

Figure 103 Incompatible asphalt driveway abutting open space

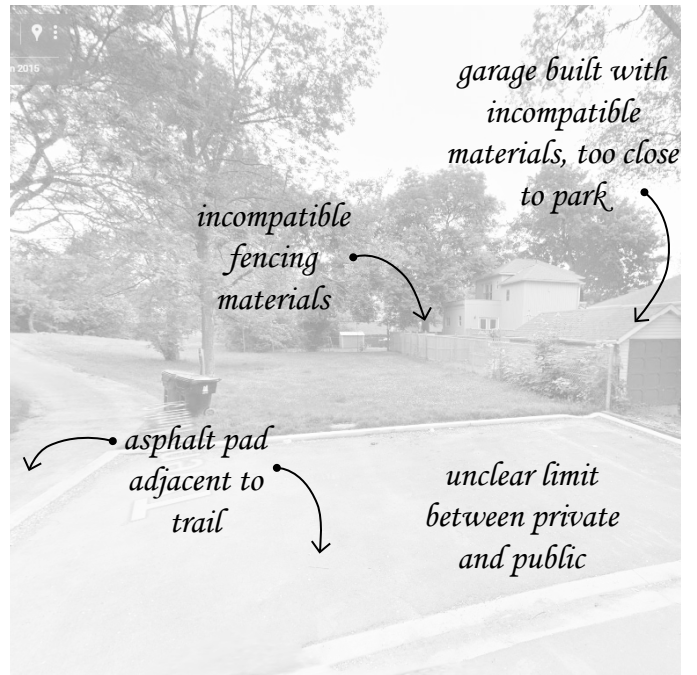


Figure 104 Incompatible fencing and garage materials adjacent to open space



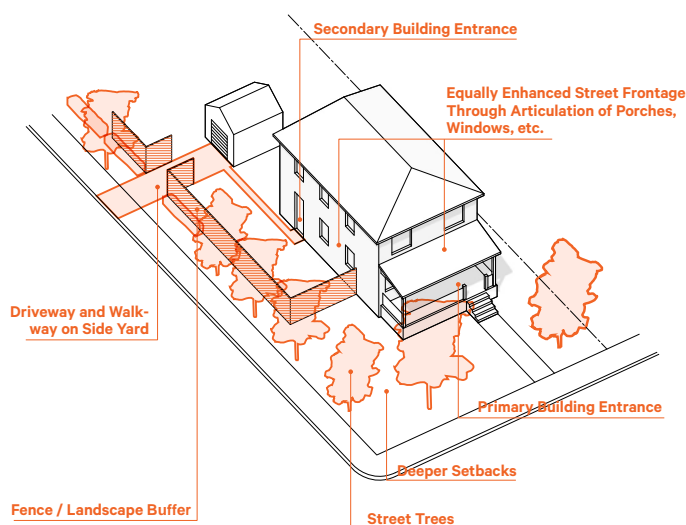
Figure 105 Mature trees and hedges buffer between private property and adjacent open space

3.6.3 Corner Lots

Long Branch is characterized by grid pattern of streets and blocks. This has produced many corner lot conditions, with properties that address multiple streets. Generally, each corner lot contains a primary street frontage, and a secondary street frontage, which is treated as an exterior side yard condition.

Principles

- **Street frontages:** Establish minimum ratio of fenestration for adjacent façades, minimum/maximum perceived height of front and side walls, suitable/unsuitable materials for adjacent walls, etc.
- **Screening elements:** Ensure appropriate screening between properties and adjacent open spaces. Appropriate elements may include privacy fences, landscape buffers, and tree plantings.
- **Landscaping:** If the building is set back at a great distance, design the front yard with regards to comfort and intimacy in the public realm, but also to reinforce the streetline (e.g. line of trees).



What are the characteristic corner lot conditions?

Throughout Long Branch, corner lots are characterized by buildings which are articulated to address both street frontages. The primary street interface is characterized by the main building entrance and large bay windows associated with primary living spaces, whereas the secondary street/exterior side yard interface is characterized by smaller windows, secondary building entrances, and screening elements including privacy fencing and landscape buffers.

What is the objective?

The intent is to establish an appropriate and desirable interface between the building and adjacent street frontages in order to ensure that they are attractive and feel safe. However, this must be balanced with the need to maintain privacy, particularly within the exterior side yard and rear yard.

