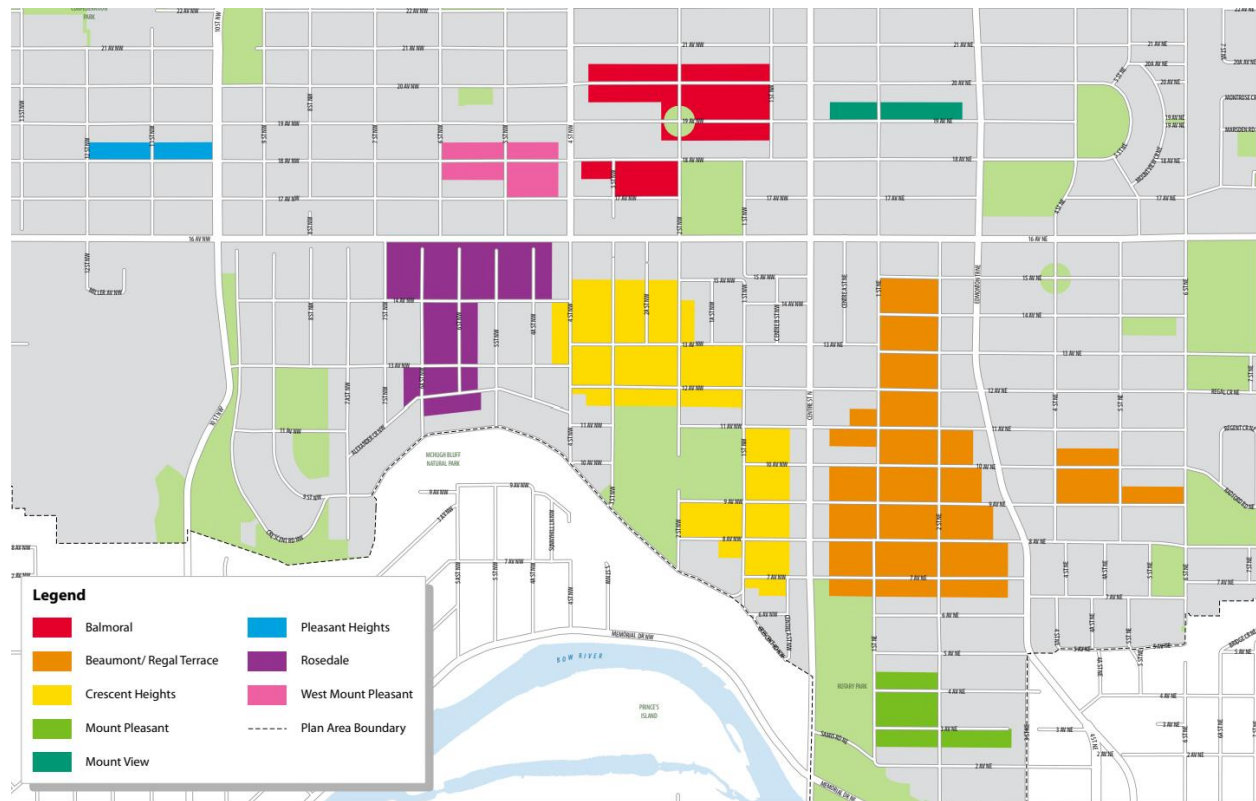


## North Hill Communities Heritage Guideline Development Permit and Applications Overview

This document provides an overview of received applications within the Heritage Guideline Areas that were subject to discretionary review or comment from Heritage Planning and Community Planning with regard to heritage considerations.

The approved design guidelines are statutory and address general characteristics of buildings rather than enforcing strict architectural rules. Although the design of new development needs to be sensitive to and respect the existing heritage assets, the intent of the guidelines is not to require new development to have a fake historic appearance. Instead, the guidelines are written to encourage modern development that is highly-contextual and echoes the past context established by heritage assets.





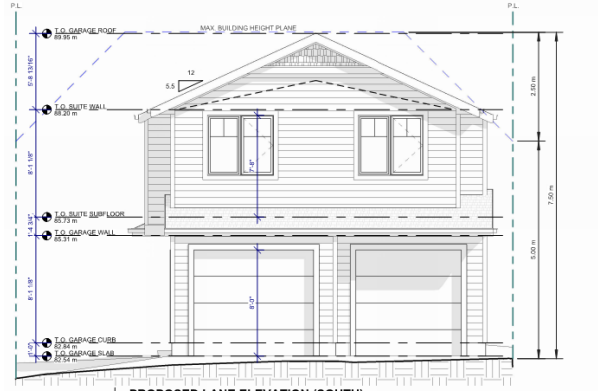
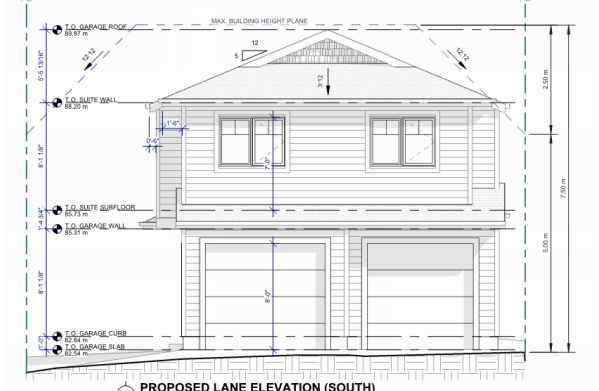
The approved Heritage Guideline Areas in the North Hill Communities Local Area Plan are shown below:



**Permit:** DP2023-01414 (single detached dwelling and backyard suite)

**Status:** Released | **Community:** Crescent Heights



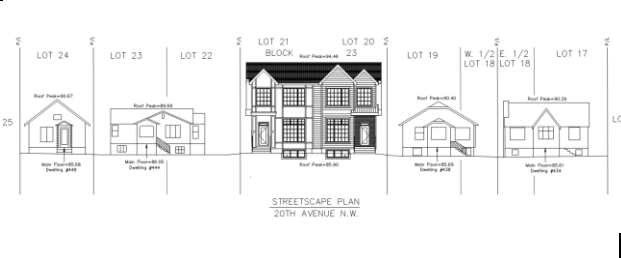

**Notes:** Application aligns with design guidelines with noteworthy elements such as 6:12 pitched roof and covered porch. Minor changes made to parcel coverage and backyard suite east setback.

