

ITEM 2
MANAGER'S REPORT NO. 62
COUNCIL MEETING 1978 09 11

RE: PROPOSED ART GALLERY EXTENSION PROJECT
(ITEM 14, MANAGER'S REPORT NO. 20, 1976 MARCH 29)

Following is a report from the Parks and Recreation Administrator regarding a decision by the Burnaby Art Gallery Association to abandon a proposal for expansion.

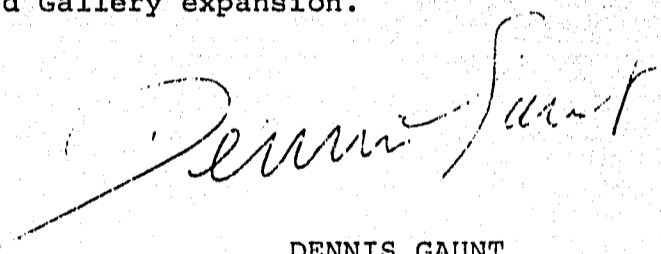
This is for the information of Council.

TO: MUNICIPAL MANAGER 1978 SEPTEMBER 06
FROM: PARKS AND RECREATION ADMINISTRATOR
RE: PROPOSED ART GALLERY EXTENSION PROJECT
(Item 14, Manager's Report No. 20, 1976 March 29)

The Commission at its meeting of 1978 September 06 received the attached Item 1, Administrator's Report No. 19, and adopted the recommendation contained therein.

RECOMMENDATION:

THAT the Municipal Council be advised of the decision of the Burnaby Art Gallery Association's Board not to proceed with the proposed Gallery expansion.



DENNIS GAUNT

DG:lf

cc: Chief Building Inspector
Director of Planning
Municipal Treasurer

ITEM 1
 ADMINISTRATOR'S REPORT NO. 19
 COMMISSION MEETING 78 09 06

RE: PROPOSED ART GALLERY EXTENSION PROJECT

ITEM 2
 MANAGER'S REPORT NO. 62
 COUNCIL MEETING 1978 09 11

BACKGROUND:

At its meeting of 1976 04 07, the Commission received an information report on Council's actions relating to the above-captioned subject. A copy of this report is attached.

Following Council's approval, the Agreements were executed and some preliminary designs were done by Mr. Davidson.

The Art Gallery then undertook a fund raising campaign to assist in financing the extension. Over the past two years, the Board of the Gallery has also discussed the expansion concept and possible variations in siting of the expansion.

CURRENT SITUATION:

A new Art Gallery Board was elected in 1978 May and in August, the new Board considered a recommendation from the previous Board that the expansion to the Gallery be abandoned and that instead the Board concentrate on the development of a plan for a new Art Gallery building.

A letter outlining the actions of the present Board relating to this recommendation has now been received by staff and is quoted below:

"This will confirm that the Board of the Burnaby Art Gallery Association has decided not to go ahead with the proposed extension to the Burnaby Art Gallery at this time.

It was a difficult decision to make but we felt that we need to work at our own pace, responding to our needs as they arise, and in particular working hard at expanding the basis of our support within the community.

We are not by any means abandoning the idea of a building program; we shall be establishing a policy committee which will work on some well-defined goals, to be pursued by future Boards, looking towards a new building within the next five to ten years, rather than add an extension to the existing house.

I would like to thank you, on behalf of the Board, for your patient understanding and support over these past few years.

Yours sincerely,

(signed)

June Binkert, President
 Burnaby Art Gallery Association"

RECOMMENDATION:

That the Commission advise Council of the decision of the Art Gallery Board not to proceed with the Gallery expansion.

cc: Chief Building Inspector
 Director of Planning
 Municipal Treasurer
 Municipal Manager

ITEM 1
ADMINISTRATOR'S REPORT NO. 19
COMMISSION MEETING 78 09 06

ITEM 2
MANAGER'S REPORT NO. 62
COUNCIL MEETING 1978 09 11

ITEM 21
ADMINISTRATOR'S REPORT NO. 7
COMMISSION MEETING APR. 7/76

RE: PROPOSED ART GALLERY EXTENSION

Attached is a copy of a report from the Municipal Manager to Council on the above subject, which was dealt with by Council at its meeting of March 29th, 1976.

