



Communities Improvement Plan Committee Agenda

Date: Monday, July 15, 2024
Time: 9:00 a.m.
Location: Council Chambers
7 Broadway Street West
Paris, ON

Alternative formats and communication supports are available upon request. For more information, please contact the County of Brant Accessibility and Inclusion Coordinator at 519-442-7268 or by email accessibility@brant.ca

Pages

1. Attendance
2. Approval of Agenda

Recommendation

That the agenda for the July 15, 2024 Communities Improvement Plan Committee, be approved.

3. Declaration of Pecuniary Interests
4. Delegations / Petitions / Presentations
5. Adoption of Minutes from Previous Meetings

5.1 Communities Improvement Plan Committee minutes of April 11, 2024

3 - 4

Recommendation

That the Communities Improvement Plan Committee minutes of April 11, 2024 be approved.

6. Business Arising from the Minutes
7. Community Improvement Plan Applications

Recommendation

That the Community Improvement Plan application CIP-24-04, under the Signage Improvement Grant from the property owners of 19 Broadway St. West, Unit 4, Paris, be approved for up to \$3,000 or 50% of the eligible costs of the signage improvement project;

And that the Chief Administrative Officer be authorized to execute the Community Improvement Plan Agreement.

Recommendation

That the Community Improvement Plan application CIP-24-05, under the Façade Improvement Grant from property owners of 106 Grand River St N, Paris, be approved for up to \$10,000, or up to 50% of the eligible costs of the façade/building improvement project;

And that the Chief Administrative Officer be authorized to execute the Community Improvement Plan Agreement.

8. Staff Reports

9. Communications

10. Other Business

11. Next Meeting and Adjournment

At the call of the Chair.



Communities Improvement Plan Committee Minutes

Date: April 11, 2024
Time: 10:00 a.m.
Location: Council Chambers
7 Broadway Street West
Paris, ON

Present: Mayor Bailey, Councillor Howes, Councillor Peirce, and Member Piccini

Regrets: Members Harder, Varney, Baird, Pickering, and Losch

Staff: Gable, Webb, and Allison

Alternative formats and communication supports are available upon request. For more information, please contact the County of Brant Accessibility and Inclusion Coordinator at 519-442-7268 or by email accessibility@brant.ca

Note: Quorum was not achieved. The meeting proceeded for information purposes only.

1. Attendance

Attendance was taken, noting quorum was not achieved.

2. Approval of Agenda

3. Declaration of Pecuniary Interests

None.

4. Delegations / Petitions / Presentations

None.

5. Adoption of Minutes from Previous Meetings

5.1 Communities Improvement Plan Committee minutes of July 10, 2023

6. Business Arising from the Minutes

None.

7. Community Improvement Plan Applications

7.1 CIP-24-03 - 56 Grand River Street North

Brandon Webb, Research and Marketing Economic Development Officer, appeared before the Committee and provided a brief outline of the report.

7.2 CIP-24-03 - 56 Grand River Street North

B. Webb gave a brief background of the report.

In response to questions, B. Webb advised an updated isolated rendering of the proposal will be included in the report forthcoming to the Administration and Operations Committee.

8. Staff Reports

8.1 Community Improvement Plan Application Updates

B. Webb presented on 2023 completed CIP projects including the 83 Grand River Street North signage improvement project, 21 William St signage improvement project, and 125 Grand River Street North façade improvement project. He also presented the CIP funding awarded through 2019 to 2023 and 2023 CIP grant funding approved and total CIP project construction value.

In response to questions, Zach Gable, Director of Economic Development and Tourism, advised staff can accompany a communication plan for the year end report noting opportunities for CIPs throughout the County, including St. George and Burford. Z. Gable also advised staff will connect with the property owners of 125 Grand River St N in consultation use of the new Arts, Culture and Heritage Strategy to fill the vacant wall.

9. Communications

None.

10. Other Business

None.

11. Next Meeting and Adjournment

Committee adjourned at 10:27 am to meet again at the call of the Chair.

Secretary

Community Improvement Plan

This application form is related to financial incentive programs under the County of Brant's Community Improvement Plans. The County administers three Community Improvement Plans: Downtown Paris, Downtown Burford and Downtown St. George.

Under these three Plans, the County is able to provide grants for certain types of private property improvement projects. Only certain types of works and certain properties in the County are eligible. The property owner must have no outstanding tax arrears and must be in good standing with regard to taxation at the time of application and throughout the duration of the incentive benefit period as identified within the Downtown Areas Community Improvement Plan.

Please ensure your eligibility with the County of Brant Economic Development Division prior to filling out this application form.

T. 519.44BRANT (519.442.7268)

E. invest@brant.ca

This application form consists of the following sections:

- **Section A** requests information about the applicant, contact information and information about the ownership of the property.
- **Section B** requests information regarding the current use of the property, such as the heritage designation.
- **Section C** requests information about your proposed improvement project. Only certain projects will be eligible for a grant, and the County can advise on this. Furthermore, projects will be required to meet certain design requirements (e.g., certain building materials). The County will help you understand eligibility and applicable design requirements.
- **Section D** asks a series of questions to help confirm your eligibility to apply for grants. Generally, a project that has already commenced is not eligible for a grant. Only certain properties are eligible and the County can help you answer the questions.
- **Section E** asks which grant programs you would like to apply for. The programs may be combined. For example, an applicant making improvements to the façade and the business sign may be eligible to apply for the Façade Improvement Grant and Signage Improvement Grant. However, the Tax Increment Equivalent Grant program cannot be combined with any other program.
- **Section F** requests information about the cost of your improvement project (supplies, labour, contractors). In most cases the County will require two quotes for the work, but one quote may be acceptable in some cases.
- **Section G** is the declaration and signature of the applicant. If the applicant is a tenant, the owner must also sign.
- **Section H** provides instructions for submitting the application to the County

Section A - Applicant Information

Applicant Name: *

Cheesecake On The Go

Applicant Address: *

19 Broadway St. West, Unit 4 Paris ON

Applicant Telephone Number: *

519-755-0629

Applicant Email: *

cheesecakeonthego1@gmail.com

The applicant is: *

☒ The registered owner

☐ A tenant

☐ An agent authorized by the owner or tenant

If the Applicant is a tenant or an agent, please complete the following:

Name of Owner:

Address of Owner:

Telephone Number of Owner:

Email of Owner:

Section B - Description of your Property or Unit

Please indicate the applicable community: *

☐ Burford

☒ Paris

☐ St. George

Please indicate the location of the property or unit subject to this application.

Street Address: *

19 Broadway St. West, Unit 4, Paris

Municipality: *

Brant

Legal Description: *

Cheesecake On The Go

Roll Number: *

12345789

Describe the current (existing) use(s) of the subject property, and list the buildings and structures on your property. Please describe the condition of buildings and structures. *

Cheesecake On The Go. Plaza with Jiggs and Reels on one side and Knightfall Tattoo on the other side of us.

Please indicate if there is any known heritage designation that is applicable to your property (i.e., designation under the Ontario Heritage Act). *

None

Is your property a corner lot (located at an intersection of two roads)? *

☒ Yes

☐ No

If Yes, please indicate the names of the two streets that the subject property fronts onto:

Broadway and William St.

Does the property or building have frontage on / back onto the Grand River? *

☐ Yes

☒ No

Please describe your proposed improvement project: *

We are re-branding to a candy store. "Grand Candy". We will continue to offer our cheesecake delights. New branding to specialize in retro and hard to find candies that evoke children hood memories. For adults, who seek a taste of nostalgia collectors of vintage candies.

