

Welcome

**Glenora Heritage
Character Area Rezoning**

DROP-IN WORKSHOP 1

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Project Outline, Purpose, & Goals

Project Summary

The Glenora community encompasses one of the city's richest collections of historic residences and is recognized as a well-preserved example of a garden city suburb in Canada.

Residents and members of the Old Glenora Conservation Association (OGCA) have expressed their concerns to City Council about the loss of historic resources in the area. They have asked the City to explore developing special area zoning to ensure new developments complement the historic nature of the Glenora neighbourhood.

As a result of these efforts, the City conducted an inventory of historic resources in Glenora. The resulting report identified three unique character areas in Glenora south of Stony Plain Road:

- + 102 Avenue Character Area
- + Capital Hill Character Area
- + Old Glenora Character Area

In December 2018, City Council approved a project to undertake a (DC1) Direct Development Control Provision exercise for the Glenora Character Areas.

Learn more by going to: edmonton.ca/heritageareas

Project Goal

- + To develop zoning that will manage the character of the area so that elements that contribute to the heritage value and character are preserved while allowing for complementary changes

Project Objectives

- + Implement development criteria to guide new development that is sensitive and complementary to the character of Glenora
- + Ensure that, where feasible, the Zoning Provision is consistent with current zoning standards and broader City policies and objectives

What is a DC1 Provision?

- + A (DC1) Direct Development Control Provision is a custom zoning instrument used for detailed siting and design of buildings where it is necessary to establish, preserve, or enhance areas of unique character, including sites of special historical and cultural value.
- + Direct Development Control Provision (DC1) zoning tools have been used to enhance and protect local character in a number of other historic character areas in Edmonton such as the Westmount Architectural Heritage Area and the Strathcona Historical Commercial Area.

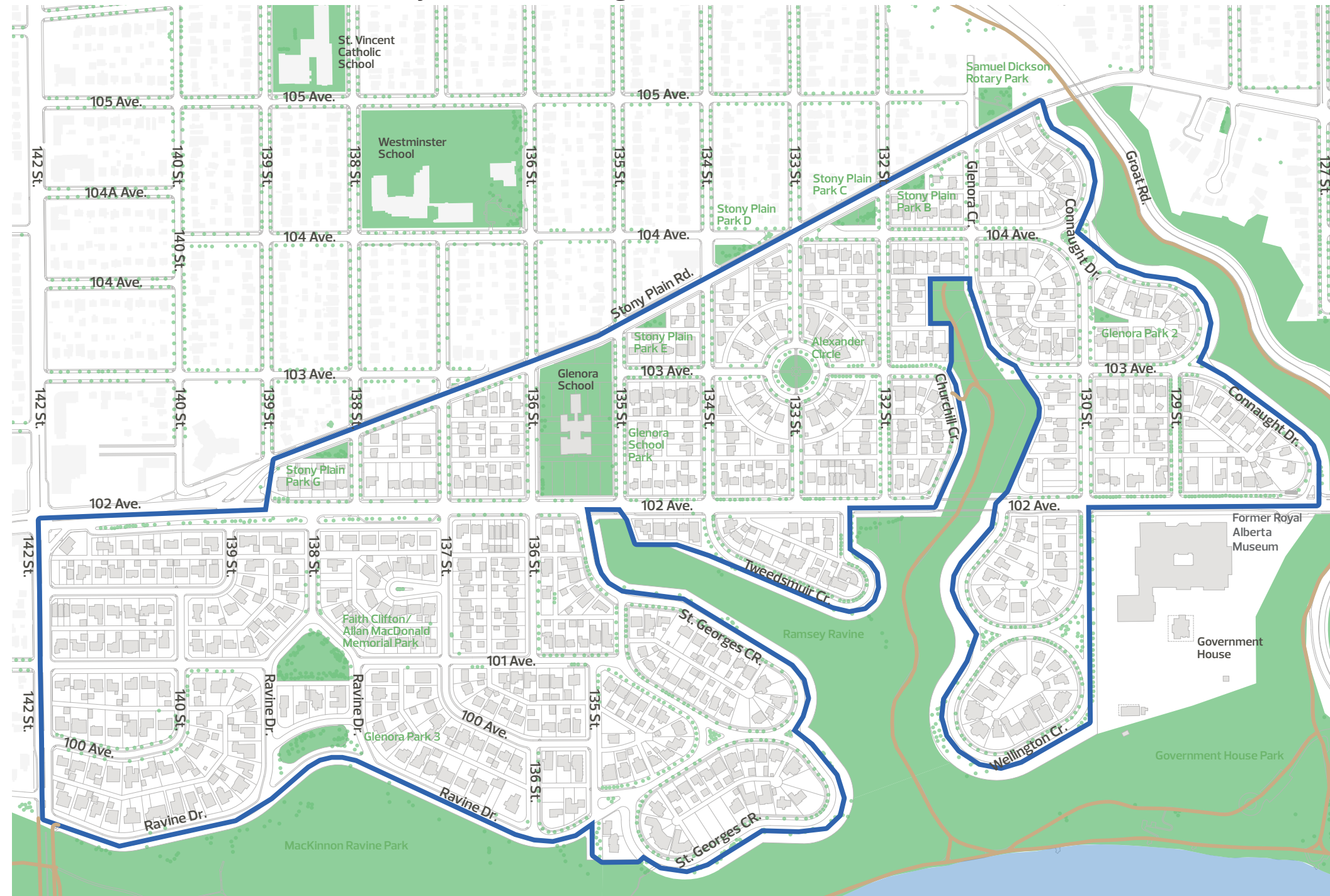
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Project Boundaries

