



Report to: Development Serviced Committee

Meeting Date: June 27, 2023

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<b>SUBJECT:</b>	Designated Heritage Property Grant Applications 2023
<b>PREPARED BY:</b>	Peter Wokral, Senior Heritage Planner ext. 7955
<b>REVIEWED BY:</b>	Regan Hutcheson, Manager of Heritage Planning ext. 2080 Stephen Lue, Senior Development Manager, ext. 2520

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**RECOMMENDATION:**

- 1) That the June 27, 2023, report titled, “Designated Heritage Property Grant Applications 2023”, be received;
- 2) That Designated Heritage Property Grants for 2023 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) 6 Alexander Hunter Place, Markham Heritage Estates: up to \$5,000.00, for the replication of historic wooden porch posts, decorative trim and selective replacement of veranda floor boards;
  - b) 12 Alexander Hunter Place, Markham Heritage Estates: up to \$7,500.00 for the installation of a cedar shingle roof to replace the original cedar roof;
  - c) 16 George Street, Markham Village: up to \$960.59 for the reconditioning of historic wooden windows;
  - d) 32 Washington Street, Markham Village: up to \$960.59 for the replication of the historic wooden front door, reconditioning of historic wooden windows, and production of traditional wood storm windows;
  - e) 36 Washington Street, Markham Village: \$5,000.00 for the re-opening of the historic front veranda and restoration of original tongue and groove vertical wood siding;
  - f) 36 Church Street, Markham Village: up to \$770.68 for the restoration and reconditioning of historic wooden louvered shutters and authentic hardware;
  - g) 53 Church Street, Markham Village: up to \$5,000.00 for the installation of historically appropriate segmental arched, 2 over 2 wooden windows on the street facing facade;
  - h) 33 Colborne Street, Thornhill: up to \$5,000.00 for the reconditioning of historic wooden windows and production of traditional wooden storm windows;
- 3) That the grant request to fund re-painting of the stucco and cedar shingle exterior of 15 Colborne Street, Thornhill, be denied;
- 4) That the grants be funded through the Designated Heritage Property Grant Project Fund, Account 620-101-5699-23062 (\$30,000.00 available for 2023);

- 5) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

This report seeks to obtain approval of eight applications for the 2023 Markham Designated Heritage Property Grant Program.

**BACKGROUND:**

*Markham's Designated Heritage Property Grant Program was approved by Council in 2010 and includes the following highlights*

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 has been continuously offered since then and was extended for an additional three years in 2022 (2023-2025) with an allocation of \$30,000.00 per year
- Only Council can authorize any continuation of the program past 2025.

Amount of Assistance:

- Support to an applicant 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:

- Grants are awarded annually following requests for applications within an established deadline;
- 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

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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 one 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 require the property to be in good standing***

A 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 2022 deadline for applications to the program may also be considered eligible for assistance.

***The deadline for 2023 grant application submissions was April 28, 2023***

Heritage Section Staff received nine applications.

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**OPTIONS/ DISCUSSION:*****All nine applications were comprehensively reviewed by Heritage Section Staff and Heritage Markham***

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, any conditions that would need to be attached to an approval, and then evaluated using the following criteria that Council adopted 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 elements) 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).

***One application is not recommended for grant funding***

The application to repaint the existing stucco and cedar shingle cladding of 15 Colborne St. is not recommended for funding as it does not meet the eligibility requirements of the program. In order for a painting project to be eligible for funding it must be based on a detailed analysis of original paint colours, or reflect a historically authentic and appropriate colour scheme. Although the existing paint scheme was approved by the City for being complementary to the heritage character of the District, it is not based on detailed analysis of the original paint colours or historically authentic paint schemes appropriate to the house.

***Heritage Markham supports the recommended applications***

On June 14, 2023, the Heritage Markham Committee reviewed the recommended applications and individual summary sheets for all applications, and supported Staff's recommendations subject to the specific conditions (See Appendix 'B').

