

**FINANCIAL MANAGEMENT COMMITTEE**

**TO:**            *MAYOR AND COUNCILLORS*

**SUBJECT: SU: MAJOR CIVIC BUILDING PROJECTS – AS OF MAY 2025**

**RECOMMENDATION:**

**THAT** the report titled “SU: Major Civic Building Projects – As of May 2025” dated May 8, 2025, of the Financial Management Committee meeting, be received for information.

**REPORT**

The Financial Management Committee, at its meeting held on May 8, 2025, received and adopted the attached report providing Council with a status update (SU) on 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 MAY 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 May 2025” dated May 8, 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 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.

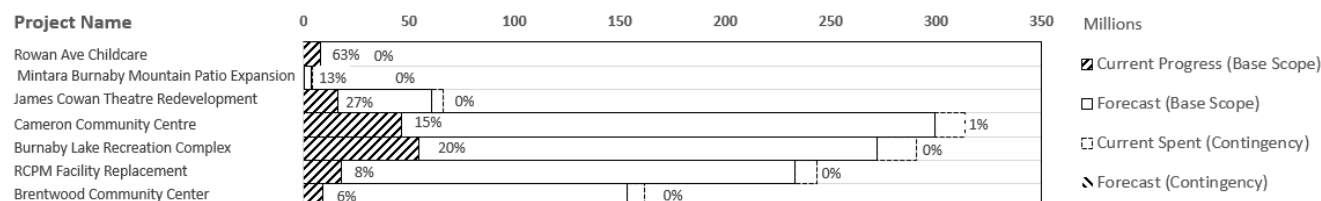
### 3.0 GENERAL INFORMATION

The following is a visual representation of the schedules of major civic building projects identifying the development phases outlined in this section. Below is a visual that presents project spending as a percentage of overall project budget, with the contingency identified and percentage of the contingency that has been spent.

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	
Rowan Ave Childcare																					Q3 2025
Mintara Burnaby Mountain Patio Expansion																					Q3 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 Rowan Avenue Childcare (Project Highlight)

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 to develop a new childcare facility to provide 74 childcare spaces for City and RCMP staff. This project is being delivered using the Integrated Project Delivery (IPD) method. The project carries out all activities during the validation, design, and construction phases, complying with environmental regulations and guidelines.

The project consists of two single-storey buildings, totaling 7,286 square feet (4,013 sq. ft. and 3,273 sq. ft.) respectively, using conventional wood frame construction methods with light timber wood frames, flat trusses, and an engineered wood beam roof system with an exterior metal roof and exterior metal cladding. The infant toddler building will hold two (0-36 months) programs, and the preschool building will hold two preschool (3-5 years) programs. The design portion of the project is complete, and the project highlight presentation will display the exterior and interior renderings, the design of the building, construction progress, and next steps.

#### Infant and Toddler Building

The infant and toddler building is divided into two program areas, each featuring a main activity room, a main storage area, a small nap room with storage, and a large

nap room with storage. Additionally, there are 16 cubbies for program participants, an administrative area, a children's washroom and diapering area, a kitchen and bottle warming area, staff offices, and a shared kitchen between the two programs. The building can accommodate both programs.

Currently, construction of the infant and toddler building is 90% complete. The roof and windows have been installed, and work on the exterior wall cladding is nearly complete, with completion expected in the coming weeks. Flooring throughout all areas of the building is installed and covered with protective sheeting. Interior painting is nearly complete, and the project team is also focusing on millwork, furniture, fixtures and equipment, appliances, lighting, and alarm systems.

### **Preschool Building**

The preschool building is divided into two program areas, with 52 cubbies and an accessible washroom located near the building entrance. Each program area includes a main activity room, a nap room, with direct access to outdoor play areas. Both program spaces share a kitchen, a children's washroom, a laundry area, a staff room, and extra storage space. The preschool building can accommodate the two programs.

Construction of the building is 90% complete with roof cladding overhang in progress and expected to be completed in a few weeks. Interior painting and millwork are nearly complete, and the project team is continuing to work on furniture, fixtures and equipment, lighting, and alarm systems.

### **Landscaping and Playground**

Outdoor storage is included for outdoor play equipment and maintenance supplies, along with playgrounds adjacent to primary group rooms and covered play areas. The outdoor environment will feature a variety of activity zones, including grassy fields, climbing structures, resilient surfacing, sand pits, wheeled play areas, storytelling and imaginative zones, mud tables, vegetable gardens, and a play structure with a slide.

