



P.O. Box 1749  
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**Item No. 9.3**  
**Heritage Advisory Committee**  
**March 28, 2018**

**TO:** Chair and Members of the Heritage Advisory Committee

**SUBMITTED BY:** *-Original Signed-*  
\_\_\_\_\_  
Kelly Denty, Acting Director, Planning and Development

**DATE:** March 5, 2018

**SUBJECT:** **Case H00457: Barrington Street Heritage Conservation District Financial Incentives Program Closing**

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**ORIGIN**

Barrington Street Heritage Conservation District Financial Incentives Program.

**LEGISLATIVE AUTHORITY**

*Heritage Property Act and the Barrington Street Heritage Conservation District Revitalization Plan.*

**RECOMMENDATIONS**

It is recommended that the Heritage Advisory Committee recommend that Regional Council:

1. Approve a deadline of December 31<sup>st</sup>, 2018, for the completion of all eligible work and a deadline of March 31<sup>st</sup>, 2019, to receive all invoices, agreements, and other supporting documentation for outstanding applications of the Barrington Street Heritage Conservation District Financial Incentives Program, excluding the Keith Building (1588 Barrington Street) and NFB Building (1572 Barrington Street) applications;
2. Approve a deadline of December 31<sup>st</sup>, 2019, for the completion of all eligible work and a deadline of March 31<sup>st</sup>, 2020, to receive all invoices, agreements, and other supporting documentation for the Keith Building (1588 Barrington Street) and NFB Building (1572 Barrington Street) applications of the Barrington Street Heritage Conservation District Financial Incentives Program.

## **BACKGROUND**

In 2009, Regional Council adopted the Barrington Street Heritage Conservation District (BSHCD) Plan and By-law which included a financial incentives program to encourage restoration and renovation of buildings within the District (Map 1). This Plan recognized that financial incentives were an essential component to encourage the restoration, improvement and enhancement of buildings within the District. Therefore, Regional Council adopted a financial incentives program, called the "Barrington Street Heritage Conservation District Financial Incentives Program" (Attachment A), for a period of five years beginning in 2009.

### **BSHCD Financial Incentives Program**

The program is comprised of a package of incentives aimed at the conservation of buildings within the District which include:

- Matching grants (up to \$100,000 from the Municipality per project) for exterior restoration work up to \$200,000 in value;
- Tax credits for exterior restoration work (over \$200,000 in value);
- Tax credits for interior restoration or renovation work that contributes to the ongoing functional viability of the building; and
- Waiver of application fees for Building Permits and Sign Permits.

The BSHCD Financial Incentives program was designed to assist buildings in need of upper façade repair and restoration which is quite costly, particularly with larger buildings. It also assists the owners of buildings which require significant interior upgrading to meet Building Code, to facilitate adaptive re-use, or to achieve full building occupancy.

The program requires the owner to enter into an agreement with the Municipality to waive their right to demolish the building, and to register it at the Land Registration Office where the total amount of both the grant and tax credits approved exceeds \$10,000. The agreement indicates that the owner will not apply to demolish the building to which the grant and tax credits are applied for twenty years from the date of execution of the agreement.

### **Financial Incentives Program Extension**

With the conclusion of the five-year program in the 2013-14 fiscal year, Regional Council approved a two-year extension allowing additional applications in 2015-16 and 2016-17 fiscal years. The program extension permitted the reallocation of unused grant funds and enabled additional property owners in the District to restore their properties by participating in the BSHCD Financial Incentives Program. The final year for applications to the program was 2016.

### **Grants**

During the two-year extension of the program, additional grant funding was added which raised the total grant budget to \$1.35 million. To date \$643,730 in program grants have been issued, 48% of the total revised grant approvals.

### **Tax Credits**

Tax credits are calculated at 15% of eligible interior and exterior work. Unlike the grants, the program does not prescribe a maximum tax credit per building. However, the total tax credit expenditure (M310-8007) for the program was expected to fall within the original \$2 million estimate. Applications during the two-year extension of the program increased this estimate by approximately 25%. To date \$620,270 in program tax credits have been issued, 25% of the total revised tax credit approvals.

