

RE: BURNABY ART GALLERY EXPANSION
PROPOSED CULTURAL CENTRE DEVELOPMENT

Following is the report of the Parks and Recreation Administrator regarding the above.

This is for the information of Council.

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TO: MANAGER

FROM: PARKS & RECREATION ADMINISTRATOR

RE: BURNABY ART GALLERY EXPANSION PROPOSAL
PROPOSED CULTURAL CENTRE DEVELOPMENT

On January 29, 1975 Mr. Norm Howard, President of the Burnaby Art Gallery Association submitted a presentation to the Parks and Recreation Commission on a proposed extension to the Burnaby Art Gallery. The estimated cost of the proposed extension was \$216,000.00, of which a grant of \$102,338.00 had been promised by the Federal Government National Museums of Canada, and the Provincial Government had indicated that the Association could anticipate their support under the Recreational Facilities Fund Act of one-third of the cost of \$72,000.00. Senior Government grants therefore total \$174,338.00, leaving a shortfall of \$47,662.00. The Association approached the Commission with a request for assistance in raising this additional amount.

The Commission referred the proposal to the Planning Department for review and comments. The attached report from the Director of Planning was received by the Commission at its meeting of July 16, 1975.

In the meantime, during discussions held with Mr. Howard agreement has been reached that the Association will launch a public fund raising drive to meet the additional amount required. The Association Officials are confident that the goal can be reached and preliminary enquiries have already indicated an initial source of funds.

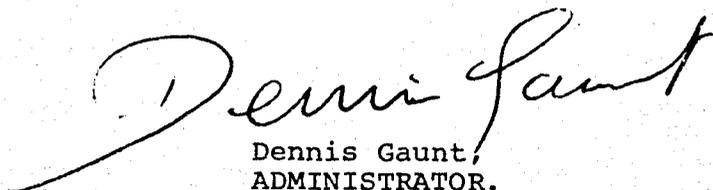
In view of the Planning Department's favourable report, the Parks and Recreation Commission approved the following recommendations at its meeting of July 16, 1975.

1. That the proposal of the Burnaby Art Gallery Association to proceed with the proposed gallery expansion, sited to the south-west of the present Gallery and in accordance with the concept that has been developed for the Municipal complex and arts centre be endorsed.

ITEM 32
MANAGER'S REPORT NO. 49
COUNCIL MEETING July 21/75

2. That the Burnaby Art Gallery Association be advised to proceed with the selection of an Architect in consultation with municipal staff.
3. That the terms of reference for the architect who is to execute the design work include the provision that he is to be responsible for ensuring that the design is compatible with the "concept".
4. That the architectural design be the subject of close liaison between the architect and staff as it relates to the concept and to subsequent future development within the complex.
5. That the Burnaby Art Gallery Association be advised that municipal funds are not available at this time to support this capital development and they should proceed with their fund raising campaign at the earliest opportunity.

This report is submitted for the information of Council.


Dennis Gaunt,
ADMINISTRATOR.

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attachment

PLANNING DEPARTMENT
JULY 14, 1975

TO: PARKS AND RECREATION ADMINISTRATOR
FROM: DIRECTOR OF PLANNING
SUBJECT: BURNABY ART GALLERY EXPANSION PROPOSAL -
PROPOSED CULTURAL CENTRE DEVELOPMENT

ITEM 32
MANAGER'S REPORT NO. 49
COUNCIL MEETING July 21/75

The Planning Department has been given the opportunity to review the proposal of the Burnaby Art Gallery to create new gallery facilities proximate to the existing Ceperley House, and to comment with respect to the concept that has been developed for the emerging Deer Lake Cultural Centre.

We are pleased to be able to convey our support for the proposed expansion in principle, on the basis of a modified physical development concept as discussed with Mr. Howard, President of the Society, yourself, and members of the Parks and Planning Department staffs.

We trust that the following comments will be useful in detailing our position more fully, and will be acceptable to the Commission as the basis for approval to advance the present expansion proposal, modified appropriately, to the next stage of detailed design, thereby enabling the Society to take advantage of the Grant monies that have been made available to them for this initial stage.

Background

As you are aware, the Municipal Council in October, 1972 commissioned Bruno Freschi, Architect; to prepare a conceptual development plan for the Municipal Complex and the cultural facilities to the north of Deer Lake. The development concept was outlined by the architect in early 1973 in conjunction with his design proposal for the West Building, recently completed, and the design for this initial building in the complex was approved by Council within the context of this overall plan.

