

BY-LAW NO.

AMENDMENT NO.

HERITAGE BY-LAW

PASSED BY COUNCIL ON

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Pursuant to the powers vested in it under the City of St. John's Act, RSNL 1990 c.C-17, as amended, and all other powers enabling it, the City of St. John's enacts the following By-Law relating to heritage.

**BY-LAW**

1. This By-Law may be cited as the "St. John's Heritage By-Law".
2. In this By-Law:
  - (a) "Building" shall have the same meaning as in the City of St. John's Act;
  - (b) "Heritage Area" means an area that Council has designated as a Heritage Area;
  - (c) "Heritage Building" means a building that Council has designated, in whole or in part, as a Heritage Building;
  - (d) "Heritage Design Standards" means the design standards adopted by Council;
  - (e) "Inspector" means any person authorized by Council to administer and enforce this By-Law; and
  - (f) "Owner" shall have the same meaning as in the City of St. John's Act.
- 3(1). Council may establish a Heritage Advisory Committee to advise Council in respect of heritage matters referred to it by Council and/or the Inspector.
- (2). The composition of and procedures governing the Heritage Advisory Committee are set out in Schedule "A" to this By-Law.

**HERITAGE AREAS AND HERITAGE BUILDINGS**

- 4(1). Council confirms the designation of :
  - (a) Heritage Areas 1, 2 and 3 as described in Schedule "B" to this By-Law; and

- (b) Heritage Buildings listed in Schedule "C" to this By-Law.
- (2) Council designates Heritage Area 4 as described in Schedule "B" to this By-Law.
- 5(1). Council may designate an area as a Heritage Area and may amend or revoke the designation of a Heritage Area.
- (2) Council may designate a building as a Heritage Building and may amend or revoke the designation of a Heritage Building.

#### **APPLICATIONS MADE UNDER OTHER BY-LAWS OR REGULATIONS**

- 6. Where an application is made under another by-law or the Development Regulations respecting a Heritage Building, a building in the Heritage Area, or the demolition of a building, the application shall be forwarded to the Inspector who may:
  - (a) request the applicant provide such additional information as the Inspector deems appropriate; and/or
  - (b) refer the application to the Heritage Advisory Committee
- 7. The Inspector may impose such conditions as may be necessary to fulfill the requirements of this By-Law on any permit, approval-in-principle, or approval granted in respect of a Heritage Building, a building in a Heritage Area, or the demolition of a building.

#### **HERITAGE REPORTS**

- 8(1). A Heritage Report, and any supporting studies or plans, shall be prepared at the expense of the applicant.
- (2). Council shall require a Heritage Report for:
  - (a) an application to demolish a Heritage Building;
  - (b) an application to amend or revoke the designation of a Heritage Building;
  - (c) an application for a new development in a Heritage Area;
  - (d) an application for a new development adjacent to a Heritage Building; or
  - (e) any other application in respect of which the Inspector has recommended that a Heritage Report be prepared.
- (3). Notwithstanding subsection (2), where in the opinion of Council it is appropriate to do so, Council may accept a staff report in lieu of the Heritage Report.

- (4). The terms of reference for a Heritage Report shall be approved by Council and shall form part of the Report itself.
- (5). A Heritage Report shall at a minimum evaluate and identify heritage values and resources located on the site, neighbourhood or streetscape and address the anticipated impacts that the proposed work may have on the heritage value of a building, neighbourhood or streetscape.

### **HERITAGE DESIGN STANDARDS**

9. The Heritage Design Standards are described in Schedule "D" to this By-Law.
- 10(1). The owner of a Heritage Building shall comply with the Heritage Design Standards for Heritage Buildings.
  - (2). The owner of a building, other than a Heritage Building, in a Heritage Area shall comply with the Heritage Design Standards for that Heritage Area.
  - (3). Notwithstanding subsection (2), Council may exempt the owner of a newly constructed building from the Heritage Design Standards.

### **PUBLIC CONSULTATION**

- 11(1). The following shall, unless Council directs otherwise, require public consultation:
  - (a) an application to demolish a Heritage Building;
  - (b) an application to amend or revoke the designation of a Heritage Building;
  - (c) an amendment of a Heritage Area;
  - (d) the designation of a new Heritage Area;
  - (e) an application for a new development adjacent to a Heritage Building; and
  - (f) any other matter where Council so directs.
- (2). Public consultation shall be carried out in accordance with the provisions of the Development Regulations.

### **PENALTY**

12. Any person who contravenes the provisions of this By-Law shall be guilty of an offence and liable upon summary conviction to a penalty as provided for in Section 403 of the City of St. John's Act.

**1. GENERAL INFORMATION**

Experts panel name:	Built Heritage Experts Panel
Reporting to:	Committee of the Whole
Date of formation - expiration date:	February 22, 2016
Meeting frequency:	Monthly or as required in accordance with the agenda items
Staff lead:	Chief Municipal Planner and Planner III – Urban Design and Heritage
Other staff liaison:	Technical Advisor Director of Planning and Development Others as required as per Section 4.2.1

**2. PURPOSE**

The Built Heritage Experts Panel provides expertise, opinion and perspective about built heritage, its protection and designation in the City of St. John’s.

The Built Heritage Experts Panel will consider applications, proposals, reports and related items referred to it by staff or Council.

It will make recommendations to Council, via the Committee of the Whole, on heritage matters including the development and implementation of heritage policies, by-laws, strategies and programs applicable to the City.

Specifically the panel will:

- Develop recommendations on built heritage designations.
- Provide expert opinions on built heritage applications referred to it by city staff, Committee of the Whole or Council.
- Recommend best practices on built heritage and urban design.
- Review heritage issues, including issues under the City of St. John’s Act and/or the Historic Resources Act of Newfoundland and Labrador that may be referred to it by Council.
- Identify for designation any area, building, structure or land as heritage.

Built Heritage Experts Panel recommendations to the Committee of the Whole will occur in the manner defined by these terms of reference to best support City Policy. The Built Heritage Experts Panel will prepare recommendations to the Committee of the Whole. The purpose of the Built Heritage Experts Panel in relation to specific City policies, plans, and strategies is as follows:

Built Heritage Experts Panel Relationship to Strategic Plan:

- Neighbourhoods build our city – maintain and position downtown as a distinct neighbourhood, develop

**ADVISORY COMMITTEE TERMS OF REFERENCE**

parks and places for people.

- Responsive and Progressive – create a culture of engagement, identify and deliver on projects, strategies and programs.
- A Culture of Cooperation – create effective City-Community collaborations

Applicable Legislation/City Bylaws:

- City of St. John’s Act, Section 355
- Any applicable City of St. John’s by-laws current or future

Other City Plans, Guides or Strategies:

- St. John’s Heritage Areas, Heritage Buildings and Public Views Study, 2003
- Downtown St. John’s for Economic Development Heritage and Preservation, 2001
- Envision draft Municipal Plan (with specific reference to items involving – heritage, built heritage), 2014
- Parks and Open Spaces Master Plan, 2014
- City of St. John’s list of designated Heritage Buildings (latest version)

Other Distinct Deliverables and Considerations:

- The Panel will be consulted on any city public engagement processes where getting the perspective of heritage experts is identified in a plan.
- The Panel will support the development and ongoing review of a built heritage designation inventory.
- The Panel will identify programming to support the goals of the Built Heritage Experts Panel’s work.

**3. MEMBERSHIP AND COMPOSITION**

**3.1 COMPOSITION**

The Built Heritage Experts Panel will be comprised of no more than 7 total members from the following stakeholder groups:

**3.1.1 Public Members**

**Committee Chair**

Built Heritage Experts Panel will be chaired by a public expert. The Chair will be selected by Council upon recommendation of staff drawing from the Panel’s membership. Additional selection criteria for Chair may be applied for experts panels.

The public member chairing a committee will have responsibility for ensuring the committee carries out its work

as per the terms of reference.

**Public Members**

The Committee will be comprised of no more than 7 residents serving as public members. Public members are volunteers and will receive no compensation for participation. Preference will be given to residents of St. John's. Public members must have certification, accreditation, affiliation and/or demonstrated expertise and experience in matters of built heritage and/or cultural landscape.

The Panel will include at least one representative from each of the following categories:

- Architect
- Contractor
- Planner, MCIP
- Historian/Archival Expert/Historic Preservationist category
- Landscape Architect
- Other – Demonstrated Relevant Experience

**Subcommittees:** When deemed necessary, the experts panel may strike a working committee or subcommittee to deal with specific issues or deliverables. Subcommittees must have at least one panel member. Composition may also include other members of the public and organizational representatives. Subcommittees shall meet as an independent group, reporting to the panel on specified meeting dates, or as deemed necessary by the committee Chair or Lead Staff.

**3.1.2 Staff and Council Members (Ex-Officio Members)**

**Lead Staff**

A Lead Staff will be appointed to the Built Heritage Experts Panel by the appropriate City executive or senior management. Other staff support/attendance may be requested by the Lead Staff where required.

**City Clerk**

The City Clerk will provide legislative and governance support to the experts' panel.

**Council**

The spokesperson is Councillor Maggie Burton

**3.2 LENGTH OF TERM**

**Public Member Experts**

Unless otherwise indicated, the Built Heritage Panel term of appointment is two years. Recognizing the value of experience and the need for continuity, incumbents who are willing to seek reappointment may signify their intent to serve an additional two years, for a total of four years. In some cases members may be encouraged to provide guidance, expertise and attend in a bridging capacity following the end of their term.

**Cooling-off Period (Former City Staff and Council)**

There will be a cooling-off period of two years for Council and Staff once they are no longer associated with the City. Setting term lengths with a cooling-off period will promote gradual turnover, ensuring a constant balance between new members and former staff or council.

**Additional Considerations:**

- Public members may not serve on more than one experts' panel at a given time.
- Midterm Appointments: When an appointment is made which does not coincide with the beginning of a term (i.e. to fill a vacancy) the partial term (i.e. less than two years) shall not count towards the maximum

length of service or number of terms on the Committee for the appointee.

Exceptions to the above terms are as follows: when an insufficient number of applications have been received; if a particular area of expertise is indispensable and there are no other suitable replacements; if the experts panel would suffer from a lack of continuity (i.e. more than half of all members are replaced at once); if directly related to the Advisory Committee’s purpose as defined in its Terms of Reference.

**4. ROLES, RESPONSIBILITIES AND REPORTING**

**4.1 ROLES AND RESPONSIBILITIES**

**As a municipal Experts Panel, roles include:**

- Advising and making recommendations to the Committee of the Whole in a manner that will support City policy matters relevant to the panel’s defined purpose.
- Providing expertise specific to the mandate of the panel.
- Working within given resources.
- Consider working with other committees and/or working groups i.e. Downtown Advisory Committee and Arts and Culture Advisory Committee
- Explore opportunities to add value to parks, open spaces, etc. as heritage and design go beyond buildings.

**Shared Member Responsibilities**

**Conduct**

Members shall strive to serve the public interest by upholding Federal, Provincial and Municipal laws and policies. Experts Panel members are to be transparent in their duties to promote public confidence. Members are to respect the rights and opinions of other committee members.

**Preparation**

Meeting agenda and accompanying materials will be circulated electronically one week prior to all meetings; members are expected to review all distributed materials prior to meetings. Alternate material distribution methods to be made available upon request.

**Agendas**

- Agendas to require focus with clear parameters for content and alignment with terms of reference/purpose.
- Agendas will be finalized one week before meetings.
- Items and accompanying material that are received after the agenda has been prepared and distributed (but prior to the meeting) will be moved to the following meeting’s agenda at the discretion of the City Clerk.
- All public members are to submit potential agenda items and related material to the Committee Chair and Lead Staff person for consideration.

