



Adaptive Reuse: What Does It Take?

The Ingredients for
Successfully Repurposing
a Heritage Building for
Commercial Use

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Preservation and renewal of historic buildings, districts, and
landscapes affirm the continuity and evolution of urban society.

- CHARTER OF NEW URBANISM

THE MUNICIPAL MANDATE

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“To support and facilitate the consideration, designation, conservation and management of Heritage Resources in a planned, selective and cost-feasible manner for the benefit of current and future generations of Saskatoon citizens and visitors.”

CITY OF SASKATOON – CIVIC HERITAGE POLICY

THE MUNICIPAL MANDATE

“The objectives of the incentives provided under this policy are:

- To encourage the full upgrading of designated heritage properties to ensure their long-term conservation, extend their effective life and/or to ensure their structural integrity.
- To stimulate the economic development of the Downtown through the rehabilitation of commercial facades in the Victoria Park Heritage Conservation District.
- To encourage the development of an attractive city that contributes to a better quality of life.”

THE MUNICIPAL MANDATE

“To encourage owners of registered municipal heritage properties to upgrade their properties in a manner that is consistent with the heritage value of the property as stated in the statement of significance for the property and the associated character defining elements.”

CAPE BRETON REGIONAL MUNICIPALITY – HERITAGE INCENTIVE POLICY



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WHAT'S IN IT FOR US?

ENVIRONMENTAL IMPACT

Maintain "Loveable Buildings" –
Reducing construction waste.

Efficient Use of Municipal Infrastructure
– Supports incremental growth.

ECONOMIC IMPACT

Efficiently Raises the Local Tax Base –
Investment in heritage resources reduces
municipal expenditures.

Creates Local Jobs and Generates Economic
Activity – Talent attraction, local spending.

Tourism Sector Development – Heritage
development support "experiential tourism".

SOCIAL/CULTURAL IMPACT

Expresses Design Traditions of the
Community – Tells the story of a place.

Fabric of the Community – Provide
intangible vibrancy to community.

NORTH END HERITAGE DISTRICT SYDNEY, NS

Adopted 2008

Protects individual buildings and
overall character of Sydney's North
End





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THE TOOLBOX

THE TOOLBOX

Planning & Development

Heritage Conservation

Public Education

PLANNING & DEVELOPMENT

Municipal Plans – Official community plans, concept plans, and other municipal plans.

Implementing Documents – Land use by-laws (zoning), subdivision regulations.

Building Code – Possibility for flexibility, and alternative compliance to retain heritage value.

PLANNING & DEVELOPMENT

Zoning Options:

- Architectural Control District
 - Direct Control District
 - Contract Zoning
 - Exception to Development Standards (Bonus Zoning)
 - Discretionary Uses
-



HOLY ANGELS CONVENT SYDNEY, NS

Institution founded
1885

Closed in 2011,
purchased in 2013 by
New Dawn Enterprises
(Local Cooperative)

HERITAGE CONSERVATION

Building Designation – Protection of individual structures.

Heritage Conservation District Designation – Protection of buildings, streetscapes, or areas.

PUBLIC EDUCATION

Public Engagement, Promotion, & Education –
Development education, mapping, and imagery.

Community Capacity Building – Facilitation and
organization of groups supporting heritage conservation.

Political Support – Education of municipal leaders in
support of heritage conservation.

CITY OF REGINA HERITAGE MAPPING

Heritage Properties

The screenshot displays a web-based heritage mapping application. On the left, there is a vertical toolbar with icons for zooming in (+), zooming out (-), home, refresh, and full screen. Below the toolbar is a search bar with the placeholder text "Find address or place" and a magnifying glass icon. A list of map layers is visible, with "Cathedral @ 1861 McIntyre Street" selected. The main map area shows a street grid with several heritage properties marked with green pins and labeled. The labels include:

- SaskTel Building @ 1855 Lorne Street
- Bank of Canada Building @ 2220 12th Avenue
- Regina Public Library @ 2311 12th Avenue
- Masonic Temple @ 1930 Lorne Street
- Masonic Temple parking lot @ 1950 Lorne Street
- Knox Metropolitan Church @ 1978
- Burns-Hanley Block @ 1863 Cornwall Street
- Credit Foncier Building @ 2184 12th Avenue
- Gordon Block @ 2170 12th Avenue
- Princess Theatre Building @ 1838 Scarth Street
- HSBC Building (Mc Callum Hill Tower I) @ 1874 Scarth Street
- Steen & Wright Furriers @ 1901 Scarth Street
- Victoria Park Building @ 1945 Scarth Street
- Federal Building @ 1975 Scarth Street
- Willoughby & Duncan Building @ 1839 Scarth Street
- McAra Block @ 1855 Scarth Street
- Mc Callum Hill Tower II @ 1881 Scarth Street
- Canada Life Building @ 1901 Scarth Street
- Leader Building @ 1853 Hamilton Street

Geographic features like "VICTORIA PARK" and "CITY SQUARE PLAZA" are also labeled on the map. The map uses a light yellow color scheme for buildings and a light green color for parks.



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CHALLENGES

FINDING BALANCE

Setting “Fair Development Standards” –
A single set of development standards
should apply in the community.

Strike the Right Balance with Regulatory
Tools – Making everyone happy.

