



Report to: Development Services Committee

Meeting Date: May 30, 2022

SUBJECT:	Designated Heritage Property Grant Applications - 2022
PREPARED BY:	Peter Wokral, Senior Heritage Planner ext. 7955
REVIEWED BY:	Regan Hutcheson, Manager of Heritage Planning, ext. 2080
	Stephen Lue, Senior Manager, Development, ext. 2520

RECOMMENDATION:

- 1) That the report titled, “Designated Heritage Property Grant Applications -2022”, dated May 30, 2022, be received;
- 2) That Designated Heritage Property Grants for 2022 be approved in the amounts noted for the following properties, totaling \$30,000.00, provided that the applicants comply with eligibility requirements of the program:
 - a) 16 George Street, Markham Village-up to \$2,797.90, for the installation of historically appropriate new windows on the heritage portion of the house of the rear two storey tail;
 - b) 28 Church Street, Markham Village- up to \$5,000.00 for the installation of historically appropriate new windows on the heritage portion of the house;
 - c) 309 Main Street North, Markham Village-up to \$1,308.40 for the reconditioning/restoration of the existing historic windows;
 - d) 15 Bewell Drive, Box Grove –up to \$5,000.00 for the installation of historically appropriate new windows in the heritage portion of the house;
 - e) 33 Dickson Hill Road, Dickson Hill-up to \$2,797.90 for the restoration of the historic front entrance door, transom and sidelights;
 - f) 26 Colborne Street, Thornhill-up to \$2,797.90 for the restoration of the historic wooden siding of the west wall of the house;
 - g) 8 Alexander Hunter Place, Markham Heritage Estates-up to \$7,500.00 for the installation of a traditional cedar shingle roof;
 - h) 23 Victoria Avenue, Unionville-up to \$2,797.90 for the installation of historically authentic wooden louvred shutters;
- 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 620-101-5699-22009 (\$30,000.00 available for 2022);
- 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 eight applications for the 2022 Markham Designated Heritage Property Grant Program.

BACKGROUND:

The deadline for grant application submissions was April 1, 2022, and nine applications were received.

Markham's Designated Heritage Property Grant Program

Highlights of the grant program:

- Program Approval:
Council approved the Designated Heritage Property Grant Program in 2010.
- Funding of Program:
 - Total funding of \$120,000 was allocated to the program over a four year period (2010-2013) based on a targeted allocation of \$30,000 per year;
 - The program was extended for an additional three years (2014-2016) and again from (2017-2019);
 - In 2019, the program was extended for an additional three years (2020-2022) with an allocation of \$30,000 per year;
 - Council must consider extending the program beyond 2022;
- Amount of Assistance:
 - Support to the owner is in the form of a grant representing 50% of eligible work up to a maximum limit of \$5,000 per property for eligible work, and through an amendment to the program in 2016, a maximum amount of \$7,500.00 for the replacement of a cedar shingle roof in Markham Heritage Estates;
 - Minimum amount of eligible work - \$500.00;
- Heritage Property Eligibility:
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 grant projects are specifically related to “*the entire exterior front surface of a building which abuts the street from grade to eaves*”, and are not eligible as there is a separate program. However, other conservation work on a commercial property is considered eligible under the Designated Heritage Property Grant program. At the discretion of Council, an applicant may be limited to receiving only one heritage related financial assistance grant in a calendar year;
 - Projects in Markham Heritage Estates (under 20 years) as these owners already receive a financial incentive through reduced lot prices;
- Timing and Number of Grants:

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- 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 will get priority each year and repeat applicants will be considered only if the annual cap is not reached by first time recipients;
 - Municipal Eligibility Criteria:
Subject property must be in conformity with municipal by-laws and regulations;
 - Eligible Projects:
 - Work that primarily involves the repair, restoration or re-creation of heritage features or components (cornices, parapets, doors, windows, masonry, siding, woodwork, verandas, etc.);
 - Exterior painting (see eligible amount of grant assistance);
 - Eligible Costs:
 - The cost of materials, equipment and contracted labour (but not donated labour or materials or labour performed by the applicant).
 - 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 \$4,000) 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.**
 - Cost Estimates:
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;
 - Review Process:
Applications will be reviewed by City (Heritage Section) staff and Heritage Markham Committee, and recommended submissions will be forwarded to Council for approval through Development Services Committee;
 - Timeframe for Completion of Work:
Grant commitments are valid for 1 year and expire if the work is not completed within that time period (an extension may be granted);
 - Receipt of Grant Assistance:
Grants are paid upon submission of receipts, to the satisfaction of the City;
 - Prior Work:
Approved work commenced since last year's deadline for applications can be considered eligible for grant funding;
 - Written Agreement:
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 2021 deadline for applications to the program, may also be considered eligible for assistance.

