

TO: CITY MANAGER

2002 October 16

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: HERITAGE DESIGNATION OF BALDWIN HOUSE  
6543 /6572 DEER LAKE AVENUE**

PURPOSE: To seek Council approval for the designation of the “Dr. William and Ruth Baldwin House” at 6543/6572 Deer Lake Avenue, Deer Lake Park.

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**RECOMMENDATIONS:**

1. **THAT** a heritage designation bylaw for the “Dr. William and Ruth Baldwin House” at 6543/72 Deer Lake Avenue be prepared and advanced to First Reading on 2002 October 28 and to a Public Hearing on 2002 November 26.
2. **THAT** a copy of this report be sent to the Community Heritage Commission and the Parks Recreation and Culture Commission.

**REPORT**

**1.0 Background:**

On 2001 September 17 Council authorized the acquisition of 6543/6572 Deer Lake Drive for inclusion in Deer Lake Park and the property sale was concluded (see *attached* location Map #1). The property included the residence built by Dr. William and Ruth Baldwin in 1965 and designed by architect Arthur Erickson. As an integral part of the negotiations for clear title with the property owner, the City agreed to a number of terms and conditions, including that the residence will be declared a ‘Heritage Site’ in 2002.

This building and its adjoining landscape design has been evaluated as an outstanding example of West Coast modern design and had been identified in the Deer Lake Park Heritage Resource Inventory as a significant heritage site in the City of Burnaby. The protection of this site will mark the recognition and protection of Burnaby’s first modern heritage landmark .

The purpose of this report is to pursue the designation of the property through municipal bylaw as a City heritage site and conclude this term/condition regarding the sale of this property to the City of Burnaby.

## 2.0 Designation Process:

Under the terms of the Local Government Act provision is made for the designation by bylaw of property that “.... has heritage value or character....” (Section 967).

This will have the effect that any future design changes to the building or adjacent landscape will require a heritage alteration permit that would be reviewed by the Community Heritage Commission and considered by Council. Demolition of the building would only be permitted by bylaw to rescind the designation bylaw.

Section 968 of the Act specifies the formal procedures to be followed as part of the designation process which includes a Public Hearing, notification of the owners, and a report outlining the heritage value of the property, the relationship to community or Official Community Plan objectives, the effect of the designation upon the use, the condition and viability of the property and the possibility of the need for financial support.

Specifically the Act requires:

- that a Public Hearing be held.
- that 10 days prior to the Public Hearing, notice must be served on all owners and occupiers of the property (in this case the City of Burnaby and the building’s tenant Mrs. Ruth Baldwin).
- that newspaper notices be published in two consecutive issues of a newspaper with the last publication to be at least three days prior but not more than 10 days prior to the Public Hearing.
- that a report be prepared which includes the information in Section 3.0 of this report which is to be available to the public.
- that a completed bylaw be filed in the Land Title Office with the Province and with the owners.

## 3.0 Required Heritage Information (From Section 968 of the Act):

### 3.1 Heritage Character Statement:

#### *History:*

Dr. William and Ruth Baldwin purchased this Deer Lake property with the intention of building a waterfront home. Dr. Baldwin had been a close personal friend of Arthur Erickson at Prince of Wales High School and McGill University. Although Erickson was then in partnership with Geoffrey Massey, this house was designed as a personal project for his friend.

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The house was completed in 1965 by local builder Torstein Kravik. The attached dock was not completed until sometime later due to a dispute with the Municipality of Burnaby, cautious about the legality of allowing an encroachment onto a Provincially-owned body of water. As a result, the uncompleted house could not be forwarded for nomination for the national architectural design award known then as the Massey Medal, which is presented annually by Canada's Governor General. The Baldwin House was thought to be one of the country's leading candidate buildings. Even without an award, the house garnered substantial local, provincial, and even national press coverage. The house has been in the possession of the Baldwin family since its completion with very few changes to the architect's original design.

*Architecture:*

The design of the Baldwin home is an early example of Arthur Erickson design aesthetic. It clearly demonstrates his vision of "site, light and cadence" that combine to create a building. As one of a rare group of early surviving structures, in original condition, from Canada's most globally prominent and respected architects, it poses significant heritage value. It is recognized as one of the landmark buildings of the early "West Coast" modern design style (see attachments).

