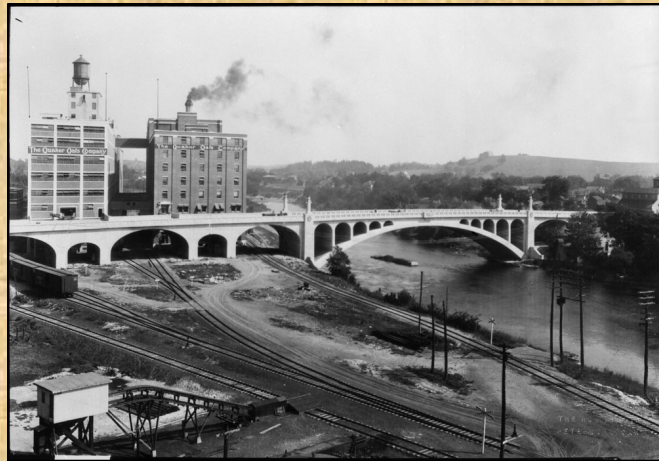
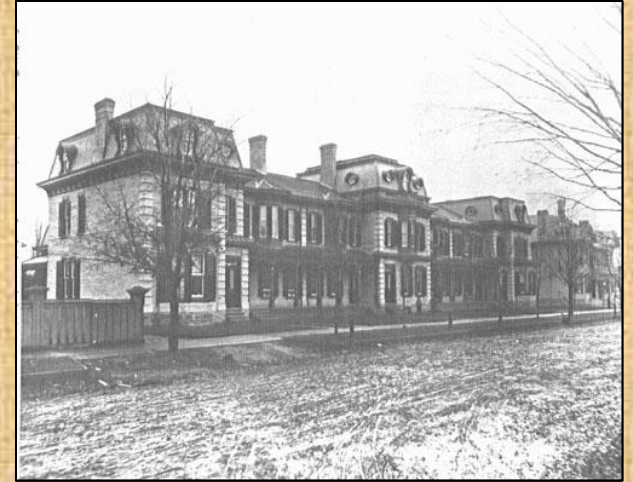


The Value of Heritage in Peterborough

Committee of the Whole
May 29, 2017

What is Heritage

“Heritage is everything we have *inherited* that we value and wish to preserve for future generations.



It is a living legacy that helps us understand our past, provides context for the present and influences our future”. (Ontario Heritage Trust)



Provincial Mandates for Heritage

- **The Planning Act** lists heritage as a matter of Provincial Interest: matters of provincial interest:

Section 2(d) - “the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest”

- **The Provincial Policy Statement** (decisions of council “must be consistent with” the PPS):

Section 2.6.1 - “Significant built heritage resources and significant cultural heritage landscapes shall be conserved”.



The Ontario Heritage Act

- Provincial legislation that empowers municipalities to preserve their cultural heritage resources
- Provides for demolition control and tools for protecting:
 - individual buildings,
 - landscapes
 - marine sites
 - archeological resources



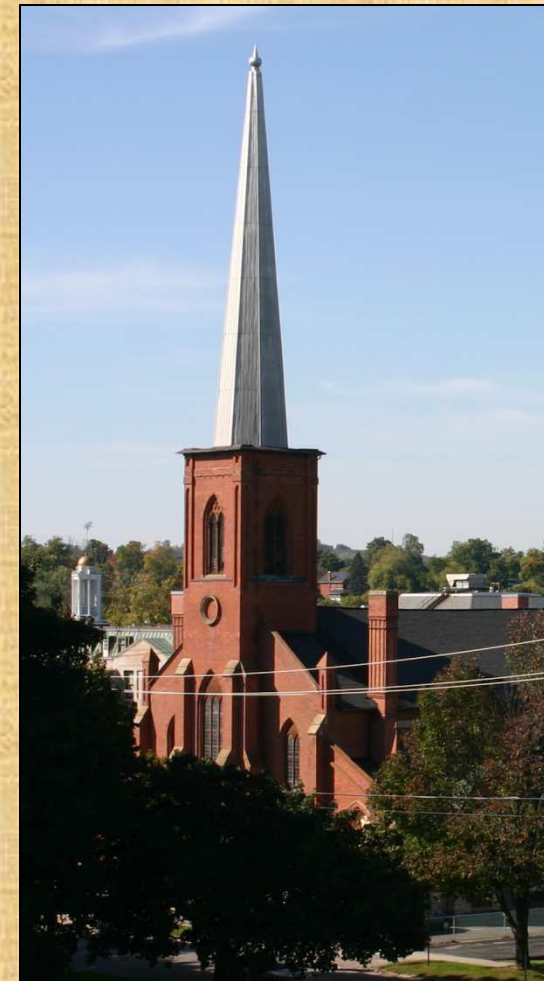
Heritage Terminology

“Municipal Register” of heritage properties

“Designated” properties

“Listed” Properties

“Inventory”



