



A User's Guide to Development and Design: Westmount Architectural Heritage Area

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Edmonton

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Introduction

The Westmount Architectural Heritage Area (WAHA) is one of Edmonton's premier residential heritage districts, highly valued by the community and Edmontonians alike for its distinct architectural character.

Development in a historic context such as the WAHA requires informed analysis and careful consideration of the prevailing character in order to ensure that new development complements and contributes to the character of the district. The WAHA Development and Design Criteria and Guidelines were implemented to manage the character of the area, such that those elements that contribute to its heritage value are preserved while allowing for complementary changes.

Whether it involves alterations to an existing character home or the building of a new home, this guide is intended to **help developers, designers, and property owners** better understand the architectural and historical context of the WAHA and clarify the unique **design criteria and guidelines** that are applied there.





WAHA Development User Guide

This **guide consolidates** the **development and design criteria and guidelines** from the **WAHA DC1** and Policy 1 of the **West-Ingle ARP** into single document in order to facilitate clarity and ease of use.

This **Guide is for** those who want to make alterations to their existing property, or develop a new property in the WAHA, including:

- + Property owners,
- + Designers; and
- + Developers

Objectives of this guide are to:

- + help developers, designers, and property owners better understand the architectural and historical context of the WAHA,
- + clarify the heritage area's unique development and design criteria and guidelines by bringing them together into one document, and
- + Ensure that alterations and new developments enhance, complement, and contribute to the character of the district

Heritage Value & Establishment of the WAHA

The WAHA retains a distinct era specific historic character that is highly valued by the community and Edmontonians alike. This led the community to work in partnership with the City to advocate for the areas protection.

Early History

The area 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, this part of Westmount 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 distinct, era-specific historic character.

Heritage Value

- + The area is representative of the streetcar suburbs catering to middle and upper-middle class Edmontonians that emerged in the West End in the early 1900s.
- + The area is 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

- + The pattern of roadways, including 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
- + Generally narrow lots and side yards, which contribute to a fine grain pattern of development
- + Residences sited relatively close to the street with consistent setbacks
- + Residential architecture defined by a high concentration of Craftsman and Foursquare-style houses constructed in the early 1900s



HERITAGE VALUE & ESTABLISHMENT OF THE WAHA (CONT)

Establishment of the Heritage Area

In the early 1980s, it was identified that there were a large number of properties in the Westmount area that were historically and architecturally significant. Efforts emerged in the community to recognize and protect the historic character of Westmount. These efforts resulted in the formal recognition of the WAHA in 1997 and the implementation of a Direct Development Control (DC1) Provision to guide development in the Area.

The community's ongoing stewardship of the area continued, as they advocated for enhanced protection of the WAHA's character.

In 2018, the City of Edmonton in collaboration with the Westmount Community League (WCL) initiated a project to update the heritage regulations and policy for the WAHA.

This initiative resulted in amendments to the West-Ingle ARP and WAHA DC1 which were approved by Council in 2019.



Legend

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

What is an ARP?

- + An Area Redevelopment Plan (ARP) is a statutory plan that is formally adopted by City Council as a bylaw.
- + An ARP provides policy direction to guide growth and change of an existing area of the city.
- + ARPs may address a number of topics including land use and development patterns, redevelopment, urban design, and heritage preservation.

West Ingle ARP

What is a 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 informed by the regulations of the underlying standard land use zone and augmented by additional regulations to ensure that development respects and enhances an area's character.

DC1 Provision

Understanding the **Regulatory & Policy Framework**

This guide consolidates the mandatory development and design criteria from the WAHA DC1 and the voluntary guidelines from Policy 1 of the West–Ingle ARP into a single document in order to facilitate clarity and ease of use.

Development in the WAHA subject to regulatory and policy direction intended to manage the heritage character of the area. These are the WAHA DC1 Provision and the West–Ingle ARP Policy 1. There are mandatory requirements and voluntary guidelines to inform exterior alterations to existing properties and new development in the WAHA. It is important to understand when undertaking either an alteration or new development in the WAHA what requirements you must comply with. This section outlines the mandatory regulatory framework, and voluntary policy framework, and when each of these apply.

