

TO : CITY MANAGER DATE: 1998 MARCH 05

FROM : DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

SUBJECT : **BYLAW TO FUND BURNABY LAKE SPORTS COMPLEX - WEST
REVISED CONCEPT PLAN**

PURPOSE : To request Council to bring down a Capital Reserves Expenditure Bylaw in the amount of \$5 Million for design and construction of the Burnaby Lake Sports Complex - West project.

RECOMMENDATION:

1. THAT a Capital Reserves Expenditure Bylaw in the amount of \$5 Million be brought forward for design and construction of the Burnaby Lake Sports Complex - West project as outlined in the attached report.

REPORT

At its meeting of 1998 March 04, the Parks and Recreation Commission received the attached staff report on the above subject and adopted the recommendation contained therein.



KATE FRIARS
DIRECTOR PARKS, RECREATION
AND CULTURAL SERVICES

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Attachment
c:\data\wp\council\ 980305

cc: City Manager
Director Planning & Building
Director Engineering
Director Finance
Deputy City Manager-Corporate Labour Relations
City Solicitor
Chief Building Inspector

**SUBJECT: BURNABY LAKE SPORTS COMPLEX - WEST
REVISED CONCEPT PLAN**

RECOMMENDATION:

1. THAT Council be requested to bring down a Capital Reserves Expenditure Bylaw in the amount of \$5.0 million for design and construction of the Burnaby Lake Sports Complex - West project as outlined in this report.

REPORT

At its meeting of 1998 February 26, the Civic Development Committee of Council approved a report from the Major Civic Building Project Coordination Committee, Appendix #1, which outlined the Burnaby Lake Sports Complex - West revised concept plan as previously presented to and approved in principle by the Parks and Recreation Commission on 1998 January 21.

The revised concept design proposes the construction of three (3) artificial and two (2) grass/sand fields in the South Complex, including parking, a field house and a small maintenance facility. The preferred design no longer involves the North Complex which will remain available for future field development. The revised concept plan has been estimated at approximately \$16.9 million. The attached report from the Civic Development Committee will appear on the regular Council agenda on 1998 March 09 requesting that Council approve the revised concept plan.

Partial funding for the preliminary design is currently in place; however, additional funding is required to complete the detailed design and undertake the first phase of construction in June 1998, which will include site clearing and grading along with offsite servicing work. Accordingly, it is recommended that Council be requested to bring down a Capital Reserves Expenditure Bylaw in the amount of \$5.0 million for the detailed design and first phase construction of the Burnaby Lake Sports Complex-West project. Sufficient Capital Reserves are available and this project is included in the 1998-2000 Provisional Capital Program.

JC:hh

Attach.

c:\kflcapbylaw

cc: City Manager
Director Planning & Building
Director Engineering
Director Finance
Deputy City Manager-Corporate Labour Relations
City Solicitor
Chief Building Inspector

TO: CHAIR AND MEMBERS OF THE
CIVIC DEVELOPMENT COMMITTEE

1998 February 12

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

SUBJECT: **Burnaby Lake Sports Complex - West
Concept Design Plan**

PURPOSE: To obtain Council's approval on the revised concept plan.

Recommendation:

1. THAT Council be requested to approve the revised concept plan for the Burnaby Lake Sports Complex - West project as described in this report.

R E P O R T

Background:

In 1996 October, a preliminary design concept plan for the Burnaby Lake Sports Complex-West was presented to the Parks and Recreation Commission and Council for approval in principle. The concept split the complex into two related but separate areas, the North and South Complex (see Attachment "A").

The South Complex was comprised of three (3) artificial play fields to accommodate soccer, Canadian football, and field hockey, a plaza, field house, parking, spectator seating and other associated amenities. The North Complex also contained a field house, parking and three (3) natural sand/grass play fields designed to accommodate baseball and soccer.

Based on the approved concept design, staff sought proposals from engineering consulting firms to undertake a preliminary design which included hydrological, geotechnical and environmental assessments to further define the constraints of the two (2) sites. In addition, a traffic study was undertaken to determine parking needs, site access and vehicular movements in and adjacent to the development sites. Since the North Complex was to be constructed on an old landfill site, Golder Associates Ltd. were retained to undertake a Risk Assessment of the area. This study will soon be completed and submitted to the City for future reference. In 1997 May, R.F. Binnie & Associates Ltd. were retained by the City for the preliminary design which included the refinement of the concept plan. The commission also made provision for a project cost estimate and preparation of tender documents for site clearing and preparation in 1998.

