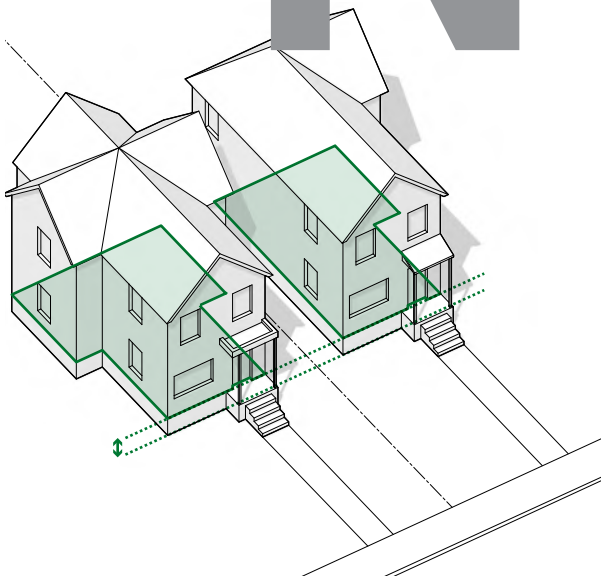
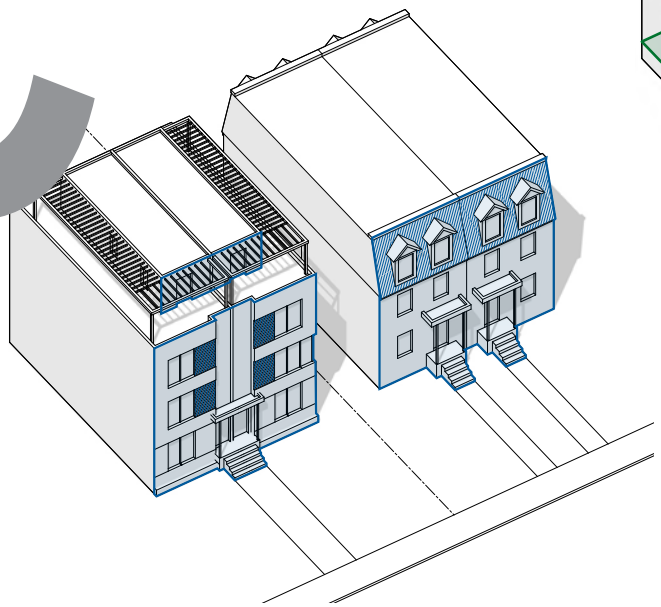
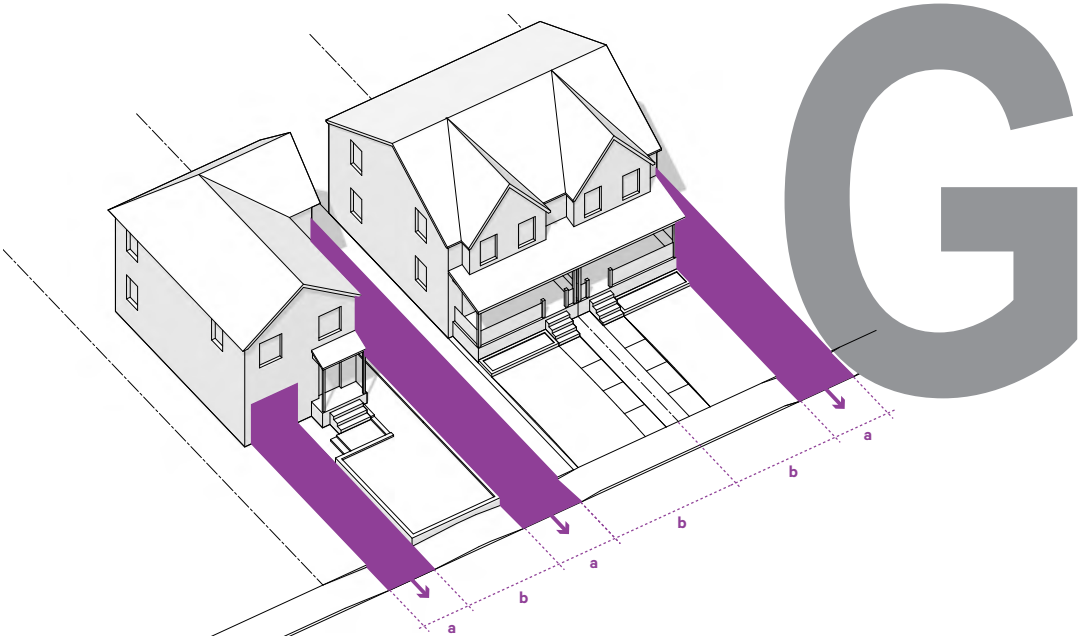
SvN

Long Branch

Neighbourhood Character Guidelines







Submitted by:
SvN, updated by the City of Toronto

Date:
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1 Introduction

1.1 Why Neighbourhood Character Guidelines?

Overview

The stability of our neighbourhoods' physical character is one of the keys to Toronto's success. While communities experience constant social and demographic change, the general physical character of Toronto's residential neighbourhoods endures. While opportunities may exist to accommodate infill development, where appropriate, Neighbourhoods are not intended to be the focus of intensification. Physical changes by way of rezoning, minor variance, consent or other public action to established neighbourhoods must be contextually-sensitive, gradual, and generally fit within their existing physical character. A key objective of the Official Plan is to ensure that new development respects and reinforces the general physical patterns within a neighbourhood.

In order to assist in implementing this objective, the City of Toronto retained SvN Architects + Planners to assist with the preparation of the Neighbourhood Character Guidelines Template, which establishes a city-wide framework by which neighbourhood-specific guideline documents can be prepared. Such documents will ensure that future development is undertaken in a manner which is sensitive, gradual and generally consistent with the existing physical character of the respective neighbourhood.

These Guidelines will serve as an implementation tool for the City of Toronto Official Plan, and the applicable zoning by-laws, in the evaluation of development applications.

The Long Branch Character Guidelines

Neighbourhoods are intended to be stable, but not static. Throughout the City of Toronto, the degree and intensity of development interest within neighbourhoods varies significantly. Long Branch is currently undergoing physical change, resulting from ongoing infill and redevelopment, at a rate which is more significant than that of other neighbourhoods within the City. The objective of the Guidelines is to identify the neighbourhood's key character-defining qualities, and to ensure that future developments are designed in a manner which is contextually-sensitive and responsive to the neighbourhood character in keeping with policy 4.1.5 of the City's Official Plan. In order to accomplish this objective, the Guidelines incorporate a design methodology which evaluates future development at three concentric scales, including:

1. The property in relation to adjacent properties;
2. The property in relation to the street and block segment;
3. The property in relation to the broader neighbourhood context.

Neighbourhoods are experiencing increased development and as a result it will be important for those Neighbourhoods to be able to define their distinctive character and identify what elements are important to that character.

Figure 1 Inter-relationship of City-wide, Area Specific & Neighbourhood policies and guidelines

Implementation and Review

The Guidelines will be subject to a review and evaluation process by local residents, stakeholders, and municipal staff. Following approval and adoption by City Council, it is recommended that the guidelines be subject to review and evaluation in sequence with the legislative Official Plan review timeline, in order to ensure that they remain applicable as the Long Branch Neighbourhood continues to evolve, and as the Official Plan and Zoning By-law are amended.

Balancing Neighbourhood Development and Character

Key questions, which have arisen out of consultation with local residents, stakeholders, and municipal staff, as well as through observations obtained through site visits and documentation, include:

- What is the impact on traditional lot patterns, resulting from the severance of larger (15.2m / 50') lots and the production of smaller (7.6m / 25') lots?
- How are lot severances impacting the rhythm of building frontages and entrances?

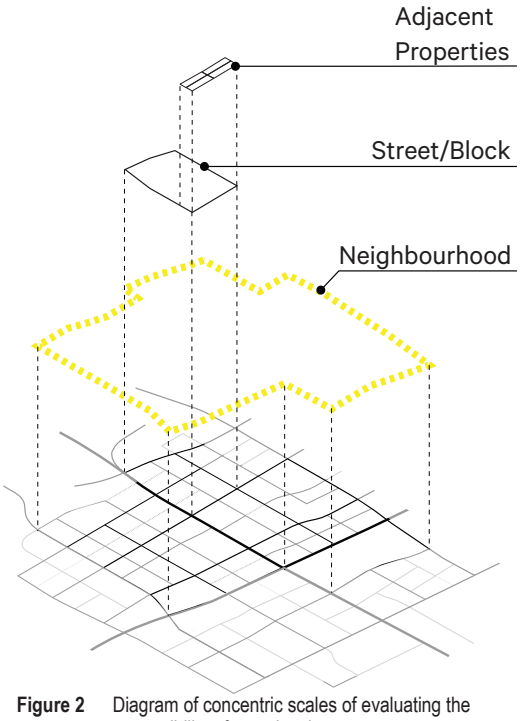


Figure 2 Diagram of concentric scales of evaluating the compatibility of new development

Figure 3 Long Branch Study Area Boundaries Map

- How is the combined impact of lot severances and the density optimization impacting the height, massing, scale and proportion of buildings?
- How is the continuity and aesthetic quality of the public realm being impacted by the introduction of additional driveways and curb cuts, and the removal of mature street trees?
- How is the physical character of the neighbourhood being impacted by the continued loss of traditional cottage-style single family dwellings, and the introduction of new building typologies and styles?
- What is the potential impact on significant views and vistas, or the loss of privacy, resulting from setback reductions associated with new development?

The guidelines aim to answer the above questions, while balancing what may appear to be competing objectives. As a Council adopted document, the Guidelines will add to the toolkit for use by home builders, the community, municipal staff, committees and appeal bodies to reference as they develop plans, enhance the public realm and/or review applications for redevelopment.

Throughout the preparation, review and evaluation of development applications, it is important that the Guidelines be considered in their entirety, as consistency with one particular set of guidelines does not necessarily translate into consistency with the document's broader recommendations. In order to ensure appropriate consideration of the Guidelines, Planning Staff may defer an application until such time that a Neighbourhood Character Analysis has been completed.

Figure 4 "Stop the Lot Splitting" lawn sign in Long Branch

Figure 5 "Sensitive Change" lawn sign in Long Branch

1.2 What is Neighbourhood Character?

Introduction

The term “Neighbourhood Character” refers to the look and feel of an area, and the activities which occur there. Neighbourhood character can be influenced by a combination of quantitative elements, such as lot frontage, setbacks, and building height; as well as qualitative elements, such as landscaping, materiality, and door and window placement. Neighbourhood character can also be influenced by a wide range of social, cultural, ecological, physical and economic factors.

Neighbourhood character is a comprehensive concept and has room for a wide range of occurrences and design choices. The buildings, open spaces and streets work together to define character. It is not the result of uniformity, but rather compatibility. There is no one-size-fits-all solution, and each neighbourhood will need to catalogue and analyze all urban design aspects before being able to identify what the key elements are that contribute to the character of that particular neighbourhood. What is compatible in one neighbourhood may be incompatible in another.

The character of a neighbourhood is influenced by, but not limited to, architectural style. It is important to understand that Guidelines are ultimately concerned with compatibility rather than similarity of elements or "mimicking", and therefore focus on character over style; any guideline proposed must always be achievable regardless of architectural style.

Neighbourhoods vary in size and may extend for large areas of urban fabric, which may encompass areas with singularities that do not apply across the totality of the neighbourhood. Whether they are punctual occurrences (e.g. adjacency to a natural feature) or a recurring event (e.g. North-South streets vs. East-West streets), these singularities might trigger specific additional guidelines for that particular zone. It is useful to think of such in terms of character areas within the neighbourhood as a way of capturing all the particularities and specific needs of each area. These characteristics may also help to identify the boundaries of a Neighbourhood (see Section 1.4)

The Official Plan speaks to Neighbourhoods' physical character. This physical character recognizes the historical development of patterns that have taken place over time within the City. These policies are intended to ensure that new development respects and reinforces the development patterns and character of the local area.

A neighbourhood’s character is composed of a number of individual elements that together contribute to the creation of a distinct ‘sense of place’ - the street patterns, lot sizes, consistent façade elements, materials, treatment of front yards, types of trees and vegetation, etc.

"Toronto’s hundreds of Neighbourhoods contain a full range of residential uses within lower scale buildings, as well as parks, schools, local institutions and small-scale stores and shops serving the needs of area residents […] While communities experience constant social and demographic change, the general physical character of Toronto’s residential Neighbourhoods endures."

From Official Plan Section 4.1 Neighbourhoods

1.3 How do we plan Neighbourhoods?

1.3.1 Development Criteria

Official Plan Amendment (OPA) 320 was approved by the Minister of Municipal Affairs on July 4, 2016. The policy seeks to clarify, strengthen and refine the Official Plan's Neighbourhoods and Apartment Neighbourhoods policies to support, among other goals, the protection and enhancement of existing neighbourhoods. For consistency with the Official Plan (OPA 320 is under appeal at the Ontario Municipal Board), the guideline sections have been ordered within this document to reflect the current structure of Policy 4.1.5, which states:

"Development in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular:

a. patterns of streets, blocks and lanes, parks and public building sites;

b. size and configuration of lots;

Patterns

c. heights, massing, scale and dwelling type of nearby residential properties;

Height & Massing

d. prevailing building type(s)

character defining aspects of buildings not addressed in the Official Plan

Building Elements

character defining aspects of driveways and garages not addressed in the Official Plan

Driveways & Garages

e. setbacks of buildings from the street or streets;

f. prevailing patterns of rear and side yard setbacks and landscaped open space;

Setbacks & Landscape

g. continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and

Special Features

h. conservation of heritage buildings, structures and landscapes

Heritage

No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the geographic neighbourhood."

1.3.2 The Zoning By-law

Introduction

The Zoning By-law establishes use permissions and development regulations for all lands within the City of Toronto. When combined and illustrated graphically, these regulations generate building envelopes, which reflect ultimate build-out conditions for all permitted uses.

The Long Branch Neighbourhood is subject to Chapter 330 of the Former Etobicoke Zoning Code, which contains a set of area-specific Zoning regulations for the Village of Long Branch. These regulations, which remain in force and in effect, are generally consistent with those outlined in City of Toronto Comprehensive Zoning By-law 569-2013, part of which are under appeal at the Ontario Municipal Board.

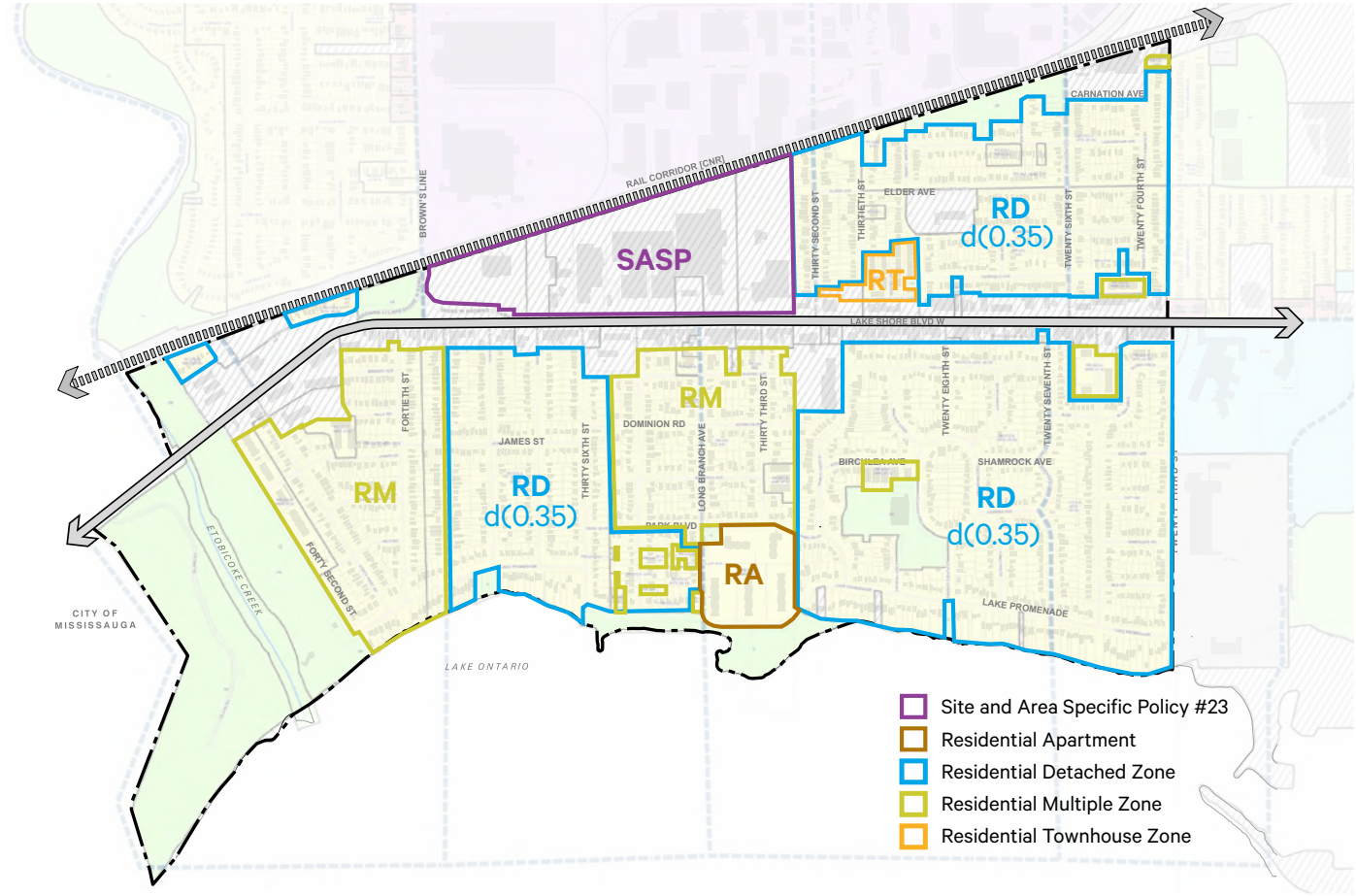


Figure 6 Zoning Overlay of Long Branch Neighbourhood

As stated in both Zoning By-laws, Long Branch is primarily comprised of three residential zones. These include the Residential Detached (RD) Zone, The Residential Multiple (RM) Zone, and the Residential Apartment (RA) Zone. The Long Branch Neighbourhood also includes a small Residential Townhouse (RT) Zone, located north of Lake Shore Boulevard, east of Thirty First Street and west of Twenty Ninth Street. However, this zone occupies a relatively small land area, and is not consistent with the general character of Long Branch. Therefore, this document does examine the RT Zone in significant detail.

The lands located north of Lake Shore Boulevard, between Brown's Line and Thirty Second Street, are subject to Site and Area-Specific Policy #23. This policy permits a combination of residential and non-residential uses, with a maximum floor space index of 3.0, and a maximum building height of 6 storeys.

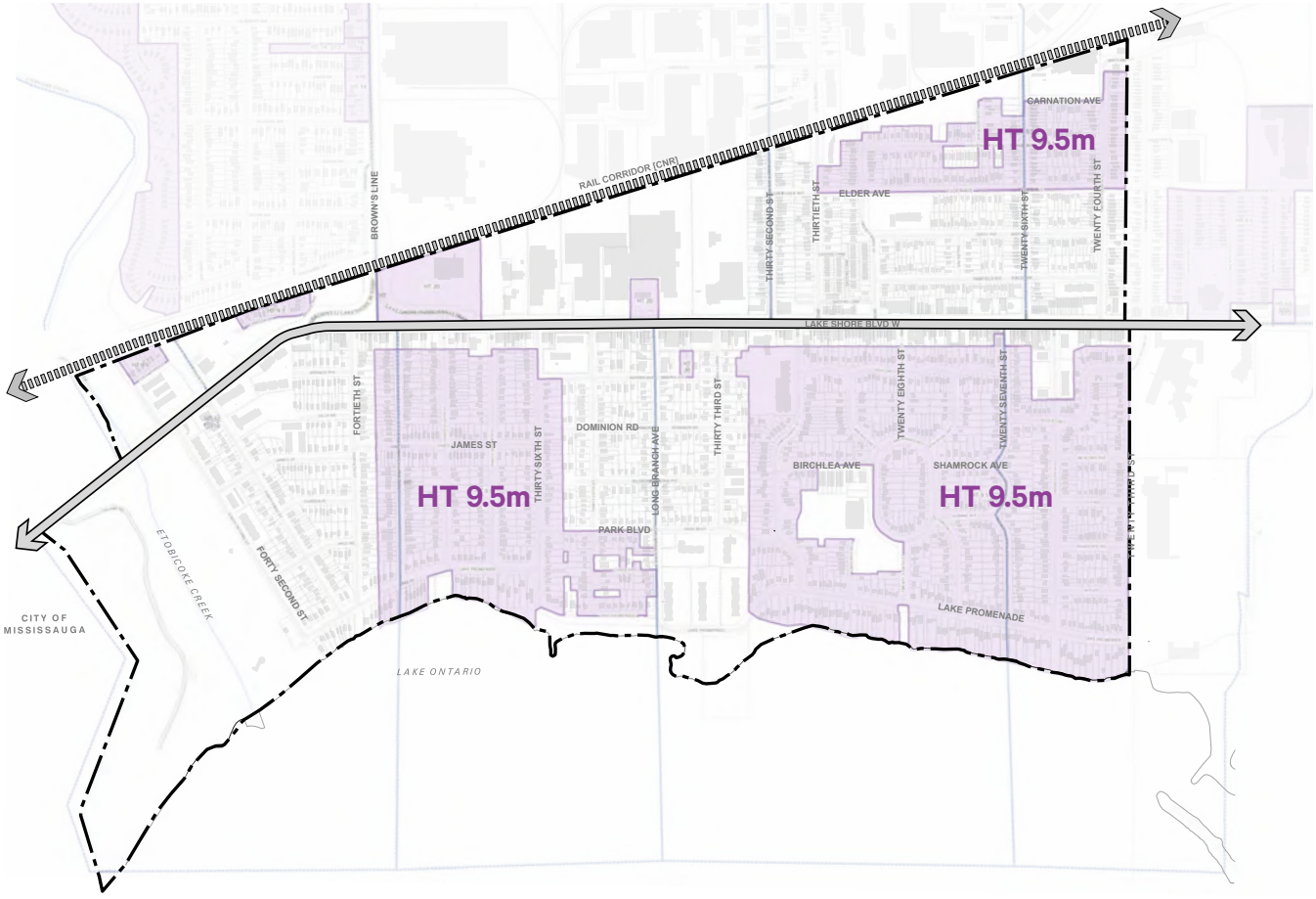


Figure 7 Height Overlay of Long Branch Neighbourhood

Residential Detached (RD) Zone
Properties identified as RD Zone are generally located south of Lake Shore Boulevard between Thirty Sixth Street and Thirty Ninth Street, and between Twenty Third Street and Thirty First Street, as well as north of Lake Shore Boulevard, between Elder Avenue and the rail corridor. The RD Zone permits detached single family dwellings, as well as range of conditional and accessory uses, and is subject to a series of key regulations set out in the Zoning By-law.

Residential Multiple (RM) Zone
Properties identified as RM Zone are generally located south of Lake Shore Boulevard between Fortieth Street and Forty Second Street, and north of Park Boulevard between Thirty Third Street and Thirty Fifth Street, as well as north of Lake Shore Boulevard between Fairfield Avenue and Elder Avenue. The RM Zone permits detached and semi-detached single family dwellings, as well as duplexes, triplexes, fourplexes, and apartment buildings, as well as range of conditional and accessory uses, and is subject to a series of key regulations set out in the Zoning By-law.

Residential Apartment (RA) Zone
Properties identified as RA Zone are generally located south Park Boulevard, north of Lake Promenade, east of Long Branch Avenue, and west of Thirty First Street. The RA Zone permits multi-unit apartment buildings, as well as range of conditional and accessory uses, and is subject to a series of key regulations set out in the Zoning By-law.

Please refer to Appendix A: Zoning By-law Summary for a tabulated comparison of key regulations pertaining to Zoning By-law No. 569-2013.

Resources:
City of Toronto Zoning By-law 569-2013: The online version of Zoning By-law 569-2013 that may be accessed via this web page was last updated on May 9, 2014.

Role of the Guidelines

The parameters set out in the Zoning By-law establish a generic building envelope for each permitted building type. The intention of the guidelines is to treat the building envelope as a general framework, and sculpt and articulate it through the provision of design guidelines and criteria in order to more appropriately respond to the key defining characteristics of adjacent properties, the street and block segment, and the broader Long Branch Neighbourhood context.

