

COMMUNITY HERITAGE COMMISSION

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: EAGLES ESTATE HERITAGE GARDEN, 5655 SPERLING AVENUE
2005 ANNUAL LEASE REPORT**

RECOMMENDATIONS:

1. THAT Council receive this report for information.
2. THAT Council forward this report to the Parks, Recreation and Culture Commission for their information.

REPORT

The Community Heritage Commission, at its meeting held on 2006 March 02, received and adopted the *attached* report providing the 2005 Annual Lease Report of the operation of the Eagles Estate Heritage Garden in Deer Lake Park by the Land Conservancy (TLC) of British Columbia.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor G. Begin
Vice Chair

Copied to:	City Manager Director Engineering City Solicitor Chief Licence Inspector Director Parks, Recreation & Cultural Services Director Planning and Building
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TO: CHAIR AND MEMBERS
COMMUNITY HERITAGE COMMISSION

DATE: 2006 February 15

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 77000 20
Reference: Eagles Estate

**SUBJECT: EAGLES ESTATE HERITAGE GARDEN, 5655 SPERLING AVENUE
2005 ANNUAL LEASE REPORT**

PURPOSE: To provide the 2005 Annual Lease Report of the operation of the Eagles Estate Heritage Garden in Deer Lake Park by the Land Conservancy (TLC) of British Columbia

RECOMMENDATIONS:

1. **THAT** this report be forwarded to Council for their information.
2. **THAT** Council be requested to forward this report to the Parks, Recreation and Culture Commission for their information.

REPORT**1.0 BACKGROUND**

Council in 2003 approved a new public use for the Eagles Estate at 5655 Sperling Avenue in Deer Lake Park and instructed staff to lease the property to the Land Conservancy (TLC) of B.C.

The development of Deer Lake Park has been one of the City of Burnaby's long established goals and has included the acquisition and development of lakefront private properties for public use and enjoyment. In recent years substantial civic investments in land and the conservation of significant heritage resources on the south shore of Deer Lake Park have created the opportunity for establishing an enhanced civic presence and wider public uses.

The Eagles Estate is located on the southeast shore of Deer Lake at the corner of Sperling Avenue and Deer Lake Drive, adjacent to the developed park beach and boat rental area. The estate was purchased by the City in 1995 for inclusion into Deer Lake Park. The Park Master Plan has made provision for the Eagles House 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 Plan recognized that the Eagles Estate is among Burnaby's "most intact and significant Edwardian styled gardens" and identified its conservation as one of the primary priorities for implementation. The Master Plan identified the goal of preserving the gardens' character defining elements and restoring, to the fullest extent possible, the features of the

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original landscape. Through accomplishing these objectives the Eagles Estate is to be one of the primary features within Deer Lake Park available for public use and enjoyment.

The opportunity for implementing a public use for the Eagles House has been realized through the interest of TLC of B.C. to relocate their B.C. Mainland head office from Vancouver to Burnaby. Through the direction of Council staff established the terms of a lease arrangement to provide office space in return for managing the conservation and interpretation of this civic heritage site. This agreement also called for an annual report of the operation of the lease to be submitted for the information of the Community Heritage Commission.

2.0 ADAPTIVE REUSE

2.1 *Adaptive Reuse of Eagles House*

The change of use of the Eagles House required some minor upgrade work to ensure the life safety of the occupants and compliance with all the Burnaby's code requirements. The house has now been fully converted to accommodate the TLC office on the main floor and a caretaker's suite on the second floor.

2.2 *Adaptive Reuse of Eagles Garden*

Although the upgrade and maintenance of the heritage garden will be the responsibility of TLC, there are some substantial capital improvements which require civic investment to ensure the viability of the project.

As per the lease agreement, TLC was obligated to apply for a non-local government application to the Canada/B.C. Infrastructure Program to complete the reconstruction of the staircase and retaining walls adjacent to the house. This grant application was completed by the Planning Department in partnership with TLC and submitted and reviewed by the BC Ministry of Small Business of Economic Development. The federal/provincial contribution of \$171,430.00 was approved in 2004. The design and specifications for this work have now been completed and will be tendered in 2006. The project deadline granted to the project to complete these works is March 31, 2007.

TLC provided an additional funding commitment, augmented through funds, both cash and in-kind, committed by the Burnaby Rhododendron and Gardens Society and Burnaby Rotary to reconstruct all of the estate's former trellis and fencing. This project was added to the Infrastructure Grant Application to take advantage of the potential for increased funding. The TLC has started the design process for this work and will complete this project in 2006.

Storage space for tools and materials used by garden volunteers has now been accommodated in a new modern storage shed that has replaced the old dilapidated shed for

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the garden. This structure was funded and built by Burnaby Rotary in cooperation with the staff and volunteers of the TLC.

