

CITY OF BURNABY

COMMUNITY HERITAGE COMMISSION

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: HERITAGE DESIGNATION OF EAGLES ESTATE  
5655 SPERLING AVENUE, DEER LAKE PARK**

RECOMMENDATIONS:

1. **THAT** Council authorize staff to prepare a heritage designation bylaw for the “Eagles Estate” at 5655 Sperling Avenue for consideration at a Public Hearing on 2003 August 26.
2. **THAT** Council approve a revision to the Burnaby Community Heritage Register to change the status of the “Eagles Estate” at 5655 Sperling Avenue to the ‘Protected Heritage Resource’ category from the ‘Heritage Resource Inventory’ category.
3. **THAT** a copy of this report be sent to the Parks, Recreation and Culture Commission for their information.

REPORT

The Community Heritage Commission, at its meeting held on 2003 July 17, received and adopted the *attached* report seeking approval for the designation of the “Eagles Estate” at 5655 Sperling Avenue, Deer Lake Park as a city heritage site. Appearing elsewhere on the Council agenda the designation bylaw appears for first reading in order that it may go forward to the Public Hearing on August 26.

Respectfully submitted,

Councillor Celest Redman  
Chair

Councillor Sav Dhaliwal  
Vice Chair

COPY: CITY MANAGER  
CHIEF BUILDING INSPECTOR  
CITY CLERK  
DIRECTOR ENGINEERING  
DIRECTOR FINANCE  
DIRECTOR PARKS, RECR. & CULT. SERVICES  
CITY SOLICITOR

**TO:** COMMUNITY HERITAGE COMMISSION 2003 July 14  
**FROM:** DIRECTOR PLANNING AND BUILDING FILE NO.:77000 20  
**SUBJECT: HERITAGE DESIGNATION OF EAGLES ESTATE  
5655 SPERLING AVENUE, DEER LAKE PARK**  
**PURPOSE:** To seek approval for the designation of the “Eagles Estate” at 5655 Sperling Avenue, Deer Lake Park as a city heritage site.

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**RECOMMENDATIONS:**

1. **THAT** Council be requested to approve the following recommendations:
  - a. **THAT** a heritage designation bylaw for the “Eagles Estate” at 5655 Sperling Avenue be prepared and advanced to First Reading on 2003 August 11 and to a Public Hearing on 2003 August 26.
  - b. **THAT** the Burnaby Community Heritage Register be revised to change the status of the “Eagles Estate” at 5655 Sperling Avenue to the ‘Protected Heritage Resource’ category from the ‘Heritage Resource Inventory’ category.
  - c. **THAT** a copy of this report is sent to the Parks, Recreation and Culture Commission for their information.

**REPORT**

**1.0 BACKGROUND**

The Eagles Estate, constructed in 1929, is located on the southeast shore of Deer Lake at the corner of Sperling Avenue and Deer Lake Drive. The estate was purchased by the City in 1995 for inclusion into Deer Lake Park. On 1995 May 01 Council approved that the Eagles House and Garden be designated as a civic heritage site.

The historic significance of the Eagles Estate led the City of Burnaby to look for a partner to return the garden to its former glory through a high level of conservation. A new conservation plan will see the Eagles Estate become one of Deer Lake Park’s horticultural attractions through a volunteer program operated by The Land Conservancy of British Columbia (TLC), who opened an office in the Eagles house on July 01, 2003. The estate was leased to the TLC for use as an office in exchange for their ongoing conservation and maintenance of the garden landscape.

On 2003 May 26, Council received a report outlining the new Burnaby Heritage Register and approved the addition of the Eagles Estate to the list of significant heritage sites and proposed its

CITY MANAGER

Re: *Heritage Designation of Eagles Estate*  
5655 Sperling Avenue, Deer Lake Park  
2003 July 14.....Page 2

designation in 2003. The purpose of this report is to pursue the formal designation of the Eagles House and Garden through municipal bylaw as a city heritage site.

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

Section 968 of the Local Government Act specifies formal procedures that are 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 the 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.

### Specific Act Requirements:

- 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
- 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

### 3.1 Heritage Character Statement

A heritage value assessment of the Eagles Estate Heritage Garden revealed that it is a highly significant garden in British Columbia. This was based on its historic, artistic and cultural significance, combined with its physical integrity and its context within the Deer Lake Park heritage precinct.

