



Burnaby Northeast Quadrant

Community Space Needs Assessment

September 2020



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Introduction

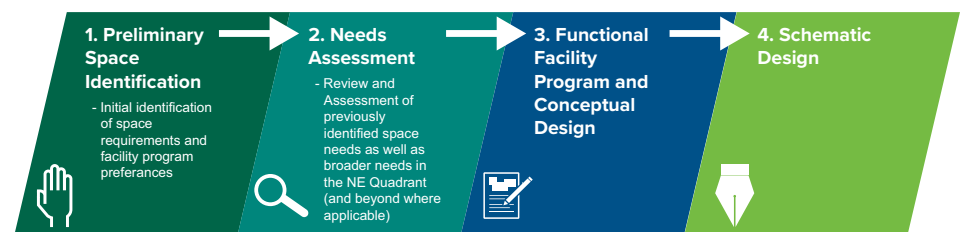
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Included in this Section:

- Overview of the project purpose.
- Overview of the project process.

The City of Burnaby is exploring the future replacement of the Cameron Recreation Complex and Library. This potential capital project has been identified based on the aging state of the current facility and the need to service the anticipated population growth and evolution of Northeast Burnaby. The Community Benefit Bonus Policy also identifies that redevelopment of the Lougheed Core Area will generate amenity bonus fees that will help fund major community amenities, including a new community centre, pool and library.¹

The Needs Assessment was undertaken to validate previously identified space needs and provide a point of reference to support the refinement of the facility program and future design phases. The following graphic illustrates the placement of the Needs Assessment within the overall project process.



¹ As cited in the Lougheed Core Area Master Plan

The Definition of “Recreation”

The term “recreation” is commonly used throughout this document and the project team recognizes that this term can mean different things to different individuals. As such, the following broad based definition for recreation from ***The Framework for Recreation in Canada 2015: Pathways to Wellbeing*** is provided to set context for the use of this term throughout the document.

“Recreation is the experience that results from freely chosen participation in physical, social, intellectual, creative and spiritual pursuits that enhance individual and community wellbeing.”

The Framework also clearly articulates that recreation experiences include participation in physical activity and sport, and in artistic, cultural, social, and intellectual development activities.

The Needs Assessment was developed by considering a number of different inputs, including engagement with the community and key stakeholders, analysis of the current facility utilization, market area and city-wide service levels, broader trends and leading practices, and anticipated future population characteristics of the community. The space needs and potential priorities identified in the Needs Assessment are intended to be high level in nature with the objective of providing a framework for the functional program. Future phases of engagement and the schematic design process will further flush out space characteristics and attributes. It is also important to note that the design process will include a further assessment of project costs and potential value opportunities (e.g. the inclusion of spaces, amenities, or features that could be part of the facility or site because it is cost effective to add these spaces; even if they have not been specifically identified as high priority needs). As such, the Needs Assessment is unlikely to be completely aligned with the final facility program and associated design imagery.



Northeast Quadrant Profile & Market Context

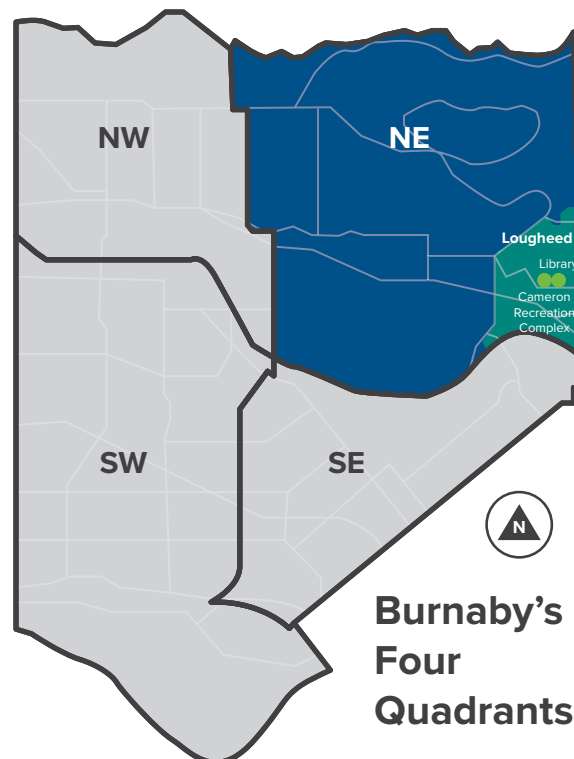
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Included in this Section:

- Key population and demographics characteristics of the Northeast Quadrant.
- Population and market area growth projections and considerations as referenced in other planning documentation.

Overview

The Northeast Quadrant of Burnaby is generally considered to encompass an area bounded by Kensington Avenue to the west, North Road to the east, the Trans Canada Highway to the south, and Burrard Inlet to the north. The Northeast Quadrant of Burnaby is bordered to the immediate east by the City of Coquitlam and to the northeast by the City of Port Moody. The Cameron Recreation Complex and Library is located in the southeast corner of the Northeast Quadrant adjacent to the Lougheed Town Centre and within a few blocks of the City of Coquitlam boundary.



**Burnaby's
Four
Quadrants**

Population and Demographics

Identified as follows are selected population characteristics as recorded by Statistics Canada Census counts and reflected in the City of Burnaby's Northeast Quadrant Profile (2019).

- As of 2016 the Northeast Quadrant had approximately 20% of Burnaby's overall population with 46,210 residents (the City's overall population was 232,755 residents in 2016).
- Since 1986, the quadrants population has grown by approximately 33%.
- The age distribution of the population in the Northeast Quadrant is generally consistent with the overall population in Burnaby. Notably, the population distribution of the Northeast Quadrant is gradually aging (see Table 1).

Table 1

Age Cohort	Proportion of the Population (% , 2016)	Change (% , 2001 – 2016)
0 to 4	4%	-1%
5 to 19	16%	-3%
20 to 44	36%	-4%
45 to 64	28%	+3%
65+	15%	+4%

- Similar to broader population trends in the lower mainland, immigration has contributed to much of the growth over the past 40 years. Since 1981, Burnaby has welcomed 115,150 immigrants with 19,940 taking up residence in the Northeast Quadrant. This immigration has occurred on a relatively gradual and ongoing basis.
- Likely related to the above noted factor, the proportion of households in both the Northeast Quadrant and city-wide that identify English as the primary language spoken at home is in decline. In 1986, approximately 90% of quadrant and city-wide households identified English as the primary language spoken. In 2016, this number had decreased to approximately 67% of quadrant households and approximately 61% of city-wide households.
- Demographics related to co-habitation and children are similar in the Northeast Quadrant when compared to overall city-wide figures (see Table 2). Related to this information, the average number of persons per households in both the Northeast Quadrant and city-wide in Burnaby is 2.9.

Table 2

Descriptor	NE Quadrant (% , 2016)	Burnaby (% , 2016)
Couples with no children	24%	25%
Couples with children	32%	31%
Single parent	11%	11%
Single, living alone	26%	27%
Single, living with others	7%	6%

- Over one-third (39%) of households in the Northeast Quadrant are occupied by renters. Available data also suggests that renters spend a significantly higher proportion of their income on shelter costs compared to owner households (47% of renters spend >30% of their income on shelter costs compared to 24% of owner households).

The Northeast Quadrant is undergoing a period of evolution driven by the redevelopment of commercial space, most notably at the Lougheed Town Centre. This development is taking advantage of existing transit infrastructure and the trend towards higher density urban development forms. This evolution is also reflected and characterized by an ongoing change in the residential housing stock typology and mix. The proportion of lower density housing units in the Northeast Quadrant (single and two family dwellings, townhouse dwellings, and low-rise dwellings) have gradually declined while high rise dwellings have gradually increased as a proportion of the overall dwelling types. Since 2012, 837 high rise dwellings have been constructed which represents 60% of overall residential unit development.

Pertinent to recreation and leisure, many high rise dwellings include self-contained amenities. The following chart (Table 3) identifies the recreational amenities that exist in Lougheed Town Centre multi-family dwellings. While the data does not differentiate between newer and older apartment and condominium stock, given the amount of new development over the past decade it is reasonable that the majority of these amenities are newer.¹

Table 3

Amenities	Units with Access	% Population
Exercise Room	3,905	8%
Aquatics	4,262	9%
Playground	2,150	5%
Garden	1,962	4%

¹ Chart data from the City of Burnaby's NE Quadrant Profile. This data was sourced from bcondos.net (2019).

Anticipated Future Growth

Growth projections have not been developed for the entirety of the Northeast Quadrant, however a number of sources exist which provide insight on anticipated future growth for the Lougheed Town Centre and on a city-wide basis. Summarized as follows are growth projections and other pertinent information from these available sources.

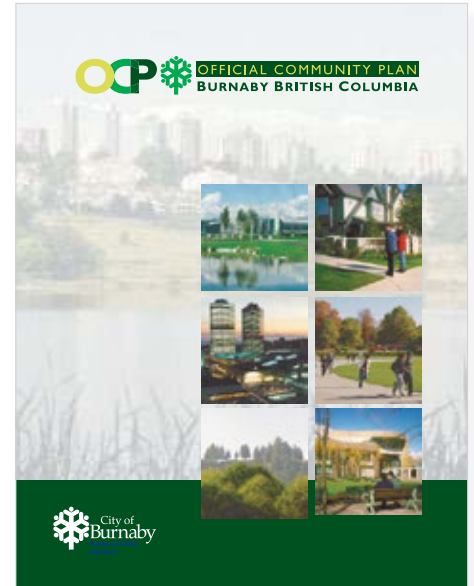
City of Burnaby Official Community Plan

The following chart identifies growth projections reflected in the City's Official Community Plan (OCP) which was last updated in 2014. The OCP also anticipates that the majority of growth will occur in the city's four Town Centres. It is projected that by 2041 approximately 55% of Burnaby's population will reside in Town Centres (currently ~34% live in Town Centres).

Table 4

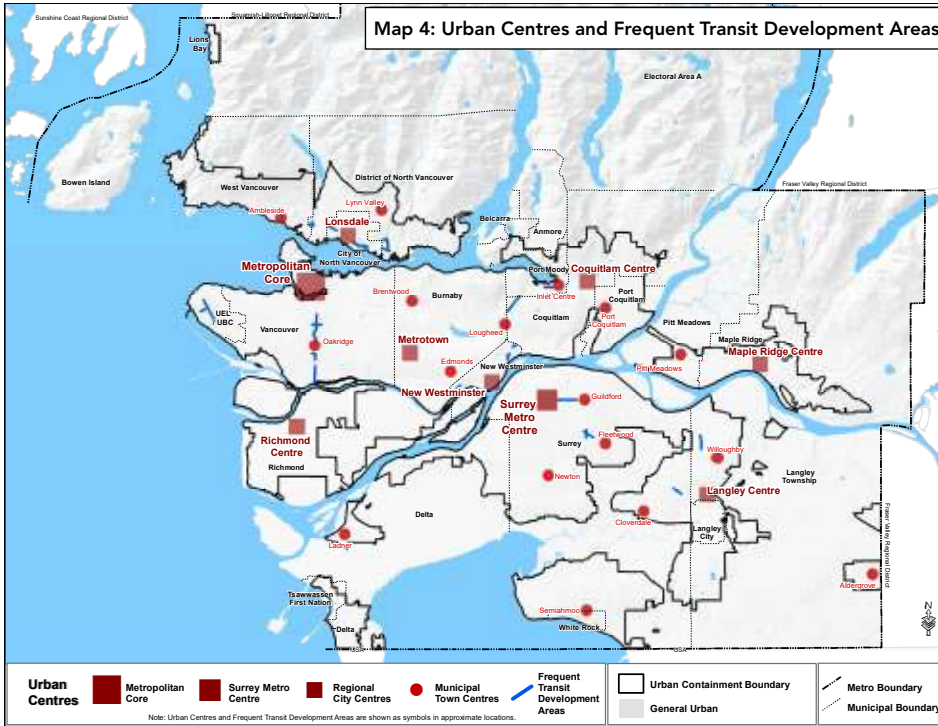
Area	Anticipated Population by 2041	Anticipated Dwellings by 2041
Lougheed Town Centre*	22,400	10,200
Burnaby	345,000	149,300

*Source: Metro Vancouver, Urban Centre and FTDA Profiles, <http://www.metrovancouver.org/urbanCentreProfiles>



Metro Vancouver Regional Growth Strategy

The Metro Vancouver Regional Growth Strategy identifies designations for urban centre types across Metro Vancouver municipalities as illustrated in the following map.



Source: Metro Vancouver Regional Growth Strategy (last updated in 2020)

The Strategy also identifies targets for dwelling units and employment for each type of urban centre designation (see Table 5).

Table 5

	2031 Target	2041 Target	Growth (2006 to 2041)
Dwelling Units	106,000	123,000	+74,000
Employment	107,000	135,000	+94,000

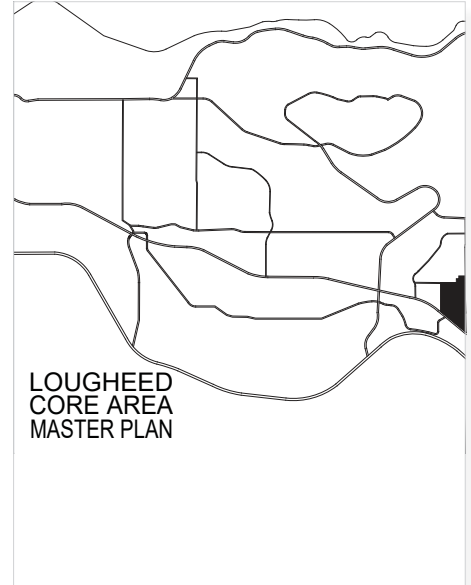
Also outlined in the Strategy are general land use characteristics and descriptors that are intended to help guide future planning and ensure that appropriate development occurs within each urban centre designation. Those pertinent characteristics identified in the Strategy for Town Centres include:

- Institutional, community, cultural and entertainment uses
- Parks, green spaces, and ecological areas
- Services and activities oriented to the local needs of the surrounding communities
- Municipal focus for community and cultural activities



Lougheed Core Area Master Plan

The Lougheed Core Area Master Plan was commissioned to guide redevelopment of the Town Centre into a pedestrian and transit oriented area. The Master Plan also provides guidance on how to maximize community benefits in the broader area that will be possible as a result of the community benefit bonus fees that are generated through ongoing and future development. While the Cameron Recreation Complex and Library site is located outside of the focal Master Plan area, redevelopment and evolution of the community will have impacts on future facility use and needs across the area. Identified as follows are relevant aspects of the Master Plan that are likely to have some level of impact on how the Cameron site is accessed and utilized.



- Social sustainability strategies outlined in the Master Plan include creating vibrant public realm that promotes social interaction, creating strong linkages to surrounding neighborhoods, and providing access to a broad range of services and amenities.
- The Creekside and Barlett Court open spaces are likely to create corridors to from the Town Centre to the Cameron site.
- Better integrating the Lougheed Town Centre Transit Station with surrounding public spaces and amenities is a key foundational aspect of the Master Plan. Conceptually, these efforts could enhance the ability of residents and visitors to access the Cameron site from both the transit station and other areas of the community.



Coquitlam Population and Growth Considerations

The Cameron Recreation Complex and Library site is located within a few blocks of the municipal boundary between the City of Burnaby and City of Coquitlam. As it can be reasonably assumed that many residents in both municipalities access recreation, culture, and library services across municipal boundaries, current population characteristics and anticipated growth in Coquitlam are important to consider.

Identified as follows are selected population attributes of the Burquitlam – Lougheed neighborhood of Coquitlam (located immediately adjacent to the Lougheed Town Centre area of Burnaby).²

- Burquitlam – Lougheed has 22,780 residents in 2016, representing approximately 16% of Coquitlam's total population (139,284 residents).
- Overall population growth of Burquitlam – Lougheed has occurred on a gradual basis. Since 2001 the neighborhood has grown by 3,935 residents (18%).
- Burquitlam – Lougheed has a higher proportion of young adults (ages 20 to 39) compared to the overall Coquitlam averages.
- Consistent with figures in Burnaby, 35% of Burquitlam – Lougheed residents speak a first language at home that is not English.
- 43% of Burquitlam – Lougheed dwellings are renter occupied.
- 42% of Burquitlam – Lougheed residents commute less than 30 minutes to their place of employment while 57% commute more than 30 minutes.

