

SUBJECT: Commercial Façade Improvement Grant Program for 2018
PREPARED BY: Peter Wokral, Heritage Conservation Planner ext. 7955
REVIEWED BY: Regan Hutcheson, Manager Heritage Planning ext. 2080

RECOMMENDATION:

- 1) THAT the report entitled “Commercial Façade Improvement Grant Program for 2018”, dated April 30, 2018 be received;
- 2) THAT Council supports a matching grant of up to \$5,000.00 for the installation of historically appropriate windows at 2977 16th Avenue subject to the applicant obtaining a heritage permit;
- 3) THAT Council supports a matching grant of up to \$1,132.83 for repairs to the wooden sign and storefront at 83 Main Street North, subject to the applicant obtaining a heritage permit;
- 4) THAT Council supports a matching grant up to \$3,961.25 for the replacement of the steel entrance door and repairs to the masonry walls at 11 Joseph Street, provided the cost of repairs to the adjacent interlocking pavers is broken out of the invoice provided for the work;
- 5) THAT Council supports a matching grant up to \$2,175.25 to repair the masonry walls of 76 Main Street North, provided that the applicant obtains a heritage permit;
- 6) THAT Council does not support the grant application to fund repairs to the concrete curbing and sidewalk in front of 87 Main Street North because they are not considered to be heritage elements, or part of the façade;
- 7) THAT the identified grants totaling \$12,269.33 be funded from the Commercial Façade Improvement Program Account 620-101-5699-18024 which has a budget of \$25,000.00 for the year 2018;
- 8) THAT the unallocated funds from the 2018 Commercial Façade Improvement Grant Program totaling \$12,730.67 (\$25,000.00 - \$12,269.33) be returned to the original funding source.
- 9) AND THAT staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of the report is to recommend the approval of grant assistance for commercial façade improvements at 2977 16th Avenue, 83 Main Street North, 11 Joseph Street and 76 Main Street North.

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 located in the City's heritage districts are eligible for façade improvement grants. Owners and tenants of 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 2017 deadline for applications to the program, may also be considered eligible for grant assistance.

Types of improvements eligible for assistance

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 and repair of masonry.
- Removal of non-original siding or facing
- Installation of new signage in accordance with the Special Sign District policies of the City's Sign By-law.

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 provided such work is 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.

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 2018, Council has allocated \$25,000 to this program.

Grant Agreement/Letter of Understanding

Applicants who secure grant approval are also required to enter into a Grant Agreement/Letter of Understanding with the municipality. This Agreement 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 five applications for 2018.**

Five grant applications were received requesting \$15,941.83 in grant assistance (See Appendix 'A' for a detailed summary of each requested grant).

#	Address	Description of Work	Grant Request
1	2977 16 th Avenue, Buttonville	<ul style="list-style-type: none"> Installation of historically appropriate windows in the new addition to the historic building 	\$5,000.00
2	83 Main Street North, Markham Village	<ul style="list-style-type: none"> Repairs to the wooden sign and storefront 	\$1,132.83
3	87 Main Street North, Markham Village	<ul style="list-style-type: none"> Repair of concrete sidewalk and curbing in front of store 	\$3,672.50
4	11 Joseph Street, Markham Village	<ul style="list-style-type: none"> Installation of a new steel entrance door, repair of masonry wall and levelling of interlocking pavers 	\$3,961.25
5	76 Main Street North, Markham Village	<ul style="list-style-type: none"> Repairs to the historic masonry walls 	\$2,175.25

The review of grant applications is undertaken by Heritage Section Staff and Heritage Markham, Council's heritage advisory committee. The following criteria were considered when reviewing the applications for assistance:

- The project must comply with the policies and guidelines of the area's heritage district plan;
- Preference is given to applications proposing work on heritage properties;
- On heritage properties, conservation and restoration of original architectural features will occur to the extent possible;
- Projects must obtain municipal approval to qualify;
- The assistance should not reward poor property stewardship;
- Substantive improvements rather than short-term cosmetic patch-ups should be given priority.

Four of the five grant applications were considered to meet eligibility requirements

The following summary provides an analysis of each grant application.

