



Report to: Development Services Committee

Meeting Date: May 27, 2019

SUBJECT:	Designated Heritage Property Grant Applications - 2019
PREPARED BY:	Peter Wokral, Senior Heritage Planner ext. 7955
REVIEWED BY:	Regan Hutcheson, Manager of Heritage Planning, ext. 2080

RECOMMENDATION:

- 1) That the report entitled “Designated Heritage Property Grant Applications -2019” dated May 27, 2019, be received;
- 2) That Designated Heritage Property Grants for 2019 be approved in the amounts noted for the following properties, totaling \$23,776.90, provided that the applicants comply with eligibility requirements of the program;
 1. 32 Washington Street, Markham Village-up to \$5,000.00 for construction costs of front veranda as required by Site Plan agreement for rear addition to the existing heritage dwelling;
 2. 6 Wismer Place, Markham Heritage Estates- up to \$7,500.00 for the replacement of the cedar shingle roof;
 3. 111 John Street, Thornhill-up to \$1,276.90 for the production of historically appropriate wooden storm windows and minor repairs to historic wooden sash and siding;
 4. 16 George Street, Markham Village –up to \$5,000.00 for re-conditioning of historic wooden windows and repairs to railing and floor deck of front veranda;
 5. 180 Main Street North, Markham Village-up to \$5,000.00 for the installation of a historically appropriate wooden front door and storm door;
- 3) That the grants be funded through the Designated Heritage Property Grant Project Fund, Account 620-101-5699-19015 (\$30,000.00 available for 2019);
- 4) That \$3,107.50 be transferred to the 2019 Commercial Façade Improvement Grant Program (Account 620-101-5699-19016);
- 5) That the remaining budget in the amount of \$3,115.60 (\$30,000 - \$23,776.90 - \$3,107.50) be returned to the original funding source;
- 6) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to obtain approval of five applications for the 2019 Markham Designated Heritage Property Grant Program.

BACKGROUND:

The deadline for grant application submissions was March 29, 2019, and five applications were received.

Markham's Designated Heritage Property Grant Program

On January 19, 2010, Council approved the Designated Heritage Property Grant Program. Highlights of the Program include:

- Assistance to the owner in the form of a grant representing 50% of eligible work up to a maximum limit of \$5,000 per property per year for eligible work;
- Minimum amount of eligible work - \$500;
- 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 projects in heritage districts as there is a separate program, and projects in Markham Heritage Estates (that have been in place less than 20 years);
- 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 to the program receive priority funding while repeat applicants to the program are only considered if the annual funding cap is not required for first time applicants;
- Subject property must be in conformity with municipal by-laws and regulations;
- Eligible work primarily involves the repair, restoration or re-creation of heritage features or components (cornices, parapets, doors, windows, masonry, siding, woodwork, verandas, etc.);
- Eligible costs include the cost of materials, equipment and contracted labour (but not donated labour or materials). 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 \$5,000) 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.
- Replacement of cedar shingle roofs in Markham Heritage Estates-up to \$7,500.00 in grant assistance, provided the shingles are installed using a system to maximize their longevity, satisfactory to Heritage Section staff;
- 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;
- Applications will be reviewed by City (Heritage Section) staff and Heritage Markham. Recommended submissions will be forwarded to Council for approval;
- Grant commitments are valid for 1 year and expire if the work is not completed within that time period (an extension may be granted);
- Grants are paid upon submission of receipts to the satisfaction of the City;
- Approved work completed since the previous year deadline for applications to the program can be considered eligible for grant assistance;
- Approved applicants will be required to enter into a Letter of Understanding with the City;

Eligibility requirements for grant 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 assistance.

