

CITY OF BURNABY

CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

RE: DEVELOPMENT PLAN FOR THE CITY WORKS YARD

RECOMMENDATION:

1. **THAT** Council authorize staff to update the functional review of the City Works Yard for the purpose of developing strategic options and plan that would meet future City operational and land use requirements.

REPORT

The Civic Development Committee, at its Open meeting held on 2000 May 04 received and adopted the *attached* report requesting approval to undertake a conceptual planning and options evaluation for the development of a new City Works Yard.

Respectfully submitted,

Councillor D.R. Corrigan
Chairman

Councillor G. Begin
Member

Councillor D. Evans
Member

<p>: COPY - CITY MANAGER - DIRECTOR ENGINEERING - DIRECTOR FINANCE - DIR. PLNG. & BLDG. - DIR. PARKS, REC. & CULT. SERV.</p>
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TO: CHAIRPERSON & MEMBERS
CIVIC DEVELOPMENT COMMITTEE

DATE: 2000 04 20

FROM: DIRECTOR ENGINEERING

FILE: 80-05-03

SUBJECT: Development Plan for the City Works Yard

PURPOSE: To obtain the approval of the Committee and Council to undertake a conceptual planning and options evaluation for the development of a new City Works Yard

RECOMMENDATION:

THAT the Committee recommend to Council that:

1. Staff be authorized to update the functional review of the City Works Yard for the purpose of developing strategic options and plan that would meet future City operational and land use requirements.

R E P O R T

BACKGROUND

The existing City Works Yard is located at 5780 Laurel Street. It serves as the centre for Engineering Operations, Stores and Parks Maintenance staff. With expanding service programs, maintenance functions and shop services that have occurred in the last decade, the facility is undersized and all currently available space within the Works Yard site has been utilized to the fullest extent. Expansion of the facility to meet current and projected demands is considered not feasible due to site constraints and land use issues.

The City owns approximately 7 ha of industrial zoned land in the Central Valley area (Figure 1). A portion of the land is used currently for the Recycling Depot, Yard Waste Drop-off Centre, GVRD Compost Demonstration Garden and miscellaneous material storage. The Central Valley (Still Creek) property is being held by the City as a long term site to replace the existing Works Yard on Laurel Street.

DISCUSSION

A preliminary functional analysis was conducted in 1993 to evaluate the feasibility of the Still Creek site for the Works Yard development. The study concluded that the available land was sufficient to accommodate the current and projected operational requirements. Building and site servicing cost for the new facility was estimated at about \$17.7M.

Since the 1993 study, the scope of services provided by Engineering Operations has also expanded due to downloading of Provincial highway responsibilities and service program enhancements. Currently, municipalities within the region are discussing with Translink on the feasibility of extending the maintenance contract for the downloaded highways with Mainroad Contracting. A separate report on the short and long term plan for the downloaded highway maintenance program will be forwarded to Council in late May 2000 for consideration. Approximately two years ago, the Still Creek site was improved in part for the expanded recycling and yard waste drop off programs. Hence, with the recent additions and the long term service goal, there is a need to up-date the earlier functional analysis and to expand on the earlier study to explore other options such as decentralized operations, phasing of development, alternative locations and servicing alternatives.

It is hoped that the proposed study would assist the City in confirming the strategic direction for the City Operations Centre which also serves as an emergency centre for engineering support and communication services. The strategy would allow the City to make the appropriate land use decision for the Still Creek site and to prepare a suitable development plan accordingly. As part of the study, the City would evaluate the feasibility of incorporating energy efficiency, alternate energy sources, recycled materials, environmental features and storm water management in the design plan.

In order to update the City's operational requirement and to develop a financial and land use plan in support of the operational plan, it is recommended that a consultant team of engineers and architects be engaged to conduct the study. It is expected that the cost of the study would be in the range of \$100,000 to \$130,000. The funds required are included in 2000 Annual Capital Program under Engineering - Service Centre. Subject to Council approval of this report, staff would develop terms of reference for the study and bring forward a bylaw expenditure report for Council approval.

