

# DAWSON CITY DESIGN REQUIREMENTS AND GUIDELINES

Draft April 2025





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 Draft  
 April 2025

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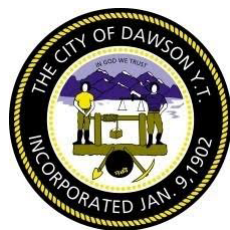
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This Document is part of a report commissioned by the City of Dawson and prepared by consultants: Giaimo + Associates Architects Inc., with M.R. Letourneau and Associates Inc. and Narratives Inc.

**Giaimo** narratives



In collaboration with a Working Group comprised of: City of Dawson, Parks Canada, Tr'ondëk Hwëch'in, and Government of Yukon.



# 1 - INTRODUCTION, PURPOSE AND INTENT



Third Avenue with a view of Ĕdhä Dädhëchä

Dawson City is a place of extraordinary historical significance, with its built environment reflecting a rich legacy of Gold Rush-era architecture, Indigenous heritage, and ongoing cultural evolution. The Design Requirements and Guidelines for Historic Dawson provide a framework to guide new development, renovations, and conservation efforts within the city's historic areas.

These guidelines serve to:

- Protect and enhance Dawson City's distinctive aesthetic and cultural character.
- Ensure the conservation of its historic fabric while allowing for thoughtful and complementary growth.
- Promote high-quality streetscapes and public spaces that contribute to a vibrant, walkable community.
- Encourage architectural harmony with the natural landscape and surrounding built environment.

These regulations establish minimum design standards that must be met for any new development or redevelopment within the historic townsite. By aligning with Dawson City's zoning regulations and heritage management policies, they ensure that the town's unique character is preserved for future generations while accommodating evolving needs.

A flexible yet structured review process allows for a range of projects, from small-scale renovations to major developments, to be evaluated based on their impact on heritage values. Whether restoring a historic structure, constructing a new building in the heritage district, or undertaking large-scale development, these guidelines are intended to provide clarity on approval processes and design expectations.



An empty lot on Second Avenue

### 2.1 GETTING STARTED

The historic character of Dawson City is shaped by layers of construction from different eras, each reflecting the city's evolving history. Because no single set of design guidelines can anticipate every possible scenario in a dynamic, living community, a flexible framework is necessary. To accommodate diverse development needs while conserving the various cultural heritage values and character defining elements, including but not limited to sites related to the Gold-Rush Era and Outstanding Universal Value of the Tr'ondëk-Klondike World Heritage Site, different review and approval processes have been established for various types of projects. The Design Requirements and Guidelines for Historic Dawson are designed to stream project types into the appropriate review categories, based on the project parameters. This streaming is intended to provide the appropriate level of review to projects that will have a larger impact on the historic character of the town, while simplifying and streamlining the review process for more minor projects.

The four review streams summarized below apply to specific types of development within the Historic Townsite of the City of Dawson. Refer to the Heritage Bylaw for more information on project types and application requirements.

**Stream 1: Infill, Redevelopment and Major Renovation**

**Stream 2: Reconstruction of Historic Buildings**

**Stream 3: Conservation of Historic Buildings**

**Stream 4: Major Projects**

### Stream 1: Infill, Redevelopment and Major Renovation

This project stream is intended to provide an expedited route for people in Dawson looking to build or substantially renovate a home, multi-unit residence, or commercial building. It includes prescribed components and requirements that applicants must follow to ensure the development of a proposal sympathetic to the historic character of the town.

The Design Requirements and Guidelines are outlined in Tables 1, 2 and 3, (starting on page 20) which are intended to be read sequentially. The Tables are tied to the zoning designations found within the City of Dawson Zoning Bylaw, and the Heritage Management Areas as described on Overlay Map [XXXXX]. These areas are referred to as the 'Downtown Heritage Management Area (DHMA),' and the 'Residential Heritage Management Area' (RHMA).

A further description of the use of the tables, as well as examples of how to use them are included in Section 2.2.

To allow for unique project types to remain part of the fabric of the city, relief from the Design Requirements and Guidelines is offered through the allowance to seek approval through the Heritage Advisory Committee, for unique cases.

Furthermore, on properties which have reliable and sourced photographic evidence of prior structures, applicants are encouraged but not required to reconstruct or replicate the lost structure as part of their project proposal. Applicants are encouraged to refer to the Research Guide as an aid for this purpose.

Heritage Bylaw Section XXXX includes more information on Application and Approval Processes.

### Stream 2: Reconstruction of Historic Buildings

Reconstruction projects that aim to restore lost structures will be granted a streamlined approval process, provided they are based on thorough archival evidence. This expedited approach is intended to facilitate the accurate recreation of historically significant buildings that have been lost over time. Such projects must align with the Design Requirements and Guidelines Tables, as is appropriate for the project. By prioritizing archival accuracy and regulatory compliance, this process supports the preservation and revitalization of the historic built environment while making it easier to reintroduce structures that contribute to the cultural and architectural heritage of the area.

Heritage Bylaw Section XXXX includes more information on Application and Approval Processes.

### Stream 3: Conservation of Historic Buildings

Projects involving the Conservation of Historic Buildings are required to prioritize the preservation and enhancement of the building's heritage value, ensuring that the architectural integrity and cultural significance of the structure are maintained throughout the project. These projects must comply with the Application Process outlined in the relevant sections of the Heritage Bylaw, which provide specific references and requirements for the treatment of heritage structures, including requirements for documentation, approvals, and compliance. The goal is to safeguard the historic character of the building while enabling modern use through sensitive interventions that do not compromise its architectural or historical integrity.

In addition to planned restoration efforts, emergency repairs are also a critical component of maintaining the safety and stability of heritage buildings. In the event of unexpected damage, such as after a natural disaster or structural failure, emergency repairs may be carried out without the need for pre-approval, provided that they comply with the established references for heritage buildings. This is intended to ensure that emergency interventions are implemented as soon as possible, to safeguard the historic resource.

Conservation projects, and Emergency Repairs are eligible for project funding if they meet the prescribed requirements. Refer to Heritage Bylaw Section XXXX for more information, including Application and Approval Processes.

### Stream 4: Major Projects

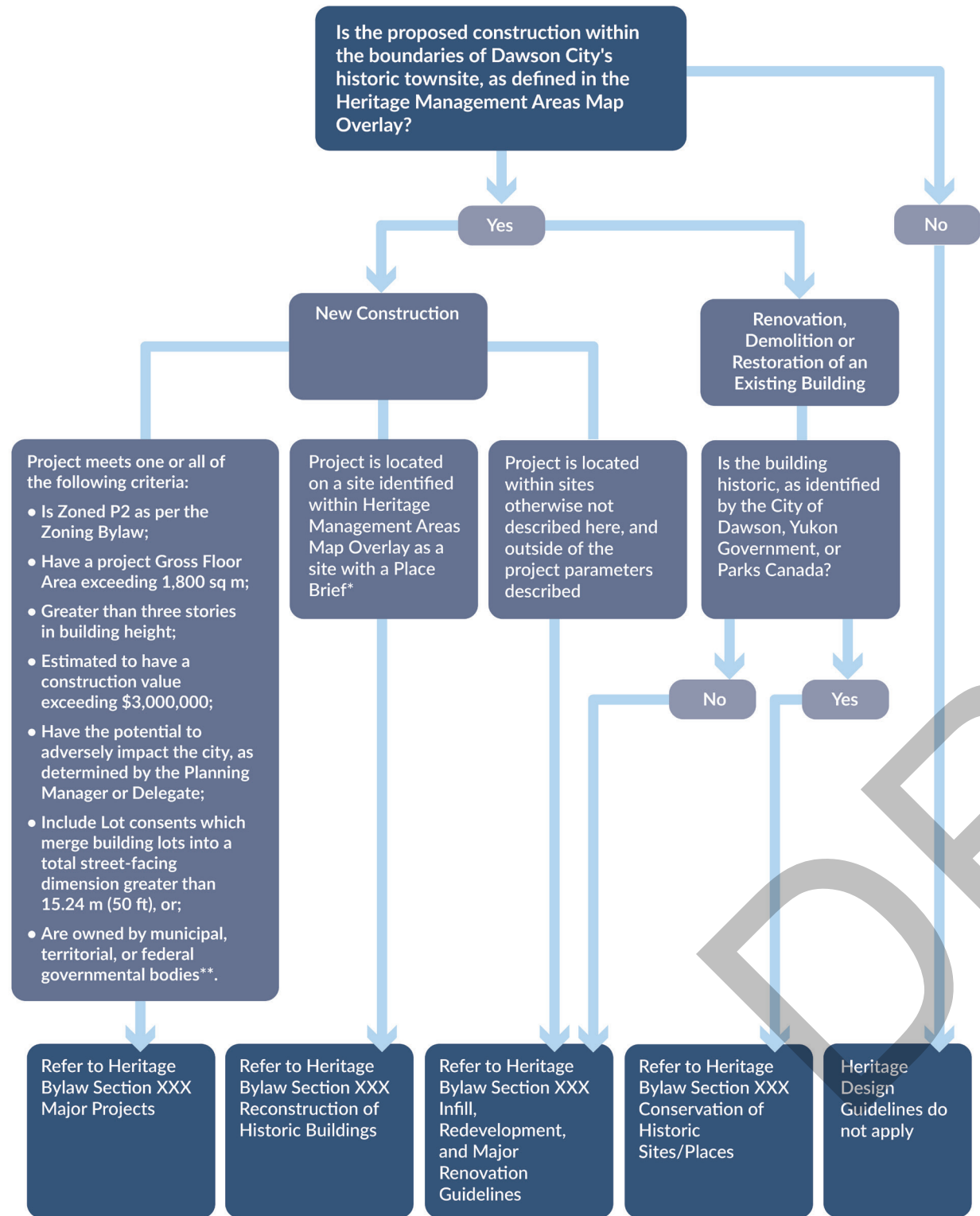
Major Projects require a more tailored approach to balance significant growth and compatibility with the heritage character of the town. Projects which fall within this stream are expected to include expert consultants teams, and will work collaboratively through review with both the City's Planning and Development Department, and the Heritage Advisory Committee to arrive at the best possible project outcome.

