



Report to: Development Services Committee

Report Date: May 22, 2012

---

<b>SUBJECT:</b>	Designated Heritage Property Grant Applications - 2012
<b>PREPARED BY:</b>	Peter Wokral, ext. 7955
<b>REVIEWED BY:</b>	Regan Hutcheson, Manager of Heritage Planning ext. 2080

---

**RECOMMENDATION:**

- 1) That the staff report dated May 22, 2012 entitled "Designated Heritage Property Grant Applications -2012", be received;
- 2) That Designated Heritage Property Grants for 2012 be approved in the amounts noted for the following properties, totaling approximately \$55,400.00, provided that the applicants comply with eligibility requirements of the program;
  - 2665 Bur Oak Ave. - \$5,000.00 for the re-conditioning of the historic second storey windows and production of traditional wooden storm windows;
  - 5000 Steeles Ave. E.-\$5,000.00 for the re-conditioning and restoration of the four gothic windows on the west side of the church;
  - 8 Alexander Hunter Place Markham Heritage Estates-\$3,390.00 for the re-building of the three historic masonry chimneys;
  - 6 David Gohn Circle Markham Heritage Estates-\$3,022.75 for the re-construction of the front veranda substructure and floor deck;
  - 16 George St. Markham-\$5,000.00 for the waterproofing of the basement through the installation of a sump pump system, concrete floor, and water drainage system, notwithstanding the eligibility requirement of the program that requires grant funding to be approved prior to the commencement or completion of work ;
  - 309 Main St. N. Markham Village-\$3,986.08 for the re-conditioning and painting of the historic wooden windows;
  - 370 Main St. N. Markham Village- up to \$5,000.00 for the replication of a period front door and picture windows, repairs and repainting of the wooden soffits, and re-pointing of the granite rubble fieldstone foundation;
  - 24 Deanbank Drive Thornhill - \$5,000.00 for the selective replacement and restoration of the wrap around veranda;
  - 28 John St. Thornhill – up to \$5,000.00 for the replication of the historic gable end chimney and the restoration of the wooden classical entablature above the front entrance;
  - 15 Euclid St. Unionville- up to \$5000.00 for the replacement of the existing front door and wooden soffits, subject to a site visit by Heritage Section Staff determining that the front door is not original to the house and/or cannot be restored and that the original wooden soffits cannot be repaired;
  - 128 Main St. Unionville - \$5,000.00 for a new cedar shingle roof; and
  - 7070 York Durham Line - \$5,000 for repair of cedar shingle roof, repainting and selective repair of wooden clapboard.
- 3) That the eligibility requirements of the Designated Heritage Property Grant program be revised to allow projects undertaken between the deadline for

---

applications of the previous year and the current year deadline, to be considered eligible for grant assistance, provided that all other eligibility requirements of the program are met;

- 4) That the grants be funded through the Designated Heritage Property Grant Project Fund, Account # 620-101-5399-12012 (\$30,000.00 available for 2012)
- 5) That the amount of grant assistance recommended for approval, in excess of the \$30,000.00 available for 2012 Designated Heritage Property Grant program, be funded through the remaining funds from the 2012 Commercial Façade Improvement/Signage Replacement Grant program Project Fund, Account # 620-101-5699-10013 (\$10,819 remaining) and #620-101-5699-11026 (\$21,000 remaining)

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 to the 2012 Markham Designated Property Grant Program, to revise the eligibility requirements of the program, and to obtain Council approval to partially fund the 2012 Designated Heritage Property Grant requests with unused funds from the 2012 Commercial Façade Improvement/Signage Replacement Grant program.

**BACKGROUND:**

The deadline for grant application submissions was March 23, 2012 and twelve 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 designated heritage property grant program include:

- Total funding in the amount of \$120,000 has been allocated to the program over a four year period (2010-2013) based on an allocation of \$30,000 per year;
- Assistance to the owner is in the form of a grant representing 50% of eligible work up to a maximum limit of \$5,000 per property 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 Town (Heritage Section) staff and 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 Town;
  - Qualifying work cannot commence prior to application approval;
  - Approved applicants will be required to enter into a Letter of Understanding with the Town.

### **Third Year of the Grant Program**

Staff advertised the availability of the 2012 grant assistance this winter in the local newspapers, through the Heritage District News, which was sent to each property in all four heritage districts in February, and on the Town of Markham web page.

### **OPTIONS/ DISCUSSION:**

#### **All applications were reviewed by Heritage Section staff and Heritage Markham**

Staff undertook a comprehensive review of the 12 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)

---

**Twelve applications are recommended for approval**

Staff is recommending twelve applications totaling approximately \$55,400.00 be funded subject to conditions (see Appendix 'A' for Grant Summary).

**Heritage Markham supports the recommended applications**

On April 11 2012, Heritage Markham reviewed the recommended applications and individual summary sheets for all applications. The Committee supported the recommendations of staff subject to the specific conditions.

**Heritage Staff and Heritage Markham recommend changes to the eligibility requirements of the program**

In the past two years of this program, Heritage Staff and the Heritage Markham Committee have recommended grant assistance for projects considered ineligible for funding under the eligibility requirements of the program. The projects were considered to be ineligible because they were commenced or completed prior to receiving the approval of grant assistance by Council. The original intent of this particular eligibility requirement of the program was to limit the number of applications in any given year, by not accepting applications for work that had been completed in past years. However, since the creation of the program, there have been projects worthy of grant assistance, approved by the Town, that were completed prior to receiving Council's approval. The work was either undertaken when the program was not being advertised, or in the period between the deadline for applications and the approval Council. Heritage Section Staff and Heritage Markham recommend that applications for work undertaken between the deadline date of the previous year's program and the current year deadline, be considered eligible for funding, provided that all other eligibility requirements of the program are met. (See attached Heritage Markham Extract Appendix 'B')

**The amount of grant assistance recommended exceeds the \$30,000.00 allocated for 2012**

Based on the review by Heritage Staff and Heritage Markham, all of the grant requests can be supported with some conditions. However, the amount of grant assistance requested for 2012 is approximately \$55,400.00 whereas only \$30,000.00 has been allocated for the 2012 program. Heritage Markham has recommended that unused funds from the 2012 Commercial Façade Improvement/Signage Replacement Grant program, which is approximately \$32,000.00, be used to fund all twelve of the 2012 Designated Property Grant requests. (See Heritage Markham Extract of April 11, 2012 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 Town detailing any conditions associated with the grant assistance. Applicants must still obtain standard development approval and permits to undertake the work.

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

Finance Department was authorized in January 2010 to establish a reserve fund for the Designated Heritage Property Grant Program. Council resolved that the Reserve Fund be allocated \$120,000 in funding for the four year period (2010-2013) from the following sources:

- a transfer of \$95,000 from the Heritage Loan Reserve Fund; and
- a transfer of the \$25,000 in the 2008 Capital Project - Residential/Non-Commercial Heritage Grant Program;

Therefore, there is \$30,000 allocated for the Designated Heritage Property Grant Program for 2012. The total amount of funding assistance requested for 2012 is \$55,398.83. To address the shortfall, Heritage Markham has recommended that the unused funds from the 2012 Commercial Façade Improvement/Signage Replacement Grant program be used to assist in funding the 2012 Designated Property Grant requests in excess of the \$30,000 allocated for 2012.

