

## Raida Chowdhury

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**From:** noreply@esolutionsgroup.ca  
**Sent:** Thursday, April 27, 2023 10:26 AM  
**To:** Great Places (SM)  
**Subject:** New Response Completed for Great Places Awards - 2023  
**Attachments:** 2023-04-27-031.pdf

Hello,

Please note the following response to Great Places Awards - 2023 has been submitted at Thursday April 27th 2023 10:24 AM with reference number 2023-04-27-031.

- **Nomination type**  
Mike & Pat Wagner heritage award
- **Mike & Pat Wagner heritage award**  
Preservation / restoration of cultural heritage resources, Rehabilitation / adaptive reuse of cultural heritage resources
- **Has this project been nominated before?**  
No
- **Name of project being nominated**  
The Legion
- **Project address/location**  
48 Ontario St N, Kitchener
- **Why are you nominating this project?**  
On recommendation by the City of Kitchener as an excellent example of the restoration, preservation, and adaptive reuse of a prominent heritage asset.
- **Main contact name**  
Frank Voisin
- **Address (main contact)**  
3025 9th St S, Cranbrook, BC, V1C 7A8
- **Phone number (main contact)**  
2267915051
- **Email (main contact)**  
frank@voisincapital.com
- **Name (nominator)**  
Frank Voisin
- **Street address (nominator)**  
3025 9th St S

- **City (nominator)**  
Cranbrook
- **Province (nominator)**  
BC
- **Postal code (nominator)**  
V1C7A8
- **Phone (nominator)**  
2267915051
- **Email (nominator)**  
frank@voisincapital.com
- **Nominator confirmation**  
By checking this box, I as nominator confirm I have notified the nominee /property owner and have received their permission to make this nomination.
- **Enter answer below:**  
Background: The 1923 headquarters of Bell Telephone in the town of Berlin, 48 Ontario St N was later sold to the Royal Canadian Legion, Branch 50 in 1944 for \$22,000. The Royal Canadian Legion operated a dance floor, bar, club rooms, board room, and chapel on site until 2001 when repairs became too costly it was sold to the City of Kitchener. Beginning in the mid-80s, the site became known as the birthplace of Blues in Kitchener as it became a popular stopover for major Blues bands travelling between Detroit and Toronto.  
  
Restoration / Adaptation: The City of Kitchener sold the property to Voisin Capital Inc via an RFP process in 2017. Voisin Capital commenced renovation and restoration of the property in 2018 involving completely new building systems (electrical, mechanical, plumbing), a new roof, new windows, and significant masonry restoration. Inside, lead paint and asbestos tiles were remediated and the original brick walls and concrete structural elements were exposed and sandblasted to restore their original beauty. Some of the original conduits from Bell Telephone were exposed, encased in glass and lit by LED, as an homage to the building's original use. The building has returned to its roots as office space.
- **Firm name**  
SRM Architects
- **Contact name**  
Tracey Swift
- **Telephone**  
519.885.5600 x215
- **Email**  
tswift@srmarchitects.ca
- **Upload documents containing all project material**
  1. [18039 Heritage Report 2018-04-27-min.pdf \[5.1 MB\]](#)

[This is an automated email notification -- please do not respond]



# Heritage Report

48 Ontario Street North

April 27, 2018



## 48 Ontario Street, Kitchener - Heritage Report

SRM Architects Inc. was retained by Voisin Capital Inc. to prepare a Heritage Report for consideration by the staff at the City of Kitchener. The mandate of this report is to:

- *Indicate understanding of the reasons for designation and heritage attributes of the designated property*
- *Provide a written description of all proposed work to complement drawings, photographs and other supporting information*
- *Demonstrate how the proposed work is consistent with the designating by-law for individual properties and Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada.*

### **Introduction**

The former Royal Canadian Legion at 48 Ontario Street was purchased by our client, Voisin Capital Inc., and is part of a \$1-million redevelopment project. The project will feature prime office space in the downtown and may include a component of retail space. The redevelopment will include the restoration and preservation of the heritage attributes of the designated property, which include the façade, entrance frontispiece and grand staircase. Built circa 1914 by the Bell Telephone Company, the building later became the home of the Royal Canadian Legion, Branch 50. Both organizations have made significant contributions to the City's economic development and have contributed to the area's inclusion in the inventory of Cultural Heritage Landscapes. The redevelopment plans of 48 Ontario Street will allow the building to continue to serve as a prominent commercial building within the downtown core.

### **Setting**

The property is located at 48 Ontario Street North, Kitchener, Ontario. It is sited on the West side of Ontario Street, within the block bounded by Duke Street West and King Street West. The lot is 0.10-hectare (1/4-acre) and the existing two-storey building with full basement is sited on the south portion of the site, covering roughly 45% of the site. The remainder of the site is parking lot. The building is an example of the Classical Revival style and includes brownstone decorative features that are rare to the Kitchener-Waterloo area.

The adjacent site to the south contains a one-storey brick commercial building with a combination flat roof and cedar shake faux-mansard roof fronting on Ontario Street. On the adjacent north site, at the corner of Duke Street West and Ontario Street North, stands a two-storey commercial building. The site across the street is the city owned five-storey parking structure, the Duke Street Parking Garage which was built in 1968.

### **Building Details**

The building is approximately (40m) 131' in length and 40' (12.3m) wide, with a narrower recessed portion at the middle of its length, forming an overall 'C' shape. Two stairwells flank the north side of the building, and a feature stairwell from street level to the main floor lobby is accessed off the Ontario Street entrance. The building is primarily built of red brick in common bond. Brownstone decorative features include lintels, pilaster capitals and bases, and entrance frontispiece. The foundation is brick and concrete.

The unadorned roof is flat and 'L' shaped, with the parapet extending up to separate the entrance portion from the remainder of the building.

The entrance is surrounded by a brownstone frontispiece with a brick base. It could be assessed that the brick base was added at a later time, to replace a damaged lower portion of the brownstone affected by snow and rain. The brownstone frontispiece includes scroll brackets and entablature. The right side has recently been damaged beyond repair by a vehicle accident. There are eleven tall windows along the East (Ontario Street) façade, each featuring brownstone lintels and sills. The windows are not original to the building and are fixed with single-pane glazing or plywood. The basement windows have been bricked over. On either side of each window is a brick pilaster with brownstone bases and capitals. A brownstone belt connects the four pilasters above the window lintels. The entrance doorway, sidelight and transom are not original to the building.

The North Elevation is red and yellow brick and features fourteen segmentally-arched window openings with triple brick-header voussoirs and concrete stills. The windows vary in size and sash type; one-over-one, four-over-four sashes and fixed windows are evident. Three smaller square windows are provided within raised portion of the second floor at the rear of the site, and one small rectangular window closer to the front of the site. There are five segmentally-arched basement windows along this façade with triple-brick header voussoirs and three basement windows without headers. Portions of the yellow brick on the North Elevation have been painted red.

The South Elevation is red brick and has no openings. The West Elevation has two segmentally-arched window openings with brick voussoirs and concrete sills.

### ***Heritage Attributes***

As listed in the City of Kitchener's Heritage Property Report - Statement of Significance<sup>1</sup> for the site, the heritage attributes are:

*"All building elevations and exterior features including:*

- *Red brick walls including basement level brick rustication and pilasters,*
- *All window openings, sills, lintels and brick voussoirs,*
- *All exterior door openings,*
- *Roof and roofline, and*
- *Decorative Brownstone features including:*
  - *Banding and belt courses,*
  - *Sills and lintels,*
  - *pilaster capitals and bases, and*
  - *entrance doorcase and frontispiece with scroll brackets and entablature.*

*Key interior heritage attributes that embody the design or physical values of the former Legion building include:*

- *Front Entrance terrazzo floor,*
- *Front staircase including:*
  - *slate treads and metal risers, and*
  - *wood handrails with paired metal balustrade and metal newel posts.*

*Key heritage attributes that embody the contextual value of the former Legion building include the:*

- *Location on Ontario Street North."*

## ***Proposed Work***

### Windows and Doors

The dimensions of existing window and door openings will be maintained. All window units will be removed and replaced with full height double-pane energy efficient fixed windows with graphite-coloured frames. The existing units vary; some are original, some are not original to the building and some have been covered with plywood board, converted to vents or bricked over entirely. It is the intent of the applicant to ensure replacement units are in keeping with, or an improvement on, existing units. Where basement windows have been bricked over along the Ontario Street facade, a masonry opening will be reintroduced to match the original opening.

The front entrance door is not original to the building. It will be replaced with a new prefinished graphite-coloured aluminum door and frame that is in keeping with the quality and style of the existing unit. The colour will match new windows. Remaining exterior doors will be removed and replaced with aluminum frame doors with full glazing.



*East Elevation, Ontario Street, showing existing door and windows.*



*Partial North Elevation, showing existing doors and windows.*

Three new windows are proposed for the North façade, two of which will match the size and elevation of the two existing windows located closest to Ontario Street on the same façade. One new window is proposed between the first-floor windows towards the rear of the site, to match the size and type of the two windows on either side. A single existing wide, low opening on the North Elevation is proposed to be filled with matching, recessed brick. It is currently filled in with wall showing exposed waterproofing. Please refer also to the elevation drawings for more clarity. On the West façade, two new windows are proposed, both on the second floor. The new window openings will line up with the existing first floor window openings and the windows will match the size, type and finish of the windows to be installed below.