Reading the Zoning By-law

- **f** - required minimum Lot Frontage in meters
- **a** - required minimum Lot Area in m^2
- **d** - permitted maximum Floor Space Index (FSI) for a lot
- **u** - permitted number of units for a lot
- **FSI** - gross floor area of all buildings on a lot divided by the lot area
- **Lot Coverage** - the portion of the lot that is covered by any part of any building or structure on or above the surface of the lot
- **Height Overlay** - Height overlay map sets additional maximum height regulation beyond the general regulation of the By-law

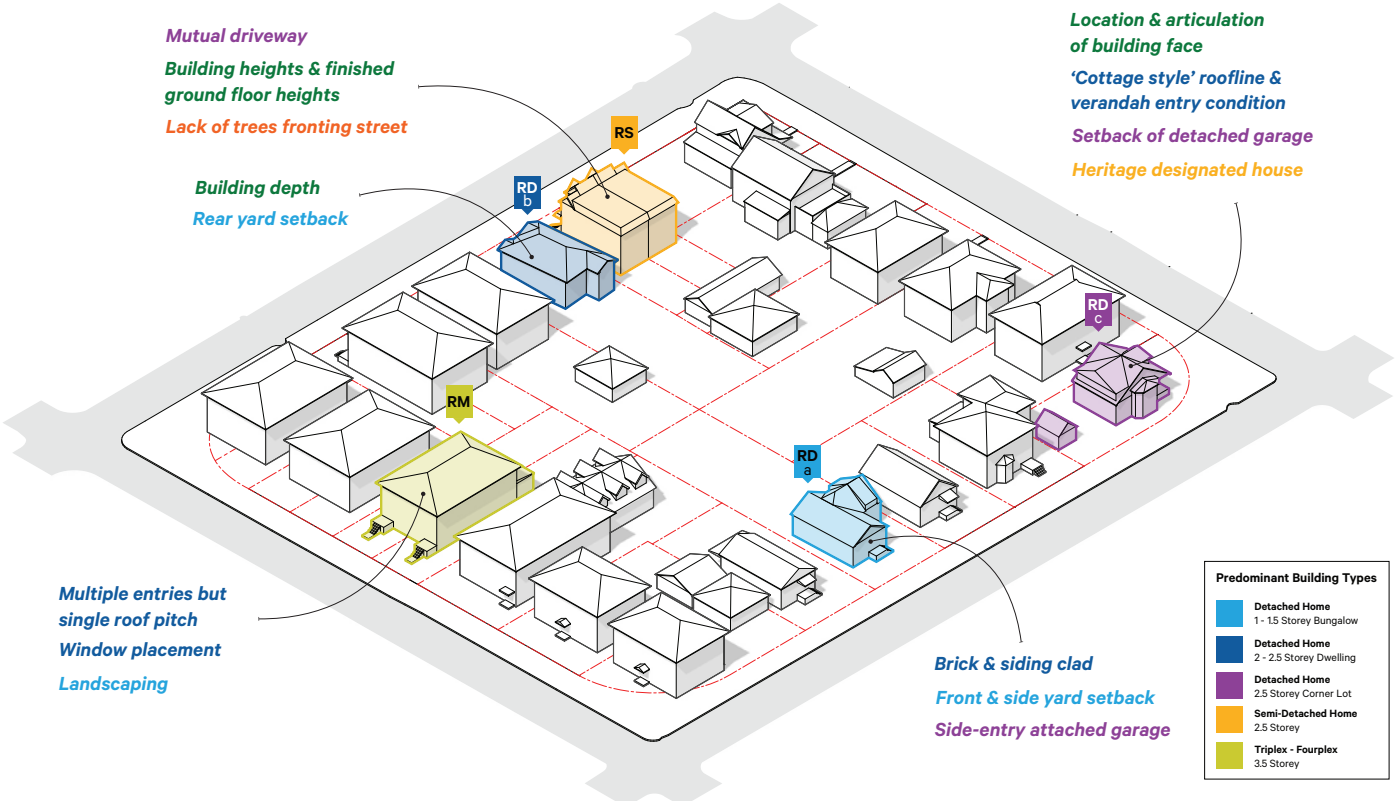


Figure 8 Typical Block in Long Branch illustrating how the 'Neighbourhood Character Guidelines' speak to various typical conditions

1.3.3 Minor Variances and Consents

Introduction
Over the last several years, the Long Branch Neighbourhood has been the subject of significant development interest. Much of this development conforms to the regulations inherent within the Zoning By-law, and have been permitted. Conversely, other developments have exceeded zoning regulations, and have required the granting of a Minor Variance by the Committee of Adjustment and the Ontario Municipal Board.

Authorizing Minor Variances
The role of committees and appeal bodies is to provide flexibility in dealing with minor adjustments to zoning by-law requriements. To approve such variances committees and appeal bodies must be satisfied, under the provisions of Section 45 of the *Planning Act* that:

- The variance requested is minor;
- The proposal is desirable for the appropriate development or use of the land and/or building;
- The general intent and purpose of the City's Zoning Code and/or By-law are maintained; and
- The general intent and purpose of The Official Plan are maintained.

Historically, variances have been granted to permit marginal increases in building height, density and/or lot coverage, as well as reductions in minimum lot frontage and area, which have been used to facilitate lot severances. Within the context of the Long Branch Neighbourhood, such decisions have resulted in the approval of developments, including tall, narrow and tightly spaced detached houses, which in many cases have resulted in significant increases in lot coverage and building height, reduced side yard setbacks, and the loss of mature trees.

Granting Consents
Committees and appeal bodies have the authority to grant consent to sever land and for other related property transactions. To approve a consent request, committees and appeal bodies must have considered the provisions of Section 51(24) of *The Planning Act* and be satisfied that a plan of subdivision is not necessary.

Toronto Local Appeal Body
Beginning May 3, 2017, most appeals from the Toronto Committee of Adjustment will be re-directed to the Toronto Local Appeals Body instead of the Ontario Municipal Board, unless one or more of the following criteria applies:

- the decision was appealed before May 3, 2017; or
- there is a related appeal to the Ontario Municipal Board for the same matter. A related appeal is an appeal under Section 114 of the City of Toronto Act, under Sections 17, 22, 36, 38, 41 or 51 of the *Planning Act* or under a regulation under Section 70.2 of the *Planning Act.*

Minor Variance Test

In order to be deemed minor, the Committee of Adjustment evaluates proposed variances against the following four tests:

1. **Minor Impact**
Some of the impacts the Committee looks at are:
   - Physical dimension of structure
   - **Neighbourhood character**
   - Privacy & sunlight impacts on surrounding properties

2. **Compatible Change**
   - Is it consistent with or complimentary to adjacent land uses?
   - Does it drastically alter existing densities?

3. **Meets the General Intent of the Zoning By-law**
   - The change must be generally consistent with the prevailing density and other regulations such as parking and landscape dictated in the Zoning By-law

4. **Meets the General Intent of the Official Plan**
   - The change must fit in with the City's long-term goals and vision for the neighbourhood, described in the Official Plan

Role of the Guidelines
The Guidelines serve as input to the Toronto Committee of Adjustment and the Ontario Municipal Board / Toronto Local Appeal Body to assist in the review and evaluation of development applications.

1.4 Defining the Boundaries of the Long Branch Study Area

Introduction

The perception and interpretation of a neighbourhood is as unique as the individuals who reside within them. Perceptions of the geographic extent of a neighbourhood can vary greatly leading to boundaries that are neither fixed nor constant. However, the Official Plan draws an intrinsic link between the physical character of a neighbourhood and its geographic extents. Therefore, it is critical that Neighbourhood Character Guidelines be prepared using a collaborative and consensus-based approach, which defines geographical boundaries in order to accurately identify shared defining characteristics.

Boundaries of the Long Branch Study Area

For the purpose of this study, the Long Branch Neighbourhood has been defined as the geographic area encompassing all residential lands bounded by Lake Ontario to the south, the rail corridor to the north, Twenty Third Street to the east, and Forty Second Street as well as Marie Curtis Park bordering both banks of Etobicoke Creek to the west. Within this study area boundary, these guidelines do not pertain to the employment lands north of Lakeshore Boulevard between Forty Third Street and Thirty Second Street, the mixed use lands fronting onto Lakeshore Boulevard as well as the apartment neighbourhood to the north of Long Branch Park. These study area boundaries have been selected based on the presence of clear physical and psychological edges, but are not intended to be rigidly applied. As such, the guidelines may be utilized to assist in the review and evaluation of development applications for properties which are located outside of the identified study area boundaries.

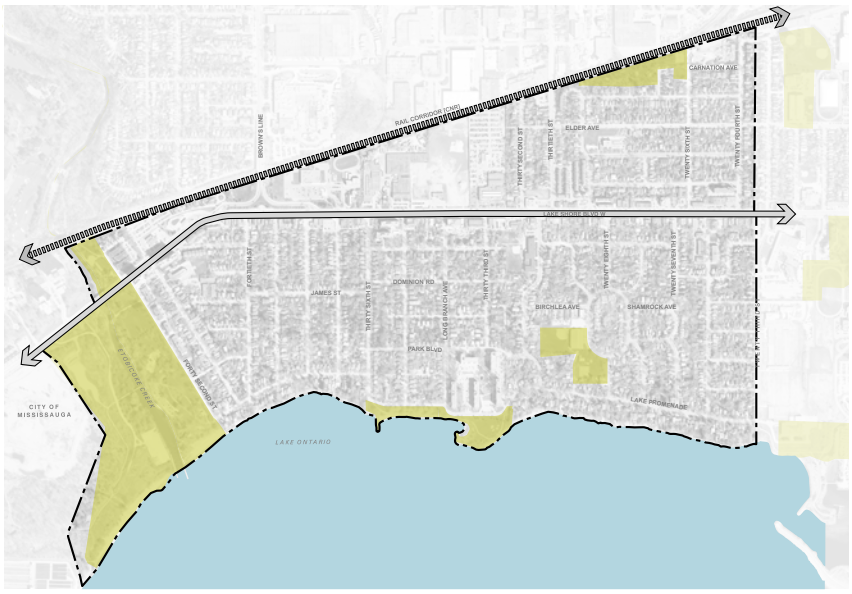


Figure 9 Long Branch Study Area Map

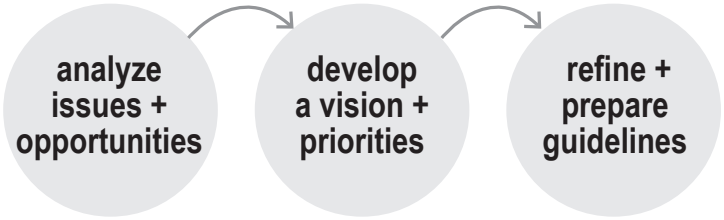
1.5 Preparing Character Guidelines for Long Branch

Introduction

One of the fundamental purposes of Neighbourhood Character Guidelines is to help better define expectations with regard to the management of physical change in neighbourhoods, ensuring that it is sensitive, gradual and fits with the existing physical character. Character Guidelines are most effective when there is broad buy-in from the wide range of individuals and organizations who will utilize or refer to them. One of the ways that this support can be fostered is through the use of a clearly articulated and broadly inclusive process.

Figure 10 Walking tour with Long Branch community and stakeholders

Long Branch Character Guidelines



The preparation of Long Branch Character Guidelines has followed a three step process:

1. The analysis of issues and opportunities;
2. The development of a vision and design priorities; and
3. The preparation of the guidelines.

In the first step, a public meeting was held on May 17, 2016 to present the purpose and scope of the Neighbourhood Character Guidelines and the various design elements that Guidelines can help shape. To help identify issues and opportunities, participants were asked to provide feedback on three things:

1. Design elements that they felt are and are not compatible with the character they envision for Long Branch;
2. The strengths and weaknesses of Long Branch including favourite areas, areas that could be improved, areas that are most representative of neighbourhood character, and areas of concern; and
3. A description of neighbourhood character.

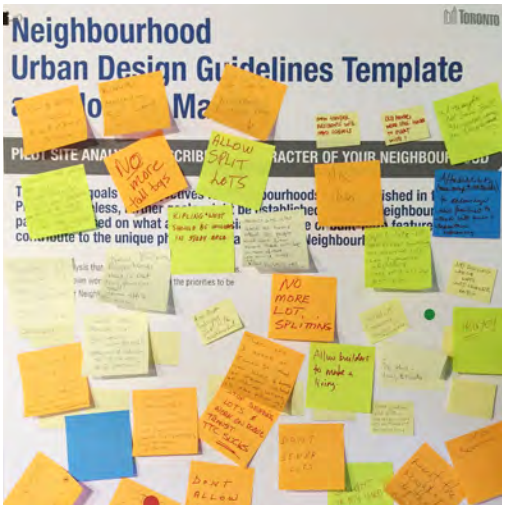


Figure 11 Community Working Session

In the second step, a walking tour was held with a community advisory group consisting of residents and other stakeholders. The purpose of the walking tour, held on June 28, 2016, was to further explore issues and opportunities raised at the public meeting and develop a vision and design priorities for Long Branch. Participants provided feedback on those design elements that they felt were priorities and ideas for how these design priorities could be implemented through the Guidelines.

In the third step, a second community advisory group meeting was held on February 7, 2017. In the fourth step, a second community consultation meeting was held on September 26, 2017. The purpose of both meetings was to present the draft Long Branch Guidelines and seek feedback on potential refinements to strengthen the guidelines, and ensure they meet those design priorities previously identified by the public meeting and advisory group participants.

Figure 12 Long Branch Public Meeting with residents, stakeholders, Councillor, City staff and SvN team

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2 Character Analysis

2.1 Patterns

Overview

Every neighbourhood has a unique history of its own and its evolution can be seen in its location, configuration, and combination of architectural styles among other factors. Major incidents and changes throughout its history are translated into the physical framework of the neighbourhood, such as the size of blocks, preservation of view corridors, interface with natural systems (e.g. ravines) and allocation of parkland, which results in qualities and nuances specific to the area.

Neighbourhood configuration refers to the overall arrangement or patterns that define a neighbourhood, such as topography, streets, lots, open spaces, and heritage features. These inherent physical elements of the neighbourhood shape the foundations of the character of a neighbourhood, prescribing boundaries, prevailing access and movement both for pedestrians and vehicles, views, lot and building sizes and uses. The following elements provide an effective means to dissect and understand the existing conditions of the neighbourhood and its physical limitations.

All neighbourhoods evolve over time, which may transform or strengthen the character of the neighbourhood. The knowledge of historical and contextual elements enables deeper understanding of not only how the neighbourhood came to be what it is today, but also the potentials and limitations for future development. Based on this understanding, it is important to recognize the current character of the neighbourhood and identify the elements that define it and those that new development be compatible with.

2.1.1 History of the Neighbourhood

Background and Key Milestones

The Long Branch Neighbourhood is situated on land which was granted to Colonel Samuel Smith, by the Government of Upper Canada in 1797. Smith constructed a modest cabin, and the surrounding lands remained largely forested and naturalized until the late 1800's, when they were sold and subsequently developed. Long Branch Park, an initial cottage resort community, was completed in 1884. Following the introduction of the Mimico Electric Railway Company's single-track streetcar line to the Long Branch Loop in 1895, the remaining lands were further subdivided, and the area transitioned to a permanent settlement. What is now known as the Long Branch Neighbourhood was completely built-out by 1920.

Over the course of the 20th Century, the neighbourhood continued to evolve. It was reshaped by the devastation brought on by Hurricane Hazel in 1954, and subsequent reconstruction efforts which saw the expropriation of land and the removal of existing homes, as well as the removal of the mouth of Etobicoke Creek and its associated sand bar, and the construction of Maurice J. Breen Park and Marie Curtis Park in 1959. Other events, which have impacted the development of the Long Branch Neighbourhood, include the introduction of GO Transit commuter train service and the completion of the Long Branch GO Station in 1967.

The evolution of the Long Branch Neighbourhood is also reflected in its transition from informal cottage settlements in the late 1800's, to an incorporated Village in 1930, to its amalgamation with the Township of Etobicoke in 1967, to the formation of the Borough of Etobicoke in 1984, to the amalgamation of former Cities and Boroughs of Metropolitan Toronto to form the new City of Toronto in 1998.

Figure 13 Long Branch Park Hotel, Long Branch Ave., e. side, near lake shore; the hotel was destroyed in a fire in 1958 (Toronto Reference Library; Baldwin Collection; S 1-117)

Figure 14 Poster of Long Branch Park development (1887) The poster is entitled: "Long Branch Summer Resort lot no. 9, broken front concession, Etobicoke villa lots for villa residence, summer cottages, camping, etc." (image courtesy of http://preservedstories.com)

Figure 15 Long Branch Areas of Historical Significance

Neighbourhood Historical Resources: the Toronto Public Library offers an interactive map that categorizes a lot of information by neighbourhoods, including electoral, history, real estate, recreation, shopping, schools and transportation.

2.1.2 Neighbourhood Configuration

Topography & Natural Features

Etobicoke Creek:
Forming the western boundary of both the Long Branch Neighbourhood and City of Toronto, Etobicoke Creek is a major defining feature of the study area. Transporting water and sediment from the Oak Ridges Moraine, through Peel Region to its mouth at Marie Curtis Park, Etobicoke Creek is a major tributary of Lake Ontario. It has a length of approximately 60 kilometers, and encompasses a watershed of approximately 210 square kilometers. The creek is characterized by winding paths, ravines and shale banks. The base of the river is largely rocky, and provides habitat for a variety of small fish. The creek falls within the jurisdiction of the Toronto and Region Conservation Authority.

Lake Ontario Shoreline:
While the mouth of Etobicoke Creek, at Marie Curtis Park, is characterized by a sandy beach, the majority of the Lake Ontario shorefront, adjacent to the Long Branch Neighbourhood, is characterized by an abrupt rocky interface. Much of the shoreline abutting private lots has been modified, through the introduction of clean fill and in some cases docks have been constructed to provide private water access.

Figure 16 1946 aerial photo of Etobicoke Creek after a spring flood; courtesy of City of Toronto Archives: 'Etobicoke Flats, Long Branch, 1946 Looking North towards No.2 highway' {series 497, Item 885097, from The Etobicoke Valley Report, 1947})

Figure 18 Long Branch, Ont: Air View of Mouth of the Etobicoke Creek - 1954 (Toronto Telegram fonds, F0433, http://archivesfa. library.yorku.ca/fonds/ON00370-f0000433.htm)

Figure 17 Lake Ontario Shoreline in Long Branch

Figure 19 Long Branch Aerial Context

Streets, Blocks & Lanes

Modified Grid Pattern:

Long Branch is generally characterized by a modified street grid pattern, which responds to the neighbourhoods location and orientation relative to major physical barriers and structuring elements including Lake Shore Boulevard, the CN Rail corridor, the Lake Ontario shoreline, and Etobicoke Creek.

The dimensions and orientations of streets and blocks varies from subdivision to subdivision, indicating a lack of coordination between developments. This produces a series of misaligned and off-set intersections, as well as a discontinuous local street network. For instance, phases 1 and 2 of the Eastwood Park subdivision contain longer blocks with a strong north-south orientation, whereas the orientation of Eastwood Park Annex transitions diagonally, in order to respect the changes in orientation of both Lake Shore Boulevard and Lake Ontario. Conversely, the Long Branch Park and Lake Shore Gardens subdivisions each contain smaller blocks with a modest east-west orientation.

Curvilinear Pattern:

The Pine Beach subdivision is characterized by a curvilinear street pattern, which is the only significant departure from the neighbourhood's modified street grid. Pine Beach is structured and organized around Arcadian Circle. This feature is situated in the centre of the subdivision, and functions as the terminus of a series of intersecting curvilinear local roads.

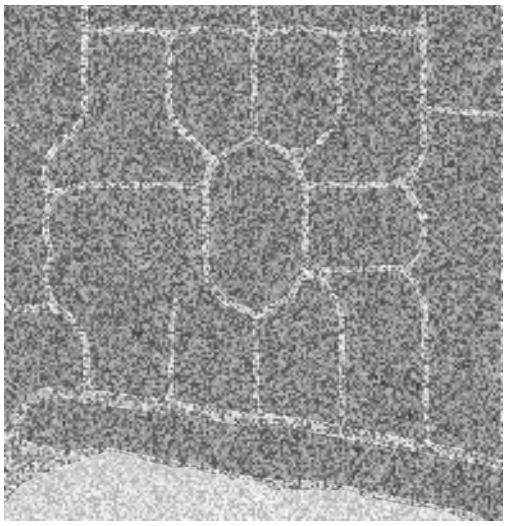


Figure 20 Zoom in of Arcadian Circle area

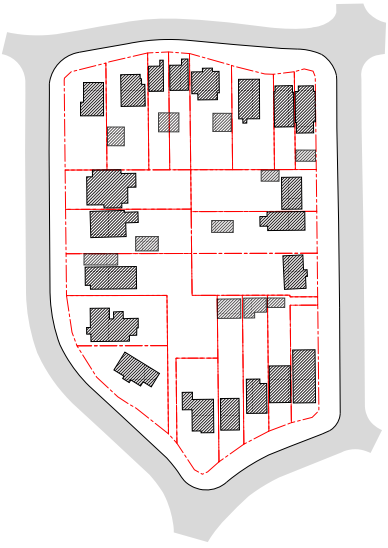


Figure 21 Typical Block in the Pine Beach Subdivision area showing irregular lot fabric and stepping front and rear yard setbacks along curvilinear streets.

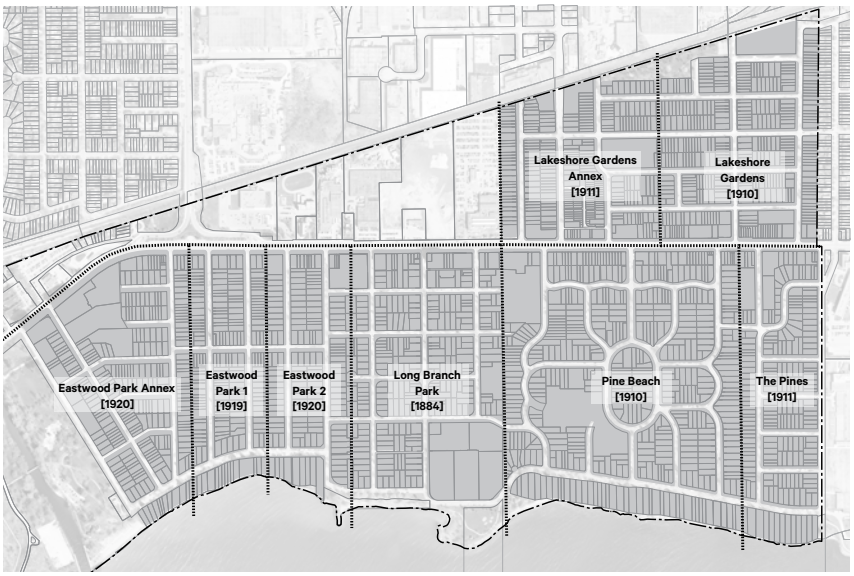


Figure 22 Long Branch Streets & Blocks and Subdivisions

Lots

Shape:

The Long Branch Neighbourhood contains a diverse lot fabric, which responds to its varied street and block configuration. The majority of the neighbourhood contains rectilinear lots, resulting from its modified grid street pattern. However, responses to changes in the orientation of physical barriers and structural elements, in addition to lots located within the Pine Beach Subdivision's curvilinear road network, produce irregular, angular, and even curvilinear lot frontages.

Frontage and Severances:

From the initial subdivision of land to pave way for Long Branch Park in 1883, to the division of larger 15.24m lots to create smaller 7.62m lots today. Generally, the neighbourhood is characterized by moderate to wide lot frontages, ranging between 9.0m to 15.24m. Specifically, approximately 60% of all residential lots located south of Lake Shore Boulevard, and 30% of all residential lots located north of Lake Shore Boulevard, contain lot frontages equal to or greater than 12.2m.

Larger and estate style single family dwellings, which are located at key intersections, south of Lake Promenade, and disbursed throughout the neighbourhood, are characterized by comparatively wider lots (15.0m – 20.0m). Conversely, recent lot severances, which are disbursed throughout the neighbourhood, produce comparatively narrow frontages (6.0m - 8.0m), that do not meet the intent and purpose of the Zoning By-law.

Depth:

The neighbourhood is generally characterized by moderate lot depths (35.0m - 45.0m). However, larger and estate style single family dwellings, which are located along the south side of Lake Promenade, are characterized by comparatively deep lots (46.0m - 80.0m).

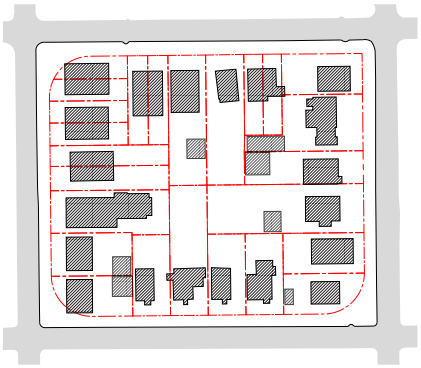


Figure 23 Typical Block in the Long Branch Park Subdivision area

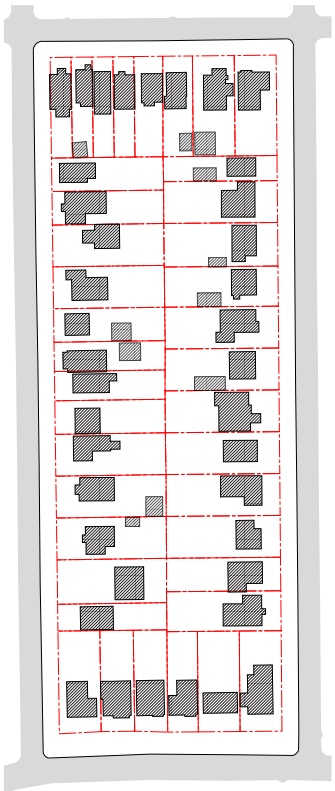


Figure 24 Typical Block in the Eastwood Park Subdivision area

Open Space Network

Marie Curtis Park:
Located at the mouth of Etobicoke Creek, Marie Curtis Park is heavily wooded, with open areas and recreational fields, a playground, a surface parking area, a shallow marsh and a sandy public beach with seating areas. The Waterfront Trail passes through the park from east to west, crossing the creek via a bridge. The river bank is landscaped with man-made materials where it meets Lake Ontario.

Long Branch Park:
Located along the Lake Ontario shoreline, and generally bounded by Lake Promenade to the north, Thirty First Street to the east, and Long Branch Avenue to the west, Long Branch Park is a large open space, with a playground, gazebo, and seating areas, and mature trees lining the water's edge. The Waterfront Trail meanders along the water's edge, connecting Lake Promenade to the east with Lenford Park to the west.

Lenford Park:
Located along the Lake Ontario shoreline, and generally bounded by Lake Promenade to the north, Long Branch Avenue to the east, and Thirty Sixth Street to the west, Lenford Park is a narrow and linear open space. The park is organized along the Waterfront Trial, and lined with picnic and seating areas, as well as mature trees.

Parkettes:
A series of small parkettes line the Lake Ontario shoreline, along the southern edge of Lake Promenade. These parkettes establish prominent views and vistas of the water's edge from the southern termination of several north-south streets. These spaces include Twenty Third Street Parkette, Twenty Fifth Street Parkette, Twenty Eighth Street Parkette, and Thirty Eighth Street Parkette.

Lake Ontario Shoreline:
The remainder and majority of the Lake Ontario shoreline is characterized by the rear yards of single detached dwellings, which line the southern edge of Lake Promenade. Many of these properties contain private waterfront terraces, decks and docks.

