



## MEMORANDUM

**TO:** Heritage Markham Committee

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

**DATE:** December 13, 2023

**SUBJECT:** Financial Assistance  
2023 Commercial Façade Improvement Grant Program  
819 Bur Oak Avenue, 5 George Street Markham Village, 4470 Hwy. 7  
Unionville and 8961 Ninth Line,  
Review of 2023 Grant Applications

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### **Purpose**

To obtain Heritage Markham Committee's review and recommendation regarding Commercial Façade Improvement Grant Program applications for 2023

### **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 once in September 2023 in the local newspapers prior to the cease in operations;
- Applications Received in 2023: The City has received four applications;
- Heritage Markham Review: Applications are to be reviewed by Heritage Markham as part of the approval process;
- Funding Availability: In June of 2023 Council allocated \$30,000.00 in the grant budget for this program;

- Grant Requests: The requested amount of grant funding was originally \$34,173.61 which is \$4,173.61 greater than the what was allocated for the 2023 program. Further discussion with one of applicants as to eligible work reduced the requested amount to \$27,673.61

The applications and the amount of grant assistance requested is summarized in the Table 1 below. Further application details and photographs are provided in Attachment A.

<b>Table 1: Summary of Grant Requests and the Amount Recommended by Staff</b>				
<b>Address</b>	<b>Grant Request by Owner ½ of Lowest Quote Provided</b>	<b>Staff Calculation of ½ of Eligible Work</b>	<b>Grant Amount Recommend by Staff based on \$30,000.00 available</b>	<b>Description of Work</b>
819 Bur Oak Avenue (Part IV Designation)	\$6,122.61	\$6,122.61	\$6,122.61	Re-placement of one modern window and conditioning of two historic wooden windows
5 George St. (Markham Village Heritage District)	\$3,051.00	\$3,051.00	\$3,051.00	Replacement of damaged brick adjacent to front veranda and rear deck
4470 Hwy.7 E. (Unionville Heritage District)	\$3,500.00	\$1,000.00*	\$1,000.00	Replacement of wooden windows and installation of new ground sign
8961 9th Line (Part IV Designation)	\$15,000.00	\$15,000.00	\$15,000.00	Reconditioning of historic wooden windows and new aluminium storm windows
<b>TOTAL</b>	<b>\$27,673.61</b>	<b>\$25,173.61</b>	<b>\$25,173.61</b>	

\* Maximum Permitted in Signage Program

### **Staff Comments**

#### ***819 Bur Oak Avenue, Markham***

- The subject property is individually designated under Part IV of the Ontario Heritage Act and subject to a Heritage Conservation Easement Agreement with the City.
- The subject property is a former farmhouse that was incorporated into a modern subdivision as a work-live unit where the ground floor is in commercial use.
- The proposed work is eligible for funding under the Grant Program. **Grant Request \$6,122.61**
- Staff recommends grant funding up to a maximum of **\$6,122.61** (1/2 of lowest quote) subject to the applicant obtaining a Heritage permit for the proposed window re-conditioning and replacement.

#### ***5 George Street, Markham Village Heritage Conservation District***

- The subject property is a Type A heritage property located in the Markham Village Heritage Conservation District and subject to a Heritage Conservation Easement Agreement with the City;

- The proposed work is eligible for funding under the Grant Program. Grant Request: **\$3,051.00**
- Staff recommends grant funding up to a maximum of **\$3,051.00** (1/2 the value of the lowest quote subject to the applicant obtaining a Heritage Permit for the proposed work;

***4470 Highway 7 East Unionville Heritage Conservation District***

- The subject property is a Class B property located in the Unionville Heritage Conservation District that contributes to the historic character of the district;
- Grant Request: **\$10,000 revised to \$3500**
- Because the replacement of the original wooden windows does not represent a significant or substantial improvement in the appearance of the building, only the installation of the ground sign approved by the City is considered to be eligible for grant funding;
- Staff recommends grant funding up to the maximum of **\$1,000.00** for the installation of the new ground sign subject to the removal of the existing internally illuminated signage on the property.