A formal and more detailed statement of the concept has recently been submitted, in draft form, which restates the essential objectives and design relationships to be observed in future development of the complex, and it is in terms of this conceptual plan that discussions have taken place with reference to the current gallery proposal.

The Proposed Cultural Centre

For the purpose of establishing the context in which the site and facilities should be considered, it may be useful to describe the concept for the proposed complex and its current status.

The central Burnaby location for the cultural centre in the vicinity of Deer Lake and the major Municipal facilities is warranted in terms of geographical and demographic centrality; it affords the advantage of ready accessibility from all sectors of the Municipality, relates favorably to the aggregation of certain existing facilities (Heritage Village, Cowan Centre, the present Art Gallery, art workshops, etc.), and offers a splendid physical setting with interesting terrain and native tree growth within an attractive lakefront parksite, and a most favorable relationship to both the park-trail system and the emerging Deer Lake Town Park and golf course site on the Oakalla lands.

The practical advantages include the traffic/physical access capabilities mentioned above and the fact that the Municipality already holds a substantial amount of the land required for eventual development under its ownership. The physical proximity to the Municipal Hall Complex provides for convenience in administration and also affords the advantage of a potential time-sharing of parking and

ITEM 32
 MANAGER'S REPORT NO. 49
 COUNCIL MEETING July 21/75

ITEM 24 Supplementary
 ADMINISTRATOR'S REPORT NO. 15
 COMMISSION MEETING July 16/75

other support facilities in the complex, as peak demands for the governmental/judicial versus the cultural centre functions are not expected to occur coincidentally.

The cultural complex is proposed to include the headquarters branch of the Burnaby Public Library, and detailed discussions are presently under way relating to the development of this facility, possibly in conjunction with an associated small auditorium in the westerly sector of the site, at an early date.

Briefly stated, the concept provides for integrating the Municipal administrative and Cultural Centre components in what is known as a 'dispersed grid' building system, creating a totally pedestrian-oriented building enclave extending north and south of Gilpin Street. The resulting building complex is viewed as an extension of the present hill form, with pedestrian movement possible not only between buildings but also via a system of plazas, walkway structures, and developed landscaped rooftops, over the complex and into the park. The attached photocopies of sketches from the concept statement will, we believe, illustrate this condition.

In general, the Cultural Centre components are to be incorporated to the south of the Gilpin Street alignment, immediately proximate to the park and the slopes of the north shore of Deer Lake. Upon substantial development of the complex, through traffic is to be removed from this portion of Gilpin Street and the street depressed to a position beneath the buildings and plazas for transit and local parking access only, thereby making possible the complete physical integration of the north and south sectors of the complex.

From west to east, the major elements of the Cultural Centre are proposed as follows:

- Main headquarters library
- Associated small auditorium
- Proposed theatre for the performing arts and possible outdoor theatre
- Proposed new Art Gallery with outdoor sculpture court and preservation of Ceperley Mansion, and
- Art studios and workshops.

These facilities are intended to be linked by compact urban pedestrian plazas and courts with major links to the park beyond, and to surmount a common substructure containing underground parking and common services. It will be appreciated that development of major buildings within this complex will both require, and effect, a substantial commitment to the concept and to the common support facilities that are involved.

The Current Proposal

The proposal for an extension to the present art gallery facilities, as presented, represents a relatively modest expansion in terms of the ultimate scope of the gallery that is conceived. In this sense, it is appropriate that this phase of the development program be sited in a portion of the designated complex site which incurs the least involvement with major common underground facilities and/or parking structure at this time.

In principle, the proposal for extension and the provision of first-class new exhibit and handling facilities is a step toward eventual realization of the ultimate concept and should be encouraged as such. The actual sketch included in the present proposal, showing how such new facilities might be physically created, however, was prepared without reference to the ultimate concept, and therefore would both fail to further the concept and also introduce certain conflicts, if development were to proceed as indicated.

ITEM 32
MANAGER'S REPORT NO. 49
COUNCIL MEETING July 21/75

ITEM 24 Supplementary
ADMINISTRATOR'S REPORT NO.15
COMMISSION MEETING July 16/75

In discussion with Mr. Howard, it has been learned that the sketches submitted represented a very preliminary study of the design problem, and that indeed the space and functional requirements program could be adapted to physical form that is congruent with the design concept for the complex. In view of Mr. Howard's expressed willingness to proceed on this basis, the following comments may be made on the manner in which this initial stage may be developed so as to not only satisfy present requirements but also to anticipate future completed development and enhance the complex as a whole.