Staff has reviewed the Heritage Markham recommendation and has concluded that the amount of grant assistance recommended for approval, in excess of the \$30,000.00 available for 2012 Designated Heritage Property Grant program, can be funded through the remaining funds from the 2012 Commercial Façade Improvement/Signage Replacement Grant program Project Funds, Account # 620-101-5699- 10013 (\$10,819 remaining) and #620-101-5699-11026 (\$21,000 remaining).

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable

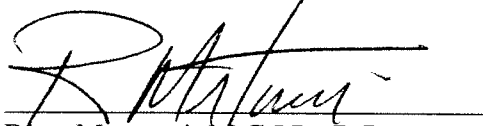
**ALIGNMENT WITH STRATEGIC PRIORITIES:**

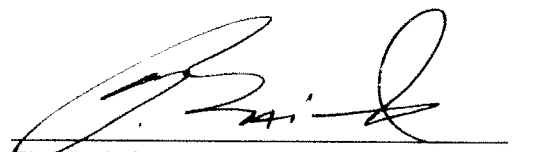
This project aligns with the Growth Management priority by working to preserve resources and features of cultural heritage value in order to create a better quality of community.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

Reviewed by Finance Department and the Heritage Markham Committee

**RECOMMENDED BY:**

  
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:**

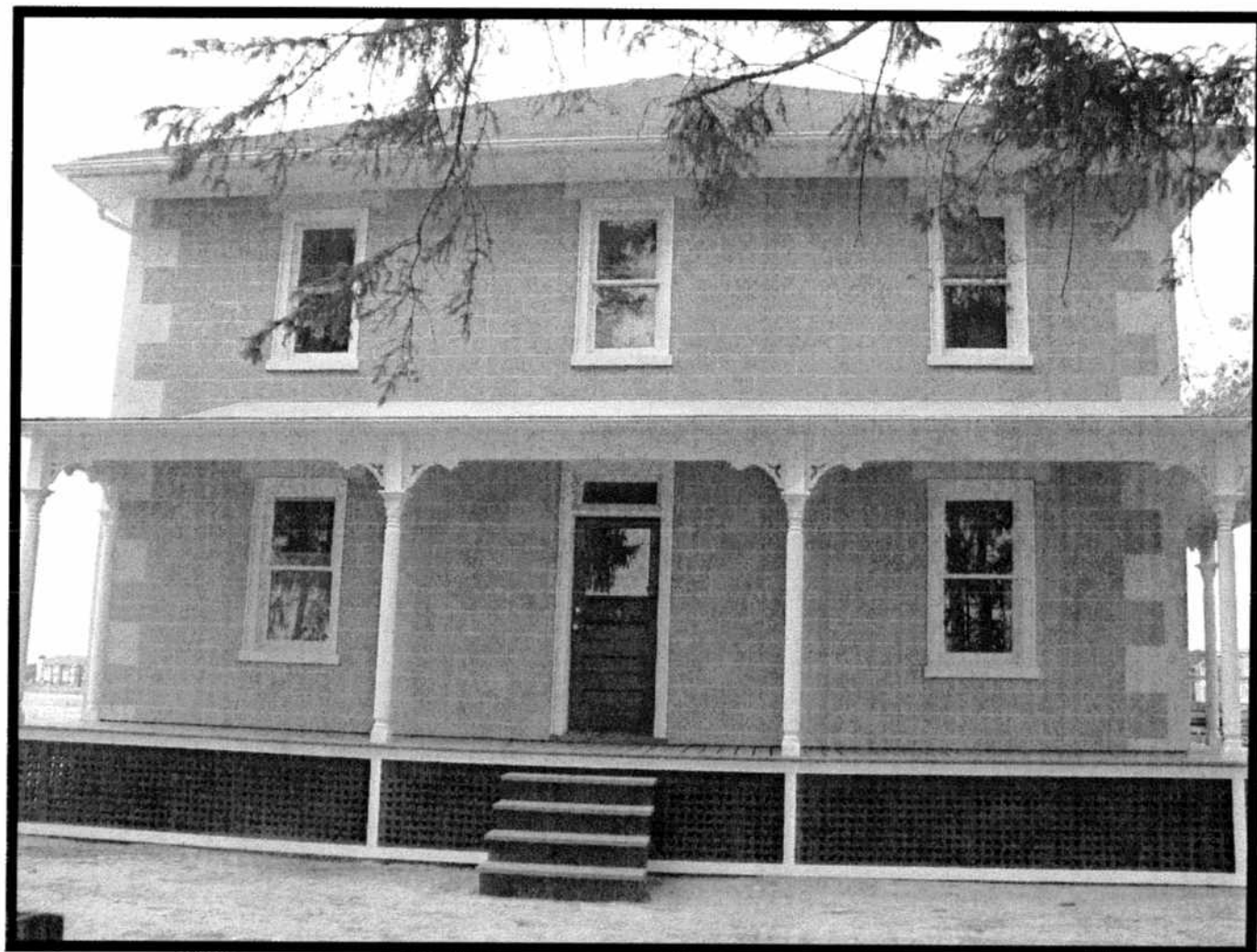
Appendix 'A'      Grant Application Summary 2012  
Appendix 'B'      Heritage Markham Extract April 11, 2012

## **2012 Designated Heritage Property Grant Summary**

<b>Address</b>	<b>Eligible Work</b>	<b>Grant Amt. Requested</b>	<b>Grant Amount Recommended</b>	<b>Running Total</b>	<b>Comment</b>
2665 Bur Oak Ave. Markham	Yes	\$5,000.00	\$5,000.00	\$5,000.00	The proposed work is eligible for grant assistance.
5000 Steeles Ave. E.	Yes	\$5,000.00	\$5,000.00	\$10,000.00	The proposed work is eligible for grant assistance.
8 Alexander Hunter Place	Yes	\$3,390.00 (50% of lowest estimate)	\$3,390.00	\$13,390.00	Although located in Markham Heritage Estates, work is eligible as the Site Plan Agreement to restore the house was approved in 1991. (21 years ago)
6 David Gohn Circle	Yes	\$3,022.75	\$3,022.75	\$16,412.75	Although located in Markham Heritage Estates, work is eligible as this house was the first building moved into Markham Heritage Estates over 20 years ago.
309 Main St. N. Markham Village	Yes	\$3,986.08	\$3,986.08	\$20,398.83	Proposed work is eligible for grant assistance
24 Deanbank Drive Thornhill	Yes	\$5,000.00	\$5,000.00	\$25,398.83	Proposed work is eligible for grant assistance
128 Main St. Unionville	Yes	\$5,000.00	\$5,000.00	\$30,398.83	Proposed work is eligible for grant assistance
7070 York Durham Line Markham	Yes	Not Available	(Estimated at \$5,000.00)	\$35,398.83	All proposed work is eligible for grant assistance.
16 George St. Markham Village	Yes	\$5,000.00	\$5,000.00	\$40,398.83	Proposed work is eligible for grant assistance, but work will commence prior to receiving Council's approval for grant funding.
370 Main St. N. Markham Village	Yes	Not Available	(Estimated at \$5,000.00)	\$45,398.83	Not all proposed work would be eligible for funding, but the value of eligible work could reasonably total \$5,000.00
28 John St. Thornhill	Yes	Not Available	(Estimated at \$5,000.00)	\$50,398.83	Some of the proposed work would be eligible for grant assistance
15 Euclid St. Unionville	Potential	\$5,000.00	(\$5,000.00 conditionally)	\$55,398.83	Some of the proposed work could be eligible for grant assistance provided an inspection of the property reveals that work is warranted and that heritage building components are not being un-necessarily replaced.
			<b>TOTAL</b>	<b>\$55,398.83</b>	