**Completed Projects**

The projects completed under the Barrington Street Heritage Conservation District Financial Incentives Program are outlined in Table 1 below:

Table 1: Completed Projects in the Barrington Street Heritage Conservation District

Building	Approval Year	Approved Grant	Issued Grant	Approved Tax Credit	Issued Tax Credit
1673 Barrington St. <b>Colwell Building</b>	2009	\$6,244	\$5,679.50	\$5,085	\$2,542.50
1533 Barrington St. <b>Freemason's Hall</b>	2009	\$96,878	\$96,878	\$203,033	\$107,063
1652 Barrington St. <b>Harrison Building</b>	2010	\$90,602	\$90,602	\$114,079	\$114,079
1656 Barrington St. <b>Acadian Insurance Building</b>	2010	\$9,398	\$9,398	\$130,338	\$130,338
1662 Barrington St. <b>Ungar's Building</b>	2010	None	N/A	\$157,273	\$157,273
1559 Barrington St. <b>Carsand Mosher Building*</b>	2011	\$64,766	\$64,766	\$102,110	\$102,110
1566 Barrington St. <b>Brander Morris Building*</b>	2011	\$36,105	\$36,105	None	N/A
1717 Barrington St. <b>G.M. Smith Building</b>	2011	\$18,879	\$18,879	None	N/A
1725-27 Barrington St. <b>Cabot Building</b>	2012	\$79,550	\$79,550	\$1,890	\$1,890
1569 Barrington St. <b>Mary McApline (Fireworks) Building</b>	2012	\$64,170	\$62,170	\$4,071	\$1,255
1569 Barrington St. <b>Mary McAlpine (Fireworks) Building</b>	2013	\$22,236	\$14,407	\$3,125	\$668
1725-27 Barrington St. <b>Cabot Building</b>	2013	\$1,395	\$1,050	\$3,051	\$3,051
1711 Barrington St. <b>Cleverdon Building*</b>	2015	\$62,541	\$62,541	None	N/A
1678 Barrington St. <b>Forrester Building</b>	2015	\$71,281	\$71,281	None	N/A
1580 Barrington St. <b>City Club Building*</b>	2016	\$23,851	\$23,851	None	N/A
1673 Barrington St. <b>Colwell Building*</b>	2016	\$7,616	\$6,572	\$612	\$0
<b>TOTAL</b>		<b>\$655,512</b>	<b>\$643,730</b>	<b>\$724,667</b>	<b>\$620,270</b>

Dark outline: indicates a project with total approved financial incentives exceeding \$500,000: ESpace

\*Registered Agreement required before a financial incentive can be issued.

Issued Grant: does not always match the Approved Grant because not all approved eligible work was completed.

**Type of Work Completed**

Most of the completed conservation work was applied to the *exterior of buildings* including:

- repointing of masonry
- improvements to storefronts
- installation of custom ironwork
- replacement of windows and doors
- repairs to roofs and chimneys
- construction of a rooftop addition

Most of the work on the interior of the buildings consisted of:

- improvements to common space
- replacement of plumbing
- installation of stairways
- installation of sprinklers
- replacement of electrical
- installation of new floors
- installation of HVAC equipment
- installation of new drywall

**Outstanding Projects**

Within the two-year extension of the Financial Incentive program, Regional Council approved an additional 11 applications and carried forward applications that were not complete from the 2009-14 program. Four of the applications submitted after 2015 have been completed including the Cleverdon Building, Forrester Building, City Club Building, and Colwell Building. However, nine applications remain outstanding, see Table 2 and Attachment B, including two applications that were carried forward from the 2009-14 program: NS Furnishings Building and NFB Building.

Table 2: Outstanding Projects in the Barrington Street Heritage Conservation District

Building	Approval Year	Approved Grant	Earned Grant	Approved Tax Credit	Earned Tax Credit
1668-70 Barrington St., <b>NS Furnishing Building</b>	2012	\$89,244	\$81,000	None	N/A
1572 Barrington St. <b>NFB Building</b>	2013	\$100,000	\$65,000	\$524,055	\$57,000
1537 Barrington Street <b>Pacific Building</b>	2015	\$100,000	-	\$160,500	-
1672 Barrington Street <b>Wright Building</b>	2015	\$38,017	-	None	N/A
1663 Barrington Street <b>Johnson Building</b>	2015	\$33,416	-	None	N/A
1645 Barrington Street <b>D'Allaird Building</b>	2015	\$100,000	-	\$9,027	-
1549 Barrington Street <b>WM Brown Building</b>	2015	\$65,665	\$33,000	\$8,963	\$7,500
1646 Barrington Street <b>Canada Permanent Building</b>	2016	\$78,886	-	\$147,487	-
1588 Barrington Street <b>Keith Building</b>	2016	\$100,000	\$100,000	\$1,000,000	\$80,000
<b>TOTAL</b>		<b>\$705,228</b>	<b>\$279,000</b>	<b>\$1,850,032</b>	<b>\$144,500</b>

