

THE CORPORATION OF THE DISTRICT OF BURNABY
HOUSING AND CIVIC DEVELOPMENT COMMITTEE

HIS WORSHIP, THE MAYOR
AND ALDERMEN

REPORT OF THE HOUSING AND CIVIC DEVELOPMENT COMMITTEE
STATUS REPORT ON PHASE I OF THE BURNABY MUNICIPAL HALL
RE-DEVELOPMENT STUDY

RECOMMENDATIONS:

1. THAT Council receive this report for information.
2. THAT Council concur with the conclusions and strategy outlined in the Busby Bridger Consultant's study.
3. THAT Council authorize staff to investigate the availability of suitable off-site office space and subject to obtaining Council approval, secure options prior to the completion of Phase II of the Study.

R E P O R T

The Housing and Civic Development Committee on, 1990 February 20 received a report from the Major Civic Building Project Co-ordination Committee providing a status report on Phase I of the Burnaby Municipal Hall Re-development Study.

The report of the Major Civic Building Project Co-ordination Committee reads as follows:

"RECOMMENDATIONS:

1. THAT a copy of this report be forwarded to Council for information purposes.
2. THAT the Housing and Civic Development Committee recommend that Council concur with the conclusions and strategy outlined in the Busby Bridger Consultant's study.
3. THAT the Housing and Civic Development Committee recommend that Council authorize staff to investigate the availability of suitable off-site office space and subject to obtaining Council approval, secure options prior to the completion of Phase II of the Study.

Busby Bridger Architects, along with their consultants, have now completed the first of three phases on the municipal hall re-development study. The scope of work in Phase I, which was covered during the period from 1989 September to 1990 January, has included the following topics:

- (1) model of future municipal government
- (2) future delivery of services
- (3) programming
- (4) short-term accommodation
- (5) environmental contaminants issues

INTERNAL DISTRIBUTION:

AGENDA 1990 MARCH 05
COPY - MUNICIPAL MANAGER
- DIR. ADMIN. & COMM. SERV.
- DIRECTOR ENGINEERING
- DIR. PL. & BLDG. INSP.

The detailed findings of the consultant's research to date is included in the Municipal Hall Re-development Study Report. A copy of which is available in the office of the Municipal Clerk. The report contains an executive summary which focuses on the main thrust of the present work and includes an introduction, schedules, conclusions, short-term accommodation strategy, the next steps which will follow in Phase II and an appendix containing supporting documents.

Phase II of the study will include:

- (1) analysis of development issues and options;
- (2) evaluation of building sites; and
- (3) recommendation of preferred option(s).

In order to be able to proceed with the next phase, it will be necessary to deal with the short-term accommodation issues identified by the consultants. The consultant's recommendation to purchase suitable office space close to the existing municipal hall has been based on the fact that it is the most cost-effective solution over the next few years. Staff requests the concurrence of the Housing and Civic Development Committee and Council on the strategy recommended by the consultants and further requests authority to investigate the availability of suitable office accommodation close to the municipal complex prior to the completion of Phase II which will evaluate the alternatives for a new or expanded municipal hall.

It is critical that this work proceed without delay for several reasons. Due to the present market conditions and demands, large office spaces in the area of 30,000 - 40,000 square feet are difficult to find. This, coupled with competition from major corporations who are currently in the market for similar accommodation, may result in looking outside the desired areas to fulfill the 3 to 5 year interim space requirements which will be required irrespective of the final decision on the municipal hall re-development options.

With Council's concurrence on the strategy outlined in this report, staff, will, upon locating suitable office space, prepare a further report including a cost/benefit analysis, requesting the approval of Council for staff to proceed with the securing of options on the building(s) identified."

Respectfully submitted,

Alderman L.A. Rankin
Chairman

Alderman D.R. Corrigan
Member

Alderman F.G. Randall
Member