

ITEM 5  
MANAGER'S REPORT NO. 47  
COUNCIL MEETING 89/07/10

RE: CONFEDERATION PARK SWIMMING POOL

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Recreation & Cultural Services be adopted.

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1989 JULY 04

TO : MUNICIPAL MANAGER  
FROM : DIRECTOR RECREATION & CULTURAL SERVICES  
RE : **CONFEDERATION PARK SWIMMING POOL**

PURPOSE: To obtain Council's authority to bring down a bylaw to appropriate \$500,000 from Capital Reserves for the design of a swimming pool at Confederation Park.

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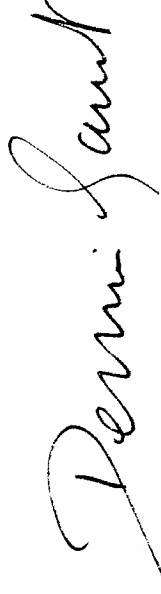
RECOMMENDATION:

1. THAT a bylaw be brought forward to appropriate \$500,000 from Capital Reserves for the design of a swimming pool at Confederation Park.

REPORT

The attached report on the above subject was received by the Parks & Recreation Commission at its meeting of 1989 July 05.

The Commission approved the four recommendations contained therein, and now requests Council's authority to bring forward the appropriate funding bylaw so that design of the pool can proceed.



DENNIS GAUNT  
DIRECTOR RECREATION &  
CULTURAL SERVICES

PAL:je1  
Attach.

cc: Director Finance  
Director Planning & Building Inspection

ITEM 5  
MANAGER'S REPORT NO. 47  
COUNCIL MEETING 89/07/10

ITEM 11  
DIRECTOR'S REPORT NO. 15  
COMMISSION MEETING 89/07/05

RE: NORTH BURNABY SWIMMING POOL TO BE LOCATED IN CONFEDERATION PARK

RECOMMENDATIONS:

117

1. THAT approval be given to the type and size of swimming pool facility proposed for Confederation Park.
2. THAT Council be requested to authorize that a bylaw be brought down to appropriate \$500,000 from Capital Reserves for the design of the North Burnaby swimming pool.
3. THAT the expenditure of \$500,000 for the design of the North Burnaby swimming pool be approved.
4. THAT we proceed with the selection of an architect for the swimming pool project.

REPORT

INTRODUCTION:

At its meeting of 1989 May 15, Council approved "that bylaw 9195 cited as 'Burnaby Capital Expenditure Program Bylaw 1989' be amended by reallocating to 1989 the \$500,000 amount currently shown as a 1990 expenditure for the planning and design of a swimming pool at Confederation Park".

This information was conveyed to the Commission at its meeting of 1989 June 07 in a memo from the Municipal Clerk. This report will recommend steps to initiate the process to plan and design the pool in 1989.

SITING ON CONFEDERATION PARK:

It is proposed that the pool be located in the south-west corner of Confederation Park in the vicinity of the existing Centre for the Retired, high school, library and soccer pitch.

The long term Master Plan also calls for an Eastburn type recreation centre to be placed in this general area. At this time the most logical spot for the swimming pool is on the land presently occupied by the soccer pitch. The replacement of the soccer pitch will be addressed elsewhere in this report.

Because of space and parking needs created by the swimming pool and recreation centre, it is considered appropriate to have an urban design study of the area carried out at this time in conjunction with the design of the swimming pool.

Staff would therefore propose to include in the terms of reference for an architect the need for a preliminary urban design study to precede the swimming pool design. The search for an architect will include the criterion that the firm demonstrate its ability to meet this need.

TYPE AND SIZE OF POOL PROPOSED:

It is necessary before appointing an architect for the Commission to confirm the size and type of pool to be built. The funding of \$6,000,000 (\$500,000 in 1989 for design; and \$5,500,000 in 1992 for construction) was based upon a particular type and square footage which is now presented here for validation by the Commission.

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ITEM	5
MANAGER'S REPORT NO.	47
COUNCIL MEETING	89/07/10

- 2 -

Attachment #1 outlines in detail the facilities to be included, the square footages and the estimated costs. It is basically a C.G. Brown tank size with all the ancillary facilities presently existing at C.G. Brown. This works out to 27,977 sq.ft. at an estimated cost of \$160 per sq.ft. which together with normal site works totals \$6,030,873. These are calculated in 1989 dollars and an inflation factor will have to be added when the project is budgeted depending on the year in which it is to be constructed.

We have also now shown an additional three options:

- a water play/leisure area;
- a family/handicapped changeroom; and
- a concession/coffee shop/waiting area.

As it would possibly be ten or more years before Burnaby builds an additional pool, staff feel that the Commission should seriously consider the inclusion of the water play/leisure type areas at this time.

