
TO: ACTING CITY MANAGER **DATE:** 2021 July 21

FROM: MAJOR CIVIC BUILDING PROJECT **FILE:** 4230 08
COORDINATION COMMITTEE *Reference: Cameron Community Centre*

**SUBJECT: CAMERON COMMUNITY CENTRE AND LIBRARY PROJECT
APPROVAL OF SCHEMATIC DESIGN AND FUNDING REQUEST**

PURPOSE: To seek Council approval of the final schematic design and request the use of the Community Benefit Bonus Reserve to finance the second phase of work for the Cameron Community Centre and Library project.

RECOMMENDATIONS:

1. **THAT** Council authorize staff to approve the final schematic design, and advance the Cameron Community Centre and Library project into detailed design, subject to funding and award of contract approval for the Phase Two scope of work, as outlined in this report.
2. **THAT** Council authorize the use of the Community Benefit Bonus Reserve in the amount of \$25,600,000 to finance detailed design, City development approvals, tender documents, and preliminary site servicing and offsite costs for Cameron Community Centre and Library project, as outlined in this report.
3. **THAT** a copy of this report be forwarded to the Parks, Recreation and Culture Commission and the Burnaby Public Library Board for information.

R E P O R T**1.0 INTRODUCTION**

The existing Cameron Recreation Complex and Cameron Library (the complex) was built in 1988. With no major renovation or expansion to the complex since its development, the complex is no longer adequate to serve the growing community of the Northeast Quadrant of Burnaby. On 2018 December 03, Council approved the use of the Community Benefit Bonus Reserve in the amount of \$1,500,000 (BAX.0020) in order to undertake the first phase of work for the Cameron Community Centre and Library (CCCL) redevelopment project. This first phase of work, which included the Needs Assessment, the development of the Functional Program, the development of a Schematic Design and preliminary costing, is now complete.

This report seeks Council approval of the final schematic design, and funding for the Phase Two scope of work, which includes detailed design, City development approvals, and preparation of tender documents and preliminary site servicing and offsite costs.

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The 2021 – 2025 Financial Plan provides funding for the second phase of the Cameron Community Centre and Library project in the amount of \$25,600,000.

2.0 POLICY SECTION

The advancement of this project 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).

3.0 SCHEMATIC DESIGN REPORT SUMMARY

3.1 The Site

Cameron Recreation Complex is located at 9523 Cameron Street and situated on the southeast portion of Cameron Park. The site, which includes the Cameron Recreation Complex, Cameron Public Library, and Cameron Park, has a total area of approximately 61,235m² (659,128 sq.ft). The complex fronts onto Cameron Street to the south and west, bounded by Morrey Court to the east, and Sullivan Street to the north (see Sketch #1, *attached*). Within the wider context, Lougheed Town Centre is to the south of the site.

The complex is approximately 5,200 m² (56,000 sq.ft.) in size, offering a range of recreation activities, including gymnasium, fitness and indoor cycling, weights and cardio room, indoor racquet sports and senior centre. Attached to the east wing of the Cameron Recreation Complex is Cameron Public Library. Cameron Park is a local neighbourhood park, containing a playground, spray pad and some outdoor exercise equipment.

Vehicular access to the complex and Cameron Park is from Cameron Street that connects to two surface parking lots on the west and east side of the complex. Various footpaths connect the streets with the park and the complex, providing pedestrian access from Beaverbrook Drive and Cameron Street.

3.2 Vision and Guiding Principles

The Cameron Community Centre and Library (CCCL) redevelopment project was initiated in 2019. At the commencement of the project, the design team in consultation with staff and project key stakeholders, developed the following vision statement and guiding principles to help guide the development of the schematic design:

Vision Statement

The Cameron Community Centre and Library provides a future driven space that reflects current and changing needs while providing opportunities for Burnaby residents to Learn, Connect and Grow. This lively, well-used facility will be embraced as their own, creating a well-loved, inspiring community facility where people want to be and are proud of. The civic heart of Lougheed Town Centre.

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Guiding Principles

The proposed CCCL will be:

- A community landmark
- Sustainable and environmentally regenerative
- Inclusivity that reflects the diversity of our community
- Innovation that inspires
- Fostering pride within the community

3.3 Building Program

The Burnaby Northeast Quadrant Community Space Needs Assessment (September 2020) was undertaken to confirm the community’s needs and aspirations for the new Community Centre and Library. The result of the Space Needs Assessment forms the basis of the development of the building program.

The initial round of public engagement, undertaken in July 2020, included a public survey to generate ideas on the types of facilities that the public would like to see included in this project. Due to the Covid-19 pandemic, there were no public engagement events or in-person open houses. To raise awareness of the project, staff developed postcards, posters, advertisements in local newspapers, sent out social media posts, and created a dedicated project webpage, which will continue to be updated throughout the project, and allows for the public to submit questions and comments directly to staff. The round of public engagement received over 2,300 responses to the public survey.

As part of the analysis in the Needs Assessment, review of the existing facility showed that:

- Library is 200% oversubscribed.
- Gymnasium is used at maximum capacity.
- Weight, cardio, and fitness is oversubscribed.
- Racket courts are 50% underutilized.

In light of these findings, the new facility program is proposed to include:

- New aquatics centre, running track and youth lounge.
- Larger library, gymnasium, weights & cardio, active studios, multi-purpose rooms, and seniors lounge.
- Remove racket courts.

Based on feedback from the initial public and stakeholder engagement, and the broader results of the needs assessment study, the following facility program for the CCCL project was established:

- Approximately 2,570m² (27,665 ft²) of net library space.
- Approximately 2,825m² (30,410 ft²) of net aquatics.
- Approximately 7,230m² (77,825 ft²) of net recreation spaces.

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Including supporting ancillary spaces and parking, the proposed building has a total gross area of 18,830 m² (202,680 ft²).

In April 2021, a second public engagement was undertaken. The purpose of the engagement was to present the findings of the Needs Assessment, and to gauge the public response of the proposed facility program. Over 1,000 responses were received. Of these, about 90% of the respondents are satisfied with the future library program, and 89% are satisfied with the future aquatics, recreation and leisure, fitness and wellness programs.

