

Letters of Response

Heritage Calgary



September 22, 2022

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The City of Calgary
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Dear Troy:

Re: North Hill Communities Heritage Guidelines

I am writing on behalf of Heritage Calgary in support of the North Hill Communities Heritage Guidelines and the engagement you facilitated with the community on behalf of the development of these Guidelines.

Heritage Calgary is a charitable Civic Partner of The City of Calgary focused on the research, education, and preservation of our shared heritage in Calgary. We believe heritage is a dynamic process by which identity is experienced, interpreted, and represented and take pride in working with Calgarians to honour the fabric that we are all a part of.

Thank you for including Heritage Calgary in the community engagement and providing us with an opportunity to contribute to the process. The result is a set of Heritage Guidelines that will ensure future community development will be sympathetic and complimentary to the existing community fabric.

We are pleased to support these Guidelines and look forward to assisting with their implementation for the North Hill Communities.

Sincerely,

A handwritten signature in blue ink that reads 'Josh Traptow'.

Josh Traptow
Chief Executive Officer
Heritage Calgary

Rosedale Community Association



October 5, 2022

THE CALGARY ROSEDALE COMMUNITY ASSOCIATION

901 - 11th Avenue NW Calgary T2M 0C2

To: City of Calgary Infrastructure and Planning Committee

Re: North Hill Communities Heritage Guidelines

The Calgary Rosedale Community Association participated in the North Hill Communities Heritage Guidelines Working Group from late 2021 through June of 2022.

Heritage Guideline Areas in the North Hill were identified for areas that have concentrated groups of heritage assets (privately owned buildings, typically constructed prior to 1945, that significantly retain their original form, scale, massing, window/door pattern and architectural details or materials). These guidelines apply to block faces where more than 25% of the buildings have been identified as heritage assets and a number of blocks in Rosedale were included in this survey.

The focus on conserving and enhancing the historic character of identified properties within Rosedale and other communities within the North Hill with thoughtful and appropriate future developments is important to those that have chosen these communities as their homes. The charm and character of the heritage single-family homes in Rosedale are of great significance to residents as is preserving character and historical architecture in Calgary's established areas.

We understand the guidelines are meant;

- to focus on conserving and enhancing the historic character of these North Hill areas and help ensure that new development is contextually appropriate with existing character homes
- not to limit new developments
- to apply primarily to new residential and mixed-use buildings in the guideline areas
- not directly recreate historic architectural styles for new development - that 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
- to be included as an update to the recently approved North Hill Communities Local Area Plan, the approved long-range planning policy document that guides growth and change within these communities and which is a living document to allow future amendments as deemed necessary (4.3 NHCLAP)
- that these will be the first areas in Calgary to benefit from Heritage Guidelines as this work will inform subsequent Heritage Guideline Areas for other local area plans in Calgary

These Heritage Guidelines are a long over due positive step in the right direction and meet the minimum requirement in attempting to preserve Calgary's heritage assets.

Sincerely,

A handwritten signature in blue ink that reads "L Margetts".

Laura Margetts, President,

The Calgary Rosedale Community Association

Renfrew Community Association

North Hill Communities Heritage Guidelines

Renfrew Community Association Comments

Concerns from Renfrew regarding the Draft Heritage Guidelines are two-fold as follows:

1) Heritage Guidelines:

There are only four categories in the Heritage Guidelines that would govern development in Heritage Guideline Areas. These are site and landscaping; design roofs and massing; front facades; and windows, materials and details. None are too detailed or too onerous and outline the bare minimum of building consideration required. Using “encourage” in any of guidelines dilutes the intent of the program and defeats the purpose of the original exercise. With that in mind, we request that all references to “encouraged” in the Guidelines be changed back to the original designations of “should”. There remains enough “wobble-room” in the definition of “should” for rare occasions where a guideline might not be appropriate.

2) Heritage Guideline Areas (Boundaries):

We request that the historic communities of Regal Terrace and Beaumont which Renfrew shares with Crescent Heights be designated as heritage guideline areas in their entirety. This would ensure that the historic communities are respected and treated fairly across boundaries in both Renfrew and Crescent Heights. Single heritage asset protection is not currently in place and is a poor alternative to heritage guideline areas in this case.

Crescent Heights heritage guideline area already covers almost all of the historic communities within their borders whereas Renfrew has only two blocks designated as heritage guideline areas – see Map 5. Renfrew has very similar numbers of Windshield Survey heritage homes in Regal Terrace and Beaumont compared to Crescent Heights but not “clustered” as required. The reason Renfrew no longer has the required clusters is due solely to development in our area. Perhaps we have been too amenable to development or perhaps not vigilant enough. Regardless, the requirement for block faces to have more than 25% of the building identified as heritage assets reduces Renfrew’s heritage guideline areas to insignificant levels. We believe this is one of the circumstances where the “one size fits all” employed in the NHCLAP simply does not work, or does not work fairly.

Below is the supporting data should you wish to read further.

- **Renfrew Beaumont – 12 Avenue north to 16th Avenue- between 6 Street and Edmonton Trail**
- **Renfrew Regal Terrace- 8 Avenue north to 12 Avenue south - between 6 Street and Edmonton Trail**
- **65% of the houses in Regal Terrace are on the Renfrew side and 35% of the houses are on the Crescent Heights side.**
- **Although Renfrew has by far the greater number of houses, we have only retained 18% as Heritage Assets while Crescent Heights has retained 35%.**
- **The same can be said for Beaumont where 69% of the houses are on the Renfrew side and 31% are on the Crescent Heights side. Again, Renfrew has retained only 10% of its Heritage Assets while Crescent Heights has retained 28%.**
- **Renfrew Beaumont has 20 Windshield Survey identified heritage homes,**

- **Crescent Heights Beaumont has 24 Windshield Survey identified heritage homes.**
- **Renfrew Regal Terrace has 72 Windshield Survey identified heritage homes,**
- **Crescent Height Regal Terrace has 74 Windshield Survey identified heritage homes.**
- **There are only 6 more heritage homes in these areas in Crescent Heights than there are in Renfrew.**
- **The number of heritage homes remaining in the historic communities of Beaumont and Regal Terrace in both Renfrew and Crescent Heights are almost identical.**
- **The Guideline Areas determined for these two areas are not in keeping with the above noted statistics. Renfrew has insignificant guideline areas; Crescent Heights is almost all guideline area.**

It is important to remember that expanding these guideline areas would not actually protect any heritage assets from destruction or prevent new development so developers are not affected all that much. It does however require a thoughtful approach and adherence to guidelines for respectful development in heritage areas. The community of Renfrew is equally deserving of respectful development within its boundaries.