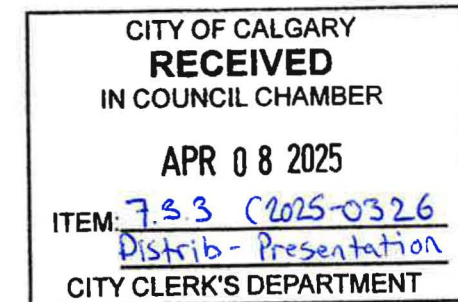


Heritage Guideline & Commercial Areas Supplementary Slides



ISC: UNRESTRICTED Riley Communities Local Area Plan





Heritage Guideline Areas

C2025-0326

What do they do?

Within a Heritage Guideline Area:

- New development requires a development permit.
- New development (or significant exterior additions to existing homes) 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:

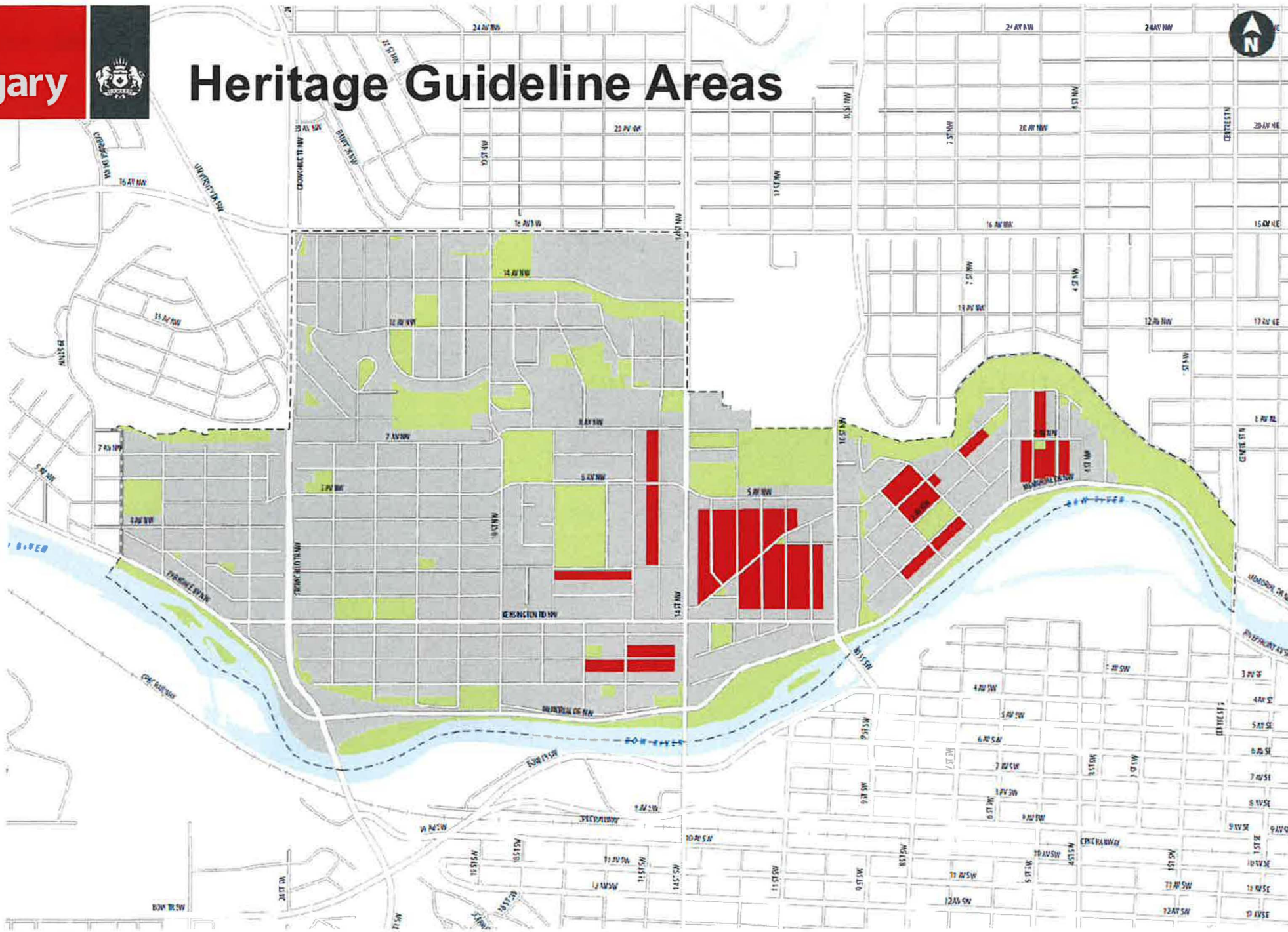
- Limit new development
- Prevent demolition of existing homes or prevent redesignations or redevelopment.
- Encourage or support "faux-historicism" or replication. New development is encouraged to be contemporary in design, with a nod to the historic form and elements to ensure it fits.

