

**FINANCIAL MANAGEMENT COMMITTEE**

**TO:**            *MAYOR AND COUNCILLORS*

**SUBJECT: SU: SIGNIFICANT CIVIC PROJECTS**

**RECOMMENDATION:**

**THAT** the report titled “SU: Significant Civic Projects” dated June 3, 2025, of the Financial Management Committee meeting, be received for information.

**REPORT**

The Financial Management Committee, at its meeting held on June 3, 2025, received and adopted the attached report providing Council with a status update (SU) on current 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: SIGNIFICANT CIVIC PROJECTS**  
**PURPOSE:** To provide a status update (SU) on current major civic building projects.

## **RECOMMENDATION**

**THAT** the report titled “SU: Significant Civic Projects” dated June 3, 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 significant civic projects administered by the Civic 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.

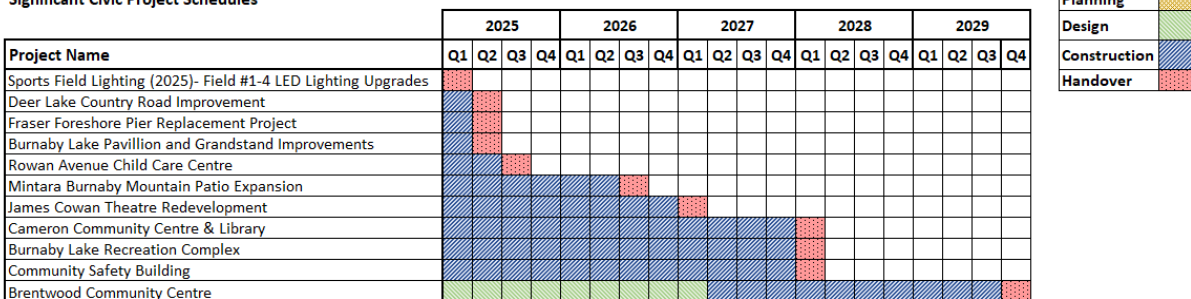
**3. Construction** - in this phase, contract documents such as budgets, schedules and costs are agreed with the selected general contractor, and the project is advanced through to occupancy.

Upon completion of the project, the new facility is handed over to the user department to operate and administer the programs and/or services.

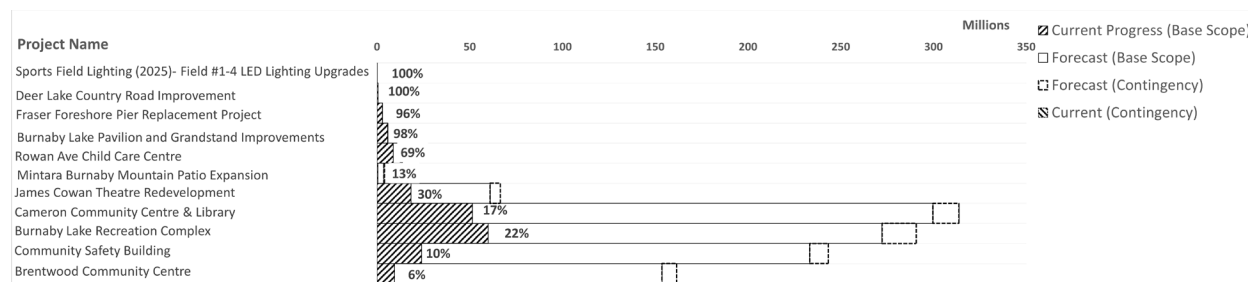
### 3.0 GENERAL INFORMATION

The following chart is a visual representation of the schedules of significant civic projects which are determined as major development phases of the projects still ongoing that are outlined in this section.

Significant Civic Project Schedules



The following chart is a visual that presents significant civic projects spending as a percentage of overall project budget, with the contingency identified and percentage of the contingency that has been spent. Below the chart, each project is detailed further with an update on its construction status.



#### 3.1 Sports Field Lighting (2025)- Field #1-4 LED Lighting Upgrades

As part of the PRC Lighting Program under the Capital Plan, this project involves replacing outdated lighting systems on Fields 1 through 4 at the Burnaby Lake Sports Complex with energy-efficient LED fixtures. The upgrades are designed to improve visibility, reduce operational costs, and support Burnaby's environmental sustainability goal.

The project is being delivered in phases, beginning with a comprehensive assessment of the existing infrastructure, followed by the design and procurement of high-performance LED fixtures and necessary electrical upgrades. Advanced lighting controls will be installed to enable scheduling and energy optimization, ensuring compliance with Canadian standards for sports field lighting. The system will undergo rigorous testing and commissioning to ensure reliability, reduce energy consumption, and minimize long-term maintenance.

Sustainability is a key focus, with smart controls and energy-efficient technologies integrated into the design. To minimize disruption to field users, implementation has been carefully scheduled, and staff training will be provided to support the ongoing operation and maintenance of the new system.

Assessment and design work for all four fields were completed in 2024. Procurement and installation for Fields 1 through 4 was completed in Q1 2025. Upgrades for the remaining fields are planned under the 2027 Capital Plan, pending approval of capital funding. This project is complete.

