

Testing of Heritage Areas Discretionary Guidelines Policy Tool

This attachment represents submissions from students and recent graduates at the University of Calgary's School of Architecture, Planning and Landscape and Southern Alberta Institute of Technology Architectural Technician program. Volunteers were asked to test conceptual Discretionary Heritage Design Guidelines, alongside applicable Land Use Bylaw and Guidebook for Great Communities policies and regulations, on three real-world sites.

There were three sub-areas identified, offering different heritage character areas and development challenges: Area 1 (R-CG), Area 2 (R-C1) and Area 3 (M-CG/M-C1). The heritage context and lot sizes for each of these areas varied, resulting in an effective test of the guidelines on various development forms across various scenarios.

1. Introduction

Thank you for volunteering to help The City of Calgary test out forthcoming heritage conservation tools: heritage area guidelines. These tools will build upon land use bylaw changes to introduce incentives for heritage asset retention; however, the guidelines apply only to *new* development within identified heritage areas.

We would like you to show us what new development would look like using these guidelines (in conjunction with existing City policy and regulation) across several low-density residential forms and scenarios. The guidelines identify specific character defining elements that must be incorporated into any new development, regardless of whether it is a single-detached house or a walk-up apartment.

We want you to show your creativity because we want to know if we have hit the right balance. Can you still create something interesting, feasible, and regulation compliant—while also making it fit into the historic context? Did we go too far? Not far enough? This is where you come in!

We have included applicable sections of the Guidebook for Great Communities (built form policies), the Land Use Bylaw (development regulations), as well as details for each test area. Using this provided information (as well as anything else you deem necessary), we are looking to you to generate the following deliverables:

1. Drawings of your proposed development, including at least the plan view and a context elevation view (to show how your development fits on the street and lot).
2. (Optional) A list of and rationale for any relaxations you may require.
3. A brief summary of your experience using the guidelines (e.g. were they easy to use, did they present too many challenges, did they make the development fit the historic context, etc.)

And that's it! We will likely be returning to the Standing Policy Committee for Planning and Urban Development in mid-July and would like to include your models in our submission. These will become part of the public record and will help show off your amazing work! If you would like to have your model included in the submission, **then the deliverables need to be returned to the City no later than July 3, 2020**. If you are interested, you are also welcome to participate in the public portion of that meeting and speak to your experience (or any other part of the Heritage Conservation Tools and Incentives Report).

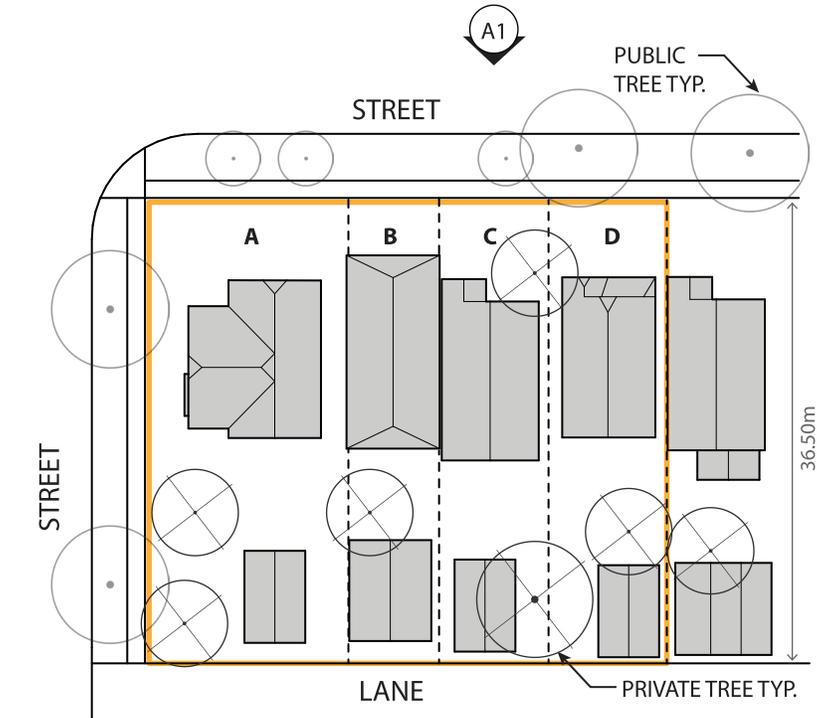
Thank you so much for your time, support and interest! We look forward to seeing what you create.

AREA 1

INSTRUCTIONS

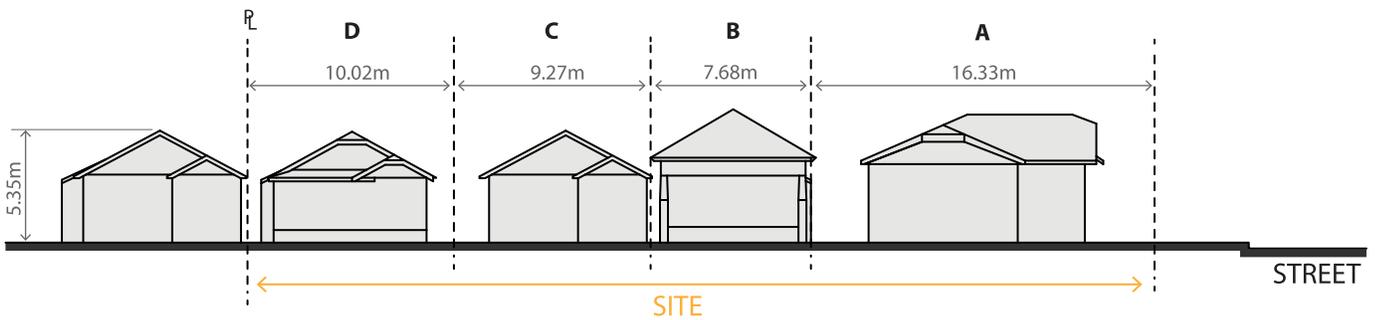
Explore Residential – Grade-Oriented Infill (R-CG) development options on up to three (3) of the subject parcels. R-CG accommodates a variety of grade-oriented development forms. A close reading of Land Use Bylaw 1P2007 Part 5, Division 1 & 11 is required to understand the development parameters for: density, façade width, parcel coverage, building depth, setbacks, block face requirements, height, amenity spaces, accessory residential buildings and parking. Area 1 is very flexible, as requirements will be dependent on the parcel(s) you choose to study.

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Site Plan | N.T.S.

Parcel Areas (m ²)	
A	596.14
B	278.07
C	333.79
D	361.66



Context Elevation A1 | N.T.S.



Photo Elevation A1

ISC: Unrestricted

AREA 1

Heritage Policies

The following guidelines identify specific character defining elements in Area 1 that must be incorporated into any new development. Please review and apply these guidelines to your development proposal.

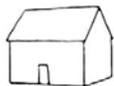
- Pitched roof [single or multi] with one **primary style**, and one or more **secondary styles** for dormers or portions of the house (4:12 – 3:12)

- Acceptable **primary styles**:

- Front-gable



- Side-gable



- Hipped



- Hip-on-gable/Jerkinhead



- Gable-on-hip



- Acceptable **secondary styles**:

- Shed



- Hipped



- Gable



- Eyebrow



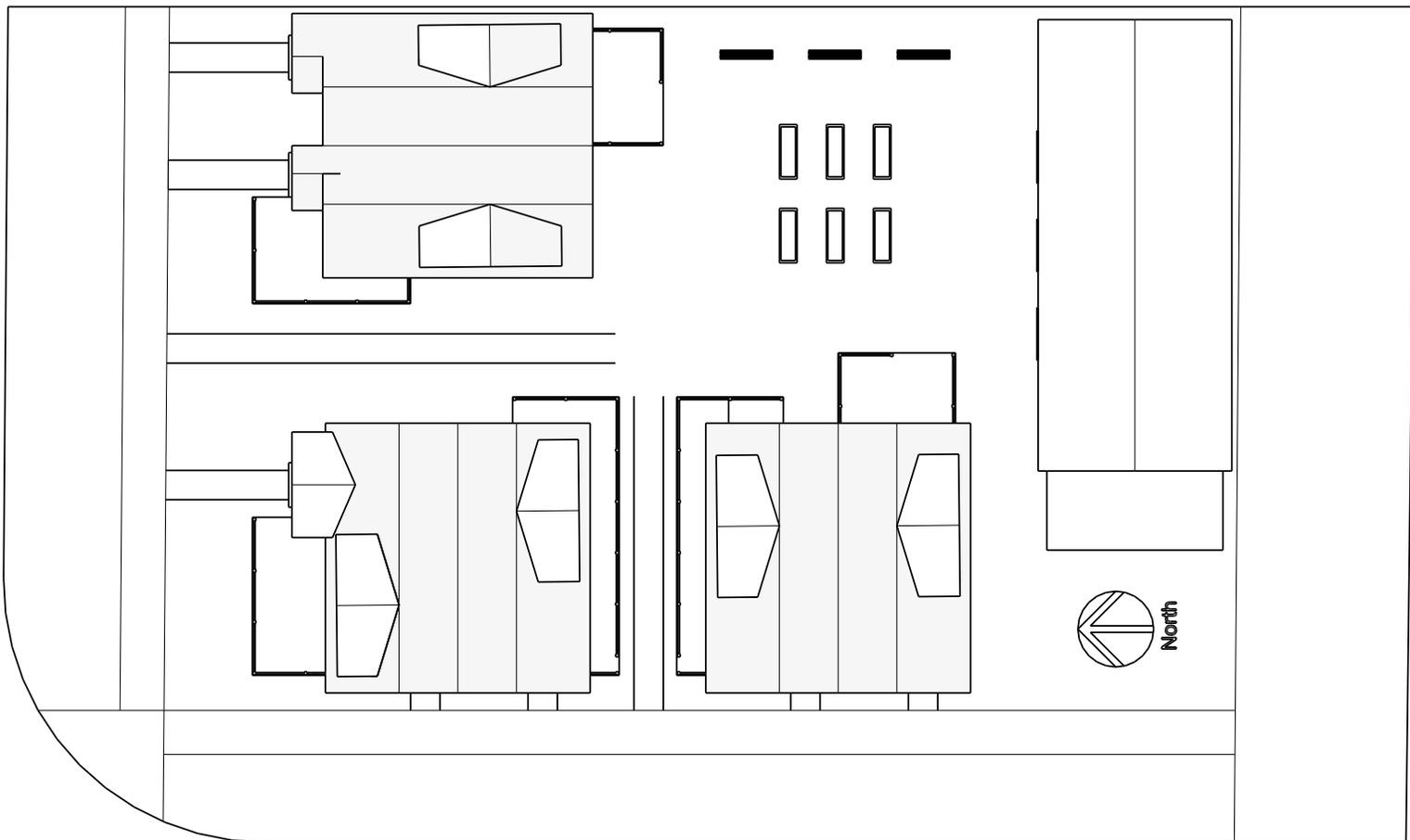
- Prominent front projection incorporating the primary entry such as a porch (enclosed or unenclosed), or vestibule (covered or enclosed). The length of the projection must be a minimum 20% of the widest portion of the building, and the covered or enclosed area must be at least 4m². The direction of the entrance may be parallel or perpendicular to the front property line.
- 6 to 7-meter setback to primary façade. Front projection should protrude into the setback.
- Present a one- to two-storey façade to the street. Buildings may then step back 1.5 meters and step up an additional storey.
- Vehicular access from lane.

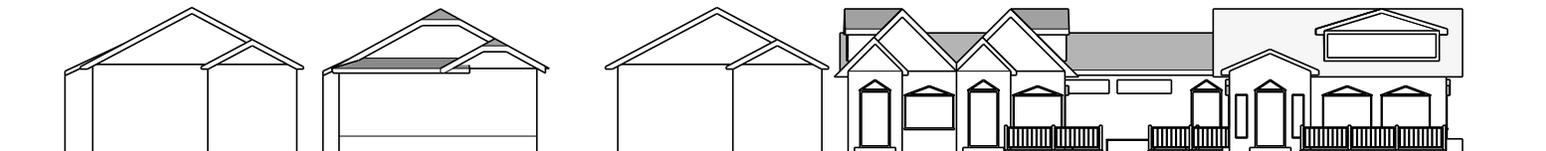
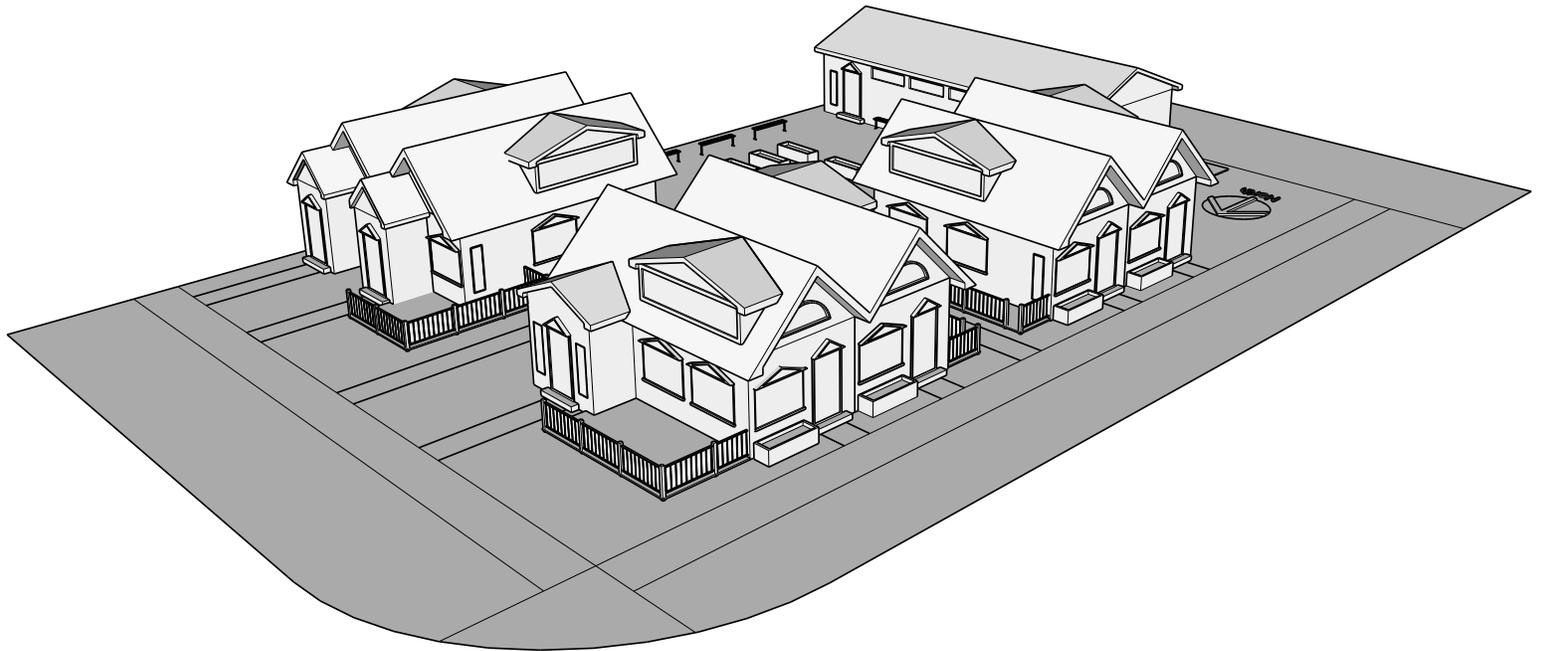
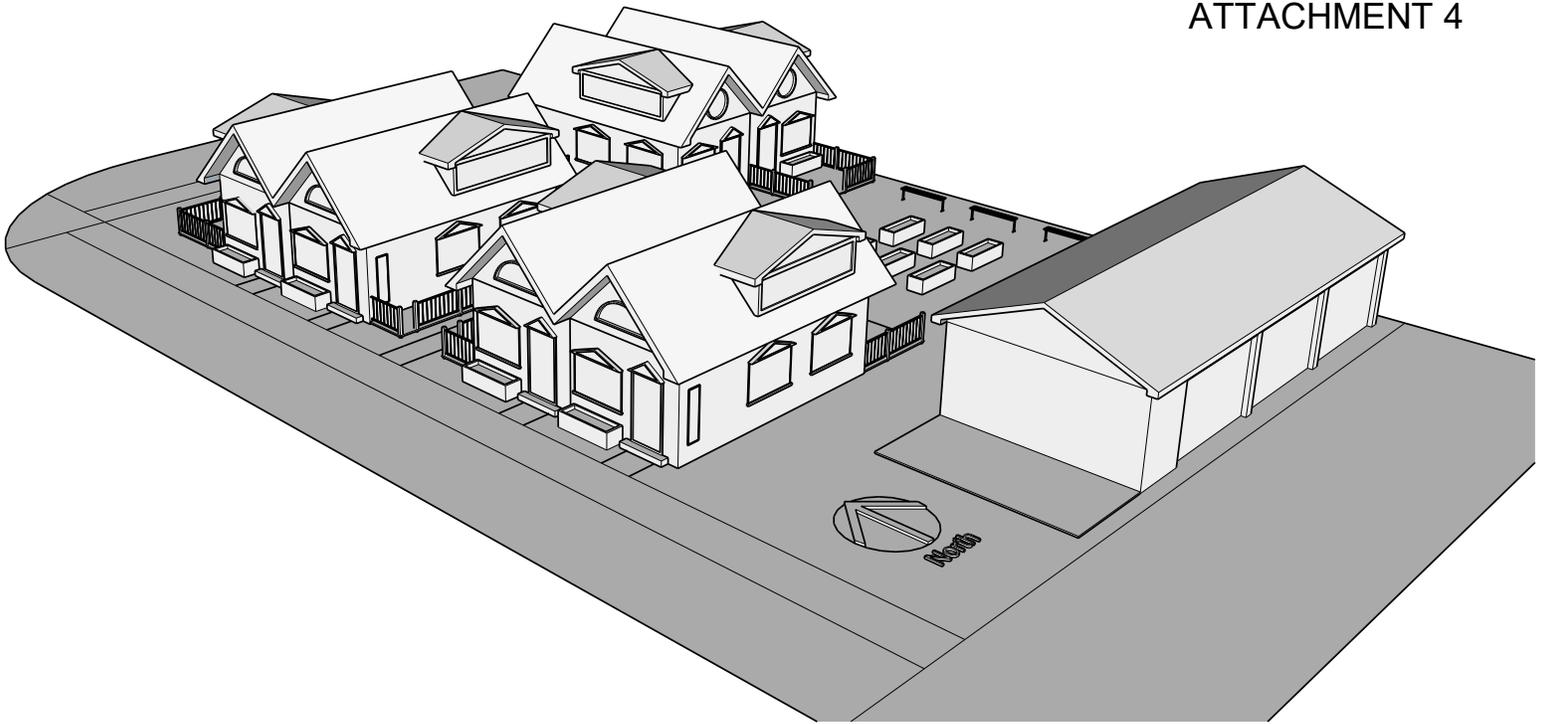
Project Summary

I thought it would be an interesting idea to attempt to create a Cottage Cluster within the R-CG zone. The idea was inspired by the 908 Atco Village project, and I thought the idea of creating “tiny homes” fit the historic character of Calgary’s inner-city neighbourhoods could prove to be a viable redevelopment option vs the typical fourplex.

