

Bowen Island Municipality Public Works

Report

To: Isabell Hadford, Chief Administrative Officer

CC: Mayor Bob Turner and Council

From: Brad Hawthorn, Public Works Superintendent

Subject: Proposed Civic Facility Site and Infrastructure Assessment
Summary of Referral Comments and Updated Information

Date: June 29, 2006

This report provides an update to the *draft - Proposed Civic Facility Site and Infrastructure Assessment Report, February 11, 2006*; it includes a summary of referral comments and new information obtained since the presentation of the draft report. In the interest of time, the draft report will not be updated itself; this report will be appended to it.

Recommendation

It is recommended that Council receive this update report, and include it in the required document review of the terms of reference for the proposed *Civic Facilities Working Group*.

It is also recommended that Council review the items provided in the *New Items to be Addressed* section of this report, to determine if there are any items that can be addressed at this time.

Background

At its Committee of the Whole meeting of February 20th, 2006 Council referred the report to the following entities,

- BIM Parks & Recreation Department,
- Bowen Island Arts Council, CHAC Committee,
- Members of the former Civic Facility Task Force,

- Bowen Island RCMP Detachment, and
- BIM Planning Department.

At its Committee of the Whole meeting of April 3rd, 2006 Council also set a deadline of May 19th, 2006 for return of referral comments, and June 5th for final report presentation, but recognized that some of the comments might require more time to address and incorporate, depending on their nature.

The referral periods have now expired, but not all referral groups have provided comments. In the interest of proceeding in a timely fashion to report back to Council, this report will provide an update without the benefit of those comments.

Summary of Referral Comments

Referral comments received from the various entities are attached to this report. A brief summary of the comments are as follows.

BIM Parks & Recreation Department comments

- Prefer to locate recreation facilities on south portion of Lot 2,
- Option should include consideration to expand BICS field to the east,
- Alternate concept plan submitted (see attachments),
- School District should be engaged in discussions, and
- Financial issues regarding debt for surplus lands should be addressed.

Bowen Island Arts Council, CHAC Committee comments

- Community interests should determine preferred location of facilities,
- Recommend increasing parking for arts centre from 51 to 70 spaces,
- Arts centre to be close to Snug Cove,
- Single building option should be ruled out,
- Selected site should reduce impacts on trails, forest, and neighbourhoods,
- Lot 2 location to north of BICS not preferred location for Arts Centre,
- Scenario 4 (i.e. Campus Style, Lot 3) should be eliminated,
- Alternate concept plan submitted – Scenario 8 (see attachments),
- Preference is for Scenario 7 (i.e. Arts Centre on Lot 3), and
- Second choice is for Scenario 6 (i.e. Arts Center next to BICS field), or Scenario 8.

Members of the former Civic Facility Task Force comments

- Comments similar to CHAC comments.

Bowen Island RCMP Detachment comments

- No comments provided – RCMP staff indicated that RCMP Asset Management section is very busy, and may not be an interested stakeholder.

BIM Planning Department comments

- No comments provided due to staffing changes. Planning department to be engaged in further process through the adoption of a *Civic Facilities Working Group*, and associated terms of reference.

General Notes regarding Referral Comments

In reviewing and comparing the various referral comments the following items are noted.

- There is little or no conflict between the first choices from BIM P&R (submitted alternate plan for BICS field expansion), and CHAC (Scenario 7); this combination reflects the two buildings, two sites concept option,
- No referral groups provided comments supporting the Single Building Concept,
- BIM P&R concept for BICS school field expansion should be developed further with additional consideration to details and location of the access road, and the accessibility of the recreation facility,
- BICS field expansion concept may conflict with CHAC second choice concept (i.e. Scenario 8),
- CHAC submitted Scenario 8 is presented with disclosure that parking indicated on the SE portion of Lot 2 is located on potentially valuable property, which could fund the project or pay off debt. Parking requirement in this area may be removed by the adjustment of the alternative submitted Scenario 8. The parking may also not be practical due to grade differences between the parking and the facilities,
- Options which provide for facilities bordering on Bowen Island Trunk Road have potential conflict with possible ferry marshalling options (yet to be developed/addressed),

New Information

The draft version of the report identified several items that require further clarification, as follows.

- 1) Comprehensive planning study for all GVRD Surplus Lands
- 2) Study of Sewage Treatment Plant Expansion
- 3) Council decision regarding expansion of existing utility service area boundaries for water and sewer
- 4) Topographical survey plans for sites
- 5) Determination of exact Library Septic Field location
- 6) Site investigations for On-site Septic disposal
- 7) Confirmation of feasibility of Concept Three – Scenario 6
- 8) Assessment of storm water impacts on downstream facilities, depending on option selected

- 9) Confirm water system fire protection capabilities and building construction type
- 10) Confirmation that Civic Facility is accounted for in existing sewage system capacity design allocations
- 11) Confirmation of grant funding eligibility for each Concept

Items which have been addressed are as follows.

Comprehensive planning study for all GVRD Surplus Lands: Council has included this in its Strategic Plan as a priority and set a plan in motion for completion of this review.

Study of Sewage Treatment Plant Expansion: Staff has solicited a RFP and received a proposal for professional services to undertake this work. The Snug Cove Sewer Local Management Committee and Council have agreed to allocate funding, on the basis that the existing utility users should not pay the total costs for this work. As of June 30, 2006 the work was awarded to Ecofluid Systems Inc. with an expectation that the study would take approximately three months to complete.

Topographical survey plans for sites: This information has been order and received, and is attached to this report. See comments in next item. Costs for the information (approx. \$3,000) have been allocated to the project budget.