What are the key design guidelines?

In order to achieve the objectives related to corner lot conditions in the context of Long Branch, some key design guidelines include:

- Ensure that buildings address both street frontages in an equally enhanced manner.
- Orient main building entrances to the primary street frontage. Secondary building entrances, where appropriate, should be oriented to the secondary street.
- Wraparound porches are encouraged, where appropriate.
- Incorporate privacy fencing and/or a landscape buffers within the exterior side yard. Where provided, such features should turn and intersect with the side of the dwelling in order to facilitate the provision of a gate, accessed from the front yard.
- Where provided, detached rear yard garages should be oriented to the exterior side yard/secondary street frontage, and should be combined with a walkway.
- Locate driveways within the exterior side yard, adjacent to the secondary street, away from the corner.
- Utility meters should be located facing the interior side yard, recessed and screened from view.

See *Character Defining Conditions* pg. 27

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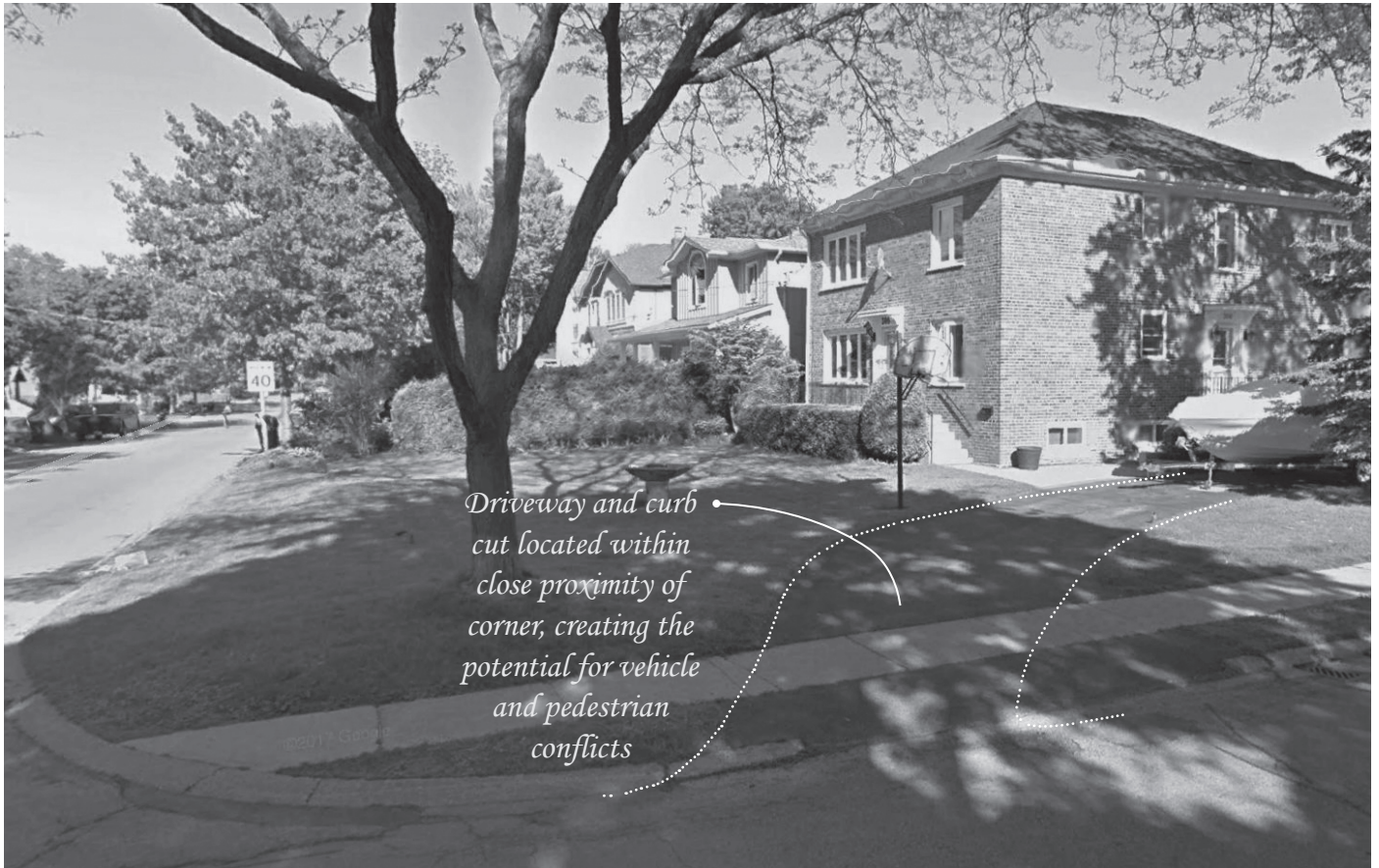


