

Westbrook Communities Heritage Guidelines Implementation Guide



Westbrook Communities Heritage Guidelines **Implementation Guide**



ISC

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Heritage Guideline Area

What is a Heritage Guideline Area?

Heritage Guideline Areas are identified in a local area plan and indicate where there are concentrations of **heritage assets**, sometimes referred to as “character homes.” In these areas, both new developments and major exterior renovations to existing buildings are made subject to a discretionary review and approval process by The City. The application design guidelines also promote the integration of historic design characteristics found in local **heritage assets**.

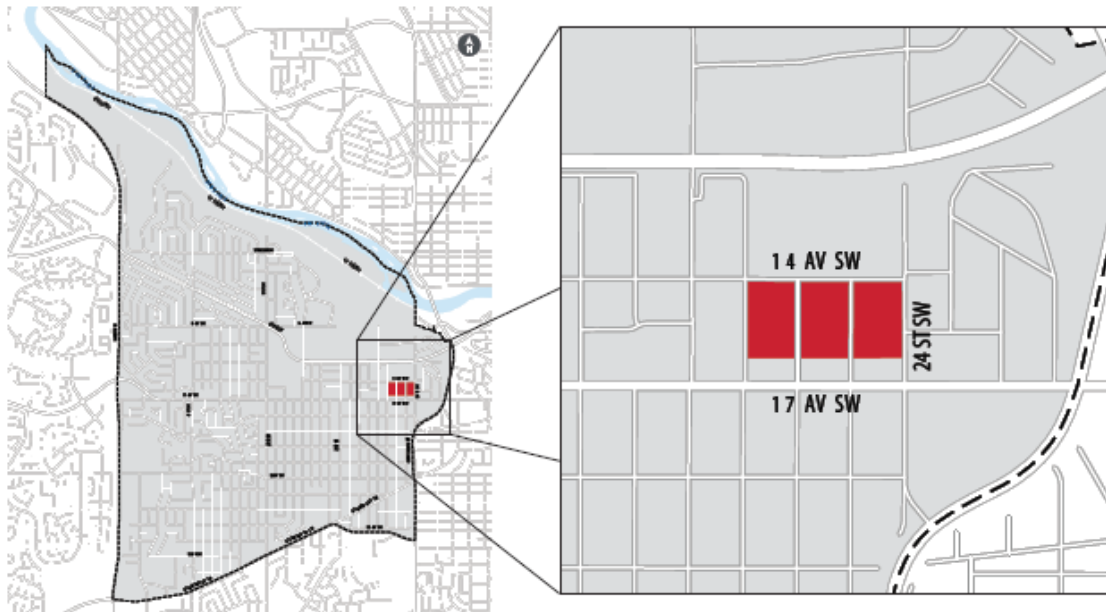
The Heritage Guidelines address general characteristics of buildings rather than enforcing strict architectural rules. Although the design of new development needs

to be sensitive to and respect the existing **heritage assets**, the intent of the guidelines is not to require new development to have a fake historic appearance. Instead, the guidelines are written to encourage modern development that is highly-contextual and echoes the past context established by **heritage assets**.

What are heritage assets?

Heritage assets are privately-owned buildings, typically constructed before 1945, that retain most of their original style, design, details and construction materials as determined through a visual assessment.