Upon completion of the various tasks and technical investigations, the consultants prepared a refined concept plan and an updated cost estimate for the City's review. This information was subsequently reported to the Civic Development Committee in 1997 November. The consultant's work demonstrated that there would be inefficiencies inherent in developing the project as two separate sites as it resulted in additional servicing requirements, access routes and doubling of field house buildings, segregated parking, and other amenities. Since this concept resulted in a significant cost increase over the original information previously provided, staff were directed to investigate

alternative designs and layouts which would provide the required fields, reduce project costs, and provide design flexibility to allow for future sports field development within the project boundaries.

Based on the direction from the Committee several design options were prepared by the consultant and presented to the Civic Development Committee in 1997 December. The Committee's preferred option accommodated three (3) artificial and two (2) grass fields, the field house, parking and various amenities on one site formerly described as the South Complex. In order to accommodate the five (5) fields, the eastern and western boundaries of the former South Complex were expanded. The eastern boundary is now adjacent to Kensington Avenue and will provide a visual link to the Bill Copeland Sports Centre (see Attachment "B"). The preferred design no longer involves the North Complex which will remain available for future grass/sand field(s) development. Furthermore, the baseball diamonds have been deleted from the design and are proposed to be redeveloped on existing fields near Burnaby Lake by the Parks Department.

The revised concept offers both design and cost saving advantages. The three (3) artificial fields which are scheduled for construction in 1999 will be at the same elevation which is a desirable feature to users and operators. In addition, the plan provides for one field house which will serve the whole complex and a parking lot that is central to the development. The expansion of the grass fields adjacent to Kensington Avenue will also provide an opportunity for the sharing of off-site parking facilities at the Bill Copeland Sports Complex during peak demand periods.

The revised concept plan which is an expansion of the former South Complex has been estimated at approximately \$16.9 million. The new plan was forwarded and approved in principal by the Parks & Recreation Commission on 1998 January 21 and provides for the most cost effective and efficient use of the available land.

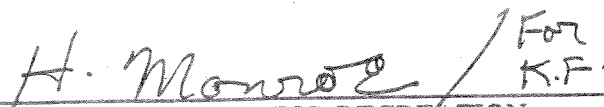
Due to the proposed changes to the concept plan, staff have proceeded with a legal survey to amend the original subdivision plan and rezoning application. Subject to the Civic Development Committee's and Council's endorsement of the revised concept plan, staff will pursue the preparation of tender documents and prequalification of general contractors to undertake the work to clear and prepare the site in the summer of 1998 for the construction of the three (3) artificial fields in 1999. A future report will be advanced to the committee and Council to obtain funding approval for the design of the offsite services and clearing of the project site.



D.G. STENSON, CHAIR, MAJOR CIVIC BUILDING
PROJECT COORDINATION COMMITTEE



W. C. SINCLAIR, DIRECTOR ENGINEERING

 For
K.F.

