  
 DEPUTY CHIEF ADMINISTRATIVE OFFICER  
 & CHIEF FINANCIAL OFFICER

NK:DS / mt:kl

Attachment: 1 – City of Burnaby Investment Limits for 2023

Copied to: Chief Administrative Officer

# CITY OF BURNABY

## INVESTMENT LIMITS FOR 2023

### Attachment 1

	<i>Short-term Investments</i> <u>DBRS Rating</u>	<i>Long-term Investments</i> <u>DBRS Rating</u>	<u>Investment Limits</u>	<u>Portfolio % Mix</u>
Federal & Federal Guaranteed	R1 - High	AAA	No Limit	
<b>TOTAL FEDERAL &amp; FEDERAL GUARANTEED</b>			No Limit	No Limit
Gulf & Fraser Credit Union dba G&F Financial (\$45M max)	Not Rated	Not Rated	\$ 190,000,000	
BlueShore Financial Credit Union (\$45M max)	R1 - Low	BBB High		
Prospera Credit Union (\$45M max)	Not Rated	Not Rated		
VanCity Savings CU (\$70M max)	R1 - Low	Not Rated		
<b>TOTAL BRITISH COLUMBIA CREDIT UNIONS</b>			\$ 190,000,000	25% Max
First Calgary Financial (\$75M max)	Not Rated	Not Rated	\$ 150,000,000	
Servus Credit Union (\$75M max)	Not Rated	Not Rated		
<b>TOTAL ALBERTA CREDIT UNIONS</b>			\$ 150,000,000	25% Max
Affinity Credit Union (\$40M max)	R1 - Low	Not Rated	\$ 87,000,000	
Conexus Credit Union (\$27M max)	R1 - Low	Not Rated		
Innovation Credit Union (\$20M max)	R1 - Low	Not Rated		
<b>TOTAL SASKATCHEWAN CREDIT UNIONS</b>			\$ 87,000,000	15% Max
Steinbach Credit Union (\$40M max)	Not Rated	Not Rated	\$ 40,000,000	
<b>TOTAL MANITOBA CREDIT UNIONS</b>			\$ 40,000,000	5% Max
Alterna Credit Union (\$25M max)	Not Rated	Not Rated	\$ 60,000,000	
First Ontario Credit Union (\$25M max)	Not Rated	Not Rated		
Meridian Credit Union (\$25M max)	Not Rated	Not Rated		
<b>TOTAL ONTARIO CREDIT UNIONS</b>			\$ 60,000,000	5% Max
Federation des caisses Desjardins du Quebec (\$60M max)	R1 - High	AA	\$ 60,000,000	
<b>TOTAL QUEBEC CREDIT UNIONS</b>			\$ 60,000,000	5% Max
Coast Capital Savings CU (\$60M max)	R1 - Low	BBB High	\$ 60,000,000	
<b>TOTAL FEDERAL CREDIT UNIONS</b>			\$ 60,000,000	5% Max
Municipal Finance Authority	R1 - High	AAA	\$ 120,000,000	
<b>TOTAL REGIONAL DISTRICT / GREATER BOARD</b>			\$ 120,000,000	25% Max
City of Ottawa (\$60M max)	R1 - High	AA	\$ 300,000,000	
City of Toronto (\$60M max)	Not Rated	AA		
City of Vancouver (\$60M max)	R1 - High	AAA		
City of Winnipeg (\$60M max)	Not Rated	AA		
Regional Municipality of Peel (\$40M max)	Not Rated	AAA		
Regional Municipality of York (\$40M max)	R1 - High	AAA		
Ville de Montreal (\$60M max)	Not Rated	A High		
<b>TOTAL MUNICIPALITIES</b>			\$ 300,000,000	25% Max
Alberta	R1 - Middle	AA Low	\$ 120,000,000	
British Columbia	R1 - High	AA High	\$ 160,000,000	
Manitoba	R1 - Middle	A High	\$ 80,000,000	
New Brunswick	R1 - Middle	A High	\$ 70,000,000	
Nova Scotia	R1 - Middle	A High	\$ 70,000,000	
Ontario	R1 - Middle	AA Low	\$ 100,000,000	
Prince Edward Island	R1 - Low	A	\$ 60,000,000	
Quebec	R1 - Middle	AA Low	\$ 90,000,000	
Saskatchewan	R1 - Middle	AA Low	\$ 100,000,000	
<b>TOTAL PROVINCES</b>			\$ 850,000,000	60% Max
Bank of Montreal	R1 - High	AA	\$ 240,000,000	
Bank of Nova Scotia	R1 - High	AA	\$ 240,000,000	
Canadian Imperial Bank of Commerce	R1 - High	AA	\$ 240,000,000	
Canadian Western Bank	R1 - Low	A Low	\$ 60,000,000	
Manulife Bank of Canada	R1 - Middle	AA Low	\$ 60,000,000	
National Bank of Canada	R1 - High	AA	\$ 110,000,000	
Royal Bank of Canada	R1 - High	AA High	\$ 240,000,000	
Toronto Dominion Bank	R1 - High	AA High	\$ 240,000,000	
<b>TOTAL SCHEDULE T BANKS</b>			\$ 1,430,000,000	60% Max
<b>TOTAL SCHEDULE 'II' BANKS</b>			\$ 0	10% Max
MFA Mortgage (Real Estate) Fund			\$ 75,000,000	
MFA Fossil Fuel Free Short-term Bond Fund			\$ 10,000,000	
MFA Diversified Multi-Asset Class Fund			\$ 400,000,000	
<b>TOTAL MFA POOLED FUNDS</b>			\$ 485,000,000	40% Max



2022 February 21

## COMMITTEE REPORT

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**TO:** CHAIR AND MEMBERS  
FINANCIAL MANAGEMENT COMMITTEE

**DATE:** 2023 February 15

**FROM:** GENERAL MANAGER  
LANDS AND FACILITIES

**FILE:** 39000-01

**SUBJECT: BURNABY DISTRICT ENERGY SYSTEM - PROPOSED ASSOCIATED PROJECTS**

**PURPOSE:** To request Council approval for staff to participate in projects associated with the Burnaby District Energy System, with corresponding funding allocations, specifically: the decarbonization of district energy systems; and the creation of a Burnaby green hydrogen hub.

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**RECOMMENDATIONS:**

1. **THAT** the Financial Management Committee request Council to approve staff's participation in a pilot project of sorption heat transformer technology with the Simon Fraser University, School of Mechatronic Engineering and that the allocation of \$120,000 a year for five years (total: \$600,000) from the capital program included in the 2023-2027 Financial Plan be allocated to support this participation.
2. **THAT** Financial Management Committee request Council to approve the City of Burnaby to become a funding and founding partner in the establishment of a green hydrogen hub in Burnaby, and that a grant of \$800,000 from the Operating Climate Action Reserve to support this work be authorized for distribution to Simon Fraser University, who is leading creation of the hub.

