

HERITAGE
CANADA
FOUNDATION



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CANADA

The State of Heritage in Canada Survey

February 2012

A. What are the key challenges in protecting historic places in your community? Please mark all that apply.

	Very significant	Somewhat significant	Not significant	Response Count
High land values and development pressure in historic districts	56.9% (178)	25.9% (81)	17.3% (54)	313
Vacant buildings and lack of investment	45.7% (143)	39.9% (125)	14.4% (45)	313
Gaps in heritage legislation	51.8% (162)	32.6% (102)	15.7% (49)	313
Resistance to designation	41.5% (130)	45.7% (143)	12.8% (40)	313
Lack of political will to enforce designation	56.9% (178)	27.2% (85)	16.0% (50)	313
Insufficient heritage consideration in Official Plan	40.6% (127)	40.6% (127)	18.8% (59)	313
Lack of political will to enforce zoning and secondary plans	42.2% (132)	39.0% (122)	18.8% (59)	313
Insufficient heritage consideration in development process	57.8% (181)	31.3% (98)	10.9% (34)	313
Perception that rehabilitation costs significantly more	67.1% (210)	29.1% (91)	3.8% (12)	313
Insufficient incentive for rehabilitation	69.0% (216)	26.5% (83)	4.5% (14)	313
Demolition by neglect/deferred maintenance	63.6% (199)	33.2% (104)	3.2% (10)	313
Lack of market demand for heritage buildings	21.1% (66)	49.5% (155)	29.4% (92)	313
Building code-related barriers to the re-use of heritage buildings	31.6% (99)	46.3% (145)	22.0% (69)	313
Insurance-related barriers to the re-use of heritage buildings	23.3% (73)	51.1% (160)	25.6% (80)	313

Local access to heritage architects, consultants, etc.	21.1% (66)	42.5% (133)	36.4% (114)	313
Local access to heritage trades people and contractors	28.8% (90)	41.2% (129)	30.0% (94)	313
Low community support for heritage	23.6% (74)	50.8% (159)	25.6% (80)	313
Other needs take priority over heritage (eg. economic development, transport planning, etc.)	66.1% (207)	29.1% (91)	4.8% (15)	313
			Other (please specify)	51
			answered question	313
			skipped question	1

Question A – Written Responses

What are the key challenges in protecting historic places in your community? Please mark all that apply.

- In a provincial economy like Saskatchewan's that is booming, relatively speaking, not only are heritage sensitive architects, contractors and trades people scarce to begin with, they are now in great demand, making it difficult for some heritage property owners to get even one quote for needed conservation work.
- It was not answered as we felt we did not know the answers. We felt this involved a city more than a small town.
- The biggest problem related to heritage in this small city is simply that no one cares about it. Most of the citizens don't care about preserving their community's history, don't know anything about the community's history, and don't even believe that the community has a history at all. Right now, we fortunately have a Mayor and a few City Councillors who truly care about heritage but, whenever they try to start any heritage-preservation projects, the people rebel and say that their leaders are wasting money.
- Just a note re the item "vacant buildings and lack of investment", our vacant buildings are BECAUSE OF investment. Land is purchased with no consideration for the extant buildings. They are neglected, left vacant or demolished with vacant lots. A slightly different issue but an important one for us.
- Building of new facilities, including transportation systems. Fast growth during boom time. Legislation hasn't been updated.
- As most of my answers reflect, and I can't stress enough, the problem is not for lack of legislation, rather a lack of political will and precedence of other priorities in making these sustainable heritage solutions viable. There is no political will in civic governance in Edmonton. Perhaps because of a lack of expertise available or they simply are not consulted properly when issues arise. The impetus for heritage conservation most often arises out of public action committees once decisions have been made...
- From what I have seen, is that on several occasions, the public voices their opinion on "saving " a heritage building from demolition after it is announced that since it has been vacant for 'X' years it will be torn down. Same with Community Centres. They don't seem to organize and develop a plan until it is 'too late'.
- Not enough financial support by authorities to encourage volunteers to continue their work of conservation. Once it's gone its gone!!
- The high cost of renovating old buildings, and the lack of business development in smaller communities. The high cost of maintaining older buildings.
- Finding heritage professionals
- Heritage standards and guidelines are not applied -- even by some heritage conservationists.
- Lack of federal support and funding in small rural communities.

