

Heritage Advisory Committee
August 28, 2013

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY: *Original signed by*
Brad Anguish, Director of Community and Recreation Services

DATE: August 14, 2013

SUBJECT: **Case H00383: Heritage Incentives – Barrington Street Heritage
Conservation District 2013-14**

ORIGIN

HRM's Barrington Street Heritage Conservation District Incentives Program.

LEGISLATIVE AUTHORITY

- *Heritage Property Act*
- Downtown Halifax Secondary Municipal Planning Strategy

RECOMMENDATION

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

1. Approve a grant of no more than \$22,236 and a tax credit of no more than \$3,125 for the restoration and renovation of the Mary McAlpine building located at 1569 Barrington St. as described in this report and subject to recommendation #5.
2. Approve a grant of no more than \$1,395 and a tax credit of no more than \$3,051 for the restoration and renovation of the Cabot building located at 1725-27 Barrington St. as described in this report and subject to recommendation #5.

RECOMMENDATIONS CONTINUED ON PAGE 2

3. Approve a grant of no more than \$100,000 and a tax credit of no more than \$525,593 for the restoration and renovation of the National Film Board building located at 1572 Barrington St. as described in this report, subject to recommendation #5 and further subject to approval of Heritage Case H00386 by Regional Council in early September 2013.
4. Approve waiving the repayment of \$175,950, the costs HRM incurred to stabilize the façade of the National Film Board building as per the 1997 Heritage Agreement, and to budget for this repayment forgiveness in the 2014/15 fiscal operating budget.
5. Approve payment of the grants and tax credits referenced in recommendations 1 to 3 conditional upon the respective applicant:
 - a) completing the work set out in the respective application to the satisfaction of the Municipality;
 - b) providing receipts and invoices, in a format acceptable to the Municipality, to support the total amount approved; and
 - c) executing and registering at the Registry of Deeds/Land Registration Office an agreement that the owner will not apply to demolish, nor will they demolish, the respective property for 20 years from the date of the agreement.
6. Approve the transfer of any unused grant funds (at fiscal year-end) from the 2013-14 Barrington Street Heritage Conservation District Incentives Program budget of \$200,000 (\$150,000 from account C310-8004 Planning & Applications and \$50,000 from Q312) to the Cultural Development Reserve (account Q312) for expenditure once the approved projects are completed.
7. Approve extension of any un-issued 2013-14 tax credits referenced in recommendations 1 to 3 above into future fiscal years as may be required to match project timelines.

BACKGROUND

Under the Barrington Street Heritage Incentives Program for the 2013-14 year, staff received and reviewed three applications requesting financial assistance for the following properties:

1725-27 Barrington Street (Cabot Building), 1569 Barrington Street (Mary McApline Building), and 1572 Barrington Street (National Film Board Building). This report outlines the grant and tax credit requests, and recommends that each application be approved for funding as per Table 2 of this report.

In 2009, Regional Council adopted the Barrington Street Heritage Conservation District (HCD) Plan and By-law which includes a financial incentives program to encourage restoration and renovation of buildings within the District. Prior to the adoption of the Plan, Council had approved in principle a financial program budget of \$1 million in grants and \$2 million in tax credits spread over five years. In 2009-10, the grant budget was set at \$200,000. This same amount was budgeted for all subsequent years including the current fiscal year, 2013-14. The financial program approved by Council is now in its fifth and final year.

On March 9, 2010 Council approved revisions to the Terms and Conditions of the Program to clarify requirements, administrative processes, and evaluation criteria (Attachment A). In summary, the program provides:

- 50% matching grants up to \$100,000 for exterior restoration costs up to \$200,000;
- Tax credits for 15% of exterior restoration costs over \$200,000;
- Tax credits for 15% of costs for improvement to interior shell space and common areas, and upgrades to HVAC, plumbing, and electrical building envelope of approved additions; and
- Waiver of building permit application fees.

DISCUSSION

Project Descriptions

For the 2013-14 budget year, staff have reviewed three applications under the Barrington Street Heritage Conservation District Financial Incentives Program. An overview of staff’s evaluation of each application is provided in Attachment B. A summary of each project is provided below in Table 1 and their respective locations identified on Map 1. Each project is described further in Attachments C, D & E.