**Dark outline** indicates a project with total approved financial incentives exceeding \$500,000: NFB Building and Keith Building (Green Lantern)

**Earned Grant:** total amount of approved eligible work completed to date

## **DISCUSSION**

### **Program Deadlines**

Given the end of the two-year renewal (March 2017) the financial incentives program should now close. Four separate owners are undertaking the nine outstanding projects noted above. Each owner was consulted by Staff and all have indicated that they will be able to complete their projects and submit all invoices and supporting documentation by December 31<sup>st</sup>, 2018. However, the two larger projects with approved financial incentives valued at more than \$500,000 will require more time to complete all eligible work. Both owners of the NFB Building at 1572 Barrington Street and the Keith Building (also known as the Green Lantern Building) at 1588 Barrington Street have indicated that they will be able to complete all eligible work and submit all invoices and supporting documentation for the approved eligible work by December 31<sup>st</sup>, 2019. Given the size and scope of these projects, Staff recommend allowing these projects an extra year to complete the approved work.

### **Program Success**

A total of 17 projects have been completed since the program was initiated in 2009 and nine more projects are expected to be completed by the end of 2019. Based on program participation and feedback received from the property owners, the program has been successful. More specifically, the grant and tax incentive program will be measured in relation to the specific outcomes identified in the program's Terms and Conditions including but not limited to the number of façade restorations, increase in tax revenues, and value of investment leveraged from the private sector. These specific measures of success will be summarized into a report and presented to the Heritage Advisory Committee and Regional Council after the program is closed.

### **Financial Incentives Program for Proposed Heritage Conservation Districts**

The *Heritage Property Act* enables the Municipality to conserve the heritage value and character-defining elements of properties within a district, whether registered or not, and to provide financial incentives for their restoration and rehabilitation. In 2015, Regional Council initiated processes to prepare plans and bylaws for two additional Heritage Conservation Districts for the Barrington Street South (Old South Suburb) and Schmidville. Background studies were accepted by both Regional Council and the Minister responsible for the *Heritage Property Act* for their endorsement and initiation. Background studies for both proposed Heritage Conservation Districts identify incentives programs as integral to the goal of encouraging architectural conservation on private property within the districts. Building on the success of the Barrington Street Heritage Conservation District, staff are in the process of drafting the incentives programs for these proposed districts. They will bring the programs forward for consideration as separate items.

### **Conclusion**

There are nine outstanding applications to the Barrington Street Financial Incentives Program. The four owners of these nine buildings have indicated that they can complete the approved eligible work by December 31<sup>st</sup>, 2018. The owners of the buildings involved in the larger projects, NFB and Keith Building, have indicated that they can complete their approved eligible work by December 31<sup>st</sup>, 2019. The program has been successful to date with 17 completed applications and will continue into 2018 and 2019 in order to allow completion of the nine outstanding projects.

Setting firm deadlines for the closing of the Barrington Street Financial Incentives Program will provide clarity and certainty to program participants while allowing outstanding projects time for their successful completion. These timelines are expected to align well with the planned introduction of potential new financial incentives for the two proposed Heritage Conservation Districts.

## **FINANCIAL IMPLICATIONS**

There are no financial implications of the report recommendation. However, the planned closure of the Barrington Street HCD Financial Incentives Program will facilitate the Municipality's transition to the proposed program(s) planned for the new HCDs, the details of which will come to Regional Council separately for consideration.

This report recommends the continued practice of waiving building permit revenues until December 31<sup>st</sup>, 2018 for each application to the Barrington Street HCD Financial Incentives Program. The amount of waived permit fees will be absorbed through account C430-4903 (Permits & Inspections – Building Permits).

