

RESIDENTIAL POLICIES

Policy 1 – Architectural Heritage Area

Bylaw 11421 February 10, 1997

The portion of West-Ingle between 107 Avenue and 111 Avenue, the lane west of 124 Street and the lane east of 127 Street will be known as an Architectural Heritage Area and be districted DC1 (Direct Control) District. Property owners in this area are encouraged to renovate or rebuild in the architectural styles which characterised West-Ingle between 1912 and 1925, and existing streetscapes will be maintained to reflect the area’s original;

Explanation

Bylaw 9764 May 28, 1991

It is the intent of this policy to conserve the unique architectural heritage of West-Ingle. This is in accordance with General Municipal Plan Objective 5.C. to preserve buildings, sites, and areas which have special character, cultural or historical significance.

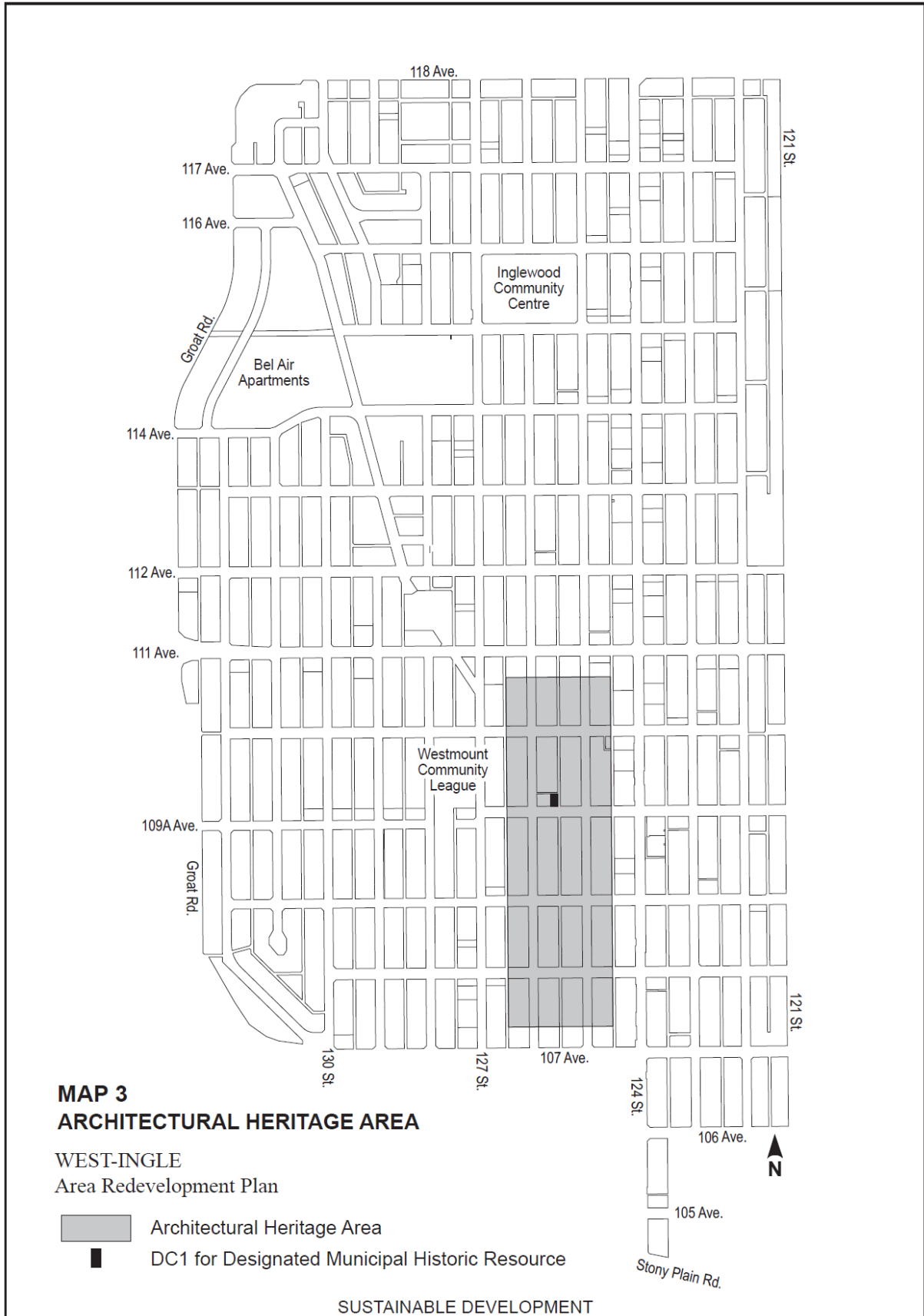
The Architectural Heritage Area in West-Ingle is defined by the high concentration of architecturally significant homes, by the age of these homes (almost all dating between 1912 and 1925) and the history of subdivision. The area of West-Ingle that is east of 127 Street was subdivided and incorporated into the city of Edmonton in 1904 and thus the character of this area differs from the newer area of West-Ingle west of 127 Street.

