

Regular FontExisting Text

~~Strikethrough:~~Proposed deletion

Underline:Proposed addition

All subsections and references to subsections will be renumbered in accordance with the addition and removal of regulations.

DC1.18934

Westmount - portion of Westmount between 107 Avenue and 111 Avenue, the lane west of 124 Street and the lane east of 127 Street

Regulations	Notes / Rationale
1. General Purpose To ensure that development is sensitively integrated with the historic context of the area and reinforces elements of the area’s character including the traditional pattern of single-detached development, urban design characteristics, and historic craftsman and foursquare architecture.	No proposed changes
2. Area of Application The lands legally described in Schedule “B” to Charter Bylaw 18934, being the portion of Westmount between 107 Avenue and 111 Avenue, the lane west of 124 Street and the lane east of 127 Street, recognized as the Westmount Architectural Heritage Area as contained within the boundaries of the ~~West Ingle Area Redevelopment Plan~~ <u>Central District Plan</u>.	The West Ingle Area Redevelopment was repealed and replaced with the Central District Plan.
3. Uses ~~Child Care Services~~ ~~Garden Suites~~ ~~Fascia On-premises Signs~~ ~~Freestanding On-premises Signs~~ ~~Group Homes~~ ~~Limited Group Homes~~ ~~Lodging Houses~~ ~~Major Home Based Business~~ ~~Minor Home Based Business~~ ~~Secondary Suites~~ ~~Single Detached Housing~~ ~~Urban Gardens~~ Residential Uses 3.1. <u>Home Based Business</u> 3.2. <u>Residential, limited to:</u> 3.2.1. <u>Backyard Housing</u> 3.2.2. <u>Lodging House</u> 3.2.3. <u>Single Detached Housing</u> 3.2.4. <u>Secondary Suite</u> 3.2.5. <u>Supportive Housing</u> Community Uses 3.3. <u>Child Care Service</u> Sign Uses 3.4. <u>Fascia Sign</u> 3.5. <u>Freestanding Sign</u>	Listed uses are from the Land Use Bylaw 12800 which is no longer in effect. As such, all uses need to be replaced with their equivalent use in the current Zoning Bylaw 21000.

4. Additional Regulations for Specific Uses

Residential Uses

- 4.1. The maximum number of Dwellings per Site is 3.
- 4.2. Secondary Suites are not permitted in Backyard Housing.
- 4.3. Backyard Housing must comply with Section 6.10 of the Zoning Bylaw.

Sign Uses

- 4.4. Signs must comply with Subsection 4 of Section 6.90 of the Zoning Bylaw. Where illuminated, signs must be illuminated using an external source.
- 4.5. Signs must be harmonious and compatible with the architectural character and finish of the development, residential context, and any relevant development criteria or conditions applying to the Site as a result of its designation as a Municipal Historic Resource under the Alberta Historical Resources Act (2000) or listed on the Inventory of Historic Resources in Edmonton, to the satisfaction of the Development Planner in consultation with the City department responsible for heritage planning.

Regulations that are specific to uses now have their own subsection.

New Subsections 4.1, 4.2 & 4.3 - These regulations replace subsection 5.12 below with updated language to reflect the standards of Zoning Bylaw 20001, clarify density, and clarify where secondary suites are permitted (within a Single Detached House only).

5. Development Criteria Site and Building Regulations

- 5.1. The minimum Site area shall be 250.8m2
- 5.2. The minimum Site Width shall be 7.5m
- 5.3. The minimum Site Depth shall be 30.0m
- 5.4. The maximum Height shall not exceed 8.9m
- 5.5. Maximum site coverage shall be as follows:

	Principal Dwelling/building	Backyard Housing and Accessory building	Total Site Coverage
Site area greater than 300m2	28%	12%	40%
Site area less than 300m2	28%	14%	42%

