



Report to: Development Services Committee

Meeting Date: June 7, 2021

SUBJECT: Commercial Façade Improvement Grant Program for 2021
PREPARED BY: Peter Wokral, Senior Heritage Planner, ext. 7955
REVIEWED BY: Regan Hutcheson, Manager Heritage Planning, ext. 2080

RECOMMENDATION:

- 1) THAT the report entitled “Commercial Façade Improvement Grant Program for 2021”, dated June 7, 2021 be received;
- 2) THAT the \$10,000.00 2021 Budget for the City of Markham Commercial Façade Improvement Program be topped up to \$30,607.50 by utilizing unused funds of \$13,107.50 from the 2019 and 2020 Commercial Façade Improvement Grant Programs (Accounts 620-101-5699-19015 and 620-101-5699-20018 respectively) and \$7,500.00 from the 2019 Designated Heritage Property Grant Program (Account 620-101-5699-19015);
- 3) THAT the recommended grants be awarded proportionally based on the \$30,607.50 worth of funding available for 2021;
- 4) THAT Council supports a grant for the proposed new awning at 139 Main St. Unionville subject to the applicant obtaining a Building/Heritage permit for the proposed work (up to a maximum of \$2,885.63);
- 5) THAT Council supports a grant for the replacement of the existing rotten wooden board and batten siding of the roof dormers at 157 Main St. Unionville with an appropriate aluminium siding selective repair subject to the applicant obtaining a Building/Heritage permit for the proposed work (up to a maximum of \$4,620.31);
- 6) THAT Council supports a grant for the selective repair and repainting of the wooden board and batten siding at 205 Main St. Unionville subject to the applicant obtaining a Heritage Permit for the proposed work (up to a maximum of \$4,620.31);
- 7) THAT Council supports a grant for the completed installation of a new cedar shingle roof at 206 Main St. Unionville (up to a maximum of \$13,860.94);
- 8) THAT Council supports a grant for the repair and repainting of the exterior 209 Main Street Unionville subject to the property being brought into compliance with the City’s Sign By-law and the applicant obtaining a Heritage Permit for the proposed work (up to a maximum of \$4,620.31);
- 9) 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 139, 157, 205, 206 and 209 Main Street Unionville.

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 2020 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 2021, Council allocated \$10,000.00 to this program as part of the approved 2021 Capital Budget. This was partially based on what appeared to be a steady decline of interest in the program over the last few years.

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 seven applications for 2021, five are recommended for funding.

Seven applications, all from properties on Main Street Unionville were received by the deadline of April 2, 2021 requesting up to \$52,988.71 in grant assistance (later revised to \$41,908.51). Staff reduced the amount of funding requested by confirming that three applicants initially seeking grants in excess of \$5,000.00 were not interested in entering into Façade Easement agreements with the City, which is a requirement for grants in excess of \$5,000.00. See the chart below for a summary of grant requests (original and revised), and the description of proposed work. See Appendix 'A' for a detailed summary of the grant requests and staff comments.

Address	Description of Work	Original Grant Request	Revised Grant Request
139 Main St. Unionville	Replacement of existing canvas awning	\$3,122.76	\$3,122.76
155 Main St. Unionville	Selective repair/replacement and re-painting of wooden board and batten siding	\$5,621.75	\$5,621.75

157 Main St. Unionville	Replacement of rotten wooden board and batten siding of roof dormers with similar looking aluminium siding	\$7,672.50	\$5,000.00
159 Main St. Unionville	Replacement of existing storefront window due to failure of seals and fogging, and levelling of surrounding interlocking pavers to promote improved drainage	\$3,164.00	\$3,164.00
205 Main St. Unionville	Selective repair/replacement and re-painting of wooden board and batten siding	\$8,362.00	\$5,000.00
206 Main St. Unionville	Replacement of cedar roof on heritage building and roofing of new addition in cedar shingles	\$15,000.00	\$15,000.00
209 Main St. Unionville	Repair and repainting of building exterior	\$10,045.70	\$5,000.00
Total		\$52,988.71	\$41,908.51

The review of grant applications was 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, and
- Had the property already received grant assistance from the program in previous years

All the applications were considered to meet the eligibility requirements, subject to conditions, but two were not recommended for funding in 2021 due to the amount of funding available, and as these properties had already received grant funding from the City in previous years. These applications were from 155 and 159 Main Street.