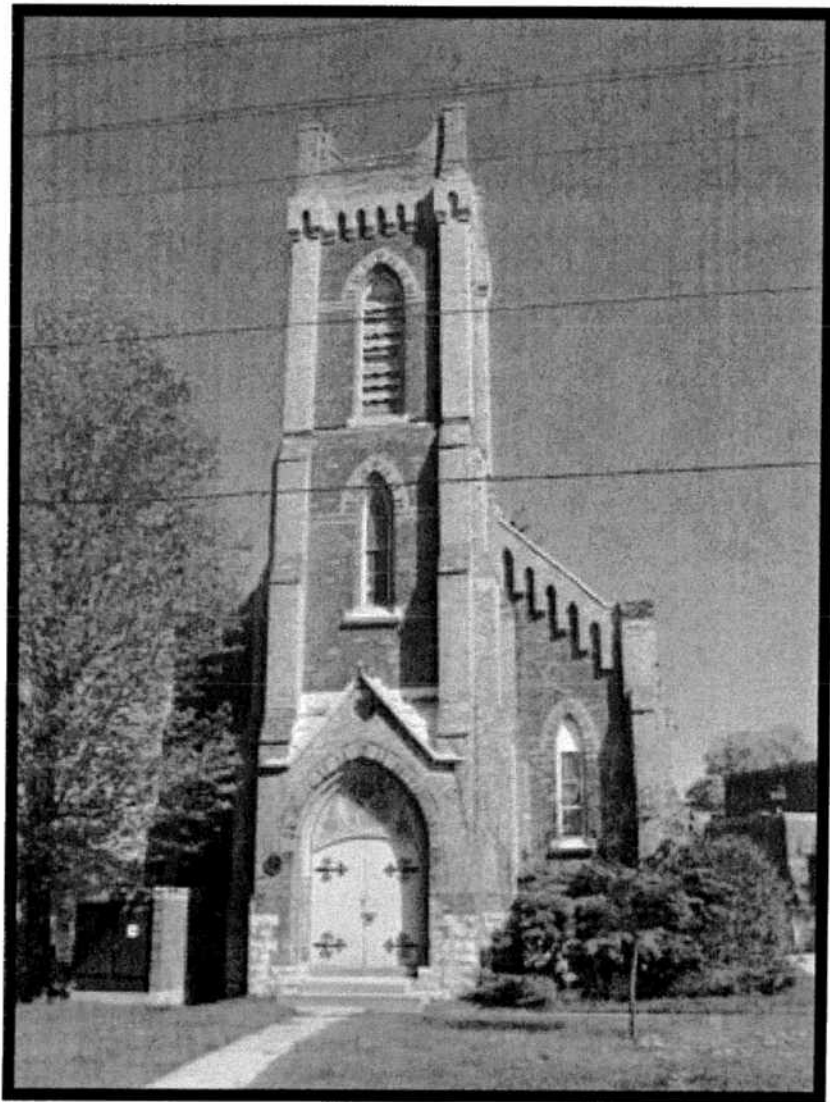
## Designated Heritage Property Grant Application

<b>Name</b>	Rhenish Church of Canada
<b>Address</b>	2665 Bur Oak Ave.
<b>Status</b>	Part IV designated building
<b>Grant Project</b>	Reconditioning of 2 <sup>nd</sup> storey windows, reproduction of 2nd storey wooden storm windows
<b>Estimate 1</b>	David Wylie Restorations Ltd. \$18,520.70
<b>Estimate 2</b>	Daniel Casella \$10,961.00
<b>Eligibility</b>	Proposed work meets eligibility requirements of the program
<b>Conditions</b>	Will require a Heritage Permit
<b>Comments</b>	Recommended for approval
<b>Grant Amount</b>	\$5,000.00



## Designated Heritage Property Grant Application

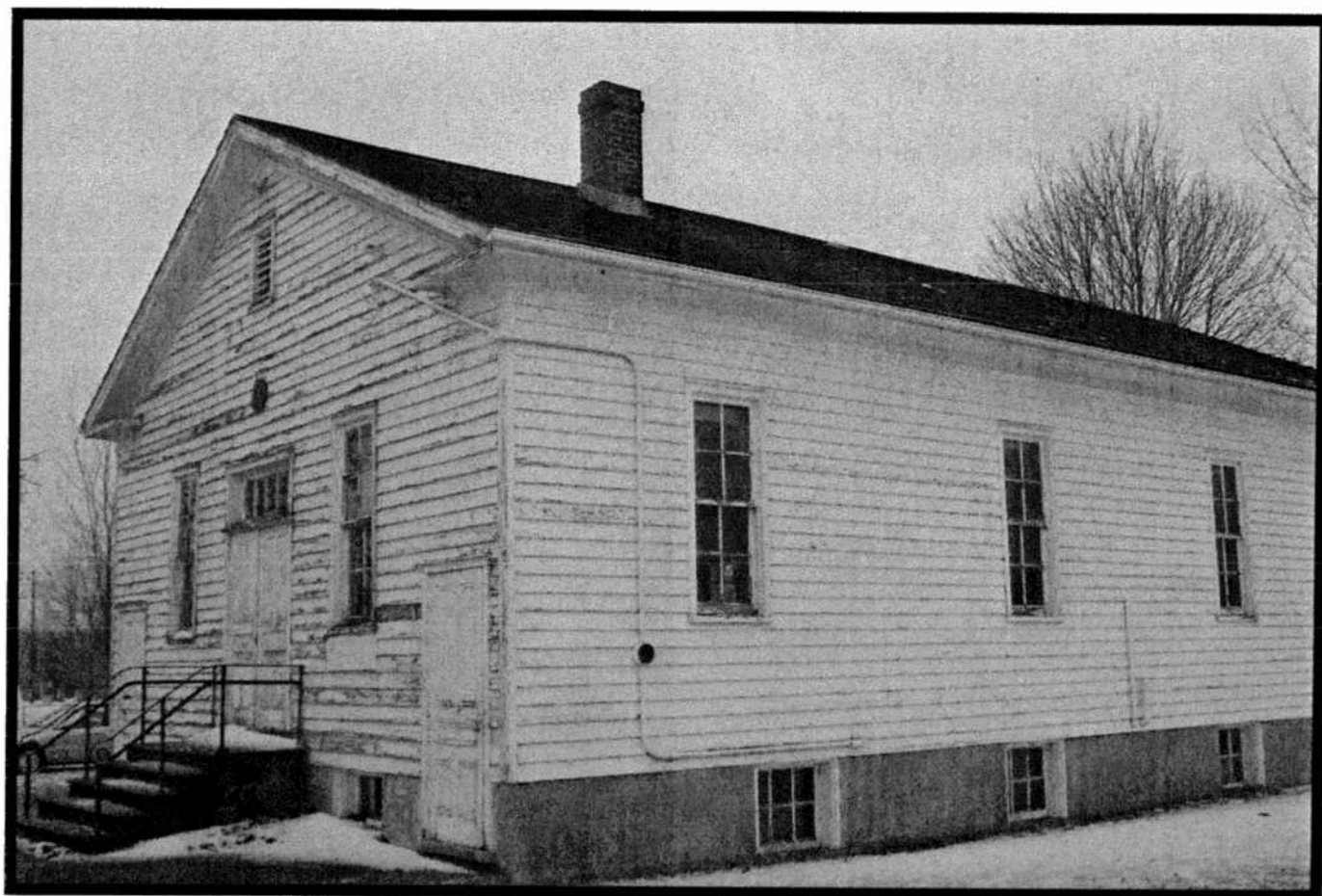
<b>Name</b>	Ebenezer United Church
<b>Address</b>	5000 Steeles Avenue East
<b>Status</b>	Part IV designated building
<b>Grant Project</b>	Restoration of 4 Gothic Windows on the West Side of the church
<b>Estimate 1</b>	David Wylie Restorations Ltd. \$13,108.00
<b>Estimate 2</b>	Fine Restoration and Painting \$14,943.12
<b>Eligibility</b>	Proposed work meets eligibility requirements of the program
<b>Conditions</b>	Will require a Heritage Permit
<b>Comments</b>	Recommended for approval
<b>Grant Amount</b>	\$5,000.00





