



Report to: Development Services Committee

Meeting Date: April 30, 2018

---

<b>SUBJECT:</b>	Designated Heritage Property Grant Applications - 2018
<b>PREPARED BY:</b>	Peter Wokral, Heritage Planner ext. 7955
<b>REVIEWED BY:</b>	Regan Hutcheson, Manager of Heritage Planning, ext. 2080

---

**RECOMMENDATION:**

- 1) That the report entitled “Designated Heritage Property Grant Applications -2018” dated April 30, 2018, be received;
- 2) That Designated Heritage Property Grants for 2018 be approved in the amounts noted for the following properties, totaling \$27,024.33, provided that the applicants comply with eligibility requirements of the program;
  1. 1 Millbrook Gate, Buttonville-up to \$5,000.00 for structural repairs to the verandas;
  2. 42 George Street, Markham Village- up to \$4,407.00 for the repair of stucco cladding and replacement and repointing of damaged brick;
  3. 819 Bur Oak Avenue, Markham-\$2,758.33 for the production of historically appropriate wooden storm windows and wooden replacement sash;
  4. 14 Eureka Street, Unionville -\$5,000.00 for structural repairs to the front veranda;
  5. 131 Main Street Unionville-up to \$5000.00 for the repair of the historic stained glass windows and protective glass panels;
  6. 20 Union Street, Unionville-\$4,859.00 for replacement of damaged brick and repointing of the north and west exterior walls;
- 3) That the grants be funded through the Designated Heritage Property Grant Project Fund, Account 620-101-5699-18022 (\$30,000.00 available for 2018);
- 4) That any grant monies allocated to the 2018 Program that are not utilized be returned to the Heritage Loan Fund Reserve (87-2800-125) as per Council policy;
- 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 6 applications for the 2018 Markham Designated Heritage Property Grant Program.

**BACKGROUND:**

The deadline for grant application submissions was March 29, 2018, and six applications were received.

**Markham’s Designated Heritage Property Grant Program**

On January 19, 2010, Council approved the Designated Heritage Property Grant Program. Highlights of the Program include:

- 
- Assistance to the owner in the form of a grant representing 50% of eligible work up to a maximum limit of \$5,000 per property per year for eligible work;
  - Minimum amount of eligible work - \$500;
  - 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 projects in heritage districts as there is a separate program, and projects in Markham Heritage Estates (that have been in place less than 20 years);
  - 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 to the program receive priority funding while repeat applicants to the program are only considered if the annual funding cap is not required for first time applicants;
  - Subject property must be in conformity with municipal by-laws and regulations;
  - Eligible work primarily involves the repair, restoration or re-creation of heritage features or components (cornices, parapets, doors, windows, masonry, siding, woodwork, verandas, etc.);
  - Eligible costs include the cost of materials, equipment and contracted labour (but not donated labour or materials). 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 \$5,000) 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.
  - Replacement of cedar shingle roofs in Markham Heritage Estates-up to \$7,500.00 in grant assistance, provided the shingles are installed using a system to maximize their longevity, satisfactory to Heritage Section staff;
  - 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;
  - Applications will be reviewed by City (Heritage Section) staff and Heritage Markham. Recommended submissions will be forwarded to Council for approval;
  - Grant commitments are valid for 1 year and expire if the work is not completed within that time period (an extension may be granted);
  - Grants are paid upon submission of receipts to the satisfaction of the City;
  - Approved work completed since the previous year deadline for applications to the program can be considered eligible for grant assistance;
  - 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 2017 deadline for applications to the program, may also be considered eligible for assistance.

**Council extended the program for 2017-2019**

In June 2016, Council passed a resolution to extend the program for another three years from 2017 to 2019 totaling \$90,000.00 from the Heritage Loan Reserve Fund. Council also approved amendments to the program giving priority to first time applicants over repeat applicants, and increasing the maximum grant of \$5,000.00 to \$7,500.00 for the replacement of cedar shingle roofs on homes in Heritage Estates that have been in the subdivision for at least twenty years. Staff advertised the availability of the 2018 grant assistance this winter in the local newspapers. Staff also advised representatives from community/heritage organizations through the Main Street Markham Committee and the Historic Unionville Community Vision Committee.

**OPTIONS/ DISCUSSION:****All applications were reviewed by Heritage Section staff, and Heritage Markham**

Staff undertook a comprehensive review of the six 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:

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

**Six applications are recommended for approval**

Staff is recommending grant assistance for all six of the applications received, totaling \$27,024.33 to be funded subject to certain conditions (see Appendix 'A' for Grant Summary).