### **COMMUNITY ENGAGEMENT**

The level of community engagement was information sharing achieved through the Municipality's website and public accessibility to the require Heritage Advisory Committee meeting and Regional Council. The community engagement process is consistent with the intent of the HRM Community Engagement Strategy.

### **ALTERNATIVES**

1. Council could recommend an alternative deadline for the completion of all eligible work and the submission of documents for those outstanding applications of the Barrington Street Heritage Conservation District Financial Incentives Program.
2. Council could recommend not to approve a separate extension deadline for either the Keith Building (1588 Barrington Street) or the NFB Building (1572 Barrington Street) applications under the Barrington Street Heritage Conservation District Financial Incentives Program.
3. Council could recommend not to have any deadlines for outstanding applications of the Barrington Street Heritage Conservation District Financial Incentives Program. This is not recommended as it does not provide clarity or certainty to the program and could result in administrative and financial challenges.

### **ATTACHMENTS**

Map 1            Location Map

Attachment A   Barrington Street Heritage Conservation District Financial Incentives Program - Terms & Conditions

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A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/index.php> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

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\_\_\_\_\_  
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Financial Approval by:        *-Original Signed-*  
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Jerry Blackwood, A/Director of Finance & Asset Management/CFO, 902.490.6308

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# MAP 1 BARRINGTON STREET HERITAGE CONSERVATION DISTRICT BOUNDARY



<u>Historic Name (Year Built)</u>	<u>Street Level Business</u>
1. City Hall (1888)	
2. Grand Parade (1749)	
3. St. Paul's Hill	
4. St. Paul's Church (1749)	
5. St. Paul's Building (1897)	JWD Bookstore
6. Forrester Building (1820s)	Ideal Bikes / Just Us Coffee
7. Wright/Marble Building (1896)	Captain Sub
8. NS Furnishings Building (1895)	Telus/Manpower
9. Ungar's Laundry (1893)	Granite Brewery
10. Old Acadian Insurance (1919)	Sam the Record Man (vacated)
11. Harrison Building (1893)	Sam the Record Man (vacated)
12. Canada Permanent Trust (1950)	Tim Horton's
13. Tramway Building (1916)	Frozen Ocean / Venus Envy
14. Former Tip Top Tailors (1915)	CD Plus
15. C of E Institute (1888)	Khyber Arts / Heritage Trust
16. Old City Club (1821/91)	Neptune Theatre School
17. St. Mary's Young Men's	
18. Benevolent Society Hall (1891)	Former NFB facade & vacant site
19. Brander Morris Building (1907)	Attica
20. Farquhar Building (1897)	Venus Pizza
21. Barrington Gate (1996)	Creative Market Place/ Youth Business
22. St. Mary's Basilica & Glebe (1891)	
23. Old Burying Ground (1749)	
24. Old Birk's Site	
25. Crowe Building (1912)	Hilltribe
26. Cabot Building (1890)	Elephant's Eye
27. Kaiser Building (1895)	Freak Lunch Box
28. G.M.Smith Building (1893)	Peep Show
29. One Government Place (1980s)	Entrance lobby
30. Cleverdon Building (1870s)	Robert's Jewellers
31. Foreign Affair (1870s/1950s)	Foreign Affair
32. Old Photographic Studio (1860s)	Extreme Pita
33. Former Eaton's (1928)	Provincial Government Offices
34. Colwell building (1871)	Certainly Cinnamon/Momoya
35. Buckley's Building (1897)	United Bookstore
36. Johnson Building (1890)	Little Mysteries
37. Roy Building (1897/1919/1928)	Vacant
38. D'Allaird building (1950s)	Vogue Optical
39. Old Zeller's (1930)	Discovery Centre
40. Keith / Green Lantern Bldg. (1896)	Travel Cuts / Pogue Fado
41. Old Paramount entrance (1930s)	Random Play
42. Sievert's Tobacco Store (1890s)	Sievert's Tobacco Store
43. Mediterraneo Restaurant (1920)	Star Anise Restaurant
44. Mary MacAlpine (1890s)	Fireworks Jewellers
45. Carsand Mosher (1950s)	Carsand Mosher
46. W.M.Brown Bldng. (1910)	Renaissance
47. Pacific Building (1911)	Mud Room / Chives
48. Freemason's Hall (1924)	Vacant/ Halifax Estate Jewellery
49. St. Matthew's Church (1858)	
Government House (1800)	