The Design Guidelines did not pose much of a challenge for this project (assuming I met the requirements). The most relevant Guidelines were those pertaining to Site Design. I was able to orient primary facades to the streets, able to consider sun exposure towards the common amenity space, able to retain one of the large trees existing on the property, and ensure vehicle access was off the lane. The requirement for communal space in the Cottage Cluster lent itself well to providing a community garden as outlined in the Guidelines. Because of the small scale of the buildings in this project, it was quite easy to keep proportions to human-scale and to articulate each individual façade. The corner parcel was the most challenging, however, I was still able to orient to both streets. I would say that the LUB posed many more restrictions and challenges than the Guidelines themselves.

I think the primary and secondary styles outlined in the document do significantly limit possible designs of the buildings, and are therefore effective at maintaining the heritage of the community. Perhaps there could be more styles to choose from, this may be helpful in having people comply with the Heritage Guidelines?





AREA 1 | TESTING HERITAGE DESIGN GUIDELINES DEVELOPMENT PROPOSAL R-CG INFILL

LOT A
SELECTED FOR EXPLORATION



FEATURES

MAIN RESIDENCE

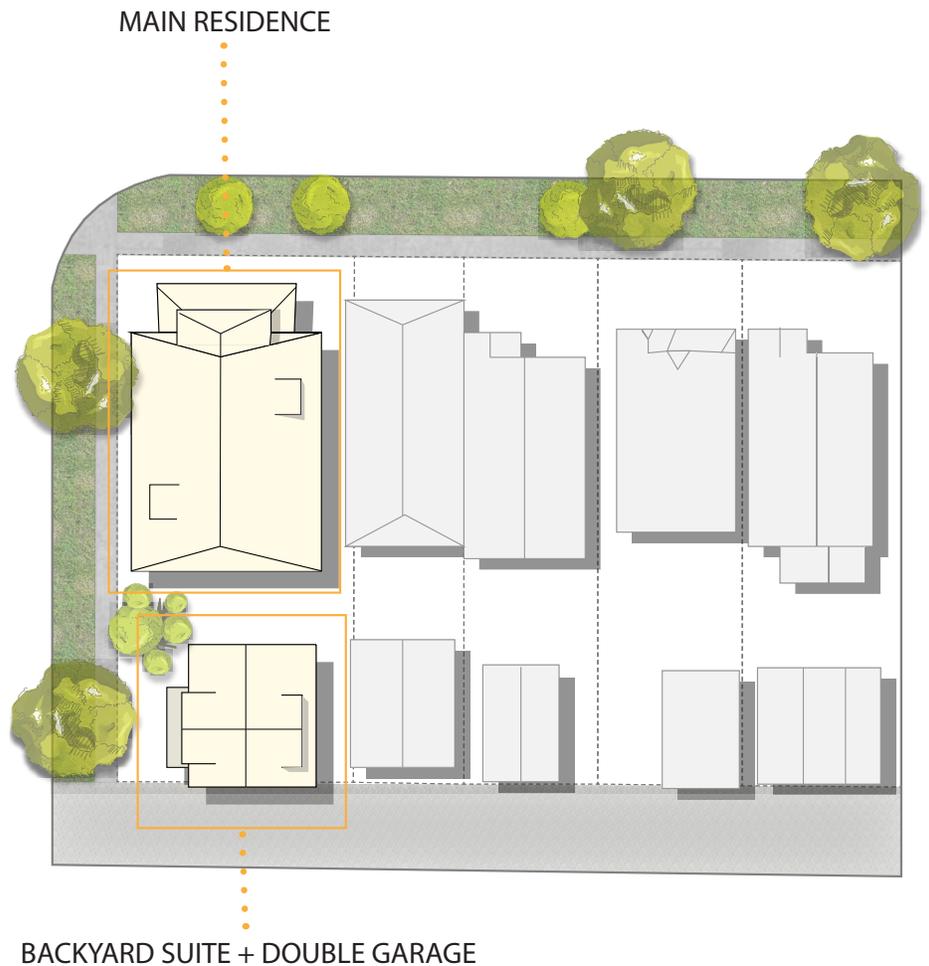
- Two story, detached single family
- 6m setback from sidewalk to facade
- Front projection extending 3m into setback
- Multiple secondary style implementations

BACKYARD SUITE

- 75m² living space on top of double garage
- Balcony overlooking public sidewalk

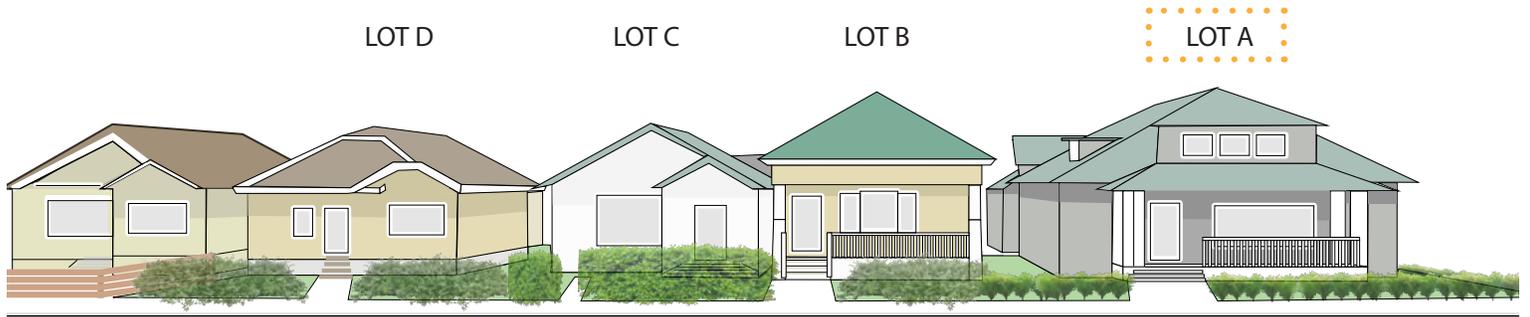
OTHER

- >20m² private outdoor amenity space per unit
- 2 total dedicated parking spaces
- Access to garage from lane
- 42% parcel coverage



PROPOSAL IN CONTEXT

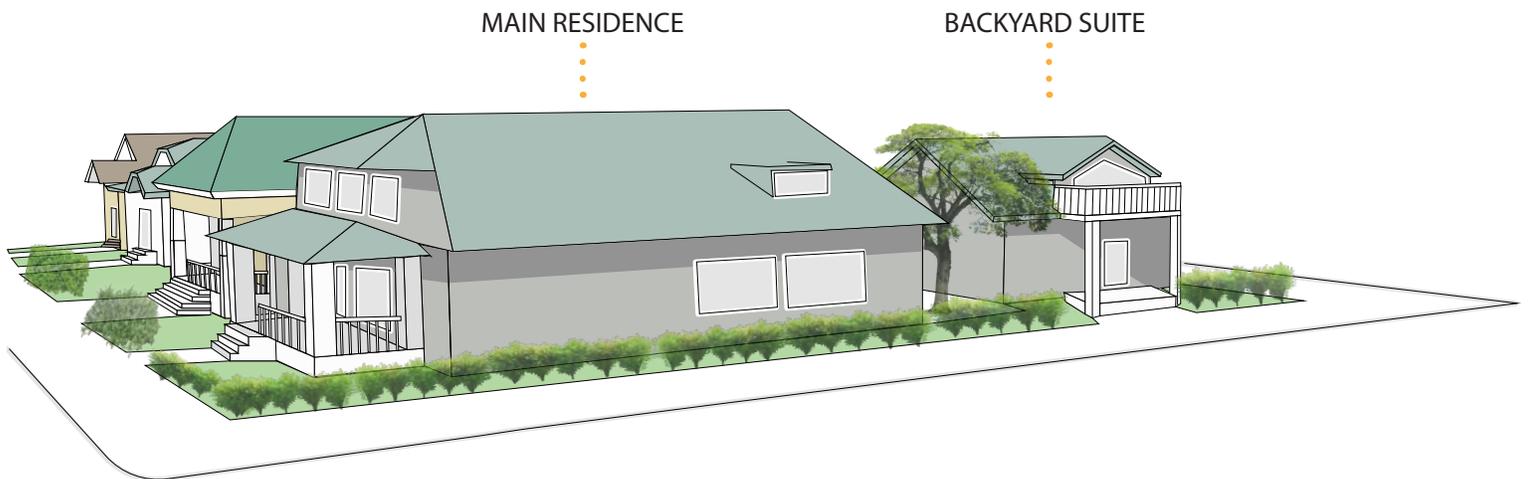
The corner lot allows for a contextually larger development while still maintaining the architectural styles defined in the heritage guidelines / present along the street.



BACKYARD SUITE IN CONTEXT

The addition of a backyard suite on top of the shared garage presents another interesting facade to the secondary public sidewalk lining this corner lot.

It also allows an increase in lot + block density while maintaining existing contextual form.



EXPERIENCE WITH GUIDELINES

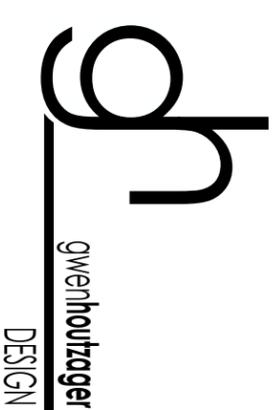
PRIMARY + SECONDARY ARCHITECTURAL STYLES

- Easy to use and implement
- Contextually relevant for heritage sites/blocks
- Provide a level of flexibility to incorporate new features (such as secondary styles) while still maintaining historical context

PROJECTION REQUIREMENTS

- Minimum enclosed areas and project length promote legitimately useable porch/outdoor space (compared to similar developments with no minimum area requirements where the porches are quite small)

Overall, using the given Heritage Policies within an R-CG context was easy and made sense. They provide enough flexibility to incorporate new features/built forms while still maintaining a heritage appearance and not overpowering adjacent buildings.



HERITAGE DESIGN GUIDELINE TESTING

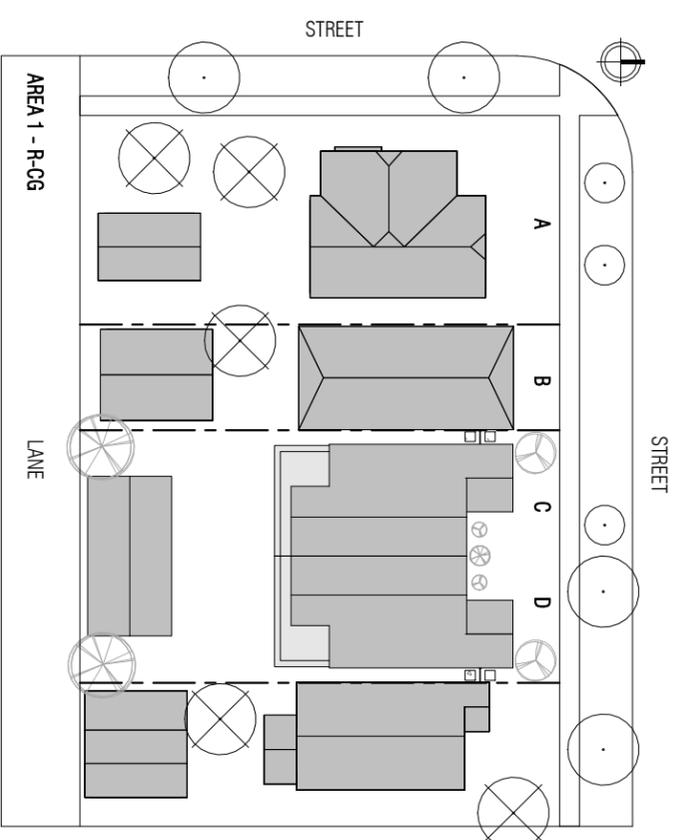
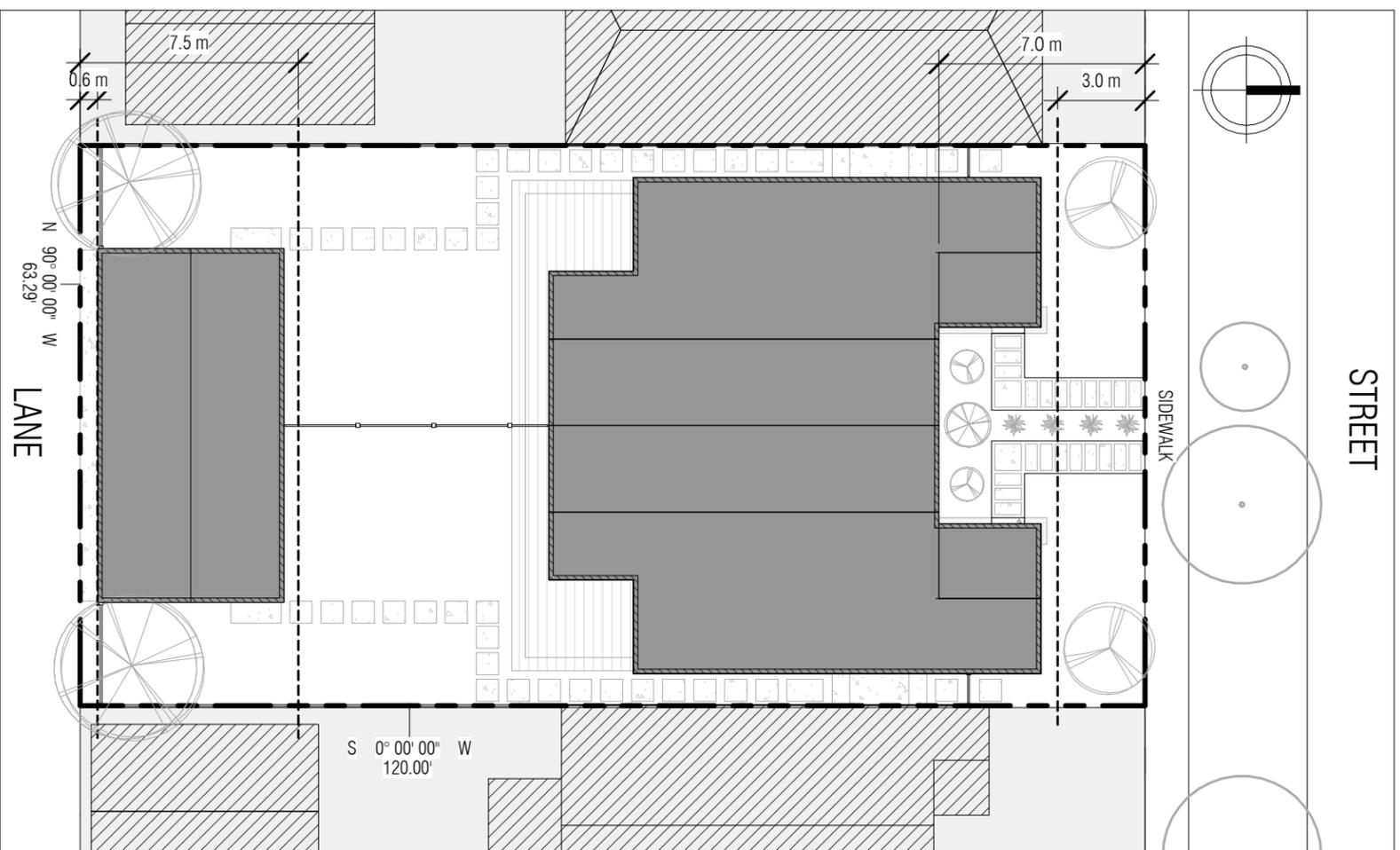
The City of Calgary

Is it possible, through additional heritage design guidelines, to protect historical character and preserve heritage resources in new developments?