**Heritage Markham supports the recommended applications**

On April 11, 2018 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 April 11, 2018 Appendix 'B')

**Heritage Markham supports the recommended applications**

On April 11, 2018 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 April 11, 2018 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 June 2016, Council approved the extension of extend the Designated Heritage Property Grant program for another three years (2017-2019) allocating \$90,000.00 transferred from the Heritage Reserve Loans Fund.

For 2018, grant assistance is being recommended for 6 applications for a total amount of \$27,024.33 to be funded from capital account 620-101-5699-18022 'Designated Heritage Property Grant Program.' The remaining funds of \$2,975.67 (\$30,000.00 - \$27,024.33) will be returned to the original funding source.

**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 better quality of community.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

Reviewed by Finance Department and the Heritage Markham Committee

**RECOMMENDED BY:**

  
Ron Blake, M.C.I.P., R.P.P.  
Director of Planning & Urban Design

  
Brian Lee, P Eng.  
Acting Commissioner of Development  
Services

**ATTACHMENTS:**

Appendix 'A' Grant Application Summary 2018  
Appendix 'B' Heritage Markham Extract April 11, 2018

---

**Appendix 'A'**
**Designated Heritage Property Grant Summary**

<b>Address</b>	<b>Eligible Work</b>	<b>Total Value of Work</b>	<b>Grant Amount Recommended</b>	<b>Running Total</b>	<b>Comment</b>
1 Millbrook Gate, Buttonville	Yes	\$19,871.57	Up to \$5,000.00	\$5,000.00	Grant assistance is requested for structural repairs to the floor decks of the rear north and south verandas.
42 George Street, Markham Village	Yes	\$8,814.00	Up to \$4,407.00	\$9,407.00	Grant assistance is requested for repair of the exterior stucco siding and replacement of damaged brick and mortar. The cost of the construction of the new foundation is not considered eligible for funding this cost should be broken out of the quotes, invoices provided.
819 Bur Oak Avenue, Markham	Yes	\$5,516.66	Up to \$2,758.33	\$12,165.33	Grant assistance is requested to produce appropriate wooden storm windows and to replace dysfunctional bottom wooden window sash.
14 Eureka Street, Unionville	Yes	\$14,464.00	Up to \$5,000.00	\$17,165.33	Grant assistance is requested for structural repairs to the historic front veranda.
131 Main Street Unionville	Yes	\$14,690.00	Up to \$5,000.00	\$22,165.33	Grant is assistance is requested to repair the historic stained glass windows and to produce protective glass panels.
20 Union Street	Yes	\$9,718.00	Up to \$4,859.00	\$27,024.33	Grant assistance is requested to replace damaged bricks and re-pointing of north and west exterior walls.
Totals		\$73,074.23			

---

## Designated Heritage Property Grant Application

<b>Name</b>	Stephanie Ho
<b>Address</b>	1 Millbrook Gate
<b>Status</b>	Part IV dwelling in Buttonville HCD
<b>Grant Project</b>	Structural repairs to floor deck of the north and south verandas of the new addition
<b>Estimate 1</b>	Velusina Design and Construction Inc. \$19,871.57
<b>Estimate 2</b>	Cost Plus Contracting \$20,000.00
<b>Eligibility</b>	Not technically eligible because they are not heritage elements, but they may be considered to be culturally and architecturally significant.
<b>Conditions</b>	Work would require a building permit, and it must be determined if repairs are warranted
<b>Previous Grants</b>	No
<b>Comments</b>	Recommended for approval-staff must confirm whether repairs are required.
<b>Grant Amount</b>	Up to \$5,000





---

## Designated Heritage Property Grant Application

<b>Name</b>	Brad and Jessica Dever
<b>Address</b>	42 George Street, Markham Village
<b>Status</b>	Part V designated, Type 'B' building in Markham Village HCD
<b>Grant Project</b>	Repairs to early 20 <sup>th</sup> century brick and stucco cladding and construction of new foundation
<b>Estimate 1</b>	Angelone Homes \$12,068.40
<b>Estimate 2</b>	Mez-Van Masonry Inc. \$8,814.00
<b>Eligibility</b>	Technically the building is not eligible because only Type 'A' buildings in the Markham HCD are eligible for funding. If recommended for funding only the repairs to the brick and stucco should be eligible for siding as the new foundation does not preserve or replicate a heritage feature.
<b>Conditions</b>	Quotation would have to be broken down to subtract cost of foundation
<b>Previous Grant</b>	No
<b>Comments</b>	Recommended for Approval up to \$4,407.00 conditional on the cost of the foundation work being broken out of the final cost of the work.
<b>Grant Amount</b>	Up to \$4,407.00



