

# BURNABY CITY HALL DEER LAKE FEASIBILITY STUDY

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*2023.11.17*

# EXISTING CONTEXT UPPER DEER LAKE

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**DEER LAKE 1 & 2**  
~105,000 sf each

**MAIN BUILDING**  
~ 75,000 sf

**WEST BUILDING**  
~ 25,000 sf

**BUILDING AREA**

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**CITY HALL MAIN BUILDING:**  
~75,000 sf

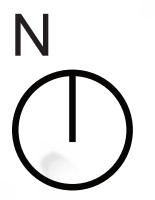
**CITY HALL WEST BUILDING:**  
~25,000 sf

**TOTAL BUILDING AREA:**  
~ 100,000 sf

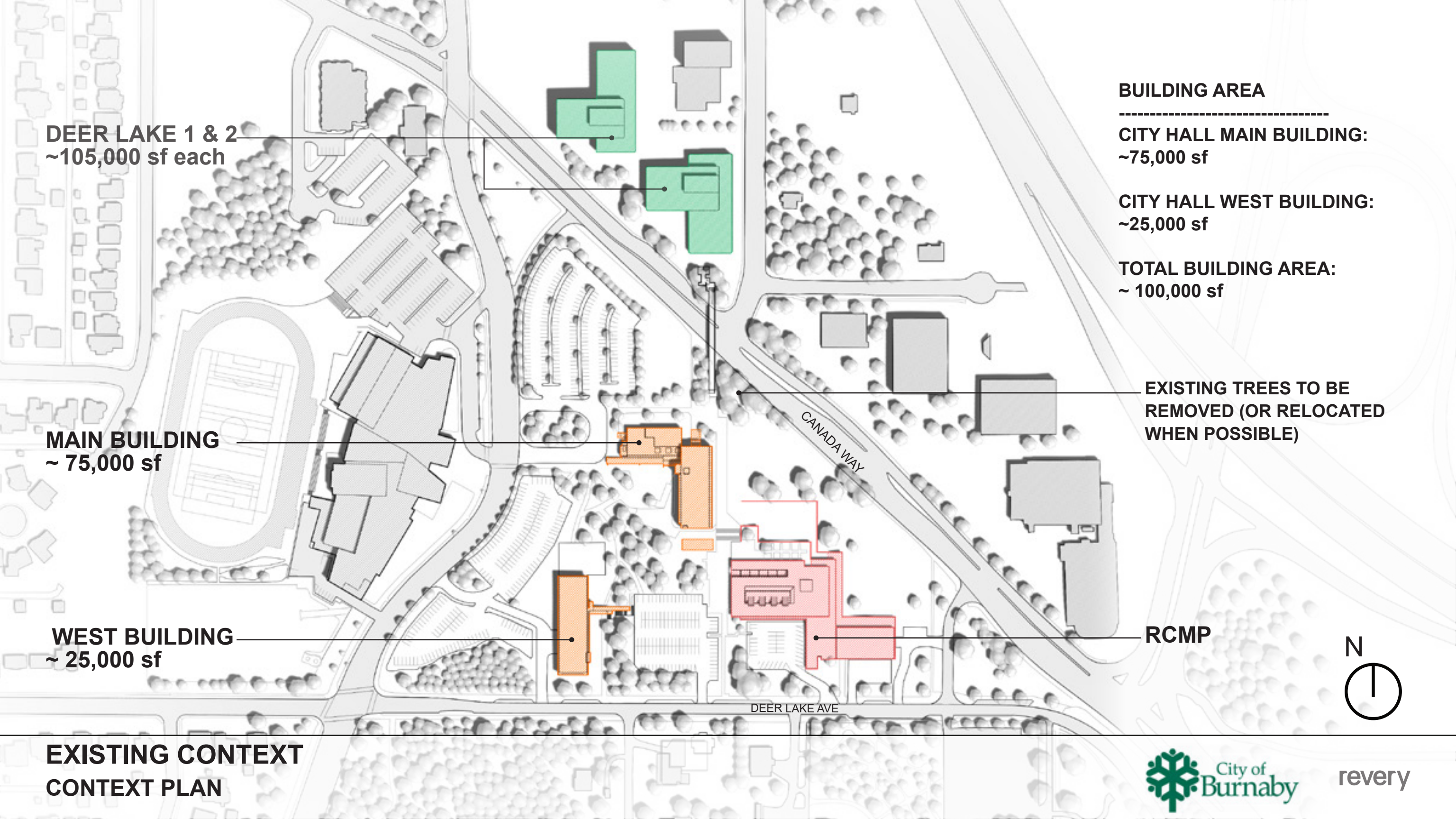
**EXISTING TREES TO BE  
REMOVED (OR RELOCATED  
WHEN POSSIBLE)**

**RCMP**

**EXISTING CONTEXT  
CONTEXT PLAN**



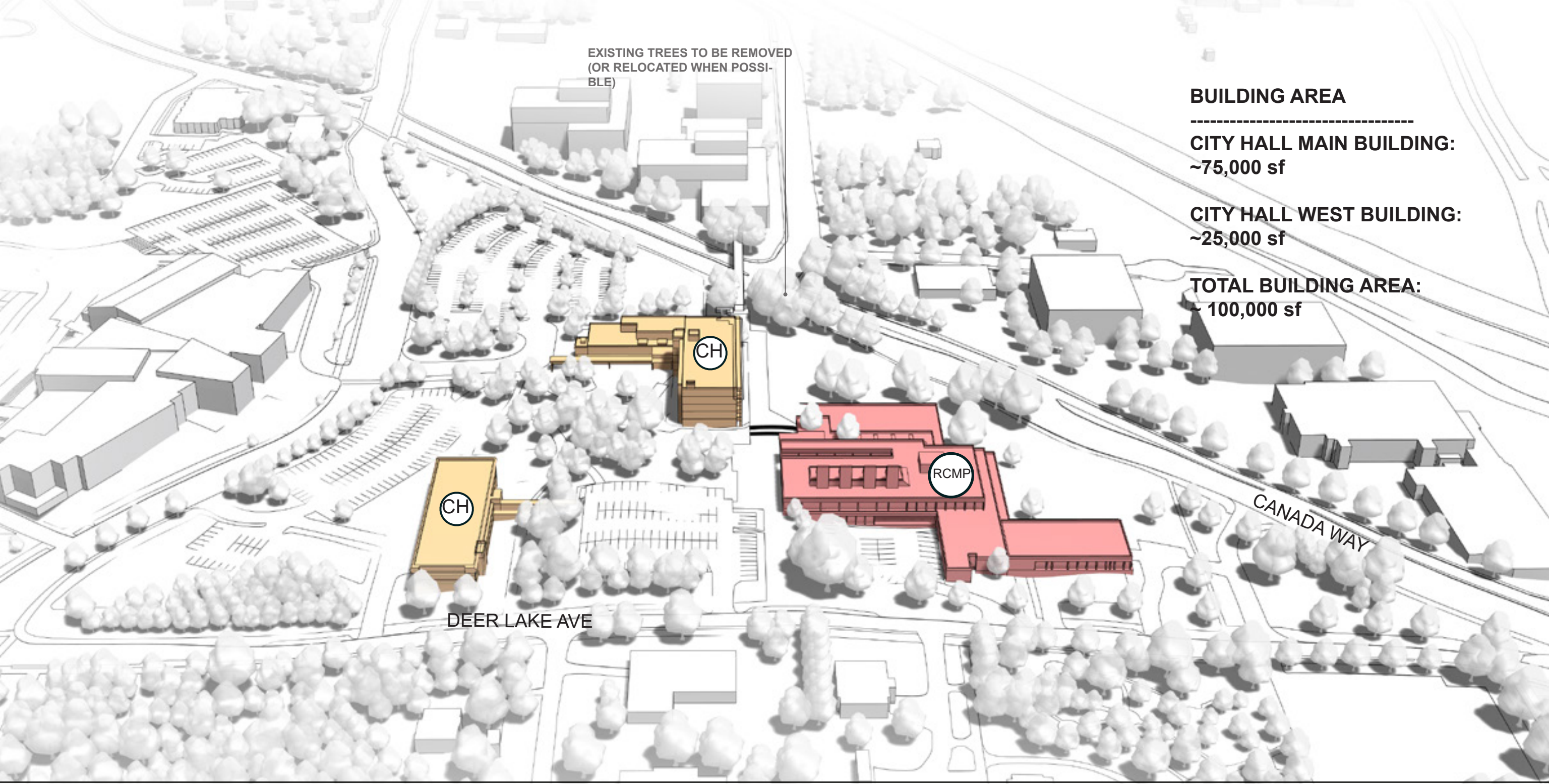
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EXISTING TREES TO BE REMOVED  
