

## Report to Council

<b>Report Title:</b>	St. Thomas Anglican Church Heritage Loan Request		
<b>Prepared By:</b>	Fiona Hamilton, Clerk and Sarah Johnson, Corporate Records, Licensing and Communications Assistant		
<b>Department:</b>	Clerk		
<b>Date:</b>	September 10, 2019		
<b>Report Number:</b>	CLK2019-27	<b>File Number:</b>	C11CL, F11, R01
<b>Attachments:</b>	St. Thomas Anglican Church Heritage Loan Application Form St. Thomas Anglican Church Roof Repair Photo St. Thomas Anglican Church Roof Repair Quotation		

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### Recommendation:

That the Council of the Municipality of Brockton hereby approves Report Number CLK2019-27 – St. Thomas Anglican Church Heritage Loan Request, prepared by Fiona Hamilton, Clerk and Sarah Johnson, Corporate Records, Licensing and Communications Assistant, and in doing so authorizes a By-Law coming forward approving a loan under the *Ontario Heritage Act, R.S.O. 1990, c. O.18.* for the St. Thomas Anglican Church's roof replacement.

### Report:

#### Background:

On February 22, 2019, the St. Thomas Anglican Church wrote a letter to the Brockton Heritage Committee ("Heritage Committee") applying for the replacement of existing asphalt roofing material with Hy-Grade steel shingles.

Since the St. Thomas Anglican Church, located at 305 Colborne Street South in Walkerton, is registered as a designed heritage building under the *Ontario Heritage Act*, as per By-Law 2013-056, the Church required approval from the Brockton Heritage Committee for the roof replacement.

The Heritage Committee reviewed the application brought forward at their April 1, 2019 meeting. The St. Thomas Anglican Church had previously applied to the Heritage Committee in 2011 to replace the South side main section and North East corner roof sections with Hy-Grade steel shingles with the intent to replace the remaining roof sections as time required to do so. In February 2019, the St. Thomas Anglican Church applied to the Heritage Committee to replace the remaining sections of the North side, main section, and North West entrance section, and South East entrance section. The church wished to install the exact same steel shingles in the colour black, as granted by the committee in 2011.

The intent was to replace the roof as soon as possible in the Spring/Summer of 2019. The area of the roof that needs to be replaced is over the organ, and there is a concern that water leaking in may damage the organ (which would be significantly more costly to replace).

The Heritage Committee passed the following motion on April 1, 2019:

“Motion:                      Moved by Dean Leifso                      Seconded by Barb Kerry

The Brockton Heritage Committee’s first roofing choice for the St. Thomas Anglican Church roof replacement is the steel cedar shake roofing by Ontario Shake and Tile for heritage attributes and continuity. The second choice is the shake roofing by Hy-Grade Steel Roofing. The Brockton Heritage Committee will leave the final choice to St. Thomas Anglican Church to evaluate the options for aesthetics, heritage character, durability and economics.

Carried.”

The Heritage Committee sent a letter dated April 6, 2019 to the St. Thomas Anglican Church, informing them that the Committee had considered their request, and enclosed the resolution from April 1, 2019.

On May 6, 2019, the Heritage Committee discussed the Church’s roof replacement. The cost for replacement of the roof at St. Thomas Anglican Church is approximately \$26, 897.11. Only one quotation, from Hy-Grade Roofing Systems was received, in order for the steel grade roofing to match the style approved by the Heritage Committee. The quotation has been attached to this report for Council’s information.

Parish Council discussed fundraising options for the project, and inquired if the Heritage Committee wished to make a donation to the roof replacement. The Heritage Committee confirmed that they did not budget for the project; but advised Parish Council that the Church could apply for a Heritage Trust Loan Agreement with the Heritage Committee for the roof replacement.

The former Town of Walkerton entered into an agreement with the Province of Ontario to establish a Community Heritage Trust Fund in 1984, as per By-Law 84-53. The By-Law was amended by By-Law 2010-40, revising the implementation policies for the administration of the Heritage Fund Agreement.

The Brockton Heritage Fund Program functions under the Heritage Committee for the rehabilitation, restoration, conservation and improvement of designated buildings and properties. The Fund is administered by the Heritage Committee with final approval by Brockton Council. Eligible properties must be designated under Section 29 of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*.

Loans under the Brockton Heritage Fund Program are available only for designated Heritage Properties/Buildings. The Heritage Committee and Brockton Council may approve loans to cover a restoration project, or purchase of a designated property. Generally, the loans granted are up to a maximum of \$10,000; however, the maximum amount may be increased at the discretion of the Heritage Committee and Council.

Upon application, approval, and following execution of any required agreement, provisions of securities registration of lien, and meeting of any prior conditions, the initial 50% of the loan amount will be forwarded upon meeting of all other conditions. Satisfactory proof of actual costs must be provided along with photographs of the completed work.

The application for funding must be approved by the Municipality of Brockton before any work may proceed.

**Analysis:**

The St. Thomas Anglican Church applied for a Heritage Trust Loan with Brockton Heritage Committee, which has been attached to this report for Council’s information. The quotation, and photo of the roof have also been attached for information.

This project has urgent timelines since the portion of the roof requiring replacement houses the church’s organ. Water leakage is occurring, and the replacement work is required immediately to prevent damage to the interior of the church, including the organ. Contractors are eager to start the replacement late August or early September 2019.

The Heritage Committee is meeting on September 9, 2019, and a verbal update on this project will be provided to Council at the September 10, 2019 Council Meeting.

St. Thomas Anglican Church requires Council’s approval to authorize a By-Law coming forward granting the Heritage Trust Loan in order for the project to proceed. Staff have prepared a By-Law for Council’s adoption.

**Sustainability Checklist:**

What aspect of the Brockton Sustainable Strategic Plan does the content/recommendations in this report help advance?

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|---|-----|
| • Do the recommendations help move the Municipality closer to its Vision? | Yes |
| • Do the recommendations contribute to achieving Cultural Vibrancy?       | Yes |
| • Do the recommendations contribute to achieving Economic Prosperity?     | Yes |
| • Do the recommendations contribute to Environmental Integrity?           | Yes |
| • Do the recommendations contribute to the Social Equity?                 | Yes |

**Financial Impacts/Source of Funding:**

- Do the recommendations represent a sound financial investment from a sustainability perspective? Yes

If approved, the St. Thomas Anglican Church would be granted a Heritage Fund Loan of \$26,897.11. The St. Thomas Anglican Church would be required to comply with the requirements under By-Law 2010-40, and must sign a loan agreement under the By-Law authorizing the loan.

**Reviewed By:**



**Trish Serratore, Chief Financial Officer**

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**Respectfully Submitted by:**

A handwritten signature in black ink, appearing to read 'Fiona Hamilton', with a stylized, cursive script.

Fiona Hamilton, Clerk

**Reviewed By:**

A handwritten signature in black ink, appearing to read 'Sonya Watson', with a stylized, cursive script.

Sonya Watson, Chief Administrative Officer