



**MINUTES**  
**NANAIMO COMMUNITY HERITAGE COMMISSION**  
**HELD ON WEDNESDAY, 2010-MAR-03 AT 5:00 PM**  
**CITY HALL BOARD ROOM (455 WALLACE STREET)**

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<b>Present:</b>	William E. Gard, Chair Lloyd Sherry Joan Perry John Hofman	Charlene Riches Jill Stannard John Manning
<b>Staff:</b>	Chris Sholberg, Heritage Planner	Rebecca Tubbs, Recording Secretary
<b>Regrets:</b>	Christine Meutzner Sandra Penn	Karen Hovestad
<b>Guests:</b>	Darren Moss, Tectonica Management Inc.	

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**1. Call to Order**

Chair W.E. Gard called the meeting to order at 5:05 p.m. in the City Hall Board Room.

**2. Approval of Agenda & Late Items**

The agenda was approved as presented with the addition of the following late item:

- a) Tax Exemption Application – E&N Railway Station (321 Selby Street):  
In addition to the Façade Grant application, Darren Moss, Tectonica Management Inc., will speak to the Tax Exemption application submitted for the E&N Railway Station.

**3. Adoption of Minutes (2010-Feb-03)**

MOVED by C. Riches, SECONDED by J. Perry, that the 2010-Feb-03 Minutes be adopted as presented.

CARRIED.

**4. Budget Review (\$1,500)**

**5. Correspondence, Periodicals, & Newsletters**

- a) Heritage BC Quarterly  
b) Nanaimo Historical Society

**6. New Business**

- a) Heritage Façade Grant Program & Tax Exemption – Application review:  
C. Sholberg introduced Darren Moss, of Tectonica Management Inc., to speak to the applications.

Application for Façade Grant – E&N Railway Station (321 Selby Street):  
The Commission has \$10,000 of the total \$20,000 grant budget remaining.

D. Moss explained that the restoration will take place in two phases. Phase 1 will include exterior restoration, structure upgrades, sprinklers, new foundation, etc., and will cost approximately \$1.3 million to be funded by donations. To date, Via Rail has

donated \$860,000, the DNBA has donated \$40,000, and the community has donated \$60,000. Their goal is to reach \$200,000 in community donations.

Phase 2 will include things such as interior finishing, electrical, HVAC, etc and will be funded on the strength of commercial leases of the tenants.

They have received an offer to lease the main portion of the building from an Irish pub/restaurant. The pub will occupy about 85% of the building, including the top floor. The rest of the building will be reserved for the Via Rail office, washrooms, and a coffee shop. The basement will be used as storage for the restaurant.

The Young Professionals of Nanaimo will be holding a fundraiser entitled "Wild West Express". Four vintage passenger cars will be barged to Nanaimo. Guests will ride the train to the Cowichan Valley for a dinner, beverage service, live auction, and entertainment. Tickets will be \$200. W.E. Gard suggested that they organize a train excursion in conjunction with cruise ship arrivals.

Consideration of Façade Grant:

MOVED by J. Perry, SECONDED by C. Riches, to approve a \$10,000 Façade Improvement Grant to the E&N Railway Station (321 Selby Street), subject to approval of the 2010 façade grant budget by Council.

CARRIED.

Application for Tax Exemption – E&N Railway Station (321 Selby Street):

D. Moss explained that the plans for the site place emphasis on landscaping, public areas and the boardwalk. These features include maintenance costs which the tenants are expected to pay. The maintenance costs for the project are estimated at \$6/sq ft. Most businesses are only able to pay \$3/sq ft.

Due to high maintenance costs, any business on the site will find it difficult to pay both maintenance fees and property taxes. Granting a 10-year tax exemption would allow tenants a chance to get their foothold.

L. Sherry asked what other buildings have qualified for a 10-year exemption (as opposed to a 5 year exemption). C. Sholberg explained that Gusola Block received a 10-year exemption, the Great National Land Building received a ten year tax freeze, and the Painted Turtle received a 5-year tax exemption.

W.E. Gard thanked D. Moss for speaking to the applications. D. Moss excused himself for the meeting.

Consideration of Tax Exemption:

C. Sholberg explained that the Commission needs to decide whether or not to recommend consideration of this tax exemption to Council.

J. Manning asked how much revenue will be lost by granting this exemption.

C. Sholberg explained that the station is already currently tax exempt (except the Via Rail portion which pays around \$5,000 per year).

