

Planning & Development Services Report to
Infrastructure and Planning Committee
2024 November 06

ISC: UNRESTRICTED
IP2024-1162

Westbrook Communities Local Area Plan Heritage Guidelines Policy Amendment

Purpose

The purpose of this report is to seek approval to replace the Heritage Guidelines placeholder policy in the Westbrook Communities Local Area Plan with specific Heritage Guidelines.

PREVIOUS COUNCIL DIRECTION

The Westbrook Communities Local Area Plan (IP2022-1145) was presented at the 2023 January 17 Public Hearing Meeting of Council and the Westbrook Communities Local Area Plan was approved on 2023 April 25. Administration committed to amend the Heritage Guidelines placeholder policy acknowledged through the placeholder text approved in the Westbrook Communities Local Area Plan. Background and Previous Council Direction is included as Attachment 1.

RECOMMENDATION:

That the Infrastructure and Planning Committee recommends that Council:

1. Give three readings to the proposed bylaw for amendments to the Westbrook Communities Local Area Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for amendments to the Land Use Maps in the Land Use Bylaw to include the Heritage Guideline Area (Attachment 3).

RECOMMENDATION OF THE INFRASTRUCTURE AND PLANNING COMMITTEE, 2024 NOVEMBER 6:

That Council:

1. Give three readings to **Proposed Bylaw 3P2025** for amendments to the Westbrook Communities Local Area Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 4P2025** for amendments to the Land Use Maps in the Land Use Bylaw to include the Heritage Guideline Area (Attachment 3).

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with this report. The proposed Heritage Guidelines will help guide the design of new developments, ensuring compatibility with the existing homes in these heritage-rich areas of the Westbrook Communities Local Area Plan.

HIGHLIGHTS

- Specific Heritage Guidelines in the Westbrook Communities Local Area Plan will ensure that new development in heritage rich areas is contextually sensitive, honours existing heritage assets and is consistent with policies in other Local Area Plans. The amendment does not prevent redevelopment. It sets clear development policies for redevelopment in the Heritage Guideline Area, providing direction on key architectural elements, including roof style, front-yard setbacks, window and door patterns, façade projections, and building massing.

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- Both Calgarians and residents living in the Heritage Guideline Area will benefit from knowing that new development will be contextual to the history of this unique part of the city.
- The Westbrook Communities Local Area Plan establishes a vision for growth and change; celebrating and honouring the area's heritage is one of the Westbrook Communities Local Area Plan's core ideas. The amendments respond to feedback heard through engagement sessions.
- Amendments to the Land Use Maps of the Land Use Bylaw are included so that the Heritage Guidelines can be applied to new development through the discretionary development permit process.

DISCUSSION

Heritage Conservation Incentives and Programs

Heritage Guidelines are one of three policy tools comprising the City's [Heritage Conservation Incentives and Programs](#). The Heritage Conservation Incentives and Programs 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.

Westbrook Communities Local Area Plan - Heritage Guideline Area

Late in the development of the Westbrook Communities Local Area Plan, after the final phase of engagement, six heritage rich blocks were identified in the community of Shaganappi as warranting inclusion as a Heritage Guideline Area. This resulted in Administration creating placeholder language in the Westbrook Communities Local Area Plan (C2023-0465), including a map identifying those blocks.

Section 2.6.2 of the Westbrook Communities Local Area Plan states "through future updates, the Westbrook Communities Local Area Plan will apply locally specific Heritage Guidelines to the identified Heritage Guideline Area". The proposed Heritage Guidelines will replace this section (Section 2.6.2) to realize the Westbrook Communities Local Area Plan's vision and core ideas.

Heritage Guidelines

The Heritage Guidelines encourage new development to draw design references from nearby heritage buildings in ways that complement the unique and historic qualities of the Heritage Guideline Area while still allowing for modern designs.

The Heritage 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 Heritage Guidelines reference key building elements common among heritage assets in the community of Shaganappi 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 Area.

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A Heritage Guidelines Implementation Guide (Attachment 4) has been developed to guide applicants and file managers with implementing the Heritage Guidelines.

Land Use Bylaw Amendments

Amendments to the Land Use Maps in Land Use Bylaw 1P2007 are necessary to ensure that the Heritage Guidelines policy can be applied to new development in the Heritage Guideline Area.

EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | | | |
|-------------------------------------|---|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Public engagement was undertaken | <input checked="" type="checkbox"/> | Dialogue with interested parties was undertaken |
| <input checked="" type="checkbox"/> | Public/interested parties were informed | <input type="checkbox"/> | Public communication or engagement was not required |

The project employed a variety of engagement and communication tactics to raise awareness and gather input to develop the Heritage Guidelines (Attachment 5). This included engagement with a working group, in-person and online public engagement, and mail-outs.

In 2024 May, an 11-member working group comprised of area residents, community association members, Heritage Calgary and the development industry was formed. The working group met three times and provided feedback that was used to develop the Heritage Guidelines.

In 2024 September, the final draft Heritage Guidelines were shared with the public to inform residents in the Heritage Guideline Area. This included both an in-person information session and an Engage Portal where Administration could gather feedback to finalize the Heritage Guidelines.

Letters of Response (Attachment 6) supporting the proposed Heritage Guidelines were provided by Heritage Calgary and the Shaganappi Community Association.

IMPLICATIONS

Social

Communities have expressed a desire to have locally specific development guidelines in heritage rich areas of the city. This policy amendment responds to this by providing Heritage Guidelines for one of Calgary's oldest neighbourhoods in the Westbrook communities. The Guidelines will help ensure that new development is more contextually sensitive to the historic context of this area while still allowing for modest intensification in the Heritage Guideline Area as set out in the Westbrook Communities Local Area Plan.

The preservation of heritage assets serves as physical reminders of a community's history and help a community maintain a sense of identify and continuity.

Environmental

The Heritage Guidelines supplement the overall vision and policies of the Westbrook Communities Local Area Plan which allows for more compact growth near 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.

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Preservation and adaptive reuse of heritage buildings reduces the environmental impact of new construction and contributes to the sustainability within a community.

Economic

The Heritage Guidelines allow for the contextual redevelopment of heritage properties and the creation of additional dwelling units in inner-city communities ([The City of Calgary's Housing Strategy](#)). Having more people living near existing amenities and services will help support businesses in the Westbrook communities.

Service and Financial Implications

No anticipated financial impact

RISK

If the amendments to the Westbrook Communities Local Area Plan and Land Use Bylaw 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 Westbrook Communities Local Area Plan. Without the proposed Heritage Guidelines, redevelopment could be more likely to have a negative impact on the historic character of this area. Failure to approve the Heritage Guidelines would create inconsistency with heritage polices in approved local area plans.

ATTACHMENTS

1. Background and Previous Council Direction
2. **Proposed Bylaw 3P2025**
3. **Proposed Bylaw 4P2025**
4. Westbrook Communities Heritage Guidelines Implementation Guide
5. Engagement Summary
6. Letters of Response
7. **Presentation**
8. **Public Submissions**

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Debra Hamilton	Planning & Development Services	Approve

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