

Infrastructure Services

Memo

To: Community Improvement Plan Committee Members

From: Matthew Mair, MA, BURPI
Planner, Development & Community Improvement, Infrastructure Services

Subject: Approved Funding Reduction Recommendation – CIP Application File No. IPA1-2024-07 – 154 Broadway

Date: October, 15, 2024

Introduction

Property Address: 154 Broadway

Applicant: Jain Sahil (Cafetown – 15769825 Canada Inc.)

Program(s) applied for: Comprehensive Façade Improvement Grant Program

Deficiency: The submitted scope of work included the “removal and replacement” of rotten crown molding – the crown molding cornice was removed, but replaced with a lesser wood panelling.

Reduction in funding: A reduction of **30%** from the sum approved for painting and façade repairs (excluding signage improvements) is recommended.

Background

The applicant’s application was considered at the June 18th, 2024 meeting, and was approved for a total grant assistance of **\$3500**, based on both eligible signage improvement works, and façade improvement works including, the repainting of the façade, repair and replacement of existing wood millwork.

After completion and inspection of the improvement works, there were deficiencies identified, from the scope of work shown in the submitted quotes that the approval was based on. The main deficiency is the replacement of the top cornice on the façade,

which was heavily deteriorated and allowing water to damage the rest of the façade. This top cornice was replaced with a much simpler wooden board along the top of the façade and capped with flashing. It is Staff's opinion that this represents a lesser improvement than what was approved, and therefore a reduction in funding that is commensurate with this deficiency is recommended.

Funding Reduction Recommendation

In consideration of the above, Town staff recommend that the approved funding be reduced by **\$750** from the total approved for eligible façade improvement works. This represents a **30% reduction** from the \$2,500 in funding which was approved for the project, excluding the \$1000 approved for signage.

Attachments:

1. Cost Estimates with scope of work highlighted
2. Before Photo
3. After Photo