PLAN - 504
COMMUNITY
DESIGN

CUMBERLAND HERITAGE DESIGN GUIDELINES

ANALYSIS AND RECOMMENDATIONS

By Carson, Kirsten, Niloofar, Milad, Vidhi and Tharini.



INTRODUCTION

SUMMARY

- Analysis of Cumberland's current Heritage Design Guidelines
- Comparative case study of heritage design guidelines from at least two other communities:
  - Nanaimo
  - Fernie
  - Rossland
  - Victoria

DELIVERABLES

An illustrative report of recommendations for the Village of Cumberland's revised Heritage Design Guidelines

GUIDING QUESTIONS

1. How do you retain neighbourhood character?
2. What is Cumberland's community character?



TABLE OF CONTENTS

01 INTRODUCTION

02 GUIDING PRINCIPLES

03 ANALYSIS OF GUIDELINES

04 STRUCTURE

05 RECOMMENDATIONS

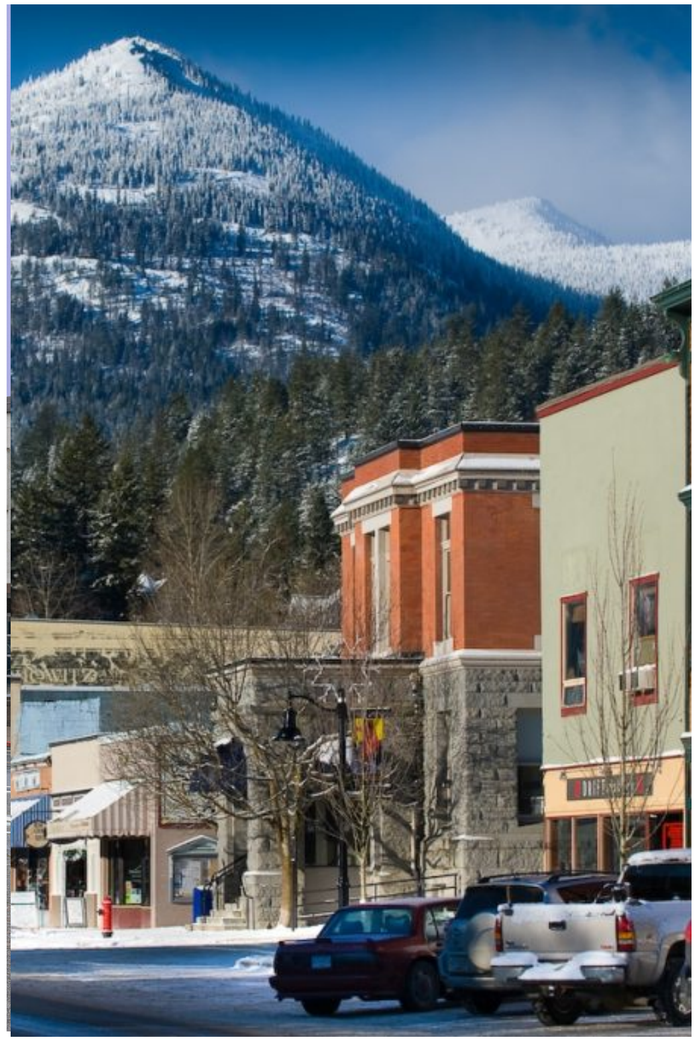
06 CONCLUSION

Cumberland's Heritage

Reimagining Cumberland

- Bike Trails
- **Celebrate our nature**
  - Rural ecology
  - Vibrant
  - Fairy Doors
- **Infrastructure**
  - Tones/hues /composition
  - Signaging
  - Promoting local
  - Cohesion
- **Uniquely Cumberland**
  - Urban furniture
  - Community participation
  - Celebrate Identity
  - Storytelling
- **Living the History**
  - Interpretive and Adaptable
  - Celebrating streets
  - Honor Adjacency
  - Preserve
  - Street experience
- **Art & Culture**
  - Street festival
  - Creative arts and culture
  - Memorable Venues
  - Local artists
  - Vibrant music scence





Rossland

Heritage Building Design Guidelines

Advantages



Diagrams and Legibility

LCharts are an easy way to communicate .



