



**NORTH SHORE HERITAGE  
PRESERVATION SOCIETY**

**FINANCIAL INCENTIVES  
FOR  
HERITAGE PRESERVATION  
ON THE  
NORTH SHORE**

*February 2006*

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# 1. Summary

The three North Shore municipalities have generally recognized the importance of preserving heritage buildings to their communities, and have implemented a number of important initiatives, including strategic plans, heritage inventories and land-use incentives, as well as public awareness programs such as annual heritage awards and heritage home tours.

However, all three municipalities lack one important policy component: financial incentives. These have been adopted successfully in other municipalities to promote both the restoration of buildings and their legal protection, normally making designation or other protection a condition of assistance.

The existence of a Heritage Register or Heritage Inventory offers no legal protection against demolition or insensitive change.

The financial cost of such programs is modest, yet they produce tangible results.

The District of North Vancouver has made important progress in recent years towards setting up a Heritage Foundation to implement such a program.

The North Shore Heritage Preservation Society is publishing this report to highlight the role financial incentives can play in heritage preservation. It does not advocate specific measures, but requests that the three councils give serious consideration to this matter, to bring policy in line with the more proactive approach of other municipalities.

With many historic buildings on the North Shore approaching their 100th anniversary, this is an appropriate time to consider the introduction of such programs. Privately owned heritage homes vary widely in size, value and condition.

The standard approach involves grants to support a proportion of the cost of significant exterior repairs. Different examples of this approach, involving both public and private-sector participation, are detailed in this report.

An alternative approach involves property tax incentives to mitigate the cost of significant work on a historic building. An example of this approach, from Kamloops, is also detailed.

Some of most successful programs -- such as the Victoria program, True Colours, Restore It! and the Strathcona Porch Project -- are strategically targeted with clear objectives.

Examples of such an approach in the City of North Vancouver might involve a three-year program targeting specific goals, such as development of the Ridgeway area as a fourth heritage conservation area, extension of the Ottawa Gardens area boundaries, or the restoration of neglected buildings in the Grand Boulevard or East 10th areas.

In West Vancouver, such an approach might target specific neighbourhoods or specific heritage resources, such as West Coast modernist houses.

The society believes that publicly and privately owned heritage buildings face mounting threats from age, rising maintenance costs, soaring land values and a strong pace of property development.

It further believes heritage buildings have an important influence on a community's spirit, character, livability and sustainability, while also embodying a sense of history and

preserving qualities of craftsmanship. The preservation of built heritage can bring economic benefits, through tourism, renovation projects and specialist services.

Financial incentives serve to:

- encourage owners to rehabilitate and maintain historic buildings;
- foster increased private investment in heritage preservation;
- create a more livable community for existing and new residents;
- promote neighbourhood revitalization and stability;
- enhance the community's self-image and pride;
- support renovation and building trades; and
- promote the development of a sustainable community.

This report aims to provide an overview of financial incentives in other municipalities in British Columbia, and how a similar approach might benefit the North Shore communities.

It is not intended to preclude the consideration of other initiatives, such as enhanced land-use incentives and increased integration with provincial and federal incentives, as part of a broad approach to heritage preservation.

## 2. Proposals

1. In the District of North Vancouver, the North Shore Heritage Preservation Society encourages the Council and staff to move ahead with existing plans for a Heritage Foundation, allowing its launch during 2006.
2. In the City of North Vancouver, the North Shore Heritage Preservation Society encourages the Council and staff to move ahead with planning for financial incentives in 2006, for potential launch as a City Centennial project in 2007.
3. In the District of West Vancouver, the North Shore Heritage Preservation Society encourages Council and staff to give serious consideration to financial incentives in the current preparation and implementation of a Heritage Strategic Plan.

The society recognizes the financial constraints facing all three municipalities, both in initiating and sustaining grant programs. However, significant achievements can be made in heritage preservation with relatively modest amounts. Municipalities may also wish to explore cost-sharing initiatives with the private sector.

While Benjamin Moore may want to concentrate on its Vancouver house painting program, other companies, such as Farrow and Ball or local suppliers, might be willing to support a similar program on the North Shore. Similarly, prominent renovation contractors might be approached to act as official sponsor of a grant program, providing work in-kind or at cost for a certain number of projects each year, to a certain value.

Other potential alliances might include SFU's City Program or Capilano College's Tourism Management Program. The society also encourages the consideration of new sources of funding. New Westminster considered using fees from film location shoots to finance its heritage program, for example.



Others have suggested the introduction of a modest "heritage fee" on local development and building permits to help finance preservation efforts, or the solicitation of larger contributions from major development projects to create an endowment fund (see Appendix).

Other options might include cooperative fundraising, such as building up the North Shore heritage homes tour as source of revenue for incentive programs, using the New Westminster model. Such an effort might target both corporate sponsorship and increased ticket sale revenues.

Note: Those involved in other programs stress the importance of establishing clear objectives:

- Is the primary goal to get more properties legally protected? This tends to rely on homeowners stepping forward, and does not necessarily result in the most important buildings being protected.
- Is the goal to target specific buildings or areas, given their historic, architectural or community significance? This requires a more proactive approach, and may not necessarily hinge on legal protection.

It may also be necessary to establish rules on distribution, such as caps on the amount each property may receive over a given time period, and on funding priorities, such as types of projects favoured. The Victoria section gives examples of how this may be approached.

### **3. Why Incentives Matter**

Heritage grant programs are not just a question of financial assistance. They provide a stimulus for private investment, at the property concerned and in immediate neighbourhoods. They also achieve policy goals, both tangible in terms of promoting formal protection and less tangible in terms of a community's livability and self-image.

They serve to break down public mistrust of legal protection, and promote voluntary designation. By focusing on exterior improvements, as most do, grant programs offer benefits to the broader community -- particularly when linked to sensitive restoration, architectural features, wood windows and historic paint colours.

For municipalities, such programs can form part of an integrated policy of heritage preservation, alongside awareness and land-use incentives.

A number of municipalities in British Columbia have well-established grant programs dating back as far as the early 1980s, notably Victoria, Vancouver, New Westminster, Kelowna, Oak Bay and Saanich.

An October 2005 planning report prepared by District of North Vancouver staff states that heritage homes are recognized as the "greatest built heritage asset" in the District, but that the amount of formal protection -- just six heritage designations -- is very low compared with other jurisdictions. It attributed the difference to "the lack of direct financial incentives for heritage homeowners."

The preservation of heritage homes faces mounting challenges from age, soaring land values and rising costs of labour and materials. Homeowners restoring heritage buildings may face costs running to six figures, from which they can expect only a partial financial return. The ongoing maintenance of heritage homes costs substantially more than newer properties.

