





## 4.0 BUILDING DESIGN

- 4.1 Fit and Transition
- 4.2 Facing Distances and Setbacks
- 4.3 Primary Entrances
- 4.4 Private Outdoor Amenity Space
- 4.5 Building Relationship to Grade and Street



## 4.1 FIT AND TRANSITION

**Ensure buildings fit within the existing or planned context and provide appropriate transitions in scale to buildings, parks, and open space.**

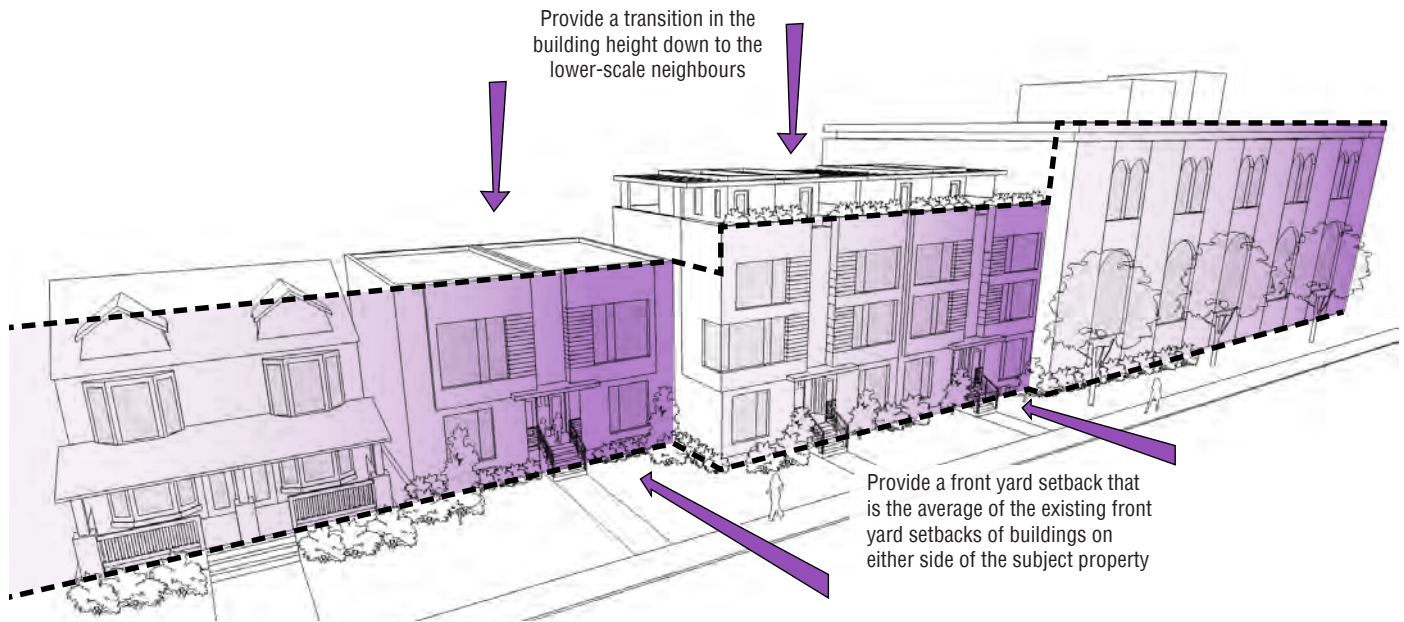


Figure 1: Step building massing or add porches, bays and other elements to provide transition to adjacent lower scale development.

- Apply angular planes, minimum horizontal separation distances, and other building envelope controls to transition down to lower-scale buildings, parks and open spaces.
- Minimize the impact of shadow and maximize access to sunlight, sky view, and privacy on neighbouring properties.
- Provide a transition in the building height down to lower-scale neighbours. Reduce the height of at least the first building, unit or bay where adjacent context is lower and not anticipated to change.
- Accommodate all aspects of fit and transition within the development site.
- For sites including or adjacent to heritage properties, design the scale and height of the building to respect and reinforce the height established by the historic context.
- For sites adjacent to employment and commercial uses, additional fit and transitional aspects may need to be considered such as landscape screening and building orientation, organization and construction.
- Apply a 45 degree angular plane measured at the property line adjacent to properties designated Neighbourhoods, Parks, Natural Areas, or Other Open Space Areas.



Lack of building transitions create undesirable building relationships and have a negative impact on the public and private realms.

## RATIONALE

Appropriate fit and transition is achieved when new buildings are integrated with the height, scale and character of neighbouring buildings and reinforce the city structure.

Considerations of fit and transition should also take into account the impact of a development on adjacent parks, open spaces and streets in terms of maintaining a consistent wall height and access to sunlight and sky view.

On sites that are adjacent to or across the street from lower buildings, the massing of new low-rise buildings should step down and/or stepback to respond to the building height and mass of the neighbouring buildings.

The relationship of new buildings to more intense or noxious uses (e.g. certain employment and commercial uses, loading and service areas) should also be considered in terms of providing appropriate buffering or protection from these uses.

Figures 1 and 2 illustrate typical scenarios of building fit and transition. The actual design approach and methods used to achieve appropriate fit and transition will be determined on a site-by-site basis and may vary according to the:

- regulatory framework (e.g. Secondary Plans)
- existing and planned context
- size of the development site
- planned intensity of use and scale of development
- proximity, scale and land uses of adjacent built form
- location and size of adjacent streets, parks/open space
- potential impact on privacy, sky view, sunlight/shadow for the public realm and neighbouring properties
- potential impact on heritage properties and/or Heritage Conservation Districts
- potential impact on identified important views from the public realm
- environmental sensitivity of adjacent natural features (e.g. woodlots, ravines.)



New townhouses transition in height and setback to fit-in with surrounding context.

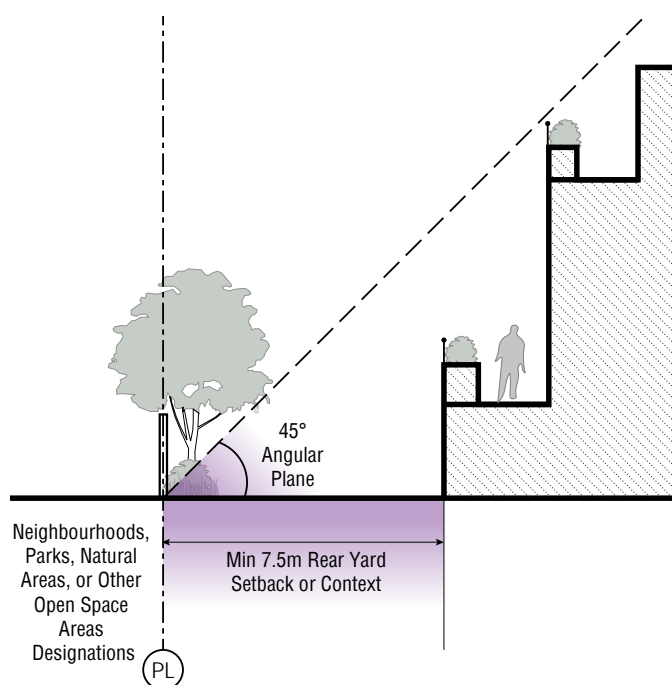


Figure 2: Rear setback and angular plane minimize building overlook and shadows onto adjacent properties.

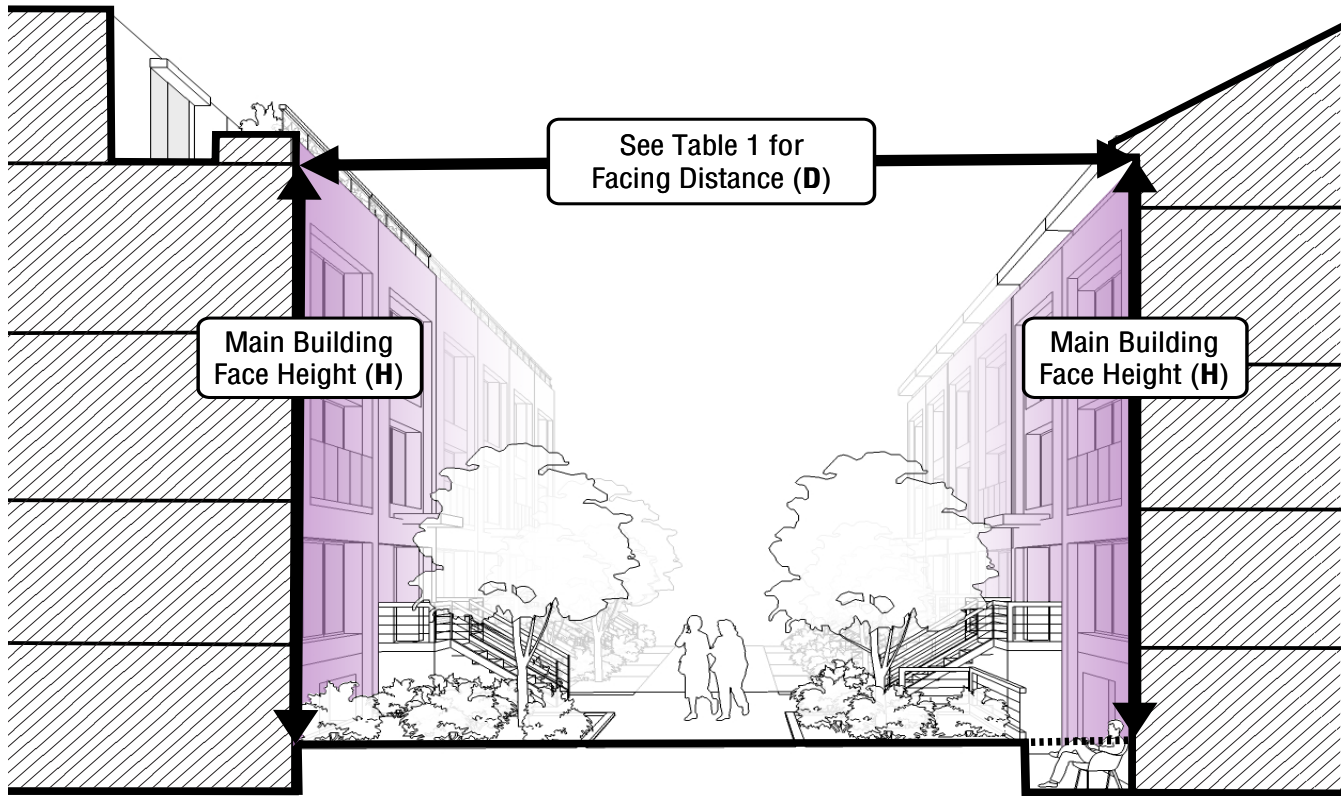


### Official Plan Reference

2.3.1 Healthy Neighbourhoods: Policy 1, 2a, 2b, 2c and 3 | 3.1.2 Built Form: Policy 1, 3 and 4 | 3.1.5 Heritage Resources: Policy 2 and 5 | 3.3 Building New Neighbourhoods: Policy 3b | 4.1 Neighbourhoods: Policy 5 and 9 | 4.2 Apartment Neighbourhoods: Policy 2a, 2b and 3d | 4.5 Mixed Use Areas: Policy 2c and 2d

## 4.2 FACING DISTANCES AND SETBACKS

Locate and design buildings to ensure sunlight and sky views. Reduce overlook conditions between buildings and neighbouring properties.



- Provide separation between facing buildings according to Table 1, Facing Distance. An increase in the Main Building Face Height results in an increase to the facing distance.
- Ensure that any additional height beyond the Main Building Face Height fits under a 45 degree angular plane originating from the top of the Main Building Face Height.
- Provide a minimum 7.5m rear yard setback from the rear property line. A private lane or driveway may be included for the purposes of establishing the setback and angular plane.
- Provide half the distance specified in Table 1, Facing Distance, between the face of a building containing primary living spaces, such as living and dining rooms, and the side of another building or property line.
- Where parking is provided at the rear or underground, the minimum front yard setback from the property line is 3.0m or consistent with adjacent building setbacks.

Table 1: Facing Distance (D) **, ***		
Main Building Face Height (H)	Approx. no. of Storeys	Required Minimum Facing Distance (D)
Less than 9.5m	2 - 2.5	11.0m*
9.5m - 11.5m	3 - 3.5	13.0m*
More than 11.5m	3.5 - 4	15.0m

\*Additional 1.0m facing distance is required when below-grade entrances and/or below-grade private outdoor amenity spaces are provided.

\*\*Where facing buildings differ in height, use the average of the two.

