

TO: FINANCIAL MANAGEMENT COMMITTEE (FMC)
FROM: GENERAL MANAGER LANDS AND FACILITIES
SUBJECT: **SU: MAJOR CIVIC BUILDING PROJECTS – AS OF APRIL 2025**
PURPOSE: To provide a status update (SU) on major civic building projects.

RECOMMENDATION

THAT the report titled “SU: Major Civic Building Projects – As of April 2025” dated April 1, 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.

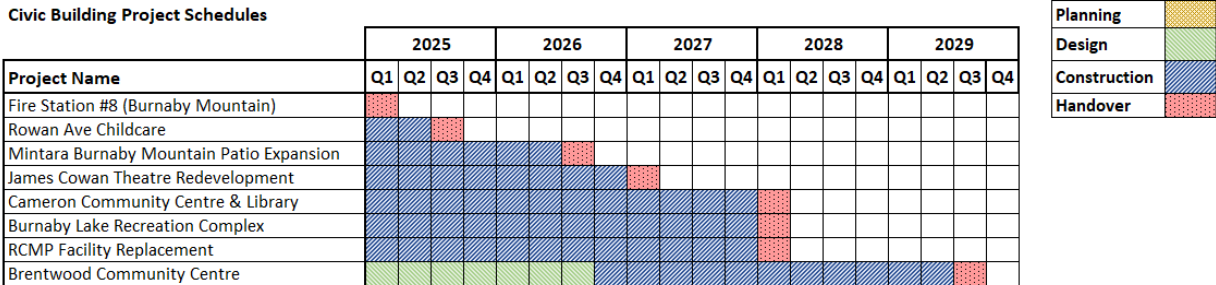
2. Design - in this phase, the preferred development strategies are confirmed with a schematic design study, then the design is developed further to a level of detail suitable for construction. City development approvals are obtained during this phase.

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.



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 construction has been completed and handed over to Burnaby Fire Department in March 2025. Crews have moved-in, the project team is addressing deficiencies and will close out the project. The grand opening ceremony has been confirmed and will be held on Saturday, April 26, 2025, at the Burnaby Mountain location. This project will be removed from future FMC updates as the fire station is now operational.

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.

The retaining wall at the north end of the parking lot has been completed. Construction is on-going with roofing and exterior wall cladding in progress. Roof has been completed with metal fully installed for the preschool building and roof installation continues for the infant/toddler building. Mechanical and electrical components are nearly complete, and painting continues in both buildings. The project team is focused on the building interiors with flooring installation and millwork

in progress. Landscaping will start near end of March 2025. Due to the need for over-excavation caused by unforeseen soil conditions, the facility's completion date has been rescheduled to Q2 2025 with a handover in Q3 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 February 2025, Council awarded the construction contract to Scott Special Projects Ltd. The project team is initiating the shop drawing process, followed by the procurement of long-lead materials to ensure they arrive on-site in time for construction. To accommodate Mintara's operations, the construction schedule has been adjusted to happen around event bookings at the site. As a result, the project is now expected to be completed by Q2 2026, with a handover anticipated in summer 2026.

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.

Interior design elements are being finalized, and construction is underway. Concrete for the structural footings and foundations are targeted to finish in March 2025. The project team continues to coordinate with Shadbolt Centre of the Arts to minimize impacts during construction of the James Cowan Theatre. The theatre is expected to be completed in Q4 2026 and handed over to Parks Recreation and Culture (PRC) in Q1 2027.

3.5 Cameron Community Centre and Library

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.

Construction works are underway. The contractor is currently completing the excavation portion of the future natatorium area and setting roads for vehicles/machinery onsite. The first of two cranes has been erected. The project is anticipated to be completed in Q4 2027 and handed over to Parks Recreation and Culture (PRC) in Q1 2028.

