

2004 MARCH 11

TO: CITY MANAGER

FROM: DIRECTOR PARKS, RECREATION AND CULTURAL SERVICES

SUBJECT: SHADBOLT CENTRE FOR THE ARTS OPEN SPACE PLAN

PURPOSE: To request Council's approval for the use of Casino and Gaming Funds in the amount of \$733,000 to implement the Open Space Concept Plan for the Shadbolt Centre for the Arts.

RECOMMENDATION:

1. THAT approval be given for the use of Casino and Gaming Funds in the amount of \$733,000 (inclusive of 7% GST) to implement the Open Space Concept Plan for the Shadbolt Centre for the Arts as described herein.

REPORT

At its meeting of 2004 March 10, the Parks, Recreation and Culture Commission received the above noted report and adopted the two recommendations contained therein.



Kate Friars
DIRECTOR PARKS, RECREATION
AND CULTURAL SERVICES

to

Attachment

P:\DATA\COUNCIL\PK-SHADBOLT CENTRE FOR THE ARTS OPEN SPACE PLAN

cc: Director Finance
Director Planning and Building

SUBJECT: SHADBOLT CENTRE FOR THE ARTS OPEN SPACE PLAN

RECOMMENDATIONS:

1. THAT Commission approve the concept design for the Shadbolt Centre for the Arts Open Space.
2. THAT Council be requested to approve the use of Casino and Gaming Funds in the amount of \$733,000 (inclusive of 7% GST) to implement the Open Space Concept Plan for the Shadbolt Centre for the Arts as described herein.

REPORT

BACKGROUND

A Management Plan for Deer Lake Park was approved by the Commission in 2000. The Plan provided a vision statement and a series of recommendations for the protection and enhancement of environmental features while balancing the demand for cultural and passive recreational pursuits. The Plan effectively protects and makes provision for improvements to the varied natural and cultural amenities found within the park. Since the Plan was approved, several projects have been completed including the enhancement of wetland habitat, stream and water quality improvements, and the construction of boardwalks to protect habitat while allowing public access to the lake shore.

The Management Plan recognized the continuing needs of the park's cultural facilities. The Arts Precinct is the home of the Shadbolt Centre for the Arts, the Burnaby Art Gallery, the Burnaby Village Museum, Century Gardens, and the Festival Lawn. These facilities are centrally located in the Lower Mainland and draw many patrons from Burnaby and its surrounding municipalities. The open space below the Arts Centre has become a recognized outdoor venue for concerts, cultural events and festivals. The lawn is now programmed for annual events such as the Rhododendron Festival, Discovery Days, the Symphony in the Park, The Burnaby Blues Festival, and the Lantern Festival. It is also used by outside producers who rent the site to mount their independent productions. Community sponsors and patrons support and attend these events in increasing numbers annually with crowds ranging from 3,000 to 10,000 persons per event.

The success of the summer festival program at Deer Lake Park for outdoor events has underscored the need to consider rebuilding the existing concert venue. By rescheduling the 2004 Burnaby Blues festival to August from July, an opportunity became available to time the improvement of one of Burnaby's most important cultural assets with a traditional outdoor construction period. In accomplishing this goal, patron safety and key environmental elements of the site will also be enhanced with, among other elements, an extensive subsurface drainage system and wetland biofiltration structure.

Improvements to the open space concert venue as described below and in Attachment #1 will also improve the passive recreational aspect of the Arts precinct and Deer Lake Park, and will lend itself to significant public appreciation of the spectacular setting.

THE CONCEPT PLAN

The objectives of the proposed improvements to the open space are to improve the concert venue, to preserve the open lawn character of the park, and to respect environmental and archaeological values. Thus, the original program to accommodate 15,000 people was adjusted downward to 10,000, and Riparian setbacks and storm water management criteria will be respected. In addition, provision will be made to have an archaeologist oversee the stripping of top soil and respond to any finds of archaeological significance. All technical accoutrements associated with venue design, construction and concert production, such as electrical and water supply, drainage and irrigation, and sound system links, will be placed underground.

Audience-performer view lines were a key consideration in the layout of the project. Three sloped seating tiers will radiate from a focal point at the centre of the stage to provide a theatre-like form. Temporary concert stages would be placed on a built-up flat area at the base of the slope with patrons in the first seating tier having the most intimate relationship with the performers. The first tier will have a slope gentler than the existing audience area with the remaining tiers constructed at a slightly steeper slope calculated to maximize views and maintain patron comfort. The stage area and related service vehicle access routes will be underlain with modular reinforcement units designed for grass. By placing a “floating” sound control console in the west audience area, a problematic “vision shadow” resulting in blocked views in the primary centre audience behind the roofed console would be eliminated. Aligning the console with the stage left speaker tower is commonly practiced in the Vancouver Jazz Festival outdoor venues. An increase in the efficiency of the venue and in the ability to meet future demand for both small and large outdoor events is expected.