\*\*\*The main building face height is measured from the average grade of the building frontage to the top of the roof or soffit.



- f. Where front integral garage parking is provided, the minimum front yard setback from the property line is 4.5m or consistent with adjacent building setbacks (with the garage portion of the building setback 6.0m).
- g. Limit building element projections, such as balconies, into setback areas, streets, mews, and amenity areas to protect access to light and sky view. (see Section 4.4 Private Outdoor Amenity Space, Balcony g. and h.)
- h. Ensure visual privacy between residential units including balconies, porches and terraces, through the design of units such as off-setting the location of windows in facing walls and by the use of landscaping or screening devices.



Sufficient facing distance allows for attractive landscaping between buildings, good access to sunlight and sky views. Avoid more than 3-5 steps up or 8-9 steps down to the units to further improve the shared spaces between buildings.

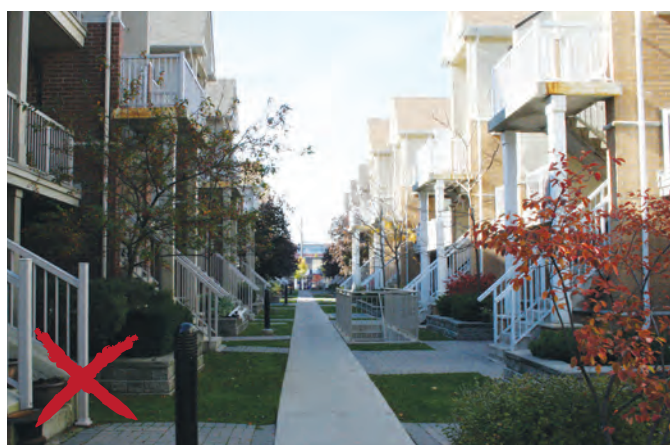
## RATIONALE

Adequate facing distances, setbacks and step-backs between buildings assist in achieving desirable public/private amenity spaces on the development site and appropriate relationships to adjacent properties avoiding shadowing and overlook.

These Guidelines establish minimum separation distances between facing buildings to ensure that three critical aspects of design are adequately addressed - sunlight inside a dwelling and to open spaces, reasonable view from a unit, and privacy. The formula to determine the recommended facing distance is tied to the building height which will typically generate facing distances from 13.0 to 15.0m.

When the appropriate facing distance is combined with effective angular planes, five hours of direct sunlight can be achieved within the units that face east, west, and south, during the solstices. Direct sunlight can reach into the lowest units, improving usability and enjoyment both indoors and outdoors. Trees and vegetation also have the opportunity to thrive.

Angular planes are a commonly applied measure to achieve acceptable transitions in scale between taller and lower buildings or areas (such as residential Neighbourhoods). By applying an angular plane, shadows and overlook from a building can be limited.



Limit projections into the open space to ensure that natural light is not restricted to areas below. Narrow facing distances between buildings and stacked private amenity spaces create poor light, new + privacy conditions as in the example above.



Example of pedestrian mews with appropriate facing distance and areas for landscaping.



### Official Plan Reference

3.1.1 Public Realm: Policies 1d, 1e and 2 | 3.1.2 Built Form: Policy 3d, 3e, 3f, and 4 | 3.2.3 Parks and Open Space: Policy 3 | 4.1 Neighbourhoods: Policy 5e, 5f and 9b | 4.2 Apartment Neighbourhoods: Policy 2a, 2b, 3d and 3e | 4.5 Mixed Use Areas: Policy 2d and 2e

## 4.3 PRIMARY ENTRANCES

**Ensure well-designed front entrances and front yards. Enhance privacy for the resident, while maintaining "eyes on the street".**



Carefully composed and detailed facade, entrance, and fenestration design combined with high quality materials create a positive impression on the public realm.

- a. For all primary building entrances, provide:
  - i. a clearly visible front door directly accessible from the sidewalk via a walkway
  - ii. well-designed entrance features such as stoops, porches, shared landings, and canopies
  - iii. transition from the public to private realm with architectural and landscape cues such as subtle changes in grade, materials, decorative railings, and landscape plantings
- b. Where retail uses are part of a new development and permitted in the applicable Zoning By-law, provide a minimum 4.5m ground floor height with a separate entrance to each ground floor retail unit, identifiable and directly accessible from the public sidewalk.
- c. Provide a way-finding system for developments with multiple blocks and/or when building entrances are not provided along a public street.
- d. Consider a hybrid or apartment type when individual unit entrances would not be clearly visible from a street or to avoid multiple entrances per building bay.

- e. When this is not possible, design the building to have entrances on the street side only with a minimum unit width of 5.5m in order to accommodate multiple entry doors.
- f. For developments on sites of 1 hectare or more in size, at least 5% of the units are encouraged to be barrier-free and directly accessible from grade.

**Stoop and Porch** - A raised platform projected from the building face at the level of the entrance that may be open or covered.

- g. Design and locate stoops and porches to:
  - i. limit encroachment into required front yard setback to 2.5m or 50% of the setback distance, whichever is less
  - ii. limit projections to a maximum of 1.8m into the facing distance of a pedestrian mews
  - iii. have approximately a maximum 3 to 5 steps or be a maximum of 1.2m above the grade of the walkway leading to the front entrance. Internalize any additional steps required to gain access to the unit
  - iv. have weather protection over the entrance
  - v. finish floors and soffits in durable and attractive materials to avoid exposing building structure

**Below-grade Entrance** - An entrance with a stair leading to a small landing providing access to a below-grade unit.

- h. Avoid accesses/entrances to below-grade units when adjacent to a street, lane/shared driveway, or landscaped walkway.
- i. Provide access to below-grade units within a pedestrian mews when available or from an internal shared hallway such as in a hybrid or apartment building type.
- j. Below-grade access on a street may be permitted only when it is important for all unit entrances to be on one side of a building. Design below-grade entrances to:
  - i. not encroach into the minimum front yard setback area
  - ii. have a maximum landing area of no more than 2.0m<sup>2</sup> and a maximum vertical depth of no more than 1.5m from the grade of the adjacent sidewalk



**Shared Landing** - A common landing area where multiple unit entrances open onto and gain access into individual units.

- k. Design shared landings to:
  - i. have all doors visible from pedestrian routes
  - ii. avoid having more than two doors in a row facing outward
  - iii. provide a generous landing area that is open to the sky, and/or as a two storey space
  - iv. have high-quality doors, railings, floor/wall finishes, lighting, and other hardware

## RATIONALE

The space between the building facade and the public boulevard is an important part of the image and environment of the public realm. The front entrance and front yard function as a point of focus, transition, and entry for each resident and visitor. Well-designed entrances and landscaping maintain a level of formality and help to establish the character for the building and neighbourhood.

Typically, the most vibrant and interesting streets are lined with active, street-related uses and entrances connected to the public sidewalk. Clear, visible entries and views from building interiors to the street provide security for building occupants and pedestrians.

Below-grade entrances/accesses are to be avoided adjacent to a street. The combination of basement stairwells along with entrances to upper units can occupy most of the unit frontage and create a frontage of stairs and railings. This leaves less room for soft landscaping including foundation planting, street trees, and areas for water infiltration. When this condition cannot be avoided due to the need to have all unit entrances on one side of the building, the building should be further setback.

It is important for shared landing areas to be comfortable, attractive and inviting. Consider the design of these spaces to create a sense of openness with good visibility from pedestrian routes and also outward sky views.



### Official Plan Reference

- 3.1.1 Public Realm: Policies 1d and 1e
- 3.1.2 Built Form: Policy 1b, 3a, 3b, 5b, 5c and 6



### Related Standards, Guidelines & Studies

Toronto Green Standard | Accessibility Design Guidelines



Well-designed corner building with primary facades facing both streets. The raised porch and landscaping make a pleasant transition from the public to the private realm.



Avoid excessive projections such as stairs, porches, stoops, canopies, and private amenity spaces into pedestrian mews and front yard setbacks.



Carefully composed building design and landscaped front yard with appropriate privacy screening help to create a functional private amenity space and positively contribute to the public realm.



## 4.4 PRIVATE OUTDOOR AMENITY SPACE

Enhance the usability, comfort and appearance of private outdoor amenity spaces within the public realm.



- a. Design private outdoor amenity spaces to:
  - i. have direct access to sunlight and sky view
  - ii. mitigate impacts on the public realm and neighbours - increased facing distances between buildings may be required to reduce impacts
  - iii. have generous and well-designed landscaped areas to offer privacy, screening, and attractive interface with the public realm
  - iv. have railing designs to help increase privacy, screen items from view, and reduce risk of bird strikes
- b. Avoid a 'rear yard' condition along streets and parks/open spaces.
- c. Locate private outdoor amenity spaces for family-sized units so that they have views and access to outdoor play areas, where possible.
- d. Raised terraces are permitted on an existing or new residential street as shown in the Official Plan and as defined by DIPS. Design raised terraces to:
  - i. provide an entrance to only one unit
  - ii. be raised a minimum of 0.6m and a maximum of 1.2m
  - iii. provide privacy with planting and architectural elements and translucent or solid railings
- e. Avoid below-grade terraces adjacent to a street, lane/ shared driveway, landscaped walkway, or parks/open space. Below-grade terraces may be located in pedestrian mews. Design below-grade terraces to:
  - i. limit the vertical depth of the below-grade terrace to a maximum of 1.5m from grade; with a minimum of 1.5m and a maximum of 2.5m horizontal depth from the main building face to the below-grade terrace wall
  - ii. have generous landscaping at terrace and grade levels to enhance privacy and amenity for the unit dweller and passers by
- f. Design roof top terraces to:
  - i. be setback 1.0m from the building face
  - ii. have translucent or solid railings or parapets

**Below-Grade Terrace** - An outdoor area adjacent to a unit located below-grade.

**Roof Top Terrace** - An outdoor area located on the roof of a building accessed via an enclosed stair access.

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

- g. Inset or partially inset balcony to offer greater privacy and shelter from wind, reduce the building bulk and minimize the impact of shadow on other amenity spaces below.
- h. Project balcony no more than 0.75m beyond the face of the building when a private outdoor amenity space, pedestrian mews, and/or landscaped walkway is located below.

## RATIONALE

As per Official Plan Policy 3.1.2.6, "Every significant new multi-residential development will provide indoor and outdoor amenity space for residents of the new development. Each resident of such development will have access to outdoor amenity spaces such as balconies, terraces, courtyards, rooftop gardens and other types of outdoor spaces." Private outdoor amenity space for townhouses and low-rise apartments is either required in the Zoning By-law and/or desired as part of the development. Shared indoor amenity is required for apartment buildings.

Balconies, terraces, back yards or gardens can provide an important extension to the livable space of a dwelling unit. Private outdoor amenity spaces should have access to sunlight, be comfortable, designed to afford a level of privacy. The needs of families with children and pet owners must also be considered. Below-grade and at-grade terraces should not compromise the public realm by "over-privatizing" the area or preventing adequate landscaping in setback areas.

The placement and design of balconies and terraces can have a major impact on the real and perceived bulk of a building. When poorly located and designed, these spaces can clutter the face of the building, shadow spaces below, reduce privacy and sky view. Energy efficiency and bird-friendly considerations should factor into the design of balconies in terms of their location and the materials used in their construction.

