



REVISED

COMMUNITY HERITAGE COMMISSION

NOTICE OF OPEN MEETING

DATE: THURSDAY, 2019 SEPTEMBER 05

TIME: 6:00 PM

PLACE: Council Committee Room

A G E N D A

| 1. | <u>CALL TO ORDER</u> | <u>PAGE</u> |
|-----------|--|-------------------------|
| 2. | <u>MINUTES</u> | |
| a) | Minutes of the Community Heritage Commission Open meeting held on 2019 June 06 | 1 |
| 3. | <u>PRESENTATION</u> | |
| a) | CUPE 23 Centenary Speaker: Lisa Codd, Heritage Planner | |
| 4. | <u>CORRESPONDENCE</u> | |
| a) | Memorandum from Deputy City Clerk Re: Madge Hogarth House Demolition | 9 <i>x-ref 5.b)</i> |
| b) | Memorandum from the City Archivist Re: City of Burnaby Archives - Update | 16 |
| 5. | <u>REPORTS</u> | |
| a) | Report from the Director Planning and Building Re: Heritage Designation Bylaw Fairacres "Estate Gate" and "Greenhouse Foundation Wall", 6344 Deer Lake Avenue | 17 |
| b) | Report from the Director Planning and Building Re: Burnaby Heritage Inventory - Simon Fraser University, 8888 University Drive | 27 <i>x-ref 4.a)</i> |

6. **NEW BUSINESS**
7. **INQUIRIES**
8. **ADJOURNMENT**



COMMUNITY HERITAGE COMMISSION

MINUTES

An Open meeting of the Community Heritage Commission was held in the Council Committee Room, City Hall, 4949 Canada Way, Burnaby, B.C. on **Thursday, 2019 June 06** at 6:00 p.m.

1. CALL TO ORDER

PRESENT: Councillor Colleen Jordan, Chair
 Ms. Karin Alzner, Parks, Rec. & Culture Commission Rep.
 Ms. Diane Gillis, Citizen Representative
 Ms. Ruby Johnson, Honorary Member Emeritus
 Mr. Richard Liu, Citizen Representative
 Mr. Lee Loftus, Citizen Representative
 Mr. Harry Pride, Historian
 Mr. Roger Whitehouse, Citizen Representative

ABSENT: Councillor Paul McDonell, Vice Chair
 Councillor James Wang, Member
 Ms. Tammy Marchioni, Citizen Representative

STAFF: Ms. Deborah Tuytens, Museum Services Supervisor
 Mr. Jim Wolf, Senior Long Range Planner
 Ms. Lisa Codd, Heritage Planner
 Ms. Monica MacDonald, Administrative Officer

The Chair called the meeting to order at 6:01 p.m.

The Chair acknowledged the unceded, traditional, and ancestral lands of the hən̓q̓əmin̓əm and skwxwú7mesh speaking people, and extended appreciation for the opportunity to hold a meeting on this shared Coast Salish territory.

2. MINUTES

a) **Minutes of the Community Heritage Commission Open meeting held on 2019 April 04**

MOVED BY COMMISSIONER LOFTUS
SECONDED BY COMMISSIONER GILLIS

THAT the minutes of the Community Heritage Commission Open meeting held on 2019 April 04 be adopted.

- amended

MOVED BY COMMISSIONER LOFTUS
SECONDED BY COMMISSIONER GILLIS

THAT item 3b), point 3 of paragraph 3 of the minutes of the Community Heritage Commission Open meeting held on 2019 April 04 be **AMENDED** to read "...and the University of British Columbia Asian Canadian and Asian Migration Studies Program - staff developed an exhibition..."

CARRIED UNANIMOUSLY

MOVED BY COMMISSIONER LOFTUS
SECONDED BY COMMISSIONER GILLIS

THAT the minutes of the Community Heritage Commission Open meeting held on 2019 April 04 be adopted, **AS AMENDED**.

CARRIED UNANIMOUSLY

3. **PRESENTATION**

MOVED BY COMMISSIONER WHITEHOUSE
SECONDED BY COMMISSIONER LIU

THAT the presentation be heard.

CARRIED UNANIMOUSLY

a) **Ceperley (Fairacres) Estate Grounds** **Presenter: Lisa Codd, Heritage Planner**

Ms. Lisa Codd, Heritage Planner, provided a PowerPoint presentation on the history of the Ceperley (Fairacres) Estate (Burnaby Art Gallery and surrounding area), as well as an update regarding the area's current development plan and potential conservation opportunities.

Ms. Codd advised that in 1909 Henry and Grace Ceperley purchased the estate and, shortly thereafter, developed the property which had been a strawberry farm into a grand country estate they called "Fairacres". The Ceperleys were trendsetters - once their home was constructed, other mansions such as the Anderson Residence, Altnadene (Mather's House) and Avalon House (Hart House Restaurant) were built.

The speaker noted that Henry Ceperley was a leading real estate developer from Vancouver and Grace was his second wife who came with her own fortune and managed the development of Fairacres. The estate was 20 acres and included:

- a raspberry and strawberry field, meadow, and three lawns (the front lawn covered an area where Century Gardens and the Shadbolt Centre for the Arts are now located);
- vegetable, rock and water gardens, and greenhouse;
- orchard, rose arbour, nut tree grove, and aviary;
- croquet lawn, tennis court, pavilion, and boat house and pier; and,
- outbuildings (still existing) - Chauffeur's Cottage, Root House and Steam Plant, and Garage and Stables.

In 1939 the property was sold to the Benedictines. The monks continued to farm the land and built a gymnasium, which was later converted into the James Cowan Theatre when the property was acquired by the City in 1966. Also at this time, the mansion was renovated and became the Burnaby Art Gallery and Century Gardens was created. This marks the beginning of the transition from private country estate to today's Deer Lake Park which, in addition to the heritage buildings, includes civic facilities such as City Hall, the RCMP and Justice buildings, and the cultural precinct.

The speaker provided a brief overview of the planned Deer Lake Parkway Re-Alignment and Multi-Use Pathway project and its potential impact on the Fairacres Estate. Ms. Codd advised that it may be opportune to designate landscape features and take care of some conservation matters, such as re-creating a second stone gate post to match the one remaining gate post (formerly part of the estate's entry gate) and undertaking improvements to Century Gardens.

Arising from discussion, the following motion was introduced:

MOVED BY COMMISSIONER ALZNER
SECONDED BY COMMISSIONER PRIDE

THAT a report be prepared outlining a conservation plan for the Fairacres Estate that will include designation of landscape features, including the entry gate and greenhouse foundation walls, and improvements to Century Gardens.

CARRIED UNANIMOUSLY

4. CORRESPONDENCE

MOVED BY COMMISSIONER LOFTUS
SECONDED BY COMMISSIONER GILLIS

THAT the correspondence be received.

CARRIED UNANIMOUSLY

a) **Memorandum from the City Archivist**

Re: City of Burnaby Archives - Update

A memorandum was received from Ms. Rebecca Pasch, City Archivist, providing an update regarding the City Archives' renovation project. Ms. Pasch advised that the renovated space at the Archives will provide the following:

- dedicated scanning areas and appropriate staff work space;
- a private area to receive donations from community members and review Freedom of Information requests; and,
- an increase in research space in the Pixie McGeachie Reading Room.

5. REPORTS

MOVED BY COMMISSIONER WHITEHOUSE
SECONDED BY COMMISSIONER LIU

THAT the reports be received.

CARRIED UNANIMOUSLY

a) Report from the Director Planning and Building
Re: Canadian Union of Public Employees Local 23
(Burnaby Civic Employees) Centenary

The Director Planning and Building submitted a report providing information on the centenary of Canadian Union of Public Employees Local 23 (Burnaby Civic Employees), and identifying opportunities for the City to support commemoration of this anniversary.