Initial Design	Approved Design
 <p>3D IMAGES FOR REFERENCE ONLY. DO NOT SCALE.</p>	 <p>3D IMAGES FOR REFERENCE ONLY. DO NOT SCALE.</p>
 <p>217.4 Avenue NE      215.4 Avenue NE SUBJECT PROPERTY      211.4 Avenue NE      209.4 Avenue</p>	 <p>217.4 Avenue NE      215.4 Avenue NE SUBJECT PROPERTY      211.4 Avenue NE      209.4 Avenue</p>
Backyard Suite	Backyard Suite
 <p>PROPOSED LANE ELEVATION (SOUTH) 3/16" = 1'-0"</p>	 <p>PROPOSED LANE ELEVATION (SOUTH) 3/16" = 1'-0"</p>

Permit: DP2023-02251

Status: Released | Community: Mount Pleasant

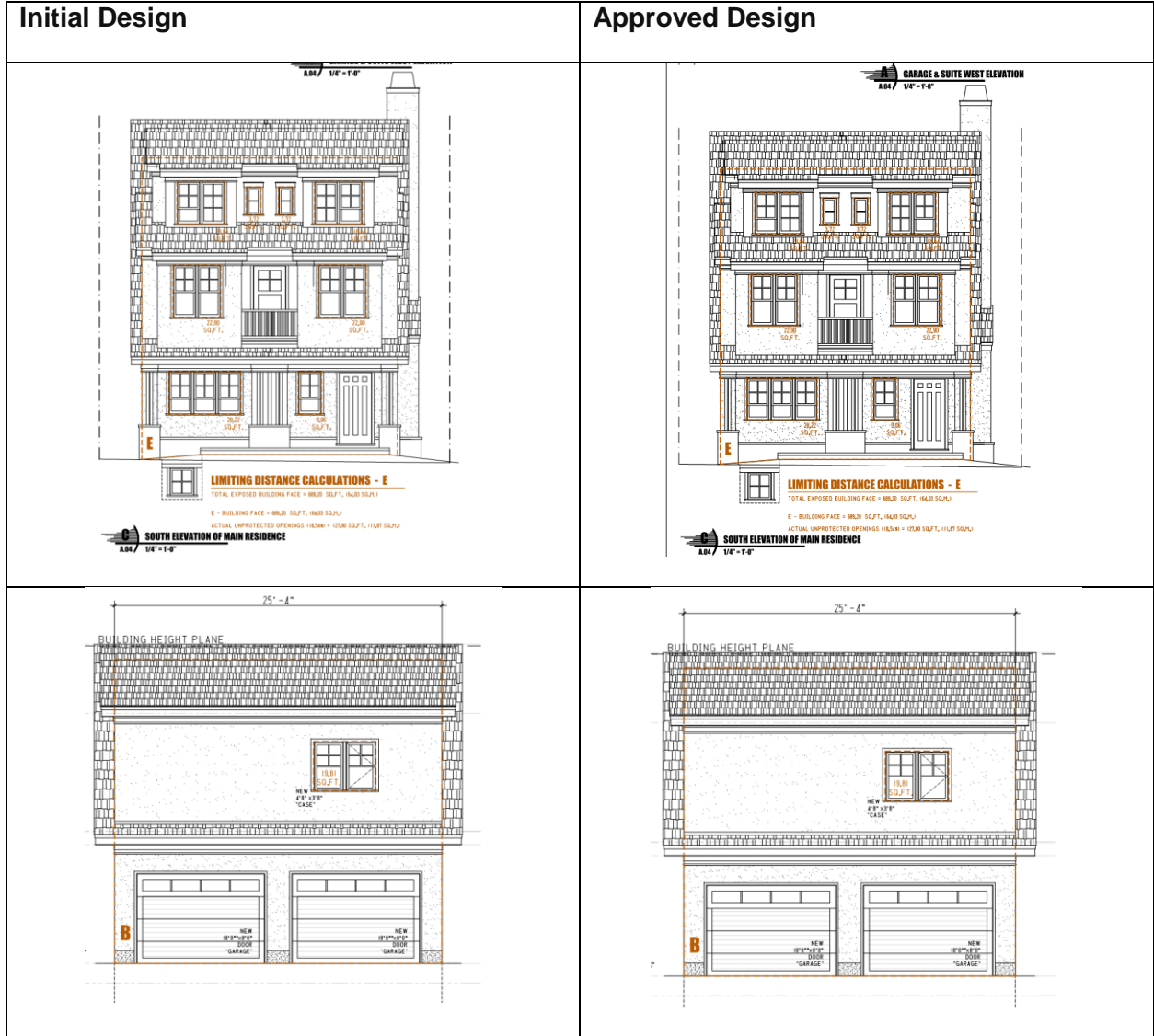
Notes: Application generally aligns with the design guidelines, including pitched roof and vertically-oriented windows. The front entrance is a “void” (recessed) rather than the required projection.

Initial Design	Approved Design
	
	
 <p>STREETSCAPE PLAN 20TH AVENUE N.W.</p>	 <p>STREETSCAPE PLAN 20TH AVENUE N.W.</p>

Permit: DP2023-02829 (backyard suite)

Status: Released | Community: Crescent Heights

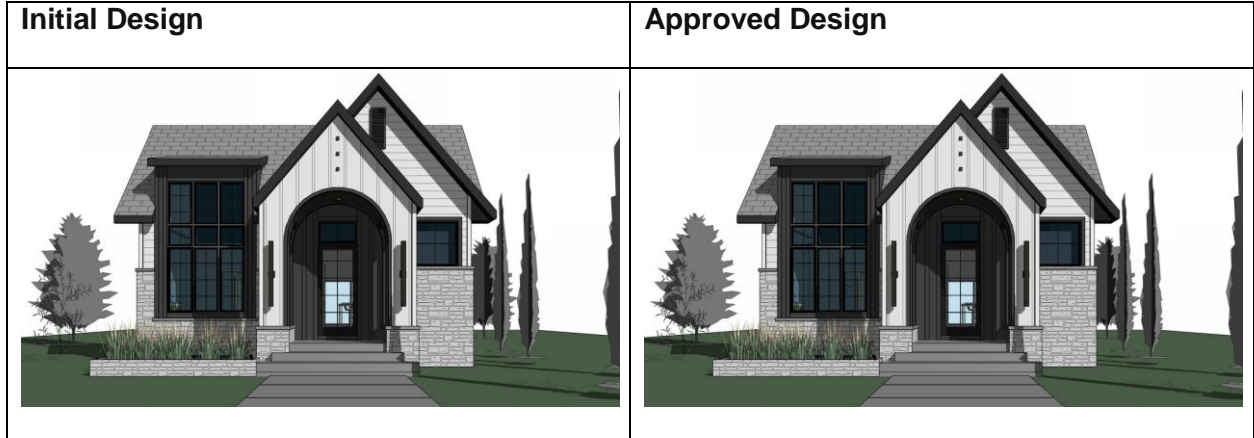
Notes: Application aligns with the design guidelines, including the roof pitch, window format and front-projection (covered porch).