(OR RELOCATED WHEN POSSI-  
BLE)

**BUILDING AREA**  
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**CITY HALL MAIN BUILDING:**  
~75,000 sf  
**CITY HALL WEST BUILDING:**  
~25,000 sf  
**TOTAL BUILDING AREA:**  
~ 100,000 sf



**EXISTING CONTEXT**  
**3D VIEW LOOKING NORTH**

# OPTION A RENOVATION & EXPANSION

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*PHASE 1 - PARTIAL EXPANSION / PHASE 2 - FULL EXPANSION*



# OPTION A - RENOVATION & EXPANSION

DEER LAKE 1 & 2  
~105,000 sf each

MAIN BUILDING  
~ 75,000 sf

WEST BUILDING  
~ 25,000 sf

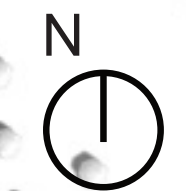
PHASE 1  
PARKING



CANADA WAY

DEER LAKE AVE

RCMP



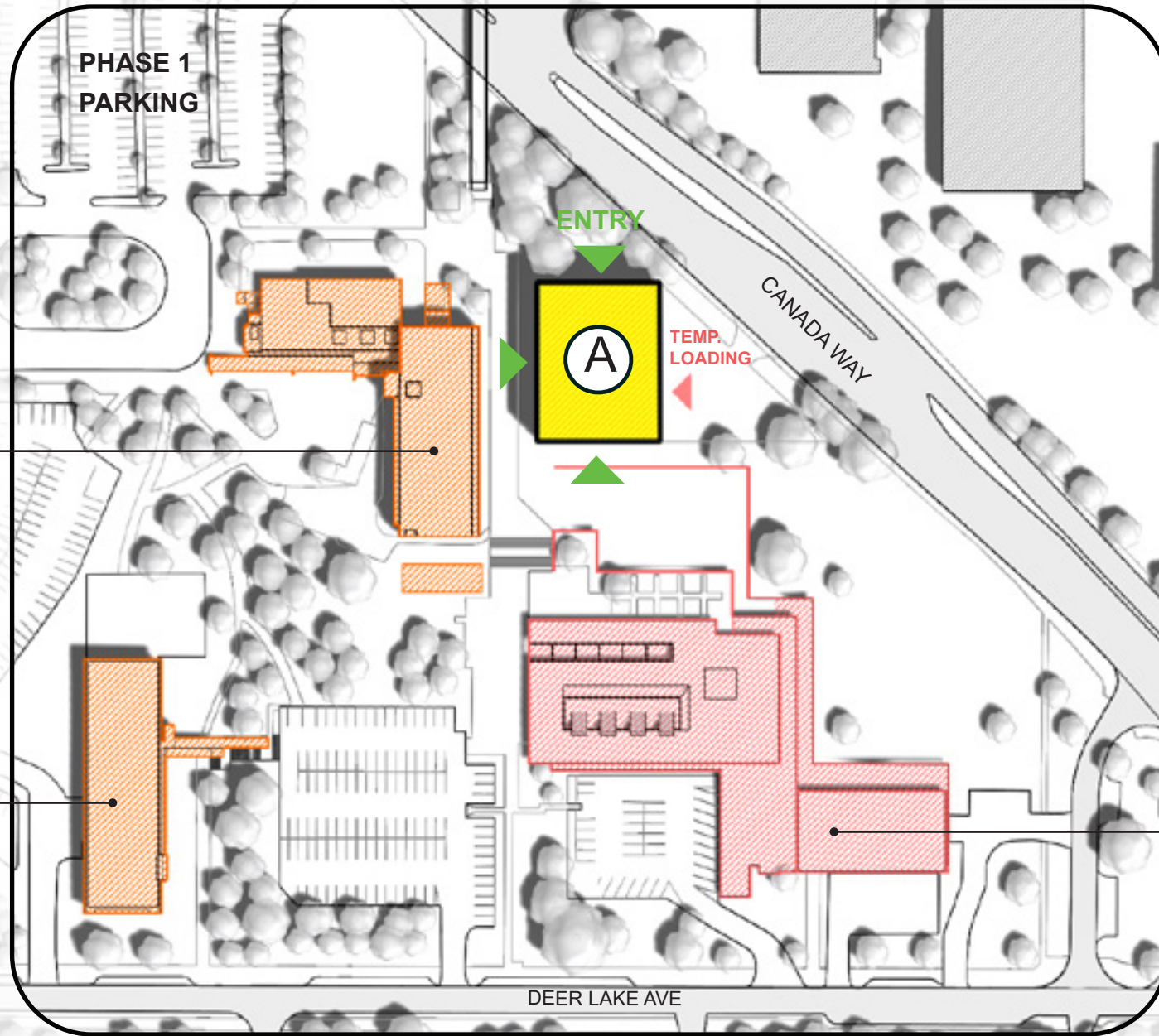
## PHASE 1 - PARTIAL EXPANSION CONTEXT PLAN



