

COMMUNITY HERITAGE COMMISSION

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: HERITAGE ALTERATION PERMIT
FAIRACRES GARAGE AND STABLES
6344 DEER LAKE AVENUE**

RECOMMENDATIONS:

1. THAT Council approve issuance of a Heritage Alteration Permit for the Fairacres Garage and Stables at 6344 Deer Lake Avenue, as outlined in Section 4.0 of this report.
2. THAT a copy of this report be forwarded to the Parks, Recreation and Culture Commission for information.

REPORT

The Community Heritage Commission, at its meeting held on 2022 April 14, received and adopted the attached report seeking Council approval for the issuance of a Heritage Alteration Permit for the Designated Heritage Site at 6344 Deer Lake Avenue.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor J. Wang
Vice Chair

Copied to:	Chief Administrative Officer Acting CFO GM Corporate Services GM Parks, Recreation and Cultural Services GM Planning and Development
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TO: CHAIR AND MEMBERS
COMMUNITY HERITAGE COMMISSION

DATE: 2022 April 4

FROM: GENERAL MANAGER PLANNING AND
DEVELOPMENT

FILE: 77000 05

SUBJECT: HERITAGE ALTERATION PERMIT
FAIRACRES GARAGE AND STABLES
6344 DEER LAKE AVENUE

PURPOSE: To seek Council approval for the issuance of a Heritage Alteration Permit for this Designated Heritage Site.

RECOMMENDATIONS:

1. **THAT** the Commission recommend that Council approve issuance of a Heritage Alteration Permit for the Fairacres Garage and Stables at 6344 Deer Lake Avenue, as outlined in *Section 4.0* of this report.
2. **THAT** a copy of this report be forwarded to the Parks, Recreation and Culture Commission for information.

REPORT

1.0 BACKGROUND

At its 2020 September 28 meeting, Council adopted the Community Heritage Commission's recommendation that staff be authorized to advance the adaptive re-use of the Fairacres Garage and Stables building into design development, subject to funding approval. The report included an adaptive reuse study identifying potential uses of the designated heritage building, and recommended use of the building as a visual arts studio on the ground floor with staff administrative offices on the second floor.

Since that time, detailed design work has been completed and the project has been included in the City's 2022 – 2026 Financial Plan, with the funding source identified as the Gaming Reserve.

Under Section 611 of the *Local Government Act* (2015), all structures protected by Heritage Designation Bylaws require that a Heritage Alteration Permit be issued by Council to allow for any proposed material and design alterations and building relocations. Burnaby's Community Heritage Commission reviews all Heritage Alteration Permit submissions for recommendation to Council for consideration.

To: Community Heritage Commission
From: General Manager Planning and Development
Re: Heritage Alteration Permit
Fairacres Garage and Stables
6344 Deer Lake Avenue

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2.0 POLICY CONTEXT

The adaptive re-use of the Fairacres Garage and Stables aligns with the following Council-adopted plans and strategies: *Official Community Plan* (1998), *Corporate Strategic Plan* (2017), and the *Deer Lake Park Management & Conceptual Design Plan* (1999).

3.0 HERITAGE VALUE

The Fairacres Garage and Stables building (also known as the “Ceperley Barn”) is a City-owned heritage building located at 6344 Deer Lake Avenue in Deer Lake Park (location map included as *Attachment #1*).

The building was constructed in 1911 as part of the Fairacres Estate, which was subsequently purchased by the Municipality of Burnaby in 1966. The building is part of a grouping of estate buildings and landscape features that have been integrated into Deer Lake Park, yet remain as distinctive reminders of the presence of the historic estate (aerial photo included as *Attachment #2*).

In 1992, the original Fairacres Estate buildings were designated as protected heritage resources. The Garage and Stables building underwent a major heritage restoration in 2011 that included replacement of its roof, restoration of its wood casement windows, and repainting of its exterior to a 1911 colour scheme.

Despite a fire that caused damage to the building in 2018, the building remains largely in its original condition with its character-defining elements intact (building elevation photo included as *Attachment #3*). Character-defining features of the building include its:

- Location in proximity to the other Fairacres Estate buildings, including the Mansion and Chauffeur’s Cottage;
- Floor plan with the garage at one end, close to the Chauffeur’s Cottage, and stables and equine facilities at the other;
- Variety and complexity of the roofline, including gable wall dormers, gable-on-hip roof ends, and half-hip extensions;
- Arts and crafts architectural features of the exterior such as the shingle wall cladding, articulated with a chevron-patterned course of shingles at the first floor level; casement windows; and deep eaves with additional purlins to support the overhang;
- Original stable doors with hand-made forged-iron door hardware; and
- Multi-paned wooden-sash windows, some retaining original wire glass.

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4.0 PROPOSED ALTERATIONS

The adaptive re-use of the building for administrative offices and a visual arts studio proposes significant changes to the interior of the building to accommodate this new use, while making few changes to the exterior of the building. The proposed alterations will respect the heritage character of the resource while incorporating upgrades required by the building code and making the building accessible to the public as part of the cultural and heritage precinct at Deer Lake Park.

Proposed alterations are outlined below with details provided in the architectural drawing set (*Attachment #4*).

4.1 Proposed Exterior Alterations

The building exterior will be retained in its current restored condition, with the following alterations:

- Two 300mm x 300mm exhaust louvres will be added on the south façade above the garage and painted to match the green trim.
- As the primary entrance for the public is proposed at the east end of the north façade, that entrance requires a new stair and wheel chair ramps with accessibility-compliant guard and hand rails. These rails will be constructed to match the rail design at the existing access stair, south of the barn doors on the east façade which features 4 inch x 4 inch newels with reveals and chamfered caps, and chamfered 2 inch x 6 inch balusters spaced with 200mm gaps (as per the building code). The railings will be painted to match the red paint colour of the building body.
- The door south of the barn doors on the east façade will become the staff entrance (see D102C on drawing HA108 in *Attachment #4*). The original door will remain but will have its swing flipped to comply with building code requirements for an exit door. The landing at the top of the stair to that door will have to be rebuilt, deeper and with new stairs and railings to accommodate the new door swing and to meet current building code. The rail design will match the existing in the profiles for baluster and newels, with heights adjusted for accessibility above the landing and stair nosing. The profile of the handrail will be adjusted to 40mm width for safety.
- The south façade of the building currently includes two sets of steel double-doors which are not original to the building. One set will be removed, and a second set will be replaced with a single door. Adjacent infill will be finished to match the host wall.
- Two exterior heat pump units will be situated to the south-west side of the building on a new housekeeping pad to minimize visual distraction, as this location is outside of typical sightlines. These units require four 4" diameter pipes entering the building into the adjacent mechanical room. The pipes will be installed below grade to avoid additional façade disruptions and tripping hazards.

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- While much of the original exterior door hardware will be retained, hardware on entry doors will be replaced with new, code compliant lever-style entry hardware added for accessibility with rectangular rosettes echoing a craftsman aesthetic in a black-iron finish (*Attachment #4*). Any original hardware that is removed will be retained and stored or displayed on the wall separating the waiting area from the studio space with explanatory text.

4.2 Proposed Interior Alterations

More substantial changes are required to the interior of the building to accommodate its new use. Changes have been considered to retain character-defining elements, including original doors and windows. The building's floor plan, which includes a separate garage at one end of the building and stables and equine facilities at the other, is also identified as a character-defining element.

The original garage will remain a separate space for storage, with possible future use as a workshop. The trench that is a distinctive part of the stables and equine facilities will remain in place, but will be covered. Posts that separated the stables and equine facilities from the rest of the Garage and Stables space will largely be removed to open up the floor plan for its new use.

