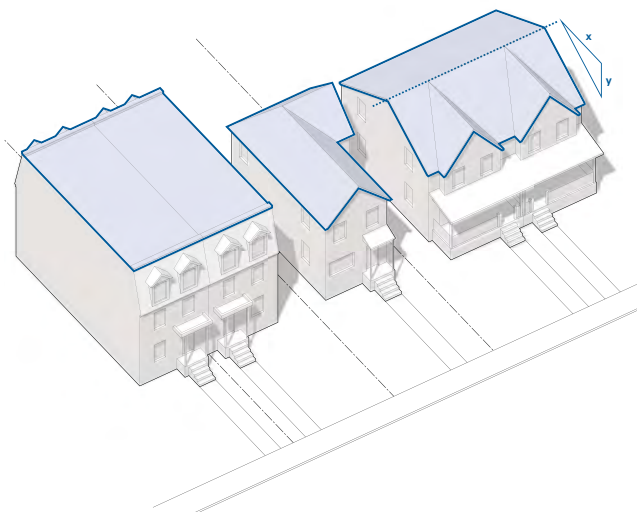


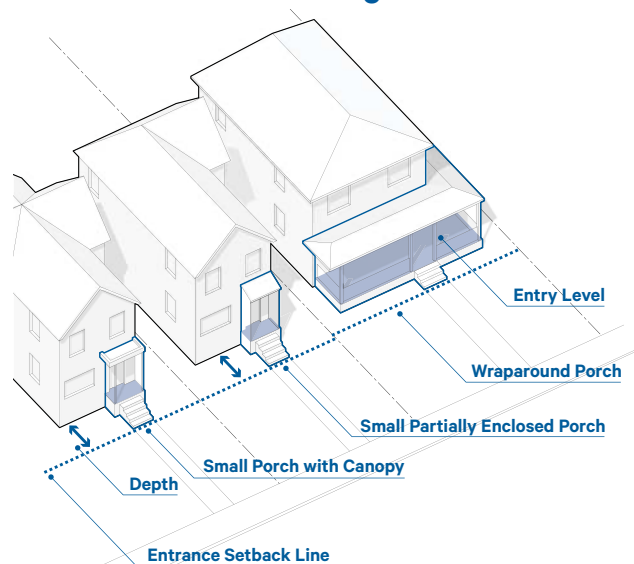
## 3.3 Building Elements

Building elements refer to the design details that together compose the street-related face of a building. The articulation of these design details – including the slope and orientation of roofs, the level and depth of the front entrance, the size and quantity of windows, the placement and prominence of ornamental façade elements, and the type and combination of materials – collectively influence the perception of a building's mass and scale. Through their judicious application, building elements can minimize the perception of discrepancies between adjacent buildings and reinforce the existing street rhythm and create alignments with existing reference lines.

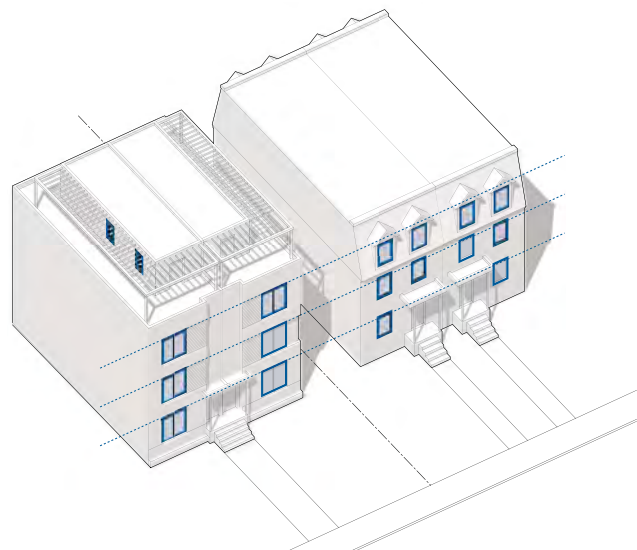
### 3.3.1 Roofs



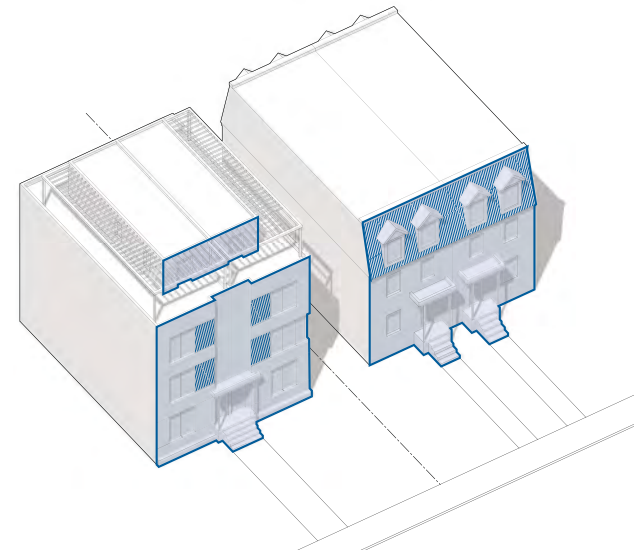
### 3.3.2 Front Entrance Design



### 3.3.3 Windows & 3.3.4 Facade Elements



### 3.3.4 Materiality



### 3.3.1 Roofs

Long Branch is characterized by simple hipped or gabled roofs often articulated with dormers or side gables, though a variety of other roof types also exist. Roofs play a major role in shaping perceived mass and scale and, through selection of pitch, orientation and articulation, should ensure compatibility with adjacent building volumes by reinforcing existing reference lines, and street rhythm.

#### Principles

- **Reference Line:** Align the lines of major elements to establish a visual continuity among different architectural styles (e.g. top/ bottom of roof, feature windows). The elements need not be exactly matched, so there is some level of flexibility.
- **Elements:** Determine roof elements that could be incorporated into the design. The new elements can imitate or extrapolate certain qualities from existing elements (e.g. shape, function, materials).
- **Presence:** Ensure the roof is in balance with the overall built form. A roof has a certain weight and presence depending on colour, pitch, size, and angle of view from the street, which can affect the character of the street negatively if imbalanced.

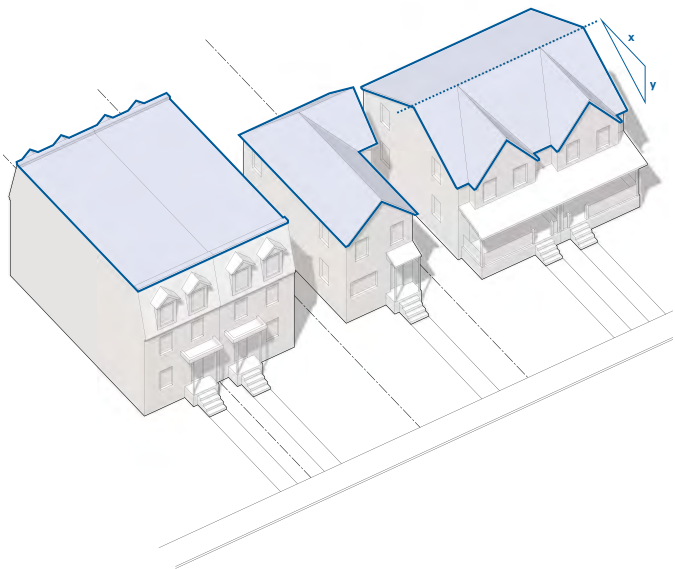


Diagram of Roof Types & Slopes

> Refer to City-Wide Template for further information

#### How does the zoning regulate roofs?

Zoning regulates roofs by setting a max. height for main walls of 7m or 2.5m less than the permitted max. overall building height (9.5m for most of Long Branch) for at least 60% of the total width of front and rear walls as well as side walls abutting a street. Side walls that do not abut a street must adhere to this max. height for 100% of their width.

Within the RD Zone, zoning restricts the height of buildings to 7.2m where a flat roof or shallow pitched roof is provided. Additionally, within the RD and RM Zones, the zoning restricts the width of dormers above the second storey of detached or semi-detached dwellings to a maximum of 40% of the total width of the building's main wall.

#### What is the zoning's intent?

The intent is to create a harmonious roofscape in the neighbourhood, regardless of the varying architectural style of each building. These regulations aim to ensure appropriate building scale and proportions relative to adjacent properties by mitigating the perception of mass and the potential for large uninterrupted side walls.

#### What are the key design guidelines?

In order to achieve the objectives related to reference lines, elements and presence in the context of Long Branch, some key design guidelines include:

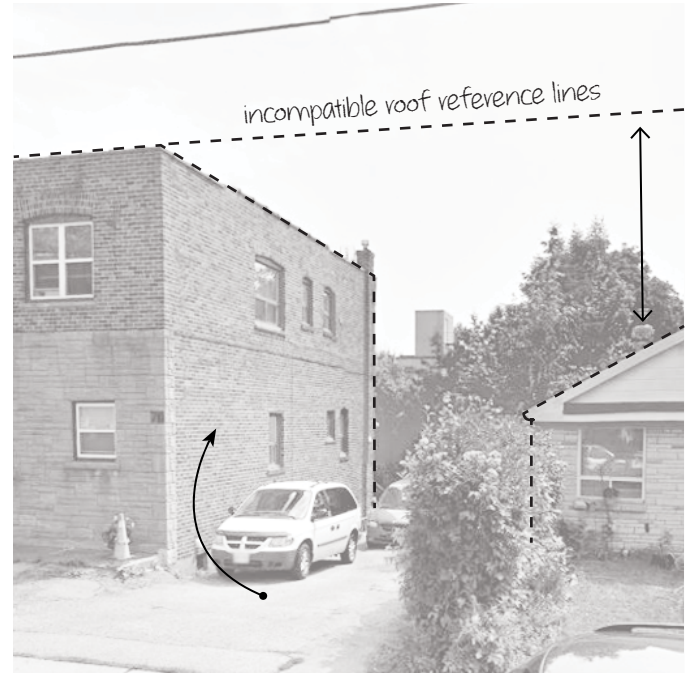
- Design and mass roofs to maintain consistency in scale and height relative to adjacent and surrounding dwellings through the selection of pitch, shape and orientation that reinforce existing reference lines and street rhythm.
- Position and proportion dormers, skylights and other secondary roof components so that they remain secondary to the primary roof form.
- Ensure that roof materials and colours are selected in order to complement building materials and design elements.

See Character Defining Conditions pg. 27

b. g.



**Figure 59** Complex roof massing incompatible with modest roofs along the street



**Figure 60** Flat roof without volume articulation incompatible with the character of the street



**Figure 61** Compatible gabled roofs and secondary pitched roofs along the street



### 3.3.2 Front Entrance Design

Long Branch is characterized by a variety of entrance conditions but these are limited in height and situated close to street grade. Front entrance designs should reinforce existing horizontal reference lines, and the rhythm of façades along the street while providing active uses that serve to animate the public realm.

#### Principles

- **Scale:** Define a minimum / maximum envelope for the entrance (height, depth, width).
- **Entry floor height:** Identify appropriate entry floor heights. A common incompatibility is higher entrances with a subsequent larger and taller stair area occupying the front entrance area.
- **Massing:** Define the type / level of enclosure of the entrance structure: colonnades, railings, parapet walls, etc. While flexibility in design is key to preserve the diversity and variety of a street, major incompatibilities should be avoided, such as a fully enclosed entrance structure in a street dominated by porches.

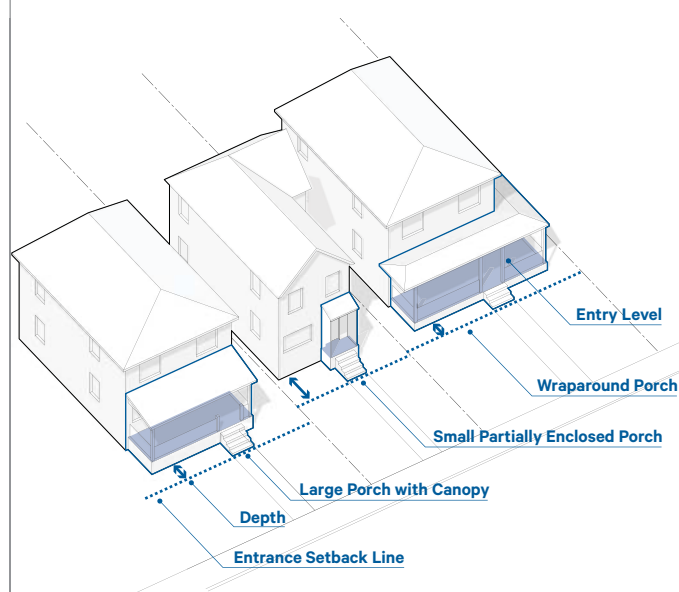


Diagram of Front Entrance Envelope

> Refer to City-Wide Template for further information

#### How does the zoning regulate front entrance design?

While the zoning does not directly speak to front entrances, their design is directly influenced by regulations related to finished floor heights, driveways and garages as well as front yard landscaping. The zoning regulates a maximum first floor height of 1.2m above established grade for detached and semi-detached dwellings and all residential zones are subject to a maximum vehicle entrance width of 6m (where the required minimum lot frontage is less than 24m).