Markham Committee reviewed the applications

Heritage Markham supported the grant applications for the year 2021 at its May 12, 2021 meeting. (See Appendix "B" for the Heritage Markham Extract) only confirming that the applications met the eligibility requirement of the program without making any specific recommendations as to how the deficit in available funding could be addressed.

FINANCIAL CONSIDERATIONS

The requested grants are funded through the Heritage Façade/Signage Replacement Project Account 620-101-5699-21011, which has an allocated budget of \$10,000.00 for 2021. The total sum of the grant assistance recommended by staff for allocation through the Commercial Façade Improvement Grant program for 2021 is up to \$33,122.76.

Additional grant funding assistance for the 2021 Program will be obtained from the following sources that are no longer required:

- \$10,000.00 from the 2020 Commercial Facade Program (project 20018);
- \$3,107.50 from the 2019 Commercial Facade Program (project 19016);
- \$7,500.00 from the 2019 Designated Heritage Property Grant Program (project 19015)

The funds remaining from the above projects can be made available because the projects they were originally allocated for have either not been completed or initiated, or met the eligibility requirements or specified timelines for completion. Utilizing this additional funding would result in available funding of \$30,607.50 which is \$2,515.26 short of the amount of grant funding recommended by staff.

Therefore, it is recommended that Council fund the projects recommended by staff proportionally based on the \$30,607.50 available from the topped up 2021 budget.

The following are the recommended grant amounts:

Address	Requested Amount (from applicants)	Staff Recommended Grant Amount
139 Main St. Unionville	\$3,122.76	\$2,885.63
155 Main St. Unionville	\$5,621.75	0
157 Main St. Unionville	\$5,000.00	\$4,620.31
159 Main St. Unionville	\$3,164.00	0
205 Main St. Unionville	\$5,000.00	\$4,620.31
206 Main St. Unionville	\$15,000.00	\$13,860.94
209 Main St. Unionville	\$5,000.00	\$4,620.31
Total	\$41,908.51	\$30,607.50

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 confirmed that that the applications to this year's program were eligible for funding, but did not make any recommendations on how the shortfall in the budget could be addressed. The Finance Department has also reviewed this report.

RECOMMENDED BY:

Ron Blake, RPP, MCIP
Senior Development Manager
Planning and Urban Design

Biju Karumanchery, RPP, MCIP,
Acting Commissioner, Development
Services Commission

ATTACHMENTS:

Appendix 'A'
Appendix 'B'

Application Summary
Heritage Markham Extract

Appendix ‘A’
Summary of 2021 Commercial Façade Improvement Grant Requests

139 Main St. Unionville

Status: Part V Designated Non-Heritage Building in the Unionville HCD



Proposed Work	Quote 1	Quote 2
Replacement traditional fabric awning due to deterioration of existing awning	Sunshade Blinds and Drapery	Hao Mai Decoration Ltd.
Total Cost	\$6,245.51	\$7,345.00

Staff Comment:

- The application pertains to a unit in restaurant use within a non-heritage building (the replicated Planing Mill)
- The proposed project is considered eligible for funding.
- Staff recommends grant funding up to a maximum of \$2,885.63 (proportionally half the lowest quote), subject to the applicant obtaining a Building/Heritage permit for the proposed awning.

155 Main St. Unionville

Status: Class ‘A’ heritage building Unionville HCD



Proposed Work	Quote 1	Quote 2
Selective repair and re-painting of the wooden board and batten siding	General Dynamic Construction Inc.	Unique Painting & Design
Total Cost	\$11,243.50	\$13,124.95

Staff Comment:

- The subject property is a Class A heritage property and is subject to a Heritage Conservation Easement agreement with the City;
- The work would be undertaken on both a heritage and non-heritage component;
- The proposed work is eligible although only the front façade and any other highly visible façade is eligible;
- Staff does not recommend funding of this application this year based on the property already having received \$2,000.00 worth of grant funding as part of the 2012 program.