Population projections in the Metro Vancouver Regional Growth Strategy anticipate that the overall population of Coquitlam will grow to 213,000 residents by 2031 and 224,000 residents by 2041.



² City of Coquitlam website

The Current Cameron Recreation Complex and Library

3

Included in this Section:

- Overview of the current facility amenities.
- Review and analysis of facility utilization.

Overview

The current Cameron Recreation Complex and Library is located directly northwest of the Lougheed Mall in Cameron Park. The facility was constructed in 1980 with a handful of minor renovations occurring to various spaces and amenities over the past 40 years. The following chart identifies the main amenities in the existing facility.

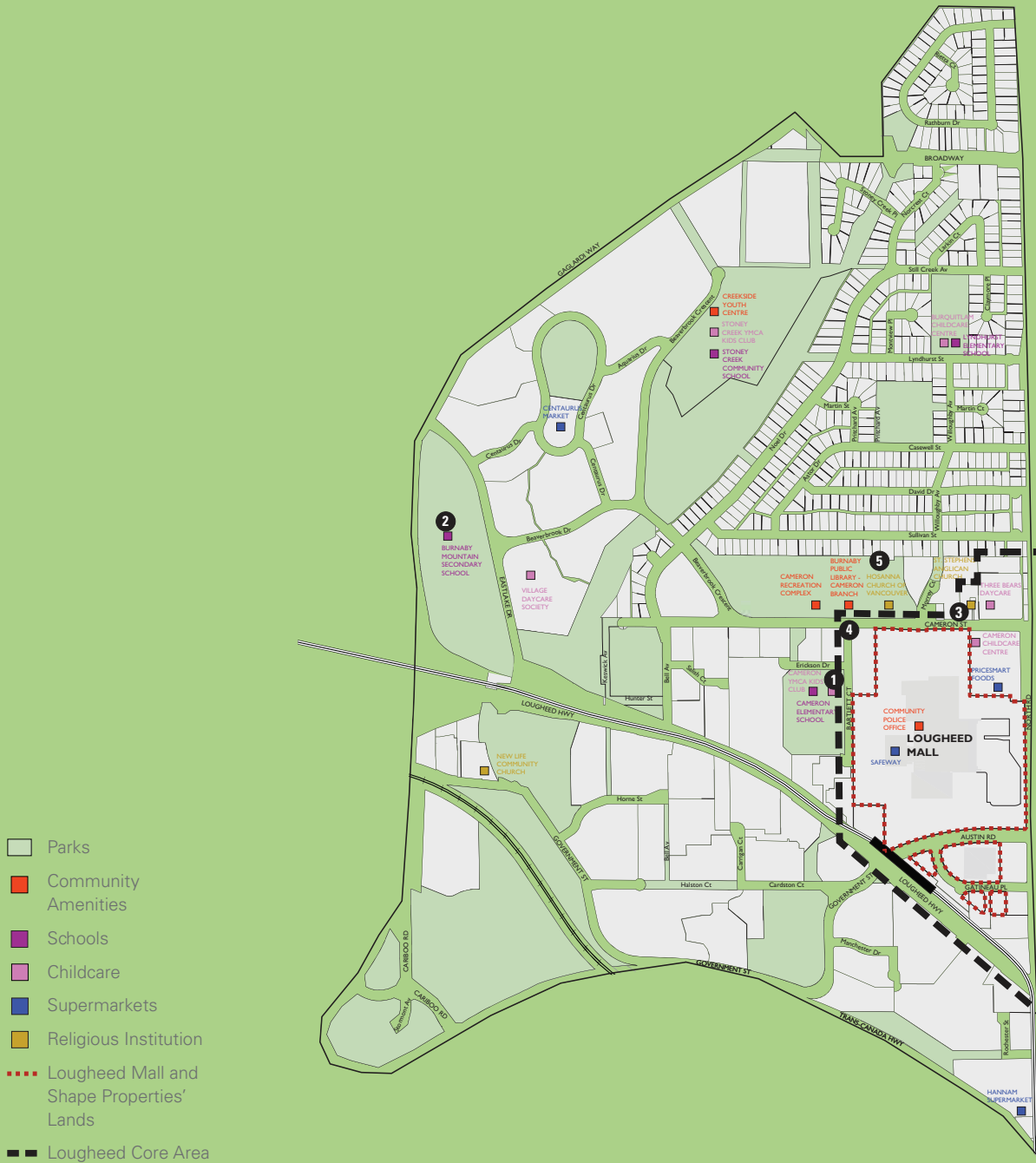
Table 6

Amenity	Approximate Size (sq. ft.)
Sports hall (including multi-use gymnasium and tennis courts)	23,200 sq. ft.
Weight and cardio room	1,800 sq. ft.
Racquet courts	2,300 sq. ft.
Seniors spaces	2,600 sq. ft. (4 courts)*
Library	4,600 sq. ft.

**The courts are used for fitness and wellness programming and some cardio equipment has been located in the court areas.*

In addition to the main amenity spaces identified in the above chart, the facility includes three multi-purpose rooms and a billiards rooms. Including administration spaces, common and circulation space, and washrooms, the total building footprint is approximately 56,000 sq. ft.

Location of the Cameron Recreation Complex and Library in Northeast Burnaby



Current Utilization

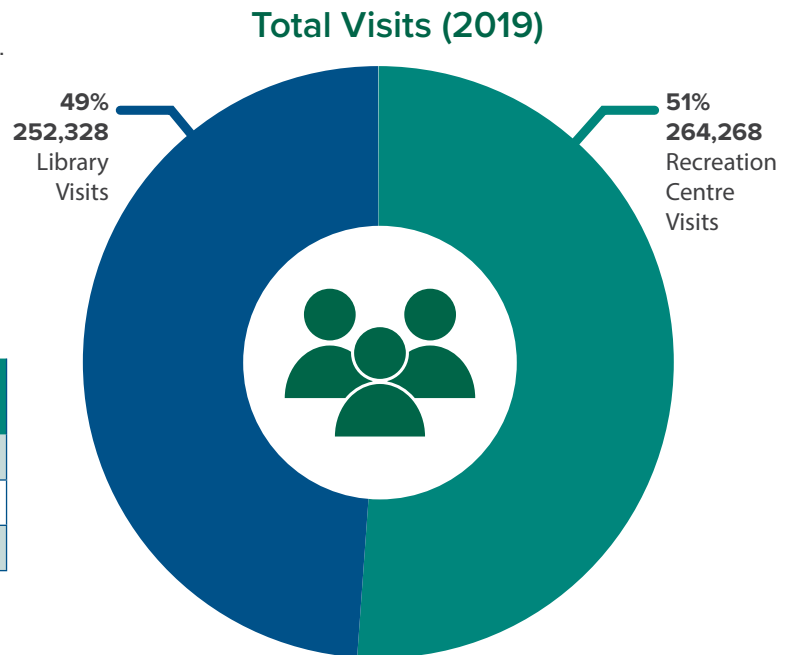
Summarized as follows is available utilization data and indicators for the current Cameron Recreation Complex and Library facilities.

Overall Visitation

Utilization of the facility has remained relatively stable over the past three years with a slight annual increase in overall visits. Overall facility visitation is generally split equally between the recreation and library components of the facility.

Table 7

Year	Recreation Centre Visits	Library Visits	Total Visits
2017	265,833	245,161	510,994
2018	265,230	247,701	512,931
2019	264,268	252,328	516,596



On average, the facility accommodates approximately **1,400 visits per day.**

Library Visits

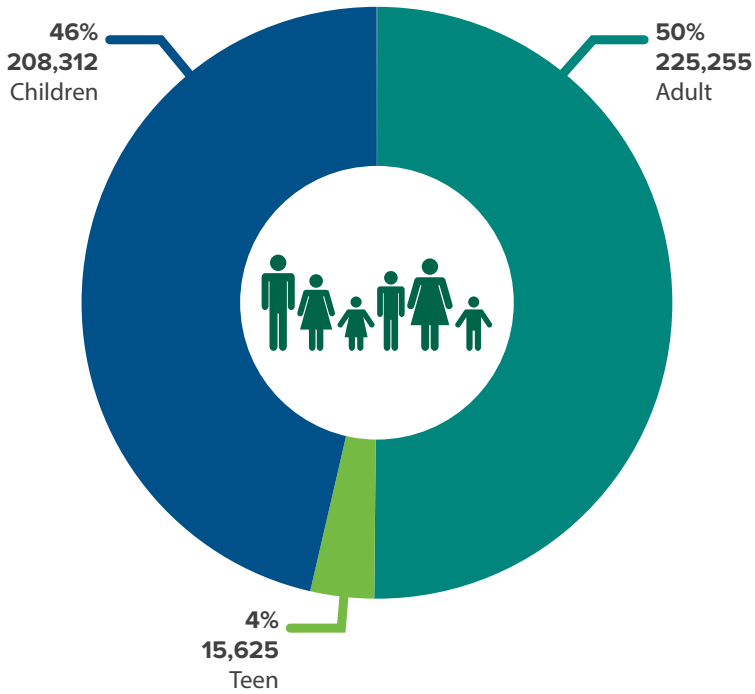
Overall, the amount of library visits has increased steadily since 2017. In 2019, the branch hosted over 250,000 visits.

The Cameron branch had a physical circulation of 449,192 last year (the amount of checked out and returned physical items). Computer usage increased from 15,406 in 2018 to 18,523 in 2019. The amount of new users increased by over 2,500 in each of the past two years.

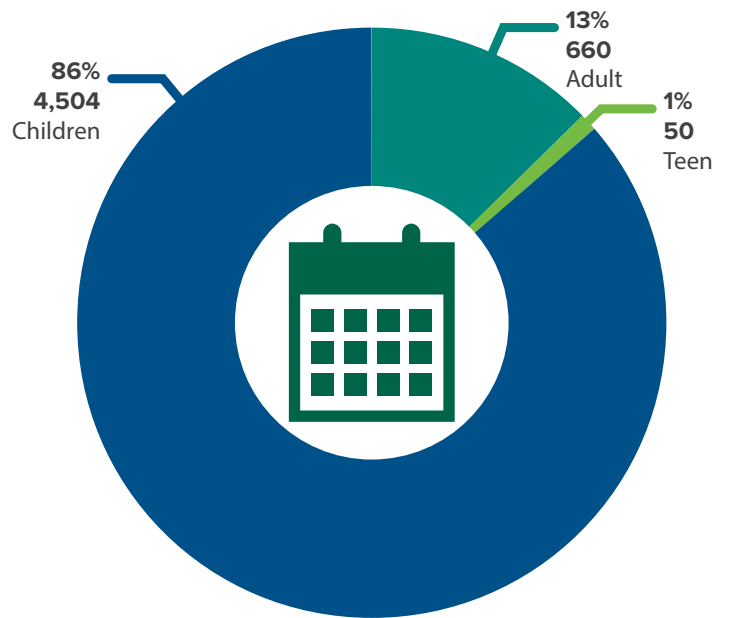
Table 8

Year	Total Library Visits	Physical Circulation	Program Attendance	Computer Usage	New Users
2017	245,161	452,763	N/A	16,879	2,162
2018	247,701	454,254	6,148	15,406	2,764
2019	252,328	449,192	5,214	18,523	2,644

Physical Circulation (2019)



Program Attendance (2019)



Recreation Visits

Over 264,000 recreation visits were accommodated in 2019. Of those visits, 52,394 were accrued through facility admissions (scans).

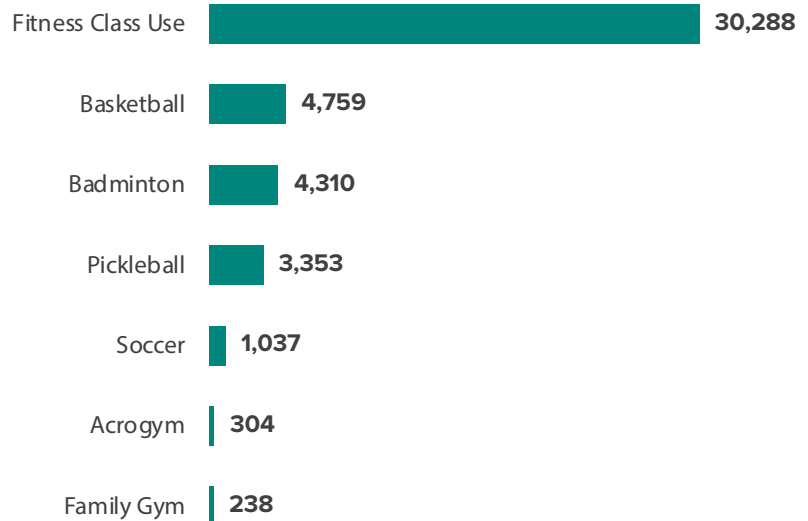
Table 9

Year	Total Recreation Visits	Facility Admissions (scans)
2017	265,833	51,730
2018	265,230	52,387
2019	264,268	52,394

Drop-in Gym

A majority of the drop-in gymnasium participants participated in fitness classes. Over 4,000 visits were recorded for both basketball and badminton last year.

Drop-In Gymnasium Participants (2019)



As reflected in Table 10, fitness class uses (the largest overall user of the gymnasium space) have remained relatively consistent as have basketball, acrogym, and family gym numbers. Pickleball and badminton numbers spiked significantly in 2019 while soccer numbers have decreased.

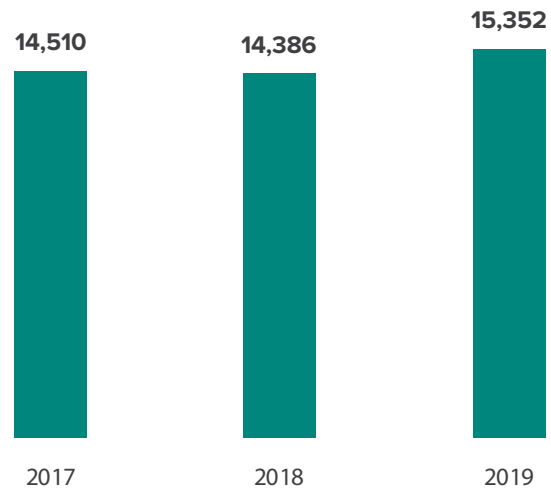
Table 10

	Pickleball	Basketball	Badminton	Soccer	Fitness Class Use	Acrogym	Family Gym
2017	1,488	5,284	3,367	2,366	30,861	539	267
2018	1,612	5,628	3,205	1,854	29,821	482	211
2019	3,353	4,759	4,310	1,037	30,288	304	238

Weight and Cardio Room

Weight and cardio room visits have remained fairly stable over the past three years. 15,352 visits to the weight and cardio room were hosted in 2019.

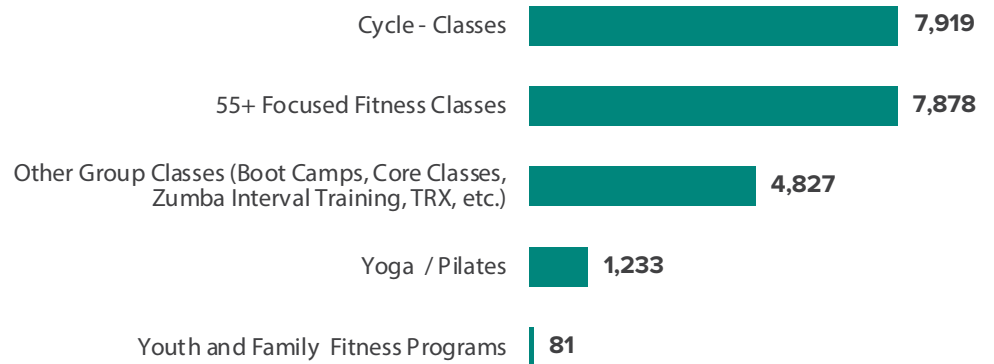
Weight and Cardio Room Visits (2019)



Fitness Class Attendance

Cycle classes and 55+ focused fitness classes were each attended by over 7,800 visits in 2019.

