

**FINANCIAL MANAGEMENT COMMITTEE**

**TO:**            *MAYOR AND COUNCILLORS*

**SUBJECT: SU: SIGNIFICANT CIVIC PROJECTS**

**RECOMMENDATION:**

**THAT** the report titled “SU: Significant Civic Projects” dated July 15, 2025, of the Financial Management Committee meeting, be received for information.

**REPORT**

The Financial Management Committee, at its meeting held on July 15, 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



Meeting July 15, 2025

File: 4230-01

## COMMITTEE REPORT

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**TO:** FINANCIAL MANAGEMENT COMMITTEE (FMC)  
**FROM:** GENERAL MANAGER LANDS AND FACILITIES  
**SUBJECT:** **SU: SIGNIFICANT CIVIC PROJECTS**  
**PURPOSE:** To provide a status update (SU) on major civic building projects.

### RECOMMENDATION

**THAT** the report titled "SU: Significant Civic Projects" dated July 15, 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.

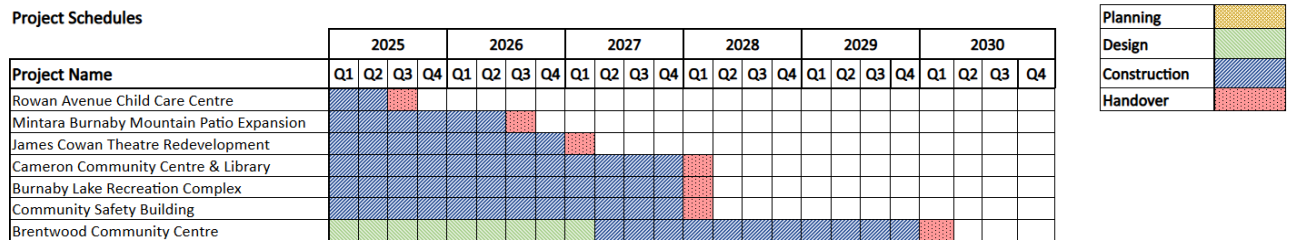
**2. Design** - in this phase, the preferred development strategies are confirmed with a schematic design study, then the design is developed further to a level of detail suitable for construction. City development approvals are obtained during this phase.

**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.

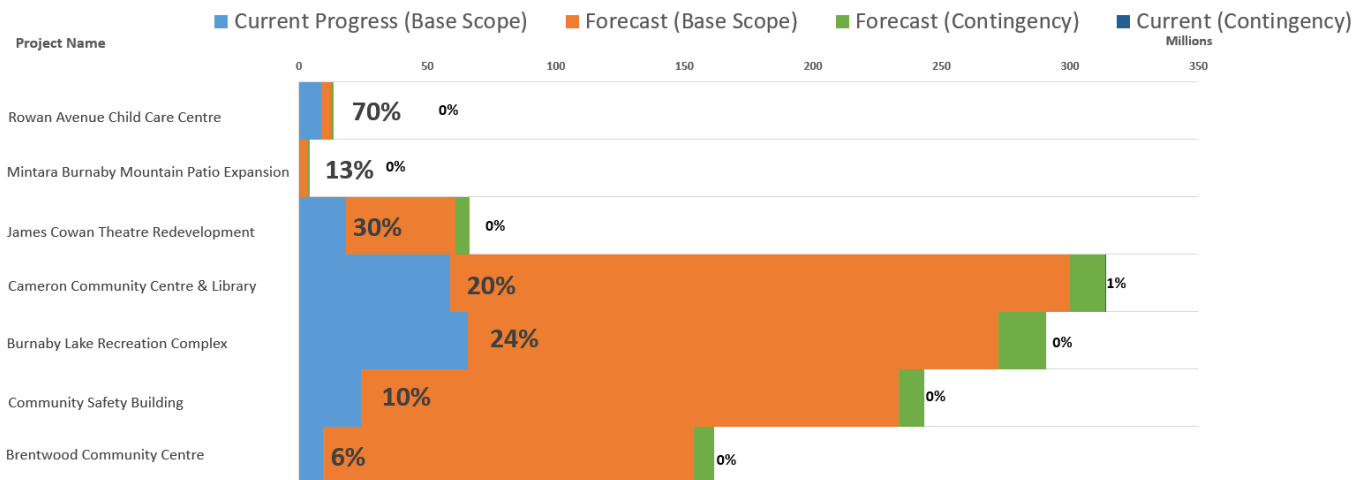
Upon completion of the project, the new facility is handed over to the user department to operate and administer the programs and/or services.

### 3.0 GENERAL INFORMATION

The following is a visual representation of construction schedules of significant civic projects identifying the development phases outlined in this section.



Below is a visual that presents project spending as a percentage of the overall project budget, with the contingency identified and percentage of the contingency that has been spent.



