

CITY OF BURNABY

CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

RE: BURNABY LAKE SPORTS COMPLEX - WEST CONCEPT DESIGN PLAN

RECOMMENDATION:

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

REPORT

The Civic Development Committee, at its meeting held on 1998 February 26, adopted the attached report outlining a revised concept plan for the Burnaby Lake Sports Complex-West project which offers both design and cost saving advantages.

Respectfully submitted,

Councillor D.R. Corrigan
Chairman

Councillor D.G. Evans
Member

Councillor D. Johnston
Member

<p>: COPY - CITY MANAGER - DIRECTOR ENGINEERING - DIRECTOR FINANCE - DIR. PLNG. & BLDG. - DIR. PARKS, REC. & CULT. SERV. - CHIEF BUILDING INSPECTOR</p>

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


KATE FRIARS, DIRECTOR RECREATION
& CULTURAL SERVICES

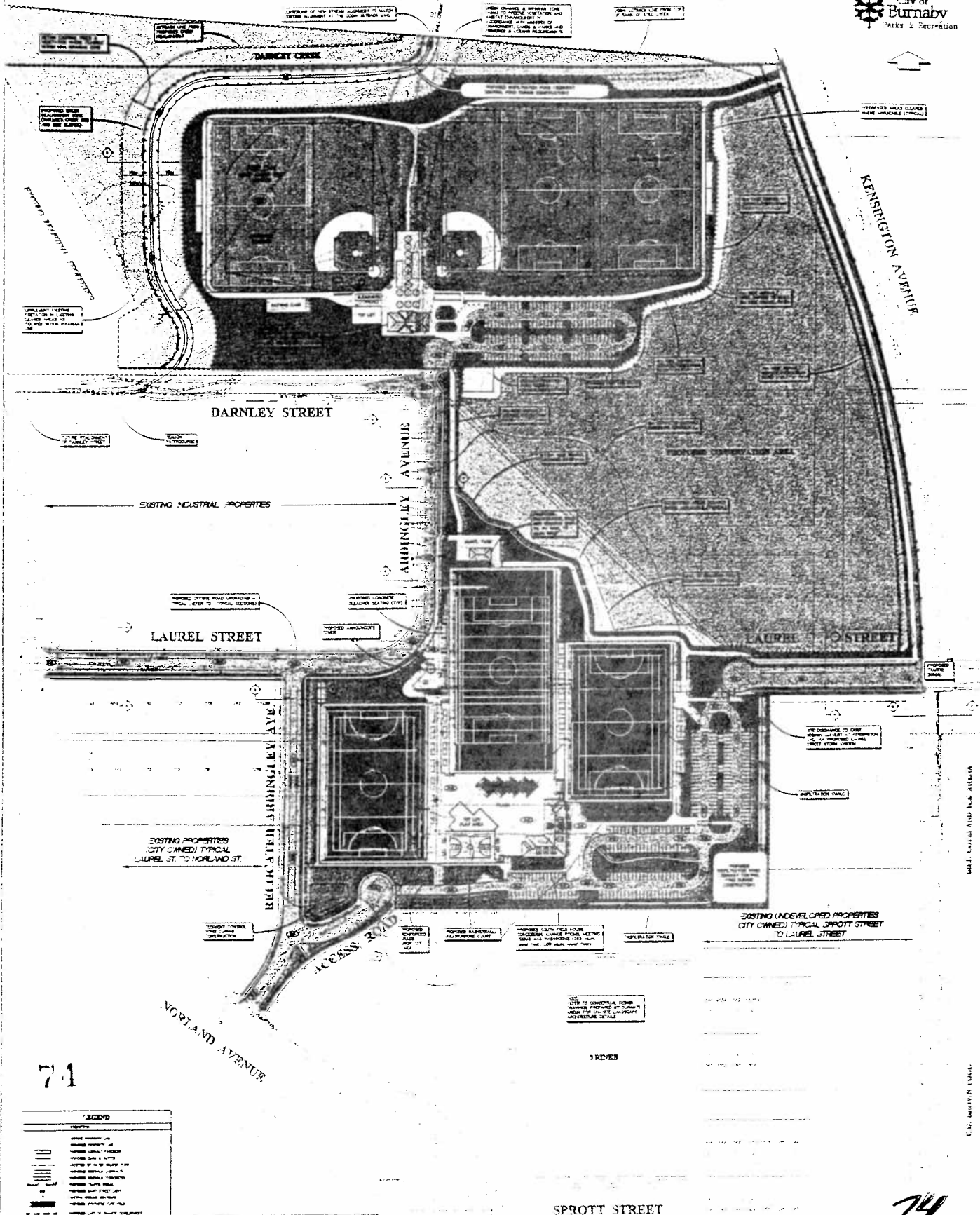
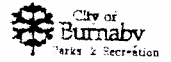
JC:mdw (d:/.../rod/reports/BLSCWest/Rev2.cdc)
Attachments "A" & "B"