**Corresponding amendments to the Land Use Maps in the Land Use Bylaw are required, ensuring that the Guidelines can be applied to new development (i.e. through a development permit process).*

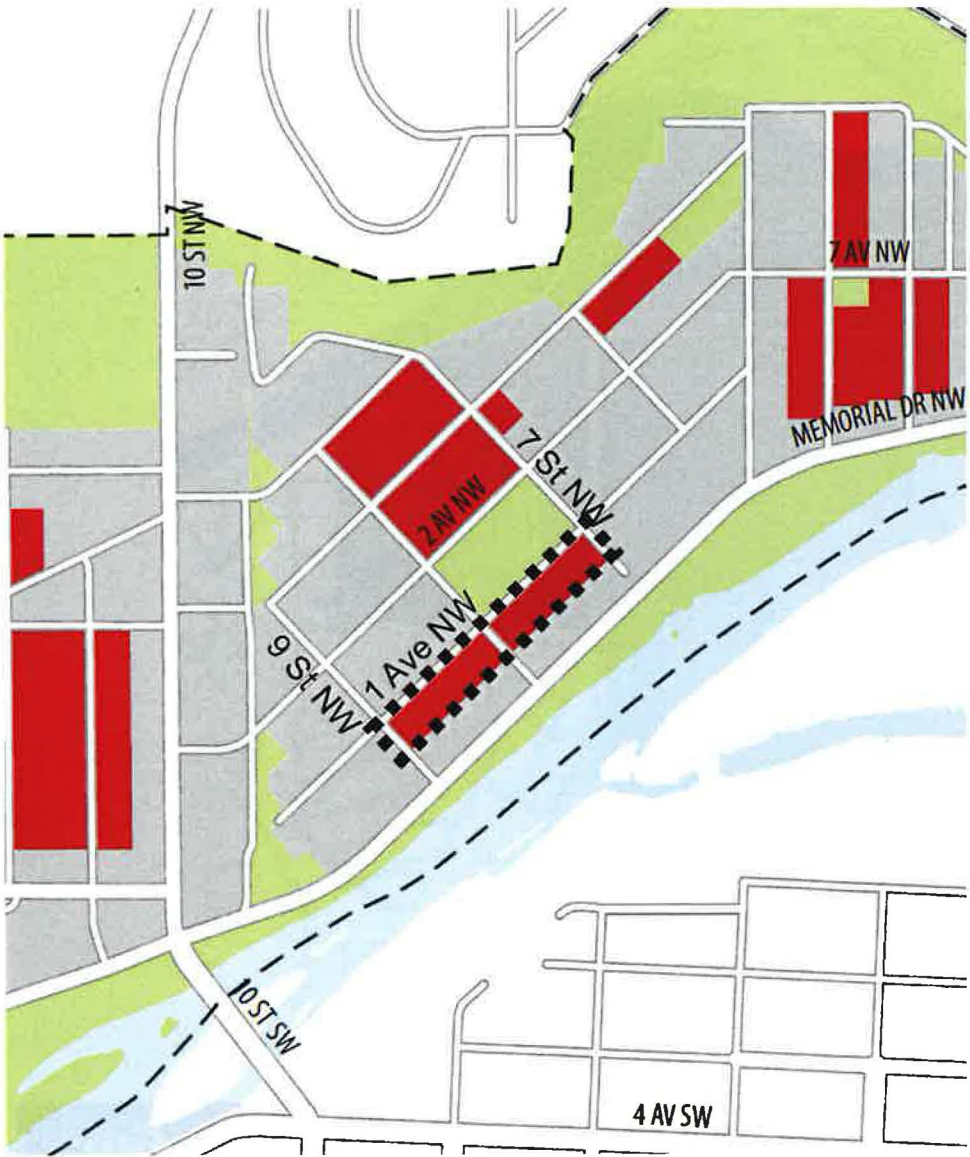


Heritage Guideline Areas

C2025-0326



- Legend**
- Heritage Guideline Areas
 - Parks, Civic and Recreation
 - Plan Area Boundary



*Heritage Guideline Areas remain unchanged from the proposed Urban Form and Building Scale March 4, 2025 Council Amendments.

