

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 as-of-right 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.

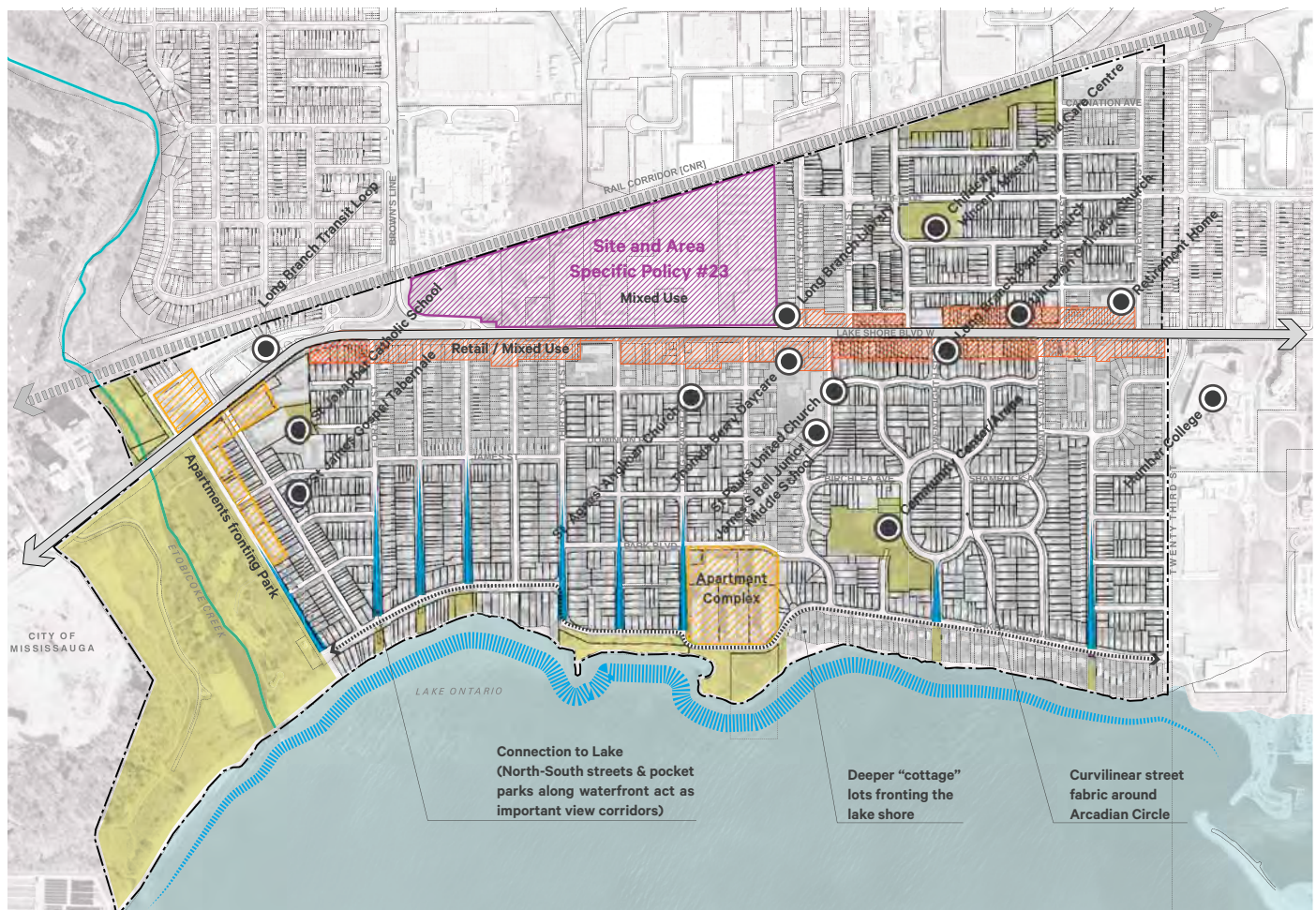


Figure 34 Long Branch Character Framework Map

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, and prominent and grade-related entrance and window placement 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 facade, 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.

