



## MEMORANDUM



**TO:** Heritage Markham Committee

**FROM:** Peter Wokral, Senior Heritage Planner

**DATE:** May 14, 2025

**SUBJECT:** Financial Assistance  
Review of 2025 Grant Applications  
2025 Designated Heritage Property Grant Program

49 Church St.,  
357 Main St. N.,  
7707 Yonge St.,  
218 Main St. U.  
6 Alexander Hunter Place,  
3 David Gohn Circle,  
1 Heritage Corners Lane,  
12 Wismer Place,  
1 Kalvinster Dr.,  
99 Thoroughbred Way,  
10720 Victoria Square Blvd.

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### **Purpose**

To obtain Heritage Markham Committee's review and recommendation on Designated Heritage Property Grant Program applications for 2025.

### **Program Details**

- **Program Approval:** Council approved the Designated Heritage Property Grant Program in 2010.
- **Funding of Program:**
  - Total funding of \$120,000 was allocated to the program over a four-year period (2010-2013) based on a targeted allocation of \$30,000 per year.
  - The program was extended for an additional three years (2014-2016) again from (2017-2019) and again (2020-2022).
  - In 2022, the program was extended for an additional three years (2023-2025) with an allocation of \$30,000 per year.
  - However, in 2024 Council authorized \$60,000.00 worth of Grant Funding for 2025 applications.
  - Only Council can authorize extending the program beyond 2025;
- **Amount of Assistance:**

- Support to the owner is in the form of a grant representing 50% of eligible work up to a maximum limit of \$5,000 per property for eligible work, and through an amendment to the program in 2016, a maximum amount of \$7,500.00 for the replacement of a cedar shingle roof in Markham Heritage Estates;
  - Minimum amount of eligible work - \$500.00;
- Heritage Property Eligibility: Properties must be designated under the Ontario Heritage Act (Part IV or Part V). In the case of Part V (Heritage Districts), only properties identified in a district plan as being of significant cultural heritage value or interest are eligible;
- Ineligible Projects:
  - Commercial façade grant projects are specifically related to “*the entire exterior front surface of a building which abuts the street from grade to eaves*”, and are not eligible as there is a separate program. However, other conservation work on a commercial property is considered eligible under the Designated Heritage Property Grant program. At the discretion of Council, an applicant may be limited to receiving only one heritage related financial assistance grant in a calendar year;
  - Projects in Markham Heritage Estates (under 20 years) as these owners already receive a financial incentive through reduced lot prices;
- Timing and Number of Grants:
  - Grants are to be awarded on an annual cycle following a request for applications with a deadline established;
  - Only one grant per calendar year per property;
  - First time applicants will get priority each year and repeat applicants will be considered only if the annual cap is not reached by first time recipients;
- Municipal Eligibility Criteria: The subject property must be in conformity with municipal by-laws and regulations;
- Eligible Projects:
  - Work that primarily involves the repair, restoration, or re-creation of heritage features or components (cornices, parapets, doors, windows, masonry, siding, woodwork, verandas, etc.);
  - Exterior painting (see eligible amount of grant assistance)
- Eligible Costs:
  - The cost of materials, equipment and contracted labour (but not donated labour or materials or labour performed by the applicant);
  - A grant of up to 50% for architectural/ design/ engineering fees to a maximum of \$1,000 (as part of the maximum permitted grant of \$4,000) is available;
  - Exterior Painting- in documented original colours to a maximum grant contribution of \$2,000 or 25% of the cost, whichever is the lesser. **One time only grant.**
- Cost Estimates: Two separate estimates of work (due to the specialized nature of the work) are to be provided by a licensed contractor (other than the owner) for consideration;

- Review Process: Applications will be reviewed by City (Heritage Section) staff and the Heritage Markham Committee, and recommended submissions will be forwarded to Council for approval via the Development Services Committee.
- Timeframe for Completion of Work: Grant commitments are valid for 1 year and expire if the work is not completed within that time period (an extension may be granted if reasonable).
- Receipt of Grant Assistance: Grants are paid upon submission of receipts to the satisfaction of the City;
- Prior Work: Approved work commenced since last year's deadline for applications can be considered eligible for grant funding;
- Written Agreement: Approved applicants will be required to enter into a Letter of Understanding with the City.