WAHA DC1 Provision Development and Design Criteria

The WAHA DC1 Provision contains mandatory development and design criteria intended to establish a minimum standard for contextually sensitive development in the heritage area.

This DC1 provision applies to all development that requires a development permit, including the construction of a new single–detached residence, additions, garages or garden suites and major exterior alterations.

West–Ingle ARP Policy 1 Design Guidelines

Policy 1 of the West–Ingle ARP includes additional design guidance in the form of voluntary guidelines that may be applied in conjunction with the DC1 to inform the design of new development.

Design Guidelines have also been developed to help inform exterior alterations for properties listed on the Inventory of Municipal Historic Resources.

THIS GUIDE IS FOR INFORMATIONAL PURPOSES ONLY.

The WAHA DC1 and the West–Ingle ARP may be subject to periodic amendments. Where there are discrepancies between the WAHA DC1 and West–Ingle ARP and this document, the DC1 and ARP are the documents that will be applied by the Development Officer when rendering a decision.



Development in the WAHA

Development is a necessary part of the WAHA's evolution and long term sustainability, whether it's reinvestment in a heritage property or small-scale infill development.

The WAHA DC1 Provision and Policy 1 of the West-Ingles ARP have been developed to manage the character of historic buildings and streetscape, while allowing for complementary changes in the area, including new construction.

Future **development in the WAHA** will generally fall within **two categories**:

- i. **alterations and additions to existing properties**, including the conversion of single-detached residences to include secondary suites, or
- ii. **small-scale infill development** limited to single-detached housing and garage or garden suites.

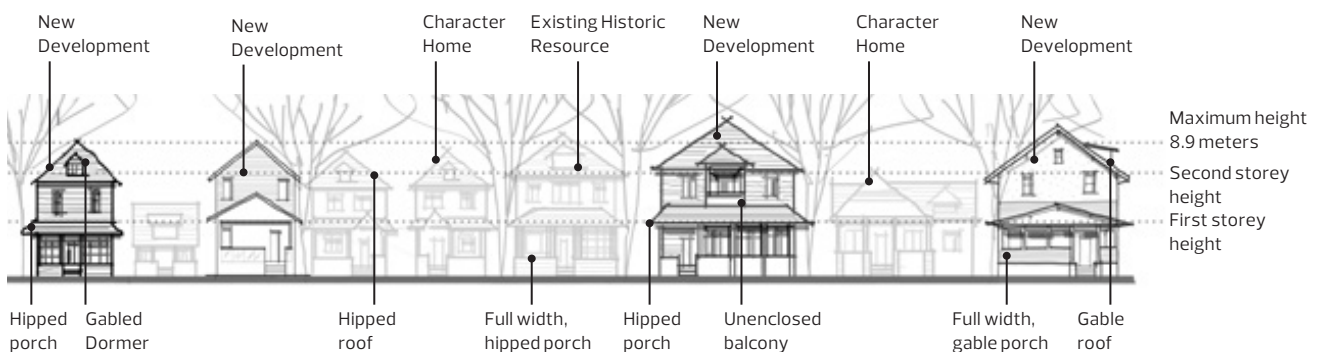
Treatment of Existing Development

Exterior alterations should be undertaken in a manner that retains and preserves a building's original architectural elements to the greatest extent practical. In some cases, exterior

alterations may be an opportunity to address previous alterations which have undermined the historical and architectural integrity of a property, by repairing or reinstating missing or damaged architectural elements. Where exterior alterations are necessary to accommodate the conversion of a residence to allow for a secondary suite, care should be taken to mitigate the impact on the exterior appearance of the property.

Treatment of New Development

Infill development is an opportunity to maintain, and enhance the distinctive identity of the WAHA. Infill development should respond to the historical context of the WAHA by incorporating defining elements of the Area's character, in order to provide continuity in the built form. It isn't necessary for infill development to replicate traditional architectural styles, however a carefully considered design approach is required to ensure that the end result is a development that complements and contributes to the prevailing historic character of the WAHA.



DEVELOPMENT IN THE WAHA (CONT)

Treatment of Properties Listed on the Inventory

The historically and architecturally significant homes of the WAHA serve as integral components of the WAHA's character. Property owners are encouraged to act as stewards by protecting and preserving properties listed on the Inventory of Historic Resources in Edmonton, in order to ensure that their heritage value is retained for present and future generations.

