



Direct Control Heritage Area

Community-led request process

Thank you for your interest in creating a Direct Control Heritage Area for your block! Before you submit your application, please read the information below.

What a Direct Control Heritage Area will do for you

Direct Control Heritage Areas are new for Calgary. They are intended to preserve the heritage character of residential blocks with a concentration of heritage assets. The rules within a Direct Control Heritage Area will enable property owners to conserve the heritage character of their block as growth and change occurs.

Participating property owners work with The City to create a Direct Control Heritage Area for their block. They determine which architectural and land use elements are most important to maintain on their block. The City takes that information and creates a Direct Control District that supports the maintenance of those elements. Working with property owners to create rules for new development helps ensure its form and design complements existing heritage assets on the block. A Direct Control Heritage Area also supports the conservation of individual heritage assets by making re-use and renovation options more appealing, as a new development will need to fit within the somewhat more restrictive Direct Control Heritage Area rules that are established for the block.

Heritage assets are privately-owned buildings constructed before 1945 that retain most of their original style, design, details and construction materials.

Redevelopment is possible within a Direct Control Heritage Area. The rules within it will be based on the existing Land Use District of the properties on the block. New or modified rules for the existing Land Use District will help ensure physical compatibility of new development with existing heritage assets on the block.

Direct Control Heritage Areas:

- consider the form, scale, and design of existing historic (pre-1945) houses
- support conservation of the heritage context of a block through specific architectural controls
- support conservation of individual heritage assets through some limits on the size or scale of redevelopment, without preventing demolition or compatible redevelopment
- protect a snapshot in time of the historic context of an area

How to determine if your block meets the requirements

To determine whether your block qualifies for a Direct Control Heritage Area it must meet the following requirements:

- The minimum size for a Direct Control Heritage Area is one side of a city block (block face) or five (5) adjacent heritage assets.



- A Direct Control Heritage Area must have at least 50% of the buildings identified as heritage assets and must have the written support of all property owners within the requested heritage area.

A proposed Direct Control Heritage Area may be as small as one block face (one side of the street) or several block faces. In some cases, a partial block may qualify (where at least five adjacent heritage assets exist).

If the properties are within the qualifying areas outlined in the provided map, no written explanation or justification is required.

If your block is not within one of the qualifying areas, please provide a short, written explanation with your application that outlines how a Direct Control Heritage Area will conserve the heritage context of the area or complement a nearby qualifying area.

Application submission checklist

- Identify on the provided map the properties that will be part of the Direct Control Heritage Area
- Short written explanation for why your application should be considered for a Direct Control Heritage Area (if required)
- List of all applicants, including full name, email address and property address
- Completed property owner authorizations from each listed applicant

Once the steps listed above are complete, please email your application package to The City of Calgary via cityheritage@calgary.ca.

Your application will be reviewed in the order received to determine if it qualifies for the creation of a Direct Control Heritage Area. Once the review is complete, you will receive an email confirming whether your application will be moving forward.

If we confirm that your application qualifies for a Direct Control Heritage Area, we will reach out via email to the participating property owners to initiate the project and outline next steps.

For more information about heritage conservation policies and tools offered by The City of Calgary, please visit Calgary.ca/heritagetools.