

Re: SPROTT-LUBBOCK FARM

- a. LETTER AND BRIEF FROM MISS HAZEL SIMNETT WHICH APPEARED ON THE AGENDA OF THE AUGUST 7, 1975 MEETING OF COUNCIL (Item 4e)
- b. ITEM 25, REPORT NO. 53, AUGUST 18, 1975
- c. LETTER FROM MRS. A. LESLEY WHICH APPEARED ON THE AGENDA OF THE SEPTEMBER 8, 1975 MEETING OF COUNCIL (Item 4m)
- d. ITEM 7, REPORT NO. 58, SEPTEMBER 15, 1975
- e. LETTER FROM MRS. E. DERRICK WHICH APPEARED ON THE AGENDA OF THE SEPTEMBER 22, 1975 MEETING OF COUNCIL (Item 3g)
- f. LETTER FROM MR. ARCHIE W. MILLER WHICH APPEARED ON THE AGENDA OF THE SEPTEMBER 29, 1975 MEETING OF COUNCIL (Item 3e)

Council on August 18 and September 15, 1975, was advised that the Planning Department would prepare a report on the preservation of the Sprott-Lubbock Farm on Canada Way. It will be recalled that preservation of the farm was recommended by Miss Hazel Simnett, President of the Century Park Museum Association, Mrs. A. Lesley, Mrs. E. Derrick, Secretary to the Burnaby Historical Society and Mr. Archie W. Miller of the New Westminster Historical Centre and Museum in their correspondence to Council.

Following is a report from the Director of Planning on the Sprott-Lubbock Farm.

RECOMMENDATIONS:

1. THAT the Director of Planning's recommendations be adopted; and
2. THAT copies of the report be sent to those persons who have corresponded with Council on this matter.

\* \* \* \* \*

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
SUBJECT: SPROTT-LUBBOCK FARM

PLANNING DEPARTMENT  
OCTOBER 1, 1975

I INTRODUCTION

Recently Council received correspondence concerned with the preservation of the Sprott-Lubbock farm at 5740 Canada Way (see Sketch 1, attached). The Planning Department has been requested to submit a report discussing the implications of preserving the structures and surrounding farm lands. The report was to consider the existing Area Plan involving the site, possible methods of acquiring and maintaining the lands and buildings, and future uses to which the farm could be put if preserved.

II HISTORY OF THE FARM

The following history has been paraphrased from a brief prepared by John Adams, Curator, Heritage Village.

The farm is located in central Burnaby, an area once noted for its fine farms, especially those cultivating strawberries. This particular farm, however, was involved in dairy production. The land on which the farm is located plus a much greater area surrounding it was granted by the Crown to Henry Welch in 1865. In 1899 the farm passed into the hands of Louis Edgar Sprott who built a home and farm building either during that year or the year previous. Louis Edgar Sprott's brother, Charles F. Sprott, was Reeve of Burnaby in 1904-05. His home, located further west along Canada Way became the Dania Home which has since been demolished.

The present occupant's parents purchased the farm in 1913. Over the years, virtually no changes have been made to the exterior of the house. Inside, renovations have been sympathetic to the old house and most of the original features and details such as wooden moldings, doors, fireplace, and staircase remain unchanged. However, the house and farm buildings are in need of some repair and maintenance (painting, replacement of some moldings and other details, replacement of some structural members).

Re: Sprott-Lubbock Farm  
Page 2

ITEM 14  
MANAGER'S REPORT NO. 65  
COUNCIL MEETING Oct. 14/75

### III. MERITS OF PRESERVATION

The history of Burnaby is relatively recent as compared to even Vancouver or New Westminster. Compared with these nearby centres, Burnaby has few old buildings of architectural or historical significance. But, this is not surprising as, historically, Burnaby had always been a working class suburb and farming area. Most of the buildings constructed were, as a result, modest and functional. Nevertheless, these simple buildings are our history. Dr. Nancy Oliver of the Vancouver Planning Department recently made this statement in Heritage Canada (Vol.1, No.5, Spring 1975, p.8):

To many people Heritage Preservation concerns only the architectural masterpieces or the oldest surviving buildings. Unfortunately that approach neglects the many good vernacular buildings scattered throughout our older neighbourhoods. It is the worker's home or the typical store which communicates a feeling of the time period in a way that a mansion never can.