#### What is the zoning's intent?

The intent is to establish a strong interface with adjacent streets, ensuring a sense of animation at street level, and to ensure that integral garages do not dominate the primary facade. Long Branch is characterized by a variety of entrance conditions: decks, covered open and enclosed porches, steps, and flush entry ways. These entrances are characteristically situated close to established grade. However, in some cases entrances are located significantly above grade, many with uncharacteristically tall front porch roofs. In other circumstances, integral garages are proportionately dominant and/or project well beyond the primary building entrance. These conditions are incompatible with the prevailing character of Long Branch.

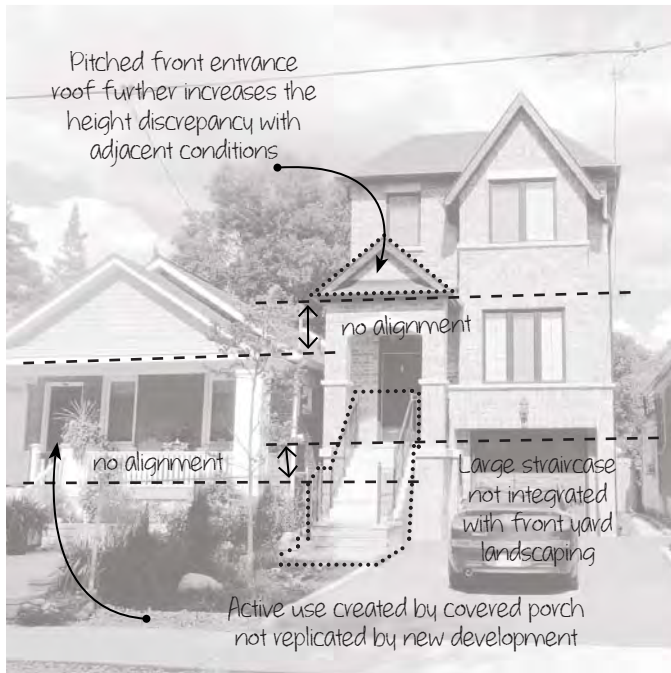
#### What are the key design guidelines?

In order to achieve the objectives related to scale, entry floor height and massing in the context of Long Branch, some key design guidelines include:

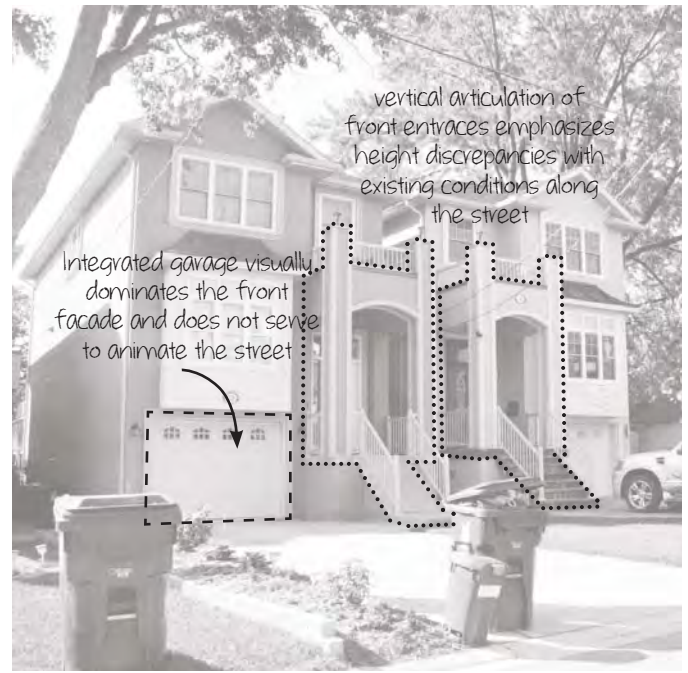
- Active outdoor spaces including small, large or wraparound porches, are encouraged in order to provide passive outdoor amenity and contribute to a sense of community.
- Minimize height of porches and roofs associated with front entrances to reinforce existing horizontal reference lines along the street.
- Integrate front entrance steps into the general front yard landscaping through the use of gradually sloped front lawns, raised planters and/or hedges in order to strengthen the perceived connection to grade.
- Ensure entrances face the street, are clearly visible, and proportioned as not to visually dominate the front facade.

See Character Defining Conditions pg. 27 **b.** **c.** **g.**





**Figure 62** Incompatible front entrance design



**Figure 63** Incompatible front entrance design



**Figure 64** Front entrance designs vary in type but generally reinforce the established street rhythm

### 3.3.3 Windows

Windows contribute to neighbourhood character by breaking up building mass and providing a visual connection between the public and private realm. While Long Branch is characterized by a variety of window designs and configurations, compatibility can be achieved through the selection of window sizes and locations that are respectful of the balance and rhythm of solid and glazed surfaces of buildings along the street.

#### Principles

- **Scale/Ratio:** Extrapolate the characteristic window size/ratio in the neighbourhood and try to maintain similar scale.
- **Reference Line:** Align the reference lines for visual continuity, when following a similar scale of window is not feasible.
- **Rhythm:** Integrate a similar rhythm of window into the design. Each architectural styles tend to have a typical rhythm of fenestration (e.g. spacing, proportion, frequency), but compatible rhythms should be established.
- **Privacy:** Place the windows so that they do not overly impact the privacy of others. Windows overlooking public streets and lanes can provide a healthy level of surveillance of the public realm, informally enhancing safety and security.

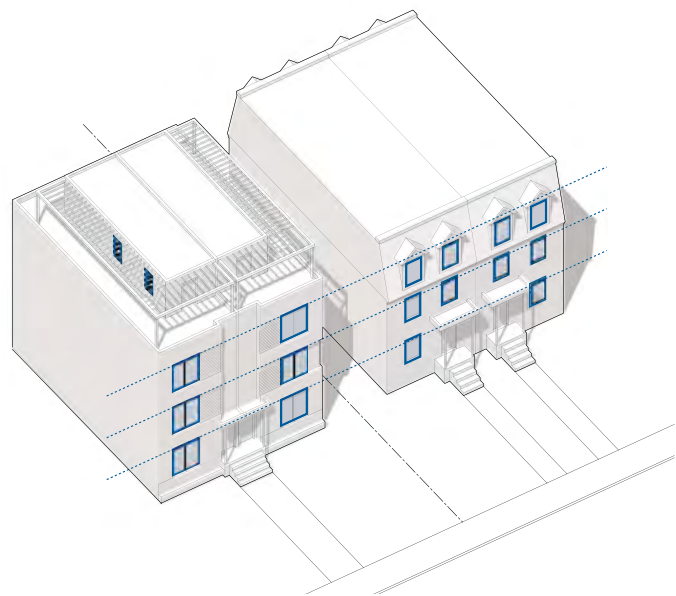


Diagram of Window Location & Alignment

> Refer to City-Wide Template for further information

#### How does the zoning regulate windows?

Long Branch is characterized by a variety of window designs and configurations. All residential zones are subject to regulations pertaining to window projection, which permit front or rear yard encroachments of 0.75m for a maximum 65% of the width of the wall, and a side yard encroachment of 0.6m for a maximum 30% of the width of the wall.

#### What is the zoning's intent?

The intent is to design windows to complement the existing characteristic articulation along the street and provide an appropriate level of overlook depending on the location of windows.

#### What are the key design guidelines?

In order to achieve the objectives related to scale, ratio, reference lines, rhythm and privacy in the context of Long Branch, some key design guidelines include:

- Ensure that windows are architecturally compatible with building style and material selection.
- Ensure that windows are appropriately sized and proportioned.
- Ensure that windows are located in a at heights which generally reflect prevailing reference lines between adjacent properties and throughout the surrounding block network.
- Direct primary views toward the front and rear yards.
- Establish an appropriate balance and rhythm of solid and glazed surfaces.
- Utilize windows as a means of articulating the building facades and complementing the design of the building and adjacent properties.
- Where appropriate, provide secondary side wall windows to articulate the facade and mitigate impacts associated with blank walls.
- Design housing with habitable rooms facing adjacent streets and open space, in order to enhance safety through casual surveillance.

See *Character Defining Conditions* pg. 27

b. g.





**Figure 65** Incompatible window locations



**Figure 66** Incompatible window size and spacing



**Figure 67** Compatible punched and picture windows reinforce existing reference lines, and generally establish a rhythm of solid and glazed surfaces along the street



### 3.3.4 Façade Elements

Long Branch is characterized by a variety of façade elements that are organized in a number of ways, driven by the neighbourhood's diversity of building types and architectural styles. The placement and prominence of façade elements can be used to break up the continuity of and establish a sense of depth in a building's façade, reinforcing street rhythm and creating alignments with existing reference lines.

#### Principles

- **Articulation:** Use façade elements to emphasize certain parts of the façade that are of significance (e.g. front door, custom features).
- **Depth:** Determine depth of elements and whether they are occupiable. Having a habitable façade element can provide a sense of liveliness as well as additional eyes on the street for safety.
- **Visibility:** Design the elements so that there is a degree of visibility or transparency into the houses / out onto the street, without compromising privacy.

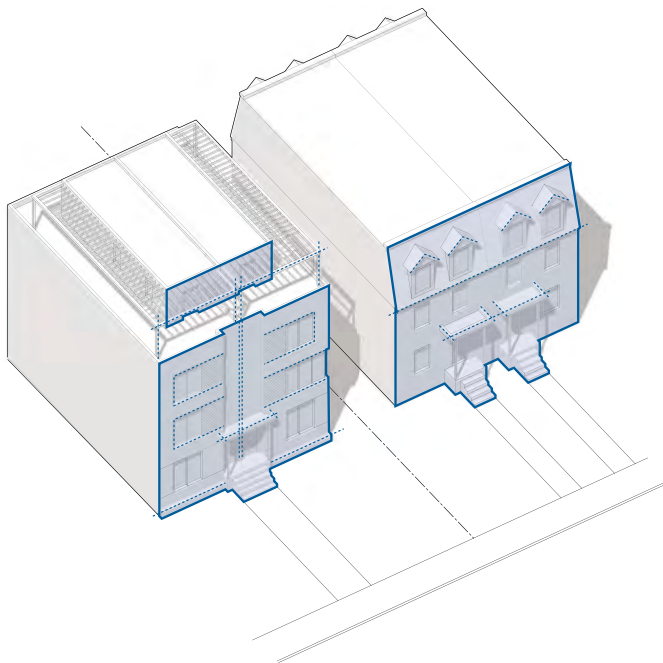


Diagram of Façade Elements

> Refer to City-Wide Template for further information

#### What are the characteristic façade element conditions?

Long Branch is characterized by a variety of façade elements including cornices, parapets, dormers, window sills and lintels, columns, canopies, and window bays. These features are organized in a number of ways, responding to the neighbourhood's diversity of building types, architectural styles, and lot configurations.

#### What is the intent?

The intent is to encourage compatibility while allowing for diversity and variety in façade elements and overall built form, that serve individual needs yet are compatible in terms of form, scale, and materiality. Variation of facades contributes to the perception of the incremental evolution of the Long Branch character.