**REPORT****1.0 BACKGROUND**

Pursuing district energy systems and shifting to renewable energy sources for civic buildings and fleets were originally identified as important actions for the City of Burnaby to undertake within the Burnaby Environmental Sustainability Strategy (2016), and the Community Energy and Emissions Plan (2016). This direction was subsequently expanded and reinforced with the Burnaby Climate Action Framework (2020), and the City Energy Strategy (2021).

To: Chair and Members Financial Management Committee  
 From: General Manager Lands and Facilities  
 Re: Burnaby District Energy System - Proposed Associated Projects  
 2023 February 15.....Page 2

Since that time, staff have pursued feasibility studies with retained consultants and Metro Vancouver staff. On January 25, 2021, Metro Vancouver provided City staff a report outlining that recovering waste heat from the Metro Vancouver Waste-to-Energy facility located in South Burnaby via a Burnaby District Energy System (DES) is a feasible project that would benefit the residents of Burnaby with safe, reliable, and cost-competitive thermal energy. The Metro Vancouver's Waste-to-Energy Facility has operated in Burnaby since 1988 and handles about 260,000 tonnes of garbage per year – roughly a quarter of the region's garbage. It is a mass-burn facility that turns waste into electricity (enough to power 16,000 homes a year)

The feasibility study also concluded that there is an abundant amount of heat available at the Waste-to-Energy facility and that the system can be expanded to Vancouver and New Westminster, which solidifies the feasibility and cost effectiveness of the DES. For example, a DES serving the Metrotown Town Center, Edmonds Town Center, and River District in Vancouver can provide clean, reliable and cost-competitive thermal energy to customers. As such, developing a Burnaby District Energy System (DES) has been included in the 2023-2027 Financial Plan for a stated total of \$27,000,000.

In January 2022, Metro Vancouver and Burnaby City Council announced that a new agreement with Metro Vancouver will see River District Energy purchase up to 10 megawatts of heat from Burnaby's Waste-to-Energy Facility starting in 2025. This agreement is an example of the potential of the DES to power entire neighbourhoods by capturing heat from the Metro Vancouver facility.

## **2.0 POLICY SECTION**

The City's participation in the described opportunities, coordinated through the Civic Innovation Lab, are aligned with the following Council-adopted policies and plans/strategies: the City Energy Strategy (2021), the Climate Action Framework (2020), the Corporate Strategic Plan (2022), the Environmental Sustainability Strategy (2016), the Community Energy and Emissions Plan (2016), and the Economic Development Strategy (2007).

## **3.0 PROPOSED PILOT PROJECT – SORPTION HEAT TRANSFORMER TECHNOLOGY**

Building upon the momentum of the DES project, an opportunity has emerged to engage in an innovative pilot project with Dr. Majid Bahrami, a Professor with the Simon Fraser University, School of Mechatronic Systems Engineering. Dr. Bahrami is the Canada Research Chair in Alternative Energy Conversion Systems, and a highly regarded expert in a number of areas including district energy networks, decarbonizing thermal systems in buildings, hybrid micro grids, and sustainable heat pumps/air conditioning systems.

The connection with Dr. Bahrami was fostered through the Civic Innovation Lab (CIL), which is a non-profit society incorporated in 2022 May and jointly controlled by the City of Burnaby and Simon Fraser University (formation approved by Council in 2022 March).

To: Chair and Members Financial Management Committee  
 From: General Manager Lands and Facilities  
 Re: Burnaby District Energy System - Proposed Associated Projects  
 2023 February 15.....Page 3

Should the collaboration be pursued, CIL staff are available to support with project implementation and management. CIL staff currently consist of a 1.0 FTE individual seconded from each founding partner (Executive Director and Research Project Manager).

More specifically, an opportunity has been identified to pilot Dr. Bahrami's patent-pending Sorption Heat Transformer technology, which is a waste-heat driven heat pump/air conditioner and long-term thermal storage systems that improves the efficiency of district energy systems. The highly innovative sorption heat transformer systems run on low-grade heat (temperature < 90°C), requires negligible electrical power to achieve heat pumping and air conditioning, and are flexible to provide heating and/or cooling using only waste-heat. For example, this technology can provide air conditioning without the need to install a new chilled water pipe loop in district energy networks. The technology is also a sustainable initiative as it operates via a thermochemical reaction and therefore produces no GHG emissions. It has no moving parts (quiet operation) and contains no harmful refrigerants or materials.

Via discussions with Lands and Facilities and CIL staff, Dr. Bahrami has proposed a 5-year project which would entail a variety of milestones including designing and building a customized, modular sorption heat transformer specifically for the City of Burnaby, including developing models to meet the duty cycle and load profile of the DES, and installing and optimizing the transformer in real-life operating conditions while collecting and analyzing performance data. The project would also advance community-centred climate innovation a priority area of SFU's 2023-2028 Strategic Research Plan<sup>1</sup>.

The overall project budget for the project is approximately \$2.5 million, including the participation not only of Dr. Bahrami but also PhD students, Post-Doctoral fellows, Lab Engineers and others. Dr. Bahrami's lab, with support from the CIL if required, is eligible to apply for significant funding for such work via Natural Sciences and Engineering Research Council of Canada (NSERC) Alliance Grants<sup>2</sup> and BC Ignite funding<sup>3</sup>. However, such streams of funding are contingent upon the presence of private or public sector partners (such as the City of Burnaby), and core, committed 'seed' funding.

Participating in such a pilot project is a unique opportunity for the City of Burnaby to elevate its planned District Energy System initiative for improved efficiency, reduced GHG emissions, and increased flexibility (e.g. both heating and cooling). Enabling staff support is available via the CIL, with technical expertise brought in on an as-needed from Lands and Facilities, Engineering, and Planning and Development department staff.

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1 For more information, please visit <https://www.sfu.ca/research/strategic-research-plan>

2 For more information, please visit [https://www.nserc-crsng.gc.ca/innovate-innovate/alliance-alliance/index\\_eng.asp](https://www.nserc-crsng.gc.ca/innovate-innovate/alliance-alliance/index_eng.asp)

3 For more information, please visit [www2.unbc.ca/events/67286/innovate-bc-ignite](http://www2.unbc.ca/events/67286/innovate-bc-ignite)



To: Chair and Members Financial Management Committee  
 From: General Manager Lands and Facilities  
 Re: Burnaby District Energy System - Proposed Associated Projects  
 2023 February 15.....Page 4

## **2.1 Proposed Sorption Heat Transformer Pilot Project Funding \$120,000 a year for 5 years, \$600,000 total**

To enable the City of Burnaby to participate in the unique sorption heat transformer pilot project, in related to the Burnaby District Energy System, staff are recommending that \$120,000 annually for five year (\$600,000) of the funding. This project was not included in the 2023-2027 Financial Plan, to accommodate this, funding will be reallocated from the DES project. This committed funding will support Dr. Bahrami's lab to leverage funding applications to higher orders of government, as described above. In the unlikely circumstance that these funding applications are unsuccessful, the requested budget allocation will be reexamined.