Proposed changes to the interior include:

- Doors to the exterior will have new stops added to the interior with compression seals added. Doors and windows that will be fixed shut will have sealed glazing units added to the interior to allow efficient conditioning of the interior space while maintaining the building's appearance from the exterior and allowing visibility from the interior.
- Perimeter walls will be upgraded to allow the conditioning of the interior space by the addition of mineral wool batt insulation and air and vapour barriers. This will require the removal of existing tongue and groove (T&G) fir on the inside of the north wall and portions of the west wall which will be replaced in their original locations. The remainder of the exterior walls will have new T&G Douglas fir in a clear finish to clearly differentiate it from the significantly darkened original.
- As the intention is for the new studio to be universally accessible, the interior floor will be built-up to have only one finished floor height at the level of the sills of the north facade doors. This will require the covering of identifiable features such as the clean-out trenching for the stable floor which will be carefully documented for inclusion on didactic panels drawing attention to original character-defining features, and all modification will be reversible to reveal these features should that be desired at some point in the future. Posts which formed part of the stables that need to be removed will be documented and included on didactic panels.
- The interior space is significantly constrained by the number of structural posts distributed around the main floor interior and new glulam beams will be added with this project to minimize the number of interruptions (posts) and maintain sight lines for the safety of users

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of the space. Existing features such as the bridle hanging pegs on posts that need to be removed will be restored to the wall separating the waiting area from the studio space with explanatory text.

5.0 NEXT STEPS

With Council adoption of the recommendations in this report, staff would issue the Heritage Alteration Permit for the Fairacres Garage and Stables and process the proposed approvals associated with this project to ensure the successful completion of this heritage project.



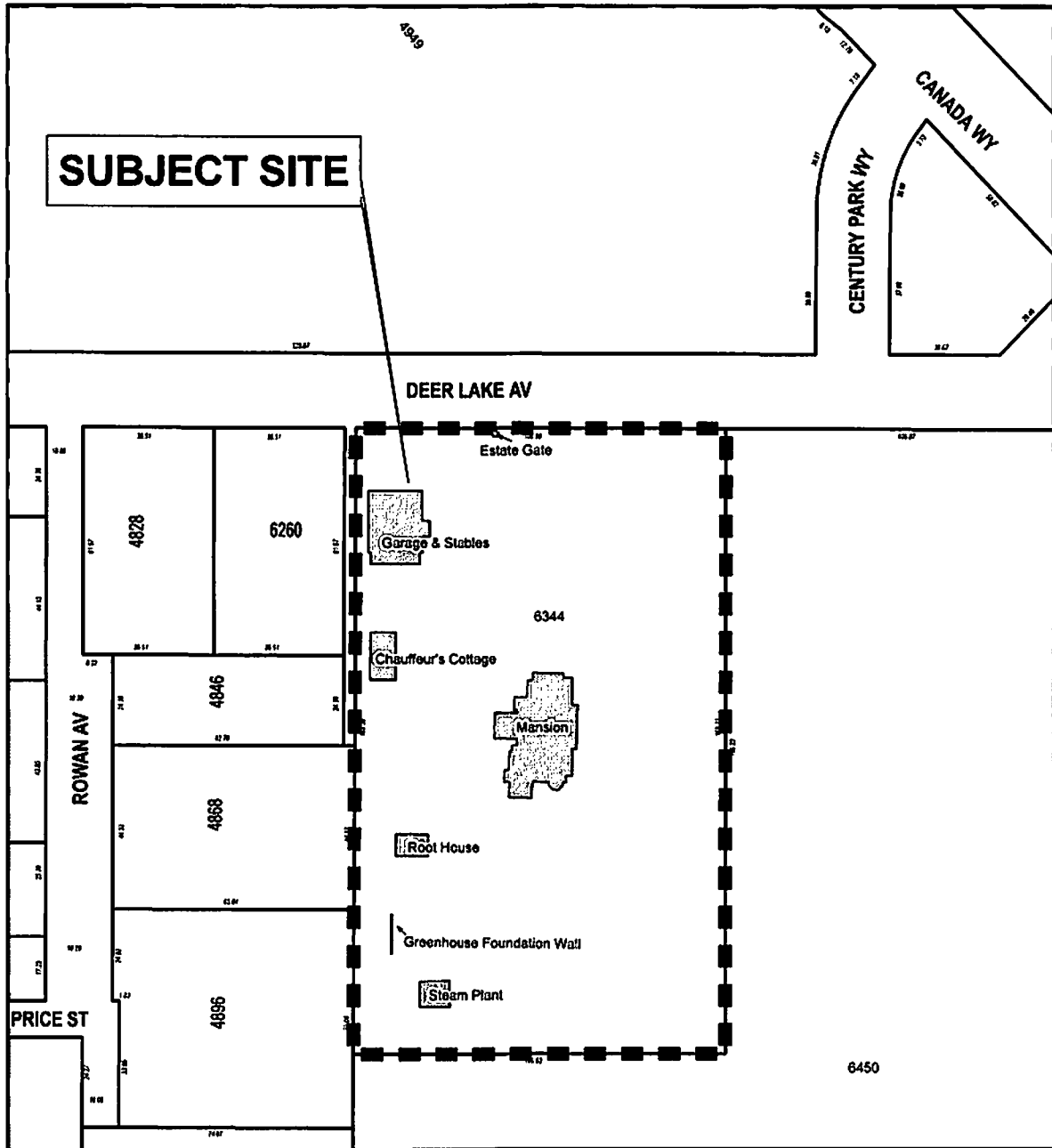
for: E.W. Kozak, General Manager
PLANNING AND DEVELOPMENT

LC:sa

Attachments

Copied to: Chief Administrative Officer
Deputy Chief Administrative Officer and Chief Financial Officer
General Manager Parks, Recreation and Cultural Services
City Clerk

R:\Long Range Clerical\DOCS\LC\Committee Reports\2022\Heritage Alteration Permit 6344 Deer Lake Ave (2022.04.14).docx