Determination of exact Library septic field location: Location plans for the existing Library septic field were obtained by the local GVRD staff, and are attached to this report. The approximate location is also shown superimposed upon the topographical mapping, which indicates the property boundaries for Lot 3. This indicates that the septic field(s) impose upon Lot 3 to a larger extent than originally believed. This means that for Option 2, Scenario 4, Lot 3 the recreation facility location shown would be entirely on top of the septic field. For Option Three, Scenario 7, Lot 3 the layout shown could be accommodated. Therefore the appropriate costs have been allocated in the draft report for this item.

Confirmation of feasibility of Concept Three – Scenario 6: Based on the newly acquired topographical mapping, it appears to be feasible to situate this building scenario as shown on the concept plan provided in the report. However, the topography would mean a very compact construction site, and likely elevated construction costs.

As an alternative to this option, two of the referral groups have presented concept arrangements for the use of the same area.

Confirm water system fire protection capabilities and building construction type. A review of the 1993 drawing from Dayton & Knight Ltd. entitled *Cove Bay Improvement District Water, Supply Main, Key Profile (Dwg. No. 178-1-2)*,

which provides a hydraulic profile for various supply flows, concluded that total flow delivery (including base domestic flow) at the sites is approximately 6140 L/min (1,350 Igpm) while maintaining minimal residual system pressure, or slightly higher. This flow approximately meets the recommended FUS calculated flow requirements for a campus style arrangement (provided sprinklers are installed), but not the single building concept. This theoretical capacity should be confirmed by actual certified field testing in order to determine if additional fire protection measures must be built into the proposed facility.

Confirmation that Civic Facility is accounted for in existing sewage system capacity design allocations: A review of the 1993 report from Dayton & Knight Ltd. entitled *Snug Cove Village Sewerage System* concluded that there were three servicing scenarios defined for the sewage treatment capacity, and that the inclusion of capacity for servicing a community facility (i.e. daycare, theatre, community centre, recreation facility) was provided in scenarios two and three. The plant has a capacity to accommodate less than that identified for scenario one, and therefore the Civic Facility is not accounted for in the existing plant capacity. *The cost estimates and report information in the draft report should therefore be modified to reflect a capital charge for its share of the require plant expansion. Unfortunately this cost cannot be accurately determined until the Study of Sewage Treatment Plant Expansion is complete.*

Remaining Outstanding Issues

No additional information is provided for the following items, identified in the draft report for further investigation.

- Council decision regarding expansion of existing utility service area boundaries for water and sewer
- Site investigations for On-site Septic disposal
- Assessment of storm water impacts on downstream facilities, depending on option selected: Pending final option selection.
- Confirmation of grant funding eligibility for each Concept

New Items to be Addressed

It is recommended that the following items be addressed in the next stages of this project.

- Adopt a budget for further investigations. A budget for this project be set up, with costs incurred to date transferred to that account,

- Engage RCMP in process,
- Make decision whether to omit Scenario 4 from further consideration,
- Determine the need to reserve the use of the SE corner of Lot 2, and assess the value and costs for potential commercial lot development for liquidation,
- In future analysis, add a contingency budget factor for servicing the facilities from an expanded Snug Cove sewage treatment plant.

Submitted by:

Brad Hawthorn, P.Eng., Public Works Superintendent

Administrator's Comments:

Isabell Hadford, Chief Administrative Officer

Director of Finance's Comments:

A 2006 Budget for Civic Facilities was established as:

\$10,000 for Site Analysis
\$23,000 for Preliminary Investigations

To date approximately \$3,000 of direct costs has been expended against this budget, leaving approximately \$30,000 for further preliminary works.

Joanne Cunday, Director of Finance

Q:\Administration\Reports to Council (General)\Report to Council 20060629r (Civic Facilities Site Selection Report Update).doc