CONCLUSION

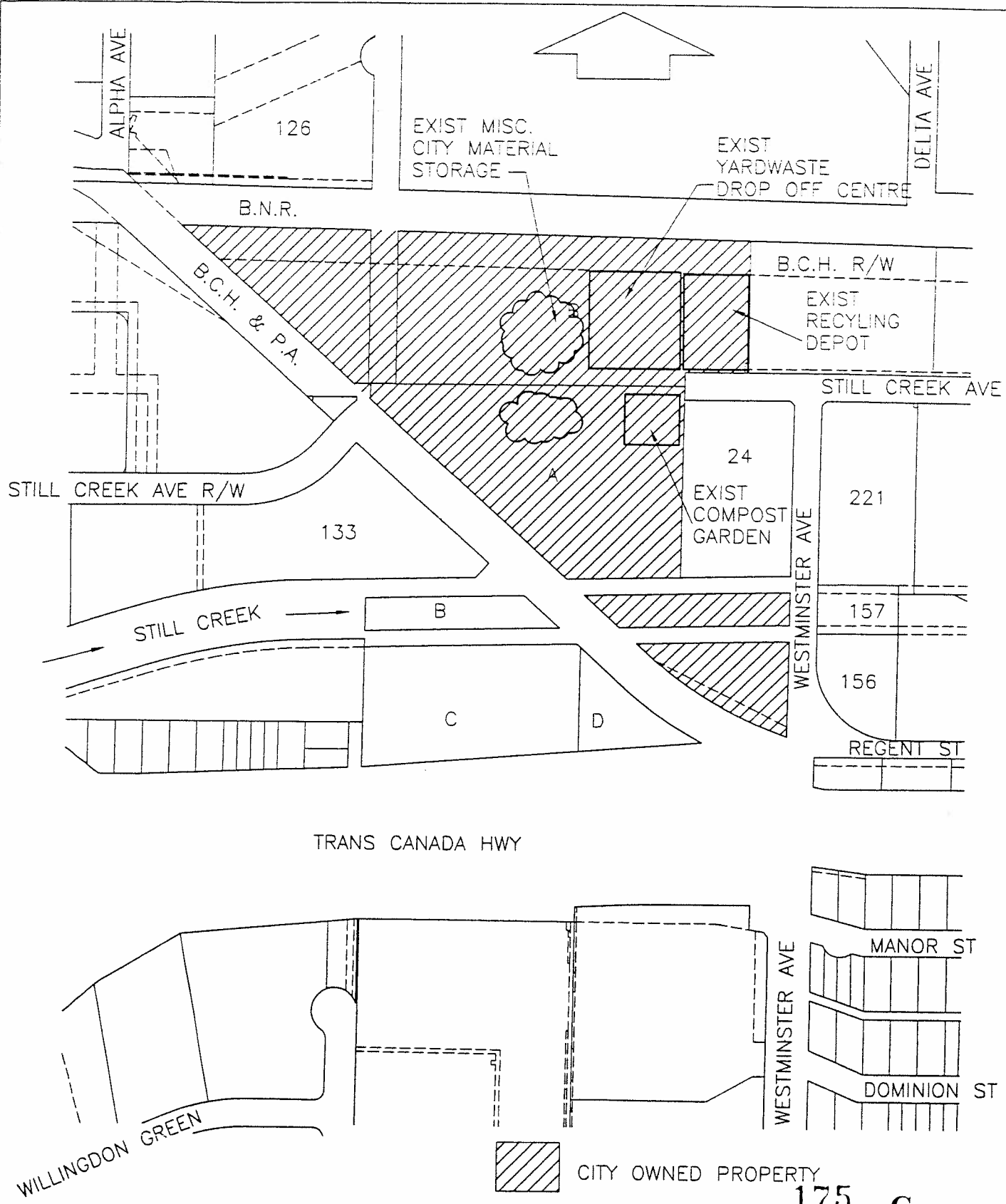
The existing Works Yard is a collection of buildings that have been adapted to accommodate the various functions of Engineering Operations, Stores and Parks Maintenance as well as emergency response. The development of a new Works Yard to meet operational and land use objectives has been a major issue that is influenced by land use constraints and costs. The task of finding a suitable solution has proven to be a challenge.

With expanding City services and programs in recent years, it is necessary to update the operational requirements and to develop an appropriate development and financial strategy for the future Works Yard. The absence of a development plan for the Yard would compromise the City's ability in the future to deliver efficient and cost effective services to its citizens. In order to meet future service demands and changing needs, it is recommended that staff be authorized to undertake a review of the Works Yard spatial requirements and to evaluate options that would meet the City's future needs.


W.C. Sinclair, P. Eng.
DIRECTOR ENGINEERING

LSC:jh

cc: City Manager
Director Planning & Building
Director Finance
Director Parks, Recreation & Cultural Services



 CITY OWNED PROPERTY

175 C

NO.	DATE	REVISION



FIGURE 1
CITY OWNED PROPERTIES
STILL CREEK AVENUE

DRAWN BY: G.FUNK SCALE: N.T.S.
APPRV'D BY: DATE: 00-04-20

A 318

