



A GUIDE TO BUILDING IN CUMBERLAND'S (HCA) HERITAGE CONSERVATION AREA



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Introduction

This document provides an overview of the requirements and general steps to building in the Heritage Conservation Area (HCA) and Historic Village Commercial Core (HVCC).

This area stands as one of the few mining town commercial areas on Vancouver Island. Dunsmuir Avenue, named after the industrialist whose company founded the Village, has beautiful historic buildings that remind the community of its provincial roots. While the traditional caretakers of the land, K'ómoks First Nation, is not as visible as today, it is the Village's priority to include their culture within the downtown area.

[A Heritage Alteration Permit \(HAP\)](#) is **required** to take any of the following actions to land or buildings within the designated area (see figure 3, page 7):

- a. Create a new a building or structure.
- b. Add an addition to an existing building.
- c. Alter a buildings structure or the surrounding land.
- d. Alter a feature that is protected heritage property.
- e. To subdivide property.
- f. Demolish a building.
- g. Alterations to windows, siding, or architectural features.

A Heritage Alteration Permit is **not** required for:

- h. Alterations or repairs to existing single-family residences.
- i. Interior renovations.
- j. Exterior maintenance and repairs with materials, design and colors that are consistent with these guidelines (such as repainting in historically appropriate colors or routine upkeep)

Soft landscaping (gardens, or planters) that does not affect the heritage character of the Historic Village Commercial Core or the heritage value of the property.

- k. Construction and maintenance activities carried out by, or on behalf of, the Village.
- l. Regular and emergency Village maintenance of municipal infrastructure conducted in a manner that is consistent with the objectives of the Heritage Conservation Area designation.
- m. Public art as approved by Council.

This guide is intended to illustrate the requirements set out in [Schedule 11.0 of the Official Community Plan \(OCP\)](#), and the [Cumberland zoning bylaw](#) but is not intended to be a replacement.

Overview

Vision for the Heritage Conservation Area

The Heritage Conservation Area (HCA) is intended to provide long-term protection of the Historic Village Commercial Core (HVCC), which contains resources with special heritage value or heritage character. The vision is that revitalization and new development in this downtown area are compatible with the scale and character of the existing downtown. Heritage planning continues to give the Village of Cumberland a sense of identity, while connecting its residents to the past. Preserving heritage is an important part of creating a sense of place and civic pride in the downtown. This translates to the continued near and long-term well-being of the community's culture and economy. This area justifies stewardship, conservation, and repurposing of the downtown commercial core buildings and streetscapes.



Figure 1: Streetscape with heritage buildings along Dunsmuir Avenue, within the HVCC.

Distinguishing Features of the HVCC

- n. **Streetscapes** are generally intact and unified, made up of commercial and some residential buildings that illustrate the development period of the late 19th and first half of the 20th century.

- o. **Buildings** are generally limited to one to two stories and have dense site coverage.
- p. **Commercial uses** are vibrant but rely on mixed use, with a variety of independent business and a mix of institutional and residential uses.
- q. **Construction** is typically wood frame for this type of early residential and commercial architecture.
- r. **Street façades** are elaborate compared to more utilitarian rear façades.
- s. **Color** is not unified by a specific palette, but colours that complement palettes of pre-existing historic buildings are recommended.
- t. **Notable features** and characteristics of this area are:
 - o "Storefront" design incorporating large, glazed display frontage, awnings and signage indicative of the late 19th and early 20th century "Pioneer" style.
 - o Examples of historic architectural detailing and materials, such as brackets and wood siding.
 - o A variety of rooflines including pitched, flat, stepped gable and parapet.
 - o Wood siding and wooden-sash windows; trim and soffits.
 - o Punched window openings and projecting cornices at the rooflines.



Figure 2: A unique Art Deco building, the Ilo Ilo Theatre on Dunsmuir avenue.

The Heritage Conservation Area manages both Infill (new) development and restorations, renovations, and rehabilitations of pre-existing buildings.

The Goals of Infill Development

- a. Accommodate and manage new infill development that follows guidelines and enhances the overall character of the HVCC. This includes the densification of the surrounding designated residential area.
- b. Regulate new subdivisions within the HCA, to maintain a consistency with the heritage scale of the area.

The Goals of Restorations, Renovations, and Rehabilitations

Ensure new restorations, renovations, and alterations within the HCA respect the neighborhoods history while enhancing the character of the downtown core.

- u. Promote purposeful and appropriate adaptive reuse of historic buildings.

In addition, all development in the HVCC should work towards:

- v. Recognizing and enhancing the history of the HVCC for the benefit of present and future generations.

- w. Promoting a pedestrian friendly, accessible, and vibrant HVCC.

Designated Heritage Conservation Area (HCA) Boundaries



Figure 3: The designated area is bound within Penrith Avenue & Derwent Avenue North to South and Sutton Road & Fifth Street East to West. Between Sutton Road and First Street lies the HCA while the HVCC occupies the rest of the designated area.

Permit and Application Processes

What is the Process for Applying for a Heritage Alteration Permit?

 **1) Submit application and pay fees.** (Processing will not commence until all the application requirements are met.)

2) Post public notice. Staff will provide the design for the public notice sign. Install **the public notice sign** within 10 days of submission.

