

SUBJECT: Commercial Façade Improvement Grant Program for 2017
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 2017”, dated June 12, 2016, be received;
- 2) THAT Council supports a matching grant of up to \$ 10,452.50 for the replication of the missing front porch at 48 Washington Street based on surviving physical evidence and appropriate period design, provided the owner enters into a Heritage Conservation Easement Agreement with the City, removes existing grandfathered inappropriate commercial signage, and obtains a building permit and/or site plan approval for the proposed front porch;
- 3) THAT Council authorizes the Mayor and Clerk to enter into a Façade Easement Agreement with the owners of 48 Washington Street for any grant amount exceeding \$5,000.00 (required for grant assistance over \$5,000.00);
- 4) THAT the identified grant be funded from the Commercial Façade Improvement Program Account 620-101-5699-17034 which has a budget of \$25,000.00 for the year 2017;
- 5) THAT the unallocated funds from the 2017 Commercial Façade Improvement Grant Program totaling \$14,547.50 be transferred to the 2017 Designated Heritage Property Grant Program (Account 620-101-5699-17031);
- 6) 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 48 Washington Street in the Markham Village Heritage Conservation District;

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 2016 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 \$5,000 or more, the property owner is required to enter into a façade easement agreement, in perpetuity, with the municipality.

For 2017, 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 four applications for 2017.**

Four grant applications were received requesting \$30,370 in grant assistance (See Appendix A for a detailed summary of each requested grant).

Address	Description of Work	Grant Request
2977 16 th Avenue, Buttonville	<ul style="list-style-type: none"> Installation of replica heritage windows in the historic portion of the building as per an agreement the owner had with the City to replace the non-heritage windows which were installed without authorization and replaced the original wooden windows. 	\$10,598.72
48 Washington Street	<ul style="list-style-type: none"> Replication of original front porch 	\$10,452.50
87 Main Street North	<ul style="list-style-type: none"> Repair of concrete sidewalk and curbing in front of store 	\$3,672.50
15 Church Lane, Thornhill	<ul style="list-style-type: none"> Replication of three crosses found on the church and the rectory and reinstallation of gable mural and protective coating 	\$5,647.18

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.

Only one of the grant applications was considered to meet eligibility requirements

The following summary provides an analysis of each grant application.

2977 16th Avenue

- The subject 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 that were installed without the authorization of the City that replaced the original wooden windows. The applicant had also signed an agreement with the City on March 24, 2002 to replace the inappropriate windows with appropriate heritage style windows no later than January 30, 2007. The City agreed to not lay charges for the unauthorized alteration under the Ontario Heritage Act;

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- The applicant did obtain the approval of the City to install appropriate replacement windows in the summer of 2016 in preparation for listing the property for sale;
 - Given that the requested grant is to fund replacement windows that the applicant had agreed to do in 2002, by January 2007, in exchange for not being charged under the *Ontario Heritage Act* for the unauthorized replacement of the original heritage windows, Staff recommends that Council not support a grant as it could be perceived as rewarding the applicant for the unauthorized alteration of a designated heritage building.

48 Washington Street

- The subject property is a Type A heritage property located in the Markham Village Heritage Conservation District;
- The grant request is for \$10,452.50 to replicate an original front porch, based on existing physical evidence and period architectural pattern books, to replace a later front porch which is poor physical condition.
- The proposed work and application meets the eligibility requirements of the program;
- Staff recommends that Council support grant assistance up to a maximum of \$10,452.50 as verified by paid invoices.

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, and the applicant has only provided one contractor's quotation for the proposed work;
- Staff does not recommend that Council support any grant assistance for the proposed work to this property.

15 Church Lane

- The subject property is a Class A heritage property located in the Thornhill Heritage Conservation District;
- The property is not a commercial property and it not eligible for funding under the Commercial Façade Improvement Grant Program;
- Staff recommends that the application be considered under the Designated Heritage Property Grant Program and this application has been transferred to the other grant program.

Heritage Markham Committee reviewed the applications

Heritage Markham supported the grant application for the proposed work at 48 Washington Street. 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 2017 is \$10,452.50. The requested grant will be funded through the Heritage Façade/Signage Replacement Project Account 620-101-5699-17034 which has a budget of \$25,000.00 for the year 2017.

