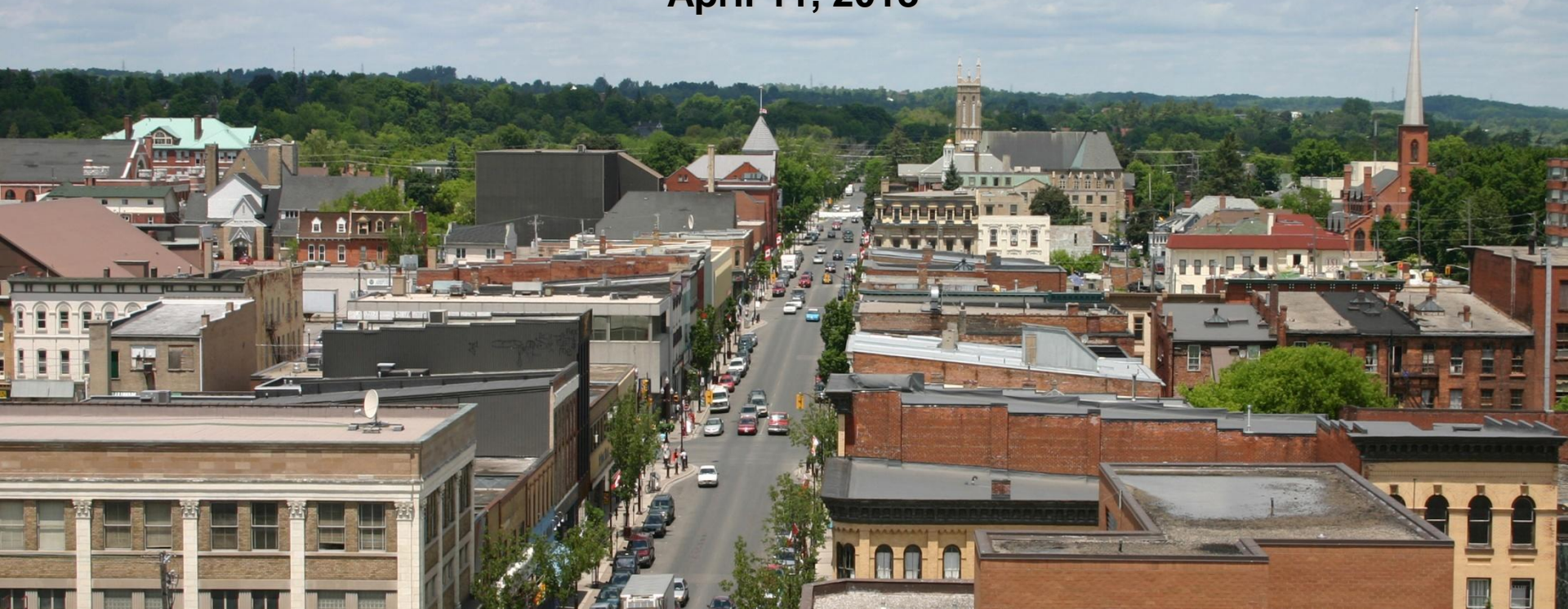


"Re: Location" Heritage Preservation, Gentrification and the Arts

What's Heritage Got to do With it?

EC³

April 11, 2018



What is Heritage Preservation?

Historic Preservation is an eternally optimistic, inspired field intent on improving present and future quality of life through the appreciation of our built and cultural heritage.

It is architectural history, community planning, economic revitalization, quality of life, sense of place, pride of place - its all connected to historic preservation.