If the program is to continue, Council must extend the program

In December of 2019, Council passed a resolution to extend the program for the three years 2020 to 2022 totaling \$90,000.00. This year represents the last year of the program, and should Council see the merits in continuing the program, further funding should be allocated for future years. Staff is preparing a separate report regarding the extension of this program.

OPTIONS/ DISCUSSION:

All applications were reviewed by Heritage Section staff, and Heritage Markham

Staff undertook a comprehensive review of the nine 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:

- a) Preference will be given to applications where the integrity of the property may be threatened if the proposed work is not undertaken
- b) Preference will be given to applications proposing work visible to the general public
- c) The proposed work must comply with heritage conservation guidelines, principles and policies
- d) Scope of the work is to be clear, logical and demonstrate the maximum retention of historic fabric and heritage attributes
- e) Grant is not to reward poor stewardship
- f) 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.

Eight applications are recommended for approval

Staff is recommending grant assistance for eight of the nine applications received, totaling \$30,000.00 to be funded subject to certain conditions (see Appendix 'A' for Grant Summary).

Heritage Markham supports the recommended applications

On May 11, 2022, 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 11, 2022 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. The funding for this grant program has been 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:

Biju Karumanchery, RPP, MCIP
Director of Planning & Urban Design

Arvin Prasad, RPP, MCIP
Commissioner, Development Services

ATTACHMENTS:

Appendix 'A'	Designated Heritage Property Grant Application Summary 2022
Appendix 'B'	Heritage Markham Extract May 11, 2022

Appendix 'A'

Designated Heritage Property Grant Summary 2022

Address	Eligible Work	Grant Amt. Requested	Grant Amount Received	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.
16 George St. Markham Village	Yes	\$5,000.00	\$2,797.90 *	\$2,797.90	Grant assistance is requested for the re-conditioning of 6 historic wooden windows of the rear two storey tail. Previous grant of \$5,000.00 in the years 2012, 2019, and 2020 for a total of \$15,000.00. *A reduced grant amount is recommended.
28 Church St. Markham Village	Yes	\$5,000.00	\$5,000.00	\$7,797.90	Grant assistance is requested for the installation of historically appropriate windows on the heritage portion of the house.
309 Main St. N. Markham Village	Yes	\$4,601.92	\$1308.40*	\$9,106.30	Grant assistance is requested to complete the re-conditioning of the historic wooden windows. Previous grants of \$3,885.00 in 2010 and \$1,050.90 in 2020 for a total of \$4,905.90 *A reduced grant amount is recommended.
15 Bewell Dr. Markham	Yes	\$5,000.00	Up to \$5,000.00	\$14,106.30	Grant assistance is requested to replace the second floor windows with historically appropriate new windows.

Address	Eligible Work	Grant Amt. Requested	Grant Amount Received	Running Total	Comment
33 Dickson Hill Road	Yes	\$5,000.00	\$2,797.90 *	\$16,904.20	Grant assistance is restore the front entrance which includes the door, sidelights and transom window. Previous grant of \$5,000 in 2021. *A reduced grant amount is recommended
26 Colborne St. Thornhill	Yes	\$5,000.00	\$2,797.90 *	\$19,702.10	Grant assistance is requested to restore historic wooden siding. Previous grants of \$8,686.58 for work in 2010 and 2021. *A reduced grant amount is recommended
8 Alexander Hunter Place, Markham Heritage Estates	Yes	\$7,500.00	Up to \$7,500.00	\$27,202.10	Grant assistance is requested to replace portions of the cedar shingle roof. House has been in Heritage Estates over 20 years and cedar roof is a requirement.
23 Victoria Ave. Unionville	Yes	\$5,000.00	\$2,797.90 *	\$30,000.00	Grant is assistance is requested for the installation of authentic operable louvered shutters. Previous grant of \$3,842.00 in 2017. *A reduced grant amount is recommended

- Recommended Grant funding calculated by providing full grant funding to first time applicants to the program and then dividing the remaining amount of grant funding available in the 2022 program proportionally amongst applicants who have previously taken advantage of the program based on the percentage of grant funding requested by each applicant, for eligible work.

