

Item 4

HALIFAX

Case H00583:

**2025/2026 Financial Incentives Program for
Schmidtville and Old South Suburb Heritage
Conservation Districts**

Heritage Advisory Committee
July 23rd, 2025

Financial Incentives Program



- Supports the conservation of contributing heritage resources and the revitalization of all existing buildings in HRM'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.

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.

Evaluation Process

- In fiscal year 2025-2026 applications were accepted from January 1st to March 1st 2025.
- Staff ensured the eligibility criteria contained in the administrative order are satisfied.
- Staff scored and ranked each application based on adopted criteria.



Prioritization Criteria

Criterion	Score	
Is the building identified in the application as a contributing heritage resource?	If no: 0 points	If yes: 1 point
Is this a first-time application?	If no: 0 points	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: 0 points	If yes: 1 point
Does the application propose preservation of structural building components, especially foundation and roof repairs, rather than cosmetic improvements?	If no: 0 points	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: 0 points	If yes: 1 point
Does the application propose conservation of features visible to the public?	If no: 0 points	If yes: 1 point
Is the application submitted as one of two or more applications for attached buildings on abutting properties?	If no: 0 points	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: 0 points	If yes: 1 point
Total Points:	8 Points maximum	

Application Summary

- 8 eligible applications were received for 2025/26:
 - 6 applications for Conservation Grants; and
 - 2 applications for both the Conservation and Functional Improvement Grants.



Budget Allocation

Budget Allocation:

- **Total budget:** \$300,000
- Functional improvement (20% allocation): \$60,000
- Conservation (80% allocation): \$240,000

Functional Improvement Applications (2):

- Total grant requests: \$29,594.41
- Recommendation: Approve all requests
- Remaining budget: \$30,594.41

Conservation Applications (8):

- Total grant requests: \$361,243.38
- Recommendation: Approve the applications that received the highest score

Grant Recipients

Recipients for the Functional Improvement Grant and the Conservation Grant were determined based on the budget allocation and evaluation scores. Staff recommend:

- Approving Functional Improvement Grants for applications 26-003 and 26-008.
- Approving Conservation Grants for applications 26-003 to 26-008, as they received the highest evaluation scores.
- Conservation project that exceeds \$100,000 can receive a Functional Improvement Grant for the excess portion. Approving additional Functional Improvement Grants for applications 26-005, 26-006, and 26-007.

Summary of recommended grants:

- Applications 26-003 to 26-008.
- Total amount for recommended Conservation Grants is \$265,276.78.
- Total amount for recommended Functional Improvement Grants is \$29,594.41

Standby Grant Recipients

- Staff recommend including applications FIP 26-001 and FIP 26-002 as standby grant recipients.
- If an approved project does not proceed or incurs expenses below the estimated amount, excess funds will be reallocated to the standby list properties.
- The total grant amount requested by the standby applications is \$95,966.60.

Recommended for Approval

FIP-26-003



Address: 1280 Wright Avenue

Contributing Resources: Yes

Proposed Project: Conservation projects: Exterior paint job, exterior restoration, front porch

Functional improvement projects: electric wiring and panel update; electric, plumbing, boiler, and heater for a new electric heating system; replacement of the heat pump inverter; and waterproofing of the basement