Referral Comments
BIM Parks & Recreation Commission

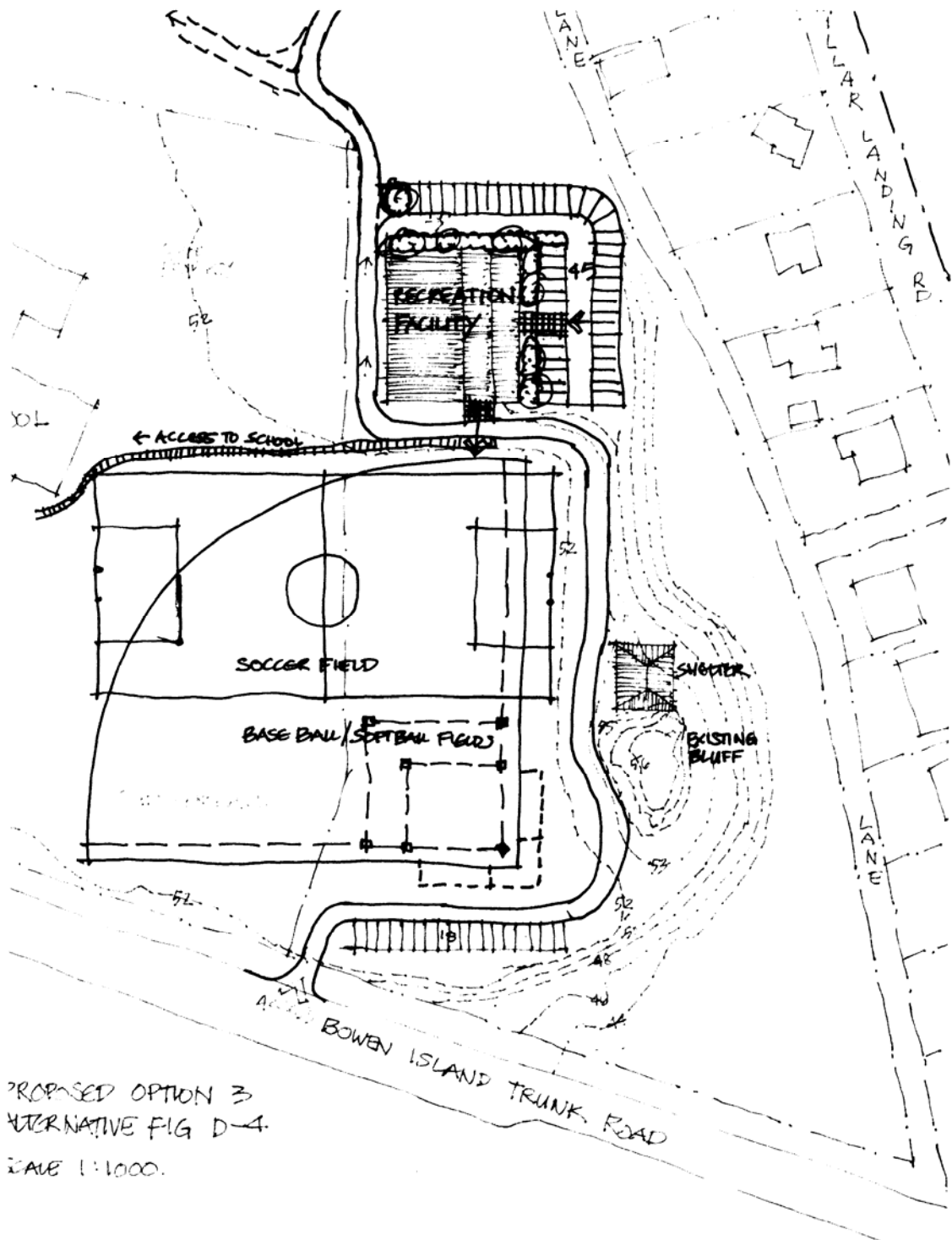
To Brad - approved/endorsed by Commission
S at their meeting ITEM 4.7
May 17/06.
I will email electronic
Copy.

To: Mayor and Council
Cc: Brad Hawthorn, Collene Huskisson
From: Parks and Recreation Commission
Re: Facilities Infrastructure Report
Date: May15th, 2006

The commission would agree with the findings of this infrastructure report that the lands around the school create the best options for recreational facilities among the surplus lands being considered. Clearly, these lands offer the best synergies for the community with the facilities that already exist on the school lands. (Example, open fields, playground, parking, tennis courts)

It is the commissions feeling that the siting of community facilities should take priority over all other uses on site 2 and that further site analysis should begin to identify the best possible options for the community within these lands. It should be noted that the school lands could also provide some siting opportunities and having the school district involved in the analysis of the lands would be of great benefit.

It is important that the municipality is not only working towards what they wish to build but also how they will pay for it. We feel the burden of the surplus land debt will be an impediment to moving forward on community facilities, and strategies to remove this debt should be worked on in parallel, so that we arrive at a decision of what we are going to build at the same time as we are in a position to better finance its construction.



PROPOSED OPTION 3
 ALTERNATIVE FIG D-4.
 SCALE 1:1000.

COMMENTS :

D1 OPTION 2

- o ROAD LOCATION PREVENTS DEVELOPMENT OF BUUFF FOR A FULL FIELD.
- o REFER TO ALTERNATIVE ROAD LOCATION TO EXIST.

D3/D4 TWO SITE SCENARIO 50%

- o SWITCH RECREATION BUILDING WITH AUDITORIUM.
- o REC BUILDING BETR NEED FIELDS & SCHOOL FACILITIES

LOCATION OF BASEBALL / SOCCER FIELD

- o LEES REPORT SCHEM IDENTIFIES NEED FOR A ~~SM~~ FULL SIZE SOCCER FIELD & BASEBALL FIELD.

o BEST LOCATION FOR NEW FIELDS.

- o CURRENT POPULATION IS CLOSEST TO GOLF
- o FUTURE POPULATION WILL INCREASE IN SOUTH/WEST AREAS.
- o EXISTING SITE HAS A LOT OF OPEN SPACE.
- o OFFERS RECREATION FACILITIES IN SCHOOL, TEEN CENTRE, ARTS/ANNS.
- o PROS & CONS OF LOT ONE / TWO SITE

SCHOOL SITE.

- o COST OF FIELDS : FIELDS LESS THAN LOT ONE.
- o RECREATION WILL BE CLOSE BY HAND WITH HOUSES / CHANGING ROOMS ETC.
- o FIELDS CAN BE USED TOGETHER WITH SOCCER FIELD FOR TOURNAMENTS
- o WINTER MAY CONTRIBUTE TO COST.
- o VISITING TEAMS WILL NOT HAVE TO DRIVE ACROSS TO HAND.

LOT ONE SITE

- o NEW SOCCER FIELD (REMOVED HS SCHOOL FIELDS) WILL BE ALSO STILL AVAILABLE
- o COMPLETE SWAP/OUT IF NECESSARY INSTEAD OF DELETED WITH SCHOOL.
- o WILL SAVED CURRENT & FUTURE SOUTH WEST POPULATION.
- o HIGHER ELEVATION MAY OFFER WINTER USE.
- o REFER LESS COSTLY FIELDS MAY BE POSSIBLE WITH ROSEN CURVES OR BUNKER UNDER DEVELOPMENT.