157 Main St. Unionville

Status: Class ‘B’ non-heritage building Unionville HCD



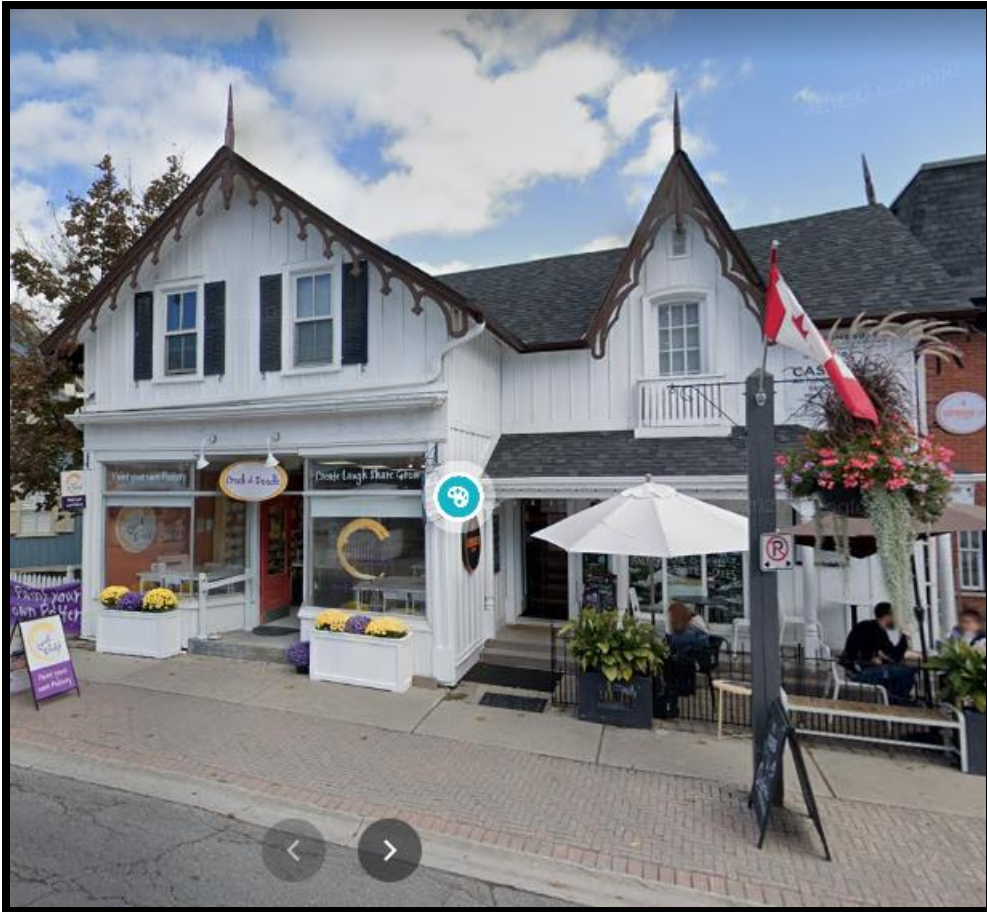
Proposed Work	Quote 1	Quote 2
Replacement of wooden board and batten cladding on roof dormers with appropriate aluminium cladding due to rot.	Edmund’s Home Improvements	Novak Aluminium
Total Cost	\$16,421.00	\$15,345.00

Staff Comment:

- The subject property is a Class B non- heritage property located in the Unionville Heritage Conservation District
- The proposed work is eligible for funding although only the front façade and any other highly visible façade is eligible.
- The proposed work is eligible for grant funding up to \$4,620.31 (proportionally half the lowest quote) subject to the applicant obtaining a Building/Heritage Permit for the proposed work,
- The applicant indicated that they do not wish to enter into Façade Agreement

