
COMMUNITY HERITAGE COMMISSION

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: 4250 MARINE DRIVE
DUNCAN AND MARGARET MCGREGOR ESTATE "GLEN-LYON"
HERITAGE DESIGNATION BYLAW, REZONING REFERENCE #05-50**

RECOMMENDATIONS:

1. THAT a Heritage Designation Bylaw be prepared and advanced to First Reading on 2006 November 06 and to a Public Hearing on 2006 November 28 at 7:30 p.m.
2. THAT Council approve the Heritage Conservation Plan as outlined in Appendix I of this report to guide the completion of the heritage related prerequisites provided for in the Public Hearing report for Rezoning Reference #05-50.
3. THAT Council approve the listing of the Duncan and Margaret McGregor Estate 'Glen-Lyon' on the Burnaby Community Heritage Register as a Protected Heritage property.

REPORT

The Community Heritage Commission, at its meeting held on 2006 November 02, received and adopted the *attached* report seeking Council authorization to forward this Heritage Designation Bylaw to a Public Hearing on 2006 November 28.

The protection of the Glen-Lyon Estate through a Heritage Designation Bylaw offers the City an opportunity to protect and revitalize the historic Glen-Lyon estate that forms a landmark heritage site in Burnaby's Big Bend area and an important City heritage resource.

Respectfully submitted,

Copied to:	City Manager Director Engineering Director Finance Director Parks, Recr. & Cult. Services Chief Building Inspector City Solicitor Chief Licence Inspector Director Planning & Building
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Councillor C. Jordan
Chair

Councillor G. Begin
Vice Chair



Item.....
Meeting..... 2006 Nov 02

COMMISSION REPORT

TO: COMMUNITY HERITAGE COMMISSION **DATE:** 2006 October 25
FROM: DIRECTOR OF PLANNING AND BUILDING
SUBJECT: 4250 MARINE DRIVE
DUNCAN AND MARGARET MCGREGOR ESTATE "GLEN-LYON"
HERITAGE DESIGNATION BYLAW, REZONING REFERENCE #05-50
PURPOSE: To seek Council authorization to forward this Heritage Designation Bylaw to a Public Hearing on 2006 November 28.

RECOMMENDATION:

That the Community Heritage Commission receive this Heritage Designation Bylaw proposal and forward this report to Council with the following recommendations:

1. **THAT** a Heritage Designation Bylaw be prepared and advanced to First Reading on 2006 November 06 and to a Public Hearing on 2006 November 28 at 7:30 p.m.
2. **THAT** Council approve the Heritage Conservation Plan as outlined in Appendix I of this report to guide the completion of the heritage related prerequisites provided for in the Public Hearing report for Rezoning Reference #05-50.
3. **THAT** Council approve the listing of the Duncan and Margaret McGregor Estate 'Glen-Lyon' on the Burnaby Community Heritage Register as a Protected Heritage property.

REPORT

1.0 BACKGROUND INFORMATION

The New Haven property is approximately 57 acres in size and is located within the Big Bend area of Burnaby, west of the Riverway Sports Complex, north of Marine Way and east of the Patterson Avenue right-of-way. The subject site includes the designated Heritage Precinct area which contains the historic buildings (D.C. MacGregor House and New Haven Barn) and landscape features associated with the original McGregor Estate "Glen-Lyon" established on the property circa 1905. This property and heritage buildings were the long-time location of the New

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Haven Correction Centre. In 2003, Council adopted the first Burnaby Community Heritage Register which identified Glen-Lyon as a significant city heritage site and added the property to the 'Heritage Resource Inventory' category of the register to indicate the City's interest in ensuring its long-term protection. A 'Statement of Significance' of the property's heritage value and character was prepared for the site's inclusion on the National Heritage Register and is included in *Appendix I*, section 1.

In 2004 April, Council gave final adoption to a City initiated rezoning of the subject New Haven property at 4250 Marine Drive to the CD Comprehensive Development District based on the *New Haven Land Use Framework Plan*. The *New Haven Land Use Framework Plan* was adopted by Council after an extensive public consultation process which reaffirmed the public's desire and interest in ensuring the conservation of the site's heritage resources. In 2005 August, Council gave final adoption to a rezoning application to establish the more detailed *New Haven Conceptual Development Plan* for the property consistent with the previously approved Framework Plan. Subsequently, on 2005 September 19, Council received the report of the Planning and Building Department concerning the rezoning of the residential townhouse and heritage precinct portion of the New Haven site and authorized the Department to work with the applicant in the preparation of a suitable plan of development, which has now been submitted as part of Council's 2006 October 30 agenda, for consideration to advance to Public Hearing under Rezoning #05-50.

The proposed adaptive re-use of the protected heritage buildings includes conversion of the New Haven Barn structure for two residential units, and incorporation of four residential units, common amenity and meeting space, within the D.C. McGregor House. Public access, interpretation and enjoyment of the Heritage Precinct have been provided for through the provision of an east-west urban trail through the Heritage Precinct with integrated interpretative signs and plaques for the protected heritage buildings and landscapes.

The significant community heritage features associated with the D.C. McGregor House, New Haven Barn and landscapes within the Heritage Precinct are to be protected through the determination of a Comprehensive Development Plan (Rezoning Reference #05-50), the subject Heritage Designation Bylaw, Section 219 Covenants, insurance requirements, property security provisions, and the deposit of monies to secure completion of the works and one year maintenance of specified works. A condition of the rezoning is the completion of the subject Heritage Designation Bylaw to ensure legal protection of the site's heritage resources. The Comprehensive Development Plan incorporates the Heritage Conservation Plan (*Appendix I*) and requires the submission of detailed conservation, restoration, and building plans for the exterior and related structural and service infrastructure for the D.C. McGregor House, the New Haven Barn, and related Heritage Precinct landscape plans.

This report outlines in detail the information required to complete the Heritage Designation Bylaw for the Glen-Lyon heritage precinct and specific heritage resources. Further this report provides the detailed Heritage Conservation Plan, contained in *Appendix I*, attached, that will

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guide the restoration and adaptive reuse of the heritage features being protected through the subject designation bylaw and which will form part of the Comprehensive Development Plan.

2.0 HERITAGE DESIGNATION

2.1 Local Government Act – Heritage Designation Bylaw 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). The intention of the designation bylaw is to ensure that any future design changes to a heritage building and site will require a Heritage Alteration Permit that would be considered by Council and reviewed by the Community Heritage Commission.

Section 968 of the Local Government 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.
- 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 *Appendix I*, section 1, 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 HERITAGE CONSERVATION PLAN

One of the prerequisites to Rezoning Reference #05-50 is: "The submission of a detailed Heritage Conservation Plan to the approval of the Director of Planning and Building and the adoption of Council of a Heritage Designation Bylaw for the protection of the D.C. McGregor House, Heritage Barn and the land features within the Heritage Precinct site."