In an effort to help answer this question and test whether new guidelines inspire what they are intended to, I set out to see if the opposite were possible. In other words, I explored a residential design concept on the other end of the design spectrum to the historical context, while working within the newly proposed guidelines and within the existing bylaw framework. The Guidebook on Great Communities in its Heritage Resources Policies encourages “contemporary interpretations of traditional design, detail and materials” while discouraging “a false sense of heritage character by directly copying or mimicking the design of heritage buildings”. The following submission is a contemporary style semi-detached residential dwelling – arguably a style in contrast with the preservation/integration of heritage character; yet compliant within the regulations defined by the heritage design guidelines and city land use bylaws.

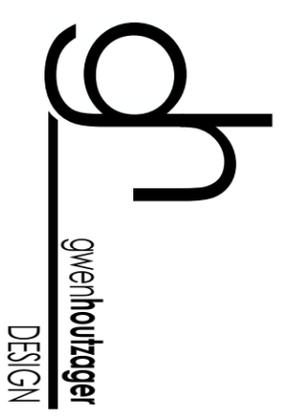
Massing, facade and setback guidelines highly influence the building form of a new development and encourage compatibility with an existing street landscape. However, in addition to shape and landscape, a large portion of what gives a building its character and style – and unrestricted in terms of design – is the exterior glazing, framing and finishing materials. My proposed development is modeled on the basic shape of its neighboring heritage structures, but integrates modern window form and minimalist block facades and materials. The result is hopefully a structure that is not out of place, but stands out as different.





2
A1-02
BLOCK PLAN
1 : 500

1
A1-02
SITE PLAN
1 : 200



PROJECT
HERITAGE DESIGN
GUIDELINE TESTING

ADDRESS
AREA 1 (R-0G)
SUBJECT PARCELS C & D

CLIENT
THE CITY OF CALGARY

REVISIONS

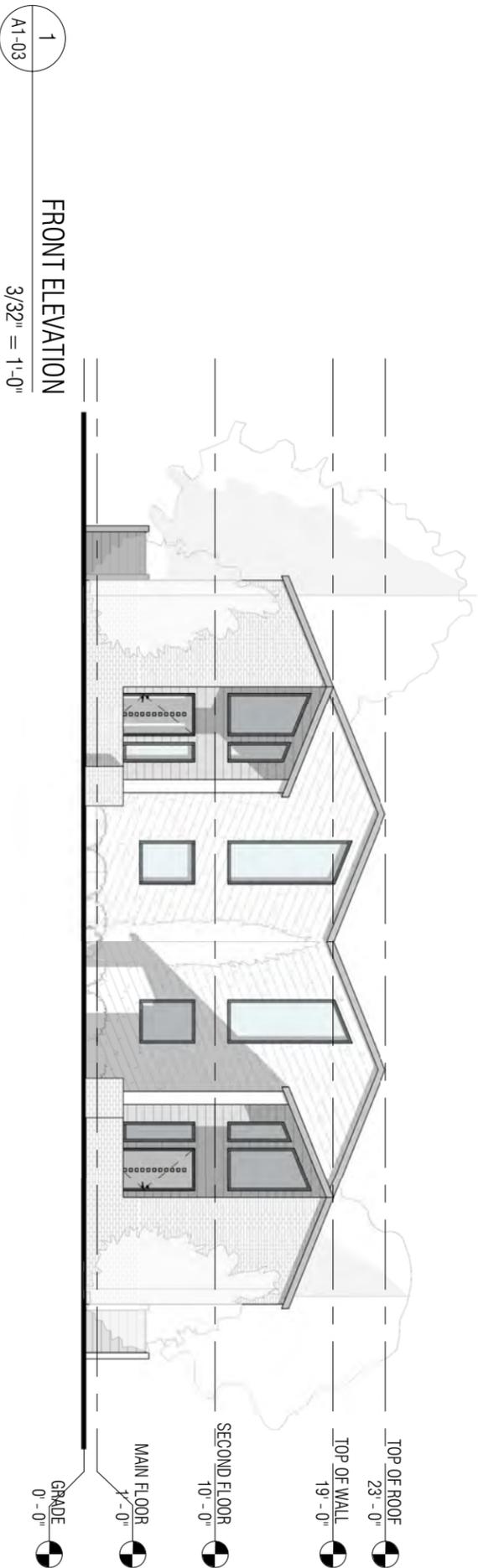
No.	Description	Date

SHEET NAME

SITE PLAN

DRAWN BY: Author
CHECKED: Inrestricted
SHEET #
A1-02

A1-02



gh
 gwenhoutzager
 DESIGN

PROJECT
 HERITAGE DESIGN
 GUIDELINE TESTING

ADDRESS

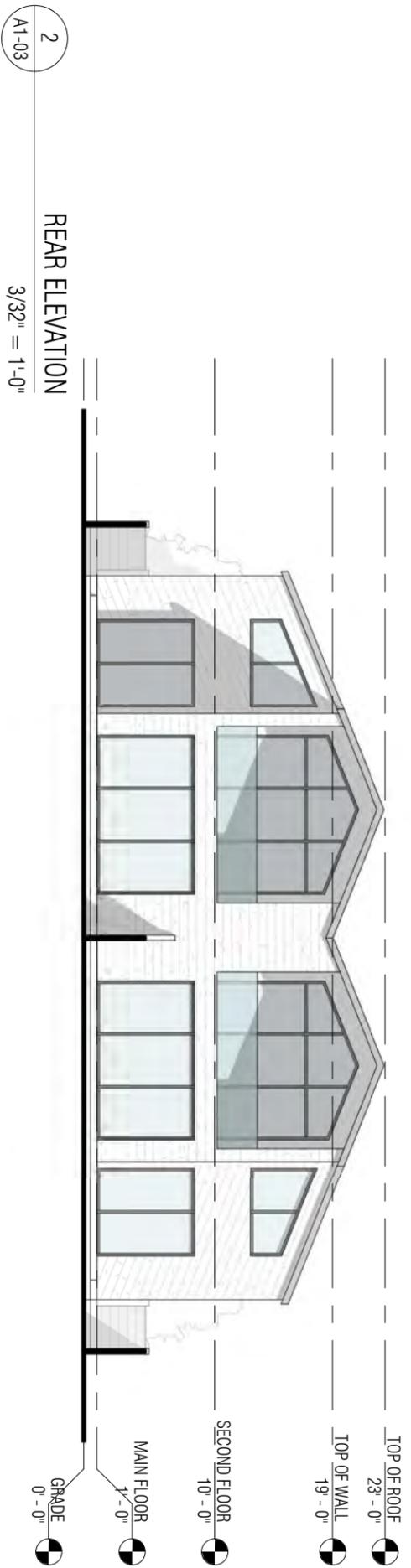
AREA 1 (R-CG)
 SUBJECT PARCELS C & D

CLIENT

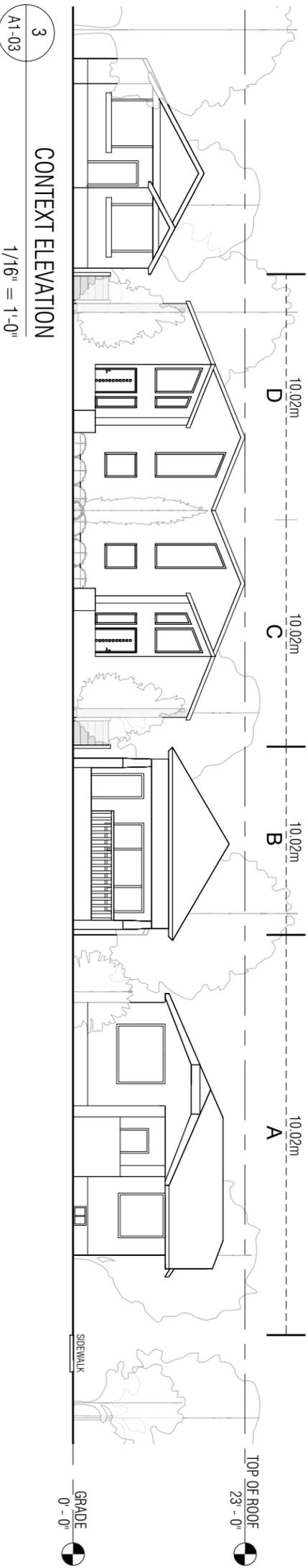
THE CITY OF CALGARY

REVISIONS

No.	Description	Date

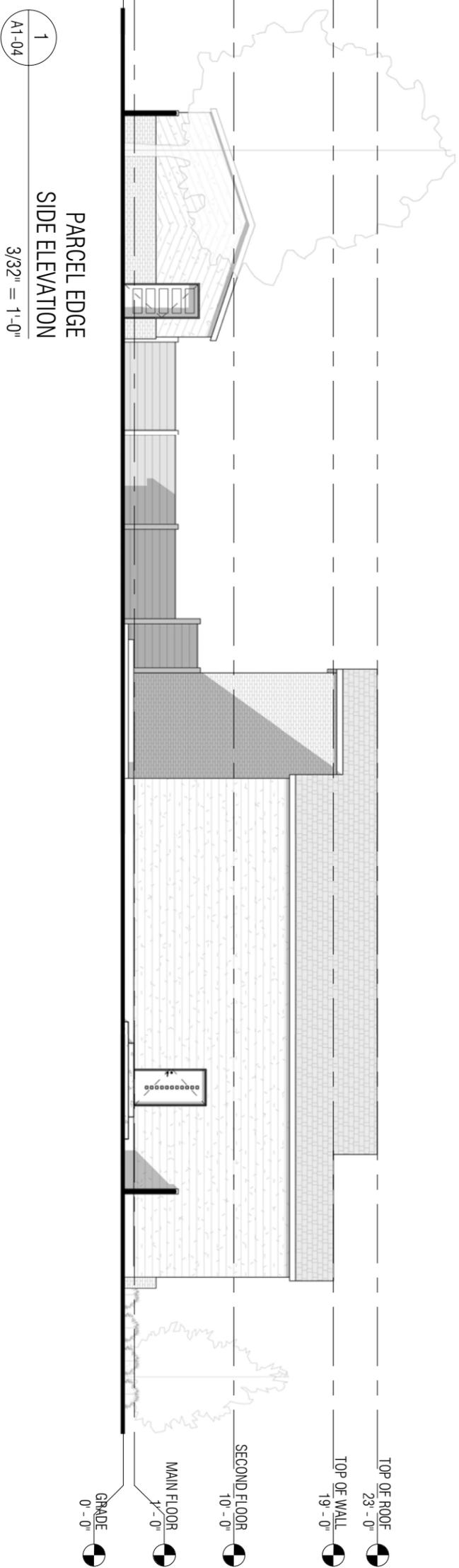


SHEET NAME
**FRONT AND BACK
 ELEVATIONS**

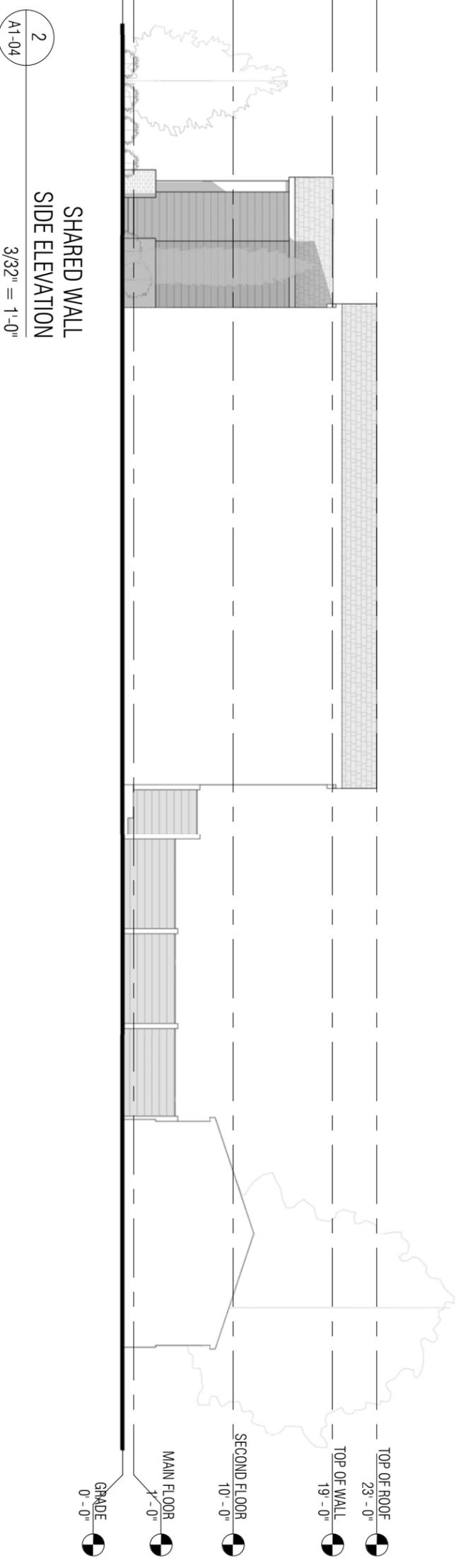


DRAWN BY: **GMIH** CHECKED BY: **CHK**

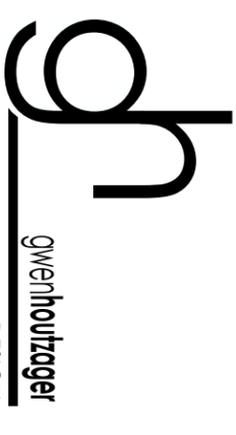
SHEET #
A1-03



1
A1-04
PARCEL EDGE
SIDE ELEVATION
3/32" = 1'-0"



2
A1-04
SHARED WALL
SIDE ELEVATION
3/32" = 1'-0"



PROJECT
HERITAGE DESIGN
GUIDELINE TESTING

ADDRESS

AREA 1 (R-0g)
SUBJECT PARCELS C & D

CLIENT
THE CITY OF CALGARY

REVISIONS

No.	Description	Date

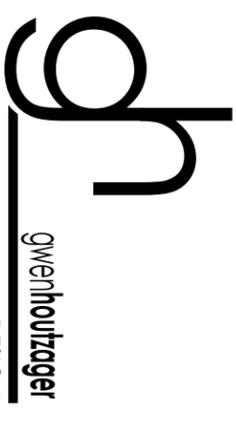
SHEET NAME

SIDE ELEVATIONS

DRAWN BY: GMH CHECKED BY: CHK

SHEET #

A1-04



PROJECT
HERITAGE DESIGN
GUIDELINE TESTING

ADDRESS
AREA 1 (R-G)
SUBJECT PARCELS C & D

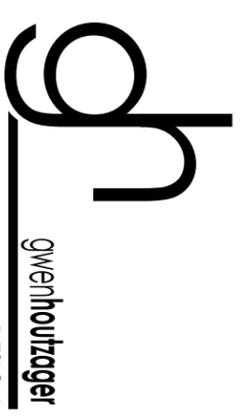
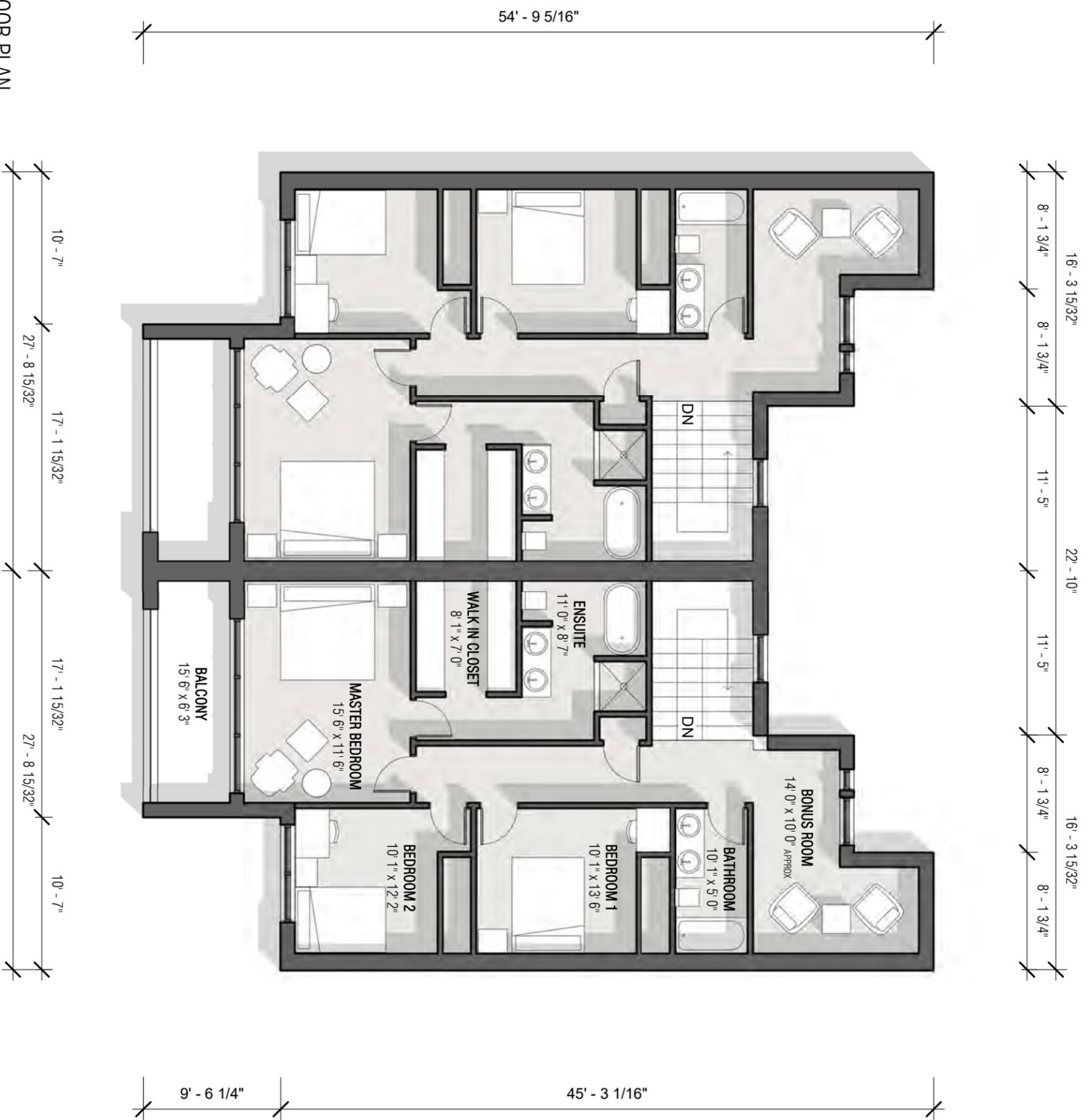
CLIENT
THE CITY OF CALGARY