The prominence of both Drs. Blythe and Violet Eagles within the community is of historic significance. Their achievement in their respective academic fields of science appears to be

of Provincial significance, if not national. The design of the garden by Frank E. Buck is particularly noteworthy, due to the prominence of this landscape designer in British Columbia. His participation in the design of the Eagles Estate clearly expands the significance of the garden to the realm of Provincial importance.

The artistic merit of the garden has outstanding values that include: continuity of its design intentions over an expanded time period, its judicious siting for views, its intricate development of planting design details and the overall unity and structure of the garden.

The cultural significance of the garden lies in its expression of the prevailing garden traditions particularly represented by the 1930's garden aesthetic of Canadian culture. The social and economic status of the Eagles allowed them the means to express the fashion design of the day through the development of the garden landscape.

### **3.2 Compatibility of Conservation with Community Plan and Adjoining Land Use**

The planning for the conservation of heritage resources is outlined in Burnaby's Official Community Plan. Burnaby has established a goal "To provide opportunities for the increased awareness and the conservation of the City's unique natural, cultural, archaeological and built heritage." One of the directions outlined is the stewardship of civic heritage resources.

The Deer Lake Park Management Plan has made provision for the Eagles Estate to be converted from its private residential use to a public use to become a significant historical and horticultural display and feature within the park. The Management Plan recognized that the Eagles Estate is Burnaby's "most intact and significant edwardian-styled garden" and identified its conservation as one of the primary priorities for implementation. One of the goals of implementing the Management Plan was conserving the garden's character defining elements and restoring, to the fullest extent possible, the features of the original landscape. Through accomplishing these objectives, the Eagles Estate would become one of the primary features within Deer Lake Park available for public use and enjoyment.

It is proposed that the heritage designation bylaw would seek to protect both the exterior and significant interior rooms and features of the building and the estate's entire landscape. In order to protect the integrity of established view scapes and to use established protocols regarding heritage landscape conservation, all of the original property of the estate will be included within the bylaw (see *attached* map). Any significant design alteration to the estate will be governed by established conservation principles adopted as part of the city's heritage policy for civic heritage sites and vetted through the Community Heritage Commission and Council.

### **3.3 Condition and Economic Viability of the Property**

48 As part of the City of Burnaby's acquisition of the property, a number of improvements have been implemented to facilitate the successful adaptive reuse of the residence from a private

CITY MANAGER

Re: *Heritage Designation of Eagles Estate*  
5655 Sperling Avenue, Deer Lake Park  
2003 July 14.....Page 4

dwelling to nonprofit office use and to support the conservation and interpretation of the garden. In the future the building will be maintained through the established process for civic heritage buildings available to ensure its retention and conservation.

### **3.4 Possible Need for Financial Support to Enable Conservation**

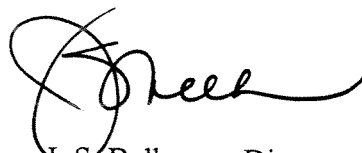
The estate is owned by the City and will be leased to the TLC to manage the historic estate as part of Deer Lake Park. In exchange for their use of the property the TLC will manage a volunteer program to conserve and interpret the estate garden. The ongoing maintenance of the house will continue to be managed as part of the program established for civic heritage properties.

There are some substantial capital improvements which require civic investment to ensure the long-term conservation, enhancement and public use of the garden landscape. The future restoration of the garden and public access to the estate are limited at this time because of the poor condition of the retaining walls surrounding the north and east facades of the house and staircase which provides the primary connection between the house and garden. The City in conjunction with the TLC, is currently pursuing the rehabilitation of this structure through cost sharing funding available through the Canada/B.C. Infrastructure Program.

Major capital improvements to civic heritage buildings are financed by additional funding resources available through the Land Assembly and Development Fund and casino gaming revenues dedicated to civic heritage buildings, subject in both approaches to the specific consideration and approval of Council.