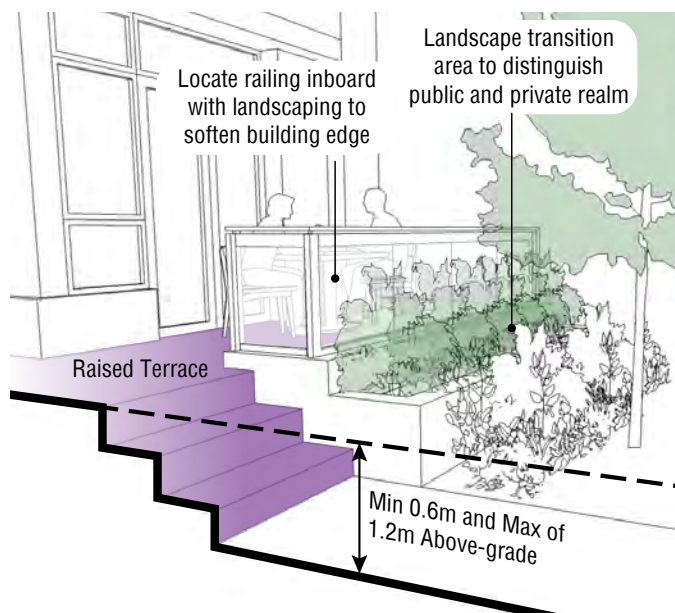
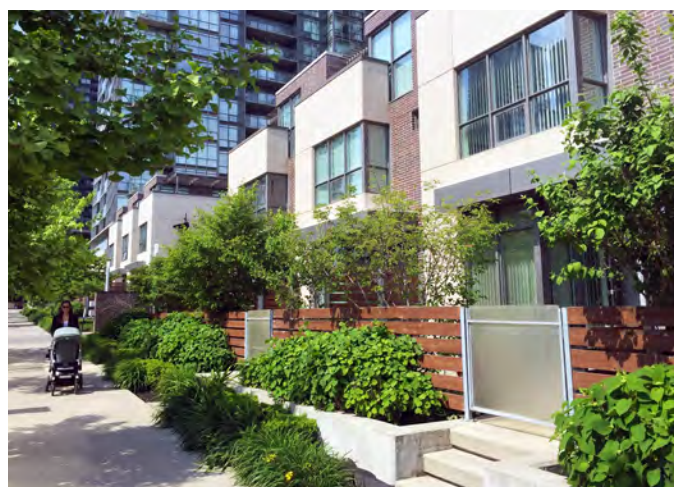


Diagram showing appropriate design of raised terraces and the relationship between the private outdoor amenity space with the public realm.



Landscaping at the level of the raised terrace and the sidewalk provide privacy for occupants on the terrace and an amenity for the public.

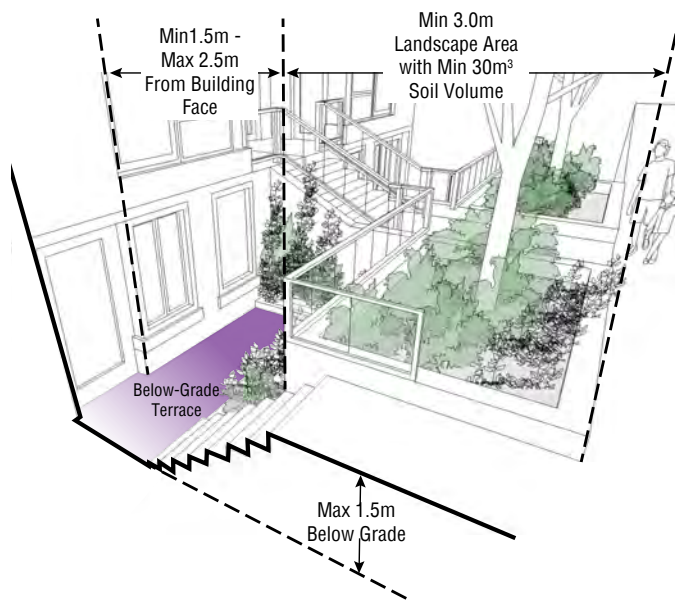


Diagram showing appropriate design of below-grade terraces and the relationship between the private outdoor amenity space with the public realm.



### Official Plan Reference

- 3.1.2 Built Form: Policy 1b, 3a, 3b, 5b, 5c and 6 |
- 3.2.3 Parks and Open Space: Policy 1d |
- 3.3 Building New Neighbourhoods: Policy 2e |
- 3.4 The Natural Environment: Policy 18f |
- 5.1.3 Site Plan Control: Policy 3



### Related Standards, Guidelines & Studies

Toronto Green Standard | Toronto Green Roof By-law



## 4.5 BUILDING RELATIONSHIP TO GRADE AND STREET

Developments should relate directly to the existing or ‘natural’ grade and blend in with the topography of the surroundings.



Good example of building relationship to grade with a minimal number of stairs. Existing trees have been preserved.

- a. Maintain the existing grade at property lines. Design with existing grades on site and avoid artificially raised or lowered grades, where possible.
- b. Limit the height of the stoop to the first floor to no more than approximately 3 to 5 steps and/or 1.2m above the grade of the sidewalk directly at the front of the entrance, to avoid a long barrier-like flight of stairs up to the porch or stoop. (See also Section 3.4 Building Entrance and Front Yard).
- c. Maintain the appropriate relationship to grade and step buildings or segments of buildings when a significant grade difference occurs across site.
- d. Limit the maximum grades on landscaped areas to 33% (3:1) or less to ensure that grassed slopes can be maintained.
- e. Limit the height and use of retaining walls, particularly along street frontages, parks, open spaces, ravines and other areas of the public realm.
- f. Where retaining walls cannot be avoided, provide them in the form of low terraces with the total height not to exceed 1.0m. Construct with durable and attractive materials and incorporate extensive soft landscaping.
- g. Use the existing site topography to incorporate and screen service areas, when appropriate.
- h. Provide a site grading plan compatible with the stormwater management approach selected for the site (see also 5.1.3 Stormwater Management).

### RATIONALE

Raising development above the level of natural grade or the grade of abutting properties can create problematic conditions for adjacent properties, abutting streets and open spaces. These problems relate to issues of drainage, pedestrian access, and the quality of the public realm. Where it is necessary to resolve grade differences, stepped landscaped terraces are the preferred solution. To the extent possible, new developments should establish a conventional relationship to grade with a moderate grade change to differentiate the public and private realms.



Grade alterations can create a negative impact on adjacent properties.



#### Official Plan Reference

2.3.1 Healthy Neighbourhoods: Policy 1 | 3.1.1 The Public Realm: Policy 13 | 3.1.2 Built Form: Policy 1c





## 5.0 PEDESTRIAN REALM

- 5.1** Streetscape, Landscape and Stormwater Management
  - 5.1.1** Streetscape
  - 5.1.2** Landscape
  - 5.1.3** Stormwater Management
- 5.2** Site Elements
  - 5.2.1** Utilities & Other Equipment
  - 5.2.2** Shared Site Elements
  - 5.2.3** Lighting
- 5.3** Building Elements
  - 5.3.1** Architecture
  - 5.3.2** Materials
- 5.4** Public Art



## 5.1 STREETScape, LANDSCAPE AND STORMWATER MANAGEMENT

**Provide high-quality, sustainable streetscape and landscape between the building and adjacent streets, parks and open space.**

### 5.1.1 STREETScape

- Organize and coordinate streetscape and landscape elements to support an attractive, functional, safe, and comfortable pedestrian environment.
- Create a strong visual and physical connection between the building and public streetscape through the use of high-quality materials and design elements.
- Emphasize front entrances with high quality architectural and landscape design and materials, including lighting of paths and entries.
- Provide sustainable streetscape and landscape in accordance with the context and the City of Toronto Streetscape Manual and Green Streets Technical Guidelines.
- Provide privacy for dwellings in close proximity to a street with treatments such as trees and shrub planting, minor grade changes, judicious use of railings and lighting.
- Coordinate space for tree planting with utility locations and other city infrastructure.
- Consider providing soil volume under lanes, driveways and walkways using structural soil and/or soil cells.

### 5.1.2 LANDSCAPE

- Retain and protect existing trees, vegetation, natural slopes and native soils and integrate these features into the overall landscape plan, wherever possible.
  - Maximize high-quality landscaping throughout the site to create pleasant pedestrian and amenity space conditions, soften and screen services areas, reinforce circulation routes, and provide stormwater benefits.
  - Ensure that underground structures do not occupy the full extent of the property in order to provide unimpeded areas for tree growth and water infiltration.
- Select plant material that is suitable to the growing conditions of the site and include the following:
    - a variety of deciduous and coniferous trees, shrubs and perennials to provide year-round interest, texture, shape, seasonal colour and shade in summer
    - a variety within each plant type and where appropriate, drought tolerant and native species. Refer to the City of Toronto Drought Tolerant Landscaping Development Guide
  - Where landscaping may have an impact on motorist/pedestrian sight lines or movement, keep shrubs below 0.85m in height and prune trees so that the lowest branches will be at least 2.0m above ground level. Limit any other landscape features that might cause obstructions to a maximum height of 1.0m.
  - Provide adequate snow storage on site.
  - Use permeable paving to allow for water infiltration.
  - Provide 1.5m minimum soil depth for planting above a underground structural slab.



Bio-retention integrated into development. Credit: PWL Partnership Landscape Architects



Retain and protect existing trees with appropriate setbacks above and below-grade.



Permeable paving allows for water infiltration. Credit: National Association of City Transportation Officials.

### 5.1.3 STORMWATER MANAGEMENT

- a. Manage rainwater and snowmelt on-site with best practice designs that encourage infiltration, evapo-transpiration and water re-use:
  - i. apply a “treatment train” approach
  - ii. plant trees, shrubs and other absorbent landscaping to provide shade and places for water uptake
  - iii. create bio-retention areas, such as swales and vegetated areas that provide a visual amenity
  - iv. incorporate opportunities to harvest rainwater (active or passive) from rooftops and other hard surfaces for landscape irrigation
- b. Design and locate bio-retention areas appropriately to filter, store and/or convey the expected rainwater flows from surrounding paved areas. Note: Bio-retention areas can enhance and be integrated with shared outdoor amenity area, but not replace them.
- c. Refer to the Toronto Green Standard and the Wet Weather Flow Management Guidelines for water balance, water quality, and water quantity requirements and recommended stormwater management strategies.

#### RATIONALE

Well-designed and vibrant streetscapes and landscapes are vital to the character and quality of the building site, surrounding public realm, and livability of the City. The benefits include:

- improving the quality of life for all residents
- low-cost but a high impact on the appearance
- significant environmental benefits such as reducing

wind and weather impacts; reducing the heat island effect and heating and cooling costs; improved air quality and improved ground water recharge

- aesthetic enjoyment, escape, tranquility, and establishing a character for the area
- providing privacy and assisting with the transition from public to private areas

The Toronto Green Standard, the Green Streets Technical Guidelines and the Wet Weather Flow Management Guidelines provide standards for water balance targets and stormwater management strategies such as rainwater harvesting, green roofs, bio-retention, permeable pavement, soakaways and swales, to help to ensure the continued health of aquifers, streams, rivers, lakes, fisheries and terrestrial habitats.



#### Official Plan Reference

- 2.3.1 Healthy Neighbourhoods: Policy 5 |
- 3.1.1 The Public Realm: Policy 1d, 5-7, 12-14 and 16-18 |
- 3.1.2 Built Form: Policy 1d, 2b, 5a, 5b, 5d, 5e, 5g and 6 |
- 3.4 The Natural Environment: Policy 1aiii, 1d, 18a and 18f |
- 4.1 Neighbourhoods: Policy 5f, 5g, 5h, 9b and 9c |
- 4.2 Apartment Neighbourhoods: Policy 2c, 3d, 3e, 3f and 3h |
- 4.5 Mixed Use Areas: Policy 2e and 2f |
- 5.1.3 Site Plan Control: Policy 3b, 3d, 3e and 3g



#### Related Standards, Guidelines & Studies

- Urban Design Streetscape Manual | Toronto Green Standard | Wet Weather Flow Management Guidelines | Toronto Walking Strategy | Tree Planting Solutions in Hard Boulevard Surfaces: Best Practices Manual | Sustaining and Expanding the Urban Forest: Toronto's Strategic Forest Management Plan | Toronto Street Trees: Guide to Standard Planting Options | Design Guidelines for 'Greening Surface Parking Lots | Green Streets Technical Guidelines (2016) | Shade Guidelines | Vibrant Streets - Street Furniture and Policy Guidelines



## 5.2 SITE ELEMENTS

Well-designed site elements and the proper placement of utilities help to elevate the quality and experience of the public realm.



Well designed garbage screening at the front of a unit facing the street.

- a. Use well-designed, high-quality site elements with durable and attractive materials and detailing, particularly where there is an interface with the public realm.
- b. Site elements which require careful attention to location and design include:
  - walkway paving, stairs, steps, privacy fences/screens
  - ironmongery, entry gates, railings, and decorative features
  - bike rings, mailboxes, garbage cans, pet waste collectors
  - utilities such as transformers, gas meters, communication boxes, hydro poles, etc.
  - other equipment such as HVAC, gas regulators, hydro meters, etc.
- c. Anticipate the need and design for site elements early on in the design process.
- d. Indicate the location of all site elements on site plan.

### 5.2.1 UTILITIES & OTHER EQUIPMENT

- a. Locate all utilities such as transformers, utility metres, communication boxes and other site and building equipment within the building, at the rear of the property, or underground. When not located within the building or underground, ensure these elements are away from public view, organized neatly in discreet areas, and screened with attractive landscaping and/or enclosures.
- b. Locate HVAC units and other ventilation equipment into the building, on the roof, or at the rear of the property. Avoid locating this equipment in front yards, at building entrances, and/or in amenity areas.
- c. Avoid locating utilities and other equipment in areas which may affect the ability of trees to grow to maturity.
- d. Locate ventilation shafts and grates away from the public sidewalk, walkways, shared/private amenity areas, and open spaces.