## Designated Heritage Property Grant Application

<b>Name</b>	Dale Reesor (Trustee)
<b>Address</b>	7070 York Durham Line
<b>Status</b>	Part IV designated building
<b>Grant Project</b>	Repair of cedar shingle roof, repainting in existing historic colour, repair of wooden windows, and selective repair and replacement of wooden clapboard siding
<b>Estimate 1</b>	Not Available
<b>Estimate 2</b>	Not Available
<b>Eligibility</b>	Proposed work meets eligibility requirements of the program
<b>Conditions</b>	Work will require a Heritage Permit
<b>Comments</b>	Recommended for Approval subject to receiving quotes
<b>Grant Amount</b>	\$5,000.00 (estimated)



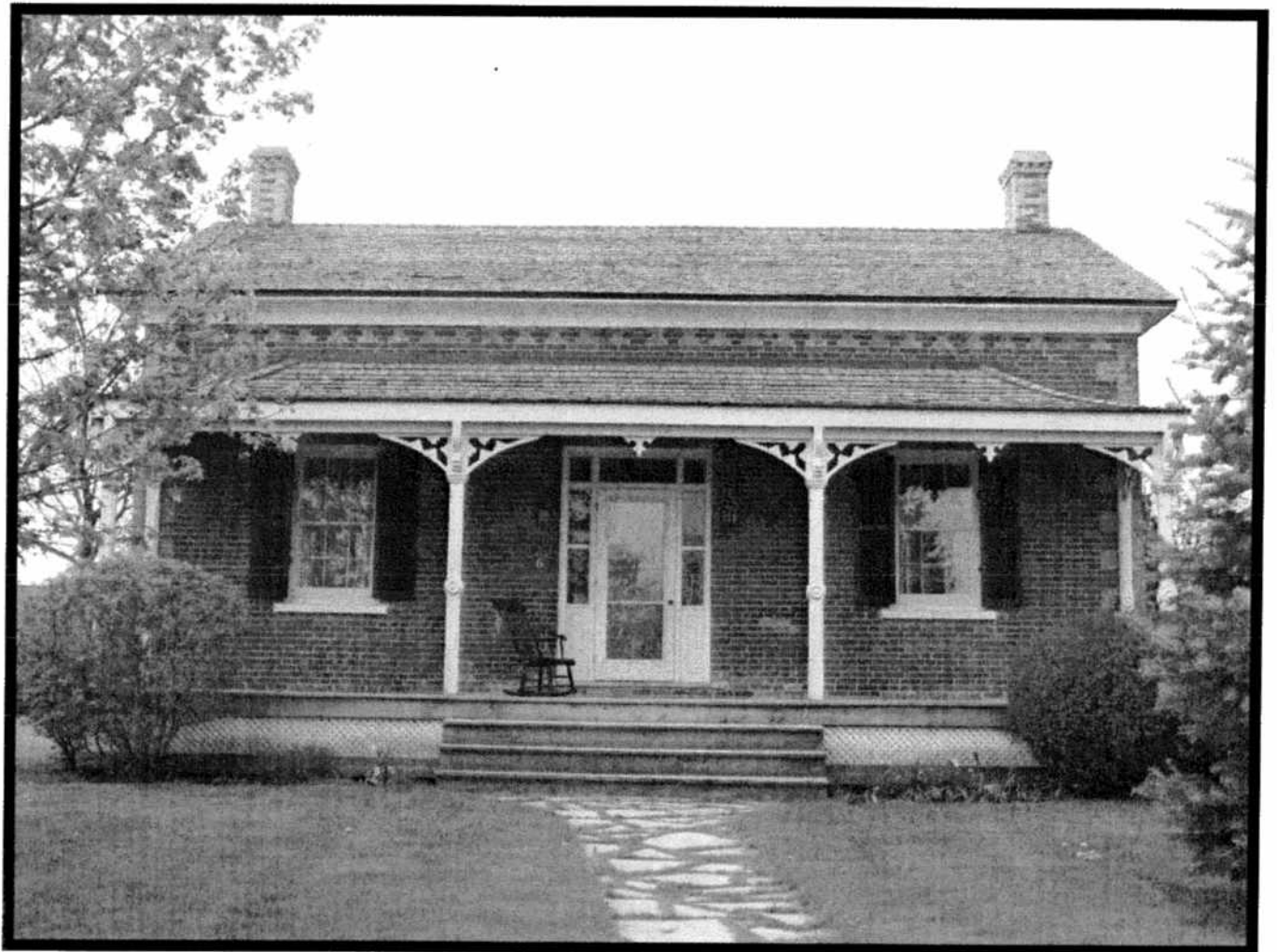
## Designated Heritage Property Grant Application

<b>Name</b>	Luigi Colangelo
<b>Address</b>	8 Alexander Hunter Place
<b>Status</b>	Part IV designated building in Markham Heritage Estates
<b>Grant Project</b>	Rebuilding of 3 historic masonry chimneys
<b>Estimate 1</b>	Contractors Masonry Ltd. \$6,780.00
<b>Estimate 2</b>	Casa Loma Masonry Inc. \$7,345.00
<b>Eligibility</b>	Proposed work meets eligibility requirements of the program
<b>Conditions</b>	Proposed work will require a heritage permit or may require a building permit
<b>Comments</b>	Recommended for Approval
<b>Grant Amount</b>	\$3,390.00



