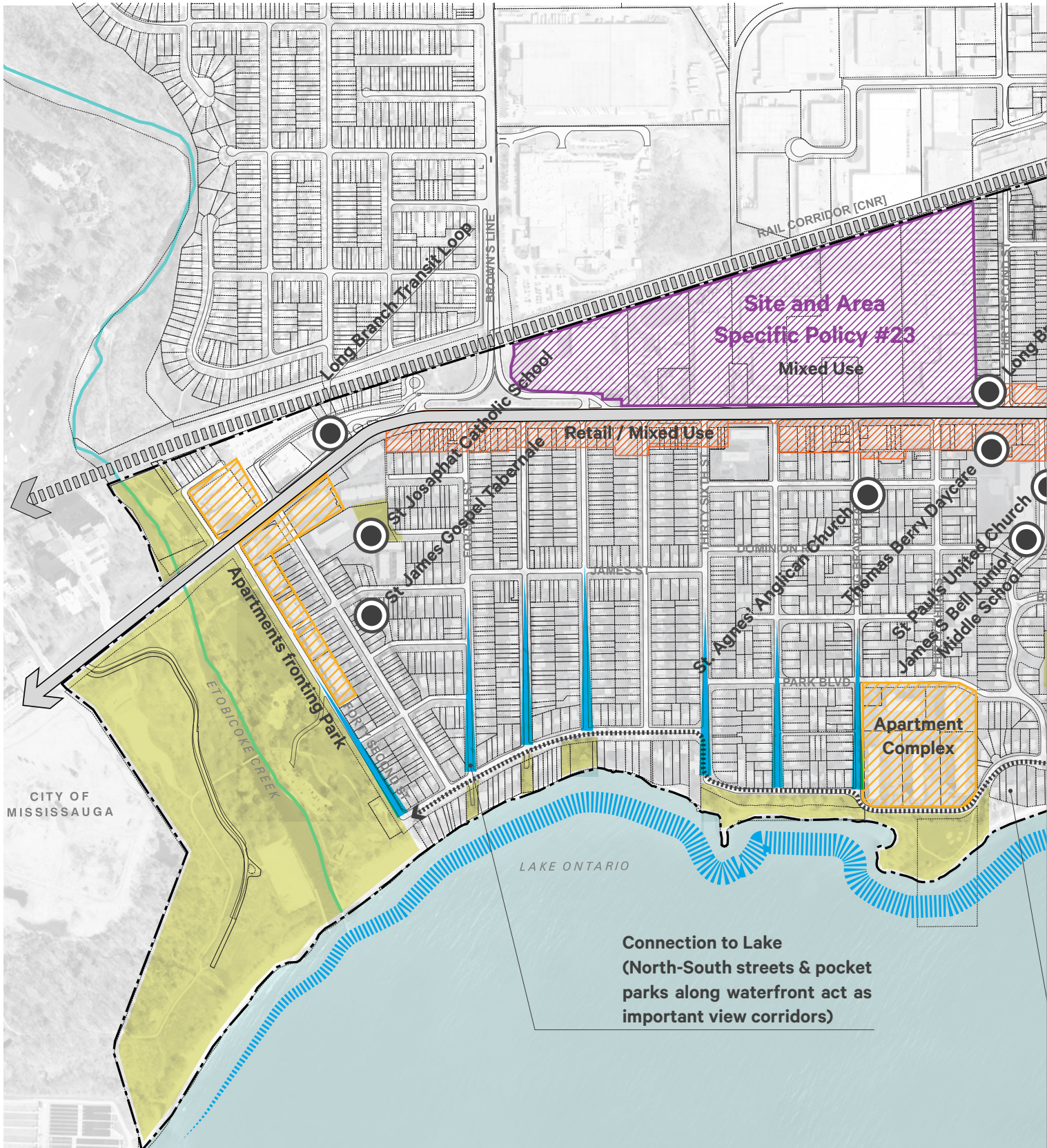


## 2.2 Character Summary





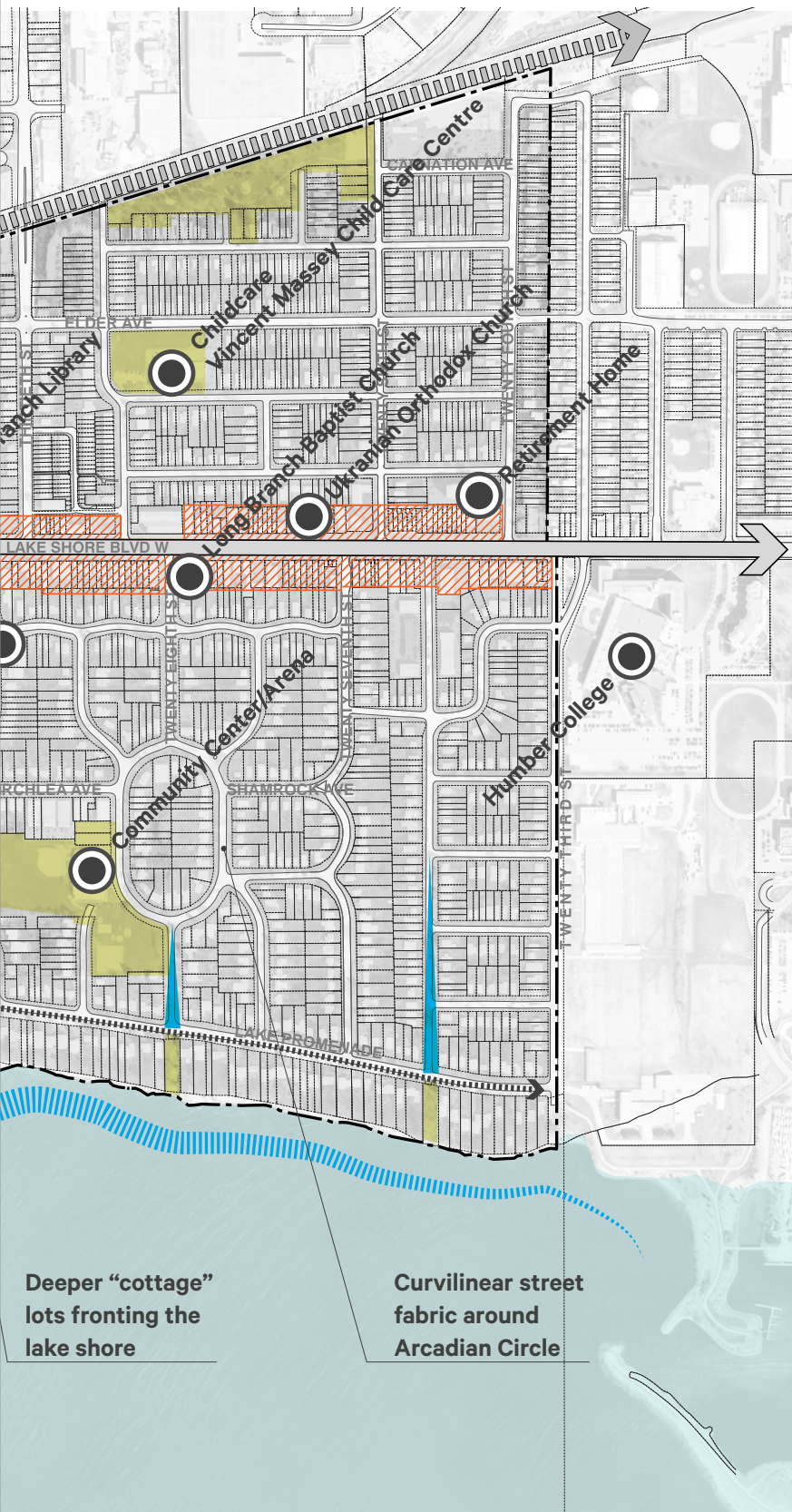


Figure 31 Long Branch Character Framework Map

### Long Branch Character Defining Conditions

- a. Historic Long Branch houses dating back to original "villa" lots and corner lots of distinctive character.
- b. Hipped or gabled roofs, front porches, ground-related first floor, prominent and grade-related entrance and window placement, and recessed or rear garages, to establish a strong street interface.
- c. Consistent and generous front yard setbacks with exceptions where dictated through variations in the street and block network (i.e. Arcadian Circle), maintaining landscaping, mature trees, and accent planting while allowing for projections and recesses to articulate the primary façade, and minimizing the width of curb cuts in order to maintain the continuity of the pedestrian realm.
- d. Consistent and generous side yard setbacks and rhythm of dwelling units, maintaining porosity between buildings, rear yard access for pedestrians and vehicles, and landscaping between buildings and adjacent open spaces.
- e. Consistent and moderate rear yard setbacks and building depths, maintaining appropriate height transitions, privacy, sky view access, private amenity space, landscaping and mature trees.
- f. 9.0m to 15.24m lot frontage and 35.0m to 45.0m lot depths, with exceptions where dictated through variations in the street and block network.
- g. 1 to 2 storey building heights with massing, articulation and fenestration strategies which are complementary to the existing context.
- h. Prominent and unobstructed views and access to the Lake Ontario shoreline, Long Branch Park, Marie Curtis Park, and other open spaces.
- i. Distinct elements including estate residential dwellings along Lake Promenade, isolated apartment blocks, employment areas north of Lake Shore Boulevard, and commercial developments along Lake Shore Boulevard.
- j. High quality materials, including brick or wood siding.