Figure 106 Incompatible driveway entrance and curb cut located adjacent to corner



Figure 107 Privacy fencing and landscape buffer within exterior side yard.



Figure 108 Designed and articulated to address both street frontages in an equally enhanced manner

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3.7 Heritage

Toronto has many areas of historical value, some of which are protected, designated and/or registered. It is important to check the historical significance the neighbourhood may have to the city and follow the appropriate steps to protect its heritage. It is common for a residential neighbourhood to be populated with heritage properties, which tend to cluster around the oldest part of the neighbourhood; older houses frequently set the tone of what the character of the neighbourhood would become.

In addition, Toronto is one of the most multicultural cities in North America with a rich cultural history that dates back approximately 11,000 years. As the city continues to expand and densify, causing previously undisturbed lands to be developed, protecting sites of archaeological significance has become extremely important in order to preserve the long and valuable heritage of the city.

> Refer to City-Wide Template for further information



Figure 109 The Long Branch Hotel. Completed in 1877, destroyed by fire in 1954.



Figure 110 Trippers leaving the steamer at Long Branch Pier.

3.7.1 Identification of Heritage Features

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 1800s and early 1900s 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.

When a neighbourhood presents substantial and extensive heritage significance, the community may apply for designation as Heritage Conservation Districts (HCDs), which are "designated under Part V of the Ontario Heritage Act for the purpose of conserving, protecting, and enhancing the integrity of resources within the HCD and the cultural heritage value they carry" (Historic Yonge Street Heritage Conservation District Plan, p.1). This process is independent from the Neighbourhood Character Guidelines. Further information can be found in the City's Heritage Preservation website.

Resources:
[City of Toronto Heritage Preservation Services](#): the City offers extensive information on heritage preservation, including The Toronto Heritage Register, grant/tax rebate program, and HCD plans.

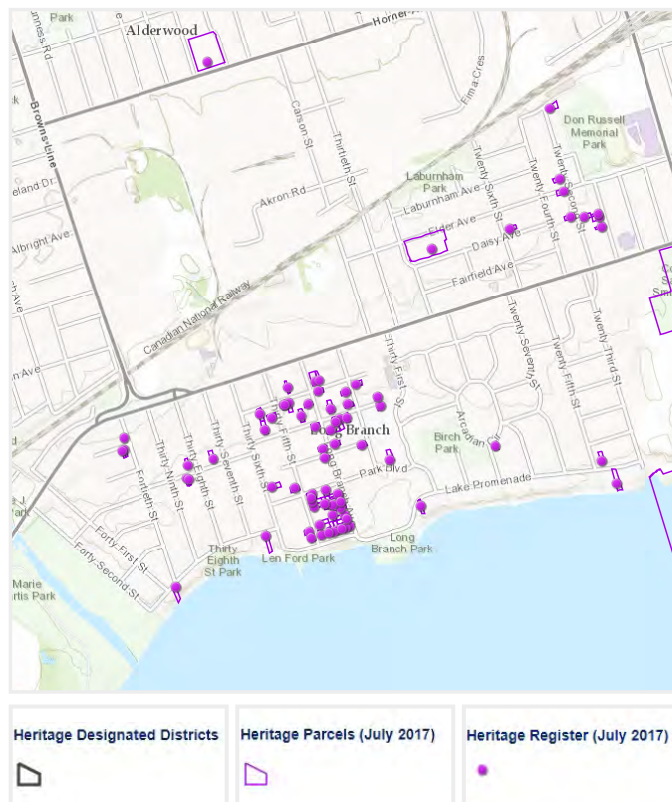


Figure 111 Heritage Registered Sites in Long Branch (source: Toronto Heritage Register)



Figure 112 Original corner 'cottage style' property of distinct Long Branch character

3.7.2 Archaeology

When an application for a Zoning By-law amendment, consent and/or minor variance for a property that is on the City's database of lands containing archaeological potential (see below) an archaeological assessment is required.