## **4.0 CREATION OF A HYDROGEN HUB IN BURNABY**

Simon Fraser University is in process of building a green hydrogen hub on the Burnaby campus, to demonstrate and advance technologies for hydrogen production, utilization and related applications. Green hydrogen is hydrogen produced via the electrolysis of water, with the input electricity coming from renewable sources. The campus site has unique proximal advantages to an existing hydroelectricity substation for low cost, clean electricity and is encircled by natural gas pipelines. The hub once constructed will deliver up to 1 MW of on-site clean hydrogen.

As part of the Provincial CleanBC Plan<sup>4</sup>, which outlines pathways for British Columbia to meet its emissions reduction targets by 2030 and achieve net zero by 2050, hydrogen power is identified as an important avenue for reducing emissions across a wide range of sectors in B.C., including:

- Medium and heavy-duty transportation;
- Industry and refining;
- Displacing natural gas; and
- Displacing diesel used for electricity generation in remote communities.

The Province has subsequently developed the BC Hydrogen Strategy<sup>5</sup>, and established the BC Hydrogen Office to advance efforts to increased hydrogen sector capacity and availability in B.C. The Provincial Hydrogen Strategy has identified the immediate priorities of, among others:

- Developing regional hydrogen hubs where production and demand are co-located;
- Exploring the use of hydrogen in a variety of applications; and
- Incentivizing the production of renewable and low-carbon hydrogen.

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4 For more information, please visit [https://www2.gov.bc.ca/assets/gov/environment/climate-change/action/cleanbc/cleanbc\\_roadmap\\_2030.pdf](https://www2.gov.bc.ca/assets/gov/environment/climate-change/action/cleanbc/cleanbc_roadmap_2030.pdf)

5 For more information, please visit <https://www2.gov.bc.ca/gov/content/industry/electricity-alternative-energy/renewable-energy/hydrogen-office>

To: Chair and Members Financial Management Committee  
 From: General Manager Lands and Facilities  
 Re: Burnaby District Energy System - Proposed Associated Projects  
 2023 February 15.....Page 5

Burnaby has become an incubator community for innovative energy-related industries and businesses, including Ballard Power, Inonomer Innovations, and CellCentric. This growing industry profile, combined with SFU's world-leading research capability in the area has created a unique opportunity for the development of a hydrogen hub, which directly aligns with Provincial hydrogen-related strategies. The hub will contribute to the critical infrastructure needed to build BC's hydrogen economy, while providing researchers/businesses with the data required to scale-up innovative technologies needed to make cost-effective hydrogen production realistic. The project also advances community-centred climate innovation which, as mentioned above, is a priority area of SFU's 2023-2028 Strategic Research Plan.

In 2022 December, the City of Burnaby provided a support letter, signed by Mayor Hurley, to the project's in-progress funding negotiations with a higher level of government funder. The City has the further opportunity to become both a founding and funding partner in this local industry-defining hydrogen hub project, to the amount of \$800,000. The stated amount has been identified through staff conversations, via the Civic Innovation Lab (CIL), with the SFU Cleantech Partnerships Hub in relation to the overall multi-million dollar project budget. This overall budget is still in negotiation with the higher order of government funder.

By solidifying its position as a contributing partner in the hydrogen hub, the City of Burnaby has the opportunity to not only to contribute to related local economic growth in the area of clean energy, but also to benefit as an organizational entity via future access to green hydrogen power. Access to this alternative power source is in relation not only to the approved Burnaby District Energy System but also potentially as a future option for City facilities in proximity, and for heavy duty fleet vehicles.

As the Committee is aware, Burnaby City Council declared a Climate Emergency in 2019. This emergency declaration set new carbon reduction targets for the City of Burnaby for the next three decades that align with regional, provincial, national and international targets, to achieve a 45% reduction in emissions by 2030 and carbon neutrality by 2050. The subsequently developed Burnaby Climate Action Framework (2020) and City Energy Strategy (2021) both emphasize the need both for climate leadership on the part of Burnaby, as well as the need to pursue alternative, low-carbon power sources via partnerships and other opportunities. Enabling staff support is available via the CIL, with technical expertise brought in on an as-needed from Lands and Facilities, Engineering, and Planning and Development department staff.

#### **4.1 Proposed Burnaby Hydrogen Hub Grant \$800,000**

To position the City of Burnaby as a funding and founding partner in the development of a green hydrogen hub at the SFU Burnaby campus, staff are recommending that Council authorize a grant of \$800,000 to SFU. Should Council authorize this grant, it is recommended that up to \$800,000 be allocated from the Operating Climate Action Reserve in the 2024 – 2028 Financial Plan. This committed funding will contribute to the

To: Chair and Members Financial Management Committee  
 From: General Manager Lands and Facilities  
 Re: Burnaby District Energy System - Proposed Associated Projects  
 2023 February 15.....Page 6

development of a green hydrogen hub, which will enable the co-creation of regional clean energy transition solutions through the collaboration of SFU's world-leading research capability and regional stakeholders, including the City of Burnaby and industry partners. Should authorization be granted, staff will pursue the development of a corresponding grant agreement with Simon Fraser University, including itemization of City-owned, associated items including boilers and upgraded pipes.

## 5.0 RECOMMENDATIONS

The City of Burnaby has a unique opportunity to participate in two innovative, industry-leading projects related to the Burnaby District Energy System – more specifically a sorption heat transformer pilot project, and the development of a green hydrogen hub at the SFU Burnaby campus. Both projects have the potential to greatly contribute to the City's overall emissions reduction goals, and to elevate the efficiency and sustainability of the Burnaby District Energy System.

As such, it is recommended that the Financial Management Committee request Council to approve staff's participation in a pilot project of sorption heat transformer technology with the Simon Fraser University, School of Mechatronic Engineering and that the allocation of \$120,000 a year for five years (total: \$600,000) from the capital program included in the 2023-2027 Financial Plan be allocated to support this participation.

It is also recommended that the Financial Management Committee request Council to approve the City of Burnaby to become a funding and founding partner in the establishment of a green hydrogen hub in Burnaby, and that a grant of \$800,000 from the Operating Climate Action Reserve to support this work be authorized for distribution to Simon Fraser University, who is leading creation of the hub.



James Lota, P.Eng, MBA, MPA  
 General Manager, Lands and Facilities

RM/nh

Copied to: Chief Administrative Officer  
 Deputy Chief Admin Officer CFO  
 General Manager Engineering  
 General Manager Planning and Development  
 General Manager Corporate Services  
 City Solicitor



Meeting 2023 February 21

## COMMITTEE REPORT

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**TO:** CHAIR AND MEMBERS  
FINANCIAL MANAGEMENT COMMITTEE **DATE:** 2022 February 15

**FROM:** GENERAL MANAGER  
LANDS AND FACILITIES **FILE:** 4230-08

**SUBJECT:** **CONFEDERATION COMMUNITY CENTRE –  
INCREASE AND CONSOLIDATION OF PROJECT SCOPE**

**PURPOSE:** To request approval for increase and consolidation of inter-departmental project scope and budget for the Confederation Community Centre and adjacent sites.

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**RECOMMENDATIONS:**

1. **THAT** the Financial Management Committee recommend Council authorize an increased scope of work and budget for the Confederation Community Centre project, as outlined in this report.
2. **THAT** a copy of this report be forwarded to the Parks Commission for information.