# OPTION A - RENOVATION & EXPANSION

MAIN BUILDING  
~ 75,000 sf

WEST BUILDING  
~ 25,000 sf



## BUILDING AREA

CITY HALL BUILDINGS:

~100,000 sf

BUILDING A (8L):

~105,000 sf

RCMP

# PHASE 1 - PARTIAL EXPANSION SITE PLAN





# OPTION A - RENOVATION & EXPANSION

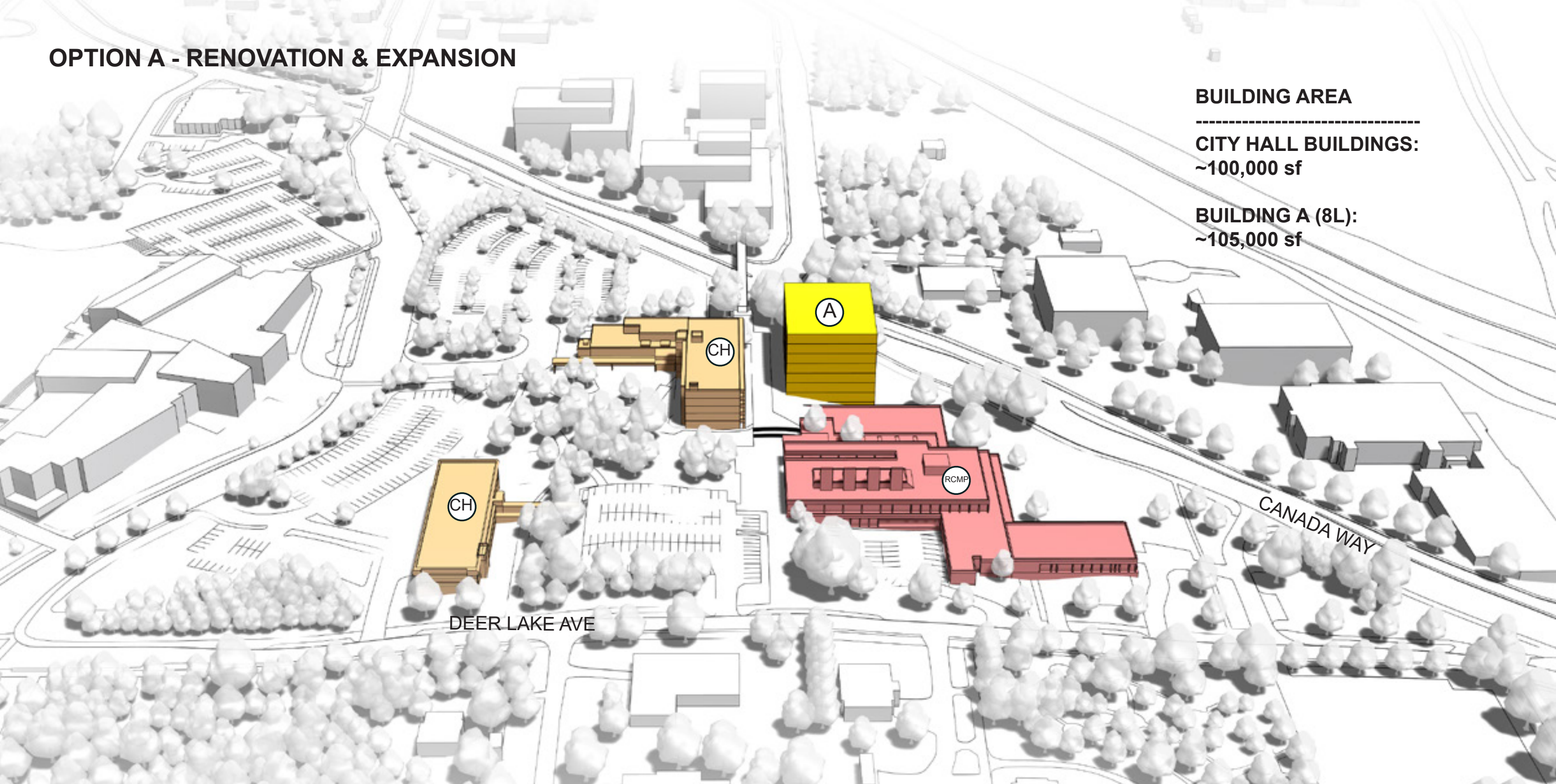
## BUILDING AREA

### CITY HALL BUILDINGS:

~100,000 sf

### BUILDING A (8L):

~105,000 sf

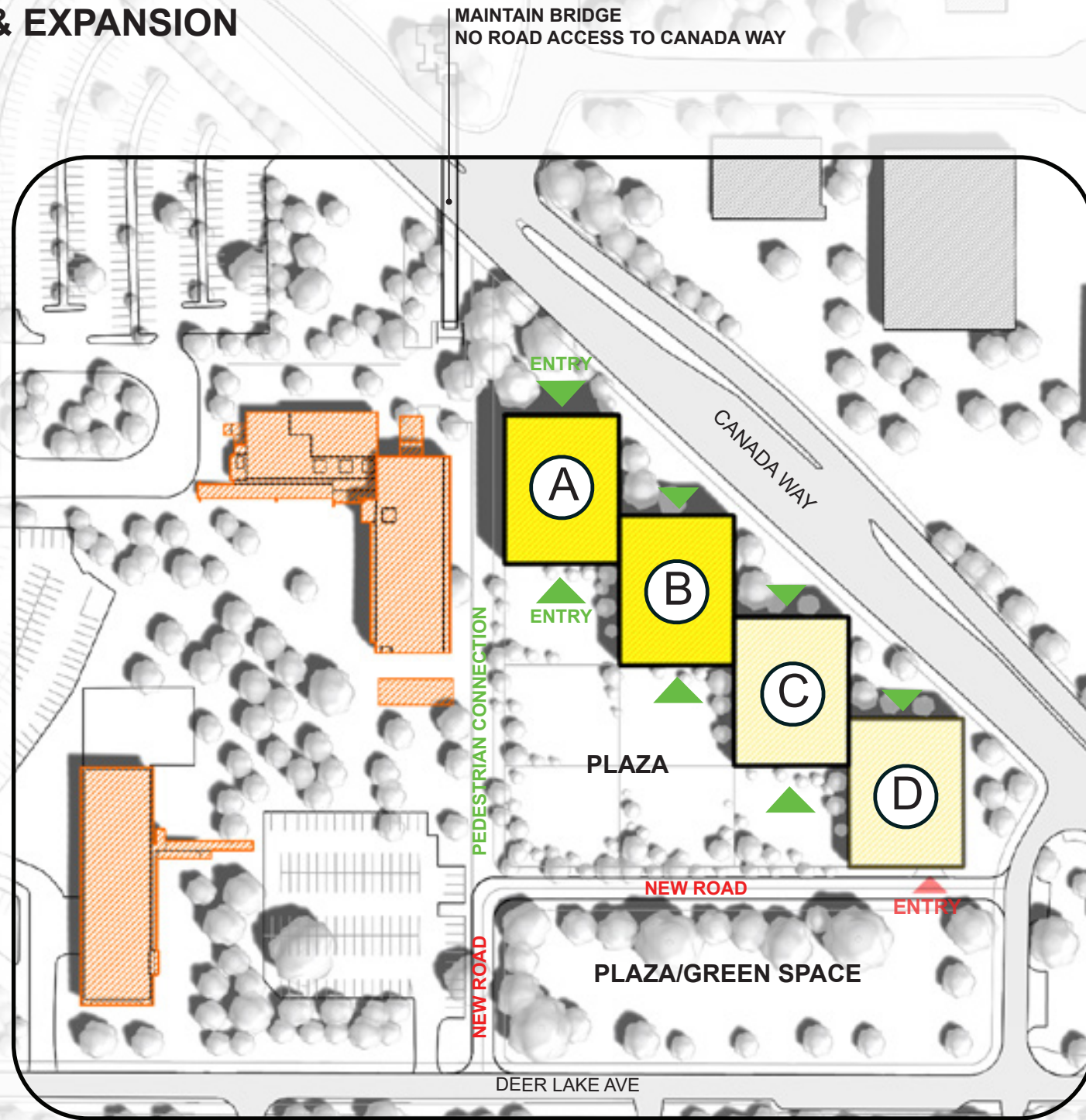


## PHASE 1 - PARTIAL EXPANSION

3D VIEW LOOKING NORTH



# OPTION A - RENOVATION & EXPANSION



## BUILDING AREA

CITY HALL BUILDINGS:

