

Item .....	12
Manager's Report No. ....	22
Council Meeting .....	00/08/28

2000 August 17

**TO:** CITY MANAGER

**FROM:** DIRECTOR PARKS, RECREATION & CULTURAL SERVICES

**SUBJECT:** CEPERLEY HOUSE STEAM PLANT LANDSCAPE WORKS

**PURPOSE:** To request Council to bring down a bylaw in the amount of \$53,500 (inclusive of the GST at 7 percent) from Capital Reserves for the Ceperley Estate Steam Plant site landscape construction.

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**RECOMMENDATION:**

1. THAT a bylaw in the amount of \$53,500 (inclusive of the GST at 7 percent) be brought down from Capital Reserves for the Ceperley Estate Steam Plant site landscape construction.

**REPORT**

At its meeting of 2000 August 16, the Parks, Recreation and Culture Commission received the attached report and adopted the three recommendations contained therein.

Appearing elsewhere on the Council Agenda is the Capital Reserves Expenditure Bylaw.

*per K. Friars*

Kate Friars  
PARKS, RECREATION  
AND CULTURAL SERVICES

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Attachment

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cc: City Solicitor  
Director Finance  
Director Planning and Building

**SUBJECT: CEPERLEY HOUSE STEAM PLANT LANDSCAPE WORKS**

**RECOMMENDATIONS:**

1. THAT the landscape works for the Ceperley Steam Plant site as described in this report be approved.
2. THAT Commission approve the expenditure of \$51,500 (including net GST rebate) from the 2000 Capital Budget for the Ceperley Estate Steam Plant site landscape construction.
3. THAT Council be requested to bring down a bylaw in the amount of \$53,500 (inclusive of the GST at 7 percent) from Capital Reserves for the Ceperley Estate Steam Plant site landscape construction.

**REPORT**

**1.0 BACKGROUND**

On 2000 June 12 Council approved the request from the Community Heritage Commission to restore the Ceperley Estate (Fairacres) Steam Plant and Root House at a cost of \$173,000. The report was forwarded to the Parks, Recreation and Culture Commission. The restoration will facilitate the re-use of the Steam Plant as a workshop by potters and clay artists.

At the 2000 June 21 Commission meeting, approval was granted for the expenditure of \$40,000 for the construction of a new Bourrey Box kiln, a complementary project, which will be located south of the Steam Plant building. The purpose of this report is to outline the landscape works associated with the Steam Plant precinct restoration, as described below, and to seek funding approval.

**2.0 LANDSCAPE WORKS & SCHEDULE**

The objectives of the landscape works are to create outdoor spaces that are flexible in their programming potential, that respect and complement the heritage restoration of the Steam Plant, Root House, the construction of the new Bourrey Box kiln, that complement and enhance the existing Fairacres English estate character and the park amenities within Century Gardens and Deer Lake Park, and that improves access to the park facilities.

The site is divided into two terraces: the upper level is situated north of the Steam Plant building; and the lower level is situated south of the Steam Plant where the Bourrey Box kiln is proposed (Attachment #1). The construction of the terraces is expected to consist of regrading to achieve level surfaces. Both terraces will be linked to the Steam Plant and to each other.

The upper terrace will consist of an open, level lawn that will accommodate programming for public gatherings, seating, planting beds with perennials and low shrubs, temporary or permanent displays of art and special events. The western perimeter of the upper terrace will be defined by the existing remnants of a rubblestone wall that formed the foundation of a previous large estate greenhouse. The wall will be exposed and repaired as a heritage artifact. Effort will be made to find the remaining eastern portions of the wall or its footing, which was buried or removed, in order to determine precisely the perimeter of the old greenhouse. A stone band will be placed in the lawn flush with the surface and will symbolically demarcate the old greenhouse perimeter as closely as possible.

The lower terrace will accommodate the functional aspects of the new kiln, such as delivery of materials, and provide the public with an opportunity to view the firing process. Ceramic artists who will use the studio space proposed for the restored Steam Plant will be able to utilize the terrace for outdoor functions and as an outdoor art gallery. The terrace will be surfaced in crushed limestone in keeping with the English estate character of Fairacres. An existing clay brick paving panel will be retained in the rear courtyard portion of the terrace.

Three planting beds are proposed, one directly adjacent to the Steam Plant, one along the inner perimeter of the rubblestone wall at the upper terrace level, and one adjacent to the restored Root House. In addition, significant tree and shrub planting is planned west of the rubblestone wall to create an informal hedgerow along the west park boundary. An open rail decorative fence is planned in conjunction with the Root House planting bed to help deter climbing on the lowered roof structure. It is intended to supply perennials and low shrubs in the planting beds using species and form in keeping with the heritage estate character of the site.

A gateway feature is proposed consisting of two river rock piers and decorative removable bollard flanking the entry road and is under consideration with heritage planning staff. The piers are intended to reflect the architectural character of the stone pier at Deer Lake Avenue entry at a lesser scale and the river rock details of Ceperley House. The existing horticulture storage yard currently occupying the area south of the Steam Plant building, which services the entire Arts Precinct, will be relocated further south and screened with hedgerow planting and a lattice gate.