## ATTACHMENT A



### BARRINGTON STREET HERITAGE CONSERVATION DISTRICT FINANCIAL INCENTIVES PROGRAM

#### TERMS AND CONDITIONS FOR CAPITAL GRANTS, TAX INCENTIVES, AND PERMIT FEE WAIVERS Updated March 18, 2010

#### INTRODUCTION

The Barrington Street Heritage Incentives Program (the Program) is administered by the Heritage Property Program (Community Development Department) to encourage restoration and renovation of buildings in the Barrington Street Heritage Conservation District. Within the limits of the annual approved budget, the Program provides:

- Matching grants (up to \$100,000.00) for exterior restoration work up to \$200,000.00 in value;
- Tax credits for exterior restoration work (over \$200,000.00 in value); and
- Tax Credits for interior restoration or renovation work that contributes to the ongoing functional viability of the building.
- Waiver of application fees for Building Permits and Sign Permits.

The Program will operate for five years from the time of the adoption of the Barrington Street Heritage Conservation District Plan and Bylaw (June 16, 2009 to March 31, 2014).

The Program operates on a fiscal year basis from April 1<sup>st</sup> to March 31<sup>st</sup>.

The success and effectiveness of the grant and tax incentive program will be measured in relation to the following outcomes.

- Number of storefront restorations.
- Number of sign improvements.
- Number of new awning installations.
- Number of facade restorations.
- Number of interior improvements.
- Number of applications in relation to program participation estimate of 19 property owners.
- Value of applications in relation to program budget estimate of \$14 million.
- Value of investment leveraged from private sector.
- Increase in occupancy and total rental revenues.
- Increase in assessment and tax revenues.
- Improvement in overall streetscape cohesiveness.
- Public perception/media coverage of improvements.

## 1.0 GENERAL TERMS

1.1 Program opens on January 1<sup>st</sup> of each year and applications must be received no later than March 1<sup>st</sup>. (*Note: For 2010, the application deadline has been extended to March 31<sup>st</sup>*).

1.2 Applications can be mailed to:

HRM Heritage Property Program  
P.O. Box 1749, Halifax, NS B3A 3J5

Or hand delivered to:

HRM Heritage Property Program  
Community Development Department, Heritage & Design  
2<sup>nd</sup> Floor, Alderney Gate, 40 Alderney Drive, Dartmouth  
Telephone: 490-4419 or 490-4663

Applications received by email or fax will not be accepted. Late or incomplete applications will not be reviewed.

1.3 Applications must include:

- a. A completed application form;
- b. Recent photographs of the building with close-ups of the areas of work for which the grant or tax credit is applied for;
- c. Professionally prepared design documents including plans, elevation drawings, and technical specifications for all aspects of the proposed restoration/renovation work;
- d. Professionally prepared cost estimates or two contractors quotes, exclusive of HST, for each component of the proposed work shown on the plans and specifications (e.g., masonry restoration, window replacement, roofing, electrical, plumbing, etc.);
- e. Where applicable, an itemized breakdown of costs distinguishing between eligible and ineligible work and materials, in accordance with the eligibility criteria listed below; and
- f. Copies of applicable permits for all aspects of the proposed work shown on the plans or proof of submission of application for such permits.

1.4 Only those buildings listed on Map 1 of the Barrington Street Heritage Conservation District Revitalization Plan are eligible for funding through the Financial Incentives Program.

1.5 Each building listed on Map 1 of the Barrington Street Heritage Conservation District Revitalization Plan is eligible for funding through the Financial Incentives Program.

- a. For the purposes of the Financial Incentives Program, St. Mary's Basilica & Glebe shall be regarded as one building.
- b. Separate applications shall be made for each building, regardless of ownership or lot consolidation.

- 1.6 Building owners must be in good standing with HRM and shall not have any unpaid taxes or legal claims outstanding.

## **2.0 GRANTS**

- 2.1 Grants are awarded on a 50% cost-sharing basis for eligible costs, exclusive of HST.
- 2.2 The maximum total grant allowable for each building is \$100,000.00, with the following maximum amounts for certain components:
- a. Maximum grant per storefront: \$15,000.00 (buildings with more than one storefront may receive more than one storefront restoration grant).
  - b. Maximum grant for storefront signs: \$3,000.00 per storefront.
  - c. Maximum grant for awnings: \$1,000.00 per storefront.
- 2.3 Minimum grant: \$1,000.00.
- 2.4 Building Owners may apply for one grant each year per building, but may not receive more than two grants per building during the five-year time frame of the Program. Maximum cumulative value of grants is \$100,000.00 per building.