Permit: DP2023-04120

**Status:** Released | **Community:** Crescent Heights

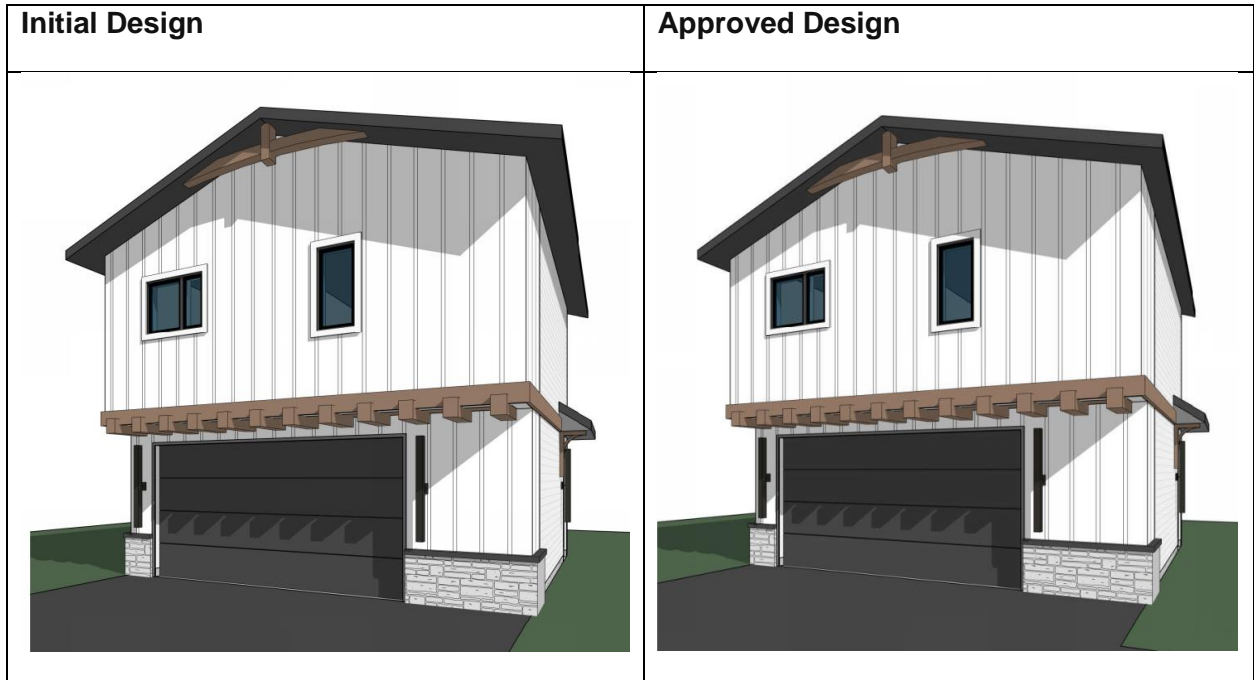
**Notes:** Application generally aligns with the design guidelines, including the roof pitch, window format and front-projection (covered entry). No block plan was provided to show context.



**Permit:** DP2023-04121(Backyard Suite)

**Status:** Released | **Community:** Crescent Heights

**Notes:** Backyard Suite associated with DP2023-04120 above.



**Permit:** DP2023-04753

**Status:** Under Review | **Community:** Crescent Heights

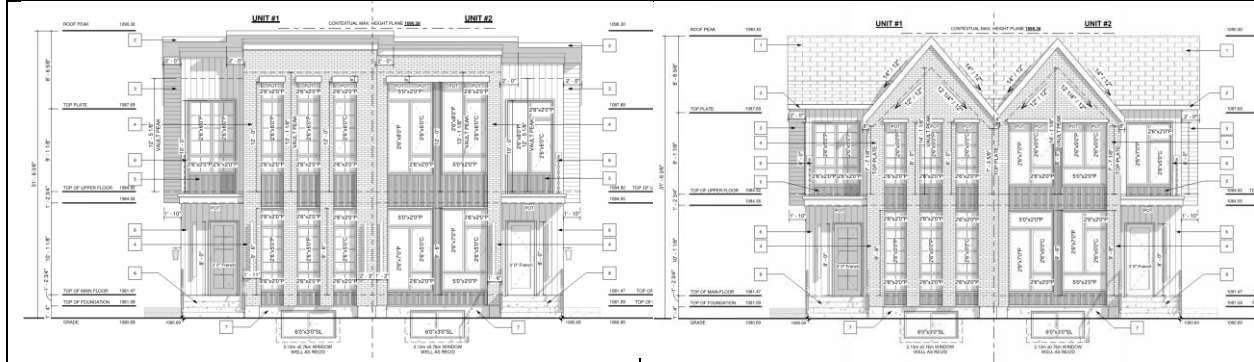
**Notes:** Submitted as PE2023-00719. Does not align with the design guidelines and has many conflicts with the Land Use Bylaw requirements. Some changes were made after coordinating with Administration at pre-application, but not enough to bring it into alignment with the requirements.

Initial Design (PE2023-00719)	Most Recent Design (Under Review)
Most Recent Design (Under Review)	

Permit: DP2023-05063

Status: Released | Community: Crescent Heights

Notes: Application generally aligns with design guidelines, including pitched roof and vertically-oriented windows. The front entrance is a “void” (recessed) rather than the required projection.



