

Existing Direct Development Control Provision Heritage Character Areas

A number of nodes of existing historic character have been identified in Edmonton, and Direct Development Control Provision zoning has been used to protect or retain the local character and ensure new development respects and enhances this character. In all existing cases, the Direct Control zoning was developed through the evaluation undertaken as part of the preparation of an Area Redevelopment Plan for the subject neighbourhood (apart from Westmount, which was addressed through an amendment to the Area Redevelopment Plan). In all cases, the Direct Development Control Provision zoning is included as policy within the Area Redevelopment Plan itself, versus it being a stand-alone Direct Development Control Provision within Zoning Bylaw 12800. The heritage character areas noted below do not apply to the entire neighbourhood in question, only to nodes within the overall community. It is also important to note that despite the application of Direct Development Control zoning in these areas, redevelopment, both sympathetic and unsympathetic to the existing character, has continued.

Westmount Architectural Heritage Area

The Westmount Architectural Heritage Area Direct Development Control District was adopted in February 1997, the boundaries of which are shown on Attachment 2. The District was developed by the Westmount Architectural Heritage Area Residents Association through an amendment to the *West-Ingle Area Redevelopment Plan*. The general purpose of the Direct Development Control District states:

“To establish a Direct Control District for single detached residential development and associated uses, as found under the RF1 (Single Detached Residential) District, in the Westmount Architectural Heritage Area so as to continue the tradition of heritage and community as originally conceived in the subdivision and architecture of the Area.”

The only residential land use allowed is Single Detached Housing, while residential-related uses such as Group Homes, Limited Group Homes and Foster Homes are accommodated. The Direct Development Control District contains a section on Architectural Guidelines, which are intended to assist development applicants in designing new dwellings that respect and enhance the area’s unique historical streetscape and architectural features. Adherence to the Architectural Guidelines is voluntary.

Strathcona Historical Commercial Area

The Strathcona Historical Commercial Direct Development Control Provision was adopted in December 1998 as part of the original adoption of the *Strathcona Area Redevelopment Plan*. The boundaries of the area are shown on

Attachment 3. The introduction of the Direct Development Control Provision states:

“This Provision is required in order to preserve the 19 buildings which are on the Register of Historic Resources in Edmonton (6 of which are designated by the Province) as they have significant architectural and historic value, and ensure that future renovation and redevelopment of surrounding buildings result in developments which are compatible in architectural and built form with the historic buildings of the area.”

This Provision is oriented around the original, core commercial area of Strathcona, and its development focus is largely on commercial uses, with mixed-use opportunities available. The Direct Development Control Provision uses development regulations to address the architectural compatibility, building materials, horizontal and vertical building elements, façades, awnings and signage of new development. It also accommodates consideration of the Provincial Historic Area that has been identified in this part of Strathcona.

Historic West Ritchie Area

The Historic West Ritchie Direct Development Control Provision was adopted in July 2011, as an amendment to the *Strathcona Area Redevelopment Plan*. The boundaries of the area are shown on Attachment 4. The purpose of the Direct Development Control Provision states:

“The purpose of this Provision is to preserve the unique architectural character of a portion of 81 Avenue, provide for new commercial and compatible mixed-use development opportunities, and if possible, preserve the view of the historic Canadian Pacific Railway station to the west. The provision creates a unique pedestrian commercial shopping district while ensuring future development is compatible with the character of buildings with historic false façades.”

Land use in the Direct Development Control Provision area is oriented around the General Business Zone (CB2), with Live-Work Units as an additional use. The Direct Development Control Provision uses development regulations to maintain the historic false façades (or “Boomtown” fronts) and ensure that new development carries this design feature forward.

