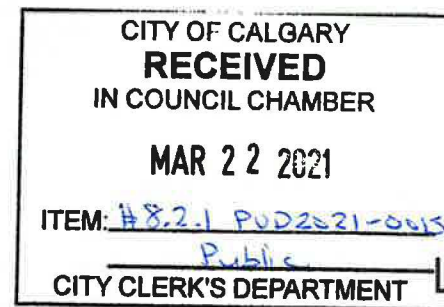


# HERITAGE *inspires* YYC



Launched in February 2021

# Economic Benefits

**Business:** studies show that neighbourhoods with a mix of smaller-scale old and new buildings host a significantly higher proportion of new businesses

## Jobs:

- Historic preservation is one of the highest job-generating economic development options available.
- Prospective employers and industries benefit from attracting talent to cities with distinctive heritage areas

**Infrastructure:** the revitalization of heritage enhances the municipal tax base without requiring significant upgrades to public infrastructure, often not the case with new construction

**Tourism/Culture:** travelers seek out destinations that offer educational opportunities, such as museums, interpretive centres, heritage buildings and cultural landscapes.

**Film Industry:** looks for “quaint neighbourhoods” that have an authentic historic feel. Filming opportunities generate revenue for municipalities and create local jobs.



# Environmental Benefits

*“The greenest building is the one that is already built”  
Carl Elefante*

**Demolition, emissions and landfill waste:** Studies have shown that it takes 10 to 80 years for the carbon savings from a new “green” building to offset the carbon impacts of its construction. New construction carries a much heavier carbon and environmental impact than preserving, adapting, and reusing heritage buildings.



## Our Trees and their role in Climate Resiliency :



- remove CO2 & improve air quality;
- provide stormwater management, flood control and slope stabilization;
- reduce home heating and cooling costs;
- offer beautiful places to bike and stroll

# Our Asks



1. Community-specific policies for streetscapes: green spaces, sidewalks, landscaping, scale and setbacks, including strengthening policies for private tree protection
2. Heritage Guideline Areas should include lot coverage and side setbacks for the applicable housing forms (P 113)
3. Criteria for Neighbourhood local forms: On collectors, near/adjacent to transit stops, HISTORIC Main streets...include Heritage Guideline Areas (P 48-49)
4. Protections for properties with evaluations for the Inventory of Historic Resources in progress (P 100)
5. Development Permit applications for Identified heritage assets should be discretionary
6. Policies to direct and support repurposing
7. The language and imagery of the Guidebook: LAPs are NOT working from a blank slate
8. Communications: How policies integrate, risks to heritage, and intent to renew LUB based on Guidebook