Grant programs usually provide only a token contribution towards these costs, but offer important moral support. They may make the crucial difference between a project being implemented or shelved. By contributing a proportion of the total cost, they stimulate private-sector investment that at least matches -- and usually far exceeds -- the value of each grant.

A North Shore Heritage Preservation Society questionnaire circulated to candidates in the November 2005 municipal elections showed a general recognition that North Shore heritage homes are part of our collective heritage and an asset for the entire community.

#### **Alternatives to Grants**

Some respondents to a North Shore Heritage Preservation Society survey expressed a preference for property tax rebates over direct grants in return for heritage designation. This could offer a similar or larger scale of financial support over 5-10 years.

From the municipal point of view, this would serve the same goals of promoting restoration and protection. Advantages would include the attraction to homeowners, ease of implementation and a lack of direct funding requirement. Disadvantages would include the lack of direct linkage to exterior improvements, and thus of tangible policy achievements.

Most property tax incentive schemes cover commercial rather than residential properties. However, a residential scheme exists in Kamloops, with details contained in this report. The City of Surrey offers both grants and property tax relief for protected buildings.

## 4. What's the Cost?

The District of North Vancouver has proposed three grants a year, of \$5,000 each, with a total program budget of \$20,000.

The three best-known financial incentive programs are in Vancouver, Victoria and New Westminister.

In New Westminister, the New Westminister Heritage Foundation has a budget of around \$20,000 a year for its grants program, with the municipality and local heritage society contributing half each.

In Vancouver, the Vancouver Heritage Foundation has a total budget of around \$250,000 a year, of which \$25,000 is disbursed annually in its grants program. The former Strathcona Porch Project awarded \$50,000 in grants over three years, funded by the Bronfman Foundation.

In Victoria, the Victoria Heritage Foundation has a total budget of around \$170,000, of which over \$90,000 is spent on grants.

Other grant programs exist in Oak Bay, Saanich and Kelowna, involving annual allocations of \$5,000-\$30,000. These may be more appropriate models given the size of the North Shore municipalities.

The following sections focus on the larger programs in Victoria, Vancouver and New Westminister because of the quality of information available and the maturity of their schemes.

Larger programs can have substantial staff, administration and marketing costs, as high as \$40,000-\$90,000 per year.



The smaller municipal programs -- managed by planning staff, heritage advisory committees and/or volunteers -- have modest administration costs, ranging from zero to \$2,000 per year.

The typical size of heritage homeowner grants ranges from \$2,000 to \$10,000, sometimes calculated as a percentage of the total project cost. Some grants, such as Vancouver's True Colours program, are accompanied by in-kind donations of materials by corporate sponsors, worth several thousand dollars per grant.

Views of North Shore heritage homeowners on amounts they consider appropriate are reproduced in the Appendix.

The Kamloops tax exemption program involves reductions in property taxes, rather than grant allocations.

## 5. North Shore Status

### (a) District of North Vancouver

The District of North Vancouver has made most progress in developing a built heritage grants program. Preparations dating to 2001 included an April 2003 workshop and a feasibility study commissioned from Donald Luxton and Associates.

The District Council in January 2004 voted to approve the establishment of the North Vancouver District Heritage Foundation, and asked staff to develop governance and grant models.

With those plans advanced, Council in November 2005 agreed to consider initial funding of \$20,000 per year for the first three years, in its 2006 Five Year Financial Plan.

The plan centers on the creation of a new North Vancouver District Heritage Foundation loosely modeled on similar arm's-length organizations in Vancouver and Victoria, which would focus on administering grant programs but which could also engage in awareness and educational activities.

Initial funding for the foundation would come from the Council. The idea is to build up an endowment for long-term funding. Matching funding may be sought for grant programs, from corporate sponsorship, private foundations or other sources.

Designation (legal protection) would be a condition for receiving grants from the foundation.

The District has \$42,000 carried forward from the 2004 Financial Plan to help establish the North Vancouver District Heritage Foundation.

Staff recommended that the Council approve an annual municipal contribution of \$20,000 per year for the first three years, as seed money.

The foundation would initiate a heritage grants program, awarding three grants per year of \$5,000 each for residential buildings.

An October 2005 planning report on the status of the foundation is available at the following link:

[http://www.dnv.org/upload/documents/Council\\_Reports/566066.pdf](http://www.dnv.org/upload/documents/Council_Reports/566066.pdf)

The District of North Vancouver Heritage Foundation Feasibility Study is available at the following link:

[http://www.dnv.org/upload/documents/Council\\_Reports/566066B.pdf](http://www.dnv.org/upload/documents/Council_Reports/566066B.pdf)

## **(b) City of North Vancouver**

The City of North Vancouver has no formal grant policy or other financial incentives for heritage buildings. Incentives for designation are limited to development matters, such as the relaxation of normal zoning or land-use restrictions.

Some financial assistance has been provided on an ad hoc basis. Council in July 2005 approved a \$25,000 grant to the strata owners of a designated heritage property, to support \$200,000 of work needed to tackle problems with moisture penetration. That grant involved the Logan Residence at 508-510 St. George's Avenue, which was rehabilitated and designated in 1998 as part of a townhouse development. Built in 1941 in the Streamline style, it is in the City's heritage inventory under the "Modern" category.

The City's Heritage Advisory Commission has been encouraging the development of a formal heritage grant program.



According to a planning report on the Logan Residence grant, it is the "intention" of City staff to prepare such a program, but due to other priorities they have not had time to work on this to date.

The City has a Heritage Reserve Account created with the proceeds from the sale of Hamersley House. This was tapped for the Logan Residence grant and for improvements to Ridgeway School, and has also been used for consultancy fees and other projects. It is currently thought to hold around \$110,000 in available funds.

A July 2005 report on the Logan Residence grant is available at the following link:

<http://www.cnv.org/attach/2005%2007%2025%20item%2027.pdf>

## **(c) District of West Vancouver**

The District of West Vancouver is currently preparing a Heritage Strategic Plan as a key step in the development of a formal heritage conservation program. This process includes reviewing potential incentives for heritage preservation.

A workshop was held in June 2005 and a working group has been established. In August 2005, Commonwealth Historic Resource Management was retained as project consultant. A draft of the plan is due to be completed in early 2006.

## 6. Models for Heritage Foundations

Grant programs are often implemented through heritage foundations, overseen by a board of volunteer and/or council/municipal representatives. According to the feasibility study prepared for the North Vancouver District Heritage Foundation there are essentially three models for heritage foundations.

