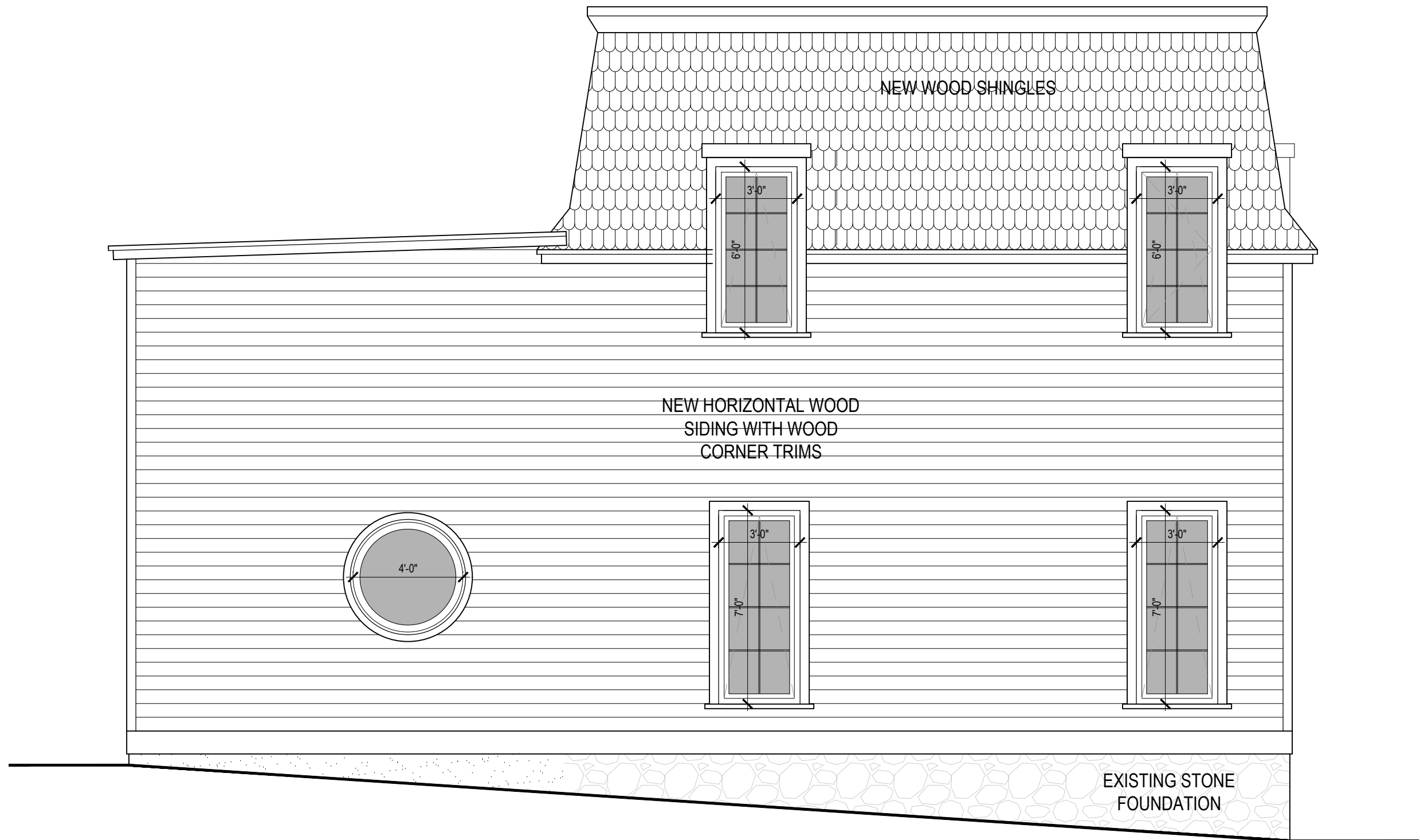


1

FRONT ELEVATION

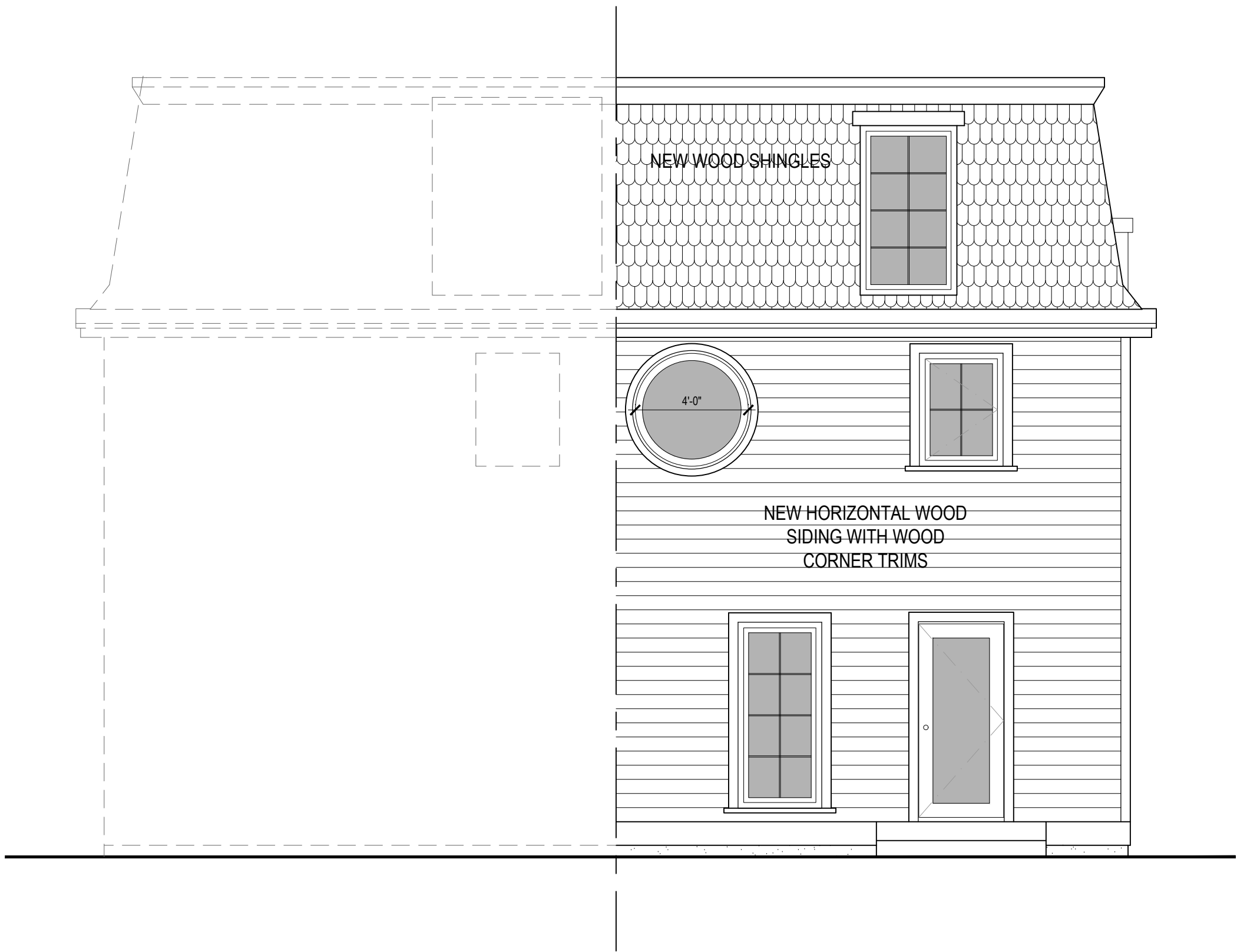
Scale 1/4" = 1'-0"



1

SIDE ELEVATION

Scale 1/4" = 1'-0"



1

REAR ELEVATION

Scale 1/4" = 1'-0"

5.9.4 Heritage Area Standards (Table)

The following standards shall apply to applications for development of properties located in Heritage Areas 1, 2 and 3 as set out on Map E, Section 3 of these Regulations: **(2008-06-27)**

HERITAGE AREAS STANDARDS			
	HERITAGE AREA 1	HERITAGE AREA 2	HERITAGE AREA 3
<u>RESIDENTIAL PROPERTIES</u>			
<u>WINDOWS</u>			
Bay Windows	Existing bay windows to be maintained. New bay windows may be added where, in the opinion of the Inspector, compatible with period streetscape.	Same as Heritage Area 1	Bay windows may be added where, in the opinion of the Inspector, compatible with period streetscape.
Other Specialty Window Styles	May be added where, in the opinion of the Inspector, compatible with period streetscape.	Same as Heritage Area 1	Same as Heritage Area 1
All Other Window Styles and Configuration	Period configuration of structure and period style of structure to be maintained for any façade facing a public street. Where more than 50% of windows on a façade are being replaced within a period of 24 consecutive months all windows on such façade shall be restored/returned to period configuration for the structure and to period style for the structure. Note: Where appropriate, in the opinion of the Inspector, additional facades, or parts thereof, may be required to comply with foregoing.	Same as Heritage Area 1	Same as Heritage Area 1
Window trim style (incl. decoration & moulding)	Period style of structure to be maintained.	Same as Heritage Area 1	Same as Heritage Area 1
Window Materials (including trim)	Modern materials permitted provided such materials, in the opinion of the Inspector, replicate the period style and materials of the structure.	Same as Heritage Area 1	Same as Heritage Area 1

