

DATE OF MEETING February 21, 2024

AUTHORED BY CHRIS SHOLBERG, COMMUNITY/HERITAGE PLANNER

SUBJECT HERITAGE FAÇADE GRANT – 200 COMMERCIAL STREET

OVERVIEW

Purpose of Report

To present a Heritage Façade Grant application for the Halse Block at 200 Commercial Street.

Recommendation

That the Finance and Audit Committee recommend that Council approve a \$7,770 Heritage Façade Grant for the Halse Block building located at 200 Commercial Street to repaint the building's exterior.

BACKGROUND

Located at 200 Commercial Street (Attachment A), a Heritage Façade Grant application has been submitted by the owner of the Halse Block to repaint the building's exterior.

The Halse Block is currently listed as a significant heritage building in the Downtown Heritage Conservation Area in City Plan. For historical information on the building see Attachment B – Halse Block History and Significance.

City Plan supports the use of financial assistance and incentives to encourage the protection of heritage properties (Policy C4.6.5.). Support for continued funding of the Heritage Façade Grant program is found in Section C4.6.3. of the Nanaimo Integrated Action Plan.

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 C – Heritage Façade Grant Program Purpose and Conditions).

The proposed exterior rehabilitation work will include cleaning, surface repair and repaint of the top half of the building on the Commercial Street façade and the top and lower half of the building on the Bastion Street façade. Photos of the condition of the existing façade can be viewed in Attachment D. The body of the façade will be repainted a brick red, with black trim detailing chosen from the Vancouver Heritage Foundation's True Colours Palette as noted in Attachment E.

The proposed work is intended to 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 \$15,540. The project is eligible for up to \$20,000 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 two street frontages.

It should be noted that the property previously received a \$1,980 grant under the Heritage Façade Grant Program in 2005 for exterior repaint of the building, and also a \$922.78 grant in 1987 under the Heritage Area Revitalization Program (HARP) for repaint and cleaning of the building exterior.

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 \$7,770 Heritage Façade Grant for the Halse Block building located at 200 Commercial Street to repaint the building's exterior.
 - Advantages: The Heritage Façade Grant Program furthers the Empowered goal of City Plan and the Integrated Action 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 2024.
 - Financial Implications: The Heritage Façade Grant Program currently has a \$20,000 budget available.

2. That the Finance and Audit Committee deny the Heritage Façade Grant application.
 - Advantages: More funding would be available in the Heritage Façade Grant fund for potential applications to be considered until December 2024.
 - 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 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 2024.

SUMMARY POINTS

- The building owner has applied for a \$7,770 Heritage Façade Grant for the Halse Block building located at 200 Commercial Street to repaint the building's exterior.
- The total estimated project cost is \$15,540.
- The grant application satisfies the relevant requirements and objectives of the Heritage Façade Grant Program.

ATTACHMENTS:

ATTACHMENT A: Location Map

ATTACHMENT B: Halse Block History and Significance

ATTACHMENT C: Heritage Façade Grant Program Purpose and Conditions

ATTACHMENT D: Existing Exterior Façade Condition

ATTACHMENT E: Proposed Exterior Colour Scheme

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