(a) Flowthrough Model. Most municipal heritage foundations operate on this basis, according to the report. An annual municipal grant is provided, which is then disbursed as financial incentives to heritage homeowners. It has the advantages of simplicity and low administrative costs, but is vulnerable to municipal cost-cutting. Kelowna and Oak Bay run such programs.



(b) Fundraising Model. The Vancouver Heritage Foundation uses this model, raising substantial funds to accompany municipal assistance. The Strathcona Porch Project offered another example of this approach in the early 1990s, using a grant from the Bronfman Foundation with no municipal involvement. Fundraising is however a time-consuming and competitive effort, with challenges of self-sufficiency and sustainability.

(c) Hybrid Model. This combines an annual municipal grant with community partnerships and fundraising, and was the option chosen by the District of North Vancouver. The New Westminster Heritage Foundation already uses such a model, with its grants program financed jointly by municipal grants and public fundraising.

For more details on these options, see the District of North Vancouver Heritage Foundation Feasibility Study.

## 7. Legal Protection

Most jurisdictions in Canada require the existence of designation, a conservation covenant or a heritage revitalization agreement before offering grants. There are, however, some exceptions. Neither the commercial grant program for New Westminster's Columbia Street district (financed by the City) nor the Strathcona Porch Project (financed by the Bronfman Foundation) required designation. A new heritage homeowner grant program in Vernon requires only that funds be repaid if a house is later demolished.

The US system of commercial property tax breaks, which has been around since the 1960s and is considered highly successful, does not require designation, but recipients must pay the money back if they demolish or unsympathetically alter a building.

Issues concerning protection include:

- **Local Resistance.** There is a limited number of protected properties on the North Shore, and any grant program requiring protection may have to overcome resistance. A number of homeowners have expressed concerns about designation, particularly its impact on the value of their property and implications for future resale. It may not be enough simply to create a program and expect applications to flow in; a parallel process of public education on legal protection may also be required, targeting homeowners and realtors.
- **Land Values.** High land values, particularly in West Vancouver, may act as a strong deterrent to voluntary designation. Valuations may be based on the premise that an old building would be replaced with a larger new build.
- **Property assessments.** According to the New Westminster experience, property assessments give a slight premium to designated homes when located in an area of other heritage buildings, and a slight discount when isolated in an area of newer buildings.
- **Insurance.** Designation can create complications with insurers, although the Heritage Society of BC has been working to mitigate this problem, and has published a list of sympathetic insurers on its website.
- **Contradictions with other incentives.** Homeowners considering applying in the future for land-use incentives may choose not to apply for a grant program, on the grounds that they would prefer to save designation as a later bargaining chip. Should land-use incentives still be available to protected properties?
- **Is designation forever?** Owners may apply to have the designation removed, and there have been occasions in BC where this has happened. However, applications have also been rejected.
- **Targeted areas.** There is some debate in the heritage community as to whether designation is always a good thing. If only designated buildings are eligible to receive funding, programs may not be spending money where it will have the most impact on heritage preservation.

## **What Is Designation?**

A heritage home is not "designated" just because it is listed on a Heritage Register. Heritage designation is a legal means of heritage protection, which allows a municipality to regulate, by bylaw, the demolition, relocation and alteration of a heritage property. Interior features can also be protected by designation. Changes require a heritage alteration permit. There are no such restrictions on changes to a building simply listed on the Heritage Register. Designations are also noted on the property title, while a listing on the Heritage Register is not.

In practice, most designations are agreed to by building owners in exchange for incentives, which serve as compensation for the designation.

## **What Are HRAs?**

Provincial legislation in 1994 allowed municipalities to consider other ways to protect heritage buildings, particularly Heritage Revitalization Agreements (HRAs) and Heritage Conservation Covenants.

HRAs have been introduced in other municipalities -- for example, Vancouver in 1994 -- as a new heritage conservation tool. An HRA is an agreement negotiated between the municipality and an owner of heritage property, outlining the duties, obligations and benefits of both parties.

HRAs are also bylaws, but are intended to offer a more flexible and creative tool, specifically written to suit unique properties and situations. The terms of the agreement allow land-use, density and siting regulations to be superseded in the name of protection.

If, for example, a family owns a heritage home on a large lot in a single-family neighbourhood, an owner might want to subdivide the property into two legal-sized lots, without relocating or destroying the existing house. To preserve the building in its existing setting, the owner and the City might agree on an HRA with terms that allow both the subdivision of the property and retention of the house. The agreement might vary the subdivision bylaw to allow division into two lots, creating one lot narrower than permitted. In return, the owner might agree to restore, protect and conserve the heritage house.

## **What Are Covenants?**

A Heritage Conservation Covenant is an agreement negotiated with property owners and registered on the land title. It protects part or all of a heritage property. Unlike an HRA, a covenant cannot vary other municipal regulations such as zoning.

## **Impact Study**

A study on the impact of heritage designation on the value of properties in Ontario was carried out by the University of Waterloo in 2000, looking at 3,000 properties in 24 communities.

The study concluded that there is no "consistent negative effect" on property values from designation, but rather a "positive correlation." It suggested that this increase in value stemmed more from "reasonable investment in property maintenance and even upgrading" rather than designation itself.

"It is probable that the same concern and placing of cultural value on a building that leads an owner to seek or accept heritage designation also motivates them to suitably care for the property."

Put simply, the report stated that "when people recognize ... and properly care for a property, they seem generally to be rewarded in the marketplace."

The market for heritage houses is not the same as the broader market, but buyers are prepared to pay a premium for this type of property, the report said. Many heritage homes are also more resistant to downturns in the market than the general market.

"As important as the recognition of cultural significance through heritage designation is, it is investment in maintenance that ultimately ensures the survival of buildings."

[http://www.fes.uwaterloo.ca/research/hrc/pdf/p\\_value.pdf](http://www.fes.uwaterloo.ca/research/hrc/pdf/p_value.pdf)

## **8. Vancouver Heritage Foundation**

### **Introduction**

Grants for heritage properties in the City of Vancouver are managed through the Vancouver Heritage Foundation.

The Vancouver Heritage Foundation was created as a charitable organization in 1992, with a mandate of helping to conserve the city's built heritage. The mayor and city councillors were its first directors, and remain honorary directors. Since 1998 the foundation has been governed by a private citizen board comprised of 15 voting directors and three non-voting members, who are appointed by the mayor and council.

Each year, the Vancouver Heritage Foundation gives out five Restore It! grants of \$2,500 each and five True Colours grants of \$2,000 each. In addition, the True Colours grants provide about \$4,000 per house in paint from commercial partner Benjamin Moore.