***Letter of Understanding is required***

Once grant applications are approved by Council, the applicants 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 2022, 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:**

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Giulio Cescato, MCIP, RPP  
Director of Planning and Urban Design

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Arvin Prasad, MCIP, RPP  
Commissioner of Development Services

**ATTACHMENTS:**

Appendix 'A': Designated Heritage Property Grant Application Summary 2023

Appendix 'B': Heritage Markham Extract June 14, 2023

## Appendix 'A': Designated Heritage Property Grant Application Summary 2023

Address	Eligible Work	Grant Amount Requested	Grant Amount Received	Running Total	Comment
6 Alexander Hunter Place	Yes	\$5,000.00	\$5,000.00	\$5,000.00	Grant assistance is requested for replication of veranda posts, decorative trims, and selective replacement of floorboards that was completed after the 2022 deadline for applications, but was not approved by the City. <b>Grant funding recommended upon inspection of work satisfactory to Heritage Staff and submission of a retroactive Heritage Permit application.</b>
12 Alexander Hunter Place	Yes	\$7,500.00	\$7,500.00	\$12,500.00	Grant assistance is requested for the installation of a cedar shingle roof to replace the original one installed in 1996. <b>Grant funding is recommended.</b>
16 George Street	Yes	\$5,000.00	\$960.59*	\$13,460.59	Grant assistance is requested for the restoration of historic wooden windows. <b>Grant funding is recommended.</b>  <i>Previous grants from 2012, 2019, 2020 and 2021 total \$17,797.90. *Therefore, a reduced grant amount is recommended.</i>
32 Washington Street	Yes	\$5,000.00	\$960.59*	\$14,421.18	Grant assistance is requested for the replication of a historic front door, re-conditioning of historic wooden windows and production of traditional wooden storm windows. <i>Previous grants from 2019 and 2021 total 8,332.67</i> <b>*Therefore a reduced grant amount is recommended.</b>
36 Washington Street	Yes	\$5,000.00	\$5,000.00	\$19,421.18	Grant assistance is requested for the re-opening of the historic front veranda and restoration of original tongue and groove vertical wooden siding. <b>Grant funding is recommended.</b>
36 Church Street	Yes	\$5,000.00	\$770.68*	\$20,191.86	Grant assistance is requested for restoration, reconditioning of wooden louvered shutters and to mount with traditional shutter hardware. <i>Previous grants from 2013 and 2021 total \$6,991.83. *Therefore, a reduced grant amount is recommended</i>
53 Church Street	Yes	\$5,000.00	\$5,000.00	\$25,191.86	Grant assistance is requested to install historically appropriate segmental arched 2

Address	Eligible Work	Grant Amount Requested	Grant Amount Received	Running Total	Comment
					over 2 windows in street facing façade. <b>Grant funding is recommended.</b>
<b>15 Colborne Street</b>	No	\$2,500.00	\$0.00	\$25,191.86	Grant assistance is requested for painting of the exterior which is not based on analysis of original colours or authentic period colour schemes. Therefore, the painting represents regular maintenance and not preservation, restoration or replication of a significant heritage attribute. <b>Grant funding is not recommended.</b>
<b>33 Colborne Street</b>	Yes	\$5,000.00	\$4,808.14	\$30,000.00	Grant is assistance is requested for the re-conditioning of historic wooden windows and production of traditional wooden storm windows. <b>Grant funding is recommended.</b>

- 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 2023 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.

