

DATE OF MEETING July 15, 2020

AUTHORED BY CHRIS SHOLBERG, COMMUNITY HERITAGE PLANNER

**SUBJECT HERITAGE FAÇADE GRANT – 45 VICTORIA CRESCENT**

## **OVERVIEW**

### **Purpose of Report**

To obtain Council approval for a Heritage Façade Grant for the Nanaimo Pioneer Bakery building (45 Victoria Crescent).

### **Recommendation**

That the Finance and Audit Committee recommend that Council approve a \$10,000 Heritage Façade Grant for the Nanaimo Pioneer Bakery building located at 45 Victoria Crescent to repair and rehabilitate the building's wooden exterior and storefront, repaint the façade, and add a new awning.

## **BACKGROUND**

A Heritage Façade Grant application has been submitted by the owner of the Nanaimo Pioneer Bakery (45 Victoria Crescent) building to repair and rehabilitate the building's wooden exterior and storefront, repaint the façade, and add a new awning.

The Nanaimo Pioneer Bakery building is currently on the City's Heritage Register and is listed as a significant heritage building in the Downtown Heritage Conservation Area as contained in the City's Official Community Plan (see Attachment A – Nanaimo Pioneer Bakery Building History and Significance).

## **DISCUSSION**

Staff have reviewed and evaluated the grant application and note that the proposed project satisfies the relevant requirements and objectives of the Heritage Façade Grant Program (as outlined in Attachment B – Heritage Façade Grant Program Purpose and Conditions).

The proposed exterior rehabilitation work will include repair and rehabilitation of the building's wooden exterior and storefront, including repair of existing ornamental woodwork, replacement of deteriorated or rotted wooden components, and installation of new storefront windows, and a new 4-point awning system over the storefront more in keeping with the building's original appearance. A photo of the condition of the existing façade can be viewed in Attachment C – Existing Exterior Façade Condition. The façade will also be repainted in a light gray coloured body treatment with black trim as noted in Attachment D – Proposed Exterior Colour Scheme.

The proposed work is intended to rehabilitate and refresh the appearance of the building consistent with the City's Downtown Heritage Building Design Guidelines and Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada.

The total estimated project cost is \$24,573.50. The project is eligible for up to \$10,000 in grant assistance based on the 50/50 cost-sharing model specified under the program, and the maximum façade allotment of \$10,000 per street frontage. In this case, the property faces onto one street frontage.

It should be noted that the property received a grant for \$984 in 1984 to install an awning under a previous Downtown Revitalization Grant Program managed by the City.

The property is owned by a business. Under *Section 25* of the *Community Charter*, Council may, by an affirmative vote of at least 2/3 of all the members of Council, provide financial assistance to a business for the conservation of a protected heritage property (this property is considered a protected property due to its listing in the Downtown Heritage Conservation Area).

## **OPTIONS**

1. That the Finance and Audit Committee recommend that Council approve a \$10,000 Heritage Façade Grant for the Nanaimo Pioneer Bakery building located at 45 Victoria Crescent to repair and rehabilitate the building's wooden exterior and storefront, repaint the façade, and add a new awning.
  - Advantages: The Heritage Façade Grant Program furthers the Livability and Economic Health goals of the 2019-2022 Strategic Plan, as well as the conservation objectives of the City's Heritage Conservation Program.
  - Disadvantages: The money remaining in the Heritage Façade Grant fund would be reduced for potential future applicants in 2020.
  - Financial Implications: The Heritage Façade Grant Program currently has a \$20,000 budget available to cover this amount.
  
2. That the Finance and Audit Committee deny the Heritage Façade Grant application.
  - Advantages: More funding would be left in the Heritage Façade Grant fund for potential applications to be considered until December 2020.
  - Disadvantages: This could create uncertainty about the City's commitment to the grant program's purpose and parameters. It would run counter to the City's livability and heritage conservation objectives. Not awarding funding would be contrary to the first-come, first-served priority for eligible applications.
  - Financial Implications: A total of \$20,000 would remain available for further applications in 2020. If unused during 2020, this funding would not be carried forward for use in future years.

### **SUMMARY POINTS**

- The building owner has applied for a \$10,000 Heritage Façade Grant for the Nanaimo Pioneer Bakery building located at 45 Victoria Crescent to repair and rehabilitate the building's wooden exterior and storefront, repaint the façade, and add a new awning.
- The total estimated project cost is \$24,573.50.
- The grant application satisfies the relevant requirements and objectives of the Heritage Façade Grant Program.

### **ATTACHMENTS:**

ATTACHMENT A: Nanaimo Pioneer Bakery Building History and Significance

ATTACHMENT B: Heritage Façade Grant Program Purpose and Conditions

ATTACHMENT C: Existing Exterior Façade Condition

ATTACHMENT D: Proposed Exterior Colour Scheme

#### **Submitted by:**

Lisa Bhopalsingh  
Manager, Community Planning

#### **Concurrence by:**

Laura Mercer  
Director, Finance

Bill Corsan  
Director, Community Development

Dale Lindsay  
General Manager, Development Services