



## Long Branch Neighbourhood Character Guidelines – Performance Standards Checklist

The Long Branch Neighbourhood Character Guidelines were approved by City Council on January 31, 2018 and are being used in the review of all new development applications and public initiatives for all lands designated *Neighbourhoods* bounded by Lake Ontario to the south, the rail corridor to the north, Twenty Third Street to the east, and Forty Second Street (including Marie Curtis Park) to the West.

The Long Branch Neighbourhood Character Guidelines are to be used by home builders, the community, City staff, and committees and appeal bodies to provide direction in their decision making as they develop plans, review applications for redevelopment and/or enhance the public realm in the Long Branch neighbourhood. These Neighbourhood Character Guidelines apply to any application submitted after January 31, 2018.

It has been identified that your Committee of Adjustment application is subject to the Guidelines. You must review the [Long Branch Neighbourhood Character Guidelines](#), which is available on the City of Toronto website. You are required to submit a completed Performance Standards Checklist (see template below) to Planning staff to outline how your proposal meets the performance standards outlined in the Guidelines. This Checklist should be used in conjunction with the Long Branch Neighbourhood Character Guidelines which are to be applied in their entirety.

Applications must contain adequate detail on how the proposed development meets the Long Branch Neighbourhood Character Guidelines. The completed Checklist must also reference the appropriate plans, drawings and reports that demonstrate compliance with the performance standards. If a landscape variance is being requested, a landscape plan must be provided with the Checklist.

Address of Subject Land (Street Number and Street Name): \_\_\_\_\_

### 3.2 Height and Massing – P.37-45

Performance Standard	Description	Principles	Performance Rationale	Key Design Guideline Applicability	Variance Requested	Rationale for Non-Compliance with the Guideline
<p><b>3.2.1 Building Heights</b> P. 38-39</p>	<p><b>Building heights</b> should comply with existing zoning permissions and be consistent in height with existing houses along the street and/or through articulation of volumes and sensitivity to existing reference lines and should transition relative to adjacent conditions.</p>	<p><b>Volume:</b> Maintain a similar scale between new and old buildings. The perceived scale of new buildings can be minimized by designing multiple smaller volumes or articulations to avoid a large, single mass. Common compatible elements include porches, stepbacks/balconies for upper levels, asymmetrical plans with setback, integration of upper levels within the roof, etc.</p> <p><b>Access to Natural Daylight and Sunlight:</b> Ensure that the building does not block neighbours' access to daylight and sunlight, including on yards and main windows.</p> <p><b>Entrances:</b> Minimize the appearance of stairs to entrances, in order to decrease the perceived building height. Internalize stairs to create a porch, and lower door with a strong relationship to the public realm [Refer to Section 2.3.2 Front Entrance Design].</p>	<p>The performance rationale for <b>Building Heights</b> is to ensure that new developments are at an appropriate scale that fit with the existing built form through the integration of taller forms into sloped roof massing or in the case of flat roofs, through stepbacks.</p> <p>Particular importance should be placed on evaluating building height compatibility based on relationships to adjacent properties in order to mitigate issues related to overshadowing and privacy/overlook.</p>	<p>Review Page 38-39 for Key Design Guidelines, to which you must refer in your rationale</p>		

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<p><b>3.2.2 Building Face</b> P. 40-41</p>	<p>The <b>building face</b> should respect the established street-wall in order to preserve and frame view corridors and/or step incrementally in response to curvilinear streets.</p> <p>Projections and/or recesses in the building face and the placement of porches, canopies, overhangs and windows should reinforce the existing rhythm and reference lines along the street.</p>	<p><b>Materiality:</b> Incorporate materials that are common to the Long Branch neighbourhood and compatible with the adjacent and surrounding properties.</p> <p><b>Windows and Openings:</b> Establish a minimum percentage/scale of fenestration to ensure adequate amount of daylighting and transparency.</p> <p><b>Setback:</b> Locate ancillary structures, such as garages, back from the primary plane to accentuate the building's access and built form.</p> <p><b>Shadows:</b> Recommend minimum distances between planes to add three dimensional quality to the building face.</p>	<p>The performance rationale for the <b>Building Face</b> guidelines is to create a consistent and vibrant street-wall along the street by respecting the location (setback) of the primary plane of the building face and generally following the rhythm of the street by using compatible articulation and elements.</p> <p>The compatibility of the building face should be evaluated based on the unique conditions of individual streets in Long Branch.</p>	<p>Review Page 40-41 for Key Design Guidelines, to which you must refer in your rationale</p>		

