



Heritage Incentives Area Program Phase 2 Engagement Session

February 2023

Agenda

- What we heard?
- What is a *Character Home*?
- What are the proposed incentives?
- Discussion and Questions



Heritage Incentives Area Project



- Part of the Heritage Conservation Tools and Incentives program
- Exploring new ways to encourage property owners to keep character homes
 - New development uses
 - Different development sizes
 - Changes to City procedures



What we heard

Phase 1 Engagement

What We Heard – Engagement Phase 1

- Uses that will add value to *Character Homes*:
 - Housing
 - Simple home occupation
 - Other visitor-based home occupations
- Interest in backyard suites, especially for smaller lots
- A limited increase in lot coverage may be beneficial
- An addition of up to 60 sqm will be beneficial



What is a Character Home?

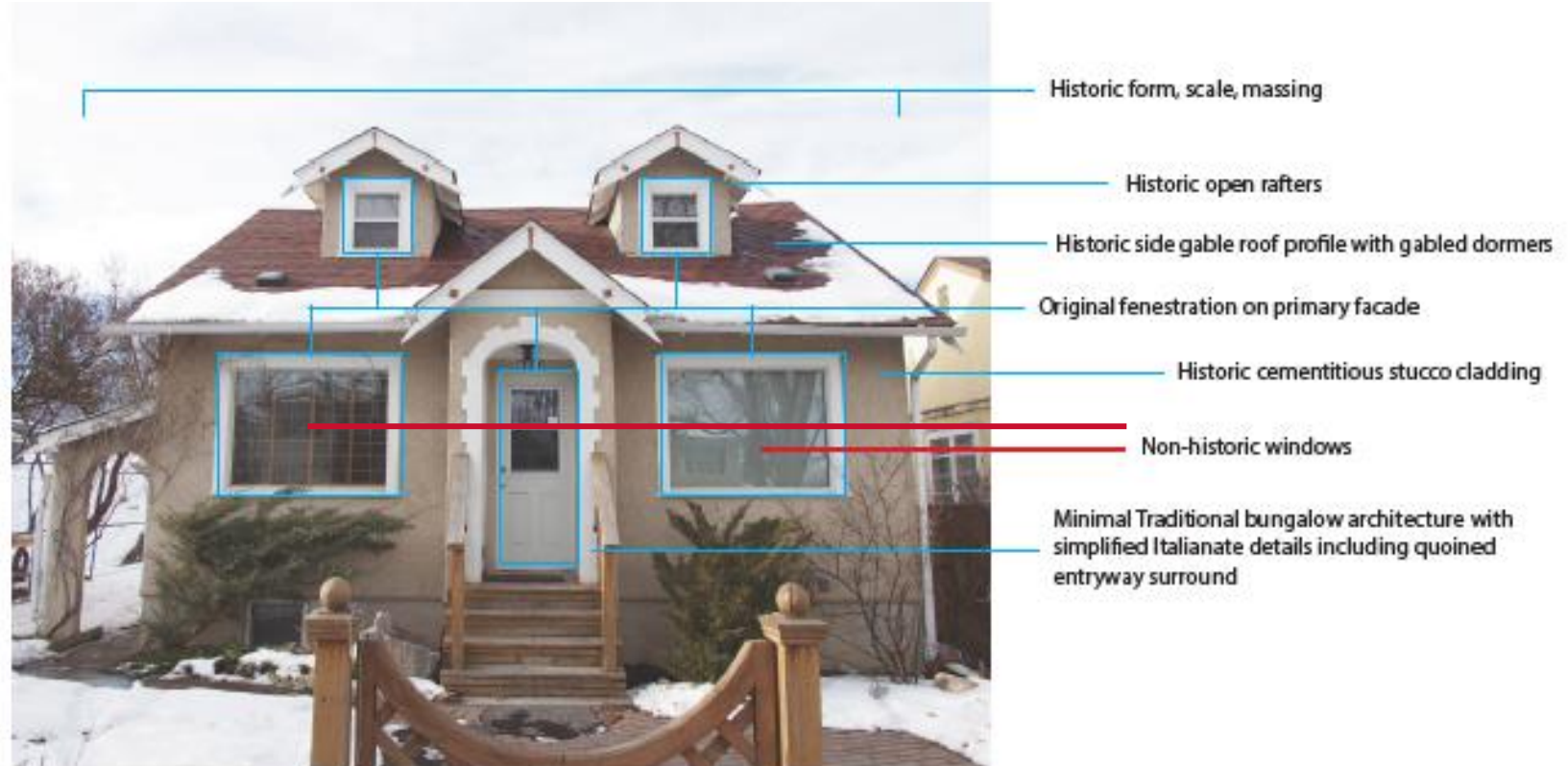
A Character Home is...

