



REPORT FOR ACTION

2019 Toronto Heritage Grant Awards

Date: March 19, 2019

To: Toronto Preservation Board
Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: Wards 4, 9, 10, 11, 13, 14, 15, 19

SUMMARY

This report recommends the approval of seventeen grants totalling \$214,600.00 under the Toronto Heritage Grant Program and that the program's eligibility criteria be amended to eliminate the maximum grant award limit for not-for-profit house form tax-exempt properties 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 cedar or slate roof assembly, up to \$20,000. There is no maximum grant amount for owners of non-house form buildings.

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

RECOMMENDATIONS

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

1. City Council approve the grant awards for the 2019 Toronto Heritage Grant Program for the following 17 designated properties, to assist property owners in funding the scope of conservation work generally described in Attachment 1 of this report.
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 revise a grant previously awarded in 2016 for the property located at 437 Sherbourne Street to reflect a reduced scope of conservation work, with the grant to be reduced from \$20,000.00 to a maximum grant of \$10,000.00 as set out in the Letter of Understanding between the City and the grant recipient, and generally described to be soffit and fascia repair and painting.

4. City Council direct that the use of the grant award outlined in recommendation 3 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.

5. City Council direct staff to amend the eligibility requirements as set out in the Terms and Conditions for the Toronto Heritage Grant Program so that any tax-exempt property designated under Part IV or Part V of the Ontario Heritage Act including a house-form building may be eligible for a grant equivalent to 50% of the cost of eligible conservation work, with no limit.

FINANCIAL IMPACT

The Toronto Heritage Grant Program has a budget of \$317,000 in the City Planning 2019 Capital Budget which will fund the \$214,600 grant awards recommended in this report. The eligible heritage grants for non-profits have no financial impact on the budget as the grants will be accommodated within the 2019 Approved City Planning Operating Budget.

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

DECISION HISTORY

On July 8, 2014, City Council directed staff to amend the eligibility criteria for the Heritage Grant Program to exclude designated commercial and industrial heritage properties.

<https://www.toronto.ca/legdocs/mmis/2014/pg/bgrd/backgroundfile-70172.pdf>

On October 2, 2017, City Council approved grant awards for the 2017 Toronto Heritage Grant Program to 9 designated places of worship.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG27.4>

On March 26, 2018, City Council approved grant awards for the 2018 Toronto Heritage Grant Program to 17 designated properties.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG27.4>

On March 7, 2019, City Council adopted the 2019 Capital and Operating Budgets.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX2.5>

COMMENTS

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.

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The 2019 Toronto Heritage Grant Selection Committee was made up of three individuals chosen for their expertise in heritage conservation, including a member of the Toronto Preservation Board:

Geoff Kettel, Toronto Preservation Board
Kelly Gilbride, OAA, P. Eng., CAHP, LEED AP, Architect (SBA)
Walter Furlan, Furlan Conservation

Prior to the application evaluation and meeting, members were surveyed for any conflicts of interest of which none were identified.

Twenty-one applications were submitted and City staff reviewed the applications for completeness and eligibility. Four applications were deemed ineligible. The eligible applications were forwarded to the Toronto Heritage Grant Selection Committee for evaluation. The Committee convened for a day-long meeting with City staff on February 5, 2019. The eligible projects range from conservation work to windows, slate roofs, and stucco and brick masonry.

As a result of its deliberations, the committee recommended a total of \$214,600.00 be awarded to seventeen properties. The recommended grant awards are under the two categories: Non-house form properties (50% of the cost of eligible conservation work, with no limit) and House-form properties (50% of the cost of eligible conservation work, up to \$10,000 every 5 years or up to \$20,000 for slate and cedar roof assemblies every 10 years). The recommended recipients will generate approximately \$863,146.00 in private investment for work that will conserve irreplaceable heritage resources that contribute to the City's historic character and identity. Notable among the non-house form category is the conservation of multiple sets of dwellings as part of a housing co-op including terracotta reliefs and brick masonry repairs and stained glass window restoration in a converted Methodist church.

2016 Grant Award - Revised Scope of Work

The Part IV designated property located at 437 Sherbourne Street owned by LOFT Community Services was awarded a \$20,000.00 grant in 2016 to repair and replace the slate roof with in-kind materials. The grant recipient has been unable to fundraise the matching dollars to proceed with the large scale roof restoration project and has requested to revise and reduce the scope of work to repair and repaint soffit and fascia. The grant award would be revised to 50% of the cost of eligible conservation work up to \$10,000.00. City staff support the change in scope of work for the project.

Recommendations Regarding Revised Terms & Conditions - Tax-Exempt Properties

House form tax-exempt properties owned and occupied by not-for-profit organizations are eligible to apply to the Toronto Heritage Grant Program. Throughout Toronto there are examples of designated house form properties owned by not-for-profit organizations that have been adaptively reused and are now occupied by museums, health care providers, places of worship, social clubs and cultural spaces. In some cases these organizations have defined programmatic requirements that are well-suited to former mansions or multi-house complexes. The costs they may incur for the conservation of these house form buildings may be higher than the average applicant to the grant program, while a need to invest on interior work for programming needs may leave minimal funding for exterior conservation.