Westbrook Communities Heritage Guidelines Area



Guidelines Overview

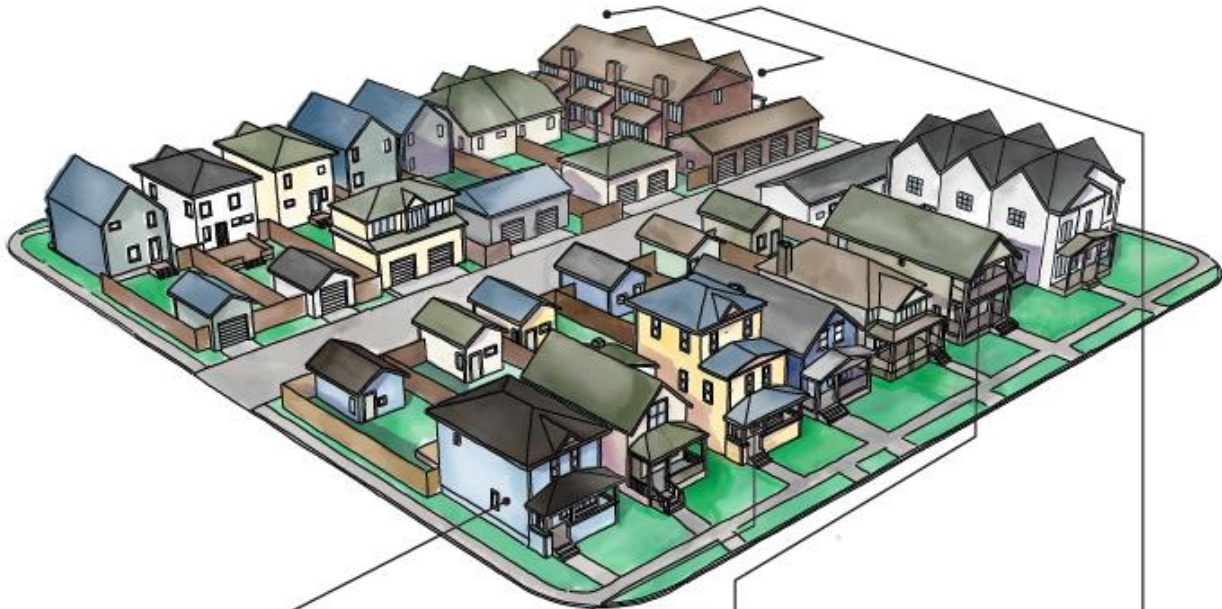
The Heritage Guidelines apply to new development and significant exterior renovations in the **Heritage Guideline Area**. They ensure that new development responds to and supports the historic character in this area. The Heritage Guidelines address four overarching design categories:

- Site and Landscape Design
- Roofs and Massing
- Front Façades
- Windows, Materials and Details

Overall, the Heritage Guidelines encourage new development to take design inspiration from nearby **heritage assets** in ways that complement the unique and historic qualities of **heritage assets** while allowing for modern interpretations.

The images shown throughout this implementation guide show various ways that new development can respond to existing **heritage assets**. For example, various scales of development may occur in the **Heritage Guideline Area** and the images included show how these varying scales can incorporate the design guidelines.

Example block within the Heritage Guideline Area



Site and Landscape Design



Windows, Materials and Details



Front Façade



Roofs and Massing

Site and Landscape Design

Site and landscape design are important factors in how a building fits in with the surrounding area. Proper building setbacks from the street and trees in the front yard or boulevard help a building fit in with existing homes.

Applicable Heritage Guidelines:

- Front setbacks for new development should be generally aligned with **heritage assets** on the block.
- If a public boulevard with canopy trees is not present, at least one canopy tree should be planted in the front setback area or within the boulevard, where possible.
- 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.



Aligned front setback



Aligned front setback



Canopy tree in front setback

Example of front setback and tree planting within a Heritage Guideline Area



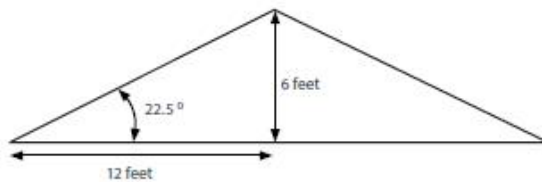
Roofs and Massing

The roof style and design of a building influence how well it fits in with surrounding **heritage assets**. The intent of policies in this section are to reduce the visual impact of new development by considering roof design and building massing (e.g., size and shape), particularly in how they relate to **heritage assets**.

