
From: Peggy Cameron <[REDACTED]>
Sent: Friday, November 20, 2015 12:39 AM
To: Minister of Communities, Culture & Heritage
Cc: maureen macdonald; Office of the Legislative Counsel
Subject: Revised: Bill 118-Pulling Teeth Out One at a Time

Revised: Please note that I have revised this letter.

Hon. Tony Ince, Minister of Communities, Culture and Heritage:
Minister Diana Whalen, Chair and Members of Law Amendments Committee

Re: Bill 118-Pulling Teeth Out One at a Time

I write to express my concern about the changes to Heritage Protection proposed in Bill 118. It is a mistake to make it easier to remove designated heritage properties from protection and it is a mistake to make it possible to repeal permanent protection from properties in municipal heritage properties in heritage conservation districts. Without the provision to ensure that designated conservation districts are protected the potential to remove a single property would threaten the entire district. As well, investments made by municipalities in these properties would not be protected.

Pulling Teeth Out One at a Time

Destroying Heritage Properties is like pulling teeth out one at a time- they may or may not be replaced and the gap or the replacement if it happens is unlikely to be as well suited as the original. As an example there are 20+ blocks of empty space in downtown Halifax used as surface parking lots. These were almost all occupied by existing buildings that were torn down but have never been replaced. This has depopulated the downtown of people, commercial businesses, industry and retail and has diminished its economic viability, livability and interest for residents and visitors.

Existing Built Environment and Climate Change

Preservation of existing buildings plays an important role in reducing greenhouse gas emissions. When we destroy existing buildings we are being environmentally irresponsible. Destroying buildings produced GHG emissions associated with demolition, transportation and waste. Further it can take a new energy efficient building 10 to 80 years to compensate for the production of greenhouse gas emissions associated with materials extraction, fabrication, construction and waste.

For details see: Sustainable Preservation: Greening Existing Buildings.

<https://nextcity.org/daily/entry/preservation-sustainable-cities-un-sdgs>

Heritage and Economic Viability:

The mixed-style, small-scale, multipurpose and historic character that much of Nova Scotia has is exactly what keeps it interesting, livable and economically viable. For proof beyond my opinion I draw your attention to Older, Smaller, Better, a 2014 report by The Preservation Green Lab. It provides the most complete empirical validation to date that neighbourhoods with a mix of older, smaller buildings of diverse age support greater levels of economic and social activity than areas dominated by newer, larger buildings. Tested against 40 economic, social, cultural, and environmental performance metrics, the findings support the idea that retaining blocks of older, smaller, mixed-vintage buildings can help cities achieve sustainable development goals and foster great neighbourhoods.

For details see:

http://www.preservationnation.org/information-center/sustainable-communities/green-lab/oldersmallerbetter/report/NTHP_PGL_OlderSmallerBetter_ExecSummary.pdf

Ensure Longterm Protection of Heritage Buildings

Nova Scotia does little enough to ensure that its heritage buildings remain and are maintained. These buildings are some of the oldest and most interesting and important representations of our local and of our national historical, cultural and social artifacts. Please do not further undermine the importance of the existing legislation for the protection it does.

Yours truly,

Peggy Cameron
Halifax, NS