This process applies to projects that meet any one of the following criteria:

- Are zoned P2 as per Dawson City's Zoning Bylaw.
- Exceed 1,800 sq m in floor area.
- Include the merging of lots which will exceed 50 ft in street frontage.
- Have the potential adverse effects on Dawson's historic nature.
- Are government or government agency-owned projects (City, Yukon, or Federal Governments).

Heritage Bylaw Section XXXX includes more information on Application and Approval Processes.

DRAFT



\*This layer will be developed as part of the final plan.  
 \*\*Unless project parameters fit within definitions of Infill, Redevelopment and Major Renovation Guidelines.

### Minor Renovations

Minor Renovations are not considered a review stream, and are understood to include minor work that would be categorized as maintenance. These project scopes include:

- Regular maintenance and repair of any building or structure, provided it does not include structural alterations or does not change the use or intensity of use of the land, building, or structure
- Regular maintenance and repair of any building or structure in the heritage management areas that meets the Design Requirements and Guidelines for Historic Dawson

While a project does not require review, applicants must comply with the Design Requirements and Guidelines for maintenance projects, as applicable to their property.

While this is applicable to most scenarios, there are exceptions to this allowance, which is work proposed for a historic resource, as defined by The Conservation of Historic Buildings Review Stream, within Heritage Bylaw Section XXXX.

Figure 1 provides a graphic representation of project streaming.

Figure 1: Project Streaming Flow Chart

## 2.2 USE OF THE DESIGN REQUIREMENTS AND GUIDELINES

The Design Requirements and Guidelines, when applied to an Infill, Redevelopment and Major Renovation project, are intended to be read sequentially, starting at Table 1, progressing to Table 2, and then Table 3. The first step in the use of Table is determining the property's zoning designation, found within the Zoning Bylaw, and the Heritage Management Area, found within Overlay Map XXXXX. The use of each table is described below.

### Using Table 1

Once this information has been established, use the Zoning Designation to find the applicable components for the building in Columns 4-9 within Table 1, based on the height of the project. The categories are described below, with titles in bold;

**General Requirements** sets out the basic requirements for the project, such as the location of entrances, and the building orientation.

**Lot Frontage Types** align with the requirements of the Zoning Bylaw, and sets out how the building relates to its street frontage.

**Base Frontage Type** is intended to define the entrance level of the building, and is based on the building type and its relationship to the exterior.

**Roof Type** sets the allowable roof profiles per building type.

**Roof Frontage Type** sets out which roof frontage is allowed in conjunction with the roof types. These categories list multiple types, and users should refer to the notes to understand if particular combinations are not permitted.

**Detailing** includes the parameters for the exterior appearance of the building, including components such as trim, corner boards, windows and doors permitted.

### Using Table 2

Each of the components or parameters included in Table 1 is further described in Table 2, which is organized into subcategories corresponding with those shown in Table 1. These are prescriptive requirements for residential and commercial buildings, which include the Item Number (Column 1), a text description (Column 2), sketches (Column 3), and the applicability to zones (Columns 4-7). In Columns 4-7, a highlighted box with the zoning designation means that the item is applicable to that zone.

### Using Table 3

Table 3 contains descriptions of additional requirements and discretionary guidelines. Where an optional requirement is selected through the selection of a component in Table 2, the text description in Table 2 will direct the applicant to the corresponding item in Table 3. Optional Requirements are

required when that item has been selected for use, but Table 2 offers alternatives that allow the Optional Requirement to be avoided. Discretionary Guidelines are intended as best practices, but are not requirements as every project may not be including these items, and are intended to allow for some degree of flexibility for the applicant in their selection.

A visual representation of the flow through these tables is included in Figure 2.



Figure 2: Use of Design Requirements and Guidelines Tables

## 2.3 EXAMPLE USE PROCESSES

Figure 3 and 4 demonstrate the theoretical use of the Design Requirements and Guidelines for a user who is intending on changing their cladding and windows as part of their Major Renovation.

*Example: As part of their proposed renovation, an applicant is looking to replace the cladding on their building. The below process chart demonstrates the process.*



Figure 3: Use of Design Requirements and Guidelines Tables for an Applicant changing their exterior cladding.

*Example: The same applicant is looking to replace the windows on their building. The below process chart demonstrates the process.*

