

2022 Toronto Heritage Grant Awards

Date: July 5, 2022

To: Toronto Preservation Board

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: York South-Weston - Ward 5, University-Rosedale - Ward 11, Toronto Centre - Ward 13 & Don Valley West - Ward 15

SUMMARY

This report recommends the approval of twenty grants totalling \$317,000.00 under the Toronto Heritage Grant Program. The recommended recipients will generate approximately \$1,175,000.00 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 on 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 Toronto Heritage Grant Program has a budget of \$317,000.00 in the City Planning 2022 Operating Budget and is administered by Heritage Planning, City Planning.

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 (HCDs), including properties located within the Blythwood Road, Cabbagetown South and Cabbagetown North, South Rosedale and Madison Avenue (West Annex) HCDs. In addition, there are a few notable Part IV-designated properties benefitting from heritage grants this year, including the Paul Kane house, St. John's Cemetery on the Humber (Denison Family Burial Grounds) in Weston, and the recently designated Spadina Gardens Apartments located in the Annex.

Due to the high demand for funding assistance which far exceeded the program budget, both relating to the volume of applications and the large scale of restoration projects, four applications are not being recommended for a grant award. These owners may wish to apply to the 2023 Grant Program should they consider deferring all or a portion of their project relating to the eligible conservation work e.g. stained glass. Heritage Planning staff will offer to assist owners should they wish to reapply in November for the 2023 program.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning, recommends that:

1. City Council approve the grant awards for the 2022 Toronto Heritage Grant Program for the following 20 heritage properties, to assist grant recipients in funding the scope of conservation work generally described in Attachment 1 of this report.

241 Blythwood Road
145 Clouston Avenue
116 Crescent Road
36 Geneva Avenue
57 George Street (Weston)
438 Gerrard Street East
440 Gerrard Street East
442 Gerrard Street East
444 Gerrard Street East
446 Gerrard Street East
44 Glen Road
60 Lowther Avenue
80 Madison Avenue
175 Madison Avenue
129 Mount Pleasant Road
43 Salisbury Avenue
41-45 Spadina Road
20 Wellesley Avenue
56 Wellesley Street East
432 Wellesley Street East

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 2022 Operating Budget, which will fund the \$317,000.00 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

City Council at its meeting of February 17, 2022, adopted the 2022 Operating and Capital budgets. The link to the Council decision is below:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.EX30.2>

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 COVID-19 pandemic, 24 applications were submitted to the 2022 Heritage Grant Program. Twenty grant awards are being recommended, including 15 properties contributing to the historic character of the Cabbagetown North and Cabbagetown South, South Rosedale, Blythwood Road and Madison Avenue Heritage Conservation Districts. There were four applications submitted for the conservation of tax-exempt properties owned and occupied by not-for-profit organizations, and an application for a landmark apartment building in the Annex.

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 2022 Toronto Heritage Grant Selection Committee was made up of individuals chosen for their expertise in heritage conservation, including a member of the Toronto Preservation Board:

Julia Rady, Toronto Preservation Board
Robyn Huether, OAA, CAHP, Architect

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

City staff reviewed the applications for completeness and eligibility. 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 June 10, 2022. The eligible projects encompassed a wide range of conservation work, including slate and cedar roofs restoration; stained glass repair, and masonry conservation.

Regrettably one application was disqualified by the Grant Selection Committee and staff as the urgent structural stabilization project was completed while the application was still under review. The Terms and Conditions make it clear that, in order to receive public funds in support of the conservation of their properties, property owners must be in good standing with the City and the Ontario Heritage Act. Work shall not commence until written notification of receipt of the grant and approval of the proposed scope of work has been received. Work started before written notification will result in disqualification and loss of the grant.

Notable among the recommended recipients is the grant application from the owners of five Victorian-era rowhouses, constructed in 1888, located at 438, 440, 442, 444 & 446 Gerrard Street East (Cabbagetown South HCD). The owners co-ordinated and submitted Toronto Heritage Grant applications to restore and repair historic soffits, fascia, and brackets to their original condition. The owners have selected a single contractor to perform the work, and the cost of the project will be split evenly between the five households.

The owners of the property located at 241 Blythwood Road (Blythwood Road HCD) – are proposing to restore the two front porches to original 19th-century design.

