

CITY OF BURNABY

CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

RE: MCGILL LIBRARY REPLACEMENT - PRELIMINARY DESIGN

RECOMMENDATION:

1. **THAT** Council approve the McGill Library Replacement preliminary design and cost estimate, as outlined in this report.

REPORT

The Civic Development Committee, at its meeting held on 1999 March 25, received and adopted the *attached* report outlining a preliminary design and cost estimate for the replacement McGill Library. The Committee advised that the proposed building takes full advantage of the natural grades which not only assist in reducing construction costs but allow for grade level access to the main entrance from Albert Street and Alpha Avenue. The Committee further advised that the design also incorporates a landscaped courtyard in the location currently occupied by the existing library. The Committee concluded by advising that the preliminary design which incorporates the new building, parking and other associated project costs has been estimated at \$6,200,000.

Respectfully submitted,

Councillor D.R. Corrigan
Chairman

Councillor D.G. Evans
Member

<p>: COPY - CITY MANAGER - DIRECTOR ENGINEERING - DIRECTOR FINANCE - DIR. PLNG. & BLDG. - CHIEF LIBRARIAN</p>

Councillor D. Johnston
Member

TO: CHAIR & MEMBERS OF THE
CIVIC DEVELOPMENT COMMITTEE

1999 MARCH 15

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

SUBJECT: MCGILL LIBRARY REPLACEMENT -
PRELIMINARY DESIGN

PURPOSE: Review and acceptance of the preliminary design.

RECOMMENDATION:

- 1) **THAT** the Civic Development Committee approve the McGill Library Replacement preliminary design and cost estimate, as outlined in this report.

REPORT

In 1998, the City of Burnaby commissioned a feasibility study to review siting options in the North Burnaby Community for the new McGill Public Library Facility. The study compared siting alternatives based on a number of criteria: program accommodation, contextual compatibility, visibility, accessibility, parking accommodation, expansion capabilities, environmental considerations and cost implications.

The consulting team of James K. M. Cheng Architects Inc. reviewed sites on Hastings Street and the existing McGill Branch site at the south-east corner of Confederation Park. This information was presented at a public meeting along with the results of a user survey which favoured the retention of the library within the Confederation site.

On 1998 June 25, the Civic Development Committee supported the Consultant's recommendation to locate the new 20,000 ft.² Library and 2,300 ft.² Archive adjacent to the existing McGill Branch. On 1998 July 13, Council approved the site selection recommendation to conclude the feasibility study.

Based on the siting approval, James K. M. Cheng Architects Inc., commenced a comprehensive design assessment which, in addition to programming issues, looked at the relationship of the new building with respect to the park uses and the existing community-oriented amenities such as the Eileen Dailly Pool, Confederation Centre and Burnaby Heights Community Resource Centre.

On 1998 October 29, the Consultant presented a concept design to the Committee which allows for the retention of the existing library until the new building is ready for occupancy. The proposed building will be situated directly north and east of the McGill branch over the existing paved parking lot and does not impact or encroach into the park's green space. Parking spaces that are displaced by the new structure will be re-instated under the building at grade and will be linked to the vehicular circulation routes within Confederation Park.

The proposed building takes full advantage of the natural grades which not only assists in reducing construction costs but allows for grade level access to the main entrance from Albert Street and Alpha Avenue. The design also incorporates surface parking adjacent to Albert Street and a landscaped courtyard in the location currently occupied by the existing library. The courtyard will provide a linkage to the existing community amenities and will offer Confederation House and Library patrons a landscaped area for casual outdoor activities.

The McGill Library / Archive is a single storey building designed as a "pavilion-in-the-park" structure, in response to its setting. The building geometry orients both towards the park and the North Shore Mountains, and to the west, linking visually with the Eileen Dailly Pool.


The library is comprised of two principal components; the public library is a light, transparent element of glass and metal panels, capturing all the surrounding views. The public component is a simple structure with sloping roofs defining the main library spaces in this component of the dual geometry, elevated above the existing surface parking lot. The second component comprises a rather more solid volume compared to the lightness of the public component and defines the Alpha Avenue edge. This component houses the library staff and administrative spaces as well as the Archive.

The preliminary design, which incorporates the new building, parking, landscaping and other associated project costs, has been estimated at \$6,200,000.00. The upgrading of Alpha Street to a full standard has been priced at \$200,000.00 and is scheduled to proceed at the building construction phase. Both projects are within the approved 1999 - 2003 Provisional Capital Program.

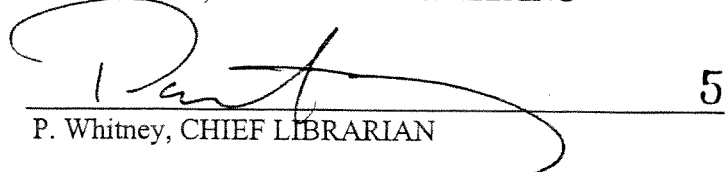
Subject to the Committee's and Council's approval of the preliminary design and cost estimates, staff will initiate a rezoning application for the site in the following weeks. The completion of the Feasibility Study and preliminary design will conclude the Consultant's scope of work on this phase of the project.



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



W. C. Sinclair, DIRECTOR ENGINEERING



P. Whitney, CHIEF LIBRARIAN