**REPORT****INTRODUCTION****1.0 BACKGROUND**

The development of a new community centre within Confederation Park has been identified as a priority community amenity project. The Needs Assessment completed in 2019 stated the NW quadrant of Burnaby is underserved. The recommendations formed the basis of the program development and schematic design of the new Confederation Community Centre. In Q2 2020, the initial construction estimate of the Schematic Design (Class D) presented to Council at \$133 million was determined to be in excess of expected. Staff were directed to reduce the construction budget. Among the largest of the reductions were the elimination of one of two gyms, the daycare, and reduction in off-site civil work. These and the associated reduction in the number of parking spaces required, and support spaces for these programs would decrease construction costs in the revised Schematic Design.

To: Chair and Members Financial Management Committee  
 From: General Manager Lands and Facilities  
 Re: Confederation Community Centre – Increase and Consolidation of Project Scope)  
 2023 February 15..... Page 2

The June 2021 construction estimate was \$116 million. On August 30, 2021 Council authorized staff to approve the revised Schematic Design with the reduced program and advance the Confederation Community Centre to Detailed Design. The project is currently at 100% Design Development and is ready to proceed to Construction Documents. The latest cost estimate (Class C) of the reduced program design completed January 2023 by Hanscomb Quantity Surveyors reflects a construction estimate of \$162 million and total Project Cost estimate to \$180 million (including soft costs) primarily due to construction cost escalation since June 2021.

## **2.0 ADDITION AND CONSOLIDATION OF SCOPE**

In December of 2022, staff were directed to investigate the viability of adding the second gym back in to the community centre design, and assess the cost and schedule impacts to reintroduce this scope. The initial rationale to consider the elimination of one of the two gyms, and daycare in the Confederation Community Centre design was that these would be the least impactful of all the programs required for the site. The proposed purchase of the Christine Sinclair Community Centre, and the two proposed gymnasias at Brentwood Community Centre would reduce the urgency for gym space in the City. The daycare could be located elsewhere as the physical requirements could be accommodated in most typical buildings, and its operational requirements are less compatible with the community centre. While the daycare component remains to be rational, Gym space is in high demand across the City and cannot be accommodated in typical building construction. The view for the long term and to provide adequate services to Burnaby's rapid growth is to incorporate the second gym back in to the community centre design.

The re-introduction of the second gym will require the building footprint extend east. This will not allow the Seniors Centre to remain operational at this location during construction. To mitigate impacts to the Senior's programs, the work-plan would include the relocation of the Seniors Centre for the duration of construction as opposed to the previous plan to relocate the Seniors Centre for ten months of the construction. This would occur in Q2 2024. The duration of the construction is anticipated to be approximately 33 months.

While investigating the impacts of reintroducing the second gym into the design, staff coordinated with other City departments and discovered several opportunities to incorporate other planned work into the project to bring overall construction efficiencies and mitigate cost impacts of the change. These works have already been planned and budgeted separately by Engineering and PRC respectively, so costs are not additional to Capital Plan, but merely consolidated with construction of this project for overall efficiency. The image below identifies the locations of the proposed revisions to the scope of work.

To: Chair and Members Financial Management Committee  
 From: General Manager Lands and Facilities  
 Re: Confederation Community Centre – Increase and Consolidation of Project Scope)  
 2023 February 15..... Page 3

### Confederation Park Community Centre

Replacement of rock dust field with a synthetic turf field;  
 possible geo-exchange

Development of west side of Willingdon

Addition of 2nd gym and associated ancillary spaces

Signalization of Willingdon and Albert Intersection, storm line section

Add sidewalk at Beta Ave.



Road and sidewalk improvements are needed along the west side of Willingdon Avenue, from Albert Street to Penzance Drive, and along Beta Avenue, from Albert Street North to the edge of Confederation Park. The current project scope includes the upgrade of the street on the east side of Willingdon Avenue from Albert Street to Penzance Drive. It is recommended however, to complete all nearby street upgrades while the Construction Management team and trades are mobilized, than to disrupt the neighborhood again, and engage a new team to perform the work after the community centre project is complete.

Transportation recently determined a need to signalize the intersection at Willingdon Avenue and Albert Street to accommodate the increased flow of people. Currently, there is a four way stop which will not be adequate after the centre is complete. It would be a benefit to also incorporate this intersection improvement in the project and complete the work at the same time.

To: Chair and Members Financial Management Committee  
 From: General Manager Lands and Facilities  
 Re: Confederation Community Centre – Increase and  
 Consolidation of Project Scope)  
 2023 February 15..... Page 4

Parks, Recreation and Culture have included in their Capital Plan a project to replace the all weather field at Confederation Park adjacent the Community Centre. The current all-weather field at Confederation Park is non-functional during the rainy season as the water does not percolate down through the top surface. Overflow drainage off the field flushes rock dust into the drain systems, causing blockages and erosion downstream. Converting the all-weather rock dust field to an artificial turf field will provide a usable play surface year-round and end the rock erosion. The creation of the artificial field opens the opportunity for water storage below the field and allow for a slower release into the inlet, reducing erosion.

The other consideration that surfaced was the possibility of installing a geothermal field under the new artificial turf field. Because the field is due to be replaced anyway, the capital cost of installing a geothermal field is significantly reduced. Using this renewable energy source to power the Community Centre would arguably improve the performance of the building and aligns with the City's sustainability plan. The viability of geo-exchange requires consultation with geothermal designers and would be the next step if the direction is to proceed on this course.

Regardless of whether geo-exchange is the best option, items like the triple glazing and other building performance improvements are recommended. A \$4 million design and construction allowance has been proposed to be applied towards improvements to the design.

### **3.0 SCHEDULE AND COST IMPACTS**

In part to improve the schedule of the delivery of the community centre, Civic Building Projects has changed their delivery method from a Design-Bid-Build model to a Construction Management model with option to convert to a stipulated sum contract after tenders are complete. This gives the City the benefit of the Construction Managers expertise while contemplating design changes, and developing construction documents. They will perform pre-construction work to mitigate certain risks and facilitate the costing and sequential tenders in an attempt to shorten our schedule.

On January 23, 2023, Council approved the recommendation to award Turner Construction the Construction Management Contract. The Architects and the Construction Manager have met to develop a preliminary schedule that includes the above scope as described. The revised schedule requires changes be completed and building permit submission before the end of the year. A construction start date is anticipated for Q2 2024 with a completion date in Q1 2027. This is an early estimate of the construction schedule and every attempt will be made to work with the Architect and Construction Manager to complete and open the facility to the public sooner.

To: Chair and Members Financial Management Committee  
 From: General Manager Lands and Facilities  
 Re: Confederation Community Centre – Increase and Consolidation of Project Scope)  
 2023 February 15..... Page 5

Table 1 shows a breakdown of the cost estimate by component. Staff are currently working with the construction manager and will report back to Council with an updated cost estimate this summer as pricing is solidified.

