



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Peter Wokral, Senior Heritage Planner

**DATE:** May 12, 2021

**SUBJECT:** Commercial Façade Improvement Grant Program  
Review of 2021 Grant Applications

---

### **Background**

- The City created the Commercial Façade Improvement Grant Program in 2004 to assist in the exterior improvement of privately owned buildings in commercial use located within the City's heritage conservation districts initially offering \$50,000.00 in potential grant money;
- Grant assistance: 50% of eligible costs up to \$10,000 for a non-heritage district property and 50% of eligible costs up to \$15,000 for a heritage property;
- In 2015, the program was expanded to make buildings individually designated under Part IV of the Ontario Heritage Act, and in commercial use, eligible for grant funding, provided the property meets all other eligibility requirements of the program. Previous to this change, only commercial properties located within the City's four heritage conservation districts were considered to be eligible for grant funding;
- The 2021 Program was advertised in the winter of 2021 with a deadline for applications of April 2, 2021;
- The City has received seven applications;
- Applications must be reviewed by Heritage Markham as part of the approval process;
- For 2021, Council approved a capital budget of \$10,000 for this grant program; Funding to this program has been steadily reduced since 2004 due to a declining lack of uptake in the program;
- However, this year the Executive Director of the Unionville BIA vigorously promoted the program resulting in seven applications, all for Main Street Unionville commercial properties;
- The requested amount of grant funding is \$52,988.71 which is \$42,988.71 greater than the what was budgeted for the 2021 program;

The applications and the amount of grant assistance requested is as follows:

<b>Address</b>	<b>Description of Work</b>	<b>Grant Request</b>
139 Main St. Unionville	<ul style="list-style-type: none"> <li>• Replacement of existing canvas awning</li> </ul>	\$3,122.76
155 Main St. Unionville	<ul style="list-style-type: none"> <li>• Selective repair/replacement and re-painting of wooden board and batten siding</li> </ul>	\$5,621.75
157 Main St. Unionville	<ul style="list-style-type: none"> <li>• Replacement of rotten wooden board and batten siding of roof dormers with similar looking aluminium siding</li> </ul>	\$7,672.50
159 Main St. Unionville	<ul style="list-style-type: none"> <li>• Replacement of existing storefront window due to failure of seals and fogging, and levelling of surrounding interlocking pavers to promote improved drainage</li> </ul>	\$3,164.00
205 Main St. Unionville	<ul style="list-style-type: none"> <li>• Selective repair/replacement and re-painting of wooden board and batten siding</li> </ul>	\$8,362.00
206 Main St. Unionville	<ul style="list-style-type: none"> <li>• Replacement of cedar roof on heritage building and roofing of new addition in cedar shingles</li> </ul>	\$15,000.00
209 Main St. Unionville	<ul style="list-style-type: none"> <li>• Repair and repainting of building exterior</li> </ul>	\$10,045.70

The eligibility criteria for façade projects is attached as Appendix “A”.

### **Staff Comments**

#### ***139 Main Street Unionville***

- The application pertains to a unit in restaurant use within a non-heritage building (the replicated Planing Mill)
- The proposed work could be considered eligible for funding under the Commercial Façade Improvement Program;
- Staff recommends grant funding up to a maximum of \$3,122.76 subject to the applicant obtaining a Building/Heritage permit for the proposed awning.

***155 Main Street Unionville***

- The subject property is a Class A heritage property located in the Unionville Heritage Conservation District that 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 for funding under the Commercial Façade Improvement Grant Program although only the front façade and any other highly visible façade is eligible;
- Staff recommends grant funding up to \$5,621.75 for the proposed work subject to the applicant obtaining a Heritage Permit for the proposed work;

***157 Main Street Unionville***

- The subject property is a Class B non- heritage property located in the Unionville Heritage Conservation District
- The proposed work is eligible for funding under the Commercial Façade Improvement Grant Program, although only the front façade and any other highly visible façade is eligible;;
- Staff recommends grant funding up to \$7,672.50 for the proposed work subject to the applicant obtaining a Building/Heritage Permit for the proposed work, and entering into a Façade Easement agreement for any grant amount exceeding \$5,000.00;

***159 Main Street Unionville***

- The subject property is a Class A heritage property located in the Unionville Heritage Conservation District that is subject to a Heritage Conservation Easement agreement with the City;
- The proposed work is eligible for funding under the Commercial Façade Improvement Grant Program;
- Staff recommends grant funding up to \$3,164.00 for the proposed work subject to the applicant obtaining a Heritage Permit for the proposed work;

***205 Main Street Unionville***

- The subject property is a Class A heritage property located in the Unionville Heritage Conservation District ;
- The proposed work is eligible for funding under the Commercial Façade Improvement Grant Program, although only the front façade and any other highly visible façade is eligible;;
- Staff recommends grant funding up to \$5,621.75 for the proposed work subject to the applicant obtaining a Heritage Permit for the proposed work and entering into a Façade Easement agreement with the City for any grant funding the exceeds \$5,000.00;

### ***206 Main Street Unionville***

- The subject property is a Class A heritage property located in the Unionville Heritage Conservation District 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 the Commercial Façade Improvement Grant Program;
- Staff recommends grant funding up to \$15,000.00 for the completed work.