Trees:
Long Branch is characterized by a significant canopy of mature trees, within public boulevards and open spaces, as well as private yards. These trees provide shade and cover from the elements, a visual signal of the change of seasons, as well as added enclosure, creating a more pleasant and safe environment. Trees also absorb stormwater, reducing strain on existing infrastructure.

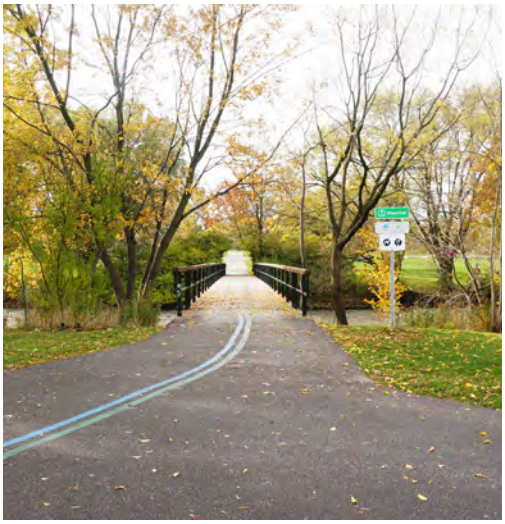


Figure 25 Marie Curtis Park crossing Etobicoke Creek

Figure 26 Thirty Eight Street Park

Figure 27 Long Branch Parks & Natural Areas Map

Toporama Interactive Map: Natural Resources Canada offers an interactive map with topographic data, with tools to measure distances and obtain coordinates.

City of Toronto Ravine Strategy: the City is working on a comprehensive ravine strategy to guide future use, management, and protection (to be completed in Spring 2017).

Community Services and Facilities

The Long Branch Neighbourhood contains a variety of community facilities, which contribute tot he character of the neighbourhood while servicing local residents and area visitors with a variety of academic, social, cultural and recreational amenities.

James S. Bell Junior Middle School:
The James S. Bell Junior Middle School is located along Thirty First Street at Ash Crescent. The School incorporates a baseball diamond, multi-use field, open lawn and playground.

Long Branch Arena:
The Long Branch Arena is located at Arcadian Circle, south of Birchlea Avenue. The Arena includes an indoor dry pad and lounge space, and offers a variety of registered and drop-in skating programs.

Long Branch Library:
The Long Branch Library is located at the intersection of Lake Shore Boulevard and Thirty Second Street. The Library includes the Long Branch Historical Society Local History Collection, large print collections, audio books, an art exhibit space, a book discussion group space, and a lecture style meeting room.

Vincent Massey Child Care Centre:
The Vincent Massey Child Care Centre is located at the intersection of Daisey Avenue and Twenty Ninth Street. The Child Care Centre incorporates a soccer field, multi-use field, open lawn, and playground.
St. Josaphat Catholic School is located along Forty First Street south of Lake Shore Boulevard.

Places of Worship:
The Long Branch neighbourhood incorporates several places to worship, including the Ukrainian Orthodox Church of St. Demetrius, Christ the King Church, and the James St. Gospel Tabernacle.

Humber College:
Humber College is located at the intersection of Lake Shore Boulevard and Twenty Second Street, just to the east of the Long Branch Neighbourhood. The Lake Shore Campus includes approximately 10,600 full-time students, and is organized around a series of historic buildings, known as cottages. Each cottage is dedicated to an academic stream. The Lake Shore Campus offers programs in liberal arts and sciences, media studies and information technology, business, creative and performing arts, and social and community services.

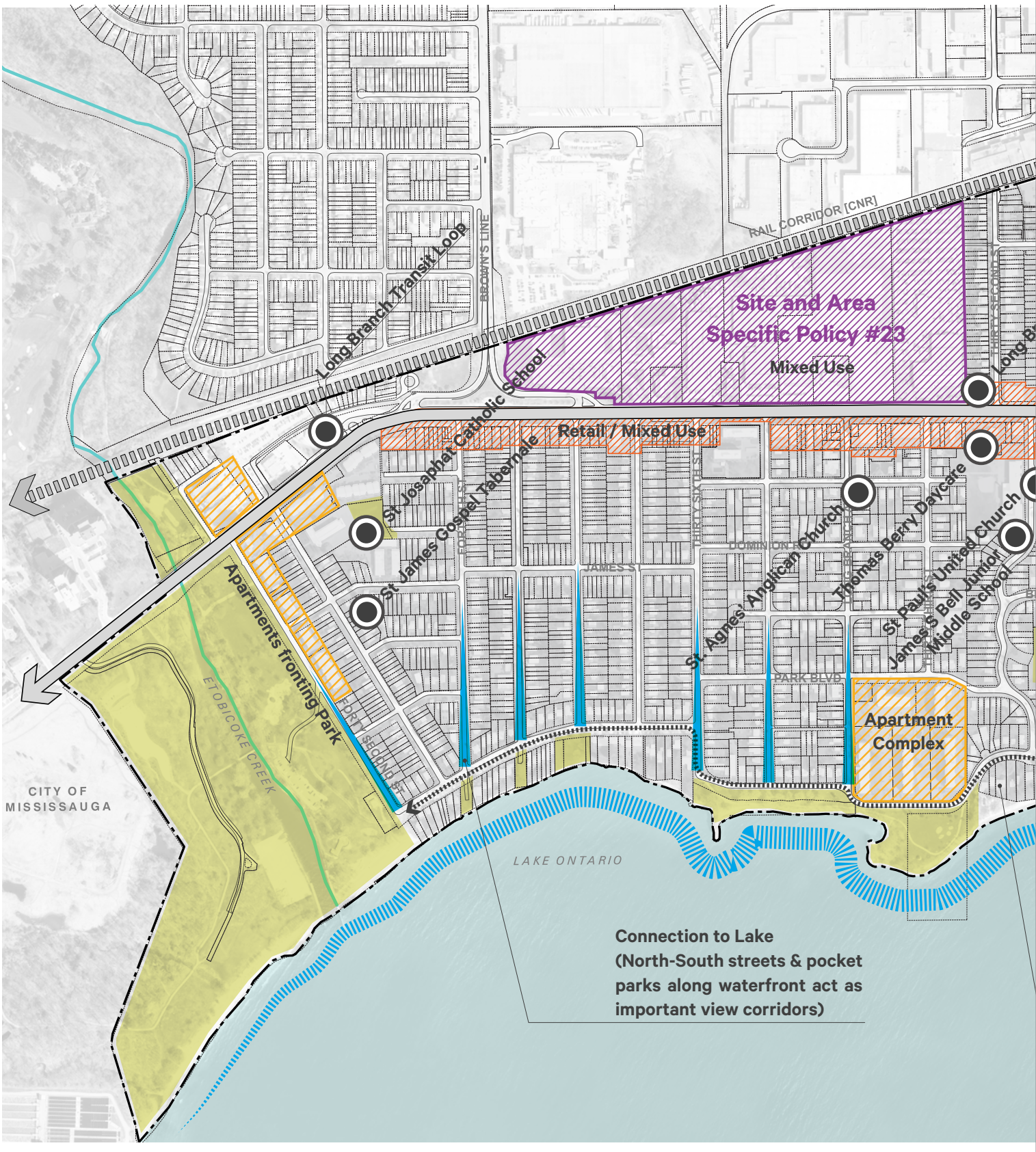
Figure 28 View of Parkview School, photographed from top of Aquaview Condominiums, November 2012. Photo credit: Jaan Pill

Figure 29 Long Branch Library (first opened in 1955)

Figure 30 Long Branch Map of Community Facilities

City of Toronto Interactive Map: the City offers an interactive map that shows comprehensive information, including administrative boundaries, sites of interest, transportation, along with education and public safety facilities.

2.2 Character Summary



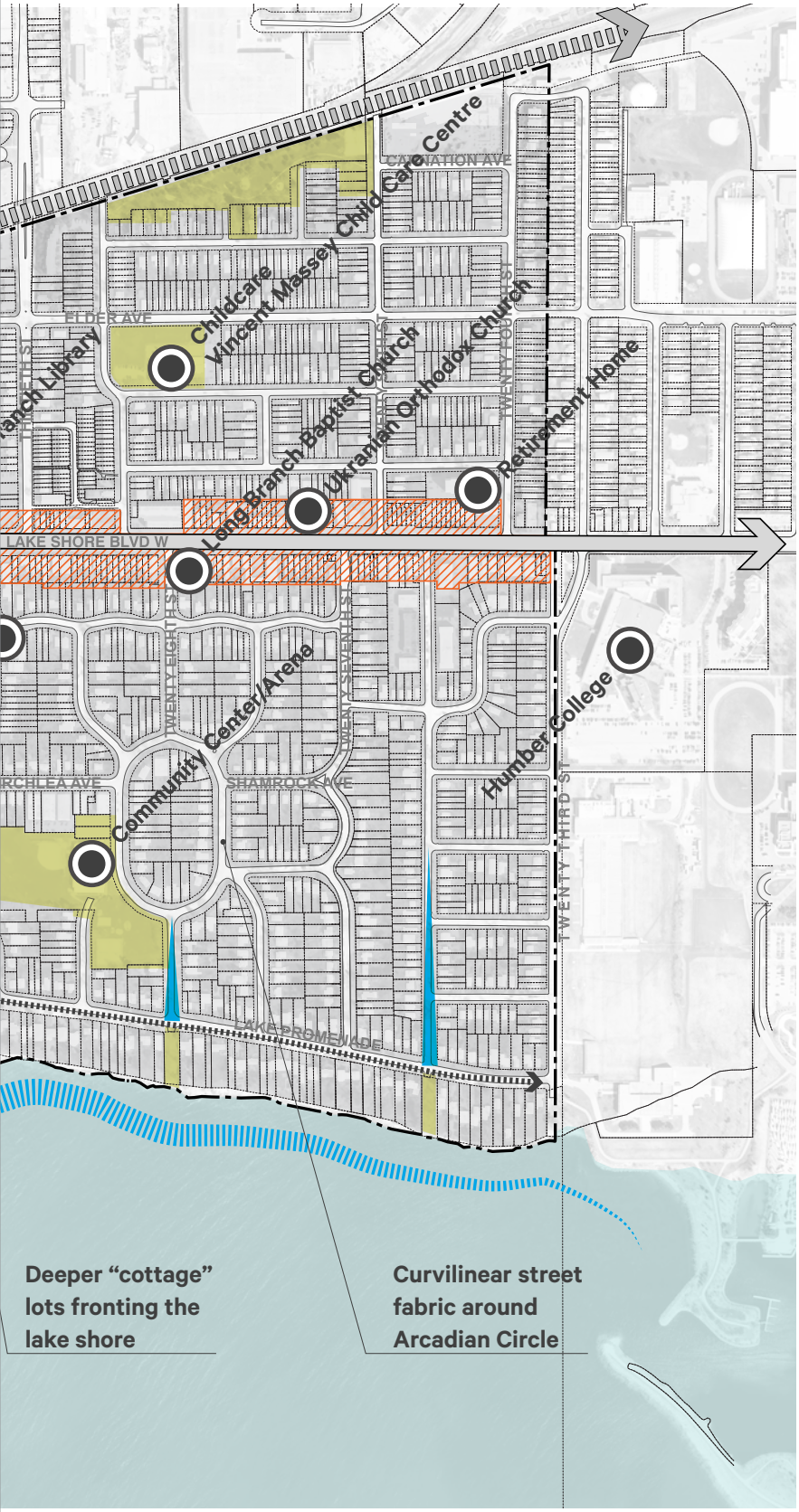


Figure 31 Long Branch Character Framework Map

Long Branch Character Defining Conditions

a. Historic Long Branch houses dating back to original "villa" lots and corner lots of distinctive character.

b. Hipped or gabled roofs, front porches, ground-related first floor, prominent and grade-related entrance and window placement, and recessed or rear garages, to establish a strong street interface.

c. Consistent and generous front yard setbacks with exceptions where dictated through variations in the street and block network (i.e. Arcadian Circle), maintaining landscaping, mature trees, and accent planting while allowing for projections and recesses to articulate the primary façade, and minimizing the width of curb cuts in order to maintain the continuity of the pedestrian realm.

d. Consistent and generous side yard setbacks and rhythm of dwelling units, maintaining porosity between buildings, rear yard access for pedestrians and vehicles, and landscaping between buildings and adjacent open spaces.

e. Consistent and moderate rear yard setbacks and building depths, maintaining appropriate height transitions, privacy, sky view access, private amenity space, landscaping and mature trees.

f. 9.0m to 15.24m lot frontage and 35.0m to 45.0m lot depths, with exceptions where dictated through variations in the street and block network.

g. 1 to 2 storey building heights with massing, articulation and fenestration strategies which are complementary to the existing context.

h. Prominent and unobstructed views and access to the Lake Ontario shoreline, Long Branch Park, Marie Curtis Park, and other open spaces.

i. Distinct elements including estate residential dwellings along Lake Promenade, isolated apartment blocks, employment areas north of Lake Shore Boulevard, and commercial developments along Lake Shore Boulevard.

j. High quality materials, including brick or wood siding.

2.2.1 Character of the Neighbourhood Today

Overview

A neighbourhood's character is composed of a series of individual elements that together contribute to the creation of a distinct 'sense of place'. While the neighbourhood of Long Branch has long been surrounded by development, the natural boundary of Lake Ontario to the south and Etobicoke Creek to the west as well as the man-made boundary of the rail tracks to the north have both helped to shape and preserve its distinct sense of place.

Patterns of Development in Long Branch

Long Branch is a diverse neighbourhood that has evolved incrementally through the many phases of its history and will continue to do so. In this sense, the character of the neighbourhood today is best understood as the composite of these phases of development, each contributing to a mix of sizes and styles of houses.

Concentrated along Lake Promenade and the area surrounding Long Branch Park, where the Long Branch Park Hotel once stood, several of the original villa-style cottages remain from the late 1800's and early 1900's when the area was a gated resort accessed by steamboat from Toronto. These ornamented buildings, many located on corner lots, have a distinct architectural style that often features an articulated roof form and generous porches fronting the street. Between 1910 and 1920, seven additional subdivisions were opened, generally taking on the cottage-like feel of Long Branch Park. In the context of new development, these heritage properties should be acknowledged and respected as valuable to the character of Long Branch.

With changing patterns of settlement in the mid-20th century and the demolition of some 160 homes on the Etobicoke Creek flood plain in the wake of Hurricane Hazel (the area now Marie Curtis Park), many of the original cottages were replaced or infilled with postwar brick bungalows and other modest 1 to 2 storey hipped or gable roofed houses often on large lots in the range of 50 by 150 feet. Around the same period, with the aim of promoting growth and affordability, certain areas of the Long Branch bylaws were changed to allow multi-family dwellings which further replaced original homes with 2 and 3 storey duplexes and triplexes.

The lots south of Lake Promenade along the Lake Ontario shoreline remain distinct from the broader neighbourhood of Long Branch. Characteristically larger homes with an eclectic range of styles, these lots are generally deeper than 200 feet with consistent rear yard setbacks that respect view corridors of neighbouring properties and have generous front yard setbacks with a mature tree canopy that both visually buffer the houses and frame the street.

Figure 32 Aerial view looking east along Lake Shore Boulevard West from near Long Branch Loop 1940s (Ontario Archives Acc 16215, ES1-814, Northway Gestalt Collection)

> *see character defining condition* a.

Figure 33 Original cottage property on Lake Promenade dating back to the 1890s

> *see character defining conditions* b. f. g.

> *see character defining condition* i.

Historic Subdivisions & Today's By-laws

As a result of the subdivision of Long Branch all occurring within a decade span in the early 1900's, the historic lot fabric is characteristically consistent, described by 9.0m to 15.24m lot frontages and 35.0m to 45.0m lot depths. Larger lot sizes have resulted in a general condition described by generous side yard setbacks which provide driveway access to a side-entry garage or detached garage at the rear as well as establish a street rhythm through the regular spacing of houses. Where historically narrow lots exist, the original building fabric has maintained generous side yard setbacks.

Overlaying the map of the historic subdivisions of Long Branch with the current City-wide By-law reveals that the original boundaries between subdivisions roughly correspond with boundaries between areas zoned Residential Detached (RD) and Residential Multiple (RM).

The areas within the initial subdivision of Long Branch Park (1884) and the Eastwood Park Annex (1920), now designated RM zones, permit a variety of residential building types and densities per lot from detached dwellings to 3 and 3.5 storey apartments. Within these areas there are duplexes and triplexes interspersed among lots with single-family dwellings though some larger apartment blocks also exist along the northern part of Forty Second Street, James Street east of Fortieth Street, Thirty Ninth Street north of Lake Promenade as well as Thirty Third Street north of Park Boulevard and on Birchlea Avenue west

> *see character defining conditions*
d. f. g.

Figure 34 Apartment block on Thirty Third Street within an area of prevailingly detached single-family homes.

Figure 35 Characteristic development on Twenty Seventh Street

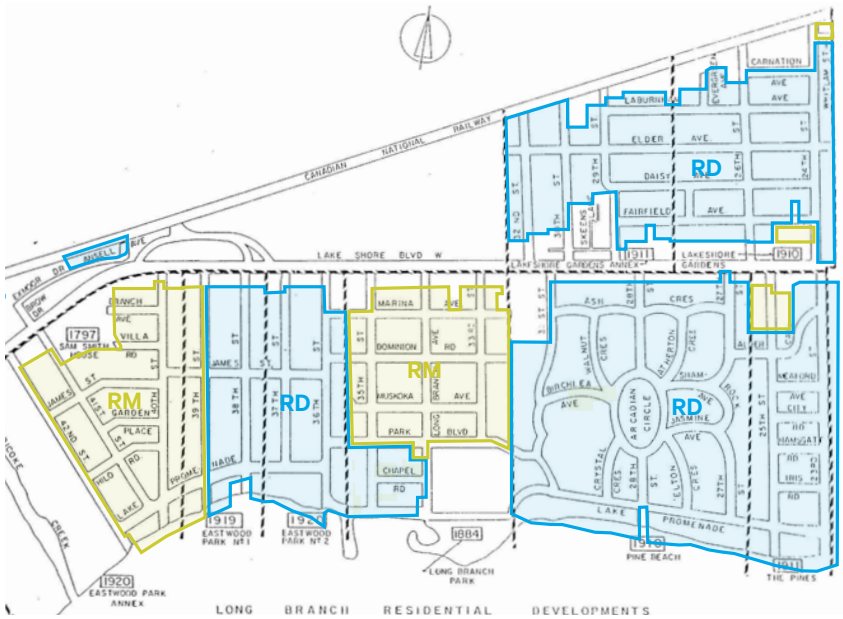


Figure 36 Long Branch Historic Subdivisions (original map courtesy of http://preservedstories.com) overlaid with the City-wide Zoning By-law Map

of Arcadian Circle. Each of these building types has varying regulations related to massing, setbacks, parking and landscaping. However, where denser types exist, the characteristic condition is described by larger setbacks both due to parking considerations and to provide adequate transition to adjacent dwellings in order to minimize issues related to shadow and overlook.

> *see character defining conditions*

Similarly, in the Pine Beach Subdivision (1910) surrounding Arcadian Circle, the curvilinear street network and irregular lot fabric have resulted, along certain street segments, in incrementally stepping front and rear yard setbacks where adequate transition between adjacent dwellings is an important consideration. Where such conditions exist, as well as on lots directly abutting open spaces (parks, parkettes, schoolyards, parking lots), mature trees and hedges are characteristically used/preserved as valuable naturalized buffers between lots.

> *see character defining conditions*
c. d. h.

By contrast, lots fronting onto the north-south oriented streets south of Lakeshore Boulevard, especially along the elongated north-south blocks in the Eastwood Park Subdivisions, are described characteristically by regular front yard setbacks and side-yard on end lots creating consistent 'street walls' which frame important view corridors to Lake Ontario. Len Ford Park, marked by its canopy of mature willow trees, as well as smaller but heavily treed pocket parks located at the

Figure 37 Original lot with detached 2-storey dwelling on a 50' frontage

Figure 38 Two 2-storey houses with 25' frontages on the severed lot. Both have the appearance of a 3-storey house

terminus of these streets preserve waterfront views from the public realm and contribute to reinforcing the neighbourhood's broader connection to the lake.

Before & After Development – Quantifying Neighbourhood Character

The Official Plan states that one of its cornerstone policies is to "ensure that new development in our neighbourhoods respects the existing physical character of the area, reinforcing the stability of the neighbourhood." However, due to a significant increase in development pressure and lot severances in Long Branch in recent years, both the character and the stability of the neighbourhood have been challenged. While it has been argued that character can be difficult to quantify, it is most effectively illustrated in the context of development. Figures 37 and 38 depict a typical lot in Long Branch before and after development and serve as a case study for a summary analysis of neighbourhood character, applying the three concentric scales of evaluation:

1. Property in relation to adjacent properties:

The massing of the original two storey dwelling, while taller than both adjacent houses, is articulated such that there are clear horizontal reference lines defined by the porch roof and the overhang of the front gable. The reference lines of the porch roof aligns with the front eave of the side gabled roof of the adjacent houses minimizing the change in height and roof massing. Similarly, the side-entry garages and driveways create generous side setbacks in the primary mass of the houses which aid the transition between differing adjacent volumes and create a perceived street rhythm. By contrast, as a result of developing two new houses on the severed lot, side yard setbacks are significantly minimized, breaking the established street rhythm and visually emphasizes the increased density along the street. In addition, the lack of articulation in the massing of the new buildings does not acknowledge reference lines and results in large, uninterrupted side walls tightly abutting the side lot lines which further stress the discrepancy in height relative to the adjacent homes and may cause issues related to shadow and overlook.

> Refer to 3.1 Height & Massing

> Refer to 3.2.1 Roofs

> Refer to 3.4.3 Side Yard Setbacks

2. Property in relation to the street and block segment:
The characteristic condition along the street and on the opposing block fronting the same street is a modest finished ground floor height of 4 to 5 steps above the grade of the street and described by a wide front landing or porch with planting along the base of the front façade to transition from the grade of the yard to the front entrance. Front yards are generously planted with grass lawns and hedges with driveways generally along the side of lots. By contrast, the new 25 foot lots both have driveways leading to integrated garages resulting in a significant loss of softscaping and resulting in finished floor heights double that of houses along the street. Unlike the plantings used to transition between yard and entrance, front entrances are articulated by large staircases that encroach on the front lawn and appropriately placed windows facing the street are replaced by the garage door which dominated the front façade at grade. Importantly, this diminishes the building's perceived connection to the public realm by reducing active uses and casual surveillance along the street.

> *Refer to 3.1.4 Finished Ground Floor Height*

> *Refer to 3.4.2 Front Yard Landscape*

> *Refer to 3.2.2 Front Entrance Design*

> *Refer to 3.2.3 Windows*

> *Refer to 3.3 Driveways & Garages*

Design performance of new development on a severed lot

Figure 39 New development on a severed lot that is not compatible with the Long Branch character (integrated garages and raised finished floor heights)

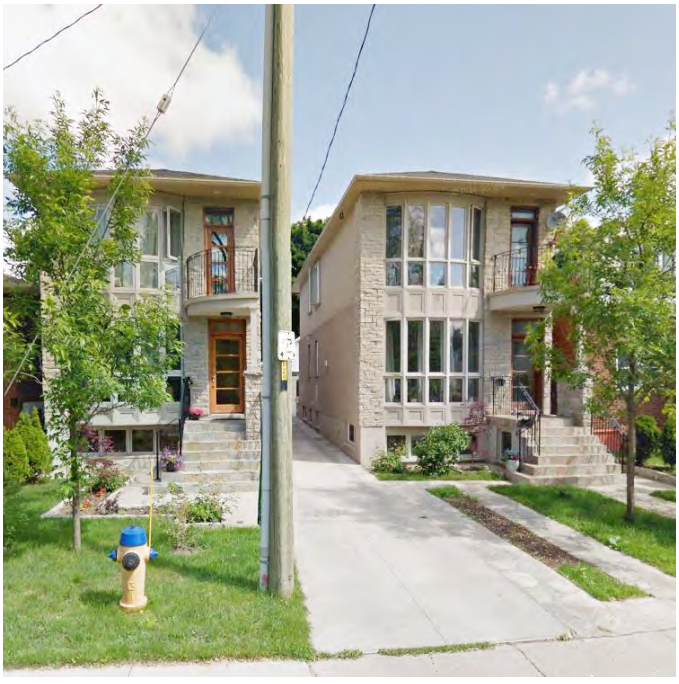


Figure 40 New development on a severed lot that is more compatible with the Long Branch character (mutual lane with detached garages at the rear of lot with compatible finished floor heights)

3. Property in relation to the broader neighbourhood context:
At the scale of the Long Branch neighbourhood and perhaps the most significant impact of new development is the loss of the mature tree canopy. The mature trees throughout the neighbourhood are both invaluable environmental assets as well as character shaping elements. Trees provide environmental and health benefits by supporting wildlife habitat, reducing air pollution, and managing storm water. Throughout Long Branch, the large and distinctive tree canopy provides shade and cover from the elements, helps to moderate exterior and interior temperatures, and provides a visual signal of the change in seasons as well as serving to frame the streets by providing a visual buffer between the public walkway and the façades of houses. The maturity of the tree canopy is also indicative of the maturity of the Long Branch neighbourhood. New development should not result in the loss of mature trees.

In summation, while development will certainly continue to occur within Long Branch, there exists an opportunity to shape this development in a manner which acknowledges and is respectful of the established character of the neighbourhood, while promoting diverse design solutions and preventing homogenization, and are consistent with existing community character. New development must be responsive to its context.