~100,000 sf

TOTAL BUILDING AREA (AB):

~190,000 sf

TOTAL BUILDING AREA (ABCD):

~ 355,000 sf

# PHASE 2 - FULL EXPANSION

## SITE PLAN - ROAD OPTION 1

MAINTAIN BRIDGE  
NO ROAD ACCESS TO CANADA WAY

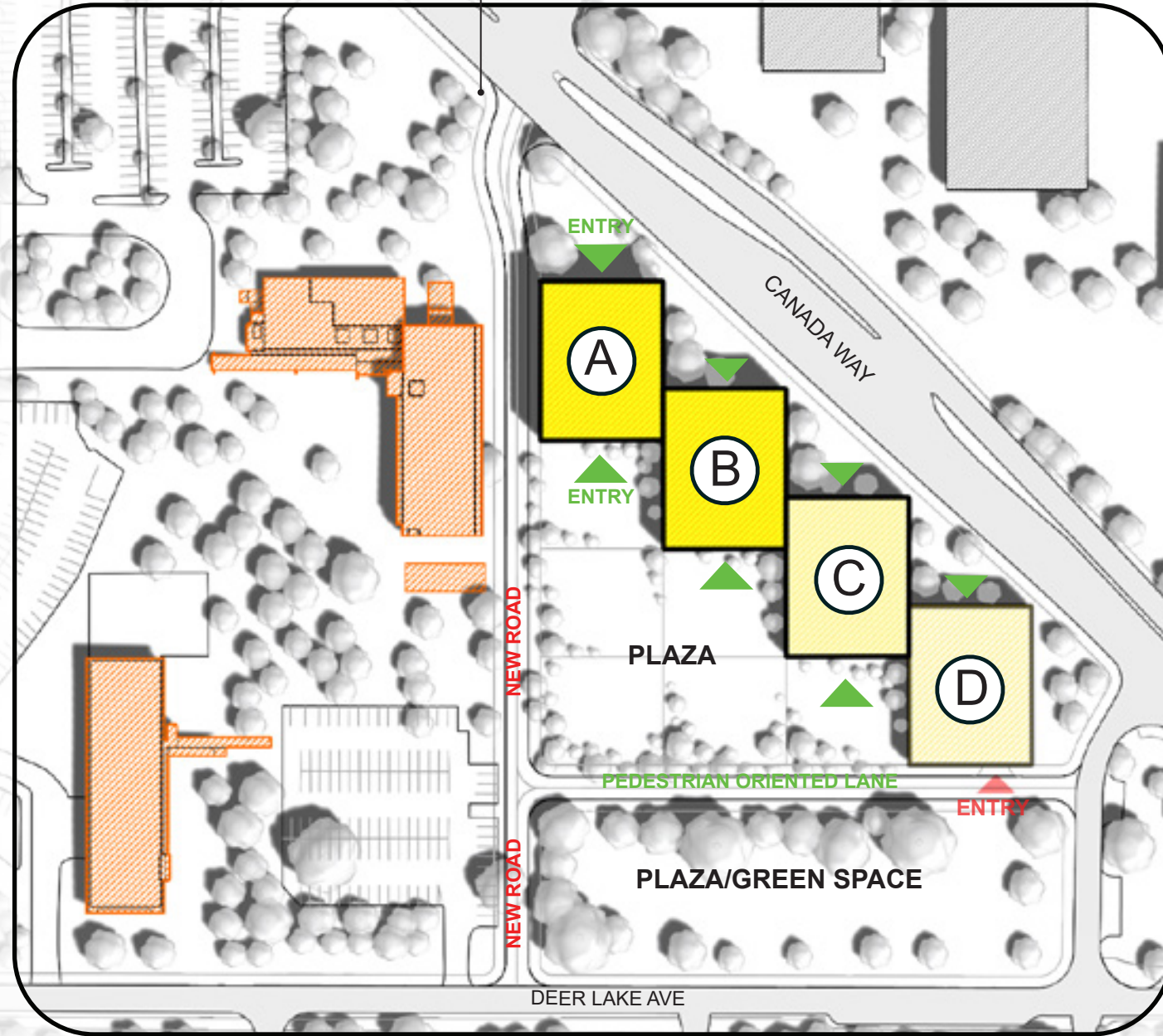


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# OPTION A - RENOVATION & EXPANSION

REMOVE BRIDGE  
CREATE ROAD ACCESS TO CANADA WAY



## BUILDING AREA

CITY HALL BUILDINGS:

~100,000 sf

TOTAL BUILDING AREA (AB):

~190,000 sf

TOTAL BUILDING AREA (ABCD):