*Partial North façade; location of two new windows.*



*Partial North façade; location of one new window.*



*Wide, low window (hidden by black car on Partial North Elevation on previous page). Existing opening to be infilled with recessed brick.*



*Detail photo of East Elevation, existing brownstone sills.*

### Window Sills

The first approach with regards to the existing brownstone window sills will be to clean and conserve where appropriate and as recommended by a qualified mason having experience working with natural stone, using recognized conservation methods appropriate for brownstone masonry to the satisfaction of heritage planning staff. Where brownstone window sills have been determined by a qualified professional to have deteriorated beyond repair, and upon approval by the Coordinator of Cultural Heritage Planning at the City of Kitchener, a secondary approach will be employed. This approach would include replacing brownstone sills with tinted pre-cast concrete sills to match the existing brownstone. It is anticipated that replacement sills will take two to three years to develop a patina to match the existing sills. Brownstone is generally no longer seen as a well-suited sill material for our harsh Canadian climate due to its high porosity, layered composition and susceptibility to water, salt, air pollution and freeze-thaw cycling<sup>ii</sup>. Please also refer to the appendix for a preliminary review of brownstone features conducted by Matt George, General Manager of G&B Masonry. Evaluation of the condition of existing sills is limited due to Voisin Capital Inc. not being the current owner of the building, and ownership not being transferred until a heritage permit has been approved. Where existing concrete sills are present, sills will be cleaned and re-caulked. All new window openings will be provided with new pre-cast concrete sills to complement replacement sills.



## Roofing

The existing roof is in need of replacement and the existing parapet capping has deteriorated. The roof will be stripped down to the deck layer and the deteriorated clay parapet capping will be removed. New insulation and TPO membrane roof will be installed matching the existing roofline. This work will ensure the water-tightness of the building and protection from the elements. New roof drains will be installed as advised by roofing contractor. Parapet capping will be replaced with new black aluminum capping. The ornate roofline that runs along the Ontario Street façade will be replaced with a matching aluminum profile. The feasibility of installing new skylights will be investigated as part of the structural review. These skylights will not be visible from the ground. Evaluation of the condition of the existing roof structure is limited due to Voisin Capital Inc. not being the current owner of the building, and ownership not being transferred until a heritage permit has been approved.



*Existing Roof*



*Brownstone fascia band along roofline.*

## Masonry Work

Masonry work will not begin until the Coordinator of Cultural Heritage Planning at the City of Kitchener has met with the masonry contractors. Access to exterior walls is limited, so full examination of upper floor mortar joints will be completed at a later time. Along the Ontario Street East Elevation, brick facades will be cleaned and restored to the original red brick colour. Along various portions of the elevations, lack of maintenance and previous sandblasting has left mortar joints in poor condition. Where deemed necessary by a qualified masonry contractor, mortar joints will be cleaned using the least invasive method and repointed with mortar type 'N' – Betomix Plus (see appendix). Where the least invasive method (soapy water and brush) is not effective, an alternative method will be put forth for approval by the Coordinator of Cultural Heritage Planning at the City of Kitchener. No sand-blasting, water-blasting or invasive methods will be employed. Masonry units will be replaced with complementary units where deterioration is too severe to salvage existing. The bricks that closely match existing are Forterra Meridian Brick in "BU0147 - Williamsburg Red" and "BU1060 – Sundance Matte Yellow". The bricked in window openings at the basement level are to be reinstated. This work is necessary to ensure longevity of the walls and building envelope in the future. Paint was previously applied to the area above the entrance and on portions of the North façade. It is the owner's intent to restore the entrance area to match the unpainted portions. The recessed portion of the North façade, which was previously painted, will be painted in a Benjamin Moore Heritage Colour: OC-96 Gentle Cream. Minor masonry repair will take place on the South façade. The base will be re-parged where required to maintain the integrity of the building envelope and protect the exterior wall from the elements. New applied mortar will be stained as close as possible to the cleaned existing colour. Exposed masonry wall exterior corners within the parking area will receive new metal corner protectors to replace existing or missing corner protectors.



*Deterioration of mortar joints and masonry units*



*Masonry Replacement Units: Williamsburg Red*



*Masonry Replacement Units: Sundance Matte Yellow*

## Brownstone Features

Existing brownstone banding, lintels, pilaster bases and capitals will remain. These features will be cleaned by a qualified mason having experience working with natural stone, using a recognized conservation method appropriate for brownstone masonry. This will include a gentle water wash with a non-ionic detergent. No water-blasting or sand-blasting will be permitted. The main floor banding shows some signs of deterioration. The first approach will be to clean and repair the banding. If it is deemed beyond repair by the qualified mason, the second approach, upon approval by the Coordinator of Cultural Heritage Planning at the City of Kitchener, will be replacement using pre-cast concrete matching the form, design and colour of the original brownstone features as closely as possible.

The frontispiece that surrounds the entrance is in poor condition, with large portions missing or unsalvageable. The first approach will begin with the investigation of replacing the missing right frame and scroll pieces with matching brownstone pieces and repairing the cracked top portions. There are concerns with the feasibility of finding a qualified professional to source and carve replacement brownstone pieces that would not be cost-prohibitive. If the first approach is unfeasible as determined by a qualified professional, a secondary approach will be submitted for approval by the Coordinator of Cultural Heritage Planning at the City of Kitchener. This secondary approach will include replicating the missing brownstone pieces with colour-matched precast concrete. This would ensure a long-lasting, visually identical replacement. If the secondary approach was considered, the existing frontispiece will be studied and used as a mould to create the new formwork. The bottom masonry section, which is expected to have originally been brownstone, will be replaced with a colour-matched precast concrete replica using the existing formwork. The level of detail achieved by the new formwork will be as close as possible to the existing, and an example photograph has been provided below for reference. It is anticipated that new pre-cast units adjacent to existing brownstone will not be a perfect match, as the concrete will be subject to weathering and will take on a matching patina with time.



*Brownstone frontispiece*



*Frontispiece after vehicle accident*



*Brownstone scroll brackets and entablature*



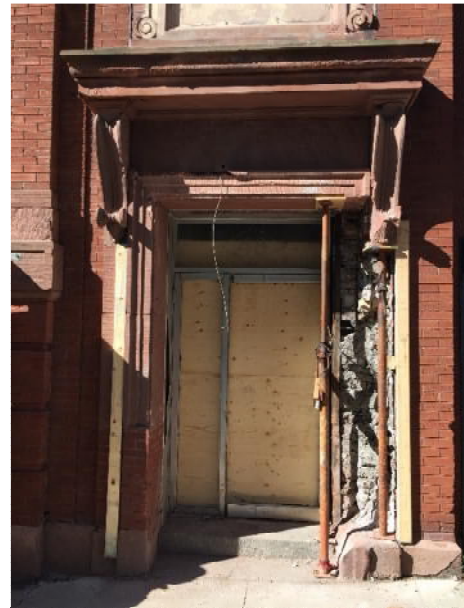
*Example of level of detail to be achieved with replacement pre-cast concrete. Existing entablature and frontispiece to be used in creating formwork.*



*Texture of new pre-cast concrete (beyond) compared to existing frontispiece (front).*



*Detail photo showing cracked top portion of entrance surround and broken scroll.*



*Overall photo of damaged frontispiece.*

## Interior Heritage Attributes

The interior slate stair treads, stair risers, wooden handrails, metal balustrade and newel posts have been identified as heritage attributes. During the redevelopment, these areas will be protected during the removal of interior finishes, cleaned and restored. Prior to work commencing, the Coordinator of Cultural Heritage Planning at the City of Kitchener will meet with contractors responsible for removal of existing interior fixtures.

Ground floor terrazzo floors will be restored using a strip, sand and reseat process. The paint finish will be carefully removed from the existing metal stair guards and stringers. Rust will be removed and repairs will be carried out before receiving a new paint finish. The stair riser molding will be repaired where possible and replaced to match existing where missing or damaged. All risers will receive a new paint finish to match the existing colour. Existing slate stair treads and landing on the ground floor level will be carefully cleaned. If deemed necessary by tenants using the stairwell, a flexible anti-slip tape<sup>iii</sup> may be applied to tread nosings. Wooden handrails to be prepared for new stain and clear coat finish. The basement stair and stair from the ground floor to the second floor will be cleaned and refinished by a qualified professional using recognized conservation methods appropriate for the type of construction, to the satisfaction of heritage planning staff.



*Main entrance stair and terrazzo floor*



*Metal balustrade and newel-post, slate treads and metal risers*



*Detail photo of metal risers.*

## Exterior Lighting

Exterior lighting will be installed to provide increased visibility. Up to ten surface-mount conduit wall packs will be installed across the North façade, as indicated on the elevation drawings.

## Signage

The proposed exterior signage will be installed in the space immediately above the door, below the corbeling on the Ontario Street North entrance. The sign will be LED backlit with push-through lettering. An example of this type of signage can be seen at the owner's nearby property at 8 Queen Street, Kitchener. A separate sign permit application will be submitted in accordance to the City of Kitchener's sign bylaw.

## Tenant Signage

The proposed tenant signage will be installed in the recessed portion of the North façade, in the space immediately above the doors. Please refer to the Elevation drawings for more clarity.

## ***Included Drawings***

See the attached appendix for the following drawings, which form part of this heritage permit application:

- Site Plan
- Existing East Elevation (Ontario Street)
- Existing North Elevation
- Existing West Elevation
- New East Elevation
- New North Elevation
- New West Elevation
- Renderings

## ***Maintenance of Cultural Heritage Values***

The former Bell/Legion building has been recognized for its design, physical, historical, associative and contextual values. The work proposed in this report will not diminish these values and the methods proposed are in keeping with the Part IV individual designating by-law of the City of Kitchener. The building's design and physical value will be maintained, as the existing design and physical features will be conserved and repaired where appropriate and as recommended by a qualified professional. The historical and associative value will not diminish with the proposed work, as the building remains an important part of our cultural history and will continue to be associated with the Bell Telephone Company and the Royal Canadian Legion. Its contextual value is unchanged, as its location will remain within the historic commercial downtown area.

## ***Heritage Conservation Principles***

The Standards and Guidelines for the Conservation of Historic Places in Canada was used as a resource in the planning for conservation and interventions of this designated building. This approach will combine aspects of the three approaches to conservation: preservation, rehabilitation and restoration. *Rehabilitation* was chosen as the project's primary treatment to ensure integrity of the building envelope, improve energy efficiency and enhance the building's appeal to future tenants while maintaining its heritage value. Within a rehabilitation

approach, the continued use and appreciation of the building can continue without detriment to its heritage value. In addition to the primary approach, preservation and restoration methods will be employed. Preservation methods will be applied to certain heritage attributes that are in fair condition, such as the existing brickwork, brownstone features around the windows, and existing window openings. Rehabilitation methods will be applied to accurately represent and reinstate the missing frontispiece elements and deteriorated parapet caps. Restoration methods will be applied where paint has been previously applied and bricked-in window openings will be revealed. Maintenance plays a critical role in the conservation process, helping to preserve character defining attributes and extending the life of a building. It is anticipated this redevelopment project, including the rehabilitation of the designated building, will help compensate for years of neglect and ensure the building continues to be recognized for its design, historical, associative and contextual values.