Table 1: 2013-14 Applications – Project Details

App. No.	Property	Project Description
13-01	1569 Barrington Street Mary McApline Bldg.	<ul style="list-style-type: none"> • Professional coating & installation of custom ironwork for parapet (ironwork completed). • Replacing all wooden elements of storefront (exterior) in mahogany, and granite tile below display windows. • Restore replace bevelled glass door & transom, & other store front bevelled glass. • Replace awning & install new building lighting, and showcase window/display including new lighting (interior).
13-02	1725-27 Barrington Street Cabot Building	<ul style="list-style-type: none"> • Repairs to brick chimney and install stainless steel chimney liner. • New HVAC system (electrical and installation). • New hot water heating system.
13-03	1572 Barrington Street National Film Board (NFB) Building	<ul style="list-style-type: none"> • Façade stabilization and restoration of the NFB (including windows and doors). • Construction of new 4th floor (mansard roof). • Construction of new building behind historic façade (new structures such as walls and floors, mechanical and electrical systems, and base building costs). • Professional fees.

Table 2: 2013-14 Applications – Summary of Eligible Grants & Tax Credits

App. No.	Property	Total project value	Eligible Grant (request)	Eligible Tax Credit (request)	Total
13-01	Mary McAlpine	\$65,309	\$22,236	\$3,125	\$25,361
13-02	Cabot Bldg.	\$23,121	\$1,395	\$3,051	\$4,446
13-03	NFB Bldg.*	\$3,703,955	\$100,000	\$525,593	\$625,593
	Column Totals	\$3,792,385	\$123,631	\$531,769	\$655,400

**Note 1: NFB maximum grant is \$100,000 and the remainder of eligible grant costs have been calculated at a 15% tax credit as per the program terms and conditions.*

**Note 2: Waiving of the repayment of the \$175,950 HRM incurred stabilizing the façade of the NFB in 1991 would increase the total financial contribution by HRM to \$801,543. See discussion below.*

Of the three applications received this year, the Mary McAlpine and Cabot are smaller projects that meet the terms and conditions for the program. The third application, for the NFB building, meets the terms and conditions for the program, but is a special case that requires additional information when considering grant and tax credit approvals.

NFB Building – Special Case

In 1991, a fire destroyed the former NFB building, leaving only the front façade. In 1997, through an agreement with the owner, HRM paid the cost of stabilizing the façade to ensure its incorporation into a future redevelopment of the site. The Barrington Street Heritage Conservation District Incentives Program identified the former NFB property as a special case where grants and tax credits may be applied to the restoration of the old façade and the construction of a new building behind it.

In 2010, a redevelopment proposal, which included not only the NFB but also the Farquhar, the Opa, and the Argyle Bar and Grill buildings, was brought to Council for approval of Heritage Incentives. Unfortunately, that project did not move forward. However, a smaller development project whereby only the NFB site is being re-developed, is now being proposed. On August 8, 2013, the Design Review Committee approved the design of NFB redevelopment and the appeal period for this matter will expire on September 3, 2013. Additionally, on July 24th the Heritage Advisory Committee reviewed the request for substantial alteration of the heritage property, and their recommendation will be forwarded to Regional Council in early September for a decision.

The approval of the heritage incentives funds in 2010 included an approval by Council to forgive repayment of the \$175,950 façade stabilization costs incurred by HRM in 1997. As these reasons remain valid, staff continues to support forgiveness of the façade stabilization costs for the 2013-14 National Film Board Grant application. The rationale for doing so is in consideration of the property's redevelopment constraints and the resulting project economics which cause it to be a more costly enterprise than other sites:

- the costs of restoring the historic façade, which has been exposed to the weather for almost 20 years will be high;

- the historic façade presents physical access and logistical problems for new construction and increased costs;
- the site is under view plane #6 which limits the allowable height below those permitted in other areas of the heritage district, therefore, reducing the allowable number of storeys and the amount of developable (and leasable) floor area; and
- reconstructing the mass of the original building will create a height relationship with adjacent buildings where current building code requirement for snow loading will need to be met. These costs for the snow loading are not eligible for Incentives funding as they are occurring on adjacent building and not the building for which the grant/tax credit has been applied. Remedy for snow loading has been budgeted at \$85,000.

Waiving the requirement for the property owner to repay the stabilization costs is an additional incentive which can be offered by HRM to the property owner to encourage the redevelopment of the heritage property. There is a long term public benefit to retaining the historic façade and seeing the property (and Barrington Street) revitalized. In 2009, when Council adopted the Barrington Street Heritage Conservation District financial incentives program, this possibility had already been entertained. Section 5.0 of the Terms and Conditions (Attachment A) outlines special considerations that might be given for the former NFB site, including amendment or re-negotiation of the 1997 heritage agreement. With the Barrington Street Heritage Incentives Program in its last year, this may represent the best opportunity for this property to be redeveloped.