> Refer to 3.5.1 Street Trees

Design performance of new development on an unsevered lot

Figure 41 New development on unsevered lot that is compatible with the Long Branch character (generous front yard setback, two storey massing, grade-related building entrance, integrated front porch, recessed garage)

Figure 42 New development on unsevered lot that is compatible with Long Branch character (generous front and side yard setbacks and landscaping, two storey massing, grade-related building entrance)

3 Objectives & Guidelines

Objective of the Guidelines

The objective of the Guidelines is to identify the neighbourhood's key character-defining qualities, and to ensure that future developments are undertaken in a manner which is contextually-sensitive and responsive to the broader neighbourhood character. In order to accomplish this, the Guidelines incorporate a design methodology which evaluates future development at three concentric scales, including:

1. The property in relation to adjacent properties;
2. The property in relation to the street and block segment;
3. The property in relation to the broader neighbourhood context.

Role of the Guidelines

With respect to Zoning, the intention of the guidelines is to treat the building envelope as a general framework, and sculpt and articulate it through the provision of design guidelines and criteria in order to more appropriately respond to the key defining characteristics of adjacent properties, the street and block segment, and the broader Long Branch Neighbourhood context.

With respect to the Minor Variance process, the Guidelines serve as input to the Toronto Committee of Adjustment and the Ontario Municipal Board / Toronto Local Appeal Body to assist in the review and evaluation of development applications.

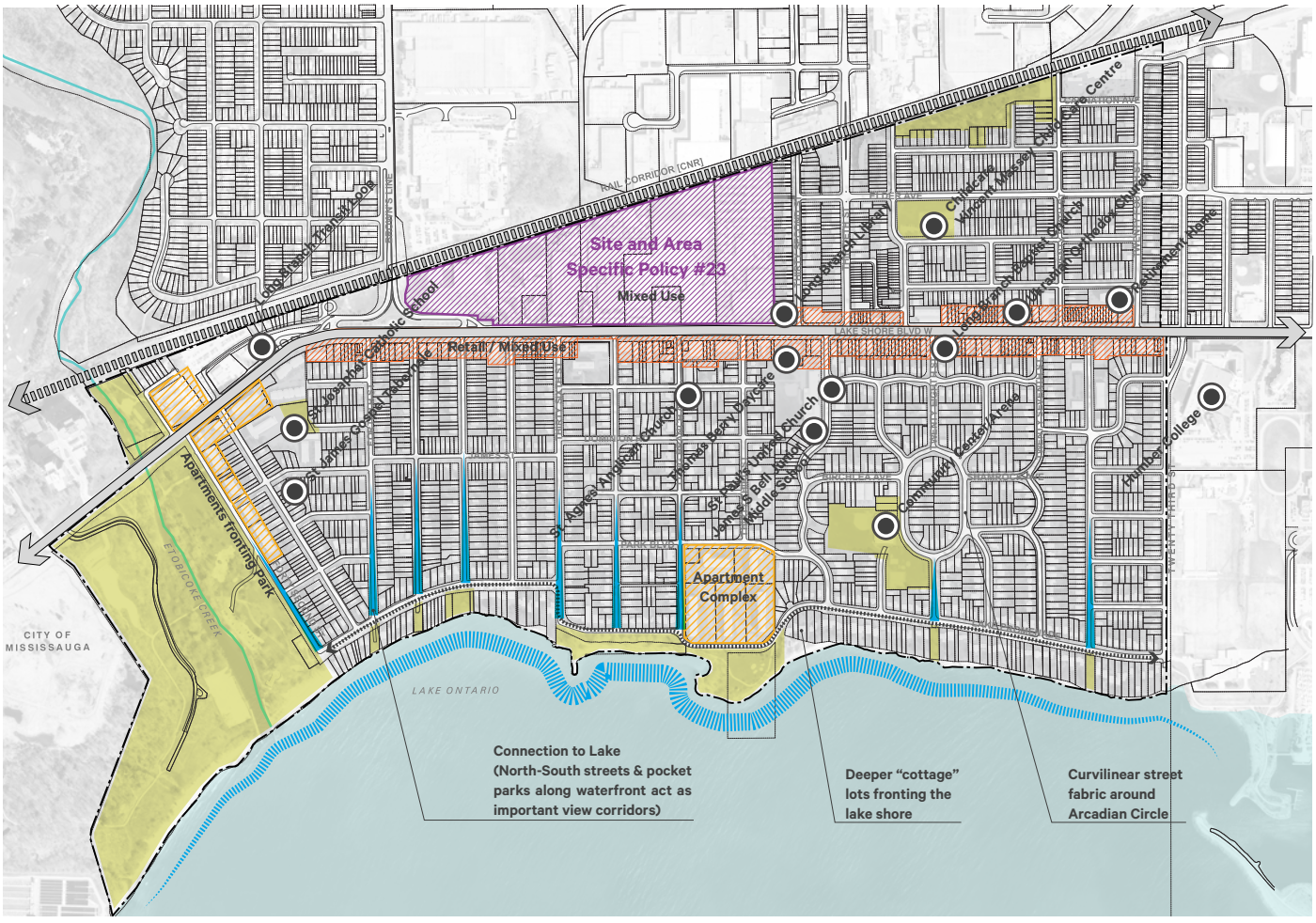


Figure 31 Long Branch Character Framework Map

Long Branch Character Defining Conditions

a. Historic Long Branch houses dating back to original "villa" lots and corner lots of distinctive character.

b. Hipped or gabled roofs, front porches, ground-related first floor, and prominent and grade-related entrance and window placement to establish a strong street interface.

c. Consistent and generous front yard setbacks with exceptions where dictated through variations in the street and block network (i.e. Arcadian Circle), maintaining landscaping, mature trees, and accent planting while allowing for projections and recesses to articulate the primary façade, and minimizing the width of curb cuts in order to maintain the continuity of the pedestrian realm.

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j. High quality materials, including brick or wood siding.

The delivery of vibrant and distinct neighbourhoods requires a clear articulation of priorities and elements that as a whole contribute to Neighbourhood character. Following the inventory and assessment stage of developing Neighbourhood Character Design Guidelines, identifying the top priority for each theme and examining these collectively will help synthesize the key character defining qualities.

The intent is not to challenge the values laid out in the zoning by-laws, but rather complement them with a series of design recommendations that may mitigate potential conflicts with the established character of the neighbourhood.

The following Guidelines should be reviewed and considered in their entirety.

> Refer to City-Wide Template for further information

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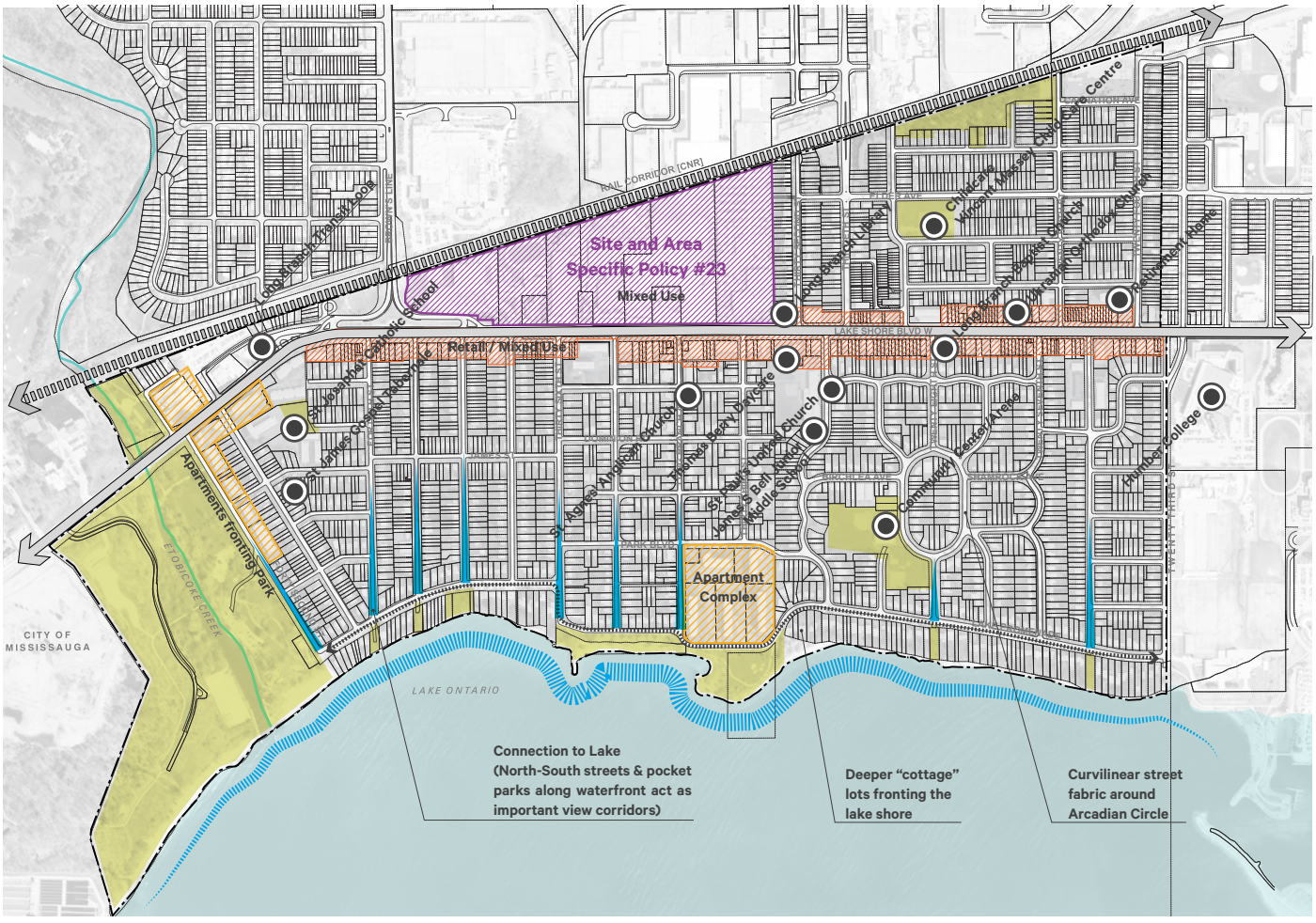

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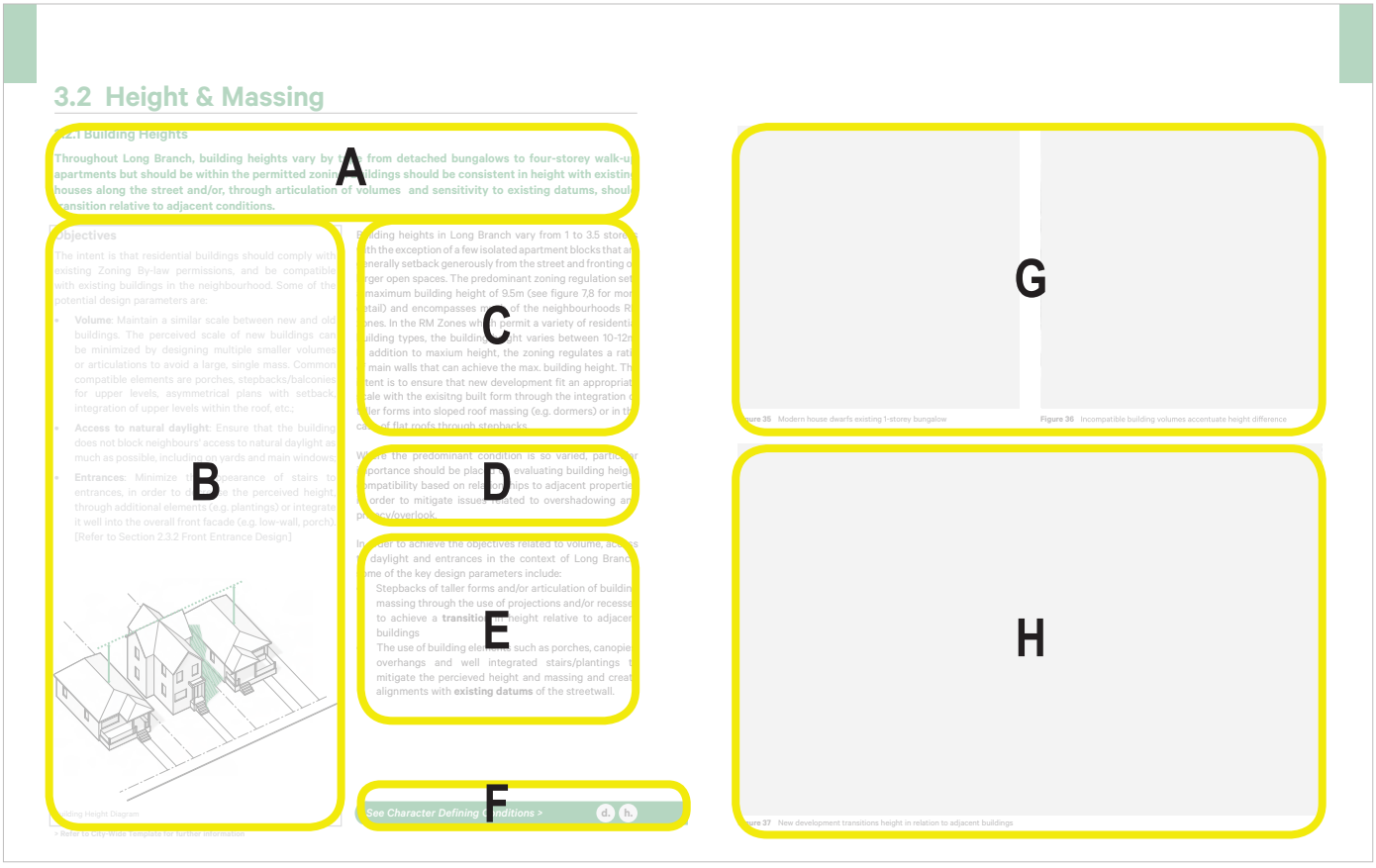


Figure 43 Typical 2-page spread from the 'Objectives & Guidelines' section of the document

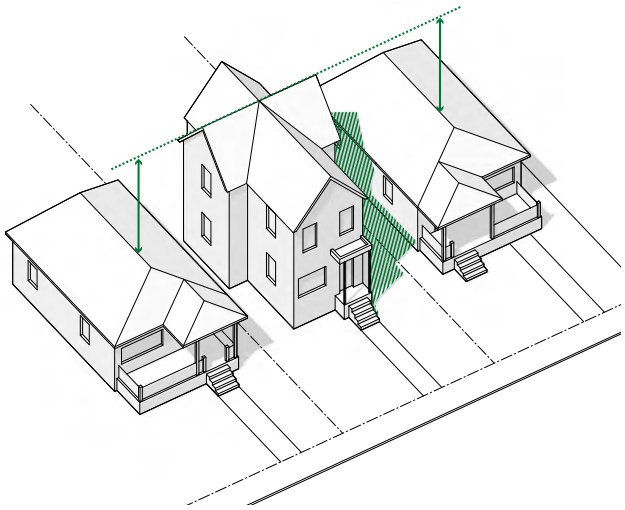
A. Overview of the primary conditions in Long Branch and the key design guidelines related to the particular theme
B. Reference of the key design objectives and supporting diagram for each theme from the *City-wide Neighbourhood Character Guidelines*
C. Summary of the zoning regulations pertinent to each theme
D. Explanation of the rationale for these regulations in the context of the Long Branch study area
E. List of key design guidelines to support the rationale for the zoning and mitigate potential conflicts with the character of the neighbourhood
F. Call out bar of relevant 'Character Defining Conditions' [reference Chapter 2.2]
G. Annotated photograph of an existing incompatible condition related to the particular theme*
H. Annotated photograph of an existing compatible condition related to the particular theme*

** photographs are used only as illustrative tools to explain issues of compatibility related to a specific theme*

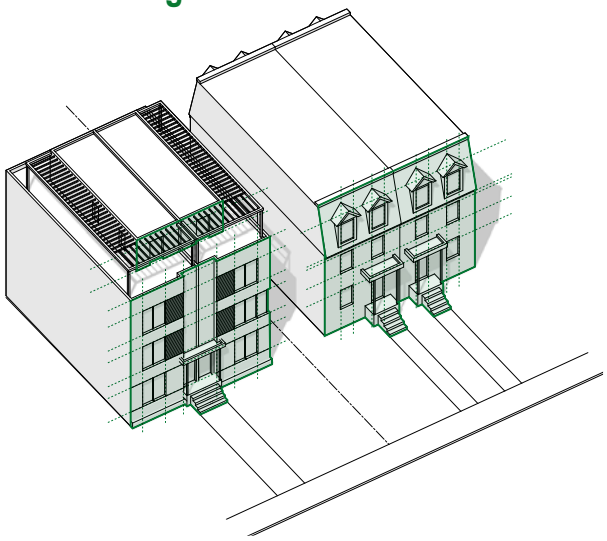
3.2 Height & Massing

Height and massing refer to the perception of the general shape, form, and size of the building. While building dimensions such as height or width can be purely quantitative, mass and scale are rather qualitative dimensions that result from combining many spatial parameters in context: proportion between building dimensions, comparison to the dimensions of adjacent buildings, alignment with other buildings, height and location relative to the public streets, separation from other buildings or volumes, breakdown of larger volumes into smaller and more comprehensible pieces, shadowing of surfaces by protruding volumes, size of element relative to the human scale, etc.

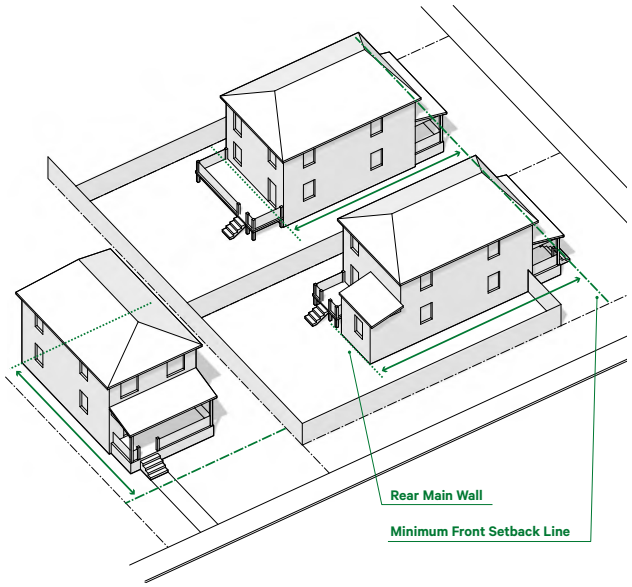
3.2.1 Building Heights



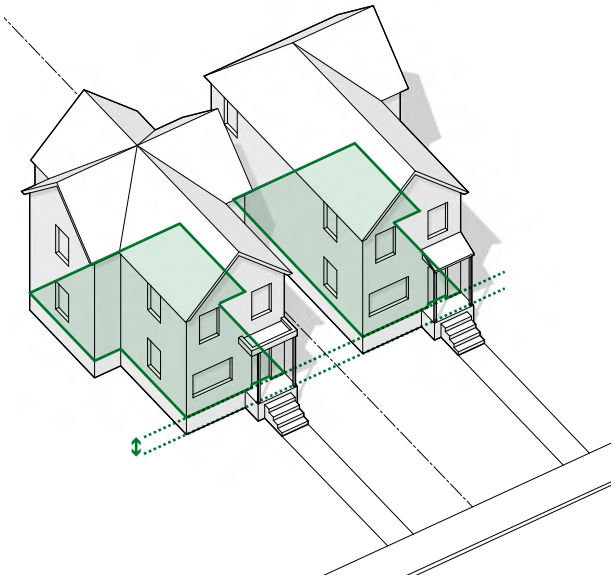
3.2.2 Building Face



3.2.3 Building Depth



3.2.4 Finished Ground Floor Height

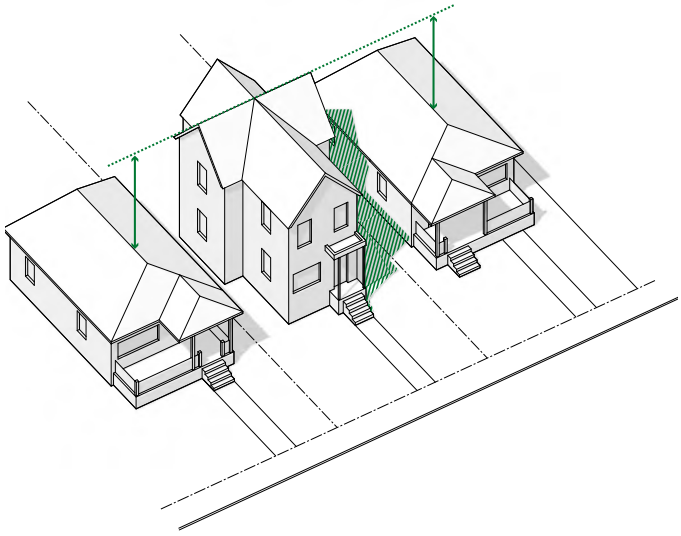


3.2.1 Building Heights

Throughout Long Branch, building heights vary in type from detached bungalows to three-storey walk-up apartments. Buildings should comply with 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, should transition relative to adjacent conditions.

Principles

- **Volume**: 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 are porches, stepbacks/balconies for upper levels, asymmetrical plans with setback, integration of upper levels within the roof, etc.
- **Access to natural daylight and sunlight**: Ensure that the building does not block neighbours' access to natural daylight and sunlight, including on yards and main windows.
- **Entrances**: Minimize the appearance of stairs to entrances, in order to decrease the perceived height. Internalize stairs to create a porch and lower door, with a strong relationship to the public sidewalk [Refer to Section 2.3.2 Front Entrance Design].



Building Height Diagram

How does the zoning regulate building heights?
Building heights in Long Branch generally range between 1 and 2 storeys with the exception of multi-unit residential developments, which incorporate heights of 3 and 4 storeys. The zoning regulation sets a maximum building height of 9.5m (see section 1.3.2 for more detail) and encompasses much of the neighbourhood's RD zones. In the RM Zones which permit a variety of residential building types, the max. building height varies between 10 to 12m. In addition to height, the zoning regulates a ratio of main walls that can achieve the max. building height.

What is the rationale for the performance standard?
The rationale is to ensure that new development fit an appropriate scale with the existing built form through the integration of taller forms into sloped roof massing or in the case of flat roofs through stepbacks. 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.

What are the key design guidelines?
In order to achieve the objectives related to volume, access to daylight and entrances in the context of Long Branch key design guidelines include:

- New single family dwellings should be designed to maintain and reinforce the 1 to 2 storey character of Long Branch.
- Step back taller forms and/or articulate building massing through the use of projections and/or recesses to achieve a **transition** in height relative to adjacent buildings and to mitigate site overlook.
- Porches, canopies, overhangs and well integrated stairs/plantings should be used to mitigate the perceived height and massing and create alignments with **existing reference lines** of the streetwall.
- Mitigate the impacts of roof height by integrating the pitch into the building volume through the use of dormers and other design elements.

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

Figure 44 Modern house dwarfs existing 1-storey bungalow

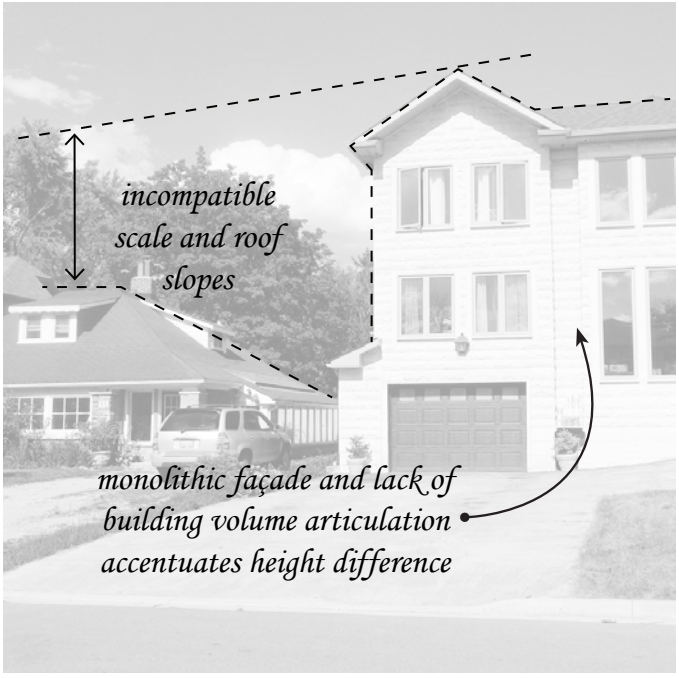


Figure 45 Incompatible building volumes accentuate height difference

Figure 46 New development transitions height in relation to adjacent buildings

3.2.2 Building Face

While the zoning sets a consistent minimum setback for the primary plane of the building face, specific areas of Long Branch feature varying conditions resulting from unique block configurations. The building face should respect the established streetwall in order to preserve and frame view corridors and/or step incrementally in response to curvilinear streets. 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.

Principles

- **Materiality**: Incorporate materials which are common to the Long Branch neighbourhood, and are compatible with adjacent and surrounding properties.
- **Windows and Openings**: Establish a minimum percentage/scale of fenestration to ensure adequate amount of daylighting and transparency.
- **Setback**: Locate ancillary structures, such as garage, back from the primary plane to accentuate the access and built form.
- **Shadows**: Recommend minimum distances between planes to add three dimensional quality to the building face.

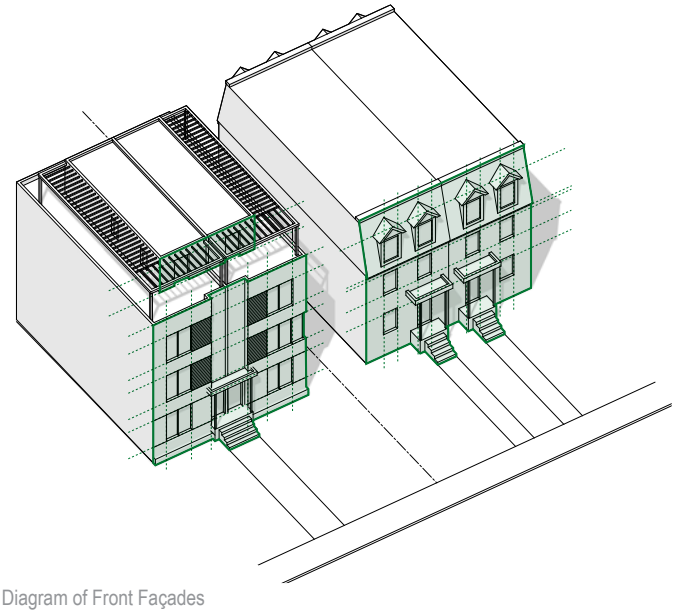


Diagram of Front Façades

How does the zoning regulate the building face?
Regardless of building type, the zoning regulates the location of building faces in Long Branch through a minimum setback (measured from the front lot line) of 6m. In certain areas characterized by larger lots, such as along Lake Promenade, the building face is located significantly farther back from the street and visually buffered by mature trees. Other areas with curvilinear streets, around Arcadian Circle, generally follow the principle of averaging in which consecutive building faces step gradually to maintain a relatively consistent streetwall.

