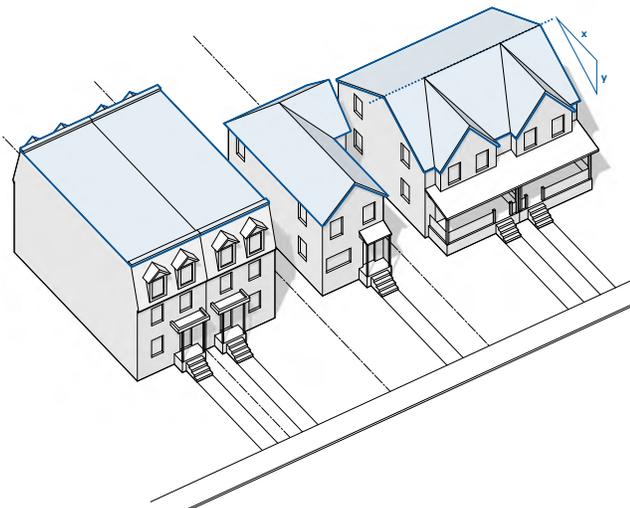


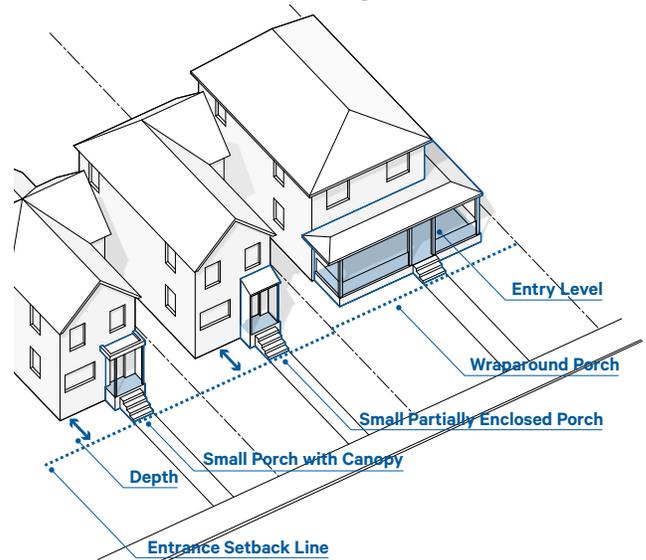
3.3 Building Elements

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



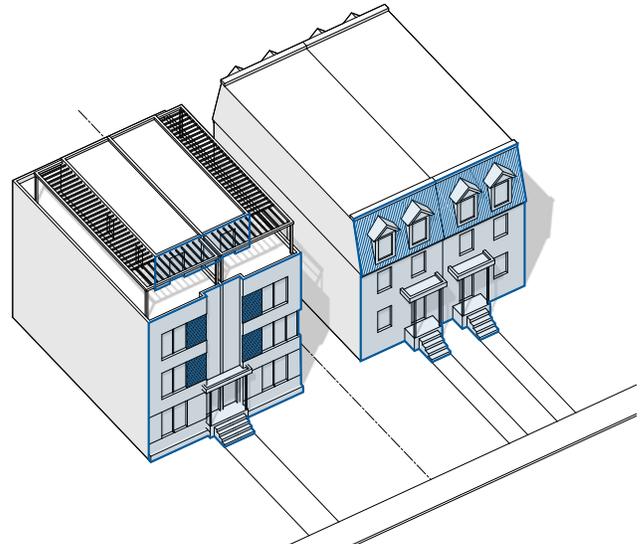
3.3.2 Front Entrance Design



3.3.3 Windows & 3.3.4 Façade 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.

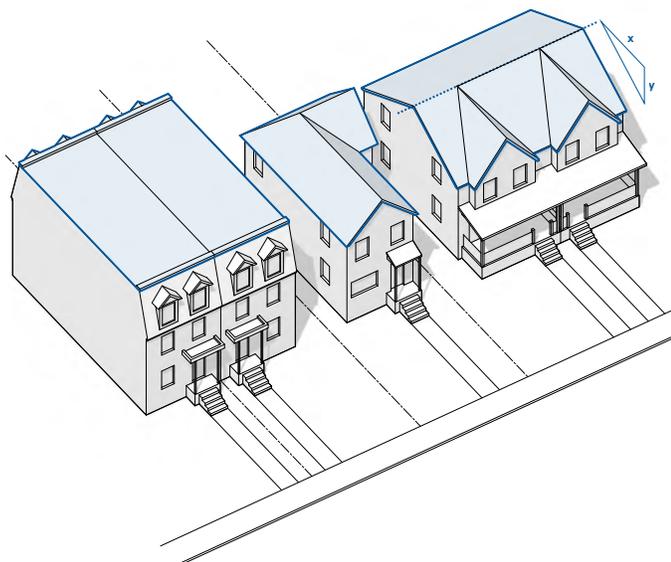


Diagram of Roof Types & Slopes

> 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 rationale for the performance standard?

The rationale 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.

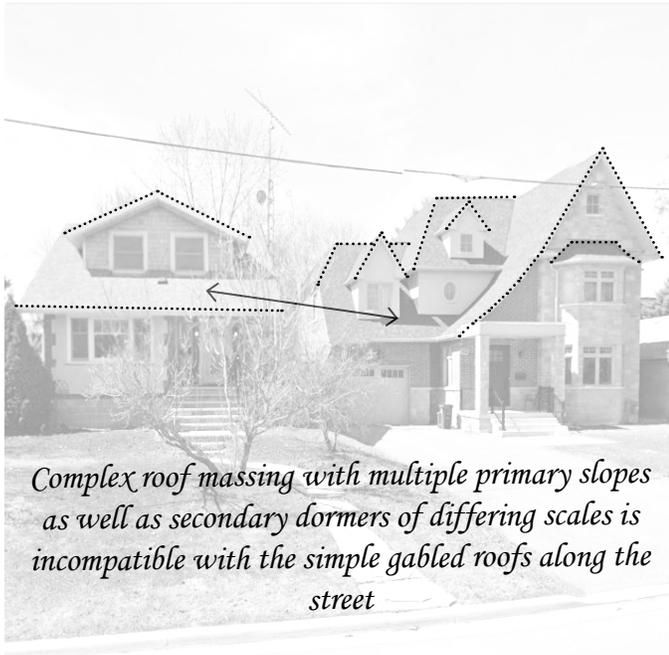


Figure 56 Complex roof massing incompatible with modest roofs along the street

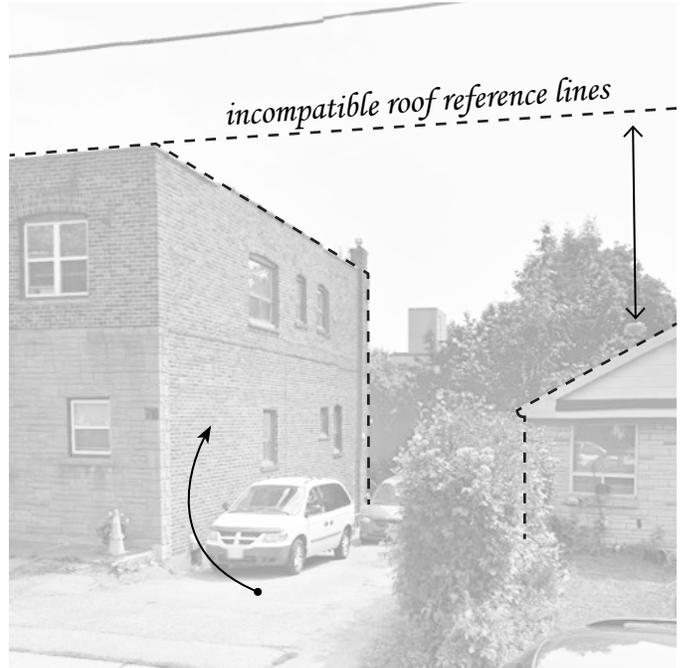


Figure 57 Flat roof without volume articulation incompatible with the character of the street



Figure 58 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.

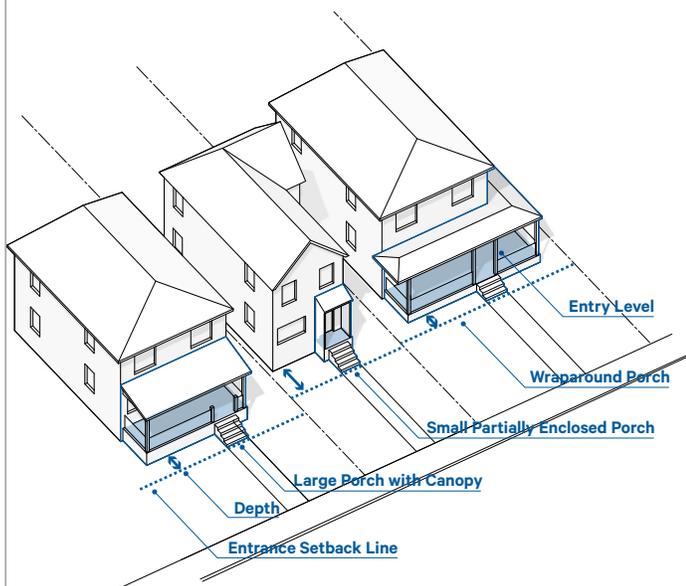


Diagram of Front Entrance Envelope

> 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 rationale for the performance standard?

The rationale 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 façade. 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 façade.