	HERITAGE AREA 1	HERITAGE AREA 2	HERITAGE AREA 3
<u>DOORS & GARAGE DOORS</u>			
Door Style	Period style of streetscape to be maintained.	Same as Heritage Area 1	Same as Heritage Area 1
Garage Door Style	Original carriage style doors only.	Period style of streetscape to be maintained.	Same as Heritage Area 2
Trim Style (including decoration & moulding)	Period style of structure to be maintained.	Same as Heritage Area 1	Same as Heritage Area 1
Door and Garage Door Materials (including Trim)	Modern materials permitted provided such materials, in the opinion of the Inspector, replicate the period style and materials of the structure.	Same as Heritage Area 1	Same as Heritage Area 1
<u>CLADDING/SIDING</u>			
Cladding/Siding Style	Period style of streetscape to be maintained for any façade facing a public street. Note: Where, in the opinion of the Inspector, appropriate additional facades, or parts thereof, may be required to comply with foregoing.	Same as Heritage Area 1	Same as Heritage Area 1
Trim Style (including decoration and moulding)	Period style of streetscape to be maintained for any façade facing a public street. Note: Where, in the opinion of the Inspector, additional facades, or parts thereof, may be required to comply with foregoing.	Same as Heritage Area 1	Same as Heritage Area 1
Cladding/Siding Materials (including trim)	Modern materials permitted provided such materials, in the opinion of the Inspector, replicate the period style and materials of the structure. However, vinyl is not permitted.	Same as Heritage Area 1 However, vinyl is permitted provided it is in a straight traditional style designed to replicate clapboard.	Same as Heritage Area 2

	HERITAGE AREA 1	HERITAGE AREA 2	HERITAGE AREA 3
<u>ROOFS</u>			
Roof Line	Period style of structure to be maintained.	Period style of structure to be maintained if possible, otherwise roof line may be constructed in a style, in the opinion of the Inspector, compatible with period streetscape.	Same as Heritage Area 2
Roofing Materials	Modern materials may be used provided such materials, in the opinion of the Inspector, replicate the period style and materials of the structure.	Modern materials may be used.	Same as Heritage Area 2
<u>FENCES, RAILINGS, DECKS AND BALCONIES</u>			
Fence and Railing Style	Original style of structure to be maintained.	Period style of streetscape	Same as Heritage Area 2
Retaining Wall Style	Period style of streetscape	Same as Heritage Area 1	Same as Heritage Area 1
Decks and Balconies	Not permitted on a façade facing a public street unless an original feature of the structure - then original style of structure to be maintained.	May be permitted on a façade facing a public street where, in the opinion of the Inspector, compatible with period streetscape.	Same as Heritage Area 2
Roof Decks	Not permitted unless an original feature of the structure.	May be permitted provided deck structure or any part thereof, does not extend above top storey roof line or obscure an original architectural feature and is not on a façade facing a public street.	Same as Heritage Area 2
Materials	Modern materials may be used provided such materials, in the opinion of the Inspector, replicate the period style and materials of the structure. Painted or solid-color stained pressure treated wood may be permitted.	Same as Heritage Area 1	Same as Heritage Area 1

	HERITAGE AREA 1	HERITAGE AREA 2	HERITAGE AREA 3
NON-RESIDENTIAL PROPERTIES			
Building Façade Style and Configuration (including windows and cladding)	Period style, decoration and configuration of structure to be maintained.	Same as Heritage Area 1	Same as Heritage Area 1
Canopies/Awnings (excluding signage which is addressed in the Heritage Area Sign By-Law)	Fabric canopies/ awnings may be permitted where, in the opinion of the Inspector, the design, construction and materials used are compatible with the period streetscape.	Same as Heritage Area 1	Same as Heritage Area 1
Materials	See Residential Properties	See Residential Properties	See Residential Properties
NEW BUILDINGS AND MAJOR RENOVATIONS TO OUT OF CHARACTER BUILDINGS			
	Compliance with foregoing or comprehensive design package approved by Council.	Same as Heritage Area 1	Same as Heritage Area 1

5.10 PLANNED DEVELOPMENTS

Planned Developments may be considered for approval by Council after adequate notification has been made in accordance with Section 5.5.

5.10.1 Access Plan

In order to control access to Streets, Council may by the adoption of an Access Plan

- (a) determine the number, location and layout of accesses to a Street;
- (b) require an access to a Service Street, where direct access to an Arterial is not desirable; and
- (c) require two or more properties to share a joint access to an Arterial where individual accesses would not be desirable; and
- (d) reduce the minimum Lot Frontage required by Section 10 by up to 50%, provided that Council is satisfied that such a reduction will not create traffic hazards or demands for municipal services.