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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LEGEND
PROPOSED SPORTS COMPLEX
PROPOSED PARKING
PROPOSED WALKWAY
PROPOSED BIKEWAY
PROPOSED LANDSCAPE
PROPOSED LIGHTING
PROPOSED FENCE
PROPOSED SIGNAGE
PROPOSED SEATING
PROPOSED CONCESSIONS
PROPOSED RESTROOMS
PROPOSED CHANGEROOMS
PROPOSED LOCKERS
PROPOSED STORAGE
PROPOSED OFFICES
PROPOSED GYMNASIUM
PROPOSED TENNIS COURTS
PROPOSED SOFTBALL FIELD
PROPOSED BASEBALL FIELD
PROPOSED CRICKET FIELD
PROPOSED RUGBY FIELD
PROPOSED HOCKEY RINK
PROPOSED SWIMMING POOL
PROPOSED GOLF COURSE
PROPOSED GOLF RANGE
PROPOSED GOLF CARTS
PROPOSED GOLF CLUBHOUSE
PROPOSED GOLF PROSHOP
PROPOSED GOLF RESTAURANT
PROPOSED GOLF BAR
PROPOSED GOLF LODGE
PROPOSED GOLF VILLA
PROPOSED GOLF COTTAGE
PROPOSED GOLF HOUSE
PROPOSED GOLF FARM
PROPOSED GOLF ESTATE
PROPOSED GOLF RESORT
PROPOSED GOLF RESERVE
PROPOSED GOLF PRESERVE
PROPOSED GOLF PARK