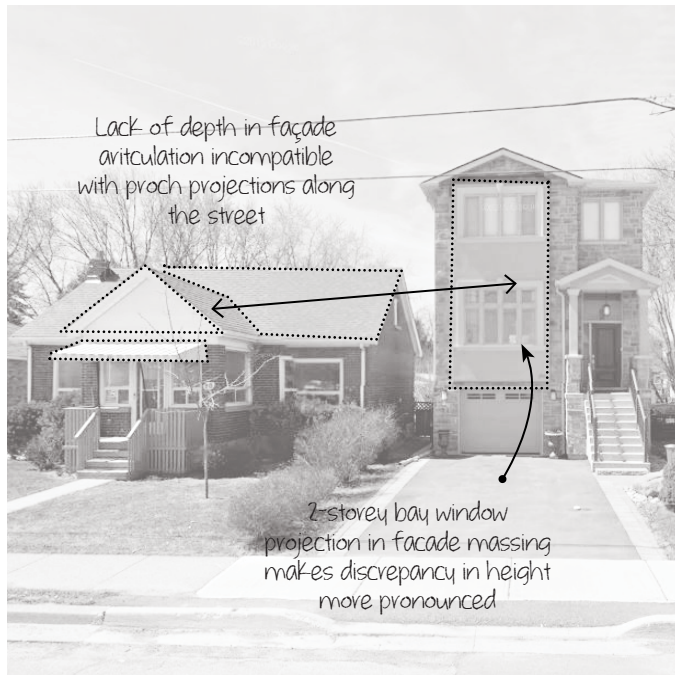
#### What are the key design guidelines?

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

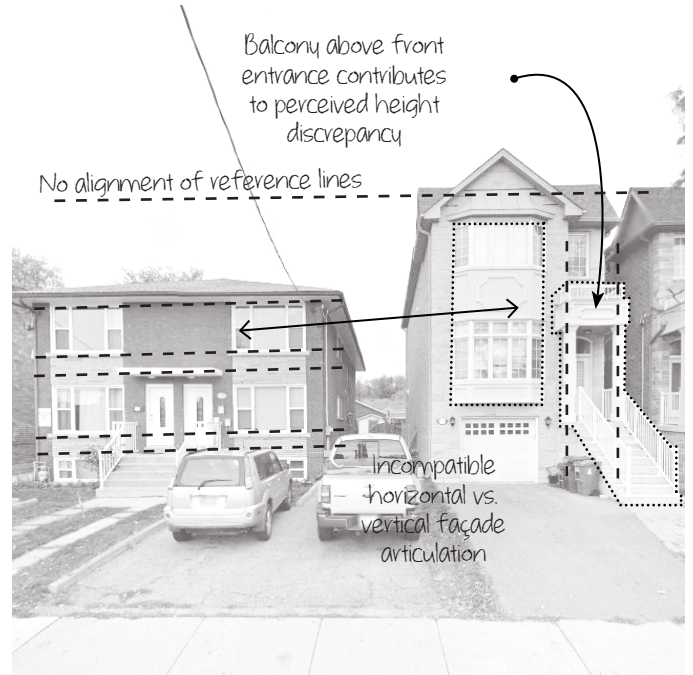
- Consistent rhythms of similar details and architectural elements should be used to reinforce the continuity of the street.
- Incorporate a variety of materials and architectural details, both vertically and horizontally, to break up the continuity of the facade.
- Façade articulation should include three-dimensional depth and composition. This can be achieved by incorporating bays, recesses, projections, reveals, substantial trim and secondary building elements including porches, verandahs, balconies and bay windows.
- Facades that face streets or public spaces should have a design and material standard equal to the front facade.
- Large expanses of uninterrupted, single material exteriors should be avoided where possible.
- Where development occurs as a result of lot severance, new buildings should not have identical elevations.
- A variety of architectural styles, including traditional, modern and contemporary designs, are encouraged.

See *Character Defining Conditions* pg. 27

**b.** **c.** **g.**



**Figure 68** Incompatible depth of façade articulation



**Figure 69** Incompatible verticality of façade articulation



**Figure 70** Compatible articulation of the façade breaks up building massing and reinforces existing reference lines along the street

### 3.3.5 Materiality

The building materials vary greatly in their application and organization, driven by the diversity of building types and architectural styles. Long Branch is characterized by houses which are clad in brick and siding, although there are also streets that are more eclectic in nature. Type(s) and combination of materials used should be functional, complementary and applied to all sides of the building. To ensure compatibility, changes in material should be intentional e.g. reinforcing horizontal definition or signaling changes in a building's form.

#### Principles

- **Authenticity:** Maintain the authenticity of the material, construction techniques and its inherent qualities. Avoid using imitative or low quality materials (e.g. faux brick, stucco, etc.). Avoid exaggerated interpretation of materials.
- **Depth:** Ensure there is enough articulation in depth between different materials to avoid visual clutter on a single plane. Use compatible materials to highlight significant changes in volume and/or plane.
- **Tones:** Provide variety in materiality through diversity of colour (within the same tone) and avoid monotony.

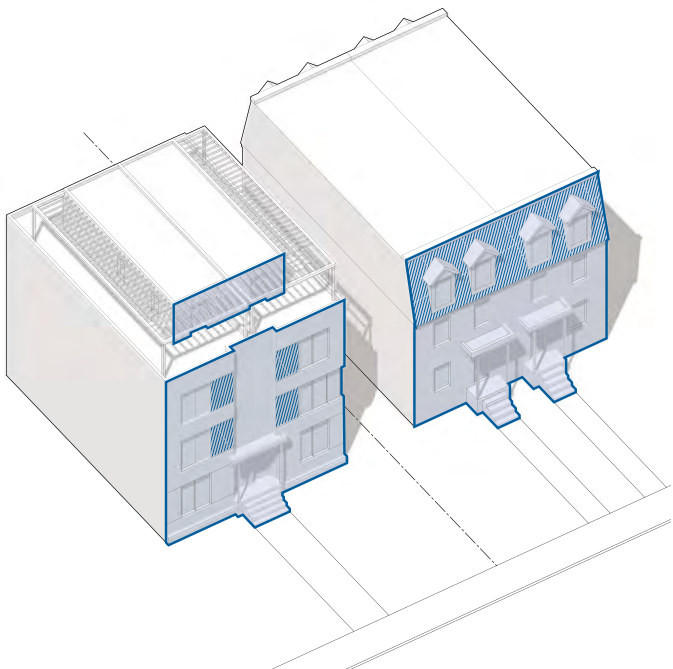


Diagram of Changes in Materiality

> Refer to City-Wide Template for further information

#### What are the characteristic material conditions?

Long Branch is characterized by a variety of building materials including wood siding and trim, brick and stone masonry, and metal cladding. These materials are organized in a number of ways, responding to the neighbourhood's diversity of building types, architectural styles and lot configurations. Long Branch is characterized by houses which are clad in brick and siding, although there are also streets that are more eclectic in nature, including Ash Crescent and Lake Promenade.

#### What is the intent?

The intent is to promote a variety of harmonious and compatible, high-quality materials in the neighbourhood that correlate and/or complement one another. Given the use of materials vary widely throughout Long Branch, material compatibility should be evaluated at the street and block scale to ensure that new development is sensitive to the characteristic material conditions along the street.

#### What are the key design guidelines?

In order to achieve the objectives related to authenticity, depth and tones in the context of Long Branch, some key design guidelines include:

- Select materials and colours that are compatible with the surrounding area.
- Use quality materials and design details on all sides of the building.
- Choose building materials for their functional and aesthetic quality, including their energy and maintenance efficiency.
- Use changes in building materials intentionally for horizontal definition, for changes in building form, occurring at wall setbacks or projections, and to articulate the transition between the building base, middle and top.
- Consider how materials work and age together.
- Promote the use of traditional Long Branch materials (e.g. brick and wood siding).

See *Character Defining Conditions* pg. 27

b. g. j.





**Figure 71** Incompatible use of materials



**Figure 72** Incompatible use of materials



**Figure 73** Compatible use of building materials

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## 3.4 Driveways & Garages

Parking and driveways refers to the siting and access to the garage, as well as surface parking within each property. These conditions vary widely across the city. While on large lots parking may have little impact to the site layout, lot frontage is usually tight for residential lots within an urban condition and thus parking competes for space with other elements: front entrance, doors and windows, pedestrian walkways, trees, gardens, etc. Garages and driveways may take away from the character of the neighbourhood if their design dominates the composition of the front facade of the building or overcrowds the front yard space to the detriment of other positive landscaping elements.

### Characteristic Driveways & Garages in Long Branch

Long Branch does not contain laneways and all parking is accessed via the adjacent public street. Given characteristic 40-50' lot frontages, parking is commonly accommodated in the side yard through a driveway or detached/ side-entry garage at the end of the drive or at the rear of the lot. On narrower properties, front surface parking or integrated front entry garages are used, or driveways are consolidated into a mutual lane providing access to parking at the rear of the lot. In some cases driveways slope to below grade integrated garages which is not compliant with current zoning.



Figure 74



Figure 75

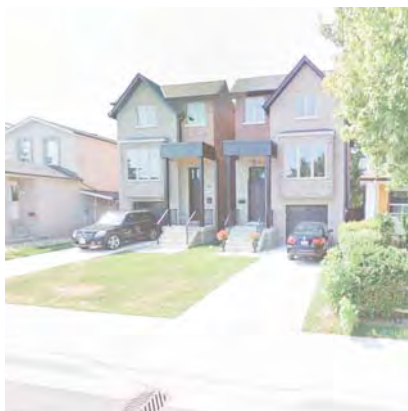


Figure 76



Figure 77

- Figure 74** Side yard parking is compatible if accessed by narrow driveway
- Figure 75** Recessing minimizes visual impact of garage while giving prominence to main building facade
- Figure 76** Mirrored driveways consolidate front yard landscaping
- Figure 77** Consolidated driveway entrance minimizes area dedicated to hardscaping and prioritizes front yard landscaping



Long Branch is characterized by driveways in side yards with a side-entry garages or detached garages at the rear, though a range of other conditions exist from front surface parking to integrated front entry garages. Driveways and garages should comply with zoning regulations and be compact and well integrated so as not to dominate the front facade and maximize soft landscaping.

## Principles

- **Garage structures:** Determine an appropriate height and width of garage in relation to the main building and neighbouring structures, and locate it at grade, behind the primary plane of the front facade to avoid it becoming the dominant element of the entire facade. It is also important to use materials that are coherent with the rest of the building in terms of type, size, fine-grain detailing and quality.
- **Integration:** Integrate the design of driveways and surface parking areas within the parcel, with consideration for associated landscaping and screening elements, as well as the design and layout of the associated dwelling.
- **Ground Permeability & Solar Reflectance:** Minimize width of driveway and length of curb cut to fit just one vehicle in front of the building to reduce the amount of hardscape and increase soft landscaping wherever possible. Recommend permeable materials to encourage natural drainage and minimize surface run-off. Protect any green areas in proximity to driveways by requiring a clear division band (eg. textured curb) and ensure easy maintenance by planting drought resistant species. Additionally, recommend light-coloured materials that reflect heat.

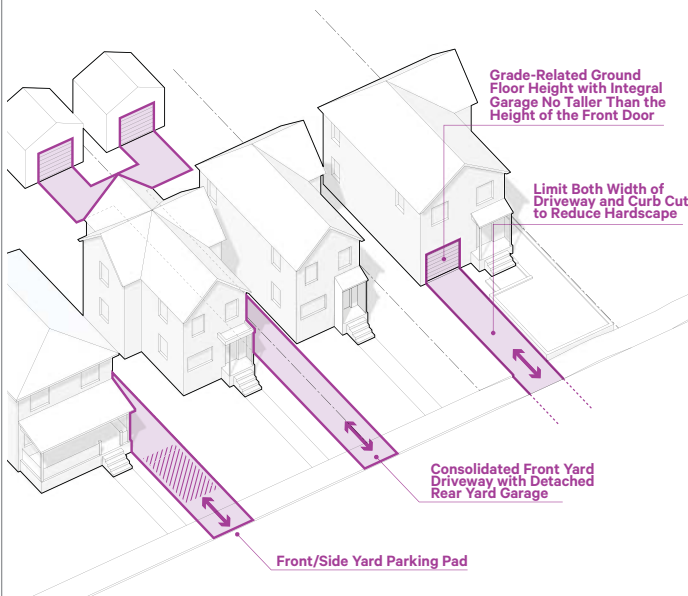


Diagram of Driveways & Garages

> Refer to City-Wide Template for further information

## How does the zoning regulate driveways & garages?

Though the zoning regulations vary by type, detached garage structures are generally required to follow the established setbacks for the residential building on the lot with the exception of a min. rear yard setback of 0.3m. Zoning also sets a max. width of vehicle entrances through the front main wall of 6m and a range of driveway widths between 2.0m - 6.0m (max. of 2.6m if all parking spaces are in the rear yard). Importantly, a min. of 50% of the front and rear yard (60% for lot frontages of 15m+) is required to be soft landscaping, limiting the size of driveways/parking space.