Recommendations 1 and 2 were approved by Council.

This is for the information of the Commission.

ITEM 1
 ADMINISTRATOR'S REPORT NO. 19
 COMMISSION MEETING 78 09 06

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| ITEM | 2 |
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ITEM 21
 ADMINISTRATOR'S REPORT NO. 7
 COMMISSION MEETING, APR. 7/76

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| ITEM | 1 |
| MANAGER'S REPORT NO. | 2 |
| COUNCIL MEETING | March 29 |

Re: PROPOSED ART GALLERY EXTENSION PROJECT

The Executive Committee of the Burnaby Art Gallery Association has unanimously agreed to the following course of action:

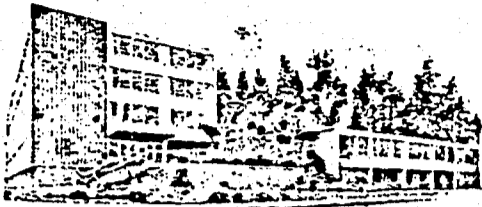
1. That the Agreement for the design of the proposed Art Gallery extension structure be between Mr. Ian Davidson and the Corporation of Burnaby.
2. That all contracts or sub-contracts for the construction of the proposed Art Gallery extension be between the contractor or sub-contractor and the Corporation of Burnaby.
3. That the Corporation of Burnaby invoice the Art Gallery Association for all costs incurred by them for Architects services (Mr. Ian Davidson); for contractors services; for sub-contractors services; for materials and equipment and for construction management services associated with the construction of the proposed Art Gallery extension.

Attached is a report from the Chief Building Inspector on this matter. A letter dated March 10, 1976 to the Chief Building Inspector from Mr. N. Howard is attached.

RECOMMENDATIONS:

1. THAT Council, acting on behalf of the Art Gallery Association, authorize execution of the Agreements with:

| | |
|----------------------------|-------------------|
| Mr. Ian Davidson | - Architect |
| V. Rotgans & Company Ltd. | - Electrical |
| Vinto Engineering Ltd. | - Mechanical |
| Tamm Tacy Engineering Ltd. | - Structural; and |
2. THAT expenditures totalling \$10,239 be authorized against these accounts until such time as the Municipal Manager is satisfied that the additional funds required from time to time from the Association are available.



THE CORPORATION

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| ITEM | 14 |
| MANAGER'S REPORT NO. | 20 |
| COUNCIL MEETING | March 29/76 |

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BURNABY

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WAY

BUILDING DEPARTMENT ITEM

RECEIVED

MAR 23 1976

ADMINISTRATOR'S REPORT NO. 7
COMMISSION MEETING APR. 7/76

March 22, 1976.

MUNICIPAL MANAGER'S OFFICE

ITEM 1
ADMINISTRATOR'S REPORT NO. 19
COMMISSION MEETING 78 09 06

Mr. M.J. Shelley,
MUNICIPAL MANAGER.

Subject: Proposed Art Gallery Extension Project

The Burnaby Art Gallery Association has agreed to proceed with design and partial working drawings of the proposed Art Gallery extension project as indicated by the letter of March 10 by the president of the Association. The building will contain 5,000 square feet of floor space, and together with landscaping and an exterior sculpture courtyard, is expected to cost \$250,000. Consulting fees and Corporation charges are expected to cost \$11,837.50, say, \$11,840.00, to reach sufficiently complete working drawings to effect an application being made to the Provincial Government for funds under the Community Recreation Facilities Fund Act.

I have on hand draft Agreements from the Architect, Mr. Ian Davidson, and from the Consulting Engineers:

V. Rotgans & Company Ltd. - Electrical
Vinto Engineering Ltd. - Mechanical
Tamm Tacy Engineering Ltd. - Structural

In all cases the fees are in accord with the schedules set by the respective Architectural or Engineering professional bodies. In all cases payment would be made during the design stage and until a firm estimate or construction cost were known on a monthly billing on a time basis. Upon award of contract or development of construction costs, fees would be converted to percentage of cost basis, less the amount paid through time charge billings. All Agreements provide for supervision of work by the Architect or respective Subconsultants.