Permit: DP2023-05163

**Status:** Pending Release | **Community:** Crescent Heights

**Notes:** Heritage Planning and the File Manager worked with applicants to amend the design and provide better south façade articulation to respond to the historic streetscape.

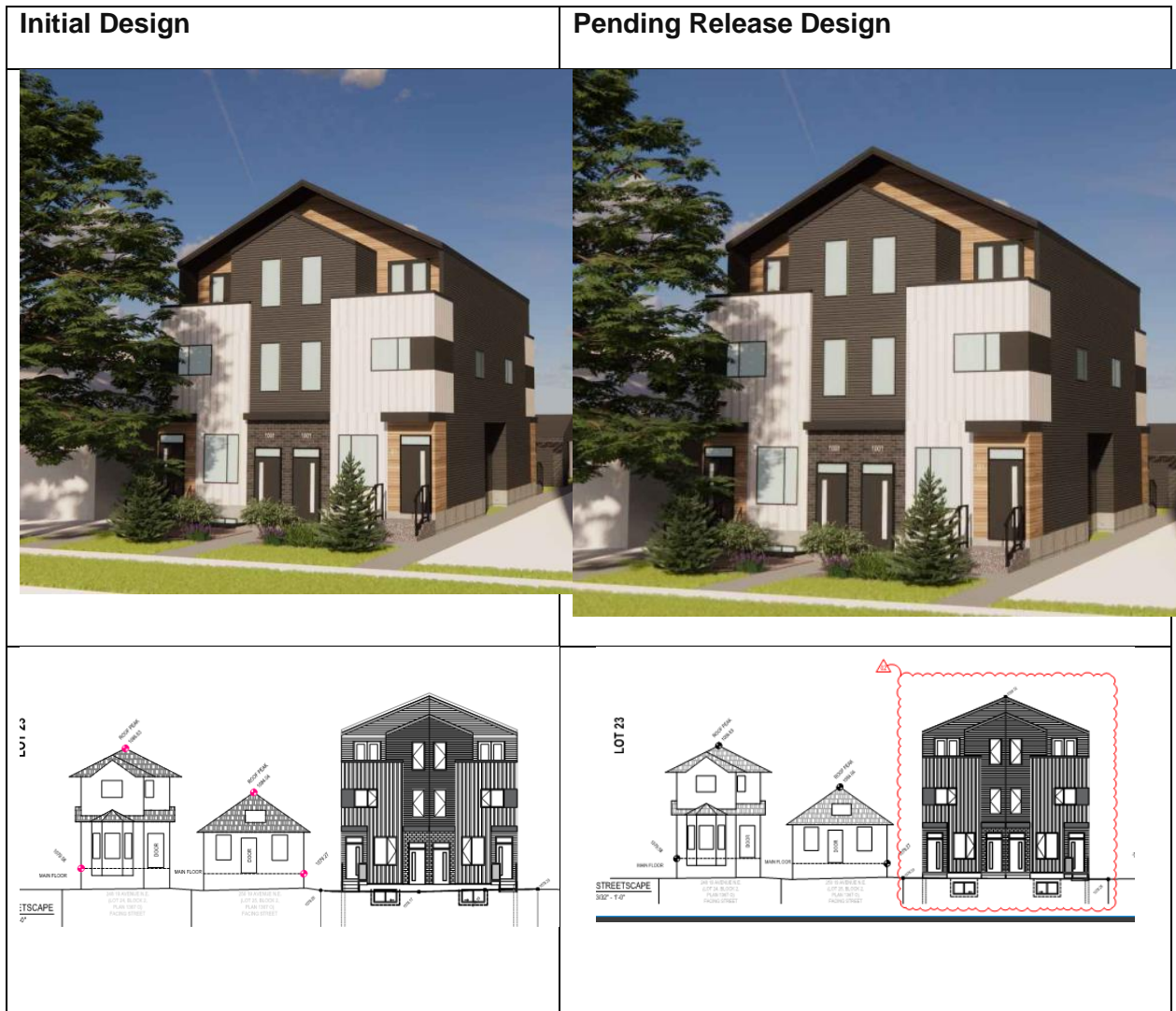
Initial Design	Pending Release
	
<p>FUTURE DEVELOPMENT Roof Peak Elev.=1091.96</p>  <p>Main Floor Elev.=1082.83 240 7 AVENUE N.E. (LOT 20 &amp; 21, BLOCK 18, PLAN 1332 N) FACING 2nd STREET N.E. <b>EAST STREETScape</b></p>	<p>FUTURE DEVELOPMENT Roof Peak Elev.=1091.96</p>  <p>Main Floor Elev.=1082.83 240 7 AVENUE N.E. (LOT 20 &amp; 21, BLOCK 18, PLAN 1332 N) FACING 2nd STREET N.E. <b>EAST STREETScape</b></p>
	
<p>FUTURE DEVELOPMENT Roof Peak Elev.=1091.96</p>  <p>Main Floor Elev.=1082.83 240 7 AVENUE N.E. (LOT 20 &amp; 21, BLOCK 18, PLAN 1332 N) FACING 7th AVENUE N.E. <b>SOUTH STREETScape</b></p>	<p>FUTURE DEVELOPMENT Roof Peak Elev.=1091.96</p>  <p>Main Floor Elev.=1082.83 240 7 AVENUE N.E. (LOT 20 &amp; 21, BLOCK 18, PLAN 1332 N) FACING 7th AVENUE N.E. <b>SOUTH STREETScape</b></p>



**Permit:** DP2023-05564

**Status:** Pending Release | **Community:** Tuxedo Park

**Notes:** Generally does not align. The current design has some early alignment with the guidelines, such as the pitched roof, contextual setback and some vertical windows. There are opportunities for improvement in terms of the massing, materials and contextual fit with the historic landscape.

