



ATTN: Standing Policy Committee on Planning and Urban Development (PUD) Members

**RE: July 15 2020 Meeting of PUD
Item 7.2 Heritage Conservation Tools/ Incentives Update – PUD2020-0768
Item 7.3 Guidebook for Great Communities Referral - PUD2020-0721
Item 7.4 North Hill Communities Local Area Plan Referral – PUD2020-0739**

We are writing to express our position regarding the captioned topics: BRCA supports the Heritage Conservation Tools and Incentives Update Report, and would like to see both the Guidebook for Great Communities and the North Hill Local Area Plan referred for further work as Administration has recommended.

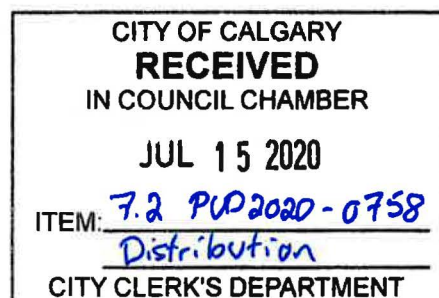
We also wish to record our appreciation for the fact that Administration has obviously listened actively and is now responding to comments from both stakeholders and councillors comments at the March 4, 2020 PUD meeting regarding these complicated topics, and also that there is now a willingness to further improve these important planning documents before these topics return to Council.

Also, as BRCA perceives there to be a lot of alignment between the further work now being recommended by Administration, and Councillor Carra's proposed approach and suggested amendments, we hope that synergies can be realized over the proposed work period, and that the best of both can proceed.

BRCA looks forward to the opportunity of considering the impacts for our community once the work is underway and outcomes are more clear.

**Ali McMillan
Planning Director**

PER: BRIDGELAND RIVERSIDE COMMUNITY ASSOCIATION BOARD OF DIRECTORS





Public Submission

City Clerk's Office

Please use this form to send your comments relating to matters, or other Council and Committee matters, to the City Clerk's Office. In accordance with sections 43 through 45 of Procedure Bylaw 35M2017, as amended. The information provided may be included in written record for Council and Council Committee meetings which are publicly available through www.calgary.ca/ph. Comments that are disrespectful or do not contain required information may not be included.

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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 **Isabelle**

* Last name **Jankovic**

Email **cijankovic@telus.net**

Phone **4032764647**

* Subject **PUD2020-0758 Heritage Policy Tools and Financial Incentives**

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

My husband and I are residents of Crescent Heights. We support the work done to date regarding Heritage Policy Tools and Financial Incentives as we own a home in a heritage planning area identified in the report. it is evident from the windshield surveys included in the report that the remaining heritage assets are limited. Only a few places in the city have the concentration of heritage homes that we have in Crescent Heights. We are losing these heritage assets very quickly and inappropriate new development is eroding the character of our community. We want to stress the importance of having in place policies, guidelines and land use bylaws that support heritage conservation and are specific to the heritage planning areas before the North Hill Communities Local Area Plan is passed. In our view, this takes priority over financial incentives which will be available for only a few properties and can be added later. We recommend that the policy tools be separated from the financial incentives so that the policy tools, guidelines and land use bylaws can be developed as quickly as possible.



June 30, 2020

Mayor & Council

City of Calgary
PO Box 2100, Stn. M, MC 8001
Calgary AB, T2P 2M5

Dear Council:

Subject: Letter of Support for PUD2020-0758

Heritage Calgary is writing in support of PUD2020-0758 Heritage Conservation Tools and Incentives.

We support all four of administrations recommendations as laid out in the report. All four recommendations will help the City to continue to deliver on the *Calgary Heritage Strategy* which was first approved in 2008.

The financial incentives that have been identified and costed will encourage people to designate their property as a Municipal History Resource and heritage areas will help to protect the character of our heritage neighbourhoods. Both measures are needed to help advance heritage preservation. The increase to the Conservation Grant Program will provide a greater incentive to both residential and non-residential properties.

We would like to commend City Administration for their excellent work on this report.

Sincerely,

A handwritten signature in blue ink that reads 'Josh Traptow'.

Josh Traptow
Executive Director
Heritage Calgary



Public Submission

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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 L.J.

* Last name Robertson

Email ljrobertson@shaw.ca

Phone 4032634896

* Subject Heritage Report, PUD 071520, Item 7.2

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

Please see the attached correspondence from the Inglewood Community Association.