Color Pallette

Colour Pallete reflects natural beauty



Social and Communal Potential

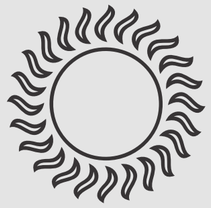
Exemplorary resources and community engagment

Disadvantages



Text Heavy

Over reliance on charts and text reduces imagery



Indigenous Context

Not adequte



Rhythm

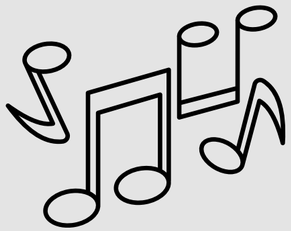
Need for in-depth development aproval process due to lack of prescriptive language



Nanaimo

Heritage Building Design Guidelines

Advantages



Rhythm

A vaster range of concepts and ideas to choose from



Economic Viability

Ensures a sustainable run for heritage buildings



Colours

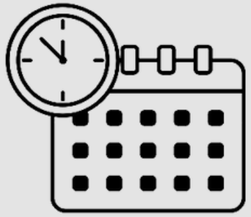
Colours such as earth tones and natural pigments + Natural colours of the materials



Additions

Minimize alterations, and maintain a distinct separation. support economic viability

Disadvantages



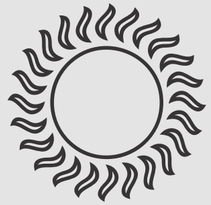
Time-Related Alteration

Impede the formation of heritages that showcase stories from various eras.



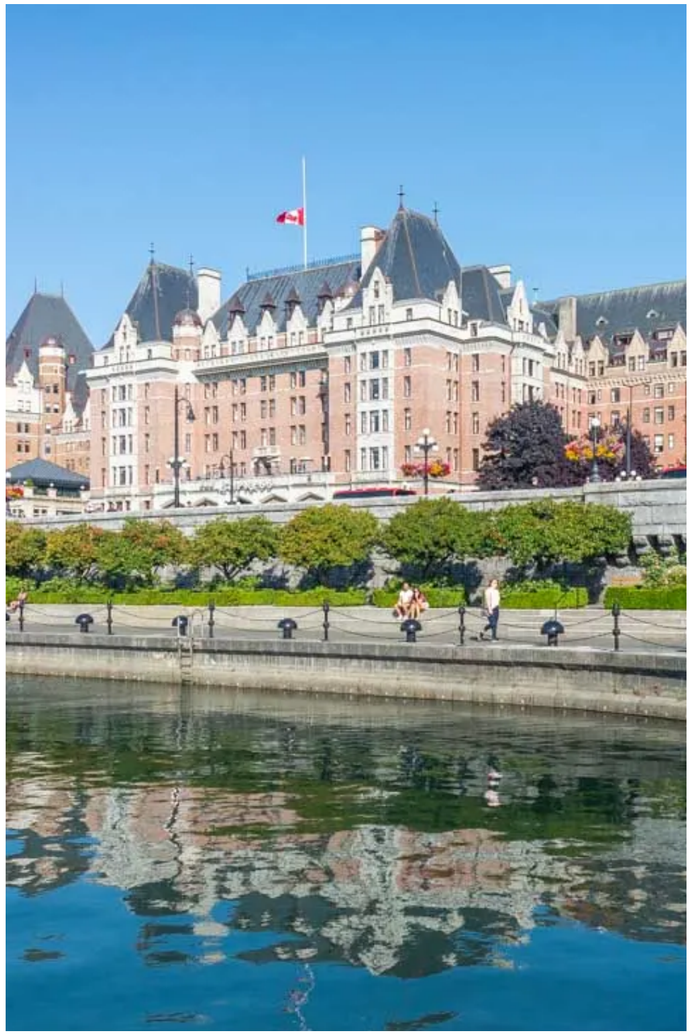
Mitigation Measures

Can facilitate a better understanding of methods for managing heritage structures



Indigenous Context

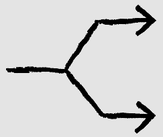
The document lacks consideration for indigenous perspectives.



Victoria

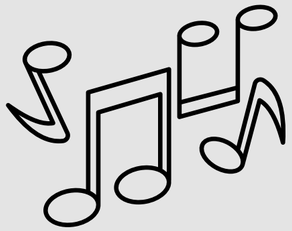
Old Town Building Design Guidelines

Advantages



Diagrams and Legibility

Good diagrams and structure for the guideline



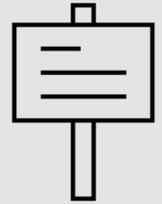
Rhythm

Incorporating proper spacing and recession in entryways. Same scale and proportion a for windows and doors



Facades

Blank walls avoided and if not screened and enhanced with proper design eleents



Signs

Simple design, natural materials, concealed and indirect lighting.

