

.TEM 18
MANAGER'S REPORT NO. 76
COUNCIL MEETING 1978 10 30

RE: HERITAGE VILLAGE EXPANSION

Following is a report from the Parks and Recreation Administrator regarding the proposed expansion of Heritage Village. The recommendations that the Municipal Manager is advancing for the consideration of Council are on page 163.

This is for the information of Council.

* * * * *

1978 OCTOBER 19

TO: MUNICIPAL MANAGER
FROM: PARKS AND RECREATION ADMINISTRATOR
RE: HERITAGE VILLAGE EXPANSION
(Item 1, Administrator's Report No:23, 1978 October 18)

RECOMMENDATIONS:

1. THAT the Green House remain part of the Burnaby Arts Centre.
2. THAT the width of the trail corridor abutting Lot 7 be 160 feet with an approximate 100 foot portion of the corridor to be developed as outlined in this report.
3. THAT the property between Dale Avenue and Sperling Avenue not be included within the boundaries of Heritage Village.
4. THAT the north-south trail link from Deer Lake to Canada Way be along Dale Avenue.
5. THAT the future northern boundary of Heritage Village be to Dale Avenue, except that 20 feet paralleling Canada Way to develop a trail system.
6. THAT a copy of this report be sent to the C.P.M.A.

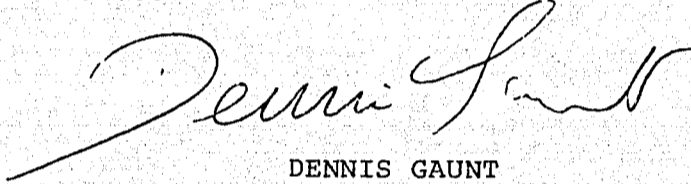
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REPORT

At its meeting of 1978 October 18, the Parks and Recreation Commission received the attached Item 1, Administrator's Report No:23 and approved the amended recommendations listed above.

A further motion was also passed by the Commission as a directive to staff:-

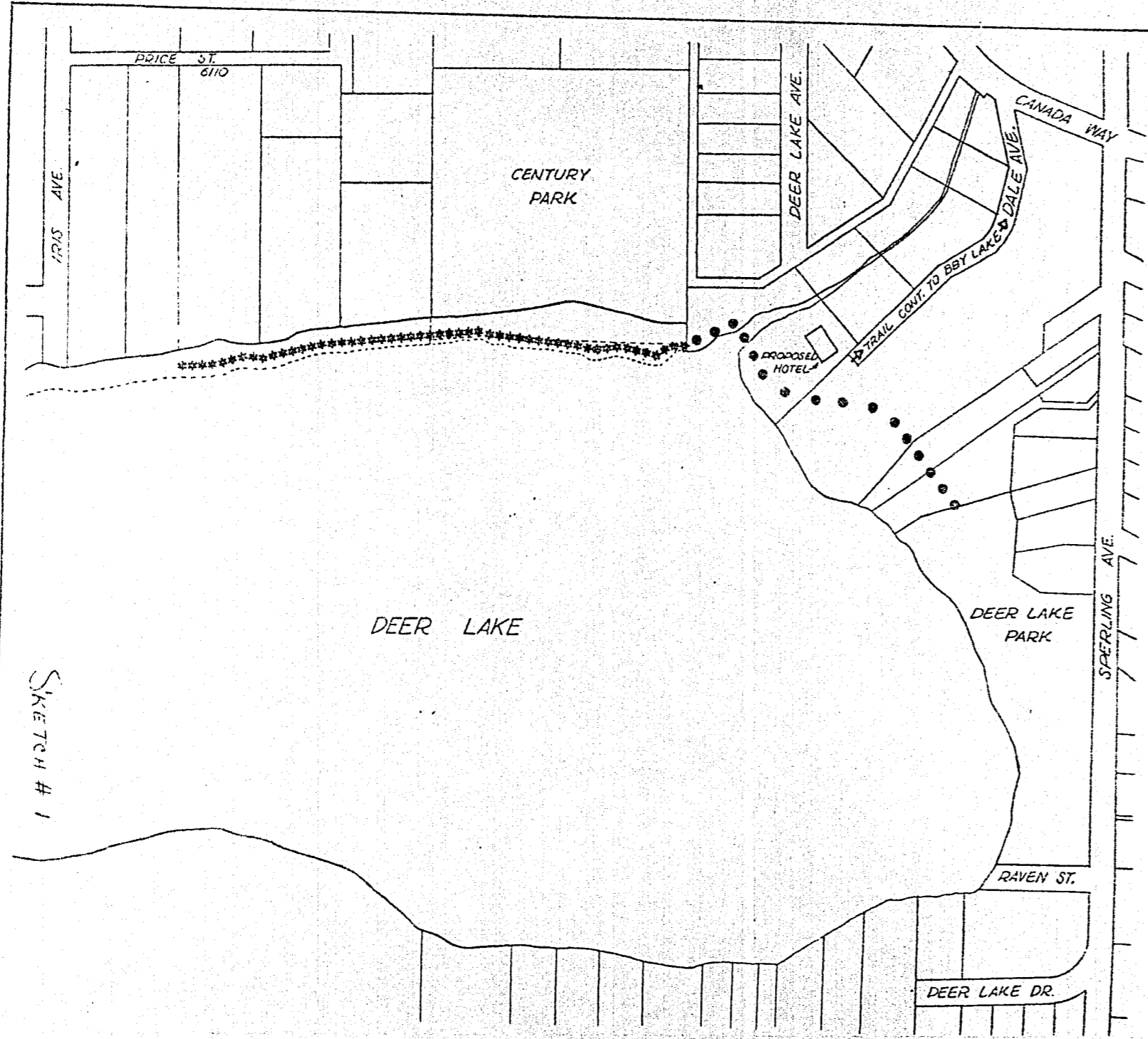
"THAT staff look at the continuity of the trail that comes from the west, including the option that this trail should not cut across Lot 5, but should come to Sperling Avenue and cross on the other side of Dale Avenue."