- 5.6. ~~Notwithstanding subsection 4 (e.), and in addition to any increase allowed under Section 87~~ Despite Subsection 5.5, the maximum site coverage for the principal building and the maximum total Site Coverage shall be increased by up to 2% of the Site Area to accommodate single Storey Unenclosed Front Porch or Enclosed Front Porch
- 5.7. The minimum Front Setback shall be 6.0m
- 5.8. The maximum Front Setback ~~shall be~~ is 1.5 m greater than the average Front Setback on Abutting Lots. Where an Abutting Lot is vacant, the vacant Lot shall be deemed to have a Front Setback of the next Abutting Lot
- 5.9. The minimum Rear Setback shall be 7.5m
- 5.10. The minimum Side Setback shall be 1.2m
- 5.11. Except for ~~Garden Suites~~ Backyard Housing and Secondary Suites, the principal building shall have direct access to ground level and shall have an entrance door or entrance feature facing the Front Lot Line
- 5.12. ~~Both a Garden Suite and a Secondary Suite may be developed in conjunction with a principal building.~~
- 5.13. ~~Signs shall be in accordance with Schedule 59A of the Edmonton Zoning Bylaw. Where illuminated, signs shall be illuminated using an external source.~~
- 5.14. ~~Signs shall be harmonious and compatible with the architectural character and finish of the development, residential context, and any relevant development criteria or conditions applying to the Site as a result of its designation as a Municipal Historic Resource under the Alberta Historical Resources Act (2000) or listed on the Inventory~~

The name of this subsection has been revised to align the new naming standards of the Zoning Bylaw 20001. Other changes in this subsection include the replacement of Garden Suites with Backyard Housing.

Removal of 5.12 5.13 & 5.14 - These regulations have been moved to the new subsections 4.1, 4.2 & 4.3 above.

of Historic Resources in Edmonton, to the satisfaction of the Development Officer in consultation with the Heritage Officer.

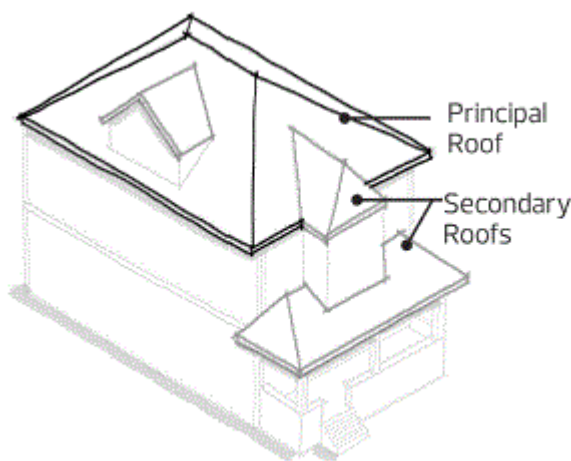
6. ~~Design Criteria~~ Regulations

- 6.1. ~~Any development existing, with a valid development permit, at the time of the passage of this Bylaw shall be exempt from Section 5 of this Provision. At the time this Bylaw is adopted, any development existing with a valid Development Permit is exempt from Subsection 6.~~

Roofs and Dormers

- 6.2. Roofs ~~shall~~ **must** be of a gabled or hipped style
- 6.3. The principal Roof ~~shall~~ **must** have a minimum pitch of 6/12 or greater

The following graphic representation provides a possible conceptual application of this regulation for interpretive purposes.



- 6.4. Where applied, Dormers ~~shall~~ must be of a gabled, hipped, or shed roof style
- 6.5. Where a building exceeds 7.5m in Height, the width of any one Dormer ~~shall~~ must not exceed 3.6m. The aggregate total width of one or all Dormers ~~shall~~ must not exceed one third of the length of the wall of the building in which the Dormers are located