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## Designated Heritage Property Grant Application

<b>Name</b>	James MacDougall
<b>Address</b>	6 Alexander Hunter Place
<b>Status</b>	Part IV designated dwelling in Markham Heritage Estates
<b>Grant Project</b>	Removal and replacement of all veranda posts and decorative elements, selective replacement of floorboards where needed
<b>Estimate 1</b>	Colin MacDonald \$11,762.79
<b>Estimate 2</b>	Hanson Construction \$18,645.00
<b>Eligibility</b>	The work was completed after the 2022 deadline for applications and was not approved by the City through the Heritage or Building Permitting process, which is an eligibility requirement of the program.
<b>Conditions</b>	Submission of a retroactive Building/Heritage Permit for the completed work
<b>Previous Grants</b>	No
<b>Comments</b>	Recommended for approval provided an inspection of the work is deemed satisfactory by Heritage Section staff, and the provision of evidence that the work was actually required and executed.
<b>Grant Amount</b>	\$5,000.00





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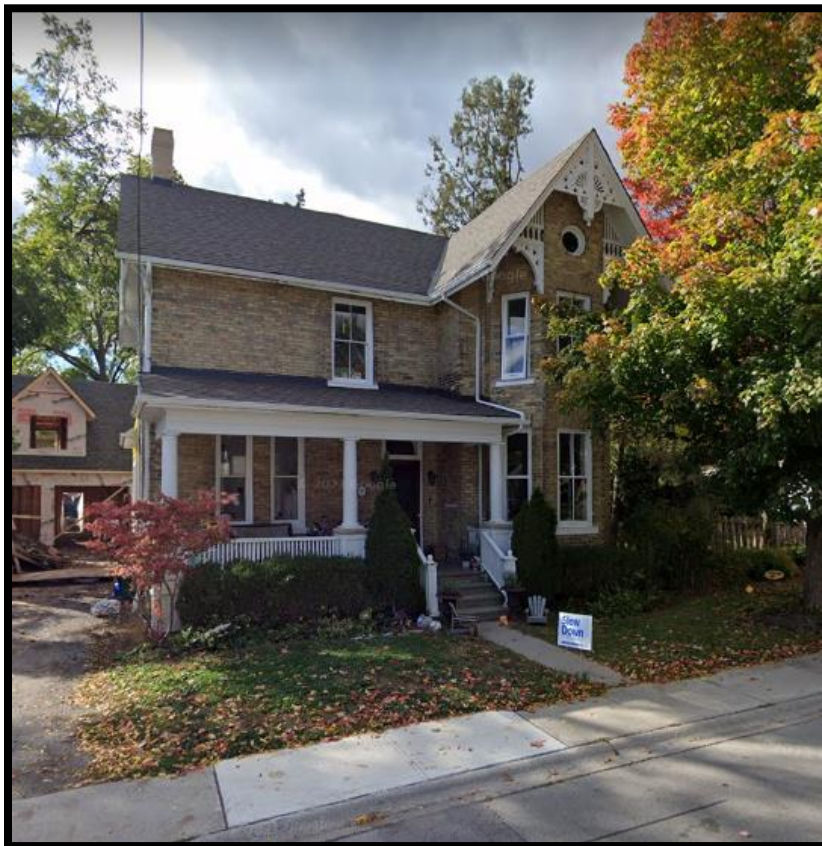
## Designated Heritage Property Grant Application

<b>Name</b>	Ron & Anne Marie Waine
<b>Address</b>	12 Alexander Hunter Place
<b>Status</b>	Part IV designated dwelling in Markham Heritage Estates
<b>Grant Project</b>	Installation of new cedar shingle roof to replace original installed in 1996
<b>Estimate 1</b>	\$73,450.00- Woodshield
<b>Estimate 2</b>	\$68,882.54- Chouinard Brothers Roofing
<b>Eligibility</b>	The proposed work meets the eligibility requirements of the program.
<b>Conditions</b>	None
<b>Previous Grants</b>	No
<b>Comments</b>	Recommended for approval
<b>Grant Amount</b>	\$7,500.00