3) 1st council meeting. Staff prepares a report for Council outlining the application and requesting referral to the heritage committee. Council may request additional information or require a **neighbourhood public meeting (step 4)**. They may issue the application, table, or deny the application.

If referred, staff prepares a report for the Heritage Committee. The applicant is invited to attend any meeting where their application is being considered.

 **4) Neighbourhood meeting* (if required).** Staff will provide the mapping of the area required for notification.

- Schedule the Neighbourhood Public Meeting in a Cumberland venue;
- Advertise in a local paper, the ad to appear 10 days prior to the Neighbourhood Public Meeting;
- Staff emails a notification of the meetings within a 75m radius of the property;
- After the Neighbourhood Public Meeting, provide proof of advertising, a summary of comments and/or concerns; and any submissions made at the Meeting.

5) Second Council Meeting

- Staff sends out notification to adjacent neighbors at least 10 days prior to the meeting where Council will be deciding on the application.
- The Committees (referred by Council) meet and make recommendations to Council.

- Staff prepares a report for Council outlining the application, comments from the Neighbourhood Public Meeting (if held), recommendations from the Committees/ public submissions received.
- Council may request additional information, issue the application, or may refer, table, or deny the application.
- The Applicant is advised of the Council's decision within 10 days.
- The Applicant shall remove the Public Notice sign within 10 days of Council making its decision.

If Accepted: Where Council has granted the permit and the conditions of the Permit have been met (i.e., security, plans) it is then issued by the Corporate Officer. The *Notice of Heritage Alteration Permit* is sent to the Land Title Office for registration on the title of the subject property.

If Refused: Where a permit has been refused by Council, the applicant shall be advised of the reasons for refusal.

What Needs to Be Included With My Application?

- ☐ Completed application form that includes the applicable fees and authorising signatures. --[add new link here when available](#)--

A Site Plan which includes:

- ☐ Location map, including neighbouring land uses;
- ☐ Existing and proposed buildings in relation to legal property boundaries with dimensions and areas;
- ☐ Significant physical features and topographic information, all existing watercourses and wetlands and all Sensitive Ecosystem Information;
- ☐ North arrow and drawing scales;
- ☐ Dimensions for all elevations and site plans;
- ☐ Geodetic elevation upon request by the Village;
- ☐ Roads, existing and/or proposed;

- ☐ Residential unit or building layout and/or comprehensive plan, illustrating unit distribution; and open space.
- ☐ Elevation drawings in colour that illustrate changes to the outside of the building and materials/colors used.
- ☐ Material and colour samples

What Might be Required, at the Request of the Village?

- ☐ A Surveyors Certificate prepared by BC Land Surveyor
- ☐ A rendering of the streetscape showing the proposed alteration or new building in relation to the neighbouring buildings on the block
- ☐ Landscape Plans, conforming to the BCSLA/BCLNA standard, as required. This includes:
 - Hardscaping such as sidewalks, fences, or seating areas
 - Softscaping such as planting species lists and planting locations
- ☐ Security / Bond: This is to provides the means for staff to carry out the approved plans if they are not completed.

Village staff will review the application and inform the applicant of the specific requirements.

HCA Guidelines

Sustainable Building Practices for Existing Buildings

- a. **Materials:** Retain existing building envelope materials if possible, including siding. Design and install rain screen sidings with care, as they impact the life cycle of the building and may impair heritage character through the removal of original material.
- b. **Windows and doors:** Historic buildings should attempt to repair original windows and doors, or to replace inappropriate later additions with replicas of the originals. Replacement of originals windows is discouraged but is permitted as a final resort in cases of extreme deterioration.
- c. **Mechanical systems:** Consider upgrading to energy-efficient appliances when possible.
- d. **Insulation:** Introduce extra insulation, especially in attic spaces. Consider the use of weather stripping and other draft- proofing measures.
- e. **Efficiency:** Improve the energy efficient performance of heritage and existing buildings, including by reference to the Vancouver Heritage Foundation's Old Buildings: [Your Green Guide to Heritage Conservation](#)

Sustainable Building Practices for New Developments

- a. Building design should include passive heating, lighting, and cooling design features.
- b. Landscaping and building design should incorporate natural daylight and seasonal shade features.
- c. Building orientation should, where practical, be designed to optimise the benefits of solar orientation.
- d. Building design should incorporate solar ready features