Should the project progress to detailed design, the building program and size of individual components will continue to be refined through design review and input from the working group and public and stakeholder input.

3.4 Architecture and Urban Design

The design team, working in concert with City staff, established the following urban design principles to help guide the building and site design:

- Connect indoor and outdoor spaces – provide a strong visual and physical connection between the indoor and outdoor spaces; connect indoor and outdoor pathways to encourage accessible pedestrian movement.
- Animate with dynamic activity – animate Cameron Street and the park by revealing and visually connecting dynamic activities and active social spaces.

The conceptual site layout seeks to minimize encroachment to Cameron Park by locating the proposed facilities within the existing building footprint where feasible, and efforts to further mitigate tree removal will be developed in detailed design. The diagram below shows the existing building footprint (in pink) overlay with the proposed site plan.

Other considerations of the facility placement on the site includes:

- proximity of the building to the area to the south earmarked for high density development in the Lougheed Town Centre Master Plan;
- enabling the new accesses to coincide with an existing intersection to the south, enhancing the north-south connectivity between CCCL and the town centre; and
- create sufficient buffer between CCCL and the single-family residential neighbourhood to the north of the site.

Working with the site’s challenging topography, the schematic design illustrates a three-storey building (with one level underground parkade), with a portion of the building embedded into the slope to reduce the height. The new building will house three main components: library, aquatics, recreation and leisure. The site plan, floor plan and sections of the building is attached in Appendix 1.

The main entrance to the facilities is proposed to be off a generous civic plaza to the southeast of the site, with other secondary entrances placed on the north, west and south of the building. Anchoring the main entrance is a generous pedestrian-only civic plaza fronting Cameron Street. Except for the book

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van servicing the library, no vehicular access will be permitted in the civic plaza. This is to create a pedestrian friendly environment and to enable outdoor programming in the plaza such as music events. Internally, the three main components of the building are connected by an internal staircase and lobby that runs in the east to west direction.

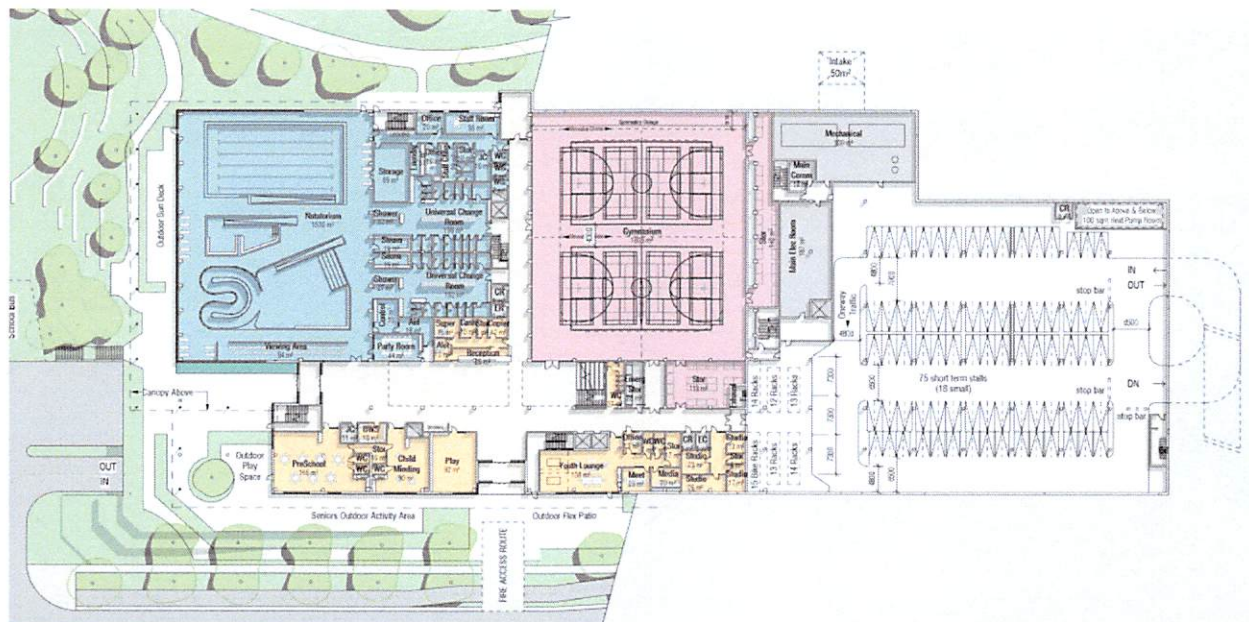
The section below describes the spaces within each of these three components at each level of the building.

Community Centre

The community centre will house aquatic and recreation facilities. Details of the preliminary layout are *attached* in Appendix 1.