## What is the zoning's intent?

The intent is to ensure compact and well integrated parking & driveway solutions that do not detract from other front yard elements, allow for permeable or soft landscaping and that are compatible with the character of the street. Garages, whether integrated or additions, that dominate the front facade due to inappropriate scale and/or location as well as unnecessarily wide driveways which overcrowd front yard space are not compatible with Long Branch character.

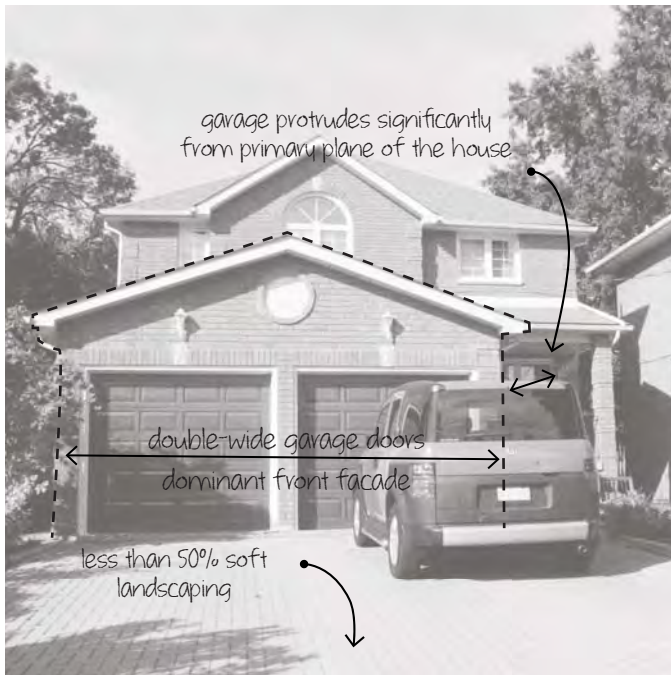
## What are the key design guidelines?

In order to achieve the objectives related to garage structures, integration, ground permeability and solar reflectance in the context of Long Branch, some key design guidelines include:

- Garage structures should be no taller than the height of the front door, and located at grade behind the front façade. Double wide garages are discouraged.
- Where garages are preferred, the first floor slab should be broken, in order to locate primary living areas close to exterior grade.
- Where the existing condition includes rear yard parking, future development should maintain this function.
- Driveway and curb cuts should be limited in width so as to optimize soft landscaping.
- Driveway limits should be clearly delineated.
- Surface parking should be integrated within the lot. Consider driveway consolidation, between adjacent properties, where feasible. In these circumstances, front yard parking pads are discouraged.
- Consider the use of permeable materials to minimize surface run-off.

See Character Defining Conditions pg. 27

b. c.  
d. g.



**Figure 78** Incompatible double-wide integrated garage condition



**Figure 79** Incompatible front surface parking condition



**Figure 80** New house with well integrated garage beside older house with garage addition

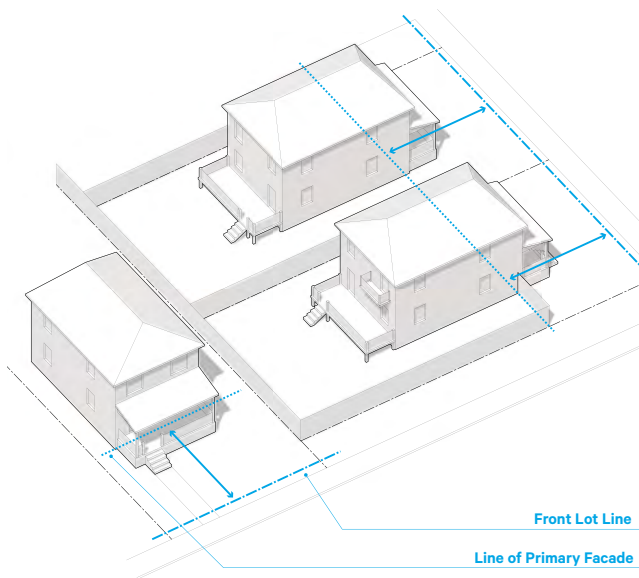
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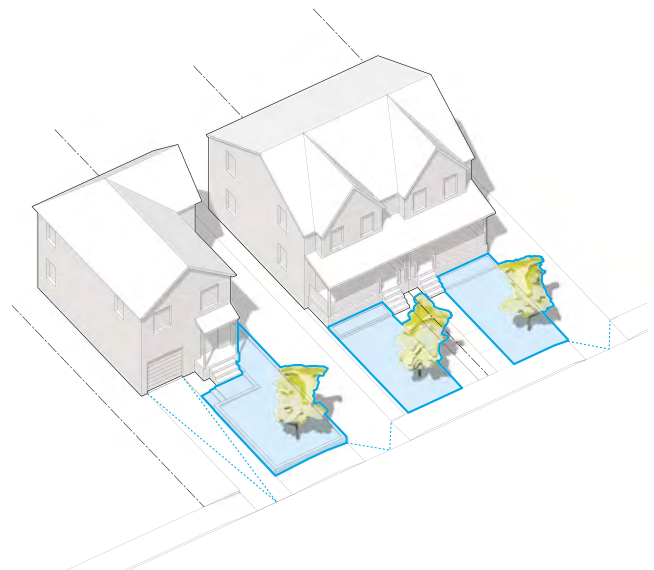
## 3.5 Setbacks & Landscape

Setbacks and landscape refers to the dimensions that determine the placement of a building on a property and in turn, the amount and use of open space around a building. Setbacks and landscape play a critical role by defining the interface between the private and public realm, increasing or decreasing the perception of density, and providing visual connections to soft landscaping within a neighbourhood.

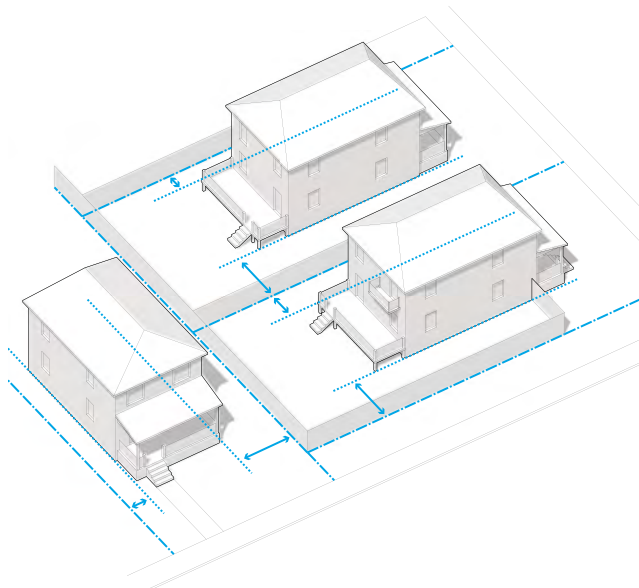
### 3.5.1 Front Yard Setbacks



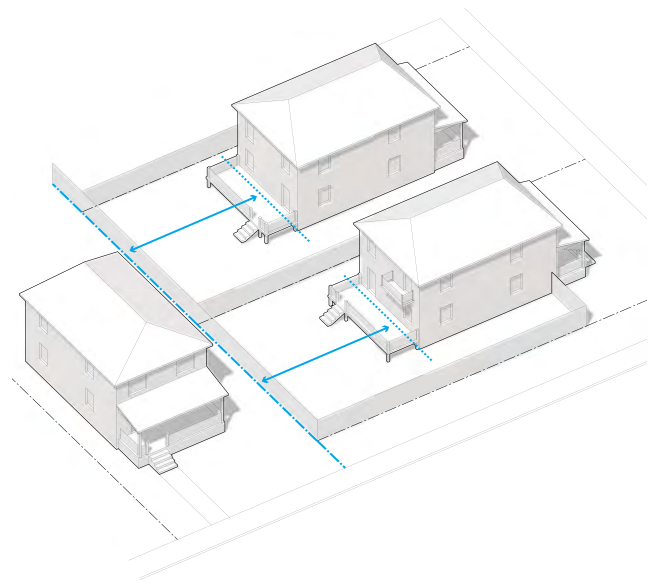
### 3.5.2 Front Yard Landscape



### 3.5.3 Side Yard Setbacks



### 3.5.4 Rear Yard Landscape



### 3.5.1 Front Yard Setbacks

The majority of streets in Long Branch are characterized by moderate front yard setbacks consistent with zoning, with the exception of properties on the south side of Lake Promenade where as built conditions are generally deeper. Buildings should be consistent with the front yard setbacks along the street in order to preserve view corridors and/or respond to unique block configurations. Front yard setbacks should be further informed by their ability to provide adequate landscaping and preserve mature street trees.

#### Principles

- **Streetwall:** Ensure that the addition of elements encroached in the setback line do not clutter and dominate the visibility of the front façade.
- **Interface:** Establish front yard setbacks which promote a desirable interface with the adjacent street, creating an appropriate sense of scale and enclosure.
- **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).

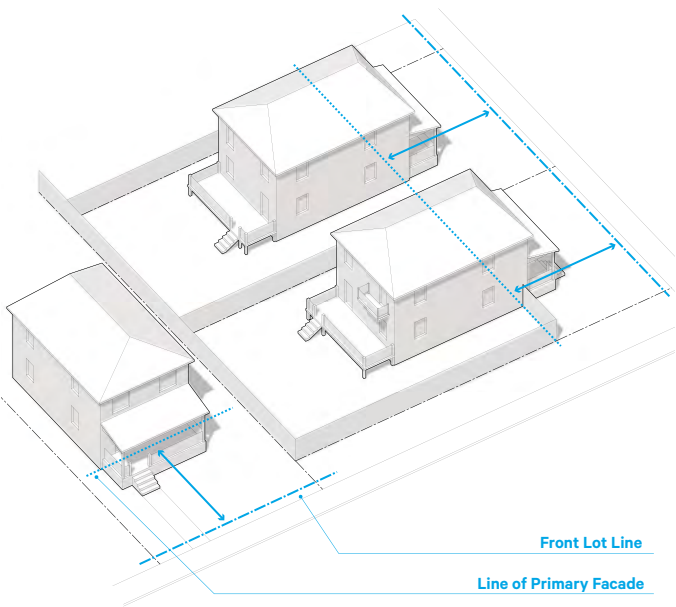


Diagram of Front Yard Setbacks

> Refer to City-Wide Template for further information

#### How does the zoning regulate front yard setbacks?

Long Branch is characterized by front yard setback which are generally consistent, but vary slightly along the length of street and block segments with a few minor exceptions. This is partially due to the fact that portions of the neighbourhood were developed prior to the introduction of City-wide zoning. While the majority of streets are characterized by moderate front yard setbacks some street segments, especially along Lake Promenade, are characterized by deeper and more generous front yard setbacks, buffered by a mature tree canopy. In the area around Arcadian Circle, front yard setbacks step incrementally following the curvilinear street patterns.

Within the RD and RM Zones, zoning regulates a minimum front yard setback of 6m. In addition to the minimum front yard setback required, the zoning by-law includes provisions to ensure that new buildings are sensitive to the setbacks of existing near buildings (15.0m or less from the subject lot) as a way of preserving the established streetwall. The required minimum front yard setback is the average of the front yard setbacks of those buildings on the abutting lots.

#### What is the zoning's intent?

The intent is to establish a continuous street wall, providing adequate space for allowable encroachments and landscaping, as well as to facilitate vehicle parking in cases where front yard driveways are permitted.

#### What are the key design guidelines?

In order to achieve the objectives related to the streetwall, threshold and landscaping in the context of Long Branch, some key design guidelines include:

- Ensure that new development conforms to applicable zoning regulations with respect to front yard setbacks.
- Within the context of applicable zoning regulations, reference the front yard setbacks established by adjacent properties, ensuring that new development maintains the continuity of the established street wall, and the existing rhythm of front yard setbacks, while allowing for slight variations to achieve diversity.