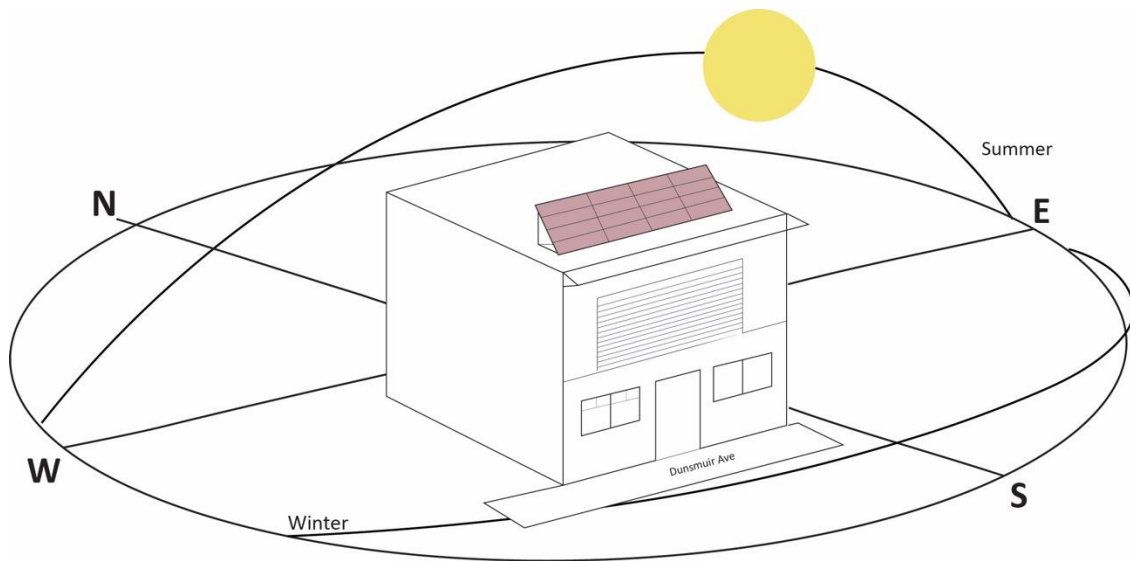


Figure 4: Building orientation based on Sun path during summer and winter.

- e. Provide adequate sheltered and secure bicycle parking, based on the proposed use.



Figure 5: An example of sheltered bike parking.

- f. New developments should provide electric vehicle plug-ins.
- g. All buildings shall be designed and engineered to be solar ready.
- h. Adaptive reuse of buildings and on-site materials is encouraged, where permitted within the BC Building Code and under relevant legislation.

Building Form and Character



Figure 6: The Cumberland Branch of Vancouver Island Regional Library.

New Development

The following will provide guidance for **new development** to remain consistent with neighbourhood character: Note that while these guidelines do not apply to the interior of buildings, owners are encouraged to restore or retain historic interiors to complement exterior facades.

- a. New buildings should respect neighboring residential uses. Designs should be sited to minimize impacts to privacy, light pollution, and noise.
- b. Building massing shall be proportionate to human height and provide visual interest at the street and sidewalk level.



Figure 7: A new apartment building on 2727 Dunsmuir Avenue.

- c. Avoid setbacks from the street or the property line unless there is a specific design purpose in doing so (such as a seating area).
- d. Respect the design of adjacent buildings. For example - repeating a window pattern or carrying a cornice line.
- e. Maintain the relationship between the upper and lower storey.
- f. The street frontage should have large window openings onto the street.
- g. Solid walls which will appear uninteresting and uninviting to the pedestrian are to be avoided.

- h. The original proportions of storefront elements (i.e., windows, doors, entranceways, cornices, and bulkheads) shall be retained or reconstructed, if necessary
- i. Any new construction should blend where it joins with an older building.
- j. Where foundations require replacement, the siting and height of the affected building or structure may be reasonably altered.
- k. Consolidation of properties into large parcels is discouraged. However, consideration will be made for new building designs that are sensitive to the small-scale shop frontages typical in the commercial area of Cumberland.
- l. Rooftop mechanical equipment shall be hidden behind screens or parapets to conceal such equipment.
- m. Building massing shall consider the preservation or enhancement of view corridors to open areas and mountain vistas.
- n. The use of shipping containers and similar containers and structures shall be avoided. If no alternative exists to provide storage or other accessory uses for the corresponding existing buildings, these containers and structures must be adapted to meet all siting and design guidelines as if they were buildings.

Expansions, Alterations and Renovations



Figure 8: Restoration of two heritage buildings within the HCA.

- a. All buildings and expansions (including storage, parking, and supply yards) shall be designed to be compatible with surrounding land uses and the major roads fronting the property.
- b. Restorations or renovations should retain the existing siting, roofline design, height, and number of storeys of the affected building or structure.
- c. Whenever possible, original forms, materials and details should be uncovered or left in place and preserved.
- d. Maintain the relationship between the upper and lower storey.
- e. Maintain the original retail/commercial appearance of the street level of a building.
- f. If a residential building is converted for commercial purposes, maintain the exterior characteristics of the residential building.
- g. The original proportions of storefront elements (i.e., windows, doors, entrance ways, cornices, and bulkheads) shall be retained or if necessary reconstructed.

- h. Additions to the façades of heritage buildings is discouraged, except for front porches.
- i. Architectural elements such as front porches, verandahs and bay windows shall be retained and, where possible, restored to their original design.



Figure 9: An illustration demonstrating the preservation of original forms, materials and details that also respects the human scale of buildings in the HCA.

Accessibility



Figure 10: The Cumberland Museum and Archives features an accessible ramp to its entryway.

- a. All new construction will require the installation of sidewalks along the frontage and, if on a corner lot, along the adjacent side street to the rear lane
- b. Accessibility features shall be integrated into the overall design concept and identified on the site plans.
- c. Should incorporate barrier-free universal design principles.
- d. Accessible travel routes shall meet the current edition of the [British Columbia Building Code \(BCBC\)](#)
- e. Accessible travel routes shall conform to the requirements of the most current edition of the BCBC.