Have you recently completed or started any improvement works to your property? Please describe any recent work that was completed or is underway *

Decor changes inside of the store. Quotes obtained for new awning signage.

Section D - Eligibility

Have you discussed your application with the County (i.e., have you arranged for a preapplication consultation meeting?) Note: A meeting with the County may be required for your application to be accepted. *

If Yes, please indicate the date and the name of the person(s) you met with:

Brandon Webb, May 8, 2024

☒ Yes

☐ No

Is your property or unit located within the designated currently designated Community Improvement Project Area? Note: Your property must be within the current Community Improvement Project Area in order to be eligible for financial incentives. *

☐ Yes

☒ No

Have you previously applied for a Community Improvement Plan financial incentive? *

☐ Yes

☒ No

If you answered yes to (5) above, please explain your previous financial incentive application and how it relates to this financial incentive application.

Are any other approvals required in relation to your project? For example, is a building permit, minor variance/rezoning, Official Plan Amendment, Site Plan, or permit from the Grand River Conservation Authority required? *

☐ Yes

☒ No

If you answered yes to (7), please list the required approvals for your project using the space below. Please indicate the status of the approvals (for example, “application submitted”, “not submitted”, or “approval received”)

Section E - Incentive Programs

Please check which programs you are applying for. Each program is associated with specific eligibility criteria. Applicants are encouraged to apply for more than one program if they are eligible to do so. The tax increment equivalent grant program cannot be combined with any other grant.

Façade Improvement Grant

- ☐ I want to apply for a grant up to \$10,000, or up to 50% of the eligible costs of my façade/building improvement project. A grant of up to \$12,500 or 50% of eligible costs is available for corner lots. A grant of up to \$15,000 or 50% of eligible costs is available for properties backing onto the Grand River.

Signage Improvement Grant

- ☒ I want to apply for a grant up to \$3,000 or 50% of the eligible costs of my signage improvement project.

Downtown Housing Improvement Grant

- ☐ I want to apply for a grant up to \$10,000 or 50% of costs per unit of my downtown housing improvement project (Maximum grant value of \$30,000 for three units)

Property and private parking area improvement grant

- ☐ I want to apply for a grant up to \$5,000 or 50% of the eligible costs of my property or parking area improvement project.

Planning and building application fee grant

- ☐ My project requires a building permit and/or planning approval(s) and I want to apply for a rebate on the fees that I will pay (maximum of \$10,000).

Adaptive Commercial Reuse Grant

- ☐ I am undertaking interior renovations for a commercial property (e.g., Building Code compliance) and I want to apply for a grant of up to \$15,000 or 50% of eligible costs.

Tax Increment Equivalent Grant Program

- ☐ My municipal taxes are anticipated to increase as a result of my project, and I want to apply to be considered for a rebate that is equal to all or a portion of the increase in my taxes.(Note: this grant cannot be combined with any other grant)

Brownfield Study Grant

☐ I am completing studies related to site contamination and I would like to apply for a grant of up to \$15,000 or 50% or eligible costs.

Brownfield Property Tax Assistance Grant


☐ I have completed a Phase II Environmental Site assessment and am applying for my property taxes to be deferred/cancelled during the rehabilitation or redevelopment period.

Section F - Project Costs

Please detail all project costs. The estimated costs should be based on quotes from contractors and vendors. Applicants are generally required to obtain at least two quotes per the Community Improvement Plan. *

Awning signage quotes
Brooks Signs: \$3237.45 includes taxes. - they want to replace the whole frame
Signarama: \$2500.46 includes taxes - they will keep the frame. They put up our cheesecake signage

Please upload quotes, pictures and other requirements here. *

File Name	
	signarama quote .jpg 92.3 KB

Section G - Declaration of Applicant

Applicant Acknowledgement: *

☒ By checking this box, I declare the information contained in this application, attached supporting materials and documentation, is true to the best of my knowledge. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.

Applicant Signature *

Today's Date *

6/24/2024

Section H - Submission and Contact

The County of Brant Economic Development Division will contact the applicant upon submission of this application.

The County of Brant staff will indicate which supporting materials are required for your application.

Your completed application, with all required supporting materials as confirmed by the County of Brant, may be submitted electronically or in person at any of the County of Brant Customer Service offices or mailed/couriered.

HST# 100662659

Brooks Signs (1985) Ltd.
5 Worthington Dr.
Unit 1
Brantford, ON, N3S0H4 CAN
Phone: (519)-753-6106 Fax: (519)-753-6464
www.brooks-signs.com



QUOTE Submitted To:

GRANDCA001
Grand Candy Store
Attn: Terry Gibbs
19 Broadway St W
Paris, ON N3L1K9 CAN

Phone: (519) 755-0629 Ext.
Fax:
Email cheesecakeonthego1@gmail.com

Job Name and Location

Grand Candy Store
19 Broadway St W
Paris, ON N3L1K9 CAN

Quote No		Quote Date	Payment Terms	Contact	Page
004056		6/4/2024	50% Down	PatrickS	Page 1 of 1
Quantity	Description			Unit Price	Extended Price

1 Awning Non-Illuminated

Non - Illuminated Awning. Scope to remove/ dispose of existing awning from site and replace w/ new black Sunbrella fire rated awning with applied vinyl graphics to front. 106" w x 18" d x 47" h.

\$2,865.00 \$2,865.00

All prices are subject to applicable Sales Tax.

Prices are based on available information given at the time and are subject to change.

Terms: 50% Deposit required with balance due upon completion of project.

Final Invoice Terms: Due Upon Receipt

Interest: Interest is charged per diem on overdue amounts at a rate of 24% per annum.

Payment Options: Payment is accepted via cheque, e-transfer, wire transfer or credit card. Payments made by credit card exceeding \$1000.00 are subject to an additional 2.4% charge.

E-Transfer: Please send payments to colleen@brooks-signs.com and kindly choose 'Signs' as your security answer.

Validity: Quotes and Proposals are valid for 30 days.

Acceptance: Upon customer signature, Brooks Signs is authorized to proceed with the above and retains full title to all signage until paid for in full.

Taxable:	\$2,865.00
NonTaxable:	\$0.00
SalesTax:	\$372.45
Freight:	\$0.00
Misc:	\$0.00
Total:	\$3,237.45

Thank You

Exclusions: All permits, Engineering Fees, wire coverings in building interiors, Traffic Control Equipment and Electrical Services, unless specifically quoted on this Proposal, are excluded from the above prices and shall be invoiced over and above based on costs incurred.

Electrical Services for the proposed signage, unless specifically quoted above are assumed to be existing and/or provided by others. Electrical connections are to be completed by a licensed electrician and coordinated by the customer unless otherwise agreed upon in writing. Brooks Signs employees are not authorized to complete electrical connections.