INGLEWOOD COMMUNITY ASSOCIATION
1740 24TH AVE SE
CALGARY, ALBERTA
T2G 1P9
PHONE: 403-264-3835
EMAIL: info@icacalgary.com

July 14, 2020

Policy and Urban Development
City of Calgary
PO Box 2100, Stn. M
Calgary AB, T2P 2M5

Dear Councillors:

Re: Heritage Conservation Policy Tools and Financial Incentives Report, Item 7.2

As Inglewood Community Association's Inner-City Planning and Heritage Director, I have been part of the Heritage Report engagement process since last year. In the main, given a tight deadline, the measures proposed generate a welcome addition of more tools to the box. There are many areas that remain to be explored and adopted but this a good start.

One **element** that the ICA considers to be **essential to proper management and protection of heritage is the valuation of density**. Additional density must have a value placed on it and this is the key component in determining whether important heritage sites are at risk of being redeveloped. Right now, the City has no consistent rules nor guidelines for density bonussing, although it was given an excellent roadmap to it in the Coriolis report Heritage Designation Incentives in Inglewood and Ramsay (2017). Within that document, it was explained that for a heritage incentive system to work, the City cannot give away density, it must set a City strategy to not flood the market with transferable density thus causing the price to fall.

In Inglewood, we are currently dealing with the inexplicable gifting of density value worth millions of dollars to developers in the middle of a recession. Having random or non-existent density policies confuses and disincentivizes developers and is extremely unfair to Inglewood and the broader City of Calgary. This has to stop. Heritage tools must be expanded to codify formulas that will control density bonussing outside of TOD areas and limit it within the TOD to zoning based on TOD incentives alone, not fabricated "public amenities". We strongly recommend that the Coriolis Report be taken out of mothballs and applied immediately before the entire incentive market collapses.

In the midst of the introduction of many interwoven but separate planning policies, it must be recognized how interdependent heritage incentives are with the Guidebook, MDP and Local Area Plans (LAP). It is extremely important that these elements be carefully and thoughtfully integrated. We are hopeful that the current referral of the Guidebook and revisit of the MDP will affect that action – it is important that be a prerequisite to their adoption as statutory documents. The ICA recently received its draft LAP with

potential heritage areas outlined although there had been no engagement on it at all with the community. We anticipate this will be rectified shortly and were gratified to hear that our main street, Ninth Avenue, is to be studied - perhaps as an extension of the Coriolis report - as an upcoming project.

Calgary is not known for its stalwart defense of heritage and the Heritage Planning group has been underdeveloped for years. We trust this rollout of new incentives will be enthusiastically embraced and represent the first stage of a new direction for heritage initiatives.

Yours very truly,

INGLEWOOD COMMUNITY ASSOCIATION

A handwritten signature in black ink, consisting of a stylized initial 'L' followed by a long horizontal line extending to the right.

L.J. Robertson
Inner-City Planning and Heritage Director



March 30, 2020

Re: **Heritage Conservation Policy tools and financial Incentives Report, April 1, 2020**
City of Calgary SPC on Policy and Urban Development (PUD)

Dear Members of PUD,

We are writing to express our strong support for the recommendations outlined in the above report submitted by Heritage Planning, and especially applaud the inclusion of policy for heritage areas. This is a very positive step towards acknowledging and protecting historic communities, areas and streetscapes in our municipal planning policy, something our group has been advocating for since 2013. We also applaud the innovative heritage tools it proposes such as financial incentives for the owners of heritage assets including municipal tax incentives. Although there are some current limitations to the proposed heritage area policy - it excludes historic commercial streets, post-war residential architecture, institutional sites, cultural landscapes, heritage buildings not within 'high concentration areas,' landscaping and street trees - we do not believe these limitations should delay accepting the recommendations. In addition, Administration is confident that many of these exclusions can be addressed through the Local Area Planning process, or proposed incentives for inventoried sites.

Following our letter to council dated Dec 23, 2019 we seek your support for the following:

- The heritage area policy recommended in the above report (based on a minimum integrity threshold for layer 3 Direct Control Heritage Areas of no more than 50 percent heritage assets) as well as incentives and regulations to support the retention of heritage assets within these areas, including the proposed new financial incentive programs;
- That the Guidebook for Great Communities be amended to include the requirement for Local Area Plans in established communities to identify character areas and potential heritage districts during their preparation. (This must be done before the Guidebook becomes a statutory document, and before any Local Area Plans are approved.)



We close with just a few of the reasons why we need to introduce tools and policies that help us strike the right balance between development and conservation:

Economic: the improvement of existing dwellings creates 40% more GDP in Canada than new construction, and is proportionally a bigger job generator.