1. 2977 16th Avenue

- The commercial property is an individually designated heritage property located north of the Buttonville Heritage Conservation District;
- The applicant is seeking grant funding to replace inappropriate modern windows in the modern addition to the heritage building;
- The proposed work and application meets the eligibility requirements of the program;
- Staff recommends that Council support grant assistance up to the \$5,000.00 maximum available for non-heritage portions of the building as verified by paid invoices.

2. 83 Main Street North

- The subject property is a Type B non-heritage property located in the Markham Village Heritage Conservation District;
- The grant request is for \$1,132.83 to make repairs to the wooden sign and storefront;
- The proposed work and application meets the eligibility requirements of the program;
- Staff recommends that Council support grant assistance up to a maximum of \$1,132.83 as verified by paid invoices.

3. 87 Main Street North

- The subject property is a Type A commercial heritage property located in the Markham Village Heritage Conservation District;
- The grant request is for \$3,672.50 to replace and repair damaged concrete and curbing in front of the building;
- The proposed work and application does not meet the eligibility requirements of the program as the proposed work does not propose to restore a heritage attribute, or façade features of the building;
- Staff does not recommend that Council support any grant assistance for the proposed work to this property.

4. 11 Joseph Street

- The subject property is a Type C non-heritage property located in the Markham Village Heritage Conservation District;
- The grant request is for \$3,961.25 to fund the replacement of the steel entrance door, repairs to the masonry wall and the levelling of the adjacent interlocking pavers;
- Only the replacement of the steel entrance door and repairs to the masonry wall are considered eligible for funding. The levelling of the adjacent interlocking pavers is not considered eligible as they are not façade elements;

- Staff recommends that Council support grant assistance up to a maximum of \$3,961.25 for the eligible work based on invoices that break out the cost of levelling the interlocking pavers.

5. 76 Main Street North

- The subject property is a Type A heritage property located in the Markham Village Heritage Conservation District;
- The grant request is for \$2,175.25 to repair the exterior masonry walls of the building;
- The proposed work and application meet the eligibility requirements of the program;
- Staff recommends that Council support grant assistance up to a maximum of \$2,175.25 as verified by paid invoices.

Heritage Markham Committee reviewed the applications

Heritage Markham supported the grant applications for 2977 16th Avenue, 83 Main Street North, 11 Joseph Street and 76 Main Street North, but did not support the grant application for 87 Main Street North. (See Appendix “B” for the Heritage Markham Extract)

FINANCIAL CONSIDERATIONS

The total sum of the grant assistance recommended for allocation through the Commercial Façade Improvement Grant program for 2018 is \$12,269.33. The requested grants will be funded through capital project #18024 “Heritage Façade/Signage Replacement Project” which has a budget of \$25,000.00 for the year 2018.

The remaining funds of \$12,730.67 (\$25,000 - \$12,269.33) will be returned to the original funding source.

HUMAN RESOURCES CONSIDERATIONS

“Not Applicable”

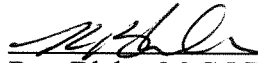
ALIGNMENT WITH STRATEGIC PRIORITIES:

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:

The applications were forwarded to Heritage Markham for review. Heritage Markham supports the recommendations of this report. The Finance Department has also reviewed this report.

RECOMMENDED BY:



Ron Blake, M.C.I.P., R.P.P.
Senior Development Manager



Brian Lee, P. Eng.
Acting Commissioner of Development
Services

ATTACHMENTS:

Appendix 'A'

Appendix 'B'

Summary of Applications
Heritage Markham Extract

Summary of 2018 Commercial Façade Improvement Grant Requests

2977 16th Avenue

Status: Part IV Designated Building in Buttonville



Proposed Work	Quote 1	Quote 2
Installation of historically appropriate windows in the new addition to the heritage dwelling	Fieldstone Windows Inc.	Thermo-Bilt
Total Cost	\$23,318.10	\$10,136.00

Staff Comment: Staff supports up to funding up to \$5,000.00 if the new windows constitute a substantial improvement to the façade such as replacing windows with a snap in grill with exterior simulated divided lites. Grant funding would be subject to the applicant obtaining a heritage permit for the proposed work.

76 Main Street North

Status: Class 'A' heritage building (Markham Village Heritage Conservation District).