See *Character Defining Conditions* pg. 27

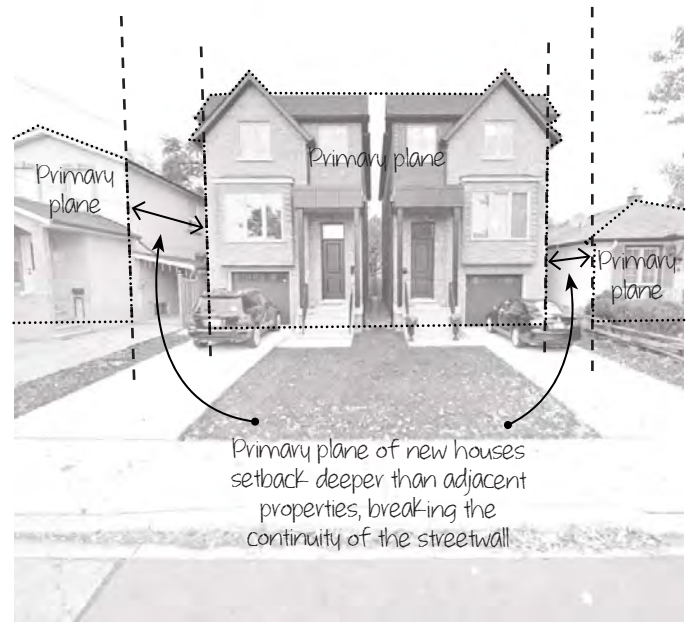
b. g.

h. i.





**Figure 81** Incompatible protruding front yard setback



**Figure 82** Incompatible recessed front yard setback



**Figure 83** Compatible front yard setbacks ensure a continuous streetwall



### 3.5.2 Front Yard Landscape

Long Branch is characterized by front yards featuring open lawns, mature trees, ornamental planting closer to buildings and minimal grading. Compatibility with this condition can be achieved through front yard landscaping that is visually open and provides sufficient space for mature trees to maintain the street-related tree canopy.

#### Principles

- **Grading strategy:** Identify the prevailing grading condition within the area, especially adjacent lots, and design the landscape accordingly. A common conflict is retaining walls along the property line, confining the perceived open space for pedestrians. Maintain the existing natural grade at property lines.
- **Surface Materials:** Maintain soft and/or pervious landscape within the front yard for environmental support & to minimize surface runoff, heat island effect, which impacts the neighbourhood microclimate.
- **Openness:** Protect open spaces by identifying compatible types of enclosure in the area, potentially establishing a maximum height for the enclosing system and listing non-recommended solutions/materials (e.g. solid wood, masonry, chain link).
- **Trees/Plantings:** Protect all existing trees and provide optimal planting and growing conditions for new ones.

#### What are the characteristic front yard landscape conditions?

Long Branch is characterized by open lawns adjacent to simple concrete sidewalks, which combine a few trees and some ornamental plants. Most streets lack public street trees, so trees planted in private property are essential to maintain the tree canopy of streets. Trees are usually planted mid distance between the sidewalk and the building, as a means of providing shade to the house, as well as limiting conflicts with tree roots and foundations.

Ornamental plants, such as tall grasses and bushes, are usually located closer to the building, around porches, entrances and under windows. This additional vegetation not only creates visual interest but also may provide screening. In buildings with a higher ground level, this type of planting may help screen the disproportionate base wall resulting under windows.

The front yard surface is generally treated as a green lawn, with the exception of driveways and walkways. As very few properties have fences or hedges, the overall effect is that streets appear as a wide continuous green space, with houses further setback. There is little change in grading, and where there are grade changes they are treated as gradual landscaped slopes or low retaining walls.

Importantly, the prevailing zoning requires a minimum of 50% of the front yard (60% for lot frontages of 15.0m≥) to be soft landscaping.

#### What is the intent?

The intent is to ensure that front yards create a pleasant visual transition from the public street to the building and are designed with consideration to the spatial and material conditions of adjacent properties. Lack of trees in the front yard or front yards that are dominated by hard surfaces are incompatible with the character of Long Branch.

See Character Defining Conditions pg. 27 **c.** **h.** **i.**

> Refer to City-Wide Template for further information

## Characteristic Front Yard Landscaping in Long Branch



**Figure 84** Low hedges are compatible if they allow for visibility of front yard



**Figure 85** A combination of grass, mature trees, and accent planting establishes a desirable street interface



**Figure 86** Trees may be located to the side if front yard still incorporates landscape features



**Figure 87** More intensive planting and sloping is compatible if gradual, allowing for visibility of front yard

**Front yard landscape plays a critical role in defining the character of a neighbourhood as it is directly adjacent to the street and the interface between the public and private realm. Collectively, well-designed and maintained front yard landscapes can contribute to the overall neighbourhood character and perception of safety, as well as reduce environmental impact.**

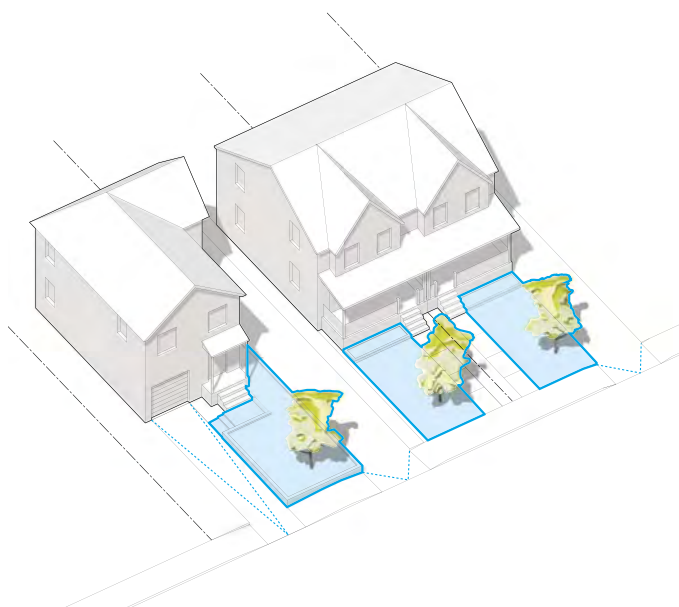


Diagram of Front Yard Landscape

> Refer to City-Wide Template for further information

### What are the key design guidelines?

In order to achieve the objectives related to grading, surface materials, openness and trees/plantings in the context of Long Branch, some key design guidelines include:

- Any grading shall be resolved as seamlessly as possible. Potential solutions are gradual slopes, land forms, and well integrated terraced retaining walls. It is recommended to locate any retaining device a minimum of 3m from the property line, to avoid confining the perceived open space for pedestrians. Poured-in-place concrete walls are incompatible to the typical characteristics.
- Existing natural grades should be maintained at property lines.
- A minimum of 60% of the front yard shall be soft landscaping (e.g. driveways, walkways, etc) to decrease surface runoff and heat island effect. For areas where maintenance is challenging, such as the lawn strip between the curb and the concrete sidewalk, drought and salt tolerant species are recommended.
- Front yard fences are not part of the character of the neighbourhood and shall generally be avoided; ornamental hedges and walls will be permitted if less than 50cm high. As an exception, side yards may incorporate some form of screening to protect the privacy of backyards in corner lots, as long as appropriate materials are used, such as wood or hedges.
- The removal of soft landscaping and mature trees is strongly discouraged given the contribution of both elements to the character of Long Branch.

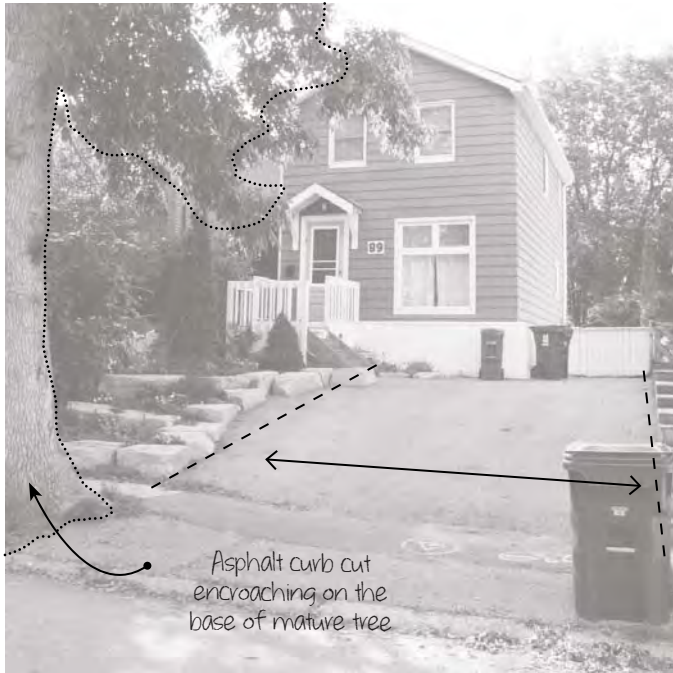
See *Character Defining Conditions* pg. 27

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**Figure 88** Incompatible driveway width within front yard



**Figure 89** Incompatible street interface, due to absence of landscaping and vegetation



**Figure 90** Characteristic front yard landscape conditions in Long Branch

### 3.5.3 Side Yard Setbacks

While the zoning sets a consistent minimum side yard setback, many properties in Long Branch are characterized by wider lots with side driveways which result in a generous spacing between adjacent buildings. Side yard setbacks should be consistent with existing houses along the street and/or provide adequate spacing to ensure pedestrian access between the front and rear yard and respect the rhythm of building frontages in order to minimize perceived density along the street.

#### Principles

- **Privacy and autonomy:** Respect the minimum setback required to ensure privacy and autonomy. Common incompatibilities are surface runoff into adjacent properties or disturbance of neighbouring properties during construction.
- **Access:** Design the side yard setback to allow for sufficient access and maintenance to the side or rear yards.
- **Visual Connection:** Ensure a visual connection between natural heritage and public street if the property is adjacent to such.
- **Scale:** Provide sufficient side yard setbacks as a decrease in the side yard setback entails an increase of the facade, which may make buildings look larger than adjacent buildings; a maximum width for front facades may be recommended.

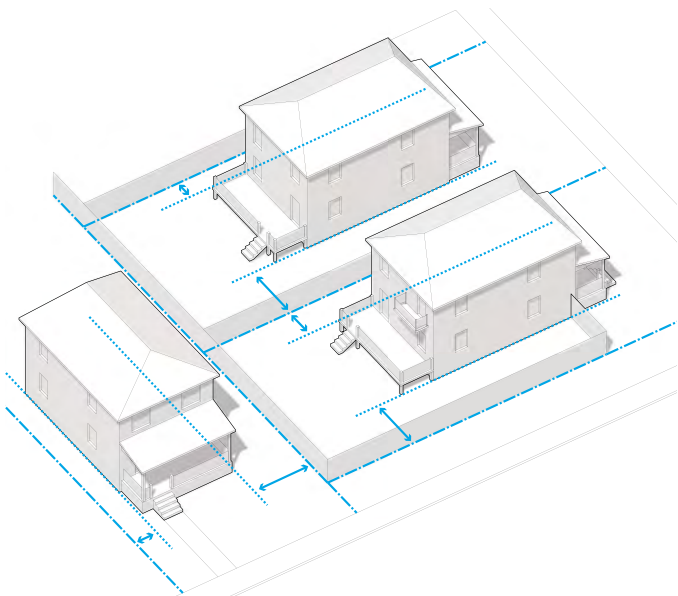


Diagram of Side Yard Setbacks

> Refer to City-Wide Template for further information

#### How does the zoning regulate side yard setbacks?

Long Branch is characterized by varied side yard setback conditions. This is partially due to the development of some lands prior to the establishment of modern Zoning regulations. While many buildings are centered on their respective property, others are positioned closer to one particular side in order to facilitate vehicle access between the front and rear yards, or to accommodate side wall windows on one side of the building. Within the RD Zone, the Zoning By-law regulates a minimum side yard setback ranging between 0.6m and 3.0m, depending on the required minimum lot frontage. Within the RM Zone, the Zoning By-law regulates a minimum side yard setback ranging between 1.2m to 2.4m, depending on the use.

#### What is the zoning's intent?

The intent is to facilitate pedestrian and vehicle access between the front and rear yards, ensure appropriate separation between adjacent dwelling units (set out in Part 3 of the Ontario Building Code), and establish an appropriate rhythm of building frontages along the length of the street.

