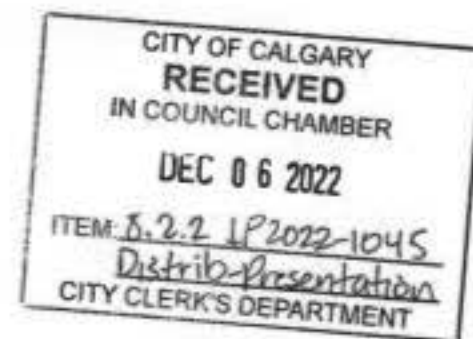


Calgary

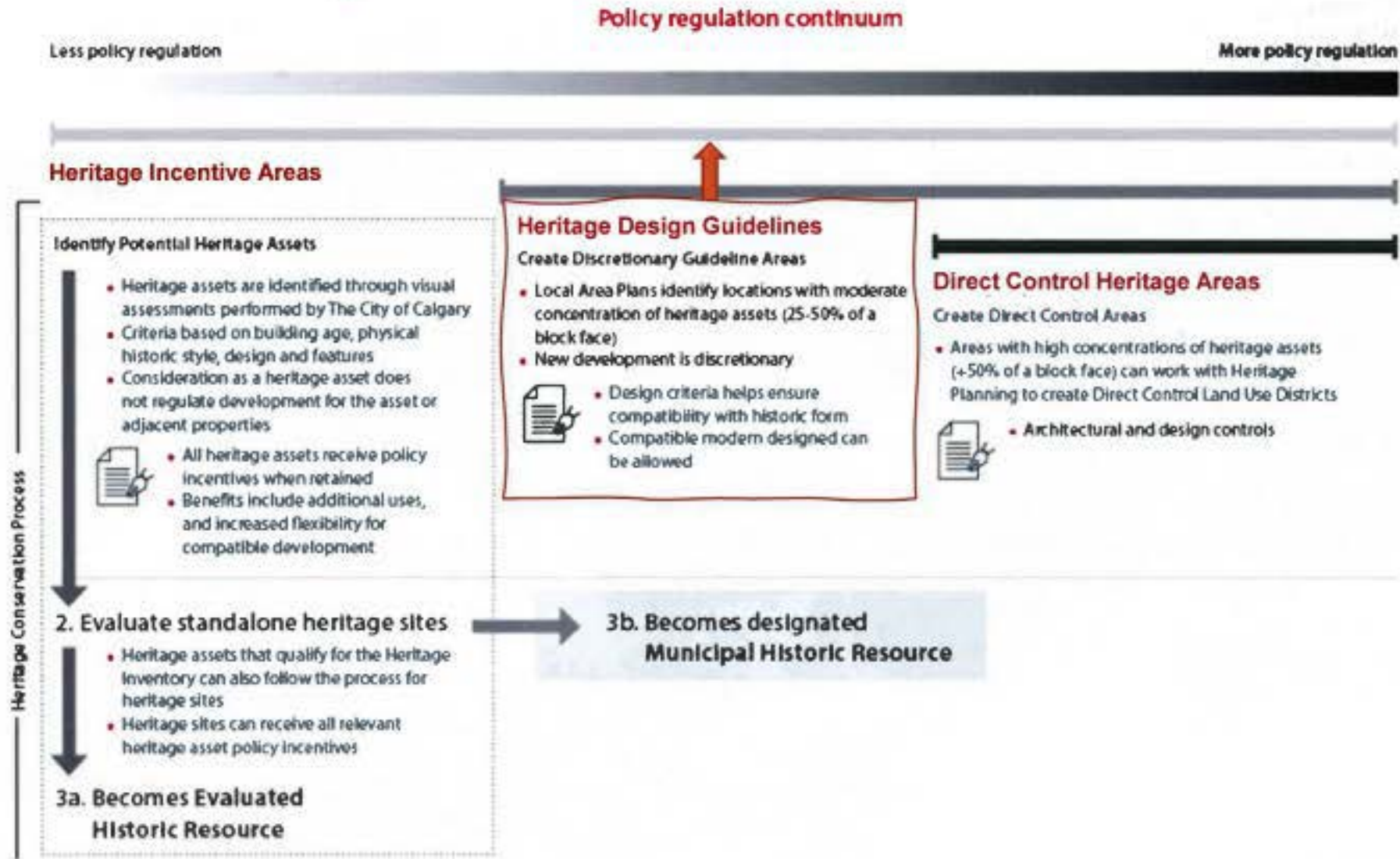


Supplementary Slides





Heritage Conservation Incentive and Programs



Heritage Assets

- Privately-owned historic buildings identified through a visual assessment by The City of Calgary
- May or may not individually qualify for the Inventory of Evaluated Historic Resources



Heritage Areas

- Concentrations of privately owned heritage assets
- Collective significance from the relation between heritage assets, which are not as individually significant as heritage resources
- Are identified by Heritage Planning through the Local Area Planning process



Heritage Guideline Overview

What do they do?

Within a Heritage Guideline Area:

- New development will require a development permit.
- New development (or significant exterior additions to existing homes) will incorporate certain design elements unique to the area that will ensure the development respects the historic context.