Secondary to the audience-stage relationship will be a level terrace placed at the top of the outer seating tier. The terrace will overlook the audience and will accommodate concession and sponsor’s tents and associated fenced seating areas. The terrace will also function as a level display area during non-concert events, such as the Rhododendron Festival and Discovery Days. Electrical and potable water services are planned for this area. In addition, small level areas on the east and west sides of the audience tiers will help meet the demand for space for corporate sponsor tents. It is noted that wheelchair access is planned from the existing gravel path to the level grass walkways that separate the tiers.

The Concept Plan recognized the importance of enhancing the passive recreational use of the outdoor concert venue and the surrounding open area between events. The contoured lawn character of the facility lends itself well to additional picnicking opportunities and the placement of park benches, including those from the donation program. The facility could be an ideal resting place for park patrons using the trails and boardwalks in the park. The design provides a framework for future ornamental planting at the perimeter of the amphitheatre and in the final segment of Century Garden.

A sediment control system to be used during construction will be converted to a permanent storm water system consisting of a biofiltration marsh. A subsurface drainage system under the concert venue seating tiers will be connected to the marsh, therein the runoff water quality of the site will be greatly improved. The project is outside of the required 30 metre Riparian setback from Deer Lake, and therein no native trees or shrubs within the setback will be affected. The rhododendrons in the ornamental planting bed in the upper concession terrace will be transplanted to adjacent planting beds. The ornamental trees in the planting bed will be retained, if possible.

An archaeological site (DhRr 39) is registered near the west side of the venue site. The archaeologist involved in the previous site investigation has been retained to apply for a Site Alteration Permit with the provincial government and to oversee the initial phase of construction. The area is considered a “low density” site as the historical records and known aboriginal artifact finds near the north shore of Deer Lake have been limited in number and significance and do not pertain to a major discovery of human remains, hearths or encampments. The archaeologist stated that the potential for a find of great importance was rated as “extremely low”. Nonetheless, due diligence makes the retention of an archaeologist relevant to this project.

The project consists of rebuilding an existing venue with no planned increase in capacity, therefore current parking and shuttle bus arrangements will be maintained and the demand for additional parking facilities in the park will not increase. It is proposed to install pedestrian-scale safety lighting at the upper east and west portions of the terrace to facilitate patron egress at the end of events. The lights will be used only during events. It is noted that an acoustical consultant has been retained to provide guidance in this project. The consultant’s input will guide the placement of the speaker tower pads and shaping of the seating area.

The construction drawings will be completed in March and with approved financing, the project will be let to tender in April. Construction is scheduled to begin in early May with the laying of sod in early July. The sod requires six weeks to establish, therein the venue is expected to be ready prior to the scheduled August 20th Symphony in the Park concert. The most recent cost estimate places the project cost at \$685,000 including consulting fees, and not including tax. This estimate is preliminary and occurs before detailed construction drawings have been completed, and was confirmed by an independent quantity surveyor.

FINANCING

It is recommended that the Finance and Civic Development Committee request Council to approve the use of Casino Gaming Funds to assist with the implementation of improvements to the Shadbolt Centre Open Space, including the reconstruction of the amphitheatre overlooking Deer Lake, at a cost of \$733,000 (inclusive of 7% GST).

This project is not included in the 2004-2008 Provisional Capital Program. The 2004-2008 Annual Capital Program will be adjusted accordingly.

CONCLUSION

Burnaby has provided significant cultural and environmental investments in Deer Lake Park over the years. Being in Burnaby's cultural heart, improvements to the Shadbolt Centre open space is compatible with the Deer Lake Management Plan, and with the operational and developmental plans for the Parks, Recreation and Cultural Services Department. As well, the site and its planned festival activities greatly enhance Burnaby's image as a city that serves its citizens and visitors with pride, and the proposed improvements will respond well to the increasing demand for quality regional outdoor concert facilities. The implementation of this project will respect the spectacular setting inherent in Deer Lake Park and will provide future revenue generating opportunities.

