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1. Introduction

Some parts of the City contain significant groupings of historic buildings. They are identified in the City's Heritage Inventory. The most significant of these groupings have been identified as "Heritage Character Areas". Heritage Character Areas offer a unique charm, interest and sense of continuity to our ever-changing community. As part of the City's Heritage Program, it is an objective of the City to retain the historic character of these areas.

The Heritage Character Areas were originally developed as single-family neighbourhoods. Since then, higher development potential to duplex or low-density townhouses has been provided for. In those instances, the intention is to accommodate higher density only in a manner that supports the retention of heritage buildings and the character of the streetscape.

Guidelines are being prepared for selected Heritage Character Areas. In the Residential Level 2 and Level 3 Low Density Attached Form designated parts of the City, the following Heritage Character Areas have been identified:

* **East 10th Street Heritage Character Area**

* **Ottawa Gardens Heritage Character Area**
  (Guidelines not prepared at this time)

* **200 East 19th Street Heritage Character Area**
  (Guidelines not prepared at this time)

* **Grand Boulevard Heritage Character Area**
  (Guidelines not prepared at this time)
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**Inventoried Heritage Buildings**

**Heritage Character Area – East 10th Street**

The following guidelines have been prepared specifically for Heritage Character Area – East 10th Street. Should there be a conflict between this supplement and the "Low Density Attached Form Housing Development Guidelines", it is recommended that the more sensitive be applied.
The East 10th Street Heritage Character Area is located in the 100, 200 and 300 Blocks of East 10th Street (see map). Not all of the area has Level Two or Three OCP designation. This section applies to only those parts of the East 10th Street Heritage Character Area with Level Two or Three OCP designation.

The 16 single-family residences listed in the Heritage Inventory primarily establish the heritage character of this street. The church anchors the street with its landmark qualities. Other buildings on these two blocks differ considerably in style.

Although a number of these other buildings have fine individual designs and are well maintained, a decision has been made to draw upon the more historic qualities of the street to influence the design of new developments.

2. Character Pockets

Within the East 10th Street Heritage Character Area, there are three distinct "pockets" with Level 2 and 3 Residential OCP designations. These pockets are shown in the East 10th Street Heritage Character Area Map. In each pocket there is a distinct character, a unique development potential or a different set of contextual conditions. As a result, variations have been incorporated into these guidelines for each pocket, as necessary.
The conversion of Inventeded Single-Family dwellings to

4. Heritage Conversion

Presented below are design suggestions for converting existing single-family dwellings to multi-family use is encouraged as an alternative to demolition and new construction on heritage sites. Developers should adopt strategies to retain the appearance and aesthetic of buildings. The City should be consulted by the "Old House Journals" and distributed by the "Guidelines for Repairing Old Buildings" as necessary. Particular concern should be paid to design as necessary. Particular concern should be paid to design

4. Heritage Conversion

Consistent interior and exterior character. The City does not regulate the interior heritage features. However, owners may wish to retain features of buildings. However, owners may wish to retain features of buildings. This may mean retaining the integrity of the heritage building.

3. Heritage Retention

Rezoning applications involving single-family dwellings with an Inventeded single-family dwellings to

Page 4

Heritage Character Area Supplement
...Continued - Heritage Conversion

Particular attention should be paid to maintaining the single-family appearance of the building. This is particularly important for the front facade. Preferably, new principle entrances should be visible and clearly marked from the street. A single prominent entry to a common lobby may be a preferred alternative to multiple doors on one facade.

5. Density

The maximum Floor Space Ratio's (FSR's) provided for in the Official Community Plan will be considered throughout the East 10th Street Heritage Character Area. In the Level 2 Attached Form area, this is 0.5 FSR. In the Level 3 Attached Form area, this is 0.75 FSR, however, only 0.6 FSR will normally be permitted above grade. The remaining 0.15 FSR must be in a basement or cellar.

