

North Hill Communities Heritage Guidelines – DRAFT Guidelines

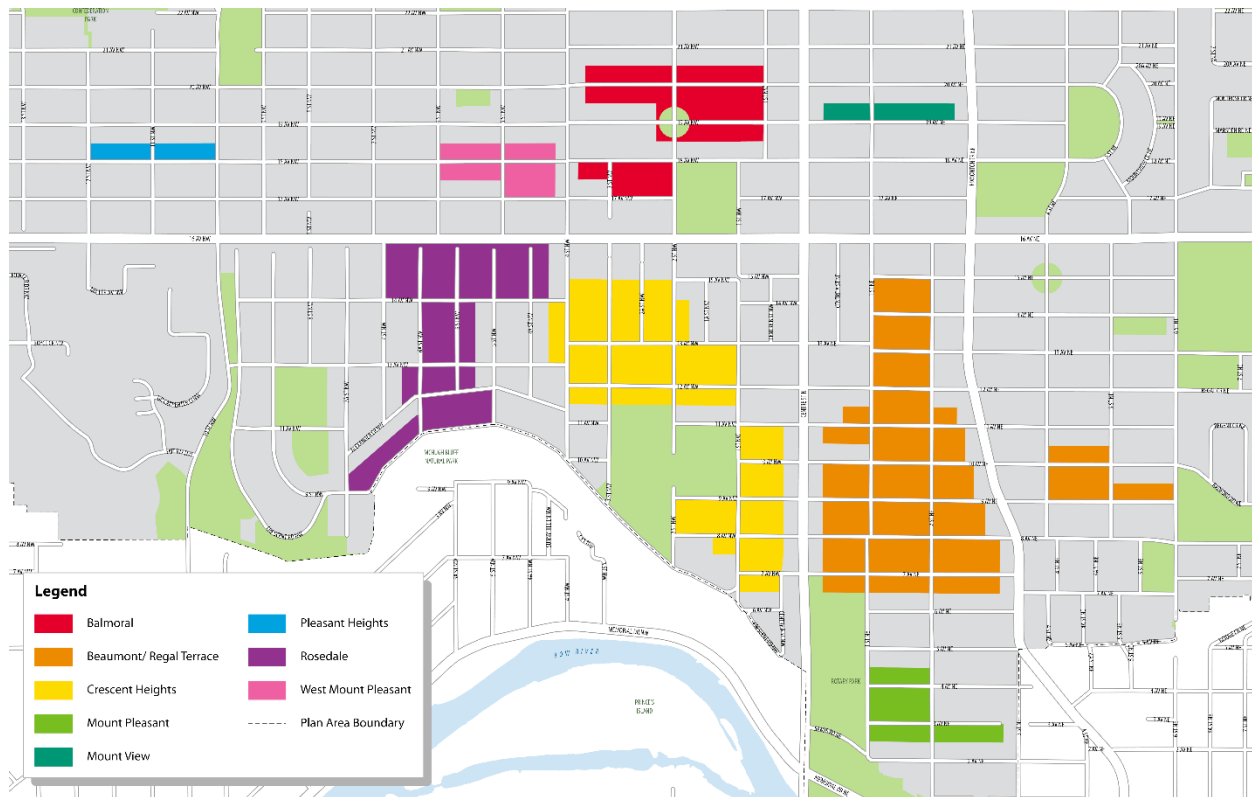
Introduction

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 will be applied through the development permit process 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.

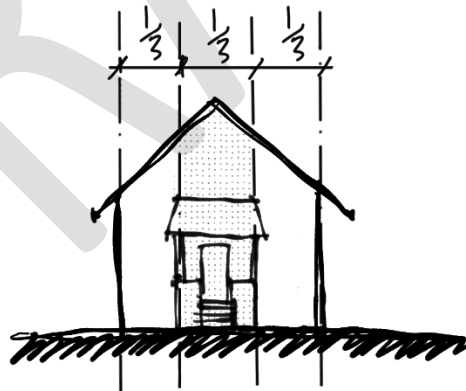
Guidelines that use the term “encouraged” direct outcomes that are desired but ultimately are not strictly required.

Guidelines***General***

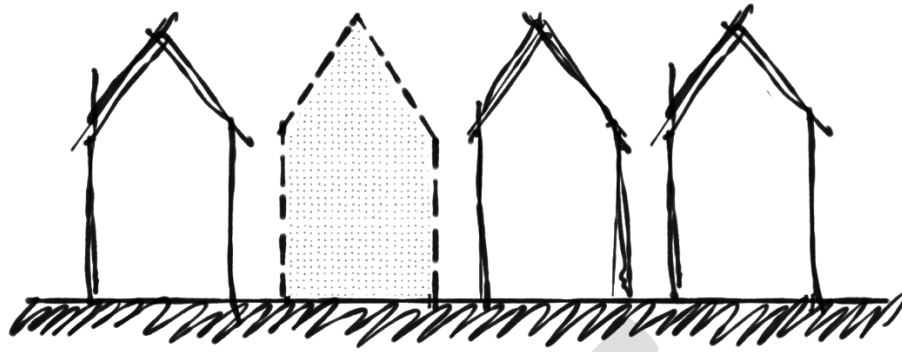
1. Development should draw design reference from nearby **heritage assets** within the applicable **Heritage Guideline Area**.

Front Facades

2. 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 front main floor façade. This front projection could include elements such as:
 - a. porches
 - b. patios
 - c. verandas; or,
 - d. sunrooms.