Level 1

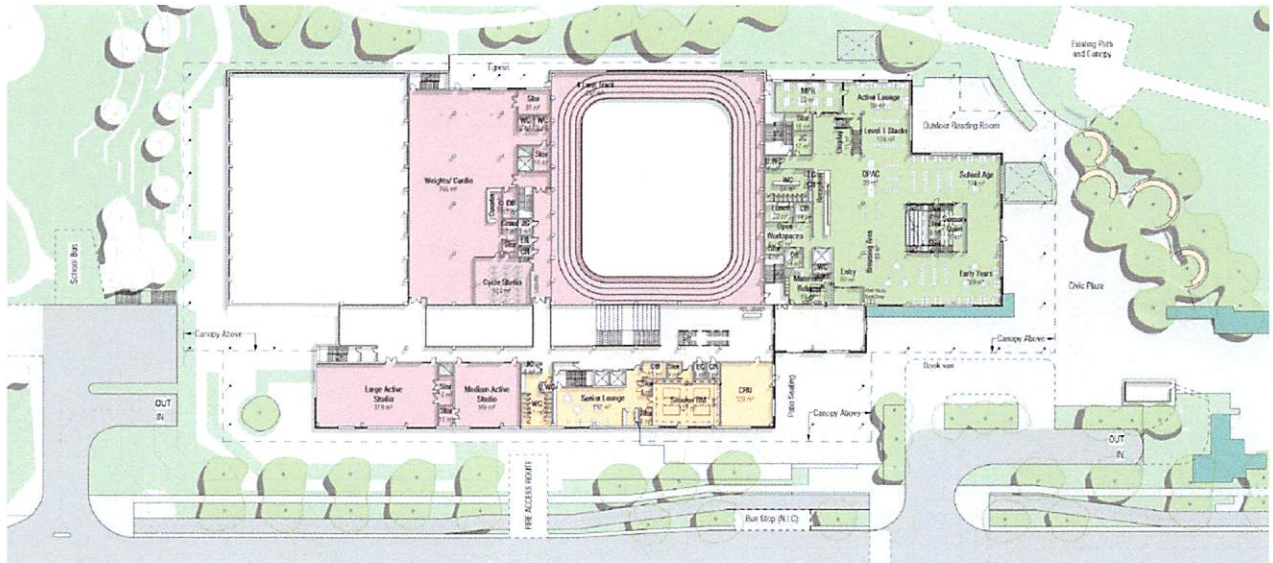
- Reception area
- Aquatic facility with leisure pool, 6 lane lap pool, hot tub, sauna and steam room, party room, on-deck viewing space, universal, accessible, gender neutral changing facilities, outdoor sundeck
- Preschool program room
- Childminding
- Indoor play area
- Double-court gymnasium
- Youth lounge
- Meeting rooms
- Media
- Music Studio
- Informal social gathering space



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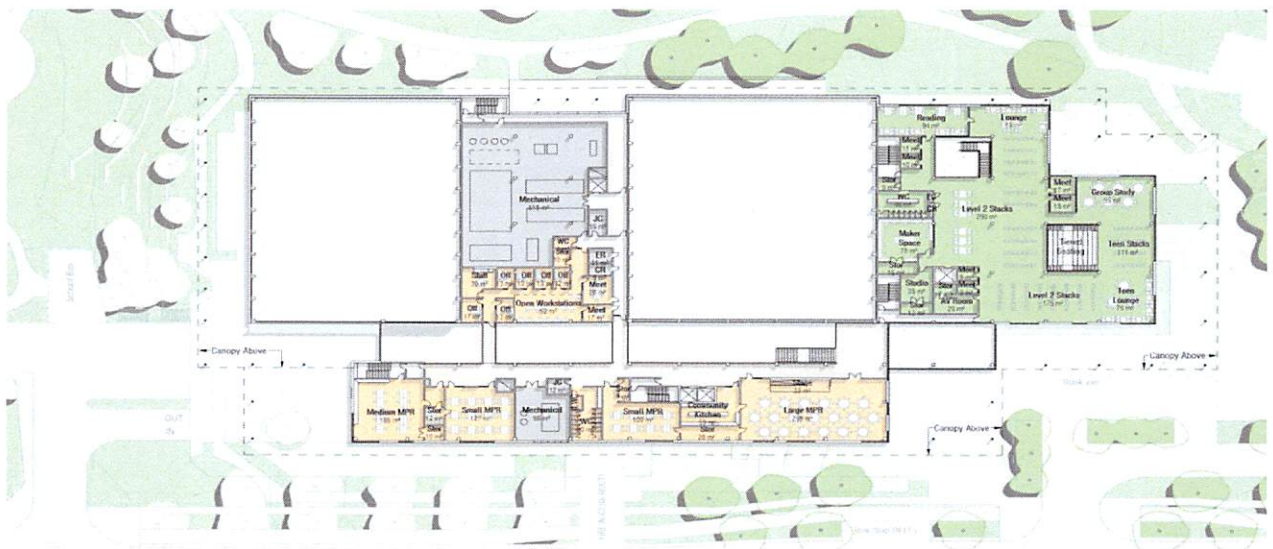
Level 2

- Café with outdoor patio seating
- Senior lounge with snooker room
- Various sized active studios
- Weights and cardio equipment area
- Four lane indoor walking and running track
- Outdoor weights terrace and gym space



Level 3

- Multipurpose rooms of varying sizes, with a community kitchen
- Community center administration area



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Library

The proposed Cameron Library is proposed to be located on the east wing of the building and spread across two levels. Entry to the library is shared with the community centre entrance, which is off the civic plaza fronting Cameron Street. Level 1 of the library is designed to allow for activities and programs that are more active, such as early school years programs. The main component of this level will include the main reception desk, area designated for school age and early years children, active lounge, computer stations, and a multipurpose room. Level 2 is envisaged to be a quiet space and will include quiet reading room, group study area, AV room, dedicated lounge space for teenage groups, maker space, music studio and small meeting rooms.

Subject to Council approval to advance the project to detailed design, staff will initiate a further touchpoint with the public and stakeholders in Winter 2021 to present the findings of the schematic design report, and seek input on the proposed building and site design.

3.5 Landscaping

Landscaping serves to provide the community with space for social interactions, rest, play, and performs an important civic function in the spaces' capacity to host events. Given the facilities' location within Cameron Park, the landscaping around the periphery of the facilities is an important design consideration to provide a transition space between the natural environment of the Park and the hardscape of the facilities. However, in cognizant of the importance of retaining as much as possible of the existing footprint of Cameron Park, the schematic design seeks to avoid unnecessary encroachment onto the parkland and removal of park trees where possible. Maintaining the existing significant stands of trees was an important design consideration as the trees serve to conserve the visual amenity of the park, provide shade, and help to maintain the existing ecosystem.

With regards to the above considerations, key aspects of the landscape design at the preliminary design to-date include:

- a main entry plaza along the Cameron Street frontage
- boulevard with separated sidewalk, raingardens, seating and plantings along Cameron Street
- Outdoor reading room
- Outdoor teaching space
- Outdoor youth space
- Outdoor children's play area
- Outdoor seniors space
- Outdoor sundeck (accessible from the building)
- Open lawn naturalized terrace seating

3.6 Civil

To facilitate the development, upgrade to the existing infrastructure will be required to increase the capacity to accommodate the increased flow. The existing 375mm and 450mm diameter storm sewer along Cameron Street, west of the proposed service connection will be required to be upsized to 450mm

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and 525mm diameter storm sewers. Additionally, the existing 52.0m long 200mm diameter sanitary sewer along Cameron Street will be required to be upsized to 250mm diameter, and the existing 200mm water main along Cameron Street will be required to be upgraded to a 300mm water main. Other on site works proposed includes parking lot grading, servicing and stormwater management.

