



STAFF REPORT ACTION REQUIRED

Approval of 2015 Toronto Heritage Grant Awards

| | |
|--------------------------|--|
| Date: | May 14, 2015 |
| To: | Toronto Preservation Board Planning and Growth Management Committee |
| From: | Chief Planner & Executive Director, City Planning Division |
| Wards: | All |
| Reference Number: | P:\2015\Cluster B\PLN\PGMC\PG15072 |

SUMMARY

This report recommends that City Council approve the recommended grant awards totalling \$281,230 for the 2015 Toronto Heritage Grant Program as set out in this report.

The Toronto Heritage Grant Program provides matching grant funds for eligible heritage conservation work to owners of residential properties or tax exempt properties in the City of Toronto designated under Part IV or V of the Ontario Heritage Act. Property owners may receive a grant once every five years for up to 50% of the cost of eligible conservation work. Owners of house form buildings may receive up to \$10,000. There is no cap for owners of non-house form buildings.

The Toronto Heritage Grant Program is administered by Heritage Preservation Services, City Planning Division. An independent Grant Selection Committee consisting of volunteer heritage professionals evaluates applications and recommends grant awards.

RECOMMENDATIONS

City Planning Division recommends that:

1. City Council approve the grant awards for the 2015 Toronto Heritage Grant Program for the 21 heritage properties in the City of Toronto, as set out below, to assist property owners in funding the scope of conservation work set out in the Letter of Understanding between the City and the grant recipient, and generally described in Attachment No.1 of this report.

House Form Properties (up to 50% to max. \$10,000)

- a. 290 Annette Street, \$6,750
- b. 114 Bedford Road, \$10,000
- c. 169 Blythwood Road, \$3,400
- d. 285 Carlton Street, \$7,500
- e. 97 Cluny Drive, \$10,000
- f. 10 Geneva Avenue, \$10,000
- g. 14 Geneva Avenue, \$10,000
- h. 30 Geneva Avenue, \$5,340
- i. 32 Geneva Avenue, \$5,340
- j. 88 Hazelton Avenue, \$8,800
- k. 90 Hazelton Avenue, \$8,800
- l. 34 Parkview Avenue, \$10,000
- m. 238 Robert Street, \$10,000
- n. 32 Salisbury Avenue, \$10,000
- o. 14 Wellesley Avenue, \$7,900
- p. 16 Wellesley Avenue, \$7,900
- q. 17 Wellesley Avenue, \$10,000
- r. 19 Wellesley Avenue, \$10,000
- s. 82 West Avenue, \$10,000

Non-house Form Properties (up to 50% with no limit)

- a. 162 Bloor Street West, church, \$70,000
 - b. 40 Glen Road, multi-unit residential building, \$49,500
2. City Council direct that the use of the grant awards outlined in recommendation 1. of this report, be limited to only the conservation work approved by the Chief Planner and Executive Director, City Planning, and that issuing of the grant award be subject to the grant recipient satisfying all conditions as set out in the Letter of Understanding between the City and the grant recipient.
 3. City Council direct staff to remove Toronto Heritage Grant Program Selection Criteria 5 regarding visibility, and to add the following Eligibility Requirement: For properties designated under Part V of the Ontario Heritage Act (properties within Heritage Conservation Districts), the proposed work will be highly visible from the public right-of-way.
 4. City Council direct staff to amend the Eligibility Requirements for properties designated under Part IV of the Ontario Heritage Act to state that eligible work conserve any of the property's heritage attributes in the designation by-law.
 5. City Council direct staff to amend Eligibility Requirements for house form properties designated under Part IV or Part V of the Ontario Heritage Act to state that portions of a roof not visible from the right-of-way, as well as copper or lead-

coated copper eavestroughs and downspouts, may be eligible for grant funding if they are included in the comprehensive restoration or repair of an original slate roof assembly. An owner may apply to receive up to 50% of the cost of the work, up to a limit of \$20,000.

Financial Impact

There are no new financial impacts resulting from the adoption of this report. This report recommends grant awards for the 2015 Toronto Heritage Grant Program based on the 2015 budget approved by City Council.

DECISION HISTORY

At its meeting of March 10, 2015, City Council approved a budget of \$317,000 for the 2015 Toronto Heritage Grant Program.

ISSUE BACKGROUND

Heritage Preservation Services (HPS) staff sent notices to all owners of eligible heritage properties across the City advising of the 2015 Toronto Heritage Grant Program. Program information was made available on the HPS website, and City staff facilitated a public workshop on February 10, 2015 to provide information and to assist property owners in preparing complete applications.