The Heritage Conservation Plan will guide the protection and conservation of the site's protected heritage features both in terms of detailed plans and various legal requirements to ensure their completion. The following is a summary of the Heritage Conservation Plan attached as

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Appendix I and intended to form part of prerequisite conditions to be completed by the applicant:

- *Heritage Designation Bylaw*: complete a heritage designation bylaw for the D.C. McGregor House (including both exterior and interior features), New Haven Barn (exterior features) and the Heritage Precinct lands and its landscape features.
- *Section 219 Covenant*: complete the registration of a Section 219 Covenant to ensure the protection and private maintainance of the buildings, features, landscape and interpretive features associated with the Heritage Precinct area to the standards, guidelines and specifications as outlined in the Heritage Conservation Plan and Rezoning Reference #05-50.
- *Heritage Conservation Plan and Bonding*: the submission of a detailed Heritage Conservation Plan (as outlined in *Appendix I*) that will provide conservation, restoration and building plans for the exterior and related structural and service infrastructure for the D.C. McGregor House, New Haven Barn and Heritage Precinct landscape plans, Interpretation Program, Maintenance Program and deposit of monies to secure completion and one year maintenance of specified works as provided for in the required Maintenance Program. An undertaking to incorporate the Heritage Conservation Plan in to the strata-title bylaws.
- *Compensation Waiver*: the submission of written consent to the City to adopt the Heritage Designation Bylaw under Sections 967 and 968 of the Local Government Act and agreeing to release claims for financial compensation for the protection of the D.C. McGregor House, New Haven Barn, and the land and heritage features within the Heritage Precinct site.
- *Insurance*: submission of proof of insurance for the replacement value of the designated heritage structures and improvements outlined in the Heritage Conservation Plan.
- *Security Monitoring for Heritage Assets*: provide a plan for installation and continuous monitoring of a building security and fire alarm system/program for the McGregor House and New Haven Barn until such time as an occupancy permit is issued from the Building Department for the adaptive re-use of each heritage structure.
- *D.C. McGregor House*: provide detailed construction and building permit drawings for the conservation and renovation of the D.C. McGregor House with detailed cost estimate and letter of credit based on the approved estimate to secure completion of required conservation and restoration works. (see *Appendix I*, section 2).
- *New Haven Barn*: provide detailed construction and building permit drawings for the conservation and renovation of the D.C. McGregor House with detailed cost estimate and provide a letter of credit based on the approved estimate to secure completion of required

conservation and restoration works (see *Appendix I*, section 3).

- *Heritage Precinct Landscape Plan*: provide a detailed landscape plan and estimate for conservation of landscapes and implementation of a public interpretation program within the Heritage Precinct and provide a letter of credit based on the approved estimate to secure completion of required landscape conservation and restoration works (see *Appendix I*, section 4).
- *Heritage Maintenance Program*: prepare a Heritage Maintenance program and manual for the designated heritage buildings and grounds. Also provide an estimate for a 1 year maintenance program and a letter of credit based on the approved estimate to secure completion of the annual maintenance (see *Appendix I*, section 5).
- *Heritage Interpretation Program*: prepare an interpretation program for the heritage resources of the site that provides the public with the opportunity to learn about the site's history and heritage resources. (see *Appendix I*, section 6).

3.1 *D.C. McGregor House*

The D.C. McGregor House is proposed to be converted to four strata residential units to be accommodated on the second and third floor of the structure. A comprehensive restoration of the house has been prepared which accommodates this adaptive reuse plan as shown in *Attachment #2*. The main floor of the house with its many interior features is proposed to be restored for use as a common amenity space for the townhouse development. This high-quality space will allow for common access and use of this heritage building and further ensure a high level of maintenance and attention by the strata council. The basement will contain a number of storage spaces that will be available to the units located in the heritage house.

Based on a condition analysis of the D.C. McGregor House, an outline of the proposed conservation work for the building's heritage fabric which meets the *Standards and Guidelines for the Conservation of Historic Places in Canada* has been prepared (see *Appendix I*, section 2).

3.2 *New Haven Barn*

The New Haven Barn will be converted into two townhouse units. This adaptive reuse of this structure will require extensive modifications to this structure as shown in *Attachment #3*. However, the new windows and doors have been designed to respect the barn's vernacular architectural design and do not compromise the overall character that the barn contributes to the Glen-Lyon estate.

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Based on the condition analysis, an outline of the proposed conservation work for the barn building which meets the *Standards and Guidelines for the Conservation of Historic Places in Canada* Canada has been prepared (see *Appendix I*, section 3).

3.3 Heritage Precinct

The tangible remains of the cultural landscape of New Haven reflect the periods of its early historic use. The Heritage Precinct is shown on Attachment #4. The property was originally the Royal City Mills logging camp which has left the legacy of the historic log pond. During the McGregor era, the design of the estate integrated the popular "Picturesque" style that included: sweeping lawns and pastoral settings and views. The surviving heritage landscape will significantly enrich the conserved Glen-Lyon estate and assist in understanding the history of the property. The identified existing landscape heritage resources will be retained and protected by the Heritage Designation Bylaw within the defined Heritage Precinct.

The proposed landscape design for the new development has been planned to be sensitive to the remaining historic remnants in the Heritage Precinct that reflect the "Picturesque" landscape tradition and other uses on the site, such as the New Haven Barn. The proposed landscape interventions respect and reflect these elements, striving for the protection and conservation of the remaining heritage features on the site. The design intent for the site is to establish a Heritage Precinct where resources will be conserved and new elements introduced that reference the historic landscape. The proposed Heritage Conservation Plan meets the *Standards and Guidelines for the Conservation of Historic Sites in Canada* (see *Appendix I*, section 4).

3.4 Heritage Maintenance Program

One of the prerequisites for Rezoning #05-50 will be the granting of a Section 219 Covenant to ensure the protection and private maintenance of the buildings, features, landscapes and interpretative features associated with the designated Heritage Precinct area to the standards and guidelines for maintenance as prepared in the required Heritage Conservation Plan. The maintenance standards and the Heritage Designation Bylaw for the D.C. McGregor house and the New Haven barn will be incorporated into the strata-title by-laws (see *Appendix I*, section 5).

3.5 Interpretation Program

An interpretive program will be established to explain to the public the heritage value of the site and the features that are formally conserved and protected in the Heritage Precinct. The interpretation of the site will include: interpretive panels located on the urban trail and accessible to the public, two bronze heritage building plaques installed on the Duncan C. and Margaret McGregor House and New Haven Barn and through the use

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of street names on new public roads to reflect the history of the site (see *Appendix I*, section 6).

4.0 CONCLUSION

The protection of the Glen-Lyon Estate, through a Heritage Designation Bylaw offers the City of Burnaby an opportunity to protect and revitalize the historic Glen-Lyon estate that forms a landmark heritage site in Burnaby's Big Bend area and an important City heritage resource. Burnaby's heritage program has endeavored to ensure that significant heritage resources are incorporated into the new development plans to provide for their economic revitalization and protection. The New Haven Development Plan has been in part guided by the Official Community Plan that seeks to protect our significant cultural heritage resources. The Heritage Designation Bylaw presented in this report, in concert with the proposed rezoning and subdivision of the New Haven property, is considered acceptable for public review and consideration at this time.