Council extended the program for 2017-2019

In June 2016, Council passed a resolution to extend the program for another three years from 2017 to 2019 totaling \$90,000.00 from the Heritage Loan Reserve Fund. Council also approved amendments to the program giving priority to first time applicants over repeat applicants, and increasing the maximum grant of \$5,000.00 to \$7,500.00 for the replacement of cedar shingle roofs on homes in Heritage Estates that have been in the subdivision for at least twenty years. Staff advertised the availability of the 2018 grant assistance this winter in the local newspapers. Staff also advised representatives from community/heritage organizations through the Main Street Markham Committee and the Historic Unionville Community Vision Committee.

OPTIONS/ DISCUSSION:**All applications were reviewed by Heritage Section staff, and Heritage Markham**

Staff undertook a comprehensive review of the five applications. Each application was fully examined giving consideration to the type of work proposed, its eligibility using the program guidelines, the quoted cost of the work, and any conditions that would need to be attached to an approval. Then each application was assessed using the following evaluation criteria which were adopted by Council as part of the program:

- 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
- The 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 is not to reward poor stewardship
- The addition of new features (re-introduction of heritage features) needs to be backed up with evidence (physical, documentary or archival)
- First time applicants to the program were given priority by recommending that repeat applicants receive a proportional amount of the funds not needed by the first time applicants.

Five applications are recommended for approval

Staff is recommending grant assistance for all five of the applications received, totaling \$23,776.90 to be funded subject to certain conditions (see Appendix 'A' for Grant Summary).

Heritage Markham supports the recommended applications

On April 10, 2019 the Heritage Markham committee reviewed the recommended applications and individual summary sheets for all applications. The Committee supported the recommendations of staff subject to the specific conditions. (See Heritage Markham Extract of April 10, 2019 Appendix 'B')

Letter of Understanding is required

Once grant applications are approved by Council, owners will be required to enter into 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 June 2016, Council resolved to extend the Designated Heritage Property Grant program for another three years allocating \$90,000.00 transferred from the Heritage Reserve Loan Fund.

This is the last year of the program unless Council decides to extend the program into the future. A separate report to the Development Services Committee is being prepared by the Manager of Heritage Planning which outlines the results of the program from 2010 to 2019, and recommends possible sources for the future funding of the program.

For 2019, the grants recommended for approval total \$23,776.90 which can be funded through Account 620-101-5699-19015 (the approved allocation in 2019 for the Designated Heritage Property Grant Project Fund was \$30,000). In addition, funding in the amount of \$3,107.50 has been requested to be transferred from this Fund to the 2019 Commercial Facade Improvement Grant Program (Account 620-101-5699-19016) to address a shortfall in the amount of funding available in that program for 2019. See the staff report entitled "Commercial Facade Improvement Grant Program for 2019", dated May 27, 2019 for details. The remaining budget in the amount of \$3,115.60 (\$30,000 - \$23,776.90 - \$3,107.50) will be returned to the original funding source.

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 in order to create a better quality of community.

BUSINESS UNITS CONSULTED AND AFFECTED:

Reviewed by Finance Department and the Heritage Markham Committee

RECOMMENDED BY:

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

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

ATTACHMENTS:

Appendix 'A' Grant Application Summary 2019
Appendix 'B' Heritage Markham Extract April 10, 2019

Q:\Development\Heritage\SUBJECT\Grant Program Designated Property\2019 Applications\Report to DSC May 27, 2019.doc

Appendix 'A'
Designated Heritage Property Grant Summary

Address	Eligible Work	Grant Amt. Requested	Grant Amount Recommended	Running Total	Comment
32 Washington Street, Markham Village	Yes	\$5,000.00	Up to \$5,000.00	\$5,000.00	Grant assistance is requested for the cost of constructing the front veranda as required by the Site Plan Agreement for the recent rear addition to the existing dwelling.
6 Wismer Place, Markham Heritage Estates	Yes	\$7,500.00	Up to \$7,500.00	\$12,500.00	Grant assistance is requested for the replacement of the cedar shingle roof installed when the house was relocated to Markham Heritage Estates in 1998.
111 John Street, Thornhill	Yes	\$1,276.90	Up to \$1,276.90	\$13,776.90	Grant assistance is requested to produce two new wooden storm windows, and minor repairs to existing historic sash and siding.
16 George Street, Markham Village	Yes	\$5,000.00	Up to \$5,000.00	\$18,776.90	Grant assistance is requested to recondition the historic windows and repair the front veranda decking and railing.
180 Main Street North, Markham Village	Yes	\$5,000.00	Up to \$5,000.00	\$23,776.90	Grant assistance is requested to install a historically appropriate wooden front door and storm door.

