

3. Design Guidelines for New Buildings

Intent: To ensure that new buildings are complementary to, and distinguishable from, existing homes. The guidelines permit a range of traditional and contemporary design responses that distinguish modern construction as “new”.

3.1. MASSING, SITING AND SCALE

3.1.1. New buildings should be sited on properties so they have similar setbacks as adjacent heritage buildings. Avoid siting new buildings significantly closer to the street than adjacent buildings.

3.1.2. New building heights should be sensitive to the surrounding context, ensuring heritage buildings remain the primary streetscape experience. Strategies could include:

- Stepbacks, increasing height away from the street and/or adjacent heritage buildings.
- Rooflines and massing that minimize the appearance of height from the public realm.
- Carefully located balconies and rooftop amenities to minimize the appearance of height from the public realm.
- The use of colour and materials to help upper storeys appear less prominent than the heritage buildings.

3.2. WINDOWS, DOORS AND ENTRANCES

3.2.1. Doors should be recessed into spacious covered front porches or entryways.

3.2.2. Windows in pairs or groups of three or four are encouraged.

3.2.3. Divided light windows are encouraged. Glazing bars in new windows should be 3-dimensional to create a sense of texture and depth.

3.2.4. Dormer windows are encouraged to improve the livability of attic spaces.

3.2.5. Casement or sash windows are supported. Window surrounds can include casings with a drip cap, sill and apron for aesthetics and waterproofing.



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