DENNIS GAUNT

c.c. Director of Planning

SB:hh



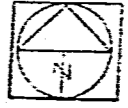
LEGEND

- ***** EXISTING TRAIL
- PROPOSED TRAIL
- CURRENT SHORELINE

DEER LAKE
 FORESHORE TRAIL
 (DIAGRAMATIC - SUBJECT TO
 FINAL DESIGN)

BURNABY
 Parks & Recreation
 Department

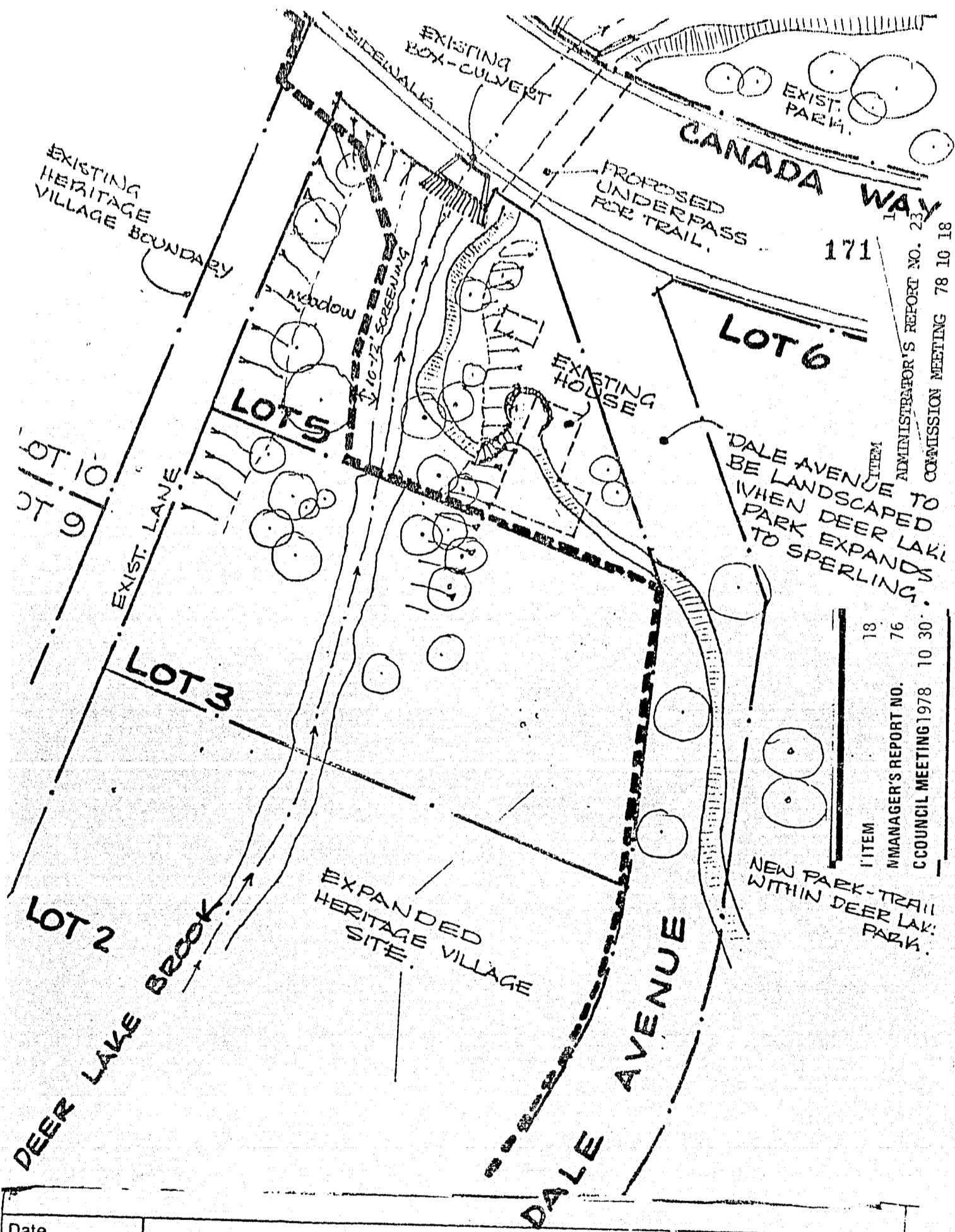
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 JARDIN W. L.W.
 DRAWING BY
 78-10-5



SKETCH # 1

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Date	AUG 78.	Burnaby Planning Department
Scale	1" = 50'	
Drawn By	SJB	

FIG. 3. HERITAGE VILLAGE EXPANSION ALTERNATIVE "A"
 DETAIL OF PARK-TRAIL RELATIVE TO LOT 5. @ NORTH BOUNDARY OF HERITAGE VILLAGE
SKETCH #2

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Re: HERITAGE VILLAGE EXPANSION

Attached are reports from the Director of Planning and the Parks and Recreation Administrator on matters pertaining to the expansion of Heritage Village.

The Manager has had an extensive involvement with the proposed expansion of the Village. This included meetings, discussions and a review of all reports and submissions from the Century Park Museum Association, Mr. Charles Torrence, consultant, the Parks and Recreation Commission and the Planning Department. One of the conclusions reached from this involvement is that we must come to an eventual agreement on the question of ultimate growth and overall development of the Village and that initial considerations relative to this matter should now be made by the Century Park Museum Association and the Commission.

The Manager's first reaction is that the ultimate easterly boundary of Heritage Village should be Dale Avenue (Alternative "A"), but it is realized that the Parks and Recreation Administrator has been asked by the Commission to examine the question of expansion beyond the Dale Avenue line, so it would not be prudent to comment any further on this point now.

The Manager is also greatly concerned with the width of the public park along the shore of Deer Lake, and from that point of view supports the width of 250 feet as recommended by the Planner.

Actually, the Parks and Recreation Administrator at the direction of the Parks and Recreation Commission is now preparing a further report that will address itself to the following three questions:

1. The optimum width for the Deer Lake Park between the shore of Deer Lake and the south boundaries of the Village.
2. The property between Sperling and Dale in terms of whether it should be designated as public park or a portion of the Village.
3. The Green House as it relates to the whole Century Park Complex including Heritage Village.

As there is a close relationship between the location of the trail and the boundaries of Heritage Village for the reasons outlined in the submissions made by the Century Park Museum Association, then the trail location cannot be finalized until that decision is reached. On the other hand, since there is an acceptable solution to the location of the trail if the Village expands to only Dale Avenue on the east, and since the question of boundaries of the Village has been outstanding for some time, it makes sense to try to decide on at least that part of the plan at this time. The Manager makes that statement assuming that it will take some time for Century Park Museum Association to prepare its development plans and in the meantime the Parks and Recreation Administrator should be able to report on the three questions noted above, so there can be changes made as the planning process proceeds.

In summary, the Manager is interested in the formulation of a long range plan which will provide for the orderly growth of the Village within defined boundaries, and for the plan to provide sufficient land to accommodate the ultimate development of the Village over an extended period of time. We are now progressing in that direction. The Parks and Recreation Administrator will submit to the Commission, in the near future, a report on the public area around Deer Lake Park and the use of specific properties. When this report has been acted upon by the Commission, the entire matter will be brought forward for final approval by Council.

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PLANNING DEPARTMENT
1978 JUNE 07

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: HERITAGE VILLAGE EXPANSION

1.0 BACKGROUND:

1.1 The question of Heritage Village Expansion has been the subject of several meetings and reports since 1975. On 1976 September 08 the Parks and Recreation Commission adopted the following motion:

" That the Commission recognize the desirability of extending Heritage Village to Dale Avenue with the proviso that allowance be made for continuation of the trail system acceptable to the Commission. "

1.2 The Planning Department reported that the Heritage Village expansion should be mainly to the west and that expansion to the east should balance the desires of the Village to develop along the creek and the need for the general public to enjoy a valuable public amenity at all times without paying admission. The Municipal Manager requested a Committee be formed to assess proposals and Mr. Charles Torrence, consultant for the Deer Lake Park Plan, prepared a detailed plan which attempted to meet the objectives of all groups. The plan was received by the Century Park Museum Association and was subsequently rejected.