With Council advancement of Rezoning Reference #05-50 to a Public Hearing, and the recommendations of this report, the Comprehensive Development Bylaw and the Heritage Designation Bylaw would be considered by Council for First Reading on 2006 November 06, and for Public Hearing on 2006 November 28 at 7:30 pm.

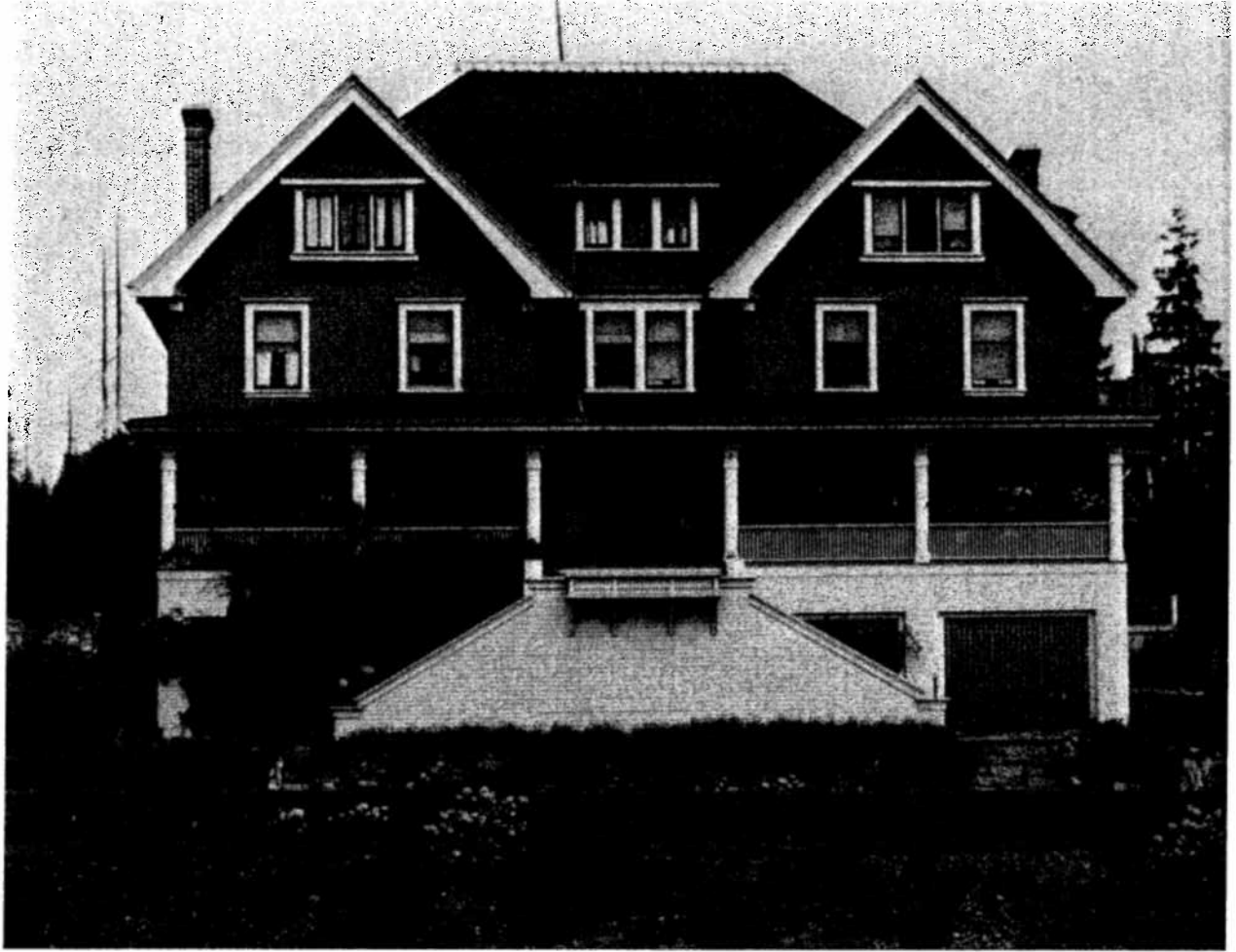


B. Luksun, Director
PLANNING AND BUILDING

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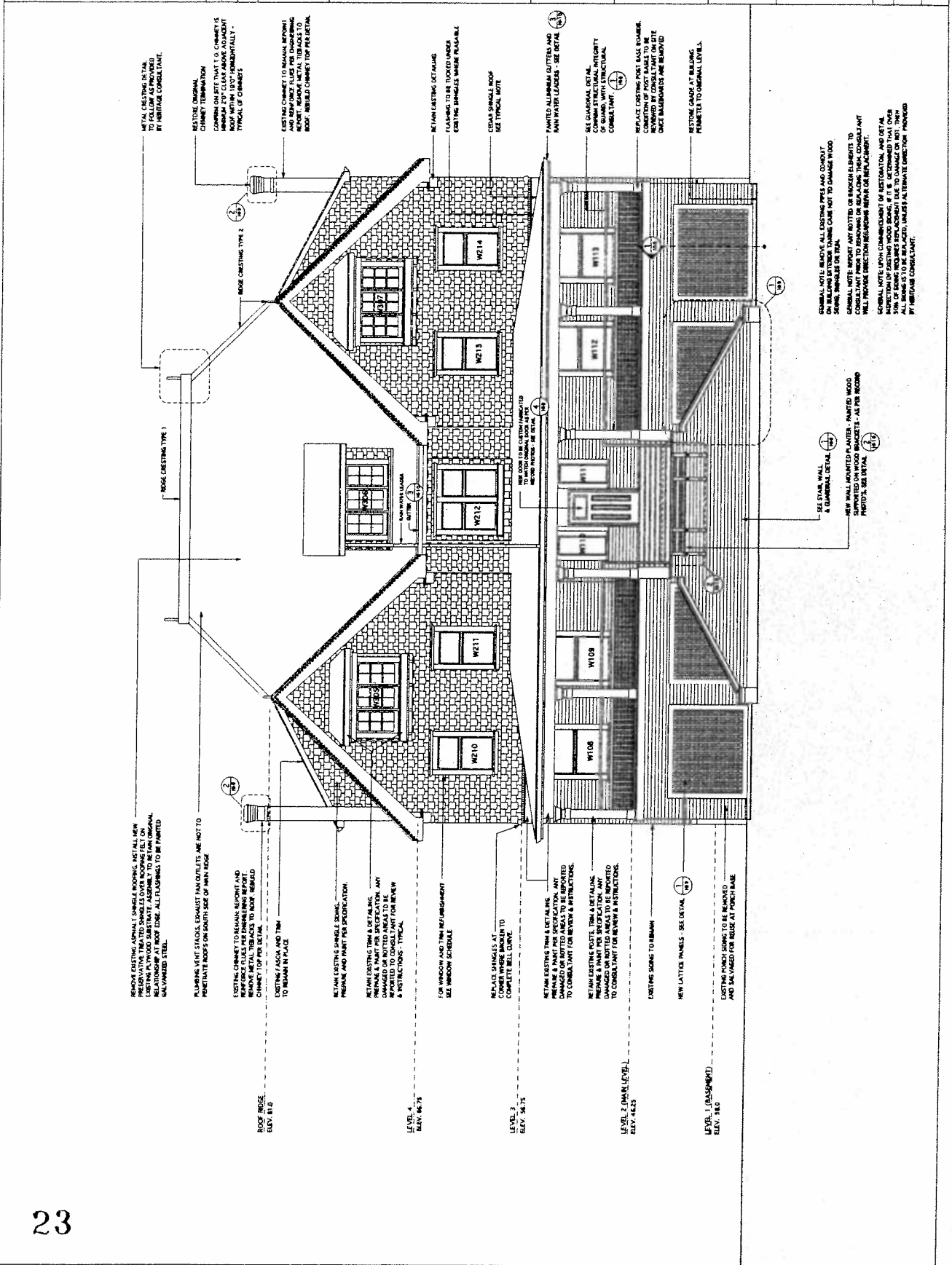
Attachments