Disadvantages



Colors and Materials

No specific suggestion. Colors that reflect local heritage palettes, avoid painting masonry



Social and Communal Potenials

Could be a separate heading.
Create visual interest, support pedestrian activity, and achieve human scale



Lighting

Could be a separate heading.
Use to highlight building features and illuminate the public realm while avoiding over illuminating



additions

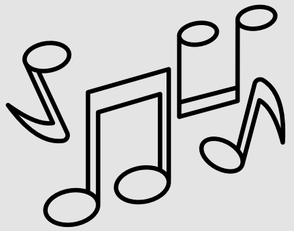
Just about rooftop additions.
Has different sections for compatibility, hierarchy and Distinguishability



Fernie

Heritage Building Design Guidelines

Advantages



Rhythm

Simply illustrated with short description of preferred rhythm.



Diagrams & Legibility

Clear definitions of terms used throughout document.



Colours & Materials

Colour scheme provided and encouraged to consider adjacent area



Social & Communal

Encourage creative use of building setbacks

Disadvantages



Prescriptive Details

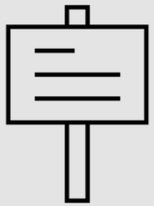
Details for building characteristics may be excessive for Cumberland's character



Cumberland

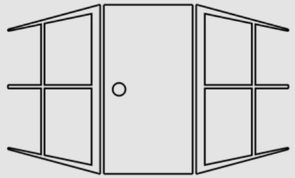
Heritage Design Guidelines

Advantages



Signs

Various ways to display the branding signage is mentioned



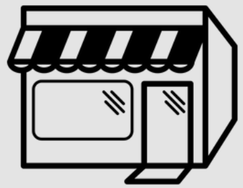
Windows & Doors

Provides the concept for each building



Colours & Materials

The material scheme provided and encouraged to consider the adjacent area



Awnings & Canopies

Describes the types, materials, colours, maintenance and construction too.

Disadvantages



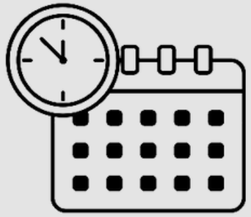
Diagrams & Legibility

No Clear definitions of terms are used throughout the document.



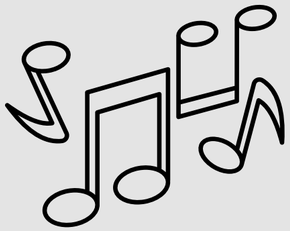
Facades

Description or guidelines for the facade renovation are not mentioned clearly



Time-Related Alteration

Impede the formation of heritages that showcase stories from various eras.



Rhythm

Rhythm is not clearly defined in the document

STRUCTURE

DESCRIPTIVE

PRESCRIPTIVE

Topic

Description

PHOTO

PHOTO

Objective

Guideline

-
-
-
-
-
-
-

ILLUSTRATION

ILLUSTRATION

RECOGNITION

Waverley Hotel
2692 Dunsmuir Avenue
Built: 1894
Recognized: 2022



Holy Trinity Anglican Church/ Cumberland Community Church
2732 Penrith Avenue & 3287 Third Street
Built: 1895 & 1920
Recognized: 2022



Cumberland United Church
2688 Penrith Avenue
Built: 1895
Recognized: 2018



Memorial Arch
2770 Dunsmuir Avenue
Built: 1921
(Designated by bylaw in 2006)



Old Post Office
2739 Dunsmuir Avenue
Built: 1907
Recognized: 2017(Designated by Bylaw in 2006)



King George Hotel
2723 Dunsmuir Avenue
Built: 1933 (originally built in 1909)
Recognized: 2021

The Big Store/John-Cliff Dry Goods
2706 Dunsmuir Avenue
Built: 1894
Recognized: 2020



Ilo Ilo Theatre
2691 Dunsmuir Avenue
Built: 1932 (originally built in 1914)
Recognized: 2019





SOCIAL AND COMMUNAL POTENTIAL





OBJECTIVE

To continue to promote a pedestrian friendly, accessible, vibrant, and animated historic downtown Village core.