Bylaw 17873, Jan 23, 2017

Those properties within this boundary that pursue designation under the Historical Resource Act that rezoned to a specific DC1 for designation, in accordance with City Policy C450B to Encourage the Designation and Rehabilitation of Municipal Historic Resources in Edmonton, will be identified as “DC1 for Designated Municipal Historic Resources” on Map 3 – Architectural Heritage Area. (Note: There may be properties outside of this boundary that also pursue designation under the Municipal Resources Historic Act.)

Examples of Architecturally Significant Homes

Most of the homes in the Architectural Heritage Area have retained their original architectural style, details, materials and craftsmanship and in this way contribute to the distinctive residential character of West-Ingle. The individual architectural merit of some homes in West-Ingle becomes more important when viewed in the context of the street and the neighbourhood and are collectively an asset to the City as a whole. Older buildings are increasingly being recognized as an undervalued asset. Sensitive rehabilitation can result in increased property values and help prevent neighbourhood decline. A detailed history of the Inglewood and



Bylaw 17873, Approved Jan 23, 2017

Westmount neighbourhoods compiled by residents is contained in the Appendix.

The uses allowed for under the DC1 (Direct Control) District will be the same as those allowed for under the RF1 (Single Detached Residential) District (Section 110 of the Land Use Bylaw). The DC 1 District contains development criteria for the maintenance of the area's existing streetscape and through architectural guidelines encourages property owners to renovate or rebuild using the architectural styles which characterised the area's original homes.

Bylaw 11421 February 10, 1997

Buildings

The Administration will:

i) submit a list of West-Ingle heritage homes to be added to the Edmonton Register of Heritage Buildings.

ii) prepare a Heritage Renovation Brochure for the information of the owners of heritage homes which describes how to renovate in order to maintain the historical character of the home.

Explanation

Older homes in West-Ingle that have retained their original architectural characteristics are described as heritage homes and will be added to the City of Edmonton Register of Heritage Buildings maintained by the Edmonton Historical Board. West-Ingle homes that will be on the Register of Heritage Buildings are listed in the Appendix and shown on Map 4.

The purpose of the Register is to identify significant remaining heritage resources in Edmonton. Once West-Ingle heritage homes are added to the Registry, owners of these homes will receive a Heritage Renovation Brochure to be prepared by the Planning and Development Department. The purpose of the Heritage Renovation Brochure is to provide advice to property owners on the methods and materials to be used in West-Ingle in order to maintain the architectural style that characterized the neighbourhood in the 1912 to 1925 period. Figure 1 provides an example of the guidelines that might be included in the brochure.

