

# West Elbow Communities Heritage Guidelines **Implementation Guide**



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# Heritage Guideline Areas

## What are Heritage Guideline Areas?

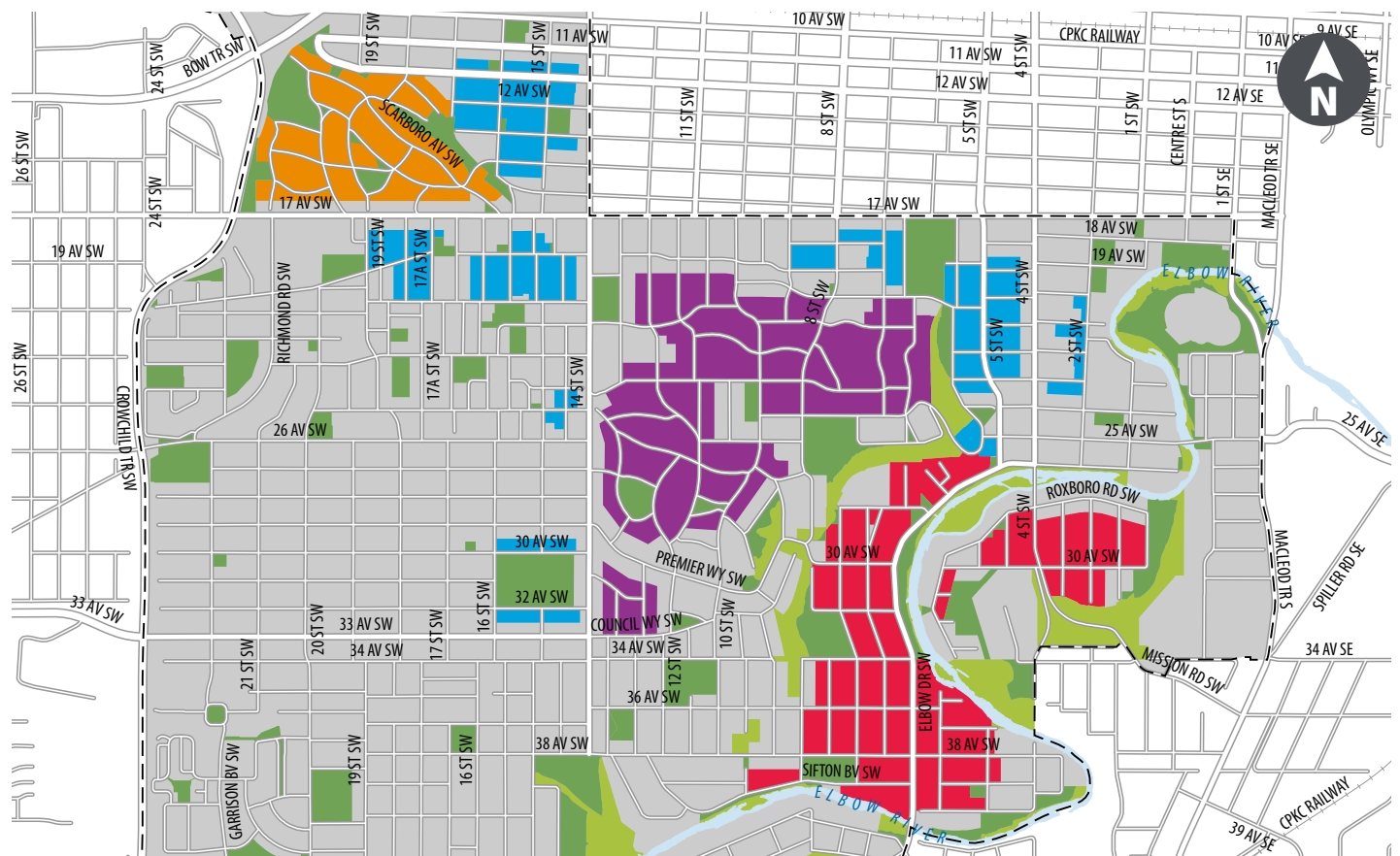
Heritage Guideline Areas are identified in a local area plan and indicate where there are concentrations of **heritage assets**, sometimes referred to as “character homes.” In these areas, both new developments and major exterior renovations to existing buildings are made subject to a discretionary review and approval process by The City. The application design guidelines also promote the integration of historic design characteristics found in local **heritage assets**.