3.7 Transportation

Two public accesses are proposed on the west and east entries. The west entry into the site will be limited to a right-in and right-out only driveway by providing a concrete island to restrict left turns from Cameron Street. The east entry is located at the intersection of Erickson Drive and Cameron Street.

Following the City of Burnaby Town Centre Standard, Cameron Street is proposed to be widened by approximately 0.50m on the west and 4.50m on the east as part of this development, as well as provision for a Multi-use Path along Cameron Street. Two main intersections along Cameron Street (Erickson Drive and Morrey Court) is proposed to be upgraded.

There are 240 existing surface parking on the west and east side of the complex. The schematic design provides for 303 parking spaces in an underground parkade, with access to the parkade via two accesses off Cameron Street. Except for the book van on the civic plaza and loading stalls to the west of the facilities, no surface parking are proposed on site. Bicycle racks that can accommodate up to 81 bikes will be provided on Level 1, adjacent to the proposed gymnasium.

3.8 Sustainability

In accordance with the City’s Environmental Sustainability Strategy (ESS), Climate Action Framework and bylaws, the design team proposed opportunities to achieve sustainability targets where feasible. The components reviewed were broadly categorized into energy, water, materials, and ensuring resiliency of the proposed facilities. These components are described in further details below.

Energy Efficiency and GHG Reduction

- Investigate the feasibility of Net Zero
- Evaluate a range of Energy Efficiencies
- Minimize Embodied Carbon

On energy use and emissions, the design team were tasked with exploring the viability of achieving up to Step Code 4, as well as low to zero greenhouse gas (GHG) emissions in the new facility, in line with Council’s recently adopted climate emergency GHG reduction targets. Both targets are challenging in this building typology, given the high levels of energy consumption required to operate aquatic facilities. Energy modelling on the proposed schematic design indicates that Step Code 4 is extremely challenging to achieve.

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Water Conservation

- Low flow fixtures and other internal use technologies and strategies
- Drought-resistant (and ecologically beneficial) landscaping
- Water efficient irrigation
- Rainwater Harvesting

Ecosystems

- Abundant large trees, including conifer species in appropriate locations
- Native plants, with local biodiversity focus
- Vegetated rainwater features such as swales, pond/wetland, permeable pavement

Sustainable Materials

- Quantify and minimize embodied carbon
- Use of building components with reclaimed or recycled materials
- 90% construction and demolition waste diversion
- Avoid or minimize use of material with known adverse health impacts
- Regionally sourced materials

Resilience

- Consider future temperature increases and drought
- Consider more intense rainfall events
- Consider extreme weather response to provide for community refuge

With all electric and low carbon systems, the new facility is anticipated to have 95% less operational carbon and consume 29% less energy. The energy use intensity is estimated at 151 kWh/m²/yr. The thermal energy demand intensity is estimated at 12.7 kWh/m²/yr and the resultant greenhouse gas intensity is estimated to be at 1.7 kgCO₂/m²/yr. Based on the modelling of the current design, it is anticipated that the building would use 20% less potable water, 53% less irrigation water, and result in 90% less construction waste and minimize embodied carbon.

Subject to Council’s approval of the detailed design phase, the design team will confirm the proposed sustainability strategies for each of the main components described above.

3.9 Class C Project Costing

A Class C total project cost estimate has been developed based on the schematic design. Class C estimates are typically +/- 15% in accuracy with many variables influencing the final construction price, including most importantly the final design, specifications, market activity at the time of construction, and contractor bid proposals. Based on the schematic design to-date, a total project cost of \$252,000,000 has been estimated, which includes all construction costs, contingencies, professional and consulting fees, connection fees and permits, furnishings fixtures and equipment, and excludes land costs and general sales tax.

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3.10 Project Schedule

An updated project schedule has been produced based on the schematic design developed to-date, and is summarized below:

Milestone	Date
Council Approval of Phase One Work and Phase Two Funding	July 26, 2021
Detailed Design and Tender Documents	July 2021 – Q1 2023
Council Approval of Detailed Design and Construction Funding	Q1 2023
Tendering	Q1 2023 – Q2 2023
Construction and Commissioning	Q2 2023 – Q2 2026

4.0 PROJECT BUDGET / FINANCING

Phase Two of the CCCL project (BAX.0020) is included in the 2021 – 2025 Financial Plan and sufficient Community Benefit Bonus Reserve funding is available to finance the capital project outlined in this report. Based on work completed in Phase 1, the Class C estimated total cost of the project is \$252,000,000 over 5 years, this project estimate will be included in the 2022 – 2026 Financial Plan. The following is a cost summary of the funding request for the Phase Two work program, which is comprised of consulting services, project management fees, permitting and development fees, and funds for some advanced preliminary site servicing and off-site costs.

Phase Two Cost Estimate Summary:

Consulting Fees	\$ 14,000,000
Specialty Consulting and Project Management Fees and Project Contingency	\$ 2,600,000
Permitting and Development Fees	\$ 4,000,000
Site Servicing and Offsite Costs (including design)	\$ 5,000,000
Total:	\$ 25,600,000

In total, \$25,600,000 of Community Benefit Bonus Reserve funding is being requested in order to complete the Phase Two work program for the CCCL project, which will be undertaken over the course of 2021-2022. It is noted this amount includes consultant contract administration services; however, should the project not progress to construction, the lead consultant would not be compensated for contract administration services.

