

Development Guidelines Low Density Attached Form Housing



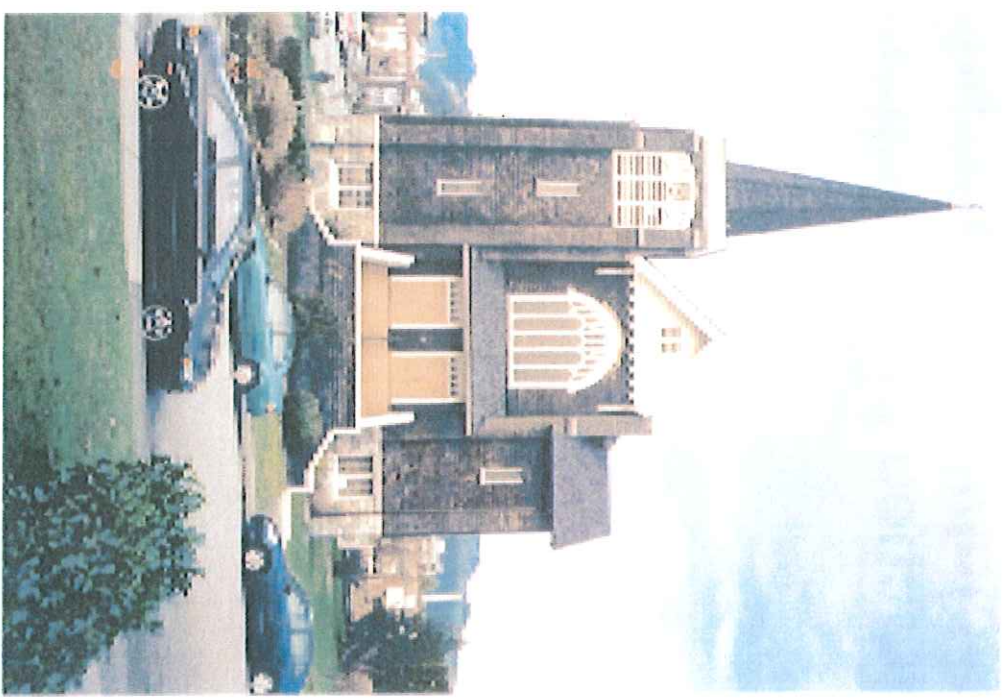
Heritage Character Area Supplement East 10th Street



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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 those 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)



The following guidelines have been prepared specifically for *Heritage Character Area – East 10th Street* they supplement the "Low Density Attached Form Housing Development Guidelines". Should there be a conflict between this supplement and that document, this supplement will usually take precedence.

**HERITAGE CHARACTER AREA - EAST 10TH STREET
INVENTORIED HERITAGE BUILDINGS**

Address	Common Name	Date	Ranking
160 East 10th	Colonial Apartment	1911	Secondary
166 East 10th	Residence	1910 c	Supplemental
1044 St. George's	St. Andrew's Church	1912	Primary
225 East 10th	Gladwin Residence	1909	Primary
227 East 10th	Archibald Residence	1909	Primary
231 East 10th	Gill Residence	1909	Primary
240 East 10th	McAlpine Residence	1912	Secondary
244 East 10th	Fromme Residence	1912	Secondary
246 East 10th	Fromme Residence	1912	Secondary
252 East 10th	McAlpine Residence	1912	Supplemental
256 East 10th	McAlpine Residence	1910	Secondary
315 East 10th	McEwen Residence	1915 c	Secondary
318 East 10th	Residence	1910 c	Supplemental
324 East 10th	Perry Residence	1909	Secondary
333 East 10th	Garnett Residence	1911	Supplemental
342 East 10th	Wright Residence	1912	Supplemental
345 East 10th	Hay Residence	1911	Supplemental

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

3. Heritage Retention

Rezoning applications involving sites with an inventoried heritage building will be expected to pursue options that provide for the retention of the heritage building. This may be done through a conversion of the existing house (perhaps with additions) to provide for multiple units or the construction of a second, infill building. Not all sites lend themselves to infill development, as outlined in Section 15.0 of the Development Guidelines Low Density Attached Form Housing document.

