

Welcome

Westmount Architectural Heritage Area Rezoning

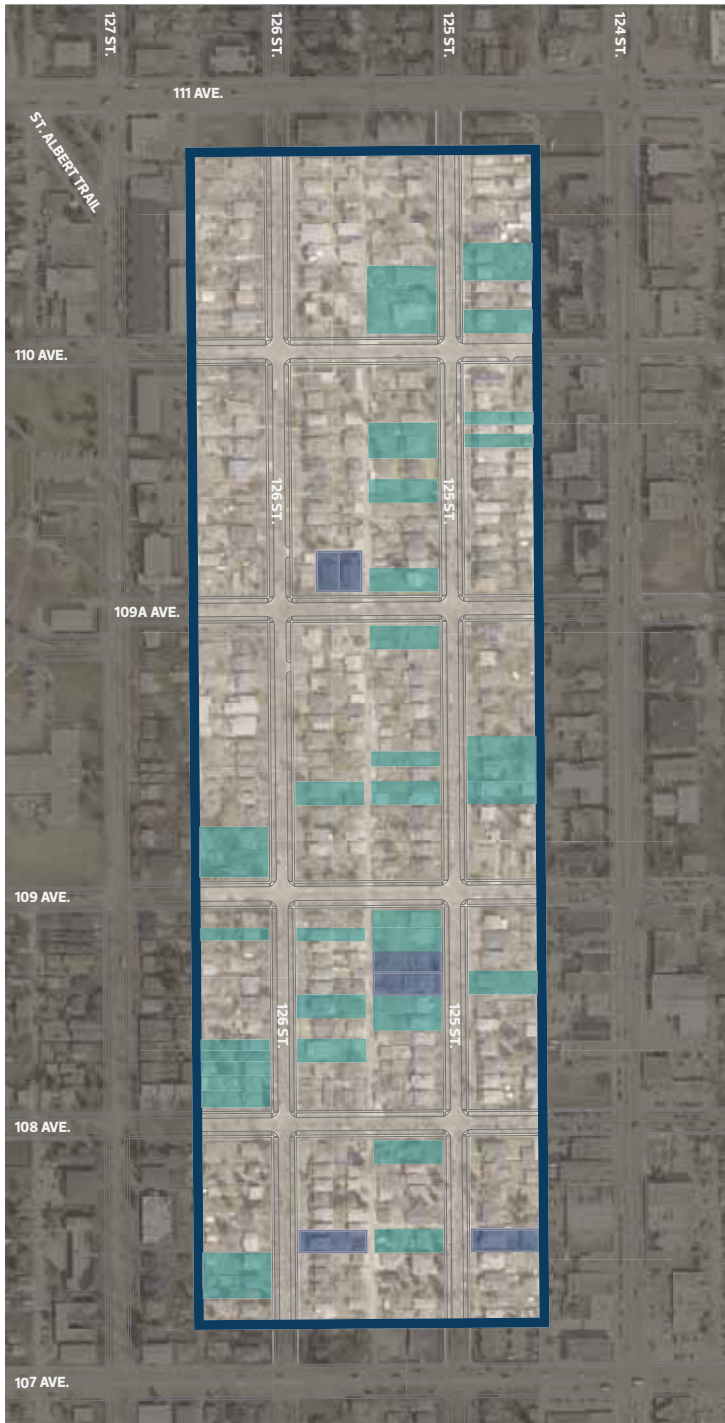
DROP-IN WORKSHOP 2



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The Westmount Architectural Heritage Area



Legend

- Properties listed on the Inventory of Historic Resources in Edmonton
- Properties designated as a Municipal Historic Resource
- WAHA Boundary

What is the Inventory of Historic Resources in Edmonton?

The Inventory of Historic Resources in Edmonton is a list of resources that merit conservation but are not legally protected. If a resource is then designated as a Municipal Historic Resource, it is listed on the Register of Municipal Historic Resources and becomes legally protected.

What is a Designated Municipal Historical Resource?

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

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Background

Establishment of the Westmount Architectural Heritage Area

Through the preparation of the West-Ingle Area Redevelopment Plan (ARP) in 1983, it was identified that there were a significant number of properties in the Westmount area that were historically and architecturally significant. Many of these properties were concentrated on 125 Street and 126 Street between 107 Avenue and 111 Avenue, in the present day Westmount Architectural Heritage Area.

Following the adoption of the ARP, efforts continued in the community to recognize and protect the historic character of Westmount. These efforts resulted in the formal recognition of the Westmount Architectural Heritage Area (WAHA) in 1997 and the implementation of a Direct Development Control (DC1) Provision. The intent of the DC1 Provision is to ensure that new development and renovations reflect the architectural character of the area's historic homes. The DC1 Provision includes voluntary architectural guidelines to support this intent.

Project Goal

To build consensus in relation to appropriate amendments to the West-Ingle ARP and WAHA DC1.

Emerging Issues

- + Increasing development pressure
- + Voluntary architectural guidelines no longer adequate to serve their intended purpose
- + Lack of clarity in regards to development requirements
- + Inconsistency with current zoning standards
- + Changes in heritage management best practice

Project Objectives

- + Encourage the retention of and appropriate alterations to historically and architecturally significant properties
- + Implement architectural controls to guide new development
- + Ensure that, where feasible, the DC1 Provision is consistent with current zoning standards and broader City policies and objectives
- + Clarify development requirements in order to provide certainty to the community and developers and mitigate the potential for conflict

PROJECT PHASES

Phase 1

Development of Concept ARP and DC1 Amendments

Project Launch
Spring 2018

Engagement 1
Drop-in Workshop

What We Heard Report

Phase 2

Development of Proposed ARP and DC1 Amendments

Validation of Concept ARP and DC1 Amendments
Fall 2018



Engagement 2
Drop-in Workshop

Phase 3

Final ARP and DC1 Amendments proposed to Council

Validation of Final ARP and DC1 Amendments
Spring 2019

Public Hearing
Summer 2019

Engagement 3
Drop-in Workshop

City Council will consider the Final DC1 and ARP amendments

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Architectural & Historical Context

The Early History of the Westmount Architectural Heritage Area

- + The portion of Westmount east of 127th Street, including the heritage area, became part of the City of Edmonton in 1904.
- + During the economic boom prior to the First World War the WAHA developed rapidly, particularly after the streetcar from central Edmonton was extended to serve the area in 1911.
- + In the decades following the First World War, the area experienced little redevelopment and as a result retains a unique historic character.