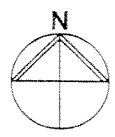
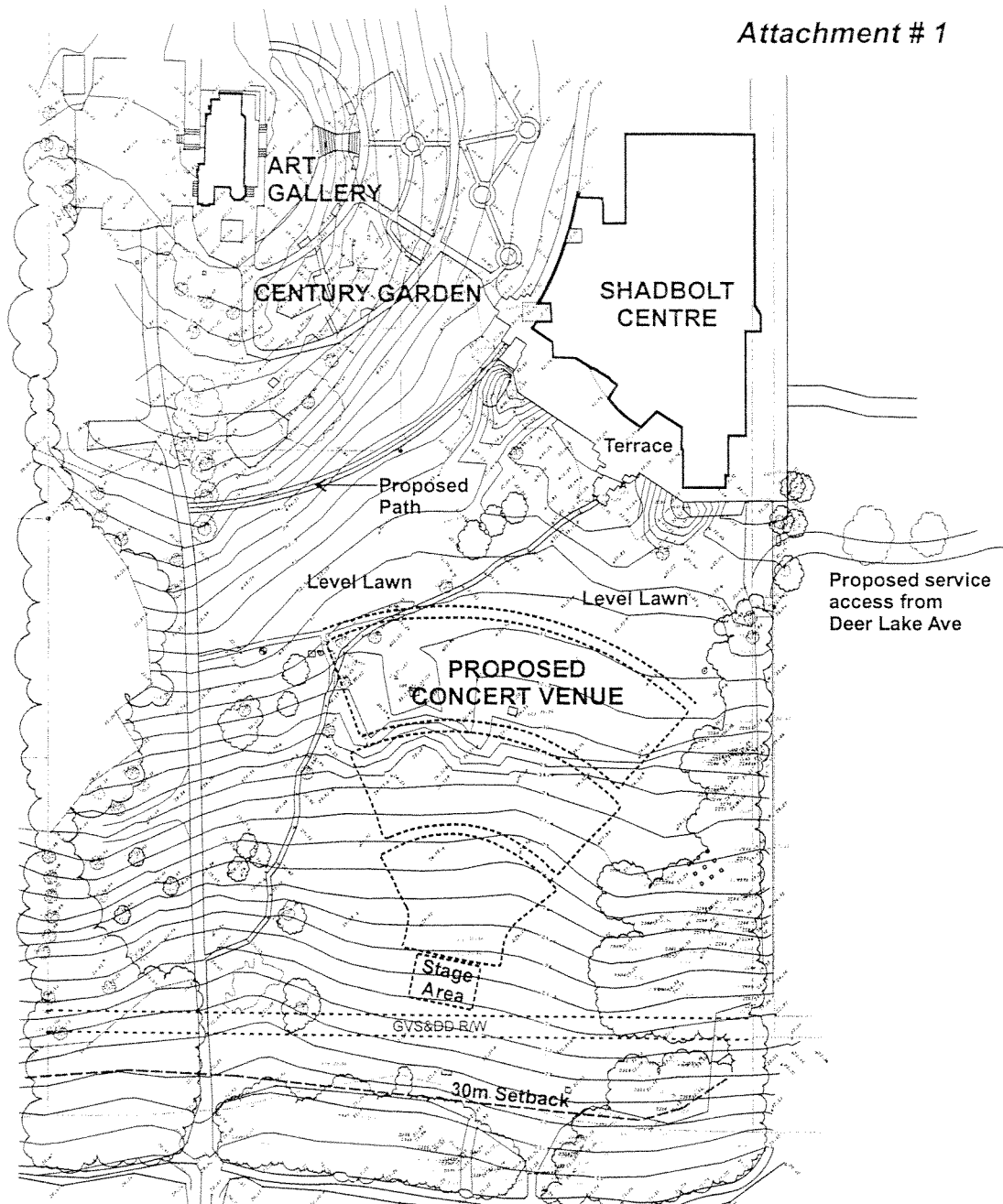
The Concept Plan will be on public display at the Shadbolt Centre. The project is currently under a Preliminary Planning Approval application.

MB/JK:mb:hh:jc

Attach.

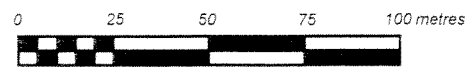
p:\hh\mb\amphitheatre

cc: Director Finance
Director Planning and Building



DEER LAKE

Boardwalk



DURANTE KREUK LTD
 landscape
 architects

park planning, design & development
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 04/03/01



*Shadbolt Centre for the Arts
 Open Space Concept*

Drawing: OP
 Date: 04/03/01
 Scale: NTS
 Drawn: DKL / MB