Proposed Work	Quote 1	Quote 2
<ul style="list-style-type: none"> Replacement of damaged historic bricks and repointing of exterior brick walls. 	Red Robin Masonry	Three Little Pigs Masonry
Total Cost	\$4,350.50	\$28,024.00

Staff Comment: the proposed work is eligible for up to \$2,175.25 worth of grant funding subject to the applicant obtaining a heritage permit for the proposed work.

83 Main Street North

Status: Class 'B' building in the Markham Village Heritage Conservation District.



Proposed Work	Quote 1	Quote 2
<ul style="list-style-type: none">Replacement of rotten trims of sign and windows with new trim and re-painting of the façade.	Paul Leonard	Titan Decorating Mathew Chevolleau
Total Cost	\$5,000.00	\$2,265.65

Staff Comment: The proposed work is considered eligible for up to \$1,132.83 of grant funding.

87 Main Street North

Status: Class 'A' heritage building (Markham Village Heritage Conservation District).



Proposed Work	Quote 1	Quote 2
<ul style="list-style-type: none"> Repair of concrete sidewalk and curbing in front of store 	Casa Loma Masonry Inc.	Contractors Masonry Ltd.
Total Cost	\$7,345.00	\$9,379.00

Staff Comment: the proposed work is not eligible for funding because the concrete front steps and curbing is not considered to be a heritage attribute, or façade feature of the building. Heritage Staff does not recommend grant funding for the proposed work.

11 Joseph Street

Status: Type 'C' building in the Markham Village Heritage Conservation District.



Completed and proposed work	Quote 1	Quote 2
<ul style="list-style-type: none"> Replacement of damaged brick and repointing of brick walls (completed in 2017). Proposed replacement of existing steel entrance door with new similar steel entrance door 	<p>Case Loma masonry Inc. \$6,102.00</p> <p>Edmunds Home Improvements \$1,820.50</p>	<p>Contractor's Masonry Ltd. \$7,797.00</p> <p>Osten Group Inc. \$2,604.65</p>
Total Cost	\$7,922.5	\$10,401.65

Staff Comment: the application is considered eligible for up to \$3,961.25 of grant funding provided that the owner obtains a heritage permit to permanently re-install drainage pipes which previously directed water drained from the roof away from the masonry walls (see picture above), and that the cost of re-leveling the interlocking brickwork is broken out of the cost to repair the brickwork.

HERITAGE MARKHAM EXTRACT

DATE: April 23, 2018

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

EXTRACT CONTAINING ITEM #13 OF THE FOURTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON APRIL 11, 2018.

- 13. Financial Assistance,
2977 16th Avenue,
83 Main Street North,
11 Joseph Street
76 Main Street North,
87 Main Street North,
2018 Commercial Façade,
Grant Program and Signage Improvement,
- Review of 2018 Grant Applications (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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Peter Wokral, Heritage Planner summarized the details outlined in the memo.

Recommendation:

That Heritage Markham supports a matching grant of up to \$5,000.00 for the installation of historically appropriate new windows on the non-heritage portion of the building at 2977 16th Avenue subject to the new windows being a substantial improvement to the current windows and the applicant obtaining a heritage permit; and,

That Heritage Markham supports a matching grant of up to \$2,175.25 for the selective replacement of damaged bricks and repointing of the masonry walls of 76 Main Street North subject to the applicant obtaining a heritage permit; and,

That Heritage Markham supports \$1,132.83 of grant assistance for the proposed replacement of rotting trim and painting of the façade at 83 Main Street North; and,

That Heritage Markham does not support grant assistance for the proposed repairs of the exterior concrete curbing and steps of 87 Main St. North because these are not considered to be significant heritage attributes, or a façade feature of the building; and,

That Heritage Markham supports a total of \$3,961.25 in grant assistance for 11 Joseph Street for the following work:

- Replacement of the steel entrance door provided that it reflects a traditional commercial door design and is approved by a heritage permit; and,
- Repairs to the exterior masonry walls, provided that the owner obtains a heritage permit to permanently re-install drainage pipes that previously directed water away from the exterior walls and that the cost of levelling the adjacent interlocking pavers is broken out of the invoiced cost to the repairs of the brick walls; and further,

That Heritage Markham does not support grant assistance for the relevelling of the interlocking pavers that abut the exterior walls of 11 Joseph Street because they are not considered to be part of the façade.

CARRIED