



REPORT FOR ACTION

Approval of 2017 Toronto Heritage Grant Awards

Date: August 9, 2017
To: Toronto Preservation Board
Planning and Growth Management Committee
From: Chief Planner and Executive Director
Wards: City-wide

SUMMARY

This report recommends that City Council approve nine recommended grant awards totalling \$368,450 under the 2017 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 (OHA). 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 2017 Heritage Grant program is targeted to assist owners of active places of worship designated under Part IV or V of the OHA.

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

The Chief Planner and Executive Director, City Planning Division, recommends that:

1. City Council approve the grant awards for the 2017 Toronto Heritage Grant Program for the 9 designated places of worship 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.

Active places of worship (non-house form buildings up to 50% with no limit)

Church of the Epiphany and St. Mark	201 Cowan Avenue	\$30,000
Downsview United Church	2822 Keele Street	\$80,000
Metropolitan United Church	56 Queen Street East	\$40,000
Rosedale Presbyterian Church	129 Mount Pleasant Road	\$23,000
St. George the Martyr Anglican Church	197 John Street	\$55,000
St. Margaret-in-the-Pines Anglican Church	4130 Lawrence Av. East	\$46,500
St. Matthew's Anglican Church	135 First Avenue	\$7,950
St. Thomas's Church	383 Huron Street	\$72,000
Trinity-St. Paul's United Church	427 Bloor Street West	\$14,000

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 \$51,450 from the Community Heritage Reserve Fund (Acct. # XR1044) and increase the approved 2017 Operating Budget for Heritage Grants account UR0033 in the amount of \$51,450 gross, \$0 net, on a one-time basis, for the support of the 2017 Toronto Heritage Grant Program leaving \$3,564 in the Community Heritage Reserve Fund.

4. City Council direct the Chief Planner and Executive Director, City Planning Division to explore ways to increase funding of the Toronto Heritage Grant Program in order to target and support the conservation of places of worship and report back in 2018 to the Planning and Growth Management Committee.

FINANCIAL IMPACT

Adoption of this report will result in a one-time increase of \$51,450 gross, \$0 net to the approved 2017 Toronto Heritage Grant Program of \$317,000 gross resulting in a total of \$368,450 in available grant money. This increase is fully funded by a withdrawal from Community Heritage Reserve Fund designated for the Toronto Heritage Grant Program.

Future year funding requirements for the heritage grant program will be reviewed as part of the Operating Budget submission by City Planning and considered against other unfunded City priorities.

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

DECISION HISTORY

In 2016, City Council directed staff to amend the Terms and Conditions for 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.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG13.2>

At its meeting of February 15, 2017, City Council approved a budget of \$317,000 for the 2017 Toronto Heritage Grant Program.

[2017 Capital and Operating Budgets - CPIP Grant approvals](#)

ISSUE BACKGROUND

In 2016, the Chief Planner and Executive Director, City Planning Division reported to City Council on the 2016 Grant Selection Committee recommendation that HPS reschedule future grant application deadlines from late spring to late fall, allowing for a Council decision on grant recommendations in March, before the construction season begins the following year. 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. Moving the application period for the grant program into the fall would also separate the peak periods of the Toronto Heritage Grant Program and Heritage Property Tax Rebate Program into separate quarters, and would assist in maximizing customer service and administration.

Heritage Preservation Services considered the recommendation to shift the application deadline for the 2017 program, however, due to a four month staff vacancy, was unable to implement the change. Beginning in 2018 the Heritage Grant Program will be administered with an application deadline of October 31, 2017 for grants to be paid out the following year.

There are an estimated 219 places of worship on the City's Heritage Register located across the City. Approximately 146 are designated under Part IV or Part V of the OHA and additional 73 properties are on the Heritage Register but are not designated under the OHA. By rescheduling the 2018 grant program deadline to October 2017, it was possible to implement a onetime funding strategy to address a gap in funding for these significant vulnerable properties.

The 2017 program is specifically targeted to encourage the conservation of active, designated places of worship. Anticipating the high volume of demand, City staff streamlined the application process for a compressed three month timeframe to utilize

City Council's approved budget of \$317,000 for the 2017 Toronto Heritage Grant Program. In April 2017, Heritage Preservation Services announced a 2017 grant program and sent letters to 146 property owners of places of worship designated under the Ontario Heritage Act. Additionally, the 2017 program application information was made available on the HPS website. City staff informed the Toronto Preservation Board and engaged the four Community Preservation Panels to share information with the community. City staff actively responded to numerous enquiries and provided advice to property owners interested in applying to the program.

The 2017 program has a two stage application process with the first stage requesting owners to submit a Letter of Expression of Interest due to the size of potential projects, since the non-house form projects have no limit in the grant amount, and to ensure the scope of work would be eligible. This also allowed City staff to estimate the volume of applications due on June 30, 2017. HPS received 27 letters of interest with proposed scopes of work estimating \$5M.

After the deadline for the second stage of the application process, 13 applications were submitted with proposed scopes of work estimating \$2.9M. City staff reviewed the applications for completeness and eligibility, and prepared packages of the applications for the Selection Committee's review. Applications were estimated at \$1.66M as several owners did not apply and expressed their intent to apply the 2018 program.