PUBLIC ART

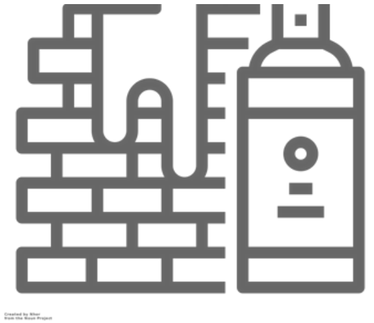




OBJECTIVE

To continue to promote and expand the bustling musical and artisan culture in Cumberland





STREET RHYTHM

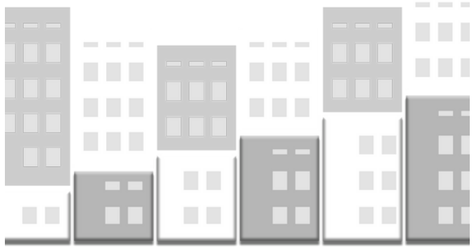




OBJECTIVE

Understanding Cumberland's rhythm in general provides developers with more options than dividing the idea into its defining components like scales, height, and ...





RECOMMENDATIONS

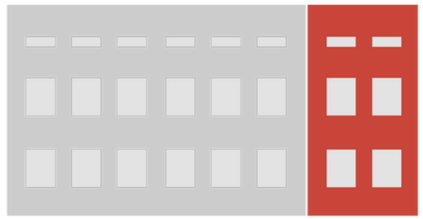
DOCUMENTING THE CHANGES

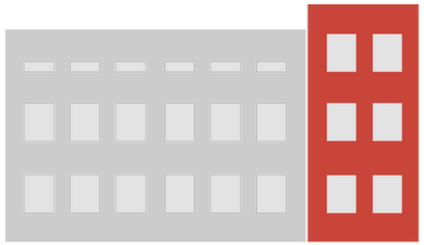




OBJECTIVE

Preventing any misinterpretation of the historical characteristics and styles





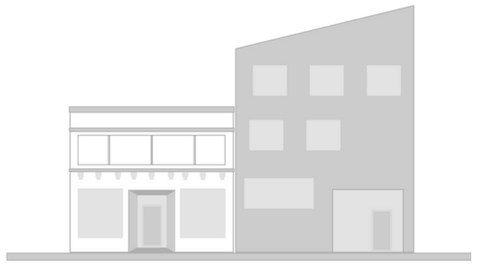
SCALE AND PROPOSITION

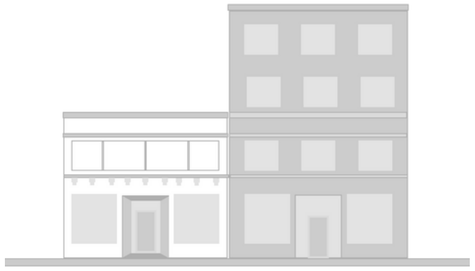




OBJECTIVE

Help maintain a cohesive and visually pleasing urban landscape making sure that the new constructions and expansions harmonize with the elevation and street-facing facade of neighbouring historic edifices and the surroundings.





RECOMMENDATIONS

BUILDING COLOURS





OBJECTIVE

Help Cumberland have its own character and will also provide property owners and business people with a wide range of options.





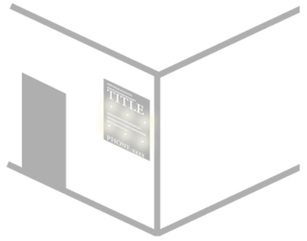
SIGNS

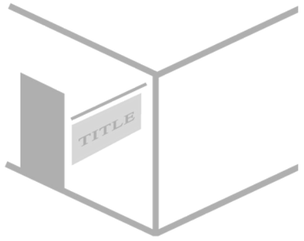




OBJECTIVE

Signs should acknowledge the integrity of the general characteristics of the heritage area





RECOMMENDATIONS

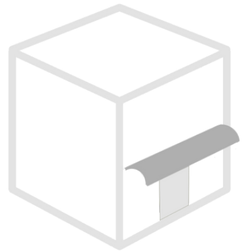
AWNINGS





OBJECTIVE

Awnings should acknowledge the integrity of the general characteristics of the heritage area





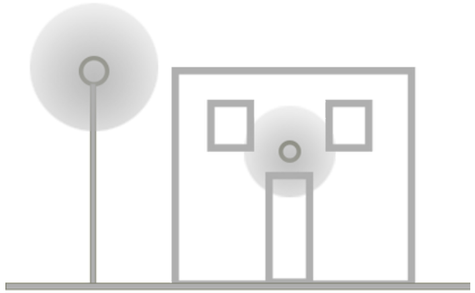
LIGHTING

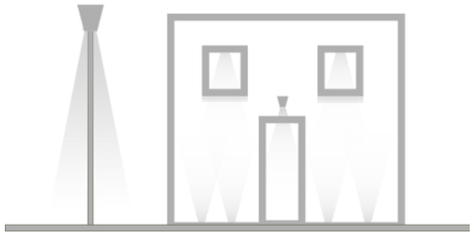




OBJECTIVE

Lighting can serve to highlight and promote the distinctive architectural qualities of buildings.