- Lack of public & private cooperation. Check out the situation in Dawson City, YT where there is a very strong mix of government, non-profit, business, and individual commitment to heritage preservation. It is a model well worth study & promotion.
- Local safety zoning and regulations changing the physical entrance/exits and stairs of existing buildings. Inspection and "red tape" to moving, construction of museum and heritage buildings that already exist.
- I do not have opinions or knowledge on some of these so I tried to leave them blank. "Don't know" should have been an option here, so I have to choose "not significant" as the survey requires a choice.
- Does 'heritage' only mean places to you?
- Municipal streetscapes plans allow for building facades to be altered, losing the historical value of the original building. All new renovations to commercial buildings, must adhere to the streetscapes plans.
- NL Community understands importance of maintaining heritage.
- Heritage activist are reactionary not proactive. They fail to show the economic benefits of heritage. The arguments are repetitive and emotional, not pragmatic. Show a developer how to make heritage pay.
- Our municipality is rural and has only begun to recognise the value of heritage buildings. There is no mechanism for historic designation at this time and there is little will to impose any restrictions on owners who might want to demolish historic structures, and little will to provide funding incentives to enhance historic structures.
- Pressures from urban overspill from nearby cities, lack of regional coordination amongst nearby rural communities e.g. in relation to type of by-laws, settler heritage of little interest to newer immigrant groups who control the building trade in this region, tendency to name new streets and developments using an ethnic rather than historic focus
- Key issue is perception that land values decrease if property is even listed on a heritage register. Current political winds in municipality also find private property rights have priority over public interest in cultural heritage although adjacent municipalities respect heritage issues.
- general lack of concern for quality architecture and public space
- Preservation of public heritage is a need not a want - when there are needs for funds such as health care, heritage seems insignificant....
- Cost of demolition and cost of updates are saving our heritage buildings. However, modernist buildings are a struggle to sell as heritage.
- The BC government is responsible for destroying over 75 heritage sites in my area for the South Fraser Perimeter Road. You won't find that number in their records though because they falsely reported that they would be affecting ZERO heritage sites.
- lack of tax incentives for heritage properties burn-out of volunteers/heritage professionals -- how to recruit more to the cause it's not necessarily low community support -- it's low, co-ordinated community support. Many people show interest but don't know what to do or don't know what's going on. We need to do a great deal more

work in showing what is happening and what role individuals can have in the process and decision making.

- Change the law to allow for designation without the permission of the owner.
- Long range planning in the funding of heritage organizations locally and provincially.
- The money factor for the land is HUGE, corporate pressure and the financial incentives are the dominate factor is the loss of Heritage buildings and artefacts
- Lack of funding
- Problems are not only in the built heritage itself but also related to the people living in the historic districts, some are becoming empty shells because locals do not wish to live where services are rare or only aimed toward tourism. Several building are also used as illegal inns or sold to wealthy tourists coming to the area maybe once a year.
- Halifax has some good legislation, but almost no political will. They are totally in the "bigger is better" mode of thinking, encourage development along these lines, with cursory regard to heritage resources. Other areas of the province are in opposite mode - heritage is neglected as there is no money.
- Developers and real estate interests (including former football players) run city hall. Interests who believe in growth for growth sake - the ideology of the cancer cell.
- Heritage staff in Toronto have lost all credibility by rushing around declaring everything heritage without any overall plan or priorities
 - Perception of heritage as on the "fringe" - The confusing nature of so many heritage organization, people not in heritage do not know who to turn to - Silo effect of heritage, we say we're going to collaborate with other fields, but what examples do we have?
- Misinformation about the effects of designation discourages property owners from supporting designation and/or heritage districts
- Real Estate agents propagating the myth that heritage registry and designation lower resale value. -- very significant
- Thank you for the opportunity to express some of my frustration with the complete lack of support heritage receives in my community.
- Churches don't have the money to fix up their heritage buildings.
- Need to cooperate with other planners who are pro-heritage (urban design, active transportation, public health, complete communities)
- Grave concern with the recent change of direction by the NCC executives. This change results in the NCC neglecting their leadership role in heritage conservation and protecting heritage properties under their control, and in supporting initiatives that have negative impact on Heritage in the Ottawa region, more specifically - the electronic billboard on the wall of the Convention center adjacent to the Rideau Canal.
- Lack of government resources, especially human resources. Most of the work in preserving heritage in our community is done by volunteers. Regulations and documentation are becoming more and more of a burden, and act as a deterrent to volunteers.
- 3 levels of government and no interest in working together.