5.0 RECOMMENDATIONS

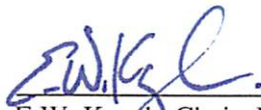
The Phase One scope of work for the CCCL project is complete. In order to advance the project into detailed design, and fund City development approvals, tender documents, and preliminary site servicing and offsite costs, it is recommended that Council authorize the advancement of the CCCL project into detailed design, and authorize the use of Community Benefit Reserves in the amount of

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\$25,600,000 to finance the Phase Two scope of work for the CCCL project, as outlined in this report. Subject to Council approval of Phase Two funding, a second report will be advanced to Council, recommending an award of contract for consulting services for the Phase Two scope of work.

At the completion of the Phase Two scope of work, which includes all work up until tendering of the project for construction, a further report will be advanced to Committee and Council for approval of the detailed design, as well as funding approval for construction.

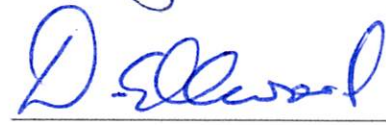
It is further recommended that copies of this report be forwarded to the Parks, Recreation and Culture Commission and the Burnaby Public Library Board for information.



E.W. Kozak, Chair, Major Civic Building Project
Coordination Committee



Leon Gous, Director Engineering



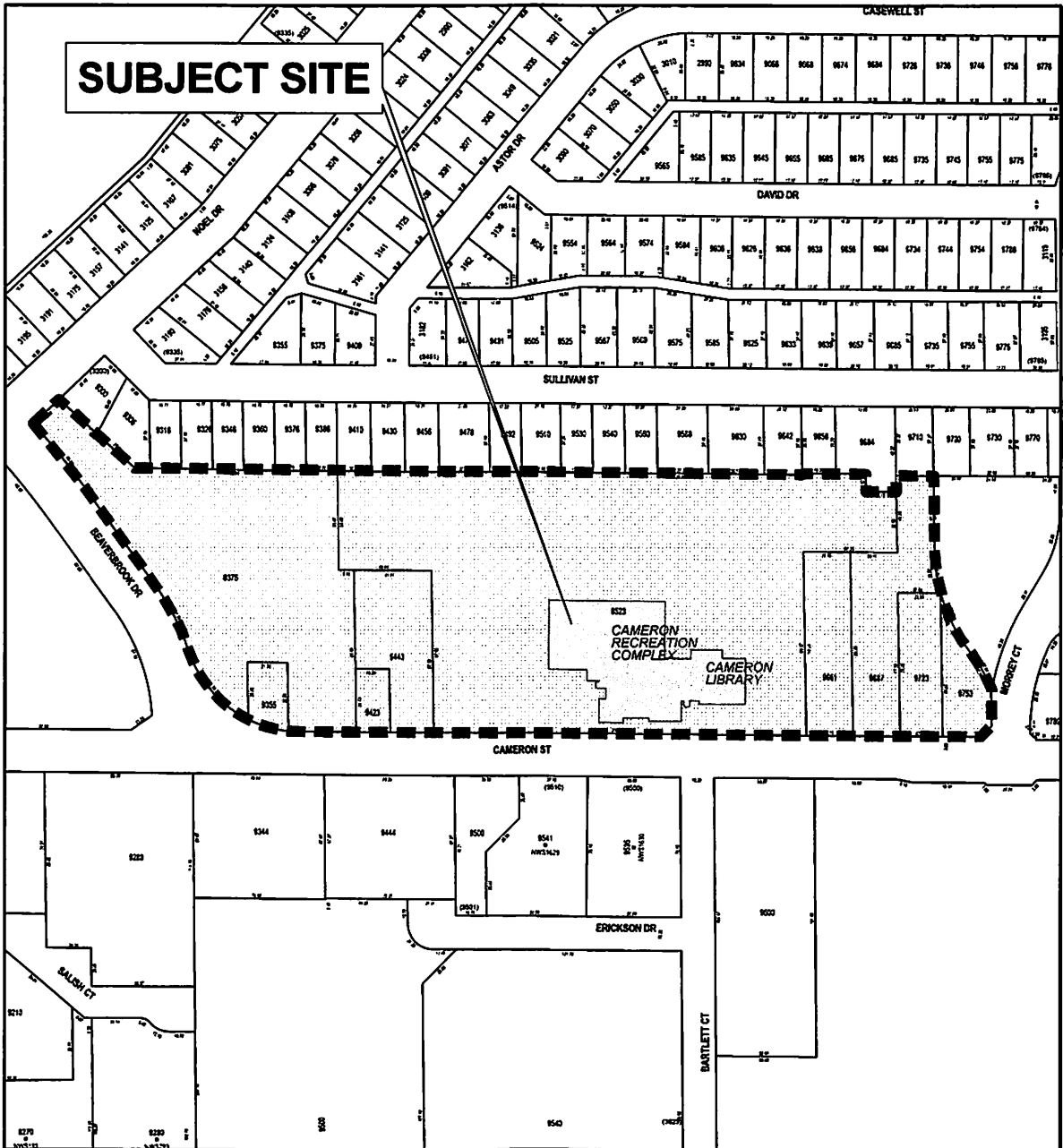
Dave Ellenwood
Director Parks, Recreation and Cultural Services



Beth Davies
Chief Librarian

CL/sla
Attachments

- | | |
|---------------------------------|---|
| cc: Director Corporate Services | Director Public Safety and Community Services |
| Director Engineering | Purchasing Manager |
| Director Finance | Assistant Director Civic Building Projects |
| City Solicitor | City Clerk |