## 2.2.1 Character of the Neighbourhood Today

### Overview

A neighbourhood's character is composed of a series of individual elements that together contribute to the creation of a distinct 'sense of place'. While the neighbourhood of Long Branch has long been surrounded by development, the natural boundary of Lake Ontario to the south and Etobicoke Creek to the west as well as the man-made boundary of the rail tracks to the north have both helped to shape and preserve its distinct sense of place.

### Patterns of Development in Long Branch

Long Branch is a diverse neighbourhood that has evolved incrementally through the many phases of its history and will continue to do so. In this sense, the character of the neighbourhood today is best understood as the composite of these phases of development, each contributing to a mix of sizes and styles of houses.

Concentrated along Lake Promenade and the area surrounding Long Branch Park, where the Long Branch Park Hotel once stood, several of the original villa-style cottages remain from the late 1800's and early 1900's when the area was a gated resort accessed by steamboat from Toronto. These ornamented buildings, many located on corner lots, have a distinct architectural style that often features an articulated roof form and generous porches fronting the street. Between 1910 and 1920, seven additional subdivisions were opened, generally taking on the cottage-like feel of Long Branch Park. In the context of new development, these heritage properties should be acknowledged and respected as valuable to the character of Long Branch.

With changing patterns of settlement in the mid-20th century and the demolition of some 160 homes on the Etobicoke Creek flood plain in the wake of Hurricane Hazel (the area now Marie Curtis Park), many of the original cottages were replaced or infilled with postwar brick bungalows and other modest 1 to 2 storey hipped or gable roofed houses often on large lots in the range of 50 by 150 feet. Around the same period, with the aim of promoting growth and affordability, certain areas of the Long Branch bylaws were changed to allow multi-family dwellings which further replaced original homes with 2 and 3 storey duplexes and triplexes.

The lots south of Lake Promenade along the Lake Ontario shoreline remain distinct from the broader neighbourhood of Long Branch. Characteristically larger homes with an eclectic range of styles, these lots are generally deeper than 200 feet with consistent rear yard setbacks that respect view corridors of neighbouring properties and have generous front yard setbacks with a mature tree canopy that both visually buffer the houses and frame the street.



Figure 32 Aerial view looking east along Lake Shore Boulevard West from near Long Branch Loop 1940s (Ontario Archives Acc 16215, ES1-814, Northway Gestalt Collection)

> see *character defining condition* a.

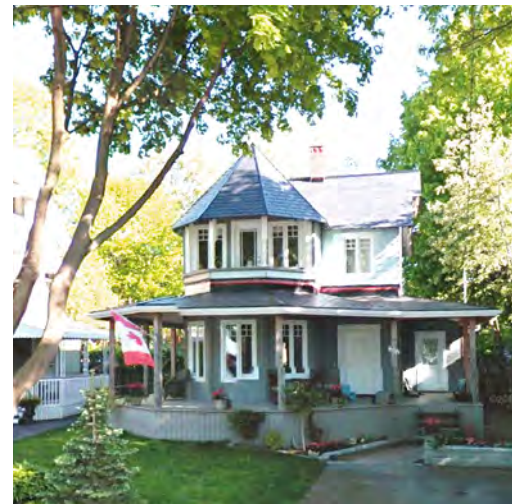


Figure 33 Original cottage property on Lake Promenade dating back to the 1890s

> see *character defining conditions*

b. f. g.

> see *character defining condition* i.



### Historic Subdivisions & Today's By-laws

As a result of the subdivision of Long Branch all occurring within a decade span in the early 1900's, the historic lot fabric is characteristically consistent, described by 9.0m to 15.24m lot frontages and 35.0m to 45.0m lot depths. Larger lot sizes have resulted in a general condition described by generous side yard setbacks which provide driveway access to a side-entry garage or detached garage at the rear as well as establish a street rhythm through the regular spacing of houses. Where historically narrow lots exist, the original building fabric has maintained generous side yard setbacks.

Overlaying the map of the historic subdivisions of Long Branch with the current City-wide By-law reveals that the original boundaries between subdivisions roughly correspond with boundaries between areas zoned Residential Detached (RD) and Residential Multiple (RM).

The areas within the initial subdivision of Long Branch Park (1884) and the Eastwood Park Annex (1920), now designated RM zones, permit a variety of residential building types and densities per lot from detached dwellings to 3 and 3.5 storey apartments. Within these areas there are duplexes and triplexes interspersed among lots with single-family dwellings though some larger apartment blocks also exist along the northern part of Forty Second Street, James Street east of Fortieth Street, Thirty Ninth Street north of Lake Promenade as well as Thirty Third Street north of Park Boulevard and on Birchlea Avenue west

> see character defining conditions

- d.
- f.
- g.



Figure 34 Apartment block on Thirty Third Street within an area of prevailing detached single-family homes.

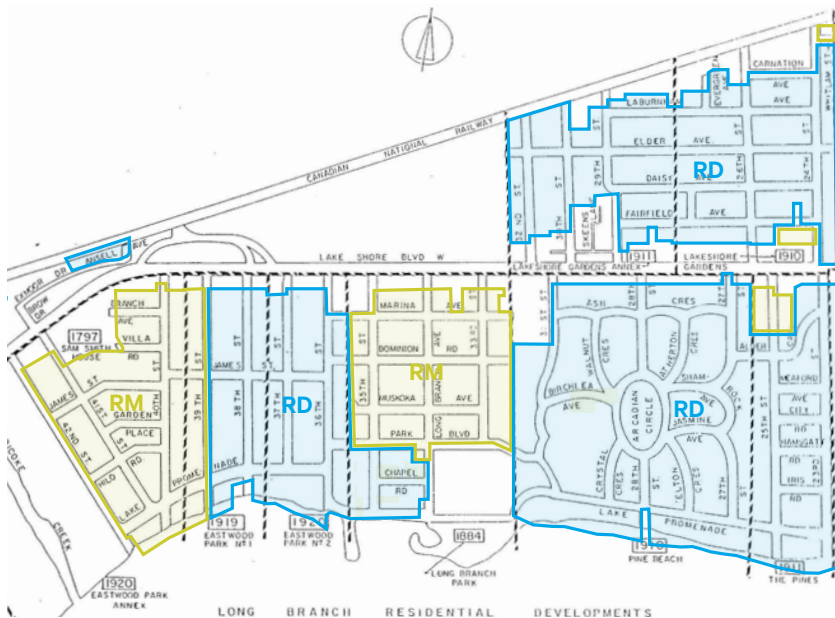


Figure 35 Characteristic development on Twenty Seventh Street

Figure 36 Long Branch Historic Subdivisions (original map courtesy of <http://preservedstories.com>) overlaid with the City-wide Zoning By-law Map



of Arcadian Circle. Each of these building types has varying regulations related to massing, setbacks, parking and landscaping. However, where denser types exist, the characteristic condition is described by larger setbacks both due to parking considerations and to provide adequate transition to adjacent dwellings in order to minimize issues related to shadow and overlook.

> see *character defining conditions*



Similarly, in the Pine Beach Subdivision (1910) surrounding Arcadian Circle, the curvilinear street network and irregular lot fabric have resulted, along certain street segments, in incrementally stepping front and rear yard setbacks where adequate transition between adjacent dwellings is an important consideration. Where such conditions exist, as well as on lots directly abutting open spaces (parks, parkettes, schoolyards, parking lots), mature trees and hedges are characteristically used/preserved as valuable naturalized buffers between lots.

> see *character defining conditions*



By contrast, lots fronting onto the north-south oriented streets south of Lakeshore Boulevard, especially along the elongated north-south blocks in the Eastwood Park Subdivisions, are described characteristically by regular front yard setbacks and side-yard on end lots creating consistent 'street walls' which frame important view corridors to Lake Ontario. Len Ford Park, marked by its canopy of mature willow trees, as well as smaller but heavily treed pocket parks located at the



Figure 37 Original lot with detached 2-storey dwelling on a 50' frontage



Figure 38 Two 2-storey houses with 25' frontages on the severed lot. Both have the appearance of a 3-storey house



terminus of these streets preserve waterfront views from the public realm and contribute to reinforcing the neighbourhood's broader connection to the lake.