Performance Standard	Description	Principles	Performance Rationale	Key Design Guideline Applicability	Variance Requested	Rationale for Non-Compliance with the Guideline
<p><b>3.2.3 Building Depth</b> P. 42-43</p>	<p>Buildings should comply with zoning, be consistent with <b>depths</b> of existing houses along the street and/or use setbacks to transition the rear massing in combination with the careful placement of windows, balconies, plantings and privacy screens to ensure a buffer between adjacent properties.</p>	<p><b>Articulation:</b> Articulate rear façades to break up the overall building massing and reduce the visual impact of the building from the rear.</p> <p><b>Setback:</b> Setback upper storeys from the rear to align with adjacent dwellings where possible to minimize shadow impact and perceived mass.</p> <p><b>Privacy Screen:</b> Integrate privacy screens to minimize potential for privacy and overlook issues with consideration for reducing the overall mass of the structure.</p>	<p>The performance rationale for the <b>Building Depth</b> is generally to limit the overall depth of buildings so as to ensure adequate open space in the rear yard, minimize privacy and overlook issues and to ensure new developments maintain an appropriate sense of scale and massing relative to adjacent properties.</p>	<p>Review Page 42-43 for Key Design Guidelines, to which you must refer in your rationale</p>		

Performance Standard	Description	Principles	Performance Rationale	Key Design Guideline Applicability	Variance Requested	Rationale for Non-Compliance with the Guideline
<p><b>3.2.4</b> <b>Finished Ground Floor Height</b> P. 44-45</p>	<p>The <b>finished ground floor height</b> of new buildings should comply with zoning and be consistent with existing houses along the street and/or through stepped landscaping and entrance articulation to reinforce existing reference lines and mitigate perceived breaks in the building's connection to grade.</p>	<p><b>Scale:</b> Establish visual reference lines of the finished ground floor on the façades to break down the perceived scale of the building. Consider height of the other elements on the façade (e.g. height of windows, doors, porches, materials) in adjacent buildings.</p> <p><b>Grade:</b> Design the finished ground floor height as close to grade as possible and avoid the use of long stairs that may distort the overall scale of the building. A maximum number of steps may be used as a means of ensuring this.</p> <p><b>Materials:</b> Use materials that do not accentuate the variation in scales between various elements of the façade.</p>	<p>The performance rationale for <b>Finished Ground Floor Height</b> is to contribute to the character of the neighbourhood by establishing the height of the entrance and therefore the overall perceived height of buildings, entrance and front façade design. This is to ensure new buildings do not disrupt the connection of the building to the street through perceived discrepancy in scale as well as active use of the street grade</p>	<p>Review Page 44-45 for Key Design Guidelines, to which you must refer in your rationale</p>		

### 3.3 Building Elements – P.47-57

Performance Standard	Description	Principles	Performance Rationale	Key Design Guideline Applicability	Variance Requested	Rationale for Non-Compliance with the Guidelines
<p><b>3.3.1</b> <b>Roofs</b> P. 48-49</p>	<p><b>Roofs</b> play a major role in shaping perceived mass and scale and through a selection of pitch, orientation and articulation, should ensure compatibility with adjacent building volumes by reinforcing existing reference lines and street rhythm.</p>	<p><b>Reference:</b> Align the lines of major elements to establish a visual continuity among different architectural styles. The elements need not be exactly matched, so there is some level of flexibility.</p> <p><b>Elements:</b> Determine new 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).</p> <p><b>Presence:</b> Ensure that the roof is in balance with the overall built form. A roof has 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.</p>	<p>The performance rationale for <b>Roofs</b> is to create a harmonious roofscape in the neighbourhood of Long Branch, 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.</p>	<p>Review Page 48-49 for Key Design Guidelines, to which you must refer in your rationale</p>		

Performance Standard	Description	Principles	Performance Rationale	Key Design Guideline Applicability	Variance Requested	Rationale for Non-Compliance with the Guidelines
<p><b>3.3.2</b> <b>Front Entrance Design</b> P. 50-51</p>	<p><b>Front entrance design</b> 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.</p>	<p><b>Scale:</b> Define a minimum / maximum envelope for the entrance (height, depth, width)</p> <p><b>Entry Floor Height:</b> Identify appropriate entry floor heights. A common incompatibility is higher entrances with a subsequent larger and taller stair area occupying the front entrance area.</p> <p><b>Massing:</b> Define the type / level of enclosure of the entrance structure: colonnades, railings, parapet walls, etc. While flexibility is important to preserving 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.</p>	<p>The performance rationale for <b>Front Entrance Design</b> 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.</p>	<p>Review Page 50-51 for Key Design Guidelines, to which you must refer in your rationale</p>		