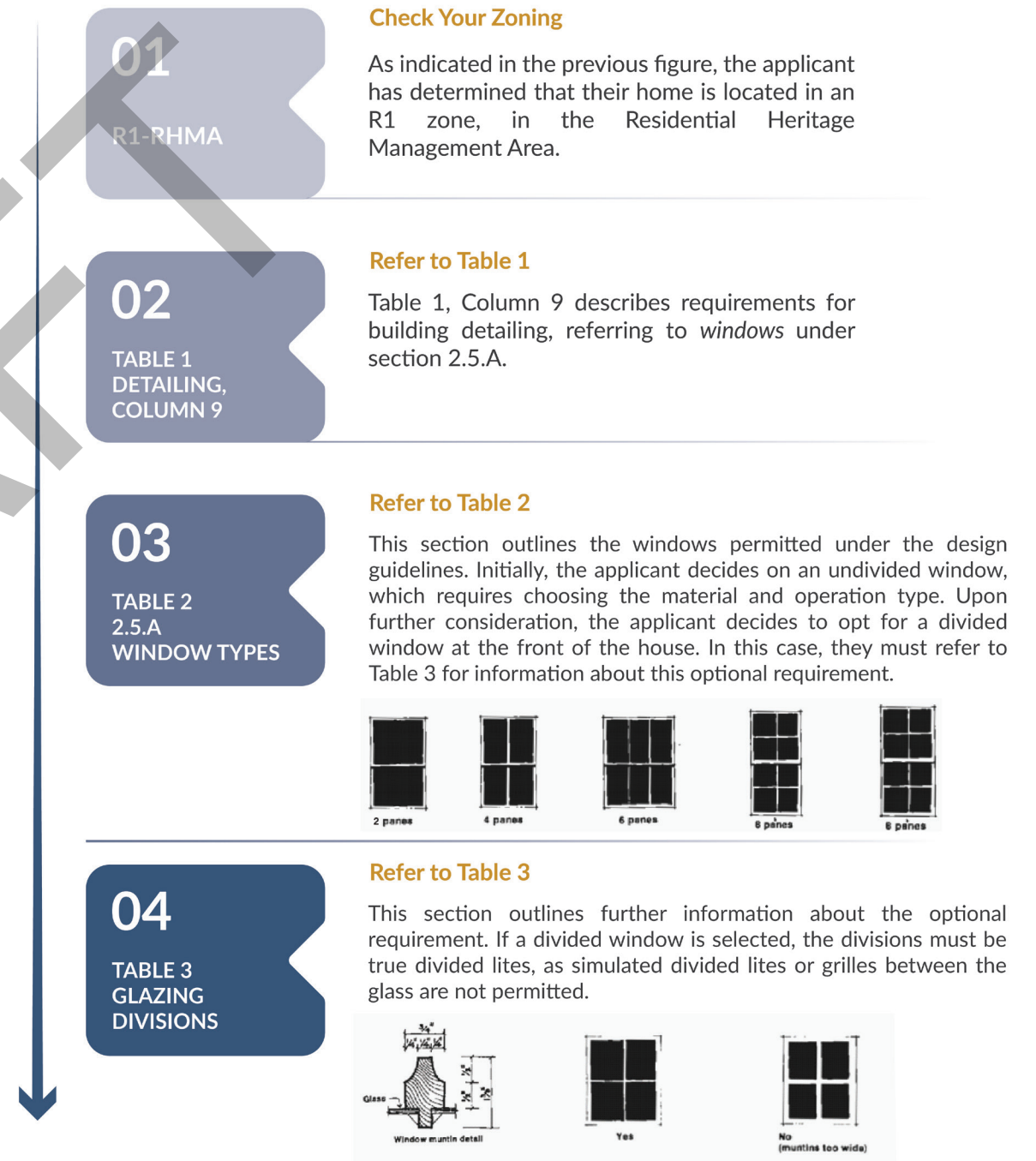


Figure 4: Use of Design Requirements and Guidelines Tables for an Applicant changing their windows

## 2.4 ILLUSTRATED EXAMPLE BUILDINGS

The following examples are intended to illustrate successful applications of Design Elements described in the bylaw, and are included for reference only. Each example is used to illustrate portions of

the Design Requirements and Guidelines, for legibility. These illustrated examples include commercial and both single family and multi family residential examples.



**Commercial Building, Downtown Heritage Management Area**  
General Requirements and Lot Frontages

- 1** - Entrance Location on primary street oriented facade, complying with 2.1.D
- 2** - Width to Height ratio complying with 2.1.C
- 3** - The building has a symmetrical facade, complying with 2.1.F
- 4** - The ground floor of this commercial building has a greater proportion of glazing, and the upper portions are more solid than they are glazed, complying with 2.1.H
- 5** - The building is located at the lot line, with a wooden boardwalk in front, complying with 2.2.B



**Multi-Family Residential Building, Downtown Heritage Management Area**  
General Requirements and Lot Frontages

## 3 - DESIGN REQUIREMENTS AND GUIDELINES

### 3.1 RELATIONSHIP TO ZONING BYLAW

**Applicability:** The City of Dawson Zoning Bylaw identifies use allowances by zones and establishes additional regulations applicable to specific uses. The Design Requirements and Guidelines correspond with the zoning designations of the sites, per Table 1.

**Conflicts:** In the event of a conflict between the requirements of this article and the Zoning Bylaw, the Zoning Bylaw will prevail.

### 3.2 DESIGN REQUIREMENTS AND GUIDELINES

#### 3.2.1. Purpose

The requirements within this section intend to guide compatible development through alignment with municipal zoning, through the requirements set out in the respective tables.

#### 3.2.2. Applicability

The tables within this section are to be read sequentially, based on the zoning designation found within Column 1 of Table 1.

#### 3.2.3. Form Requirements by Zone - Table 1

Table 1 outlines the zoning found within the Heritage Management Areas of Dawson, and the associated requirements for appropriate general conditions, building forms, frontages and roof types required to achieve compatible forms of development. Where multiple types are listed in columns 5-8, one type must be selected, unless otherwise noted.

The requirements listed in Columns 4-9 within Table 1 correspond with descriptions of detailed requirements for each type within Table 2.

Where elements listed in Column 9 are used in a project, the elements must comply with the specific element requirements as described in Table 2.

**Table 1 - Building Form Requirements by Zone**

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9
Zoning Designation	Building Type	Storeys	General Requirements (2.1)	Lot Frontage Types (2.2)	Base Frontage Parameters (2.3)	Roof Types Permitted (2.4)	Roof Frontage Permitted (2.4)	Detailing (2.5)
R1	House Form Building	1-2	2.1.A - Building Orientation 2.1.D - Entrance Location 2.1.F - Axis Relationship 2.1.G - Mass to Void Residential 2.1.J - Parking and Site Access 2.1.K & 2.1.L	2.2.A - Front Yard	2.3.B - Residential 1	2.4.B - Hipped 2.4.C - Gable	2.4.E - Roof Frontage: Gable 2.4.F - Roof Frontage: None	2.5.A - Window Types 2.5.B - Door Types 2.5.D - Cladding (RHMA) 2.5.E - Flashings 2.5.F - Handrails and Guards 2.5.G - Roofing 2.5.J - Lighting
R2	Multiple Residential Unit Building	2-3			2.3.B - Residential 1 2.3.C - Residential 2			
R3	Not Permitted in Heritage Management Areas							
C1	Commercial Form Building	1	2.1.A - Building Orientation 2.1.C - Corner Lot 2.1.D - Entrance Location 2.1.E - Width to Height Ratio 2.1.F - Axis Relationship 2.1.H - Mass to Void Commercial 2.1.J - Parking and Site Access 2.1.K & 2.1.L	2.2.B - Lot Line	2.3.A - Storefront 2.3.C - Residential 2	2.4.A - Shed 2.4.C - Gable	2.4.D - Roof Frontage: False Front 2.4.E - Roof Frontage: Gable <sup>1</sup>	2.5.A - Window Types 2.5.B - Door Types 2.5.C - Cladding (DHMA) 2.5.E - Flashings 2.5.F - Handrails and Guards 2.5.G - Roofing 2.5.H - Signage 2.5.J - Lighting
	Commercial Form Building	2-3			2.4.A - Shed 2.4.B - Hipped 2.4.C - Gable	2.4.D - Roof Frontage: False Front 2.4.E - Roof Frontage: Gable <sup>1</sup> 2.4.F - Roof Frontage: None <sup>2</sup>		
C2	Not Permitted in Heritage Management Areas							
M1	Not Permitted in Heritage Management Areas							
P1	See Major Projects Stream in Heritage Bylaw							
P2	See Major Projects Stream in Heritage Bylaw							
A1	Not Permitted in Heritage Management Areas							
FP	N/A							
<b>Notes</b>								
1 On residential uses only								
2 No roof frontage required for hipped roof. See Roof Section of Design Guidelines								

**3.2.4 Specific Parameter Descriptions - Table 2**

Table 2 outlines the specific design requirements related to the building types and zoning found within the Heritage Management Areas of Dawson, describing the parameters required in Table 1, as well as further requirements and discretionary guidelines. Columns 4-6 Refer to requirements by Zoning designation, and column 7 refers to requirements for ancillary buildings. A coloured cell indicates that the requirement must be in projects within those zoning designations.

