



Report to: Development Services Committee

Report Date: May 9, 2016

SUBJECT:	Designated Heritage Property Grant Applications - 2016
PREPARED BY:	Peter Wokral, ext. 7955
REVIEWED BY:	Regan Hutcheson, Manager of Heritage Planning ext. 2080

RECOMMENDATION:

- 1) That the report entitled "Designated Heritage Property Grant Applications -2016" dated May 9, 2016, be received;
- 2) That Designated Heritage Property Grants for 2016 be approved in the amounts noted for the following properties, totaling \$21,792.96, provided that the applicants comply with eligibility requirements of the program;
 1. 6 David Gohn Circle Markham Heritage Estates-\$3,169.55 for the replication of wooden shutters and painting of exterior woodwork;
 2. 7050 York Durham Line, Markham-\$5,000.00 for the replication of the wooden windows and exterior doors;
 3. 10 Centre Street, Markham Village-\$5,000.00 for the replication of the historic wooden windows on the second storey portion of the heritage building in residential use;
 4. 26 John Street, Thornhill-\$3,623.41 for the replication of the historic wooden windows on the second storey;
 5. 131 Main Street Unionville-\$5,000.00 for the repair and water-proofing of the southern stone foundation wall;
- 3) That the grants be funded through the Designated Heritage Property Grant Project account 620-101-5699-16003 (\$30,000.00 available for 2016);
- 4) That the remaining budget in the amount of \$8,207.04 in account 620-101-5699-16003 Designated Heritage Property Grant Program be returned to the original funding source;
- 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 applications for the 2016 Markham Designated Heritage Property Grant Program.

BACKGROUND:

The deadline for grant application submissions was April 1, 2016, 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;
- 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.
- 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 2015 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 2015 deadline for applications to the program, may also be considered eligible for assistance.

Council extended the program for 2014-2016

In October 2013, Council passed a resolution to extend the program for another three years from 2014 to 2016 totaling \$90,000.00 from the Heritage Loan Reserve Fund. Staff advertised the availability of the 2016 grant assistance this winter in the local newspapers.

This is the last year of the program unless Council decides to extend the program into the future. A separate report to the Development Services Committee scheduled for Spring 2016 has been prepared by the Manager of Heritage Planning which outlines the results of the program from 2010 to 2015 and will recommend possible sources for future funding of the program.

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)

Five applications are recommended for approval

Staff is recommending grant assistance for five of the six applications received, totaling \$21,792.96 subject to conditions (see Appendix 'A' for Grant Summary).

One grant application was not recommended for approval

Staff did not recommend grant funding for the application to install a new picket fence at 16 Victoria Avenue in Unionville, because the program is intended to help finance the preservation, restoration or replication of significant architectural details. Although the proposed fence would enhance the heritage character of the neighbourhood, it is a landscape feature, and there is no photographic or physical evidence of a historically significant picket fence at this property.

Heritage Markham supports the recommended applications

On April 13, 2016 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 13, 2016 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 October of 2013 Council resolved to extend the Designated Heritage Property Grant program for another three years (2014-2016) allocating \$90,000.00 transferred from the Heritage Reserve Loan Fund.

For 2016, grant assistance is being recommended for 5 applications for a total amount of \$21,792.96, to be funded from capital account 620-101-5699-16003 'Designated Heritage Property Grant Program.' The remaining funds of \$8,207.04 will be returned to the original funding source.

HUMAN RESOURCES CONSIDERATIONS

Not applicable


ALIGNMENT WITH STRATEGIC PRIORITIES:

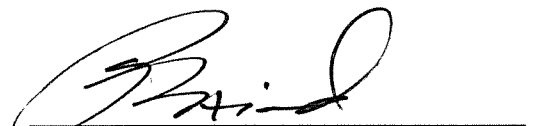
This program aligns with the Growth Management priority by working to preserve resources and features of cultural heritage value in order to create a better quality of community.

BUSINESS UNITS CONSULTED AND AFFECTED:

Reviewed by Finance Department and the Heritage Markham Committee

RECOMMENDED BY:


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' Grant Application Summary 2016
Appendix 'B' Heritage Markham Extract April 13, 2016