~ 355,000 sf

# PHASE 2 - FULL EXPANSION

## SITE PLAN - ROAD OPTION 2

REMOVE BRIDGE  
CREATE ROAD ACCESS TO CANADA WAY



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# OPTION A - RENOVATION & EXPANSION

BUILDING A (8L):  
~105,000 sf

BUILDING B (7L):  
~ 85,000 sf

BUILDING C (7L):  
~ 90,000 sf

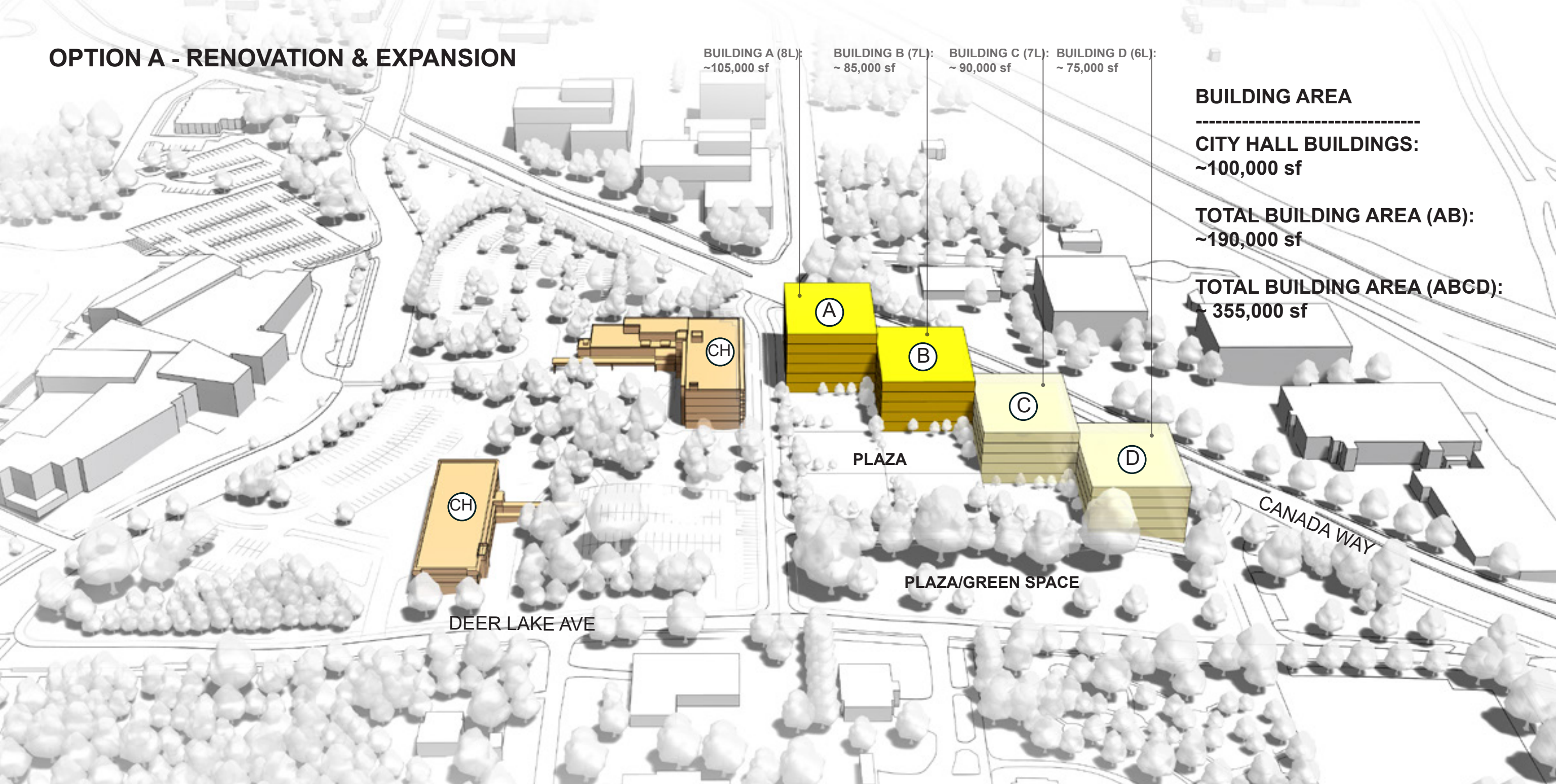
BUILDING D (6L):  
~ 75,000 sf

## BUILDING AREA

CITY HALL BUILDINGS:  
~100,000 sf

TOTAL BUILDING AREA (AB):  
~190,000 sf

TOTAL BUILDING AREA (ABCD):  
~ 355,000 sf



# PHASE 2 - FULL EXPANSION 3D VIEW LOOKING NORTH



# OPTION A - RENOVATION & EXPANSION

BUILDING D (6L): ~ 75,000 sf  
BUILDING C (7L): ~ 90,000 sf  
BUILDING B (7L): ~ 85,000 sf  
BUILDING A (8L): ~ 105,000 sf