If you are satisfied that the Corporation has an understanding with the Art Gallery Association of financing for fees and Corporation charges during this first design phase, I would recommend that Council authority be obtained for the Corporation, acting on behalf of the Art Gallery Association, to enter into the aforementioned Agreements.

M.J. Jones,
CHIEF BUILDING INSPECTOR.

MJJ:lm
Enc.

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c.c. MUNICIPAL TREASURER

ITEM 21 **107**
ADMINISTRATOR'S REPORT NO. 7
COMMISSION MEETING APR. 7/76

ITEM 14
MANAGER'S REPORT NO. 20
COUNCIL MEETING March 29

ITEM 2
MANAGER'S REPORT NO. 62
COUNCIL MEETING 1978 09 11

ITEM 1
ADMINISTRATOR'S REPORT NO. 1
COMMISSION MEETING 78 09

10th March 1976

CLERK OF THE DISTRICT OF BURNABY

| | |
|-----------------|--|
| Mr. M. J. Jones | |
| Mr. [unclear] | |
| Mr. [unclear] | |
| Mr. [unclear] | |
| Mr. [unclear] | |
| Mr. [unclear] | |
| Mr. [unclear] | |

BURNABY ART GALLERY

The Corporation of the District of Burnaby
Building Department
Municipal Hall
4949 Canada Way
Burnaby, British Columbia

Attention: Mr. M.J. Jones
Chief Building Inspector

Gentlemen:

Re: Proposed Art Gallery Extension Project

Thank you for your letter of 26th February 1976. It is with much pleasure that I note that you estimate the overall cost of the construction of the proposed buildings, courtyard and landscaping to be about \$250,000.

Based on this estimate, it is understood that, if the project proceeds to completion as planned, the Burnaby Art Gallery Association will be committed to paying approximately \$24,337.50 for architect's fees, sub-consultant's fees and contract-management services.

As correctly stated in your letter, the Association has on hand the sum of \$10,239.00 for fee obligations. It is understood that for approximately \$11,587.50 the Association can expect the Architect and sub-consultants to complete about 75 percent of the working drawings. This should produce enough information to effect an application to be made to the Provincial Government for funds under the Community Recreation Facilities Fund Act.

I shall be pleased, therefore, if you will authorize the Architect to proceed with the preparation of working drawings to the 75 percent completion stage. The Association will, of course, be responsible for the additional \$250. charge associated with the Corporation's activities.

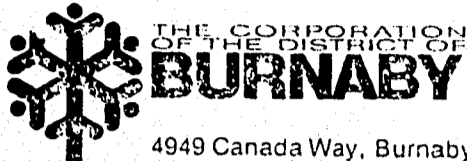
Thank you for your efforts in pushing this project forward and the compiling of the costs outlined in your letter. Your assistance is greatly appreciated.

Yours very truly,

N. Howard
N. Howard
President
Burnaby Art Gallery Association Executive

c.c.: Municipal Manager
Municipal Treasurer

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COUNCIL MEETING 1978 09 11



4949 Canada Way, Burnaby, B.C. V5G 1M2
Planning Department

Telephone (604) 294-7400
November 28, 1977

June Binkert, President,
Burnaby Art Gallery,
6344 Gilpin Street,
Burnaby, B.C.

Dear Madam:

Re: Proposed Art Gallery Extension
Alternative Siting Proposal

In response to your request, the Planning Department has explored possible alternatives to the siting of the proposed gallery extension, which had previously been considered for a site to the southwest of the existing gallery building, as a separate structure.

In confirmation of our past discussions with you, this department appreciates the operational reasons expressed by the Board for desiring a physical connection between new and old portions of the gallery. The objective has been therefore to identify a site that achieves the following aims:

- creation of physical connection between new and old while respecting the architectural integrity of the Ceperley house and its setting,
- preservation to the greatest extent possible, of existing, established pathways and formal gardens in the area, and
- avoidance of conflict with elements of the future building complex that is foreseen for the balance of the Municipal administrative and arts centre.

We concur with the approach suggested in your submission of August 3, 1976, which we might summarize as achieving physical and functional unity between Ceperley House and the proposed extension, continued use of Ceperley House as the entrance to the gallery, enhancement of the image of the Ceperley House standing free within and at the top of a large garden, and integration with the future expanded Municipal and Cultural complex.

