



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.: **LU009883**

From: **Development Department**

Date: **August 28, 2025**

Application Date: June 23, 2025

Heritage Alteration Permit and Heritage Conservation Grant for 4919 48 Avenue

The following report has been reviewed and endorsed by the City Manager's Office.

▪ **RECOMMENDATIONS:**

- A. THAT Heritage Alteration Permit LU009883 be issued.
- B. THAT the award of a \$15,251.25 Heritage Conservation Grant toward the roof replacement of the Baker Residence at 4919 48 Avenue be approved.

▪ **PURPOSE:**

The purpose of this report is to present for Council's consideration a Heritage Alteration Permit and Heritage Conservation Grant to replace the aging roof on the Baker Residence at 4919 48 Avenue. The Baker Residence is located in Ladner Village. A location map and an aerial photo are provided in Attachment A.

▪ **BACKGROUND:**

The Baker Residence was constructed in 1922 at 4883 48 Avenue as a one-and-a-half-storey craftsman house, typical of post-war construction in Ladner at that time. The original structure had a gabled roof and prominent front porch consistent with craftsman style architecture at the time. In 1985, the residence was moved one block east to its current location with some modifications to the structure. The Baker Residence is valued for its representation of the inter-war period of development and for its association with George Baker, a prominent and active citizen in Delta.

In 2022, Council approved a Heritage Revitalization Agreement (HRA) for the Baker Residence. In exchange for restoring and protecting the building, the HRA varied provisions of "Delta Zoning Bylaw No. 2750, 1977" which allowed for the addition of an elevator and permitted commercial use to accommodate a local design firm (LU009421). The Baker Residence was added to the Delta Heritage Register as part of the HRA. The statement of significance is provided in Attachment B.

Council Policy:

The Heritage Conservation Grant program was created to assist owners in the repair and restoration of Delta's heritage buildings. In addition to approval by Council,

issuance of a Heritage Conservation Grant is subject to the building being included on the Municipal Heritage Register, and the owners entering into a covenant to protect the building from demolition for a period of 10 years.

▪ **DISCUSSION:**

The owners are seeking approval for a Heritage Conservation Grant to help fund the roof replacement for the Baker Residence. The total estimated cost of the project is \$30,502.50. The roof is approximately 26 feet wide and 8 feet deep. An existing house photo showing the roof is provided in Attachment C.

A Heritage Alteration Permit (HAP) is required to allow work on a building that is subject to a Heritage Revitalization Agreement to ensure that any changes are consistent with the intent of heritage protection. The scope of proposed work is not exempted under the terms of the property's HRA. Issuance of HAPs is delegated to the General Manager of Development, for a variety of scenarios. However, as the proposed work is visible from the street, it does not meet the criteria for delegation. Council approval is therefore required. The owners intend to replace the existing asphalt roof with the same colour and material.

The Baker Residence is already listed on the Delta Heritage Register, and a heritage conservation covenant to protect the building was registered on the property title as part of Heritage Alteration Permit LU009421 that was approved by Council on August 8, 2022. Council has approved two heritage conservation grants in the past for an elevator addition in 2022 and exterior painting in 2023. The owners may receive grant funding one time per calendar year. Payment of the grant is made once the project is completed.

Implications:

Financial Implications – A fund created from a five percent levy on building permits has, as of August 20, 2025, accumulated a total of \$887,244.91. The balance in the fund, minus the cost of the proposed grants, would be \$871,993.66.

▪ **CONCLUSION:**

The owners have requested a Heritage Conservation Grant in the amount of \$15,251.25 to help fund a roof replacement on the Baker Residence at 4919 48 Avenue. Heritage Alteration Permit LU009883 is also required to allow the proposed works to proceed. It is recommended that the HAP and grant request be approved as the owners have satisfied the conditions of the Heritage Conservation Grant program.

D. Mayhew

Doreann Mayhew, P.Eng
General Manager, Development

▪ **ATTACHMENTS:**

- A. Location Map and Aerial Photo
- B. Baker Residence Statement of Significance
- C. Photo of Baker Residence

[https://delta.escribemeetings.com/Reports/Heritage Alteration Permit and Heritage Conservation Grant at 4919 48 Ave LU009883.docx](https://delta.escribemeetings.com/Reports/Heritage%20Alteration%20Permit%20and%20Heritage%20Conservation%20Grant%20at%204919%2048%20Ave%20LU009883.docx) - Wednesday, September 10, 2025, 12:02:19 PM