

Re: SPROTT-LUBBOCK FARM
(Item 14, Report No. 65, October 14, 1975)

ITEM 10
MANAGER'S REPORT NO. 3
COUNCIL MEETING Jan. 19/76

Following is a report from the Director of Planning regarding the proposed 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 of the Burnaby Historical Society and Mr. Archie W. Miller of the New Westminster Historia Centre and Museum in their correspondence to Council.

RECOMMENDATIONS:

1. THAT Council table the subject request for rezoning until its March 22, 1976 meeting; and
2. THAT the Century Park Museum Association be requested to submit a firm proposal to Council before March 15, 1976 on the desirability and possibility of developing a heritage project on the subject site including a method of financing any such proposal; and
3. THAT a copy of the report be sent to:
 - (a) Mr. Ansley Lubbock and Miss Beatrice Lubbock,
 - (b) to Community Builders Ltd. and to
 - (c) those persons who have corresponded with Council on this matter in the past.

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PLANNING DEPARTMENT
JANUARY 14, 1976

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: SPROTT/LUBBOCK FARM
REZONING REFERENCE #61/75

The Planning Department has received an application for rezoning for the parcel of land on which the Sprott-Lubbock Farm is located and an adjacent parcel to the west (see letter of intent and Sketches 1 - 4, attached). The developer's proposal would be in conformity with the adopted Area Plan - Canada Way/Burris Street/Trans Canada Highway/Sperling-Freeway Interchange. As Council is aware, the house and associated farm buildings located on a portion of the site are considered to be of some historical significance.

Council on October 14, 1975 adopted the recommendations of Manager's Report No. 65:

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.
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.

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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.

The Planning Department has contacted Heritage Canada and the Historic Sites Advisory Board of British Columbia requesting information on any funding which may be available to aid in the preservation of heritage lands and structures (see attached letters).

Heritage Canada reported that any requests for funding must be made by a local heritage organization. It does not invest in museum sites, but rather in older urban areas of historical significance such as Gastown, Vancouver which require revitalization. Its investment is seen as a way to help a project get on its feet. Once it is viable, Heritage Canada would dispose of its assets and invest them in another community. Thus it seems highly unlikely that a local heritage group could gain financial assistance from Heritage Canada for a museum type project such as the Spratt-Lubbock Farm.

It is clear from the Historic Sites Advisory Board letter that its role is one of advising and planning and that financial assistance could not be expected from it.

At its meeting of December 29, 1975, Council received correspondence from the Century Park Museum Association which stated in part:

"At the last regular meeting of the Board of Directors of the Association, the following motion was carried unanimously:

'That the Municipal Council be notified that a Special Committee has been set up by our Board to investigate the recommendations as set out in the Municipal Manager's Report to Council No. 65, 1975 - this Committee to report back to the Board of Directors as soon as possible.'

It would therefore be appreciated if Council would take the above into consideration when making any decision with regard to the above property."

Council generally receives First Rezoning Reports bi-monthly. A group will be presented for Council's consideration at its meeting of January 19, 1976 and the next group at its meeting of March 22, 1976.

Until further information is received from the Century Park Museum Association, the Planning Department cannot work with the applicant towards a suitable plan of development. A suitable development plan may involve the preservation of a site of approximately two acres as a heritage farm site, the preservation of the farm house as a heritage building or the redevelopment of the entire site with group housing. It is desirable that the Century Park Museum Association, having the expertise in matters of an historical nature, make the judgement as to which is the best approach taking into consideration the relative historical significance of the site in the region and the Board's capability (staffing and budgeting considerations) to assume the responsibility for the acquisition, restoration, maintenance and managing of a heritage farm site.

Recommendation

In light of the above considerations it is recommended:

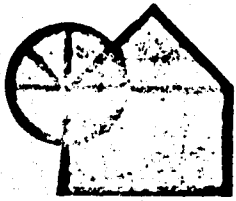
1. THAT Council table this request for rezoning until its March 22, 1976 meeting.
2. THAT the Century Park Museum Association be requested to submit a firm proposal to Council before March 15, 1976 on the desirability and possibility of developing a heritage project on the subject site including a method of financing any such proposal.

APL
CBR:cm

Attach. c.c. Century Park Museum Association

[Signature]
Parr,
DIRECTOR OF PLANNING.

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Community Builders Ltd.

December 19, 1975

Corporation of the District of Burnaby
Planning Department
4949 Canada Way
Burnaby, B.C.

ATTENTION: MR. A.L. PARR - PLANNING DIRECTOR

Dear Sir:

RE: LUBBOCK & KORMAC PROPERTIES - SITES 6A & 6B ON AREAS PLAN
ATTACHED

Kindly accept this application for rezoning of the above referenced lands from R-4 to C.D. using the R-8 guidelines.

