

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

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<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

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	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
<b>Building Trim Style and Materials (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, including style and material, 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, except modern material may be permitted at the discretion of the Inspector.	Same as Heritage Area 2	Same as Heritage Area 2
WINDOWS					
<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

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Window Replacements	<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><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

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	<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>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>	<p>Same as Heritage Area 1</p>	<p>Same as Heritage Area 1</p>	<p>Same as Heritage Area 1</p>
<b>Window Trim Style and Material (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>Modern materials, including PVC trim, are permitted provided, in the opinion of the Inspector, the appearance replicates the building's period/architectural style.</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>Same as Heritage Area 2</p>	<p>Same as Heritage Area 2</p>

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<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.	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1
<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

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<b>Roofing Materials</b>	Modern roofing materials are permitted provided the appearance replicates the building's period/architectural characteristics.	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>	<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 decks and 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

**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 building; enhances the visual prominence of the building; and does not detract from the architectural details of the 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