



Town of Aurora

Urban Design Guidelines

For Additions and New Buildings in Stable Neighbourhoods

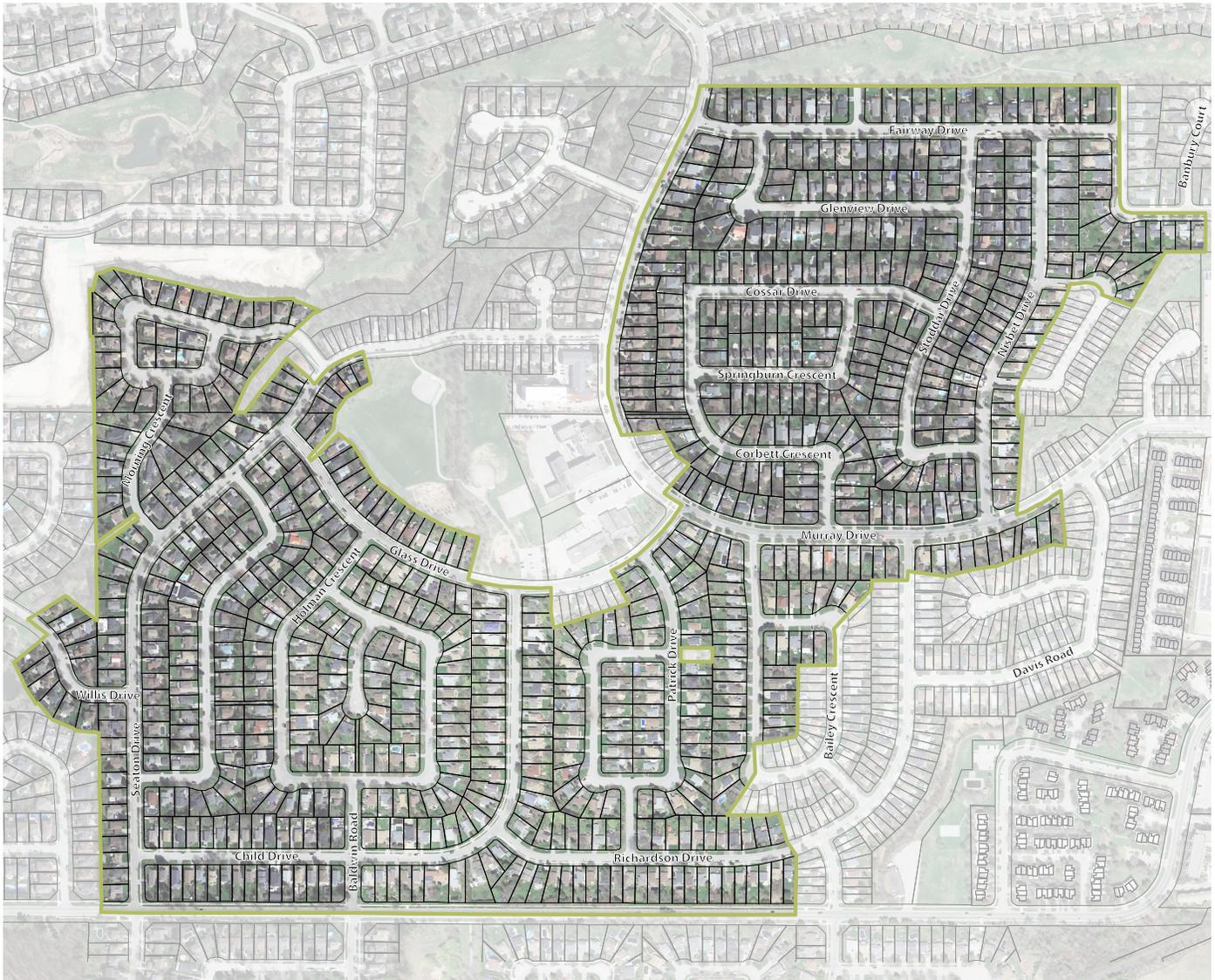
Regency Acres Neighbourhood

Prepared by The Planning Partnership | October 2020

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Regency Acres 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 4.2.a:

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 4.2.c:

Council shall support urban design which:

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

Policy 4.2.f:

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.

