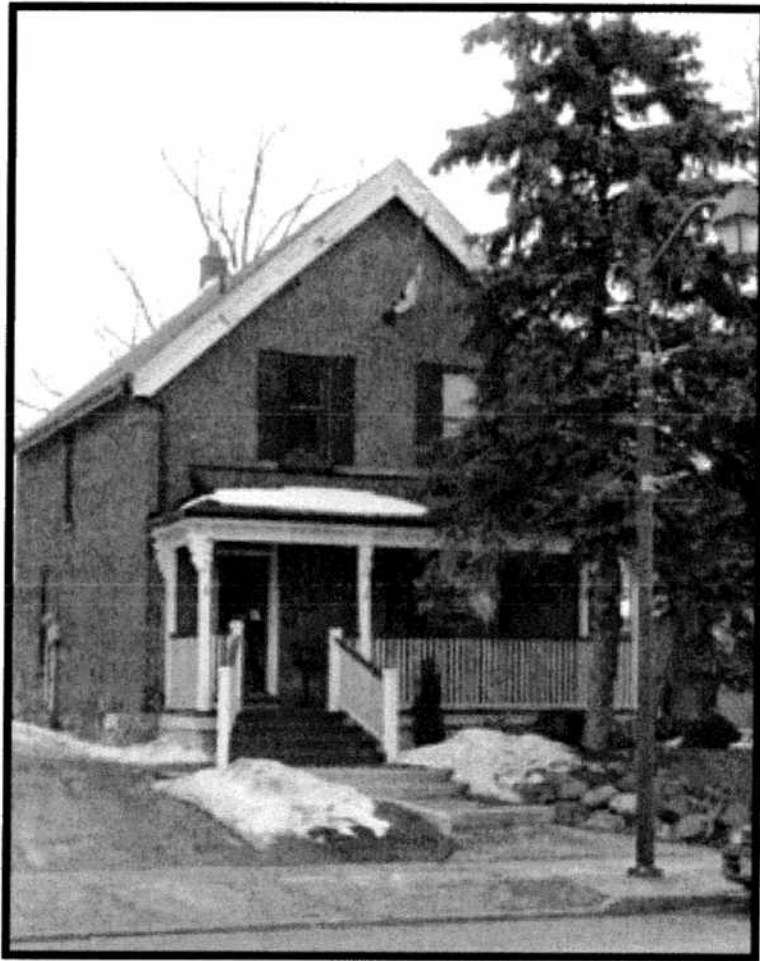


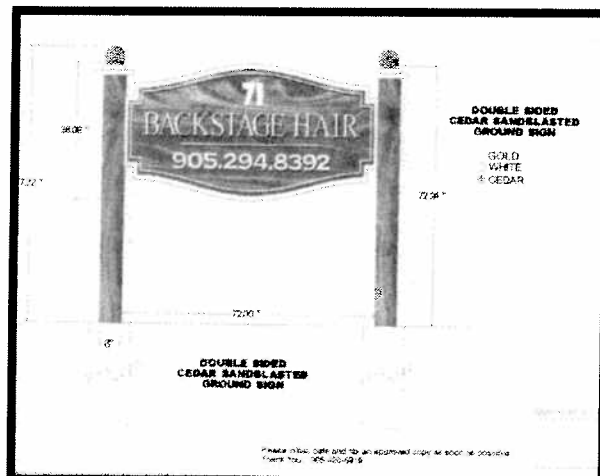
## Appendix 'A'



### 71 Markham Main Street North

**Proposed Work:** Installation of a new ground sign in accordance with policies for Special Sign Districts contained in the Sign By-law.