Use a dot sticker to indicate where you live in the neighbourhood.



 Glenora Heritage Character Area Rezoning Project Boundary

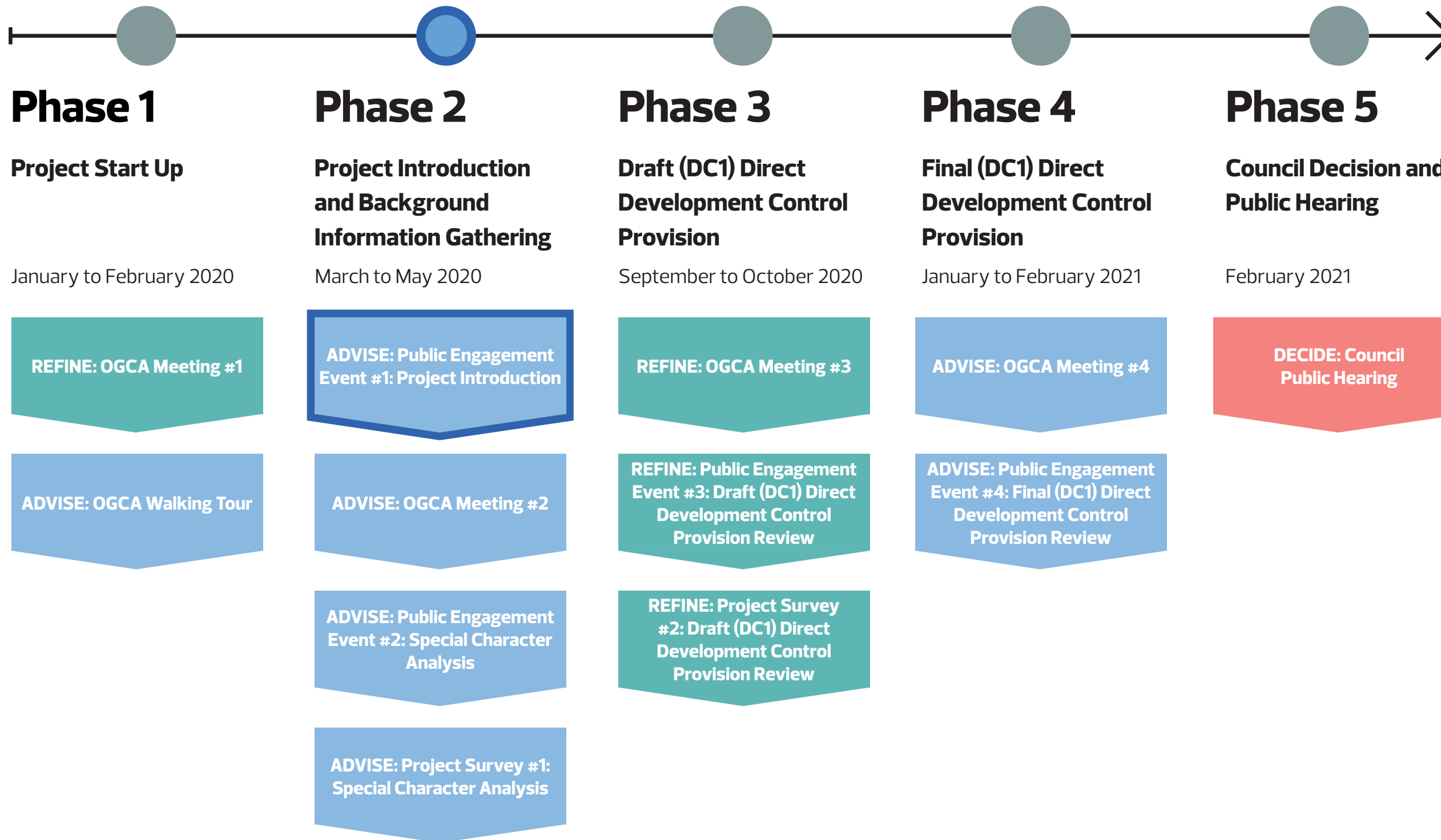
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Timeline & Engagement