### **Application/Proposal**

- Staff received 11 applications for 2025;

### **Staff Comment**

- See attached summary chart for recommended applications;
- See attached photographs for each application;
- Staff used the following criteria when evaluating each application:
  - Preference will be given to applications where the integrity of the property may be threatened if the proposed work is not undertaken;
  - Preference will be given to applications proposing work visible to the general public;
  - Priority will be given to first time applicants;
  - Proposed work must comply with heritage conservation guidelines, principles and policies;
  - Scope of the work is to be clear, logical, and demonstrate the maximum retention of historic fabric and heritage attributes;
  - Grant money is not to be used to reward poor stewardship of heritage resources;
  - The addition of new features (re-introduction of heritage features) needs to be backed up by evidence (physical, documentary, or archival)
- Staff recommends funding for 10 of the 11 applications subject to conditions outlined in the attached summary of applications.
- The total amount of grant assistance requested and recommended by staff is \$55,020.00
- The \$60,000.00 of funding allocated to the program is sufficient to fully fund all 10 applications recommended for funding.

## **Suggested Recommendation for Heritage Markham**

THAT Heritage Markham supports the funding of the following ten grant applications at a total cost of \$55,020.00 subject to the amounts and conditions noted on the individual summary sheets:

- 357 Main St. N.,
- 7707 Yonge St.,
- 218 Main St. U.
- 6 Alexander Hunter Place,
- 3 David Gohn Circle,
- 1 Heritage Corners Lane,
- 12 Wismer Place,
- 1 Kalvinster Dr.,
- 99 Thoroughbred Way,
- 10720 Victoria Square Blvd.

And that Heritage Markham does not support grant funding for 49 Church St. due to the proposed work not meeting the eligibility requirements of the program.

File:

Finance/Designated Heritage Property Grant Program 2025

## Designated Heritage Property Grant Summary 2025

Address	Eligible Work	Grant Amount Requested	Grant Amount Recommended	Running Total	Comment
49 Church St.	No	No quotes provided as of April 28th	\$0.00	\$0.00	The application proposes repairs to cracks in a poured concrete foundation, repairs and repainting of new shutters, the levelling of stone steps and repainting of a picket fence, whereas none of these are heritage attributes of the property <b>Grant funding is not recommended</b>
357 Main St. N.	Potentially	\$5,000	\$5,000	\$5,000	Grant assistance is requested to repaint the house white and is not based on research into the original colours. The existing door appears to be modern and could be replaced with a more historically authentic wooden door. <b>Conditional grant funding is recommended for door</b>
218 Main St. Unionville	Potentially	\$2,000	\$2,000	\$7,000	The proposed painting of the steeple and louvred vents in existing colours is not based on analysis of original colours. <b>Conditional grant funding is recommended</b>
7707 Yonge St.	Potentially	\$5,000	\$5,000	\$12,000	Grant assistance is requested for the installation of historically appropriate windows on the 2 <sup>nd</sup> floor facing Yonge St. However, the specifications provided do not represent historically authentic windows. <b>Conditional grant funding is recommended</b>
6 Alexander Hunter Place	Yes	\$7,500	\$7,500	\$19,500	Grant assistance is requested for the installation of cedar shingle roof installed in 2024. <b>Grant funding is recommended.</b>
3 David Gohn Circle	Yes	\$7,500	\$7,500	\$27,000	Grant assistance is requested for the installation of a new cedar shingle roof installed in 2024. <b>Grant funding is recommended.</b>
1 Heritage Corners Lane	Yes	\$5,000	\$5,000	\$33,000	Grant assistance is requested to produce historically authentic louvred shutters. <b>Grant funding is recommended.</b>
12 Wismer Place	Yes	\$7,500	\$7,500	\$40,500	Grant assistance is requested for the installation of a new cedar shingle roof installed in 2024. <b>Grant funding is recommended.</b>

