



### 2020 Toronto Heritage Grant Awards

**Date:** May 27, 2020

**To:** Planning and Housing Committee

**From:** Chief Planner and Executive Director, City Planning

**Wards:** Wards 3, 4, 11, 12, 13, 14, 20

#### SUMMARY

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This report recommends the approval of seventeen grants totalling \$317,000.00 under the Toronto Heritage Grant Program. The recommended recipients will generate approximately \$931,371.00 in private investment for work to conserve irreplaceable cultural heritage resources that contribute to the City's social and economic prosperity by defining our unique sense of place.

The Toronto Heritage Grant Program provides matching grant funds for eligible heritage conservation work of residential properties or tax exempt properties in the City of Toronto designated under Part IV or V of the Ontario Heritage Act (OHA). Applicants 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 every ten years. There is no maximum grant amount for applications for conservation work on non-house form buildings.

The properties that have been recommended for a grant award vary in size and location across Toronto. The majority of the grant recipients are residential properties located in Heritage Conservation Districts including several properties within the newly adopted West Annex Phase I Madison Avenue HCD. In addition there are a few notable landmark properties benefitting from heritage grants this year including the Scarborough Bluffs Refreshment Room, Arts and Letters Club, the Feather Factory Lofts, and South Humber Park Pavilion (The Oculus).

## RECOMMENDATIONS

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

1. City Council approve the grant awards for the 2020 Toronto Heritage Grant Program for the following 17 heritage properties, to assist grant recipients 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.

## FINANCIAL IMPACT

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The Toronto Heritage Grant Program has a budget of \$317,000 in the City Planning 2020 Operating Budget which will fund the \$317,000 of the grant awards recommended in this report.

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

## DECISION HISTORY

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On February 19, 2020, City Council adopted the 2020 Capital and Operating Budgets <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.EX13.2>

On April 16, 2019, City Council approved grant awards for the 2019 Toronto Heritage Grant Program to 17 designated properties, and 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. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH4.2>

On July 16, 2019 Toronto City Council adopted a motion by Councillor Mark Grimes directing the Senior Manager, Heritage Preservation Services, in consultation with the Director, Parks Development and Capital Projects, to evaluate the Oculus Park Pavilion in South Humber Park, Etobicoke for designation under Part IV of the Ontario Heritage Act and report to the Toronto Preservation Board and the Etobicoke York Community Council. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.MM9.22>

## COMMENTS

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The Toronto Heritage Grant Program is administered by Heritage Planning, City Planning. Twenty-one applications were submitted and City staff reviewed the applications for completeness and eligibility. Four applications were deemed ineligible.

Heritage Planning invited an independent Toronto Heritage Grant Selection Committee consisting of volunteer heritage professionals and a representative of the Toronto Preservation Board to evaluate the eligible grant applications and make recommendations for the grant awards.

The 2020 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:

Paul Farrelly, Vice Chair, Toronto Preservation Board  
Philip Goldsmith, OAA, CAHP, Architect (Philip Goldsmith Architect)  
Barkley Hunt, CAHP, Hunt Heritage

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

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 13, 2020. The eligible projects encompass a wide range of conservation work including windows, slate and cedar roofs, soffits restoration, and brick masonry.

Notable among the recommended recipients is the grant application for the heritage property located at 171 Midland Avenue and Kingston Road. This local landmark known as the Scarborough Bluffs Refreshment Room was designated by Toronto City Council on March 31, 2008. The property had suffered from neglect in recent years and has been subject to enforcement action under the City's Heritage Property Standards By-law. Now under new ownership, conservation works have been undertaken to replace the unsympathetic windows with windows that replicate the originals. This grant will assist in the restoration of the building's cedar roof.

Another notable recommended grant recipient is The Oculus Park Pavilion. This City-owned modernist park structure is located in South Humber Park, Etobicoke, along the actively used Humber River Recreational Trail, which connects to the Martin Goodman Trail to the south. The Oculus Pavilion, a relic of Space Age-era architecture designed by architect Alan Crossley and built in 1959, has gone largely unused for several years and is now covered in graffiti.

