



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.: **LU009882**

From: **Development Department**

Date: **October 6, 2025**

Application Date: **June 20, 2025**

Heritage Alteration Permit and Heritage Conservation Grant for 4585 Arthur Drive

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

▪ **RECOMMENDATIONS:**

- A. THAT Heritage Alteration Permit LU009882 be issued.
- B. THAT the award of a \$30,000 Heritage Conservation Grant toward the roof replacement of the Wilson Residence at 4585 Arthur Drive 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 Wilson Residence at 4585 Arthur Drive. The Wilson Residence is located in Ladner. A location map and an aerial photo are provided in Attachment A.

▪ **BACKGROUND:**

The Wilson Residence was constructed circa 1915 by Mr. John B. Elliott for Mr. William Hilton Wilson. The home is a typical variation on the Craftsman style architecture with an addition on the north side of the house, which was constructed in the late 1970s or early 1980s by previous owners. This building is one of 16 identified heritage buildings in the Ladner Heritage Conservation Area 2 (LHCA2 – Arthur Drive) and is also listed in the Urban Heritage Inventory (Attachment B).

Council previously approved a Heritage Conservation Grant for exterior repainting and a Heritage Alteration Permit for exterior alterations and an addition in 2021. A restrictive covenant to protect the building was registered on the property title as part of Heritage Alteration Permit LU009213. The owners also agreed to include the property on Delta's Heritage Register as a condition of the grant approval in accordance with the Heritage Conservation Grant Administration Policy.

Council Policy:

The subject property is located within the Ladner Heritage Conservation Area 2 (LHCA2 – Arthur Drive). The objectives of this conservation area are to preserve and enhance the distinctive character elements of Arthur Drive, restore heritage

buildings and develop a heritage character when alterations of existing buildings and new buildings are being planned or constructed. A heritage alteration permit is required for certain types of renovations to buildings within a designated Heritage Conservation Area.

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:**

Proposal:

The owners are seeking approval for a \$30,000 Heritage Conservation Grant to help fund the replacement of the roof at the Wilson Residence. The Heritage Conservation Fund may provide financial assistance up to a maximum of 50 percent of the project's capital costs or \$30,000 in a single year. The total estimated cost of the project is \$63,143.36. The owners are proposing to replace the existing cedar shingle roof with a metal roof. A description of the project details and existing house photo is provided in Attachment C.

The current cedar roof was installed in 2018. While the design guidelines within LHCA2 – Arthur Drive recommend cedar shingles, the owners are proposing a standing seam style metal roof due to its longevity and reduced maintenance. The roof profile would remain unchanged, and the proposed colour of dark grey would be similar in colour but not in appearance to the existing roof. Replacing the roofing material does not alter the underlying structural elements of the heritage home, and a new roof would protect the heritage home underneath.

As the subject property is located in LHCA2 – Arthur Drive and proposes the replacement of existing exterior material with a different material, a heritage alteration permit (HAP) is required. Issuance of HAPs is delegated to the General Manager of Development for a variety of scenarios. However, the application does not meet the criteria for delegation as the proposed standing seam style metal roof would be different in appearance and texture than the existing cedar shingle roof, and the proposed work would be visible from the road. Council approval of the HAP is therefore required to determine whether the new roof material and style are appropriate.

The Heritage Conservation Fund Administration Policy states that replacement material should replicate the original in terms of design, colour, and texture as much as possible. In this case, the proposed metal roof material would be a similar colour but different in appearance and texture. However, grant funding can be awarded should Council approve the issuance of the HAP. An updated heritage maintenance covenant would be required as part of the issuance of Heritage Alteration Permit LU009882. The owners have previously agreed to add the property to the Heritage Register, which will be completed by Delta at a later date. Payment of the grant would be made once the project is satisfactorily completed.

Implications:

Financial Implications – A fund created from a five percent levy on building permits has, as of August 2025, accumulated a total of \$886,000 (rounded to the nearest thousand dollar).

▪ **CONCLUSION:**

The owners have requested a Heritage Conservation Grant in the amount of \$30,000 to help fund a roof replacement on the Wilson Residence at 4585 Arthur Drive. Heritage Alteration Permit LU009882 is also required to allow the proposed roof replacement using a different style and type of roofing material. 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

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General Manager, Development

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▪ **ATTACHMENTS:**

- A. Location Map and Aerial Photo
- B. Excerpt from the Urban Heritage Inventory
- C. Project Details and Photo of Existing House