Address	Eligible Work	Grant Amount Requested	Grant Amount Recommended	Running Total	Comment
1 Kalvinster Drive.	Yes	\$4,520	\$4,520	\$45,020	Grant assistance is requested to re-build the brick gable-end chimneys. <b>Grant funding is recommended.</b>
99 Thoroughbred Way	Yes	\$5,000	\$5,000	\$50,020	Grant assistance is requested for the selective replacement and repair of damaged wooden clapboard and soffits in 2024. <b>Grant funding is recommended.</b>
10720 Victoria Square Boulevard	Yes	\$5,000	\$5,000	\$55,020	Grant assistance is requested for the repair of damaged brick masonry <b>Grant funding is recommended.</b>

## Designated Heritage Property Grant Application

<b>Name</b>	Carolina Billings
<b>Address</b>	49 Church Street, Markham Village
<b>Status</b>	Part V designated dwelling in the MVHCD
<b>Grant Project</b>	The application proposes repairs to cracks in a poured concrete foundation, painting and repairs to shutters, the levelling of stone steps and repairs and repainting of a picket fence
<b>Estimate 1</b>	No quote provided as of April 29, 2025
<b>Estimate 2</b>	No quote provided as of April 29, 2025
<b>Eligibility</b>	Not eligible for grant funding as the proposed work does not preserve, restore or replicate significant heritage features of the property.
<b>Conditions</b>	None
<b>Previous Grants</b>	<b>No</b>
<b>Comments</b>	Not Recommended for Approval, no quotes provided and proposed work is ineligible as they are not considered to be significant heritage features of the property.
<b>Grant Amount</b>	\$0.00



## Designated Heritage Property Grant Application

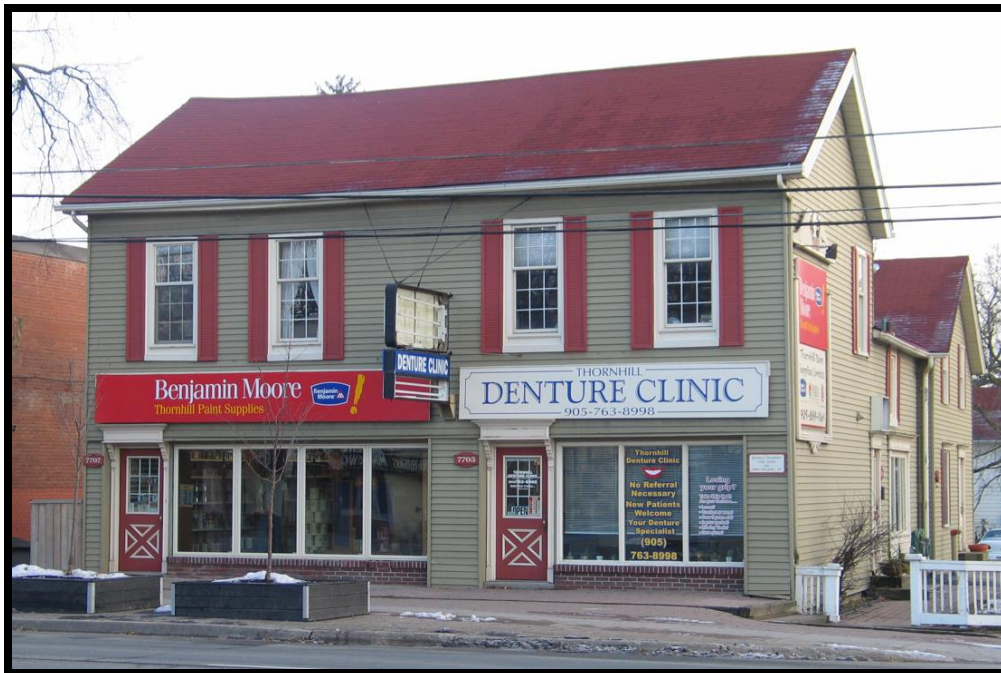
<b>Name</b>	Silvana Talevska
<b>Address</b>	357 Main St. North Markham Village
<b>Status</b>	Part V designated dwelling in the MVHCD
<b>Grant Project</b>	Repainting of house and replacement of front door
<b>Estimate 1</b>	\$15,870.00 -Confra Complete Construction
<b>Estimate 2</b>	\$13,108.00 -Skyrise Service Inc.
<b>Eligibility</b>	The work as proposed does not currently meet eligibility requirements as the proposed painting is not based on analysis of original colours and there is insufficient detail provided regarding the design of the replacement door.
<b>Conditions</b>	Additional information needed on paint colour and door design.
<b>Previous Grants</b>	<b>No</b>
<b>Comments</b>	Recommended for approval subject to meeting eligibility criteria and approval of a Heritage Permit
<b>Grant Amount</b>	\$5,000