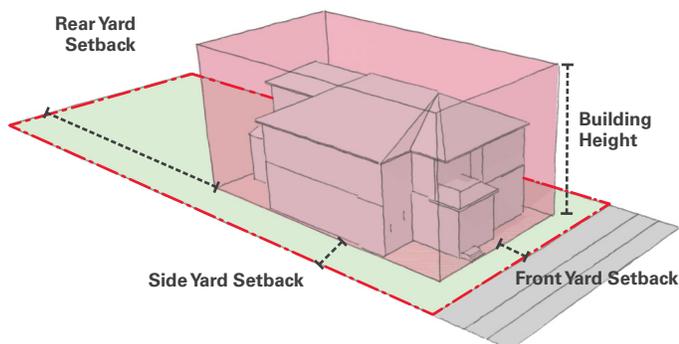


Diagram generally illustrating the aspects of building that are addressed in the Zoning By-law.

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.

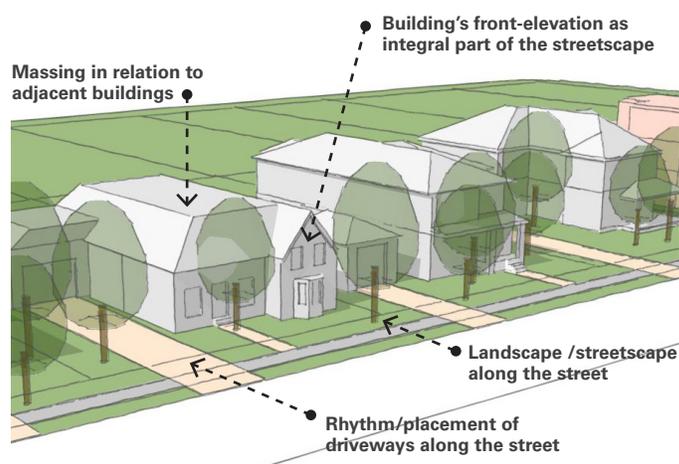


Diagram generally illustrating the contextual considerations for new buildings and additions addressed in Urban Design Guidelines.

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.