Speaking of area conservation, John Punter of York University has observed in the same publication:

The emphasis upon area conservation marks a change from individual buildings to stress upon the atmosphere, ambience and context of total areas. Such emphasis constitutes a major step forward in both the scale and sophistication of heritage conservation. Such emphasis-- neither static nor retrogressive, but dynamic and progressive -- underlines the need to maintain unique and diverse areas in centres that suffer from too much homogeneity, too much sameness.

The Sprott-Lubbock farm is the last remaining farm in Central Burnaby. The farmhouse is the oldest home still standing in Burnaby. Its design, setting, materials and workmanship reflect the domestic feeling of a past era. The farm buildings and their setting reflect a style of life which was once common in Burnaby. As a means of implanting the impact of this time, place and life style on our consciousness, the preservation of the farm buildings, house and surrounding lands has merit.

### IV. METHODS AND IMPLICATIONS OF PRESERVATION

Area Plan (Canada Way, Burris Street, Trans Canada Highway, Sperling-Freeway Interchange) designates these farm lands and a parcel adjacent to the west as being suitable for Group Housing under R8 zoning (Sketches 2 and 3 attached). The Area Plan would require an amendment in order to incorporate the preservation of the farm buildings in their historical context with some surrounding lands. The amendments would involve the designation of approximately two acres of the farm lands as a heritage farm site (see Sketch 4 attached). This review of the Area Plan will involve a re-examination of the density proposed, including a review of the R8 zoning criteria in recognition of the concerns which have been expressed by Council and the public with respect to past R8 zoning proposals.

The adoption of this amendment to the Area Plan is contingent upon realizing a suitable means to acquire the farm lands and buildings and developing an appropriate use and maintenance/caretaking program for the proposed heritage farm site.

An appropriate use of the heritage structures must have vitality today and also reflect a feeling of the past. The ideal use which reflects the past history and style of life and is also a lively use today, is to develop the site as an annex to Heritage Village. The Village shows our urban heritage and the farm would show our rural/agricultural heritage. As pointed out by John Adams, Curator, Heritage Village, there is not sufficient space on the Heritage Village site to show this aspect of our past. The house could display domestic settings typical of the turn of the century and the farm buildings could contain typical farm implements. It may also be possible to keep a few horses for children's rides around the farm.

This possibility is dependent upon the willingness and capability (staffing and budgeting) of Heritage Village under the direction of its governing body, the Century Park Museum Association, to assume the responsibility for this farm site. It is recommended that the Association be approached to determine the feasibility of this proposal.

Correspondence has been sent to Heritage Canada, a Federally funded organization involved in promoting the preservation of heritage structures, and the Historic Sites Advisory Board, the Provincial agency responsible for the preservation of Historic buildings in British Columbia. Specifically, we stated our interest in any funding which may be available to aid in the preservation of heritage areas and structures and procedures involved in obtaining same. Further to these efforts, the Century Park Museum Association, or the Burnaby Historic Society may be aware of other means to obtain funding for the acquisition, restoration and maintenance of these buildings and lands. It is recommended that they be approached in this regard. A further alternative which may be pursued is the possibility of the present owners of the farm lands donating a portion of their lands to the people of Burnaby with the understanding that the land involved is to become a historic site for perpetuity. It is suggested that the Century Park Museum Association and the Burnaby Historical Society consider this possibility in their search for suitable methods of acquisition.

If suitable funding or other methods of acquiring the lands cannot be obtained, or if Heritage Village is not prepared to assume the responsibility for the expansion of its program to include these farm lands, then a second alternative must be sought.