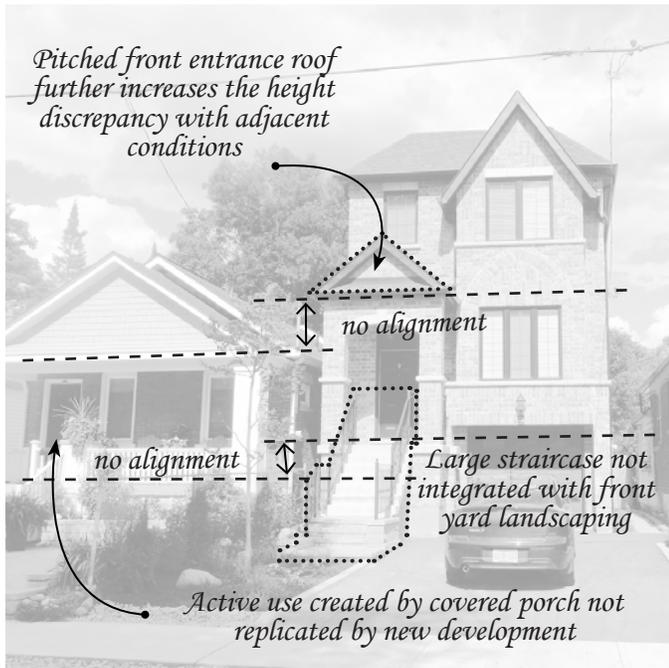


Figure 59 Incompatible front entrance design

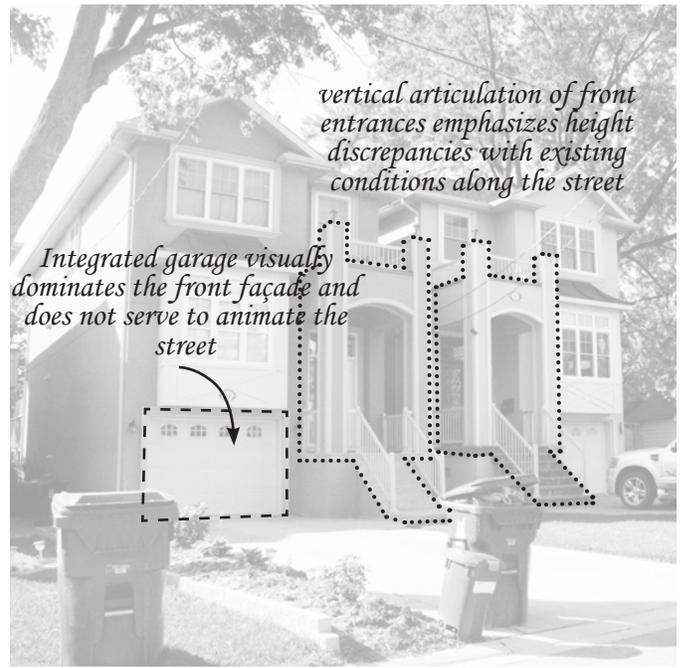


Figure 60 Incompatible front entrance design



Figure 61 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 rationale for the performance standard?

The rationale 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 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 façades and complementing the design of the building and adjacent properties.
- Where appropriate, provide secondary side wall windows to articulate the façade 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.

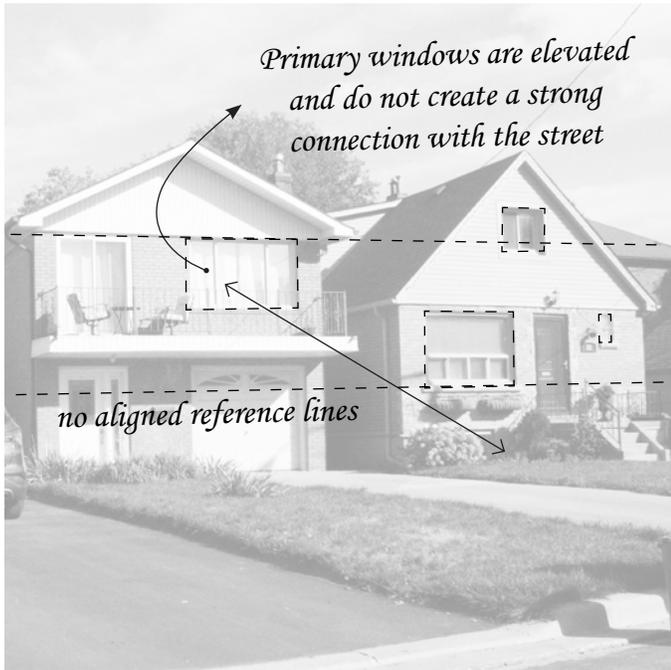


Figure 62 Incompatible window locations



Figure 63 Incompatible window size and spacing



Figure 64 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.

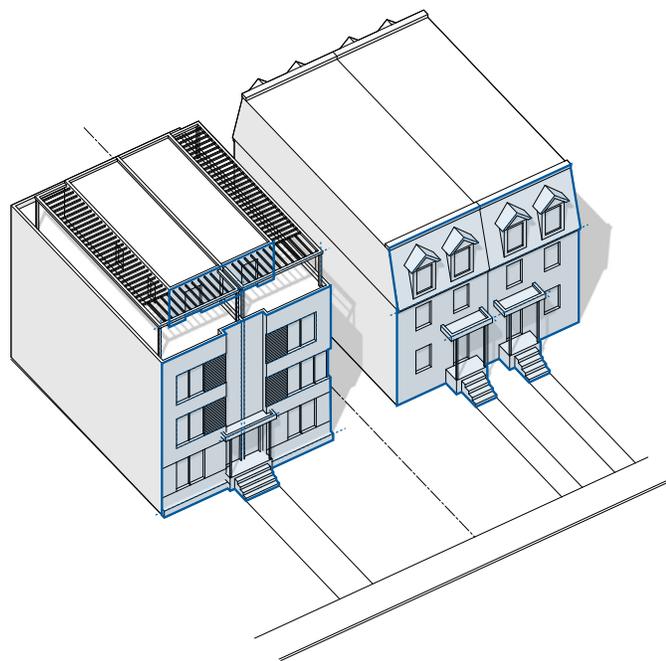


Diagram of Façade Elements

> 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 rationale for the performance standard?

The rationale 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 façades 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 façade.
- 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.
- Façades that face streets or public spaces should have a design and material standard equal to the front façade.
- Large expanses of uninterrupted, single material exteriors should be avoided where possible.
- Where development occurs as a result of consent to sever, 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.