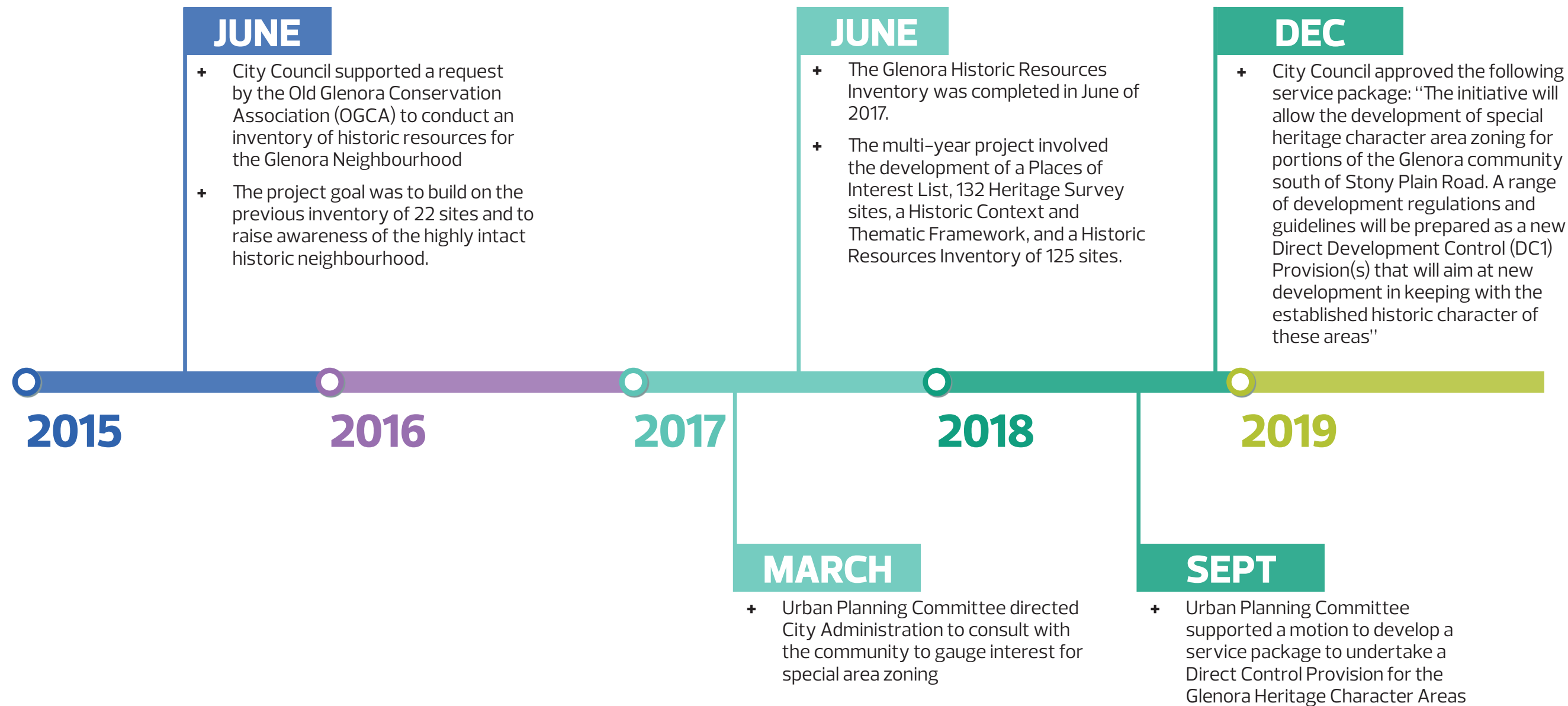
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Project Background