## **Conclusion**

The site is recognized as a feature within the Downtown Cultural Heritage Landscape and as a designated building. Its historical and associative values as home to the Royal Canadian Legion and as the former site of the Bell Telephone Company contribute to our understanding of our community's culture today. However, the building is in disrepair and requires intervention. As outlined above, the proposed redevelopment includes the rehabilitation of the building and approaches to preservation and restoration that will help ensure the building can continue to serve as a prominent commercial site within Kitchener's downtown for many years to come.

## *Appendices*

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*A - Architectural Drawings*

*B - Rendered Perspectives*

*C – Supplemental Masonry Information*

- *Letter from Matt George, General Manager of G&B Masonry dated Monday, April 23, 2018.*
- *Technical Data Sheet, Betomix Plus: Mortar Type 'N'*

## *References*

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<sup>i</sup> Page 3-13, Staff Report to Heritage Kitchener, Heritage Property Report, 48 Ontario Street North – Statement of Cultural Heritage Value or Interest, City of Kitchener; report date: August 31, 2016.

<sup>ii</sup> Page 1, The Brownstone Guide: Maintenance and Repair Facts for historic Property Owners. Issued by the New York Landmarks Conservancy Technical Services Centre. Accessed via <http://7p3nq48zas72j674m34vzol1-wpengine.netdna-ssl.com/wp-content/uploads/2016/04/Brownstone-Guide.pdf> on April 4, 2018.

<sup>iii</sup> Product example: 3M Safety-Walk 500 Series Conformable Tapes. Accessed via [https://solutions.3m.com/wps/portal/3M/en\\_EU/FacilitiesCleaningEU/FacilitiesCleaningCare/Products/ProductCatalogueFacilities/~/3M-Safety-Walk-500-Series-Conformable-Tapes?N=8699190+3293863230+3294857473&rt=rud](https://solutions.3m.com/wps/portal/3M/en_EU/FacilitiesCleaningEU/FacilitiesCleaningCare/Products/ProductCatalogueFacilities/~/3M-Safety-Walk-500-Series-Conformable-Tapes?N=8699190+3293863230+3294857473&rt=rud)

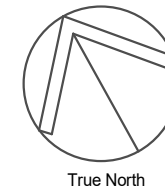
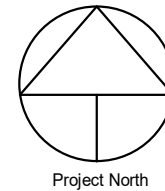




# Appendix A

## Architectural Drawings

April 27, 2018



DUKE ST. W.



**1** **SITE PLAN**  
 1" = 30'-0"

SITE PLAN  
 48 ONTARIO STREET NORTH, KITCHENER

18039  
 2018-04-27  
 HERITAGE PERMIT APPLICATION

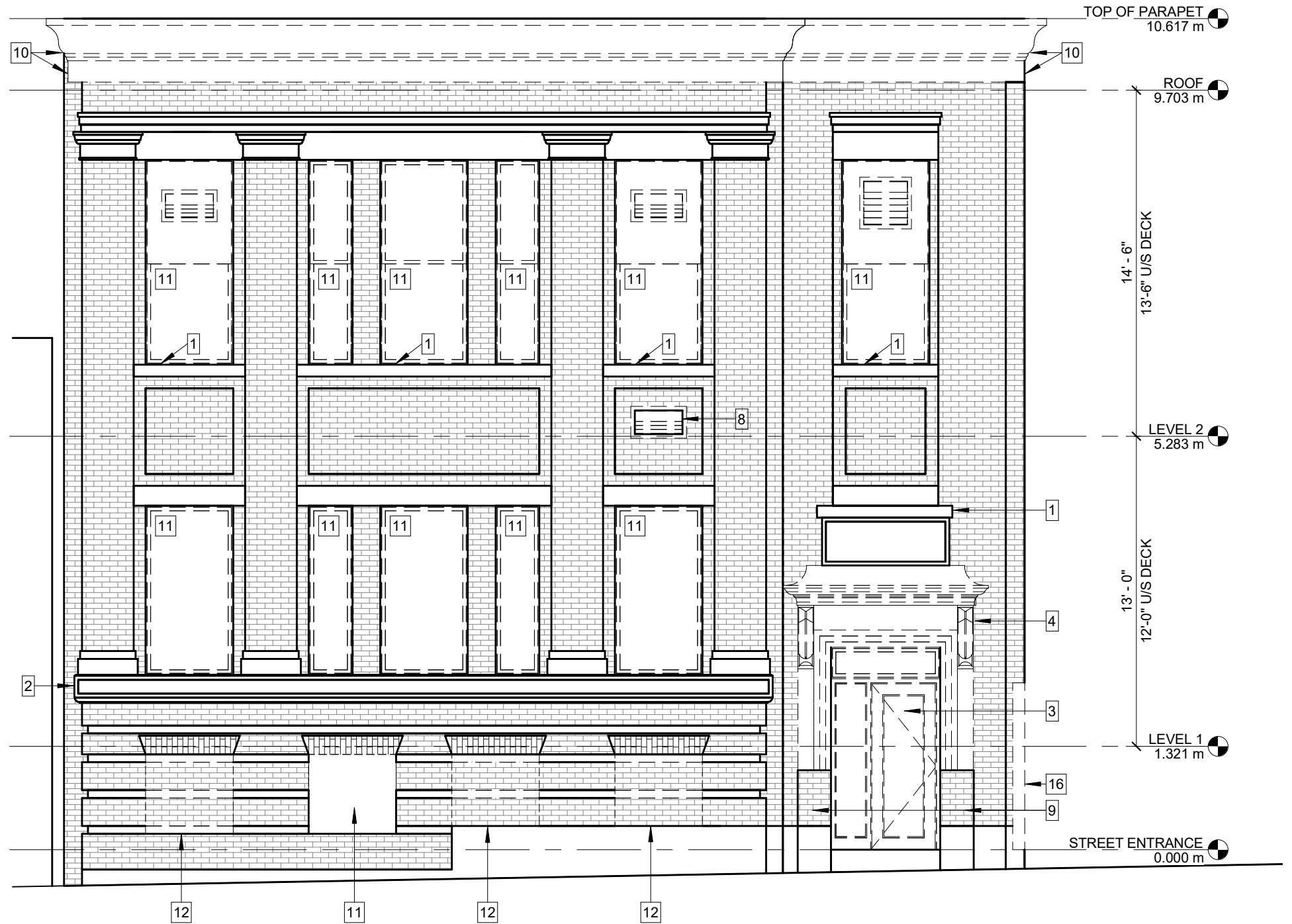


**GENERAL NOTES:**

NOTES / SCOPE OF WORK ARE BASED ON THE REPORT BY G&B MASONRY DATED APRIL 23, 2018. ANY REPLACEMENT AS OPPOSED TO REPAIR WILL BE AT THE APPROVAL OF THE HERITAGE PLANNING STAFF (HPS).

1. REMOVE EXISTING WINDOW SILL. MAKE GOOD TO RECEIVE NEW PRE-CAST WINDOW SILL.
2. CLEAN AND REPAIR EXISTING BANDING. REPLACE WHERE APPROVED BY HPS.
3. REMOVE EXISTING DOOR AND FRAME. MAKE GOOD TO RECEIVE NEW DOOR AND FRAME. MAINTAIN EXISTING SIZE OF OPENING.
4. REMOVE AND SALVAGE EXISTING MAIN ENTRANCE FEATURES, INCLUDING FRONTISPIECE, SCROLL BRACKETS AND ENTABLATURE. EXISTING FEATURES ARE TO BE USED AS FORMWORK TO MAKE EXACT PRE-CAST REPLICAS. SUBJECT TO APPROVAL BY THE HPS.

5. REMOVE EXISTING BRICK BASE. REPLACE WITH NEW PRE-CAST BASE TO MATCH EXISTING FEATURES REMOVED ABOVE (SEE NOTE NO. 4). SUBJECT TO APPROVAL BY THE HPS.
6. INFILL EXISTING WATERPROOFED OPENING WITH BRICK TO MATCH EXISTING.
7. REMOVE ALL GRATES AND METAL FIXTURES FROM ALL WINDOWS. MAKE GOOD.
8. REMOVE EXISTING VENT. MAKE GOOD TO RECEIVE NEW BRICK INFILL TO MATCH EXISTING FINISHES.
9. RESERVED.
10. REMOVE EXISTING BANDING. USE SALVAGE BANDING TO MOULD NEW BANDING PROFILE. SUBJECT TO APPROVAL BY THE HPS.
11. REMOVE EXISTING WINDOW AND FRAME. REMOVE ANY WINDOW BOARDING AND VENTS. MAKE OPENING GOOD TO RECEIVE NEW WINDOW. MAINTAIN EXISTING SIZE OF OPENINGS.
12. REMOVE EXISTING BRICK. MAKE OPENING GOOD TO RECEIVE NEW WINDOW.
13. REMOVE EXISTING METAL / CLAY PARAPET CAP.
14. RAILING TO BE REMOVED.
15. REMOVE AND MAKE SAFE EXISTING LIGHTING FIXTURE, EXTERIOR WIRES, AND CONDUIT.
16. REMOVE METAL BRICK PROTECTOR. MAKE BRICK GOOD.