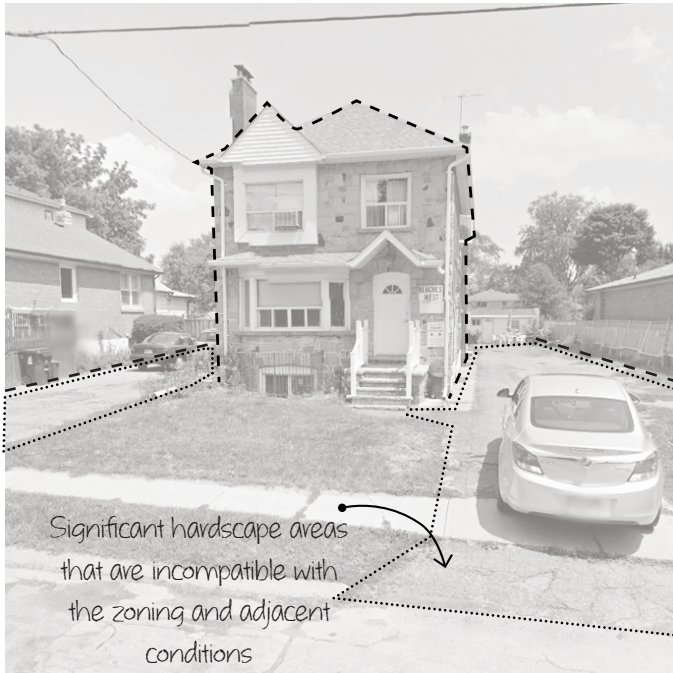
#### What are the key design guidelines?

In order to achieve the objectives related to the privacy and autonomy, access, visual connection and scale in the context of Long Branch, some key design guidelines include:

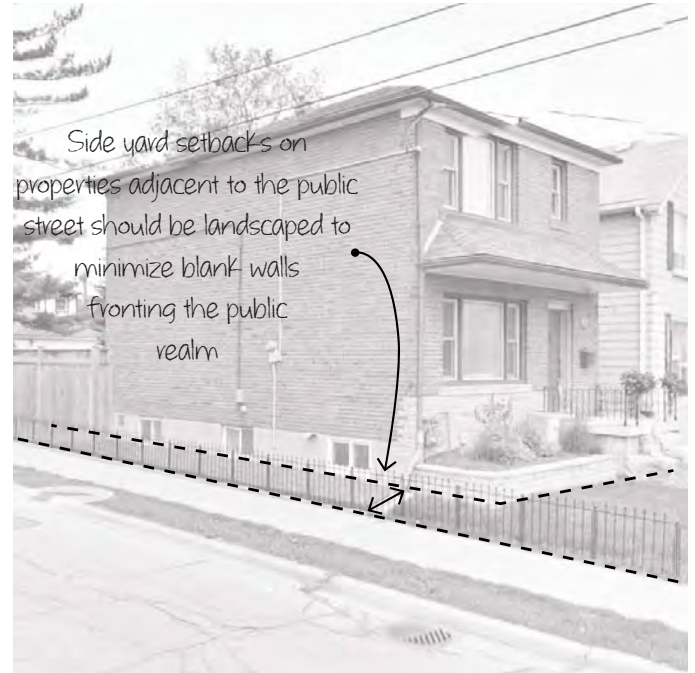
- Ensure that new development conforms to applicable zoning regulations with respect to side yard setbacks. Side yard reductions, which disrupt prevailing open space patterns of generous setbacks, are not consistent with the character of Long Branch, and are strongly discouraged.
- Within the context of applicable zoning regulations, reference existing setbacks along the street and/or use stepbacks or articulation in primary side wall massing to minimize the perceived density between buildings.
- Ensure that side yards are landscaped and graded in order to facilitate on-site stormwater management.

See Character Defining Conditions pg. 27 **d.** **h.** **i.**





**Figure 91** Incompatible use of hardscaping within interior side yards



**Figure 92** Incompatible exterior side yard landscaping



**Figure 93** Consistent rhythm along the street, established through the spacing between adjacent buildings



### 3.5.4 Rear Yard Setbacks

Long Branch is characterized by rear yard setbacks which are generally consistent, with the exception of properties on the south of Lake Promenade where they are generally deeper. The location of primary rear walls should comply with zoning and ensure that they provide adequate rear yard open space, achieve sufficient separation between facing buildings, mitigate potential impacts associated with shadowing, privacy and overlook, and maintain significant views and vistas with respect to lakefront lots.

#### Principles

- **Privacy:** Maintain heights of exterior decks at the level of the finished ground floor, or to the characteristic deck level. As the finished ground floor height may differ in the neighbourhood, such containment would help keep the privacy at an optimum level.
- **View:** Consider aesthetic qualities of devices used to protect privacy in the backyard and the impact they may have on other residents. Fences should be of high quality at appropriate height that does not hinder other's access to sunlight or view to natural resources/heritage. Screens or vegetation may be considered in replacement of heavy, solid fences; a list of preferred materials can be recommended.
- **Surface Materials:** Recommend soft landscape conditions for the rear yard. Large paved areas increase surface runoff and heat island effect, impacting the microclimate of the neighbourhood as a whole.
- **Separation:** Ensure that any elements, such as trees, canopies, etc. are sufficiently separated from adjacent properties. Common conflicts are tree leaves falling in neighbour gardens or roots disturbing neighbouring patio pavement.

#### How does the zoning regulate rear yard setbacks?

Long Branch is characterized by rear yard setbacks which are generally consistent, but vary slightly along the length of street and block segments with a few minor exceptions. This is partially due to the fact that portions of the neighbourhood were developed prior to the introduction of City-wide zoning. Within the RD and RM Zones, the Zoning By-law regulates a minimum rear yard setback of 7.5m.

#### What is the zoning's intent?

The intent is to promote rear yards that jointly create a shared green resource that benefit visually and ecologically to the entire neighbourhood. In addition, the intent of these regulations is to ensure the provision of adequate rear yard amenity space, achieve sufficient separation between facing units, to mitigate potential impacts associated with site overlook and shadow impacts, and to facilitate vehicle parking in cases where detached garages or parking pads are permitted and accessed either via the adjacent street.

#### What are the key design guidelines?

In order to achieve the objectives related to the privacy, views, surface materials and separation in the context of Long Branch, some key design guidelines include:

- Ensure that new development conforms to applicable zoning regulations with respect to rear yard setbacks. Rear yard reductions are not consistent with the character of Long Branch, and are strongly discouraged.
- Visually screen parking areas from adjacent properties through the provision of privacy fencing and landscape buffers, and minimize asphalt to ensure adequate amenity space and to facilitate stormwater management.
- Mitigate issues pertaining to shadowing, privacy and overlook through the provision of stepbacks, articulation, and privacy fencing and landscape buffering.
- The design of decks, porches, patios and terraces should mitigate issues pertaining to privacy and site overlook.

> Refer to City-Wide Template for further information

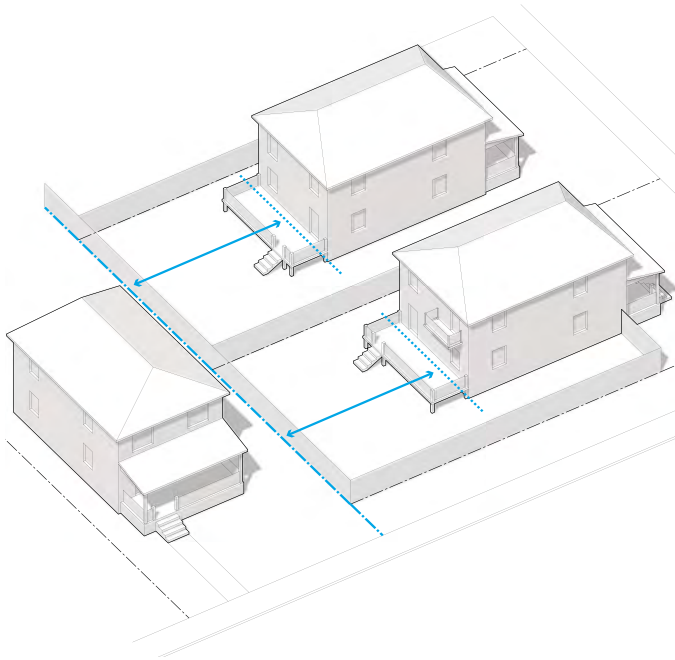


Diagram of Side Yard Setbacks

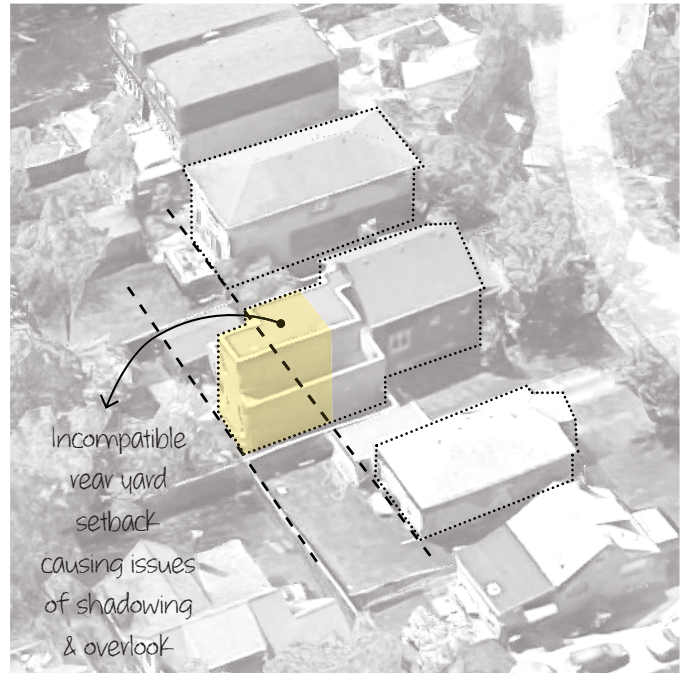


Figure 94 Incompatible encroachment of rear yard setback



Figure 95 Compatible alignment of rear yard setbacks

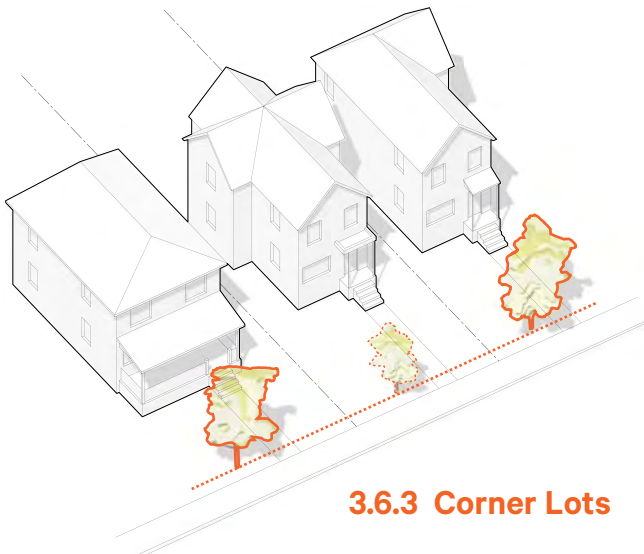
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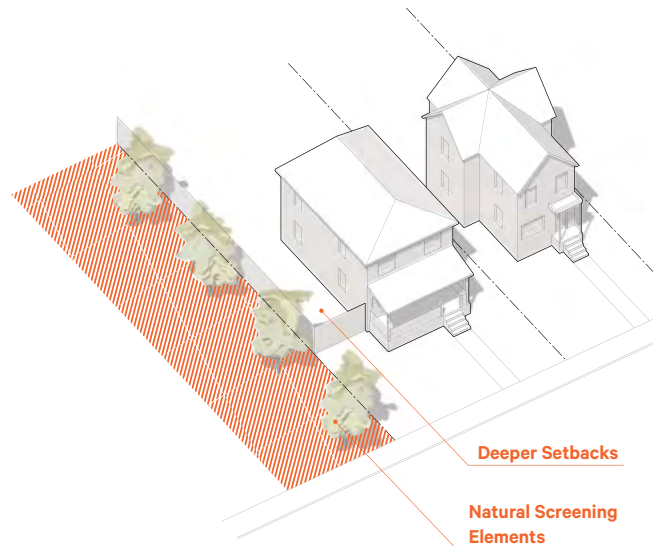
## 3.6 Special Features

Special features refer to those elements that play a critical role in contributing to the public realm of a neighbourhood. The existing mature tree canopy and open space system – including neighbourhood parks, the Etobicoke Creek and Lake Ontario shoreline – are vital assets in Long Branch’s public realm and contribute significantly to its overall character. Existing trees contribute to the character of the neighbourhood by providing shade and cover from the elements, a visual signal of the change of seasons, as well as added enclosure, creating a more pleasant and safe environment for residents and visitors alike. The parks and open spaces of Long Branch are defined by boundaries between public and private realm. The intent is to provide design solutions that satisfy the need for privacy and that will not compromise the public and accessible feel of adjacent open spaces.