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Historically Significant Properties



What is the Inventory of Historic Resources in Edmonton?

The Inventory of Historic Resources is a list of properties that are historically and architecturally significant and merit conservation, but are not legally protected. Resources on the Inventory are eligible to be designated as a Municipal Historic Resource.

What is a Designated Municipal Historic Resource?

If a property is designated as a Municipal Historic Resource, it is legally protected from demolition or inappropriate alterations.

What is a Designated Provincial Historic Resource?

If a property is designated as a Provincial Historic Resource, it is associated with a significant aspect of Alberta's past and is legally protected under the Historical Resources Act.

-  Glenora Heritage Character Area Rezoning Project Boundary
-  Properties listed on the Inventory of Historic Resources in Edmonton
-  Properties designated as a Municipal Historic Resource
-  Properties designated as a Provincial Historic Resource

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Neighbourhood Character

Neighbourhood Development

- + Developed before the First World War as an exclusive neighbourhood with influences of the City Beautiful and Garden City Suburb movement.
- + The 1911 subdivision plan used the flow and topography of the ravine and surrounding landscape. Streets were designed to follow the natural contours of the landscape.
- + Key defining characteristics of the neighbourhood during its early development include large architecturally designed estate houses, curvilinear streets, irregularly shaped lots, landscaped boulevards, and wide setbacks which resulted in well-landscaped front yards.
- + The highest concentration of building occurred in the late 1920s to early 1930s, known as Glenora's 'Golden Age' of architecture. Many homes were built by prominent architects in the Period Revival style.
- + Development stalled during the late 1930s through the Second World War, resuming in the late 1940s with the post-war boom.
- + During this period, more modest houses were constructed on smaller lots in the Minimal Traditional and Modern styles.

What are the Garden City and Garden Suburb movements?

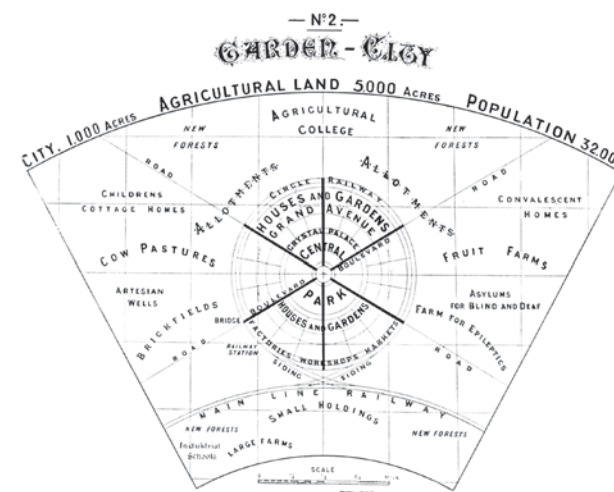
- + Developed by Sir Ebenezer Howard in the late 1800s as a reaction to the overcrowding of cities and industrial pollution in England.
- + Envisioned as self-contained communities surrounded by greenbelts, combining the benefits and amenities of the town with those of the country.
- + Planned in concentric patterns of open spaces, parks, and radial boulevards with a primary focus on a readily accessible natural environment.
- + Often designed to incorporate the natural topography of an area into the layout of streets and orientation of building lots.
- + Influential with new suburban design and community planning in the early 1900s.