Development on heritage sites should strive to maintain the integrity of the heritage building. That means retaining the exterior appearance and original materials of the building, particularly the front and side facades visible from the street. The City does not regulate the interior heritage features of buildings, however owners may wish to retain significant interior heritage features to provide for a consistent interior and exterior character.

Redevelopment proposals that involve heritage buildings should include repair or restoration of the existing building as necessary. Particular concern should be paid to design issues. The "Guidelines for Restoring Old Buildings" as produced by the "*Old House Journal*" and distributed by the City should be referenced. Other design suggestions are presented below.

4. Heritage Conversion

The conversion of inventoried single-family dwellings to multiple-family use is encouraged as an alternative to demolition and new construction on heritage sites. Conversions should attempt to retain the appearance and historic features of the existing building.



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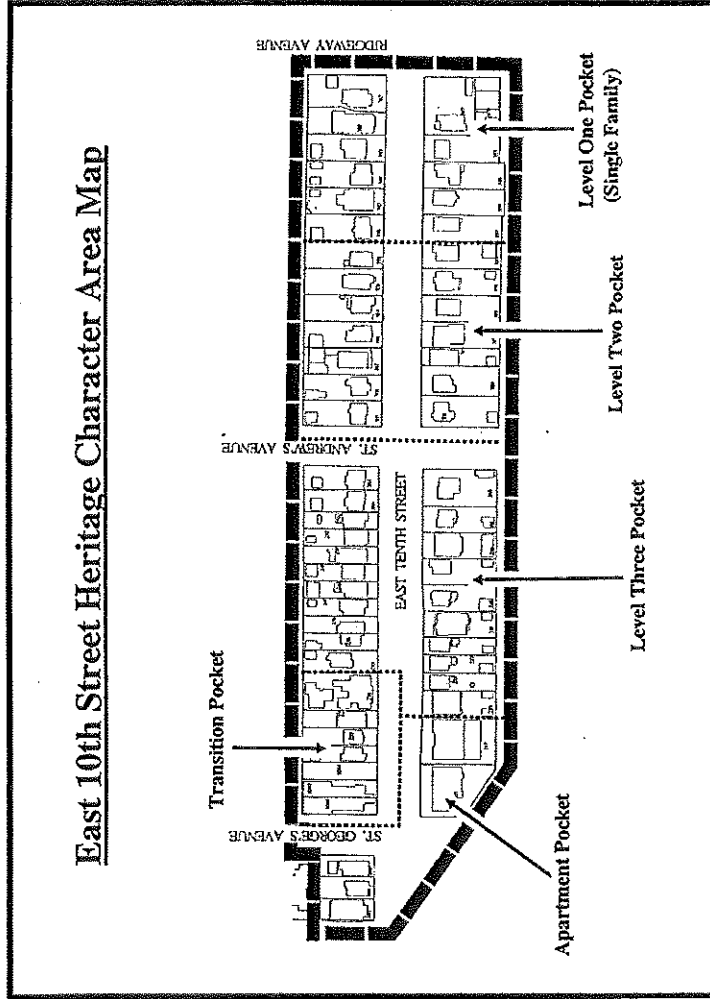
Particular attention should be paid to maintaining the single-family appearance of the building. This is particularly important for the front facade. Preferably, new principle entrances should be visible and clearly marked from the street. A single prominent entry to a common lobby may be a preferred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





6. Massing & Street Rhythm

A defining characteristic of these areas is the subdivision and development pattern. Historically, in the East 10th Street Character Area, the predominant pattern was for homes to be built on single lots. To maintain the rhythm created by this subdivision pattern:

- * Lot consolidation will not be considered in the Level 2 Pocket.
- * Lot consolidation is discouraged in the Level 3 Pocket. Lot consolidation will only be considered if the rhythm of buildings is continued on the consolidated lands.
- * Lot consolidation is permitted in the Transition Pocket. This is in recognition of the townhouse project to the east, the church to the west and the apartments to the south of this pocket.