**1** EXISTING ONTARIO STREET ELEVATION  
3/16" = 1'-0"

EXISTING EAST ELEVATION (ONTARIO STREET)  
48 ONTARIO STREET NORTH, KITCHENER

18039  
2018-04-27  
HERITAGE PERMIT APPLICATION



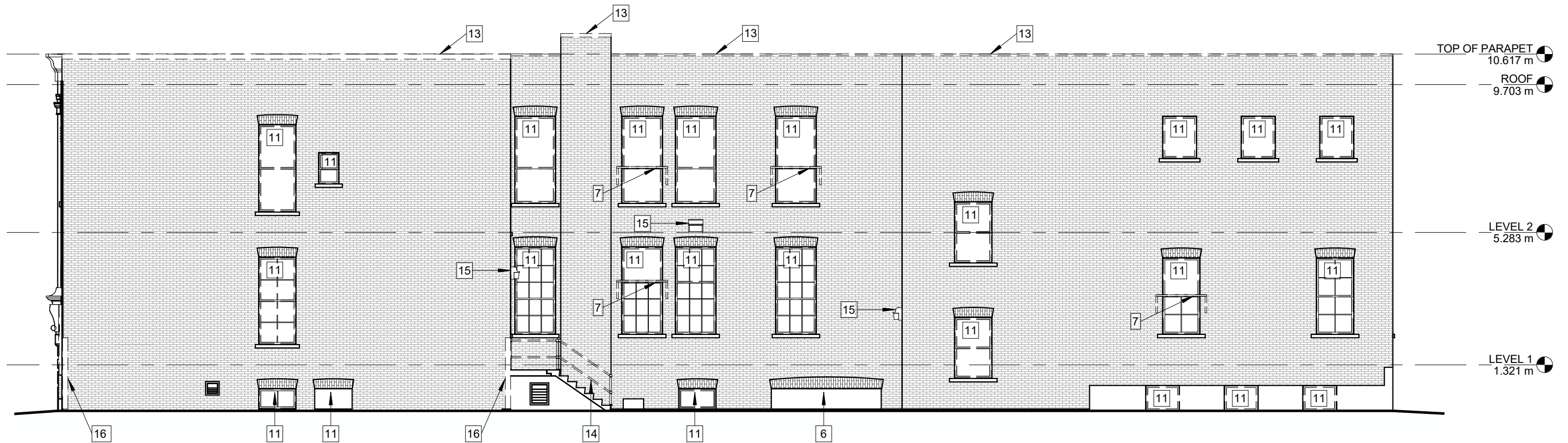
**GENERAL NOTES:**

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4. REMOVE AND SALVAGE EXISTING MAIN ENTRANCE FEATURES, INCLUDING FRONTISPIECE, SCROLL BRACKETS AND ENTABLATURE. EXISTING FEATURES ARE TO BE USED AS FORMWORK TO MAKE EXACT PRE-CAST REPLICAS. SUBJECT TO APPROVAL BY THE HPS.

5. REMOVE EXISTING BRICK BASE. REPLACE WITH NEW PRE-CAST BASE TO MATCH EXISTING FEATURES REMOVED ABOVE (SEE NOTE NO. 4). SUBJECT TO APPROVAL BY THE HPS.
6. INFILL EXISTING WATERPROOFED OPENING WITH BRICK TO MATCH EXISTING.
7. REMOVE ALL GRATES AND METAL FIXTURES FROM ALL WINDOWS. MAKE GOOD.
8. REMOVE EXISTING VENT. MAKE GOOD TO RECEIVE NEW BRICK INFILL TO MATCH EXISTING FINISHES.
9. RESERVED.
10. REMOVE EXISTING BANDING. USE SALVAGE BANDING TO MOULD NEW BANDING PROFILE. SUBJECT TO APPROVAL BY THE HPS.

11. REMOVE EXISTING WINDOW AND FRAME. REMOVE ANY WINDOW BOARDING AND VENTS. MAKE OPENING GOOD TO RECEIVE NEW WINDOW. MAINTAIN EXISTING SIZE OF OPENINGS.
12. REMOVE EXISTING BRICK. MAKE OPENING GOOD TO RECEIVE NEW WINDOW.
13. REMOVE EXISTING METAL / CLAY PARAPET CAP.
14. RAILING TO BE REMOVED.
15. REMOVE AND MAKE SAFE EXISTING LIGHTING FIXTURE, EXTERIOR WIRES, AND CONDUIT.
16. REMOVE METAL BRICK PROTECTOR. MAKE BRICK GOOD.



**1** EXISTING NORTH ELEVATION  
1" = 10'-0"

EXISTING NORTH ELEVATION  
48 ONTARIO STREET NORTH, KITCHENER

18039  
2018-04-27  
HERITAGE PERMIT APPLICATION

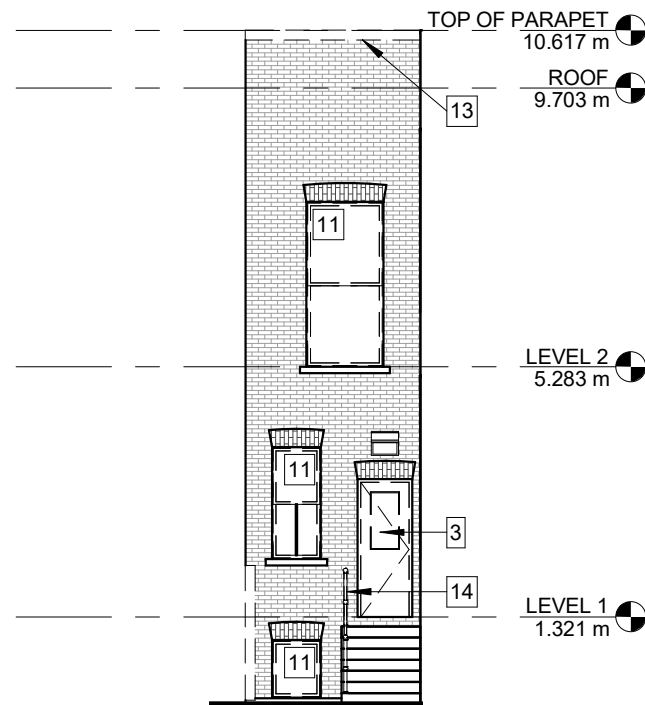
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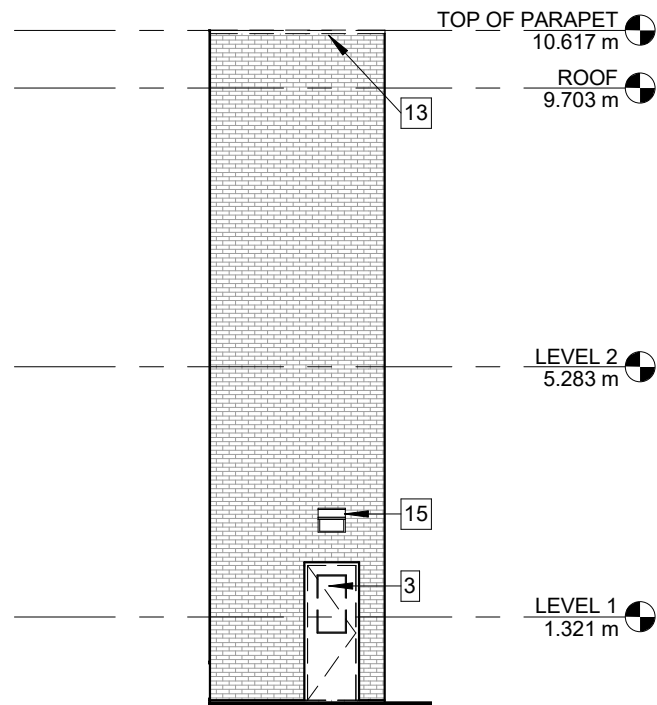
1. REMOVE EXISTING WINDOW SILL. MAKE GOOD TO RECEIVE NEW PRE-CAST WINDOW SILL.
2. CLEAN AND REPAIR EXISTING BANDING. REPLACE WHERE APPROVED BY HPS.
3. REMOVE EXISTING DOOR AND FRAME. MAKE GOOD TO RECEIVE NEW DOOR AND FRAME. MAINTAIN EXISTING SIZE OF OPENING.
4. REMOVE AND SALVAGE EXISTING MAIN ENTRANCE FEATURES, INCLUDING FRONTISPIECE, SCROLL BRACKETS AND ENTABLATURE. EXISTING FEATURES ARE TO BE USED AS FORMWORK TO MAKE EXACT PRE-CAST REPLICAS. SUBJECT TO APPROVAL BY THE HPS.

5. REMOVE EXISTING BRICK BASE. REPLACE WITH NEW PRE-CAST BASE TO MATCH EXISTING FEATURES REMOVED ABOVE (SEE NOTE NO. 4). SUBJECT TO APPROVAL BY THE HPS.
6. INFILL EXISTING WATERPROOFED OPENING WITH BRICK TO MATCH EXISTING.
7. REMOVE ALL GRATES AND METAL FIXTURES FROM ALL WINDOWS. MAKE GOOD.
8. REMOVE EXISTING VENT. MAKE GOOD TO RECEIVE NEW BRICK INFILL TO MATCH EXISTING FINISHES.
9. RESERVED.
10. REMOVE EXISTING BANDING. USE SALVAGE BANDING TO MOULD NEW BANDING PROFILE. SUBJECT TO APPROVAL BY THE HPS.

