
Infrastructure Services

Memo

To: Community Improvement Plan Committee Members

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

Subject: Analysis and Recommendation – CIP Application File No. IPA1-2024-02
– 205 Broadway

Date: April, 11, 2025

Introduction

Property Address: 205 Broadway

Applicant: Kyong Lee (Natural Choice Supplements)

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

Completed Works: Re-painting of wood trim, re-pointing of brickwork, general repair/maintenance.

Final Cost: \$8035

Eligible Funding (max): \$4018 (50% of billed cost of work)

Background and Analysis

The property consists of a two-storey commercial brick building that was built in 1875. The building is designated under Part V of the Ontario Heritage Act and has many original architectural features including decorative brick cornices, arches, and a wrought iron balcony. The façade has been well maintained and has had recent restoration work completed in 2021.

The owner applied for funding through the Façade Improvement Program and is proposing to re-paint the wood trim and paneling, re-point the historic brickwork, and repair and re-align the balcony which is sagging, in addition to other general repairs in 2024, which was approved based on a total estimated cost of \$50,000 - \$60,000.

The application was approved in April 2024, for total amount of funding for **\$5000**. Since then the applicant has finished work, but the project was significantly descoped and the invoice for the work came to approximately **\$8035**. The only items from the original quote was re-pointing of brickwork, repair and painting of the store front, and associated works. While these improvements are still eligible for funding under the CIP, they would be considered minor in scope, and are a significant reduction from what the 2024 approval was based on.

Heritage Comments (From 2024 Memo)

The application has been reviewed by representatives of the Heritage Committee, who agree that there is some damage to the brickwork in need of repair, and that the wood elements in the façade should be re-painted regularly to limit deterioration as the building is south facing and prone to paint failure from the sun. There were no concerns with the proposed works.

Funding Reduction Recommendation

In consideration of the above, Town staff recommend that the approved funding is reduced based on the changes made to original scope of work. The sum recommended would be a reduction from the \$5000 that was approved to a total of **\$1500** funding.