

ITEM 28 (SUPPLEMENTARY)
MANAGER'S REPORT NO. 23
COUNCIL MEETING Mar. 26/73

28. Re: Health/Social Services Building
Municipal Hall Space Standards
Period 1950 to Present

The following is a report from the Municipal Hall Staff Committee regarding the question raised by Alderman Mercier when the proposed building was discussed at the Municipal Council meeting held on March 19, 1973.

This is for the information of Council.

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MARCH 26, 1973

OUR FILE: 07.210

RE: MUNICIPAL HALL SPACE STANDARDS
PERIOD 1950 - PRESENT

At the meeting of Council in Committee, 13 March, 1973, a chart was presented outlining the growth of the Burnaby Municipal Hall offices as a function of year, population, and personnel count. In response to a question raised on that occasion, the attached table of figures has been prepared, indicating staff/population ratios and floor space provided per employee at each stage of office expansion over the years.

Some general trends borne out in the data deserve comment, as follows:

- (a) The increase in staff/population ratio over the period is normal, and to be expected in an area experiencing urbanization. Additional staff requirements are generated by problems of increasing complexity in planning, administering, and enforcing bylaw controls in urban areas where the growth rate is high, and where new social and physical problems are inevitably encountered. The Municipality has an increased commitment in terms of physical improvements and services to be maintained.

Moreover, in recent years the public has exhibited a greatly increased awareness of and concern over environmental matters and many entirely new Municipal controls have been established as a result to regulate and enforce the standards of performance demanded. Again, Municipal Governments and agencies have played a growing role in the fields of Health, Recreation and Social Welfare. The combined factors of increased standards of services, increasing sophistication in environmental and social matters, and the process of urbanization, it is suggested, account for the trend to higher levels of staff/population ratio.

- (b) Some increased space requirements per employee are to be expected in the process, due to both space needs for records and other material that accumulates with time, and to increased workspace requirements for the higher proportion of technical and professional staff required to deal with the more complex tasks mentioned above.
- (c) The floor area/employee figures are overall averages including public spaces, Council Chambers, Committee Rooms and the like, and are an average for all departments. At various times in recent years expansion has taken place because of local over crowding in one or two departments, while the overall ratio does not indicate general cramped conditions. At the present time, the figure is 184 sq. ft./employee; overcrowding is present in several departments (Health, Social Services, Treasury, Planning, among others), and there is a desire to bring the Parks and Recreation Department back to the central location, terminating the present lease for about 3,000 sq. ft. at the Norland Avenue location.

Would you kindly make this information available to the Council, in clarification of the questions raised.

Respectfully submitted,

STAFF MUNICIPAL HALL COMMITTEE
M. J. Shelley
M. J. Jones
B. McCafferty
E. E. Olson
A. L. Parr
B. R. Wilkinson

c.c. Committee Members
Planner I

BURNABY MUNICIPAL HALL -- 1950-1973

OFFICE SPACE RELATED TO YEAR, STAFF
EMPLOYMENT, AND DISTRICT POPULATION

YEAR	ITEM	DISTRICT POPULATION	STAFF EMPLOY'T ⁽¹⁾	GROSS FLOOR AREA	EMPL. PER CAPITA	FL. AREA/EMPLOYEE PRIOR TO CONSTRUCTION	FL. AREA/EMPLOYEE AFTER CONSTRUCTION
1950	Edmonds Mun. Hall plus No. Burnaby space	58,376	124 ⁽²⁾	13,500 sq.ft.	1/470	-	96 sq. ft./Empl.
1945	Edmonds Mun. Hall plus space at Sperling/Arcola	69,490	135	18,000	1/514	100 sq. ft./Empl.	133
1956	New Mun. Hall (3 flr. + west w.)	83,745	181	39,600	1/462	66	218
1961	Exp. of New Hall (4 flr. + 2 flr. west w.)	100,157	246	57,600	1/407	160	234
1965	Occupancy of 4th Flr. (5 flr. + 2 flr. west w.)	111,500	279	68,400	1/399	206	245
1970	Full Mun'l Hall plus Parks Bldg. Lease	122,420	349	71,400	1/350	195	204
1973 (Current)	Same as 1970	130,900	388	71,400	1/337	184	-
1973 (Proposed)	Full Mun'l Hall plus Proposed building (terminate Parks Building lease)	(130,900)	(388)	92,400	(1/337)	-	238

NOTES: (1) Inside permanent staff only
(2) Figures for 1951 - (1950 N/A)

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