Signature _____

Date: _____

Cheesecake *On The Go*

Cheesecake
On The Go

519-755-0629
www.cheesecakeonthe.go.ca

OPEN



ONTARIO
CTER-837
Waterloo





414 Beards Lane
Unit 3
Woodstock, ON N4S 7W3
(519) 539-7446

The way to grow your business
www.signaramawoodstock.com
HST# 819336165 RT0001

ESTIMATE

EST-10602

Payment Terms: Cash Customer

DESCRIPTION: Awning Reskin/ New graphics

Bill To: Cheesecake On The Go
19-4 Broadway St. West
Paris, ON N3L 2S3
CA

Pickup At: Signarama Woodstock
414 Beards Lane
Unit 3
Woodstock, ON N4S 7W3
CA

Requested By: Terry Gibbs
Email: terrygibbs15@gmail.com

Salesperson: Arik Korevaar
Email: sales@signaramawoodstock.com

PRODUCTS	QTY	UNIT PRICE	TOTALS
1 Awning reskin	1	\$2,212.80	\$2,212.80
1.1 Custom Item Taxed -			
1.2 Vinyl - Premium Wrap Digitally Printed -			
1.3 Installation - Bucket Truck -2 men -			

Terms And Conditions:

Estimates are valid for 30 days

Signarama (Vendor) prepares your order according to your specifications; after commencement of your order, it is non-cancelable.

The Customer is Solely Responsible for Proofreading; by signing your proof, you approve of its content and release the Vendor to commence our work. However, if we should make an error in producing the work as proofed, please be assured that we will redo the work as quickly as possible and without charge to you.

Vendor's total liability is hereby expressly limited to the services indicated on the invoice and Vendor will not be liable for any subsequent damages, consequential damages, or otherwise.

Terms of Payment: Upon ordering, you must give Vendor a 50% deposit. Your balance will be due upon delivery and/or installation. Vendor may, at its sole discretion, extend credit terms to you upon approval. Invoices are considered delinquent thirty (30) days from the date that your order is completed.

Subtotal: \$2,212.80

Taxes: \$287.66

Grand Total: \$2,500.46

Deposit Required: \$1,250.23

Signature: _____ Date: _____

County of Brant Community Improvement Plan

APPLICATION FOR FINANCIAL INCENTIVES

OFFICE USE ONLY

Application Number: _____

Date Received: _____

INSTRUCTIONS

This application form is related to financial incentive programs under the County of Brant's Community Improvement Plans. The County administers three Community Improvement Plans: Downtown Paris, Downtown Burford and Downtown St. George. Under these three Plans, the County is able to provide grants for certain types of private property improvement projects. Only certain types of works and certain properties in the County are eligible.

The property owner must have no outstanding tax arrears and must be in good standing with regard to taxation at the time of application and throughout the duration of the incentive benefit period as identified within the Downtown Areas Community Improvement Plan.

An applicant should first confirm eligibility with the County of Brant prior to filling out this application form. To contact a staff member regarding the Community Improvement Plan program please contact:

Economic Development &
Tourism Division

County of Brant
31 Mechanic Street
Paris, ON N3L 1K1
Unit 207

Phone: 519-442-6324 x 3039

Email: CIP@brant.ca

INSTRUCTIONS (CONTINUED)

Once you have confirmed eligibility with the County, an interested, eligible applicant is invited to fill out this form and attach necessary supporting information.

This application form consists of the following sections:

- Section A requests information about the applicant, contact information and information about the ownership of the property.
- Section B requests information regarding the current use of the property, such as the heritage designation.
- Section C requests information about your proposed improvement project. Only certain projects will be eligible for a grant, and the County can advise on this. Furthermore, projects will be required to meet certain design requirements (e.g., certain building materials). The County will help you understand eligibility and applicable design requirements.
- Section D asks a series of questions to help confirm your eligibility to apply for grants. Generally, a project that has already commenced is not eligible for a grant. Only certain properties are eligible and the County can help you answer the questions.
- Section E asks which grant programs you would like to apply for. The programs may be combined. For example, an applicant making improvements to the façade and the business sign may be eligible to apply for the Façade Improvement Grant and Signage Improvement Grant. However, the Tax Increment Equivalent Grant program cannot be combined with any other program.
- Section F requests information about the cost of your improvement project (supplies, labour, contractors). In most cases the County will require two quotes for the work, but one quote may be acceptable in some cases.
- Section G is the declaration and signature of the applicant. If the applicant is a tenant, the owner must also sign.
- Section H provides instructions for submitting the application to the County.

SECTION A: APPLICANT'S INFORMATION

(1) Applicant's Information

Applicant's Name(s): P and J Paris Reality Holdings Inc.

Address: 106 Grand River Street North

Phone Number (Home): 905-730-8107

Phone Number (Work): 905-383-4100 x208

Email Address: pjmercanti@carmensgroup.com

The Applicant is (check one):	<input checked="checked" type="checkbox"/> the registered owner
	<input type="checkbox"/> a tenant
	<input type="checkbox"/> an agent authorized by the owner or tenant

(2) If the Applicant is a tenant or an agent, please complete the following:

Name of Owner: _____

Address of Owner: _____

Phone Number of Owner: _____

Fax Number of Owner: _____

SECTION B: DESCRIPTION OF YOUR PROPERTY OR UNIT

(1) Please indicate the applicable community (check one only)

☒ Paris ☐ St. George ☐ Burford

(2) Please indicate the location of the property or unit subject to this application.

Street Address: 106 Grand River Street North Paris, ON N3L 2M5

Municipality: Brant County

Legal Description: Hotel and Events

Roll Number: 2920-018-004-06500-0000

(3) Describe the current (existing) use(s) of the subject property, and list the buildings and structures on your property. Please describe the condition of buildings and structures.

Current Use: The building is currently used as a hotel, offering accommodations.

Facilities: 23 guest rooms, 3 meeting rooms, 1 restaurant

History: Year built - 1851

Most Recent Renovation: 2014

Ownership: The current owners have managed the property since November 2022.

(4) Please indicate if there is any known heritage designation that is applicable to your property (i.e., designation under the *Ontario Heritage Act*).

Yes, there is a known Heritage Designation

(5) Is your property a corner lot (located at an intersection of two roads)?

☒ Yes ☐ No

If **Yes**, please indicate the names of the two streets that the subject property fronts onto:

William St and Grand River St. N

(6) Does the property or building have frontage on / back onto the Grand River?

☐ Yes ☒ No

Please note that no works can begin until the Community Improvement Plan application has been approved by County of Brant Council.

SECTION C: DESCRIPTION OF YOUR PROJECT

(1) Please describe your proposed improvement project.

Proposed Improvement Plan: The proposed improvement is to address the issues with the building's

façade by:

- Fixing the crumbling and loose bricks.

- Sealing the water cracks.

Contractor Details:

Both proposed contractors will utilize lime-based mortars, as recommended, to preserve the building's

heritage.

(2) Have you recently completed or started any improvement works to your property? Please describe any recent work that was completed or is underway.

No, we have not completed or started any improvement works.

SECTION D: ELIGIBILITY

(1) Have you discussed your application with the County (i.e., have you arranged for a pre-application consultation meeting?) *Note: A meeting with the County may be required for your application to be accepted.*

☒ Yes

☐ No

If **Yes**, please indicate the date and the name of the person(s) you met with:

Yes, we have discussed the application with the county - Brandon Webb and Zach Gable.

(2) Is your property or unit located within the designated currently designated Community Improvement Project Area? *Note: Your property must be within the current Community Improvement Project Area in order to be eligible for financial incentives.*

☒ Yes

☐ No

(5) Have you previously applied for a Community Improvement Plan financial incentive?

☒ Yes

☐ No

(6) If you answered yes to (5) above, please explain your previous financial incentive application and how it relates to this financial incentive application.

Yes, we have previously applied for the Community Improvement Plan financial incentive for signage.

