



**STAFF REPORT  
ACTION REQUIRED**

**Approval of 2014 Toronto Heritage Grant Awards**

<b>Date:</b>	May 12, 2014
<b>To:</b>	Toronto Preservation Board Planning and Growth Management Committee
<b>From:</b>	Chief Planner & Executive Director, City Planning Division
<b>Wards:</b>	All
<b>Reference Number:</b>	P:\2014\Cluster B\PLN\PGMC\PG14056

**SUMMARY**

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This report recommends that City Council approve the recommended grant awards for the 2014 Toronto Heritage Grant Program as set out in this report.

The Toronto Heritage Grant Program provides matching grant funds for eligible heritage restoration work to owners of properties in the City of Toronto designated under Part IV or V of the Ontario Heritage Act. The Toronto Heritage Grant Program is administered by Heritage Preservation Services, City Planning Division.

**RECOMMENDATIONS**

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**City Planning Division recommends that:**

1. City Council approve awards for the 2014 Toronto Heritage Grant Program for the 18 heritage properties in the City of Toronto, as set out below, to assist in funding the scope of restoration work generally described in Attachment No.1 of this report, in accordance with the Terms and Conditions of the Toronto Heritage Grant Program previously approved by City Council.
  - a. 14 Elm Street, institutional, \$5,385
  - b. 6 Fern Avenue, house, \$5,000
  - c. 12 Geneva Avenue, house, \$9,750
  - d. 198 First Avenue, house, \$10,000
  - e. 407 Huron Street, house, \$10,000
  - f. 60 Lowther Avenue, house, \$5,000
  - g. 41Nanton Avenue, house, \$10,000

- h. 39 Old Brewery Lane, converted factory, \$24,000
  - i. 99 Old Forest Hill Road, house, \$10,000
  - j. 510 Ontario Street, house, \$10,000
  - k. 2 Prospect Street, multi-unit building, \$21,750
  - l. 257 Queen Street West, commercial, \$25,000
  - m. 400 Roncesvalles Avenue, theatre, \$75,000
  - n. 1 Rose Avenue, house, \$5,000
  - o. 3 Rose Avenue, house, \$5,000
  - p. 21 Rose Avenue, house, \$10,000
  - q. 63 Tranby Avenue, \$10,000
  - r. 330 Wellesley Street East, house, \$10,000
2. City Council direct that the use of the grant awards outlined in recommendation (1) of this report, be limited to only the proposed restoration work approved by the Chief Planner and Executive Director, City Planning Division, 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.

### **Financial Impact**

There are no new financial impacts resulting from the adoption of this report. This report recommends grant awards for the 2013 Toronto Heritage Grant Program based on the 2014 budget approved by City Council.

### **DECISION HISTORY**

At its meeting of January 29, 2014, City Council approved a budget of \$317,000 for the 2014 Toronto Heritage Grant Program.

### **ISSUE BACKGROUND**

Heritage Preservation Services staff sent notices to all eligible heritage property owners across the City advising of the 2014 Toronto Heritage Grant Program. A public workshop was held in January 2014 to provide information and to assist property owners in preparing complete applications.

Staff received 35 grant applications. Heritage Preservation Services staff screened all applications for completeness and eligibility. The independent Toronto Heritage Grant Selection Committee convened on April 25, 2014 to consider 26 eligible applications and make recommendations on grant awards for 18 properties. Applications were evaluated according to the Eligibility Requirements and Selection Criteria adopted by City Council.

The 2014 Selection Committee was made up of six individuals chosen for their expertise in heritage conservation, including a member of the Toronto Preservation Board:

- Romas Bubelis, Architect, Ontario Heritage Trust.
- Spencer Higgins, Architect, Spencer Higgins Architects, Inc.
- Philip Evans, Architect, E.R.A. Architects, Inc.