Municipal Register

- City is required to keep a **Register** of properties of “cultural heritage value or interest”.
- The **Register** contains:

Designated properties - These are properties protected by a By-law passed by Council. We have about 500 of these

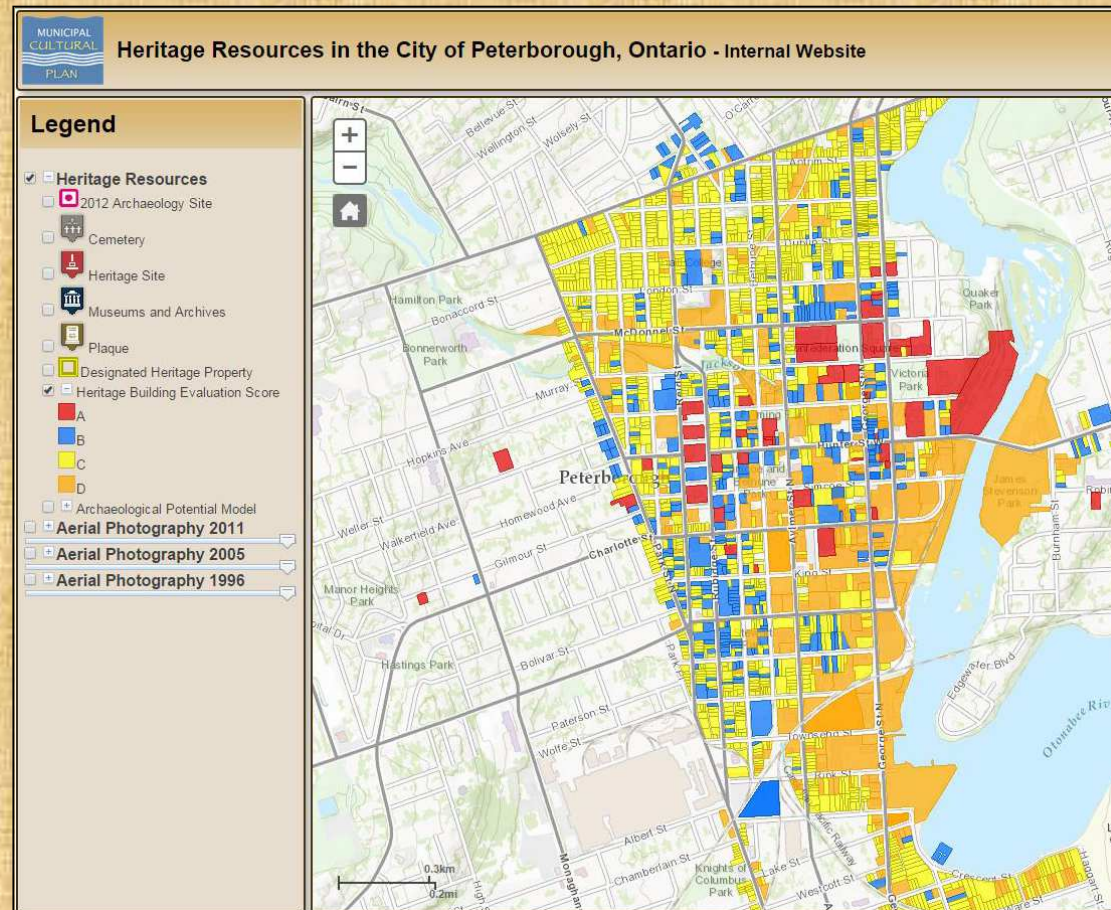
The **Register** and can also include **Listed** properties – not designated. Gives Council the right to review plans for their redevelopment and delay demolition permits by 60 days.





