

TO: CITY MANAGER 2002 September 03
FROM: DIRECTOR FINANCE **File:** C58-2
SUBJECT: END OF TRIP FACILITIES AT DEER LAKE CENTRE
AND PUBLIC ACCESS TO CITY HALL STAFF SHOWERS
PURPOSE: To provide Council with information on the advisability and feasibility of providing end of trip facilities at Deer Lake Centre and/or public access to City Hall staff showers.

RECOMMENDATION(S):

1. THAT this report be received for the information of Council

REPORT

At its meeting of 2002 July 08 Council received a report from the Bicycle Advisory Committee requesting the authorization to survey tenants at Deer Lake I and II in regards to their needs for installation of end of trip bicycling facilities. Out of the discussion Council requested that staff look into the advisability and feasibility of providing end of trip facilities at Deer Lake Centre and/or access for the public to the staff showers at City Hall.

Deer Lake Centre

The Deer Lake Centre buildings, owned by the City of Burnaby, are commercially operated and tenanted (other than the city's Parks Department) "B" class office buildings. The standards of tenant facilities, provided at Deer Lake Centre, are consistent with building standards throughout the region for this class of building.

Brookfield LePage, the management company for Deer Lake Centre, has informed staff that only one "B" class building in the region has made provision (during a major upgrade/renovation) for end of trip facilities. The lack of provision for this level of general tenant facilities is related to a number of factors, including the exorbitant cost to retro fit buildings, the cost of ongoing maintenance and the resulting increase in operating cost allocation from the reduction of rentable space, all of which are, ultimately, borne by the tenants through the operating cost portion of their leases. Increases such as these will, ultimately, push the overall leased costs outside of a very competitive market for this level of building and negatively impact the market value of the complex.

Two tenants currently provide their staff with shower facilities within their leased space, the construction and maintenance costs of which are covered by the tenant.

City Hall Staff Showers

During the reconstruction, from the asbestos removal project, at City Hall staff showers were installed on the ground floor next to the boiler room. The shower facility has male and female showers with two stalls in each, including a few half lockers for temporary clothing storage. The shower room is very small, heavily utilized by staff and with the difficulty of maintaining some level of security in a relatively remote area of the building, not appropriate to offer as a public facility.

The facilities at the Rugby Club at the foot of Spratt Street are equipped to accommodate public access.

Future Development

The future redevelopment of the Canada Way/Ledger property will likely include a higher grade of leased space which would be to a standard that would be expected to include end of trip facilities. Lessee's in these types of buildings generally pay higher rents and operating costs to provide a higher level of tenant amenities.

This is provided for the information of Council.



Rick Earle
DIRECTOR FINANCE

cc: Director Planning
Director Parks, Recreation and Cultural Services