



Town of Aurora

Urban Design Guidelines

For Additions and New Buildings in Stable Neighbourhoods

Temperance Street Neighbourhood

Prepared by The Planning Partnership | October 2020

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Temperance Street Neighbourhood (Zoning by-law boundary)

1 Introduction



Guided by the community vision articulated in the Official Plan (OP), and building on the principles of 'compatible' development, the objective of the Urban Design Guidelines is to provide direction for the design of future residential uses that 'respect and reinforce' the unique character of Aurora's Stable Neighbourhoods.

Throughout a number of Aurora's Stable Neighbourhoods, there is a growing trend of dwellings being renovated, enlarged, or replaced by new dwellings, which are often significantly larger and conflict with the existing character of the community.

Through consultation with the community and feedback from residents, the Town identified a number of concerns. It should be noted that while there were generally two perspectives expressed - with equal support by those in favour of development and those opposed to change, the following are highlights of some of the concerns that were heard:

- Compatibility of new dwellings with the existing fabric of the community, mainly with respect to built form, height, architectural style and scale;
- Issues of privacy, overlook and impact on sunlight in (private) amenity areas;
- Preserving the integrity of the existing landscaped pattern of front and rear yards, notably with mature trees and large front lawns;
- Side yard setbacks (the open space between dwellings) which form part of the neighbourhood character;
- Existing zoning provisions (R3) which do not reflect what is in the ground today, especially lot coverage;
- The limit of development and siting of additions and new builds in the Greenlands System;
- Calculation of gross floor area as an added restriction in the By-law and how that number was achieved;
- How grade is currently measured in the By-law, and the slope of a property, affecting the character of a lot relative to the street, in particular building height;

It should also be noted that there was general recognition that the each of the four Stable Neighbourhoods are:

- Unique and distinct and require an appropriate and customized approach;
- 'In transition' and while stable, are not static;
- Require a regulatory framework that allows for flexibility in architectural style while respecting and reinforcing the existing neighbourhood character; and,
- Urban Design Guidelines are a good tool to help with 'fit' for new infill development;

To address some of these challenges, Town Council identified the need for further direction in managing the built form of these changes in four specific neighbourhoods: Aurora Heights, Regency Acres, Temperance Street and Town Park.

The Stable Neighbourhoods Study and Peer Review information report, presented to Town Council January 2019, suggested a number of recommendations for strengthening the protection of Stable Neighbourhoods. The report recommended additional planning tools for managing character, including the preparation of amendments to the Zoning By-law (By-law Number 6190-19 enacted June 25, 2019) and Urban Design Guidelines.



1.1 Purpose of the Design Guidelines

The purpose of the Urban Design Guidelines is to implement the Official Plan Vision for Stable Neighbourhoods, by identifying the key attributes that contribute to the character of the area and providing a framework to guide the design of additions and new buildings and landscapes that:

- Reconciles compatibility with diversity, while avoiding both monotony and harsh contrasts;
- Respects and reinforces the existing character of the neighbourhood; and,
- Promotes a contextual design approach that considers the adjacent and surrounding development and fosters pedestrian scaled/oriented streetscapes, while allowing for and encouraging appropriate flexibility, innovation and diversity in design, intrinsic to evolving communities.

The Urban Design Guidelines for Stable Neighbourhoods are intended to work alongside the Zoning By-law to implement the Official Plan vision for Stable Neighbourhoods, to ensure that new development is compatible with, and enhances existing stable neighbourhoods.

1.2 Design Guidelines Context

The Town's Official Plan is one of the guiding documents that is used to direct and manage growth; it articulates the vision and objectives for how the community should be developed and outlines the policies for how land in the community should be used.

The Official Plan is prepared with input from the public and the community and helps to ensure that future planning and development meets the specific needs of the community; it deals mainly with issues such as:

- Where new housing, industry, offices and shops will be located
- What services like roads, watermains, sewers, parks and schools will be needed
- When, and in what order, parts of the community will grow
- Community improvement initiatives

The Town's Council recognizes the importance of having a Vision to steer it through all of the many changes that are in the near and distant future and that, in order to be successful, meaningful and impactful, it must represent what the community is today and what it aspires to be in the years to come. In this regard, one of the key objectives for the successful evolution and development of the community is 'Ensuring Design Excellence'.

Ensuring Design Excellence extends to all areas within the Town, including existing, older residential neighbourhoods.

These areas are identified as 'Stable Neighbourhoods' in the Official Plan; this designation is intended to protect the Neighbourhoods from incompatible forms of development, while still permitting them to evolve and be enhanced over time.

While it is recognized that Stable Neighbourhoods are places that will continue to attract new residents and evolve, the policies direct that new development is to be sympathetic to and compatible with the form and character of the area, and appropriately considers the character of the area and the surrounding neighbourhood context.



Official Plan Policies that provide direction for Urban Design Guidelines include:

Policy 2.1 Ensuring Design Excellence

Ensure that Aurora promotes design excellence in all its land use and development decisions. High quality buildings, well-designed and functioning streetscapes, appropriate transitions between defined areas, integration between old and new development and connected open spaces are the elements that define a place. This Plan emphasizes the important link between managing growth, high quality design and Aurora's continued evolution as a memorable and beautiful place.

Policy 2.1.vi Protecting Stable Neighbourhoods

It is the intent of this Plan to ensure that Aurora's stable neighbourhoods are protected. Aurora's existing neighbourhoods, both older and newer, are not only a defining element of Aurora's character and urban structure, but also a tremendous asset and attractor for new residents and investment interests. This Plan seeks to ensure that the stability and vibrancy of these existing neighbourhoods is protected from the negative impacts of potential incompatible development and growth pressures. Any infill that occurs must be compatible with the established community character.

Policy 8.0 Intent

It is the intent of this Plan to ensure that the areas designated 'Stable Neighbourhoods'... are protected from incompatible forms of development and, at the same time, are permitted to evolve and be enhanced over time. All new development shall be compatible with its surrounding context and shall conform with all other applicable policies of this Plan.

Policy 8.1.3: Development Policies

New development and site alteration abutting existing residential development shall be sympathetic to the form and character of the [sic] existing development and shall be compatible with regard to building scale and urban design.

Policy 8.1.4: Design Policies

a) All new development within the 'Stable Neighbourhoods' designation shall respect and reinforce the existing physical character and uses of the surrounding area, with particular attention to the following elements: i. the pattern of lots, streets and blocks; ii. the size and configuration of nearby lots; iii. the building type of nearby residential properties; iv. the heights and scale of nearby residential properties; v. the setback of buildings from the street; The Town of Aurora Official Plan September 27, 2010 50 vi. the pattern of rear and side-yard setbacks; and, vii. conservation and enhancement of cultural heritage resources.

Policy 4.2a:

New development, redevelopment, rehabilitation, and subdivision layout shall be encouraged to complement natural landscapes and grades, water courses, vegetation, heritage environments and existing or proposed adjacent buildings, through the conceptual design of buildings, their massing, siting, exterior, access and public areas.

Policy 4.2c:

Council shall support urban design which:

- Reconciles compatibility with diversity; and,
- Avoids both monotony and harsh contrasts.