The Heritage Inventory

- A list of all properties believed to have some heritage value
- About 1700 properties
- Has no legal status – “it’s just a list”
- Created over last 15 years based on PACAC’s evaluation criteria



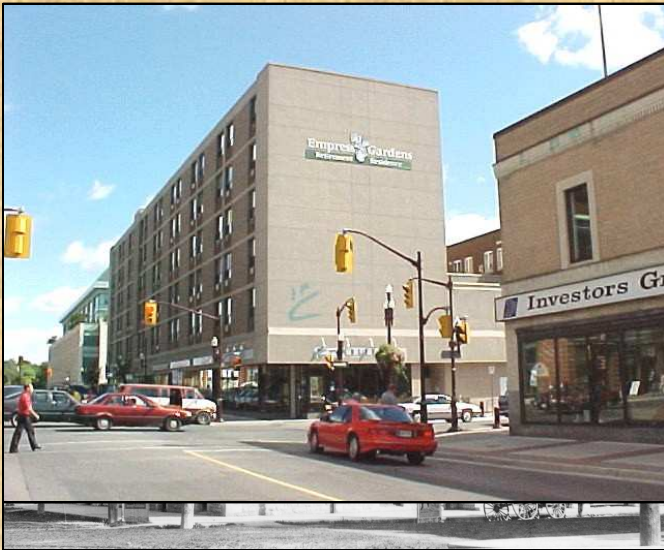
Heritage in Peterborough

Peterborough has a strong history of heritage preservation

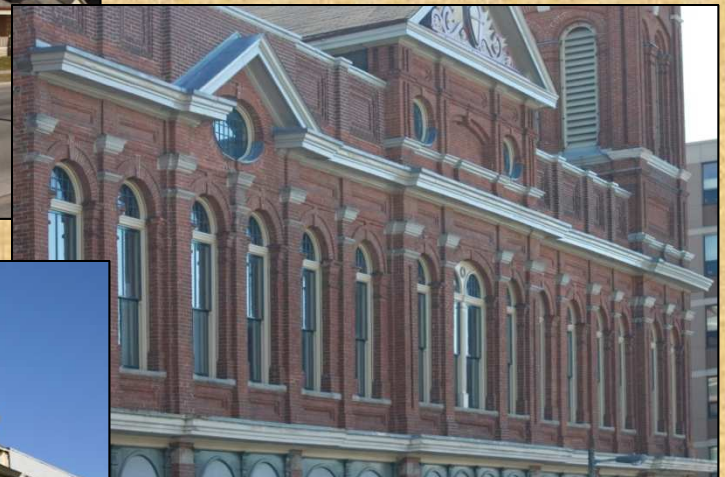
2nd municipality in Ontario to form a Heritage Committee

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





Support for Heritage Preservation has Traditionally Been Strong in Peterborough



In the Last 15 Years

- Dedicated City Staff
- Preservation is major part of downtown revitalization
- Heritage as a part of major planning projects
- Awareness of Heritage as Economic Driver

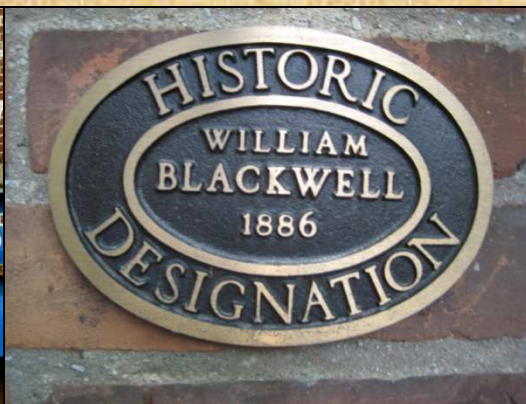


Highest Awards for Preservation in the Country



The Heritage Preservation Office

- Oversees all of the City's heritage programs
- Provides expert advice to Council & staff
- Staff support for committees – PACAC, ACHAC, Cenotaph, Naming, etc.
- Archaeology



The City is a Heritage Facilitator

The City often plays a supporting role in preservation of heritage resources:

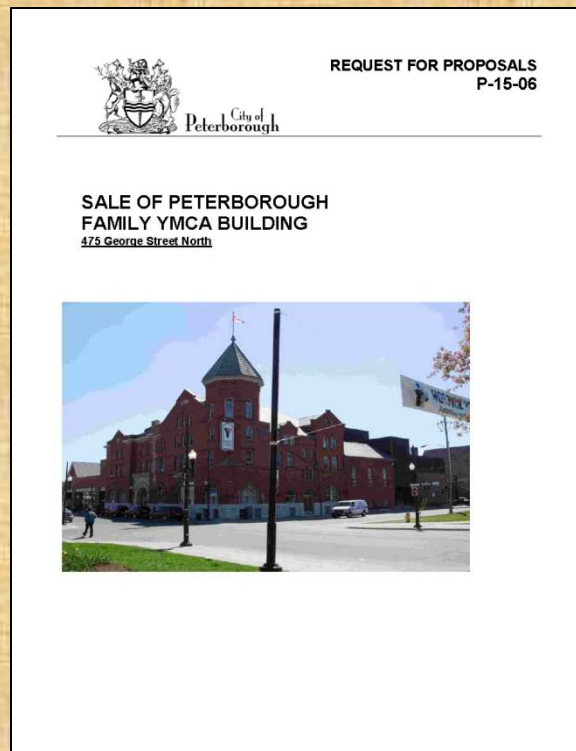
Assisting with zoning processes

Liaising with developers

Assisting with procurement processes

Providing tax incentives

Providing development incentives



The Economic Value of Heritage

Dozens of studies support the economic development value of heritage including several specific to Peterborough



THE IMPACT OF HERITAGE DESIGNATION: CASE STUDY OF DOWNTOWN PETERBOROUGH

Chuck Chakrapani and Tony Hernandez
RI, 2010-03

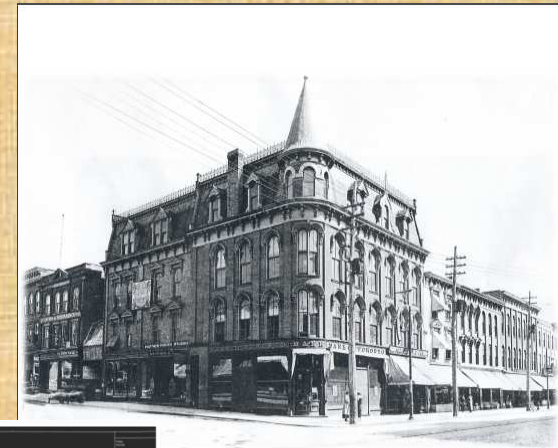
Using a case study approach, centered on the Historic Downtown core of the City of Peterborough, Ontario, this research letter highlights the importance of heritage conservation and the positive impact that heritage designation has had within the City of Peterborough. Drawing on a combination of primary and secondary data sources, across economic, social and cultural themes, the research provides perspectives on the value of heritage from local businesses and residents, along with visitors to Peterborough. The findings underline widespread support for heritage conservation, its economic benefits and the broader role that it serves in terms of providing a sense of place and identity. The overarching conclusion is that heritage designation accompanied by tax breaks, as offered through heritage tax relief programs, has discernible positive impacts that include: encouraging and promoting the protection of heritage properties; generating measurable additional revenue for the municipality by adding commercial value to properties; attracting commerce (local residents and tourists) to the downtown district; and increasing civic pride among local citizens.

The data reported in this research letter has its partnership between the Ontario Ministry of Culture and Heritage, the Ontario Ministry of Tourism and Heritage, and the City of Peterborough. The research was directed, insight and advice provided by James Ontario Ministry of Tourism and Heritage; any errors or omissions are the sole responsibility of the authors.

Heritage - a finite resource

Our cultural heritage is what we value from
we want to preserve for future generations

The loss of heritage properties (e.g., historic structures) often goes unnoticed by most of those outside of heritage circles or local destruction of heritage is usually undertaken in a piecemeal - building project by project. Some with the full knowledge and approval of local officials heritage loss takes place under the guise of modernization. It may simply come about as the owner inappropriately 'modernising' their renovation or refit or more drastically the loss of heritage is the result of years of property neglect with poor building maintenance and up to the point property and/or an unsafe structure.



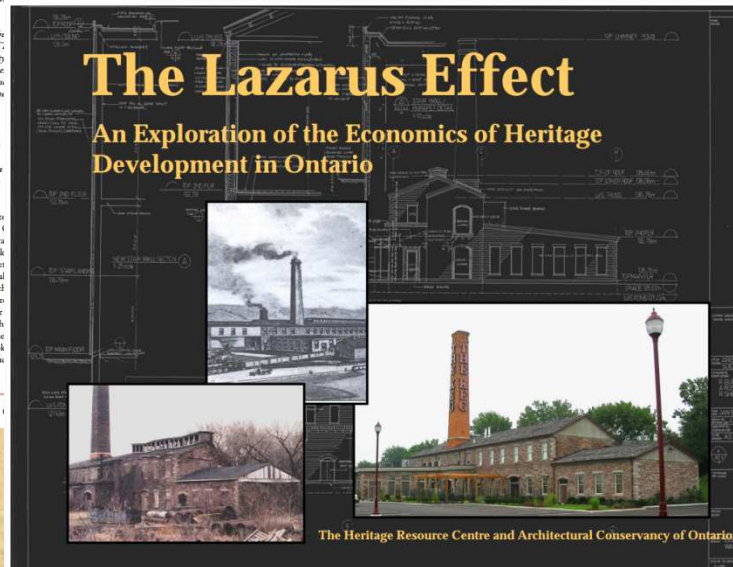
A Review of the Effectiveness of the Heritage Property Tax Relief Program

