

From: [REDACTED]
[Mailbox, Clerks; Richer, Chloe](#)
Subject: Proposal for Monthly Financing Support for Heritage Properties,
Date: Monday, November 11, 2024 12:19:50 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City of Burlington and Heritage Department:

This out to be part of the budget and city investment on Heritage properties and to bring some relief for property owners.

Lets Burlington to be the first who act on this subject.

I am writing to you as a concerned resident, with a proposal to enhance the preservation and upkeep of Burlington's designated heritage properties. Our city is fortunate to have about 58 designated heritage properties, each contributing uniquely to Burlington's cultural and historical fabric. However, the proper maintenance of these properties requires substantial resources, and without adequate funding, these invaluable pieces of our city's history may be at risk.

To address this, I propose a structured financing plan to support the upkeep of our heritage properties, by providing \$10,000 per month for each of the 58 properties. This would total \$580,000 per month, or \$6,960,000 per year. The preservation of these historic sites not only benefits property owners but also enhances the overall value and appeal of Burlington as a community that values its past.

To sustainably finance this initiative, I suggest a modest increase of \$50 per year in property taxes across Burlington. This adjustment would allow us to raise the necessary funds without placing an undue burden on any one group of residents. For an average household, this small investment would bring immeasurable cultural and historical benefits to our community, ensuring that these heritage properties remain accessible and well-maintained for current and future generations.

As custodians of Burlington's heritage properties, we share a common goal to preserve our city's rich history for generations to come. Through collective advocacy efforts, we can leverage our combined influence to:

propose a policy aimed at supporting Burlington's cultural and historical legacy by enhancing the demand and care of heritage properties. Heritage properties are invaluable for preserving Burlington's rich history and identity, yet they face significant maintenance and management challenges that can deter individuals and organizations from designating or retaining such properties. To encourage the preservation of these assets, I respectfully suggest implementing a monthly financing policy of \$10,000 for heritage properties. This financial support would be allocated in two parts: \$5,000 for property management and \$5,000 for property maintenance, **simply the current support from the city does not work.**

A financing policy with these provisions would serve multiple objectives:

Increased Market Demand: With consistent financial support, heritage properties would be seen as more economically viable, attracting buyers and investors who value both cultural preservation and financial feasibility.

Incentive for Designation: Property owners would have a financial incentive to offer their

properties to the city for designation, knowing that they would receive sustainable financial assistance for both management and upkeep and the city will have the choice of picking up the right properties.

Enhanced Preservation: Heritage properties often require specialized maintenance to retain their historical integrity. A monthly allotment of \$5,000 dedicated to maintenance would support owners in keeping these properties in excellent condition, thereby preserving Ontario's architectural heritage.

Community and Tourism Impact: Well-preserved heritage sites can become community landmarks and increase tourism, thus generating local revenue and strengthening the cultural identity of communities across Burlington.

This policy would help ensure that heritage properties remain cherished parts of Burlington's landscape, fostered by a sustainable financing model that encourages long-term care. By supporting the upkeep of these properties, Burlington can set a precedent for valuing history and creating meaningful engagement with our shared heritage.

Thank you for considering this proposal to enhance Burlington's commitment to heritage preservation. I am confident that with such a financing policy, Burlington can lead the way in innovative and impactful heritage conservation. Please feel free to contact me if you would like to discuss this proposal in further detail.

The following is the university of Waterloo study on the negative impacts of heritage designations.

Thank you for considering this proposal to enhance Burlington's commitment to heritage preservation. I am confident that with such a financing policy, Burlington can lead the way in innovative and impactful heritage conservation. Please feel free to contact me if you would like to discuss this proposal in further detail.

Sincerely,

Michael Sobhi

Subject: negative impacts of heritage designations

list of potential negative impacts of heritage designations on property values and development:

1.

Loss of Development Potential:

Heritage designations may restrict redevelopment or major alterations, limiting an owner's ability to increase property value through expansion or modernization

2.

Increased Maintenance Costs:

Designated properties often require higher standards for repairs and renovations, which can be more expensive due to the need to use specific materials or skilled labor to preserve the historical features

3.

Reduced Buyer Pool:

Some buyers may be discouraged from purchasing heritage properties due to concerns over future restrictions, high maintenance costs, or the inability to make desired modifications

4.

Longer Sale Times in Some Markets:

While heritage properties can perform well in the market, certain studies have shown that in specific regions or under certain economic conditions, they may sit on the market for longer due to these concerns

5.

Reduced Flexibility in Land Use:

Property owners may find it challenging to change the usage of a heritage-designated property (e.g., converting a residential building to commercial use) due to regulatory restrictions

6.

Difficulty Securing Financing or Insurance:

Heritage properties can sometimes face higher insurance premiums or difficulty securing financing because lenders may view them as riskier investments

7.

Potential Reduction in Property Value:

In some cases, especially where development potential is a key value driver, heritage designation can reduce the overall market value of a property. A study of Prince Edward County in Canada, for example, indicated underperformance in heritage-designated properties compared to non-designated ones by up to 71%

- **References:** Shipley, Robert. "Heritage Designation and Property Values: Is there an Effect?" *Heritage Resources Centre*, University of Waterloo, 2000. [Source](#).
- Heritage BC. "Heritage Designation: The Effects of Designation." [Source](#).

Michael Sobhi