Heritage Value

- + Representative of the street car suburbs catering to middle and upper-middle class Edmontonians that emerged in the West End in the early 1900s.
- + Significant for its residential architecture, which includes a high concentration of well-preserved Foursquare and Craftsman style homes constructed in the early 1900s.



Character Defining Elements

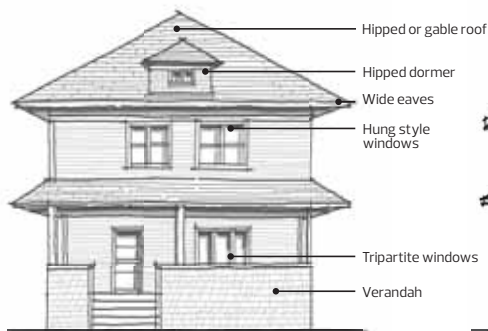
- + Rectilinear pattern of roadways
- + Rear laneways which provide vehicular access to individual lots
- + Mature boulevard trees lining the streets and avenues
- + A diversity of lot widths ranging from 7.5 meters to 30 meters
- + Narrow lots and side yards, which contribute to a fine grain pattern of development
- + Residences sited close to the street with relatively consistent setbacks
- + Residential architecture defined by a high concentration of Craftsman and Foursquare style houses constructed in the early 1900s

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Architectural Styles

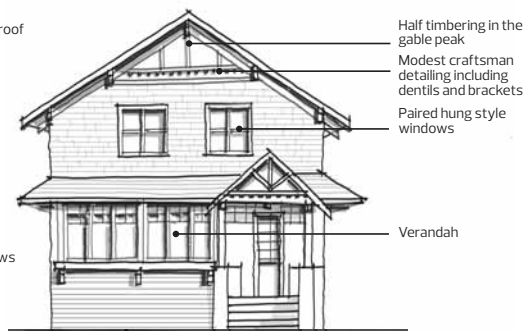
While the residential architecture of the heritage area is diverse, it can be generally classified into four major styles: The simple Foursquare, the Foursquare with Craftsman Influences, the Craftsman home and the Craftsman Bungalow.

Simple Foursquare



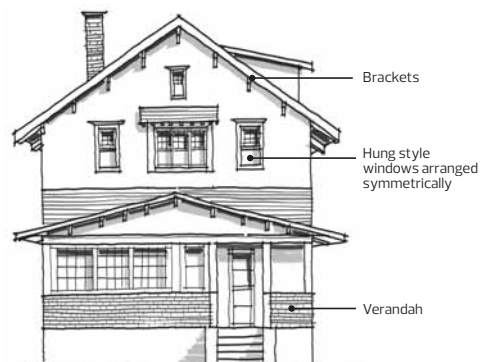
2 to 2.5 storeys in height, square floor plan
Typical cladding materials include clapboard and shingles

Foursquare with Craftsman Influences



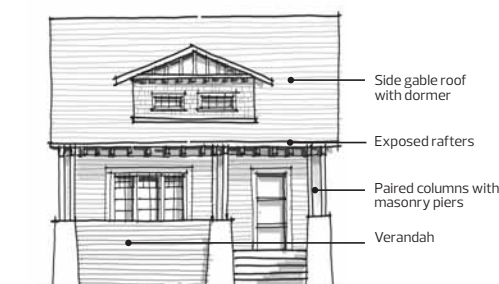
2 to 2.5 storeys in height, square floor plan
Typical cladding materials include clapboard and shingles with stucco accents

Craftsman Home



2 to 2.5 storeys in height
Typical cladding materials include clapboard and shingles or stucco

Craftsman Bungalow



1 to 1.5 storeys in height
Typical cladding materials include clapboard and shingles

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Regulatory Context

What is a Direct Development Control (DC1) Provision ?

- + A custom zoning provision which may be applied to sites or areas of unique architectural or historic character.
- + Can be applied to multiple properties within a defined area – some with, and some without, historic significance.
- + Often founded on the regulations of the underlying standard land use zone and augmented by a variable mix of additional regulations and/or guidelines to ensure that development respects and enhances an area's character.
- + Zoning changes of this nature are only undertaken with the active support of affected communities and property owners.

The Westmount Architectural Heritage Area – Direct Development Control (DC1) Provision

- + Based on the Single-Detached Residential (RF1) Zone of the Land Use Bylaw, which was in place at the time the Provision was adopted. This bylaw is applied in conjunction with the current Zoning Bylaw, when evaluating development permit applications in the Area.
- + Permits single-detached housing and a limited range of residential related uses.
- + Includes voluntary architectural guidelines which are intended to encourage property owners to renovate or rebuild in the architectural styles which characterize the WAHA.



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Regulatory Context

What is an Area Redevelopment Plan (ARP)?

