

RE: DEER LAKE ARTS CENTRE PROJECT
-ECOSYSTEM ANALYSIS
-UNDERGROUND PARKING

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1989 July 06

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: DEER LAKE ARTS CENTRE PROJECT
- ECOSYSTEM ANALYSIS
- UNDERGROUND PARKING

PURPOSE: To address matters pertaining to the proposed Deer Lake Arts Centre related to an ecosystem analysis and to structured parking.

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RECOMMENDATION:

1. THAT structured parking be provided for under the building footprint of the proposed Deer Lake Arts Centre.

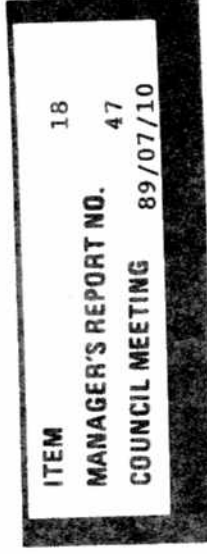
R E P O R T

1.0 INTRODUCTION

Arising out of pursued overall site planning and urban design studies, a specific site (James Cowan location) for the proposed Deer Lake Arts Centre was recommended by the engaged planning/architectural consultant and by the Major Civic Building Project Coordination Committee and subsequently approved by the Parks and Recreation Commission at its meeting of 1989 June 14.

A separate report is being submitted by the Director Recreation & Cultural Services to the Parks and Recreation Commission, and is being forwarded to Council, to inform and update Council on the process being pursued for the development of an Arts Policy for Burnaby and for the concept planning for the Arts Centre including the specific site selected for the proposed Deer Lake Arts Centre.

As a next step procedure, the Major Civic Building Project Coordination Committee has proposed that a detailed ecosystem analysis be carried out for the selected site. The Parks and Recreation Commission will be requested to consider and approve the engaging of a consultant to pursue the ecosystem analysis. In addition, it is concluded that structured parking should be provided under the proposed Deer Lake Arts Centre. These two matters regarding a detailed ecosystem analysis and structured parking are described in the following report.



2.0 ECOSYSTEM ANALYSIS

182
As a follow-up to this general site selection process, it is considered prudent to pursue a more detailed environmental analysis of the selected site. It is noted that this type of further analysis would be considered appropriate for any site selected within the Deer Lake Park area. Within the context of previous overall studies (e.g. Deer Lake Park Natural Resource Analysis and Recreational Land Use Plan) of Deer Lake Park, the area in the vicinity of the selected site has been considered capable of being developed for more urban uses such as that represented by the proposed Deer Lake Arts Centre.

The Major Civic Building Project Coordination Committee has recommended that a consultant with expertise in environmental planning and analysis be retained to utilize an ecosystem approach in recommending environmental design and construction guidelines for the Arts Centre project. This is to ensure that an appropriate relationship exists between the lake, site and the implementation of the proposed concept.

The ecosystem analysis will direct the design development process towards the option that least impacts the site's ecology and the natural environment of the larger park. It will more specifically:

- Indicate measures that can be incorporated into the design that will restore/enhance the park's natural environment.
- Recommend from an ecosystem perspective the mitigation measures that should be incorporated in the proposed development of the project.
- Evaluate and review the site planning and preliminary building design as prepared by the architect and recommend changes considered necessary from an ecosystem viewpoint.
- Recommend proper construction methods and practices that protect the environment.
- Monitor construction to ensure adherence to environmental guidelines.

The Major Civic Building Project Coordination Committee is presently preparing a report to the Parks and Recreation Commission for approval of the Terms of Reference for the consultant. Funds are available in the Commission's budget for this work.

3.0 PROPOSED STRUCTURED PARKING

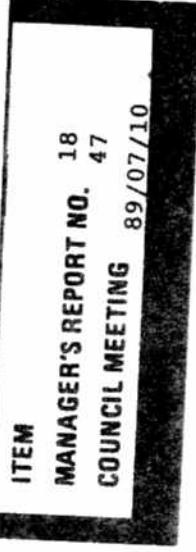
The matter of providing underground parking for major cultural, governmental and administrative facilities in Deer Lake Park and the Central Administrative Area has been raised as a consideration, especially for new development.

The preliminary siting concept for the Deer Lake Arts Centre as conceived by the engaged architect provides for development of surface parking lots, and due to the configuration of the land, the site would also be amenable to construction of an underground parking level, accessed from Deer Lake Avenue generally opposite the Village Museum site. The architect has expressed some preference for surface parking in this instance, for reasons primarily related to the perception that Arts Centre users would prefer an "open air" parking and arrival experience, and has suggested that surface parking areas can be made aesthetically pleasing as part of the park through extensive landscaping.