## **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.

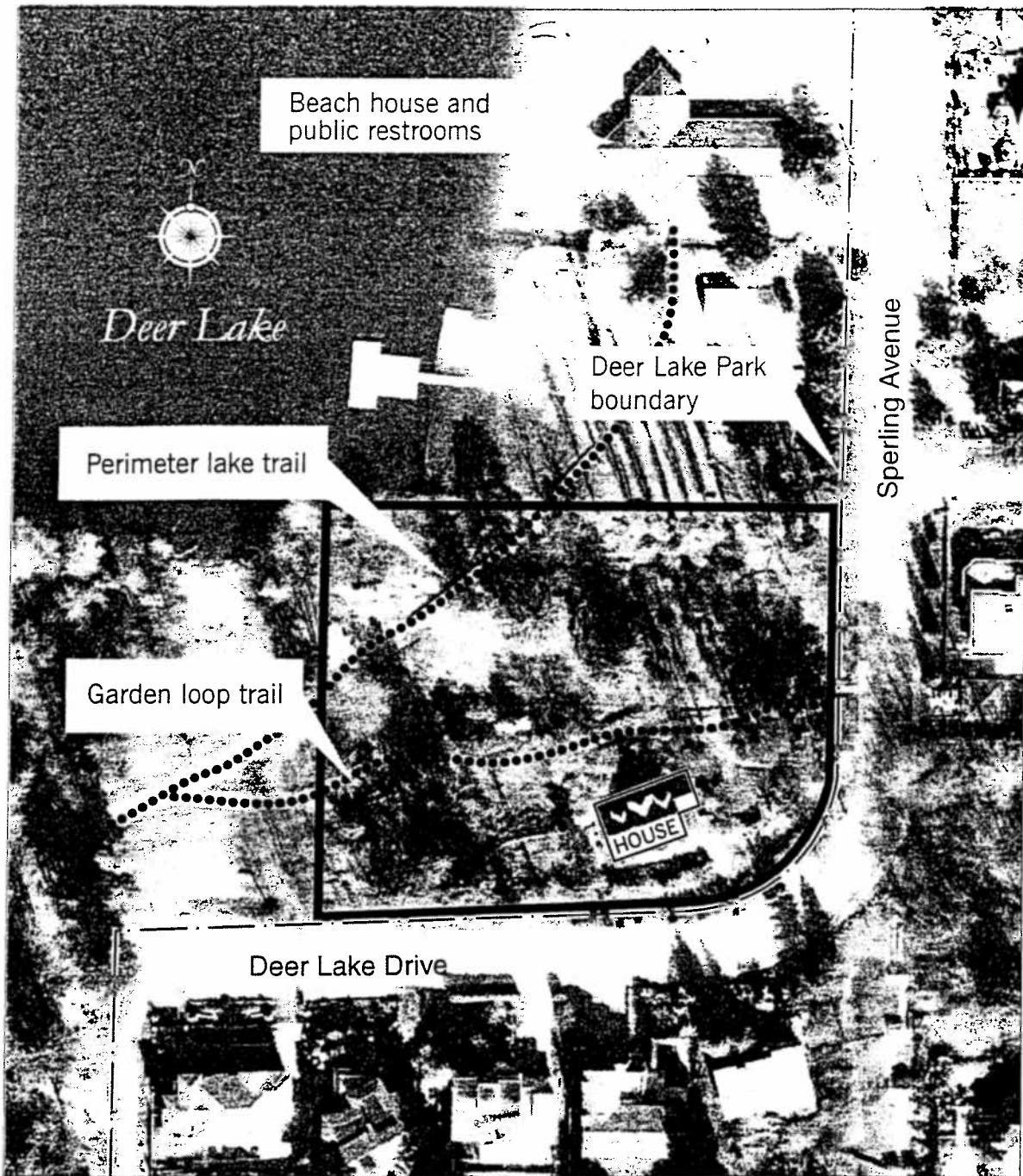


J. S. Belhouse, Director  
PLANNING AND BUILDING

JW:tn

**Attachment**

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



**Eagles Estate, 5655 Sperling Avenue**  
 Deer Lake Park, Burnaby B.C.



PLANNING & BUILDING DEPT.

2003 February

**Attachment 1**

- Area proposed to be protected by heritage designation bylaw
- ..... Trails
- - - - - Deer Lake Park boundary