This application was approved and is currently under execution by the vendor.

Please note that this signage project is not related to the current proposed project.

(7) Are any other approvals required in relation to your project? For example, is a building permit, minor variance/rezoning, Official Plan Amendment, Site Plan, or permit from the Grand River Conservation Authority required?

☒ Yes

☐ No

(8) If you answered yes to (7), please list the required approvals for your project using the space below. Please indicate the status of the approvals (for example, "application submitted", "not submitted", or "approval received").

<u>Required Application / Permit / Approval</u>	<u>Status of Application</u>
---	------------------------------

<i>Example: Site Plan Approval required</i>	<i>Example: Site Plan application submitted to County on January 5, 2019.</i>
---	---

Required Application/Permit/Approval: Temporarily blocking the sidewalks
--

Status of Application: These permits have not yet been submitted
--

SECTION E: INCENTIVE PROGRAMS

(1) Please check which programs you are applying for. Each program is associated with specific eligibility criteria. Applicants are encouraged to apply for more than one program if they are eligible to do so. The tax increment equivalent grant program cannot be combined with any other grant.

Façade Improvement Grant	<input checked="" type="checkbox"/> I want to apply for a grant up to \$7,500, or up to 50% of the eligible costs of my façade/building improvement project. A grant of up to \$10,000 or 50% of eligible costs is available for corner lots. A grant of up to \$12,500 or 50% of eligible costs is available for properties backing onto the Grand River.
Signage Improvement Grant	<input type="checkbox"/> I want to apply for a grant up to \$3,000 or 50% of the eligible costs of my signage improvement project.
Upper Storey Apartment Improvement Grant	<input type="checkbox"/> I want to apply for a grant up to \$15,000 or 50% of the eligible costs of my upper storey apartment improvement project (up to \$5,000 or 50% of costs per unit).
Property and private parking area improvement grant	<input type="checkbox"/> I want to apply for a grant up to \$5,000 or 50% of the eligible costs of my property or parking area improvement project.
Planning and building application fee grant	<input type="checkbox"/> My project requires a building permit and/or planning approval(s) and I want to apply for a rebate on the fees that I will pay (maximum of \$5,000).
Adaptive Commercial Reuse Grant	<input type="checkbox"/> I am undertaking interior renovations for a commercial property (e.g., Building Code compliance) and I want to apply for a grant of up to \$10,000 or 50% of eligible costs.
Tax Increment Equivalent Grant Program	<input type="checkbox"/> My municipal taxes are anticipated to increase as a result of my project, and I want to apply to be considered for a rebate that is equal to all or a portion of the increase in my taxes. (Note: this grant cannot be combined with any other grant)
Brownfield Study Grant	<input type="checkbox"/> I am completing studies related to site contamination and I would like to apply for a grant of up to \$15,000 or 50% of eligible costs.
Brownfield Property Tax Assistance Grant	<input type="checkbox"/> I have completed a Phase II Environmental Site assessment and am applying for my property taxes to be deferred/cancelled during the rehabilitation or redevelopment period.

SECTION F: PROJECT COSTS

Please detail all project costs using the following table. The estimated costs should be based on quotes from contractors and vendors. Applicants are generally required to obtain at least two quotes per the Community Improvement Plan. The County may accept one quote in certain circumstances.

Community Improvement Task/Item	Cost – Low Quote (Include all taxes)	Cost – High Quote (Include all taxes)
Example: Replacement of storefront sign	\$ 1,800 from Signs Inc.	\$2,200 from Jim's Custom Signs
1. fix the brickwork and address water cracks on the building's façade.	\$ 10,805.23 from TR&C Masonry	\$ 26,442.00 from Fix My Brick
2.	\$	\$
3.	\$	\$
4.	\$	\$
5.	\$	\$
6.	\$	\$
7.	\$	\$
TOTAL:		

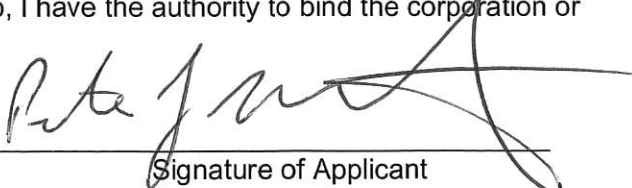
(Attach additional sheets as required)

SECTION G. DECLARATION OF APPLICANT

I, Peter, J. Mercanti declare that:
(print name)

1. The information contained in this application, attached supporting materials and documentation, is true to the best of my knowledge.
2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.

7/9/24
Date


Signature of Applicant

If the applicant is not the property owner, the property owner must also sign this application:

Date

Signature of Property Owner

Date

Signature of Property Owner

SECTION H. SUBMISSION AND CONTACT

Please contact ~~Heather Madden~~ ^{Zach Gable}, to schedule an appointment to discuss your application. A pre-application consultation meeting is required before your application can be accepted by the County of Brant. The County of Brant will help you complete the application and advise you of your eligibility of programs. The County of Brant will also indicate which supporting materials are required for your application.

Your completed application, with all required supporting materials as confirmed by the County of Brant, may be submitted in person at any of the County of Brant Customer Service offices or mailed/couriered. Since original signatures are required, faxed or emailed submissions will not be accepted.

Please contact us with questions or to arrange a meeting to discuss your application, or to submit your application:

Economic Development &
Tourism Division
County of Brant
31 Mechanic Street
Paris, ON N3L 1K1
Unit 205
Phone: 519-442-6324 x 3039
Email: CIP@brant.ca

OFFICE USE ONLY – EVALUATION FORM – Page 1 of 2

1. APPLICATION COMPLETENESS

- ☐ The application is complete, including all required supporting documentation.
- ☐ The application is not complete.

If determined to be not complete, specify reasons:

2. APPLICATION EVALUATION

- ☐ The application meets all General Eligibility Criteria (Section 3.2 of the Community Improvement Plan)
- ☐ The application does not meet all General Eligibility Criteria.

If not, specify reasons:

- ☐ The application meets all program-specific criteria (Section 3.1).
- ☐ The application does not meet all program-specific criteria.

If not, specify reasons:

OFFICE USE ONLY – EVALUATION FORM – Page 1 of 2

OFFICE USE ONLY – EVALUATION FORM – Page 2 of 2

☐ The application is desirable for the community, is in the public interest, and represents good design according to the Community Improvement Plan and its Design Guidelines.

☐ The application is not desirable for the community, is not in the public interest, and/or does not represent good design according to the Community Improvement Plan and its Design Guidelines.

Specify reasons why the project is or is not desirable, is or is not in the public interest and why it does or does not represent good design:

3. APPLICATION RECOMMENDATION

☐ The CIP Administrator/Review Panel recommends this application for approval.

☐ The CIP Administrator/Review Panel does not recommend this application for approval

If not recommended for approval, specify reasons:

4. APPLICATION DECISION

☐ The application was approved.

☐ The application was not approved.

If not approved, specify the reasons as determined by the approval authority:

OFFICE USE ONLY – EVALUATION FORM – Page 2 of 2









Masonry

Introduction

Masonry - stone, brick, architectural terra cotta, cast stone, concrete and concrete block - is often found on heritage buildings. Common masonry applications include complete masonry exteriors, foundations, chimneys, and decorative elements. Masonry is prone to deteriorate over time. To ensure the visual and structural integrity of your building regular maintenance and cleaning is required.