An Area Redevelopment Plan (ARP) is a statutory plan that is formally adopted by City Council as a bylaw. An ARP is a forward-looking document which sets out a vision to guide the growth and change of an existing area of the city. This area may include a group of neighbourhoods, a single neighbourhood, or an area within a neighbourhood. The ARP which applies to the WAHA is the West-Ingle ARP.

ARPs are generally comprehensive in their nature and scope and may address a number of topics including:

- + Land use and physical development patterns
- + Urban design
- + Redevelopment
- + Historical preservation

ARPs may also enable Direct Development Control (DC1) Provisions, such as the WAHA DC1, to implement the objectives of the ARP and align with the vision for the area.

Why is the West-Ingle ARP being amended?

The existing WAHA DC1 is enabled and supported by the West-Ingle ARP, therefore amendments to the WAHA DC1 must also be reflected within the ARP. The existing West Ingle Area Redevelopment Plan (ARP) will be amended through the WAHA Rezoning. Amendments to the West-Ingle ARP are limited to Policy 1 – Architectural Heritage Area.



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ARP Amendments

Overview of Concept Amendments:

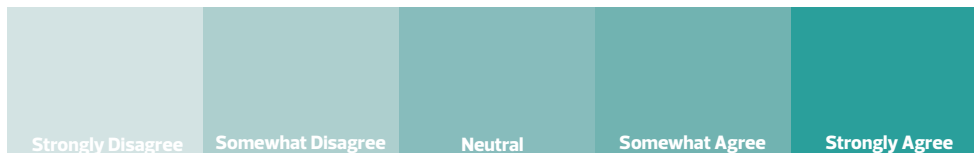
- + An updated statement of intent for the WAHA DC1
- + A detailed statement of significance which describes the historical and architectural value of the WAHA and details those physical elements which contribute to the WAHA's character
- + Sub-policies which will guide the development and implementation of the WAHA DC1
- + An updated list and map of all residences within the WAHA which have been listed on the Inventory of Historic Resources in Edmonton as well as those properties designated as Municipal Historic Resources and Provincial Historic Resources
- + An overview of the 2012 Westmount-Inglewood Neighbourhood Inventory process

New Policy Direction

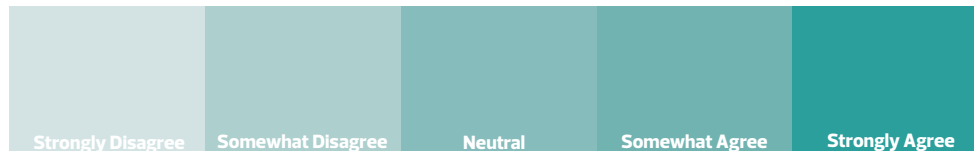
Policy Objectives	Proposed Sub-policies
Encourage the retention and protection of homes with historical and architectural significance in the WAHA.	<ul style="list-style-type: none"> Encourage the retention of, and appropriate alterations to, residences listed on the Inventory of Historic Resources in Edmonton. Continue to maintain an inventory of Historic Resources in the WAHA that may be amended to include additional properties with architectural and historical significance. Residences listed on the Inventory of Historic Resources in Edmonton will be encouraged to pursue Municipal Historic Resource Designation.
Encourage context sensitive infill which is compatible with, and/or contributes to, the historic character of the WAHA.	<ul style="list-style-type: none"> Establish development and design regulations and guidelines to ensure that new development complements the existing historic character of the WAHA.
Encourage retention of urban design characteristics that contribute to the historic streetscape of the WAHA.	<ul style="list-style-type: none"> Establish development regulations that accommodate a diversity of lot widths, narrow lots and side yards, consistent front setbacks, and site access via rear lanes. Ensure that wherever possible future infrastructure development and improvements respect the unique heritage character of the WAHA.
Encourage the preservation of the traditional residential character of the WAHA.	<ul style="list-style-type: none"> Encourage a variety of residential uses which are consistent with the historic single-family character of the WAHA.
Encourage the retention and protection of mature boulevard trees and promote continued tree health.	<ul style="list-style-type: none"> Establish regulations which require the protection of mature boulevard trees located on City property during construction or redevelopment. Establish landscaping requirements which ensure that private landscaping is compatible with existing mature boulevard trees.

Please rate your agreement or disagreement with the following statements using the scales below.

The concept ARP sub-policies reflect what I value about the WAHA.



The concept ARP sub-policies will contribute to the preservation of the historic character of the WAHA.



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Use

What We Heard

- Maintain the traditional single-detached character of the WAHA
- Allow for an increased diversity of housing options such as basement suites and garden suites

Objective

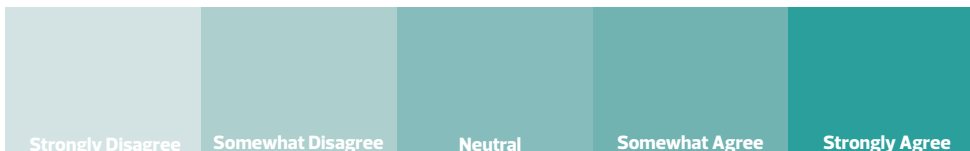
Allow for opportunities for new housing options while maintaining the traditional single-detached character of the WAHA.

Align with the current Single-detached Residential (RF1) Zone where uses are compatible with the traditional pattern of development within the WAHA.

