

Approval of 2016 Toronto Heritage Grant Awards

Date:	May 13, 2016
To:	Toronto Preservation Board Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning Division
Wards:	All
Reference Number:	P:\2016\Cluster B\PLN\PGMC\PG16074

SUMMARY

This report recommends that City Council approve the recommended grant awards totalling \$338,900 for the 2016 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, or if replacing an entire slate roof assembly, up to \$20,000. There is no maximum grant amount for owners of non-house form buildings.

The Toronto Heritage Grant Program is administered by Heritage Preservation Services (HPS), City Planning Division. An independent Toronto Heritage 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 2016 Toronto Heritage Grant Program for the 20 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; max. \$20,000 for slate roof assemblies)

a.	69 Brunswick Avenue	\$10,000
b.	11 Beaumont Road	\$10,000
c.	16 Bernard Avenue	\$20,000
d.	14 Brunswick Avenue	\$5,850
e.	180 Crescent Road	\$20,000
f.	179 First Avenue	\$9,900
g.	11 Laurier Avenue	\$3,250
h.	22 Lyall Avenue	\$10,000
i.	9 Metcalfe Street	\$2,000
j.	11 Metcalfe Street	\$2,000
k.	112 Ravenscrest Drive	\$10,000
l.	382 Sackville Street	\$6,750
m.	437 Sherbourne Street	\$20,000
n.	602 Spadina Avenue	\$10,000
o.	51 Wells Hill Avenue	\$10,000
p.	40 Westmoreland Avenue	\$2,200
q.	36 Wychwood Park	\$10,000

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

a.	315 Dundas Street East	\$101,550
b.	736 Dundas Street East	\$50,000
c.	16 Ryerson Avenue	\$25,400

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 the 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 authorize the withdrawal of \$26,900 from the Community Heritage Reserve Fund (Acct. # XR1044) and increase the approved 2016 Operating Budget for Heritage Grants account UR0033 in the amount of \$26,900 gross, \$0 net, on a one-time basis, for the support of the 2016 Toronto Heritage Grant Program.
4. City Council direct staff to amend the Terms and Conditions for the Toronto Heritage Grant Program to make the release of grant funds conditional upon confirmation by the City that:

- a. The recipient has met all of the terms and conditions of the grant and any other grants provided to the recipient by the City and is in compliance with the Ontario Heritage Act and any applicable Heritage Easement Agreement.
- b. The property on which grant work is completed must not be subject to any work orders, deficiency notices, outstanding accounts, fines, arrears of taxes, fees, penalties or other municipal charges assessed against the owner.

Financial Impact

Adoption of this report will result in a one-time increase of \$26,900 gross, \$0 net to the approved 2016 Toronto Heritage Grant Program of \$317,000 gross. This increase is fully funded by a withdrawal from Community Heritage Reserve Fund designated for the Toronto Heritage Grant Program.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

At its meeting of February 17, 2016, City Council approved a budget of \$317,000 for the 2016 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 2016 Toronto Heritage Grant Program. Program information was made available on the HPS website, and City staff facilitated four public workshops, one in each Community Council area, to provide information and to assist property owners in preparing complete applications.

A total of 23 applications were submitted to the 2016 program. HPS staff screened all applications for completeness and eligibility, and determined one to be incomplete. HPS staff prepared packages for the review of the remaining applications and established an independent Toronto Heritage Grant Selection Committee to assess the grant applications according to the Eligibility Requirements and Selection Criteria adopted by City Council.

The 2016 Grant Selection Committee was made up of six individuals chosen for their expertise in heritage conservation, including a member of the Toronto Preservation Board:

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

COMMENTS

The Toronto Heritage Grant Selection Committee convened for a day-long meeting on April 29, 2016 to consider 22 applications. Prior to the meeting, members were surveyed for any conflicts of interest. Three members were identified as having conflicts on three applications, and removed themselves from their consideration. As a result of its deliberations, the committee recommends a total of \$338,900 be awarded to 20 properties. The 20 applications will generate approximately \$782,000 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.

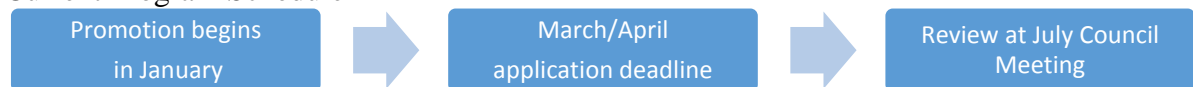
These heritage properties span the history of the City representing a range of significant heritage building and construction types. The restoration work includes wood and masonry conservation, the repair of original windows, and slate roof restoration.

Notable among the recommended grants is the repair of masonry on All Saints Anglican Church/Community Centre, a landmark building and an active place of worship in the Garden District, the restoration of doors and transom windows on Theatre Passe Muraille, masonry, window, porch, door, and slate roof repairs on 13 homes in heritage conservation districts, and the restoration of long hidden masonry facades of the Coulter House, a recently designated, private residence in Etobicoke.

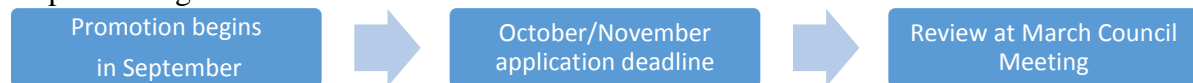
The Committee recommended the rejection of one application due to apparent conflict with pre-existing terms of a development agreement, and recommended awards to the remaining 21 applications. One of the applications recommended for an award was subsequently withdrawn by the property owner.