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. Archaeological resources or sites include the physical remains and contextual setting of any structure, event, place, feature, or object which, because of the passage of time, is on or below the surface of the land or water, and is important to understanding the history of a people or place.

Resources:

[City of Toronto Archaeology](#): refer to the City website to find information on municipal plans and measures for archaeological preservation.

[City of Toronto Interactive Map](#): this interactive map shows sites of Archaeological Potential identified by the City (Legend>Administrative Boundaries).

4

Glossary

Address - the front door of a building or unit that faces the public street or mews

Above-grade - space that is above ground level

At-grade - space that is on the same level as the ground

Amenity - those architectural and landscape elements in, and at the edges of, open space that promote the comfortable use of a space

Angular Plane - angular planes provide build-to envelopes to maintain and define the built form character of the street; ensure adequate access to sun and sky views; and govern relationships between adjacent differing built forms

Articulation - the layout or pattern of building elements including walls, doors, roofs, windows, cornices and belt courses

Balcony - an outdoor elevated platform projected from or integrated into a building, enclosed by a parapet or railing

Bay - in architecture, any division of a building between vertical lines or planes, especially the entire space included between two adjacent supports

Below-grade - space that is below ground level

Blank Wall - façades made up of a single material, lack fenestration and that extend over 20m or the entire length of the building. Blank walls facing walkways and public spaces should be avoided

Boulevard - a strip of land, typically landscaped area, that provides separation between land uses

Buffer - a strip of land, typically a landscaped area, that provides separation between land uses

Building Envelope - the volume of space that is occupied by a building, defined by a series of dimensional requirements such as maximum lot coverage, setback, stepback, and minimum/

maximum height

Building Typology - a listing of building types characterized by its shape, mass and articulation

Canopy - a permanent fixture/awning designed to shelter pedestrians and retail displays from weather conditions

Circulation - movement patterns of pedestrians, vehicular and active transportation traffic

Compatibility - characteristics of differing scale, height, materials, fencing, and other landscaping that are in harmony with one another

Corner Treatment - a situation where two planes meet and present a three-dimensional view of the building and where the architectural treatment acknowledges the building's prominence on the street in terms of views and presence

Density - the floor space of a building, or buildings, in relation to a given area of land

Driveway - a paved vehicular access that typically leads from the street to a private or shared garage or service area

Enclosure - the use of buildings, trees and street width to create a sense of defined space and shelter for pedestrians

Façade - the exterior parts of the building visible to the public, usually shown in elevation drawings, that represents the building, tells people about the building, what it is, how to enter, the nature of the interior uses and their relationship with the adjacent buildings, streets and open spaces

Fenestration - the arrangement of windows on a building

Forecourt - landscaped open space between the public sidewalk and the main entrance of a building

Frontage - the portion of a building or lot facing a street, park or other publicly accessible open space

Harmonious - having the elements arranged in a proportionate,

orderly and pleasing way

Heritage Conservation District [HCD] - an area of the city that is protected by policies and guidelines to ensure its conservation and careful management. HCDs are designated based on their historic or cultural significance

Human Scale - the quality of the physical environment which reflects a sympathetic proportional relationship to human dimensions and which contributes to the citizen's perception and comprehension of buildings or other features of the built environment

Landscaped Open Space - outdoor area characterized by hard and/or soft landscape treatment, but excluding driveways and vehicular parking areas. On-site landscaped open space may be publicly accessible or privately shared common outdoor space at-grade

Landscaped Setback - the space between the public sidewalk and building face characterized by hard or soft landscape treatment

Massing - the size and shape of a building above grade

Main Building Face - the predominant exterior vertical wall face of a building

Mews Street - typically a privately owned and maintained street which provides for the full range of roles of a public street. A mews provides access and address at all times

On-street Parking - parking that line the side of a street, usually with parallel or angled orientation

Overlook Condition - condition in which above-grade apartments or balconies have a view of private or public outdoor amenity spaces below them

Pattern of Alignment - the repeated location of the front face of buildings in relationship to the property line

Pattern of Building - the repeated physical characteristics

of buildings within an area, on a street or block, including the building footprint, organization and massing