The Heritage Guidelines 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**.

## What are heritage assets?

**Heritage assets** are privately-owned buildings, typically constructed before 1945, that retain most of their original style, design, details, and construction materials as determined through a visual assessment.



### Legend

- |   |  |   |  |
|---|--|---|--|
| <span style="display: inline-block; width: 20px; height: 10px; background-color: red; margin-right: 5px;"></span> Precinct 1:<br>(Elbow Park, Rideau Park, Roxboro) | <span style="display: inline-block; width: 20px; height: 10px; background-color: blue; margin-right: 5px;"></span> Precinct 2:<br>(Cliff Bungalow, Lower Mount Royal, Mission, Sunalta, Bankview, South Calgary) | <span style="display: inline-block; width: 20px; height: 10px; background-color: purple; margin-right: 5px;"></span> Precinct 3:<br>(Upper Mount Royal) | <span style="display: inline-block; width: 20px; height: 10px; background-color: lightgreen; margin-right: 5px;"></span> Natural Areas       |
|   |  | <span style="display: inline-block; width: 20px; height: 10px; background-color: orange; margin-right: 5px;"></span> Precinct 4:<br>(Scarboro)          | <span style="display: inline-block; width: 20px; height: 10px; background-color: darkgreen; margin-right: 5px;"></span> Parks and Open Space |
|   |  |   | <span style="display: inline-block; border-bottom: 1px dashed black; width: 20px; margin-right: 5px;"></span> Plan Area Boundary             |

Note: bolded terms are defined in the glossary of the West Elbow Communities Local Area Plan.

# Guidelines Overview

The Heritage Guidelines apply to new development and significant exterior renovations in the Heritage Guideline Areas. They ensure that new development responds to and supports the historic character in these areas. The Heritage Guidelines address four overarching design categories:

- Site and Landscape Design
- Roofs and Massing
- Front Façades
- Windows, Materials, and Details

Overall, the Heritage Guidelines encourage new development to take design inspiration from nearby **heritage assets** in ways that complement the unique and historic qualities of **heritage assets** while allowing for modern interpretations.

The images shown throughout this implementation guide show various ways that new development can respond to existing **heritage assets**. For example, various scales of development may occur in the Heritage Guideline Areas and the images included show how these varying scales can incorporate the design guidelines.

Four distinct precincts have been developed and include a community or group of communities that represent similar types of residential **heritage assets** and development patterns. For more information about the history of each community, please see Appendix D: Additional Historical Information in the West Elbow Communities Local Area Plan (Plan). In the case of a conflict between precinct specific policy and general policy, the precinct policy applies.

Where multi-residential development is supported in the Plan, specific multi- guidelines apply to parcels within Heritage Guideline Areas expected to experience future growth. These guidelines incorporate design elements that will allow multi-residential redevelopment that contributes to and enhances the historic character of the Heritage Guideline Areas. In the case of a conflict between multi-residential policy and general policy, the multi-residential policy applies.

## Examples of character elements





# Site and Landscape Design

Site and landscape design are important factors in how a building fits in with the surrounding area. Proper building setbacks from the street and trees in the front yard or boulevard help a building fit in with existing homes.

## **Applicable Heritage Guidelines:**

- Notwithstanding the minimum **land use bylaw** setback:
  - front yard setbacks should be informed by the existing **heritage assets** on the block; and,
  - where existing front yard setbacks on the block face are generally consistent (meaning the front yard setback for development on the block is generally aligned), the front setback for new development should not be less than the smallest existing front setback of existing **heritage assets** on the block face.