Accommodation of Present Needs to the Concept

In essence, the program being proposed for the present extension involves creation of a separate pavilion, suitably connected to the existing gallery quarters, handled in a manner which obtrudes as little as possible into the space and experience of the park. This approach may be readily expressed in a form which reflects the ultimate development concept for a portion of the gallery concept, to the south-west of Ceperley House. As will be noted from the attached sketches, the concept envisions a colonnade-like exhibition space structure circumscribing the existing building, creating an enclosed sculpture court/plaza open to the sky, and focussing attention on the Ceperley House as an exhibit in its own right. (It might be mentioned at this point that an adjustment to this colonnade element is under consideration, by way of interrupting the structure in the south-east quadrant, so as to preserve the fundamental relationship that has existed between the old building and its setting, with broad lawns sloping southward to the lake shore.)

The present requirements may be met admirably well by developing to the south-west of the present building in a grid relationship which reflects the ultimate complex structure as conceived, within the confines of the proposed perimeter structure, and near or below the level of the proposed sculpture court. This site is within the boundaries of existing Municipal ownership, it provides for an appropriate grade or below-grade connection to the existing gallery, and can be designed to integrate properly with the anticipated future major new gallery. Vehicular access for both visitor parking and service/delivery vehicles can be maintained from Gilpin Street and in future from the internal access drive. Upon completion of the major portion of the facility in the future, the exhibit areas now being proposed will form a display pavilion, for sculpture, special collections, or the like, as part of a linked complex.

Detailed architectural and planning considerations involving spatial relationships, grades, the modular grid of the ultimate complex, sub-structure services, and similar technical matters will need to be the subject of further study, as a part of the terms of reference of the architect's commission in designing the gallery expansion. These terms of reference should stipulate that the architect is responsible for working with the Planning Department or a consultant, should one be engaged in future to advance the concept, to ensure that the building's detailed design relates positively to the ultimate scheme and does not introduce any conflicts in space or service needs for the balance of the complex.

Conclusion

In terms of the principle of incremental expansion of the gallery, the relationship to the eventual arts centre that is conceived, and the general siting that has been described above, the Planning Department is able to give its support to the current proposal in the modified form and location that has been discussed. Accordingly, it would be appropriate at this time to recommend that the Commission approve the expansion in principle, and agree to the staff working closely with the Art Gallery's architect in advancing the design as indicated.

ITEM 32
MANAGER'S REPORT NO. 49
COUNCIL MEETING July 21/75

- 4 -

~~ITEM 24~~ Supplementary
ADMINISTRATOR'S REPORT NO. 15
COMMISSION MEETING July 16/75

Recommendation

It is recommended

1. that the Commission endorse the proposal of the Burnaby Art Gallery to proceed with the proposed gallery expansion, sited to the south-west of the present Gallery and in accordance with the concept that has been developed for the Municipal complex and arts centre,
2. that the terms of reference for the architect who is to execute the design work include the provision that he is to be responsible for ensuring that the design is compatible with the "concept", and
3. that the architectural design be the subject of close liaison between the architect and staff as it relates to the concept and to subsequent future development within the complex.


