

Welcome

Westmount Architectural Heritage Area Rezoning

DROP-IN WORKSHOP 3



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Edmonton

WHY ARE WE HERE

A Land Development Application has been submitted by Heritage Planners with the City's Urban Design Unit.

City Planning is reviewing the application according to city plans, policies, and guidelines, and for technical feasibility with regards to utilities, transportation, and impact to the community.

Today we are requesting your feedback on this proposal.

This application proposes to:

Rezone the portion of the Westmount neighbourhood bounded by 107 Avenue and 111 Avenue, the lane west of 124 Street and the lane east of 127 street from:

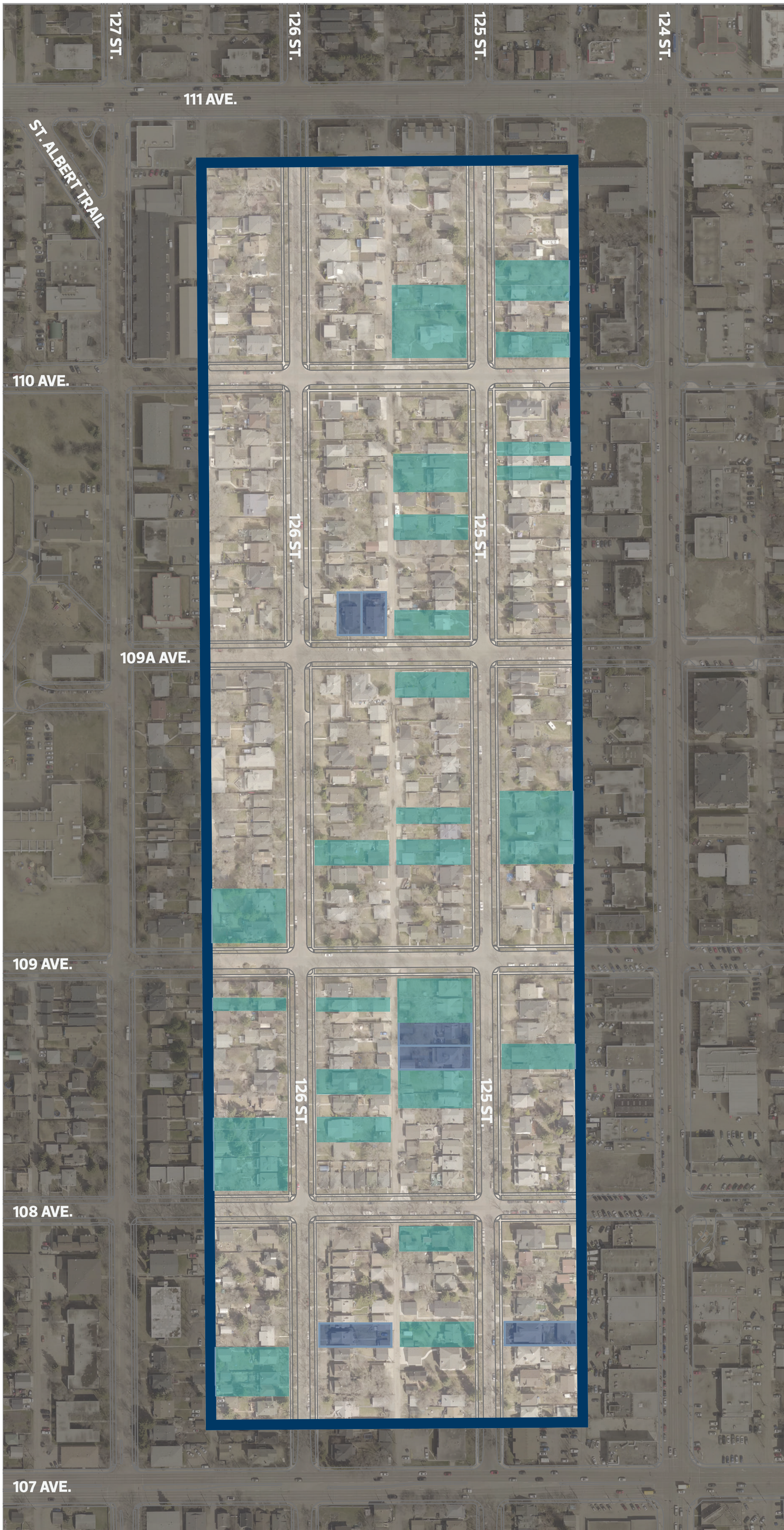
(DC1) Direct Development Control Provision
to
(DC1) Direct Development Control Provision

The proposed DC1 Provision is to allow for development regulations that support the preservation of the historic character of the Westmount Architectural Heritage Area.

The Application also proposed associated amendments to the West-Ingle Area Redevelopment Plan.

ADVISE

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 properties that merit conservation but are not legally protected. If a property 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 Historic Resource?

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

ADVISE

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



Architectural & Historic 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



ADVISE

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 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.
- + Zoning changes of this nature are only undertaken with the active support of affected communities.

The Current 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 Area.



ADVISE

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.

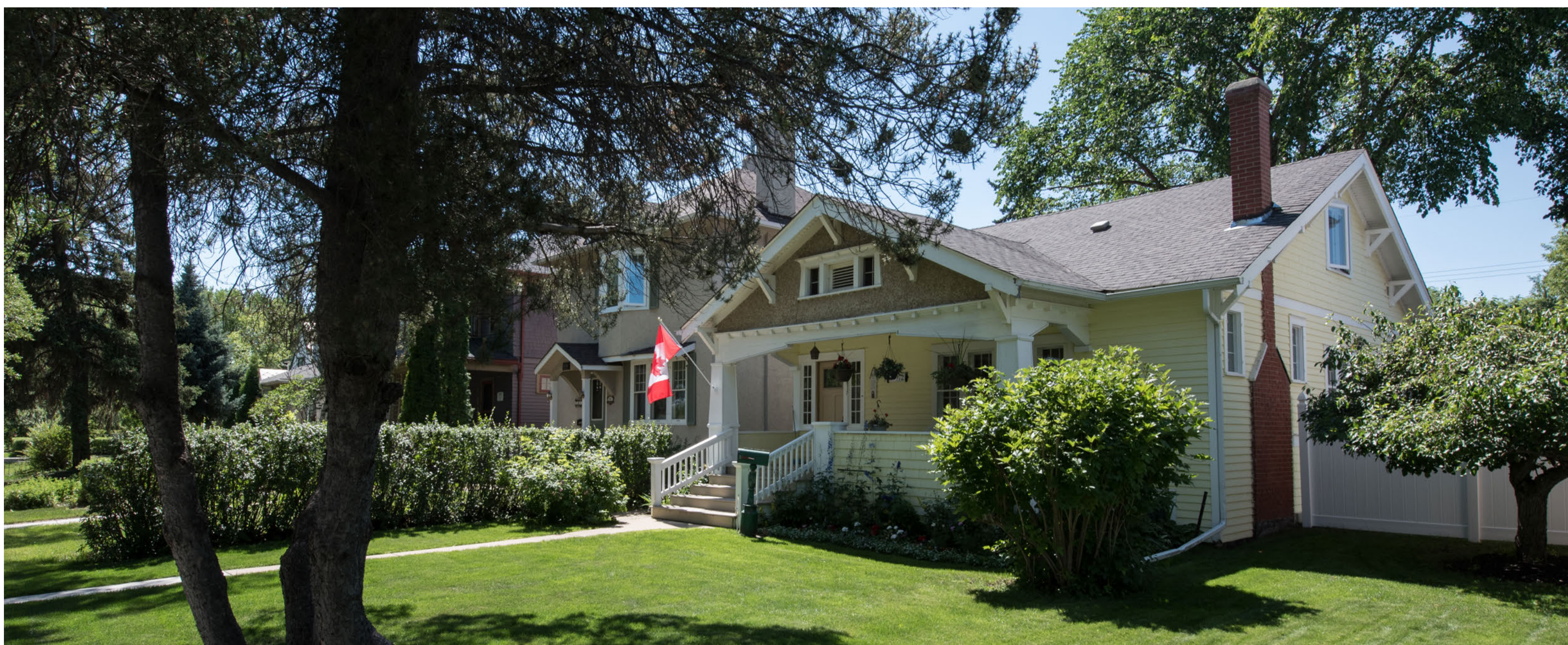
ARPs are generally comprehensive in their nature and scope and may address a number of topics including:

- + Land use and physical development patterns
- + Urban design
- + Redevelopment
- + Historic 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.



ADVISE

ARP Amendments

Overview of Proposed Amendments

Policy Objectives	Proposed Sub-policies
<p>Encourage the retention and protection of homes with historic and architectural significance in the WAHA.</p>	<ul style="list-style-type: none"> • Sub-policy 1.1: Continue to maintain an inventory of historic resources located in the WAHA that may be amended to include additional historic resources, as appropriate • Sub-policy 1.2: Encourage property owners to apply to have their properties considered for addition to the Inventory of Historic Resources in Edmonton. • Sub-policy 1.3: Provide direction and support to property owners to encourage the retention of, and appropriate alterations to, residences listed on the Inventory of Historic Resources in Edmonton to ensure that these properties retain their architectural integrity and heritage value. • Sub-policy 1.4: Encourage property owners of residences listed on the Inventory of Historic Resources in Edmonton to pursue the legal protection of their property via Municipal Historic Resource Designation.
<p>Encourage context sensitive infill which is compatible with, and/or contributes to, the historic character of the WAHA.</p> <p>Accommodate a diversity of lot widths, narrow lots and side yards, consistent front setbacks, and site access via rear lanes.</p> <p>Encourage a variety of residential uses which are consistent with the historic character of the WAHA.</p>	<ul style="list-style-type: none"> • Sub-policy 1.5: Implement mandatory development and design criteria to establish minimum standards that ensure new development is sensitively integrated with the historic context of the WAHA and reinforces elements of the Area's character. • Sub-policy 1.6: Provide additional development and design guidance in relation to the architectural character of the WAHA, that may inform the design of new development.
<p>Encourage retention of urban design characteristics that contribute to the historic streetscape of the WAHA.</p>	<ul style="list-style-type: none"> • Sub-policy 1.7: Ensure that wherever possible, future infrastructure development and improvements respect the historic character of the WAHA.
<p>Encourage the retention and protection of mature boulevard trees and promote continued tree health.</p>	<ul style="list-style-type: none"> • Sub-policy 1.8: Tree protection measures will be required during construction to ensure that any work on private property does not interfere with the health of mature boulevard trees. • Sub-policy 1.9: Encourage the retention of trees and landscaping located on private property.
<p>Clarify requirements for development and provide additional design direction for development in the WAHA.</p>	<ul style="list-style-type: none"> • Sub-policy 1.10: Develop an implementation guide which synthesizes design and development criteria outlined in the ARP and DC1, to be utilized by property owners, designers, and developers to clarify development requirements in the WAHA

ADVISE

Use

What We Heard

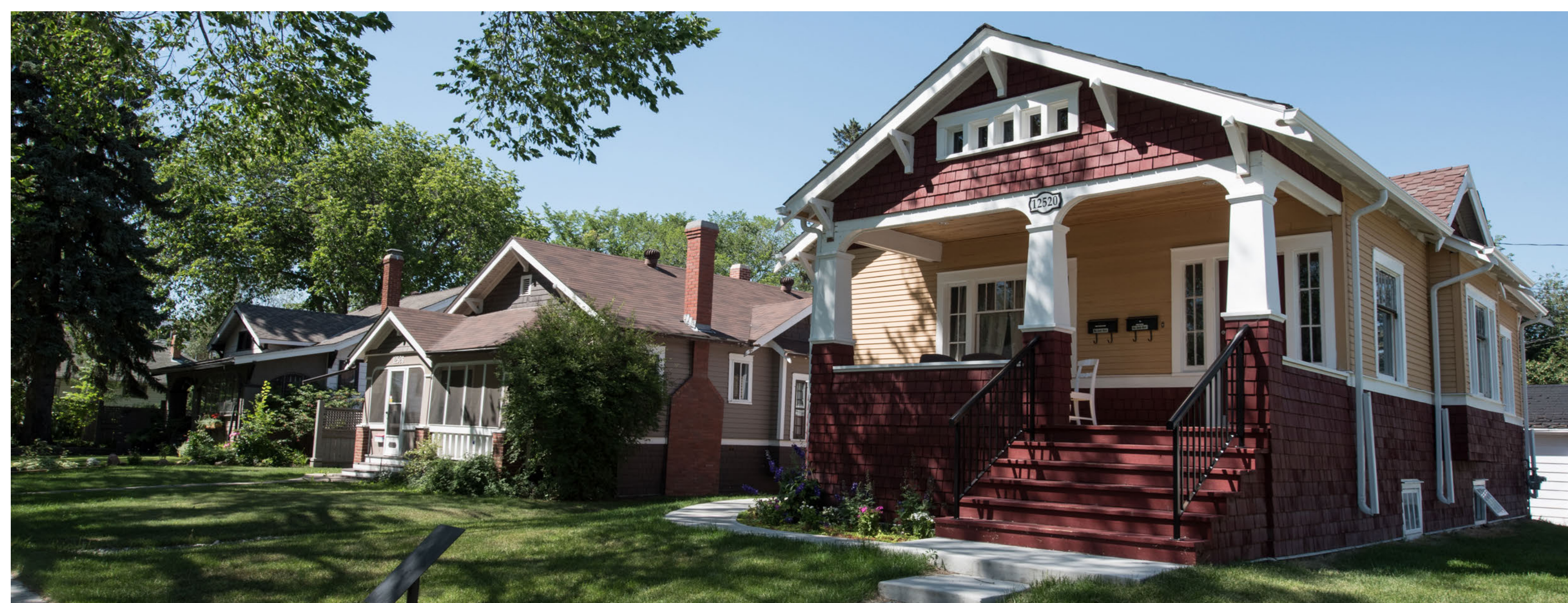
- Maintain the traditional single-detached character of the WAHA
- Allow for an increased diversity of housing options such as basement suites and garden suites

