

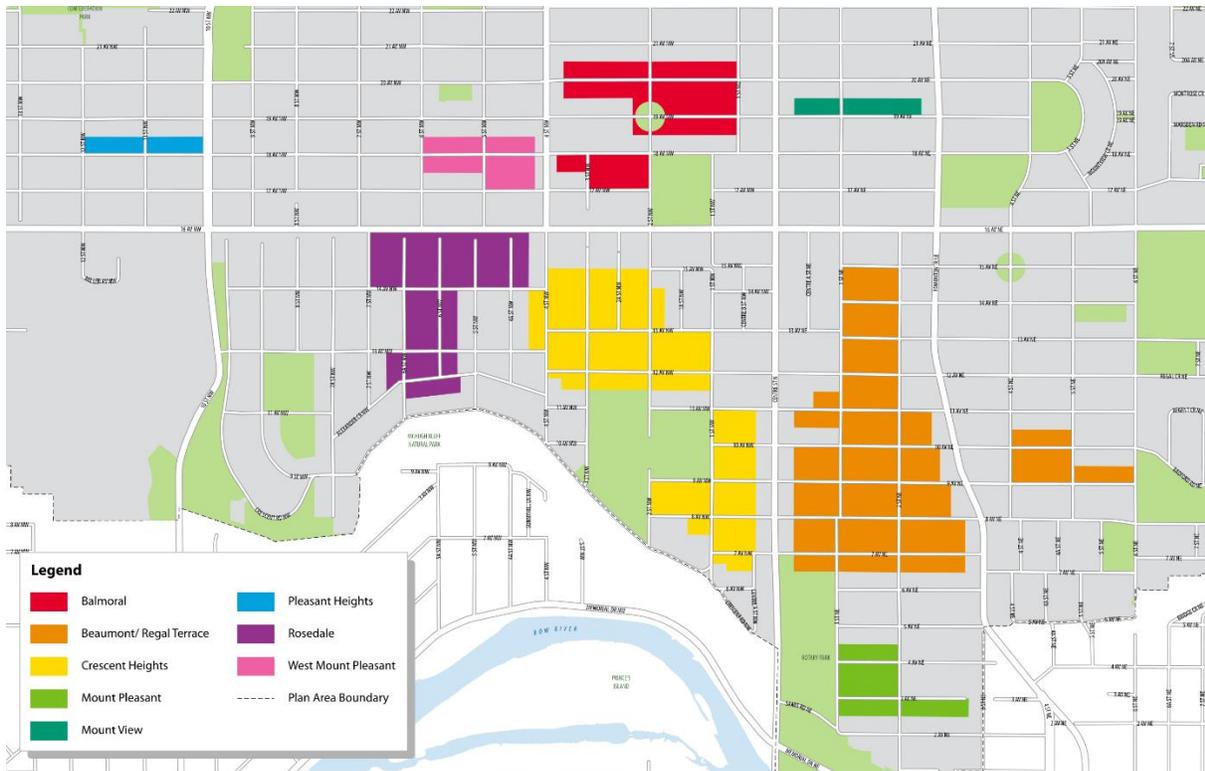
North Hill Communities Heritage Guidelines

Introduction

To celebrate the history of the North Hill Communities as some of Calgary's earliest neighbourhoods and respect the area's heritage, **Heritage Guideline Areas** have been identified for areas that have concentrated groups of **heritage assets**. **Heritage assets** are privately owned buildings, typically constructed prior to 1945, that significantly retain their original form, scale, massing, window/door pattern and architectural details or materials. Portions of the North Hill Communities have concentrations of **heritage assets**, as identified on Map 5. These guidelines apply to block faces where more than 25% of the buildings have been identified as **heritage assets**. Buildings that qualify as **heritage assets** may be on the **Inventory of Evaluated Historic Resources** but are not required to be.

The **Heritage Guideline Areas** are named after the historic neighbourhoods that formed the urban beginnings of the individual communities that now comprise the North Hill Communities. While the names of some of these historic neighbourhoods are still reflected in many of the current communities, the exact location of these early neighbourhoods often differ from the current boundaries. Nonetheless, this historic nature of these communities help define the character for residents and visitors. The **Heritage Guideline Areas** include the historic subdivisions of:

- Balmoral;
- Beaumont / Regal Terrace;
- Crescent Heights;
- Mount Pleasant;
- Mount View;
- Pleasant Heights;
- Rosedale; and,
- West Mount Pleasant.