Table 1: Breakdown of estimates by component

Item	Cost
Project Cost Estimate Q3 2021	\$128 million
Cost Escalation to Q1 2023	\$52 million
Add gym, associated parking and ancillary	\$25 million
Gravel Field Upgrade (budgeted separately)	\$3 million
Off-site Civil Works (budgeted separately)	\$4 million
Energy Conservation Upgrades	\$4 million
<b>Total</b>	<b>\$216 million</b>

#### 4.0 NEXT STEPS

Upon approval of the recommendation of this report, the consultants and Construction Manager will continue the design process for the increased scope of work. The Construction Manager will perform constructability reviews, refine the project schedule and obtain more accurate pricing for the increased scope of work.

Upon completion of the individual sub-trade tenders by the CM, the CCDC-5B contract will be converted to a stipulated sum contract to achieve cost certainty. Approval for the award of this stipulated sum contract for the work will be the subject of a future report to Council.



To: Chair and Members Financial Management Committee  
 From: General Manager Lands and Facilities  
 Re: Confederation Community Centre – Increase and  
 Consolidation of Project Scope)  
 2023 February 15..... Page 6

## 5.0 RECOMMENDATION

It is recommended that the Financial Management Committee recommend Council authorize an increased scope of work and budget for the Confederation Park Community Centre project, as outlined in this report.



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 General Manager Planning and Building  
 General Manager Parks, Recreation and Culture  
 Chief Information Officer  
 General Manager Corporate Services  
 Senior Manager Purchasing  
 City Solicitor



Meeting 2023 February 21

COMMITTEE REPORT

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**TO:** CHAIR AND MEMBERS FINANCIAL  
MANAGEMENT COMMITTEE **DATE:** 2023 February 15

**FROM:** GENERAL MANAGER  
LANDS AND FACILITIES **FILE:** 4230-08

**SUBJECT: CENTRAL PARK OUTDOOR POOL - COVER**

**PURPOSE:** To review options for Central Park Pool Cover.

---

### RECOMMENDATIONS:

1. **THAT** the Financial Management Committee recommend that Council authorize staff to proceed based on Option #3, a Tensioned-Membrane Modular Structure to cover Central Park Pool, as outlined in this report.
2. **THAT** a copy of this report be sent to Parks Commission.

## REPORT

### 1.0 BACKGROUND

The City is in the process of planning in order to meet the outdoor aquatic needs of residents over the next 25 years. At their meeting December 14, 2022, the Financial Management Committee received a report on Short and Long-term outdoor Aquatic Facility Planning. One of the report's objectives was to increase the available aquatic facility usage at the City's outdoor pools, beyond the regular summer season by providing temporary structures to cover the deck or entire pool.

At this meeting the Committee requested a report showing various options for a permanent structure over Central Park Pool.

Central Park Pool is a rectangular outdoor 8-lane, 50 metre pool with a depth of 1-4 metres in a natural setting in an area of Central Park surrounded by tall coniferous trees. Central Park Pool was constructed in 1962, and is at or near the end of its useful life. The pool tank and mechanical systems are expected to need replacement in the next 5-10 years. Central Park pool is a favorite amongst lap swimmers because it is a 50 meter pool. It is a favorite amongst local Aquatic clubs because it has ample deck space that allows for large competitions. It is the only City of Burnaby outdoor pool that can host large competitions and it has frequently hosted the BC Summer Swimming Championships. It has a custom metal bulkhead that is placed in the center of the pool

To: Chair and Members Financial Management Committee  
 From: General Manager Lands and Facilities  
 Re: Central Park Outdoor Pool – Cover)  
 2023 February 15.....Page 2

for 25m swim competitions. This bulkhead was provided by user groups and there is an agreement in place for the City to install the bulkhead free of charge for one swim meet per season. The metal bulkhead is normally removed for general day-to-day pool use and for training lap swims. The bulkhead is installed for swim meets using a large mobile crane, and then removed after each competition.

In addition, men's and women's change rooms at Central Park pool are not winterized: they do not have a roof, heating or ventilation. Similarly, the staff rooms have no heating or ventilation. There are no inclusive change rooms. The pool tank has entry stairs at each end of the pool tank. This facility does not meet current accessibility standards. Doorways and hallways are too narrow, the open air change stalls are narrow, and there is a lip around the pool that makes accessibility challenging.

## **2.0 POOL COVER**

Financial Management Committee provided feedback on the temporary partial pool deck cover at Kensington Pool, and requested that staff review options for a more permanent pool cover over Central Park Pool. The covers described below provide protection from sun and rain but do not allow the pool area to be heated. In colder weather months, this is a barrier for most aquatic users. Without heat in the pool area, it is unlikely that the City would run swim lessons, aquafit or drop-in programs until the weather warms. It is expected that swim clubs and dedicated lane swimmers would continue to use the covered facility throughout most of the winter. It is expected that all options will reduce the amount of natural light in the pool, and lessen the outdoor environment. Winter use will require the addition of heated washrooms and change areas. The existing Central Park Pool has a large deep end which makes it inefficient to heat during the winter months. The existing boiler would likely be unable to provide adequate heat. Options for heating the pool during the winter months while meeting the City's sustainability objectives will need to be explored, including options with BC Hydro.

### **2.1 POOL COVER OPTIONS**

#### **Option #1: Pre-Engineered Metal Structure**

A pre-engineered metal structure with sheet metal roof and panels, similar to the proposed covered sports box at Confederation Park Community Centre could be constructed. A large steel structure would be fabricated offsite and then erected in place. Sheet metal cladding would be provided for a roof and walls, with sides open from the floor to a height of approximately 12 feet above the floor. A combination of sheet metal and translucent composite panels will allow some filtered natural light. This option will provide year-round protection from sun and rain, but will diminish natural light in the pool area, and will not provide a heated, climate-controlled environment.

The cover will not permit crane access for bulkhead removal. Will need to replace steel bulkhead to a moveable fibreglass bulkhead. During normal use (50m training lap swim),

To: Chair and Members Financial Management Committee  
 From: General Manager Lands and Facilities  
 Re: Central Park Outdoor Pool – Cover)  
 2023 February 15.....Page 3

the bulkhead would be pushed to one end of the pool. This would require infilling and removal of one of the two sets of pool entry stairs, if permitted by Fraser Health. The removal of one of the entry stairs will provide diminished accessibility in the most common pool configuration. (49m training lap swim)

The budget for this cover would be approximately \$4 million. It could be designed and constructed in less than 1 year, open to the public by spring 2024, and would have an expected lifespan of 50 years or more. Construction would require a temporary shutdown of the existing pool.

This structure would still allow for future replacement of pool tank and mechanical equipment. The design flexibility for a new pool configuration would be limited by the cover installed.



Figure 1 and 2: Sample pre-engineered steel structure covers

### **Option #2: Pre-Engineered Metal Structure (Half Pool Only)**

This option includes the same pre-engineered metal structure as Option #1, covering only half of the pool surface. This would allow crane access to the bulkhead that is used in the middle of the pool for swim competitions. The stairs at one end of the pool would not need to be infilled, thus offering no change to accessibility. This would provide less protected pool area than Option #1, but would allow more natural light than Option #1.