Following the review of grant applications, HPS staff sought feedback on a potential adjustment of the annual timing of the program. For the past several years, staff have heard from potential and successful applicants that the current scheduling of the program was problematic. Currently, with Council's review of recommended grants in July, successful applicants have little time left in the work season to schedule contractors, and to complete the work prior to frost. As a result, a high percentage of grant projects are completed in the second year of their grant period, long after the original quotations have expired. The Committee proposed rescheduling the application deadline into October or November of the previous year, allowing for Council review of grant recommendations in March, before the work season begins.

Current Program Schedule



Proposed Program Schedule



The Grant Selection Committee strongly encouraged staff to pursue this rescheduling, noting that contractors schedules often better allow for providing estimates in the fall, and that both contractors and property owners would benefit if grant projects could be completed in the first year of the award.

This potential rescheduling of the program would also benefit the allotment of staff resources to the City's two heritage incentive programs, the Heritage Grant Program and Heritage Property Tax Rebate Program. Currently, both programs experience their heaviest periods of activity in the spring. Moving the application period for the grant program into the fall would separate the peak periods of these two important programs into separate quarters, and would assist in maximizing customer service and administration. For these reasons, Heritage Preservation Services will investigate the shifting of the application deadline for the 2017 program to the fourth quarter of 2016.

Recommendations Regarding Revised Terms and Conditions

Staff are proposing a revision of the Terms and Conditions of the Toronto Heritage Grant Program to allow the City to withhold payment from completed grant projects where the recipient of the grant is not in compliance with the Ontario Heritage Act or any applicable Heritage Easement Agreement, or has work orders, deficiency notices, outstanding accounts, fines, arrears of taxes, fees, or penalties assessed against the owner by the City.

The existing Terms and Conditions for the Toronto Heritage Grant Program allow the City to withhold payment of a grant only if the recipient has not "met the terms and conditions of any previous grant provided to the recipient by the City of Toronto." It has become clear that, with this sole condition, a property owner could receive Toronto Heritage Grant Program funds even if they owe the City outstanding fines, fees or arrears of taxes, and even if they have made alterations without a heritage permit.

The proposed revisions to the Terms and Conditions are consistent with those recently put in place for the City's other heritage incentive program, the Toronto Heritage Property Tax Rebate Program. The revised Terms and Conditions make it clear that, in order to receive public funds in support of the conservation of their properties, property owners must be in good standing with the City and the Ontario Heritage Act, as defined in Recommendation 3 above.

2016 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. A remaining \$312,000 is available to be awarded as grant funds.

This year, successful applications to the program were eligible to receive grant funds totalling more than \$312,000. In the past, when demand has exceeded available program funds, individual grants were reduced accordingly.

In 2016, staff recommended to the Grant Selection Committee that it access available reserve funds as required to maintain meaningful and effective grant awards for successful applicants. As a result, the Grant Selection Committee is recommending a total value of grant awards of \$338,900 of which \$26,900 will be drawn from the Community Heritage Reserve Fund.

Established in 1986, the Community Heritage Reserve Fund is dedicated solely to provide funding for the Toronto Heritage Grant Program. For the first 20 years of the program, grant funds were drawn exclusively from the Community Heritage Reserve Fund. Though the funding of the program has since changed, a total of \$81,507 remains in the Community Heritage Reserve Fund for the use of the Toronto Heritage Grant Program. A draw of \$26,900 in 2016 would leave a remaining \$54,607 in the Community Heritage Reserve Fund for the potential support of successful grant applications beyond the program budget in future years.

Staff anticipate a significant increase in demand for Toronto heritage grant funds in 2017 and 2018 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 anchor and inspire their communities.

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SIGNATURE

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ATTACHMENTS

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

ATTACHMENT NO. 1

Toronto Heritage Grant Awards 2016: Properties and Scopes of Work

Property Address	Ward	Recommended Scope of Restoration Work	Grant Award (max.)	Total Estimated Restoration Cost
11 Beaumont Road	27	masonry repairs	\$10,000.00	\$40,841.21
16 Bernard Avenue	20	slate roof	\$20,000.00	\$44,296.00
14 Brunswick Avenue	20	masonry repairs	\$5,850.00	\$10,584.33
69 Brunswick Avenue	20	masonry cleaning and repairs	\$10,000.00	\$21,413.50
180 Crescent Road	27	slate roof	\$20,000.00	\$134,467.00
315 Dundas Street East	28	masonry repairs	\$101,550.00	\$190,470.00
736 Dundas Street East	28	masonry repairs	\$50,000.00	\$218,583.43
179 First Avenue	30	window repair and storm restoration	\$9,900.00	\$19,878.96
11 Laurier Avenue	28	window repair and storm restoration	\$3,250.00	\$6,587.90
22 Lyall Avenue	32	masonry cleaning and repairs	\$10,000.00	\$23,108.80
9 Metcalfe Street	28	porch repair	\$2,000.00	\$4,039.00
11 Metcalfe Street	28	porch repair	\$2,000.00	\$4,039.00
112 Ravenscrest Drive	3	masonry repair and restoration	\$10,000.00	\$42,088.00
16 Ryerson Avenue	20	Door repair and restoration	\$25,400.00	\$49,467.60
382 Sackville Street	28	door restoration	\$6,750.00	\$16,950.00
437 Sherbourne Street	28	slate roof	\$20,000.00	\$168,291.00
602 Spadina Avenue	20	masonry, wood, terracotta repair	\$10,000.00	\$72,839.00
51 Wells Hill Avenue	21	masonry repair	\$10,000.00	\$20,122.19
40 Westmoreland Avenue	18	window repair	\$2,200.00	\$4,318.48
36 Wychwood Park	21	window repair and storm restoration	\$10,000.00	\$28,568.00
Total			\$338,900.00	\$1,120,953.40