Objectives

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"> · Shall utilize high quality and durable materials that are generally consistent with the proportions, texture, surface finish and other defining characteristics of traditional materials
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 · Limited Group Homes and Lodging Houses are limited to no more than 6 residents · Group Homes are limited to 6 residents or 1 resident per 60m² of lot size, whichever is greater · 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 Development Officer in consultation with the Heritage Officer



ADVISE

Site Requirements and Height

Existing Character

Residences within the WAHA are typically situated relatively close to the street with generally consistent front setbacks. Narrow lots and side yards also contribute to the historic 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 lots sizes, the scale of historic homes, and existing front yard setbacks which facilitate connections to the sidewalk
- Maintain consistent front and side yard setbacks and ensure that development is appropriately scaled to reflect existing historic homes

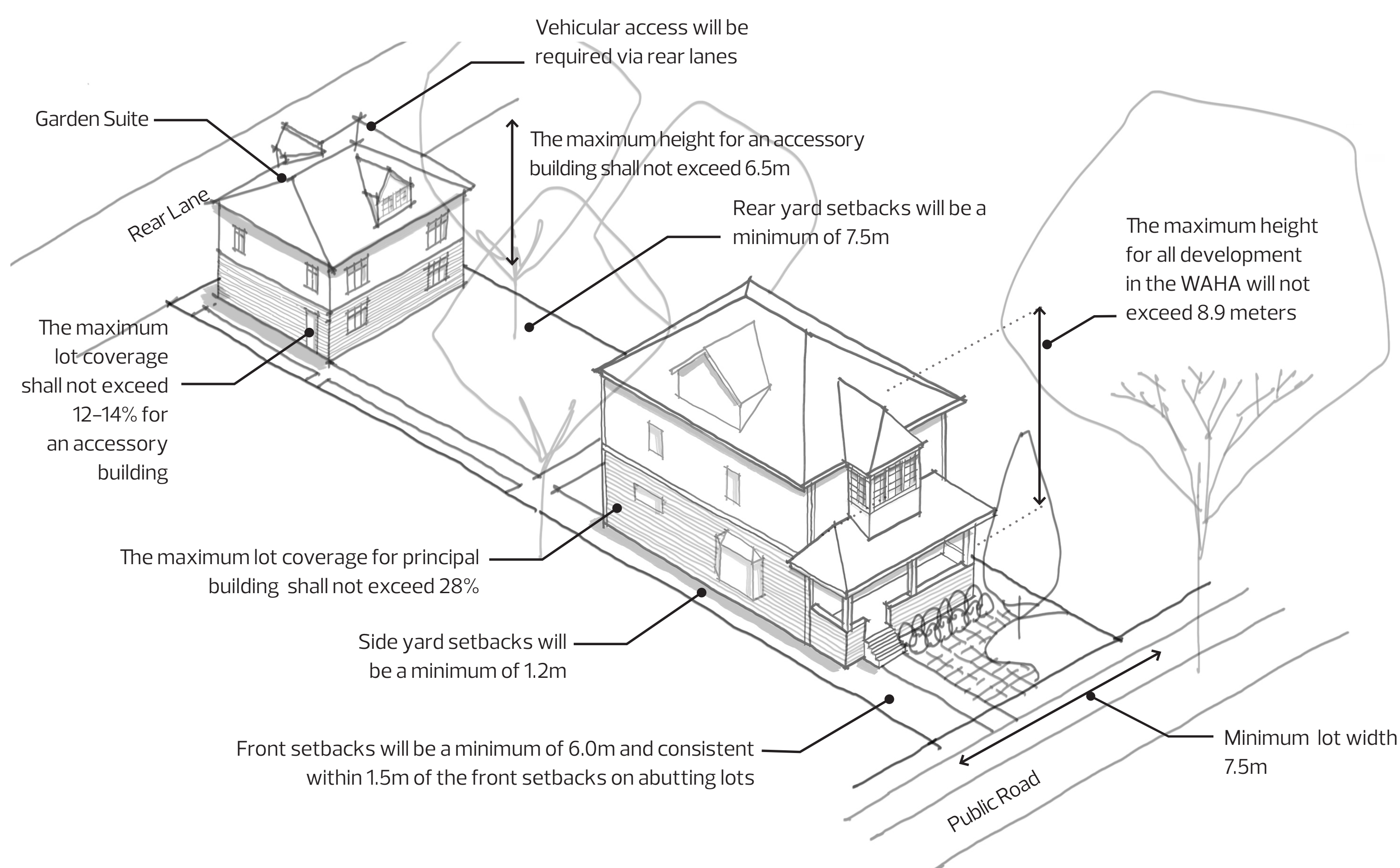
Objective

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

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

Regulations

(DC1: Mandatory)



* Site coverage for accessory buildings may vary dependent upon site area

You Asked, We Answered

Why is a 1.2m side yard setback necessary when some historic homes in the area have a setback that is less than 1.2m?

Some of the historic homes in the WAHA have side setbacks of less than 1.2 meters; however, the Alberta Building Code now requires minimum side setbacks of 1.2 meters for combustible construction in order to ensure adequate separation space between residences in the event of a fire. The minimum side setback in all low-density residential zones in Edmonton is 1.2 meters.

How was the front setback determined?

Front setbacks in the WAHA generally range from 8 to 10 meters. The current DC1 permits a minimum 6m front setback. This 6 meter setback is proposed to be maintained as a minimum standard in order to ensure a front yard that is generally consistent with the historic pattern of development in the neighbourhood while providing some flexibility in relation to the siting of new development.

ADVISE

Roofs and Dormers

Existing Character

The residential architecture of the WAHA typically features moderately pitched hipped or gabled roofs. Rooflines are often articulated by dormers and may feature wide or bellcast eaves. Dormers appear in a variety of styles including hipped roof dormers, gable roof dormers, and shed roof dormers.

What We Heard

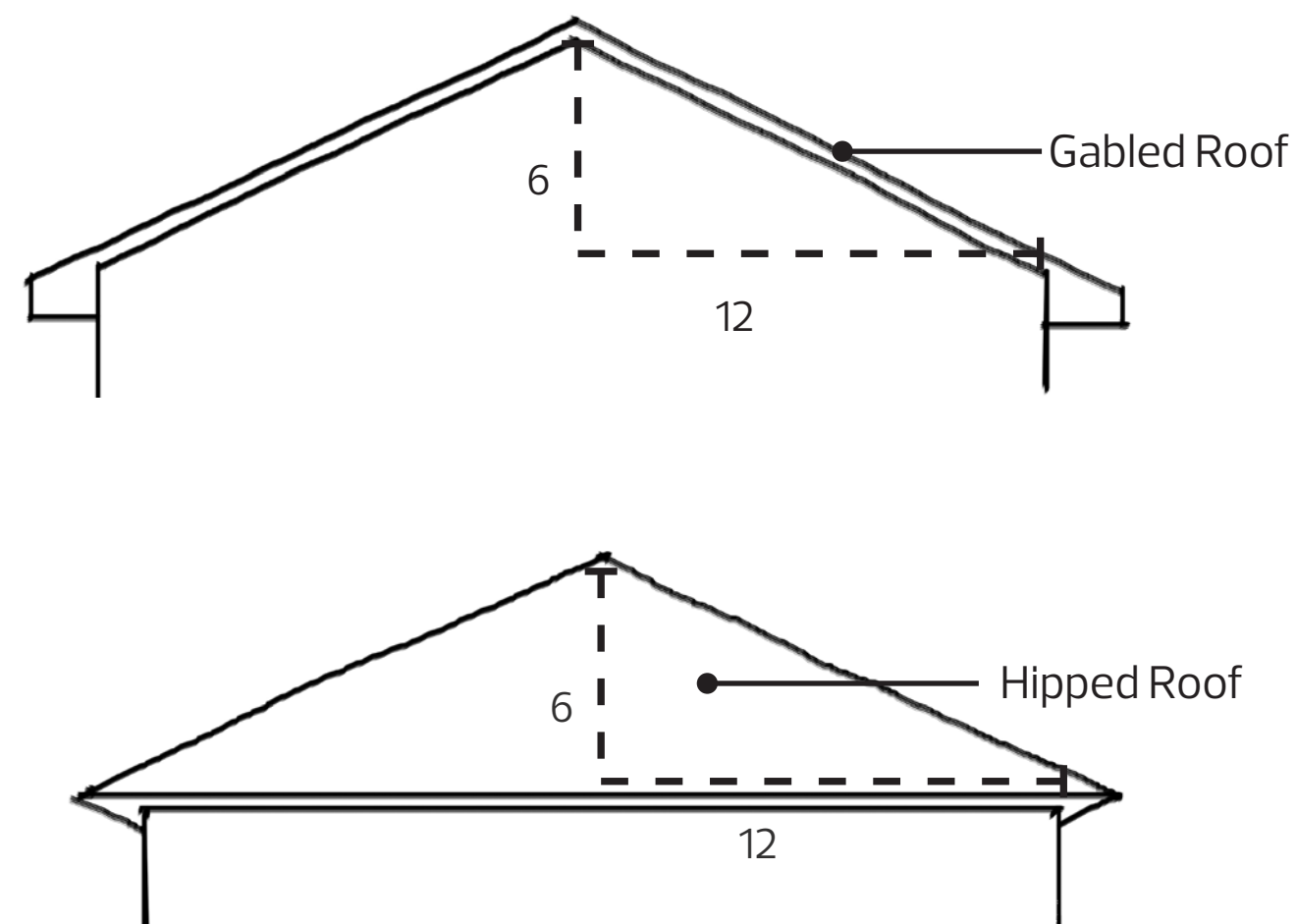
- Ensure that new development is consistent with the existing historic character of the WAHA
- Regulate roofs to ensure pitched or peaked roofs are mandatory