### **3.2 Deer Lake Country Road Improvement**

The service road next to Deer Lake Festival Lawn was originally built as a country road to support maintenance vehicles and event set up in the lawn's southern area. The central section previously featured grass pavers to assist with drainage. Over time, however, the grass wore away and the gravel base became compacted, leaving the pavers exposed, reducing drainage effectiveness, and reducing functionality.

To address existing issues, the deteriorated grass pavers were replaced with a durable concrete surface, improving both functionality, longevity, and aesthetics. The central section of the roadway was elevated and enhanced with an artist-commissioned design from the Musqueam Nation. This design incorporates a traditional goat horn motif, sandblasted into the surface, adding cultural significance and continuity along the entire roadway. Design work was completed in 2024, with construction finalized in Q1 2025. This project is complete.

### **3.3 Fraser Foreshore Pier Replacement Project**

In 2021, a condition assessment determined that the east pier at Fraser Foreshore Park had reached the end of its service life due to age-related wear and structural deterioration. To determine the most effective course of action, an options analysis was conducted to compare the feasibility of repairing the existing pier or a full replacement. The analysis concluded that a complete replacement, combined with ground improvements, would be the most cost-effective and durable solution to meet current safety standards and extend the pier's life.

Planning for the pier replacement began in 2022, followed by design development and the completion of all required permitting processes. Demolition of the existing pier commenced in November 2024. The new pier has since been constructed using upgraded materials and is supported by a robust ground improvement system designed to enhance safety and long-term performance for park users. The new pier is scheduled to open to the public in summer 2025.

To accommodate construction activities, six trees were removed from the site. In accordance with recommendations from PRC Forestry, more than 30 new trees will be planted both in the immediate area and in other locations throughout the park. Tree replanting is expected to be completed by fall 2025, contributing to the

park's ecological restoration and long-term sustainability. This project is complete.

### **3.4 Burnaby Lake Pavilion and Grandstand Improvements**

Located on Burnaby Lake on Roberts Street, this project comprises the following three components: the replacement of the deteriorating spectator grandstand, construction of a new egress boardwalk connecting the grandstand to the Pavilion parking lot, and replacement of the aging bridge pier and utilities. The scope of work also included the installation of new lighting systems and construction of an accessible south ramp.

Given the site's environmental sensitivity, comprehensive environmental assessments were conducted to minimize the impacts to local wildlife and natural habitats throughout both the design and construction phases, and a significant part of the project included a two-phase invasive species management program: Phase 1 Environmental Offsetting Plan (Q4 2023 – Q4 2024) and Phase 2 Maintenance (Q4 2024 – Q4 2029).

This phase 1 is focused on restoring riparian habitat near the Rowing Pavilion and parking lot, where invasive species such as giant mannagrass, Japanese knotweed, and reed canary grass were prevalent. A pilot treatment for Japanese knotweed was introduced, involving trimming the plant to ground level and covering it with steel mesh to restrict growth by girdling stems and depleting underground energy reserves. Phase 2 is a five-year maintenance program and is now underway, it includes ongoing invasive species control, watering, plant replacement, and continued upkeep of the steel mesh treatment.

The project team also worked closely with user groups to ensure that major events, such as summer games and regattas, could proceed with minimal disruptions. Construction of all three components was completed in Q1 2025, with minor deficiencies currently being addressed.

### **3.5 Rowan Avenue Childcare**

In 2021, Council adopted the Burnaby Childcare Action Plan, setting a goal to create 4,400 new childcare spaces by 2030 to support the growing population. While some spaces will be developed by the private sector, a significant portion will require public and non-profit investment. In 2022, the City selected sites at 4828 Rowan Avenue and 6260 Deer Lake Avenue for a new childcare facility, which will provide 74 spaces for City and RCMP staff. The project follows the Integrated Project Delivery (IPD) method, ensuring all activities during validation, design, and construction comply with environmental regulations.

The Rowan Avenue Childcare project consists of two single-story buildings, totaling 7,286 square feet (4,013 sq. ft. and 3,273 sq. ft.) respectively. The infant toddler building will hold two (0-36 months) programs, and the preschool building will hold two preschool (3-5 years) programs.

The construction of both buildings is progressing well. Mechanical and electrical conduit installations are complete, along with drywall and the final coat of paint, which is 99% finished. Flashing and roof installation are done, while cladding work is wrapping up, and is anticipated to be completed by mid-May. Flooring installation is finished, with protective coverings still in place, and interior door installation is nearly done. The front entry doors have been installed, with ongoing work on exterior frames and doors, while millwork is 98% complete. Concrete columns at the site entrance are almost finished, requiring minor touch-ups, and initial cleaning has begun.

Landscaping design went through multiple iterations, with onsite work started on May 5, 2025, while construction continues for the front wall, the garbage enclosure, and driveway, and parking lot. Appliance installation is scheduled for late May, and furniture, fixtures, and equipment to be installed in June. BC Hydro onsite civil work is complete, pending final inspection from BC Hydro. BC Hydro offsite work is planned between May 15 and 30 and permanent power is anticipated at the end of June. The facility is scheduled for completion at the end of June and handover is expected to be in Q3 2025.