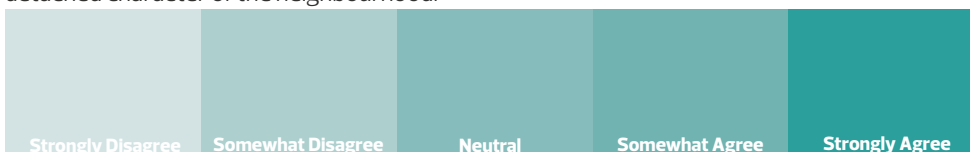
Proposed Uses	Associated Regulations
Single-detached Housing	<ul style="list-style-type: none"> · All single detached homes within the WAHA will be subject to development and design criteria outlined in the WAHA DC1
Secondary Suites and Garden Suites	<ul style="list-style-type: none"> · Secondary Suites and Garden Suites shall be permitted on lots of 360m² or greater · Entrances for Secondary Suites shall be from the side and rear façades · Garden Suites will be subordinate to the principal dwelling · Garden Suites will be subject to development and design criteria outlined in the WAHA DC1
Minor Home-Based Business and Major Home-Based Business	<ul style="list-style-type: none"> · Home-Based Businesses will not alter the residential appearance or character of the dwelling · Home-Based Business will not generate excess pedestrian or vehicular traffic · Associated signage will be limited and compatible with the residential nature of the dwelling
Child Care Services, Limited Group Homes, and Lodging Houses	<ul style="list-style-type: none"> · Child Care Services, Limited Group Homes, and Lodging Houses shall be of a size, scale, and outward appearance that is typical of surrounding residential development · Child Care Services, Limited Group Homes and Lodging Houses shall be permitted on lots of a minimum size of 450m² to a maximum size of 700m² · Child Care Services shall be permitted only on corner lots · Limited Group Homes and Lodging Houses shall have no more than 6 residents · Child Care Services cap sizes are determined at a Provincial level and are not regulated through municipal zoning
Urban Gardens	<ul style="list-style-type: none"> · Urban Gardens will not generate excess pedestrian or vehicular traffic, odour, waste or visual impact
Fascia On-premises Signs and Freestanding On-premises Signs	<ul style="list-style-type: none"> · Signs will be appropriately scaled to complement the residential nature of the WAHA · Signage will be at the discretion of the Heritage Officer

Please rate your agreement or disagreement with the following statements using the scales below.

The proposed uses will contribute to maintaining the existing residential character of the neighbourhood.



The proposed uses will provide for more housing options while maintaining the existing single-detached character of the neighbourhood.



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Site Requirements and Height

Existing Character

Residences within the WAHA are typically situated close to the street with relatively consistent front setbacks. Narrow lots and side yards also contribute to the historical fine grain pattern of development within the WAHA. Residences in the WAHA range from single storey Craftsman bungalows to 2.5 storey Foursquare-style homes.

What We Heard

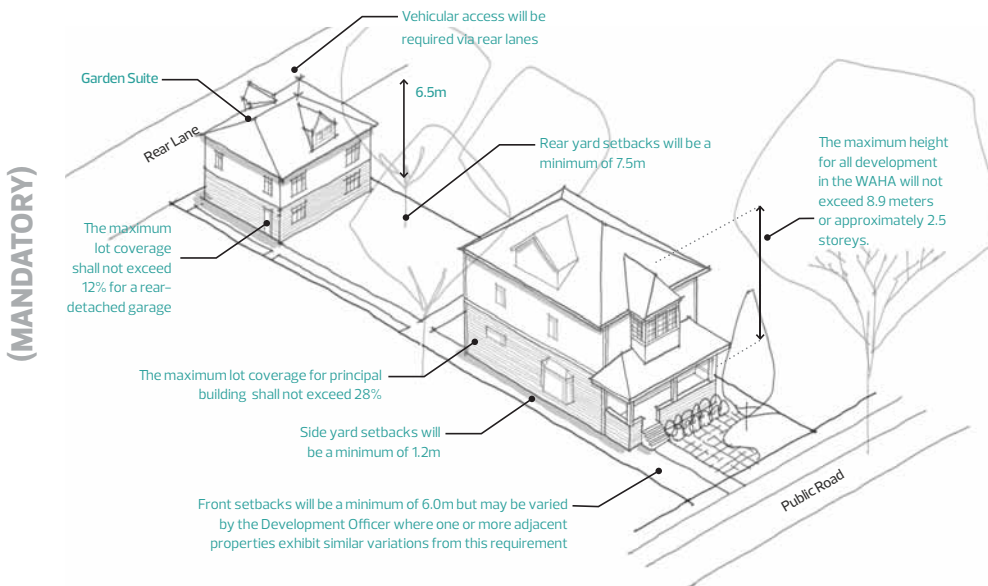
- Participants valued a diversity of lot sizes, the scale of historic homes, and existing front yard setbacks which facilitate connections to the sidewalk
- Participants suggested that design and development criteria should maintain consistent front and side yard setbacks and ensure that development is appropriately scaled to reflect existing historic homes

Objective

Ensure that new development is consistent with the traditional pattern of development in the WAHA

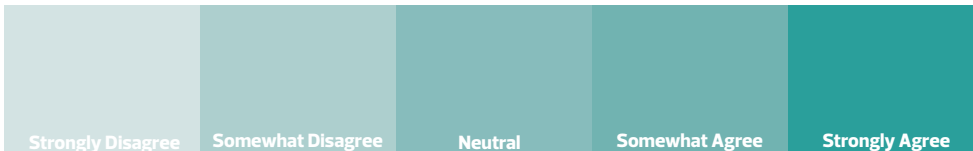
Ensure that the scale and massing of new development is compatible with existing historic homes in the WAHA

Regulations



Please rate your agreement or disagreement with the following statements using the scales below.

The concept regulations and guidelines will ensure that new development is consistent with the traditional pattern of development in the WAHA.



The concept regulations and guidelines will ensure that the scale of new development is compatible with existing historic homes in the WAHA.



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Roofs and Dormers

Existing Character

The residential architecture of the WAHA features moderately pitched roofs in a variety of styles including hipped and gabled roofs. Roof lines are often articulated by dormers and open or bell-cast eaves. Dormers may appear in a variety of styles including hipped roof dormers, gable roof dormers, and shed roof dormers.

