

TO: CHAIR AND MEMBERS
FINANCIAL MANAGEMENT COMMITTEE

DATE: 2018 November 21

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

FILE: 4230 01

SUBJECT: PROPOSED PRIORITY COMMUNITY AMENITY PROJECTS

PURPOSE: To seek Council's approval to advance four community amenities as priority projects, and to obtain funding approval to undertake the first stage of work for these projects including program development, feasibility studies, and preliminary design development.

RECOMMENDATIONS:

1. **THAT** Council be requested to approve the proposed community amenities as priority projects, as outlined in Section 3.0 of this report.
2. **THAT** Council be requested to authorize the use of Community Benefit Bonus funds to undertake the necessary program development work, feasibility studies, and preliminary design development for the proposed priority projects, as outlined in Section 3.0 of this report.
3. **THAT** Council be requested to authorize the issuance of Request for Proposals (RFP) in order to retain the necessary services to undertake program development, feasibility studies, and preliminary design development for the proposed priority projects.
4. **THAT** a copy of this report be sent to the Parks, Recreation and Culture Commission for information purposes.

REPORT

1.0 INTRODUCTION

As the City grows, both the demand for public services and the opportunities to provide them increase. In order to adequately serve the growing population and promote social wellbeing and environmental sustainability, the City has developed plans for the renewal of aging civic facilities and the development of new community amenities. Replacement and new civic facilities are identified through a combination of facility condition and community needs assessments, and are typically included in the City's Capital Plan for future advancement. The Priority Amenity Program list as administered through the Community Benefit Bonus Policy also identifies a number of community amenities to be advanced as and when adequate funding is achieved through the

Community Benefit Bonus program. These plans and programs work together to ensure that community needs are met as civic buildings age and the City's population grows and evolves. Through this work, Council have identified the following four community amenity projects to be advanced as priorities:

- replacement of CG Brown Memorial Pool and Burnaby Lake Ice Rink;
- replacement of the Willingdon Heights Community Centre;
- additional recreation space at Confederation Park/Eileen Dailly Leisure Pool; and,
- replacement of Cameron Recreation Centre and Library.

The purpose of this report is to seek Council approval to advance these community amenities as priority projects and to obtain funding approval for the first stage of work, which includes program development, feasibility studies, and preliminary design development. This report also provides an overview of the proposed community amenity priority projects and funding required to undertake this work.

2.0 THE CORPORATE STRATEGIC PLAN

The advancement of the proposed community amenity priority projects align with the following goals and sub-goals of the Corporate Strategic Plan:

- **A Safe Community**
 - Community Amenity Safety – Maintain a high level of safety in City buildings and facilities for the public and City staff.
- **A Connected Community**
 - Social Connection – Enhance social connections throughout Burnaby
- **A Dynamic Community**
 - Economic Opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries
 - City Facilities and Infrastructure – Build and maintain infrastructure that meets the needs of our growing community
- **An Inclusive Community**
 - Serve a Diverse Community – Ensure City services fully meet the needs of our dynamic community
 - Create a Sense of Community – Provide opportunities that encourage and welcome all community members and create a sense of belonging
- **A Healthy Community**
 - Healthy Life – Encourage opportunities for healthy living and well being
 - Healthy Environment – Enhance our environmental health, resilience and sustainability
 - Lifelong Learning – Improve upon and develop programs and services that enable ongoing learning

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- **A Thriving Organization**
 - Financial Viability – Maintain a financially sustainable City for the provision, renewal and enhancement of City services, facilities and assets

3.0 OVERVIEW OF PRIORITY PROJECTS AND FUNDING

3.1 CG Brown Memorial Pool and Burnaby Lake Ice Rink Replacement

CG Brown Memorial Pool and Burnaby Lake Ice Rink are located within the Burnaby Lake Sports Complex, on the northeast corner of Kensington Avenue and Sprott Street at 3676 Kensington Avenue (see *attached* Sketch #1). The pool facility opened in 1962 and has undergone several renovations during its lifespan. It contains a 25 metre lap/leisure pool, whirlpool and sauna, a small weight room and supporting facilities. The Burnaby Lake Ice Rink located to the north of CG Brown Memorial pool opened several years later in 1965.