A. L. Parr,
DIRECTOR OF PLANNING.

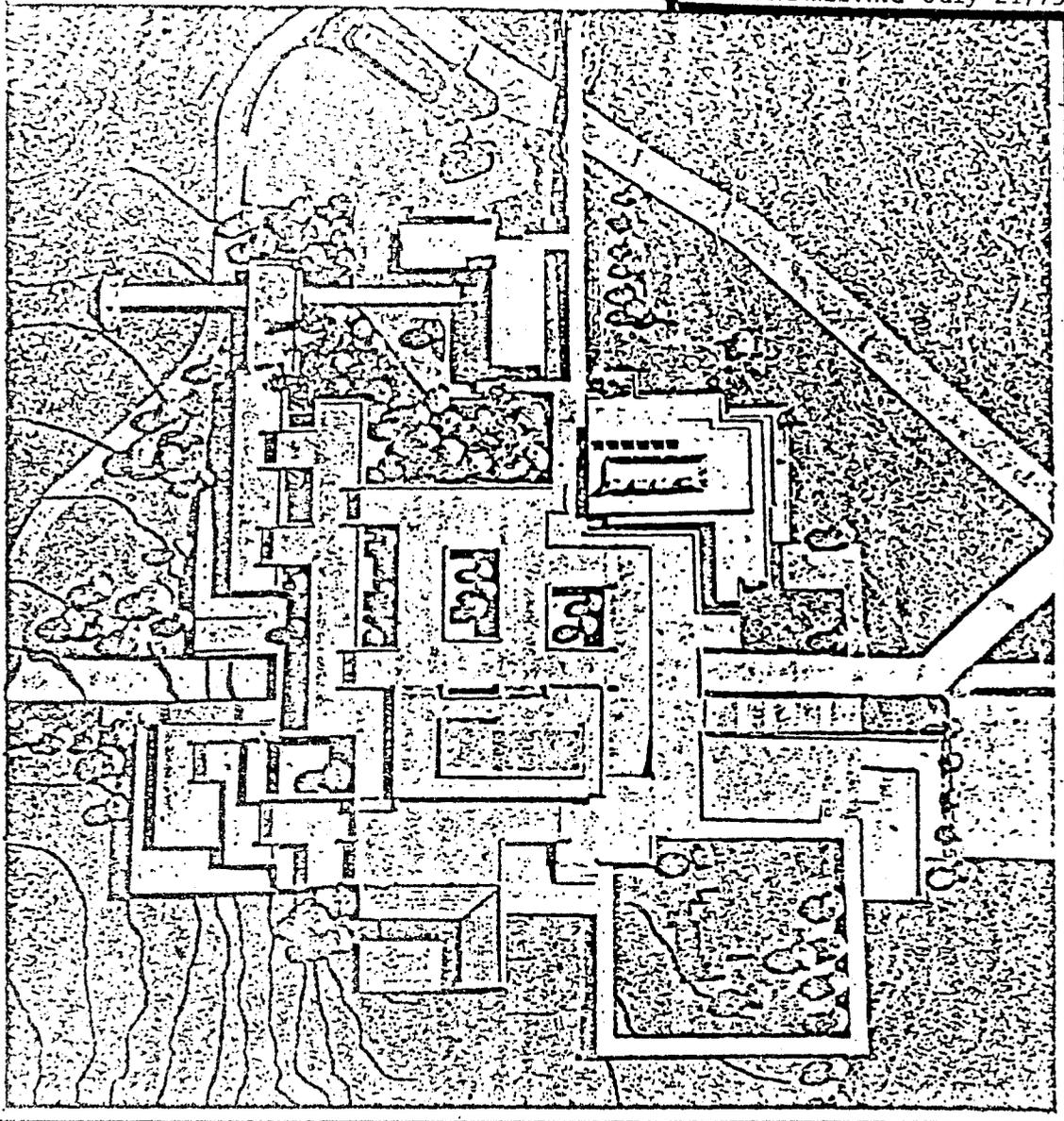
DGS:cm

Attach.