### **Option #3: Tensioned-Membrane Modular Structure (Sprung)**

The construction of a non-insulated high-tension fabric building system that utilizes a corrosion-resistant aluminum substructure covered with a highly durable membrane. Sprung structures have been used as both temporary and permanent outdoor pool enclosures. A sprung structure building has a 50-year expected life; the fabric cover would need to be replaced once during that time, and it can have a shorter design period and lead time. This is the option most likely to be able to be built in 2023 and open to the public for next winter, although the timeline is very aggressive.

To: Chair and Members Financial Management Committee  
 From: General Manager Lands and Facilities  
 Re: Central Park Outdoor Pool – Cover)  
 2023 February 15.....Page 4

Rollup doors and translucent panels can be incorporated to improve natural light, enhancing the swimming environment. It is expected that less foundation work will be required than Option #1 and #2 but some disruption to operations would be expected through the 2023 summer

The bulkhead replacement and stair infill described in Option #1 would still be required.



Figure 3: Sample Tensioned-Membrane Modular Structure

#### **Option #4: Custom-Built Structure with New Replacement Pool**

A custom-built pool cover could be installed over the pool, and could include the use of structural steel and mass timber. Aldergrove Community Centre pool is a local example of a pool canopy that is cantilevered off of the adjacent community centre building. The adjacent community centre building includes winterized change rooms, new mechanical rooms, washrooms, showers and administrative areas. The Aldergrove Community Centre includes an arena, which provides an opportunity to use heat rejected from the ice-making process to preheat the pool water.

A custom built structure with a new replacement pool is the best long-term option for replacement of the aging pool and non-winterized change rooms. This option provides most natural light, and allows an opportunity to make accessibility improvements to the change rooms (universal change rooms), accessibility improvements to the pool (ramp/zero-entry) and allows for the use of sustainable technologies.

This option is the longest project duration, it cannot be completed within one year, and also has the largest capital expenditure. It is premature to move forward with this option though considering a study that is underway of all outdoor pools. Until that study is complete and an aquatic strategy developed, the needs of this facility are unclear. This project would require a user needs assessment, consultation with the community and user groups, design, procurement and construction. The project duration could be shortened by selecting an appropriate project delivery model, but it will still be a longer

To: Chair and Members Financial Management Committee  
 From: General Manager Lands and Facilities  
 Re: Central Park Outdoor Pool – Cover)  
 2023 February 15.....Page 5

duration than can be achieved with Options #1 - #3. This option may provide the best value for the community in the long-term but it should not proceed prior to development of the overall outdoor aquatic strategy.

In order to minimize the operational impact to the existing Central Park Pool, this option could be built in a different location to allow the current Central Park Pool facility to continue to operate while the replacement facility is under construction. This option will also preclude the need for an extended closure of Central Park Pool, which will be required for replacement of the aging pool.



Figure 4: Custom Cantilevered Pool Cover

### Elements Common to All Options:

All options will require a solution for the existing non-winterized washrooms, change and shower facilities. Options could include the purchase or rental of modular all-season change facilities, or the construction of new, permanent all-season change facilities.

All options will impact pool operations during implementation, (unless Option #4 is selected at a different location).

All options will require the purchase of a pool cover (blanket at the surface of the pool) to minimize evaporation loss and improve heat retention. All options will require investigation with BC Hydro regarding increased service for the pool.



To: Chair and Members Financial Management Committee  
 From: General Manager Lands and Facilities  
 Re: Central Park Outdoor Pool – Cover)  
 2023 February 15.....Page 6

All pool cover options will reduce the natural light and compromise the natural, park-like setting of the pool. This can be mitigated with electric light and selecting a compromise between the degree of weather-protection and natural light.

Table 1: Summary of Central Park Pool Cover Options:

	<b>Option 1</b>	<b>Option #2</b>	<b>Option #3</b>	<b>Option #4</b>
	Pre-Eng Metal Structure	Pre-Eng Metal Structure (Half-Pool)	Tensioned Membrane Modular Structure	Custom Structure with Building & Replacement Pool
Implementation Time	< 1 year	< 1 year	8 months	2-3 years
Budget Cost	\$5-6M	\$4-5M	\$3M-\$4M	~\$30M
Natural Light impact	Darkest *	Better **	Better **	Brightest *****
Impact to operations during construction (shutdown)	4-5 month shutdown	4-5 month shutdown	2-3 month shutdown	Most impactful (unless alternate location is selected)
Requires bulkhead replacement and stair infill	Yes	No	Yes	N/A
Temporary change rooms (or expanded cover over change rooms)	Yes	Yes	Yes	No
Future replacement of end-of-life pool required	Required	Required	Required	Included
Manufacturer (example)	Butler Mfg		Sprung, GNB	Custom design Architect/Contractor
Example:	St Augustine Prep School (NJ)		Collingwood Centennial	Aldergrove Community

To: Chair and Members Financial Management Committee  
 From: General Manager Lands and Facilities  
 Re: Central Park Outdoor Pool – Cover)  
 2023 February 15.....Page 7

#### **4.0 RECOMMENDATION**

Considering all of the above criteria, and the desire to provide a covered pool at Central Park as soon as possible, it is recommended that Financial Management Committee recommend that Council authorize staff to proceed immediately with Option #3: Tensioned-Membrane Modular Structure. While Option 4 may provide long-term improvements to the site and avoid multiple projects, considering the conditions of the current pool, it is premature to move forward with this project prior to the development of an overall outdoor aquatic strategy.



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 Director Facilities Management  
 Director Civic Building Projects  
 Director Parks  
 Director Recreation  
 Director Legislative Services





Meeting 2023 February 21

## COMMITTEE REPORT

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**TO:** CHAIR AND MEMBERS FINANCIAL MANAGEMENT COMMITTEE **DATE:** 2023 February 15

**FROM:** GENERAL MANAGER LANDS AND FACILITIES **FILE:** 4230-01

**SUBJECT: MAJOR CIVIC BUILDING PROJECTS STATUS UPDATE**

**PURPOSE:** To provide an update on the current status of major civic building projects.

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**RECOMMENDATION:**

1. **THAT** the Committee accept this report for information.

**REPORT****INTRODUCTION**

The purpose of this report is to update Committee and Council on the current status of major civic building projects administered by the Civic Building Projects Division, and to provide a look ahead at the upcoming work plan and schedule for these projects.

**1.0 POLICY FRAMEWORK**

The advancement of this project aligns with the following Council-adopted policies: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), Economic Development Strategy (2007), Social Sustainability Strategy (2011) and the Environmental Sustainability Strategy (2016).

**2.0 BACKGROUND**

Major civic building projects progress through the following three major development phases:

- **Planning** - this phase includes work such as project identification, needs assessment, site selection, business case development, geotechnical, environmental, transportation studies and site planning to validate that the proposed site can accommodate the full building program;
- **Design** - in this phase, the preferred development strategies are confirmed with a schematic design study, then the design is developed further to a level of detail suitable for construction. City development approvals are obtained during this phase;

To: Chair and Members Financial Management Committee  
 From: General Manager Lands and Facilities  
 Re: Major Civic Building Projects Status Update (2023.02.21)  
 2023 February 15.....Page 2

- **Construction** – in this phase, contract documents such as budgets, schedules and costs are agreed with the selected general contractor, and the project is advanced through to occupancy.