- cc: City Manager
- Director Engineering
- Director Finance
- Director of Parks, Recreation and Cultural Services
- Chief Building Inspector
- City Solicitor
- Chief Licence Inspector



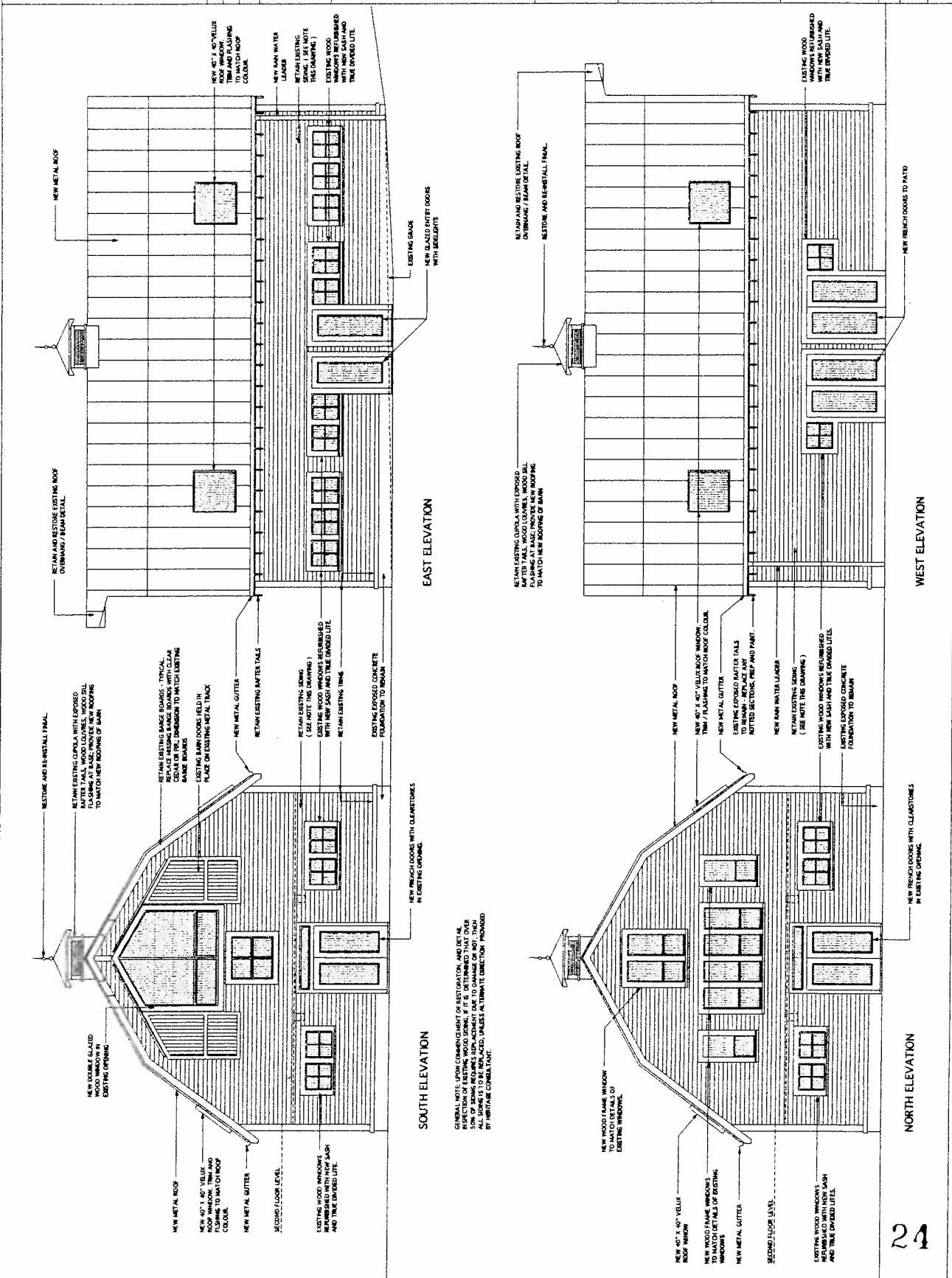
Attachment # 1: D.C. McGregor House "Glen-Lyon", c.1911.