Referral Comments
RCMP



Royal Canadian Mounted Police

Gendarmerie royale du Canada

Security Classification/Designation
Classification/désignation sécuritaire

Brad Hawthorn
Public Works Superintendent
P.O. Box 279
Bowen Island, B.C. V0N 1G0

Cpl. Dan Guilfoyle
Royal Canadian Mounted Police
P.O. Box 219
Bowen Island, B.C.
V0N 1G0

RECEIVED
APR 27 2006
BOWEN ISLAND MUNICIPALITY

Your File - Votre référence

Our File - Notre référence

Date

April 25, 2006

Re: Proposed Civic Facility Location Considerations Report

Dear Brad,

I have reviewed the above named report on April 19, 2006. The report is very detailed and provides an overview of the various building concepts being considered and numerous scenarios which need to be evaluated.

One question which exists is whether the RCMP wishes to be part of a joint use facility and in turn whether the RCMP parcel of land on Miller Road may become available. As the Detachment Commander on Bowen Island, I have limited input into this decision. Our Asset Management section from Headquarters in Vancouver will take a lead role in liaising with the Municipality to determine the RCMP interest in such a proposal.

There has been a preliminary meeting between RCMP Asset Management and Isabell Hadford back in January 2006. Asset Team Leader Karen Obeck will be the RCMP contact on the matter and I have e-mailed her with a request to review the above noted report and provide you with feedback from the RCMP perspective prior to May 16, 2006.

I look forward to working with you and possibly exploring a shared use facility which would be a benefit to both the Municipality and the RCMP.

Yours truly,

Dan Guilfoyle
NCO i/c Bowen Island Detachment



RCMP GRC 2823 (2002-11) WPT

Page 1 of/de 2

Referral Comments
Bowen Island Arts Council CHAC Committee

Bowen Island Arts Council C.H.A.C. Committee

Comments on the B.I.M. Public Works Department Draft Report
Proposed Civic Facility, Site and Infrastructure Assessment

May 10, 2006

This report by the Public Works Department is to be commended for its depth, breadth and detail in exploring potential development of civic facilities. The work done to identify infrastructure needs, options and costs related to each Scenario can be accurately applied to other Scenarios, no matter what the final location choice.

The report finds that Surplus Lands lots 2 and 3 are the most practical locations for civic facilities, which is consistent with the views of both the Civic Facilities Taskforce (CFTF) and the CHAC Committee. The Scenario format of the report explores clearly the options identified by the CFTF for facilities in a number of locations and combinations.

It also finds that the infrastructure cost differences between the most expensive Scenario and the cheapest (3.5%) may not make this a determining factor in choice of location, which is similar to the CFTF recommendation that location should be determined by what is best for the community, rather than by cost alone.

We cannot comment on the technical aspects of this report. It appears to contain a number of practical and creative solutions to issues such as Cove Bay Sewage boundary expansion, and water delivery concerns. The infrastructure needs and cost estimates seem well researched and comprehensive. We would advise that parking requirements for an arts centre be revised slightly upwards from 51 to approximately 70 spaces.

The various criteria of assessing site advantages and disadvantages are also very detailed and accurate. These criteria are similar to those utilized by the CFTF, and represent important considerations in this process. Road access, pedestrian access, proximity to existing facilities, and parking remain major factors in determining optimum locations.

We feel strongly that for the purposes of a Community Hall and Arts Centre, visibility and ease of access are very important. Such a facility benefits in a significant way from proximity to Cove businesses and the ferry, and in turn provides economic and cultural benefit back to the Cove. The presence, for visitors and locals alike, of a visible and attractive community assembly venue enhances the ambiance of the entire area.

We also want to reduce any negative impact construction of such a facility would have on existing park trails, mature second-growth forest, and residential neighborhoods. We have no preference as to "Campus" style or "Two Buildings, two sites", but feel that a single building for all uses should be ruled out. This is consistent with the CFTF finding that culture and recreation would benefit from being in separate buildings.

With these criteria in mind, we would like to comment on the specific location Scenarios presented in the report.

Scenario 1 The area on the north side of lot 2, identified in this Scenario, is a mature second-growth forest that traditionally provides pedestrian access to Crippen Park from BICS and Bowen Court. We would be reluctant to upset that balance. It is also quite removed from the Cove, and would therefore be less suitable as a visible location for a Community Hall and Arts Centre within easy walking distance of the village.

Scenario 2 Same as above.

Scenario 3 Same as above.

Scenario 4 This scenario is impractical, and should only be presented as a comparison exercise. It uses the entire site, with no room for expansion or landscaping. It disrupts existing trails, and strips the vegetation completely. It has no symbiosis with other Recreation facilities centred at BICS.

Scenario 5 This may be acceptable for Recreation, but they may also be concerned about disrupting this forest. There may be another site on lot 2 that would meet their present needs just as effectively, leaving this back area free for longer term goals such as a swimming pool.

Scenario 6 This is a good Scenario for a Community Hall and Arts Centre. There are many benefits to being in such a prominent location, and within walking distance of the Cove. After viewing the land, we have concluded that, despite being a more challenging building site, it would be preferable to shift the footprint of the building south towards Government Rd., thereby leaving open pedestrian access from the BICS field to the scenic bluff. This Scenario could benefit from additional access and parking above Senior's Lane where it meets Government Road.

Scenario 7 This is an excellent Scenario for a Community Hall and Arts Centre. It allows flexibility for expansion (which may include the R.C.M.P.), is highly visible and within extremely easy walking distance of Cove businesses. It avoids traffic congestion, and has adequate parking area, which would benefit other interests. If positioned and landscaped sensitively, much of the existing park vegetation could remain, and trails would not be disrupted. It is within all sewer and water boundaries, and is a flat building site.

