



Report to: Development Services Committee

Report Date: May 9, 2016

SUBJECT:	Commercial Façade Improvement Grant Program for 2016
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 2016", dated May 9, 2016, be received;
- 2) AND THAT the identified applications for the Commercial Façade Improvement Grant Program be approved, provided that the applicants comply with the eligibility requirements of the program;
- 3) AND THAT 10 Centre Street Markham Village receive up to \$12,500.00 of grant assistance from the Commercial Façade Improvement Grant Program;
- 4) AND THAT 79 Main Street North Markham Village receive up to \$12,500.00 of grant assistance from the Commercial Façade Improvement Grant Program;
- 5) AND THAT Council authorizes the Mayor and Clerk to enter into a Façade Easement Agreements with the owners of 10 Centre Street and 79 Main Street North for any grant amount exceeding \$5,000.00 (required for grant assistance over \$5,000.00);
- 6) AND THAT the total grants of \$25,000.00 be funded from the Heritage Façade Improvements/Sign Replacement program, account 620-101-5699-16006 which has a budget of \$25,000.00 for the year 2016;
- 7) 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 10 Centre Street and 79 Main Street North 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 programs

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 2015 deadline for applications to the program, may also be considered eligible for grant assistance.

Types of improvements eligible for assistance

Eligible façade 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.

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 review of grant applications is undertaken by Heritage Section Staff and Heritage Markham, Council's heritage advisory committee. Two applications were received by the April 1, 2016 deadline. (See Appendix A for a summary of each requested grant). 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.

The grant application for 10 Centre Street Markham Village is recommended for approval

Grant assistance of up to \$12,500.00 is recommended for work already approved through development applications to replicate the historic windows and trims of the heritage portion of the building in commercial use, subject to the applicant obtaining approval for existing signage installed on the building without municipal approval, entering into Façade Easement Agreement with the City, (required for grant assistance exceeding \$5,000.00), submission of invoices related to the window work, and a review by City departments determines that there are no other outstanding issues related to the property. (See before and after photographs Appendix 'C')

The grant application for 79 Main Street North is recommended for approval

Grant assistance of up to \$12,500.00 is recommended for work already approved and completed to replicate the historic front veranda subject to the applicant entering into a Façade Easement Agreement with the City (required for grant assistance exceeding \$5,000.00) submission of invoices, and a review by City departments determines that there are no other outstanding issues related to the property. (See before and after photographs Appendix 'D')

FINANCIAL CONSIDERATIONS

The total sum of the grant assistance recommended for allocation through the Commercial Façade Improvement Grant program for 2016 is \$25,000.00. These applications will be funded through the Heritage Façade Improvements/Sign Replacement project, account 620-101-5699-16006 which has a budget of \$25,000.00 for the year 2016.

HUMAN RESOURCES CONSIDERATIONS

"Not Applicable"

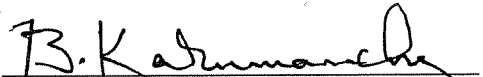
ALIGNMENT WITH STRATEGIC PRIORITIES:

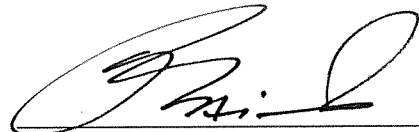
Assisting with the costs of restoring and improving commercial properties individually designated under the Ontario Heritage Act and commercial properties in Heritage Conservation Districts promotes private investment, increases property values, and property tax revenue, while strengthening a sense of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

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications were forwarded to Heritage Markham for review on April 13, 2016. 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 and Photographs
Appendix 'B'	Heritage Markham Extract April 13, 2016
Appendix 'C'	Before and after photographs of 10 Centre St.
Appendix 'D'	Before and after photographs of 79 Main St. N.

Summary of 2016 Commercial Façade Improvement Grant Requests

10 Centre Street

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



Proposed Work	Quote 1	Quote 2
<ul style="list-style-type: none">• Replacement of non-heritage windows with wooden replica heritage windows on portions of the historic structure in commercial use•	Sincerely & M Construction Inc., Belliveau Maintenance and Construction, Nova Décor Construction, and Convoy Custom Interiors	Arrow 2000 Windows and Doors Systems Inc.
Total Cost	\$41,986.86	\$44,479.33

Staff Comment: The completed work is eligible for funding up to a maximum of \$15,000.00. Staff recommends approval of a grant of up to \$12,500.00. However, in order to receive grant funding the applicant must meet the eligibility requirements of the program, including but not limited to, the provision of satisfactory invoices, obtaining of a sign permit from the City for signage installed without a permit, and entering into a heritage conservation easement agreement for any grant value exceeding \$5,000.00.

HERITAGE MARKHAM EXTRACT

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

EXTRACT CONTAINING ITEM #23 OF THE FOURTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON APRIL 13, 2016.

- 23. Financial Assistance**
10 Centre Street
79 Main Street North, Markham Village
2016 Commercial Façade/Signage Improvement Grant Program
-Review of Applications (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
-

Heritage Markham Recommends:

That Heritage Markham supports a matching grant of up to \$ 12,500.00 for window replacement for the historic portion of the building in commercial use at 10 Centre Street Markham Village, provided the applicant provides appropriate invoices and obtains a sign permit for the signage installed on the building without a permit; and,

That Heritage Markham supports a matching grant of up to \$12,500.00 for the replication of the historic veranda at 79 Main St. North Markham Village provided the applicant submits appropriate paid invoices for the completed work; and further,

That Heritage Markham supports the City entering into Heritage Conservation Easement agreements with the owners of 10 Centre Street and 79 Main Street North for any grant exceeding a value of \$5,000.00.

CARRIED

79 Main Street North

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



Completed Work	Quote 1	Quote 2
<ul style="list-style-type: none">Replication of missing historic veranda	Century Craft Custom Builders	Evergreen Carpentry Services Ltd.
Total Cost	\$44,927.67	\$49,804.75

Staff Comment: the completed work is eligible for funding up to maximum of \$15,000.00. Staff recommends approval of a grant of up to \$12,500.00 provided the applicant meets all eligibility requirements of the program and enters into a heritage conservation easement agreement for any grant value exceeding \$5,000.00.

Appendix 'C'

10 Centre Street Markham Village



Before



After



Appendix 'D'

79 Main Street North Markham Village



Archival Photograph



Before



After