

North Hill Communities Heritage Guidelines

RECOMMENDATIONS:

That the Infrastructure and Planning Committee recommends that Council:

1. Give three readings to the proposed bylaw for amendments to the North Hill Communities Local Area Plan (Attachment 2).
2. Give three readings to the proposed bylaw for amendments to the 1P2007 Land Use Bylaw to implement Heritage Guideline Areas (Attachment 3).

RECOMMENDATIONS OF THE INFRASTRUCTURE AND PLANNING COMMITTEE, 2022 OCTOBER 14:

That Council

1. Give three readings to **Proposed Bylaw 65P2022** for amendments to the North Hill Communities Local Area Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 66P2022** for amendments to the 1P2007 Land Use Bylaw to implement Heritage Guideline Areas (Attachment 3).

HIGHLIGHTS

- The proposed Heritage Guidelines in the North Hill communities will ensure that new development in heritage-rich areas is contextually sensitive and honours existing heritage assets.
- **What does this mean to Calgarians?** Calgarians living in the Heritage Guideline Areas will benefit from knowing that new development will better fit the historic context of these unique parts of the city.
- **Why does this matter?** The North Hill Communities Local Area Plan (Plan) establishes a vision for growth and change for these communities; celebrating and honouring the area's heritage is one of the Plan's core ideas. The Heritage Guidelines will support realizing the Plan's vision.
- Amendments to the Land Use Bylaw are included so that the Guidelines can be applied to new development through the discretionary development approval process.
- Heritage Guidelines are part of a suite of heritage conservation incentives and programs that are designed to encourage the conservation of heritage-rich areas of the city.
- At the 2021 September 13 Combined Meeting of Council, Council approved the Plan and directed Administration to complete Heritage Guidelines for specific areas in the North Hill Communities with concentrations of heritage assets. Council also directed Administration to complete updates to Section 1.3 of the Plan to better detail the unique history of the communities in the Plan area. Background and Previous Council Direction is included as Attachment 1.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

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DISCUSSION

Broader Context - Heritage Conservation Incentives and Programs

Heritage Guidelines are one of three policy tools comprising the City's [Heritage Conservation Incentives and Programs](#). The intent of these programs is to provide policy tools and financial incentives to support heritage conservation by making it more desirable to retain heritage assets. Heritage conservation incentives and programs do not prohibit new development or the demolition of buildings. Instead, they are designed to incentivize the retention of heritage assets and ensure new development in heritage rich areas better fit the historic character of these areas. The other two policy tools that are under development and will be brought forward to Council at a later date include Heritage Incentive Areas and Direct Control Heritage Areas.

Heritage Guideline Areas, where the Heritage Guidelines apply, are identified through the local area planning process for areas with concentrated groupings of heritage assets. Heritage assets are privately owned structures, typically constructed prior to 1945, that significantly retain their original form, scale, massing, window/door pattern and architectural details or materials. Criteria for establishing a Heritage Guideline Area include at least 25 per cent of properties on a block being identified as heritage assets, at least three heritage assets being present on a block, contiguous groupings of Heritage Guideline Areas, and consideration of the broader policy direction and community context.

North Hill Communities Local Area Plan - Heritage Guideline Areas

The existing Council-approved Plan identifies eight Heritage Guideline Areas located in the communities of Capitol Hill, Crescent Heights, Mount Pleasant, Renfrew, Rosedale and Tuxedo Park as well as interim policies to guide updates to the Heritage Guideline Areas upon completion of additional study.

Section 2.6.2 of the Plan states that through future updates, the Plan will apply locally specific Heritage Guidelines to the identified Heritage Guideline Areas. The proposed Heritage Guidelines will replace this section (Section 2.6.2) as intended to realize the Plan's vision and core ideas.

Heritage Guidelines

Heritage Guidelines will ensure that new development within identified Heritage Guideline Areas is contextually sensitive and honours existing heritage assets. The Guidelines encourage new development to draw design reference from nearby heritage assets in ways that complements the unique and historic qualities of the Heritage Guideline Areas while still allowing for modern designs. The Guidelines address general characteristics of buildings rather than enforcing strict architectural rules and are divided into four general sections: Site and Landscape Design; Roofs and Massing; Front Facades; and Windows, Materials and Details. The Guidelines reference key building elements common among heritage assets in the North Hill Communities while not prescribing designs or architectural styles for new development. The Heritage Guidelines do not limit the specific number of dwelling units or housing type nor prevent the development of a variety of housing types in the Heritage Guideline Areas.

Land Use Bylaw Amendments

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Amendments to Land Use Bylaw 1P2007 are necessary to enable implementation of the Heritage Guidelines (Attachment 3). These amendments will ensure that all housing types (including Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, and Rowhouse Building), that are allowed within Heritage Guideline Areas become Discretionary Uses. The discretionary development permit application review will apply the Heritage Guidelines to ensure the application meets the Heritage Guideline policies.

