



Report to: Development Services Committee

Report Date: June 11, 2013

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<b>SUBJECT:</b>	Commercial Façade Improvement and Signage Replacement Grant Programs for Heritage Districts 2013
<b>PREPARED BY:</b>	Peter Wokral, Heritage Conservation Planner ext. 7955
<b>REVIEWED BY:</b>	Regan Hutcheson, Manager, Heritage Planning

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**RECOMMENDATION:**

- 1) THAT the report entitled "Commercial Façade Improvement and Signage Replacement Grant Programs for Heritage Districts 2013" dated June 11, 2013 be received;
- 2) AND THAT the identified applications for the Commercial Façade and Signage Improvement Grant Programs be approved, provided that the applicants comply with the eligibility requirements of the programs;
- 3) AND THAT 5 George St. receive \$6,497.50 of grant assistance from the Commercial Façade Improvement Grant Program;
- 4) AND THAT 40 Main St. N. receive \$4,999.00 of grant assistance from the Commercial Façade Improvement Grant Program, provided that the grant request is supported by Heritage Markham;
- 5) AND THAT 48 Main St. N. receive \$3,248.75 of grant assistance from the Commercial Façade Improvement Grant Program;
- 6) AND THAT 69 Main St. N. receive \$4,999.00 of grant assistance from the Commercial Façade Improvement Grant Program, provided the applicant removes any existing illegal and inappropriate signage on the building and property;
- 7) AND THAT 369 Main St. N. receive \$10,000.00 of grant assistance from the Commercial Façade Improvement Grant Program, provided that a final inspection of the completed building determines that there are no significant deviations of deficiencies from the approved Site Plan and Building Permit drawings;
- 8) AND THAT 19 Parkway Avenue receive \$1,000.00 of grant assistance from the Commercial Signage Replacement Grant Program, provided that the grant request is supported by Heritage Markham;
- 9) AND THAT the total grants of \$30,744.25 be funded through the Heritage Façade Improvement/Sign Replacement Project Account 620 101 5699 13002 (which has a budget of \$50,000.00) in the amount of \$30,744.25;
- 10) AND THAT staff be authorized and directed to do all things necessary to give effect to this resolution.

**EXECUTIVE SUMMARY:**

Heritage Staff and Heritage Markham are recommending grant assistance of \$30,744.25 for six commercial properties, all located in the Markham Village Heritage Conservation District.

**PURPOSE:**

The purpose of the report is to recommend the approval of grant assistance for commercial façade and signage improvements for properties within the City's four heritage districts.

**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 program is to assist in the exterior improvement of privately owned buildings in commercial use located within the City's heritage districts. The financial assistance is available to encourage the restoration and improvement of commercial building facades in the heritage districts/ main street areas. The purpose of the Signage Replacement program is to encourage the replacement of inappropriate legal non-conforming commercial signage in the City's heritage districts with new appropriate signage in terms of size, placement and form of illumination. Both heritage and non-heritage buildings in commercial use are encouraged to apply for either program.

**Eligibility requirements for grant assistance**

Commercial properties located in the City's heritage districts are eligible for the Façade Improvement and Signage Replacement grant programs. 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 2012 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 being 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.

#### **Signage Replacement eligible for assistance**

Only the replacement of existing, legal non-conforming signage that has been grandfathered is eligible for assistance under the Commercial Signage Replacement Grant Program.

#### **Amount of grant assistance signage replacement**

The Commercial Signage Replacement Grant Program offers a matching grant up to a maximum of \$1,000.00 per commercial establishment and eligible work can include sign design, production and installation.

#### **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:**

##### **Seven applications were received in April 2013 in response to the latest advertisement of the program**

The review of grant applications is undertaken by Heritage Section Staff and Heritage Markham, Council's heritage advisory committee. In total, seven applications were received by the April 5th, 2013 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 5 George St. Markham Village is recommended for approval**

\$6,497.50 in grant assistance is recommended for approval for the re-painting of the historic wooden windows and the selective re-pointing of the brick walls at 5 George St. in Markham Village, provided the applicant obtains a heritage permit for the work, and a review by City departments determines that there are no outstanding issues related to the property.

**The grant application for 40 Main St. N. Markham Village is recommended for approval**

\$4,999.00 in grant assistance is recommended for approval for re-shingling the mansard roof of 40 Main St. N. Markham Village in cedar shingles, provided that a review by City departments determines that there are no outstanding issues related to the property.

**The grant application for 48 Main St. N. Markham Village is recommended for approval**

\$3,248.75 in grant assistance is recommended for approval for the reconstruction of the historic masonry chimneys, to their original specifications, using bricks salvaged from the old chimneys, or historically appropriate bricks, at 48 Main St. N. Markham Village, provided the applicant obtains a building permit for the work, and a review by City departments determines that there are no outstanding issues related to the property.

