

**FINANCIAL MANAGEMENT COMMITTEE**

**TO:**            *MAYOR AND COUNCILLORS*

**SUBJECT: SU: MAJOR CIVIC BUILDING PROJECTS - AS OF OCTOBER 2024**

**RECOMMENDATION:**

**THAT** the report titled “SU: Major Civic Building Projects – As of October 2024” dated October 15, 2024, of the Open meeting of the Financial Management Committee, be received for information.

**REPORT**

The Financial Management Committee, at its meeting held on October 15, 2024, received and adopted the attached report providing an update on the current status of major civic building projects.

On behalf of the Financial Management  
Committee,

Councillor P. Calendino  
Chair

Councillor A. Gu  
Vice Chair

**TO:** FINANCIAL MANAGEMENT COMMITTEE (FMC)  
**FROM:** GENERAL MANAGER LANDS AND FACILITIES  
**SUBJECT:** **SU: MAJOR CIVIC BUILDING PROJECTS – AS OF OCTOBER 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 October 2024” dated October 15, 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 this Section. Note that Confederation Park Community Centre is deferred to Q2 2028, Cameron Community Centre completion date has been extended from Q3 2027 to Q1 2028, James Cowan Theatre Redevelopment completion date has been extended from Q3 2027 to Q1 2028, and Brentwood Community Centre completion date has been extended from Q4 2028 to Q1 2029. Extra time has been allocated for staff training and programming to ensure the community centre is fully prepared to open to the public.

Civic Building Project Schedules

Project Name	2024				2025				2026				2027				2028				2029				Construction Complete
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Fire Hall #8 (Burnaby Mountain)																									Q4 2024
Mintara Burnaby Mountain Patio Expansion																									Q2 2025
Rowan Ave Childcare																									Q2 2025
James Cowan Theatre Redevelopment																									Q1 2027
Cameron Community Centre																									Q1 2028
Confederation Park Community Centre																									Q2 2028
Burnaby Lake Recreation Complex																									Q1 2028
RCMP Facility Replacement																									Q1 2028
Brentwood Community Centre																									Q2 2029
City Hall Replacement																									Q4 2030



**3.1 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 construction completion in Q4 2024 and staff move in expected in Q1 2025. Ongoing works include painting, millwork, electrical room equipment installation, HVAC work, gym equipment install and floor polishing. Exterior works currently underway include storm service install, trenching for telecom lines, and BC Hydro civil works.

**3.2 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.

Tendering was complete mid-September with costs coming in over budget. The construction manager and architect are working closely with City staff to identify further cost saving options without affecting patio functionality.

### **3.3 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.

Construction is underway with on-site servicing and slab on grade pour completed. Upcoming works include retaining wall construction along north side of the parking lot, preparing framing materials and damp proofing. Construction is anticipated to be complete in Q1 2025 with the facility expected to be ready for use by Q2 2025.

### **3.4 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 contractor has mobilized and separation works are complete ensuring Shadbolt continues to operate during construction. Abatement works are nearing completion with demolition underway. Construction completion is anticipated in Q4 2026 with the theatre expected to be open to the public in Q1 2027.

### **3.5 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 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.

The existing facility closed in August with a farewell event. The recreation group has moved over to the temporary facility at Lougheed mall and continues to provide services to residents. The contractor has mobilized to site and put up fencing. Hazmat abatement has started inside the existing facility and will be complete in a few weeks. A final review of trees required for removal was done at site with trees expected to be removed in late October. Archeological investigations continue at site with no major findings to date. Construction completion is anticipated in Q4 2027 and the new facility is expected to be open to the public in Q1 2028.

**3.6 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.

Staff continue exploring options on how to deliver the project despite current funding challenges. A report will be presented to Council for further direction.

**3.7 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.

Demolition works have started in the existing arena and are expected to be complete by late November. Enabling works continue with mechanical and electrical disconnects complete.

**3.8 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.

Bulk excavation has started on site with the erosion & sediment control (ESC) system in place. The design is progressing with various tender packages being prepared for issuance. The facility is expected to be complete in Q4 2027.

**3.9 Brentwood Community Centre**

The development of a community centre in the Brentwood/Willington 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 developer is currently tendering the project and staff expect to present the tendered costs to Council later this year. The developer hopes to start construction by late 2024 of the underground parkade with community centre construction starting in Q3 2025.

**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 Building Special Projects, and reviewed by Charles Allen, Director, Civic Building Projects