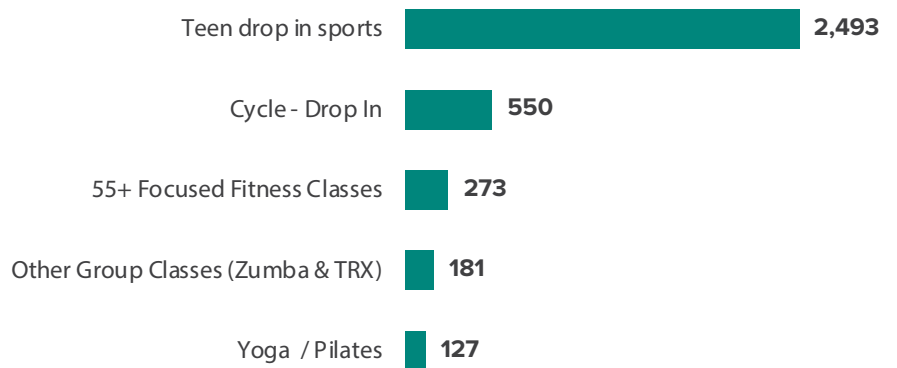
Fitness Class Attendance (2019)



Drop-in Fitness Classes

Teen drop-in sports was the most attended fitness class in 2019 in regard to paid drop-ins. A consistent trend with the current facilities utilization is that youth tend to use the facility in a spontaneous (unstructured) manner.

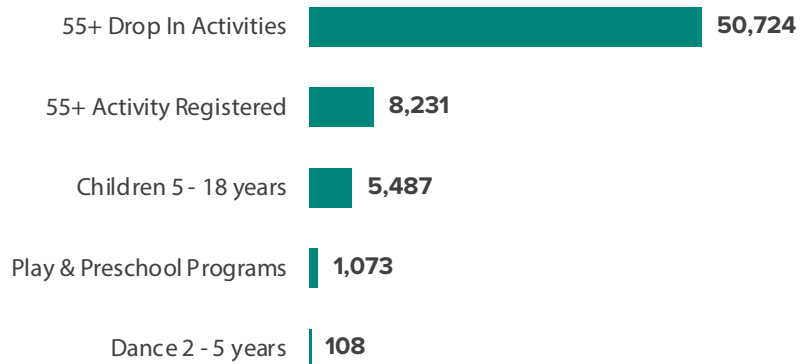
Fitness Class Participants - Paid Drop-Ins (2019)



Community Programs

The recreation centre has over 65,000 community program registrations in 2019.

Community Programs - Registrations (2019)



55+ Drop In Activities: Cards, carpet bowling, table tennis, bingo, book club, floor curling, sing along, garden club, artists' studio, and computers.

Children's Programs: Camps, tennis and squash lessons, and recreational gymnastics.

55+ Registered Programs: Spanish, Tai Chi, music, watercolour painting, arts, and bus trips.

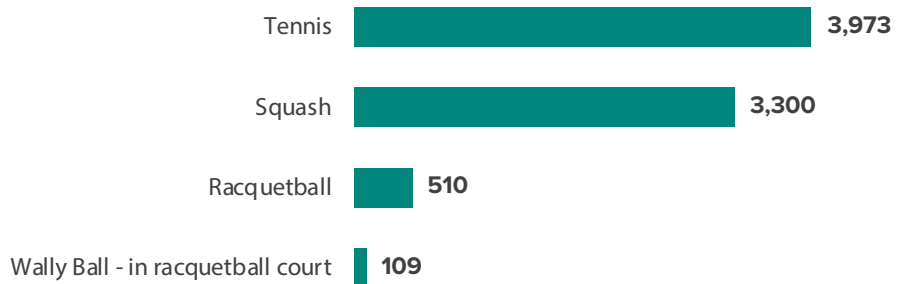
Racquet Sports

In 2017 and 2018, over 26,500 visits for racquet sport occurred. Tennis received the most hours booked in each of the past three years; however, it was followed closely by squash. In general, tennis and squash / racquetball use has remained relatively consistent. An analysis of available capacity suggests that these spaces are not currently utilized to 50% of available capacity.

Table 11

Year	Total Number of Users	Tennis (Hours Booked)	Squash (Hours Booked)	Racquetball (Hours Booked)	Wally Ball - in racquetball court (Hours Booked)
2017	26,615	4,026	3,217	530	116
2018	26,534	3,892	3,339	497	113
2019	22,402	3,973	3,300	510	109

Racquet Sports - Hours Booked (2019)



Low/No Cost Programs

A majority of the low/no cost program participants were seniors, including over 50,000 participation visits in 2019.

Table 12

Age Category	2018 Participants	2019 Participants
Preschool	744	541
Children	23	26
Youth	2,875	849
Adult	891	1,530
Seniors	46,979	50,724
Family (all ages)	1,603	1,225
Total	53,115	54,895



Community Engagement Findings

4

Included in this Section:

- Overview of the engagement methods and objectives.
- Summary of engagement findings.

Overview

Engagement was undertaken in order to better understand current activity and facility uses, gaps, factors that limit current participation, and preferences for types of spaces that could be included in a new facility. The engagement findings also provide a resource and point of reference that can help inform refinement of the facility program and future design phases.

Engagement Mechanisms



Public Survey
2,369



Stakeholder Discussions
(4 sessions)

Public Survey Findings

Overview

The Public Survey was fielded through the City of Burnaby's website from June 29 - July 12 (approximately 2 weeks). To encourage participation in the survey, postcards were mailed to residents in Northeast Burnaby and the survey was also promoted through the City's social media feeds and advertisements in the *BurnabyNow* newspaper. In total, 2,369 responses were provided to the survey by a diverse array of residents.¹

Provided as follows are the findings from the survey. The findings are presented in the order that the questions were asked in the survey.

41% of survey respondents indicated that there are children under the age of 14 residing in their household.

Section 1: Activity Preferences & Utilization

To begin the survey, respondents were provided with a list of current spaces at the Cameron Recreation Complex and Library and asked to identify their frequency of use. As reflected in the chart below, 79% of respondents indicated that use the Cameron Branch Library with the majority of this use occurring either weekly or monthly. Approximately two-thirds of respondents also indicated that they use the adjacent park space (Cameron Park). Over one-quarter of respondents identified that they use the gymnasium, multi-purpose rooms, and/or weight and cardio room.

	Five times or more per week	Two to four times per week	Once per week	Once or twice per month	Never or almost never
Cameron Branch Library	6.5%	15.6%	24.2%	33.0%	20.9%
Cameron Park	13.0%	19.4%	18.3%	24.2%	25.1%
Gymnasium	3.2%	13.8%	11.5%	13.4%	58.2%
Multi-purpose program rooms	1.4%	6.0%	8.9%	15.2%	68.5%
Weights and cardio room	3.1%	9.2%	6.2%	9.8%	71.8%
Fitness studios	1.7%	6.4%	6.7%	8.3%	76.9%
Cycling studio	1.4%	4.4%	5.4%	7.4%	81.4%
Racquetball and squash courts	1.3%	4.1%	4.2%	7.6%	82.9%
Seniors centre	2.4%	4.7%	3.9%	5.3%	83.6%
Indoor tennis courts	1.6%	2.7%	2.2%	7.2%	86.3%

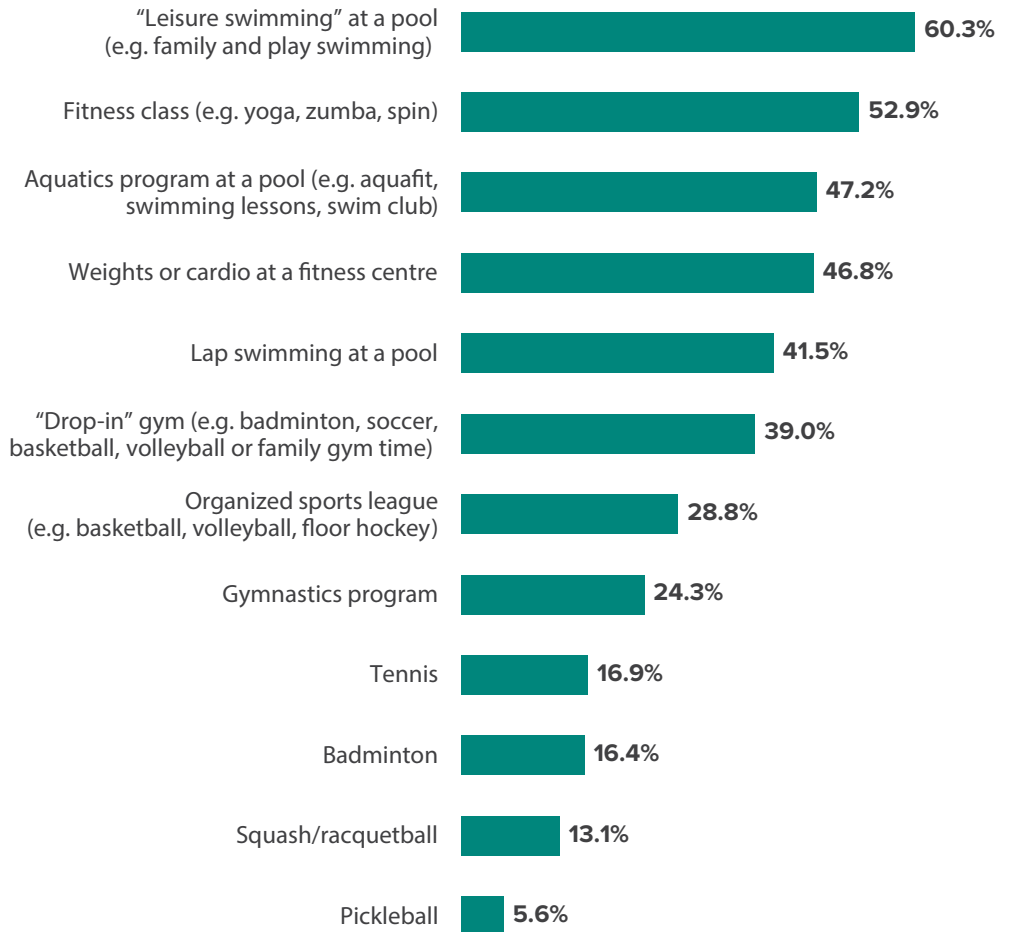
¹ Reflects the total number of respondents. Not every question was answered by every respondent to the survey.

To get a better sense of activity use and preferences, respondents were next provided with lists of recreation and leisure activities and asked to identify those activities that household members normally participate in. Understanding that COVID-19 has changed or limited some activities due to facility closures, respondents were asked to respond by considering their activities prior to the pandemic.

Sports and Fitness Activities

As illustrated by the adjacent graph, fitness, and aquatics activities have a high level of use participation by residents in Northeast Burnaby.

Sports and Fitness Activity Participation



Potential Participation Rates (extrapolation of the reported participation rates to the population of Northeast Burnaby)

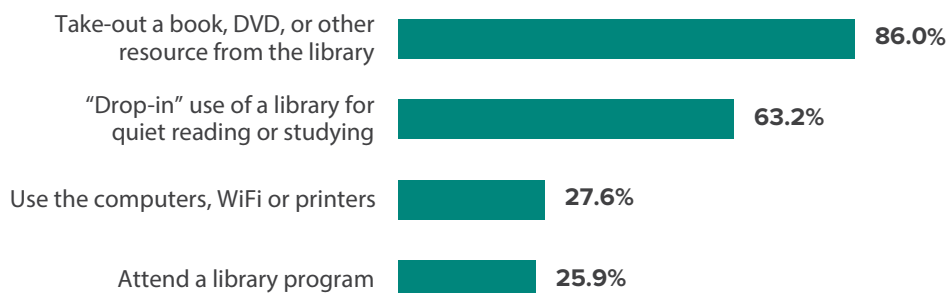
Activity	% of Respondents that Indicated Household Participation	If Extrapolated to the # of Residents in NE Burnaby*
“Leisure swimming” at a pool (e.g. family and play swimming)	60.3%	27,860
Fitness class (e.g. yoga, zumba, spin)	52.9%	24,427
Aquatics program at a pool (e.g. aquafit, swimming lessons, swim club)	47.2%	21,802
Weights or cardio at a fitness centre	46.8%	21,631
Lap swimming at a pool	41.5%	19,177
“Drop-in” gym (e.g. badminton, soccer, basketball, volleyball or family gym time)	39.0%	18,040
Organized sports league (e.g. basketball, volleyball, floor hockey)	28.8%	13,318
Gymnastics program	24.3%	11,243
Tennis	16.9%	7,786
Badminton	16.4%	7,565
Squash/racquetball	13.1%	6,035
Pickleball	5.6%	2,602

**46,210 residents as per the 2016 Statistics Canada Census of the Population*

Library Activities

Over three-quarters of respondents indicated that they take out items from a library. Nearly three quarters of respondents (63%) also indicated that they use a library for drop-in uses and approximately one-quarter of respondents indicated use of a library for computers (and related use) and to attend a library program.

Library Activity Participation



Potential Participation Rates (extrapolation of the reported participation rates to the population of Northeast Burnaby)

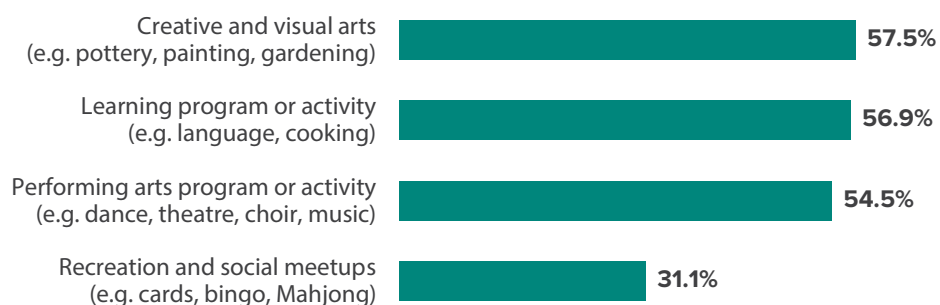
Activity	% of Respondents that Indicated Household Participation	If Extrapolated to the # of Residents in NE Burnaby*
Take-out a book, DVD, or other resource from the library	86.0%	39,722
"Drop-in" use of a library for quiet reading or studying	63.2%	29,205
Use the computers, WiFi or printers	27.6%	12,749
Attend a library program	25.9%	11,945

*46,210 residents as per the 2016 Statistics Canada Census of the Population

Arts and Social Activities

Northeast Burnaby residents also identified a high level of participation across a variety of arts and social activities.