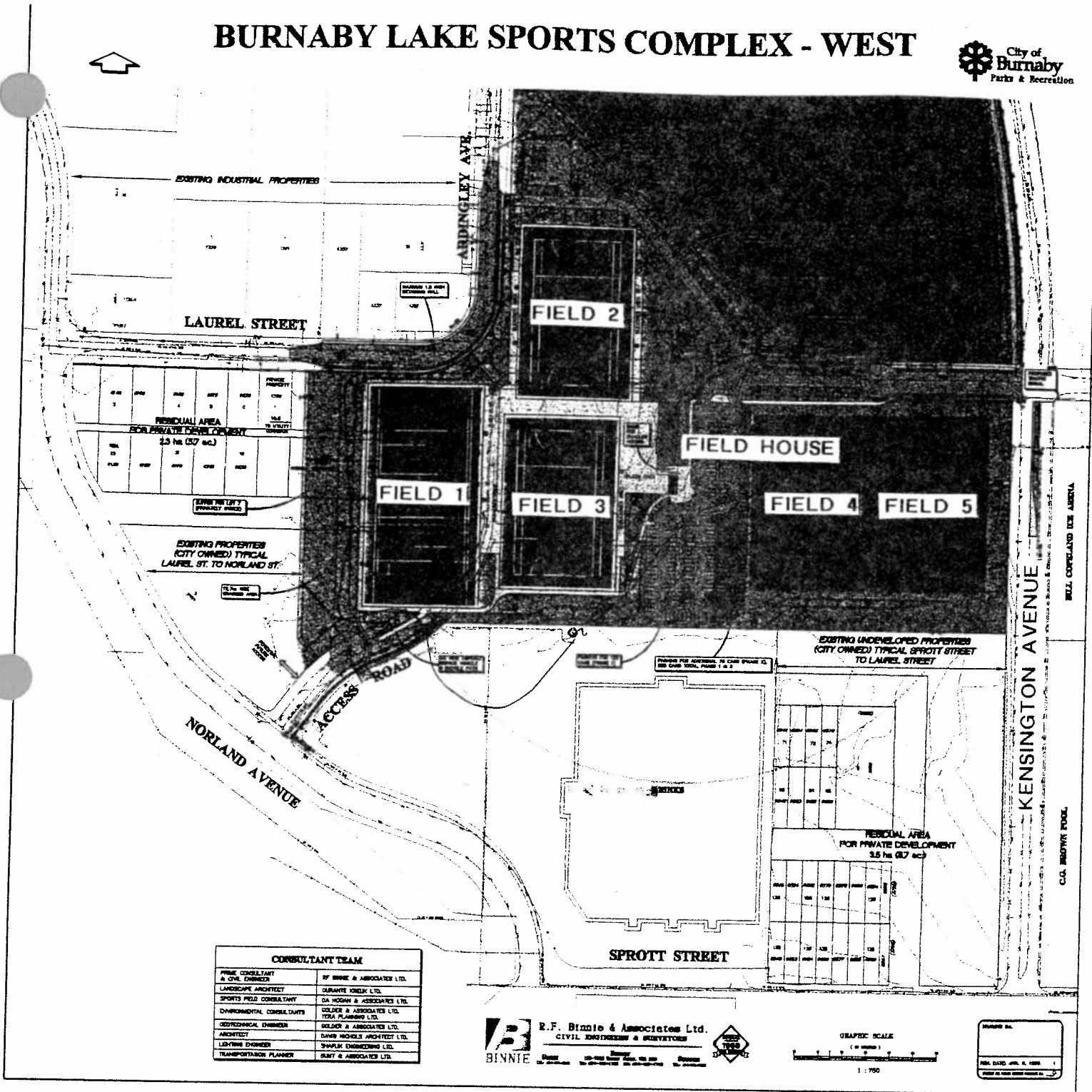
CONSULTANT TEAM
PROJECT MANAGER: J. L. HENDERSON
DESIGNER: J. L. HENDERSON
ENGINEER: J. L. HENDERSON
ENVIRONMENTAL CONSULTANT: J. L. HENDERSON
ARCHITECT: J. L. HENDERSON
LANDSCAPE ARCHITECT: J. L. HENDERSON
PLANNING CONSULTANT: J. L. HENDERSON
LEGAL CONSULTANT: J. L. HENDERSON
FINANCIAL CONSULTANT: J. L. HENDERSON
MARKETING CONSULTANT: J. L. HENDERSON
OPERATIONS CONSULTANT: J. L. HENDERSON
MAINTENANCE CONSULTANT: J. L. HENDERSON
SECURITY CONSULTANT: J. L. HENDERSON
TRAINING CONSULTANT: J. L. HENDERSON
RESEARCH CONSULTANT: J. L. HENDERSON
ANALYSIS CONSULTANT: J. L. HENDERSON
DESIGN CONSULTANT: J. L. HENDERSON
CONSTRUCTION CONSULTANT: J. L. HENDERSON
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CONSTRUCTION CONSULTANT: J. L. HENDERSON

SPROTT STREET

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ATTACHMENT A

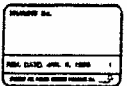
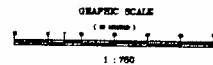
BURNABY LAKE SPORTS COMPLEX - WEST



CONSULTANT TEAM	
PRINCIPAL CONSULTANT & CIVIL ENGINEER	R.F. BINNIE & ASSOCIATES LTD.
LANDSCAPE ARCHITECT	DAVIDSON KIMBLE LTD.
SPORTS FIELD CONSULTANT	DAVIDSON KIMBLE LTD.
ENVIRONMENTAL CONSULTANTS	GOLDER & ASSOCIATES LTD.
GEOTECHNICAL ENGINEER	GOLDER & ASSOCIATES LTD.
ARCHITECT	DAVID MICHELS ARCHITECT LTD.
LIGHTING ENGINEER	SHAWK CONSULTING LTD.
TRANSPORTATION PLANNER	BURT & ASSOCIATES LTD.



R.F. Binnie & Associates Ltd.
CIVIL ENGINEERS & SURVEYORS



CONCEPT PLAN

JANUARY 1998

KEY

1. FIELD #1 (LIGHTED)
SYNTHETIC SURFACE
CANADIAN FOOTBALL
SOCCER
FIELD HOCKEY
LACROSSE
2. FIELD #2 (LIGHTED)
SYNTHETIC SURFACE
FIELD HOCKEY
SOCCER
LACROSSE
3. FIELDS #3 (LIGHTED)
SYNTHETIC SURFACE
FIELD HOCKEY
SOCCER
LACROSSE
4. FIELD #4
SAND TURF
SOCCER
5. FIELD #5
SAND TURF
SOCCER

NOTE: BASEBALL, SOFTBALL AND SOCCER TO BE ACCOMMODATED IN THE EAST COMPLEX