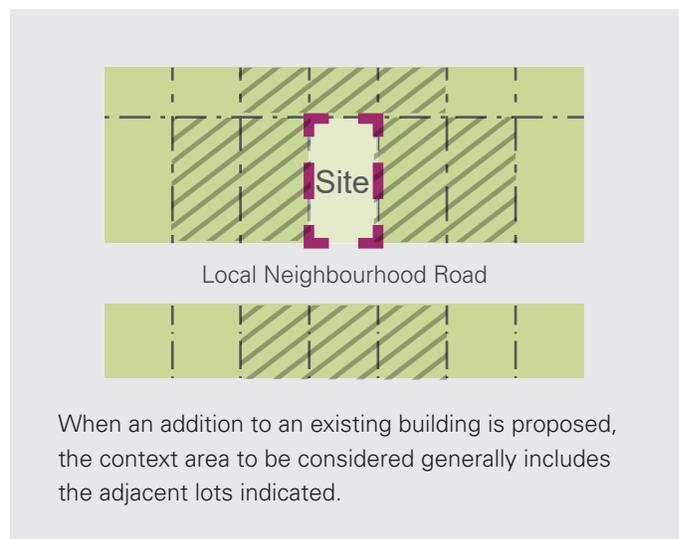
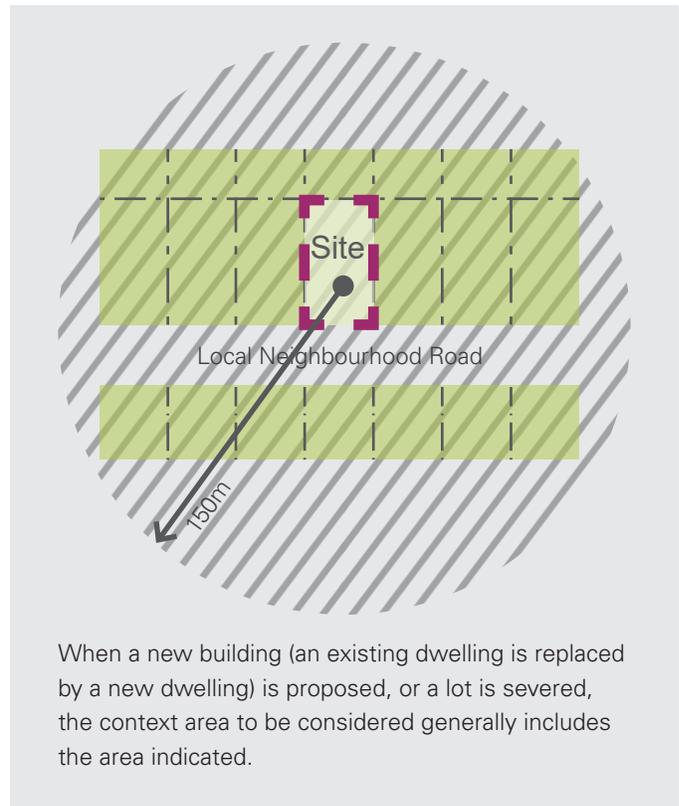


1.5 Objectives of the Design Guidelines

The recent development activity has posed a number of challenges to maintaining the characteristics that define the Stable Neighbourhoods, including the Regency Acres 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.**

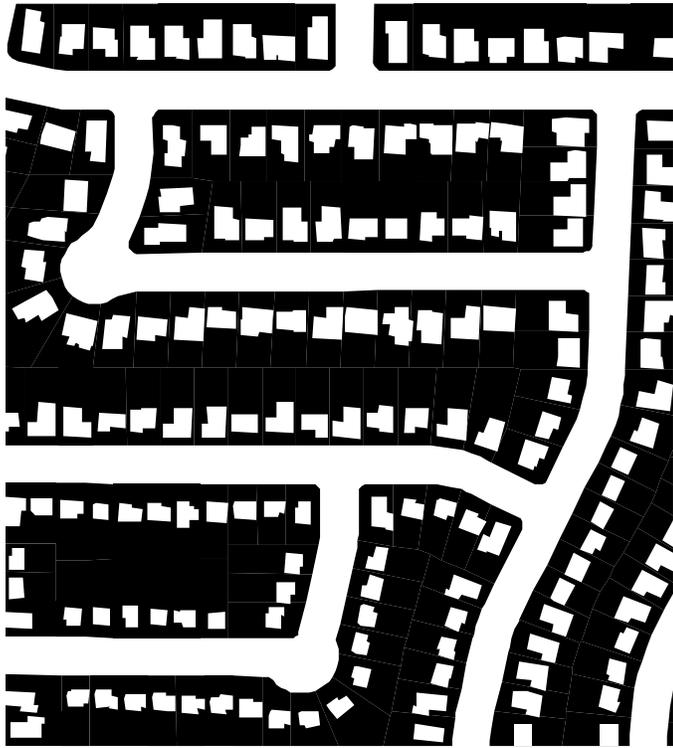


Figure ground graphic reflecting the pattern of lots

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.

