



Report to: Development Services Committee

Meeting Date: May 27, 2019

SUBJECT:	Commercial Façade Improvement Grant Program for 2019
PREPARED BY:	Peter Wokral, Senior Heritage Conservation Planner ext. 7955
REVIEWED BY:	Regan Hutcheson, Manager Heritage Planning ext. 2080

RECOMMENDATION:

- 1) THAT the report entitled “Commercial Façade Improvement Grant Program for 2019”, dated May 27, 2019 be received;
- 2) THAT Council supports a matching grant of up to \$15,000.00 for the re-conditioning of the historic wooden windows and production of historically appropriate new wooden storm windows for 6890 14th Ave.;
- 3) THAT Council supports a matching grant of up to \$3,107.50 for the selective repair and repainting of the historic wooden trims of 40-44 Main Street North, subject to the applicant obtaining a heritage permit;
- 4) THAT the identified grants be funded from the Commercial Façade Improvement Program Account (620-101-5699-19016)which has a budget of \$15,000.00 for the year 2019;
- 5) THAT the \$3,107.50 of grant assistance recommended for approval, in excess of the \$15,000.00 available for the 2019 Commercial Façade Improvement Grant program be funded through unallocated funds from the 2019 Designated Heritage Grant program (620-1010-5699-19015);
- 6) AND THAT staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of the report is to recommend the approval of grant assistance for commercial façade improvements at 6890 14th Avenue in Box Grove and 40-44 Main Street North in Markham Village.

BACKGROUND:

Council approved the creation of the Commercial Façade Improvement Grant Program and the Commercial Signage Replacement Grant Program for commercial properties located in the City’s heritage conservation districts on June 8, 2004.

The purpose of the program

The purpose of the Commercial Façade Improvement Grant program is to encourage and assist in the exterior improvement of privately owned buildings in commercial use located within the City’s heritage districts/main street areas, and individually designated

properties in commercial use. Both heritage and non-heritage buildings in heritage districts/main street areas in commercial use are encouraged to apply to the program.

Eligibility requirements for grant assistance

Commercial properties located in the City's heritage districts and individually designated properties in commercial use are eligible for façade improvement grants. Owners and tenants of commercial property can apply for assistance. The 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 2018 deadline for applications to the program, may also be considered eligible for grant assistance.

Types of improvements eligible for assistance

Eligible facade improvements on heritage properties may include:

- Repair or restoration of original features (cornices, parapets, eaves, other architectural features).
- Repair, restoration or replacement of windows and doors.
- Cleaning and repair of masonry.
- Removal of non-original siding or facing
- Installation of new signage in accordance with the Special Sign District policies of the City's Sign By-law.

Eligible façade improvements on non-heritage properties may include:

- Renovation of existing commercial storefronts in accordance with standard principles of traditional storefront design (fascia board for signage above storefront, appropriate display windows, removal of incompatible alterations, etc.).
- Improvements to the principal facades of incompatible buildings provided such work is sympathetic and compatible with the historic character of the area and the policies of the heritage conservation district plan.
- Re-cladding in more traditional materials complementary to the district character.

Amount of grant assistance

The maximum façade grant is \$10,000 for non-heritage properties and \$15,000 for heritage properties. The assistance is in the form of a 50/50 matching grant that is paid upon completion of approved work. An applicant can receive one grant per calendar year. As a condition of any grant of more than \$5,000 or more, the property owner is required to enter into a façade easement agreement, in perpetuity, with the municipality.

For 2019, Council has allocated \$15,000 to this program.

Grant Agreement/Letter of Understanding

Applicants who secure grant approval are also required to enter into a Grant Agreement/Letter of Understanding with the municipality. This Agreement establishes a formal arrangement between the applicant and the City, and outlines the amount of the grant, the work to be done and the project completion date.

OPTIONS/ DISCUSSION:**The City received two applications for 2019.**

Two grant applications were received by the deadline of March 29, 2019 requesting \$18,107.50 in grant assistance (See Appendix 'A' for a detailed summary of each requested grant).