Designated Heritage Property Grant Summary

Address	Eligible Work	Grant Amt. Requested	Grant Amount Recommended	Running Total	Comment
6 David Gohn Circle Markham Heritage Estates	Yes	\$3,169.55	\$3,169.55	\$3,169.55	Grant assistance is requested for the production of new louvred wooden shutters to replace earlier reproductions that have deteriorated and for re-painting the veranda and exterior woodwork in original colours.
7050 York Durham Line Markham	Yes	\$5,000.00	\$5,000.00	\$8,169.55	Grant assistance is requested to help pay the costs of repairing, replicating where necessary and painting the wooden windows and exterior doors of the building. Only one quote was submitted contrary to the program requirements and the owner needs to obtain a heritage permit for the work undertaken.
10 Centre Street Markham Village	Yes	\$5,000.00	up to \$5,000.00	\$13,169.55	Grant assistance is requested to pay for the three replacement windows on the second storey residential portion of the building. The owner needs to obtain approval for a commercial sign installed without obtaining approval.
26 John Street Thornhill	Yes	\$3,623.41	\$3,623.41	\$16,792.96	Grant assistance is requested for the production of new wooden windows for the second storey of the heritage portion of the house to replace non compatible vinyl windows.
16 Victoria Avenue Unionville	No	\$5,000.00	\$0.00	\$0.00	Grant assistance is requested to replace the existing cedar rail fence with a wooden white painted picket fence.
131 Main Street Unionville	Yes	\$5,000.00	\$5,000.00	\$21,792.96	Grant assistance is requested to repair and water proof the south stone foundation wall.

Designated Heritage Property Grant Application

Name	Dana Nicholson
Address	6 David Gohn Circle, Markham Heritage Estates
Status	Part IV designated building
Grant Project	Replication of wooden louvred shutters and painting of the exterior woodwork in original colours based on archival photograph
Shutters Estimate 1	Schell Lumber \$2,339.10
Shutters Estimate 2	Shutters Canada \$4,418.30
Painting Estimate 1	Brush & Roll Painting \$4,859.00
Painting Estimate 2	M & M Painting \$9,605.00
Eligibility	The proposed work meets the eligibility requirements of the program
Conditions	None, work was approved and is already completed.
Comments	Recommended for approval. Property has received a total of \$8,022.75 in grant funding in the years 2012 and 2015
Grant Amount	\$3,169.55



Designated Heritage Property Grant Application

Name	Reesor's Mennonite Church
Address	7050 York Durham Line, Markham
Status	Part IV designated building
Grant Project	Restoration, Replication where necessary and painting of windows and exterior doors
Cost	Bruce Construction Inc. \$17,547.17
Estimate 2	A second estimate was not obtained
Eligibility	The completed work is eligible for funding but the applicant did not meet the eligibility requirement of having obtained competing quotes for the project and the applicant did not obtain prior approval for the work.
Conditions	Work has already been completed
Comments	Recommended for approval subject to the applicant securing a heritage permit for the work and providing the invoices for the work undertaken;
Grant Amount	\$5,000.00



Designated Heritage Property Grant Application

Name	Mario Colangelo 1901642 Ontario Inc.
Address	10 Centre St., Markham Village Heritage Conservation District
Status	Part V designated Class 'A' residential/commercial building in Markham Village HCD
Grant Project	Installation of replica heritage windows
Estimate 1	Sincerely & M Construction, Belliveau Maintenance and Construction, Nova Décor Construction, and Convoy Custom Interiors \$41,986.86
Estimate 2	Arrow 2000 \$44, 479.33
Estimate 3	Heritage H. Design \$48,138.00
Estimate 4	Window City \$46,375.20
Eligibility	Completed work meets the eligibility requirements of the program
Conditions	Work has already been completed
Comments	Recommended for approval-staff is still to confirm actual cost for the 3 windows as part of the overall project.
Grant Amount	Up to \$ 5,000.00



Designated Heritage Property Grant Application

Name	Johan & Duessa Du Plooy
Address	26 John Street, Thornhill Heritage Conservation District
Status	Part V designated, Class A building
Grant Project	Replace non-heritage windows on second floor with new wooden replica heritage windows
Estimate 1	Fieldstone Windows \$8,382.25
Estimate 2	Marvin Windows and Doors \$7,246.82
Eligibility	Proposed work meets eligibility requirements of the program
Conditions	Proposed work has already been approved through a heritage permit
Comments	Recommended for Approval
Grant Amount	\$3,623.41