This alternative would involve the incorporation of the farm house into a suitable plan of development under the Group Housing (R8) zoning designation. The house could be restored and renovated in a manner sympathetic to its original architectural style and used either as a single family residence or as a communal facilities building for the future housing project. A covenant could be placed on the house such that it would be open to historians, students and interested citizens two or three times a year, with tours conducted by the Curator of Heritage Village.

Depending upon which of these alternatives is adopted, either just the house, or the house, farm buildings and surrounding lands, should be designated as heritage building(s) or lands. The implications of such a designation is made clear in the Municipal Act as follows:

Re: Sprott-Lubbock Farm  
Page 4

ITEM 14  
MANAGER'S REPORT NO. 65  
COUNCIL MEETING Oct. 14/75

714A (1) The Council may, by by-law, subject to the approval of the Lieutenant-Governor in Council, designate any buildings, structures, or lands, in whole or in part, as heritage buildings, structures, or lands for the purpose of preserving evidences of the municipality's history, culture, and heritage for the education and enjoyment of present and future generations.

(2) A building, structure, or land designated by the Council shall not be demolished or built upon, as the case may be; nor shall the facade or exterior of the building or structure be altered, except with the approval of the Council.

(3) In exercising the power under this section, the Council shall have due regard to the following considerations:

- (a) The need for preserving heritage buildings, structures, or lands which collectively represent a cross-section of all periods and styles in the municipality's historic and cultural evolution:
- (b) The costs and benefits of the preservation:
- (c) The compatibility of preservation with other lawful uses of the buildings, structures, or lands.

It is recommended that any such designation await a reply from the Century Park Museum Association as to the feasibility of the first outlined proposal. In the interim, any applications for Demolition Permits for these affected buildings will be brought to the attention of the Planning Department as outlined in our report of September 10, 1975, and immediately reported to Council for direction.

V. RECOMMENDATIONS:

It is recommended:

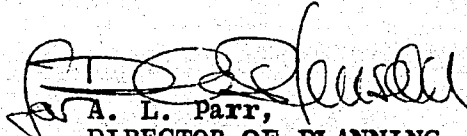
1. THAT Council endorse the concept of establishing a site of approximately 2 acres (see Sketch #4, attached) as a heritage farm site as described in this report, contingent upon realizing a suitable means to obtain the farm lands and buildings, and developing an appropriate use and maintenance/caretaking program in conjunction with Heritage Village.
2. THAT Council agree to consider amendments to the Area Plan (Canada Way, Burris Street, Trans Canada Highway, Sperling-Freeway Interchange) contingent upon the conditions as outlined in Recommendation #1.
3. THAT the Planning Department report on any funding which may be available through Heritage Canada and the Historic Sites Advisory Board to aid in the preservation of these heritage lands and structures.