What don't they do?

Heritage Guideline Areas do not:

- Prevent demolition of existing homes or prevent redesignations or redevelopment.
- Encourage or support "faux-historicism" or replication. New development will be contemporary in design, with a nod to the historic form and elements to ensure it fits.



Heritage Guideline Area Criteria

- 25% or more of block face comprised of heritage assets
- At least three heritage assets per block
- Contiguous groupings of Heritage Guideline Areas
- Considers planning policy direction
- Context and compatibility with surrounding built form

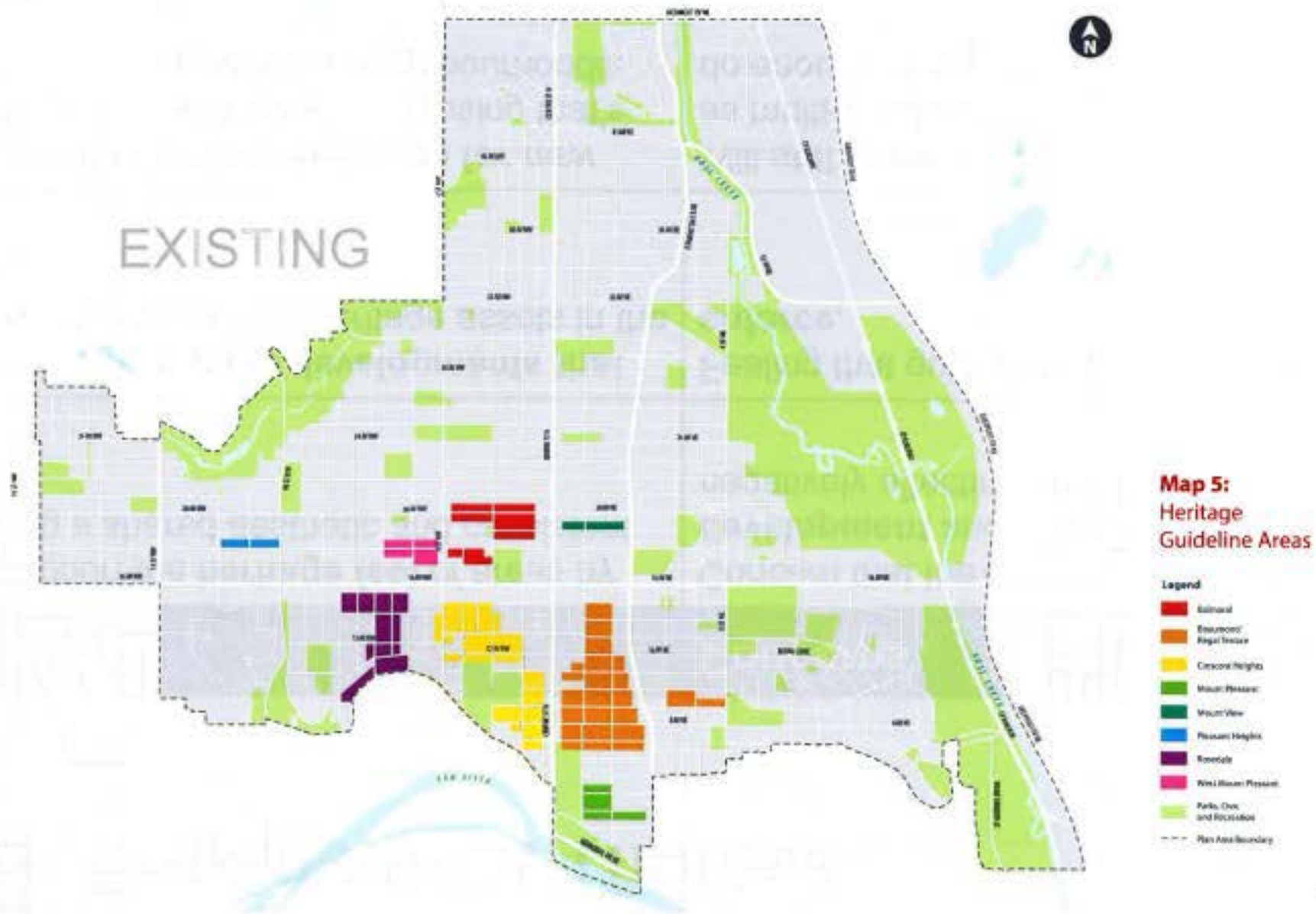


Engagement Themes

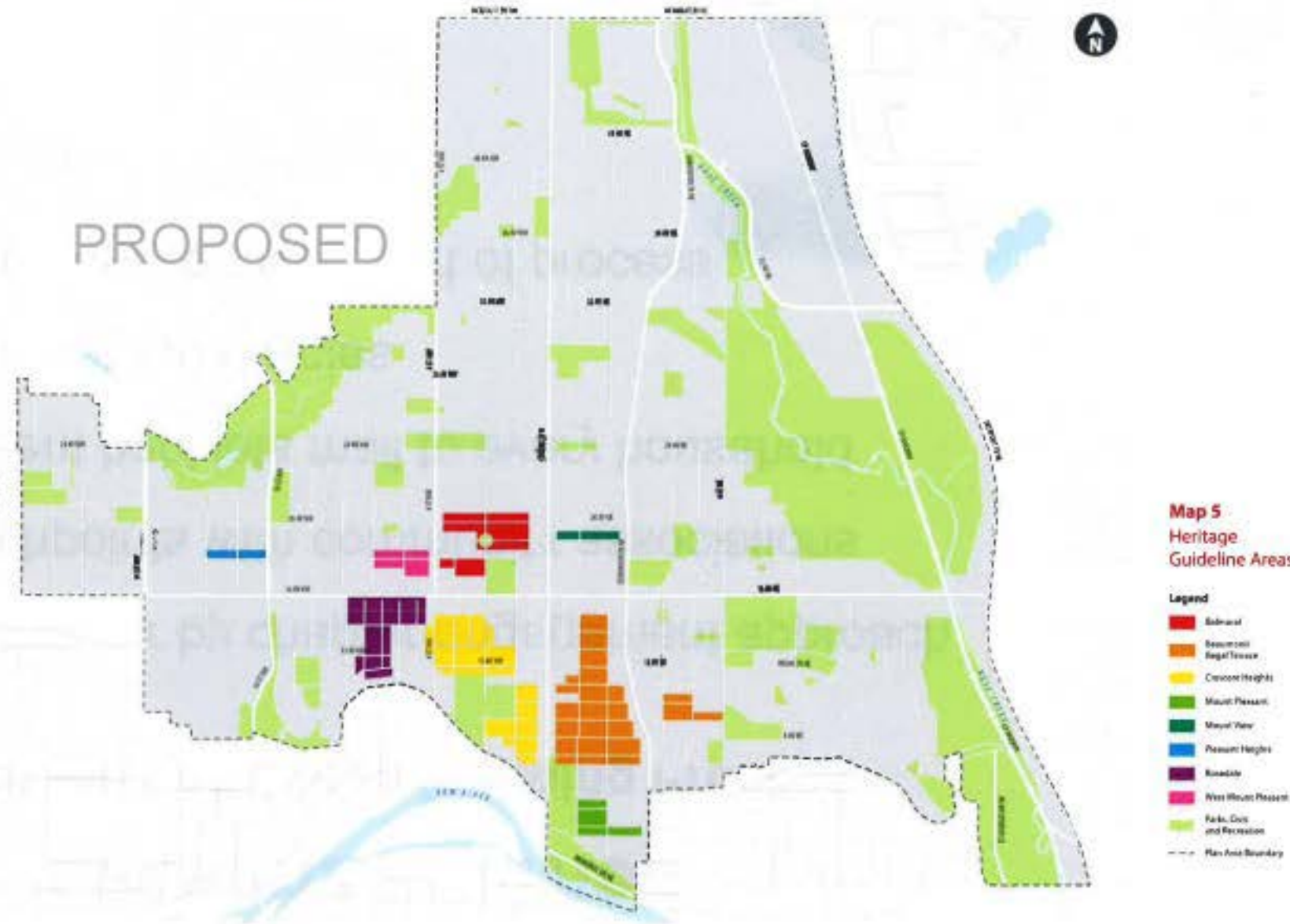
Benefits	Concerns
Will support the heritage feel of areas by creating a shared aesthetic and consistent feel.	Concern that the guidelines may impede development and add costs to new homes negatively affecting affordability.
Will help discourage developments that are incongruous with heritage assets in the area.	Feeling that guidelines may be difficult to enforce .
Will provide for clear guidance for new development and allow for housing that's more in keeping with the neighbourhoods.	Will still allow for new development such as multi-residential in the area and doesn't do enough to protect heritage assets.



Heritage Guideline Areas



Heritage Guideline Areas





Lessons Learned

Innovation in the Local Area Planning Process

- Iterative chapter by chapter engagement approach
- More touchpoints with community associations
- Engagement booklets mail to every household
- Climate mitigation policies
- Heritage guideline areas part of process





North Hill Communities Local Area Plan

2.6.2 Heritage Guidelines

Policy

The following policies apply to the **Heritage Guideline Areas** identified in Map 5: Heritage Guideline Areas:

- a. Land use redesignation for higher density development are strongly discouraged until heritage guidelines have been established for the Plan area.
- b. Applicants are strongly encouraged to contact The City to determine development considerations related to heritage prior to submitting a planning application.
- c. New buildings that contain dwelling unit or backyard suite uses should be made discretionary within a land use district in **heritage guideline areas**.
- d. Heritage design guidelines may identify character-defining elements that new developments should include, such as the following:
 - i. roof pitch or style;
 - ii. front-yard setbacks;
 - iii. window and/or door pattern;
 - iv. front façade projections;
 - v. site access or design; and,
 - vi. general massing considerations.
- e. Heritage design guidelines may not include guidance regarding the following:
 - i. land use designation;
 - ii. parcel size; and,
 - iii. number or size of dwelling units or suites.