**Attendance and Participation**

Active participation in meetings is expected of all public members. “Active participation” may refer to both meeting attendance and/or engagement. An effort should be made to attend meetings in person or remotely. Members who do not actively participate in more than 3 consecutive meetings without justified absence may be retired from the committee at the discretion of the City Clerk.

Members who wish to request a leave of absence for an extended period of time (3+ months) may submit such a request to the City Clerk. Previously submitted applications may be used to fill temporary vacancies created by approved leaves of absence.

Quorum – a quorum for meetings is considered to be 50% + 1 members in attendance.

**Voting**

City Staff are ex-officio and therefore non-voting.

**4.2 MEMBER ROLES AND RESPONSIBILITIES**

**4.2.1 City Staff**

**Lead Staff**

- To act as a liaison between the Built Heritage Experts Panel and the Committee of the Whole on issues relevant to Panel’s work.
- Lead staff will attend the Committee of the Whole when reports of the Built Heritage Experts Panel are included in the agenda.
- Ensure the panel is informed about City policy, procedure and available resources in reference to specific agenda items, and provide procedural and/or technical advice to assist the panel where appropriate.
- Request additional staff support/attendance at meetings as needed.
- To develop agendas in cooperation with the Chair and City Clerk’s Office for distribution.
- Incorporate input from the experts panel into ongoing City work where appropriate (e.g. projects, staff updates, publications).

**Other Staff Liaison**

- The work of Other Staff Liaisons intersects the purpose of the Experts Panel and therefore they may be required to participate.

**City Clerk**

- To be responsible for legislative functions related to experts panel’s operation, establishment, review, and term amendments. This includes leading or supporting day-to-day panel activities such as the co-ordination of meeting schedules and the external/internal distribution/posting of experts panel agendas and meeting reports
- Facilitate and support the recruitment and appointment process through assisting in the development of “Notice of Vacancy” while ensuring all relevant forms and supporting documentation are completed and received.
- In adherence with the terms of reference, the Office of City Clerk and Lead Staff oversee panel selection with input from relevant departments.
- The Office of the City Clerk will work with Lead Staff members to ensure new members receive orientation.

**4.2.2 Public Members**

**Chair**

- The presiding officer of the Built Heritage Experts Panel will be referred to as “Chair.” An experts panel member shall not serve as a Chair for more than three consecutive years except in extenuating circumstances (see Term Limits).
- Uphold experts panel processes and functions in accordance with all terms presented, maintaining productivity and focus. This includes ensuring committee members’ conduct themselves in a professional manner.
- If appropriate, with support from the City Clerk and Staff Lead, the Chair will help build and coordinate a work plan for the experts panel.
- Prepare and submit agenda items and accompanying materials to the City Clerk (i.e. act as a conduit for all communications between public members and the City Clerk).



- Where appropriate, support the Lead Staff and/or City Clerk in fulfilling panel requirements related to reporting processes (annual presentations, written reports, FAQ's etc.).
- Assist in the development of content for Notice of Vacancy documents.
- Review experts panel terms of reference with City Clerk and Staff Lead at the end of each term and be prepared to propose amendments as needed.

**Public Members**

Public members are expected to provide advice to support City decision making; applying, knowledge and experience related to the mandate of the Panel in carrying out functions commensurate with its defined purpose. Roles to include: active participation in meetings; representing professional designation to which they belong in the community and engaging with residents and experts when appropriate.

**4.2.3 Council**

The Built Heritage Experts Panel reports to the Committee of the Whole.

In cases where an item on the agenda of the Built Heritage Experts Panel (as detailed in a given meeting agenda) would benefit from having the Chair or other Council representative of the Committee of the Whole in attendance, it will be the responsibility of the Panel Chair and/or Lead Staff to inform the Committee of the Whole chair.

**4.3 REPORTING**

The Built Heritage Experts Panel shall report through the Committee of the Whole.

**Standardized Reporting Process:**

- The Built Heritage Experts Panel Lead Staff, Chair and City Clerk will work to complete a report for referral to the Committee of the Whole.
- Following reporting to the Committee of the Whole, the report will be posted to the City of St. John's website.
- Public expert representatives will be encouraged to report to (i.e. maintain open communication with) their respective affiliated professional organizations regarding the Panel's work.

**5. COMMITTEE RECRUITMENT AND SELECTION**

**5.1 RECRUITMENT, VACANCIES, AND APPLICATIONS**

Recruitment practices will be consistent for all experts panels. When new members are required a "Notice of Vacancy" will be prepared by the City Clerk and distributed through City communication channels by the Office of Strategy and Engagement. Additional communications opportunities may be identified by relevant departments/panel members. This document will include general information regarding panel purpose, the terms of reference and a link to the Application Form.

A vacancy on a panel occurs when a member resigns, vacates a position, or when their resignation is requested by the Chair. Vacancies may occur at: the date of resignation; the date the member ceases to be qualified; the

date the Chair declares the position vacant due to lack of attendance or incapacitation.

All applicants must complete an Application Form which may be downloaded from the City website, or obtained by visiting/calling Access 311. Applications will be made available in large print format upon request and may be submitted electronically, via mail, by phone, or in person to the attention of the City Clerk’s Office.

**5.2 ELIGIBILITY AND SELECTION**

**Eligibility**

Appointments to City of St. John’s Built Heritage Experts Panel will follow Section 3. Membership and Composition.

**Selection Criteria**

In addition to eligibility requirements, an applicant’s specific skills and experience will be important factors in panel selection. While all who meet the Eligibility Requirements outlined are encouraged to apply, applicants with demonstrated participation in groups or initiatives with goals relevant to an expert panel’s purpose will be preferred. Some other considerations pertaining to general selection criteria include: past professional and volunteer experience, ability to perform required tasks, and complementary skills, or competencies possessed. Those who are selected to serve on City experts’ panel will be notified by email. A handbook and other relevant information will also be provided to successful applicants.

**6 PUBLIC ENGAGEMENT**

The City of St. John’s recognizes that engagement between the City and its citizens is an essential component of an effective municipal government. The City views public engagement as a process – one that facilitates dialogue with the right people, using the right tools, at the right time, on subject areas of mutual interest.

In accordance with the City of St. John’s [Engage! Policy](#), the role of the Experts Panel in the spectrum of engagement will fall within the realm of “consultation.” As such, City of St. John’s experts panels will be based on the principles of commitment, accountability, clear and timely information, and inclusiveness.

Experts’ panels are only one of the ways to engage with the City. Where applicable the City will consider the use of other tools to gather perspectives and input. For more information on public engagement in the City of St. John’s or to find out how to get involved or learn about what’s coming up, check out the engagement page on the City’s website. You can also check out the City’s [Engage! St. John’s](#) online engagement platform and connect with us on [Twitter](#) and [Facebook](#).

**7 OTHER GOVERNANCE**

**7.1 REVIEW OF TERMS**

Taking into account recommendations from the Panel Chair, Committee of the Whole Chair, the City Clerk and Lead Staff, the Panel will, at the first meeting of each year, review Built Heritage Experts Panel Terms of Reference documents. The purpose of this review will be to ensure that the operations and function of each panel are still aligned with its defined purpose. A review template will be used to maintain consistency. Through this review process, amendments to the Terms of Reference will be proposed and recommended to the Committee of the Whole.

**7.2 MEETING AND SCHEDULES**

Built Heritage Experts Panel will meet monthly or as agenda items are determined. The exact frequency of the Built Heritage Experts Panel meetings will be determined by the Chair, Lead Staff, and City Clerk.

Unless otherwise specified (generally one week prior to a meeting) Built Heritage Experts Panel meetings shall be held at City Hall and shall be closed to the public.

**7.3 CONFLICTS OF INTEREST AND CONFIDENTIALITY**

**Conflicts of Interest**

A conflict of interest refers to situations in which personal, occupational or financial considerations may affect or appear to affect the objectivity or fairness of decisions related to the panel’s activities. A conflict of interest may be real, potential or perceived in nature. Conflict of Interest may occur when a panel member participates in discussion or decision-making about a matter which may financially benefit that Member or a member of his/her family, or someone with whom the panel member has a close personal relationship, directly or indirectly, regardless of the size of the benefit.

In cases where the panel agenda or discussions present a conflict of interest for a member, that member is required to declare such conflict; to abstain from discussion; and remove himself/herself from the meeting room until the agenda item has been dealt with by the Panel.

**Confidentiality:**

All Panel members are required to refrain from the use or transmission of any confidential or privileged information while serving with the Built Heritage Experts Panel.

**Staff Liaison Name:**

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Chair Name:**

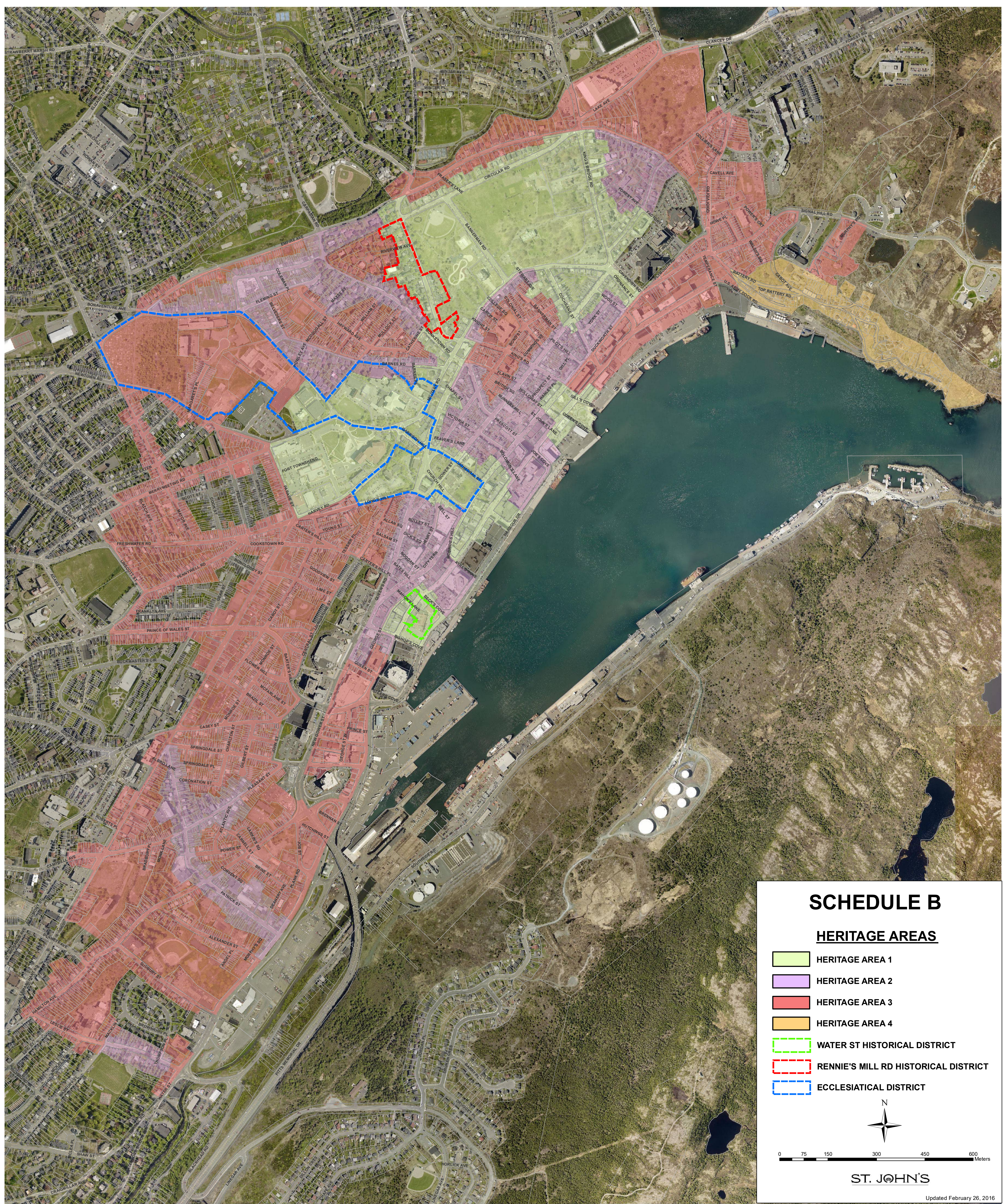
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**City Clerk Name:**