Developing and administering grant programs is a small part of the activity at the foundation. The main focus is on public awareness and education.

The total budget for the foundation is \$250,000, with about \$25,000 going to grants annually. The Vancouver Heritage Foundation finances roughly 40% of its expenses through an operating grant from the City of Vancouver and the remaining 60% through extensive fundraising activities.

The foundation is trying to build an endowment fund to allow it eventually to become self-sufficient. Fundraising includes grants, corporate donations and private gifts. An executive director manages the foundation.

City funding for the foundation was around \$50,000-\$100,000 per year in the late 1990s, and \$100,000 per year for the last three years.

A property is eligible for grants from the Vancouver Heritage Foundation if it is listed on the City of Vancouver's Heritage Register, is legally protected through designation or a Heritage Revitalization Agreement (HRA), or the owners are willing to protect the property through such a method. Property taxes and insurance must also be up to date and there must be no liens on the property.

### **True Colours**

True Colours is an exterior paint granting program established by the Vancouver Heritage Foundation in 1999, and run in partnership with paint company Benjamin Moore for designated heritage buildings. It helps heritage building owners paint their homes in authentic and original heritage colours.

True Colours is now in its seventh year. Any homeowner in the City of Vancouver with a designated house in residential use, or a house protected under an HRA, is eligible to apply.

Successful applicants to the True Colours granting program receive a colour consultation with an experienced heritage consultant and analysis into original and characteristic colours of their home.

The Vancouver Heritage Foundation provides the homeowner with the original colour scheme and one alternative scheme that is appropriate for the style and era of the building, based on Benjamin Moore's True Colours palette.

A cash grant of \$2,000 towards labour costs is issued on completion of the work. The corporate sponsor, Benjamin Moore, provides the paint for each house, worth about \$4,000.

The painter must be chosen from a list of contractors supplied by Benjamin Moore Paints.

Applications are reviewed under an annual process, with a deadline of Feb. 1.

### **Restore It!**

This exterior restoration and repair program targets the maintenance and restoration of the original exterior fabric of heritage buildings. In some years there is a certain focus for grants, such as the restoration of wood windows. Up to five grants are awarded each year. Successful applicants receive up to 50% of the project cost to a maximum of \$2,500.

Where maintenance and restoration of original wood windows are given funding priority, grants will also be awarded to projects that replicate original windows. Replacement windows that do not match the original windows, such as double-glazed windows, are not funded.

Applications are reviewed under an annual process, with a deadline of Oct. 31. Properties must be designated, protected under an HRA, or in the process of being designated or protected.

Examples of past awards under the program include a new wood shingled roof, a new drainage system, restoration of a front porch and staircase, restoration of siding, and the replacement of missing Victorian detailing.

### **Special Projects**

In some years the Vancouver Heritage Foundation board awards up to \$5,000 to one or more heritage projects in the City of Vancouver. Projects must have a major public benefit component. Past awards include assistance with the restoration of Victorian details on the front façade of two houses in the Mole Hill neighbourhood and funds to assist DCOMOMO.BC complete its educational CD of BC's modern heritage buildings. Funds have also been awarded to the City of Vancouver for the development of heritage case studies to assist new applicants for heritage projects.

Applications are accepted throughout the year.

### **Other**

The Vancouver Heritage Foundation organizes extensive awareness and educational programs, including an annual heritage homes tour, a sacred places tour, workshops, publications and an online forum.

## **9. Strathcona Porch Project**

### **Introduction**

This scheme was a three-year endeavour initiated in 1993, conceived as a neighbourhood project by the Strathcona Residents Association, with administrative support provided by its partner, Simon Fraser University's City Program. Funding was provided by the Samuel and Saidye Bronfman Foundation, a private Montreal-based organization that specializes in supporting urban renewal projects.

The project was spearheaded by John Atkin, who organizes guided historical walks in Vancouver and is active in Heritage Vancouver. The scheme was awarded the City of Vancouver Heritage 1996 Award of Honour.

The program offers a different model from the standard municipal program, and won praise for its impact on neighbourhood revitalization. Its main strength was that it was strategic and focused. Despite being implemented a decade ago, the program is still cited for its effectiveness in providing an impetus in getting the Strathcona area moving, with relatively little money.

The scheme essentially involved small grants to encourage homeowners to fix up and repair their porches -- considered an important contributor to both the area's streetscape and its community spirit. The promoters strategically approached homeowners with small grants, to get people started on their houses. Once the porch was restored, homeowners often started working on the rest of the house, and neighbours started fixing up their properties. No protection or restrictions were imposed on homeowners in return for receiving the grants.

The project operated for three years. It attracted significant press coverage and generated broader awareness of restoration, with requests for help in restoring porches continuing for years afterwards.

### **The Project**

The purpose of the project was to encourage owners of houses built in 1921 or earlier in the Strathcona neighbourhood to restore their porches, with the objective of encouraging further restoration their houses. Grants accounted for proportion of the cost, to a maximum of \$5,000. Funds were disbursed in small amounts as specific portions were completed, rather than the standard practice of disbursement in full on project completion. This prevented homeowners from having to finance the whole project up front. Most of the work was small enough that people were able to finance the project as they went along.

The project was neighbourhood-specific and was generated by an ad hoc group of five community members. This group selected houses they thought met the criteria and marketed the program to those homeowners.

The criteria included location, visibility (no big hedges), the significance of the porch or house, and a general state of good property maintenance.

### **Practicalities**

A part-time project coordinator was hired to reduce the burden on the core committee. Fees for that coordinator were based on the house and challenge of the project. His job was to liaise with the owner, explain the contract terms, introduce contractors as required, and bring problems back

to the committee. The coordinator did not administer the budget, but was expected to keep track of it.

In addition the committee was able to get a sympathetic building inspector involved and interested in the project. The work was considered as "repairs," so did not face restrictions on new height requirements for railings, for example.

One in the group was an architect who contributed his time without remuneration. The architect was paid for materials used and for his staff's time if utilized. Use of a single architect for the whole project proved valuable, as each project was treated consistently. The committee met every two weeks or so to manage the project, requiring a strong commitment and spirit of cooperation.

Generally, the committee spent the winters on planning and the summers on construction. Homeowners did not have to complete the work within a specified time, other than within the three-year project period -- but the committee was obliged to chase some homeowners who were carrying out the work themselves, and threaten to withdraw the money if the job was not completed.

Over the three years, the project received a grant of \$65,000 from the Bronfman Foundation. Of this, \$15,000 went to administration and \$50,000 to homeowner grants. The scheme supported work on a total of 16 houses. Grants ranged from adding stair treads and a porch post for \$600, to the \$5,000 maximum for owners who implemented \$12,000 worth of work.