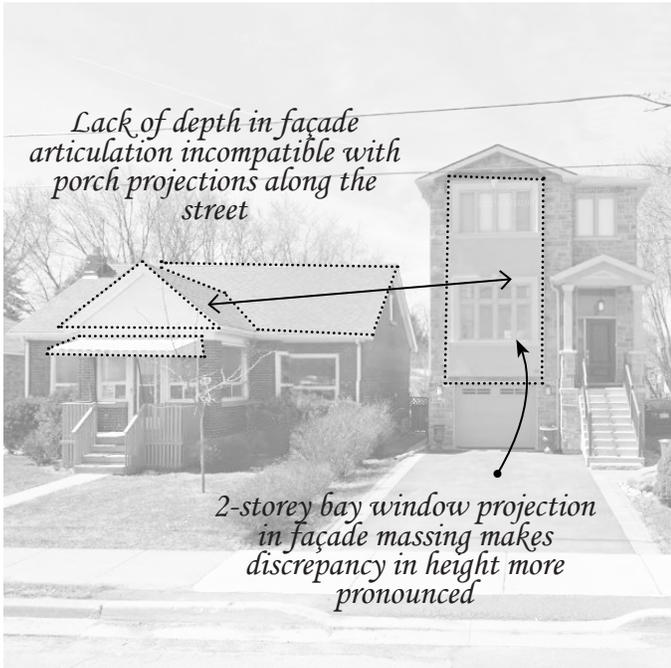


Figure 65 Incompatible depth of façade articulation

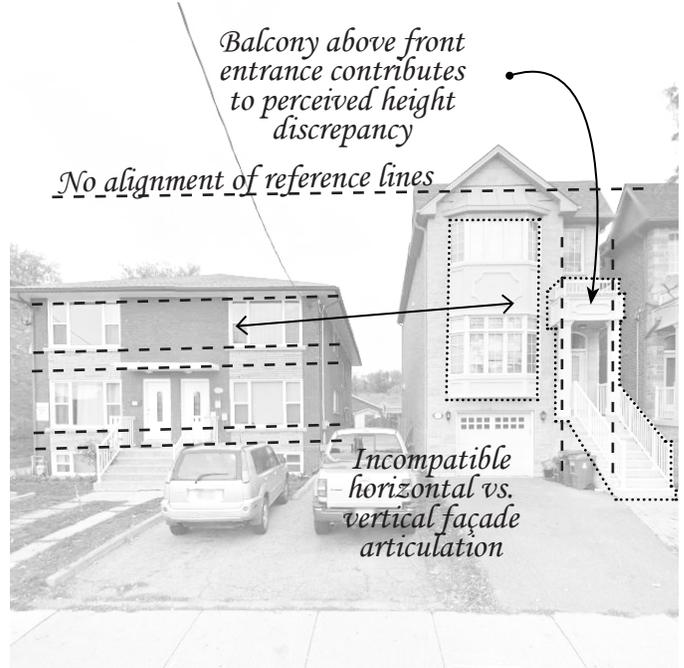


Figure 66 Incompatible verticality of façade articulation

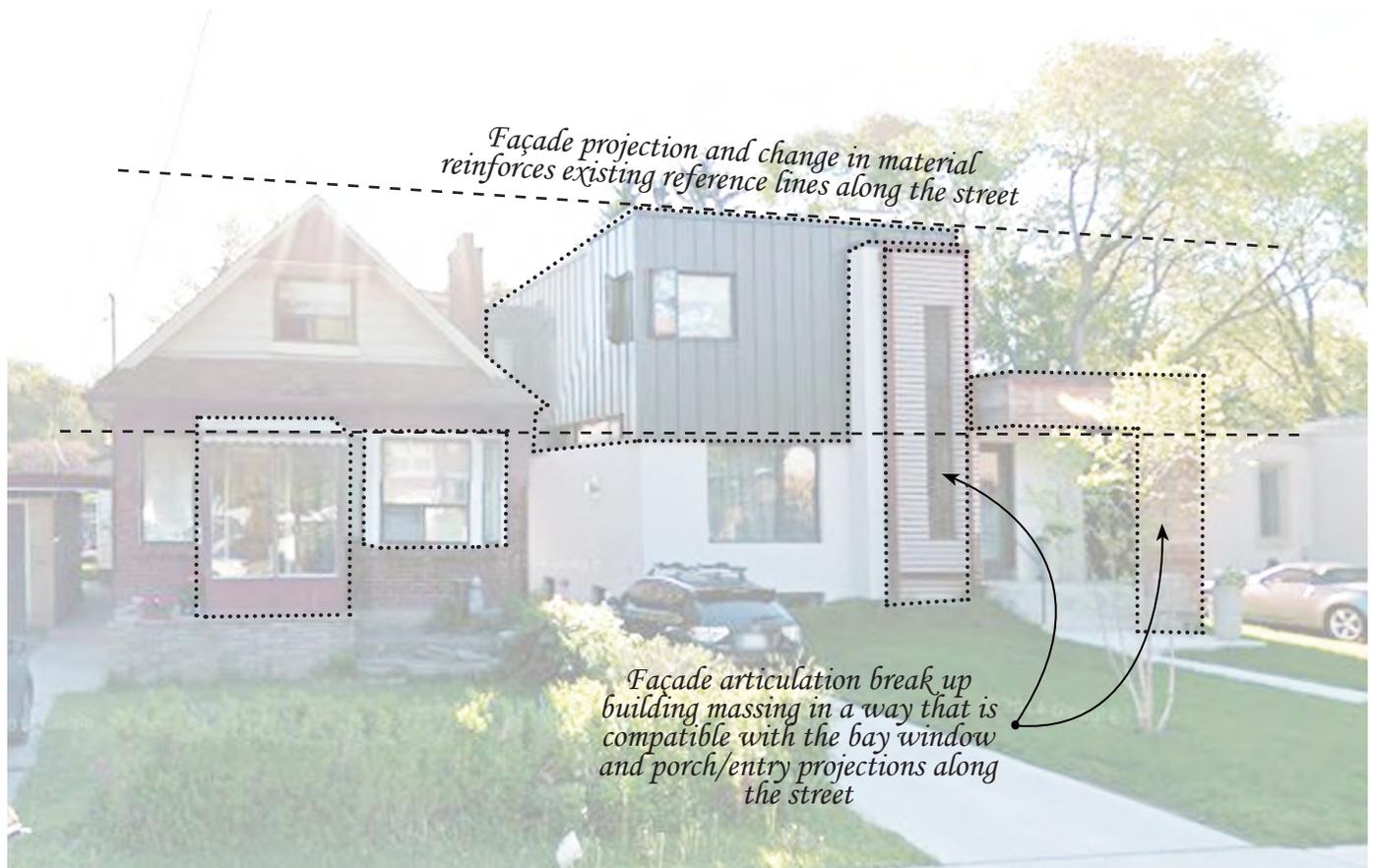


Figure 67 Compatible articulation of the façade breaks up building massing and reinforces existing reference lines along the street

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.

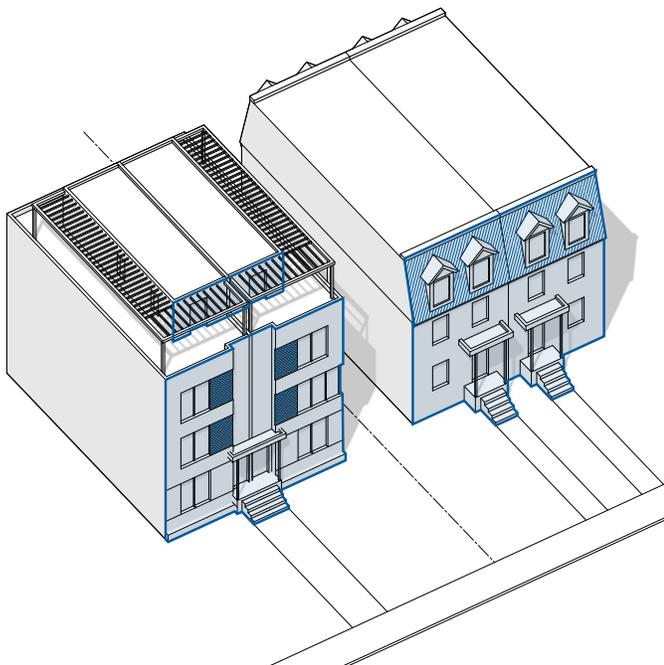


Diagram of Changes in Materiality

> 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 rationale for the performance standard?

The rationale 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 68 Incompatible use of materials

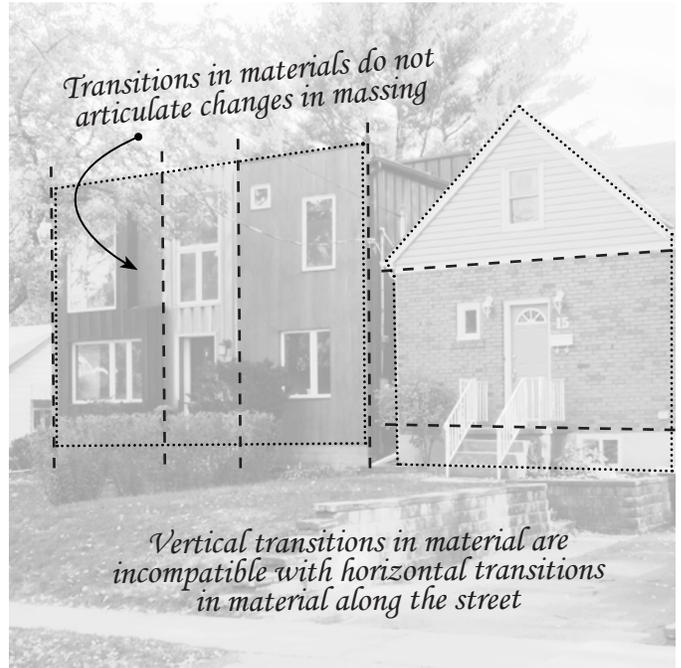


Figure 69 Incompatible use of materials

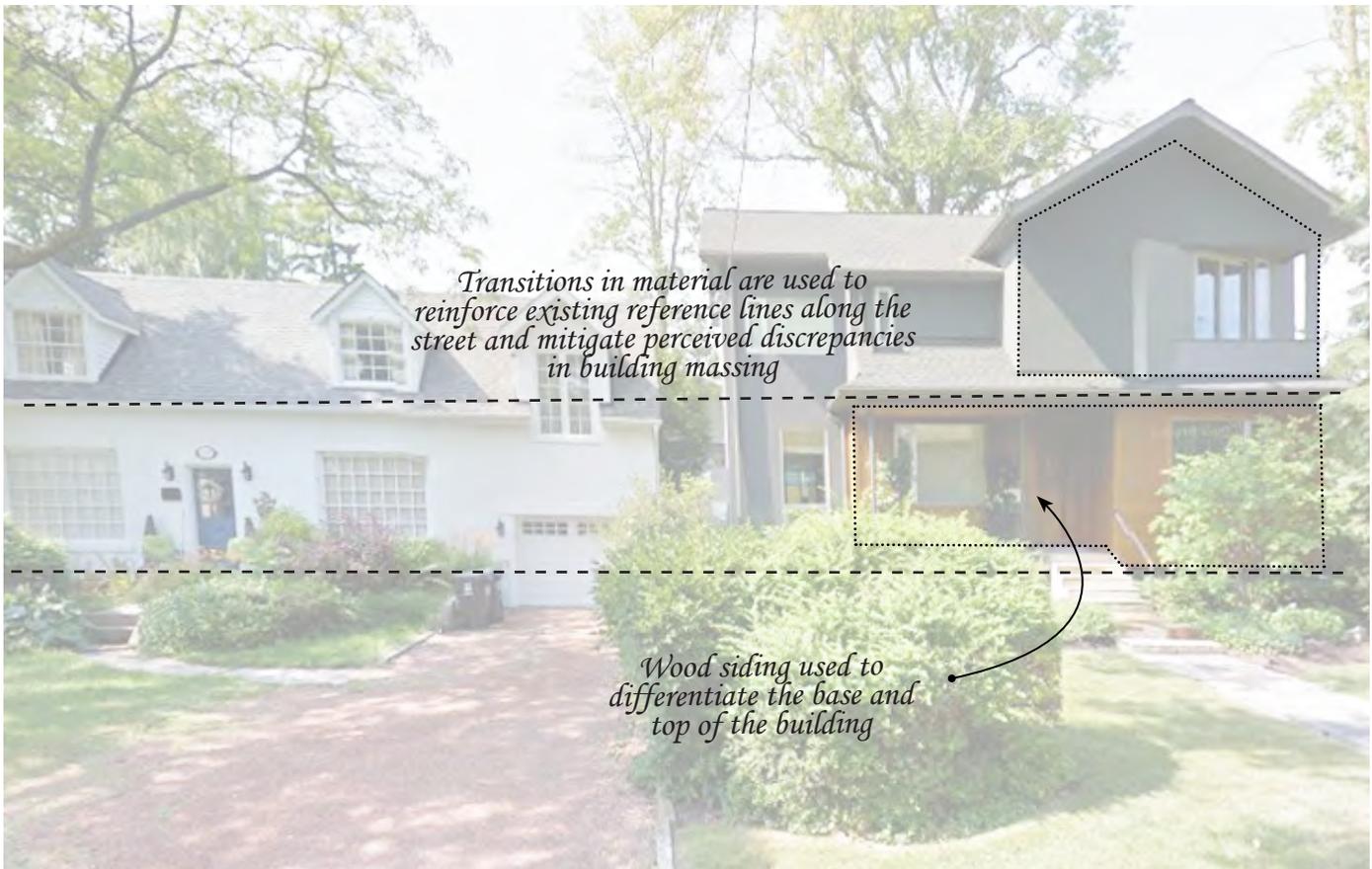


Figure 70 Compatible use of building materials

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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 façade 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 to 50 foot 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 71



Figure 72

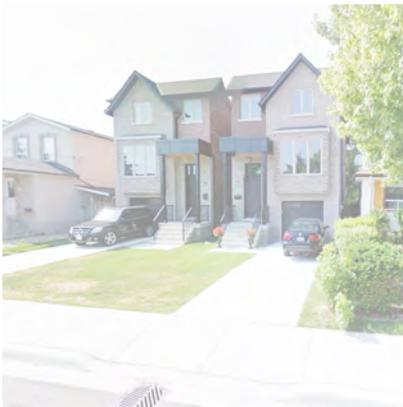


Figure 73



Figure 74

- Figure 71 Side yard parking is compatible if accessed by narrow driveway
- Figure 72 Recessing minimizes visual impact of garage while giving prominence to main building façade
- Figure 73 Mirrored driveways consolidate front yard landscaping
- Figure 74 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 façade 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 façade to avoid it becoming the dominant element of the entire façade. 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 Reflection:** 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.