Objective

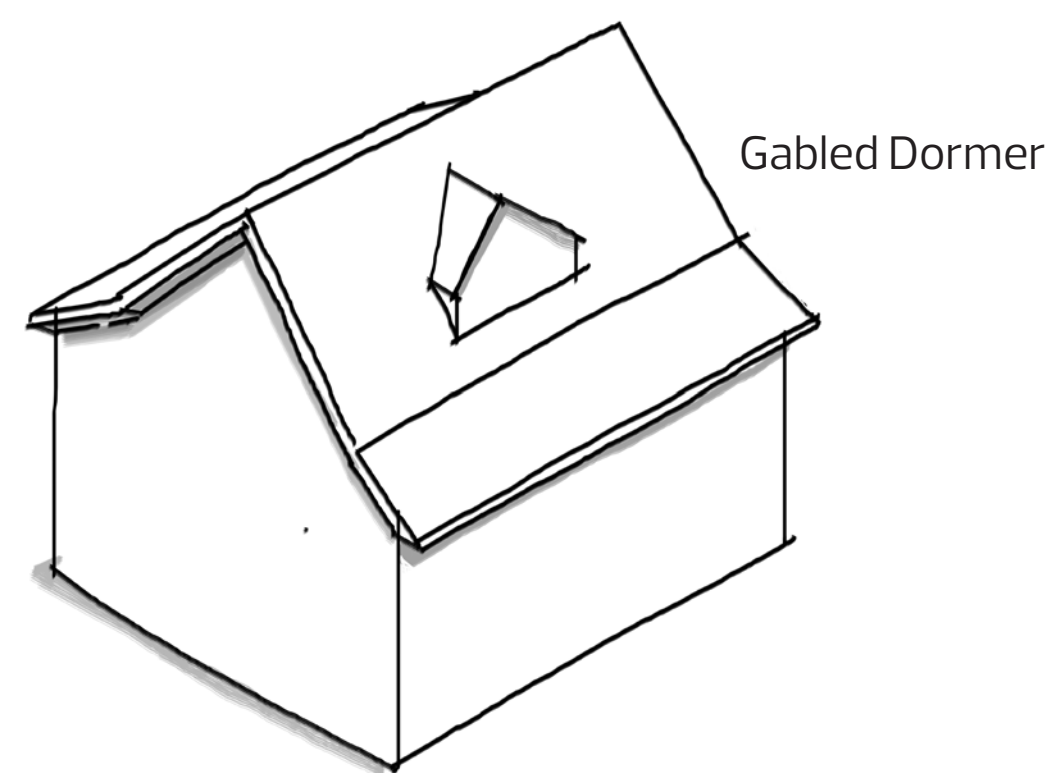
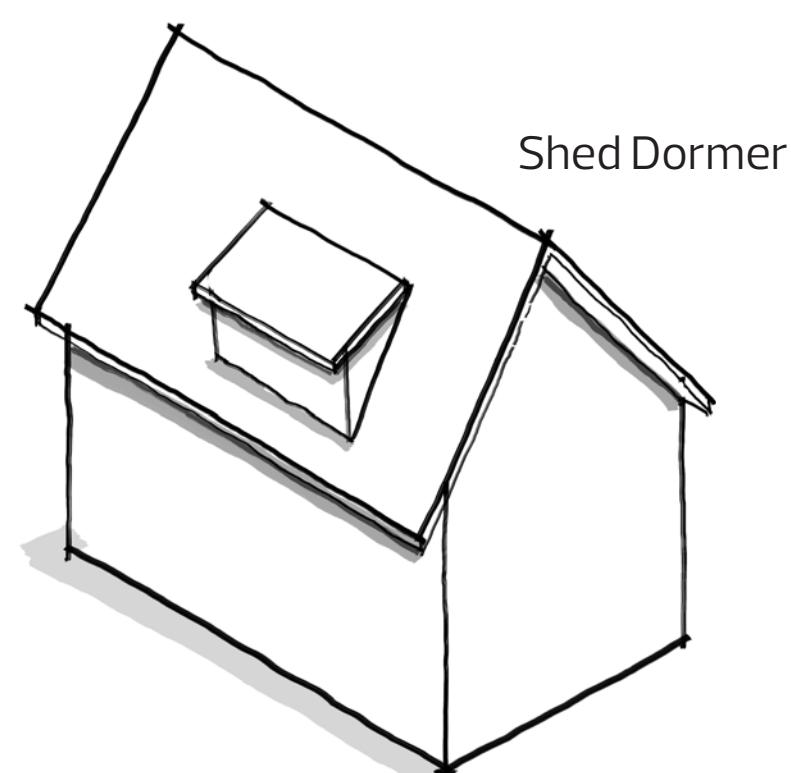
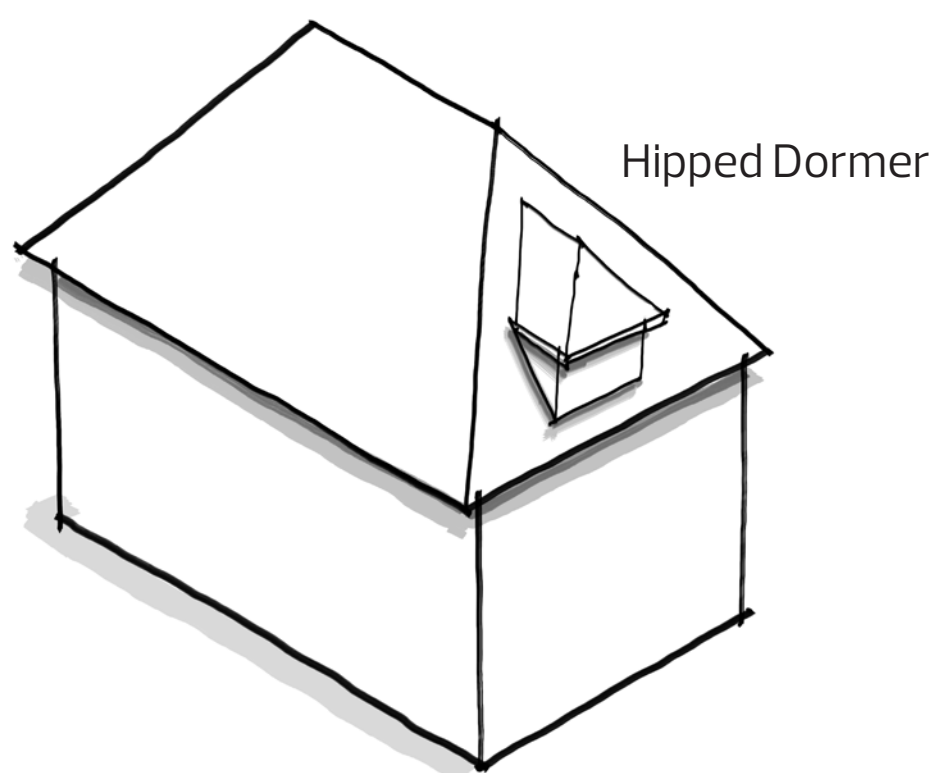
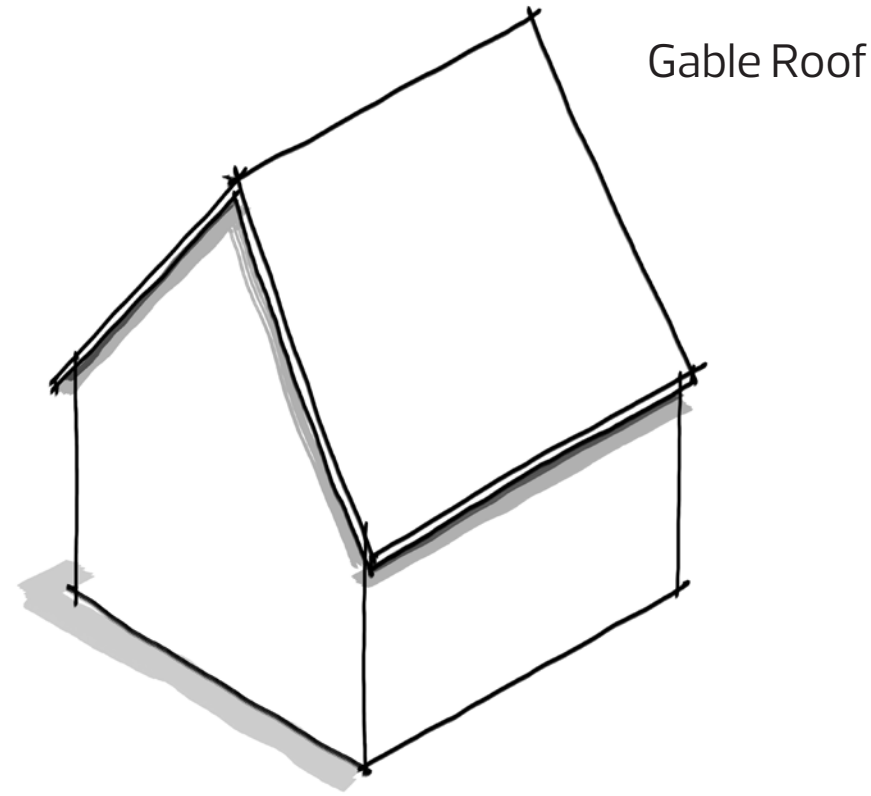
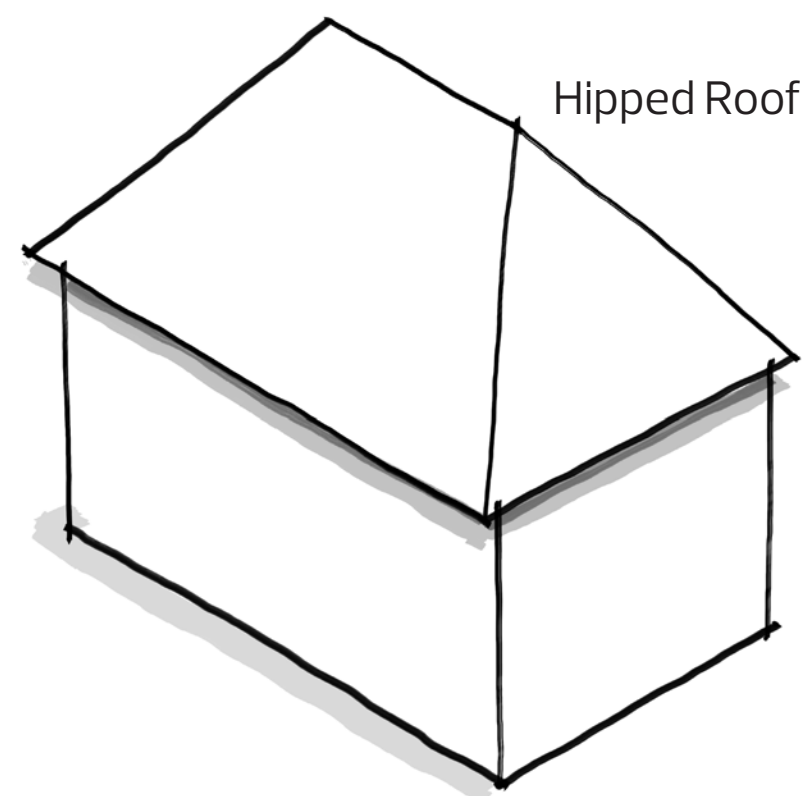
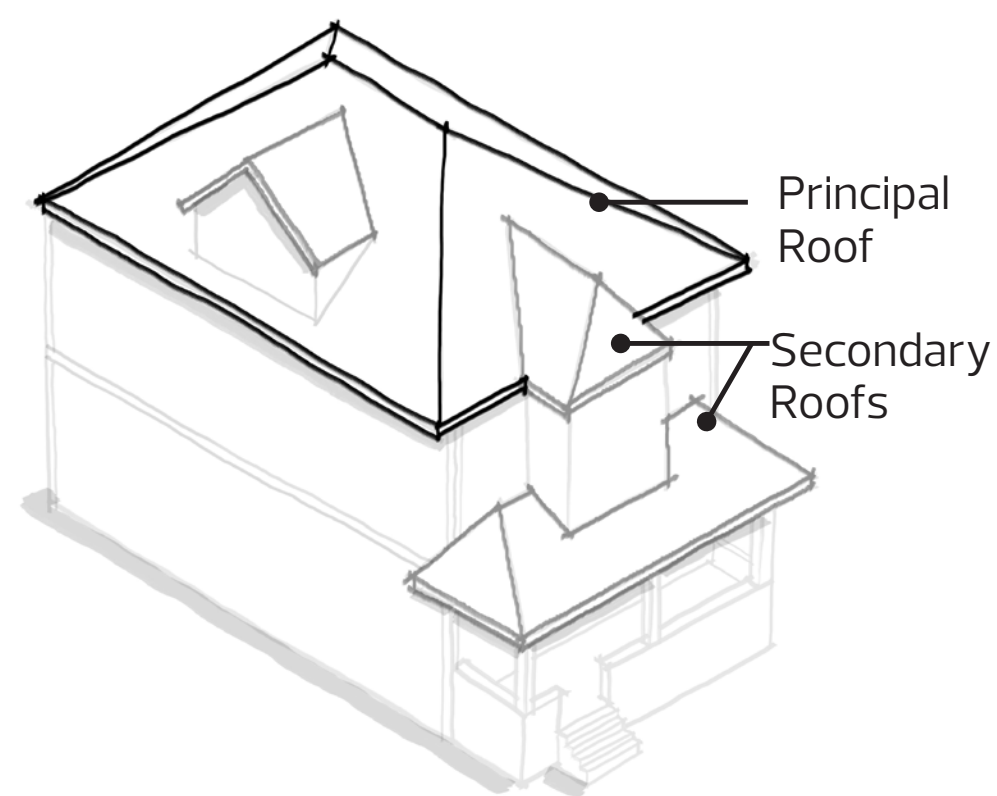
Ensure that new development utilizes traditional roof profiles to complement the historic character of the WAHA.

