

2021 Toronto Heritage Grant Awards

Date: March 5, 2021

To: Toronto Preservation Board
Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: Parkdale-High Park - Ward 4; Eglinton-Lawrence - Ward 8; Spadina-Fort York-Ward 10; University-Rosedale - Ward 11; Toronto Centre - Ward 13; Scarborough North - Ward 23

SUMMARY

This report recommends the approval of 11 grants totalling \$258,200.00 under the Toronto Heritage Grant Program. The recommended recipients will generate approximately \$802,600.00 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 \$10,000.00 or if replacing an entire cedar or slate roof assembly, up to \$20,000.00 every ten years. Owners of non-house form buildings and any tax exempt properties including house-form buildings may be eligible for a grant equivalent to 50% of the cost of eligible conservation work, with no maximum limit.

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 Cabbagetown North Heritage Conservation District. In addition, there are a few notable landmark properties benefitting from heritage grants this year, including the Massey Harris Lofts, Victoria Lofts, former Eglinton Hunt Club, and the Stonehouse/Lawrence farmhouse in Scarborough.

RECOMMENDATIONS

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

1. City Council approve the grant awards for the 2021 Toronto Heritage Grant Program for the following 11 heritage properties, to assist grant recipients in funding the scope of conservation work generally described in Attachment 1 of this report.

11 Geneva Avenue
42 Geneva Avenue
14 Alpha Avenue
103 Amelia Street
58 Rose Avenue
3 Wellesley Avenue
485 Sackville Street
63 Delburn Drive
1111 Avenue Road
915 King Street West
152 Annette Street

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

The Toronto Heritage Grant Program has a budget of \$317,000.00 in the City Planning 2021 Operating Budget which will fund the \$258,200.00 of the grant awards recommended in this report. The balance of \$58,800.00 is available for additional grant awards to be recommended before December 31, 2021.

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

DECISION HISTORY

On February 18, 2021, City Council adopted the 2021 Capital and Operating Budgets. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.EX21.2>

On June 29, 2020, City Council approved grant awards for the 2020 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=2020.PH14.7>

COMMENTS

The Toronto Heritage Grant Program is administered by Heritage Planning, City Planning. Despite the uncertain times of the pandemic, fifteen applications were submitted to the 2021 heritage grant program. Unfortunately no applications were submitted for the conservation of house form tax-exempt properties owned and occupied by not-for-profit organizations. 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 2021 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 virtual meeting with City staff on February 3, 2021. The eligible projects encompassed a wide range of conservation work, including slate and cedar roofs restoration; copper detailing and cornice restoration; stucco and paint removal; and masonry restoration.

Notable among the recommended recipients is the grant application for the heritage property located at 915 King Street West, now known as the Massey Harris Lofts. The building at 915 King St West once held the offices of Massey-Harris Company. The original (north portion) building c.1885 was designed by renowned Toronto architect Edward James (E.J.) Lennox and the south additions to the building were undertaken by George M. Miller. Together they formed part of a much larger industrial complex on the site, and where hundreds of workers were employed by what was the largest producer of agricultural equipment in the British Empire at the time. In 2002, the Massey Harris Office building underwent rehabilitation and was converted into a 45-unit condominium building. It is one of the earliest industrial to residential loft conversions and adaptive-reuse projects in the City.

The owners of the Massey Harris Lofts property have applied for substantial conservation work to address deteriorating masonry and damaged window sills. Water shedding improvements will also be undertaken to address the underlying issue of poor drainage. These works will ensure the continued long-term conservation of the building as a local landmark and a reminder of the historical development of the area.

Other notable applications include works that will restore the underlying masonry found on two residential rowhouse properties. The masonry conservation project involves the removal of decades old paint and stucco to restore the original brick exterior of houses, contributing to the historic character of the Cabbagetown North and Cabbagetown North West Heritage Conservation Districts. As a result of its deliberations, the Toronto Heritage Grant Selection Committee recommended a total of \$258,200.00 be awarded to eleven properties.

The recommended grant awards are under the two categories: House-form properties (50% of the cost of eligible conservation work, up to \$10,000.00 every 5 years or up to \$20,000.00 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 \$802,600.00 in private investment for work to conserve irreplaceable heritage resources that contribute to the City's historic character and sense of place.

The Toronto Heritage Grant program in the City Planning 2021 Operating Budget will have a balance of \$58,800.00 remaining funds available for additional grant awards recommendations before December 31, 2021.

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Toronto Heritage Grant Awards 2021: Properties and Scope of Work

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Designation	Address	Ward	Recommended scope of works	Grant Awards
House Form Category				
Part V	11 Geneva Avenue	13	Slate roof replacement - front only	\$16,000.00
Part V	42 Geneva Avenue	13	Slate roof replacement - front only	\$7,500.00
Part V	14 Alpha Avenue	13	Paint removal and masonry restoration	\$10,000.00
Part V	103 Amelia Street	13	Masonry restoration	\$10,000.00
Part V	58 Rose Avenue	13	Stucco removal and masonry restoration	\$10,000.00
Part V	3 Wellesley Avenue	13	Masonry restoration	\$4,700.00
Part V	485 Sackville Street	13	Cornice replication and masonry restoration	\$10,000.00
Part IV	63 Delburn Drive	23	Cedar roof replacement	\$20,000.00
Non-House Form Category				
Part IV	1111 Avenue Road	8	Sill and masonry restoration	\$45,000.00
Part IV	915 King Street West	10	Masonry restoration	\$75,000.00
Part IV	152 Annette Street	4	Copper restoration	\$50,000.00
			Totals:	\$258,200.00