Environmental/Sustainability: the building sector generating up to 35% of Canada's greenhouse gases and 35% of landfill waste, and the Canadian Green Building Council recommends 'to avoid the worst effects of climate change...focus on sustainable rehabilitation and retrofitting'.

Social/Cultural: Historic communities are physical links to our past. They provide a sense of identity, continuity and belonging. They are places for all Calgarians to visit and enjoy.

Respectfully,

 
Marilyn Williams Lorna Cordeiro
Co-Chairs Calgarians for Heritage Districts

Calgarians for Heritage Districts (CFHD) is city-wide grassroots collaboration that advocates for policy and creative new tools to identify, manage and preserve the heritage value and character of Calgary's historic communities. CFHD supports sensitive, respectful redevelopment and growth that protect a community's heritage assets.



THE CALGARY HERITAGE INITIATIVE GIVES CONSENT TO THE CITY OF CALGARY TO PUBLIC DISTRIBUTION OF THIS LETTER AND ATTACHMENTS BY ANY METHOD.

July 13, 2020

Re: July 15, 2020 City of Calgary SPC on Policy and Urban Development
Item 7.2 Heritage Conservation Tools and Financial Incentives Report PUD2020-0758

Dear Members of PUD

The Calgary Heritage Initiative, known as CHI, is a volunteer society dedicated to the preservation, productive use, and interpretation of buildings and sites of historic and architectural interest in our city. Heritage communities contribute to the economic and environmental sustainability of our city and the social wellbeing of our citizens. They create a sense of place. Over the past couple of years, CHI actively participated as a heritage stakeholder in the Guidebook for Great Communities and related Heritage Conservation Tools and Incentives Report engagement processes.

CHI generally supports Administration's recommendations and applauds the work of the Heritage Planners and Ian Harper's team in advancing Heritage Conservation Tools and Incentives for residential properties.

CHI strongly supports the adoption of all the heritage area policy Recommendations (and not the Alternatives), for Incentive, Discretionary and Direct Control (DC) thresholds in order to achieve the best outcomes. In particular, the recommendation of the DC threshold of at least 50% should be adopted. The Alternative DC threshold of 75% severely limits protection of heritage assets through this mechanism to a few very select districts. The Recommended Thresholds provide the opportunity for more of Calgary's historic communities to benefit from the establishment of Heritage Policy Areas. The Recommended Thresholds also provide maximum flexibility for communities, through the LAP process, provided that heritage assets beyond primarily residential in defined Heritage Areas are included, such as abutting assets on Main Streets, institutional buildings and Cultural Landscapes.

CHI also encourages the adoption of the "Mid-Cycle Implementation of the Residential Tax Credit" recommendation as described in PUD2020-0758 ATTACHMENT 5. While CHI supports the increase to the City-wide Historic Resource Conservation Grant Program to \$2.5 million as recommended by Administration, \$2 million of the increase will be directed toward larger scale non-residential projects. CHI is pleased to see this recommendation because heritage conservation tools and incentives for commercial/institutional/main streets were not addressed in earlier reports, a major gap in the opinion of our group. The non-residential grant is an easy to implement and near-term incentive that will help bridge the implementation of more robust tools to address non-residential, privately-owned heritage

assets, which we understand are being studied. This increase is a significant first-step and will also help support heritage conservation directives in LAPs.

The \$500,000 conservation grant directed toward residential is oversubscribed and below that available in other jurisdictions. CHI supports the additional incentive recommended by the “Mid-Cycle Implementation of the Residential Tax Credit”. A small and dwindling percentage of Calgary’s total housing stock (about 1% of our homes) are a century or more old. A boost to incentives by offering both the grant and tax credits will encourage designation, help preserve this vanishing stock, retain streetscapes and cultural landscapes worth preserving which in turn will direct future development that is compatible with visible historic community character.

Together, the grant and tax credits will pump money back into Calgary’s restoration industry and assist with post-covid economic recovery at a time when all types of new construction will likely be depressed.

PUD’s support of Administration’s recommendation for Council to adopt the proposed Heritage Conservation Tools and Incentives Report will add certainty and clarity to the Guidebook for Great Communities and the North Hill Communities pilot LAP also before you. Previously stated concerns with heritage placeholders in these statutory documents will be addressed if the recommendations are adopted and incorporated into them prior to approval.

Thank you for supporting Calgary’s built heritage.

Karen Paul

CHI Communications Director

On behalf of the Calgary Heritage Initiative Society

contact@calgaryheritage.org