PLANNING AND DEVELOPMENT DEPARTMENT



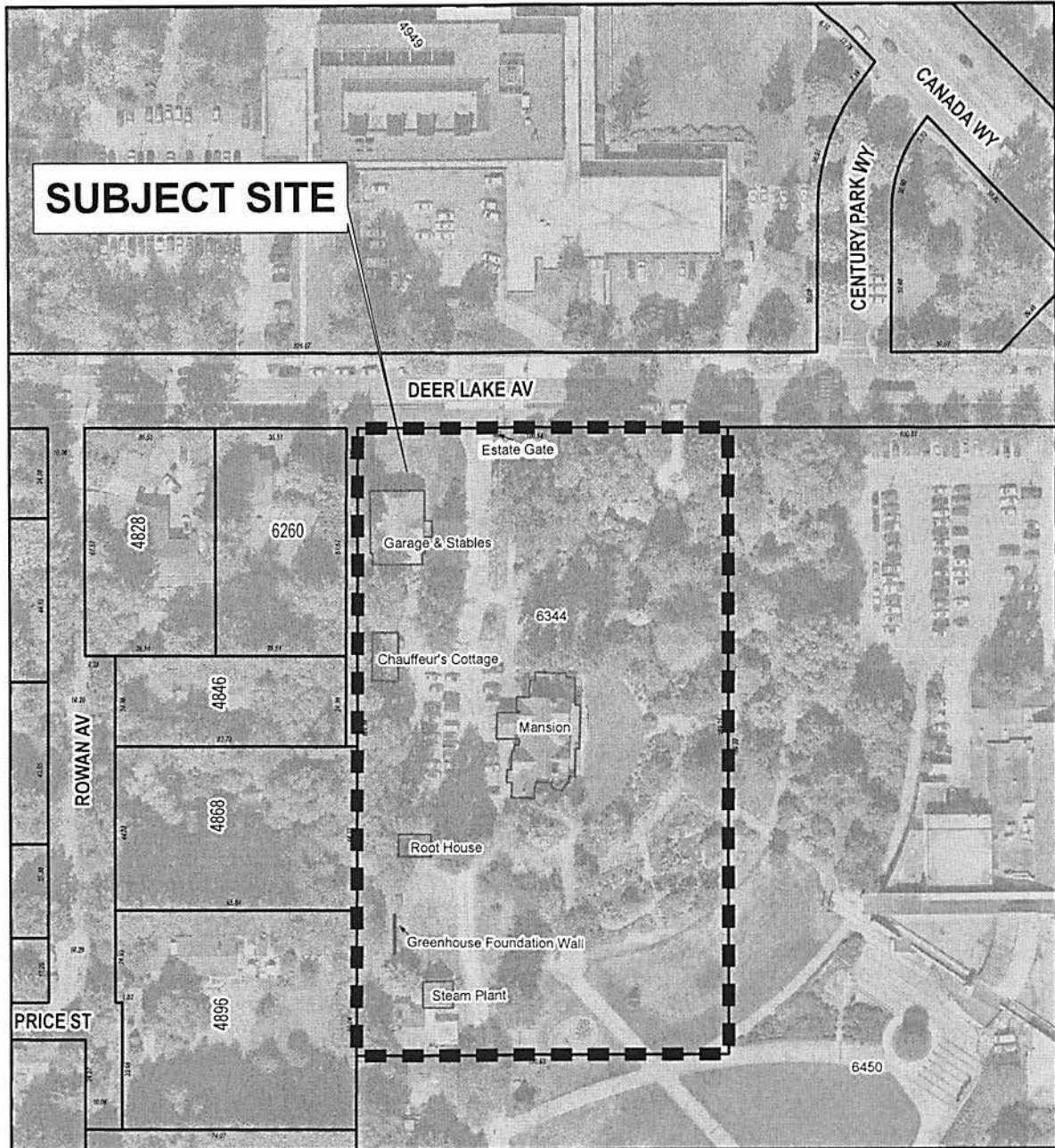
Date: MAR 1 2022

scale: 1:1,750

Drawn By: RW

6344 DEER LAKE AVENUE

 Subject Site



PLANNING AND DEVELOPMENT DEPARTMENT




Date:
MAR 1 2022

scale:
1:1,750

Drawn By:
RW

6344 DEER LAKE AVENUE

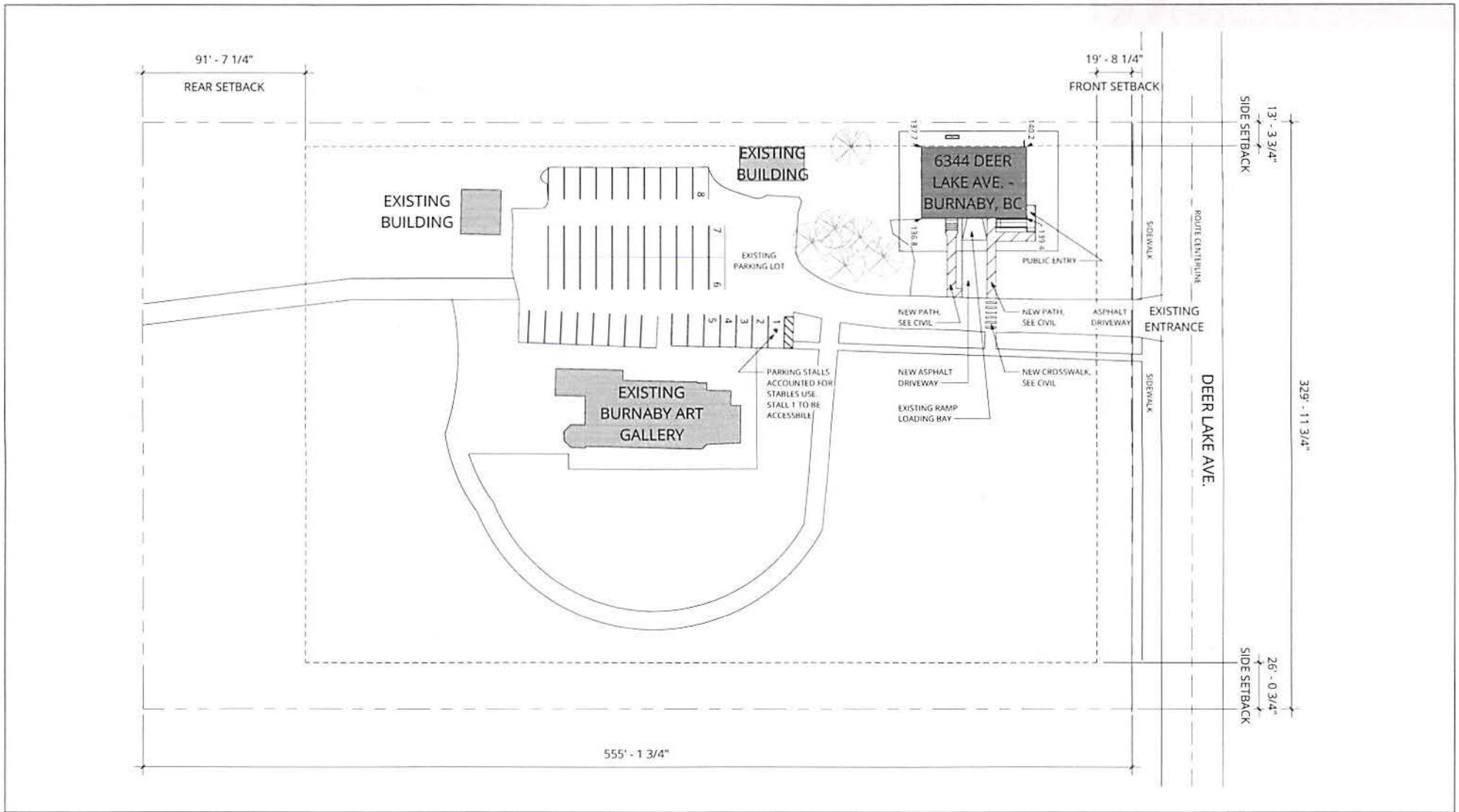
 Subject Site



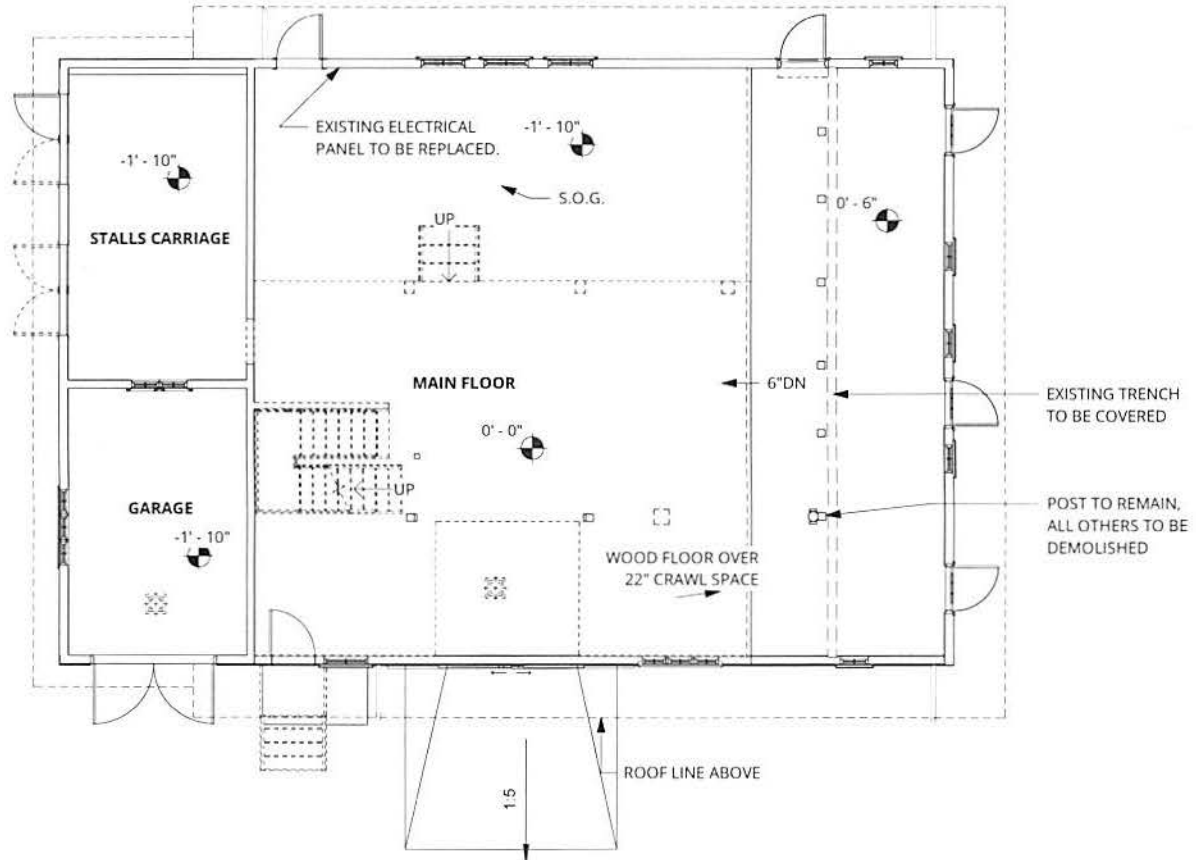
A 1915 photograph of the Fairacres Estate, with the Garage and Stables building visible on the right. Henry and Grace Ceperley are on the lawn in front of the mansion with their three children. (CBA 241-009)