Signature: \_\_\_\_\_

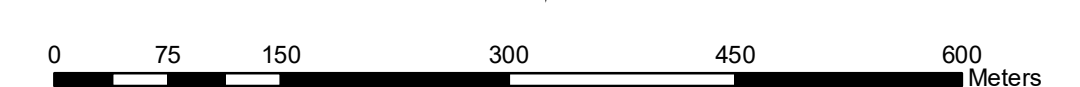
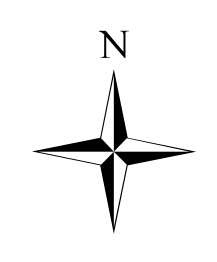
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# SCHEDULE B

## HERITAGE AREAS

- HERITAGE AREA 1
- HERITAGE AREA 2
- HERITAGE AREA 3
- HERITAGE AREA 4
- WATER ST HISTORICAL DISTRICT
- RENNIE'S MILL RD HISTORICAL DISTRICT
- ECCLESIAICAL DISTRICT



ST. JOHN'S



## City of St. John's HERITAGE BUILDINGS

August 2021

Number	Name (if any) or Type of Building	Address	Date of Designation	Parcel ID	Designation Confined To:
1	Cramm House	3 Barnes Road	2008/01/11	26225	Not specified
2	House (semi-detached)	8 Barnes Road	1986/09/24	20161	Footprint of the building
3	House (semi-detached)	10 Barnes Road	1986/09/24	20087	Footprint of the building
4	Mallard Cottage	8 Barrows Road, Quidi Vidi Village (formerly 2 Barrows Road)	2006/04/24	45207	Footprint of the building
5	Murray Premises	5 Beck's Cove (Harbour Drive and Water Street)	1989/07/21	26220	Footprint of the building
6	St. Joseph's Chapel - Blackhead Church	8 Blackhead Village Road	1994/08/22	29981	Footprint of the building
7	The Observatory (house)	1 Bonaventure Avenue	1994/12/05	38060	Footprint of the building
8	Raheen	50 Bonaventure Avenue	2020/11/13	7887	Footprint of the building
9	Bishop Feild College	46 Bond Street	1989/07/21	33822	Footprint of the building
10	Cantilever (Ove Arup) Pedestrian Bridge	100 Bowring Park Road	2020/05/15	36243	Footprint of the bridge
11	House	172 Campbell Avenue	2020/10/09	24149	Footprint of the building
12	Masonic Temple	6 Cathedral Street	1989/07/21	17459	Footprint of the building
13	Cathedral Clergy House	9 Cathedral Street	1989/07/21	5293	Footprint of the building
14	Anglican Cathedral of St. John the Baptist	16 Church Hill	1989/07/21	46179	Footprint of the building
15	The Deanery (Anglican Cathedral Parish Rectory)	22 Church Hill	1989/07/21	23530	Footprint of the building
16	House	24 Circular Road	2001/07/23	26052	Footprint of the building
17	Bartra (house)	28 Circular Road	1987/04/15	11189	Footprint of the building

# ST. JOHN'S

18	House (semi-detached)	34 Circular Road	1999/02/08	25649	Footprint of the building
19	House (semi-detached)	36 Circular Road	1999/02/08	27975	Footprint of the building
20	Bannerman House	54 Circular Road	1991/01/27	9239	Footprint of the building
21	House	56 Circular Road	2017/01/27	20919	Footprint of the building
22	House	58 Circular Road	2018/09/14	33472	Footprint of the building
23	Sunnyside Gatehouse	60 Circular Road	2006/04/25	352982	Footprint of the building
24	Sunnyside House and Coach house	70 Circular Road	2006/04/25	34197	Entire property including the Victorian Gothic house, Coach House and surrounding land with mature trees, delineated by a fence
25	Kedra (formerly Canada House)	74 Circular Road	1981/10/24	34198	Footprint of the building
26	House (Elliott and Elliott Ltd.)	28 Cochrane Street	2004/05/17	25953	Footprint of the building
27	Cochrane Street United Church	81 Cochrane Street and 42 Bannerman Street (duel civic)	1989/07/21	46995	Footprint of the building
28	Emmanuel House	83 Cochrane Street	1989/07/21	25883	Footprint of the building
29	St. Patrick's Convent	15 Convent Square	1989/07/21	47673	Footprint of the building
30	Devon Row (townhouse)	1 Devon Row (Duckworth St)	1989/07/21	10935	Footprint of the building
31	Devon Row (townhouse)	2 Devon Row (Duckworth St)	1989/07/21	10916	Footprint of the building
32	Devon Row (townhouse)	3 Devon Row (Duckworth St)	1989/07/21	8041	Footprint of the building
33	Devon Row (townhouse)	4 Devon Row (Duckworth St)	1989/07/21	8101	Footprint of the building
34	Devon House	59 Duckworth Street	2005/02/14	35941	Footprint of the building
35	Tobin Building - Posie Row (former Pollyanna Art Gallery, Hutton's Music Store)	214 Duckworth Street	2006/04/25	29030	Footprint of the building
36	Office - Choices for Youth (former Aylward, Chislett & Whitten law offices)	261 Duckworth Street	1989/07/21	23668	Footprint of the building
37	Former Evening Telegram building and Compu College	271-275 Duckworth Street	1989/07/21	35306	Footprint of the building

38	Anna Templeton Centre (former Bank of British North America)	278 Duckworth Street	1989/07/21	47419	Footprint of the building
39	Family Justice Services (former Provincial Museum of Newfoundland and Labrador)	285 Duckworth Street	1989/07/21	23670	Footprint of the building
40	Court of Appeal (former Union Bank Building)	287 Duckworth Street	1989/07/21	23669	Footprint of the building
41	Supreme Court of Newfoundland and Labrador (St. John's Court House)	309 Duckworth Street and 192 Water Street (dual civic address)	1989/07/21	11732	Footprint of the property
42	House (architect William Howe Greene, 1865-1937)	333 Duckworth Street	1989/07/21	34749	Footprint of the building
43	The Majestic Theatre (former Merlin's Night Club)	390 Duckworth Street	1989/07/21	21797/ 21798	Footprint of the building
44	The Imperial Condominiums (former Imperial Tobacco Factory)	22 Flavin Street	1989/07/21	48915/ 25903	Footprint of the building
45	Devon Place	3 Forest Road	2017/08/18	26741	Footprint of the building
46	Devon Place	3A Forest Road	2017/08/18	26740	Footprint of the building
47	Monroe House	8 Forest Road	2006/07/11	38624	Research needed
48	Forest House	50 Forest Road	2004/05/17	14537	Footprint of the building
49	Howard House	7 Garrison Hill	2005/02/14	25687	Building, garden, fence, and mature trees on the lot
50	George Street United Church	130 George Street West	1989/07/21	45548	Footprint of the building
51	Bonne Esperance (end unit of townhouse)	18 Gower Street	2006/04/25	24872	Footprint of the building
52	Bonne Esperance (semi-detached)	20 Gower Street	2006/04/25	24870	Footprint of the building
53	Bonne Esperance (semi-detached)	22 Gower Street	2006/04/25	25686	Footprint of the building
54	Angel House	146 Hamilton Avenue	2006/06/27	13120	House, carriage house, stable, grounds and the iron fence

55	Church of England Institute (CEI) Club (former United Church Children's Home)	181 Hamilton Avenue	1989/07/21	8274	Footprint of the building
56	Julia Baird House	27 Henry Street	2017/08/18	19901	Footprint of the building
57	House	29 Henry Street	2017/08/18	20891	Footprint of the building
58	House	6 Howley Avenue	1987/09/02	7899	Footprint of the building
59	The Stone House (Law Firm)	8 Kenna's Hill	1985/04/10	3166	Footprint of the building
60	Retreat Cottage (house)	14 Kenna's Hill	1993/03/29	33278	Footprint of the building
61	Old General Hospital - Military Hospital (condominiums)	20 & 22 King Edward Place (formerly 100 Forest Road)	1998/01/26	48731/ 48732	Footprint of the building
62	Old General Hospital - Queen Victoria Wing (attached to the Military Hospital)	24, 26, 28 & 30 King Edward Place (formerly 100 Forest Road)	1998/01/26	48733/ 48734/ 48735/ 48730	Footprint of the building
63	Sutherland Place (houses; also called the Pitt's Building)	4-20 King's Bridge Road	1982/08/18	26166/ 26165	Footprint of the building
64	Everton House	23 King's Bridge Road	2018/03/09	37933	Footprint of the building
65	House	31 King's Bridge Road	1985/11/05	10521	Footprint of the building
66	House	33 King's Bridge Road	1985/11/14	24208	Footprint of the building
67	House	35 King's Bridge Road	1987/03/11	10036	Footprint of the building
68	Kinkora House	36 King's Bridge Road	1995/08/07	10303	Footprint of the building
69	House	16 Leslie Street	2017/01/27	17456	Footprint of the building
70	Spring Lodge	23 Leslie Street	2017/01/27	21014	Footprint of the building
71	St. Michael's Convent, Belvedere Property	53 Margaret's Place (formerly 57 Margaret's Place)	2001/09/21	10805	Footprint of the building
72	Mount St. Francis Monastery	4 Merrymeeting Road	2000/04/17	17923	Footprint of the building
73	St. Thomas' Church - Old Garrison Church (excluding Canon Wood Hall)	8 Military Road	2005/05/30	45404	Footprint of the building