Legend

- Heritage Guideline Areas
- Parks, Civic and Recreation
- Plan Area Boundary



Figure 21: Example of Roof and Building Massing



Figure 20: Example of Front Setback and Tree Plantings

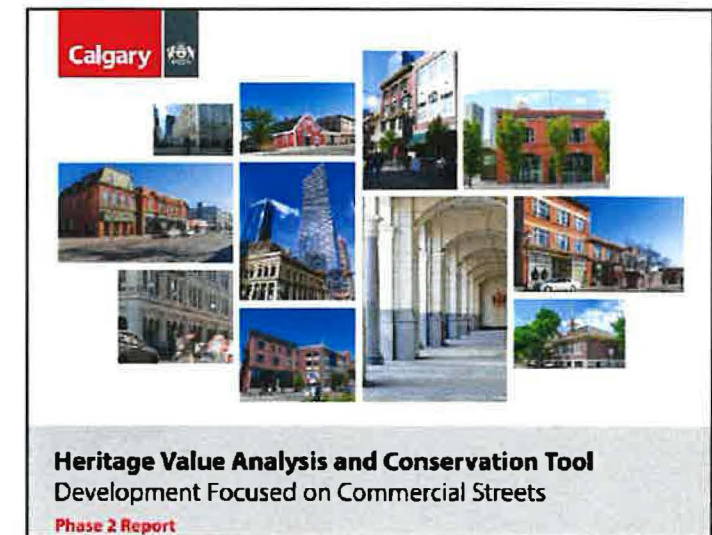
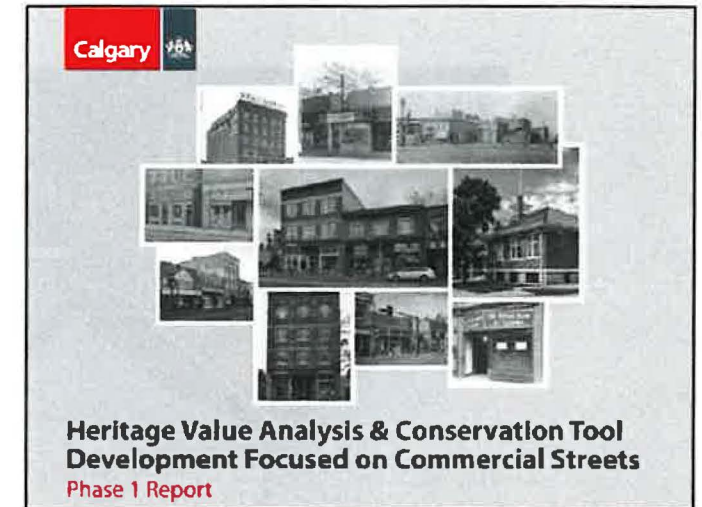