What We Heard

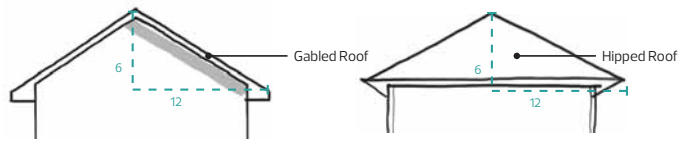
- Ensure that new development is consistent with the existing historic character of the WAHA
- Regulate roofs to ensure pitched or peaked roofs are mandatory

Objective

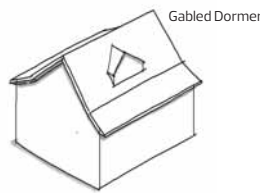
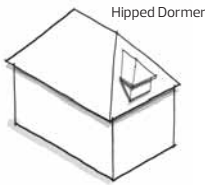
Ensure that new development utilizes traditional roof profiles to complement the existing historic character of the WAHA.

Regulations

- The principal roof will have a minimum pitch of 6/12 or greater
- Roofs will be gabled or hipped



(MANDATORY)

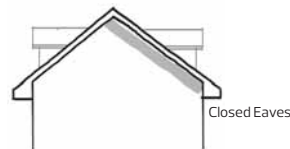
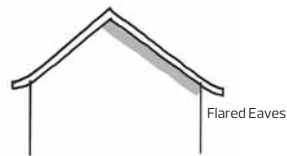
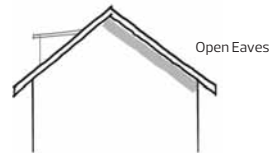
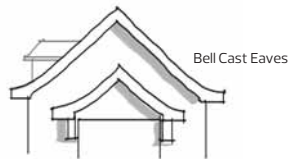


Where applied, dormers shall be of a hipped, gabled, or shed-roof style

(VOLUNTARY)

Guidelines

- Roofs may be articulated through the use of dormers
- Roofs may have wide and/or bell-cast eaves
- Eaves may be closed or open



Please rate your agreement or disagreement with the following statement using the scale below.

The concept regulations and guidelines relating to roofs will ensure that new development complements the historic character of the WAHA.

Strongly Disagree	Somewhat Disagree	Neutral	Somewhat Agree	Strongly Agree
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Materials and Colours

Existing Character

The traditional cladding materials of the area are quite limited. The primary cladding materials are wood clapboard and shingle, with stucco and brick generally employed as accents. Many character homes in the area feature multiple cladding materials, which are applied to the building in a manner that divides the exterior into distinct parts, emphasizing architectural elements and contributing to visual interest. Exteriors are further enhanced through the application of trim work and the use of multiple colours.

What We Heard

- Ensure that materials used for new development are reflective of existing materials in the WAHA
- Allow for the use of new materials, as long as they are sympathetic to the character of existing homes and are consistent with the appearance of traditional materials

Objective

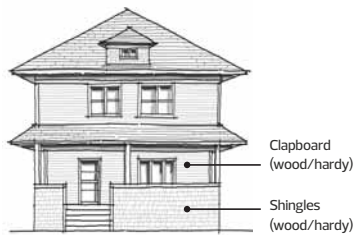
Ensure that new development emphasizes a traditional palette of high quality and durable materials which complement the existing historic character of the WAHA.

Regulations

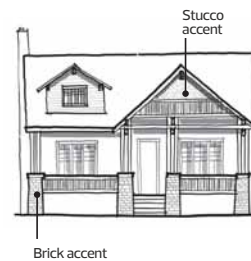
- All development in the WAHA will emphasize traditional materials such as:
 - Clapboard and shingle as primary materials
 - Stucco and brick as accent materials
- Contemporary equivalents to these materials may be considered.
- The exterior treatment of new development shall be consistent on all façades

(MANDATORY)

Primary Materials



Accent Materials



Guidelines

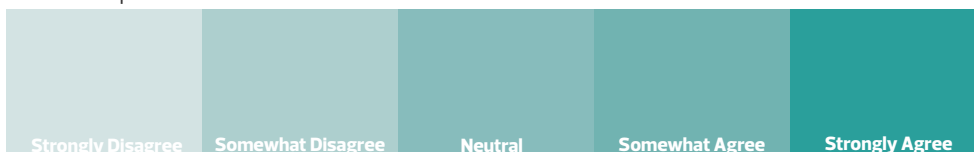
- Development is encouraged to follow traditional patterns of material application, including variations in finishing materials to provide contrast and articulate façades
- Development is encouraged to enhance façades through the use of multiple colours
- Where applied, colour should:
 - Articulate façades and provide visual interest
 - Create contrast
 - Highlight architectural features and detailing

(VOLUNTARY)



Please rate your agreement or disagreement with the following statement using the scale below.

The concept regulations and guidelines will ensure that new development utilizes materials which complement the historic character of the WAHA.



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Windows

Existing Character

Windows in the WAHA are typically of a hung style and are vertically proportioned. The upper sashes are often divided into multiple panes. Windows are arranged individually and in groups with the overall composition displaying strong symmetry. Homes in the WAHA often feature a bay or tripartite window on the first floor.

What We Heard

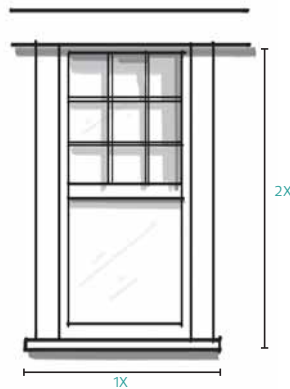
- Establish mandatory architectural regulations for key architectural features, such as windows which contribute to the historic character of the WAHA
- Regulate window size and ensure that windows reflect historic styles

Objective

Ensure that windows are consistent with the traditional styles, patterns, arrangements, and proportions of character homes in the WAHA.