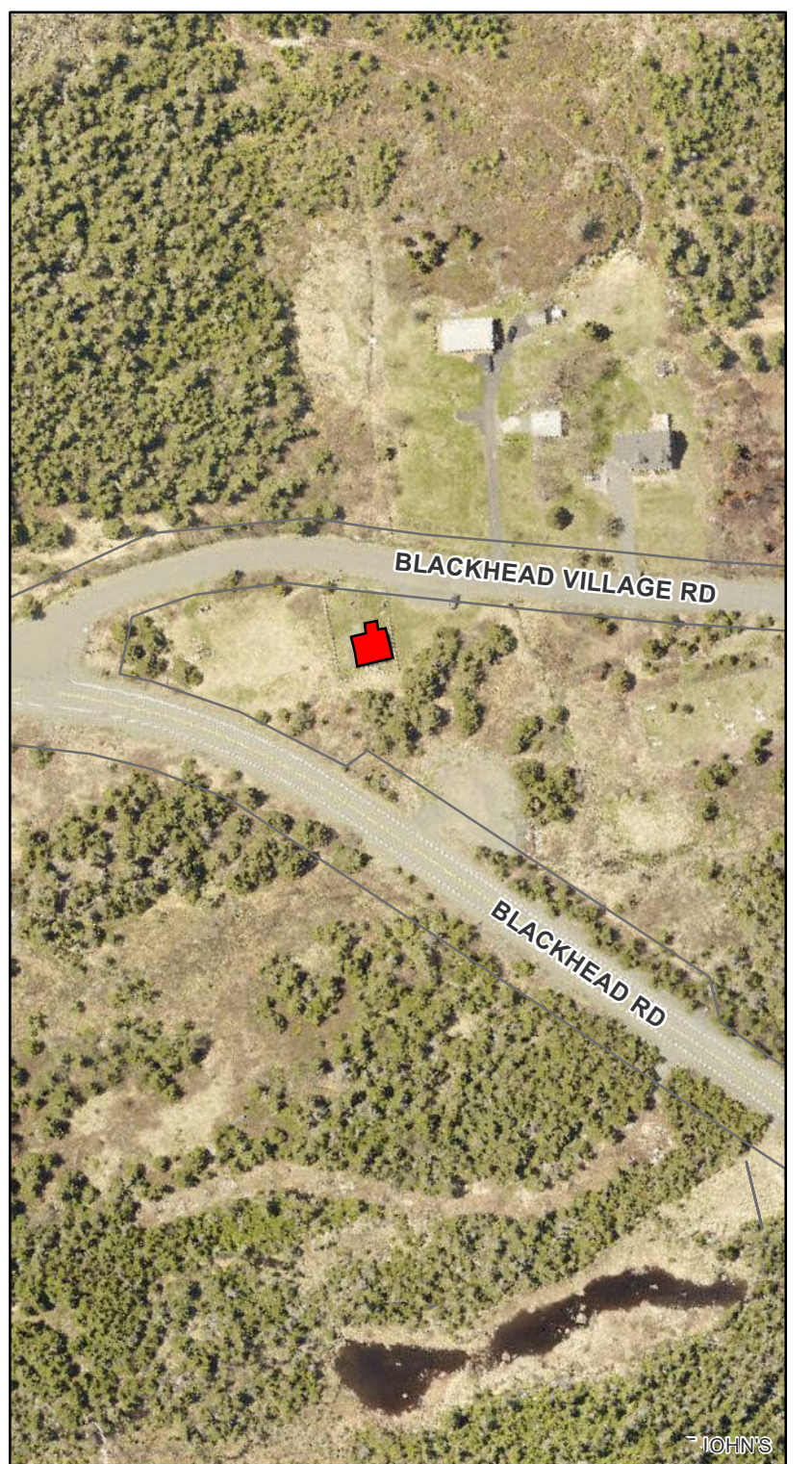
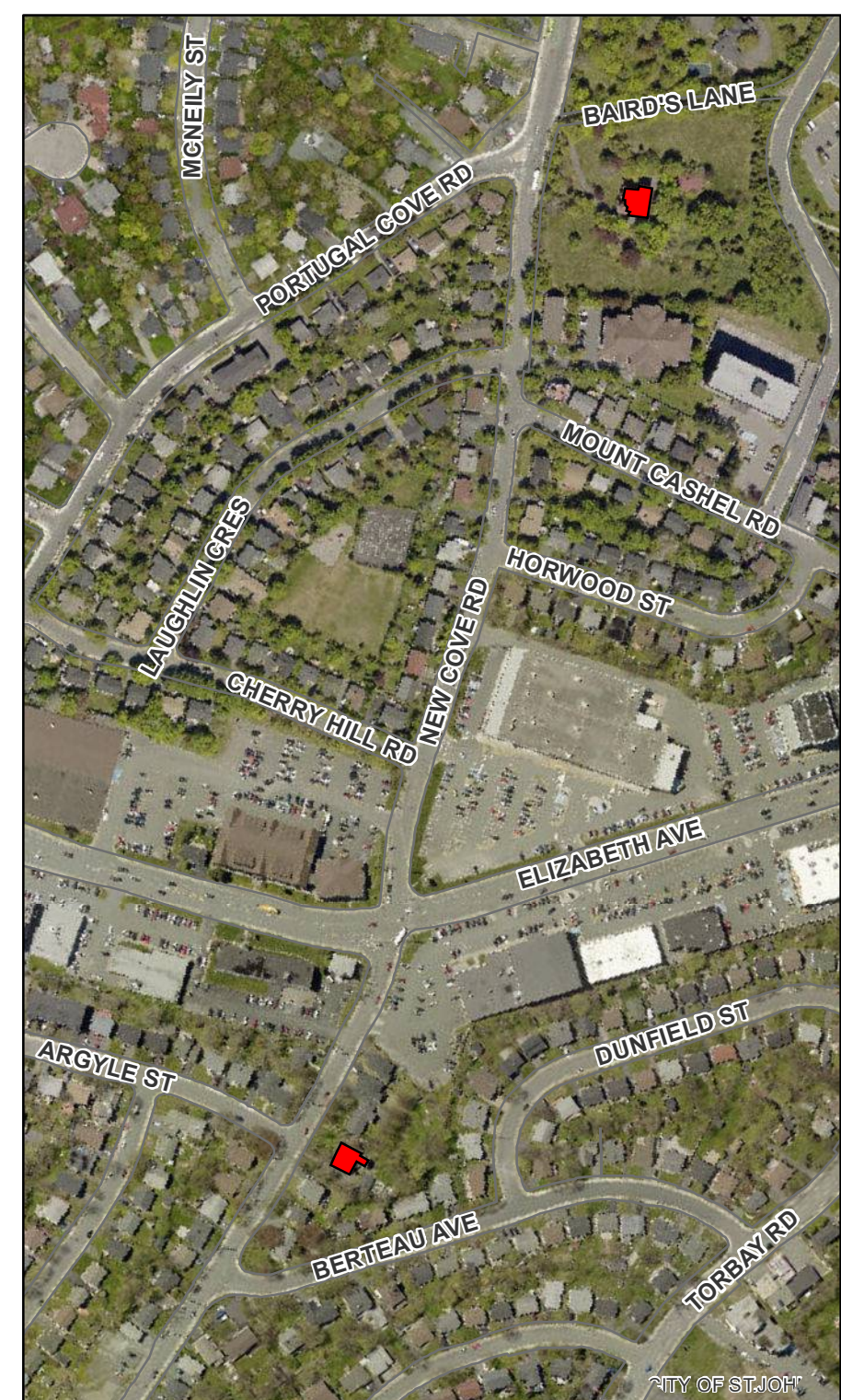
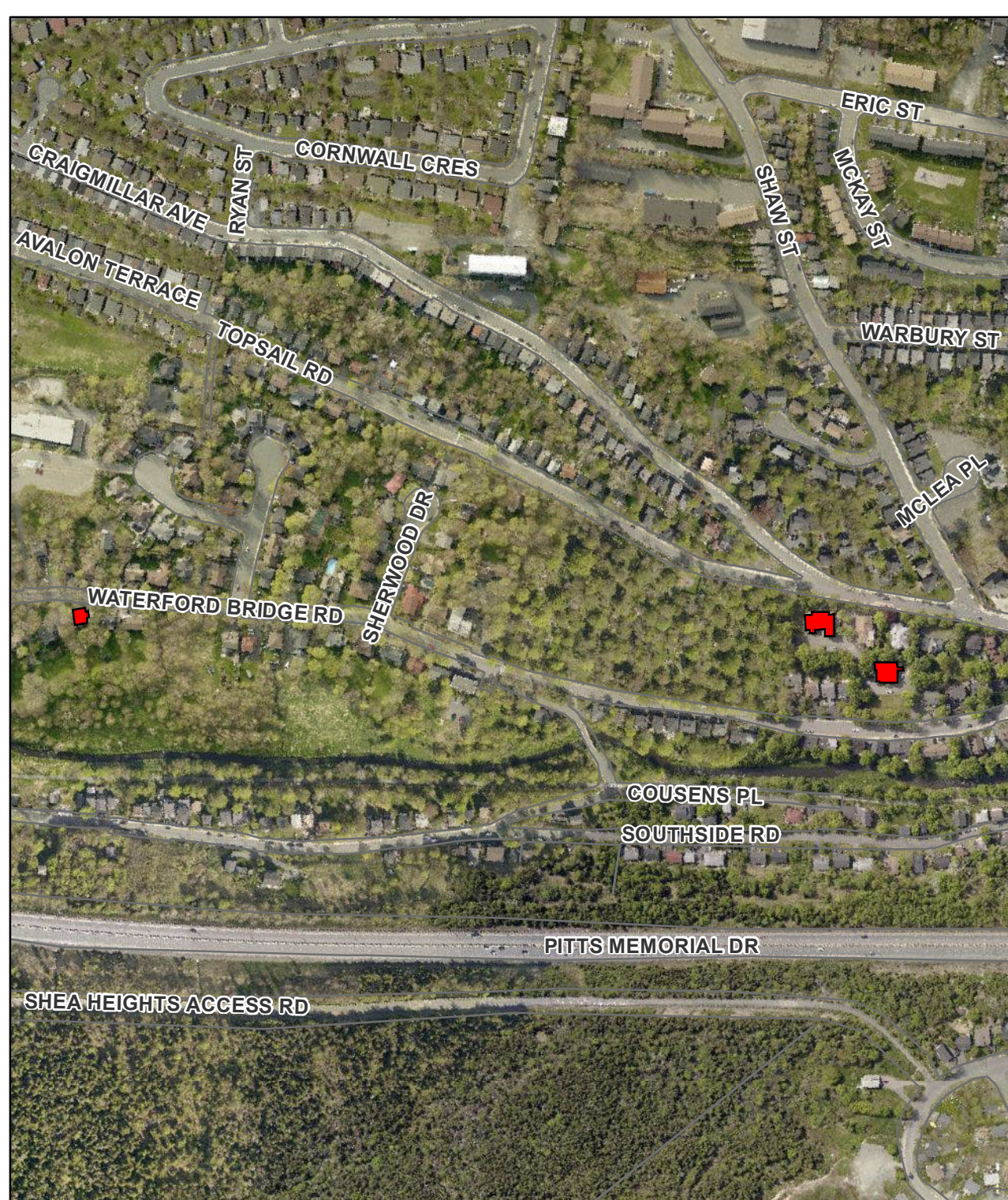
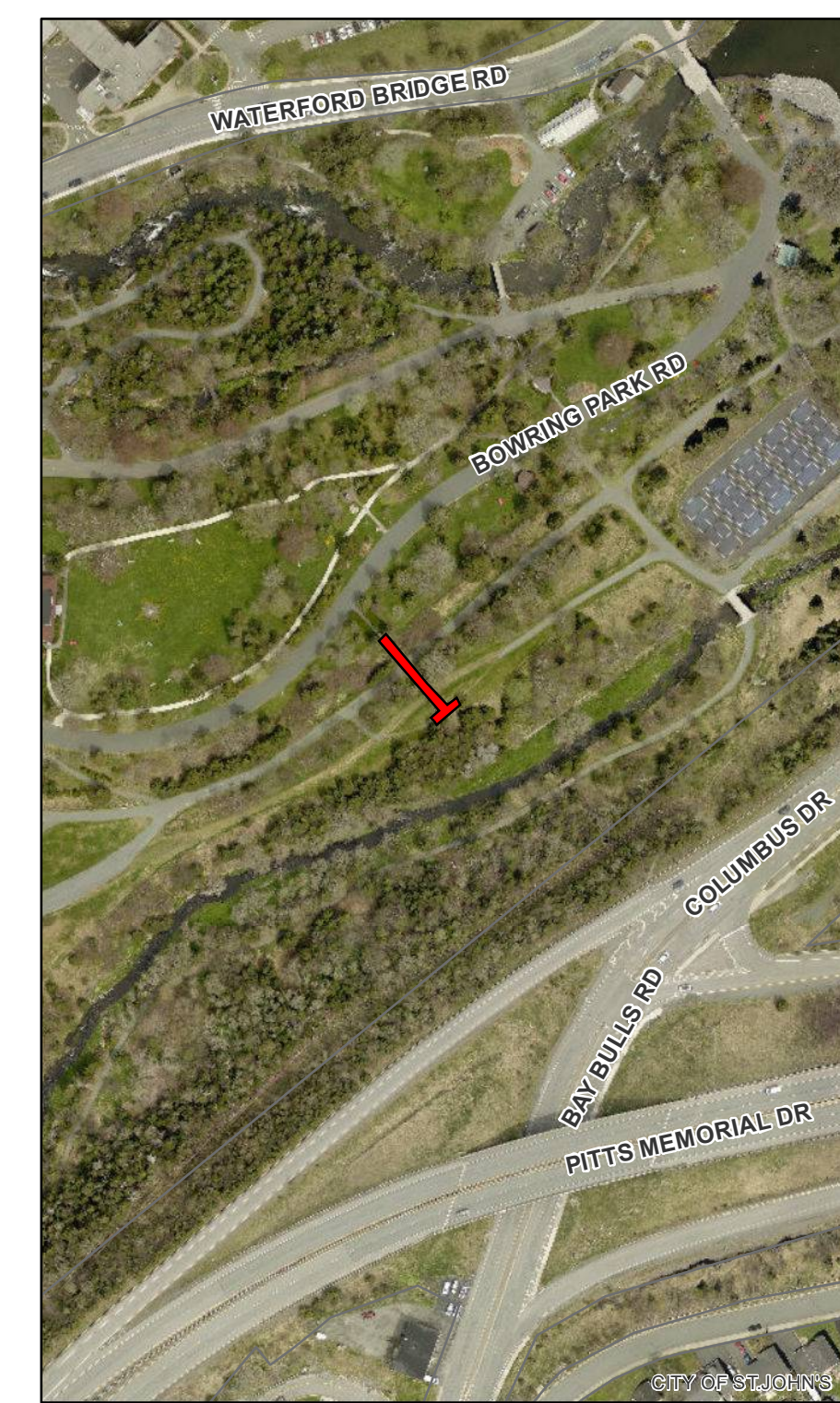
74	Elizabeth Manor (Prescott Inn)	21 Military Road	1986/06/11	18587	Footprint of the building
75	House	85 Military Road	2018/01/26	19756	Footprint of the building
76	House	112 Military Road	1991/05/06	18590	Footprint of the building
77	House	124 Military Road	2015/03/30	11777	Research needed
78	Presentation Convent	180 Military Road	2004/05/17	45313	Research needed
79	Basilica of St. John the Baptist	200 Military Road	2005/02/14	45761	Footprint of the building
80	Basilica of St. John the Baptist Arch	200 Military Road	2006/07/24	45761	Footprint of the building
81	House	7 Monkstown Road	2002/09/23	18618	Footprint of the building
82	Peppercorn House (middle townhouse)	25 Monkstown Road	2003/07/02	8285	Footprint of the building
83	House	36 Monkstown Road	2017/01/27	17734	Footprint of the building
84	Harris Cottage	43 Monkstown Road	2004/05/17	537	Footprint of the building
85	Monkstown Manor	51 Monkstown Road	1996/04/15	29192	Footprint of the building
86	Squires Barn and Carriage House - Within the MUN Botanical Gardens	315-317 Mount Scio Road	2004/11/29	45986	Footprint of both buildings
87	Rose Cottage	108 New Cove Road	2017/01/27	521	Footprint of the building
88	Bryn Mawr	154 New Cove Road	2016/06/17	3954	Footprint of the building
89	McCoubrey Manor	6 Ordnance Street	1997/06/24	17876	Footprint of the building
90	McCoubrey Manor	8 Ordnance Street	1997/06/24	17860	Footprint of the building
91	Thimble Cottage	150 Oxen Pond Road	2004/04/05	21576	Footprint of the building
92	House	3 Park Place (Rennie's Mill Road)	2005/05/30	19229	Entire Property
93	House	4 Park Place (Rennie's Mill Road)	1986/09/24	12486	Footprint of the building
94	The Deanery (house)	6 Patrick Street	1989/07/21	15557	Footprint of the building
95	St. Patrick's Roman Catholic Church	40 Patrick Street	1989/07/21	46593	Footprint of the building