It is also recommended that the unallocated funds from the 2017 Commercial Façade Improvement Grant Program totaling \$14,547.50 be transferred to the 2017 Designated Heritage Property Grant Program (620-101-5699-17031) as this program was over subscribed.

HUMAN RESOURCES CONSIDERATIONS

"Not Applicable"

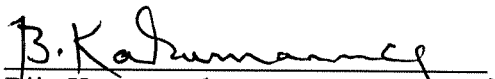
ALIGNMENT WITH STRATEGIC PRIORITIES:

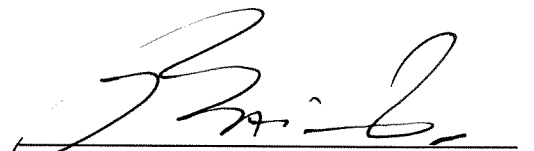
Assisting with the costs of restoring and improving commercial properties individually designated under the Ontario Heritage Act and commercial properties in Heritage Conservation Districts promotes private investment, increases property values, and property tax revenue, while strengthening a sense of 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:


Biju Karumanchery, M.C.I.P., R.P.P.
Director of Planning & Urban Design


Jim Baird, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

Appendix 'A'

Summary of Applications

Appendix 'B'

Heritage Markham Extract

Summary of Applications

2977 16th Avenue

Status: Part IV Designated Building in Buttonville



Completed Work	Quote 1	Quote 2
Installation of historically appropriate windows in the heritage portion of the house	Window Craft Industries	Fieldstone Windows Ltd.
Total Cost	\$39,478.48	\$21,197.43

Staff Comment: Although the work was approved by the City, and would normally be eligible for grant funding, the work was required as per an agreement made by the applicant with the City in order to avoid being charged under the Ontario Heritage Act for the unauthorized removal and replacement of the original historic wooden windows. The applicant failed to meet his obligation of the agreement to have appropriate windows installed by January 30th 2007 and a grant could be seen as rewarding the applicant for the unauthorized alteration of a designated heritage building.

48 Washington Street

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



Proposed Work	Quote 1	Quote 2
Replication of missing historic veranda	Dave Wylie Restorations Ltd.	Decksterity Carpentry Contracting Ltd.
Total Cost	\$20,905.00	\$24,0125.50

Staff Comment: the proposed work is eligible for funding up to maximum of \$10,452.50. Staff recommends approval of a grant of up to \$10,452.50, provided the applicant meets all eligibility requirements of the program, enters into a heritage conservation easement agreement for any grant value exceeding \$5,000.00, and removes inappropriate signage from the building which was grandfathered when new signage policies were introduced.