### **Eligible Work & Materials**

- 2.5 Costs associated with projects that restore exterior architectural elements significant to the heritage character of the building are eligible for grant funding, including:
- a. Preservation of existing exterior architectural elements such as repair (including structural repair) of deteriorated exterior-facing: walls, cladding, masonry, windows, doors, lintels, sills, storefronts, roofs, roofing, chimneys, foundations, cornices, mouldings, parapets, architectural trim, and other significant features;
  - b. Replacement of exterior architectural features which exist but which are beyond preservation or repair. This includes replacement in kind of deteriorated exterior-facing: walls, cladding, masonry, lintels, sills, storefronts, roofs, roofing, chimneys, foundations, cornices, mouldings, parapets, architectural trim, and other significant features, using accurate reconstruction and materials, sizes, and configurations that match the original;
  - c. Replacement of exterior windows and doors:
    - (i) at street level with traditional materials (typically wooden); and
    - (ii) on upper storeys with traditional materials or aluminum clad windows;
  - d. Storefront projects using traditional design and materials, as per section 4.5.2 of the Land Use Bylaw Design Manual;
  - e. Restoration of significant architectural features which have been lost but for which the appearance can be clearly determined from physical evidence or documentary sources such as historic drawings or photographs;
  - f. Painting;
  - g. Signs;
  - h. Awnings; or
  - i. Architect and other design consultant fees.

## **Ineligible Work & Materials**

- 2.6 The following costs are ineligible for grant funding:
- a. Projects using modern materials such as vinyl windows, steel doors, vinyl siding, or EIFS cladding;
  - b. Short-term, routine maintenance, including minor repairs to non-original siding or roofing;
  - c. Work carried out prior to submission of the application (except by special arrangement); or
  - d. The cost of labour undertaken by the owner.

## **Project Evaluation**

- 2.7 Projects will be evaluated under the *HRM Heritage Building Conservation Standards* and the *Heritage Design Guidelines of the Downtown Halifax Land Use Bylaw Design Manual*.
- 2.8 Cost estimates will be evaluated for their correspondence and consistency with plans and specifications for the proposed work.
- 2.9 Preference will be given to:
- a. preservation and restoration of historic structural and weatherproofing elements, rather than to cosmetic improvements, e.g., restoration of masonry, cladding, windows, doors, or roof has greater priority than painting;
  - b. restoration of publicly visible features, e.g., an application for restoration of a front facade would have higher priority than a facade facing an interior light well or rear yard;
  - c. registered heritage buildings;
  - d. buildings in poor condition and at greatest risk of deterioration or loss.

## **Application Review Process**

- 2.10 Applications will be screened for basic eligibility and completeness as they are received. Applicants will be notified if their application is ineligible or incomplete.
- 2.11 Eligible applications will be evaluated by staff and a report and recommendations will be prepared for consideration by the Heritage Advisory Committee (HAC).
- 2.12 The staff report will be reviewed by HAC for recommendation to Regional Council.
- 2.13 Funding availability is subject to approval of program budgets and available funds.
- 2.14 Final approval of all grants and their amount is a decision of Regional Council in its sole discretion.

2.15 Notification of grant approval or rejection will be mailed to applicants following the decision of Regional Council.

### **Conditions of Approval & Payment of Grant**

2.16 Grant approval is conditional on issuance of all applicable permits.

2.17 The amount paid to the building owner shall be the amount of the grant approved by Regional Council or the amount supported by receipts and paid invoices, whichever is less.

2.18 Where the total amount of both the grant and tax credits approved by Regional Council exceeds \$10,000, such approval is conditional on the owner entering into, and registering at the Land Registration Office/Registry of Deeds, an agreement:

- a) that the owner will not apply for demolition or demolish the building to which the grant and tax credits are applied for twenty years from the date of execution of the agreement;
- b) that should the building be damaged or destroyed during the term of the agreement, any unused portion of the tax credit will be suspended pending the completion of the reconstruction and be null and void should the building not be reconstructed;
- c) that the owner will maintain insurance against normal perils that are coverable on an all risk policy basis, including fire, in an amount equal to the replacement cost of the building; and
- d) that the agreement shall run with the land.

