



# Welcome

## Westmount Architectural Heritage Area Rezoning

### DROP-IN WORKSHOP

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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.

### 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 Goal

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

### 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

### Process



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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 in the architectural styles which characterize the Area.

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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 this part of the neighbourhood developed rapidly, particularly after the streetcar from central Edmonton was extended to serve the area in 1911.
- + The heritage area was largely built out prior to the the economic downturn that Edmonton experienced after the First World War and during the Great Depression. In the following decades 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

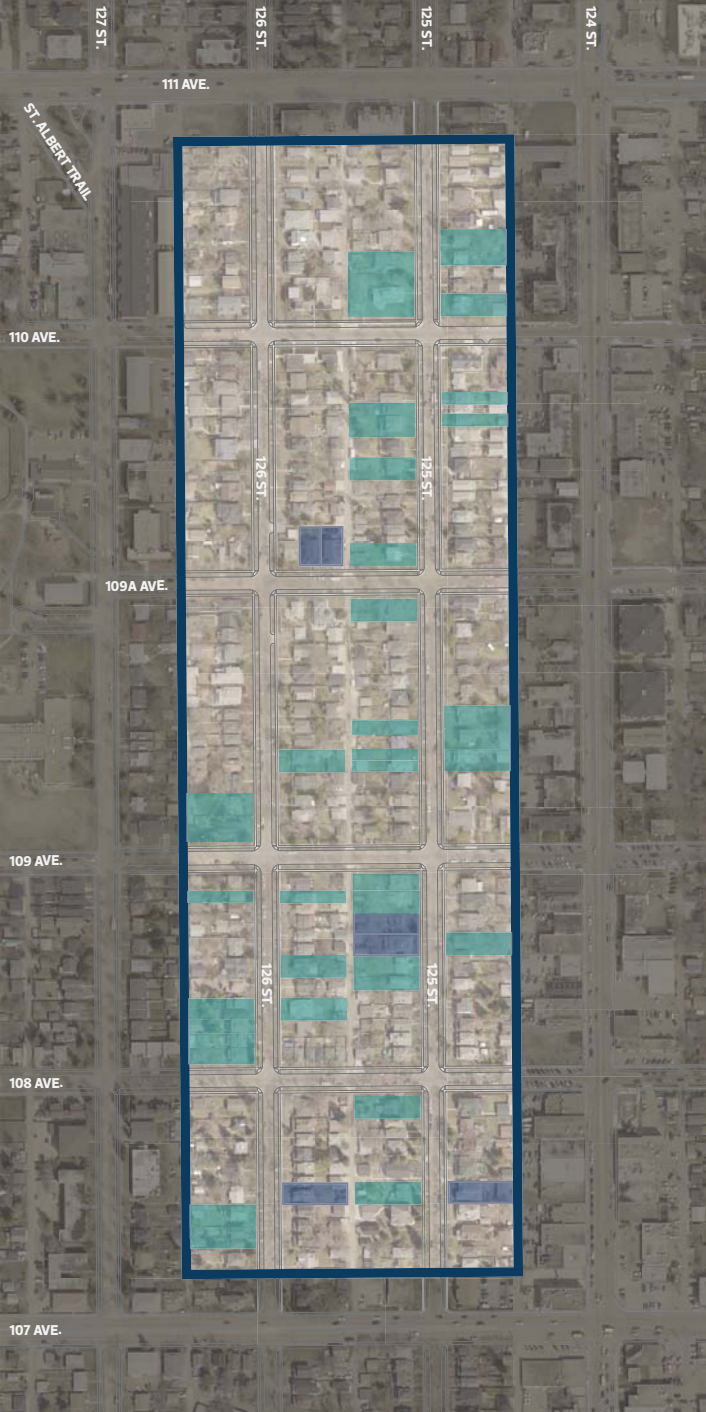
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# The Westmount Architectural Heritage Area