## Designated Heritage Property Grant Application

<b>Name</b>	Aram Agopian
<b>Address</b>	16 George Street, Markham Village
<b>Status</b>	Part V Type 'A' dwelling in the Markham Village HCD
<b>Grant Project</b>	Re-conditioning of 5 historic wooden windows of the two storey rear tail.
<b>Estimate 1</b>	\$10,735.00- David Wylie Restoration Ltd.
<b>Estimate 2</b>	\$10, 735.00 –The Painter's Group
<b>Eligibility</b>	The proposed work meets the eligibility requirements of the program.
<b>Conditions</b>	The proposed work must be approved through the Heritage Permit process.
<b>Previous Grants</b>	<b>Yes, a total of \$17,797.90 for restoration work in 2012, 2019, 2020 and 2021.</b>
<b>Comments</b>	Recommended for approval
<b>Grant Amount</b>	Up to \$960.59 (a proportional amount)



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## Designated Heritage Property Grant Application

<b>Name</b>	Mark Roche
<b>Address</b>	32 Washington Street, Markham Village
<b>Status</b>	Part V, Type 'A' dwelling in the Markham Village HCD
<b>Grant Project</b>	Replication of historic wooden front door, restoration of street facing wooden windows and construction of traditional wooden storm windows
<b>Estimate 1</b>	\$17,673.20- David Wylie Restorations Ltd.
<b>Estimate 2</b>	NA, applicant was not able to find another contractor to do the same work.
<b>Eligibility</b>	The proposed work meets the eligibility requirements of the program.
<b>Conditions</b>	Work to be approved through the Heritage Permit process
<b>Previous Grants</b>	<b>Yes, \$5000.00 in 2019 and \$3,332.67 in 2021</b>
<b>Comments</b>	Recommended for approval
<b>Grant Amount</b>	Up to \$960.59 (a proportional amount)





## Designated Heritage Property Grant Application

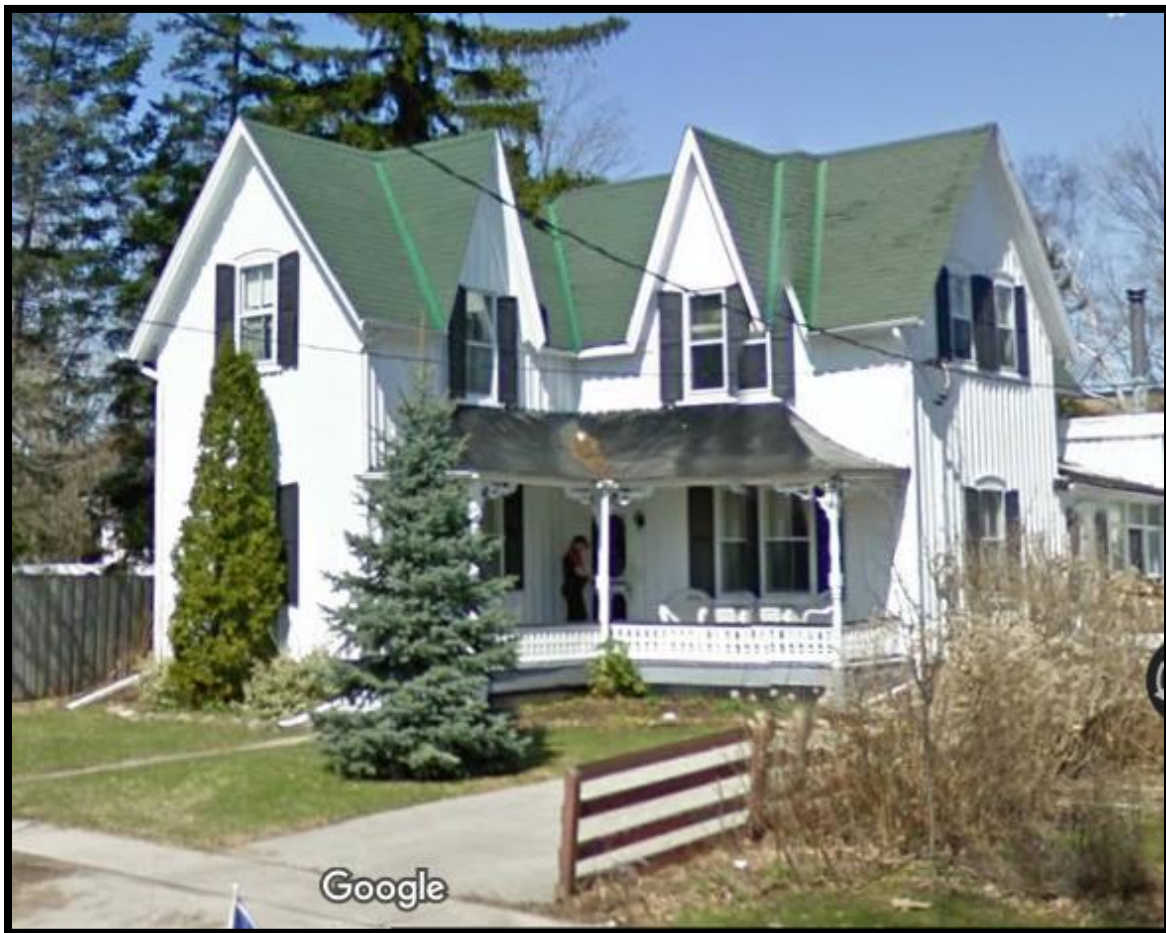
<b>Name</b>	Andrea Conlon & Ken Vopni
<b>Address</b>	36 Washington Street, Markham Village
<b>Status</b>	Part V, Type 'A' dwelling in the Markham Village HCD
<b>Grant Project</b>	Re-opening and restoration of closed veranda, restoration of historic tongue and groove exterior siding
<b>Estimate 1</b>	\$16,780.50- Napa Valley Contracting
<b>Estimate 2</b>	\$17,204.25-Woodview Construction Inc.
<b>Eligibility</b>	The proposed work meets the eligibility requirements of the program.
<b>Conditions</b>	The proposed work was approved through an approved site plan control application.
<b>Previous Grants</b>	None
<b>Comments</b>	Recommended for approval
<b>Grant Amount</b>	\$5,000.00