c.c. Municipal Manager

II 24 Supplementary
ADMINISTRATOR'S REPORT NO.15
COMMISSION MEETING July 16.75

ITEM 32
MANAGER'S REPORT NO. 49
COUNCIL MEETING July 21/75



Date
July/75

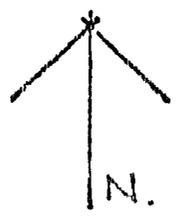
Scale

Drawn By

Burnaby Planning Department

MUNICIPAL COMPLEX / ART CENTRE
CONCEPT

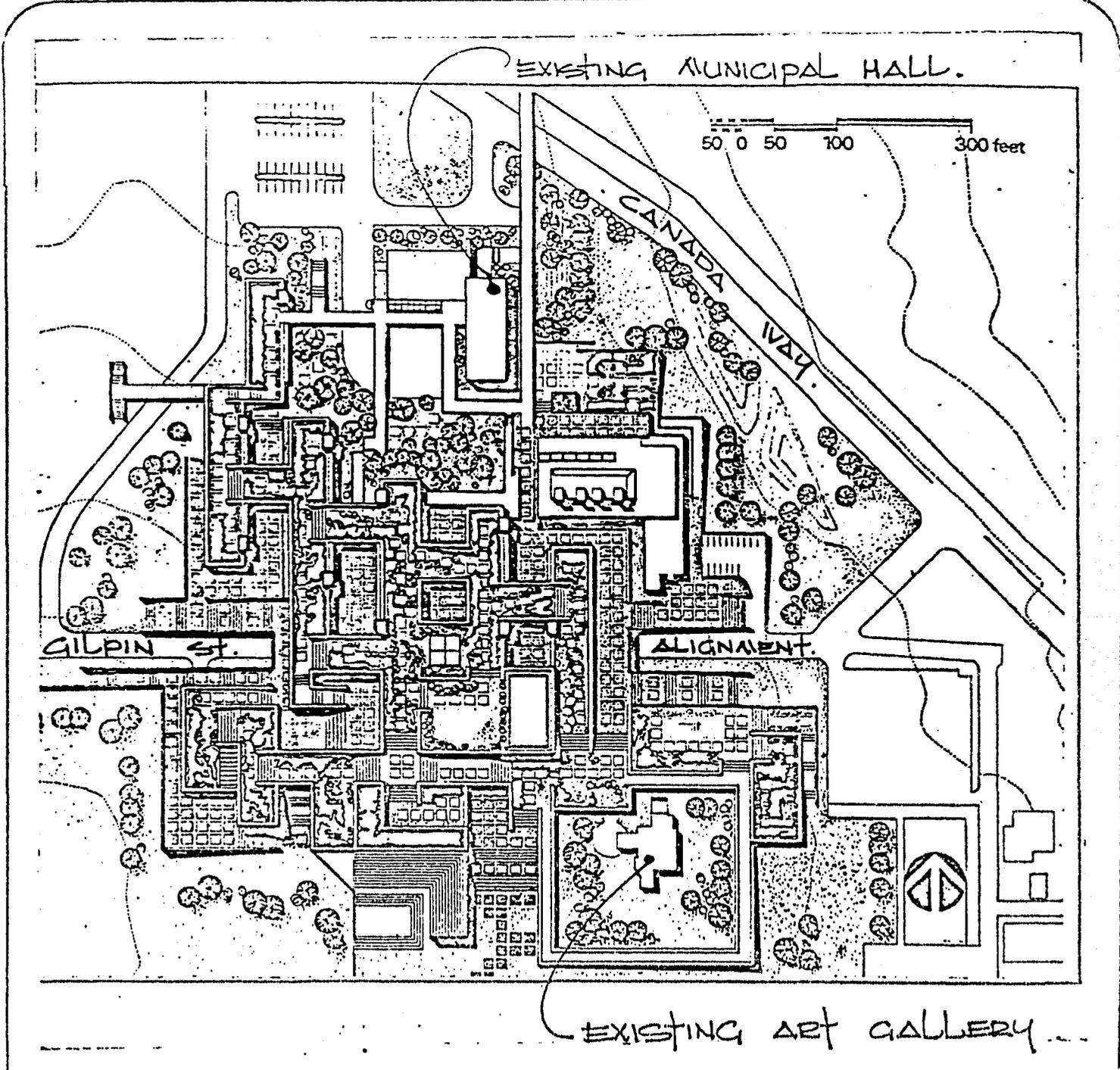
PHOTOGRAPH OF MODEL



SKETCH #1

ITEM 32
MANAGER'S REPORT NO. 49
COUNCIL MEETING July 21/75

ITEM 24 Supplementary
ADMINISTRATOR'S REPORT NO. 15
COMMISSION MEETING July 16/75



Date
July /75.

Scale

Drawn By

Burnaby Planning Department

MUNICIPAL COMPLEX / ART CENTRE 

CONCEPT.