A privately-owned building in the Heritage Incentive Area that meets all the following criteria:

- ☐ Constructed prior to 1945
- ☐ Exhibits historic style, design and details
- ☐ Keeps the overall original form, scale, massing and roof profile
- ☐ Retains a majority (>50%) of the original window pattern and openings on the primary façade (excludes porch enclosures)
- ☐ Does not include added elements that have a significant detrimental effect on the overall historic appearance

Character Home example

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The proposed heritage incentives

Proposed Incentives – USE

The proposed incentives are focused on housing and home-work compatible uses.

Proposed additional uses:

- **Dwelling unit(s)** – within an existing and retained *Character Home*, includes allowing secondary suites and backyard suites on same parcel
- **Artist's Studio**
- **Bed and Breakfast**
- **Consulting Service**
- **Health Care Service**
- **Office**
- **Retail and Consumer Service** - provided any products sold are also made on the premises or directly related to the service provided

Proposed Incentives – USE cont.

- Possible rules for new uses:
 - two (2) non-residents of the *Character Home* may work on the parcel where the use is located
 - 60% or less of the gross floor area of the *Character Home*
 - no activities related to the use take place outdoors - including storing items outside
 - can use the garage or Accessory Residential Building for business related activities
 - no more than 8 commercial visits per day
- Rules for parking will be determined based on final uses

Example of Personal Services Use

Soda Spa / Fluff & Goddess



Example of Renovated Home with Garage Suite



Example of Renovated Character Home with two Dwelling Units



Example of Offices in a Character Home

MacMillan Estate Planning



Proposed Incentives – Development Size

The proposed changes to development size include:

- 60 sqm exempt addition - located at the rear and is no taller or wider than the existing *Character Home*
- Slight increase to lot coverage and reduced rear yard setback to accommodate additions:
 - For a property zoned R-C1 or R-C2, the permitted lot coverage can increase from **45% to 55%** when the *Character Home* is kept
 - For a property zoned R-CG, the permitted lot coverage can increase from **60% to 65%** when the *Character Home* is kept

Example of a Compatible Rear Addition on a Character Home



Proposed Incentives – Procedural

- Request that Council amend the “Fee Schedule” to eliminate fees for applications involving *Character Home* incentives - includes change of use applications and development permits
- Make some uses, such as dwelling unit, permitted to eliminate time and cost of the application process

Discussion

- Are there any **other housing and home-work compatible uses** that would be appropriate for this incentive? Are there **any proposed uses that should be removed**? If so, why?
- Are there **any additional rules** that are critical to the addition of the proposed uses?

Discussion – continued

- Do the **proposed increases to lot coverage** balance the need for additional development space for *Character Homes* with opportunity for the retention of existing landscaping?
- Does the **proposed extra 20 sqm** of exempt addition provide for an appropriate amount of additional development space?
Do the requirements appropriately mitigate concerns?
- Is **waiving fees for applications** an impactful incentive?

ANY OTHER QUESTIONS?

Share feedback by February 10, 2023 at:
www.calgary.ca/HIA