Around three projects were funded in year one, followed by seven or eight in year two, and the remainder in the final year.

The group made maximum use of volunteers, to free up funding for improvements. The major expenses were the project coordinator, some architectural costs, and some administrative costs charged by SFU. One advantage of the university partnership was that the SFU could prepare publicity material such as posters and flyers. SFU also carried out a series of talks at the downtown campus, which helped promote the project to a broader audience.

Funding ceased after the initial three years due to changes in the criteria of Bronfman Foundation funding, as well as local changes in Vancouver's heritage preservation movement. However, the City-backed Vancouver Heritage Foundation continues to run similar programs for exterior painting and repairs.

The project also resulted in publication of a booklet, *Preserving Strathcona's Architectural Heritage*, by the Strathcona Residents Association and the SFU City Program. While a guide to heritage preservation in Strathcona, Vancouver's oldest European neighborhood, it also contained information applicable to any similar community.

## 10. Kamloops

### Introduction

The City of Kamloops five years ago established a Tax Incentive Program to assist property owners with the costs of preservation, restoration or rehabilitation of a heritage resource.

Eligible property owners receive a varying percentage of tax exemption from their annual property taxes, for a period of up to 10 years, to help with the costs involved in such projects.

The program is available to all private property owners of a protected heritage resource.

The objectives of the program are fivefold:

- Provide financial incentives to help owners rehabilitate and maintain historic buildings;
- Help foster private participation and investment in preservation and maintain a more livable city, thereby attracting residents and business;
- Use heritage preservation as a method for diversifying the city's overall economic strategy;
- Provide financial incentives to improve livability of residential neighbourhoods and the central business district, attract tourists, increase construction jobs and expenditures, and stabilize neighbourhoods and property values; and
- Preserve and enhance a community's self-image.

Examples of resources that may be assisted by the program include buildings, sites, structures such as bridges, and objects such as sculptures or monuments.

Examples of work eligible for the program include code upgrading; bracing of walls, floors and roof systems; window repair; and restoration or repair of other exterior architectural features.

### The Program

The program is governed by a complex application and assessment process.

The latter aims to make the subjective definition of a heritage resource a more objective process.

A first stage involves applying a numeric rating system to historical significance, architectural significance and environmental context. This determines the "worthiness" of a resource, and whether it should be eligible for incentives.

A second stage involves an assessment of rehabilitation work by the Tax Incentive Program committee, to determine the level of respect for the resource's "historical fabric." The assessment is governed by detailed guidelines, with the results divided into Maximum Respect (preservation/restoration/rehabilitation), Moderate Respect (reconstruction, replication) and Limited Respect (renovation, modernization).

The committee -- which comprises three municipal staff representatives and two city councillors -- reviews each application independently using the evaluation method, and determines the applicable level and duration of the tax exemption.

The "level of intervention" -- or respect for heritage -- determines the *percentage* of the exemption, so that Maximum Respect may qualify for up to 100%, Moderate Respect up to 50% and Limited Respect up to 25%.

The assessment of the overall quality of work determines the *duration* of the exemption, up to a maximum of 10 years.

Example: A property has been upgraded through \$200,000 in improvements. The project is determined to have "moderate" levels of intervention. The overall quality of work is deemed to be very good, with a score of 8/10. The taxes for the building are \$8,000 per year. The Tax Incentive Program committee determines that 50% exemption for eight years is appropriate. The owner receives a \$4,000 tax exemption ( $\$8,000 \times 50\%$ ) for the next eight years, to a maximum of \$32,000.

The program catered to the Kamloops community's circumstances. For example, many people felt that tax breaks were a good idea, but wanted clear criteria to prevent the system being abused.

The program is also far reaching and can apply to any type of heritage resource, not just commercial or residential.

In general, the program has not been widely used. This is attributed to a lack of public awareness of its existence and local wariness of designation. However, Council has approved every recommendation from the committee overseeing the applications.

*Full details of the assessment system are included in the City of Kamloops Tax Incentives Program brochure, a copy of which is available on request.*

## 11. New Westminster

New Westminster City has extensive financing for heritage programs made available through local casino funds. (The casino has provided as much as \$6 million a year of total funding for the City, although this funding has fallen sharply in recent years.)

Since the early 1990s, part of these gaming funds have been funneled to heritage projects through the Heritage Endowment Fund and associated Heritage Endowment Program.

The City spends up to \$50,000 a year on home renovation grants and awareness programs. The local heritage society also contributes \$10,000 a year in matching funds for the home renovation grants.



New Westminster City allocated up to \$500,000 a year of casino money for the downtown Columbia Street Financial Incentive Program, a major program targeting a designated heritage conservation area.

New Westminster has around 900 buildings on its heritage inventory, of which 55 are designated (protected). It is City policy to delay demolition permits for any building constructed before 1960, with such applications reviewed by the Heritage Advisory Commission.

### House Grants Program

New Westminster's heritage home grants program is administered by the New Westminster Heritage Foundation, an organization established in 1992 and supported by both the municipality and the local not-for-profit organization, the New Westminster Heritage Preservation Society.

The Heritage Foundation awards \$20,000 a year in grants for exterior repair and maintenance work. To receive a grant, a house must be designated, or legally protected, and a principal residence. Houses must also be up to date on taxes and covered by comprehensive insurance.

The amount of each grant varies accounting to the number and value of requests each year. The maximum grant is \$10,000, and a typical amount is approximately \$2,000. A grant may also be allocated \$500 in administration fees and related costs. The grants cover up to 50% of a project cost. Once a grant is approved, the work must be completed within a year.



The focus on exterior work reflects a recognition of the program's benefit to the community. To qualify, the alterations must complement the heritage character of the house. Alterations with no historic basis do not qualify.

The funds for this are provided equally by the City and the heritage society. The latter raises money for its contribution through the annual heritage homes tour, which sold 1,500 tickets in 2005, at \$25 for members, \$30 for non-members. In the 1980s, the New

Westminster tour attracted around 200 people, a similar number to the North Shore heritage homes tour.

The society has lined up a number of sponsors for the tour. As well as covering costs, this allows them to offer homeowners a financial package, including money for cleaning and flowers, gift certificates and free tickets. The City of New Westminster contributes to the New Westminster Heritage Foundation through a Heritage Endowment Fund.

## **Awareness Projects**

The City of New Westminster's Heritage Endowment Fund also provides financing for awareness projects such as informational brochures; coordination of heritage walking tours; the design and installation of interpretive signage; a heritage plaque program; the acquisition of heritage collections; and special events such as Heritage Week promotion, the annual Royal City Builders Awards, and heritage-related conferences and workshops.