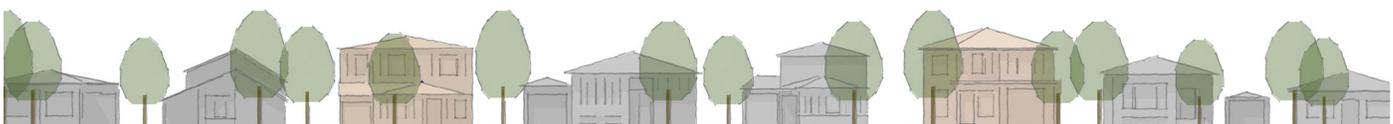
Streetscapes

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



Regency Acres road pattern



Regency Acres lot pattern

Regency Acres streetscape



Wide streets and generous setbacks enhance the sense of openness



Detached garages setback from main building and driveways as main access to lots

2 Regency Acres Character



Regency Acres is a relatively new neighbourhood located in the Yonge Street and Henderson Drive area. It is characterized by wide streets, large lots and low profile houses with generous setbacks and limited landscaping, all of which contributes to a strong sense of openness.

As Regency Acres continues to evolve, the construction of new buildings, building additions and building renovations is more common than ever. In order to ensure this construction fits well within the neighbourhood's character, future development should ensure **compatibility** through the recognition and enhancement of **neighbourhood character** and the promotion of **good urban design**.

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

Pattern of Lots

In the Regency Acres Neighbourhood, the main grid consists of wide streets that follow a curvilinear pattern, and is complemented by 'loop' type streets or cul-de-sacs to the interior of the neighbourhood. The result is a grid of mostly long-uninterrupted blocks, where large and spacious lots permit significant front and side yard setbacks, with well spaced houses setback consistently along the streetscapes.

In recent years, older houses have been demolished and replaced by new larger/taller ones, placed closer to the street edge and/or adjacent units, while new additions, sometimes larger in height and massing than the main building, have been added onto existing homes. These new dwellings/additions, together with the significant integrated garages and front driveways, have impacted the character of the neighbourhood, altering the pattern of lots.

Streetscapes

In the Regency Acres Neighbourhood, the streetscape environment is defined by:

- Buildings that are generally 1 to 2 storeys, with most having shallow pitched roofs.
- A consistent placement of dwellings generously setback from the street.
- Driveways that act as the main access to lots and to garages, with parking pads/driveways being as wide as the garage itself.
- A mixture of garage/parking configurations that include a mix of small detached garages to the rear and car-ports (as side extensions of the dwelling) for older units, or front-integrated garages on newer ones, which creates greater visual impact and greater building massing along the street. Some units only have parking pads at the front, and often they are part of older subdivisions built without garages.
- Landscaping that is dominated by grassy front lawns and some mid-age trees.
- Sidewalks with a grassed boulevard provided on one side of most streets, with the more prominent streets having a treed boulevard. Other streets have a less urban character with open drainage ditches and no sidewalks.



Architectural Forms and Styles

Built form in Regency Acres is generally characterized by well-spaced, modest 1 to 2-storey houses with shallow pitched roofs of different shapes. Low profile front entrances with little or no front porch are predominant, as well as the use of a variety of brick, stucco, siding and stone. However, two distinct areas can be recognized:

- Units built around the 1960's which include a mix of small bungalows, back splits, single storey duplexes and 2-storey semi-detached homes. Many of the bungalows in the area reflect the style of modest homes built post WWII, with some elements of the 1960 style.
- Units built around the 1980's and close to Golf Links, are larger and include attached garages.

The architectural style and colour palette of the houses in the neighbourhood are relatively consistent along each street.



A brick house in Regency Acres with simple architecture and recessed garage



Low profile houses with shallow pitched roof lines dominate the Neighbourhood's built form



Example of a mid-century house in Regency Acres



Figure ground graphic reveals rear setbacks vary depending on the location of the lot on the block and the shape of the block itself. There is a generally even rhythm of built form and void among units on the same frontage, with few exceptions where rear yards are either very small - to non-existent, or deeper than the neighbourhood's average. There is also a tendency to keep dwellings depths consistent along the same streetscape/block frontage.