As noted in the City's 2016 Facilities Asset Management Plan, CG Brown Memorial pool is classified as being at the end of its useful life, requiring replacement of major systems and unable to meet the volume of demand. Burnaby Lake Ice Rink is also considered to have reached the end of its useful life, and contains a substandard sized ice sheet that is unable to accommodate the full variety of programs offered at surrounding ice rinks. Both facilities are thus recommended for replacement.

The replacement pool facility could include a significantly larger pool and supporting amenities. A larger pool is supported by the 2002 study conducted by Roger Hughes + Partners Architects, which recommended increasing the swimming pool area in Burnaby over the next 20 years. The replacement ice rink facility would also likely increase in size to accommodate NHL standards, ensuring it can offer a full range of activities, similar to the planned South Burnaby Ice Rinks, which are under development in Edmonds Town Centre. The program development work and feasibility assessment for these new facilities would also explore ways of capturing operational efficiencies by combining the two facilities, such as using waste heat generated by the ice sheet for heating the pool water. Ideally, the new facilities would be accommodated on the same site. However, given the size and soil limitations of the existing site, alternative sites may need to be assessed during the feasibility review to accommodate one of these replacement facilities.

In order to undertake the program development work, feasibility assessment, and preliminary design development for the replacement of CG Brown Memorial Pool and Burnaby Lake Ice Rink, it is requested that Council authorize the use of Community Benefit Bonus funds in the amount of \$2,000,000 for this first stage of work. Funds would be drawn from each of the four town centre Community Benefit Bonus accounts, in accordance with adopted Council policy for amenity projects in the City's Civic Centre.

3.2 Willingdon Heights Recreation Centre Replacement

Willingdon Heights Recreation Centre is located within the Willingdon Heights Park, to the northwest of Brentwood Town Centre at 1491 Carleton Avenue (see *attached* Sketch #2). The recreation centre, which contains a weight room, sports hall, and multi-purpose space, was opened in

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1964 and was subsequently renovated in 1981 to significantly enlarge the facility to its current size of 10,050 sq. ft.

As the Brentwood Town Centre and Hastings corridor continue to grow, the need for additional recreation capacity in the area has become more apparent. Given the relatively limited size of the Willingdon Heights facility, it is unable to deliver the range of services necessary to satisfy the growing population in the area, and thus is recommended for replacement.

As recommended in the 2009 Facilities and Recreational Services Review conducted by Walter Francel Architecture Inc., a new, larger recreation facility at the Willingdon Heights site would likely consist of gymnasium space, exercise facilities, meeting and programming space, and general purpose rooms to meet community needs. Given the proximity of and strong connections to Confederation Park and its amenities, a pool is not proposed within this new facility. It is anticipated that the new facility would be accommodated on the same site, within the Willingdon Heights Park.

In order to undertake the program development work, feasibility assessment, and preliminary design development for the replacement of the Willingdon Heights Community Centre, it is requested that Council authorize the use of Community Benefit Bonus funds in the amount of \$1,500,000 for this first stage of work. Specifically, these funds would be drawn from the Brentwood Community Benefit Bonus Fund.

3.3 Additional Recreation Space at Confederation Park/Eileen Dailly Leisure Pool

Eileen Dailly Leisure Pool and Fitness Centre is located at the southwest corner of Confederation Park at 250 Willingdon Avenue (see *attached* Sketch #3). The facility opened in 1993, and contains a leisure pool, a childminding area, and fitness and weight rooms. Additional recreation space is also desirable at the Eileen Daily Centre in addition to Willingdon Heights, to help meet the demands of a growing population in the area.

A new or enlarged recreation facility at Confederation Park would likely consist of gymnasium space, exercise facilities, meeting and programming space, and general purpose rooms to meet community needs, and would be designed to complement the variety of programs offered at Eileen Dailly Centre and the surrounding facilities, both within the park and at the Willingdon Heights Centre.