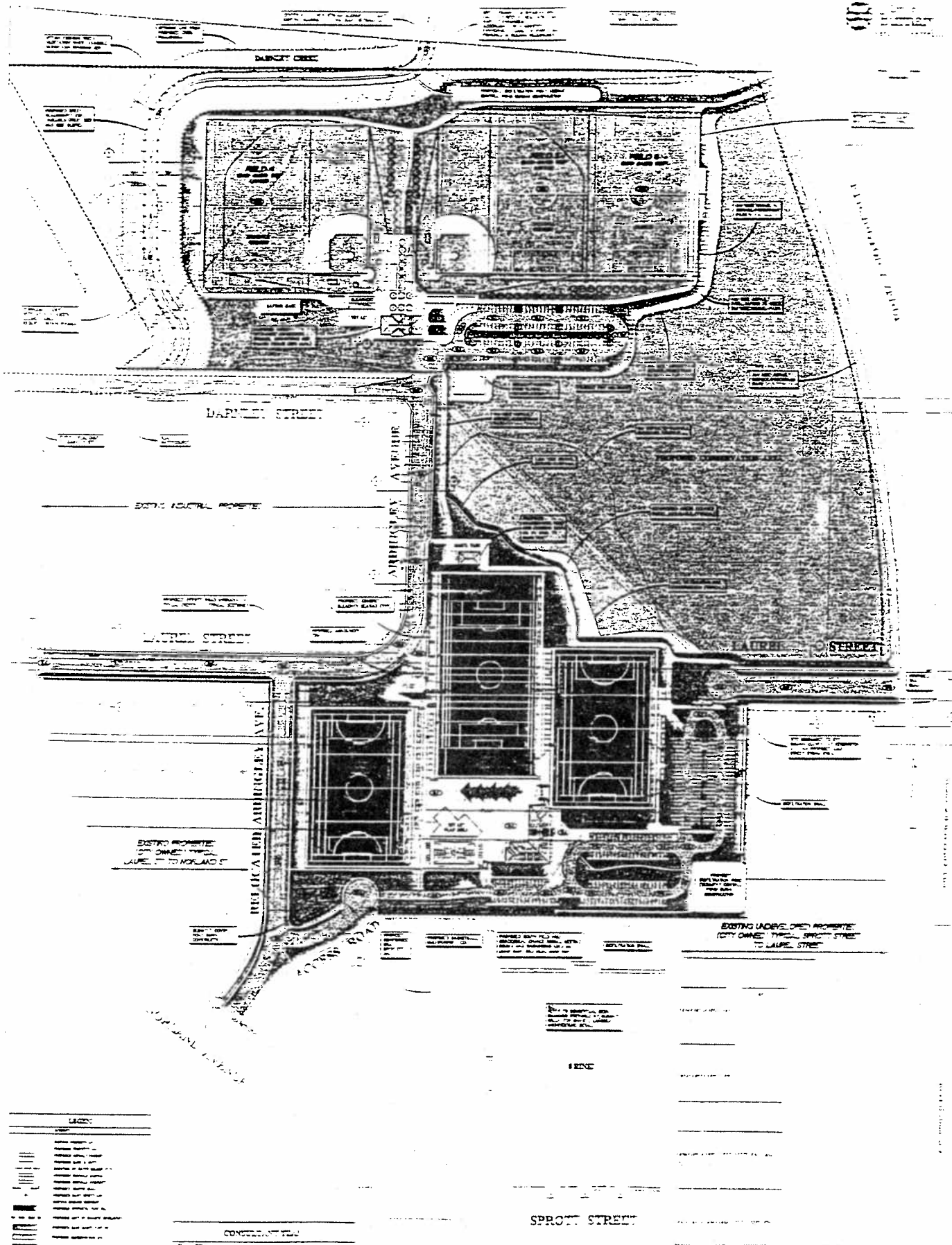
KATE FRIARS, DIRECTOR RECREATION
& CULTURAL SERVICES

JC:mdw (d:/.../rod/reports/BLSCWest/Rev2.cdc)
Attachments "A" & "B"

cc: City Manager
Deputy City Manager-Corporate Labour Relations
Director, Finance Purchasing Agent
Chief Building Inspector