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 three key attributes that contribute to the character of the Regency Acres 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

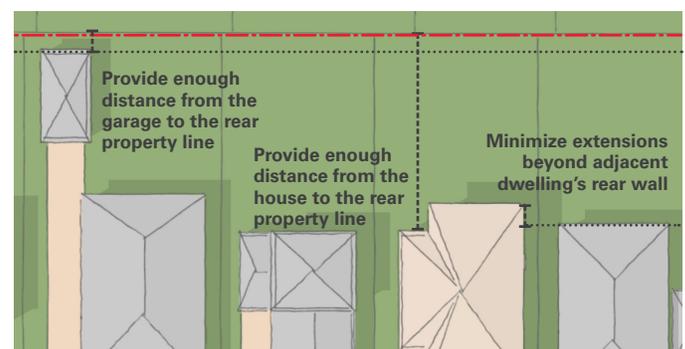
While lot size conditions the development possibilities in terms of building size/coverage, the way it is configured determines how the development relates to the public realm and other buildings along the street, as well as the consistency of the neighbourhood.

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 Regency Acres 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

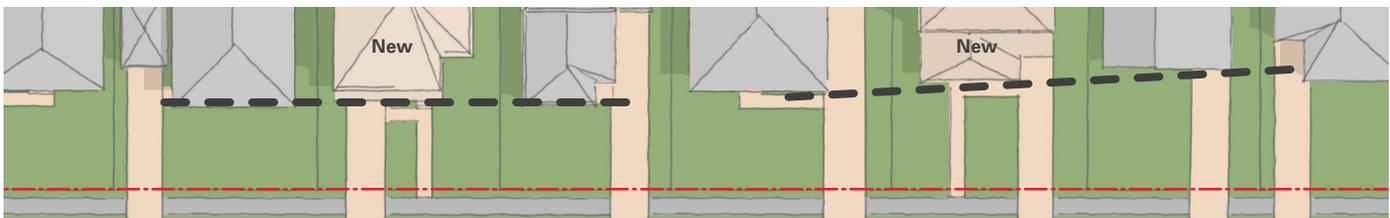
- 8 Reflect the front setback of adjacent dwellings; when substantially different, ensure the new dwelling's setback is equal to the average distance of those on either side of it.
- 9 Encourage a pedestrian oriented streetscape by placing new units close to the street edge/property line.
- 10 Provide 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 Regency Acres range from 1 to 2 storeys, with a varied architectural style that include small bungalows, back splits, single storey duplexes and 2-storey semi-detached. 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, and, if appropriate, consider split level houses when related to the lot's grading.

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 Aim for clean, modern lines and simple geometry that complement the surrounding built form character.

20 Discourage historic architectural styles.

21 Encourage roof lines with shallower pitches to reflect those of existing dwellings in the neighbourhood, and consider simple, articulated profiles to generate visual interest.