In all, the Heritage Endowment Fund makes \$50,000 available annually through casino revenue, including the \$10,000 assigned to the Heritage Foundation.

Grants, which must be cost-shared, are assigned by a three-member committee appointed by the mayor.

## **Downtown Improvement**

The City allocated a maximum of \$500,000 per year for the Downtown Columbia Street Financial Incentive Program, a major program aimed to preserve a designated heritage conservation area in the 400 to 800 blocks of Columbia Street.

Funds available under this program included a maximum \$50,000 under a building façade grant (for exterior or structural improvements) and \$200,000 for a residential conversion grant to meet seismic upgrading or other code requirements (to support the viability of historic buildings and promote downtown residency).

Other funds were available to evaluate projects, namely grants of up to \$2,000 for a detailed technical study and up to \$10,000 for a feasibility study. The program is modeled on Victoria's Building Incentive Program, and is administered by an internal staff committee.

Grants under the program were administered on a cost-sharing basis, with developers required to meet at least 50% of the cost.

This program was quietly withdrawn last year, with no public announcement. This came in the context of reduced casino revenues, although observers note that the program lacked clarity in its objectives, and council had faced criticism over some uses of the grants.

## 12. Victoria

### Introduction

The City of Victoria has one of the best-known and best-established financial incentive programs.

The City has allocated over \$500,000 annually to its Heritage Program in recent years. Of this, roughly one-quarter has gone to municipal heritage staff costs and the remainder to grant programs administered by the Victoria Heritage Foundation (residential buildings) and Victoria Civic Heritage Trust (commercial and institutional buildings).

After remaining stable at \$80,000 through the 1990s, the City's allocation to the Victoria Heritage Foundation increased significantly in the last five years, reaching \$131,000 in 2005. With other funds, the foundation's total budget was \$169,000 last year. Of this, \$92,348 was disbursed in restoration grants for owners of heritage houses, and the remainder used for educational programs and administrative costs.

Victoria's heritage home grants program has existed since 1978. The Victoria Heritage Foundation was created in 1983 as an independent organization to handle the grants. Like its Vancouver counterpart, the foundation has an executive director to manage operations.

Victoria had 340 protected (designated and covenanted) heritage houses at the end of 2005, up from just 60 at the grant program's inception. New designations over the last decade have averaged 12 per year. There are over 550 registered heritage houses, including those not protected.

Some 825 grants were disbursed for 282 houses in 1978-2005, worth a total of \$1.86 million. Through their matching requirements, the grants generated a minimum \$3.8 million in homeowner investments on restoration and repairs.

The owners of Victoria's 340 protected heritage homes paid around \$1 million in property taxes in 2005.

### Residential Houses

The House Grants Program is administered by the Victoria Heritage Foundation. It promotes the preservation of heritage-designated residences in Victoria by assisting their owners with the costs of restoration and repair.

Funding started off at 100% of project costs in 1978, dropping to 50% in 1983. Levels were maintained at 25%-40% of project costs from 1991-2003, before declining to 20% in 2004-05. The foundation has asked for a return to levels of earlier years.

The fall reflects pressure from the rising number of applications. The foundation approved a record 50 grants in 2005, compared with 30-40 in previous years. The \$92,348 approved in 2005 was matched by householder investments of at least \$462,000.

Funds are normally allocated as a percentage of the total project cost: for example a \$20,000 restoration project might qualify for a \$4,000 grant.

The amount previously granted to a specific property is taken into account when considering a new application. Grant funds are normally limited to \$15,000 of Victoria Heritage Foundation funds per house over 10 years.

To be applicable, a house must be covered by a heritage designation or legal covenant from the City of Victoria, be insured, and with local property taxes paid. An owner may apply for designation through a simple downloadable form:

[http://www.city.victoria.bc.ca/common/pdfs/heritage\\_desgapp.pdf](http://www.city.victoria.bc.ca/common/pdfs/heritage_desgapp.pdf)

A designation plaque must be prominently displayed on the exterior of the house.

"It is our experience that the House Grants Program is often an incentive for homeowners to have their home designated," the foundation says.

Other benefits of the program cited are:

- Supports retention and rehabilitation of Victoria's irreplaceable historic housing stock;
- Encourages homeowners to invest much more of their own money, labour and time, and hence, by example, encourages other owners to improve their properties;
- Supports stabilization and revitalization in the neighbourhood planning process;
- Fosters community pride;
- Discourages insensitive and inappropriate rehabilitation;
- Supports renovation, restoration and building trades;
- Prolongs the life of reusable resources;
- Reduces demand on landfill sites;
- Promotes tourism;
- Encourages investment in Victoria's homes and neighbourhoods by increasing market value; and
- Ultimately promotes increased property taxes.

### **Program Priorities and Procedures**

The foundation has clear guidelines and priorities for the main grants, including a detailed guide to exterior restoration entitled, "Restoration Do's and Don'ts."

In 2004, new roofs (40-year fibreglass shingles) and exterior painting accounted for roughly half of the 38 grants awarded. Other projects included the installation of storm windows, the replacement of exterior stairs, the restoration of a front porch, the installation of exterior details, and the repair of woodwork and shingles.

The Victoria Heritage Foundation promotes the reinstallation of missing architectural elements, such as ridge cresting, eave brackets, bay window features, verandahs, etc. At the board's discretion, such projects may be funded at a rate higher than the standard in a given year.

The grants committee considers funding projects in the following order:

- (a) Structural work: seismic upgrading, foundations, roofs, gutters and downspouts, perimeter and storm drains, chimneys and masonry work;
- (b) Exterior restoration and repairs, recreating the building's historic character -- exterior fabric, woodwork and trim, stucco, windows and doors, including storm windows;
- (c) Exterior preparation and painting;
- (d) Historically accurate and documented fences and gates;
- (e) Restoration of designated interior features.

Work regarded as pure maintenance may not be funded.

For exterior painting, the foundation must approve the colour scheme and the quality of preparation, materials and labour.

The Victoria Heritage Foundation will consider small advance grants of 50% of the fee for specifications and drawings, to a maximum of \$600. These can include an engineer's fees for seismic upgrading specifications or structural designs, or a specialist consultant's fees for restoration plans. Work may then be carried out the following year under a regular grant.

Applications for emergency repairs are also reviewed on an individual basis at any time.

The foundation writes to owners of designated homeowners at the start of each year, inviting them to apply. Applications for grants must be submitted by March 31 each year, so that levels and proportions of funding can be assessed by the foundation.