## **Example of front setback and tree planting within a Heritage Guideline Area**



- Development should provide well-defined and direct pathway connections from front doors to the sidewalk and **public space**.
- Where a public boulevard with canopy trees is not present, landscaping should include at least one deciduous tree in the front setback area or within the boulevard, where feasible, that will contribute to a mature tree canopy.
- Relaxation of The City's **land use bylaw** landscaping requirements may be considered in the front setback where two mature trees are retained in the front yard or boulevard.
- Front setbacks should be soft landscaped, and the use of hard landscaping is discouraged.
- Synthetic landscaping material is strongly discouraged.
- Where no rear lane access for garage or on-site parking exists:
  - a narrow side driveway to the rear of the lot is strongly encouraged;
  - a detached garage should be located primarily behind the front building façade;
  - an attached garage should not project beyond the main building façade; and,
  - a drive-under garage should:
    - only be allowed where the parcel is too shallow, too narrow or where existing grades are too steep to accommodate a detached side or rear garage; and,
    - not project beyond the main building façade.



Aligned front setback



Well defined and direct pathway



Canopy tree in front setback



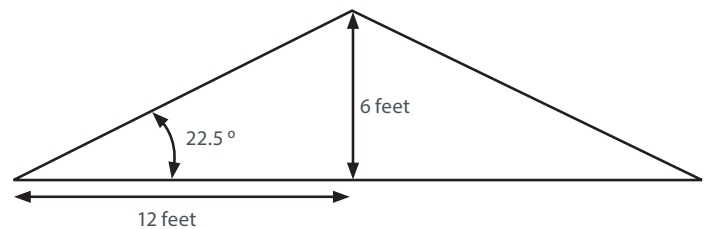
# Roofs and Massing

The roof style and design of a building influence how well it fits in with surrounding **heritage assets**. The intent of policies in this section are to reduce the visual impact of new development by considering roof design and building massing (e.g., size and shape), particularly in how they relate to **heritage assets**.

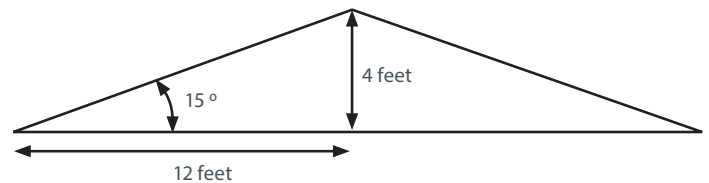
## Applicable Heritage Guidelines:

- Roof styles should be informed by and complement the **heritage assets** in the area. The design should:
  - incorporate a roof profile informed by the existing **heritage assets** on the block with a strong emphasis on visual continuity along the street;
  - have a minimum primary roof pitch of 6:12;
  - have a minimum primary roof pitch of 4:12 when **heritage assets** in the Heritage Guideline Areas have a similar roof pitch or form;
  - where visible from the street, flat roofs or **contemporary asymmetrical roof pitches** are strongly discouraged.
- Decks above the main floor are encouraged to be incorporated into the roofline or recessed into the façade to diminish their visual impact.
- Foundation height is encouraged to conform to the foundation height of existing **heritage assets** on the block.
- Buildings with a front façade width exceeding 12 metres or a height exceeding two storeys are encouraged to mitigate their visual impact through variations in:
  - massing;
  - rooflines; or,
  - materials.

### 6:12 Pitched roof example



### 4:12 Pitched roof example



Contemporary asymmetrical roof



Contemporary asymmetrical butterfly roof

- Where new development is larger than nearby **heritage assets**, the visual impact of upper storeys of buildings, visible from the street, should be reduced by employing design measures such as:
  - the use of **compound roofs** (e.g., cross-gabled or combination roof pitches) to hide the upper storey;
  - shifting massing away from smaller-scale buildings; or,
  - reduced building massing on upper storeys.
- Developments with more than one unit should have distinct rooflines that accentuate individual units.

