

ATTACHMENT A

MERCHANT'S BANK OF CANADA BUILDING HISTORY AND SIGNIFICANCE

Built in 1912, the Merchant's Bank is Nanaimo's sole example of the eclectic, elegant Free Renaissance style, inspired by Italian churches and palaces, and popular in North America from the late 19th to early 20th centuries. The exterior was faced with a combination of a banded brick base and quoining that framed the edges and structural openings. A later coat of stucco obscured these features but some of the façade details, including the prominent cornices typical of this style, are still discernable. The elaborately detailed, round-arched windows, featuring radiating mullions and brick keystones, angled corner entry and ornate cast plaster ceiling are also substantially intact.

The Merchant's Bank is significant for its association with Francis Mawson Rattenbury, British Columbia's premier architect of the late 19th and early 20th centuries. Rattenbury also designed the Nanaimo and Nelson Court Houses, the provincial Parliament Buildings and numerous other residential and institutional buildings.

The building's prominent corner location and exceptional windows makes it a highly visible landmark.

ATTACHMENT B

HERITAGE FAÇADE GRANT PROGRAM PURPOSE AND CONDITIONS

The Heritage Façade Grant Program was created by Council in 2003 as part of the City's Downtown Revitalization Strategy. The program is designed to provide financial incentives to encourage rehabilitation and enhancement of heritage buildings located in the City's downtown core, enliven the streetscape, create a more attractive environment for visitors and tenants, and stimulate investment in the area. The program has been successful at leveraging private investment toward rehabilitating and enhancing the exteriors of historic buildings located in the downtown core.

Façade grants are available yearly on a first-come, first-served basis to significant heritage buildings listed in the Downtown Heritage Conservation Area, as outlined in the City's Official Community Plan. The 2018 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. To date, \$317,286.41 has been paid out under the program for 34 exterior building façade improvements leveraging \$7,104,557.50 in private investment.

Should Council approve the grant, the following conditions will also apply as specified under the program:

- The project must be fully completed prior to payment of the grant.
- The owner must agree to register a Heritage Conservation Covenant on the property title for a five-year term prohibiting demolition or exterior alteration of the building, unless the City approves these actions.
- Work must be substantially underway within six months of grant approval and completed within one year.
- Work must be of good quality, meet appropriate building/fire codes or approved equivalent, comply with existing bylaws, be conducted in accordance with a valid building permit (if applicable), and pass municipal inspections.
- Work is subject to inspection. If, during the course of the project, it is determined that the work fails to adhere to the program guidelines, then the award of the grant, in whole or in part, may be rescinded.
- Signage crediting the City's funding will be provided and must be displayed for a mutually agreeable period not to exceed three months after the project is completed. Grant recipients may be asked to participate in other promotional efforts as appropriate.
- The applicant shall not involve the City of Nanaimo in any legal action between him/her and any contractors, estimators, employees, workers or agents arising from or out of the façade improvement project.

ATTACHMENT C

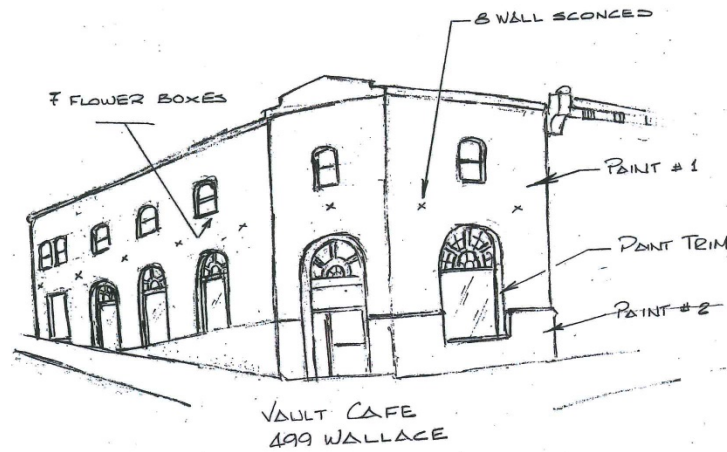
EXISTING EXTERIOR WALL CONDITION AND WIRING





ATTACHMENT D

PROPOSED EXTERIOR COLOUR SCHEME



Body Paint #1:



Body Paint #2:



Window Paint Trim:



ATTACHMENT E

PROPOSED EXTERIOR LIGHT FIXTURE AND WROUGHT IRON WINDOW BOX DETAIL