Arts and Social Activity Participation



Potential Participation Rates (extrapolation of the reported participation rates to the population of Northeast Burnaby)

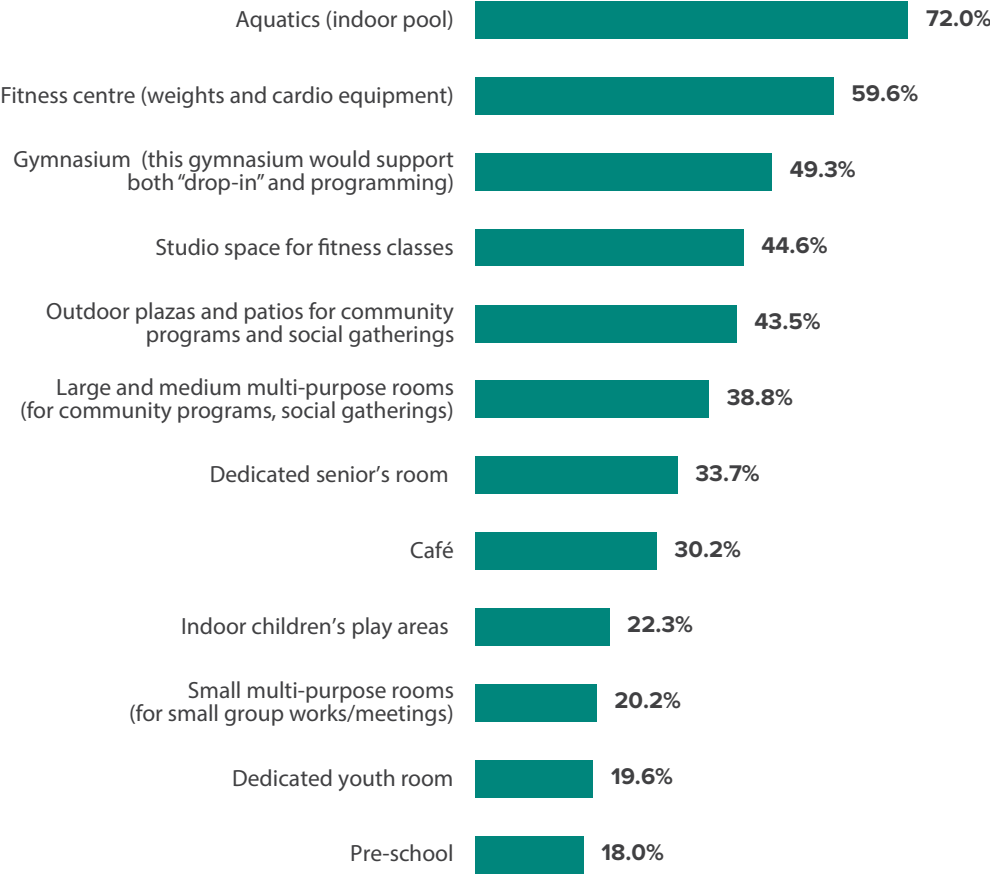
Activity	% of Respondents that Indicated Household Participation	If Extrapolated to the # of Residents in NE Burnaby*
Creative and visual arts (e.g. pottery, painting, gardening)	57.5%	26,562
Learning program or activity (e.g. language, cooking)	56.9%	26,270
Performing arts program or activity (e.g. dance, theatre, choir, music)	54.5%	25,184
Recreation and social meetups (e.g. cards, bingo, Mahjong)	31.1%	14,367

*46,210 residents as per the 2016 Statistics Canada Census of the Population

Section 2: Future Facility Space Needs

The next section of the survey gauged residents viewpoints on future space needs in Northeast Burnaby. Respondents were provided with a list of space types and asked to select up to five that they believe should be considered a priority for development at a new Cameron Community Centre. As illustrated by the graph at the right, nearly three-quarters of respondents believe that an aquatics facility should be a priority while approximately half of respondents identified a fitness centre and gymnasium as priorities.

Space Priorities



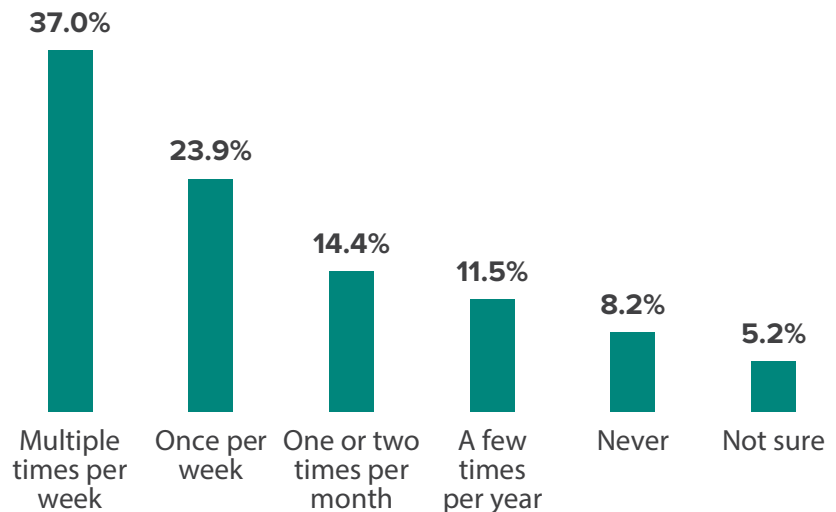
Recognizing that a number of space types and amenities could potentially be included as part of a new Cameron Library branch, respondents were provided with a list of space and amenity types and asked to identify how important they believe each should be. As reflected by the following chart, library collection space was deemed as being “very important” for approximately three-quarters of respondents and over half of respondents identified children’s program spaces as also being “very important”.

Library Space Type	Very Important	Somewhat Important	Total % of Respondents that Believe the Space is Important (Very or Somewhat Important)	Somewhat Unimportant	Very Unimportant	Not Sure/No Opinion
Library collection (including books, magazines, DVDs etc.)	74.4%	18.3%	92.7%	4.0%	2.0%	1.3%
Spaces for children’s programs (e.g. story time)	52.3%	31.3%	83.6%	5.6%	4.4%	6.5%
Computers	34.8%	39.0%	73.8%	14.9%	6.4%	5.0%
Study cubicles and quiet space	34.1%	41.2%	75.3%	13.3%	5.4%	6.1%
Teen-focused spaces	29.4%	43.8%	73.2%	12.8%	5.0%	9.0%
Spaces for adult learning and training	28.8%	50.1%	78.9%	12.2%	2.5%	6.3%
Space for “do it yourself” activities and learning	17.3%	38.4%	55.6%	23.0%	8.3%	13.1%
Meeting rooms	16.8%	43.1%	59.8%	23.8%	8.4%	8.0%
Informal performance and event spaces	15.4%	44.1%	59.5%	22.2%	7.2%	11.0%
Gaming lab/mixed media	10.2%	32.0%	42.1%	27.1%	17.6%	13.2%

Section 3: Aquatics Facility Considerations

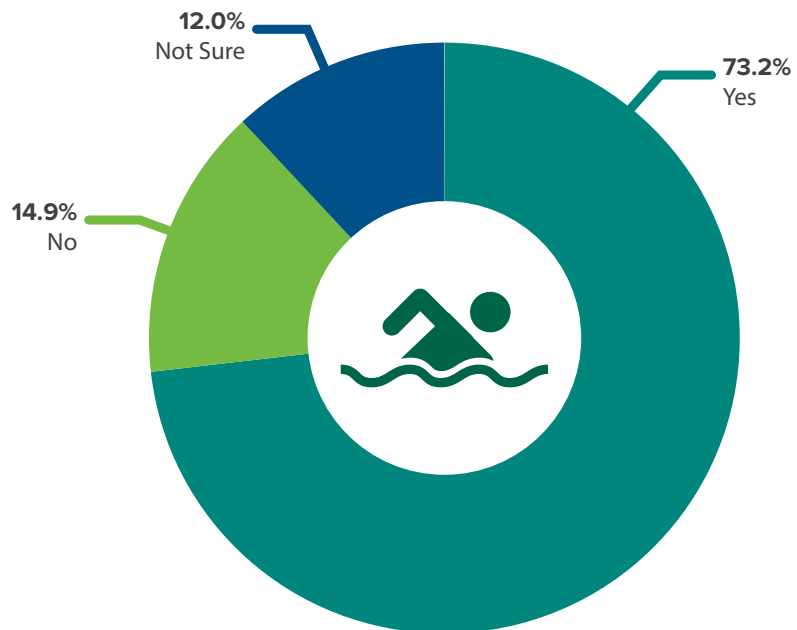
Recognizing the cost impacts associated with providing indoor aquatics, a section of the survey was dedicated to gathering resident feedback on their potential levels of use, aquatics opportunity needs, and potential gaps that could be addressed at a new facility. As illustrated by the adjacent graph, the majority of respondents indicated that they would be regular users (once or multiple times per week) of an aquatics facility if one were included as part of a new Cameron Community Centre.

Estimated Frequency of Use



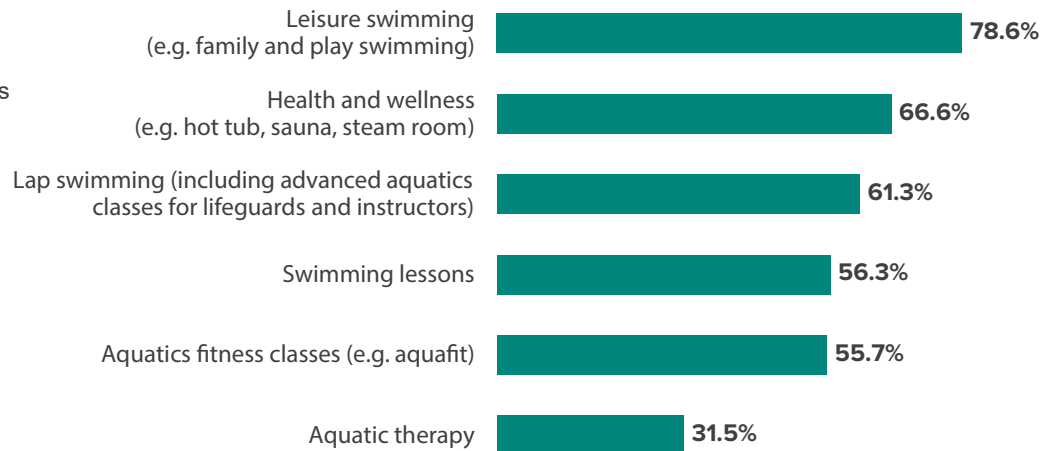
Respondents were next asked if a new pool at the Cameron Recreation Complex would be their household's primary location for aquatics activities. To provide content for respondents, respondents were also provided with an overview of the amenities that will be included at the aquatics facility that is being planned to replace the C.G. Brown Memorial Pool and informed of the new aquatics facility opening in 2021 at the nearby Coquitlam Family YMCA. Despite these other facilities coming online in the market area, approximately three-quarters of respondents indicated that a pool at the Cameron Community Centre would be their primary aquatics facility.

If an indoor pool is included as part of the new Cameron Community Centre, would this pool be your household's primary location for aquatics activities?



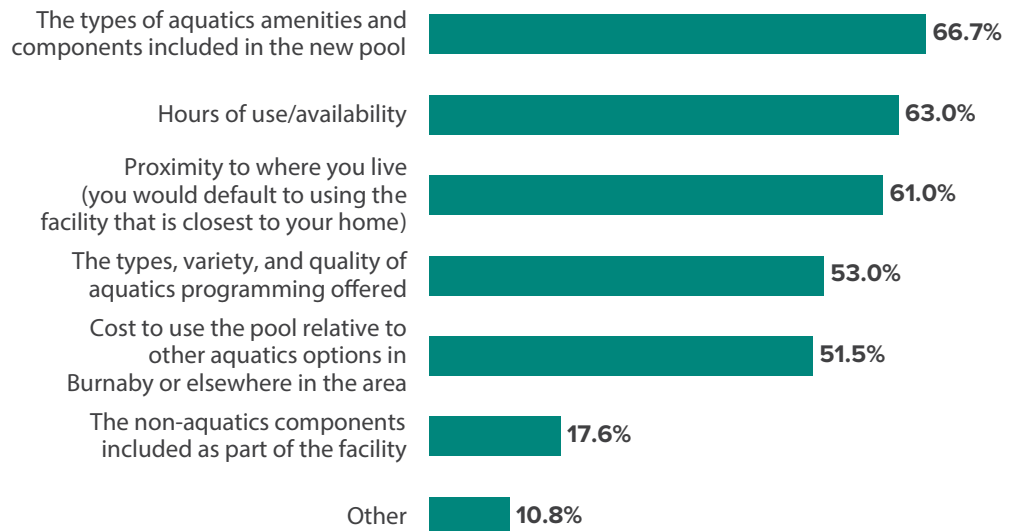
Next, respondents were asked to identify those types of aquatics activities that their household would be likely to participate in at a new pool if one were developed as part of the new Cameron Community Centre. As reflected by the adjacent graph, over three-quarters of respondents identified “leisure swimming” as a likely type of use.

Nature of Aquatics Participation at a New Cameron Community Centre Pool



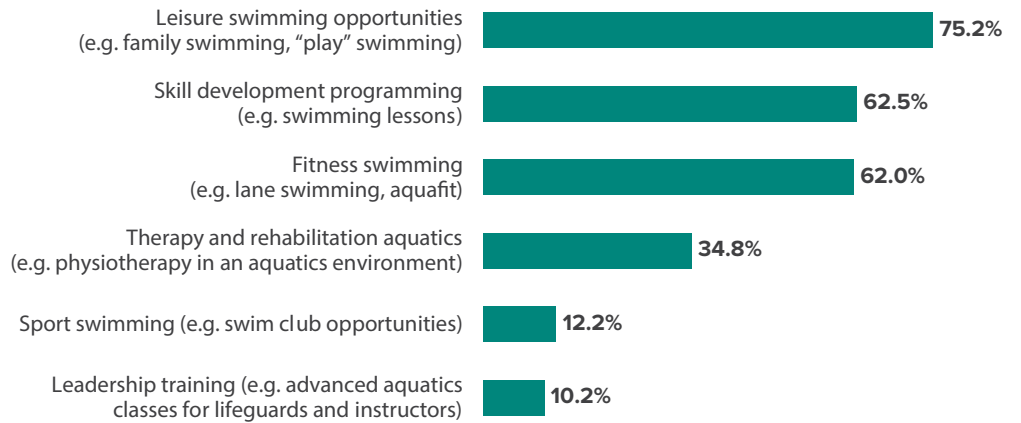
As illustrated by the graph at the right, respondents indicated that a number of factors will influence their levels of use if a new pool is included as part of the Cameron Community Centre facility. Notably, only 18% of respondents identified that the non-aquatics components at the facility would impact their level of use. This may suggest that aquatics visits to the facility may be single purpose (aquatics only) or reflect a predisposed assumption that amenities like fitness, gymnasium space, and a library will be included as part of the facility.

Factors That Will Influence Aquatics Use



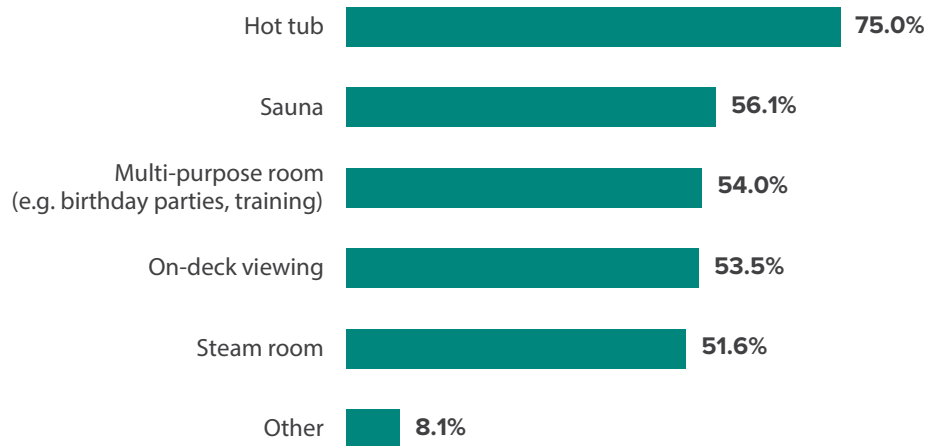
To gain further insight into aquatics gaps and needs, respondents were asked to identify those types of aquatics activities that they believe are in greatest need of increased availability in Northeast Burnaby. Leisure swimming, skill development, and fitness swimming were identified by respondents as being the aquatics opportunity categories in greatest need of increased provision.

Aquatics Opportunity Needs in Northeast Burnaby



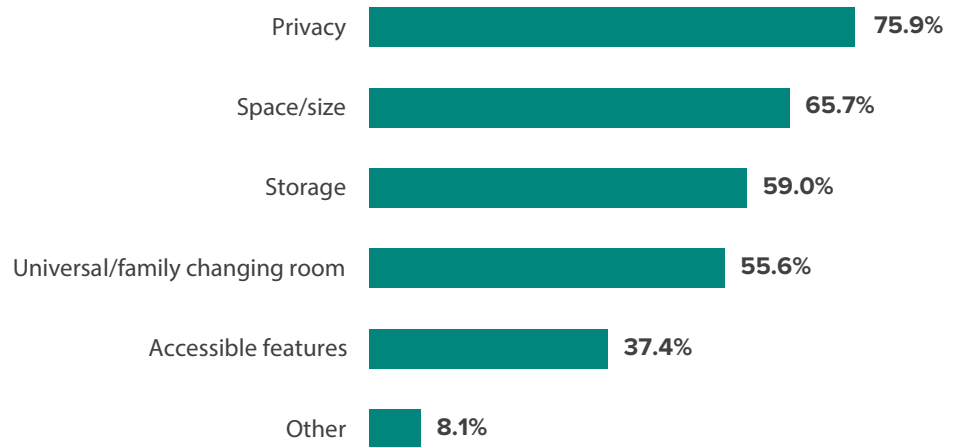
Respondents were asked about aquatics support amenities and space preferences. As illustrated by the adjacent graph, warm spaces (often referred to as "comfort aquatics" amenities) such as a hot tub, sauna, and steam room were important for respondents as were multi-purpose rooms and on-deck viewing.

