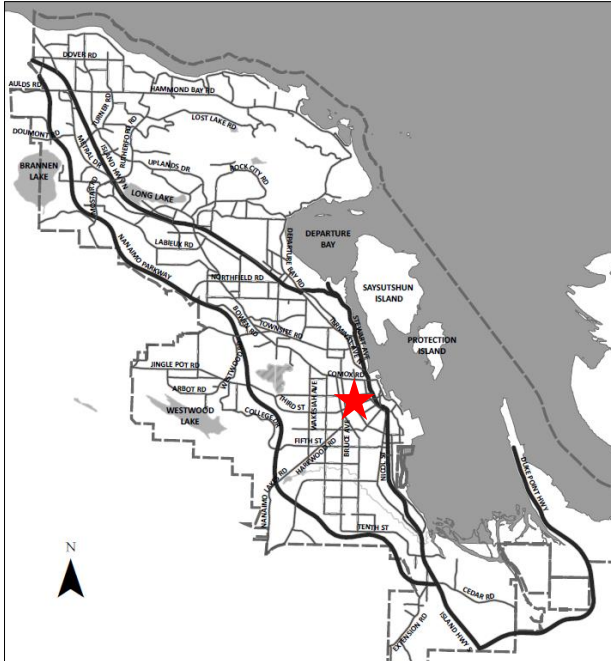


FOR: FINANCE AND AUDIT COMMITTEE

MEETING DATE: March 18, 2026

DEPARTMENT: PLANNING AND DEVELOPMENT

SUBJECT: **HERITAGE FAÇADE GRANT – 426 FITZWILLIAM STREET**



Proposal:
To replace and paint the wood siding, replace the awning, and replace the lighting on the exterior of the Angell's Trading building at 426 Fitzwilliam Street

Zoning:
DT2 – Description

City Plan Land Use Designation:
Primary Urban Centre

Heritage Conservation Area (HCA):
HCA1 (Fitzwilliam Street Corridor)

Lot Area:
691.43m²



OVERVIEW**Purpose of Report**

To present for the Finance and Audit Committee's consideration a Heritage Façade Grant application (to replace and paint the wood siding, replace the awning, and replace the lighting on the exterior) for the Angell's Trading building at 426 Fitzwilliam Street.

Recommendation

That the Finance and Audit Committee recommend that Council approve a \$20,000 Heritage Façade Grant to replace and paint the exterior wood siding; replace the awning; and replace the lighting for the Angell's Trading building at 426 Fitzwilliam Street.

BACKGROUND

The [Angell's Trading](#) building is located at the northwest corner of Fitzwilliam Street and Richards Street within the Fitzwilliam Street Corridor (Old City Quarter). It is listed as a significant heritage building in the *City Plan* within Heritage Conservation Area 1 (HCA1), which is designated to protect Nanaimo's most significant concentration of built heritage. The building was designed and built by prominent local contractor and designer Alexander Forrester in 1926 and has a style representative of many commercial buildings in Nanaimo constructed during the interwar period.

The building's character-defining features identified in the [Heritage Building Design Guidelines](#) include:

- All the elements of a vernacular commercial building as expressed in the simple form and massing;
- Rear loading facility;
- Horizontal lapped wooden siding;
- Storefront transom windows;
- Central recessed entry; and,
- Raised front parapet.

The Heritage Façade Grant program is designed to provide financial incentives to encourage rehabilitation and enhancement of heritage buildings in the City's Downtown-Fitzwilliam Street corridor, enliven the streetscape, create a more attractive environment for visitors and tenants, and promote economic growth and investment. Since the program was created in 2003, the City has paid \$457,235.70 in grants for [heritage façade improvements](#) – with a total private investment of over \$7.5 million toward rehabilitating and enhancing the exteriors of historic buildings. Heritage façade grants are available yearly on a first-come, first-served basis to significant heritage buildings within the Heritage Conservation Area, as outlined in [Table 6](#) of *City Plan*. The 2026 grant program budget is \$20,000. Each grant covers up to 50% of a project's cost, to a maximum of \$10,000 per building façade facing onto a street. Buildings on a corner facing two streets, are eligible for a \$20,000 grant.

The Angell's Trading building has received two previous heritage façade grants as follows:

Year	Grant (Paid)	Works Completed
2005	\$4,031.00	Painting exterior siding
2016	\$15,209.24	Painting exterior siding and window replacement
<i>Total:</i>	\$19,240.24	

DISCUSSION

A [Heritage Façade Grant](#) application for \$20,000 was received from KGZ Development Corporation for the Angell's Trading building located at 426 Fitzwilliam Street to replace and paint the exterior wood siding; replace the awning; and replace the lighting.

Photos of the existing condition of the Angell's Trading building can be viewed in Attachment C. The proposed exterior rehabilitation work (Attachment A and B) includes the following:

- Partial replacement of the wood siding by patching or piecing in new boards that match the dimensions and profile of the existing narrow horizontal siding;
- Repainting the wood siding to match the existing colour palette with the exception of the front portion of the building where the existing red will be replaced with a dark green and a portion of trim which will be painted an off-white – both colours which are consistent with the [Vancouver Heritage Foundation True Colours](#) palette;
- Replace the awning (from a striped green and white awning to a black and white awning); and,
- Replace the existing gooseneck lights with new gooseneck light fixtures.