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
- Dormers above the second storey will be limited in size



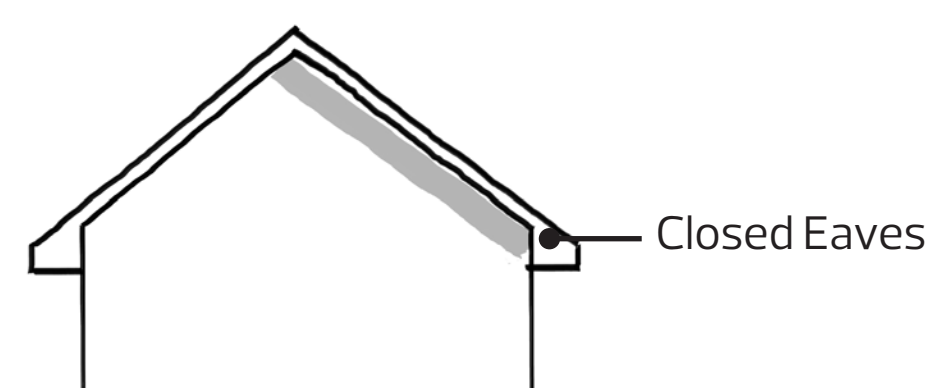
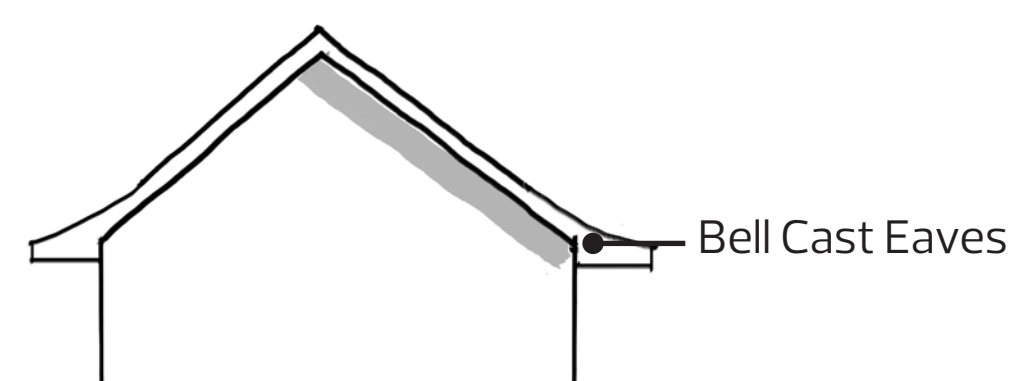
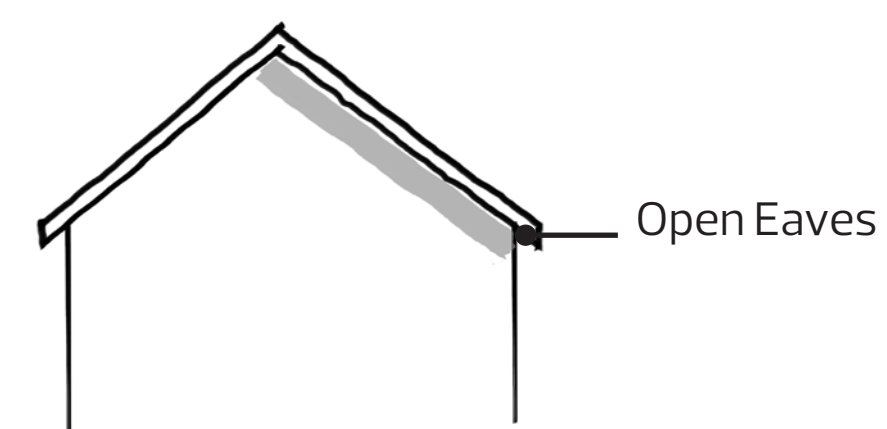
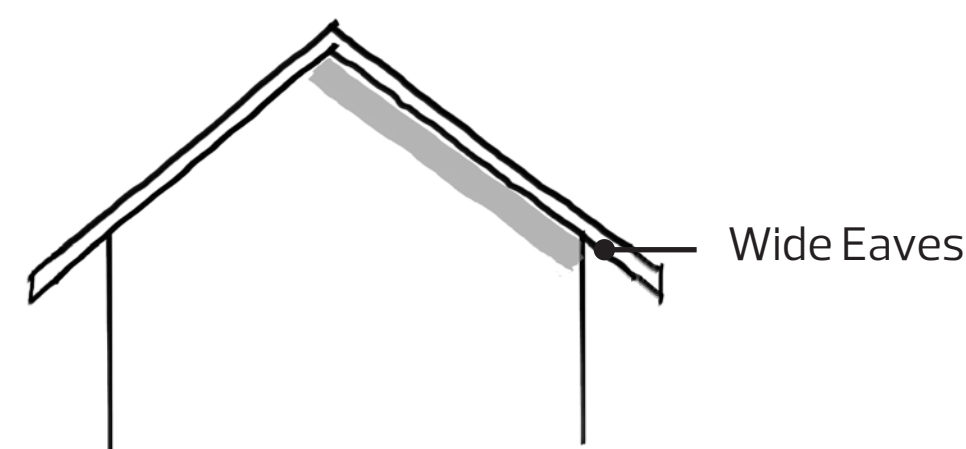
(DC1: Mandatory)



ADVISE

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



(ARP: Voluntary)

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

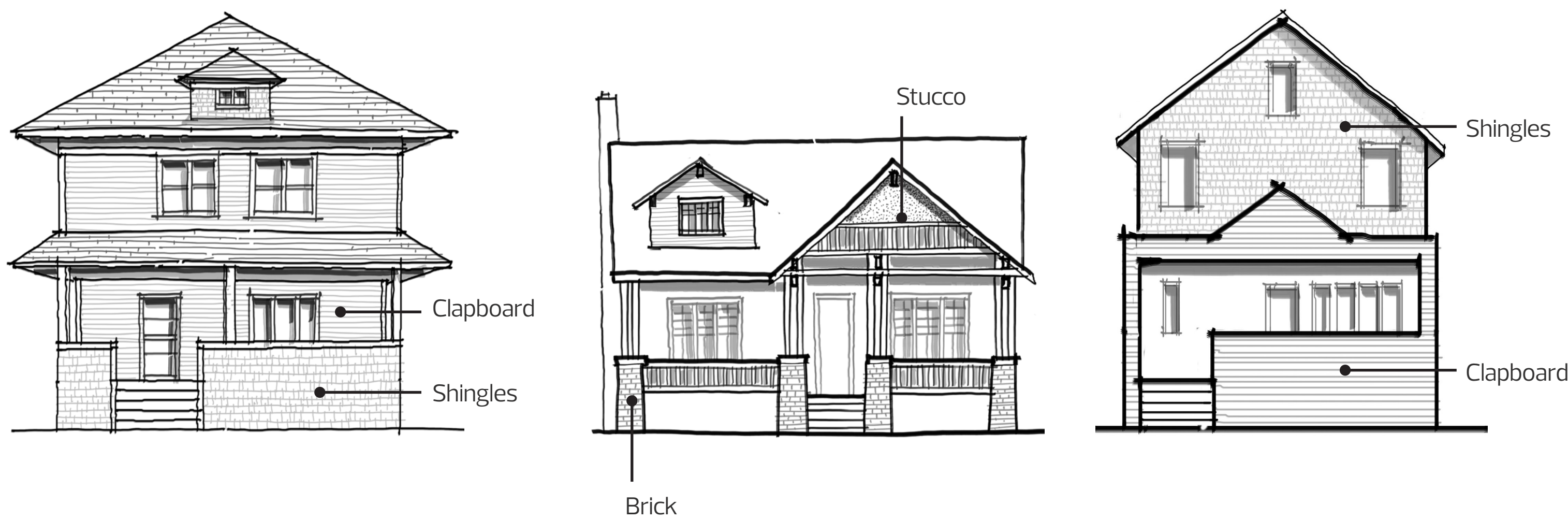
Ensure that new development emphasizes a traditional palette of high quality and durable materials which complement the historic character of the WAHA.

Regulations

- Development in the WAHA 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
- The exterior treatment of new development shall be consistent on all façades

Traditional Materials

(DC1: Mandatory)

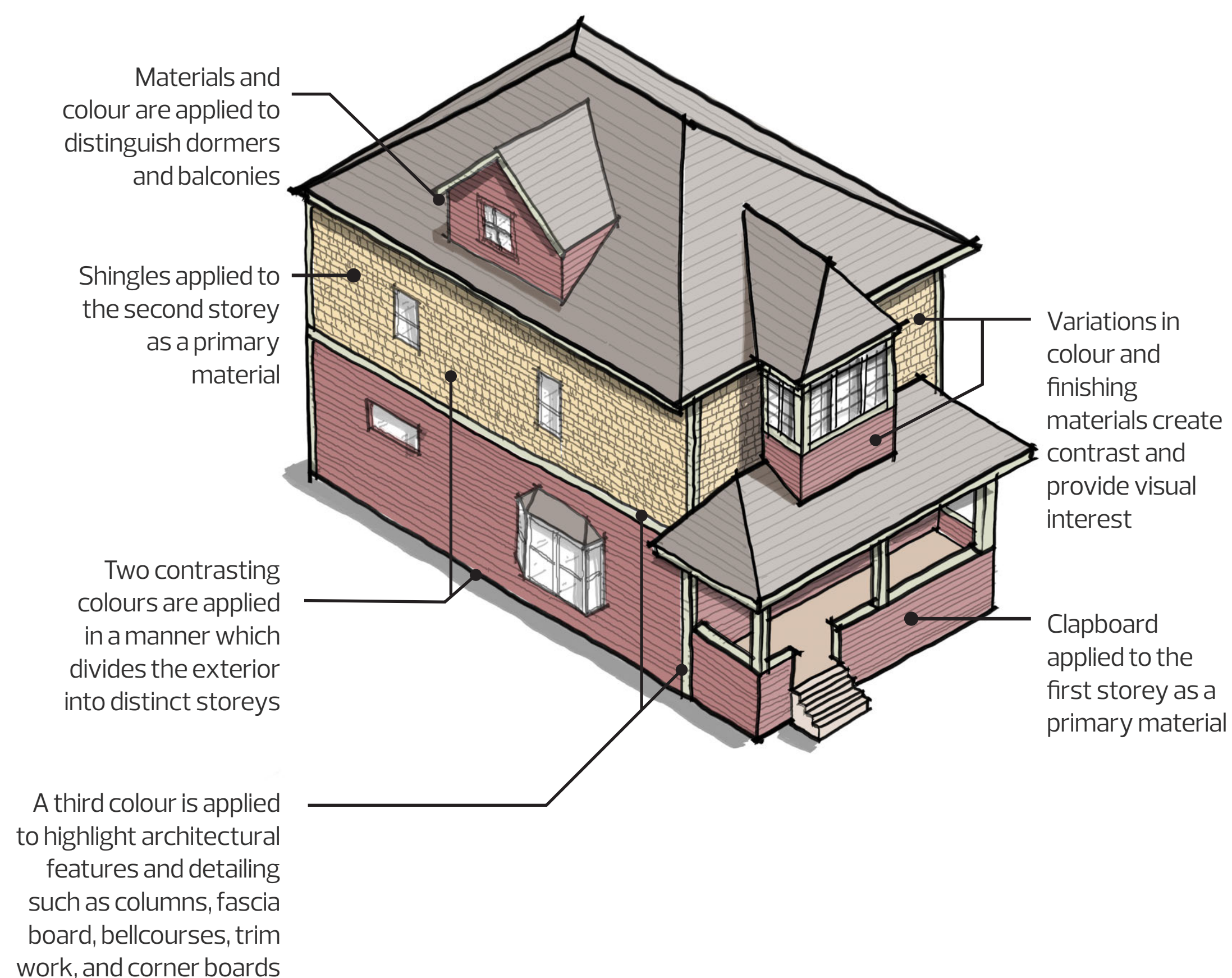


Guidelines

- 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

Material and Colour Application

(ARP: Voluntary)



ADVISE

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
- Ensure that windows are functional, efficient and consistent with modern needs