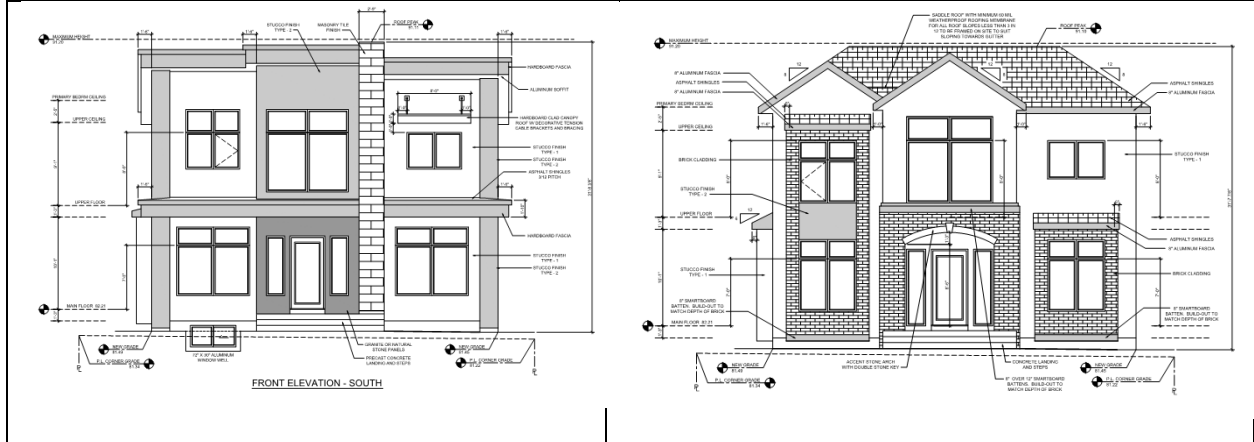


Permit: DP2023-08108

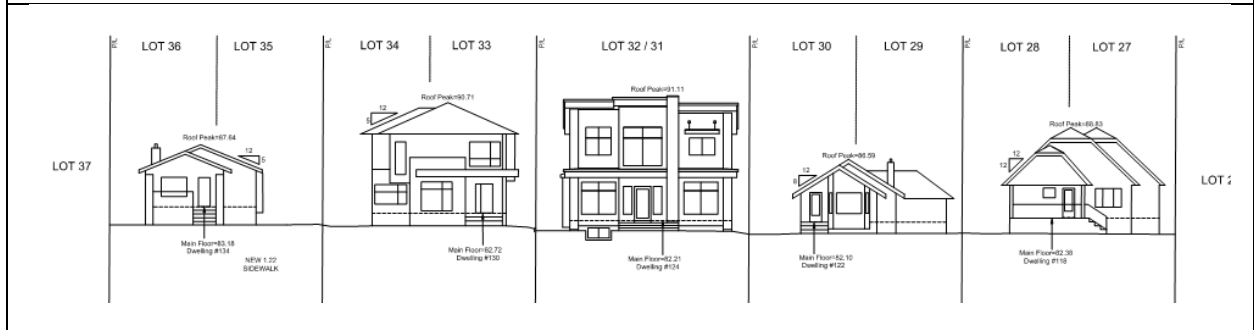
Status: In Advertising | Community: Crescent Heights

Notes: Advertis ed design shows a marked improvement in alignment with the design guidelines, including the pitched roof, material use and covered entry.

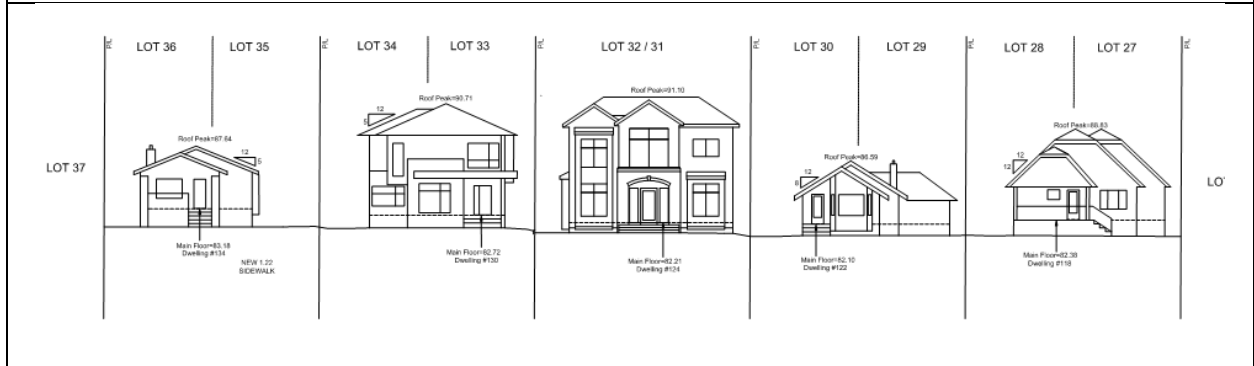
Initial Design	Advertised Design
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Initial Streetscape
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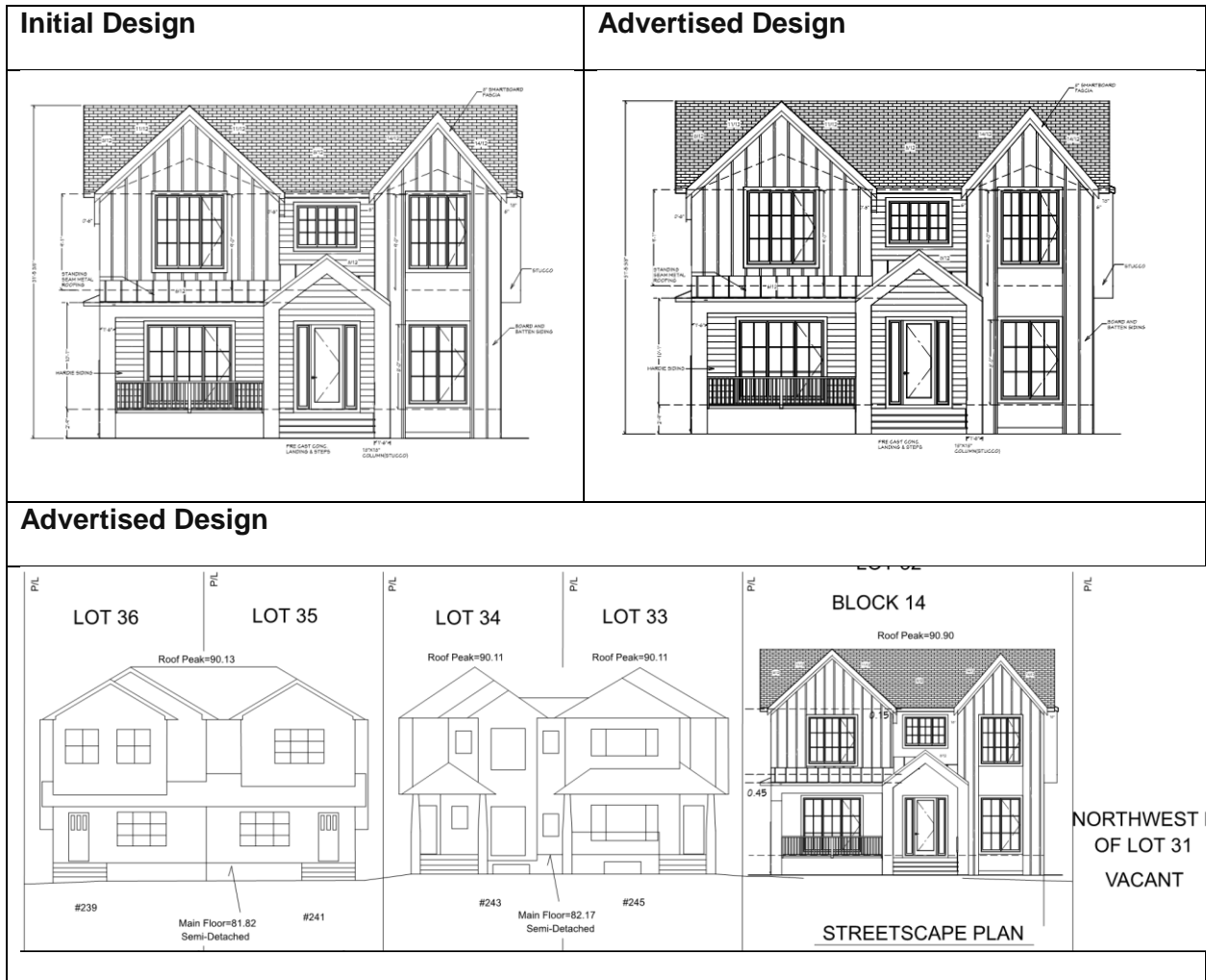
Advertised Design
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Permit: DP2023-08226