## Designated Heritage Property Grant Application

<b>Name</b>	Bahman & Firozeh Imaizenouzi
<b>Address</b>	7707 Yonge St., Thornhill
<b>Status</b>	Part V designated residence and place of business in the THCD
<b>Grant Project</b>	The application proposes to replace the modern windows of the second floor facing Yonge St.
<b>Estimate 1</b>	\$17,965.01 -LePage Millwork
<b>Estimate 2</b>	\$24,267.05 -Pella Windows
<b>Eligibility</b>	Eligible for funding
<b>Conditions</b>	Only eligible if the design of the replacement windows reflects the specifications of the original windows.
<b>Previous Grants</b>	<b>No</b>
<b>Comments</b>	Recommend for funding conditional on approval of Heritage Permit
<b>Grant Amount</b>	\$5,000.00



## Designated Heritage Property Grant Application

<b>Name</b>	Markham Village Church of the Nazarene
<b>Address</b>	218 Main St., Unionville
<b>Status</b>	Part IV designated place of worship in the UHCD
<b>Grant Project</b>	The application proposes repainting of the steeple and louvres of the bellcote
<b>Estimate 1</b>	\$5,545.73 -CertaPro Painters
<b>Estimate 2</b>	\$11,800.00 -Royal Roofing
<b>Eligibility</b>	Eligible for funding
<b>Conditions</b>	Only eligible if the painting of steeple and louvres is based on historic paint analysis
<b>Previous Grants</b>	No
<b>Comments</b>	Recommended for approval if condition is met and approval of a Heritage Permit
<b>Grant Amount</b>	\$2,000.00 (maximum grant available for painting)



## Designated Heritage Property Grant Application

<b>Name</b>	James & Janis MacDougall
<b>Address</b>	6 Alexander Hunter Place, Markham Heritage Estates
<b>Status</b>	Part IV designated residence
<b>Grant Project</b>	The application seeks funding for the installation of a cedar shingle roof in 2024.
<b>Estimate 1</b>	\$38,284.40 -Silver Oak Roofing
<b>Estimate 2</b>	\$41,245.00 -T Dot Roofers
<b>Eligibility</b>	Eligible for funding
<b>Conditions</b>	None
<b>Previous Grants</b>	<b>No</b>
<b>Comments</b>	Recommend for funding
<b>Grant Amount</b>	\$7,500.00



## Designated Heritage Property Grant Application

<b>Name</b>	Katherine Minovski
<b>Address</b>	3 David Gohn Circle, Markham Heritage Estates
<b>Status</b>	Part IV designated residence
<b>Grant Project</b>	The application seeks funding for the installation of a cedar shingle roof in 2024.
<b>Estimate 1</b>	\$31,640.00 -Above All Roof and Aluminium Inc.
<b>Estimate 2</b>	\$60,455.00 -JD Wood Revival Inc.
<b>Eligibility</b>	Eligible for funding
<b>Conditions</b>	None
<b>Previous Grants</b>	<b>No</b>
<b>Comments</b>	Recommend for funding
<b>Grant Amount</b>	\$7,500.00





## Designated Heritage Property Grant Application

<b>Name</b>	Karl Brumund
<b>Address</b>	1 Heritage Corners Lane
<b>Status</b>	Part IV designated dwelling in Markham Heritage Estates
<b>Grant Project</b>	Constructing of new louvred shutters
<b>Estimate 1</b>	\$11,632.00 USD - Barker Contracting Ltd.
<b>Estimate 2</b>	\$13,772.44- Canada Custom Shutters & Blinds
<b>Eligibility</b>	The proposed work is eligible for grant assistance
<b>Conditions</b>	Subject to obtaining a Heritage Permit for the proposed work
<b>Previous Grants</b>	<b>Yes, For replacement of cedar shingle roof in 2024</b>
<b>Comments</b>	Recommended for approval as the existing shutters were not historically authentic
<b>Grant Amount</b>	\$5,000.00