Re: Sprott-Lubbock Farm  
Page 5

ITEM 14  
MANAGER'S REPORT NO. 65  
COUNCIL MEETING Oct. 14/75

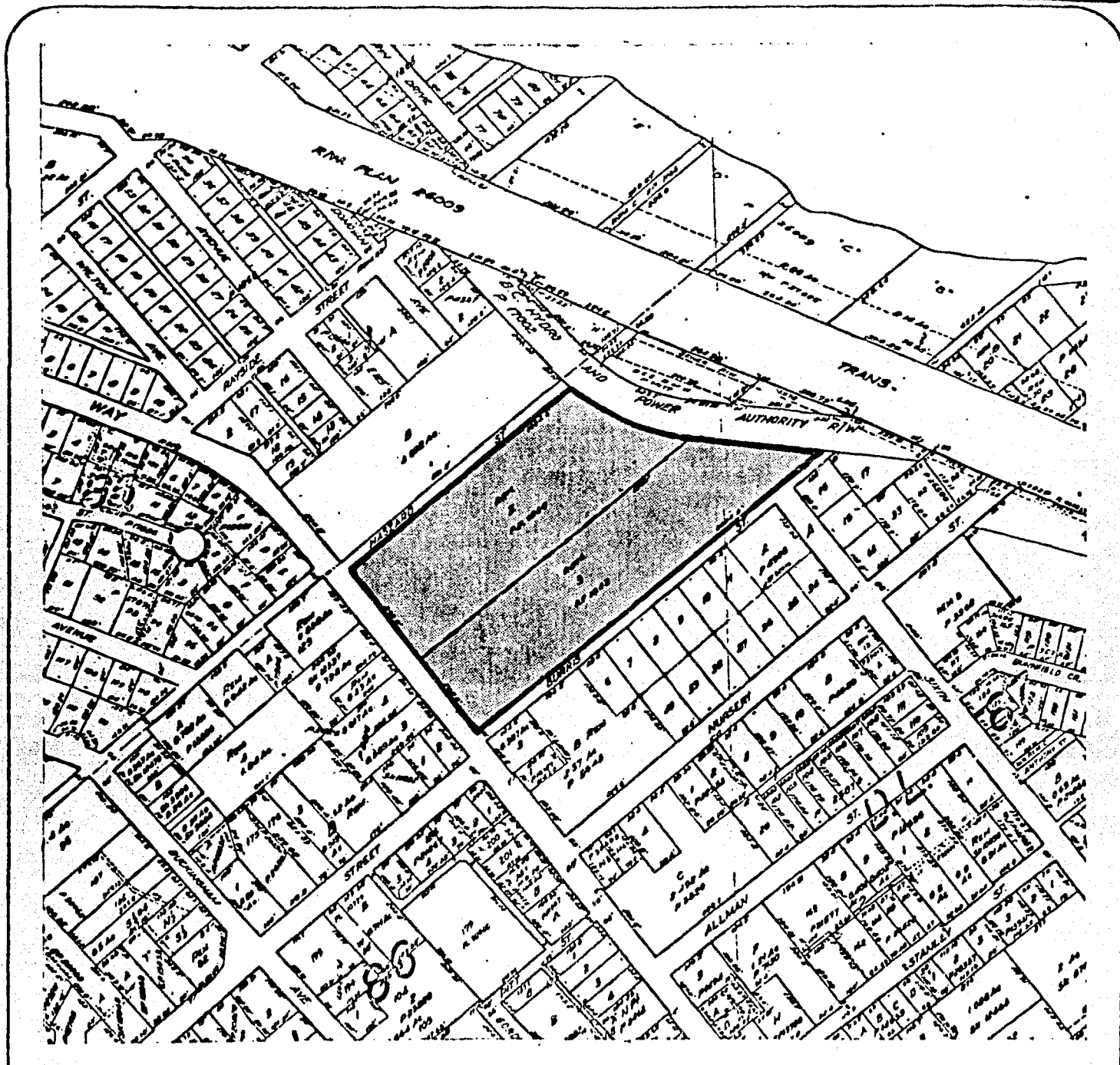
4. THAT the Century Park Museum Association, governing body of Heritage Village, be requested to report on its willingness and capability (staffing and budgeting considerations) to assume the responsibility for the restoration, maintenance and managing of the proposed heritage farm site.
5. THAT the Century Park Museum Association and the Burnaby Historical Society be requested to look into means of acquiring the portion of the farm site (approximately two acres) desirable for heritage preservation.

*And*  
CBR:ea  
Attchmt.

  
A. L. Parr,  
DIRECTOR OF PLANNING

c.c. John Adams, Curator, Heritage Village  
Century Park Museum Association  
Mrs. A. Lesley, 7864 - 17th Avenue, Burnaby, B.C.  
Burnaby Historical Society, 8027 - 17th Avenue, Burnaby, B.C.