**Table 2 - Specific Parameter Descriptions**

Column 1	Column 2	Column 3	4	5	6	7
Item	Description	Sketch	R1	R2	C1	A
<b>2.1 - General Requirements</b>						
2.1.A	<p><b>Building Orientation:</b> The proportion of a newly constructed infill building shall be determined by the proportions of the building lot with the longest side of the building being parallel to that of the longest side of the lot or the subdivided proportions of lot.</p> <p>This requirement does not apply to buildings existing at the time of the adoption of these Requirements and Guidelines.</p>					
2.1.C	<p><b>Corner Lot:</b> Where a corner lot is used the building shall be placed on the site to be oriented on both street elevations if the building is to be used for commercial purposes.</p>					C1

**Table 2 - Specific Parameter Descriptions**

Column 1	Column 2	Column 3	4	5	6	7
Item	Description	Sketch	R1	R2	C1	A
2.1.D	<p><b>Entrance Location:</b> Entrances shall be placed on primary street oriented facades. Entrances shall be placed with principles of axis relationships (see <i>Axial Relationship</i> section)</p> <p>Where entrances are placed in an asymmetric location a window shall be used next to the entrance to balance the axis relationship of the elevation.</p>	<p>Entrance Location</p>	R1	R2	C1	
2.1.E	<p><b>Width to Height Ratio:</b></p> <p>On narrow or subdivided lots, building(s) shall be constructed with rectangular proportions with the widths corresponding to the heights. Proportions should be within the ranges described in the accompanying sketches in Column 3.</p> <p>On lots 30 feet (9.1 m) or greater in width, the horizontal dimension of the building shall be greater than the height.</p>	<p>Width to Height Ratio</p>	R2		C1	
2.1.F	<p><b>Axis Relationship:</b></p> <p>Building(s) shall be constructed with an axial relationship with a symmetrical axis on the center line.</p> <p>Where building(s) are built on a corner lot, primary elevations of the building shall be constructed with an symmetrical axis on the center line of each respective elevation with the exception of the area of the entrance.</p> <p>The area of the corner shall have its on axis relationship on the corner axis which the entrance is placed.</p>	<p>Axis Relationship</p>	R1	R2	C1	

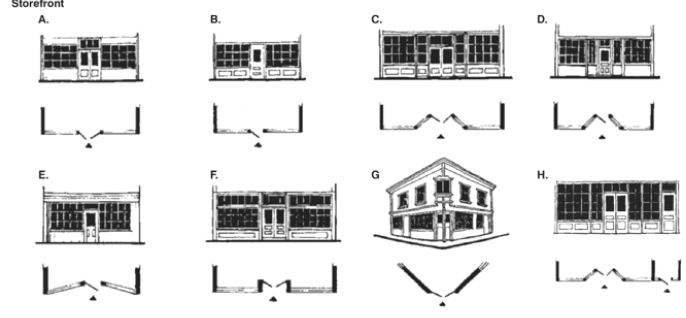
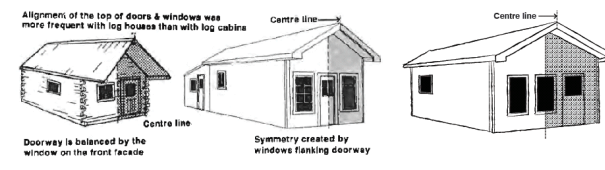
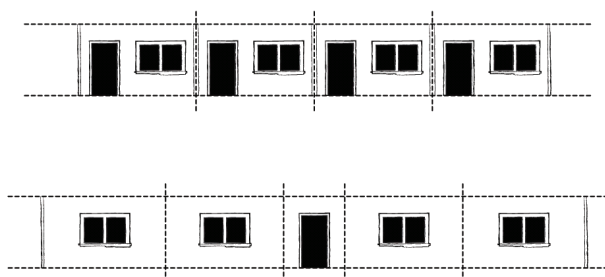
**Table 2 - Specific Parameter Descriptions**

Column 1	Column 2	Column 3	4	5	6	7
Item	Description	Sketch	R1	R2	C1	A
2.1.G	<p><b>Mass to void Residential:</b></p> <p>Residential buildings shall have a mass to void ratio that provides a greater area of solids to openings on each façade. Openings shall range between 20-40% of a residential facade when visible from the public right of way.</p>	<p>Mass to Void Residential</p>	R1	R2		
2.1.H	<p><b>Mass to void Commercial:</b> The solid to open relationship shall have a greater ratio of solids on all levels above the ground floor storefronts.</p> <p>The ground floor storefronts of buildings of commercial use shall provide openings greater than the ratio of solids. A continuous solid portion of the facade shall be provided where the building meets the ground or boardwalk</p>	<p>Mass to Void Commercial</p>			C1	
2.1.J	<p><b>Parking and Site Access:</b> In the Downtown Heritage Management Area, where laneways are located at the rear of lots, vehicular access and parking shall be from the laneway. Primary street frontages of lots shall not be used for parking or access to parking.</p> <p>In the Residential Heritage Management Area, where a laneway is existing adjacent to the site, no new front yard access shall be introduced.</p> <p>Where parking or site access is introduced on a lot, the materials of the parking and site access which are not wooden boardwalks shall comply with 3.1.A.</p>	<p>Parking</p>	R1	R2	C1	

**Table 2 - Specific Parameter Descriptions**

Column 1	Column 2	Column 3	4	5	6	7
Item	Description	Sketch	R1	R2	C1	A
2.1.K	<p><b>Climate Adaptation and Resilience Projects</b> - refer to:</p> <ul style="list-style-type: none"> <li>3.1.C - Solar Arrays</li> <li>3.1.D - Insulating Existing Buildings</li> <li>3.1.E - Raising Buildings to Minimize Impact on Permafrost</li> <li>3.1.F - Miscellaneous</li> </ul> <p>For requirements in the case that climate adaptation and resilience projects are pursued as part of the project proposal.</p>					
2.1.L	<p><b>Accessibility Projects</b> - refer to:</p> <ul style="list-style-type: none"> <li>3.1.B - Vertical Transportation (Stairs + Ramps)</li> </ul> <p>For requirements in the case that accessibility improvements are pursued as part of the project proposal.</p>					
<b>2.2 Lot Frontage Types</b>						
2.2.A	<p><b>Front Yard:</b> If a lot is between two abutting lots in the R1 or R2 category, each with a building fronting on the same street and those buildings are both, in whole or in part, 6.0 metres or less from the subject lot, the front yard setback shall be the average of the front yard setbacks of those buildings on the abutting lots.</p> <p>The Front Yard frontage type may be used in combination with other permitted frontage types, including:</p> <ul style="list-style-type: none"> <li>- 3.2.A - Residential Boardwalks</li> <li>- 3.2.B - Fences</li> <li>- 3.2.C - Balcony</li> <li>- 3.2.D - Porch</li> <li>- 3.2.E - Veranda</li> </ul> <p>If these components are used, they must comply with the requirements for each component found in Table 3.</p>	<p>Front Yard</p>  <p>Property line House Street Boardwalk Building/lot relationship</p>	R1	R2		
2.2.B	<p><b>Lot Line:</b> Building shall be constructed to the lot line, in order to reinforce the prevailing urban pattern of development in the Downtown Heritage Management Area.</p> <p>Boardwalks constructed in front of a commercial building the boardwalk is to be constructed in alignment with any adjacent existing boardwalks. Boardwalks are to be constructed of lumber.</p>	<p>Lot Line</p>  <p>Lot Line</p>				C1

**Table 2 - Specific Parameter Descriptions**

Column 1	Column 2	Column 3	4	5	6	7	
Item	Description	Sketch	R1	R2	C1	A	
<b>2.3 Base Frontage Parameters</b>							
2.3.A	<p><b>Storefront:</b> Storefronts shall be designed in accordance with one of the common commercial entrances shown in Column 3. Entrance doorways shall be placed in the center of the window display, with the exception of corner entrances (Column 3, Item G), which shall only be acceptable on a corner lot.</p> <p>Side entrances, as shown in Column 3, Item H, can be introduced with either:</p> <ul style="list-style-type: none"> <li>- The main entrance door remaining on the central axis of symmetry for the overall facade, or,</li> <li>- The main entrance door may be on an axis of symmetry within the remaining space.</li> </ul> <p>The side entrance shall not take up more than 30% of the overall building frontage.</p>	<p>Storefront</p> 					C1
2.3.B	<p><b>Residential 1:</b> A single entrance door with either:</p> <ul style="list-style-type: none"> <li>- Windows on either side, or</li> <li>- On one side of the line of symmetry, balanced by a window of the same width on the other side of the line.</li> <li>- Window centred in building, with door equidistant between window and edge of building, balanced by a window(s) opposite the line of symmetry.</li> </ul> <p>The number of openings on the front facade is not limited by these regulations, but must be balanced based on the principles above.</p>	<p>Residential 1</p>  <p>Alignment of the top of doors &amp; windows was more frequent with log houses than with log cabins Centre line Doorway is balanced by the window on the front facade Symmetry created by windows flanking doorway Centre line</p>	R1	R2			
2.3.C	<p><b>Residential 2:</b> Single or Multiple entrance doors, either:</p> <ul style="list-style-type: none"> <li>- Paired with at least one window in symmetrical relationship within building bay (ie per unit), or,</li> <li>- A single front entrance point with windows, arranged by building bays.</li> </ul> <p>Note: Permitted for the following uses:</p> <ul style="list-style-type: none"> <li>- R2 all uses</li> <li>- C1 mixed use development</li> <li>- C1 multi-unit residential</li> </ul>	<p>Residential 2</p> 					R2 C1