Address	Description of Work	Grant Request
6890 14 th Ave.	<ul style="list-style-type: none">Installation of historically appropriate windows in the new addition to the historic building	\$15,000.00
40-44 Main Street North, Markham Village	<ul style="list-style-type: none">Selective repair and repainting of historic wooden trims	\$3,107.50

The review of grant applications is undertaken by Heritage Section Staff and Heritage Markham, Council's heritage advisory committee. The following criteria were considered when reviewing the applications for assistance:

- The project must comply with the policies and guidelines of the area's heritage district plan;
- Preference is given to applications proposing work on heritage properties;
- On heritage properties, conservation and restoration of original architectural features will occur to the extent possible;
- Projects must obtain municipal approval to qualify;
- The assistance should not reward poor property stewardship;
- Substantive improvements rather than short-term cosmetic patch-ups should be given priority.

Both applications were considered to meet the eligibility requirements

The following summary provides an analysis of each grant application.

6890 14th Avenue

- The subject property is an individually designated heritage property, also protected by a heritage conservation easement, in commercial use as a day care facility located at the intersection of 14th Avenue and 9th Line;
- The applicant is applying for the grant retroactively, as the work on the windows was completed in 2018 after the awarding of grant money for the same year;
- The proposed work is eligible for funding up to a maximum of \$15,000.00 because the applicant has met all eligibility requirements of the program.

40-44 Main Street North

- The subject property is a Class A heritage property located in the Markham Village Heritage Conservation District;
- The proposed work is eligible for funding under the Commercial Façade Improvement Grant Program;

- Staff recommends grant funding up to \$3,107.50 for the proposed work subject to the applicant obtaining a Heritage Permit;

Heritage Markham Committee reviewed the applications

Heritage Markham supported the grant applications for 6890 14th Avenue and 40-44 Main Street North at their April 10, 2019 meeting. (See Appendix “B” for the Heritage Markham Extract)

FINANCIAL CONSIDERATIONS

The total sum of the grant assistance recommended for allocation through the Commercial Façade Improvement Grant program for 2019 is \$18,107.50. The requested grants will be funded through the Heritage Façade/Signage Replacement Project Account 620-101-5699-19016 which has a budget of \$15,000.00, and \$3,107.50 of unallocated funds from the 2019 Designated Heritage Property Grant Program (620-1010-5699-19015). The staff report for the Designated Heritage Property Grant Program for 2019, dated May 27, 2019, recommends that \$3,107.50 be transferred to this grant program to address the shortfall.

HUMAN RESOURCES CONSIDERATIONS

“Not Applicable”

ALIGNMENT WITH STRATEGIC PRIORITIES:

Assisting with the costs of restoring and improving commercial properties individually designated under the Ontario Heritage Act and commercial properties in Heritage Conservation Districts promotes private investment, increases property values, and property tax revenue, while strengthening a sense of community and civic pride.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications were forwarded to Heritage Markham for review. Heritage Markham supports the recommendations of this report. The Finance Department has also reviewed this report.

RECOMMENDED BY:

Biju Karumanchery, RPP, MCIP
Director, Planning and Urban Design

Arvin Prasad, MPA, RPP, MCIP,
Commissioner of Development
Services

ATTACHMENTS:

Appendix ‘A’
Appendix ‘B’

Summary of Applications
Heritage Markham Extract

Summary of 2018 Commercial Façade Improvement Grant Requests

6890 14th Avenue

Status: Part IV Designated Building in Box Grove subject to Heritage Conservation Easement Agreement



Completed Work	Quote 1	Quote 2
Re-conditioning of historic wooden windows and installation of new historically appropriate wooden storm sash	David Wylie Restorations Ltd.	Innovative Building Systems Window Craft Industries Ltd.
Total Cost	\$49,799.10	\$65,838.43

Staff Comment: Staff supports funding up to the maximum of \$15,000.00 as the applicant has met all eligibility requirements of the program and the work has been inspected and found to be satisfactory.

40-44 Main Street North

Status: Class 'A' heritage building (Markham Village Heritage Conservation District).



Proposed Work	Quote 1	Quote 2
Selective repair and re-painting of the historic wooden trim	Pro Touch Painting	The Painters Group
Total Cost	\$6,215.00	\$6,508.80

Staff Comment: the proposed work is eligible for up to \$3,107.50 worth of grant funding subject to the applicant obtaining a Heritage Permit for the proposed work.