Heritage Preservation Office
Arts, Culture and Heritage Division
Department of Community Services
City of Peterborough

April 5, 2011

The Lazarus Effect

An Exploration of the Economics of Heritage Development in Ontario



Heritage Conservation: a Significant Economic Motivator

- Job creation
- Increased property values
- Revitalization of neighbourhoods and commercial districts
- Increased tax revenue from underperforming properties
- Economic activities: filming and heritage tourism.



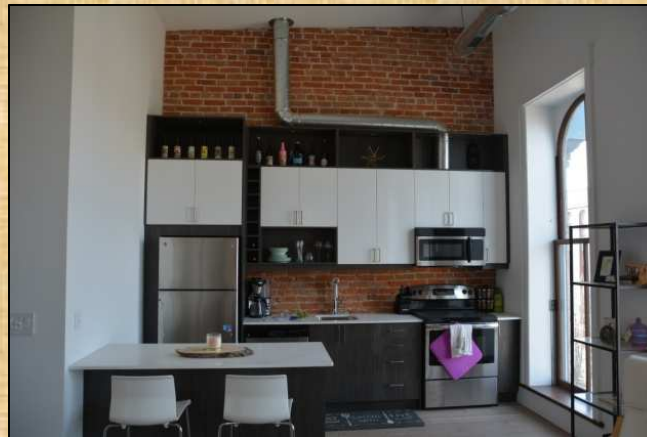
Recent Property Comparisons

Comparison of 10 Heritage designated properties with comparable non-designated properties showed an average of 23% higher assessed value

All designated properties were higher in assessed value:

Lowest - 6.13%

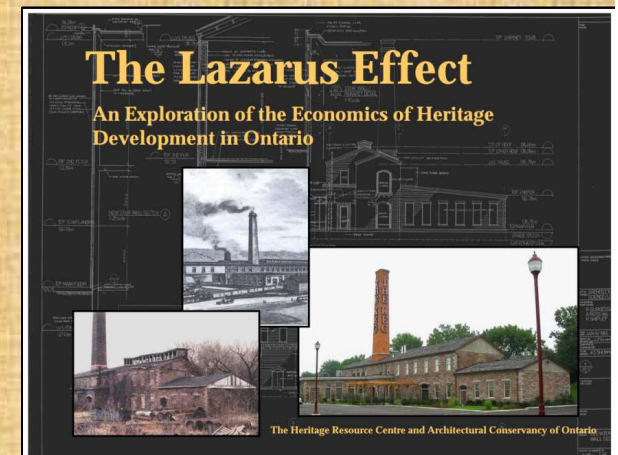
Highest - 35.45%





The Lazarus Effect- University of Waterloo Study on Cost of Redevelopment Projects

- Heritage development projects overall had a **slightly** higher construction cost
- Developers were rewarded with a **high rate of return** on investment and greater marketability
- Municipal incentives are **critical** to profitability.
- Municipalities receive **excellent compensation for incentives** granted to heritage developments through increases in property value and local tax assessments



Ryerson Report- Business Survey

- 84% felt that Heritage Conservation is important to the business environment and that **Heritage Conservation's was essential in drawing people into the area**
- Over 50% felt that Heritage activities in the Downtown have a positive impact on other businesses in the area
- A majority believe that Heritage activities increase pride in business ownership and are worth the investment
- 69% said historic buildings and streetscapes contribute to safe and comfortable neighbourhoods
- 66% said rehabilitating heritage buildings has a positive economic impact on our community



THE IMPACT OF HERITAGE DESIGNATION: CASE STUDY OF DOWNTOWN PETERBOROUGH

Chuck Chakrapani and Tony Hernandez
RL 2010-03

Using a case study approach, centered on the Historic Downtown core of the City of Peterborough, Ontario, this research letter highlights the importance of heritage conservation and the positive impact that heritage designation has had within the City of Peterborough. Drawing on a combination of primary and secondary data sources, across economic, social and cultural domains, the research provides perspectives on the value of heritage from local businesses and residents, along with visitors to Peterborough. The findings underline widespread support for heritage conservation, its economic benefits and the broader role that it serves in terms of providing a sense of place and identity. The overarching conclusion is that heritage designation accompanied by tax breaks, or offered through heritage tax relief programs, has discernible positive impacts that include: encouraging and promoting the protection of heritage properties; generating measurable additional revenue for the municipality by adding commercial value to properties; attracting consumers (local residents and tourists) to the downtown district; and, inducing civic pride among local citizens.