22 Ensure flat roof tops complement the massing and character of adjacent dwellings.



Consistent low-profile, 1.5 storey dwellings along the streetscape

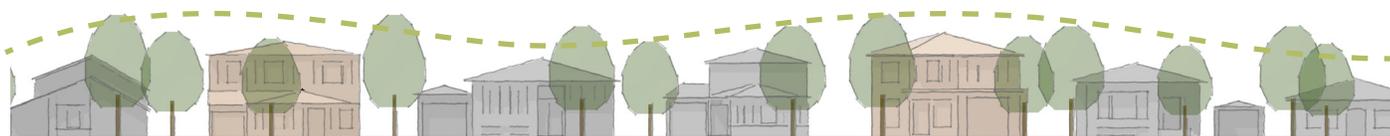


Shallow pitched roof lines complement simple building geometry

Maximum 1.5 storeys difference between adjacent dwellings

Consistent height

Appropriate transition to lower dwellings



Approach to height and scale including transition

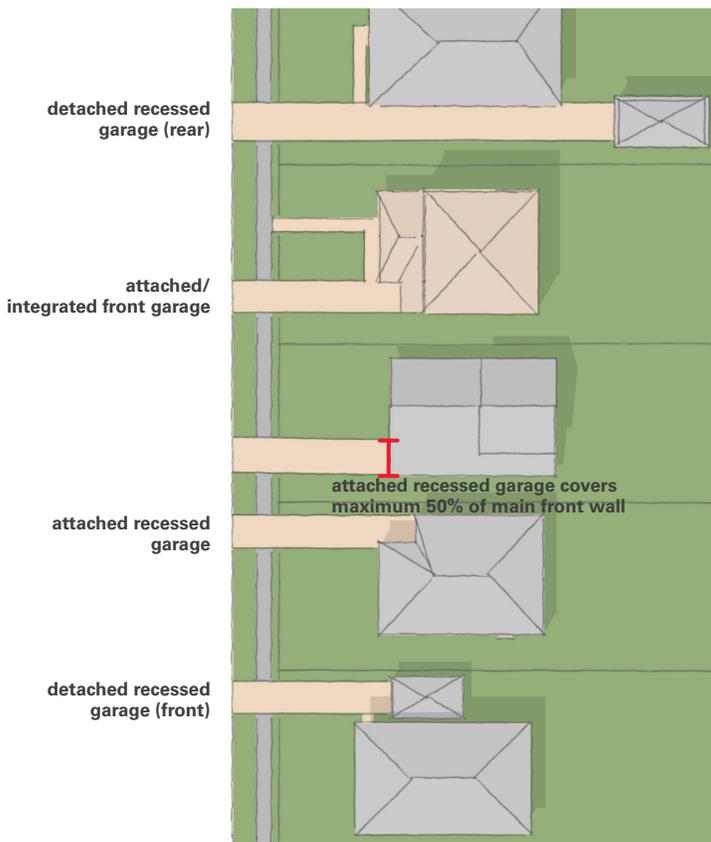


Garage & Driveway Width and Location

Garages and driveways should be located and sized based on the established pattern of the neighbourhood. In Regency Acres parking is provided as either small attached garages/carports, detached garages at the rear or driveway parking pads.

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

- 23** 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. Where appropriate, consider extending the dwelling's roof to cover garages/carports to reflect modern, minimalistic architectural styles.
 - e) Integrating garage doors into the dwelling's façade design.
 - f) Ensuring that garage doors do not dominate the front facade of the house.
- 24** Encourage a consistent garage type and location along the street.
- 25** Encourage narrow driveways and ensure their widths do not substantially exceed the garage/carport width.
- 26** Encourage rear detached garages.
- 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.
- 29** Where appropriate due to lot grading, consider half-below grade garages; ensure it is recessed from the main front wall and livable spaces are placed on top of it (i.e. proportionate windows or balconies addressing the main frontage).



Landscape Treatment

In Regency Acres generous setbacks provide for front yards with extensive grassed areas and, in some cases, minimalistic/simple landscaping complementing entrance features. Mature trees are common in the landscape.

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

- 30** Protect mature trees and encourage planting of new trees to enhance the urban canopy and create tree-lined streets.
- 31** Enhance the bio-resiliency of the area through planting of native, non-invasive trees and shrubs.
- 32** Encourage grassed areas to cover most of the front yard and consider keeping any landscape elements simple and complementary to the dwelling's design and materiality.



Mature trees are retained

- 33** Minimize hard surface landscaping/pavement in front yards and consider them for walkways and driveways only.
- 34** Encourage permeable paving for new walkways and driveways to reduce run-off to storm sewers and soften the streetscape appearance.
- 35** Provide a walkway from the front door to the sidewalk or to the driveway in the absence of a sidewalk.
- 36** Provide landscaping in front of blank walls.
- 37** 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.
- 38** Avoid privacy fencing at the front of the house; if considered, privacy fencing should not extend beyond the main front wall of the dwelling.
- 39** Favour corner lot fencing materials that complement the dwelling's character as well as that of the surrounding neighbourhood;
- 40** Encourage the use of natural stone finishes for paving and landscape walls.



