



Report to: Development Services Committee

Meeting Date: June, 10, 2025

SUBJECT:	Designated Heritage Property Grant Applications 2025
PREPARED BY:	Peter Wokral, Senior Heritage Planner, ext. 7955
REVIEWED BY:	Regan Hutcheson, Manager of Heritage Planning. ext. 2080
	Stephen Lue, Senior Development Manager, ext. 2520

RECOMMENDATION:

1. THAT the June 10, 2025, report titled, "Designated Heritage Property Grant Applications 2025", be received;
2. THAT Designated Heritage Property Grants for 2025 be approved in the amounts noted for the following properties, totaling \$54,020.00, provided that the applicants comply with eligibility requirements of the program:
 - a. 357 Main St. N., Markham Village: up to \$5,000.00, for the painting of the house in historic original colours and installation of historically authentic wooden front entrance door;
 - b. 7707 Yonge St., Thornhill: up to \$5,000.00 for the installation of historically authentic 2nd storey windows facing Yonge St.;
 - c. 218 Main St., Unionville: up to \$2,000.00 for the painting of the steeple and bellcote louvres in historic original colours;
 - d. 6 Alexander Hunter Place, Markham Heritage Estates: up to \$7,500.00 for the installation of a cedar shingle roof;
 - e. 3 David Gohn Circle, Markham Heritage Estates: up to \$7,500.00 for the installation of a cedar shingle roof;
 - f. 1 Heritage Corners Lane, Markham Heritage Estates: up to \$5,000.00 for the production and installation of historically authentic louvered shutters;
 - g. 12 Wismer Place, Markham Heritage Estates: up to \$7,500.00 for the installation of a cedar shingle roof;
 - h. 1 Kalvinster Drive, Cornell: up to \$4,520.00 for the reconstruction of brick gable-end chimneys;
 - i. 99 Thoroughbred Way, Markham: up to \$5,000.00 for the repair and restoration of the historic wooden clapboard siding;
 - j. 10720 Victoria Square Blvd., Victoria Square: up to \$5,000.00 for the repair of historic brickwork;
3. THAT the grant request for 49 Church Street not be funded due to the proposed work and application not meeting the eligibility requirements of the program;
4. THAT the grants be funded through the Designated Heritage Property Grant Project Fund, Account 620-101-5699-25010 (\$60,000.00 available for 2025)

5. AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report seeks to obtain approval of ten applications for the 2025 Markham Designated Heritage Property Grant Program.

BACKGROUND:

Markham's Designated Heritage Property Grant Program was approved by Council in 2010 and includes the following highlights

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 has been continuously offered since then and was extended for an additional three years in 2022 (2023-2025) with an allocation of \$30,000.00 per year
- However, in 2024 Council authorized \$60,000.00 worth of grant funding for the 2025 program
- Only Council can authorize any continuation of the program past 2025

Amount of Assistance:

- Support to an applicant 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 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 awarded annually following requests for applications within an established deadline
- 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:

- 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 Heritage Markham Committee, and recommended submissions will be forwarded to Council for approval through Development Services Committee

Timeframe for Completion of Work:

- Grant commitments are valid for one year and expire if the work is not completed within that period (an extension may be granted)

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 a Letter of Understanding with the City

Eligibility requirements for grant assistance require the property to be in good standing

A subject property must not be in default of any municipal taxes, local improvements or any other monies payable to the City (fees or penalties). Also, the property must not be the subject of a by-law contravention, work order, or

outstanding municipal requirements. Approved work completed since the 2024 deadline for applications to the program may also be considered eligible for assistance.

If the program is to continue, Council must extend the program

In January 2023, Council passed a resolution to extend the program for the years 2023-2025 totalling \$90,000, and in 2024 Council authorized an additional \$30,000 for the 2025 program. This year represents the last year of the program, and should Council see the merits in continuing the program, further funding should be allocated for future years. Staff is preparing a separate report regarding the extension of this program.

The deadline for 2025 grant application submissions was April 4, 2025

Heritage Section Staff received eleven applications.

OPTIONS/ DISCUSSION:

All applications were comprehensively reviewed by Heritage Section Staff and Heritage Markham

Each application was fully examined considering the type of work proposed, its eligibility using the program guidelines, the quoted cost of the work, any conditions that would need to be attached to an approval, and then evaluated using the following criteria that Council adopted as part of the program:

- a. Preference will be given to applications where the integrity of the property may be threatened if the proposed work is not undertaken
- b. Preference will be given to applications proposing work visible to the public
- c. The proposed work must comply with heritage conservation guidelines, principles and policies
- d. Scope of the work is to be clear, logical and demonstrate the maximum retention of historic fabric and heritage attributes
- e. Grant is not to reward poor stewardship
- f. The addition of new features (re-introduction of heritage elements) needs to be backed up with evidence (physical, documentary or archival)

Ten applications are recommended for approval

Staff recommend grant assistance for ten of the eleven applications received, totaling \$54,020 to be funded subject to certain conditions (see Appendix 'A' for Grant Summary). One application is not recommended for approval because the proposed work does not meet the eligibility requirements of the program, and no quotes from professional contractors were provided with the application.

Heritage Markham supports the recommended applications

On May 14, 2025, the Heritage Markham Committee reviewed the recommended applications and individual summary sheets for all applications, and supported Staff's recommendations subject to the specific conditions (See Appendix 'B').