Upon completion of the project, the new facility is handed over to the user department to operate and administer the programs and/or services.

### 3.0 MAJOR CIVIC BUILDING PROJECTS STATUS UPDATE

The following is a visual representation of the schedules of major civic building projects identifying the development phases outlined in Section 3.0:

Civic Building Project Schedules

Project Name	2023				2024				2025				2026				2027				Construction Complete
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
South Burnaby Rosemary Brown Arena																					Q3 2023
Laurel Street Works Yard (Phase 2)																					Q3 2023
Covered Lacrosse Box @ Confederation Park																					Q4 2023
Lacrosse Box Cover @ Riverway Park																					Q4 2023
Fire Hall #4																					Q1 2024
Fire Hall #8																					Q1 2024
Burnaby Lake Aquatic and Arena																					Q1 2026
James Cowan Theatre Redevelopment																					Q2 2026
Cameron Community Centre																					Q4 2026
Confederation Park Community Centre*																					Q1 2027*
Brentwood Community Centre																					Q4 2027
RCMP Facility Replacement																					Q4 2027
City Hall Replacement																					Q4 2028

Planning
Design
Construction

\* Note that the completion date of Confederation Park Community centre has changed by up to one year following review by the Construction Manager (6-months) and increases to the project scope, including the 2nd gym (up to 6 months)

### 3.1 South Burnaby Rosemary Brown Arena

The Rosemary Brown Arena is located in the Edmonds Town Centre at the northwest corner of 10<sup>th</sup> Avenue and 18<sup>th</sup> Street. The facility features two NHL sized pads that can accommodate both ice and dry surfaces, and 411 spectator seats. In addition, the facility includes a skate shop, concessions, instructors' office, two multi-purpose rooms, a patio roof deck, and public lobby and reception.

Construction continues to progress towards the end of May substantial completion and June project Completion. Coordination with PRC is ongoing to ensure immediate opening of rink space to the public following occupancy to expedite the demolition of Burnaby Lake Arena (which can't proceed until at least 1 rink is open to the public). Recent progress milestones include the pouring of concrete pads for both rinks. Staff are starting the hiring process for the Supervisor for the new Rosemary Brown Arena. This position will be responsible for hiring, training and purchasing of new facility equipment.

To: Chair and Members Financial Management Committee  
 From: General Manager Lands and Facilities  
 Re: Major Civic Building Projects Status Update (2023.02.21)  
 2023 February 15.....Page 3

### **3.2 Laurel Street Works Yard**

The Laurel Street Works Yard redevelopment project at 5780 Laurel Street is the phased replacement of the City's main engineering and public works facility, which has reached the end of its useful life. Phase 1 works included the civil site servicing, demolition of select structures, and the construction of the yard storage building. Phase 2 includes the construction of the main building, housing the City's fleet repair garage, facilities management shops, engineering operations, data center and emergency operations center. Phase 2 also includes the demolition of the remaining structures on the site, the construction of a replacement fuel station, and significant infrastructure to allow for future Electric Vehicle charging.

Canadian Turner Construction Company is progressing with phase 2 of the construction and still targeting completion in summer 2023. The main building is complete and is in operation. The remainder of the operations staff will be moved after the remaining yard construction is complete. Demolition of all remaining structures is complete and work has started on excavation of the parking areas, installation of EV Charging conduits, and construction of the replacement fuel station. The site works will finish with paving, fencing and installation of landscaping buffer areas around the remainder of the site.

### **3.3 Sports Box Covers**

Two outdoor sports box upgrade projects are proceeding. These will replace the current outdoor lacrosse courts at the Confederation Park and at Riverway Sport Complex with covered multisport boxes. The existing lacrosse box at Confederation Park has reached end-of-life and requires replacement. The scope includes demolishing and replacing the existing lacrosse box with a new multi-sport covered box.

The Contract was awarded to Liberty Contract Management Inc. for the Confederation Park Sports Box. The construction kick-off meeting has taken place, and the mobilization target date is mid-February.

This work will displace the lacrosse, ball hockey and inline sports groups that use this facility to train between March and July each year. PRC staff are working to accommodate these groups at the Cariboo and Riverway Lacrosse box. The Confederation lacrosse box has been the only one with lights.

Holaco Construction 1997 Ltd. has been selected to provide Construction Management Services for the Riverway Park lacrosse box. A stakeholder meeting was held, and the 50% Design Report was received on January 15th and feedback has been provided to Carscadden. The building permit application has been submitted and construction is expected to start in June with minimal impact to the use of the site until August and completion planned by the end of this year. This construction schedule is being designed around the lacrosse, ball hockey and inline sports season.

### **3.4 Fire Hall #4 (Duthie) and Fire Hall #8 (SFU)**

The Burnaby Fire Department Needs Assessment Study (2020) provided an analysis of the current state and needs of the Department.

To: Chair and Members Financial Management Committee  
 From: General Manager Lands and Facilities  
 Re: Major Civic Building Projects Status Update (2023.02.21)  
 2023 February 15.....Page 4

The replacement of the existing Fire Station #4 on Duthie Ave was identified as a priority project and the site approved for its replacement is 1551 Greystone Drive. An Integrated Project Delivery (IPD) team including Johnson Davidson Architecture, prime contractor Kinetic Construction, and key sub-consultants and sub-contractors has been retained to complete the project. A Public Open House was held in early February. A Foundation permit was issued and construction has continued with excavation and forming of footings. Construction is expected to be complete in Q1 2024. This has pushed out about 6-weeks due to archaeological investigation and permit requirements.

The construction of a new Fire Hall (#8) in the Simon Fraser University (SFU) was identified as a priority project to improve response coverage to Burnaby Mountain and reduce the risk posed by the varied land uses on Burnaby Mountain, including institutional, industrial, multi-family residential and wildland interface. City staff worked with Burnaby Fire Department and SFU Campus Planners and agreed on a site on the north side of University Drive E, near the “Nelson Way” driveway for Discovery Park. Design work is continuing on Fire Hall #8. A statutory right of way has been signed and staff will continue to work closely with SFU during the process to ensure the project aligns with the strategic visions outlined in the SFU Burnaby 2065 Campus Master Plan. An open house was held in late-January and was successful with many in attendance. Construction is expected to be complete in Q1 2024.

### **3.5 Burnaby Lake Aquatic and Arena Facility**

The redevelopment of CG Brown Memorial Pool and Burnaby Lake Arena was identified as a priority community amenity project. The new facilities will be developed on the existing site at 3676 Kensington Avenue, within the Burnaby Lake Sports Complex and will include an NHL-sized pad that can accommodate both ice and dry surfaces, a significantly larger pool facility and supporting amenities including reception, office and food concession areas. Public art is being incorporated into the detailed design of the building. An application for the Building Permit was submitted in April 2022. The completion of the rezoning process and issuance of the Building Permit are expected in the coming months.

