TORONTO

REPORT FOR ACTION

Approval of 2018 Toronto Heritage Grant Awards

Date: January 29, 2018
To: Toronto Preservation Board
Planning and Growth Management Committee
From: Acting Chief Planner and Executive Director, City Planning Division
Wards: City-wide

SUMMARY

This report recommends that City Council approve 17 recommended grant awards totalling $317,000.00 under the 2018 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 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 Acting Chief Planner and Executive Director, City Planning Division, recommends that:

1. City Council approve the grant awards for the 2018 Toronto Heritage Grant Program for the 17 designated 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 1 of this report.

Property owners may receive a grant once every five years for up to 50% of the cost of eligible conservation work.

House Form Properties (up to $10,000, or 50% of total project cost, whichever is greater, or maximum $20,000 (or 50%) for slate and cedar roof assemblies).

160 Queen Street West	$10,000.00
155 Robert Street	$10,000.00
44 Tranby Avenue	$20,000.00
46 Tranby Avenue	$20,000.00
12 Wychwood Park	$20,000.00
35 Bishop Street	$10,000.00
19 Elm Avenue	$20,000.00
14 St. Joseph Street	$10,000.00
23 Aberdeen Avenue	$10,000.00
8 Geneva Avenue	$ 4,000.00
22 Geneva Avenue	$ 5,000.00
24 Geneva Avenue	$ 5,000.00
12-14 Sackville Place	$20,000.00
390 Wellesley Street East	$10,000.00
24 Lyall Avenue	$10,000.00

Non-house form buildings (up to 50% of total project cost with no limit)

St. Stephen- in- the -Fields, 103 Bellevue Avenue	$75,000.00
Evergreen Brickworks, 550 Bayview Avenue	$58,000.00

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 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 cedar 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 2018 Toronto Heritage Grant Program based on the recommended 2018 City Planning Division capital budget.

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

DECISION HISTORY

At the January 23, 2018 Budget Committee meeting, a program budget of $314,700.00 was recommended for the 2018 Toronto Heritage Grant Program for City Council approval. The 2018 capital budget will be considered by City Council at a special meeting to be held on February 12 and 13, 2018.

ISSUE BACKGROUND

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."

Beginning in 2018, the Heritage Grant Program will now be administered with an application deadline of October 31 with grants to be paid out the following year. The shift from late spring to late fall, allows for a Council decision on grant recommendations in March, before the construction season begins.

Heritage Preservation Services announced the 2018 grant in the fall of 2017 and 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 property owners in their areas. City staff actively responded to numerous enquiries and provided advice to interested applicants.

HPS staff 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.

COMMENTS

24 applications were submitted and City staff reviewed the applications for completeness and eligibility. 20 applications were forwarded to the Selection committee for consideration. Three applications were deemed ineligible and one applicant withdrew their application.

The 2018 Selection Committee was made up of four individuals chosen for their expertise in heritage conservation, including a member of the Toronto Preservation Board:

Brian Mooney, Toronto Preservation Board
Michelle Hedges, Capital Project Manager, Ontario Heritage Trust

Kelly Gilbride, OAA, P. Eng., CAHP, LEED AP, Architect (SBA)
Walter Furlan, Furlan Conservation, Hamilton

The Toronto Heritage Grant Selection Committee convened for a day-long meeting on January 18, 2018 to review the 20 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 recommended a total of $317,000.00 be awarded to 17 properties. The recommended recipients will generate approximately $1,318,220.72 in private investment for work that will conserve irreplaceable heritage resources that contribute to the City's historic character and identity.

The committee recommended that three applications, including St. Anne's Anglican Church, The Argyle Lofts and The York Club in the Annex, not receive funding this year because the eligible conservation work was less urgent and far exceeded the available grant program budget. Given that these three projects are all being undertaken with a mulit-year phased approach, future phases of work will be eligible in future years. The Selection Committee noted the national significance of St. Anne's Anglican Church and The York Club as landmarks in the City and encouraged City staff to assist applicants to apply to the 2019 Heritage Grant Program for discrete projects within their overall scope of work.