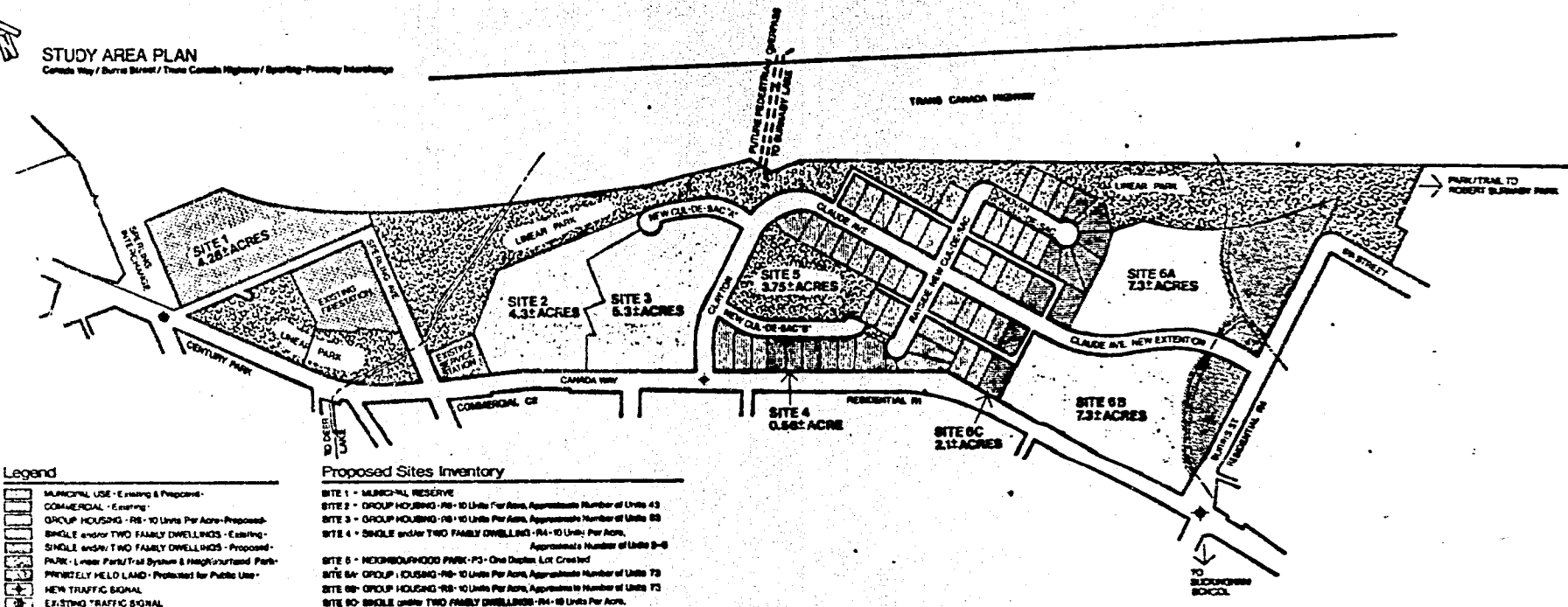
ITEM 14  
MANAGER'S REPORT NO. 65  
COUNCIL MEETING Oct. 14/75



Date	Burnaby Planning Department
OCT. 1975.	
Scale	<u>SPROTT - LUBBOCK FARM</u>
1" = 400'	
Drawn By	SKETCH 1



**STUDY AREA PLAN**  
Canada Way / Burns Street / Trans Canada Highway / Sporting-Privacy Interchange



- Legend**
- MUNICIPAL USE - Existing & Proposed
  - COMMERCIAL - Existing
  - GROUP HOUSING - R8 - 10 Units Per Acre - Proposed
  - SINGLE and/or TWO FAMILY DWELLINGS - Existing
  - SINGLE and/or TWO FAMILY DWELLINGS - Proposed
  - PARK - Linear, Partial System & Highways/road Park
  - PRIVILEGED LAND - Protected for Public Use
  - NEW TRAFFIC SIGNAL
  - EXISTING TRAFFIC SIGNAL
  - ENCLOSED WATERCOURSE
  - OPEN WATERCOURSE
  - SCALE 0" = 200'
  - DATE: JUN. 1974