Kaitlin O'Shea
preservationinpink.wordpress.com

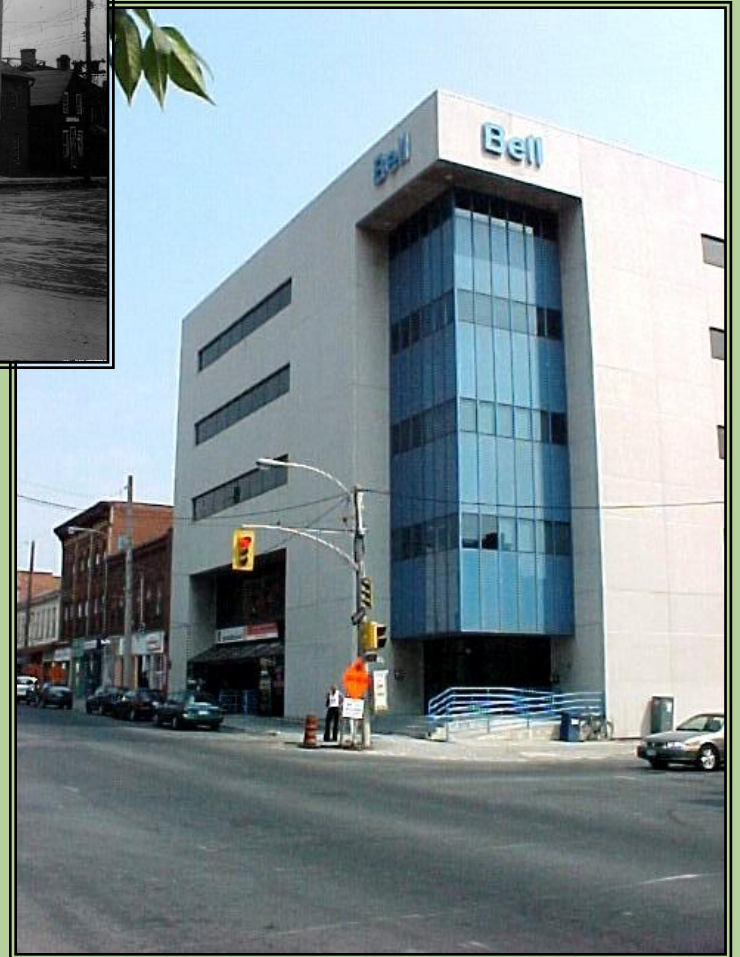


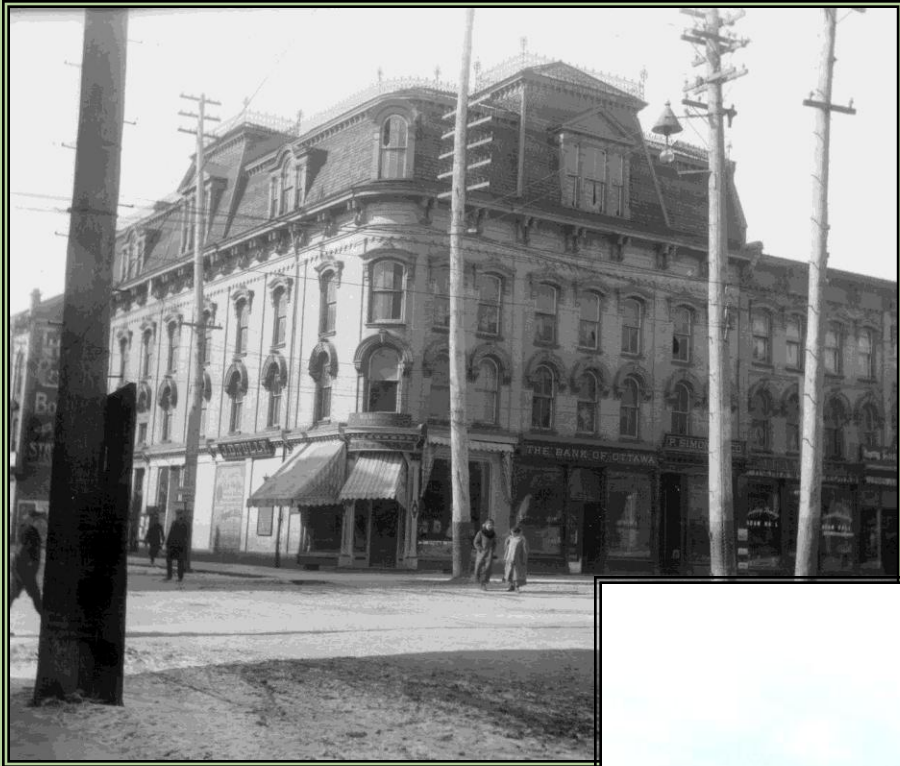
- Peterborough has a long history of heritage protection
- 2nd municipality in Ontario to form a Heritage Committee after passage of the Ontario Heritage Act in 1975