96	Lakecrest Independent School (former St. Patrick's Girls' School)	58 Patrick Street	1989/07/21	17525	Footprint of the building
97	Wesley United Church	101 Patrick Street	1989/07/21	46702	Footprint of the building
98	Building	7 Plank Road	1995/01/30	22108	Footprint of the building
99	Martin McNamara House	15 Plank Road	1995/01/30	17796	Footprint of the building
100	House	90 Pleasant Street	2017/08/18	30661	Footprint of the building
101	House	15 Portugal Cove Road	1991/04/01	13622	Footprint of the building
102	Anderson House	42 Power's Court	2017/01/27	38827	Footprint of the building
103	Townhouse	74-76 Prescott Street	1987/11/10	18262	Footprint of the building
104	Townhouse	78 Prescott Street	1987/11/10	18829	Footprint of the building
105	Cornerstone Theatre (former convent, school, and church)	16 Queen Street (at George Street)	1989/07/21	25782	Footprint of the building
106	House	30 Queen's Road	2002/03/11	19864	Footprint of the building
107	House (semi-detached)	32 Queen's Road	2004/06/07	9167	Footprint of the building
108	House (semi-detached)	34 Queen's Road	2017/01/27	8028	Footprint of the building
109	Chapel Hill Apartments (former Congregational Church and Seventh-Day Adventist Church)	39 Queen's Road	1981/04/15	49530	Footprint of the building
110	Benevolent Irish Society Building (original St. Patrick's Hall School and O'Donel Memorial Hall)	58 Queen's Road (formerly 48 Queen's Road)	1987/07/08	18561	Footprint of the building
111	Residence (formerly attached to Cathedral Parish Hall (Synod Hall))	70 Queen's Road (formerly 56-64 Queen's Road & 189-193 Military Road)	1989/07/21	20531	Footprint of the building
112	St. Andrew's Presbyterian Church - The Kirk	76 Queen's Road	1989/07/21	45899	Footprint of the building
113	House (former Christ Church)	86 Quidi Vidi Village Road	2006/04/25	8314	Footprint of the building
114	"The House"	21 Rennie's Mill Road	2004/11/29	14288	Footprint of the building
115	House	40 Rennie's Mill Road	2017/01/27	5631	Footprint of the building

116	House	42 Rennie's Mill Road	2003/12/08	21244	Footprint of the building
117	Kelvin House	49 Rennie's Mill Road	2006/04/25	37317	Footprint of building and attached conservatory
118	Lord Edward Patrick Morris House	55 Rennie's Mill Road	2016/06/10	33835	Footprint of the building
119	Winterholme (house)	79 Rennie's Mill Road	1987/06/05	28552	Not specified
120	House	8 Riverview Avenue	2017/01/27	21239	Footprint of the building
121	House	68 St. Clare Avenue	2017/08/18	32710	Footprint of the building
122	The New House (semi-detached)	335 Southside Road	2004/11/29	35240	Footprint of the building
123	The New House (semi-detached)	337 Southside Road	2004/11/29	35241	Footprint of the building
124	House	355 Southside Road	2017/08/18	35233	Footprint of the building
125	Newman Building	1 Springdale Street	1989/07/21	23787	Footprint of the building
126	The Four Sisters (townhouse)	31 Temperance Street	1989/07/21	24908	Footprint of the building
127	The Four Sisters (townhouse)	33 Temperance Street	1989/07/21	24038	Footprint of the building
128	The Four Sisters (townhouse)	35 Temperance Street	1989/07/21	32625	Footprint of the building
129	The Four Sisters (townhouse)	37 Temperance Street	1989/07/21	32626	Footprint of the building
130	Leaside Manor	39 Topsail Road	1996/02/19	26090	Not specified
131	LSPU (Longshoremen's Protective Union) Hall	3 Victoria Street	1989/07/21	11475	Research needed
132	House	27 Victoria Street	1988/01/20	36336	Footprint of the building
133	King George V Institute	93 Water Street	1989/07/21	49695	Footprint of the building
134	Commercial Cable Company Building - Raymonds Restaurant (former Javelin House, Brother T.I. Murphy Centre)	95 Water Street	1989/07/21	13486	Footprint of the building
135	Breakwater Books (former S.O. Steele store)	100 Water Street	2012/10/26	26586	Footprint of the building

136	Delgado Building - The Salt House Restaurant	169-173 Water Street	1989/07/21	39483	Footprint of the building
137	The London Building	177-179 Water Street	1989/07/21	24337/ 24338	Footprint of the building
138	Building - Tweed (former Newfoundland and Labrador Credit Union building)	187-189 Water Street	1989/07/21	5625	Footprint of the building
139	Building - Natural Boutique (former Byrons)	191 Water Street	1989/07/21	25886	Footprint of the building
140	Building – Franklin Hotel (former Parker and Monroe shoe store)	193-195 Water Street	1989/07/21	21931	Footprint of the building
141	Commercial Chambers Building (The Travel Bug & The Bee's Knees)	197-199 Water Street	1989/07/21	38302	Footprint of the building
142	Building – Broderick's Pub (former Nautical Nellie's)	201 Water Street	1989/07/21	21632	Footprint of the building
143	Building (former Mustang Sally's, The Taj Mahal)	203 Water Street	1989/07/21	34258	Footprint of the building
144	HSBC Bank (former Bank of Commerce building)	205 Water Street	1989/07/21	35859	Footprint of the building
145	RBC Royal Bank	226 Water Street	1989/07/21	30994	Footprint of the building
146	Grace Building (former Model Shop)	283-285 Water Street	2003/06/16	15632	Footprint of the building
147	Yellowbelly Corner – Yellowbelly Restaurant	288-290 Water Street	1989/07/21	12383/ 26195/ 27354	Footprint of the building
148	Yellowbelly Corner – Rocket Bakery (former Canary Cycles)	292 & 294 Water Street	1989/07/21	27352/ 37253	Footprint of the building
149	Yellowbelly Corner – Celtic Hearth	296-300 Water Street	1989/07/21	6608	Footprint of the building
150	O'Dwyer Block – O'Dwyer Manor/The Golden Tulip/Aveda Sound	295-301 Water Street	1989/07/21, 2005/06/15	17602	Research needed
151	O'Dwyer Block (Thompson Building) - Down Home Shoppe	303-305 Water Street	1989/07/21, 2005/06/15	23076	Research needed
152	O'Dwyer Block – Heritage Shop	309 Water Street	1989/07/21, 2005/06/15	26216	Research needed

153	Byrne Building	362-366 Water Street	1989/07/21	15873/9444	Footprint of the building
154	Newman Wine Vaults	436 Water Street	2006/04/25	23788	Research needed
155	Apothecary Hall	488 Water Street	1988/02	7026	Research needed
156	Railway Coastal Museum (former Newfoundland Railway Station)	495 Water Street	1989/07/21, 1996/11/25	46417	Footprint of the building and the original statue Industry near front façade
157	Compton House	26 Waterford Bridge Road	1988/09	23058	Footprint of the building
158	Summerlea	119 Waterford Bridge Road	2019/10/04	14138	Footprint of the building



