



Report to: Development Services Committee

Meeting Date: May 30, 2022

SUBJECT:	Commercial Façade Improvement Grant Program for 2022
PREPARED BY:	Peter Wokral, Senior Heritage Planner, ext. 7955
REVIEWED BY:	Regan Hutcheson, Manager Heritage Planning, ext. 2080 Stephen Lue, Senior Development Manager, ext. 2520

RECOMMENDATION:

- 1) THAT the report titled, “Commercial Façade Improvement Grant Program for 2022”, dated May 30, 2022, be received;
- 2) THAT the recommended grants be awarded proportionally based on the \$25,000.00 of funding available for 2022 through the Commercial Facade Improvement Grant Program Fund, Account 620-101-5699-22010;
- 3) THAT Council supports the following grant requests:
 - a) The proposed reconditioning of the historic windows at 136 Main St. Unionville subject to the applicant obtaining a Building/Heritage Permit for the proposed work (up to a maximum of \$4,759.38);
 - b) The painting in historic colours of 154 Main St. Unionville subject to the applicant obtaining a Heritage Permit for the proposed work (up to a maximum of \$1,154.23);
 - c) The repair of the storefront cornice and the replacement of the storefront windows at 159 Main St. Unionville subject to the applicant obtaining a Heritage/Building Permit for the proposed work (up to a maximum of \$1,575.94);
 - d) The installation of historically appropriate new windows at 166 Main St. Unionville subject to the applicant obtaining a Heritage Permit and entering into a Façade Easement Agreement for any grant amount exceeding \$5,000.00 (up to a maximum of \$8,755.22);
 - e) The installation of historically appropriate new windows at 9899 Markham Road (up to a maximum of \$8,755.22);
- 4) THAT the grants be funded through the Commercial Facade Improvement Grant Program Fund , Account 620-101-5699-22010 (\$25,000.00 available for 2022);
- 5) AND THAT staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

This report recommends the approval of grant assistance for commercial façade improvements at 136, 154, 159, and 166 Main Street Unionville, and 9899 Markham Road.

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 within the identified areas are eligible for façade improvement grants. Both owners and tenants of a 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 2021 deadline for applications to the program, may also be considered eligible for grant assistance.

Types of Improvements Eligible for Assistance**a) Heritage Properties**

Eligible facade improvements on heritage properties may include the following:

- i) Repair or restoration of original features (cornices, parapets, eaves, other architectural features)
- ii) Repair, restoration or replacement of windows and doors
- iii) Cleaning and repair of masonry
- iv) Removal of non-original siding or facing
- v) Installation of new signage in accordance with the Special Sign District policies of the City's Sign By-law

b) Non-Heritage Properties

Eligible façade improvements on non-heritage properties may include the following:

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- i) 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.)
 - ii) 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
 - iii) 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 2022, Council allocated \$25,000.00 to this program as part of the approved 2022 Capital Budget. This was based on a marked increase in demand for this program in 2021 following several years of declining interest.

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 2022; five are recommended for funding. Seven applications, five from Main Street Unionville, one from Markham Village, and one from an individually designated heritage property were received by the deadline of April 1, 2022, and collectively requested up to \$69,585.98. See the Table 1 below for a summary of grant requests and the description of proposed work. See Appendix 'A' for a detailed summary of the grant requests and staff comments.

Table 1: Summary of Grant Recommendations				
Addresses	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

Table 1: Summary of Grant Recommendations				
Addresses	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
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

Heritage Section Staff and Heritage Markham, Council's heritage advisory committee, reviewed the grant applications based on the following criteria:

- a) The project must comply with the policies and guidelines of the area's heritage district plan.
- b) Preference is 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) Projects must obtain municipal approval to qualify.
- e) The assistance should not reward poor property stewardship.
- f) Substantive improvements rather than short-term cosmetic patch-ups should be given priority.
- g) Had the property already received grant assistance from the program in previous years?

Five of the applications were considered to meet the eligibility requirements, subject to conditions, but two were not recommended for funding in 2022, due to the proposed work not meeting eligibility requirements/assessment criteria of the program. These applications were from 182 Main Street Unionville and 40-44 Main Street North, Markham Village.

Heritage Markham Committee Reviewed the Applications

Heritage Markham supported the grant applications recommended by Heritage Staff for the year 2022 at its May 11, 2022, meeting. (See Appendix "B" for the Heritage Markham Extract)

FINANCIAL CONSIDERATIONS

The requested grants are funded through the Heritage Façade/Signage Replacement Project Account 620-101-5699-22010, which has a 2022 allocated budget of \$25,000.00. The total sum of the grant assistance recommended by staff for allocation through the Commercial Façade Improvement Grant program for 2022 is up to \$24,999.99.