- Low level of discourse on issues regarding the built environment generally and within media General marginalization of heritage conservation within today's culture Lack of education / training opportunities within heritage conservation
- Inconsistency among local municipal jurisdictions. Preoccupation with the notion that "heritage" is architectural and mainly attributed to pioneer vintage structures.
- bureaucratic approvals processes by unqualified heritage staff is a serious problem at the municipal level
- It is hard to answer this general survey. I can think of structures/cases where some of the factors have been significant and others where the factors have been much less significant.
- The legislation is so weak it means very little (virtually nothing) if the land owner doesn't value the site - the municipality is the worst offender.
- Changing demographics. How do we reach an increasing audience that may not care about (or simply be aware of) Canadian heritage? We need to make our heritage relevant to immigrants - whose stories are similar to those that made up a vast majority of our history.

B. What changes would make the greatest difference for protecting historic places in your community? Please rank the following six items in order of importance. Note there can only be one #1, one #2, etc..

	1 - Very Significant	2	3	4	5	6 - Less Significant	Rating Average	Response Count
Better access to technical assistance and best practices	3.5% (11)	12.1% (38)	16.3% (51)	16.6% (52)	17.3% (54)	34.2% (107)	4.35	313
Better access to funds and incentives for heritage rehabilitation	43.8% (137)	20.4% (64)	13.7% (43)	12.5% (39)	6.1% (19)	3.5% (11)	2.27	313
Changes to the municipal planning process	14.4% (45)	20.4% (64)	15.0% (47)	22.0% (69)	17.6% (55)	10.5% (33)	3.40	313
Changes to provincial heritage legislation	11.2% (35)	10.9% (34)	17.9% (56)	19.2% (60)	19.5% (61)	21.4% (67)	3.89	313
Strengthen local community organization and revitalization initiatives	6.4% (20)	18.2% (57)	19.2% (60)	18.5% (58)	25.2% (79)	12.5% (39)	3.75	313
Greater public awareness of heritage	20.8% (65)	17.9% (56)	17.9% (56)	11.2% (35)	14.4% (45)	17.9% (56)	3.34	313
						Other (please specify)		38
						answered question		313
						skipped question		1

Question B –Written Responses

What changes would make the greatest difference for protecting historic places in your community? Please rank the following six items in order of importance. Note there can only be one #1, one #2, etc













