

CALGARY HERITAGE INITIATIVE

July 24, 2020

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

Re: Heritage Conservation Tools and Incentives Report, July 27th Combined Meeting of Council, Consent Agenda

Dear Calgary City Council

Via Email

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Cc Ian.Harper@calgary.ca; publicsubmissions@calgary.ca

Please find attached three letters of support, previously sent to the members of the Standing Policy Committee on Planning and Urban Development, prior to the July 15th meeting date, for three closely related items:

- 7.5 Heritage Conservation Tools and Incentives Report
- 7.6 Guidebook for Great Communities
- 7.7 And the North Hill Communities Local Area Plan

We wish to reiterate that we strongly support Administration's recommendations and PUD's endorsement of same, for all three documents and encourage Council to adopt them on July 27th.

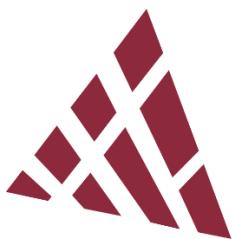
Council will also be hearing a Land Use Application on a contentious tower project for historic Inglewood's Main Street on July 27th. We strongly believe that if the proposed Heritage Policy areas, other tools and incentives were incorporated into Inglewood's LAP, resistance to redevelopment of a compatible scale and style for Inglewood would be minimal. We do not believe it is in the City's, the communities', taxpayers', or developers' best interests to continue on adversarial, time and cost consuming paths while trying to build a better city for the future.

Ian Harper and his team have done exactly what Council directed them to do in the wake of the Enoch Sales fire in January 2019. Their heritage policy work satisfies the community and heritage stakeholders who have spent countless hours on this initiative. The culmination of Administration's work should be supported. As one of the Councillors stated at the PUD meeting, not following through on heritage and other commitments is like breaking a promise to communities that the Guidebook and LAPS is supposed to deliver.

Yes, heritage policy requires future investment, and these are very trying and uncertain times., but studies have shown significant economic, social and environmental payoffs.

Karen Paul

Calgary Heritage Initiative, Communications Director



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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



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July 14, 2020

Re: July 15, 2020 City of Calgary SPC on Policy and Urban Development
7.3 Guidebook for Great Communities Referral for Additional Direction, PUD2020-0721

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 supports Administration's recommendation "to revise the proposed Guidebook for Great Communities based on the work outlined in Attachment 3 and Attachment 4 and to return to the SPC on Planning and Urban Development no later than 2021 January, in conjunction with the North Hill Communities Local Area Plan." CHI also supports the recommendation "to return to the SPC on Planning and Urban Development with a scope for the Renewal of the Land Use Bylaw at the same time as the Guidebook for Great Communities." In particular, CHI supports further work on the proposed revision: item 2. Heritage Preservation Policies".

The Guidebook should not be recommended for Council approval by PUD until it is known what heritage tools and incentives will be adopted by the City.

Statements of Significance, existing DC's and possibly areas where historic caveats apply, should be considered in the identification of heritage areas and boundaries for all future multi-community LAPs and this directive should be spelled out in the Guidebook for Great Communities.

Work on density bonusing, underway with the Established Areas Growth and Change Policy, also needs to be completed, as does alignment with the revisions to the Municipal Development Plan.

Karen Paul
CHI Communications Director
On behalf of the Calgary Heritage Initiative Society
contact@calgaryheritage.org



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July 14, 2020

Re: July 15, 2020 City of Calgary SPC on Policy and Urban Development

7.4 North Hill Communities Local Area Plan (NHCLAP) Referral for Additional Direction, PUD2020-0739

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, and has closely followed the development of the NHCLAP as it is the pilot for future LAPs that draws from the latter 2 documents.

CHI supports Administration's recommendation "to revise the proposed North Hill Communities Local Area Plan as outlined in Attachment 2 and Attachment 3, and to return to the SPC on Planning and Urban Development no later than 2021 January, in conjunction with the Guidebook for Great Communities." In particular, we support further work on the proposed revision: item 3 "Local historical context and character".

The NHCLAP should not be recommended for Council approval by PUD until it's known what heritage tools and incentives will be adopted by the City. Residents and stakeholders need to evaluate whether they think the tools will be effective enough to retain heritage – and whether the incentives will be enough to offset all of the extra density being ascribed to the area. Otherwise we will have a LAP that has supportive policy of upzoning but with no or insufficient tools to offset the density for heritage sites.

The NHCLAP does not contain provision for implementing heritage density bonusing or transfer. It's a missed opportunity, like giving away density for free, which we know has immense value. It leaves money on the table that could be used for community benefit such as heritage grants or program funding , or to enable a density transfer program for houses, as could have been done for buildings like the Tiegerstadt Block, Hicks Block and others. The modest grants available now and measures like

property tax relief help do impact heritage retention, but we know that City resources to provide community benefit are strained.

The NHCLAP has identified some areas of high concentration of heritage sites in section 2.13 and Appendix C. This partially addresses the timing challenge regarding the pending heritage area districting policy. However, there are many resources outside the boundary/ concentration in North Hills that will be under policy supportive of town houses and row house development. Funds are going to be needed to encourage their owners to retain homes and influence the retention of other heritage resources. Bonusing could supply those funds and give owners of heritage building opportunity to recoup economic value rather than redevelop by allowing them to sell their density.

Clarification of how the proposed layers (as described in the Heritage Conservation Tools and Incentives Report) apply to heritage areas in North Hills is requested, because the identification of layers is dependent on block faces of private buildings. It remains unclear as to how other heritage resources (streetscape, cultural landscapes, parks, institutional, industrial and commercial buildings and Mainstreets) could be incorporated into heritage area boundaries for these communities. CHI understands that much of the detail, including boundaries for heritage policy areas should be defined at the LAP stage, and that these other heritage resources may be conserved by additional tools.

CHI suggests that work be done to demonstrate more clearly how the layers apply to defining heritage areas using the draft North Hill Communities Plan as a tangible example. The windshield survey and proposed Heritage Policy Areas in the Heritage Conservation Tools and Incentives Report do not completely align with the “bubbles” in the North Hill Communities Plan (Attachment 2 to PUD2020-0164). It is suggested that the heritage areas be worked through in more detail with the communities, because local knowledge is essential to the “Identify, protect, manage” conservation approach and also to interpret conserved and lost heritage resources. For example, the community of Renfrew-Regal Terrace already had Statement of Significance prepared. It would also be useful to consider and describe where existing DCs have some benefit for heritage conservation. For example, the City of Edmonton officially recognized the historic significance of the Westmount Architectural Heritage Area in 1997 and implemented a Direct Development Control (DC1), which is similar to layer 3. If applicable, The SOS, existing DC's and possibly areas where historic caveats apply, should be considered in the identification of heritage areas and boundaries for all future multi-community LAPs and this directive should be spelled out in the Guidebook for Great Communities.

Given that the North Hill Communities Plan is the pilot LAP under the new Guidebook and will direct future LAPS, stakeholder representatives from the Calgary Heritage Initiative and other stakeholder groups beyond the affected communities, like Calgarians for Heritage Districts, would be pleased to participate in this process.

Karen Paul

CHI Communications Director

On behalf of the Calgary Heritage Initiative Society

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