

ITEM	10
MANAGER'S REPORT NO.	56
COUNCIL MEETING	89/09/11

RE: BARNET BEACH WASHROOM FACILITY

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Major Civic Building Project Co-ordination Committee be adopted.

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TO: Municipal Manager 1989 September 05

FROM: Major Civic Building Project  
Co-ordination Committee

SUBJECT: BARNET BEACH WASHROOM FACILITY

PURPOSE: To seek the authority of Council to engage an architectural firm for the design of the proposed facility.

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RECOMMENDATION:

1. THAT Council authorize the execution of a Client/Architect Agreement based upon the proposal received from the firm of Downs Archambault & Partners, architects and planners for the design of a new washroom facility at Barnet Beach Marine Park.

**REPORT**

At its meeting of 1989 August 02, The Burnaby Parks and Recreation Commission adopted the recommendation put forward by the Director Parks and Recreation that the expenditure of \$180,000 from the 1989 Capital Budget be approved for the design and construction of a second washroom facility at the Barnet Beach Marine Park. A copy of that report is attached.

Staff have now requested and received from the firm of Downs Archambault & Partners, architects and planners, a proposal for the design and supervision of the proposed facility. This is the same design group who, in 1979, implemented the existing fieldhouse and works building, both with a heavy timber/mill building motif representative of the industrial buildings originally located on the site. For consistency, the same type of construction has been suggested by staff for the proposed new building.

The proposal put forward by the design firm with fees estimated at \$9,000 is based upon a very preliminary review of the scope of the project and the site servicing implications. The fee proposal is appropriate to the small building which may have a floor area of approximately 1,000 square feet and is in keeping with the minimum scale of fees recommended by

Major Civic Building Project  
Co-ordination Committee  
Re: Barnet Beach Washroom Facility  
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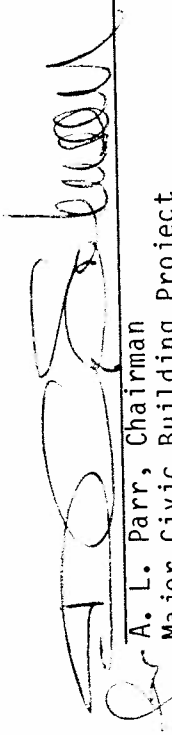
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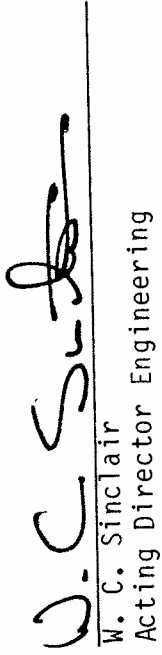
the Architectural Institute of B.C. and the Association of Professional Engineers of B. C. The firm is prepared to begin design work almost immediately which, contingent upon the extension of a sanitary sewer line to the Barnet Beach, would allow the facility to be in place and operational for the 1990 summer season.

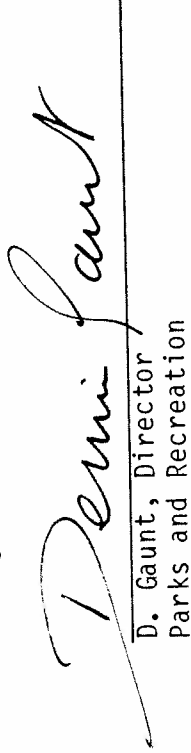
The project is of a scale not requiring extensive continuing involvement of the Major Civic Building Project Co-ordination Committee, in which case liaison between the client and the architect will be handled by the Project Co-ordinator rather than by the full committee.

In keeping with Council's policy regarding the retention of architects for municipal buildings, it is necessary to seek authority from Council for the execution of the customary Client/Architect Agreement.

With the concurrence of the Municipal Purchasing Agent, the committee is pleased to recommend that the firm of Downs Archambault be retained for the design and supervision of this proposed facility.

  
A. L. Parr, Chairman  
Major Civic Building Project  
Co-ordination Committee

  
W. C. Sinclair  
Acting Director Engineering

  
D. Gaunt, Director  
Parks and Recreation

SRH  
FRM/jce  
Attach.