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## Designated Heritage Property Grant Application

<b>Name</b>	Linda Bennett
<b>Address</b>	36 Church Street, Markham Village
<b>Status</b>	Part V, Type 'A' dwelling in the Markham Village HCD
<b>Grant Project</b>	Repair, re-conditioning of existing louvered shutters and re-installation with appropriate hardware
<b>Estimate 1</b>	Dave Wylie Restorations Ltd. \$8,023.00
<b>Estimate 2</b>	NA, applicant was not able to find another contractor to do the same work.
<b>Eligibility</b>	The work is eligible
<b>Conditions</b>	The proposed work must be approved through the Heritage Permit process
<b>Previous Grants</b>	<b>Yes, \$3,686.58 in 2021 and \$3,305.25 in 2013</b>
<b>Comments</b>	Recommended for approval
<b>Grant Amount</b>	Up to \$770.68 (a proportional amount)



## Designated Heritage Property Grant Application

<b>Name</b>	Lissa Chiu
<b>Address</b>	53 Church Street, Markham Village
<b>Status</b>	Part V, Type 'A' dwelling in the Markham Village HCD
<b>Grant Project</b>	Installation of three historically appropriate 2 over 2 segmented arch wood windows on the street facing facade
<b>Estimate 1</b>	Fieldstone Windows Ltd. \$17,578.00
<b>Estimate 2</b>	Torwin Windows and Doors \$26,788.91
<b>Eligibility</b>	The work is eligible
<b>Conditions</b>	The proposed must be approved through the Heritage Permit process
<b>Previous Grants</b>	None
<b>Comments</b>	Recommended for approval
<b>Grant Amount</b>	\$5,000.00





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## Designated Heritage Property Grant Application