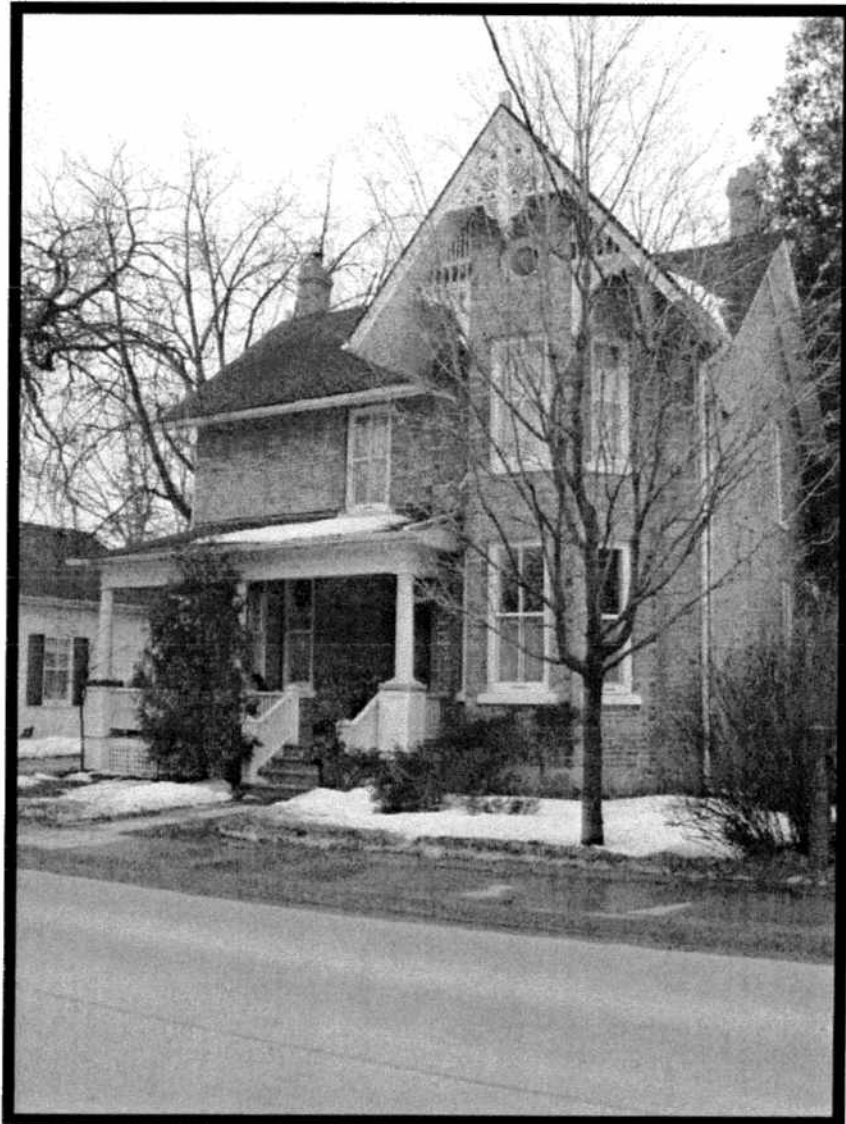
## Designated Heritage Property Grant Application

<b>Name</b>	Robert Nicholson
<b>Address</b>	6 David Gohn Circle
<b>Status</b>	Part IV designated building in Markham Heritage Estates
<b>Grant Project</b>	Replacement of front veranda wooden substructure, lattice panels and decking
<b>Estimate 1</b>	Mc Cartney Contracting \$6,045.50
<b>Estimate 2</b>	Dale Rennie \$10,002.41
<b>Eligibility</b>	Proposed work meets eligibility requirements of the program
<b>Conditions</b>	Proposed work will require a Building Permit
<b>Comments</b>	Recommended for approval
<b>Grant Amount</b>	\$3,022.75



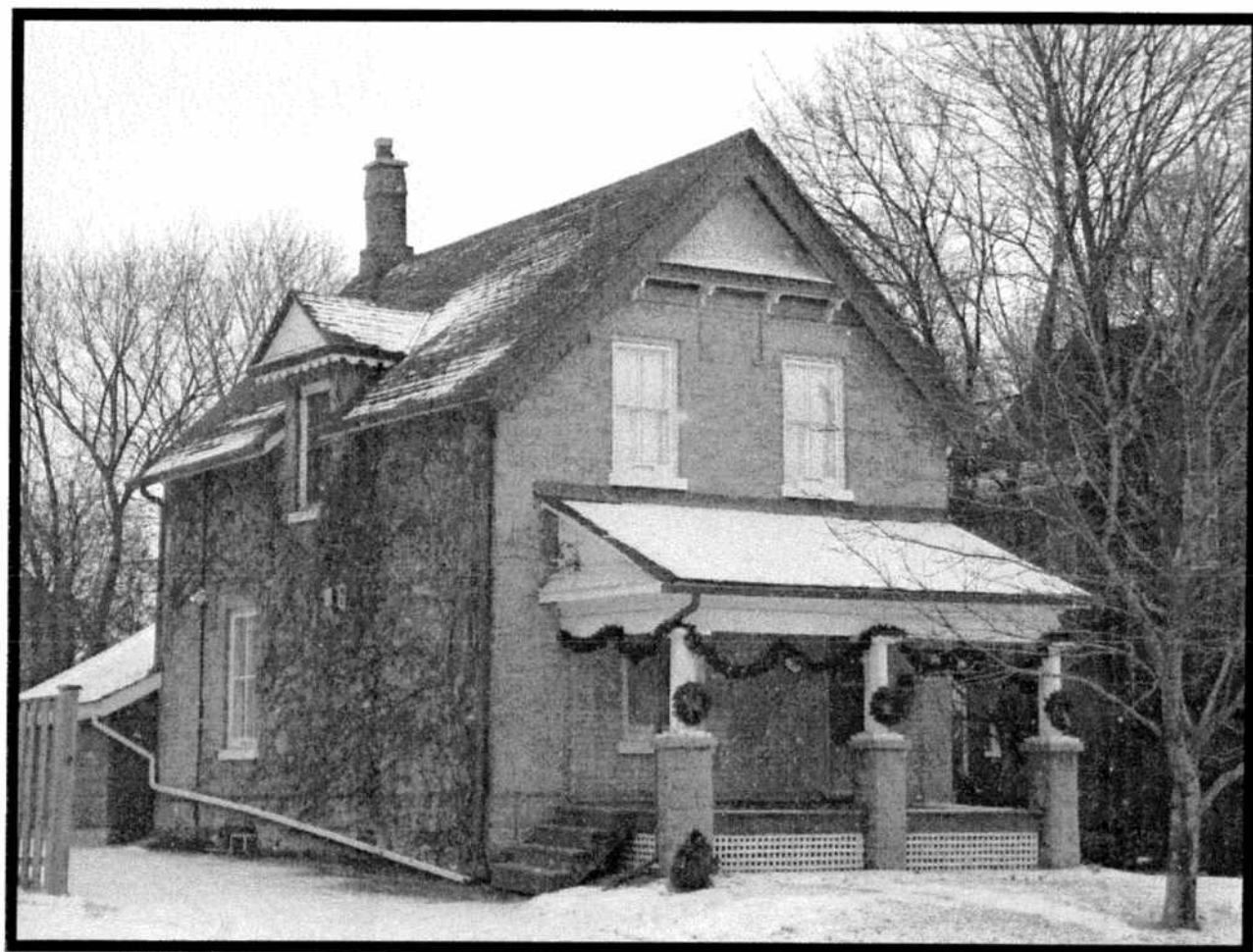
## Designated Heritage Property Grant Application

<b>Name</b>	Aram Agopian
<b>Address</b>	16 George St.
<b>Status</b>	Class A, Markham Village HCD.
<b>Grant Project</b>	Waterproofing of basement through installation of sump pump system, installation of concrete floor and water drainage system
<b>Estimate 1</b>	Clarke Basement Systems \$15,622.25
<b>Estimate 2</b>	RCC Waterproofing Inc. \$19,424.70
<b>Eligibility</b>	Proposed work meets eligibility requirements of the program
<b>Conditions</b>	The proposed work may require a building permit
<b>Comments</b>	<b>Recommended for approval</b>
<b>Grant Amount</b>	\$5,000.00