RECOMMENDATIONS

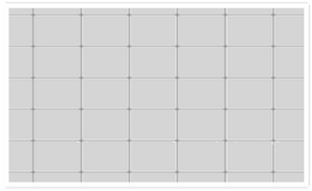
PAVEMENTS

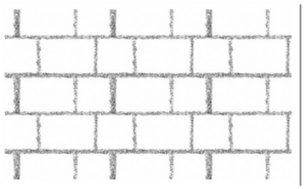




OBJECTIVE

Pavements could promote the historic characteristics and walkability in the public realm.





MATERIAL





OBJECTIVE

Preserving the primary heritage characteristics and carefully accounting for minimal intervention.





RECOMMENDATIONS

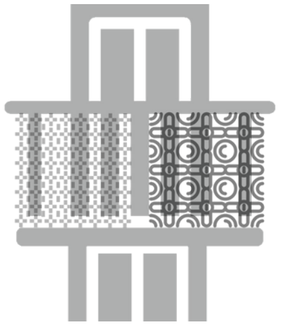
MODIFICATIONS

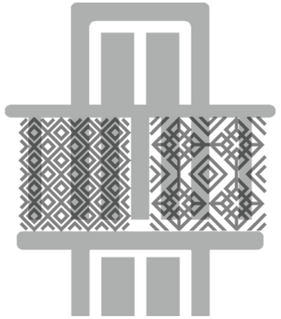




OBJECTIVE

Ensuring the range and the quality of modifications encompass careful thought on the overall perception of the designation.





The K'ómoks Peoples

Cumberland is located on the traditional and unceded territory of the K’ómoks first nations people. The Ko’moks of today refer to themselves as the Sahloot, Sasitla, Leeksun, and Puntledge. Living up and down the Island the K’omoks peoples have an existing oral history still alive today. According to the K’omoks nations website, the people were seafaring in nature.

Pre-colonial K’ómoks celebrated song, dance, and craftsmanship throughout the region. Some of these songs and dances still survive today. Post-colonial history shows the people of the k’ómoks region endured hardship. They lost land, resources, and their connection to their own culture. Modern K’ómoks are striving to reclaim the cultural expression and relationship that was lost during colonization.

The K’ómoks First Nations ask that “in the spirit of reconciliation, it is encouraged and appreciated that our local organizations show acknowledgment of the K’ómoks First Nation Unceded Traditional Territory at their public and internal gatherings when appropriate.”

Objective
To acknowledge and celebrate the pre-colonial history of the traditional keepers of the land.

Guidelines

- Ask the K’ómoks First Nation organization how to best work toward truth and reconciliation
- The K’ómoks First Nation organization recommends using the following statement to begin public and internal gatherings when appropriate:

  “we/I respectfully acknowledge that the land we gather on is on the Unceded Traditional Territory of the K’ómoks First Nation, the traditional keepers of this land”.
- Enquire with the K’ómoks First Nation organization regarding how to best represent Cumberlands' pre-colonial history.
- Offer the opportunity to the K’ómoks First Nations to provide thoughts regarding public gathering, form and character, and art.





Conclusion

Changes since interim presentation based on clarification of scope



Outdoor Spaces

Determined to be out of scope but broader context OK ex: setbacks



Incentives and Collaboration

Determined to be out of scope.



Building Profiles

Determined to be out of scope.

How do you retain neighbourhood character?

- Prescriptive versus descriptive design guidelines depending on desired outcomes and character of community
- Emphasis on public realm and the relationship between buildings and the street, for example:
  - Social and Communal Potential
  - Lighting
  - Street Rhythm

PLAN - 504
COMMUNITY
DESIGN

THANK YOU !!

CUMBERLAND HERITAGE DESIGN GUIDELINES

ANALYSIS AND RECOMMENDATIONS

Happy to answer all yours questions
Reach out to our team if you have any further questions

Carson Andreson, Vidhi Kyada, Milad Panifar,
Niloofar Ferdosi, Tharini Prakash, Kirsten Hogg