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

3.1 How to Use The Guidelines



Figure 46 Typical 2-page spread from the 'Objectives & Guidelines' section of the document

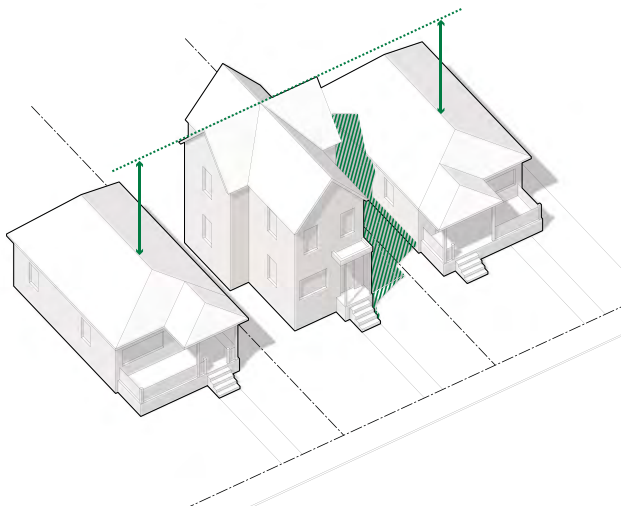
- A. Overview of the primary conditions in Long Branch and the key design guidelines related to the particular theme
- B. Reference of the key design objectives and supporting diagram for each theme from the *City-wide Neighbourhood Character Guidelines*
- C. Summary of the zoning regulations pertinent to each theme
- D. Explanation of the intent and implication of these regulations in the context of the Long Branch neighbourhood
- E. List of key design guidelines to achieve the intent of the zoning and mitigate potential conflicts with the character of the neighbourhood
- F. Callout 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

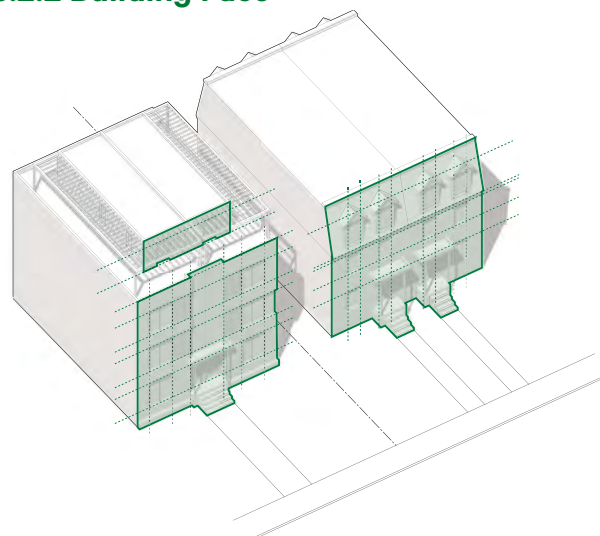
3.2 Height & Massing

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.