3.6 Burnaby Lake Recreation Complex

On April 29, 2024, Council awarded a Design-Build contract for the new Burnaby Lake Recreation Complex, now being built at 3676 Kensington Avenue. The Complex 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 enhanced pedestrian crossing across Kensington Avenue to connect to the Christine Sinclair Community Centre (CSCC).

Visitors requiring accessibility entry to the building have been advised to park in front of Bill Copeland Sports Centre or across the street at Christine Sinclair Community Centre and Burnaby Lake Sports Complex West parking lots. From the Burnaby Lake East parking lot, the temporary stairs off of Sperling Avenue have been removed and replaced. Visitors have been encouraged to follow the detour signs to access the building entrance from Kensington Avenue. The new lower-level entrance off of Sperling Avenue will be accessible for all users at ice level by the end of March 2025. At the same time, the northwest parking lot in front of Bill Copeland will close for expansion and improvement. This parking lot is scheduled to re-open in September 2025. The project is anticipated to be completed by Q4 2027 and handed over to Parks Recreation and Culture (PRC) in Q1 2028.

3.7 Community Safety Building (Project Highlight)

Built in 1967, the existing Community Safety building located at 6355 Deer Lake Avenue is no longer adequate to meet the operational needs of the Detachment. A new Community Safety Building is being designed and built 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. Bulk excavation and construction are underway and foundation work began in March.

Design Work

The building is in the design and construction phase, one of the benefits of engaging the design and construction teams at the same time and working together. The project team is actively making changes and improvements to the design and layout of the building and the surrounding features.

The project team is working on the floor plan drawings which includes all three levels of the building as well as all levels of the parkade. Preliminary discussions regarding exterior entrance's public art have begun as well as those related to the interior health and wellness space which also includes a garden feature.

The IPD team worked with the Building Department to split the foundation into two permits to complete underground foundation works. This permitting process will expedite construction, and the complete building permit is expected to be approved in early Q2 2025.

Foundations

The project is progressing on schedule, with temporary shoring completed along the northern, western and southern property lines. Temporary shoring systems are used with a combination of soil anchors and shotcrete to hold up the vertical excavation works and prevents soil movement.

Excavation within the building footprint to the design continues. The rest of the foundations will follow and are expected to take place to Q3 2025. To manage the foundational work, 6-7 excavators are moving soils at different parts of the site and a continuous flow of dump trucks are following a pre-planned route of entering and exiting the site. Some temporary stockpiles of excavated soil will be held for later use or will be transported and removed from the site. An erosion and sediment control system were installed before the start of excavation. Erosion and sediment control systems are critical to prevent soil erosion, flooding, and drainage issues, protect water quality to be compliant with regulatory standards. Erosion and sediment control keeps the site stable and minimizes environmental impacts. After the foundation is completed, the project team will focus on the above-grade structure, which is expected to be completed in Q4 2026.

Parking

There will be three levels of underground parking and a surface level parking lot. The underground parking and surface level parking lot will be connected to the main building. The working drawings for all levels of the parkade and the surface level parking lot are progressing forward.

The project highlight presentation shared will feature the site layout, exterior and interior architectural renderings and details on key amenities. The facility is expected to be completed in Q4 2027, and the handover is expected to be in Q1 2028.

3.8 Brentwood Community Centre

The development of a community centre in the Brentwood area was 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, multi-purpose spaces, and some outdoor spaces including a podium park.

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 completion and handover to Parks Recreation and Culture (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 2025-2029 Capital Plan.

Respectfully submitted,

James Lota, General Manager Lands and Facilities

ATTACHMENTS

Attachment 1 - City of Burnaby Community Safety Building Project Update (Power Point Presentation)

REPORT CONTRIBUTORS

This report was prepared by Samantha Paulson, Communications for Lands & Facilities, and reviewed by Charles Allen, Director, Civic Building Projects, James Lota, General Manager, Lands and Facilities, Isabelle Taillon, Manager Recreation, and Mary Morrison-Clark, General Manager Parks Recreation & Culture.