The Director Planning and Building recommended:

1. THAT the Community Heritage Commission recommend Council support and assist in celebrating the centenary of Canadian Union of Public Employees Local 23 (Burnaby Civic Employees), as outlined in Section 4.0 of this report.
2. THAT the Community Heritage Commission recommend Council issue a proclamation in September 2019 to mark the centenary of Canadian Union of Public Employees Local 23 (Burnaby Civic Employees).
3. THAT an allocation of up to \$2,600 be authorized for expenditure from the 2019 Boards, Committees and Council budget for the civic sponsored projects and programs for this public event.
4. THAT a copy of this report be forwarded to the President of Canadian Union of Public Employees Local 23 (Burnaby Civic Employees).

MOVED BY COMMISSIONER PRIDE
SECONDED BY COMMISSIONER GILLIS

THAT the recommendations of the Director Planning and Building be adopted.

CARRIED UNANIMOUSLY

b) Report from the Director Planning and Building
Re: Waterways of Burnaby Map

The Director Planning and Building submitted a report seeking authorization to produce an updated Waterways of Burnaby map.

The Director Planning and Building recommended:

1. THAT Council approve the update and unveiling of the revised Waterways of Burnaby Map, as outlined in this report.
2. THAT an allocation of up to \$7,000 be authorized for expenditure from the 2019 Boards, Committees and Council budget.
3. THAT Council send a copy of this report to the Environment and Social Planning Committee for their information.

MOVED BY COMMISSIONER WHITEHOUSE
SECONDED BY COMMISSIONER LIU

THAT the recommendations of the Director Planning and Building be adopted.

CARRIED UNANIMOUSLY

c) Report from the Director Planning and Building
Re: Heritage Alteration Permit
W.J. Mathers House "Altnadene"
6450 Deer Lake Avenue (Shadbolt Centre for the Arts)

The Director Planning and Building submitted a report seeking approval to issue a Heritage Alteration Permit for this designated heritage site.

The Director Planning and Building recommended:

1. THAT Council approve issuance of a Heritage Alteration Permit for the W.J. Mathers House located at 6450 Deer Lake Avenue, as outlined in this report.

MOVED BY COMMISSIONER ALZNER
SECONDED BY COMMISSIONER PRIDE

THAT the recommendation of the Director Planning and Building be adopted.

CARRIED UNANIMOUSLY

d) **Report from the Director Planning and Building**
Re: Chinese Canadian History in Burnaby Project

The Director Planning and Building submitted a report to initiate a project to research the history of Chinese migration to Burnaby and the contributions of Chinese Canadians to the development of Burnaby.

The Director Planning and Building recommended:

1. THAT an expenditure of up to \$85,000 be approved from Gaming Funds for a multi-year project to expand knowledge of, and access to, the history of Chinese migration to Burnaby, and the contributions of Chinese Canadians to the development of Burnaby.

MOVED BY COMMISSIONER LOFTUS
SECONDED BY COMMISSIONER GILLIS

THAT the recommendation of the Director Planning and Building be adopted.

CARRIED UNANIMOUSLY

6. **NEW BUSINESS**

Lisa Codd - Heritage Plaques Update

Ms. Codd, Heritage Planner, provided information regarding the names of plaques to be installed, as well as the timing and location of their installations.

Lisa Codd - School Board History Book Project

Ms. Codd, Heritage Planner, stated that the graphics designer is getting the book print-ready. Further, the Printshop staff have advised that the cost of printing each book would be \$85. Ms. Codd noted that at that cost, only 35 books can be printed within the approved budget.

Arising from discussion, the following motion was introduced:

MOVED BY COMMISSIONER WHITEHOUSE
SECONDED BY COMMISSIONER PRIDE

THAT staff report to the Committee with information on options to increase the distribution of the Burnaby School Board history book, including printing additional copies and producing a digital publication that can be accessed online.

CARRIED UNANIMOUSLY

Deborah Tuyttens - Burnaby Village Museum

Ms. Tuyttens, Museum Services Supervisor, provided an update on the 2019 Canada Day and Labour Day events scheduled at the Museum.

Commissioner Liu - 2019 Heritage BC Annual Conference

Commissioner Liu advised that both he and Ms. Codd attended the Heritage BC Annual Conference which was held in Nanaimo on 2019 May 9-11. Commissioner Liu noted that approximately 150 people attended from around the province. He provided a brief summary of his experience and recommended that Commission members consider attending the Conference next year.

Councillor Jordan - Picken House (6825 Cariboo Road)

Councillor Jordan advised that the Stream of Dreams Murals Society is the current tenant of Picken House. Picken House, on the Burnaby Community Heritage Register, had been vacant for long periods of time.

Councillor Jordan - Winnipeg General Strike Anecdote

Councillor Jordan advised that 2019 June 10 marks the 100th anniversary that William Pritchard, the City's later-to-be reeve, was arrested and put in jail along with seven other activists for his involvement with the Winnipeg General Strike. Councillor Jordan further noted that an audio record of a 1970s interview with Mr. Pritchard by a university professor, Norm Penner, is on the Heritage Burnaby website. Mr. Penner wrote a book about the strike and included William Pritchard's speech which he gave at the Winnipeg General Strike trial. His son, Bob Penner (former pollster and strategist for numerous NDP elections), is re-publishing the book and is referring to Heritage Burnaby website for information and photographs.

7. INQUIRIES**Commissioner Gillis - Heritage Designation**

Commissioner Gillis inquired regarding the qualifying age of residences for heritage designation.

Mr. Wolf advised that the qualifying age for heritage designation can vary and is subject to the approval of the Commission. He added that most of the inventory is pre-World War II.

8. ADJOURNMENT

MOVED BY COMMISSIONER ALZNER
SECONDED BY COMMISSIONER PRIDE

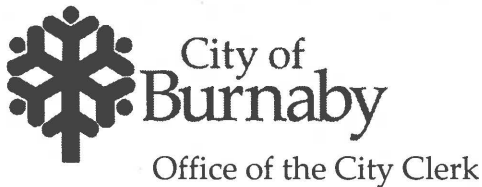
THAT this Open Commission meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open meeting adjourned at 8:00 p.m.

Monica MacDonald
ADMINISTRATIVE OFFICER

Councillor Colleen Jordan
CHAIR



K. O'Connell, City Clerk
B. Zeinabova, Deputy City Clerk

INTER-OFFICE MEMORANDUM

TO: CHAIR AND MEMBERS
COMMUNITY HERITAGE COMMISSION

DATE: 2019 JULY 31

FROM: DEPUTY CITY CLERK

FILE: 02410-20

SUBJECT: MADGE HOGARTH HOUSE DEMOLITION
NEW BUSINESS, COUNCIL 2019 JULY 29

Under the New Business portion of the 2019 July 29 Council meeting, Councillor Jordan referred to the Item (U) of the Council Correspondence package for 2019 July 25.

Without objection, the following motion was immediately adopted by Council:

1. THAT this item of correspondence be **REFERRED** to the Community Heritage Commission.

Please find Item (U) of the Council Correspondence package attached.


Blanka Zeinabova
Deputy City Clerk

BZ:rj

Copied to: City Manager
Director Corporate Services
Director Planning and Building

From: Donald Luxton [mailto:donald@donaldluxton.com]

Sent: July-24-19 4:40 PM

To: Clerks

Subject: To Mayor and Council

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

For distribution to Mayor and Council prior to the next Council meeting on Monday.

My sincerest thanks in advance.

Donald Luxton, FRAIC, CAHP
Senior Cultural Heritage Advisor

Donald Luxton & Associates Inc.

#1030 - 470 Granville Street

Vancouver, BC, Canada V6C1V5

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Copied to:

City Manager

Dir. Corporate Services

Dir. Planning and Building

23 July 2019

Professor Andrew Petter
 President and Vice-Chancellor
 Simon Fraser University
dpo@sfu.ca

re: Urgent Appeal Regarding the Imminent Demolition of Madge Hogarth House.