Site Design



Figure 11: The incorporation of seating areas along Dunsmuir Avenue.

The downtown commercial area is the social, cultural, historic, and economic heart of the Village. It is also the most visible part of the community and requires special design consideration which extends beyond the buildings themselves to the site development.

- a. Site layout shall consider locating buildings in order to incorporate pedestrian courtyards, plazas, and common gathering areas with coordinated site furniture and lighting.
- b. Consider the preservation or enhancement of natural site features.
- c. Maintain key view corridors to open areas and surrounding landscape vistas.

- d. The proposed development shall demonstrate the principles of Crime Prevention through Environmental Design (CPTED) in the implementation of the site and landscaping design process.
- e. Service areas should be located at the rear of buildings; outside storage areas should be avoided, but if no other option exists, located at the rear of buildings.

Stormwater

A stormwater management plan prepared by a registered professional engineer is required. The goal is maintenance of post-development flows which are equivalent to pre-development flow patterns and volumes over the entire wet weather season.

- a. Stormwater management should follow source control (on-site) principles and practices and minimize the use of conventional pipe and pond techniques. It must also avoid direct discharges to streams and other waterbodies.
- b. Stormwater management should encourage water to flow to absorbent soils on the site

Soil Erosion and Sediment Control

A Sediment and Erosion Control Plan shall be prepared by a registered profession for the construction and operational phases of the development.

Access, Parking and Amenity Areas

- a. No vehicle access will be permitted off Dunsmuir Avenue
- b. Where a rear access lane is present, access should be from the rear lane.
- c. Provide options for alternative modes of transportation like public transit, bicycles, and pedestrians. Priority should be given to these alternate modes instead of private vehicles.
- d. Minimize the number of traffic entry and exit points.
- e. Identify pedestrian areas in parking lots with different paving and landscaping treatment.
- f. Owners are encouraged to use permeable surface treatments for roadways, parking areas, and other surfaced areas within a development.

- g. Building entrances shall be clearly visible from the street and parking areas.
- h. All development must provide adequate garbage and recycling facilities located at the rear of buildings.
- i. All new construction must meet the common parking standard as outlined in the Village's [zoning bylaw](#), and on-site parking will be located at the rear of the lot with access from the rear lane.
- j. All developments will be required to reserve a non-buildable area a minimum of 1.5metres and grant a Statutory Right-of-Way (SRW) for that area along the rear lane to enable the Village to construct and maintain a lane of sufficient width to provide rear access, travel, and snow removal.

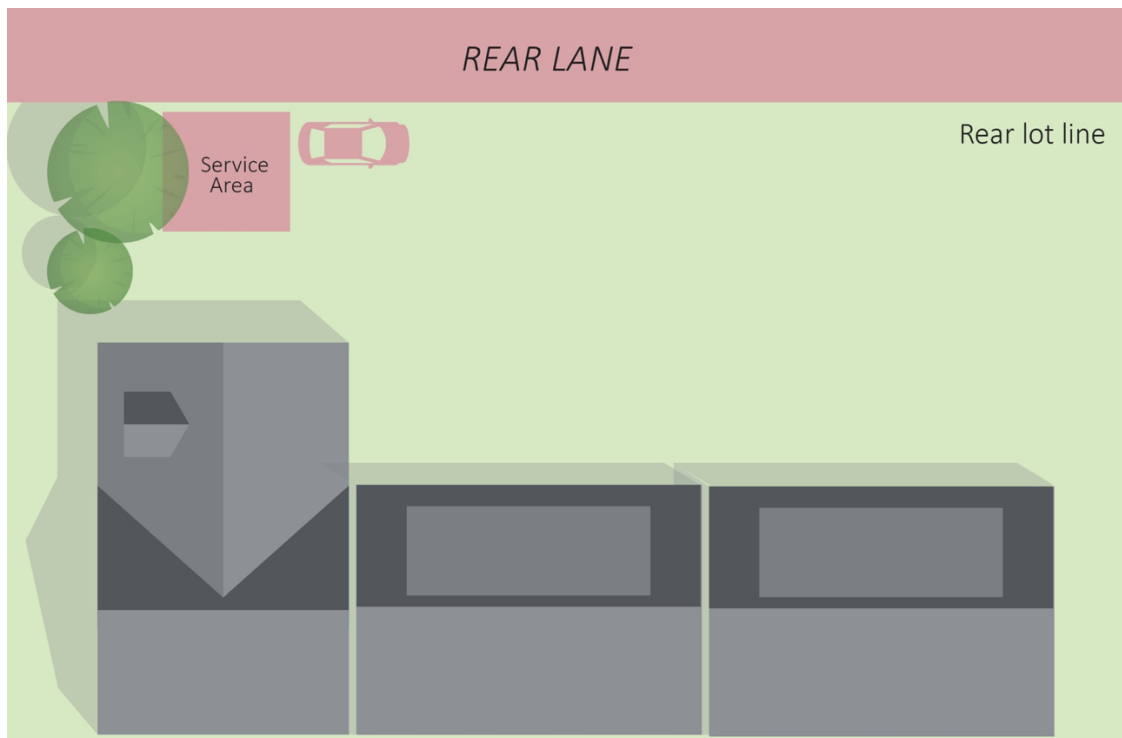


Figure 12: Illustration depicting rear lane access.