We understand that there is some historical group interest in the old Lubbock farm house and wish to have these interested parties informed that this development application is now submitted.

It is intended that our application will comply with the area plan dated July 3, 1974 and with reference to that plan we are willing to maintain the large area indicated, in natural state and to sign any necessary covenants to that effect.

This park land requirement will, however, make it both difficult and very expensive to give up further property within the buildable area as the historical group is apparently requesting. Moreover, it would be exceedingly difficult to design modern townhousing or clusterhousing that would be compatible with the old farm building.

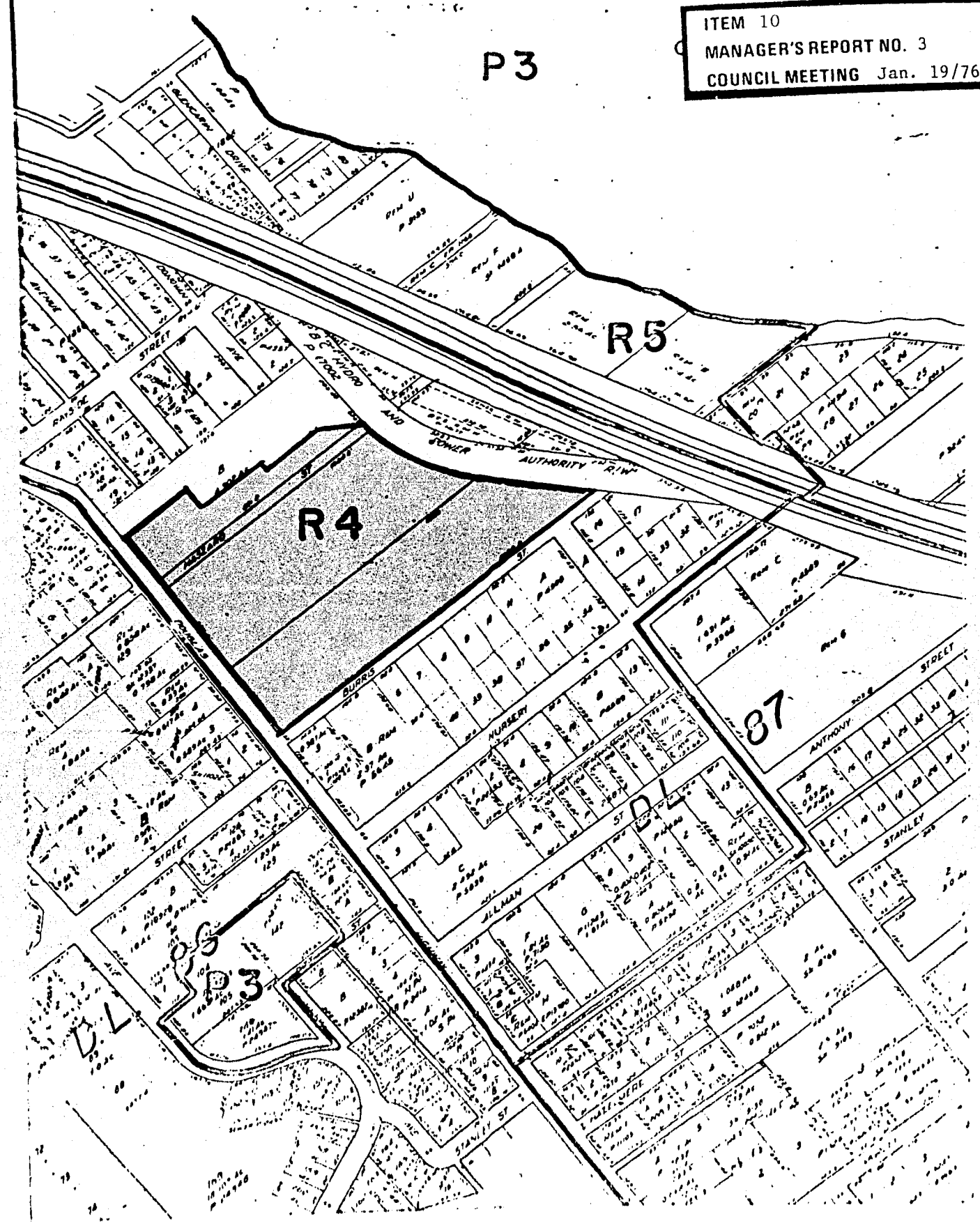
Under these circumstances we feel that some early indication as to the type of project which council will permit to go to Public Hearing, would be very much appreciated.