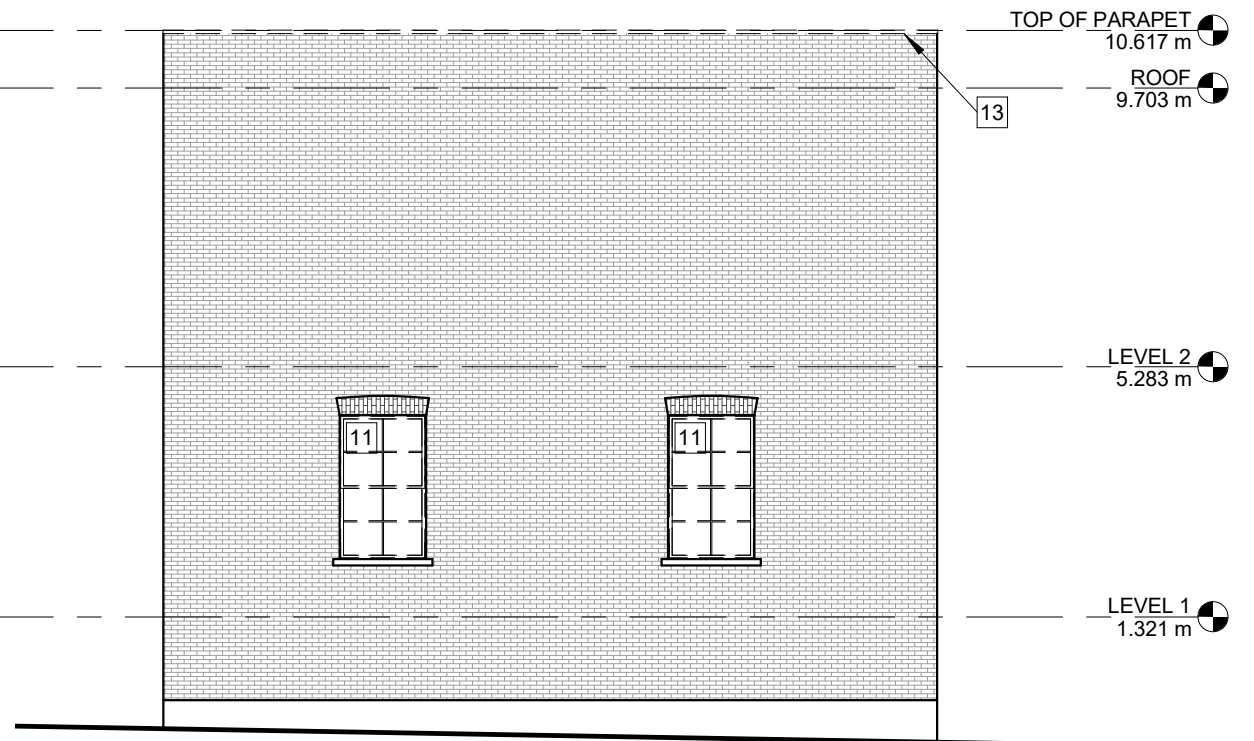
11. REMOVE EXISTING WINDOW AND FRAME. REMOVE ANY WINDOW BOARDING AND VENTS. MAKE OPENING GOOD TO RECEIVE NEW WINDOW. MAINTAIN EXISTING SIZE OF OPENINGS.
12. REMOVE EXISTING BRICK. MAKE OPENING GOOD TO RECEIVE NEW WINDOW.
13. REMOVE EXISTING METAL / CLAY PARAPET CAP.
14. RAILING TO BE REMOVED.
15. REMOVE AND MAKE SAFE EXISTING LIGHTING FIXTURE, EXTERIOR WIRES, AND CONDUIT.
16. REMOVE METAL BRICK PROTECTOR. MAKE BRICK GOOD.



**1** EXISTING WEST ELEVATION 1  
1" = 10'-0"



**2** EXISTING EAST ELEVATION 2  
1" = 10'-0"



**3** EXISTING WEST ELEVATION 2  
1" = 10'-0"

EXISTING WEST ELEVATION  
48 ONTARIO STREET NORTH, KITCHENER

18039  
2018-04-27  
HERITAGE PERMIT APPLICATION



**CONSTRUCTION NOTES:**

NOTES / SCOPE OF WORK ARE BASED ON THE REPORT BY G&B MASONRY DATED APRIL 23, 2018. ANY REPLACEMENT AS OPPOSED TO REPAIR WILL BE AT THE APPROVAL OF THE HERITAGE PLANNING STAFF (HPS).

1. NEW PRE-CAST CONCRETE WINDOW SILL. FORM AND COLOUR TO MATCH EXISTING.
2. RESERVED.
3. NEW PREFINISHED ALUMINUM DOOR AND FRAME. COLOUR: GRAPHITE.
4. NEW ENTRANCE FEATURES, INCLUDING FRONTISPIECE, SCROLL BRACKETS AND ENTABLATURE TO BE REPLACED WITH PRE-CAST REPLICAS. EXISTING PROFILES TO BE USED AS MOULDS TO PRODUCE EXACT REPLICAS. COLOUR TO MATCH EXISTING.
5. PARGE EXISTING EXPOSED CONCRETE FOUNDATION TO MATCH EXISTING COLOUR.

6. STAIN ALL NEW MORTAR TO MATCH EXISTING MORTAR COLOUR. ALL MORTAR TO BE STAINED EVENLY ACROSS FRONT FACADE.
7. CLEAN AND RECAULK ALL EXISTING WINDOW SILLS AS REQUIRED.
8. INFILL WITH NEW BRICK. NEW BRICK COLOUR TO MATCH EXISTING.
9. CLEAN EXISTING BRICK OF ALL PAINT AND RESTORE TO ORIGINAL BRICK COLOUR.
10. NEW PREFINISHED ALUMINUM BANDING. COLOUR AND PROFILE TO MATCH EXISTING BANDING.
11. NEW FIXED WINDOW. FRAME COLOUR: GRAPHITE.
12. LED BACKLIT, PUSH-THROUGH LETTERING
13. NEW PRE-FINISHED METAL PARAPET FLASHING.
14. NEW PAINTED METAL RAILING.
15. NEW LIGHTING FIXTURE C/W SURFACE MOUNTED CONDUIT.
16. PROVIDE NEW 6"x6"x48" PAINTED METAL CORNER PROTECTOR. COLOUR TO MATCH WINDOWS.
17. FUTURE TENANT SIGNAGE.



**1 PROPOSED ONTARIO STREET ELEVATION**  
3/16" = 1'-0"

PROPOSED EAST ELEVATION (ONTARIO STREET)  
48 ONTARIO STREET NORTH, KITCHENER

18039  
2018-04-27  
HERITAGE PERMIT APPLICATION



**CONSTRUCTION NOTES:**

NOTES / SCOPE OF WORK ARE BASED ON THE REPORT BY G&B MASONRY DATED APRIL 23, 2018. ANY REPLACEMENT AS OPPOSED TO REPAIR WILL BE AT THE APPROVAL OF THE HERITAGE PLANNING STAFF (HPS).

1. NEW PRE-CAST CONCRETE WINDOW SILL. FORM AND COLOUR TO MATCH EXISTING.
2. RESERVED.
3. NEW PREFINISHED ALUMINUM DOOR AND FRAME. COLOUR: GRAPHITE.
4. NEW ENTRANCE FEATURES, INCLUDING FRONTISPIECE, SCROLL BREACKETS AND ENTABLATURE TO BE REPLACED WITH PRE-CAST REPLICAS. EXISTING PROFILES TO BE USED AS MOULDS TO PRODUCE EXACT REPLICAS. COLOUR TO MATCH EXISTING.
5. PARGE EXISTING EXPOSED CONCRETE FOUNDATION TO MATCH EXISTING COLOUR.

6. STAIN ALL NEW MORTAR TO MATCH EXISTING MORTAR COLOUR. ALL MORTAR TO BE STAINED EVENLY ACROSS FRONT FACADE.

7. CLEAN AND RECAULK ALL EXISTING WINDOW SILLS AS REQUIRED.

8. INFILL WITH NEW BRICK. NEW BRICK COLOUR TO MATCH EXISTING.

9. CLEAN EXISTING BRICK OF ALL PAINT AND RESTORE TO ORIGINAL BRICK COLOUR.

10. NEW PREFINISHED ALUMINUM BANDING. COLOUR AND PROFILE TO MATCH EXISTING BANDING.

11. NEW FIXED WINDOW. FRAME COLOUR: GRAPHITE.

12. LED BACKLIT, PUSH-THROUGH LETTERING

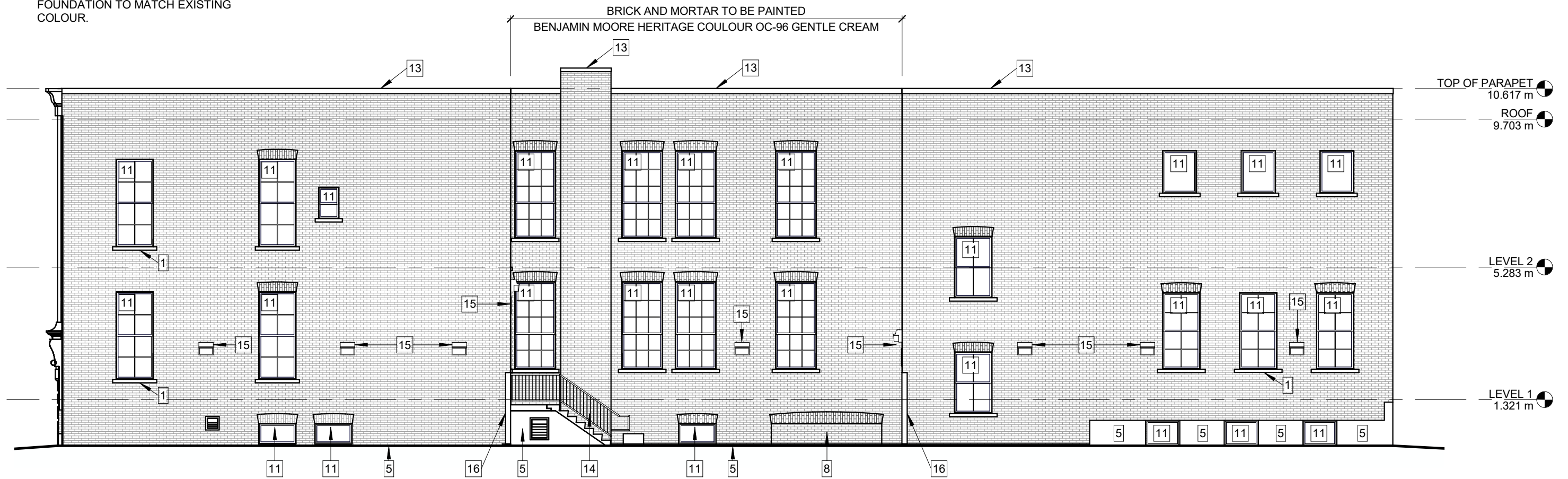
13. NEW PRE-FINISHED METAL PARAPET FLASHING.