Aquatics Support Amenities That Should Be Included



To further explore perspectives regarding change rooms (a considerable point of conversation during the stakeholder discussion sessions), respondents were asked to identify design related factors that are important to them. As illustrated by the adjacent graph, privacy was identified as important by a high proportion of respondents as were considerations such as space / size, storage, and change rooms that are universal or family in nature.

Important Change Room Considerations



To conclude the survey, respondents were provided with space to provide comments on the Cameron Community Centre and Library project and/or space needs in Northeast Burnaby. Identified as follows are themes from the wide ranging comments that were provided.

- The importance of physical accessibility (both the facility and space within the facility)
- Reiterating the importance of aquatics as a key component
- The importance of including space for the arts
- The benefits of a larger library (including more space for programming, gathering, and circulation)
- The importance of ensuring that adequate spaces exist for older adults focused programming and activities



Stakeholder Discussions

Four stakeholder discussion sessions were convened with the following groups:

- Library Enthusiasts and Regular Users (March 2, 2020)
- City of Burnaby Recreation Staff (March 4, 2020)
- Burnaby Public Library Staff and Operators (March 31, 2020)
- Access Advisory Committee (July 31, 2020)

The three sessions were attended by approximately 50 participants representing a wide array of interests, viewpoints, and existing relationship to the current Cameron site and amenities. While the nature of each discussion varied, the sessions were generally facilitated around the following overarching topics:

- The community benefits of the facility (now and projecting forward into the future)
- Observed trends in the community, at the current Cameron facility, and more broadly across Burnaby and the region
- Space needs at a new Cameron Community Centre and Library facility
- Leading practices observed at other facilities

Summarized as follows are key themes and points of interest from the discussions.

Theme: The Facility Is (And Will Be in The Future) A Critical Aspect of the Community

Discussion session participants strongly identified that the existing Cameron Recreation Centre and Library is a critical “hub” of activity for residents in the Northeast Quadrant and adjacent areas of Coquitlam. The multi-purpose nature of the facility was identified as a key attribute of the facility and a number of session participants noted that the Cameron facility is the only community centre in Burnaby with fitness, dry-floor recreation, senior’s spaces, and a library all connected as one indoor facility.

Looking forward into the future, a number of discussion session participants were keen to provide their viewpoints on how critical the facility will be to the future of the Lougheed Town Centre area and beyond. There is a strong belief that the new facility will benefit the growing community by facilitating social gathering and connectedness. A handful of comments were also provided reiterating that the community is diverse socially and economically and that the current facility provides activity opportunities for residents across numerous demographics. Further to this point, discussion session participants also expressed that a key success measure for the new facility will be its ability to provide opportunities for all ages, ability levels, interests, and financial capacity to pay.

Library users and stakeholders also expressed a number of benefits specific to the current Cameron Library. Commonly cited benefits included:

- Supporting social and cognitive development for residents of all ages;
- Providing a point of contact for residents to learn about other services and supports;
- Opportunities for intergenerational interaction; and
- The affordability of programs and activities.

Theme: The Current Amenities in the Cameron Recreation Centre and Library Are Limiting

While the current facility is highly valued, discussion session participants also identified a number of challenges that limit programs, activities, and events. Overall size of the facility was commonly expressed as a challenge across basically all of the recreation, leisure, and library spaces and amenities. In addition to overall space, other challenges that were consistently identified during the sessions included:

- On-site parking
- Noise penetration between walls in the multi-purpose rooms
- Lack of common space and circulation space
- Overall age and aesthetic appeal of the facility

There was also a general sentiment that most spaces in the facility are at maximum capacity and programmers are continually challenged to balance the growing needs and demands of user groups and patrons. However, a handful of discussion session participants challenged this viewpoint and pushed on the definition of “packed” or “at capacity”.

Specific to recreation spaces, the fitness room is believed to be at capacity and challenging to manage during many peak hours. The growing demand for fitness programs has required programming staff to expand into the court spaces and make use of already limited gymnasium space. Comments were also provided that the gymnasium space is challenged to provide sufficient time for both structured uses (programs) and spontaneous uses (“drop in” programs).

Specific challenges expressed by library stakeholders included:

- Lack of computer and media space
- General lack of group space
- Seniors space (lack of overall space and nature of the space)
- Adaptable space that can support multiple use and activities
- A need for more “dynamic” and appealing space

Theme: The Community is Evolving – These Dynamics Will Impact Future Facility Space Needs

The growth and evolution of the community was a prevalent point of discussion throughout all of the sessions. A common sentiment expressed by discussion session participants was that the increase in higher density residential units will translate into more residents considering the broader community their “backyard” or “community living room”. It is believed that this will increase demand for programs, spontaneous use spaces, and social gathering space in and around the new facility.

Discussion session participants also noted that peoples work – life dynamics and time management practices are evolving. It is perceived that many workers and students have increased levels of flexibility in their personal situations and these dynamics may translate into increased demand for common space in the facility as well as work stations, tutoring friendly areas, and printing services in the library. It was also mentioned during the discussions that many people continue to use the current facility for WiFi as they don’t have services at home (and will continue to rely on the new facility for WiFi).

While the new facility is likely to be larger and aesthetically different than the current facility, a number of discussion session participants expressed a hope that the new facility and site will be designed in such a manner that aligns with (or helps develop) community character. The community feel of the existing facility was expressed as having appeal for many current recreation and library users.

The relationship between residential fitness provision and fitness needs in a new facility was brought up during the discussions and varying viewpoints exist on the topic. While some discussion session participants believe that the trend of including professional grade fitness centres in many new high rise buildings will lessen the need for public provision, others believe this factor will have minimal impact. Those believing that residential provision will have minimal impact commonly referenced the social nature of public fitness centres and the benefits of holding a recreation centre pass / membership (e.g. ability to access programming and other amenities such as aquatics).

Theme: The New Facility Will Be Required to Service a Variety of Community Needs and Interests

The discussion sessions reiterated to the project team that high expectations exist for the new facility and that the future Cameron Recreation Centre and Library will be required to accommodate a wide array of community recreation, leisure, culture, and learning needs. Discussion session participants expressed concern over the facility not being developed to a scale that will align with future growth. The importance of storage space, common space, and the sizing of specific facility program were top of mind during all of the sessions. Notable themes relating to the sizing of specific facility program spaces included:

- The dynamic nature of fitness trends and demands and the importance of providing sufficient volume and adaptability of these spaces
- The importance of sufficient gymnasium space given the flexible nature of this space to support structured and spontaneous uses (the need for a gymnasium that can accommodate tournaments and competitions was also identified)
- Balancing the allocation of purposed and flexible spaces in the new library
- The importance of considering trends such as pickleball

Another clear theme from the library focused sessions was that a library and the associated services provided have a very different meanings and benefits to different individuals. While some library users value the social opportunities provided by the space, others simply see the library as a pick-up and drop-off location for books and electronic materials. As such, it was acknowledged that a new library will need to balance the unique needs that exist on an individual and community basis.

Theme: Various Viewpoints Exist on How to Prioritize Space Needs at a New Cameron Facility

Discussion session participants struggled with identifying spaces that should have a higher level of priority over others. Generally speaking, it was expressed that all of the main spaces they perceive to be likely in a new Cameron facility (gymnasium, library, fitness, aquatics, multi-purpose spaces, youth and seniors areas) are equally important. Furthermore, the complementary nature of spaces to each other was also expressed as being important. However, a handful of discussion session participants did ponder how the future Cameron facility may impact and fit into the broader provision of recreation and library spaces in Burnaby. On this topic various opinions were expressed. Some stakeholders believe that the Northeast Quadrant and Lougheed Town Centre areas have unique recreational needs and the roadway barriers that cut-up Burnaby should limit using broader city-wide considerations to set local service level needs. Conversely, others believe that city-wide considerations such as existing and planned future development should be taken into account.



Theme: Support Existed Among Most Stakeholders for a Community Scale Aquatics Facility

The benefits of including an aquatics component as part of the new facility were commonly cited during the discussions. Commonly cited benefits included:

- The multi-generational nature of aquatics activities
- Aquatics as a driver of facility use and visitation
- Aquatics as a driver of community appeal (helping to attract and retain residents)

The development of the new YMCA in Coquitlam was referenced by a handful of discussion session participants, however the concern over oversupply in the area was explicitly expressed as a concern by any discussion session participants.

The importance of accessibility, user comfort, and multi-purpose use were identified as an important attributes to prioritize in a new pool. Amenities such as zero depth entry, leisure aquatics and play focused amenities, and family change areas were referenced as being important.

Theme: A Number of Facilities Provide Excellent Examples to Learn From

Discussion session participants were asked to identify “leading practice” facilities that could provide learnings for a future new facility of the Cameron site. The Surrey, Calgary, and Halifax main libraries were identified by multiple stakeholders as examples of best practices. While these discussion session participants acknowledged that these two facility examples are larger than what is being looked at for Cameron, the overall design aesthetics, component mix, and functionality were cited as potential aspects to replicate.

A number of discussion session participants provided examples of youth and seniors spaces that they either did or didn't like. Varying opinions exist on the success of the Edmonds Community Centre seniors and youth lounge spaces. While some believed these spaces have been successfully “right sized”, others believe that they are too small or lack certain aspects of functionality. Specific to seniors space needs, a diversity of viewpoints exist on the degree to which dedicated space is needed.

Theme: Accessibility and Inclusion

A number of stakeholders expressed that accessibility and inclusion should be primary considerations in the planning and design of a new Cameron Recreation Centre and Library. Identified as follows are key themes from the discussions (which included a discussion session with the City's Access Advisory Committee).

- A new facility needs to align with best practices in facility wayfinding and identifier signage
- Adjacent outdoor spaces surrounding the facility should include publicly accessible washrooms
- Amenities need to exist within the facility that can support use by individuals facing physical and cognitive barriers (e.g. appropriate washroom amenities, accessible corridors, wide doors and entryways)
- The facility should be designed in such a manner that is inviting and comfortable to individuals regardless of gender identity, ethnicity, and physical characteristics
- The new facility needs to balance being perceived as safe by patrons while also being inclusive to individuals that may be facing challenges such as homelessness, addiction, or mental illness
- The evolving nature of the neighborhood (and associated development) poses accessibility challenges for some residents trying to access the site from public transit or other nearby areas



5

Space Needs Analysis

Library

Analysis of future library space needs for a new Cameron Library branch is required to answer two overarching questions; the total size of library space that is needed and the allocation of space by activity function within the library. The complex and wide ranging use of community library spaces means that there is not one single metric or form of analysis that can answer these questions. As such, the analysis of future library space needs must consider both quantitative and qualitative inputs that help provide clarity on current demands and trends that are occurring within the community, while also projecting forward the type and scale of library that will be needed to service the community in future decades.

Relative to other library branches in Burnaby, the Cameron Library accommodates more than double the total visits and program participants per square foot compared to the McGill and Tommy Douglas branches. The Cameron Library also facilitates more than three times the circulation per square foot in comparison to the Tommy Douglas Branch and approximately two and a half times the circulation per square foot compared to the McGill Branch.

Table 13

Library Branch	Sq. Ft.	Total Visits Per Sq. Ft. (2019)	Circulation Per Sq. Ft. (2019)	Program Attendance Per Sq. Ft. (2019)
McGill Branch	20,000	22.9	41.9	0.6
Tommy Douglas Branch	17,500	21.8	31.7	0.5
<i>Average of McGill and Tommy Douglas Branches</i>	<i>18,750</i>	<i>22.4</i>	<i>36.8</i>	<i>0.5</i>
Cameron Branch	4,600	54.9	98.4	1.1
<i>If the Cameron Branch was 11,000 sq. ft.</i>	<i>11,000</i>	<i>22.9</i>	<i>50.5</i>	<i>0.5</i>
<i>If the Cameron Branch was 12,500 sq. ft.</i>	<i>12,500</i>	<i>20.2</i>	<i>36.2</i>	<i>0.4</i>

Included in this Section:

- Analysis of potential facility component and amenity space needs.

To bring the service levels at the Cameron Branch in-line with the average of the McGill and Tommy Douglas branches the Cameron Library would need to be approximately 11,000 – 12,500 sq. ft. (see Table 13 on the previous page). However, this analysis is based solely on current visits, circulation, and program attendance and does not account for current capacity and space functionality limitations (a key factor that likely limits current service level opportunities) or future population growth. Growth in future demand is likely to occur through a combination of catchment area population growth and expanded program and activity options that would be possible with enhanced space. Population projections for the Lougheed Town Centre and city-wide anticipate population growth of approximately 50% by 2041 (see Section 2 for additional detail). However, the projection of future space needs should assume a facility lifespan of 40+ years and growth in adjacent jurisdictions such as the Burquitlam – Lougheed neighborhood in Coquitlam. Therefore, it is reasonable to assume that the future facility will need to accommodate a growth in demand that is closer to +75% of over current levels.

Further using the McGill and Tommy Douglas branches as service level benchmarks, the adjacent charts (Tables 14 and 15) apply a 50% and 75% growth factor to the 2019 visits, circulation, and program attendance at the Cameron branch. As reflected in the charts, a 50% increase in demand would translate to a requirement for a 17,500 sq. ft. – 20,000 sq. ft. branch while a 75% increase in demand would translate to a requirement for a 20,000 sq. ft. – 22,500 sq. ft. branch.

Table 14

	Total Visits Per Sq. Ft. (2019)	Circulation Per Sq. Ft. (2019)	Program Attendance Per Sq. Ft. (2019)
Current Average Service Level Per Sq. Ft. (McGill and Tommy Douglas Branches)	22.4	36.8	0.5
Service Levels at Cameron if Applying 50% Demand Growth			
15,000	25.2	45.3	0.5
17,500	21.6	38.8	0.4
20,000	18.9	34.0	0.4
22,500	16.8	30.2	0.3
25,000	15.1	27.2	0.3
27,500	13.8	24.7	0.3

Table 15

	Total Visits Per Sq. Ft. (2019)	Circulation Per Sq. Ft. (2019)	Program Attendance Per Sq. Ft. (2019)
Current Average Service Level Per Sq. Ft. (McGill and Tommy Douglas Branches)	22.4	36.8	0.5
Service Levels at Cameron if Applying 75% Demand Growth			
15,000	29.4	52.8	0.6
17,500	25.2	45.3	0.5
20,000	22.1	39.6	0.5
22,500	19.6	35.2	0.4
25,000	17.7	31.7	0.4
27,500	16.1	28.8	0.3

Benchmarking provides another method from which to assess service levels. Table 16 looks at overall service levels on a per capita basis.

Table 16

Jurisdiction	Total Space Per Capita (Sq. Ft)	Source
Surrey	0.38	Surrey Libraries Facilities Master Plan (2014)
Burnaby	0.44	Calculated based on available data
Richmond	0.35	Your Library, Your Future: Richmond Public Library Strategic Planning Insight (2014)
Vancouver	0.80	Vancouver Public Library Facilities Master Plan (2018)
Greater Victoria	0.42	Vancouver Public Library Facilities Master Plan (2018)

A number of regional library focused planning documents also provide service level guidelines for different classes of libraries. The following table identifies these guidelines for “branch” libraries as reflected in these documents

Table 17

Jurisdiction	Guidelines
Surrey	The Libraries Facilities Master Plan (2014) generally identifies 20,000 sq. ft. to 25,000 sq. ft. as an appropriate size for a branch library and generally aligns future actions (new builds and expansions) with these sizing guidelines.
Richmond	The Your Library, Your Future: Richmond Public Library Strategic Planning Insight (2014) document identifies 25,000 sq. ft. as a guideline for future branch libraries.
Vancouver	The Vancouver Public Library Facilities Master Plan identifies wide ranging future space goals for branch libraries as many of these facilities are limited by existing site conditions and adjacencies. In general, where space allows a range of 12,000 sq. ft. to 25,000 sq. ft. is identified as an appropriate size for branch libraries depending on neighborhood characteristics and service areas.

