

## Alternative Heritage Area Policy Tool Thresholds for Consideration Heritage Conservation Tools and Incentives Report

### A. Summary

The tools and incentives envisioned by this report represent a massive boost to Calgary's heritage conservation. They allow us to recognize and incentivize the conservation of more than 4,100 heritage assets. The recommended thresholds in the report would allow community-specific development guidelines to help protect the integrity of more than 1,500 heritage assets, and offer another 750 a specific land use (direct control district) to provide strong architectural controls, encouraging protection.

Using the recommended thresholds, however, results in the capture of more than 3,000 non-heritage assets within a heritage area policy tool over more than 350 hectares of land. This attachment explores an alternate set of thresholds that captures just the highest integrity heritage areas in the city. Using the higher thresholds would result in only 344 non-heritage assets being captured by heritage areas policy tools across just 90 hectares of land.

### B. Alternative Thresholds for Consideration

#### Heritage Area Policies

#### **1 – Incentive Areas** (addresses financial equivalence only)

There are no proposed alternative thresholds for incentive area policies.

#### **2 – Discretionary Guideline Area** (addresses financial equivalence and physical compatibility, but only through encouragement and mandatory design review)

While the 25-49% threshold allows a broader application of the guidelines within our historic neighbourhoods and a greater number of heritage assets to be addressed, it may capture areas of low historic integrity (i.e. infill redevelopment predominant). In the original scenario, only one property in every four needs to be a heritage asset for the area to qualify.

Administration has also examined an alternative threshold of 50-74% for the Discretionary Guideline Area. In this scenario, at least half the properties must be a *heritage asset* to qualify. This threshold has the same implementation considerations as the lower threshold, but has not yet been presented to stakeholders for feedback or consideration.

Using this higher threshold, the guideline areas would apply to approximately 745 heritage assets and 344 non-heritage buildings (1,089 total structures), representing an area of approximately 90 hectares across the city—just 30% of the area captured in the proposed threshold (25% or greater).

#### **3 – Direct Control Heritage Area** (addresses financial equivalence & physical compatibility with specific restrictions and allowances)

While the greater than 50% threshold allows a broader application of the guidelines within our historic neighbourhoods and a greater number of heritage assets to be addressed, it may capture areas of lower historic integrity (i.e. infill redevelopment predominant). In the original scenario, only one property in two needs to be a heritage asset for the area to qualify.

Administration has also examined an alternative threshold of greater than 75% for the Direct Control Heritage Area. In this scenario, at least three properties in every four must be a heritage asset for the

area to qualify. This threshold has the same implementation considerations as the lower threshold, but has not yet been presented to stakeholders for feedback or consideration. Using this threshold, the Direct Control Heritage Area could apply to approximately 160 heritage assets and 34 non-heritage buildings (194 total structures), representing an area of approximately 18 hectares across the City. All 160 heritage assets would be contained within (or overlap with) the Discretionary Guidelines Area). Using this threshold captures just 7 percent of the identified *heritage* assets in the city, though in the highest integrity areas.

Table 1 : Distribution of Heritage Assets Across Thresholds

	<b>Recommendation</b>				<b>Alternative</b>			
	<i>Threshold</i>	<i>Heritage Asset</i>	<i>Non-Heritage Asset</i>	<i>Area</i>	<i>Threshold</i>	<i>Heritage Asset</i>	<i>Non-Heritage Asset</i>	<i>Area</i>
<b>1 – Incentive Area</b>	N/A	4,122	0	N/A	N/A	4,122	0	N/A
<b>2 – Discretionary Guideline Area</b>	25% – 49%	2,271	2,923	350 ha	50% - 74%	745	344	90 ha
<b>3 – Direct Control Heritage Area</b>	50% - 100%	745	344	90 ha	75% - 100%	168	34	18 ha