**Example of roof pitch and massing**



Upper deck incorporated into roofline

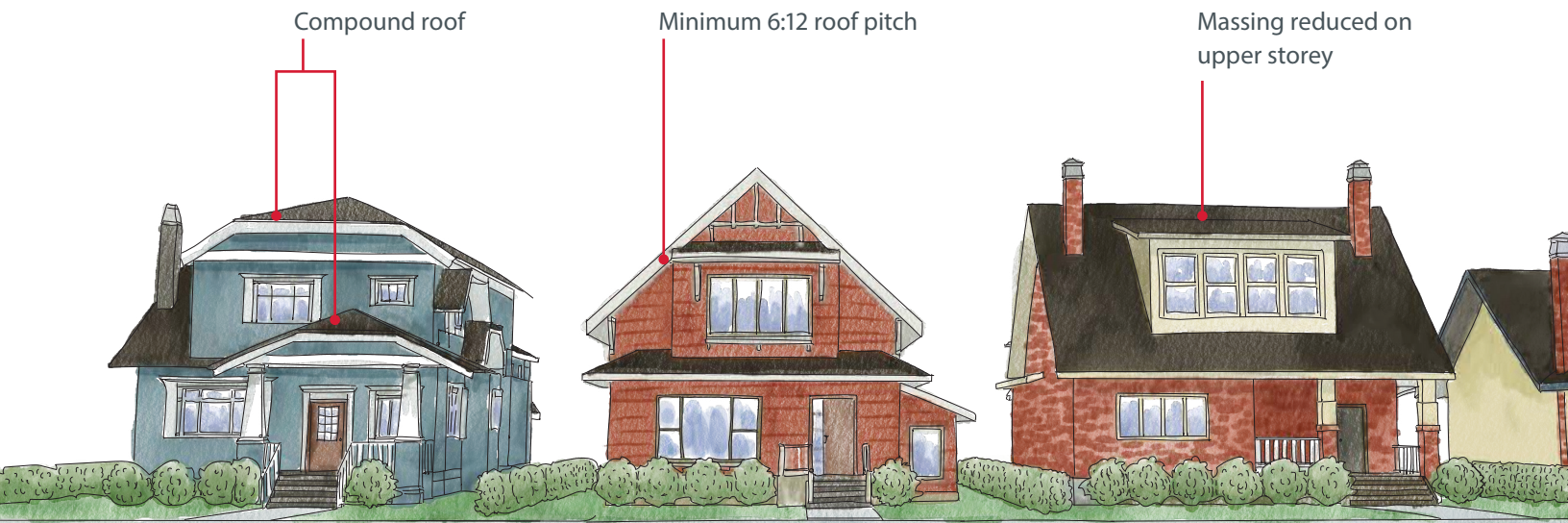


Reduced building mass on upper floor



Compound roof pitches

**Example of roofs and massing within a Heritage Guideline Area**





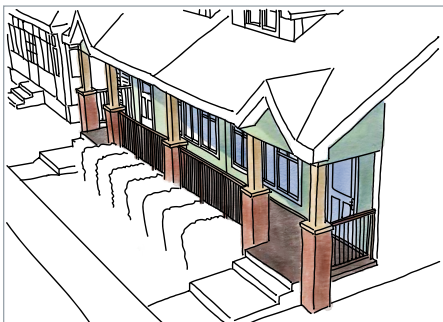
# Front Façades

The front façade of a building provides an important relationship between a building and the street. This is how the building is most often viewed and therefore it is important that the front façade take cues from surrounding **heritage assets**.

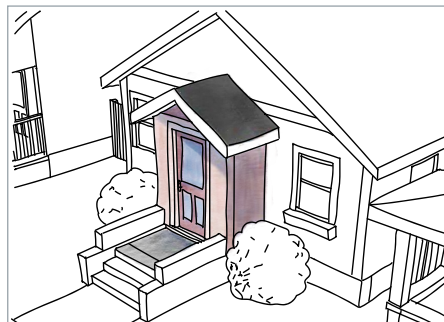
## Applicable Heritage Guidelines:

- Development should be designed to provide a front projection on the main floor that may be covered or enclosed, and that comprises at least a third of the width of the front main floor façade for each unit visible from the street. This front projection could include elements such as:
  - porches;
  - patios;
  - verandas;
  - sunrooms; or,
  - bay windows.
- Front façades should reference the vertical and horizontal pattern of the streetscape, maintaining the proportions, and depth of existing **heritage assets** on the block.
- Front projections beyond the building's main façade should include a roof informed by the existing **heritage assets** on the block and integrated into the overall building design.