In this guide:

- Understanding Masonry Types
- Maintenance & Repair
- Repointing
 - Physical Examination
 - Mortar Components
 - Undertaking the Work
 - Test Panels
 - Joint Preparation
 - Foundations & Structural Brick
 - Chimneys
- Consultant & Contractor Selection
- Budgeting & Scheduling
- Keep in Mind
- Cleaning
 - Reasons for Cleaning
 - Historic Appearance
 - Choosing the Appropriate Cleaner
 - Cleaning Methods
 - Water Cleaning
 - Chemical Cleaning
 - Poulticing
 - Abrasive & Mechanical Cleaning

This guide provides information on repointing and the variety of cleaning methods and materials that are available for use on the exterior of heritage masonry buildings. The information in this guide was largely adopted from the [US National Park Service Preservation Brief #1](#) and [#2](#) related to repointing and cleaning historic masonry, respectively. Although specifically intended for heritage buildings, the information is applicable to all masonry buildings.

Understanding Masonry Types

Masonry is a term used to represent a group of building materials that include: stone, brick, architectural terra cotta, cast stone, concrete and concrete block. These materials can represent structural elements of a building or can be used aesthetically as cladding or decorative elements. The occurrence of historic masonry types will often depend on what was locally available from regional quarries. Some types of masonry are more expensive than others or unavailable in certain geographic areas. Expensive or unavailable materials may have been imitated for cost savings. For this reason, along with the similarity in appearance in some masonry, such as sandstone and limestone, it can be hard to differentiate between different masonry types. As well, materials that appear to be masonry, such as decorative cornices, entablatures and window hoods

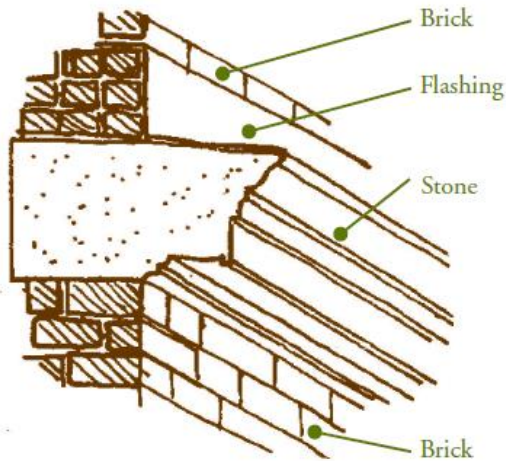


Image: Wall section (Saint John Heritage, 2010)

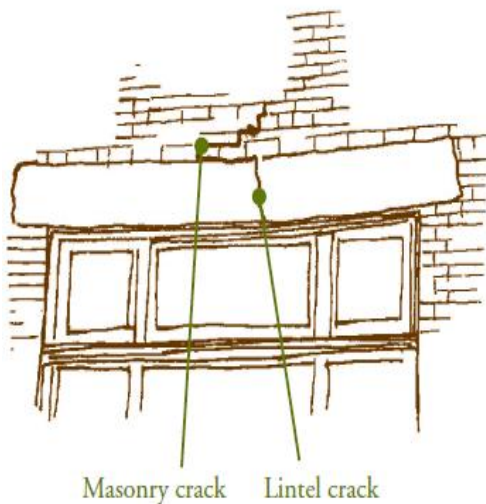


Image: Exterior wall crack (Saint John Heritage, 2010)

may, upon further inspection, prove to be metal and/or wood. The use of stucco, a lime, sand and water mixture, has also commonly been used to imitate masonry. Before beginning any masonry intervention it is important to first properly identify the masonry types you are working with.

Maintenance and Repair

Investigate and document your masonry surfaces before making alterations or repairs. It is important to identify any deterioration caused by exterior or interior moisture and locate the source. Deterioration, most commonly identified by cracks or spalling, is often a result of:

- Water penetration from the interior or exterior
- Expansion and contraction of materials due to repeated wetting and drying
- Freezing and thawing action of water in the masonry
- Stresses caused by the formation of salt crystals beneath the surface, especially common when cement is used as a quick fix to fill a masonry crack
- Material impurities and incompatibility
- Poor craftsmanship during construction
- Structural settlement shifts

All moisture problems should be resolved before trying to repair the masonry. Repairs often include repointing or cleaning. These should not be attempted by untrained professionals and efforts should be made to ensure that every intervention is reversible.

Repointing

Re-pointing consists of removing old and damaged mortar from masonry joints and replacing it with new. If the mortar has eroded as deep as the mortar joint is wide, or water is penetrating, then repointing is necessary. Re-pointing is only necessary where mortar has failed. If these issues are not observed over the majority of the brickwork then no intervention is necessary. A building will seldom need to be completely re-pointed. However, if appropriate repairs are not undertaken to halt the source of the problem, mortar deterioration will continue and repointing will have been a waste of time and money. Heritage conservationists recommend that repointing be undertaken by a trained professional.

Physical Examination

A non-technical evaluation of the masonry units and mortar by an experienced and knowledgeable craftsman can provide information about their strength and permeability. This information is vital when selecting an appropriate repointing mortar. As well, a visual analysis of the historic mortar can provide the clues necessary to choose the new mortar mix and application techniques. The objective in selecting a repointing mortar that is compatible with the masonry units is to mix one that matches the historic mortar as closely as possible. If this is achieved, the new mortar can coexist with the old in a sympathetic and, if necessary, sacrificial way. It is much easier to replace mortar than damaged masonry units.

The strength of a mortar will vary based on its composition. If the mix has a high ratio of Portland cement, a harder mortar will result. The more lime added, the softer, more plastic and workable the mortar becomes. Mortars for repointing projects, especially those involving heritage buildings, are custom mixed, in varying proportions, to ensure they contain the proper physical and visual qualities and can create a mortar with ideal performance and durability. The composition of a particular mortar type should take into consideration all of the factors affecting a specific building, such as: site conditions, current condition of the masonry, function of the new mortar, amount of weather exposure, and skill of the mason.

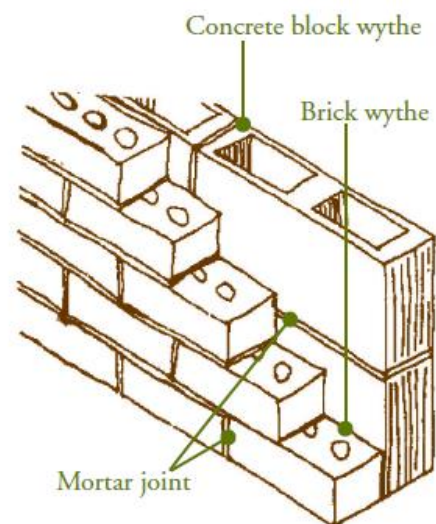


Image: Masonry wall section (Saint John Heritage, 2010)

To prevent damage to the masonry units, **repointing mortars should be softer or more permeable than the masonry units**. It is a common mistake to assume that high strength and hardness is desirable, especially for lime-based historic mortars. Stresses and movements in the walls should be braced by the entire structure, not transferred to individual masonry units through hard mortars. The units' inability to freely move with the structure will result in damage, such as cracks and spalling mortar. Also, the use of mortars with high cement content can trap salt within the masonry envelope, resulting in efflorescence and further deterioration.

