



Heritage Guidelines

City Council Public Hearing Dec 6, 2022



The Heritage Guidelines descend in order of importance:

1. Site and Landscape Design

- Guidelines 1-3

2. Roofs and Massing

- Guidelines 6-11

3. Front Facades

- Guidelines 12-13

4. Windows, Materials and Details

- Guidelines 14 - 18



Illustrations **MUST** support the words.

The Primary Function of Illustrations in Documents

- Support Narrative
- Emphasize Key Points
- Visualize Information
- Enhance Understanding



Goal of Guidelines

- Provide clear direction to users
- Ensure consistent interpretation
- Reduce time and cost
- Reduce redesign
- Reduce appeals

New Streetscape Illustration



Guideline 14. Large uninterrupted floor-to-ceiling windows are discouraged.

Example of roofs and massing within a Heritage Guideline Area



Guideline 7. Flat roofs are strongly discouraged where visible from the street.

Guideline 8. The primary roofline visible from the street should have a minimum pitch of 6:12.

Example of roofs and massing within a Heritage Guideline Area



Front Facades

Guideline 12. 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 façade for each unit visible from the street. This front projection could include elements such as:

- a. porches;
- b. patios;
- c. verandas; or,
- d. sunrooms.

Pattern of the Street



Guideline 13. Front facades should reference the vertical and horizontal pattern of the streetscape, specifically existing heritage assets on the block.

Example of roofs and massing within a Heritage Guideline Area



Example block within a Heritage Guideline Area



Windows, Materials and Details



Front Façade



Site and Landscape Design



Roofs and Massing

Map 5 showing
Neighbourhood
Connector streets in
Heritage Guideline
Areas



Guidelines 9 and 11

9. 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:

- a. The use of compound roofs (e.g., cross-gabled) to hide the upper storey;
- b. Shifting massing away from smaller-scale buildings; or,
- c. Reduced building massing on upper storeys.

11. Buildings with a front façade width exceeding 12 metres or a height exceeding two storeys are encouraged to mitigate their visual impact through variations in:

- a. massing;
- b. rooflines; or,
- c. materials.

Proposal

1. (a) To ensure that the Heritage Guidelines are being interpreted as intended, we propose that all development permit applications in the heritage guideline areas to be reviewed and monitored for the next 2 years.
Administration to report back to Council no later than Q1 2025.

(b) Areas of concern will be addressed when they are identified which may be earlier than 2 years.

Thank you for your time.