COMMENTS

HPS staff established an independent Toronto Heritage Grant Selection Committee to assess the grant applications according to the approved Eligibility Requirements and Selection Criteria of the grant program. The 2017 Grant Selection Committee was made up of six individuals chosen for their expertise in heritage conservation, including two members of the Toronto Preservation Board:

Brian Mooney, Toronto Preservation Board
Michelle Hedges, Capital Project Manager, Ontario Heritage Trust
Denis Heroux, Project Management Consultant, Legislative Assembly of Ontario
Rosa Milito, Architect, VG+ Architects and Toronto Preservation Board
Sarah Gray, Engineer, Halsall Associates
Ian McGillivray, Architect, McGillivray Architects

The Toronto Heritage Grant Selection Committee convened for a day-long meeting on July 13, 2017 to review the 13 applications. Prior to the meeting, members were surveyed for any conflicts of interest of which none were identified.

As a result of its deliberations, the committee recommends a total of \$368,450 be awarded to 9 properties. The 9 recommended grant recipients will generate approximately \$925,000 in private investment for work that will conserve irreplaceable designated places of worship. Places of worship contribute to the identity and historic character of the City and provide essential services to their local communities.

Due to the high demand, the Grant Selection Committee recommended a onetime draw of \$51,450 from the Community Heritage Reserve Fund. The Community Heritage Reserve Fund, established in 1986, was created 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. A remaining \$3,564 in the Community Heritage Reserve Fund could support of successful grant applications for 2018 program.

The places of worship that have been recommended for a Heritage Grant vary in their religious orientation and location in Toronto. Most properties are community landmarks and many were designed by prominent architects such as Thomas Fuller, Smith and Gemmell, Edmund Burke, and Eden Smith. The approved conservation work includes roof repairs, wood and masonry conservation, and a high percentage are relating to the repair, restoration and conservation of original stained glass windows.

Notable among the recommended grants are extensive roof repairs and masonry restoration of the chimney and bell tower at St. Margaret-in-the-Pines Anglican Church in Scarborough, the restoration and conservation of 21 stained glass windows at St. George the Martyr Anglican Church located by Grange Park, and the conservation, repair and restoration of the stained glass windows and surrounding masonry in the Memorial First World War Baptistery at St. Thomas's Anglican Church on Huron Street.

The committee determined that four applications were ineligible or lacked consistent detail and comparative scopes of work from the contractors to recommend a grant award. The Selection Committee noted the heritage significance of the ineligible places of worship and the need for conservation work and encouraged City staff to assist applicants to apply to the 2018 Heritage Grant Program. City staff have communicated, verbally and in writing, with the applicants and each applicant has expressed interest to reapply for the 2018 program.

Toronto Heritage Grant Program

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.

2018 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 \$317,000 is available to be awarded as grant funds. This year, successful applications to the program will be eligible to receive grant funds totalling more than \$317,000. Grant demand has exceeded available program funds in both 2016 and 2017 and interest and need for the program will continue to rise as approximately 1,500 non-commercial properties within Heritage Conservation Districts will be eligible to apply to the Heritage Grant Program once the district plans are in force.

The high response rate and expressions of interest in the 2017 grant program dedicated to places of worship has highlighted the need to further explore how the heritage grant program can encourage conservation of active places of worship in order to maintain these important architectural and community landmarks.

City staff anticipate the 2018 Heritage Grant Program will have a high demand due to 4 places of worship recommended to re-apply and enquiries from over 60 residential properties and an additional 3 places of worship. The Selection Committee encouraged City staff to explore ways to increase funding of the Toronto Heritage Grant Program to specifically target and fund the conservation of places of worship in future years.

CONTACT

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SIGNATURE

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City Planning Division

ATTACHMENTS

Attachment 1: Toronto Heritage Grant Award 2017: Properties and Scopes of Work

Toronto Heritage Grant Award 2017: Properties and Scopes of Work

Place of Worship	Address	Ward	Recommended scope of works	Grant Award (max)	Total Estimated Conservation Cost
Church of the Epiphany and St. Mark, Parkdale	201 Cowan Avenue	14	Repair and conservation of stained glass windows and window frames	\$ 30,000	\$ 62,000
Downsview United Church	2822 Keele Street	9	Masonry repairs over church	\$ 80,000	\$ 211,000
Metropolitan United Church	56 Queen Street East	27	Repair of two sets of Limestone entrance steps	\$ 40,000	\$ 150,000
Rosedale Presbyterian Church	129 Mount Pleasant Road	27	Repair and conservation of stained glass windows	\$ 23,000	\$ 48,000
St. George the Martyr Anglican Church	197 John Street	20	Repair and conservation of 21 stained glass windows	\$ 55,000	\$ 130,000
St. Margaret-in-the-Pines Anglican Church	4130 Lawrence Avenue East	43	Repair of roof, masonry repair of chimney and bell tower. Restoration of front door.	\$ 46,500	\$ 130,000
St. Matthew's Anglican Church - Part V	135 First Avenue	30	Roof repair of boards and copper	\$ 7,950	\$ 16,000
St. Thomas's Church	383 Huron Street	20	Repair and conservation of stained glass windows and surrounding masonry repair	\$ 72,000	\$ 150,000
Trinity - St. Paul's United Church and Centre for Faith	427 Bloor Street West	20	Repair and conservation of stained glass windows	\$ 14,000	\$ 28,000
Total Funding (available \$370K)				\$368,450	\$925,000