Yours truly,

Ian L. Beveridge
Vice President
Project Development

302 OXFORD DRIVE, PORT MOODY, B.C. -- (604) 936-4251

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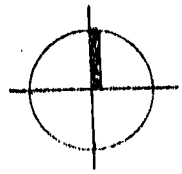
Burnaby Planning Department



Date
JAN 1976

Scale
1" = 400'

Drawn By



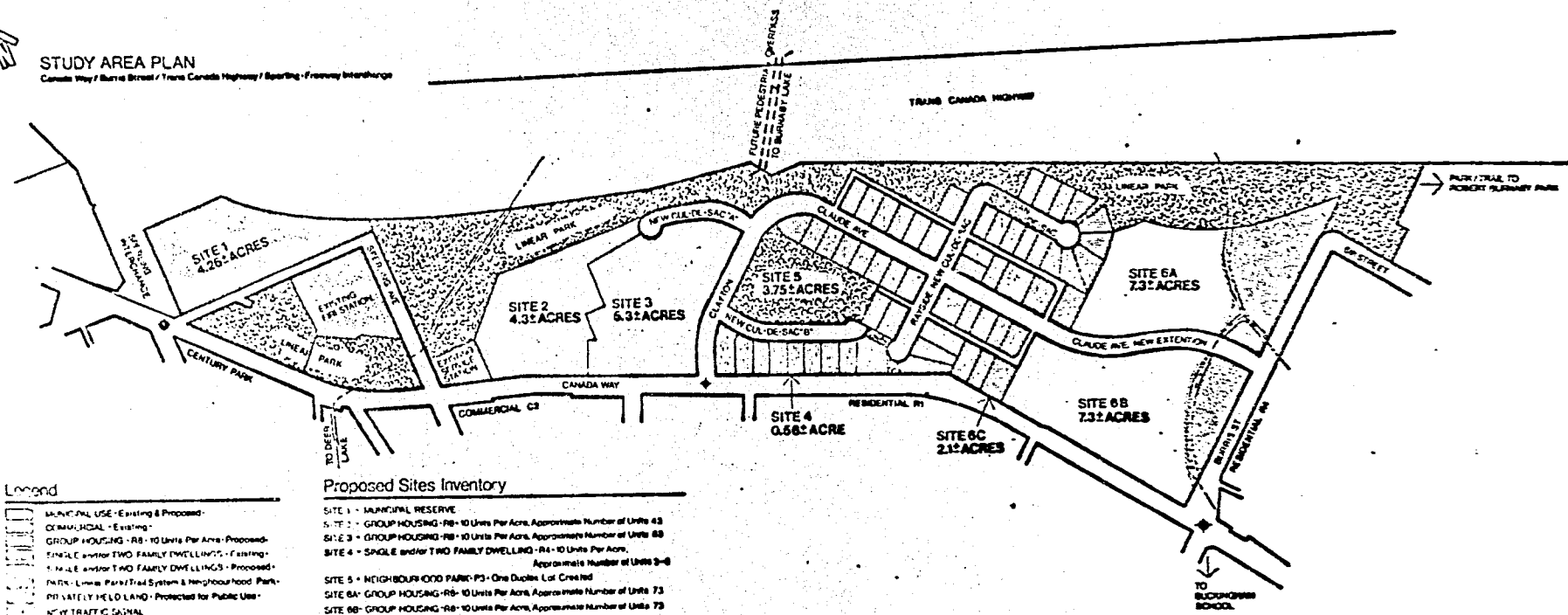
REZONING REFERENCE 61/75

SEE PLAN 1



STUDY AREA PLAN

Canada Way / Burns Street / Trans Canada Highway / Bourke / Franny 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 Park/Tread System & Neighbourhood Park
- PUBLICLY HELD LAND - Protected for Public Use
- NEW TRAFFIC SIGNAL
- EXISTING TRAFFIC SIGNAL
- FUTURE WATER COURSE
- OPEN WATER COURSE
- SCALE: 0' = 1" @ 1:200
- DATE: JUNE 1976

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 63
- SITE 4 - SINGLE and/or TWO FAMILY DWELLING - R4 - 10 Units Per Acre, Approximate Number of Units 5-6
- 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 10-15

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SKETCH 2



SKETCH 3

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

OPEN
WATERCOURSE

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

TRANS CANADA HIGHWAY

FUTURE
LINEAR PARK

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

CROSSHATCHED AREA
TO BE PROTECTED IN
NATURAL STATE BY
COVENANT 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)

CLAUDE AVE.

50' LANDSCAPED BUFFER
ALONG CANADA WAY

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

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Scale: 1" = 200'
Date: June 1974

CANADA WAY



PROPOSED HERITAGE FARM
SITE AREA

SKETCH 4

SITE 5C
SINGLE & TWO
FAMILY DWELLINGS (R4)
2.1± ACRES
(10 LOTS)

OPEN
WATERCOURSE

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

TRANS CANADA HIGHWAY
FUTURE
LINEAR PARK

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

CROSSHATCHED AREA
TO BE PROTECTED IN
NATURAL STATE BY
COVANANT 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

CLAUDE AVE.