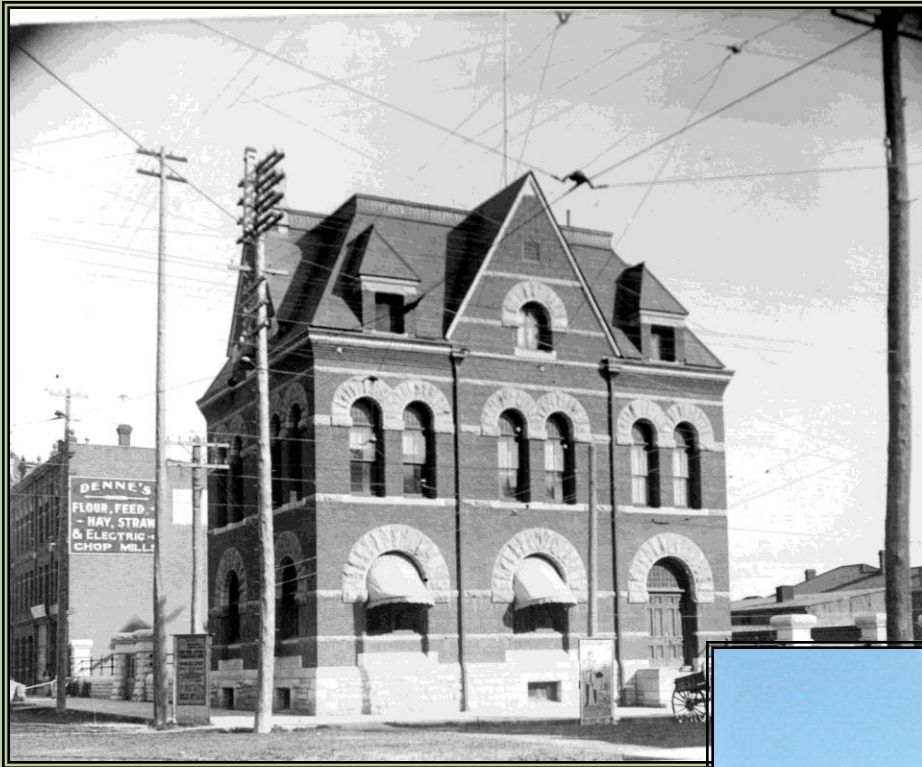
Movement driven by dedicated people responding to a horrible loss of beautiful and significant buildings