### 5.2.2 SHARED SITE ELEMENTS

- a. Integrate shared site elements such as access stairs, garbage chutes, and mail areas into the building. Locate these elements in attractive, visible, accessible and protected areas.
- b. Where building entrances take their address from courtyards and pedestrian mews, provide a clear way-finding system.
- c. Use high-quality architectural elements and landscape design to screen service areas from public view. Options include insets into building facades and screening with landscaping or low walls.
- d. Recess and minimize the size of garage doors and service openings visible from streets and open spaces.

### 5.2.3 LIGHTING

- a. Provide a comprehensive Lighting Plan for the site including a photometric drawing which illustrates both horizontal (at grade) and vertical (at 1.8m above grade) lighting levels.

- b. Select different luminaires for various functions and consider the appearance in order to light pedestrian pathways, building/site entrances and other features.
- c. Coordinate the location of lighting with pedestrian clearways, tree planting and other landscaping.
- d. Provide pedestrian-scaled lighting, such as bollards or lower-scale pole fixtures along pedestrian routes.
- e. Balance the need for safety and security while reducing energy consumption and light pollution by:
  - i. installing appropriate lighting that is scaled to its purpose to avoid "over lighting"
  - ii. direct light downward, with shielded fixtures to avoid light overspill onto adjacent properties, streets and open spaces. Strive for vertical lighting along property lines to be 0 foot candles
  - iii. use energy-efficient bulbs

## RATIONALE

The location, design, and accessibility of site elements affect the daily life of residents and visitors in townhouse and low-rise developments. When careful consideration is given to the integration of these elements on a site, it can elevate the overall quality and experience of the built environment.

Site elements including utilities, shared elements, and lighting are all critical components of any site and building. While technical requirements regarding location and access must be satisfied, consider locations with the least visual, noise, and other impacts to pedestrian routes, building frontages, and amenity areas. When these elements are carefully located and considered, it can greatly improve the public realm and user experience.



Good example of mail area integrated into building design with lighting and canopy.



Locate and integrate utility meters in recessed coves and/or screen with landscape plantings to help maintain an attractive streetscape.



Poorly located utilities and mechanical systems adjacent to front entrance and street frontage negatively impact the quality and comfort of the public realm.



### Official Plan Reference

- 3.1.1 The Public Realm: Policy 1d, 6, 12 and 14 |
- 3.1.2 Built Form: Policy 2c, 2d, 3b, 3d and 5c |
- 4.2 Apartment Neighbourhoods: Policy 2d, 2e, 3g and 3i |
- 4.5 Mixed Use Areas: Policy 2j |
- 5.1.3 Site Plan Control: Policy 3g



### Related Standards, Guidelines & Studies

Toronto Green Standard



Bicycle parking rings in street furniture zone



## 5.3 BUILDING ELEMENTS

Ensure attention to the quality of architectural design, materials, building articulation, and placement of building and utility elements.



Example of contemporary architecture with creative treatments to windows, doors, and roofs through material and colour choices. Credit: Superkül Architects. Photo by: BenRahn /A-Frame.

### 5.3.1 ARCHITECTURE

- a. Vary the design and articulation of each building façade to provide visual interest and respond to site conditions.
- b. Respect and reference built form pattern and significant architectural datum lines to help new building respect neighbourhood character.
- c. Adjust internal layouts, glazing ratios, balcony placement, fenestration, and other aspects of the design to manage passive solar gain and improve building energy performance, where possible.
- d. Building elements which require careful attention to the location, quality of materials, and design include:
  - doors, windows, roofs, garage doors
  - fire break walls, parapets, eaves, fascias and soffits
  - dormers and sky lights
  - roof top amenity space access
  - photo voltaic panels
  - shared landings, porches, terraces, stairs and railings
  - flues, ventilation pipes and covers, flashings, gutter pipes, and other rainwater details
- e. Design entrances and shared landing areas with care and attention to detail. The use of sidelights, clerestory windows, and doors with glazing in entrance areas is encouraged.
- f. Use attractively designed, high-quality railings. Consider the railing material, transparency, pattern, and overall integration with building and landscape design.
- g. Ensure that roof elements do not dominate the building particularly on larger buildings:
  - i. house-form roofs such as pitched or mansard roofs are not appropriate for stacked and back to back townhouses or apartment buildings.
  - ii. design rooftop amenity and privacy screening so as to not add to the overall height and mass of the building and minimize the visual impact of rooftop screens and rooftop accesses.
- h. When using dormers carefully consider proportion and composition relative to the rest of the building.
- i. Consider the detailed design of roof parapet firewall breaks in pitched roofs as they are often visible from the street.
- j. Screen mechanical/electrical systems, satellite dishes, and other equipment located on the roof from public view.

- k. Organize roof slopes so that they can accommodate photo voltaic panels, where possible.
- l. Provide variations in architectural design between building blocks for multiple block developments to create a different but cohesive collection of buildings.
- m. A 1:50 scaled elevation drawing may be required to illustrate complex and detailed aspects of a building design and materiality.

### 5.3.2 MATERIALS

- a. Use materials that are high-quality, durable, and wear well with age. Source local materials with low embodied energy where possible.
- b. Materials such as wood, brick, and stone are strongly encouraged. These materials can be used effectively in both contemporary and traditional designs.
- c. Design buildings to fit-in visually with surrounding buildings, especially those along the same street, by using a small range of complementary materials.
- d. Avoid Exterior Insulation and Finish System (EIFS) and stucco-textured foam trims/moldings on highly visible facades at grade.

### RATIONALE

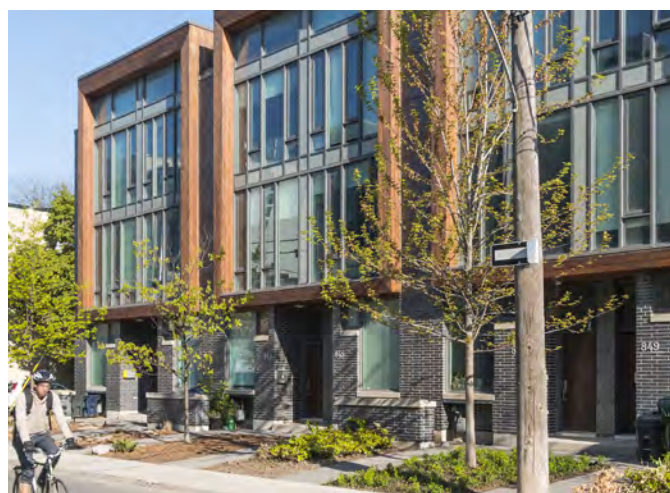
Great public realm demands high-quality materials and design for buildings, streetscape and landscape. As a general principle, new developments should have an exemplar architecture that is of 'its time and place'. Poor quality buildings with a pastiche of architectural styles and details will not be supported as they do not help to create a coherent identity for the development and by extension, the City.

The position, shape and size of windows, doors and roofs have a profound effect on the elevation and are important to consider. The design of smaller elements such as rainwater leaders, eaves, fascias, etc. are also critical and can dramatically affect the overall aesthetic value of the building.

Official Plan Amendment 66 provides the City of Toronto with the ability to review the exterior design of buildings as well as the inclusion of sustainable building features under paragraphs 2(iv) and (v) of Section 114(5) site plan control. These guidelines are intended to help the City raise the overall quality of buildings.



Well positioned and high quality doors, windows, and architectural details such as canopy, railing, screen, and planting areas all work together to enhance the public realm.



A simple palette of materials carefully detailed is designed to wear well with age.



Example of a front facade over-cluttered with rainwater leaders, air conditioning units, utilities, and vents.



**Official Plan Reference**

- 3.1.1 The Public Realm: Policy 1d and 1e |
- 3.1.2 Built Form: Policy 3b, d and 6 |
- 5.1.3 Site Plan Control: 1, 2 and 3



**Related Standards, Guidelines & Studies**

Toronto Green Standard



## 5.4 PUBLIC ART

**Pursue public art opportunities and funding strategies for larger developments to enhance the quality of the development, the public realm and the City.**



The public art creates an entry feature into a public park and the neighbourhood.

- a. Where applicable, provide adequate building setbacks and space around public art so that it can be properly viewed and experienced from the public realm.

### RATIONALE

Public art enriches the public realm by making buildings and open spaces more interesting, engaging, and memorable.

When considered early in the project planning stages, the most effective locations and opportunities for public art can often be identified and secured.

Public art opportunities on low-rise, multi-unit building sites may include:



- a conceptual framework to organize open spaces including parks, plazas, setbacks, or streetscapes
- an independent sculpture or two-dimensional work that marks an entryway, corner, feature area, or view terminus
- a combination of visual arts with the building elements, including façades, canopies, floors, and lighting
- visual arts combined with landscape design including the functional and decorative elements of a site, such as water features, lighting, seating, paving, walls, fences, entrances and exits



Public art integrated with landscape elements.



Public art located along a mid-block connection provides a placemaking opportunity.

-  **Official Plan Reference**  
3.1.2 Built Form: Policy 5g | 3.1.4 Public Art: Policy 1d and 1e
-  **Related Standards, Guidelines & Studies**  
Percent for Public Art Program Guidelines





## 6.0 DEMONSTRATION PLANS

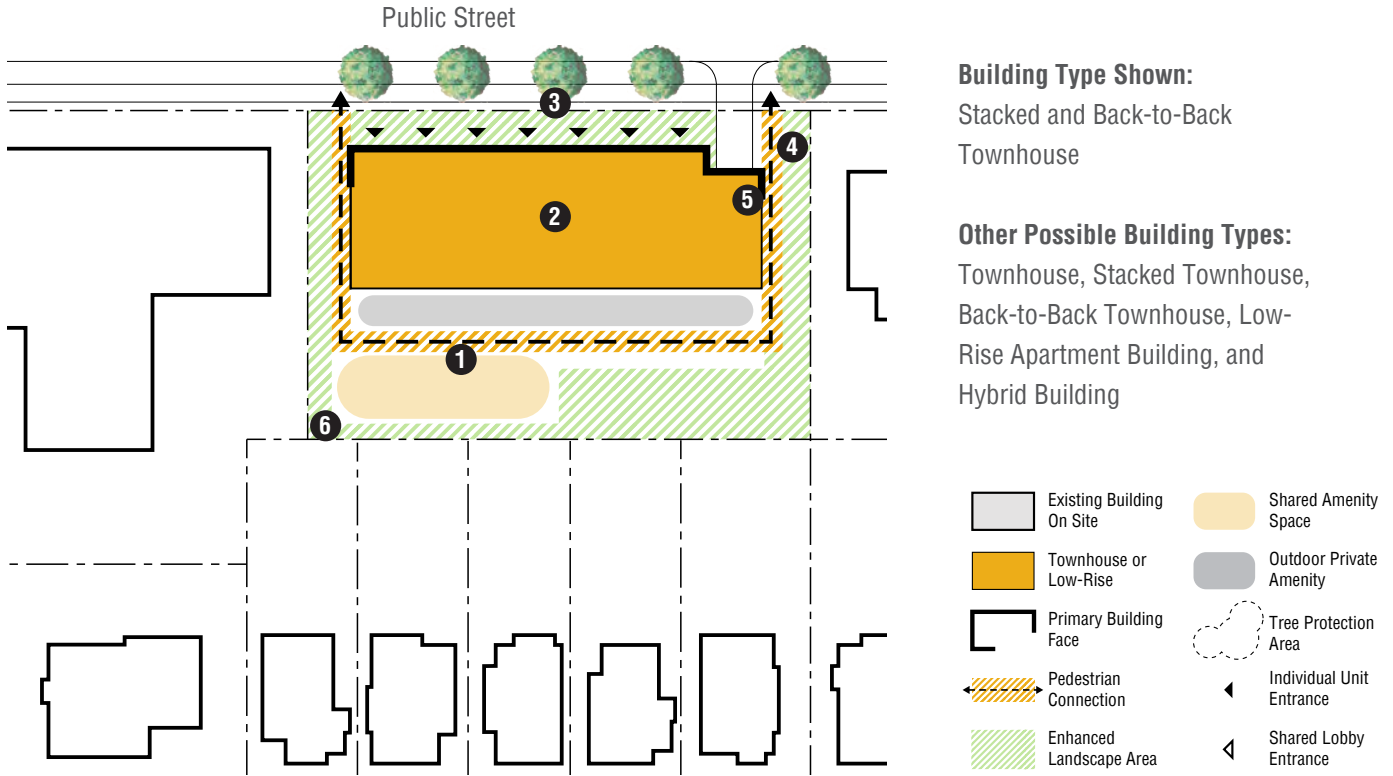
- 6.0** Demonstration Plans
  - 6.1** Shallow Mid-Block Site
  - 6.2** Deep Mid-Block Site
  - 6.3** Site Adjacent to or with Heritage Resource
  - 6.4** Site with Multiple Building Blocks
  - 6.5** Large Site with Tower
  - 6.6** Large Site with Multiple Development Blocks



## 6.0 DEMONSTRATION PLANS

Section 6.0 provides a demonstration of how low-rise, multi-unit building types can be accommodated on different sites with a selection of guidelines to describe key areas for consideration. These demonstrations are not intended to be a 'how to' for developing sites with similar characteristics.

