

CITY OF BURNABY

CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

RE: TAYLOR PARK (STRIDE AVENUE LANDFILL) GAS MANAGEMENT  
SYSTEM FLARE/BLOWER BUILDING AND PARK WASHROOM/  
CHANGE FACILITY/STORAGE BUILDING

RECOMMENDATION:

1. **THAT** Council be requested to authorize staff to pursue execution of a client/architect agreement between the City and Toby Russell Buckwell and Partners for the design and contract administration of the flare/blower building for the Taylor Park landfill gas management system and conceptual design for the washroom/change facility/storage building.

REPORT

The Civic Development Committee, at its meeting held on 1996 October 03, adopted the attached report requesting approval to engage architectural services to prepare design and contract documents for the subject facility.

The Committee recommended that the firm of Toby Russell Buckwell and Partners be retained to prepare the design for the phased facility and contract documents for Phase 1. This firm has a strong background in the design of industrial and utility buildings. In addition, the firm has reviewed the project and quoted fees, including structural, mechanical and electrical subconsultants, not to exceed \$14,350 plus disbursements and GST.

Respectfully submitted,

Councillor D.R. Corrigan  
Chairman

Councillor D.G. Evans  
Member

Councillor D. Johnston  
Member

COPY - CITY MANAGER
- DIRECTOR ENGINEERING
- DIRECTOR FINANCE
- DIRECTOR PLNG. & BLDG.
- DIRECTOR REC. & CULT. SERV.
- CITY SOLICITOR

To: CHAIRPERSON AND MEMBERS  
CIVIC DEVELOPMENT COMMITTEE

1996 October 03

From: MAJOR CIVIC BUILDING PROJECT COORDINATION COMMITTEE

Subject: TAYLOR PARK (STRIDE AVENUE LANDFILL) GAS MANAGEMENT  
SYSTEM FLARE/BLOWER BUILDING AND PARK WASHROOM/  
CHANGE FACILITY/STORAGE BUILDING

Purpose: To obtain approval to engage architectural services to prepare a design and  
contract documents for the subject facility.

---

**RECOMMENDATION:**

1. THAT Council be requested to authorize staff to pursue execution of a client/architect agreement between the City and Toby Russell Buckwell and Partners for the design and contract administration of the flare/blower building for the Taylor Park landfill gas management system and conceptual design for the washroom/change facility/storage building.

**R E P O R T**

A landfill gas management program has been established for Taylor Park (the former Stride Avenue Landfill site). The purpose of the program is to implement a landfill gas management system to protect adjoining residents and property owners, as well as future park users from adverse gas migration impacts. Landfill gas being produced by landfilled organic wastes will be directly combusted (flared). A series of underground wells and a blower and flare will be used to extract and dispose of the landfill gas.

In order to co-ordinate the planning for Taylor Park with the landfill gas management program designs, Parks staff have prepared a preliminary plan for the Park. It has been established that the optimum locations for both the planned Park washroom building and the gas management blower and flare are at the end of the planned Mission Avenue cul-de-sac entry to Taylor Park (see attached sketch). Both facilities are to be housed in a single structure, constructed in two building phases.

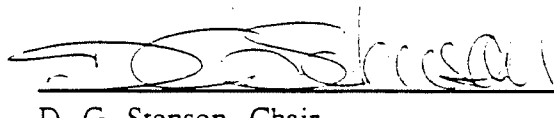
Construction of the blower/flare building is to commence once the underground piping and concrete slab and foundations are in place. The flare and blower equipment will be installed and connected following completion of the building shell. The building will provide added security for the gas extraction equipment and allow effective noise attenuation for the operations.

The subject building will be in a very prominent location within Taylor Park and will represent the first step towards Park development, and a step away from the site's previous works yard appearance. The flare column will be a significant landmark, and good design incorporating an educational interpretative display is important to ensure that it is an asset to the Park and adjacent residential neighbourhood. It is intended to construct the flare/blower building in conjunction with an interim extension of the Mission Parkway from Southpoint Drive to the B.C. Parkway. In the future the completed building will provide a focal point for a public entry plaza within the Park.

The design for the landfill gas management system is currently underway. Preliminary design for the flare/blower and washroom/change facility/storage buildings with detailed design and construction documents for Phase 1 - flare/blower building only, should be pursued as expeditiously as possible in order to ensure proper coordination with the landfill gas management process. It is therefore necessary to retain architectural services to co-ordinate with the landfill gas management consultant and City staff to ensure that the detailed design and contract documents satisfy engineering and geotechnical requirements associated with the site and landfill gas management system as well as Park planning objectives.

In order to expedite the program, it is recommended that the firm of Toby Russell Buckwell and Partners be retained to prepare the design for the phased facility and contract documents for Phase 1. This firm has a strong background in the design of industrial and utility buildings. They currently have a contract agreement with the City for the City Hall renovations, and their familiarity with the City's design and building regulations and requirements would assist in expediting the project. They have reviewed the project and quoted fees, including structural, mechanical and electrical subconsultants, not to exceed \$14,350 plus disbursements and GST.