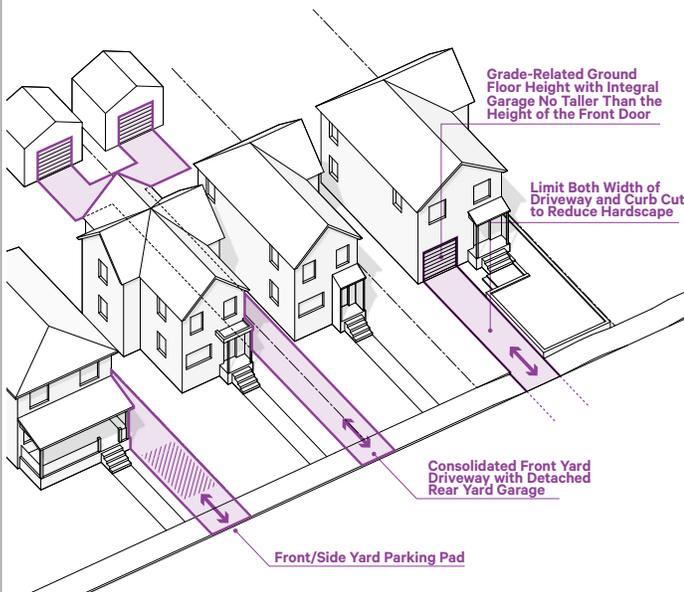


Diagram of Driveways & Garages

> 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 to 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 \geq) is required to be soft landscaping, limiting the size of driveways/parking space.

What is the rationale for the performance standard?

The rationale 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 façade 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

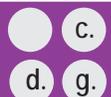




Figure 75 Incompatible double-wide integrated garage condition

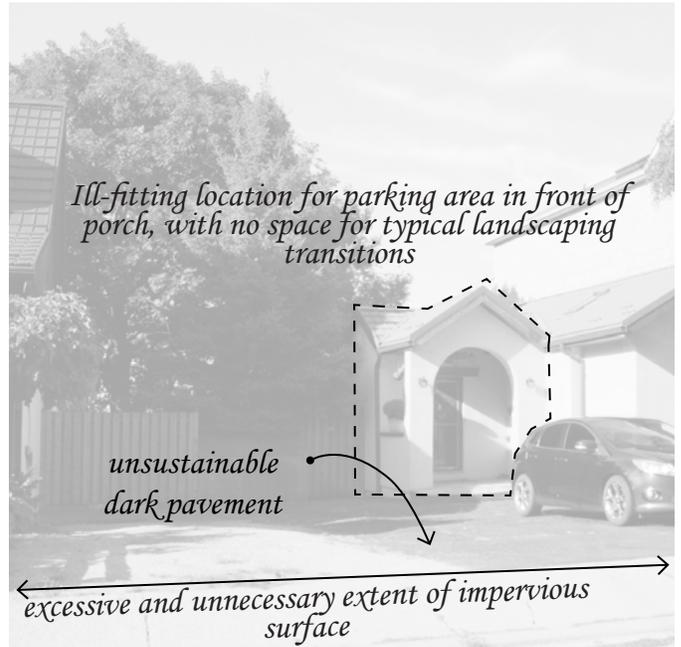


Figure 76 Incompatible front surface parking condition



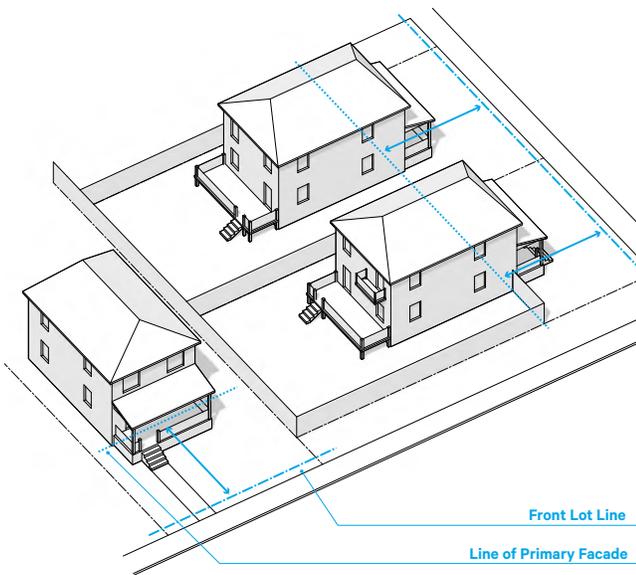
Figure 77 New house with well integrated garage beside older house with garage addition

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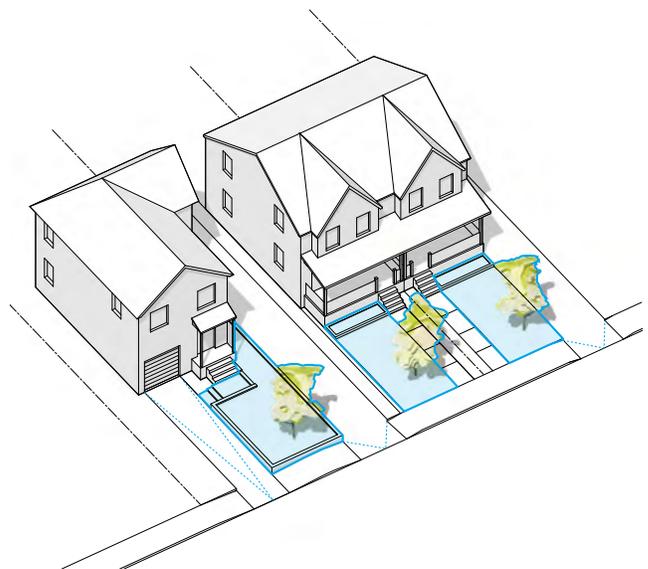
3.5 Setbacks & Landscape

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.

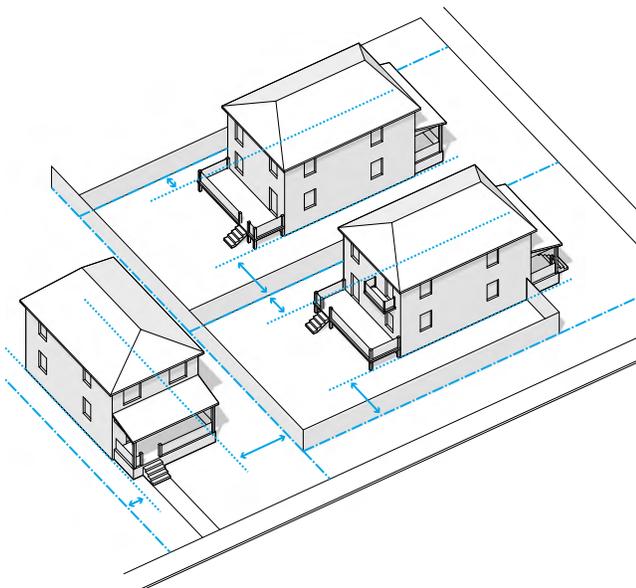
3.5.1 Front Yard Setbacks



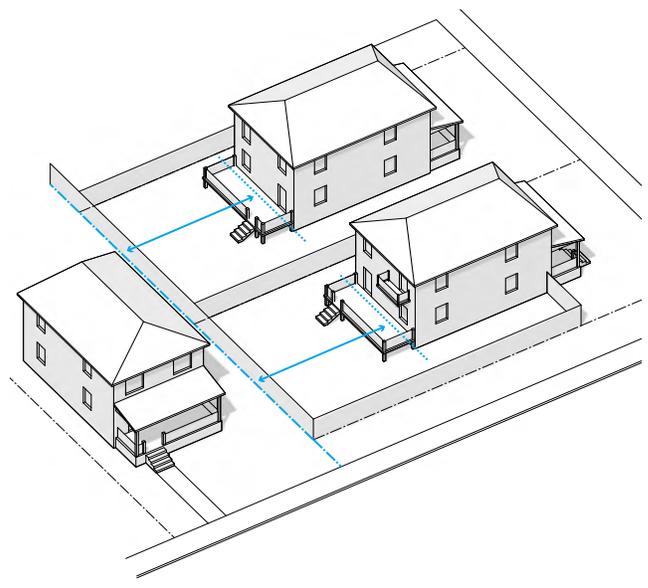
3.5.2 Front Yard Landscape



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).

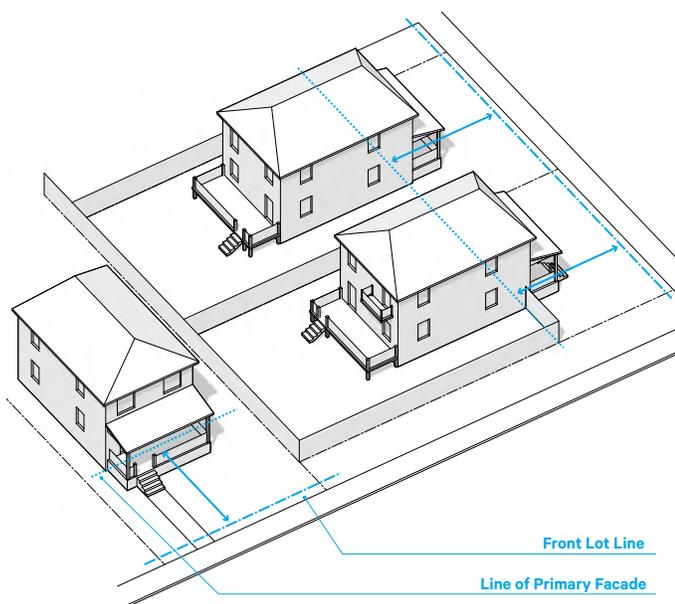


Diagram of Front Yard Setbacks

> Refer to City-Wide Template for further information

How does the zoning regulate front yard setbacks?

Long Branch is characterized by front yard setbacks which are generally consistent, but vary slightly along the length of street and block segments with a few minor exceptions. This condition 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 rationale for the performance standard?