AREA OF
PROPOSED
HERITAGE
FARM SITE
(APPROXIMATELY
2 ACRES)

SITE 5B
GROUP HOUSING (R8)
7.3± ACRES
(10 UNITS PER ACRE)

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50' LANDSCAPED BUFFER
ALONG CANADA WAY

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Scale: 1" = 200'
Date: June 1974

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PLANNING DEPARTMENT

29-1-7-111

Heritage Canada,
 P. O. Box 1358,
 Station B,
 Ottawa, Ontario. K1P 5R4

Attention: Mr. Norman Hallendy,
Assistant Director of Programs


Dear Sir:


We are interested in compiling information on Federal and Provincial programs which aid in the preservation of heritage structures.

Could you please send us information on Heritage Canada. Specifically, we are interested in the procedures a municipality or historical society would follow in applying for any assistance which may be available. We understand from a recent news broadcast (September 22, 1975) that Heritage Canada has 1.6 million dollars available to promote the preservation of heritage structures. Is Heritage Canada mainly concerned with area preservation or individual building preservation? Are areas or buildings selected on the basis of their architectural merit or historical significance?

We would appreciate a reply at your earliest possible convenience as consideration is being given to the preservation of historic buildings and sites in redevelopment areas within the Municipality of Burnaby.

Yours truly,


 A. L. Parr,
 DIRECTOR OF PLANNING.


 CDR:cm

c.c. Mr. John Adams, Curator,
 Heritage Village,
 4900 Deer Lake Avenue,
 Burnaby, B.C.

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PLANNING DEPARTMENT

201-7111
September 24, 1975


Ms. D. Bodnar,
Historic Sites Advisory Board,
Department of the Provincial Secretary,
Government of British Columbia,
Parliament Buildings,
Victoria, B.C. V3V 1X4


Dear Ms. Bodnar:

In your letter of August 7, 1975 you provide information on the Provincial Agency responsible for the preservation of historic buildings in British Columbia.

Could you please send us further information on the functions of this agency. Specifically we are interested in any funding which may be available to aid in the preservation of heritage areas and structures and the procedures involved in obtaining same. Thank you.

Yours truly,


A. L. Parr,
DIRECTOR OF PLANNING.


CBR:cm

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THE HISTORIC SITES ADVISORY BOARD
 OF
 BRITISH COLUMBIA
 PARLIAMENT BUILDINGS
 VICTORIA, B.C. V8V 1X4
 CANADA

PLEASE QUOTE

FILE..... 15

October 20, 1975

Director of Planning
 The Corp. of the District of Burnaby
 Municipal Hall
 4949 Canada Way
 Burnaby, B.C. V5G 1M2

Dear Mr. Parr:

Your letter dated 24 September, 1975, addressed to Ms. D. Bodnar was passed to me by Ms. Bodnar at the termination of her summer employment with us.

This office has been established a little over a year. It operates within the Provincial Secretary's Department. The Provincial Secretary, Mr. Ernest Hall, is the minister currently bearing responsibility for the administration of the Archaeological and Historic Sites Protection Act, 1972. The provisions of the act are usually applied to sites having provincial historic significance. Our functions with regard to this act include historical research, site investigation, and site survey.

A second major piece of legislation affording protection to historic buildings in British Columbia is section 714A of the Municipal Act. The administration of this and other sections of the Act to afford protection through community planning and zoning, for expropriation, purchase, or acceptance in trust of heritage property, or for tax relief, is, of course, a municipal responsibility. Our function with regard to this Act is usually one of assistance or advice, when this is called for.

Where a historic site is designated in accordance with the Archaeological and Historic Sites Protection Act, then we have responsibilities with regard to historic research, recording, restoration, planning, and supervision, and the development of the site.

We are presently compiling an inventory of buildings in British Columbia which are considered to have some historic importance. This is a continuous task.

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Director of Planning
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At present we have some 10,000 listings. We are now sending extracts of our inventory to Regional Districts for the information of all local authorities. We will welcome any comments or suggestions for amendments to the list from local authorities, preferably after screening by local Heritage Advisory Committees. The inventory of historic buildings in British Columbia, established with the full co-operation of local authorities, is seen as an essential and major step toward the protection and administration of our historical resource. An extract from our inventory was recently sent to the Greater Vancouver Regional District on the formation of their Heritage Advisory Committee. It is hoped that they will pass on the section concerned with your district to you.

It is hoped that this information will be of assistance to you. Do not hesitate to call on us if you feel we can be of further assistance.

Yours truly,



R. Lovatt
Research Officer

RL:jb