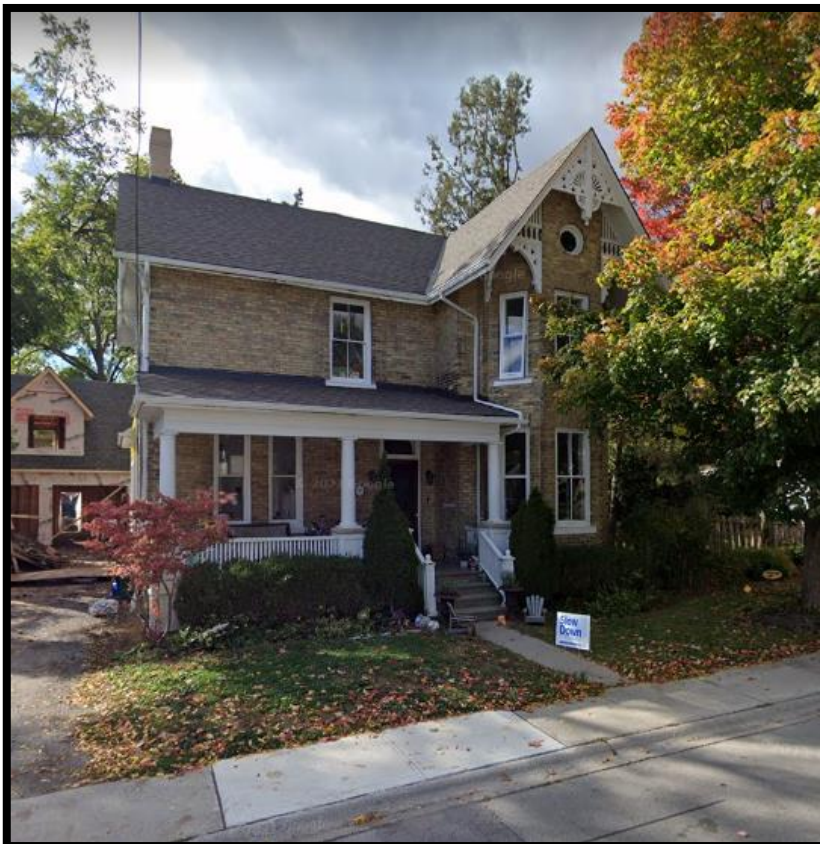
Designated Heritage Property Grant Application

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 2022 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



Designated Heritage Property Grant Application

Name	Aram Agopian
Address	16 George Street, Markham Village
Status	Part V Type 'A' dwelling in the Markham Village HCD
Grant Project	Re-conditioning of 6 historic wooden windows of the two storey rear tail.
Estimate 1	\$13,560.00- David Wylie Restoration Ltd.
Estimate 2	\$11,300.00 –The Painter's Group
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, a total of \$15,000.00 for restoration work in 2012, 2019 and 2020.
Comments	Recommended for approval
Grant Amount	Up to \$2,797.90 *



Designated Heritage Property Grant Application

Name	Jian Wong
Address	28 Church Street, Markham Village
Status	Part V Type 'A' dwelling in the Markham Village HCD
Grant Project	Installation of historically authentic new windows in heritage portion of house
Estimate 1	\$10,234.10- Lepage Windows/ I.J Berta Construction Ltd.
Estimate 2	NA as the work was previously completed within the last year timeframe
Eligibility	The proposed work meets the eligibility requirements of the program.
Conditions	Work to be approved through the heritage permit process
Previous Grants	No
Comments	Recommended for approval
Grant Amount	Up to \$5,000.00



Designated Heritage Property Grant Application

Name	Rita Ahola-Khan & Saleem Kahn
Address	309 Main Street North, Markham Village
Status	Part V Type 'A' dwelling in the Markham Village HCD
Grant Project	Completion of re-conditioning of historic wooden windows
Estimate 1	\$9,203.95- David Wylie Restoration Ltd.
Estimate 2	NA, as the work reflects previous quotes for window restorations
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, a total of \$ 4,935.90 for restoration work in 2010 and 2020
Comments	Recommended for approval
Grant Amount	Up to \$1,308.40 *



