

*Development Approvals*

**BARRINGTON STREET**  
Heritage Conservation District  
**HERITAGE INCENTIVES**

Regional Council  
October 2, 2012

**Program Overview**

*Development Approvals*

- The Barrington Street Heritage Conservation District Incentive Program came into effect 2009 as a 5 Year Program (2009 – 2013).
- The program is a combination of Grants & Tax Credits, and eligible work includes both exterior restoration and base building improvements.

# Program Terms

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- Grants (maximum \$100,000) for 50% of exterior restoration costs up to \$200,000.
- Tax Credit for 15% of exterior restoration costs over \$200,000.
- Tax Credit for 15% of interior renovation costs.
- Tax Credit for 15% of cost of exterior building envelope on approved additions.
- Waiver of Building Permit fees.

# Eligible Work

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### **INTERIOR**

- Code and fire safety upgrades.
- Renovation of common areas - lobbies, hallways, stairs, washrooms, elevators.
- Renovation of central building systems - HVAC, plumbing, electrical, sprinklers, etc.
- Energy efficiency improvements

### **EXTERIOR**

- Storefronts
- Upper facades
- Exterior walls
- Windows & doors
- Roofs & chimneys
- Foundations
- Signs
- Awnings

## Program Conditions

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- Completion within fiscal year of approval except by agreement for carry-over.
- Completion of work to applicable standards, inspection by HRM staff, and submission of receipts and paid invoices.
- Agreement to maintain and not apply for demolition for 20 years.

## 2012-13 Applications

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1. 1725 Barrington Street – Cabot Building
2. 1668-70 Barrington Street – Nova Scotia Furnishings
3. 1667 Barrington St – Buckley’s Building
4. 1569 Barrington St – Mary McAlpine Building

Total requested grants: \$236,889

Total requested tax credit: \$28,011

# Cabot Building

## *Development Approvals*



Value of eligible work: \$171,700

Grant request: \$79,550

Tax Credit request: \$1,890

**Project:** Storefront replacement with traditional design (including painting and new signage), upgrade to interior common stairwell, masonry repairs, roof repairs, replacement of rear windows, electrical and HVAC upgrades,

# Nova Scotia Furnishings Building

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Value of eligible work: \$178,488

Grant request: \$89,244

Tax Credit request: \$0

**Project:** Masonry restoration on all 4 building sides, replace exterior lighting, restore Argyle & Barrington Street storefronts (including decorative steel), replace 3<sup>rd</sup> floor windows (Argyle side).

# Buckley's Building

## *Development Approvals*



Value of eligible work: \$158,850

Grant request: \$5,925

Tax Credit request: \$22,050

**Project:** Install sprinkler & HVAC systems, exterior painting & replace exterior knee wall panels, common area upgrades to flooring & painting, repair to demising walls, upgrades to plumbing & electrical in residential units, new interior doors.

# Mary McApline Building

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Value of eligible work: \$151,480

Grant request: \$62,170

Tax Credit request: \$4,071

**Project:** storefront restoration including stained glass transoms, custom iron work for parapet, roof insulation and repair, skylight replacement, and upgrades to sprinkler system.

# Program Overview: 2012/2013

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Fiscal Year	Grants	Tax Credits	Total
Year 1: 2009-10 (approved)	\$200,200,000	\$696,138	\$896,138
Year 1 adjustments*	(\$564)	(\$2,542)	(\$3,106)
Year 2: 2010-11 (approved)	\$200,000	\$1,018,686	\$1,218,686
Year 2 adjustments**		(\$10,100)	(\$10,100)
Year 3: 2011-12 (approved)	\$119,750	\$102,110	\$221,860
Year 4: 2012-13 (proposed)	\$236,889	\$28,011	\$264,900
Estimated Program Costs	\$1,000,000	\$2,000,000	\$3,000,000
Balance (to reach estimate by 2013-14)	\$243,925	\$167,697	\$411,622

# Recommendations

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### **That HAC recommend that Regional Council:**

- Approve grants & tax credits for the Cabot Building, Nova Scotia Furnishings, Buckley's and Mary McAlpine buildings, as outlined in the staff report.
- Approve transfer of any unused grant funds from 2012-13 Barrington St. Heritage Conservation District Incentives Program Budget of \$200,000 (\$150,000 from C310-8004 and \$50,000 from Q312) to the Cultural Development Reserve account Q312 for expenditure in fiscal 2013-14 once the approved projects are completed.