Dear Professor Petter,

We are writing to you on behalf of the Stewardship Council of the Arthur Erickson Foundation to request your immediate intervention in a matter of great concern: the imminent demolition of one of the original Erickson/Massey buildings, Madge Hogarth House, opened in 1965, situated in the West Precinct of the original SFU campus.

The Arthur Erickson Foundation is a Canada-wide organization dedicated to preserving Arthur Erickson's masterworks, in addition to education and advocacy regarding Arthur Erickson's legacy. The original Simon Fraser University campus is considered internationally as a masterwork of architecture and a landmark unified design. The Erickson/Massey vision for the campus included the core original buildings and also provided for the future expansion of the university that would preserve the excellence of design while accommodating the growth crucial to SFU's success.

Despite the significance of this masterwork, we have been noting with increasing alarm not just the erosion of the integrity of the original buildings through a continuing lack of maintenance, but also new design interventions that are completely out of character with the architectural legacy of the campus.

In a letter from Ian Abercrombie, Director, Campus Planning and Development dated June 20, 2019, we have been informed that the proposed demolition of Madge Hogarth House is due to "*seismic, life safety, fire safety and other deficiencies and complexities*" without any recognition of the heritage value of the structure, which does not seem to have ever been assessed. There are many ways to

achieve sufficient life safety upgrades that would not require demolition of this highly significant structure.

More surprising is the claim in the same letter that *"the design of the new development (known as "Phase 2 Residences") pays homage to Madge Hogarth House, particularly the massing and articulation of the new low-rise structure nearest University Drive West. The materials and architectural detailing for Phase 2 expresses a complementary and contemporary interpretation of architectural expression of Erickson's legacy buildings, with the rhythm of the glazed and solid panels of the building's envelope evoking that of Madge Hogarth House."* Our review of the proposed new design reveals that it is entirely out of character with the original architectural vocabulary of the Erickson/Massey vision for SFU. There is little in this new design that respects the form, scale, massing, or character of this original vision. The Phase 2 Residence design lacks understanding of the delicate nature of interventions to historic buildings, similar to the painfully divisive controversy over the Chateau Laurier in Ottawa. Surely there is a better way to resolve this issue without resorting to a solution that is so aggressive and out of character.

The Arthur Erickson Foundation Stewardship Council has been a participant in the SFU Burnaby 2065 Campus Master Plan Design Review Panel; two of our members, Larry Beasley and Donald Luxton, sit on the Panel. We have already expressed our concern at the lack of definitive language in the draft reports, for example, the use of expressions like *"preserve the ensemble of iconic spaces and buildings"* and *"thoughtfully celebrate Erickson's and Massey's original aspirations for the campus"* without any indication of how these objectives would be accomplished and what level of conservation would be achieved.

We are at a loss to understand why current developments, including the new Student Union Building, the Convocation Mall fountain, and now the proposed demolition of the Madge Hogarth House, do not respect the architectural vision of SFU's original master plan.

If the replacement of Madge Hogarth House with a completely inappropriate new building, so out of character with the SFU historic legacy, is how the legacy will be "respected", we would lose faith in the process ever accomplishing anything meaningful regarding the protection of the masterful buildings and campus, and we would be forced to withdraw our participation from the Campus Master Plan Design Review Panel.

It would be an international embarrassment to sanction the further erosion of the Erickson/Massey SFU legacy. A dialogue concerning creative alternative solutions that preserve the building within the campus community has hardly begun, and would be in the interests of all. Sober second thought is now needed.

Consistent with these sentiments, we respectfully request the following actions:

- That the proposed demolition and replacement of Madge Hogarth House be immediately halted, to allow for further exploration of the potential for the rehabilitation of this historic structure.
- That a full heritage assessment, including a Statement of Significance, be undertaken for Madge Hogarth House.
- That an immediate meeting be held with all concerned parties to further discuss alternatives to demolition, including new uses for Madge Hogarth House and an alternate site for the Phase 2 Residences.

We hope for an outcome that will respect the historic legacy of Simon Fraser University, and demonstrate a new level of stewardship for this architectural masterwork. Thank you in advance for your consideration, and for your prompt attention to this matter.

Sincerely,

Phyllis Lambert

Phyllis Lambert, CC, GOQ, CAL, LLD, FRAIC, Hon FAIA, Hon RIBA
Chair, Stewardship Council, Arthur Erickson Foundation

cc:

Anne Giardini, Chancellor, Simon Fraser University

aegiardini@gmail.com - chancellor@sfu.ca

Ian Abercrombie, Director, Campus Planning and Development, Simon Fraser University

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Elizabeth Starr, Campus Planner, Facilities Services, Simon Fraser University

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Johannes Schumann, Assistant Director, Current Planning, City of Burnaby

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Jim Wolf, Senior Long Range Planner, City of Burnaby

Jim.Wolf@burnaby.ca

Lisa Codd, Heritage Planner, City of Burnaby

lisa.codd@burnaby.ca

Councillor Coleen Jordan, Chair, Community Heritage Commission, City of Burnaby

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Janet Routledge, MLA, Burnaby North

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Raj Chouhan, MLA, Burnaby-Edmonds

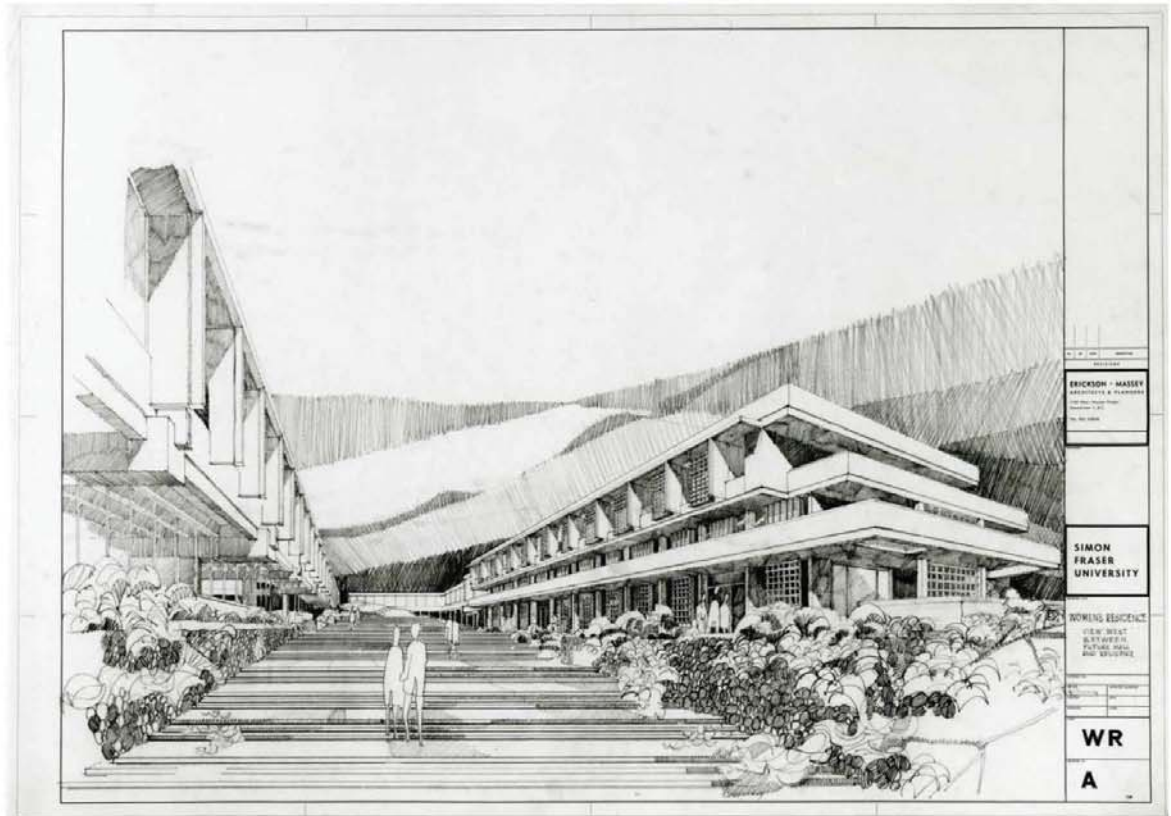
Raj.Chouhan.MLA@leg.bc.ca

Anne Kang, MLA, Burnaby-Deer Lake

anne.kang.mla@leg.bc.ca

Katrina Chen, MLA, Burnaby Lougheed

katrina.chen.mla@leg.bc.ca



Original Rendering of Madge Hogarth House (Women's Residence) by Erickson Massey Architects.