2.19 Grant payment is conditional on satisfactory completion of approved work in accordance with approved plans, specifications, and applicable code requirements, free of deficiencies; final inspection by HRM heritage and building inspection staff in consultation with the project architect; photographic documentation of completed work; and submission of receipts and paid invoices.

2.20 Deadline for submission of receipts and paid invoices is March 15<sup>th</sup>.

2.21 Projects must be completed within the fiscal year(s) for which they are approved unless otherwise approved by Regional Council.

- a. Where it is anticipated that work will not be completed by the end of the fiscal year(s) for which it was approved, the applicant shall notify HRM by February 15<sup>th</sup>.

2.22 Grants are tied to specific approved work. Additional work not approved will not be funded.

2.23 The applicant shall notify HRM of any changes to the approved work prior to it being undertaken. Work that deviates from the approved work without a supplementary approval may not be eligible for funding and, at the discretion of HRM, such funding may be withheld and re-allocated to another property in the heritage conservation district.

### **3.0 TAX CREDITS**

- 3.1 Tax credits will be calculated on the basis of 15% of the value of eligible work, excluding HST.
- 3.2 There is no maximum tax credit; however, the annual payout cannot exceed the municipal portion of taxes (the general rate) due in that year.
- 3.3 When required, e.g., for large projects, the balance of tax credits earned is carried forward until the total tax credits applied to taxes equal the total tax credits earned.
- 3.4 Minimum tax credit: \$1,000.00.

### **Eligible Work & Materials**

- 3.5 Costs associated with the following projects are eligible for tax credits:
  - a. Exterior restoration work on an existing building which meets the eligibility requirements for grants but which is in excess of the \$200,000.00 for which a cost-sharing grant was applied;
  - b. Exterior elements on new rooftop additions including cladding and trim, windows, doors, and roofing, but excluding structural components. This may include contemporary design and materials approved under applicable Design Guidelines;
  - c. Exterior storefront work using contemporary (non-traditional) design and modern (non-traditional) materials, as per section 4.5.3 of the Design Manual;
  - d. Interior renovations needed to meet building code and fire safety requirements;
  - e. Interior structural repairs and improvements to the existing building, including those required for support of approved rooftop additions;
  - f. Interior renovation of the base building shell and structure, including demising walls between tenant spaces to base building specifications, e.g., taped drywall and ceilings ready for paint, and sub-floors ready for finishing, but does not include partition walls within tenant spaces;
  - g. Renovation of base building:
    - (i) plumbing to provide capped hot and cold water and sewer connections within the base building shell and structure, including demising walls, to code. This does not include water and sewer extension inside commercial tenant spaces beyond demising walls but does include roughed in plumbing in residential units;
    - (ii) electrical & telecommunications to provide roughed-in electrical and telecommunications wiring within the base building shell and structure and demising walls, to code. This does not include interior cabling, panels, outlets, or furniture connections, etc., inside commercial tenant spaces beyond demising walls but does include roughed-in wiring inside residential units;
    - (iii) HVAC to provide a complete HVAC distribution system with diffusers, installed to code to a standard grid, in all common areas, unpartitioned commercial spaces, and residential units in the building;

- (iv) sprinklers and fire alarms to provide a complete sprinkler and fire alarm system installed to code to a standard grid, in all common areas, unpartitioned commercial spaces, and residential units in the building;
- h. Renovation of common interior circulation areas including lobbies, hallways, stairs, common washrooms, and elevators to a finished condition, including fixtures and finishes, i.e., finished walls, floors and ceilings, doors, lighting, and washroom fixtures;
- i. Energy efficiency improvements including renovations to building envelope;
- j. Restoration of historic interior features or finishes located in common, publicly accessible circulation areas; or
- k. Restoration of historic interior features or finishes located in spaces outside common areas (e.g. leased spaces) in special cases.