### Legend

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

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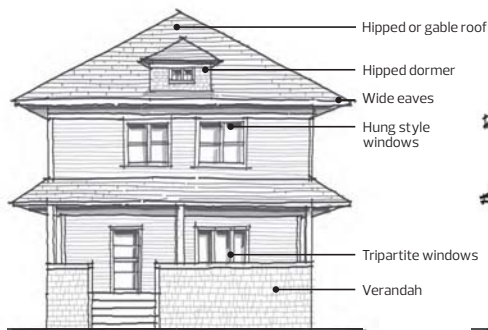
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# Architectural Styles

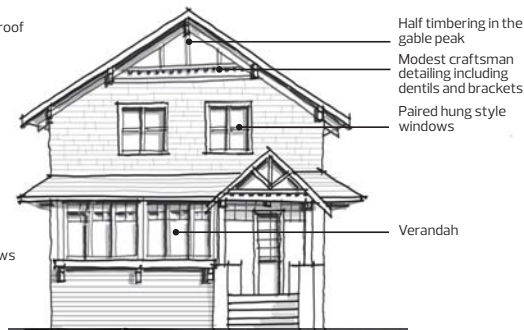
While the residential architecture of the heritage area is diverse, it can be generally classified into four major styles: The simple Foursquare, the Foursquare with Craftsman Influences, the Craftsman home and the Craftsman Bungalow.

## Simple Foursquare



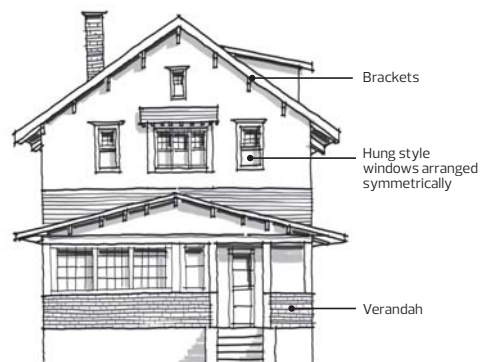
2 to 2.5 storeys in height, square floor plan  
 Typical cladding materials include clapboard and shingles

## 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

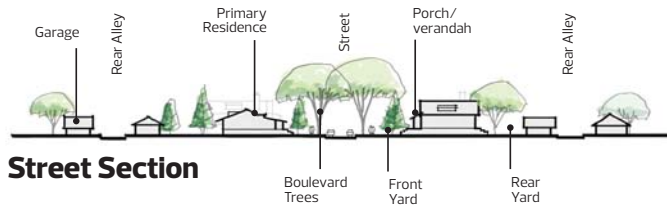
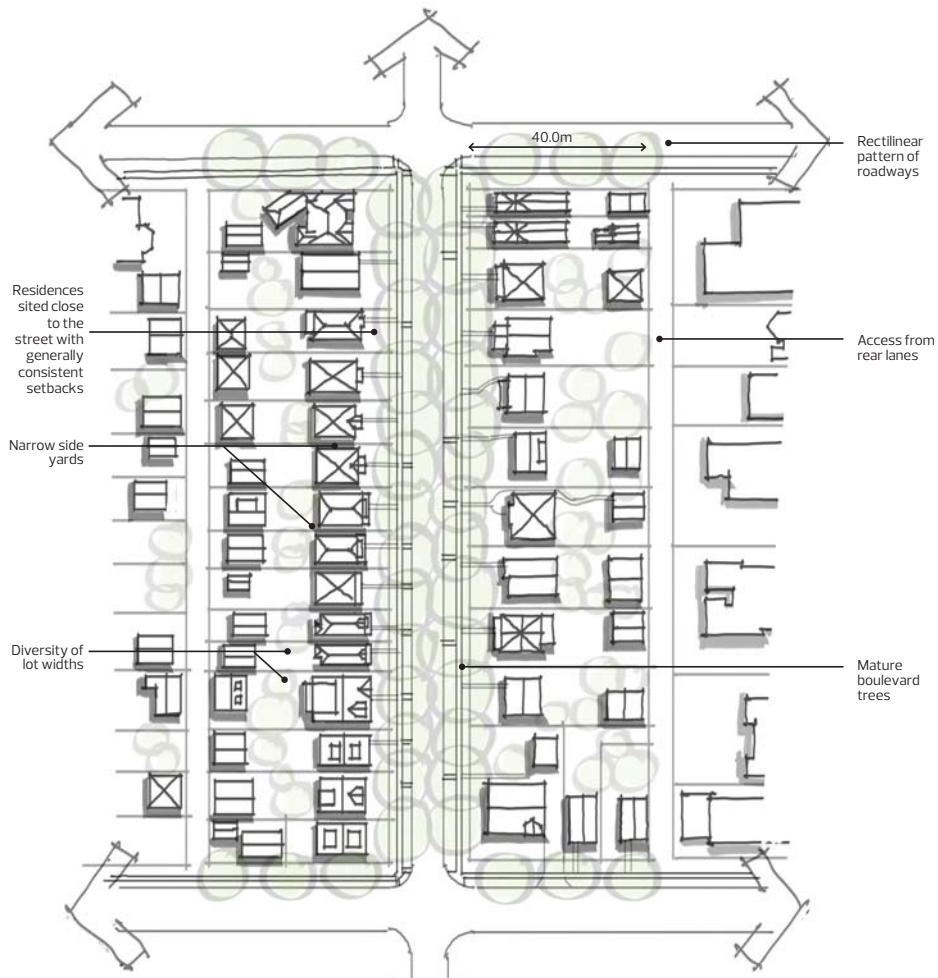
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# Street Section Typical Block