We would like to encourage this report to include a further Scenario that has been suggested by John Reid of BIPRC (conceptual drawings provided). This Scenario is subject to site investigation as described in Scenario 6.

Scenario 8 Two buildings, one on either side of the bluff on the south side of lot 2, between Government Rd. and Bowen Court, above Senior's Lane. The Community Hall and Arts Centre/Municipal offices would be located along Government Rd., and the Recreation facility would be in the area identified as "optional additional parking" in Scenario 6. Road access options are varied, and are described in Scenarios 1, 3 and 6.

This location would require building the Community Hall and Arts Centre on a steeper slope, and adapting the design accordingly (more expensive for construction). This could be beneficial, in that a rehearsal hall and/or Art gallery could be built below the auditorium for maximum use of space, and could have an attractive entry from this lower level, drawing visitors up from the four corners. This could also apply if Municipal offices were included. Parking would have to be provided on the Senior's Lane level, which is presently designated as a potentially valuable commercial area.

Locating a Recreation facility adjacent to BICS that shares parking, vehicle access, and drop off with the school as well as the Arts Centre is ideal. If the roads and structure are positioned strategically, this facility could have low impact on the Senior's Lane/Millers Rd. neighborhood because of the steep initial grade above the lane. Part of this location is presently designated Village Residential, so would displace this use.

This Scenario would disrupt very little forest, provides open pedestrian access to the bluff viewpoint, and meets many diverse community needs in a compact area. It effectively forms a campus with BICS around their soccer and baseball field, encompassing culture, recreation, education, and civic offices in a precinct that doesn't significantly impact established residential areas.

Conclusions:

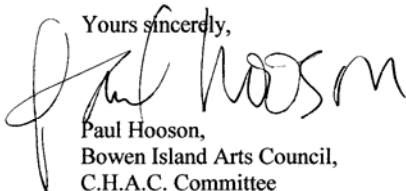
We agree with all of the conclusions of this report. We particularly recommend that Scenario 4 be eliminated from future analysis.

We also recommend that, if possible, a Scenario placing a Recreation facility on the south side of lot 2 to complement Scenario 6 be appended to this report.

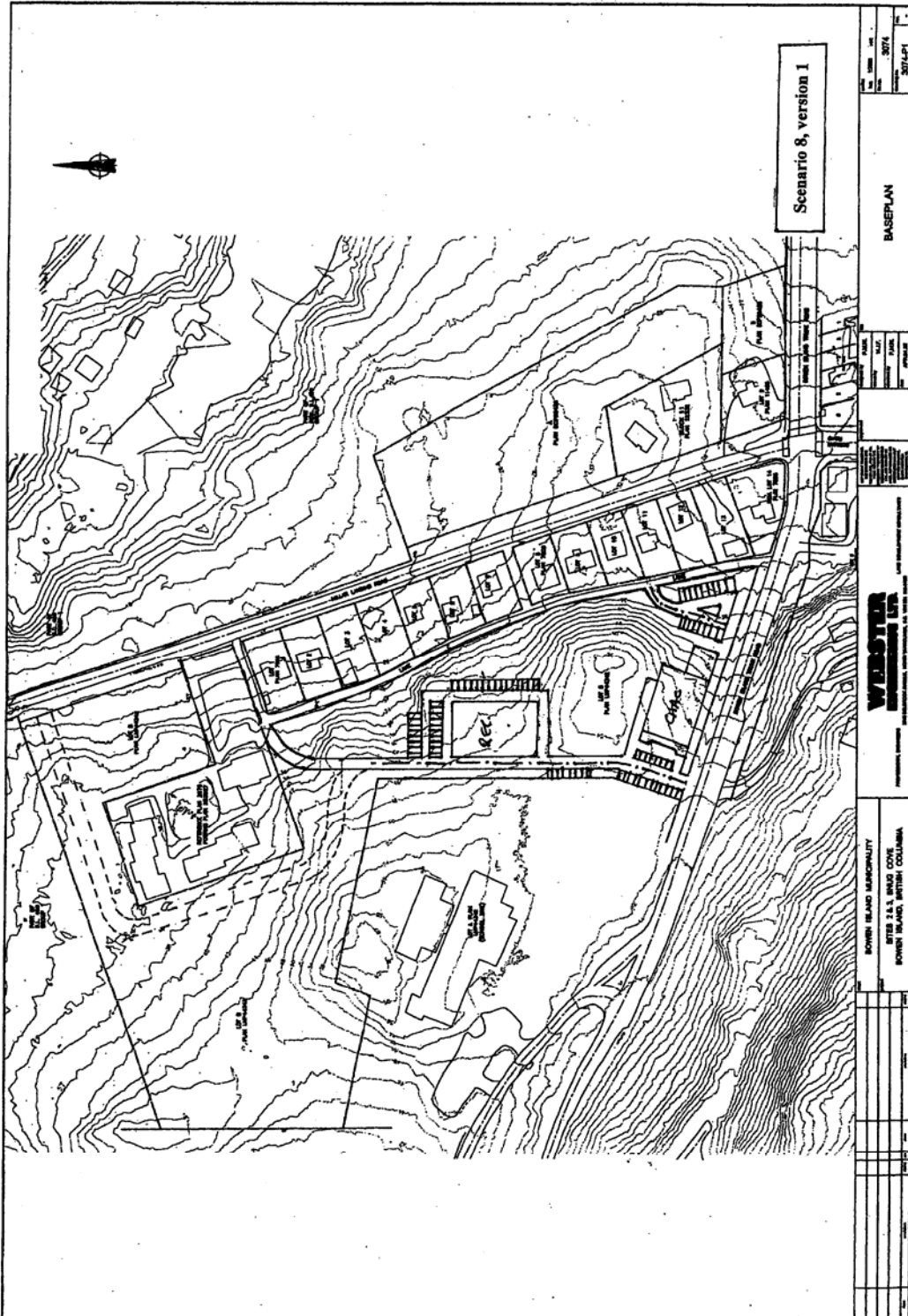
Our preference is for Scenario 7, with Scenario 6 (or Scenario 8) a compelling second.

