

### Heritage Area Planning Tools Thresholds for Consideration

Through the development and analysis of alternatives for heritage area policy tools, Administration and O2 Planning + Design modelled two threshold scenarios: recommended and alternative. The intent of the tools is represented by the threshold scenarios. If Committee and Council feel the intent is to capture many heritage assets across as many communities within heritage area policy boundaries, the recommended thresholds are appropriate. If Committee and Council feel the intent is to capture only high-integrity areas that consist of primarily heritage assets, then the alternative thresholds are appropriate.

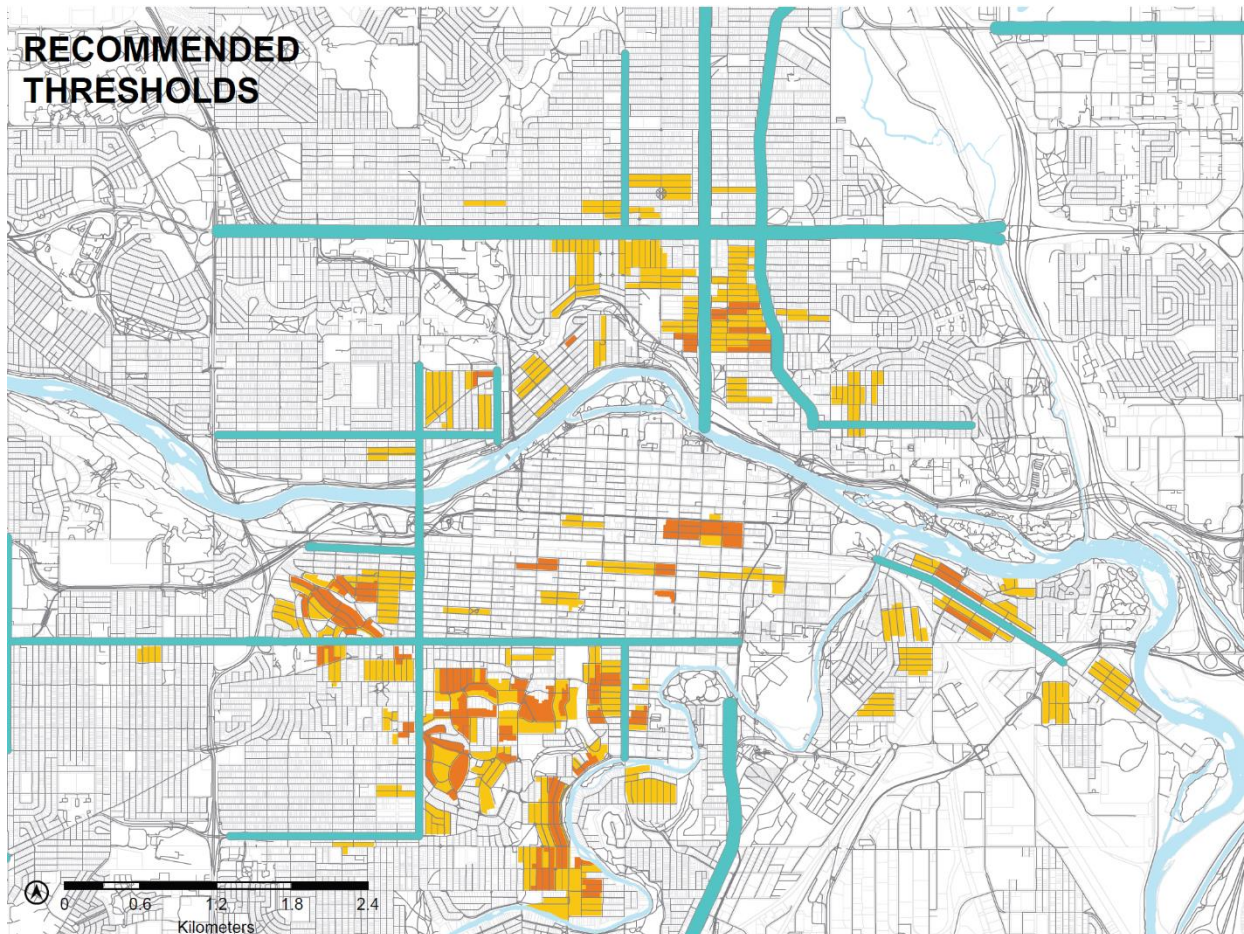


Figure 1: Extent of Recommended Thresholds. Yellow indicates Layer 2, Orange indicates Layer 3, Teal is excluded Main Streets

### **Recommended Threshold Value**

#### **Key Figures:**

- Threshold for Layer 2: Discretionary Guideline Areas = 25 – 49% concentration of heritage assets.
- Threshold for Layer 3: Direct Control Heritage Areas = 50 – 100% concentration of heritage assets.
- Total area covered by policy layers: 350 hectares.
- Covers 2,263 heritage assets (53.3% of identified assets), 2,944 non-heritage parcels (1.7% of city-wide parcels).