Built on a steep slope between Deer Lake Drive and the lake the house is sited to embrace and not overwhelm its location within the natural landscape. The building is a unique and early example of the integration of indoor and outdoor living spaces. A simple series of rectangular cubes of wood and glass, the post and beam structure allowed for walls of glass to capture spectacular views of the lake and north shore mountains. A small portion of site was devoted to a reflecting pond in typical Japanese style, an Erickson trademark.

3.2 Compatibility of Conservation with Community Plan and Adjoining Land Use:

The conservation of heritage resources is addressed in the section of Burnaby's Official Community Plan which establishes the preservation and enhancement of the quality and livability of the physical environment as a goal. The Baldwin House was identified as a primary heritage resource as part of the City's Deer Lake Park heritage resource inventory. The revised Master Plan of Deer Lake Park incorporated the Baldwin House into the new design concept, envisioning a future public facility in the lakeside residence.

It is proposed that the heritage designation bylaw would seek to protect both the exterior and interior of the building and only the adjoining designed landscape. The remainder of the lands and road right-of-way would be incorporated into the park conservation area and to allow for the future perimeter trail as identified in the park's Master Plan (see attached Map #2).

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3.3 Condition and Economic Viability of the Property:

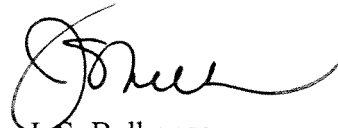
As part of the City of Burnaby's acquisition of the property, a building inspection of the Baldwin House by the Engineering Department identified a number of minor upgrade requirements to protect the property and to ensure its continued maintenance and viability as a residential rental property for the contractual obligation of ten years. In the future the house may be adaptively-used for public purposes and the project financed through civic resources available to ensure the retention of this City-owned heritage building. If required, the City may pursue other commercial uses and funding options available as deemed appropriate for Deer Lake Park and guided by Council.

3.4 Possible Need for Financial Support to Enable Conservation:

The building will be owned by the City and managed as part of Deer Lake Park. The building will be maintained as a residence for the Baldwin family under the terms of the purchase agreement for ten years. Funds for the improvement of the property and rental revenues will continue to be transacted following the procedures established for the City's rental properties. Major capital improvements to civic heritage buildings are financed by additional funding resources available through the land assembly and development budget and casino gaming revenues.

4.0 **Next Steps:**

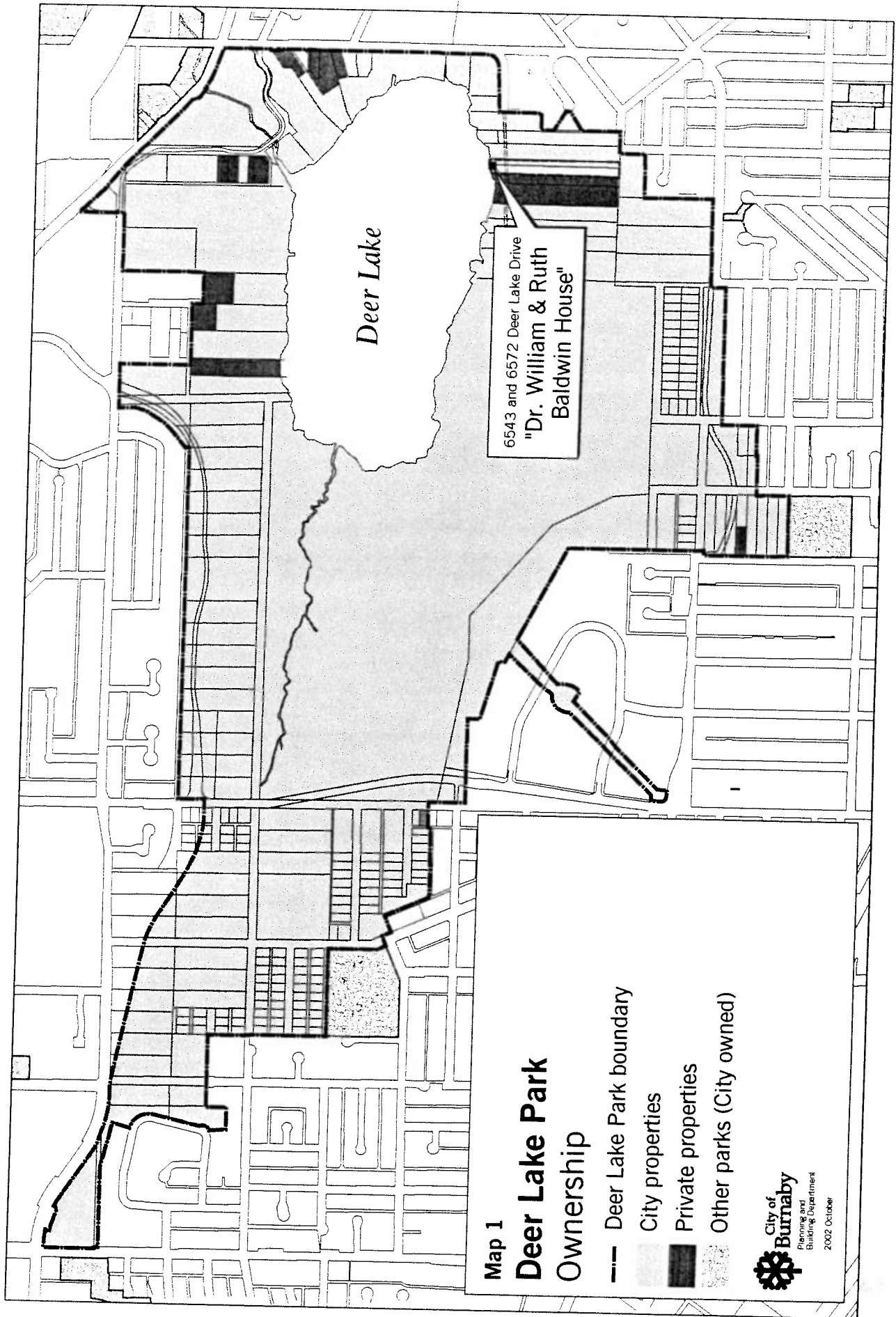
Upon completion of the Public Hearing and Council consideration of the bylaw, the approved bylaw would be filed in the Land Title Office and with the Province.