What is the rationale for the performance standard?
The rationale is to create a consistent and vibrant streetwall 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. The compatibility of the building face should be evaluated based on the unique conditions of individual streets in Long Branch.

What are the key design guidelines?
In order to achieve objectives related to materiality, windows and openings, setbacks and shadows in the context of Long Branch, some of the key design guidelines include:

- Projections and/or recesses should be used to articulate the primary plane in order to reinforce existing street rhythm and to prioritize the reading of front entrances and diminish that of garage.
- Porches, canopies, overhangs and well integrated stairs/ plantings should be used to create alignments with **existing reference lines** of the streetwall.
- Careful sizing and placement of windows to punctuate the building façade while minimizing overlook of adjacent buildings.
- Front yard setbacks should be consistent with adjacent and surrounding properties.

See Character Defining Conditions pg. 27 C.

> Refer to City-Wide Template for further information

Figure 47 Incompatible building face

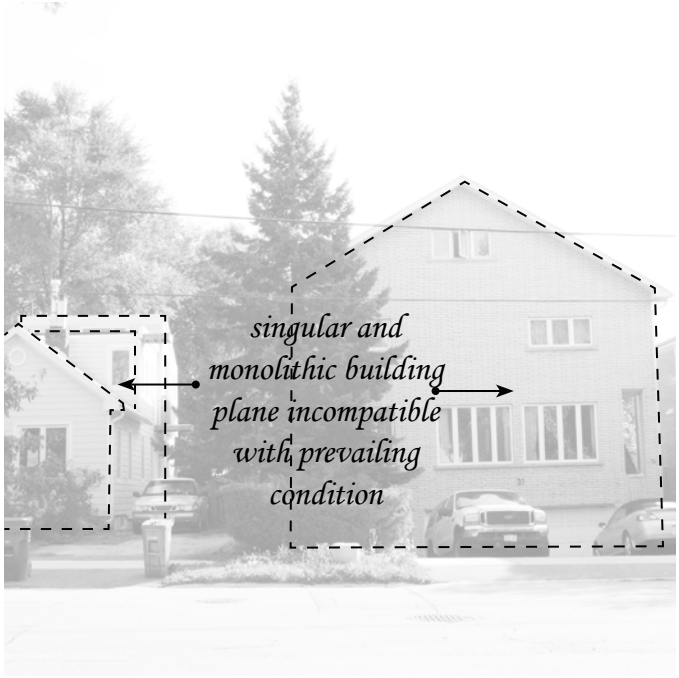


Figure 48 Incompatible building face

Figure 49 Compatible building face

3.2.3 Building Depth

In certain locations throughout Long Branch, deep buildings detract from the neighbourhood character. In order to mitigate these impacts, buildings should comply with zoning, be consistent with depths of existing houses along the street and/or use step backs 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.

Principles

- **Articulation**: articulate rear façade to break up the overall building massing and reduce the visual impact of the building from the rear.
- **Setback**: setback upper storeys from the rear to align with adjacent dwellings where possible to minimize shadow impact and perceived mass.
- **Privacy Screen**: integrate privacy screens to minimize potential for privacy and overlook issues with consideration for reducing the overall mass of the structure.

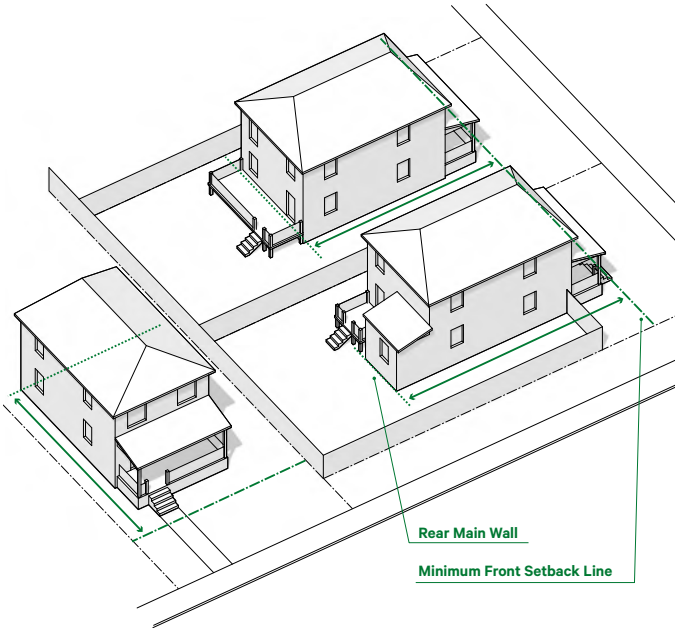


Diagram of Building Depth

> Refer to City-Wide Template for further information

How does the zoning regulate building depth?
Regardless of building type, the zoning regulation sets a maximum building depth of 19m (measured from the required front yard setback). There is some variation in Long Branch as a result homes not fully built to the maximum permitted depth. Given the deeper lot sizes typical to much of Long Branch, generous rear yards, the mature tree canopy and in some cases the strategic location of detached garages contribute to mitigating the effects of varying building depths.

What is the rationale for the performance standard?
The rationale is to generally 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 an appropriate sense of scale and massing relative to adjacent properties.

What are the key design guidelines?
In order to achieve the objectives related to building setbacks, articulation and privacy in the context of Long Branch, some of the key design guidelines include:

- Where the rear of lots abut the side of adjacent lots or public streets, step back taller forms and/or articulate building massing through the use of projections and/or recesses should create a **transition** in height relative to adjacent buildings.
- Carefully size and place windows on the side / rear walls as wells as any elevated deck / balcony structures in order to minimize overlook of adjacent buildings.
- Fences, hedges, detached garages and existing trees should be used to create a buffer between adjacent lots.
- Lot depths should be consistent throughout a given block, in order to maintain the amenity spaces which comprise the interior of each block.

See Character Defining Conditions pg. 27

b. e. f. g.

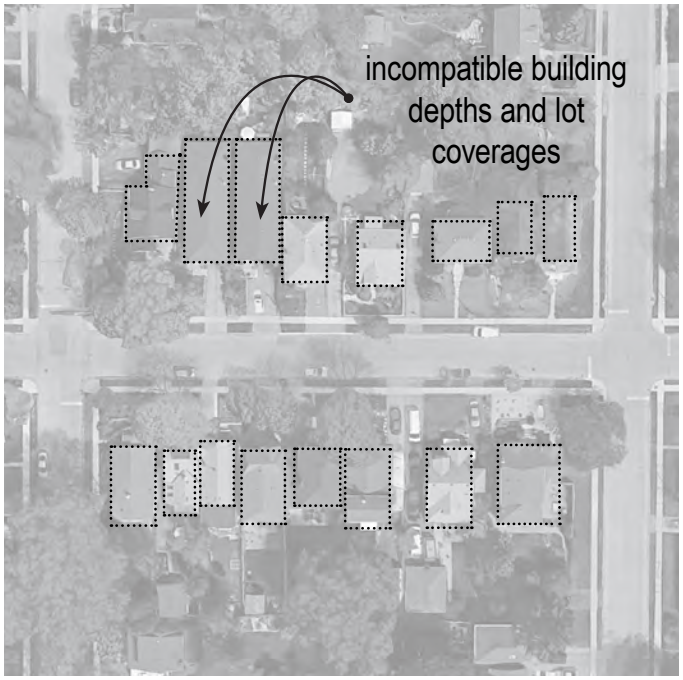


Figure 50 Deep buildings create site overlook and privacy issues, and significant lot coverage is incompatible with neighbourhood character

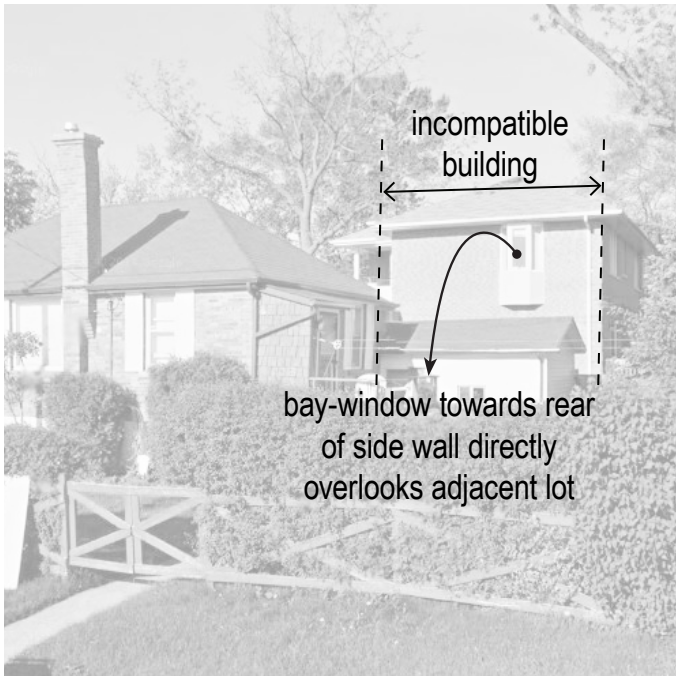


Figure 51 Identify image and cite your source

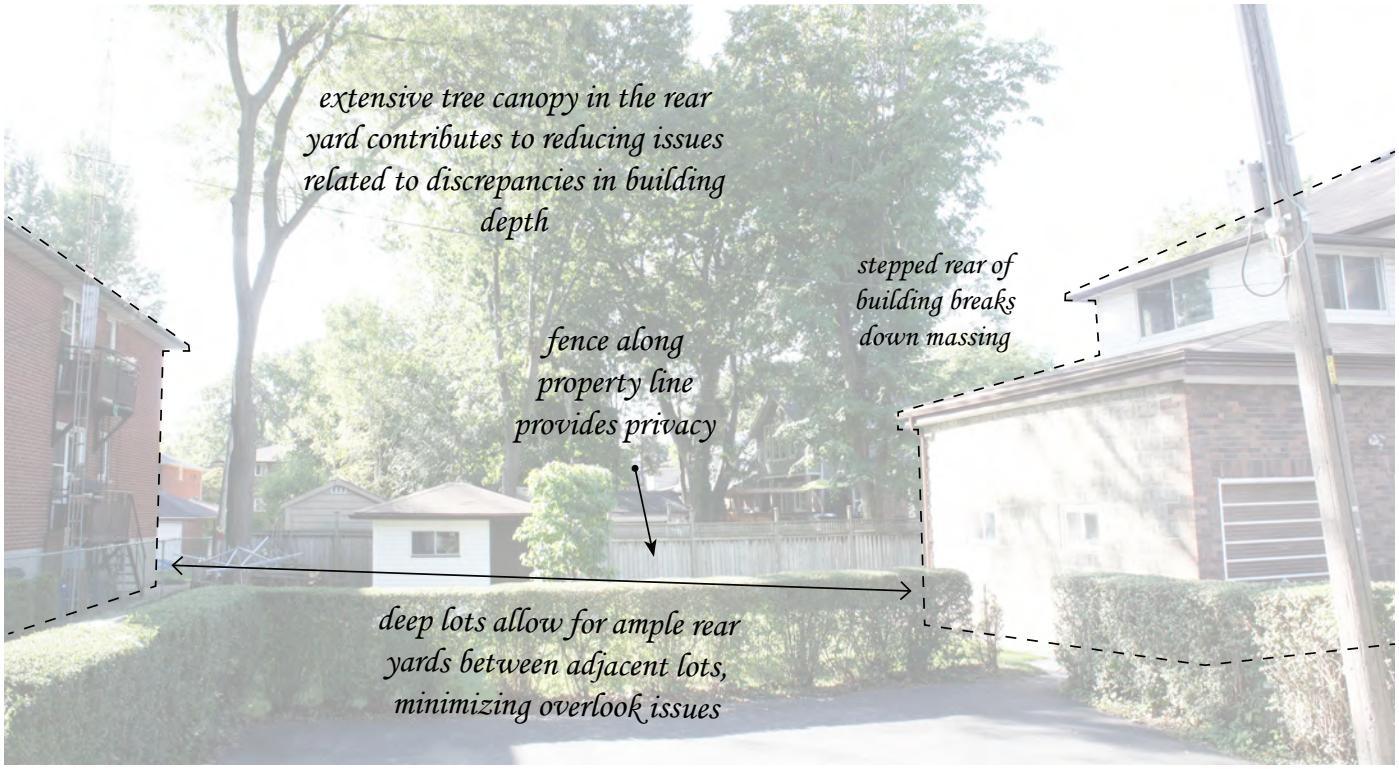


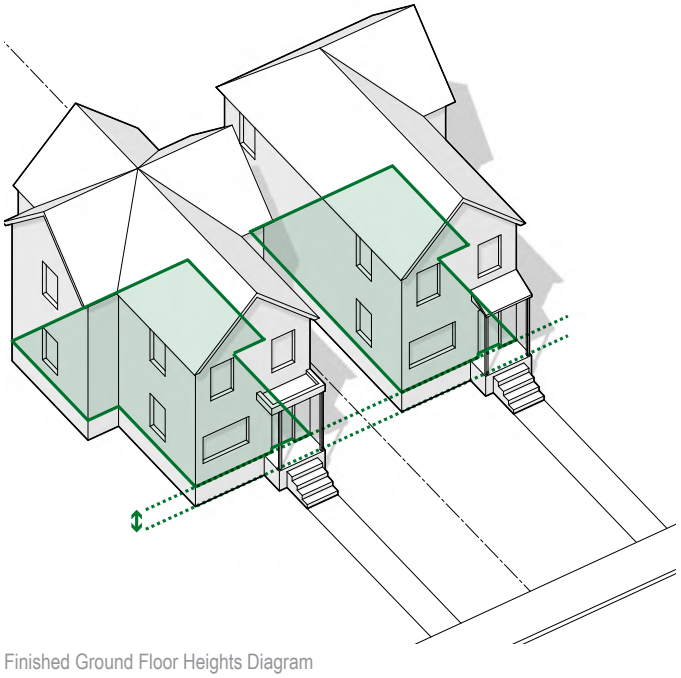
Figure 52 Stepped back of building transitions to generous open space at the rear of lot visible from the street

3.2.4 Finished Ground Floor Heights

While the zoning is consistent on what the appropriate ground floor height is, a range of conditions exist in Long Branch given the requirements of individual properties. Buildings should comply with zoning and be consistent with existing houses along the street and/or, through stepped landscaping and entrance articulation should reinforce existing reference lines and mitigate perceived breaks in the building's connection to grade.

Principles

- **Scale**: Establish a 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.
- **Grade:** Design the finished ground floor height as close to the 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.
- **Materials**: Use materials that do not accentuate the variation in scales between various elements in the façade.



Finished Ground Floor Heights Diagram

> Refer to City-Wide Template for further information

How does the zoning regulate ground floor heights?
Within the RD and RM Zones, the Zoning By-law regulates a maximum first floor height of 1.2m above established grade for detached and semi-detached dwellings. The prevailing condition within Long Branch generally falls within that range though certain properties have sunken ground floor relative to the street grade which no longer conform to the zoning and should be discouraged when assessing compatibility of new development.

What is the rationale for the performance standard?
Finished ground floor heights 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. In certain cases in Long Branch, the finished ground floor height far exceeds the 1.2m maximum which disrupts the connection of the building to the street both in term of its perceived discrepancy in scale as well as active use at the street grade.

What are the key design guidelines?
In order to achieve the objectives related to building scale, grade and materials some of the key design guidelines include:

- Ensure that ground floor heights are located as close to grade as possible. Where this cannot be achieved, lower the height of the building entrance, and internalize additional stairs.
- Integrate front entrance steps into front yard landscaping through the use of gradually sloped front lawns, raised planters and/or hedges.
- Articulate materials and/or building elements such as porches, canopies, windows and doors to reinforce existing horizontal reference lines along the street.
- Minimize the height of porches and roofs associated with front entrances to reinforce existing horizontal reference lines along the street.
- Ensure entrances face the street, are clearly visible, and proportioned to reinforce and not visually dominate the front façade.

See Character Defining Conditions pg. 27 b. c.

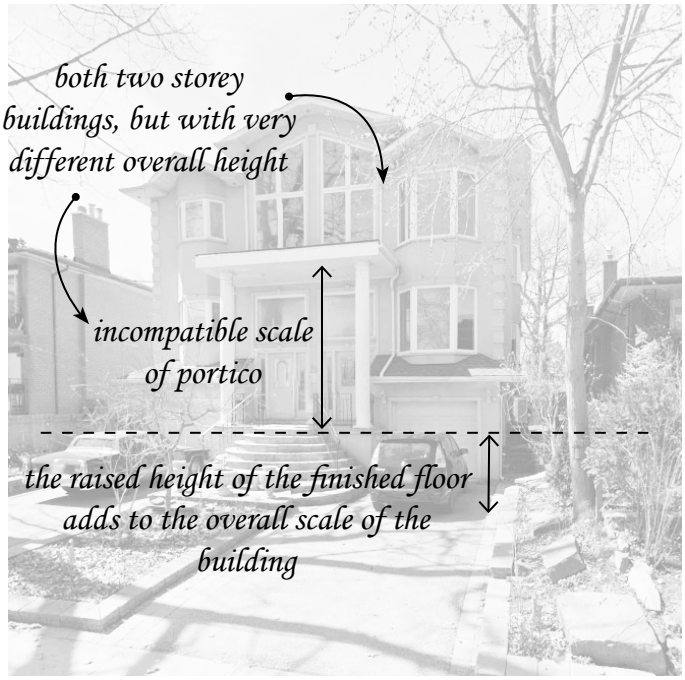


Figure 53 Front entry design emphasizes height discrepancy with adjacent buildings

Figure 54 Incompatible finished floor heights results in retaining walls which dominate streetscape

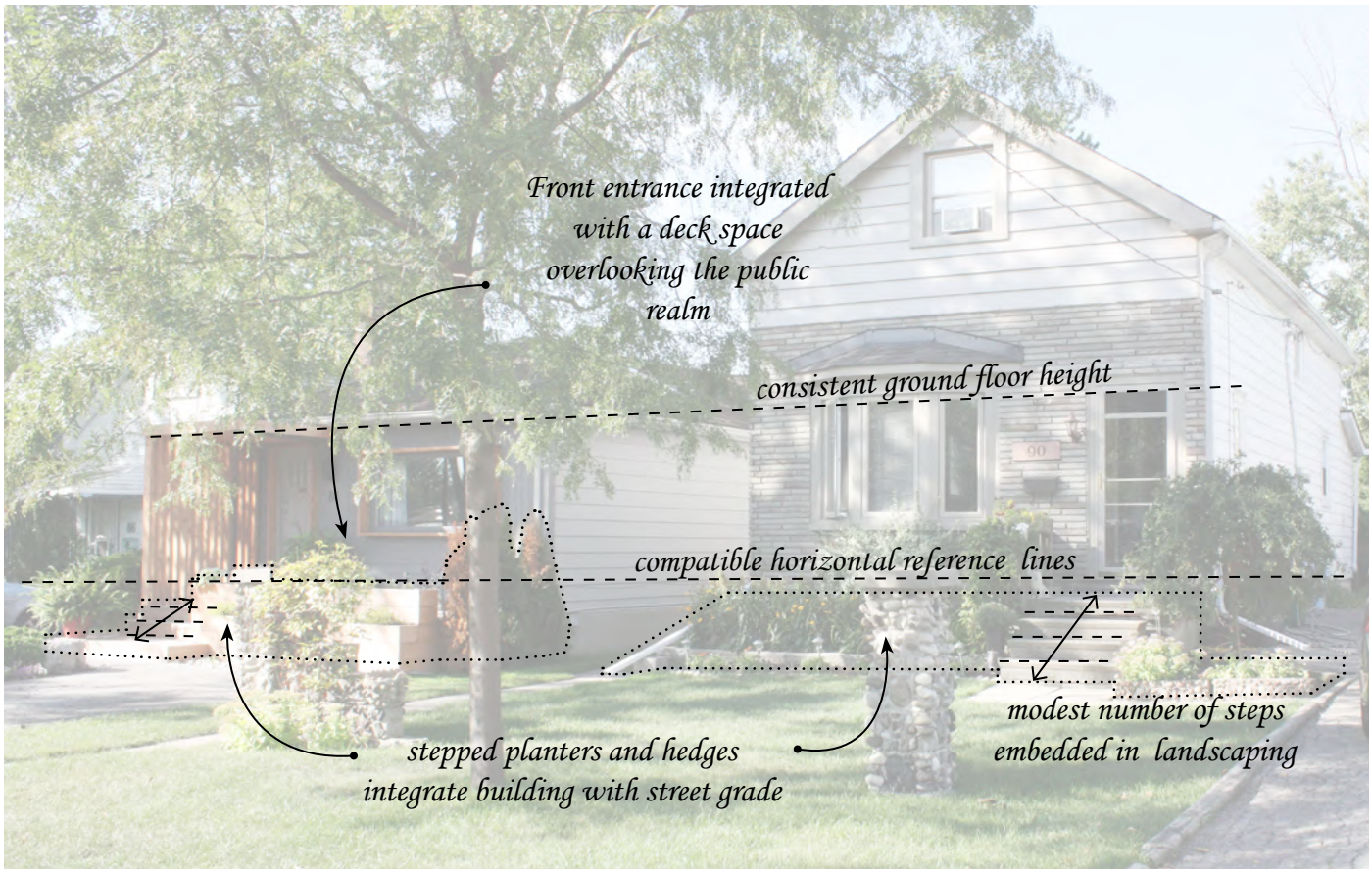


Figure 55 Finished floor height well integrate into general front yard landscaping strategy creating a strong relationship to the street

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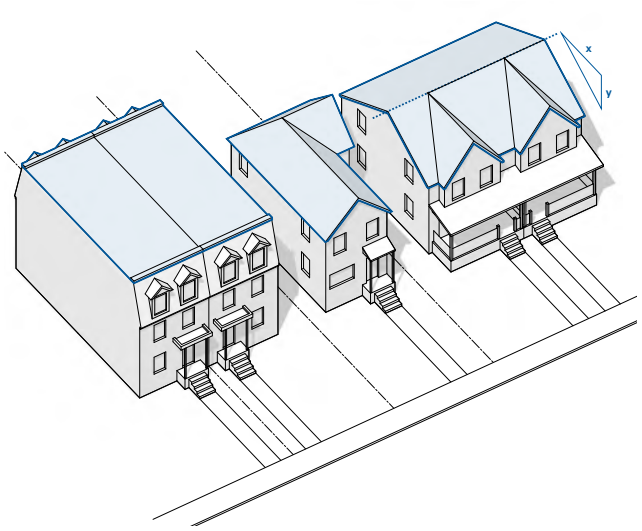
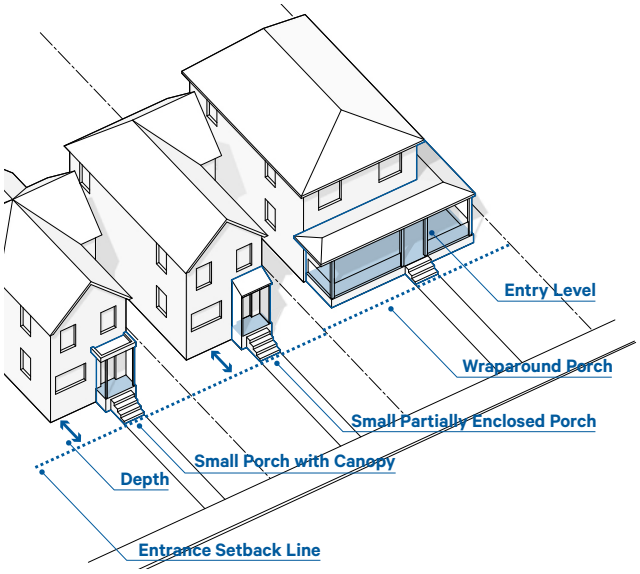
3.3 Building Elements

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

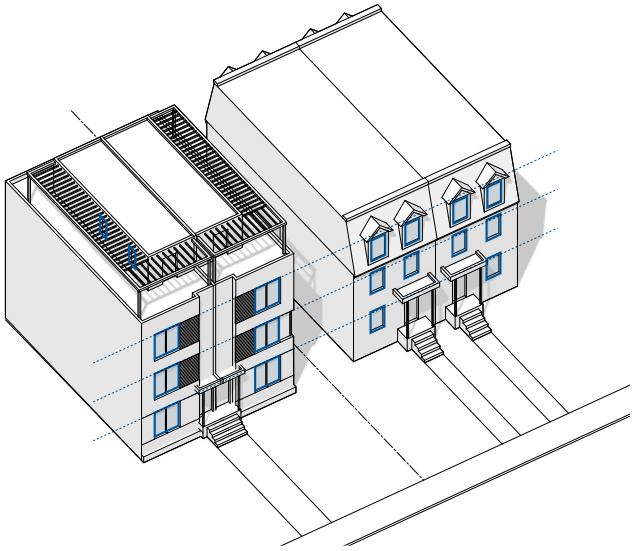
3.3.1 Roofs



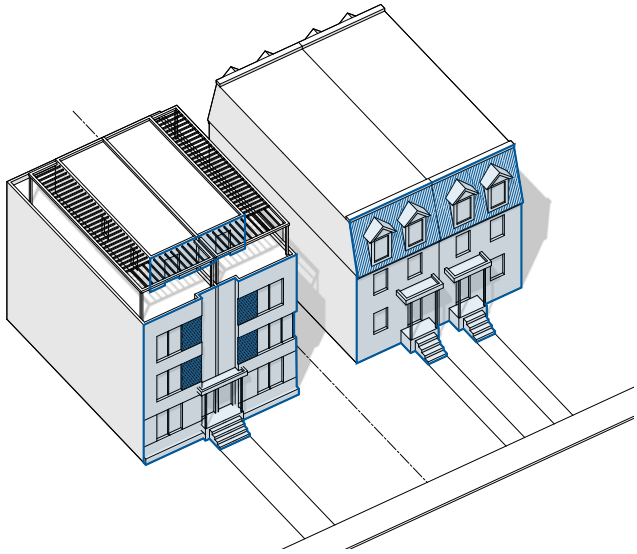
3.3.2 Front Entrance Design



3.3.3 Windows & 3.3.4 Façade Elements



3.3.4 Materiality



3.3.1 Roofs

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

Principles

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

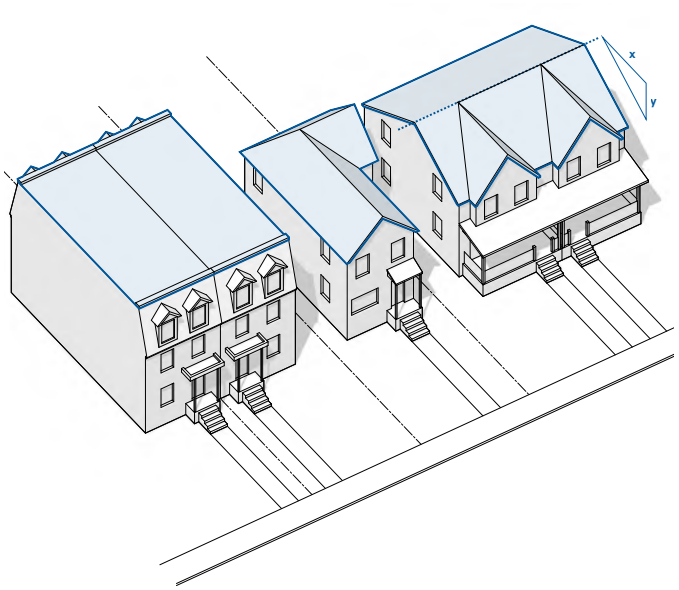


Diagram of Roof Types & Slopes

> Refer to City-Wide Template for further information

How does the zoning regulate roofs?