**Requested Grant Amount :** \$2,388.75



Proposed Sign

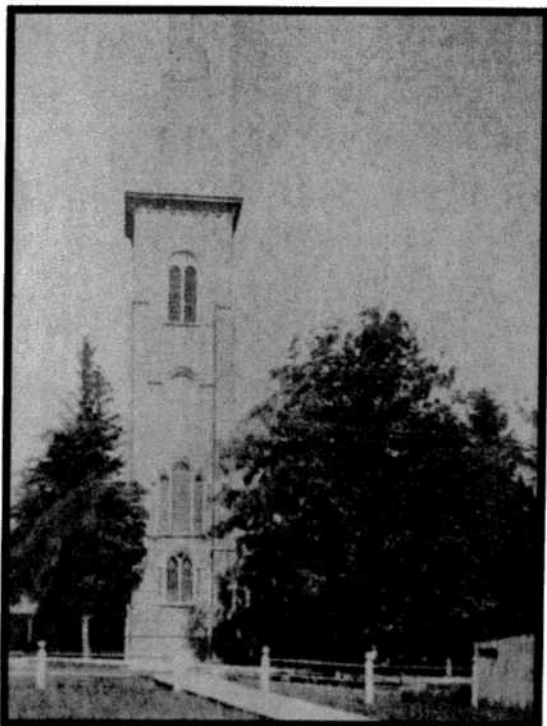
## Appendix 'B'



### **7 Washington St. Markham Village**

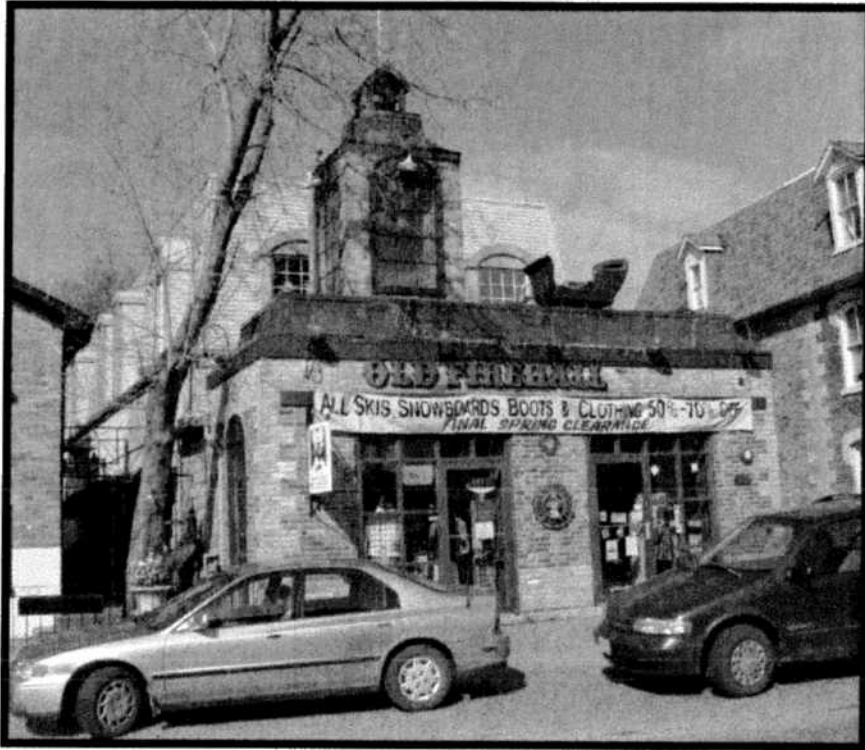
**Proposed Work:** Replacement of the existing palladian window with an identical wooden window.

**Requested Grant Amount:** : \$3, 953.00



Archival photograph showing outline and architectural details of the original palladian window.

## Appendix 'C'



**170 Main St. Unionville**

**Proposed Work:** Installation of new windows and entrance door, copper roof and signage.

**Requested Grant Amount :** \$14, 975.00

## Appendix 'D'



**4496 Highway 7, Unionville**

**Proposed Work:** Re-wiring of florescent roof-top light fixtures, repair of stucco cladding, re-flashing of roof and knee walls, repainting of walls, windows and doors, and installation of a new signage.