Policy 4.2f:

To achieve human scale, attractive and safe public environments, in entryways, heritage areas, in and adjacent to streets and open spaces, the following:

i. Development should encourage:

- sun penetration on outdoor spaces such as sidewalks, streets, parks and court yards;
- a micro climate which prevents wind tunnels and shelters against cold northerly winds;
- access to historic areas by walking, cycling and transit; and,
- practices that would mitigate local heat island effects such as the incorporation of green or white roofs, strategic planting of shade trees, and the use of light coloured paving materials.



ii. Facade treatment should encourage:

- elements of interest such as displays;
- well-designed street furniture and landscaping;
- a variety of textures and colours on walls and walkways;
- human scale development that ensures people at grade do not feel over-powered by the built environment; and,
- open balconies on upper floors overlooking streets especially in mixed use areas and residential projects.

iii. Pedestrians shall be protected from inclement weather with canopies or arcades at building entrances and along store fronts. iv. Upper storeys of larger buildings may require step-backs to achieve:

- human scale buildings;
- vistas to heritage sites;
- harmony with natural contours; and,
- diversity of scales without harsh contrast and monotony.

v. Landscaping and underground wiring may be required to enhance public vistas in visually significant areas.

vi. Council may require utility providers to consider innovative methods of containing utility services on or within streetscape features such as entryway features, light standards, transit shelters, etc., when determining appropriate locations for larger utility equipment and/or utility clusters.

vii. In older sections of the community, Council may undertake tree planting, maintenance and renewal while in new areas developers shall undertake a street tree planting programme in accordance with municipal standards.

viii. All new parking shall be located at the rear of buildings. In areas that have already been developed, parking in front shall be encouraged to:

- be screened by landscaping;
- allow for visibility of store fronts from the street by limiting the depth of front parking areas;
- not create large gaps between developments;
- allow for substantially uniform setbacks from the street;
- minimize conflict with pedestrian circulation; and,
- be coordinated with adjacent commercial developments.

ix. Non-residential uses shall be screened from abutting residential uses where residential uses exist or are planned and the non-residential use does not exist or requires an Official Plan Amendment.

x. Unsightly site elements such as loading, parking, refuse storage areas and transformers shall be screened to ensure the amenity of adjacent areas.

xi. Visual screens may consist of landscaped buffer areas with grass strips, tree(s), shrubs and or decorative screens, walls or fences, as specified in municipal standards. Such screens shall not obscure visibility or compromise the sense of safety.

xii. In order to mitigate the visual impact of roof top mechanical equipment (other than solar panels), such equipment shall be:

- placed in locations that eliminate their visibility; and/or,
- screened by raised parapets that complement the building design, material and colour; and/or,
- placed in specially designed enclosures that complement the building design, material and colour.

xiii. Council may require special urban design studies for development proposals to ensure the special requirements are met at Entryway locations.



1.3 What are Design Guidelines?

The Zoning by-law addresses matters such as lot coverage, parking, setbacks and height - the 'quantitative' aspects of a neighbourhood's physical form. While zoning regulates how buildings sit within a lot/block, it represents only one of the planning tools that may be used to guide and shape development. To create development that promotes 'design excellence', is 'compatible' with and 'fits' within its surrounding context, zoning is best used in conjunction with design guidelines.

Design guidelines address the relative height, massing and articulation of elements (buildings and landscapes), their relationship to one another and to their surroundings - these 'qualitative' aspects of physical form work in combination with zoning parameters to lend shape and 'character' to a neighbourhood. These aspects are more effectively addressed through Urban Design Guidelines.

Urban Design Guidelines are statements that include design guidance, criteria, standards and codes for how to shape the built environment, both the individual elements as well as how these should be spatially arranged and relate to one another. Urban Design Guidelines address diverse scales of development, from site specific to city-wide. Design Guidelines typically address the design of buildings, landscape features and their organization within a defined area as well as their relationship to their surroundings - built and natural.

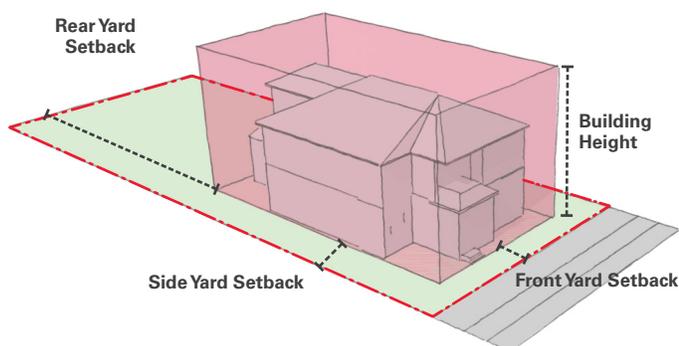


Diagram generally illustrating the aspects of building that are addressed in the Zoning By-law.

The Zoning By-law controls the use of land in terms of how it may be used, lot sizes/dimensions, where buildings and other structures can be located, the type of buildings permitted, height, parking requirements and setbacks.

1.4 How will they be used?

These Design Guidelines will be used to evaluate proposals for **single-detached and semi-detached dwellings** consisting of:

- replacement dwellings or additions
- new and replacement detached garages
- accessory structures
- additions/accessory structures equal to or over 50m².

The Design Guidelines :

- Will be implemented through the Town's Site Plan Approval process.
- Are intended to provide guidance for homeowners, designers, architects, developers and landscape architects by outlining the framework and design principles for the site layout, massing and relationships of new and modified dwellings in the neighbourhood.
- Are non-statutory statements and therefore have inherent flexibility in their interpretation and application. As a planning tool, they may be changed or adjusted on a case-by-case basis.

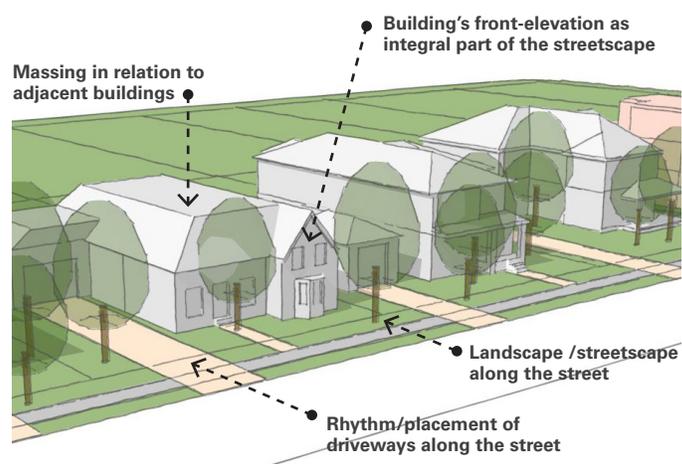


Diagram generally illustrating the contextual considerations for new buildings and additions addressed in Urban Design Guidelines.

Urban design guidelines refine what happens inside the lot by further shaping the building(s) in relation to its context, in relation to the adjacent structures and the streetscape. Urban design considerations include elevation design, architectural style, use of materials, and landscape design in relation to the immediate and surrounding context.