Performance Standard	Description	Principles	Performance Rationale	Key Design Guideline Applicability	Variance Requested	Rationale for Non-Compliance with the Guidelines
<p><b>3.3.3 Windows</b> P. 52-53</p>	<p><b>Windows</b> contribute to the neighbourhood character by breaking up the building mass and providing a visual connection between the public and private realm.</p> <p>While Long Branch is characterized by a variety of window designs and configurations, compatibility can be achieved through a selection of window sizes and locations that are respectful of the balance and rhythm of solid and glazed surfaces of buildings along the street.</p>	<p><b>Scale/Ratio:</b> Extrapolate the characteristic window size/ratio in the neighbourhood and try to maintain a similar scale.</p> <p><b>Reference Line:</b> Align the reference lines for visual continuity when following a similar scale of window is not feasible.</p> <p><b>Rhythm:</b> Integrate a similar rhythm of window into the design. Each architectural style tends to have a typical rhythm of fenestration (e.g. spacing, proportion, frequency), but compatible rhythms should be established.</p> <p><b>Privacy:</b> Place the windows in a manner that avoids impact on 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.</p>	<p>The performance rationale for <b>Windows</b> is to design windows that complement the existing characteristic articulation along the street and provide an appropriate level of overlook depending on the location of windows.</p>	<p>Review Page 52-53 for Key Design Guidelines, to which you must refer in your rationale</p>		



Performance Standard	Description	Principles	Performance Rationale	Key Design Guideline Applicability	Variance Requested	Rationale for Non-Compliance with the Guidelines
<p><b>3.3.4</b> <b>Façade Elements</b> P. 54-55</p>	<p>The placement and prominence of <b>façade elements</b> can be used to break up the continuity of buildings and establish a sense of depth in a building's façade, reinforcing the street rhythm and creating alignments with existing reference lines.</p>	<p><b>Articulation:</b> Use façade elements to emphasize certain parts of the façade that are of significance (e.g. front door or custom features).</p> <p><b>Depth:</b> Determine depth of building façade 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.</p> <p><b>Visibility:</b> Design the elements so that there is a degree of visibility into the house and onto the street, without compromising privacy.</p>	<p>The performance rationale for <b>Façade Elements</b> is to encourage compatibility while allowing for diversity and variety in façade elements and overall built form that serves 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.</p>	<p>Review Page 54-55 for Key Design Guidelines, to which you must refer in your rationale</p>		

Performance Standard	Description	Principles	Performance Rationale	Key Design Guideline Applicability	Variance Requested	Rationale for Non-Compliance with the Guidelines
<p><b>3.3.5 Materiality</b> P. 56-57</p>	<p>Type(s) and combination of <b>materials</b> 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).</p>	<p><b>Authenticity:</b> 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.</p> <p><b>Depth:</b> 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.</p> <p><b>Tones:</b> Provide variety in materiality through diversity of colour (within the same tone) and avoid monotony.</p>	<p>The performance rationale for <b>Materiality</b> is to promote a variety of harmonious and high-quality materials in the neighbourhood that correlate and / or complement one another.</p>	<p>Review Page 56-57 for Key Design Guidelines, to which you must refer in your rationale</p>		

### 3.4 Driveways and Garages – P. 59-61

Performance Standard	Description	Principles	Performance Rationale	Key Design Guideline Applicability	Variance Requested	Rationale for Non-Compliance with the Guideline
<p><b>3.4 Driveways and Garages</b> P. 59-61</p>	<p>Refers to the siting and access to the <b>garage</b>, as well as surface parking within each property. Incompatible garage and <b>driveway</b> design may diminish the character of the front façade of the building or overcrowd the front yard space to the detriment of other positive landscaping elements.</p>	<p><b>Garage Structures:</b> 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 front 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.</p> <p><b>Integration:</b> 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.</p> <p><b>Ground Permeability &amp; Solar Reflection:</b> Minimize the width of driveway and length of curb cut in front of the building to reduce the amount of hardscape and increase soft landscaping. Permeable materials are recommended so as to encourage natural drainage and minimize surface run-off. Green areas in proximity to the garage should be protected and ensure easy maintenance by planting drought resistant species. Additionally, light-coloured materials that reflect heat are recommended.</p>	<p>The performance rationale for <b>Driveways and Garages</b> is to ensure compact and well integrated parking and driveway solutions that do not detract from other front yard elements and allow for permeability or soft landscaping. It is also to ensure that garage placements and driveway widths are consistent with existing Long Branch conditions.</p>	<p>Review Page 59-61 for Key Design Guidelines, to which you must refer in your rationale</p>		

