

## Calgary Planning Commission Member Comments



The following comments are summarized from a confidential Calgary Planning Commission meeting January 8, 2020 on Administration's forthcoming Heritage Conservation Tools and Incentives report, due to the Standing Policy Committee on Planning and Urban Development April 1, 2020. The draft report responds to direction in PFC2019-0223 that Administration "conduct further analysis on heritage preservation tools and financial incentives", and recommends that Council support continued work and implementation on the following tools/incentives:

- Financial incentives supporting residential and non-residential heritage sites in exchange for designation (legal protection)
- New area-based heritage conservation policy tools, with 3 different 'layers' of regulation focusing on concentrations of identified potential heritage assets:
  - o 'Layer 1' – Policy incentives through the Land Use Bylaw applied only to sites that retain an identified heritage asset
  - o 'Layer 2' – Policy incentives (layer 1) AND discretionary design guidelines for new construction in proximity to concentrated groups of identified heritage assets
  - o 'Layer 3' – Direct Control land use districts applied to small subsets of Layer 2 policy areas which contain very high concentrations of heritage assets
- Specific financial support for Administration to complete the recommended tools/incentives, and increased funding for Heritage Calgary (Civic Partner)

Administration requested Calgary Planning Commission feedback and direction on their draft recommendations, and specifically on the proposed area-based policy tools. **Comments received during this confidential workshop will be verified and supplemented at the February 6, 2020 Calgary Planning Commission meeting.**

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#### Overall Summary

- Additional tools/incentives for heritage are important.
- Work with stakeholders to ensure the tools and incentives are done properly and implemented effectively.
- Proposed layered approach to area-based heritage conservation policy provides important flexibility; communities have different heritage needs
- The presented tools could provide benefit to Council and increase efficiency in managing discussions on heritage that are currently occurring through Local Area Planning
- Important to align this report with other Next Generation Planning work (incl. Guidebook, renewed Land Use Bylaw) to support increased housing choice city-wide
- Suggested to also lobby the Province of Alberta for increased powers through the Historical Resources Act

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### Comments & Feedback

#### Area-based policy:

- Requiring a sufficient concentration (percent) of heritage assets for area-based policy is important to prevent it from being used inconsistently, however additional work is needed to address the challenges of varied block patterns in communities, oddly-distributed concentrations of heritage assets, and whether a transition area is required, etc.
- Careful exploration should be done on the potential impacts of 'Layer 1' incentives to ensure they are feasible, and all options are considered
- Parameters of 'Layer 2' guidelines will be crucial to avoid creating a false sense of heritage in new development, and need to be specific to each area
- Implementation of 'Layer 2' guidelines needs to be further explored; report should demonstrate how it will work, and add value
- There are not a lot of areas that warrant the 'Layer 3' policies (most regulatory)
- Report needs to indicate what form of 'significant community support' is required to create a 'Layer 3' policy area.
- A statistics-based approach to determining the thresholds allows the tools to be scaled across all areas, regardless of form or geography.

#### Financial Incentives

- Ensure that report speaks to return on investment – the ability of heritage conservation to create and retain value for municipalities, and tie this to the specific recommendations
- Financial feasibility of proposed incentives should be demonstrated in the April report

#### Overall

- Report should provide clarity on why main street areas are not addressed through the proposed recommendations, given their importance
- Important to have the interests of various stakeholders represented with these tools/incentives
- A 'litmus test' is needed with the development industry on the area-based policy tools; what are the implications on development, and is there support from industry?