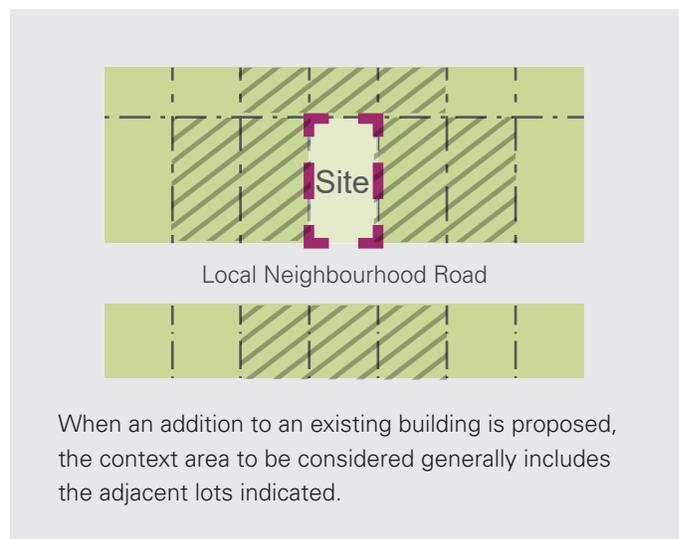
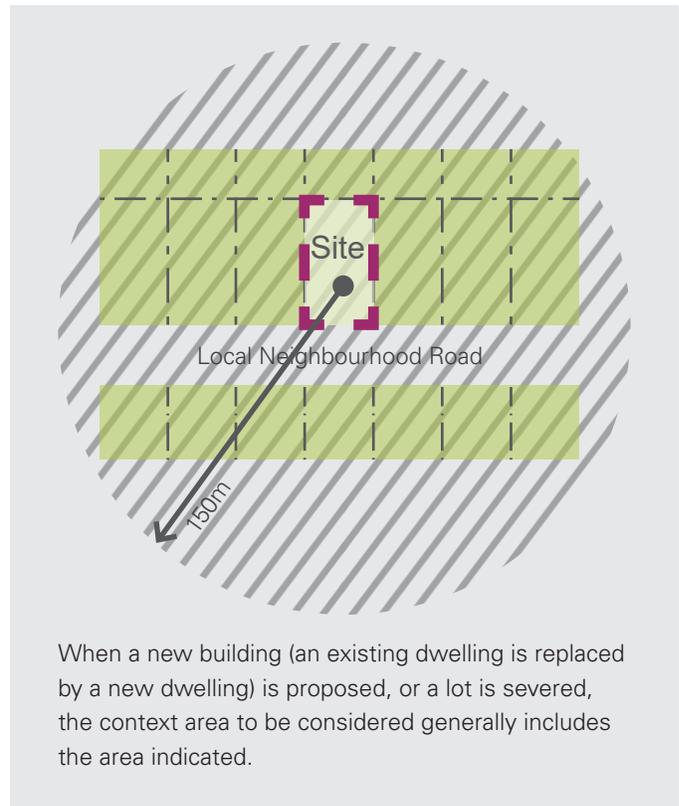


1.5 Objectives of the Design Guidelines

The recent development activity has posed a number of challenges to maintaining the characteristics that define the Stable Neighbourhoods, including the Temperance Street Neighbourhood.

These design guidelines work in combination with zoning standards to address the placement, scale and design of new buildings and additions relative to their surroundings and provide guidance to:

- promote **compatible development**;
- enhance **neighbourhood character**; and,
- promote **good urban design** and **best practices**.



Diagrams generally illustrating the area to be considered, in relation to the scale of building proposed.



Neighbourhood Character

Neighbourhood character refers to the “look and feel” of a place, and it considers the public and private realm components that define the area, including topography, age and style of housing, built environment, land use patterns, landscaping, street patterns, open space, natural heritage areas and streetscapes. Going beyond a categorization of the private and public realm, the character of individual properties and buildings cannot be viewed in isolation from the character of the street and surrounding context.

Neighbourhoods evolve over time, the incremental / cumulative changes that occur are important to the continued viability and vibrancy of the area; these changes, when taken in context, help to shape the character of the neighbourhood, including the following key attributes:

- **Pattern of Lots;**
- **Streetscapes;**
- **Architectural Forms & Styles; and,**
- **Cultural Heritage Resources.**



Figure ground graphic reflecting the pattern of lots

1.6 Character Attributes (general description)

Pattern of Lots

While the Zoning By-law speaks to individual lot sizes and lot frontages, urban design focuses on the combined/cumulative effect of the individual lots over a larger area, as an overall pattern. The pattern of lots is important as it informs where and how a building sits relative to the street and to one another, resulting in a rhythm of solid and void along the street as well as the proportion of building to landscape over the larger area.

Streetscapes

Streetscapes encompass the elements that contribute to spatially defining, articulating and animating the street environment, within both the public and private domains. Streetscape design requires that these elements are considered in a comprehensive manner, including the placement of buildings and driveways, building features that face the street, the open spaces between buildings, the roof line of buildings along the street, and landscaping within the street boulevard and front yards.

The illustrations below generally show these components, in plan and elevation view.



Streetscape Plan



Streetscape elevation



Architectural Forms & Styles

The Zoning By-law speaks to how a building sits within a lot and a building 'envelope'. It does not address the form and style of buildings which have a tremendous collective impact on the character of an area.

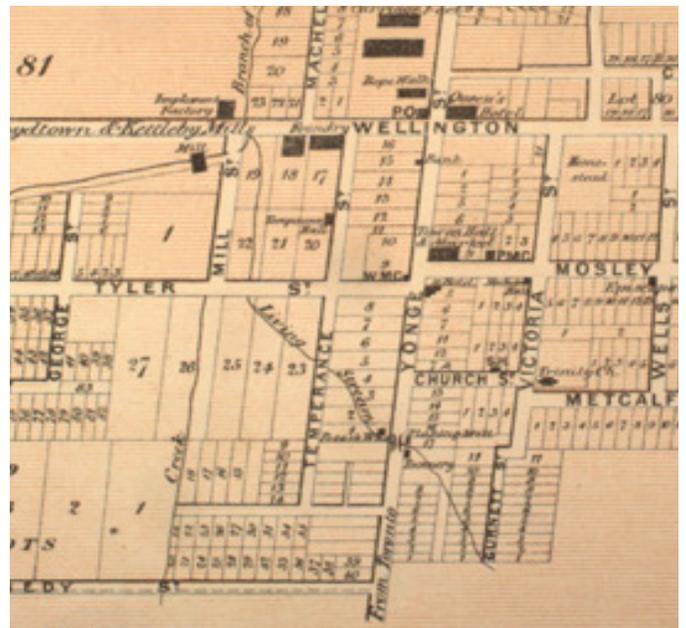
While a rigorous adherence to a particular form or style is neither desirable nor realistic (even in new subdivisions), there are key elements of all building designs that can be used to ensure that different forms and styles can co-exist alongside one another in a compatible and complementary manner. This may include: front porches, windows, doors, horizontal bands, specific roof lines, etc.



Examples of architectural forms and styles

Cultural Heritage Resources

Cultural heritage resources are important character-giving elements of our communities and where feasible, should be preserved, integrated and enhanced. At the same time, the impact of new developments on heritage buildings and the character of a street / area should be minimized. This means that new buildings in proximity to heritage buildings should be compatible in height, massing and placement on the lot and complementary in style, materials and details.



