

TO: FINANCIAL MANAGEMENT COMMITTEE (FMC)
FROM: GENERAL MANAGER LANDS AND FACILITIES
SUBJECT: **SU: MAJOR CIVIC BUILDING PROJECTS – AS OF JULY 2024**
PURPOSE: To provide an update on the current status of major civic building projects.

RECOMMENDATION

THAT the report titled “SU: Major Civic Building Projects – As of July 2024” dated July 16, 2024, be received for information.

EXECUTIVE SUMMARY

The purpose of this report is to provide a status update (SU) to Committee and Council on 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.

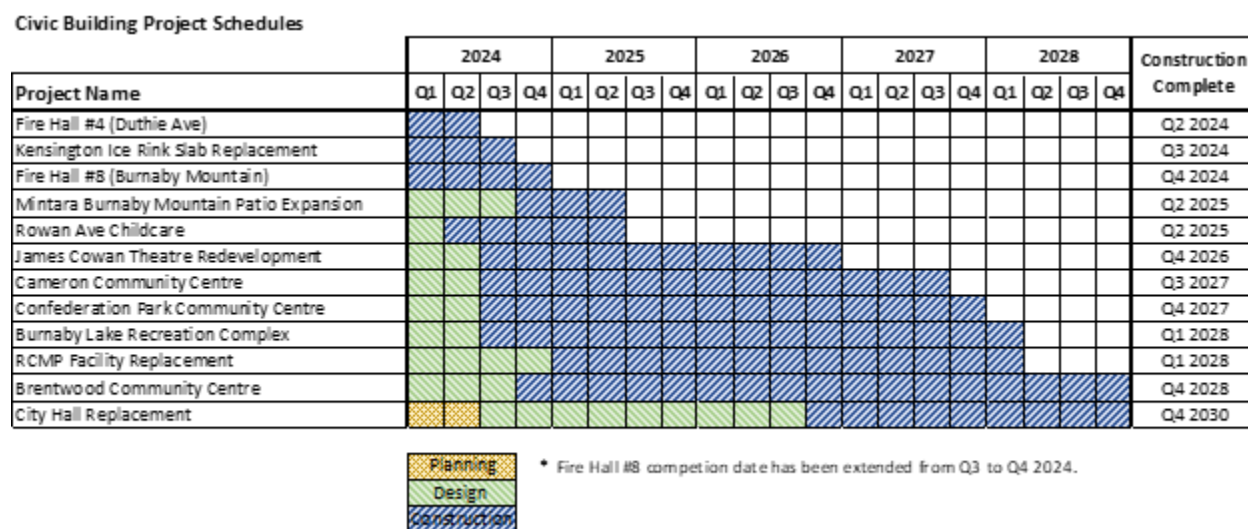
2. Design - in this phase, the preferred development strategies are confirmed with a schematic design study, then the design is developed further to a level of detail suitable for construction. City development approvals are obtained during this phase.

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:



3.1 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 complete with trades closing out deficiencies. Commissioning of mechanical and electrical systems is complete. Users have started moving into the building and a grand opening is planned in late July.

3.2 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 anticipated completion in Q4 2024. Fortis work is complete with roofing, brick installation, and glass installation underway. Ongoing works include plumbing and electrical rough-ins and construction of the retaining wall.

3.3 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.

Construction is expected to be complete in Q3 2024. Construction works are progressing with the rink slab pour complete and cured. The exterior drainage system design has been approved and will progress with construction. PRC staff are planning programming at alternate locations for the summer dry season. These include Rosemary Brown Recreation Centre and Sohee Gill Sports Box.

3.4 Mintara Burnaby Mountain Patio Expansion

In 2019, the City acquired Mintara restaurant and revamped its interior, turning it into a highly sought-after restaurant and events venue. The City now plans to further improve Mintara by adding an enclosed patio, making it usable year-round. The new patio's design will complement both the existing architecture and the nearby Playground of The Gods. The new patio, approximately 2,000 square feet in size, will add 50 seats to the current 120 indoor seats, making it ideal for dining and events. The construction of the new patio is scheduled to begin in Q3 2024 and to be completed in Q2 2025.

3.5 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.

Existing structures have been demolished and an archeology impact assessment has been carried out with no significant findings. Upcoming activities include earthworks while the design and permitting is finalized. The facility is expected to be complete for use by Q2 2025.



3.6 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 are planned to be built 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 aquatic facility and supporting amenities including reception, office, and food service areas.

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.

The project team is progressing with the design of the facility in conjunction with construction starting in late July with separation works. The project is expected to be complete in Q4 2027 and open to the public in Q1 2028.

3.7 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.

The project team is progressing with design finalization while permits are under review. Construction mobilization is scheduled to start shortly in Q3 2024 and be complete in Q4 2026. The theatre is expected to be open to the public in Q1 2027.

3.8 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 Loughheed 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 will bring a report to Council for contract award of construction works. Demolition of the existing centre is scheduled to start after Council approval. Construction completion is now expected in Q3 2027 instead of Q2 2027 due to an extended tender and contract review period.

The temporary facility at Loughheed mall is now open to the public with the Cameron Library move complete. PRC staff will move in Q3 2024 to keep recreation programs available at the existing facility as long as possible prior to demolition start.

3.9 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.

Tendering has closed and is currently under review. Staff expect to seek Council approval for construction works in Q3 2024. Construction completion is expected in Q4 2027.

Works continue at Christine Sinclair Centre for the multipurpose recreational space which will provide temporary space for Confederation Seniors programs during construction. The multipurpose recreational space is expected to be completed in Q3 2024 with the move following shortly after.

3.10 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.

An updated class A cost estimate is expected in Q3 2024. The developer hopes to start construction by late 2024 of the underground parkade with community centre construction starting in Q3 2025.

3.11 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.

The project team is progressing with design development while fencing has been erected around the site. The groundbreaking ceremony took place on June 25. The construction of the facility is anticipated to start this summer with grading and site servicing and building construction to start in Q1 2025. The facility is expected to be complete in Q4 2027.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

Staff are carrying out 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 plan includes updating project websites at specific milestones, engaging with user groups as required, and notifying the public of any construction works that may cause an immediate impact via various communications media.

5.0 FINANCIAL CONSIDERATIONS

Funding for these major civic building projects are included in the 2024-2028 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 Charles Allen, Director, Civic Building Projects, Carmen Gonzalez, Deputy General Manager Parks, Recreation, & Culture, and Mary Morrison-Clark, General Manager Parks, Recreation, & Culture.