Score: 3

Estimated Project Cost: \$87,744.05

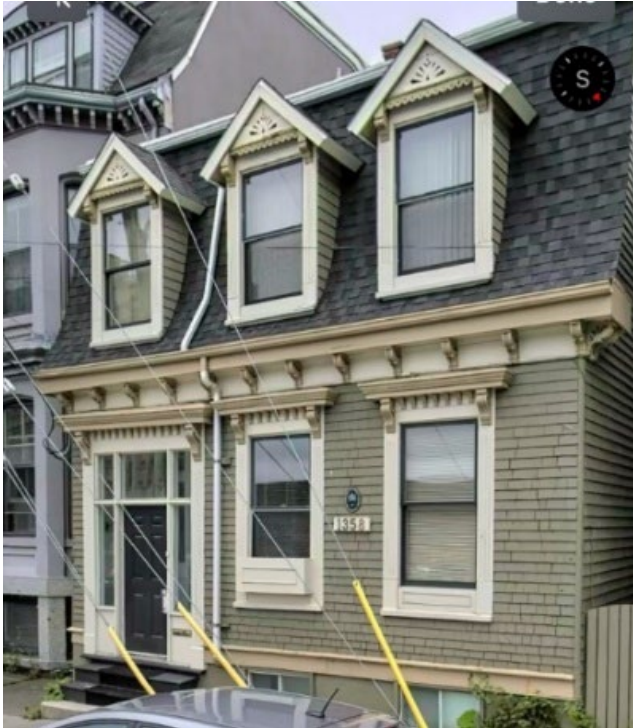
Recommended Conversation Grant: \$18,261.50

Recommended Functional Improvement Grant: \$7,683.16

Staff Recommendation: Approval

Recommended for Approval

FIP-26-004



Address: 1358 Queen Street

Contributing Resources: Yes

Proposed Project: Replace wood windows and restore siding

Score: 3

Estimated Project Cost: \$98,372.22

Recommended Conversation Grant: \$49,186.11

Staff Recommendation: Approval

Recommended for Approval

FIP-26-005



Address: 5137 Morris Street

Contributing Resources: Yes

Proposed Project: Replace wood windows, repair dormers, repair roof, and replace rear wall siding

Score: 5

Estimated Project Cost: \$130,450.00

Recommended Conversation Grant: \$50,000.00

Recommended Functional Improvement Grant: \$4,567.50

Staff Recommendation: Approval

Recommended for Approval

FIP-26-006



Address: 5139 Morris Street

Contributing Resources: Yes

Proposed Project: Replace wood windows, repair dormers, repair roof, and replace rear wall siding

Score: 5

Estimated Project Cost: \$117,331.14

Recommended Conversation Grant: \$50,000.00

Recommended Functional Improvement Grant: \$2,599.67

Staff Recommendation: Approval

Recommended for Approval

FIP-26-007



Address: 5174 Bishop Street

Contributing Resources: Yes

Proposed Project: Replace wood windows, repair roof, repair dormers, repair the foundation, and replace rear wall siding

Score: 4

Estimated Project Cost: \$101,580.00

Recommended Conversation Grant: \$50,000.00

Recommended Functional Improvement Grant: \$237.00

Staff Recommendation: Approval

Recommended for Approval

FIP-26-008



Address: 5647 Morris Street

Contributing Resources: Yes

Proposed Project: Conservation projects: Replace wood windows, repoint foundation, restore wood exterior, and paint

Functional Improvement projects: Electric wiring and panel update, heating system, plumbing, and demising walls

Score: 3

Estimated Project Cost: \$226,925.00

Recommended Conversation Grant: \$40,425.00

Recommended Functional Improvement Grant:
\$21,911.25

Staff Recommendation: Approval

Recommended for Standby

FIP-26-001



Address: 1345 Dresden Row

Contributing Resources: No

Proposed Project: Replace and maintain exterior cedar siding, fascia, corners and other wood components

Score: 2

Estimated Project Cost: \$86,260.04

Recommended Conversation Grant: \$43,130.02

Staff Recommendation: Standby

Recommended for Standby

FIP-26-002



Address: 1328 Hollis Street

Contributing Resources: Yes

Proposed Project: Replace wood windows and replace cedar shake siding

Score: 2

Estimated Project Cost: \$118,910.52

Recommended Conversation Grant: \$50,000.00

Recommended Functional Improvement Grant: \$2,836.58

Staff Recommendation: Standby

Recommendation

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

- 1) Approve the Financial Incentives Program applications 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 C being satisfied; and
- 2) Approve the reallocation of excess Financial Incentives Program funds to the standby list properties in Attachment B if an approved project in Attachment A does not proceed or incurs expenses below the estimated amount, 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 C being satisfied.

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Thank You