Figure 22: Example of Front Façades



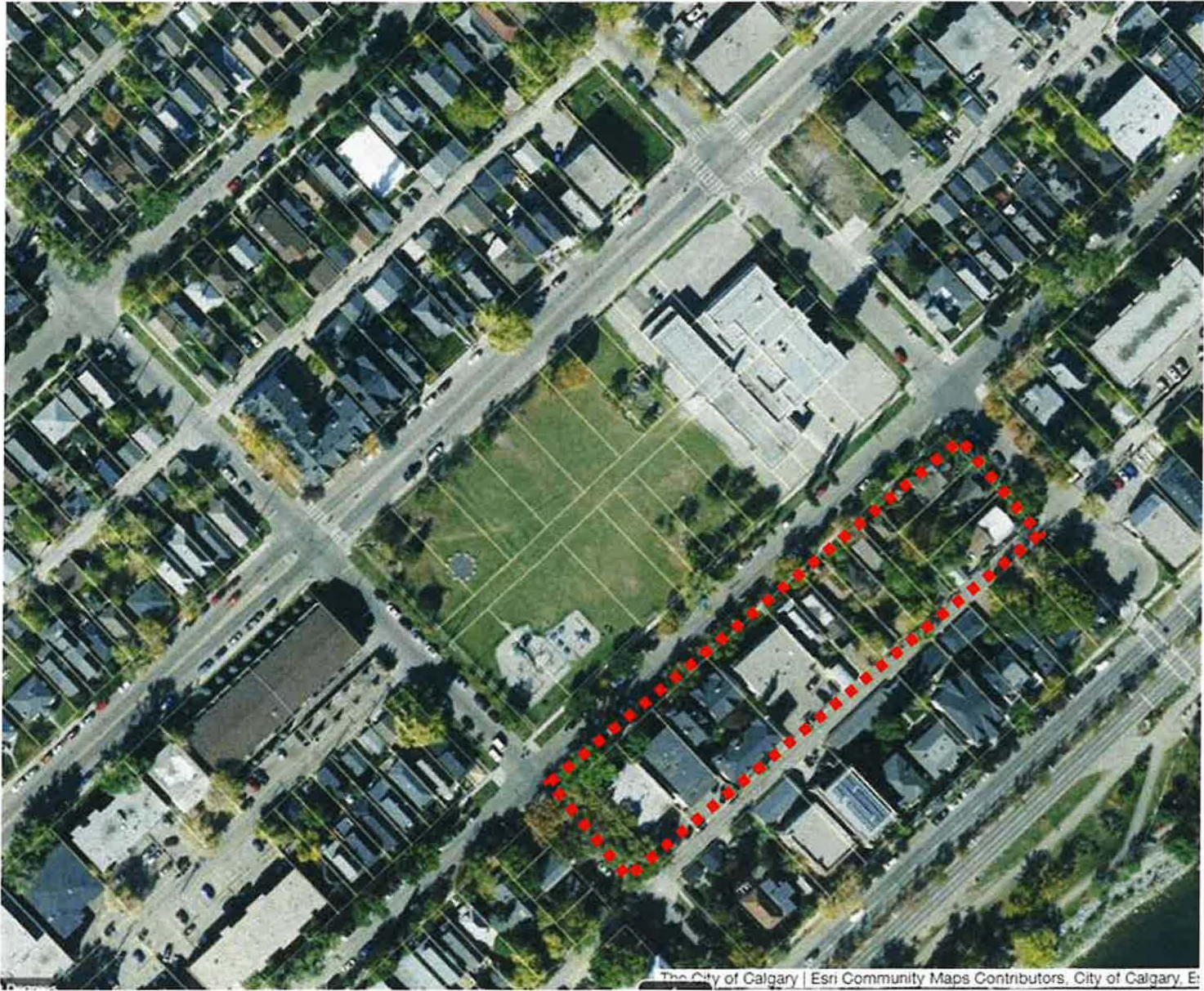
Figure 23: Example of Windows, Materials and Details