New mortar should meet the following criteria:

- Must match the historic mortar in colour, texture and tooling
- Sand must match the sand in the historic mortar (colour and texture of the new mortar will usually be replicated if the sand is well matched)
- Must have greater vapour permeability and be softer (measured in compressive strength) than the masonry units
- Must be as vapour permeable and as soft or softer (measured in compressive strength) than the historic mortar

The mortar application technique and type of mortar joint should be the same as the previously applied mortar and discourage water infiltration.

Mortar Components

Sand

Sand is the highest proportion ingredient in mortar and the material that gives it its distinctive color, texture and cohesiveness. Sand must be free of impurities, such as salts or clay.

Lime

Before the late-19th-century lime was used as the primary binding material in mortar. At that time, limes and other components of mortar varied significantly as they were natural. This is different from modern lime that is manufactured and standardized. Some kinds of lime and other components of mortar that were used historically are no longer readily available, making it difficult to replicate a "historic" mix.

Lime mortar is slightly water soluble and is able to re-seal any hairline cracks that may develop over time. It is a good choice for heritage buildings as it is soft, porous, and changes little in volume during temperature fluctuations. Due to these qualities, high calcium lime mortar could be considered for many repointing projects, not just those involving heritage buildings.

Portland cement

Portland cement has been commonly used in 20th-century mortar as a primary binding material. A Portland cement and sand mortar is very hard, resists the movement of water, shrinks upon setting, and expands and contracts as the temperature fluctuates. The more Portland cement added to a mortar mix the harder it becomes and the faster the initial set.

Undertaking the Work

Test Panels

Test panels are often prepared by the contractor using the same techniques that will be used on the rest of the structure. Several test panels may be necessary to cover all types of masonry, mortar colour and joint styles (see the image on the following page illustrating various brick mortar joints). These are ideally located at inconspicuous locations. The panels can be used as a benchmark to evaluate subsequent work on the building.

Joint Preparation

To prepare a masonry wall for repointing, the old mortar needs to be removed to a minimum depth of 2-2.5 times the width of the joint. This ensures the new mortar can bond well and will prevent mortar "popouts." The use of hand chisels and mash hammers is the traditional way to remove mortar. These tools are labour-intensive but they are less likely to damage the historic masonry units, while producing a quality result.

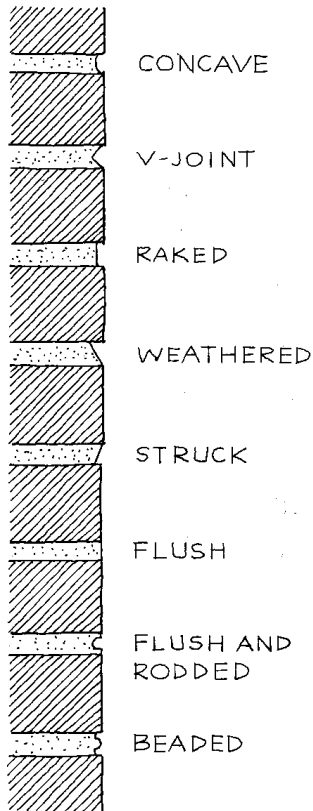


Image: Brick mortar joints
(Betty Anderson, 1983, p. 101)

However, the use of power saws and grinders is the most common method for mortar removal. The use of these tools by unskilled masons can destroy heritage masonry, especially soft brick. Small pneumatically-powered chisels, however, can generally be used safely and effectively to remove mortar on heritage buildings if a mason uses the equipment appropriately.

Foundations and Structural Brick

Foundation repairs should be undertaken before permanent work on walls as most cracks in masonry walls, especially those that run horizontally, are based on problems with the foundation. It is also important not to treat structural brick as brick cladding. Care should be taken not to break or disrupt brick tie courses as this may impact the structural integrity of the wall.

Chimneys

Many heritage buildings have a masonry chimney and their continual exposure to the elements makes them more susceptible to damage and deterioration. To avoid leaks or the danger of fire, chimneys deserve special attention and professional guidance should be sought when considering repairs. Chimney masonry deterioration may include cracks, the breakdown of mortar, or the slanting of a chimney shaft.

Consultant and Contractor Selection

It may be helpful to retain a consultant, such as a historic architect or masonry expert, to analyze your building for causes of deterioration. They will determine the most appropriate solutions to problems and can prepare specifications that reflect the requirements of each job and can provide oversight of the work as it progresses.

Prior to selection, qualified contractors can also provide lists of other repointing projects you can inspect to assess the quality of their work. Ideally, only choose masons that have a minimum of five years experience repointing heritage masonry buildings.

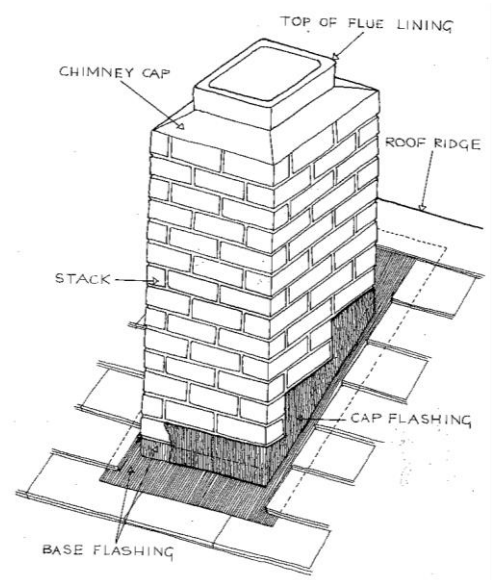


Image: Parts of a masonry chimney (Hanson & Hubby, 1983, p. 70)

Budgeting and Scheduling

Repointing is often expensive and time consuming due to the extent of handwork and special materials required. It is recommended that only the deteriorated mortar be repointed rather than an entire wall. However, if 25-50% or more of a wall needs to be repointed, repairing the entire wall may be more cost effective than spot repointing. Each project requires judgment based on a variety of factors and recognizing this at the outset will help to prevent many projects from becoming prohibitively expensive.

When scheduling repointing, seasonal temperatures are a significant factor to consider as they will affect the amount of time it takes for the mortar to settle and the lime to cure. As a rule, repointing should not be done when the temperature is below 5°C. Work undertaken around 20°C is best to prevent freezing or excessive evaporation of the water in the mortar, which will cause the material to expand or contract and inhibit the proper settling of the masonry units. Ideally, repointing should be done in the shade, away from strong sunlight to slow the drying process, especially during hot weather.

Keep in Mind

It is important to keep in mind, as the owner of a heritage building, that repointing is likely to be a lengthy, expensive process. The tendency to rush the work or cut corners should be avoided if the heritage building is to retain its structural and visual integrity. To avoid unanticipated problems, schedules for repointing and other associated projects will require planned coordination. Time should be dedicated to evaluating the building's condition and investigating the cause of problems. The work itself is precise, time-consuming and noisy, and scaffolding may temporarily cover portions of the building

Cleaning

An important aspect of masonry conservation is choosing the appropriate method for cleaning masonry components. The purpose of this guide is to provide information on the variety of cleaning methods and materials that are available for use on the exterior of heritage masonry buildings, and to provide guidance in selecting the most appropriate method or combination of methods. Masonry cleaning is a perceived improvement but may not always be recommended. Unless these procedures are carried out under the guidance and supervision of a trained professional, they may result in irreparable damage to the heritage structure.