### **Before & After Development – Quantifying Neighbourhood Character**

The Official Plan states that one of its cornerstone policies is to “ensure that new development in our neighbourhoods respects the existing physical character of the area, reinforcing the stability of the neighbourhood.” However, due to a significant increase in development pressure and lot severances in Long Branch in recent years, both the character and the stability of the neighbourhood have been challenged. While it has been argued that character can be difficult to quantify, it is most effectively illustrated in the context of development. Figures 37 and 38 depict a typical lot in Long Branch before and after development and serve as a case study for a summary analysis of neighbourhood character, applying the three concentric scales of evaluation:

#### **1. Property in relation to adjacent properties:**

The massing of the original two storey dwelling, while taller than both adjacent houses, is articulated such that there are clear horizontal reference lines defined by the porch roof and the overhang of the front gable. The reference lines of the porch roof aligns with the front eave of the side gabled roof of the adjacent houses minimizing the change in height and roof massing. Similarly, the side-entry garages and driveways create generous side setbacks in the primary mass of the houses which aid the transition between differing adjacent volumes and create a perceived street rhythm. By contrast, as a result of developing two new houses on the severed lot, side yard setbacks are significantly minimized, breaking the established street rhythm and visually emphasizes the increased density along the street. In addition, the lack of articulation in the massing of the new buildings does not acknowledge reference lines and results in large, uninterrupted side walls tightly abutting the side lot lines which further stress the discrepancy in height relative to the adjacent homes and may cause issues related to shadow and overlook.

> [Refer to 3.1 Height & Massing](#)

> [Refer to 3.2.1 Roofs](#)

> [Refer to 3.4.3 Side Yard Setbacks](#)



**2. Property in relation to the street and block segment:**

The characteristic condition along the street and on the opposing block fronting the same street is a modest finished ground floor height of 4 to 5 steps above the grade of the street and described by a wide front landing or porch with planting along the base of the front façade to transition from the grade of the yard to the front entrance. Front yards are generously planted with grass lawns and hedges with driveways generally along the side of lots. By contrast, the new 25 foot lots both have driveways leading to integrated garages resulting in a significant loss of softscaping and resulting in finished floor heights double that of houses along the street. Unlike the plantings used to transition between yard and entrance, front entrances are articulated by large staircases that encroach on the front lawn and appropriately placed windows facing the street are replaced by the garage door which dominated the front façade at grade. Importantly, this diminishes the building's perceived connection to the public realm by reducing active uses and casual surveillance along the street.

> Refer to 3.1.4 Finished Ground Floor Height

> Refer to 3.4.2 Front Yard Landscape

> Refer to 3.2.2 Front Entrance Design

> Refer to 3.2.3 Windows

> Refer to 3.3 Driveways & Garages

Design performance of new development on a severed lot



Figure 39 New development on a severed lot that is not compatible with the Long Branch character (integrated garages and raised finished floor heights)

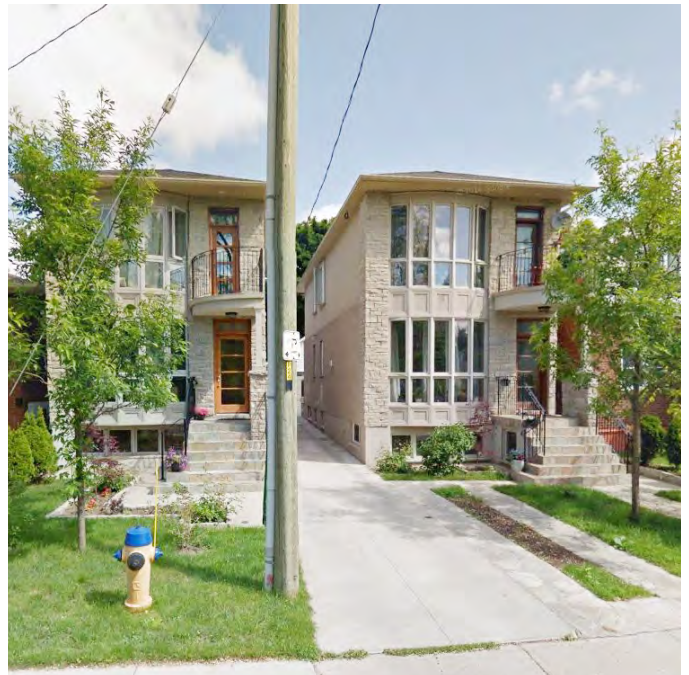


Figure 40 New development on a severed lot that is more compatible with the Long Branch character (mutual lane with detached garages at the rear of lot with compatible finished floor heights)



### 3. Property in relation to the broader neighbourhood context:

At the scale of the Long Branch neighbourhood and perhaps the most significant impact of new development is the loss of the mature tree canopy. The mature trees throughout the neighbourhood are both invaluable environmental assets as well as character shaping elements. Trees provide environmental and health benefits by supporting wildlife habitat, reducing air pollution, and managing storm water. Throughout Long Branch, the large and distinctive tree canopy provides shade and cover from the elements, helps to moderate exterior and interior temperatures, and provides a visual signal of the change in seasons as well as serving to frame the streets by providing a visual buffer between the public walkway and the façades of houses. The maturity of the tree canopy is also indicative of the maturity of the Long Branch neighbourhood. New development should not result in the loss of mature trees.

In summation, while development will certainly continue to occur within Long Branch, there exists an opportunity to shape this development in a manner which acknowledges and is respectful of the established character of the neighbourhood, while promoting diverse design solutions and preventing homogenization, and are consistent with existing community character. New development must be responsive to its context.

> *Refer to 3.5.1 Street Trees*

Design performance of new development on an unsevered lot



Figure 41 New development on unsevered lot that is compatible with the Long Branch character (generous front yard setback, two storey massing, grade-related building entrance, integrated front porch, recessed garage)



Figure 42 New development on unsevered lot that is compatible with Long Branch character (generous front and side yard setbacks and landscaping, two storey massing, grade-related building entrance)

# 3

## Objectives & Guidelines

### Objective of the Guidelines

The objective of the Guidelines is to identify the neighbourhood's key character-defining qualities, and to ensure that future developments are undertaken in a manner which is contextually-sensitive and responsive to the broader neighbourhood character. In order to accomplish this, the Guidelines incorporate a design methodology which evaluates future development at three concentric scales, including:

1. The property in relation to adjacent properties;
2. The property in relation to the street and block segment;
3. The property in relation to the broader neighbourhood context.

### Role of the Guidelines

With respect to Zoning, the intention of the guidelines is to treat the building envelope as a general framework, and sculpt and articulate it through the provision of design guidelines and criteria in order to more appropriately respond to the key defining characteristics of adjacent properties, the street and block segment, and the broader Long Branch Neighbourhood context.

With respect to the Minor Variance process, the Guidelines serve as input to the Toronto Committee of Adjustment and the Ontario Municipal Board / Toronto Local Appeal Body to assist in the review and evaluation of development applications.