Objective

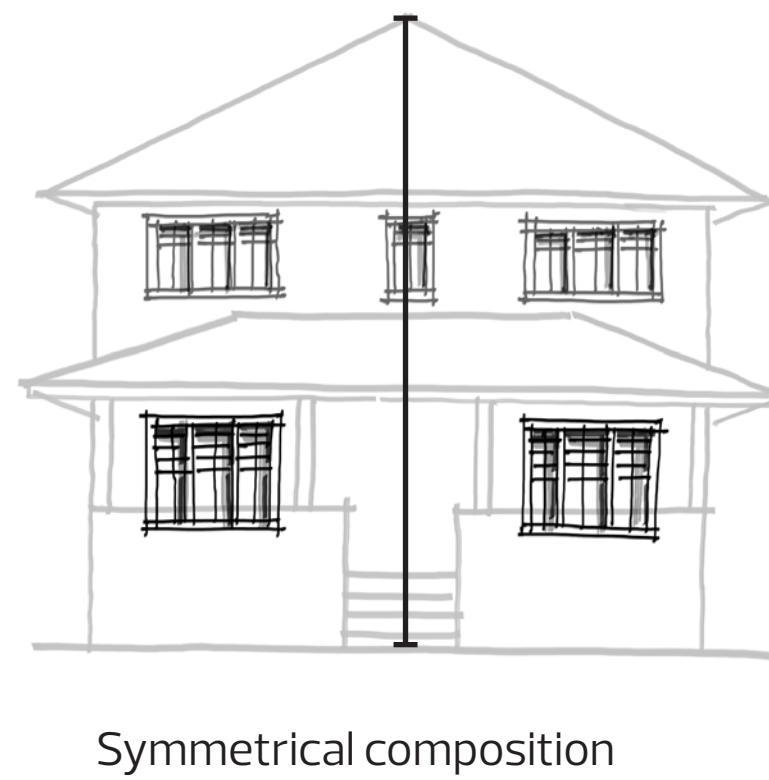
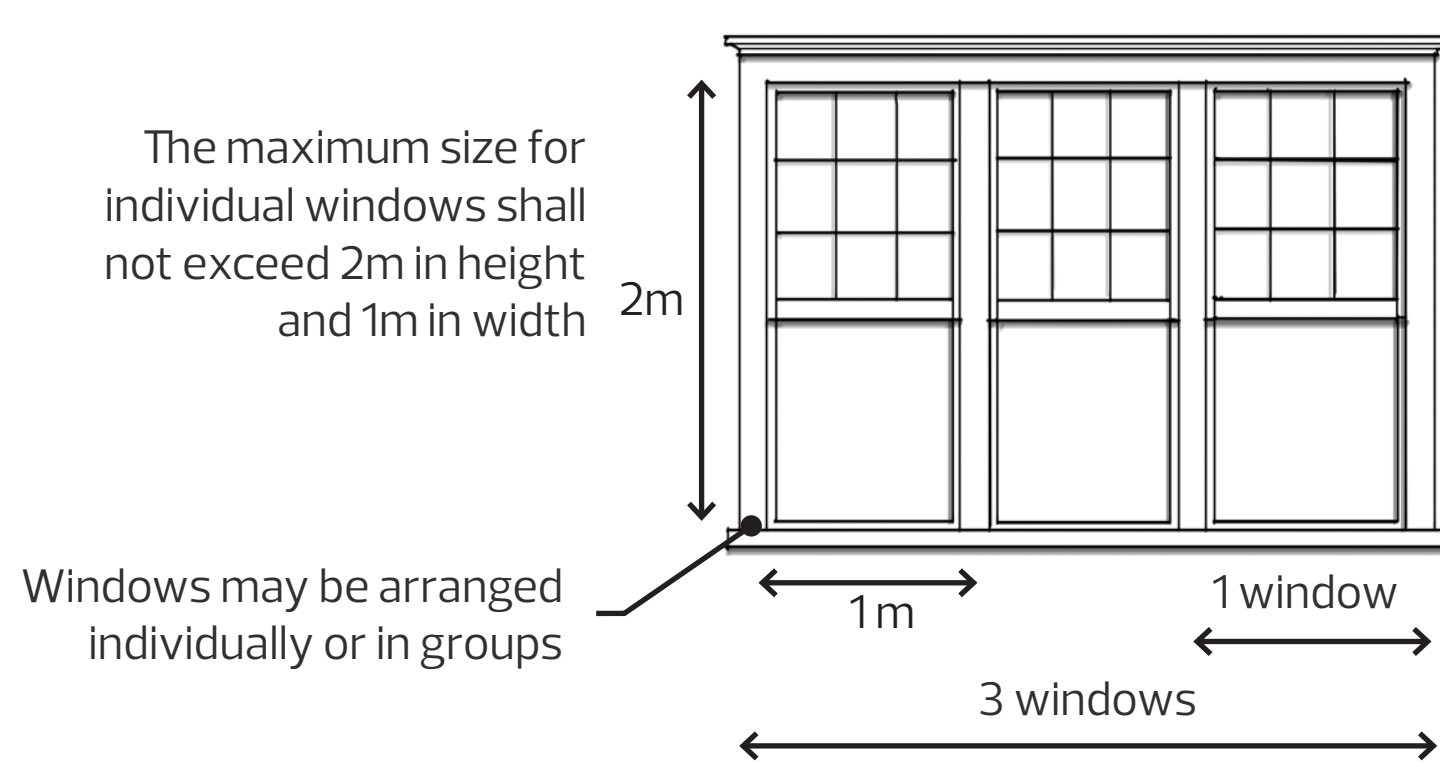
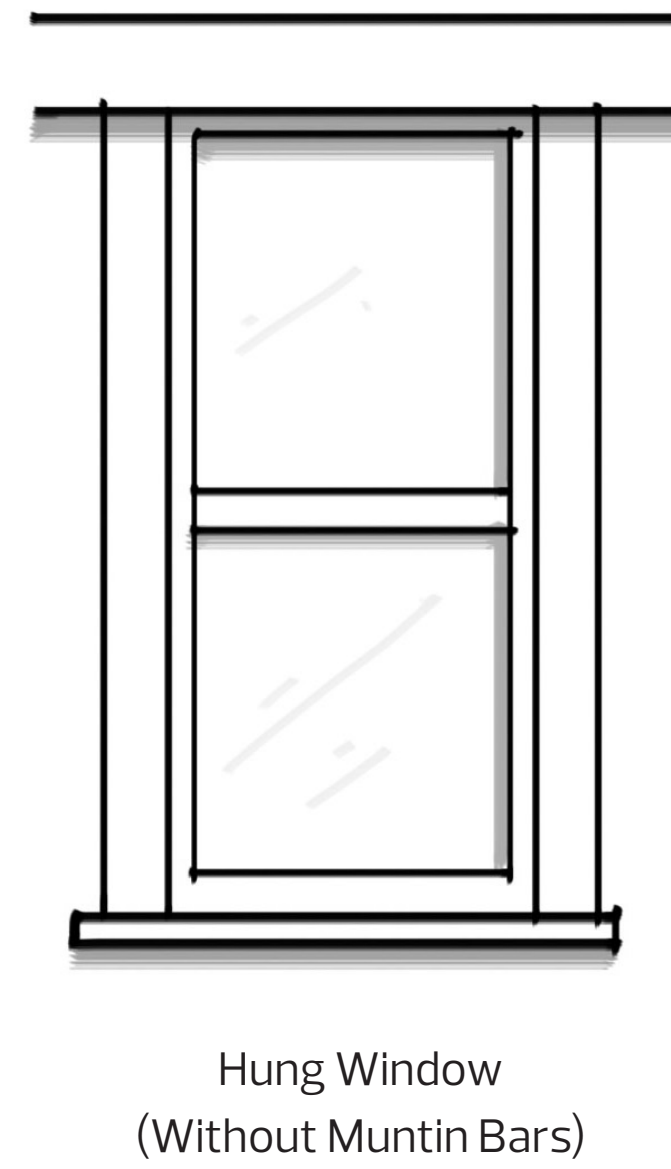
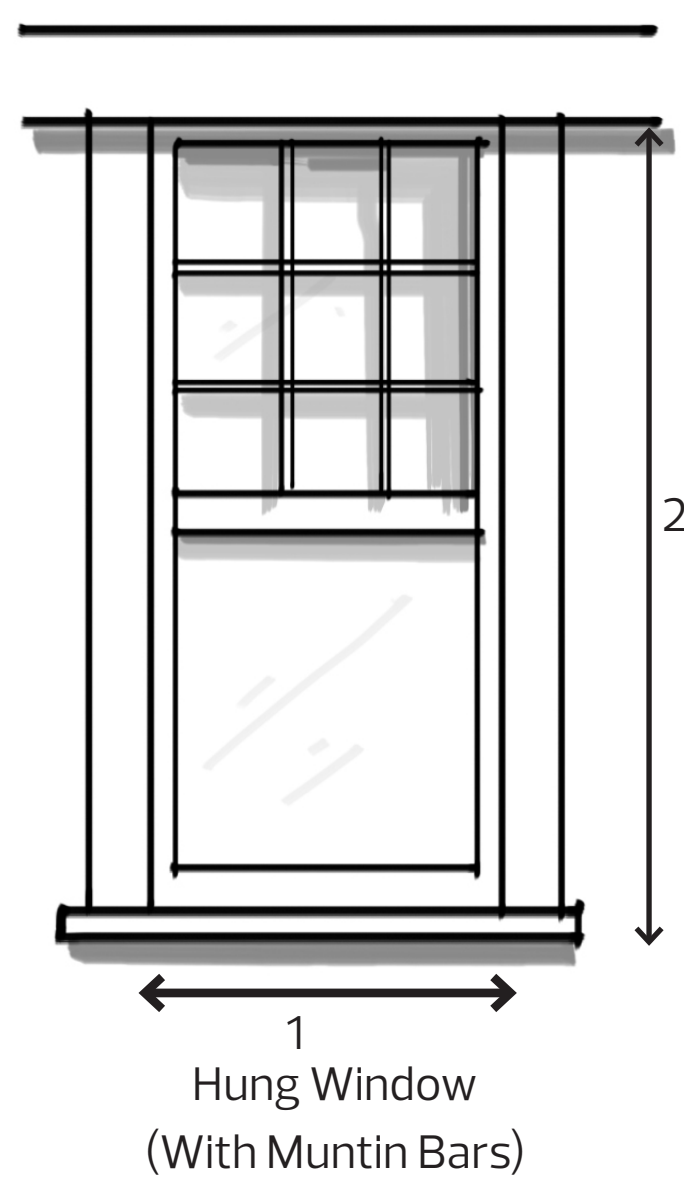
Ensure that windows are generally consistent with the appearance of traditional styles, patterns, proportions, and arrangements of character homes in the WAHA.

Regulations

Where located on a front-facing façade:

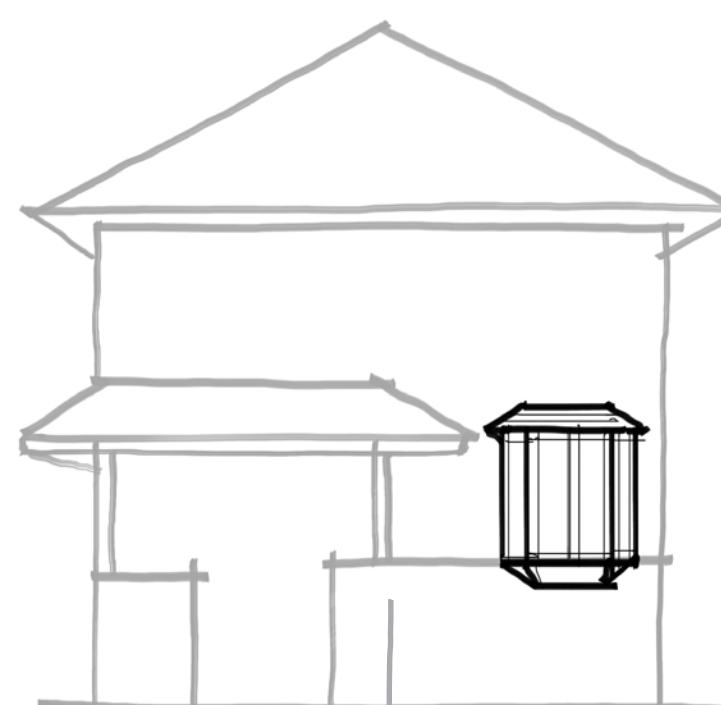
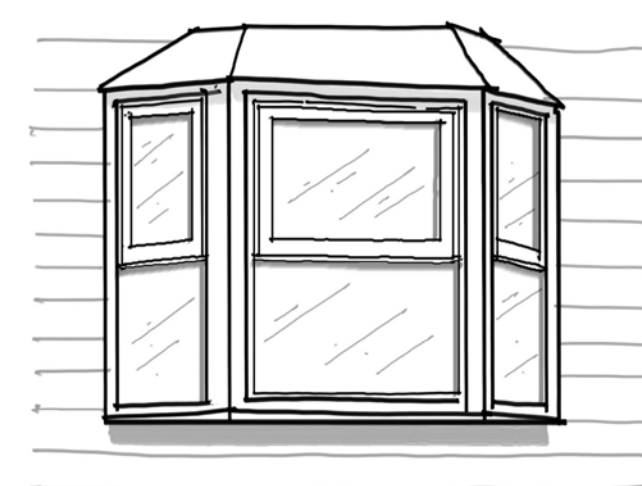
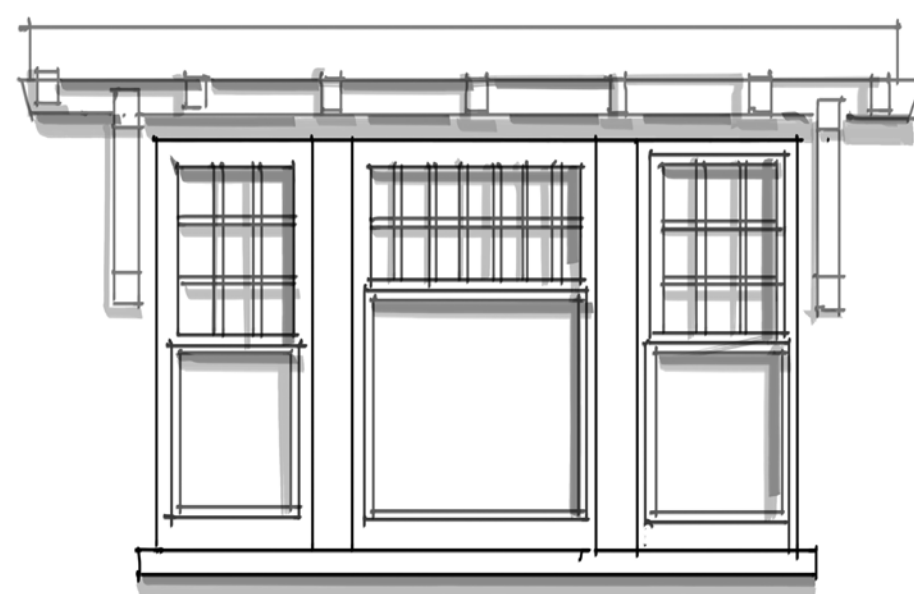
- Windows shall provide the appearance of a hung style window
- Windows shall be vertically oriented
- Individual windows shall have a height to width ratio of 2:1 or greater
- Windows shall be arranged with a generally symmetrical composition
- Individual windows shall not exceed 2m tall by 1m wide (approximately 6ft by 3ft), but may be arranged individually and/or in groups to create larger areas of glazing

