

**TO:** FINANCIAL MANAGEMENT COMMITTEE (FMC)  
**FROM:** GENERAL MANAGER LANDS AND FACILITIES  
**SUBJECT:** MAJOR CIVIC BUILDING PROJECTS STATUS UPDATE  
**PURPOSE:** To provide an update on the current status of major civic building projects.

## RECOMMENDATION

**THAT** the report titled “Major Civic Building Projects Status Update” dated February 20, 2024, be received for information.

## EXECUTIVE SUMMARY

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 SECTION

The advancement of these projects 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:

**1. 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.

**2. 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.

**3. 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 GENERAL INFORMATION**

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	2024				2025				2026				2027				2028				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	█																				Q1 2024
Covered Lacrosse Box @ Confederation Park	█																				Q1 2024
Lacrosse Box Cover @ Riverway Park	█																				Q1 2024
Fire Hall #4 (Duthie Ave)	█																				Q1 2024
Fire Hall #8 (Burnaby Mountain)	█	█																			Q2 2024
Kensington Ice Rink Slab Replacement	█	█	█																		Q3 2024
Rowan Ave Childcare	█	█	█	█																	Q4 2024
James Cowan Theatre Redevelopment	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█					Q4 2026
Cameron Community Centre	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█					Q2 2027
Confederation Park Community Centre	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█					Q2 2027
Burnaby Lake Recreation Complex	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	Q1 2028
RCMP Facility Replacement	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	Q1 2028
Brentwood Community Centre	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	Q4 2028
City Hall Replacement	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	Q4 2030



\* Kensington Ice Rink Slab Replacement completion date has been extended from Q2 to Q3 2024. Burnaby Lake Recreation Complex completion date to be confirmed.

**3.1 South Burnaby Rosemary Brown Arena**

The Rosemary Brown Arena is located in Edmonds Town Centre at the northwest corner of 10th Avenue and 18th Street. The facility features two NHL-sized pads that can accommodate both ice and dry surfaces, for ice sports as well as lacrosse, ball hockey, in-line hockey, community events and city-run programs, and 411 spectator seats. In addition, the facility includes a skate shop, concessions, instructors’ office, two multi-purpose rooms, a patio roof deck, universal gender-neutral washrooms, a warm-side arena viewing, and public lobby and reception. Sustainable design features and water conservation strategies will help minimize the Rosemary Brown Arena’s environmental footprint. Electric Vehicle Charging stalls and parking for bicycles will also be available.

Provisional occupancy was granted in late December. Full occupancy is expected once outstanding items on a roof-top patio are complete. Recreation staff have moved into the building to begin setting up furniture and training staff. The contractor continues to close out deficiencies and will work around staff as required. Daily site visits and weekly meetings continue with all parties to ensure the remaining works are on track to be complete as soon as possible.

**3.2 Confederation Park Covered Sports Box**

This project will replace the current outdoor lacrosse courts at Confederation Park with a covered multisport box. The existing lacrosse box at Confederation Park has reached its end-of-life and requires replacement. The scope includes demolishing and replacing the existing lacrosse box with a new multi-sport covered box. This new facility will provide a very wide range of services and is already attracting usage requests by a diverse number of groups. Recreation staff are developing schedules and allocation of space and time for the future uses of this building which may include lacrosse, ball hockey, pickleball, tai chi, summer camps and more.

The project has achieved substantial completion and remaining deficiencies are currently being completed. Remaining works include final civil works and site grading, fencing, and interior painting of the storage building.

**3.3 Riverway Covered Sports Box**

Located at Riverway Sports Complex, the project involves the design and construction to cover the existing multisport court and provide covered space for spectator seating.

Construction is nearing completion and is expected to be finalized in Q1 2024. Asphalt works are complete as is bird netting installation. Remaining works include electrical rough-in, player boxes install and surface and line painting.

**3.4 Fire Hall #4 (Duthie Avenue)**

The Burnaby Fire Department Needs Assessment Study (2020) provided an analysis of the current state and needs of the department. The replacement of the existing Fire Hall #4 on Duthie Avenue was identified as a priority project and the site approved for its replacement is 1551 Greystone Drive.

Construction is nearing completion with works expected to be finalized in Q1 2024. Archeological and site alteration works are complete, and the generator has been installed. Electrical distribution and fuel system installation is on going with millwork underway. Upcoming activities include completion of electrical distribution and BC Hydro connection, gym flooring, interior glazing, and millwork.

**3.5 Fire Hall #8 (Burnaby Mountain)**

The Burnaby Fire Department Needs Assessment Study (2020) provided an analysis of the current state and needs of the department. The construction of a new Fire Hall #8 at 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.

Construction works are progressing with archeological soils being processed and removed from site. Welding and ongoing framing continue along with phase two bulk excavation. Upcoming works include completion of structural steel welding and further excavation. Construction is anticipated to be complete in Q2 2024.

**3.6 Kensington Rink Slab Replacement**

Kensington Park Ice Rink, situated in northeast Burnaby was built in 1973 and is a valued recreation facility and ice arena. Recently, there have been issues with the rink’s slab where it was concluded that it could not be salvaged and would need to be replaced along with the associated dasher boards. The project is being delivered through a Progressive Design-Build model. The work was awarded to Carscadden Stokes McDonald Architects in association with Alfred Horie Construction. The ice rink programs will be transferred to Bill Copeland and Burnaby Lake Arena. Burnaby Lake Arena will remain open for the full 2023-2024 hockey season.

A water ingress issue has been identified post concrete slab removal and a civil engineer was retained to assess drainage solutions for the arena. It was concluded that this was the cause of the original damage to the slab. Additional civil work is required to address the drainage prior to repairing the rink. As a result, construction is now expected to be complete in Q3 2024 instead of Q2 2024 as originally planned. Staff are planning programming at alternate locations for the summer dry season.