The rationale 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





Figure 78 Incompatible protruding front yard setback

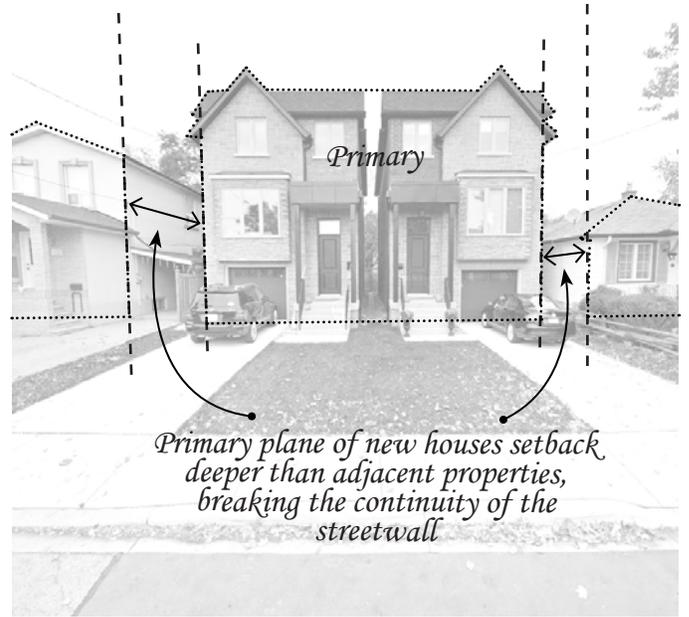


Figure 79 Incompatible recessed front yard setback

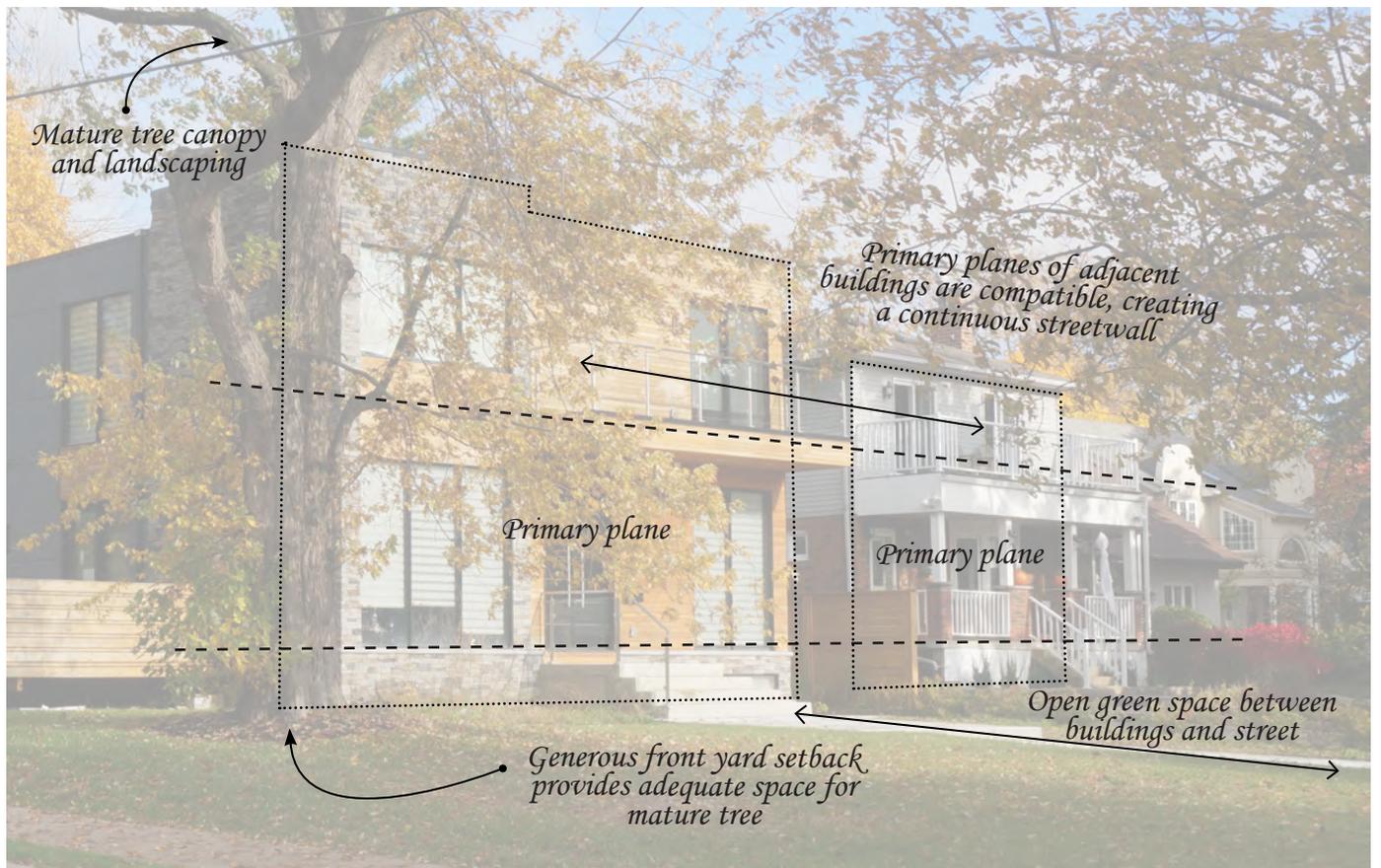


Figure 80 Compatible front yard setbacks ensure a continuous streetwall

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 on 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 \geq) to be soft landscaping.

What is the rationale for the performance standard?

The rationale 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 81 Low hedges are compatible if they allow for visibility of front yard



Figure 82 A combination of grass, mature trees, and accent planting establishes a desirable street interface



Figure 83 Trees may be located to the side if front yard still incorporates landscape features



Figure 84 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.

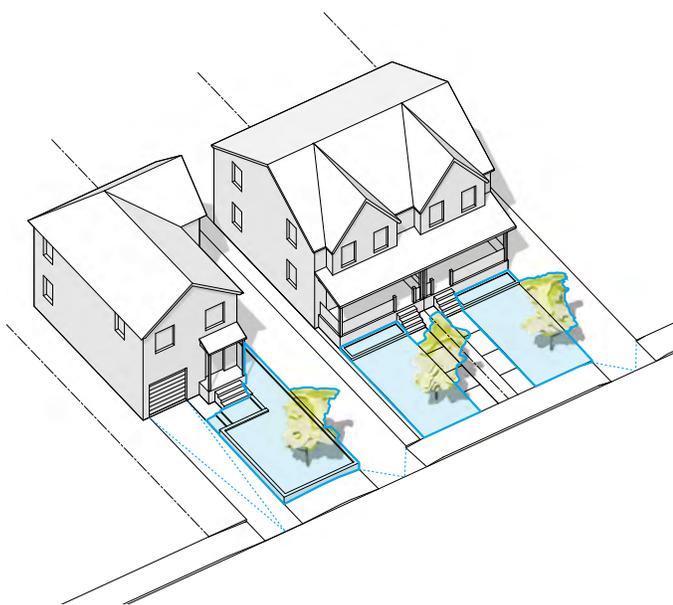


Diagram of Front Yard Landscape

> 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 that any retaining device be located 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

c. h. i.

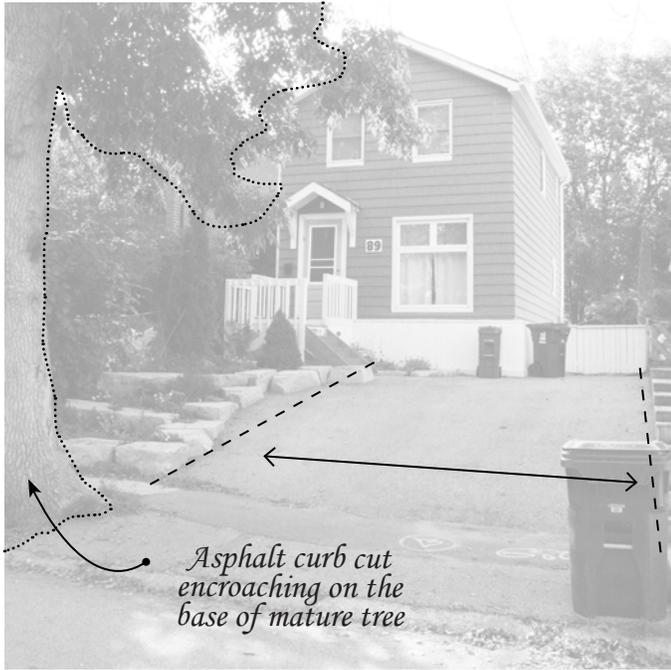


Figure 85 Incompatible driveway width within front yard



Figure 86 Incompatible street interface, due to absence of landscaping and vegetation