3.0 OPERATIONS

3.1 *Operating Schedule*

The TLC operated the garden program on a seasonal basis in 2005 from Easter (April) through Thanksgiving (October). The Interpretive Centre has been available to the public on the formal basis of Monday to Friday, 9am to 5pm, with some limited hours on Saturdays. There is also a Gift Shop located inside the house that is open year round on Monday to Friday, 9am to 5pm. The interpretive centre and gift shop logged over 280 visitors in 2005.

It is recognized that because the “Eagles Estate Heritage Garden” is located within the boundaries of a public park, the garden will remain open year round. However, access to the interpretation centre and the volunteer program remains limited in the off-season. The actual number of garden visitors has been difficult to determine given the open access that is provided. However, a conservative estimate on the total number of visitors to the property is 4,000 persons annually.

3.2 *Volunteer Program*

TLC is mandated through the lease to operate a Volunteer Program for the site’s operation for the benefit of the conservation of the Eagles Estate and the citizens of Burnaby. The public’s participation in all areas of the garden’s restoration will be encouraged and range from volunteer opportunities for fund-raising, gardening, interpretation and programming. This provides a unique experience in Burnaby and the region for volunteers to participate in heritage garden conservation.

In 2005 TLC continued its garden volunteer program and made substantial progress in restoring the garden and its substantial rockeries. Over 15 dedicated core volunteers and over 40 other volunteers have participated in the garden volunteer program and logged over 1748 hours valued at \$43,700. The commitment from volunteers has been outstanding and has contributed largely to the success of the garden restoration project.

3.3 *Interpretation & Programming*

The attached garage was opened to the public as an interpretive centre to present the history of the house and garden, and to promote TLC projects work throughout the Province. The centre which opened in May 2004, was renovated and upgraded through by TLC at no expense to the City. Through the cooperation of the Parks Department, new directional signage was installed to facilitate awareness of the garden, its location and the parking facilities at Deer Lake Beach.

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TLC staff and volunteers provide interpretation and guided tours of the estate for both groups and the general public. The garden served as the location for a number of civic events and tours that were hosted by TLC including: a picnic with the Burnaby Rhododendron and Garden Society, tours from the Burnaby Rhododendron Festival, Burnaby Village Museum and the Burnaby Rotary Club. The garden is featured in the city's heritage walking tour guide of Deer Lake Park which has brought substantial new visitors to the site. TLC also developed Eagles Estate information rack cards to help in the promotion of the site to the public.

As part of the interpretation and programming mandate, the TLC proposes that a number of events and programs will occur as part of the operations in 2006 to bring additional activity to the site and engage park visitors to raise their public profile and needed revenues for conservation work. Part of this work will include an update and renovation of the Interpretive Centre.

3.4 Fund-raising

The garden remains open to the public without charge, however TLC has been active in soliciting public and corporate donations to the project. In 2005, \$10,674 cash contributions were made towards the garden. As well, TLC received \$7,300 worth of in-kind materials such as tools, fertilizer, materials for the new garden shed and plants.

4.0 LEASE TERMS

The City's lease with TLC provides the Eagles residence as the office for their B.C. mainland headquarters in exchange for their undertaking to fund-raise, conserve, interpret and program the "Eagles Estate Heritage Garden" on behalf of the City of Burnaby.

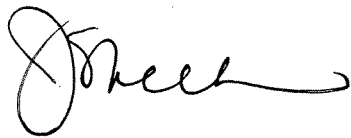
The lease arrangement requires that the TLC contribute an equivalent value of service to the City of Burnaby in exchange for the established lease rate of the house as an office. TLC staff have logged over 1500 hours for the garden project. During 2005 the TLC employed two part-time gardeners to supervise the site's restoration. From a review of the TLC operation, a substantial "in kind" return of value to the City of Burnaby for this lease was accomplished during this year of operation.

5.0 CONCLUSION

The City of Burnaby's partnership with the Land Conservancy of British Columbia in the Eagles Estate Heritage Garden has provided a substantial benefit. Conservation of Eagles Estate has long been a goal of the City's heritage program and Deer Lake Park Plan. This new partnership has expanded volunteer opportunities for those interested in both heritage and horticulture and provides another attraction for tourists as well as an amenity for residents.

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Staff will continue to work in partnership with the TLC to ensure the continued lease requirements are met and that this landmark heritage property is conserved as part of the Deer Lake Park heritage precinct. Overall the garden project has achieved considerable progress during its first year of operation utilizing limited financial resources. The success of the project is largely due to the considerable management efforts of the TLC Lower Mainland Region staff and the outstanding personal contributions of the TLC volunteers and citizens of Burnaby.



J.S. Belhouse
DIRECTOR PLANNING AND BUILDING

JW:tn

Copied to: City Manager
Director Engineering
City Solicitor
Chief Licence Inspector
Director Parks, Recreation and Cultural Services

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