- Jennifer Rieger, member, Toronto Preservation Board
- John Wilcox, Glass Conservator, Vitreous Glassworks
- Philip Hoad, Heritage Contractor, Empire Restoration

## **COMMENTS**

The Toronto Heritage Grant Selection Committee recommends a total of \$260,885 be awarded to 18 properties. \$5000 of the Toronto Heritage Grant Program budget has or will be used to support the administration of the program including notification mail-outs, a public workshop and the selection committee meeting. The remaining \$51,115 will be accrued for next year's program.

The 18 applications being recommended represent approximately \$500,000 in private investment for proposed heritage conservation work to properties across the City.

Of the thirty-five applications submitted, seventeen were rejected for incomplete applications, inadequate documentation, inappropriate proposed conservation work or ineligibility for the program.

The successful grant recipients will be awarded funding for necessary and deserving conservation projects. These buildings span the history of the City representing a range of significant heritage building and construction types. The restoration work is also various with an emphasis on wood and masonry conservation, slate roof restoration and restoration of early concrete buildings. These projects include the Revue Theatre (1911), the old Don Brewery (1876-77), a commercial building in the Queen West Heritage Conservation District (1880s), 41 Nanton Avenue, a rare, early poured concrete house (1906), the Morden Neilsen House (1932) and two projects where rare heritage masonry finishes will be restored (407 Huron Street and 63 Tranby Avenue).

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 "public incentives to encourage the conservation and long-term protection of heritage resources will be created." Investment in heritage preservation has been demonstrated throughout Canada and abroad to return significant economic and cultural benefits to local governments. Since being restructured in 2005, the Grant Program typically results in an average

multiplier of 6:1 of private capital expenditure for every grant dollar awarded. The objectives of encouraging appropriate conservation, generating tax revenues, local employment and improving the quality of life of Torontonians have begun to be enjoyed. The City Planning Division considers that adequate and consistent levels of funding are a critical component of a sustainable heritage grant program.

## **CONTACT**

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## **SIGNATURE**

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

## **ATTACHMENTS**

Attachment No.1:  
Toronto Heritage Grant Awards 2014: Properties and Scopes of Work

**ATTACHMENT NO. 1**

**Toronto Heritage Grant Awards 2014: Properties and Scopes of Work**

<b>Property</b>	<b>Ward</b>	<b>Recommended Scope of Restoration Work</b>	<b>Grant Award (max.)</b>	<b>Total Estimated Restoration Cost</b>
14 Elm Street	20	Chimney reconstruction	\$5,385	\$10,770
6 Fern Avenue	11	Porch and masonry	\$5,000	\$11,300
12 Geneva Avenue	28	Slate roof	\$9,750	\$19,493
198 First Avenue	30	Masonry repairs	\$10,000	\$28,453
407 Huron Street	20	Masonry finish restoration	\$10,000	\$26,760
60 Lowther Avenue	20	Restoration of wood elements	\$5,000	\$10,155
41Nanton Avenue	27	Restoration of poured concrete walls	\$10,000	\$50,248
39 Old Brewery Lane	28	Masonry repairs	\$24,000	\$49,995
99 Old Forest Hill Road	21	Tile roof repairs	\$10,000	\$24,916
510 Ontario Street	28	Masonry repairs	\$10,000	\$59,465
2 Prospect Street	28	Concrete balcony repairs	\$21,750	\$43,505
257 Queen Street West	20	Slate roof and masonry repair	\$25,000	\$56,604
400 Roncesvalles Avenue	14	Masonry, metal and wood repairs	\$75,000	\$222,487
1 Rose Avenue	28	Masonry repairs	\$5,000	\$10,915
3 Rose Avenue	28	Masonry repairs	\$5,000	\$10,500
21 Rose Avenue	28	Slate roof	\$10,000	\$68,860
63 Tranby Avenue	20	Masonry finish restoration	\$10,000	\$19,450
330 Wellesley Street East	28	Slate roof	\$10,000	\$27,120
<b>TOTAL</b>			<b>\$ 260,885</b>	<b>\$750,996</b>