The properties that have been recommended for a Heritage Grant vary in size and location in Toronto. Most of the properties are residential houses located in Heritage Conservation Districts. The approved conservation work includes stained glass conservation, masonry repairs, and the repair, restoration of original historic slate and cedar roofs.

Notable among the non-house form grants include the conservation of stained glass windows at the St. Stephen- in- the-Fields Church located in Kensington Market, and the conservation of the historic lime kilns at the Evergreen Brickworks.

Recommendations Regarding Revised Terms and Conditions
In 2015, Council revised the Terms and Conditions to allow funding eligibility for the replacement of an entire slate roof assembly. Currently, the Toronto Heritage Grant Program does not provide similar funding for conservation work on cedar roofs that are not visible from the public right-of-way in a Heritage Conservation District and, eavestroughs and downspouts included in the roof assembly where they are not identified as heritage attributes.

Based on good conservation principles, grants related to historic cedar 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.

Staff are proposing a revision of the Terms and Conditions of the Toronto Heritage Grant Program to allow that, for house form properties proposing the repair or replacement of an entire cedar 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 cedar

roof repairs or restoration, where cedar was the original roofing material for the property.

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 the full $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 for the Heritage Grant Program once the district plans are in force. Reserve funds are no longer available to absorb increased demand as in previous years.

The high response rate and expressions of interest in the 2017 grant program which targeted places of worship 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.

CONCLUSION

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.

CONTACT

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SIGNATURE

Gregg Lintern, MCIP, RPP
Acting Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1: Toronto Heritage Grant Awards 2018: Properties and Scopes of Work

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Designation	Address	Ward	Recommended scope of works	Grant Awards	Estimated Conservation Cost
Part IV	St. Stephen 103 Bellevue Avenue	20	Repair & restoration of stained glass windows	$75,000.00	$152,411.00
Part IV	Campbell House Museum 160 Queen Street West	20	Masonry - rebuild east chimney	$10,000.00	$30,297.00
Part V Harbord Village	155 Robert Street	20	masonry - remove paint /brick repairs	$10,000.00	$89,820.00
Part V East Annex	44 Tranby Ave.	20	Restore slate roof	$20,000.00	$53,781.84
Part V East Annex	46 Tranby Ave.	20	Restore slate roof	$20,000.00	$53,781.84
Part V Wychwood	12 Wychwood Park	21	Restore cedar roof	$20,000.00	$39,922.54
Part IV	35 Bishop Street	24	Traditional lime stucco	$10,000.00	$24,860.00
Part V South Rosedale	19 Elm Avenue	27	Masonry and slate roof repair	$20,000.00	$122,748.00
Part IV	14 St. Joseph Street	27	masonry conservation	$10,000.00	$83,000.00
Part V Cabbagetown	23 Aberdeen Avenue	28	masonry conservation	$10,000.00	$23,899.50
Part V Cabbagetown	8 Geneva Avenue	28	Repair / replace slate roof	$4,000.00	$5,980.00

Designation	Address	Ward	Recommended scope of works	Grant Awards	Estimated Conservation Cost
Part V Cabbagetown	22 Geneva Avenue	28	Repair / replace slate roof	$5,000.00	$7,000.00
Part V Cabbagetown	24 Geneva Avenue	28	Repair / replace slate roof	$5,000.00	$9,000.00
Part V Cabbagetown	12-14 Sackville Pl.	28	Restore roof to cedar	$20,000.00	$45,500.00
Part V Cabbagetown	390 Wellesley Street E.	28	masonry conservation	$10,000.00	$36,769.00
Part IV	Brickworks 550 Bayview Avenue	29	Historic kiln and masonry repairs	$58,000.00	$519,800.00
Part V	24 Lyall Avenue	32	Remove paint & clean bricks	$10,000.00	$19,650.00
			Totals:	**$317,000.00**	**$1,318,220.72**