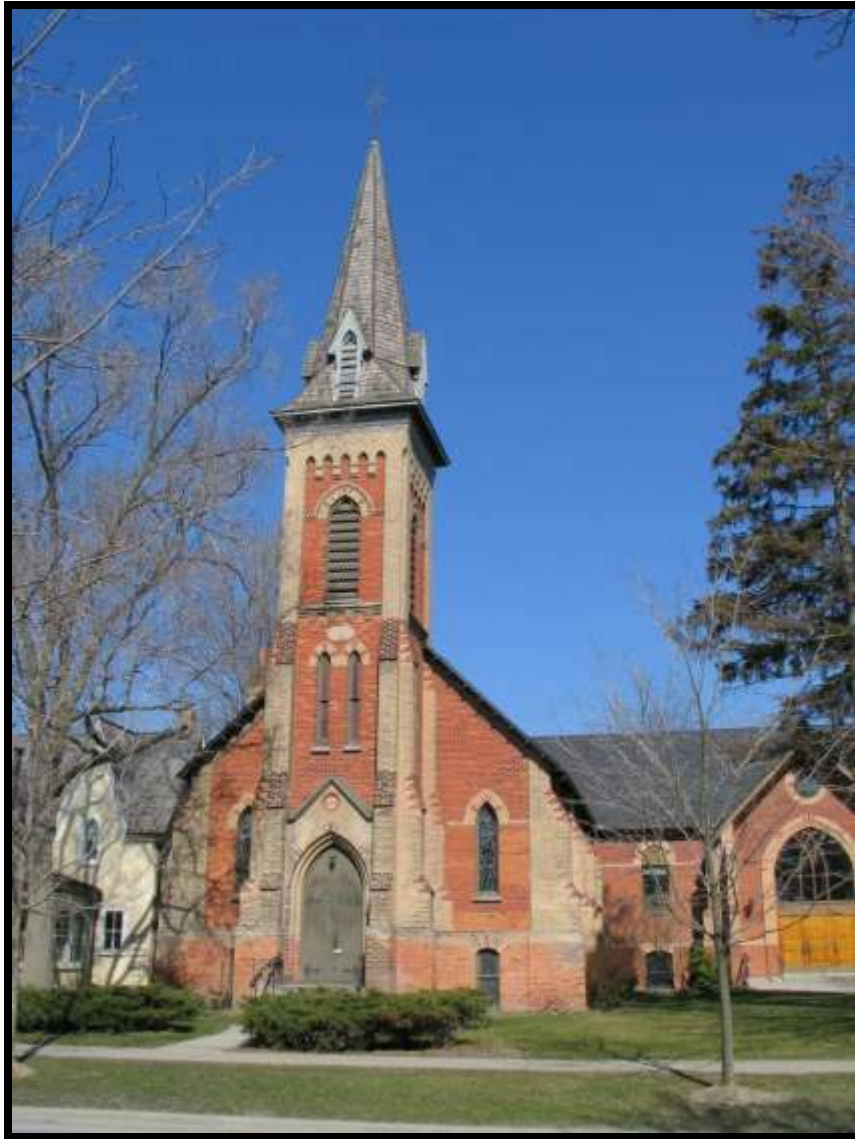
Designated Heritage Property Grant Application

Name	Robert & Theresa Dale
Address	16 Victoria, Unionville Heritage Conservation District
Status	Part V designated, Class A dwelling
Grant Project	Replacement of existing cedar rail fence with a wooden white picket fence
Estimate 1	Detail 4 Life \$11,277.40
Estimate 2	Infinite Possibilities \$13,192.75
Eligibility	Proposed work does not meet the eligibility requirements of the program because the proposed work does not restore or preserve an existing significant historic fence or a fence supported by archival photographs.
Conditions	Proposed work must be approved by a Heritage Permit
Comments	Not recommended for approval
Grant Amount	\$0.00



Designated Heritage Property Grant Application

Name	Trustees of Central United Church
Address	131 Main Street, Unionville Heritage Conservation District
Status	Part V designated Class A place of worship
Grant Project	Repairs and waterproofing of south stone foundation wall
Estimate 1	Quality Property Services \$12,091.00
Estimate 2	Clarke Basement Systems \$10,449.11
Estimate 3	The City Wide Group \$10,452.50
Eligibility	Proposed work meets eligibility requirements of the program
Conditions	None, work has already been completed
Comments	Recommended for Approval, subject to receipt of invoices for work undertaken
Grant Amount	\$5,000.00



HERITAGE MARKHAM EXTRACT

DATE: April 20, 2016
TO: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner

EXTRACT CONTAINING ITEM #22 OF THE FOURTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON APRIL 13, 2016.

22. Financial Assistance
6 David Gohn Circle
7050 York Durham Line
10 Centre Street
26 John Street
16 Victoria Avenue
131 Main Street
2016 Designated Heritage Property Grant Program
- Review of Applications (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner

It was noted that 10 Centre Street is requesting two grants – one for residential and one for commercial purposes. It was suggested that the policies be reviewed in this regard.

Heritage Markham Recommends:

That Heritage Markham supports the funding of the following applications subject to conditions noted on the individual summary sheets:

- 6 David Gohn Circle Markham Heritage Estates - \$3,169.55(replication of wooden shutters and painting of exterior woodwork)
- 7050 York Durham Line, Markham – \$5,000.00 (replication of wooden windows and exterior doors)
- 10 Centre Street, Markham Village- \$5,000.00 (replication of historic wooden windows)
- 26 John Street, Thornhill - \$3,623.41 (replication of second storey wooden windows)
- 131 Main St. Unionville-\$5,000.00 (repairs and waterproofing of south stone foundation wall); and,

That Heritage Markham does not support the grant request for the replacement of the existing cedar rail fence at 16 Victoria Avenue with a new wooden picket fence, because the proposed work does not preserve or replicate a significant heritage feature of the property; and further,

That staff report back on a review of the grant policies with respect to applicants received grants for both commercial and residential purposes within the same year.

CARRIED