- Taxes on heritage sites
- Introduction of Heritage Conservation Districts
- Its problematic having to rank these issues when so often, in Edmonton's case, there is significant overlap... More institutionalized cooperation between City and heritage sector non-profits in the city is key. That solves many of the issues, though to what extent that becomes a mandatory aspect of planning is up to local government.
- Authorities and dedicated have TO MAKE IT HAPPEN , then the public at large can appreciate it for years to come.
- All of the publications, awards and grants are not as important as what they can make possible. We have to do a way better job of showing people what heritage is and why it's important. Most people think it's about their family tree.
- Technical advice and practice is frequently inconsistent (ask one heritage "expert", get one opinion, ask another and get a different opinion). This is a major problem that the heritage community needs to address-- and until it's addressed, better access to such advice is not really worthwhile. It's not just greater public awareness of heritage; rather it's persuading people that heritage conservation should have a higher priority
- In ranking the above, it was difficult as the six items are all of importance and none in my opinion rank less than the 1, 2, or 3 ranking. Changes in all six would make a big difference in protecting historic places in our community as well as all the others in Canada.
- It's not the provincial legislation that's lacking--it's the fact that the government doesn't enforce it.
- Stupid decisions like demolishing the Heritage Aeronautical Museum on the former Downsview airport. One of the most historic buildings in Ontario, if not Canada. SAVE THE HERITAGE BUILDING AND FIND ANOTHER LOCATION FOR A STUPID HOCKEY ARENA.
- Finding common ground with organizations representing newer ethno-cultural minorities
- Included in public awareness is better education regarding the economic benefits of heritage conservation.
- People are very proud of their community history (only 50+ years) but lack interest in fixing modernist buildings - view that these are not heritage compared to the heritage = age of other community's structures. Difficult to resolve - proud but not when compared to elsewhere.
- All six are important. A CONCERTED focus with the public on history and heritage AND ITS VALUE TO DAILY LIFE would help drive the whole effort. In these days of technical advances and hurried lives, our communities need a strong connection to the past. I

think the focus should be more on promoting local history and heritage, of which places (buildings and sites) are only one subset, though an important one. Community groups and individuals can add to the canvas to make a fuller picture, one that gives equal weight to all aspects of heritage (traditional skills, knowledge, customs, etc.)

- A small percentage of the overall tax base designated to heritage preservation (similar to the US) would be invaluable
- Too much emphasis on building and development as opposed to preserving and incorporating older structures.
- need for federal support (e.g. incentives) for heritage conservation
- Local and provincial educational and/or public awareness through a strategic plan of 100 years. We cannot plan when we do not know.
- The former & present Minister of Tourism, culture & Sport in Ontario were/are unwilling to impose stop order to demolition of heritage buildings and use provincial designation privileges.
- Heftier disincentives, fines, etc for neglect, demolition, etc.
- The Politicians and corporate factors need to be addressed. When pursuit of the "almighty Dollar" is pushed back we'll keep these buildings alive.
- Make the Provincial Government recognize and support heritage resources in ALL its departments (Education: more money for new schools than rehabilitation of existing schools; the pro-development decisions of the OMB; their support of zoning changes)
- In our neighbourhood an otherwise well-intentioned adaptive reuse of a heritage school building has scrapped the slate roof, replacing it with asphalt shingles, due to upfront cost. I think local/provincial government has a role to play in buffering some of those cost so that true value and long-term return on investment can be realized, and made appealing to developers who otherwise have a short term need for return on investment.
- The knowledge is there - or available, but is simply dismissed as, at political level and in development community there is belief that bigger bucks in bigger structures - and municipality is ALWAYS looking for bigger bucks.
- Educating municipal leaders on what is heritage, why it's important, what benefits investment have on the community, their responsibilities for protecting heritage, their right to designate, and enforcement. Also they need to be stronger in order to stand up to developers and heritage abusers.
- Heritage has become the same false argument against development that parking is for affordable housing.
- Create the will in the community and the local and provincial politicians will follow. Without public support legislators and politicians will not follow
- The ability to demolish and still write off buildings. This means that if you are working for 50% of the cost o new to reuse a building it is still likely cheaper to demolish and build new.
- A private developer playing a leading role in the acquisition and adaptive re-use of heritage buildings (providing an example for others to follow)

- Locally, our municipal government talks a good game and undermines heritage consistently.
- Need to start proactively identifying and conserving heritage resources on a landscape scale.
- Access to funding, not only for development, but for maintenance and project administration in the long term is the most important factor.
- An end to complaint based enforcement of minimum property standards
- Politicians, at all levels, as champions of built heritage Targets / standards for investment of public funds in existing building stock versus new build
- Policymakers need to wrestle with the challenges of historic agricultural land (ie. refine and redefine ideas about cultural landscapes) in order to ensure its protection/use as farmland/parkland into the future. Development pressure means that these lands are under significant threat here.
- Again, hard to rank, think "awareness" drives all of the other changes to happen more readily.
- I manage a National Historic Site that is owned by a large municipal government. The City is our worst threat.