**The grant application for 69 Main St. N. Markham Village is recommended for approval**

\$4,999.00 in grant assistance is recommended for approval for the re-painting of the wooden exterior of 69 Main St. N, Markham Village, provided the applicant removes all illegal and inappropriate signage from the property, obtains a heritage permit for the work, and a review by City departments determines that there are no outstanding issues related to the property.

**The grant application for 369 Main St. N. Markham Village is recommended for approval**

\$10,000.00 in grant assistance is recommended for approval for the construction of a new mixed use building designed in accordance with the guidelines and policies for new construction contained in the Markham Village Heritage Conservation District Plan at 369 Main St. N., provided that a final inspection of the completed building determines that there are no significant deviations or deficiencies from the approved Site Plan and Building Permit drawings, and a review by City departments determines that there are no outstanding issues related to the property.

**The signage replacement grant application for 19 Parkway Avenue Markham Village is recommended for approval**

\$1,000.00 of grant assistance is recommended for approval for the re-placement of the legal, non-conforming internally illuminated ground sign at 19 Parkway Avenue, provided the applicant obtains a sign permit, and review by City departments determines that there are no outstanding issues related to the property.

**The grant application for 55 Albert St. Markham Village is not recommended for approval**

The owner of 55 Albert St. applied for \$15,000.00 of grant assistance to re-shingle the roof in asphalt shingles. The application does not meet the eligibility requirements of the Commercial Façade Improvement Grant program because the proposed work does not preserve or restore a significant heritage attribute of the building, and re-shingling with asphalt shingles is considered as part of the routine maintenance of a structure, regardless of its heritage status.

**FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)**

The total sum of the grant assistance recommended for the façade improvement/signage replacement grant program for 2013 is \$ 30,744.25. These applications will be funded through the Heritage Façade/Signage Replacement Project Account 620-101-5699-13002 which as a remaining budget of \$50,000.00

**HUMAN RESOURCES CONSIDERATIONS**

"Not Applicable"

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

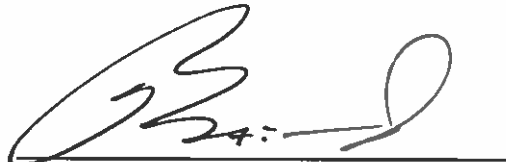
Assisting with the costs of restoring and improving downtown commercial properties in Heritage Conservation Districts and replacing inappropriate legal non-conforming signage, promotes private investment, increases property values, and property tax revenue while strengthening a sense of community and civic pride.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The applications were forwarded to Heritage Markham for review on April 10, 2013. Heritage Markham supports the recommendations of this report. The Finance Department has also reviewed this report.

**RECOMMENDED BY:**

Rino Mostacci, 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 A

### Summary of 2013 Commercial Façade Improvement/Signage Replacement Grant Requests

#### 55 Albert St. Markham Village

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



Proposed Work	Quote 1	Quote 2
<ul style="list-style-type: none"><li>Re-shingling of roof in new architectural asphalt shingles</li></ul>	Barker Contracting	No Quote Provided
Total Cost	\$24,554.90	\$0.00

**Staff Comment:** Replacement of the existing asphalt shingles with new asphalt shingles does not restore or preserve a heritage attribute of the building, and is considered to be part of the normal maintenance of a building regardless of its heritage status. Heritage Staff does not recommend any grant funding for this request.

## 5 George St., Markham Village

**Status:** Class 'A' individually designated heritage building in the Markham Village Heritage Conservation District.



### Commercial Signage Replacement Grant Program

Proposed Work	Quote 1	Quote 2
	Beasley Contracting	JL Contracting
<ul style="list-style-type: none"><li>• Re-shingling of roof with new asphalt shingles</li></ul>	\$14,500.00	\$15,000.00
<ul style="list-style-type: none"><li>• Stripping and re-painting of historic wooden windows</li></ul>	\$7,500.00	\$7,800.00
<ul style="list-style-type: none"><li>• Selective re-pointing of brick walls</li></ul>	\$4,000.00	\$4,500.00
Total Cost	\$29,380.00 (includes H.S.T.)	\$30,849.00 (includes H.S.T.)

**Staff Comment:** The proposed re-shingling of the roof with new asphalt shingles is not considered eligible for grant assistance. The proposed re-painting of the historic wooden windows and selective re-pointing of the masonry walls is considered to be eligible for grant assistance, provided the applicant obtains a heritage permit for the work. Staff recommends funding of the window painting and masonry re-pointing up to a maximum of \$6,497.50, which is half the amount of the lowest price quoted for the eligible work.

## 40 Main St. N. Markham Village

Status: Class 'A' heritage building in the Markham Village Heritage Conservation District



Proposed Work	Quote 1	Quote 2
Re-shingling mansard roof in cedar shingles	M Weiland Construction	Chouinard Bros. Roofing, Aluminium, Windows
Total Cost	\$12,065.70	\$17,251.48

**Staff Comment:** The work can be considered eligible for grant funding. The applicant has already completed the work and has requested a maximum grant of \$5,000.00 so they will not be required to enter into a Heritage Easement Agreement.