This 6,400 sq.ft. could cost an additional \$1,024,000. It is proposed that the architect be given the mandate to provide an innovative design which still allows length swimming as in a normal tank but provides the leisure areas as well. The instructions will be to design a pool within the existing \$6,000,000 that provides this varied service. One example that has come to the attention of staff is a new pool recently designed in Regina which combines a three lane partial tank with a water play/leisure area. This is the kind of innovation that we would be looking for.

At the time of draft design, we will have a better understanding of whether we can achieve these objectives within the budget or whether it will be necessary to consider an additional expenditure.

It should also be noted that there will be additional site costs associated with the relocation of the soccer field which are addressed elsewhere in this report.

#### SOCCER AND BASEBALL/SOFTBALL FACILITIES:

Because it is proposed that the new pool be located on the site presently occupied by a lighted all weather soccer field, it will be necessary to relocate the soccer and baseball/softball facilities to ensure continuity of these services.

To this end, a preliminary re-design of the sports area at Confederation Park has been carried out and is illustrated on Plan OP.6-1-57 which is attached as Attachment #2.

The Commission has been waiting for several years for the refurbishing of the grass field within the oval to become a top priority and we have now reached that stage. This field and the all weather field contain two soccer playing surfaces, three backstops, and a running track. It is proposed to:

- a) build two soccer field - one grass, one all weather running east/west in the area presently occupied by the grass field and the track.
- b) locate two full size backstops within the same area.
- c) at Kensington Park, eliminate one mini backstop and relocate two other mini backstops allowing the installation of two full size adult softball backstops (this item is illustrated on Attachment #3).
- d) eliminate the oval running track and substitute an all weather path for joggers and walkers. This will necessitate some negotiation with the Legion which runs an annual meet, and Alpha School which uses the track for Phys. Ed. and track team practice, to try to find them alternate locations for their uses.

ITEM

11

DIRECTOR'S REPORT NO.

15

ITEM

5

MANAGER'S REPORT NO.

47

COUNCIL MEETING 89/07/10

- 3 -

The estimated cost to carry out these works is \$290,816. It is proposed that this cost be folded in with the cost of the pool construction as part of one total project.

119

NEXT STEPS IN THE PROCESS:

The Commission should now consider the following. Request Council to bring down a bylaw making the funds available from Capital Reserves as provided in the 1989-1993 Capital Budget. Formally approve the expenditure of those funds and approve commencement of the process to hire the architects.

Given approval of the above recommendations, the architect appointment combined with the design process should take approximately six months with the final design and more accurate estimates available in January/February of 1990 for consideration for insertion into the 1990/1994 - 5 Year Plan.

DG:hh  
Attach.

C.C.  
Director Finance  
Director Planning & Building Inspection

ITEM

5

ATTACHMENT #1

MANAGER'S REPORT NO. 47

COUNCIL MEETING 89/07/10

**SQUARE FOOTAGES & ESTIMATED COSTS FOR PROPOSED NORTH BURNABY SWIMMING POOL TO BE LOCATED AT CONFEDERATION PARK**

1. Traditional pool and deck space	10,000 sq. ft.
- Full size (6 lanes X 25 M.)	
Permits recreational swimming, swimming lessons and length swimming	
- Would accommodate 1 meter diving board	
- Includes additional deck space required for water slides not now provided at C.G. Brown or Bonsor Pools	
2. Whirlpool, teach pool and deck space	3,000 sq. ft.
3. Sauna	200 sq. ft.
4. Open shower facility and washrooms in leisure area	250 sq. ft.
5. Exercise room	875 sq. ft.
6. Observation area adjacent to deck	600 sq. ft.
7. Men's dressing room/showers	1,120 sq. ft.
8. Women's dressing room/showers	1,232 sq. ft.
9. Multi-purpose room	700 sq. ft.
- To accommodate childminding	
10. Lobby/reception	7,000 sq. ft.
First aid	
Pool control	
Clerical	
Lobby washrooms	
Offices	
Staff change room/lunch room	
11. Mechanical rooms/storage	<u>3,000 sq. ft.</u>
	TOTAL 27,977 sq. ft.
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The above is essentially a C.G. Brown type facility with more liberal square footages for all spaces.

Certain other areas should be considered in the overall design. These would bring the facility up to municipal use standard.

1. Water play/leisure area  
5,000 sq. ft.
2. Family/handicapped change rooms (6)  
400 sq. ft.
3. Concession/coffee shop/waiting area  
1,000 sq. ft.

With innovative design, staff feel some of the above areas could be incorporated within the pool structure. Some areas might have to be scaled down to accomplish this.

ITEM	11
DIRECTOR'S REPORT NO.	15
ITEM	5
MANAGER'S REPORT NO.	47
COUNCIL MEETING	89/07/10

The following are the estimated costs for this project:

1989 Dollars **121**

Pool - 27,977 sq. ft. @ \$160.00/sq. ft.