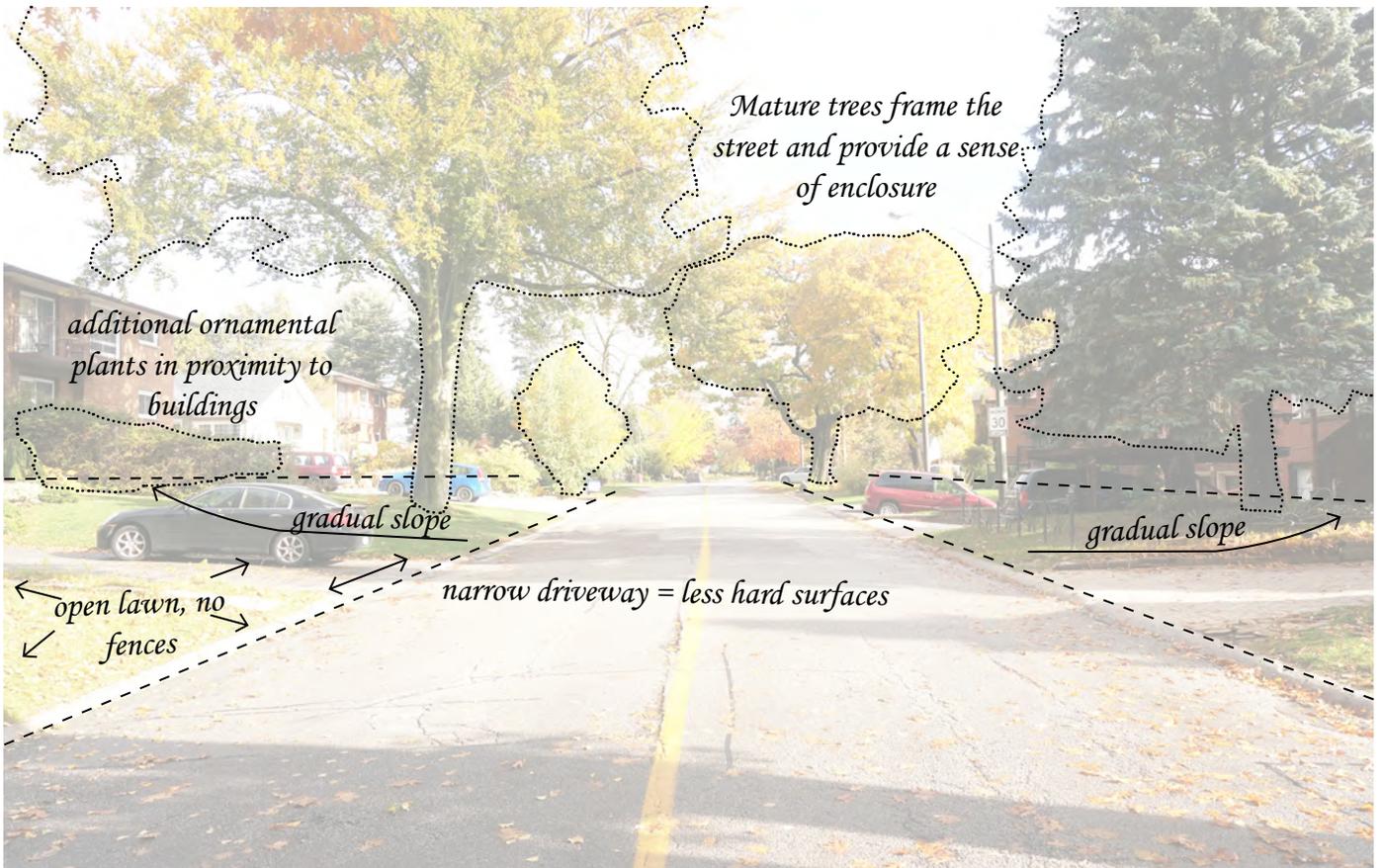


Figure 87 Characteristic front yard landscape conditions in Long Branch

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 provide adequate separation between dwellings that respects the pattern of massing and scale of nearby residential properties and building frontages in order to minimize perceived density along the street.

Principles

- **Scale:** Provide sufficient side yard setbacks as a decrease in the side yard setback entails an increase of the façade, which may make buildings look larger than adjacent buildings; a maximum width for front façades may be recommended.
- **Visual Connection:** Ensure a visual connection between natural heritage and public street if the property is adjacent to such.

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 rationale for the performance standard?

The rationale is to ensure appropriate separation between adjacent dwelling units and establish an appropriate pattern of building separation 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.

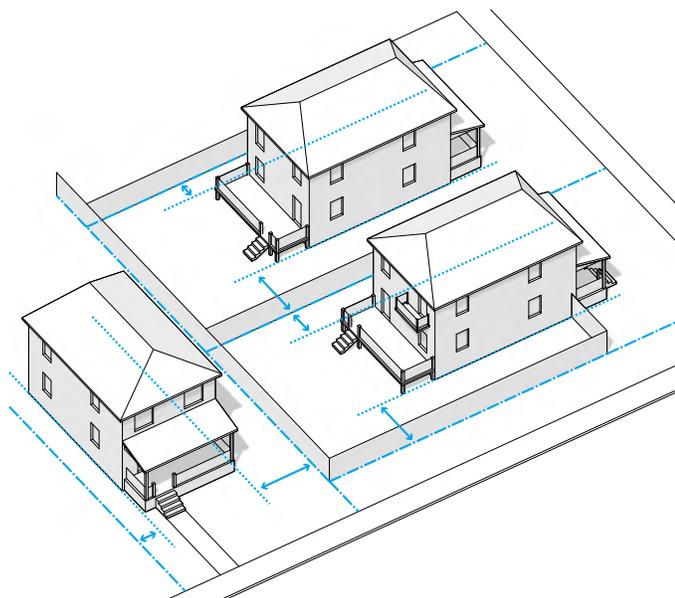


Diagram of Side Yard Setbacks

> Refer to City-Wide Template for further information

See *Character Defining Conditions* pg. 27



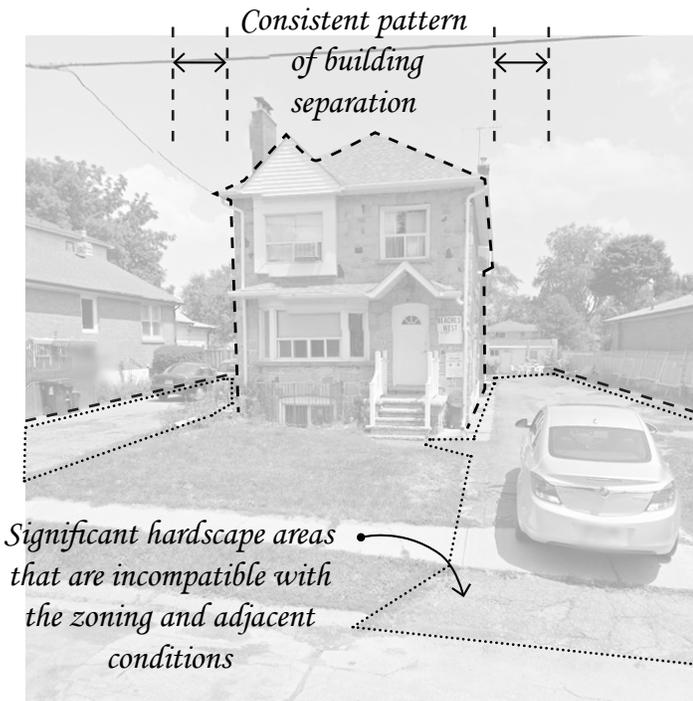


Figure 88 Incompatible use of hardscaping within interior side yards

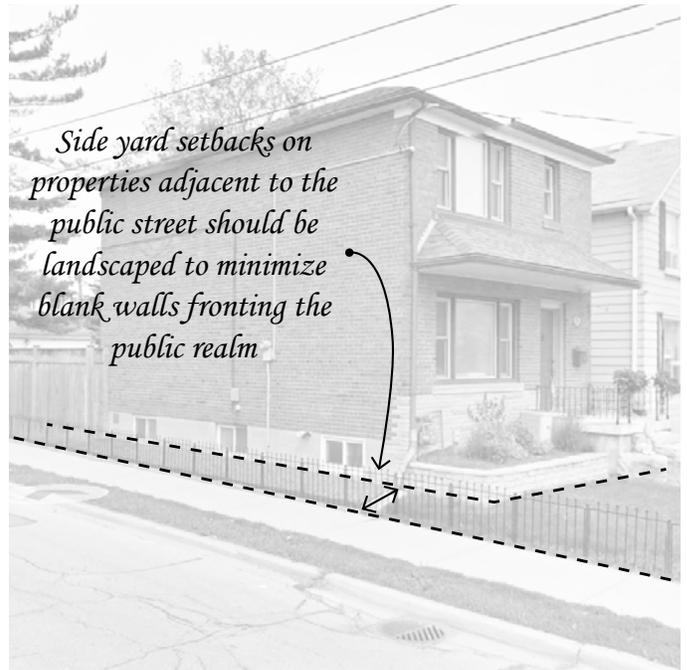


Figure 89 Incompatible exterior side yard landscaping

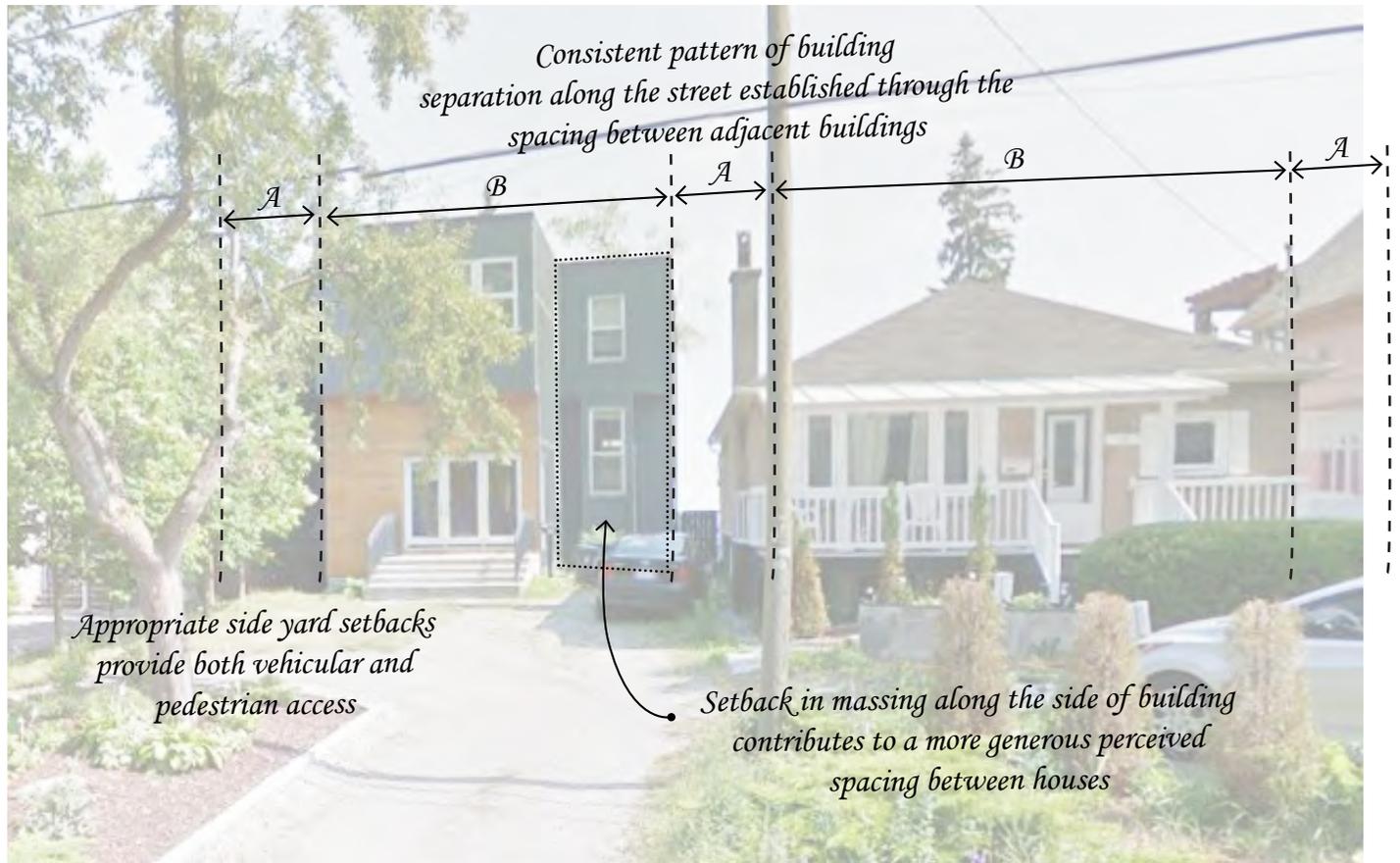


Figure 90 Consistent rhythm along the street, established through the spacing between adjacent buildings

