

Re: CAMERON LIBRARY AND RECREATION CENTRE
 PROPERTY BELONGING TO MRS. LILLIAN E. MANN
 9637 CAMERON STREET
 (Item 22, Report No. 85, 1979 December 17)
 (Item 13, Report No. 1, 1980 January 07)

RECOMMENDATION:

1. THAT this report be received for the information of Council.

REPORT

Arising out of the consideration of Item 13, Report No. 1 on January 07, the following resolutions were passed:

- "1. THAT the parking and loading requirements for the Cameron Library and Recreation Centre be structured and properly costed to the existing site and staff report thereon with a detailed drawing showing library access, parking and entry; and
2. THAT the staff's outstanding instructions from Council to commence the action on 1980 January 11 if Mrs. L. E. Mann is in 9637 Cameron Street, Burnaby, B. C. on 1980 January 10 be delayed pending the return to Council of the aforementioned report."

With respect to the first resolution, the 3 attached sketches have been prepared for Council showing the following:

Sketch A - The layout of the site including the Mann property as presently planned. This is a balanced design showing parking at both ends of the facility.

RECOMMENDED because:

- good cost benefit,
- best access to Library and Recreation Centre.
- provides for expansion potential.
- provides separation and buffer for adjacent existing residential development.

Sketch B - An alternative layout of the site not including the Mann property which will meet the Municipal bylaws. This shows parking to the north-east to replace what would be lost if the Mann property is not assembled.

NOT RECOMMENDED because:

- costly solution - approximately \$171,500.
- 2 series of extensive retaining walls required varying from 2 feet to 12 feet on one and zero to 4½ feet on the other, and undesirable narrow well created along north side of Sports Hall.
- would make expansion of both Recreation and Library portions of facility substantially more costly in the future because of removal costs of parking area and provision of retaining walls.
- would still need to acquire Mann property for future expansion of Library portion of facility.
- a mature stand of trees would be eliminated unnecessarily.
- continued residential use of Mann property

will generate complaints about use of Municipal facility because of inadequate separation between it and the house - possible trespass and noise problems.

Sketch C - An alternative layout of the site not including the Mann property which will meet the Municipal bylaws. This shows a fire access along the east side of the facility with a control gate and a paved addition to the existing westerly parking area.

NOT RECOMMENDED because:

- cost - approximately \$61,200.
- much inferior loading access area for the Library portion of the building.
- replacement parking area for Mann property is 450 feet further from main entrance to the Library, and thus walking distance is greater than necessary.
- the total design would be out of balance, as all the parking would be at the west end of the facility.
- the fire access is of a lesser standard than proposed and would have to be relocated whenever the Library is expanded.
- the outdoor reading area of the Library would be eliminated.
- would still need to acquire Mann property for future expansion of Library portion of the facility.
- continued residential use of Mann property will generate complaints about use of Municipal facility because of inadequate separation between it and the house - possible trespass and noise problems.

All cost estimated are approximate, and should be taken as reasonable indications of the approximate scale and relative difference for the alternatives outlined. The architect has met with the contractor and discussed unit prices and approximate quantities, but it must be realized that the estimates are provided without the benefit of detailed design. The architect has subsequently re-checked his figures and re-confirmed them. No further refinement is possible without the necessary design work.

To occupy this facility, it must be recognized that if we do not gain possession of the Mann property in time to complete the site works before the opening, we would not plan to provide temporary parking in the short term interim, and the extra cost for deletions to the contract and start up for the same contract work within say a 4-month period would be \$10,000. This solution appears feasible as the building will not be programmed for 100% use in the first 4 months of its use. If we do, however, have to provide temporary parking at the west end of the site in the form of a properly drained and lighted gravelled lot in the north-west corner, the extra cost could be approximately \$40,000.

In the event that Council decides that it is not prepared to complete the expropriation of the Mann property, the preferred solution is to spend the minimal amount of funds and keep the future options open for expansion of the site. In other words, the preferable solution would be to spend \$61,200 to implement the layout shown on Sketch C, and

ITEM	15
MANAGER'S REPORT NO.	3
COUNCIL MEETING	1980 01 14

simply defer the Mann acquisition to a later date when it will be needed for expansion of the Library facility. It makes little sense to spend in the magnitude of \$171,500 to place parking in the north-east corner of the site as outlined in Sketch B, when it would need to be removed in the future, and the beauty of the site would be destroyed in the first instance.

We recommend the acquisition of the Mann property and the completion of the plan as presently provided for in the contract documents. We are beyond a point of no return, and it is the best all around development plan.

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