



Report to: Development Services Committee

Meeting Date: June, 7, 2021

SUBJECT: Designated Heritage Property Grant Applications - 2021
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 -2021”, dated June 7 2021, be received;
2. That Designated Heritage Property Grants for 2021 be approved in the amounts noted for the following properties, totaling \$29,999.99, provided that the applicants comply with eligibility requirements of the program;
 1. 32 Washington Street, Markham Village-up to \$3,332.67, for replacement of existing aluminium storm windows with traditional wooden storm windows and reconditioning of the existing historic wooden window;
 2. 36 Church Street, Markham Village- up to \$3,686.58 for the reconditioning and restoration of the historic wooden board and batten siding;
 3. 33 Dickon Hill Road, Dickson Hill-up to \$5,000.00 for the reconditioning/restoration of the existing historic wooden 6 over 6 windows;
 4. 99 Thoroughbred Way, Markham-up to \$3,686.58 for the restoration and selective replacement of damaged wooden clapboard siding;
 5. 11172 Warden Avenue, Markham-up to \$3,686.58 for repointing and repairs to the stone foundation and historic brick walls and buttresses;
 6. 188 Main Street, Unionville-up to \$1,921.00 for the production of traditional wooden storm windows to fit the arched window openings;
 7. 123 Main Street, Unionville-up to \$5,000.00 for the repair and replacement of the front veranda floor deck, veranda post trims and the re-puttying and painting of historic storm windows;
 8. 26 Colborne St., Thornhill-up to \$3,686.58 for the removal of later wooden cove siding and restoration of the underlying historic wooden clapboard siding;
3. That the grant request to fund repairs to the south facing reproduction veranda of 1 Millbrook Gate which is not visible from the public realm be denied;
4. That the grants be funded through the Designated Heritage Property Grant Project Fund , Account 620-101-5699-21010 (\$30,000.00 available for 2021)
5. 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 nine applications for the 2021 Markham Designated Heritage Property Grant Program.

BACKGROUND:

The deadline for grant application submissions was April 2, 2021, and ten 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 2020 deadline for applications to the program, may also be considered eligible for assistance.

Council has extended the program for another three years 2020-2022

In December of 2019, Council passed a resolution to extend the program for another three years from 2020 to 2022 totaling \$90,000.00. Staff advertised the availability of the 2021 grant assistance this winter in the local newspapers.

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

Staff undertook a comprehensive review of the 10 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.

Nine applications are recommended for approval

Staff is recommending grant assistance for nine of the ten applications received, totaling \$29,999.99 to be funded subject to certain conditions (see Appendix 'A' for Grant Summary).

Heritage Markham supports the recommended applications

On May 12, 2021 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 May 12, 2021 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 December 2019, 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. This grant program is 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 in order to create a higher quality community.

BUSINESS UNITS CONSULTED AND AFFECTED:

Reviewed by Finance Department and the Heritage Markham Committee

RECOMMENDED BY:

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

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

ATTACHMENTS:

Appendix 'A' - Designated Heritage Property Grant Summary

Appendix 'B' - Heritage Markham Extract of May 12, 2021

Designated Heritage Property Grant Summary

Address	Eligible Work	Grant Amt. Requested	Grant Amount Recommended	Running Total	Comment
1 Millbrook Gate, Buttonville	Yes	\$5,000.00	\$0.00	\$0.00	Grant assistance is to replace deck and railings of rear veranda. A grant of \$5,000.00 for repairs to the north street facing veranda was provided to the same owner in 2018. Grant funding not recommended due to relative strength of other grant requests, work is not visible to public, work is on a non-heritage portion of the dwelling and homeowner has previously received a grant.
32 Washington St. Markham Village	Yes	\$4,520.00	*Up to \$3,332.67	\$3,332.67	Grant assistance is requested for the re-conditioning of 8 historic wooden windows and the replacement of existing aluminium storm windows with wooden storm windows. The same home owner was approved for a grant in the amount of \$5,000.00 to help fund the construction of the front veranda.
36 Church St. Markham Village	Yes	\$5,000.00	*Up to \$3,686.58	\$7,019.25	Grant assistance is requested for the reconditioning and restoration of the original board and batten siding. The same property received \$3,305.25 of grant funding in 2013.
33 Dickson Hill Road, Markham	Yes	\$5,000.00	Up to \$5,000.00	\$12,019.25	Grant assistance is requested to help fund the restoration of 15 historic wooden 6 over 6 sash windows.
99 Thoroughbred Way, Markham	Conditional	\$5,000.00	*Up to \$3,686.58	\$15,705.83	Grant assistance is requested to repair and selectively replace damaged siding to repaint and repair eaves troughs