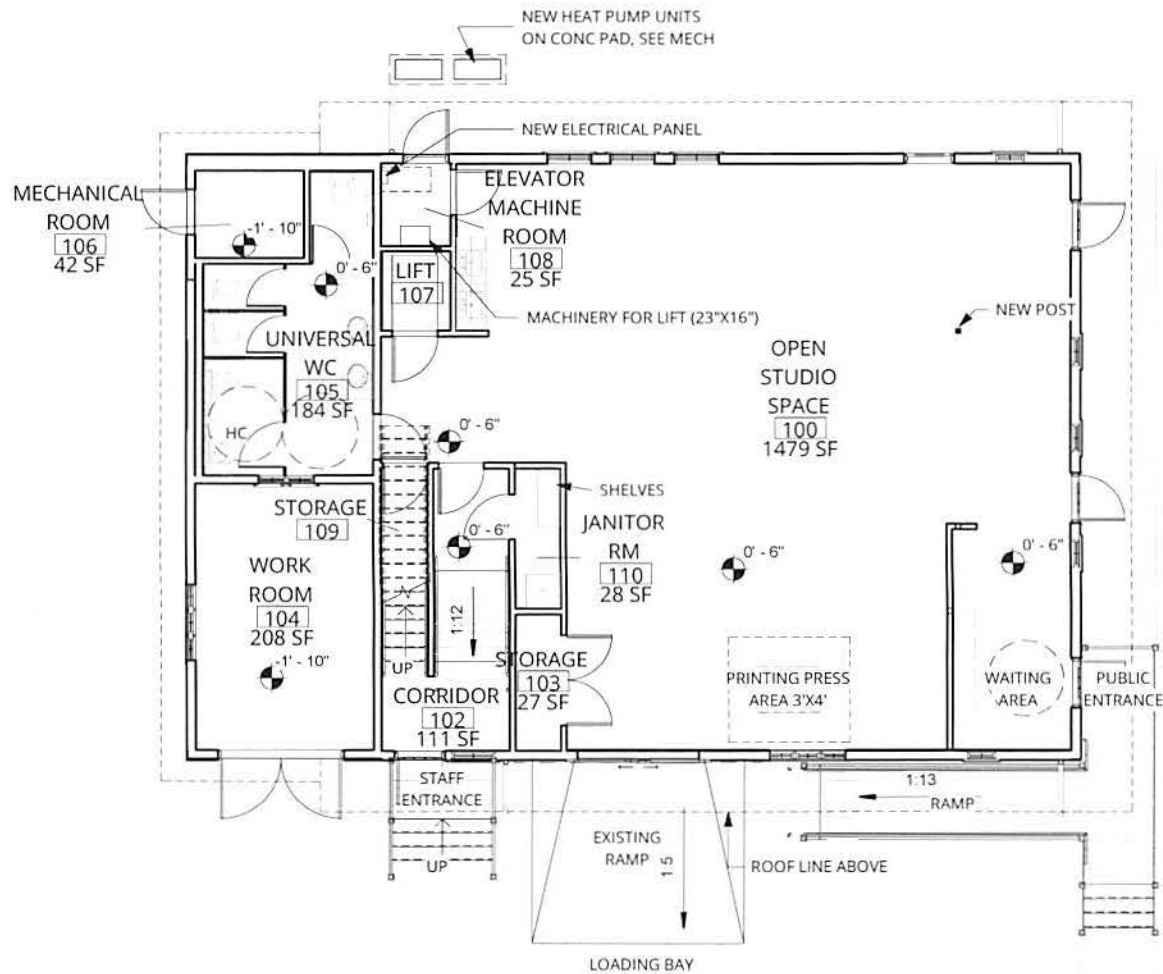
Garage and Stables Building, 2019.



 IREDALE ARCHITECTURE 220 - 12 Water Street, Vancouver, BC V6B 1A5 604-736-5581 iredale.ca	FAIRACRES ADAPTIVE REUSE <small>6344 DEER LAKE AVE. - BURNABY, BC</small>		Date 24 FEB '22		Project No. 21031	
	Drawing Title Heritage Alteration Site Plan		Scale 1" = 50'-0"		Phase No. 05	
			Drawn FL		Check DG	
				Sheet No. HA100		



① Existing Ground Floor Plan
1/8" = 1'-0"



① Proposed Ground Floor Plan
1/8" = 1'-0"

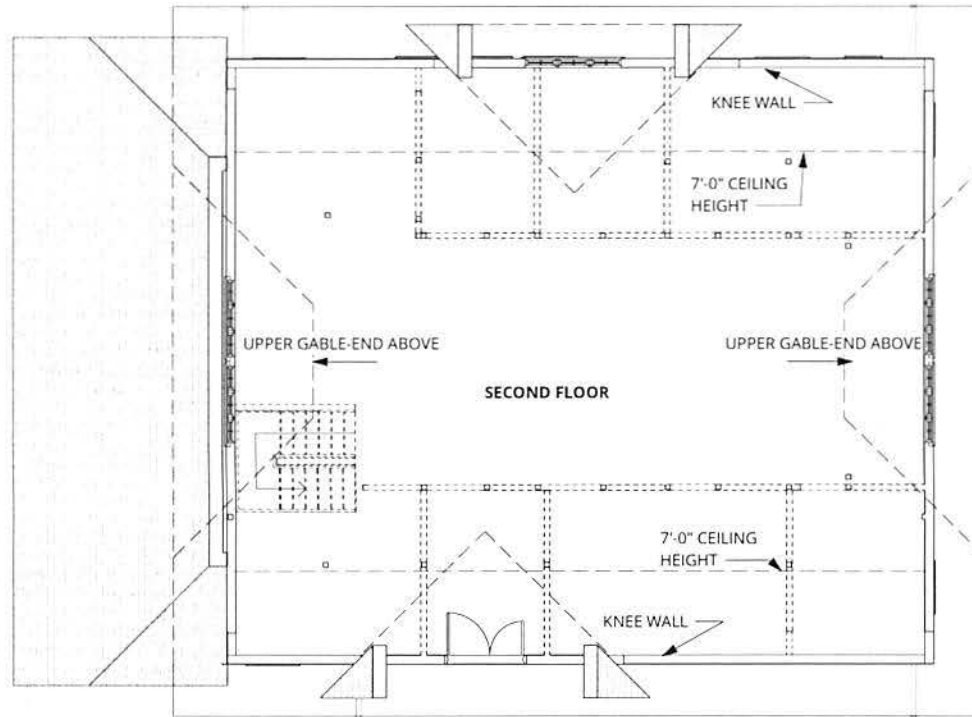
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604-736-5581 iredale.ca

