



**SUBJECT: Grant application from the Community Heritage Fund for
2411 Lakeshore Road**

TO: Community Planning, Regulation & Mobility Cttee.

FROM: Community Planning Department

Report Number: PL-18-21

Wards Affected: 2

File Numbers: 501-06.7

Date to Committee: April 6, 2021

Date to Council: April 20, 2021

Recommendation:

Approve the grant application for restoration work to verandah deck boards at 2411 Lakeshore Road in the amount of \$673.15 to be funded by the Burlington Community Heritage Fund.

PURPOSE:

This report responds to an application for a grant from the Community Heritage Fund.

Vision to Focus Alignment:

Delete this line and the areas that do not apply.

- Building more citizen engagement, community health and culture

Background and Discussion:

Description of the Property

The subject property known as 2411 Lakeshore Road is located on the north side of Lakeshore Road, between Market Street and St. Paul Street. It currently supports a three-storey residence in the Queen Anne style, as demonstrated by the characteristic architectural features including the irregular façade, multiple surfaces with intricate

decorative wooden elements, multiple rooflines and gables, verandah, tall windows, bay windows, and tall chimneys. The subject property also contributes to the character of Lakeshore Road through its setbacks, historic architecture, mature trees, and massing. The property at 2411 Lakeshore road was designated under Part IV, section 29 of the *Ontario Heritage Act* in 1995 through By-law 8-1995 (Appendix A). The by-law also designates four other properties in addition to 2411 Lakeshore Road, including 5772 Guelph Line, 6402 Guelph Line, 3077 Lakeshore Road, and 2349 Lakeshore Road. The information in this report pertains exclusively to the property at 2411 Lakeshore Road.



Figure 1: 2411 Lakeshore Road (left) - front and partial west side elevations.

In 2019, as a condition of approval of the current property owner's application for consent to sever the westerly portion of 2411 Lakeshore Road, the designation by-law was updated to come into conformity with a 2005 amendment to the *Ontario Heritage Act*. Technical amendments to Designation By-law 8-1995 related to 2411 Lakeshore Road were passed in 2020 through Amending By-law 70-2020 (Appendix B).

Specifically, these amendments included a list of heritage attributes that are important in defining and supporting the cultural heritage value of the subject property and must be protected so that future changes to the property are managed and do not negatively impact the property's heritage value. They provide improved clarity for the City and property owner about what attributes must be protected as well as assist in the review of applications for financial assistance from the Community Heritage Fund. The following cultural heritage attributes are protected through Amending By-law 70-2020:

- Three-storey Queen Anne style house

- Irregular and asymmetrical façade with offset gable ends and floor plan
- Various surface treatments including horizontal shiplap, vertical board and batten and fishscale shingles
- Bay window on façade and east elevation with dentils and wood brackets featuring a bullseye motif
- Off-centre entryway with large paneled oak door with three coloured-glass windows that feature a bullseye motif
- Gable roof covered verandah
 - Triangular pediment with radiating sunburst
 - Dentil frieze and wooden spindle cornice
 - Fine wood turned columns with bullseye motif
 - Wood panels at the tops of the posts under the pediment with a keyhole decorative motif

Tall rectangular window openings

Background on the Community Heritage Fund and Grant Application

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*. The CHF was amended in 1993 and 2014 and now provides grants of up to 25% of the total eligible restoration project costs to a maximum of \$15,000, subject to specific guidelines. Loans may be provided for up to 50% of total eligible restoration project costs to a maximum of \$15,000. Applicants must sign a heritage conservation agreement with the City as a condition of approval of any grant or loan application. The agreement confirms the applicant's understanding of the terms of the grant and their acknowledgement of their obligations to maintain the heritage attributes of their property in accordance with the designation by-law passed under the *Ontario Heritage Act* and other applicable legislation.

In 2020, the Community Planning Department received an updated application from the property owner requesting financial assistance in repair work to the existing baseboards of the front porch and verandah of the property at 2411 Lakeshore Road. The property owner had pre-consulted with staff and submitted earlier materials in 2019, however later advised that they would be revising the scope of their project and both staff and the applicant agreed to the application being put on hold in the interim. The revised application, which was formally submitted in June 2020, was to replace all existing boards on the deck top of the front verandah without disturbing the support columns.