**Street Section**



**Street Elevation**

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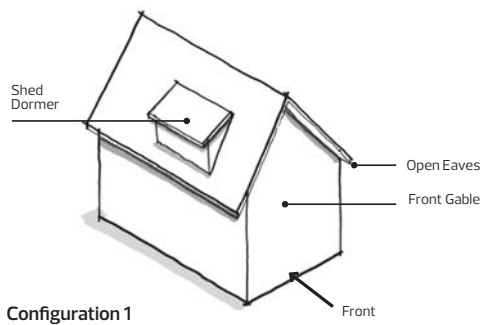


# Architectural Features

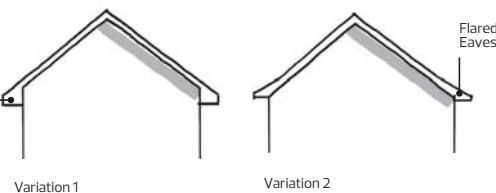
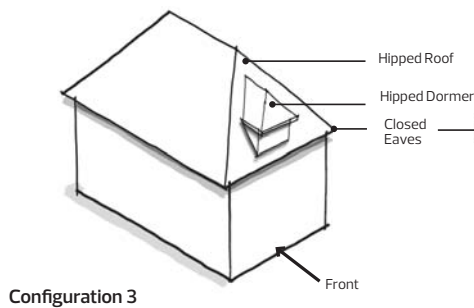
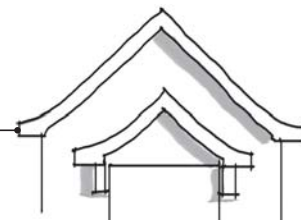
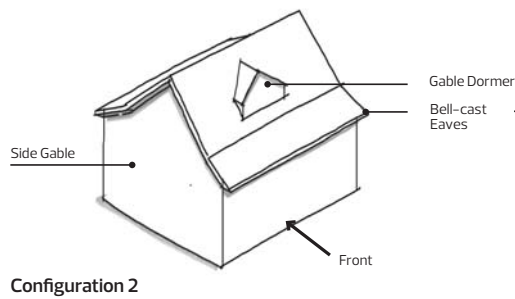
## Roofs, Eaves and Dormers

The residential architecture of the heritage area features moderately pitched roofs in a variety of styles including hipped roofs and front or side gable roofs. Roof lines are often articulated by dormers. Dormer styles include hipped roof dormers, gable roof dormers and shed roof dormers. Roof eaves may be open or enclosed, but are generally wide and in some cases are flared or bell-cast. Roof, dormer and eave styles are combined in a variety of configurations to contribute to distinct roof designs.

