



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: May 11, 2022

SUBJECT: Financial Assistance
2022 Commercial Façade Improvement Grant Program
136, 154, 159, 166, and 182 Main Street Unionville and 40-44 Main Street
North Markham Village and 9899 Markham Road
Review of 2022 Grant Applications

Purpose

To obtain Heritage Markham Committee's review and recommendation regarding Commercial Façade Improvement Grant Program applications for 2022

Background

- Creation of the Program: 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. See Attachment B - Eligible Work;
- 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;
- Expansion of Program Eligibility: 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;
- Notice/Advertising: This Program was advertised in local media in the winter of 2022 with a deadline for applications of April 1, 2022;
- Applications Received in 2022: The City has received seven applications;
- Heritage Markham Review: Applications must be reviewed by Heritage Markham as part of the approval process;

- Funding Availability: Currently, Council has allocated \$25,000.00 in the 2022 grant budget for this program. Funding to this program has been reduced since 2004 to a low of \$10,000.00 in 2021, but strong demand last year has reversed that trend;
- Grant Requests: The requested amount of grant funding is \$69,585.98 which is \$44,585.98 greater than the what was allocated for the 2022 program;

The applications and the amount of grant assistance requested is as provided in the chart below. Further application details and photographs are provided in Attachment A.

Address	Description of Work	Grant Request
136 Main St. Unionville	<ul style="list-style-type: none"> • Reconditioning of existing historic wooden windows 	\$8,154.08
154 Main St. Unionville	<ul style="list-style-type: none"> • Repainting in historic colours 	\$1,977.50
159 Main St. Unionville	<ul style="list-style-type: none"> • Repair and repainting of exterior walls and picket fence, repair of porch posts, replacement of storefront windows, repair of drip edge. 	\$12,700.00
166 Main St. Unionville	<ul style="list-style-type: none"> • Installation of historically appropriate windows 	\$15,000.00
182 Main St. Unionville	<ul style="list-style-type: none"> • Repainting of exterior 	\$13,500.00
40-44 Main St. N. Markham Village	<ul style="list-style-type: none"> • Painting of trim windows and doors 	\$3,254.40
9899 Markham Road.	<ul style="list-style-type: none"> • Installation of historically appropriate windows 	\$15,000.00
TOTAL		\$69,585.98

Staff Comments

136 Main Street Unionville

- The subject property is a Class A heritage property located in the Unionville Heritage Conservation District.
- The subject property is a former residential heritage house that was converted to commercial use.
- The proposed work is eligible for funding under the Grant Program. **Grant Request \$8,154.08.**
- Staff recommends grant funding up to a maximum of **\$4,759.38** (1/2 of lowest quote proportioned to the \$25,000.00 available) subject to the applicant obtaining a Heritage permit for the proposed window re-conditioning.

154 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 Grant Program because the owner has provided evidence that the proposed painting scheme represents original historic colour. Grant Request: \$1,977.50
- Staff recommends grant funding up to a maximum of **\$1,154.23** (1/2 the value of the lowest quote proportioned to the \$25,000.00 available) subject to the applicant obtaining a Heritage Permit for the proposed work;

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;
- Only the proposed work to repair the historic storefront cornice and replace the existing storefront windows with historically authentic storefront windows is considered to be eligible for funding. The proposed repairs and painting of the siding and repairs to non-historic porch posts, are not considered eligible because the painting is not based on researched original colours, and the work is considered to be routine maintenance and not a substantive improvement.
- Staff recommends grant funding up to **\$1,575.94** (1/2 the value of the lowest quote proportioned to the \$25,000.00 available) for the proposed work to repair the storefront cornice and install historically appropriate new storefront windows, subject to the applicant obtaining a Heritage Permit;

166 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 Grant Program. Grant Request: \$15,000

- Staff recommends grant funding up to **\$8,755.22** (1/2 the value of the lowest quote proportioned to the \$25,000.00 available) 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;

182 Main Street Unionville

- The subject property is a Class A heritage property located in the Unionville Heritage Conservation District ;
- The proposed work is not eligible for funding under the Grant Program because it is to repaint the building to address the unauthorized painting of the building in an inappropriate blue colour and the proposed painting does not reflect a historic paint scheme;
- Therefore, Staff does not recommend any grant funding

40-44 Main Street North Markham Village

- The subject properties are Type ‘A’ heritage properties located in the Markham Village Heritage Conservation District;
- The proposed work is not considered eligible for funding under the Commercial Façade Improvement Grant Program as it not substantive work and represents regular property maintenance
- Therefore, Staff does not recommend any grant funding

9899 Markham Road, Markham

- The subject property is individually designated under Part IV of the Ontario Heritage Act;
- The proposed work is eligible for funding. **Grant Request: \$15,000.00**
- Staff recommends grant funding up to **\$8,755.22** (1/2 the value of the lowest quote proportioned to the \$25,000.00 available) for the proposed work and the property is already the subject to a heritage conservation easement agreement.

