

THE CORPORATION OF THE DISTRICT OF BURNABY

January 16, 1967

HIS WORSHIP THE REEVE
AND MEMBERS OF THE COUNCIL

Gentlemen:

REPORT OF THE CENTENNIAL COMMITTEE

Your Centennial Committee herewith presents formal plans for development of property acquired for the Centennial Project from the Universal Life Foundation, located on Gilpin Street.

Mr. Frank Musson has been engaged as architect and he has engaged Mr. Philip Tattersfield, Landscape Architect, to plan a layout of the grounds.

The Project will take the form of a passive type park providing a place for people to meet in pleasant surroundings. Development of the grounds will be undertaken, bearing in mind that the portion of the property nearer to Deer Lake will probably, in the future, be developed for different activities associated with the Lake, such as boating, picknicking, tennis, etc.

General Layout - Park Area

The landscape architect has designed a group of garden areas laid out in circular form, making use of the ground contours around the east side of the Ceperley Mansion. This would include an arboretum area, rhododendron collection, rose garden, and rock and water garden. The gardens will be served with a system of paths and seating areas.

Two vehicular entrances will be provided off Gilpin Street, one at the westerly end of the property leading to the Art Centre and one at the easterly end via the existing lane leading to the James Cowan Centre. Provision is made for a future pedestrian connection between the Municipal Hall and Justice Building site, via a pedestrian overpass. This would be considered when plans materialize for lowering the grade of Gilpin Street at this location. An amphitheatre is provided near the James Cowan Centre and the main parking area is located between the James Cowan Centre and Gilpin Street, with an entrance off Gilpin Street and off the lane. Existing trees are 'worked into' the plans and, in addition, new tree plantings will form a screen around the James Cowan Centre. A "tot lot" is provided near the Art Centre and a large expanse of lawn will be maintained at the front of the Art Centre where, in addition to public use, the art students and members of the Art Society can display their work. The caretaker's cottage, the old barn and service buildings, will remain and be put to use by the Art Society for ceramic work and sculpturing.

James Cowan Centre

This building houses a theatre and assembly hall with a large foyer at the south end and kitchen facilities at the north end of the assembly hall. Various smaller rooms are included for storage, make-up rooms, or other purposes. This building will be upgraded to make the entire building more suitable for public use. A sprinkler system will be installed and washroom facilities will be modified and improved. The flat deck roof covering the assembly hall is in poor repair and will be renewed with an application of tar and gravel. The interior and exterior will be repainted. The foyer floor will be re-tiled and the kitchen modernized.

Provision is made for a turn-around area at the south end where people attending the theatre may be delivered and thus avoid the necessity of having to walk from the main parking area to the foyer. Pedestrian walkways will be provided down both sides of the building. Vehicular access to the Centre is by a lane only and the original plan to place a parking lot at the south end has been discarded to minimize traffic congestion on the lane.

Art Centre Building

The Burnaby Art Society has been consulted regarding the conversion of the Ceperley Mansion to an Art Centre and has given some guidance to the architects by providing a program of activities and the Society's ideas on how best the building may be altered to fit the program.

Principally, the development will include the creation of gallery facilities on the first floor, with the west entrance as the main entrance. Two gallery areas will be constructed, one with an area of 1191 square feet, and a smaller area measuring 216 square feet. Space for an office will be provided, and washrooms will be completed. The exterior of the building will be painted after necessary repairs have been undertaken.

The Art Society has plans for improving the kitchen and developing a members' lounge on the first floor with their own resources, and further plans would, we understand, include the use of space on the second floor for working areas for students and others.

It is difficult for the architect to know the true condition of this building for specification purposes. Under the circumstances, contractors taking off bids could be expected to safeguard themselves and accordingly the bid would likely exceed the allotted portion of the budget if firm contract bids were asked.

To avoid this possibility, it is proposed that a prime cost figure of \$25,000.00 to cover the Art Centre construction, be included in the overall contract for the buildings. Work on this building will be done under close supervision and direction of the architect and Corporation officials.

Estimated Costs and Findings

The architects have brought down estimated costs of construction within the following figures given to them for the various components of the Project:

(a) Landscaping Project Grounds	\$ 60,000.00	
(b) Renovations - James Cowan Centre	38,000.00	
(c) Renovations - Ceperley Mansion for Art Centre	25,000.00	-
	<u>\$123,000.00</u>	
Add Architect's fees 10%	<u>12,300.00</u>	
	<u>\$135,300.00</u>	

Recommendation:

Your Committee recommends that authority be granted by the Council for a 'Call for Tenders' to be placed, with tenders returnable in approximately three weeks time.

The Centennial Programme will be concentrated mainly in the spring and summer months, commencing at the beginning of March. Since some of these activities will take place in the James Cowan Centre, it is essential that this building be ready by March. The landscaping layout and planting should be ready for the official opening around July 1st. Development of the Art Centre will also proceed as quickly as possible, but the chief aim is that the theatre and assembly hall be made ready first.

Mr. Musson will be available to present an artist's conception of the Project and to provide more details as may be required.

Respectfully submitted,

John H. Shaw
Secretary
BURNABY CENTENNIAL COMMITTEE

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