159 Main St. Unionville

Status: Class ‘A’ heritage building Unionville HCD



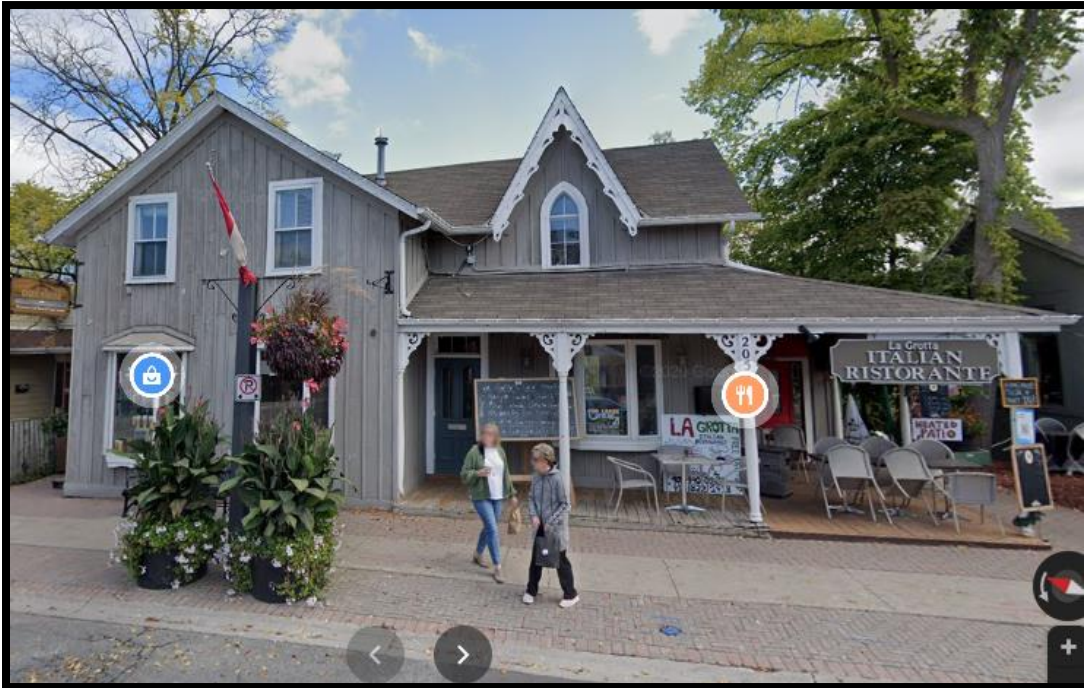
Proposed Work	Quote 1	Quote 2
Replacement of existing storefront windows due to broken seals and fogging	Monaco Windows and Doors	A Glass and Aluminium
Total Cost	6,328.00	\$6,723.50

Staff Comment:

- The subject property is a Class A heritage and is subject to a Heritage Conservation Easement agreement with the City.
- The proposed work is considered eligible for funding.
- Although the proposed work is eligible, it is not recommended for funding from this year’s program because the property received \$15,000.00 of grant funding as part of the 2008 Commercial Façade Improvement Program.

205 Main St. Unionville

Status: Class 'A' heritage building Unionville HCD



Proposed Work	Quote 1	Quote 2
Selective repair and re-painting of the historic wooden board and batten siding	General Dynamic Construction Inc.	Unique Painting and Design
Total Cost	\$16,724.00	\$17,927.45

Staff Comment:

- The subject property is a Class A heritage property.
- The proposed work is eligible for funding although only the front façade and any other highly visible façade is eligible;
- The proposed work is eligible for up to \$4,620.31 (proportionally 1/2 the value of the lowest quote) of grant funding subject to the applicant obtaining a Heritage Permit for the proposed work;
- The applicant has indicated that they do not wish to enter into a Façade Easement agreement with the City;

206 Main St. Unionville

Status: Class ‘A’ heritage building Unionville HCD, designated under Part IV of the Ontario Heritage Act



Proposed Work	Quote 1	Quote 2
Installation of cedar shingle roof on the Stiver House and new addition completed as part of the recent redevelopment of the property	Ontario Inc, Trudel & Sons Roofing Ltd.	I & T Renovation and Roofing
Total Cost	\$58,221.00	\$47,000.00

Staff Comment:

- The subject property is a Class A heritage property (with a new compatible addition) that is subject to a Heritage Conservation Easement agreement with the City;
- The proposed work has already been completed as part of the recent redevelopment of the property, was approved through the site plan control process, and is considered eligible for funding under this Program;
- The completed work is eligible for the maximum grant amount of up to \$13,860.94 (the proportional amount of the maximum \$15,000.00 grant available to heritage properties).