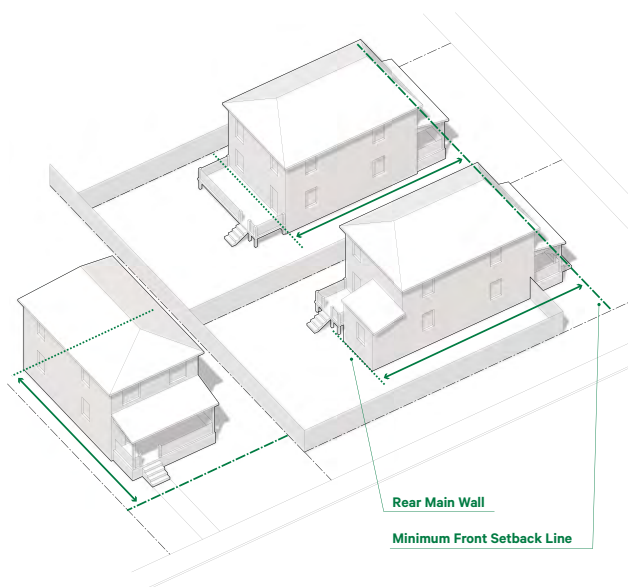
3.2.1 Building Heights



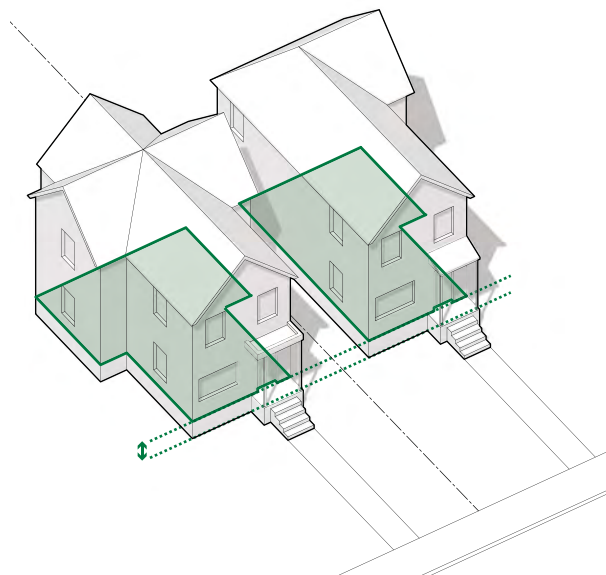
3.2.2 Building Face



3.2.3 Building Depth



3.2.4 Finished Ground Floor Height

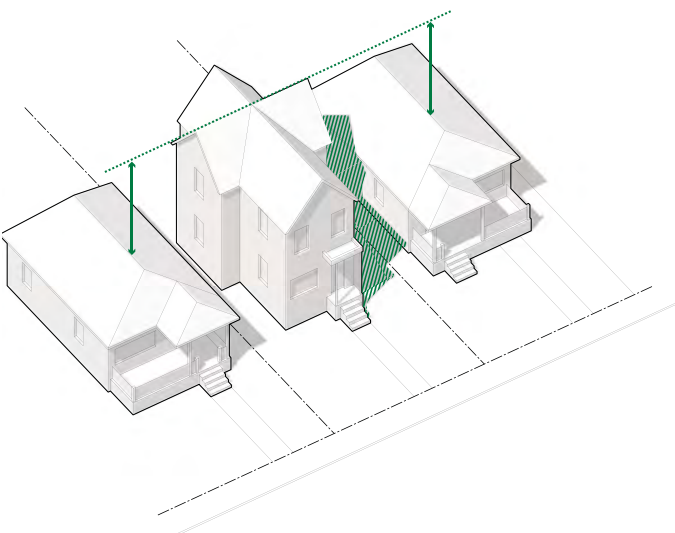


3.2.1 Building Heights

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

> Refer to City-Wide Template for further information

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 prevailing 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 - 12m. In addition to height, the zoning regulates a ratio of main walls that can achieve the max. building height.

What is the zoning's intent?

The intent 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 47 Modern house dwarfs existing 1-storey bungalow



Figure 48 Incompatible building volumes accentuate height difference



Figure 49 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.

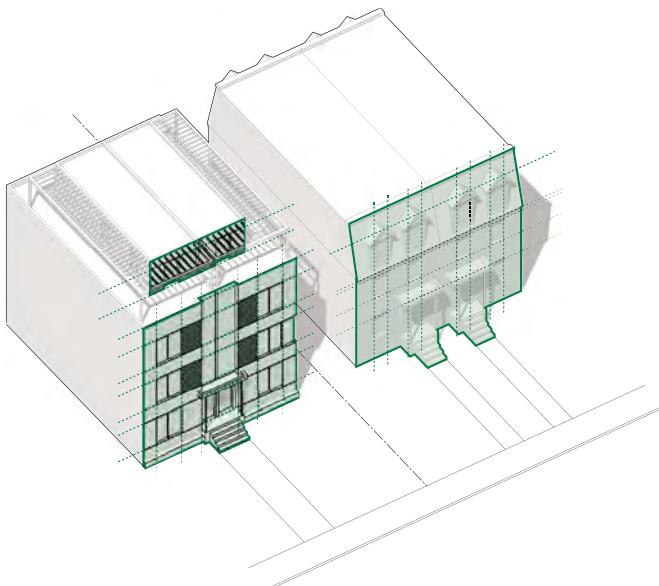


Diagram of Front Facades

> 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 principal of averaging in which consecutive building faces step gradually to maintain a relatively consistent streetwall.

What is the zoning's intent?

The intent 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 facade while **minimizing overlook** of adjacent buildings.
- Front yard setbacks should be consistent with adjacent and surrounding properties.

See Character Defining Conditions pg. 27

b. c.



Figure 50 Incompatible building face



Figure 51 Incompatible building face



Figure 52 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 facade 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.