FAIRACRES ADAPTIVE REUSE
8348 DEER LAKE AVE. - BURNABY, BC

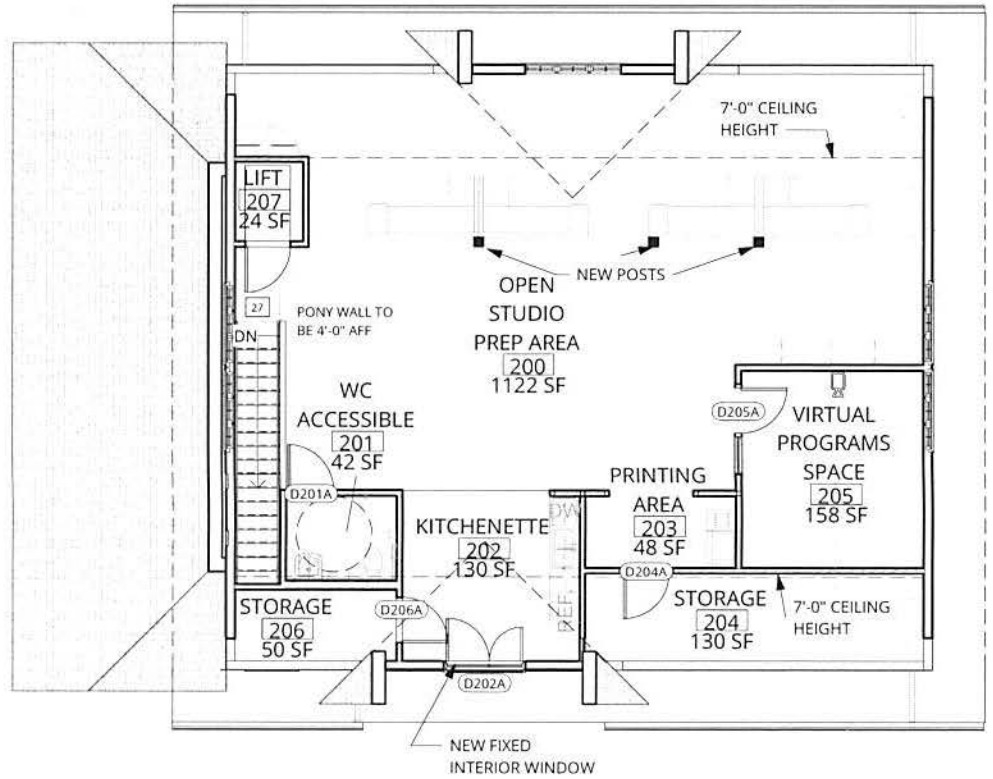
Heritage Alteration Proposed Ground Floor Plan

Date	24 FEB '22	Project No.	21031	
Scale	1/8" = 1'-0"	Phase No.	05	Sheet No.
Drawn	FL	Check	DG	HA102

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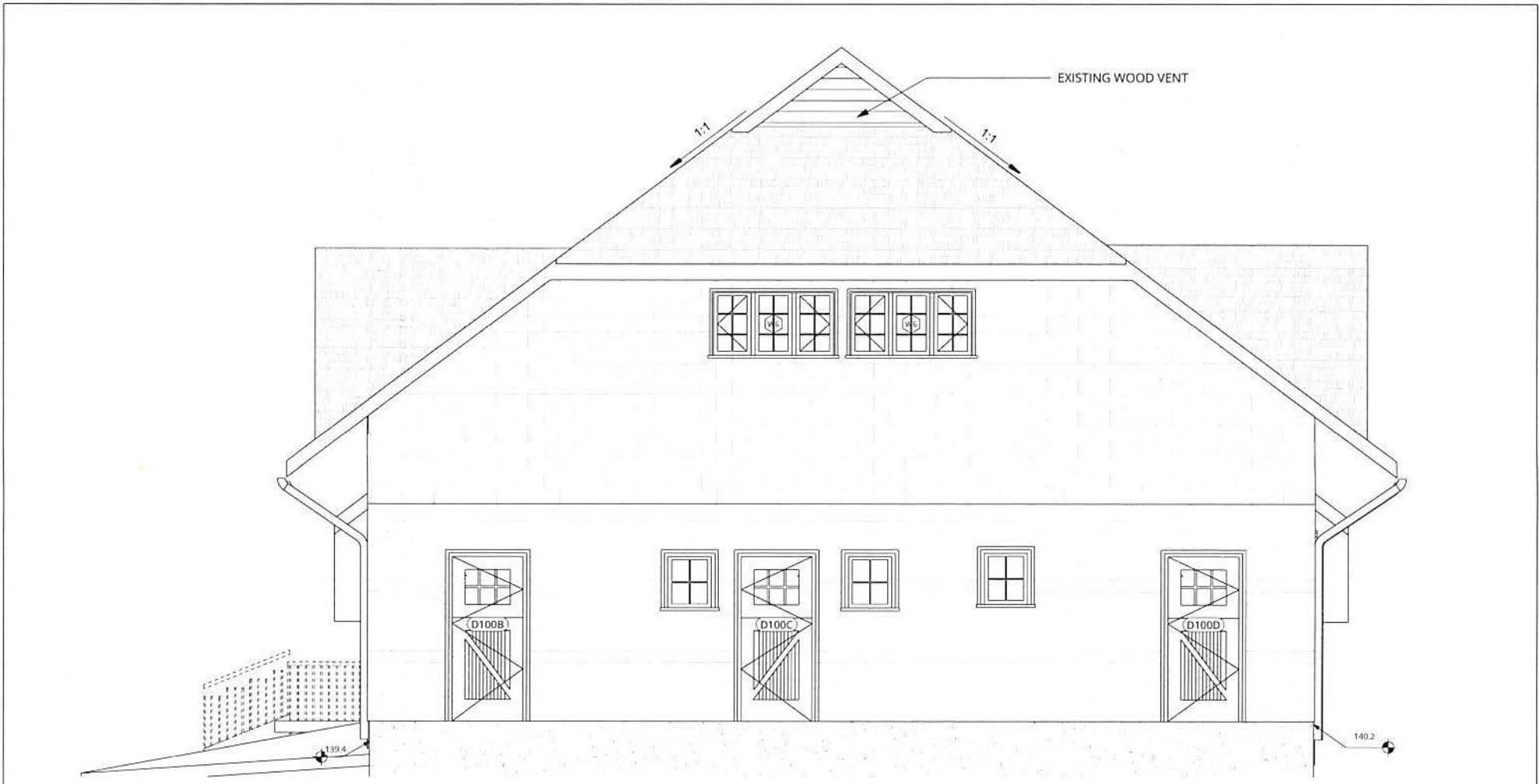


① Existing Second Floor Plan
 1/8" = 1'-0"