87 Main Street North

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

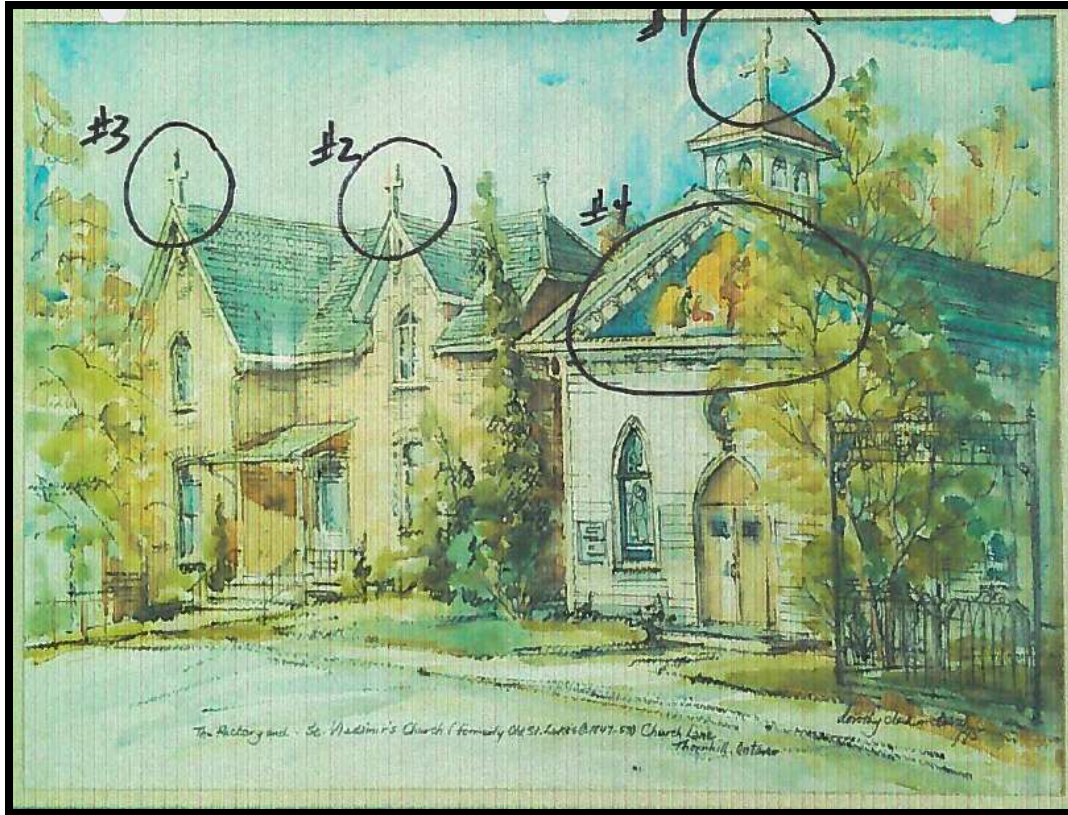


Proposed Work	Quote 1	Quote 2
Repair of concrete sidewalk and curbing in front of store	Casa Loma Masonry Inc.	No quote provided
Total Cost	\$7,345.00	\$0.00

Staff Comment: the proposed work is not eligible for funding because the front sidewalk and curb is not considered to be a heritage attribute, or façade feature of the building, and the applicant only provided one quote for the proposed work which does not meet eligibility requirements of the program. Heritage Staff does not recommend any grant funding for the proposed work.

15 Church Lane

Status: Class 'A' heritage buildings (Thornhill Heritage Conservation District).



Proposed Work	Quote 1	Quote 2
Replacement of wooden crosses on rectory and top of church cupola Re-installation of the gable mural and application of protective film	Kurtz Millworks	No quote provided
Total Cost	\$11,294.35	\$0.00

Staff Comment: the application is not eligible for funding under the Commercial Façade Improvement Grant program because it is a residential/institutional property. It is recommended that the application be considered under the 2017 Designated Heritage Property Grant Program.

APPENDIX "B"
Heritage Markham Extract

HERITAGE MARKHAM
EXTRACT

DATE: April 24, 2017

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

EXTRACT CONTAINING ITEM #20 OF THE FOURTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON APRIL 12, 2017.

20. **Commercial Façade Improvement Grant Program,
Review of 2017 Grant Applications (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Project Planner
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Heritage Markham Recommends:

That Heritage Markham supports a matching grant of up to \$ 10,355.00 for the replication of the missing front porch at 48 Washington Street based on surviving physical evidence and appropriate period design, provided the owner enters into a Heritage Conservation Easement Agreement with the City, removes existing grandfathered inappropriate commercial signage, and obtains a building permit and/or site plan approval for the proposed front porch; and,

That Heritage Markham does not support grant assistance for the recently installed historically appropriate windows at 2977 16th Avenue because the work was required as per an agreement the applicant entered into with the City in order to avoid being charged under the Ontario Heritage Act for removing the original historic wood windows without approval, where the applicant failed to do the work in the agreed upon timeframe; and,

That Heritage Markham does not support grant assistance for the replacement of the concrete sidewalk and curb outside 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 does not support grant assistance under the Commercial Façade Improvement Program for 15 Church Lane because the property is residential/institutional, but recommends that the application be considered for grant assistance under the 2017 Designated Heritage Property Grant Program; and further,

That Heritage Markham supports the City entering into Heritage Conservation Easement agreements with the owners of 48 Washington Street for any grant exceeding a value of \$5,000.00.

CARRIED