REVISIONS

No.	Description	Date

SHEET NAME
MAIN FLOOR PLAN

DRAWN BY: GMH
CHECKED BY: CHK
SHEET #
A1-05



PROJECT
HERITAGE DESIGN
GUIDELINE TESTING

ADDRESS
AREA 1 (R-0g)
SUBJECT PARCELS C & D

CLIENT
THE CITY OF CALGARY

REVISIONS

No.	Description	Date

SHEET NAME
SECOND FLOOR PLAN

DRAWN BY: GMH
CHECKED BY: CHK
SHEET #
A1-06

AREA 2

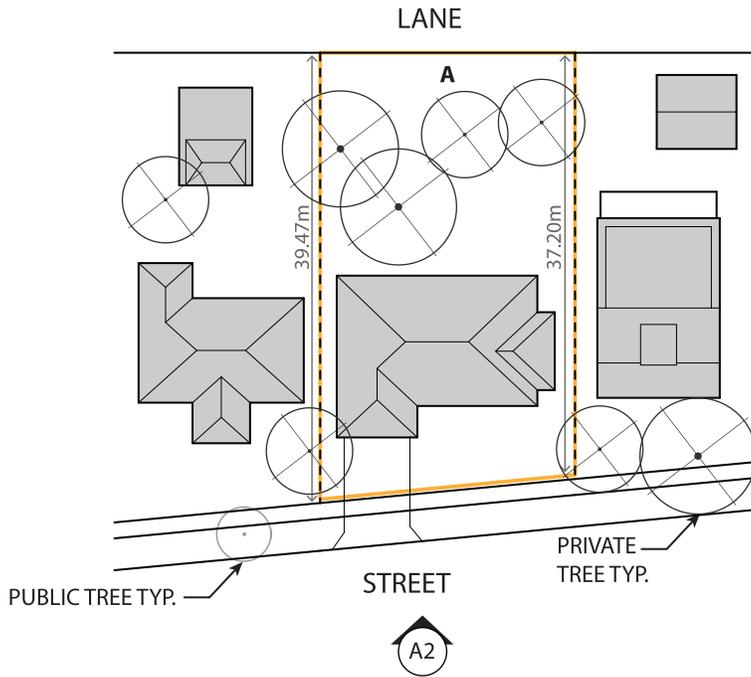
INSTRUCTIONS

Propose a development on the subject site based on the Residential - Contextual One Dwelling (R-C1) district. The rules below provide a set of basic parameters for this these land use district. For more detailed rules and rules for specific circumstances, refer to Land Use Bylaw 1P2007 Part 5, Division 1 & 3.

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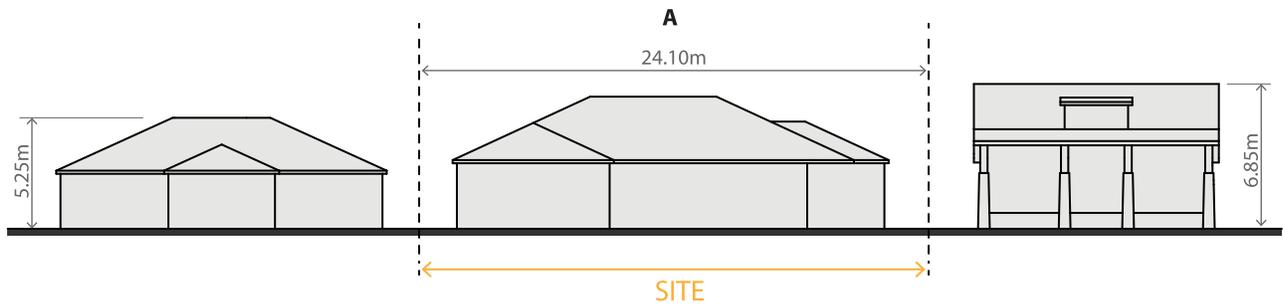
R-C1

- 1 parking stall per dwelling unit
- 1 optional secondary suite
- Maximum parcel coverage 45%, including accessory buildings over 10m², reduced by 21m² for each parking stall not provided in a private garage
- Front setback 5.06m; side setbacks 1.2m; rear setback 7.5m
- Maximum building height 8.6m



Site Plan | N.T.S.

Parcel Areas (m ²)
A - 923.89



Context Elevation A2 | N.T.S.

A



Photo Elevation A2

AREA 2

Heritage Policies

The following guidelines identify specific character defining elements in Area 2 that must be incorporated into any new development. Please review and apply these guidelines to your development proposal.

- 8.5 to 10-meter setback to primary façade. Front projections should protrude into the setback.
- Front projection (porch, enclosed entry, etc.)
- Multi-pitched roof that may use a combination of **primary styles**, and one or more **secondary styles** for dormers or portions of the house (4:12 – 3:12)

○ Acceptable **primary styles**:

- Front-gable



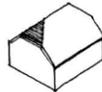
- Side-gable



- Hipped



- Hip-on-gable/Jerkinhead



- Gable-on-hip



○ Acceptable **secondary styles**:

- Shed



- Hipped



- Gable



- Eyebrow



- At least two distinct vertical masses presented to the street.

Ade Akinyemi | adeakinyemi65@yahoo.ca

6/23/20

The aim of the project is to test the given lot with the heritage guidelines. On a scale of 1 – 5, I rate the difficulty of the project, 2.

The lot provided, and the RC1 zoning (Contextual One Dwelling) was a perfect combo. The best way to test new concepts is on a spacious lot.

The side gable was my last choice of roofing style. I found that using the front gable would require me to go lower than the required roof slope just to fit my design. The other roof styles did not work with my design.

Designing the building was easy; the bylaws and building codes were followed. My building requires no relaxation.

I was able to follow the facade of the neighborhood. The community façade does not hinder the use of pillars. It is a common practice.

Overall the project was easy to execute. The only hinderance I faced was deciding which roof best fit my design. In the future using these guidelines would pose no problems.

Ade AKinyemi

Adeakinyemi65@yahoo.ca; (403)554-5096

ISC: Unrestricted

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Heritage Design Guidelines

Ade AKinyemi



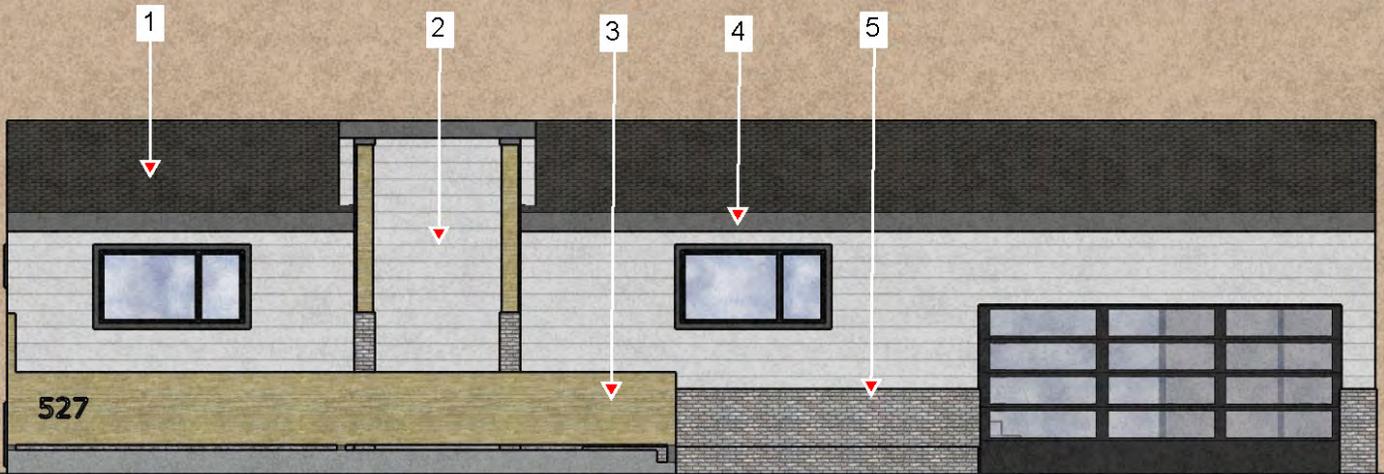
Heritage Design Guidelines

Ade AKinyemi



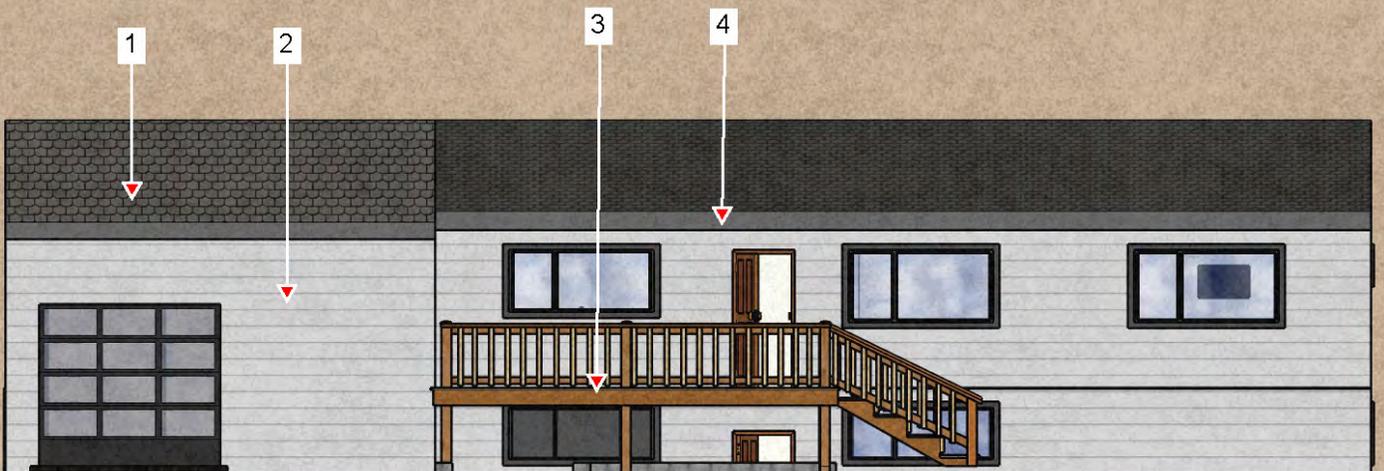


North Elevation



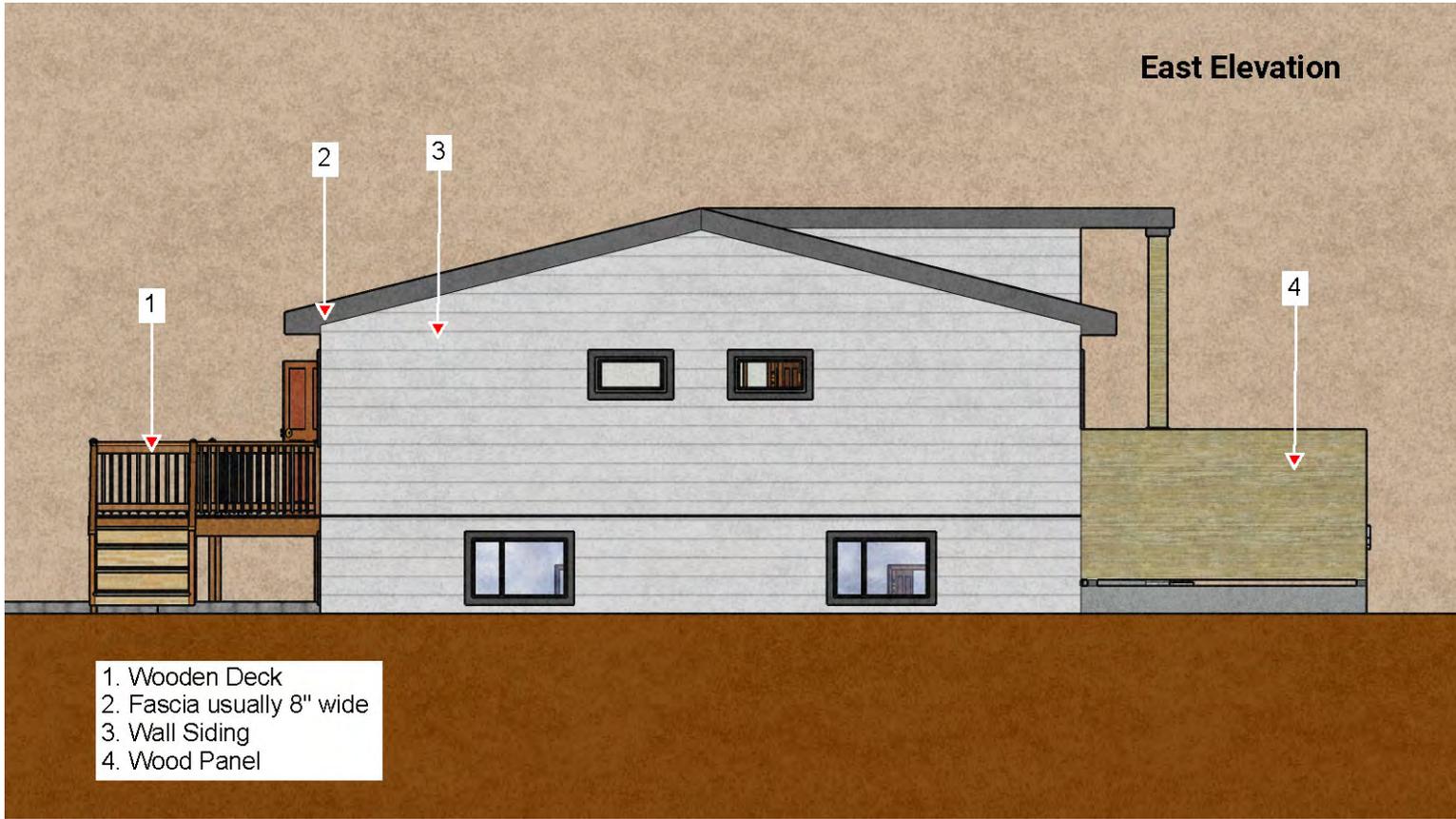
1. Roof Shingles
2. Wall Siding
3. Wood Panel finish
4. Fascia usually 8" wide
5. Stone Finish

South Elevation



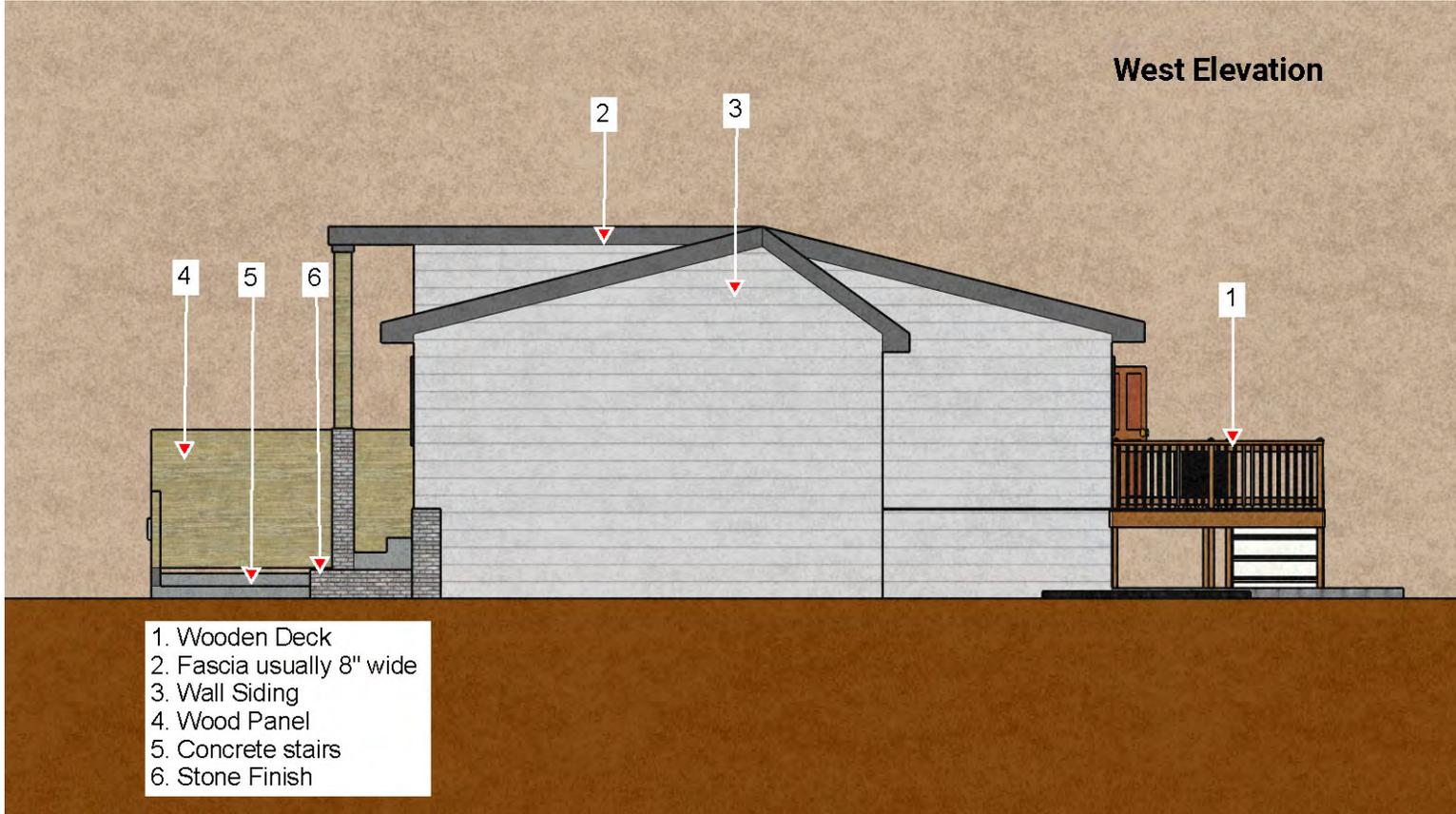
1. Roof Shingles
2. Wall Siding
3. Wood Deck
4. Fascia usually 8" wide