Janes Residence (left) – Storybook Revival
Boyce Residence (right) Tudor Revival



Leiberman Residence – Dutch Colonial Revival



Howard's Garden City Concept



Early Glenora Subdivision

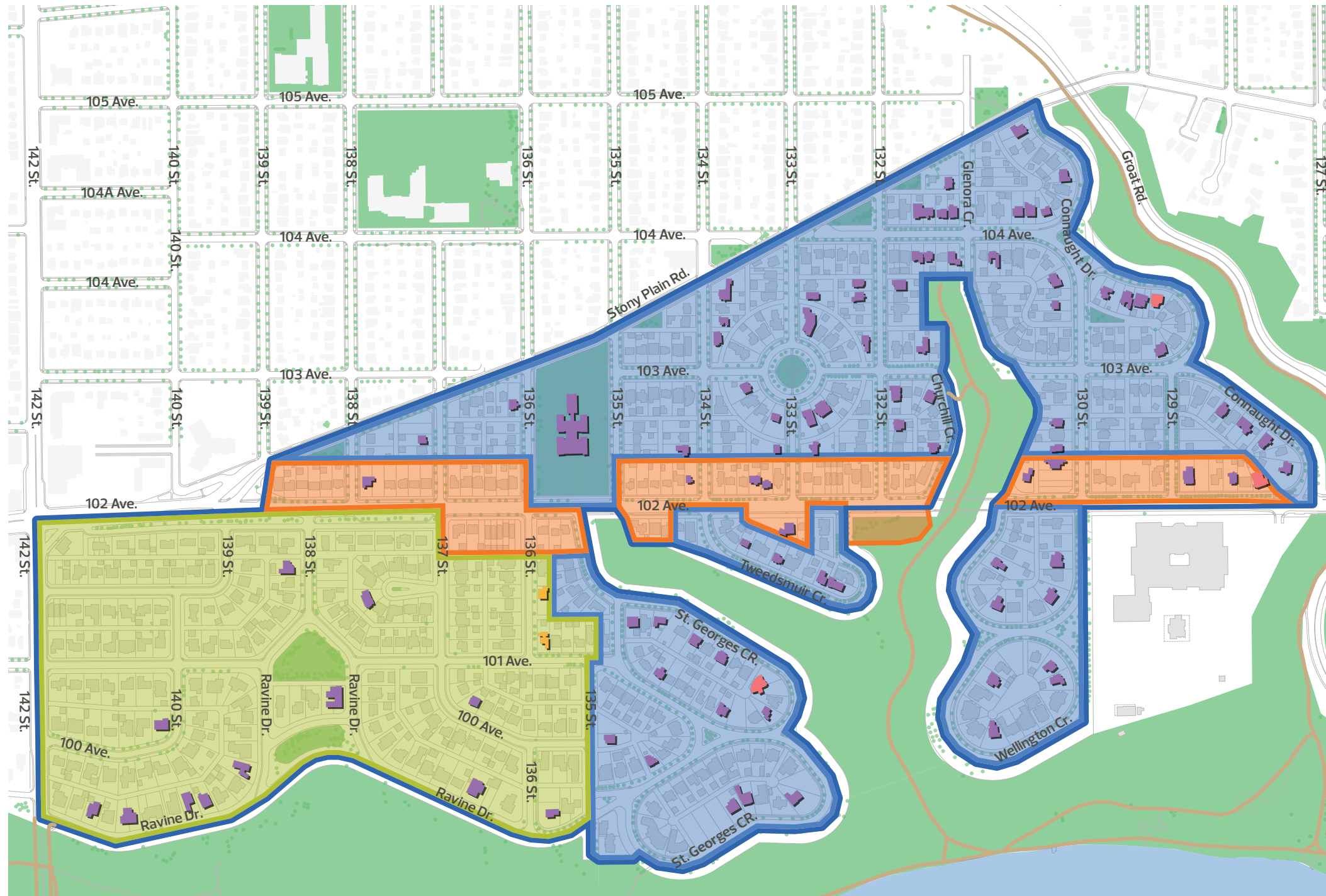
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Glenora Character Areas



Character Areas

The Historic Context paper for the neighbourhood identified three Heritage Character Areas.