Proposed Replacement Building "Phase 2 Residences."



Office of the City Clerk

K. O'Connell, City Clerk
R. Pasch, City Archivist

INTER-OFFICE MEMORANDUM

TO: CHAIR AND MEMBERS
COMMUNITY HERITAGE COMMISSION

DATE: 2019 August 23

FROM: REBECCA PASCH
CITY ARCHIVIST

FILE: 2410-20
Reference: *Community Heritage
Commission*

SUBJECT: CITY OF BURNABY ARCHIVES – UPDATE

For the information of the Chair and Members of the Community Heritage Commission, the following report outlines the activities and initiatives undertaken by the City Archives since the last CHC meeting:

- Digital record preservation continues to be our focus, and we are happy to report that 12% of born-digital records held by the Archives have been fully processed through our digital preservation software, Archivematica. Preservation copies generated by the software are being stored in two formats in two geographically-separate locations: (1) encrypted in Cloud storage servers in Ontario and Quebec and (2) unencrypted on local City servers, which are regularly backed up onto tape. These redundancies ensure that the Archives will be able to access its born-digital records even in instances of environmental or natural disaster or technological failure.
- We have made further progress on the holistic review and reappraisal of the Archives' photograph collection. During this project, many photographs have been rehoused and many descriptions have been created or completed. Through the work on this backlog, more photographs are now accessible on Heritage Burnaby, including the Hill family and Vidal family fonds and soon, an accrual to the Burnaby Public Library Contemporary Visual Archive Project fonds.
- Staff are looking forward to providing the Commission with a tour of the Archives once the final touches to the Reading Room and the McGill Library hallway are complete.

Respectfully submitted,

Rebecca Pasch
City Archivist



Meeting 2019 Sept 05

COMMISSION REPORT

TO: CHAIR AND MEMBERS
COMMUNITY HERITAGE COMMISSION

DATE: 2019 August 27

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 77000 20
Reference: Fairacres Estate

**SUBJECT: HERITAGE DESIGNATION BYLAW
FAIRACRES “ESTATE GATE” AND “GREENHOUSE FOUNDATION
WALL,” 6344 DEER LAKE AVENUE**

PURPOSE: To seek Council authorization to designate the historic Fairacres “Estate Gate” and “Greenhouse Foundation Wall” as part of the existing civic Heritage Site.

RECOMMENDATIONS:

1. **THAT** Council request staff to prepare a Heritage Designation Bylaw for the Fairacres “Estate Gate” and “Greenhouse Foundation Wall” to be advanced to First Reading and to a Public Hearing at a future date.
2. **THAT** Council approve the addition of the Fairacres “Estate Gate” and “Greenhouse Foundation Wall” to the Burnaby Community Heritage Register as ‘protected’ heritage landmarks.
3. **THAT** Council forward a copy of this report to the Parks, Recreation and Culture Commission for their information.

REPORT

1.0 BACKGROUND

The Fairacres Estate is a 20-acre property that was purchased by the City of Burnaby in 1966, and incorporated into Deer Lake Park. The estate was developed by Grace and Henry Ceperley, who purchased the property in 1909.

Fairacres was one of Burnaby’s largest private estates and includes several of the original estate buildings, including the Chauffeur’s Cottage, Garage and Stables, Root House, and Steam Plant. The Fairacres mansion, now home to the Burnaby Art Gallery, is one of the City’s heritage sites. The mansion and outbuildings are among the City of Burnaby’s landmark heritage buildings, and were designated as protected City of Burnaby civic heritage resources in 1992. Over time, the Community Heritage Commission and Council have accomplished the restoration of the mansion and estate outbuildings, including recent repair and conservation work at the Garage and Stables building which was damaged by a fire in 2018.

To: Community Heritage Commission
 From: Director Planning and Building
 Re: Heritage Designation Bylaw
 Fairacres Estate Gate and Greenhouse Foundation Wall,
 6344 Deer Lake Avenue
 2019 August 27..... Page 2

The original 1992 Heritage Designation Bylaw of the Fairacres Estate was focused on the protection of the heritage buildings and did not include provision for the protection of the site's other important heritage structures which include the "Estate Gate" and "Greenhouse Foundation Wall." This oversight was recently discovered by staff at its meeting on 2019 June 06, and the Community Heritage Commission requested a report to designate these historic features and develop a conservation plan for their protection.

2.0 POLICY FRAMEWORK

The proposal to protect and designate significant heritage resources owned by the City aligns with the following goals and sub-goals of the Corporate Strategic Plan:

- **A Dynamic Community**
 - City Facilities and Infrastructure – Build and maintain infrastructure that meets the needs of our growing community.
- **A Thriving Organization**
 - Reliable services, technology and information – Protect the integrity and security of City information, services and assets.

In addition to these goals, Burnaby's Official Community Plan includes the direction under its Heritage Policy (12.4.4) that the City continue its stewardship of civic heritage resources.

3.0 HERITAGE DESIGNATION BYLAW

3.1 Local Government Act – Heritage Designation Bylaw Process

Under the terms of the *Local Government Act*, provision is made for the designation by bylaw of property that "...has heritage value or character..." (Section 611). The intention of the designation bylaw is to protect these heritage features.

Section 612 of the *Local Government Act* specifies the formal procedures of the designation process which includes a public hearing, notification of all persons with a registered interest in the property and its occupants, publication of newspaper notices, and preparation of a report. The report is to be made available to the public, and is to include: the heritage character of the property; the compatibility of conservation with the official community plan and other community planning objectives; the compatibility of conservation with lawful uses of the property and adjoining lands; the condition and economic viability of the property; and, the possible need for financial or other support to enable appropriate conservation. The City is required to give notice of the completed bylaw to the Land Title Office and to the owners.

3.2 Heritage Designation Report

The following provides the information required under Section 612 (5) of the *Local Government Act*.

To: Community Heritage Commission
 From: Director Planning and Building
 Re: Heritage Designation Bylaw
 Fairacres Estate Gate and Greenhouse Foundation Wall,
 6344 Deer Lake Avenue
 2019 August 27..... Page 3

3.2.1 Heritage Character Statement

The “Estate Gate” and “Greenhouse Foundation Wall” of “Fairacres” form an integral part of the heritage character of this historic estate, which was designated as a heritage site by the City of Burnaby in 1992 (Bylaw No. 9807).

In 1909, Henry and Grace Ceperley began construction of their “Fairacres” estate at Deer Lake which was completed in 1911. The estate was designed by architect Robert MacKay Fripp and constructed by local contractors. The estate buildings were designed in the Arts & Crafts style, and featured local and imported materials and fine craftsmanship. All of the farm structures were designed using modern “scientific” knowledge for food production. The mansion and surviving outbuildings are a rare surviving architecturally-designed ensemble of high-class agricultural structures.

Fairacres was designed as a country estate with a working farm that included over 10 acres of productive berry and vegetable fields, with a large kitchen garden, a root house to store food, and greenhouses heated by steam. The agricultural potential of the Deer Lake area made it one of the first parts of the municipality to attract settlement. The Fairacres Estate represented a shift toward wealthy country estates over more modest farms, and the Ceperleys employed a large staff to manage the estate’s agricultural production. Agricultural use of the estate continued when a Catholic order of Benedictine monks purchased the estate as part of the Priory of St. Joseph and the Seminary of Christ the King, and continued to farm the land until 1953.