### **3.6 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.

### **3.7 James Cowan Theatre Redevelopment**

The redevelopment of the James Cowan Theatre is located at the Shadbolt Centre at 6450 Deer Lake Avenue. The James Cowan Theatre will be the main stage and studios wing in the Shadbolt Centre for the Arts and the adjoining buildings will continue to be Burnaby's primary professional multi-use presentation space created to meet the needs of our evolving community.

The contemporary multi-use space will feature a 365-seat theatre with flexible floor space and art studios supporting multimedia, traditional and contemporary theatre and arts performances, large events and celebrations, trade shows and conferences.

Construction is ongoing, with concrete work for structural foundations, columns, and formwork including rebar and reinforcements for levels one and two nearly complete. The team will continue building, with roof installation expected in June 2025. Coordination with Shadbolt Centre of the Arts is ongoing to minimize construction impacts, and the James Cowan Theatre is scheduled for handover to PRC in Q1 2027.

### **3.8 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.

The site is enclosed with perimeter fencing. Two of the three cranes have been installed and are currently in use and the third crane is scheduled for the end of June. Bulk excavation is 80% complete. Formwork for footing and concrete walls on northwest corner (the Natatorium area) has started. The project is anticipated to be completed in Q4 2027 and handed over to PRC in Q1 2028.

### **3.9 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. The first three building permits (excavation and shoring, foundation to grade, full structure) have been approved, and the fourth building permit (remainder of the building) is under review. Construction permit approvals from partnering agencies, including Fraser Health, Fortis, Metro Vancouver, BC Hydro and Telus are in progress or have received preliminary approval.

The northwest parking lot is currently under construction and is expected to be completed by September 2025. During this time, all-weather Field 10 has been converted into a temporary parking area, while still allowing access to the batting cage. Additional parking is available at the Burnaby Lake East Sports Complex off Sperling Avenue, with overflow parking located at the Burnaby Lake West Sports Complex.

An accessible entrance is now open at rink level on the east side of the Bill Copeland Sports Centre (BCSC), as the previous entrance on that side has been decommissioned. A pedestrian entrance remains available at the front of the facility for those arriving from the Christine Sinclair Community Centre (CSCC). All user groups have been notified of these changes.

The site is enclosed with decorative hoarding panels and perimeter fencing. Two cranes have been erected and are expected to remain for approximately two years. Bulk excavation has been completed, and with the detailed excavation including formwork, rebar installation and concrete reinforcement for the underground parking area are progressing forward. Detailed excavation for the 50-metre pool and other areas are on-going. The project is anticipated to be completed by Q4 2027 and handed over to PRC in Q1 2028.

### **3.10 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.

Working drawings for basement floor (B1), level one (L1), and level two (L2) floor plans including building elevations, building sections, and other details are 66% complete. Design drawings for all floors are advancing, while ensuring compliance with RCMP safety standards. Foundation permit package was submitted and issued in early April, and the full building permit package is expected to be submitted in mid-May 2025.

Bulk excavation is ongoing and expected to finish by the end of May and shoring is expected to finish by mid-June. Current site activities include excavation, shoring, concrete forming and pouring, waterproofing, and soil anchor testing and installations. Excavating and reinforcing continue for the underground parking. The second crane tower was erected in late April 2025. The landscape design is still in progress. Project completion is anticipated in Q4 2027, with final handover expected in Q1 2028.

### **3.11 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, an indoor play area, childminding and some outdoor spaces including a podium park.



The Brentwood Community Centre project schedule was adjusted to align with the Master Plan and the project's official start date, which began in March after the excavation and shoring permit was issued. Additionally, the phased occupancy plan was refined to ensure occupancies are staged, allowing the contractor to concentrate its resources on one area at a time. Due to this, the construction schedule has changed. Construction of the recreation facility is now expected to start in Q2 2027 with completion and handover to PRC in Q4 2029.

### **3.12 Burnaby Village Museum – Meadow and Plaza Redevelopment**

This project, aimed at enhancing and expanding the use of the meadow adjacent to the Tram Barn at the Burnaby Village Museum. The primary objectives were to create a new outdoor seating and dining area with a canopy structure, develop a flexible gathering space or plaza to support events and accommodate food trucks, upgrade the meadow's drainage system for improved water management, and establish a pedestrian connection between the new proposed plaza and the carousel building.

The planned work had included installing pavers to create a durable surface over part of the meadow, replacing existing drainage and irrigation lines, constructing a canopy adjacent to the Tram Barn, renewing the pavement beneath the proposed canopy, and building concrete stairs to connect the new plaza to the carousel building.

The project was tendered in early 2025; however, the lowest bid exceeded the available budget due to cost escalations and site constraints. As a result, the tender was cancelled, and the project team is revising the scope to align with the budget. Updated scope and construction timelines will be provided once the redesign is complete.

## **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 PRC will be brought forward by PRC for Council's consideration.

Respectfully submitted,

James Lota, General Manager Lands and Facilities

## **REPORT CONTRIBUTORS**

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