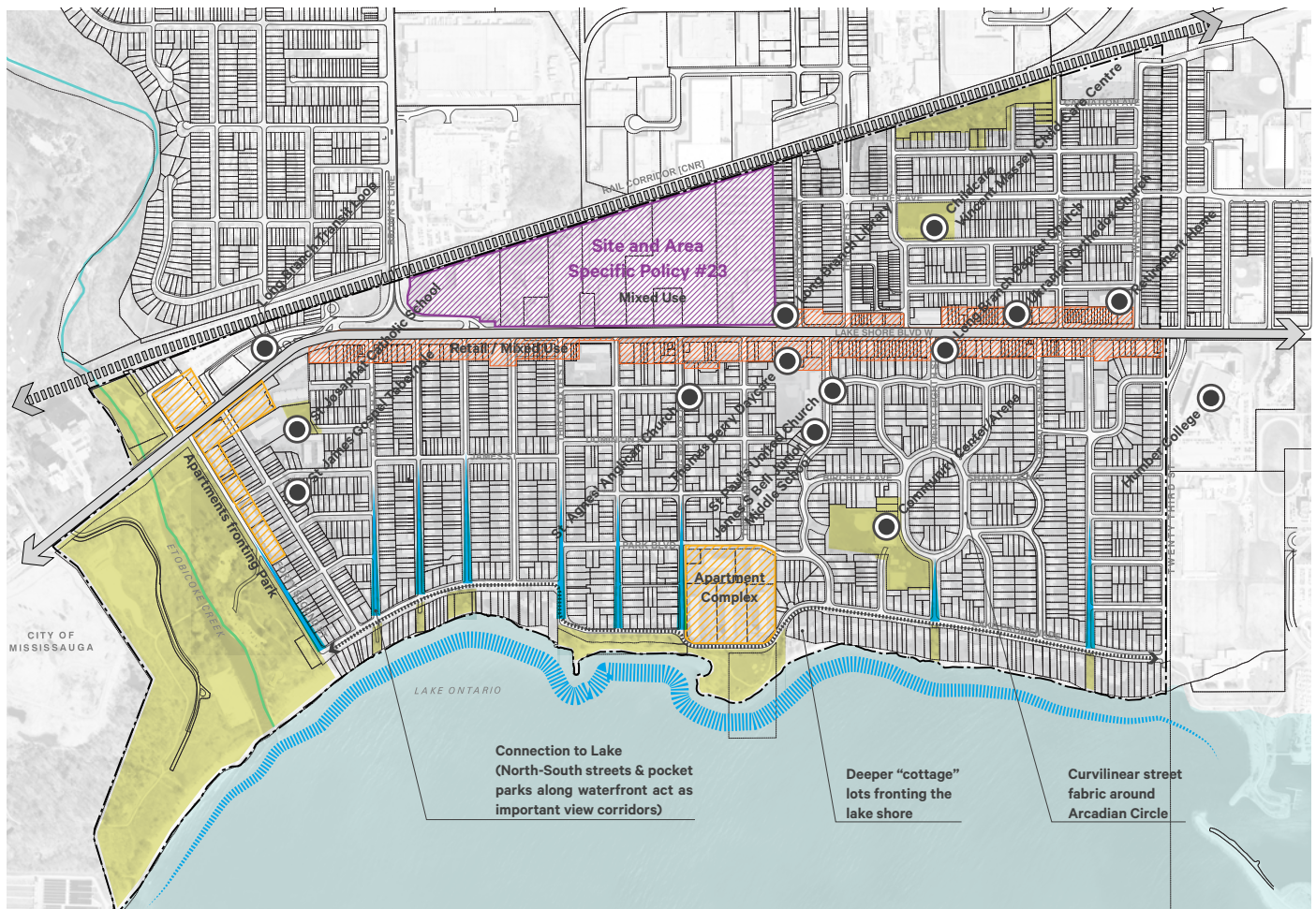


Figure 31 Long Branch Character Framework Map



## Long Branch Character Defining Conditions

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- j. High quality materials, including brick or wood siding.

The delivery of vibrant and distinct neighbourhoods requires a clear articulation of priorities and elements that as a whole contribute to Neighbourhood character. Following the inventory and assessment stage of developing Neighbourhood Character Design Guidelines, identifying the top priority for each theme and examining these collectively will help synthesize **the key character defining qualities**.

The intent is not to challenge the values laid out in the zoning by-laws, but rather complement them with a series of design recommendations that may mitigate **potential conflicts with the established character** of the neighbourhood.

The following Guidelines should be reviewed and considered in their entirety.

> Refer to City-Wide Template for further information

# 3

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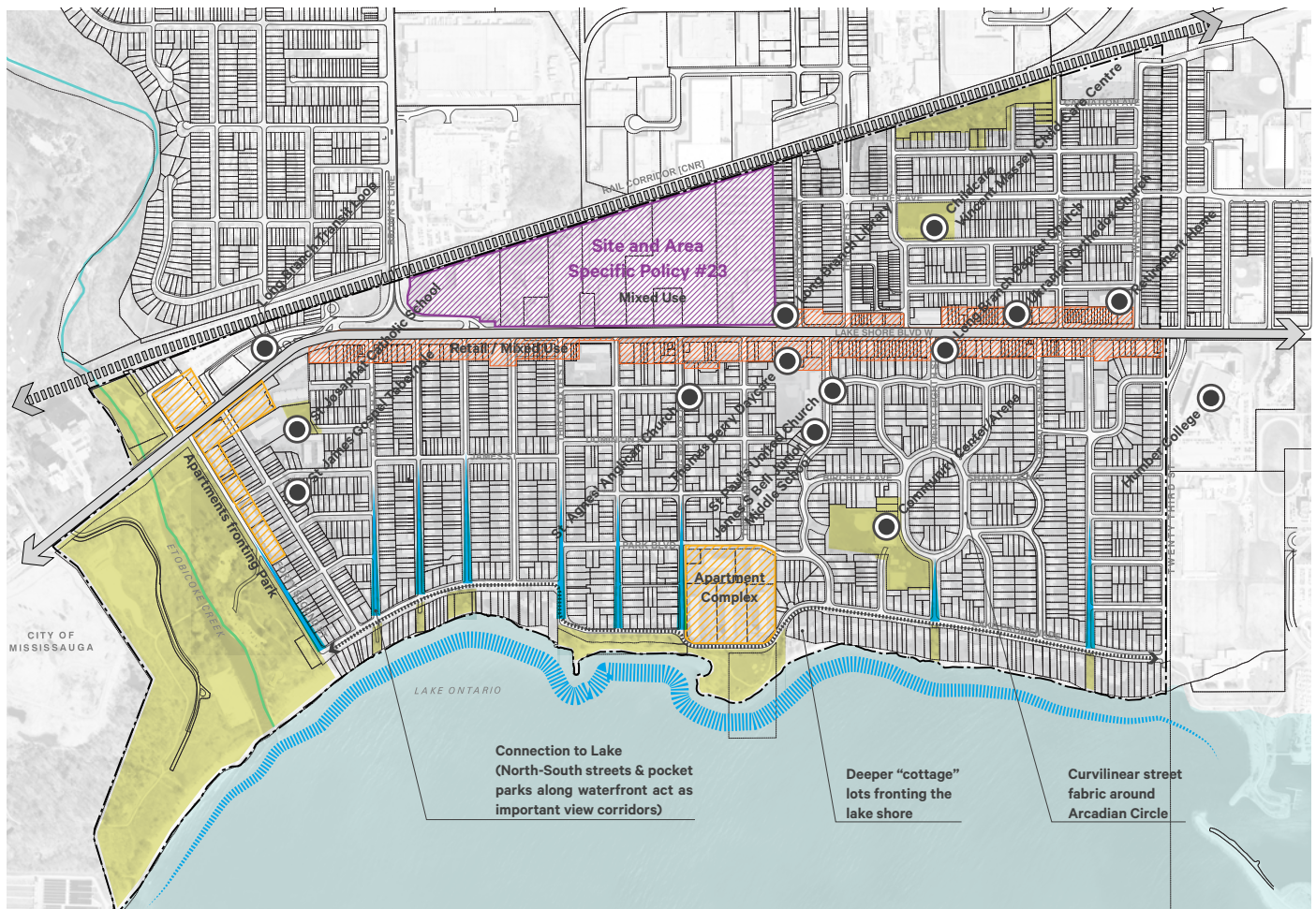


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# 3.1 How to Use The Guidelines



Figure 43 Typical 2-page spread from the 'Objectives & Guidelines' section of the document

- A. Overview of the primary conditions in Long Branch and the key design guidelines related to the particular theme
- B. Reference of the key design objectives and supporting diagram for each theme from the *City-wide Neighbourhood Character Guidelines*
- C. Summary of the zoning regulations pertinent to each theme
- D. Explanation of the rationale for these regulations in the context of the Long Branch study area
- E. List of key design guidelines to support the rationale for the zoning and mitigate potential conflicts with the character of the neighbourhood
- F. Call out bar of relevant 'Character Defining Conditions' [reference Chapter 2.2]
- G. Annotated photograph of an existing incompatible condition related to the particular theme\*
- H. Annotated photograph of an existing compatible condition related to the particular theme\*

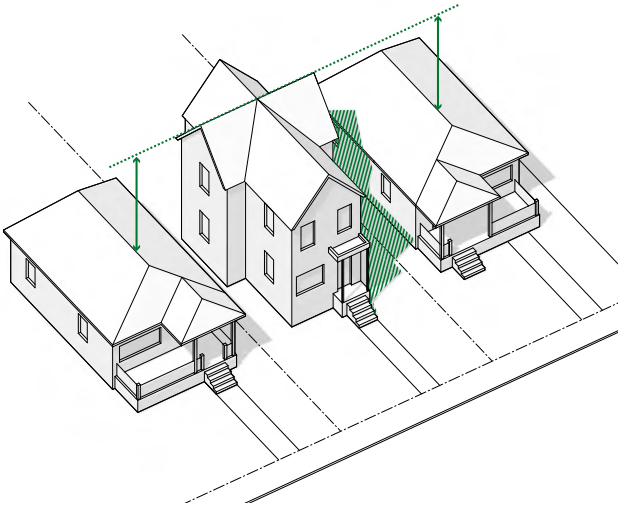
*\* photographs are used only as illustrative tools to explain issues of compatibility related to a specific theme*