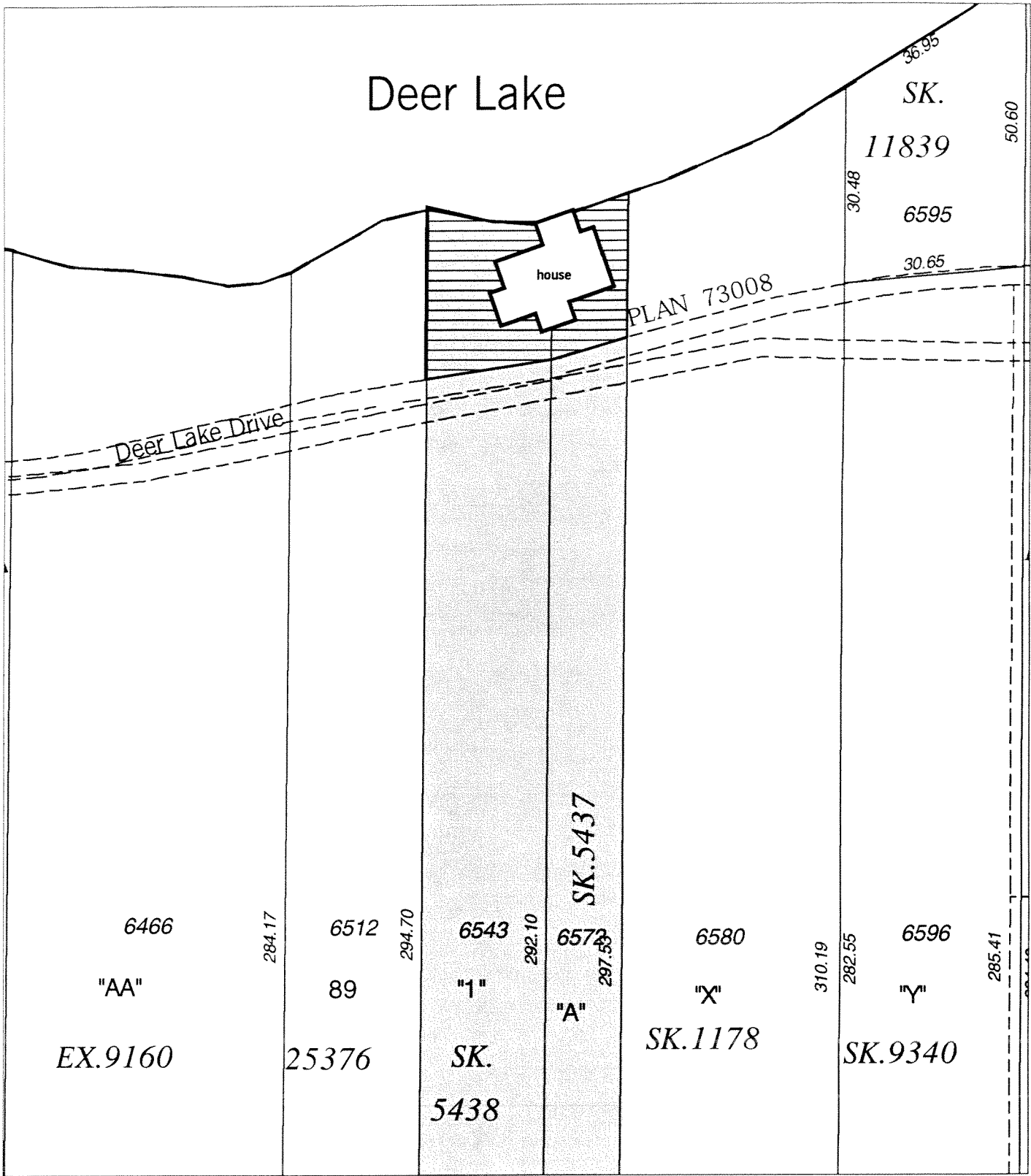


J. S. Belhouse  
Director Planning and Building

JW:hr  
Atts.

cc: Chief Building Inspector  
City Clerk  
Director Engineering  
Director Finance  
Director Parks, Recreation and Cultural Services  
City Solicitor





Map 2  
Dr. William and Ruth Baldwin House