1 Proposed Second Floor Plan
1/8" = 1'-0"

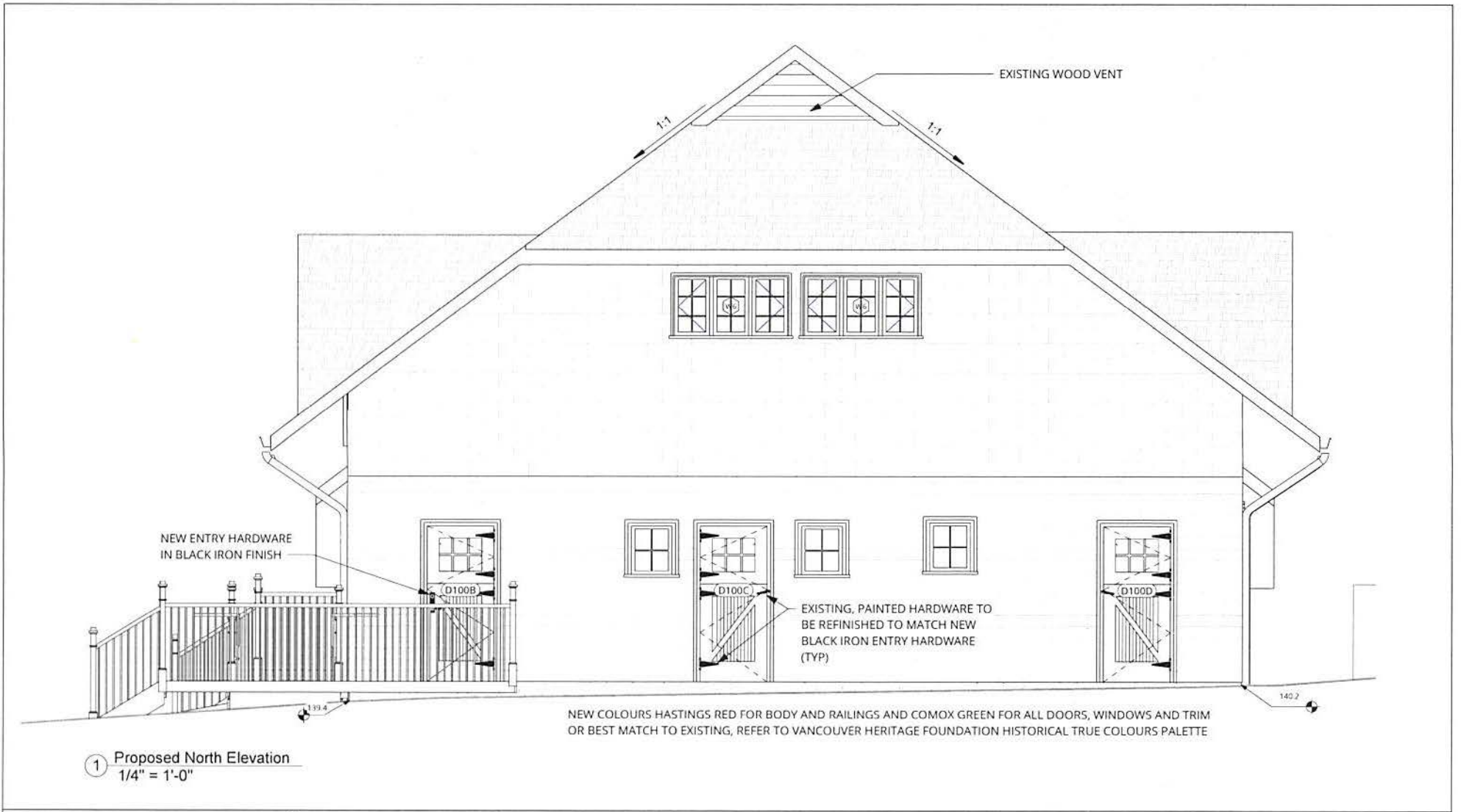
Date		24 FEB '22		Project No.		21031	
Scale		1/8" = 1'-0"		Phase No.		05	
Drawn	FL	Check	DG	Sheet No.		HA104	




① Existing North Elevation
1/4" = 1'-0"

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	Drawing Title Heritage Alteration Existing North Elevation		Scale	1/4" = 1'-0"		Phase No.	05		Sheet No.
			Drawn	FL	Check	DG			

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1 Proposed North Elevation
1/4" = 1'-0"

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	<p>Heritage Alteration Proposed North Elevation</p>		<p>Scale: 1/4" = 1'-0"</p>		<p>Phase No: 05</p>	
			<p>Drawn: FL Check: DG</p>		<p>Sheet No: HA106</p>	
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① Existing East Elevation
1/4" = 1'-0"

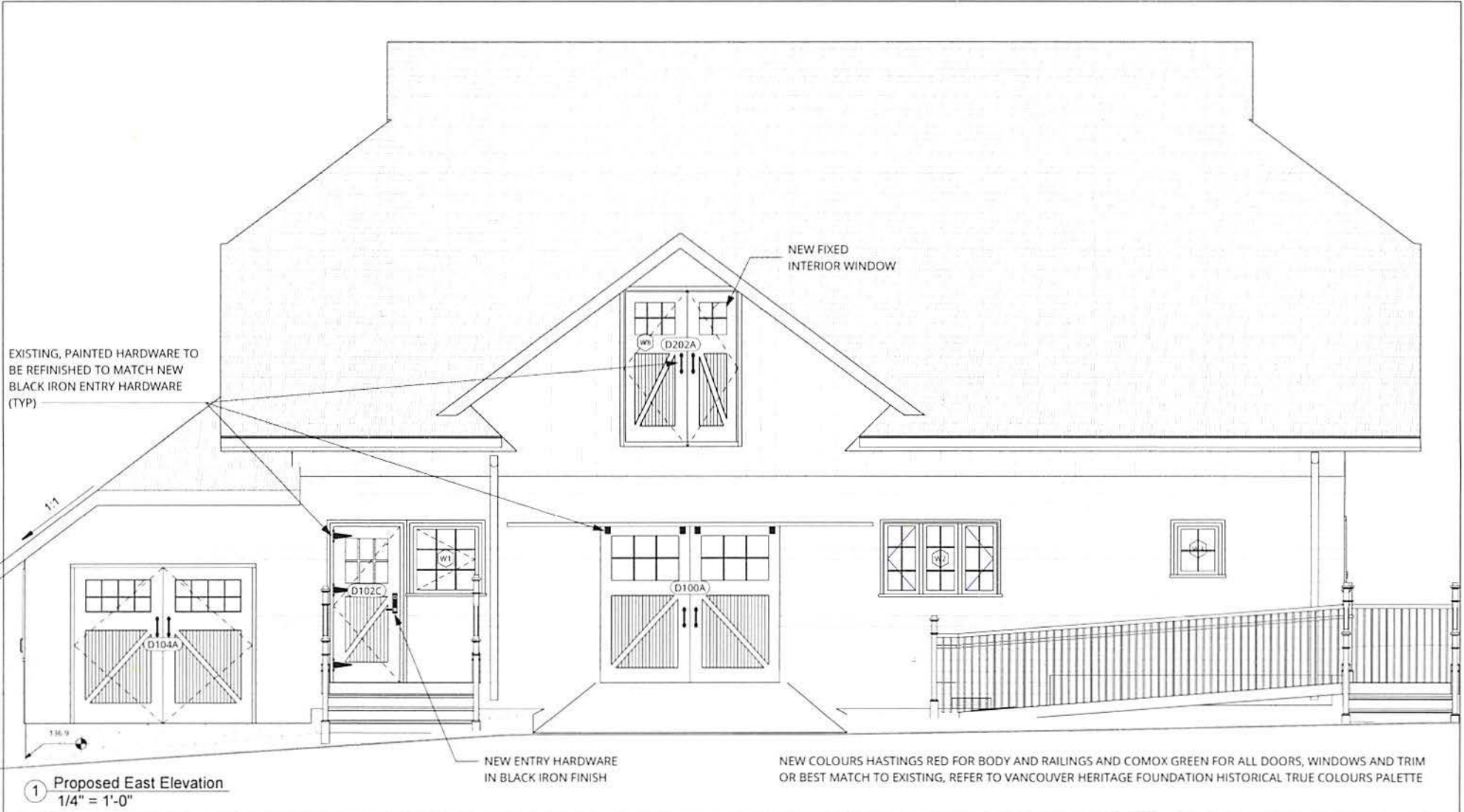
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FAIRACRES ADAPTIVE REUSE

834 DEER LAKE AVE. BURNABY BC

Heritage Alteration Existing East Elevation

Date	24 FEB '22	Project No.	21031
Scale	1/4" = 1'-0"	Phase No.	05
Drawn	FL	Check	DG
		Sheet No.	HA107



1 Proposed East Elevation
1/4" = 1'-0"

NEW ENTRY HARDWARE
IN BLACK IRON FINISH

NEW COLOURS HASTINGS RED FOR BODY AND RAILINGS AND COMOX GREEN FOR ALL DOORS, WINDOWS AND TRIM
OR BEST MATCH TO EXISTING, REFER TO VANCOUVER HERITAGE FOUNDATION HISTORICAL TRUE COLOURS PALETTE