## Designated Heritage Property Grant Application

<b>Name</b>	Linda Irving
<b>Address</b>	12 Wismer Place
<b>Status</b>	Part IV designated dwelling in Markham Heritage Estates
<b>Grant Project</b>	The application seeks funding for the installation of a cedar shingle roof in 2024.
<b>Estimate 1</b>	\$106,220.00- Silver Oak Roofing
<b>Estimate 2</b>	\$61,735.00- Barker Contracting Ltd.
<b>Eligibility</b>	The proposed work meets the eligibility requirements of the program.
<b>Conditions</b>	None
<b>Previous Grants</b>	<b>No</b>
<b>Comments</b>	Recommended for approval
<b>Grant Amount</b>	\$7,500.00



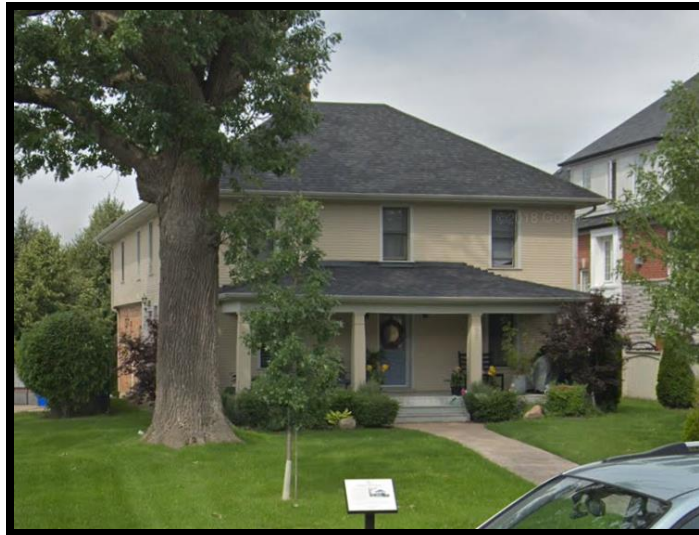
## Designated Heritage Property Grant Application

<b>Name</b>	Blair Reeve
<b>Address</b>	1 Kalvinster Drive
<b>Status</b>	Part IV designated dwelling in Cornell
<b>Grant Project</b>	Reconstruction of the brick gable end chimneys.
<b>Estimate 1</b>	\$9,500.00 - D'Angelo & Sons Roofing & Exteriors
<b>Estimate 2</b>	\$9,040.00 - B.in Roofing Inc.
<b>Eligibility</b>	The proposed work is eligible
<b>Conditions</b>	Subject to obtaining an approved Heritage Permit.
<b>Previous Grants</b>	<b>Yes, \$5,000.00 in 2010 but to previous owners.</b>
<b>Comments</b>	Recommended for approval
<b>Grant Amount</b>	\$4,520.00



## Designated Heritage Property Grant Application

<b>Name</b>	Jinny Lok & Raymond Layno
<b>Address</b>	99 Thoroughbred Way
<b>Status</b>	Part IV designated property
<b>Grant Project</b>	Repair and restoration for clapboard siding and soffits
<b>Estimate 1</b>	\$12,000.00 Peter Company Contracting
<b>Estimate 2</b>	NA
<b>Eligibility</b>	The completed work meets the eligibility requirements of the program.
<b>Conditions</b>	The work was approved through the Heritage Permit process
<b>Previous Grants</b>	<b>No</b>
<b>Comments</b>	Recommended for approval
<b>Grant Amount</b>	\$5,000.00





## Designated Heritage Property Grant Application

<b>Name</b>	Victoria Square United Church
<b>Address</b>	10720 Victoria Square Boulevard
<b>Status</b>	Part IV designated place of worship in Victoria Square
<b>Grant Project</b>	Repair of exterior brickwork
<b>Estimate 1</b>	\$12,317.00 – Bernard Deveau
<b>Estimate 2</b>	NA
<b>Eligibility</b>	The proposed work meets the eligibility requirements of the program.
<b>Conditions</b>	Subject to approval through the Heritage Permit process.
<b>Previous Grants</b>	<b>No</b>
<b>Comments</b>	Recommended for approval
<b>Grant Amount</b>	\$5,000.00