Cash-In Lieu Parking Provisions

New developments are required to consult the [Zoning Bylaw](#) to ensure the correct number of off-street parking stalls are provided. Parking stall requirements for the downtown core are identified in Table 6.3.3 VCMU-1, p.51 of the Zoning Bylaw. In Cumberland this includes visitor parking, disabled parking, electric vehicle parking and Pregnant Women and Persons with Young Children parking. However, Cumberland has Cash-in-Lieu Provisions for

parking. This means that an owner of a lot, building or structure may choose to pay the Village in cash instead of providing the required parking stalls. For commercial parking requirements, the cash-in-lieu option can be used for all stalls. For residential parking requirements, the cash-in-lieu option can be exercised for up to a maximum of 30 percent of the required parking stalls.

If an owner chooses to provide cash in lieu of the parking stalls this, they will pay:

- a. \$10,00 for each visitor parking stall
- b. \$11,760 for each disabled parking stall
- c. \$24,900 for each electric vehicle parking stall
- d. \$11,760 for each Pregnant Women and Persons with Young Children parking stall

Please provide the type of businesses, the space they will occupy in the building (in m² or sqft), and the number of residential units with the application and Village planning staff will calculate the parking requirements and cash-in-lieu options for you.

Design Guidelines

Landscaping

a. Plants:

- i. Landscaping shall respect the heritage character of the area and be consistent with neighboring properties.
- ii. Property owners are encouraged to use plantings and landscape elements that reflect the historic development of HVCC.

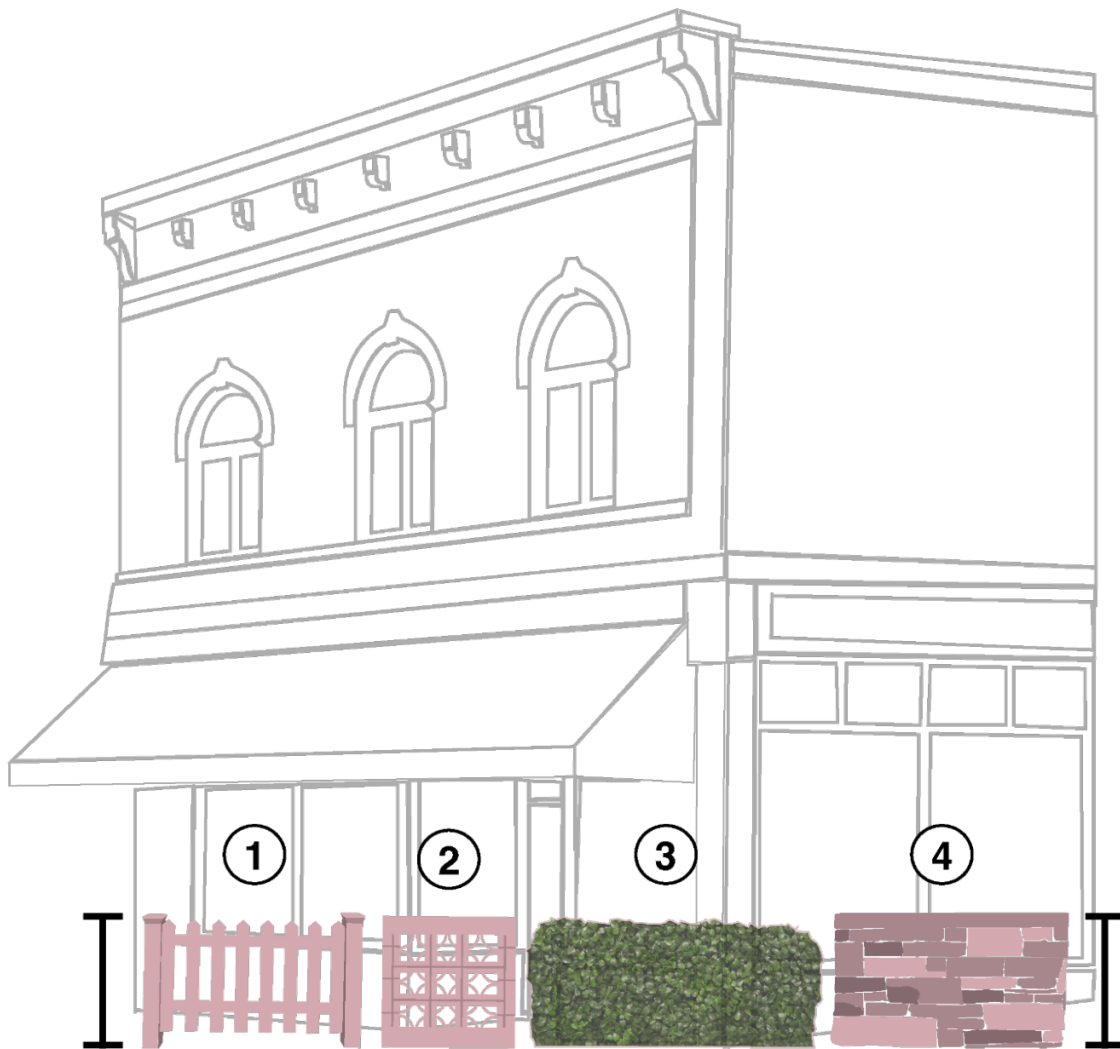


Figure 13: Mining cart-inspired bench.