11172 Warden Road	Conditional	\$5,000.00	*Up to \$3,686.58	\$19,392.41	Grant assistance is requested to replace damaged brick of arches and to repoint brick and stone foundation. Proposed work can be considered eligible, but grant funding should be conditional upon the owner removing glazed front doors installed on school house without heritage approval and replacing them with new wooden doors approved by the City.
118 Main Street Unionville	Yes	\$1,921.00	Up to \$1,921.00	\$21,313.41	Grant assistance is requested to restore and recondition three of the historic wooden windows.
123 Main Street Unionville	Yes	\$5,000.00	Up to \$5,000.00	\$26,313.41	Repair and replacement of rotten boards of veranda floor deck and trims of veranda posts, sanding repainting of storm windows
26 Colborne St. Thornhill	Yes	\$5,000.00	*Up to \$3,686.58	\$29,999.99	Removal of later wooden cove siding on east façade to reveal and restore underlying earlier clapboard siding. The same homeowner received a grant of \$5,000.00 for the 2015 grant year.

- Grant amounts adjusted proportionally based on relative eligibility, the amount of grant money available, and whether the property had previously received grant funding

Designated Heritage Property Grant Application

Name	Mark Roche
Address	32 Washington Street, Markham Village
Status	Part V dwelling in the Markham Village HCD
Grant Project	Re-conditioning of 8 historic wooden windows and replacement of aluminium storm windows with wooden storm windows
Estimate 1	\$9,040.00- Alois Ledinek
Estimate 2	\$11,300.00 –Ramsden Contacting
Eligibility	The proposed work meets the eligibility requirements of the program.
Conditions	No conditions- The proposed work has already been approved through the site plan control process.
Previous Grants	Yes, \$5,000.00 for the construction of the front veranda in 2019
Comments	Recommended for approval
Grant Amount	Up to \$3,332.67



Designated Heritage Property Grant Application

Name	Linda Bennett
Address	36 Church Street, Markham Village
Status	Part V dwelling in the Markham Village HCD
Grant Project	Re-conditioning restoration of historic board and batten wooden siding
Estimate 1	\$65,000.00- David Wylie Restoration Ltd.
Estimate 2	NA
Eligibility	The proposed work meets the eligibility requirements of the program.
Conditions	The proposed work must be approved through the heritage permit process
Previous Grants	Yes, \$3,305.25 for the reconstruction of the front veranda in 2013
Comments	Recommended for approval
Grant Amount	Up to \$3,686.58



Designated Heritage Property Grant Application

Name	Adam Marmo
Address	33 Dickson Hill Road, Markham
Status	Part IV
Grant Project	Restoration and Reconditioning of Historic 6 over 6 wooden windows
Estimate 1	\$40,680.00 – David Wylie Restoration Ltd.
Estimate 2	NA
Eligibility	The proposed work meets the eligibility requirements of the program
Conditions	Work was approved through the City's building permit process
Previous Grant	No
Comments	Recommended for Approval
Grant Amount	Up to \$5,000.00



Designated Heritage Property Grant Application

Name	Jinny Lok & Raymond Layno
Address	99 Thoroughbred Way, Markham
Status	Part IV designated dwelling
Grant Project	Repair and selective replacement of historic clapboard siding
Estimate 1	RGR Contracting-\$11,074.00
Estimate 2	Caselin Construction Ltd. - \$ 14,012.00
Eligibility	Require confirmation that proposed work is required
Conditions	Proposed work must be approved through the heritage permitting process
Previous Grants	No
Comments	Recommended for Approval subject to noted condition.
Grant Amount	Up to \$3,686.58



Designated Heritage Property Grant Application

Name	Asad Azizi
Address	11172 Warden Avenue, Markham
Status	Part IV designated school house converted into a dwelling
Grant Project	Selective replacement of brick in buttresses, arches and repointing of brick and stone foundation
Estimate 1	Johnson Playfair Brick & Stone Masonry - \$12,927.20
Estimate 2	Alsalg Stoneworks Limited-\$ - \$11,733.52.00
Eligibility	The work is eligible for grant funding but there was the unauthorized replacement of the wooden front doors in 2015. A Heritage Permit to resolve this deficiency was approved, but the grant should be conditional on confirmation that this issue has been satisfactorily resolved.
Conditions	Proposed work must be approved through the heritage permitting process
Previous Grants	No
Comments	Recommended for Approval subject to noted condition.
Grant Amount	Up to \$3,686.58