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.
- **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 rationale for the performance standard?

The rationale is to promote rear yards that jointly create a shared green resource that benefit visually and ecologically to the entire neighbourhood. In addition, it is intended that adequate rear yard amenity space be provided, that sufficient separation between facing units be achieved, that potential impacts associated with site overlook and shadow impacts be mitigated, and that vehicle parking be facilitated in cases where detached garages or parking pads are permitted and access 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 setbacks, 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

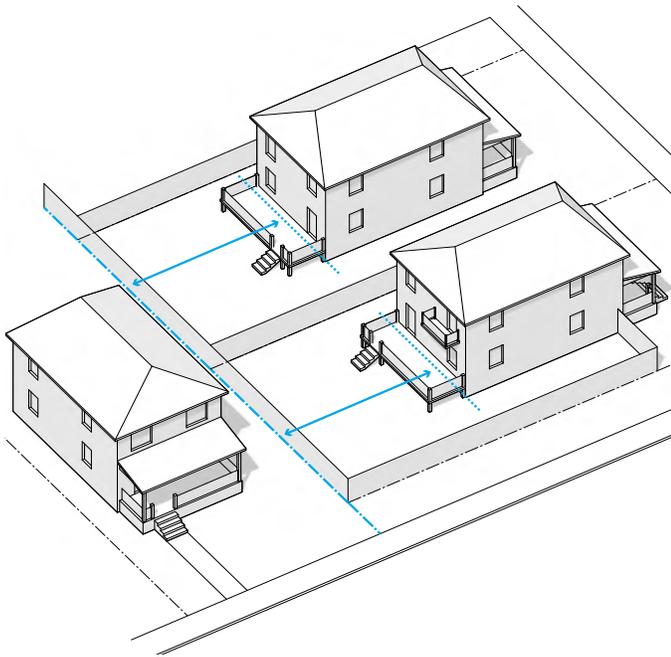


Diagram of Side Yard Setbacks

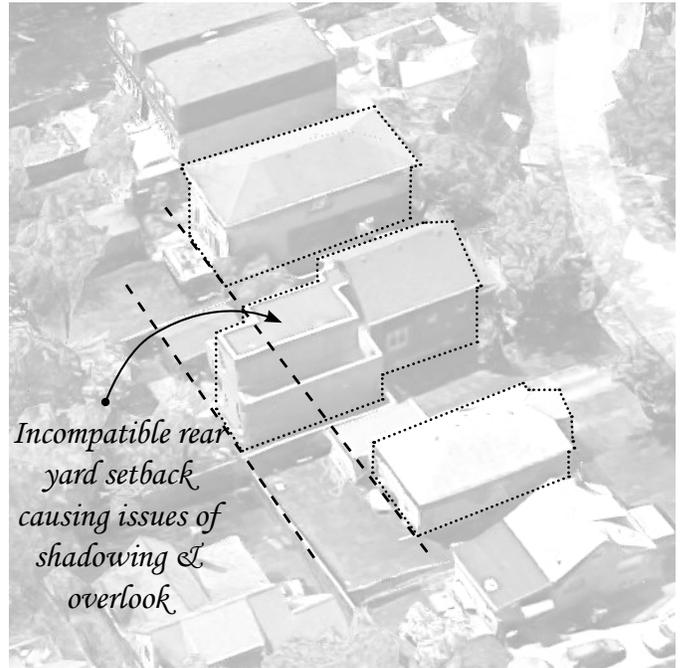


Figure 91 Incompatible encroachment of rear yard setback



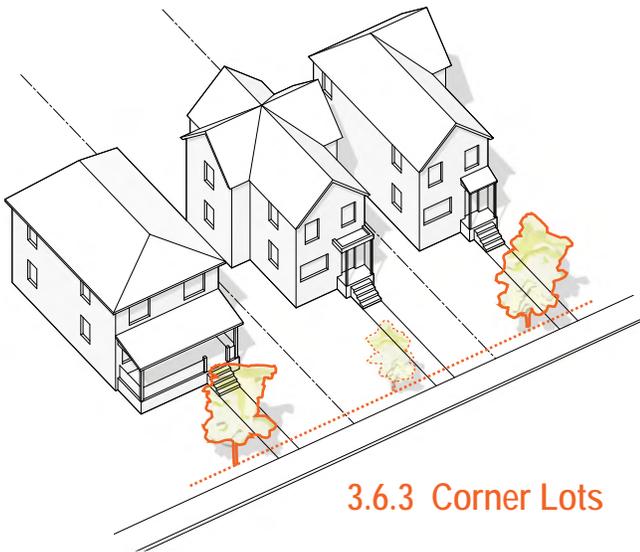
Figure 92 Compatible alignment of rear yard setbacks

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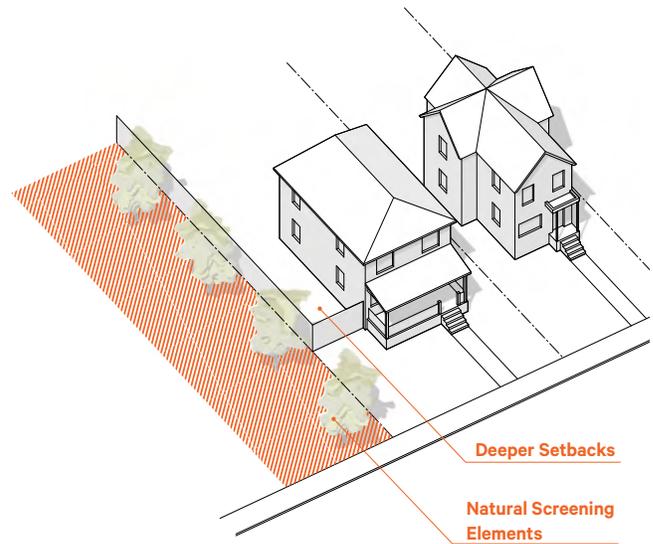
3.6 Special Features

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 significant 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.

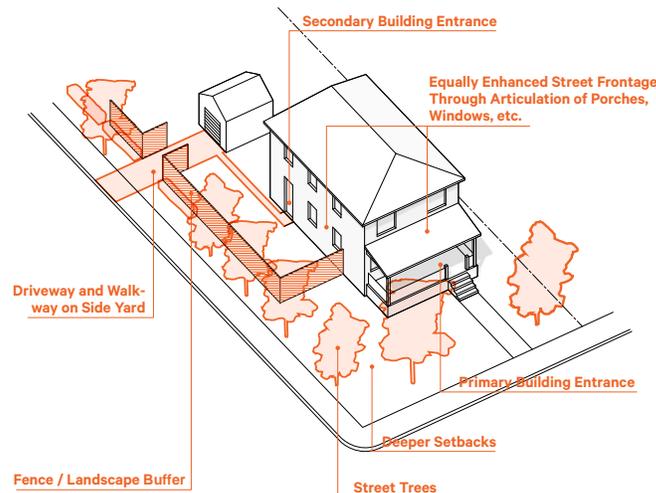
3.6.1 Trees



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.

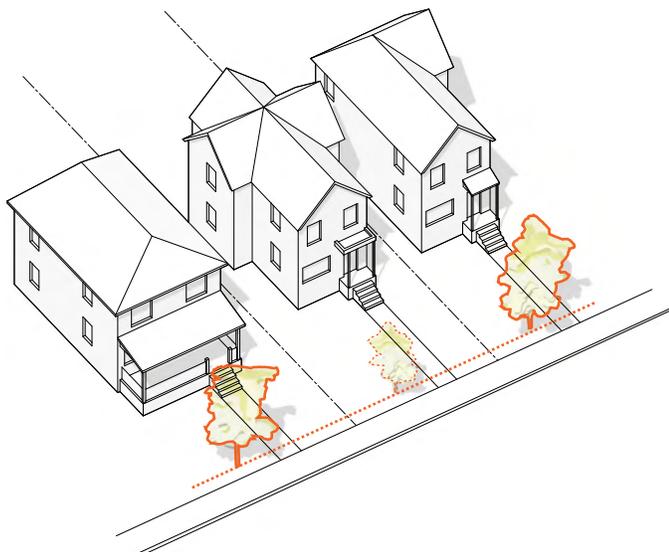


Diagram of alignment of new trees with plane of existing trees

> Refer to City-Wide Template for further information

How are trees regulated?

The City of Toronto greatly values the role of trees within its boundaries, including trees located on private property. City and private tree removal and injury are regulated in order to prevent the unnecessary loss of these resources. City of Toronto Municipal Code, Chapter 813, Trees, provides for the protection of trees by regulating and prohibiting the destruction or injury of trees in accordance with that chapter. In the context of development approvals, Municipal Code, Chapter 813, Trees, exists within the framework of the City's Official Plan. Sections 3.1.2.1(d), 4.4.1(d) and 3.4.10 of the Official Plan relate to the protection of all trees, private and City-owned, including preservation and enhancement of the urban forest, regulation of injury and destruction of trees and protection of natural features.