Regulations

- When located on a street-facing façade:
 - Windows will be hung style
 - Windows will be vertically oriented
 - Individual windows shall have a height to width ratio of 2:1 or greater
 - Windows will be arranged with an overall composition displaying strong symmetry
 - Individual windows shall not exceed 0.9m x 1.8m (3ft x 6ft) in size



(MANDATORY)

Guidelines

- Windows may be arranged individually and in groups
- Windows may follow traditional styles, including tripartite and bay windows
- Windows may feature upper sashes divided into multiple panes



Typical window arrangement - Tri-partite windows



Typical window arrangement - Bay windows on ground level/front facade



Typical window arrangement - Enclosed verandah

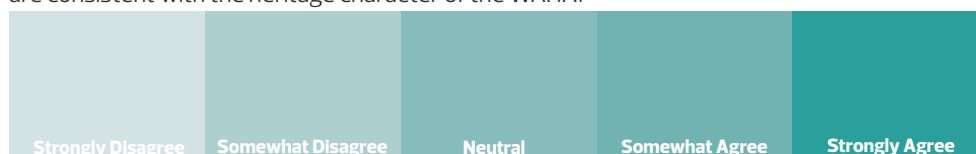


Typical window arrangement - Bay windows on ground level/side facade

(VOLUNTARY)

Please rate your agreement or disagreement with the following statement using the scale below.

The concept regulations and guidelines will ensure that new development utilizes windows that are consistent with the heritage character of the WAHA.



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Verandahs and Balconies

Existing Character

Homes in the WAHA generally include front-facing verandahs which contribute to a strong connection between the residence and the street. Verandahs appear in a variety of configurations distinguished by roof style, width, and the extent to which they are enclosed. Where enclosed or partially enclosed, verandahs feature a high degree of transparency to the interior.

In some cases, homes in the area feature upper storey balconies. Balconies are located above full-width verandahs. Balconies are smaller in scale than the verandah, centered on the facade, and may be open or enclosed. Where enclosed, balconies feature a high degree of transparency to the interior.

What We Heard

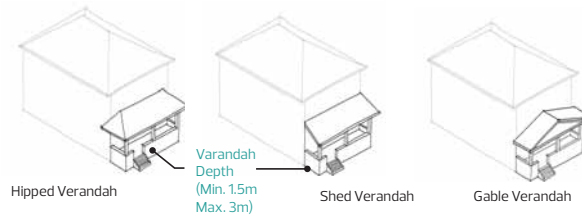
- Establish mandatory regulations for verandahs to ensure that development is reflective of the existing historic character of the WAHA

Objective

Ensure that new development include a verandah in order to be consistent with the architectural character of the WAHA and to provide opportunity for interface with the street.

Regulations

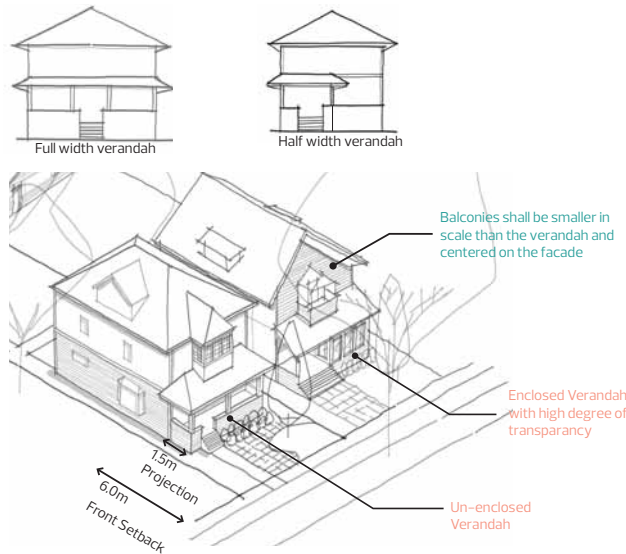
- Development in the WAHA must include a verandah on the front-facing facade
- Verandahs must have a minimum depth of 1.5m to a maximum of 3.0m
- Verandahs must have either a hipped, shed, or gable roof style
- Balconies shall be smaller in scale than the verandah and centered on the facade
- Balconies shall not be located above the second storey



MANDATORY

Guidelines

- Verandahs may be full-width or half-width and may be enclosed or partially enclosed
- Unenclosed verandahs may project up to 1.5m into the front setback
- Enclosed verandahs may project up to 1.5m into the front setback provided that the enclosed portion of the verandah maintain a high degree of transparency
- Development in the WAHA may include a balcony
- Balconies may be enclosed or unenclosed

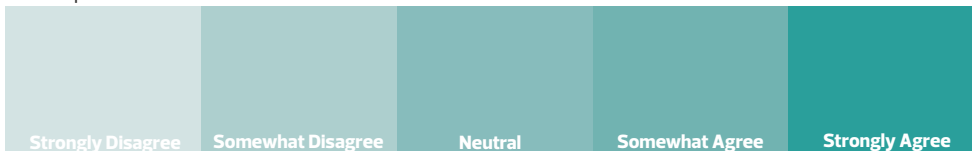


(VOLUNTARY)

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Please rate your agreement or disagreement with the following statement using the scale below.

The concept regulations and guidelines relating to verandahs will contribute to new development that is consistent with the architectural character of the WAHA.



