Chapter 16:
Heritage Conservation Area Guidelines
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**CATEGORY**
Sections 970 and 971 of the Local Government Act allow local governments to, for the purposes of heritage conservation, designate Heritage Conservation Areas.

**PROPERTIES AFFECTED**
A Heritage Alteration Permit must be obtained prior to or in conjunction with issuance of a building permit for demolition or removal of a building, construction of a new building, or structural changes to the exterior of an existing building located in a Heritage Conservation Area (see Map 9.1).

**JUSTIFICATION**
The purpose of the Heritage Conservation Area is to sustain the historical legacy of the neighbourhoods shown on Map 9.1. The special qualities of these neighbourhoods will be preserved by ensuring changes complement the established streetscape and maintain the integrity of traditional architectural forms.
OBJECTIVES

- Maintain the residential and historical character of the Marshall Street and the Abbott Street Heritage Conservation Areas;
- Encourage new development, additions and renovations to existing development which are compatible with the form and character of the existing context;
- Ensure that change to buildings and streetscapes will be undertaken in ways which offer continuity of the ‘sense-of-place’ for neighbours, the broader community; and
- Provide historical interest for visitors through context sensitive development.

EXEMPTIONS

Building maintenance, interior renovations or exterior alterations not requiring a building permit do not require a Heritage Alteration Permit.

GUIDELINES

Although design freedom is encouraged, it is vital to the integrity of the Heritage Conservation Areas to have the established context serve as inspiration for new development.

The dominant architectural style for the streetscape should prescribe the style of new buildings while the established patterns prescribe scale, massing and streetscape relationships. Dominant patterns and key elements occurring on the streetscape of the subject site should be noted and used as the general basis for the design of a new house.

The following are the landscape and architectural guidelines to be applied to all additions or new constructions within the Abbott Street and Marshall Street Heritage Conservation Areas. Applicants are encouraged to relate the guidelines to the architectural style of their property and the adjacent context. In the case of new homes, applicants are encouraged to consider the architectural style consistent with the dominant style identified for their block. However, it is not required that the architectural style of new buildings be consistent with the dominant style of the block.
SITE LAYOUT & PARKING

Maintain the established front yard setback by placing additions and new constructions within 10% of the adjacent or average building setback.

New front drives and garage doors facing the street are discouraged in areas where they are not common and particularly where rear lane access is available. Where no lane is available, front drives with rear garages are encouraged.
Spacing between buildings should retain the established pattern.

Rear setbacks may vary from the established pattern, within the limits of the Zoning Bylaw, to accommodate additions to the residential building footprint.

Secondary suites over garages, when permitted, are encouraged to draw architectural design inspiration from the principle residence.
The massing of auxiliary buildings should be subordinate to the massing of the principal structure.

**BUILDING MASSING (ENVELOPE)**

New construction or additions to existing structures are encouraged to maintain the established massing of the streetscape.

Larger buildings should use architectural design techniques to reduce the apparent massing and emulate the established neighbouring building massing.

**ARCHITECTURAL PATTERN**

Established block face building spacing, foundation height, proportion, wall to window/door ratio and setbacks of adjacent development are to be considered with new development or additions to existing buildings.
ROOF FORMS, DORMERS & CHIMNEYS

The dominant neighbourhood roof pattern is encouraged, particularly for buildings of the same architectural style, by new or renovated development.

Roof form complexity, roof line silhouette, and the use of secondary elements (dormers, gables, chimneys, etc.) should be consistent with the building style. Skylights which are visible from the public street or walkway are discouraged.

High quality, low maintenance roofing materials, of similar design to traditional materials, may be used for buildings not being restored to period authenticity.
Soffit overhang, rafter shape, bracket detail and rain water drainage are encouraged to be similar to the original building design or be consistent with the established methods characteristic of the architectural style of the building.

Secondary roof elements, such as dormers, copulas and gables, are encouraged to have similar a roof slope as the principle roof.

Chimneys are encouraged to be consistent with those found on buildings of similar architectural style.
CLADDING MATERIALS

Low maintenance materials, of similar design to traditional materials, may be used for buildings not being restored to period authenticity.

Exterior paint or prefinished exterior material colours which are similar to the traditional tones for the building’s architectural style are encouraged.

DOORS & WINDOWS

Window and door-to-wall area ratio, placement and style are encouraged to adhere to the pattern of the established architectural style.

Main entrances should be prominent from the street and are encouraged to adhere to the pattern of the established architectural style.
Door and window shape, sash design, trim, casements and sills are encouraged to be of similar finish as the established architectural style.

“Front steps leading to the principle entrance are encouraged to be constructed in a style and of materials consistent with the established architectural style of the home.”

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**LANDSCAPING, WALKS & FENCES**

Healthy, mature trees are encouraged to be maintained and protected during and after construction.
Front yard landscape plantings, walkways and other landscape installations are encouraged to be derived from the context of the adjacent sites.

Fences or screening landscaping, greater than 1.0 metre in height, are discouraged in front yards unless inconsistent with treatment derived from the context of the adjacent sites.

STREETSCAPE GUIDELINES

The established road right-of-way for existing streets should be retained at current dimensions. Council may consider variances of the City’s servicing standards for roads within the Heritage Conservation Areas.
Areas via a Development Variance Permit, Heritage Revitalization Agreement or Major Heritage Alteration Permit.

Character street lighting, in the form of the standard King Louminaire and decorative pole, is encouraged within the Heritage Conservation Areas, potentially funded through a Specified Area Bylaw for cost recovery of the incremental costs in excess of the conventional streetlight service.

All healthy, mature boulevard trees within the public right-of-way are encouraged to be retained and protected during construction.

Any tree pruning required, for overhead wire clearances, public safety or any other reason, is encouraged to be undertaken under the direction of a Landscape Architect or arborist certified by the International Society of Arboriculture.
The design of front yards should provide for sight lines to the front yard and residence from the front street.

Casting of shadow on adjacent yards is minimized by stepping second storey elevations back to satisfy the sunlight requirements of the City’s Zoning Bylaw. In cases where the architectural authenticity does not accommodate a stepped building form, overshadowing may be managed through other design solutions, such as locating the building on the site in ways which satisfy the Zoning Bylaw daylighting standards.