Ideally, the new recreational space would be built at the northeast corner of Willingdon Avenue and Albert Street with a connection to the existing Eileen Daily Centre, as proposed in the 2008 Recreation Needs Assessment conducted by Bruce Carscadden Architect Inc. However, further work is required to determine the exact location of the additional recreation facilities, and their interface with the Eileen Daily Centre.

In order to undertake the program development work, feasibility assessment, and preliminary design development for the replacement of the Willingdon Heights Community Centre, it is requested that Council authorize the use of Community Benefit Bonus funds in the amount of \$1,000,000 for this first stage of work. These funds would also be drawn from the Brentwood Community Benefit Bonus Fund.

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3.4 Cameron Recreation Centre, Pool and Library

Cameron Recreation Centre and Library are located within Lougheed Town Centre Community Plan area at 9523 Cameron Street (see *attached* Sketch #4). The Cameron Centre was completed in 1980, with minor renovations undertaken in 1986 and 2000. The Centre is approximately 56,000 sq.ft. in size, providing space for senior services, a variety of recreation uses including racquet sports, gymnastics, fitness facilities and multi-purpose rooms, and a branch library.

A number of concerns were identified in the 2008 Cameron Recreation Centre Review also conducted by Walter Francel Architecture Inc., including accessibility issues, a lack of centralized administrative area, and a general lack of recreational space necessary to meet the demands of the growing neighbourhood. One important programming element to a new recreation facility would be the addition of a pool, which is not currently accommodated at the existing recreation centre. The new recreation facility is intended to house significant recreation and community space, as well as pool facilities, helping to meet the current and future needs of the Lougheed community. The new library would allow for an expansion of space to accommodate more users as well as more meeting rooms, computer labs, and books/items. The new facilities would be located on the existing Cameron Park site.

In order to undertake the program development work, feasibility assessment, and preliminary design development for the replacement of the Cameron Recreation Centre and Library, it is requested that Council authorize the use of Community Benefit Bonus funds in the amount of \$2,500,000 for this first stage of work. Specifically, these funds would be drawn from the Lougheed Community Benefit Bonus Fund.

4.0 FUNDING

The Community Benefit Bonus Policy, through which developers contribute funds to the City in return for achieving additional density within Town Centre Community Plan areas, has significantly enhanced the City's ability to provide exceptional community amenities since its adoption in 1997, and subsequent policy expansion in 2010. Funding for the first stage of work will be derived exclusively through Community Benefit Bonus funds. Community Benefit Bonus funds are intended to be used for the provision of extra-ordinary community benefits, including community amenities and affordable and/or special needs housing.

It is recommended that the first stage of work for the above four civic projects will be taken from Community Benefit Bonus funds. As work progresses on these projects to the detailed design and construction stages, future reports to Council will provide more detail on the project schedule and required funding for these projects.

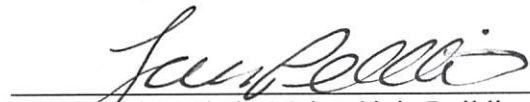
5.0 CONCLUSION

It is recommended that Council approve the proposed community amenities as priority projects, and authorize the use of Community Benefit Bonus funds to undertake the first stage of work for these projects, as outlined in this report.

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It is further recommended that Council authorize staff to proceed with program development work for these projects, and authorize the issuance of Request for Proposals in order to retain the necessary consulting services to undertake the necessary program development work, feasibility studies, and preliminary design development for the proposed priority projects.

If approved, the funding for the first stage of work will be included within the upcoming 2019-2023 Annual Capital Plan. Following the conclusion of the feasibility study for each project, staff will report back to Council on the outcomes of the studies for confirmation of the program and feasibility findings, and preliminary budget and schedule for the next stages of design and construction services work.