1.3 On 1978 May 04, the Planning Department, in response to a request from the Parks Commission, submitted a further report on the appropriate land use in the vicinity of the Village. This report described 5 design principles to assist a successful incorporation of the expanded Heritage

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Village within Deer Lake Park. The report was received for information by the Parks Commission at its meeting on 1978 May 10.

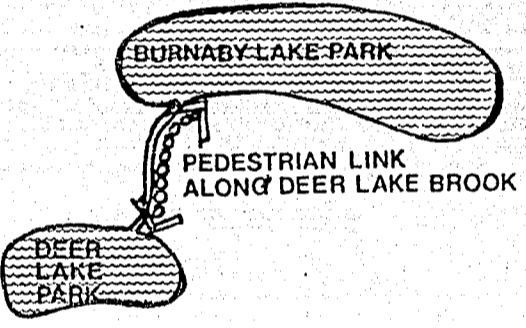
1.4 On 1978 May 17, the Commission adopted 10 recommendations which are included in the Parks Administrator's report which reaffirmed the Commission's desire to permit expansion of Heritage Village on a first priority basis eastwards as far as Dale Avenue with inclusion of Deer Lake Brook and surrounding properties within the Heritage Village boundaries.

2.0 PURPOSE OF THIS REPORT:

This report provides Council with the basic characteristics and criteria of a Linear Park Link and evaluates 4 main alternatives showing their relationship to an expanded Heritage Village

3.0 ANALYSIS:

3.1 Linear Park Trail Link under Park Trail Network would connect 2 major parks in Central Burnaby. It follows Deer Lake Brook, a principal and attractive water course.



However, Heritage Village and the proposed expansion occupy that area between the two lakes.

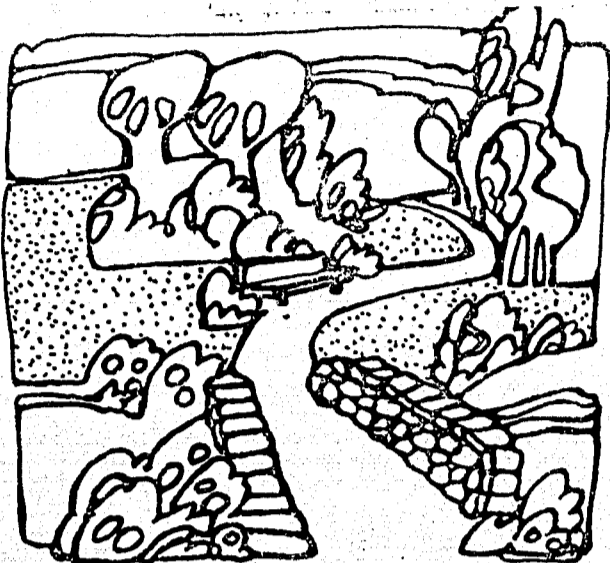
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3.2 An attempt must be made to balance the two interests:

- (a) Heritage Village must expand its boundaries and wish to utilize lands on both sides of Deer Lake Brook.
- (b) A viable linear park trail connection for the public must be established including general public enjoyment of Deer Lake Brook where possible, and generous public access around the perimeter of the Lake.

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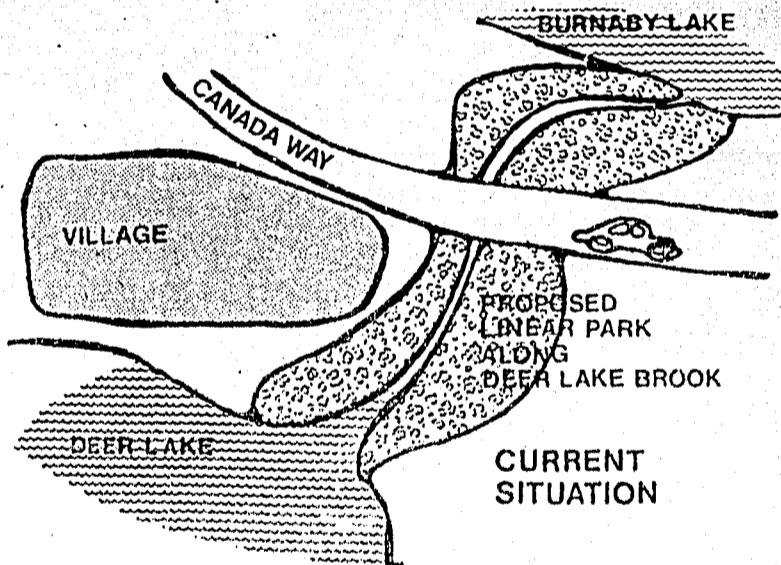


3.3 Characteristics of a Linear Park:

- (a) scenic, nature experience
- (b) destination and direction
- (c) continuity
- (d) conflict with traffic avoided
- (e) open to public at all times.

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3.4 The success of the Linear Park between the 2 lakes is related to the final boundaries of Heritage Village.



3.5 The effects of expansion alternatives to the Linear Park:

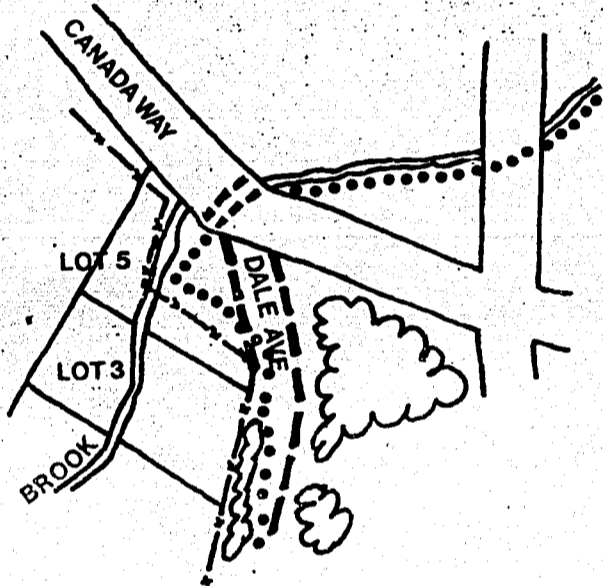
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3.6 Evaluation of the alternatives for the Linear Park reveal that options C and C1 do not meet the criteria expressed in 3.3 above. Continuity and sense of direction are lost; there are also serious conflicts with pedestrians and traffic at a hazardous grade crossing at Sperling and Canada Way.

