



## MEMORANDUM

**TO:** Heritage Markham Committee

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

**DATE:** May 8, 2024

**SUBJECT:** Financial Assistance  
2024 Commercial Façade Improvement Grant Program  
147 Main Street, Unionville, 5 George Street, Markham Village  
Review of 2024 Grant Applications

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### **Purpose**

To obtain Heritage Markham Committee's review and recommendation regarding Commercial Façade Improvement Grant Program applications for 2024

### **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 through social media and through outreach to local BIA's ;
- **Applications Received in 2024:** The City has received two applications;
- **Heritage Markham Review:** Applications are to be reviewed by Heritage Markham as part of the approval process;
- **Funding Availability:** In June of 2024 Council allocated \$30,000.00 in the grant budget for this program;
- **Grant Requests:** The requested amount of grant funding is \$17,288.25 which is \$12,711.75 less than what was allocated for the 2024 program.

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>   |
| 147 Main Street (Unionville Heritage District)                                | \$15,000.00  | \$15,000.00                                    | \$15,000.00   | Re-conditioning of historic wooden windows and fabrication of new traditional wooden storm windows |
| 5 George St. (Markham Village Heritage District)                              | \$2,288.25   | \$2,288.25                                     | \$2,288.25  | Fabrication of new ground sign   |
| <b>TOTAL</b>  | <b>\$17,288.25</b>                                       | <b>\$17,288.25</b>                             | <b>\$17,288.25</b>  |  |

**Staff Comments**

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

- The subject property is identified as a Class ‘A’ building in the Unionville Heritage Conservation District.
- The Owner has indicated that they are willing to enter into a Heritage Conservation Easement Agreement with the City;
- The proposed work is eligible for funding under the Grant Program. **Grant Request \$15,000.00**
- Staff recommends grant funding up to a maximum of **\$15,000.00** (1/2 of lowest quote) subject to the Owner entering into a Heritage Conservation Easement agreement with the City and obtaining heritage permits for the proposed work.

***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 completed sign was approved by the City and is eligible for funding under the Grant Program. Grant Request: **\$2,288.25**
- Staff recommends grant funding up to a maximum of **\$2,288.25** (1/2 the value of the cost of the sign);

## **Suggested Recommendation for Heritage Markham**

THAT Heritage Markham supports a matching grant of up to \$15,000.00 for the re-conditioning of the historic two over two windows and fabrication of new traditional wooden storm windows at 147 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;

THAT Heritage Markham supports a matching grant of \$2,288 for the new ground sign located at 5 George Street, Markham Village;

### **Attachments**

Attachment A - Summary of 2024 Commercial Façade Improvement Grant Requests

Attachment B – Grant Program – Eligible Work

**Appendix ‘A’**  
**Summary of 2024 Commercial Façade Improvement/Signage Grant Requests**

**147 Main Street, Unionville**

**Status:** Designated under Part V of the Ontario Heritage Act and identified as a Class ‘A’ building with the District. Not currently subject to a Heritage Conservation Easement Agreement



| <b>Proposed Work</b>   | <b>Quote 1</b>               | <b>Quote 2</b>                   |
|--|------------------------------|----------------------------------|
| Re-conditioning of historic wooden windows and fabrication of new traditional wooden storm windows | David Wylie Restoration Ltd. | Casella Carpentry Services Corp. |
| <b>Total Cost</b>  | <b>\$38,809.85</b>           | <b>\$33,702.25</b>               |

**Staff Comment:** Staff supports grant funding up to \$15,000.00 (the maximum permitted based on the lowest quote provided) subject to the applicant obtaining a heritage permit for the work, and entering into a Heritage Conservation Easement agreement with the City.

**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



| Completed Work                                       | Quote 1            | Quote 2       |
|--|--------------------|---------------|
| Installation of new ground sign approved by the City | Carver Creek Signs | None provided |
| Total Cost   | \$4,576.50         | NA            |

**Staff Comment:** Staff supports grant funding of \$2,288.25 (1/2 the value of the invoice provided) as the application meets the eligibility requirements of the program.

## **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.