To support this objective, **property owners** should **adhere** to the following **voluntary guidelines** when undertaking **exterior alterations to properties listed on the Inventory**:

1. The removal or alteration of any historical materials should be avoided.
2. 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.
3. 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.
4. Alterations which are not based on historical fact, or are the product of an earlier or later design idiom, should be avoided.
5. Prior to undertaking alterations, the applicant should compile a complete record of the architectural features of the historic resource.
6. Additions should be designed in a manner such that they compliment the overall historic character of the resource.

What is the Inventory of Historic Resources in Edmonton?

The **Inventory of Historic Resources** in Edmonton is a list of properties that merit conservation but are not legally protected. Properties listed on the inventory qualify for designation as Municipal Historic Resources. Where designated as a Municipal Historic Resource, the property will be listed on the Register of Historic Resources in Edmonton and become legally protected from demolition and inappropriate alterations.

Designation as a Municipal Historic Resource

Designated Municipal Historic Resources are properties that have been legally protected by the City from demolition and inappropriate alterations. Designation as a MHR is voluntarily initiated by the property owner.

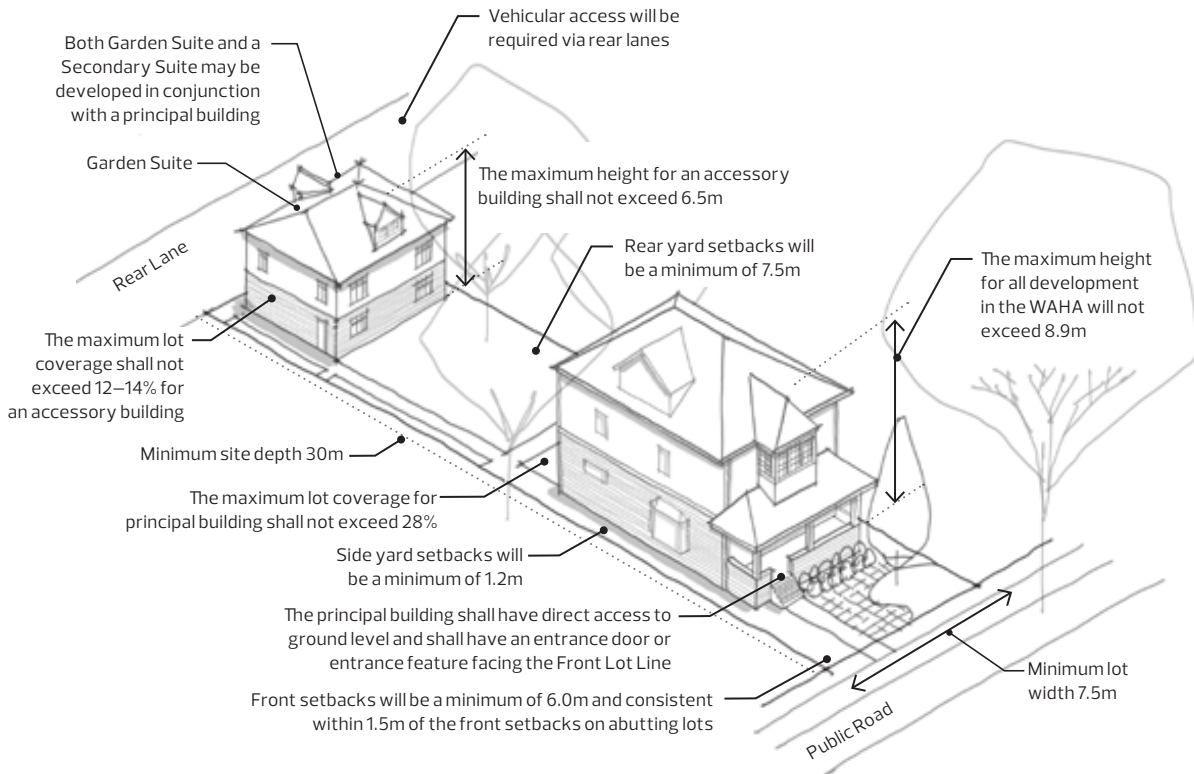
The City of Edmonton has an internationally recognized heritage management program which provides incentives to property owners for the restoration, rehabilitation, and maintenance of designated Municipal Historic Resources.

