

Schedule D
Heritage Design Standards

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)
CLADDING/SIDING					
Cladding/ Siding Materials	Original cladding/siding to be maintained. Where replacement is required, modern cladding/siding materials may be permitted where, in the opinion of Council, 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. For additions, the cladding/siding materials shall be consistent with the original building, unless otherwise approved by Council.	Cladding/siding shall be compatible with the period/architectural style of the streetscape. 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. Modern cladding/siding materials are permitted provided the appearance replicates the building's period/architectural style. However, vinyl siding, vertical siding and cove style siding are not permitted on any facade. For additions, the cladding/siding materials shall be compatible with the original building. Note: Wood clapboard/siding shall be of the straight traditional style with a 10cm (four inch) exposure.	Cladding/siding shall be compatible with the period/architectural style of the streetscape. 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. For additions, the cladding/siding materials shall be compatible with the original building. Note: Where appropriate, modern cladding/siding shall be of the straight traditional style designed to replicate wood clapboard with a narrow exposure.	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)
Building Trim Style and Materials (including decoration and moulding, excluding window and door trims)	Original trims to be maintained. Trims shall be compatible with the building's architectural characteristics.	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. Renovations and new developments shall include corner boards, frieze boards and water table trim where appropriate. New developments may require the addition of decorative trims as determined by the Inspector. Note: Corner boards, frieze boards and water table trim shall have a wide trim. Trims in Heritage Area 1 shall be wood unless otherwise approved by the Inspector.	Same as Heritage Area 1, except modern materials may be permitted at the discretion of the Inspector.	Same as Heritage Area 2	Same as Heritage Area 2

RESIDENTIAL BUILDINGS					
	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
WINDOWS					
Window Style	Original style, size and shape of windows to be retained, unless otherwise approved by Council. 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.	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. Note: 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.	Same as Heritage Area 1	Same as Heritage Area 1	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 Note: 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 Picture windows may also be acceptable at the discretion of the Inspector.

RESIDENTIAL BUILDINGS					
	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
Window Replacements	All window replacements shall be restored/returned in keeping with the window style and window configuration of the building's architectural characteristics. Where appropriate, in the opinion of Council, additional facades, or parts thereof, may be required to comply with the foregoing.	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. Note: Where appropriate, in the opinion of the Inspector, additional facades, or parts thereof, may be required to comply with the foregoing.	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1
Bay Windows	Existing bay windows to be maintained.	Original bay windows to be maintained. New bay windows may be added where, in the opinion of the Inspector, they are compatible with period/architectural style of the streetscape.	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)
Specialty Windows	Existing specialty windows to be maintained. Specialty windows may be added where, in the opinion of Council, they are compatible with the building's architectural characteristics.	Existing specialty windows to be maintained, unless otherwise approved by the Inspector. Specialty windows may be added where, in the opinion of the Inspector, they are compatible with period/architectural style of the streetscape.	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1
Window Trim Style and Materials (including decoration and moulding)	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. Note: The width and style of window trims shall be consistent throughout the building's facades, unless otherwise approved by Council.	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. Note: 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.	Period/architectural style of the building to be maintained. Modern materials, including PVC trim, are permitted provided, in the opinion of the Inspector, the appearance replicates the building's period/architectural style. Note: 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.	Same as Heritage Area 2	Same as Heritage Area 2

RESIDENTIAL BUILDINGS					
	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
Window Materials	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.	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1
Dormers	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)
DOORS AND GARAGE DOORS					
Doors	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
Garages, Carports and Garage Doors	Original style to be maintained. 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.	Original style to be maintained. The addition of a garage or carport to an existing building may be permitted. New developments may include a garage where, in the opinion of the Inspector, they are compatible with the building's architectural style. Note: 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.	Period/architectural style of the streetscape to be maintained. The addition of a garage or carport to an existing building may be permitted. New developments may include a garage where, in the opinion of the Inspector, they are compatible with the building's architectural style. Note: 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.	Same as Heritage Area 2	Same as Heritage Area 2

RESIDENTIAL BUILDINGS					
	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
Door and Garage Door Trim Style and Materials (including decoration and moulding)	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. Materials may include wood, stone, brick, the building's original material, or materials otherwise approved by the Inspector.	Door and garage door trims shall be compatible with the building's architectural style. Modern materials, including PVC trim, 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
Door and Garage Door Materials	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.	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1
ROOFS					
Roof Line	The roof line shall be compatible with the building's architectural characteristics. 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.	The roof line shall be compatible with the building's architectural style. 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.	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. Notwithstanding, additions may incorporate a flat roof design provided the roof does not detract from the architecture of the building.	Same as Heritage Area 2	Flat roofs and low-slope gable are encouraged. Mansard and steep gable roofs are not permitted unless they are original to the site. Asymmetric gables roofs shall not be permitted.