Recommended maximum units per acre are as follows:

* **Level Two Pocket**: maximum 12 units per acre (This will allow for two unit development potential on lots with a 15.0 metre (49.2 ft.) frontage or greater.)

* **Level Three Pocket**: maximum 20 units per acre (This will allow for three unit development potential on lots with a 15.24 metre (50 feet) frontage or greater. Two units would be provided for on lots with a 10.05 metre (33 feet) frontage.

* **Transition Pocket**: maximum 25 units per acre.
For larger, family-oriented units, the suggested unit per acre densities will provide simplified housing that will not dominate project. In the level two transition pocket, one-bedroom units will allow for family use. One-bedroom units are acceptable consideration should be given to providing a unit mix that is representative of unit types and sizes. In the development of the East 10th Street Heritage Character Area has an

7. **Unit Mix**

encouraged.

Building massing should emphasize the two-story presence of this pocket. South of this pocket, the church to the west and the apartments to the east are typical of the street. Narrow, vertical building forms are.

Lot consolidation is permitted in the Transition Pocket. Lot consolidation is continued on the consolidated lands. Lot consolidation will only be considered if the development of this pocket.

Lot consolidation will not be considered in the level 2 pocket.

Lot consolidation will be considered in the level 2 pocket. Grouped by this subdivision pattern. To maintain the rhythm of these areas is the subdivision.

6. **Massing & Street Rhythm**

Heritage Character Area Supplementation
8. Vehicular Parking & Access

All vehicular parking should be accessed from the lane. On corner sites, vehicular access from the flanking street may be considered. Guidelines are intended to maintain on-street parking, minimize vehicular crossings of sidewalks and maintain a residential appearance to the buildings.

In the Level Two Pocket and Level Three Pocket, underground parking is discouraged. Underground parking is permitted in the Transition Pocket.

9. Setbacks:

Setbacks should be compatible with neighbouring buildings. In some cases this may allow for variations to the standard setbacks suggested. Suggested setbacks are:

- **Front:** 25 feet or the average of the two adjacent lots.
- **Rear:** 35% of the lot depth (except for rear yard infill proposals).
- **Side Yard:** 10% up to 5 feet for interior side yards; 20% up to 10 feet for exterior side yards;
im boards, etc.
combination of materials and details, such as knee braces,
should come from its architectural components, a
therefore discouraged. Rather, the richness of the building
create a "heritage look". More Victorian details are
buildings should respect the simplicity of these heritage
Edwardian era and were not overly detailed. New
buildings in the East 10th Street Heritage Character Area
only.

Innovations in heritage buildings should use original materials,
the scale, character, and texture of original materials.
discounted and will be considered only when they refer
directly to the heritage materials, such as wood and aluminium.
New developments should use historic materials. The use
wood (never look or gristle).

were common in limited amounts, stone masonry was also
as an accent material. Common materials of these materials
wooden shingles and narrow bevelled siding are the most
Logging was the primary industry on the North Shore.
wood available during the early part of the century when
this area. This material reflects the abundance of
wood was the predominant finish material on heritage
Materials and Details
Heritage Character Area Supplement
11. Colours

Colours schemes should use two or three colours to highlight and integrate the building. Period colour charts are available from most colour manufactures. Original colours should be in keeping with the period of the building. Colour placement should be carefully selected to accentuate distinctive features of the building.

12. Entrances, stairs and porches

Prominent front entries are an important historic feature of the area. Entries were always highly visible from substantial stairs leading to a porch at the main floor level. Porches were covered to provide weather protection and sometimes extended across the front facade.

New buildings should incorporate these design features. Stairs should be enclosed to give a solid appearance. Where multiple entries are to be provided, they should be located to give the appearance of a "big house", rather than a row house. Entrances should be visible from the street, whenever possible. For corner developments with two or more units, a principle entrance should face each street.