Letter of Understanding is required

Once grant applications are approved by Council, the applicants will be required to enter a Letter of Understanding with the City detailing any conditions associated with the grant assistance. Applicants must still obtain any necessary development approval and permits to undertake the work.

FINANCIAL CONSIDERATIONS

In December 2022, Council resolved to extend the Designated Heritage Property Grant program for another three years allocating \$30,000 per year for a total of \$90,000.00 to the program. The funding for this grant program has been funded through unused grant funding from previous years and a transfer of funds from the Heritage Loan Reserve Fund.

HUMAN RESOURCES CONSIDERATIONS

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

This program aligns with the Growth Management priority by working to preserve resources and features of cultural heritage value to create a higher quality community.

BUSINESS UNITS CONSULTED AND AFFECTED:

Reviewed by Finance Department and the Heritage Markham Committee

RECOMMENDED BY:

Giulio Cescato, MCIP, RPP
Director of Planning and Urban Design
Services

Arvin Prasad, MCIP, RPP
Commissioner of Development

ATTACHMENTS:

Appendix 'A': Designated Heritage Property Grant Application Summary 2025

Appendix 'B': Heritage Markham Extract May 14, 2025

Appendix 'A': 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 Grant funding is not recommended
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. Conditional grant funding is recommended for door
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. Conditional grant funding is recommended
7707 Yonge St.	Potentially	\$5,000	\$5,000	\$12,000	Grant assistance is requested for the installation of historically appropriate windows on the 2 nd floor facing Yonge St. However, the specifications provided do not represent historically authentic windows. Conditional grant funding is recommended
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. Grant funding is recommended.
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. Grant funding is recommended.
1 Heritage Corners Lane	Yes	\$5,000	\$5,000	\$32,000	Grant assistance is requested to produce historically authentic louvred shutters. Grant funding is recommended.
12 Wismer Place	Yes	\$7,500	\$7,500	\$39,500	Grant assistance is requested for the installation of a new cedar shingle roof installed in 2024. Grant funding is recommended.
1 Kalvinster Drive.	Yes	\$4,520	\$4,520	\$44,020	Grant assistance is requested to re-build the brick gable-end chimneys. Grant funding is recommended.
99 Thoroughbred Way	Yes	\$5,000	\$5,000	\$49,020	Grant assistance is requested for the selective replacement and repair of damaged wooden clapboard and soffits in 2024. Grant funding is recommended.
10720 Victoria Square Boulevard	Yes	\$5,000	\$5,000	\$54,020	Grant assistance is requested for the repair of damaged brick masonry Grant funding is recommended.

Designated Heritage Property Grant Application

Name	Carolina Billings
Address	49 Church Street, Markham Village
Status	Part V designated dwelling in the MVHCD
Grant Project	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
Estimate 1	No quote provided as of April 29, 2025
Estimate 2	No quote provided as of April 29, 2025
Eligibility	Not eligible for grant funding as the proposed work does not preserve, restore or replicate significant heritage features of the property.
Conditions	None
Previous Grants	No
Comments	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.
Grant Amount	\$0.00



Designated Heritage Property Grant Application

Name	Silvana Talevska
Address	357 Main St. North Markham Village
Status	Part V designated dwelling in the MVHCD
Grant Project	Repainting of house and replacement of front door
Estimate 1	\$15,870.00 -Confra Complete Construction
Estimate 2	\$13,108.00 -Skyrise Service Inc.
Eligibility	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.
Conditions	Additional information needed on paint colour and door design.
Previous Grants	No
Comments	Recommended for approval subject to meeting eligibility criteria and approval of a Heritage Permit
Grant Amount	\$5,000



Designated Heritage Property Grant Application

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



Designated Heritage Property Grant Application

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



Designated Heritage Property Grant Application

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



Designated Heritage Property Grant Application

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



Designated Heritage Property Grant Application

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



Designated Heritage Property Grant Application

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



Designated Heritage Property Grant Application

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



Designated Heritage Property Grant Application

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



Designated Heritage Property Grant Application

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



Appendix 'B': Heritage Markham Extract of May 14, 2025



HERITAGE MARKHAM EXTRACT

Date: May 23, 2025

To: R. Hutcheson, Manager of Heritage Planning

EXTRACT CONTAINING ITEM # 6.5 OF THE FIFTH HERITAGE MARKHAM
COMMITTEE HELD ON MAY 14, 2025

6. PART FOUR - REGULAR

6.5 REVIEW OF GRANT APPLICATIONS

2025 DESIGNATED HERITAGE PROPERTY GRANT PROGRAM (16.11)

File Number:

N/A

Extracts:

R. Hutcheson, Manager, Heritage Planning

Regan Hutcheson, Manager, Heritage Planning, advised that there was considerable interest in the Heritage Designated Property Program this year. Council recently increased the grant budget from \$30,000 to \$60,000, which allowed for a higher volume of requests to be accommodated. Mr. Hutcheson noted that Peter Wokral, Senior Heritage Planner, had reviewed the grant applications to ensure they met the City's eligibility requirements. Staff are recommending that ten grants detailed in the accompanying memo be approved.

The Committee supported the motion as presented by Staff.

Recommendation:

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.

Carried