Designated Heritage Property Grant Application

Name	Roger Kortschot
Address	118 Main Street Unionville
Status	Part V Class 'A' dwelling in the Unionville HCD
Grant Project	Production of wooden storm windows to appropriately fit the historic window openings
Estimate 1	Schell Lumber - \$3,842.00
Estimate 2	N/A
Eligibility	Proposed work meets eligibility requirements of the program
Conditions	Heritage Permit
Previous Grants	No
Comments	Recommended for Approval, subject to noted condition.
Grant Amount	Up to \$1,921.00



Designated Heritage Property Grant Application

Name	Hana Song
Address	123 Main Street Unionville
Status	Part IV & V Class 'A' designated dwelling in the Unionville HCD
Grant Project	Repair of front veranda floor deck and repair of trims of veranda posts and sanding and repainting of storm windows
Estimate 1	Varley Homes Inc. \$12,317.00
Estimate 2	Fresh Coat Painting \$12,995.00
Eligibility	The proposed work is eligible for funding.
Conditions	Proposed work requires a heritage permit
Previous Grants	No
Comments	Recommended for approval subject to the applicant securing a heritage permit for the work and providing the invoice for the completed work.
Grant Amount	Up to \$5,000.00



Designated Heritage Property Grant Application

Name	David & Valerie Burke
Address	26 Colborne Street , Thornhill
Status	Part V Class 'A' dwelling in the Thornhill HCD
Grant Project	Removal of later wooden cove siding in order to reveal and restore earlier wooden clapboard siding
Estimate 1	David Wylie Restorations Ltd. \$28,250.00
Estimate 2	Mac Gillivray Painting & Decorating \$37,290
Eligibility	The proposed work is eligible for funding.
Conditions	Yes, \$5,000.00 in 2015 for the restoration of clapboard siding
Previous Grants	No
Comments	Recommended for approval subject to the applicant securing a heritage permit for the work and providing the invoice for the completed work.
Grant Amount	Up to \$3,686.58



Designated Heritage Property Grant Application

Name	Stephanie Ho
Address	1 Millbrook Gate, Buttonville
Status	Part IV & V Class 'A' dwelling in the Buttonville HCD
Grant Project	Repairs to floor deck and railing of south facing veranda
Estimate 1	Dreamhouse Fence and Deck \$15,374.30
Estimate 2	Velusina design and Construction Inc. \$19,871.57
Eligibility	The work was considered eligible for funding in 2019 at the discretion of the Manager of Heritage Planning despite not being visible to the public nor part of the heritage portion of the dwelling.
Conditions	NA
Previous Grants	Yes, \$5,000.00 in 2018 for repairs to the north street facing veranda
Comments	Not recommended for approval based on the amount of funding available in 2021 and because the work is not visible from the public realm, it incorporates non-heritage materials and does not restore or preserve a genuine heritage feature of the property.
Grant Amount	\$0.00



Appendix 'B' - Heritage Markham Extract of May 12, 2021

**6.1 DESIGNATED HERITAGE PROPERTY GRANT PROGRAM REVIEW
OF 2021 APPLICATIONS**

32 WASHINGTON ST.

33 DICKSON HILL ROAD

99 THOROUGHbred WAY

11172 WARDEN AVE.

118 MAIN ST. U.

123 MAIN ST. U.

26 COLBORNE ST.

1 MILLBROOK GATE (16.11)

Extracts:

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner, presented the staff memorandum regarding the Designated Heritage Grant Program.

Mr. Wokral advised that the application for 1 Millbrook Gate was not supported for the following reasons:

- The grant application was for the replacement of recreated heritage feature;
- The applicant has received a grant under the Designated Heritage Grant program in the past;
- The recreated heritage feature being replaced is not visible to the public.

Recommendation:

THAT Heritage Markham supports the funding of the following seven grant applications at a total cost of \$29,999.99 subject to the amounts and conditions noted on the individual summary sheets:

- 32 Washington Street, Markham Village;
- 33 Dickson Hill Road, Markham;
- 99 Thoroughbred Way, Markham;
- 11172 Warden Avenue, Markham
- 118 Main Street, Unionville;
- 123 Main Street, Unionville;
- 26 Colborne Street, Thornhill

THAT Heritage Markham does not support the grant application for 1 Millbrook Gate.

Carried