<p>CONTRACTOR REQUIRED: ALL PARTS OF THE DRAWING ARE TO BE CONSIDERED AS PARTS OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.</p>	
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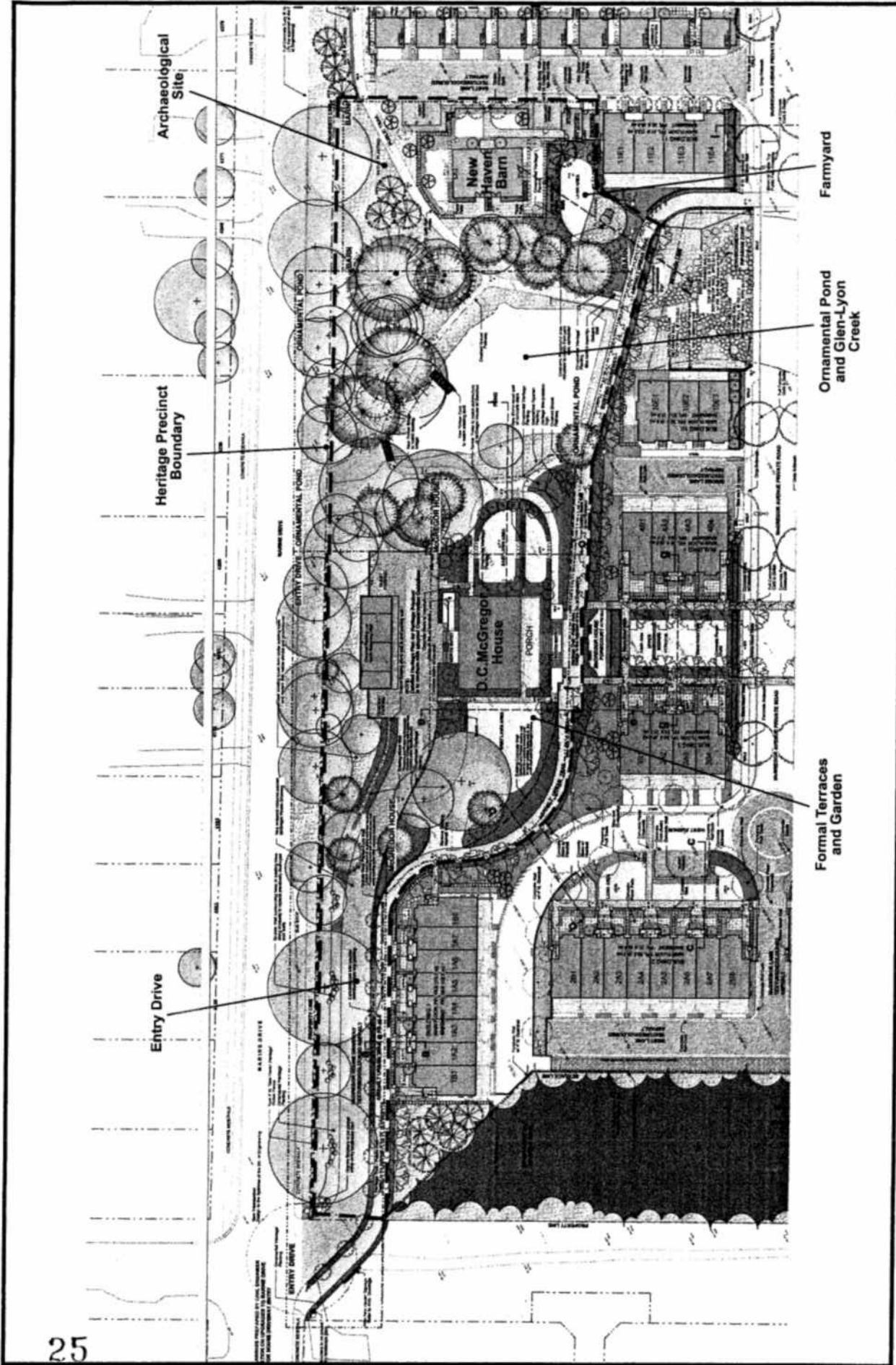


DATE	MARCH 2006
SCALE	1/4" = 1 FOOT
REVISION	A141

<p>UPON THE SIGNING OF THESE PLANS, ALL RIGHTS OF THE ARCHITECT SHALL BE TRANSFERRED TO THE CLIENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT UNLESS HE IS EMPLOYED BY THE CONTRACTOR UNDER A PROFESSIONAL AGREEMENT WITH THE OWNER.</p>	
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Attachment #3: New Haven Barn - Conservation Plan



Attachment #4 Glen-Lyon Estate - Heritage Precinct

HERITAGE CONSERVATION PLAN

DUNCAN AND MARGARET MCGREGOR ESTATE 'GLEN-LYON'

1.0 REQUIRED HERITAGE DESIGNATION INFORMATION

As outlined in the Local Government Act, the following information regarding the Duncan and Margaret McGregor Estate 'Glen-Lyon' has been prepared as a prerequisite to the property's designation by the City of Burnaby as a city heritage site:

Heritage Value

Overlooking the rich farmland of the Fraser River floodplain, 'Glen-Lyon' is an Edwardian era rural estate, with a tall, two and one-half storey plus basement wood-frame mansion, set in a pastoral and formal landscape with an associated barn and early log pond, located near a ravine and forested area adjacent to Marine Drive in South Burnaby (see *Attachment #1* of report).

'Glen-Lyon' is valued as an excellent example of a privately-owned Edwardian era country estate built at the turn of the nineteenth century. The property retains significant heritage features including the Edwardian era mansion with rustic Arts and Crafts features, and elements of a working agricultural landscape. The property was originally the Royal City Mills logging camp, and in 1900 was purchased by Duncan Campbell McGregor and Margaret McGregor, who named their estate 'Glen-Lyon' after Duncan McGregor's birthplace in Perthshire, Scotland. The McGregors were active in municipal affairs and social activities, and played a significant role in the early development of Burnaby. Duncan McGregor served as a City Councillor from 1909 to 1912 and was elected reeve of Burnaby in 1913. Margaret McGregor was instrumental in the formation and fundraising activities of the Victorian Order of Nurses in Burnaby.

Additionally, the site is historically significant for its association with early social welfare and correctional reform. The estate was sold in 1926 to an inter-denominational religious organization called the Home of the Friendless, which used it as their B.C. headquarters. The organization was charged with several cases of abuse and neglect in 1937, after which a Royal Commission was formed that led to new legislation to regulate and license all private welfare institutions. 'Glen-Lyon' was transferred to the provincial government, and was dedicated in 1939 by the Lt.-Gov. E.W. Hamber for use as the New Haven Borstal Home for Boys and Youthful Offenders (later renamed the New Haven Correction Centre). The Borstal movement originated in England in the late nineteenth century, as an alternative to sending young offenders and runaways to prisons by providing reformatories that focused on discipline and vocational skill. This site's role as the first North American institution devoted to the Borstal School philosophy was historic, and influenced corrections programs across Canada. The site retains significant features from its development in 1939 as the Borstal School, including the large gambrel-

roofed New Haven Barn designed by Chief Provincial Architect Henry Whittaker of the Department of Public Works that is the only remaining structure of its kind in Burnaby. Between 1941 and 1945, the mansion housed the Provincial School for the Deaf and Blind when the Borstal School was closed temporarily as a war measure during the Second World War.