What is the rationale?

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. Among other benefits, trees, regardless of ownership, provide shade, energy savings, erosion control, noise buffering, storm-water attenuation, wildlife habitat, and improve air quality through the removal of airborne pollutants. Trees also contribute to the quality of neighbourhoods and the City in general, and help to mitigate the effects of climate change.

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.

See *Character Defining Conditions* pg. 27



- 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.
- Encourage applicants to preserve existing mature trees, private and City-owned, wherever possible, and incorporate them into landscape designs.

Character of Street Trees in Long Branch



Figure 93 Public tree in soft landscaped area / planting zone



Figure 94 One mature tree providing canopy for various properties



Figure 95 Smaller ornamental trees as part of a parterre design



Figure 96 'House in the forest'

Before & After Development Analysis

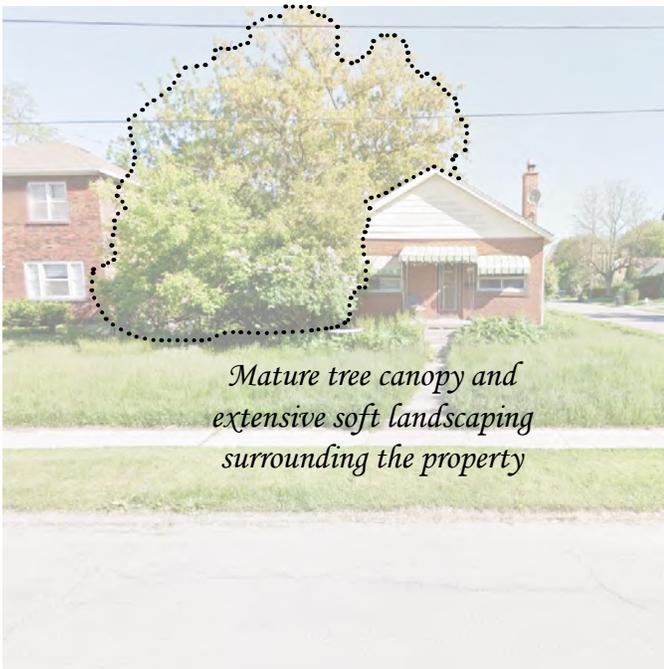


Figure 97 Generously planted corner property before development

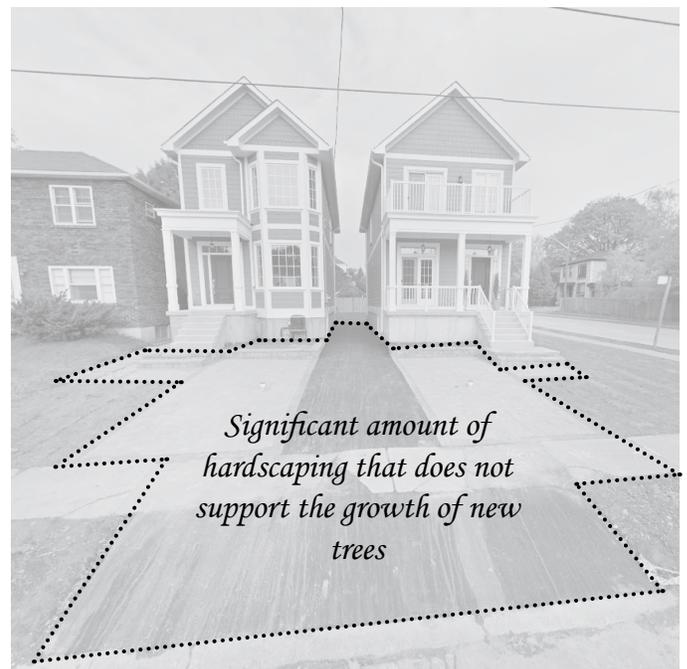


Figure 98 New curb cuts and hardscaped driveways associated with severed lot

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 façades which frame adjacent open spaces are articulated and fenestrated to a quality which is consistent with the front façade.

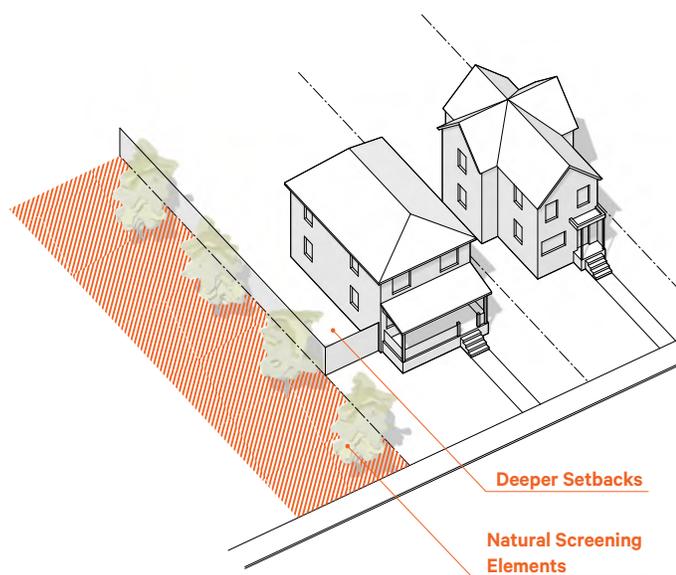


Diagram of Open Space Adjacency

> 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 typologies 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 creates 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 99 Apartment buildings fronting Marie Curtis Park

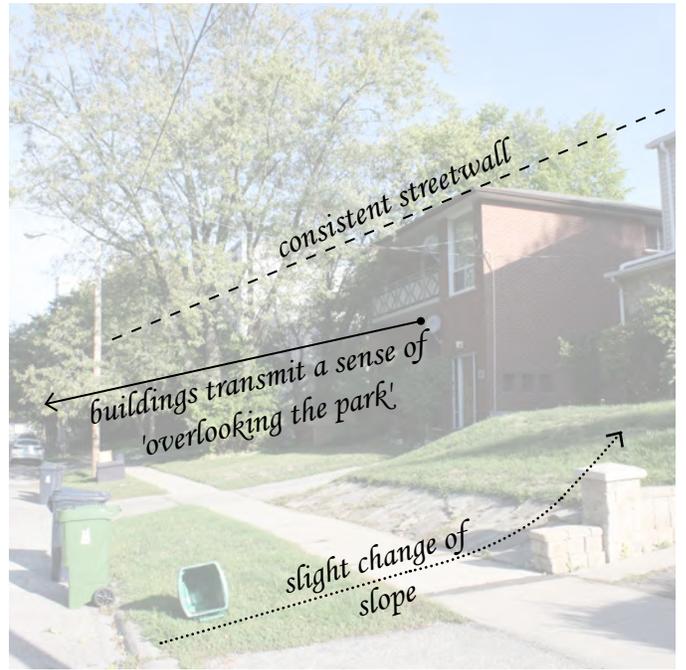


Figure 100 Single-family houses fronting Marie Curtis Park

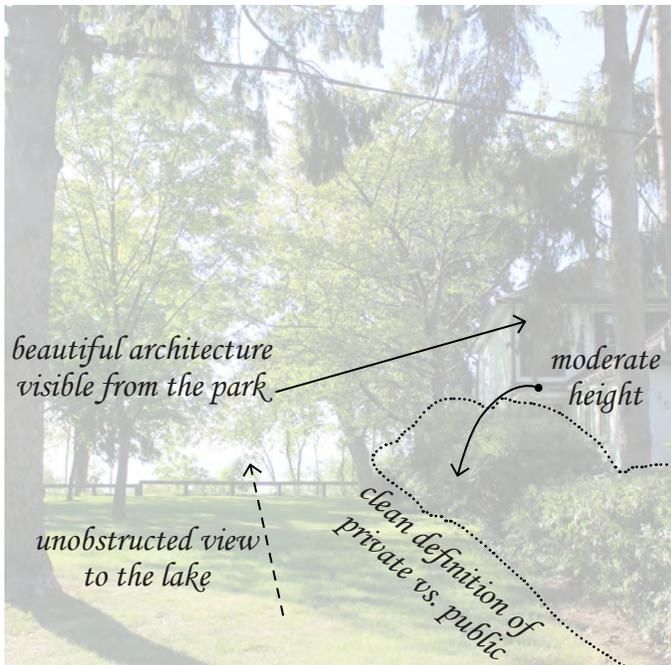


Figure 101 Boundary condition between end-of-street parkette and private property

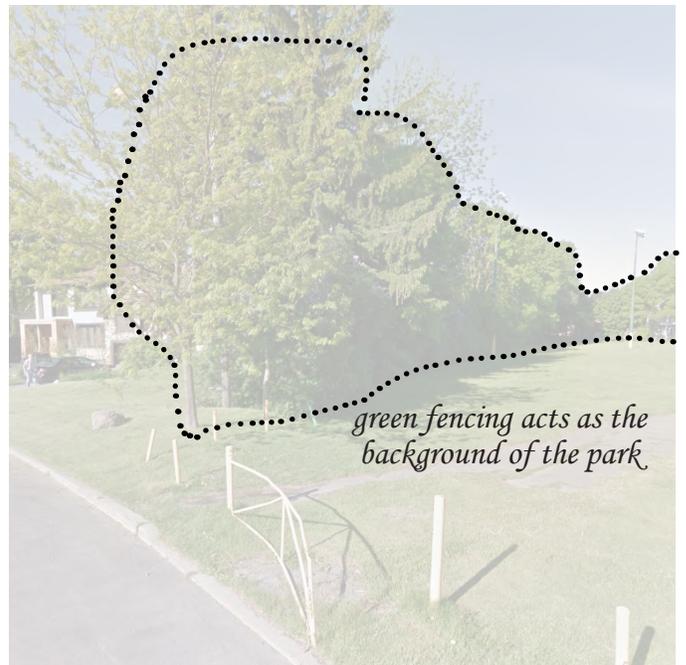


Figure 102 Boundary condition between a parkette and private property

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 objective?

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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