Alternative A is a viable solution provided that the eastward expansion of Heritage Village remains permanently at Dale Avenue, which is the view of the Parks and Recreation Commission.

For Alternative A to work effectively the following should be incorporated into the design of the Linear Park:

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1. A grade-separated crossing of Canada Way for the Park Trail link.
2. Inclusion within the Linear Park of most of that portion of Lot 5 situated on the east bank of Deer Lake Brook for the grade-separated crossing and the park trail link.
3. Eventual closure of Dale Avenue to all traffic and modified for use by pedestrians.

Alternative B is the solution submitted by Charles Torrence. This alternative is considered the best solution if Heritage Village expands eastward as far as Sperling Avenue because it still allows the Linear Park to function adequately.

3.7 While dealing with the needs of the Linear Park in a north-south direction, it is important to also consider the relationship and continuity of Deer Lake Park around the perimeter of the Lake.

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TO: MUNICIPAL MANAGER

1978 MAY 23

FROM: PARKS AND RECREATION ADMINISTRATOR

RE: HERITAGE VILLAGE EXPANSION

BACKGROUND

On 1976 September 08 the Parks and Recreation Commission adopted the following motion:

"That the Commission recognize the desirability of extending Heritage Village to Dale Avenue with the proviso that allowance be made for continuation of the trail system acceptable to the Commission."

Following receipt of a number of recommendations from Century Park Museum Association's Board, a meeting was arranged between the Commission and representatives of Century Park Museum Association. At this meeting, reports from the Parks and Recreation and Planning departments on the Village expansion were received. In brief, the Parks and Recreation department agreed with the expansion to Dale Avenue on the east as a First Priority whereas the Planning Department felt that the main expansion should be to the west and any expansion to the east should not be at variance with the establishment of the public trail system along both sides of Deer Lake Brook.

The Commission approved the following items at the meeting of 1977 November 16:

1. Expansion of Heritage Village to Dale Avenue, with the public trail link along the Lake and along Dale Avenue right-of-way.
2. Lots 2, 3 and 7 on Dale Avenue be given First Priority in the new Parkland Acquisition Program; and that these be considered by staff in conjunction with the other First Priority items.
3. Expansion of Heritage Village to include Lots 5, 6 and 7 on Deer Lake Avenue; and that these lots be included as Second Priority items in the Parkland Acquisition Program.

cont'd.....

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4. Century Park Museum Association to provide a development plan for the expanded Heritage Village site as outlined in 1, 2 and 3 above.

In view of the rezoning which would be required for the properties on Dale Avenue and Deer Lake Avenue and the concerns of the Planning department, the Municipal Manager requested a staff committee be formed to assess the feasibility of developing an expansion plan which would meet the needs of the Village and the concerns of the Planning department before the rezoning was placed before Council. This committee, comprising the Municipal Manager, the Parks and Recreation Administrator, the Director of Planning, the Executive Director of Heritage Village and other Parks and Recreation and Planning department staff members, met several times between 1977 November 22 and 1978 March 03, including meetings with Charles Torrence, the Consultant who compiled the "Deer Lake Park - A Plan for Development" report. Mr. Torrence prepared a conceptual expansion plan, incorporating the following requirements:

1. Heritage Village to have access to Deer Lake Brook on both sides in certain locations.
2. A public trail to connect Deer Lake to Burnaby Lake that would have partial access to Deer Lake Brook.

The conceptual expansion plan was not accepted by either the Century Park Museum Association Executive Committee or the Executive Board. A special meeting of the Commission as a Committee of the Whole and representatives of Century Park Museum Association was held on 1978 May 10.

COMMENTS ON MEETING OF 1978 MAY 10

Representatives from Century Park Museum Association, Charles Torrence, Consultant, and two members of his staff, members of the Parks and Recreation and Planning departments, and members of the Parks and Recreation Commission attended this meeting. Reports from the Parks and Recreation Administrator and the Director of Planning were submitted for the information of the Commissioners.

The Century Park Museum Association submitted a brief, copy of which is attached.

The Committee of the Whole reported to the Commission at its meeting of 1978 May 17 and the Commission adopted the following recommendations:

1. THAT the Commission reaffirm its approval of the expansion of Heritage Village to Dale Avenue.
2. THAT the Commission reaffirm the inclusion of Lots 2, 3 and 7 on Dale Avenue in the new Parkland Acquisition Program.
3. THAT the Commission reaffirm approval of the Lots 5, 6 and 7 on Deer Lake Avenue in the expansion of Heritage Village.
4. THAT the Commission approve of the inclusion of 4949 Deer Lake Avenue in the expanded boundaries west of Deer Lake Avenue.
5. THAT the "Green House" as it relates to the whole complex be the subject of a report from the Administrator to the Commission.

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6. THAT the Commission approve that Lots 2, 3, 4 and 5 on Dale Avenue and that portion of Lot 7 on Dale Avenue not required for the Deer Lake frontage trail system be included as Phase I of the Heritage Village expansion. 183
7. THAT the Commission approve of the inclusion of the properties described as Phase II in the Century Park Museum Association's brief, less lot "C".
8. THAT the width of the trail linkage on Lot 7 abutting the Lake be the subject of a report from the Administrator.
9. THAT there be no part of the Burnaby Trail System within the boundaries of Heritage Village.
10. THAT Item 7 of the Century Park Museum Association's resolutions be the subject of an Administrator's report at some future meeting of the Commission.

RECOMMENDATION:

THAT Council accept the expanded boundaries of Heritage Village as outlined in this report.

Dennis Gaunt

Dennis Gaunt,
ADMINISTRATOR.

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AG:gl

cc: Director of Planning

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Mr. Chairman,
Members of the Burnaby Parks & Recreation Commission.

I am appearing before you on behalf of the Century Park
Museum Association.

The purpose of this presentation is to provide further
information and details to resolutions taken by C.P.M.A.
as outlined in our letter of April 13, 1978 with reference
to expansion to Heritage Village.

The Commission is being asked to approve resolutions contained
herein.

The resolutions of C.P.M.A. are to a large degree already
affirmed by action of the Commission at a regular meeting
of November 16, 1977.

The resolutions are also a response to a request from the
Commission to have C.P.M.A. provide a development plan and
a five year capital program for the Village.

C.P.M.A. feels that they cannot provide a development plan
unless there are some recognized future boundaries to the
Village. These boundaries should be approved by the
Commission and the Burnaby Municipal Council.

When the boundaries of the village are established, C.P.M.A.
can assess present needs, future concepts, and approximate
budget needs.

A development plan would be approved in principle by C.P.M.A.

This presentation is submitted as:

- A. The original Village, it's concepts, objectives and concerns.
- B. The Present situation
- C. Future Plans.
- D. Resolutions submitted for approval

The Original Plan for Heritage Village.

In 1971 the Burnaby Centennial Committee selected the creation
of a Heritage Village as the project for Burnaby.