### 6.1 SHALLOW MID-BLOCK SITE



### SELECTION OF GUIDELINES

The selection of guidelines below is intended to highlight key aspects of each demonstration plan. Additional guidelines will apply.

#### 1 Section 3.2 Shared Outdoor Amenity Areas

- i. Create and maximize high-quality landscaped open space on the site. Opportunities may include hard/soft landscaped area and children's play space.

#### 2 Section 3.3 Building Placement and Address

- a. In general, orient the primary facades of buildings and front doors parallel to the street to frame the edges of streets, parks, and open spaces.

#### 3 Section 3.3 Building Placement and Address

- j. On mid-block sites, where back to back units result in one side of the building facing an area that cannot be seen from a street, park or publicly accessible open space, locate all entrances facing the street/open space, or preferably use a hybrid, low-rise apartment or through unit type instead.

#### 4 Section 3.3 Building Placement and Address

- e. Setback new buildings:
  - ii. where existing setbacks are well-established, but vary on either side of a proposed development, setback all or part of the building to resolve the differences.

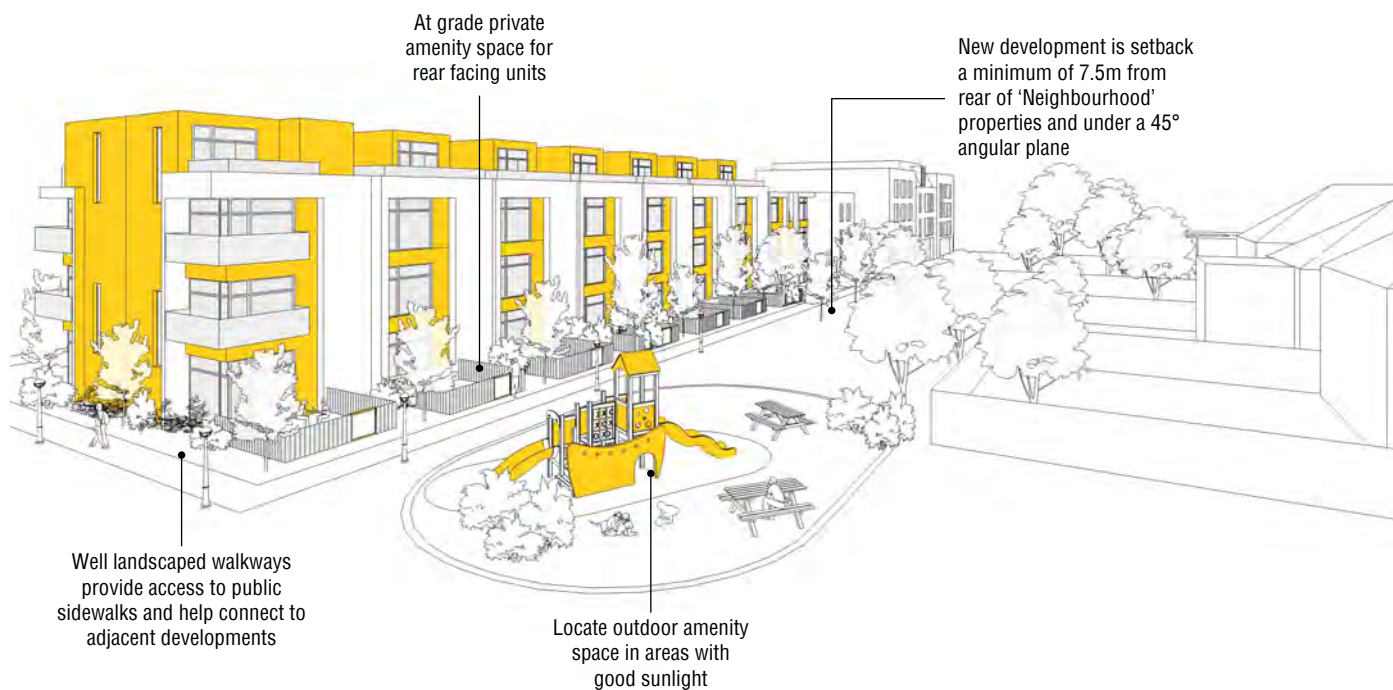
#### 5 Section 3.4 Site Services, Access, and Parking

- a. Incorporate parking garage ramps, access stairs, garbage collection/storage areas, and loading areas into the building.

#### 6 Section 4.1 Fit and Transition

- a. Apply angular planes, minimum horizontal separation distances, and other building envelope controls to transition down to lower-scale buildings, parks, and open spaces.

Continued on next page...



## RATIONALE

Shallow mid-block parcels exist in many parts of the City. Redevelopment of these sites, especially with the Stacked and Back-to-Back Townhouse type, can be especially challenging.

This demonstration plan considers the context of the neighbourhood to select a building type that appropriately frames the edge of the street, provides a landscaped front yard, and improves the public realm. Other building types such as the Low-Rise Apartment or Hybrid Building may be preferred depending on the context.

A key concern with Stacked and Back-to-Back Townhouses on shallow sites are the location of unit entrances. Individual unit entrances facing the rear yards of abutting properties are to be avoided due to the lack of visual connections to a public street, safety and way-finding concerns for residents and visitors. Locating entrances at the rear also creates atypical building relationships which are not desirable or consistent with Toronto's urban fabric.

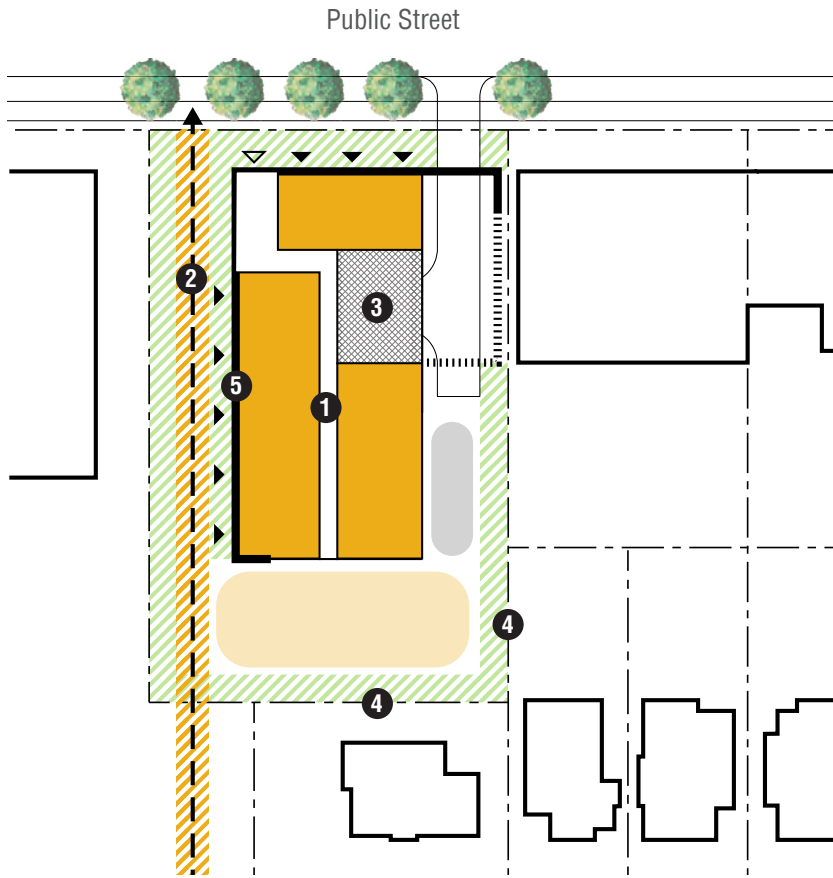
It is possible for a building to employ an internal organization where single or multiple entrances are located fronting a public street, which retains the rear of the site as shared or private outdoor amenity space and landscaped area.



New apartment building development respects neighbourhood context by providing front yard setback consistent with adjacent buildings. Credit: Audax Architecture. Photo by: Joy von Tiedemann.

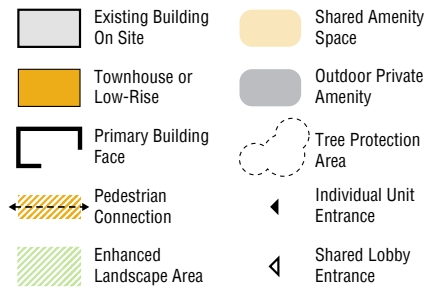


## 6.2 DEEP MID-BLOCK SITE



**Building Type Shown:**  
Hybrid Building

**Other Possible Building Types:**  
Townhouse, Stacked Townhouse, Back-to-Back Townhouse, Low-Rise Apartment Building, and Hybrid Building



### SELECTION OF GUIDELINES

The selection of guidelines below is intended to highlight key aspects of each demonstration plan. Additional guidelines will apply.

#### 1 Section 3.3 Building Placement and Address

- j. On mid-block sites, where back to back units result in one side of the building facing an area that cannot be seen from a street, park or publicly accessible open space, locate all entrances facing the street/open space, or preferably use a hybrid, low-rise apartment or through unit type instead.

#### 2 Section 3.1 Streets, Lanes, Mews and Walkways

- c. Locate and design streets, lanes, mews and walkways to provide safe, direct, universally accessible pedestrian and cycling facilities within the new development.

#### 3 Section 3.4 Site Services, Access, and Parking

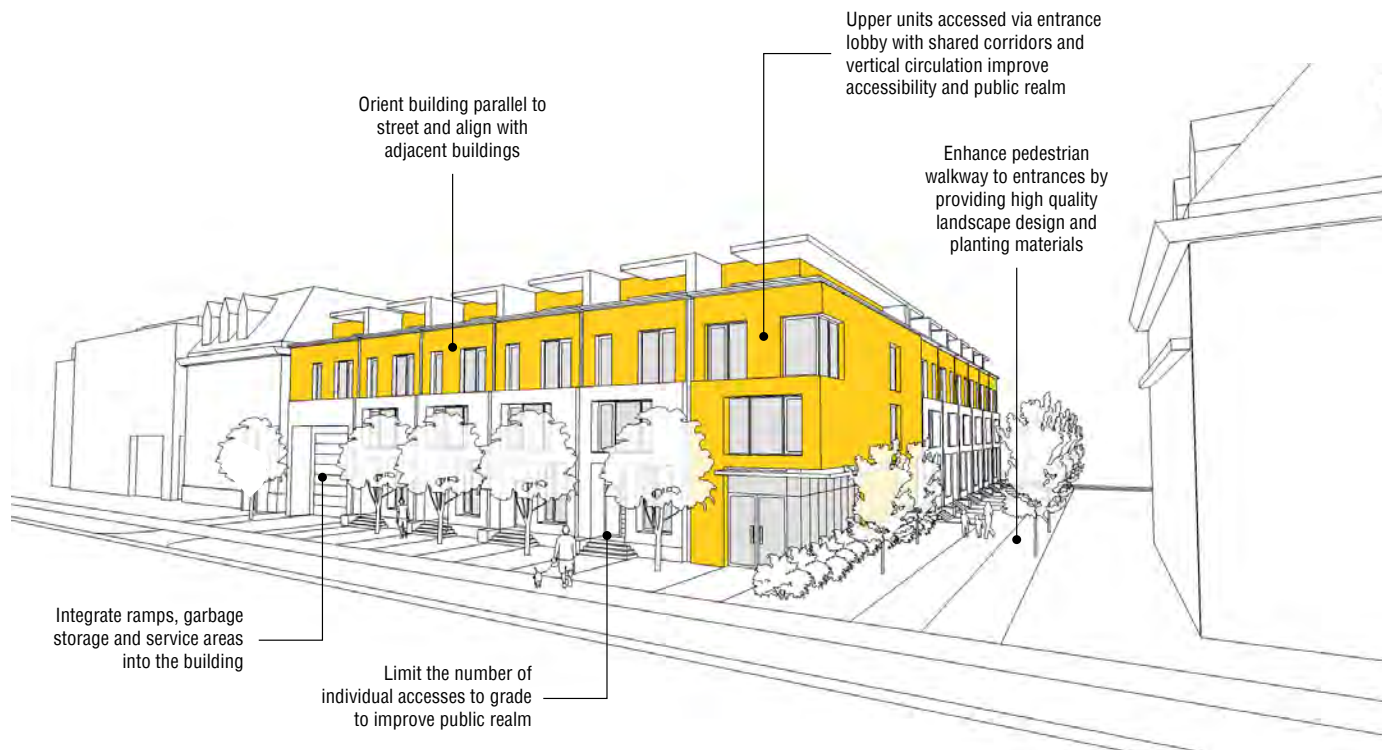
- a. Incorporate parking garage ramps and access stairs, garbage collection and loading areas into the building.