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

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

What is the rationale for the performance standard?

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

What are the key design guidelines?

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

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

See Character Defining Conditions pg. 27 b. g.

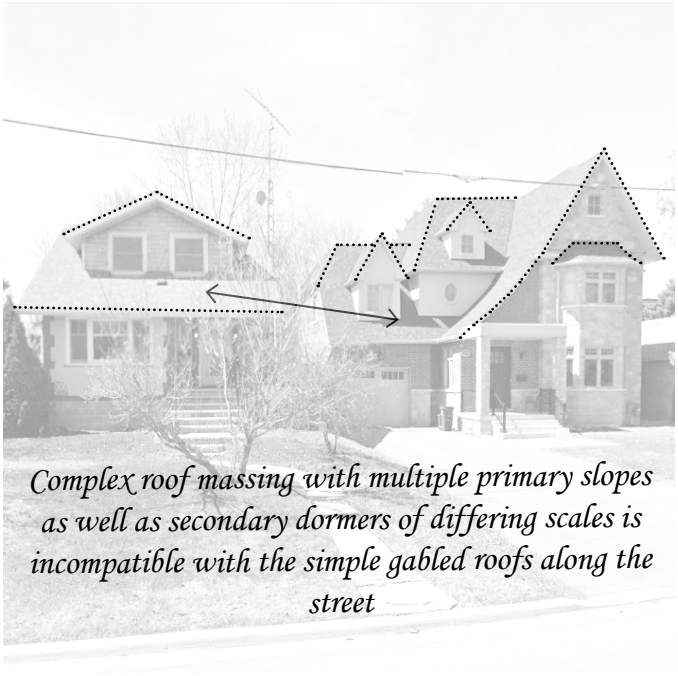


Figure 56 Complex roof massing incompatible with modest roofs along the street

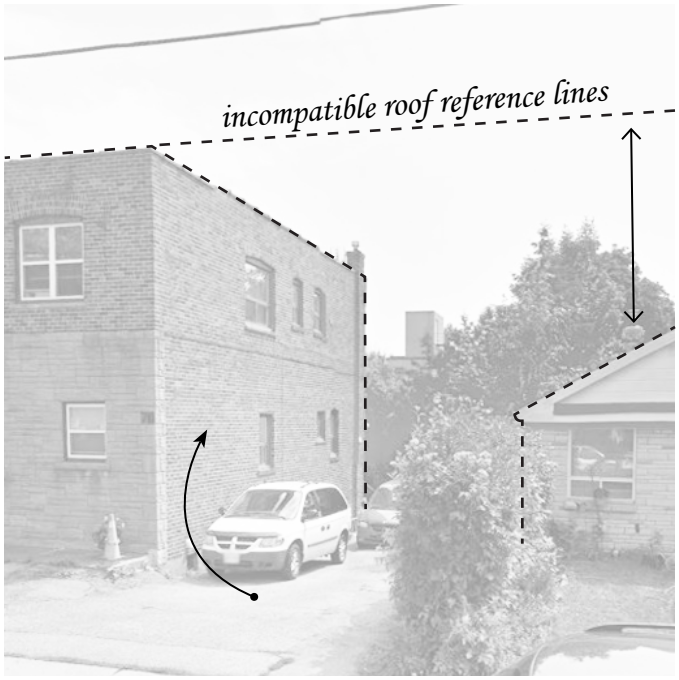


Figure 57 Flat roof without volume articulation incompatible with the character of the street

Figure 58 Compatible gabled roofs and secondary pitched roofs along the street

3.3.2 Front Entrance Design

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

Principles

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

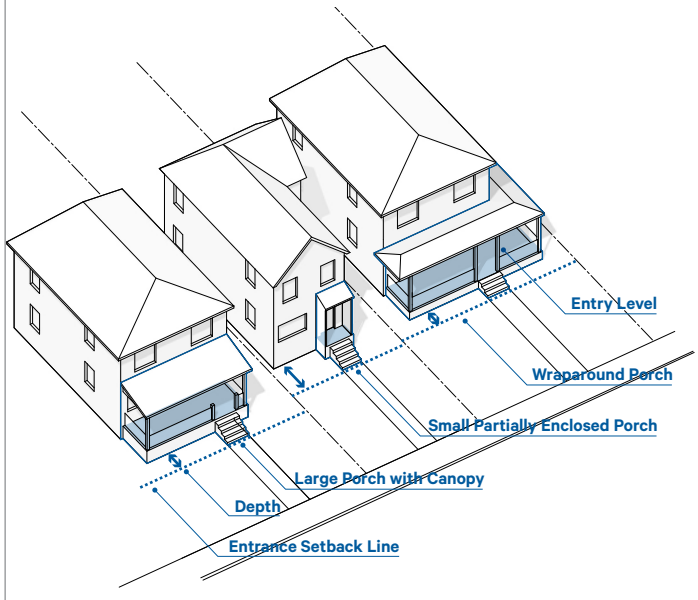


Diagram of Front Entrance Envelope

> Refer to City-Wide Template for further information

How does the zoning regulate front entrance design?

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

What is the rationale for the performance standard?

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

What are the key design guidelines?

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

- Active outdoor spaces including small, large or wraparound porches, are encouraged in order to provide passive outdoor amenity and contribute to a sense of community.
- Minimize height of porches and roofs associated with front entrances to reinforce existing horizontal reference lines along the street.
- Integrate front entrance steps into the general front yard landscaping through the use of gradually sloped front lawns, raised planters and/or hedges in order to strengthen the perceived connection to grade.

Ensure entrances face the street, are clearly visible, and proportioned as not to visually dominate the front façade.

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

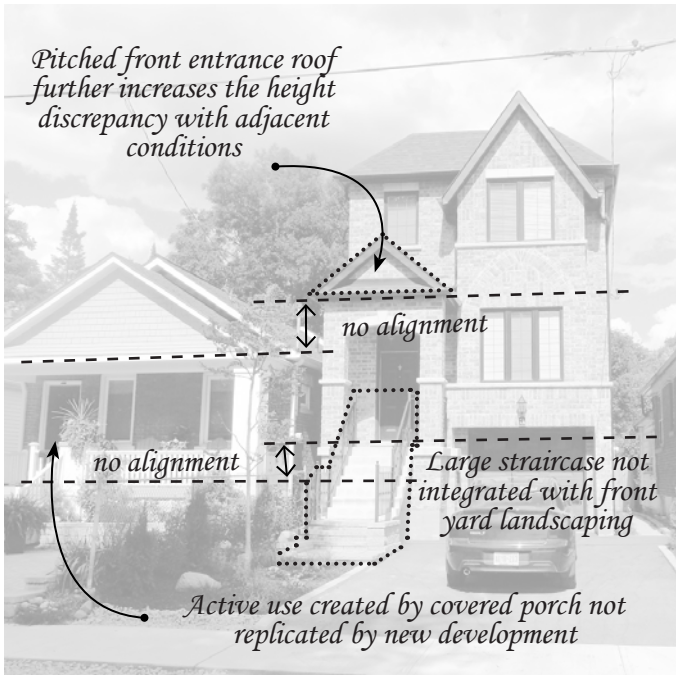


Figure 59 Incompatible front entrance design

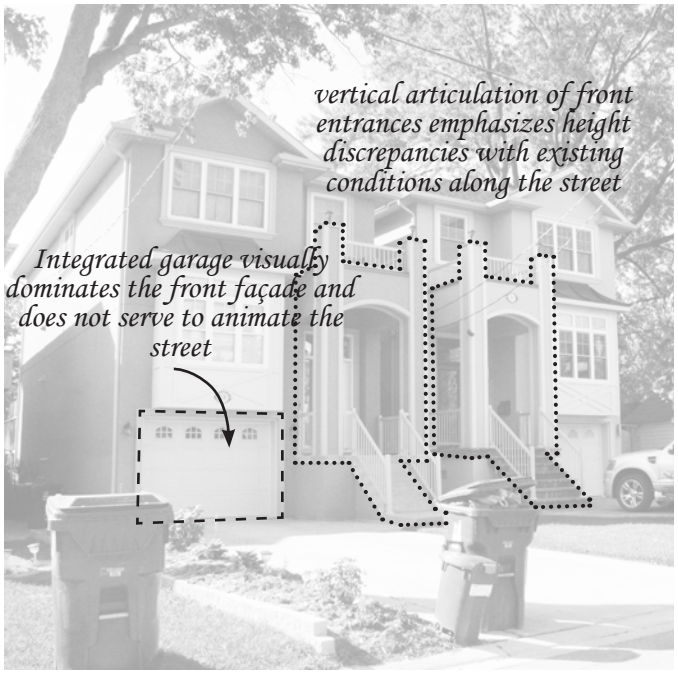


Figure 60 Incompatible front entrance design

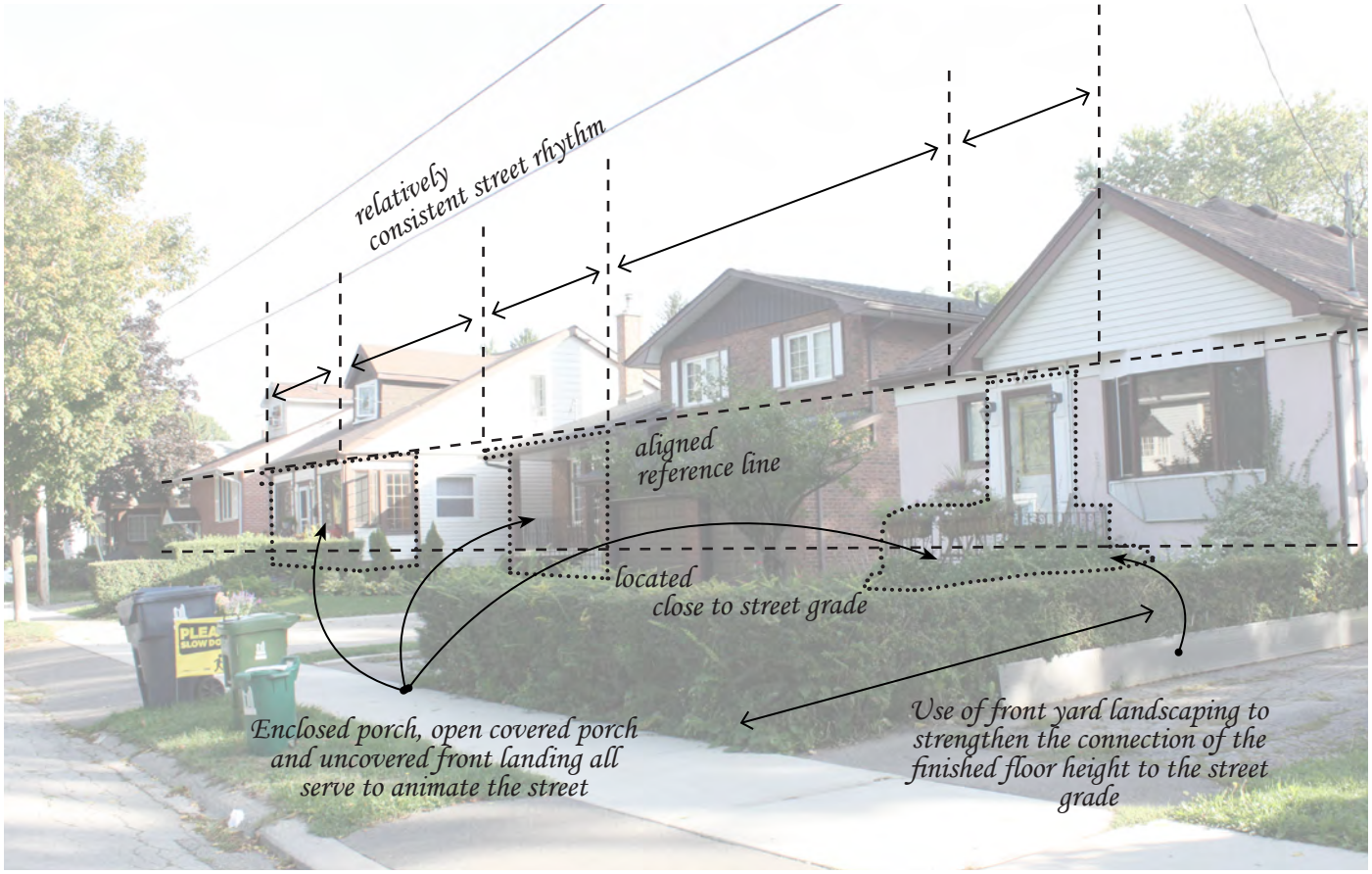


Figure 61 Front entrance designs vary in type but generally reinforce the established street rhythm

3.3.3 Windows

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

Principles

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

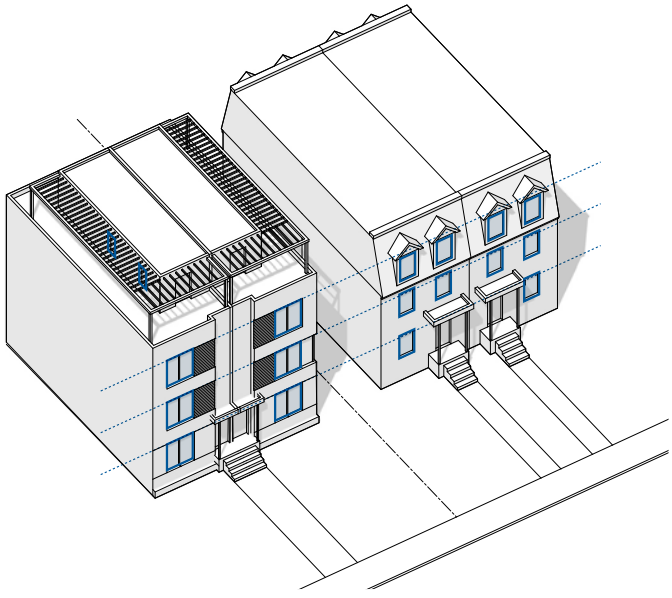


Diagram of Window Location & Alignment

> Refer to City-Wide Template for further information

How does the zoning regulate windows?

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

What is the rationale for the performance standard?

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

What are the key design guidelines?

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

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

See Character Defining Conditions pg. 27 b. g.

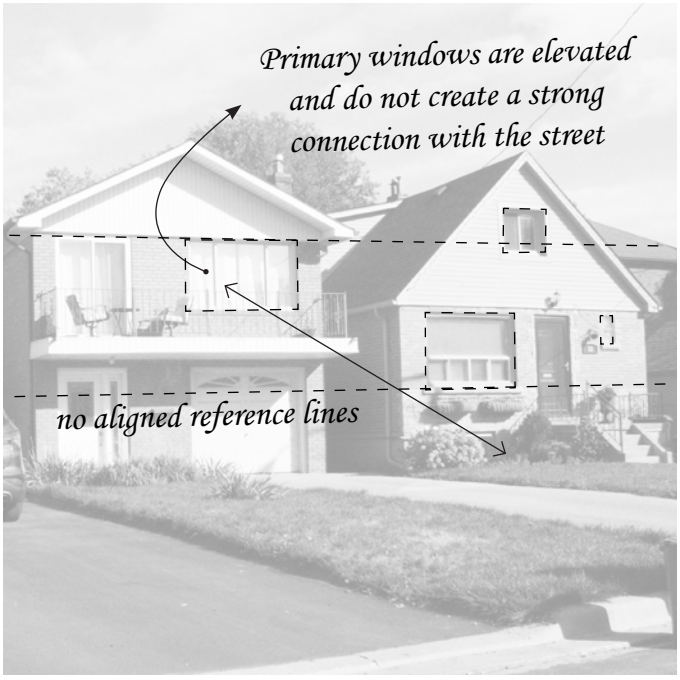


Figure 62 Incompatible window locations

Figure 63 Incompatible window size and spacing

Figure 64 Compatible punched and picture windows reinforce existing reference lines, and generally establish a rhythm of solid and glazed surfaces along the street

3.3.4 Façade Elements

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

Principles

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

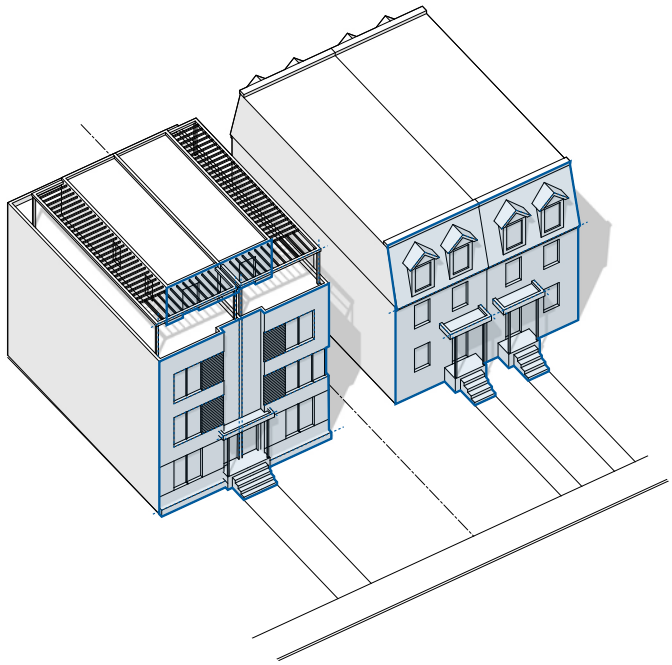


Diagram of Façade Elements

> Refer to City-Wide Template for further information

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

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

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

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

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

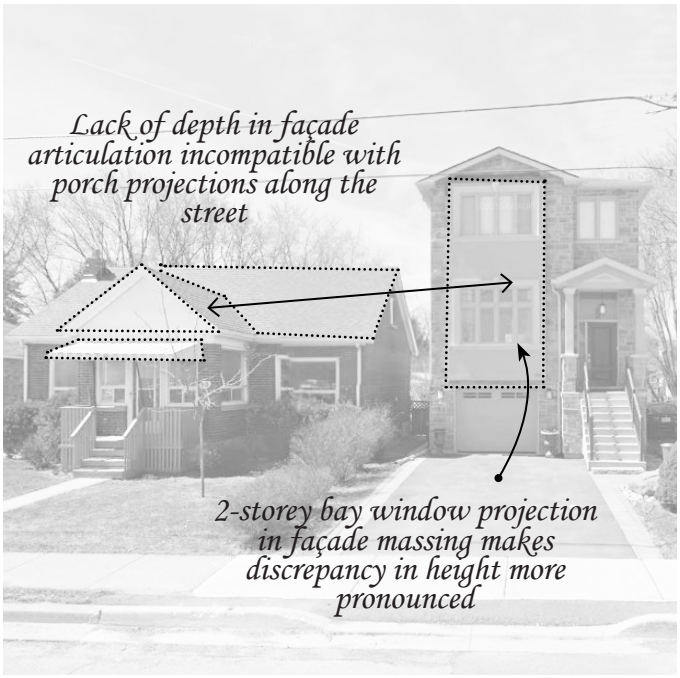


Figure 65 Incompatible depth of façade articulation

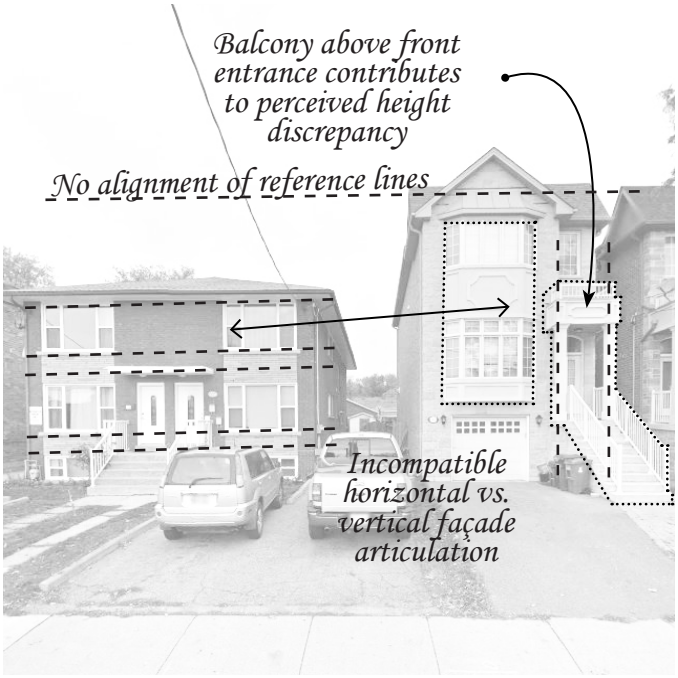


Figure 66 Incompatible verticality of façade articulation

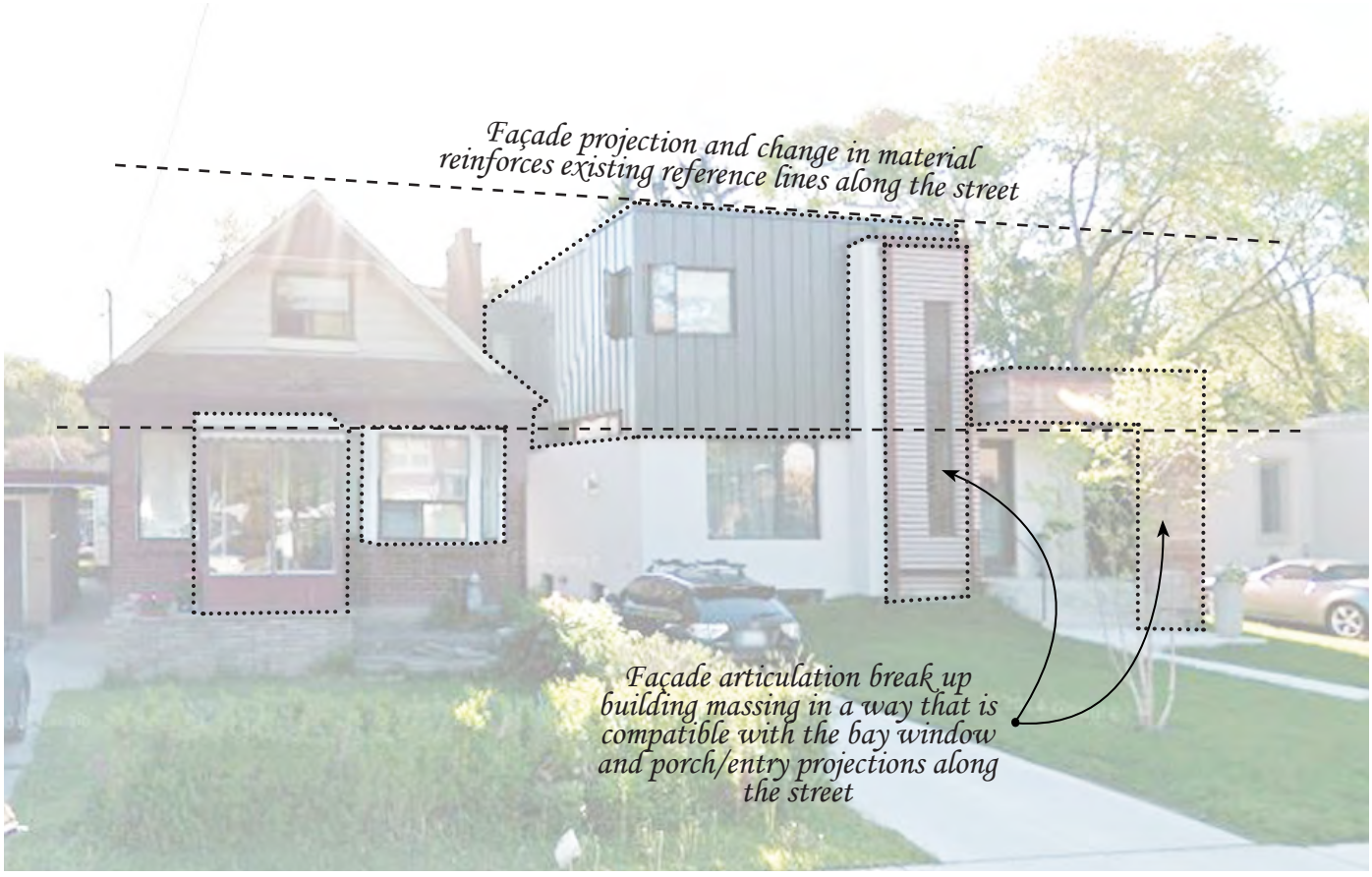


Figure 67 Compatible articulation of the façade breaks up building massing and reinforces existing reference lines along the street

3.3.5 Materiality

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

Principles

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

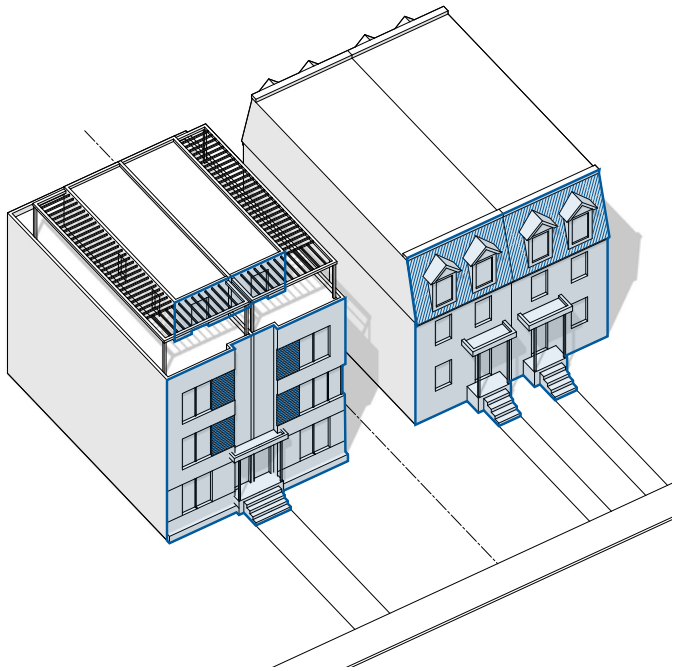


Diagram of Changes in Materiality

> Refer to City-Wide Template for further information

What are the characteristic material conditions?