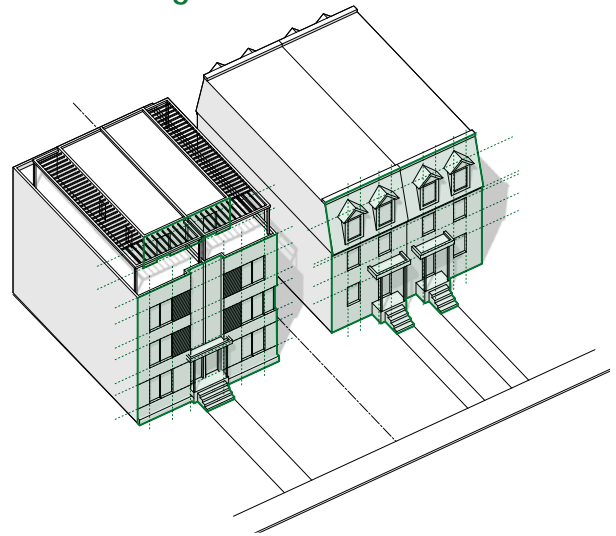
## 3.2 Height & Massing

Height and massing refer to the perception of the general shape, form, and size of the building. While building dimensions such as height or width can be purely quantitative, mass and scale are rather qualitative dimensions that result from combining many spatial parameters in context: proportion between building dimensions, comparison to the dimensions of adjacent buildings, alignment with other buildings, height and location relative to the public streets, separation from other buildings or volumes, breakdown of larger volumes into smaller and more comprehensible pieces, shadowing of surfaces by protruding volumes, size of element relative to the human scale, etc.

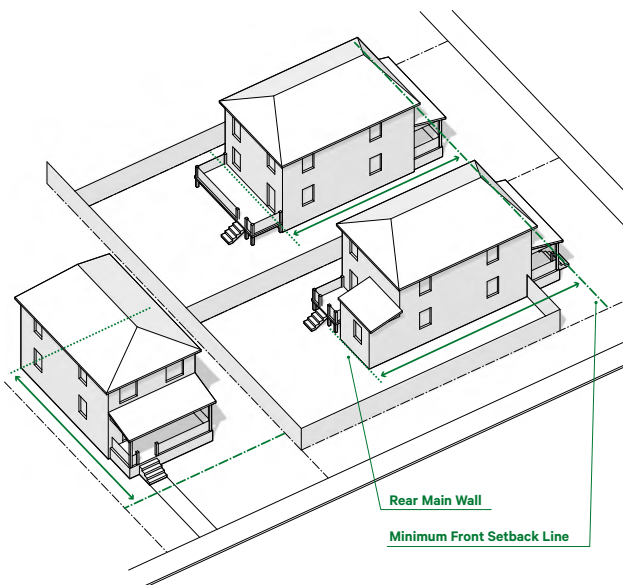
### 3.2.1 Building Heights



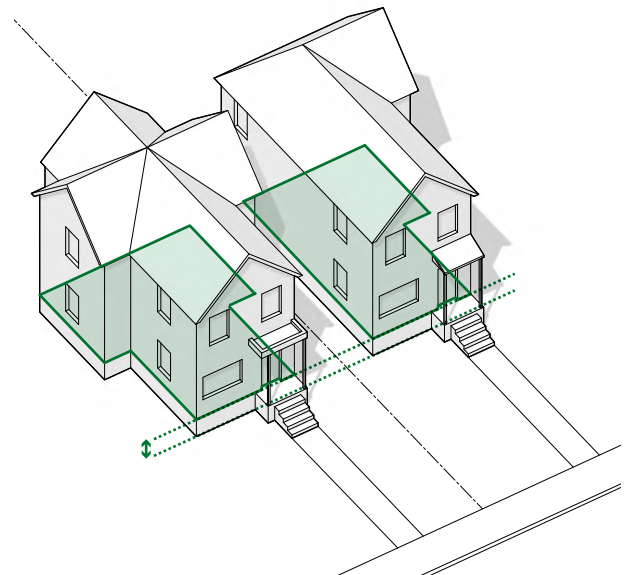
### 3.2.2 Building Face



### 3.2.3 Building Depth



### 3.2.4 Finished Ground Floor Height

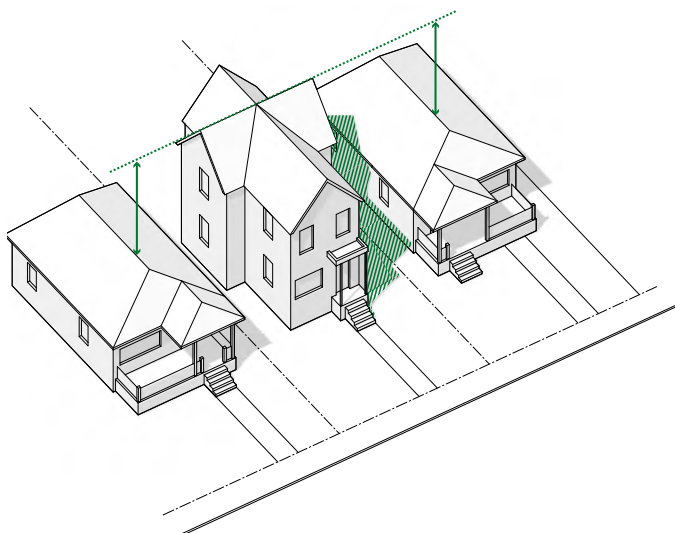


### 3.2.1 Building Heights

Throughout Long Branch, building heights vary in type from detached bungalows to three-storey walk-up apartments. Buildings should comply with zoning permissions and be consistent in height with existing houses along the street and/or, through articulation of volumes and sensitivity to existing reference lines, should transition relative to adjacent conditions.

#### Principles

- **Volume:** Maintain a similar scale between new and old buildings. The perceived scale of new buildings can be minimized by designing multiple smaller volumes or articulations to avoid a large, single mass. Common compatible elements are porches, stepbacks/balconies for upper levels, asymmetrical plans with setback, integration of upper levels within the roof, etc.
- **Access to natural daylight and sunlight:** Ensure that the building does not block neighbours' access to natural daylight and sunlight, including on yards and main windows.
- **Entrances:** Minimize the appearance of stairs to entrances, in order to decrease the perceived height. Internalize stairs to create a porch and lower door, with a strong relationship to the public sidewalk [Refer to Section 2.3.2 Front Entrance Design].



Building Height Diagram

#### How does the zoning regulate building heights?

Building heights in Long Branch generally range between 1 and 2 storeys with the exception of multi-unit residential developments, which incorporate heights of 3 and 4 storeys. The zoning regulation sets a maximum building height of 9.5m (see section 1.3.2 for more detail) and encompasses much of the neighbourhood's RD zones. In the RM Zones which permit a variety of residential building types, the max. building height varies between 10 to 12m. In addition to height, the zoning regulates a ratio of main walls that can achieve the max. building height.

#### What is the rationale for the performance standard?

The rationale is to ensure that new development fit an appropriate scale with the existing built form through the integration of taller forms into sloped roof massing or in the case of flat roofs through stepbacks. Particular importance should be placed on evaluating building height compatibility based on relationships to adjacent properties in order to mitigate issues related to overshadowing and privacy/overlook.

#### What are the key design guidelines?

In order to achieve the objectives related to volume, access to daylight and entrances in the context of Long Branch key design guidelines include:

- New single family dwellings should be designed to maintain and reinforce the 1 to 2 storey character of Long Branch.
- Step back taller forms and/or articulate building massing through the use of projections and/or recesses to achieve a **transition** in height relative to adjacent buildings and to mitigate site overlook.
- Porches, canopies, overhangs and well integrated stairs/plantings should be used to mitigate the perceived height and massing and create alignments with **existing reference lines** of the streetwall.
- Mitigate the impacts of roof height by integrating the pitch into the building volume through the use of dormers and other design elements.

See *Character Defining Conditions* pg. 27

b. g. i.





Figure 44 Modern house dwarfs existing 1-storey bungalow



Figure 45 Incompatible building volumes accentuate height difference



Figure 46 New development transitions height in relation to adjacent buildings

### 3.2.2 Building Face

While the zoning sets a consistent minimum setback for the primary plane of the building face, specific areas of Long Branch feature varying conditions resulting from unique block configurations. The building face should respect the established streetwall in order to preserve and frame view corridors and/or step incrementally in response to curvilinear streets. Projections and/or recesses in the building face and the placement of porches, canopies, overhangs and windows, should reinforce the existing rhythm, and reference lines along the street.

#### Principles

- **Materiality:** Incorporate materials which are common to the Long Branch neighbourhood, and are compatible with adjacent and surrounding properties.
- **Windows and Openings:** Establish a minimum percentage/scale of fenestration to ensure adequate amount of daylighting and transparency.
- **Setback:** Locate ancillary structures, such as garage, back from the primary plane to accentuate the access and built form.
- **Shadows:** Recommend minimum distances between planes to add three dimensional quality to the building face.

