



Members of the Executive Committee

RE: EX22-29 Heritage Building Rehabilitation Program Review

Heritage Regina is writing in support of the Heritage Building Rehabilitation Program (HBRP) Review document and the proposed Amended Heritage Incentives Policy.

After having a variety of opportunities to participate in consultations with both Luxton and Associates and with Social and Cultural Development staff, Heritage Regina feels that the HBRP document lays out a foundation for supporting the preservation and conservation of Regina's historical places and our Intangible Cultural Heritage. The document sets out a framework for heritage policy and supporting regulation and bylaws. The proposed Heritage Inventory Policy creates the possibility to offset costs related to conservation and preservation and assists building owners in their desire to contribute to the heritage landscape of their city.

Preserving heritage costs money but is a sound economic investment, increases tourism and has many environmental positive impacts. The Heritage Resource Branch, Government of Saskatchewan document, *Economic Benefits of Heritage Conservation* states:

Investing in the preservation, rehabilitation and ongoing use of heritage buildings and other historic places has economic benefits for both individuals and communities. Heritage conservation can lead to higher property values and increased tax revenues, more jobs, revitalized neighbourhoods and economic growth

In Canada and the United States, "Main Street" projects that link heritage conservation and economic development have created thousands of new jobs and businesses, and stimulated millions of dollars of investment in historic downtowns. (National Trust for Historic Preservation; Heritage Canada Foundation, 2009)

A Canadian study compared price trends for designated and non-designated properties in 14 Ontario communities. It found that 59 per cent of the designated properties appreciated faster than the market average. A further 15 per cent appreciated at the average rate. The designated properties also held their value better in market downturns (Shpley, 2000)

The same document describes Heritage Tourism as a growth industry:

In Saskatchewan, 64% of respondents to a recent survey said they had visited a historic building or site in the previous year. (Sigma Analytics, 2006)

In addition to travelling in large numbers, heritage tourists also stay at their destinations longer and spend more than other travellers. (Listokin and Lahr 1997; Rypkema 1995)

As an added benefit, the promotion of historic places as tourist attractions helps local residents develop a greater understanding and appreciation of their own culture and heritage.

The Heritage Conservation Branch, Government Saskatchewan document, *Environmental Benefits of Heritage Conservation* states:

An analysis of a building's impact over its entire lifetime (a life-cycle analysis) will often show that it is more environmentally sound to reuse a building than to demolish it and build new, even if the new building would use less operating energy

When a building is demolished, its embodied energy is lost. Even if a replacement building is energy efficient, it will be decades before savings in operating energy outweigh the embodied energy of the old building, the energy used in the demolition and the energy needed for the new construction. (Jackson 2008)

Reusing buildings also limits carbon dioxide (CO₂) emissions. Even when a house is replaced with a new, energy-efficient one, it can take 35-50 years of efficient operation to compensate for the CO₂ that was emitted during the new construction. (Empty Homes Agency 2008)

In Canada, it is estimated that between one and two million tonnes of demolition waste were sent to landfills in 1996. (Statistics Canada 1999)

Considering these few points of fact about the conservation of heritage homes, commercial buildings, heritage spaces and the stories that go with each of them it is easy to see that investment in an incentives program has returns and positive impacts of far more value than the initial outlay of costs for the City of Regina. These benefits will also continue to have positive impacts far into the future.

The Social and Cultural Development staff have committed to further consultation with Heritage Regina on additional policy development stemming from the recommendations in the HBRP report. Heritage Regina is pleased to be part of this ongoing work and appreciates the city's commitment to the further development of progressive and supportive heritage policy. We congratulate the City of Regina on the review and subsequent policy that has been described by experts as progressive and having the potential to have many positive impacts on our Cultural Heritage.

Yours Sincerely,



On behalf of Heritage Regina

Resources:

<https://pubsaskdev.blob.core.windows.net/pubsaskprod/99177/Economic%252BBenefits%252B12.20.pdf>

<https://pubsaskdev.blob.core.windows.net/pubsaskprod/98010/Environmental%252BBenefits%252B12.20.pdf>