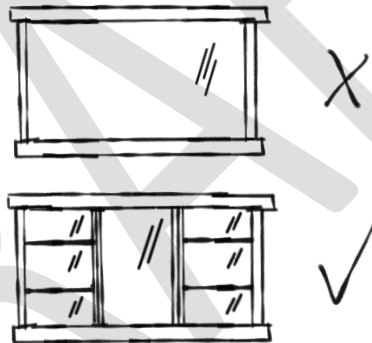


3. Front facades are encouraged to reference the vertical and horizontal rhythm of the streetscape, specifically existing **heritage assets** on the block.



Windows, Materials and Details

4. Large uninterrupted floor-to-ceiling windows are discouraged.
5. Horizontal window openings are encouraged to be divided into groupings of smaller vertically oriented windows.

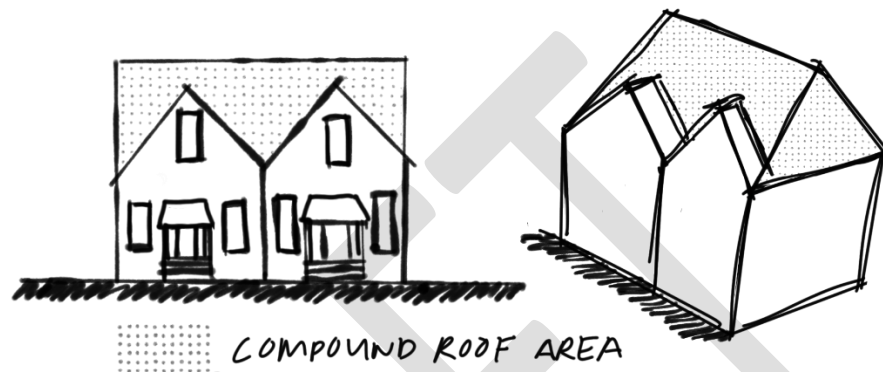


6. Windows are encouraged to include wide casings or frames.
7. The use of natural or natural-looking building materials is encouraged.
8. Where multiple building materials are used, heavier-looking materials should be used on the base of the building.
9. For larger and multi-dwelling unit buildings, changes in materials and/or colour should be used to differentiate individual units.

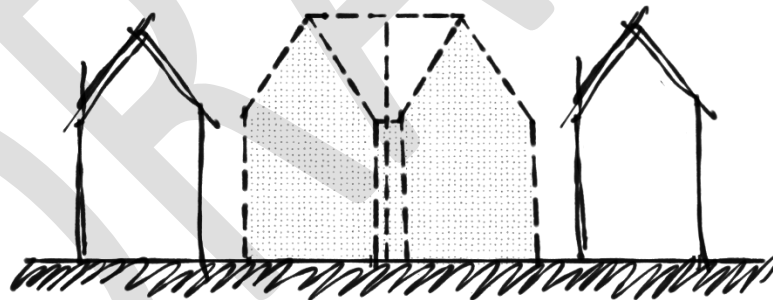
Roofs and Massing

10. Roof styles should be informed by and complement the **heritage assets** in the area.
11. Flat roofs are strongly discouraged where visible from the street.

12. The primary roofline facing the street should have a minimum pitch of 4:12.
13. Where new development is larger than nearby **heritage assets**, the visual impact of upper storeys of buildings should be reduced. Design measures may include, but are not limited to:
 - a. The use of compound roofs (eg. cross-gabled) to hide the upper storey; or,
 - b. Reduced building massing on upper storeys.



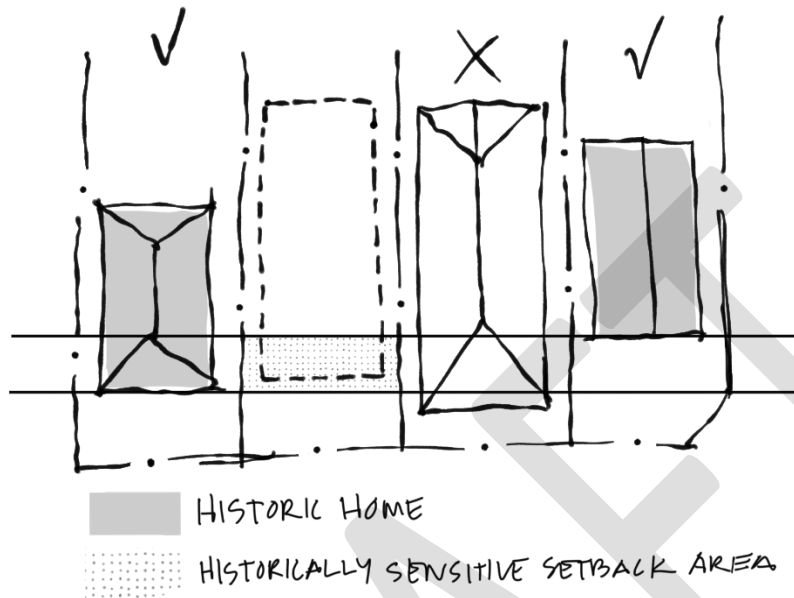
14. Multi-dwelling buildings should have distinct rooflines that accentuate individual units.



15. Large buildings are encouraged to mitigate their visual impact by employing design strategies such as:
 - c. changes in materials;
 - d. varying rooflines; and,
 - e. massing reductions.
16. Where possible, building massing should respond to adjacent **heritage assets** by shifting the massing away from smaller-scale buildings.

Site and Landscape Design

17. Notwithstanding the minimum *Land Use Bylaw* setback, front yard setbacks should be informed by the existing **heritage assets** on the block.



18. Landscape design is encouraged to be layered and include elements to frame the site and architectural elements of buildings.
19. Development is encouraged to provide well-defined, distinct, and direct pathway connections from front doors to the sidewalk and public realm.
20. Landscaping is encouraged to be primarily soft landscaping.