#### 4 Section 4.1 Fit and Transition

- a. Apply angular planes, minimum horizontal separation distances, and other building envelope controls to transition down to lower-scale buildings, parks, and open spaces.

#### 5 Section 4.3 Primary Entrances

- d. Consider a hybrid or apartment type when individual unit entrances would not be clearly visible from a street or to avoid multiple entrances per building bay.



## RATIONALE

Redevelopment on parcels with narrow public street frontage present significant site organization challenges.

In general, when the site is very deep and the travel distance required to access a unit entrance from a public street is greater than 6-8 units, consider the Low-Rise Apartment Building or Hybrid Building type. It is preferred for deep mid-block parcels to locate unit entrances on the public street frontage only and avoid entrances facing the side property line. In scenarios where access to units are located along the side, provide clear sightlines, lighting, pedestrian amenities, and landscaping to create a safe and comfortable pedestrian environment.

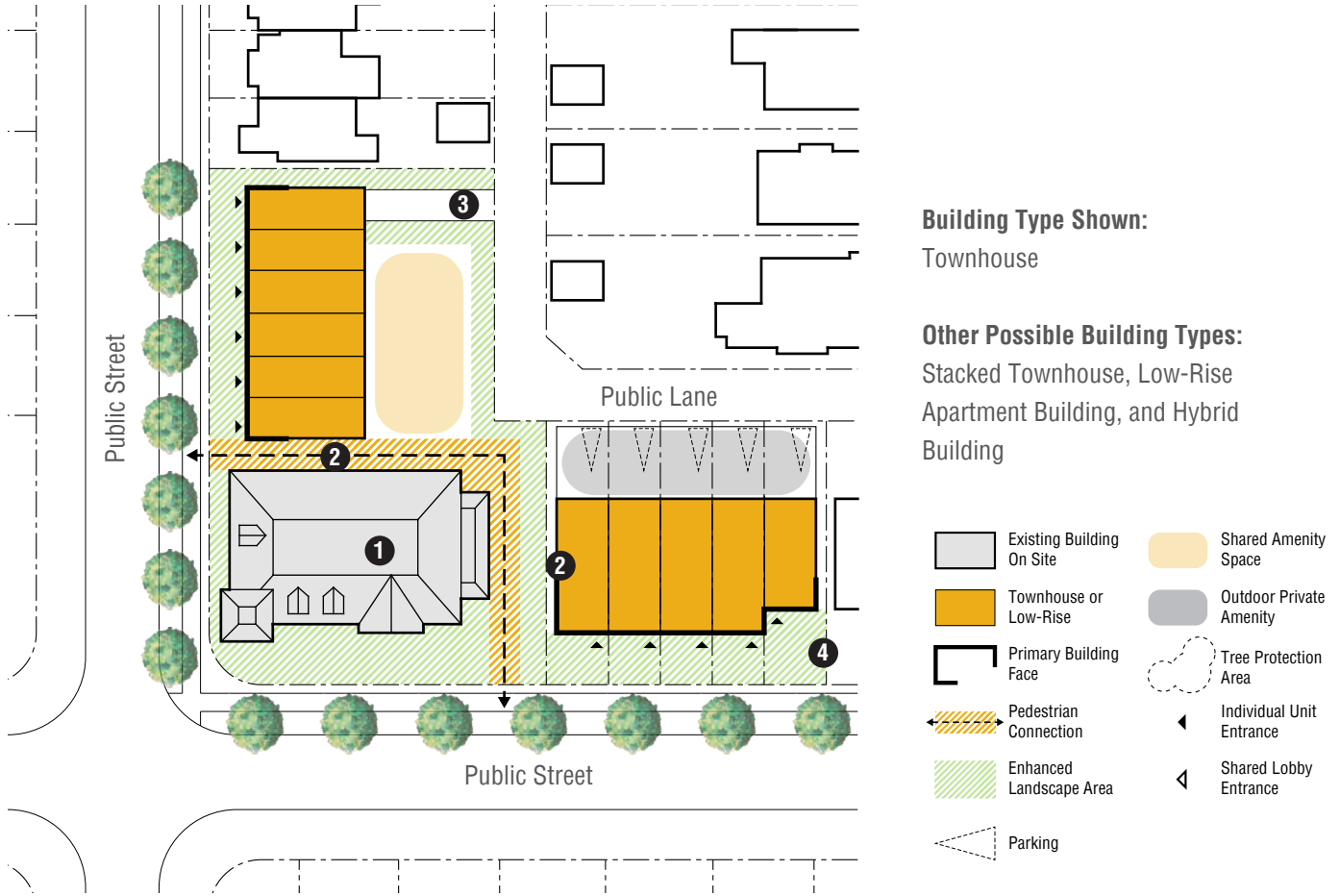
It is especially important to reduce the impacts of site servicing elements on parcels with limited public street frontage. To reserve space for public realm enhancements, integrate servicing and ramp accesses into building and minimize width of vehicular access. When a private street or vehicular mews is proposed, design them to have the characteristics of a public street.



Pedestrian walkway and shared amenity space work together to provide access to grade-related units and gathering space for residents. Credits: David Peterson Architect Inc., Triumph Developments. Photo by: Ben Rahn/A-Frame.



## 6.3 SITE ADJACENT TO OR WITH HERITAGE RESOURCE



### SELECTION OF GUIDELINES

The selection of guidelines below is intended to highlight key aspects of each demonstration plan. Additional guidelines will apply.

#### 1 Section 1.3 Heritage

- a. Conserve and integrate heritage properties into developments in a manner that is consistent with accepted principles of good heritage conservation and the City's Official Plan Heritage Policies (3.1.5). A Heritage Impact Assessment will evaluate the impact of a proposed alteration to a property on the Heritage Register and/or to properties adjacent to a property on the Heritage Register to the satisfaction of the City.

#### 2 Section 3.1 Streets, Lanes, Mews, and Walkways

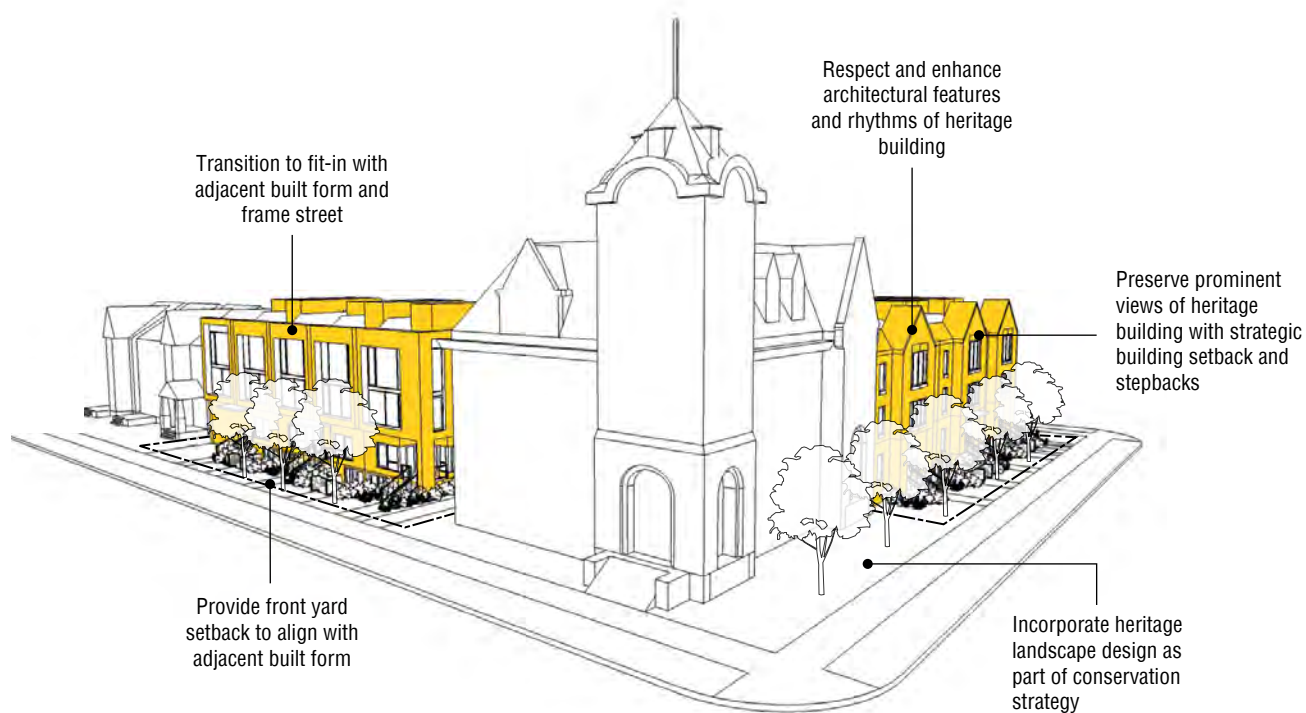
- I. Employ minimum walkway dimensions as follows:
  - i. when the walkway is the primary access to units, provide a minimum building separation of 6.0m and a clear path width of at least 2.1m with landscaping and pedestrian scale lighting

#### 3 Section 3.4 Site Services, Access, and Parking

- b. Provide access to site servicing and parking at the rear of the building or site, from a lane or from a shared driveway.

#### 4 Section 4.1 Fit and Transition

- c. Provide a transition in the building height down to the lower-scale neighbours. Reduce the height of at least the first building, unit or bay where adjacent context is lower and not anticipated to change.



## RATIONALE

When redevelopment occurs, employ strategies to complement and respect the scale, character, form and setting of heritage assets on or near the site.