The overall architectural intention of the estate’s architect was to reflect the ideals of the Arts & Crafts movement to showcase craftsmanship, and to incorporate high quality materials, including many local materials, including wood and stone from the site. On the mansion exterior, the rustic style is seen in the use of natural materials such as cedar shingles and siding, cobblestone foundations and chimneys and the half-timbering in gable ends. The estate’s remaining gate pillar features the same rustic field and cobble stones used on the mansion.

In 1909, the Ceperleys built three large greenhouses and a steam plant for heating the structure (see *Attachment #1*). The greenhouses featured granite foundation walls, one of which remains intact today and is a significant site feature adjacent to the restored Steam Plant building, which is a protected heritage building used for the Shadbolt Centre for the Arts ceramic program (see *Attachment #2*).

The original Fairacres Estate driveway had two entrances constructed in 1910, each marked by a pair of entry gate pillars which supported iron gates (see *Attachment #3*). The main entrance gate pillars which marked the lower driveway and the east pillar of the upper entrance were demolished many years ago and the iron gates removed. A single gate pillar remains marking the upper driveway, adjacent to the Garage and Stables (see *Attachment #4*). This gate pillar is a significant site feature and incorporates cobble stone and a carved sandstone capstone. The iron gate pins also remain in place.

To: Community Heritage Commission
 From: Director Planning and Building
 Re: Heritage Designation Bylaw
 Fairacres Estate Gate and Greenhouse Foundation Wall,
 6344 Deer Lake Avenue
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3.2.2 Compatibility of Conservation with Community Plan and Adjoining Land Uses

Planning for the conservation of heritage resources is outlined in Burnaby's Official Community Plan (OCP). Burnaby has established a goal "to provide opportunities for the increased awareness and the conservation of the City's unique natural, cultural, archaeological and built heritage." The designation of these heritage landmark features are considered compatible with the well-developed neighbourhood context in the Deer Lake Park heritage precinct.

The subject City-owned site is zoned P3 – Park and Public Use District which provides for the location, preservation and development of public land to serve the educational, park and recreational needs of the City. The retention and designation of the gate and greenhouse foundation wall through a designation bylaw will support these goals and add significant heritage landmarks to the City's list of protected heritage resources. The Fairacres Estate gate and greenhouse foundation wall are important neighbourhood landmarks and their preservation provides another opportunity to retain and interpret the early history and heritage of Burnaby.

3.2.3 Condition and Economic Viability of the Property

The historic "Estate Gate" and "Greenhouse Foundation Wall" are in fair to good condition. These features have been successfully preserved and integrated into the landscape of Deer Lake Park.

3.2.4 Possible Need for Financial Support to Enable Conservation

Following designation of these features, the next steps will be to create a landscape plan in cooperation with Parks, Recreation and Cultural Services that supports contemporary uses and the historic character of the estate as a feature within Deer Lake Park. A conservation plan for these features will be developed at the same time (see ***Attachment #5***). At their meeting of 2019 June 06, the Community Heritage Commission reviewed a staff report concerning the condition of the Fairacres estate and supported further staff review of the potential to conserve, protect, and interpret the estate. This conservation and design work will be the subject of a future report to Council.

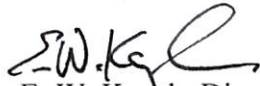
4.0 CONCLUSION

The designation of the historic "Estate Gate" and "Greenhouse Foundation Wall" through a Heritage Designation Bylaw would provide an opportunity to preserve and add another significant heritage resource to Burnaby's Heritage Register. The proposed bylaw will acknowledge the importance of the gate and greenhouse foundation wall as key elements that define the heritage character of the Fairacres Estate and protect their heritage value as part of the City's standard stewardship practice for City-owned heritage sites.

Following the protection of the "Estate Gate" and "Greenhouse Foundation Wall" by bylaw as part of the overall "heritage site" at Deer Lake Park, these two features will have legal protection as authorized under the *Local Government Act*. Any future proposed changes to its location or

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Fairacres Estate Gate and Greenhouse Foundation Wall,
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design would require Council approval through a Heritage Alteration Permit. With Council approval of the recommendations of this report, the subject bylaw would be advanced to a Public Hearing at a future date.



E. W. Kozak, Director
PLANNING AND BUILDING

LC:sa

Attachments

cc: City Manager
Director Finance
Director Engineering
Director Parks, Recreation and Cultural Services
City Solicitor
City Clerk

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Historic Photographs of the Fairacres Greenhouses.



One of the Fairacres greenhouses and its foundation wall is visible on the left of the photograph, circa 1912.



Grace Ceperley (left) inside one of the estate greenhouses, circa 1912. Greenhouses with the steam plant in the background, circa 1939-1953.

Existing Greenhouse Foundation Wall.



Fairacres Estate Gate, circa 1912.



Note the estate gate visible in the background.
City of Burnaby Archives photo 241-003



Detail of gate (enlarged historic photograph).

Existing Estate Gate



Pillar from gate marking the location of the upper driveway to the Fairacres Estate.



Cobblestone gate pillar. Note the anchor metal anchor that would have supported a metal gate.

Aerial view of the Fairacres estate today, with location of heritage resources highlighted.





Meeting 2019 Sept 5

COMMISSION REPORT

TO: CHAIR AND MEMBERS
COMMUNITY HERITAGE COMMISSION

DATE: 2019 September 5

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 77000 05
Reference: Simon Fraser University

**SUBJECT: BURNABY HERITAGE INVENTORY:
SIMON FRASER UNIVERSITY, 8888 UNIVERSITY DRIVE**

PURPOSE: To provide information regarding the heritage status of Simon Fraser University at 8888 University Drive.

RECOMMENDATIONS:

1. **THAT** Council approve the creation of a report to inventory the architecture of the Simon Fraser University Burnaby campus to better define this heritage resource.
2. **THAT** Council request the assistance of Simon Fraser University to undertake the inventory of the campus and to establish guidelines that will assist in future reviews of development applications.
3. **THAT** a copy of this report be forwarded to Professor Andrew Petter, President and Vice-Chancellor, Simon Fraser University, Don Luxton and Associates and Canadian Centre for Architecture.

REPORT**1.0 BACKGROUND**

The Simon Fraser University (SFU) Burnaby campus is listed on the City of Burnaby's heritage inventory, adopted by Council in 2003, which identifies the core of the original campus as a significant work of architecture.

The Madge Hogarth House, which was one of the original campus buildings, has been included in a recent development application submitted by SFU, which proposes to demolish this structure. The application marks the first time SFU has applied to demolish one of the original campus buildings.

Advocates for the protection of the architecture of the SFU Burnaby campus have written letters in support of retention of the Madge Hogarth House and have raised concerns about the overall heritage value of the SFU Burnaby campus. A letter dated July 23, 2019 from Phyllis Lambert, Stewardship Council Chair, Arthur Erickson Foundation, was sent to City of Burnaby Mayor and Council. At its meeting of July 29, 2019, Council referred the correspondence to the Community Heritage Commission. This report outlines the current status of SFU's Burnaby campus as a heritage landmark

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 Re: Burnaby Heritage Inventory:
 Simon Fraser University, 8888 University Drive
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in the City, provides further background history of the Madge Hogarth House, and offers recommendations related to better understanding the heritage values of the SFU Burnaby campus.

2.0 POLICY FRAMEWORK

The proposal to create an inventory of significant heritage resources at the SFU Burnaby campus aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Connected Community

- Partnership - Work collaboratively with businesses, educational institutions, associations, other communities, and governments.

A Dynamic Community

- Community development - Manage change by balancing economic development with environmental protection and maintaining a sense of belonging.

3.0 PLANNING CONTEXT

The SFU Burnaby campus has been identified in the City of Burnaby's heritage inventory *Burnaby's Heritage: An Inventory of Buildings and Structures* (2011), which is a list of buildings and resources that have significant heritage value, and that are recommended for further consideration for inclusion on the Community Heritage Register for permanent protection. The inventory describes the campus as a single heritage resource, and does not contain descriptions of individual buildings at the University (see *Attachment 1*).