RESIDENTIAL BUILDINGS					
	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
Roofing Materials	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. Standing seam style metal roofs are not permitted.	Modern roofing materials, including shingle-style metal roofing materials, are permitted. Standing seam style metal roofs are not permitted.	Same as Heritage Area 2	Same as Heritage Area 2
Solar Panels and Green Roofs	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					
Fence, Railing, Retaining Wall, Deck and Balcony Materials	Modern materials are permitted provided the appearance replicates the building's period/architectural characteristics. Note: 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. Glass panels may be permitted on decks and balconies that have upper floor access, at the discretion of the Inspector. Glass panels are not permitted on ground floor decks or balconies. Note: 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

RESIDENTIAL BUILDINGS					
	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
Fences and Railings Style	Original style of structure to be maintained. Iron fences and railings to be maintained. New fences and railings shall be compatible with the building's architectural characteristics. Note: 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.	Original style of structure to be maintained. Iron fences and railings to be maintained. New fences and railings shall be compatible with the period/architectural style of the streetscape. Note: 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.	Fences and railings shall be compatible with the period/architectural style of the streetscape. Note: 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.	Same as Heritage Area 2	Same as Heritage Area 2
Retaining Walls and Decorative Walls	Retaining walls shall be compatible with the building's architectural characteristics. Decorative walls shall be a design acceptable to Council.	Retaining walls shall be compatible with the period/architectural style of the streetscape. Decorative walls shall be a design acceptable to 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)
Decks and Balconies	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. 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.	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. 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.	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.	Same as Heritage Area 2	Same as Heritage Area 2
Roof Decks	Roof decks shall not be permitted unless an original feature of the building.	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.	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)
OTHER					
Accessory Buildings	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
Accessory Building Materials	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
Out of Character Buildings	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)
BUILDING FACADES					
Building Façades	Renovations to the building's façade shall be compatible with the building's architectural characteristics. Note: Typical 19th century storefronts include centrally located recessed doors with display windows on either side.	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.	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1
Recessed Entries	Recessed entries shall be retained. Recessed entries may be added where they are in keeping with the building's architectural characteristics.	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.	Same as Heritage Area 1	Same as Heritage Are 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)
Canopies/ Awnings	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)
CLADDING/SIDING					
Building and Cladding/Siding Materials	Building and cladding/siding materials shall be consistent with the existing or historic materials of the building.	Original materials of the building to be maintained. 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 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.	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)
Building Trim Style and Materials (including decoration and moulding)	Original trims to be maintained. Trims shall be compatible with the building's architectural characteristics.	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. New developments may require the addition of decorative trims as determined by the Inspector.	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					
Windows Style	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)
Window Replacements	All window replacements shall be restored/returned in keeping with the window style and window configuration of the building's architectural characteristics. Where appropriate, in the opinion of Council, additional facades, or parts thereof, may be required to comply with the foregoing. Where appropriate, in the opinion of Council, additional facades, or parts thereof, may be required to comply with the foregoing.	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. Note: Where appropriate, in the opinion of the Inspector, additional facades, or parts thereof, may be required to comply with the foregoing.	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)
Specialty Windows	Existing specialty windows to be maintained. Specialty windows may be added where, in the opinion of Council, they are compatible with the building's architectural characteristics.	Existing speciality windows to be maintained, unless otherwise approved by the Inspector. Specialty windows may be added where, in the opinion of the Inspector, they are compatible with the period/architectural style of the streetscape.	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1
Window Trim Style and Material (including decoration and moulding)	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. Note: The width and style of window trims shall be consistent throughout the building's facades, unless otherwise approved by Council.	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. Note: 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.	Period/architectural style of the building to be maintained. Modern materials, including PVC trim, are permitted provided, in the opinion of the Inspector, the appearance replicates the building's period/architectural style. Note: 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.	Same as Heritage Area 2	Same as Heritage Area 2