- iii. Mature plantings that provide historic context, and character-defining elements, should be taken into consideration in any redevelopment of the site or before undertaking any new construction.

b. Fencing & Hedges:

- i. To maintain the existing open appearance, limit fences or solid hedges between the front of the principal building and the front lot line. The Zoning Bylaw permits fence heights up to 2m (6.6 ft) along the rear and sides of the lot and up to 1.2m (3.9ft) along the front.
- ii. Where construction of a new fence is contemplated, owners are encouraged to erect a fence or wall of historic appearance (e.g., various styles of pickets or stone walls).



Figures 14: Illustration depicting the height and historic elements fencing may include.

c. Water-use:

- i. Landscaped areas shall be watered by an automatic irrigation system, complete with an automated 'smart' controller.

- ii. Except where precedent exists for renovation of historic landscapes or gardens, high water-use turf, sod, and lawn are prohibited.
 - iii. Reduce water consumption through the use of plants suitable for the growing area.
 - iv. Development projects should incorporate rainfall capture systems for irrigation where feasible.
- d. Other elements:
- i. Elements such as shipping and loading areas, outdoor storage areas, shipping containers (if permitted), transformers, and meters should be screened by landscaping, solid fencing, and appropriate siting.

Materials

- a. Original materials:
- i. Maintain original materials to ensure visual continuity.
 - ii. Leave original materials in place when intact.



Figures 15-16: Well-maintained original materials that have remained intact on buildings within the HCA.

- b. New materials:
- i. Use new materials to respect both the style and the date of the individual building.

- ii. If replacement of original wood siding is necessary, replicate the original appearance of wooden elements.
- iii. All materials used in alterations or additions should be similar in appearance to the original structure.



Figure 17: Materials of similar appearance and form of historical buildings in the HCA.

c. Recommended Exterior Materials:

- i. Low profile horizontal drop or bevel siding
- ii. Wood shingles
- iii. Sandstone and good quality brick
- iv. Appropriately designed stucco as a cladding material
- v. Solid color, small tile (15cm) as a decorative element in entryway and façades



Figure 18: Wooden shingles encase the Riding Fool Hostel building.

d. Repair, restore, reuse and conserve:

- i. Repair original windows or replace inappropriate later additions with replicas of the originals (For example, several of the early Cumberland buildings originally had double-hung or casement wooden sash windows and wooden doors).
- ii. Where possible, original window and door hardware shall be conserved and reused.
- iii. Return window openings that have been changed in size to their original dimensions.



Figure 19: [The Old Post Office building on Dunsmuir Avenue.](#)

e. Acceptable if:

- i. Metal frame windows and curtain walls are acceptable if there is clear demonstration of scale, material, colour, and pattern that integrates with the surrounding context.
- ii. Blocked windows should be opened and properly reglazed.

f. Not permitted:

- i. Vinyl window systems

Colour

The choice of a colour scheme for a building shall be made based on what is most appropriate for the individual building and what colours may be compatible with adjacent buildings. Respect for nearby buildings will help to give a unified appearance within the Heritage Conservation Area.



Figure 20: [Foreground] The Old Masonic Hall, [background] the Ilo Ilo Theatre.

Lighting

a. Light shielding:

- i. Lights should be fully shielded (full cut-off)
- ii. Light shall be shielded so the lamp itself is not visible outside the property perimeter.
- iii. Exterior building lighting is concealed in soffits or other similar architectural features, where feasible



Figure 21: An example of light shielding to reduce light pollution and minimize negative externalities for residents.

b. Light placement:

- i. Security and other lighting should not shine directly into residential properties or reduce the effectiveness of any landscaped buffer between properties.

c. Lamp poles and luminaries:

- i. Lamp poles used for site area lighting should complement the form and character of adjacent sites and Village Streetlighting standards.

d. Safety:

- i. On-site lighting should support for pedestrian/vehicle safety.
- ii. Lighting should adhere to principles of Crime Prevention through Environmental Design Principles (CPTED). This includes designing lighting for pedestrian pathways, building entrances and parking areas at a human scale (i.e., low level bollards) and address pedestrian safety, in a historically sensitive manner.

Signage



Figure 22: Several hanging signs along Dunsmuir Avenue.

Sign regulations, including maximum dimensions and projections are found in Part 5 of the Villages [Zoning Bylaw](#).

HCA designated area recommended sign types:



Figure 23: A modern example of a hanging sign on a commercial storefront.

- a. Projecting hanging signs:
 - i. These signs project out from a building at a 90° angle and generally hang over the sidewalk.