## BUILDING AREA

CITY HALL BUILDINGS:  
~100,000 sf

TOTAL BUILDING AREA (AB):  
~190,000 sf

TOTAL BUILDING AREA (ABCD):  
~ 355,000 sf

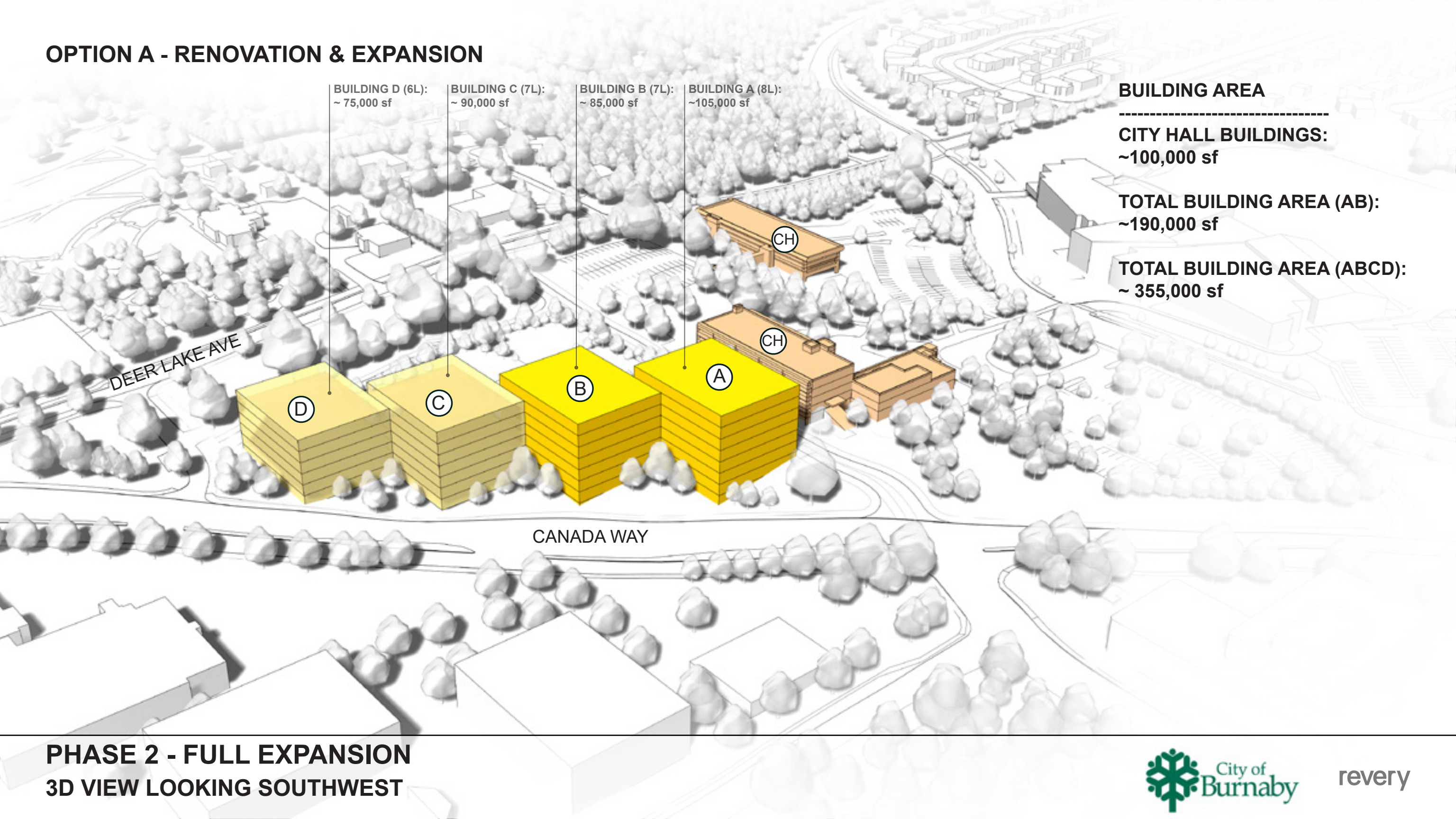
DEER LAKE AVE

CANADA WAY

# PHASE 2 - FULL EXPANSION 3D VIEW LOOKING WEST



# OPTION A - RENOVATION & EXPANSION



BUILDING D (6L): ~75,000 sf  
BUILDING C (7L): ~90,000 sf  
BUILDING B (7L): ~85,000 sf  
BUILDING A (8L): ~105,000 sf

**BUILDING AREA**  
-----  
**CITY HALL BUILDINGS:**  
~100,000 sf  
**TOTAL BUILDING AREA (AB):**  
~190,000 sf  
**TOTAL BUILDING AREA (ABCD):**  
~ 355,000 sf

**PHASE 2 - FULL EXPANSION**  
**3D VIEW LOOKING SOUTHWEST**

# OPTION B FULL NEW BUILD

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*PHASE 1 - PARTIAL EXPANSION / PHASE 2 - DEMO & FULL BUILD-OUT*



**OPTION B - FULL NEW BUILD**

**DEER LAKE 1 & 2**  
~105,000 sf each

**MAIN BUILDING**  
~ 75,000 sf

**WEST BUILDING**  
~ 25,000 sf

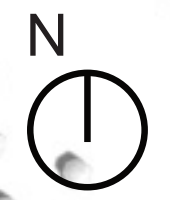
PHASE 1  
PARKING



CANADA WAY

DEER LAKE AVE

RCMP



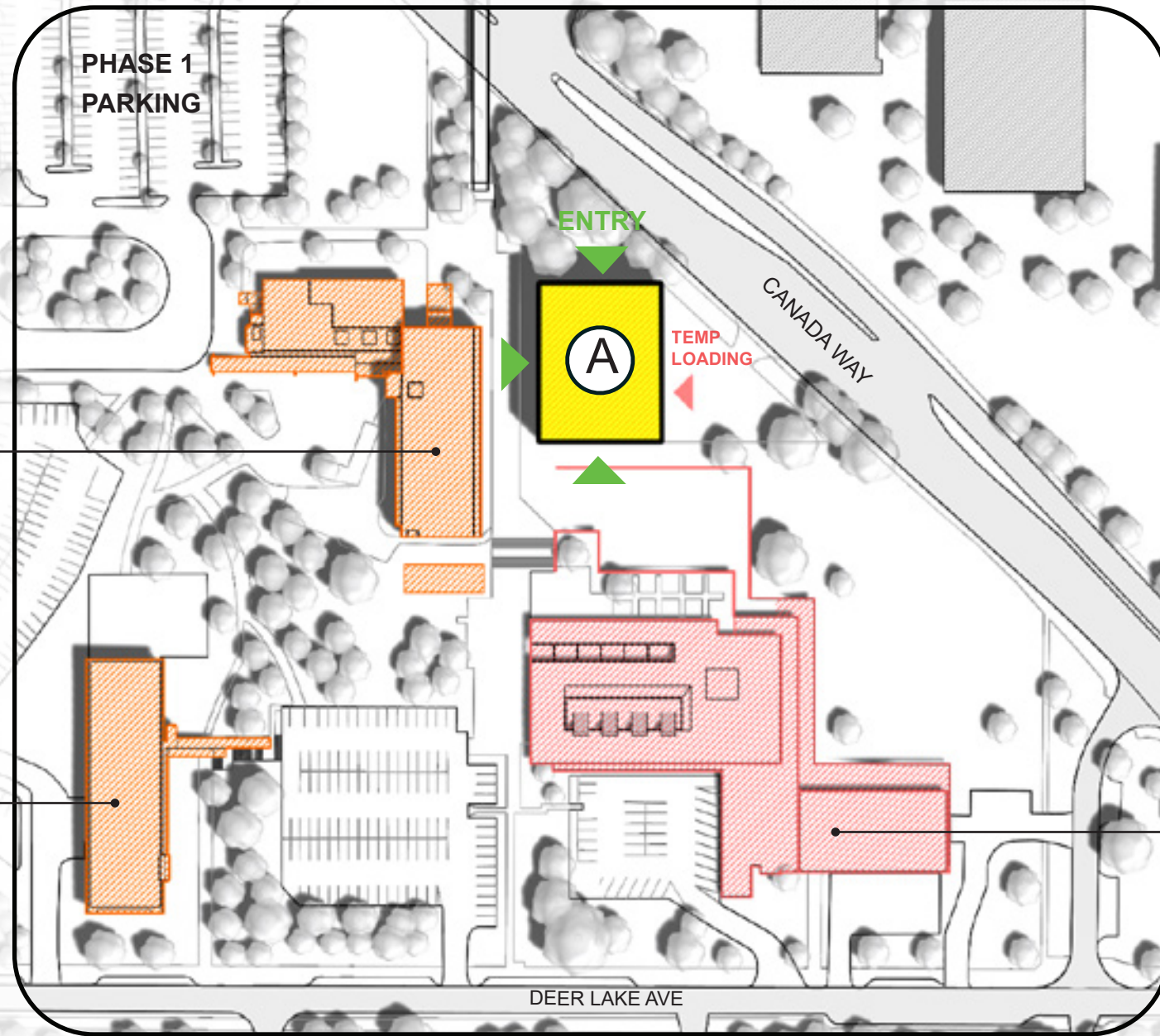
**PHASE 1 - PARTIAL EXPANSION**  
**CONTEXT PLAN**