209 Main St. Unionville

Status: Class ‘A’ heritage building Unionville HCD



Proposed Work	Quote 1	Quote 2
Repair and repaint the exterior cladding	The Painters Group	JXF Painting
Total Cost	\$20,091.50	\$51,019.50

Staff Comment:

- The subject property is a Class A heritage property.
- The proposed work is eligible for funding, although only the front façade and any other highly visible façade is eligible. However the property has been the subject of a number of Sign By-law contraventions that would make the property ineligible for grant funding;
- The proposed work is eligible for up to \$4,620.31 (proportionally 1/2 the value of the lowest quote) of grant funding subject to the applicant confirming compliance with the City’s Sign By-law, obtaining a Heritage Permit for the proposed work;
- The applicant has indicated that they do not wish to enter into a Façade Easement agreement with the City;

Appendix 'B'

Heritage Markham Extract of May 12, 2021

6.2 COMMERCIAL FAÇADE IMPROVEMENT GRANT PROGRAM REVIEW OF 2021 GRANT APPLICATIONS 139, 155, 157, 159, 205, 206 AND 209 MAIN STREET UNIONVILLE (16.11)

FILE NUMBER: N/A

Extracts:

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner, presented the staff memorandum on the Commercial Façade Improvement Grant Program, advising that all applicants that have applied for the grant are eligible to receive grant funds. Staff are recommending that Council increase the budget for the 2021 Markham Commercial Façade Improvement Program to match the grant requests, as the budget for the program has been steadily reduced since 2004, and the number of eligible grant requests currently exceeds the funds available. Council will also be provided with other options, including directing staff to find an alternative funding source to fund all of the grant requests, or to prioritize the applications and allocate only the funds budgeted to the program.

Staff will also reach out to the applicants to ensure they are willing to enter into a façade agreement for grants exceeding \$5,000, as in the past some applicants were unwilling to enter an agreement.

Committee provided the following feedback on the Commercial Façade Improvement Grant Program:

- Questioned if the replacement of the existing canvas awning keeps with the heritage aesthetics of the street;
- Questioned if 157 Main Street Unionville always had aluminum siding;
- Supported providing grants to retail establishments trying to improve their façade on Main Street Unionville;
- Noted that the addresses of the properties should be added to the resolution;

Mr. Wokral responded to inquires from the committee, advising that grants can be provided to non-heritage properties, as one of the focuses of the

program is on maintaining a retail environment in Heritage Districts. Mr. Wokral also advised that 157 Main Street Unionville currently has batten wood siding and that the grant request is to replace the siding with a similar looking aluminium siding, noting the program permits for the replacement of heritage features with modern materials that have a similar look.

Recommendation:

THAT Heritage Markham supports a grant for the proposed new awning at 139 Main St. Unionville subject to the applicant obtaining a Building/Heritage permit for the proposed work;

THAT Heritage Markham supports a grant for the selective repair and repainting of the wooden board and batten siding at 155 Main St. Unionville subject to the applicant obtaining a Heritage Permit for the proposed work;

THAT Heritage Markham supports a grant for the replacement of the existing rotten wooden board and batten siding of the roof dormers with an appropriate aluminium siding selective repair at 157 Main St. Unionville subject to the applicant obtaining a Building/Heritage permit for the proposed work;

THAT Heritage Markham supports a grant for the replacement of the existing storefront windows at 159 Main Street Unionville subject to the applicant obtaining a Heritage Permit for the proposed work;

THAT Heritage Markham supports a grant for the selective repair and repainting of the wooden board and batten siding at 205 Main St. Unionville subject to the applicant obtaining a Heritage Permit for the proposed work;

THAT Heritage Markham supports a grant for the completed installation of a new cedar shingle roof at 206 Main St. Unionville;

THAT Heritage Markham supports a grant for the repair and repainting of the exterior 209 Main Street Unionville subject to the property being brought into compliance with the City's Sign By-law and the applicant obtaining a Heritage Permit for the proposed work;

THAT Façade Easement Agreements be secured for properties receiving grant assistance exceeding \$5,000.00;

AND THAT Council consider increasing the budget for the 2021 City of Markham Commercial Façade Improvement Program to \$52, 988.71 to match the amount of grant requests.

Carried