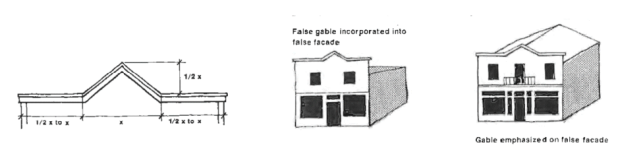
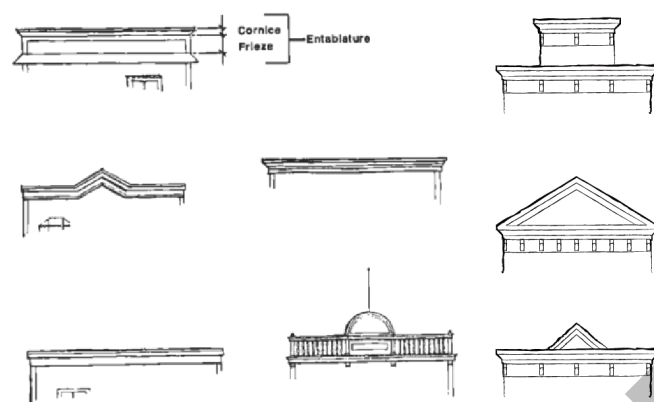
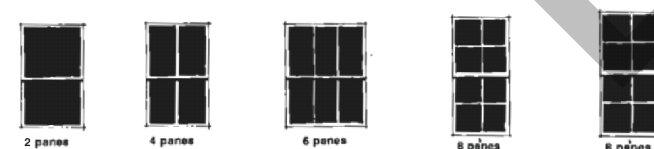
**Table 2 - Specific Parameter Descriptions**

Column 1	Column 2	Column 3	4	5	6	7
Item	Description	Sketch	R1	R2	C1	A
<b>2.4 Roof Types and Roof Frontages</b>						
2.4.A	<p><b>Shed Roof:</b> Shed roof shall only be constructed on building with false facades, per 2.4.D. Shed roofs shall be constructed within the indicated range in Column 3, no steeper than 2:12.</p>	<p>Shed Roof</p>	R2	C1	A	
2.4.B	<p><b>Hipped Roof:</b> Hipped roofs shall be constructed within the range of the most common roof pitches described in Column 3.</p> <p>Hipped Roofs shall be constructed with a cornice below the eaves, as per 2.4.H</p>	<p>Hip Roof</p>	R1	R2	C1	A
2.4.C	<p><b>Gable Roof:</b> Gable roofs shall be constructed within the range of the most common roof pitches described in Column 3.</p> <p>Gable roofs shall be oriented so that the roof peak runs parallel to the longest side of the building</p>	<p>Gable Roof</p>	R1	R2	C1	A

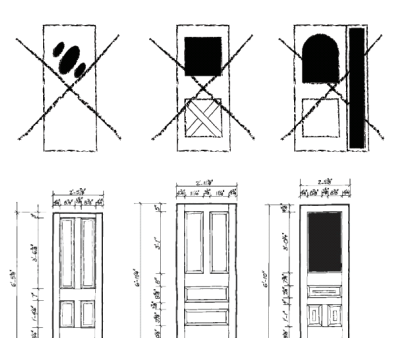
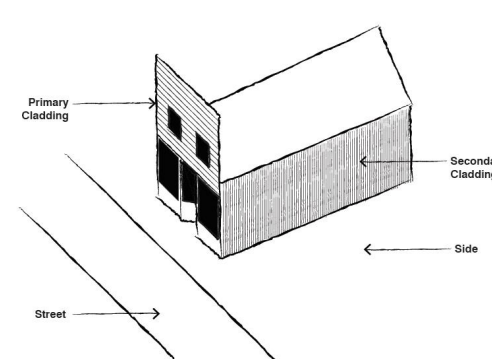
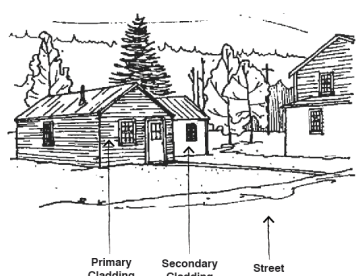
**Table 2 - Specific Parameter Descriptions**

Column 1	Column 2	Column 3	4	5	6	7
Item	Description	Sketch	R1	R2	C1	A
2.4.D	<p><b>Roof Frontage: False Facade</b> False façade may be constructed on buildings of one or two storeys in height. False façades shall be constructed to a height not to exceed 8 feet above the peak of the roof, but no higher than permitted by Zoning Bylaw.</p> <p>A false façade may be constructed with either a flat roofline profile or an expressed gable, as permitted by 2.4.G. False façades shall follow the axial relationships established for the building.</p> <p>False façades with flat roofline, or expressed gable profiles shall be constructed with a cornice. Stepped false façades may be constructed with a cornice. When used in conjunction with a cornice, the cornice shall comply with 2.4.H.</p>	<p>False Facade</p>		R2	C1	
2.4.E	<p><b>Roof Frontage: Gable</b> Gable roof frontages shall only be used in conjunction with a Gable Roof.</p> <p>A gable roof is one of the most common and recognizable types of roofs. It has two sloping sides that meet at a central ridge, forming a triangular shape at the street-facing end of the building.</p> <p>A gable roof frontage may be one of the types described in column 3.</p>	To be developed				
2.4.F	<p><b>Roof Frontage: None</b> No roof frontage is permitted to be used in conjunction with a Hipped Roof type. The hipped roof shall be used in conjunction with a cornice, which shall comply with 2.4.H.</p>	To be developed				


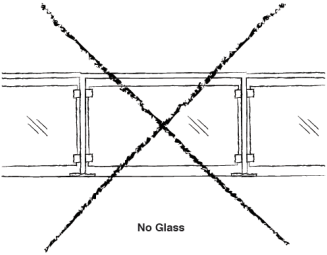
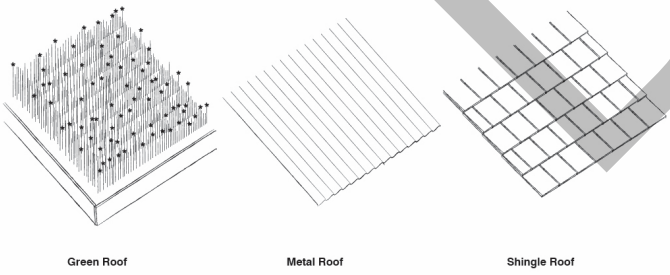
**Table 2 - Specific Parameter Descriptions**

Column 1	Column 2	Column 3	4	5	6	7
Item	Description	Sketch	R1	R2	C1	A
2.4.G	<p><b>Expressed Gable:</b> Expressed gables may be provided on building(s) which exceed a width of 6m, and shall be used only in conjunction with a shed or gable roof, as indicated in Column 3.</p>	<p>Expressed Gable</p> 	R2	C1		
2.4.H	<p><b>Cornice:</b> False facades with flat roofline or expressed gable profiles shall be constructed with a cornice.</p> <p>Cornices shall be constructed in a continuous manner across the length of the street facing façade(s) with consistent design elements symmetric on the axis relationship of the building.</p> <p>Cornices shall only be terminated in conjunction with the façade. On a corner lot, where a facade adjoins another facade at the level of the cornice, the cornice shall turn the corner and be continuous along the length of the adjoining facade.</p> <p>Where brackets are used below or with the cornice, the brackets shall comply with the regulations in 3.3.A</p>	<p>Cornice</p> 	R2	C1		
2.5	<b>Detailing</b>					
2.5.A	<p><b>Window Types:</b> Windows not used for commercial purposes shall follow these guidelines: Hung windows must have a minimum 1:2 ratio (vertical to horizontal), while fixed windows shall not exceed a 1:1 ratio. A consistent window type must be used on the primary façade.</p> <p>Permitted window types include single-hung, double hung, and fixed-picture windows.</p> <p>Divided windows shall be wood or metal. Wood is encouraged on facades visible from the public right-of-way. For divided windows (4-8 panes), see section 3.4.A for additional requirements.</p> <p>Two-pane windows, as shown in Column 3, may be wood, metal, or vinyl.</p> <p>On historic facades visible from the public right-of-way, replacement windows must be wood and match the original appearance and operation.</p>	<p>Window Types</p> 	R1	R2	C1	A