FINANCIAL IMPLICATIONS

This report recommends the approval of \$123,631 in Barrington Street Heritage Incentive grants for the 2013-14 fiscal year. This funding exists within the 2013-14 Operating Budget for Development Approvals in account C310-8004 (Planning & Applications – Grants).

This report also recommends the approval of \$531,769 in tax credits for the 2013-14 fiscal year. Tax credit expenditures for eligible work completed in 2013-14, on projects approved in this report and by Regional Council in prior years, are forecast to be within the 2013-14 budget of \$560,000 (M310-8007). Expenditures related to projects that are not fully completed by March 31, 2014 will be accrued and paid out following completion of the projects and reporting by the property owners. Based on the tentative timeline for the NFB Building project, it is anticipated that tax credit funding will be required in 2014-15. This amount will be estimated prior to next year's budget.

Building permit revenue estimates for 2013-14 will be reduced by \$20,857 based on the three heritage district project applications. The amount waived represents a small fraction of HRM's total revenue from permit application fees and will be adsorbed through account C430-4903 Permits & Inspections – Building Permits.

As forgiveness for the re-payment of \$175,950 is contingent on a development agreement and rebuild, staff will budget for this in the valuation allowance for the fiscal 2014/15 operating budget as per recommendation #4.

COMMUNITY ENGAGEMENT

The Barrington Street Heritage Incentives Program is an internal operating process for HRM which was adopted after the completion of a public consultation process consistent with the HRM Community Engagement Strategy.

ENVIRONMENTAL IMPLICATIONS

The Barrington Street Heritage Incentives Program supports the rehabilitation and/or adaptive reuse of heritage building as they contain considerable investment of materials, energy, labour and resources. This program supports HRM's efforts to support sustainable development.

ALTERNATIVES

1. The Heritage Advisory Committee could forward a positive recommendation to Regional Council for the allocation of grants and tax credits as described in Table 2 of this report. This is the staff recommendation.
2. The Heritage Advisory Committee could forward a negative recommendation to Regional Council on any or all proposed grants and tax credits.

ATTACHMENTS

Map 1:	Location Map
Attachment A:	Barrington Street Heritage Conservation District Financial Incentives Program Terms and Conditions
Attachment B:	Evaluation of 2013-14 Applications Based on Criteria in Section 2.9 of Program Terms & Conditions
Attachment C:	Application 13-01 Summary
Attachment D:	Application 13-02 Summary
Attachment E:	Application 13-03 Summary

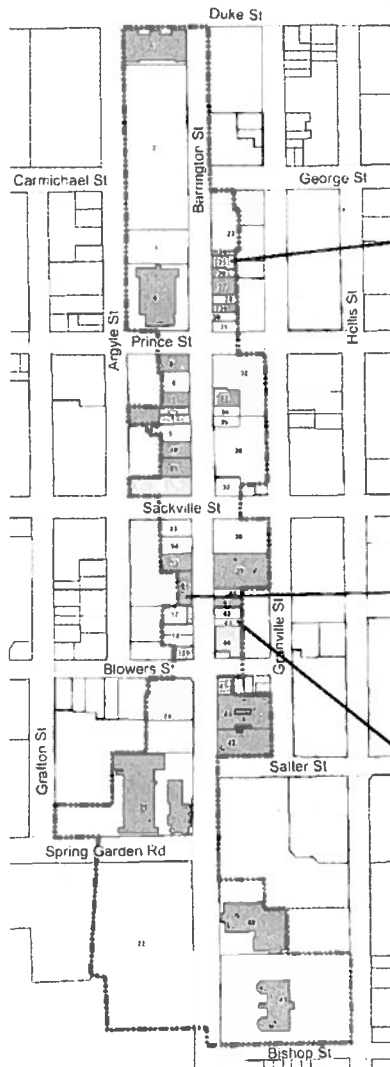
A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Maggie Holm, Heritage Officer/Planner, 490-4419

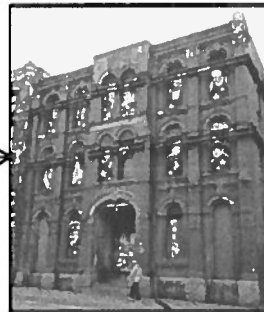
Report Approved by: *Original Signed by*
Kelly Denty, Manager of Development Approvals, 490-4800

Financial Approval by: *Original Signed by*
Greg Keefe, Director of Finance and Information Technology/CFO, 490-6308