Status: In Advertising | Community: Tuxedo Park

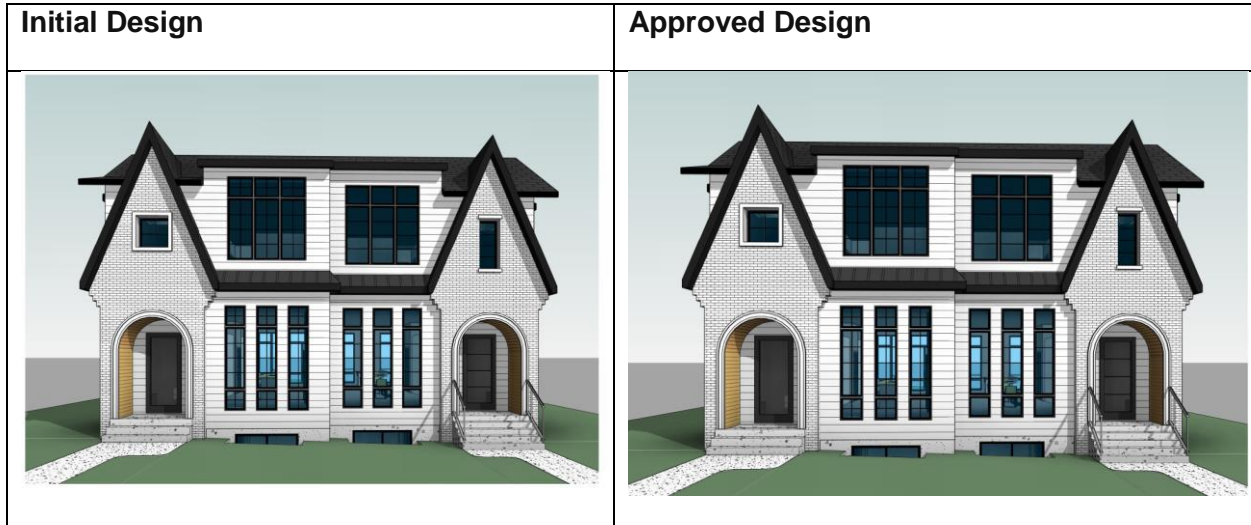
Notes: Initial and advertised design align with the guidelines and respond to the historic streetscape.



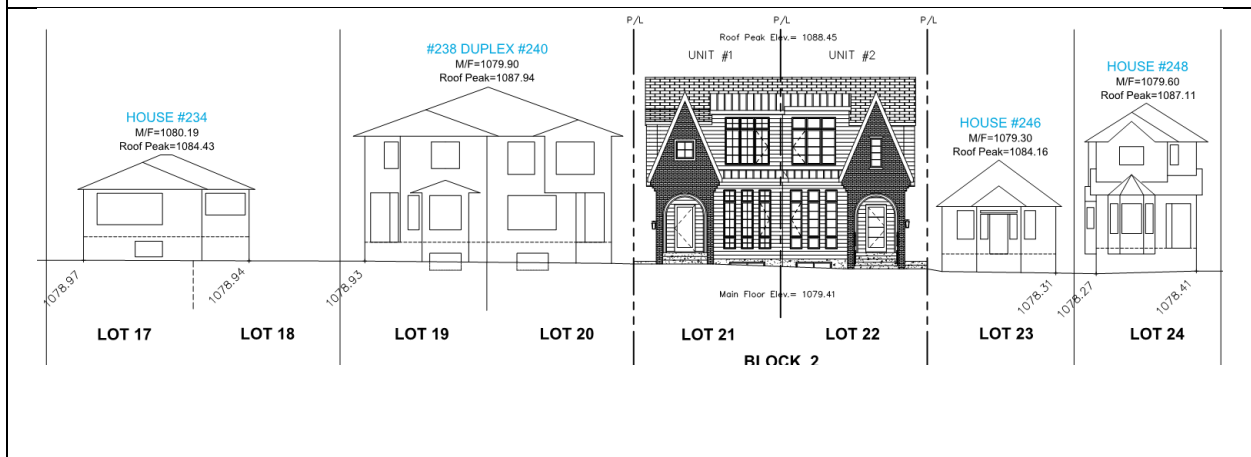
Permit: DP2023-08396

Status: Released | Community: Tuxedo Park

Notes: Initial and advertised design generally align with the guidelines and respond to historic streetscape.