East Elevation



- 1. Wooden Deck
- 2. Fascia usually 8" wide
- 3. Wall Siding
- 4. Wood Panel

West Elevation



- 1. Wooden Deck
- 2. Fascia usually 8" wide
- 3. Wall Siding
- 4. Wood Panel
- 5. Concrete stairs
- 6. Stone Finish



NAME: ADE AKINYEMI SCALE: $\frac{3}{16}'' = 1'$
 VIEW: MAINFLOOR



NAME: ADE AKINYEMI SCALE: $\frac{3}{16}'' = 1'$
 VIEW: BASEMENT

Testing Heritage Area Design Guidelines

Heritage Area 2
(R-C1) Residential - Contextual One Dwelling

For the City of Calgary



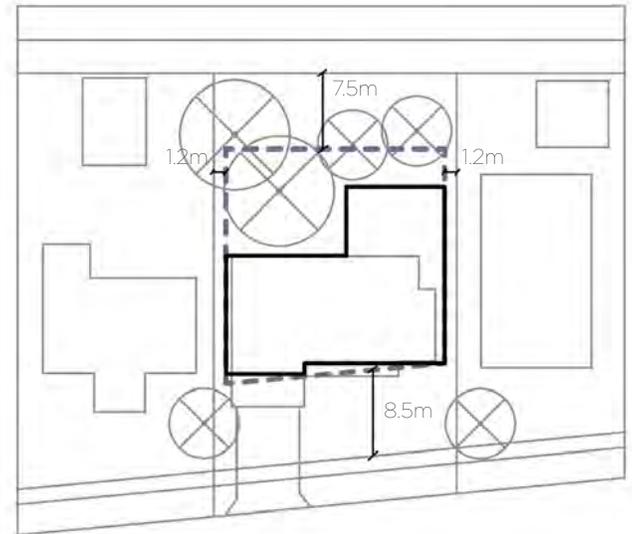
Azadeh Rasouli Yazdi
B.Sc Arch, MLA, MPlan20

July 2020

Introduction

This report aims to propose a new development in an area with historical significant. The map indicates the buildable area of the parcel based on the land use bylaw and the heritage design guidelines. There are four existing trees that will be retained. By keeping the trees in their existing condition, the buildable area will be reduced from 415 m² (according to the land use bylaw) to 300 m².

- Maximum parcel coverage allowed: 45%
- Side setbacks: 1.2m
- Rear setback: 7.5m
- Maximum building height: 8.6m
- 8.5m setback to primary façade.



- Buildable area according to the regulations and the location of the trees, 300 m²
- - - Buildable area according to the regulations, 415 m²
- Existing condition, building area: 251 m²

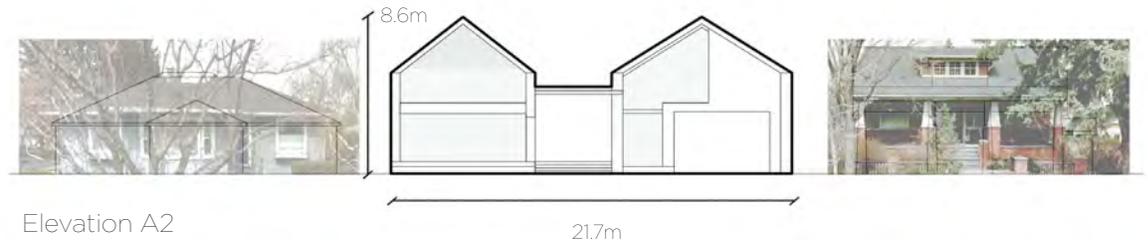
Primary façade / view from the south



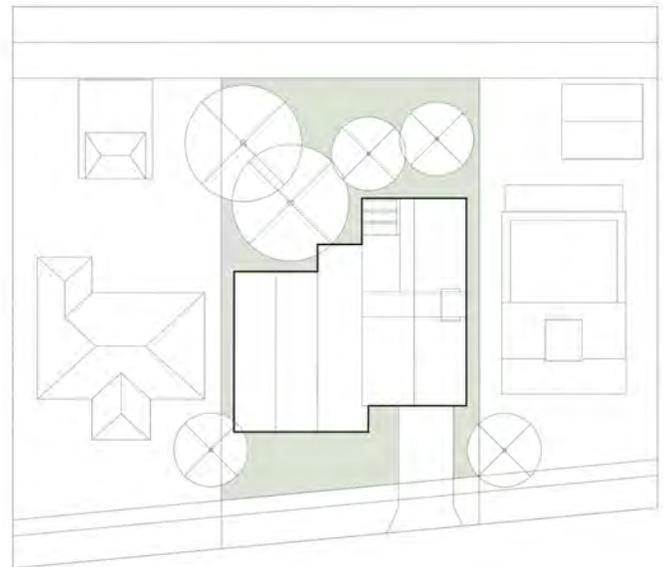
Back lane façade / view from the north



Design



The proposed single-detached house is a two-story building with a basement. The design doesn't require any bylaw relaxations. As we are developing in a heritage area, it is crucial for the style to be visually different from the historic context. The guidebook for great communities suggests that creating a false sense of heritage character by directly copying or mimicking the design of heritage buildings is not acceptable. We want the style to be pure, simple, modern, smart and with a few colors. The design should also appreciate the scale of the surrounding architectural elements.



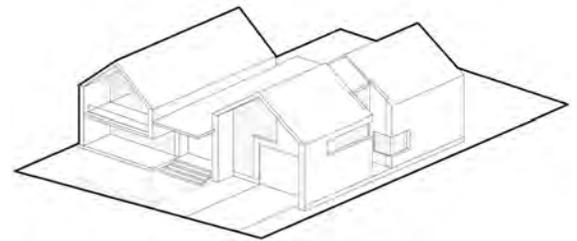
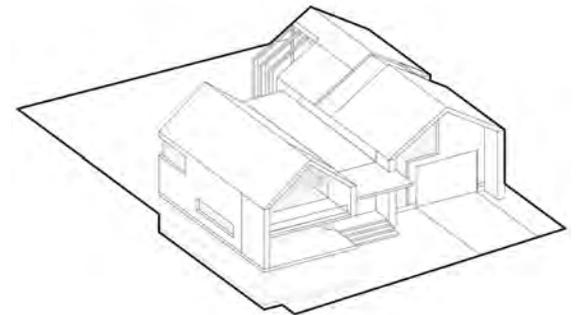
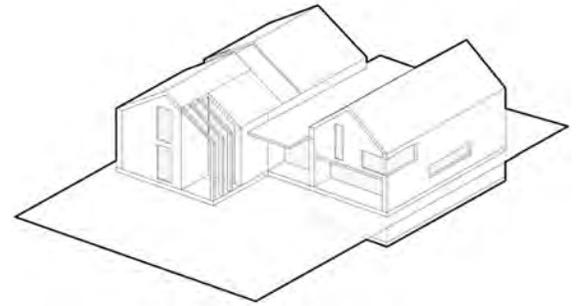
Site plan



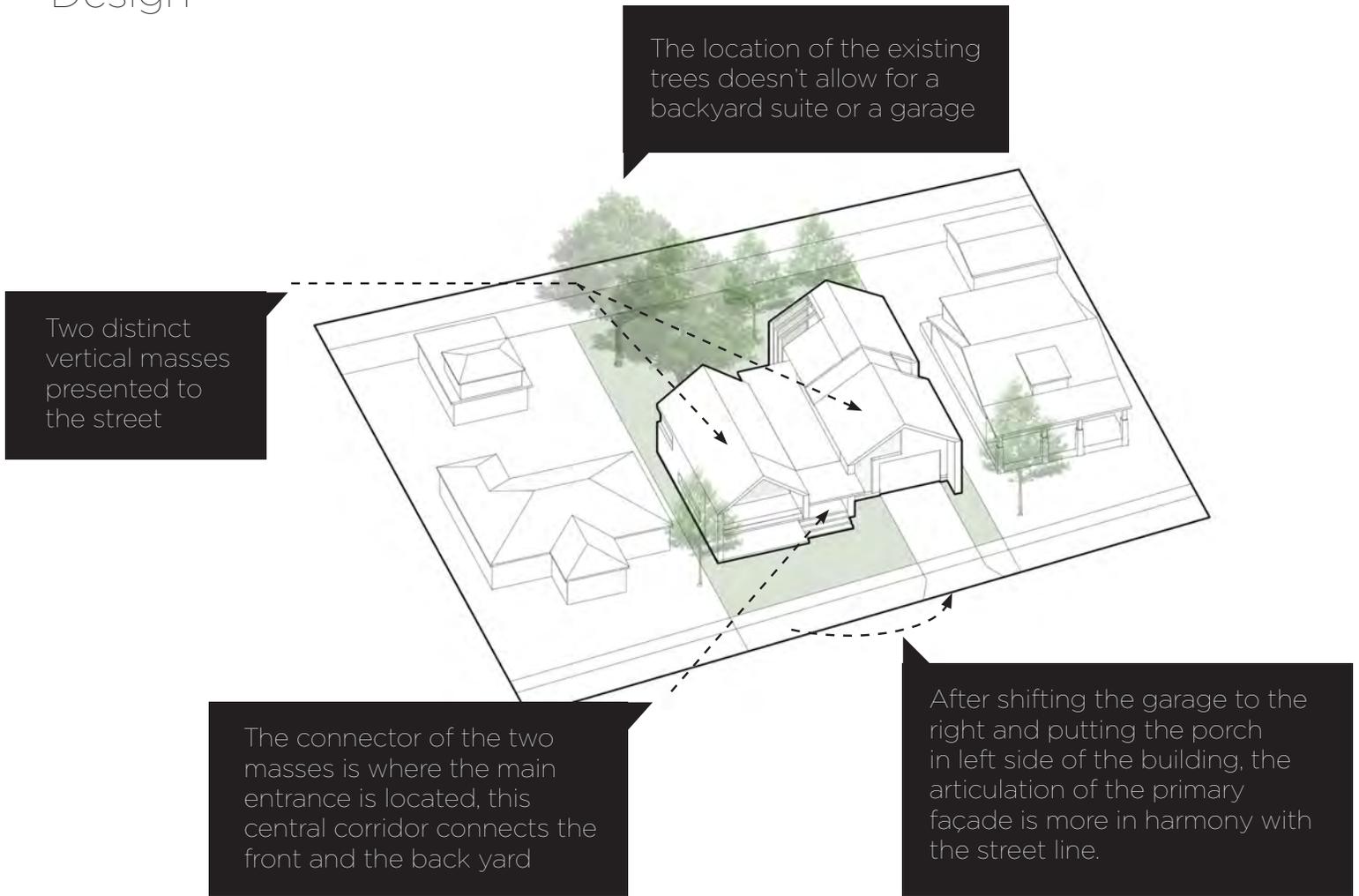
Design

The existing trees in the site are both an opportunity and a constraint. On the one hand, the building is designed to be integrated with the landscape, and on the other hand, the location of the trees doesn't allow for backyard suites or garages. Also, no secondary suite is proposed in the main building (The response of the design to the trees is illustrated in the diagrams). As there is no opportunity for a back yard garage, we need to place it on the primary street access. This will reduce the sun exposure on the main façade. The garage is moved to the right side of the façade and a porch is added to the left. By doing so, the articulation of the primary façade is more in harmony with the street line.

The building has a dynamic frontage. There are two distinct vertical masses connected by a central corridor where the main entrance is located and this corridor is leading to the back yard. In the backside of the building, a new form of wooden pergola is proposed for creating a better transition to the open space.



Design



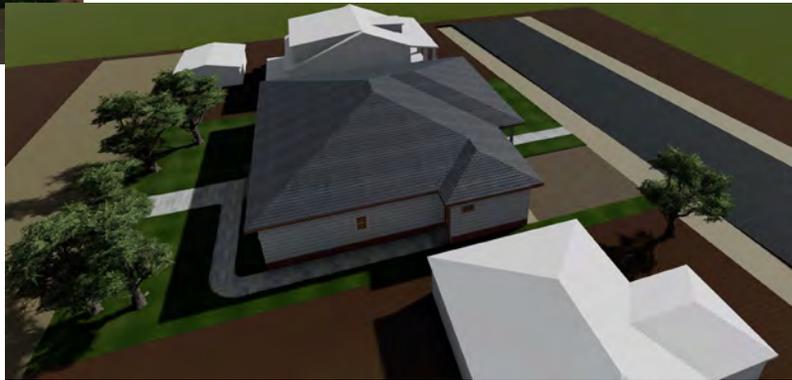
Summary of the experience

- As mentioned before, I tried not to ask for relaxations, but if there was a secondary suite in the proposed design, parking relaxation would be necessary because of the trees.
- The angle and the direction of the roof can be specified based on the context of the parcel. It might sound limiting, but it can have a great visual impact on the rhythm of the roofs along the street.
- Determining the material and color in the guidelines is challenging and might seem to be a limiting factor for designers, but clarifying the overall policies on this topic is helpful.
- I tried to incorporate two main masses in the design as the guidelines indicate.

This might be challenging for smaller parcels in RC-1.

- We can also encourage high quality lighting as a design policy for new buildings.
- It might be helpful if we also consider flat roofs. A modern minimalistic building with a flat roof can play the role of a background for the neighboring heritage buildings, like a moment of silence in the rhythm of music.

Finally, it was a great experience working with the new heritage design guidelines and I appreciate this opportunity.



SUMMARY OF THE GUIDELINES

IN SUMMARY, THE GUIDELINE IS EASY TO UNDERSTAND AND USE THROUGH A DESIGN PROCESS. ALSO, THE LAND USE BYLAW RELATED TO THE AREA ARE WELL EXPLAINED. HOWEVER, THE HERITAGE DESIGN GUIDELINE IS CONFUSING FOR ME. I DIDN'T UNDERSTAND THE POLICIES AT FIRST, AND IT TAKES SEVERAL DAYS (3) TO GET THE REQUIREMENTS OF THE SITE AND THE DESIGN. IN OTHER WORD, THE SITE DIMENSIONS ARE CONFUSING THE WAY THEY WERE MENTIONS IN THE GUIDE. SOME IMAGES IN THE GUIDELINES ARE MORE MODERN HOUSES AND/OR COMMERCIAL BUILDING. IT WILL BE HELPFUL TO SHOW SOME HERITAGE BUILDING FOR LOW DENSITY RESIDENTIAL AS EXAMPLES.