The choice of the committee was confirmed by the Council of
the day. A Sub-committee of the Centennial Committee was formed
to conceive and construct a Heritage Village.

Members of the Sub-committee were S. Stewart, R. Smith,
E. Buckingham, V. Stusiak, R. Kovaks. Chairman was S. Stewart.

Some of the concerns, objectives, and limitations of this
original Heritage Village were:

- 1. what should the concept be
- 2. amount of money available

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BRIEF PRESENTED AT A PARKS AND RECREATION COMMISSION, COMMITTEE OF THE
WHOLE MEETING, HELD 1978 May 10.

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SECURITY

The concern for security was centred around two principle problems:

- A. The security of the displays from the visiting public, primarily how to control non-staffed, static display areas.
- B. The perimeter security of the site. The committee originally wanted to include Lot 4 on Dale Avenue, and that portion of the creek that abuts Lot 4 into the village boundaries. It was felt that there were insufficient funds to fence and secure Lot 4 and the creek. The hope of the committee was that the village would be a success and that future plans would deal with expanded boundaries of the Village.

FUNDING

A study of the Museum Societies in North America indicated a very specific pattern of funding museums. They were:

- A. Museums do not raise sufficient funds to pay for staff or Capital Requirements.
- B. Most museums are funded by some level of government.
- C. The committee made a representation to Burnaby Council to advise that continued funding would be required.
- D. It was further recommended to Council that gate receipts should be left to the association to help fund capital requirements.

Council accepted in Principle the recommendations of the committee. Subsequent changes in budget format have amended the original intent in that the gate receipts are taken up into revenue and a budget is shown for all needs including capital needs.

STRUCTURE OF THE SOCIETY

The best form of society was deemed to be one which was governed by interested and motivated citizens of the community whose principle interests were historical or museum.

The C.P.M.A. was formed more or less as presently constituted.

FUTURE PLANS

As a planning concept it was the general feeling that the original concept would portray a period of 1895-1920. Future plans could accomodate later periods. One suggestion was for different streets to reflect different periods of Burnaby history.

Future plans would be determined by the general acceptance of the public to the Village.

It was generally conceded that all of the creek and properties on Dale Avenue would be a part of the future village.

There was discussion of the creek as a public walk through the Village. The general agreement was that such a public

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walk made security of the Village impossible. The other negative factor of such a walk was what it would do to the administration of separated parts of the Village, as well as the very bad effect on land layout and people flow throughout the Village.

It was discussed and generally agreed that a public walk from Deer Lake to Canada Way should be via Century Park at the lane, allowance alongside Cowan Centre, or Dale Avenue, or Sperling Avenue.

Future expansion beyond Dale Avenue was not seriously discussed although the general concern for more space was discussed, should the village be accepted and used by the public.

In summary the initial Village was conceived, the location determined, and the governing body was provided. There was a need for proven public acceptance. Future plans would be developed as need arose.

THE PRESENT SITUATION

Heritage Village is situated on 4.077 acres; a total of 176,387 sq. ft. on Lots 8-9-10-11 Exhibit A. The Village Site is on Lots 8 & 9; an area of 1.874 acres or 81,076 sq. ft.

The model railroad and parking are on Lots 10 & 11, an area of 2.22 acres or 96,046 sq. ft.

Present Facilities - approx square footage area (not including train station)

Storage	2430 sq. ft.
Workshops	1000 sq. ft.
Office & Staff Areas	2133 sq. ft.
Total	5563 sq. ft. Administration & Storage

Display	14475 sq. ft.
Public space, gift shop,	
I.C.P. Meeting rooms	2300 sq. ft.
Total	16,775 sq. ft. Display & Public Space

Total Square Footage 22,338 sq. ft.

The site is now full.

The generally recognized formula for administration and storage Vs public display is Preferred - 2 sq. ft. administration & storage for each sq. ft. Display. Minimum acceptable - 1 sq. ft. to 1 sq. ft.

Therefore on a basis of 1 to 1 the present village requires approx. 11,000 sq. ft. of additional storage, work and administration area. The present site could not accommodate this much additional space.

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Present Zoning - P3. Required parking for existing area approx. 199 cars. Approx. space required for 199 cars = 199 x 357 or 51,143 sq.ft.

If additional 11,000 sq.ft space required, then additional parking space would be required.

CONCLUSION - the present boundaries of Heritage Village must be expanded if further growth to the village is considered.

FUTURE

C.P.M.A. has recognized the need for expanded boundaries. Certain resolutions have been approved by the Directors of C.P.M.A.

The concerns and reason behind these resolutions is the reason for the presentation.

1. To have some recognized expanded boundaries for the Village. These boundaries to be approved by C.P.M.A., the Commission, and by Burnaby Council.
2. After agreement to the expanded boundaries, C.P.M.A. will be able to develop a plan and provide a 5 year capital plan.
3. Future planning for budget needs will be possible.
4. A defined concept will enable staff and the Board of Directors to function more effectively.
5. Burnaby Council and the Commission will have knowledge of the plans for the Village.

C.P.M.A. is concerned that the planning for the village will be injuriously affected if the plan developed by the Burnaby Planning Dept. for a trail along the creek through the heart of the Village is imposed on C.P.M.A. - Security, administrative control, flow of users are but some of the reasons for our concern.

C.P.M.A. is opposed to a Public Trail System anywhere within the envisaged boundaries of Heritage Village.

C.P.M.A. also considers that there should be some provision to accept in principle the possible need to expand boundaries of the Village in the future and that this expansion should be in that area between present Dale Avenue and Sperling Avenue. See Exhibit E.

C.P.M.A. does herein suggest the following areas and phasing for Heritage Village Boundaries:

Phase 1 - across creek to include those lots on Dale Avenue shown on Exhibit A as Lots 2-3-4-5-7 Total 4.974 acres

Phase 2 - Those properties across Deer Lake Avenue as shown on Exhibit A as Lot 7, Lot S $\frac{1}{2}$, Lot N $\frac{1}{2}$, Lot S78, Lot EX S78, Lot EX M 225, Lot C. (Lot C-Greenhouse, Lot