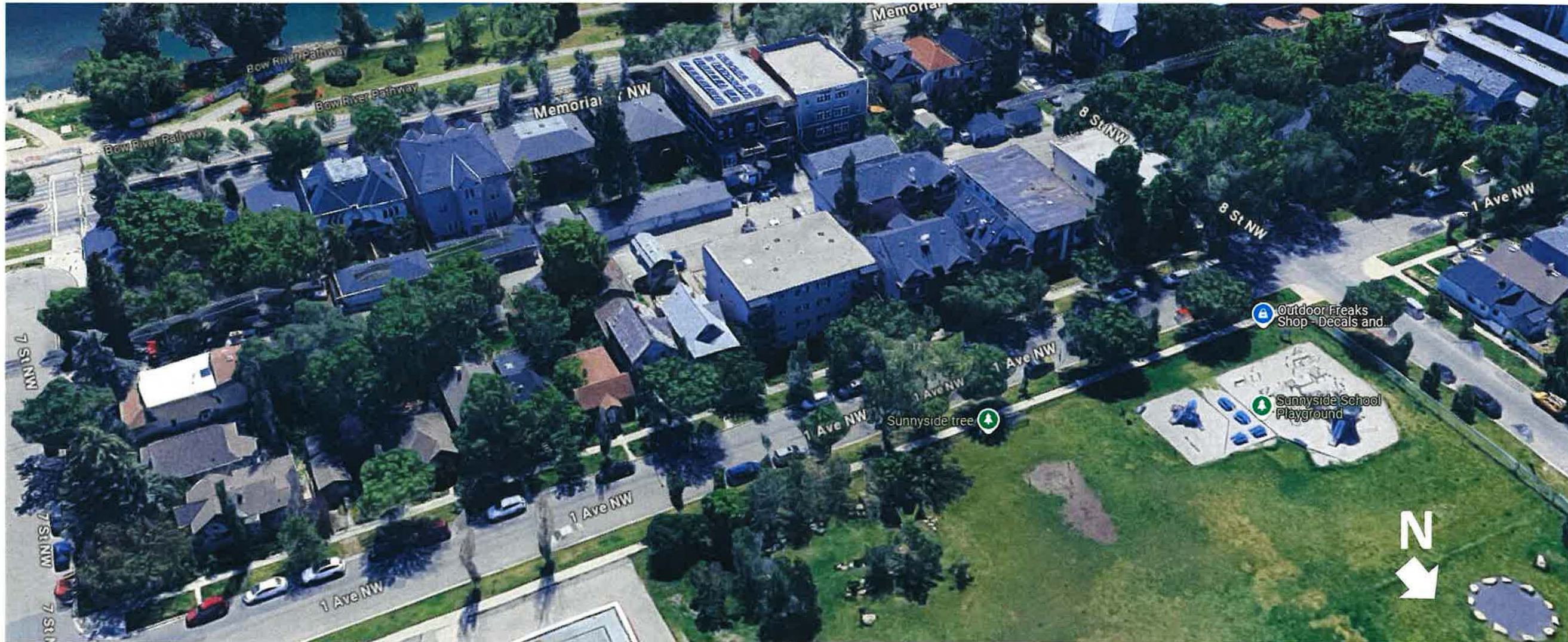
- A range of **heritage resources** and **assets** are located throughout the Riley Communities.
- Two external reports from 2021 identified four key commercial areas with a concentration of commercial heritage assets in Beltline/Victoria Park; Kensington; Stephen Avenue; and Inglewood/Ramsay.
- Clusters of commercial heritage properties located along 10 Street NW and Kensington Road NW are some of the most intact heritage resources within Calgary.
- The concentration of commercial heritage assets in Kensington cover 2.9 acres and are comprised of 13 buildings (of which seven or 54 percent are heritage assets).