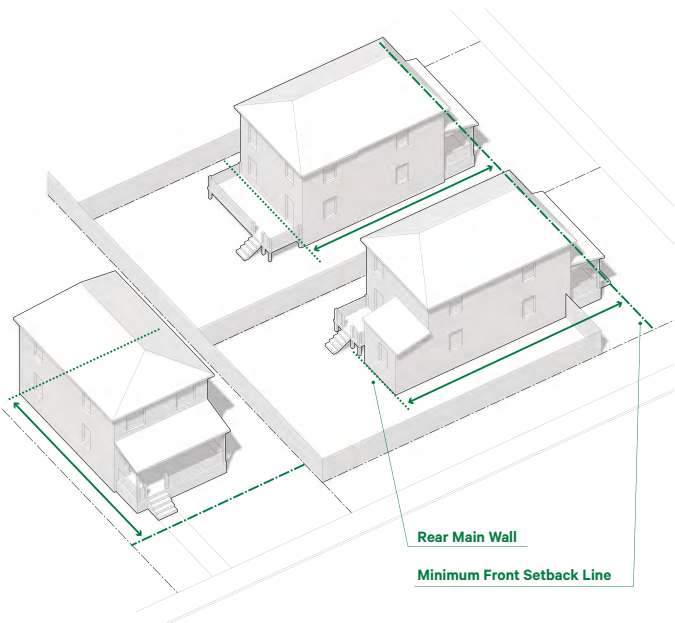


Diagram of Building Depth

> Refer to City-Wide Template for further information

How does the zoning regulate building depth?

Regardless of building type, the prevailing 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 zoning's intent?

The intent 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

b. e.
f. g.



Figure 53 Deep buildings create site overlook and privacy issues, and significant lot coverage is incompatible with neighbourhood character