Staff received 24 grant applications. HPS staff screened all applications for completeness and eligibility, and rejected one as incomplete. HPS staff also established an independent Toronto Heritage Grant Selection Committee to review the grant applications according to the Eligibility Requirements and Selection Criteria adopted by City Council. The committee convened on May 1, 2015 to consider 23 applications.

The 2015 Selection Committee was made up of five individuals chosen for their expertise in heritage conservation, including a member of the Toronto Preservation Board:

- Eve Guinan, Glass Conservator and Owner, EDG Glass Studio
- Denis Heroux, Project Management Consultant, Legislative Assembly of Ontario
- Barbara McPhail, Member, Toronto Preservation Board
- Sam Trigila, Heritage Contractor, Clifford Restoration
- Mark Wronski, Architect, Taylor Hazell Architects Ltd.

COMMENTS

The Toronto Heritage Grant Selection Committee recommends a total of \$281,230 be awarded to 21 properties. The 21 applications will generate approximately \$430,000 in private investment for work that will conserve irreplaceable heritage resources that contribute to the identity and historic character of the City and its neighbourhoods.

These heritage properties span the history of the City representing a range of significant heritage building and construction types. The restoration work includes wood and masonry conservation, the repair of original windows, and slate roof restoration.

Notable among the recommended applications is the restoration of an entrance canopy on a mid-century apartment building at 40 Glen Road (1957). Other projects include conservation work on the Church of the Redeemer (1878), a cluster of neighbouring row houses (1885) in a Cabbagetown Heritage Conservation District, the Heintzman House (1899) in the Junction, and the John McKenzie House (1913) in North York, home to the Ontario Historical Society.

The Committee recommended the rejection of two applications due to ineligibility. Another application was rejected as incomplete. Of the 24 applications received, 20 applications involved properties in Heritage Conservation Districts.

Recommendations Regarding Revised Eligibility Requirements

On the advice of the 2015 Toronto Heritage Grant Selection Committee, staff are recommending three changes to the Selection Criteria and Eligibility Requirements for the Grant Program.

Recommendations 1 and 2: Visibility from the Public Right-of-Way

Toronto Heritage Grant Program Selection Criteria currently requires that all proposed work must involve aspects of buildings which are highly visible from the public right-of-way. Staff recommend that this Selection Criteria become an Eligibility Requirement, and be revised to apply to only properties designated under Part V of the Ontario Heritage Act. The policies and guidelines contained within Heritage Conservation District Plans for Part V properties are primarily concerned with aspects of properties that are visible from the public right-of-way.

For Part IV properties, where the heritage designation may protect heritage attributes not visible from the public right-of-way, staff recommend that Eligibility Requirements specify that proposed work may involve any heritage attributes identified in each property's designation by-law. This change recognizes that for Part IV properties, the public interest, as reflected in the designation by-law, extends beyond visibility to include all protected heritage attributes of the property.

Recommendation 3: Funding of Complete Slate Roof Assemblies

Currently, the Toronto Heritage Grant Program does not provide funding for:

- conservation work on roof slopes not visible from the public right-of-way
- eavestroughs and downspouts where they are not identified as heritage attributes

The 2015 Selection Committee recommended that the program consider providing funding to support restoration or repair of entire slate roof assemblies, regardless of their visibility, and that where grant proposals consider entire roof assemblies, they may also include copper eavestroughs and downspouts. Based on good conservation principles, grants related to slate roofs should consider the entire roof assembly, and the life span of the roofing materials should ideally be reflected in the lifespan of the drainage system. Since the longevity of slate roofing is best matched by that of copper flashing,

eavestroughs and downspouts might also be completed in copper or lead-coated copper to prevent their frequent replacement.

Given the recommendation of the Selection Committee regarding entire slate roof assemblies, HPS recommends that, for house form properties proposing the repair or replacement of an entire slate roof assembly, applicants be eligible to receive up to 50% of the cost of the work, and that the existing funding cap of \$10,000 be raised to \$20,000. A \$20,000 grant cap more appropriately reflects the additional cost of slate roof repairs or restoration, where slate was the original roofing material for the property.