#### 3.1 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 (3-5 years) programs. The project is nearing completion. The building envelope, including the roof, exterior walls, and weather protection, is complete. Interior work has also been completed, including painting, flooring, door installation, millwork, and

appliance setup. Furniture and equipment have been delivered, and crews are currently completing interior clean-up.

On the exterior, the shade sail above the play area has been installed, and work is progressing on sidewalks, curbs, the driveway, landscaping, and playground areas, including activity zones, planting, and fencing. The facility is scheduled to be handed over to the operator this summer, with a grand opening planned for fall 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 continuing to actively work on the design and is continuing to procure materials to ensure timely delivery to the site for construction. The construction schedule has been adjusted to accommodate Mintara's operations, and the project is 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 (Project Highlight)**

This 38,000 sq. ft. (3,500 sq. m) facility will replace the existing James Cowan Theatre (built in the 1940s and refurbished as a theatre in 1995). The footprint of the new design matches the existing theatre space and has been reconfigured to maximize space for arts and culture programming.

The design of the project is complete, and the project highlight presentation will provide an overview of the building's design, outlined floor by floor, and construction progress.

The new facility includes the main theatre with two levels of seating, a box office, green room, and dressing rooms. The facility also features a café, a bar, lobbies with seating areas, multi-use studios, an open gallery for art presentations, and an art store. The facility includes gender-neutral washrooms on all public floors. The facility also includes exhibition storage, staff rooms, offices, rooms for piano and wardrobe storage, maintenance and laundry as well as outdoor event storage, and a loading dock. The fourth floor houses the mechanical room, as well as the lighting, sound, and stage management control rooms.

Construction is ongoing, with concrete work for foundations, columns, and structural steel for all levels to be completed in Q3 2025. The building envelope will start in Q2-Q3 2025, and roof construction will start in Q3 2025.

Coordination with Shadbolt Centre of the Arts is ongoing to minimize impacts. The theatre is expected to be handed over to PRC in Q1 2027 to prepare for opening.

### **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 Loughheed 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. The building will also have a green roof and solar photovoltaic system.

The site is enclosed with perimeter fencing. Three cranes have been installed and are currently in use. Progression from west to east reflects different stages of construction. In the coming months activity will continue to ramp up on site with building structure progressing from east to west. 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 a 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, the Burnaby Sports Hall of Fame, partially covered terrace, surface and underground parking.

The Design-Build team continues to conduct design workshops with City staff as part of the collaborative planning process. The detailed design is currently being finalized.

The site has been 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. Detailed excavation for the underground parking area, the 50-metre pool, the arena, and other areas are ongoing.

The northwest parking lot is closed for the summer; a new accessible entrance has opened on the east side of the Bill Copeland Sports Centre, at rink level.

Visitors can park at:

- Burnaby Lake East Sports Complex (off Sperling Avenue)
- Burnaby Lake West Sports Complex
- A gravel field along Sperling Avenue (Field #10), which is now a temporary overflow parking lot for the summer

The batting cage is still open, and the gravel field will be restored once the northwest lot reopens. User groups have been informed, and relevant webpages have been updated.

Joe Sakic Way has only one eastbound lane open due to underground utility work for the new Burnaby Lake Recreation Complex. Traffic around the area has been adjusted,

with signs and flagging crews directing vehicles. Once this work is done, similar construction will begin on Sprott Avenue and Sperling Avenue. Traffic control will stay in place to keep the area safe and traffic moving smoothly.

The project is scheduled for completion in Q4 2027 and for handover 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.

Design work is 66% complete. Design drawings for all floors are advancing, while ensuring compliance with RCMP safety standards.

Bulk excavation and support work are ongoing. The second crane tower was erected in April 2025. The landscape design is still in progress. 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, 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 2025 after the excavation and shoring permit was issued. The phased occupancy plan was refined to ensure occupancies are staged, allowing the contractor to concentrate its resources on one area at a time. The developer has started construction of the parking facility on site (as part of Phase 1 Master Plan). Construction of the recreation facility is expected to start in Q3 2027 with completion in Q4 2029 and handover to PRC in Q1 2030.

## **4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT**

Staff are currently working on comprehensive project specific, internal, and external communication plans for all significant civic projects. The goal of these communications plans is to provide both a high-level road map of facility plans given the number of ongoing construction activities, as well as regular updates on changes, impacts, and closures as each project progresses. These plans will ensure that staff are providing

consistent information and working in partnership with key rightsholder groups to ensure their continued needs are met and accommodated during the redevelopment and construction of existing and new facilities.

These plans will assist in updating project webpages, engaging with user groups as required, and notifying the public of any construction works that may cause an immediate impact via various City of Burnaby 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 Sarah Kosari, Senior Manager, Sam Aljubori, Senior Manager, Jose Teres, Senior Manager, Isabelle Taillon, Manager Recreation, Charles Allen, Director, Civic Building Projects, and Carmen Gonzalez, Deputy General Manager Parks Recreation & Culture.