

**TO:** CITY MANAGER 2005 May 11  
**FROM:** DIRECTOR PLANNING AND BUILDING FILE: PA 77000 20  
**SUBJECT:** LEASE OF BALDWIN HOUSE, DEER LAKE PARK  
6543/6572 DEER LAKE DRIVE  
**PURPOSE:** To provide Council with an update regarding the lease of a city-owned residence to The Land Conservancy of B.C

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**RECOMMENDATION:**

1. **THAT** a copy of this report be sent to the Parks, Recreation and Culture Commission and the Community Heritage Commission for their information.

**REPORT**

**1.0 BACKGROUND**

In 2001, the City acquired the property at 6543/6572 Deer Lake Drive for inclusion in Deer Lake Park (see *attached* Sketch #1). This property's landmark modernist residence, designed by architect Arthur Erickson for Dr. William and Ruth Baldwin in 1965, was identified as a heritage resource. At their closed meeting of December 6, 2004, Council authorized the lease of this residence to The Land Conservancy of B.C. (TLC). This report is provided as an update for Council regarding the implementation of this lease agreement.

**2.0 LEASE AGREEMENT**

Currently, TLC is entering the third year of a five-year lease agreement with the City of Burnaby for the Eagles Estate property. In 2003, this non-profit organization relocated their regional head office to the Eagles Estate in Deer Lake Park.

TLC has entered into a lease agreement with the City of Burnaby in order to operate a 'Guest House' in the Baldwin House. This project will further their mandate respecting the protection of cultural heritage sites in British Columbia and will provide an increased profile within Greater Vancouver of its conservation mandate. Additionally, the Baldwin House provides a unique opportunity to build upon and share the infrastructure created for their head office located nearby at the Eagles Estate.

This lease offers the City the enhanced ability to maintain one of its heritage resources, while at the same time expanding public access and use within the park.

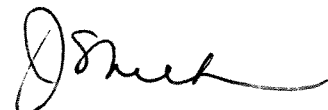
As Council will recall, the lease term is restricted to an initial three year trial period with the City receiving 30% of the net profits of the operation. All operating costs associated with the Guest House will be the responsibility of TLC. TLC will also be responsible for the payment of municipal taxes on the portion of the property used for residential purposes estimated at \$1,500.00 annually. While the Guest House would be used for visitors associated with TLC, it will also be available for rent by the general public for a period up to a maximum of two weeks upon the initiation of the lease on June 1, 2005. The lease also makes the house available for the City's use 30 days per year. This would allow for civic use of the residence, at cost, for accommodating civic-sponsored visitors and guests.

A further stipulation in the lease is that the Baldwin House will be open for guided public tours on two dates annually.

### 3.0 CONCLUSION

The opportunity to partner with TLC to operate the Guest House offers the City considerable scope for expanded public use of Deer Lake Park to benefit all citizens and visitors. Conservation of "Dr. William and Ruth Baldwin House" will strengthen the City's heritage program and the Deer Lake Park heritage precinct. This new use will expand the opportunities and infrastructure of Deer Lake Park and will provide an amenity for tourists and residents.