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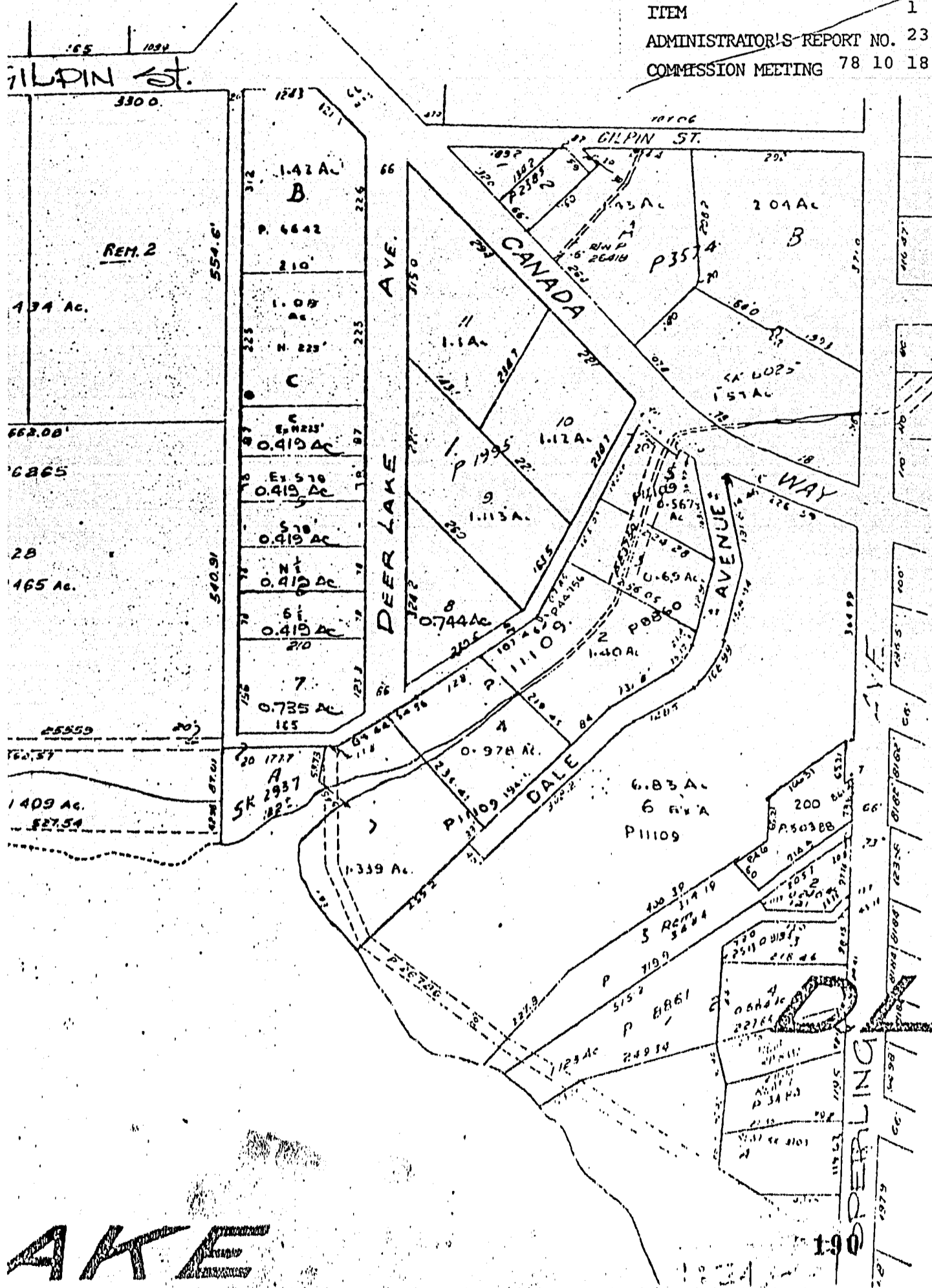
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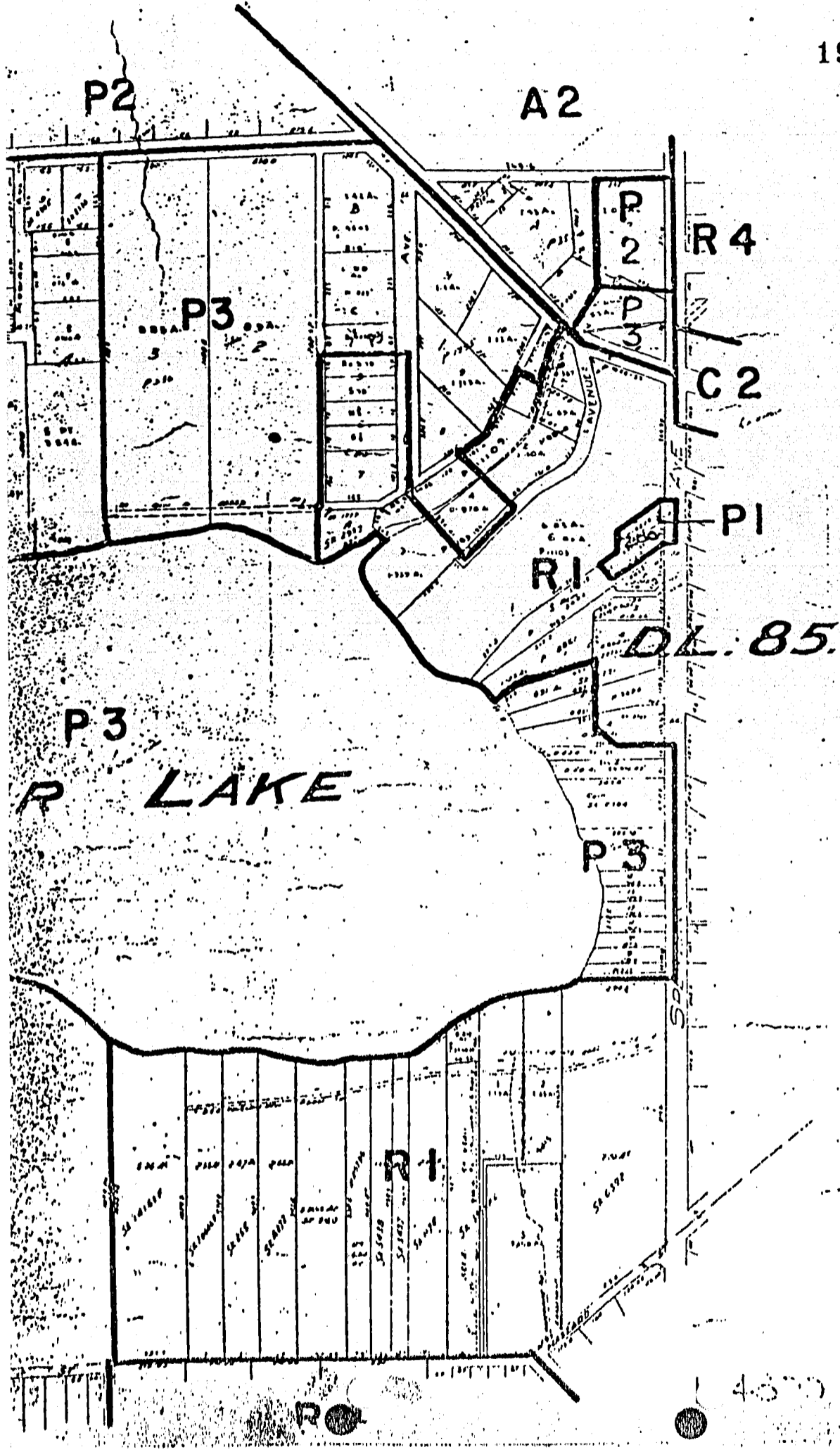