# OPTION B - FULL NEW BUILD

MAIN BUILDING  
~ 75,000 sf

WEST BUILDING  
~ 25,000 sf



## BUILDING AREA

CITY HALL BUILDINGS:

~100,000 sf

BUILDING A (8L):

~105,000 sf

RCMP

# PHASE 1 - PARTIAL EXPANSION SITE PLAN



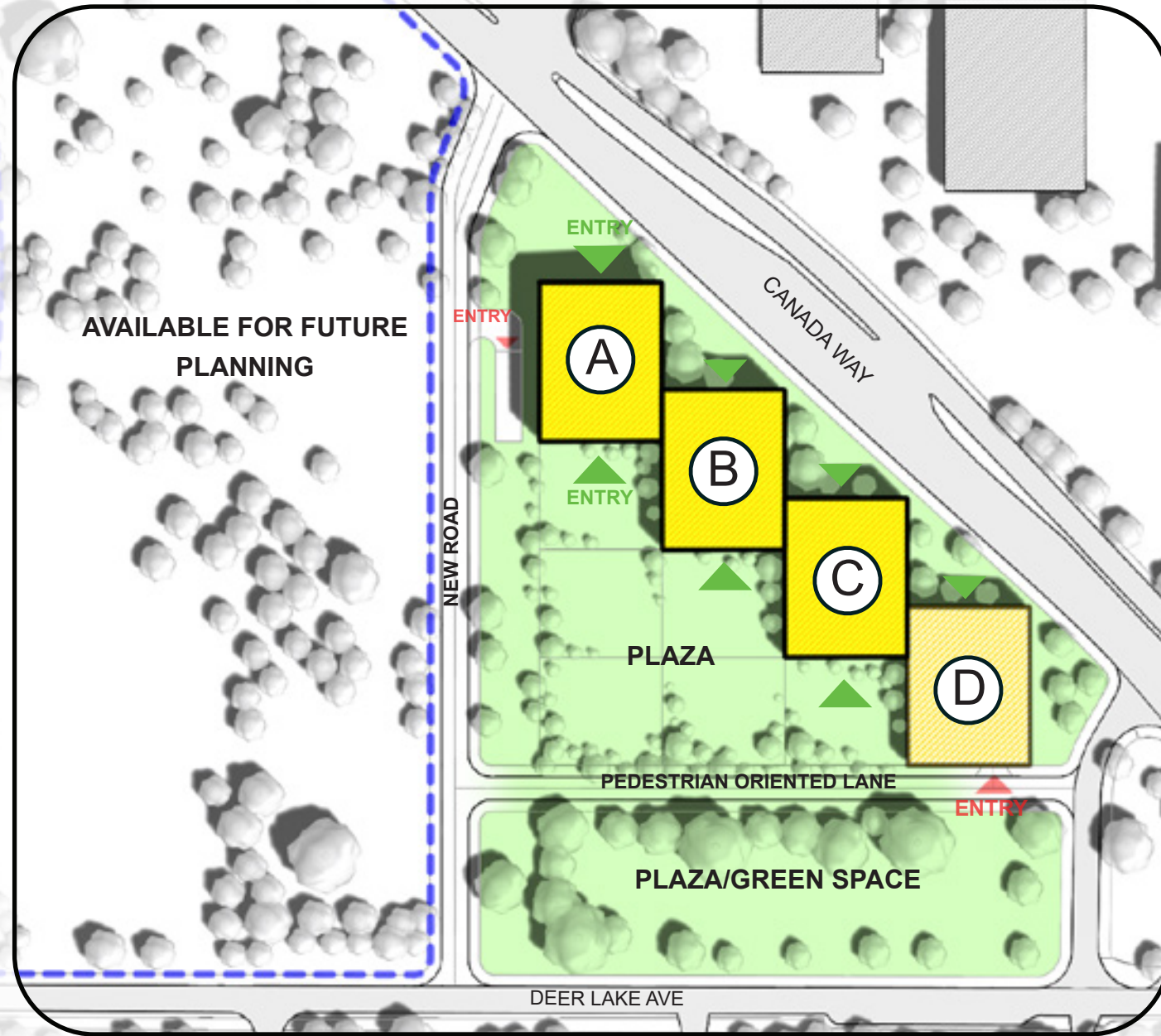
**OPTION B - FULL NEW BUILD**



**PHASE 2 - DEMO & FULL BUILD-OUT  
CONTEXT PLAN**



# OPTION B - FULL NEW BUILD



## BUILDING AREA

BUILDING A (8L): ~105,000 sf

BUILDING B (7L): ~ 85,000 sf

BUILDING C (7L): ~ 90,000 sf

TOTAL BUILDING AREA (ABC):  
~280,000 sf

BUILDING D (6L): ~ 75,000 sf

TOTAL BUILDING AREA (ABCD):  
~ 355,000 sf



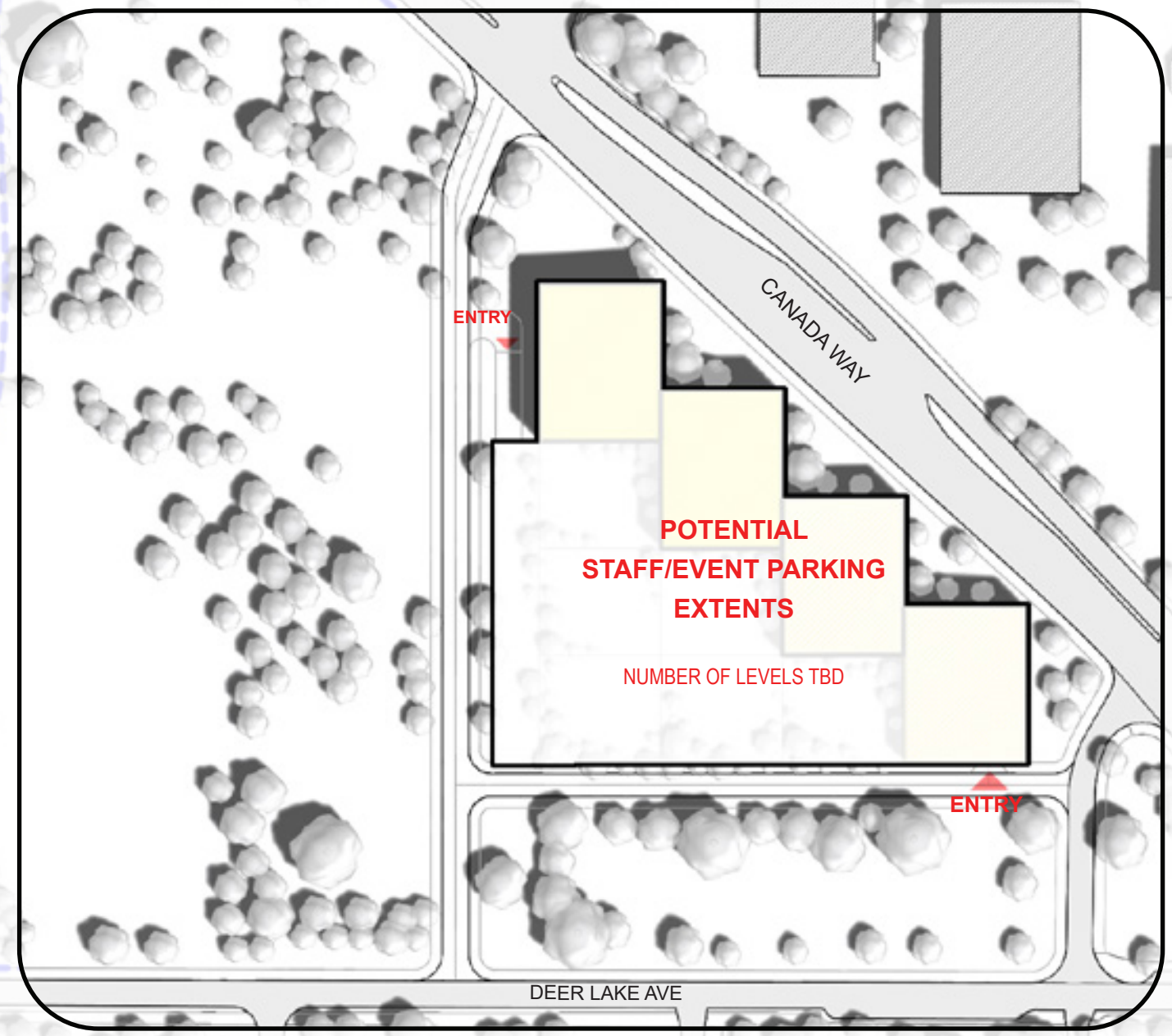
# PHASE 2 - DEMO & FULL BUILD-OUT SITE PLAN



# OPTION B - FULL NEW BUILD

**BUILDING AREA**

**TOTAL PARKING AREA:  
~110,000 sf / LEVEL**



## PHASE 2 - DEMO & FULL BUILD-OUT PARKING PLAN



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# OPTION B - FULL NEW BUILD

BUILDING A (8L):  
~105,000 sf

BUILDING B (7L):  
~ 85,000 sf

BUILDING C (7L):  
~ 90,000 sf

BUILDING D (6L):  
~ 75,000 sf