A grant of \$4,999.00 is supported provided the property is in found to be in compliance with all applicable By-laws.

## 48 Main St. N. Markham Village

Status: Class 'A' individually designated heritage building in the Markham Village Heritage Conservation District

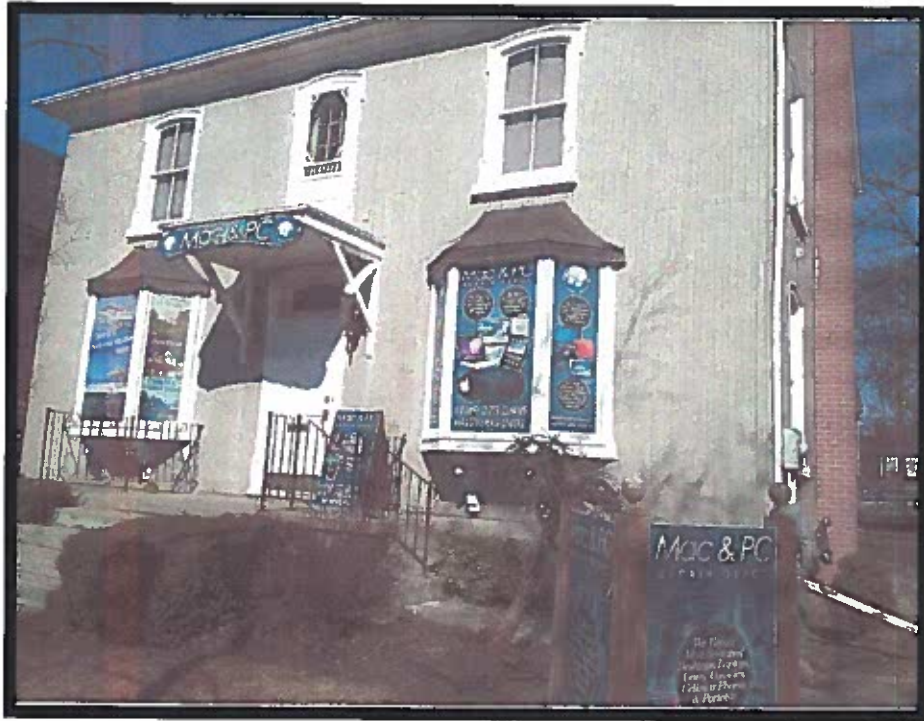


Proposed Work	Quote 1	Quote 2
Reconstruction of historic masonry chimneys to original specifications using salvaged or historically appropriate brick	Three Little Pigs Masonry	Haroutunian Masonry
Total Cost	\$6,497.50	\$7,910.00

**Staff Comment:** The proposed work is eligible for grant funding provided the applicant obtains a building permit for the proposed work. Staff supports a grant of \$3,248.75 which is 50% of the lowest quote for the work provided.

## 69 Main St. N. Markham Village

Status: Class 'A' heritage building in the Markham Village Heritage Conservation District



Proposed Work	Quote 1	Quote 2
Repainting of exterior woodwork	Kavala Construction Co. Ltd.	Preventing Maintenance Ltd.
Total Cost	\$12,500.00	\$25,000.00

**Staff Comment:** The work can be considered eligible for grant funding. The applicant has requested a maximum grant of \$4,999.00 so they will not be required to enter into a Heritage Easement Agreement.

Staff can support a grant to a maximum amount of \$4,999.00 provided that the applicant obtains a heritage permit for the work, and removes any existing illegal and inappropriate signage from the building and property.

### 369 Main St. N. Markham Village

Status: Class 'B' modern infill mixed use building in the Markham Village Heritage Conservation District



Proposed Work	Quote 1	Quote 2
Construction of a new, infill, mixed-use, building designed in accordance with the guidelines for new construction contained in the Markham Village HCD Plan which will replace an existing Class 'C' modern building.	No quote provided	No quote provided
Total Cost	\$500,000.00 + (estimated)	\$500,000.00 + (estimated)

**Staff Comment:** The work can be considered eligible for grant funding to the maximum of \$10,000.00 available for a non-heritage building, provided that a final inspection of the completed building determines that there are no significant deviations of deficiencies from the approved Site Plan and Building Permit drawings, and the applicant enters into a Façade Easement Agreement with the City.

## 19 Parkway Drive Markham Village

Status: Legal Non-conforming ground sign



Proposed Work	Quote 1	Quote 2
New Sandblasted wooden sign and external gooseneck lighting.	Epcot Graphics	No second quote is required
Total Cost	\$5,783.34	\$0.00

**Staff Comment:** The work can be considered eligible for grant funding and has already been approved by the City.

The maximum grant of \$1,000.00 can be supported provided the property is in good standing with the City.