The City's inventory description for the campus notes that the "core of the original campus, recognized world-wide as a profound work of architecture, remains essentially intact today." The architectural value of the original campus buildings is widely recognized throughout Canada, and internationally. The inventory is intended to identify places and structures of heritage value for planning and management, and is not intended to serve as an indication of the site's legal protection.

The City formally identifies heritage property by inclusion of those properties in the City of Burnaby Community Heritage Register (CHR). Section 598 of the *Local Government Act* authorizes local governments to establish a community heritage register to formally identify properties with sufficient heritage value or heritage character to justify their conservation. Buildings listed on the register are also eligible for various forms of temporary and permanent protection. The individual buildings at the SFU Burnaby campus including the Madge Hogarth House (see *Attachment 2*), have not been evaluated with a view of determining their value for retention.

4.0 MADGE HOGARTH HOUSE

4.1 Background History

The Madge Hogarth House is an integral part of the Simon Fraser University original campus, constructed in 1965 on Burnaby Mountain to serve BC's rapidly expanding population. The design of the campus was led by architects Arthur Erickson and Geoffrey Massey. Most of the individual

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campus buildings were designed by other architects, while Erickson and Massey were responsible for the overall design of the campus. Erickson and Massey designed a small number of the campus buildings themselves, including the Central Mall and Madge Hogarth House.

Design of the campus helped launch Arthur Erickson's career as a world renowned architect, and served as an opportunity for him to express new ideas about architecture. The campus was designed to blend into its mountaintop environment. Tall buildings were rejected, and instead a series of horizontal, terraced structures were designed to hug the ridge and dissolve into the landscape. Following the linear peak of the mountain, the campus was organized along an east/west axis.

Housing was not intended to be included in the first phase of campus construction, but Erickson and Massey created plans for housing to be completed later. However, when Mrs. Madge Hogarth donated \$75,000 (later increased to \$100,000) to the campus development fund, the decision was made to proceed with construction of a women's residence. Erickson and Massey completed the design, and the residence opened in September 1965 along with the other original campus buildings (see *Attachment 3*).

The Madge Hogarth House is consistent with Erikson and Massey's approach to the design of the campus. Its terraced design responds to its location on the northern edge of the campus, on one of the highest points of land. All of the residence buildings were intended to be low-rise buildings placed on the north and south slopes of the ridge, with a large courtyard in between. Like the other campus buildings, Madge Hogarth House was positioned laterally to respond to the natural topography of the site (see *Attachment 4*).

Erickson and Massey intended for the campus to feel like a unified development -- like a single building, rather than a scattered collection of buildings. Using similar forms, details, and materials for all buildings helped achieve coherence. The predominant material was reinforced concrete, a material that was loved by architects of the period, and was the material of choice for university construction at the time. A range of materials, pouring techniques, and finishing were used to create differences in textures and colours of the concrete. The result is variations in concrete surfaces between buildings, and within individual buildings.

4.2 Proposed Development Plan

In 2015, the University produced *A Residence and Housing Master Plan 2015-2035*. The plan is divided into five phases, and aims to expand the capacity of its student residences from 1,764 beds to 3,250 in its residential precinct at the west end of the campus. It envisions two residential precincts (the student residence precinct at the west end, and the UniverCity at the east end) with an academic zone between them. Existing student residence buildings are to be upgraded or replaced, and several new buildings are planned.

Phase II of the plan includes the demolition of the Madge Hogarth House to make room for an eleven-story residential tower, and an attached administration building to serve all the residences in the precinct. Design drawings for the replacement building were submitted to the Planning Department on August 12. The Madge Hogarth House is located on one of the highest points of land with dramatic views of Burrard Inlet, and the 11-story building proposed to replace the building will

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include 388 residential units, including two residential apartments, student accommodations, and short-term rental accommodations.

Campus Planning and Development staff notes the building has not been used for student accommodation since 2005, with the exception of limited short term accommodations until 2008 and use as offices and programming for the Residence Life offices until recently. It was understood by staff that the building would be replaced, long before the plan was formally articulated in *A Residence and Housing Master Plan 2015-2035*.

A rationale for the demolition of the Madge Hogarth House is outlined in the SFU housing plan, noting “most of the building is unused due to building code issues. Renovation has been ruled out as it would provide a low return on investment (pg. 25).” Return on investment is a concern for the University. *A Residence and Housing Master Plan 2015-2035* notes the university is required to ensure the new residences generate sufficient revenue to be self-supporting.

4.3 Status of Demolition Permit

SFU submitted a demolition permit application for the Madge Hogarth House on May 21, 2019 (DEMO19-00063). Staff has no authority to deny the issuance of the demolition permit based on the current heritage inventory status of the building. If no actions are taken by Council to protect the building, the permit will be issued once its review by the Planning and Building Department is complete.

Under section 606 of the *Local Government Act*, Council has the authority to issue a temporary protection order for any property or structure that it deems to have heritage value. The order would prohibit demolition for up to 60 days, and would also prohibit any alterations to the heritage resource without a heritage alteration permit. During the temporary protection period, the City could evaluate adopting continuing heritage protection through a heritage revitalization agreement (section 610), a heritage designation bylaw (section 611), designation of a heritage conservation area (section 614) or a combination of these measures.

Staff is not recommending the use of the City’s temporary protection powers in this case. Heritage protection measures should be undertaken following a thorough process to identify heritage values and character, formal adoption of protection measures by Council, and timely communication of the City’s intent for protection to property owners. These standards and procedures have not been met in this instance. In the absence of a temporary protection order, staff would proceed to review and process any further applications for this site, including the demolition permit.

5.0 HERITAGE EVALUATION OF SFU BURNABY CAMPUS

The proposed demolition of the Madge Hogarth House has highlighted the need for the City to better identify the heritage values of SFU Burnaby campus and its significant architecture, as well as the need for ongoing dialogue with SFU regarding management of its heritage resources.

Arising from its development application, Planning and Building Department staff met with staff from Campus Planning and Development at SFU. The conversation revealed a shared interest in

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preserving significant campus buildings and identified the need to better understand the heritage values of the SFU Burnaby campus.

Opportunities to better define the historical value of the campus architecture are presented by the University's *SFU Burnaby Campus 2065 Campus Master Plan* which is currently in progress, and is anticipated to include design guidelines and a heritage strategy. This planning process and the City's heritage program provide opportunities for the City and University to strengthen our respective roles as community stewards for the significant legacy represented by the campus architecture.

To better support future decisions, the City has identified the need to create a heritage inventory of significant campus architecture. This work would improve the inventory and assist staff. Additionally, the Planning and Building Department recognizes the value of engaging with SFU in completing this inventory and working with the University cooperatively to ensure shared goals for future development and conservation.

6.0 CONCLUSION

This report responds to the concerns raised by the Arthur Erickson Foundation regarding the ongoing development the SFU Burnaby campus and the demolition of the Madge Hogarth House. In response, staff is recommending the creation of an inventory of significant campus architecture, to inform future decisions about management of heritage resources on the SFU Burnaby campus. It is further recommended that SFU be invited to cooperate in production of the inventory and related guidelines for future civic reviews of development applications. It is further recommended that a copy of this report be forwarded to Professor Andrew Petter, President and Vice-Chancellor, Simon Fraser University, Don Luxton and Associates and Canadian Centre for Architecture.