The Construction Management contract has been awarded to Ventana Construction (Burnaby). CG Brown Pool has been closed, and is in the process of being decommissioned with removal of hazardous materials in preparation for demolition. Tree protection and removal starts this month. Regular staff from CG Brown Pool have been distributed through several other City of Burnaby recreation facilities. Ventana will continue tendering of the subtrade work throughout the first half of 2023 after which point the Construction Management contract will convert to a stipulated price contract.

To avoid service impacts to the public, staff are moving forward with a plan to defer demolition of the current Burnaby Lake Arena until the Rosemary Brown Arena is operational. This will ensure that the dry floor user groups have a location to train and compete for this season. Facility operational staff will be relocated to other City of Burnaby recreation facilities, with only the daily operational staff remaining in Bill Copeland Arena. Lands and Facilities will be finding office space for the displaced supervisory staff. Parking on site will be impacted by the construction and plans are being developed to ensure adequate parking for other facilities during the project.

To: Chair and Members Financial Management Committee  
 From: General Manager Lands and Facilities  
 Re: Major Civic Building Projects Status Update (2023.02.21)  
 2023 February 15.....Page 5

### **3.6 Brentwood Community Centre**

The development of a community centre in the Brentwood/Willingdon Heights area has been identified by Council as a priority community amenity project in the northwest quadrant. In 2021 Council approved a new community centre in a master-planned, high-rise development in the heart of the Brentwood Town Centre that includes market and non-market rental housing, strata residential, and commercial.

Perkins & Will Architects were engaged to design the south-facing community centre, adjacent to a community-oriented public plaza and the greenspace and courtyards of the development. The design includes a double gymnasium, community fitness centre/weight room, public lobbies and multi-purpose spaces. In early 2022, Council approved the project, a public consultation has been completed and detailed design is underway. The Grosvenor Brentwood development will begin construction this year, starting with the construction of the 7 storey below-ground parking structure. Construction of the Community Centre is expected to start in Q3 2025. Grosvenor Development Group has retained Ledcor Construction Ltd (Vancouver, BC) for this work. Based on the schedule of the Grosvenor Brentwood Master Plan, the estimated completion date of the Brentwood Community Centre is Q4 2027.

### **3.7 Confederation Park Community Centre**

A need was identified for additional community recreation space at Confederation Park to help serve the growing population in the City's Northwest Quadrant. Revery Architecture (Revery) was retained to undertake the design and construction contract administration work. Schematic design was completed that connects the new building to the existing Eileen Dailly Pool building and will have an outdoor plaza connecting to McGill Public Library. This will create a cohesive campus on the site. This design emphasizes a strong connection to Confederation Park. The current plan is to keep current facilities operational as much as possible during construction of the new facility.

In August 2021 several modifications (reductions) were made to the design to reduce costs, and design proceeded based on one gymnasium, a fitness centre, youth and seniors focused program rooms, and multi-purpose space. Detailed design work is underway, and an updated Class C construction cost estimate has been obtained. The Construction Manager (CM) contract has been awarded to Turner Construction. Initial reviews of the construction schedule with the architect and CM have projected a completion in Q1 2027 however staff will work with the team to determine if an earlier completion is possible. There are advantages to spreading the opening of recreation centres to different years across the City so an overall coordinated schedule is being reviewed with PRC staff. A separate report has been provided to discuss the cost and schedule impacts of proposed scope changes to the project.

### **3.8 James Cowan Theatre Redevelopment**

This project includes the redevelopment of the James Cowan Theatre at the Shadbolt Centre at 6450 Deer Lake Ave. The existing James Cowan Theatre was constructed as a gymnasium in the 1940's and converted into a theatre in 1995. The building is in need of significant upgrades, past its useful service life and is not wheelchair accessible. The

To: Chair and Members Financial Management Committee  
 From: General Manager Lands and Facilities  
 Re: Major Civic Building Projects Status Update (2023.02.21)  
 2023 February 15.....Page 6

redevelopment concept includes the design and construction of a new 365-seat theatre with no fly-tower or underground parking.

This project is being delivered using a Progressive Design-Build model, allowing for early involvement of the contractor, minimized disruption to the operations of the Shadbolt Centre and expedited project completion. The design-build contract was awarded to Ledcor in January and construction is expected to be complete Q2 2026.

### **3.9 Cameron Community Centre and Library**

The redevelopment of the Cameron Recreation Complex was also identified as a priority community amenity project. The new community centre and library will be developed on the existing site within Cameron Park in the Lougheed Town Centre. Diamond Schmitt Architects Inc. have been retained to undertake the design and construction contract administration. The design includes a new stainless steel community pool, gymnasium space, exercise rooms, multi-purpose meeting rooms, and an expanded library. The three-storey building will be embedded into the slope on the site of the existing Cameron Recreation Complex and Library with a pedestrian-only civic plaza fronting Cameron Street. It will make extensive use of mass timber, with a green roof and solar photovoltaic system. A First Nations artist will be retained to provide public art for the project.

Procurement of a Construction Manager is underway and the project has an estimated construction period of 36 months, with construction starting Q4 2023 and completing in Q4 2026. These dates are estimates and are subject to revision as a construction manager is brought onboard.

Staff are working to find spaces for the library and recreation programs that will be displaced by construction of the new centre. Staff have begun planning a temporary recreation facility and small pop-up library in a commercial retail unit during the construction period. Urban Arts Architecture (Vancouver) and Bosa Construction Inc. (Vancouver) have been engaged for the design and construction management of the temporary facility in The City of Lougheed shopping centre. Currently, the temporary facility will not include gymnasium programs, fitness centre programs, which businesses in the mall provide but will include other recreation and library programs.

## **4.0 CONCLUSION AND NEXT STEPS**

Updates on major civic building projects will continue to be provided at each Financial Management Committee meeting. Staff from Parks, Recreation and Culture have reviewed and provided input into this report.

Staff are developing a comprehensive public communications and engagement plan, specifically for Parks, Recreation and Culture facility projects recognizing the impact of planned changes on the general public and various user groups who rely on these facilities for programs and services. The goal of this communications plan is to provide both a high level road map of facility plans given the number of ongoing projects, as well as regular updates on changes, impacts and closures as individual projects progress. This plan will also ensure that staff are providing consistent information and working in

To: Chair and Members Financial Management Committee  
From: General Manager Lands and Facilities  
Re: Major Civic Building Projects Status Update (2023.02.21)  
2023 February 15.....Page 7

partnership with impacted users to ensure their continued needs are met and accommodated during the redevelopment and construction of existing and new facilities.

This information will be available through the City's website in addition to providing targeted updates to specific users as required.



James Lota, P.Eng., MBA, MPA  
GENERAL MANAGER LANDS AND FACILITIES

CA/nh

Copied to: Chief Administrative Officer  
Deputy Chief Admin Officer CFO  
General Manager Community Safety  
General Manager Engineering  
General Manager Parks, Recreation and Culture  
General Manager Corporate Services  
General Manager Planning and Development  
Chief Librarian  
Senior Manager Purchasing  
Director Legislative Services