## Designated Heritage Property Grant Application

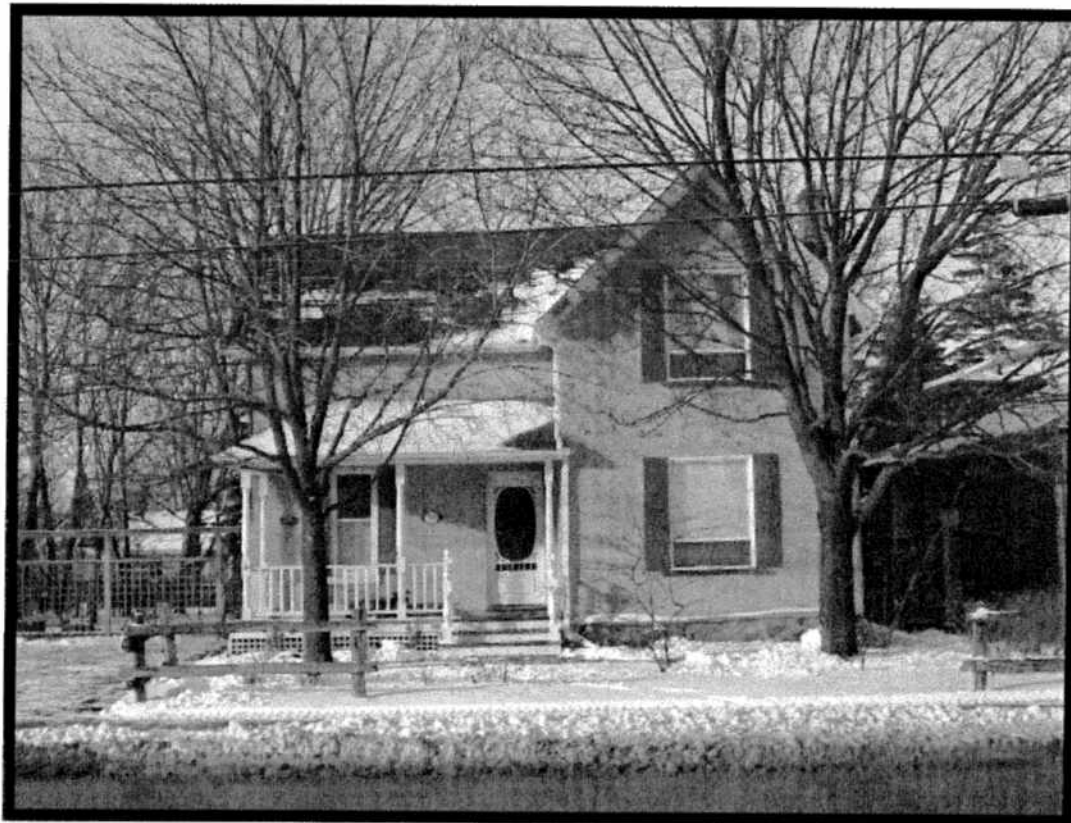
<b>Name</b>	Rita and Saleem Khan
<b>Address</b>	309 Main St. N.
<b>Status</b>	Class A, Markham Village HCD.
<b>Grant Project</b>	Re-conditioning of historic wooden windows
<b>Estimate 1</b>	David Wylie Restorations Ltd. \$7,972.15
<b>Estimate 2</b>	Heritage Restorations Inc. \$8,577.83
<b>Eligibility</b>	Proposed work meets eligibility requirements of the program
<b>Conditions</b>	The proposed will require a hertiage permit
<b>Comments</b>	Recommended for Approval
<b>Grant Amount</b>	\$3,986.08





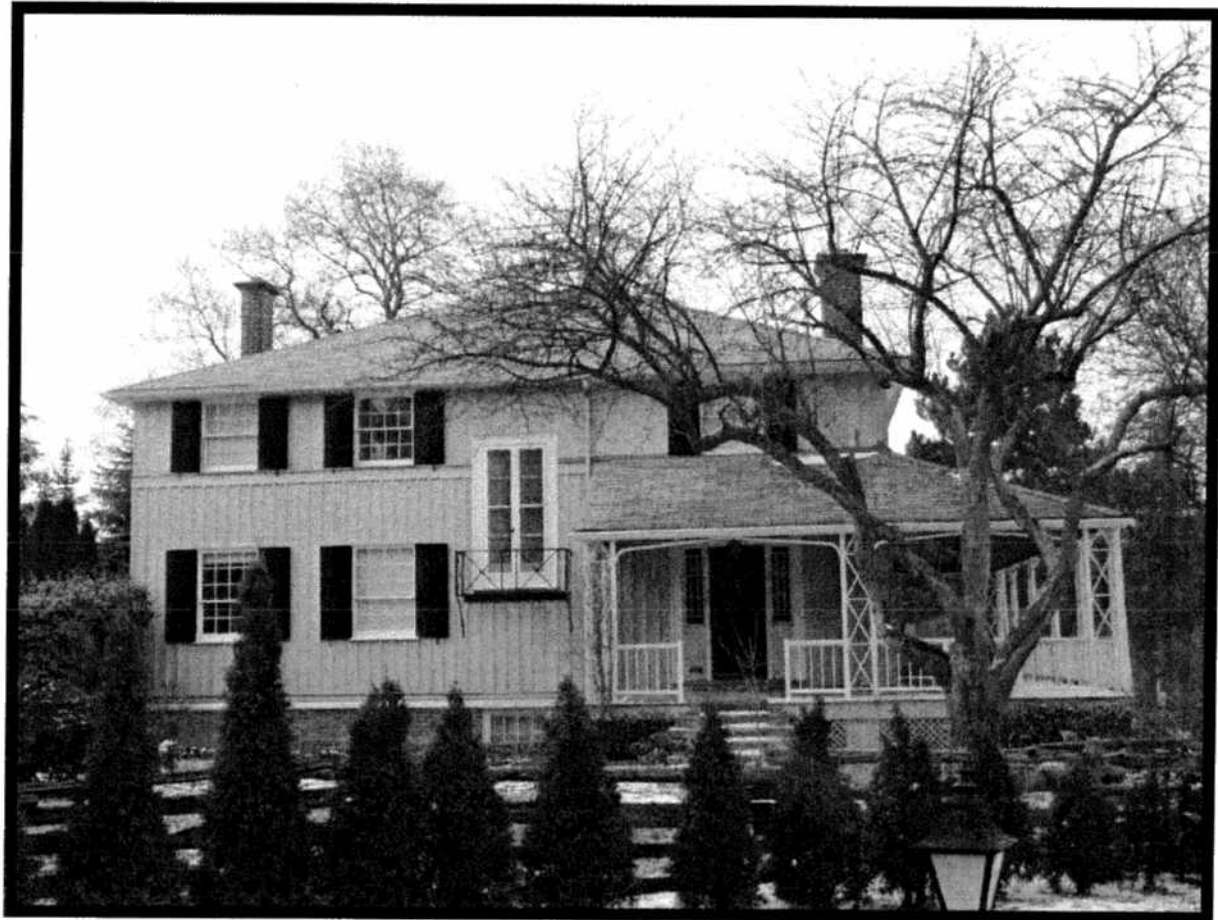
## Designated Heritage Property Grant Application