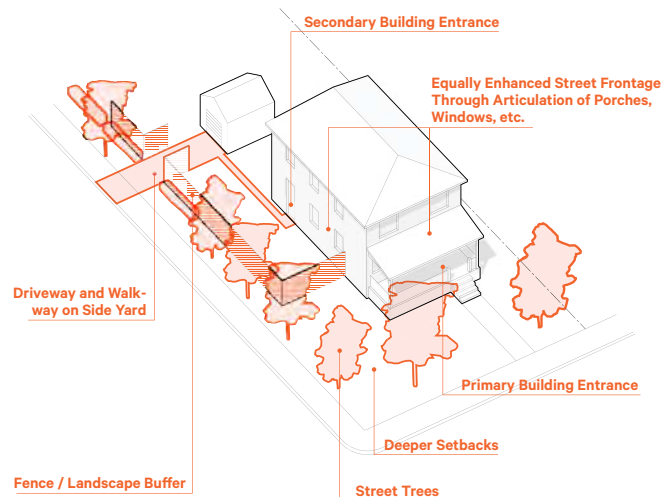
### 3.6.1 Trees



### 3.6.2 Properties Adjacent to Open Spaces



### 3.6.3 Corner Lots



### 3.6.1 Trees

Throughout Long Branch, residential streetscapes are most successful when they incorporate a continuous mature street tree canopy which frames the street, creating a desirable sense of enclosure and moderating micro-climate conditions by providing shade and reducing pedestrian-scale wind impacts.

#### Principles

- **Separation distance between trees and building elements:** Ensure adequate separation is provided for trees to grow to maturity. This includes separation between trees and side setbacks, and to neighbouring retaining walls. Side yard setbacks are usually good reference for preventing conflict.
- **Protection during construction:** Significant trees need to be protected from potential damage during construction. Refer to the City's [Private Tree By-Law](#) for more guidelines and information.
- **Species selection:** Plant a mix of native species to mitigate the spread of diseases and to minimize maintenance. The full list can be found at [Forestry Facts and Native Plant Lists](#).
- **Plan for healthy trees:** Follow proper planting techniques and maintenance to ensure the health of trees (e.g. soil volumes, growth medium types, spacing between trees). Refer to [Planting Techniques and Maintenance](#) for a comprehensive guide.



Diagram of alignment of new trees with plane of existing trees

> Refer to City-Wide Template for further information

#### How does the zoning regulate trees?

The City of Toronto greatly values the roles of trees within its boundaries, including trees located on private property. There is abundant literature available on the [City's website](#) regarding tree protection, maintenance, planting, as well as By-laws and other resources.

#### What is the zoning's intent?

Long Branch is characterized by a significant canopy of mature trees, within public boulevards and open spaces, as well as private yards. These trees provide shade and cover from the elements, a visual signal of the change of seasons, and added enclosure, creating a pleasant and safe environment. Trees have important environmental benefits by supporting wildlife habitat, reducing air pollution, and improving stormwater management. However, some new developments have resulted in the loss of existing trees, largely through setback reductions which are not consistent with the character of Long Branch.

#### What are the key design guidelines?

In order to achieve the objectives related to the separation distance, protection during construction, species selection and planning for healthy trees in the context of Long Branch, some key design guidelines include:

- **Protect existing significant street trees**, tree stands and vegetation, and incorporate such features into new development.
- Plant new street trees in order to contribute to the existing tree canopy.
- Incorporate tree protection measures, including fencing and root disturbance protection.
- Plant non-invasive, non-cultivar species that are native to Toronto to support sustainable urban biodiversity.
- Select species which are drought resistant and require minimal maintenance.
- **Reduce impervious hard surface** wherever possible.

See *Character Defining Conditions* pg. 27

c. d.  
e. h.

## Character of Street Trees in Long Branch



**Figure 96** Public tree in soft landscaped area / planting zone



**Figure 97** One mature tree providing canopy for various properties



**Figure 98** Smaller ornamental trees as part of a parterre design



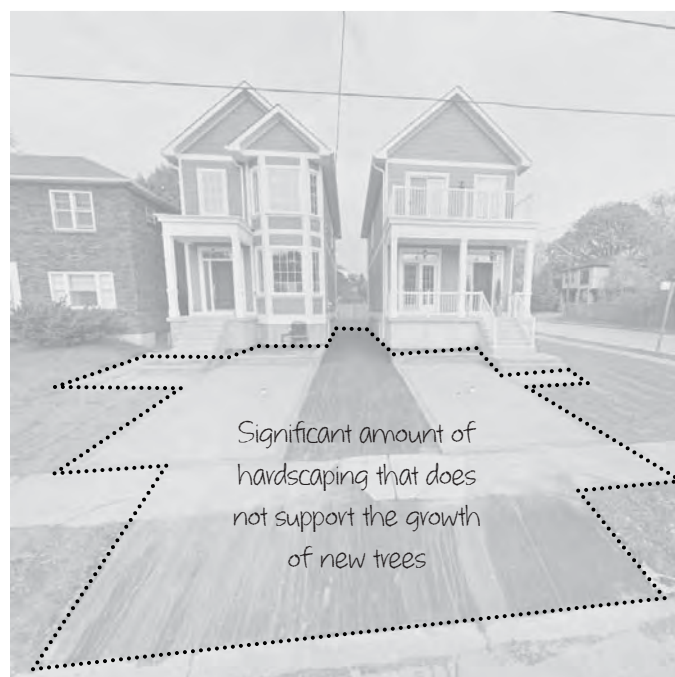
**Figure 99** 'House in the forest'

## Before & After Development Analysis



Mature tree canopy and extensive soft landscaping surrounding the property

**Figure 100** Generously planted corner property before development



Significant amount of hardscaping that does not support the growth of new trees

**Figure 101** New curb cuts and hardscaped driveways associated with severed lot



### 3.6.2 Properties Adjacent to Open Spaces

Long Branch features several significant public open spaces that are bordered by private properties. Through the use of appropriate façade design, screening and location of ancillary structures, the privacy of adjacent properties can be maintained without compromising the public and accessible feel of adjacent open spaces.

#### Principles

- **Screening elements:** Ensure appropriate screening between properties and adjacent open spaces. Appropriate elements may include privacy fences, landscape buffers, and tree plantings.
- **Open space frontages:** Ensure that building facades which frame adjacent open spaces are articulated and fenestrated to a quality which is consistent with the front facade.

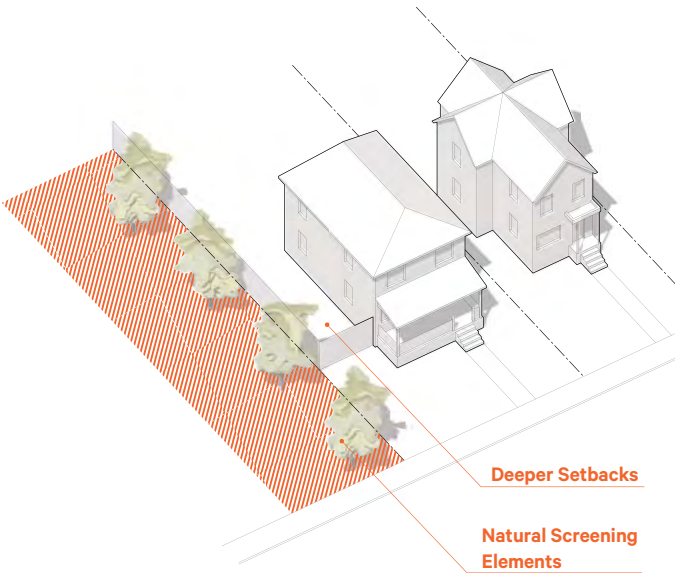


Diagram of Open Space Adjacency

> Refer to City-Wide Template for further information

#### What are the characteristic open space adjacency conditions?

Long Branch is characterized by three key open space typologies. These include Marie Curtis Park, parks and parkettes fronting Lake Ontario, and Internal parks. Each of these open space tyologies has fundamentally different physical conditions while satisfying diverse uses within the community, and need to be analyzed independently:

- **Marie Curtis Park:** located in the West end of the neighbourhood, it is adjacent to the Etobicoke Creek. It is a large naturalized park, that continues beyond visual range. There is a street between the park and private property, which is framed by mature trees to both sides of the street. Buildings front the park and have a strong presence in the street, with doors and windows providing a strong visual connection with the open space. Buildings are at a slightly higher grade than the park, which adds to sense of 'overseeing' the park. The combination of these elements create a clear boundary to the park that aids its perception as public. New development fronting the park should respect these conditions; buildings should address the street and avoid cluttering the space between the street and the building with intricate landscaping or large porches.
- **Parks & Parkettes fronting the Lake:** varied in size, in many cases they are the extension of the street right-of-way all the way to the water. Generally, they are limited by the lake to one side, by lake promenade to the other, and by private property to the remaining sides. Because preserving and enhancing views of the lake is a positive feature for the neighborhood, the transition from side adjacent properties should be well-defined and clearly emphasize the view corridor to the lake.
- **Internal Parks:** embedded in the residential fabric. Laburnham Park is located against the train tracks in NE Long Branch; Birch Park is at the centre of the NW area of the neighbourhood, it incorporates the Long Branch Arena and includes some other sport fields and recreational uses.

## Character of Open Space Conditions in Long Branch



Figure 102 Apartment buildings fronting Marie Curtis Park

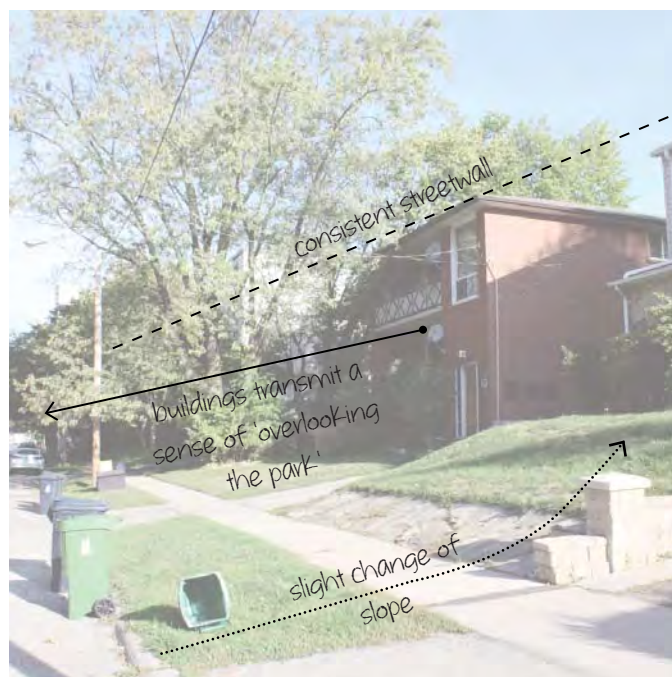


Figure 103 Single-family houses fronting Marie Curtis Park

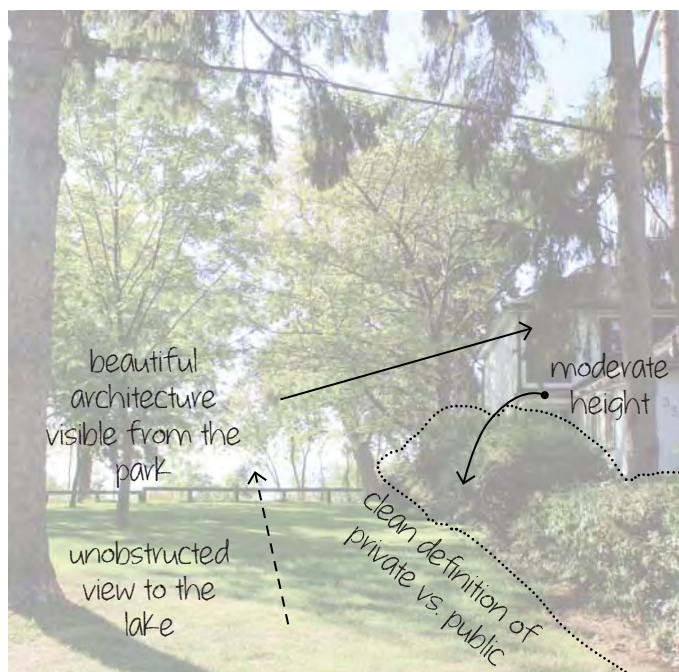


Figure 104 Boundary condition between end-of-street parkette and private property