Extensive grassed areas with minimal landscape elements complementing 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.

In the Regency Acres neighbourhood most dwellings have low profile front entrances, close to grade, with small porches or stoops that generally lead to the driveway; side entrances are also common in the neighbourhood. Windows are generous in size and often wider in proportions.

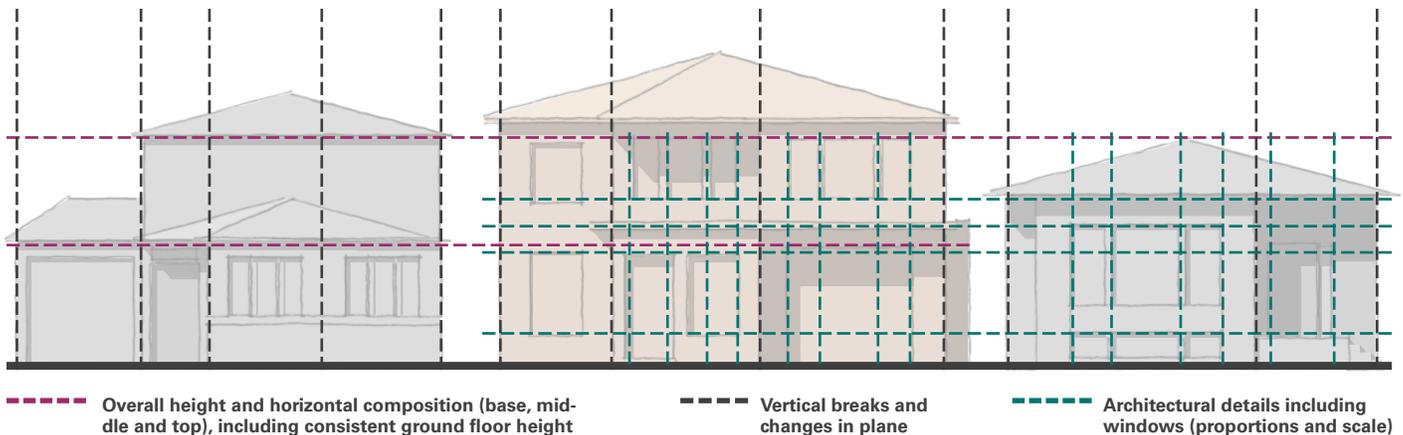
The objectives of the Design Guidelines in directing the relationship of the building front elevation and entrance to the street are to:

- 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

- 41 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.
- 42 Avoid blank walls facing the public realm (i.e. streets and open spaces)
- 43 Incorporate the vertical and horizontal proportions, rhythm and elevation design elements of surrounding dwellings including fenestration, lintels, sills, cornice and roof lines.
- 44 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.
- 45 Consider contemporary architectural styles and ensure they reflect the proportions and fenestration of surrounding dwellings.
- 46 Consider keeping entry steps to a maximum of 3 and ensure they lead to an entrance element/portico.



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



47 Encourage low-profile entrance features close to the ground when grading permits (1-2 steps).

48 Design entrances to be consistent with the height and relationship to the street of adjacent dwellings.

49 Ensure front doors are prominent, clearly visible and approachable from the street via a walkway or driveway.

50 Encourage entrance features to be located at the front wall and highlight their prominence through articulated architectural elements.

51 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.

52 Encourage weather protection elements at the main entrance and design them to complement the overall design of the dwelling.

53 Where appropriate, consider extending the dwelling’s roof to cover entrance features to reflect modern - minimalistic architectural styles.

54 Avoid metallic - cottage style awnings attached to main front walls.

55 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.

