

COMMUNITY HERITAGE COMMISSION

TO: *MAYOR AND COUNCILLORS*

SUBJECT: HAP FOR 6490 DEER LAKE AVENUE

RECOMMENDATION:

THAT the issuance of a Heritage Alteration Permit for the W.J. Mathers House “Altnadene,” as outlined in the report titled “HAP for 6490 Deer Lake Avenue” dated February 12, 2026, of the Community Heritage Commission meeting, be approved.

REPORT

The Community Heritage Commission, at its meeting held on February 12, 2026, received and adopted the attached report seeking Council approval for the issuance of a Heritage Alteration Permit (HAP) for proposed alterations to the chimneys at the W.J. Mathers House “Altnadene”, located at 6490 Deer Lake Avenue.

On behalf of the Community Heritage
Commission,

Councillor D. Tetrault
Chair

Councillor R. T. Lee
Vice Chair

TO: COMMUNITY HERITAGE COMMISSION (CHC)
FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT
SUBJECT: **HAP FOR 6490 DEER LAKE AVENUE**
PURPOSE: To seek Council approval for the issuance of a Heritage Alteration Permit (HAP) for proposed alterations to the chimneys at the W.J. Mathers House “Altnadene”, located at 6490 Deer Lake Avenue.

RECOMMENDATION

THAT the issuance of a Heritage Alteration Permit for the W.J. Mathers House “Altnadene,” as outlined in the report titled “HAP for 6490 Deer Lake Avenue” dated February 12, 2026, be approved.

1.0 POLICY SECTION

Pursuant to Section 617 of the *Local Government Act*, Council may grant a Heritage Alteration Permit (HAP) for alterations to a heritage structure that is protected by a Heritage Designation Bylaw.

2.0 BACKGROUND

The W.J. Mathers House is a protected heritage resource acquired by the City in 1971 and used for arts and cultural programming as part of the operation of the Shadbolt Centre for the Arts. Planned works to secure its ongoing conservation and use have recently been completed.

2.1 W. J. Mathers House “Altnadene”

The W.J. Mathers House “Altnadene” (“Mathers House”) is a two-and-one-half storey wood frame residence owned by the City of Burnaby and used for arts and cultural programming as part of the Shadbolt Centre for the Arts. The home was designed by architect Frank William Macey (1863-1935) and was acquired by the City in 1971. In 1992, it was protected with a Heritage Designation Bylaw (Bylaw #9807).

On April 19, 2004, Council approved a recommendation from the Community Heritage Commission to undertake a consultant study of the building’s exterior. The resulting 2004 Mathers House Study identified three priority projects, including upgrades to the foundation and basement (completed in 2005), the relocation and restoration of its gate and wall (completed in 2012) and exterior envelope upgrades. Recommended envelope upgrades included repair and restoration of the verandah and turret.

2.2 Verandah and Turret Repairs and Restoration

At its June 6, 2019 meeting, Council approved an HAP for the restoration of the covered entry verandah at the Mathers House to reinstate its original design. Work included reconstructing the porte cochere (the portion of the verandah that provided a covered area to enter or exit a carriage), cleaning and repointing the granite foundation, and undertaking repairs and restoration of the turret. The original roof and windows of the turret were reinstated. On the ground floor of the turret, original heritage features were retained and conserved, with missing components recreated. Both the verandah and turret components required structural repairs to secure the ongoing use of the building. This work was completed in 2024 (Attachment 1).

2.3 Re-roofing Project

At its June 10, 2025 meeting, Council approved a contract for re-roofing of the Mathers Residence and the Fairacres Mansion (Burnaby Art Gallery) building at 6344 Deer Lake Avenue. The project included replacing the existing cedar shingle roof material with shingles made of the same material and dimensions. Existing dormer and gable-end windows in the Mathers Residence attic were also replaced. As this work was a repair (not an alteration) of the heritage resource, an HAP was not required. The work at the Mathers House was completed in late 2025 (Attachment 2).

3.0 GENERAL INFORMATION

During the project to replace the cedar shingle roofing at the Mathers House, it was discovered that the building's chimneys were unstable above the roof line and could pose a safety risk.

The three chimneys, constructed from Kilgard brick, are character-defining features of the heritage building (Attachment 3). Project staff identified mortar deterioration and were concerned that the instability caused by loose bricks posed a risk to project workers.

In consultation with the City's heritage planner and the contractor's heritage consultant, the chimneys were documented and dismantled above the roofline. The bricks from each chimney have been stored on separate labelled pallets in a secure location, to ensure they can be reinstated back to their original chimneys.

Staff are retroactively seeking Council's approval of an HAP for the dismantling of the portions of the chimneys above the roof line, and for the future stabilization and reinstatement of the three chimneys. The future works will include removing loose masonry and rebuilding the chimneys with internal structural bracing. Described as "Option C" in the attached observation report, this option achieves a high level of stability with minimum impact on the heritage resource (Attachment 4).

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

Not applicable.

5.0 FINANCIAL CONSIDERATIONS

Financial resources for the repair of civic buildings are available through the approved operating budget of the Lands and Facilities Department.

Respectfully submitted,

E.W. Kozak, General Manager, Planning and Development

ATTACHMENTS

Attachment 1 – Porch and Turret Repairs and Restoration

Attachment 2 – Roof and Chimneys

Attachment 3 – Statement of Significance for R.J. Mathers Residence

Attachment 4 – Observation Report (condition of chimneys)

REPORT CONTRIBUTORS

This report was prepared by Lisa Codd, Planner 2, and reviewed by Kussay Joni, Project Manager, Civic Projects; Sam Aljubori, Senior Project Manager, Civic Projects; Lily Ford, Planner 3; Wendy Tse, Director Community Planning; and Lee-Ann Garnett, Deputy General Manager Planning and Development.