6543 & 6572 Deer Lake Drive



Portion of property proposed for heritage designation

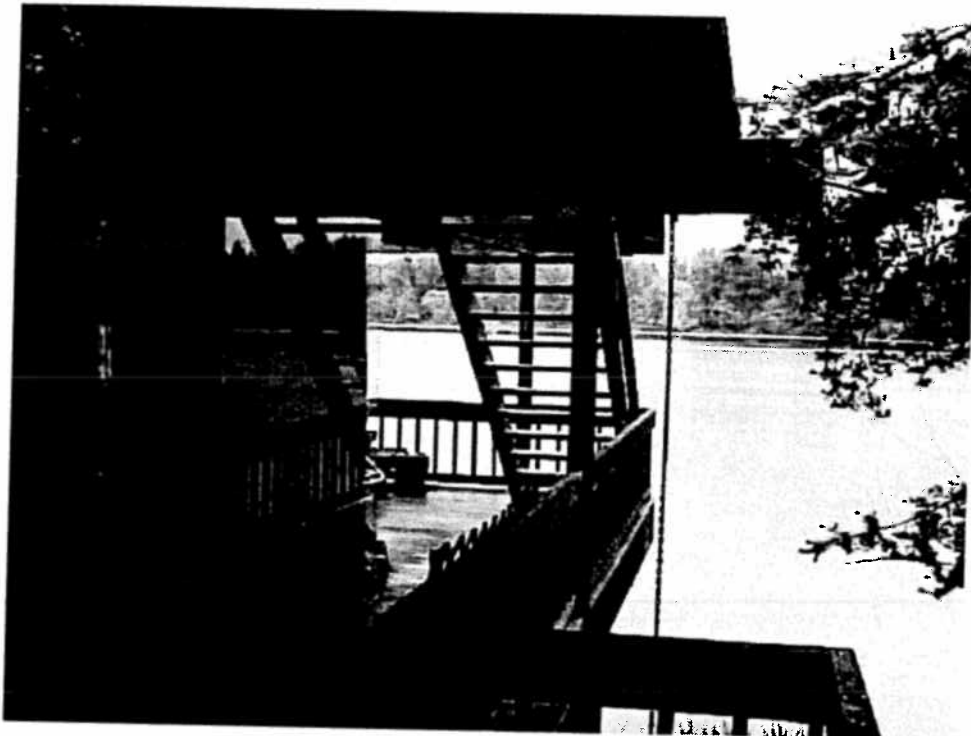


not to scale





View of northwest elevation from Deer Lake



View of patio and Deer Lake

Attachment 3  
Dr. William and Ruth Baldwin house