56 Design porch roof to complement the roof lines and proportions of the dwelling.

57 Provide enough glazing in the main elevation(s) through windows that complement the proportions and style of the dwelling, and those of adjacent dwellings.

58 Discourage ornamented styles with excessive decorative details.

59 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.



Livable spaces are located to the front of the dwelling provide a strong relationship between the private and public realm through generous glazing



Highlighted side entrances



Entrance at grade, covered by main dwelling's roof and connected to the lot's access



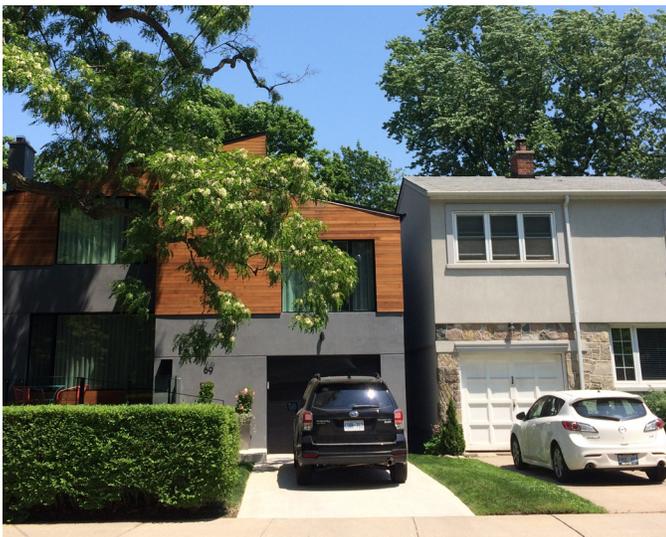
Building Materials

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.



Contemporary infill house design with materials and colours that complement the surrounding traditional material palettes

Design Guidelines

- 60 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.
- 61 Promote the use of high quality materials. The following are recommended as primary building materials in the Regency Acres Neighbourhood:
 - a) Brick.
 - b) Wood clapboard (siding) or wood batten.
- 62 Discourage the use of stone and stucco or its equivalent as main materials, and consider their use as secondary or accent materials only.
- 63 Consider natural finishes.
- 64 Provide colour palettes that take their cues from the built form on surrounding streets and/or are compatible with it.
- 65 Favour traditional red to light coloured bricks, and a variety of colours/tones for wood clapboard/batten, including lighter ones. Avoid bright palettes.
- 66 Consider metallic railings and window frames as well as painted wood for porches, porch railings, bay window surrounds and shutters.
- 67 Consider cedar and asphalt shingles on roofs, as well as metal roofing when appropriate.
- 68 For additions or renovations to an existing building, incorporate materials and colours that are consistent with and complement the main building.



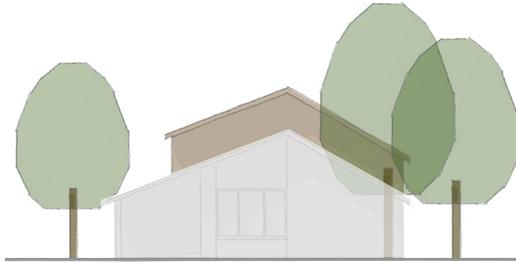
Lighter tone of brick and metallic framing complement the simplicity of the dwelling's design

4 Implementation, Monitoring & Updates

Residential Zones

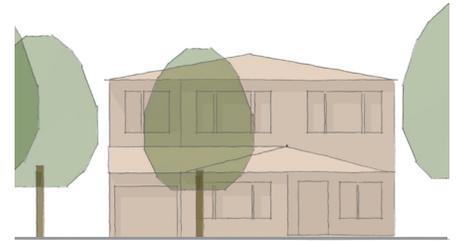
- R3-SN (497)
- R7-SN (497)
- R3-SN (498)
- R3-SN (499)

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.

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.



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