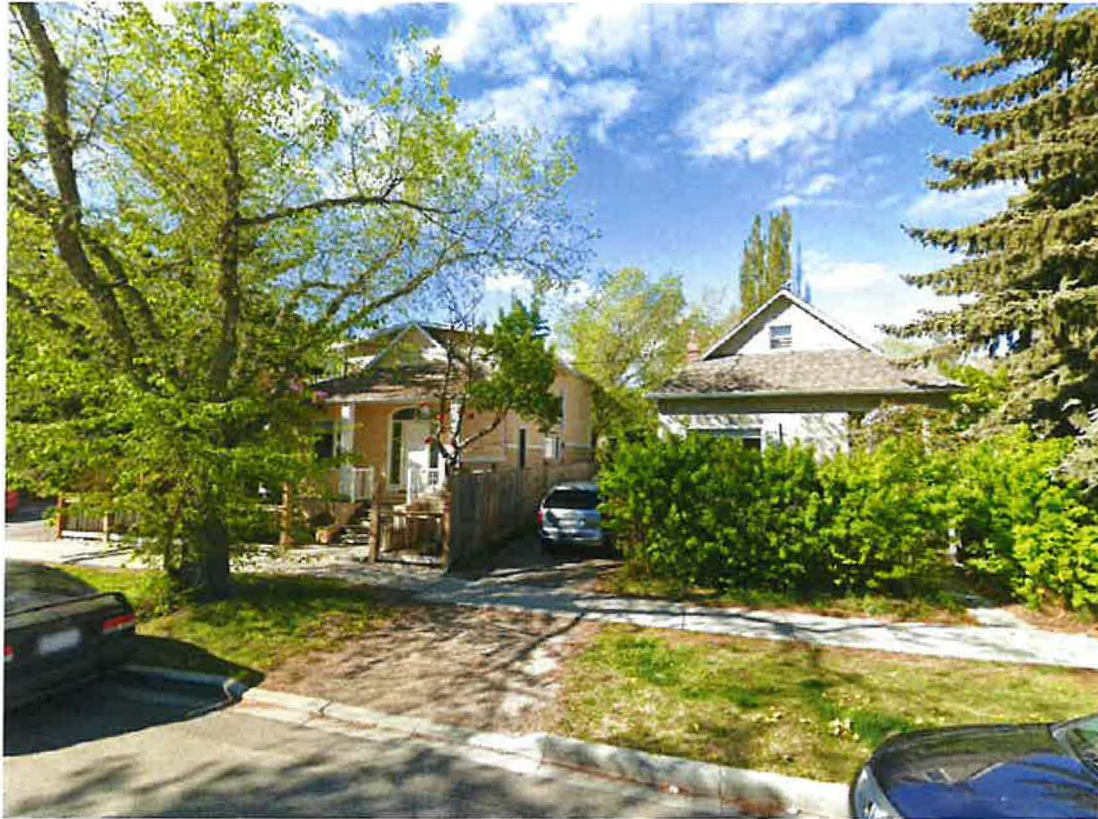


Heritage Guideline Areas along 1 Avenue NW

C2025-0326







Other examples of heritage assets in the Riley Communities

C2025-0326

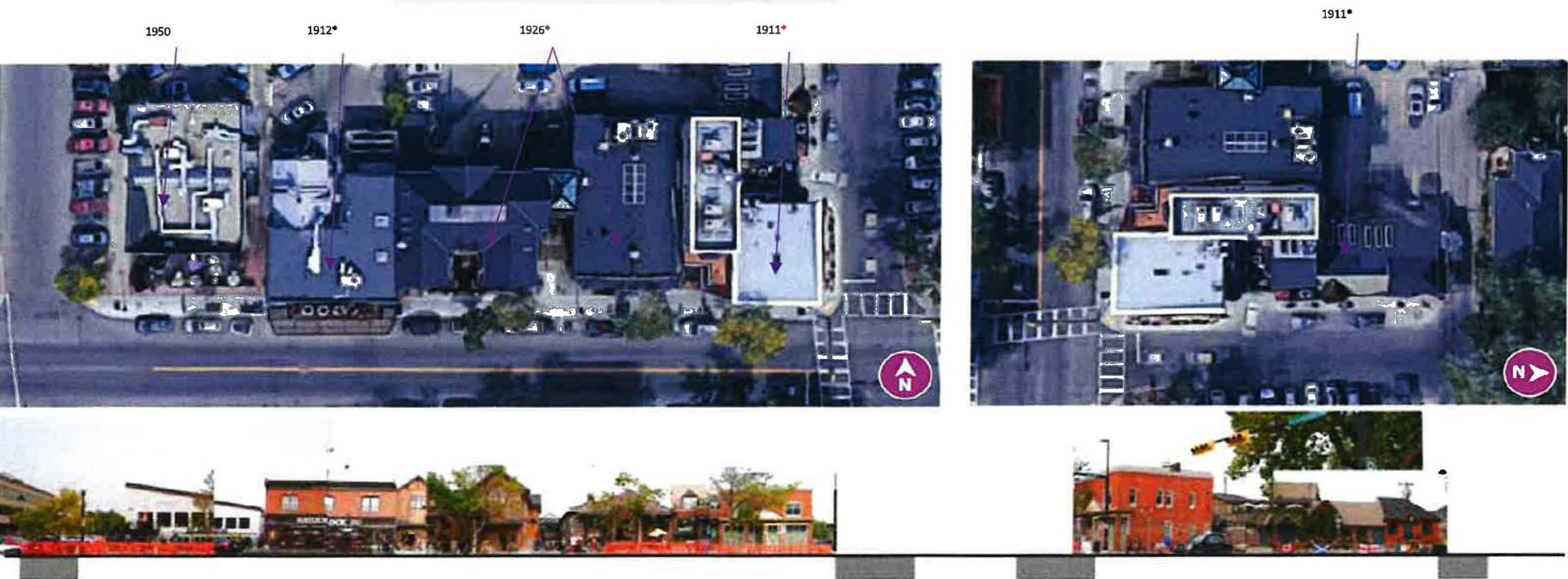
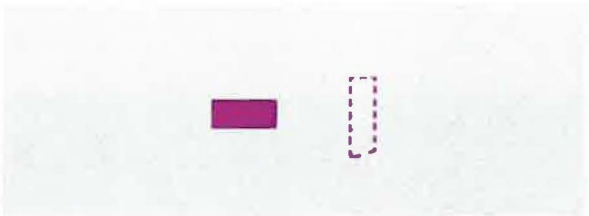