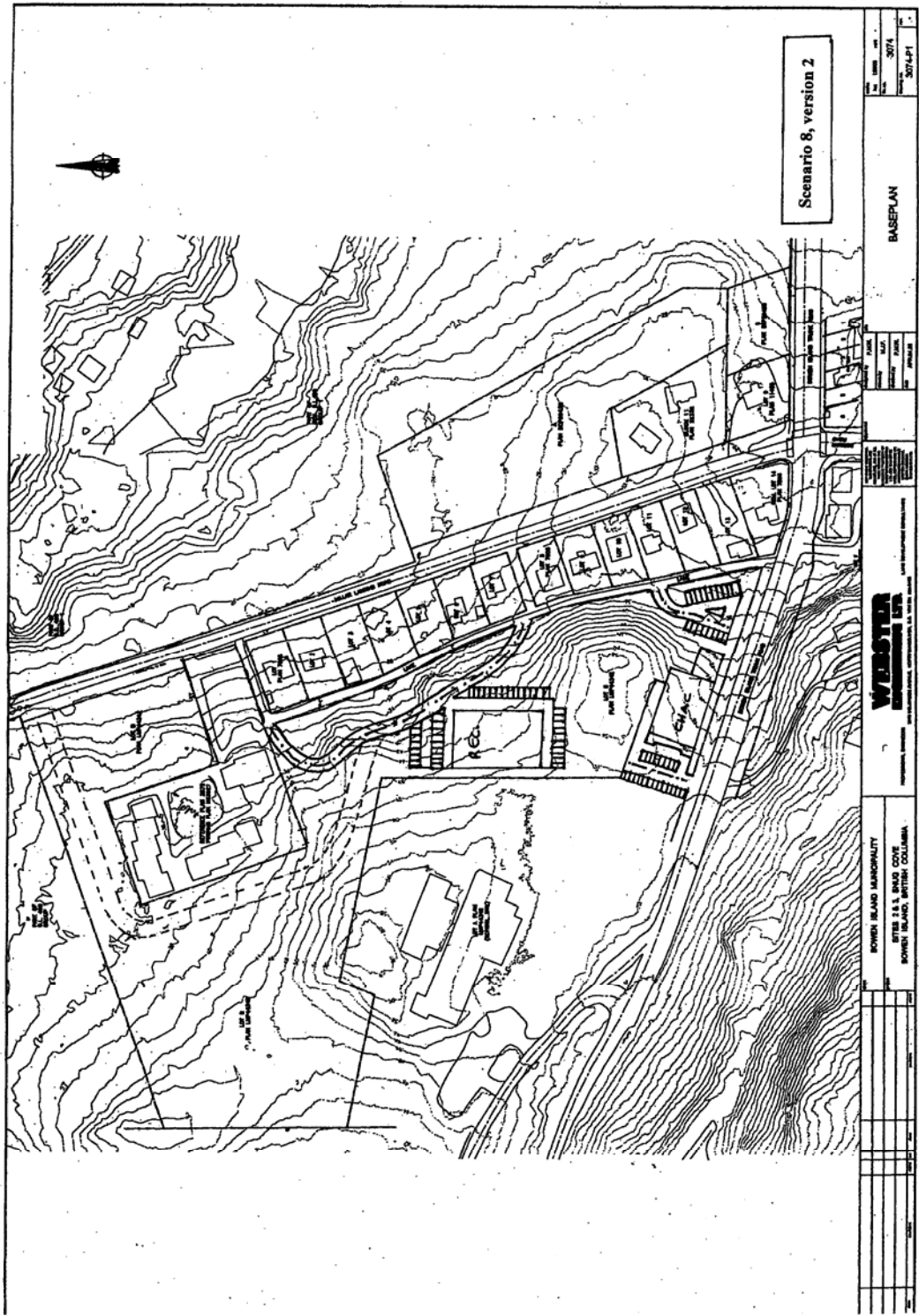
Thank you for your efforts and good work with regards to this initiative.