### Roofs and Dormers



### Eaves



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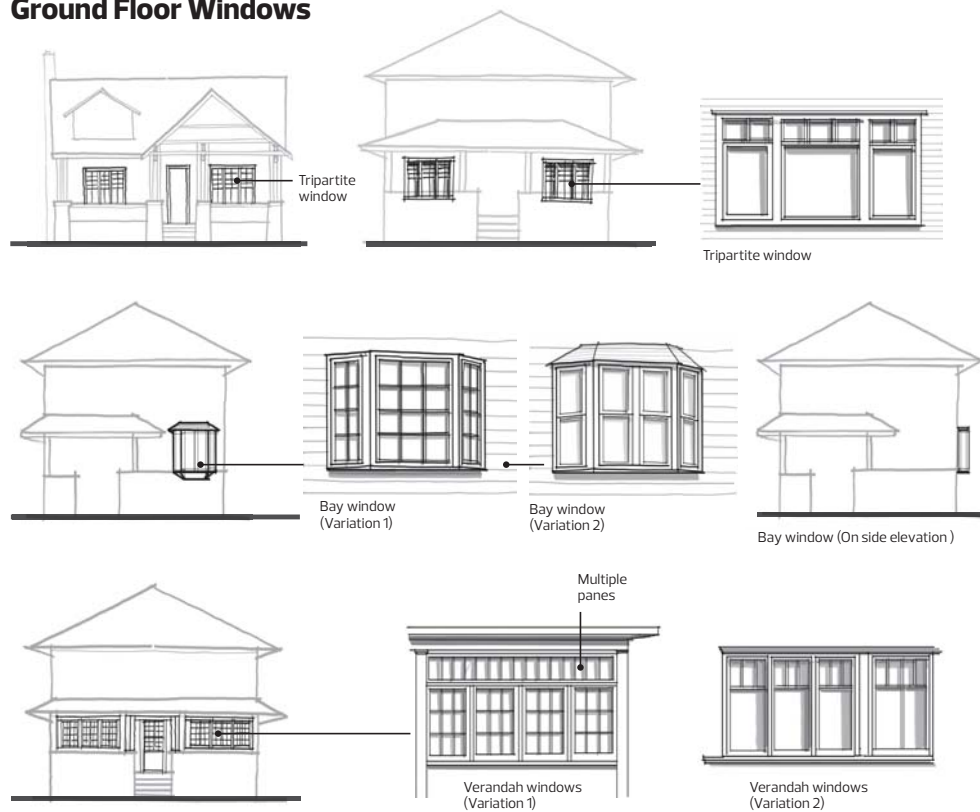


# Architectural Features

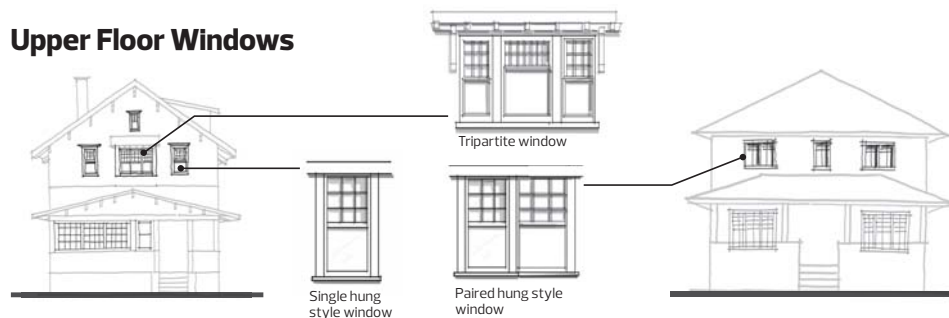
## Windows

Windows in the area 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. The first storey often includes a bay or tripartite window.

### Ground Floor Windows



### Upper Floor Windows



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# Architectural Features

## Verandahs and Balconies

Homes in the area 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. Verandah roof styles include hipped roofs, shed roofs and gable roofs, but generally the roof style reflects that of the residences primary roof. Verandahs may be full-width or half-width and open, enclosed or partially 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 always located above full-width verandahs. Balconies are smaller in scale than the verandah and centered on the facade. Balconies may be open or enclosed. Where enclosed, balconies feature a high degree of transparency to the interior.