Temperance Street Area_Late 1920s; 1878 County Atlas Map



Temperance Street road pattern



Temperance Street lot pattern

Temperance Street streetscape



Mature trees and enhanced landscaping are essential part of the neighbourhood's character



Houses placed close to the street edge provide for a more urban neighbourhood character

2 Temperance Street Character



The Temperance Street Neighbourhood is an older urban neighbourhood located in the Temperance Street and Kennedy Street West area, and directly connected to the Yonge Street commercial corridor. The neighbourhood encompasses the southern end of Temperance Street and acts as a transition area along the westernmost edge of the modified grid street network along Yonge Street.

The neighbourhood is characterized by an eclectic mix of building forms and architectural styles largely extending north-south along Temperance Street, and narrower streets and intersections. Smaller setbacks and a large concentration of 1.5 to 2.5 storey houses, together with prominent porches, mature trees and generous landscaping help to create a strong sense of enclosure to the streetscape and a more comfortable pedestrian environment.

Older historic houses dominate the neighbourhood and some from the late 20th century can be found in the south.

Over time, the Temperance Street area has continued to evolve, change and mature, with the construction of both new buildings, building additions and building renovations. While the incremental pattern of development activity has resulted in a visually rich and interesting neighbourhood character, future development should ensure **compatibility** through the recognition and enhancement of **neighbourhood character** and the promotion of **good urban design**.

For the Temperance Street Neighbourhood, it is recognized that its character arises from a combination of the following key attributes.

Pattern of Lots

The Neighbourhood reflects a regular, orthogonal grid with Temperance Street acting as the north-south neighbourhood spine parallel to Yonge, and 3 east-west streets intersecting it.

Most lots are narrow and deep, and relatively large compared to those on other similar urban settings. Although houses have variable front and side yard setbacks, buildings are generally placed closer to the street edge, which enhances the compact character of the neighbourhood and streetscape. Lots are either accessed via a driveway or walkway.

Streetscapes

In the Temperance Street Neighbourhood, the streetscape environment is defined by:

- Streets and intersections narrower than those in the newer neighbourhoods.
- Buildings that are generally 1.5 to 2.5 storeys, with most having pitched roofs.
- A variation in the placement of dwellings from the street, with most in the older buildings located relatively close to the street.
- Garages that are not prominent on the streetscape and, where provided, they are generally set back from the front façade or detached and placed to the rear of the property, with the exception of the newer houses.
- Significant mature trees and landscaping.
- Sidewalks are provided on at least one side of almost all streets, some with a boulevard.



Architectural Forms and Styles

As the Temperance Street neighbourhood is located adjacent to a traditional main street, there are a mix of adjacent land uses that add to the diverse building forms in the area and makes it. However, a significant number of older historic houses dominate the area, including some late 20th century houses in the south. Newer construction can be found in the southern part of the neighbourhood.

Most of the buildings in the neighbourhood face the street and provide a positive presence on the public realm, including prominent front doors and significant front porches that frequently softened the design of front facades.

There is a wide range of roof lines and pitches, with a steeper pitch dominating older built forms.



Example of an older historic dwellings in the Neighbourhood



Siding, as well as brick, are common materials



Historic style houses with significant porches and pitched roof lines

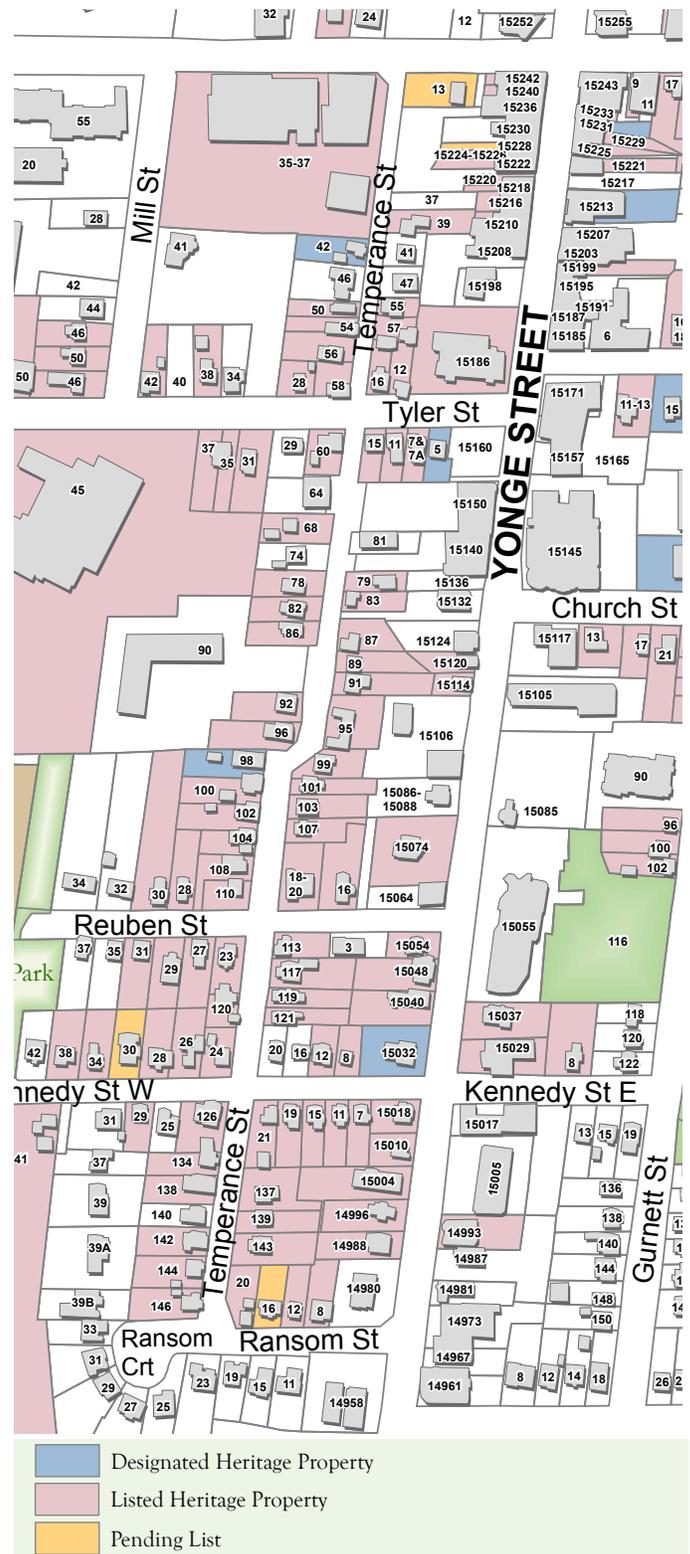


Cultural Heritage Resources

The majority of properties located on Ransom Street, Reuben Street, Kennedy Street West and Temperance Street are either designated or listed heritage properties under the Ontario Heritage Act. These are protected in the Official Plan to ensure that Aurora's cultural heritage resources are conserved and enhanced to the long-term benefit of the community.

The Temperance Street Neighbourhood is unique in that it is essentially focused on two sides of a few streets and that many of the existing lots back onto the Main Street (Yonge Street).

It will be particularly important to maintain the character of this small area, as pressures for potential development occur along Yonge Street. New developments will likely be in higher density mixed use building forms and thus the impact of those types of buildings on the neighbourhood should be carefully considered.