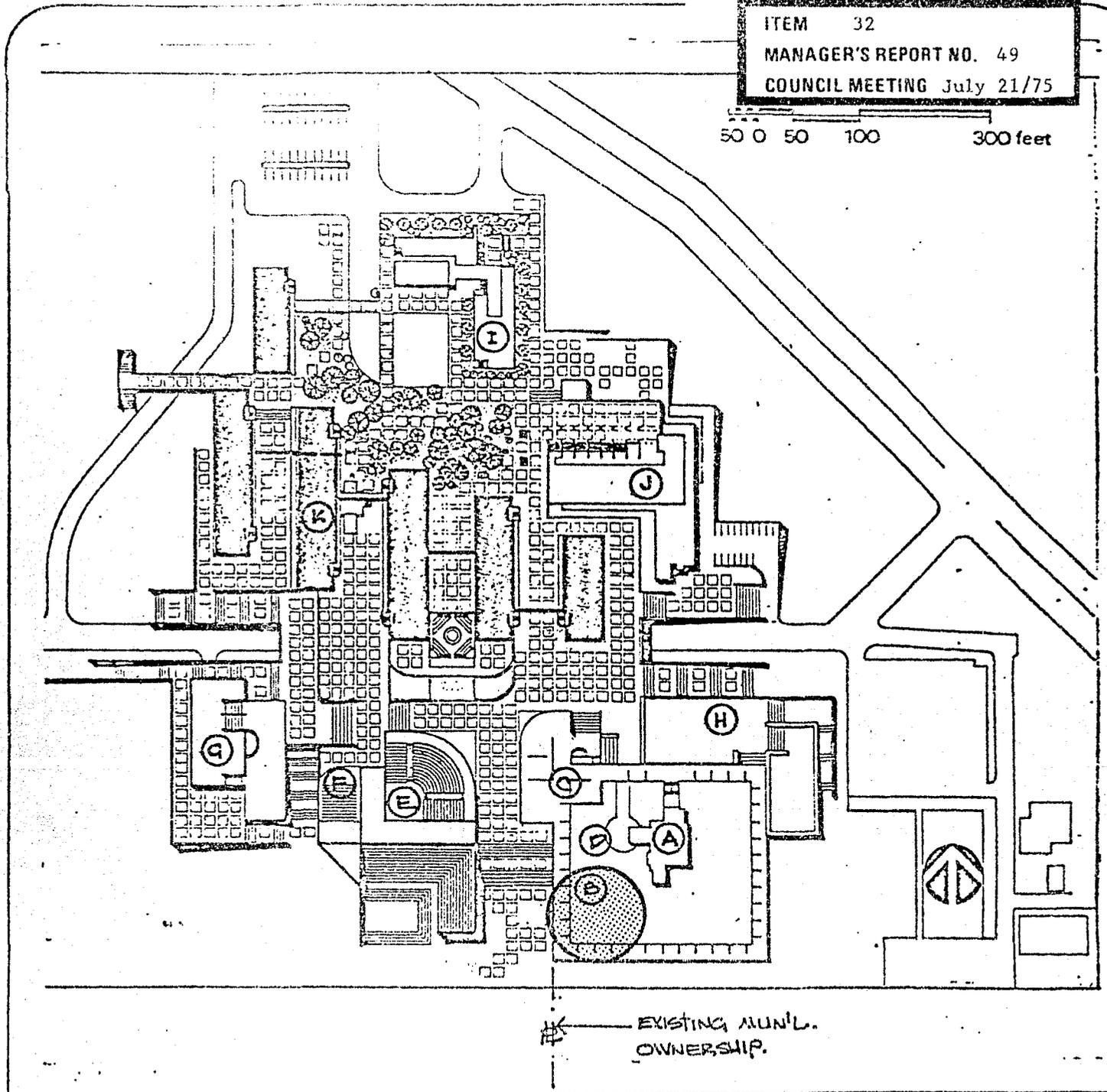
CONCEPTUAL ROOF PLAN.

SKETCH # 2.