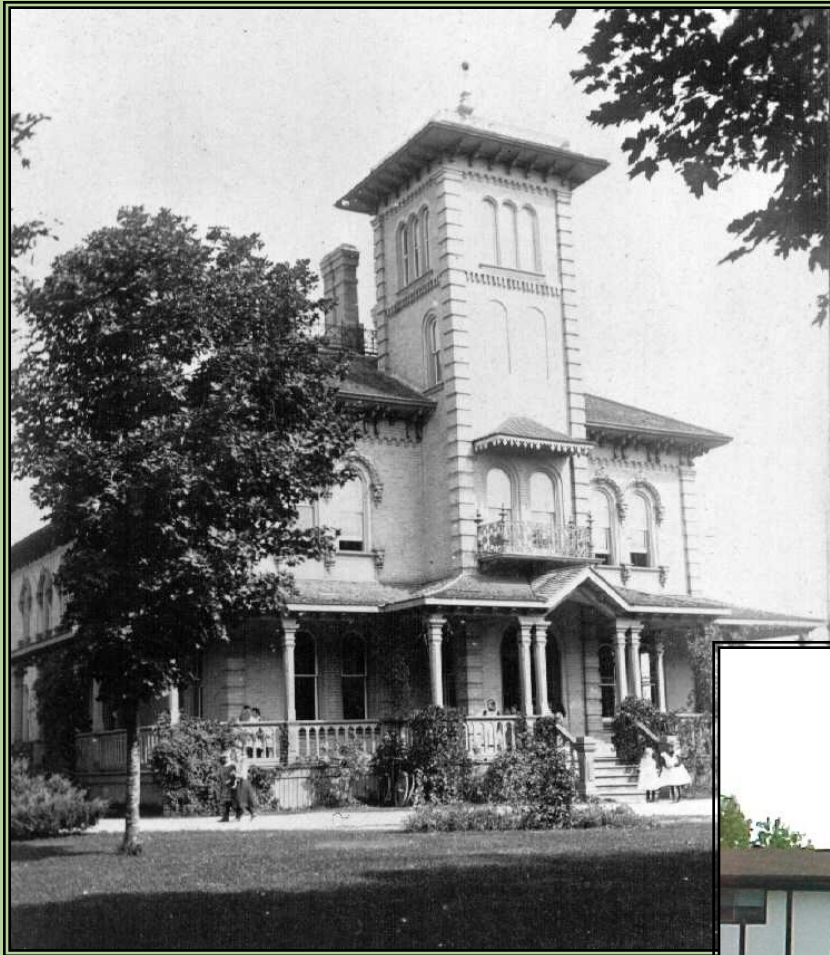












In the Last Fifteen Years

- Dedicated City Staff
- Incentive programs:
 - Façade Improvement
 - Matching grants
 - Heritage Property Tax Rebates
- Awareness of Heritage as Economic Driver

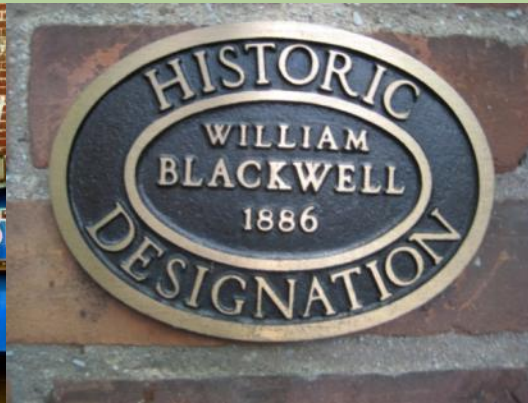


The Heritage Preservation Office

Oversees programs supporting built heritage and archaeology

Provides expert advice to Council & staff

Act as staff liaison for Municipal Heritage Committee-PACAC



Major Accomplishments

- Market Hall Restoration
- Heritage Property Tax Relief Program
- Ontario Heritage Conference
- Heritage Conservation District
- Municipal Cultural Plan



Highest Awards for Preservation in the Country



Guided Major Rehabilitations



Lawn Bowling Club Move



YMCA Re-development



Post Office and Customs House Residential Conversion



Central School Converted To Affordable Housing



St. Peter's Elementary Converted To Affordable Housing



Anson House

Converted to Affordable Housing



Challenges



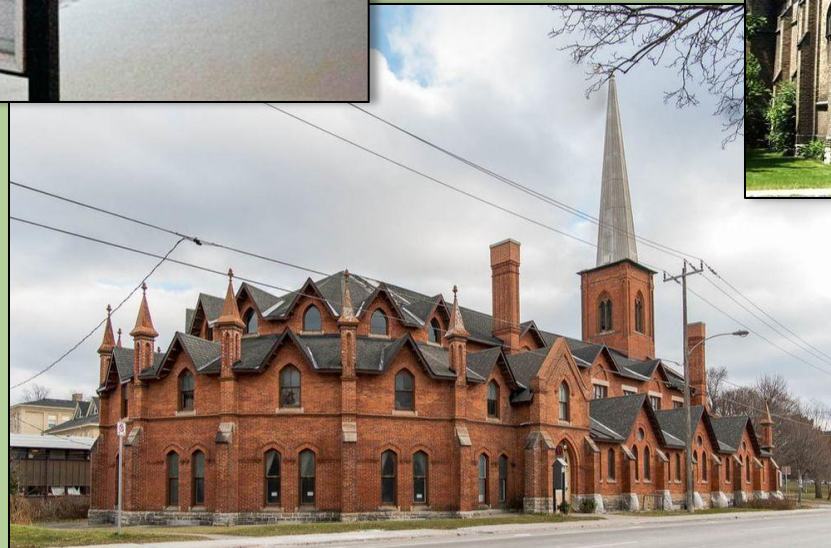
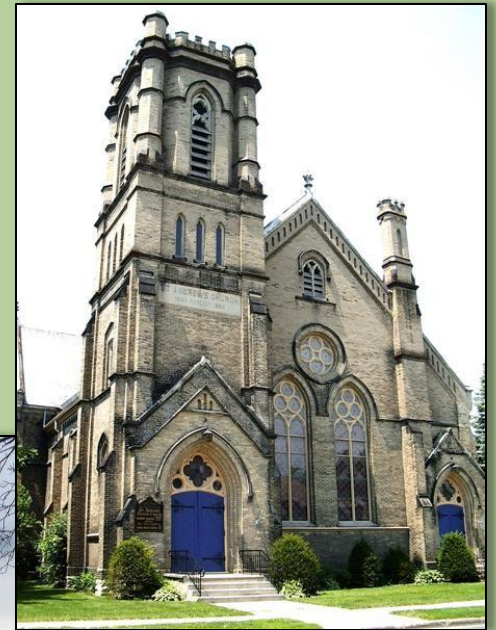
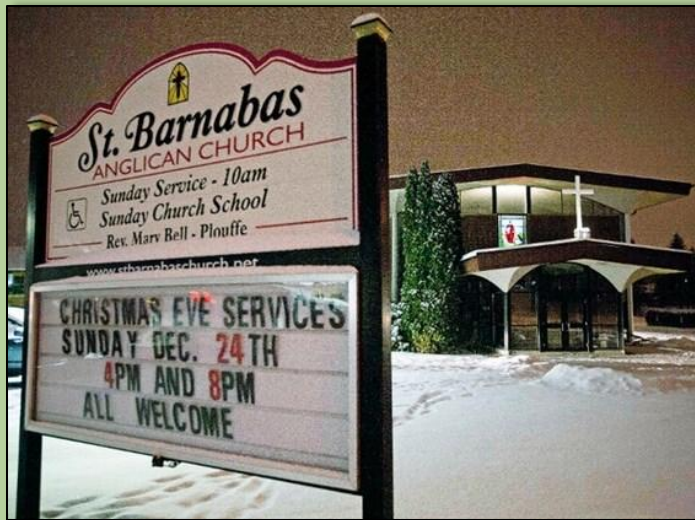
- Places of Faith
- Intensification
- Making the Case for Heritage