- + Old Glenora Character Area
- + 102 Avenue Character Area
- + Capital Hill Character Area

Each of the three character areas is significant in terms of the original building stock, development and massing patterns, landscape features, and pedestrian and vehicle access characteristics.

- Glenora Heritage Character Area Rezoning Project Boundary
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Glenora Character Areas

Old Glenora Character Area

- + Surveyed in 1911 by Richard H. Knight who utilized a standard grid-iron layout in the western section and a Garden City Suburb in the south and eastern sections.
- + Characterized by curvilinear streets lined with mature trees, Irregular-shaped parklets to the south, and a large circular block (Alexander Circle) in the middle and a grid-iron layout.
- + The highest concentration of buildings developed during Glenora's Golden Age of Architecture and one of the best-preserved Garden City Suburb neighbourhoods in Canada.
- + 75 historic resources.



Alexander Circle

102 Avenue Character Area

- + Originally called Athabasca Avenue, 102 Avenue was built in stages starting in 1913.
- + James Carruthers funded the development of the Groat Ravine Bridge in 1911 in exchange for the extension of the streetcar service along 102 Avenue to Wellington Crescent.
- + Characterized by a strong east-west orientation, landscaped boulevards with mature trees on the north side of the street and grassed boulevards on the south side of the street.
- + Architecture reminiscent of the Period Revival, Minimal Traditional, and Modern style.
- + Form, massing and scale includes one to two-storey structures, wide setbacks, and well-landscaped lots
- + 9 historic resources.



Dr. W.D. Ferris Residence (Arts and Crafts) along 102 Avenue

Capital Hill Character Area

- + Subdivided in 1907 by John B. Gardiner, replotted in 1930 and again in 1949 with Garden City influences including curvilinear blocks and preserved natural enclaves.
- + Architecture characterized by buildings in the Modern style.
- + Form, massing and scale includes one to two-storey structures with wide set-back and well-landscaped lots.
- + 14 historic resources.



Character along Ravine Drive

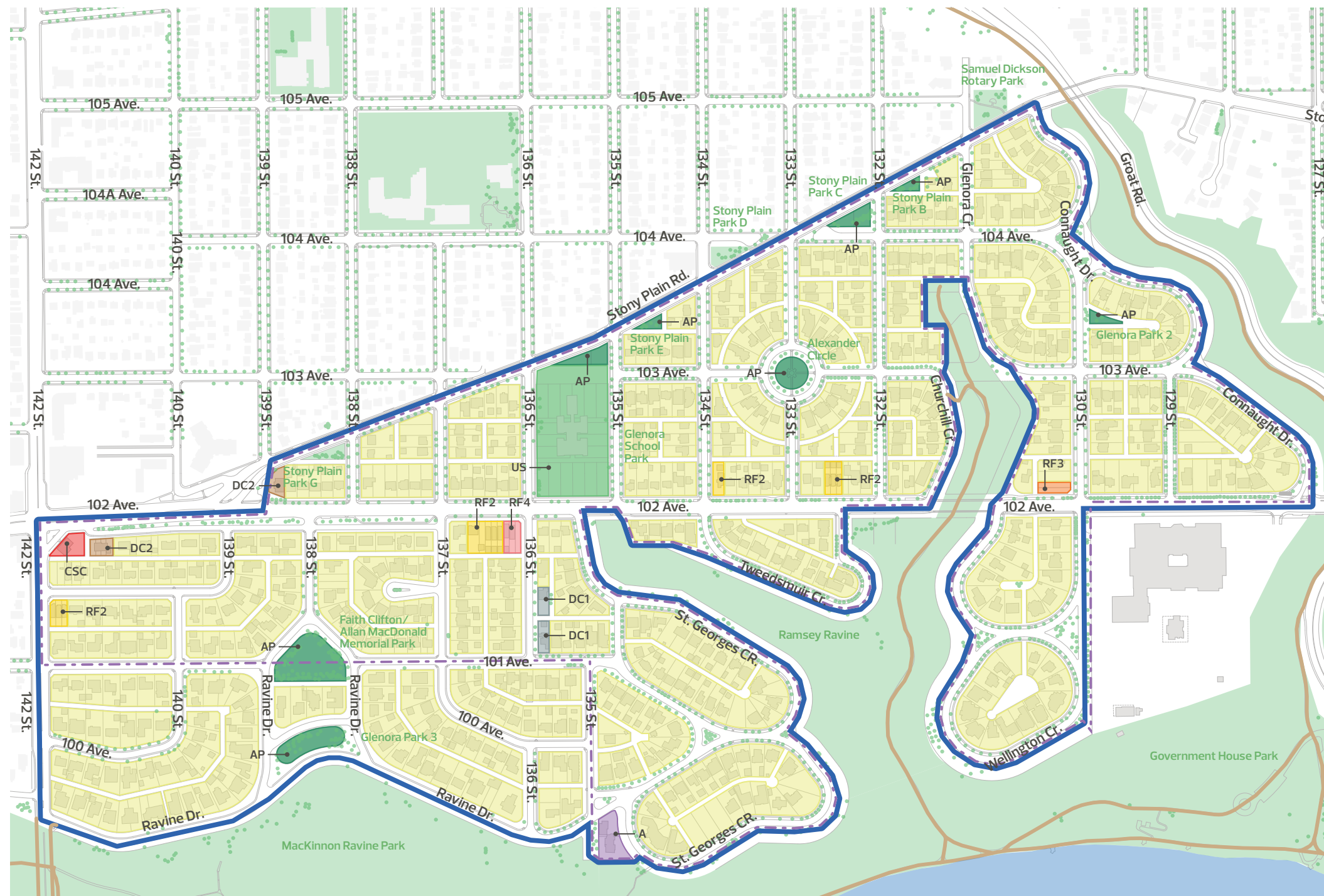
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Regulatory Context