ITEM 24
 ADMINISTRATOR'S REPORT NO. 15
 COMMISSION MEETING July 16/75

Supplementary
 ITEM 32
 MANAGER'S REPORT NO. 49
 COUNCIL MEETING July 21/75

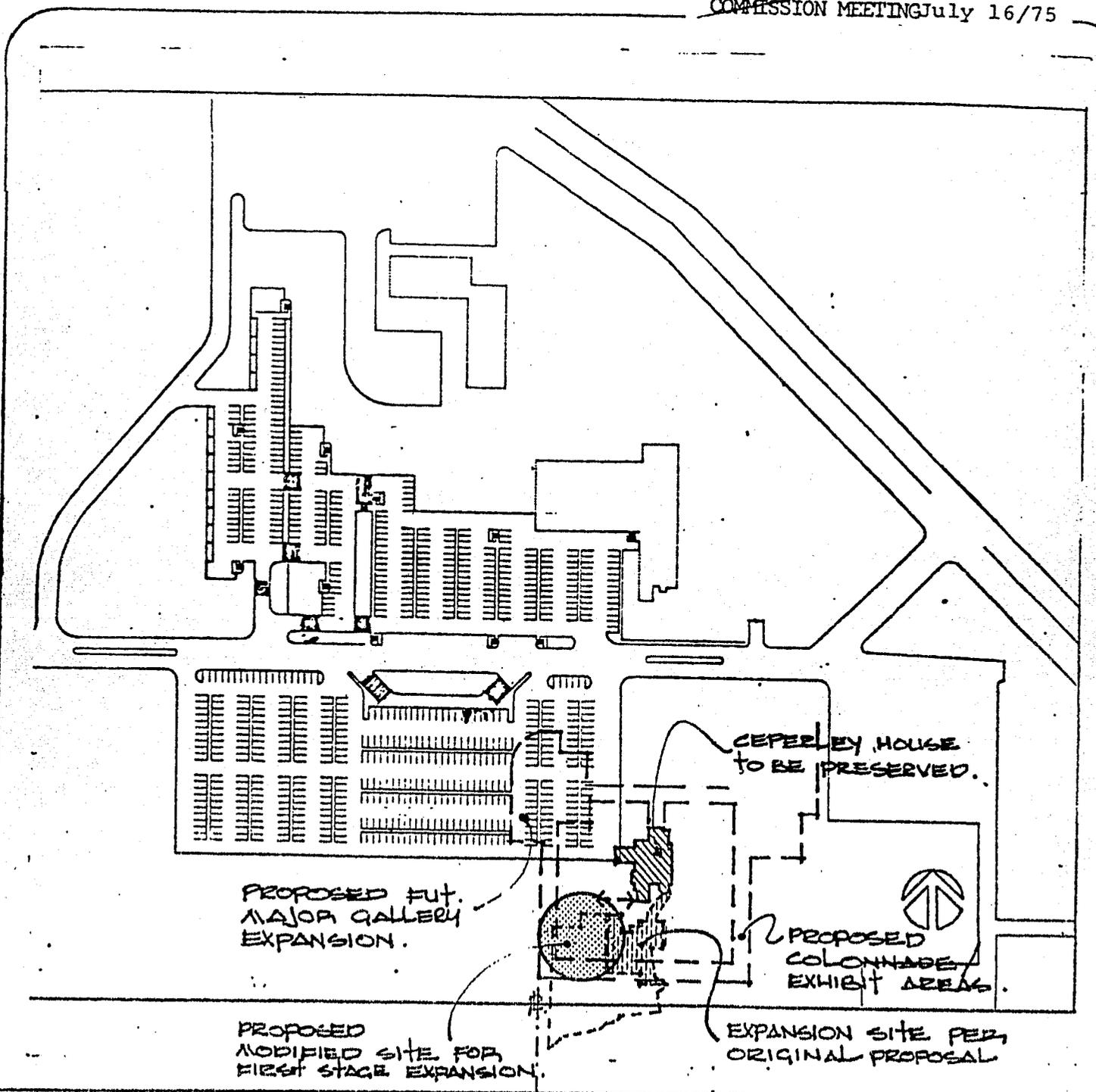
50 0 50 100 300 feet



Date July /75	Burnaby Planning Department MUNICIPAL COMPLEX / ART CENTRE CONCEPT
Scale	(A) EXISTING GALLERY (H) PROP. ART STUDIOS & WORKSHOPS. (B) PROPOSED SITE (I) EXISTING MUNICIPAL HALL (C) FUTURE ADJ. GALLERY (J) EXISTING JUSTICE BUILDING (D) SCULPTURE COURT (K) EXISTING WEST BUILDING. (E) PROP. THEATRE. (F) PROP. AUDITORIUM (G) PROP. CENTRAL LIBRARY
Drawn By	SKETCH #3

ITEM 32
MANAGER'S REPORT NO. 49
COUNCIL MEETING July 21/75

ITEM 24
~~ADMINISTRATOR'S REPORT NO. 15~~ ^{Supplementary}
COMMISSION MEETING July 16/75



Date
JULY /75

Scale

Drawn By

Burnaby-Planning Department

MUNICIPAL COMPLEX / ART CENTRE
CONCEPT

CONCEPTUAL SUBSTRUCTURE PLAN
SHOWING EXISTING CEPERLEY HOUSE
LOCATION, ORIGINALLY-PROPOSED EXPANSION,
AND PROPOSED MODIFIED SITE LOCATION.

SKETCH #4