Section of the 'Downtown Area Heritage Properties with Buildings' Map Dated February 2012



Figure ground graphic reveals the neighbourhood has an array of rear setbacks that is directly related to the existing variety in lot depths and shapes, and building footprints/sizes. However, clusters of 3-5 adjacent lots along the same streetscape share the same rear setback and very similar built form configurations/size.

3 Urban Design Guidelines



The Zoning By-law establishes clear regulations for lot coverage, landscaping, front/rear yard setbacks and interior/exterior side yard setbacks. These guidelines are not intended to duplicate the Zoning By-law, but instead, to work in conjunction with the zoning standards to not only ensure 'no adverse impact' through quantified performance standards, but also 'compatibility' of development through qualitative, context related design measures.

As such, the guidelines in this section are organized based upon the four key attributes that contribute to the character of the Temperance Street Neighbourhood. They are not intended to be detailed but rather, provide general guidance for all stable neighbourhoods.

3.1 Pattern of Lots

Lot Sizes/Configurations and Rear Setbacks

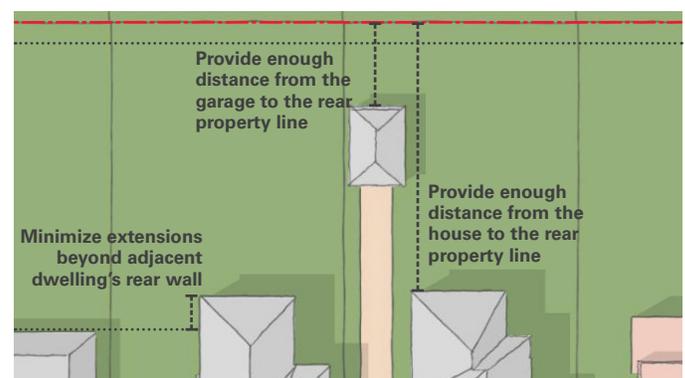
While lot size conditions the development possibilities in terms of building size/coverage, the way it is configured determines how the development relates to the public realm and other buildings along the street, as well as the consistency of the neighbourhood.

The objectives of the Urban Design Guidelines regarding lot size and its configuration and rear setbacks are to:

- Ensure compatible/similar lot sizes that enhance the rhythm along the streetscapes;
- Ensure lot configuration that reflect those of properties close by while achieving the desired relationship between the dwelling and the streetscape.
- Generally maintain the traditional range of building to lot relationship;
- Ensure that dwellings are in proportion to their lot sizes;
- Maintain the level of openness in the rear yard; and,
- Allow a measure of privacy between neighbours by providing space for light, landscaping and recreational uses.

Design Guidelines

- 1 Where possible, ensure that the rhythm along the streetscapes is respected and reinforced.
- 2 Where possible, enhance the public domain while maintaining appropriate separation of private areas.
- 3 Where possible, maintain the traditional building to lot relationship and encourage dwellings are in proportion to their lot sizes.
- 4 Maintain generous open space in the rear yard to allow for space for light, landscaping and recreational uses.
- 5 Ensure a measure of privacy between neighbours by providing sufficient distance between the back wall of the house and the rear property line.
- 6 Address rear yard privacy and sunlight issues when extending a home towards the rear property line or building a new dwelling by:
 - a) Minimizing extensions beyond the adjacent dwellings rear wall.
 - b) Keeping windows to a minimum on side elevations when the rear wall of the renovated/new dwelling extends beyond the adjacent dwelling's wall.
 - c) Minimizing the location of second floor balconies on rear and side elevations.
 - d) Providing fencing that effectively screens the rear amenity and minimizes its exposure to/from adjacent properties.
- 7 Provide enough distance between detached garages and the rear property line to minimize their impact on adjacent lots and allow opportunities for planting.



Rear yard setbacks



3.2 Streetscapes

The form (height, scale and massing) and placement (setbacks) of buildings in relation to the street and to adjacent developments are important considerations that define streetscapes.

The height, scale, massing and placement of buildings are important to creating the 'street wall' and framing the streetscape.

Front Yard and Side Yard Setbacks

The relationship between buildings through placement on the lot is important to ensure a consistent neighbourhood 'feel', and defines/frames the street while impacting the sense of openness and enclosure. The positioning of houses on their lots contribute significantly to the streetscapes and the character of the Temperance Street Neighbourhood.

The Zoning By-law establishes clear regulations for front yard setbacks and interior/exterior side yard setbacks. The objectives of the Design Guidelines in directing the relationship of the building to the side lot lines are to:

- Maintain a consistent spacing between dwellings, and
- Allow a measure of privacy between neighbours by providing space for light and landscaping.

Design Guidelines Between Buildings and the Street

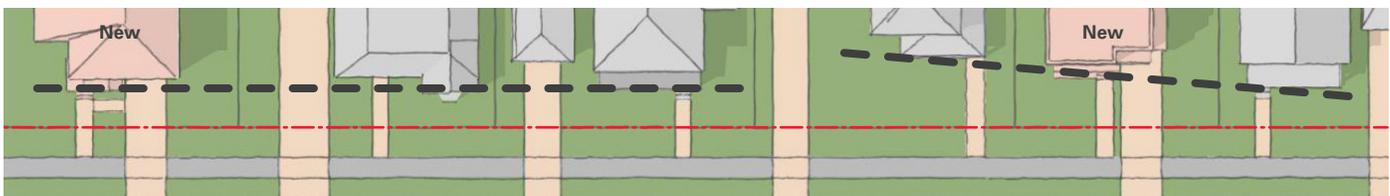
- 8 Reflect the front setback of adjacent dwellings; when substantially different, ensure the new dwelling's setback is equal to the average distance of those on either side of it.
- 9 Encourage a pedestrian oriented streetscape by placing new units close to the street edge/property line.
- 10 Provide side yard setbacks that reflect those of adjacent homes, or are the average distance of those on either side of the development, in accordance with existing zoning standards, to a minimum of 1.5 metres and 3.0m beyond the main rear wall of adjacent dwellings.

Design Guidelines Between Buildings

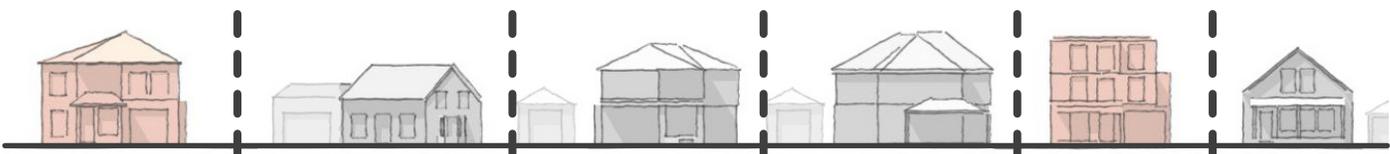
- 11 Maintain consistent spacing between dwellings.
- 12 Maintain a consistent 'street wall'.
- 13 Provide space for light and landscaping between neighbours.
- 14 Protect the privacy between units by minimizing the number of windows on side elevations.

Front setback reflects that of adjacent units

Front setback is the average of that of adjacent units



Front setback approaches



Generally consistent spacing between buildings



Building Height and Scale

Buildings in Temperance Street range from 1.5 to 2.5 storeys, with a mix of architectural styles ranging from mostly historic houses to some 20th century homes. For the purposes of these guidelines, a storey shall be defined as one level of habitable living space.