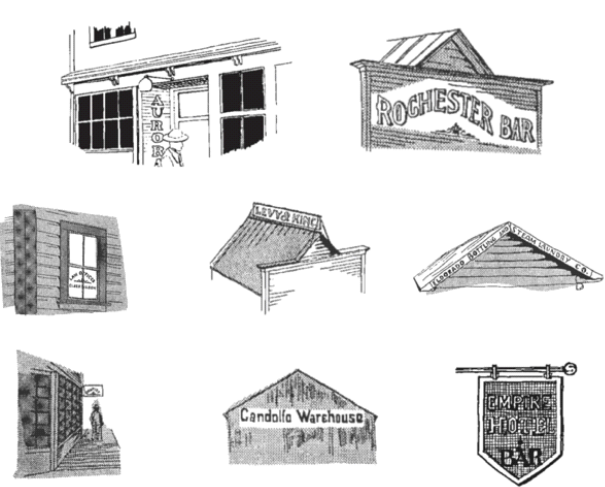
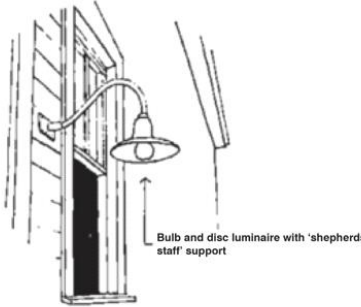
**Table 2 - Specific Parameter Descriptions**

Column 1	Column 2	Column 3	4	5	6	7
Item	Description	Sketch	R1	R2	C1	A
2.5.B	<p><b>Door Types:</b> Exterior doors shall be approximately 7 feet (2.1 metres) in height. A transom may be used in conjunction with the entrance door, with a transom extending from the top of the door to the ceiling of the first floor, or 2'-8" (815 mm) whichever is less.</p> <p>Doors and transoms shall be wood or metal frames. Door leaves shall be wood.</p> <p>Double doors are permitted for commercial buildings, and encouraged for corner entrances.</p> <p>Non-historic door styles, as indicated in the crossed images in Column 3, are not permitted. Exterior doors shall be one of the common types found on the bottom row of Column 3.</p>	<p>Door Types</p> 	R1	R2	C1	A
2.5.C	<p><b>Cladding (DHMA):</b> The following cladding is permitted in the Downtown Heritage Management Area</p> <p><b>Primary or Secondary Cladding - Wood – unfinished or painted</b></p> <ul style="list-style-type: none"> <li>-1x6 or 1x8 wood siding</li> <li>-1x6 or 1x8 'angular' cove siding</li> <li>-1x4 beveled siding</li> <li>-Vertical board and batten</li> <li>-1x6 or 1x8 shiplap horizontal or vertical</li> <li>-Sawn shingle</li> <li>-Log</li> </ul> <p><b>Secondary Cladding - Metal – galvanized, baked enamel or painted</b></p> <ul style="list-style-type: none"> <li>-Corrugated steel, horizontal or vertical</li> <li>-Pressed tin</li> <li>-Blattened tin cans</li> </ul> <p><b>PVC, Aluminum and Vinyl siding are not permitted.</b></p> <p>Residential properties in the DHMA must comply with the above noted materials, and must follow the cladding combinations as Described in 2.5.D</p>	<p>Cladding</p> 	R1	R2	C1	A
2.5.D	<p><b>Cladding (RHMA):</b> The following cladding is permitted in the Residential Heritage Management Area</p> <p><b>Primary Cladding - Wood – unfinished or painted</b></p> <ul style="list-style-type: none"> <li>-1x6 or 1x8 wood siding*</li> <li>-1x6 or 1x8 'angular' cove siding*</li> <li>-1x4 beveled siding*</li> <li>-Vertical board and batten</li> <li>-1x6 or 1x8 shiplap horizontal or vertical*</li> <li>-Sawn shingle*</li> <li>-Log</li> </ul> <p><b>* Fiber Cement board based alternative permitted in RHMA.</b></p> <p><b>Secondary Cladding - Metal – galvanized, baked enamel or painted</b></p> <ul style="list-style-type: none"> <li>-Corrugated steel, horizontal or vertical</li> <li>-Pressed tin</li> <li>-Blattened tin cans</li> </ul> <p><b>PVC, Aluminum and Vinyl siding are not permitted.</b></p> <p><b>Cladding Combinations:</b> Building 'masses' shall be clad in a single material. Additions secondary to the main building mass, and set back further from the</p>	<p>Cladding</p> 	R1	R2	C1	A

**Table 2 - Specific Parameter Descriptions**

Column 1	Column 2	Column 3	4	5	6	7
Item	Description	Sketch	R1	R2	C1	A
2.5.E	<p><b>Flashings:</b> Painted aluminum or galvanized flat steel.</p> <p><b>Eavestroughs, Gutters and Downspouts:</b> Painted steel, tin, aluminum, or wood.</p> <p><b>Vents for Gable ends and cupolas:</b> Wood</p> <p><b>Sawdust box form skirting:</b> - Wood 1x4 or 1x6 vertical v-joint tongue and groove boards - Wood 1x6 or 1x8 Shiplap /boards horizontal or vertical - Vertical board and batten - Metal corrugated steel; - Flattened tin cans</p>	<p>Trim Flashing</p> 	R1	R2	C1	A
2.5.F	<p><b>Handrails and Guards:</b> Handrails and guards shall not be constructed of glass.</p> <p>Handrails and Guards shall have a continuous top rail, with spindles of either wood or metal, and periodic posts of a larger dimension than the spindles.</p>	<p>Handrail and Guard</p> 	R1	R2	C1	A
2.5.G	<p><b>Roofing,</b> Roofs shall be constructed of:</p> <p><b>Metal</b> - galvanized, baked enamel or painted corrugated steel (1/2" - 1" corrugation height) - standing seam tin - flattened seam - flattened tin cans</p> <p><b>Wood</b> - sawn shingles - board and batten</p> <p><b>Other</b> - 'Green roofs' to replicate historic low-slope sod roof construction. - For low slope roofs, or shed roofs not visible from the public right-of-way, synthetic roofing may be used.</p>	<p>Roofing</p> 	R1	R2	C1	A

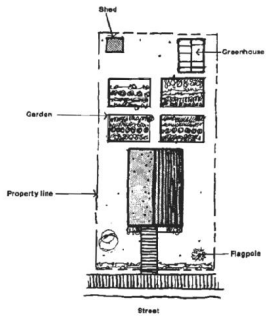
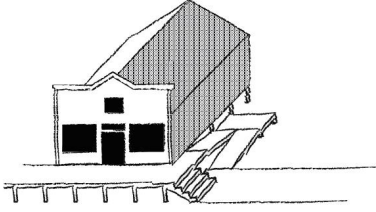
**Table 2 - Specific Parameter Descriptions**

Column 1	Column 2	Column 3	4	5	6	7
Item	Description	Sketch	R1	R2	C1	A
2.5.H	<p><b>Signage:</b> Signage shall comply with the provisions of the Zoning Bylaw.</p> <p>Signage shall be painted directly onto a buildings façade, typically indicating the company name, and may indicate the nature of the business.</p> <p>Signage shall be located in one or more of the locations shown in the drawings in Column 3.</p>	<p>Signage</p> 	R1	R2	C1	A
2.5.J	<p><b>Lighting:</b> Lighting on buildings shall be wall mounted. Exterior lighting shall be as specified in Column 3. Lighting shall not be used in soffits and or cornices. Lighting on buildings shall be oriented downward.</p>	<p>Lighting</p> 	R1	R2	C1	A

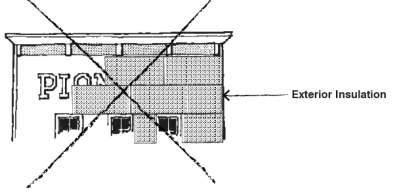
### 3.2.5 Additional Guidelines

Table 3 outlines additional guidelines, to which adherence is required when described elements are used. Columns 4-6 Refer to requirements by Zoning designation, and column 7 refers to requirements for ancillary buildings. A coloured cell indicates that the requirement must be in projects within those zoning designations.