Individual windows shall have a height to width ratio of 2:1 or greater



Guidelines

- Windows may follow traditional patterns of arrangement, including tripartite and bay windows
- Windows may feature upper sashes divided into multiple panes



(DC1: Mandatory)

(ARP: Voluntary)

ADVISE

Porches and Balconies

Existing Character

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

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

What We Heard

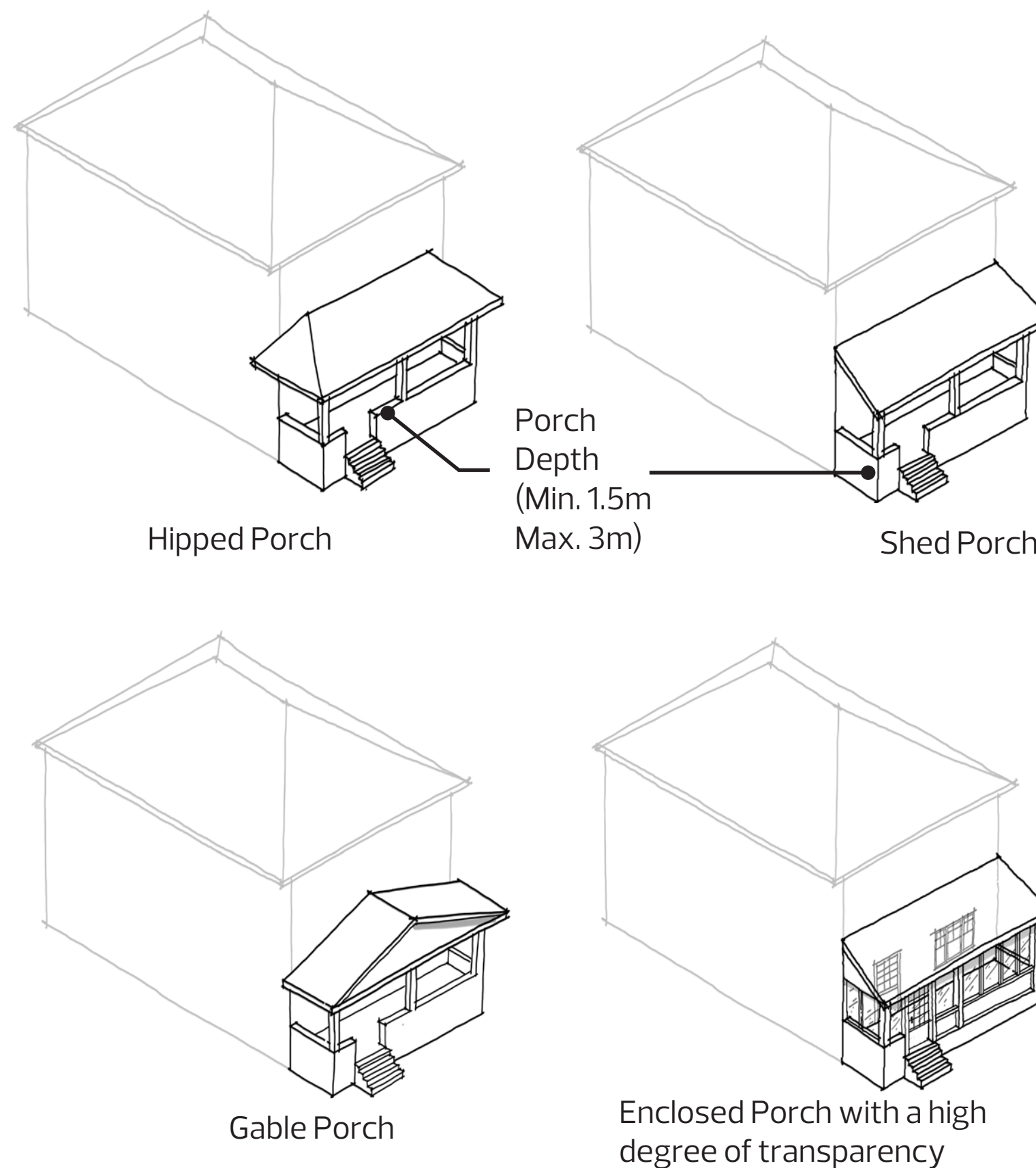
- Establish mandatory regulations for front porches to ensure that development is reflective of the existing historic character of the WAHA

Objective

Ensure that new development includes front porches in order to be consistent with the architectural character of the WAHA and to provide an opportunity to interface with the street.

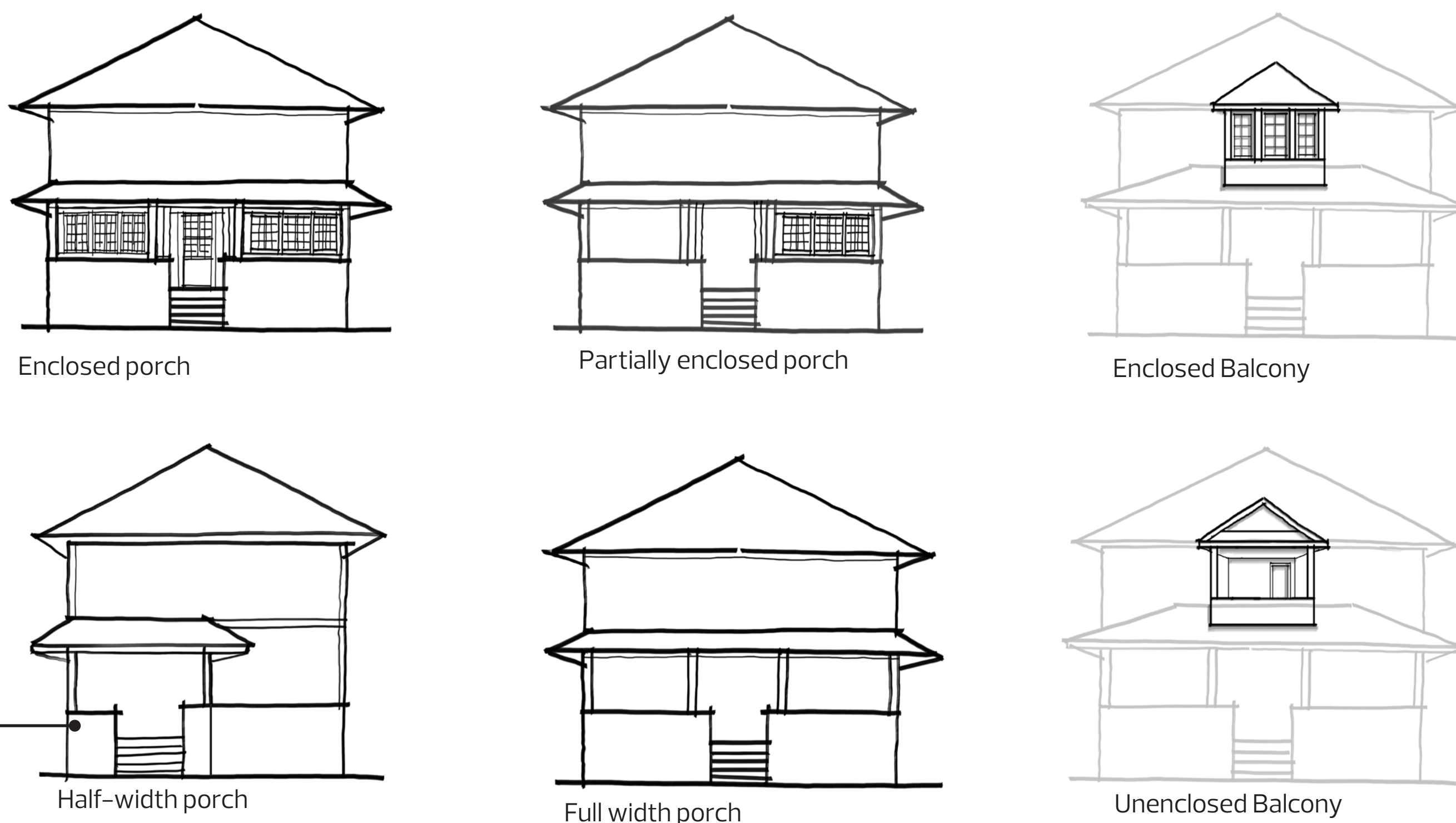
Regulations

- Development shall include a front porch
- Front porches shall be greater than 40% of the width of the building
- 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
- 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 or partially enclosed
- Development in the WAHA may include a balcony
- Balconies may be enclosed or unenclosed



(DC1: Mandatory)

(ARP: Voluntary)

ADVISE

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

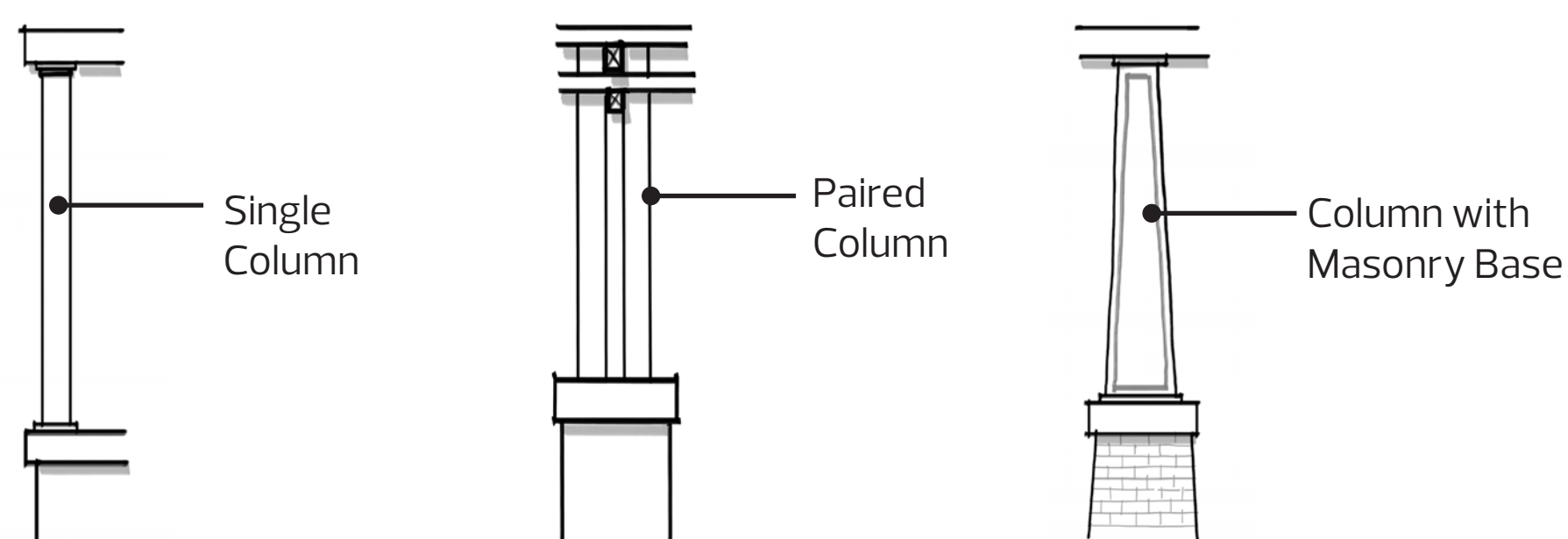
- Regulate key architectural features and elements which contribute to the heritage character of the WAHA, such as Craftsman style design influences

