

**PROPOSED AMENDMENTS TO THE
WESTON HERITAGE CONSERVATION DISTRICT PLAN**

The Weston Heritage Conservation District Plan, as adopted by City Council on September 25, 26 and 27, 2006, by Bylaw 798-2006, be amended by adding a new Section 5.8 and that existing Sections 6.2.1 and 6.3 be amended as shown below:

Section 5.8 Properties Fronting on Weston Road

5.8.1 Significant Architecture and Prominent Buildings

Contributing Buildings should not be demolished. In particular, the street facing facades of the former Town of Weston Fire hall at the corner of King St. Crescent and Weston Road shall not be demolished.

The renovation of facades of Contributing Buildings should respect the original architectural style.

5.8.2 Building Heights

Building height will be governed by the Zoning By-law and will not exceed the heights permitted.

The shadow impact of new buildings should not have an undue adverse impact on the surrounding area.

5.8.3 Street Wall (including facades)

New and renovated buildings must maintain and enhance the continuity of the street edge by building out to the front property line.

New and renovated buildings should extend the full extent of the property width. Exceptions may be permitted where it is desirable to maintain view corridors

5.8.3.1 Street Wall Elements

New and renovated buildings must be designed to be sympathetic to the attributes of the buildings which make up the historic Weston Village, through massing, rhythm of solids and voids, significant design features and quality materials.

All third party signage and any signage above the ground floor must respect the heritage character of the building and streetscape, including the scale and rhythm of storefronts. Signage must not cover windows.

No blank walls adjacent to a public space are permitted.

Recessed entries in existing contributing buildings must be retained

Recessed entries in new buildings are strongly encouraged.

Replacement windows, doors and architectural components of buildings that contribute to heritage character must respect the original in type, proportion, vertical orientation, and size of elements. Surrounding detail should be maintained. When original windows no longer exist replacement windows should respect the spirit of the original architecture.

5.8.3.2 Façade Patterns and Features

The facades of new and renovated buildings must be sympathetic to the heritage character of the existing built form by respecting the rhythm of the store widths in Weston Village. This is particularly crucial to large developments which may contain considerably larger interior spaces on the ground floor.

New and renovated buildings must enhance the heritage character of the street through the use of high grade materials, including brick and stone. Detailing should add visual interest and texture.

New and renovated buildings that contain a street-related commercial component must be characterized by one storey commercial facades with non-commercial facades above. Commercial uses that have a presence on the street above the first floor should be avoided.

Up to 80% glazing is appropriate at-grade; second levels and above should approximate 50% glazing, with not more than 75% glazing, and no less than 25% glazing.

New buildings are encouraged to incorporate symmetry on the upper levels of facades

New and renovated buildings should respect the significant design features and the horizontal rhythm of buildings in Weston Village. The horizontal rhythm and visual transitions between floors must be articulated in façade designs. The floor to ceiling height of façade of the ground floor should be consistent with the predominant heights of commercial first floor facades in Weston Village or adjacent buildings.

Addition to Section 6.2.1

Heritage riverstone must not be demolished or removed from a property and is encouraged in new landscaping

Additions to Section 6.3

Multi-level, above ground parking structures fronting onto Weston Road are not permitted.

On-site loading facilities must not have a significant impact on the facades of the property