Calgary

Testing Heritage Design Guidelines

No.	Description	Date

CITY of CALGARY

AERIA 2

SUMMARY

Project number 0001
Date Issue Date
Drawn by RN
Checked by Checker

A0

Scale

2020-07-03 12:24 PM



Calgary

Testing Heritage
Design Guidelines

No.	Description	Date

CITY of CALGARY

AERIA 2

EAST & NORTH
ELEVATION

Project number 0001
Date Issue Date
Drawn by RN
Checked by Checker

A103

Scale 1 : 100

2020/07/03 12:44:27PM



Calgary

Testing Heritage
Design Guidelines

No.	Description	Date

CITY of CALGARY

AERIA 2

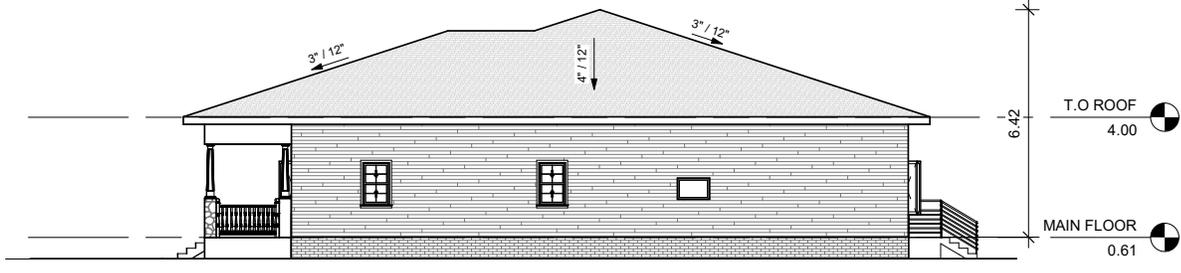
SOUTH & WEST
ELEVATION

Project number 0001
Date Issue Date
Drawn by RN
Checked by Checker

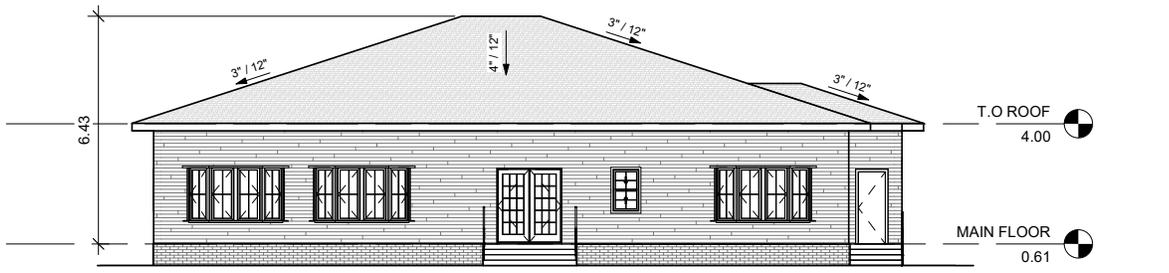
A104

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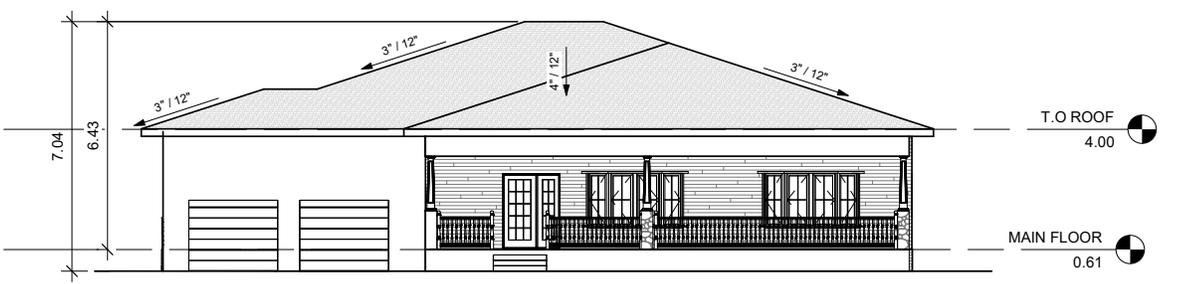
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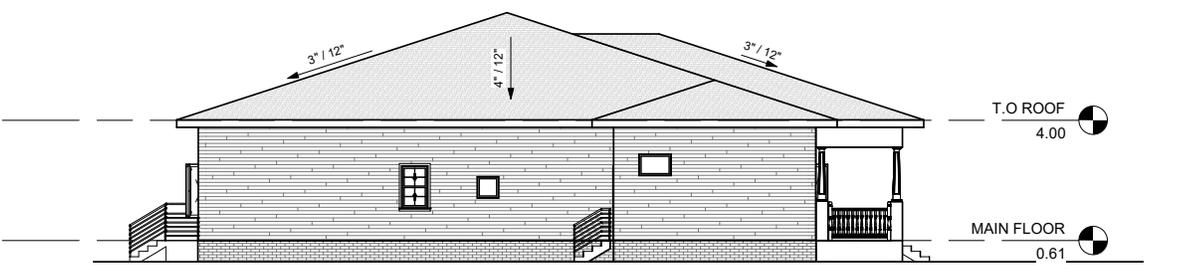
① East
1 : 100



② North
1 : 100



① South
1 : 100



② West
1 : 100

AREA 2

The house is designed and blended into the context of RC1 guidelines district which is characterized by the heritage policies.

The specific element that has been used is the roof pitch design and its dormers. The roof pitch design is a combination of primary style and secondary style. Entrance is from the side of the gable along with four shed dormers in the second floor. The design not only respects the traditional architectural language but also is switched to the modern style.

The building design is emphasized on the modern contemporary dormers with a larger entrance glazing all the way up the building. In addition, folded structure facade with no visual break and gable roof structure without eaves made the design more contemporary style.

The combination of white stucco plastered and natural slate roofing is used to present the building as a modern house.

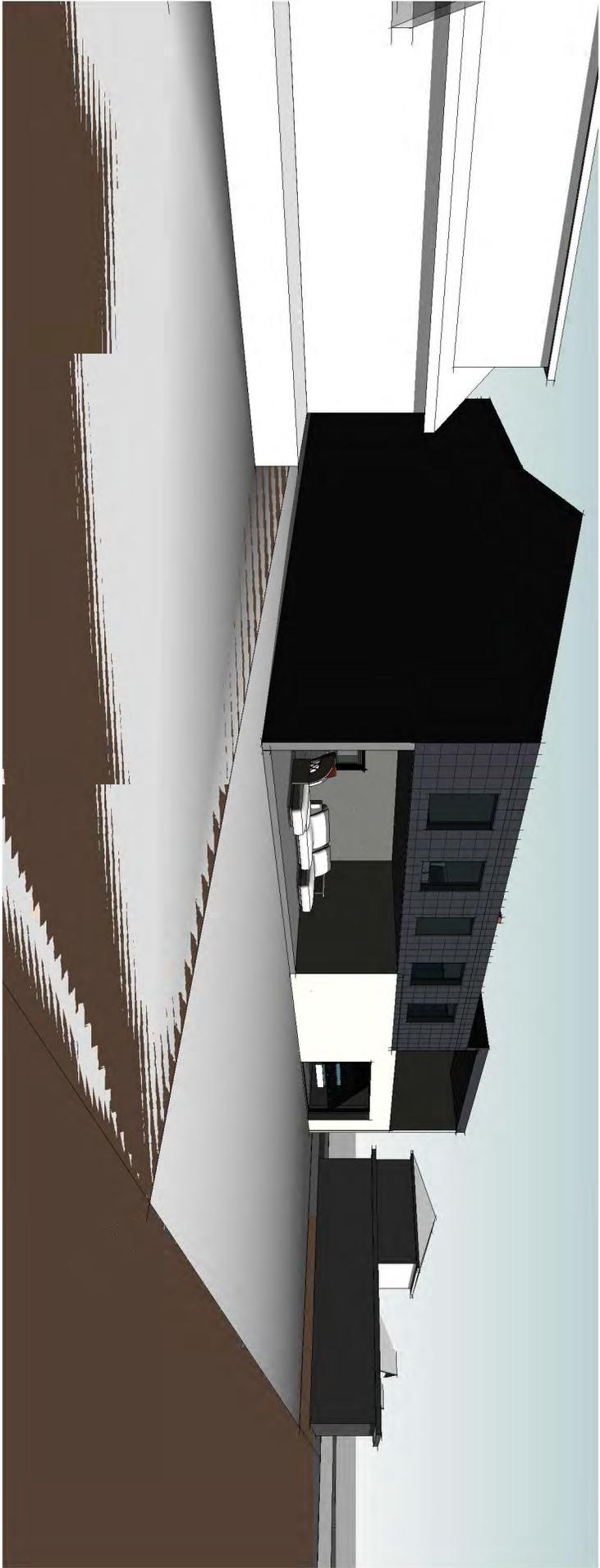
Overall, the gridlines were not so much challenging for this parcel because the lot itself was enough big, but I am not sure 8.5 to 10 meters setback is going to fit the smaller lots. Multi-pitch roofs are traditional styles and are a bit difficult to turn them into the contemporary styles along with considering the historic policies.

Thank you

Sherry



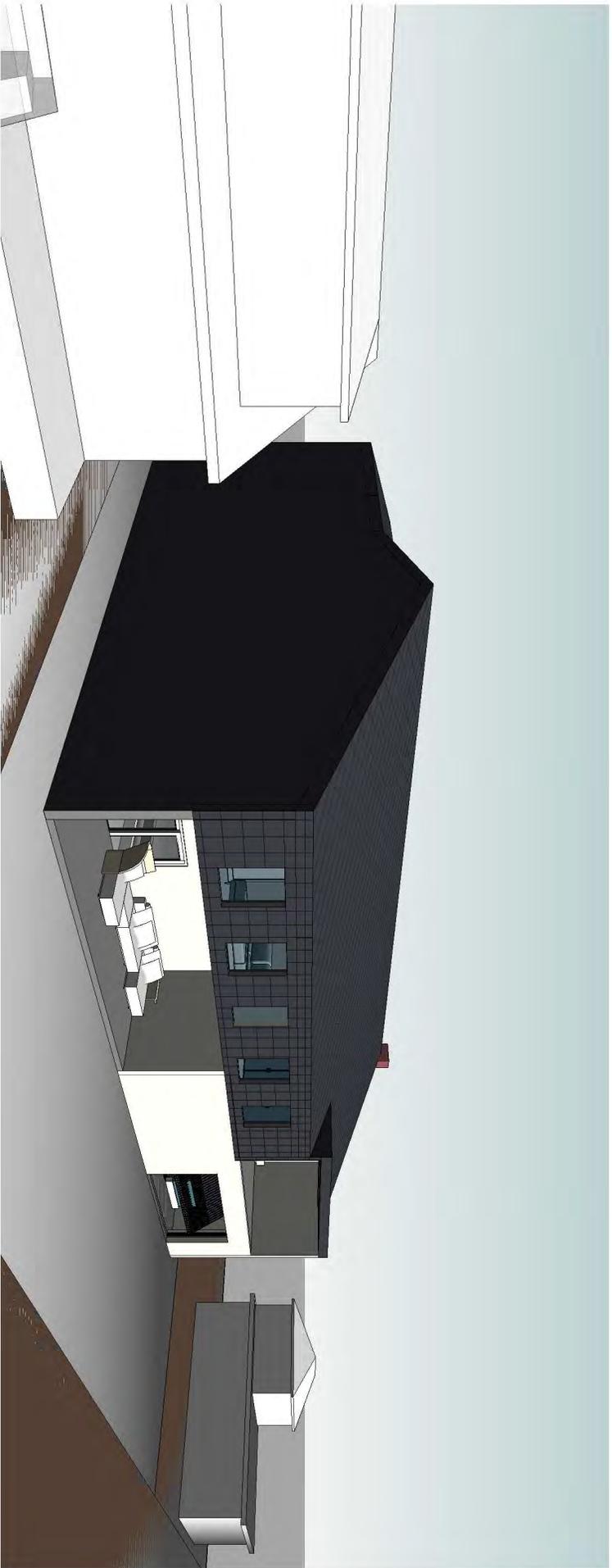


















INSTRUCTIONS

Develop a design based on the Multi-Residential – Contextual Grade-Oriented (M-CG) *or* Multi-Residential – Contextual Low Profile (MC-1) district for the subject site. The rules below provide a set of basic parameters for each of these land use districts. For more detailed rules and rules for specific circumstances, refer to Land Use Bylaw 1P2007 Part 6, Division 1, 2 & 3.

lub.calgary.ca

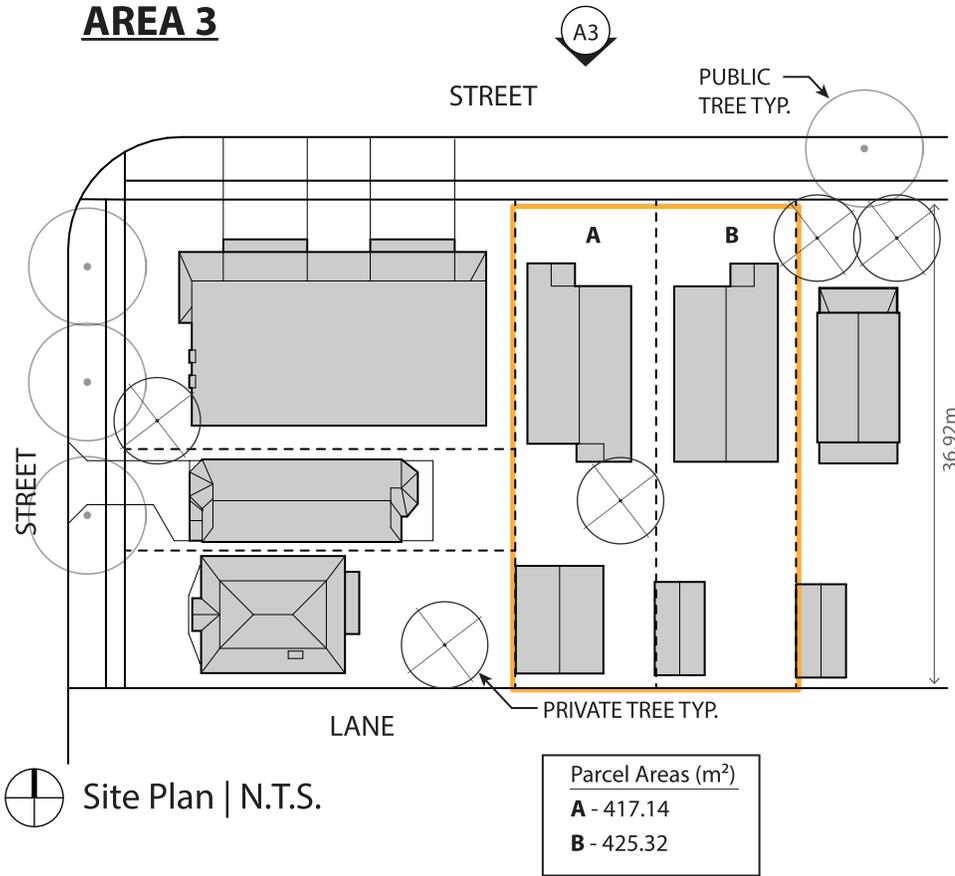
M-CG

- Density Max. 9 units (111 units/ha)
- Min. 50% grade oriented dwelling units with entrances visible to the street
- Front setback 4.49m; Side setbacks 1.2m; Rear setbacks 1.2m
- Height 8m at the shared PL, increasing proportionally up to 12m ht 4m back from shared PL
- Landscape areas Min. 40% of parcel area (reduced by 2m² for every 1m of frontage along the front PL, to a max. of 4% of the area of the parcel), max 50% hardscaping
- Private amenity space 5m²/unit
- Common amenity space min. 50m²
- Parking Assume 1 stall/unit
- Access from lane

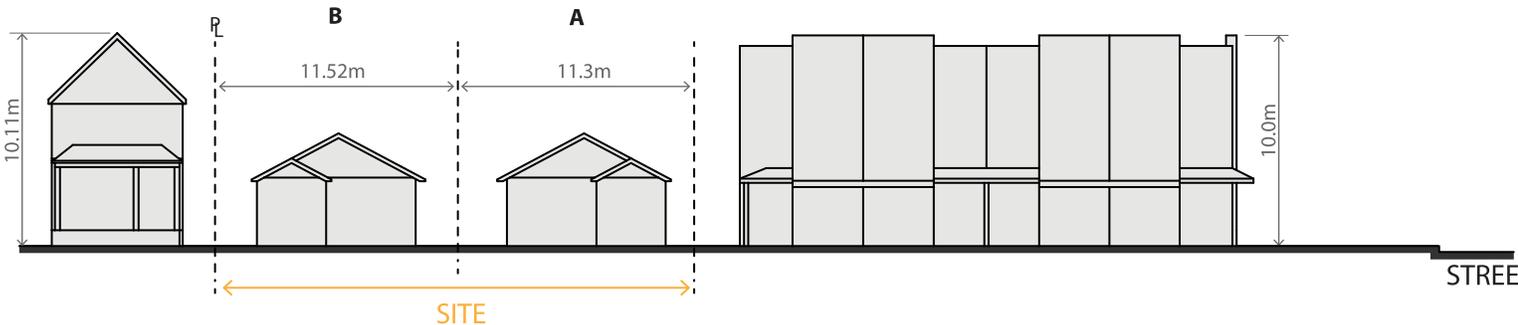
M-C1

- Density Max. 12 units (148 units/ha)
- Height 9m at the shared PL, increasing proportionally to a max of 14m ht 5m back from shared PL
- Front Setback 6m; Side setbacks 1.2m; Rear setback 1.2m
- Landscape areas Min. 40% of parcel, 40% max. hardscaping
- Private amenity space 5m²/unit
- Common amenity space min. 50m²
- Parking Assume 1 stall/unit
- Access from lane

AREA 3



36.92m



Context Elevation A3 | N.T.S.



Photo Elevation A3

AREA 3**Heritage Policies**

The following guidelines identify specific character defining elements in Area 3 that must be incorporated into any new development. Please review and apply these guidelines to your development proposal.

- 5 to 6-meter setback to primary façade. Front projections should protrude into the setback.
- Provide a building projection rhythm that presents individual facades roughly every 25 feet, to respect the historic lot patterns.
- Prominent individual entries for at-grade units.
- Street-facing porch/balconies for each unit.
- Present a two- to 2.5-storey façade to the street. Buildings may then step back 2.0 meters and step up a maximum of 5-storeys.

Heritage Design Guidelines Testing Experience

By: Jadon O'Malley

My experience using the proposed "Heritage Design Guidelines" was great. I tested the "Heritage Guidelines" in Area 3, which had an M-C1/M-CG. My proposed development is a set of 3 townhouses which are a permitted use in both the M-C1 and M-CG zones.

The provided guidelines for Area 3;

- 5 to 6-meter setback to primary facade. Front projections should protrude into the setback.
- Provide a building projection rhythm that presents individual facades roughly every 25ft, to respect historic lot patterns.
- Prominent individual entries for at-grade units.
- Street-facing porch/balconies for each unit.
- Present a 2 to 2.5 storey facade to the street. Buildings may then step back 2.0 meters and step up a maximum of 5-storeys.

On top of these specific guidelines for Area 3 attached in the document it covers subjects such as sustainability development and site design.

My thoughts on these guidelines is that they are easy to use, thought provoking and makes you think differently. When I think of heritage design, I personally think of typical gable/hip roofs, brick and lap siding and inefficient building science. Reading the guidelines it made me think of things like sustainability, site design, ways to satisfy requirements such as a front facing balcony. The guidelines allowed my proposed development to fit into the historic context while allowing for more contemporary design, and ideas with the green roof I implemented on the Townhouses.