14. NEW PAINTED METAL RAILING.

15. NEW LIGHTING FIXTURE C/W SURFACE MOUNTED CONDUIT.

16. PROVIDE NEW 6"x6"x48" PAINTED METAL CORNER PROTECTOR. COLOUR TO MATCH WINDOW SILL.

17. FUTURE TENANT SIGNAGE.



**1 PROPOSED NORTH ELEVATION**  
1" = 10'-0"

PROPOSED NORTH ELEVATION  
48 ONTARIO STREET NORTH, KITCHENER

18039  
2018-04-27  
HERITAGE PERMIT APPLICATION



4/27/2018 12:46:45 PM

**CONSTRUCTION NOTES:**

NOTES / SCOPE OF WORK ARE BASED ON THE REPORT BY G&B MASONRY DATED APRIL 23, 2018. ANY REPLACEMENT AS OPPOSED TO REPAIR WILL BE AT THE APPROVAL OF THE HERITAGE PLANNING STAFF (HPS).

1. NEW PRE-CAST CONCRETE WINDOW SILL. FORM AND COLOUR TO MATCH EXISTING.
2. RESERVED.
3. NEW PREFINISHED ALUMINUM DOOR AND FRAME. COLOUR: GRAPHITE.
4. NEW ENTRANCE FEATURES, INCLUDING FRONTISPIECE, SCROLL BRACKETS AND ENTABLATURE TO BE REPLACED WITH PRE-CAST REPLICAS. EXISTING PROFILES TO BE USED AS MOULDS TO PRODUCE EXACT REPLICAS. COLOUR TO MATCH EXISTING.
5. PARGE EXISTING EXPOSED CONCRETE FOUNDATION TO MATCH EXISTING COLOUR.

6. STAIN ALL NEW MORTAR TO MATCH EXISTING MORTAR COLOUR. ALL MORTAR TO BE STAINED EVENLY ACROSS FRONT FACADE.

7. CLEAN AND RECAULK ALL EXISTING WINDOW SILLS AS REQUIRED.

8. INFILL WITH NEW BRICK. NEW BRICK COLOUR TO MATCH EXISTING.

9. CLEAN EXISTING BRICK OF ALL PAINT AND RESTORE TO ORIGINAL BRICK COLOUR.

10. NEW PREFINISHED ALUMINUM BANDING. COLOUR AND PROFILE TO MATCH EXISTING BANDING.

11. NEW FIXED WINDOW. FRAME COLOUR: GRAPHITE.

12. LED BACKLIT, PUSH-THROUGH LETTERING

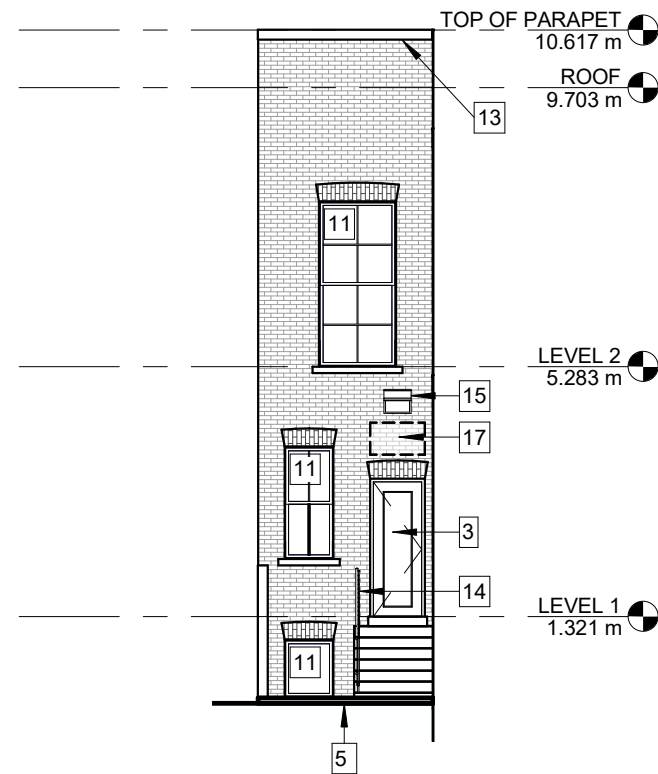
13. NEW PRE-FINISHED METAL PARAPET FLASHING.

14. NEW PAINTED METAL RAILING.

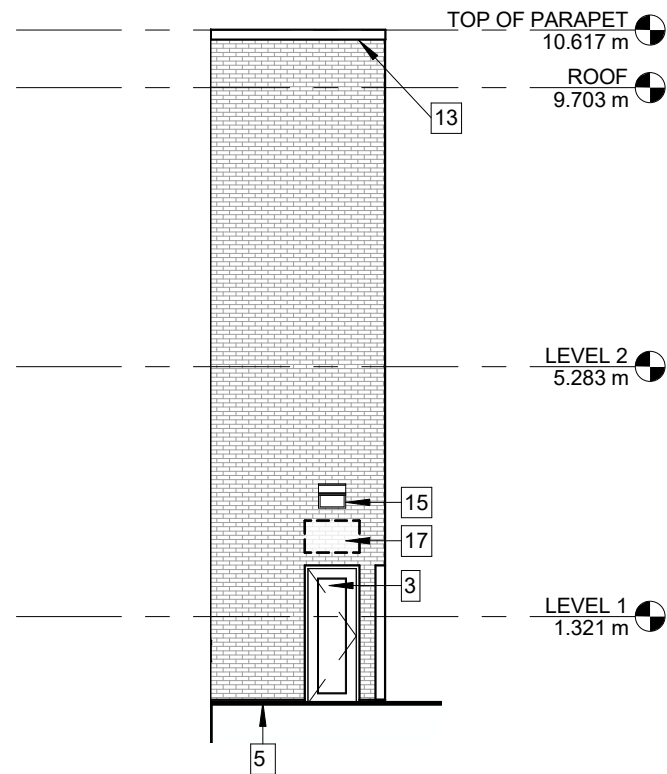
15. NEW LIGHTING FIXTURE C/W SURFACE MOUNTED CONDUIT.

16. PROVIDE NEW 6"x6"x48" PAINTED METAL CORNER PROTECTOR. COLOUR TO MATCH WINDOWS.

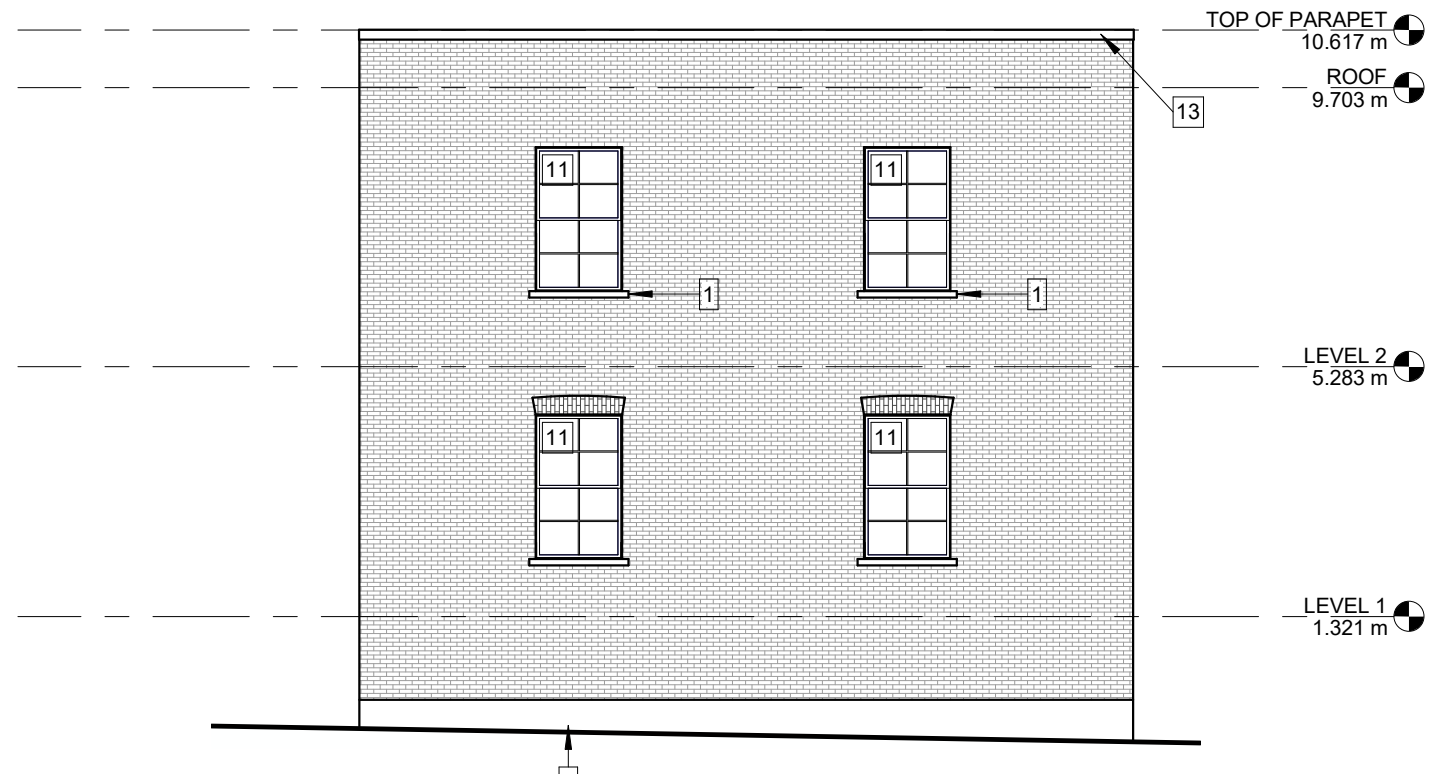
17. FUTURE TENANT SIGNAGE.