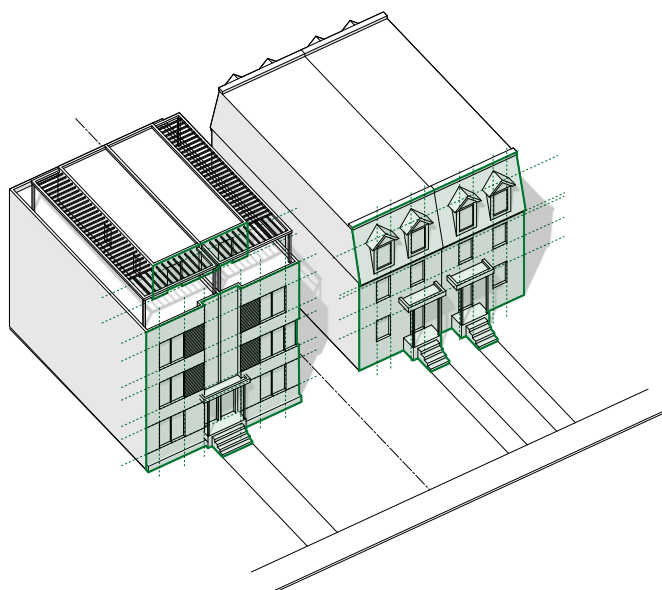


Diagram of Front Façades

> Refer to City-Wide Template for further information

#### How does the zoning regulate the building face?

Regardless of building type, the zoning regulates the location of building faces in Long Branch through a minimum setback (measured from the front lot line) of 6m. In certain areas characterized by larger lots, such as along Lake Promenade, the building face is located significantly farther back from the street and visually buffered by mature trees. Other areas with curvilinear streets, around Arcadian Circle, generally follow the principle of averaging in which consecutive building faces step gradually to maintain a relatively consistent streetwall.

#### What is the rationale for the performance standard?

The rationale is to create a consistent and vibrant streetwall along the street, by respecting the location (setback) of the primary plane of the building face, and generally following the rhythm of the street by using compatible articulation and elements. The compatibility of the building face should be evaluated based on the unique conditions of individual streets in Long Branch.

#### What are the key design guidelines?

In order to achieve objectives related to materiality, windows and openings, setbacks and shadows in the context of Long Branch, some of the key design guidelines include:

- Projections and/or recesses should be used to articulate the primary plane in order to reinforce existing street rhythm and to prioritize the reading of front entrances and diminish that of garage.
- Porches, canopies, overhangs and well integrated stairs/plantings should be used to create alignments with **existing reference lines** of the streetwall.
- Careful sizing and placement of windows to punctuate the building façade while minimizing overlook of adjacent buildings.
- Front yard setbacks should be consistent with adjacent and surrounding properties.

See *Character Defining Conditions* pg. 27







Figure 47 Incompatible building face

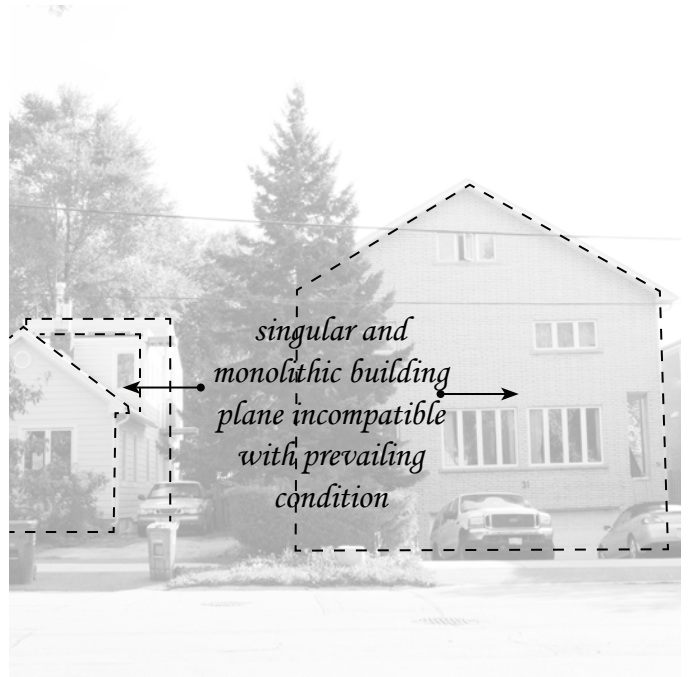


Figure 48 Incompatible building face

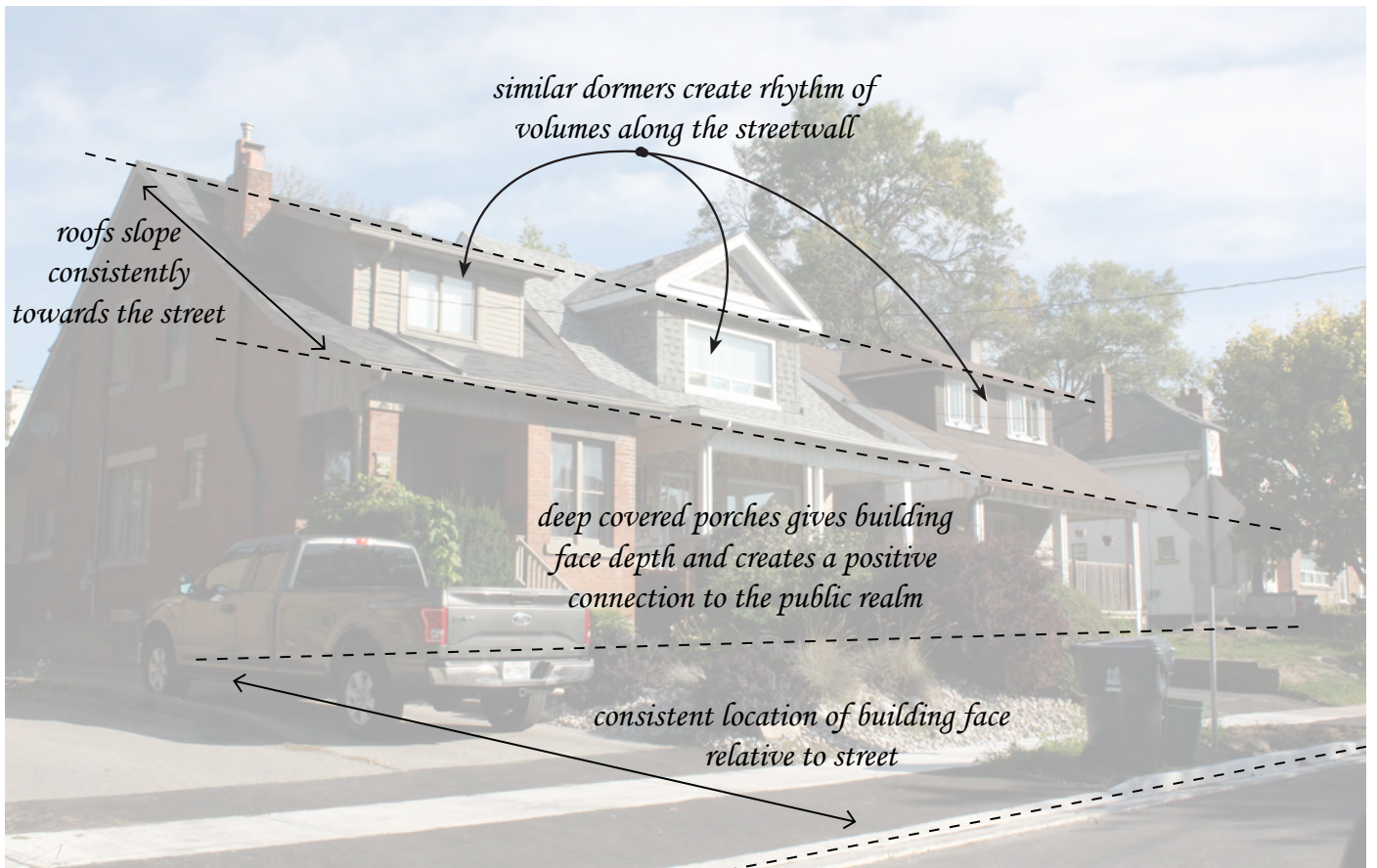


Figure 49 Compatible building face

### 3.2.3 Building Depth

In certain locations throughout Long Branch, deep buildings detract from the neighbourhood character. In order to mitigate these impacts, buildings should comply with zoning, be consistent with depths of existing houses along the street and/or use step backs to transition the rear massing in combination with the careful placement of windows, balconies, plantings and privacy screens to ensure a buffer between adjacent properties.