NON-RESIDENTIAL BUILDINGS					
	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
Window Materials	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
Dormers	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)
DOORS AND GARAGE DOORS					
Doors	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
Garages, Carports and Garage Doors	Original style to be maintained. 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.	Original style to be maintained. The addition of a garage or carport to an existing building may be permitted. New developments may include a garage where, in the opinion of the Inspector, they are compatible with the building's architectural style. Note: Garage doors should not be the prominent feature on the building's façade facing a public street and/or publicly maintained space.	Period/architectural style of streetscape to be maintained. The addition of a garage or carport to an existing building may be permitted. New developments may include a garage where, in the opinion of the Inspector, they are compatible with the building's architectural style. Note: Garage doors should not be the prominent feature on the building's façade facing a public street and/or publicly maintained space.	Same as Heritage Area 2	Same as Heritage Area 2

NON-RESIDENTIAL BUILDINGS					
	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
Door and Garage Door Trim Style and Materials (including decoration and moulding)	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
Door and Garage Door Materials	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.	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1
ROOFS					
Roof Line	The roof line shall be compatible with the building's architectural characteristics. 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.	The roof line shall be compatible with the building's architectural style. 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.	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. Notwithstanding, additions may incorporate a flat roof design provided the roof does not detract from the architecture of the building.	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)
Roofing Materials	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
Solar Panels and Green Roofs	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					
Fence, Railing, Retaining Wall, Deck and Balcony Materials	Modern materials are permitted provided the appearance replicates the building's period/architectural characteristics. Note: 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. Glass panels may be permitted on decks and balconies that have upper floor access, at the discretion of the Inspector. Note: 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					
	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
Fences and Railings	Original style of structure to be maintained. Iron fences and railings to be maintained. New fences and railings shall be compatible with the building's architectural characteristics. Note: 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.	Original style of structure to be maintained. Iron fences and railings to be maintained. New fences and railings shall be compatible with the period/architectural style of the streetscape. Note: 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.	Fences and railings shall be compatible with the period/architectural style of the streetscape. Note: 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.	Same as Heritage Area 2	Same as Heritage Area 2
Outdoor Service Area Fencing	Outdoor service area fencing shall be, in the opinion of the Inspector, compatible with the building's architectural characteristics.	Outdoor service area fencing 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
Retaining Walls and Decorative Walls	Retaining walls shall be compatible with the building's architectural characteristics. Decorative walls shall be a design acceptable to Council.	Retaining walls shall be compatible with the period/architectural style of the streetscape. Decorative walls shall be a design acceptable to 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)
Decks and Balconies	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. 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.	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. 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. Notwithstanding, decks and balconies may be permitted on a façade facing George Street where, in the opinion of Council, the design is compatible with the period/architectural style of the streetscape.	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.	Same as Heritage Area 2	Same as Heritage Area 2

NON-RESIDENTIAL BUILDINGS					
	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
Roof Decks	Roof decks shall not be permitted unless an original feature of the building.	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.	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1
OTHER					
Automated Teller Machine (ATM)	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
Heat Pumps	Heat Pumps may be permitted on a façade facing a public street and/or publicly maintained space provided, where, in the opinion of Council, the proposed location does not obscure any architectural details or	Heat Pumps may be permitted on the façade facing a public street and/or publicly maintained space, provided the line set cover is painted or placed strategically to blend in with the exterior of the building.	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)
	any character defining elements of the building and the heat pump is screened in a manner that is compatible with the building's period/architectural characteristics. If the line set cover is on a façade facing a public street and/or publicly maintained space, then the line set cover must be painted or placed strategically to blend in with the exterior of the building. Note: Where possible, heat pumps should be installed on a façade not visible from a public street and/or publicly maintained space.	Note: Where possible, heat pumps should be installed on a façade not visible from a public street and/or publicly maintained space.			
Out of Character Buildings	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)					
	Designated Heritage Building	Heritage Area 1	Heritage Area 2	Heritage Area 3	Heritage Area 4 (Battery)
Additions to Existing Buildings	Additions shall be the same architectural style, or similar and compatible with the building's architectural characteristics. 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.	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. Additions shall respect the rhythm and orientation of façade openings/fenestrations along the same elevation. 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.	Same as Heritage Area 1	Same as Heritage Area 1	Same as Heritage Area 1
New Buildings on the Same Lot as a Designated Heritage Building	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

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)
New Buildings in a Heritage Area	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. 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. 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. 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. 5. Buildings to be oriented at right angles to the street. 6. Where recessed entries typical of commercial properties exist along the street, new developments shall incorporate recessed entries. (CON'T)	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)
		7. Mixed-use buildings shall create a visual distinction between the pedestrian storefront realm along the street and any upper storey residential units. 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. 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.			