E. W. Kozak, Director
 PLANNING AND BUILDING

LC:sa

Attachments

cc: City Manager
 City Solicitor
 City Clerk
 Chief Building Inspector

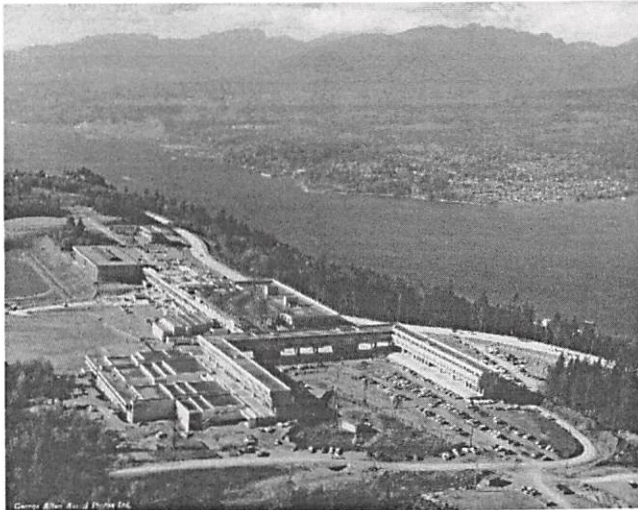
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SIMON FRASER UNIVERSITY

University Crescent

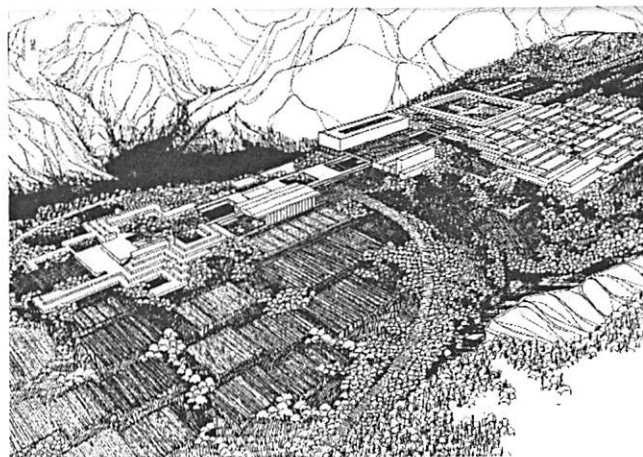
Erickson/Massey Architects

Design Competition, 1963; Campus opened 1965

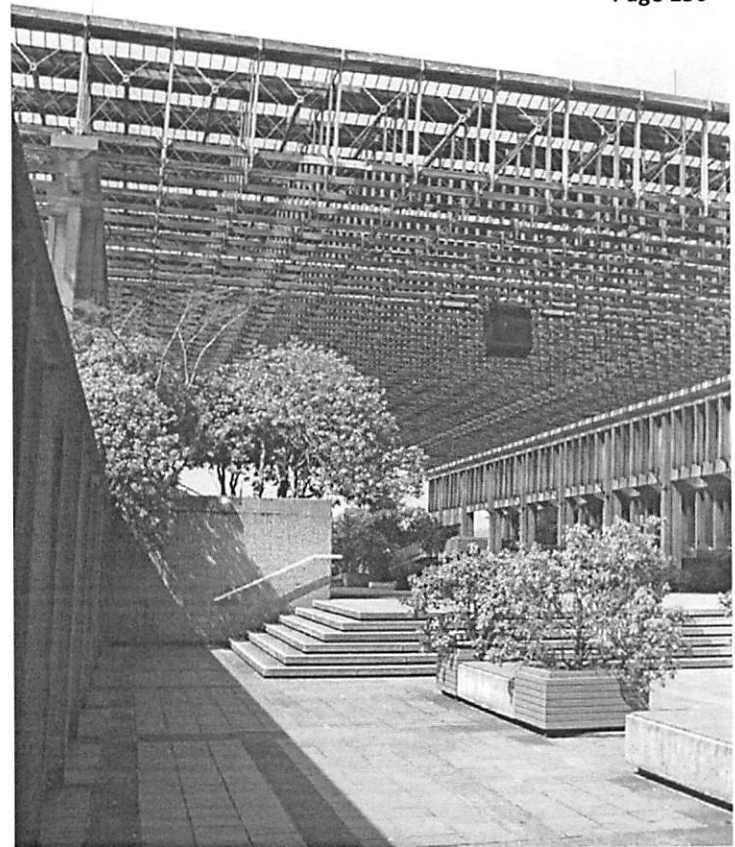


Under construction, 1965 [AEC]

Following the end of the Second World War, there was unprecedented growth throughout the Lower Mainland. Many returning veterans had settled on the coast, and the loosening of wartime restrictions led to the creation of many new suburban developments throughout the region. The growing population strained existing facilities, and there was a recognition that new educational facilities had to be constructed to meet these growing demands. For many years, the only university in the province was the University of British Columbia. In the 1960s new universities were planned for both Victoria and Burnaby to serve the wave of baby boomers just then going through high school. The dramatic site chosen for the Burnaby university was the top of Burnaby Mountain, with expansive views over mountain ranges and water. An architectural competition was held for a campus of 7,000 students that could eventually be expanded to 18,000.



Erickson/Massey rendering, 1963 [AEC]

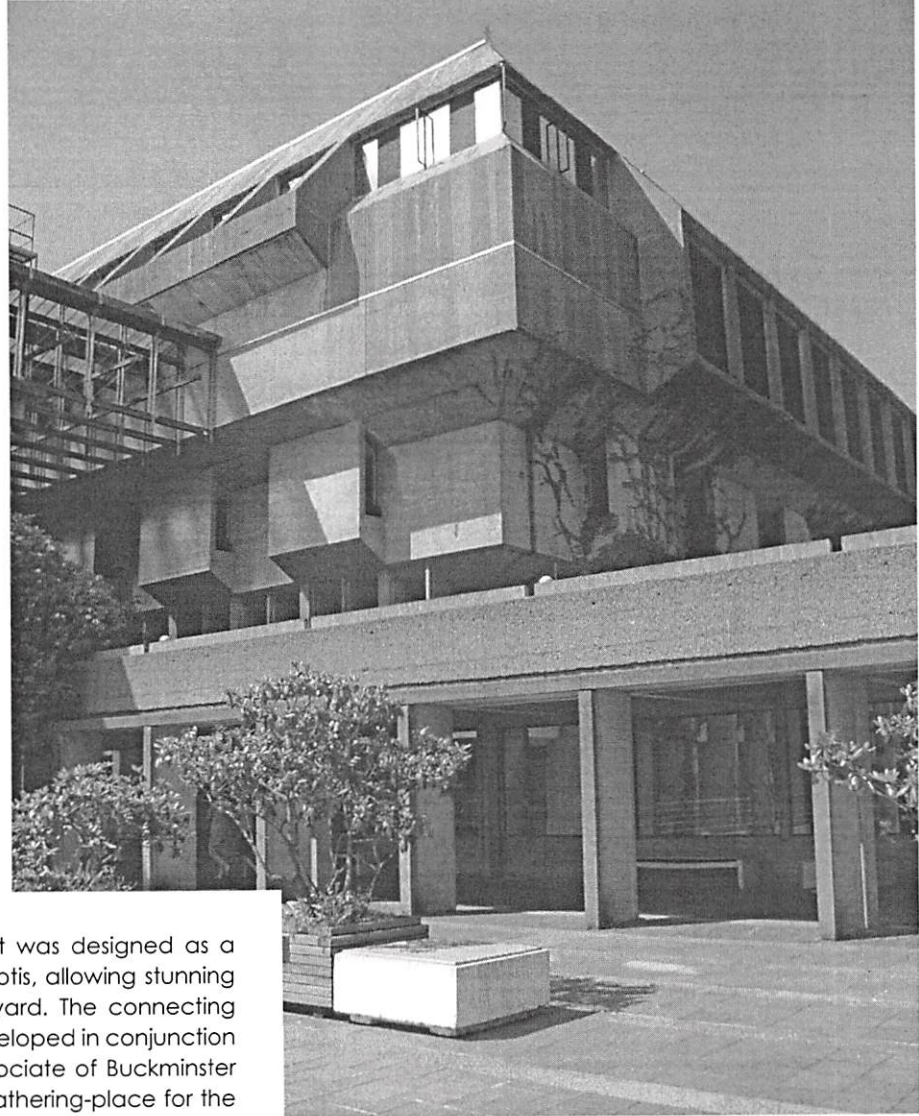
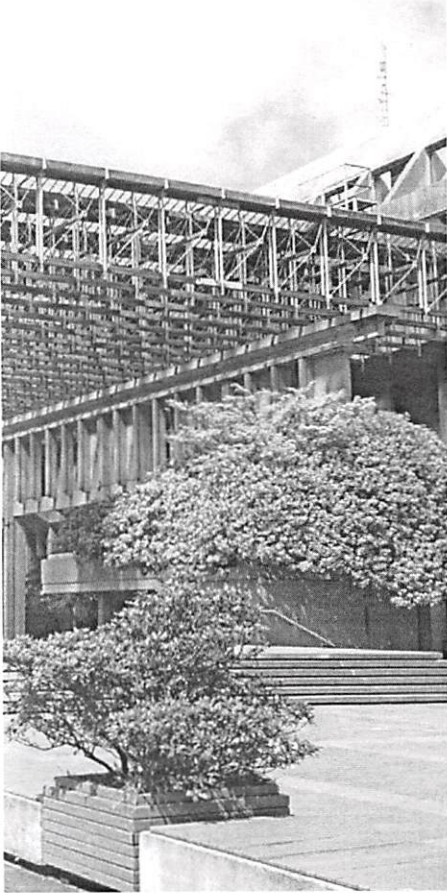