Heritage Character

Key elements that define the heritage character of 'Glen-Lyon' include its:

- location on a sloping site with expansive southern exposure, adjacent to Marine Drive
- residential form, scale and massing of the house as exemplified by its two and one-half storey height, above-ground basement and rectangular plan
- Arts and Crafts elements of the house such as its stone foundation, multi-gabled roof line with steep central hipped roof, symmetrical cross-gables, side shed dormers, bellcast upper walls sheathed in cedar shingles and lower walls sheathed in narrow clapboard
- original exterior features of the house such as the full width front verandah with square columns, central staircase on the southern elevation, original doors and stained glass windows; and the irregular fenestration such as double-hung 1-over-1 wooden-sash windows, bay windows, and projecting windows in the gable ends
- original interior features of the house such as the U-shaped main stair designed around two symmetrically placed Ionic columns, and interior trim on the main floor including boxed beams and fireplaces
- gambrel-roofed barn with roof vent with finial, sliding hay loft and access doors, small multi-pane windows, and lapped wooden siding
- associated landscape features such as the original garden plantings with some exotic and many native specimen trees; the original log pond and its concrete Marine Drive causeway and culvert; rockeries and a rose garden

Compatibility of Conservation with Burnaby's Official Community Plan, Planning Objectives for the Big Bend Area

The objectives for the conservation of heritage resources are 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." In reference to the heritage resources on the New Haven property, Council adopted a *New Haven Land Use Framework Plan*, and a more detailed *New Haven Conceptual Development Plan*, which established comprehensive planning and development directions for the property which includes the subject Heritage Precinct.

Compatibility of Conservation with Lawful Uses of the Property and Adjoining Lands

The proposed Heritage Designation Bylaw is a component of the amended CD Comprehensive Development District rezoning (Rezoning Reference #05-50) of the designated residential and heritage precinct portion of the New Haven property. The guidelines contained in the adopted New Haven Conceptual Development Plan, and the submitted Comprehensive Development Plan under rezoning provide for development of 96 strata-titled townhouse units on within the north-west portion of the New Haven site which encompasses the Heritage Precinct based on the RM1 Multiple Family District. This Comprehensive Development Plan also provides for the conservation and residential adaptive re-use of the significant heritage resources on the property associated with the remaining D.C. McGregor House, New Haven Barn and related landscape features within the designated Heritage Precinct site for residential and amenity space purposes.

Condition and Economic Viability of the Property

‘Glen-Lyon’ remains in good to fair overall condition as it has been well maintained through its occupation as a B.C. corrections facility. There are, however, substantial conservation and structural works that must be completed in order to ensure the continued viability of the property for residential purposes. The economic viability of the property is considered secure given the extensive and substantial works that will be achieved as part of the property’s rezoning and master subdivision. The future maintenance and care of the property and its heritage features will be ensured as an integral component of the development of 96 strata-titled townhouse units based on the RM1 Multiple Family District on a separate lot (Lot 4) that also contains the heritage precinct.

Need for Financial Support to Enable Conservation

Glen-Lyon’s building and landscape features will be conserved and adaptively re-used for private dwellings and amenity spaces for the strata-titled townhouse development and maintained accordingly. The provision of a Maintenance Plan, supported through funds provided by the strata council, will assist and guide the future maintenance and care of the buildings and site. There are no additional economic incentives that would be required at this time to ensure its continued protection and conservation. Staff will continue to work in cooperation with the current and future owners of the property to ensure the heritage character of this City heritage site is protected and conserved as specified in the proposed Comprehensive Development Plan and the subject Heritage Designation Bylaw.

2.0 D.C. MCGREGOR HOUSE

The D.C. McGregor House is proposed to be converted to four strata residential units to be accommodated on the second and third floor of the structure. A comprehensive restoration plan of the house has been prepared which accommodates this adaptive reuse plan as shown in *Attachment #2*. The main floor of the house with its many interior

features is proposed to be restored for use as a common amenity space for the townhouse development. This high-quality space will allow for common access and use of this heritage building and further ensure a high level of maintenance and attention by the strata council. The basement will contain a number of storage spaces that will be available to the units located in the heritage house.

Based on a condition analysis of the D.C. McGregor House, the following is an outline of the proposed conservation work for the building’s heritage fabric which meets the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Exterior Conservation

Using historic images as a guide, the McGregor House will be conserved and restored as closely as possible to its original c.1905 appearance. The conservation work will include the restoration of the original design of the verandah through the reconstruction of the grand staircase and original piers and trellis, removing any modern or deteriorated windows and replacing them with wood replicas to match the originals, re-roofing the structure with cedar shingles and replicating the original roof cresting. The house will also be repainted to its original colour scheme. The demolition of the modern kitchen wing and carport will allow for these areas to be returned to landscaped garden space. The covered parking area for the new development will be located to the rear of the house.

McGregor House Exterior: Proposed Conservation Actions

Exterior Feature	Condition	Conservation
roof	Poor	<ul style="list-style-type: none"> • roof replaced with cedar shingles (preservative treated) • new gutters and downspouts to be copper • install replica wooden cresting
masonry	Good	<ul style="list-style-type: none"> • inspect for condition; clean with low pressure water washing, soft bristle natural brushes; hand tools for cleaning out mortar joints; mortar to match existing in composition, strength, colour and pointing profile; sandblasting and other abrasive measures not permitted; coating subject to review by preservation consultant • repair brick chimneys and repoint • ensure new flue liners are capped appropriately
wood siding/trim shingles and preservative	fair / good	<ul style="list-style-type: none"> • examine for condition, replace damaged shingles siding with matching material in size, profile exposure; dipped ready for painting • trim and brackets repaired and repainted (missing bracket replaced with replica) • Colour research to determine original colour scheme
balustrade	fair	<ul style="list-style-type: none"> • new raised guard added to existing porch

Exterior Feature	Condition	Conservation
window (sash and frames)	fair	<ul style="list-style-type: none"> inspect for condition and complete detailed inventory find original colour, remove sash, repair, remove damaged material only, splice in new matching wood, or build up surface with wood epoxy, sand and paint repair, repair sills where required. Return designated windows to operating condition. new replica wooden windows to match where required and approved all existing exterior trim including upper moldings to be retained and repaired Art glass sidelights to be re-grouted and cleaned and returned to entrance hall.
Verandah and grand staircase	fair	<ul style="list-style-type: none"> Reconstruct verandah base walls using historic photographs as a guide to replicate staircase, planter and verandah supporting walls with lattice panels and piers. install replica light fixtures at base of south stairs
lighting	none	<ul style="list-style-type: none"> install appropriate replica light fixtures to buildings entrances

Appended from: New Haven Conceptual Development Plan

Interior Conservation

The house retains many of its original features that distinguish this fine heritage building and include: staircase, fireplaces, beams, doors, casings and moldings. As such, most of the fine interior features will be considered for retention as possible, including the main staircase and foyer detailing and the two main floor and two second floor fireplaces and mantles. Because of the significance of the main floor reception hall, staircase and its adjoining room's proposed use as a common amenity area it will be protected as part of the Heritage Designation Bylaw.

McGregor House Interior: Proposed Conservation Actions

Interior Feature	Condition	Conservation
staircase/ foyer	fair	<ul style="list-style-type: none"> retain, repair damaged wood, beams, columns paneling and balustrades; return to original wood surface, refinish floors
Fireplaces	Good	<ul style="list-style-type: none"> retain mantles and tiles repair damaged wood, repaint
Moldings and Doors	Fair	<ul style="list-style-type: none"> provide detailed inventory and retain where appropriate and repair as necessary

Appended from: New Haven Conceptual Development Plan

3.0 NEW HAVEN BARN

The New Haven Barn will be converted into two townhouse units. This adaptive reuse of this structure will require extensive modifications to this structure (see *Attachment #3*). However, the new windows and doors have been designed to respect the barn’s vernacular architectural design and to not compromise the overall character that the barn contributes to the Glen-Lyon estate.