PLANNING & BUILDING DEPARTMENT



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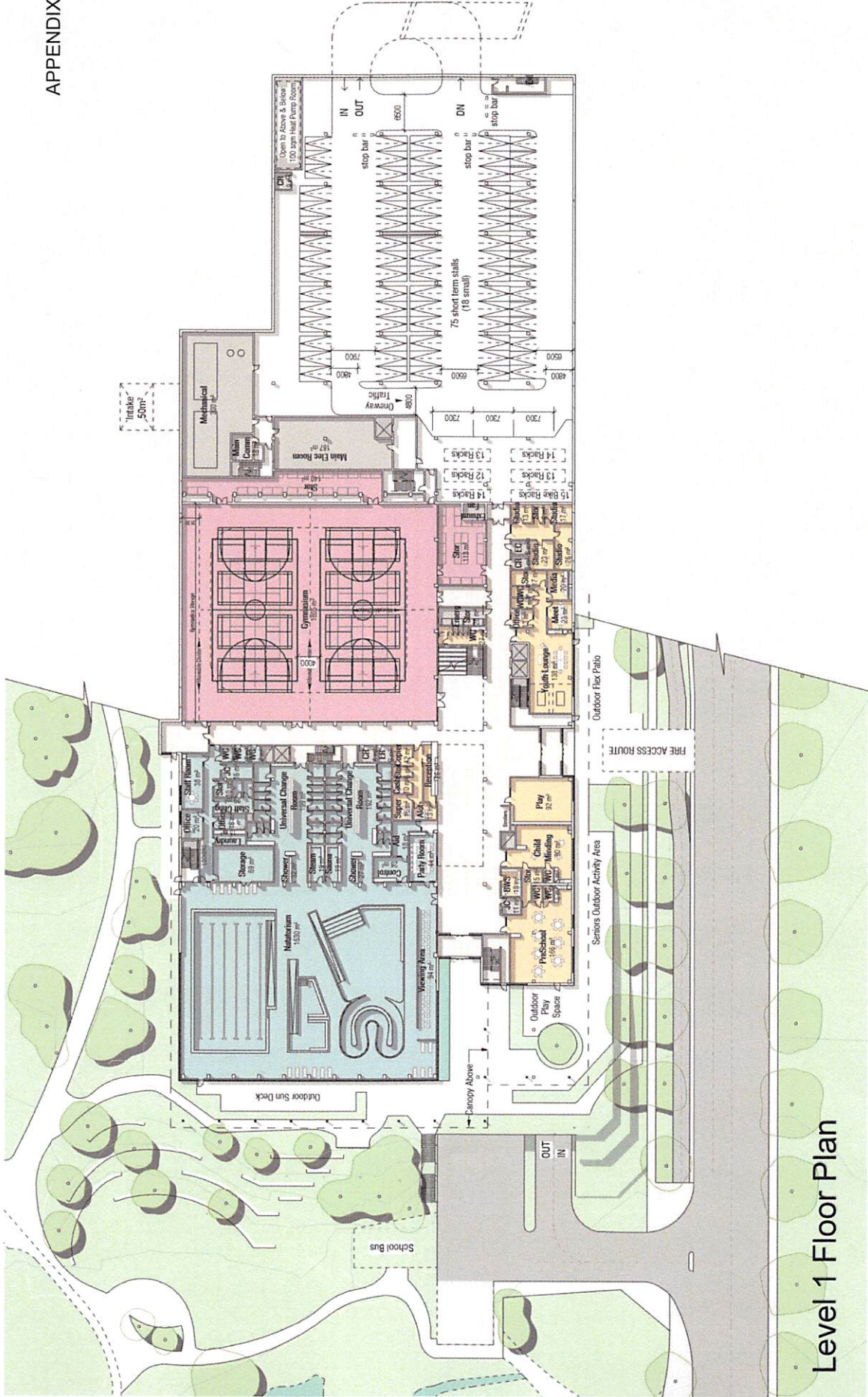
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**9375,9355,9423,9443,9523, 9661,
9687,9723 AND 9753 CAMERON STREET**