Therefore, it is recommended that Council fund the projects recommended by staff proportionally based on the \$25,000.00 available from the 2022 budget.

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:

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.

RECOMMENDED BY:

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

Arvin Prasad, RPP, MCIP,
Commissioner, Development
Services Commission

ATTACHMENTS:

Appendix 'A'
Appendix 'B'

Application Summary
Heritage Markham Extract

Appendix 'A'**Summary of 2022 Commercial Façade Improvement Grant Requests**

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

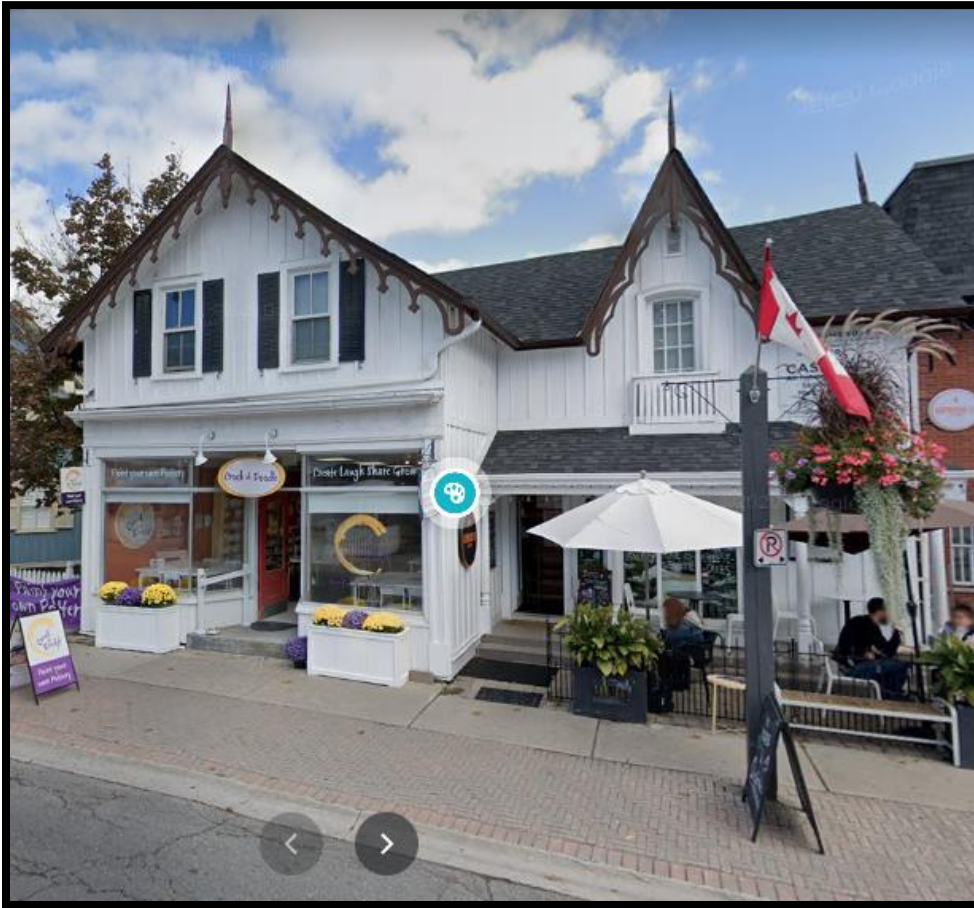
Proposed Work	Quote 1	Quote 2
Re-conditioning of historic wooden windows	Casella Carpentry Service Corp.	Fieldstone Windows
Total Cost	\$16,308.16	\$48,628.00

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.

Appendix 'B'

Heritage Markham Extract of May 11, 2022

6.2 COMMERCIAL FACADE IMPROVEMENT GRANT PROGRAM

REVIEW OF 2022 GRANT APPLICATIONS

136, 154, 159, 166, AND 182 MAIN STREET UNIONVILLE AND 40-44 MAIN STREET NORTH MARKHAM VILLAGE AND 9899 MARKHAM ROAD (16.11)

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Note: This item was discussed after item 6.5.

Regan Hutcheson, Manager, Heritage Planning addressed the Committee and summarized the manner in which Staff came to determine the distribution of funds. He noted that the process was quite involved and took into account applications received from property owners who had not applied for the grant in the past, and whether the application was for heritage features of the buildings.

Recommendations:

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;

Carried