To find out more about designation and financial incentives, please visit: edmonton.ca/historicresources.

Site Requirements

Objective: Ensure that new development is consistent with the traditional pattern of development in the WAHA and ensure that the scale of new development is compatible with existing historic homes in the WAHA.

MANDATORY

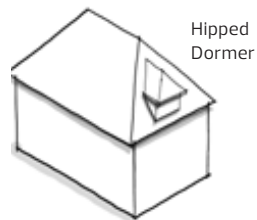
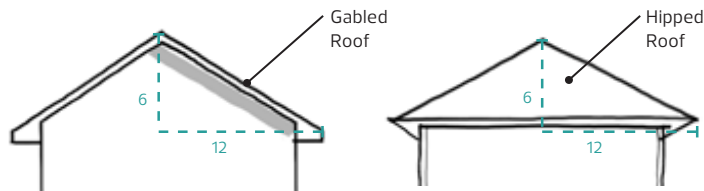


Roofs & Dormers

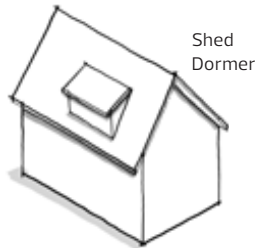
Objective: Ensure that new development utilizes traditional roof profiles to complement the existing historic character of the WAHA.

Regulations

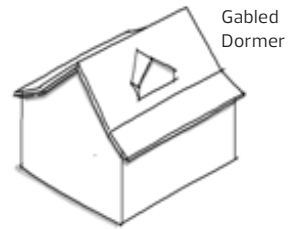
- + Roofs shall be of a gabled or hipped style
- + The principal Roof shall have a minimum pitch of 6/12 or greater
- + Where applied, dormers shall be of a gabled, hipped, or shed roof style



Hipped Dormer



Shed Dormer



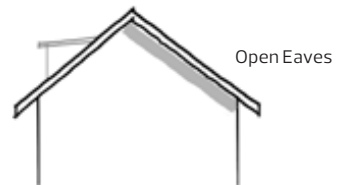
Gabled Dormer

Guidelines

- + Roofs may be articulated through the use of dormers
- + Roofs may have wide or bellcast eaves
- + Eaves may be open or closed



Bell Cast Eaves



Open Eaves



Flared Eaves



Closed Eaves

MANDATORY

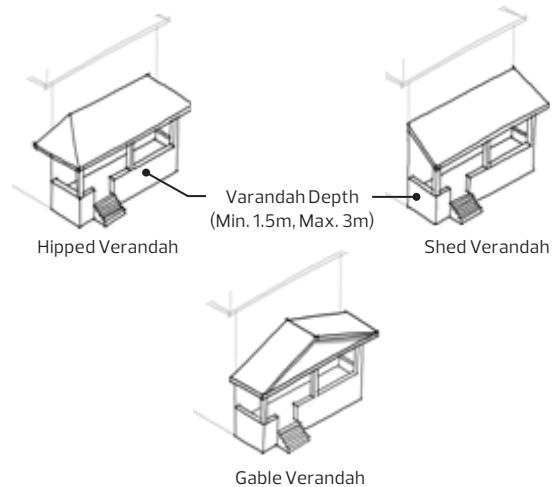
VOLUNTARY

Front Porches & Balconies

Objective: Ensure that new developments include a front porch in order to be consistent with the architectural character of the WAHA, and to provide opportunity for interface with the street.