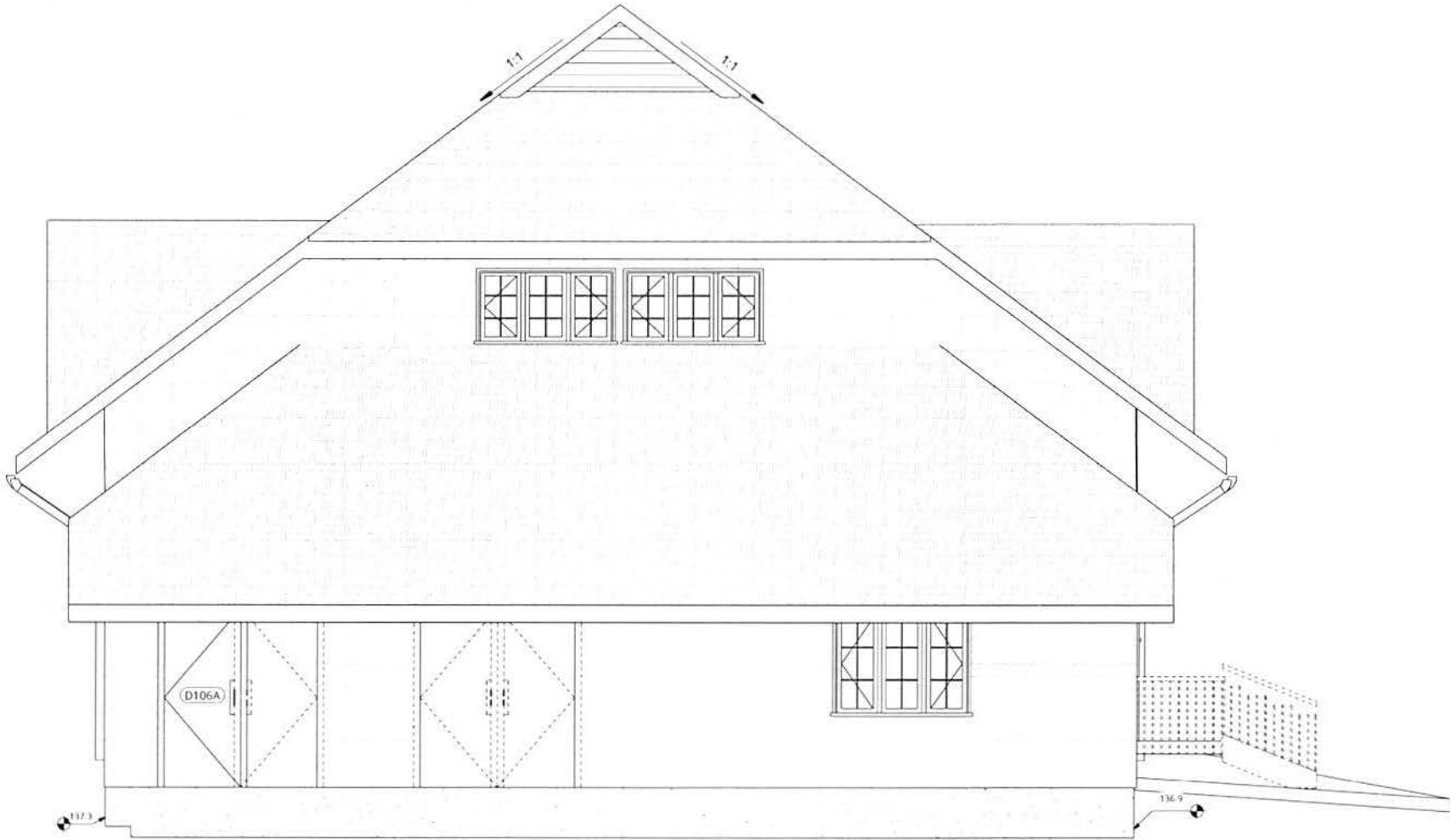
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FAIRACRES ADAPTIVE REUSE

5141 DEER LAKE AVE. BURNABY BC

Heritage Alteration Proposed East Elevation

Date	24 FEB '22	Project No.	21031	
Scale	1/4" = 1'-0"	Phase No.	05	Sheet No.
Drawn	FL	Check	DG	HA108



① Existing South Elevation
1/4" = 1'-0"

IREDALE
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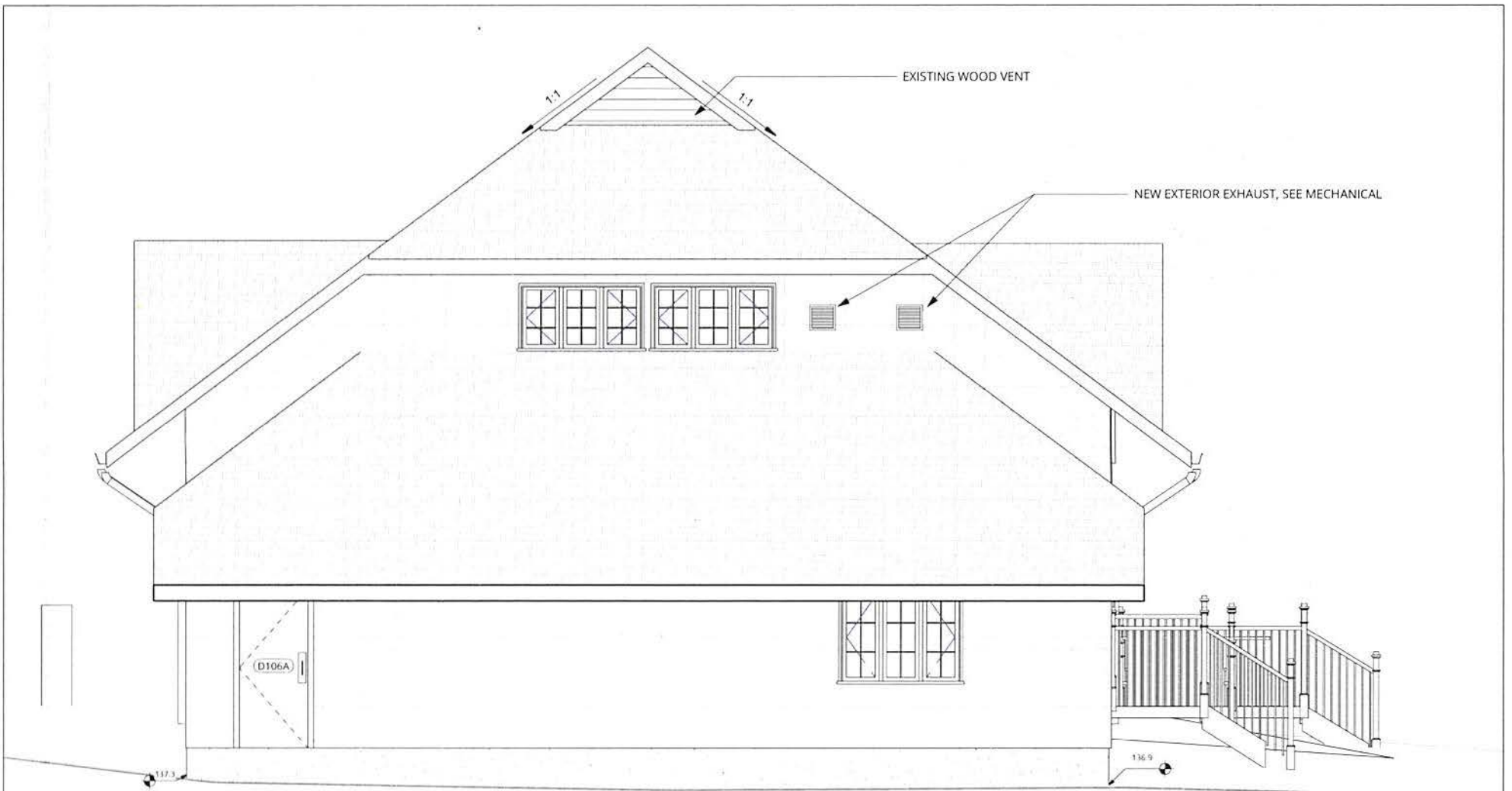
FAIRACRES ADAPTIVE REUSE

8348 DEER LAKE AVE. SUDBURY, ON

Heritage Alteration Existing South Elevation

Drawing Title

Date	24 FEB '22	Project No.	21031	
Scale	1/4" = 1'-0"	Phase No.	05	Sheet No.
Drawn	FL	Check	DG	HA109