The additional maintenance costs of the above landscape works are expected to be \$1,500 annually. The construction work will be scheduled to commence in 2000 September once the demolition of the existing storage sheds is completed, and concurrently with the construction of the Bourrey Kiln structure. The project is expected to be completed in November.

### 3.0 FINANCING

With appropriate tax and contingency allowances included, it is estimated that the landscape construction work will cost \$51,500 (inclusive of the net GST rebate). Upon Parks, Recreation and Culture Commission approval of the project, it is recommended that Council be requested to bring down a Capital Reserves Expenditure Bylaw in the amount of \$53,500 (inclusive of GST at 7 percent) to finance these works.

Sufficient Capital Reserves are available to finance this project, and is included under the 2000 Deer Lake Park component of the 2000-2004 Annual Capital Program.

MB/RS/JK:dl

Attachment

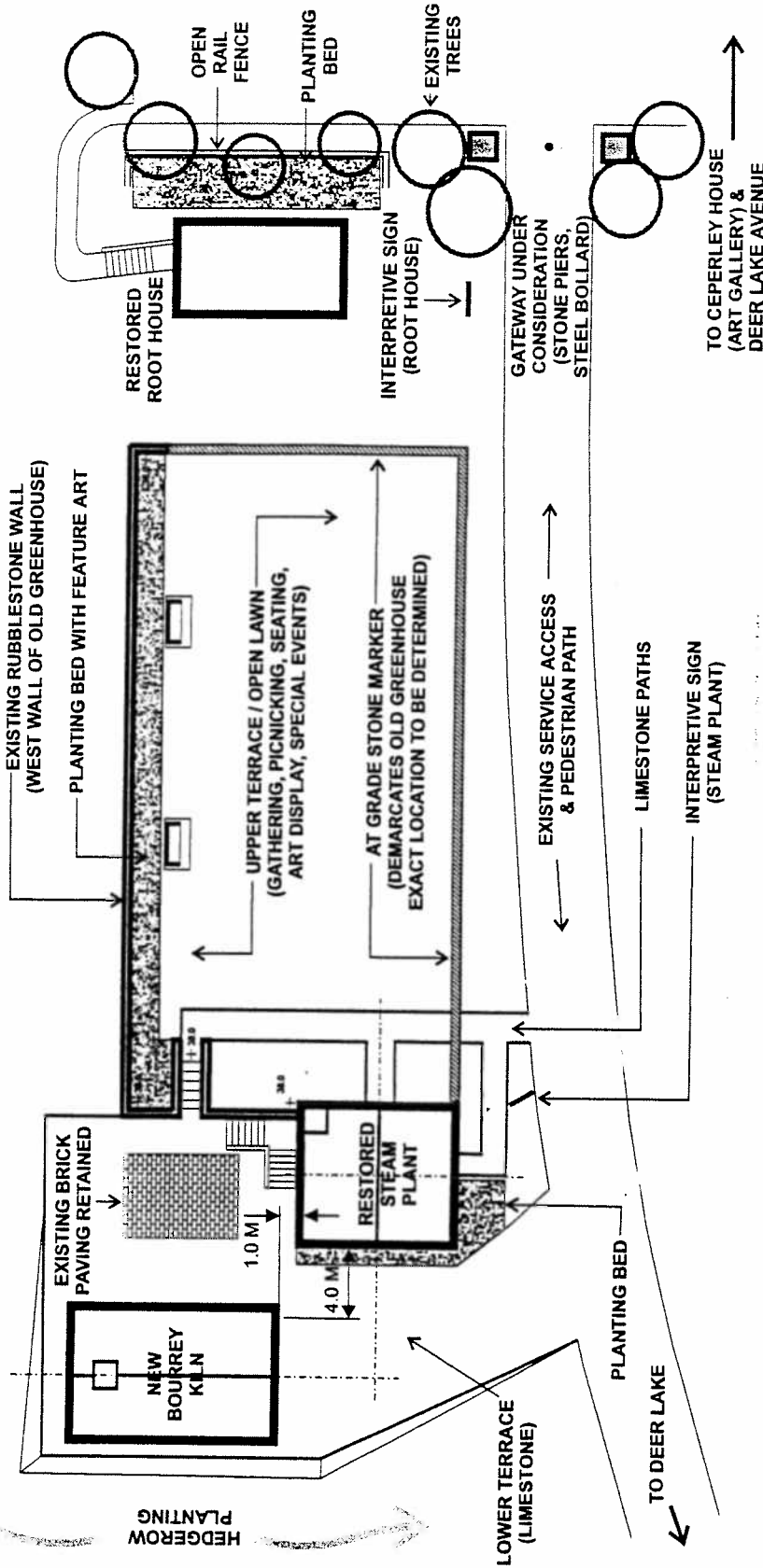
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cc: Director Finance  
Director Planning

**Attachment #1**

PARK BOUNDARY

HEDGEROW PLANTING



north

TO CEPERLEY HOUSE (ART GALLERY) & DEER LAKE AVENUE

park planning & design  
ceperley 3a report format

Drawing: OP# 37-1-151S  
Date: 2000 AUG 10  
Scale: NTS  
Prepared: MB

**Fairacres Steam Plant Precinct  
Adaptive Re-use: Proposed Siteworks**



