

2023 Toronto Heritage Grant Awards

Date: June 19, 2023

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: Ward 4 - Parkdale-High Park, Ward 9 - Davenport, Ward 10 - Spadina-Fort York, Ward 11 - University-Rosedale, Ward 13 - Toronto Centre, Ward 14 - Toronto Danforth

SUMMARY

This report recommends the approval of ten grants totalling \$317,000.00 under the Toronto Heritage Grant Program. The recommended recipients will generate approximately \$611,406.32 in private investment for work to conserve irreplaceable cultural heritage resources that contribute to the City's social and economic prosperity by maintaining Toronto's 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. Several grant projects are at residential properties located in Heritage Conservation Districts (HCDs), including properties located within the Cabbagetown North, Riverdale, West Annex and Draper Street HCDs. In addition, there are a few notable Part IV-designated properties benefitting from heritage grants this year, including the St. Anne's Anglican Church, Armadale Free Methodist Church, The Heintzman House and the St. Andrew's Church Manse.

Due to the high demand for funding assistance, which exceeded the program budget, two projects are not being recommended for the full amount of the grant request. Of the 11 applications for funding, 10 were recommended for approval in whole or part and one was not recommended as the proposed works were deemed not to qualify in accordance with the rules of the Toronto Heritage Grant Program.

RECOMMENDATIONS

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

1. City Council approve the grant awards for the 2023 Toronto Heritage Grant Program for the following 10 heritage properties, to assist grant recipients in funding the scope of conservation work generally described in Attachment 1 of this report.

12 Alpha Avenue
134 First Avenue
46 Rose Avenue
27 Madison Avenue
8 Draper Street
400 Passmore Avenue
73 Simcoe Street
34 Beaconsfield Avenue
270 Gladstone avenue
292 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 2023 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 15, 2023, adopted the 2023 Operating and Capital budgets. The link to the Council decision is below:

<https://secure.toronto.ca/council/agenda-item.do?item=2023.MPB4.1>

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.

<https://secure.toronto.ca/council/agenda-item.do?item=2020.PH14.7>

On, July 19, 2022, City Council approved grant awards for the 2022 Toronto Heritage Grant Program to 20 designated properties.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.MM47.89>

BACKGROUND

The Toronto Heritage Grant Program is administered by Heritage Planning, City Planning. Eleven applications were submitted to the 2022 Heritage Grant Program. Ten grant awards are being recommended, including five properties contributing to the historic character of the heritage conservation districts of Cabbagetown North, Riverdale, West Annex and Draper Street. Four applications were submitted for the conservation of tax-exempt properties that are owned and occupied by not-for-profit organizations.

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), non-house form properties 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.

Heritage Planning invited an independent Toronto Heritage Grant Selection Committee to review and evaluate the grant applications and to make recommendations for the grant awards. The volunteer Committee was made up of individuals chosen for their expertise in heritage conservation, including a member of the Toronto Preservation Board and a qualified heritage professional.

The following individuals reviewed the 2022 submissions:

Elizabeth Sisam, Member, 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.

COMMENTS

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 in-person meeting with City staff on May 12, 2023.

The eligible projects encompassed a wide range of conservation work, including slate restoration, stained glass repair, and masonry conservation. Regrettably one application was disqualified by the Grant Selection Committee and staff as the proposed works were not for the restoration of a heritage attribute and were therefore not eligible in accordance with the Terms and Conditions.

Notable among the recommended recipients are:

46 Rose Avenue, the proposed project is for repointing and brick replacement using historically appropriate lime-based mortar.

Armadale Free Methodist Church, located at 400 Passmore Avenue, constructed 1880. The proposed project includes installation of two wood doors similar to or matching the original design from 1880, replacing a later replacement pair of doors on the front elevation.

St. Andrew's Presbyterian Church, located at 73 Simcoe Street, the proposed project is to restore 21 stained glass windows on the east and west elevations.

5 Beaconsfield Avenue, the proposed project includes documentation of existing mansard roofs and the size and shape of individual shingles, removal of all existing slate shingles and roofing material and installation of new slate shingles and metal flashing to match the original design at all existing and reconstructed roofs.

270 Gladstone Avenue, the proposed project is to repair six stained glass windows on the south elevation.

As a result of its deliberations, the Toronto Heritage Grant Selection Committee recommended a total of \$317,000.00 be awarded to 10 properties. (See Attachment 1)

The recommended recipients will generate approximately \$611,406.32 in private investment for work to conserve irreplaceable heritage resources that contribute to the City's historic character and sense of place.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Toronto Heritage Grant Awards 2023: Properties and Scope of Work

Attachment 1: Toronto Heritage Grant Awards 2023: Properties and Scope of Work

Designation	Address	Ward	Recommended Scope of Work	Grant Awards
House Form Category				
Part V	12 Alpha Avenue	13	Brick Restoration. Grant approval recommended only if brick is cleaned not flipped.	\$9,520.25
Part V	134 First Avenue	14	Restoration of Masonry, Sills, Door. Grant approval recommended for use of lime rich mortars' only.	\$10,000.00
Part V	46 Rose Avenue	13	Restoration of Masonry	\$9,962.00
Part V	27 Madison Avenue	11	Restoration of Slate Roof	\$49,895.52
Part V	8 Draper Street	10	Restoration of Slate Roof and Dormer	\$ 10,000.00
Non-House Form and Non-Profit Category				
Part IV	400 Passmore Avenue, Armadale Free Methodist Church	23	Restoration of Doors. Grant approval recommended only for a 2/2 panel door as per the original specifications.	\$ 20,121.01

Designation	Address	Ward	Recommended Scope of Work	Grant Awards
Part IV	73 Simcoe Street. "St. Andrew's Church".	10	Restoration of Stained-Glass Windows. Grant approval recommended to the satisfaction of the program manager, heritage planning. It is recommended that the windows be identified as heritage attributes in a future designation by-law update.	\$ 110,000.00
Part IV	34 Beaconsfield Avenue	9	Restoration of Slate Roof. Grant approval recommended to the satisfaction of the program manager, heritage planning. It is recommended that the windows be identified as heritage attributes in a future designation by-law update.	\$ 20,000.00
Part IV	270 Gladstone Avenue "St. Anne's Anglican Church".	9	Restoration of Stained-Glass Windows	\$67,501.22

Designation	Address	Ward	Recommended Scope of Work	Grant Awards
Part IV	292 Annette Street "Heintzman House"	4	Brick Replacement, Chimney. Grant approval recommends that works on the rear of the house are not to be funded through the grant program and the chimneys (not original) are also not included.	\$10,000.00
			Totals:	\$317,000.00