However, it is recognized that provision of underground parking has been stressed by several members of the Parks and Recreation Commission on past occasions. Arising out of the deliberations of the Major Civic Building Project Coordination Committee, it was concluded that further study of this aspect was needed. To this end, staff of the Planning & Building Inspection Department were requested to review the need for parking related to the total complex, and to submit a report as soon as possible, as the decision on incorporation of underground parking will directly affect the Arts Centre building design alternatives that are to be prepared.

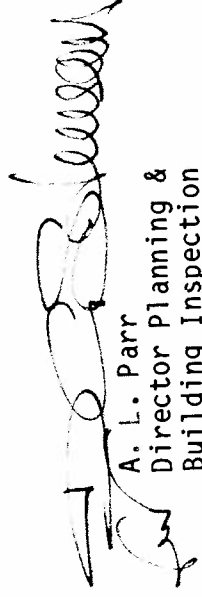
Staff have pursued this review and provide the conclusions of this review in this report. Consideration of the following general parameters indicate a need to provide underground parking in Deer Lake Park, in particular for major new building developments.

- a) It is considered prudent to take a longer range planning and development perspective of the unique Deer Lake Park resource.
- b) The overall development of Deer Lake Park envisions an emphasis on the protection, preservation, and refined enhancement of natural features and vegetation within the Park.
- c) In particular, within the currently developed area in the north-east sector of the park, the amount of usable parkland to accommodate surface parking areas is approaching a limit beyond which the natural environmental character of the overall park could be negatively affected.
- d) As major new building developments such as the proposed Deer Lake Arts Centre are pursued, an opportunity is available to provide underground parking within the building footprint thereby promoting more efficient use of land and less intrusion on the park in general.
- e) The desired minimum parking provisions to meet the Arts Centre program, which may be in excess of zoning bylaw requirements, needs to be determined. The total parking spaces required to be provided in conjunction with the Arts Centre initiative may result in the need to provide a substantial portion of the parking underground.
- f) It is preferable that any structured parking be underground or under building rather than in an above ground or separate parking structure in order to enable the structured parking to be less intrusive, more easily screened, and not become a potentially dominant, principal building use within the park.
- g) As Deer Lake Park develops as a strong municipal and even regional recreational, cultural and park attraction, the need for additional parking provisions will continue to grow. As each major development component in Deer Lake Park progresses, the properly integrated and incremental provision of structured parking should be planned. It is desirable that the Municipality not be faced at a future date with a parking crisis resulting in the need to construct a major intrusive, parking garage in Deer Lake Park, which otherwise could have been avoided by providing staged, incremental, integrated underground parking.
- h) Overflow parking needed to serve the RCMP facilities is currently provided by the parking lot adjacent Cowan Centre. Interest has been expressed that some parking for RCMP needs continue to be provided in conjunction with the Arts Centre project. This desired parking should not be permitted to create an intrusion into the park areas or increase the amount of surface parking provided on the site.
- i) The concept of shared parking should be promoted amongst the various Deer Lake Park administrative, cultural, and park-oriented components to attain more efficient use of the parking provided and to reduce the overall amount of parking required from the amount needed if each component were to provide its own independent parking. It appears that the parking needs in the Deer Lake Park area including the administrative facilities are generally in excess of minimum bylaw requirements and in all cases the minimum bylaw requirements must be met.
- j) Relatedly in the Central Administrative Area north of Deer Lake Avenue, structured parking provisions will likely be a requirement to meet probable long-term future building expansions related to civic facilities in the area such as the RCMP facilities, the Justice Building and the Municipal Hall.



184

Therefore, with respect to the new Deer Lake Arts Centre building proposed in the range of 100,000 sq.ft. of floor area, it is concluded that a minimum one level of parking under the building footprint should be provided. This under building parking component is considered a general Municipal responsibility related to the overall Deer Lake Park and Central Administrative Area context in much the same way as the parking garage under the Metrotown Civic Square and library was viewed as part of an overall Metrotown public facilities context. The optimum amount of underbuilding parking would be determined by more detailed site studies related to the proposed building footprint, to the amount of parking needed to meet the Arts Centre building program, and to how much surface parking could be provided without adversely affecting the park environment. The proposed ecosystem analysis will also be of key assistance in this regard.



A. L. Parr
Director Planning &
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KI:lf

cc: DIRECTOR RECREATION & CULTURAL SERVICES
ACTING DIRECTOR ENGINEERING
DIRECTOR FINANCE
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