In September 2016, City Planning engaged Brown & Storey Architects to undertake a Cultural Heritage Evaluation Report of the historic structure to inform Parks, Forestry and Recreation Division's future planning and potential use of the closed pavilion.

City staff reviewed the heritage consultant's extensive background research and evaluation and support the report's recommendation that the Oculus Pavilion has cultural heritage value and merits designation under Part IV of the Ontario Heritage Act.

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A proposal to revitalize the Oculus, by the Architectural Conservancy of Ontario (ACO) Toronto and Giaimo Architects was one of five recipients of Park People's 2019 Public Space Incubator grant, funded by Ken and Eti Greenberg and Balsam Foundation.

This revitalization project aims to transform the Oculus into a welcoming community gathering place along the trail by restoring and cleaning the existing pavilion and implementing flexible and contextual outdoor furniture. The project will also include a series of engaging and educational programming.

In October of 2019, ACO Toronto submitted a grant application related to the heritage conservation work included in the pavilion revitalization proposal. City Planning staff conducted the review of the grant application in co-ordination with Parks, Forestry and Recreation Division staff and who support the scope of work and will be executing a Construction Agreement with the applicant to govern the work in summer 2020.

Heritage Planning are finalizing a report recommending designation of the Oculus Park Pavilion in South Humber Park under Part IV of the Ontario Heritage Act and will bring forward to the Toronto Preservation Board and Council prior to the release of the funds. Designation of the property is a pre-condition for finalizing the Letter of Understanding for the grant award.

As a result of its deliberations, the Toronto Heritage Grant Selection Committee recommended a total of \$317,000.00 be awarded to seventeen properties. The recommended grant awards are under the two categories: 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) and non-house form properties (50% of the cost of eligible conservation work, with no limit). The recommended

recipients will generate approximately \$931,371.48 in private investment for work to conserve irreplaceable heritage resources that contribute to the City's historic character and identity.

## **CONTACT**

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## **SIGNATURE**

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

## **ATTACHMENTS**

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Attachment 1: Toronto Heritage Grant Awards 2020: Properties and Scope of Work

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<b>Designation</b>	<b>Address</b>	<b>Ward</b>	<b>Recommended scope of works</b>	<b>Grant Awards</b>
House form Category				
Part V	194 First Avenue	14	Slate roof replacement - front only	\$13,000.00
Part V	7 Bernard Avenue	11	Slate roof replacement - front only	\$16,000.00
Part V	9 Bernard Avenue	11	Slate roof replacement - front only	\$16,000.00
Part V	63 Tranby Avenue	11	Slate roof replacement - whole roof	\$20,000.00
Part V	133 Madison Avenue	11	Slate roof replacement - whole roof	\$20,000.00
Part V	171 Madison Avenue	11	Slate roof replacement - turret only	\$20,000.00
Part V	21 Dunbar Road	11	Masonry restoration / roof	\$20,000.00
Part V	6 McKenzie Avenue	11	Masonry restoration	\$10,000.00
Part V	96 Bleecker Street	13	Masonry restoration	\$10,000.00
Part V	332 Wellesley Street East	13	Chimney rebuild	\$8,000.00
Part V	1 Metcalfe Street	13	Chimney rebuild	\$6,500.00
Part V	10 Wychwood Park	12	Chimney rebuild and window repair	\$10,000.00

<b>Designation</b>	<b>Address</b>	<b>Ward</b>	<b>Recommended scope of works</b>	<b>Grant Awards</b>
Part V	483 Sackville Street	13	Replication of metal cornice	\$10,000.00
Non-House Form Category				
Part IV	2154 Dundas Street W	4	Masonry restoration, window sills, soffit	\$57,000.00
Part IV	14 Elm Street	11	Fireplace conservation	\$2,500.00
Part IV	171 Midland Avenue	20	Cedar roof replacement	\$45,000.00
Part IV Pending	The Oculus	3	Conservation of South Humber Park Pavilion	\$33,000.00
			<b>Totals:</b>	<b>\$317,000.00</b>