Appendix C – Catalogue of Heritage Districts

Ke

Kensington

Kensington Road NW - North side
10A Street NW to 11 Street NW
1100-block Kensington Road NW

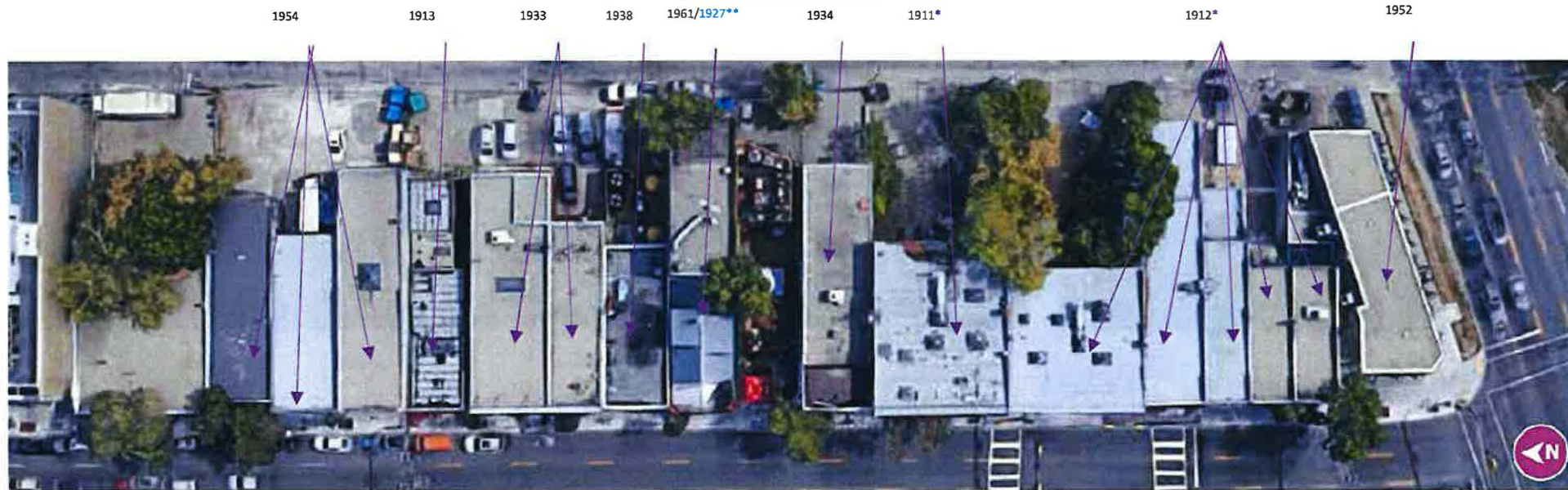
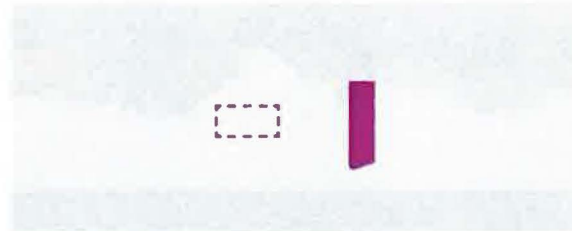


Source: [Heritage Value Analysis and Conservation Tool Development Focused on Commercial Streets](https://www.calgary.ca/content/dam/www/pda/pd/documents/heritage-value-analysis-conservation-tool-phase-1-report.pdf)
<https://www.calgary.ca/content/dam/www/pda/pd/documents/heritage-value-analysis-conservation-tool-phase-1-report.pdf>