### ***209 Main Street Unionville***

- The subject property is a Class A heritage property located in the Unionville Heritage Conservation;
- The proposed work is eligible for funding under the Commercial Façade Improvement Grant Program, although only the front façade and any other highly visible façade is eligible. However the property has been the subject of a number of obvious Sign By-law contraventions that would make the property ineligible for grant funding;
- Staff recommends grant funding up to \$10,045.00 for the proposed work subject to the property being brought into compliance with the City's Sign By-law, the owner obtaining a Heritage Permit for the proposed work, and the owner entering into a Façade Easement Agreement for any grant funding in excess of \$5,000.00;

### **Allocation of Limited Grant Funding**

- Given the amount of grant requests associated with eligible projects and the amount of grant money allocated by Council, staff will have to provide Council with options on how the funds could be allocated (i.e. prioritization of projects based on their impact/value, allocation of the funding proportionately to all eligible projects)

### **Suggested Recommendation for Heritage Markham**

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 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 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.

## **APPENDIX “A”**

### **4.0 Eligible Improvements**

For this program, “façade” is defined as follows:

“The entire exterior front surface of a building which abuts the street from grade to eave or fascia line. Improvements above the storefront level, including roof repairs and roof replacement, are only eligible when performed in conjunction with storefront improvements.

Where a building abuts two streets or an alley, empty lot, parking area or open space, such building may have other faces considered facades if the City, at its sole discretion, determines they are highly visible”.

In the City of Markham, a number of former residential buildings have been converted to commercial uses, such as in the core area of old Unionville. These forms of buildings are also considered eligible for assistance under this grant program.

### **4.1 Heritage Properties**

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 of masonry in a sensitive manner where proven necessary (excluding sandblasting)
- Re-pointing of masonry in a traditional manner
- Removal of non-original siding or facing
- Removal of inappropriate signage
- Repair or restoration of authentic historic storefront treatment
- Painting in original or period colours
- Exterior lighting improvements
- Awnings
- Installation of new signage in accordance with the City’s Sign By-law for Special Sign Districts
- Structural improvements necessary for continued use
- Other capital improvements which the City, in its sole discretion, determines are important to incorporate as an integral part of the total façade improvement design

### **4.2 Non-Heritage Properties**

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 being 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
- Installation of traditional awnings
- Other capital improvements which the City, in its sole discretion, determines are important to incorporate as an integral part of the total façade improvement design

#### **4.3 Ineligible Projects**

The following types of work are not grant eligible:

- Manufacture of commemorative plaques
- Insulation
- Restoration or renovation of building interiors
- Structural works to the exterior to accommodate modern renovations
- Sandblasting of brick
- Security systems
- Interior window coverings
- Non-permanent fixtures
- Murals

#### **4.4 Eligible Expenses**

Eligible costs shall be the cost of materials, equipment and contracted labour to complete eligible improvements, as supported by invoices to the satisfaction of the City. Labour provided by the applicant or tenant of the building will not be an eligible cost. Other reimbursable expenses include professional, legal and architectural/ design fees, to a maximum grant of \$1,000.

#### **4.5 Eligibility Considerations**

The following considerations will apply when reviewing all applications for grant assistance:

- a) The project must comply with the policies and guidelines of the area's heritage conservation district plan;
- b) Preference will be given to applications proposing work on heritage properties;
- c) On heritage properties, conservation and restoration of original architectural features will occur to the extent possible;
- d) There will be a monetary participation by the applicant (for eligible work) equivalent to that being requested from the City;
- e) The grant program should not reward poor stewardship.

## 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:** Staff supports funding up to \$3,122.76 (1/2 of lowest quote) as the application meets the eligibility requirements of the program.



**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 proposed work is eligible for up to \$5,621.75 (1/2 the value of the lowest quote) of grant funding subject to the applicant obtaining a Heritage Permit for the proposed work.

**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 proposed work is eligible for up to \$7,672.50 (1/2 the value of the lowest quote) of grant funding subject to the applicant obtaining a Building/Heritage Permit for the proposed work and entering into a Façade Agreement with the City for any grant funding in excess of \$5,000.00

## 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 proposed work is eligible for up to \$3,164.00 (1/2 the value of the lowest quote) of grant funding subject to the applicant obtaining a Heritage Permit for the proposed work.



## 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 proposed work is eligible for up to \$8,362.00 (1/2 the value of the lowest quote) of grant funding subject to the applicant obtaining a Heritage Permit for the proposed work and entering into a Façade Agreement with the City for any grant funding in excess of \$5,000.00

**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 completed work is eligible for the maximum grant amount of \$15,000.00

**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 proposed work is eligible for up to \$10,045.70 (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, and entering into a Façade Agreement with the City for any grant funding in excess of \$5,000.00