#### Principles

- **Articulation:** articulate rear façade to break up the overall building massing and reduce the visual impact of the building from the rear.
- **Setback:** setback upper storeys from the rear to align with adjacent dwellings where possible to minimize shadow impact and perceived mass.
- **Privacy Screen:** integrate privacy screens to minimize potential for privacy and overlook issues with consideration for reducing the overall mass of the structure.

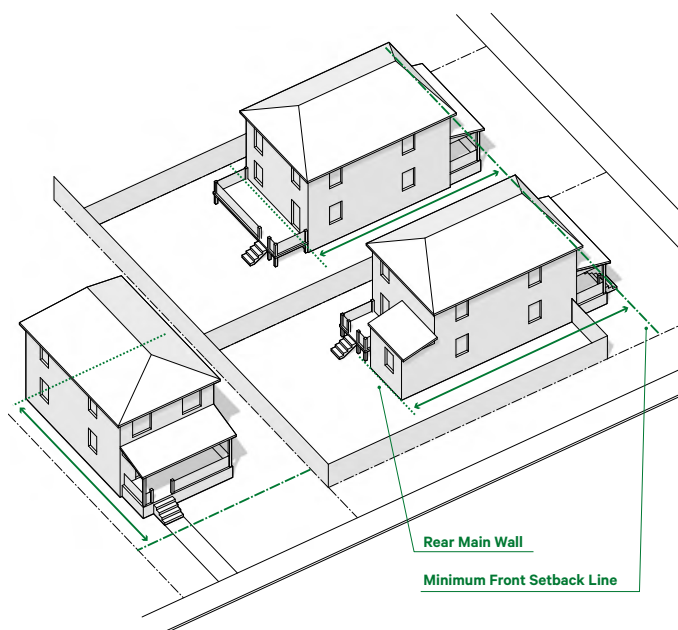


Diagram of Building Depth

> Refer to City-Wide Template for further information

#### How does the zoning regulate building depth?

Regardless of building type, the zoning regulation sets a maximum building depth of 19m (measured from the required front yard setback). There is some variation in Long Branch as a result homes not fully built to the maximum permitted depth. Given the deeper lot sizes typical to much of Long Branch, generous rear yards, the mature tree canopy and in some cases the strategic location of detached garages contribute to mitigating the effects of varying building depths.

#### What is the rationale for the performance standard?

The rationale is to generally limit the overall depth of buildings so as to ensure adequate open space in the rear yard, minimize privacy and overlook issues, and to ensure an appropriate sense of scale and massing relative to adjacent properties.

#### What are the key design guidelines?

In order to achieve the objectives related to building setbacks, articulation and privacy in the context of Long Branch, some of the key design guidelines include:

- Where the rear of lots abut the side of adjacent lots or public streets, step back taller forms and/or articulate building massing through the use of projections and/or recesses should create a **transition** in height relative to adjacent buildings.
- Carefully size and place windows on the side / rear walls as well as any elevated deck / balcony structures in order to minimize overlook of adjacent buildings.
- Fences, hedges, detached garages and existing trees should be used to create a buffer between adjacent lots.
- Lot depths should be consistent throughout a given block, in order to maintain the amenity spaces which comprise the interior of each block.

See *Character Defining Conditions* pg. 27





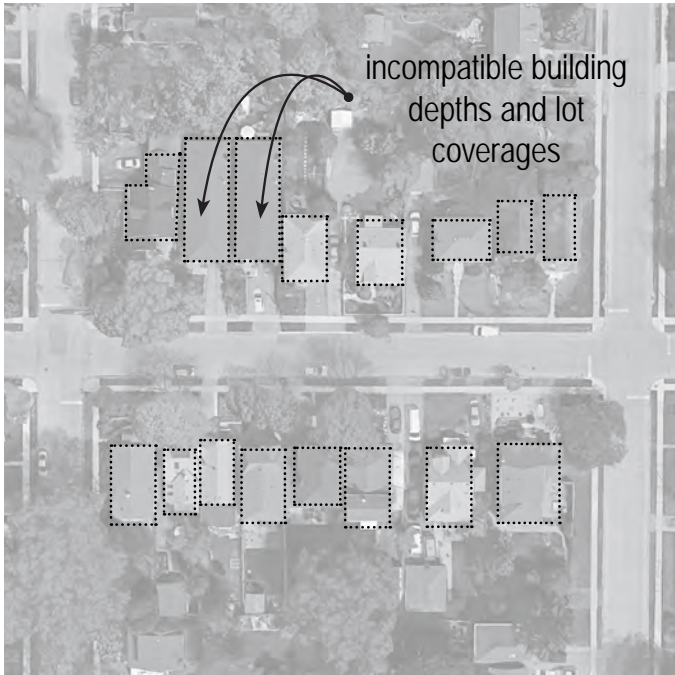


Figure 50 Deep buildings create site overlook and privacy issues, and significant lot coverage is incompatible with neighbourhood character