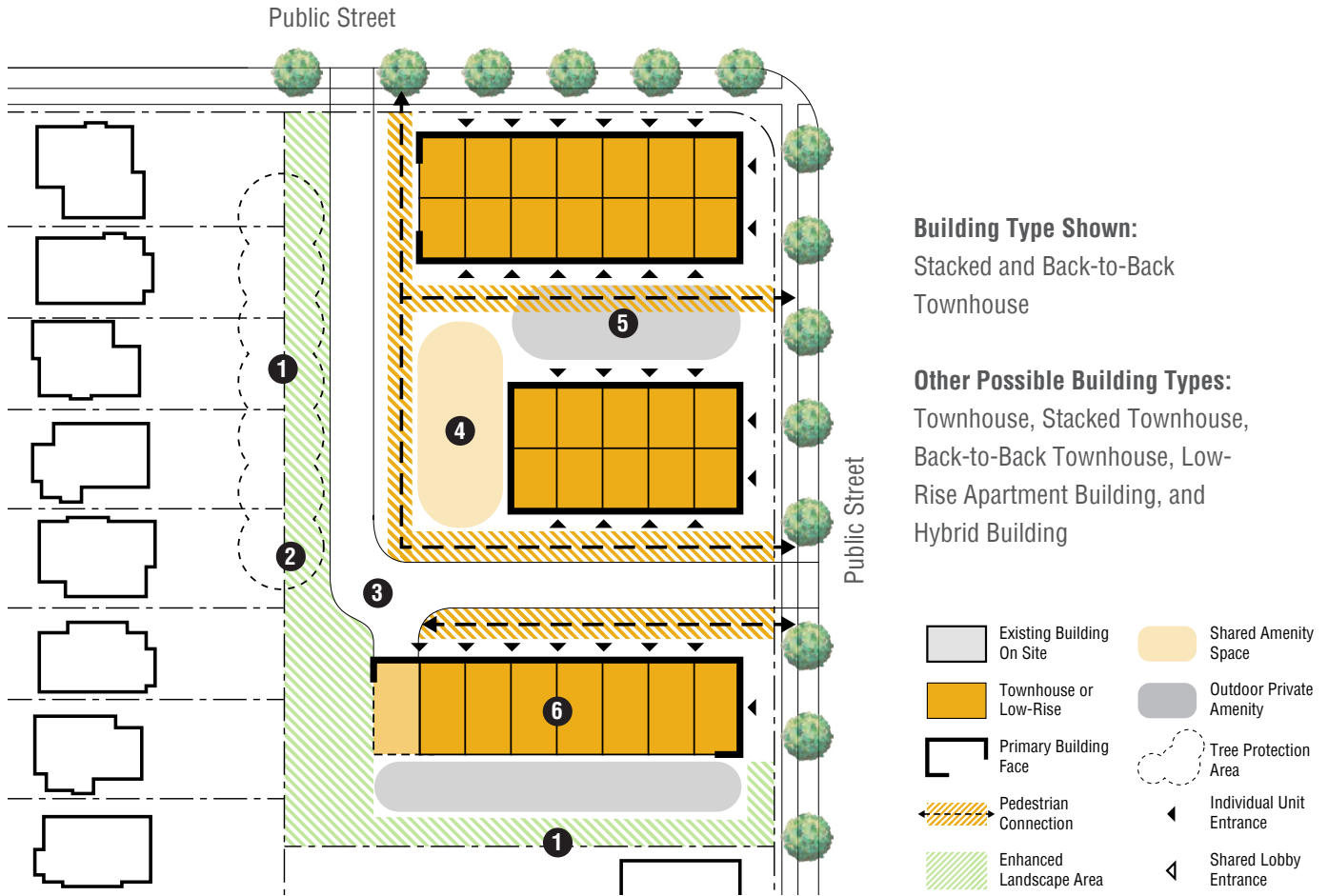
This demonstration plan provides sufficient facing distances between the new development and the heritage building. The new development is also setback in order to maintain prominence of the heritage building and allow for preservation of heritage features such as windows and cornices which would otherwise be hidden.



Design of the new development is informed by the character of the adjacent Victorian townhouses. Extra care must be taken to maintain and enhance the neighbourhood characteristics such as front yard landscape and entrance design.



## 6.4 SITE WITH MULTIPLE BUILDING BLOCKS



### SELECTION OF GUIDELINES

The selection of guidelines below is intended to highlight key aspects of each demonstration plan. Additional guidelines will apply.

#### 1 Section 4.1 Fit and Transition

- Apply angular planes, minimum horizontal separation distances, and other building envelope controls to transition down to lower-scale buildings, parks, and open spaces.

#### 2 Section 5.1.2 Landscape

- Retain and protect existing trees, vegetation, natural slopes and native soils and integrate these features into the overall landscape plan, wherever possible.

#### 3 Section 3.4 Site Services, Access, and Parking

- Minimize the extent of site area dedicated to servicing and vehicular access through the use of shared infrastructure and efficient layouts, where possible.

#### 4 Section 3.2 Shared Outdoor Amenity Areas

- Animate and frame shared outdoor amenity areas with appropriate building massing and active uses (e.g. entrances and primary windows).

#### 5 Section 4.2 Facing Distances and Setbacks

- Provide separation between facing buildings according to Table 1, Facing Distance. An increase in the Main Building Face Height results in an increase to the facing distance.

#### 6 Section 3.3 Building Placement and Address

- Organize buildings to eliminate back-to-front facing relationships such as front doors facing rear yards on the site or on neighbouring properties. Avoid a rear yard condition facing any street.

Provide well-designed pedestrian mews with generous facing distance for access to units and landscaping

Locate unit entrances to have greatest visibility and accessibility to pedestrian mews and/or street

Integrate and consolidate garbage storage, loading, and servicing areas internally



Locate shared outdoor amenity spaces in areas central to the development with good sunlight

Design private streets to have characteristics of public streets

Enhance landscape areas along edge of the site by planting shrubs and shade producing trees

## RATIONALE

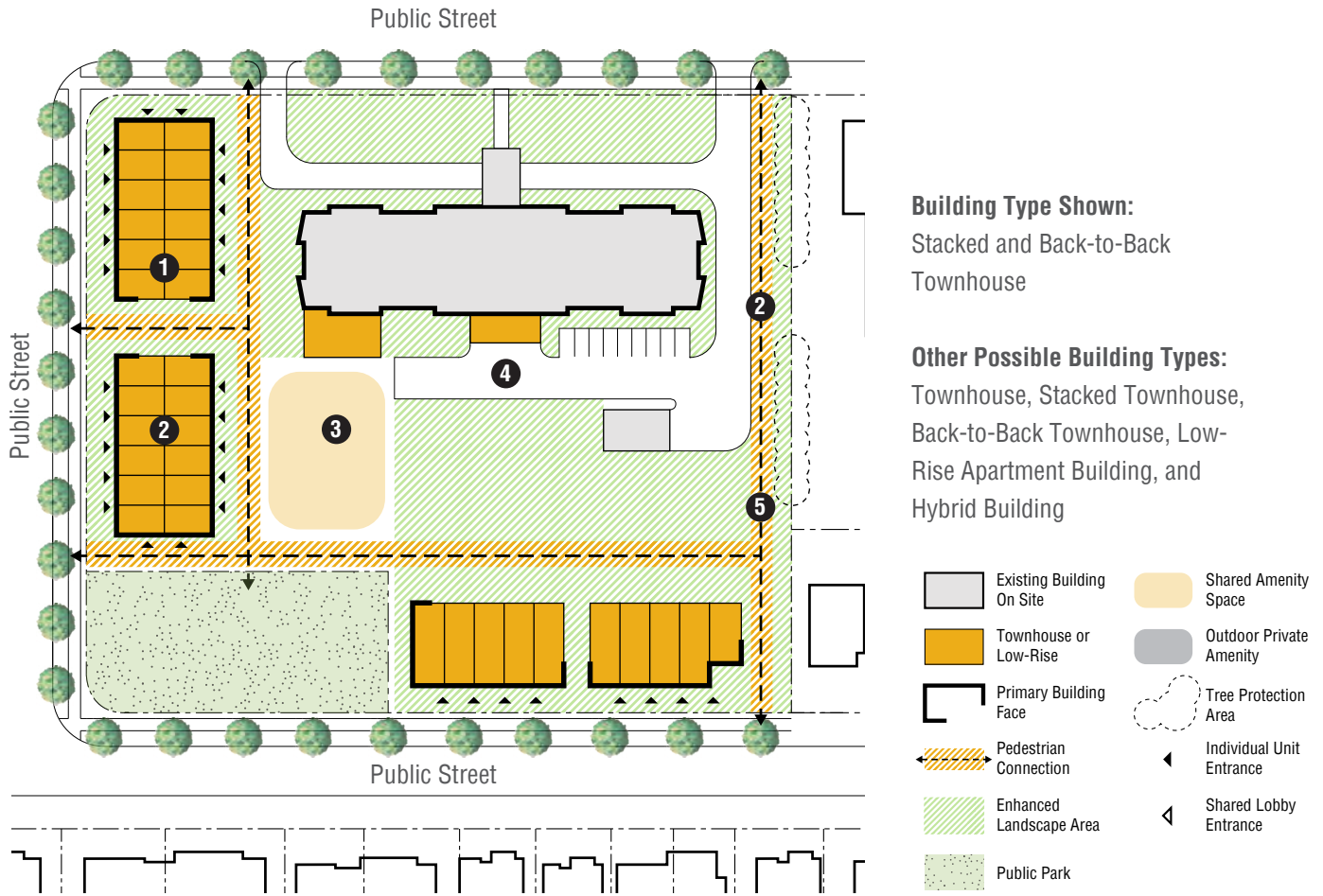
Small communities are created when multiple building blocks are developed on a site. These developments are large enough to form a distinctive character of their own, but too small to become their own neighbourhoods. Parcels with multiple building blocks should look at the site's configuration and neighbourhood character to identify the appropriate site organization, building type, and public realm design to strike a balance between fitting-in and creating a sense of place.

On deep multi-block sites, it is preferred to have buildings perpendicular to public streets where unit entrances have direct views to public streets. The pedestrian mews on deep sites serve as the main access for units and must be designed with a high quality pedestrian experience in mind. When the visibility of entrances from public streets is compromised, Low-Rise Apartment Building or Hybrid Building types may be more appropriate for the site.

Building types may vary throughout the development dependent on the location of the particular building block. Internal to the development site, buildings should have front to front facing relationships with adequate facing distance between blocks. In the demonstration plan, Block c is shown as Stacked Townhouse type with all unit entrances along the vehicular mews. This building type and entrance arrangement helps to avoid undesirable front-to-side building relationship.



## 6.5 LARGE SITE WITH TOWER



### SELECTION OF GUIDELINES

The selection of guidelines below is intended to highlight key aspects of each demonstration plan. Additional guidelines may apply.

#### 1 Section 3.3 Building Placement and Address

- a. In general, orient the primary facades of buildings and front doors parallel to the street to frame the edges of streets, parks and open spaces.

#### 2 Section 3.1 Streets, Lanes, Mews, and Walkways

- a. Extend and connect new public streets, lanes, pedestrian mews and walkways to the local street/pedestrian network and provide links to schools, transit, community facilities, and retail areas, where possible.

#### 3 Section 3.2 Shared Outdoor Amenity Areas

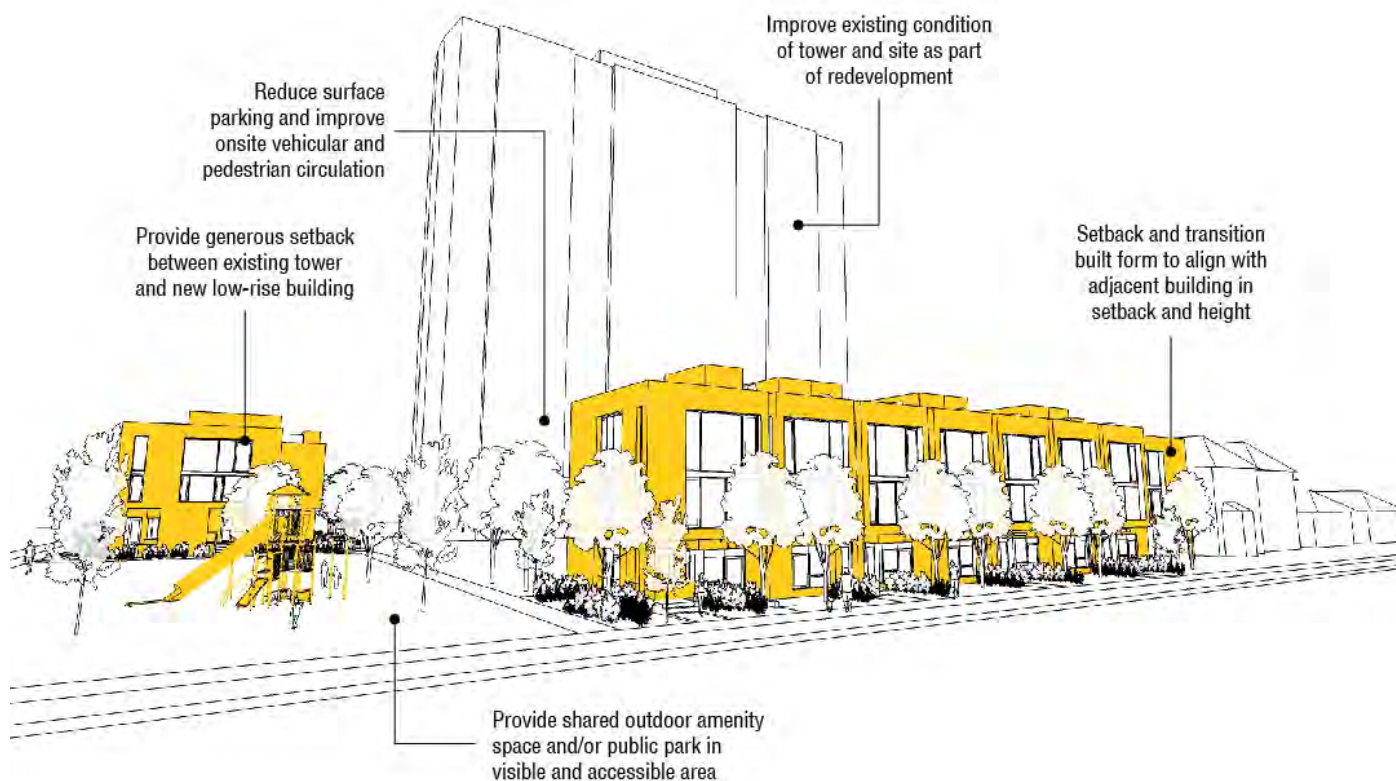
- b. Locate shared outdoor amenity area to maximize frontages on streets, mews and walkways to provide visibility and access.