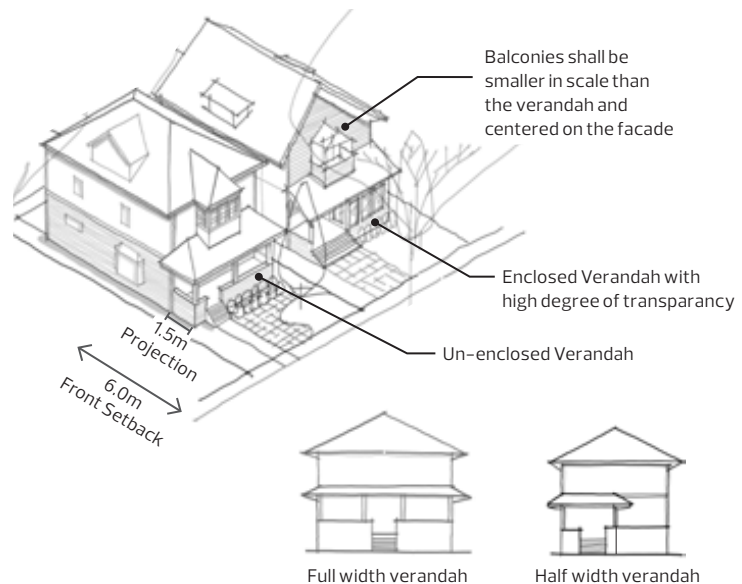
Regulations

- + Development shall include a Front Porch on the Facade facing the Front Lot Line which shall be greater than 40% of the Building width
- + Front Porches shall have a minimum depth of 1.5m to a maximum of 3.0m
- + Front Porches shall have either a hipped, shed, or gable roof style
- + Where enclosed, Front Porches and balconies shall maintain a high degree of transparency to the satisfaction of the Development Officer in Consultation with the Heritage Officer 3
- + Notwithstanding 4(g) of this Provision, Front Porches and balconies are permitted to project a maximum of 1.5m into the Front Setback



Guidelines

- + Front porches may be full-width or half-width and may be enclosed, partially enclosed, or unenclosed
- + Development in the WAHA may include a balcony
- + Balconies may be enclosed or unenclosed



MANDATORY

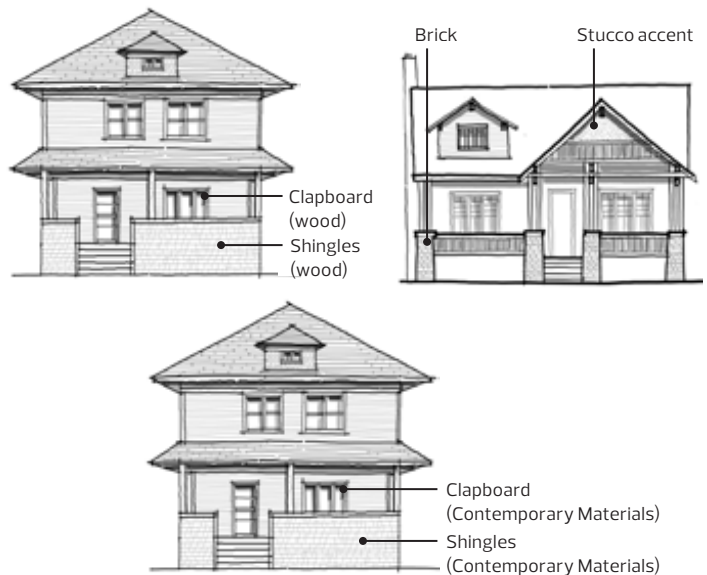
VOLUNTARY

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.