## Examples of front projections



Full width verandah



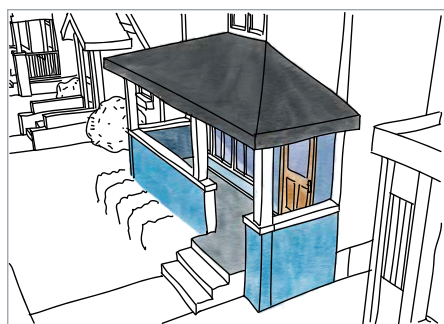
Enclosed entryway



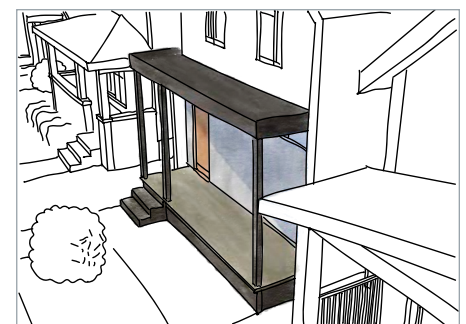
Shed verandah



Gable verandah



Hipped verandah



Flat verandah

# Windows, Materials, and Details

Throughout the Heritage Guideline Areas certain defining historical details exist, visible in the **heritage assets**. The Heritage Guidelines ensure new developments include some of these details, while also allowing for modern interpretation and design.

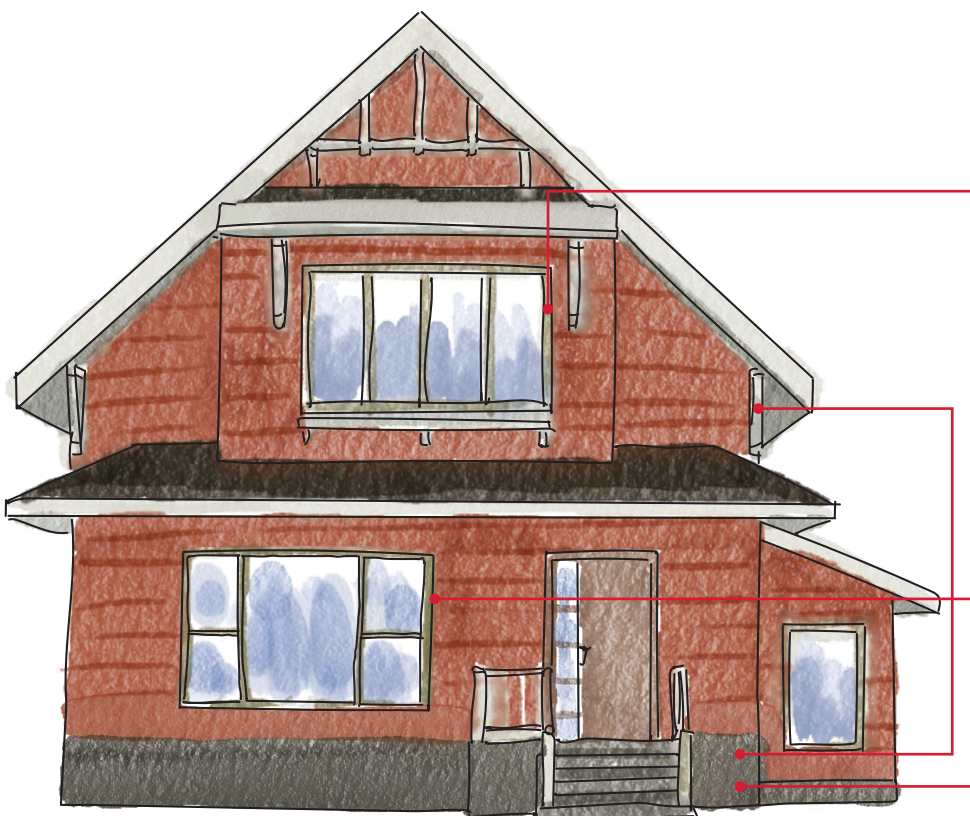
## Applicable Heritage Guidelines:

- Windows patterns should be informed by the existing **heritage assets** in the area and:
  - large uninterrupted floor-to-ceiling windows are discouraged; and,
  - horizontal window openings are encouraged to be divided into groupings of smaller vertically oriented windows.
- The use of natural or natural-looking building materials (e.g, masonry, wood, or wood-pattern cement board) is strongly encouraged.
- Where multiple building materials are used, heavier-looking materials (e.g., masonry or masonry veneer) should be used on the base of the building.
- The use of vinyl siding is strongly discouraged.