Owners are restricted to one application per fiscal year per property, but a grant application may contain more than one project. If a grant is approved, the work must be completed within the calendar year.

Applications must include a written description and/or plans for the proposed work, preferably backed by an overall restoration plan; a minimum of two competitive estimates; photographs of the house before the work starts; a colour scheme and colour chips for painting; archival photographs if available; and proof of paid taxes and insurance.

Applications are reviewed as they are submitted in February and March. Final approval is given after the Victoria Heritage Foundation receives confirmation of its funding from the City of Victoria, usually in April. Signs are displayed at the property during the project.

Grants are paid on completion of the work, on presentation of evidence of full payment to contractor, a list totalling receipts, and photographs of work in progress and on completion.

The grants committee includes professionals or retired professionals with construction or renovation experience. Inspections by a committee member conducted before, during and on completion of the work. These are separate from City building inspections.

The Victoria Heritage Foundation has secured extra grants to support its work, for example tapping Human Resources Development Canada and/or Young Canada Works to fund a summer student for research purposes.

## Commercial or Institutional Buildings

The Building Incentive Program (BIP) is administered by the Victoria Civic Heritage Trust. The program provides financial assistance to owners of commercial or institutional heritage designated buildings to assist with facade restoration, structural improvements, upgrading required by building codes, and other rehabilitation costs. Grants may cover up to 50% of the cost of eligible heritage work, up to a maximum of \$50,000 per project.

Grants are subject to the availability of funds and the number of applicants.

The program was established in 1989 with \$700,000 from the Downtown Incentive Fund. Since 1994, it has been supported by an annual municipal capital grant.

## Tax Incentive Program for Downtown Heritage Buildings

Property tax exemptions for up to 10 years are available for downtown heritage-designated buildings that convert upper storeys to residential use. This program was launched in 1998.

*Documents from the Victoria Heritage Foundation residential grants program -- including the 2006 application form and restoration guidelines -- are available on request.*

## 13. Other Districts

The **District of Saanich**, with a population of around 100,000, provides \$15,000-\$30,000 per year for the Saanich Heritage Foundation, the vast majority of which is disbursed as grants.

Limited information on the Saanich program is available at the following web link:

<http://www.gov.saanich.bc.ca/municipal/clerks/boards/shf.html>

Similar programs exist in the **City of Kelowna** and the **District of Oak Bay**. Details of these programs are available in the District of North Vancouver Heritage Foundation Feasibility Study:

[http://www.dnv.org/upload/documents/Council\\_Reports/566066B.pdf](http://www.dnv.org/upload/documents/Council_Reports/566066B.pdf)

The **City of Vernon** became the latest municipality to launch a heritage grants program, launching its scheme in August 2005. The program will provide up to 50% of restoration and repair costs, to a maximum of \$5,000.

## 14. Acknowledgements

### Publications:

*District of North Vancouver Heritage Foundation Feasibility Study*, Donald Luxton and Associates, 2003

"Heritage Designation and Property Values: Is There an Effect?" Robert Shipley, University of Waterloo. Published in *The International Journal of Heritage Studies*, Vol. 6, No. 1, 2000.

### Sources:

City of Kamloops

City of New Westminster

City of North Vancouver

City of Surrey

District of North Vancouver

District of West Vancouver

Heritage Vancouver

New Westminster Heritage Preservation Society

Strathcona Residents Association

Vancouver Heritage Foundation

Victoria Heritage Foundation

Photo credits: Paul Fuoco, Grant Stuart Gardiner, Gillian Welsh

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Report written by David Pike for the North Shore Heritage Preservation Society, February 2006

## 15. Appendix: Survey of North Shore Heritage Registrants

In late 2005, the North Shore Heritage Preservation Society conducted a short email survey of the approximately 80 registrants to its Email Forum. Responses were received from all three municipal districts, and were used to help shape the contents of this report. Selected replies are reproduced in this appendix.

### 1. What sort of projects would you be interested in applying for a grant to help finance? (Most limit aid to exterior improvements.)

"A heritage painting program, similar to Vancouver's True Colours initiative."

"Painting, rebuilding porches, repairing siding, replacing single-pane windows with double-pane replicas."

"Window upgrades (from single to double pane) and/or help in the cost of replacing lead/silver and/or stained glass windows/inserts. The cost of wood vs. other technologies is quite a bit more and when it comes to replicating stained glass most firms try to dissuade you from doing so due to difficulty/cost. I am currently involved in this project and what an education it has become."

"Exterior painting, repairs to sash windows."

"Painting, repairing wood exteriors."

"Whole exterior painting, renovation/rebuilding of porch, wood window refurbishing/replacement, landscaping, cedar shake (or other heritage style) roof replacement."

"Earthquake upgrades to foundation; help with restoration of original fixtures (e.g. copper lights) and architectural elements (e.g. wooden gutters); painting."

"For exterior, windows. We had Powersmart give us a review, but they would only support vinyl windows. We would like to do some energy conservation improvements and would like to be able to take advantage of programs such as Hydro rebates and Powersmart -- but not if it takes away from the home's heritage features. Any help with bringing the house up to code compliance would be great."

"New roof, window repairs would be the biggest items. The value of grants should range from small to large. People might just want to repair a porch or verandah or replace original outside woodwork features. Or they might want to add a new shingle roof, which is more expensive. Also exterior painting."

"Exterior paint job, but would be reluctant to designate my house for \$10,000 worth of paint."

**2. How much do you think it would be reasonable for each municipal program to finance each year? (The District of North Vancouver is proposing three matching grants of \$5,000 each, while others in BC give grants of \$2,000-\$10,000 each.)**

"The \$5-\$10K seems reasonable for residential projects with a 50% minimum participation level (owner's funds) from the home owner."

"\$2,000-\$5,000 per grant sounds good."

"Knowing from your email about what the District has proposed, I think that'd be great for the City too."

"We've spent over \$100,000 on renovating our house so far, and will probably need to spend another \$50-70,000. A grant of \$2,000 won't make much of a dent in this, but it might make the difference between repairing some windows and leaving them unfixed. A grant of \$10,000 would make a bigger difference, obviously. Something like that Benjamin Moore program in Vancouver would be very appealing, as exterior painting is one of our upcoming projects."

"\$5,000 would be nice."

"I think having a range is better than a set amount. I would prefer to see grants awarded based on a percentage of total cost of a project, which to me just seems a more fair way of allocating funds. A \$10,000 limit would also be reasonable if a percentage is used, as not all projects awarded would go this high."