Building massing should emphasize the two-story presence typical of the street. Narrow, vertical building forms are encouraged.

7. Unit Mix

The East 10th Street Heritage Character Area has an assortment of unit types and sizes. In the development of sites in the Transition Pocket and Level Three Pocket, consideration should be given to providing a unit mix that will allow for family use. One-bedroom units are acceptable in conjunction with larger units; however, one-bedroom units should not dominate projects. In the Level Two Pocket, the suggested unit per acre densities will provide for larger, family oriented units.

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:

<i>Front:</i>	25 feet or the average of the two adjacent lots.
<i>Rear:</i>	35% of the lot depth (except for rear yard infill proposals).
<i>Side Yard:</i>	10% up to 5 feet for interior side yards; 20% up to 10 feet for exterior side yards;

10. Materials and Details

Wood was the predominant finish material on heritage homes in this area. This material reflects the abundance of wood available during the early part of the century when logging was the primary industry on the North Shore.

Wooden shingles and narrow bevelled siding are the most common finish material used. Historically, stucco was used as an accent material. Combinations of these materials were common. In limited amounts, stonework was also used (river rock or granite).

New developments should use historic materials. The use of synthetic materials such as vinyl and aluminium is discouraged and will be considered only when they reflect the scale, character, and texture of original materials. Inventoried heritage buildings should use original materials only.

Buildings in the East 10th Street Heritage Character Area followed the rather simple design influence of the Edwardian era and were not ornately detailed. New buildings should respect the simplicity of these heritage buildings and not apply elaborate details in an attempt to create a "heritage look". More Victorian details are therefore discouraged. Rather, the richness of the building should come from its architectural components, a combination of materials and details, such as knee braces, trim boards, etc.



11. Colours

Colours schemes should use two or three colours to highlight and integrate the building. Period colour charts are available from most colour manufacturers. 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.



13. Roof Forms

Traditional roof forms should be used. Front gabled roofs with a pitch approaching, or in some cases exceeding, 12 in 12 were common and are encouraged. Height variances up to the height of the adjacent heritage buildings may be considered for such designs. Hipped roofs were another common roof form with a roof pitch of 6 in 12 or more of neighbouring heritage buildings may be considered for such.

Shed, gabled or hipped dormers are another common feature of the traditional rooflines that add interest and character to the buildings. These features are also encouraged. Wooden shingles (not shakes) are the proper historic roofing material.



14. Windows

Windows play an essential role in defining the character of the historic homes in the area. Double hung wooden frame windows were the norm. Used either individually or grouped they result in a rectangular shape with a very solid appearance. Bay and box windows were commonly used in this area.

The solid wall-to-window ratio is important in establishing the historic look of the building and should be respected in both alterations to inventoried heritage buildings and new development. A balanced, though not necessarily symmetrical appearance should be the objective of new designs.