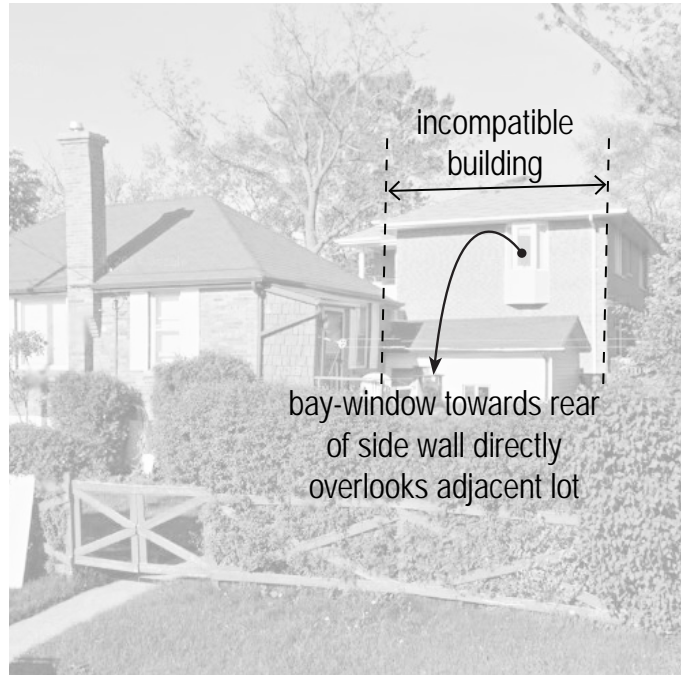


Figure 51 Identify image and cite your source

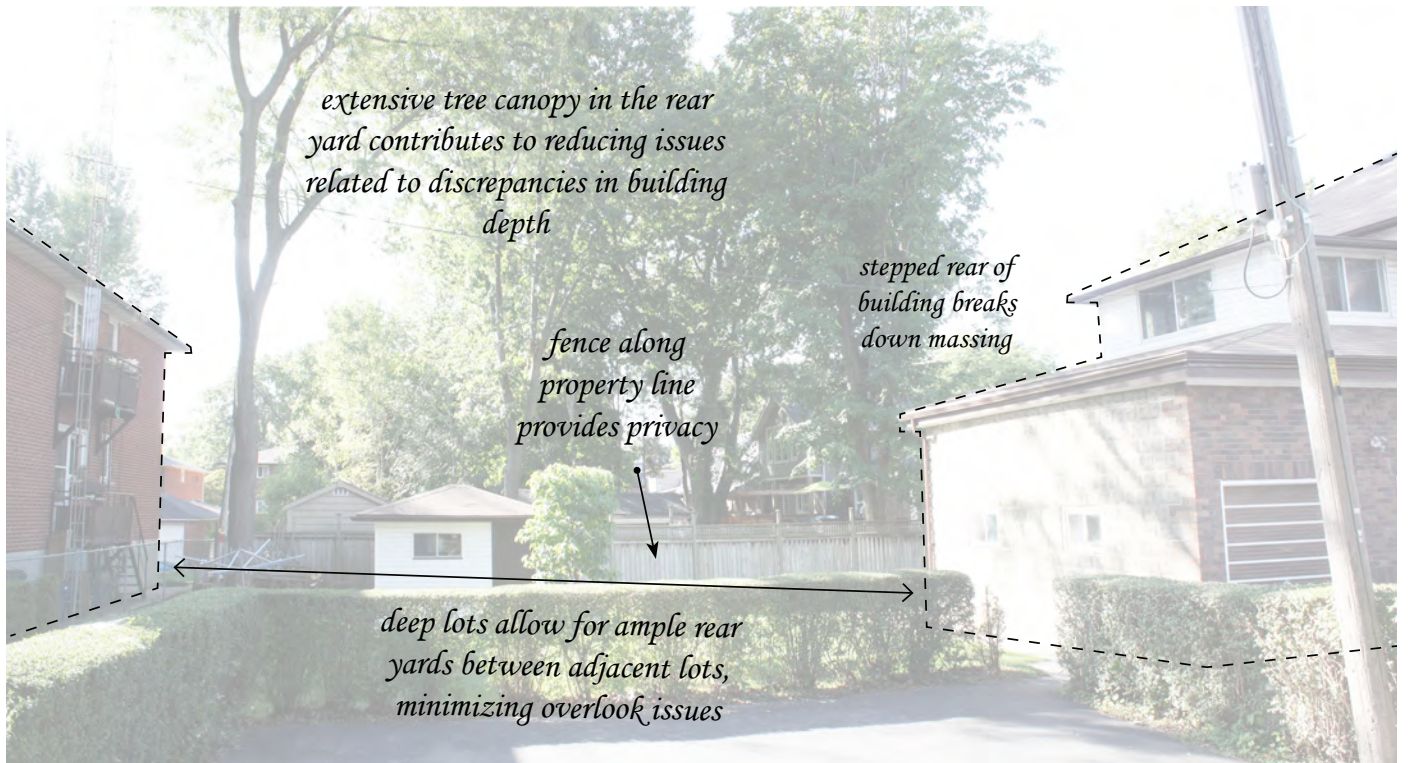


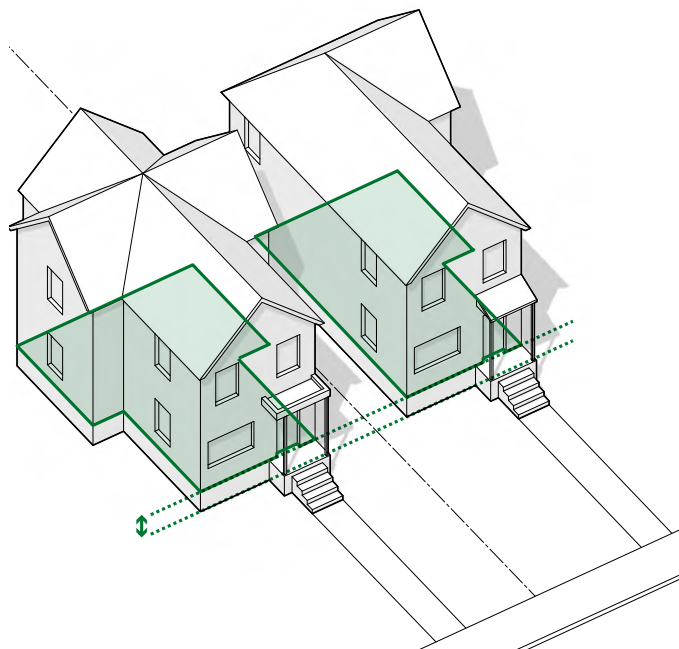
Figure 52 Stepped back of building transitions to generous open space at the rear of lot visible from the street

### 3.2.4 Finished Ground Floor Heights

While the zoning is consistent on what the appropriate ground floor height is, a range of conditions exist in Long Branch given the requirements of individual properties. Buildings should comply with zoning and be consistent with existing houses along the street and/or, through stepped landscaping and entrance articulation should reinforce existing reference lines and mitigate perceived breaks in the building's connection to grade.

#### Principles

- **Scale:** Establish a visual reference lines of the finished ground floor on the façades to break down the perceived scale of the building. Consider height of the other elements on the façade (e.g.. height of windows, doors, porches, materials) in adjacent buildings.
- **Grade:** Design the finished ground floor height as close to the grade as possible and avoid the use of long stairs that may distort the overall scale of the building. A maximum number of steps may be used as a means of ensuring this.
- **Materials:** Use materials that do not accentuate the variation in scales between various elements in the façade.



Finished Ground Floor Heights Diagram

> Refer to City-Wide Template for further information

#### How does the zoning regulate ground floor heights?

Within the RD and RM Zones, the Zoning By-law regulates a maximum first floor height of 1.2m above established grade for detached and semi-detached dwellings. The prevailing condition within Long Branch generally falls within that range though certain properties have sunken ground floor relative to the street grade which no longer conform to the zoning and should be discouraged when assessing compatibility of new development.

#### What is the rationale for the performance standard?

Finished ground floor heights contribute to the character of the neighbourhood by establishing the height of the entrance and therefore the overall perceived height of buildings, entrance and front façade design. In certain cases in Long Branch, the finished ground floor height far exceeds the 1.2m maximum which disrupts the connection of the building to the street both in term of its perceived discrepancy in scale as well as active use at the street grade.

#### What are the key design guidelines?

In order to achieve the objectives related to building scale, grade and materials some of the key design guidelines include:

- Ensure that ground floor heights are located as close to grade as possible. Where this cannot be achieved, lower the height of the building entrance, and internalize additional stairs.
- Integrate front entrance steps into front yard landscaping through the use of gradually sloped front lawns, raised planters and/or hedges.
- Articulate materials and/or building elements such as porches, canopies, windows and doors to reinforce existing horizontal reference lines along the street.
- Minimize the height of porches and roofs associated with front entrances to reinforce existing horizontal reference lines along the street.
- Ensure entrances face the street, are clearly visible, and proportioned to reinforce and not visually dominate the front façade.

See *Character Defining Conditions* pg. 27

b. c.



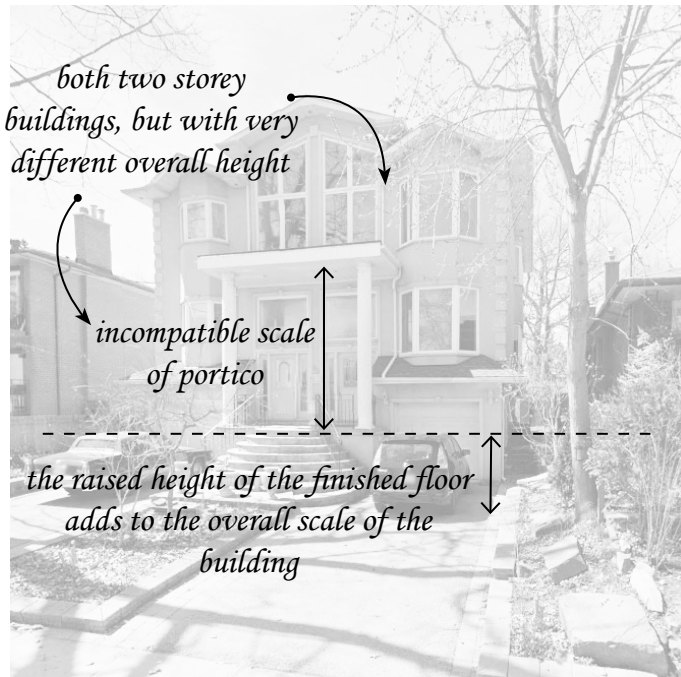


Figure 53 Front entry design emphasizes height discrepancy with adjacent buildings

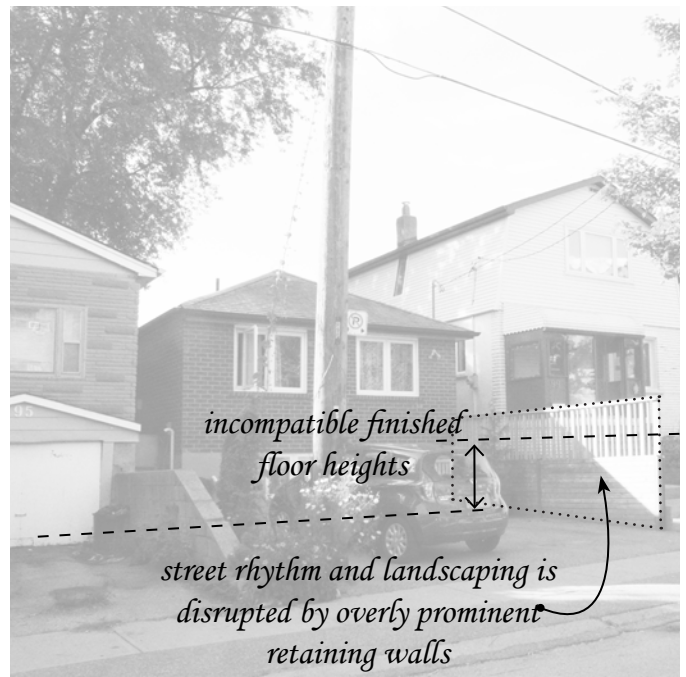


Figure 54 Incompatible finished floor heights results in retaining walls which dominate streetscape



Figure 55 Finished floor height well integrate into general front yard landscaping strategy creating a strong relationship to the street

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