"This is an interesting one. Lip service ain't going to cut it. I recognize that direct grants require a significant funding commitment on municipality's behalf, but the heritage value of some properties I believe warrants this. As a precedent, West Vancouver is spending \$1 million per lot on waterfront properties in Ambleside to extend the park. I don't think direct grants of \$10-50K are unreasonable for primary heritage structures/landscapes undergoing major overhauls. Indirect grants via rebates of property tax would generate \$5-7K per year [in West Vancouver] for 10 years as an additional source, and could be effective in combination with direct grants. In the big picture of expanding revenue streams for West Vancouver from new subdivision, property renovations/improvements and the general increase in almost everyone's assessed values, these are minuscule amounts."

"Any help would be great -- and if the funds could be used to lever other programs from Hydro etc. that would be great. If the grants are relatively small, the administration should be relatively easy too."

"\$5,000 seems a reasonable average, but it could be \$2,000, could be \$10,000. It really depends on the project, and how much each municipality has to divvy up among the applicants."

"I think each grant application would have to be assessed separately as it may be more beneficial to make several small grants one year that may not add up to the 'grant budget' for the year, or a large grant may be required for a worthy project that may blow the entire budget, maybe even two years of budget."

**3. Most municipalities require that in return for a grant, a property be legally protected, whether by "designation" or a more flexible heritage revitalization agreement. Would you be prepared to accept such restrictions in return for a grant?**

"Yes. I would love to see such designation evolve in developer-driven West Van."

"Yes though the grant would have to be good to make it worth our while, and more importantly to keep heritage houses attractive to future purchasers of a protected home."

"Yes dependent upon the limitations. eg. If local government kicks in \$5,000 as a grant on a \$1,000,000 home, the designation should not be overly restrictive and perhaps should be time limited."

"In Canada most jurisdictions require designation or heritage revitalization before offering grants. ... [But] there is a debate out there about whether or not designation is a good thing. If only designated buildings can receive funding you may not be spending the money where it will have the most heritage impact."

"Probably not for the sake of \$2,000, but we would consider it for a larger sum, eg exterior painting. We may be interested in the distant future in a coach house. Would accepting designation now prevent that being approved later?"

"Yes, most definitely."

"I think so, but I would want to know just what limitations/restrictions this would place on the house/property beforehand."

"Absolutely. Apart from anything else, this ensures that the next owner isn't going to bulldoze everything that we've worked hard to protect for ourselves and our community."

"It depends on the nature of the agreements -- we would be very concerned if a designation impeded our ability to sell the property at some point or limited modifications for future lifestyle requirements (i.e. accessible housing). On the other hand if the designation allowed us to exceed the FSR for sensitive alterations, put in a heritage-looking granny cottage or other incentives to encourage retention of heritage homes, that would offset any potential monetary disadvantage from restrictions."

" Yes, I would be quite happy to designate this house. I realize that municipalities need some assurance that a house won't be torn down and it would be wasted money for them. They would have to ask for designation or some sort of caveat."

"Not on the house I am in now. If I owned a heritage house in a single family neighbourhood that was in more original condition, I think I would support designation in exchange for a generous grant."

**4. Any suggestions on how to limit the cost to the municipalities? (Without feeding answers, one of you suggested a levy on development permits, for example.)**

"A levy would be great."

"A levy on development permits seems appropriate. What about using these big Lower Lonsdale projects to set up an endowment fund, from the developers or land sales? Filming permits?"

"Don't see a need to -- see my comments above about the expanding revenue streams [from property taxes]."

"If some of the cost could be taken as a rebate on future municipal taxes, then it would not be a direct outlay to the municipality. We have a large concern about linking heritage homes to development permit charges -- all this will do is exacerbate housing affordability issues, penalizing new residents to our community."

"There was talk in West Vancouver about raising the cost of demolition permits, to try to persuade people that this is not the only way, and to think about other options."

"I don't think it is fair to make new homeowners the only ones that should pay for heritage grants, which is the effect of a levy against new development; ultimately the final user pays the tab. I think it should be a cost born by all members of our community and should therefore come out of general revenue. After all heritage homes look gorgeous and everyone loves them. I think the fairest source of funding would be to charge a tax on all ugly homes that make our community look tired and boring."

**5. What about commercial sponsorship? Vancouver has the True Colours program, where Benjamin Moore provides paint worth \$4,000 and the Vancouver Heritage Foundation a grant of \$2,000 to paint houses in historic colours. Benjamin Moore may want to focus on Vancouver, but are there other potential sponsors out there, suppliers or contractors?**

"What about another paint company? That would be fantastic!"

"Corporate sponsorship should be welcomed with an eye to increasing the benefits to the donor business. This could involve promo/ad mentions at heritage events or other doings that allow the business involved to recoup their funding through additional business opportunities."

"How about RJR, or another big renovator on the North Shore? Maybe they could sponsor the program with work-in-kind?"

"Home improvement stores e.g. Home Depot. Paint sponsors would have been good in our case."

"I think this could potentially be a very important option. Since we are not really talking about huge amounts of money with these grants, I think the publicity these businesses would receive by participating could be quite valuable to them. I suppose potential candidates could include the various paint shops, wood window/door manufacturers, possibly even large lumber yards like Home Depot, Revy, etc, landscaping suppliers, stained-glass shops, etc."

"Absolutely. In much the same model, lumber yards could provide timber for one or two restorations a year, etc. They get the advertising and community goodwill from this, in much the same way that businesses support sports teams. The sponsorships/donations are tax deductible." (Don't know whether the Canada Revenue Agency would tax a recipient if he/she wasn't a registered charity.)"

"Great idea that should be explored. We would be happy to have signage indicating the sponsor corporation posted for a while if there was such a program."

"How about Home Depot, maybe a roofer or shingle manufacturer? The costs of a shingle roof can be prohibitive. Maybe a True Colours-style initiative for roofs, where a municipality teams up with a specialist company."

"Great idea if you could find a corporate sponsor, I wish I had the income to support such a cause. Maybe General Paint would like to get on the bandwagon for the North Shore, like Benjamin Moore is for Vancouver."

## **6. Anything else?**

"Where does building of a coach house fit into this? I'd be interested in that in exchange for covenant, too."

"Japan and the UK both have their 'living national treasures' programs, where they honour and promote craftspeople, be they stonemasons or silversmiths, broom-makers or coopers. I've often wondered how we can do something similar here, so that it's a win-win for both the craftspeople and the people using their services -- they get a steady supply of work (possibly subsidized by grants) and the restorations/renovations/new builds get access to skilled people."

"There should be a better system for permitting and building codes for heritage home renovations, with coordination and education for all levels of municipal staff. Some don't have the knowledge and just slap on these rules."