The data reported in this research letter has been taken from the findings of a larger study of the impact of heritage designation undertaken in partnership between the Ontario Ministry of Tourism and Culture, York University, Government of Canada, the City of Peterborough and the Centre for the Study of Commercial Activity (CSCA), Ryerson University. The authors would like to acknowledge the research support, direction, insight and advice provided by James Hamilton and Andrew James from the Cultural Services Unit, Programs and Services Branch, Ontario Ministry of Tourism and Culture; and, Erik Hanson and Ken Cook from the Heritage Preservation Office, City of Peterborough. Of course, any errors or omissions are the sole responsibility of the authors.

Heritage - a finite resource

Our cultural heritage is what we value from the past, and what we want to preserve for future generations (OTMC, 2006)

The loss of heritage properties (e.g., historic buildings and structures) often goes unnoticed by most Canadians, at least those outside of heritage circles or local historians. The destruction of heritage is usually undertaken in a piecemeal manner - building project by project. Sometimes it takes place with the full knowledge and approval of local planners, on other occasions heritage loss takes place under the municipal radar screen. It may simply come about as the result of a property owner inappropriately 'modernizing' their building through renovation or re-fit or more drastically through demolition. Often it is the result of years of property neglect by the owner with poor building maintenance and up-keep, leading to an unsightly property and/or an unsafe structure that has the

potential to collapse, or in the worst case scenario, one for which demolition has become the only feasible option. Unlike other resources, heritage is finite, it is non-renewable, and as such the actions taken by property owners today resonate for generations to come.

On occasion, heritage conservation does hit the newstands, our collective public consciousness, and even our television screens with documentary series such as the History Channel's *Saving Places* showcasing heritage conservation projects across Canada (in partnership with the Heritage Canada Foundation), and most recently, *Heritage Homes* (aired on BBC World News in the Summer 2010) that as the producers note, *show how people from all walks of life... have succeeded in carving out a place for the past in our present*. Yet, much of the news reporting of heritage loss is highly localized. In some cases the news coverage reports major heritage loss, such as the demolition of forty-one heritage properties in the City of Bradford, with one head-shed newspaper heading with 'Ontario city to demolish historic street, despite Ontario's objections' (Aston, 2010). Other times, the

Ryerson Report - Conclusions

- A majority of the residents believe the Downtown's historic buildings and environment make it a special place
- Commitment to a city by its residents has positive spinoffs in terms of how much residents spend and potential growth through **attraction of the city**



Credit :Gerti's



Credit : Zach Baranowski



The Heritage Property Tax Relief Program

- Property Tax Relief to Owners of Designated Historic Properties
- Cost of maintaining historic buildings carries a premium for doing the work right
- Aid in Downtown Revitalization



The Program So Far

86 properties in program in 2016

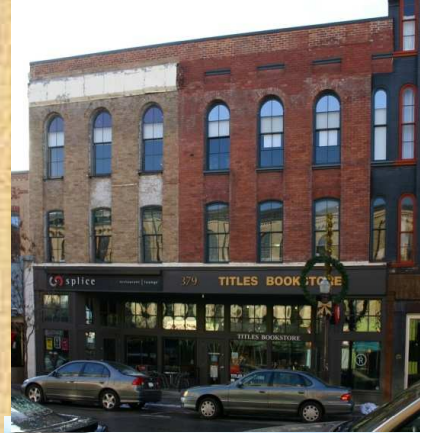
5 Multi-unit residential conversions

One large rehabilitation project
financially feasible by HPTRP

33 New Commercial Property
Designations

New assessment base from
heritage rehabilitations 3.82
million (as of 2011)

Assessment increase above
average for HPTRP properties:
3.25%



Ryerson Study

On a cumulative basis it takes about **three years** for the City to **completely recuperate its investment**.

By Year 7, HPTRP properties can **produce substantially more cumulative revenue** to the City compared to non-designated properties.