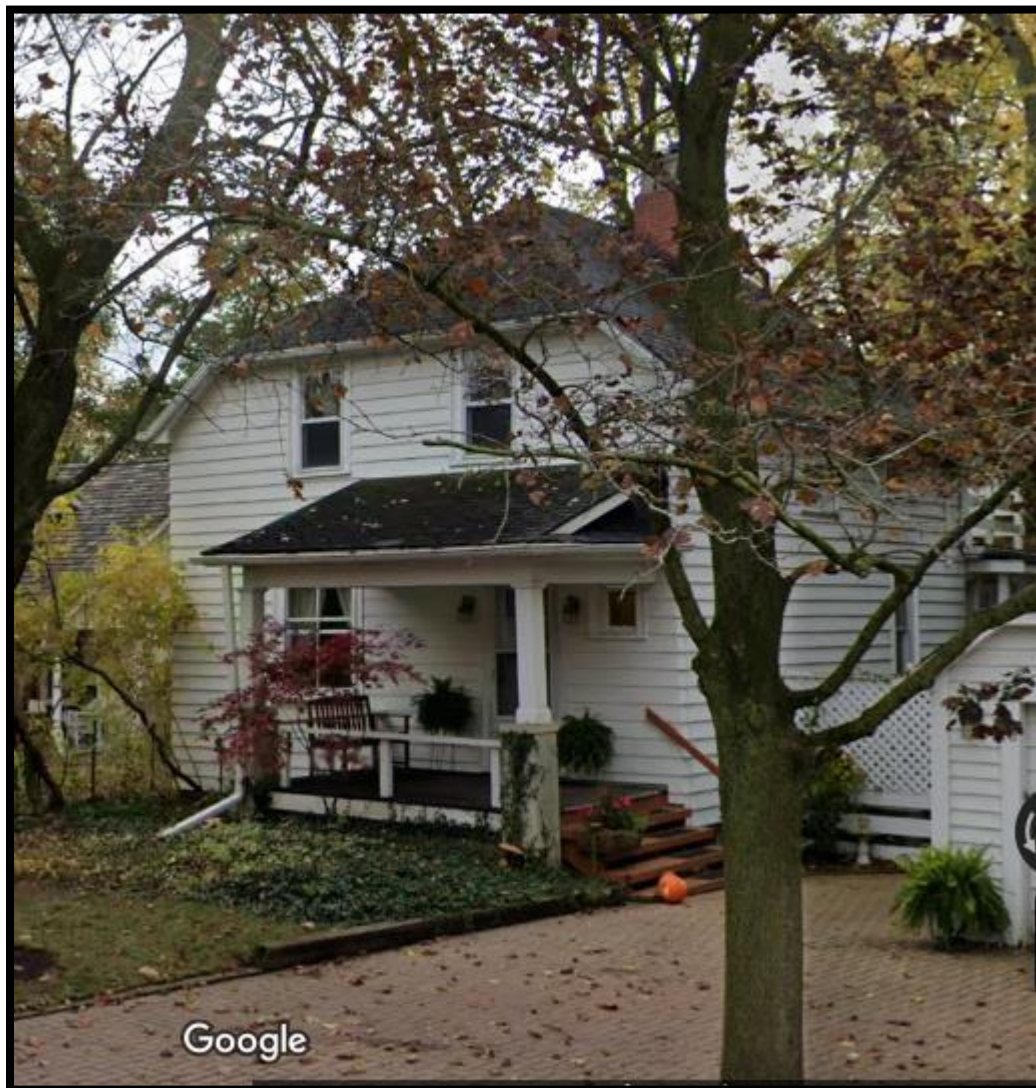
<b>Name</b>	Diane Berwick
<b>Address</b>	15 Coborne Street, Thornhill
<b>Status</b>	Part IV (Individually Designated)l Thornhill HCD
<b>Grant Project</b>	Painting of stucco and cedar shingle gables
<b>Estimate 1</b>	\$22, 374.00 J.D. MacGillivray
<b>Estimate 2</b>	\$8,968.31 Student Works Painting
<b>Eligibility</b>	The proposed work does not meet the eligibility requirements of the program, as although the painting of the exterior stucco and cedar was done in historic colours, it was not based on a study of original paint scheme or a historic colour scheme appropriate to the age and style of house and therefore represents regular maintenance, as opposed to restoration, replication or preservation of a significant heritage feature.
<b>Conditions</b>	Work was approved through the City's Heritage Permit process
<b>Previous Grant</b>	Yes, \$2,774.15 in 2020
<b>Comments</b>	Not Recommended for Approval
<b>Grant Amount</b>	\$0.00