### **Ineligible Work & Materials**

3.6 The following costs are ineligible for tax credits:

- a. Fixtures, finishes in spaces outside common areas, e.g. improvements to leased spaces, condominium units, or storage areas;
- b. Distribution of central building systems outside common areas, beyond base building requirements;
- c. Any interior work within rooftop additions, including structural, plumbing, HVAC, electrical, telecommunication, sprinkler and fire alarm systems; or
- d. Interior work on projects without adequate exterior restoration.

### **Project Evaluation**

3.7 Projects involving exterior work eligible for tax credits will be evaluated on the same basis as for grants, as listed in Part 2.0.

3.8 Cost estimates will be evaluated for their correspondence with plans and specifications for the proposed work.

3.9 Base building renovations will be evaluated for consistency with applicable code requirements (not needed where applicable permits have been granted prior to submission of incentives application).

3.10 Projects involving restoration of historic interior features or finishes will be evaluated for consistency with the *HRM Heritage Building Conservation Standards*.

3.11 Preference will be given to:

- a. registered heritage buildings;
- b. buildings in poor condition and at greatest risk of deterioration or loss.

## **Application Review Process**

- 3.12 Applications will be screened for basic eligibility and completeness as they are received. Applicants will be notified if their application is ineligible or incomplete.
- 3.13 Eligible applications will be evaluated by staff and a report and recommendations will be prepared for consideration by the Heritage Advisory Committee (HAC).
- 3.14 The staff report will be reviewed by HAC for recommendation to Regional Council.
- 3.15 Funding availability is subject to approval of program budgets and fiscal capacity.
- 3.16 Final approval of all tax credits and their amount is a decision of Regional Council in its sole discretion.
- 3.17 Notification of tax credit approval or rejection will be mailed to applicants following the decision of Regional Council

## **Conditions of Approval**

- 3.18 Tax credit approval is conditional on issuance of all applicable permits.
- 3.19 The amount of the tax credit shall be the amount of the tax credit approved by Regional Council or the amount supported by receipts and paid invoices, whichever is less.
- 3.20 Where the total amount of both the grant and tax credits approved by Regional Council exceeds \$10,000, such approval is conditional on the owner entering into, and registering at the Land Registration Office/Registry of Deeds, an agreement:
  - a) that the owner will not apply for demolition or demolish the building to which the grant and tax credits are applied for twenty years from the date of execution of the agreement;
  - b) that should the building be damaged or destroyed during the term of the agreement, any unused portion of the tax credit will be suspended pending the completion of the reconstruction and be null and void should the building not be reconstructed;
  - c) that the owner will maintain insurance against normal perils that are coverable on an all risk policy basis, including fire, in an amount equal to the replacement cost of the building; and
  - d) that the agreement shall run with the land.
- 3.21 Tax credit payment is conditional on satisfactory completion of approved work in accordance with approved plans, specifications, and applicable code requirements, free of deficiencies; final inspection by HRM heritage and building inspection staff in consultation with the project architect; photographic documentation of completed work; and submission of receipts and paid invoices.
- 3.22 Deadline for submission of receipts and paid invoices is March 15<sup>th</sup>.

- 3.23 Tax credits will be applied against taxes due beginning in the fiscal year following completion of eligible work.
- 3.24 When requested, tax credits will be paid out to the property owner in the form of a grant equivalent following payment in full of all applicable taxes
- 3.25 Tax credits are tied to specific approved work. Additional work not approved will not be funded.
- 3.26 The applicant shall notify HRM of any changes to the approved work prior to it being undertaken. Work that deviates from the approved work without a supplementary approval may not be eligible for funding and, at the discretion of HRM, such funding may be withheld and re-allocated to another property in the heritage conservation district.

**4.0 PERMIT FEE WAIVERS**

4.1 Fees for any building permit or sign permit application submitted within five years of the adoption of this Plan shall be waived for any property within the Barrington Street Heritage Conservation District.

4.2 This waiver shall not apply to other construction related fees such as plumbing fees, encroachment fees, sidewalk café rental fees, SANS deposits, future settlement fees, and sewer redevelopment charges, and shall not apply to application fees for demolition or de-registration of a building in the Historic District.

**5.0 SPECIAL CASE:  
**NEW CONSTRUCTION - FORMER NFB FACADE (1572 Barrington Street)****

5.1 Special consideration may be given a customized grant and tax incentive package to assist in the cost of constructing a new building behind the former NFB facade, by amendment or re-negotiation of the Heritage Agreement dated 16 July, 1997.