Designated Heritage Property Grant Application

Name	Mark Roche
Address	32 Washington Street
Status	Part V dwelling in the Markham Village HCD
Grant Project	Construction of front veranda as required in Site Plan agreement for the restoration and rear addition to the existing house.
Estimate 1	Not available
Estimate 2	Not available
Eligibility	Not technically eligible because there is no physical or photographic evidence of a front veranda on the home, but the program does allow for the Manager of Heritage Planning to support eligible alterations that they feel are important to the cultural heritage significance of the property.
Conditions	The Manager of Heritage Planning must support the proposed veranda as being eligible for grant funding and submission of two satisfactory estimates.
Previous Grants	No
Comments	Recommended for approval subject to noted conditions
Grant Amount	Up to \$ 5,000.00



Designated Heritage Property Grant Application

Name	Ralf Gebelhoff & Catherine Somers
Address	6 Wismer Place, Markham Heritage Estates
Status	Part IV designated
Grant Project	Replacement of cedar shingle roof.
Estimate 1	Not available
Estimate 2	Not available
Eligibility	The building is eligible because it was relocated to Heritage Estates in 1998 and has been in the subdivision for the requisite 20 years.
Conditions	Provision of two satisfactory quotes for the proposed work.
Previous Grant	No
Comments	Recommended for Approval subject to noted condition.
Grant Amount	\$7,500.00



Designated Heritage Property Grant Application

Name	Jingduo Li
Address	111 John Street
Status	Part IV designated dwelling in the Thornhill HCD
Grant Project	Repair and reconditioning of historic windows and production of wooden storm windows.
Estimate 1	David Wylie Restorations Ltd. \$2,553.80
Estimate 2	Windowcraft Industries Ltd. \$3,546.73
Eligibility	Proposed work meets the eligibility requirements of the program
Conditions	Proposed work must be approved by a Heritage Permit
Previous Grants	No
Comments	Recommended for Approval subject to noted condition.
Grant Amount	\$1,276.90



Designated Heritage Property Grant Application

Name	Aram Agopian
Address	16 George Street
Status	Part V Class 'A' dwelling in the Markham Village HCD
Grant Project	Reconditioning of historic wooden windows and repair of front veranda floor deck and railings
Estimate 1	Evergreen Carpentry Services Ltd. \$11,300.00
Estimate 2	Century Craft Custom Builders Inc. \$13,560.00
Eligibility	Proposed work meets eligibility requirements of the program
Conditions	Building Permit/ Heritage Permit
Previous Grants	Yes, \$5,000.00 for basement waterproofing in 2012
Comments	Recommended for Approval, subject to noted condition.
Grant Amount	\$5,000.00



Designated Heritage Property Grant Application

Name	Tristan Frenette-Ling
Address	180 Main Street North
Status	Part V Class 'A' dwelling in the Markham Village HCD
Grant Project	Installation of historically appropriate entrance door and storm door
Estimate 1	Not available
Estimate 2	Not available
Eligibility	Proposed work meets eligibility requirements but two quotes are required
Conditions	Proposed work requires a Heritage Permit and the submission of two satisfactory quotes for the proposed work.
Previous Grants	Yes, in 2010, 2011 and 2014 but with a different applicant
Comments	Recommended for Approval, subject to the noted conditions.
Grant Amount	Up to \$5,000.00