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## Designated Heritage Property Grant Application

<b>Name</b>	Allison Waters
<b>Address</b>	33 Colborne Street , Thornhill
<b>Status</b>	Part V, Class 'A' dwelling in the Thornhill HCD
<b>Grant Project</b>	Restoration and reconditioning of three historic wooden windows, production of eight new traditional wooden storm windows
<b>Estimate 1</b>	David Wylie Restorations Ltd. \$9,616.30
<b>Estimate 2</b>	Windowcraft Industries Ltd. \$25,481.29
<b>Eligibility</b>	The proposed work is eligible for funding.
<b>Conditions</b>	The proposed must be approved through the Heritage Permit process
<b>Previous Grants</b>	None
<b>Comments</b>	Recommended for approval.
<b>Grant Amount</b>	Up to \$4,808.15





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## **Appendix 'B': Heritage Markham Extract of June 14, 2023**

### **HERITAGE MARKHAM EXTRACT**

Date: June 15, 2023

To: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Senior Heritage Planner

EXTRACT CONTAINING ITEM #6.2 OF THE SEVENTH HERITAGE MARKHAM  
COMMITTEE MEETING HELD ON JUNE 14, 2023

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#### **6. PART FOUR - REGULAR**

##### **6.2 2023 DESIGNATED HERITAGE PROPERTY GRANT APPLICATIONS**

###### **REVIEW OF 2023 GRANT APPLICATIONS**

###### **2023 DESIGNATED HERITAGE PROPERTY GRANT PROGRAM**

**6 ALEXANDER HUNTER PLACE, 12 ALEXANDER HUNTER  
PLACE, 16 GEORGE STREET, 32 WASHINGTON STREET, 36  
WASHINGTON STREET, 36 CHURCH STREET, 53 CHURCH  
STREET, 15 COLBORNE STREET, 33 COLBORNE STREET  
(16.11)**

File Number:

n/a

Peter Wokral, Senior Heritage Planner, introduced this item, advising that it is related to the Heritage Designation Grant Program which has been in effect since 2010. Mr. Wokral explained that the program's budget of approximately \$30,000 is granted to eligible projects which have been deemed will directly protect or restore non-commercial heritage properties in the City of Markham. Mr. Wokral explained that first-time applicants are typically prioritized and noted that of the 9 applications received this year, 8 applications are recommended for support.

The Committee asked for clarification on the project not supported by Heritage Section Staff, noting that it appears to fall within the criteria outlined within the report. Mr. Wokral explained that the grant is not given to projects that are considered regular maintenance, such as painting. Mr. Wokral advised that there may be exceptions to this when the painting

scheme is based on restoring the historical colour scheme, but otherwise would be viewed as regular maintenance and not supported for a grant by Heritage Section Staff.

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:

- 6 Alexander Hunter Place, Markham Heritage Estates;
- 12 Alexander Hunter Place, Markham Heritage Estates;
- 16 George Street, Markham Village;
- 32 Washington Street, Markham Village;
- 36 Washington Street, Markham Village;
- 36 Church Street, Markham Village;
- 53 Church Street, Markham Village;
- 33 Colborne Street, Thornhill

AND THAT Heritage Markham does not support the grant application for 15 Colborne Street

**Carried**