**Streetscape**



Permit: DP2023-08731

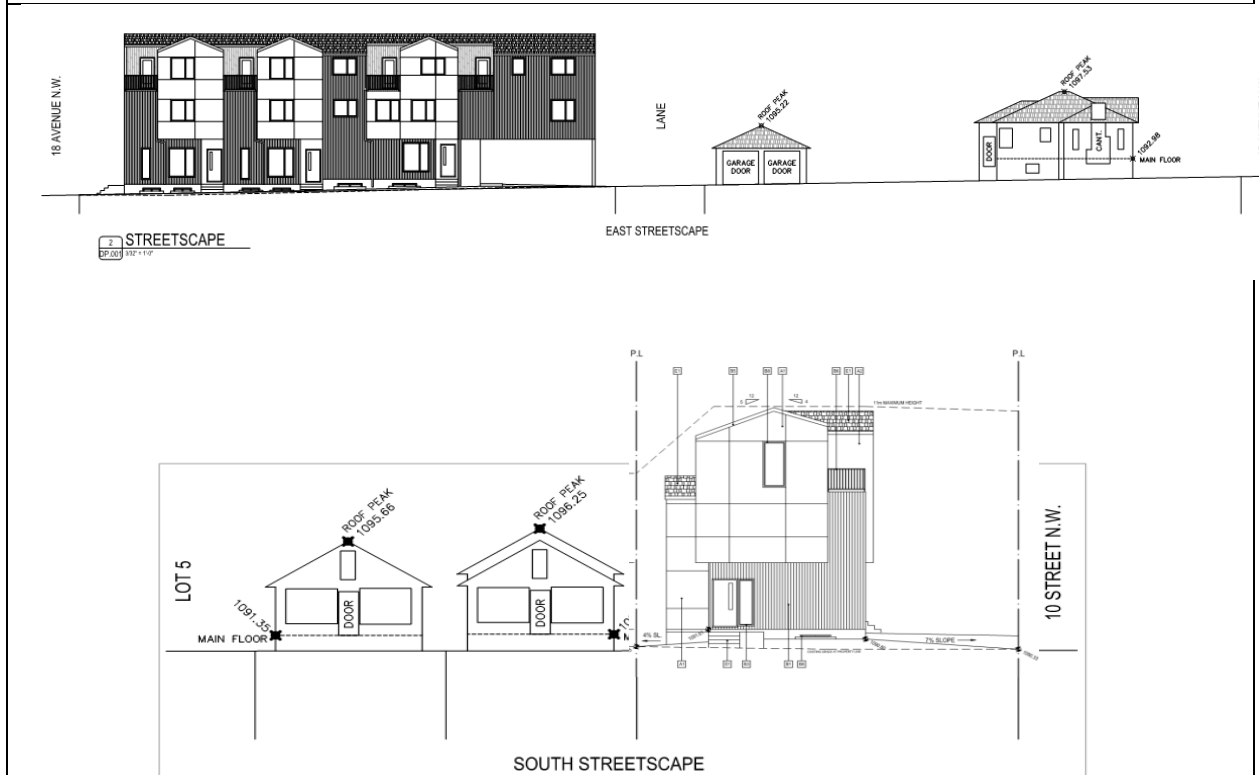
Status: Hold | Community: Capitol Hill

Notes: Revised plans have not been received. South elevation was not shown on South Streetscape plan, but is pictured below streetscape for reference. There are substantial deficiencies relative to the Guidelines, including building massing, materials, front projections, roof pitch, façade articulation and a response to the historic streetscape.

### Initial Design



### Streetscape



Permit: DP2023-08815

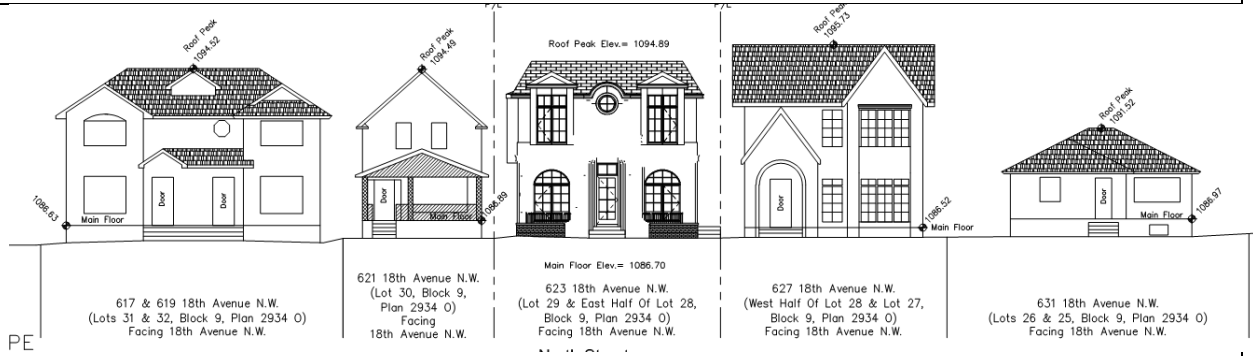
Status: Released | Community: Mount Pleasant

Notes: Coordinated with Heritage Planning to increase alignment with the Guidelines, including a covered front projection and material use, which enhanced the response to the historic streetscape.

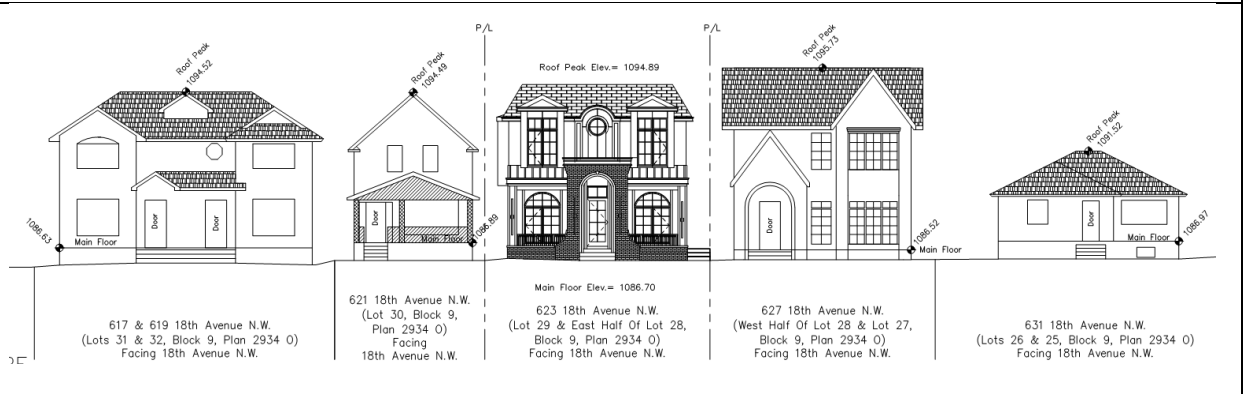
<b>Initial Design</b>	<b>Approved Design</b>
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**Initial Design**



