



March 5, 2024

## Québec Roadmap: Towards a New Urban Project (2022-2024)

**PRIORITY THEMATIC:** Protected buildings in a state of abandonment

**Pilot City: MORELIA (México)**

### Draft: Synthesis of the Thematic Worksheet (Step 1.2)

In line with the Quebec Roadmap Strategic Axis 3 – “Good governance” which brings a systemic approach to the city”, the *Priority Thematic* presented by the city of Morelia, focuses on the rehabilitation of abandoned properties.

The city of Morelia has a high rate of abandonment of buildings in various parts of its historic center, from the main street to the furthest from the main square. In many cases, the lack of use and maintenance of the buildings have caused serious deterioration of the structure, leading to its collapse or demolition.

The circumstances that may provoke this detrimental threat to built heritage are numerous, and the causes of "accidental" destruction can be diverse, and are often combined: obsolescence, neglect or poor maintenance of the building due to lack of economic resources, lack of public awareness of their cultural heritage value, legal conflict, intestate properties, speculation, and even strict rigid preservation policies which augment the incapability of rehabilitation of these buildings; as well as natural or man caused accidents such as: fire, heavy storms, earthquake, landslide, and others.

The sometimes impossibility to prevent the complete or partial destruction of the historic buildings in state of abandonment raises political, social, and economic debates. The lack of specific policies and procedures to prevent these states of abandonment, and therefore avoid their destruction, poses a sense of impotence for the community and municipal administrations for the preservation of their collective urban heritage. Legislative and regulatory measures shall have the purpose to manage these risks by intervening in their causes, as well as mitigating the deterioration already generated (consolidation, restoration, reconstruction, rehabilitation).

#### Associated matters

The city of Morelia proposes to form a *Collaborative Network* to discuss in particular a few interrelated issues, *inter alia* the following:

- The circumstances that can lead to the abandonment of a historic building causing its potential endangerment or destruction (neglect, speculation, poor planning, etc.);
- The challenges that a building in state of abandonment raise for cities as well as the shared responsibilities (public authorities, technical services, experts, owners, citizens, etc.);
- The measures (legislative, regulatory, technical) likely to prevent, anticipate or remedy these circumstances, and what their implementation and application imply in terms of resources (financial, material, professional);
- The range of measures or actions to be taken in the face of the risk of grave degradation or collapse of a historic building (stakeholders, emergency physical intervention, impact assessment, recuperation etc.)
- The potential challenges and main problematics that need to be taken into consideration when evaluating new solutions to prevent the appearance of more building in state of abandonment, as well as the solution to rehabilitate those already in state of deterioration.