**Table 3 - Additional Guidelines**

Column 1 Item	Column 2 Description	Column 3 Sketch	4 R1	5 R2	6 C1	7 A
<b>3.1 - General Requirements</b>						
3.1.A	<p><b>Site Treatment:</b> Driveways and walkways shall not be constructed of asphalt.</p> <p>Hardscaping surfaces should be made from crushed stone, pavers and or wood boardwalks.</p> <p>Site hardscaping areas shall follow by-law to determine maximum percentages. Hardscaping should be limited in front yards of buildings.</p>	<p>Site Treatment</p> 				
3.1.B	<p><b>Vertical Transportations (Stairs + Ramps)</b> Vertical transportation either as ramps or stairs should be constructed in a way to reduce impact to the primary elevation of a building. Where possible ramps and stairs should be constructed at the sides of buildings where lot lines permit.</p> <p>As much as possible, ramps should be used to provide transitions between boardwalks of disparate height. Ramps and stairs should be incorporated into surrounding context to create a sidewalk which is continuous and direct as possible.</p>	<p>Vertical Transportation</p> 				

**Table 3 - Additional Guidelines**

Column 1 Item	Column 2 Description	Column 3 Sketch	4 R1	5 R2	6 C1	7 A
3.1.C	<p><b>Climate Adaptation/Resilience Projects:</b> The following climate adaptation projects are permitted in the Heritage Management Areas, provided they satisfy the described parameters.</p> <p><b>Solar PV Arrays:</b> Solar PV Arrays are permitted provided that they are not visible from the public right of way. If this condition cannot be met, the design of the PV system should be such that it is integrated into the design of the building to appear as materials otherwise permitted, to the approval of the Director of Planning or Delegate, or Heritage Advisory Committee.</p>	<p>Climate Adaption and Resilience Project</p>				
3.1.D	<p><b>Climate Adaptation/Resilience Projects: Insulating Existing Buildings:</b> Insulation of existing Historic buildings should be performed from the interior of the building to minimize impact on the exterior proportions of the building - overcladding with insulation is not permitted.</p> <p>For existing Historic Buildings, upgrading of wood windows is required as opposed to replacement. When Replacement is necessary, windows should be replaced with like materials and increased glazing performance, as possible.</p> <p>In non-historic buildings, overcladding of the existing building is permitted to increase the thermal performance of the building, provided the exterior appearance of the building complies with the other sections of these Design Requirements and Guidelines.</p> <p>In non-historic buildings, replacement of existing windows shall be in conformance with the other sections of these Design Requirements and Guidelines.</p>	<p>Insulating Existing Building</p> 				
3.1.E	<p><b>Climate Adaptation/Resilience Projects: Raising Buildings to Minimize Impact on Permafrost:</b> Where buildings are raised, skirting boxes shall be installed. Projects are encouraged to minimize the impact of changing entrance elevations through the introduction of ramps to provide equal access to all.</p>	<p>Raising Building to Minimize Impact on Permafrost</p>				

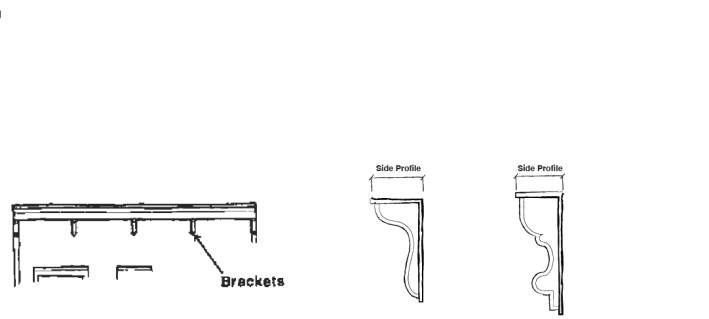
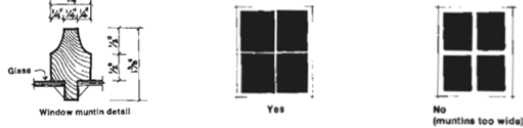
**Table 3 - Additional Guidelines**

Column 1	Column 2	Column 3	4	5	6	7
Item	Description	Sketch	R1	R2	C1	A
3.1.F	<p><b>Miscellaneous:</b> Where not otherwise described, projects are encouraged to minimize visibility of adaptation projects, subject to approval by the Planning Manager of Delegate.</p>	Miscellaneous				
<b>3.2 - Lot Frontage Types</b>						
3.2.A	<p><b>Residential Boardwalk</b> Boardwalks may be constructed within a lot to serve as a circulation path to a building entrances or out buildings.</p> <p>Where boardwalks are constructed in front of a residential building the boardwalk is to be constructed in alignment with any adjacent existing boardwalks. Boardwalks are to be constructed of lumber.</p>	<p>Boardwalk</p>				
3.2.B	<p><b>Fence</b> Fences may be constructed on the perimeter of the lot to define the property line. Fences shall be constructed of wood, or wood and wire used in combination, and their height shall be determined based on the Zoning Bylaw.</p> <p>Wood fences may be constructed of common profiles for boards and posts, as described in sketches in Column 3.</p> <p>Wood and wire fences shall use wood posts at period intervals.</p>	<p>Fence</p>				

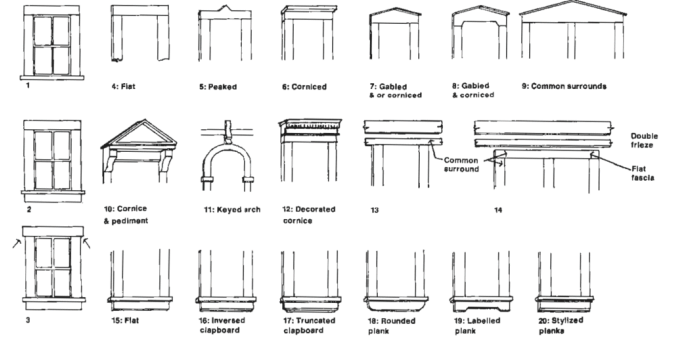
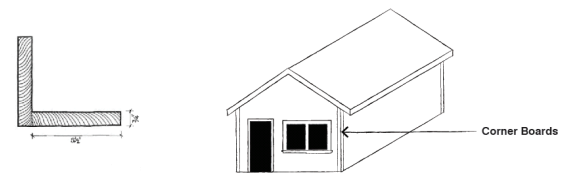
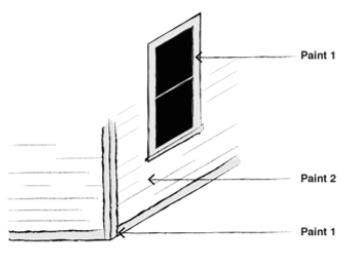
**Table 3 - Additional Guidelines**

