

FINANCIAL MANAGEMENT COMMITTEE

TO: MAYOR AND COUNCILLORS

SUBJECT: SU: MAJOR CIVIC BUILDING PROJECTS – AS OF MARCH 2025

RECOMMENDATION:

THAT the report titled “SU: Major Civic Building Projects – As of March 2025” dated March 4, 2025, of the Financial Management Committee meeting, be received for information.

REPORT

The Financial Management Committee, at its meeting held on March 4, 2025, received and adopted the attached report providing a status update (SU) on the current status of major civic building projects.

On behalf of the Financial Management
Committee,

Councillor S. Dhaliwal
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 MARCH 2025**
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 March 2025” dated March 4, 2025, be received for information.

EXECUTIVE SUMMARY

The purpose of this report is to provide a status update (SU) to the 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.

Civic Building Project Schedules

Project Name	2025				2026				2027				2028				2029				Open to Public
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Fire Station #8 (Burnaby Mountain)																					Q1 2025
Rowan Ave Childcare																					Q2 2025
Mintara Burnaby Mountain Patio Expansion																					Q2 2026
James Cowan Theatre Redevelopment																					Q1 2027
Cameron Community Centre & Library																					Q1 2028
Burnaby Lake Recreation Complex																					Q1 2028
RCMP Facility Replacement																					Q1 2028
Brentwood Community Centre																					Q3 2029

Planning	
Design	
Construction	
Handover	

3.1 Fire Station #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 Station #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.

Fire Station #8 has received occupancy, IT equipment has been installed, and landscaping is ongoing. The upcoming work scheduled includes addressing deficiencies, completing project closeout, and rekeying. The fire station is expected to be handed over to Burnaby Fire Department in Q1 2025. The grand opening ceremony is scheduled for Q2 2025.

3.2 Rowan Avenue Childcare

In 2021, Council adopted the Burnaby Childcare Action Plan. Through consultation with Council, Burnaby School District, and the community, 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 were 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.

Majority of the buildings' envelope, including foundations, exterior and interior walls, exterior wall membrane, roof trusses, sheathing, and membrane, have been completed for both the preschool building and the infant/toddler buildings.

The formal name of the project was discussed at the Executive Committee of Council and a formal report went to the February 11, 2025 Council Meeting where Rowan Avenue Childcare Centre was selected as the official name. The childcare centre is expected to be handed over in Q2 2025.

3.3 Mintara Atop Burnaby Mountain Patio Expansion

In 2019, the City acquired Mintara Restaurant and transformed its interior into a highly sought-after restaurant and events venue. In March 2024, Council approved a patio expansion project to add 2,000 sq. ft. of dining space and 50 seats to the existing 120 seats. This new space will be operable year-round, featuring glass windows, a glass roof, radiant floor heating, and a design accommodating forced air-cooling if needed. The expansion also includes a complete bar, a barbecue section, and basement storage.

In 2024, the project was awarded and surpassed the cost originally outlined. City staff reported to Council the increased costs and funding challenges, and Council voted to continue with the patio expansion due to the amount already invested in the project and the projected return on investment. The project will be funded by the Capital Assets Work Financing Reserve Fund. Once the construction schedule is finalized an update will be provided. The project team will provide an update at the next meeting.

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 redevelopment concept includes the design and construction of a new 365-seat theatre.

Construction is underway. Concrete for the structural footings and level one columns were poured. Formwork and reinforcements are underway. The theatre expected to be handed over to Parks, Recreation and Culture (PRC) 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. 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 contractor has completed the fencing around the perimeter of the site. As part of the site preparation, 166 trees identified to be in conflict with the construction site footprint, logistics, safety and access, and were removed. The City has sustainably salvaged and has plans to repurpose as much wood as possible. In addition to the repurposing plan, the 166 removed trees will be replaced with 779 new trees. The project team will make all necessary efforts to replant replacement trees on the site of the new facility. If all replacement trees cannot be accommodated within the site, the remaining trees will be provided in areas with low tree canopy to ensure Burnaby's urban forest is enhanced as per the City's Tree Bylaw and Tree Management Policy for Public Lands.

The contractor is currently completing the land development portion of the project and setting roads for vehicles/machinery onsite. The Erosion Sediment Control (ESC) system has been set up. Excavation has started with foundation works expected to start this spring. Upcoming works includes setting up power on site and erecting the first of three cranes. The project is anticipated to be handed over to PRC in Q1 2028.

3.6 Burnaby Lake Recreation Complex (Project Highlight)

The redevelopment of CG Brown Memorial Pool and Burnaby Lake Arena was identified as a priority community amenity project area. The new facility is planned to be built on the existing site at 3676 Kensington Avenue. On April 29, 2024, Council awarded a Design-Build contract.

The Burnaby Lake Recreation Complex project includes an NHL-sized rink (ice/dry floor), spectator seating, skaters lobby, a 50-metre pool with moveable floor, diving tower, and boards, a combined leisure pool including a zero barrier entry, a 25-metre section, a lazy river and water toys, a hot tub, sauna and steam room, an observation deck, multi-purpose wet space, covered terrace, combined surface and underground parking, and an at grade enhanced pedestrian crossing across Kensington Avenue to connect to the Christine Sinclair Community Centre (CSCC).