The objectives of the Design Guidelines in directing the relationship of the building scale along the street are to:

- Ensure a scale, massing, roof line and building orientation that is commonly found in the neighbourhood;
- Ensure a sensitive transition to adjacent residential dwellings; and,
- Promote more pedestrian-scaled streets.

Design Guidelines for Framing the Street

- 15** On blocks where single storey or 1.5 storey homes are predominant, second storey additions or new 2 storey homes may require particular attention to ensure sensitive transitions to adjacent properties.
- 16** Where possible, maintain the existing lot grading and the neighbourhood's characteristic first floor height.
- 17** Design to reflect the massing of the surrounding built form context for those elevations exposed to the public and provide any additional massing away from them.
- 18** Provide appropriate transition to/from existing adjacent buildings and ensure no new building is more than 1.5 storeys or 4.5m higher/lower than the adjacent dwellings.

19 Favour traditional architectural styles and ensure modern ones complement the surrounding dwellings.

20 Encourage roof lines with steeper pitches and articulated roof lines to reflect those of existing dwellings in the neighbourhood.

21 Discourage flat rooftops.



Articulated 2.5 storey buildings with entry porches frame the street

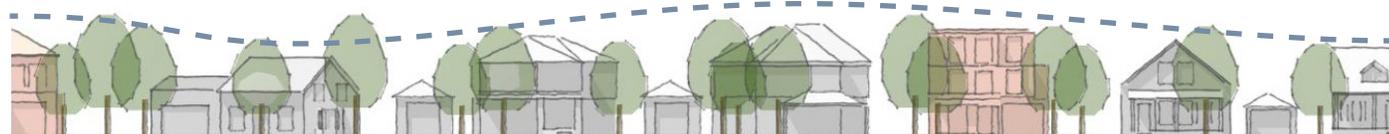


Articulated dwelling design reflects the original lot grading

Maximum 1.5 storeys difference between adjacent dwellings

Consistent height

Appropriate transition to lower dwellings



Approach to height and scale including transition

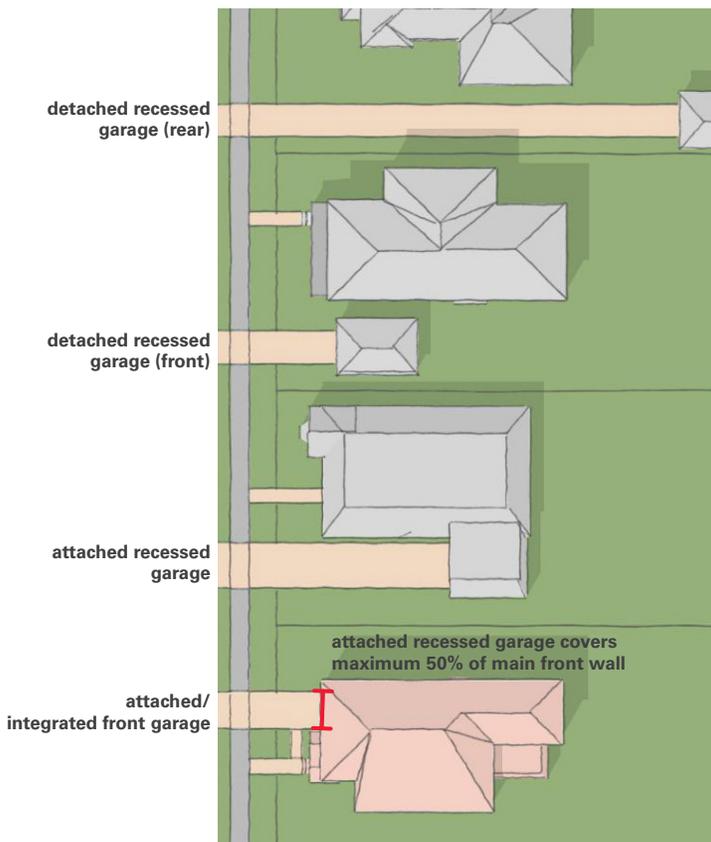


Garage & Driveway Width and Location

Garages and driveways should be located and sized based on the established pattern of the neighbourhood. In Temperance Street garages are generally not a prominent feature of the streetscape, and they are typically set back from the front facade or detached and located to the rear of the property.

The objectives of the Design Guidelines in directing the width and location of garages and driveways along the street are to:

- Ensure that garage doors do not dominate the front facade of the house;
- Minimize the garage and driveway presence on the streetscape; and,
- Maintain a consistent garage type and driveway width along the street.



Example of appropriate garage configurations that support the neighbourhood's character and a pedestrian-oriented public realm

Design Guidelines for Driveways and Garages

- 22 For attached garages/carports, de-emphasize their visual impact on the streetscape by:
 - a) Integrating the attached garage/carport into the massing and design of the dwelling.
 - b) Recessing them from the main front wall and avoid projecting it beyond the main front wall of the adjacent dwellings.
 - c) Considering the attached garages include a second storey over the garage, where height limitations permit.
 - d) Designing the roof line of the attached garage/carport to be compatible with and complement the roof line of the dwelling.
 - e) Integrating garage doors into the dwelling's façade design.
 - f) Ensuring that garage doors do not dominate the front facade of the house.
- 23 Encourage a consistent garage type and location along the street.
- 24 Encourage narrow driveways and ensure their widths do not substantially exceed the garage/carport width.
- 25 Encourage rear detached garages.
- 26 Consider tandem parking for narrower lots.
- 27 Where detached garages are proposed, locate them recessed from the dwelling's main front wall, and design them to reflect and complement the materials and character of the house.
- 28 Ensure the size of the garage is compatible with the size of the lot/dwelling;
 - a) Front-facing attached garages should not take up more than 50% of the width of the main front wall of the dwelling.
 - b) A maximum of a 2-car garage is considered appropriate for this neighbourhood.



Landscape Treatment

As dwellings in Temperance Street are located close to the street edge, front yards are mostly a combination of grassed areas with mature trees and decorative low plantings and shrubs that complement porches and entrance features, while providing transition from the public to the private spaces. In the neighbourhood side yards are often delineated by fences and/or generous planting.

The objectives of the Design Guidelines with respect to landscape are to:

- Maintain the green landscape character of the neighbourhood;
- Plan for the urban canopy;
- Screen views to rear yard parking; and,
- Preserve mature trees.

Design Guidelines for Landscape Treatment

- 29** Protect mature trees and encourage planting of new trees to enhance the urban canopy and create tree-lined streets.
- 30** Enhance the bio-resiliency of the area through planting of native, non-invasive trees and shrubs.

- 31** Encourage a combination of grassed areas and plantings that complement the design dwelling and animate the street edge.

- 32** Minimize hard surface landscaping/pavement in front yards and consider them for walkways and driveways only.

- 33** Encourage permeable paving for new walkways and driveways to reduce run-off to storm sewers and soften the streetscape appearance.

- 34** Provide a walkway from the front door to the sidewalk or to the driveway in the absence of a sidewalk.

- 35** Provide landscaping in front of blank walls.

- 36** Encourage front yard hedges do not exceed 1.2m in height, to allow for “eyes to the street” and avoid blocked views from/to dwellings.