### Open Verandahs



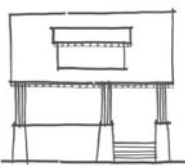
Full-width open verandah



Full-width open verandah



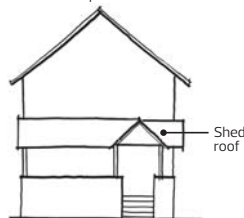
Half-width open verandah



Full-width open verandah



Full-width open verandah



Full-width open verandah

Shed roof

### Enclosed Verandahs



Full-width partially enclosed verandah

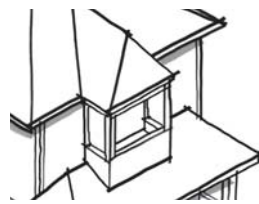


Full-width enclosed verandah

### Upper Floor Balconies



Enclosed balcony



Open balcony

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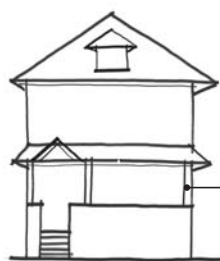
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# Architectural Features

## Detailing

The architectural detailing of the 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.

### Columns



Single columns



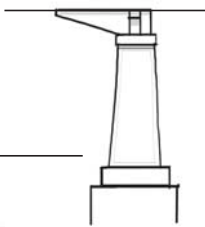
Square Columns



Round Columns



Tapered Columns



Tapered column (Variation 1)



Tapered column (Variation 2)



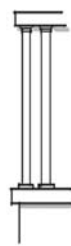
Tapered column with Masonry Base (Variation 3)



Paired Columns

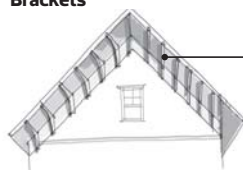


Paired columns (Variation 1)



Paired columns (Variation 2)

### Brackets

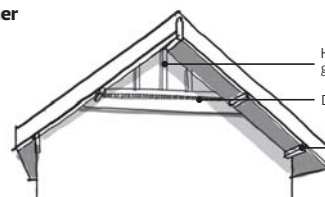


Decorative bracket



Typical bracket

### Other



Half timbering in the gable end

Dentils

Exposed rafters

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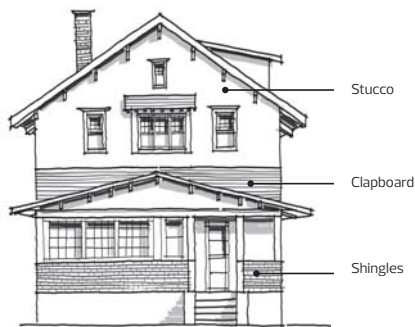


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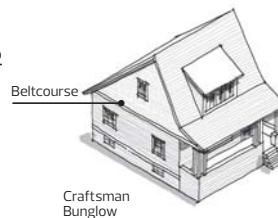
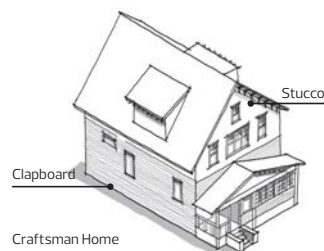
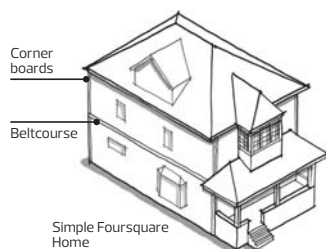
# Architectural Features

## Cladding Materials and Colours

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 multiple colours.



## Side views



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# Question 1

**What do you value about the Westmount Architectural Heritage Area? What aspects of the WAHA are important to you?**

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# Question 2

**What opportunities do you see in this exercise to preserve what you value about the Westmount Architectural Heritage Area?**

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# Question 3

**What challenges do you anticipate in trying to preserve the historic character of the Westmount Architectural Heritage Area?**

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# Question 4

**What should we be considering as we develop zoning options for the Westmount Architectural Heritage Area?**

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# Next Steps

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

- + Sharing a summary of comments from the Drop - In Workshop
- + Inviting people to review and comment on the zoning options in summer 2018

For more information, contact:

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Thank you for participating in the Drop-In Workshop!

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