Pedestrian Amenity - architectural and landscape elements, including lighting, trees, four season landscaping, decorative paving, seating, public art, water features, etc., that promote the safe and comfortable use of streets and open spaces

Porch - a raised area projecting from the building at the level of the entrance

Permeable Paving - pavement that allows water movement through its surface

Prevailing - most frequently occurring condition

Private Outdoor Amenity - an outdoor space associated with an individual unit that is available for use by the occupants

Private Shared Driveway - a paved vehicular access under private ownership, from a street and used as a circulation route through a development either with or without parking; for services and access to garages; does not provide pedestrian access or address for buildings

Public Realm - streets, lanes and walkways, parks and other open spaces and the accessible parts of public buildings

Public Street - a public way or thoroughfare in a City or town, usually with sidewalks

Reference Line - a horizontal or base line from which other heights are measured. The continuity of reference lines along the streetwall contribute to the creation of a harmonious street rhythm while allow for a diversity of building types and styles

Right-of-Way - a strip of land used by pedestrians, vehicles, or utilities, including the space above and below the surface

Rhythm - Design elements that occur at regular intervals to help structure their visual character and definition

Setbacks - refers to the distance between a property line and the front, side or rear of a building

Separation Distance - distance between the face of a building and the face of another building or property line

Siting / Building Orientation - the location, positioning and orientation of a building on its site, generally taking into account its relationship to adjoining properties, building and street boundaries

Soft Landscaping - open, unobstructed area that supports the growth of vegetation such as grass, trees, shrubs, flowers or other plants, and that permits water infiltration into the ground

Stepback - refers to the setting back of the upper storeys of a building. Front and side stepbacks help create a transition between built form and varying heights and provide appropriate separation between adjacent buildings and/or open spaces

Stoop - a small landing in front of and at the level of the building entrance

Street - a significant part of the City's open space system. In their role as connective linear open spaces, streets provide vehicular, pedestrian and utility access, address and light to individual lots and blocks within the urban fabric. In addition they are landscaped and lit in the evening and provide a setting for social interaction and neighbourhood activities

Streetwall - occurs where the sides of buildings touch each other and the building façades visually join together into one long wall defining a street space

Street Proportion - the ratio of the height of buildings along the edges of the street and the width of the space between the

building faces on each side of the street (includes setbacks)

Terrace - an outdoor sitting area which extends the interior living space and is either adjacent to or on top of a building

Traditional Block - divided into lots; on these, individual buildings are sited close to the perimeter streets with private open space at the rear and sometimes the side of buildings. (Open space on the block tends to be in the middle of the block and is typically fenced for private uses, for service or parking, or for use a lane)

Transition Between Zones of Intensity - on sites that are adjacent to lower height limits either on the block or across the street, the massing and shape of new development should step down to the adjacent height limit forming a base building at that height. Stepping the taller parts of the development away from the lower height area provides a transition from areas of differing intensity

Transparency - the degree of visibility of a building façade

Urban Design - the analysis and design of the city's physical form

Urban Tree Canopy - the layer of leaves, branches, and stems of trees that cover the ground when viewed from above

Walkable - a street condition that is safe, barrier free, interesting, well-lit, comfortable and inviting for pedestrians

Walkway - a street level exterior publicly accessible pedestrian way through the middle of or part of a city block

Appendix A: Zoning By-law Summary

Single Family Dwellings (Requirements listed below are for most interior lots)

Requirements	Zoning Designation			
	RS	RM1	RM2	RMA
Single Family Detached Dwelling	Permitted	Permitted	Permitted	Permitted
Min. lot area	371m ²	371m ²	371m ²	371m ²
Min. lot frontage	12.0m	12.0m	12.0m	12.0m
Min. ground floor area				
one storey dwelling (excluding garage)	83m ²	83m ²	83m ²	83m ²
one and one-half storey dwelling (excluding garage)	69m ²	69m ²	69m ²	69m ²
two or more storey dwelling (excluding garage)	46m ²	46m ²	46m ²	46m ²
Max. floor space index	0.35	0.35	0.35	0.35
Front yard setback	6.0 m from front property line to the front of main building but where there is an established building line the existing building line shall govern.			
Side yard setbacks	0.9m	0.9m	0.9m	0.9m
Rear yard set back	7.5 m or 0.6 x the lesser height or the width of the building, which ever is greater			
Max. height	9.5m to the highest point on the roof			
Semi-Detached Dwelling	Not permitted	Permitted	Permitted	Permitted
Min lot area per unit	-	325m ²	325m ²	325m ²
Min lot width per unit	-	10.5m	10.5m	10.5m
Min floor area	-	69m ²	69m ²	69m ²
Max. floor space index	-	0.6	0.6	0.6
Front yard setback	-	6.0m from front property line to the front of main building but where there is an <i>established building line</i> the existing building line shall govern.		
Side yard setbacks	-	0.9	0.9	0.9
Rear yard set back	-	7.5m	7.5m	7.5m
	-	11m	11m	11m