The following chart outlines a potential space mix by considering trends and leading practices, available utilization data, and engagement conducted with library stakeholders and the public. This allocation of space by function in a new Cameron Library will require further refinement during future design phases.

Table 18

Space Function	Suggested Proportion of Total (Preliminary – To be Further Refined)
Collection (including specialized collection spaces)	40%
Specialized and Program Spaces (including program rooms, multimedia areas, age cohort focused space,	25%
Common Space (including quiet areas, group seating, study, etc.)	25%
Staff and Administration	10%

Trends and Leading Practices Considerations



Libraries are increasingly relied upon to fulfill an expanded community services role; especially in urban environments (e.g. facilitating access to other services, supporting employment searches, ESL, etc.).



Demand among youth and teen cohorts for music creation and multimedia opportunities at community libraries.



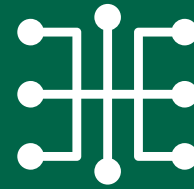
Increasing remote working opportunities for many individuals (workplace and post-secondary) are resulting in libraries being used more than ever to facilitate these activities.



The role of libraries in facilitating child and youth social and cognitive development continues to be recognized and supported by research.



Libraries are increasingly being integrated into community centres and other major civic facilities to capitalize on operational synergies and maximize user opportunities on a single site.



Premium on flexibility and functionality in space design and animation.



Library Spaces – Pertinent Key Findings from the Engagement

- The stakeholder engagement further reiterated that libraries are used for a variety of purposes and that different individuals have varying perspectives on what a library spaces should “look and feel” like.
- Among Public Survey respondents, the library branch was the most utilized amenity space on the current Cameron Recreation Complex and Library site.
- When asked about their nature of library use, Public Survey respondents indicated that they use libraries for the following purposes:
 - » Take-out a book, DVD, or other resource from the library (86.0% of respondents)
 - » “Drop-in” use of a library for quiet reading or studying (63.2% of respondents)
 - » Use the computers, WiFi or printers (27.6% of respondents)
 - » Attend a library program (25.9% of respondents)
- More than 70% of Public Survey respondents indicated that the following spaces are important (“very” or “somewhat” important) to include in a new Cameron Branch Library.
 - » Library collection (including books, magazines, DVDs etc.)
 - » Spaces for children’s programs (e.g. story time)
 - » Computers
 - » Study cubicles and quiet space
 - » Teen-focused spaces
 - » Spaces for adult learning and training

Summary of Library Space Needs

- A new library facility in the range of approximately 22,500 sq. ft. (+/- 20%) will be required to support future growth and meet community needs.
- Potential space allocations by function: Collection (40%); Specialized and Program Spaces (25%); Common Space (25%); Staff and Administration (10%).
- Further refinement of the overall space quantity and additional detail on space allocation by function should consider:
 - » Potential synergies and cross-use opportunities with other community and recreation spaces in the facility (e.g. staff and administration areas, multi-purpose space, public circulation and support services space, etc.)
 - » Overall site and facility characteristics (e.g. limitations and opportunities associated with site)
 - » Ongoing engagement with library stakeholders and content experts
 - » Overall library services provision in the city and the potential impact of the new Cameron Branch Library on overall service levels
- As library uses, activity preferences, and associated space requirements are continually evolving, a new Cameron Branch Library should be designed to be flexible and adjustable over the course of its lifespan.



Dry Floor Recreation Spaces

The current facility consists of a 23,200 sq. ft. sport hall (divided into multi-purpose gymnasium type space and indoor tennis courts), 2,600 sq. ft. of dedicated senior's space, and 3-4 multi-purpose program rooms (depending on the configuration with removable walls) that are utilized by a number of City programs and community bookings. The following chart summarizes the types of uses that occur in each portion of the sports hall.

Table 19

Current Sports Hall Component	Current Uses
Multi-Purpose (Gymnasium)	Fitness classes Drop-in sports (basketball, badminton, pickleball) Gymnastics Open family gym Community event bookings
Tennis Courts	Tennis BC programming Drop-in tennis Pickleball

Assessing future dry floor recreation and leisure space needs must consider a number of factors including current utilization data, trends, and anticipated population growth. The following chart summarizes a number of these key considerations and identifies future space needs relative to what is currently available in the Northeast Quadrant.

Table 20





Space Type	Need Indicators and Considerations	Space Needs Relative to Current (Increase, Similar, Decrease)
Community Gymnasium (Large Clear Span Flexi-Space)	<ul style="list-style-type: none"> Current facility utilization data and stakeholder input support that gymnasium space is critical to providing fitness program opportunities. Badminton and pickleball drop-in use continues to trend upward at the current facility. Current utilization data and stakeholder input generally supports the notion that the gymnasium space is at capacity during peak times. Trends suggest that gymnasium spaces of the future will need to balance supporting both structured and spontaneous uses. The current Cameron Recreation Complex is the primary public gymnasium space in the catchment area. The new Coquitlam Family YMCA in Burquitlam will include a new gymnasium space (while the nature of how this space will be programmed and allocated is not known, the flexibility of gymnasium use is unlikely to result in an oversupply). Given that the facility will need to service a growing community for a period of ~40+ years, the flexibility provided by gymnasium spaces will be critical to meeting community needs. School gymnasium capacity in the community is limited to accommodate incremental usage. 	<div style="text-align: center;">  <p>Increase</p> <p><i>*This increase is based on the assumption that approximately half of the current 23,200 sq. ft. of sports hall space is regularly available for multi-purpose gymnasium use.</i></p> </div>

Table 20 Continued

Space Type	Need Indicators and Considerations	Space Needs Relative to Current (Increase, Similar, Decrease)
Multi-Purpose Program Rooms	<ul style="list-style-type: none"> • Growth of the surrounding neighborhood is likely to drive continued demand for a diversity of recreation and cultural opportunities. • Available utilization data and stakeholder input suggests that existing multi-purpose rooms are limiting. • The increased provision of major program spaces (e.g. gymnasium, fitness, library, and potential aquatics components) is likely to drive some incremental need for spaces that can support program that occur in these larger spaces. • The new Coquitlam Family YMCA in Burquitlam will include program rooms (similar to gymnasium space, the multi-dimensional opportunities associated with this space is unlikely to result in an oversupply). 	 Increase
Seniors Dedicated Spaces	<ul style="list-style-type: none"> • Demographics suggest a gradual aging of overall city and provincial populations. • Trends suggest a shift in older adults' recreation and leisure preferences (desire for higher degrees of physical intensity and diversity of fitness offerings). • The new facility will need to balance providing dedicated seniors space and shared seniors space. Generally speaking, regional and provincial trends suggest a shift towards more shared senior's spaces while still providing an appropriate level of dedicated space. • Seniors dedicated spaces will need to be complementary to other program spaces in the facility. 	 Sustain/Increase <i>*While the volume of dedicated space in the new facility may be less than what currently exists, the increased provision of multi-purpose rooms and overall common space at a new facility will provide increased space to provide older adults programming and support other activities and gathering. Additionally, a larger fitness centre will potentially allow for areas to be targeted towards older adults.</i>
Youth Focused Spaces	<ul style="list-style-type: none"> • The current facility does not have a dedicated youth focused space. • Approximately 43% of households in the NE have children. • While somewhat presumptive, the planned nature of future residential development in the area suggests that there will be increased needs for youth focused spaces and active living opportunities. • Youth recreation, leisure, and culture are diverse and future youth focused spaces need to accommodate this flexibility and continually evolving demands and needs. 	 Increase

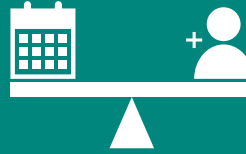
The potential inclusion of an indoor **walking / jogging** track has also been identified as warranting consideration and potential inclusion in a new facility. Although not as common in milder climates such as the lower mainland, indoor walking / jogging tracks are a typical amenity in most other community recreation facilities across other areas of Western Canada. While demand for indoor walking / jogging opportunities can be somewhat nebulous, common rationale for the providing this type of amenity includes:

- The relative low cost of including walking / jogging tracks within another space (e.g. cantilevered in a gymnasium or integrated among other spaces such as cardio areas).
- The opportunity to provide a safe and consistent walking environment for individuals facing mobility limitations.
- Providing warm-up space to support other program spaces and activities.

Trends and Leading Practices



Increasing diversity in program and activity demands.



Importance of balancing structured and spontaneous uses.



Evolving older adults activity preferences and activity demands.



Emergence of new activities such as pickleball.



Alignment of programming and activity offerings with broader recreation sector leading practices such as Sport for Life and other physical literacy initiatives.



Increasing expectations regarding the quality and comfort of activity spaces.



Growing demand for indoor walking and jogging tracks.



Multi-Purpose Dry Floor Recreation and Leisure Space Needs and Considerations - Pertinent Key Findings from the Engagement

- When asked about current use of the Cameron Recreation Complex, the following responses were provided by Public Survey respondents:
 - » 42% indicated use of the gymnasium space (3rd highest among all existing amenity types)
 - » 31% indicated use of multi-purpose program rooms (4th highest among all existing amenity types)
 - » 16% indicated use of the seniors centre (9th highest among all amenity types)
- Over half of Public Survey respondents indicated that household members participate in create and visual arts programming, learning programs and activities (e.g. second language and cooking classes), and performing arts.
- 39% of Public Survey respondents indicated household participation in “drop in” gymnasium sports such as badminton, basketball, volleyball, or family gym time.
- Stakeholders identified the need to provide increase time and space to support spontaneous recreation and leisure.
- When asked about space priorities at a new Cameron Recreation centre:
 - » 49% identified that a gymnasium should be a priority (3rd highest among all amenity types)
 - » 39% identified that large and medium sized multi-purpose rooms should be a priority (6th highest among all amenity types)

Summary - Multi-Purpose Dry Floor Recreation and Leisure Space Needs and Considerations

- A double community gymnasium of approximately 20,000 sq. ft. of net usable space (+/- 20%) is deemed an appropriate size. The entirety of this space should be multi-purpose in nature and able to accommodate a variety of program and spontaneous uses. ****See page 53 for additional considerations and recommended approaches pertaining to tennis court space and gymnastics.***
- 8,000 sq. ft. of net usable multi-purpose program room space (+/- 20%) is deemed appropriate to meet broad based program and community group needs for flexible space. The allocation of this space should be divided across multiple room sizes and functions including wet rooms that can support arts and craft activities, sound proofed rooms, and larger span rooms that can support social gathering.
- Dedicated seniors and youth lounge spaces of approximately 1,500 sq. ft. (each) of net usable space each (+/-20%) should be developed to provide a home base for these age cohorts. However, the space needs of these age cohorts should not be considered solved by simply providing these dedicated spaces. The unique needs of youth and older adults should be considered (and where applicable influence aspects of) the design of the fitness centre, community gymnasium, multi-purpose rooms, and common spaces.



Fitness and Wellness Spaces

The fitness room at the current facility encompasses approximately 1,800 ft. sq. and contains a mix of free weights, resistance machines, cardio equipment, and matted areas for stretching. Calculating utilized vs available capacity for a fitness centre is difficult given the spontaneous nature of use (patrons coming and going). However, the size of the available facility relative to industry standards and anecdotal feedback from stakeholders suggests that the current fitness room is undersized. A review of available utilization data indicates that fitness room visits have increased from 14,510 in 2017 to 15,352 in 2019. Continued high levels of fitness class participation also suggests a continued demand for fitness and wellness activities. Further reflecting the existing space challenges, the racquet court spaces located immediately adjacent to the fitness room have also been used to accommodate various fitness activities.

Table 21 identifies typical sizing for fitness centres provided by municipal or other supported public sector entities.

Table 21

Category	Typical Size (Sq. Ft.)	Typical Catchment Area and Market Focus
Small	1,500 – 5,000 sq. ft.	<ul style="list-style-type: none"> • Neighborhood catchment area • Focused on meeting the needs of local residents that are unable or unwilling to commute outside of their immediate area for fitness • Basic provision of equipment and space
Medium	5,000 – 10,000 sq. ft.	<ul style="list-style-type: none"> • Quadrant or sub-quadrant catchment area • Focus on introductory and leisure fitness, but equipment offerings diverse enough to service some advanced fitness patrons • Often co-located as part of a mid-sized community centre
Large	>10,000 sq. ft.	<ul style="list-style-type: none"> • Destination fitness centre serving an entire city or multiple quadrants • Provision for multiple target markets, often including some allocation of space for specialized training and/or sport performance • Often co-located with other major sport and recreation amenities

The unique nature of the fitness industry is also important to consider when contemplating future space needs. Unlike most other sectors of recreation, fitness spaces can generate net positive revenues. As such, most urban centres have a number of private fitness operators that include sole proprietors as well as larger corporate brands. The highly competitive nature of the fitness industry and continuously evolving fitness trends and preferences results in a high degree of market fluctuation with a high degree of turnover of fitness providers, frequent re-packaging of offerings, and significant level of investment in targeted marketing initiatives. Within the public sector realm fitness spaces are also often viewed as a driver of membership revenue and can help offset some facility

expenditures.

The following map illustrates the location of fitness providers in the immediate catchment area for the Cameron facility, including the new Coquitlam Family YMCA. As previously noted in Section 2 of this document it's also estimated that 3,905 residents in the



Lougheed Town Centre have access to a fitness centre in their apartment or condo building.

Given the dynamics surrounding fitness provision in the catchment area; the allocation, use, and quality of fitness space in a new fitness centre on the Cameron site will be equally important to the volume of space that is available. As such, the following considerations should also be taken into account to best align the future fitness centre space with community need.

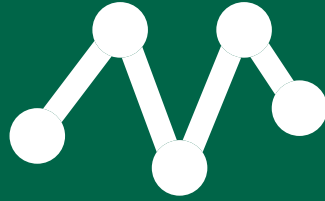
- Ensure space flexibility to allow for adaptation as trends and needs evolve.
- Focus on providing fitness opportunities across the

spectrum of age and ability levels, with a particular focus on introductory fitness users that may not be comfortable in a private fitness environment.

- Ensure that space is allocated to support fitness the needs of youth and seniors. As previously discussed, while both of these cohorts may be provided with dedicated space, their overall recreation needs are much more complex and diverse. **Example: an older adults focused area of the fitness centre could be created which includes lower impact equipment and a small circuit of cardio and resistance machines.*

It is also likely that the expanded volume of gymnasium space (and inclusion of a walking / jogging track) and potential aquatics component will drive expanded demand for fitness. These activities typically have strong synergies and create more increased facility membership appeal.

Trends and Leading Practices



Dynamic nature of the fitness market (numerous providers, continually evolving trends and preferences, etc.)



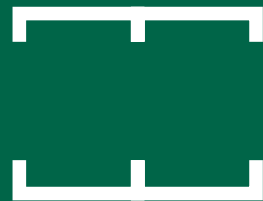
Public sector focus on meeting broad based community needs and inclusiveness.



Fitness education for all ages to help facilitate appropriate use and maximize benefits of participation.



Encouraging fitness participation and facility use by communicating the overall benefits rather than the specific opportunity.



Open concept fitness centres (shift away from self-contained “rooms” to more integration of fitness space with other areas of the facility).



Fitness and Wellness Spaces - Pertinent Key Findings from the Engagement

- The Public Survey findings suggest that a large proportion of residents in Northeast Burnaby meet their fitness needs elsewhere (not at the current Cameron Recreation Complex).
 - » 28% of respondents indicated that they use the current weight and cardio rooms at the Cameron Recreation Library (18% are daily or weekly users), while 47% indicated that their household participates in weight and cardio activities at a fitness centre.
- 53% of Public Survey respondents indicated participation in a fitness class.
- 60% of Public Survey respondents believe that a fitness centre should be a priority at a new Cameron Recreation Centre (2nd highest among all amenity types).
- 45% of Public Survey respondents believe that studio spaces for fitness classes should be a priority at a new Cameron Recreation Centre (4th highest among all amenity types).
- Stakeholders frequently identified the importance of ensuring that a new fitness centre will provide a comfortable and inclusive experience for groups that may feel uncomfortable in some fitness environments (e.g. older adults, new fitness participants, individuals with mobility challenges, etc.).

