



## Public Submission

City Clerk's Office

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\* I have read and understand that my name, contact information and comments will be made publicly available in the Council Agenda.

\* First name **Beverly**

\* Last name **Jarvis**

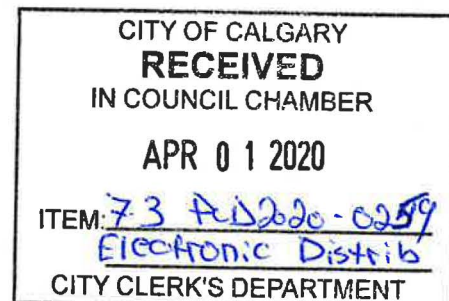
Email **beverly.jarvis@bildcr.com**

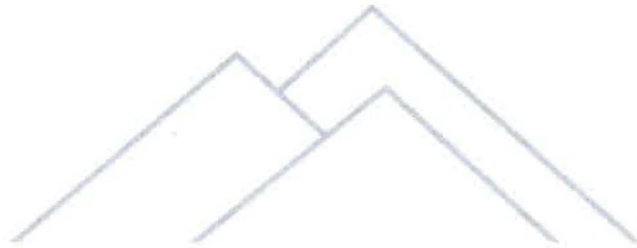
Phone **403-477-7900**

\* Subject **SPC for PUD: 2020-0259 Heritage Conservation Tools & Incentives - April 1, 2020**

\* Comments - please refrain from providing personal information in this field (maximum 2500 characters)

We respectfully submit the attached letter for the above reference Report to SPC for PUD on April 1, 2020.  
I would appreciate if you are able to confirm the receipt of the attached.  
Thank you.





March 31, 2020

Submitted via City of Calgary Clerk's Office – Public Submissions

City of Calgary, Standing Policy Committee on Planning & Urban Development  
The City of Calgary  
PO Box 2100, Station M  
Calgary, AB T2P 2M5

Re: PUD2020-0259, Heritage Conservation Tools and Incentives

Dear Members of SPC - Planning & Urban Development:

BILD Calgary Region (BILD) appreciates the opportunity to comment on the above Report to SPC for PUD and we are pleased to see it is coming forward on an **information-only** basis at this time as there are currently too many unanswered questions and details to be resolved. Far more definition and engagement with affected property owners is required.

We acknowledge there has been a gap in planning policy related to heritage conservation and appreciate the next generation of planning system will provide for such policy. However, we ask for caution to ensure that efforts to fill the gap do not result in over-compensation and over-extending the policy reach.

*We need a **thoughtful measured approach** that balances the **community desire for heritage conservation** with the **property and civic rights of individual landowners** within our existing provincial regulatory environment.*

**Concerns:**

There are still a number of questions which warrant more definitive answers and require further investigation, as well as a more robust conversation with those property owners who would be directly impacted before the policy tools are approved.

- Where policy promises incentives (including financial incentives), we need to make certain the policy and incentives are hand-in-glove to ensure a Council decision on policy

today is not predicated on the expectation of a financial commitment to be approved by a future Council;

- It appears as though Layer 1 is voluntary and incentive based, and Layer 3 requires that property owners being designated as such have the option to OPT IN to Layer 3, so our concern is that all Layer 2 owners who do not OPT into Layer 3 are involuntarily mandated to be Layer 2;

**Layer 2 impacts:**

- Property owners will be required to forfeit the Permitted Use designation to be controlled by the Discretionary Guideline Areas;
- As such, there will no longer be contextual or other development approvals without the additional required process, time, cost and risk of a discretionary Development Permit application; and
- The approval of a development permit would be subject to appeal to the Subdivision Development Appeal Board.

**Considerations:**

- Although Administration has offered examples of other jurisdictions with similar policy, there have been no direct examples – particularly of Layer 2 type policy - which have been implemented in a similar regulatory environment to Alberta;
- Industry has cautioned that Layer 2 type policy – discretionary guideline areas – is likely to have a negative impact on property values by restricting design and possibly redevelopment opportunity through the uncertainty associated with discretionary guideline restrictions verses Permitted Uses;
- Administration has referenced examples from Vancouver or Toronto but these are not apples-to-apples comparisons to the Calgary market;  
NOTE: The above Layer 2 – discretionary guideline areas – will equally restrict the property owners' rights of the **non-heritage value properties** as well as the identified heritage properties.

In closing, again we request that Administration further define and refine the policy and continue its engagement with all stakeholders, in particular those whose property rights will be directly impacted.

Respectfully,  
BILD Calgary Region



Beverly Jarvis, Director of Policy, Projects & Government Relations

- c.c. Stuart Dagleish, General Manager, Planning & Development, City of Calgary  
Ian Harper, Senior Planner, Calgary Growth Strategies, City of Calgary  
c.c. Chris Ollenberger & Guy Huntingford, NAIOP Calgary Region