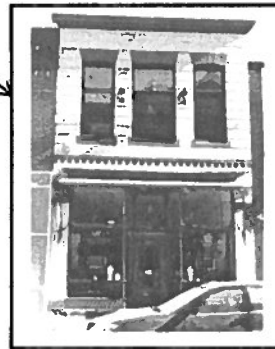
BARRINGTON STREET HERITAGE CONSERVATION DISTRICT BOUNDARY



1725-27 Barrington St Cabot Bldg



1572 Barrington St - NFB Building



1569 Barrington St - Mary McApline Bldg.

- Heritage Conservation District
- Registered heritage building
- Other historic building (to 1940s)
- 1950s-1960s building
- 1970s-90s building
- Vacant site
- Open space

MAP 1 Location of 2013-14 Applications

HALIFAX
REGIONAL MUNICIPALITY
DEVELOPMENT APPROVALS
Heritage Property Program

HRM does not guarantee the accuracy of any base information

Attachment A: Barrington Street Heritage Conservation District Financial Incentives Program Terms and Conditions

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) 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 on-going functional viability of the building; and
- 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 1st to March 31st.

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 awning installations
- Number of façade restorations
- Number of interior improvements
- Number of application in relation to the program participation estimates of 19 property owners
- Value of application in relation to program budget estimate of \$14 million
- Value of investment leveraged from private sector
- Increase in occupancy and total rental revenues
- Improvement in overall streetscape cohesiveness
- Public perception/media coverage of improvements

1.0 General Terms

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

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 & Recreation Services - Development Approvals
7071 Bayers Road, Halifax – Suite 2001

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 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,

- b. windows, doors, or roof has greater priority than painting; 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 15th.
- 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 15th.
- 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.
- 2.4 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 15th.
- 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 WAIVER

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

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

- 5.1 Special consideration may be given to 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.

Attachment B: Evaluation of 2013-14 Applications
Based on criteria in section 2.9 of Program Terms & Conditions

<i>CRITERIA</i>	1569 Barrington Mary McAlpine Bldg	1725 Barrington Cabot Building	1572 Barrington NFB Building
Registered Building	1	3	3
Structural vs Cosmetic work	2	2	3
Visibility of Work	3	1	3
Condition/Occupancy=RISK	Good/full 0	Good/partial .5	Good/full 3
Score	6	6.5	12
Rank	3 rd	2 nd	1 st

Priority Criteria

Score

Registered:

Yes = 3
No = 1

Structural vs Cosmetic:

Major structural restoration/repair + building envelope restoration = 3
 Building envelope restoration, e.g., masonry repointing, roof, windows, etc. = 2
 Cosmetic only, e.g., painting, signs, awnings = 1

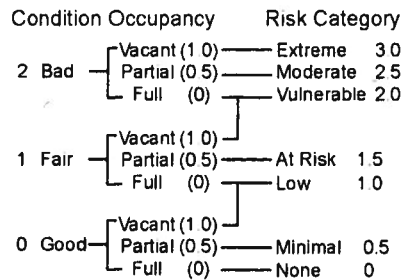
Visibility of exterior work:

Front facade visible (street facing) = 3
 Side elevation visible (e.g., upper storeys visible from street) = 2
 Not visible (e.g., rear elevation, roof) = 1

Risk:

Risk is evaluated based on building condition and degree of vacancy.

Building Risk Category Analysis



Tie-Breaker Criterion

Project readiness:

This criterion considers the degree to which a project is or can be ready to proceed, with all necessary permits in place (i.e., site plan approval, certificate of appropriateness, building permit, etc.) upon approval of a grant or tax credit. It functions essentially as a Tie-breaker between projects that achieve equal scores under the basic Program Terms & Conditions. This criterion was not required for review of the above applications.

Attachment C: Application 13-01 Summary



2011



2013 (present)

Grant Application:
13-01

Property:
1569 Barrington St.
Mary McApline
Building
c. 1892

Owner:
Judy Anderson
(Fireworks Jewelry)

Application

Due to the successful restoration work to the building which began in 2012-13, a new heritage grant application has been made in 2013-14. In the midst of the work undertaken in the first application it was determined that additional work, phase II, was required to complete the full restoration of the building.

Description of Work/ Cost

The scope of this work will include:

- Professional coating and installation of new custom ironwork for parapet (ironwork completed in phase I),
- Replacing all wooden elements of storefront (exterior) in mahogany,
- Restore replace bevelled glass door (and transom) and all other store front bevelled glass,
- Replace granite tile below display windows (exterior),
- Replace awning and install new building lighting, and
- Showcase window/display including new lighting (interior).