Heritage Guideline Areas Map

Guideline Intent and Language Interpretation

The Plan applies locally-specific guidelines to the identified **Heritage Guideline Areas**. These guidelines are informed by the historic building forms and elements of **heritage assets** in the area with the intent of ensuring that new development fits into the historic fabric and context. The guidelines are not meant to limit new development, but rather to ensure that new buildings in the **Heritage Guideline Areas** are designed to complement the historic form within the guideline areas. The guidelines are intended to apply primarily to new residential and mixed-use buildings in the guideline areas.

The guidelines will be applied through the development permit process, in addition to the other policies in this Plan, to ensure new development responds to and contextually fits with existing **heritage assets**. In applying the guidelines, consideration should be given to the immediate context, including **heritage assets** and **Municipal Historic Resources**. There are many design approaches that can be taken to meet the guidelines and the guidelines aren't intended to directly recreate historic architectural styles for new development. In other words, contemporary designs are appropriate provided they incorporate design elements that allow them to contribute to and enhance the historic character of the heritage guideline areas.

“Should” vs “Encouraged”

Guidelines that use “should” are to be applied in all situations, unless it can be clearly demonstrated that it is not reasonable, practical or feasible in a given situation. Proposed alternatives should meet the intent of the Heritage Guidelines.

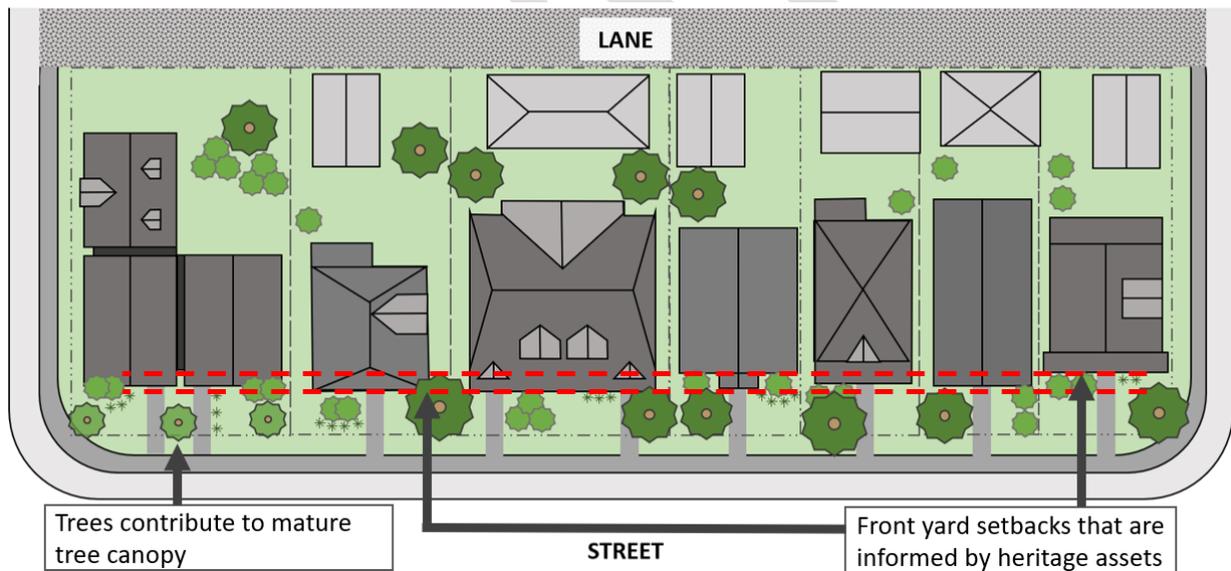
Guidelines that use the term “encouraged” direct outcomes that are desired but ultimately are not strictly required.

Guidelines

General

1. Land use redesignations that would allow for development with permitted use dwelling units should not be supported in the **Heritage Guideline Areas**.
2. Development should draw design reference from nearby **heritage assets** within the applicable **Heritage Guideline Area**.