- 37** Avoid privacy fencing at the front of the house; if considered, privacy fencing should not extend beyond the main front wall of the dwelling.

- 38** Favour corner lot fencing materials that complement the dwelling’s character as well as that of the surrounding neighbourhood;

- 39** Encourage the use of natural stone finishes for paving and landscape walls.



Hard surfaces are limited to the parking and walkway areas while complementing landscaping enhances the dwelling’s design



3.3 Architectural Forms and Styles

Front Elevation Treatment

The character of a neighbourhood is not static but rather, evolving and maturing with each home that is built or added onto. This creates a variety of styles, design expressions and materials that, layered over time, enhances and contributes to the character of a neighbourhood. This is most apparent along the streetscape.

The main front wall of a dwelling has an important role in defining and framing the streetscape. Its design / articulation is equally important to animating the street, and to establishing a positive connection to the broader neighbourhood.

As a neighbourhood with a strong historic character, dwellings in Temperance Street have prominent entries with significant front porches that generally step down to a front walkway and/or driveway. Glazing is provided through modest windows of vertical proportions, aligned vertically to one another or to entrances.

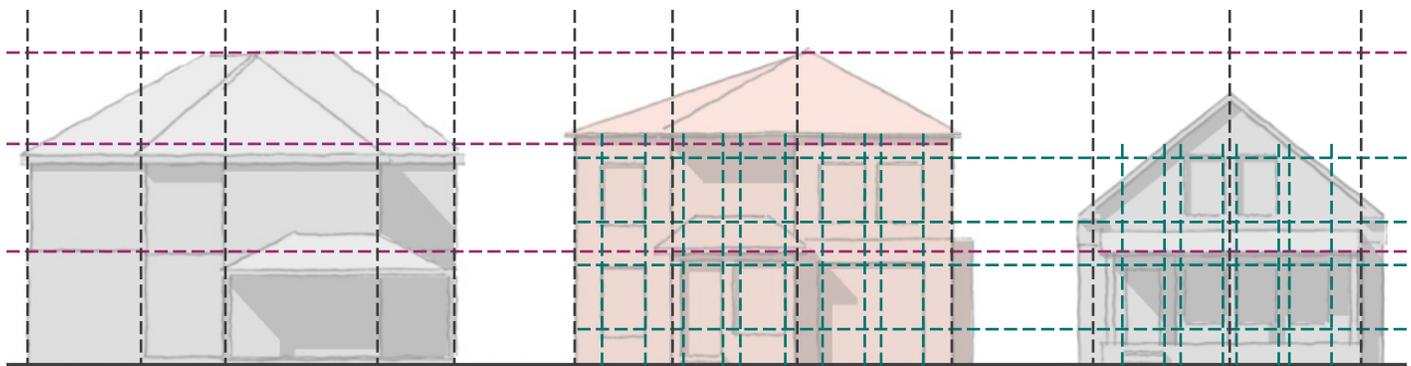
The objectives of the Design Guidelines in directing the relationship of the building front elevation and entrance to the street are to:

- Encourage a variety of architectural forms and styles that reflect the evolution of the neighbourhood while enhancing its character.
- Promote “eyes on the street” and a strong presence of the main elevation on the street;

- Ensure that the prominence of house front entrance and the proportion of glazing are maintained and consistent with the surrounding neighbourhood; and,
- Ensure the entrance remain the main feature of the house and is oriented to and clearly visible from the street.

Design Guidelines

- 40 Design dwellings to have articulated elevations, especially those exposed to streets and/or open spaces. Articulated elevations might include changes in plane, projections, enhanced fenestration, highlighted entrances, complementary materials, among other architectural elements.
- 41 Avoid blank walls facing the public realm (i.e. streets and open spaces)
- 42 Incorporate the vertical and horizontal proportions, rhythm and elevation design elements of surrounding dwellings including fenestration, lintels, sills, cornice and roof lines.
- 43 Ensure traditional architectural styles are properly executed and reflect their fundamental attributes. When not expressed / executed properly, these styles detract from the overall quality of the neighbourhood and can result in a hodge/podge of disparate design elements.
- 44 Consider contemporary architectural styles and ensure they reflect the proportions and fenestration of surrounding dwellings.



— — — — Overall height and horizontal composition (base, middle and top), including consistent ground floor height

— — — — Vertical breaks and changes in plane

— — — — Architectural details including windows (proportions and scale)

The design of new dwelling reflects the proportions of those adjacent to it



- 45 Consider keeping entry steps to a maximum of 5 and ensure they lead to a significant porch/entrance element/portico.
- 46 Design entrances to be consistent with the height and relationship to the street of adjacent dwellings.
- 47 Ensure front doors are prominent, clearly visible and approachable from the street via a walkway or driveway.
- 48 Encourage entrance features to be located at the front wall and highlight their prominence through articulated architectural elements.
- 49 Discourage side entrances. If they are considered, highlight their presence through massing and architectural gestures that provide a “public face” (e.g. wrapping porches/stoops and articulated elements) and provide a clear connection to the sidewalk or driveway.
- 50 Encourage weather protection elements at the main entrance and design them to complement the overall design of the dwelling.
- 51 Avoid metallic - cottage style awnings attached to main front wall.
- 52 For new homes or additions to existing ones located where there is a dominant pattern of existing front porches, incorporate similar elements into the design and encourage they are consistent in size and style with those in the surrounding neighbourhood.
- 53 If appropriate, consider porches that are as wide as the main front wall but ensure steps are only slightly wider than the entrance doors.
- 54 Design porch roof to complement the roof lines and proportions of the dwelling.
- 55 Provide enough glazing in the main elevation(s) through windows that complement the proportions and style of the dwelling, and those of adjacent dwellings.
- 56 Ensure corner units to display equal design quality on both elevations visible from the street and consider:
 - a) Locating the main entrance at the exterior side wall.
 - b) Incorporating wrap-around porches and corner features where appropriate.



Articulated front elevation and roof lines animate the streetscape



Dwelling's mass is broken through the articulation of the front elevation and the use of accent materials to emphasize the entrance portion



Articulated corner porch as main element of the front elevation



Building Materials

The variety of building materials contributes to the interest along the street and to the varied architectural character of the neighbourhood.

There should be no strict imposition of material palettes. However, broad categories of building appearances are identified and described which provide sufficient flexibility to accommodate variety, while ensuring that no jarring interventions will be inserted to interrupt the visual harmony of a neighbourhood.

The objectives of the Design Guidelines for renovations, additions and new construction are to:

- Ensure high quality materials are used;
- Preserve the variety of design, colour and building materials within a range that enhances the character of the neighbourhood; and,
- Ensure that while buildings will inevitably change over time, they will maintain the cohesive visual character of the street.



