

COMMISSION REPORT

TO: CHAIR AND MEMBERS
PARKS, RECREATION & CULTURE
COMMISSION **DATE:** 2019 July 03

FROM: DIRECTOR - PARKS, RECREATION &
CULTURAL SERVICES **FILE:** 51000-20

SUBJECT: FAIRACRES GARAGE AND STABLES

PURPOSE: To provide an update on the facility and an adaptive reuse study plan.

RECOMMENDATION:

1. **THAT** this report be received for information.

REPORT**1.0 INTRODUCTION**

The Fairacres Garage and Stables (known as the Ceperley Barn) at 6344 Deer Lake Avenue experienced a major fire in 2018 January wherein a large portion of the building was damaged.

The building was originally constructed as part of the Ceperley Estate in 1911. Purchased in 1966 by the City of Burnaby, the Fairacres Mansion was designated as a protected heritage building in 1992. The mansion is now the home of the Burnaby Art Gallery managed by the Cultural Services Division.

Following the fire, the City made an insurance claim and a major restoration of the building has since taken place. The building has now been turned over to the Facility Maintenance Division of Burnaby Engineering.

2.0 POLICY SECTION**Goal**

- A Safe Community
 - Community amenity safety –
Maintain a high level of safety in City buildings and facilities for the public and City staff

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- A Connected Community
 - Social connection –
Enhance social connections throughout Burnaby
 - Partnership –
Work collaboratively with businesses, educational institutions, associations, other communities and governments

- An Inclusive Community
 - Celebrate diversity –
Create more opportunities for the community to celebrate diversity
 - Serve a diverse community –
Ensure City services fully meet the needs of our dynamic community
 - Create a sense of community –
Provide opportunities that encourage and welcome all community members and create a sense of belonging

3.0 BACKGROUND

Through the Community Heritage Commission, Council approved the restoration of the building, using the insurance funding. Staff were also asked to undertake a review of the future use of the barn. This was intended to also include additional fire protection systems and security measures to protect the asset. In alignment with the Deer Lake Park Master Plan (1999) and the City Heritage Building Policy (1991), the future use of the building could now be brought up to date.

Staff in Parks, Recreation and Cultural Services, Engineering and Planning and Building Departments are collaborating and seeking to engage a consultant to move forward with the facility planning process.

With regard to the previous uses of the building, the Planning Department has advised as follows:

“It is noted that the recent fire repair work is a major investment that significantly improved the structural condition of the building. However, the six months hiatus of occupancy for the repairs has removed any previous exemptions related to its non-conformity of both the BC Building Code and Zoning Bylaw compliance.

The Ceperley Barn is not in a current state which would allow for the previous non-conforming use. The site’s zoning under the Park and Public Use District (P3) does not provide for an approval of the use of the building for community/commercial storage use.

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The building, although repaired to an upgraded standard, does not meet the Building Code standards for a compliant storage building, community use and/or public occupancy.

As such, the Ceperley Barn is not currently available to be occupied by any community group or commercial venture at this time.”

The use of the Barn by other civic user groups has also been suspended. The building will remain vacant while future steps are undertaken.

4.0 RECOMMENDATION

Planning and Building staff will continue work and will bring forward a future report to consider the adaptive reuse of the Ceperley Barn. All relevant inter-departmental staff will be involved in the process and no occupancy of the building will occur in the interim.

A future report to the Community Heritage Commission with a copy to the Parks, Recreation and Culture Commission will be brought forward for the consideration of Council.



Dave Ellenwood
DIRECTOR PARKS, RECREATION & CULTURAL SERVICES

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cc: City Manager
Director Planning and Building
Director Public Safety and Community Services
Manager Business Operations
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