Summary of Grant Recommendations

Address	Grant Request by Owner ½ of Lowest Quote Provided	Staff Calculation of ½ of Eligible Work	Percentage of total of eligible grant requests	Grant Amount Proportioned to the \$25,000.00 allocated to the 2022 program
136 Main St, U	\$8,154.08	\$8,154.08	19%	\$4,759.38
154 Main St, U	\$1,977.50	\$1,977.50	4.6%	\$1,154.23
159 Main St, U	\$12,700.00	\$2,700.00	6.4%	\$1,575.94
166 Main St, U	\$15,000.00	\$15,000	35%	\$8,755.22
182 Main St, U	\$13,500.00	Not recommended	0%	Not recommended
40-44 Main St N	\$3,254.40	Not recommended	0%	Not recommended
9899 Markham Road	\$15,000.00	\$15,000	35%	\$8,755.22
TOTAL	\$69,585.98	\$42,831.58	100%	\$24,999.99

Suggested Recommendation for Heritage Markham

THAT Heritage Markham supports a matching grant of up to \$4,759.38 for the proposed re-conditioning the historic wooden windows at 136 Main St. Unionville subject to the applicant obtaining a Heritage permit for the proposed work;

THAT Heritage Markham supports a matching grant of up to \$1,154.23 for the painting of 154 Main St. Unionville in historic colours subject to the applicant obtaining a Heritage Permit for the proposed work;

THAT Heritage Markham supports a matching grant of up to \$1,575.94 for the repair of the cornice above the storefront and the replacement of the existing storefront windows with historically authentic windows at 159 Main Street Unionville subject to the applicant obtaining a Building/Heritage permit for the proposed work;

THAT Heritage Markham supports a matching grant of up to \$8,755.22 for the installation of historically appropriate windows on the south east and north facades of 166 Main Street Unionville subject to the applicant obtaining a Heritage Permit for the proposed work and entering into a heritage conservation easement agreement with the City for any grant exceeding \$5,000.00;

THAT Heritage Markham supports a matching grant of up to \$8,755.22 for the installation of historically appropriate windows at 9899 Markham Road;

THAT Heritage Markham does not support a grant for painting at 182 Main Street Unionville because the painting is only necessary due to the applicant recently painting the building without approval in an inappropriate blue colour, and because the proposed colour scheme does not represent historic or authentic colours;

THAT Heritage Markham does not support a grant for painting the trims, windows and doors at 40-44 Main Street North in Markham Village, because it is not considered to be a substantive improvement, and not based on historically researched or historically appropriate colours;

AND THAT a Façade Easement Agreement be obtained for any property that is not currently subject to one for grant amounts exceeding \$5,000.00;

Attachments

Attachment A - Summary of 2022 Commercial Façade Improvement Grant Requests

Attachment B – Grant Program – Eligible Work

Attachment A

Summary of 2022 Commercial Façade Improvement Grant Requests

136 Main St. Unionville

Status: Class 'A' heritage building Unionville HCD



Proposed Work	Quote 1	Quote 2
Re-conditioning of historic wooden windows	Casella Carpentry Service Corp.	Fieldstone Windows
Total Cost	\$16,308.16	\$48,628.00

Staff Comment: Staff supports grant funding up to \$4,759.38 (1/2 of lowest quote proportioned to the \$25,000.00 available) as the application meets the eligibility requirements of the program.