Figure 54 Identify image and cite your source

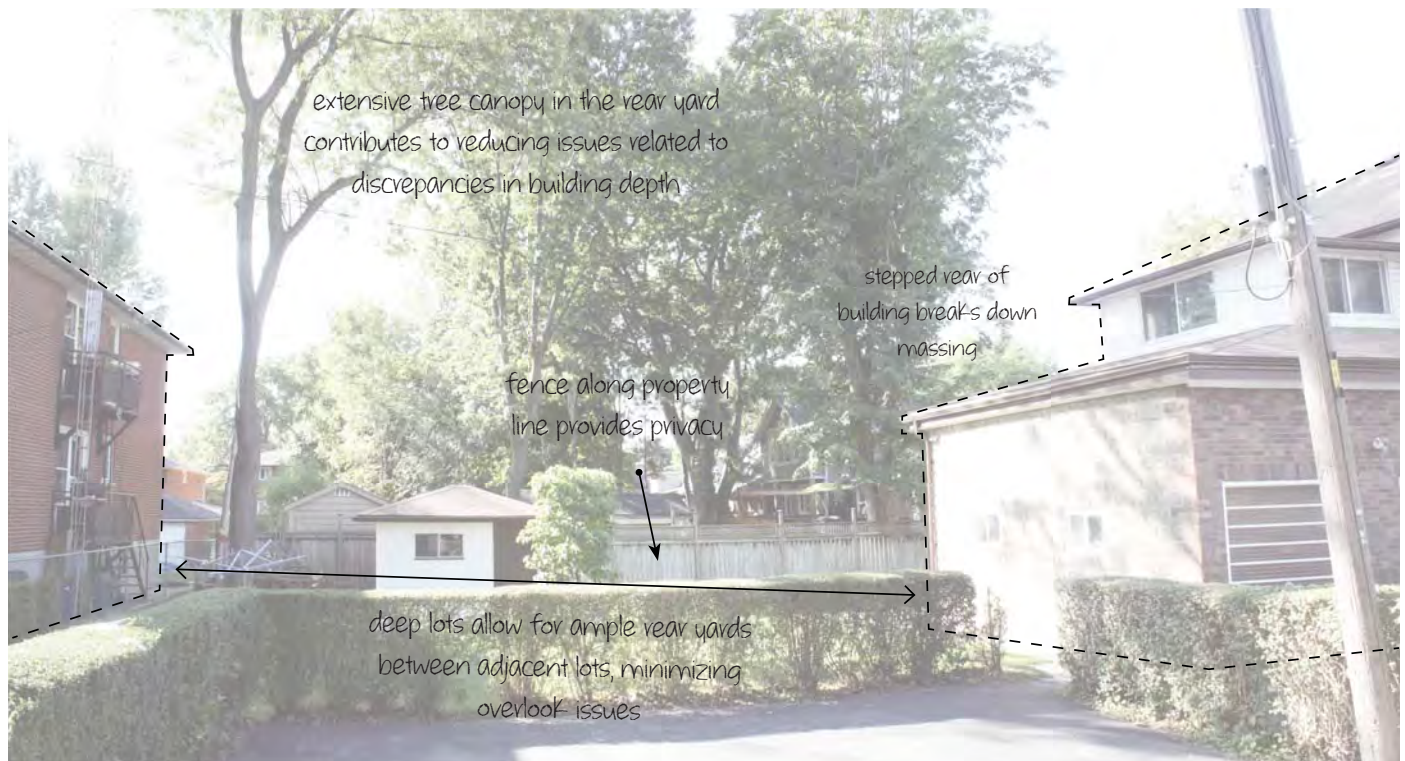


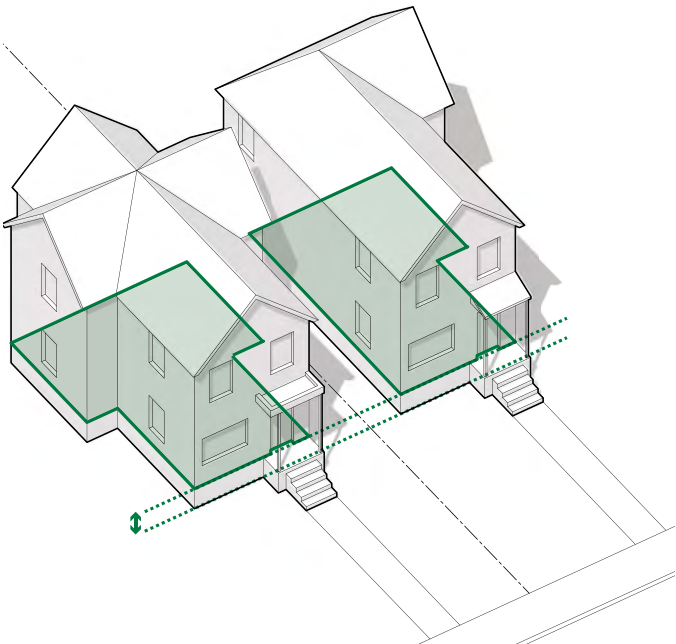
Figure 55 Stepped back of building transitions to generous open space at the rear of lot visible from the street

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 facades to break down the perceived scale of the building. Consider height of the other elements on the facade (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 facade.



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 disregarded when assessing compatibility of new development.

What is the zoning's intent?

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 facade 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 facade.

See *Character Defining Conditions* pg. 27

b. c.



Figure 56 Front entry design emphasizes height discrepancy with adjacent buildings

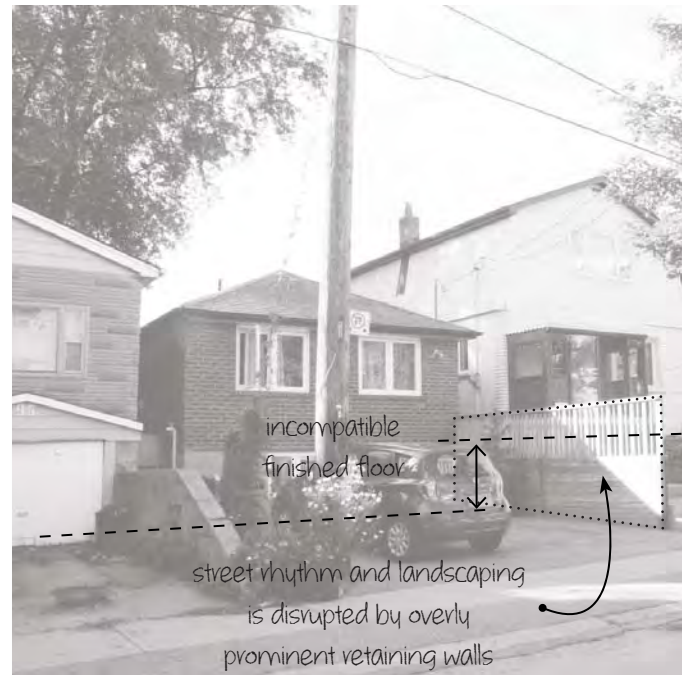


Figure 57 Incompatible finished floor heights results in retaining walls which dominate streetscape



Figure 58 Finished floor height well integrate into general front yard landscaping strategy creating a strong relationship to the street

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