# #1 Historic Streetscapes Belong to Everyone



## Low Density Residential Housing Guidelines for Established Communities

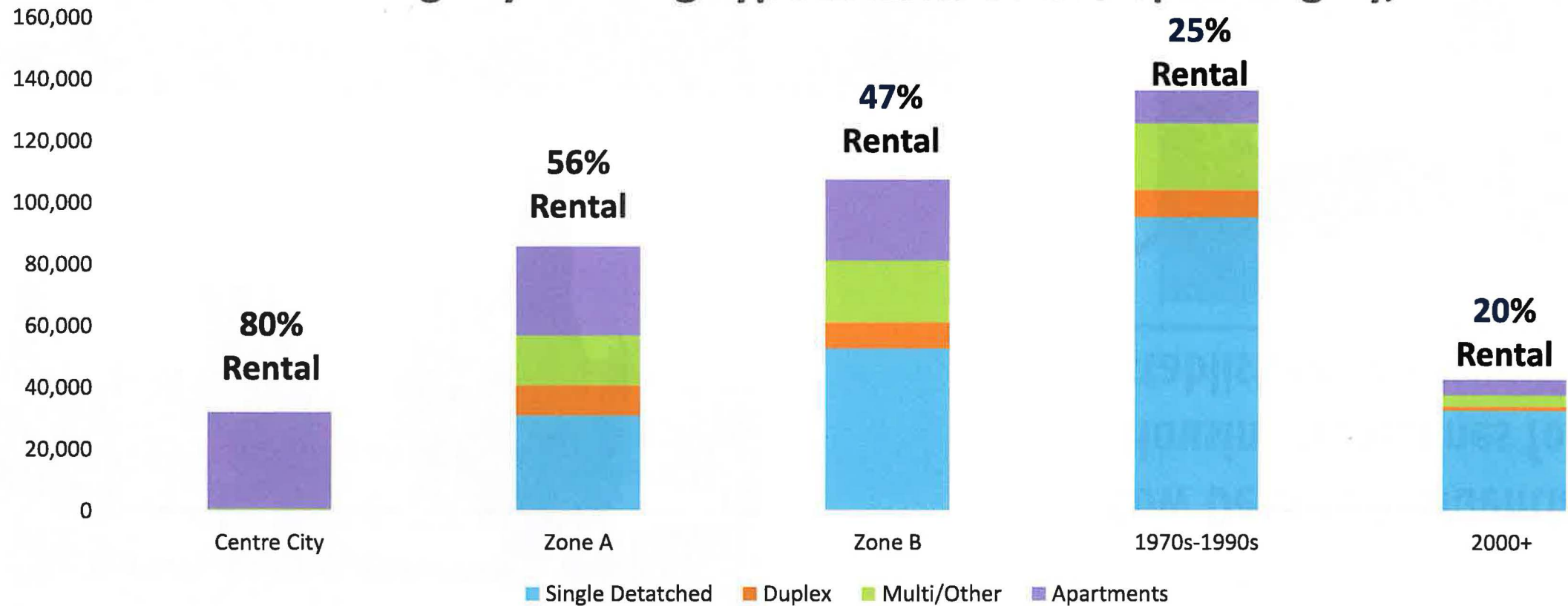


December 2010

THE CITY OF  
**CALGARY**  
LAND USE PLANNING & POLICY

# Historic Communities Have Diverse Housing

## # of Dwellings by Housing Type & Tenure Developed Calgary, 2019

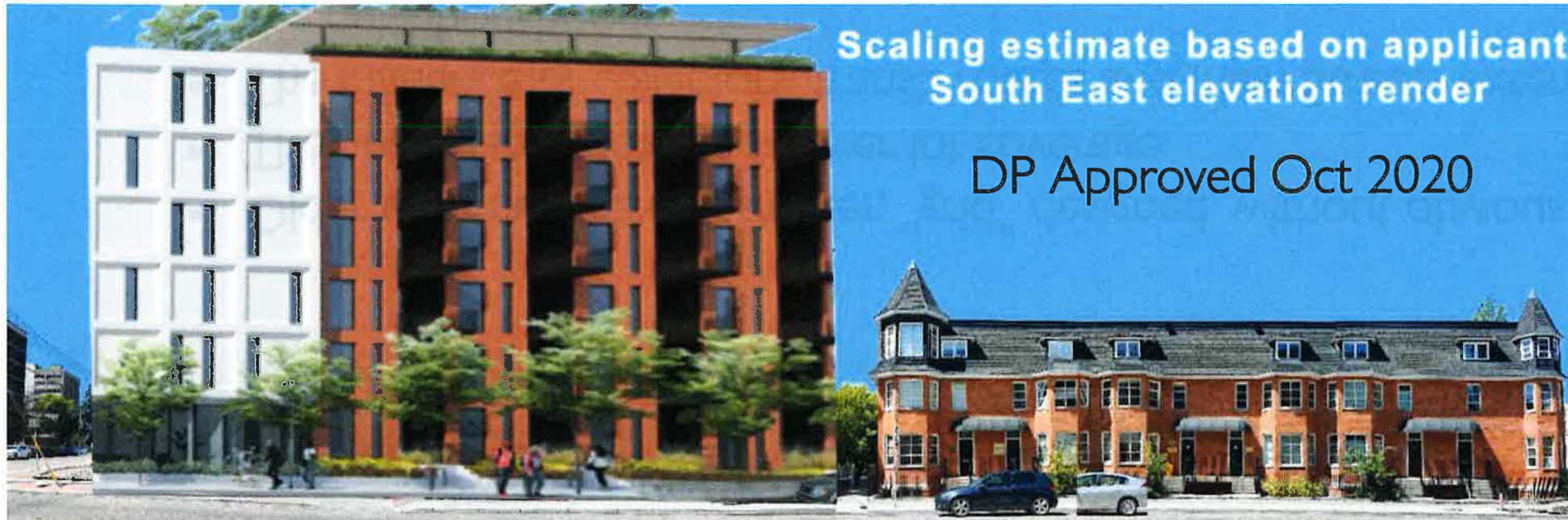


## # 2-3 Criteria for Neighbourhood Local

Developed Calgary	# of Communities	Median Area sq km	% Communities $\leq$ 1 sq km
Zone A/Zone B	99	1.3 sq km	38%
Rest of Developed Calgary	65	2.6 sq km	12%

- Older communities are smaller, “grid” designed, without obvious collectors
- They have larger lots and lower lot coverage
- The influence of collectors, transit routes and Main Streets extends deep into the neighbourhoods
- This means that many parcels will be eligible for higher intensities

# Why Heritage Area Policies Are Needed



Existing policy will allow for redevelopment of a rare, intact, all-brick, multi-family blockface

One-off designation has been the main protection, but only 100 buildings are designated.

The Martin Home and the 1911 Rossmore Apartments (An Inventoried Historic Resource) to be demolished



Blockface and district policies are needed to conserve neighbourhood character