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EXHIBIT "B"

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C O N T R I B U T I O N S

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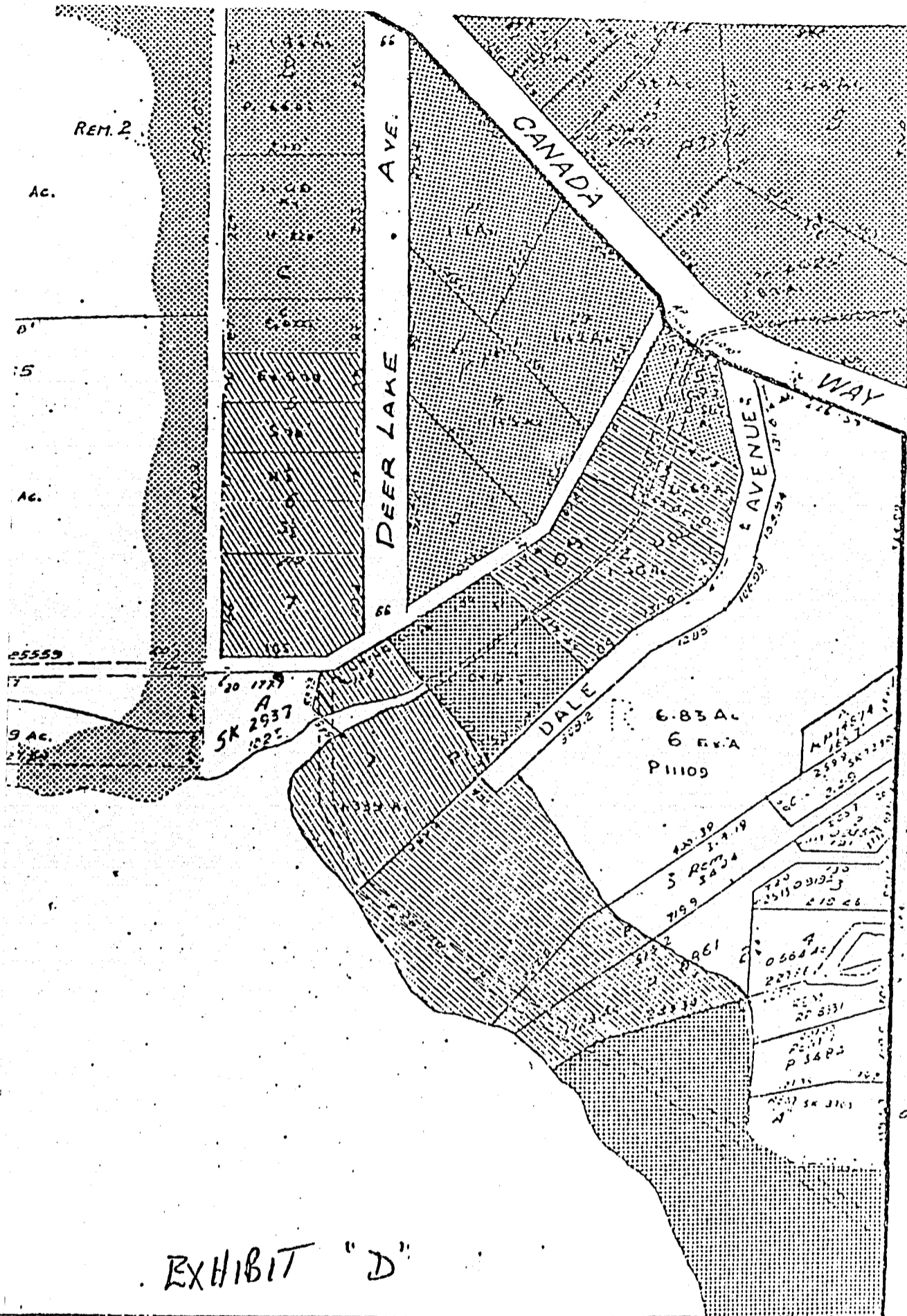


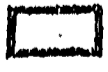


EXHIBIT "D"

DEER LAKE PARK - EAST SIDE -

-  Proposed Acquisition
-  Existing Park and/or Municipal Property
-  Proposed Park Area

MAY, 1974

Scale: 1" = 200'



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BACKGROUND: On October 6, 1977 an ad hoc committee of the C.P.M.A. met and decided on recommendations to the Board concerning expansion of Heritage Village. These recommendations were approved unanimously by the Board at its meeting of October 25, 1977. In a letter to the Parks and Recreation Administrator of October 26 these recommendations were listed as follows:

I
ADMINISTRATOR'S REPORT NO. 23
COMMISSION MEETING 78 10 18

ITEM
MANAGER'S REPORT NO. 76
COUNCIL MEETING 1978 10 30

33
44
ITEM
MANAGER'S REPORT NO.
COUNCIL MEETING

1. The Public Trail System should not follow Deer Lake Creek, but Dale Avenue instead, because the creek is considered an integral part of an expanded Heritage Village.
2. The Parks and Recreation Commission should act immediately to provide to Heritage Village for display area Municipally-owned properties on Dale Avenue.
3. The Commission should place all privately-owned properties on Deer Lake Avenue on its Second Priority List in the Land Acquisition Programme, and eventually these should be incorporated into Heritage Village.
4. The Commission should place all privately-owned properties on Dale Avenue adjoining Heritage Village on its First Priority List in the Land Acquisition Programme, for Heritage Village use when available.
5. The Riley House and property between Dale Avenue and Sperling Avenue should be placed on the Commission's Third Priority List in the Land Acquisition Programme, and eventually this, too, should come within Heritage Village's jurisdiction.
6. The house at 4949 Deer Lake Avenue and the "Green House" should both be turned over to Heritage Village for its use when available.

At the request of the C.P.M.A. an informal meeting of Association representatives with Parks and Recreation Commissioners and staff was held prior to the regular Commission meeting of November 16, 1977. During this meeting the C.P.M.A.'s position was clarified and received a sympathetic hearing.

At the Parks and Recreation Commission meeting of November 16, 1977 the Administrator's six recommendations were approved. These recommendations took into account those presented by the C.P.M.A., but differed in certain areas. They were:

1. That the Commission approve the expansion of Heritage Village to Dale Avenue, with the public trail link along the Lake and along Dale Avenue being achieved as outlined in this report.
- * 2. That the Commission include lots 2, 3 and 7 on Dale Avenue as First Priority items in the new Parkland Acquisition Programme.
3. That the placing of the Dale Avenue properties within the First Priority category be referred to staff for consideration in conjunction with the other First Priority items proposed in the new Parkland Acquisition Programme.
- * 4. That the Commission approve the expansion of Heritage Village to include Lots 5, 6 and 7 on Deer Lake Avenue.
5. That lots 5, 6 and 7 on Deer Lake Avenue be included as Second Priority items in the new Parkland Acquisition Programme.
6. That the C.P.M.A. be requested to provide a development plan for the expanded Heritage Village site as outlined in this report.