<b>Name</b>	Jennifer and Richard Morales
<b>Address</b>	370 Main St. N. Markham Village
<b>Status</b>	Class A, Markham Village HCD.
<b>Grant Project</b>	<p><b>Proposed work considered to be eligible</b></p> <ul style="list-style-type: none"> <li>• Replacement of existing door with appropriate heritage style door;</li> <li>• Replacement of existing non-heritage picture windows with appropriate heritage picture windows with stained or coloured glass transoms;</li> <li>• Repairs and re-painting of original wooden soffits;</li> <li>• Re-pointing of granite rubble stone foundation.</li> </ul> <p><b>Proposed work considered to be ineligible</b></p> <ul style="list-style-type: none"> <li>• Repair of non-historic masonry chimney;</li> <li>• Repainting of non original stucco cladding;</li> <li>• Replacement of porch steps and associated railing;</li> <li>• Repair to non historic wooden basement window box.</li> </ul>
<b>Estimate 1</b>	Not Available
<b>Estimate 2</b>	Not Available
<b>Eligibility</b>	Some of the proposed work meets the eligibility criteria of the program
<b>Conditions</b>	Work will require applicant to obtain a Heritage Permit
<b>Comments</b>	Funding of ½ the amount of the lowest quote up to a maximum of \$5,000.00 should be supported provided that satisfactory quotes for the eligible work are provided
<b>Grant Amount</b>	\$5,000.00 (estimated)



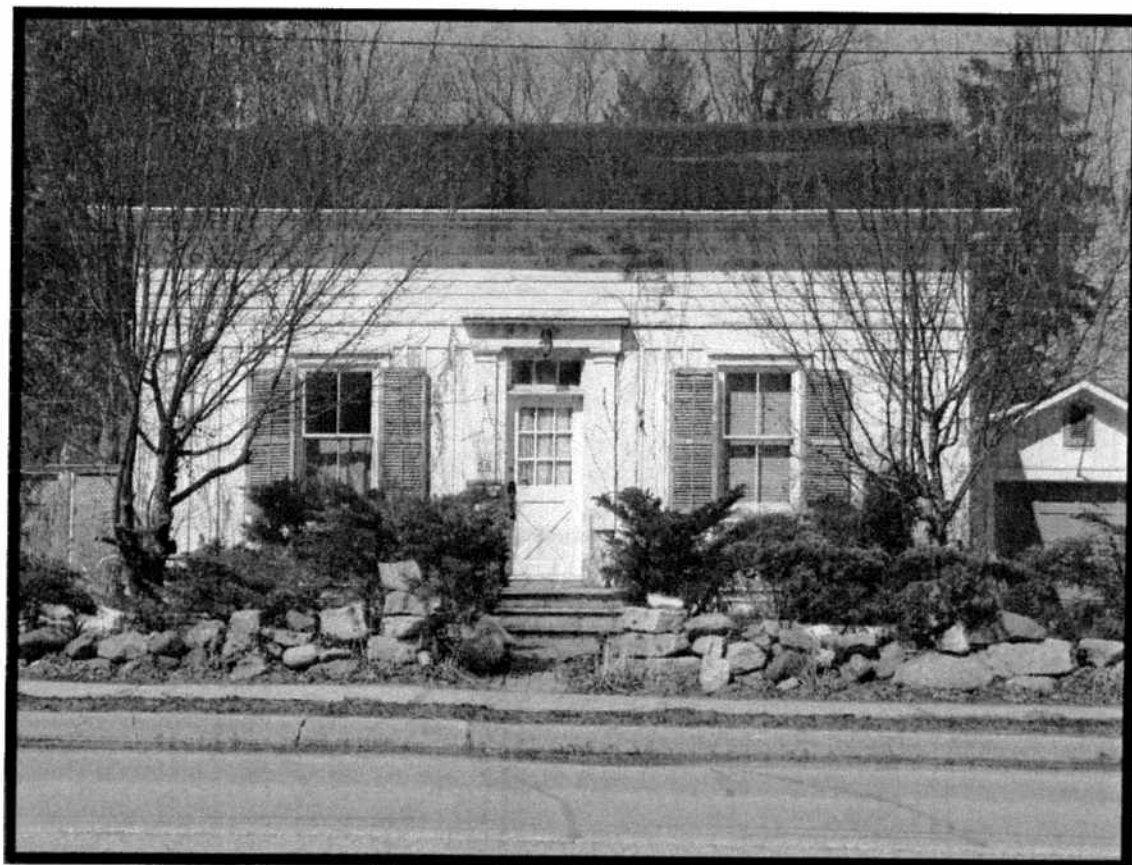
## Designated Heritage Property Grant Application

<b>Name</b>	James Makaruk
<b>Address</b>	24 Deanbank Drive
<b>Status</b>	Class A Building in the Thornhill HCD
<b>Grant Project</b>	Selective replacement of deteriorated wooden veranda components
<b>Estimate 1</b>	\$23,916.45
<b>Estimate 2</b>	\$18,237.72
<b>Eligibility</b>	Proposed work meets eligibility requirements of the program
<b>Conditions</b>	Applicant will need to obtain a Building Permit
<b>Comments</b>	Recommended for approval
<b>Grant Amount</b>	\$5,000.00