Vertically oriented windows

## Example of windows, materials, and details



Horizontal window openings are encouraged to be divided into groupings of smaller vertically oriented windows.

The use of natural or natural-looking building materials.

Heavier-looking materials (e.g., or masonry veneer) should be used on the base of the building.



# Precinct Policy

The following applies to individual precincts and are in addition to the above policies. In the case of a conflict, the following policy should apply.

## **Precinct 1: Elbow Park, Rideau Park, Roxboro**

- Decks above the main floor may project beyond the main façade of the building.

### **Example of development in Precinct 1**

Decks above the main floor may project beyond the main façade of the building.



Example of deck projecting above the main floor

## **Precinct 2: Cliff Bungalow, Lower Mount Royal, Mission, Sunalta, Bankview, South Calgary**

- Decks above the main floor may project beyond the main façade of the building.

### **Example of development in Precinct 2**

Decks above the main floor may project beyond the main façade of the building.



Example of deck projecting above the main floor



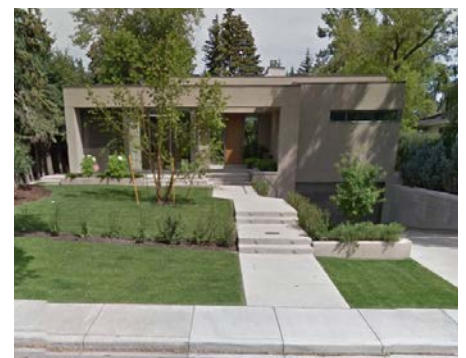
### Precinct 3: Upper Mount Royal

- Flat roofs may be considered where development in the Heritage Guideline Areas has a similar roof form.
- Front projections beyond the main façade of the building are encouraged but not required.

