



Report to: Development Services Committee

Meeting Date: May 25, 2020

SUBJECT: Commercial Façade Improvement Grant Program for 2020
PREPARED BY: Peter Wokral, Senior Heritage Planner ext. 7955

RECOMMENDATION:

- 1) THAT the report entitled “Commercial Façade Improvement Grant Program for 2020”, dated May 25, 2020 be received;
- 2) THAT Council supports a matching grant of up to \$10,000.00 for the re-conditioning of the historic wooden tongue and groove exterior cladding and the replication of the wooden recessed paneled entrance doors for 10137 Woodbine Ave.;
- 3) THAT the identified grants be funded from the Commercial Façade Improvement Program Account (620-101-5699-20018) which has a budget of \$20,000.00 for the year 2020;
- 4) THAT the remaining budget of \$10,000 (\$20,000-\$10,000) be returned to the original funding source;
- 5) 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 the one application made to the 2020 Commercial Façade Improvement Grant Program. The application is for the property located at 10137 Woodbine Ave. just south of the hamlet of Victoria Square.

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 2020, Council has allocated \$20,000 to this program.

Letter of Understanding

Applicants who secure grant approval are also required to sign a Letter of Understanding with the municipality. The Letter of understanding 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 one application for 2020.**

One grant application was received by the deadline of April 3, 2020 requesting up to \$10,000.00 in grant assistance (See Appendix 'A' for a detailed summary of the requested grant).

Address	Description of Work	Grant Request
10137 Woodbine Ave. Victoria Square	Reconditioning of the historic wooden tongue and groove exterior cladding and replication of the wooden recessed panel entrance doors	\$10,000.00

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.

The application is considered to meet the eligibility requirements

The following summary provides an analysis of the grant application.

10137 Woodbine Ave.

- The subject property is an individually designated heritage property, protected by a heritage conservation easement, being used for commercial purposes as a Montessori School. The property is located just south of the hamlet of Victoria Square.
- The proposed work is eligible for funding up to a maximum of \$15,000.00 because this is a heritage property, and the applicant has met the eligibility requirements of the program.

Heritage Markham Committee reviewed the application

Heritage Markham supported the grant application for 101037 Woodbine Ave. at its May 13, 2020 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 2020 is up to \$10,000.00. The

requested grant will be funded through the Heritage Façade/Signage Replacement Project Account 620-101-5699-20018 which has a budget of \$20,000.00.

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 application was 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 of Planning and Urban Design

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

ATTACHMENTS:

Appendix ‘A’
Appendix ‘B’

Application Summary
Heritage Markham Extract

Appendix 'A'

Summary of 2020 Commercial Façade Improvement Grant Requests

10137 Woodbine Ave.

Status: Part IV Designated Building in Victoria Square subject to Heritage Conservation Easement Agreement



Completed Work	Quote 1	Quote 2
Re-conditioning of historic wooden tongue and groove exterior cladding.	Best Ontario Home and Office Improvement Services Inc.-\$10,113.50	Suna Enterprises-\$10,819.75
Cost	\$10,113.50	\$10,819.75
Replication of wooden recess panel entrance doors and installation of sheet metal caps on wooden window sills	Quotes Pending (estimated cost for this type of work is around \$6,000-\$7,000)	
Estimated Total Cost	\$17,113.50	\$17,819.75

Staff Comment: Staff supports funding of up to \$10,000.00 to cover 50% of the expected total costs. The applicant has met all eligibility requirements of the program.