***8961 Ninth Line, Markham***

- The subject property is individually designated under Part IV of the Ontario Heritage Act and subject to a Heritage Conservation Easement Agreement with the City;
- The proposed work is eligible for funding under the Grant Program. Grant Request: \$15,000
- Staff recommends grant funding up to **\$15,000.00** (the maximum matching grant permitted) for the proposed work subject to the applicant obtaining a Heritage Permit for the proposed work.

Due to timing challenges, consideration of these grant requests for 2023 by Council will occur on Dec 13<sup>th</sup>. It was indicated in the report that staff were generally confident that Heritage Markham would support the proposed recommendations.

**Suggested Recommendation for Heritage Markham**

THAT Heritage Markham supports a matching grant of up to \$6,122.61 for the proposed replacement of one modern window and the re-conditioning of two historic wooden windows at 819 Bur Oak Avenue subject to the applicant obtaining a Heritage permit for the proposed work;

THAT Heritage Markham supports a matching grant of up to \$3,051.00 for the repair and replacement of damaged bricks at 5 George Street, Markham Village subject to the applicant obtaining a Heritage Permit for the proposed work;

THAT Heritage Markham supports a matching grant of up to \$1,000.00 for the new ground sign approved by the City and erected at 4470 Highway 7 East Unionville;

THAT Heritage Markham supports a matching grant of up to \$15,000.00 for the re-conditioning of the historic wooden windows and the installation of appropriate storm windows at 8961 Ninth Line subject to the applicant obtaining a Heritage Permit for the proposed work;

**Attachments**

Attachment A - Summary of 2023 Commercial Façade Improvement Grant Requests

Attachment B – Grant Program – Eligible Work

## Appendix 'A'

### Summary of 2023 Commercial Façade Improvement/Signage Grant Requests

#### **819 Bur Oak Avenue, Markham, formerly Chillax Salon and Spa**

**Status:** Individually designated under Part IV of the Ontario Heritage Act and subject to a Heritage Conservation Easement Agreement



Proposed Work	Quote 1	Quote 2
Re-conditioning of 2 historic wooden windows and replacement of 1 modern window on the commercial ground floor of building	David Wylie Restoration Ltd.	None provided
Total Cost	\$12,245.22	NA

**Staff Comment:** Staff supports grant funding up to \$6,122.61 (1/2 of the quote provided) subject to the applicant obtaining a heritage permit for the work, as the application meets the eligibility requirements of the program.



**5 George Street, Markham Village Heritage Conservation District, Robbins Properties Ltd.**  
**Status:** Type 'A' heritage building the Markham Village HCD and subject to a Heritage Conservation Easement Agreement



Proposed Work	Quote 1	Quote 2
Repair and replacement of damaged brick located just above the front veranda and rear deck	Everest Restoration	I.J. Berta Construction Ltd.
Total Cost	\$6,052.00	\$6,554.00

**Staff Comment:** Staff supports grant funding up to the maximum of \$3,051.00 (1/2 the value of the lowest quote) as the application meets the eligibility requirements of the program, subject to the applicant obtaining a heritage permit for the proposed work.

**4470 Hwy. 7 E. Unionville, Professional Office Space****Status:** Class 'B' building Unionville Heritage Conservation District

Proposed Work	Quote 1	Quote 2
Installation of new non-illuminated ground sign approved by the City	Infinite Signs	None provided
Total Cost	\$7,000.00	NA

**Staff Comment:** Grant funding in the maximum amount of \$1,000.00 available through the Commercial Signage Replacement Grant Program for new signage (based upon the paid invoice) is supported for the installation of the ground sign approved by the City provided the applicant removes any existing abandoned or previously installed signage on the property.



### 8961 Ninth Line, Markham, First Academy Montessori School

**Status:** Individually designated under Part IV of the Ontario Heritage Act and subject to a Heritage Conservation Easement Agreement.



Proposed Work	Quote 1	Quote 2
Re-conditioning of historic wooden windows and installation of appropriate aluminium storm windows	David Wylie Restoration Ltd.	None provided
Total Cost	\$52,884.00	NA

**Staff Comment:** Grant funding in the amount of \$15,000.00 (the maximum permitted for a heritage building based on the quote provided) is supported as the application meets the eligibility requirements of the program, subject to the applicant obtaining a Heritage Permit for the proposed work.



## **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.