### 3.5 Setback & Landscape – P.63-73

Performance Standard	Description	Principles	Performance Rationale	Key Design Guideline Applicability	Variance Requested	Rationale for Non-Compliance with the Guideline
<p><b>3.5.1</b> <b>Front Yard Setbacks</b> P. 64-65</p>	<p>The required minimum <b>front yard setback</b> is the average of the front yard setbacks of those buildings on the abutting lots. 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.</p>	<p><b>Streetwall:</b> Ensure that the addition of elements encroaching into the setback line do not clutter and dominate the visibility of the front façade.</p> <p><b>Interface:</b> Establish front yard setbacks that promote a desirable interface with the adjacent street, creating an appropriate sense of scale and enclosure.</p> <p><b>Landscaping:</b> If the building is set back at a great distance, design the front yard to provide comfort and intimacy in the public realm, but also to reinforce the streetline (e.g. line of trees).</p>	<p>The performance rationale for <b>Front Yard Setbacks</b> 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.</p>	<p>Review Page 64-65 for Key Design Guidelines, to which you must refer in your rationale</p>		

Performance Standard	Description	Principles	Performance Rationale	Key Design Guideline Applicability	Variance Requested	Rationale for Non-Compliance with the Guideline
<p><b>3.5.2</b> <b>Front Yard Landscape</b> P. 66-69</p>	<p>Long Branch is characterized by <b>front yard landscape</b> 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. Most streets lack public street trees, so trees planted on private property are essential to maintain the tree canopy of streets.</p>	<p><b>Grading Strategy:</b> 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.</p> <p><b>Surface Materials:</b> Maintain soft and/or pervious landscapes within the front yard for environmental support and to minimize surface runoff, heat island effect, which impacts the neighbourhood microclimate.</p> <p><b>Openness:</b> 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).</p> <p><b>Trees/Plantings:</b> Protect all existing trees and provide optimal planting and growing conditions for new ones.</p>	<p>The performance rationale for the <b>Front Yard Landscape</b> 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.</p>	<p>Review Page 68-69 for Key Design Guidelines, to which you must refer in your rationale</p>		

Performance Standard	Description	Principles	Performance Rationale	Key Design Guideline Applicability	Variance Requested	Rationale for Non-Compliance with the Guideline
<p><b>3.5.3</b> <b>Side Yard Setbacks</b> P. 70-71</p>	<p><b>Side yard setbacks</b> should provide adequate separation between buildings that respects the pattern of massing and scale of nearby residential properties and building frontages in order to minimize perceived density along the street.</p>	<p><b>Scale:</b> 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.</p> <p><b>Visual Connection:</b> Ensure a visual connection between natural heritage and the public street if the property is adjacent to such.</p>	<p>The performance rationale for <b>Side Yard Setbacks</b> is to ensure appropriate separation between adjacent buildings and establish an appropriate pattern of building separation along the length of the street.</p>	<p>Review Page 70-71 for Key Design Guidelines, to which you must refer in your rationale</p>		

Performance Standard	Description	Principles	Performance Rationale	Key Design Guideline Applicability	Variance Requested	Rationale for Non-Compliance with the Guideline
<p><b>3.5.4</b> <b>Rear Yard Setbacks</b> P. 72-73</p>	<p>The location of primary <b>rear walls</b> should comply with zoning and ensure 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.</p>	<p><b>Privacy:</b> 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 optimize privacy.</p> <p><b>View:</b> 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.</p> <p><b>Surface Materials:</b> 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.</p> <p><b>Separation:</b> Ensure that any elements such as trees, canopies, etc., are sufficiently separated from adjacent properties. Common conflicts are tree leaves falling in neighboring gardens or roots disturbing neighbouring patio pavement.</p>	<p>The performance rationale for <b>Rear Yard Setbacks</b> is to ensure the provision of adequate rear yard amenity space, achieve sufficient separation between facing units, mitigate potential impacts associated with overlook and shadow impacts, and that vehicle parking be facilitated in cases where detached garages or parking pads are permitted and accessed via the adjacent street.</p>	<p>Review Page 72-73 for Key Design Guidelines, to which you must refer in your rationale</p>		