The Church Isabella Co-operative owns the Paul Kane House (1853), home of the Victorian-era painter Paul Kane, which is located at 56 Wellesley Street East and incorporated into the non-profit co-op housing complex. The proposed project includes the restoration of the historic front porch on the principal (south) elevation and cedar roof. The Church Isabella Co-operative will again work with the architect who managed the 1985 adaptive reuse of the historic house.

The Friends House Toronto Monthly Meeting of the Religious Society of Friends (Quakers) have owned the property at 60 Lowther Avenue in the Annex since 1949 and are undertaking an exterior restoration project of the house including repair to the wood soffit/dentils, and chimney repairs reconstruction, and to restore the copper eavestroughs. Originally constructed as the Miller Lash House (1906) designed by Curry, Sproatt & Rolph, the house was converted to create the Friends House. The property was included on the City's Heritage Register in June 9, 1976. The property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the OHA under all three categories of design or physical, historical or associative, and contextual value.

The application from the Friends House Toronto Monthly Meeting of the Religious Society of Friends (Quakers), owners of the Friends House, is recommended for a grant award, with the issuing of the grant award subject to the grant recipient satisfying all conditions as set out in the Letter of Understanding between the City and the grant recipient, including the property being designated under Part IV, Section 29 of the Ontario Heritage Act to satisfy the Terms and Condition of the Toronto Heritage Grant Program. City staff will bring forward a report to Council to recommend designation of the property in advance of the restoration project.

As a result of its deliberations, the Toronto Heritage Grant Selection Committee recommended a total of \$317,000.00 be awarded to 20 properties. (See Attachment 1) 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 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 recommended recipients will generate approximately \$1,175,000.00 in private investment for work to conserve irreplaceable heritage resources that contribute to the City's historic character and sense of place.

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SIGNATURE

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ATTACHMENTS

Attachment 1: Toronto Heritage Grant Awards 2022: Properties and Scope of Work

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Designation	Address	Ward	Recommended Scope of Work	Grant Awards
House Form Category				
Part V	241 Blythwood Rd.	15	Restoration of historic porches	\$10,000.00
Part V	116 Crescent Rd.	11	Slate roof restoration	\$20,000.00
Part V	36 Geneva Ave.	13	slate roof and masonry repairs	\$10,000.00
Part V	57 George St. (Weston)	5	Masonry restoration	\$10,000.00
Part V	438 Gerrard St. East	13	Restoration and repair of degraded soffit, fascia etc.	\$ 6,000.00
Part V	440 Gerrard St. East	13	Restoration and repair of degraded soffit, fascia etc.	\$ 6,000.00
Part V	442 Gerrard St. East	13	Restoration and repair of degraded soffit, fascia etc.	\$ 6,000.00
Part V	444 Gerrard St. East	13	Restoration and repair of degraded soffit, fascia etc.	\$ 6,000.00
Part V	446 Gerrard St. East	13	Restoration and repair of degraded soffit, fascia etc.	\$ 6,000.00
Part V	44 Glen Rd.	11	Restoration of front porch (east portion)	\$10,000.00
Part V	80 Madison Ave.	11	Restoration of stained glass windows	\$10,000.00
Part V	175 Madison Ave.	11	Restoration of chimney	\$ 9,500.00

Designation	Address	Ward	Recommended Scope of Work	Grant Awards
Part V	43 Salisbury Ave.	13	Masonry conservation	\$10,000.00
Part V	20 Wellesley Ave.	13	Masonry conservation	\$10,000.00
Part V	432 Wellesley St. East	13	Cedar shake restoration	\$7,000.00
Non-House Form and Non-Profit Category				
Part IV	St. John's Cemetery on the Humber, 145 Clouston Ave.	5	Slate roof and masonry conservation with stone cap flashing	\$44,500.00
Listed	Friends House Toronto Monthly Meeting of the Religious Society of Friends (Quakers) 60 Lowther Ave.	11	Wood soffit/dentils, chimney repairs and reconstruction, restore copper eavestroughs	\$45,500.00
Part V	Rosedale Presbyterian Church 129 Mount Pleasant Rd.	11	Stained glass conservation	\$15,500.00
Part IV	Spadina Gardens Apartments 41-45 Spadina Rd.	11	Balcony railings, window sills, and masonry repairs	\$25,000.00
Part IV	Paul Kane House 56 Wellesley St. East	13	Cedar roof restoration and porch restoration	\$50,000.00
			Totals:	\$317,000.00