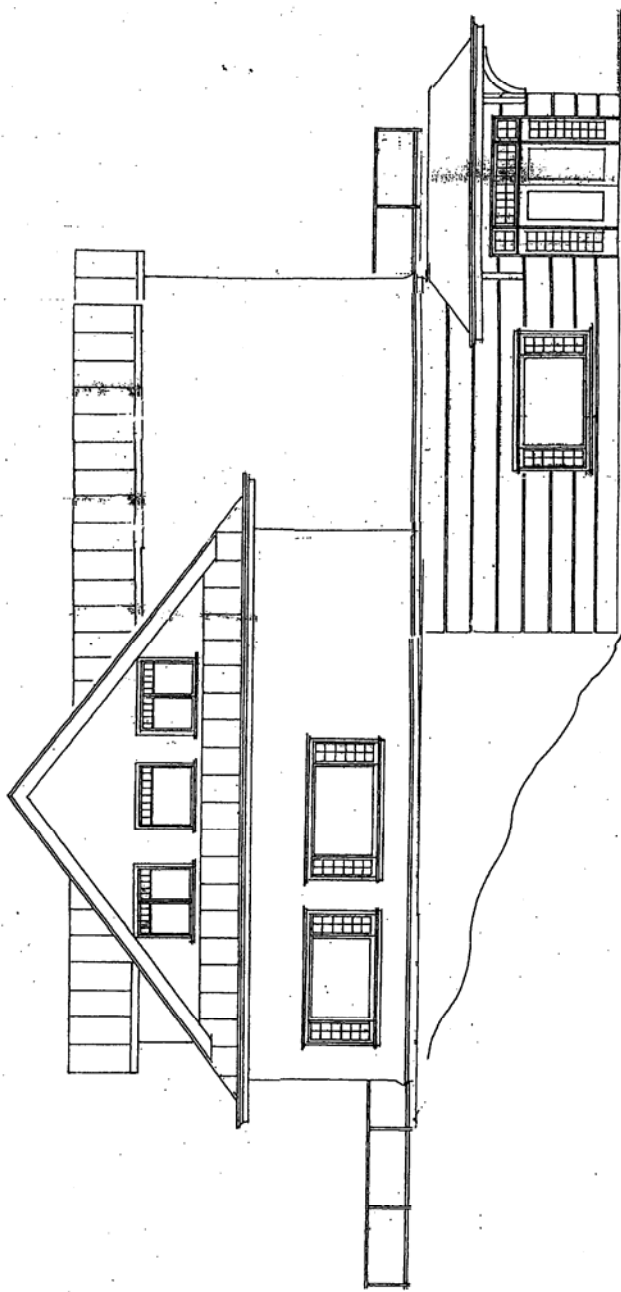
Yours sincerely,



Paul Hooson,
Bowen Island Arts Council,
C.H.A.C. Committee
Box 211,
Bowen Island, B.C.,
V0N 1G0







Community Hall and Arts Centre (sloped site concept)
Side elevation with Gallery and/or Rehearsal Hall below

Referral Comments
Civic Facilities Task Force (CFTF)

✓ce: BH
file

Bowen Island Municipality
**Public Works Department Draft Report on Proposed Civic Facility
Site and Infrastructure Assessment**
May 24, 2006

RECEIVED

MAY 30 2006

Civic Facilities Taskforce (CFTF) comments:

BOWEN ISLAND
MUNICIPALITY

This report is an important next step in taking the Civic Facilities process forward. It identifies and compares potential locations and scenarios in detail, planning and costing out practical infrastructure options for each scenario.

These scenarios follow closely the locations suggested by the CFTF, and provide a much finer examination of the advantages and disadvantages of each site and option.

We agree with the recommendation that Scenario 4 should not be considered. It is too crowded on Lot 3 to accommodate a Campus style development.

We would like to see a scenario included that applies the Campus style idea to the south half of Lot 2, incorporating the rocky bluff above Senior's Lane as a centerpiece park, with the Arts Centre/Municipal offices skirting Government Rd. on one side, and a Recreation facility further down towards Bowen Court on the other (see sketch).

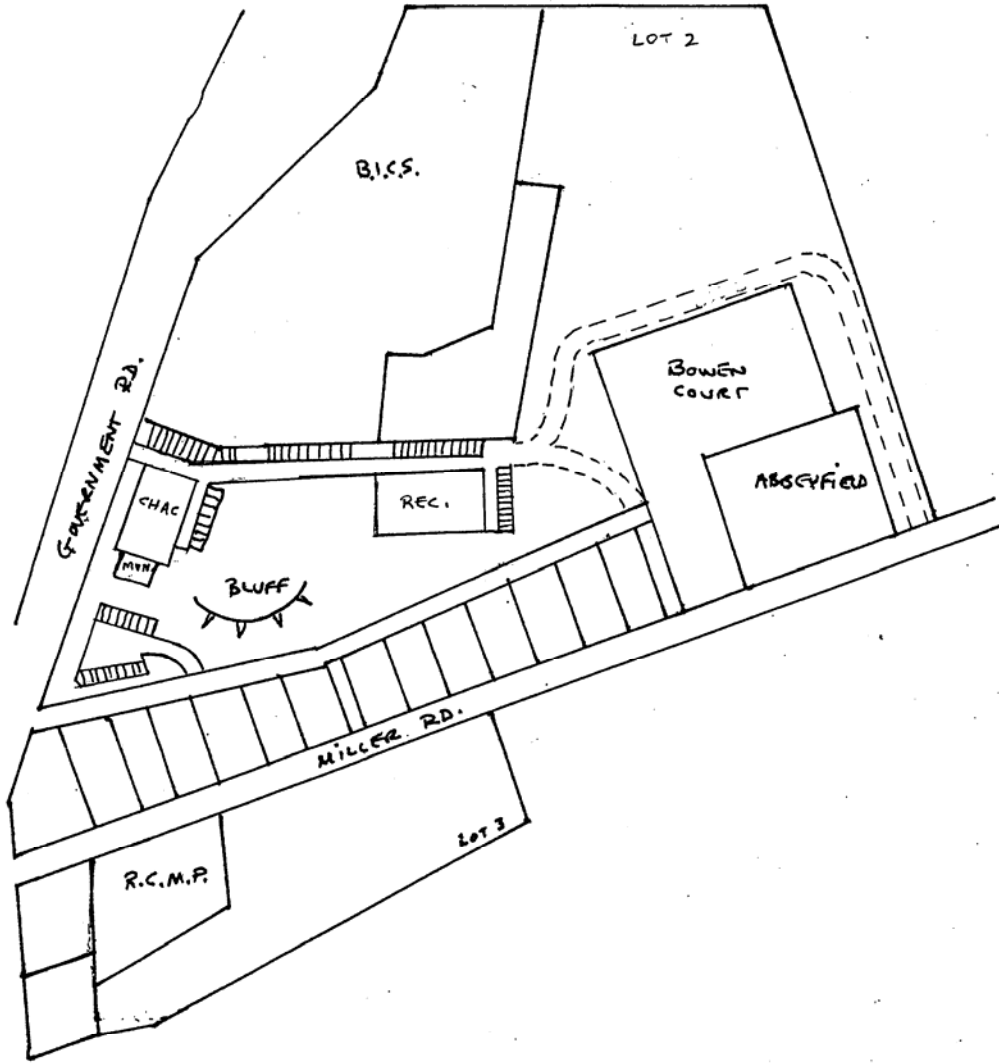
This idea has been put forward by John Reid (BIPRC), and has much merit. It envisions grouping civic buildings along the Cove edge of the Community School field "plateau" and down the slope towards Senior's Lane and Bowen Court. Such a scenario would require a small amount of the Surplus Lands, has good proximity for sewage and water servicing, and benefits from shared infrastructure such as parking and roads. It also allows for future expansion of Recreation facilities, should that be necessary.