Summary – Fitness and Wellness Spaces

- A medium sized fitness centre ranging from approximately 8,000 sq. ft. of net usable space (+/- 20%) is appropriate to support the size and catchment area for the new Cameron facility and anticipated community growth.
- Fitness studio space of 5,000 sq. ft (+/- 20%) should be included to support classes and programming. Future program and design phases may also identify opportunities for cross-use between fitness studios and multi-purpose program rooms.
- The design and animation of the fitness spaces should focus on introductory and recreational fitness.
 - » Future design phases should explore approaches that can create fitness nodes targeted at different types of users (e.g. areas that are geared towards older adults, cardio nodes, etc.).



Aquatics

Analyzing and measuring need for indoor aquatics is complex due to the variety of ways in which residents engage in aquatics activities and the significant cost impacts (capital and operating) of providing indoor aquatics. The following aquatics analysis looks at two types of considerations:

- **Consideration 1:** Aquatics Capacity (the quantity of indoor water in Burnaby)
- **Consideration 2:** Aquatics Activity Opportunities (the types of experiences that residents desire and potential market areas gaps)

Consideration 1: Aquatics Capacity

The context within which indoor aquatic capacity needs are typically investigated, analyzed, and planned warrants some introduction. The next three pages summarize four background concepts that require understanding.

Some Definitions

Demand for Aquatics Services – All demand for all seven categories of aquatics services includes current swims (by definition, all existing swims in public indoor pools are a demonstration of demand) plus frustrated demand (where demand has been registered but not fulfilled due to a capacity constraint, as evidenced by swim lesson registration waitlists and requests for swim lane rental that cannot be fulfilled) and latent demand (where, if you build a new facility, some might be motivated to try it out even if they haven't registered their demand beforehand).

Capacity for Delivering Aquatics Services – Calculated using proprietary formulae, this is the physical capacity of an indoor pool or pools to accommodate demand. Assumptions about how the capacity is operated are usually used to qualify an estimate of what the capacity is. For example, if a pool is primarily used as a recreational facility, the capacity may increase. If it is primarily used as fitness facility or sport training facility, the capacity may be reduced. The capacity calculations used in this report assume a typical mix of uses in all seven categories.



Swim Rates – This is a measure of the total swims in a given population expressed as a ratio of swims per capita. If, for example, the swim rate remains constant, and the population grows, the total number of swims will increase. If the swim rate increases over time, the total number of swims would increase faster than the rate of population growth.

Utilization Rates – Total use of indoor pools in swims can be expressed as a percentage of available capacity. If demand exceeds capacity for indoor swimming in some or all of the aquatic service categories, it can be a justification for adding more capacity.

It is worth noting that once a city supplies sufficient capacity to meet all demand, if it continues to add capacity, that usually does not mean that the number of swims will increase. Just because you double capacity, doesn't mean you double the number of swims or the swim rate.

Seven Categories of Indoor Aquatic Services

Sometimes, when both indoor and outdoor aquatic services are being assessed, the consultants break all aquatic services into nine categories. However, when the investigation is restricted primarily to indoor aquatic services, seven categories are used to assess both current and future need. Each requires a slightly different configuration of aquatic spaces, water temperature or operation to optimally deliver the service. They are as follows:



Recreational Swimming (i.e. swimming for fun);



Skill Development (e.g. swim lessons primarily, but also other skills taught in a lesson format);



Fitness Swimming (both lane swimming and water based fitness classes);



Sport Training (e.g. aquatic sport club training sessions);



Special Events (e.g. swim meets and other aquatic sport competitions);



Therapy and Rehabilitation (where those that are injured, frail, or have disabilities are active in water because it supports their body weight; either in a program, or individually);



Leadership Training (e.g. Bronze Medallion, Bronze Cross, NLS courses).

Almost all indoor aquatic services and needs can be categorized under one of the above headings.

Economics of Pool Operation

The economics of indoor pool provision also play an important role when considering increased provision or expanded service offerings.

- The **Capital Cost** of an indoor pool, unlike most other categories of buildings, correlates more directly with the volume of the facility than the floor area. This is because the deeper the water, the more air above the water is typically required, and both water depth and ceiling height are very important and costly considerations when developing an indoor pool; as both require large amounts of mechanical systems (water treatment systems which vary with the volume of water, and HVAC systems for handling highly humid, chemical laden air) associated with those volumes. Two pools with the same floor area can have significantly different construction costs if one has more deep water and higher ceilings than the other.
- **Operating Costs** for indoor public pools are highly regulated and largely fixed. About 70% of the operating costs of a typical pool are relatively or completely fixed (ie. they don't vary whether there is one person swimming or 40 people swimming in the pool enclosure) and are associated with a minimum number of lifeguarding staff, water quality systems, management staff, insurance, utilities, and staffing a customer service control point; none of which vary directly with the volume of use.
- **Operating Revenues** are almost all variable. In other words, if use increases by 10%, operating revenues go up roughly 10% as the revenue associated with swimmers in each category of aquatic service is largely constant on a per swim basis.
- Because of the previous two points, it is very important, from an economic and environmental sustainability point of view, to **operate a pool as close to full capacity as is reasonably possible**. A pool operating at a fraction of its total capacity has a high operating cost, a low operating revenue, and a very high net subsidy and energy consumption per swim. A pool operating close to its full capacity has a high operating cost, a high operating revenue, and a much lower net subsidy and energy consumption per swim.

Another way of viewing this relationship is to understand that every additional swim a pool is able to generate will trigger more operating revenue than operating cost and won't increase energy consumption proportionately. That means a community should try to size its pool or pools to meet current and short term (i.e. ten years) future needs, and not the needs of the very long term future, as "overbuilding" capacity in the short term to meet long term needs will likely result in operating subsidies per swim that are so high that they collectively exceed the cost of adding to the existing pool or building another pool far into the future when the community needs it.

All of the above contextual comments are very important in the sizing and configuring of pool spaces and planning for long term aquatic needs. To ensure the right kinds and amounts of aquatic spaces are built it is important to consider:

- The proportion of total swims that will be generated in each of the seven categories of aquatic service;
- The total swims that result from the seven categories of aquatic service can be translated into a set of aquatic spaces that will optimally respond to those needs, resisting the temptation to “overbuild” spaces which won’t be used for 20 years or more;
- While providing all core aquatic services, the City should attempt to fill gaps in the supply left by other existing pools in the region and not duplicate service in categories which are more specialized and represent fewer swims;
- Ensure that as many current aquatic needs are met within a context of the least amount of volume of space; and
- Strive for a situation where all pools will be operated as close to full capacity as is reasonably possible to avoid unnecessarily high subsidies per swim.

The final few points above need to be considered as decisions about the proposed new aquatic centre at Cameron Recreation Centre are made.

Benefits of Aquatic Services

Although public aquatic facilities are among the most expensive facilities that a community can provide, almost all communities invest heavily in them because of the tremendous benefits that accrue from their use. These benefits contribute to healthy, active individuals and communities and include:

- **Water safety** – learning how not to drown, one of the most basic of human needs and public services especially for communities close to natural waterways;
- **Learning and improving skills** in swimming, diving and other water sports;
- **Fitness and conditioning** in a medium that is least consumptive and least likely to result in injury because of the buoyancy of the water;
- **Rehabilitation and therapy** services to those with disabilities, injury or frailty;
- **Social opportunities** in water or on deck that connect people and reduce feelings of isolation;
- **Family opportunities** to come together in a recreational setting conducive to all family members;
- **Mixing segments and subsets of the community** with an activity that is worldwide, appeals to people of all ages and abilities;
- **Leadership training** for young people;
- Extensive **volunteering** opportunities;
- **Special events** that rally community identity, spirit and pride;
- **Sport Tourism** opportunities associated with swim competitions.

It is for the above reasons that there is justification in public aquatic swimming facilities to subsidize the operation quite highly. In addition to taxpayers having to contribute to the capital costs of indoor pools, the typical recovery rate¹ for an indoor pool is between 30% and 70%, with taxpayers paying the remainder of the operating costs.

¹ Recovery rate is the proportion of all operating costs that are recovered from users through user fees. The complement of recovery rate is subsidy rate. They both add to 100%.

Overall Need for Indoor Aquatics Capacity in Burnaby

The overall need for all seven categories of indoor aquatic services was investigated on a city-wide basis in Burnaby as recently as the spring of 2019 in conjunction with planning for a replacement for the CG Brown Pool at Burnaby Lake. The Aquatic Needs Assessment associated with that project drew several conclusions which are restated below:

- In Burnaby there is currently capacity for about 1.3 million swims annually across four public pools (i.e. Eileen Dailly, Bonsor, C.G. Brown and Edmonds).
- In 2018 there were about 1.2 million swims recorded in those four pools, which represents a current swim rate of about 4.84 swims per capita per year.
- Although the previous two bullets would suggest there is some excess capacity currently available for use, with the four pools operating at 92% of capacity, that is actually quite a high rate of use for a public pool. This suggests there is little available excess capacity to accommodate additional use.
- In fact, there is current total demand and need for about 1.4 million swims or about 6 swims per capita, with current frustrated and latent demand primarily in the categories of sport training, swim lessons, and special events, which means that there is more demand than current supply.
- As the community grows over the next ten to twenty years and beyond, there will be increasing need for indoor aquatics capacity at a rate of about 6 swims per capita. Using the 6 swims per capita benchmark, growth of 75,000 residents (~10 year horizon) would result in a need to accommodate 450,000 incremental annual swim visits while growth of 125,000 residents (~20+ year time horizon) would result in the need to accommodate 750,000 incremental annual swim visits.

There is a plan in place in Burnaby to replace the CG Brown pool. That plan for a new 53 metre, 10 lane tank and a free form leisure tank will add capacity for about one million swims per year to the current supply (i.e. it will replace capacity for 195,000 swims at CG Brown, and add a further 800,000 swims of new capacity). This means that if the current plan for the CG Brown replacement proceeds it will generally meet all of the aquatics capacity needs in Burnaby for atleast the next ten years and likely well beyond.

Other Indoor Pools Serving the Northeast Quadrant

It is also worth noting some plans by neighbouring communities to provide indoor pool spaces that will likely impact the Burnaby swimming market.

Firstly, the City of Vancouver's plans to redevelop a new indoor pool to replace the Britannia Pool in East Vancouver will likely impact the use of Eileen Dailly Pool. Some residents of Northwest Burnaby and some residents of East Vancouver that use the Eileen Dailly Pool currently will be attracted to the new Britannia pool, thus freeing up some capacity at the Eileen Dailly pool for use by the growing NW Burnaby population and by Northeast Burnaby residents.

Secondly, the new Coquitlam Family YMCA pool that is currently under construction will provide new aquatics programming and spontaneous use opportunities in the market area (the new facility is only 1.6 km Northeast of the Cameron Recreation Centre has been planned to accommodate about 500,000 swims per year). It can be reasonably assumed that a significant proportion of these swims would origin from residents that live in the Northeast Quadrant of Burnaby. The Coquitlam Family YMCA aquatics facility is also positioned to provide much more of a "public" service (i.e. not requiring YMCA membership) than a traditional Family Y. In summary, the first of the two projects noted above may have relatively little direct impact on the Northeast Burnaby swimming market, but the Coquitlam Family YMCA project will be a direct competitor for swim visits.



Summary of Current Aquatics Capacity in Burnaby

Current Swim Capacity	1,300,000 swim visits
Current Swim Visits	1,200,000 swim visits (2018) ~92% utilized capacity
Current Estimated Total Demand	1,400,000 swim visits
Current Deficit in Capacity (estimated # of swim visits that can't be met due to capacity limitations)	100,000 swim visits
Estimated Incremental Capacity Needed to Meet ~10 Year Growth	450,000 swim visits
Future Deficit in Capacity Using 10 Year Growth Factor and Current Situation (100,000 + 450,000)**	550,000 swim visits
Estimated Incremental Capacity Needed to Meet ~20+ Year Growth	750,000 swim visits
Future Deficit in Capacity Using 20+ Year Growth Factor and Current Situation (100,000 + 750,000)**	850,000 swim visits








*Demand needs based on benchmark of ~6 swims per capita (current: 4.84)

**Assuming no new aquatics development








Anticipated Impacts of New Facility Development on Capacity








City of Burnaby

Potential / Planned Facility	Approximate Incremental Swim Visits Added	Swim Categories Met
C.G. Brown Pool Replacement (Burnaby Lake)	+800,000 (~1,000,000 total swims)	      

Other Facilities that Are Likely to Impact Swim Capacity in Burnaby

Potential / Planned Facility	Approximate Incremental Swim Visits Added	Swim Categories Met
Coquitlam Family YMCA	+500,000 <i>(total visits; the number that will be consumed by Burnaby residents is unclear)</i>	    
Britannia Pool	<i>*By freeing up capacity at the Eileen Dailly Pool</i>	N/A

Legend

-  Recreational Swimming
-  Skill Development
-  Fitness Swimming
-  Sport Training
-  Special Events
-  Therapy and Rehabilitation
-  Leadership Training

Trends and Leading Practices



Consideration 2: Aquatics Activity Opportunities

While the preceding analysis suggests that the CG Brown replacement at Burnaby Lake will fulfill overall aquatics capacity needs in Burnaby, the engagement findings suggest that there is a strong desire for indoor aquatics to be provided locally in Northeast Burnaby (and more specifically at the Lougheed Town Centre area). Identified below are key findings that support the demand for aquatics to be provided locally.



Aquatics – Overall Demand Indicators from the Engagement

- 72% of Public Survey respondents identified that an aquatics facility (indoor pool) should be a priority at a new Cameron Recreation Centre (highest among all amenity types).
- 60% of Public Survey respondents indicated that their household participates in "leisure swimming", 47% reported participation in "aquatics programming (e.g. lessons, swim club, aquafit), and 42% identified participation in "lap swimming".
- 73% of Public Survey respondents indicated that if an indoor pool is included as part of the new Cameron Community Centre, it would be their household's primary location for aquatics activities.

Understanding the types of aquatics amenities and opportunities that are in-demand is important to inform the planning and design of a potential new aquatics facility. The engagement findings suggest that leisure and other recreational forms of aquatics opportunities have the greatest level of demand and are perceived as being deficient by some residents. Identified below are pertinent findings from the engagement which support the demand for leisure and recreational forms of aquatics.



Aquatics – Resident Perspectives on the Types of Aquatics Opportunities that are Needed

- Public Survey respondents were asked to identify the types of aquatics opportunities that they would like to participate in at a potential new pool should one be developed as part of the Cameron Recreation Centre. The top 3 types of desired use as identified by respondents were leisure aquatics (79%), health and wellness aquatics such as using the hot tub and sauna (67%), and lap swimming (61%).
- 75% of Public Survey respondents indicated that enhanced / more leisure swimming opportunities are needed in Northeast Burnaby. Approximately 62% of respondents also identified skill development aquatics programming (swim lessons) and fitness swimming (lane swimming and aquafit) as requiring enhanced provision.

The new aquatics facility at Burnaby Lake (CG Brown Pool replacement) will include a significant leisure aquatics component and fulfill broader city-wide needs for all categories of aquatics activities. The new Coquitlam Family YMCA will include some leisure aquatics amenities and fulfill needs for some recreational types of aquatics activities (basic lane swimming, lessons, etc.). It is reasonable to assume that the primary market for a new pool on the Cameron site will be localized residents in the immediate Lougheed Town Centre area. As residents in surrounding areas will have multiple new aquatics options within 5 years, programming mix and quality will be important factors that drive facility selection.