## Designated Heritage Property Grant Application

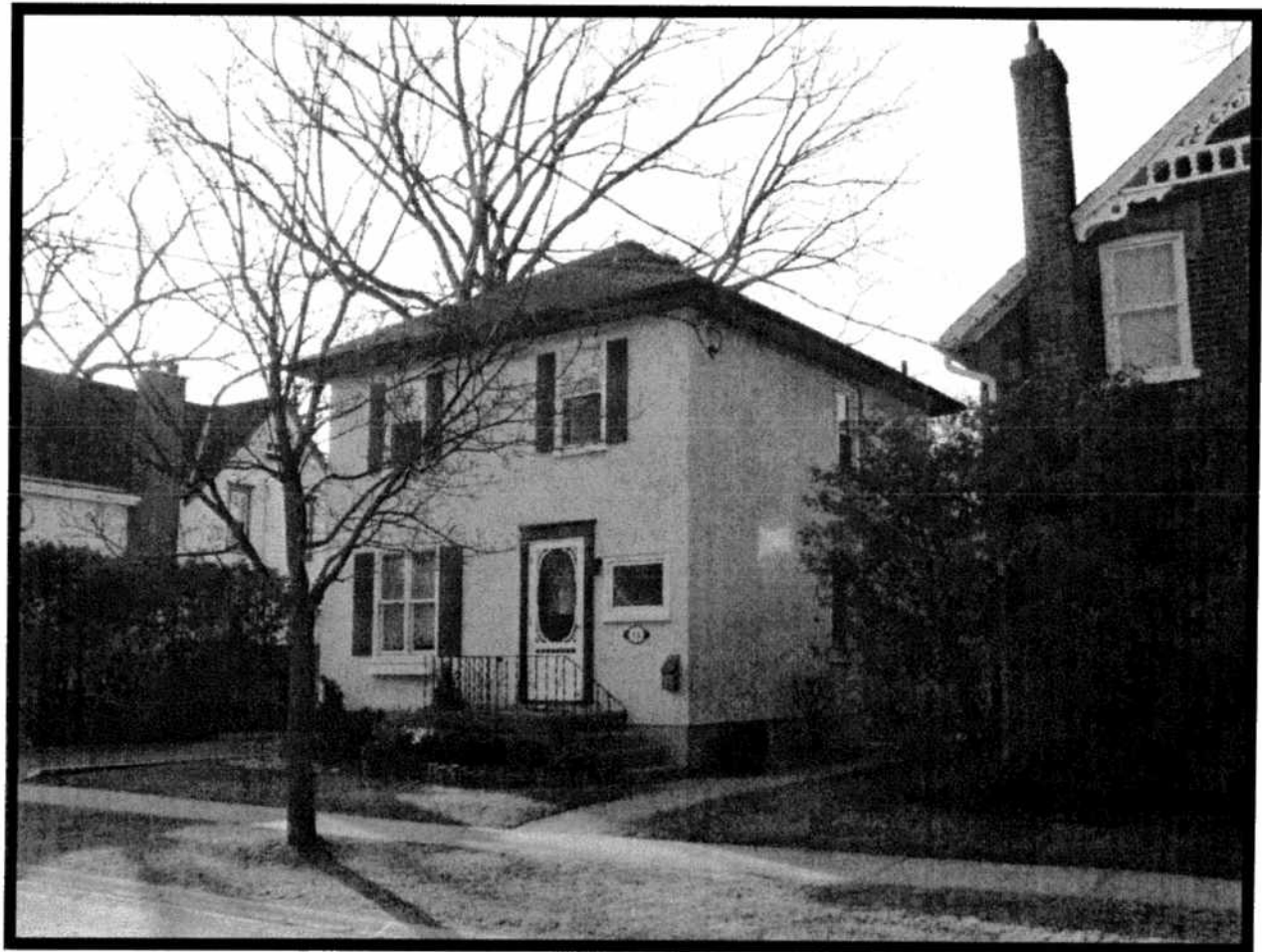
<b>Name</b>	Elizabeth Wright
<b>Address</b>	28 John St. Thornhill
<b>Status</b>	Class A Thornhill HCD.
<b>Grant Project</b>	<p><b>Proposed work considered to be eligible</b></p> <ul style="list-style-type: none"> <li>• Re-introduction of masonry chimney(s)</li> <li>• Re-introduction of Classical entablature over the front door</li> </ul> <p><b>Proposed work not considered to be eligible</b></p> <ul style="list-style-type: none"> <li>• Installation of new front door that does not replicate the original solid six panelled door</li> <li>• Replacement of non-heritage front steps</li> <li>• Painting of non heritage exterior wall cladding at the rear of the house</li> </ul>
<b>Estimate 1</b>	Not Available
<b>Estimate 2</b>	Not Available
<b>Eligibility</b>	Some of the proposed work meets the eligibility criteria of the program
<b>Conditions</b>	A Heritage Permit and/or building permit will be required
<b>Comments</b>	Funding of ½ the amount of the lowest quote up to a maximum of \$5,000.00 should be supported provided that satisfactory quotes for the eligible work is provided
<b>Grant Amount</b>	\$5,000.00 (estimated)





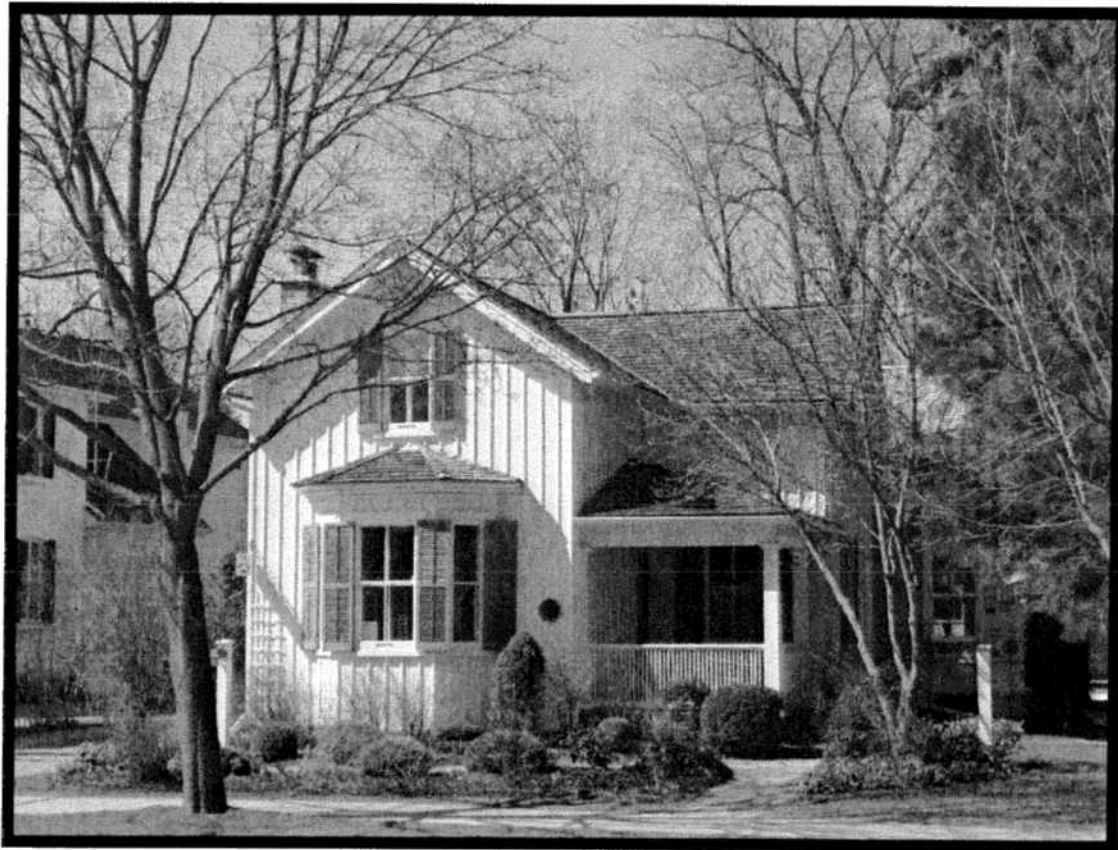
## Designated Heritage Property Grant Application

<b>Name</b>	Robert & Jane Vet
<b>Address</b>	15 Euclid St.
<b>Status</b>	Class B Unionville HCD and designated Part V of <u>Ontario Heritage Act</u> .
<b>Grant Project</b>	Replacement of existing front door and frame and installation of new wooden soffits
<b>Estimate 1</b>	J. D. Banks & Associates Ltd. \$11,622.05
<b>Estimate 2</b>	Swiss Construction and Design \$12,204.00
<b>Eligibility</b>	Proposed work might meet the eligibility criteria of the program provided that a site inspection verifies that original heritage building material is not un-necessarily being disposed of and replaced.
<b>Conditions</b>	A Heritage Permit would be required for the proposed work
<b>Comments</b>	Recommended for approval upon satisfactory inspection of components to be replaced.
<b>Grant Amount</b>	\$5,000.00



## Designated Heritage Property Grant Application

<b>Name</b>	Ray and Wendy Watt
<b>Address</b>	128 Main St. Unionville
<b>Status</b>	Class A building in Unionville Village HCD.
<b>Grant Project</b>	Replacement of existing cedar shingle roof with new cedar shingles
<b>Estimate 1</b>	Edmund's Home Improvements \$35,030.00
<b>Estimate 2</b>	Not Available
<b>Eligibility</b>	Proposed work meets eligibility requirements of the program
<b>Conditions</b>	A Heritage Permit would be required for the proposed work
<b>Comments</b>	Recommended for approval
<b>Grant Amount</b>	\$5,000.00



Q:\Development\Heritage\SUBJECT\Grant Program Designated Property\2012\HM June 2012  
Review Revised for Council Report.doc