We agree with the conclusions and findings of this report, and encourage Municipal Council to consider this initiative as a high priority, proceeding quickly towards a comprehensive plan for Surplus Land designation through consultation with professionals and stakeholder groups.

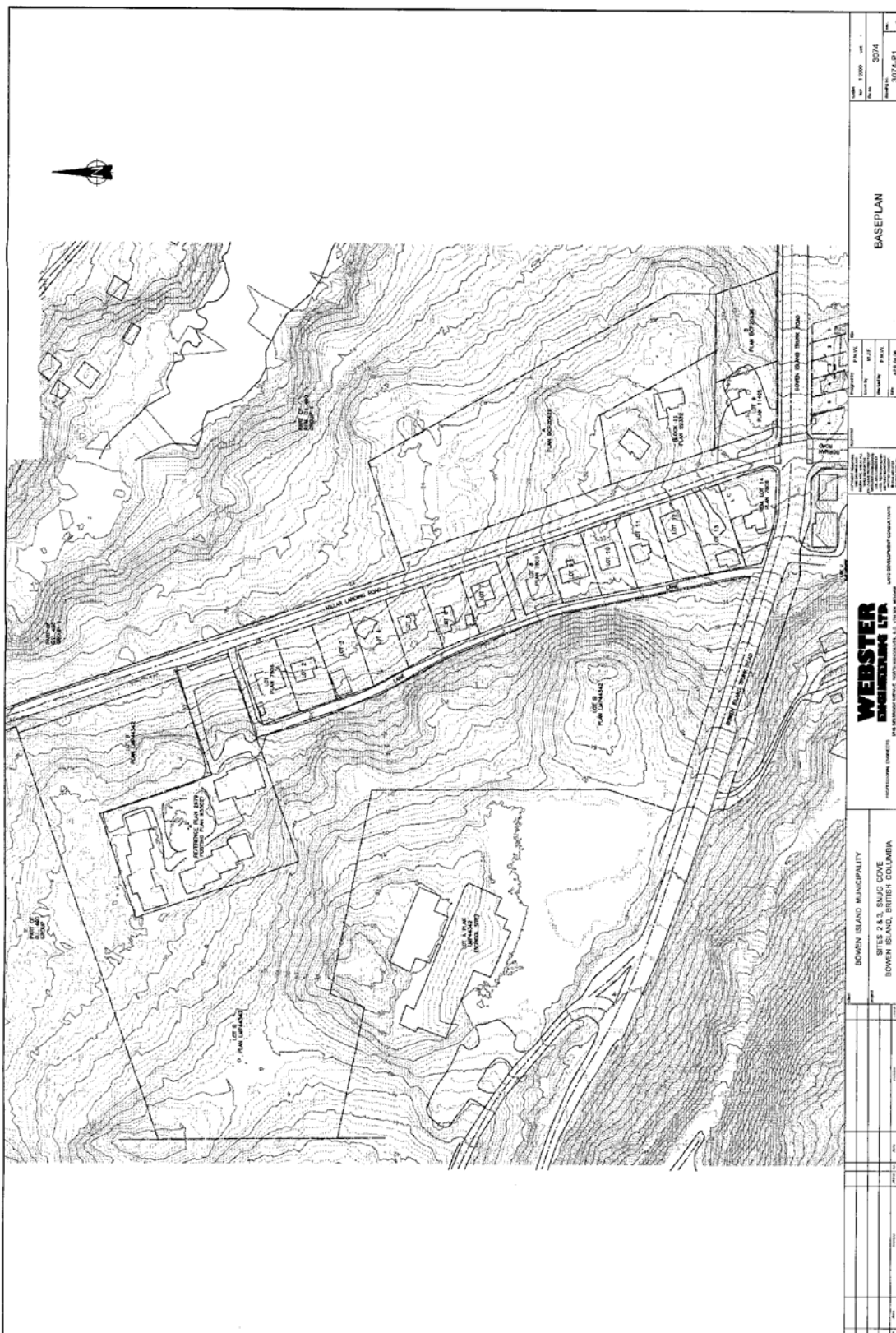


Ted Chiasson, Chair

- Julie Andres
- Ian Kennard
- Murray Atherton
- Paul Hooson
- Blaine Rittinger



Additional Information Topographical Mapping



Additional Information
Library Septic Field Location

