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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. IPA1-2025-01  
143 Broadway

Date: May, 14th, 2025

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Introduction

**Property Address:** 143 Broadway

**Applicant:** Nicole Bechthold-Coon (The Scented Drawer)

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

**Proposed works:** Repair and replace wood millwork, replace storefront windows, prime and paint façade in existing colours.

**Estimated Cost:** \$9500

**Eligible Funding (max):** \$4750 (50% of eligible costs)

Background and Analysis

The property consists of a three-storey commercial brick building that was built in 1886. The building is designated under Part V of the Ontario Heritage Act and has retained some original architectural features but has undergone significant alterations, with the top storey which originally featured windows being clad in vinyl siding. The second storey contains two bow windows evenly spaced across the brick façade. The ground level store front has been re-done, with the millwork starting to deteriorate and paint peeling (see attached photos).

The tenant of the ground level commercial space in the building has applied for funding through the Façade Improvement Program towards a renovation of the storefront façade. The proposed works include; replacement of the two principle storefront

windows, repairing and replacing the existing millwork and columns, and seal and repaint the entire façade in the existing “heritage” colours (see attached colour selection). The subject property is located within Priority Zone 1 (Downtown), and is eligible for funding through the the Community Improvement Plan (CIP).

The CIP outlines which works would be eligible for fund through the Façade Improvement Program, and includes those improvements proposed through the application. The submitted quotations have been reviewed by Town staff and deemed appropriate for the scope of work (please see attached quotes), and can be used to calculate eligible funding. The existing façade is complimentary to the Heritage Conservation District within the downtown and contributes to the traditional commercial frontage. The repair and repainting of this façade will align with objectives in the CIP.

### **Funding Recommendation**

In consideration of the above, Town staff recommend that the application be approved for the maximum in eligible funding. This would be 50% of eligible costs, as shown in the quotations provided, which were approximately \$9500. Therefore, the project would be eligible for **\$4750** in total funding.