Roof [photo courtesy Steven Zhen Wang]

Of the many submission, the judges reached unanimity on the winner, an outstanding scheme submitted by the firm of Erickson/Massey. The judges went even further, and recommended that every effort be made to ensure that the winning design be built as submitted. The new Chancellor, Gordon Shrum, agreed. The realization of this scheme won extensive recognition for the work of Arthur Erickson and Geoffrey Massey, and launched Erickson's international career. In Erickson's words:

Unlike any previous university, Simon Fraser is a direct translation into architecture of the expanding fields of knowledge that defy traditional boundaries, of the vital role of the university as both challenger and conservator of human culture, and of the university community as one in constant intellectual, spiritual and social interchange.

The planning, design concept, design coordination, site development and landscaping for the original part of the campus were all under the control of Erickson/Massey. The complex was conceived as one building, with future growth occurring at the periphery. Tall buildings would have been out of scale with the massive mountaintop ridge, so a series of horizontal terraced structures were designed that hugged the ridge and dissolve into the landscape. Following the linear peak of the mountain, the scheme organized various parts of the campus along an east/west line. The concept of a central academic quadrangle was conceived within the tradition of Oxford and Cambridge, and to enhance



[photo courtesy Isabelle Ducret]

the sense of contemplative quiet, it was designed as a perfect square raised on massive pilotis, allowing stunning views through a landscaped courtyard. The connecting link was a gigantic space frame—developed in conjunction with Jeffrey Lindsay, a one-time associate of Buckminster Fuller—that provided shelter and a gathering-place for the students. Other architects who had placed among the top five in the competition were retained to design the individual components of the original plan: the Academic Quadrangle by Zoltan S. Kiss; the Theatre, Gymnasium & Swimming Pool by Duncan McNab & Associates; the Science Complex by Rhone & Iredale; and the Library by Robert F. Harrison.

The new school opened for classes in September 1965, nicknamed the "instant university," and quickly gained a radical reputation. The startling futuristic architecture and open layout suited the explosive nature of the mid-1960s, when political and social traditions of all types were being questioned and student protests were common. Many of SFU's programs were considered experimental, even controversial, and unrest and conflict on the campus continued for a number of years.

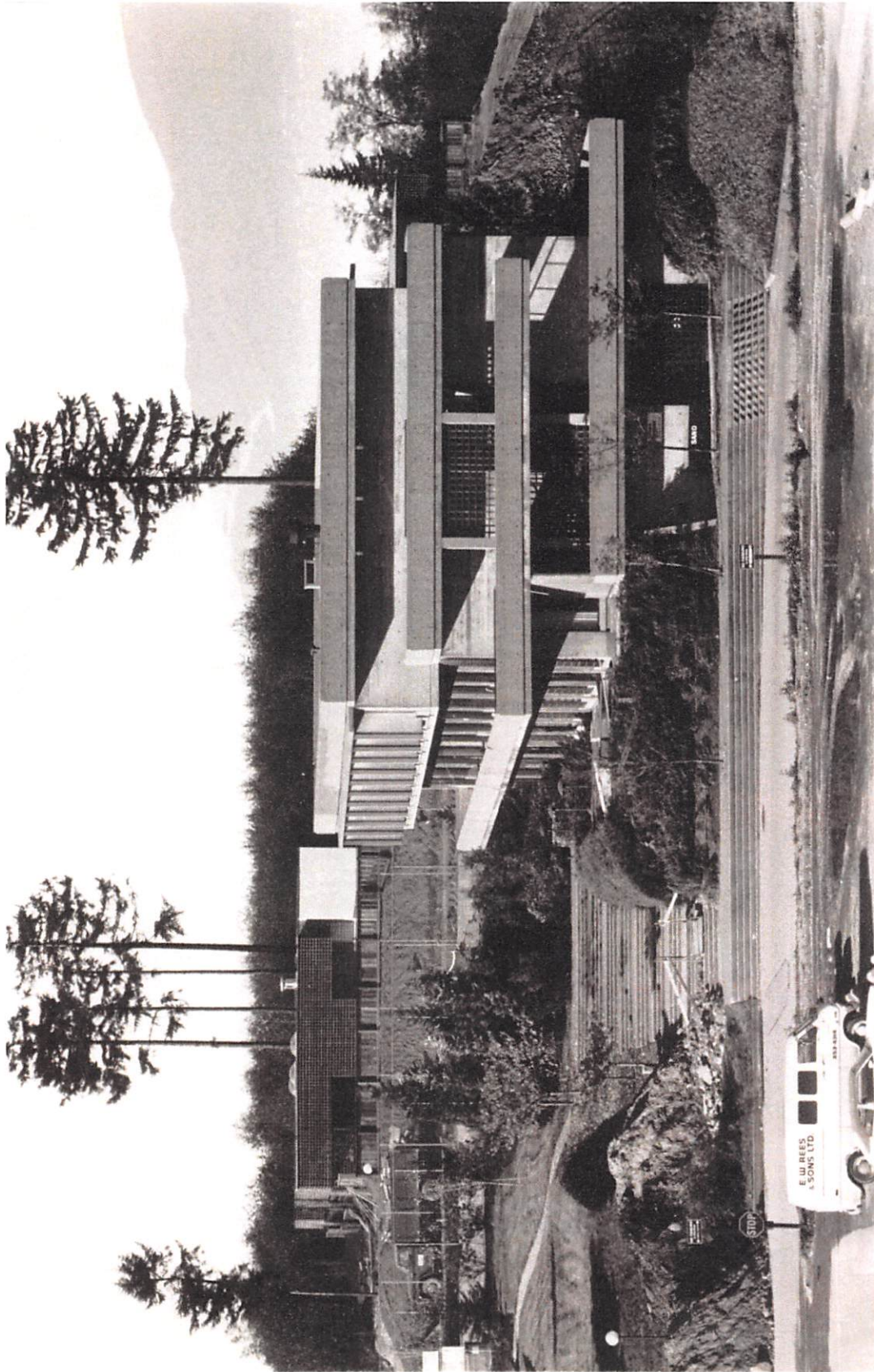
Since this auspicious beginning forty years ago, SFU has grown to house 25,000 students on three campuses. The core of the original campus, recognized world-wide as a profound work of architecture, remains essentially intact today.



View of Reflecting pool, c. 1960 [AEC]



The Madge Hogarth House location, 2018 aerial photograph.



The north-east side of the Madge Hogarth House in 1976. CBA 556-380.



Madge Hogarth House, August 2019