Total Costs

The total value of construction for this application is \$48,597. The total grant recommended by staff is \$22,236, and the total tax credit recommended by staff is \$3,125. These figures are based on a full staff review of the application under the Barrington Street HCD Incentives program.

Attachment D: Application 13-02 Summary



Grant Application:
13-02

Property:
1725-27 Barrington St
Cabot Building
c. 1890

Owner:
Kenneth Evong

2009

2013 (present)

Application

Due to the successful restoration work to the building which began in 2012-13, a new heritage grant application has been made in 2013-14. At the end of the work undertaken in the first application it was determined that additional work was required to complete the full restoration of the building. The majority of this work is systems upgrades.

Description of Work/ Cost

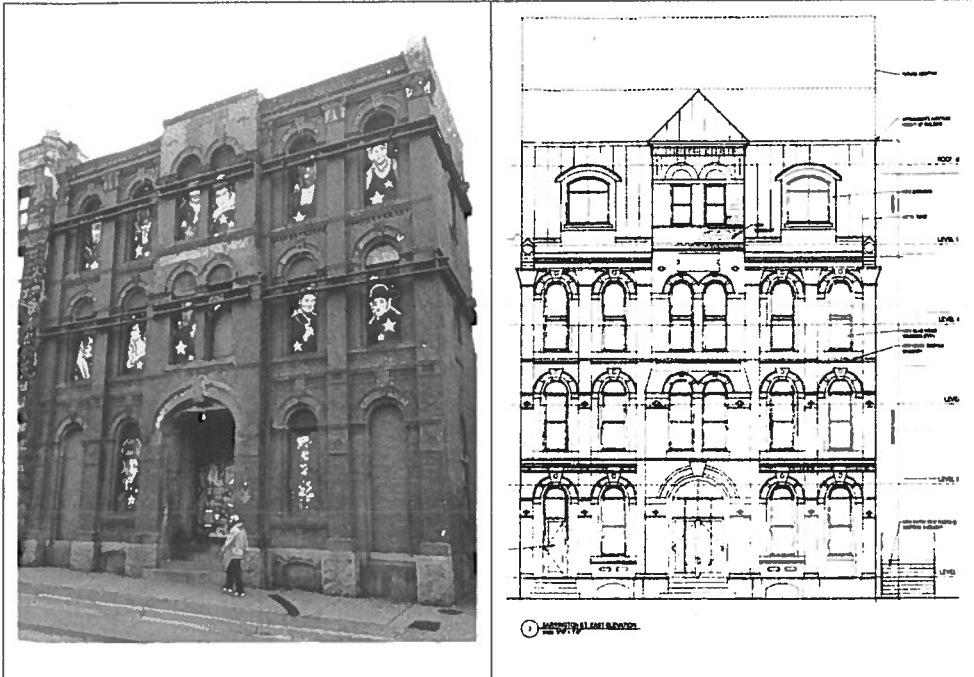
The scope of this work will include:

- Repairs to brick chimney and stainless steel chimney liner,
- New HVAC system (electrical and installation),
- New hot water heating system

Total Costs

The total value of construction for this application is \$23,131. The total grant recommended by staff is \$1,395, and the total tax credit recommended by staff is \$3,051. These figures are based on a full staff review of the application under the Barrington Street HCD Incentives program.

Attachment E: Application 13-03 Summary



Grant Application:
13-03

Property:
1572 Barrington St
NFB Building
c. 1891

Owner:
Annapolis
Management Inc.

2011

Rendering

Application/Background

The NFB, or National Film Board building, was damaged in a fire in 1991. The majority of the building was lost to the fire, however the former City of Halifax entered into an agreement with the owner to cover the costs of retaining/stabilization of the façade. The façade restoration work and exterior 'skin' of the building are eligible for grant funds, while the costs associated with the new base building will be calculated at 15% for a tax credit.

Description of Work/ Cost

The scope of this work will include:

- Façade restoration of the NFB (including windows and doors)
- Reconstruction of the 4th floor (mansard roof)
- New building behind historic façade (new structures such as walls and floors, mechanical and electrical systems,
- Professional fees

Total Costs

The total value of construction for this application is \$3,703,955. The total grant recommended by staff is \$ 100,000, and the total tax credit recommended by staff is \$525,593. These figures are based on a full staff review of the application under the Barrington Street HCD Incentives program.