The applicant advised that the existing boards were deteriorating and needed replacement (see provided photos attached as Appendix C).

Due to the ongoing COVID-19 situation, regular Heritage Burlington meetings were cancelled during the months of April, May, June, and July, with formal meetings resuming on a virtual platform in September 2020. Heritage Burlington was consulted at the meeting and supported the application, passing a motion to support the requested grant application.

Strategy/process

The requested grant amount represents 25% of the total project cost of \$2,692.60. The property owner originally obtained quotes from two recommended heritage tradespersons to complete the work, each quoting approximately \$7,500.00 for the entire refurbishment of the deck boards. The property owner determined to complete the job themselves, taking measures to ensure that the deck boards were replaced for the top of the porch without disturbing or compromising the columns, which support the character-defining cultural heritage attributes identified in the Designation By-law 8-1995, as amended by By-law 70-2020.

Staff originally expressed concerns that the proposed deck boards replacement project may not conform to the eligibility criteria of the CHF as the proposed refurbishment activities may be considered “routine maintenance”. The existing guidelines consider “routine maintenance” to include “minor repairs (such as repairing a broken step or a broken window), painting (other than as specified), repair of non-original siding or roofing materials (aluminum siding, asphalt shingles, etc.) or landscaping”.

Notwithstanding, in consultation with Heritage Burlington, the committee expressed support for the project and an interest in reviewing the eligibility criteria of the CHF to make the program more accessible to designated heritage property owners. Further, the Amending By-law, prepared through a heritage consultant’s evaluation report in 2019 as part of the severance application referenced above, provides additional clarity with regards to the protected heritage attributes of the property. While the original Designation By-law 8-1995 describes only the “dentil and dowel cornice, ornate sun motif, columns and balustrade with turned members” in Schedule “A-3” of the Reasons for Designation, the Amending By-law 70-2020 is much more specific in recognizing the verandah as part of the property’s cultural heritage value or significance. Informed by this additional information and by consultation with Heritage Burlington, staff ultimately support the applicant’s request for a grant from the CHF in the amount of \$673.15 as it aligns with the CHF eligibility criteria by constituting “work which conserves or enhances elements specified in the by-law”.

Financial Matters:

As noted above, the CHF was established in 1985 with original contributions of \$35,000 from the Ministry of Citizenship and Culture and \$25,000 from the City of Burlington. This original \$60,000 has increased over time as interest has accrued and additional infusions of cash have occurred, including from Community Benefits under section 37 of the *Planning Act*.

The balance of the CHF currently exceeds \$270,000 as of December 31, 2020. As the maximum amount of grant or loan that can be issued for any application is \$15,000, and considering the relatively minor grant amount being requested, if the subject application is approved, the remaining balance will still be sufficient to accommodate the approval of subsequent applications for the foreseeable future.

The total financial impact is \$673.15 from Burlington's Community Heritage Fund.

Engagement Matters:

Staff consulted with Heritage Burlington with respect to the subject grant application in September 2020. As described in the sections above, Heritage Burlington members voted to support approval of the grant application and much of the discussion around the item related to making the eligibility criteria for the CHF less prescriptive and the program more accessible to designated heritage property owners. In this regard, a review of this program will be undertaken by staff in consultation with Heritage Burlington.

Conclusion:

Staff have reviewed the subject grant application in consultation with Heritage Burlington. Staff recommend approval of a grant in the amount of \$673.15 from the Community Heritage Fund.

Respectfully submitted,

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Planner, Heritage

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Appendices:

- A. Designation By-law 8-1995
- B. Amending By-law 70-2020
- C. Photos of deck boards provided by the applicant

Notifications:

Owner of 2411 Lakeshore Road (Community Planning Staff to provide contact details)

Report Approval:

All reports are reviewed and/or approved by Department Director, the Chief Financial Officer and the Executive Director of Legal Services & Corporation Counsel.