MAKING TOUGH CHOICES

What is Worth Preserving? Each community has a different set of values and stories to tell.

Resources & Capacity – Municipal leaders and staff set priorities. Is heritage one of them?



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SETTING THE TONE WITH YOUR
REGULATORY ENVIRONMENT

CONSISTENTLY FLEXIBLE REGULATION

Urban Planning Policy/Zoning –
Balancing community expectation vs.
barriers to economic growth.

Building Codes – Possibility for
flexibility and alternative compliance to
retain heritage value.

EDUCATION FOR PERFORMANCE GAIN

Education & Tools for
Public/Development Community –
Municipal guides, webinars, mapping,
and imagery.

Spectrum of Heritage Conservation &
Management – Every community is
unique.

REMOVE THE SILOS

Departmental collaboration & organization around deliverables to the public.

- Development Review Team– Key municipal staff meet regularly

SACRED HEART CHURCH SYDNEY, NS

Built 1872

Municipally Designated Heritage
Property in 2005


DAVID DELANEY: CBRM businesses hindered by too much red tape

Premium content

David Delaney

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Updated: Feb 19 at 6:27 p.m.

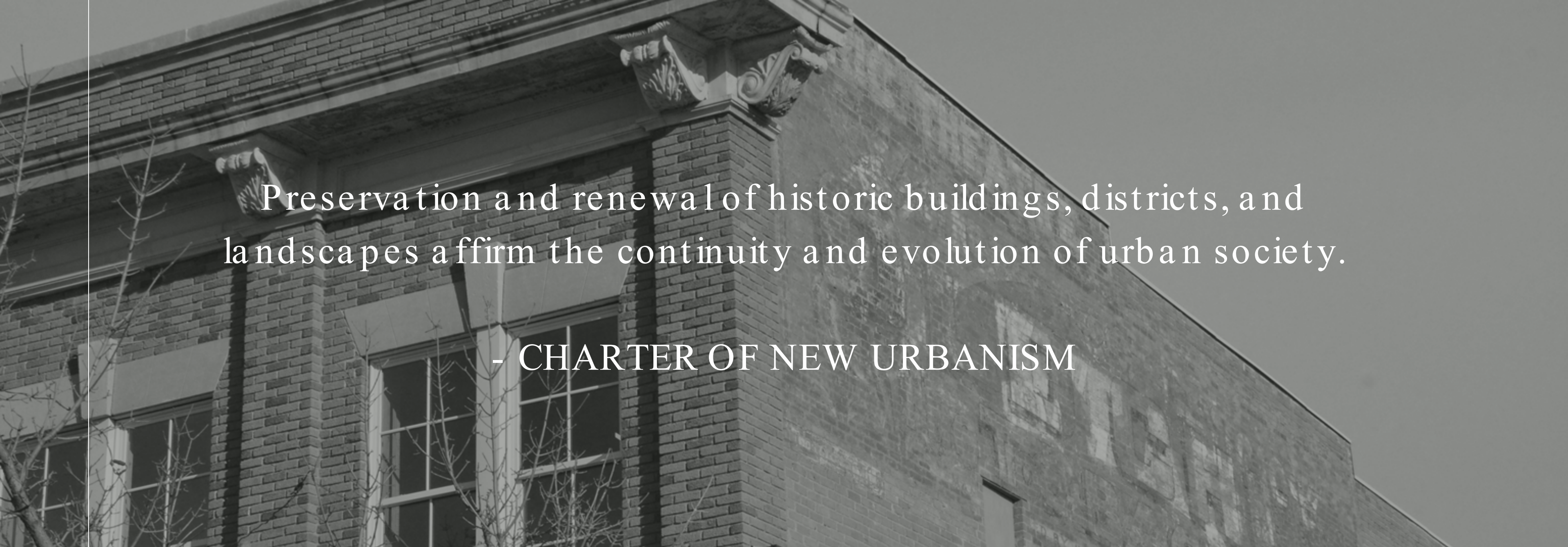
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The Chronicle Herald - February 19, 2021



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MUNICIPAL INCENTIVES

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Tax, Fee, Municipal In-Kind Resources

- Tax Reductions
- Tax Deferrals
- Tax Exemptions
- Fee Waivers
- Staff Resources

Grant Programs

Planning Tools

- “Bonusing”

MAKE THE CASE BANG FOR BUCK

Program Launch – April 2019

Complimentary Façade Renderings

Matching Grants:

- Exterior Alterations up to \$10,000
- General Maintenance up to \$2,000
- Signage up to \$2,000
- Downtown Beautification up to \$2,000



Downtown Revitalization Incentive Program
Swift Current, Saskatchewan



 **DOWN
TOWN**
SWIFT CURRENT



Metropolitan Store Building
32 Central Avenue North

Erected 1912 - Original home
of Union Bank of Canada

MAKE THE CASE
BANG FOR BUCK



Metropolitan Store Building - July 1957
32 Central Avenue North





CREATIVE RENDERING

Metropolitan Store Building
32 Central Avenue North

MAKE THE CASE BANG FOR BUCK

Metropolitan Store Building
32 Central Avenue North

Municipal Project Contribution
\$16,000

Applicant Contribution
\$485,000





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LESSONS LEARNED



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