Brick as primary material in heritage palettes

Design Guidelines

- 57 Encourage a variety of coordinated materials that enhance and complement both the surrounding neighbourhood as well as the design style of the building. This may include more contemporary materials such as metal and concrete, in combination with brick, stone and wood.
- 58 Promote the use of high quality materials. The following are recommended as primary building materials in the Temperance Street Neighbourhood:
 - a) Brick.
 - b) Wood clapboard (siding) or wood batten.
- 59 Discourage the use of stone and stucco or its equivalent as main materials, and consider their use as secondary or accent materials only.
- 60 Consider natural finishes.
- 61 Provide colour palettes that take their cues from the built form on surrounding streets and/or are compatible with it.
- 62 Favour colours and materials from a heritage palette, including dark (reds and browns) and yellow buff brick and a variety of colours/tones for wood clapboard/batten. Avoid bright palettes.
- 63 Consider metallic railings and window frames as well as painted wood for porches, porch railings, bay window surrounds and shutters.
- 64 Consider cedar and asphalt shingles on roofs, as well as metal roofing when appropriate.
- 65 For additions or renovations to an existing building, incorporate materials and colours that are consistent with and complement the main building.



Wood clapboard as primary material with stone used as accent and metallic railings complementing the dwelling's architecture



3.4 Cultural Heritage Resources

The objectives of the Design Guidelines with respect to Cultural Heritage Resources are:

- Preserve and highlight valuable Heritage Buildings in the area
- Ensure the design of new dwellings and ancillary structures enhances and highlights existing Heritage Buildings through appropriate placement, scale/massing and facade and streetscape treatments

Design Guidelines

- 66** Place additions to heritage buildings on the rear or side, recessed from the main front wall of the heritage building.
- 67** Locate new garages to the rear or setback on the side of the heritage building, and design them to complement it.
- 68** Ensure appropriate integration of heritage buildings into new developments on the same site by providing:
- a)** The new structure's main wall or that of ancillary buildings is setback from that of the heritage building.
 - b)** The height of the new structure is maximum 1 storey greater than the heritage building (or 3.5m measured to the top of the new structure's roof).
 - c)** The proportions and palette of materials/colours of the new structure reflect and complement those of the Heritage Building.
 - d)** The new structure is physically and visually compatible with, subordinate to, and distinguishable from the heritage building.
 - e)** No heritage attribute of the heritage building is concealed by the new structure (i.e. the heritage attributes identified in the designation by-law should remain visible from the street).
 - f)** No addition or new construction will negatively impact the heritage building if removed in the future.
- 69** Design new buildings to minimize their impact on heritage buildings on adjacent lots and to acknowledge/highlight them by ensuring:
- a)** The new building setback is equal to that of the heritage building, or is the average distance between the setbacks of the buildings on either side of the new development.
 - b)** The height of the new dwelling is equal to or maximum 1.5 storeys or 4.5m taller than that of the Heritage Building.
- 70** Avoid recreating historical architectural styles.
- 71** Reflect the rhythm of the horizontal and vertical architectural elements of the adjacent or on-site heritage building in the design of new dwellings/structures/additions.
- 72** Provide the finished first floor height of any new dwelling/structure/addition is consistent with the finished first floor height of adjacent or on-site heritage buildings.
- 73** Design new elevations to reflect the heritage building's proportions of glazing vs. solid, and those of windows and doors (width and height).
- 74** Reflect the design and proportions of the landscape treatment of adjacent heritage properties.
- 75** When considered, contemporary designs shall respond to / reflect key elements of the adjacent heritage buildings, including for examples:
- a)** Its scale, massing and overall proportions.
 - b)** The arrangement and proportions of its elevation elements (horizontal and vertical articulation, rhythm of windows).
 - c)** Its materials and colours.



4 Implementation, Monitoring & Updates

Residential Zones

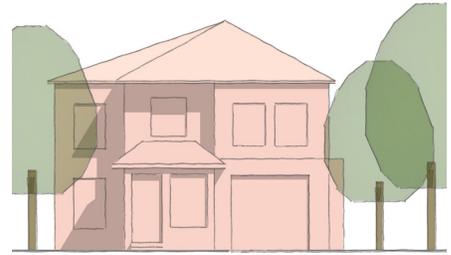
- R3-SN (497)
- R7-SN (497)
- R3-SN (498)
- R3-SN (499)

Building Addition (equal to or greater than 50m2)



or

New Building



Planning & Development Services

'Basic' Site Plan Process & Urban Design Review

- Site Design (grading, servicing, lot coverage and configuration, setbacks, garage and driveway width and location)
- Urban Design Guidelines
- Zoning
- Building Design (building height and massing, architectural design, front elevation treatment, building materials, heritage resources)
- Major alterations to existing heritage buildings need to obtain a Heritage Permit through the review and approval by Council prior to the issuance of site plan approval.
- Refer to Site Plan Application Guide

+

Building Division

- Ontario Building Code
- Refer to Building Permit Application Guide



Site Plan Approval Building Permit

appendix:

Definitions & Glossary of Terms

Adverse Impact: Any impairment, disruption, destruction or harmful alteration.

Articulated Elevation: A building elevation (usually the front and any publicly exposed building face) whose design includes a comprehensive combination of changes in plane, projections, enhanced fenestration, highlighted entrances, complementary materials, among other architectural elements (i.e. not a plain, blank, flat wall).

Building Footprint: the footprint of a house is the total ground area covered by the home including garages and porches.

Character: a unique combination of features (i.e. existing pattern of development, built form and streetscape design) that should be embraced and reinforced.

Coexist: two or more elements /structures that harmoniously exist in the same place.

Compatible: As per the OP "...development that may not necessarily be the same or similar to the existing buildings in the vicinity, but, nonetheless, enhances an established community and coexists with existing development without causing any undue adverse impact on surrounding properties."

Complement: built form that responds in a respectful and thoughtful manner to its context to reinforce it and make better.

Enhance: strengthen, exalt and/or further improve the qualities that contribute to the character of a place. Reinforce.

Existing: found in a particular place i.e. neighbourhood, street, development pattern. As per the OP "...means lawfully in existence on the date of this Plan's adoption, and for greater certainty does not include a use, building or structure that is in existence on that date without being lawful".

Front building face width: the width of the main front wall of a dwelling, including a front-facing attached garage.

Front-facing attached garage: a garage that is built into the front structure of a dwelling, with a garage door that faces and is accessed from the street.

Heritage Attribute: attributes of the property, buildings and structures that contribute to the property's cultural heritage value or interest. They may include but are not limited to architectural style/design, massing/scale, composition, function, interior spatial configurations, external layouts, and location.

Historic/traditional style home: broad range of styles developed in the 19th and early 20th century, each displaying very unique features. Traditional home designs are influenced by historic styles (i.e. Victorian, Colonial, Craftsman, or Neo-classical architecture). Common features among them include large/open porches with overhanging beams and rafters, dormers, and tall/pitched rooftops with one or more gables. Common materials include brick, wood, stucco, and stone.

Main Front Wall: the dwelling's primary exterior front wall, not including permitted projections or a front attached garage door.

Modern/contemporary Style: variety of styles developed in the latter half of the 20th century. Their design is based on the simple/clean lines, shapes and forms, mostly related to their structure. Straight lines, big openings, bold roofs lines (flat or low-sloped) and minimum texture are often seen in this type of houses. Common materials include concrete, brick, wood, and stucco.

Stable Neighbourhoods: existing, older residential neighbourhoods where a thriving community and a distinctive built/natural environment coexist and depend on each other.

Sympathetic: that is compatible and supportive of an specific(s) built characteristic or element.

Vicinity / Surrounding Context: area near or surrounding a particular place, or that is in enough proximity to share a physical relationship.