Objective

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

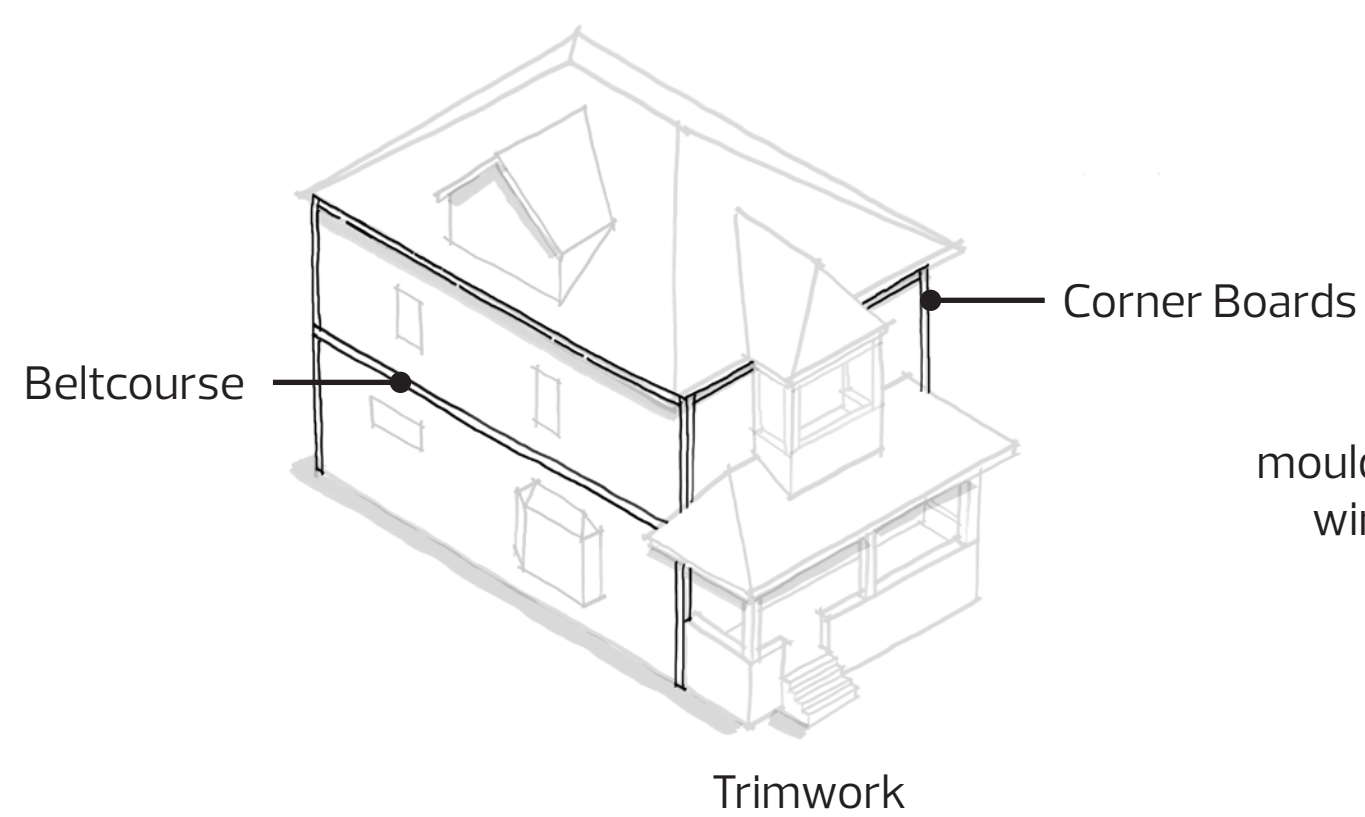
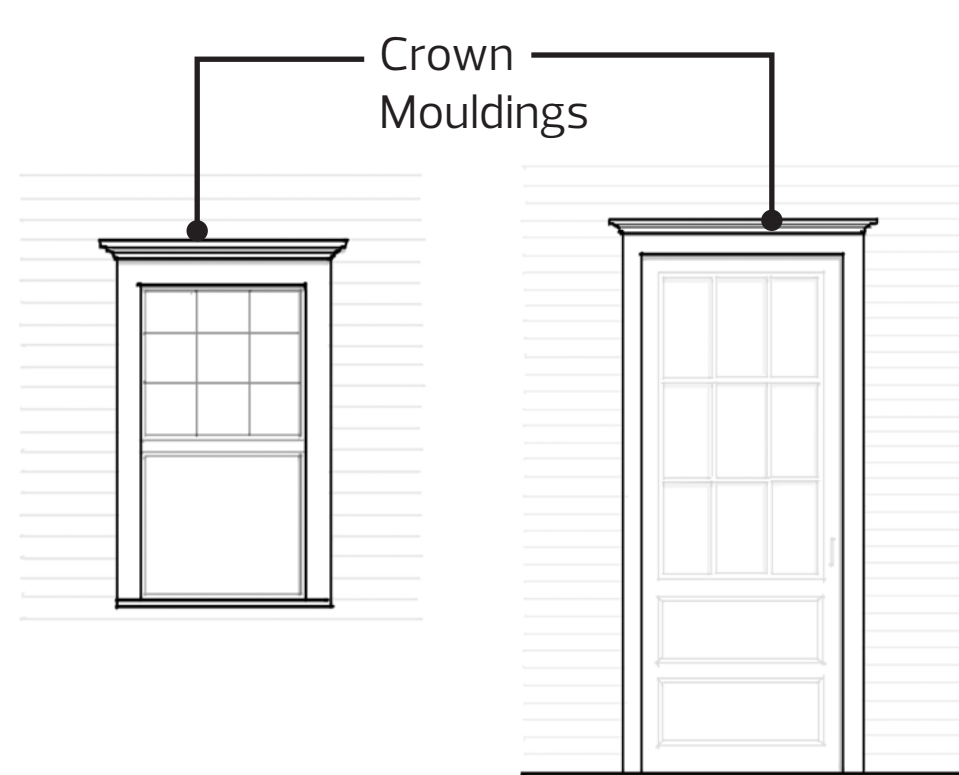
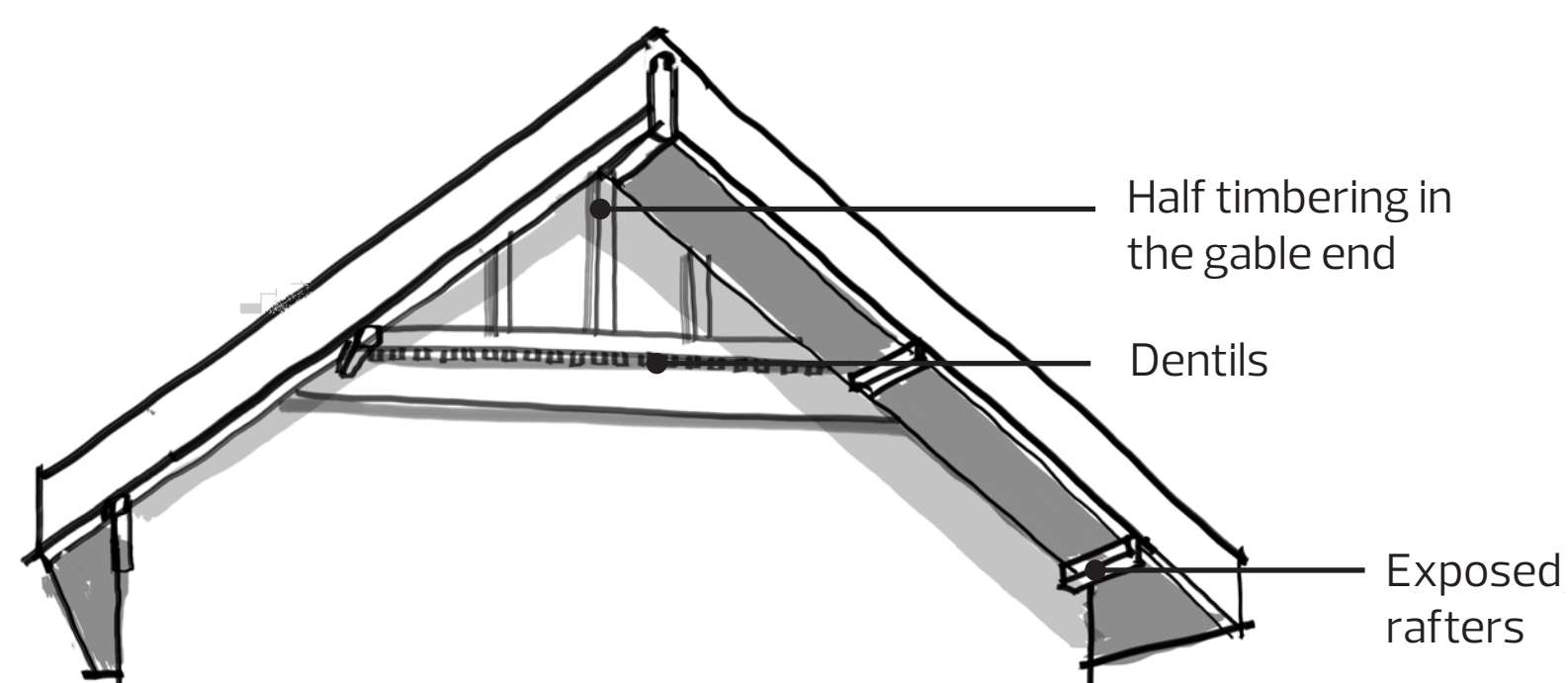
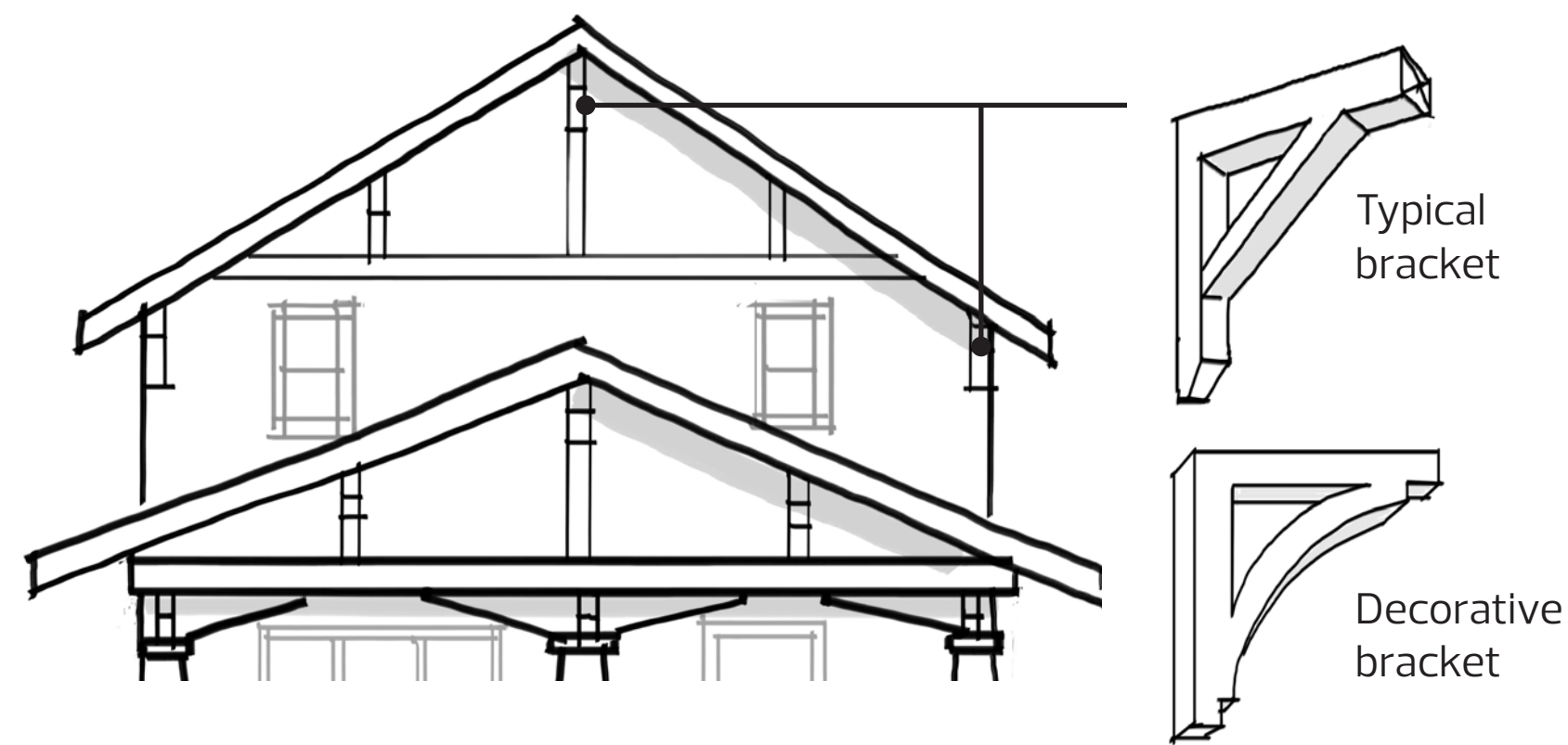
Guidelines

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 detailing may include:

- Columns, which may be single or paired with a square, round or tapered shape, and accented with a masonry base
- Decorative brackets
- Half-timbering in gable ends
- Dentilated mouldings
- Trimwork
- Crown mouldings over window and door openings
- Exposed rafters



Traditional Craftsman-influenced detailing

(ARP: Voluntary)

ADVISE

Trees and Landscaping

Existing Character

Streetscapes in the WAHA are sheltered by an extensive tree canopy which is made up of mature boulevard trees, predominantly American Elm, and trees on private property. Mature boulevard trees 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
- Participants expressed concerns during Phase 2 regarding some of the proposed landscaping regulations including limiting large trees in front yards and the development of a preferred species list

Objective

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

Regulations

For any development within 5m of any City tree, a Residential Tree Protection Plan must be submitted to the satisfaction of the Development Officer in consultation with the Urban Forester.

The Residential Tree Protection Plan must include:

- Diameter of the tree, to be measured 1.2m above ground
- Tree species
- Location and dimensions of the proposed Tree Protection Zone (TPZ)
- A detail of the TPZ fencing
- All existing and proposed infrastructure changes within the TPZ (e.g. structures, utility services, hard surfaces)
- Access points to the construction site

Guidelines

- The removal of existing mature trees and shrubs on private property should be avoided
- Where new plantings are required, property owners should work with their local nursery to select trees and shrubs that are well-suited to Edmonton and the constraints of individual lots



(DC1: Mandatory)

(ARP: Voluntary)

ADVISE

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 historic resources are highly valued by the community, providing a tangible connection to Westmount's past and serving as integral components of the area's character.