Garneau Special Character Residential Area

The Garneau Direct Development Control Provision was adopted in May 1982 as part of the original adoption of the *Garneau Area Redevelopment Plan*. The boundaries of the area are shown on Attachment 5. The rationale for the Direct Development Control Provision states:

“The Garneau Plan in Policy 1.1 identifies the subject area as a “Special Character Residential Area”, contributing to the city as a whole, a precinct of older detached housing having interesting architectural detailing and a variety

in built form. This Provision is intended to encourage the retention and rehabilitation of existing structures while allowing for infill redevelopment. The regulations associated with this Provision are intended to ensure that all rehabilitation and redevelopment activities are sensitive to the existing character of both the built form and its relationship to existing streetscapes.”

The Garneau Direct Development Control Provision allows a range of residential uses, including Single Detached Housing, Semi-detached Housing, Duplex Housing, Row Housing (up to four dwellings) and Apartment Housing (up to four dwellings). Residential-related uses such as Group Homes and Boarding and Lodging Houses are also permitted. The Direct Development Control Provision uses development regulations to ensure that new developments are compatible with the scale, massing and siting of adjacent buildings, and that architectural details of heritage properties are carried forward into new development.

Viewpoint Special Character Area

The Viewpoint Direct Development Control Provision was adopted in November 1982 as part of the original adoption of the *Stadium Station Area Redevelopment Plan*. The boundaries of the area are shown on Attachment 6. The rationale for the Direct Development Control Provision states:

“To provide a district to preserve and protect the low density family-oriented housing function the area serves, and to recognize and protect the heritage resources in this neighbourhood. Guidelines are set forward in this Provision which will control the design of new development in a manner that ensures common design elements and building materials are utilized throughout the area.”

The Viewpoint Direct Development Control Provision allows certain residential uses, including Single Detached Housing, Duplex Housing (where existing only), Semi-detached Housing (where existing only) and the conversion of dwellings to not more than four dwelling units (where existing only). The Direct Development Control Provision uses development regulations to ensure that new construction reflects the character, scale and massing of the existing pre-1940 structures in the area.

Oliver Special Character Area

The Oliver Direct Development Control Provision was adopted in December 1997 as part of the original adoption of the *Oliver Area Redevelopment Plan*. The boundaries of the area are shown on Attachment 7. The rationale for the Direct Development Control Provision states:

“To provide for a mixed-use area that encourages the retention of existing older residential structures by providing opportunity for the conversion of these older structures to small scale, low impact commercial uses. New

development and conversions will be of a scale and design that is complementary to the existing low density dwellings in the area.”

The Oliver Direct Development Control Provision allows a range of residential uses, including Single Detached Housing, Semi-detached Housing, Duplex Housing, Row Housing and Secondary Suites. Residential-related uses such as Group Homes are also permitted. The Direct Development Control Provision identifies the potential to convert existing older buildings to commercial purposes, as an alternate approach to their continued use. The Direct Development Control Provision uses development regulations to ensure that new construction includes architectural features that are respectful to the established built form and character of the area.

The Brickyard at Riverdale

The Direct Development Control Provision for the Brickyard at Riverdale was adopted in April 2001 as part of a major amendment to the *Riverdale Area Redevelopment Plan* to accommodate the redevelopment of the former historic J.B. Little Brickyard site in the community. The overall redevelopment was undertaken through a variety of sub-areas, with Sub-Area Sites “C” and “D” being identified for single detached dwellings that address heritage character. The boundaries of the Sites “C” and “D” areas are shown on Attachment 8. The general purpose of the Direct Development Control Provision states:

“To accommodate the development of a variety of low density single detached residential dwellings with site specific development controls designed to ensure that the proposed development is integrated into the existing and future residential developments both within the J.B. Little site and the entire Riverdale neighbourhood.”

The Riverdale Direct Development Control Provision only allows Single Detached Housing as a residential use. The Direct Development Control Provision uses development regulations to ensure that the scale, massing, built form and lot rhythm of new development is in keeping with the established character of the historic Riverdale neighbourhood. Unlike the other Direct Development Control Provision areas, the Riverdale example was a complete new development site, rather than accommodating redevelopment on individual properties; however, its main goal was to ensure the new development on the site maintained and enhanced the existing character in the community.