2015 Toronto Heritage Grant Program Budget

The City Planning Division considers that adequate and consistent levels of funding are a critical component of a sustainable heritage grant program. Approximately 1.5% of the Toronto Heritage Grant Program budget (\$5,000) is allocated to the administration of the program. Although the 2015 program budget has a remaining balance of \$30,770, no budget adjustment is recommended at this time. Staff anticipate a significant increase in demand in 2016 with Council's adoption of new Heritage Conservation Districts, including in the King-Spadina, Garden District, St. Lawrence and Madison Avenue areas. It is anticipated that close to 2000 new properties will be added to the Heritage Register over the next two years. The program must be robust to meet this anticipated demand.

Toronto Heritage Grant Program Rationale

The City of Toronto's Official Plan, Chapter 3 "Building a Successful City" includes policies on Heritage Resources. The policies in Section 3.1.5 state that "Incentives for conservation and maintenance of designated heritage properties will be created and made available to heritage property owners", and require that work funded "through incentives such as grants, tax rebates or other mechanisms will achieve excellence in conservation." The Toronto Heritage Grant Program contributes to a number of the City's Strategic Actions, including City Building, Social Development, Environmental Sustainability, and Economic Vitality.

By promoting and supporting the conservation of the City of Toronto's irreplaceable heritage resources, the Toronto Heritage Grant Program enhances the quality of our city's neighbourhoods and streetscapes. The program engages the public to build the financial capacity for important conservation projects, contributes to the sustainable city through the careful preservation of Toronto's resilient heritage fabric, and results in heritage buildings and streetscapes that astonish and inspire.

CONTACT

Harold Madi, Director
Urban Design
Tel: 416-392-1126
Fax: 416-392-1744
E-mail: hmadi@toronto.ca

SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner & Executive Director
City Planning Division

ATTACHMENTS

Attachment No.1:
Toronto Heritage Grant Awards 2015: Properties and Scopes of Work

ATTACHMENT NO. 1

Toronto Heritage Grant Awards 2015: Properties and Scopes of Work

| Property Address | Ward | Recommended Scope of Restoration Work | Grant Award (max.) | Total Estimated Restoration Cost |
|-------------------------|-------------|--|---------------------------|---|
| 290 Annette Street | 13 | Masonry repair | \$6,750.00 | \$13,560.00 |
| 114 Bedford Road | 20 | Porch and masonry repairs | \$10,000.00 | \$48,623.00 |
| 162 Bloor Street West | 27 | Masonry and window repairs | \$70,000.00 | \$145,949.00 |
| 169 Blythwood Road | 25 | Masonry repairs on porch | \$3,400.00 | \$6,780.00 |
| 285 Carlton Street | 28 | Window repair | \$7,500.00 | \$15,000.00 |
| 97 Cluny Drive | 27 | Window repair and storm restoration | \$10,000.00 | \$42,996.00 |
| 14 Geneva Avenue | 28 | Slate roof | \$10,000.00 | \$30,481.00 |
| 10 Geneva Avenue | 28 | Slate roof | \$10,000.00 | \$30,481.00 |
| 30 Geneva Avenue | 28 | Slate roof | \$5,340.00 | \$10,675.00 |
| 32 Geneva Avenue | 28 | Slate roof | \$5,340.00 | \$10,675.00 |
| 40 Glen Road | 27 | Repair of steel canopy | \$49,500.00 | \$100,897.00 |
| 88 Hazelton Avenue | 27 | Slate roof | \$8,800.00 | \$25,142.00 |
| 90 Hazelton Avenue | 27 | Slate roof | \$8,800.00 | \$25,142.00 |
| 34 Parkview Avenue | 23 | Masonry repairs | \$10,000.00 | \$21,696.00 |
| 238 Robert Street | 20 | Masonry and wood repair | \$10,000.00 | \$43,166.00 |
| 32 Salisbury Avenue | 28 | Masonry repair | \$10,000.00 | \$26,216.00 |
| 14 Wellesley Avenue | 28 | Wood repairs and restoration | \$7,900.00 | \$15,820.00 |
| 16 Wellesley Avenue | 28 | Wood repairs and restoration | \$7,900.00 | \$15,820.00 |
| 17 Wellesley Avenue | 28 | Masonry cleaning and repair | \$10,000.00 | \$20,114.00 |
| 19 Wellesley Avenue | 28 | Masonry cleaning and repair | \$10,000.00 | \$20,114.00 |
| 82 West Avenue | 30 | Masonry cleaning and repair | \$10,000.00 | \$48,307.00 |
| Total | | | \$281,230.00 | \$717,654.00 |