

DATE OF MEETING February 19, 2025

AUTHORED BY CHRIS SHOLBERG, COMMUNITY/HERITAGE PLANNER

SUBJECT HERITAGE HOME GRANT – 469 MILTON STREET

OVERVIEW

Purpose of Report

To present a Heritage Home Grant application for the Milton Street Bungalow located at 469 Milton Street.

Recommendation

That the Finance and Audit Committee recommend that Council approve a \$2,500 Heritage Home Grant to update the exterior cladding and replace the roof's gutter system of the Milton Street Bungalow at 469 Milton Street.

BACKGROUND

Located at 469 Milton Street (Attachment A), a Heritage Home Grant application has been submitted by the owner of the Milton Street Bungalow to update the building's exterior cladding and replace the roof's gutter system.

The Milton Street Bungalow is currently listed on the City of Nanaimo's Heritage Register. For historical information on the building see Attachment B – Milton Street Bungalow 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 *Integrated Action Plan*.

Created by Council in 2006, the purpose of the Heritage Home Grant Program is to enhance and conserve Nanaimo's historic residential building resources. To achieve this objective the program provides financial assistance to structure and exterior building improvements which follow the Federal Government's Standards and Guidelines for the Conservation of Historic Places in Canada.

Grants cover up to 50% of total project cost, to a maximum of \$2,500 per building, and are available on a first-come, first-served basis. To date, \$59,403.91 has been paid out under the grant program for 26 exterior façade improvements leveraging \$229,434.12 in private investment.

DISCUSSION

Staff have reviewed and evaluated the grant application and note that the proposed project satisfies the relevant requirements and objectives of the Heritage Home Grant Program.

The proposed exterior wood cladding update and replacement of the existing roof's gutter system will prolong the life of the building by reducing external water penetration and damage to its structure. Photos of the condition of the existing façade and gutter system can be viewed in Attachment C – Existing Exterior Façade Condition.

The total estimated project cost is \$7,770. The project is eligible for up to \$2,500 in grant assistance based on the 50/50 cost-sharing model specified under the program. Under the conditions of the grant program, an eligible heritage property owner can apply for a grant up to \$2,500 during the life of the building.

Prior to issuance of the grant, a heritage conservation covenant will be registered on the title of the property to ensure the owner continues to maintain the building in good order and condition going forward.]

OPTIONS

1. That the Finance and Audit Committee recommend that Council approve a \$2,500 Heritage Home Grant to update the exterior cladding and replace the roof's gutter system of the Milton Street Bungalow at 469 Milton Street.
 - Advantages: The Heritage Home 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 Home Grant fund would be reduced for potential future applicants in 2025.
 - Financial Implications: The Heritage Home Grant budget is currently \$12,000. Approval of this grant will reduce the program budget to \$9,500.

2. That the Finance and Audit Committee does not recommend Council approve a \$2,500 Heritage Home Grant to update the exterior cladding and replace the roof's gutter system of the Milton Street Bungalow at 469 Milton Street.
 - Advantages: More funding would be available in the Heritage Home Grant fund for potential applications to be considered until December 2025.
 - Disadvantages: This could create uncertainty about the City's commitment to the grant program's purpose and parameters. Not awarding funding would be contrary to the first-come, first-served priority for eligible applications.
 - Financial Implications: A total of \$12,000 would remain available for further applications in 2025.

SUMMARY POINTS

- The building owner has applied for a \$2,500 Heritage Home Grant for the Milton Street Bungalow located at 469 Milton Street to update the building's exterior cladding and replace the roof's gutter system.
- The total estimated project cost is \$7,770.
- The application satisfies the requirements and objectives of the Heritage Home Grant Program, thus it is recommended that the Finance and Audit Committee recommend approval of the grant request.

ATTACHMENTS:

ATTACHMENT A: Location Map

ATTACHMENT B: Milton Street Bungalow History and Significance

ATTACHMENT C: Existing Exterior Façade Condition |

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