Figure 112 Zoning Summary Table

The above table is intended as a summary of key regulations, as outlined in Chapter 330 of the Former City of Etobicoke Zoning Code, which contains a set of area-specific zoning regulations for the Village of Long Branch. These regulations, which remain in force and in effect, are consistent with those outlined in the City of Toronto Comprehensive Zoning By-law 569-2013, which is under appeal at the Ontario Municipal Board. Please refer to Chapter 330 of the Former City of Etobicoke Zoning Code and/or City of Toronto Comprehensive Zoning By-law No. 569-2013 for more information.

Accessory Buildings and Structures (Garages / Carports / Sheds / Pools)

Max. coverage	No individual structure is permitted to exceed 2% coverage of the lot area except that a private garage, carport or swimming pool (inc. a pool enclosure) may cover up to 10% of the lot area.
	12% of the lot area for all accessory buildings and structures.
	35% of the rear lot area for all accessory buildings and structures <i>Note: swimming pools not more than 0.3m above the average natural ground level shall not be included in this calculation</i>
Min. floor area for a private garage and carport	Minimum 18m ² of floor space - For Parking Space Size Requirements, refer to By-law # 497-2007
Min. distance to main building	Any accessory structure in the rear yard is required to be maintained a minimum of 1.0m from main building.
Side yard setback	All accessory buildings in the side yard require a side yard setback of not less than the minimum required for the main building.
Side yard setback for a garage on a corner lot.	6.0m from flanking street to garage door or wall that contains the garage door.
Rear yard and side yard setbacks	0.4m from the property line.
	Overhang projections (i.e. soffits and eavestroughs) are required to be 0.15m from property lines.
Max. height	3.7m to a point halfway up the surface of a pitched roof and 2.5m to the top of the walls or supporting posts. Flat roofs not to exceed 2.5m in height.
Corner lots	Any garage or carport is required to be attached to the dwelling.

Notes:

Definitions

Established building line	The average depth of front yard of the main buildings on the 2 lots flanking the lot in question.
Floor Space Index	The ratio of the total gross floor area of the building to the lot area.
Gross floor area	The total area of all floors in a building between the outside faces of the exterior walls, except for storage rooms where the floor area level is at least 0.6m below grade, or parking areas for motor vehicles and mechanical rooms. Laundry and recreation rooms located in cellars shall be excluded. Note: a floor area having a ceiling height greater than 4.6m shall be doubled for the purpose of GFA calculations.
Ground Floor Area	The total area of a building at grade between the outside faces of the exterior walls, excluding, in the case of a dwelling, a private garage, porch or veranda.
Height of Building	The distance measured from the average natural, unaltered grade at the intersection of the side yard lot lines and the min. front yard setback to highest point of the roof or soffit of the eaves.
Private Garage	An accessory building, either detached or part of a dwelling, to park private motor vehicles and store private household equipment.

Permitted Encroachments

Font yard setback	1.6m for open terrace, open and/or roofed porchway or veranda having columns that do not exceed 33cm in width or depth and walls, guardrails or balustrades that do not exceed 107cm in height
	Uncovered steps to grade
	0.5m for a chimney-breast
Rear yard setbacks	1.6m for open terrace, open and/or roofed porchway or veranda having columns that do not exceed 33cm in width or depth and walls, guardrails or balustrades that do not exceed 107cm in height
Side yard setbacks	0.4m for a chimney-breast, steps, eaves or other projections from the main side wall of a building
Side yard setbacks for corner lots	1.6m for open terrace, open and/or roofed porchway or veranda having columns that do not exceed 33cm in width or depth and walls, guardrails or balustrades that do not exceed 107cm in height