- ii. Projecting hanging signs should hang at least 3.0metres above the sidewalk surface.
 - iii. Projected signs should be built from wood or metal and be painted, enameled, or carved by sandblasting.
 - iv. Permission from the Village is required to construct a sign encroaching on public property.
- b. Fascia signs:
 - i. Fascia signs are installed over the main entry of a building.
 - ii. Backlit plastic fascia signs are prohibited.
- c. Painted window signs:
 - i. These signs are painted on the inside of windows.
 - ii. They should be simple in design and painted in gold leaf or with drop shadows.
- d. Painted wall signs:
 - i. These signs are painted on the exterior walls of buildings.
 - ii. Avoid large garish or brightly coloured wall signs that would be out of place in Cumberland.



Figure 24: An example of a painted wall sign on [the Waverley Pub and Hotel](#).

e. Canopy or awning signs:

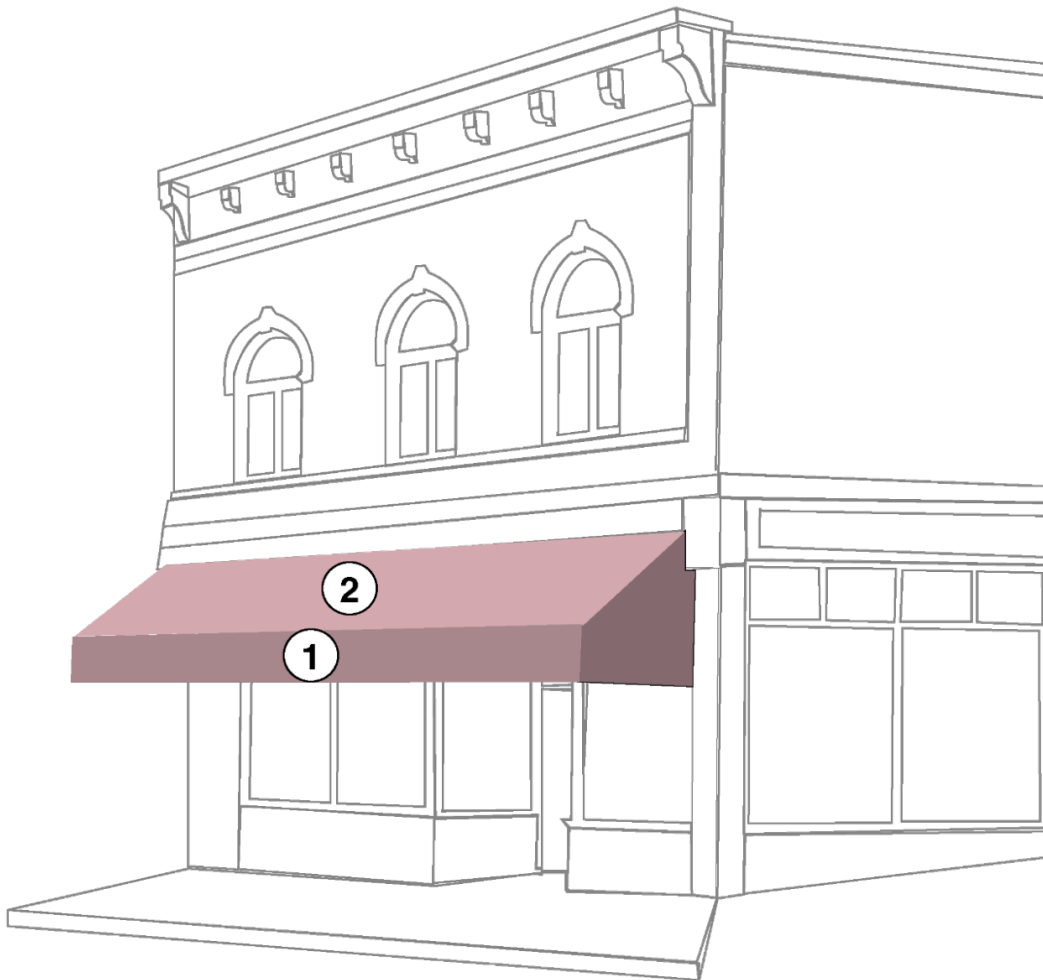


Figure 25: An illustration of general awning and signage placements.

- i. The valances of canopies and awnings are often used for signage.
- ii. Generally, the sign message should be placed on the (1) valance area of the awning or (2) canopy.

General signage rules and recommendations:

f. Sign illumination:

- i. Sign illumination for new signs shall be exterior, from the front and downcast.
- ii. New signs should be lit from the exterior, the front and downcast.

- iii. If the signs are illuminated internally, they may include halo lighting or direct backlighting only for individual letters and logos.



Figure 26: An example of a painted wooden sign on a modern building in the HCA.

- g. No signs shall be:
 - i. No signs shall be equipped with flashing, oscillating, or moving lights or beacons.
 - ii. No signs shall be permitted on a roof.
- h. Recommended signage materials:
 - i. Painted or sandblasted wood
 - ii. Painted or enameled metal
 - iii. Neon (appropriately designed in a period style)
 - iv. Painted signs on fabric canopies or awnings

Architectural Detailing

Design proposals for heritage buildings shall be examined to determine what original architectural details remain and may be rehabilitated. The historic character of heritage buildings is dependent on a variety of architectural details. In some cases, certain features have been lost or obscured by many years of weathering, inappropriate renovation, or lack of maintenance. Not every detail of every building may be feasibly restored, but surviving features shall be retained and repaired.