Design fees @ 10%

Parking

Site services @ 3%

Landscaping

Contingency @ 10%

Furnishings and equipment

\$4,476,320
447,632
150,000
134,289
175,000
447,632
<u>200,000</u>

TOTAL POOL COST \$6,030,873

Reconstruct two new sportsfields

\$255,836

To relocate baseball/softball backstops  
to Kensington Park

34,980

290,816

TOTAL PROJECT COST \$6,321,689

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11  
 15  
 5  
 47  
 89/07/10

DIRECTOR'S REPORT NO.

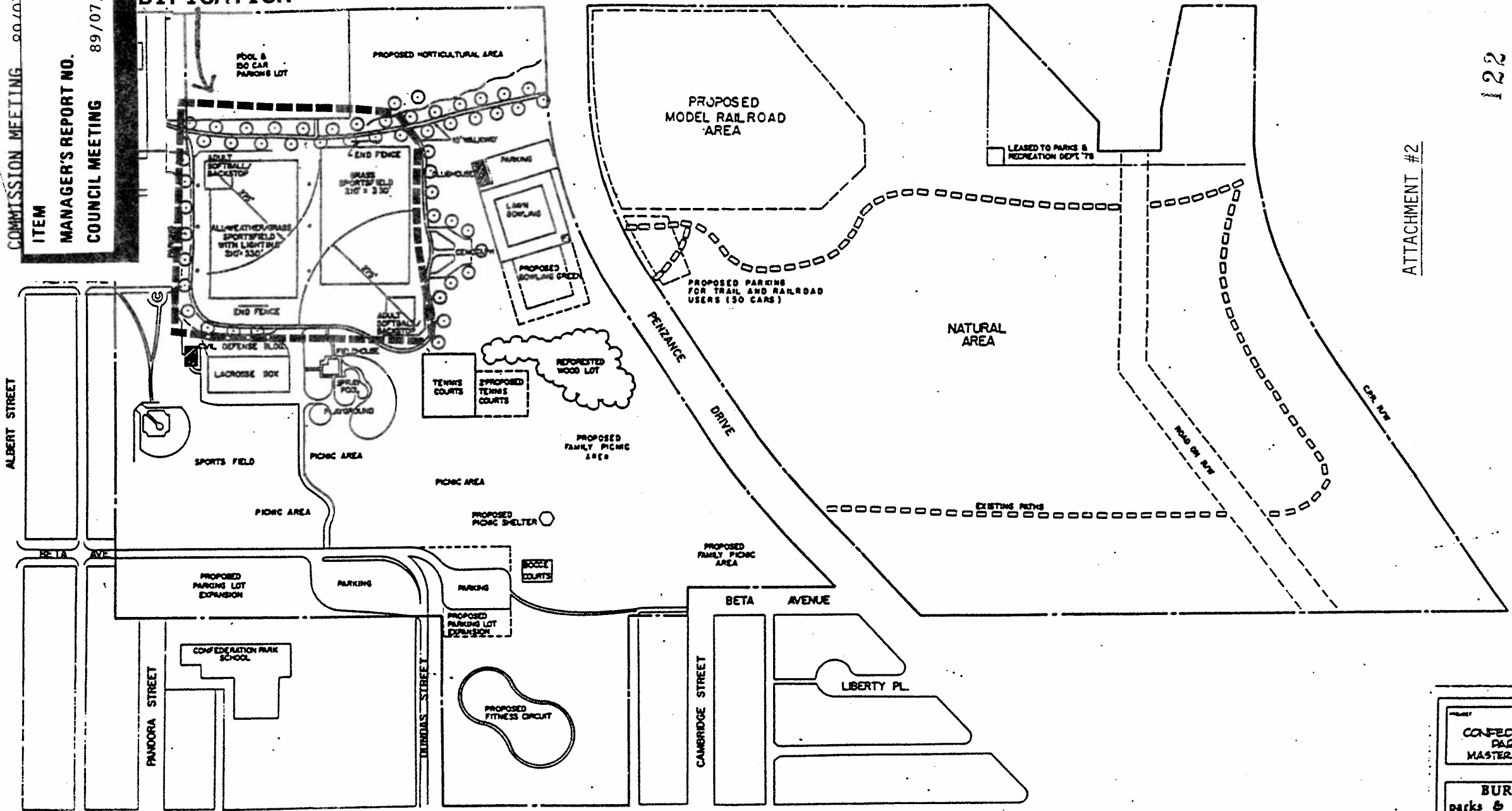
COMMISSION MEETING

ITEM

MANAGER'S REPORT NO.

COUNCIL MEETING

**PROPOSED DIFICATION** WILLINGDON AVENUE



ATTACHMENT #2

**CONFEDERATION PARK MASTER PLAN**

**BURNABY**  
 parks & recreation department

DATE: 1989/07/10

BY: [Signature]

APP. BY: [Signature]