Based on the condition analysis, the following is an outline of the proposed conservation work for the barn building which meets the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Exterior Conservation

The New Haven Barn should be retained intact and in situ and the exterior conserved to ensure that as many of its exterior character defining elements are conserved and restored including: wood clapboard siding, small wooden mullioned windows, sliding hayloft doors, gable winch beam, overhanging eaves and ventilation cupola.

In order to provide for the conversion of this structure into two townhouse units a number of modifications to the barn’s original design will be required. The original sliding front door on the south elevation, which is in poor condition, will be replaced with a new standard door entrance that is compatible with the building’s architecture. The front hayloft doors on the south elevation will be restored and maintained in an open condition, allowing for the opening to be glazed for second and third storey windows. New east side entrances will be created as the front doors for the units while the east side of the barn will have doors to access private patios overlooking the pond. Roof skylights and windows on the north facade will be added to light the second and third storey bedrooms.

It should be noted that the landscape plan for the heritage precinct around the barn will incorporate privacy screens for the townhouse units and a new children’s playground with a farm-yard theme.

New Haven Barn: Proposed Conservation Actions

Exterior Feature	Condition	Conservation
roof	fair	<ul style="list-style-type: none"> • metal roof replaced with new metal standing seam metal roof natural galvanized finish. • new gutters and downspouts to be painted metal • reconstruct missing front eave over hayloft access • repair cupola and finial.
wood siding/trim	fair/good	<ul style="list-style-type: none"> • examine for condition, replace damaged siding with matching material in size, profile and exposure; preservative dipped ready for painting. • trim, brackets, hoist-way repaired and repainted • colour research to determine original paint scheme .

Exterior Feature	Condition	Conservation
Concrete foundation	fair/good	<ul style="list-style-type: none"> • Inspect for condition. • Patch and repair.
windows (sash and frames)	poor	<ul style="list-style-type: none"> • inspect for condition and complete detailed inventory. • determine original colour. • remove sash and replace with new wood windows that replicate original design. • repair sills where required.

Appended from: New Haven Conceptual Development Plan

4.0 HERITAGE PRECINCT

The Heritage Precinct is outlined in *Attachment #4*. The tangible remains of the cultural landscape of New Haven reflect the periods of its early historic use. The property was originally the Royal City Mills logging camp at a time of intense settlement and change in the area. During the McGregor era, the design principles integrated on the site sought to reinstate nature in the landscape. Elements of this approach included: sweeping lawns and pastoral settings, distant views, irregular lakes and forests.

The landscape design of New Haven was influenced by the English ‘Picturesque’ tradition popular in the late 1800s and early 1900s across Canada. Typical of the ‘Picturesque’ style, the grounds were divided into distinct areas with their own characteristics, qualities and indicate the spatial organization of pedestrian and vehicular use of the site, remnants of a working farm landscape as well as one of recreation and leisure.

The surviving heritage landscape will significantly enrich the Glen-Lyon heritage site and help the residents and visitors understand and interpret the important history of the property. The identified existing landscape heritage resources will be retained and protected by the Heritage Designation Bylaw within the defined “Heritage Precinct.”

Landscape Conservation

The proposed landscape design for the new development has been planned to be sensitive to the extant historic remnants in the Heritage Precinct that reflect the “Picturesque” landscape tradition and other uses on the site, such as the New Haven Barn. The proposed landscape interventions respect and reflect these elements, striving for the protection and conservation of the remaining heritage features on the site.

The tools used to recognize and respect the integrity of the historic elements in the ‘heritage precinct’ include protection, maintenance, repair, ‘replacement in kind’ and rehabilitation. In short, the design intent for the site is to establish a heritage precinct where resources will be conserved and new elements introduced that create design guidelines for development that references the historic landscape, particularly in the location of the terraced gardens. The proposed New Haven Conceptual Development

Plan and this integral Heritage Conservation Plan meets the ‘Standards and Guidelines for the Conservation of Historic Sites in Canada.’

Heritage Landscape Features

A detailed inventory of the property revealed these key cultural landscape features within the development which are identified and described in this Heritage Conservation Plan:

- Entry drive
- Formal terraces and gardens
- Ornamental pond and Glen–Lyon creek
- Farmyard
- Archaeological Site

4.1 Entry Drive

The historic formal entry drive to the Glen-Lyon estate commenced at Marine Drive from the foot of Patterson Avenue. It appears to be still in its original location with its substantial rockery retaining walls along Marine Drive. The gravel entry drive historically forked into two drives to provide quite different points of access to the house. The upper driveway and parking area provided an informal access for family, servants, deliveries and tradesmen to the back porch and door to the house.

The lower drive continued through the terrace to the south of the D.C. McGregor House to provide access for guests to arrive at the base of the grand staircase access to the front entry in chauffeured wagons and later automobiles. These vehicles would then be conveyed along the drive to be stabled or parked in the farmyard located east of the pond. Low stonewalls defined the edge of the drive and provided separation from the adjacent terraces.

Proposed Conservation Actions:

- Retention and restoration of the plant material and walls is included in the proposed landscape plan. The walls define the space and delineate the circulation patterns in this area.
- Original stone walls will be revealed and repaired through removal of vegetation. New wall segments will be replicated in the same materials and construction methods;
- The driveway will be reconstructed generally within its existing footprint. It will be used for limited vehicular access to the north side of the house and as a segment of the east-west urban trail. All sections of original retaining walls will be revealed and repaired. The proposed palette of materials is compatible with the landscape of the era: compacted gravel, asphalt, stone edges and tumbled concrete pavers. Replication of the wooden fences with a ‘X-pattern’ as evident in the historic photographs is recommended at the entry;

- The parking area for the House will be redeveloped to integrate into the landscape. The existing carport will be demolished and this area landscaped. A new covered parking structure will be designed to fit into the toe of the slope and will be screened from the pond area and Marine Drive.

4.2 *Formal Terraces & Gardens*

Formal terraces and gardens were organized adjacent to and in alignment with the rectilinear geometry of the McGregor House. Grade changes defined the edges of these terraces with low stonewalls, rockeries, steps, clipped hedges and ornamental plantings of shrubs, flowers and a rose garden. The large lower terrace was an expanse of lawn used for croquet and lawn tennis.