## SCHEDULE C

**HERITAGE BUILDING LOCATIONS**

HERITAGE BUILDING

0 25 50 100 150 200 250 300 350 400 Meters

ST. JOHN'S

Updated August 23, 2021

1. In matters of life safety, these Heritage Design Standards may be deviated in the opinion of the Inspector.

RESIDENTIAL BUILDINGS					
	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
<b>CLADDING/SIDING</b>					
<b>Cladding/Siding Materials</b>	<p>Original cladding/siding to be maintained.</p> <p>Where replacement is required, modern cladding/siding materials are permitted provided the appearance replicates the building's period/architectural characteristics. However, vinyl siding, metal siding, vertical boards, board and batten siding and cove siding are not permitted.</p> <p>For additions, the cladding/siding materials shall be consistent with the original building, unless otherwise approved by Council.</p>	<p>Cladding/siding shall be compatible with the period/architectural style of the streetscape.</p> <p>Materials used for the front façade shall be carried around the building where side or rear facades are exposed to the public street and/or publicly maintained space, unless otherwise approved by the Inspector.</p> <p>Modern cladding/siding materials are permitted provided the appearance replicates the building's period/architectural style. However, vinyl siding and cove style siding are not permitted on any facade. For additions, the cladding/siding materials shall be compatible with the original building. <b>Note:</b> Wood clapboard/siding shall be of the straight traditional style with a 10cm (four inch) exposure.</p>	<p>Cladding/siding shall be compatible with the period/architectural style of the streetscape.</p> <p>Modern cladding/siding materials, such as vinyl siding, are permitted provided the appearance replicates the building's period/architectural style. Vertical siding and cove style siding are not permitted.</p> <p>For additions, the cladding/siding materials shall be compatible with the original building.</p> <p><b>Note:</b> Where appropriate, modern cladding/siding shall be of the straight traditional style designed to replicate wood clapboard with a narrow exposure.</p>	Same as Heritage Area 2	Same as Heritage Area 1, except vinyl siding is permitted.

RESIDENTIAL BUILDINGS					
	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
<b>Trim Style (including decoration and moulding)</b>	Original trims to be maintained. Trims shall be compatible with the building's architectural characteristics.	<p>Trims shall be compatible with the period/architectural style of the streetscape.</p> <p>Existing trims to be maintained for a façade facing a public street and/or publicly maintained space.</p> <p>New developments may require the addition of decorative trims as determined by the Inspector.</p> <p><b>Note:</b> Corner boards shall have a wide trim.</p>	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1



RESIDENTIAL BUILDINGS					
	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
<b>WINDOWS</b>					
<b>Window Style</b>	<p>Original style, size and shape of windows to be retained, unless otherwise approved by Council.</p> <p>For any façade facing a public street and/or publicly maintained space, the style and configuration of the windows shall be in keeping with the building's architectural characteristics.</p>	<p>For any façade facing a public street and/or publicly maintained space, the style and configuration of the windows shall be compatible with the period/architectural style of the streetscape and in keeping with the building's architectural style.</p> <p><b>Note:</b> Windows are to be single hung or double hung, unless otherwise approved by the Inspector. The width of windows to be approximately half the height, unless otherwise approved by the Inspector.</p>	Same as Heritage Area 1	Same as Heritage Area 1	<p>For any façade facing a public street, publicly maintained space and/or harbour, the style and configuration of the windows shall be compatible with the period/architectural style of the streetscape and in keeping with the building's architectural style</p> <p><b>Note:</b> Windows are to be single hung or double hung, unless otherwise approved by the Inspector. The width of windows to be approximately half the height, unless otherwise approved by the Inspector</p> <p>Picture windows may also be acceptable.</p>

**RESIDENTIAL BUILDINGS**

	<b>Designated Heritage Building</b>	<b>Heritage Area 1</b>	<b>Heritage Area 2</b>	<b>Heritage Area 3</b>	<b>Heritage Area 4 (Battery)</b>
<b>Window Replacements</b>	<p>All window replacements shall be restored/returned in keeping with the window style and window configuration of the building's architectural characteristics.</p> <p>Where appropriate, in the opinion of Council, additional facades, or parts thereof, may be required to comply with the foregoing.</p>	<p>Where more than one window on a façade facing a public street and/or publicly maintained space are being replaced within a period of 24 consecutive months, all windows on such façade shall be restored/returned in keeping with the window style and window configuration of the building's architectural style.</p> <p><b>Note:</b> Where appropriate, in the opinion of the Inspector, additional facades, or parts thereof, may be required to comply with the foregoing.</p>	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1
<b>Bay Windows</b>	Existing bay windows to be maintained.	<p>Original bay windows to be maintained.</p> <p>New bay windows may be added where, in the opinion of the Inspector, they are compatible with period/architectural style of the streetscape.</p>	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1

RESIDENTIAL BUILDINGS					
	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
<b>Specialty Windows</b>	<p>Existing specialty windows to be maintained.</p> <p>Specialty windows may be added where, in the opinion of Council, they are compatible with the building's architectural characteristics.</p>	<p>Existing specialty windows to be maintained, unless otherwise approved by the Inspector.</p> <p>Specialty windows may be added where, in the opinion of the Inspector, they are compatible with period/architectural style of the streetscape.</p>	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1
<b>Window trims (including decoration and moulding)</b>	<p>Window trims shall be compatible with the building's architectural characteristics. Materials may include wood, stone, brick, the building's original material, or materials otherwise approved by Council.</p> <p><b>Note:</b> The width and style of window trims shall be consistent throughout the building's facades, unless otherwise approved by Council.</p>	<p>Period/architectural style of the building to be maintained. Materials may include wood, stone, brick, the building's original material, or materials otherwise approved by the Inspector.</p> <p><b>Note:</b> The width and style of window trims shall be consistent throughout any building's façade visible from a public street and/or publicly maintained space, unless otherwise approved by the Inspector.</p>	<p>Period/architectural style of the building to be maintained.</p> <p><b>Note:</b> The width and style of window trims shall be consistent throughout any building's façade visible from a public street and/or publicly maintained space, unless otherwise approved by the Inspector.</p>	Same as Heritage Area 2	Same as Heritage Area 2

<b>RESIDENTIAL BUILDINGS</b>					
	<b>Designated Heritage Building</b>	<b>Heritage Area 1</b>	<b>Heritage Area 2</b>	<b>Heritage Area 3</b>	<b>Heritage Area 4 (Battery)</b>
<b>Window Materials (including trim)</b>	Modern window materials may be permitted provided, in the opinion of Council, the appearance replicates the building's period/architectural characteristics.	Modern window materials are permitted provided, in the opinion of the Inspector, the appearance replicates the building's period/architectural style.	Modern window materials are permitted provided, in the opinion of the Inspector, the appearance replicates the building's period/architectural style.	Same as Heritage Area 2	Same as Heritage Area 2
<b>Dormers</b>	Original dormer shape, size and proportion to be maintained.	Original dormer shape, size and proportion to be maintained, unless otherwise approved by the Inspector.  Dormers shall be placed in a visually balanced arrangement with respect to the width of the roof and the arrangement of the windows and door openings in the façade, unless otherwise approved by the Inspector.	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1

RESIDENTIAL BUILDINGS					
	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
<b>DOORS AND GARAGE DOORS</b>					
<b>Doors</b>	Door styles shall be compatible with the building's architectural characteristics.	Door styles shall be compatible with the period/architectural style of the streetscape. Wooden or full view (glass) storm doors are permitted.	Door styles shall be compatible with the period/architectural style of the streetscape. Storm doors are permitted.	Same as Heritage Area 2	Same as Heritage Area 2
<b>Garages, Carports and Garage Doors</b>	<p>Original style to be maintained.</p> <p>New garages, where none existed before, may be added where, in the opinion of Council, they are compatible with the building's architectural characteristics. New garages should not be the prominent feature on the building's façade facing a public street and/or publicly maintained space. Where possible, the garage should be recessed from the building line.</p>	<p>Original style to be maintained.</p> <p>The addition of a garage or carport to an existing building may be permitted.</p> <p>New developments may include a garage where, in the opinion of the Inspector, they are compatible with the building's architectural style.</p> <p><b>Note:</b> Garage doors should not be the prominent feature on the building's façade facing a public street and/or publicly maintained space. Where possible, the garage should be recessed from the building line.</p>	<p>Period/architectural style of the streetscape to be maintained.</p> <p>The addition of a garage or carport to an existing building may be permitted.</p> <p>New developments may include a garage where, in the opinion of the Inspector, they are compatible with the building's architectural style.</p> <p><b>Note:</b> Garage doors should not be the prominent feature on the building's façade facing a public street and/or publicly maintained space. Where possible, the garage should be recessed from the building line.</p>	Same as Heritage Area 2	Same as Heritage Area 2

<b>RESIDENTIAL BUILDINGS</b>					
	<b>Designated Heritage Building</b>	<b>Heritage Area 1</b>	<b>Heritage Area 2</b>	<b>Heritage Area 3</b>	<b>Heritage Area 4 (Battery)</b>
<b>Door and Garage Door Trims (including decoration and moulding)</b>	Original door and garage door trims to be maintained. Trims shall be compatible with the building's architectural characteristics.	Door and garage door trims shall be compatible with the building's architectural style.	Door and garage door trims shall be compatible with the building's architectural style.	Same as Heritage Area 2	Same as Heritage Area 2
<b>Door and Garage Door Materials (including trim)</b>	Modern materials are permitted provided the appearance replicates the building's period/architectural characteristics.	Modern materials are permitted provided the appearance replicates the building's period/architectural style.	Modern materials are permitted provided the appearance replicates the building's period/architectural style.	Same as Heritage Area 2	Same as Heritage Area 2
<b>ROOFS</b>					
<b>Roof Line</b>	<p>The roof line shall be compatible with the building's architectural characteristics.</p> <p>Notwithstanding, additions may incorporate a flat roof design where, in the opinion of Council, the roof does not detract from the character defining elements of the building.</p>	<p>The roof line shall be compatible with the building's architectural style.</p> <p>Notwithstanding, additions may incorporate a flat roof design where, in the opinion of the Inspector, the roof does not detract from the architecture of the building.</p>	<p>Period/architectural style of building to be maintained. Otherwise, roof line may be constructed in a style that is, in the opinion of the Inspector, compatible with the period/architectural style of the streetscape.</p> <p>Notwithstanding, additions may incorporate a flat roof design provided the roof does not detract from the architecture of the building.</p>	Same as Heritage Area 2	<p>Flat roofs and low-slope gable are encouraged. Mansard and steep gable roofs are not permitted unless they are original or the site. Asymmetric gables roofs shall not be permitted.</p>

RESIDENTIAL BUILDINGS					
	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
<b>Roofing Materials</b>	Modern roofing materials are permitted provided the appearance replicates the building's architectural characteristics.	Modern roofing materials, including shingle-style metal roofing materials, are permitted provided the appearance replicates the building's period/architectural style.	Modern roofing materials, including shingle-style metal roofing materials, are permitted.	Same as Heritage Area 2	Same as Heritage Area 2
<b>Solar Panels and Green Roofs</b>	Solar panels and/or green roofs are not permitted on facades visible from a public street and/or publicly maintained space.	Solar panels and/or green roofs are not permitted on facades visible from a public street.	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1
FENCES, RAILINGS, RETAINING WALLS, DECKS AND BALCONIES					
<b>Fence, Railing, Retaining Wall, Deck and Balcony Materials</b>	<p>Modern materials are permitted provided the appearance replicates the building's period/architectural characteristics.</p> <p><b>Note:</b> Unfinished pressure treated wood at front of the building or visible from a public street and/or publicly maintained space is not permitted. Painted or solid-colour stained pressure treated wood is permitted.</p>	<p>Modern materials are permitted provided the appearance replicates the building's period/architectural style. Glass panels may be permitted on balconies that have upper floor access, at the discretion of the Inspector.</p> <p><b>Note:</b> Unfinished pressure treated wood at front of the building or visible from a public street is not permitted. Painted or solid-colour stained pressure treated wood is permitted.</p>	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1

