

DATE OF MEETING February 21, 2024

AUTHORED BY CHRIS SHOLBERG, COMMUNITY/HERITAGE PLANNER

SUBJECT HERITAGE FAÇADE GRANT – 403 FITZWILLIAM STREET

OVERVIEW

Purpose of Report

To present a Heritage Façade Grant application for the S&W Apartments building at 403 Fitzwilliam Street.

Recommendation

That the Finance and Audit Committee recommend that Council approve a \$12,230 Heritage Façade Grant for the S&W Apartments building located at 403 Fitzwilliam Street to install replicated wood siding on the upper portion (parapet) of the building's exterior facing onto Fitzwilliam Street and replace the building's roof.

BACKGROUND

Located at 403 Fitzwilliam Street (Attachment A – Location), a Heritage Façade Grant application has been submitted by the owner of the S&W Apartments building to install replicated wood siding on the upper portion (parapet) of the building's exterior facing onto Fitzwilliam Street and replace the building's roof.

The S&W Apartments building is currently on the City of Nanaimo's Heritage Register and is listed as a significant heritage building in the Downtown Heritage Conservation Area in City Plan. For historical information on the building see Attachment B – S&W Apartments 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 removal of existing weather damaged, deteriorated or rotted wood siding on the building parapets facing toward Fitzwilliam Street, and replacement with replicated wood siding. In addition, the building's roof will be replaced to address water penetration and building damage issues. Photos of the condition of the existing

façade can be viewed in Attachment D – Existing Exterior Façade Condition. A detail of the proposed siding can be viewed in Attachment E – Proposed Exterior Siding Treatment Detail. Upon installation, the replicated siding will be painted to match the existing colour scheme.

The proposed work is intended to address water damage to the existing siding and building interior, and rehabilitate the building exterior 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 \$91,380. 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. While eligible for a \$20,000 grant, staff are recommending a \$12,230 grant due to a second grant application which is under consideration for another property. Combined these applications will utilize the full 2024 Program budget.

It should be noted that the property previously received a \$10,000 grant under the Heritage Façade Grant Program in 2004 for wood siding replacement on the western, interior facing, façade of the building. In addition, a separate \$13,826.17 grant was approved under the Heritage Façade Grant Program in 2015 for a repaint of the building’s exterior, as well as awning and trim detail upgrades.

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 \$12,230 Heritage Façade Grant for the S&W Apartments building located at 403 Fitzwilliam Street to install replicated wood siding on the upper portion (parapet) of the building’s exterior facing onto Fitzwilliam Street and replace the building’s roof.
 - 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 funds 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 left 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 \$12,230 Heritage Façade Grant for the S&W Apartments building located at 403 Fitzwilliam Street to install replicated wood siding on the upper portion (parapet) of the building's exterior facing onto Fitzwilliam Street and replace the building's roof.
- The total estimated project cost is \$91,380.
- The grant application satisfies the relevant requirements and objectives of the Heritage Façade Grant Program.

ATTACHMENTS:

ATTACHMENT A: Location Map

ATTACHMENT B: S&W Apartments History and Significance

ATTACHMENT C: Heritage Façade Grant Program Purpose and Conditions

ATTACHMENT D: Existing Exterior Façade Condition

ATTACHMENT E: Proposed Exterior Siding Treatment Detail |

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