

**From:** [Harper, Ian](#)  
**To:** [Public Submissions](#)  
**Subject:** FW: [EXT] Re: Heritage Conservation Tools and Incentives Report Update  
**Date:** Monday, March 30, 2020 2:46:04 PM

Hello,

Please see the below correspondence received from the Bridgeland-Riverside Association regarding PUD2020-0249.

Cheers,

**Ian Harper**, MPlan, RPP, MCIP

Senior Planner, City Wide Policy

Calgary Growth Strategies

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**From:** Planning Director

**Sent:** Wednesday, March 25, 2020 10:55 AM

**To:** Harper, Ian

**Cc:** Jamieson, Robyn ; Ferguson, Carlie ; Pollock, Alastair C. ; Van Wijk, Erin ; Van Boxmeer, Erika L.

**Subject:** [EXT] Re: Heritage Conservation Tools and Incentives Report Update

We strongly support the City's Report on Heritage Conservation Tools and Incentives. As one of Calgary's oldest communities we see high value in the tools being proposed and urge Council to support the recommendations in this report. We would like to see these tools embedded in the Guidebook for Great Communities or applied City-wide as soon as possible so we can start using it. Thank you for your work on this.

On Wed, Mar 25, 2020 at 10:38 AM Harper, Ian <[ian.harper@calgary.ca](mailto:ian.harper@calgary.ca)> wrote:

Dear stakeholder,

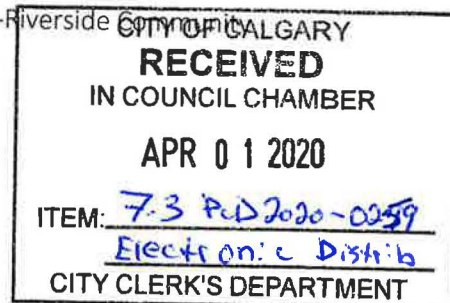
I hope this message finds you well and healthy. Thank you for your interest and participation in the Heritage Conservation Tools and Incentives Review. Using your feedback, consultant research and technical analysis, we have created recommendations for policy and financial tools to support heritage conservation in Calgary in the coming years. We will be presenting our recommendations to the SPC on Planning and Urban Development on April 1, 2020.

The policy tools we are recommending are the following heritage area tools:

- Incentive Areas – broadly incentivizes conservation of heritage assets in Calgary. May offer additional development potential or incentives to developments or projects that retain a heritage asset on site. Not intended to restrict or inhibit development.
- Discretionary Guideline Area – incentivizes conservation of heritage assets in areas with moderate to high historical integrity. All uses in this area are discretionary and locally-specific heritage design guidelines are developed and applied.
- Direct Control Heritage Area – Incentivizes conservation of heritage assets in areas with the highest historical integrity/significance. Establishes specific and thorough architectural controls and limits redevelopment potential.

The heritage area tools can be stacked or build upon each other. This results in increased specificity and control as the concentration and integrity of heritage areas increase.

The financial tools we are recommending are a residential tax-back grant and a non-residential tax credit to be considered with the 2023-2026 Municipal Budget deliberations. Additionally, Council



may consider increasing the city-wide grant program to \$2 million annually until 2023, commensurate with the City of Edmonton's program.

The committee meeting [agenda and reports](#) will be posted online on March 27 and the committee meeting will be [broadcast live](#) on April 1. You can share written feedback with the committee by [providing a submission online](#), emailing your Councillor or responding to this email.

Thank you again for your interest.

Best regards,

Ian Harper, MPlan, RPP, MCIP

Senior Planner, City Wide Policy

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