Figure 27: Architectural details on the Big Store/John-Cliff Dry Goods Store building.

a. Architectural features:

- i. Inappropriate later additions shall be removed or replaced.
- ii. Building details shall be compatible with the date the building was constructed or, where appropriate, a historically defensible later date based on documentary evidence.

b. Not permitted:

- i. Inappropriate new architectural details will not be permitted.
- ii. Fake or imitation "heritage looking" elements such as sunburst windows or "gingerbread" woodwork shall not be applied to the façades of buildings if they were not a part of the original fabric of the building.

c. Awnings:

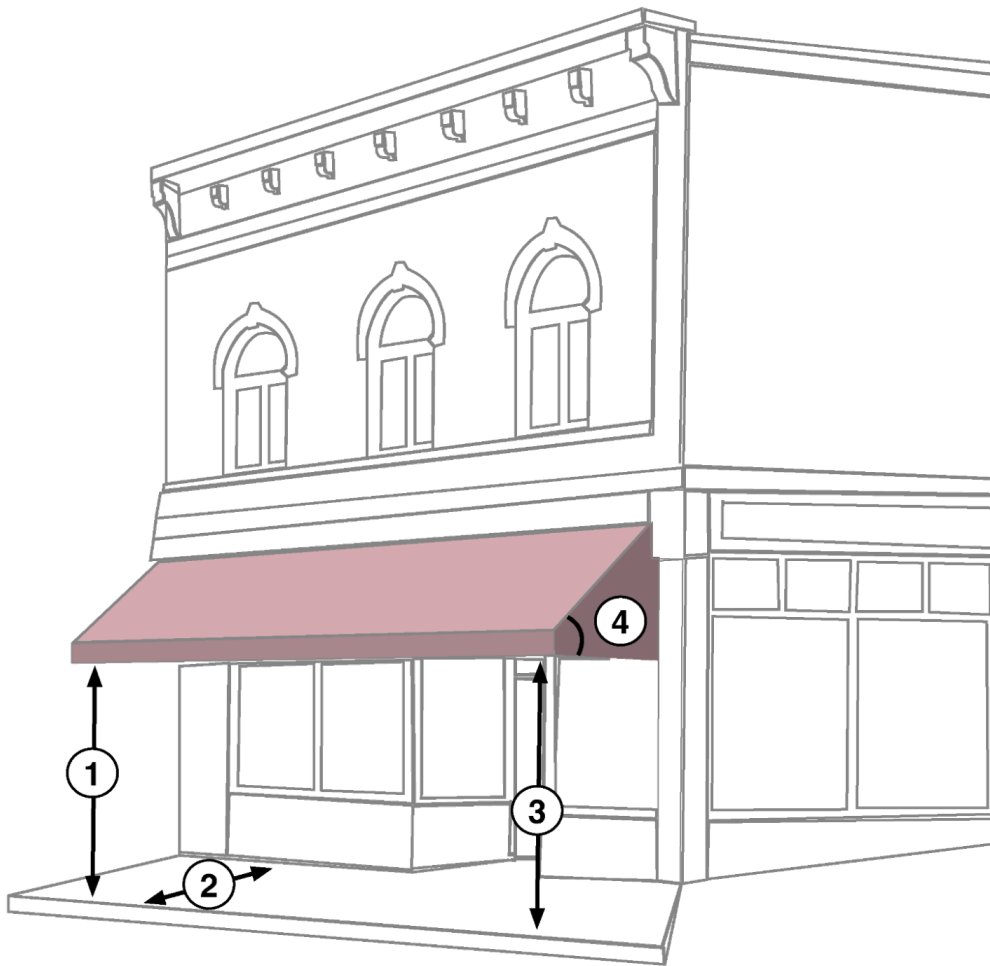


Figure 28: An illustration depicting required awning dimensions.

- i. Awnings are recommended, where appropriate
- ii. The awning or canopy shall be well set back from the curb.
- iii. Awning and canopy dimensions shall be as follows:
 - (1) 2.8 metres minimum height from ground level to bottom of awning
 - (2) 1.8 metres maximum projection from building
 - (3) 45-degree awning or canopy angle
 - (4) 1.8 metres maximum frame height

Storefront design

a. Storefront design examples:



Figure 29: Illustrated storefront detailing large, glazed display frontage, brackets, wood siding and shingles, a pitched roof, wooden-sash windows, trim, and soffits. The illustration is based off the Old Tarbell's Building (now Dodge City Cycles and the Riding Fools Hostel).

- i. Incorporating large, glazed display frontage, awnings and signage indicative of the late 19th and early 20th century "Pioneer" style.
- ii. Historic architectural detailing and materials, such as brackets, wood siding.
- iii. The use of pitched roofs, porches, and verandahs; wood siding and wooden-sash windows; trim and soffits.
- iv. Punched window openings and projecting cornices at the rooflines.

Important Documents and Links

1. [Application for Heritage Alteration Permit](#)
2. [Zoning Bylaw No.1027](#)
3. [Official Community Plan Bylaw No.990](#)
4. [British Columbia Building Code](#)
5. [Vancouver Heritage Foundation](#)
6. [Cumberland's Community Heritage Register](#)