- Glenora Heritage Character Area Rezoning Project Boundary
- Carruthers Caveat
- (RF1) Single Detached Residential Zone
- (RF2) Low Density Infill Zone
- (RF3) Small Scale Infill Development Zone
- (RF4) Semi-detached Residential Zone
- (DC1) Direct Development Control Provision
- (DC2) Direct Development Control Provision
- (CSC) Shopping Centre Zone
- (A) Metropolitan Recreation Zone
- (AP) Public Parks Zone
- (US) Urban Services Zone

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Regulatory Context

Existing Zoning and Overlays

- + Primary zoning in the neighbourhood is RF1 – Single Detached Residential Zone which allows for the development of single-detached housing and other forms of small scale housing such as secondary suites, garden suites, semi-detached housing, and duplex housing.
- + A smaller number of parcels are zoned RF2 – Low-Density Infill Zone, RF3 – Small Scale Residential Infill Development Zone, and RF4 – Semi-detached Residential Zone.
- + Two (DC1) Direct Development Control Provisions are applicable to the William Blakey Residence and Hyndman Residence along 136 Street. The purpose of these zones is to preserve these residences as Municipal Historic Resources.
- + Two (DC2) Site Specific Development Control Provisions are located along 102 Avenue and 139 Street. The purpose of the DC2 along Stony Plain Road is to allow for row housing and the purpose of the DC2 along 139 Street is to establish professional and office support services which are compatible with surrounding residential uses.

City Plan

- + The City Plan will be Edmonton's new Municipal Development Plan (MDP), replacing 'The Ways' documents, including the current MDP and Transportation Master Plan (TMP).
- + As of March 2020, Administration is preparing to present a draft City Plan and citywide planning framework to the Urban Planning Committee.
- + The four strategic goals of The City Plan are focus areas that guide transformation change as the City grows to two million residents.

Carruthers Caveat

- + A caveat is registered on the title of a property stating that there are specific requirements for that parcel of land.
- + The Carruthers Caveat was passed in 1911 and reinforces the design of the neighbourhood with Garden City influences.
- + Provisions of the caveat include restrictions on commercial development, imposing detailed and variable restrictions on a lot-by-lot, block-by-block basis with regards to setbacks and minimum values for new construction.

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What aspects of the street and streetscape contribute to the character of Glenora?



Use a sticky note to tell us what you think.

A large, light blue rounded rectangular area intended for users to write their feedback or comments.

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What aspects of the open space and landscaping contribute to the character of Glenora?



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A large, light blue rounded rectangular area intended for users to provide feedback or comments.

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What aspects of historical development contribute to the character of Glenora?