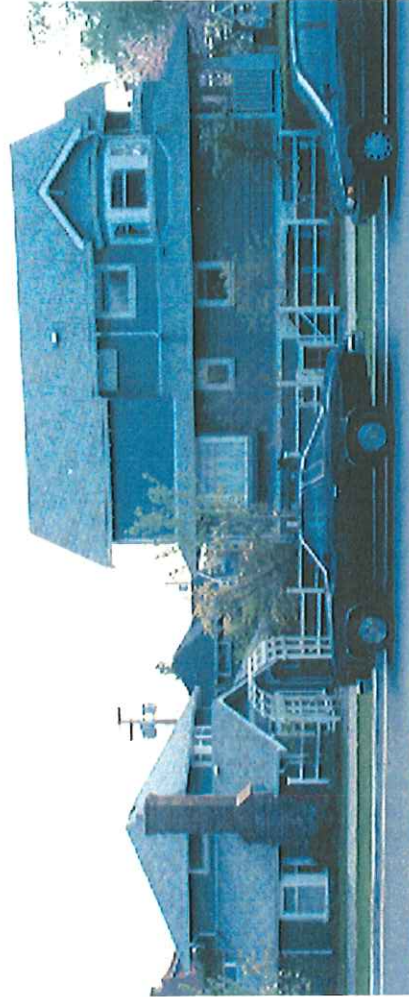
New windows should respect the vertical proportions of the double hung windows typical of the area. These may, however, open as casement windows. Vinyl or metal windows are acceptable on new development, provided that they maintain the same general appearance and trim detailing of the period. Sliding 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.



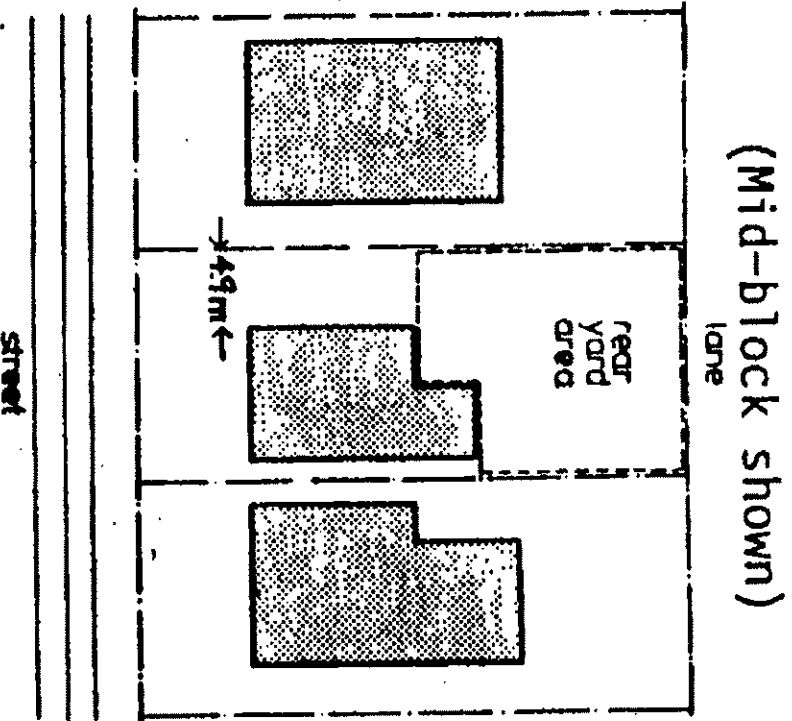
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Usable, well-landscaped open space at grade should be created for both new and existing dwellings on the site. Garages, when provided, should be integrated into the massing of the infill building.

The following general standards are recommended:

Rear Yard Infill Standards

- * The minimum rear yard area required for infill development is 195 sq. m. (2,100 sq. ft.).
- * For mid-block sites, the side yard adjacent to the main house is important to provide visibility and pedestrian access to the infill. In new developments, one side yard should have a minimum width of 4.9 metres (16 feet). Smaller side yards will be considered on sites with existing heritage buildings. Where the side yard width is reduced, the need for effective identification from the street and landscape treatment of the walkway becomes essential.
- * The maximum height of an infill building shall not exceed 1 & 1/2 storeys nor 7.7 metres (25 feet). The infill building should not exceed the height of the existing building. For purposes of calculating the size of the half storey above, one enclosed parking space up to a maximum of 18.58 square metres (200 square feet) may be added to the gross floor area of the lower floor.
- * The site coverage of the infill building combined with accessory buildings shall not exceed 35% of the rear yard area. Enclosed parking will be included in lot coverage calculations.



... **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.)

