

COMMUNITY HERITAGE COMMISSION

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: T.O. TOWNLEY ESTATE, DEERHOLME
6110 PRICE STREET - DEER LAKE PARK**

RECOMMENDATIONS:

1. THAT Council authorize staff to pursue an adaptive reuse review to identify potential public use options for the T.O. Townley Estate, Deerholme.
2. THAT Council approve the expenditure of Gaming Funds not to exceed \$6,000 (inclusive of 12% HST) to engage a heritage consultant to undertake a B.C. Building Code Review of the T.O. Townley Estate, Deerholme to define occupancy and use guidelines.

REPORT

The Community Heritage Commission, at its meeting held on 2011 February 03, received and adopted the *attached* report seeking Council's authorization for an adaptive reuse study to identify new public uses for this designated civic heritage building. An active and integrated public use of this estate will substantially improve and enhance the development of Deer Lake Park for all park visitors.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor A. Kang
Vice Chair

Councillor R. Chang
Member

Copied to:	City Manager Deputy City Managers (2) Director Planning & Building Director Finance Director Engineering Director Parks, Recr. & Cult. Services Chief Licence Inspector
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TO: CHAIR AND MEMBERS
COMMUNITY HERITAGE COMMISSION

DATE: 2011 January 24

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **T.O. TOWNLEY ESTATE, DEERHOLME**
6110 PRICE STREET – DEER LAKE PARK

PURPOSE: To seek authorization for an adaptive reuse study to identify new public uses for this designated civic heritage building.

RECOMMENDATION:

THAT the Community Heritage Commission approve and forward the following recommendations to Council:

1. **THAT** Council authorize staff to pursue an adaptive reuse review to identify potential public use options for the T.O. Townley Estate, Deerholme.
2. **THAT** Council approve the expenditure of Gaming Funds not to exceed \$6,000 (inclusive of 12% HST) to engage a heritage consultant to undertake a B.C. Building Code Review of the T.O. Townley Estate, Deerholme to define occupancy and use guidelines.

REPORT

1.0 BACKGROUND

Burnaby has established an ongoing stewardship program to ensure the conservation and active public use of city-owned heritage buildings in Deer Lake Park. The Deer Lake Park Master Plan recognizes that a key component of the park's development will include the conversion of designated heritage buildings into new public uses. Active public use of civic heritage buildings provide park visitors with the opportunity to enjoy the special historic places around the lake shore and ensures that the City receives utility from existing structures. This approach has been successfully implemented in the Arts Centre precinct and on the south shore utilizing the Eagles Estate and Baldwin House. The benefits of this program include increased use and diversity of the park's venues and a corresponding increase in park visitation and enjoyment by local residents and visitors. This economically sustainable use also advances the City's goal of providing an additional draw for local tourism.

One of the most prominent civic heritage buildings of Deer Lake Park is the Townley Estate – Deerholme. This landmark heritage mansion was purchased by the City in 1979 as part of the Parkland Acquisition Program. At the time of its acquisition, the Townley house was part of an isolated privately-owned residential enclave surrounding Price Street and Rowan Avenue. Through the establishment of Deer Lake Park and additional park acquisitions, the Townley estate grounds were incorporated into public use through the expansion of the lake loop trail (see *attachment 1*).

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Re: T.O. Townley Estate Deerholme
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Since 1979, the Townley House has continued to be leased as a residence. The house and property has also been managed, in concert with the residential tenancy agreement, to be successfully leased for use in the film industry for many feature films and television series through the City's film production program.

The former long-term residential lease of the Townley House has been concluded and the property is currently vacant. The opportunity to expand public access and use of the Townley House has been identified as a priority in Deer Lake Park Master Plan. This report outlines the process and studies required to establish a new public use for the consideration of the Community Heritage Commission and Council.

2.0 HISTORY AND HERITAGE

'Deerholme,' the Townley Estate, is located on a lake front property on the north shore of Deer Lake Park. The main house is a two-and-one-half storey symmetrical-massed wood-frame Colonial Revival structure with approximately 10,000 square feet of space (see *attachment 2*).

