

GLOSSARY

The glossary definitions provided here are to be referenced for the purposes of the Stakeholder Advisory Committee (SAC) – Broadview Avenue Planning Study only

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

Area Specific Design Guidelines – a set of strategies that are adopted in different areas of the City that often complement studies or policies to ensure that new development proposals meet the design goals and objectives of the Official Plan for a local area and the City as a whole.

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

Avenues – are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities, and transit service for community residents.

Avenue and Mid Rise Building Study – the Avenues and Mid-Rise Buildings Study was conducted to determine how to intensify along the Avenues in a way that is compatible with the adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings. The Study identifies a list of best practices, evaluates the Official Plan Avenues based on historic, cultural and built form characteristics, establishes a set of

performance standards for new mid-rise buildings, and identifies areas where the performance standards should be applied.

Character Area – is identified as sections of an Avenue that contain potential built, natural, and/or cultural heritage resources that are not listed or designated.

Community Services & Facilities – generally include (but are not limited to): elementary and secondary schools, public libraries, child care centres, community and recreation centres, arenas, swimming pools, social services, and community space.

Low Rise – refers to buildings that are less than three or four storeys in height.

Massing – the size and shape of a building above grade.

Mid Rise Building – generally refers to buildings that are five to eleven storeys or up to a height that is no taller than the right of way width of the street on which it is located.

Mixed-Use Area – an area made up of a broad range of commercial, residential and institutional uses, in a single use or mixed use buildings, as well as parks and open spaces and utilities.

Mixed-Use Building – refers to multiple types of uses within a building or set of buildings. This may include a combination

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of residential, employment, retail, institutional, or other land uses.

Official Plan (O.P) – is a legal document approved by City Council that describes policies and objectives for current and future land uses. The Official Plan is prepared in consultation with City residents and reflects a community vision for future change and development. The Official Plan is a blueprint for how the City will grow over the next 30 years. It describes the location for new housing, industry, parks, office and retail areas, community services and other land uses. The Official Plan also establishes policies for the built environment, for improvements to and for the protection of the City's natural environment.

Planning Act – provincial statute that sets out the ground rules for land use planning in Ontario and describes how land uses may be controlled, and who may control them.

Planning Framework – refers to rules and regulations that guide land use planning and development typically comprising Provincial Policies, the Planning Act, Official Plan, Zoning By-laws, Applicable Standards and Guidelines such as Mid Rise Building Study.

Public Realm – refers to spaces that are perceived as being publicly accessible, for example, sidewalks, parkettes, bike paths and building forecourts.

Right-of-way – refers to the part of the street space that is publicly owned and lies between the property lines.

Rhythm – refers to the pattern of building frontages along a streetscape, paying

particular attention to lot widths, building entrance and glazing locations and proportions, etc.

Streetscape – the distinguishing elements and character of a particular street as created by its width, degree of curvature, paving materials, design of street furniture, pedestrian amenities and the setback and form of surrounding buildings.

Street-wall – 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 – refers to the ratio of the height of buildings along the edges of a street and the width of the space between the building faces on each side of the street (includes setbacks).

Tall Building – (also referred to as a High-rise Building) is a building that is generally taller than the width of the adjacent street right-of-way, or the wider of two streets if located at an intersection

Urban Design Guidelines – a set of strategies that help translate plans or policies into desired outcomes for the design of streets, parks, open spaces and buildings.

Zoning By-law – a by-law that regulates the use and the development of lands and buildings. The regulations cover where buildings can be located, the types of buildings that are permitted and how they may be used as well as standards for lot sizes and dimensions, parking requirements, loading spaces, building heights and setbacks, front and rear building angular plane requirements.