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A large, light blue rounded rectangular area intended for users to write their responses or sticky notes.

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What aspects of new development contribute to the character of Glenora?



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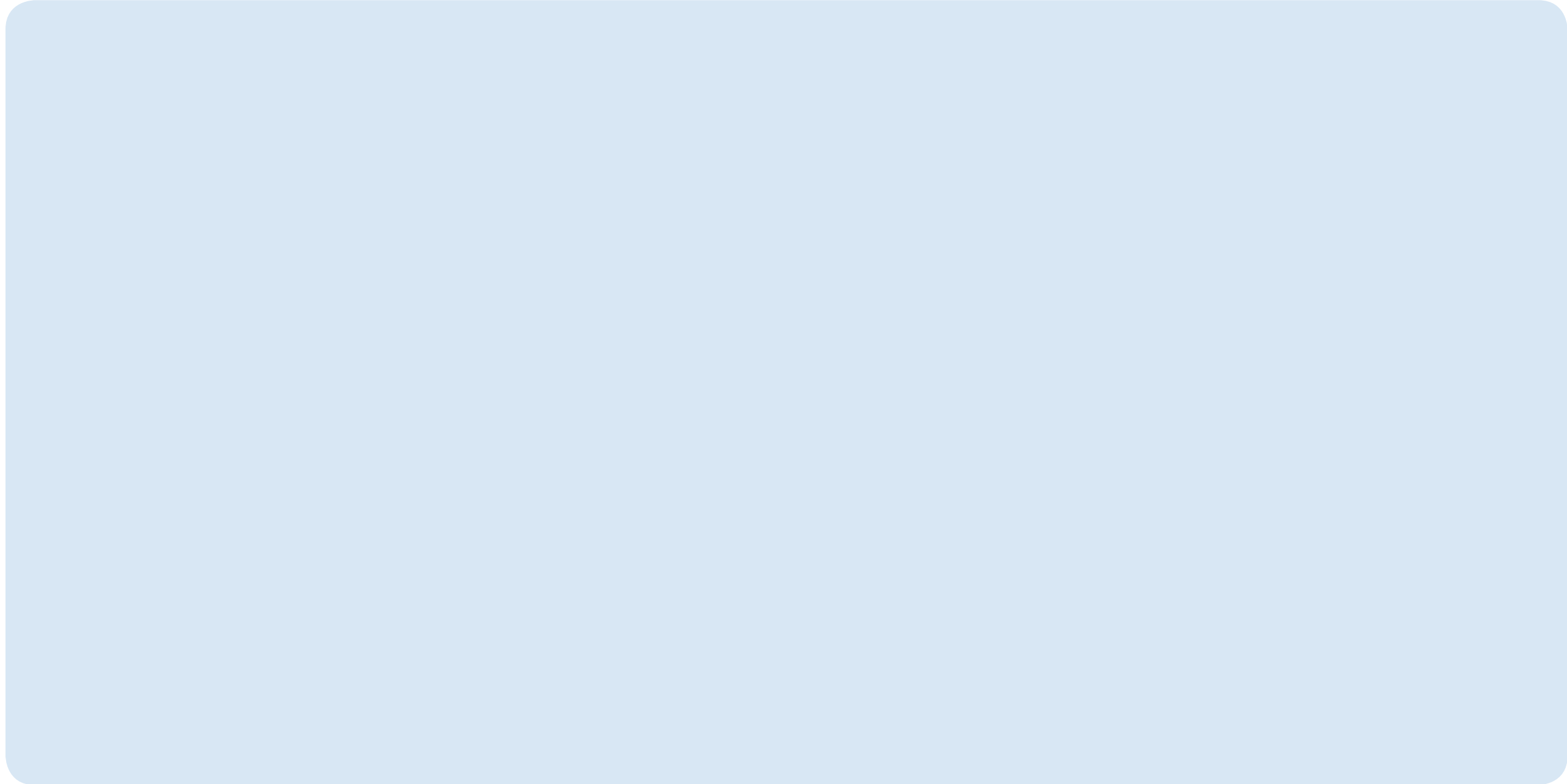
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What is important to you before we start working on this project?

Use a sticky note to tell us what you think.



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