Designated Heritage Property Grant Application

Name	Xuwen Li
Address	15 Bewell Drive, Box Grove
Status	Part IV dwelling
Grant Project	Installation of historically authentic 2 nd floor windows
Estimate 1	Winford Windows Inc. \$19,323.00
Estimate 2	Pella Windows \$20,755.53
Eligibility	The work is eligible
Conditions	The proposed must be approved through the heritage permit process
Previous Grants	No
Comments	Recommended for approval
Grant Amount	\$5,000.00



Designated Heritage Property Grant Application

Name	Adam Marmo
Address	33 Dickson Hill Road, Markham
Status	Part IV
Grant Project	Restoration of front entrance including door, sidelights and transom windows
Estimate 1	\$12,430.00 – David Wylie Restoration Ltd.
Estimate 2	NA, as the work was completed within the last year timeframe
Eligibility	The proposed work meets the eligibility requirements of the program
Conditions	Work was approved through the City's building permit process
Previous Grant	Yes, \$5,000.00 in 2021
Comments	Recommended for Approval
Grant Amount	Up to \$2,797.90*



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 of west elevation
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	The proposed must be approved through the heritage or building permit process
Previous Grants	Yes, a total of \$8,686.58 for the restoration work in 2010 and 2021
Comments	Recommended for approval.
Grant Amount	Up to \$2,797.90 *



Designated Heritage Property Grant Application

Name	Jennifer & Steven Tyas
Address	8 Alexander Hunter Place, Markham Heritage Estates
Status	Part IV designated dwelling
Grant Project	Installation of new cedar shingle roof
Estimate 1	J.D. Wood Revival Inc.-\$39,889.00
Estimate 2	NA, as the work was completed within the last year timeframe
Eligibility	Eligible because house was relocated to Heritage Estates over 20 years ago
Conditions	Work has already been completed
Previous Grants	No
Comments	Recommended for Approval
Grant Amount	Up to \$7,500.00



Designated Heritage Property Grant Application

Name	Nick Lisi
Address	23 Victoria Ave.
Status	Part V Class 'A' dwelling in the Unionville HCD
Grant Project	Installation of historically authentic operating louvered shutters
Estimate 1	Canada Custom Shutters - \$10,000.00
Estimate 2	N/A, as the work was completed within the last year timeframe
Eligibility	Proposed work meets eligibility requirements of the program
Conditions	Heritage Permit
Previous Grants	Yes, \$3,842.00 of grant assistance in 2017
Comments	Work has already been completed
Grant Amount	Up to \$2,797.90 *



Appendix 'B'

Heritage Markham Extract of May 11, 2022

6.3 DESIGNATED HERITAGE PROPERTY GRANT PROGRAM

REVIEW OF 2022 GRANT APPLICATIONS

1 MILLBROOK GATE, 16 GEORGE STREET, 28 CHURCH STREET, 309 MAIN STREET NORTH, 15 BEWELL DRIVE, 33 DICKSON HILL ROAD, 26 COLBORNE STREET, 8 ALEXANDER HUNTER PLACE, AND 23 VICTORIA AVENUE (16.11)

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Regan Hutcheson, Manager, Heritage Planning addressed the Committee and summarized the criteria Staff used to determine the most appropriate distribution of funds. He noted that the program was coming to the end of its 3 years cycle and that it assists property owners in restoration work up to a maximum of \$5,000 involving 50/50 cost sharing with the property owner.

Recommendations:

THAT Heritage Markham supports the funding of the following eight grant applications at a total cost of \$30,000.00 subject to the amounts and conditions noted on the individual summary sheets:

- 16 George Street, Markham Village,
- 28 Church Street, Markham Village,
- 309 Main Street North, Markham Village,
- 15 Bewell Drive, Box Grove,
- 33 Dickson Hill Road, Dickson Hill,
- 26 Colborne Street, Thornhill,
- 8 Alexander Hunter Place, Markham Heritage Estates,
- 23 Victoria Avenue, Unionville;

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

AND THAT Heritage Markham recommends that Council consider extending the Designated Heritage Property Grant Program for another three years (2023-2025).

Carried