Front Porches and Balconies

- 6.6. ~~Development~~ Single Detached Housing ~~shall~~ **must** include a Front Porch on the Facade facing the Front Lot Line which shall be greater than 40% of the Building width
- 6.7. Front Porches ~~shall~~ **must** have a minimum depth of 1.5m to a maximum of 3.0m
- 6.8. Front Porches ~~shall~~ **must** have either a hipped, shed, or gable roof style
- 6.9. Where enclosed, Front Porches and balconies ~~shall~~ **must** maintain a high degree of transparency to the satisfaction of the Development ~~Officer~~ Planner -in consultation with the ~~Heritage Officer~~ City department responsible for heritage planning
- 6.10. Notwithstanding 4(g) of this Provision, Front Porches and balconies ~~are permitted to~~ may project a maximum of 1.5m into the Front Setback

Materials

- 6.11. New development, including Accessory Buildings, ~~shall~~ **must** 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~~ **Planner** in consultation with the ~~Heritage Officer~~ **City department responsible for heritage planning**
- 6.12. Material application shall be generally consistent on all façades to the satisfaction of the Development ~~Officer~~ **Planner** in consultation with the ~~Heritage Officer~~ **City department responsible for heritage planning**

Windows

- 6.13. ~~Notwithstanding~~ ~~Despite~~ windows located on an Enclosed Front Porch or balcony, where located on a façade facing the Front Lot Line:
- 6.13.1. Windows ~~shall~~ ~~must~~ provide the appearance of a hung style window
 - 6.13.2. Individual windows ~~shall~~ ~~must~~ be vertically oriented with a height to width ratio of 2:1 or greater

The name of this subsection has been revised to align the new naming standards of the Zoning Bylaw 20001 Other changes in this subsection include the modernization of language such as references to development planners and City departments.

- 6.13.3.
- Individual windows ~~shall~~ **must** not exceed 2m tall by 1m wide, but may be arranged in groups to create larger areas of glazing

Architectural Detailing

- 6.14.
- While architectural detailing is not required for new development in the Westmount Architectural Heritage Area, where applied, architectural detailing shall be generally consistent with traditional Craftsman-influenced detailing that is characteristic of the Westmount Architectural Heritage Area. All architectural detailing will be subject to the satisfaction of the Development ~~Officer~~ **Planner** in consultation with the ~~Heritage Officer~~ **City department responsible for heritage planning**

The following graphic representation provides a possible conceptual application of this regulation for interpretive purposes.



7. ~~Tree Protection~~ **Landscaping Regulations**

- 7.1.
- For any development within 5m of any City tree, a Residential Tree Protection Plan must be submitted to the satisfaction of the Development ~~Officer~~ **Planner** in consultation with the **City department responsible for urban forestry**. The Residential Tree Protection Plan must include:
- 7.1.1.
- Diameter of the tree, to be measured 1.2m above ground
- 7.1.2.
- Tree species
- 7.1.3.
- Location and dimensions of the proposed Tree Protection Zone (TPZ)
- 7.1.4.
- A detail of the TPZ fencing
- 7.1.5.
- All existing and proposed infrastructure changes within the TPZ (e.g. structures, utility services, hard surfaces)
- 7.1.6.
- Access points to the construction site

The name of this subsection has been revised to align the new naming standards of the Zoning Bylaw 20001. Other changes in this section include the modernization of language such as references to development planners and City departments.

8. ~~Site Access~~ **Regulations**

- 8.1.
- Where the Site Abuts a Lane, vehicular access ~~shall~~ **must** be from the Lane and no existing vehicular access from a public roadway other than a Lane shall be permitted to continue.

The name of this subsection has been revised to align the new naming standards of the Zoning Bylaw 20001.

9. ~~Additional Information Requirements~~ **Other Regulations**

- 9.1.
- In addition to the standard information required for a Development Permit application under the Zoning Bylaw, the Development ~~Officer~~ **Planner** may also request information necessary to demonstrate how the proposed development compliments and contributes to the historic character of the Westmount Architectural Heritage Area including:
- 9.1.1.
- A narrative which includes a description of the architectural characteristics common in the immediate vicinity and how the application responds to these characteristics.
- 9.1.2.
- Streetscape elevations including adjacent properties.

The name of this subsection has been revised to align the new naming standards of the Zoning Bylaw 20001.