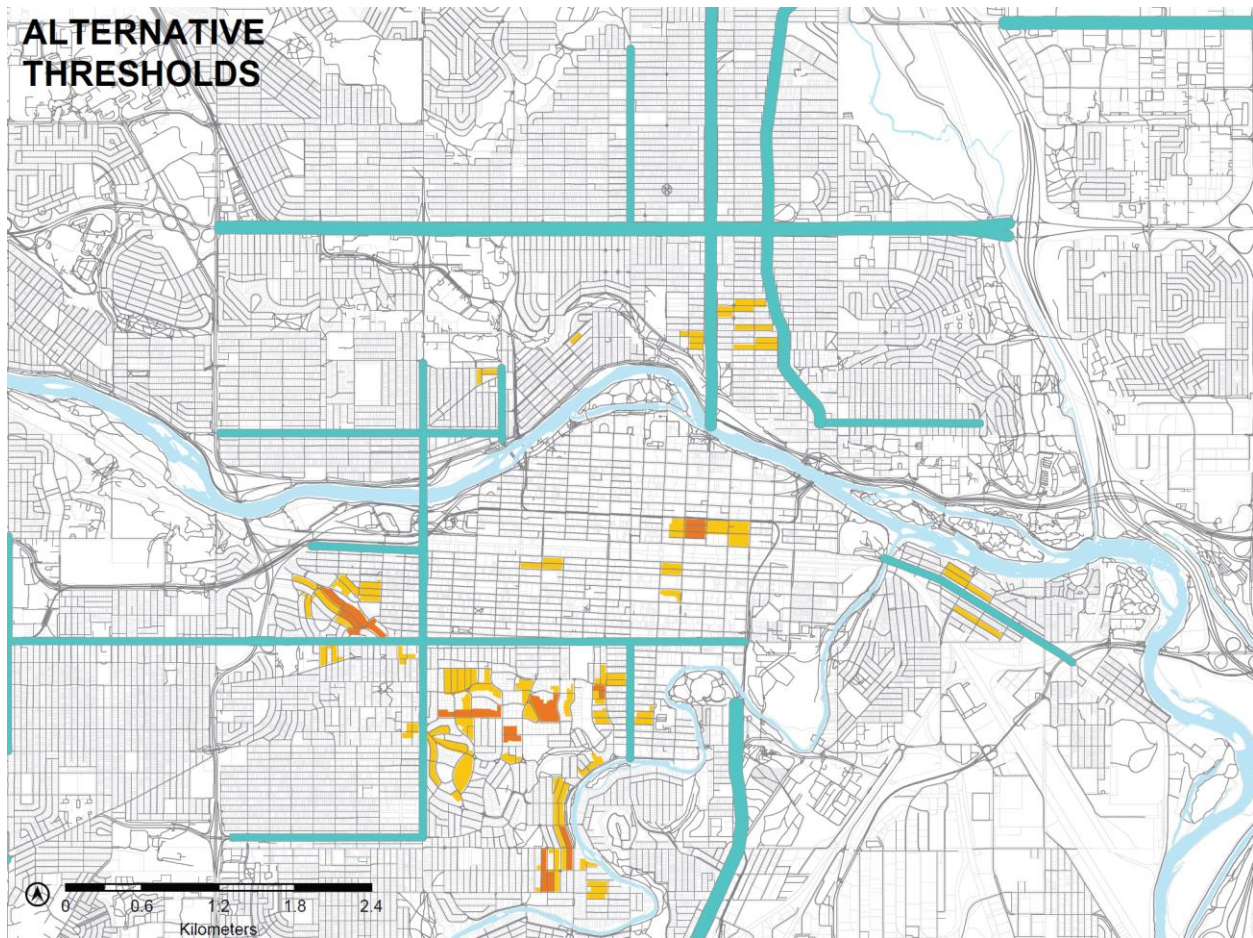


Figure 2: Extent of Alternative Thresholds. Yellow indicates Layer 2, Orange indicates Layer 3, Teal is excluded Main Streets

### Alternative Threshold Value

#### Key Figures:

- Threshold for Layer 2: Discretionary Guideline Areas = 50 - 74% concentration of heritage assets.
- Threshold for Layer 3: Direct Control Heritage Areas = 75 – 100% concentration of heritage assets.
- Total area covered by policy layers: 90 hectares.
- Covers 745 heritage assets (17.5% of identified assets), 155 non-heritage parcels (0.09% of city-wide parcels).