Knox United Church is the first of our monumental churches to close



We're going to see at least 10 more close in the next few years



Intensification

150 Jobs and
Residents per hectare
in the Designated
Urban Growth area -
101 Hectares



Heritage is a vital part of the economic health of the core area

“Many of the existing studies of the impact of heritage conservation are ...limited to tangible economic benefits that can be readily priced and quantified.

The challenge in measuring impacts of heritage investments is that many benefits are intangible and indirect, that may even accrue slowly over time.

Equating a dollar figure to what economists would call 'public goods' is extremely difficult and subjective, for example, how do you value a heightened 'sense of place' or 'identity' for local residents?”



Ryerson's Study on the Commercial Value of Heritage

Virtually all of the business owners/operators felt Heritage Conservation was important, not just in general terms (95%) but to the business environment (84%).

Business respondents felt that Heritage Conservation's importance lay in its fostering a connection to the past as well as drawing people into the area.

Over half of business operators felt that the Heritage activities in Downtown Peterborough had a positive impact on other businesses in the area.

The majority of respondents agreed that the Heritage activities had increased their pride in business ownership and were worth the investment made.



The Heritage Property Tax Relief Program

Enables Municipalities to Provide Property Tax Relief to Owners of Designated Historic Properties

40% Tax Relief to Residential Properties

20% Tax Relief to Commercial

City is Reimbursed for Education Portion of Taxes by Province



The Heritage Property Tax Relief Program

- The City initially loses revenue on HPTRP
- By year three the City has completely recouped its investment.
- By Year 7, HPTRP properties produce substantially more cumulative revenue to the City compared to non-designated properties.
- The HPTRP is a successful mechanism as a catalyst that results in investments in the heritage value of the property.



Under the Provincial Policy Statements municipalities are expected to preserve their heritage

2.6 Cultural Heritage and Archaeology

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved





Significance is defined in the
Ontario Heritage Act:

The property has design value or physical value

i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,

ii. displays a high degree of craftsmanship or artistic merit, or

iii. demonstrates a high degree of technical or scientific achievement.



The property has historical value or associative value

- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.



The property has contextual value

- i. is important in defining, maintaining or supporting the character of an area,
- ii. is physically, functionally, visually or historically linked to its surroundings, or
- iii. is a landmark.