The project highlight presentation shared will feature the site layout, entry points, exterior and interior architectural renderings and details on key amenities.

NHL-sized Arena

The NHL size rink will host a variety of ice and dry floor sports and community programs and will connect to Bill Copeland Sports Centre's as both arenas are on the ground level. One skate shop will be serving both rinks.

The design incorporates five change rooms along the south side of the rink for players and two referee change rooms. The player change rooms are roughly 22 square metres larger than the current large change rooms at Kensington Arena, which will provide additional shower space for teams in the four main change rooms.

The arena has been designed with 270 spectator seats along the ground level of the north side of the rink. There are also an additional 40 casual seats in the main corridor, a level above the rink, where casual viewers can enjoy viewing activities in both the rink and natatorium.

Spectator seating has been designed with more space between rows with 840mm between each row for easy entry and exit which is a significant improvement in comparison to Kensington at 740mm and Rosemary Brown at 600mm between rows.

The Design-Build team is investigating removing the back row of spectator seats in favour of a walkway or standing row in the back with a small bar. The Design-Build team is also considering adding a secondary scoreboard.

Natatorium

The natatorium will include an observation deck, 750 spectator seats with a depth of 840mm row to row, 50-metre pool with 10 lanes, 4 recreation diving boards and a tower (1 metre, 3 metre, and 5 metre options), 2 movable bulkheads and movable floor that allows for flexible configurations.

The combined leisure and 6-lane 25-metre pool has a barrier free entry, water and spray toys, and a lazy river. The lane section of the pool is prime location for swimming lessons and for those who prefer to swim laps in warmer water. A family hot tub, steam room and sauna, multi-purpose wet space, and wellness zone is connected to the lounge area and an exterior covered terrace that will enhance the overall experience.

Community & Administration

The primary entrance facing Kensington Avenue features a covered drop-off canopy area with wood texture underside that echoes Christine Sinclair Community Centre to create a visual continuity and connection. A similar approach applied to Sperling Avenue entrance, with a simple drop-off point and bicycle storage.

Both entrances are connected by a warm casual viewing walkway that will enable visitors to see both the arena and the natatorium as they connect to a single control point reception area. The lobby and social space will connect to a social staircase, interconnected spaces, a cafe, and areas to integrate public artwork within the complex. Multipurpose rooms cater to diverse needs and inclusive washrooms ensure privacy and safety for all visitors. Administrative offices will efficiently manage facility operations and storage facilities will support equipment and supplies. The Burnaby Sports Hall of Fame will celebrate local sports achievements, and public art installations will enhance the overall aesthetic and cultural value.

On-site Parking

The new underground parkade will hold 80 stalls including 3 accessible stalls, motorcycle stalls, a drop-off zone with direct connection to the ice, secure bicycle storage lockers, and electric bicycle charging points. Surface parking offers 171 stalls, by upgrading northwest area to 147 stalls, and renewing 24 on Southwest area. EV ready charging stations will be offered throughout the site. The new Burnaby Lake Recreation Complex will offer 251 stalls on site. The complex provides a significant amount of off-site parking stalls and in close proximity to the public transportation.

Beyond the vehicle access point areas, the project offers various other amenities including multi-use pathways to accommodate various modes of transportation such as walking, cycling and rolling.

The Burnaby Lake Recreation Complex will be a hub for recreational and competitive sports, addressing evolving community needs and drawing regional interest. The project design aligns with the City's vision of Burnaby Lake Recreation Complex to be a premier recreation destination and meets provincial requirements to host championships and other program elements to support regional sport and recreational activities.

City staff will continue to collaborate with internal partners and external experts as we proceed with the design, drawings, and permitting process. Staff will continue to monitor work activity on site and mitigate disruption to the surrounding area. The project on schedule and on budget. The Design-Build team will continue to work closely with City staff to support all sports and recreational activities, optimize cost efficiencies, and prioritize energy efficiency and environmental sustainability.

The Burnaby Lake Recreation Complex team has proceeded with the approved scope of work, and the project is on schedule and within the budget. The project is anticipated to be completed by Q4 2027 and handed over to PRC in Q1 2028.

3.7 Community Safety Building (RCMP Detachment)

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.

Many design components are progressing simultaneously including the site grading, foundation, floor plan, preliminary landscape drawings, and preliminary plan approval designs. The project team is currently working on the architectural layout and building exterior, superstructure, mechanical and electrical design packages.

Construction is progressing with bulk excavation and temporary shoring which will continue for another 3 to 4 months. Numerous boulders were found during excavation and have been removed from site. Installation of mini piles is underway. Foundation works are expected to start in March. The facility handover is expected to be in Q1 2028.

3.8 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 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 detailed design was completed, and the total project cost was approved by Council on December 16, 2024. The developer is targeting the construction of the parking facility (part of the Phase One Master Plan) in early 2025 upon the issuance of the Building Permit. Construction of the recreation facility is expected to start in Q4 2026 with handover to PRC in Q3 2029.

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 is 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, Isabelle Taillon, Manager Recreation, and Mary Morrison-Clark, General Manager Parks Recreation & Culture.