**1** PROPOSED WEST ELEVATION 1  
1" = 10'-0"



**2** PROPOSED EAST ELEVATION 2  
1" = 10'-0"



**3** PROPOSED WEST ELEVATION 2  
1" = 10'-0"

PROPOSED WEST ELEVATION  
48 ONTARIO STREET NORTH, KITCHENER

18039  
2018-04-27  
HERITAGE PERMIT APPLICATION





# Appendix B

## Rendered Perspectives

April 27, 2018



ARTISTIC RENDITION ONLY.  
COLOUR OF EXISTING BUILDING FEATURES ARE TO REMAIN.  
ANY NEW ELEMENTS WILL MATCH COLOUR OF EXISTING BUILDING FEATURES.

# RENDERING OF FRONT ELEVATION 48 ONTARIO STREET NORTH, KITCHENER

18039  
2018-04-27  
HERITAGE PERMIT APPLICATION





ARTISTIC RENDITION ONLY.  
COLOUR OF EXISTING BUILDING FEATURES ARE TO REMAIN.  
ANY NEW ELEMENTS WILL MATCH COLOUR OF EXISTING BUILDING FEATURES.

**RENDERING OF EAST ELEVATION**  
**48 ONTARIO STREET NORTH, KITCHENER**

18039  
2018-04-27  
**HERITAGE PERMIT APPLICATION**





ARTISTIC RENDITION ONLY.  
COLOUR OF EXISTING BUILDING FEATURES ARE TO REMAIN.  
ANY NEW ELEMENTS WILL MATCH COLOUR OF EXISTING BUILDING FEATURES.

**RENDERING OF NORTH ELEVATION**  
**48 ONTARIO STREET NORTH, KITCHENER**

18039  
2018-04-27  
**HERITAGE PERMIT APPLICATION**





ARTISTIC RENDITION ONLY.  
COLOUR OF EXISTING BUILDING FEATURES ARE TO REMAIN.  
ANY NEW ELEMENTS WILL MATCH COLOUR OF EXISTING BUILDING FEATURES.

# RENDERING OF WEST ELEVATION 48 ONTARIO STREET NORTH, KITCHENER

18039  
2018-04-27  
HERITAGE PERMIT APPLICATION





ARTISTIC RENDITION ONLY.  
COLOUR OF EXISTING BUILDING FEATURES ARE TO REMAIN.  
ANY NEW ELEMENTS WILL MATCH COLOUR OF EXISTING BUILDING FEATURES.

## RENDERING OF REAR ELEVATION 48 ONTARIO STREET NORTH, KITCHENER

18039  
2018-04-27  
HERITAGE PERMIT APPLICATION



2018-04-27 11:04:53 AM



# Appendix C

## Supplemental Masonry Information

April 27, 2018



# G&B Masonry

Masonry construction. Restoration. Service work & repairs.

**From:** Matt George  
General Manager  
G&B Masonry  
54 Daimler Drive  
Kitchener, Ontario  
N2A-3W2

**To:** Voisin Capital Inc.  
c/o Frank Voisin, President  
#120 – 137 Glasgow St  
Kitchener, ON  
N2G 4X8

**Date:** Monday, April 23, 2018

**Re:** Sandstone Façade Elements of 48 Ontario Street North, Kitchener

---

Dear Frank,

Thank you for giving my firm the opportunity to investigate the repair and replacement of the sandstone components on the east facade of 48 Ontario Street North. We have reviewed the photos that you supplied and visited the site to inspect the sandstone.

As you are aware, our firm has significant experience with heritage masonry restoration projects, and in particular I will draw your attention to the following recent projects that involved sandstone work:

1. New Apostolic Church 160 Margaret Ave Kitchener
2. New Apostolic Church 180 Lorraine Ave, Kitchener
3. St. Frances Church 49 Blueridge Ave, Kitchener

From our review of the sandstone features of 48 Ontario Street North, we observed that all of the features are in varying stages of health, ranging from minimal decay to near complete failure and certain items were damaged or are missing as a result of a vehicle strike last year.

54 Daimler Drive, Kitchener, Ontario, N2A 3W2  
P 519.220.8437 | E [matt@gandbmasonry.ca](mailto:matt@gandbmasonry.ca) | F 519.896.2528  
HST# 832458640





Masonry construction. Restoration. Service work & repairs.

I have highlighted the following categories in the photo of the façade that you provided for reference. See Appendix A.

### **Category 1. Minimal Decay**

These items appear to have stood up well and are only slightly discoloured. We expect these to continue for 10+ years without posing danger to pedestrians or risk of damage to the building.

Recommendation: Ongoing monitoring.

### **Category 2. Moderate Decay / Chipping**

These items are heavily discoloured and the edges feature missing chips. This is a character of sandstone such that when it decays it quickly loses structural integrity and returns to its component element of sand. Missing chips indicates the early stages of structural failure. We expect these elements to decay rapidly over the coming years and pose a danger to pedestrians and risk of damage to the building.

Recommendation: We recommend these elements be replaced with a different material more appropriate to the local environment. You suggested pre-cast concrete colour matched to the existing sandstone. We believe this is an excellent choice that will preserve the visual component of the heritage features.

Under no circumstances should you attempt to patch any of the existing sandstone. Adding new sandstone patch to the face of sandstone in this stage of failure will increase the weight on the front face of the sandstone and exacerbate the issues of structural integrity. Patching areas of the face will not stop deterioration behind. Cavities are forming and adding extra weight stresses the sand around these cavities and will result in sudden failure. We believe this will pose a serious risk to pedestrians.

We strongly recommend against replacing these components with new sandstone. Sandstone is the wrong choice for this facade given the changes to the immediate vicinity since the building was constructed. When this building was constructed, it is unlikely that the structure across the street was as large as the current municipal parkade. The consequence of the parkade being built at that scale and in that location is that the facade of 48 Ontario Street North is shaded for the vast majority of each day. The consequence of this shade is that the sandstone features are never given a sufficient opportunity to dry, which has accelerated their failure. Replacing the failing sandstone with new sandstone will necessitate regular ongoing replacement due to the lack of direct sunshine.

### Category 3. Serious Decay / Existing Failure

These elements are heavily discoloured and have deep striations plainly visible on the face. This is indicative of ongoing complete structural failure. Rain and snow with the freeze-thaw cycle is eroding the sandstone and accelerating the return to the sand components.

Recommendation: As for Category 2, we recommend these elements be replaced with a different material more appropriate to the local environment. This work should be done immediately given the advanced stage of failure.

### Category 4. Missing / Damaged Items

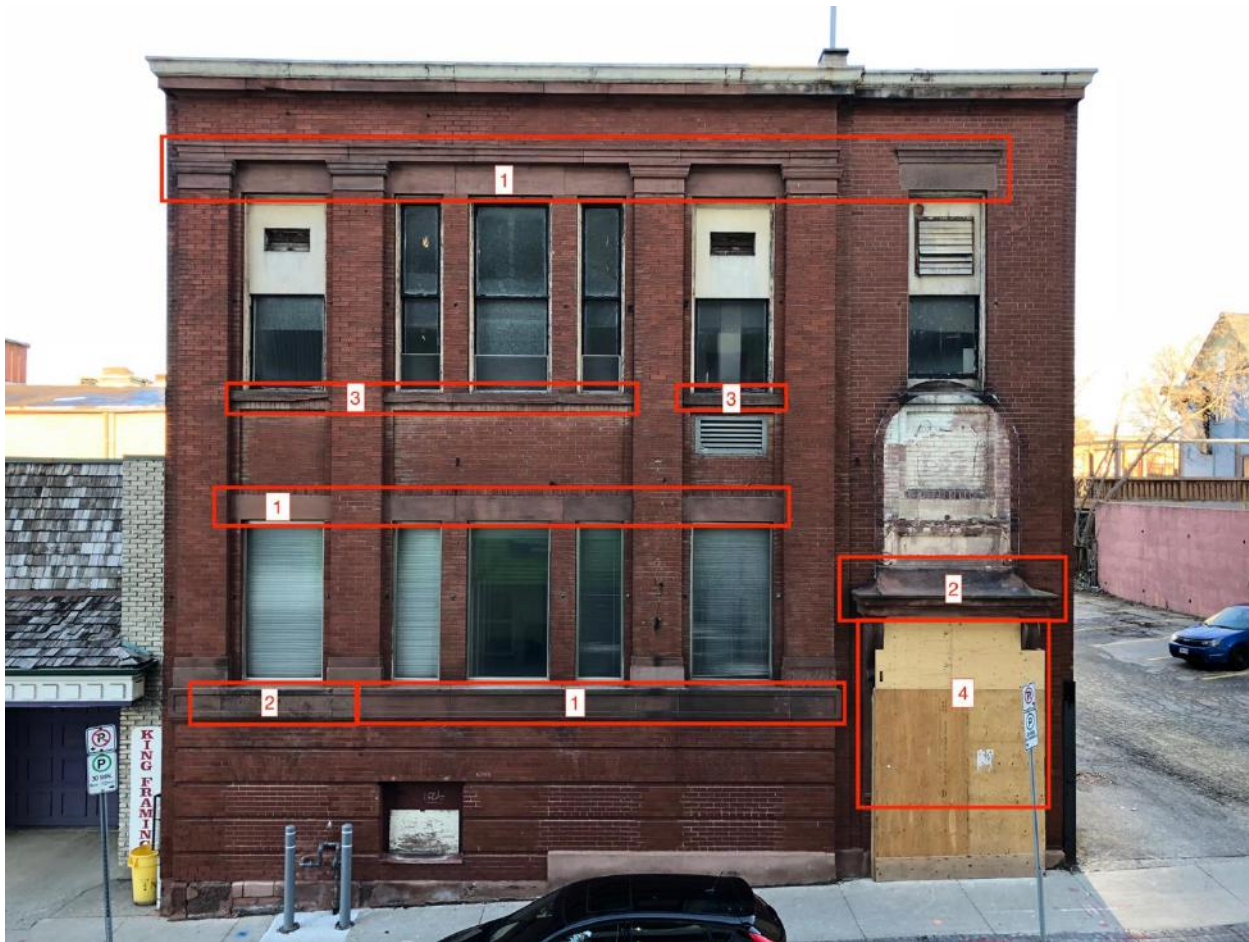
These items are not available for review because this area is hoarded off. We have only reviewed photos of the area pre- and post-damage.