These goals may be achieved by a sensitive design for an extension sited generally within the area suggested in your brief, and more fully defined on the attached sketch. The success of a design for

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this location is largely dependent on the possibility of setting the structure within the existing land form, such that the extension does not compete with the mansion as an architectural form, but rather creates the appearance of a podium evocative of the existing landscape, which still allows the house to appear free-standing and to command the prospect of the grounds extending eastward and southward to the lake.

This approach would entail designing the roof elevation of the extension to conform approximately to the floor elevation of the Ceperley House, thereby forming an accessible extension to the porch area, in accord with the objective of providing accessible, developed pedestrian spaces on terraced roof areas throughout the complex.

Access from the existing building to the new gallery spaces at a lower level could be via a staircase off the main gallery, generally in the area of the present closed-in verandah, allowing the porch area to be opened out to the surrounding grounds with glazing, and restoring the open appearance of the verandah, albeit with glazing recessed behind the line of the porch columns.

The perimeter of the extension should be terraced into the land form clear of the semi-circular formal path that defines the rhododendron garden, and any minor exposed portions of wall should be suitably finished, possibly with stone similar to the treatment of Ceperley House, such that visual unity is emphasized. As the portion of the site affected could involve a number of existing trees and shrubs, the resolution of landscape details integrating the structure with existing major paths and the surrounding garden would have to be closely coordinated with Parks and Recreation Department staff during design and construction.

Gallery storage and workshop areas should be located generally in the northerly portion of such an addition, and loading/service access should be from the established driveway from Gilpin Street, via a suitably ramped approach. As this area is in a most visible location along the public approach to the Gallery and the rest of the park, it is imperative that the design of this loading access be carefully and skillfully handled both in terms of building architecture and landscaping, so as to not present the appearance of a second-class 'service' area or conflict with the pedestrian's experience in entering the park.

In future, this ramped service access would be replaced with a below-grade connection tied into the substructures and underground parking facilities that are contemplated for the complex in its ultimate development form. In the meanwhile, based on survey information that has been obtained, some difficulty in achieving suitable vehicular grades may be foreseen, which will require solution by your architect (possibilities may include terracing and internal ramping between storage/workshop areas and the gallery/display space).

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While it is possible that the Ceperley House may retain its art gallery function in perpetuity, we are not aware of any decision to date committing its use in perpetuity for this purpose. As major expanded new quarters for the gallery will undoubtedly be required in the future, we believe that the possibility of some other use for Ceperley House (such as reception centre, tea room, or accommodation for visiting guests or dignitaries) needs to be recognized in planning the present expansion. Accordingly, the design process will have to reflect the flexibility needed to 'tie in' to future new major gallery spaces to the north and west, and to a possible changed relationship to Ceperley House itself.

Terms of reference for the architect in pursuing the design should include landscape design around Ceperley House and the expansion including modifications to the parking area. Parking needs based on the previous program have been outlined in previous letters to the architect, with approximately forty cars to be accommodated. The small building indicated on the attached sketch will need to be demolished, permitting parking in that area. Surface parking needs may well diminish in future as sharing occurs with underground parking structures to be constructed in conjunction with other Municipal and cultural facilities in the complex. Eventually, all surface parking should be eliminated upon completion of a future second stage Gallery expansion.