### 3.6 Special Features – P.75-83

Performance Standard	Description	Principles	Performance Rationale	Key Design Guideline Applicability	Variance Requested	Rationale for Non-Compliance with the Guideline  *Please also indicate if any trees will be injured or removed on site.
<p><b>3.6.1 Trees</b> P. 76-77</p>	<p>Throughout Long Branch residential streetscapes are most successful when they incorporate a continuous mature street <b>tree canopy</b>, which frames the street.</p> <p>Associated benefits include a desirable sense of enclosure and moderating micro-climate conditions by providing shade and reducing pedestrian-scale wind impacts.</p>	<p><b>Separation Distance Between Trees and Building Elements:</b> Ensure adequate separation is provided for trees to grow maturely. This includes separation between trees and side yard setbacks and to neighbouring retaining walls. Side yard setbacks are usually good references for preventing conflict.</p> <p><b>Protection During Construction:</b> Significant trees need to be protected from potential damage during construction. Refer to the City's <b>Private Tree By-law</b> for more guidelines and information.</p> <p><b>Species Selection:</b> Plant a mix of native species to mitigate the spread of diseases and to minimize maintenance. The full list can be found at <b>Forestry Facts and Native Plant Lists</b></p> <p><b>Plan for Healthy Trees:</b> Follow appropriate planting techniques and maintenance to ensure the health of trees (e.g. soil volumes, growth medium types, spacing between trees). Refer to <b>Planting Techniques and Maintenance</b> for a comprehensive guide.</p>	<p>The performance rationale for <b>Trees</b> is to protect the neighbourhood's extensive profile of mature trees as they provide important benefits related to shade, energy savings, erosion control, noise buffering, storm-water attenuation, wildlife habitat, and improve air quality through the removal of air pollutants. The tree canopy in Long Branch significantly contributes to the neighbourhoods quality and character and generally helps to mitigate the effects of climate change.</p>	<p>Review Page 76-77 for Key Design Guidelines, to which you must refer in your rationale</p>		



Performance Standard	Description	Principles	Performance Rationale	Key Design Guideline Applicability	Variance Requested	Rationale for Non-Compliance with the Guideline  *Please also indicate if any trees will be injured or removed on site.
<p><b>3.6.2</b> <b>Properties Adjacent to Open Spaces</b> P. 78-81</p>	<p>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 <b>adjacent open spaces</b>.</p>	<p><b>Screening Elements:</b> Ensure appropriate screening between properties and adjacent open spaces. Appropriate elements may include privacy fences, landscape buffers and tree plantings.</p> <p><b>Open Space Frontages:</b> Ensure that building façades which frame adjacent open spaces are articulated and fenestrated to a quality which is consistent with the front façade.</p>	<p>The performance rationale for <b>Properties Adjacent to Open Spaces</b> is to ensure that the interface between private properties and open spaces feel public, accessible, attractive and safe. The privacy from these public spaces will require some screening or other methods along the property. Garages that are too prominent or block the views to the open spaces are incompatible with the character of Long Branch.</p>	<p>Review Page 80-81 for Key Design Guidelines, to which you must refer in your rationale</p>		

Performance Standard	Description	Principles	Performance Rationale	Key Design Guideline Applicability	Variance Requested	Rationale for Non-Compliance with the Guideline  *Please also indicate if any trees will be injured or removed on site.
<p><b>3.6.3</b> <b>Corner Lots</b> P. 82-83</p>	<p>Throughout Long Branch, <b>corner lots</b> are characterized by buildings which are articulated to address both street frontages. Generally, each corner lot contains a primary street frontage, and a secondary street frontage, which is treated as an exterior side yard condition.</p>	<p><b>Street Frontages:</b> Establish minimum ratio of fenestration for adjacent façades, minimum/maximum perceived height of front and side walls, suitable/unsuitable materials for adjacent walls, etc.</p> <p><b>Screening Elements:</b> Ensure appropriate screening between properties and adjacent open spaces. Appropriate elements may include privacy fences, landscape buffers and tree plantings.</p> <p><b>Landscaping:</b> 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).</p>	<p>The performance rationale for <b>Corner Lots</b> is to establish an appropriate and desirable interface between the building and adjacent street frontages to ensure they are attractive and feel safe. However, this must be balanced with the need to maintain privacy, particularly within the exterior side yard and rear yard.</p>	<p>Review Page 82-83 for Key Design Guidelines, to which you must refer in your rationale</p>		