Ke

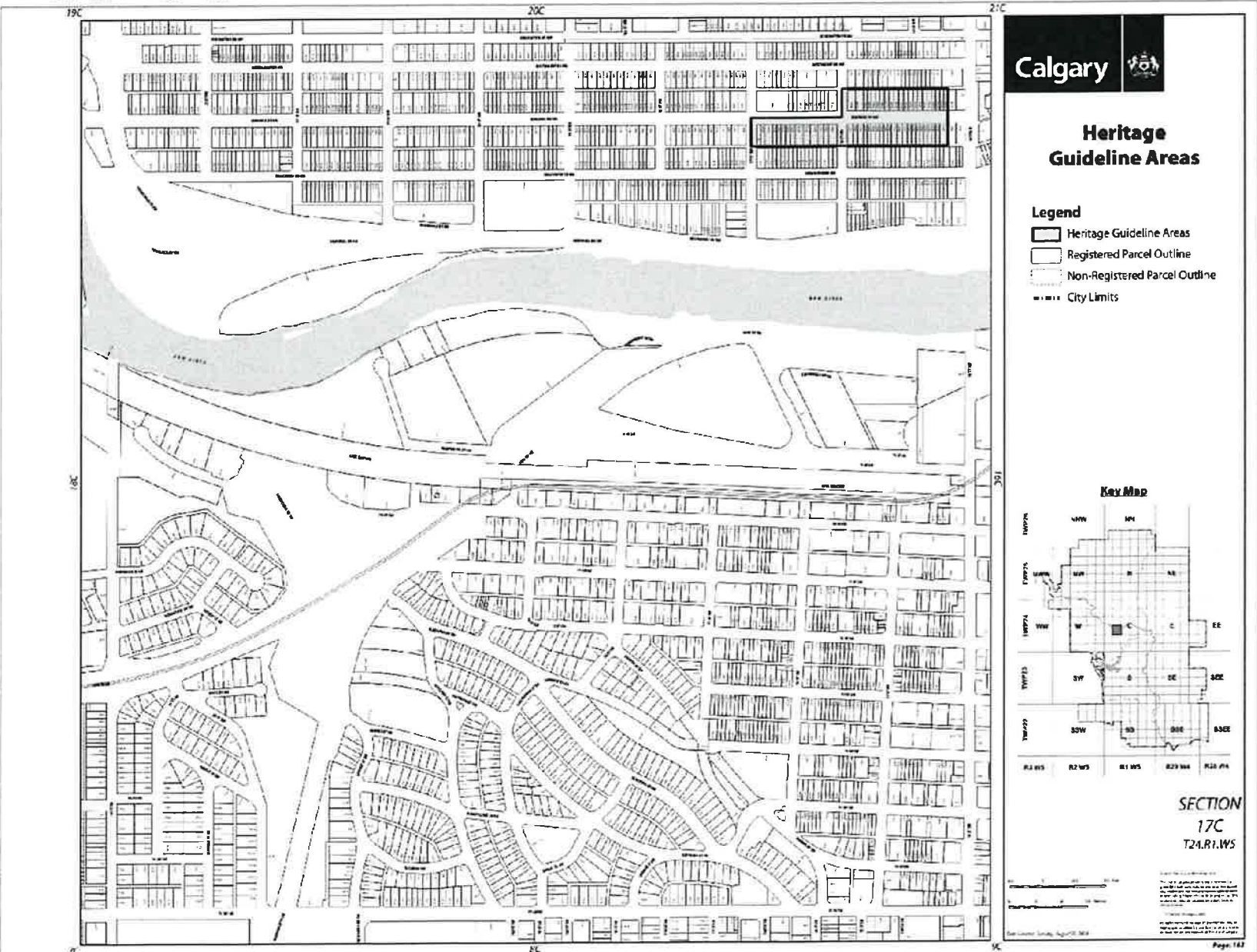
Kensington

10 Street NW - East side
Memorial Drive to 134 10 Street NW
100-block 10 Street NW



January 8, 2025
version

*(Pre-Westbrook
Communities LAP
HGA approval)*





Heritage Guideline Areas Land Use Bylaw Map 17C Updates

March 4, 2025

C2025-0326

March 4, 2025
version

(Post-Westbrook
Communities LAP
HGA Public Hearing
approval on January
14, 2025)