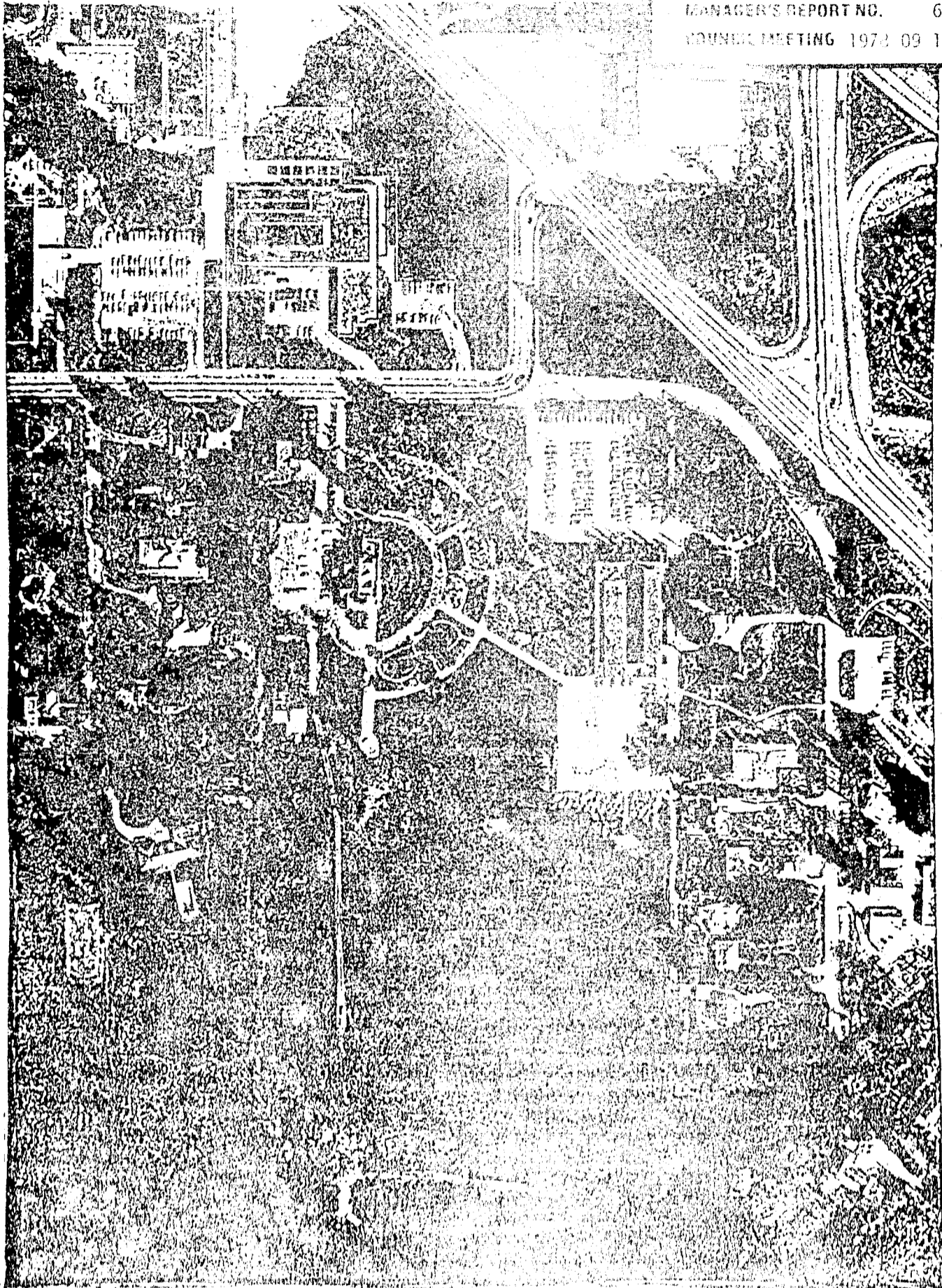
Overall, this department considers the approach described to be very promising in terms of meeting the present needs of the gallery, without unduly complicating future development work in the complex. However, you will need to recognize that the cost of constructing a facility tying directly in to existing construction, and building in to the slope that exists at this location, will be high. From discussions with your staff and others, we understand you recognize this fact, and feel that the basic provision of space in a prime location and with the superior functional relationship that this approach affords will outweigh, on a priority basis, some of the rather sophisticated mechanical and electrical systems that were proposed in the previous design.

We trust the foregoing will give you the information you require to evaluate this approach in functional and aesthetic terms, and allow you to pursue discussions and preliminary architectural design studies at this location if this is your decision. We would be pleased to meet with you to discuss the prospects more fully, and to prepare the necessary submission to the Parks and Recreation Commission in connection with the planning of this facility.