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 sensitive alterations to properties listed on the 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
- 6 designated properties listed on the Register

Guidelines

Property owners are encouraged to act as stewards of the historic resources in the WAHA in order to ensure that their heritage value is preserved for present and future generations. Property owners should adhere to the following voluntary guidelines when undertaking exterior alterations to properties listed on the Inventory of Historic Resources in Edmonton:

- The removal or alteration of any historic 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 historic 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

(ARP: Voluntary)

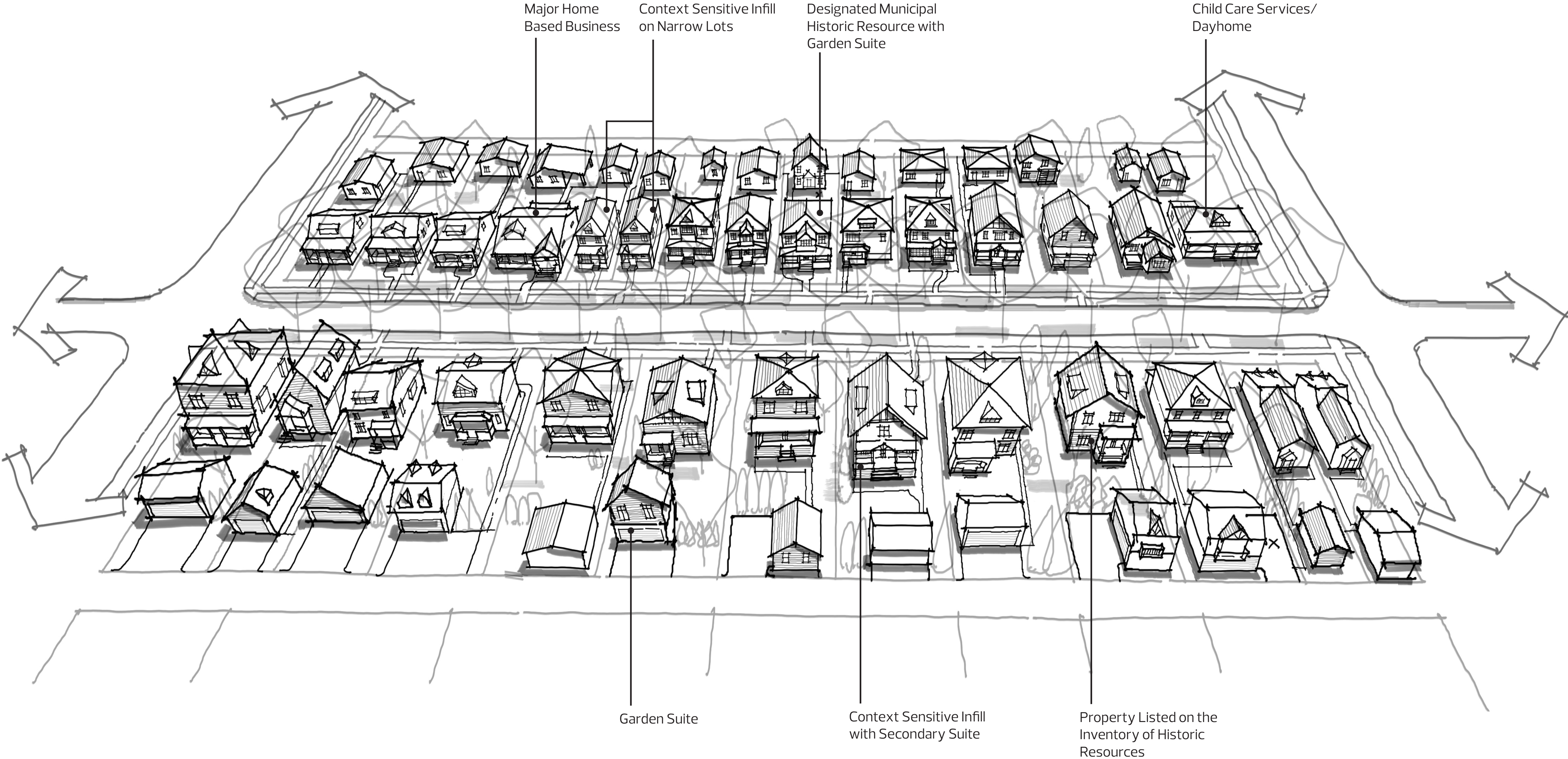


ADVISE

Potential Outcome

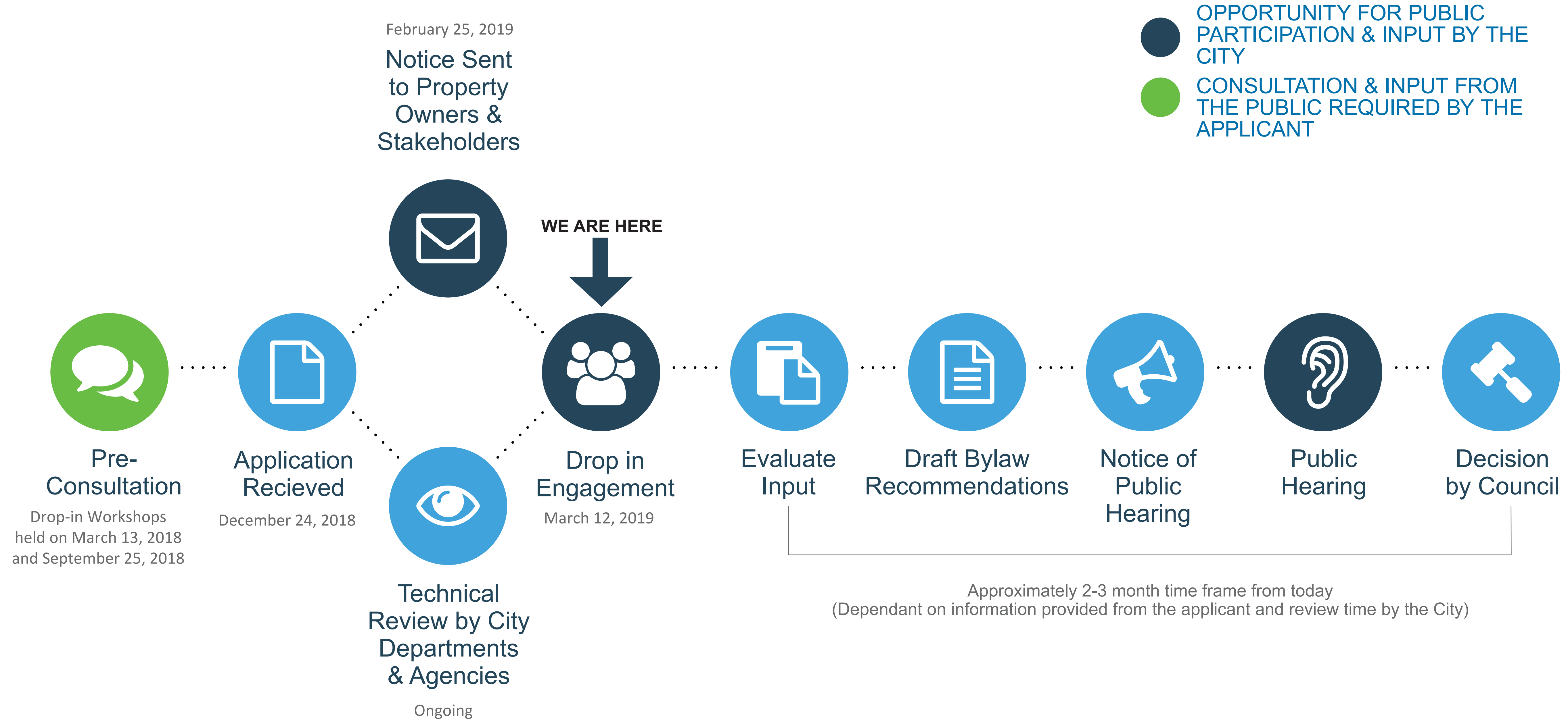
This board portrays a vision for the future of the WAHA where:

- + Historically and architecturally significant properties are preserved for the benefit of present and future generations.
- + A greater diversity of residential uses are integrated while maintaining the historic pattern of development.
- + New development compliments and contributes to the prevailing historic character of the WAHA.



ADVISE

WHAT IS THE APPLICATION PROCESS?

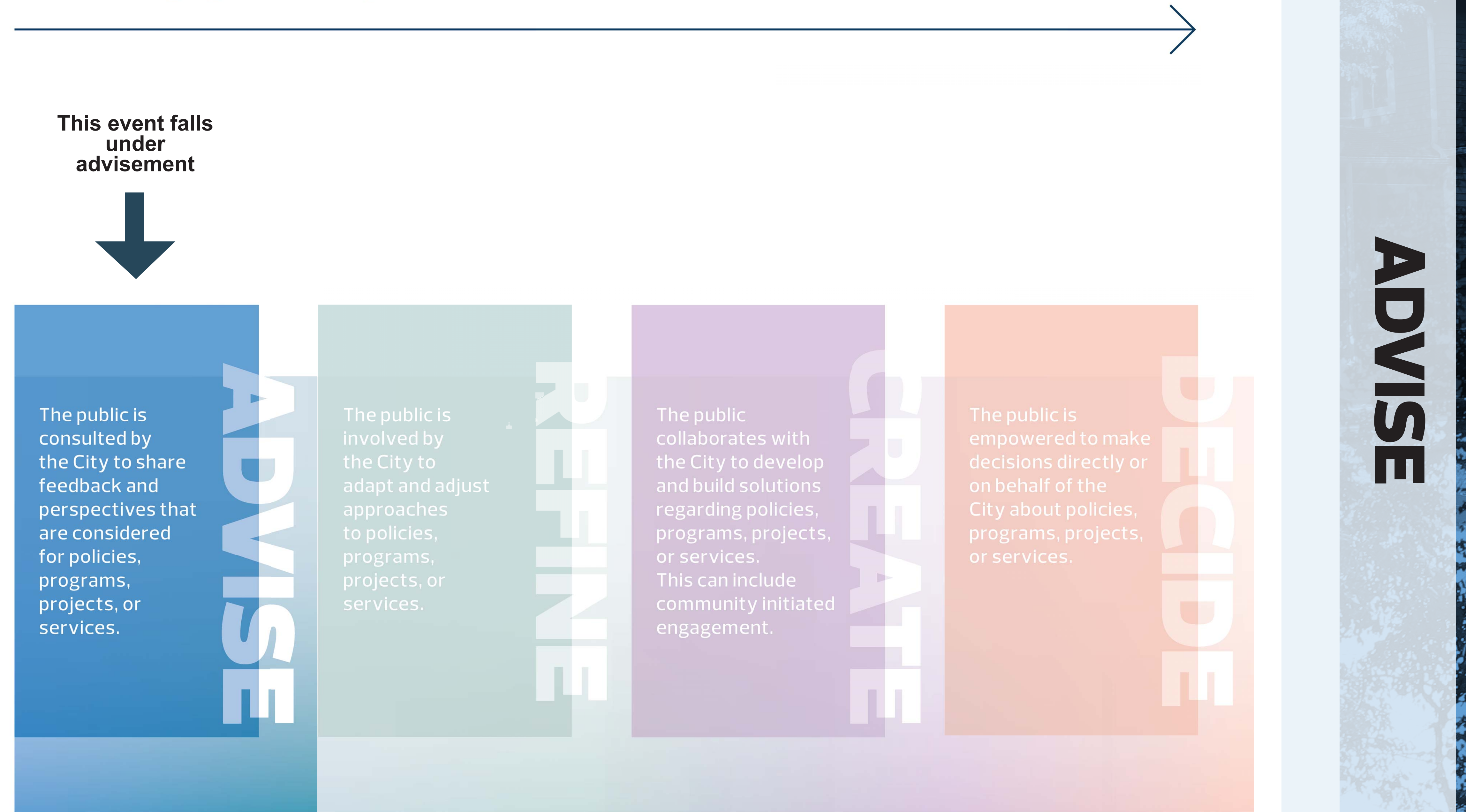


ADVISE

WHAT WILL YOUR FEEDBACK BE USED FOR?

- To inform the City's planning analysis and ensure all factors are taken into consideration
- To help inform conversations with the applicant about making revision(s) to address concerns
- To inform Council about the nature of the feedback received so that they have a better understanding of the opinions of nearby residents prior to making their decision

Public Engagement Spectrum



WHAT DO YOU **LIKE** ABOUT THE PROPOSED AMENDMENTS?

ADVISE

WHAT WOULD YOU LIKE COUNCIL TO KNOW BEFORE THEY MAKE A DECISION?

ADVISE

WHAT DO YOU **NOT LIKE** ABOUT THE PROPOSED AMENDMENTS?

ADVISE

WHAT HAPPENS NEXT?

After tonight's open house:

- City staff will send a summary of what we heard tonight, if you supplied your email address on the sign-in sheet
- A summary will also be send to the Councillor and the Applicant
- You can contact the file planner at any time at:

Stuart Carlyle

stuart.carlyle@edmonton.ca

780-496-6068

When the applicant is ready to take the application to Council:

- File planner will send you a notice about the Public Hearing
- You can register to speak in front of Council or listen online