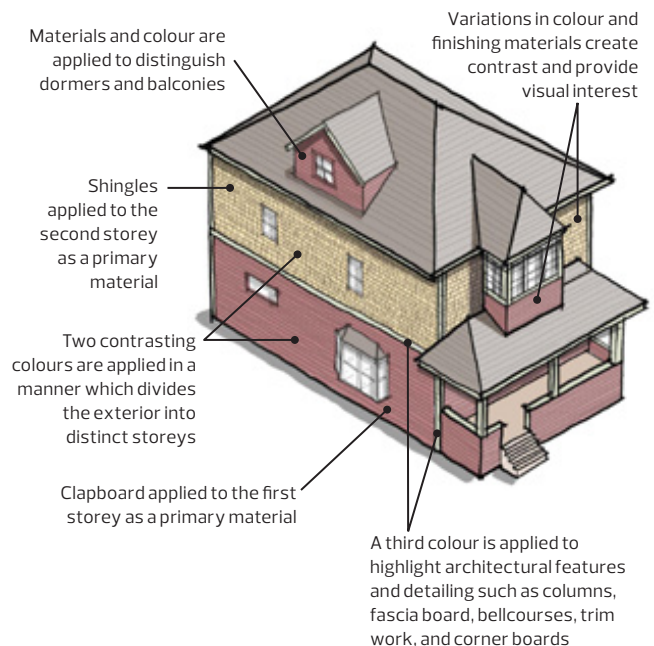
Regulations

- + New development, including Accessory Buildings, shall utilize high quality and durable materials that are generally consistent with the proportions, texture, surface finish and other defining characteristics of traditional materials and may include but are not limited to clapboard, shingle, stucco, and brick, to the satisfaction of the Development Officer in consultation with the Heritage Officer.
- + Material application shall be generally consistent on all façades to the satisfaction of the Development Officer in consultation with the Heritage Officer



Guidelines

- + Development is encouraged to utilize traditional materials including:
 - > Wood clapboard and shingle as primary materials
 - > Stucco and brick as accents
- + 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

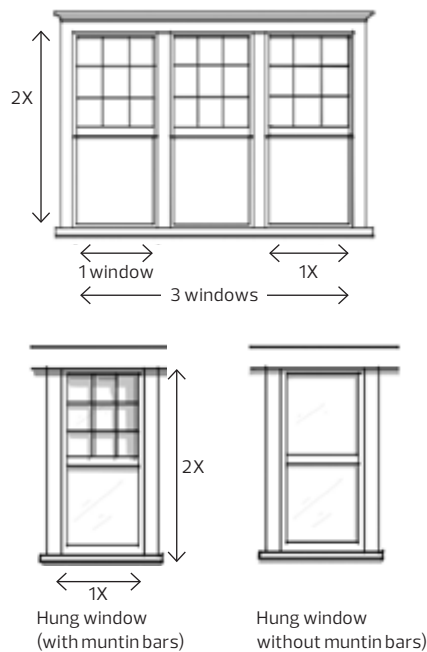


Windows

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

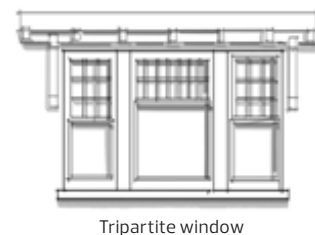
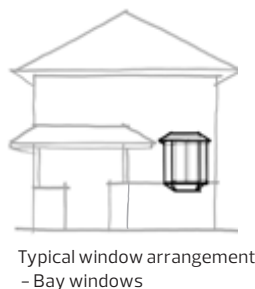
Regulations

- + Notwithstanding windows located on an Enclosed Front Porch or balcony, where located on a façade facing the Front Lot Line:
 - > Windows shall provide the appearance of a hung style window
 - > Individual windows shall be vertically oriented with a height to width ratio of 2:1 or greater
 - > Individual windows shall not exceed 2m tall by 1m wide, but may be arranged in groups to create larger areas of glazing



Guidelines

- + Windows may be arranged individually and/or in groups to create larger areas of glazing
- + Windows may follow traditional patterns of arrangement, including tripartite and bay windows
- + Windows may feature upper sashes divided into multiple panes



MANDATORY

VOLUNTARY

Architectural Detailing

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

Regulations

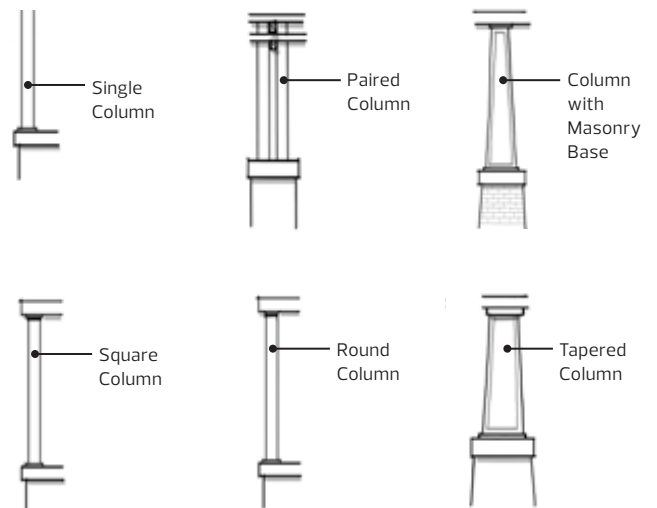
- + While architectural detailing is not required for new development in the WAHA, where applied, architectural detailing shall be generally consistent with traditional Craftsman-influenced detailing that is characteristic of the WAHA. All architectural detailing will be subject to the satisfaction of the Development Officer in consultation with the Heritage Officer