The proposed works are intended to increase the viability of the building and protect the façade. Staff have reviewed and evaluated the grant application and note that the proposed project achieves the following funding objectives:

Objective	Staff Comments
The façade improvements meet or exceed the City's Heritage Building Design Guidelines and Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada .	The proposed works are consistent with the City's Downtown Heritage Building Design Guidelines. The proposed works are consistent with the Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada.
The façade improvements will enhance the streetscape.	By replacing deteriorated wood siding and applying new paint, the works will enhance the streetscape.
The structural improvements will increase the building's ongoing viability.	Not applicable.
The interior improvements will fill vacant spaces.	Not applicable.
The amount of private contribution the application will leverage above and beyond the grant request.	The total estimated project cost is \$83,775. The requested grant amount is \$20,000.
The impact of proposed improvements on the existing condition of the building.	By replacing deteriorated wood siding and applying new paint, the works will support the long-term longevity of the building.
The scope and size of the project.	The proposed works will apply to the exterior of the entire building.
The historical or architectural importance of the building, as outlined in the City's Heritage Register.	The Angell's Trading building represents the style of many commercial buildings constructed during the interwar period and is located in an area with a significant concentration of heritage buildings.
The façade improvements upgrade more than signage. Applications for signage alone will be considered but will have lower priority than applications which propose more comprehensive rehabilitation work or upgrades to a building façade (i.e. paint upgrade, awning upgrade, window repairs, masonry repairs, etc.).	The proposed works include partial replacement of the wood siding, painting the wood sign, and replacement of the awning and light fixtures.

Should Council approve the grant, a number of grant conditions (including completion timelines, inspections, registration of a heritage conservation covenant, and displaying promotional signage) will also apply as specified in the [Heritage Façade Grant Program Application Guidelines & Procedures](#).

FINANCIAL CONSIDERATIONS

The total estimated project cost is \$83,775. 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 (Fitzwilliam Street and Richards Street). Staff recommend allocating a \$20,000 grant which would leave no unspent grant funds for the 2026 grant cycle.

COMMUNICATION AND COMMUNITY ENGAGEMENT

This initiative does not require a statutory notification or include community engagement activities.

ALIGNMENT WITH CITY PLAN

The report is aligned with the following [City Plan](#) goals:

- A Green Nanaimo: Resilient and Regenerative Ecosystems
- A Connected Nanaimo: Equitable Access and Mobility
- A Healthy Nanaimo: Community Wellbeing and Livability
- An Empowered Nanaimo: Reconciliation, Representation and Inclusion
 - C4.6 Archaeology & Heritage: City Plan Policy C4.6.5 supports the use of financial assistance and incentives to encourage the protection of heritage properties.
- A Prosperous Nanaimo: Thriving and Resilient Economy

ALIGNMENT WITH COUNCIL'S STRATEGIC PRIORITIES

The report is aligned with the following [Council's Strategic Framework](#) priorities:

- Implementing City Plan Action Plans and Key City Management Plans
 - Section C4.6.3. of the [Integrated Action Plan](#) supports the continued funding of the Heritage Façade Grant program.
- Social, Health and Public Safety Challenges
- Maintaining and Growing Current Services
- Capital Projects
- Communicating with the Community
- Governance and Corporate Excellence

OPTIONS

1. That the Finance and Audit Committee recommend that Council approve a \$20,000 Heritage Façade Grant to replace and paint the exterior wood siding, replace the awning, and replace the lighting on the Angell's Trading building at 426 Fitzwilliam Street.

- 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: Angell's Trading has previously received two grants under the Heritage Façade Grant program: i) \$4,031.00 in 2005 to paint the exterior siding; and ii) \$15,209.24 in 2016 to paint the exterior siding and replace a window. By allocating the requested \$20,000 grant to Angell's Trading, funds would not be available for potential future Heritage Façade Grant program applicants in 2026.
 - Financial Implications: Approval of this grant would reduce the 2026 program budget to \$0.
2. That Finance and Audit Committee deny the Heritage Façade Grant Application.
- Advantages: More funding would be available in the Heritage Home Grant fund for potential applications to be considered until December 2026.
 - 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 be available for other applications in 2026.

KEY MESSAGES

- A \$20,000 Heritage Façade Grant has been applied for to replace and paint the exterior wood siding; replace the awning; and replace the lighting on the Angell's Trading building located at 426 Fitzwilliam Street.
- The total estimated project cost is \$83,775.
- The grant application satisfies the relevant requirements and objectives of the Heritage Façade Grant Program. The proposed works will extend the building's lifespan while maintaining its original architectural character.
- It is recommended that the Finance and Audit Committee recommend approval of the grant.

ATTACHMENTS

- ATTACHMENT A: Summary of Proposed Works
ATTACHMENT B: Building Elevations and Details
ATTACHMENT C: Existing Condition of Angell's Trading Building

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