#### Example of development in Precinct 3



Example of projection beyond the main facade

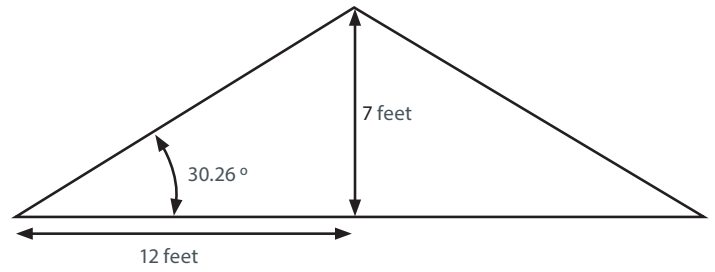


Example of flat roof

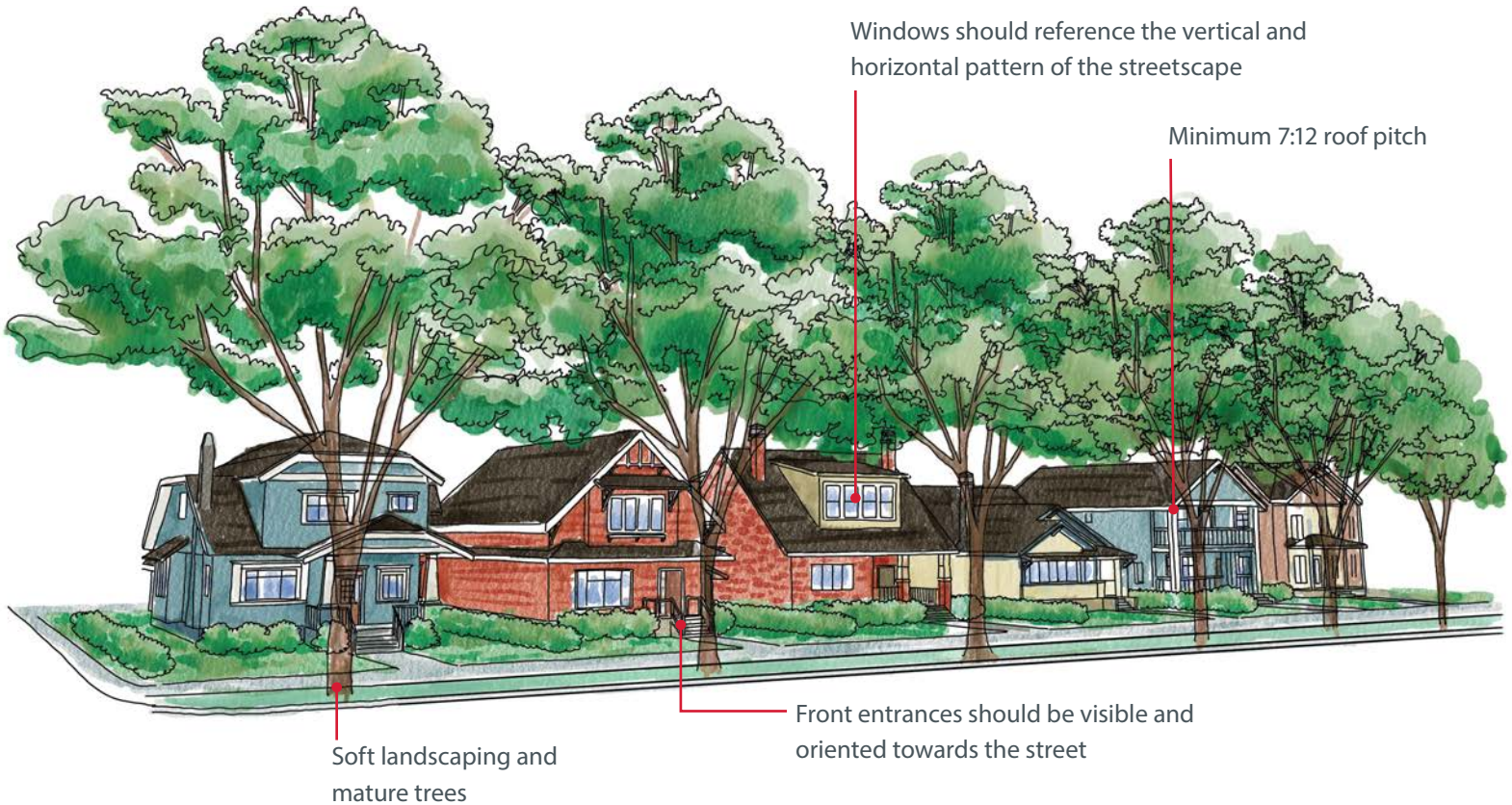
## Precinct 4: Scarborough

- Soft landscaping and mature trees are strongly encouraged in the front, side, and rear setbacks.
- The primary roof visible from the street should have a minimum pitch of 7:12 that is informed by and complements the **heritage assets** in the area.
- Windows should reference the vertical and horizontal pattern of the streetscape, maintaining the proportions of existing **heritage assets** on the block.
- Units that face the street should provide front entrances that are visible from and oriented towards the street.

### 7:12 Pitched roof example



### Example of development in Precinct 4



Example of landscaping and front entrance oriented to the street



Example of minimum 7:12 roof pitch and verticle window patterns



# Multi-residential Policy

The following policies apply to multi-residential development and are in addition to the above policies. In the case of a conflict, the following policy should apply.

## Site and Landscape Design

- Development should provide well-defined and direct pathway connections from entrances on the main floor to the sidewalk and **public space**.
- Where no rear lane access for garages or on-site parking exists, entrances for enclosed parking should not project beyond the main building facade.

### Example of multi-residential development with parking access from street



## Roofs and Massing

- To reduce visual impact where new development exceeds three storeys in height, the streetwall should include design elements such as:
  - a well detailed and prominent cornice line with a stepback above the third storey; or,
  - a mansard or pitched roof above the third storey.
- The height of the streetwall should be a maximum of three storeys with a minimum 2.0 meter stepback beyond the third storey.

### Example of multi-residential development roof and massing





## Front Façades

- To create a varied streetwall profile and avoid long uninterrupted building frontages, streetwalls should:
  - be separated into distinct vertical sections, to a maximum of 8.0 metres in width, incorporating a well-defined rhythm of architectural design elements consistent with **heritage assets** in the area, such as: colour, changes in materials, and projections, which may include bay windows; and,
  - extend from the ground to the top of the streetwall.
- To activate the street, design elements such as porches and patios should be included at the main floor.
- Pedestrian entrances should be discernable from the streetwall employing design elements such as:
  - projections;
  - articulation;
  - rooflines; or,
  - changes in materials.

### Example of front façades on multi-residential development