Applicable heritage guidelines:

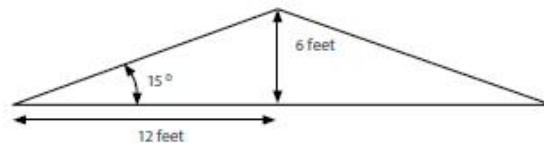
- Roof styles should be informed by and complement the **heritage assets** in the area. The design should:
 - incorporate a roof profile informed by the existing heritage assets on the block with a strong emphasis on visual continuity along the street;
 - have a minimum primary roof pitch of 6:12;
 - have a minimum primary roof pitch of 4:12 when **heritage assets** in the **Heritage Guideline Area** have a similar roof form;
 - not include a flat roof or **contemporary asymmetrical roof pitches** where visible from the street.
- Foundation height is encouraged to conform to existing **heritage assets** on the block.
- Where new development is larger than nearby **heritage assets**, the visual impact of upper storeys of buildings should be reduced by using design measures such as:
 - Using **compound roofs** (e.g., cross-gabled or combination roof pitches) to hide the upper storey;
 - Shifting massing away from smaller-scale buildings.
 - Reducing building massing on upper storeys.

6:12 Pitched roof example



Compound roof form

4:12 Pitched roof example



Compound roof form

- Developments with more than one unit should have distinct rooflines that accentuate individual units.
- Buildings with a front facade width exceeding 12 metres or a height exceeding two storeys are encouraged to mitigate their visual impact through variations in:
 - massing;
 - rooflines; or
 - materials.
- Decks above the second floor are encouraged to be incorporated into the roofline or recessed into the facade to diminish their visual impact.



Contemporary asymmetrical roof



Contemporary asymmetrical butterfly roof



Upper deck incorporated into roofline



Recessed upper deck



Front Façades

The front façade of a building provides an important relationship between a building and the street. This is how the building is most often viewed and therefore it is important that the front façade take cues from surrounding **heritage assets**.

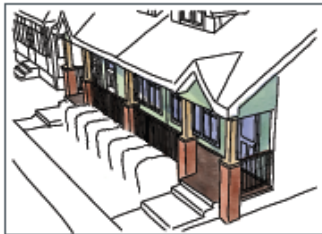
Applicable Heritage Guidelines:

- Development should provide a front projection on the main floor, which may be covered or enclosed (with significant glazing), that makes up at least a third of the width of the front main floor façade for each unit visible from the street. This front projection could be in forms such as porches, patios, verandas or sunrooms.
- Front façades should reference the vertical and horizontal pattern of the streetscape, specifically existing **heritage assets** on the block.

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.

- 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.
- Where a roof is supported by columns, the style of those columns should be informed by the existing **heritage assets** on the block.

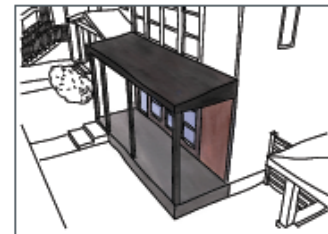
Examples of front projections



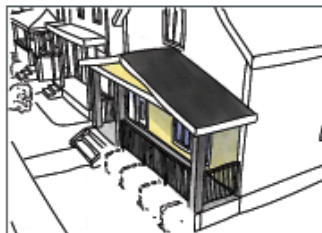
Full width verandah



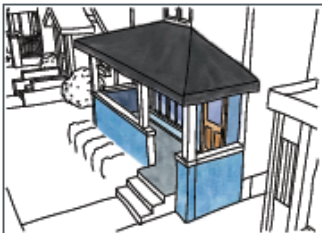
Enclosed entryway



Shed verandah



Gable verandah



Hipped verandah

Windows, Materials and Details

Throughout the **Heritage Guideline Area** certain defining historical details exist, visible in the **heritage assets**. The Heritage Guidelines ensure new developments include some of these details, while also allowing for modern interpretation and design.

Applicable Heritage Guidelines:

- The use of natural or natural-looking building materials, such as masonry, wood or wood-pattern cement board, is encouraged.
- Where multiple building materials are used, heavier-looking materials (e.g., masonry or masonry veneer) should be used on the base of the building.
- Large uninterrupted floor-to-ceiling windows are discouraged.
- Horizontal window openings are encouraged to be divided into groupings of smaller vertically oriented windows.
- Windows are encouraged to include wide casings or frames.
- The use of natural or natural-looking building materials is encouraged.



Smaller vertically oriented windows

Example of windows, materials and details within a Heritage Guideline Area



Vertical style windows



Natural materials



Heavier materials at base of building