The yards leading to principal entrances should be treated as semi-public open space, remaining highly visible.
be the objective of new development. Although not necessarily symmetrical appearance should be the objective of new development, a balanced, though not necessarily balanced, appearance is important in establishing the historic look of the building and should be respected in the historic area. Double-hung wooden frame windows play an essential role in defining the character of the historic homes in the area.

1.4 Windows

In this area, bay and box windows were commonly used for appearance. Bay and box windows result in a rectangular shape with a very solid appearance. They are usually grouped together in a row, and each window is used either individually or together in a single frame. The historic homes in the area. Double-hung wooden frame windows play an essential role in defining the character of the historic homes in the area.

1.3 Roof Forms

Historic roof forms tend to be gabled or hipped domes are another characteristic of the traditional rooftops; these features are also found in neighboring heritage buildings. The proper roof form is encouraged for such designs. Hipped roofs were another consideration for such designs, and they are common among the heritage buildings.
New windows should respect the vertical proportions of the double hung windows typical of the area. These may, however, open as casement windows. Vinyl or metal windows are acceptable on new development, provided that they maintain the same general appearance and trim detailing of the period. Sliding windows and false muntin bars are discouraged.

15. Rear Yard Infill

Rear yard infill allows for a second, detached building to be built in the backyard area of the site. Rear yard infill is not a practical development solution on all sites. In limited instances it is encouraged as a means to secure the retention, restoration, and legal protection of inventoried heritage buildings. Due to the complexity of rear yard infill development, prospective applicants should consult with staff early to determine whether their site has reasonable development potential.

In the Level Three Pocket and Transition Pocket, sites without inventoried heritage buildings may also be considered for infill type development provided that the resulting buildings are compatible with the character of the neighbourhood. This could include both a new main and infill building. The resulting development should maintain the appearance of single-family residences along the street.

Infill development should be subordinate in size and compatible with the design of the main building. Infill buildings should not have significant adverse effects upon the amenity or livability of the existing or neighbouring houses. Overshadowing and overlooking of adjacent yard space should be minimized. Privacy from new and existing windows should be respected.
coverage calculations.

Yard area: Existing parking will be included in lot acreage. Accessory buildings shall not exceed 35% of the rear area. The site coverage of the intended buildings combined with

floor.

The maximum height of an intended building shall not exceed 1.5 times the square feet (200 square feet may be added to the gross floor area of the lower floor of the building, up to a maximum of 1,500 square feet). For purposes of calculating the size of an intended building, the height of the intended building should not exceed the height of the existing building.

The maximum height of an intended building shall not exceed 1.5 times the square feet (200 square feet). Smaller side yards will be considered on sites of 20 feet. Smaller side yards will be considered on sites of 16 feet. Yards should have a minimum width of 4.5 meters (15 feet) and a maximum width of 10 meters. Yards should be located in new development. In new developments, one side of the yard is required to be provided as an additional to the main house is important to provide visibility and pedestrian access to the main development is 1,950 sq. ft. (2,100 sq. ft).

The minimum rear yard area required for an intended building is 75 sq. m. The minimum rear yard area required for an intended building is 75 sq. m.

Rear Yard Standards

The following general standards are recommended:

1. Massing of the intended building, when provided, should be integrated into the existing building. New and existing dwellings on the site.

2. Usable, well-landscaped open space at grade should be

... Continued - Rear Yard ...
... Continued - Rear Yard Infill

* A minimum separation of 4.9 metres (16 feet) should be provided between the infill building and the main building.

* The maximum width of the infill building should not exceed 80% of the lot width, including projecting appurtenances such as bay windows, balconies, etc.

* The minimum side yard setback of 10% of the lot width should be provided.

* A minimum rear yard setback of 1.2 metres (4 feet) should be provided.

* For lots of 10.0 meters (35 feet) or less in width, infill is particularly difficult to achieve effectively. On those properties, infill will only be considered on heritage sites. The size of the infill unit should not exceed a gross floor area of 74.32 square metres (800 sq. ft.)