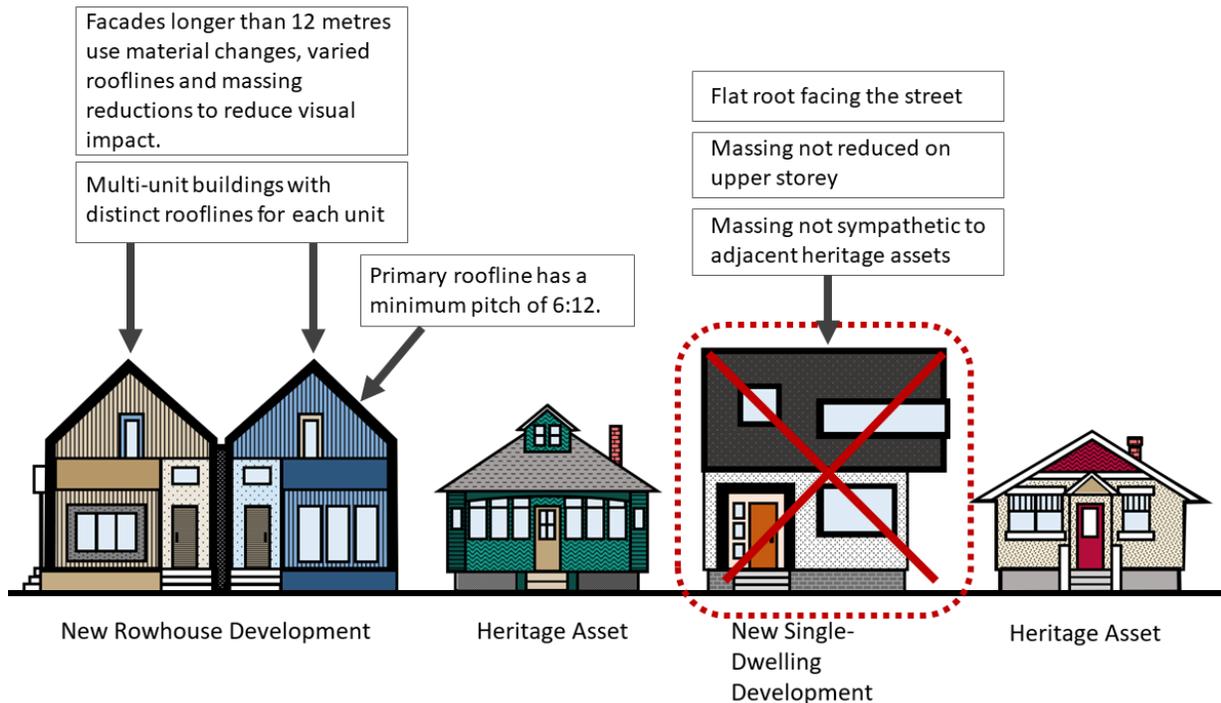
Site and Landscape Design



3. Notwithstanding the minimum *Land Use Bylaw* setback, front yard setbacks should be informed by the existing **heritage assets** on the block.
4. Development should provide well-defined and direct pathway connections from front doors to the sidewalk and public realm.

- Where a public boulevard with canopy trees is not present, landscaping should include at least one deciduous tree in the front setback area or within the boulevard, where feasible, that will contribute to a mature tree canopy.

