

Heritage Vaughan Committee Report

DATE: Wednesday, November 26, 2025

WARD(S): ALL

TITLE: VAUGHAN DESIGNATED HERITAGE PROPERTY PILOT
GRANT PROGRAM - REVIEW OF APPLICATION SUBMISSIONS

FROM:

Vince Musacchio, Deputy City Manager, Planning and Infrastructure Development

ACTION: DECISION

Purpose

Seeking a recommendation of approval from the Heritage Vaughan Committee to Council for the two applications to the Vaughan Designated Heritage Pilot Grant Program.

Report Highlights

- The Vaughan Designated Heritage Property Pilot Grant Program aims to support owners of heritage properties in Vaughan which are designated under Part IV and Part V of the *Ontario Heritage Act*.
- Two applications were successfully submitted for staff's review and Council approval in the 2025 cycle for the total amount of \$20,000.
- Staff recommends approval of the applications as they conform to the guidelines of the Vaughan Designated Heritage Property Pilot Grant Program and the *Ontario Heritage Act*.

Recommendations

1. That pursuant to section 39 of the *Ontario Heritage Act*, Heritage Vaughan recommends Council approve the two submitted grant applications, following the completion of work to the satisfaction of Cultural Heritage Staff, including a site inspection of completed work.

Background

Pursuant to section 39 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, Vaughan Council voted in favour of starting the Vaughan Designated Heritage Property Pilot Grant Program, under [By-law 011-2025](#) on Jan. 28, 2025.

The Vaughan Designated Heritage Property Pilot Grant Program provides a 50% subsidy to a maximum grant of \$10,000 per property to support owners of heritage properties designated under Part IV (individually designated) or Part V (Heritage Conservation District) of the *Ontario Heritage Act* in conserving the visibility and integrity of Vaughan's designated heritage properties.

Applications to date

After Council approval of By-law 011-2025, a letter was mailed to eligible property owners in Vaughan, informing them of the new program. The Cultural Heritage Division received two applications during this cycle that are eligible for grant funding and meet the prescribed criteria described briefly below and included in Attachments 1 and 2. Cultural Heritage Staff are supportive of the applications.

Section 8.3 of By-law 011-2023 requires all applications to be considered by Council for approval after having been reviewed by Heritage Vaughan.

Previous Reports/Authority

[VAUGHAN PILOT DESIGNATED HERITAGE PROPERTY GRANT PROGRAM - REVISED – Committee of the Whole, Nov. 12, 2024](#)
[COMMUNICATION - VAUGHAN PILOT DESIGNATED HERITAGE PROPERTY GRANT PROGRAM -REVISED – Committee of the Whole, Nov. 12, 2024](#)

[By-law to establish a Designated Heritage Property Grant Pilot Program](#) – Council, Jan. 28, 2025

Analysis and Options

The [Designated Heritage Property Grant Pilot Program](#) identifies eligible projects as:

- Any conservation work which directly and appropriately preserves, restores or enhances specific heritage attributes and does not detract from or diminish the cultural heritage value of the property or the district;
- Any work necessary to restore the building to structural soundness, including the correction of serious structural faults which threaten the building's survival (i.e. introduction of supporting beam, alterations to correct failing foundations), but not routine maintenance;

- Any work which directly and appropriately preserves, restores or enhances specific heritage attributes associated with historic cemeteries and their features such as mausolea, dead houses, stone walls, wrought iron gates and fences which are part of the original design, but not specific grave markers, tombs or monuments;
- Exterior painting in documented original colours to a maximum grant contribution of \$2,000 or 25% of the cost, whichever is the lesser. This is a one-time only grant per property. After the initial grant, it is expected that paint maintenance will be the owner's responsibility. This would not preclude the property owner from submitting a future grant application for other eligible works.
- Other alterations which the Manager of Urban Design and Cultural Heritage, at their sole discretion, determines are important to the cultural heritage significance of the property.

Ineligible works are identified as:

- Interior work, unless related to structural issues;
- Short term, routine maintenance;
- Work on modern additions or work to accommodate modern renovations to a building of cultural heritage value;
- Landscaping;
- Paving;
- Lighting, unless repair or restoration of a heritage attribute;
- Signs and commemorative plaques;
- Eaves-troughs, unless considered significant architectural features of the building such as those with decorative elements or those made from long-lasting materials such as copper and lead;
- Mechanical systems and insulation;
- Skylights;
- Poor or defective work;
- Non-permanent fixtures.

The following two applications were submitted for 137 and 141 Clarence St., a semi-detached house located within the Woodbridge Heritage Conservation District (Designated Part V and considered ‘contributing’ to the Heritage District), for the grant request of \$10,000 for each property:

Application	Brief Description of Work	Ineligible Work	Estimation of Eligible Work (before tax)	Grant Request
HGA-2025-001 – 137 Clarence Ave	<ul style="list-style-type: none"> - Remove existing siding - Replace siding with Hardie Board - Remove and replace eavestroughs with new one 	Eavestrough	\$23,750.00	\$10,000
HGA-2025-002 – 141 Clarence Ave	<ul style="list-style-type: none"> - Remove existing siding - Replace siding with Hardie Board - Remove and replace eavestroughs with new one 	Eavestrough	\$22,500.00	\$10,000

Financial Impact

Applications

The amount of the grant is calculated as the lesser of fifty percent (50%) of the eligible cost of the Eligible Conservation Work, or \$10,000 per property, as approved by the City.

The owner of the property must pay the remaining fifty percent (50%) of the eligible costs as part of its contribution to the Eligible Conservation Work.

The costs of labour, materials and equipment related to the Eligible Conservation Work may be considered part of the cost of the Eligible Conservation Work, provided proof of such costs is verified by invoices. Donated labour and materials are not considered part of the eligible costs or part of the owner's matching contribution.

Two cost estimates for the Eligible Conservation Work are to be provided by independent professional/licensed contractors other than the owner. The grant will not necessarily be calculated based upon the lowest estimate but will be based on the most appropriate quote for the proposed work as determined by Cultural Heritage staff, taking into consideration the cost quoted, the scope of work described and the capabilities of the contractor to complete the work. The grant will not address cost increases or over runs.

The City reserves the right to withhold the payment of all or a portion of the grant if the work has not been substantially completed in accordance with the approved plans and specifications, or payment documentation, such as invoices, are incomplete, unclear or have not been submitted.

If the final invoice for the completed work is less than the original quoted amount upon which the grant was calculated, the grant will be revised to reflect fifty percent (50%) of the new cost.

Operational Impact

The program has an initial approved budget of \$200,000 dedicating \$100,000 per year. The City has only received two applications for a total of \$20,000 in 2025, therefore, \$80,000 remains in the budget from the 2025 budget.

Broader Regional Impacts/Considerations

N/A

Conclusion

The Urban Design and Cultural Heritage Division of the Development and Parks Planning Department are satisfied with the submitted applications for the Vaughan Designated Heritage Property Pilot Grant program as they meet the eligibility criteria of the program. Accordingly, staff can support Council approval of grant funding for the two submitted applications to the Vaughan Designated Heritage Property Pilot Grant Program under section 39 of the *Ontario Heritage Act*.

For more information, please contact: Vanessa Lio, Heritage Specialist, ext. 8152

Attachments

1. HGA.2025.001 – 137 Clarence St. Application REDACTED
2. HGA.2025.002 – 141 Clarence St. Application REDACTED

Prepared by

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