

2025 Toronto Heritage Grant Awards

Date: May 14, 2025

To: Toronto Preservation Board

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

Wards: 8- Eglinton-Lawrence, 11-University-Rosedale, 13-Toronto Centre, 14- Toronto-Danforth, 22- Scarborough- Agincourt, 25- Scarborough- Rouge Park

SUMMARY

This report recommends the approval of twenty-two grants totalling \$317,000.00 under the Toronto Heritage Grant Program. The recommended recipients will generate approximately \$660,225.61 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 restoration-based conservation work for heritage properties within the City of Toronto that are 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 or not-for-profit properties (including house form buildings) may be eligible for a grant equivalent to 50% of the cost of eligible work, with no maximum limit.

The Toronto Heritage Grant Program has a budget of \$317,000.00 in the City Planning 2025 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, Cabbagetown Southwest, and Riverdale HCDs. In addition, there are a few notable Part IV-designated properties benefitting from heritage grants this year, including two community submissions of eight contiguous properties along Alpha Avenue and three properties on Amelia Street.

RECOMMENDATIONS

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

1. City Council approve the grant awards for the 2025 Toronto Heritage Grant Program for the following twenty-two heritage properties to assist grant recipients in funding the scope of conservation works generally described in Attachment 1 of this report.

7 Alpha Ave
9 Alpha Ave
10 Alpha Ave
11 Alpha Ave
13 Alpha Ave
16 Alpha Ave
17 Alpha Ave
18 Alpha Ave
72 Amelia St
74 Amelia St
76 Amelia St
35 Bishop St
395 Carlton St
417 Dundas St E
11 Laurier Ave
22 Lytton Blvd
726 Meadowvale Rd
332 Seaton St
306 Wellesley St E
385 Brunswick Ave
2867 Kennedy Rd
51 Tiverton Ave

2. City Council direct that the use of the grant awards outlined in Recommendation 1 above be limited to only the conservation work approved by the Chief Planner and Executive Director, City Planning, and that the issuing of the grant awards 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

This report is seeking Council approval to provide \$317,000 of grant awards in 2025 as part of the Toronto Heritage Grant Program, which supports eligible heritage conservation work in the City.

The 2025 Operating Budget for City Planning includes a base budget of \$317,000.00 for the Toronto Heritage Grant Program, which will fund the grant awards recommended in this report.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

City Council, at its meeting of February 11, 2025, adopted the Operating and Capital budgets. The link to the Council decision is below:

<https://secure.toronto.ca/council/agenda-item.do?item=2025.MPB27.1>

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 June 26 and 27, 2024, City Council approved grant awards for the 2024 Toronto Heritage Grant program to 10 designated properties.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH13.11>

BACKGROUND

The Toronto Heritage Grant Program is administered by Heritage Planning, City Planning. Twenty-six applications were submitted to the 2025 Heritage Grant Program. Twenty-two grant awards are being recommended, including seventeen properties contributing to the historic character of the heritage conservation districts of the Cabbagetown North, Cabbagetown Southwest, and Riverdale. Three 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 tax-exempt or not-for-profit 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 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 2025 submissions:

Geoff Kettel, Member, Toronto Preservation Board
Mitchell May, OAA, CAHP, CPHD, Member, Toronto Preservation Board
Robyn Huether, OAA, CAHP, Architect

Prior to the application evaluation and meeting, members were surveyed for any conflicts of interest, and one was identified by Mitchell May for the application at 232 Seaton Street. Mitchell excused himself for this application.

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 2, 2025.

The eligible projects encompassed a wide range of conservation work, including slate restoration, decorative wood 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.

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

Notable among the recommended recipients are:

Eight properties along Alpha Avenue including 7, 9, 10, 11, 13, 16, 17, 18 Alpha Ave to restore slate roofs.

Three neighbouring properties on Amelia Avenue, to repair wood elements along the front façade.

2867 Kennedy Rd designated under Part IV of the Ontario Heritage Act to repair 18 original wood windows, restore decorative wood detailing, and repoint masonry.

35 Bishop St designated under Part IV and Part V of the Ontario Heritage Act to restore the stucco.

The recommended recipients will generate approximately \$660,225.61 in private investment for work to conserve irreplaceable heritage resources that contribute to the City's historic character and sense of place.

CONTACT

Alex Larose
Assistant Heritage Planner, Heritage Planning
Urban Design, City Planning
Tel: 416-394-4044
E-mail: alexandria.larose@toronto.ca

SIGNATURE

Mary L. MacDonald
Senior Manager
Heritage Planning, Urban Design
City Planning

ATTACHMENTS

Attachment 1: Toronto Heritage Grant Awards 2025, Properties and Scope of Work

ATTACHMENT**1**

Toronto Heritage Grant Awards 2025: Properties and Scope of Work

Designation	Address	Ward	Recommended Scope of Work	Grant Awards
House Form Category				
Part V	7 Alpha Avenue	13	Restoration of Slate Roof	\$9,661.80
Part V	9 Alpha Avenue	13	Restoration of Slate Roof	\$9,661.80
Part V	10 Alpha Avenue	13	Restoration of Slate Roof	\$9,661.80
Part V	11 Alpha Avenue	13	Restoration of Slate Roof	\$9,661.80
Part V	13 Alpha Avenue	13	Restoration of Slate Roof	\$9,661.80
Part V	16 Alpha Avenue	13	Restoration of Slate Roof	\$9,661.80
Part V	17 Alpha Avenue	13	Restoration of Slate Roof	\$9,661.80
Part V	18 Alpha Avenue	13	Restoration of Slate Roof	\$9,661.80
Part V	72 Amelia Street	13	Repair of decorative wood elements on front façade	\$9,250.50
Part V	74 Amelia Street	13	Repair of decorative wood elements on front façade	\$9,250.50
Part V	76 Amelia Street	13	Repair of decorative wood elements on front façade	\$9,250.50

Designation	Address	Ward	Recommended Scope of Work	Grant Awards
Part IV	35 Bishop Street	11	Lime based stucco Restoration	\$10,000.00
Part V	395 Carlton Street	13	Masonry Restoration	\$10,000.00
Part V	417 Dundas Street East	13	Masonry Restoration	\$10,000.00
Part V	11 Laurier Avenue	13	Repairs to Decorative Wood Elements on the Front Façade	\$10,000.00
Part IV	22 Lytton Boulevard	8	Rebuild Three Chimneys	\$10,000.00
Part IV	726 Meadowvale Rd	25	Window Restoration	\$10,000.00
Part V	332 Seaton Street	13	Door Restoration and Heritage Report	\$9,254.00
Part V	306 Wellesley Street East	13	Masonry Restoration	\$10,000.00
Non-House Form and Non-Profit Category				
Part IV	385 Brunswick Ave	11	Restoration of the Grand Staircase	\$61,476.92
Part IV	2867 Kennedy Road	22	Window Restoration, Wood Detail Repairs, Masonry Repointing	\$61,476.92
Part V	51 Tiverton Avenue	14	Decorative original Wood Elements	\$9,746.26
			Totals:	\$317,000.00