## BUILDING AREA

-----  
TOTAL BUILDING AREA (ABC):  
~280,000 sf

TOTAL BUILDING AREA (ABCD):  
~ 355,000 sf

AVAILABLE FOR FUTURE  
PLANNING

PLAZA

PLAZA/GREEN SPACE

DEER LAKE AVE

CANADA WAY

PHASE 2 - DEMO & FULL BUILD-OUT  
3D VIEW LOOKING NORTH



# OPTION B - FULL NEW BUILD

BUILDING D (6L): ~ 75,000 sf  
BUILDING C (7L): ~ 90,000 sf  
BUILDING B (7L): ~ 85,000 sf  
BUILDING A (8L): ~ 105,000 sf

## BUILDING AREA

-----  
TOTAL BUILDING AREA (ABC):  
~ 280,000 sf

TOTAL BUILDING AREA (ABCD):  
~ 355,000 sf

DEER LAKE AVE

CANADA WAY

PHASE 2 - DEMO & FULL BUILD-OUT  
3D VIEW LOOKING WEST



# OPTION B - FULL NEW BUILD

BUILDING D (6L): ~ 75,000 sf  
BUILDING C (7L): ~ 90,000 sf  
BUILDING B (7L): ~ 85,000 sf  
BUILDING A (8L): ~105,000 sf

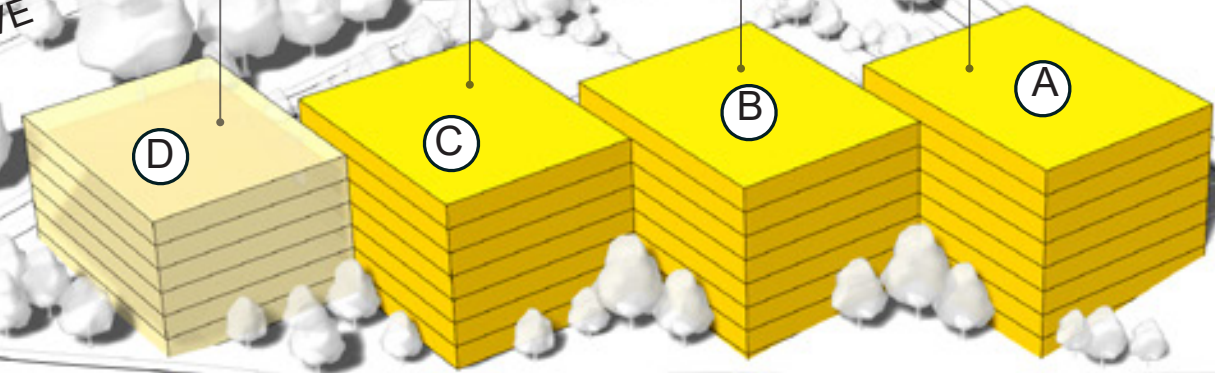
## BUILDING AREA

-----  
TOTAL BUILDING AREA (ABC):  
~280,000 sf

TOTAL BUILDING AREA (ABCD):  
~ 355,000 sf

AVAILABLE FOR FUTURE  
PLANNING

DEER LAKE AVE



CANADA WAY

**PHASE 2 - DEMO & FULL BUILD-OUT**  
**3D VIEW LOOKING SOUTHWEST**