**Approved Design**



Permit: DP2023-08822

Status: Hold | Community: Renfrew

Notes: Revised plans have not yet been received. The initial design generally aligns, but an enhanced front projection and landscaping details would be required.



Permit: DP2024-00394

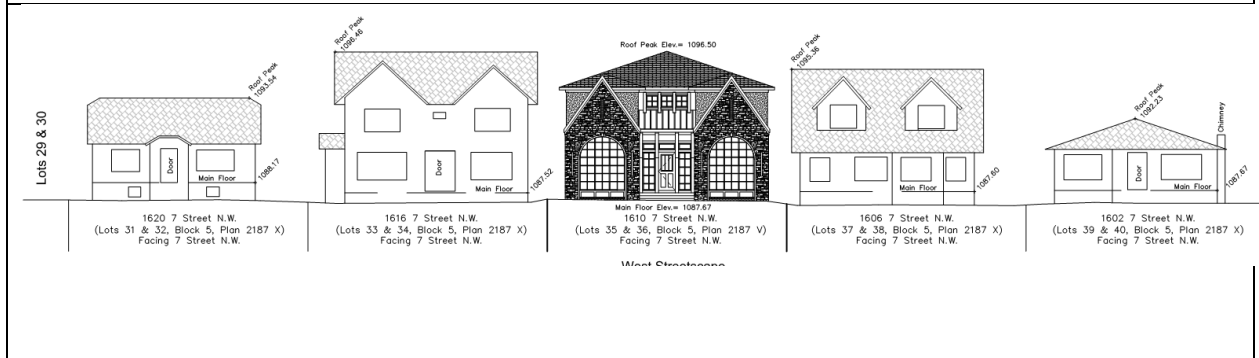
Status: In Circulation | Community: Rosedale

Notes: Associated with PE2023-01847. Expectations discussed during pre-application and reflected in the application. While modern, it still generally meets the design guideline expectations.

**Initial Design**



**Initial Design**





**Other Permits (Not affected by Guidelines)**

<b>Permit #</b>	<b>Description</b>
DP2023-02170	Relaxation for building setback
DP2023-02919	Garage
DP2023-03554	Home Occupation
DP2023-03769	Garage
DP2023-03845	Garage
DP2023-04080	Home Occupation
DP2023-04711	Cancelled - noted under DP2023-05063
DP2023-08953	Existing garage - relaxation for building setback
DP2023-00038	Change of Use
DP2023-00791	Changes to site plan: outdoor café
DP2023-01589	Changes to site plan: outdoor café
DP2023-02673	Changes to site plan: service organization (sunshade)
DP2023-02871	Addition
DP2023-06370	Temporary Use
DP2023-08443	Addition

**Land Use Applications**

<b>Permit #</b>	<b>Description</b>	<b>Outcome</b>
LOC2023-0056	R-C2 to R-CG	Approved
LOC2023-0069	R-C2 to R-CG	Approved
LOC2023-0086	R-C2 to R-CG	Approved
LOC2023-0119	R-C2 to M-CG	Approved
LOC2023-0140	R-C2 to M-CG	Cancelled
LOC2023-0145	R-C2 to R-CG	Approved
LOC2023-0288	R-C2 to R-CG	Approved
LOC2023-0289	M-CG d72 to M-C1	Pending Decision
LOC2023-0323	R-C2 to R-CG	Pending Decision
LOC2023-0358	R-C2 to R-CG	Hold (Resubmission)
LOC2023-0382	R-C1 to R-C1N	Hold (Resubmission)

**Pre-Applications**

<b>Permit #</b>	<b>Description</b>
PE2023-00008	Proposed keeping two <b>heritage assets</b> and subdividing rear portion of heritage properties for new development
PE2023-00028	<b>Discuss Heritage Guidelines</b> and how they apply to new build
PE2023-00037	Proposed Land Use Amendment to M-C district
PE2023-00104	Proposed Land Use Amendment from R-C2 to R-CG
PE2023-00226	Inquiry re splitting titles for existing 4-plex
PE2023-00281	Inquiry re H-GO

PE2023-00303	Inquiry re changing density modifier an land title
PE2023-00371	Proposed LOC
PE2023-00375	Add upper level to garage
PE2023-00637	Proposed sg detached dwelling with front garage and backyard suite over triple garage
PE2023-00665	Proposed new build with double front facing garage and backyard suite
PE2023-00705	Subdivision for consolidating adjacent right of way
PE2023-00719	Inquiry re: <b>Heritage Guidelines</b> , applied for DP2023-04753 thereafter
PE2023-00827	Inquiry re: <b>Heritage Guidelines</b> and impact on new single-detached design.
PE2023-01104	Proposed Land Use Amendment to R-C2
PE2023-01529	Proposed Land Use Amendment to increase density
PE2023-01847	Inquiry re: new sg detached with front garage
PE2023-01865	Inquiry re: new triplex with basement suites
PE2023-01975	Inquiry re: new triplex or 4-plex, possible land use amendment
PE2023-02053	Considering R-CG or H-GO LOC
PE2023-00172	Inquiry re: renewal of temp DP
PE2023-00395	Inquiry re: outdoor cafe

PE2023-00561	Inquiry re: new sun shade
PE2023-00917	Inquiry re: subdivision and how slope stability might impact renovations / development
PE2023-02008	Inquiry re: multi-res and exceeding FAR of 5
PE2023-02018	Proposed LOC, inquiry re right of way, <b>discuss existing heritage building and incorporating into the development</b>
PE2023-02034	Proposed two storey garage