Community Characteristics and Attributes Amendments

Amendments to the Community Characteristics (Section 1.3) are included in the proposed policy amendments (Attachment 2). As directed by Council (PUD2021-0030), this section of the Plan has been updated to include sub-headings that highlight the unique characteristics and attributes of each community as well as an amendment to Map 2: Community Characteristics and Attributes to delineate community boundaries. Additional updates have been made to the Land Acknowledgement and Indigenous Foundations sections of the Plan to incorporate learnings from recent Indigenous Elder engagement undertaken as part of the Crescent Road Master Plan project.

North Hill Communities Local Area Plan – Lessons Learned

As directed by Council, a lessons learned summary for the Plan is included in Attachment 7. Beginning in 2023, lessons learned will be presented annually to the Infrastructure and Planning Committee for information as the Local Area Planning Program continues to be implemented.

INTERESTED PARTY ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- Public Engagement was undertaken
- Public Communication or Engagement was not required
- Public/Interested parties were informed
- Interested party dialogue/relations were undertaken

The project employed a variety of engagement and communications tactics to raise awareness and gather input on the Heritage Guidelines as they were developed (Attachment 6). This included engagement with a working group, online public engagement, mail-outs, signage, social media, and paid advertisements.

In 2021 September, Administration undertook a recruitment process to form a 25-member working group comprised of area residents, community association members, Heritage Calgary, heritage advocacy groups and the development industry. Over the course of the project, the working group met five times and provided feedback that was used to develop the Heritage Guidelines.

Two phases of online public engagement were completed for the project. In 2022 April, the public was provided the opportunity to review draft Heritage Guidelines and give feedback, which helped refine the Guidelines. In 2022 September the final Heritage Guidelines were shared with the public to raise awareness prior to bringing the Guidelines forward to the Infrastructure and Planning Committee.

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Throughout the project, a project webpage has been active to provide project updates, information and what we heard reports.

In addition to public and working group engagement, Administration held a closed session workshop with Calgary Planning Commission (CPC) on 2022 July 21. CPC was generally supportive of the Heritage Guidelines and encouraged the language of select Guidelines to be strengthened to increase their enforceability (Attachment 4).

IMPLICATIONS

Social

Communities have expressed a desire to have locally specific development Guidelines in heritage-rich areas of the city. The Heritage Guidelines respond to this by providing locally specific Guidelines for some of Calgary's oldest neighbourhoods in the North Hill communities. The Guidelines will help ensure that new development is more contextually sensitive to the historic context of these areas while still allowing for modest intensification in Heritage Guideline Areas as set out in the Plan.

Housing variety enables the welcoming of new residents in communities. Welcoming new residents in established communities is important in meeting the needs of people of varied incomes, family composition and demographics. The Heritage Guidelines are not intended to prevent the development of a variety of housing types.

Environmental

The Heritage Guidelines supplement the overall vision and policies of the Plan which allows for more compact growth in proximity to varied mobility options. This will help reduce greenhouse gas emissions and advance the City's climate objectives as well as balance growth between greenfield and established areas.

Economic

As the Heritage Guidelines do not limit the specific number of dwelling units or housing type in these areas, they will allow for redevelopment to sensitively occur and facilitate creating new homes for Calgarians to choose to live in these desirable inner city communities. Having more people living in proximity to existing amenities and services will help support businesses in the North Hill communities.

Service and Financial Implications

No anticipated financial impact.

RISK

If the policy and land use bylaw amendments are not approved, there is risk of eroding community trust in the local area planning process and undermining the vision and core ideas of the Plan. Without Heritage Guidelines, redevelopment could be more likely to have a negative impact on the historic character of these areas. Heritage Guideline Areas are the first of a suite of Council-directed heritage policy tools that are intended to work together. Failure to approve the Heritage Guidelines would impact the effectiveness of the forthcoming Heritage Incentive Areas and Direct Control Heritage Guidelines.

**Planning and Development Services Report to
Infrastructure and Planning Committee
2022 October 14**

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ATTACHMENTS

1. Previous Council Direction
2. **Proposed Bylaw 65P2022**
3. **Proposed Bylaw 66P2022**
4. Calgary Planning Commission Review – Administration Follow-up
5. North Hill Communities Heritage Guidelines Implementation Guide
6. Engagement Summary
7. North Hill Communities Local Area Plan Lessons Learned
8. Letters of Response
9. Presentation
10. **Public Submissions Received at Committee**
11. **Public Submissions After Committee**

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Stuart Dalgleish	Planning and Development Services	Approve
Debra Hamilton	Community Planning	Consult
Melissa Senek	Law	Consult
Stewart Breaker	Indigenous Relations Office	Consult