

Old Building/New Life: The Value of Heritage Revitalization Agreements

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OUTLINE

- Heritage Conservation Tool
- Case Study: Miller Residence
- Supports Sustainability Principles



**OLD BUILDING/NEW
LIFE**



115 lbs

*of waste generated per sq. ft.
for residential demolition*

230,000 lbs

*of waste in demolition of a 2,000
sq. ft. Home.*

19.7 billion tons
of waste annually

US EPA, 1998



**OLD BUILDING/NEW
LIFE**

WHAT IS AN HRA?

1. Heritage Conservation Tool
2. Permits flexibility to existing regulations
3. Agreement adopted through bylaw



BENEFITS TO DEVELOPER

- Permits unique use/development
- Aesthetically Interesting Projects
- Building Code Equivalencies



**OLD BUILDING/NEW
LIFE**

BENEFITS TO COMMUNITY

- Enables Adaptive Use
- Aesthetically Interesting Streetscape
- Memories & Identity Preserved
- Education & Awareness
- Less Space Consumed in Landfill



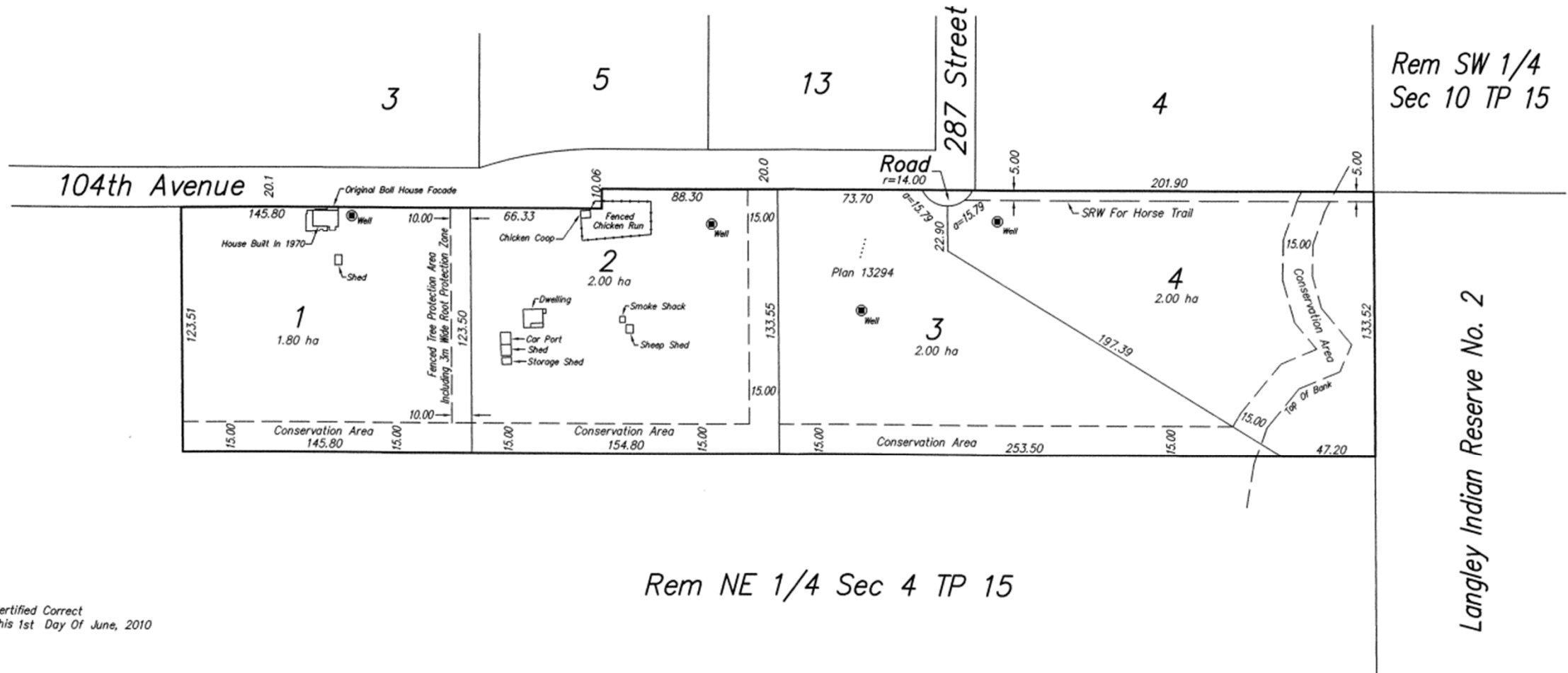
**OLD BUILDING/NEW
LIFE**

MILLER RESIDENCE CASE STUDY



**OLD BUILDING/NEW
LIFE**

MILLER RESIDENCE SUBDIVISION PROPOSAL



Verified Correct
This 1st Day Of June, 2010

Rem NE 1/4 Sec 4 TP 15

Rem SW 1/4
Sec 10 TP 15

Langley Indian Reserve No. 2



**OLD BUILDING/NEW
LIFE**

CREATING A WIN/WIN - DEVELOPER

- Extra Density
- Expand Uses
- 5 Year Tax Exemption
- Building Code Equivalencies



**OLD BUILDING/NEW
LIFE**

CREATING A WIN/WIN - COMMUNITY

- Protection in Perpetuity
- Strict Guidelines for Any Proposed Changes
- Heritage Alteration Permit



**OLD BUILDING/NEW
LIFE**

CREATING OPPORTUNITIES

- Official Community Plan
- Inventory Community Heritage Resources
- Knowledgeable Staff
- Community Connections
- Identifying Opportunities



**OLD BUILDING/NEW
LIFE**

NEW LIFE/OLD HOUSE

- Planned Artist Studio/Gallery
- Single-Family House added to site
- Orchard, Outbuildings, etc. maintained



**OLD BUILDING/NEW
LIFE**



226,800 lbs
*of demolition waste
prevented*

How much waste was spared from the landfill?



**OLD BUILDING/NEW
LIFE**