RESIDENTIAL BUILDINGS					
	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
<b>Fences and Railings</b>	<p>Original style of structure to be maintained. Iron fences and railings to be maintained.</p> <p>New fences and railings shall be compatible with the building's architectural characteristics.</p> <p><b>Note:</b> Exterior handrails and guards vertical members shall be installed between the top and bottom rail. Face nailed balustrades typical of new construction are not permitted.</p>	<p>Original style of structure to be maintained. Iron fences and railings to be maintained.</p> <p>New fences and railings shall be compatible with the period/architectural style of the streetscape.</p> <p><b>Note:</b> Exterior handrails and guards vertical members shall be installed between the top and bottom rail. Face nailed balustrades typical of new construction are not permitted.</p>	<p>Fences and railings shall be compatible with the period/architectural style of the streetscape.</p> <p><b>Note:</b> Exterior handrails and guards vertical members shall be installed between the top and bottom rail. Face nailed balustrades typical of new construction are not permitted.</p>	Same as Heritage Area 2	Same as Heritage Area 2
<b>Retaining Walls and Decorative Walls</b>	<p>Retaining walls shall be compatible with the building's architectural characteristics.</p> <p>Decorative walls shall be a design acceptable to Council.</p>	<p>Retaining walls shall be compatible with the period/architectural style of the streetscape.</p> <p>Decorative walls shall be a design acceptable to the Inspector.</p>	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1



**RESIDENTIAL BUILDINGS**

	<b>Designated Heritage Building</b>	<b>Heritage Area 1</b>	<b>Heritage Area 2</b>	<b>Heritage Area 3</b>	<b>Heritage Area 4 (Battery)</b>
<b>Decks and Balconies</b>	<p>Decks and balconies shall not be permitted on a façade facing a public street unless it's an original feature of the building. In this case, original style and design to be maintained.</p> <p>Decks and balconies on other facades visible from a public street may be permitted where, in the opinion of Council, the design is compatible with the building's architectural characteristics and does not detract from the character defining elements of the building.</p>	<p>Decks and balconies shall not be permitted on a façade facing a public street unless it is an original feature of the building. In this case, original style and design to be maintained.</p> <p>Decks and balconies on other facades visible from a public street may be permitted where, in the opinion of the Inspector, the design is compatible with the period/architectural style of the streetscape.</p>	<p>Decks and balconies may be permitted on any façade where, in the opinion of the Inspector, they are compatible with the period/architectural style of the streetscape.</p>	<p>Same as Heritage Area 2</p>	<p>Same as Heritage Area 2</p>
<b>Roof Decks</b>	<p>Roof decks shall not be permitted unless an original feature of the building.</p>	<p>Roof decks may be permitted provided the deck structure, or any part thereof, does not extend above the highest roof line of the building; does not obscure any architectural details of the building; and is not on a façade facing a public street. However, roof decks facing a flanking street may be permitted at the discretion of Inspector.</p>	<p>Same as Heritage Area 1</p>	<p>Same as Heritage Area 1</p>	<p>Same as Heritage Area 1</p>

<b>RESIDENTIAL BUILDINGS</b>					
	<b>Designated Heritage Building</b>	<b>Heritage Area 1</b>	<b>Heritage Area 2</b>	<b>Heritage Area 3</b>	<b>Heritage Area 4 (Battery)</b>
<b>OTHER</b>					
<b>Accessory Buildings</b>	Accessory buildings located on the same property as a Designated Heritage Building shall be, in the opinion of the Inspector, compatible with the architectural characteristics of the main building.	Accessory buildings shall be, in the opinion of the Inspector, compatible with the architectural style of the main building.	Not Applicable	Not Applicable	Not Applicable
<b>Accessory Building Materials</b>	Modern materials are permitted provided the appearance replicates the building's period/architectural characteristics.	Modern materials are permitted provided the appearance replicates the building's period/architectural style.	Not Applicable	Not Applicable	Not Applicable
<b>Out of Character Buildings</b>	Not Applicable	Renovations to existing out of character buildings which do not follow the Heritage Design Standards may be approved at the discretion of the Inspector.	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1

NON-RESIDENTIAL BUILDINGS					
	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
<b>BUILDING FACADES</b>					
<b>Building Façades</b>	<p>Renovations to the building's façade shall be compatible with the building's architectural characteristics.</p> <p><b>Note:</b> Typical 19th century storefronts include centrally located recessed doors with display windows on either side.</p>	<p>Building's façades shall be, in the opinion of the Inspector, compatible with the period/architectural style of the streetscape unless the building's architectural style is determined by the Inspector to be unique.</p>	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1
<b>Recessed Entries</b>	<p>Recessed entries shall be retained. Recessed entries may be added where they are in keeping with the building's architectural characteristics.</p>	<p>Recessed entries shall be retained. Where possible, recessed entries shall be incorporated into renovations where a they are in keeping with the period/architectural style of the streetscape.</p>	Same as Heritage Area 1	Same as Heritage Are 1	Same as Heritage Area 1

<b>NON-RESIDENTIAL BUILDINGS</b>					
	<b>Designated Heritage Building</b>	<b>Heritage Area 1</b>	<b>Heritage Area 2</b>	<b>Heritage Area 3</b>	<b>Heritage Area 4 (Battery)</b>
<b>Canopies/ Awnings</b>	Fabric canopies/awnings may be permitted where, in the opinion of Council, the design, construction and materials used are compatible with the building's architectural characteristics. Awnings shall match the width of the storefront or window opening and avoid obscuring details of the building. However, waterfall style canopies/awnings are not permitted.	Fabric canopies/awnings may be permitted where, in the opinion of the Inspector, the design, construction and materials used are compatible with the period/architectural style of the streetscape. However, waterfall style canopies/awnings are not permitted.	Same as Heritage Area 1	Same as Heritage Area 1	Canopies/awnings are not permitted

NON-RESIDENTIAL BUILDINGS					
	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
<b>CLADDING/SIDING</b>					
<b>Building and Cladding/Siding Materials</b>	Building and cladding/siding materials shall be consistent with the existing or historic materials of the building.	<p>Original materials of the building to be maintained.</p> <p>Materials used for the front façade shall be carried around the building where side or rear facades are exposed to the public street and/or publicly maintained space, unless otherwise approved by the Inspector</p> <p>Where replacement is required, modern materials may be permitted, where, in the opinion of the Inspector, the appearance replicates the building's period/architectural style. However, veneer man-made products and similar products are not permitted. Accent materials may be permitted at the discretion of the Inspector.</p>	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1

<b>NON-RESIDENTIAL BUILDINGS</b>					
	<b>Designated Heritage Building</b>	<b>Heritage Area 1</b>	<b>Heritage Area 2</b>	<b>Heritage Area 3</b>	<b>Heritage Area 4 (Battery)</b>
<b>Building Trim Style (including decoration and moulding)</b>	Original trims to be maintained. Trims shall be compatible with the building's architectural characteristics.	<p>Building trims shall be compatible with the period/architectural style of the streetscape. Existing trims to be maintained for a façade facing a public street and/or publicly maintained space.</p> <p>New developments may require the addition of decorative trims as determined by the Inspector.</p>	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1
<b>WINDOWS</b>					
<b>Windows Style</b>	The style and configuration of the windows shall be in keeping with the building's architectural characteristics.	For any façade facing public street and/or publicly maintained space, the style and configuration of the windows shall be compatible with the period/architectural style of the streetscape and in keeping with the building's architectural style.	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1

NON-RESIDENTIAL BUILDINGS					
	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
<b>Window Replacements</b>	<p>All window replacements shall be restored/returned in keeping with the window style and window configuration of the building's architectural characteristics.</p> <p>Where appropriate, in the opinion of Council, additional facades, or parts thereof, may be required to comply with the foregoing.</p> <p>Where appropriate, in the opinion of Council, additional facades, or parts thereof, may be required to comply with the foregoing.</p>	<p>Where more than one window on a façade facing a public street and/or publicly maintained space are being replaced within a period of 24 consecutive months, all windows on such façade shall be restored/returned in keeping with the window style and window configuration of the building's architectural style.</p> <p>Note: Where appropriate, in the opinion of the Inspector, additional facades, or parts thereof, may be required to comply with the foregoing.</p> <p><b>Note:</b> Where appropriate, in the opinion of the Inspector, additional facades, or parts thereof, may be required to comply with the foregoing.</p>	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1

NON-RESIDENTIAL BUILDINGS					
	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
<b>Specialty Windows</b>	<p>Existing specialty windows to be maintained.</p> <p>Specialty windows may be added where, in the opinion of Council, they are compatible with the building's architectural characteristics.</p>	<p>Existing speciality windows to be maintained, unless otherwise approved by the Inspector.</p> <p>Specialty windows may be added where, in the opinion of the Inspector, they are compatible with the period/architectural style of the streetscape.</p>	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1
<b>Window Trims (including decoration and moulding)</b>	<p>Window trims shall be compatible with the building's architectural characteristics. Materials may include wood, stone, brick, the building's original material, or materials otherwise approved by Council.</p> <p><b>Note:</b> The width and style of window trims shall be consistent throughout the building's facades, unless otherwise approved by Council.</p>	<p>Period/architectural style of the building to be maintained. Materials may include wood, stone, brick, the building's original material, or materials otherwise approved by the Inspector.</p> <p><b>Note:</b> The width and style of window trims shall be consistent throughout any building's façade visible from a public street and/or publicly maintained space, unless otherwise approved by the Inspector.</p>	<p>Period/architectural style of the building to be maintained.</p> <p><b>Note:</b> The width and style of window trims shall be consistent throughout any building's façade visible from a public street and/or publicly maintained space, unless otherwise approved by the Inspector.</p>	Same as Heritage Area 2	Same as Heritage Area 2



<b>NON-RESIDENTIAL BUILDINGS</b>					
	<b>Designated Heritage Building</b>	<b>Heritage Area 1</b>	<b>Heritage Area 2</b>	<b>Heritage Area 3</b>	<b>Heritage Area 4 (Battery)</b>
<b>Window Materials</b>	Modern window materials may be permitted provided, in the opinion of Council, the appearance replicates the building's period/architectural characteristics.	Modern windows materials are permitted provided, in the opinion of the Inspector, the appearance replicates the building's period/architectural style.	Modern windows materials are permitted provided, in the opinion of the Inspector, the appearance replicates the building's period/architectural style.	Same as Heritage Area 2	Same as Heritage Area 2
<b>Dormers</b>	Original dormer shape, size and proportion to be maintained.	Original dormer shape, size and proportion to be maintained, unless otherwise approved by the Inspector. Dormers shall be placed in a visually balanced arrangement with respect to the width of the roof and the arrangement of the windows and door opening in the façade, unless otherwise approved by the Inspector.	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1