The project team recently met with the operator to review licensing requirements and ensure compliance with regulatory standards. Construction is progressing well, with the retaining wall at the north end of the parking lot now complete. Work on the driveway, parent drop-off area, and parking lot is ongoing. The playground and landscaping package is currently being finalized.

The facility is scheduled for completion and handover at the end of June and is expected to be operational in Q3 2025.

## **3.2 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.

The project team is actively working on the shop drawing process and procuring the materials to ensure timely delivery to the site for construction. The construction schedule has been revised to accommodate Mintara's operations, and the project is now anticipated to be completed by Q2 2026, with handover to Parks, Recreation and Culture (PRC) expected in summer of 2026.

### **3.3 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.

The project progress status currently stands at 25%. Concrete for structural foundations and columns is almost complete. Formwork and reinforcements for level 2 are underway. 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 handed over to PRC in Q1 2027.

### **3.4 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 use of mass timber, with a green roof and solar photovoltaic system.

Fencing around the perimeter of the site has been erected. As excavation progresses from west to east, forming and concrete pouring have commenced at the westernmost side of the facility. With plans for three tower cranes on-site, the second crane was erected in mid-April. The project is anticipated to be completed in Q4 2027 and handed over to PRC in Q1 2028.

### **3.5 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, bulk heads, diving tower, and boards, a combined leisure pool including a zero barrier entry, a 25-metre section, a lazy river and water features, a hot tub, sauna and steam room, an observation deck, multi-purpose wet

space, partially covered terrace, surface and underground parking, and an enhanced pedestrian crossing across Kensington Avenue to connect to the Christine Sinclair Community Centre (CSCC).

The Design Build team is finalizing the remaining design through workshops with City staff. All four building permit applications have been submitted; the first two have been issued, while building permits 3 (superstructure) and 4 (remainder of the building) are under review. The final building permit application is expected to be submitted by mid-to-late April, and the development of the tree replacement plan is underway.

The northwest parking lot is now closed for reconfiguration until September 2025. To accommodate its temporary closure, an accessible entrance has opened at the rink level on the east side of the Bill Copeland Sports Centre (BCSC). Visitors can park at the Burnaby Lake East Sports Complex parking lot off Sperling Avenue, while overflow parking is available at Burnaby Lake West Sports Complex. A pedestrian entrance remains available at the front of BCSC for users coming from CSCC. All user groups and clientele have been informed in advance of these changes.

At the Burnaby Lake Recreation Complex site, two cranes have been erected and are expected to remain for approximately two years. Decorative hoarding panels and fencing have been extended along the north side of Kensington Avenue. Bulk excavation has been completed, with the detailed excavation for the underground parking and the 50m pool and footings underway. The project is anticipated to be completed by Q4 2027 and handed over to PRC in Q1 2028.

### **3.6 Community Safety Building**

The existing Community Safety Building at 6355 Deer Lake Avenue, built in 1967, no longer meets the operational requirements of the RCMP Detachment. A new, purpose-built facility is under development at the corner of Norland Avenue and Ledger Avenue, using the Integrated Project Delivery (IPD) model.

The Archaeology Assessment has been completed, reviewed by Host Nations, and finalized. Multiple design components are advancing concurrently, including site grading, foundation work, architectural layouts, preliminary landscape plans, and plan approval designs. Mechanical, electrical, and superstructure design packages are also underway.

Construction remains on schedule. Temporary shoring has been installed along the northern, western, and southern property lines to support excavation. Below-grade waterproofing and mini-pile installation to the underside of the foundations are in progress, with full foundation work scheduled through Q3 2025. Erosion and sediment control systems were installed prior to excavation to mitigate environmental impacts.

Two tower cranes have been erected—one in mid-March (north site) and another in late April (south site). Project completion is anticipated in Q4 2027, with final handover expected in Q1 2028.

### **3.7 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, music and art rooms, public lobbies, multi-purpose spaces, indoor play area, childminding and some outdoor spaces including a podium park.

The detailed design was completed and issued for tendering in 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 completion and 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 2025-2029 Capital Plan. The operational budget requirements for major recreational facilities will be brought forward by PRC for Council's consideration.

Respectfully submitted,

James Lota, General Manager Lands and Facilities

**ATTACHMENTS**

Not applicable.

**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.