Thank You for the wonderful opportunity to read and test these proposed guidelines, I believe these guidelines do a great job in helping developments fit the historic context and enabling contemporary thoughts.



405DESIGNS

CLIENT:

ARCHITECT:

STRUCTURAL ENGINEER:

REVISIONS:

NO.	DESCRIPTION	DATE

CLIENT NAME:

JOHN DOE

PROJECT NAME:

AREA 3 HERITAGE TOWNHOUSES

SHEET NUMBER:

A000

SHEET NAME:

COVER SHEET

PROJECT NUMBER: 0001 DATE: JUNE 6TH 2020

CHECKED BY: JADON O'MALLEY DRAWN BY: JADON O'MALLEY

SCALE: As indicated



405DESIGNS

CLIENT:

ARCHITECT:

STRUCTURAL ENGINEER:

REVISIONS:

NO.	DESCRIPTION	DATE

CLIENT NAME:

JOHN DOE

PROJECT NAME:

AREA 3 HERITAGE TOWNHOUSES

SHEET NUMBER:

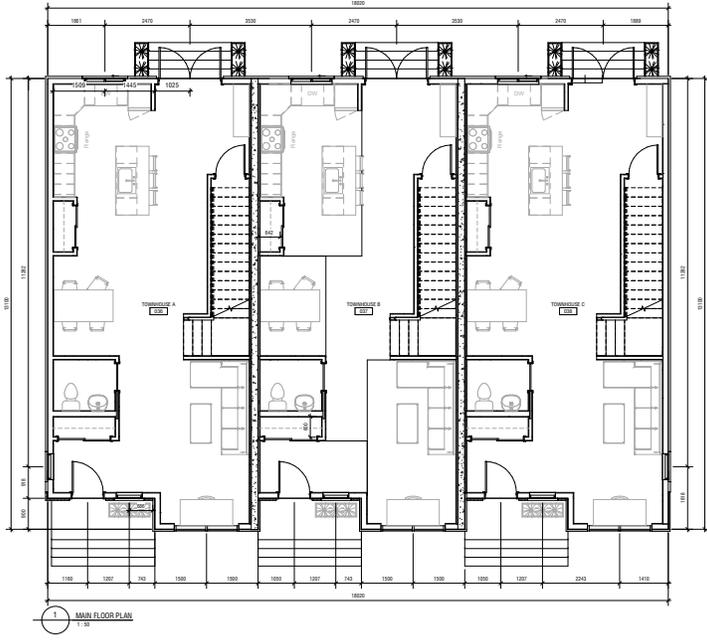
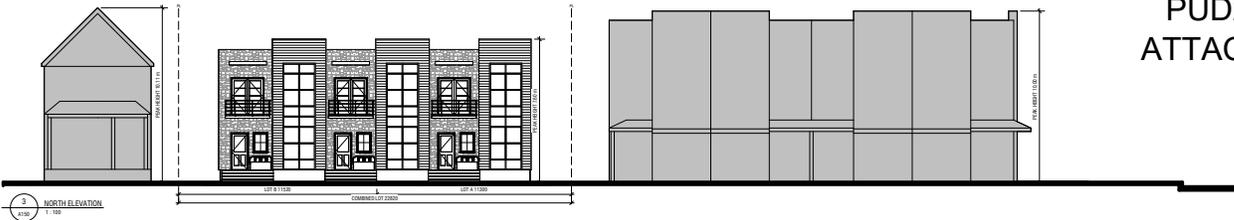
A050

SHEET NAME:

SITE PLAN

PROJECT NUMBER: 0001 DATE: JUNE 6TH 2020

CHECKED BY: JADON O'MALLEY DRAWN BY: JADON O'MALLEY



LAND USE BYLAWS

PART 6: MULTI-RESIDENTIAL DISTRICTS DIVISION 3: MULTI-RESIDENTIAL - CONTEXTUAL LOW PROFILE (M-C1)

HERITAGE POLICIES

- 5 TO 6 METER SETBACK TO PRIMARY FACADE. FRONT PROJECTIONS SHOULD PROTRUDE INTO THE SETBACK.
- PROVIDE A BUILDING PROJECTION RHYTHM THAT PRESENTS INDIVIDUAL FACADES ROUGHLY EVERY 25'-0". TO RESPECT HISTORIC LOT PATTERNS.
- PROMINENT INDIVIDUAL ENTRIES FOR AT-GRADE UNITS.
- STREET-FACING PORCH/BALCONIES FOR EACH UNIT.
- PRESENT A 2 TO 2.5 STOREY FACADE TO THE STREET. BUILDINGS MAY THEN STEP BACK 2.0M AND STEP UP A MAXIMUM OF 5-STOREYS.

USE

- THE PROPOSED USE FOR THIS PROJECT IS A SEMI-DETACHED DWELLING WHICH FALLS UNDER THE DISCRETIONARY USES UNDER THE M-C1 ZONING.

SETBACKS

- SETBACKS AS MENTIONED IN THE "VOLUNTEER OPPORTUNITY - TESTING HERITAGE DESIGN GUIDELINES" DOCUMENT ARE AS FOLLOWS:

PROPERTY LINE	SETBACK
FRONT	6.0 METERS
SIDE	1.2 METERS
REAR	1.2 METERS

HEIGHT

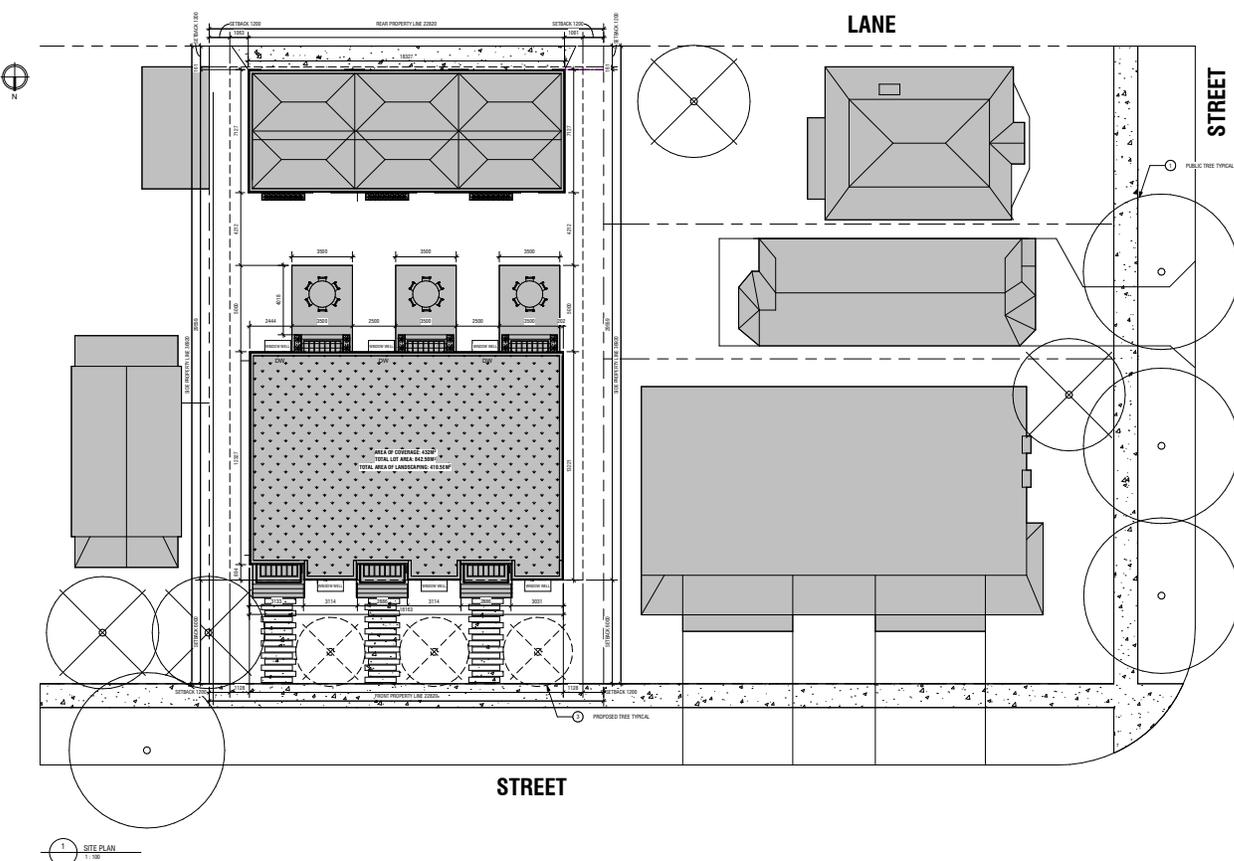
- MAXIMUM OF 9.0 METERS AT THE SHARED PROPERTY LINE, INCREASING PROPORTIONALLY TO A MAX OF 14.0 METERS AT 5.0 METERS FROM SHARED PROPERTY LINE.

DENSITY

- MAXIMUM OF 12 UNITS (148 UNITS/HA)

ADDITIONAL REQUIREMENTS

- PRIVATE AMENITY SPACE 5.0 METERS² PER UNIT
- COMMON AMENITY SPACE MIN. 50 METERS²
- 1 PARKING STALL PER UNIT
- ACCESS FROM LANE



ISC: Unrestricted

CITY OF CALGARY - HERITAGE POLICIES GUIDELINE TESTING

By: Maria Elena Perez A.



MAIN VIEW



BACK SIDE VIEW

Building Description

It is a 4-storey Residential Building, focused in offering an appropriate human-scale experience and comfortable apartments. The shapes and volume of the building is conceived in order to reduce the mass perception with a rhythm which make interesting the pedestrian circulation.

The structural system was designed in light wood in order to reduce the carbon emission. At the same time the assemblies overcome the maximum U-values getting lower that the NEBC requires that makes the building Eco-friendly and sustainable, due to the energy consumption will be reduce.

The basement and parking stalls at main floor will have concrete structure, while the rest of the buildings have load-bearing walls which are supported by concrete beams at the concrete slab at Main Floor level.

Exterior material in facades are bricks and stucco, which area durable, sustainable and emphasize the distinct building volume.



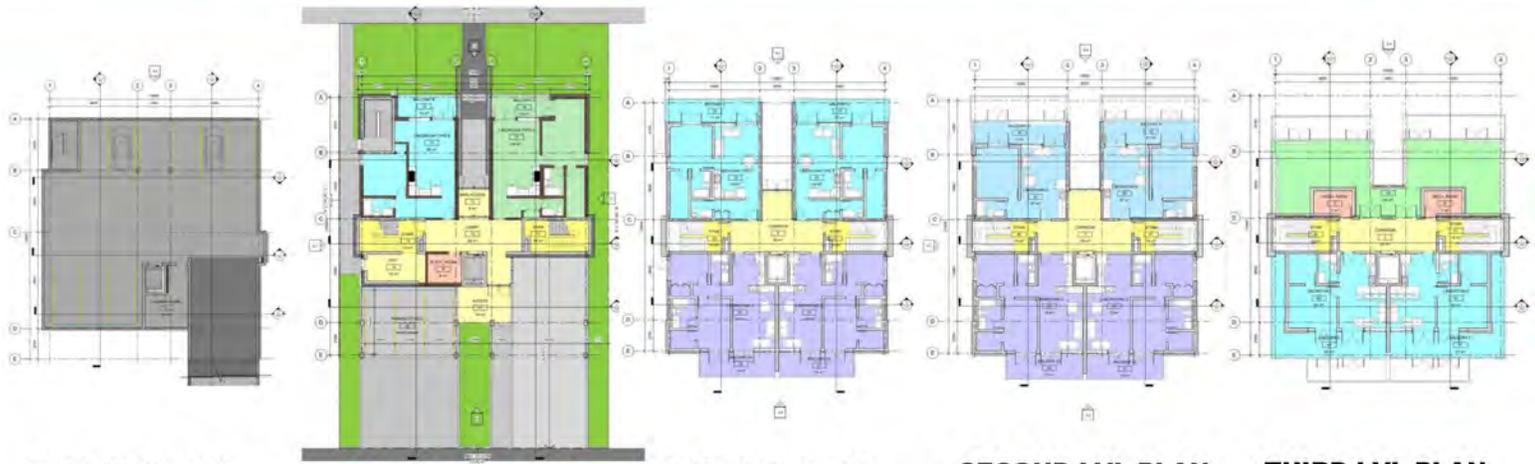
SITE PLAN

MULTIRESIDENTIAL CONTEXTUAL LOW PRO-FILE (MC-1)
SITE SUMMARY AND LAND USE

BYLAW ITEM	DESCRIPTION	REFERENCE	COMPLIANCE
Applicable Bylaw and reference	MC-6 MC-1	1P 2007 PART 6 DIVISION 2 AND 3	MC-1
Site Area	942.46 m ²		
Setbacks	Front: 6 m Side: 1.2 m Back: 1.2 m	1P 2007 PART 6 DIVISION 3,,592	Front: 6 m Side: 1.2 m/ 1.7 m Back: 5.9 m
Number of Units	12 Units 148 UNITS/m ²	1P 2007 PART 6 DIVISION 3,,590	12 Units
Building Height	9 m at shared PL, increasing proportionally a max of 14 m height, 5 m back from shared PL	1P 2007 PART 6 DIVISION 3,,594	
Parking Stalls	12	1P 2007 PART 6 Division 1,,556	12
Landscape	40% = 337 m ²	1P 2007 PART 6 General rules,, 551	41% = 349.27 m ²
Soft-surface	60% from landscape = 202 m ²	1P 2007 PART 6	66% = 227.00 m ²
Max. Hard-surface	40% from landscape = 134.8m ²	1P 2007 PART 6	35% = 121.55m ²
Private Amenities	5 m ² /unit	1P 2007 PART 6 General rules,,557	Main floor = 10 m ² , 1st and 2nd=14 m ² /17m ² 3rd Floor = 29 m ²
Building footprint	60% = 506.47 m ²	1P 2007 PART 6 General rules,, 557	58.50% = 493.19m ²

CITY OF CALGARY - HERITAGE POLICIES GUIDELINE TESTING

By: Maria Elena Perez A.



BASEMENT LVL

MAIN FLOOR PLAN

FIRST LVL PLAN

SECOND LVL PLAN

THIRD LVL PLAN

Basement: - 2.10

- 9 parking stalls.
- Elevator, stair from Basement to Main floor.
- Laundry Room
- Ramp from Basement to Main Floor.

Main Floor Level: + 0.60

- Main Access from street.
- Lobby, elevator and to stairs as means of egress from upper levels, stair from Basement to Main Floor level.
- 2 apartments 1 bedroom each one (56 m² and 68 m² plus balcony 10m²).
- Electrical Room.
- Secondary Access (from lane).
- 3 parking Stalls.
- Ramp for main Floor to Basement.

First Floor Level: +3.60

- 2 apartments (1 bedroom 47 m² each plus balcony 17 m² each).
- 2 apartments (2 bedroom 74 m² each plus balcony 14 m² each)
- Corridor, elevator and 2 stairs.

Second Floor Level: +6.60

- 2 apartments (1 bedroom 64 m² each plus balcony 17 m² each).
- 2 apartments (2 bedroom 74 m² each plus balcony 14 m² each).
- Corridor, elevator and 2 stairs.

Third floor Level +9.60

- 2 apartments (1 bedroom 50 m² each plus balcony 29 m² each).
- Corridor, elevator and 2 stairs.
- Mechanical Room.
- Terrace Common amenity 94 m².

CITY OF CALGARY - HERITAGE POLICIES GUIDELINE TESTING

By: Maria Elena Perez A.



SECTION 1

SECTION 4



ACCESS FROM THE STREET

Design Experience

The experience using the guide lines was a little challenging because of the number of units for MC-1 148 units/ha. The major difficulty is due to the step back after 9.00 m height because that make the third floor apartments smaller.

In case that all apartments have to be barrier free is important no reduce the third floor at list in sides and back, keeping the step back only in the main facade where the mass perception is more evident. Obviously, accessibility rules makes the units bigger.

I chose the goal to do 33% of apartments 2 Bedrooms and 66% 1 Bedroom.

The Parkade was another challenge in the design, provide 12 parking stalls was difficult. However, I designed a 12% ramp for vehicles and split 9 parking stalls at Basement and 3 parking stalls at Main Floor in the back. That means that is doable and important because the residents will have one parking stalls by unit.



PUBLIC AREA 2 BEDRRON UNIT.



TYPICAL MASTER BEDROOM

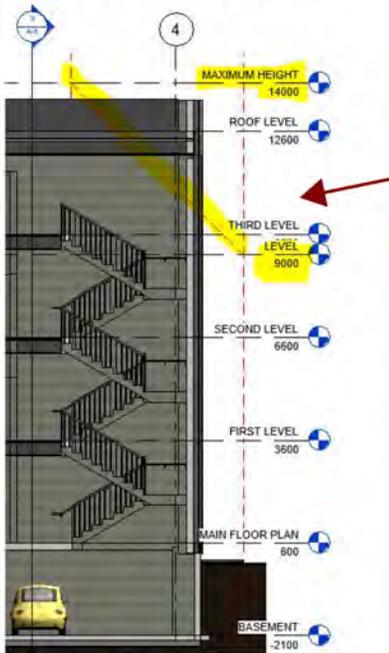


BALCONY - PRIVATE AMENITY

CITY OF CALGARY - HERITAGE POLICIES GUIDELINE TESTING

By: Maria Elena Perez A.