Proposed Conservation Actions:

- Mature trees and shrubs will be preserved and a tree management plan developed. Replanting will use the same species when known and heritage plants of the period when the historic information is not available;
- Original stone and concrete walls will be revealed and repaired through removal of vegetation. New wall segments will be replicated in the same materials and construction methods;
- The driveway separating the upper and lower terraces will be reconstructed generally within its existing footprint. It will be used for limited vehicular access to the north side of the house only with a segment of the abutting east-west urban trail. All sections of original retaining walls will be revealed and repaired. The proposed palette of materials is compatible with the landscape of the era: compacted gravel, asphalt, stone edges and tumbled concrete pavers;
- Preservation of the mature trees around the pond as a backdrop to the house and buffer to Marine Drive. Based on the arborist's report, hazardous trees and invasive plant species are to be removed;
- The edges of the upper terrace will be more clearly defined through the use of walls and border planting. Stone steps and gravel pathways will be added with sensitivity to the historic fabric in order to accommodate more intensive public use;
- Proposed new interventions in the Heritage Precinct are the addition of a cedar hedge and or the replication of the historic board fence with an X-pattern along Marine Drive as a buffer between new residential use and traffic noise.

4.3 *Ornamental Pond & Glen-Lyon Creek*

Prior to the construction of the McGregor estate, this site contained a millpond as part of the Royal City Mills logging operation. The existing pond was either adapted from this earlier use or created as a garden feature with a naturalized configuration. In addition, it is likely that the pond also fulfilled an agricultural role as a water source. Remnants of the historic pond include engineering

materials such as the concrete Marine Drive causeway and culverts. The concrete causeway is a particularly rare and unusual engineering work that was built circa 1913 as part of an early municipal works program to upgrade Marine Drive as an ornamental park drive. Its monolithic form adds considerable historic character to the pond and estate.

Proposed Conservation Actions:

- Preservation of the mature trees around the pond as a backdrop to the house and buffer to Marine Drive. Based on the arborist’s report, hazardous trees and invasive plant species should be removed with appropriate replacement planting to be provided.
- The planting around the edge of the pond and creek should be upgraded with reference to the Picturesque style in a combination of lawn and naturalized riparian species.
- Subject to an engineering structural assessment the Marine Drive Causeway and culvert is to be retained and its historic features conserved as feasible. Any new engineering works constructed as part of the causeway’s upgrade or replacement will be designed to respect the character-defining features of the heritage precinct.

4.4 *Farmyard*

‘Glen-Lyon’ was designed in traditional Edwardian style with a farmyard separated from the house with its own distinct landscape created to service the agricultural aspects of the estate. The original barn was located here, below the entry drive, as was an orchard and other outbuildings. The original barn was demolished and replaced circa 1939. This ‘New Haven Barn’ is a large gambrel roofed structure designed by Provincial Architect Henry Whittaker and is the only remaining structure of its kind of Burnaby. It holds particular significance in its ability to convey the history and heritage of the Borstal system for young offenders that is closely associated with this site and part of its heritage value.

Proposed Conservation Actions:

- The landscape surrounding the barn will be referenced to indicate its unique heritage character through the use of board fencing and informal character.
- The private gardens and patios associated with the townhouse units in the barn will be screened from the farmyard utilizing fencing and hedges.
- Trees within the farmyard in this zone should reference the historic orchard use of this area. Flowering (but not necessarily fruiting) orchard-type trees such as flowering crabapple, disease resistant apples, flowering cherries, walnut and chestnut; and,
- Planting patterns should feature regularly spaced rows or bosques to replicate the formal structure of orchards.

4.5 Archeological Site

A recorded archeological site north of the New Haven Barn and adjacent to the pond has been registered with the B.C. Archeology Branch and is protected by Provincial Legislation governing archaeological sites. A archaeological survey of the site has not determined any further sites or features of significance or concern.

Proposed Conservation Actions:

- The archeological resources on the New Haven site are protected by Provincial Statute and should any further archaeological evidence be detected, Provincial Authorities shall be notified.
- The owner of the site must ensure that all Provincial Heritage Branch permits regarding archaeological site disturbance are complied with.

5.0 HERITAGE MAINTENANCE PROGRAM

One of the prerequisites for Rezoning #05-50 will be the granting of a Section 219 Covenant to ensure the protection and private maintenance of the buildings, features, landscapes and interpretative features associated with the designated Heritage Precinct area to the standards and guidelines for maintenance as prepared in the required Heritage Conservation Plan. The maintenance standards and the Heritage Designation Bylaw for the D.C. McGregor house and the New Haven barn will be incorporated into the strata-title by-laws. This information will include the following:

- Legal Documentation: including the City of Burnaby's Heritage Designation Bylaw and annotation regarding the process of approvals that must be considered when undertaking conservation work.
- Supervision Authority: the strata council must establish who is to take care of the buildings, maintain work records and manuals.
- Maintenance Survey: this 'checklist' will provide an understanding the building and the rehabilitation work, including the requirements for caring for historic material, repaired work and new systems.
- Housekeeping Survey: this 'checklist' will outline the general and specific cleaning needs and frequency required.
- Outside Services: this 'checklist' will outline which periodic jobs need to be done by outside services, which may include professional help by craftspeople, conservators or architects.
- Documents and Samples: this information will include a complete set of as-found and as-built drawings and specifications as well as historic reports and descriptions of previous maintenance and conservation work.
- Maintenance Manual: this information will include a building maintenance manual containing all vital information necessary for the operation and maintenance of the heritage buildings.

6.0 INTERPRETATION PROGRAM

An interpretive program will be established to explain to the public the heritage value of the site and the features that are formally conserved and protected in the Heritage Precinct. The interpretation of the site will include: interpretive panels located on the urban trail and accessible to the public, two bronze heritage building plaques installed on the Duncan C. and Margaret McGregor House and New Haven Barn and through the use of street names on new public roads to reflect the history of the site.

6.1 *Interpretive Panels*

Glen-Lyon Estate Interpretive Panel

An interpretive sign panel located near the formal court will display the evocative historic panoramic photograph of the Glen-Lyon Estate taken circa 1914. The panel will incorporate accompanying text and additional historic photographs to describe the historic and architectural significance of the Edwardian Estate era of the site and its conservation by the developer and the City of Burnaby.

Home of the Friendless and New Haven Interpretive Panel

An interpretive sign panel will be designed and located in the former farmyard near the New Haven Barn that will describe the significant Institutional history associated with the site including: information and photographs related to the Home of the Friendless and the associated Royal Commission in addition to the New Haven Correction Centre and the significance of the introduction of the Borstal system to Canada.

The signs will be funded and installed by the owner in cooperation with the City of Burnaby. The ongoing maintenance of the signs will be the responsibility of the City of Burnaby through the heritage sign program operated by the Community Heritage Commission.

6.2 *Building Plaques*

Two bronze heritage building plaques conforming to the design of the City of Burnaby's heritage plaque program will be affixed to the main entrances of both the protected heritage buildings designated as the Duncan C. and Margaret McGregor House and the New Haven Barn.

6.3 *Street Names*

The plans now submitted for the rezoning and subdivision of the site include the following street names: Glenlyon Parkway, New Haven Close, Duncan McGregor Way and McGregor Lane.