C. What is your background? Please click all that apply.

		Response Percent	Response Count
Work for NGO heritage organization		17.6%	55
Member of a heritage organization		59.4%	186
Heritage volunteer		44.7%	140
Municipal heritage committee member		20.1%	63
Heritage property owner		18.8%	59
Property Developer		1.3%	4
Planner		10.2%	32
Civil Servant		16.0%	50
Architect/Engineer/Design professional		12.5%	39
Heritage Consultant		15.0%	47
University/College Instructor		8.6%	27
University/College Student		4.5%	14
	Other (please specify)		51
answered question			313
skipped question			1













Question C – Written Responses

What is your background? Please click all that apply.




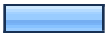






- Conservator
- I'm the coordinator of a small community museum.
- Museum Manager
- When we owned our 1880 heritage home in Mississauga, we established a heritage group and fought for heritage district designation in order to stop further encroachment of developers and the bib beige monsters being built where heritage buildings once stood.
- Love for antiques. Built a museum 42 years ago and with volunteers filled it up until today!
- OPERATE HERITAGE BUNGALOW CAMP IN JASPER NAT. PARK
- Retired school teacher
- Community development
- Board member on a heritage NGO
- Advocate for built heritage
- retired civil servant
- Admirer of James W. Loewen, author of *Lies Across America: What Our Historic Sites Get Wrong*
- High school teacher creator of a community museum local history book co-author
- Concerned citizen
- Retired teacher: retired librarian.
- Main Street Program Coordinator
- Municipal councillor
- Insurer
- Visitor Services in a Museum
- Curator for a heritage property owner
- Architecture columnist with particular interest in heritage buildings
- I work for a municipality and although I am not a planner, I have responsibility for our heritage programs.
- Past committee member of NHT
- Retired but still working and writing full time in support of Cultural and natural heritage conservation.
- I am also the community's museum curator/manager.
- Museum Professional
- Retired teacher and university instructor
- municipal office
- Regional Museum
- Regular citizen who thinks preserving heritage is an important gift to our children and grand children.
- Retired instructor, provincial volunteer and local

- City Councillor
- Heritage/architectural researcher
- Board secretary and program coordinator
- Blue Collar worker
- Town Councillor
- Researcher, writer, scholarly editor (university press), photographer, award-winning, best-selling author ... involved with several history, heritage, and culture-related organizations.
- Historian
- Former municipal heritage committee member
- A citizen who is frustrated and disillusioned at the way developers are destroying our heritage.
- Interested citizen
- Former owner of a heritage building.
- Lawyer
- Physiotherapist, business owner. My physiotherapy clinic is located in an old cottage hospital which has municipal heritage designation, and also has been designated as a place of provincial historic significance.
- former resident of heritage cottage in regional park
- Retired professor involved in heritage organizations as a volunteer
- Historical researcher History / heritage presenter
- archivist at university
- Conservator
- I've done some minor consulting regarding heritage bridges.

D. Which province/territory do you live in?

		Response Percent	Response Count
British Columbia		8.3%	26
Alberta		17.3%	54
Saskatchewan		5.4%	17
Manitoba		11.2%	35
Ontario		39.0%	122
Quebec		2.9%	9
New Brunswick		2.9%	9
Prince Edward Island		1.0%	3
Nova Scotia		2.6%	8
Newfoundland & Labrador		8.3%	26
Yukon		1.0%	3
Northwest Territories		0.3%	1
Nunavut		0.0%	0
		answered question	313
		skipped question	1

E. What is the population of your town/city?

		Response Percent	Response Count
Over 1, 000,000		19.5%	61
500,000 – 1, 000,000		13.1%	41
250,000 – 500,000		8.3%	26
100,000 – 250,000		14.7%	46
50,000 – 100,000		14.7%	46
25,000 – 50,000		6.7%	21
10,000 – 25, 000		4.2%	13
5,000 – 10,000		8.3%	26
2,500 – 5,000		4.8%	15
Under 2,500		5.8%	18
		answered question	313
		skipped question	1