---

## Designated Heritage Property Grant Application

<b>Name</b>	Jayaswal Preeti
<b>Address</b>	819 Bur Oak Avenue
<b>Status</b>	Part IV live work dwelling in Markham
<b>Grant Project</b>	Repair and reconditioning of historic second floor windows and production of wooden storm windows.
<b>Estimate 1</b>	Jimmy Chen, Schell Lumber, Artefacts Salvage \$5,516.66
<b>Estimate 2</b>	Po, Hoffmeyers Mill, Killian Hardware Co, \$10,159.69
<b>Eligibility</b>	Proposed work meets the eligibility requirements of the program
<b>Conditions</b>	Proposed work must be approved by a Heritage Permit
<b>Previous Grants</b>	No
<b>Comments</b>	Recommended for Approval
<b>Grant Amount</b>	\$2,758.33





---

## Designated Heritage Property Grant Application

<b>Name</b>	Lake and Deborah Trevelyan
<b>Address</b>	14 Eureka Street
<b>Status</b>	Part V Class 'A' dwelling in the Unionville HCD
<b>Grant Project</b>	Structural repair of front veranda floor deck
<b>Estimate 1</b>	EllisCo \$14,464.00
<b>Estimate 2</b>	Evergreen Carpentry Services Ltd. \$14,831.25
<b>Eligibility</b>	Proposed work meets eligibility requirements of the program
<b>Conditions</b>	Building Permit/ Heritage Permit
<b>Previous Grants</b>	No
<b>Comments</b>	Recommended for Approval
<b>Grant Amount</b>	\$5,000.00



---

## Designated Heritage Property Grant Application

<b>Name</b>	Randy Holmes Trustees of Central United Church
<b>Address</b>	131 Main Street Unionville
<b>Status</b>	Part V designated heritage church
<b>Grant Project</b>	Restoration and protection of historic stained glass windows
<b>Estimate 1</b>	Rainbow Makers Stained Glass \$14,690.00
<b>Estimate 2</b>	None provided
<b>Eligibility</b>	Proposed work meets eligibility requirements but two quotes are required
<b>Conditions</b>	Proposed work requires a Heritage Permit
<b>Previous Grants</b>	Yes, in 2014 and 2016
<b>Comments</b>	Recommended for Approval subject to a second quote being provided.
<b>Grant Amount</b>	Up to \$5,000.00





## Designated Heritage Property Grant Application

<b>Name</b>	Bethesda Lutheran Church
<b>Address</b>	20 Union Street
<b>Status</b>	Part V designated heritage dwelling in the Unionville HCD
<b>Grant Project</b>	Repairs to historic masonry of north and west walls
<b>Estimate 1</b>	Hulshof Masonry \$12,904.60
<b>Estimate 2</b>	Fiorini Masonry & Repair \$ 9,718.00
<b>Eligibility</b>	Proposed work meets eligibility requirements of the program
<b>Conditions</b>	Heritage Permit
<b>Previous Grants</b>	No
<b>Comments</b>	Recommended for Approval
<b>Grant Amount</b>	\$4,859.00



Q:\Development\Heritage\SUBJECT\Grant Program Designated Property\2018 Applications\Report to DSC April 30th revised April 13 version with pics.doc

## HERITAGE MARKHAM EXTRACT

DATE: April 23, 2018

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

EXTRACT CONTAINING ITEM #12 OF THE FOURTH HERITAGE MARKHAM  
COMMITTEE MEETING HELD ON APRIL 11, 2018.

---

12. **Financial Assistance,  
1 Millbrook Gate,  
42 George Street,  
819 Bur Oak Avenue,  
14 Eureka Street,  
131 Main Street Unionville,  
20 Union Street,  
Designated Heritage Property Grant Applications  
- Review of 2018 Applications (16.11)**  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner
- 

Peter Wokral, Heritage Planner summarized the details outlined in the memo. Mr. Wokral noted that the applications for 1 Millbrook Gate and 42 George Street are not technically eligible for the grant, however the Manager of Heritage Planning has discretion to allocate funds to applications where structures are deemed to have culturally significant heritage features.

Mr. Wokral noted a change in the staff recommended grant amount for 1 Millbrook Gate from \$4,206.43 to \$5,000 based on the most recent quote submitted.

The Committee inquired whether funding was approved or denied for any ineligible applications in the past. Staff advised that there is no history of formal submissions from ineligible applications.

### Recommendation:

That Heritage Markham supports the funding of the following six grant applications in the amounts noted at a total cost of \$27,024.33 subject to conditions noted on the individual summary sheets:

- 1 Millbrook Gate (up to \$5,000.00);
- 42 George Street (\$4,407.00);
- 819 Bur Oak Avenue (\$2,758.33);
- 14 Eureka Street (\$5,000.00);
- 131 Main Street Unionville (\$5,000.00);
- 20 Union Street (\$4,859.00)

CARRIED