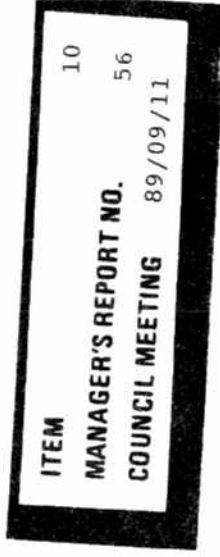
cc: Director Finance  
Municipal Solicitor  
Purchasing Agent

~~ITEM 1  
DIRECTOR'S REPORT NO. 16  
COMMISSION MEETING 89/08/02~~

RE: BARNET BEACH WASHROOM FACILITY

RECOMMENDATION:

1. THAT the expenditure of \$180,000 from the 1989 Capital Budget be approved for the design and construction of a second washroom facility at Barnet Beach Marine Park.



REPORT

Barnet Beach has become a very popular park serving a regional need for access to Burrard Inlet. In the height of the summer, parking lots are filled to capacity, and washroom and concession facilities are overcrowded. Last year the Commission received a staff report detailing the need for additional washroom facilities now to meet existing demands and the future requirements to meet increasing demand as park development proceeds. A copy of that report is attached for reference.

In preparation to begin this work this fall it is first necessary for the Commission to approve the expenditure of \$180,000 allocated within the 1989-1993 Capital budget. Bylaw 9217, adopted 1989 June 5, appropriated the required funds from Parkland Acquisition Levy Interest. With approval in place, the first stage of hiring an architect to design the facility can be initiated. Construction is scheduled to begin this winter with completion set for June 1990.

The initial proposal for the washroom design includes:

- 8 female toilets
- 3 male toilets and 4 urinals
- 360 square foot change facility with benches
- 20 square foot janitorial storage space
- 75 square foot recreational storage space
- outdoor shower
- architecture to match the same exterior of the existing washroom and maintenance building

SANITARY SEWER

Barnet Beach is currently not serviced by a sanitary sewer therefore, the existing washroom building is on septic field system. However, the Director Engineering has advised that funds are now budgeted for a sanitary sewer line extension to Barnet Beach next year, enabling us to connect both the existing and new washrooms to the service and eliminate the need for septic tanks. This sewer line is expected to be in place in time for the opening of the new washroom next June.

JK:cs

Attachment (1)

cc: Director Engineering  
Director Finance

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ITEM 1  
 DIRECTOR'S REPORT NO. 16

ITEM 10  
 MANAGER'S REPORT NO. 56  
 COUNCIL MEETING 89/09/11

RE: FUTURE WASHROOMS AT BARNET MARINE PARK

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

BACKGROUND:

In February 1987, the concept plan for the Texaco site was approved. Two washroom facilities were identified under the future proposal, one within the existing warehouse building and one just north of the pedestrian overpass - central to both existing and proposed development.

CURRENT SITUATION:

Currently there is one washroom facility in the park located at the east end of the developed area. The men's washroom has two toilets and four urinals; women's has four toilets. This has been barely adequate since it was installed.

Our closest application of the building code to outdoor situations suggests that for every one thousand persons there should be eight male toilets and twelve female toilets.

Barnet is a very popular destination area and is usually crowded beyond capacity during weekends throughout the summer season. The 300 car parking lot is full and there can be up to a 100 cars parking along Barnet Highway. If we take an average of four people per car, it quickly indicates that the existing facilities do not meet present requirements. This is confirmed by reports from the maintenance staff that there are often line-ups on week-ends to use the washrooms, as well that patrons using the west area of the park near the burner will not walk the distance to the washroom, particularly males and small children, rather they take cover in the bush. Portable toilets have been brought in over the last four to five years for the summer season to help alleviate washroom congestion. These are situated almost in the same location as the proposed facility would be.

FUTURE PROPOSAL:

The Texaco concept proposes an entirely new structure to be located just west of the existing path coming off of the overpass (see attached plan 15-2-62s) as well as the future incorporation of washrooms in the existing warehouse on the Texaco site. This would ultimately locate washrooms approximately every 1000 feet, no one would be farther than 500 feet from a facility. This is a general guideline only, suggested for optimum comfort and convenience of park users. A washroom centralized between the existing facility and one as part of the warehouse would best serve the park users. Any further park development, such as opening up the Texaco lands, will impact heavily on the existing washroom facility. As development of the Texaco area continues, washrooms will have to be incorporated into the warehouse building as well. The Texaco concept highlights this as a core area so it will experience high use.

CONCLUSION:

The ultimate plan for the Texaco lands of Barnet park indicates two washrooms, both will eventually be needed to serve the high volume of park users. As stated, the present situation requires attention and upgrading, current indications and future park expansion justify the need of installing the one proposed washroom facility as soon as possible.

HS:ka  
 Attach. (1)

MOVED BY COMMISSIONER LAWSON, SECONDED BY COMMISSIONER NEUBERT:  
 "THAT the recommendation be approved."