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

What is the rationale for the performance standard?

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

What are the key design guidelines?

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

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

See Character Defining Conditions pg. 27 b. g. j.

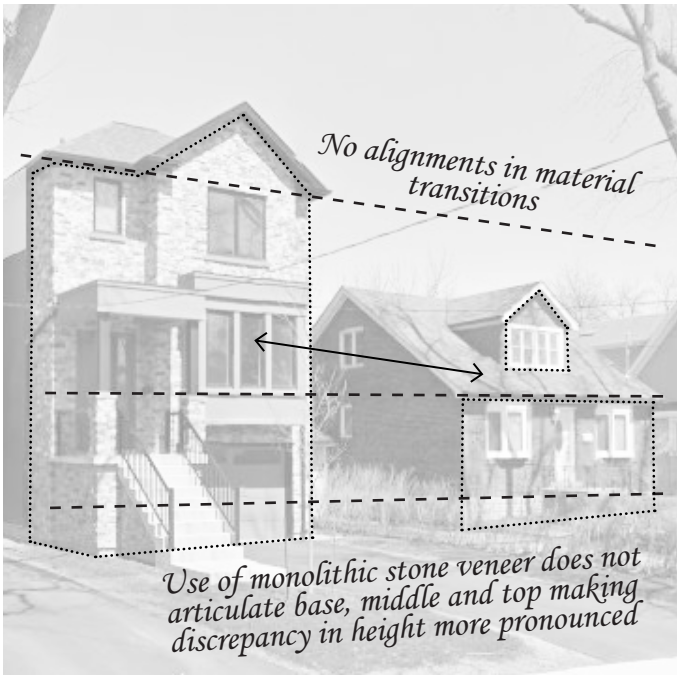


Figure 68 Incompatible use of materials

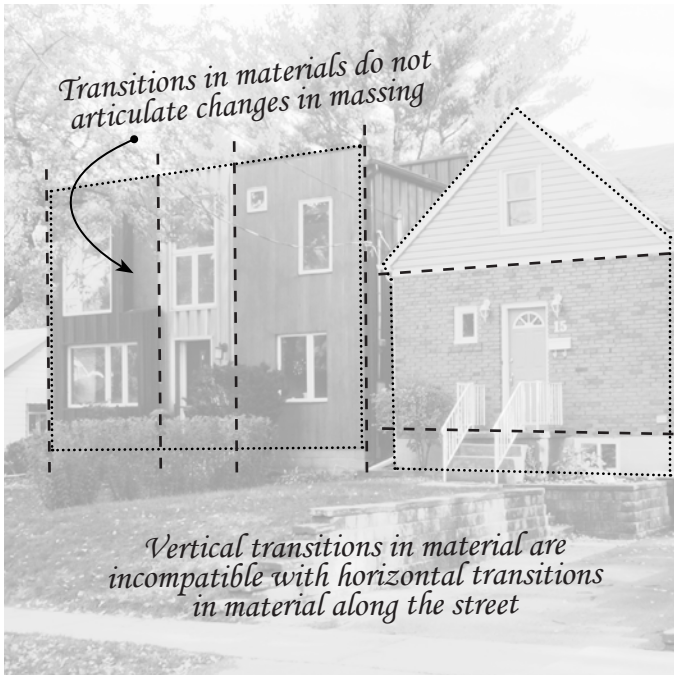


Figure 69 Incompatible use of materials

Figure 70 Compatible use of building materials

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3.4 Driveways & Garages

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

Characteristic Driveways & Garages in Long Branch

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

Figure 71

Figure 72

Figure 73

Figure 74

Figure 71 Side yard parking is compatible if accessed by narrow driveway

Figure 72 Recessing minimizes visual impact of garage while giving prominence to main building façade

Figure 73 Mirrored driveways consolidate front yard landscaping

Figure 74 Consolidated driveway entrance minimizes area dedicated to hardscaping and prioritizes front yard landscaping

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

Principles

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

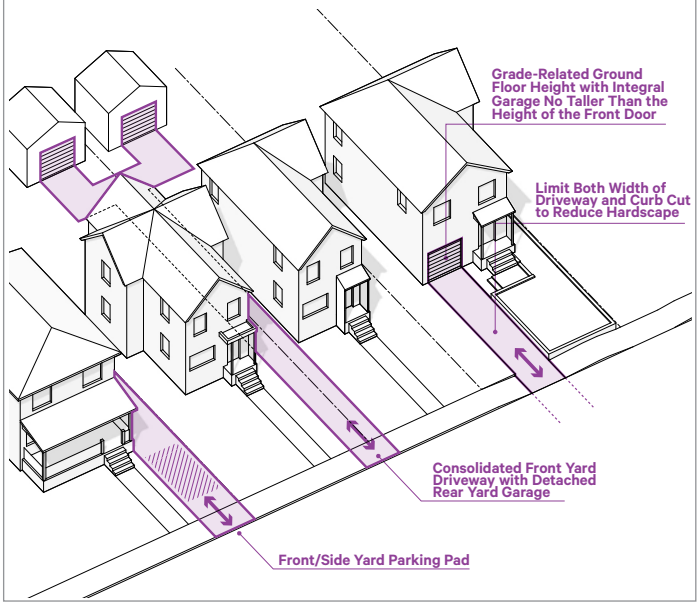

Diagram of Driveways & Garages

> Refer to City-Wide Template for further information

How does the zoning regulate driveways & garages?

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

What is the rationale for the performance standard?

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

What are the key design guidelines?

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

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

See Character Defining Conditions pg. 27

c. d. g.

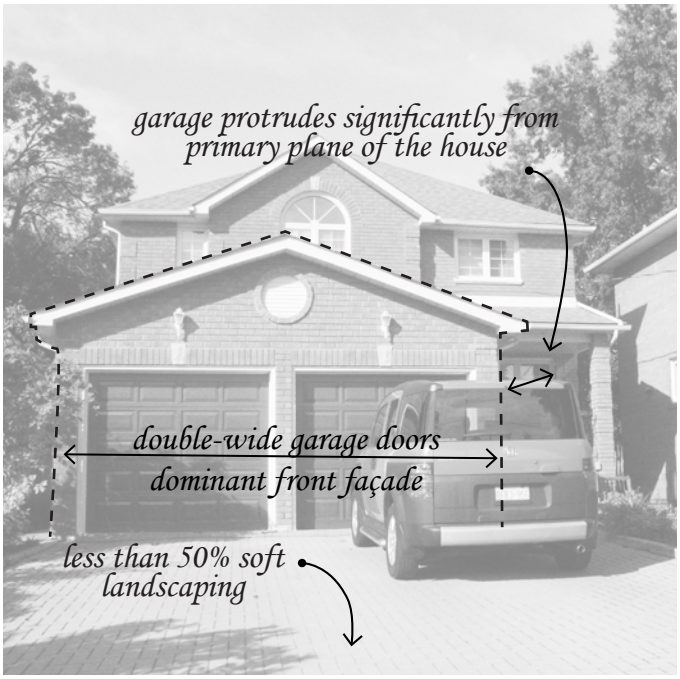

Figure 75 Incompatible double-wide integrated garage condition

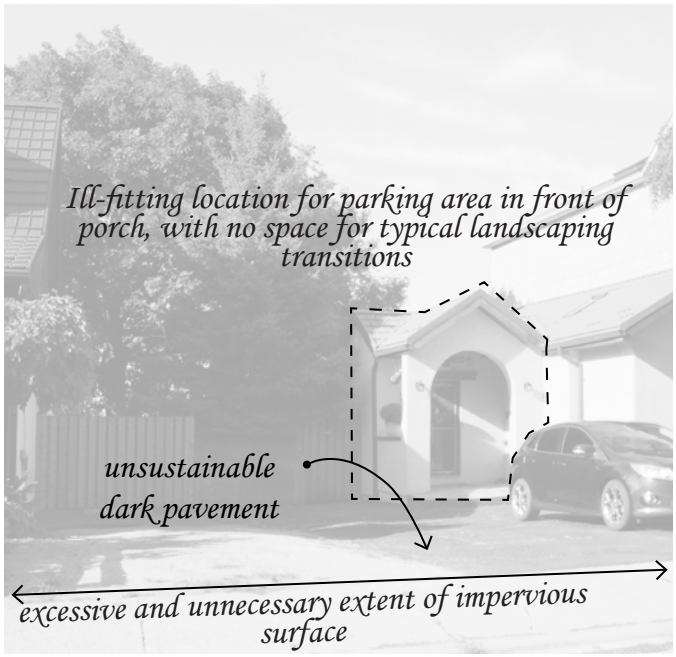

Figure 76 Incompatible front surface parking condition

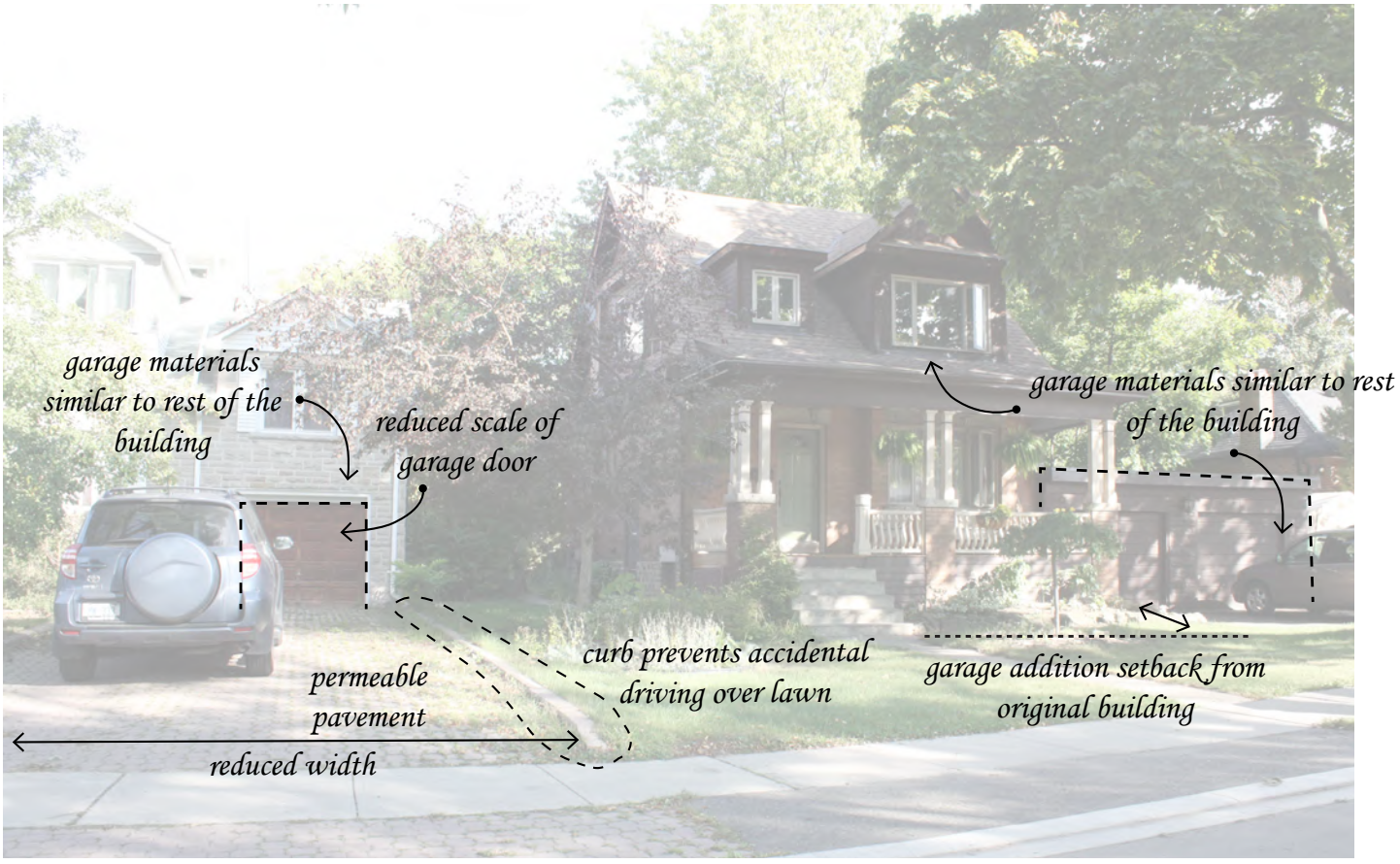

Figure 77 New house with well integrated garage beside older house with garage addition

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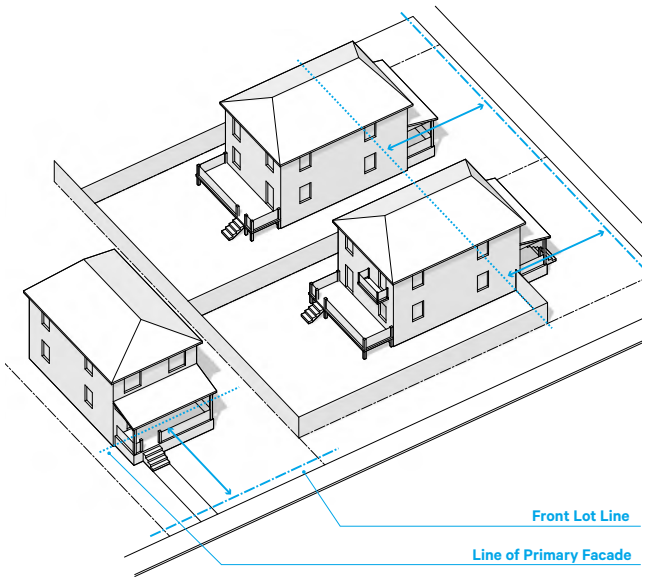
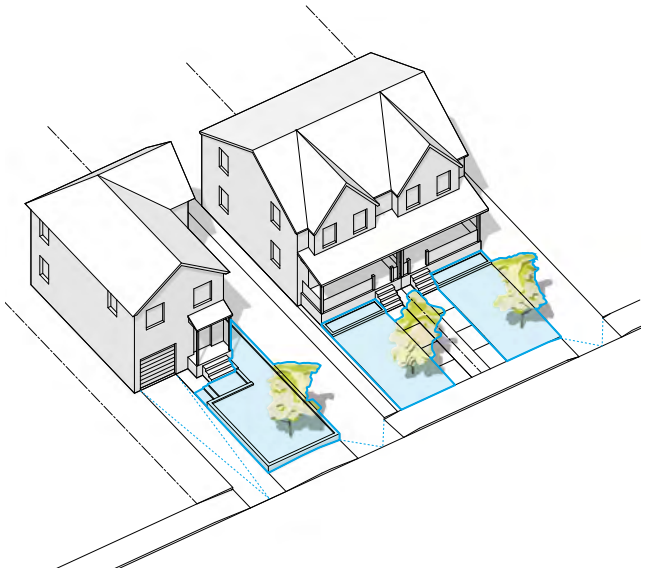
3.5 Setbacks & Landscape

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

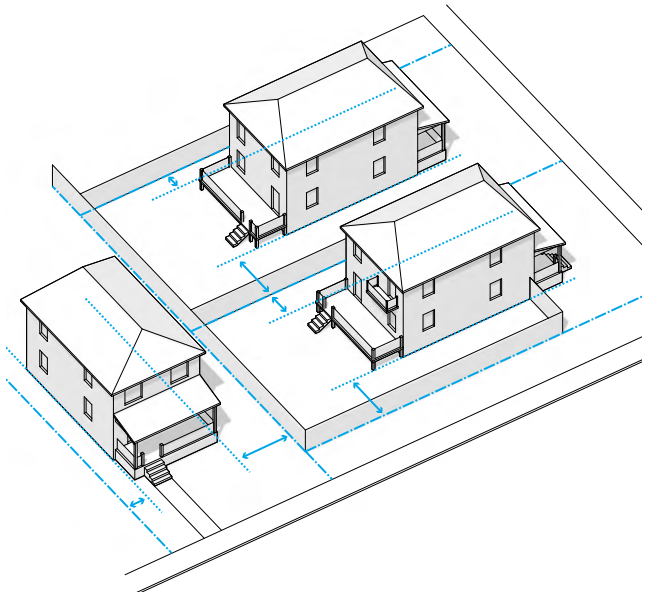
3.5.1 Front Yard Setbacks



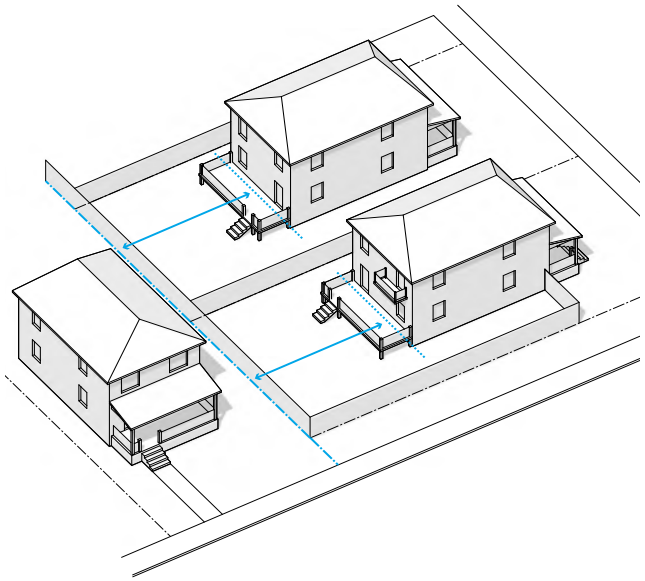
3.5.2 Front Yard Landscape



3.5.3 Side Yard Setbacks



3.5.4 Rear Yard Landscape



3.5.1 Front Yard Setbacks

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

Principles

- **Streetwall**: Ensure that the addition of elements encroached in the setback line do not clutter and dominate the visibility of the front façade.
- **Interface**: Establish front yard setbacks which promote a desirable interface with the adjacent street, creating an appropriate sense of scale and enclosure.
- **Landscaping**: If the building is set back at a great distance, design the front yard with regards to comfort and intimacy in the public realm, but also to reinforce the streetline (e.g. line of trees).

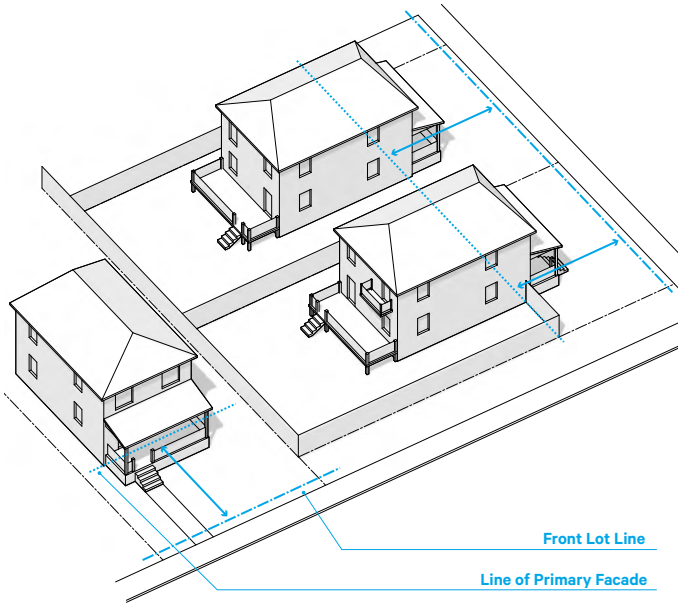


Diagram of Front Yard Setbacks

> Refer to City-Wide Template for further information

How does the zoning regulate front yard setbacks?

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

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

What is the rationale for the performance standard?

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

What are the key design guidelines?

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

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

See Character Defining Conditions pg. 27

b. g. h. i.

Figure 78 Incompatible protruding front yard setback

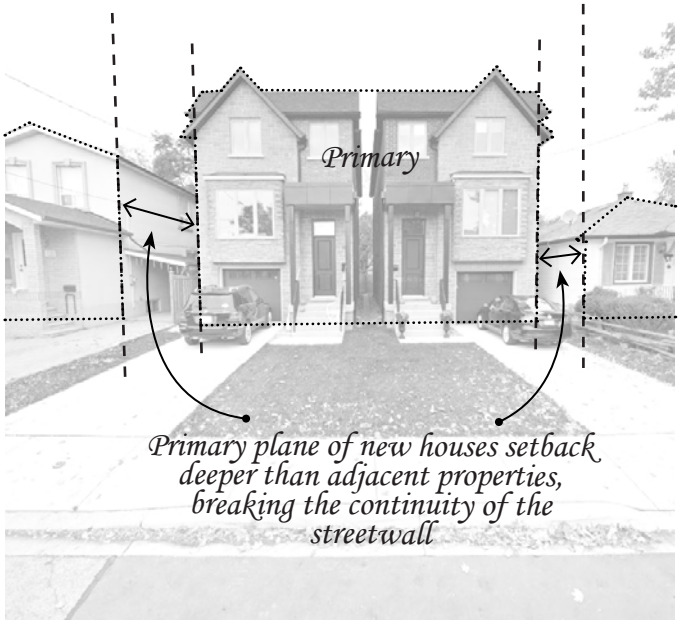


Figure 79 Incompatible recessed front yard setback

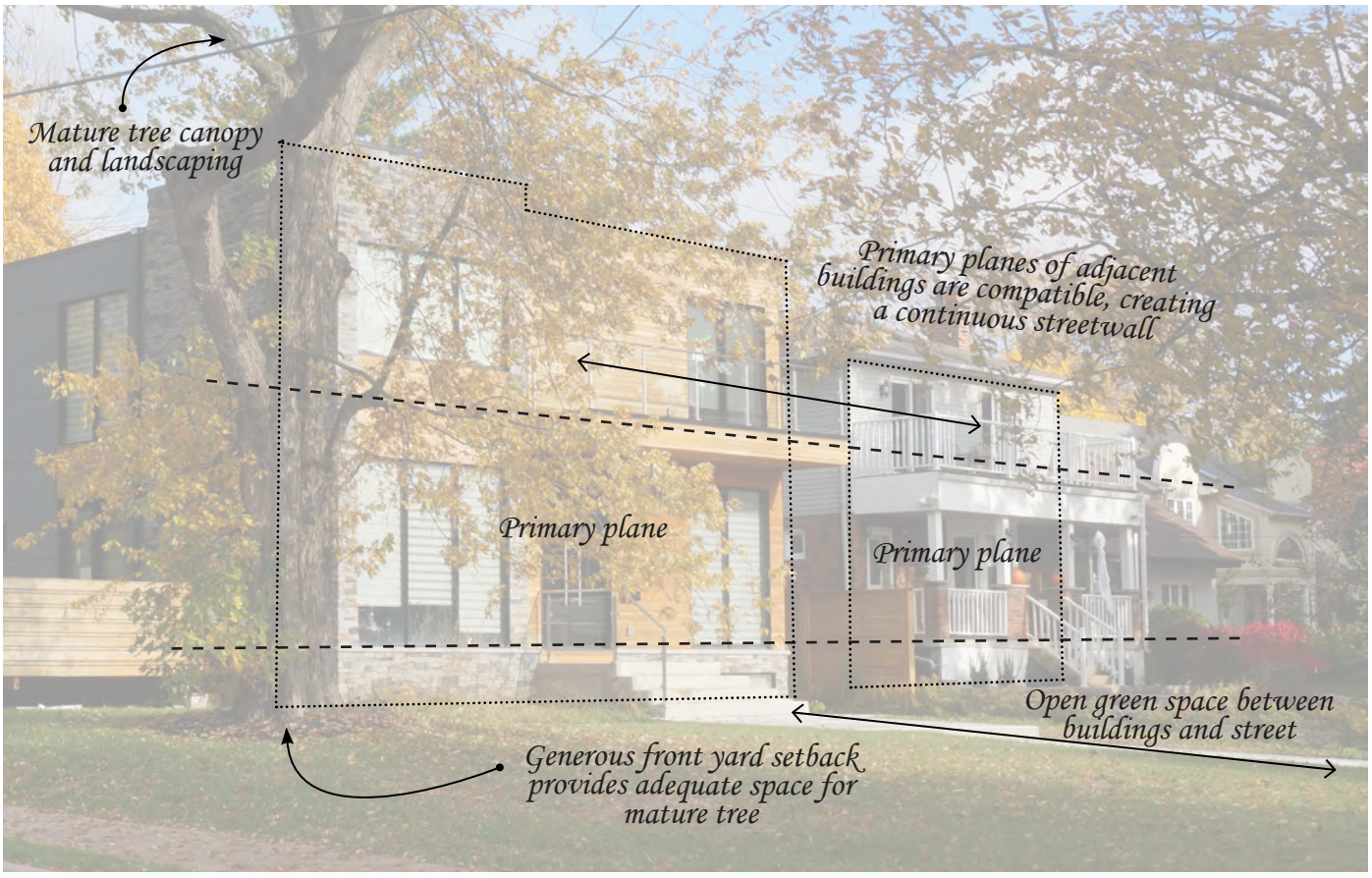


Figure 80 Compatible front yard setbacks ensure a continuos streetwall

3.5.2 Front Yard Landscape

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

Principles

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

What are the characteristic front yard landscape conditions?