BURNABY LAKE SPORTS COMPLEX - WEST

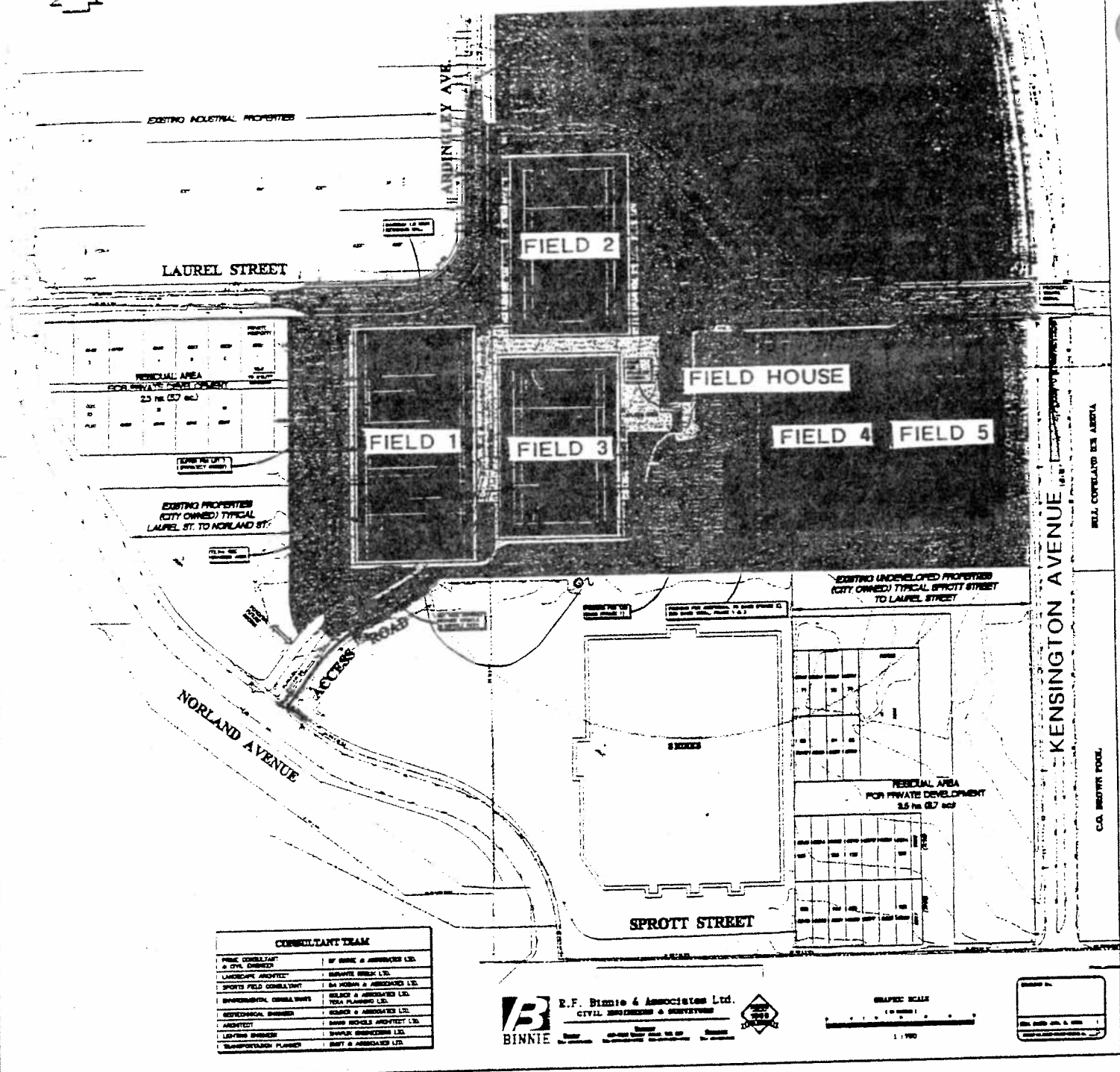
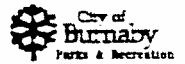
OVERALL CONCEPT PLAN



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BURNABY LAKE SPORTS COMPLEX - WEST



CONCEPT PLAN

JANUARY 1998

KEY

- | | | |
|---|---|--|
| <p>1. FIELD #1 (LIGHTED)
SYNTHETIC SURFACE
CANADIAN FOOTBALL
SOCCER
FIELD HOCKEY
LACROSSE</p> <p>4. FIELD #4
SAND TURF
SOCCER</p> | <p>2. FIELD #2 (LIGHTED)
SYNTHETIC SURFACE
FIELD HOCKEY
SOCCER
LACROSSE</p> <p>5. FIELD #5
SAND TURF
SOCCER</p> | <p>3. FIELDS #3 (LIGHTED)
SYNTHETIC SURFACE
FIELD HOCKEY
SOCCER
LACROSSE</p> <p>NOTE: BASEBALL, SOFTBALL AND SOCCER TO BE ACCOMMODATED IN THE EAST COMPLEX</p> |
|---|---|--|