

Item 9.1.2

HALIFAX

Case H00581:

2024/2025 Financial Incentives Program for Schmidtville and Old South Suburb Heritage Conservation Districts

Heritage Advisory Committee
June 28th, 2024

Financial Incentives Program



- Supports the conservation of contributing heritage resources and the revitalization of all existing buildings located in the Region's two newest heritage conservation districts.
- The program's guidelines and budget were approved by Regional Council on March 23, 2021 through Administration Order 2020-005-ADM.
- The program runs for five (5) fiscal years beginning with fiscal year 2021-2022 ending in fiscal year 2025-2026.

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Two Types of Grants

Conservation Grants:

- Applicable to projects that preserve, rehabilitate, and restore character defining elements on the exterior.
- Awarded on a 50% cost-sharing basis for eligible costs exclusive of HST.
- A maximum of two (2) grants per contributing heritage resource or existing building can be awarded. The maximum cumulative grant over lifetime of the program \$50,000.

Functional Improvement Grants:

- Applicable to projects that improve the overall quality of existing building systems (including accessibility, HVAC, Electrical, structure, etc.).
- Awarded on a 15% cost-sharing basis for eligible costs exclusive of HST.
- A maximum of two (2) grants per contributing heritage resource or existing building can be awarded. The maximum cumulative grant over lifetime of the program is \$800,000.

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Evaluation Process

- In fiscal year 2024-2025 applications were accepted from January 1st to March 1st 2024.
- Staff ensured the eligibility criteria contained in the administrative order are satisfied
- Staff scored and ranked each application based on adopted criteria



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Prioritization Criteria

Criterion	Score	
Is the building identified in the application as a contributing heritage resource?	If no: no point	If yes: 1 point
Is this a first-time application?	If no: no point	If yes: 1 point
Is the application supported by a Building Conservation Plan prepared by an architect, or other qualified restoration professional which reasonably illustrates all work required for the building?	If no: no point	If yes: 1 point
Does the application propose preservation of structural building components, especially foundation and roof repairs, rather than cosmetic improvements?	If no: no point	If yes: 1 point
Is the application with respect to a rehabilitation or restoration project that improves the integrity of a building by introducing or revealing a more compatible building component through repair or alterations?	If no: no point	If yes: 1 point
Does the application propose conservation of features visible to the public?	If no: no point	If yes: 1 point
Is the application submitted as one of two or more applications for attached buildings on abutting properties?	If no: no point	If yes: 1 point
Is the application with respect to a building that is in poor condition and at greater risk of deterioration or loss?	If no: no point	If yes: 1 point
Total Points:	8 Points maximum	

Application Summary

- 6 in-time applications were received for 2024/25
 - The cumulative value of eligible requests is \$296,686.89
 - Result in \$1,428,431.28 total investment in these properties
- 1 late application
 - Request grant value is \$200,000
 - Result in \$1,470,000 total investment in Elmwood building



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Recommended for Approval



25-001-5172 Morris Street

Age:1870

Proposed Project: Exterior siding and trim/facia surface repairs and painting; and Repair of the roof and dormer.

Score: 5

Estimated Project Cost: \$36,000.00

Recommended Conversation Grant: \$18,000.00

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Recommended for Approval



25-002- 5184 Morris Street

Age: 1810-1823

Proposed Project: Exterior siding and trim/facia surface repairs and painting.

Score: 4

Estimated Project Cost: \$9,850.00

Recommended Conversation Grant: \$4,925.00

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Recommended for Approval



25-003-5178 Morris Street

Age: 1831-1834

Proposed Project: Exterior siding and trim/facia surface repairs and painting.

Score: 4

Estimated Project Cost: \$8,800.00

Recommended Conversation Grant: \$4,400.00

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Recommended for Approval



25-004-1351-1353 Birmingham Street

Age: 1875

Proposed Project: Replace 3 windows on the main level; Paint shingles; Repair and replace trim and casings, Replace front steps and railing; and Replace front door sidelights and transom

Score: 3

Estimated Project Cost: \$65,540.50

Recommended Conversation Grant: \$32,770.25

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Recommended for Approval



25-005-1234 Barrington Street

Age: Approx. 1865

Proposed Project: Repair top floor doomer; Repair chimney; and Replace 9 windows

Score: 3

Estimated Project Cost: \$57,160.40

Recommended Conversation Grant: \$28,580.20

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Recommended for Approval



25-006-1253 Barrington Street

Age: 1864

Proposed Project: Interior and exterior renovation in accordance with building permit ZURB BPCOM-2021-17697

Score: 4

Estimated Project Cost: \$1,251,080.38

Recommended Conversation Grant: \$50,000.00

Recommended Functional Improvement Grant:
\$158,011.44

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Recommended for Approval



25-007- 5185-5189 South Street

Age: Pre-1878/1896

Proposed Project: Restoration of The Elmwood Apartments in accordance with HRM Case 24388: Substantive Site Plan Approval for 5185-5189 South Street & 1221 Barrington Street, Halifax.

Score: 5

Estimated Project Cost: \$1,470,000

Recommended Conversation Grant: \$50,000.00

Recommended Functional Improvement Grant:
\$ 150,000.00

Note: Application 25-007 was submitted after the FIP application deadline.

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Late application rationale

Heritage Property Act, R.S.N.S., 1989, c. 199, section 22:

“Financial Assistance

22(1) The Minister, subject to the approval of the Governor in Council, may provide financial assistance in respect of provincial heritage property and the council may provide financial assistance in respect of municipal heritage property or property located in a heritage conservation district to any person to assist in the restoration or renovation of such property upon such terms and conditions as the Minister or the council, as the case may be, deems fit.”

The logo for HALIFAX, featuring the word in a bold, blue, sans-serif font. The letters are spaced out, and the 'H' and 'A' are slightly larger than the other letters.

FINANCIAL IMPLICATIONS

The 2024/2025 operating budget for the Financial Incentives Program is \$500,000, which comes from cost centre C340 – Culture, Heritage and Planning Information Services.

Cumulative Unspent Budget	\$500,000.00
Less: Total potential in time application expenditures	<u>\$296,686.89</u>
Less: Potential Late application expenditure	<u>\$200,000.00</u>
 Budget Remaining	 <u>\$3,313.11</u>

Recommendation

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

- 1). Approve the proposed grant applications 25-001 to 25-006 listed in Attachment A, conditional upon the applicant's compliance with sections 7 and 36-39 of Administrative Order Number 2020-005-ADM and the requirements specified in Attachment A being satisfied; and
- 2). Approve a one-time Conservation Grant of up to \$50,000 on a 50% cost sharing basis for exterior conservation work and a one-time Functional Improvement Grant of up to \$150,000 on a 15% cost sharing basis for functional improvements to the building at 5185-5189 South Street in Halifax, Application 25-007, for work described in Attachment A, subject to the same conditions as for the Conservation Grant and Functional Improvement Grant and conditional upon the applicant's compliance with sections 7, 16-25, and 36-39 of Administrative Order 2020-005-ADM, to be drawn from Cost Centre C340 for the 2024-25 Financial Incentives Program for Schmidville and Old South Suburb Heritage Conservation Districts.

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Thank You