



FINANCE AND CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: CITY WORKS YARD AT STILL CREEK - SITE PREPARATION

RECOMMENDATION:

1. THAT Council bring down a Capital Reserves Expenditure Bylaw in the amount of \$1.8 million to finance the site preparation work and the temporary relocation of the recycling depot at the Still Creek Works Yard site, as part of the Works Yard future re-development strategy.

REPORT

The Finance and Civic Development Committee, at its meeting held on 2007 June 28, received and adopted the *attached* report seeking Council's approval to commence site pre-loading and preparation work at the Still Creek Works Yard.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor N. Volkow
Vice Chair

Councillor G. Begin
Member

Copied to:	City Manager Deputy City Manager Director Finance Chief Building Inspector Director Engineering Director Planning & Building Director Parks, Rec. & Cult. Services City Solicitor
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TO: CHAIR AND MEMBERS
FINANCE AND CIVIC DEVELOPMENT
COMMITTEE

DATE: 2007 JUNE 19

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

SUBJECT: CITY WORK YARD AT STILL CREEK – SITE PREPARATION

PURPOSE: To obtain funding approval from Council to commence site pre-loading and preparation work at the Still Creek Works Yard.

RECOMMENDATION:

1. **THAT** Council be requested to bring down a Capital Reserves Expenditure Bylaw in the amount of \$1.8 million to finance the site preparation work and the temporary relocation of the recycling depot at the Still Creek Works Yard site, as part of the Works Yard future re-development strategy.

REPORT

1.0 BACKGROUND

Population growth and development in Burnaby over the past several decades has resulted in increased maintenance and service demands on the City's Engineering and Parks operations. The City's main Works Yard, located at 5780 Laurel Street, is experiencing overcrowding of both its site and building facilities and cannot accommodate all the activities associated with the functions located at the site. In addition, the existing buildings are inadequate and have reached the end of their useful life. Due to these shortfalls, both the Works Yard and Parks Nursery have had to transfer portions of their operations to other sites which, in some cases, has had some impact on operating costs and service delivery.

In order to determine current space shortfalls, the City in 2001 retained the team of Cornerstone Planning Group and Hotson Bakker Architects to explore options that would rectify current deficiencies and allow for future growth requirements over the next 20 years. Their scope of work was comprehensive in nature and included a broad range of analysis.

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The Works Yard Study identified both area shortfalls and functional inefficiencies within the Works Yard operations. In order to address current and future requirements, it was determined that it would be necessary to expand and redevelop the existing City-owned Yard facilities at Laurel Street and Still Creek sites and to retain the existing Nursery site.

Based on the data collected and the recommendations, the implementation of the Burnaby Works Yard Re-development Plan involves the establishment of a long term comprehensive master plan that would be executed over several stages within a multi-year timeframe in a cost-effective manner, optimizing available resources that would respond to pre-established City budgets. The multi-stage phased approach is required in order that sites could be prepared and used as construction staging areas so as to minimize disruption to daily operations. This approach would also amortize the capital expenditures over a longer period of time and allow for future design and planning adjustments should the service deliver requirement change. The various stages proposed cover all aspects of the development from approvals and design to construction. Following completion of the Study, Council approved in principle the implementation of the City Works Yard re-development strategy and authorized the preparation of a Master Re-development Plan.

To achieve this objective, the City in 2005 November, engaged the firm of Omicron Consulting Group for the preparation of a multi-stage, long term re-development strategy. Each stage of the Master Plan would provide specific planning details, including the relationship of various functions, on-site operations, schematic building concepts, schedules, cost estimates and the preferred sequence in which the work would be undertaken. To-date, Omicron have completed a significant amount of their planning work for the Still Creek site and are now focusing on the Laurel Street Works Yard.

2.0 IMPLEMENTATION OF PHASE ONE – STILL CREEK WORK YARD

Based on a number of factors and operational requirements and considerations, it has been determined that the Still Creek Works Yard site will play a major role in any re-development strategy. The Still Creek site will ultimately accommodate the Solid Waste and Recycling division of the Engineering Department and Parks' Development and Maintenance division, as well as the existing Recycling Depot, Yard Waste Depot and City Transfer site. However, prior to moving any Engineering or Parks operations to Still Creek, it will be necessary to undertake pre-planning work which involves preparing the site for future uses and operations.

Based on a detailed geotechnical assessment of the Still Creek Works Yard site, the area will require pre-loading for improved soils consolidation. The pre-loading is planned in two stages. Stage One would include the preloading of the future road right-of-way (Still Creek Drive) and the areas north of the road to the property line.

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Stage Two will include the placement of pre-load materials on the balance of the site. This work will require the temporary relocation of the City's recycling depot to the south of the future road for a considerable duration (i.e. 12 – 18 months), depending on the settlement rates that are achieved.

In conjunction with the pre-loading placement and relocation of the recycling depot, a portion of the Beta Avenue drainage ditch will need to be enclosed. This work has received approval in principle from the Department of Fisheries and Oceans (D.F.O) and the City will undertake enhancement upgrades to watercourses adjacent to Still Creek as compensation for the aforementioned enclosure.

The installation of the pre-load materials, along with the watercourse enhancement work and recycling depot relocation, are both time and weather sensitive. When all factors are considered, it is desirable to undertake the preliminary preparation work during the summer period. In this regard, subject to receiving the necessary approvals, it is recommended that this work proceed to set the foundation base such that future phases can be considered and implemented.

The estimated costs for the described work is in the range of \$1.8 million and funds are identified for this expenditure in the 2007-2012 Capital Plan.

3.0 CONCLUSION

The preparation of a Master Re-Development plan for the City Works Yard project is expected to be completed by the end of 2007. The plan being developed by Omicron Consulting Group will include a multi-stage, phased re-development over several years.

In order to prepare for future re-development of the Laurel Street and Still Creek Works Yard sites, it is recommended that the pre-loading of the Still Creek Yard be undertaken in 2007.

The preparation of the subject site would require that the northern section be pre-loaded prior to the placement of any materials on the areas south of the future road.

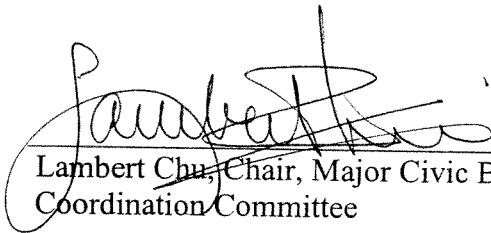
Depending on the settlement rates achieved, it is likely that the total pre-load period could be extended beyond a two-year timeframe.


Preparation of the Still Creek site is key to the future re-development of the Works Yard, regardless of time schedules, as it will serve as the staging ground and allow the City to relocate a portion of Engineering and Parks operations from the Laurel Street Yard during future re-development phases without impacting service delivery to the Community.


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It is desirable that pre-loading and pre-development site works proceed at this time, in consideration of the potential length of time required to consolidate the soils at the Still Creek site. In this regard, it is recommended that Council be requested to bring down a Capital Reserves Expenditure Bylaw in the amount of \$1.8 million to finance the undertaking of the site preparation work.

Subject to receiving the required approvals, staff will proceed with the pre-loading, ditch enclosure and depot relocation at the Still Creek Works Yard site.


Lambert Chu, Chair, Major Civic Building Project
Coordination Committee


Basil Luksun, Director, Planning & Building


Kate Friars, Director Parks, Recreation &
Cultural Services

JC:ap

Copied to: City Manager
Deputy City Manager
Director Finance
Chief Building Inspector

Q: JCusano REPORT City Works Yrd-Site-Prep.doc