Reasons for Cleaning

It is important to first determine if cleaning your masonry is necessary. Reasons for cleaning a heritage masonry building include:

- Improving the appearance of the building by removing dirt, soiling materials, or non-historic paint from the masonry
- Preventing deterioration by removing soiling materials that may damage the masonry
- Providing a clean surface to accurately match repointing mortars or patching compounds, or to conduct a condition survey of the masonry

Historic Appearance

Before removing paint from a masonry building, you should first determine if unpainted masonry is historically appropriate and why the building was painted initially. Structures may have been painted purposefully as a fashionable treatment of the time, to cover bad repointing, unmatched repairs, or to protect soft brick or hide deteriorating stone.

If a building was painted upon its construction or shortly after, the paint should be retained as it may be considered historically important and character defining. Refer to the [Practical Guide: Paint & Colour](#) for more information on paint retention, cleaning and appropriate removal methods.

Choosing the Appropriate Cleaner

When developing a cleaning program, the construction of your building should be considered. Poorly suited cleaning methods can have a negative effect on the masonry and other building materials. To begin, identify the type of masonry. You should always test the chosen cleaning method on a small inconspicuous surface, as choosing the wrong cleaning agents can permanently damage historic masonry. For example, acidic cleaners can be damaging to acid-sensitive stones, like limestone and marble, and will result in etching and dissolution. A firm understanding of the physical and chemical properties of masonry, coupled with testing, will help avoid accidental damage by cleaning.

It is important to keep in mind that other building materials, such as paint and glass, may be affected by the application of cleaning agents on your structure. Some building elements that may not be visible, such as iron cramps or ties, can suffer corrosion from the use of chemicals, even water. Studying your building's unique construction in detail is the best way to evaluate potential cleaning methods and prevent problems from arising.

Cleaning Methods

There are four major groups of masonry cleaning methods: water, chemical, poulticing and abrasion. Regardless of the method selected, masonry cleaning projects should begin at the bottom of the structure and work to the top, always keeping all surfaces wet below the area being cleaned. This is advised based on the assumption that dirty water or cleaning solvents dripping from the area being cleaned above will leave streaks on a dirty surface but will not streak a clean surface if it is frequently rinsed.

Water Cleaning

Water cleaning methods are the gentlest means possible and can be used safely to remove dirt from most types of historic masonry. However, it should be noted that the use of water cleaning on some badly deteriorated masonry, or on gypsum, which is very soluble in water, may be detrimental.

There are four kinds of water-based methods:

1. Soaking

Soaking involves prolonged spraying or misting with water and is a useful method for removing heavy accumulations of soot, sulfate or gypsum crusts that usually form on portions of a building protected from the rain. Water washing with gentle scrubbing is frequently used in combination with soaking and is followed by a final water rinse. This is a very slow, gentle method, taking several days or a week.

2. Pressure water washing

Pressure water washing is a common method for removing dirt or other soiling from historic masonry. It is recommended to begin by using low-pressure water (100 psi or below), even a garden hose, and then progressing to medium-pressure water as needed (no higher than 300-400 psi). To clean areas of the masonry that are especially dirty, scrubbing with natural bristle or synthetic bristle brushes can help. Avoid the use of metal brushes. They can erode the masonry surface and/or imbed metal particles that may stain the masonry.

3. Water washing with detergents

The use of non-ionic detergents, which are synthetic organic compounds and different from household soaps, are used effectively to remove oily soil, especially when added to a low or medium-pressure water wash. Unlike household detergents, non-ionic detergent does not leave a visible residue on masonry. Cleaning textured or intricately carved masonry can be achieved by scrubbing non-ionic detergent with a natural or synthetic bristle brush. Scrubbing should be followed with a final water rinse.

4. Steam cleaning

Steam cleaning is equivalent to a low-pressure hot water washing as the steam condenses upon leaving the hose. It is a gentle method ideal for:

- Cleaning stone, especially acid-sensitive stones
- Removing built-up soil deposits and dried plant materials
- Cleaning carved stone details

Steam cleaning does not generate a lot of water runoff and may also be appropriate for cleaning interior masonry. Paint and graffiti can be removed using the DOFF system, a steam based stone cleaning apparatus that uses super heated steam. Before removing graffiti, refer to the Region of Waterloo's [Practical Guide: Paint & Colour](#) for further information.

Potential hazards of water cleaning

Although water-based methods are the gentlest method for cleaning your historic masonry, they still present an opportunity for damage if not well thought out.

It is important to keep in mind that "power washing" at too high a pressure is very abrasive and can easily wear away brick and other soft stones, like marble. As well, the type of nozzle used and the distance it is placed from the masonry surface, coupled with the gallons per minute (gpm), are important variables to consider when water cleaning. Visible grains of stone or sand in the water or solvent runoff is a good indication that the water pressure is too high. Without careful consideration of these factors damage may be done to the heritage masonry. For this reason it is important to take time to work through the process carefully and monitor the results.

To avoid the spalling and cracking of masonry units, do not use cleaning methods that involve water if there is the threat of frost. Moisture trapped in masonry will cause the unit to expand and become damaged. After cleaning, a masonry wall may take over a week to dry. Therefore, water cleaning should not be permitted for several days prior to the first forecasted frost date.

Chemical Cleaning

Chemical cleaners work on historic masonry by reacting with dirt, soiling material or paint, including graffiti. After the reaction, the runoff is rinsed from the masonry surface with water. Chemical cleaners used to remove dirt and stains include acids, alkalis and organic compounds. Paint removers are alkaline, based on organic solvents or other chemicals (please see [Practical Guide: Paint & Colour](#) for information on paint removal).

There are two types of chemical cleaners used to remove dirt:

- 1. Acidic Cleaners**

Acid-based cleaning products should only be used on non-acid-sensitive masonry, including: granite, most sandstone, slate, unglazed brick, unglazed architectural terra cotta, cast stone and concrete. Hydrofluoric acid is the main ingredient in most commercial acidic cleaners. The process involves applying acid cleaners to the pre-wet masonry that should then be kept wet while the acid is cleaning. When the process is complete the acid should be removed with a water wash.

- 2. Alkaline Cleaners**

Alkaline cleaners should only be used on acid-sensitive masonry, including: limestone, polished and unpolished marble, calcareous sandstone, glazed brick, glazed architectural terra cotta, and polished granite. Two ingredients primarily compose alkaline cleaning products: a non-ionic detergent or surfactant, and an alkali such as potassium hydroxide or ammonium hydroxide.

The treatment process is similar to that of acidic cleaners, with the addition of two steps. The alkaline cleaner is applied to pre-wet masonry, allowed to settle and then rinsed off with water. Next, the masonry is neutralized with a slightly acidic wash, often with acetic acid, and then rinsed with water again. Alkaline cleaners may need to set longer than acidic cleaners.

Removing stains effectively depends on matching the right remover to the stain. Stains may be: industrial (smoke, soot, grease, tar), metallic (iron, copper), or biological (plant, fungal). The successful removal of stains from historic masonry may require a process of elimination until the right remover is found.

Stripping layers of paint from historic masonry is done by applying the remover with a brush, roller or spray, followed by a water wash. There are three types of chemical cleaners used to remove stains, paint and graffiti:

- 1. Alkaline paint removers**

Alkaline paint removers are often similar in composition to alkaline cleaners. They can effectively remove multiple layers of paint, specifically oil, latex and acrylic paints, and may also remove some acrylic water-repellent coatings. Similar to other alkaline cleaners, an acidic neutralizing wash and final water rinse are recommended following their use.