In 2015 the eligibility criteria for the Toronto Heritage Grant Program were revised to exclude commercial and industrial heritage properties designated under Part IV or Part V of the Ontario Heritage Act (OHA). The intent of this revision was to allow the heritage grant program to provide greater assistance to owners of residential and tax-exempt properties, and to orient commercial and industrial heritage properties towards the Heritage Property Tax Rebate Program (HPTRP).

This revision was based on staff analysis of the average cost of eligible conservation work and taxes paid, which determined that residential property owners, on average, could expect greater financial assistance from the grant program as compared to their potential annual tax rebate through the HPTRP. Concurrent with revisions to the eligibility criteria was the implementation of a \$10,000 cap on the maximum possible grant award for house form buildings; this has been subsequently revised to permit the award of up to \$20,000 for the restoration of cedar and slate roofs.

Prior to the 2015 revisions to the Toronto Heritage Grant Program, a variety of non-profit organizations were participating in the grant program, including social service providers, cultural institutions, and social clubs. Since 2015, the number of non-profit organizations that have applied for the grant program has decreased, with most awards being provided to private residential house form properties located within heritage conservation districts. The exception to this was the 2017 grant program, which was targeted to providing support to designated active places of worship.

Since 2009, the Toronto Heritage Grant Program has only awarded 6 grants to house form tax-exempt properties, with an average value of \$15,500 and only one award has been granted to a house form tax-exempt property since 2015. While participation in the grant program has seen a gradual increase in applications from 2015-2018, participation by non-profit organizations has not kept pace; excluding the 2017 targeted places of worship program, there has been a decreased rate of applications. City staff believe this is in part because the eligibility criteria for house form is restricted to a maximum limit up to \$10,000 every 5 years or up to \$20,000 for slate and cedar roof assemblies every 10 years.

Based on a review of applications to the Heritage Grant Program for house form tax-exempt properties owned and occupied by not-for-profit organizations since 2009, the cost of eligible conservation work may range from \$10,000 up to \$50,000. The amount of conservation work required due to the size of the house is often greater, however, these projects are typically scaled back due to fundraising issues or even deferring and phasing work over five year periods to maximize the grant award.

Staff believe that adjusting the maximum eligible award, it is anticipated not-for-profit organizations will modestly increase the scale of their restoration project to help with the overall long-term stewardship of the building and provide cost-savings by eliminating expenses for multi-year phasing. Additionally, the overall quality of the restoration work and competitive bids should increase from qualified contractors who specialize in the restoration of heritage buildings owned by institutions and non-profit organizations.

It is recommended that the eligibility criteria for the Toronto Heritage Grant Program be amended to eliminate the maximum eligible award for house form tax-exempt properties owned by not-for-profit organizations and that this amendment come into effect immediately.

Heritage Preservation Services will undertake further research to understand non-profit organizations who own house form properties that are not tax-exempt so the heritage incentive programs may effectively support their restoration projects.

Heritage Preservation Services proposes to launch an additional grant application process this year with an application deadline of July 31, 2019 to award the remaining 2019 budget allocation. This application process will have a targeted promotion to House form tax-exempt properties owned and occupied by not-for-profit organizations similar to the successful 2017 grant program for active places of worship. Otherwise,

the general application deadline for the 2020 heritage grant program for owners of properties that are designated under Part IV or Part V of the Ontario Heritage Act will be October 31, 2019.

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Toronto Heritage Grant Awards 2019: Properties and Scope of Work

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Designation	Address	Ward	Recommended scope of works	Grant Awards	Estimated Conservation Cost
House Form Category					
Part V	122 Bedford Rd	11	Masonry restoration	\$10,000.00	\$77,201.60
Part V	257 Blythwood Rd	15	Cedar roof replacement	\$10,000.00	\$21,515.00
Part V	266 Carlton St	13	Slate roof replacement	\$10,000.00	\$21,430.00
Part V	6 Draper St	10	Dormer restoration and slate roof replacement	\$10,000.00	\$24,295.00
Part V	13 Draper St	10	Bay window restoration	\$4,000.00	\$5,141.50
Part V	15 Draper St	10	Bay window, front door, windows and dormers to be restored	\$10,000.00	\$30,792.50
Part V	22 Draper St	10	Front steps restoration	\$9,000.00	\$20,622.50
Part V	166 First Ave	14	Masonry and slate paint removal	\$1,500.00	\$3,800.00
Part V	11 Kingswood Rd	19	Brick masonry repair and replacement	\$4,100.00	\$8,249.00
Part V	73 Kingswood Rd	19	Stucco and masonry repair	\$3,250.00	\$6,525.20

Designation	Address	Ward	Recommended scope of works	Grant Awards	Estimated Conservation Cost
Part V	2 Laurier Avenue	13	Front door conservation	\$6,250.00	\$17,061.77
Part V	70 Madison Ave	11	Masonry and woodwork restoration	\$10,000.00	\$168,550.80
Part V	383 Sackville St	13	Slate roof replacement	\$14,500.00	\$28,909.00
Part V	457 Sackville St	13	Masonry restoration	\$10,000.00	\$19,775.00
Non-House Form Category					
Part V	265 Carlton St	13	Brick and terracotta masonry restoration	\$40,000.00	\$114,200.00
Part IV	384 Sunnyside Ave	4	Stained glass window restoration	\$2,000.00	\$12,656.00
Part IV	1900 Davenport Rd	9	Asphalt roof replacement	\$60,000.00	\$282,421.12
			Totals:	\$214,600.00	\$863,145.99