**Requested Grant Amount:** \$10,850.00



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Peter Wokral, Heritage Planner

**DATE:** May 13, 2009

**SUBJECT:** Town of Markham Commercial Façade Improvement Grant Program 2009

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### **Background**

- The Markham Commercial Façade Grant Program was advertised in the spring of 2009 and received 4 applications;
- These applications must be reviewed by Heritage Markham as part of the approval process;
- There is currently approximately \$45,000 in the grant budget for this program.

The applications and the amount of grant assistance requested are as follows:

71 Markham Main St. N.	New Ground Sign`	\$2,388.75
7 Washington St., Markham	Replacement of Palladian Window	\$ 3,953.00
170 Main St. Unionville	Storefront Improvements	\$14,975.00
4496 Highway 7, Unionville	Storefront Improvements	\$10,850.00

### **Staff Comment**

#### ***71 Main Street North***

- The grant application is to install a new ground sign (see attached drawing);
- The structure on the property is a former residential dwelling and a ground sign would be more appropriate than a wall or veranda sign (see photo);
- Sign appears to conform to the policies contained in the Sign By-law under Special Sign Districts;
- the applicant would not be required to enter into a façade easement agreement as the requested grant is less than \$5000.00.
- Eligibility Issue: the applicant intends to have the sign fabricated and installed prior to receiving approval by Council as he does not feel his business can wait for the sign until

late June. Under the eligibility requirements of the program, “grant assistance can only be obtained for projects which have received municipal approval for financial assistance prior to work being initiated”

- Heritage Markham may wish to recommend waiving this requirement given there is no impact on the building,

#### ***7 Washington Street, Markham***

- The grant application is to replace the Palladian window at the 7 Washington St. at the Markham District Veteran’s Association building.
- This building was originally the Markham Presbyterian Church (1873) but has been modified over the years including covering the original brick with stucco (see current photo);
- This window was originally in-filled with stained glass but Heritage Staff is of the opinion that the stained glass needn’t be replaced, but the original shape with clearly defined arches and decorative details on the flanking windows should be restored as a condition of any grant assistance (see historic photo).
- As the requested grant is not in excess of \$5000.00 a façade easement agreement is not required.
- Eligibility Issue: Under the eligibility requirements of the program, the building must be in commercial use. The property is zoned R3 Residential but the fact that it is a Vet’s Hall and is available for rental could be considered a form of commercial use;
- It is suggested that the grant could be supported provided that the proposed window is modified to reflect the original shape of the window as it looked when the building was still the Markham Presbyterian Church which was constructed in 1873.

#### ***170 Main Street, Unionville***

- The grant application is to improve the storefront of 170 Main St. Unionville, “Old Fire Hall Confectionary”;
- Heritage Markham recently supported the identified storefront improvements (see approved drawing and photo);
- Eligibility Issue: The owner also plans to go proceed with the planned improvements before receiving the approval of Council as he has decided that his business needs to be up and operating before the end of June. Under the eligibility requirements of the program, work can not commence prior to the application being approved by Council.
- As the grant requested is in excess of \$5000.00, a façade easement agreement is required;
- The grant request is supported by staff but, can only be funded to a maximum of \$10,000.00 as the building is a non-heritage building

#### ***4496 Highway 7, Unionville***

- The application is to make storefront improvements to 4496 Highway 7 “Auto Sound Design”;
- This building is a former gas station/garage (see photo).

- Proposed alterations include repair of the existing lights along the roof edge, new board sign, repair and painting of stucco, re-paint garage doors and window frames and install flashing.
- As the grant requested is in excess of \$5000.00, a façade easement agreement is required.
- Staff are in discussion with the applicant regarding opportunities to make the proposed work more complementary to the heritage conservation district. The removal of the continuous parapet lighting would improve the building with selective lighting introduced above the new signs. Also the potential introduction of awnings on the main windows would give the store a more traditional appearance.
- Also the removal of illegal window signage should be a condition of approval.
- The grant could be supported subject to some conditions, but can only be funded to a maximum of \$10,000.00 which is the maximum grant amount for a non-heritage building