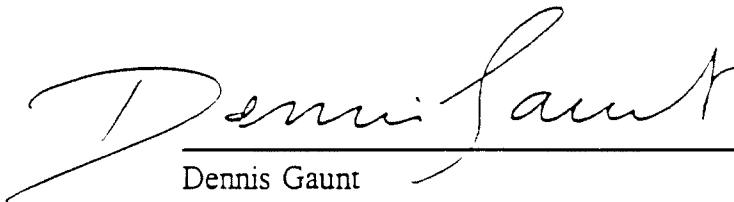
Sufficient Land Assembly Reserve Funds are available for this project. Funding for the design component of this project, which would commence subsequent to Council approval, is available within the 1996 Stride Landfill Methane Gas Control component of the 1996-2000 Capital Program. Provision for the construction component is to be made under the 1997 Capital Budget.



D. G. Stenson, Chair  
Major Civic Building Project Co-Ordination Committee

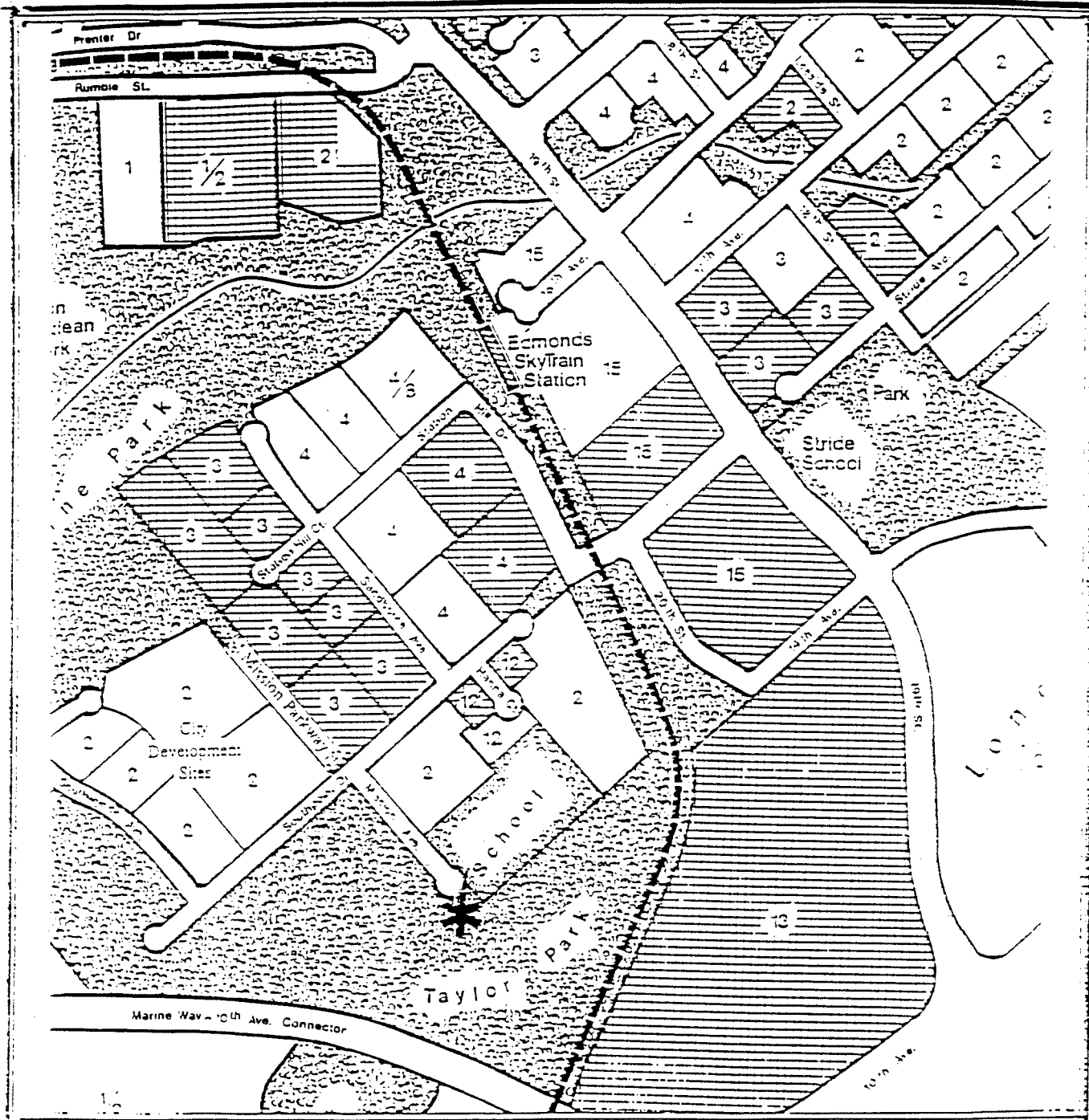


Craig Sinclair  
Director Engineering



Dennis Gaunt  
Director Recreation & Cultural Services

AC: gk  
Attach: (s:\trbrk.dr4)  
cc: Director Finance



Date:  
~~10/1/90~~ 10/1/90

Scale:  
 1:5000

Drawn By:  
 AC 87

City of Burnaby  
 Planning & Building Dept

**KEY PLAN**

\* PROPOSED LOCATION OF  
 FLARE & SLOVER BUILDING &  
 PARK WASH/DRY/CHANGE FACILITY STORAGE BLDG.