**3.7 Rowan Avenue Childcare**

In 2021, Council adopted the Burnaby Childcare Action Plan. Through consultation with the community, Council and the Burnaby Board of Education, the City adopted a target to create 4,400 new spaces by 2030 to meet the demands of our growing population. A portion of new spaces will be built by the private sector; however, a significant portion will need to be built by the public and non-profit sectors. The site at 4828 Rowan Avenue and 6260 Deer Lake Avenue was selected in 2022 for the development of a new childcare facility to provide 74 childcare spaces for City and RCMP staff. This project is being delivered under an Integrated Project Delivery (IPD) method.

Tree removal is complete as is above ground demolition of the existing properties on site. The building permit has been submitted with design works progressing. Construction is anticipated to be complete by Q4 2024 and the facility open to the public in Q1 2025.

**3.8 Burnaby Lake Recreation Complex**

The redevelopment of CG Brown Memorial Pool and Burnaby Lake Arena was identified as a priority community amenity project. The new facilities were planned to be redeveloped on the existing site at 3676 Kensington Avenue, within the Burnaby Lake Sports Complex and to 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.

The project team presented two revised design concepts at the December 11, 2023 Council meeting where Council approved to proceed with staff’s recommended option. The project seeks to achieve significant cost savings compared to an earlier concept for the site which was abandoned last year.

The new facility will include a 50m pool with 10 lanes, diving tower and boards, combined leisure and 6-lane 25m pool, family hot tub, an NHL-sized arena for ice and

dry floor activities, combined surface and underground parking, an improved pedestrian crossing to connect to the Christine Sinclair Community Centre site, allowance for green energy for pool heating and space allocation for a future outdoor pool if required.

Design works and due diligence for costing are underway with the design build contract award expected to be brought back to Council for approval in spring of 2024.

**3.9 James Cowan Theatre Redevelopment**

This project includes the redevelopment of the James Cowan Theatre at the Shadbolt Centre at 6450 Deer Lake Avenue. The existing James Cowan Theatre was constructed as a gymnasium in the 1940s and converted into a theatre in 1995. The building needs significant upgrades. It is past its useful service life and is not wheelchair accessible. The redevelopment concept includes the design and construction of a new 365-seat theatre with no fly-tower or underground parking.

A Class B estimate was developed by the design build team which is currently under review by the project team. Staff will seek Council approval to proceed with the design build contract later in February 2024. Mathers House has been identified for staff to relocate to during construction in 2024. Construction is expected to be complete in Q4 2026 and open to the public in Q1 2027.

Below are renderings of the building to showcase the interior and exterior features included in the design.





### **3.10 Cameron Community Centre and Library**

The redevelopment of the Cameron Recreation Complex was also identified as a priority community amenity project. The new community center 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 community pool, gymnasium space, exercise rooms, multi-purpose meeting rooms, and an expanded library. The three-story 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.

Staff, together with the construction manager, and architect, have finalized value engineering exercises which have brought the construction estimate closer to the budget. Tendering is ongoing with tender prices expected in late Q1 2024. Demolition of the existing center will be delayed to Q2 2024 after the contract increase has been presented to Council for conversion to a stipulated sum contract in May 2024. Construction completion is expected in Q2 2027.

Construction is nearing completion at the temporary Cameron space in Lougheed Mall, and occupancy is expected to be finalized by mid-February 2024. Library users will move to the new temporary facility in the spring after which the new space will be open to the public. Recreation staff will move in late Q2 2024 in order to keep sports programs available at the existing facility as long as possible prior to demolition.

### **3.11 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. The two-gym design 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 and emphasizes a strong connection to Confederation Park.

Construction documents are being finalized including document preparation for building permit submission. The construction manager is concluding trade prequalifications with tendering expected to commence in late Q1 2024 and pricing evaluated in Q2 2024. Staff expect to seek Council approval to convert to a stipulated sum contract in Q3 2024. Construction completion is expected in Q2 2027.

Works are accelerating on a temporary space for the Confederation Seniors programs and activities at Christine Sinclair Centre in a multipurpose recreational space. A design has been finalized with input from Recreation and the Confederation Seniors and the building permit application has been submitted. The seniors' space is expected to be completed in Q2 2024 with the move following shortly after.

**3.12 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. The south-facing community centre is 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.

The building permit applications for both the masterplan and the community center have been submitted. A Class B cost estimate is expected in March 2024. Construction of the 7 story below-ground parking structure is anticipated to start in Q3 2024. Construction start of the community center is anticipated in Q3 2025 with completion in Q4 2028.

**3.13 RCMP Facility Replacement**

Built in 1967, the existing RCMP Detachment building located at 6355 Deer Lake Avenue is no longer adequate to meet the operational needs of the Detachment. A RCMP Detachment Space Needs Study was completed in 2020 which revealed that there are several deficiencies with the current space. A new RCMP Detachment will be designed and constructed at the corner of Norland Avenue and Ledger Avenue. The project is being delivered under an Integrated Project Delivery (IPD) method.

Council approved the project to proceed with design and construction at the January 29th Council meeting. The construction of the facility is anticipated to start in Q1 2025 and is expected to be complete in Q4 2027.

**4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT**

Staff continue to develop and update 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 ensures that staff are providing consistent information and working in 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.



**5.0 FINANCIAL CONSIDERATIONS**

Funding for these major civic building projects are included in the 2023-2027 Capital Plan.

Respectfully submitted,

James Lota, General Manager Lands and Facilities

**REPORT CONTRIBUTORS**

This report was prepared by Libby Vidic, Senior Manager Civic Projects, and reviewed by and Charles Allen, Director, Civic Building Projects.