Column 1	Column 2	Column 3	4	5	6	7
Item	Description	Sketch	R1	R2	C1	A
3.2.C	<p><b>Balcony:</b> In order to allow access to exterior spaces for multi-unit residential buildings, balconies are permitted as a frontage type, as well as on the remaining sides of the building, as permitted by the Zoning Bylaw 2018-19. The balcony should span the width of the front facade - thus also functioning as a canopy for a verandah below. Alignments of posts should correspond with the division of the facade into bays, and not obstruct openings. The ground level porch surface shall be located within 200 mm of the ground floor level of the building. For buildings in R2 zones, Balcony frontages may be used in combination with Front Yards.</p> <p>Refer to 2.5.F Handrails and Guards for further details.</p>	<p>Balcony</p>				
3.2.D	<p><b>Porch:</b> Porches may be constructed on the street facing or rear facing elevations of a building. Porches shall be no greater than one storey, and the porch surface shall be located within 200 mm of the ground floor level of the building.</p> <p>Where porches are provided with a roof one of the four common porch roof types may be used.</p> <p>Porch depth and dimensions shall be determined based on the Zoning Bylaw.</p> <p>Porch Roof Types: Porch roof types shall be constructed of one of the common four roof types. Porch roof slopes can range between 2:12 and 10:12. Where porch roofs are an extension of the main building roof, they must maintain the same slope.</p>	<p>Porch</p>				
3.2.E	<p><b>Veranda:</b> Verandahs may be constructed on the front façade and wrapping around the adjacent side façade.</p> <p>Verandahs shall not be constructed above the first storey of a building. When verandahs are constructed on a one storey building with a gable roof, the verandah may be constructed as an extension of the roof.</p> <p>Verandah depth and dimensions shall be determined based on the Zoning Bylaw 2018-19.</p> <p>Verandah Roof Types: Verandah roof types shall be constructed of one of the common four roof types. Verandah roof slopes can range between 2:12 and 10:12. Where verandah roofs are an extension of the main building roof, they must maintain the same slope.</p>	<p>Veranda</p>				

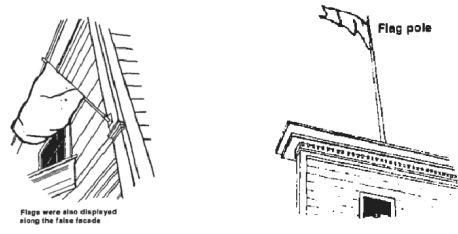
**Table 3 - Additional Guidelines**

Column 1 Item	Column 2 Description	Column 3 Sketch	4 R1	5 R2	6 C1	7 A
<b>3.3 - Roof Types and Roof Frontages</b>						
3.3.A	<p><b>Bracketing:</b> Bracketing may be used where buildings have cornices and at the height of storefronts, bracketing shall be evenly spaced across the width of the façade.</p> <p>When bracketing is used, brackets shall be made with a side profile to provide a minimum depth of 100mm .</p>	<p>Bracketing</p> 	R1	R2	C1	A
<b>3.4 - Detailing</b>						
3.4.A	<p><b>Glazing Division:</b> When windows are constructed with divisions, vertical and horizontal divisions shall be through glass to create a true division of the glazing unit.</p> <p>Simulated divided lites, or grilles placed between glass are not permitted.</p>	<p>Glazing Divisions</p> 	R1	R2	C1	A
3.4.B	Window Sills: To be Developed		R1	R2	C1	A

**Table 3 - Additional Guidelines**

Column 1 Item	Column 2 Description	Column 3 Sketch	4 R1	5 R2	6 C1	7 A
3.4.C	<p><b>Window Surround:</b> Window surrounds may be any of the common historical types shown. A single window surround type shall be used for the primary façade of a building.</p>	<p>Window Surround</p> 	R1	R2	C1	A
3.4.D	<p><b>Trim and Corner Boards:</b> When corner boards are used the size of the corner boards shall range between 4" and 12"</p> <p>Trim and corner boards shall be of the same material as used on the field cladding, as permitted in the Cladding section.</p>	<p>Trim and Corner Boards</p> 	R1	R2	C1	A
3.4.E	<p><b>Paint</b></p> <p>Colour Schemes shall follow the below guidelines:</p> <p>Paint Colour 1 - windows, window surrounds, cornerboards, cornice detail, decorative wood trim, and other building trim.</p> <p>Paint Colour 2 - Field cladding</p>	<p>Paint</p> 	R1	R2	C1	A

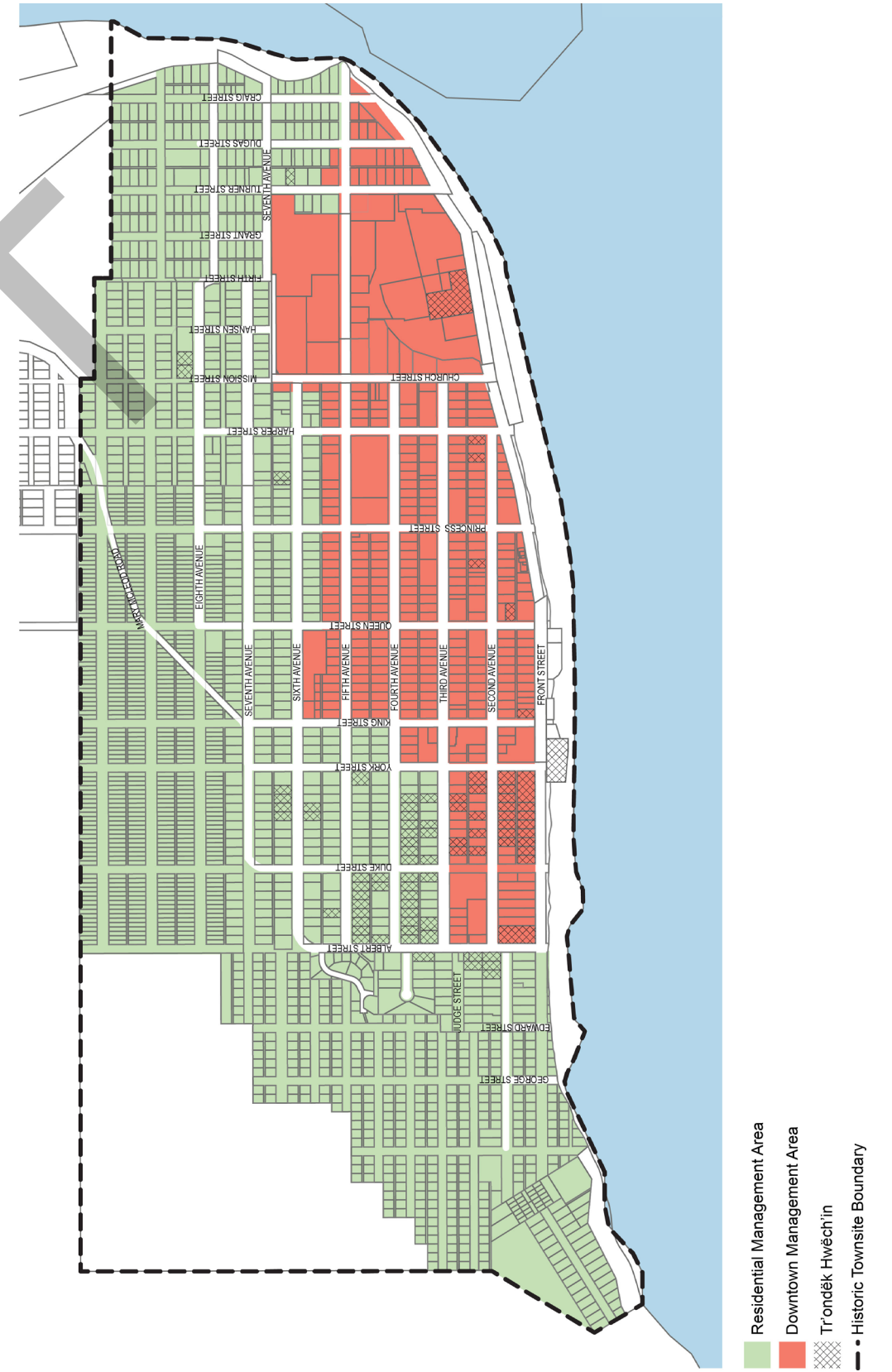
**Table 3 - Additional Guidelines**

Column 1 Item	Column 2 Description	Column 3 Sketch	4 R1	5 R2	6 C1	7 A
3.4.F	<p><b>Flag Pole:</b> Flag poles may be placed n the sides or tops of building. Flag poles should be constructed in a similar style to images shown.</p>	<p>Flag Pole</p> 				
3.4.G	<p><b>Awning:</b></p>	<p>To be developed</p>				

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# 4 - ADDITIONAL INFORMATION

## 4.1 HERITAGE MANAGEMENT AREAS



## 4.2 DEFINITIONS

Major Renovation:

Infill:

Redevelopment:

Minor Renovation:

Heritage Management Areas:

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