

Re: Lease for the Community Branch Library at the Crest Shopping Centre

Council on September 25, 1972, received a brief and heard a delegation from the Library Board requesting approval for a proposed community branch library in a storefront location at the Crest Shopping Centre. Council approved the request subject to the following conditions:

1. That the service in question will be regarded as an experimental and informal project; and
2. That the lease rental for the premises will be negotiated as soon as possible for a period of not less than one year and not more than two years, with an option to renew.

The library was opened in March, 1973, and monthly payments of rent were made on a non-lease basis.

On February 19, 1973, Council authorized the execution of a lease, the terms of which were as follows:

1. Legal description: Lot "N", D.L. 13, Group 1, Plan 13703, N.W.D.
2. Square footage: Approximately 530 square feet.
3. Date lease to commence: November 1, 1972.
4. Duration of lease: Two years - up to and including October 31, 1974.
5. Option to renew for two years on a renegotiated rental.
6. Rent: \$117.00 per month x 24 = \$2,808.00.
7. Name of lessor: McLeod Leaseholds Limited.

In order to comply with the contract's requirement to give one month's notification to the lessor if the Municipality wishes to renew the lease for a further two year period, the Land Agent on September 27, 1974 was directed by the Manager to advise the lessor that the Municipality wishes to have the lease renewed in accordance with the rates that have been negotiated, namely:

1. \$131.00 per month from November 1, 1974, to and including October 31, 1975; and
2. \$147.00 per month from November 1, 1975, to and including October 31, 1976.

The proposed lease also contains a clause whereby the parties concerned can exercise an option to renew a renegotiated rental for a further two year period.

The Land Agent believes that the negotiated rates, which over two years will result in a total rental expenditure of \$3,336, are reasonable.

The Burnaby Public Library Board on September 5, 1974 approved in principle a renewal of the lease for a further two year period. The Chief Librarian as instructed by the Board subsequently conveyed this information to the Lands Department, and negotiations were commenced accordingly. Unfortunately, the new rates were not negotiated in sufficient time for referral to Council and the Board for prior approval. Ratification of the rates by both Council and the Board is therefore requested (although in the latter case, the Board Chairman upon being advised of the situation instructed that the renewal be executed on the basis of the rates that were negotiated). In any event, the matter has been diarized so that both Council and the Board will be given the opportunity to properly consider any further renegotiation that may take place.

Attached is a report from the Chief Librarian on the services that have been provided by the Crest Library since commencement of operations in March, 1973.

RECOMMENDATIONS:

THAT the action of staff to renew the subject lease for two years at the rates noted in this report be ratified by Council; and

THAT a copy of this report be sent to the Burnaby Public Library Board for ratification.

ITEM 13

MANAGER'S REPORT NO. 63

COUNCIL MEETING Sept. 30/74

TO: MUNICIPAL MANAGER

26 SEPTEMBER 1974

FROM: CHIEF LIBRARIAN

RE: CREST NEIGHBOURHOOD LIBRARY PROGRESS REPORT

Service to readers commenced at the Crest Neighbourhood Branch Library on 6 March 1973. The collection was originally restricted to paperback books both for adult and children. The reason for this was that the floor area totalling 500 square feet only was insufficient to store any reasonable collection of hard-cover materials. From observation this type of library service was the first of its kind in Canada and, therefore, by definition was regarded as an experimental project.

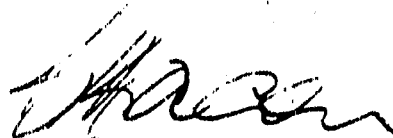
The Library Board has responded to local needs with flexibility. The collection has changed its emphasis since service commenced. The original collection although non-traditional in format was in fact quite traditional in content. Local demand has indicated the need for change and this is reflected in the response of the Board in providing much broader range of subject matter in paperback form. The approach is that of a paperback book store rather than a conventional public library service. Additional materials: pamphlets, magazines, and records, both discs and cassettes, are now also to be found at the Crest Neighbourhood Library.

Flexibility has also been applied insofar as the hours open have been changed to reflect local needs. Commencing 1 October it is intended that hours be increased from the present 43 weekly to 51 hours weekly.

Public response has been favourable; during 1973 53,814 items were distributed. This year's total circulation is anticipated to exceed 45,000 items. But circulation statistics alone do not provide the complete picture. Statistics reveal that of the readers using Crest a little more than half actually borrow materials. The remainder are browsers spending anywhere from a few minutes to an hour in this small library. The significance of this bears out experiences in other areas particularly within inner-city neighbourhoods in the United States. It seems that the Crest Neighbourhood Library is used as a drop in centre not only by children but also by young adults and elderly people. It is this aspect of the service at Crest that provides the informal part of the experiment.

Although the site is far from ideal it is the best location for the area served which is relatively isolated from the remainder of Burnaby by the freeway, the borders of Coquitlam and New Westminster, Robert Burnaby Park and the George Derby Hospital. Consideration of the costs involved for accommodation, salaries, materials and overhead gives a clear indication that the service point is very economic with operating costs totalling less than 2% of the annual budget. The circulation is equivalent to 4.5% of the total number of volumes issued during the year by all our service points.

The Library Board is satisfied with the results of this experiment.


CHIEF LIBRARIAN

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