City of Saskatoon Heritage Impact Statement Guidelines

Definition
A Heritage Impact Statement (HIS) is a study that evaluates the impact that a development may have on a heritage resource or resources. An HIS recommends options for conservation of the resource(s). Developments can include alterations, additions, partial demolitions, demolitions, relocations, or new construction.

Purpose
An HIS explains how the heritage value of a heritage resource is to be conserved by the proposed development. Where the effect of proposed work is likely to adversely impact the heritage significance of the heritage resource, an HIS needs to determine why such action is the only viable solution and explain why alternatives are not feasible.

An HIS may be required for any proposed development where it affects a heritage resource that is a designated heritage property; a building that is listed in “Schedule A” of Demolition Permit Bylaw No. 6770, or is listed on the Saskatoon Register of Historic Places. An HIS should be prepared by a qualified heritage conservation professional.

Content
An HIS must include, but is not limited to, the following information:

1) a site plan;
2) a Statement of Significance;
3) an assessment of the existing condition of the heritage resource(s);
4) the description of the proposed development or alteration;
5) the impact of the proposed project on the resource’s heritage significance;
6) the measures proposed to mitigate any negative impacts on the heritage resource;
7) relevant photographs; and
8) any other pertinent reports, such as conservation management plans and physical condition reports.

Special Consideration for Demolition
In circumstances where the demolition of a heritage resource is being proposed, an HIS must address the following (in addition to the required information listed above):

1. What options for retention and adaptive re-use of the resource have been explored?
2. Why is demolition necessary at this time, or why can the demolition not be delayed in the event that future circumstances make retention and conservation of the resource a more viable or feasible option?
3. If demolition is determined to be necessary at this time, what, if any, of the character-defining elements of the heritage resource can be salvaged and/or incorporated into the proposed new development?