EXISTING WOOD VENT

NEW EXTERIOR EXHAUST, SEE MECHANICAL

(D106A)

① Proposed South Elevation
1/4" = 1'-0"

NEW COLOURS HASTINGS RED FOR BODY AND RAILINGS AND COMOX GREEN FOR ALL DOORS, WINDOWS AND TRIM OR BEST MATCH TO EXISTING, REFER TO VANCOUVER HERITAGE FOUNDATION HISTORICAL TRUE COLOURS PALETTE

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	Drawing Title Heritage Alteration Proposed South Elevation		Scale 1/4" = 1'-0"		Phase No. 05	Sheet No. HA110
				Drawn FL	Check DG	

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① Existing West Elevation
1/4" = 1'-0"

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ARCHITECTURE
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604-736-5581 iredale.ca

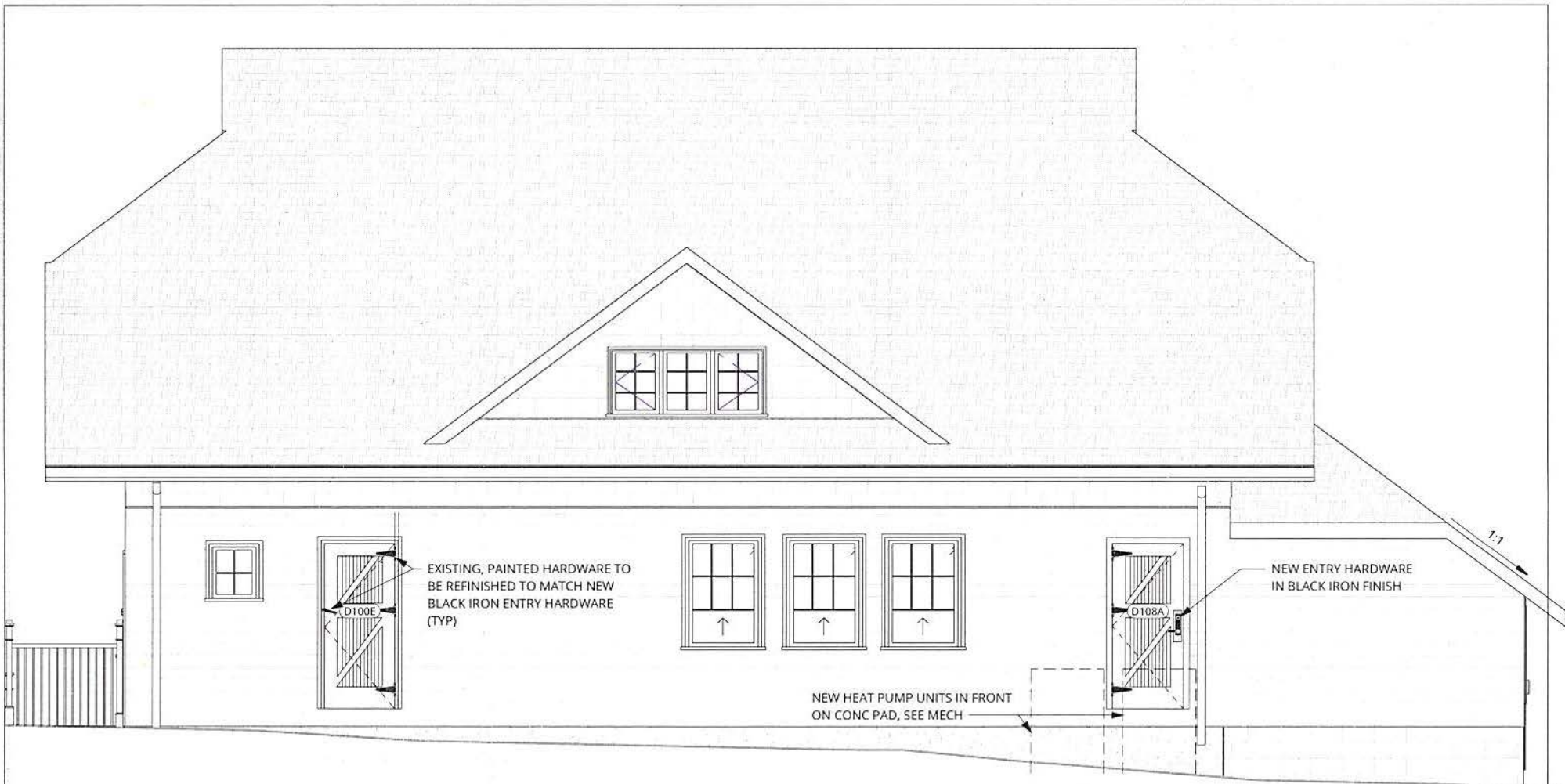
FAIRACRES ADAPTIVE REUSE

8346 DEER LAKE AVE - BURNABY, BC

Heritage Alteration Existing West Elevation

Drawing Title

Date	24 FEB '22	Project No.	21031	
Scale	1/4" = 1'-0"	Phase No.	05	Sheet No.
Drawn	FL	Check	DG	HA111



① Proposed West Elevation
1/4" = 1'-0"

NEW COLOURS HASTINGS RED FOR BODY AND RAILINGS AND COMOX GREEN FOR ALL DOORS, WINDOWS AND TRIM OR BEST MATCH TO EXISTING, REFER TO VANCOUVER HERITAGE FOUNDATION HISTORICAL TRUE COLOURS PALETTE

137.3

 <p>IREDALE ARCHITECTURE 220 - 12 Water Street, Vancouver, BC V6B 1A5 604-736-5581 iredale.ca</p>	<p>FAIRACRES ADAPTIVE REUSE</p> <p>8344 DEER LAKE AVE - BURNABY, BC</p> <p>Heritage Alteration Proposed West Elevation</p>	Date	24 FEB '22	Project No.	21031
		Scale	1/4" = 1'-0"	Phase No.	05
Drawing Title		Drawn	FL	Check	DG

FLOOR FINISH

	FF-01	MARMOLEUM DOVE BLUE 305335
	FF-02	STONE TILE RAWTECH DUST MATTE 30x60
	FF-03	CARPET TILE- INTERFACE 106478 CLOUD COVER FOG W/ 103797 AZURE ACCENTS
	FF-04	EXISTING CONCRETE FLOOR
	FF-05	TACTILE WARNING STRIP

INTERIOR FINISH LEGEND

WALL

TG-01	TONGUE-AND-GROOVE SIDING W/ CLEAR COAT
PT-01	PAINT FINISH - BENJAMIN MOORE - CC-20 DECORATOR'S WHITE
PT-02	PAINT FINISH - BENJAMIN MOORE - HC-152 WHIPPLE BLUE
CT-01	CERAMIC WALL TILE - WHITE GLOSSY GW210 JULIAN TILE - 64X240mm
WB-01	WALL BASE - JOHNSONITE 92 BLUE LAGOON

LAMINATE

PL-01	PLAM - PIONITE AE100-PV LITTLE BLACK DRESS
PL-02	PLAM - PIONITE PFA60-SD NEGOTIATING IN GENEVA
PL-03	PLAM - WILSONART 8234K BELAIR
PL-04	PLAM - NEVAMAR S3068-T SUNKEN TREASURE

FINISH NOTES:

1. TONGUE-AND-GROOVE SIDING TO BE DOUGLAS FIR, T-15322 FLAME SPREAD 40 PER CAN/ULC-S102
2. NEW GWB WALLS TO BE PAINTED PT-01 UNO
3. ALL EXTERIOR FINISHES TO MATCH EXSTING, REFER TO VANCOUVER HERITAGE FOUNDATION HISTORICAL TRUE COLOURS PALETTE



FAIRACRES ADAPTIVE REUSE

8447 DEER LAKE AVE - BURNABY, BC

Drawing Title:

Heritage Alteration Finishes Schedule

Date	24 FEB '22	Project No.	21031
Scale	1/4" = 1'-0"	Phase No.	05
Drawn	FL	Check	DG
		Sheet No.	HA113