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Architectural Detailing

Existing Character

The architectural detailing of homes in the area varies, ranging from the modest detailing of the simple Foursquare to the distinctive detailing of the Craftsman and Craftsman-influenced homes. Common details include columns, masonry piers, brackets, and decorative half-timbering in gable ends.

What We Heard

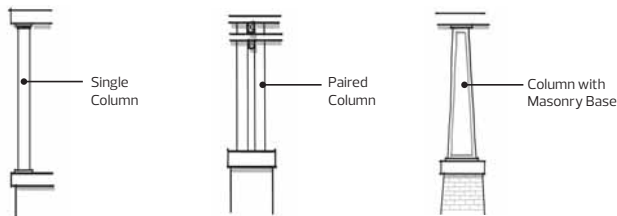
- Regulate key architectural features and elements which contribute to the heritage character of the WAHA, such as Craftsman style homes and design influences

Objective

Provide guidance for new development to incorporate architectural detailing that is consistent with the existing architectural character of the WAHA.

Guidelines

New development in the WAHA is not required to feature architectural detailing. However, where development includes architectural detailing, details shall be consistent with traditional Craftsman-style architecture.

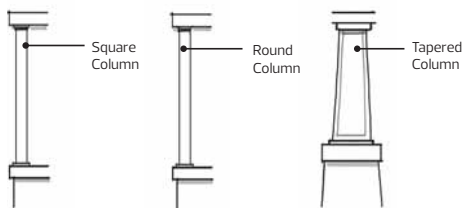
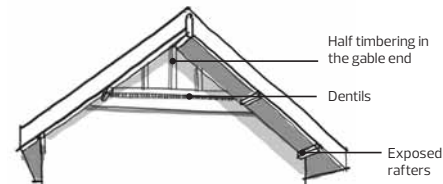


Where applied, columns may be single or paired and may have a masonry base.

(VOLUNTARY)

Where applied, architectural detailing may include:

- Columns
- Brackets
- Half-timbering in gable ends
- Dentils
- Exposed rafters



Please rate your agreement or disagreement with the following statement using the scale below.

The concept guidelines will provide sufficient guidance to ensure that architectural detailing is consistent with the existing architectural character of the WAHA.

Strongly Disagree	Somewhat Disagree	Neutral	Somewhat Agree	Strongly Agree
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Trees and Landscaping

Existing Character

Streetscapes throughout the WAHA are sheltered by an extensive tree canopy which is made up of mature boulevard trees and trees on private property. Mature boulevards and lush landscaping on private front yards are integral components of the character of the WAHA.

What We Heard

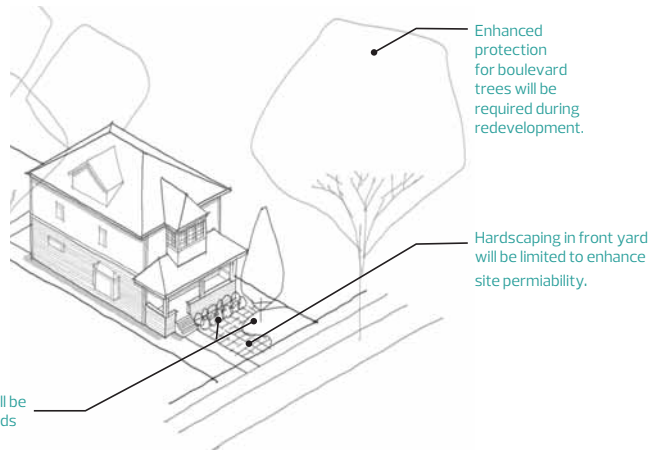
- Mature boulevard trees are highly valued elements of the WAHA and should be preserved and protected

Objective

Encourage retention of mature trees on private property and support the continued health of mature boulevard trees located on City right-of-way.

Regulations

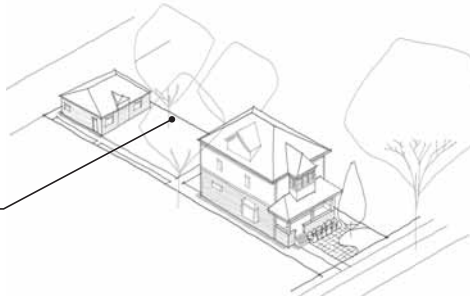
- No more than one large tree may be provided in the front yard
- Trees and shrubs provided in the front yard must be selected from a preferred species list to ensure that private landscaping is compatible with, and does not compromise the health of, mature boulevard trees



(MANDATORY)

Guidelines

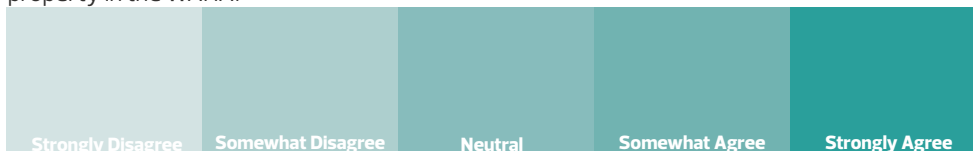
- Mature trees on private property are encouraged to be retained on site during redevelopment
- Where mature trees are retained, they will be considered towards site landscaping requirements



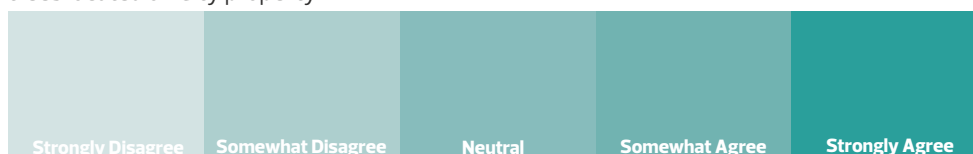
(VOLUNTARY)

Please rate your agreement or disagreement with the following statements using the scales below.