154 Main St. Unionville

Status: Class 'A' heritage building Unionville HCD

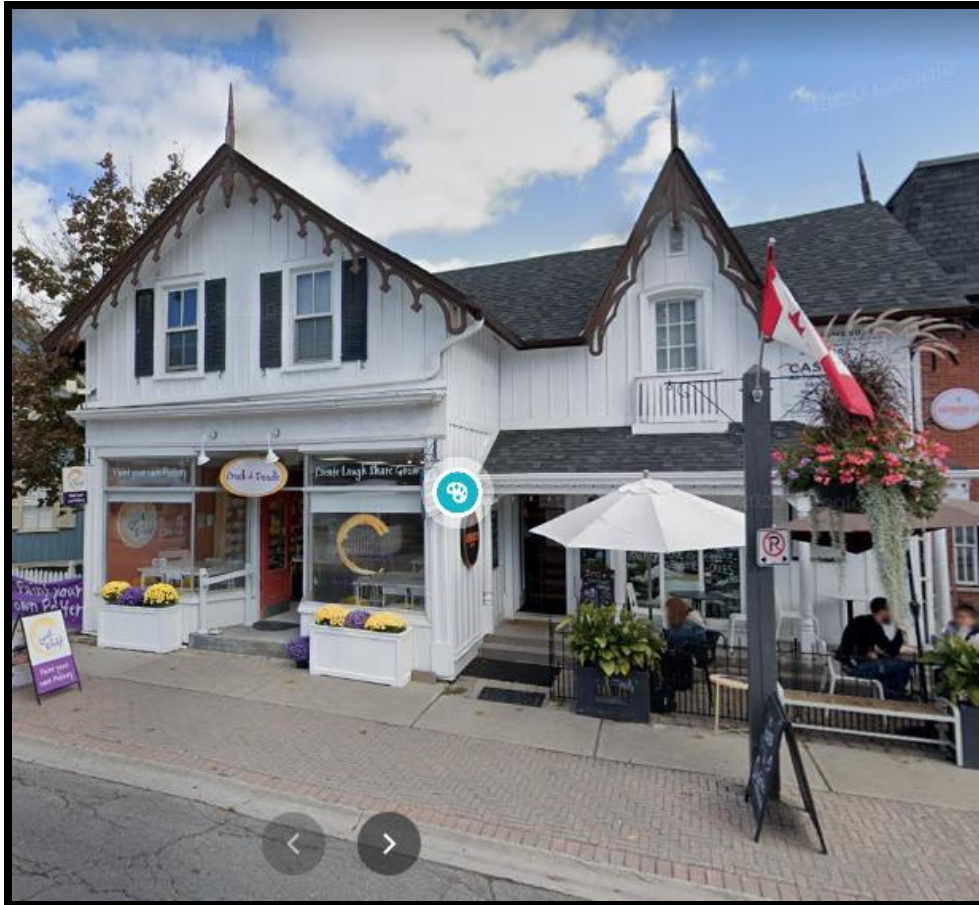


Proposed Work	Quote 1	Quote 2
Re-painting of exterior in historic colours	Fresh Coat Painting	The Painter's Group
Total Cost	\$3,955.00	\$6,361.90

Staff Comment: Staff supports grant funding up to \$1,154.23 (1/2 the value of the lowest quote proportioned to the \$25,000.00 available) as the application meets the eligibility requirements of the program subject to the applicant obtaining a Heritage Permit for the proposed work.

159 Main St. Unionville

Status: Class 'A' heritage building Unionville HCD



Proposed Work	Quote 1	Quote 2
Repainting of exterior walls and fence, repair of exterior siding, repair of non-heritage porch posts, repair of cornice above storefront, replacement of storefront plate glass windows	King Speed Express Inc,	Happy Home Garden
Total Cost	\$25,400.00	\$26,900.00

Staff Comment: Grant funding in the amount of \$1,157.94 (1/2 of the value of the lowest quote proportioned to the \$25,000.00 available) is supported for the proposed work to repair the cornice above the storefront windows and the replacement of the storefront windows with historically appropriate windows, subject to the applicant obtaining a Building/Heritage Permit for the proposed work. All other proposed work is not substantive and falls under the category of regular maintenance.

166 Main St. Unionville**Status:** Class 'A' heritage building Unionville HCD

Proposed Work	Quote 1	Quote 2
Replacement of existing windows with historically appropriate windows on heritage portion of building	Marvin Windows and Doors	Corona Architectural Windows and Doors
Total Cost	\$62,611.76	\$68,700.00

Staff Comment: Grant funding in the amount of \$8,755.22 (1/2 of the value of the lowest quote proportioned to the \$25,000.00 available) is supported as the application meets the eligibility requirements of the program, subject to the applicant obtaining a Building/Heritage Permit for the proposed work and entering into a Heritage Conservation Easement Agreement with the City for any grant funding received in excess of \$5,000.00.

182 Main St. Unionville

Status: Class 'A' heritage building Unionville HCD



Proposed Work	Quote 1	Quote 2
Repainting of exterior and replacement of front door	Savinetti Enterprises	12270331 Canada Inc.
Total Cost	\$28,250.00	\$27,000.00

Staff Comment: the proposed work is not eligible for grant funding as painting is only required to correct the unauthorized painting of the building in an inappropriate blue colour and the proposed paint scheme does not reflect historically researched or authentic colours. No grant funding is recommended.

40-44 Main Street North, Markham Village

Status: Type 'A' heritage building Markham Village HCD



Proposed Work	Quote 1	Quote 2
Painting of the trim, windows and doors	The Painter's Group	Alderson Elite Painting
Total Cost	\$6,508.80	\$8,362.00

Staff Comment: Grant funding is not supported as the proposed work is not substantive in nature, is not based on historically researched colours and can be considered routine maintenance.

9899 Markham Road, Markham

Status: Individually Designated Heritage Property



Proposed Work	Quote 1	Quote 2
Installation of historically appropriate new windows	Fieldstone Windows	None available
Total Cost	\$61,173.88	

Staff Comment: the proposed work has already been completed and is eligible for grant funding of \$8,755.22 (1/2 the value of the invoiced work proportioned to the \$25,000.00 available). The property is already the subject to a Heritage Conservation Easement Agreement with the City.

Attachment B - Grant Program – Eligible Work

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.