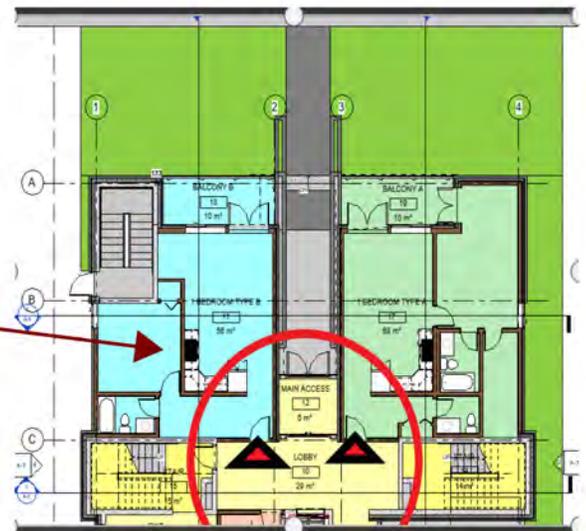
Rational Relaxation



WALL SECTION 1

From my experience designing this building, one aspect that I thing needs relaxation is that the vertical circulation must be exclude about the step back over the 9.00 m height

The Prominent individual entries for at-grade units could be allowed that the entry will be at indoor Lobby, in order to provide a covered access from parking stalls at basement.



MAIN FLOOR LEVEL

MULTIRESIDENTIAL CONTEXTUAL LOW PRO-FILE (MC-1)

SITE SUMMARY AND LAND USE

BYLAW ITEM	DESCRIPTION	REFERENCE	COMPLIANCE
Applicable Bylaw and reference	MC-6 MC-1	1P 2007 PART 6 DIVISION 2 AND 3	MC-1
Site Area	942.46 m ²		
Setbacks	Front: 6 m Side: 1.2 m Back: 1.2 m	1P 2007 PART 6 DIVISION 3 - 592	Front: 6 m Side: 1.2 m/ 1.7 m Back: 5.9 m
Number of Units	12 Units 148 UNITS/Ha	1P 2007 PART 6 DIVISION 3 - 590	12 Units
Building Height	9 m at shared PL, increasing proportionally a max of 14 m height, 5 m back from shared PL.	1P 2007 PART 6 DIVISION 3 - 594	
Parking Stalls	12	1P 2007 PART 6 Division 1 - 558	12
Landscape	40%= 337 m ²	1P 2007 PART 6 General rules - 551	41% = 349.27 m ²
Soft-surface	60% from landscape= 202 m ²	1P 2007 PART 6	65% = 227.00 m ²
Max. Hard-surface	40% from landscape= 134.8m ²	1P 2007 PART 6	35% = 121.55m ²
Private Amenities	5 m ² /unit	1P 2007 PART 6 General rules - 557	Main floor =10 m ² , 1st and 2nd=14 m ² /17m ² 3rd Floor = 29 m ²
Building footprint	60% = 505.47 m ²	1P 2007 PART 6 General rules - 557	58.50% = 493.19m ²

Building Description

It is a 4-storey Residential Building, focused in offering an appropriate human-scale experience and comfortable apartments. The shapes and volume of the building are conceived in order to reduce the mass perception with a rhythm which makes an interesting pedestrian circulation.

The structural system was designed in light wood in order to reduce the carbon emission. At the same time the assemblies overcome the maximum U-values getting lower that the NEBC requirement which makes the building Eco-friendly and sustainable, due to the energy consumption will be reduction.

The basement and parking stalls at main floor will have concrete structure, while the rest of the buildings have load-bearing walls which are supported by concrete beams at the concrete slab at Main Floor level.

Exterior material in facades are bricks and stucco, which area durable, sustainable and emphasize the distinct building volume.

The building breakdown is as follow:

Main Floor Level: + 0.60

- Main Access from street.
- Lobby, elevator and to stairs as means of egress from upper levels, stair from basement to Main Floor level.
- 2 apartments 1 bedroom each one (56 m² and 68 m² plus balcony 10m²).
- Electrical Room.
- Secondary Access (from lane).
- 3 parking Stalls.
- Ramp for main Floor to Basement.

Basement: - 2.10

- 9 parking stalls.
- Elevator, stair from basement to main floor.
- Laundry Room
- Ramp from Basement to Main Floor.

First Floor Level: +3.60

- 2 apartments (One bedroom 47 m² each plus balcony 17 m² each).
- 2 apartments (Two bedroom 74 m² each plus balcony 14 m² each).
- Corridor, elevator and 2 stairs.

Second Floor Level: +6.60

- 2 apartments (One bedroom 64 m² each plus balcony 17 m² each).
- 2 apartments (Two bedroom 74 m² each plus balcony 14 m² each).
- Corridor, elevator and 2 stairs.

Third floor Level +9.60

- 2 apartments (One bedroom 50 m² each plus balcony 29 m² each).
- Corridor, elevator and 2 stairs.
- Mechanical Room.
- Terrace Common amenity 94 m².

Roof Level +12.60

Design Experience

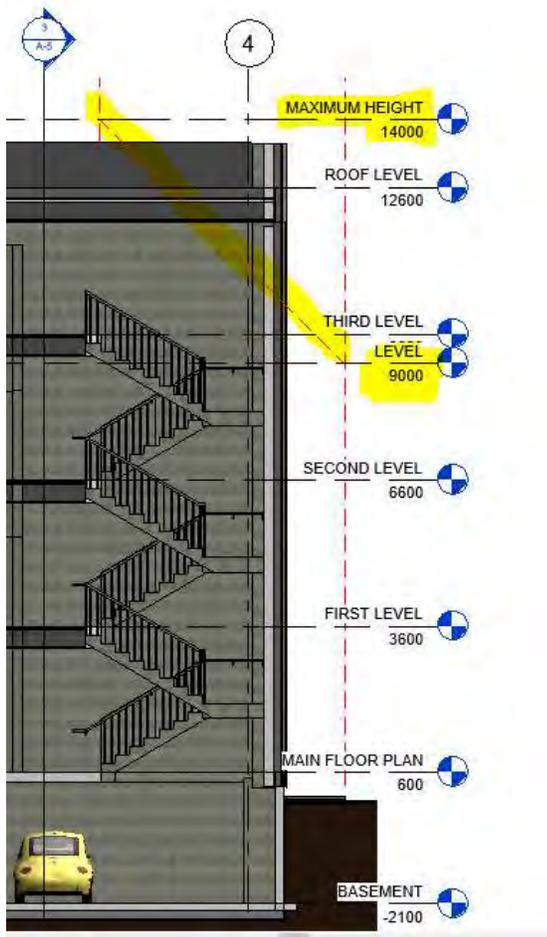
The experience using the guide lines was a little challenging because of the number of units for MC-1 148 units/ha. The major difficulty is due to the step back after 9.00 m height because that make the third floor apartments smaller.

If the apartments were required to be barrier free it would be advisable not to reduced the third floor at least on sides and back, keeping the step back only in the main facade where the mass perception is more evident. Obviously, accessibility rules makes the units bigger.

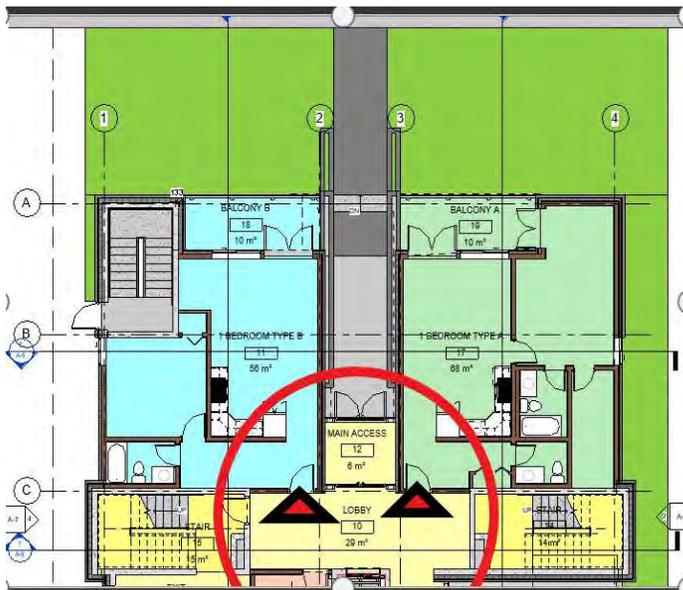
I set the goal to design 33% of Two Bedrooms apartments and 66% One Bedroom unit.

The Parkade was another challenge in the design, providing 12 parking stalls was difficult. However, I designed a 12% ramp for vehicles and located 9 parking stalls at the Basement and 3 parking stalls at Main Floor in the back. That means that is doable and important because the residents will have one parking stalls per unit.

Rational Relaxation



1. From my experience designing this building, one aspect that I think needs relaxation is that the vertical circulation must be excluded about the step back over the 9.00 m height.



2. The Prominent individual entries for at-grade units could be allowed that the entry will be at indoor Lobby, in order to provide a covered access from parking stalls at basement.



Heritage Design Guideline Summary

Sara Lolarga

Site 3, MC-1

I found the design guidelines easy to follow and allowed for a lot of flexibility. There were no challenges in understanding and implementing them into my own design. I believe these guidelines are successful in being straightforward and will allow for a variety of designs to be introduced to sites similar to Site 3. However, I found the most distinct heritage design of area 3 was the project rhythm requirement. Unlike the requirements of other areas that dictate the roof or dormer style, the area 3 requirements are easily accommodated into any design. This is advantageous in allowing for a variety of designs but may also have potential for designs that are only loosely tied to the site's heritage. I think having less strict requirements such as area 3 can be viewed as both a pro or a con depending on the desired vision for a site.



DESIGN BY SARA LOLARGA

Sara Lolarga
 87 Woodglen Road SW
 Calgary AB
 slolarga@outlook.com

HERITAGE DESIGN TESTING - SITE 3



DRAWING PACKAGE

- A01 Cover Page
- A02.1 Block Plan
- A02.2 Site Plan
- A03.1 Elevation - North and South
- A03.2 Elevation - East and West
- A04 Exterior Render

No.	Description	Date

Sara Lolarga	
Heritage Design Cover Page	
Project number	3
Date	07/01/2020
Drawn by	Sara Lolarga
Checked by	N/A
A01	
Scale	12" = 1'-0"

7/3/2020 6:56:52 PM



DESIGN BY SARA LOLARGA

Sara Lolarga
87 Woodglen Road SW
Calgary, AB
slolarga@outlook.com

LEGEND

Setback Line - - - - -

NOTES

Dimensions in mm unless stated

MUNICIPAL ADDRESS

N/A

LEGAL ADDRESS

N/A

LANDSCAPING

Max Landscaping Area: 40% of parcel, 365.12m²
Landscaping Area: 16%, 149.1m²

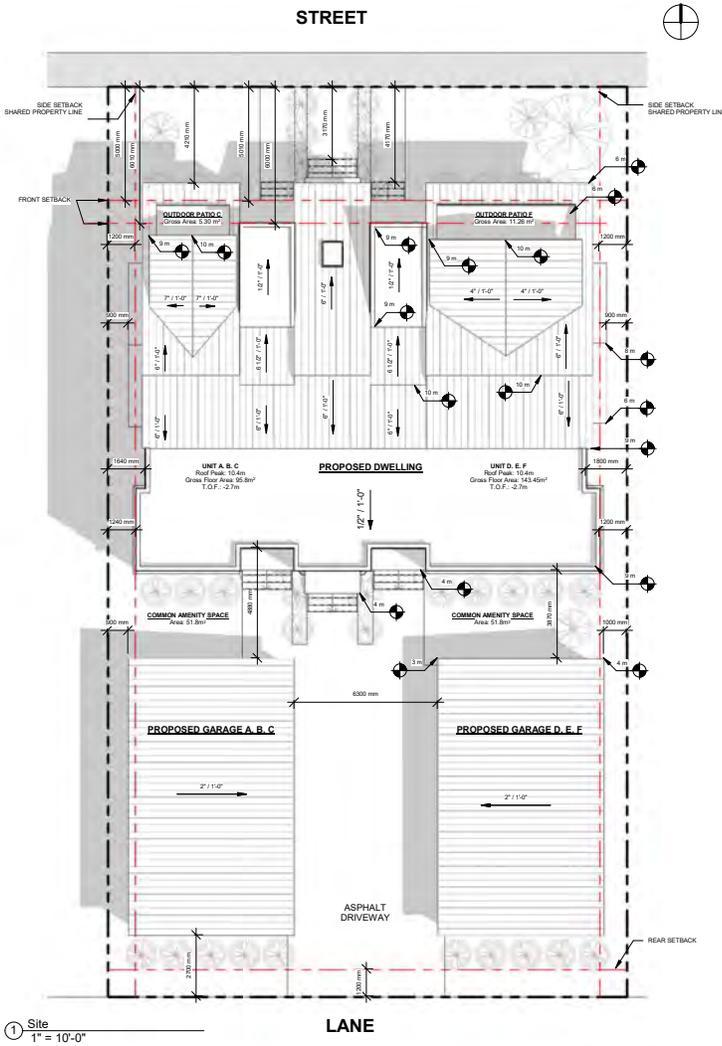
Sod
Deciduous Trees (4)
Shrub (35)

PROPOSED DWELLING DETAILS

Land Use District: MC-1
Parcel Area: 912.8 m²
Building Area: 324.2 m²
Coverage: 53% parcel coverage
Garage Area: 77.6m², 155.2 m² (total)
Density: 6 units (74 units/ha)
Main Floor: Geoidetic: 0.61m
Roof Peak: Geoidetic: 10m
Top of Foundation Wall: 0.3m
Second Floor Subfloor: 3.35m

GROSS AREAS

Total Area Above Grade: 945.71m²
Gross Main Floor Area: 315.0m²
Gross Second Floor Area: 315.0m²
Gross Third Floor Area: 315.7m²



No.	Description	Date

Sara Lolarga
Heritage Design
Site Plan

Project number	3
Date	07/01/2020
Drawn by	Sara Lolarga
Checked by	N/A
A02.2	
Scale	1" = 10'-0"

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DESIGN BY SARA LOLARGA

Sara Lolarga
87 Woodglen Road SW
Calgary, AB
slolarga@outlook.com



① North
1/8" = 1'-0"

Limiting Distance - North
a) 40, 4, 32% of total = 12.42m²
b) 50, 6, 57% of total = 35.83m²
Total Area of Openings - North
a) 8.14m²
b) 30.24m²



② South
1/8" = 1'-0"

Limiting Distance - South
a) >100, 4, 12% of total = 17.04m²
b) >100, 4, 12% of total = 16.10 m²
Total Area of Openings - South
a) 15.76m²
b) 8.18 m²

NORTH AND SOUTH MATERIAL LEGEND	
Key Value	Keynote Text
M1	Aluminium Standing Metal Seam Roofing
M2	Stucco
M3	Cast-In-Place Concrete
M4	Brick

No.	Description	Date

Sara Lolarga

Heritage Design

Elevation - North and South

Project number 3

Date 07/01/2020

Drawn by Sara Lolarga

Checked by N/A

A03.1

Scale 1/8" = 1'-0"

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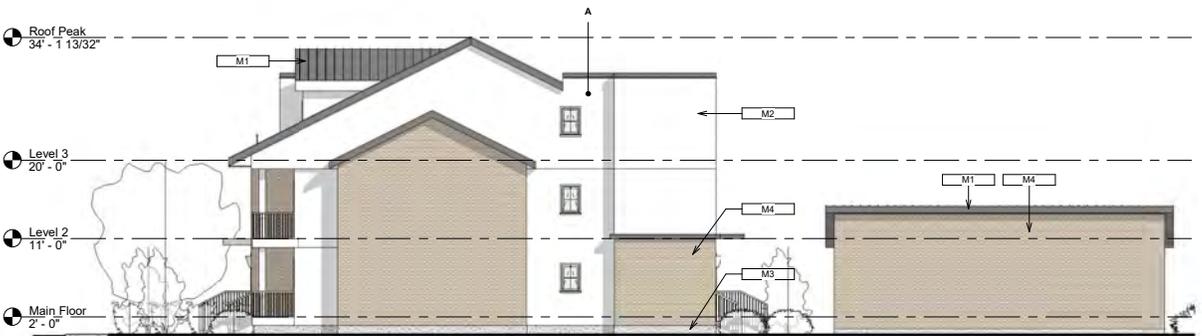
DESIGN BY SARA LOLARGA

Sara Lolarga
87 Woodglen Road SW
Calgary, AB
sistolarga@outlook.com



① East
1/8" = 1'-0"

Limiting Distance - East
a) 50, 1.5, 8% of total = 4.36m²
Total Area of Openings - North
a) 1.67m²



② West
1/8" = 1'-0"

Limiting Distance - West
a) 50, 1.5, 8% of total = 4.36m²
Total Area of Openings - North
a) 1.67m²

EAST AND WEST MATERIAL LEGEND	
Key Value	Keynote Text
M1	Aluminium Standing Metal Seam Roofing
M2	Stucco
M3	Cast-In-Place Concrete
M4	Brick

No.	Description	Date

Sara Lolarga
Heritage Design
Elevation - East and West

Project number	3
Date	07/01/2020
Drawn by	Sara Lolarga
Checked by	N/A

A03.2

Scale 1/8" = 1'-0"

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DESIGN BY SARA LOLARGA

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 27 Woodglen Road SW
 Calgary, AB
 slolarga@outlook.com



Exterior (North face)



Exterior (South face)

No.	Description	Date

Sara Lolarga
 Heritage Design
 Exterior Render

Project number	3
Date	07/01/2020
Drawn by	Sara Lolarga
Checked by	N/A
A04	
Scale	12" = 1'-0"

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