NON-RESIDENTIAL BUILDINGS					
	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
<b>DOORS AND GARAGE DOORS</b>					
<b>Doors</b>	Door styles shall be compatible with the building's architectural characteristics.	Door styles shall be compatible with the period/architectural style of the streetscape.	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1
<b>Garages, Carports and Garage Doors</b>	<p>Original style to be maintained.</p> <p>New garages may be added where, in the opinion of Council, they are compatible with the building's architectural characteristics. New garages should not be the prominent feature on the building's façade facing a public street and/or publicly maintained space. Where possible, the garage should be recessed from the building line.</p>	<p>Original style to be maintained.</p> <p>The addition of a garage or carport to an existing building may be permitted.</p> <p>New developments may include a garage where, in the opinion of the Inspector, they are compatible with the building's architectural style.</p> <p><b>Note:</b> Garage doors should not be the prominent feature on the building's façade facing a public street and/or publicly maintained space.</p>	<p>Period/architectural style of streetscape to be maintained.</p> <p>The addition of a garage or carport to an existing building may be permitted.</p> <p>New developments may include a garage where, in the opinion of the Inspector, they are compatible with the building's architectural style.</p> <p><b>Note:</b> Garage doors should not be the prominent feature on the building's façade facing a public street and/or publicly maintained space.</p>	Same as Heritage Area 2	Same as Heritage Area 2

<b>NON-RESIDENTIAL BUILDINGS</b>					
	<b>Designated Heritage Building</b>	<b>Heritage Area 1</b>	<b>Heritage Area 2</b>	<b>Heritage Area 3</b>	<b>Heritage Area 4 (Battery)</b>
<b>Door and Garage Door Trims (including decoration and moulding)</b>	Original door and garage door trims to be maintained. Trims shall be compatible with the building's architectural characteristics.	Door and garage door trims shall be compatible with the building's architectural style.	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1
<b>Door and Garage Door Materials (including trim)</b>	Modern materials are permitted provided the appearance replicates the building's period/architectural characteristics.	Modern materials are permitted provided the appearance replicates the building's period/architectural style.	Modern materials are permitted provided the appearance replicates the building's period/architectural style.	Same as Heritage Area 2	Same as Heritage Area 2
<b>ROOFS</b>					
<b>Roof Line</b>	<p>The roof line shall be compatible with the building's architectural characteristics.</p> <p>Notwithstanding, additions may incorporate a flat roof design where, in the opinion of Council, the roof does not detract from the character defining elements of the building.</p>	<p>The roof line shall be compatible with the building's architectural style.</p> <p>Notwithstanding, additions may incorporate a flat roof design where, in the opinion of the Inspector, the roof does not detract from the architecture of the building.</p>	<p>Period/architectural style of building to be maintained. Otherwise, roof line may be constructed in a style that is, in the opinion of the Inspector, compatible with the period/architectural style of the streetscape.</p> <p>Notwithstanding, additions may incorporate a flat roof design provided the roof does not detract from the architecture of the building.</p>	Same as Heritage Area 2	Flat roofs and low-slope gable are encouraged. Mansard and steep gable roofs are not permitted.

NON-RESIDENTIAL BUILDINGS					
	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
<b>Roofing Materials</b>	Modern roofing materials are permitted provided the appearance replicates the building's period/architectural characteristics. However, metal roofing materials are not permitted.	Modern roofing materials, including metal roofing materials, are permitted provided the appearance replicates the building's period/architectural style.	Modern roofing materials are permitted. Metal roofing materials must replicate the existing roofing material.	Same as Heritage Area 2	Same as Heritage Area 2
<b>Solar Panels and Green Roofs</b>	Solar panels and/or green roofs are not permitted on facades visible from a public street and/or publicly maintained space.	Solar panels and/or green roofs are not permitted on facades visible from a public street.	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1
FENCES, RAILINGS, RETAINING WALLS, DECKS AND BALCONIES					
<b>Fence, Railing, Retaining Wall, Deck and Balcony Materials</b>	Modern materials are permitted provided the appearance replicates the building's period/architectural characteristics. <b>Note:</b> Unfinished pressure treated wood at front of the building or visible from a public street and/or publicly maintained space is not permitted. Painted or solid-colour stained pressure treated wood is permitted.	Modern materials are permitted provided the appearance replicates the building's period/architectural style. <b>Note:</b> Unfinished pressure treated wood at front of the building or visible from a public street is not permitted. Painted or solid-colour stained pressure treated wood is permitted.	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1

**NON-RESIDENTIAL BUILDINGS**

	<b>Designated Heritage Building</b>	<b>Heritage Area 1</b>	<b>Heritage Area 2</b>	<b>Heritage Area 3</b>	<b>Heritage Area 4 (Battery)</b>
<b>Fences and Railings</b>	<p>Original style of structure to be maintained. Iron fences and railings to be maintained.</p> <p>New fences and railings shall be compatible with the building's architectural characteristics.</p> <p><b>Note:</b> Exterior handrails and guards vertical members shall be installed between the top and bottom rail. Face nailed balustrades typical of new construction are not permitted.</p>	<p>Original style of structure to be maintained. Iron fences and railings to be maintained.</p> <p>New fences and railings shall be compatible with the period/architectural style of the streetscape.</p> <p><b>Note:</b> Exterior handrails and guards vertical members shall be installed between the top and bottom rail. Face nailed balustrades typical of new construction are not permitted.</p>	<p>Fences and railings shall be compatible with the period/architectural style of the streetscape.</p> <p><b>Note:</b> Exterior handrails and guards vertical members shall be installed between the top and bottom rail. Face nailed balustrades typical of new construction are not permitted.</p>	Same as Heritage Area 2	Same as Heritage Area 2
<b>Outdoor Service Area Fencing</b>	<p>Outdoor service area fencing shall be, in the opinion of the Inspector, compatible with the building's architectural characteristics.</p>	<p>Outdoor service area fencing shall be compatible with the period/architectural style of the streetscape.</p>	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1
<b>Retaining Walls and Decorative Walls</b>	<p>Retaining walls shall be compatible with the building's architectural characteristics. Decorative walls shall be a design acceptable to Council.</p>	<p>Retaining walls shall be compatible with the period/architectural style of the streetscape. Decorative walls shall be a design acceptable to the Inspector.</p>	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1

<b>NON-RESIDENTIAL BUILDINGS</b>					
	<b>Designated Heritage Building</b>	<b>Heritage Area 1</b>	<b>Heritage Area 2</b>	<b>Heritage Area 3</b>	<b>Heritage Area 4 (Battery)</b>
<b>Decks and Balconies</b>	<p>Decks and balconies shall not be permitted on a façade facing a public street unless it's an original feature of the building. In this case, original style and design to be maintained.</p> <p>Decks and balconies on other facades visible from a public street may be permitted where, in the opinion of Council, the design is compatible with the building's architectural characteristics and does not detract from the character defining elements of the building.</p>	<p>Decks and balconies shall not be permitted on a façade facing a public street unless it is an original feature of the building. In this case, original style and design to be maintained.</p> <p>Decks and balconies on other facades visible from a public street may be permitted where, in the opinion of the Inspector, the design is compatible with the period/architectural style of the streetscape.</p>	<p>Decks and balconies may be permitted on any façade where, in the opinion of the Inspector, they are compatible with the period/architectural style of the streetscape.</p>	Same as Heritage Area 2	Same as Heritage Area 2
<b>Roof Decks</b>	<p>Roof decks shall not be permitted unless an original feature of the building.</p>	<p>Roof decks may be permitted where, in the opinion of the Inspector, they are compatible with the building's architectural style and do not obscure architectural details.</p>	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1

<b>NON-RESIDENTIAL BUILDINGS</b>					
	<b>Designated Heritage Building</b>	<b>Heritage Area 1</b>	<b>Heritage Area 2</b>	<b>Heritage Area 3</b>	<b>Heritage Area 4 (Battery)</b>
<b>OTHER</b>					
<b>Automated Teller Machine (ATM)</b>	ATMs may be permitted on the façade of a Designated Heritage Building, where, in the opinion of Council, it does not obscure any architectural details or any character defining elements of the building.	ATMs are permitted on the façade of a building.	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1
<b>Out of Character Buildings</b>	Not Applicable	Renovations to existing out of character buildings which do not follow the Heritage Design Standards may be approved at the discretion of the Inspector.	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1

**ADDITIONS TO EXISTING BUILDINGS AND NEW DEVELOPMENTS (RESIDENTIAL AND NON-RESIDENTIAL)**

	<b>Designated Heritage Building</b>	<b>Heritage Area 1</b>	<b>Heritage Area 2</b>	<b>Heritage Area 3</b>	<b>Heritage Area 4 (Battery)</b>
<b>Additions to Existing Buildings</b>	<p>Additions shall be the same architectural style, or similar and compatible with the building’s architectural characteristics.</p> <p>Modern façade designs may be approved by Council provided the addition is physically and visually compatible with, subordinate to and distinguishable from the designated building; enhances the visual prominence of the designated building; and does not detract from the character defining elements of the designated building.</p>	<p>Additions must be compatible with the period/architectural style of the streetscape in their design, massing and location without adversely affecting the character defining elements of the existing building.</p> <p>Additions shall respect the rhythm and orientation of façade openings/fenestrations along the same elevation.</p> <p>Additions shall meet the Heritage Area Design Standards above. Notwithstanding, Modern façade designs may be approved by Council provided the addition is physically and visually compatible with, subordinate to and distinguishable from the designated building; enhances the visual prominence of the designated building; and does not detract from the character defining elements of the designated building.</p>	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1
<b>New Buildings on the Same Lot as a Designated Heritage Building</b>	New buildings on the same lot as a Designated Heritage Building shall be designed in a manner that respects the designated site.	N/A	N/A	N/A	N/A
<b>New Buildings in a Heritage Area</b>	Not Applicable	1. Buildings must be designed with a traditional form and maintain elements of façade design as described in the Heritage Area Design Standards above. <b>(CON’T)</b>	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1



**ADDITIONS TO EXISTING BUILDINGS AND NEW DEVELOPMENTS (RESIDENTIAL AND NON-RESIDENTIAL)**

	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
		<p>2. Façade design shall respond to the development pattern of the historic street and the design of adjacent buildings. New buildings shall have roof lines, eave lines, window lines and cornice lines in common with adjacent buildings in order to establish a visual continuity along the streetscape. Facades shall incorporate the rhythm of the street with respect to fenestration.</p> <p>3. Long, unbroken facades to be avoided. Facades adjacent to a street shall include windows, entrance doors, balconies (where acceptable) or varied setbacks to achieve this.</p> <p>4. Traditional materials to be used. Modern materials may be permitted where, in the opinion of the Inspector, the materials replicate the period/architectural style of the streetscape.</p> <p>5. Buildings to be oriented at right angles to the street.</p> <p>6. Where recessed entries typical of commercial properties exist along the street, new developments shall incorporate recessed entries.</p> <p>7. Mixed-use buildings shall create a visual distinction between the pedestrian storefront realm along the street and any upper storey residential units. <b>(CON'T)</b></p>			

ADDITIONS TO EXISTING BUILDINGS AND NEW DEVELOPMENTS (RESIDENTIAL AND NON-RESIDENTIAL)					
	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
		<p>8. For buildings that exceed 18 metres in height, portions of the building above 18 metres shall have a greater freedom of material choice and design expression.</p> <p>9. On sites where buildings previously existed, there may be opportunities to replicate or echo the former building. This may be possible if there is documentary evidence of the development, such as photographs, maps, surveys, and historic design and construction drawings. This may be possible by interested parties but will not be required by the City.</p>			