Lou Pelletier, Chair, Major Civic Building Project
Coordination Committee



Leon Gous, Director Engineering

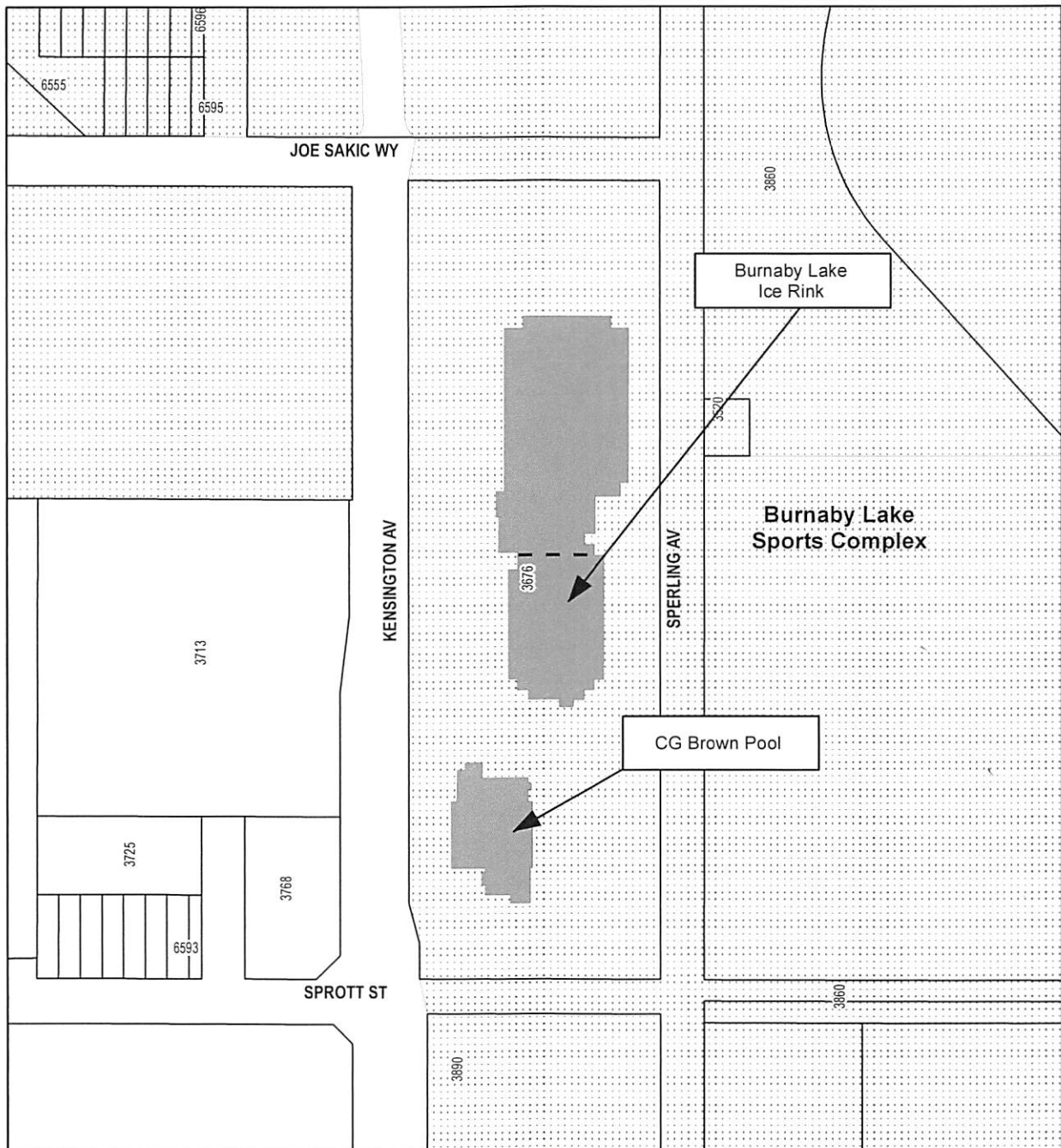


Dave Ellenwood
Director Parks, Recreation and Cultural Services

MN:tn

Attachments

cc: City Manager
Director Corporate Services
Director Finance
Assistant Director – Civic Building Projects
Purchasing Manager
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