- 2. Organic solvent paint removers**

Organic solvent paint removers may include a combination of solvents, including methylene chloride, methanol, acetone, xylene and toluene.

- 3. Other paint removers and cleaners**

Paint removers based on N-methyl-2-pyrrolidone (NMP), or on petroleum-based compounds can also be used to remove paint and some graffiti from heritage masonry.

Potential hazards of chemical cleaning

As most chemical cleaning methods involve water, they are susceptible to the same hazards as mentioned in the water cleaning section above. As well, many chemical cleaners do not work in cold temperatures, so their use should be avoided in months with the potential for frost. It is important to keep in mind that acidic and alkaline cleaners can be dangerous to those using them. Precautions should be taken to limit environmental contamination and plan for the safe disposal of chemicals associated with masonry cleaning.

Chemical cleaners have the potential to react adversely with many types of masonry if not chosen appropriately. Unfortunately, the composition of masonry materials is not always known and for this reason testing the cleaner on an inconspicuous spot on the building's masonry is advisable.

Poulticing

The use of a poultice is often the most effective way to remove graffiti and stains that have penetrated masonry. A poultice is a paste that can be applied to a stain. It is composed of an absorbent material or clay powder (such as kaolin or fuller's earth, or even shredded paper or paper towels), mixed with a liquid (a solvent or other remover). The moist poultice should remain on the stain as long as it takes to dry and draw the stain out of the masonry surface. The masonry must be thoroughly rinsed once the stain has been removed.

Abrasive and Mechanical Cleaning

As a general rule, the use of abrasive cleaning methods is not recommended on heritage buildings as they operate by wearing down dirt or paint from a masonry surface. These methods include grit blasters, grinders and sanding discs, all of which mechanically remove dirt, soiling material or paint, and possibly some of the masonry surface. Blasting with abrasive grit or another rough material is the most commonly used abrasive technique. Brick, architectural terra cotta, soft stone, detailed carvings, and polished surfaces are most at risk of physical and aesthetic damage by abrasive methods. Mortar joints, especially those with lime mortar, also can be eroded by abrasive or mechanical cleaning, leading to water penetration and ultimately to the need to repoint.

Summary

Well-planned masonry repointing and cleaning efforts are essential to the preservation, restoration or rehabilitation of historic masonry. Adhering to the guidelines discussed in this practical guide can enhance the aesthetics and structural stability of a masonry heritage building. A sound repointing job can last at least 30 years and as long as 100 years; guaranteeing the long life of the mortar joint, the wall, and ultimately the historic structure. As such, the mortar joint in a heritage masonry building has been called a wall's "first line of defense." It is important to remember that mortar joints are intended to be sacrificial and will probably require repointing in the future.

If undertaken by qualified individuals, removing years of accumulated dirt, pollutants, stains, graffiti and paint can extend the life of a heritage structure. Cleaning masonry should be done using the gentlest means possible to avoid damage. Using the wrong cleaning method or using the right method incorrectly can result in serious damage, both physically and aesthetically. You should always pause before undertaking work to evaluate and determine if the intervention is really necessary and in the best interest of the overall structure. Do not hesitate to seek guidance from masonry experts before undertaking any work to your heritage structure.

References

If you would like to learn more about conserving your historic masonry, please refer to the following primary sources:

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Stonehealth Ltd. "Stonehealth DOFF system." www.stonehealth.com/stone-cleaning-products/doff-system/

Alternate formats of this document are available upon request. Please contact Lindsay Benjamin at LBenjamin@regionofwaterloo.ca, 519-575-4757 ext. 3210, TTY 519-575-4608 to request an alternate format.

Disclaimer

This practical guide contains useful information on restoring and preserving heritage buildings, but it is intended as a general resource only. Content from third parties with specific expertise has been heavily relied upon and their original works have been acknowledged in the list of references included at the end of this document. The Region of Waterloo has taken all reasonable steps to ensure the accuracy of the information in this publication. However, it is recommended that building owners consult with trained specialists, such as contractors, builders, plumbers, heating and air professionals and electricians, before undertaking any renovations, repairs or construction on their properties. The Region does not assume responsibility for any loss or damage resulting from adherence to the information in this practical guide.



TR&C Masonry

RECIPIENT:

Sarah Graham
Paris

Quote #2	
Sent on	Jul 03, 2024
Total	\$10,805.23

Product/Service	Description	Qty.	Unit Price	Total
Brick Repair	Brick replacement and tuckpointing on south and east facing walls at sidewalk level, up to approx. 3 feet. Replace broken, or damaged brick with best brick match available. Tuckpointing deeply recessed joints and obvious stress cracks as mason deems necessary in this same area with best match given product availability, ensure work blends in as well as possible with original masonry. Labour, material and disposal fees all included in cost Materials being used: King HLM-350 (Heritage) for mortar St. Mary's Portland-lime based for any foundation repairs. Cream Ipstock and reclaimed for brick match. Powdered mortar dyes to colour as needed to match existing mortar.	1	\$5,400.00	\$5,400.00
Stress cracks (water cracks)	tuckpointing stress cracks on Williams street facing wall. This is for labour, material and disposal only; other costs will be Genie lift and permits.	1	\$650.00	\$650.00
65' Genie lift rental and insurance	Total Rentals rental fee, delivery fee, trained operator, insurance and operating costs for boom lift	1	\$2,250.00	\$2,250.00
County Permits and Signage	Permit cost- \$62.15 Signage and county approved blockage- \$1200	1	\$1,262.15	\$1,262.15

A deposit of \$3,241.57 will be required to begin.

Approval of quote must be sent in writing; email or text is preferred.

This quote is valid for the next 90 days, after which values may be subject to change.

Subtotal	\$9,562.15
HST (13.0%)	\$1,243.08
Total	\$10,805.23

Fix My Brick

498 Glanaster Road
Mount Hope, Ontario L0R 1W0
905-807-0404
info@fixmybrick.ca | <https://www.fixmybrick.ca>



RECIPIENT:

Sarah Graham

106 Grand River Street North
Brant, Ontario N3L 2M4
Phone: 9055202617

Estimate #77

Sent on Feb 27, 2023

Total \$26,442.00

Product/Service	Description	Unit Price	Total
Tuck-pointing	On left side of building tuck point approx 9-10 stress cracks Where bricks are broken in crack replace brick Need machine to access brick work, customer to get street permit for duration of work Use ipstock yellow bricks for brick replacement	\$11,000.00	\$11,000.00
Masonry Repairs	On right side top right corner replace needed spalling bricks and tuck point joints in that area	\$1,800.00	\$1,800.00
Masonry Repairs	On front of building (bottom 2 ft) Tuck point and replace needed bricks	\$8,000.00	\$8,000.00
Masonry Repairs	On front left corner replace spalling bricks	\$600.00	\$600.00
Tuck-pointing	Above two windows where bricks are falling out, relay back flush to wall and tuckpoint loose joints	\$2,000.00	\$2,000.00
Notes	Will be using a lime-based mortar for all repairs Will use reclaimed bricks for all repairs	\$0.00	\$0.00

This quote is valid for the next 90 days, after which values may be subject to change.

Payment is due within 48 hours upon job completion.

We accept cheque and e-transfer payments to info@fixmybrick.ca

We do not accept Visa, Mastercard, or any other forms of payment.

Subtotal	\$23,400.00
Ontario (13.0%)	\$3,042.00
Total	\$26,442.00

Signature: _____

Date: _____