Protecting Buildings In Peterborough

Main Protection is Designation under Ontario Heritage Act

Currently 128 Individually Designated Properties in Peterborough

1 Heritage Conservation District with about 360 individual buildings



What can be Designated

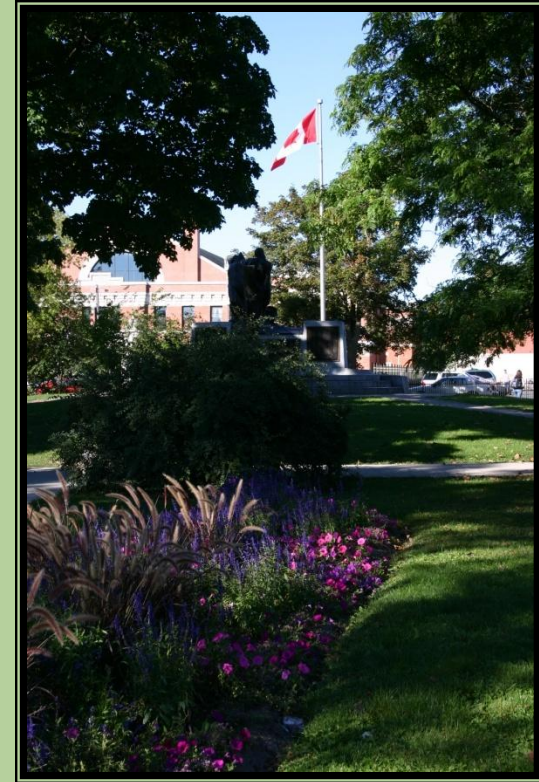
Buildings

Cultural Landscapes

Monuments

Trees

Places Modified by Human Activity



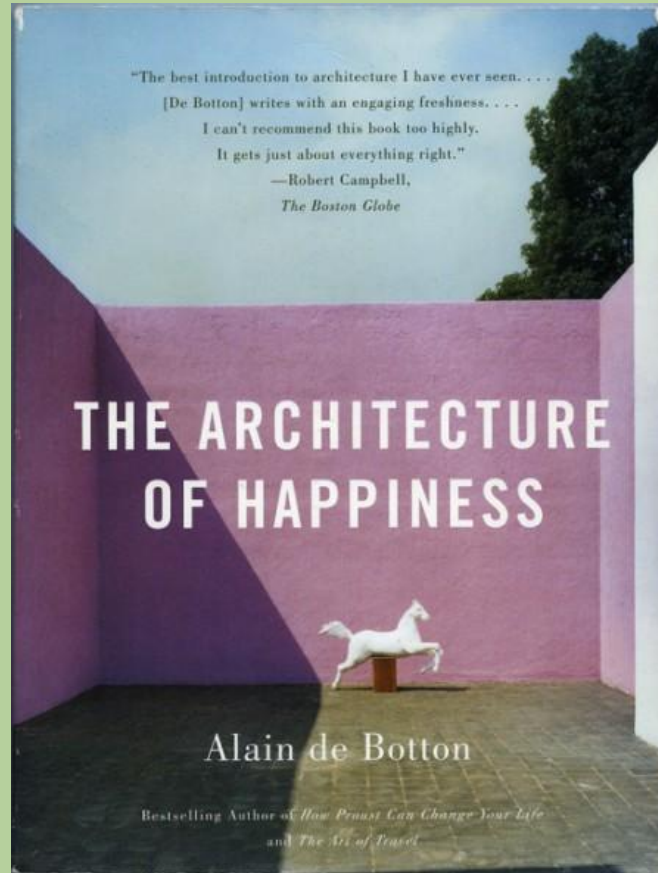
What Designation Means

- Designation places some restrictions on a property
- Designation Does Not Stop Change- It Manages it.
- Designation Can Stop Demolition
- It Doesn't Control Paint Colours or Signage
- Requires Approval of the City Before Making Changes to Heritage Attributes on a Building



Preservation is about the maintenance and enhancement of humane space





“To call a work of architecture or design beautiful is to recognize it as a rendition of values critical to our flourishing”



“Communities, in the sense in which we are using the term, have a history — in an important sense they are constituted by their past — and for this reason we can speak of a real community as a 'community of memory', one that does not forget its past.”

Robert Bellah, *Habits of the Heart*, 2007



Thank You

Erik Hanson

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