The concept regulations and guidelines will contribute to retaining mature trees on private property in the WAHA.



The concept regulations and guidelines will support the continued health of mature boulevard trees located on City property.



REFINE

Treatment of Properties on the Inventory of Historic Resources in Edmonton

Existing Character

The WAHA features a high concentration of historically and architecturally significant homes, many of which are listed on the Inventory of Historic Resources in Edmonton. These homes are integral components of the character of the WAHA and serve to connect Edmonton's past to its present

What We Heard

- Historic buildings should be preserved and maintained.
- Protect the WAHA as a valuable historic resource in Edmonton to ensure Edmonton's history is preserved for future generations.
- Create more interest, awareness, and commitment to preserve heritage.

Objective

Provide direction to property owners to encourage appropriate alterations to properties listed on Inventory of Historic Resources to ensure that properties retain their architectural integrity and heritage value

The WAHA currently includes:

- **37 properties listed on Edmonton's Inventory of Historic Resources; and**
- **6 designated properties listed on the Register.**

Guidelines

- The removal or alteration of any historical materials should be avoided.
- Deteriorated architectural elements should be repaired rather than replaced.
- Where replacement is necessary, the new element should match the original in material, composition, and design
- Where the introduction of new elements or materials is necessary, the alterations should be undertaken in such a way that the new materials or elements may be removed at a later date without damage to the original fabric of the historic resource.
- Alterations which are not based on historical fact, or are the product of an earlier or a later design idiom, should be avoided.
- Prior to undertaking alterations, the applicant should compile a complete record of the architectural features of the historic resource.
- Additions should be designed in a manner that they do not diminish the overall historic character of the resource.

(VOLUNTARY)



Please rate your agreement or disagreement with the following statement using the scale below.

The concept guidelines will provide sufficient guidance to property owners to retain the architectural integrity and heritage value of their homes.

Strongly Disagree	Somewhat Disagree	Neutral	Somewhat Agree	Strongly Agree
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REFINE

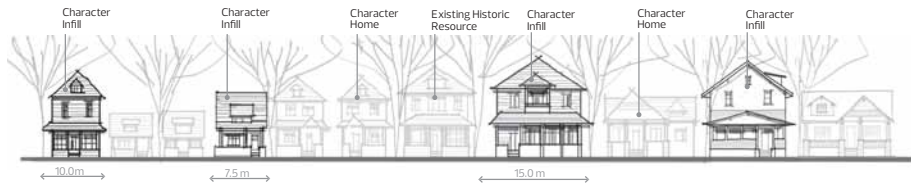
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SHAPE OUR CITY

Edmonton

Potential Outcomes

This board outlines a potential vision for the future of the WAHA as the area evolves over a number of years. It outlines two scenarios relating to future development in the area. Both scenarios conform with the concept regulations and are influenced to varying degrees by the concept guidelines outlined in the previous boards.

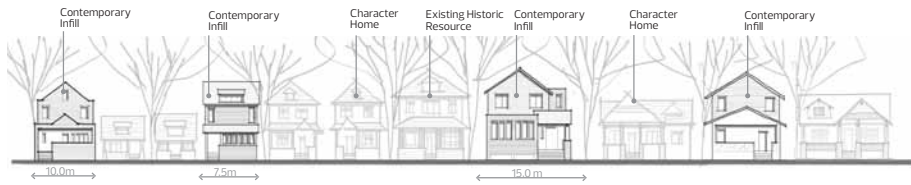
Street Elevation: Scenario 1



What is your level of comfort with Scenario 1?



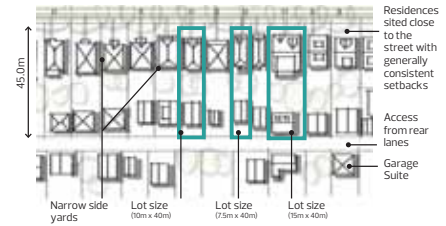
Street Elevation: Scenario 2



What is your level of comfort with Scenario 2?



Typical Lot Configurations in WAHA



Scenario 1: Infill Replicates Traditional Styles

- Infill closely replicates traditional styles of architecture common to the WAHA
- Follows both the concept regulations and guidelines
- Generally consistent with existing character homes of the area

Scenario 2: Infill Influenced by Traditional Styles

- Infill is sensitive to, and compatible with, the architectural character of the WAHA
- Design is clearly distinguishable from existing character homes and is recognizable as contemporary architecture
- Follows the concept regulations and may follow guidelines
- Is consistent with traditional patterns of development
- References architectural characteristics common to the WAHA

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Next Steps

Next steps in the rezoning of the Westmount Architectural Heritage Area include:

- + Sharing a summary of feedback received at this Drop-in Workshop
- + Preparing proposed amendments to the West-Ingle ARP and WAHA DC1
- + Validating the final ARP and DC1 amendments with the public at a Drop-in Workshop in Spring 2019

For more information, contact:

Scott Ashe

scott.ashe@edmonton.ca

Thank you for attending and participating in this Drop-in Workshop!

You can also provide your feedback online at edmonton.ca/westmountheritageproject.

PROJECT PHASES

Phase 1

Development of Concept ARP and DC1 Amendments

Project Launch
Spring 2018

Engagement 1
Drop-in Workshop

What We
Heard Report

Phase 2

Development of Proposed ARP and DC1 Amendments

Validation of Concept ARP and DC1 Amendments
Fall 2018

Engagement 2
Drop-in Workshop

Phase 3

Final ARP and DC1 Amendments proposed to Council

Validation of Final ARP and DC1 Amendments
Spring 2019

Engagement 3
Drop-in Workshop

We are
here



Public Hearing
Summer 2019

City Council will consider the Final DC1 and ARP amendments



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