#### 4 Section 3.4 Site Services, Access, and Parking

- f. Minimize surface parking, driveways and drop off areas:
  - iii. where intensification is taking place on an existing residential site (e.g. tower-in-the-park infill) replace surface parking and driveways, where possible, with well-landscaped open space

#### 5 Section 5.1.2 Landscape

- b. Provide high-quality landscaping throughout the site to soften and screen services areas, reinforce circulation routes, create pleasant pedestrian conditions and maximize shade and stormwater benefits.



## RATIONALE

The "Tower in the Park" design concept was widely used in many parts of Toronto. These types of developments were often "Towers in the Parking Lots" instead and disrupted the pedestrian-oriented scale and character of many traditional Toronto neighbourhoods. When a tower site is appropriate for low-rise building infill, it is a priority for the redevelopment to rectify negative site conditions and improve connections to the surrounding neighbourhood.

In this demonstration plan, the new and existing buildings work together to frame streets and outdoor amenity spaces. Location of new buildings and open spaces consider the shadow impacts of the existing tower. Landscape areas throughout the site are improved to raise the overall quality of the property. Physical and visual connections are introduced to create a safer and more permeable site.

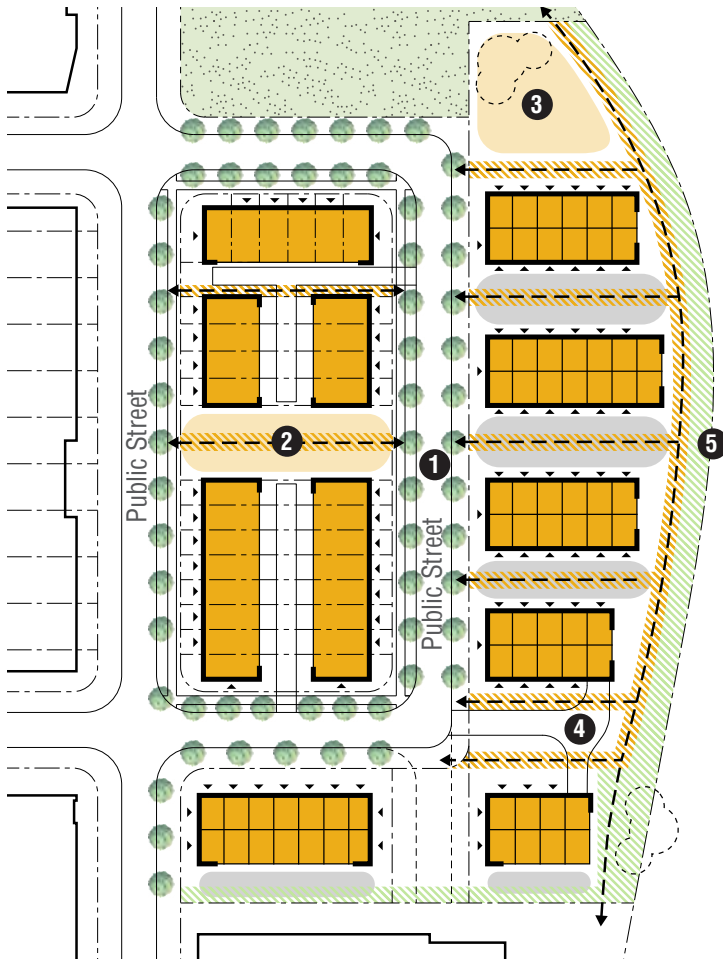
Every opportunity is made to eliminate under-utilized driveways and surface parking areas. Reorganizing the site may result in significant public realm improvements and can help to create more efficient and attractive site conditions.



New low-rise development helps to improve existing negative site conditions and create new shared amenity areas for all residents.



## 6.6 LARGE SITE WITH MULTIPLE DEVELOPMENT BLOCKS

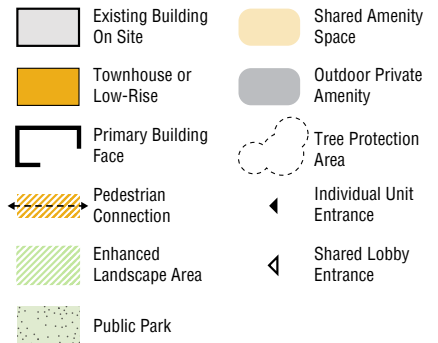


### Building Type Shown:

Townhouse, Stacked and Back-to-Back Townhouse

### Other Possible Building Types:

Stacked Townhouse, Back to Back Townhouse, Low-Rise Apartment Building, and Hybrid Building



### SELECTION OF GUIDELINES

The selection of guidelines below is intended to highlight key aspects of each demonstration plan. Additional guidelines will apply.

#### 1 Section 1.2.1 Street and Block Patterns

- e. Provide new public streets in accordance with the City's Development Infrastructure Policy and Standards (DIPS) for access and address to buildings which are not accessible from existing streets.

#### 2 Section 3.1 Streets, Lanes, Mews, and Walkways

- c. Locate and design streets, lanes, mews, and walkways to provide safe, direct, universally accessible pedestrian and cycling facilities within the new development.

#### 3 Section 3.2 Shared Outdoor Amenity Areas

- b. Locate shared outdoor amenity area to maximize frontages on streets, mews and walkways to provide visibility and access.

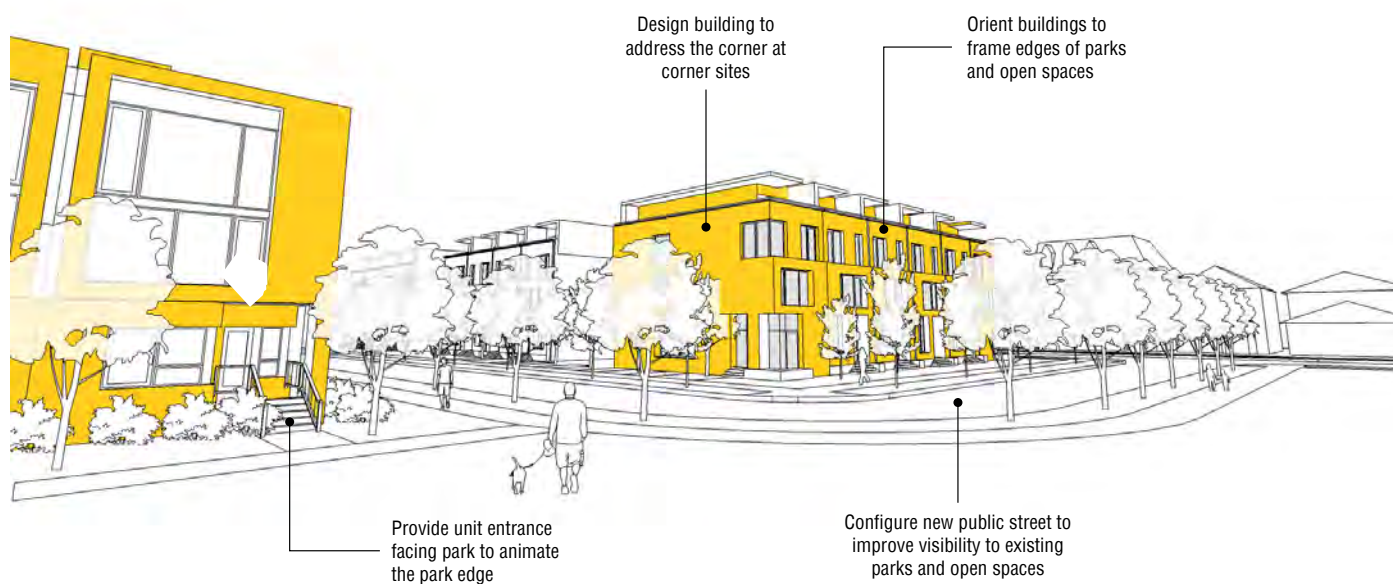
- g. Complement and connect with open space on neighbouring properties, where possible.

#### 4 Section 3.4 Site Services, Access, and Parking

- e. Minimize the extent of site area dedicated to servicing and vehicular access through the use of shared infrastructure and efficient layouts, where possible.

#### 5 Section 1.2.1 Street and Block Patterns

- c. Utilize areas alongside rail or hydro corridors and ravines to extend the network of connections, where appropriate.



## RATIONALE

Public streets, parks, open spaces, and built form all work together to define the public realm for large sites with multiple development blocks. The organization of the building blocks on large sites is critical to creating a transition between existing and new communities. It is vital that new developments respect the positive characteristics of its context and further enhance these attributes to create a cohesive neighbourhood.

Public streets are one of the fundamental building blocks to city building. On large sites, new public streets are often required to provide access. By aligning new streets to existing ones, they help stitch communities together. Public streets and pedestrian connections beyond the site should also be identified to protect opportunities for future extensions.

Public parks and open spaces are central to each new neighbourhood and can be used as an organizational element for large sites. They are civic spaces and place making opportunities which can bring a community together. Public parks should be located centrally within easy access to the community with prominent public street frontage, access to sky view and sunlight. Opportunities to expand public parks are encouraged. POPS can work together with existing open spaces to increase the possible activities and uses for the park.



Large blocks of townhouses can integrate well into established neighbourhoods by enhancing pedestrian connections and positive characteristics of its context.







## 7.0 CASE STUDIES

Section 7.0 (AVAILABLE ON-LINE ONLY) provides case studies of low-rise, multi-unit building developments that have been recently approved or built in the City of Toronto. These case studies exhibit some aspects of the intent of the Guidelines, while other aspects may require further improvements.

To access the case studies online, visit [www.toronto.ca/lowriseguidelines](http://www.toronto.ca/lowriseguidelines).









## 8.0 GLOSSARY



## 8.0 GLOSSARY

Section 8.0 provides definitions for terms used throughout the Guidelines. The terms and definitions are intended to describe aspects that assist in achieving the design objectives for low-rise housing forms. The definitions are not necessarily the same as those in the City Zoning By-laws or the Ontario Building Code.

**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

**Back of House Activities** - activities, essential to the efficient function of the development, that are commonly situated at the rear of the buildings (eg. garbage storage and vehicle access)

**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

**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

**Courtyard** – a landscaped open space, located in the centre of a single or consolidated block with no direct street frontage

### **Development Infrastructure Policy and Standards (DIPS)**

- standards that establish clear directions for the layout and design of new public residential local streets and private streets or mews

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

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

**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

**Infill Townhouse Guidelines** - design guidelines introduced in 2003 by the City of Toronto to address townhouse developments on public streets and short private mews

**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

**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

**Pavilion** – the opposite of a streetwall building, a building that stands distinctly on its own surrounded by landscaping

**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

**Pedestrian Mews** - a privately owned and maintained pedestrian street which provides access and address to individual buildings and units within a larger development site. A mews is open to the public and accessible at all times.

**Pedestrian scale** - the quality of the physical environment which reflects a sympathetic proportional relationship to human dimensions and which contributes to a person's perception and comprehension of buildings and or other features in the built environment

**Plazas** - animated gathering place with predominantly hard surfaced landscape features flanking a public street.

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

**Permeable Paving** - pavement that allows water movement through its surface

**POPS (Privately-owned Publicly Accessible Spaces)** - City of Toronto, Urban Design Guidelines, available online: [www.toronto.ca/planning/POPS.htm](http://www.toronto.ca/planning/POPS.htm).

**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

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

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

**Shared Indoor Amenity** - an indoor space in a building that is communal and for use by the occupants of the building for recreational and social activities

**Shared Outdoor Amenity** - an outdoor space on a lot that is communal and available for use by the occupants of a building for recreational or social activities



**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

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**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 to create a transition between built form of 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

**Treatment Train** - a system designed to treat stormwater run off for water quality benefits and to reduce stormwater runoff peaks and volumes

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

**Urban Garden** - a landscaped open space of intimate scale providing a tranquil setting adjacent to a city street

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

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