'Deerholme' was built as the retirement estate of Lieutenant-Colonel Thomas Owen Townley (1862-1935) and his wife, Frances M. Townley. Townley was a pioneer resident of the Lower Mainland of British Columbia; he served as a lawyer, Registrar of Land Titles and was elected as the Mayor of Vancouver for one term in 1901. Built in 1913, this is one of the most significant of the Deer Lake estates and was the last of the grand Edwardian era mansions built on the lakeshore.

The estate speaks of a gracious way of life achieved by society's elite during the Edwardian era, supported by the use of domestic servants. Grand in scale, architecturally sophisticated and set in a pastoral landscape, Deerholme is a unique and special property. The house is also significant as one of the earliest designs by the son of Thomas and Frances Townley, architect Fred Laughton Townley (1887-1966), who had graduated in architecture in 1911 from the University of Pennsylvania. In this house for his parents, he demonstrated his design skills and understanding of the American Period Revival styles learned during his schooling in the United States. F.L. Townley was a founding partner in Townley and Matheson, which achieved significant success as one of the most accomplished local architectural firms, culminating in their best-known commission - Vancouver City Hall, built in 1936.

Design elements that define the heritage character of 'Deerholme' include its integration with its south-sloping lakefront site, which contains many original landscape features including the rockeries, formal driveway, tennis lawn, open fields, and specimen shrubs and trees. Typical of the Colonial Revival style, the mansion features composed classical formality, window shutters, fanlight feature windows and tall chimneys. A superior level of design and craftsmanship is evident throughout the spacious interior rooms including refined interior woodwork such as the columned hallway and main staircase.

3.0 ADAPTIVE RE-USE STUDY

The size and location of the Townley House defines its ability to be readily adapted to a variety of uses and functions for Deer Lake Park and the enjoyment of park visitors. In order to provide the

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Community Heritage Commission and Council with the opportunity to explore the potential of this estate to be converted into an appropriate public use, an adaptive reuse study by staff is required.

It is proposed that, as a first step, a heritage consultant be retained to review the building's use potential in relation to B.C. Building Code requirements. This report would assist in defining the range of public use options that may be considered for the property. It is estimated that the cost to complete the code report would not exceed \$6,000 (inclusive of 12% HST).

A staff report would utilize the consultant's Building Code review to identify potential use options for the consideration of the Community Heritage Commission and Council. The range of options would include those uses related to civic operations; community and /or non-profit partnerships and commercial lease opportunities.

The objectives that would define a successful public use for the Townley House would include that it be: compatible with the Deer Lake Park Master Plan; provide the opportunity for public enjoyment and use; conserve the estate's heritage character and provide for the cost-effective operation of this civic resource.

4.0 FINANCING

Financing for the completion of the proposed B.C. Building Code review of the Townley House is proposed to be drawn from Gaming Funds which have been designated to provide for capital improvements for heritage, cultural and environmental projects. This report seeks Council expenditure approval for this project not to exceed \$6,000 (inclusive of 12% HST). A capital funding allocation for this project is available as part of the Provisional 2011-2015 Annual Financial Plan in the Planning Department's Capital Program for City heritage projects.

5.0 NEXT STEPS

The proposed Adaptive Reuse Study for the Townley Estate 'Deerholme' provides the Community Heritage Commission and Council a defined process to identify potential successful public uses for this landmark heritage site in Deer Lake Park. An active and integrated public use of this estate will substantially improve and enhance the development of Deer Lake Park for all park visitors. With the concurrence of the Community Heritage Commission and authorization of project financing by Council, staff will pursue the studies as outlined and prepare a report on the finding for further consideration and direction of the Commission and Council.

B. Luksun, Director
PLANNING AND BUILDING

cc: City Manager
Director Finance
Chief Licence Inspector

Deputy City Managers
Director Engineering
Director Parks, Recreation and Cultural Services

JW:tn

Attachments

P: Jim/ City Heritage Properties/ Townley House