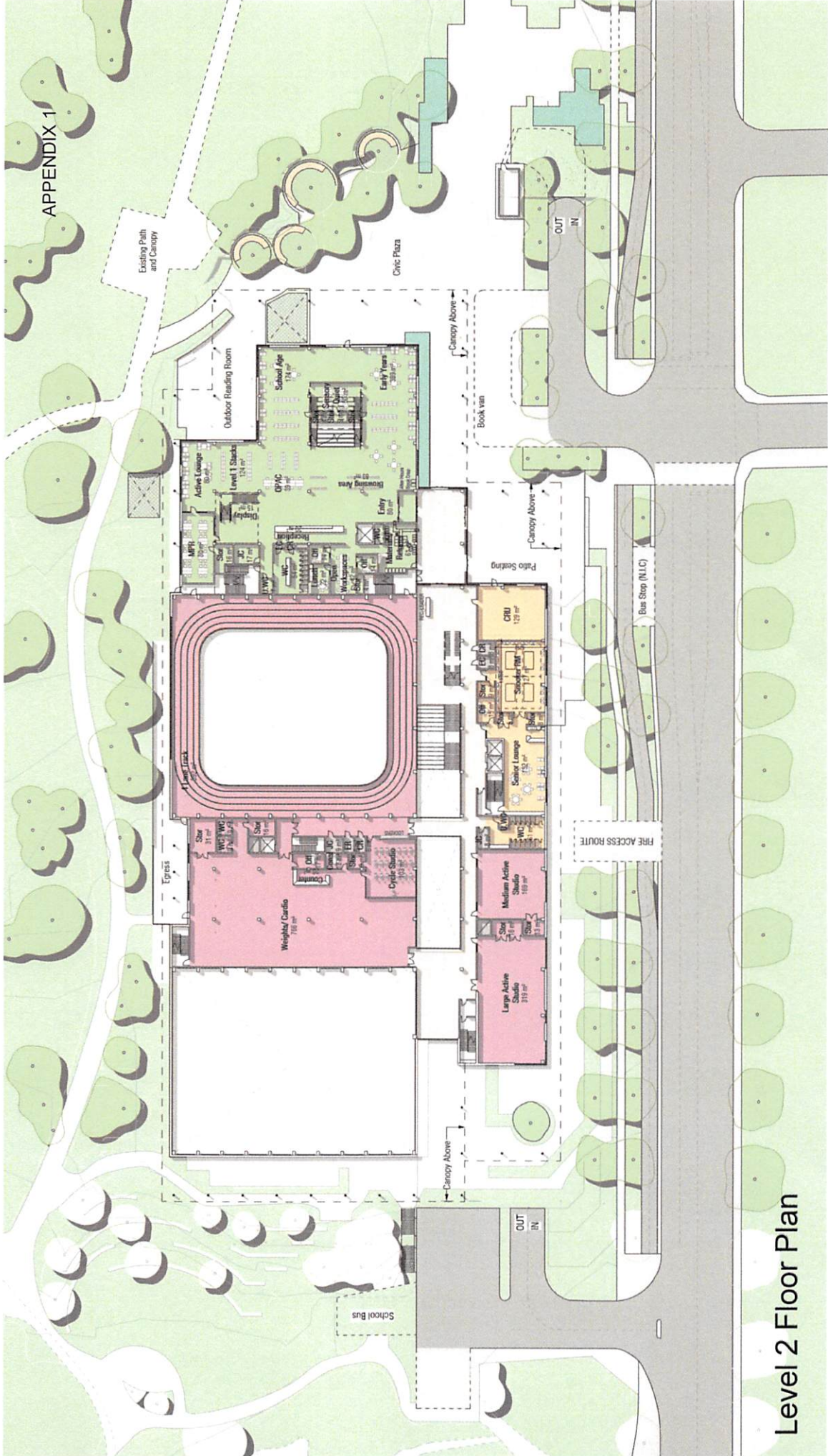
 Subject Site

 Cameron Park

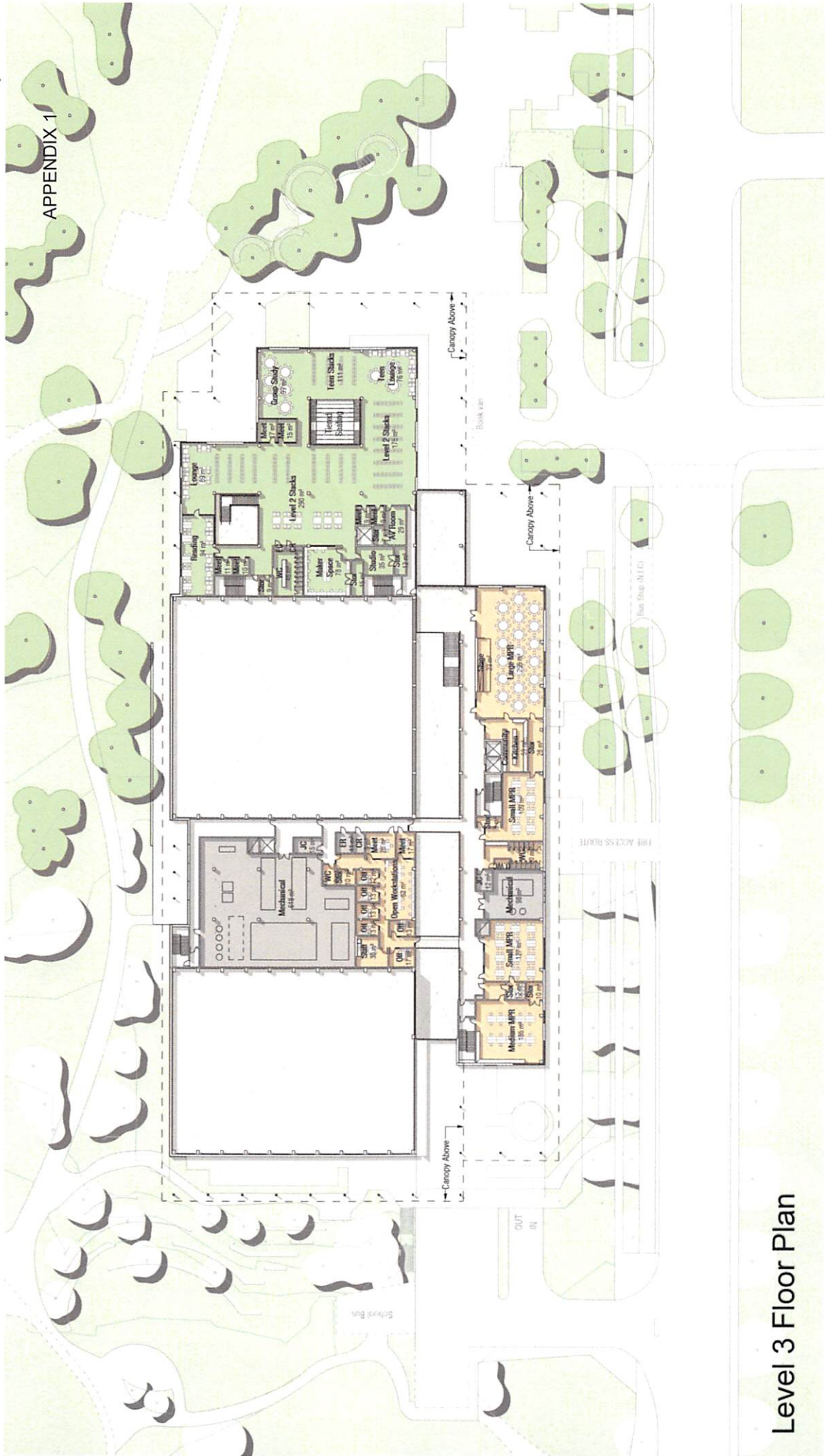
Sketch #1



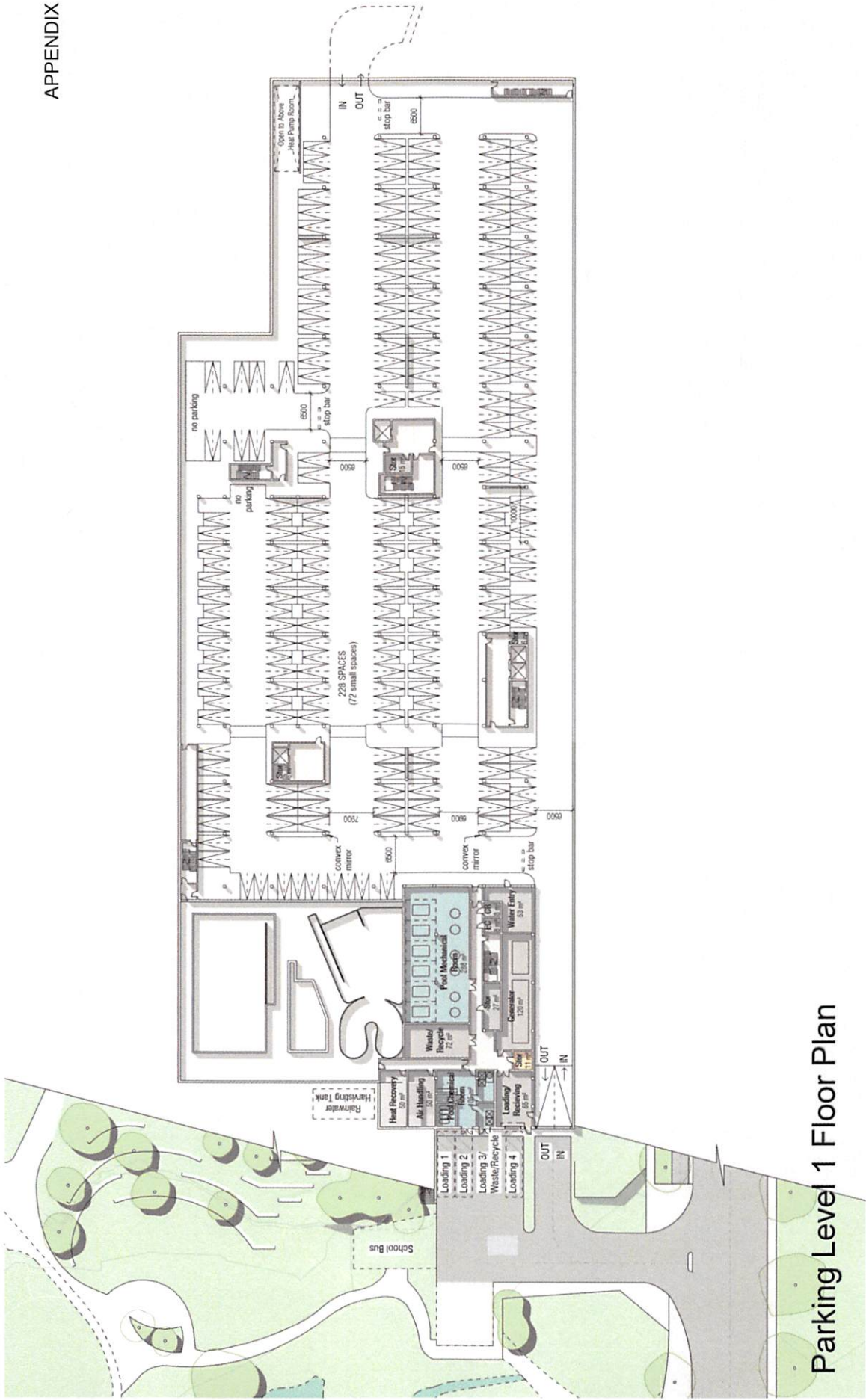
Level 1 Floor Plan



Level 2 Floor Plan

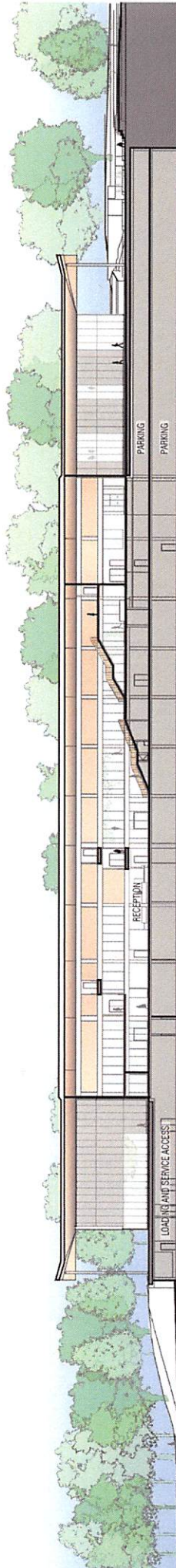


