

Update for City of Hamilton Future Fund Committee from the Beach Canal Lighthouse Group

July 4, 2022

Actions to date:

Light Station

- 1) Ownership of the Lighthouse and Cottage (the Light Station) has been transferred from the Department of Fisheries and Oceans (DFO) to the Hamilton Oshawa Port Authority (HOPA).
- 2) At the request of the Public Services and Procurement Canada (PSPC), HOPA has agreed to move the lighthouse from its current location to a site approximately 100 meters north on to HOPA property.
- 3) The Station has been designated under the federal Heritage Lighthouse Protection Act and a statement of heritage significance, outlining the elements of the site to be preserved, has been produced. This latter will guide future restoration of the Station and development as a public historic site.
- 4) Federal Government has allocated \$55,000 towards the cost of the stabilization and restoration of the Keeper's Cottage and \$275,000 towards the relocate, restore, maintain and ensure that the Lighthouse is visible to the public.
- 5) The Beach Canal Lighthouse Group (BCLG) has agreed to act as stewards and public programmers of the Station on behalf of HOPA.
The Station has been identified as a key element of the Fisherman's Pier redevelopment. See the attached link to identify how the Lighthouse is integrated into HOPA's plan for the Pier.

<https://www.hopaports.ca/community/fishermans-pier/>

Lighthouse Keeper's Cottage

- 1) A Heritage Architectural firm (Goldsmith Borgal & Co. Ltd. Architects) was contracted to assess the Keeper's cottage. Many delays in accessing the building for review due to approval process of federal agencies and COVID.
 - a. A report (available on request) was produced. BCLG reviewed the report and asked for some additional recommendations of immediate priorities
 - b. Recommendations focussed on the following areas:

- i. Actions to secure the building envelope, arrest decay of the exterior and stabilize the foundation
 - ii. Actions to stabilize the interior
- 2) Anti-vandalism fencing has been installed. Short term repairs to prevent entry into the building have been completed and the site is regularly inspected.

Lighthouse

- 1) HOPA has received estimates for masonry repointing prior to the movement of the Lighthouse have been received and the tender has been awarded. The work will cost approximately \$200,000 and will take 15 weeks to complete.

Actions in Progress

Lighthouse Keeper's Cottage

- 1) Investigations are underway by HOPA regarding the removal of hazardous materials (e.g. lead paint and asbestos). HOPA is awaiting additional materials and reports from Federal staff. The current estimate for materials abatement approaches \$200,000, pending additional investigations.
- 2) The BCLG is working with a heritage resource management consultant to provide a more detailed assessment of the heritage significant elements in the Cottage. The consultant will make recommendations for the preservation or documentation and disposal of these elements (if they exist) during the hazardous material removal project. The consultant is also waiting on additional materials from federal staff.
- 3) The BCLG is working with the heritage preservation architect to obtain quotes to address roof, masonry and foundation issues.
- 4) Expectations is that this work can be completed in 2022-23.

Lighthouse

- 1) Design work continues on:
 - a. The most advantageous route for the movement of the Lighthouse
 - b. The new foundation
 - c. The design work is expected to be completed in 2022-23.
- 2) The Federal Government is undertaking a complete re-decking of the lift bridge adjacent to the Lighthouse's current location in 2022 and 2023.
- 3) HOPA would work on the newly announced Pier revitalization project and coordinate the lighthouse relocation.
- 4) The estimate is that the movement of the Lighthouse will take place in 2024. This is based on expectations of access to the Lighthouse following the completion of the lift bridge work.

Allocated Funds

Future Fund Grant

- 1) Exterior Stabilization and Building Envelope Conservation (estimate approximately \$25K from future fund--including \$9.4K already expended for architectural fees)
- 2) Lighthouse restoration/relocation \$375K from Future Fund¹

BCLG Contributions

- 1) Exterior Stabilization and Building Envelope Conservation (estimate approximately \$25K)²

HOPA Contributions

- 1) Combination of cash contribution and interest free loan (To be Determined)

Federal Contributions

- 1) Lighthouse restoration/relocation (\$275K)
- 2) Cottage restoration (\$55k)

In-Kind Support

- 1) HOPA project and construction management
- 2) Use of HOPA facilities for meetings
- 3) HOPA community liaison support
- 4) BCLG volunteer support for public programming
 - a) Doors Open and other programs
 - b) Exhibit design and development
 - c) Fundraising and Revenue Generation
 - d) Website administration
 - e) Long Range Strategic Development

Current Unfunded Projects

- 1) Hazardous Material Remediation of Keeper's house
 - a) Cost is not yet known
 - b) Responsible party has not been agreed upon
- 2) Assessment of heritage significant elements in Cottage prior to Hazardous Material Remediation
 - a) Cost is not yet known

¹ Note: The Lighthouse Relocation is estimated at \$1 million:

- 1) \$375K from remaining Future Fund Grant
- 2) \$275K from Federal Government
- 3) \$400K from HOPA (as a loan to BCLG to be repaid from future fundraising or grants)

² Note: the short term exterior stabilization and building envelope work is estimated at \$50K total, including architectural fees

- b) Responsible party has not been agreed upon
- 3) Full restoration of Cottage
- 4) Full restoration of Lighthouse