- Proposed Sites Inventory**
- SITE 1 - MUNICIPAL RESERVE
  - SITE 2 - GROUP HOUSING - R8 - 10 Units Per Acre, Approximate Number of Units 43
  - SITE 3 - GROUP HOUSING - R8 - 10 Units Per Acre, Approximate Number of Units 68
  - SITE 4 - SINGLE and/or TWO FAMILY DWELLINGS - R4 - 10 Units Per Acre, Approximate Number of Units 9-8
  - SITE 5 - NEIGHBOURHOOD PARK - P3 - One Duplex Lot Created
  - SITE 6A - GROUP HOUSING - R8 - 10 Units Per Acre, Approximate Number of Units 73
  - SITE 6B - GROUP HOUSING - R8 - 10 Units Per Acre, Approximate Number of Units 73
  - SITE 6C - SINGLE and/or TWO FAMILY DWELLINGS - R4 - 10 Units Per Acre, Approximate Number of Units 19-20

ITEM 1/A  
MANAGER'S REPORT NO. 65  
COUNCIL MEETING Oct. 14/75

SKETCH 2



SKETCH 3

SITE 6C  
SINGLE & TWO  
FAMILY DWELLINGS (R4)  
2.1± ACRES  
(10 LOTS)

AREA TO BE  
DEDICATED FROM  
SITE 6 FOR  
PARK/TRAIL  
USE

OPEN  
WATERCOURSE

TRANS CANADA HIGHWAY  
FUTURE  
LINEAR PARK

B.C. HYDRO & POWER AUTHORITY  
R/W (NOT USED)

CROSSHATCHED AREA  
TO BE PROTECTED IN  
NATURAL STATE BY  
COVANT AND  
PROVIDED BY  
EASEMENT FOR  
PUBLIC ACCESS

DONOVAN CUL-DE-SAC

SITE 6A  
GROUP HOUSING (R8)  
7.3± ACRES  
(10 UNITS PER  
ACRE)

EXISTING R4  
RESIDENTIAL

CLAUDE AVE. EXTENTION

BURRIS ST.  
RESIDENTIAL (R4)

50' LANDSCAPED BUFFER  
ALONG CANADA WAY

CLAUDE AVE.

SITE 6B  
GROUP HOUSING (R8)  
7.3± ACRES  
(10 UNITS PER ACRE)

RAYSIDE

Scale: 1" = 200'  
Date: June 1974

CANADA WAY

ITEM 14  
MANAGER'S REPORT NO. 65  
COUNCIL MEETING Oct. 14/75





**PROPOSED HERITAGE FARM  
SITE AREA**

SKETCH 4

**SITE 6C  
SINGLE & TWO  
FAMILY DWELLINGS (R4)  
2.1± ACRES  
(10 LOTS)**

AREA TO BE  
DEDICATED FROM  
SITE 6 FOR  
PARK/TRAIL  
USE

OPEN  
WATERCOURSE

TRANS CANADA HIGHWAY

B.C. HYDRO & POWER AUTHORITY  
FUTURE  
LINEAR PARK  
R/W (NOT USED)

CROSSHATCHED AREA  
TO BE PROTECTED IN  
NATURAL STATE BY  
COVANT AND  
PROVIDED BY  
EASEMENT FOR  
PUBLIC ACCESS

DONOVAN CUL-DE-SAC

**SITE 6A  
GROUP HOUSING (R8)  
7.3± ACRES  
(10 UNITS PER  
ACRE)**

EXISTING R4  
RESIDENTIAL

CLAUDE AVE EXTENTION

RESIDENTIAL (R4)

CLAUDE AVE.

**SITE 6B  
GROUP HOUSING (R8)  
7.3± ACRES  
(10 UNITS PER ACRE)**

50' LANDSCAPED BUFFER  
ALONG CANADA WAY

RAYSIDE

BURRIS ST.

Scale: 1" = 200'  
Date: June 1974

ITEM 14  
MANAGER'S REPORT NO. 65  
COUNCIL MEETING Oct. 14/75

139

CANADA WAY