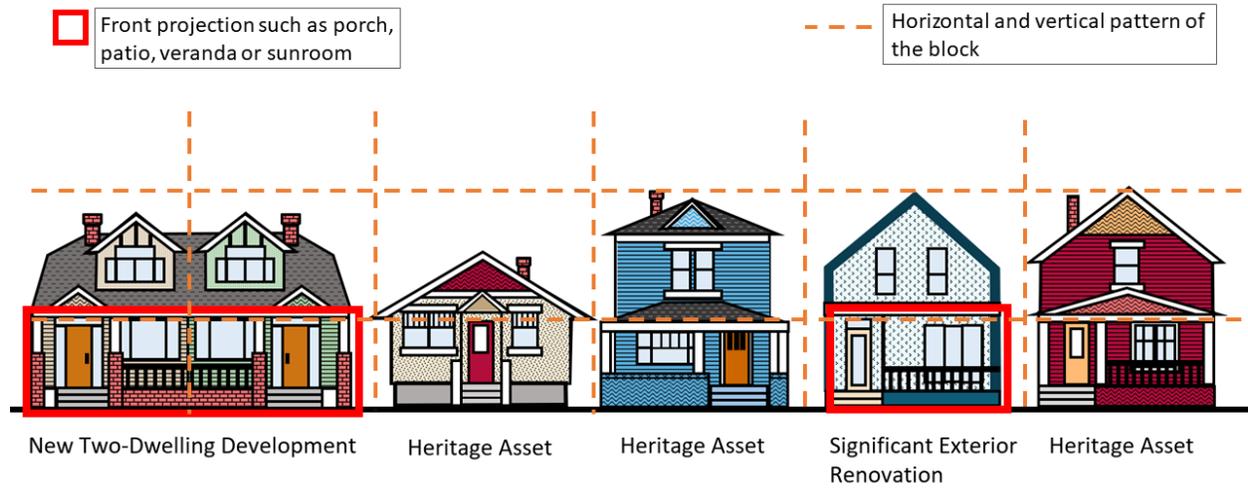
Roofs and Massing



- Roof styles should be informed by and complement the **heritage assets** in the area.
- Flat roofs are strongly discouraged where visible from the street.
- The primary roofline visible from the street should have a minimum pitch of 6:12.
- Where new development is larger than nearby **heritage assets**, the visual impact of upper storeys of buildings should be reduced by employing design measures such as:
 - The use of compound roofs (e.g. cross-gabled) to hide the upper storey;
 - Shifting massing away from smaller-scale buildings; or,
 - Reduced building massing on upper storeys.
- Developments with more than one unit should have distinct rooflines that accentuate individual units.
- Buildings with a front façade width exceeding 12 metres or height exceeding two storeys are encouraged to mitigate their visual impact through variations in:
 - massing;
 - rooflines; or,

c. materials .

Front Facades

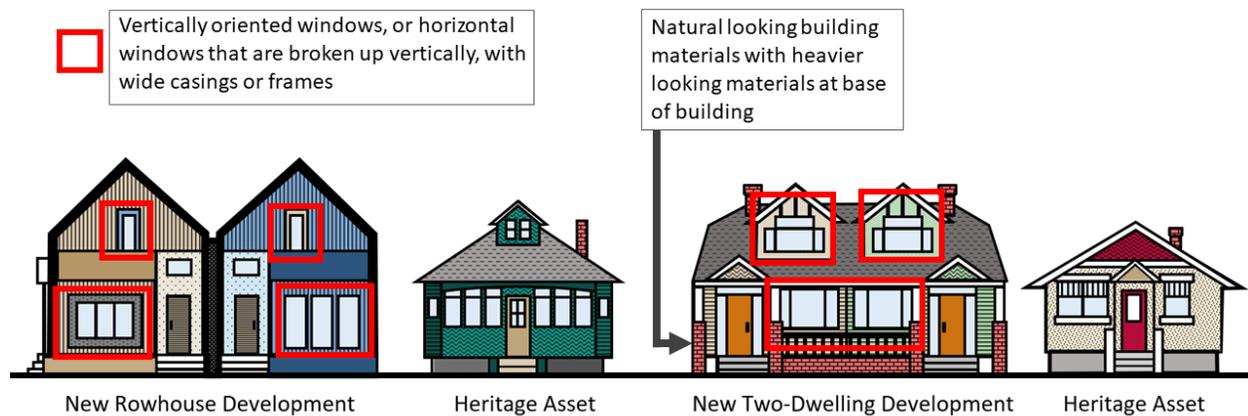


12. Development should provide a front projection on the main floor that may be covered or enclosed and that comprises at least a third of the width of the front main floor façade for each unit visible from the street. This front projection could include elements such as:

- a. porches;
- b. patios;
- c. verandas; or,
- d. sunrooms.

13. Front facades should reference the vertical and horizontal pattern of the streetscape, specifically existing **heritage assets** on the block.

Windows, Materials and Details



14. Large uninterrupted floor-to-ceiling windows are discouraged.

15. Horizontal window openings are encouraged to be divided into groupings of smaller vertically oriented windows.
16. Windows are encouraged to include wide casings or frames.
17. The use of natural or natural-looking building materials is encouraged.
18. Where multiple building materials are used, heavier-looking materials (e.g. masonry or masonry veneer) should be used on the base of the building.

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