Recommendation: We recommend these elements be replaced with a different material more appropriate to the local environment

We hope this provides you with some insight based on our experience. We appreciate the opportunity to work with you on any component of the above. If you have any questions, please do not hesitate to contact me.

Thank you,

Matt George



# Bétomix Plus

## type N

### 1- PRODUCT DESCRIPTION

#### 1.1 USE

Bétomix Plus is a mortar based on GU hydraulic cement, type S hydrated lime and well-graded sand. It also contains an air entraining agent and colourants (optional). Bétomix Plus type N was developed to meet the properties described in table 6 of CSA A179-04 standard for a type N mortar. Bétomix Plus is principally used for the installation or jointing of masonry elements. For interior and exterior use, it is ideal for the installation of brick (clay, concrete or calcium silicate), concrete blocks or stones (limestone, granite or sandstone). It can also be used as a parging mix to cover foundations.

#### 1.2 ADVANTAGES

Use of a calibrated mortar ensures quality of the raw materials used especially for the sand that is free of any contaminants such as plants. It also provides control of the sand gradation and the final composition of the mortar such as the cement/lime/sand proportions.

#### 1.3 LIMITATIONS

1.3.1 Bétomix Plus must be used only for vertical applications.

1.3.2 This mortar is exclusively developed for the installation of above ground, non-loadbearing walls.

1.3.3 Any modification of the mortar composition is forbidden and automatically cancels the warranty.

1.3.4 Addition of additive and/or admixture of any nature such as set accelerators, retarders, antifreeze agents, waterproofing agents, polymers (latex) or else, is forbidden.

1.3.5 Only addition of colourants<sup>1</sup> is allowed although not recommended.

1.3.6 If there is any doubt on the compatibility of Bétomix Plus with the materials used in a specific job, consult our technical representatives and/or our technical service.

1.3.7 It is recommended to verify the adhesion between Bétomix Plus and the element used before starting any work. This precaution is necessary due to the diversity of masonry elements on the market.

1.3.8 Bétomix Plus was not formulated to perform repointing since a stiffer mortar is required resulting in a considerable reduction of mixing water used. This reduction would quantitatively modify final properties of the mortar.

### 2- INSTALLATION

#### 2.1 FIELD CONDITIONS

2.1.1 Make sure the temperature (surface, surrounding and material) is between 5°C (40°F) and 35°C (95°F), during the application and for the following 48 hours.

2.1.2 Never apply mortar on frozen elements.

#### 2.2 SURFACE PREPARATION

2.2.1 Refer to the technical data sheet of the element for special installation requirements.

#### 2.3 MIXING

##### 2.3.1 MIXING IN SMALL QUANTITY (1 BAG)

2.3.1.1 Pour 4.0 litres (0.9 gallon) of potable water in a clean container (20 L pail).

**Note:** The suggested amount of 4.0 litres of water per bag is a mixing starting point. The mason will then adjust the consistency according to the nature and conditions of the job.

2.3.1.2 Slowly add dry ingredients while mixing with a drill equipped with a mixer attachment such as a Jiffiler. Use a drill with at least 1/2 in capacity.

2.3.1.3 Mix for a minimum of 3 minutes and a maximum of 5 minutes. Adjust consistency by adding water without excess.

2.3.1.4 Let the product rest for 2 to 5 minutes and then remix for 1 additional minute.

**Note:** Never mix less than one bag.

##### 2.3.2 MIXING IN LARGE QUANTITIES

2.3.2.1 Use a mortar mixer of appropriate size (mixer should be 3/4 full). Start mixer. Introduce water; 4.0 litres (0.9 gallon) per 30 kg (66 lb) bag.

**Note:** Always mix full units

2.3.2.2 Slowly add dry ingredients and follow mixing instructions as per 2.3.1.3.

#### 2.4 APPLICATION

2.4.1 Spread a uniform coat of mortar. Apply mortar on one end of the element and position it. Using a level, set the element in the bedding mortar with small, sharp taps. Fill all the joints. Do not realign elements once they have been in contact with mortar.

**Note:** Mortar should be used within 1 ½ hour following mixing if temperature is higher or equal to 25°C (77°F). If temperature is lower than 25°C (77°F), use within 2 ½ hours. Discard unused mortar.

<sup>1</sup> The quality and quantity of colourant used should respect ASTM C-979 standard

## 2.5 FINISHING

2.5.1 All mortar joints must be finished using a metal or plexiglass tool to provide the required look as well as weather resistance.

2.5.2 Finishing must be done just before the mortar loses its plasticity, when finger pressure barely leaves any traces. It is impossible to set a specific time, it is necessary to rely on the mason's judgment.

## 2.6 PROTECTION AND CURING

2.6.1 Protect from freezing (temperature over 5°C, 40°F) and rain for the first 48 hours.

2.6.2 In hot weather, protect from sun and wind to avoid rapid water evaporation of mortar.

2.6.3 Protect finished work with plastic sheeting to avoid mortar spots.

## 2.7 CLEANING

2.7.1 Clean tools with water while mixture is not yet hardened. Once hard, only mechanical cleaning will be efficient.

2.7.2 During application, remove mortar spots with jute (burlap).

2.7.3 Consult the element manufacturer or a cleaning specialist before any cleaning step is initiated. It is important to preserve mortar's integrity. Let the mortar dry for 28 days prior to initiate cleaning. Avoid high pressure washing and sandblasting.

## 3- PACKAGING

This product is available in 30 kg (66 lb) paper bags and in bulk bags. A pallet of 30 kg bags contains 63 bags.

## 4- STORAGE

### 4.1 INTERIOR STORAGE

Store in a cool, dry place. Avoid placing bags directly on the floor.

### 4.2 EXTERIOR STORAGE

Cover bags with a waterproof sheeting. Do not store directly on the ground.

### 4.3 SHELF LIFE

Shelf life is one year in original, unopened bags.

## 5- FIRST AID

This product contains cement and lime and may cause eye, skin and respiratory system irritation. Wear rubber gloves, safety glasses and approved dust mask. If swallowed, call a Poison Control centre or doctor immediately. Do not induce vomiting. In case of contact with eyes, rinse well with water for 15 minutes. In case of skin contact, rinse well with water. Keep out of reach of children. Consult the safety data sheet for more information.

## 6- TECHNICAL SERVICE

Daubois offers the possibility to colour the mortar in factory to match it perfectly with a masonry element. In this case, a representative sample of at least 6 cm<sup>2</sup> (1 in<sup>2</sup>) area of the element to match is required. Once the colour matches completed, Daubois will supply a coloured sample of 8 cm by 1 cm (3 in by 3/8 in) to its customer for approval. Expect 5 business days delay for the coloration of one sample.

Daubois also has a colour sample case which includes a range of 43 different colours for Bétomix Plus type N. Contact a Daubois representative if you wish to consult the sample case or for any other information.

Contact Daubois for more information about application methods or conditions or to obtain the latest version of our technical documents.

Phone: 1-800-561-2664  
(514) 328-1253  
Fax: (514) 328-7694

Daubois inc  
6155, boul. des Grandes Prairies  
Saint-Léonard, Qc H1P 1A5  
Canada  
<http://www.daubois.com>

## 7- WARRANTY

Daubois guarantees that this product will perform as specified in this technical data sheet and suits the application for which it was intended. Nonetheless, Daubois does not offer any explicit or implicit warranty since it cannot control application methods and/or field conditions. Under this warranty, Daubois' responsibility is limited to either replace or refund the cost the product proved defective.

## 8- WARNING

Colour variation may be observed on the final job even if a precoloured mortar was used. These variations are generally caused by several application conditions such as:

- waiting time before finishing is done (tooling).
- variable humidity content of the elements.
- lack of protection during installation or job interruption.

## Technical data table

Property		Results
Compressive strength <sup>1</sup> , ASTM C-109	7 days 28 days 28 days	min. 3 MPa (435 psi) min. 5 MPa (725 psi) Average <sup>2</sup> 6.5 MPa (943 psi)
Water vapour transmission, ASTM E-96 <sup>3</sup>		20 perms
Water absorption, ASTM C-1403 <sup>3</sup>	24 hours	118 g/100 cm <sup>2</sup>
Pull-off adhesion on clay brick, CSA 23.2-6B <sup>3</sup>	28 days	0.40 MPa (58 psi)
Drying shrinkage, ASTM C-596 <sup>3</sup>	91 days	0.13 %
Freeze/thaw resistance, ASTM C-666M <sup>4</sup>		50 cycles
Flexural strength, ASTM C-348 <sup>3</sup>	7 days 28 days	1.4 MPa (203 psi) 1.7 MPa (247 psi)
Water retention, ASTM C-1506 <sup>1</sup>		min. 70 % of initial flow
Air content, CSA A3004-C4 <sup>1</sup>		maximum 18% Average <sup>2</sup> 10 to 12 %
Specific gravity <sup>3</sup>		1900 kg/m <sup>3</sup> 120 lb/ft <sup>3</sup>
Yield of a 30 kg (66 lb) bag		0.016 m <sup>3</sup> 0.6 ft <sup>3</sup>
Approximate number of bricks installed per 30 kg bag		45 to 50 bricks of 6.5 brick/ft <sup>2</sup>

<sup>1</sup> Laboratory prepared sample of Bétomix Plus will meet CSA A179-04 property specifications for a type N mortar when mixed to a flow of 100 to 115%.

<sup>2</sup> Average value obtained during quality control analysis. Results may vary from this value but will always meet CSA A179-04 standard as described in <sup>1</sup>.

<sup>3</sup> Results obtained in laboratory controlled conditions with a standard sample mixed to a flow of 100 to 115%. These results may vary slightly from one sample to the other and are used as a performance indicator of the mortar. These results cannot be used for the acceptance or rejection of a mortar bag.

<sup>4</sup> Test executed according to Procedure A of ASTM C-666M standard.

Note: As mentioned in Table 6 of CSA A179-04 standard, the compressive strength of a mortar prepared at the job site should correspond to about two-third the resistance obtained by the same mortar prepared in laboratory.





















KING FRAMING















KINGFRAMIN  
MIN. 1-12



48 Ontario

