



SUBJECT: Community Heritage Fund Application for 2411 Lakeshore Road

TO: Planning and Development Committee

FROM: Planning and Building Department

Report Number: CL-02-17

Wards Affected: 2

File Numbers: 501-06-7

Date to Committee: January 10, 2017

Date to Council: January 23, 2017

Recommendation:

Approve the grant application submitted by David Barker for the basement waterproofing and repair of the foundation at 2411 Lakeshore Road, in the amount of \$2,250, to be funded by the Burlington Community Heritage Fund; and

Instruct the Legal Department to prepare the necessary documents; and

Authorize the Mayor and Clerk to sign any documents in connection with this matter.

Purpose:

The granting of money for heritage conservation, specifically, for the restoration of designated built heritage resources and cultural heritage landscapes contributes to the goals of the 2015-2040 Strategic Plan, specifically, making culture thrive and creating a sense of place unique to Burlington.

An Engaging City

- Community Building through Arts and Culture via Community Activities

Background and Discussion:

The Burlington Community Heritage Fund (CHF) was established by Council in 1985 to encourage the preservation of structures designated under the *Ontario Heritage Act* by providing financial assistance to property owners in the form of loans and grants. It was

also an objective of the CHF to encourage the designation of properties of cultural heritage value or significance under the *Ontario Heritage Act*.

Originally the guidelines adopted by Council for the Community Heritage Fund provided low interest loans (half the bank prime rate) for restoration work on designated structures. Due to lack of uptake in the program however, the guidelines were amended in 1988 and further amended in 1993 so that grants of up to 25% of the total eligible restoration project costs to a maximum of \$15,000 may be approved providing any grants were offset by income earned by the fund. The vast majority of applications and enquiries received by staff related to the Community Heritage Fund are for grants.

Eligible works under the Community Heritage Fund include those which conserve or enhance elements specified in the reasons for designation as set out within the designation by-law.

The Clerks Department is currently responsible for the administration of the Community Heritage Fund with assistance from the Planning Department and input from various city departments.

On July 11, 2016, the Planning Department received an application from David Barker requesting financial assistance for the waterproofing and repairs to the foundation for 2411 Lakeshore Road. Specifically the following work was required:

- Installation of weeping tiles, a sump pump and a new sewer pipe;

The work noted above was required due to the continuing inundation of ground water into the basement. The high level of the water table had compromised the basement walls and footings and had eroded them over time, resulting in the collapse of the sewer pipe.

Location:

The subject property is located in the Wellington Planning District, on the north side of Lakeshore Road between Market Street and St. Paul Street. 2411 Lakeshore Road is known locally as the Thomas Hiram Alton House. The house is located on a double lot with a uniquely shaped curved rear lot line in an established neighbourhood. The house was built circa 1890 in the Queen Anne Revival style and is unique in Burlington with its narrow 2 ½ storey, ship lap sided form.



Figure 1: Location Map



**2411 Lakeshore Road
Built for Thomas Hiram Alton 1890**

Figure 2: 2411 Lakeshore Road, 2004



Figure 3: 2411 Lakeshore Road June 2016 (Google)

The property was designated by Council under the *Ontario Heritage Act* on December 13, 1995 through By-law 8-1995 as amended.

A Heritage Permit for the works notes above was approved by the Director of Planning & Building under Delegated Authority on September 7, 2016.

Strategy/process

On September 21, 2016, the Planning Department circulated a “Request for Comments” seeking input from various City departments in reference to this grant application. The departments consulted include; Legal, Finance, Capital Works and Planning and Building. There were no objections to the proposed works or grant application received.

The “Request for Comments” was also circulated to the Heritage Burlington Advisory Committee, which had no objections to the application and recommended its approval at its meeting of September 6, 2016.

The Building Department required an inspection in order to ensure that the work was done in accordance with the Ontario Building Code Act.

The Community Heritage Fund terms require that three quotes by qualified heritage professional be provided with the application. The applicant submitted the three quotes received and retained the most economically priced contractor to do the work. This work has been inspected by both the Heritage Planner and the Building Department and is in compliance with the heritage permit received.

Financial Matters:

Total Financial Impact

The total cost of the restoration project is \$9,000 (before tax), with the eligible listed works under the CHF amounting to a grant of \$2,250.

There are no other financial implications resulting from the adoption of the recommendation in this report.

Source of Funding

The CHF was initially established as a loan program with the possibility of grants. Any grants were to be offset by interest earned from the loan portion and interest on the reserve fund itself. Finance staff have advised that a balance of \$60,000.00 must be maintained within the CHF. The current balance of the fund is \$162,706. Staff are of the opinion that the subject grant request can be sufficiently accommodated by current funds within the CHF.

Other Resource Impacts

Not Applicable

Connections:

Heritage Burlington was circulated on the grant application for 2411 Lakeshore Road. Both a heritage permit and the application for the grant were reviewed and recommended for approval by Heritage Burlington at their September 2016 meeting.

Public Engagement Matters:

Following Council approval of the aforementioned recommendations, the Clerks Department will formally advise the applicants of Council's decision.

Conclusion:

Staff has reviewed the application for a grant for 2411 Lakeshore Road, in the amount of \$2,250 from the Community Heritage Fund and finds that it maintains the intent of the program and assists the owner of the property in undertaking work which is critical to

the long-term conservation of the structure. Staff is therefore recommending the grant be approved.

Respectfully submitted,

Jenna Puletto

Senior Planner, Planning and Building Department

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Notifications:

David Barker (via email, Planning to provide)

Chair, Heritage Burlington, C/O Amber LaPointe, Clerks

Report Approval:

All reports are reviewed and/or approved by Department Director, Director of Finance and Director of Legal. Final approval is by the City Manager.