Summary – Aquatics

- While city-wide capacity analysis does not suggest that there is a need for increased indoor aquatics provision in Burnaby, the engagement findings indicate that there is a strong demand for an indoor aquatics facility to be included as part of a new Cameron Community Centre facility.
- The engagement findings suggest that the focus of a new aquatics facility on the Cameron site should be leisure aquatics (family and “play” based swimming) and other recreational forms of aquatics such as water space that can accommodate lessons and basic lane swimming.
- The operational impacts of providing a high level of aquatics service should be further explored and integrated into future program refinement and design phases. These impacts should include the operational impacts associated directly with the new Cameron pool and those that may be realized across other facilities.
- To meet resident demands and mitigate the risk of an oversupply of indoor aquatics, a 20,000 sq. ft. facility (+/- 20%) should be developed with a focus on leisure based (family and “play” based swimming) and other recreational forms of aquatics such as water space that can accommodate lessons and basic lane swimming (4 to 6 lane tank). The facility should also have a strong focus on accessibility and include the following key amenities:
 - » Zero depth entry
 - » Comfort and wellness amenities such as a sauna and steam room (these amenities can also help encourage use by fitness users)
 - » Party room
 - » On-deck viewing space
- Opportunities to integrate the aquatics component into the broader facility and outdoor space should also be considered and prioritized as future phases of design occur. Doing so will align with trends and stakeholder feedback and could entail amenity inclusions such as an outdoor patio, ability for a seasonal open air terrace, aesthetic integration with outdoor vegetation or park space amenities, etc.

Additional Space Considerations

Support Spaces

In addition to the main program spaces identified previously in this section, a number of other spaces should be considered for inclusion in the facility to support the functionality of the facility and quality of user experience. Considerations pertaining to these spaces are outlined in the following chart.

Table 22

Space	Rationale	Potential Size / Scale of Space*
Common and circulation space	In addition to supporting the efficient flow of patrons through the facility, this space will be critical to positioning the facility as a community "hub". These spaces should be designed in such a manner that not only accommodates, but encourages social gathering and interactions and become an extension of the main program spaces.	8,000 sq. ft. (including lobby, vendor areas, washrooms, and entryways)
Indoor children's play spaces*	Indoor child play is an emerging trend and these spaces are increasingly in-demand. Additionally, the provision of these spaces can help foster social gathering at the facility and facilitate use of other amenities.	300 sq. ft.
Child minding**	Child minding is an important service that can help foster program participation and spontaneous use among young and middle aged adults. This service is also increasingly an expectation at both public and privately operated facilities.	1,000 sq. ft.
Community kitchen and food services	Food service space will be required to facilitate social gatherings and functions at the facility. Developing the kitchen space in such a manner that can also accommodate programming such as cooking classes and food education would also be beneficial (e.g. co-location with a multi-purpose room, design to allow for gathering around an instructor, etc.).	600 sq. ft.
Outdoor spaces	The facility should integrate into the surrounding community and provide some outdoor space for gathering. The Lougheed Town Centre Core Area also identifies a number of planned plaza spaces, pathway connections, and parameters related to the desired character of community design.	TBD
Child care**	Requires further exploration (considering market area supply, potential partnerships, and operational costs).	TBD
Preschool**	Requires further exploration (considering market area supply, potential partnerships, and operational costs).	TBD
Administration and storage	Scaled as deemed appropriate. Further analysis of potential facility uses, staffing levels, opportunities for shared space, and user group's needs may be required to determine the appropriate needs for these spaces.	TBD

*+/- 20% (to be further validated during future design phases)

**Design and programming synergies may exist between these spaces.

Accommodating Existing Activities

While the Needs Assessment has focused on assessing broad based community space needs, it also recognized that there is an existing context to a number of activities that currently take place in the facility. Indoor tennis and squash / racquetball require specialized space that is challenged to accommodate other types of use. Available utilization data reflects a general flat-lining in the use of both the tennis courts and racquetball / squash courts over the past three years and also suggests that these spaces are used to well under 50% of their available capacity. Nonetheless, removing indoor tennis, squash, and racquetball spaces from a new Cameron facility will leave some degree of void. As such, it is suggested that the City work with stakeholder groups to explore overall city-wide needs for these amenities and the appropriate level of service.

The current sports hall is also used frequently for gymnastics. Gymnastics is a highly beneficial recreation activity that has strong alignment with physical literacy best practices. The proposed new double community gymnasium could continue to support gymnastics if designed to have sufficient vertical span and storage space capacity. These considerations and opportunities will require further exploration with gymnastics stakeholders.



Regional Service Level Considerations

Benchmarking the provision of recreation infrastructure in a region can provide insight into service levels and catchment area expectations for various types of facilities and active living opportunities. However, it is important to use service level benchmarking in the right context and consider the following limitations.

- Benchmarking is strictly a quantitative exercise and is challenged to capture the quality of provision (e.g. functionality and appeal of the spaces).
- Every municipality, and communities within those municipalities, have different geographic and historical settlement characteristics. These characteristics influence recreation amenity development (e.g. some municipalities plan larger communities that require a larger Community Centre and some use smaller planning modules on which to base their public amenities and this results in smaller Community Centres with a smaller catchment radius).
- In growing urban regions such as Metro Vancouver, the development of quality of life amenities such as recreation and culture facilities is rarely static and occurs on an ongoing basis. In other words, very few municipalities view their infrastructure inventory as an end state and are continually looking to address perceived gaps or accommodate new activity preferences. Therefore, service level benchmarks are continually changing and basing capital development decisions on achieving a regional benchmark can be a flawed way to plan.

Recognizing these caveats related to the benchmarking of service levels, provided below are provision rates and considerations that are worthwhile to consider as it relates to future development on the Cameron site.

Overall Community Centre Provision Levels

In the Lower Mainland, if one sets aside the major indoor recreation spaces like pools, arenas and art centres, which might be co-located with but not planned as part of all Community Centres, there is a general provision rate of slightly more than one square foot of net usable Community Centre space per resident as shown in Table 23. This table indicates that Burnaby is currently operating with a provision rate of 0.62 sq. ft. per capita; substantially less than the comparator municipalities.

Table 23

Comparator Communities	Average Size of Community Centres in Net Usable Sq, Ft.	Average Primary Market Size (Provision Ratio)
The City of Vancouver has 23 Community Centres	30,000	Scaled to serve a primary user population of about 25,000 residents each
The City of Richmond has 8 Community Centres	30,000	Scaled to serve a primary population of about 25,000 residents each
The City of New Westminster has 3 Community Centres	30,000	Scaled to serve a primary population of about 27,000 residents each
The City of North Vancouver and District of North Vancouver have a total of 7 Community Centres	30,000	Scaled to serve a primary population of about 25,000 residents each
Burnaby has 5 Community Centres	29,000	Scaled to serve a primary user population of about 46,000 residents each

As reflected in Table 24, the City currently operates five Community Centres; some with co-located major pool amenities. While the Northeast Quadrant is better served than other quadrants in the city due to the Cameron site (0.73 sq.ft. per capita) this level of provision is still well under the regional benchmark of one square foot per capita.

Table 24

Community Centre net of Co-located major Recreation Spaces	Approximate Size of Community Centres in Net Usable Sq. Ft.	Quadrant Served	Population in That Quadrant	Provision Rate per capita by Quadrant
Bonsor (including Bonsor 55+)	54,415	SW	77,000	.71 sq. ft.
Edmonds	35,862	SE	58,000	.62 sq. ft.
Confederation (10,893) and Willingdon (8657)	19,550	NW	50,000	.39 sq. ft.
Cameron	35,125	NE	48,000	.73 sq. ft.
Total	144,952	All	233,000	.62 sq. ft.

Other Amenity Benchmarking Considerations

Noted as follows are additional service level benchmarking considerations specific to amenity types that may be included within a community centre facility. These indicators are based on a review of comparator municipalities on the lower mainland. *A number of these indicators have been referenced previously in this document.*

- The typical sizing for fitness centres provided by municipal or other supported public sector entities is as follows:
 - » “Small” fitness centre: 1,500 – 5,000 sq. ft.
 - » “Medium fitness centre: 5,000 – 10,000 sq. ft.
 - » “Large” fitness centre: > 10,000 sq. ft.
- Library service levels range from 0.35 – 0.80 sq. ft. per capita (Burnaby is currently at 0.44 sq. ft. per capita).
 - » Library planning undertaken by other municipalities in the region has generally identified 20-000 – 25,000 sq. ft. as typical size for a branch library in the region.
- City of Burnaby pools are currently accommodating 4.84 swims per capita, which is low relative to regional benchmarks (many municipalities in the region are experiencing 6 swims per capita). As previously discussed in this document, this indicator suggests that there is frustrated demand for swims (swims are not occurring as the capacity or type of water space is not available).

6

Summary



Included in this Section:

- Summary of space needs.

Primary Program Spaces

The following chart summarizes the recommended main program spaces for a new Cameron Community Centre and Library facility. It is important to reiterate that the identification of these spaces is preliminary and does not account for key project factors such as capital and operating costs. These factors will be further assessed during future program refinement and design phases.

Table 25

Space / Amenity	Recommended Size (Sq. Ft. of net usable space)*	Additional Program and Design Considerations	Key Findings from the Research, Engagement, and Analysis
Main Program Spaces / Amenities			
Community Gymnasium	20,000 sq. ft.	Double gymnasium should be multi-purpose and divisible into different configurations (half's and quadrants)	<ul style="list-style-type: none"> • High level of demand for spontaneous recreation and fitness programming • Recreation trends are fluid and continually evolving. A large clear span space like a gymnasium will be critical to providing future program and activity flexibility.
Branch Library	22,500 sq. ft.	<p>Suggested space allocation:</p> <ul style="list-style-type: none"> • Collection (40%) • Program spaces (25%) • Common space, including quiet areas, group seating, study, etc. (25%) • Staff and administration (10%) <p><i>*To be further refined through the functional program and future design phases</i></p> <p>The new library should also be designed to maximize flexibility and adjustability over the course of its lifespan to meet evolving needs and space preferences.</p>	<ul style="list-style-type: none"> • The current Cameron Branch Library was the most utilized amenity on the site by Public Survey respondents. • Residents use the current library (and other libraries in Burnaby and elsewhere) for a variety of purposes. • While library uses, programming, and functions are evolving, there is still a demand for collection space.
Multi-Purpose Rooms	8,000 sq. ft.	Adaptability and functionality should be a top consideration in the design of these spaces. The multi-purpose rooms should include a mix of larger and medium sizes rooms. Key functionality considerations include providing sufficient wet rooms that can accommodate arts and craft activities, sound proofing, and adequate ceiling height / span.	<ul style="list-style-type: none"> • The engagement findings reiterated the value placed on arts, cultural, recreation, and leisure programming. • The demographics of the catchment area are likely to evolve a few times over the lifespan of the facility. Well-designed multi-purpose rooms can help ensure the long term functionality and adaptability of a community centre facility.

*+/- 20% to account for design opportunities, limitations, site considerations and spatial relationships. An additional gross-up factor may also need to be applied.

Space / Amenity	Recommended Size (Sq. Ft. of net usable space)*	Additional Program and Design Considerations	Key Findings from the Research, Engagement, and Analysis
Seniors Lounge	1,500 sq. ft.	This program space should have a high level of accessibility and integration with other facility spaces and amenities in order to maximize the user experience and program synergies.	<ul style="list-style-type: none"> Some stakeholders expressed concern with the potential reduction in dedicated space. Trends suggest that older adult activity preferences are evolving. The provision of older adult recreation and leisure will need to balance providing dedicated activity spaces with integration into other areas of the facility and increasing demands for multi-generational activities.
Youth Lounge	1,500 sq. ft.	Appeal and animation of this space will be critical to achieving the objectives of providing a desirable, adaptable, and inclusive youth space. The dedicated youth space should also be well integrated into common areas of the facility.	<ul style="list-style-type: none"> Trends support the benefits of youth spaces in a multi-purpose community facility. The interests and demographics of youth space visitors is diverse.
Fitness and Wellness Centre	8,000 sq. ft.	<p>Focus on meeting introductory and recreational fitness needs. The space should include a mix of weights, resistance training, cardio equipment, and flex space.</p> <p>Future design phases should explore approaches that can create fitness nodes targeted at different types of users (e.g. areas that are geared towards older adults, cardio nodes, etc.).</p>	<ul style="list-style-type: none"> High level of resident and stakeholder demand for fitness opportunities. Available facility data and the engagement supports that the current fitness rooms and spaces at the Cameron Recreation Complex are used to capacity. The Public Survey findings also suggest that a large proportion of residents are meeting their fitness needs at other facilities. Fitness trends and preferences are continually evolving. Designing for flexibility and adaptability is a leading practices.
Fitness Studios	5,000 sq. ft.	<p>The fitness studios should be well integrated with the fitness centre. Cross-use opportunities may also exist with the gymnasium space as some fitness activities require a larger quantity of space.</p> <p>Future program refinement and design phases should identify if opportunities exist for cross-use and/or space efficiencies with the multi-purpose program rooms.</p>	<ul style="list-style-type: none"> High level of use, and demand for, fitness classes and programming. Given the private sectors involvement in fitness programming, space use and animation is likely to be continuously evolving. Fitness studio typically accommodate a mix of passive uses (e.g. yoga, pilates) and active uses (e.g. spin classes).

*+/- 20% to account for design opportunities, limitations, site considerations and spatial relationships. An additional gross-up factor may also need to be applied.

Space / Amenity	Recommended Size (Sq. Ft. of net usable space)*	Additional Program and Design Considerations	Key Findings from the Research, Engagement, and Analysis
Aquatics	20,000 sq. ft.	<p>Focus on leisure based (family and “play” based swimming) and other recreational forms of aquatics such as water space that can accommodate lessons and basic lane swimming (4 to 6 lane tank).</p> <p>The facility should also have a strong focus on accessibility and include the following amenities:</p> <ul style="list-style-type: none"> • Zero depth entry • Comfort and wellness amenities such as a sauna and steam room (these amenities can also help encourage use by fitness users) • Party room • On-deck viewing space <p>Opportunities to integrate the aquatics component into the broader facility and outdoor space should also be considered and prioritized as future phases of design occur. Doing so will align with trends and stakeholder feedback and could entail amenity inclusions such as an outdoor patio, ability for a seasonal open air terrace, aesthetic integration with outdoor vegetation or park space amenities, etc.</p>	<ul style="list-style-type: none"> • High level of resident demand for the inclusion of an aquatics component as part of a new Cameron Community Centre. • The new Burnaby Lake aquatics facility will meet overall city-wide aquatics capacity needs. As such, the rationale for developing a new pool on the Cameron site should be to meet local aquatics demand and to maximize the community benefit of the project. • It is likely that the primary target market for a new pool on the Cameron site will be residents that live in the immediate area (with convenience being a primary driver of use). Residents living in other areas of Northeast Burnaby will have multiple new aquatics options in 5 years, therefore their pool of choice will depend on factors such as programming mix and quality. • The engagement clearly suggests that leisure based aquatics is the most significant aquatics opportunity need that the new facility should be focused on addressing.

*+/- 20% to account for design opportunities, limitations, site considerations and spatial relationships. An additional gross-up factor may also need to be applied.

Support Spaces and Amenities

The following chart outlines the recommended support spaces and amenities for the new Cameron Community Centre and Library facility.

Table 26

Space / Amenity	Recommended Size Range if Developed (Sq. Ft. of net usable space)*	Support Space Considerations and Rationale
Support Spaces / Amenities		
Common and Circulation Space	6,000 sq. ft.	To support building flow and provide social gathering and interactions.
Indoor Children's Play Spaces**	300 sq. ft.	Small indoor children's play area to support spontaneous play and social gathering in the facility. Indoor play space are trending as they provide safe and appealing play spaces during inclement weather.
Child Minding**	1,000 sq. ft.	Important amenity to foster program participation and spontaneous use among young and middle aged adults.
Indoor Walking / Jogging Track	<i>*Assumed to be included in a major program space such as a gymnasium</i>	Inclusion of this amenity provides an opportunity to provide a space that can support all ages, but in particular provide a consistent walking environment for individuals with mobility limitations. This amenity can also be complementary to fitness and wellness spaces.
Community Kitchen and Food Services	600 sq. ft.	To support social use of multi-purpose space with ability to be used for cooking / food education programming.
Outdoor Spaces	TBD	To be included to create synergies with the surrounding park space and community. The nature of this space should align with the strategic design guidelines for Lougheed Town Centre.
Child Care**	TBD	Requires further exploration.
Preschool**	TBD	Requires further exploration.
Administration and Storage	TBD	Requires refinement as part of the functional program and future design phase.

*+/- 20% to account for design opportunities, limitations, site considerations and spatial relationships. An additional gross-up factor may also need to be applied.

**Design and programming synergies may exist between these spaces.





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