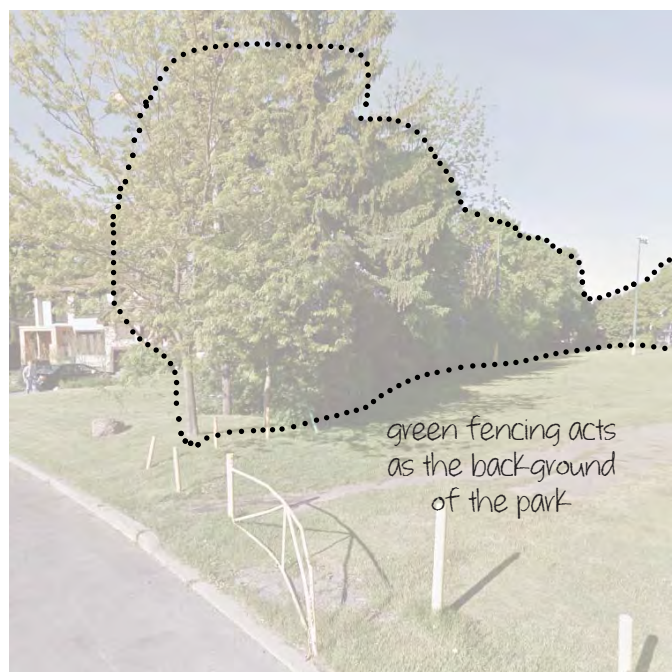


Figure 105 Boundary condition between a parkette and private property

### 3.6.2 Properties Adjacent to Open Spaces [cont.]

Toronto's neighbourhoods are interspersed with an extensive open space system including, ravines, watercourses, valleys and Lake Ontario waterfront. The open space system performs many roles in the life of the neighbourhood and greatly contributes to its character by shaping the block structure, providing recreational destinations, reinforcing the pedestrian network, creating community pride, and place-making in general.

facilities. These parks are enclosed by private properties to great extent, which means that they are surrounded by sideyards and backyards. Because the fencing of adjacent houses acts effectively as the background of the parks, it is highly recommended to design it to be as green as possible, and thus blend with the greening of the park.

#### What is the intent?

The condition and appropriateness of the interface between private properties with open spaces is crucial to ensure they feel public, accessible, attractive and safe. However, properties adjacent to open spaces may need to ensure their privacy from these public spaces and will require some screening or other methods along the property. The intent is to find design solutions that satisfy the need for privacy from private residences that will not compromise the adjacent open spaces.

Garages that are too prominent such that they block the views towards open spaces as well as the use of end-of-street parkettes as additional parking undermine the public feel of these spaces and are incompatible with the character of Long Branch.

#### What are the key design guidelines?

In order to achieve the objectives related to screening elements and open space frontages in the context of Long Branch, some key design guidelines include:

- Where screening is necessary, the preferred solution is green divisions, such as hedges, trees or tall grasses; **avoid encroachment** on open spaces.
- Garages, sheds and other structures should not be located right against a public open space; it is recommended to double the required side setback to ensure **sufficient space for planting**.
- Where a property faces onto a park or open space, such as at Marie Curtis Park, front entrances should face onto the open space; the number and scale of windows should provide a **sense of animation and casual surveillance** along the street.

> Refer to City-Wide Template for further information

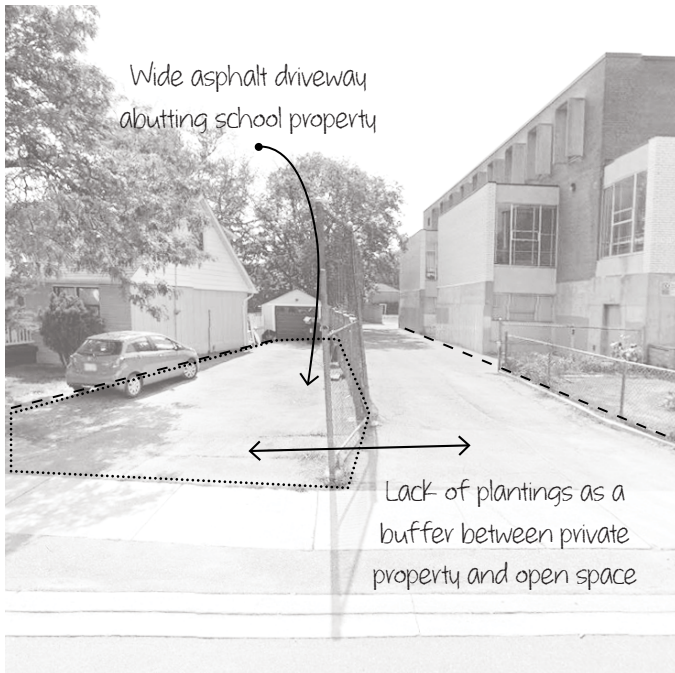
See *Character Defining Conditions* pg. 27

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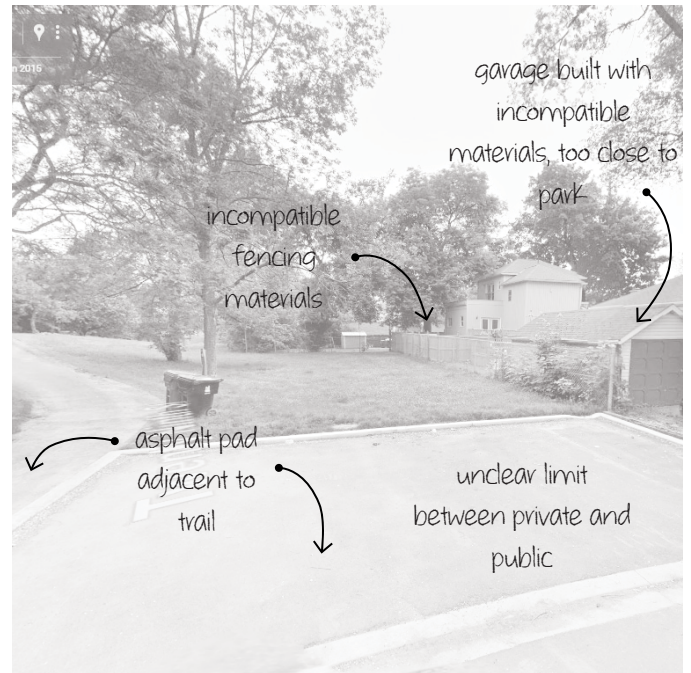
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**Figure 106** Incompatible asphalt driveway abutting open space



**Figure 107** Incompatible fencing and garage materials adjacent to open space



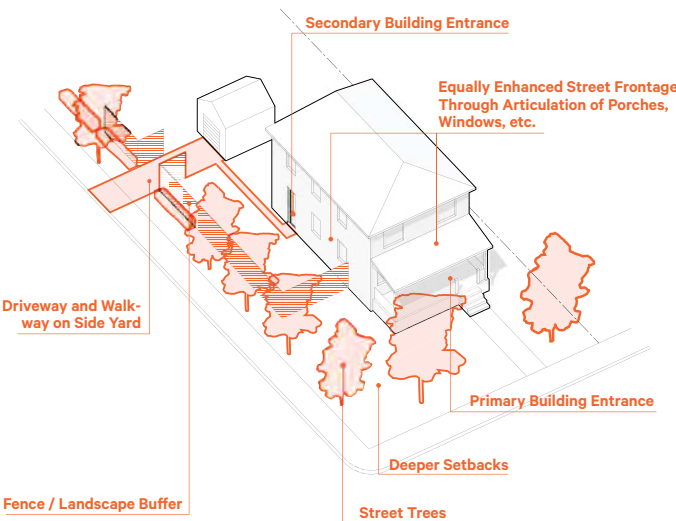
**Figure 108** Mature trees and hedges buffer between private property and adjacent open space

### 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 facades, 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 intent?

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

c. d. h.





**Figure 109** Incompatible driveway entrance and curb cut located adjacent to corner



**Figure 110** Privacy fencing and landscape buffer within exterior side yard.



**Figure 111** 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 112** The Long Branch Hotel. Completed in 1877, destroyed by fire in 1954.



**Figure 113** Trippers leaving the steamer at Long Branch Pier.

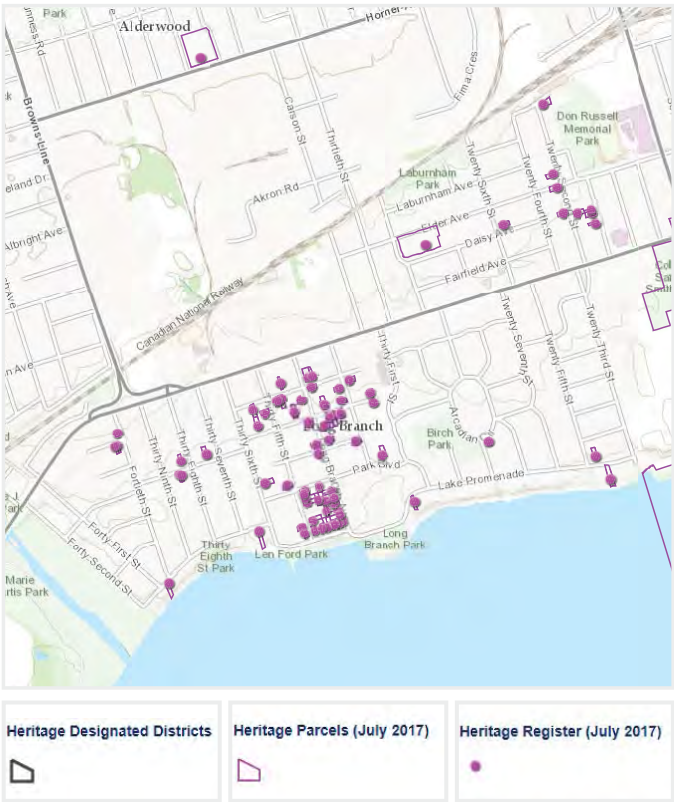
### 3.7.1 Identification of Heritage Features

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 114** Heritage Registered Sites in Long Branch (source: Toronto Heritage Register)



**Figure 115** 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** - facades 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

**Facade** - 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 facades 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 as 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 facade

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

<b>Max. coverage</b>	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>
<b>Min. floor area for a private garage and carport</b>	Minimum 18m <sup>2</sup> of floor space - For Parking Space Size Requirements, refer to By-law # 497-2007
<b>Min. distance to main building</b>	Any accessory structure in the rear yard is required to be maintained a minimum of 1.0m from main building.
<b>Side yard setback</b>	All accessory buildings in the side yard require a side yard setback of not less than the minimum required for the main building.
<b>Side yard setback for a garage on a corner lot.</b>	6.0m from flanking street to garage door or wall that contains the garage door.
<b>Rear yard and side yard setbacks</b>	0.4m from the property line.
	Overhang projections (i.e. soffits and eavestroughs) are required to be 0.15m from property lines.
<b>Max. height</b>	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.
<b>Corner lots</b>	Any garage or carport is required to be attached to the dwelling.

## Definitions

<b>Established building line</b>	The average depth of front yard of the main buildings on the 2 lots flanking the lot in question.
<b>Floor Space Index</b>	The ratio of the total gross floor area of the building to the lot area.
<b>Gross floor area</b>	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.
<b>Ground Floor Area</b>	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.
<b>Height of Building</b>	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.
<b>Private Garage</b>	An accessory building, either detached or part of a dwelling, to park private motor vehicles and store private household equipment.



## Permitted Encroachments

<b>Font yard setback</b>	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
<b>Rear yard setbacks</b>	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
<b>Side yard setbacks</b>	0.4m for a chimney-breast, steps, eaves or other projections from the main side wall of a building
<b>Side yard setbacks for corner lots</b>	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