Yours truly,


A. L. Parr,
DIRECTOR OF PLANNING.

DGS:cm
Attach.
c.c. Municipal Manager
Parks and Recreation Administrator
Chief Building Inspector
Municipal Engineer



Date

11-2-72

Project No. 1102

Scale 1" = 100'

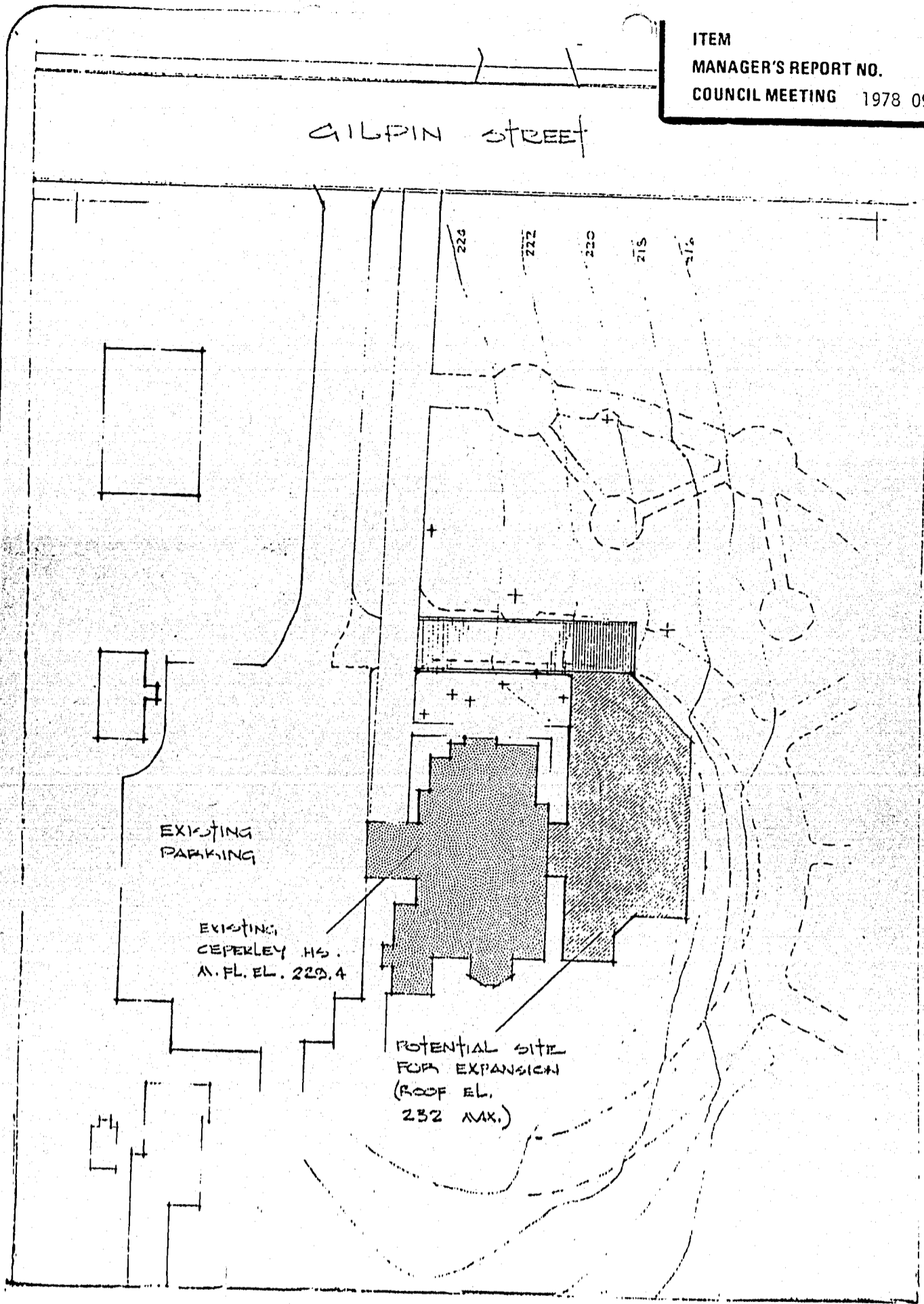


Scale

1" = 100'

Drawn by

ITEM 2
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Date
 NOV. 1977

Scale
 1" = 50' ±

Drawn By

Burnaby Planning Department

BURNABY ART GALLERY EXPANSION

POSSIBLE ALTERNATIVE SITE -
 LOCATION SKETCH.

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