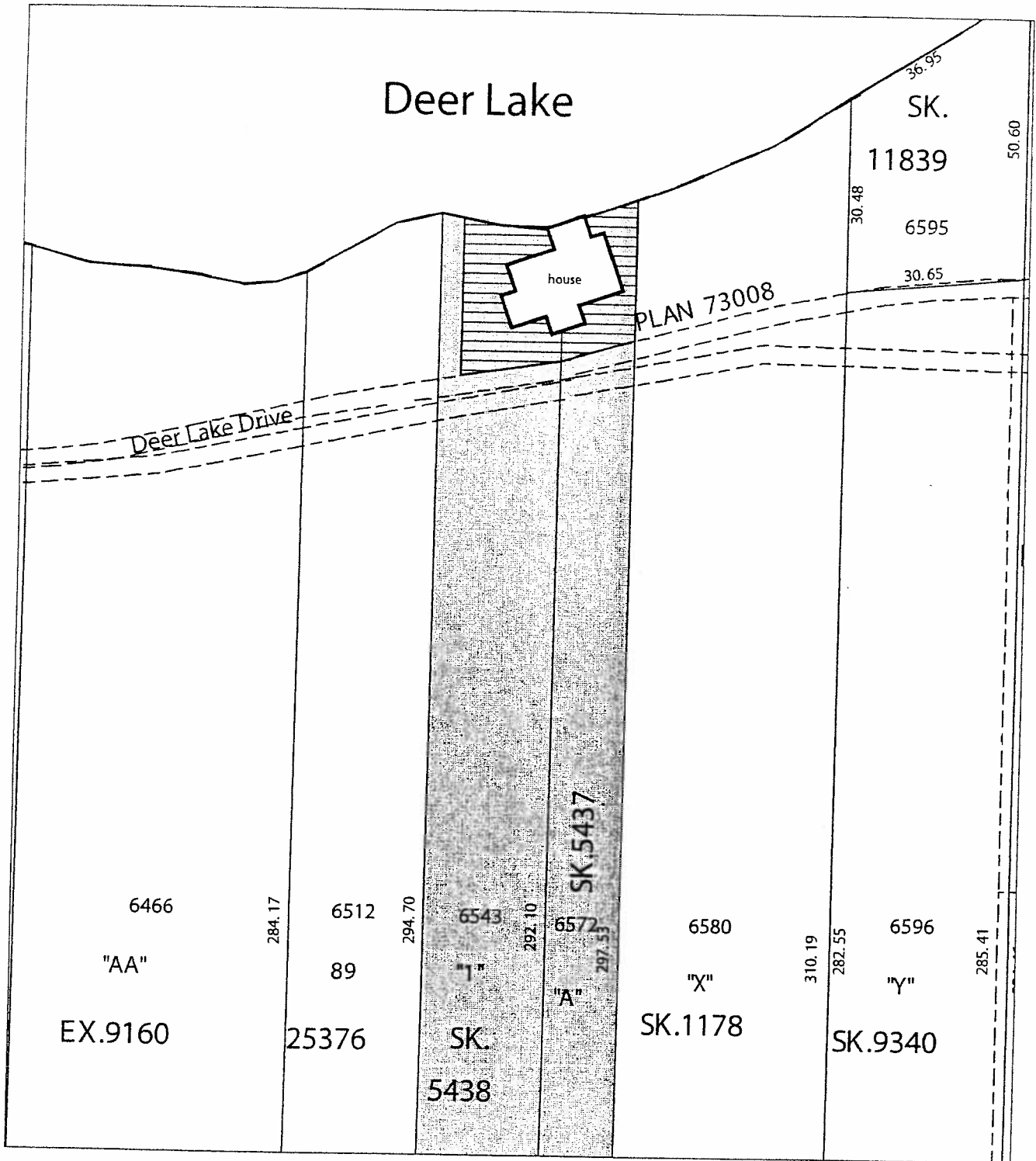
Given the substantial civic investment in Deer Lake Park, establishing a more enhanced civic presence and wider public opportunity is timely. City staff will work with TLC to operate a three year lease as a means of providing for the public use and conservation of this architecturally significant residence. TLC will be launching the project with a luncheon event to fundraise for the furnishing and decorating of the Guest House on June 5<sup>th</sup>. This ticketed event will be followed by the first scheduled Open House to further public awareness of the facility. The date and time of this free public event is to be announced by TLC in the near future.




J.S. Belhouse, Director  
PLANNING AND BUILDING

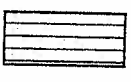
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Attachment

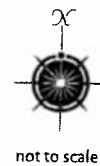
cc: Director Engineering  
City Solicitor  
Chief Licence Inspector  
Director Parks, Recreation and Cultural Services



Map 2  
Dr. William and Ruth Baldwin House

 6543 & 6572 Deer Lake Drive

 Portion of property proposed for lease to the Land Conservancy of British Columbia



**Sketch #1**

