

Proposed Amendments to the Westbrook Communities Local Area Plan

1. The Westbrook Communities Local Area Plan attached to and forming part of Bylaw 5P2023 is hereby amended as follows:
 - (a) In Section 2.6.2, delete the text in its entirety and replace with the following:

To recognize and celebrate the unique history and resulting built form that is seen in part of the Westbrook Communities, A **Heritage Guideline Area** that has concentrated groupings of residential **heritage assets** has been identified in the community of Shaganappi. These residential **heritage assets** are privately owned buildings, typically constructed prior to 1945, that significantly retain their original form, scale, massing, window/door pattern, and architectural details or materials. Concentrations of residential **heritage assets** that help define the **Heritage Guideline Area** are identified on Map 5. These guidelines apply to block faces where more than 25% of the buildings have been identified as residential **heritage assets**. Buildings that qualify as residential **heritage assets** may be listed on the Inventory of Evaluated Historic Resources, but it is not a requirement.

The Plan applies specific guidelines to the **Heritage Guideline Area** to ensure new development fits into the area's historic fabric and context. They aren't intended to directly recreate historical architectural styles or limit new development, but to incorporate design elements that allow them to contribute to and enhance the historic character of the **Heritage Guideline Area**. The guidelines will be applied through the development permit review process to ensure new development responds to and contextually fits with existing residential **heritage assets**.

Policy

General

- a. Land use redesignations that would allow for development with permitted use dwelling units should not be supported in the **Heritage Guideline Area**.
- b. Development should draw design references from nearby **heritage assets** within the applicable **Heritage Guideline Area**, without directly mimicking historic styles.

Site and Landscape Design

- c. Notwithstanding the minimum Land Use Bylaw setback,
 - I. front yard setbacks should be informed by the existing **heritage assets** on the block; and
 - II. where existing front yard setbacks on the block face are generally consistent (meaning a variance in setbacks of 2.0 meters or less for all parcels), the front setback for new development should not be less than the shortest existing front setback on the block face.
- d. Development should provide well-defined and direct pathway connections from front doors to the sidewalk and public space.
- e. Where a public boulevard with canopy trees is not present, landscaping should include at least one deciduous tree in the front setback area or within the boulevard, that will contribute to a mature tree canopy.

- f. Relaxation of **Land Use Bylaw** landscaping requirements may be considered in the front setback where two mature trees are retained in the front yard or boulevard.
- g. Front setbacks should be soft landscaped.

Roofs and Massing

- h. Roof styles should be informed by and complement the **heritage assets** in the area. The design should:
 - I. incorporate a roof profile informed by the existing **heritage assets** on the block with a strong emphasis on visual continuity along the street;
 - II. have a minimum primary roof pitch of 6:12;
 - III. have a minimum primary roof pitch of 4:12 when **heritage assets** in the **Heritage Guideline Area** have a similar roof form;
 - IV. not include a flat roof or **contemporary asymmetrical roof pitches** where visible from the street.
- i. Decks above the main floor are encouraged to be incorporated into the roofline or recessed into the facade to diminish their visual impact.
- j. Foundation height is encouraged to conform to the foundation height of existing **heritage assets** on the block.
- k. Where new development is larger than nearby **heritage assets**, the visual impact of upper storeys of buildings should be reduced by employing design measures such as:
 - I. the use of **compound roofs** (e.g., cross-gabled or combination roof pitches) to hide the upper storey;
 - II. shifting massing away from smaller-scale buildings; or
 - III. reduced building massing on upper storeys.
- L. Developments with more than one unit should have distinct rooflines that accentuate individual units.
- m. Buildings with a front facade width exceeding 12.0 metres or a height exceeding two storeys are encouraged to mitigate their visual impact through variations in:
 - I. massing;
 - II. rooflines; or
 - III. materials.

Front Facades

- n. Development should provide a front projection on the main floor that may be covered or enclosed, and that comprises at least a third of the width of the front main floor facade for each unit visible from the street. This front projection could include elements such as:
 - I. porches;

- II. patios;
 - III. verandas;
 - IV. sunrooms; or
 - V. bay windows.
- o. Front facades should reference the vertical and horizontal pattern of the streetscape, maintaining the proportions and depth of existing **heritage assets** on the block.
 - p. Front projections beyond the main facade of the building should include a roof that is informed by the existing **heritage assets** on the block and integrated into the overall building design.
 - q. A full-width front veranda or porch should be informed by and complement the horizontal lines and roof pitches of existing **heritage assets** on the block by integrating it within the primary roof; where this is not possible, the veranda or porch should be integrated into the front facade under an integrated secondary roof.
 - r. Where a roof is supported by columns, the style of those columns should be informed by the existing **heritage assets** on the block.

Windows, Materials and Details

- s. Window patterns should be informed by and complement the existing **heritage assets** in the area and:
 - I. large uninterrupted floor-to-ceiling windows are discouraged;
 - II. horizontal window openings are encouraged to be divided into groupings of smaller vertically oriented windows; and,
 - III. windows are encouraged to include wide casings or frames.
 - t. The use of natural or natural-looking building materials, such as masonry, wood or wood-pattern cement board, is encouraged.
 - u. Where multiple building materials are used, heavier-looking materials (e.g., masonry or masonry veneer) should be used on the base of the building.”
- (b) In Section 4.4, between **Built Form** and **Core Zone** add:

Compound Roof – includes hip and valley, cross-hipped, dormer, intersecting or combination roofs and pitches.

Contemporary Asymmetrical Roof Pitch – includes single slope roofs such as butterfly, shed, sawtooth, lean-to, saltbox, flat and **skillion**.

- (c) In section 4.4, between **Transportation Demand Management (TDM)** and **Work-Live Units** add:

Skillion Roof – A skillion roof design consists of only one single flat slope or mono pitch roof.

- (d) Insert the images shown in Schedule “A” into Section 2.6.2 Heritage Guideline Area.

TEXT FOR DISCUSSION

SCHEDULE A



Image: Example of front setback, tree planting and front facades



Image: Example of roofs and massing.



Vertical style windows



Natural materials



Heavier materials at base of building

Image: Example of windows, materials and details.