Level 3 Floor Plan



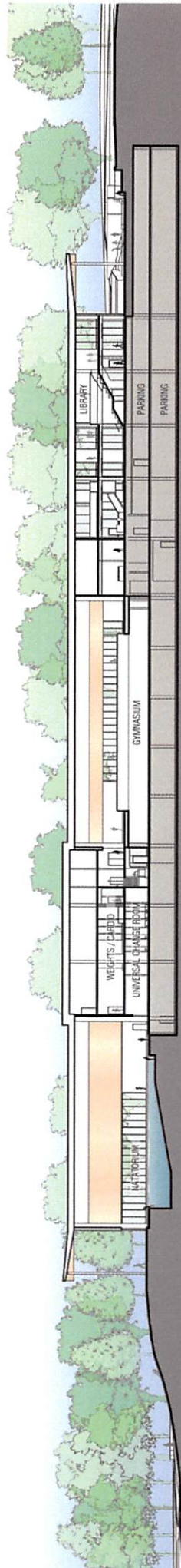
Parking Level 1 Floor Plan

APPENDIX 1

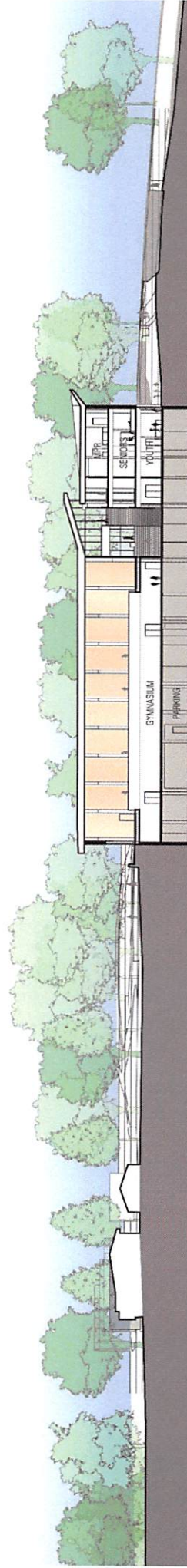


Atrium East-West Section

APPENDIX 1



Gym and Natatorium East-West Section



Gym and Multi-purpose Rooms North-South Section