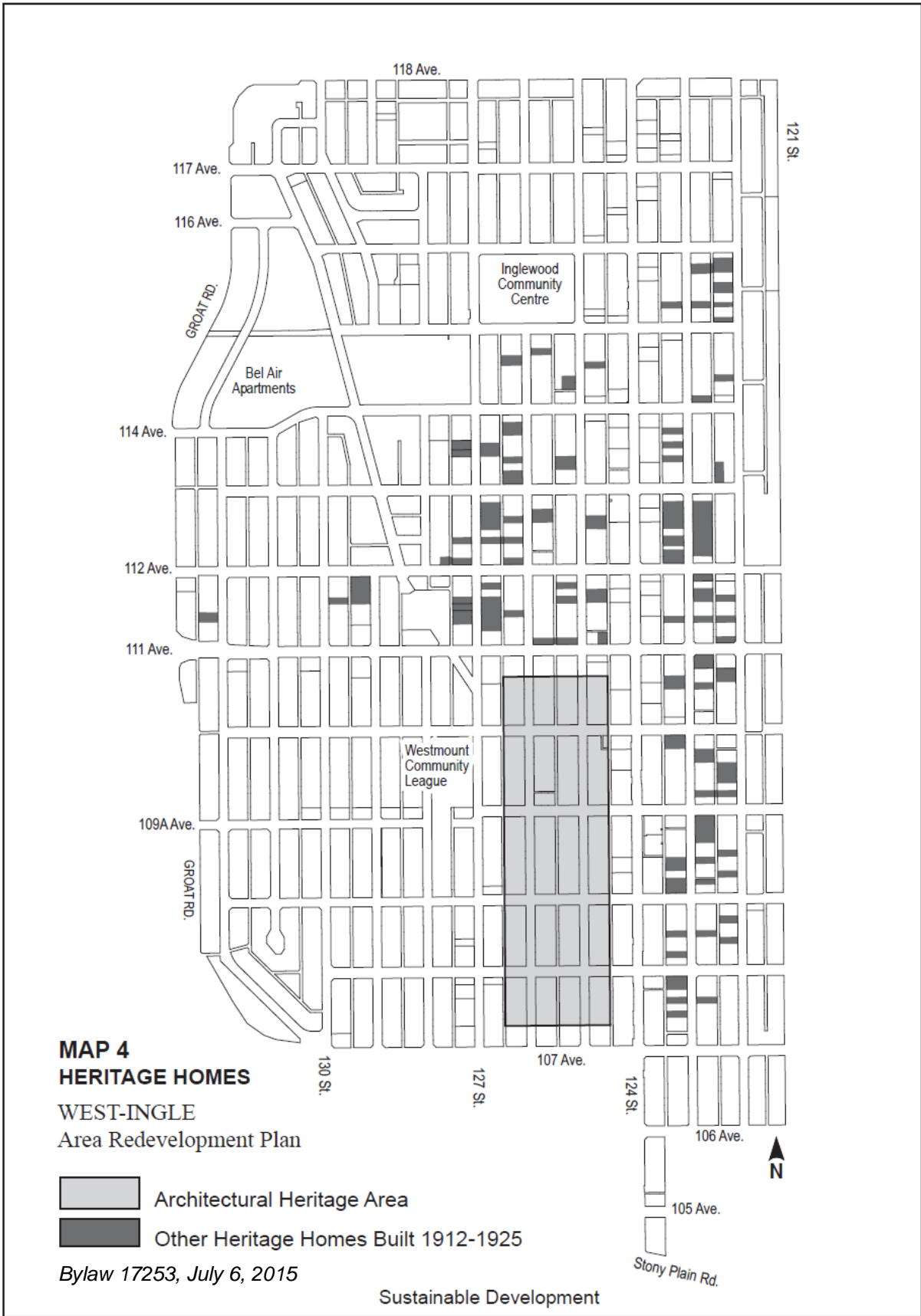
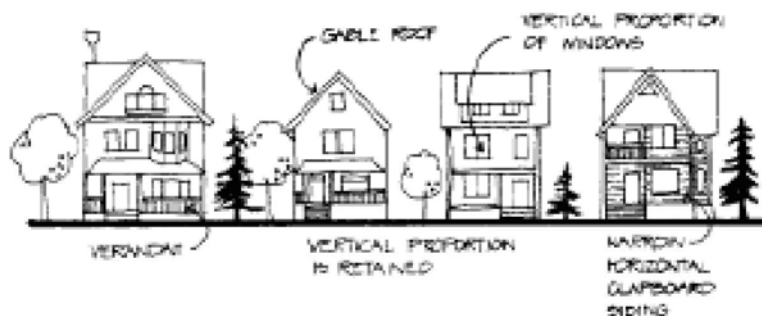


FIG. 1 GUIDELINES FOR RENOVATION
AND REDEVELOPMENT



In 1983, the Edmonton Historical Board selected West-Ingle for a neighbourhood heritage evaluation because it contains approximately 600 homes that were built before 1940, with about 300 dating between 1912 and 1925.

Older West-Ingle homes (those dating between 1912 and 1925) have been evaluated according to a Neighbourhood Heritage Evaluation check List” developed by the Edmonton Historical Board. These houses were evaluated according to the presence of the following architectural features contained in the checklist; two to two and a half storey height with a “tall and narrow” proportion, front facing dormers, narrow clapboard siding, or shingles, multi-paned vertical windows and porches which extend the whole front of the building. Single storey bungalows with a small verandah on half the front are also a popular historical style in West-Ingle. These bungalows share the characteristics of wood shingles, narrow clapboard siding, and vertical multi-paned windows.

Policy 3 – Historic Street Names

The introduction of historic street names in the Architectural Heritage area of West-Ingle in accordance with City policy will be supported. Materials and installation are to be funded by residents.

Explanation

A petition conducted in April 1984 by the West-Ingle Community Development Association indicated that the majority of residents in the Architectural Heritage Area supported the re-introduction of historic street names in this portion of West-Ingle and were willing to pay for new signs. The petition proposed that the historic names be added to the existing sign posts (i.e. the present street numbering system would be maintained) and that the cost for materials and installation (estimated at \$7-10 per household) was to be borne by residents.