Traditional Craftsman-influenced detailing

Guidelines

- + While architectural detailing is not required for new development in the WAHA, where applied, architectural detailing shall be generally consistent with traditional Craftsman-influenced detailing that is characteristic of the WAHA.
- + Where applied, architectural details may include:
 - > Columns
 - > Brackets
 - > Half-timbering in gable ends
 - > Denliated mouldings
 - > Exposed rafters
 - > Trimwork
 - > Crown mouldings



Contact & Additional Information

This guide has been prepared to help developers, designers, and property owners better understand the architectural and historical context of the WAHA and clarify the unique design criteria and guidelines which have been implemented to ensure that new development complements and contributes to the character of the district.



Additional Information

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The WAHA DC1 and the West-Ingle ARP may be subject to periodic amendments. Where there are discrepancies between the WAHA DC1 and West-Ingle ARP and this document, the DC1 and ARP are the documents that will be applied by the Development Officer when rendering a decision.

For full information on development and design requirements in the WAHA, please consult the [WAHA DC1 Provision](#).

For full information on the voluntary guidelines to help inform new development, or exterior alterations to properties listed on the Inventory of Municipal Historic Resources, please consult the [West-Ingle ARP Policy 1](#).

Contact

Should you have any further questions in relation to development in the WAHA, or are interested in designating a property listed on the inventory, please contact:
heritageplanners@edmonton.ca

Appendix

Glossary

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 provides policy direction to guide growth and change of an existing area of the city. ARPs may address a number of topics including land use and development patterns, urban design and heritage preservation.

Bay Window An angular projection from the building face filled with fenestration.

Bellcast Eaves That part of a roof that has a gradually diminishing slope and that projects beyond the face of an exterior wall, flaring outward near its lower end

Cladding Exterior wall covering of one or more various materials.

Craftsman An Arts and Crafts style, widely promoted through North America through pattern books and magazines which featured natural materials, low pitched roofs, exposed rafter ends, and tapered porch piers, usually of masonry. It remained popular from approximately 1908 until the end of the Second World War.

Direct Development Control (DC1) Provision A Direct Development Control (DC1) Provision is a custom zoning provision which may be applied to sites or areas of unique architectural or historic character. DC1 zoning can be applied to multiple properties within a defined area – some with and some without historic significance. DC1 provisions are often informed by the underlying standard land use zone and refined by additional design regulations to ensure that development respects and enhances an area's character.

Dormers A structure, usually containing windows, projecting from the slope of a plane of a roof; a hipped dormer has a roof sloping to all three exposed sides, a gable dormer has a roof sloping to two sides, and a shed dormer has a single pitched roof.

Fenestration The design and disposition of windows and openings in a structure.

Foursquare American house style popular from the mid-1890s to the late 1930s. It is a two-story house with a rectangular footprint, and a front porch that runs along the full width of the house.

Gabled Roof A roof pitched to two sides, oriented to either the front or side.

Garage/Garden Suites An Accessory building containing a dwelling, which is located separate from the principal use which is single detached housing, and which may contain a parking area.

Glazing The part of a wall or window, made of glass.

Hipped Roof A roof with all four sides sloped.

Dormers A window that projects vertically from a sloping roof.

Porch A covered entry to a building.

Tripartite Window A window having three sashes of the same height and in the same plane; there is a wide rectangular sash at its center and a narrower sash on each side

Sashes The component of a window that holds the glass, and the framework around the glass, in place. Window sashes are fitted into the window frame and may or may not be movable.

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FOR MORE INFORMATION

Heritageplanners@edmonton.ca

Please visit edmonton.ca/westmountheritageproject