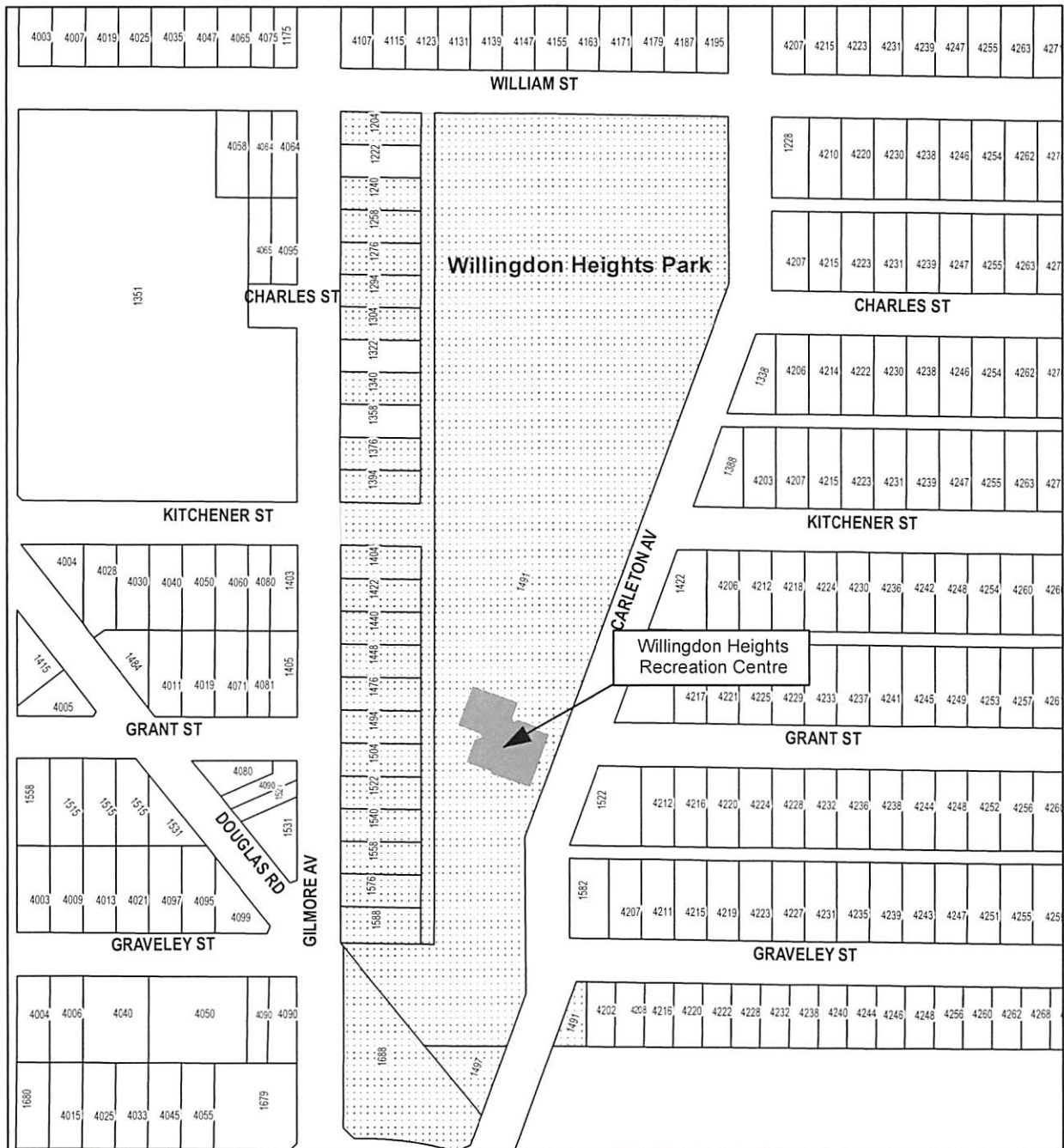
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3676 KENSINGTON AVENUE

Sketch #1



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1491 CARLETON AVENUE

Sketch #2



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250 WILLINGDON AVENUE

Sketch #3