MOVED by J. Stannard, SECONDED by H. Hofman, that the Commission recommend that Council support the tax exemption application for the E&N railway station, given the significance of the station to Nanaimo's history.

CARRIED.

b) Heritage Sign Inventory:

Deferred until next meeting.

c) Columns, Cornices and Coal Budget:

To be discussed at the next meeting as C. Meutzner was not in attendance. C. Sholberg explained that the reserve funds for the "Columns, Cornices and Coal" budget will lapse at the end of 2010.

## 7. Ongoing Business

a) Heritage Register Applications – status update:

C. Sholberg distributed a list of heritage register nominations that he has received to date. He will bring value statements for the following nominations to the next meeting for consideration:

- Italian Fountain
- 648 Haliburton Street (Residence)
- Old Museum Building
- EJ Hughes Mural

At the Summit, it was mentioned that members of the Cavalotti Lodge were interested in repairing the Italian Fountain. W.E. Gard wonders if upgrades to the fountain have been included in the redevelopment of Port Place. J. Perry said that she has not noticed anything in the plans regarding the fountain. C. Sholberg noted that neither the Casino's expansion plan nor the Port Place Mall redevelopment will impact the fountain site.

b) Heritage Nanaimo Poster – Revised version:

It was decided at a past meeting that the Commission would produce and publish a series of three posters featuring Nanaimo's residential, commercial, and institutional heritage buildings (150 posters total, 50 of each version). At the last meeting, C. Meutzner suggested narrowing down the selection by producing one poster that features a combination of the most significant buildings. C. Sholberg asked the Commission how they would like to proceed.

W.E. Gard received a quote for mounting the posters on a plaque, at approximately \$46 dollars each. He suggested having one poster mounted to be used as a sample / sales tool. The mounting of the poster could be done by request. J. Manning said that featuring the Bastion is a good way to sell posters. L. Sherry suggested that the image of the Bastion be enlarged.

J. Stannard, C. Riches, J. Manning, and J. Perry prefer the combined poster, but would like to reconsider some of the buildings that are featured. R. Tubbs will e-mail the poster to members before the meeting to review and give feedback on which buildings to add/remove. A revised version will be brought to the next meeting for approval.

c) Heritage Summit 2010-Feb-17 – debrief:

C. Sholberg reported that the Summit was a success. Many groups attended and the venue was excellent. Darren Moss, Tectonica Management Inc., and Andre Sullivan, Young Professionals of Nanaimo, gave a presentation in regards to the E&N Station rehabilitation. Their presentation strongly emphasized the fact that the station is still in need of funding for the project to proceed. The presentation was followed by a round-table discussion.

d) Facade Grant / Home Grant Updated Paid/Committed Sheets:

C. Sholberg distributed the list to members via e-mail before the meeting for information.

e) Friends of Morden Mine Open House:

J. Hofman reported that the Friends of Morden Mine Society held two open houses to gain public input in formulating their strategic and site development plan. Many residents attended, as well as local neighbourhood associations. There was concern with parking lots and bus loops that will be required if the site is made into a park. It is anticipated that the Strategic Plan will be completed this summer.

J. Hofman noted that he has not yet been able to organize the relocation of the Foundry timbers to the Morden Mine site.

**8. Committee Reports**

- a) Plan Nanaimo Advisory Committee:  
No report. J. Hofman noted a residential, multi-family development approved for the large green area on the south side of Hammond Bay Road.
- b) Snuneymuxw First Nation:  
S. Penn not in attendance. C. Sholberg noted that S. Penn has not been re-elected to the Board Council and that SFN is aware that a new member will need to be appointed to this Commission.
- c) Nanaimo Community Archives Society:  
C. Meutzner not in attendance.
- d) Nanaimo District and Museum:  
J. Manning reported that the Museum will be holding their AGM next week. They are currently working on the Bastion project and the coal mine display. A travelling photography display entitled "New Faces of BC" by the Immigration and Multicultural Association will be featured at the Museum for the next week.
- e) Design Advisory Panel:  
J. Perry reported no heritage related issues. C. Sholberg noted that DAP will probably soon see heritage alteration permits for the Bastion and E&N Railway Station.

**9. Next Meeting**

The next regular meeting is scheduled for 2010-April-07 in the City Hall Board Room at 5:00 pm.

**10. Adjournment**

The meeting adjourned at 6:32 p.m.

APPROVED:

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Chair

\_\_\_\_\_  
Date