### **Suggested Recommendation for Heritage Markham**

THAT Heritage Markham supports the funding of a new ground sign in conformance with the Sign By-law at 71 Main Street North, Markham. for “Backstage Hair” through the Town of Markham Commercial Façade Improvement Grant Program to the amount of \$2,388.75;

AND THAT Heritage Markham has no objection to Council waiving the requirement regarding the commencement of the work at 71 Main Street North, Markham prior to any final approval of the grant application given the nature of the proposed project;

AND THAT Heritage Markham supports the funding of a replacement palladian window at 7 Washington St. “The Markham District Veteran’s Association” through the Town of Markham Commercial Façade Improvement Grant Program provided that the new window be made of wood and have the same pane divisions, shape, and decorative details as the original window based on an archival photograph in the possession of the Town, to the amount of \$3,953.00;

AND THAT Heritage Markham supports the funding of storefront improvements to 170 Main St. Unionville “Old Fire Hall Confectionary” through the Town of Markham Commercial Façade Improvement Grant Program to the amount of \$10,000.00 which is the maximum permitted grant for non-heritage buildings;

AND THAT Heritage Markham has no objection to Council waiving the requirement regarding the commencement of the work at 170 Main Street, Unionville prior to any final approval of the grant application given the nature of the proposed project;

AND THAT Heritage Markham supports the funding of storefront improvements to 4496 Highway 7 Unionville “Auto Sound Design” through the Town of Markham Commercial Façade Improvement Grant Program Commercial Façade Grant to the amount of \$10,000.00 which is the maximum permitted grant for non-heritage buildings conditional upon the following:

- removal of illegal window signage;

- the addition of awnings on the main windows to provide a more traditional storefront appearance;
- the painting of the stucco in a traditional heritage colour;
- removal of the continuous parapet lighting fixtures and the introduction of more traditional light fixtures related to the new signage.

AND THAT Heritage Markham supports both 170 Main St. Unionville and 4496 Highway 7 Unionville entering into façade easement agreements with the Town in order to be eligible for the Town of Markham Commercial Façade Improvement Grant Program;

AND THAT Heritage Markham's support for the 2009 Commercial Façade Grant Applications is conditional on the applicants meeting the eligibility requirements of the program (other than as noted above);

AND THAT final approval of Heritage Permit applications, Sign Permit applications, and Building Permit applications required to carry out the proposed work or alterations described in the 2009 Commercial Façade Grant Applications be delegated to Heritage Section Staff.





## BY-LAW 2009-XXX

Being a By-law to authorize the execution  
of Facade Easement Agreements

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WHEREAS section 37 (1) of the *Ontario Heritage Act*, R.S.O. 1990 c.O.18 authorizes the Council of a municipality to pass by-laws providing for the entering into heritage easements with owners of real property or interests in real property for the conservation of property of cultural heritage value or interest;

AND WHEREAS it has been determined that the properties 170 Main St. Unionville and 4496 Highway 7 Unionville are properties of cultural heritage value or interest;

AND WHEREAS Council at its meeting on June 8, 2004 adopted a Commercial Façade Improvement Program providing grants to help facilitate the physical upgrading of privately owned buildings in commercial use with the Town of Markham's Heritage Conservation Districts;

AND WHEREAS Section 3.4 of the Commercial Façade Improvement Grant Program requires property owners receiving a grant of \$5000.00 or more to enter into a Façade Easement Agreement in perpetuity, with the municipality.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. THAT the Mayor and Clerk be authorized to execute Facade Easement Agreements between the Town of Markham and the property owners of 170 Main St. Unionville and 4496 Highway 7, Unionville, and any other documents required to give effect thereto in a form satisfactory to the Town Solicitor.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS  
23rd DAY OF JUNE, 2009.

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KIMBERLY KITTERINGHAM, TOWN CLERK

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FRANK SCARPITTI, MAYOR