The items not recommended and not approved were Village use of the Riley House, the "Green House", and 4949 Deer Lake Avenue. The use of 4949 Deer Lake Avenue was approved at another Commission meeting and has since been made available to the Village on a temporary basis. No permanent allocation of the property has been made.

* Attached on page 2 of this report is a map showing lot locations

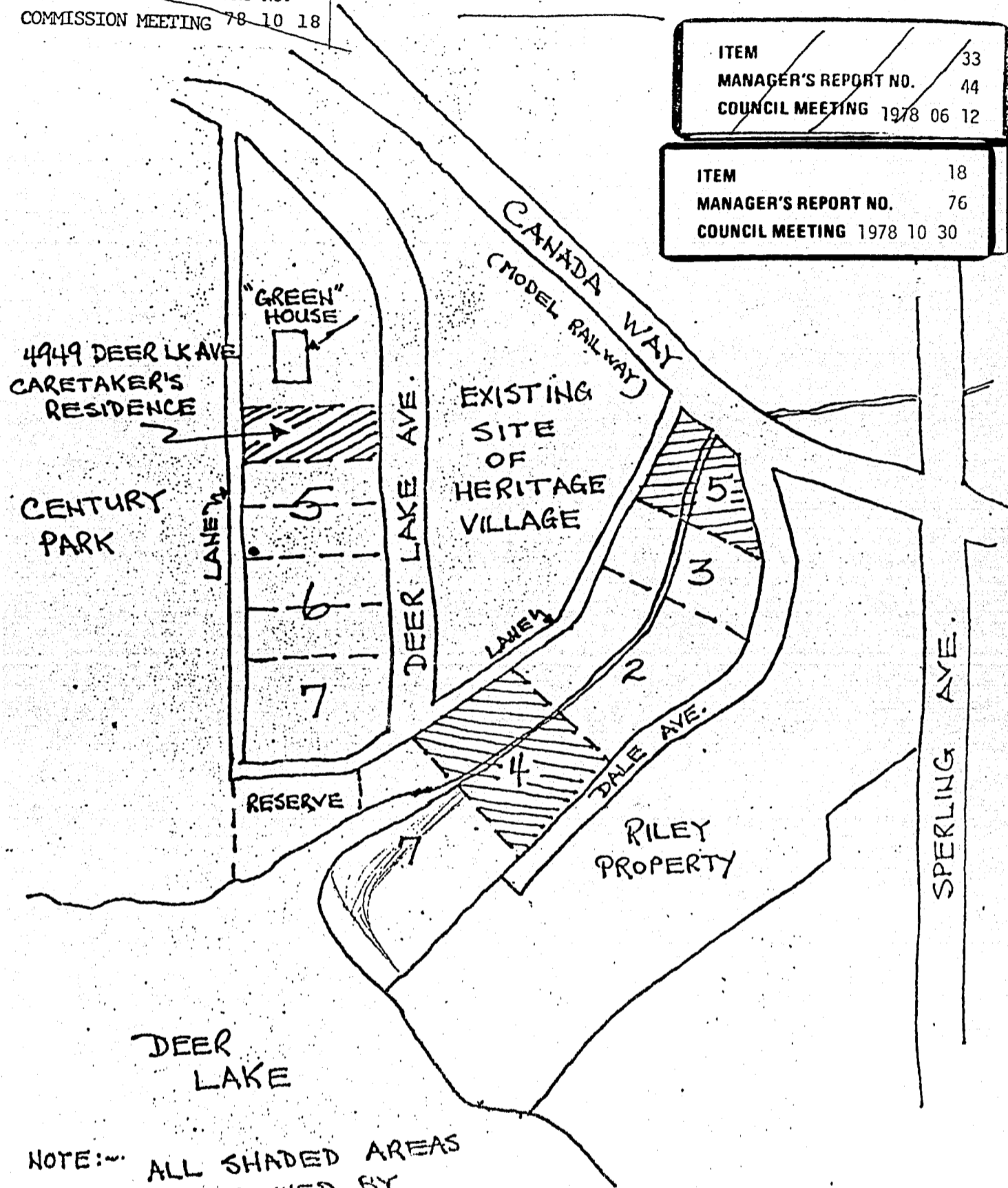
EXHIBIT G

ITEM 1
 ADMINISTRATOR'S REPORT NO. 23
 COMMISSION MEETING 78 10 18

LAND OWNERSHIP AROUND
 HERITAGE VILLAGE.

ITEM 33
 MANAGER'S REPORT NO. 44
 COUNCIL MEETING 1978 06 12

ITEM 18
 MANAGER'S REPORT NO. 76
 COUNCIL MEETING 1978 10 30



NOTE: ALL SHADED AREAS
 ARE OWNED BY
 BURNABY.



ITEM	18
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MANAGER'S REPORT NO.	44
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ITEM	1
ADMINISTRATOR'S REPORT NO.	23
COMMISSION MEETING	78 10 18

EXHIBIT J.

197.

SIZES OF VILLAGE STAFF AND PUBLIC AREAS

PREPARED FOR MR. VIC STUSIAK, BUILDING COMMITTEE CHAIRMAN, APRIL, 1978

Note: Because Heritage Village is a large museum complex comprising several buildings built over a period of seven years and often incorporating old structures, many small awkwardly-shaped spaces exist. The following figures reflect the square footage of all areas that can be considered of major importance or that are usually used for a particular purpose. It does include in display area the Sawmill which is housed beneath a shed roof; it does not include storage spaces in small closets or underneath buildings in crawl spaces, as these areas are usually unsatisfactory for long-term usage.

STORAGE	2,430 square feet	
WORKSHOPS	1,000 " "	(ADMINISTRATION & STORAGE)
OFFICES & STAFF AREAS	2,133 " "	
TOTAL	5,563 " "	
DISPLAY	14,475 " "	
PUBLIC (ICP, GIFT SHOP, MEETING ROOMS)	2,300 " "	(DISPLAY & PUBLIC)
TOTAL	16,775 " "	

THESE FIGURES INDICATE THAT ADMINISTRATION AND STORAGE FLOOR AREA OCCUPIES ONLY 33% OF THE TOTAL FOR DISPLAY AND OTHER PUBLIC USES. THE "RULE OF THUMB" RATIO OF 2 TO 1 FOR MUSEUM ADMINISTRATION AREA VERSUS DISPLAY AREA HAS NOT BEEN ACHIEVED AT HERITAGE VILLAGE TO DATE.

The need for administration, office, storage, workshop and other non-public and non-display space is necessary at Heritage Village now. Storage especially is needed urgently in order to protect the collection. Any future expansion of the Village should plan first for adequate extra "behind-the-scenes" space, otherwise display quality and ability to carry out existing or additional programming will be severely hampered.

John Adams
Director