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

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

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

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

What is the rationale for the performance standard?

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

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

> Refer to City-Wide Template for further information

Characteristic Front Yard Landscaping in Long Branch

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

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

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

Figure 84 More intensive planting and sloping is compatible if gradual, allowing for visibility of front yard

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

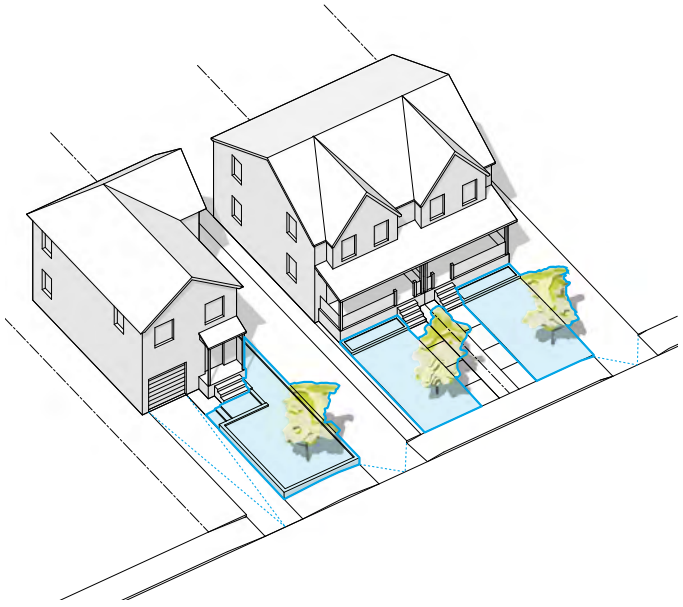


Diagram of Front Yard Landscape

What are the key design guidelines?

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

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

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

> Refer to City-Wide Template for further information

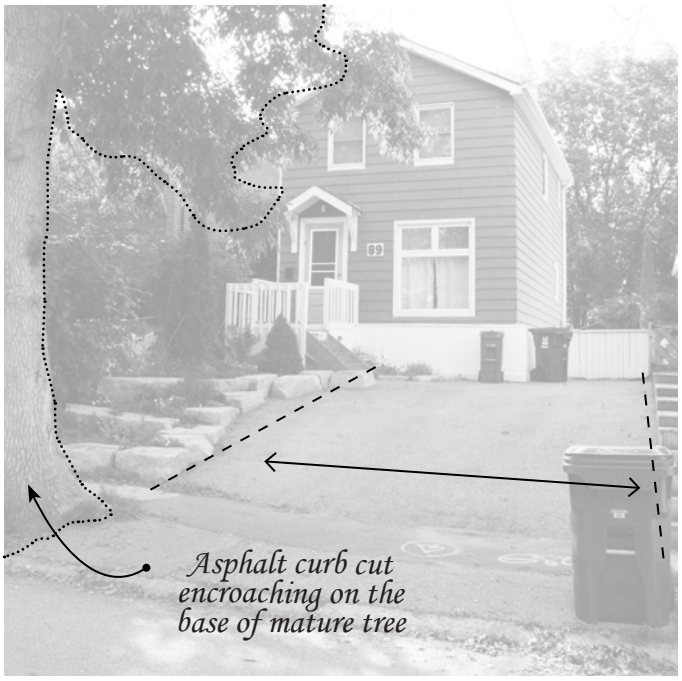


Figure 85 Incompatible driveway width within front yard

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

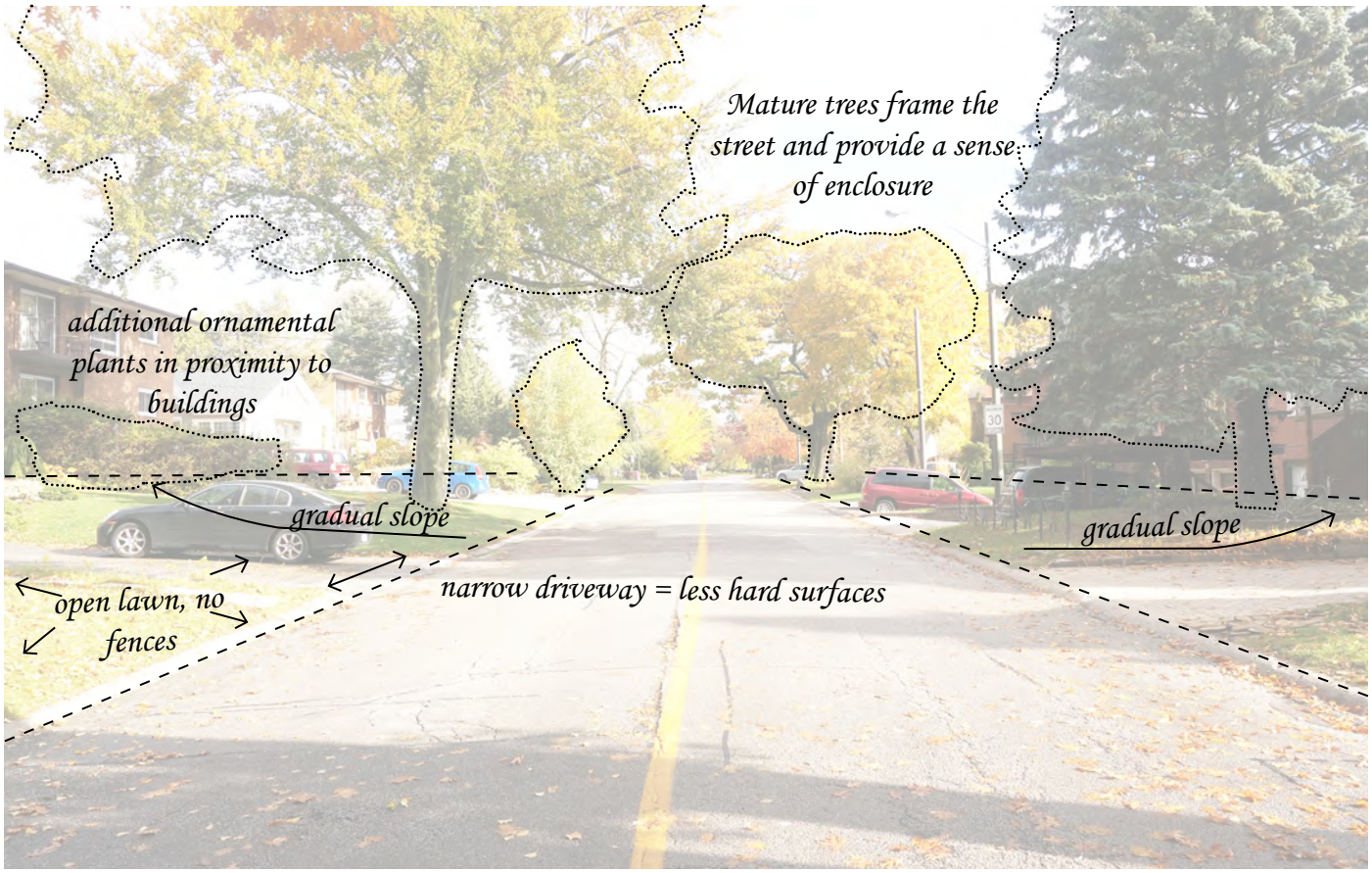


Figure 87 Characteristic front yard landscape conditions in Long Branch

3.5.3 Side Yard Setbacks

While the zoning sets a consistent minimum side yard setback, many properties in Long Branch are characterized by wider lots with side driveways which result in a generous spacing between adjacent buildings. Side yard setbacks should provide adequate separation between dwellings that respects the pattern of massing and scale of nearby residential properties and building frontages in order to minimize perceived density along the street.

Principles

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

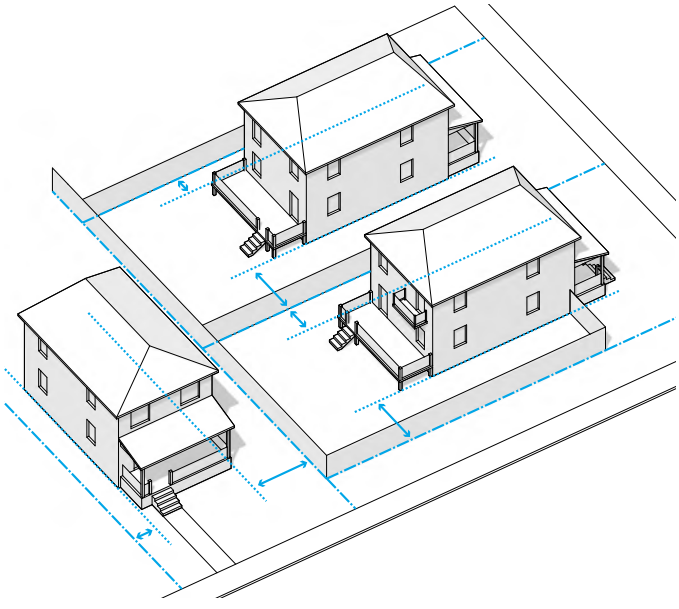


Diagram of Side Yard Setbacks

> Refer to City-Wide Template for further information

How does the zoning regulate side yard setbacks?

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

What is the rationale for the performance standard?

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

What are the key design guidelines?

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

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

See Character Defining Conditions pg. 27 h. i.

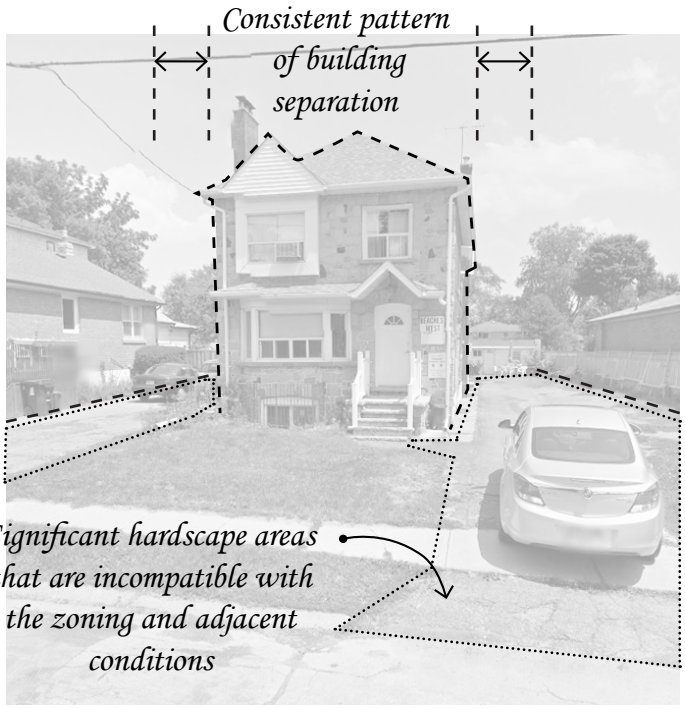


Figure 88 Incompatible use of hardscaping within interior side yards

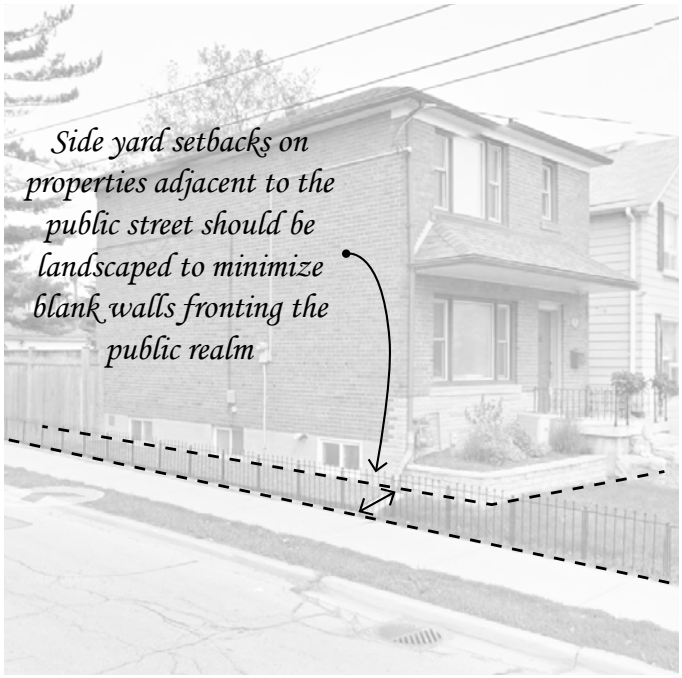


Figure 89 Incompatible exterior side yard landscaping

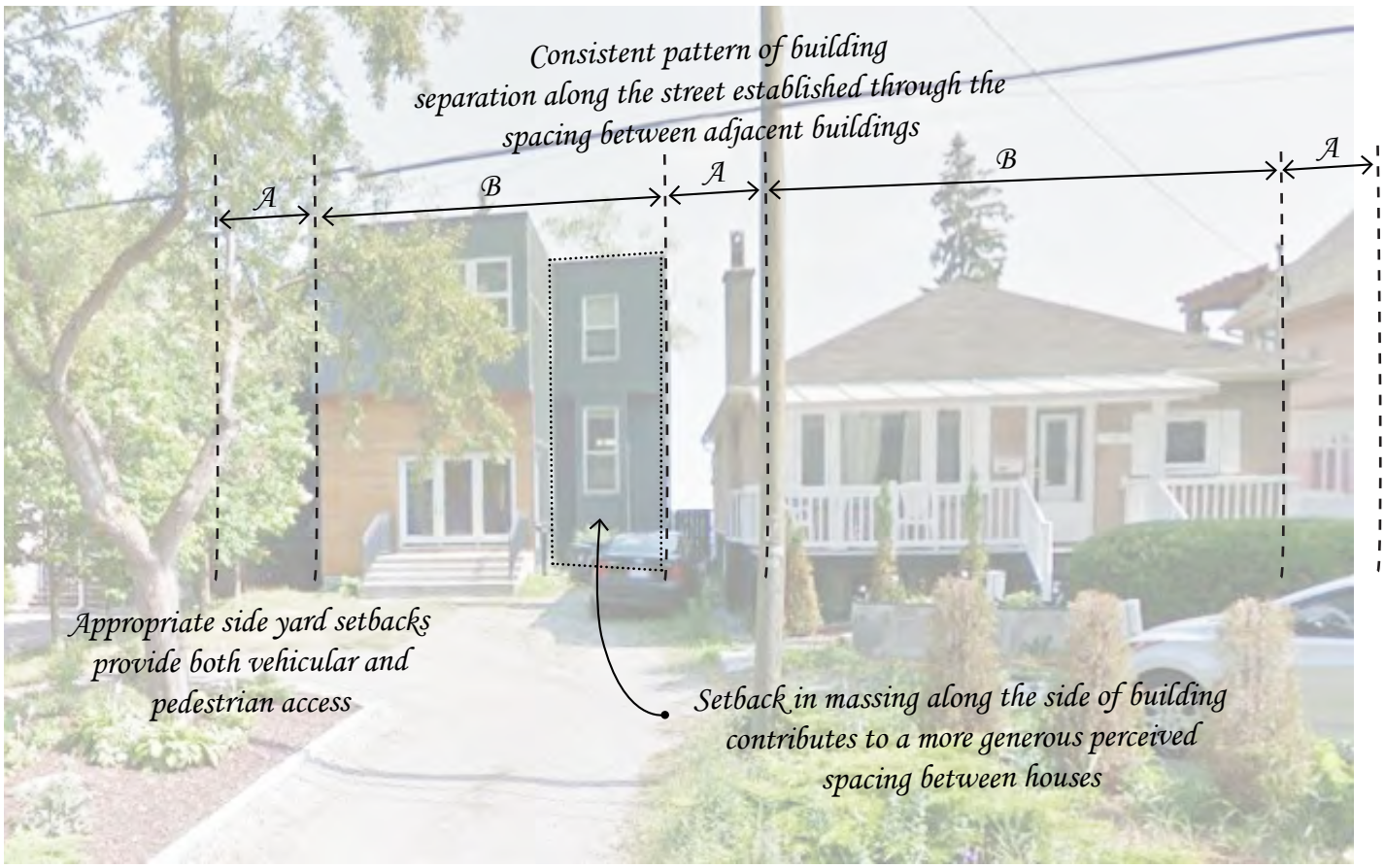


Figure 90 Consistent rhythm along the street, established through the spacing between adjacent buildings

3.5.4 Rear Yard Setbacks

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

Principles

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

How does the zoning regulate rear yard setbacks?

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

What is the rationale for the performance standard?

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

What are the key design guidelines?

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

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

See Character Defining Conditions pg. 27 e. h.

> Refer to City-Wide Template for further information

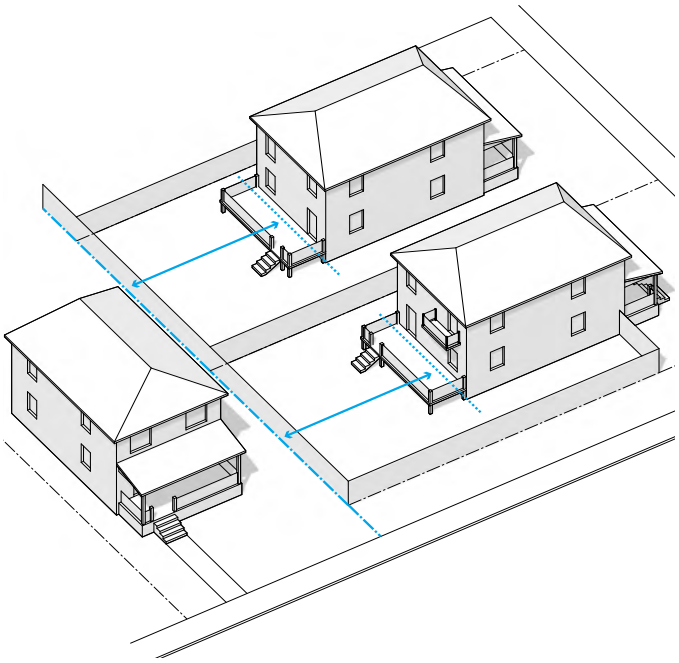


Diagram of Side Yard Setbacks

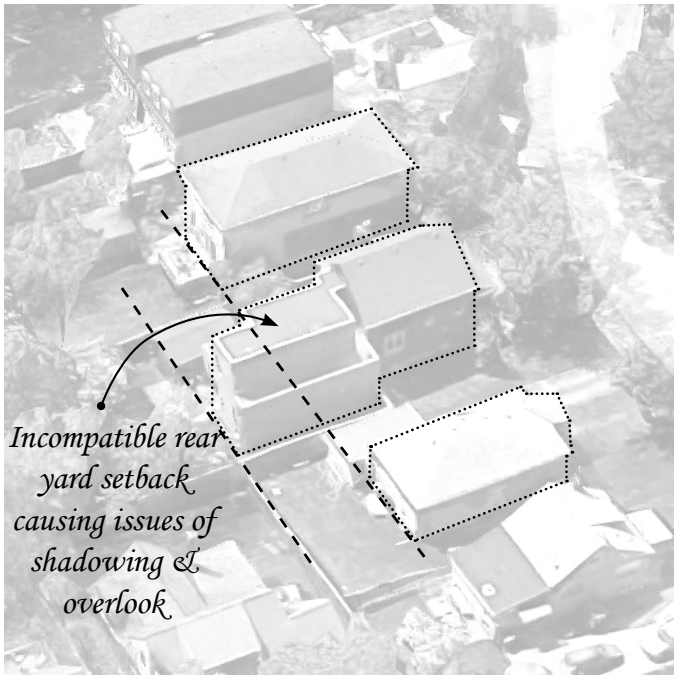


Figure 91 Incompatible encroachment of rear yard setback

Figure 92 Compatible alignment of rear yard setbacks

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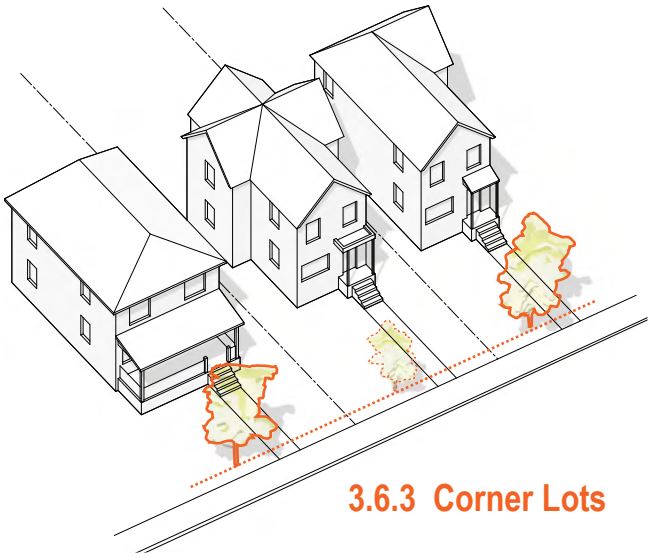
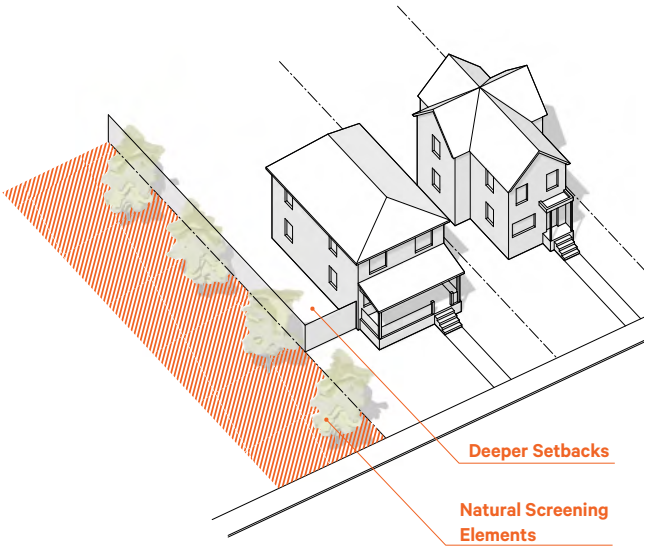
3.6 Special Features

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

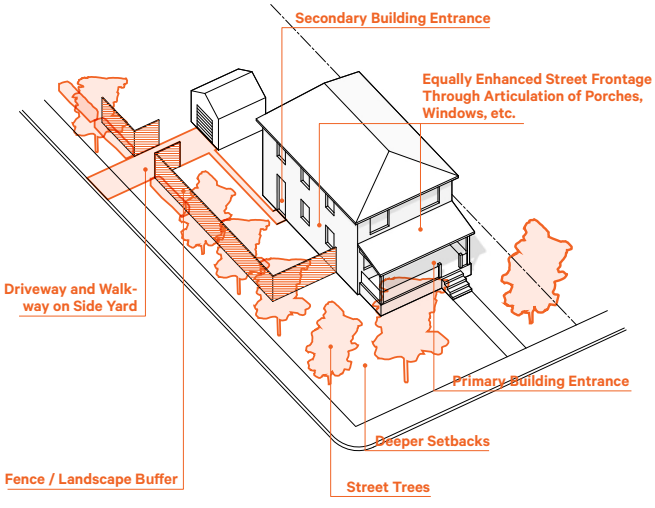
3.6.1 Trees



3.6.2 Properties Adjacent to Open Spaces



3.6.3 Corner Lots



3.6.1 Trees

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

Principles

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

Diagram of alignment of new trees with plane of existing trees

> Refer to City-Wide Template for further information

How are trees regulated?

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

What is the rationale?

Long Branch is characterized by a significant canopy of mature trees, within public boulevards and open spaces, as well as private yards. These trees provide shade and cover from the elements, a visual signal of the change of seasons, and added enclosure, creating a pleasant and safe environment. Among other benefits, trees, regardless of ownership, provide shade, energy savings, erosion control, noise buffering, storm-water attenuation, wildlife habitat, and improve air quality through the removal of airborne pollutants. Trees also contribute to the quality of neighbourhoods and the City in general, and help to mitigate the effects of climate change.

What are the key design guidelines?

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

- Protect existing significant street trees, tree stands and vegetation, and incorporate such features into new development.
- Plant new street trees in order to contribute to the existing tree canopy.
- Incorporate tree protection measures, including fencing and root disturbance protection.

See Character Defining Conditions pg. 27

c. d. e. h.

- Plant non-invasive, non-cultivar species that are native to Toronto to support sustainable urban biodiversity.
- Select species which are drought resistant and require minimal maintenance.
- Reduce impervious hard surface wherever possible.
- Encourage applicants to preserve existing mature trees, private and City-owned, wherever possible, and incorporate them into landscape designs.

Character of Street Trees in Long Branch

Figure 93 Public tree in soft landscaped area / planting zone

Figure 94 One mature tree providing canopy for various properties

Figure 95 Smaller ornamental trees as part of a parterre design

Figure 96 'House in the forest'

Before & After Development Analysis

Figure 97 Generously planted corner property before development

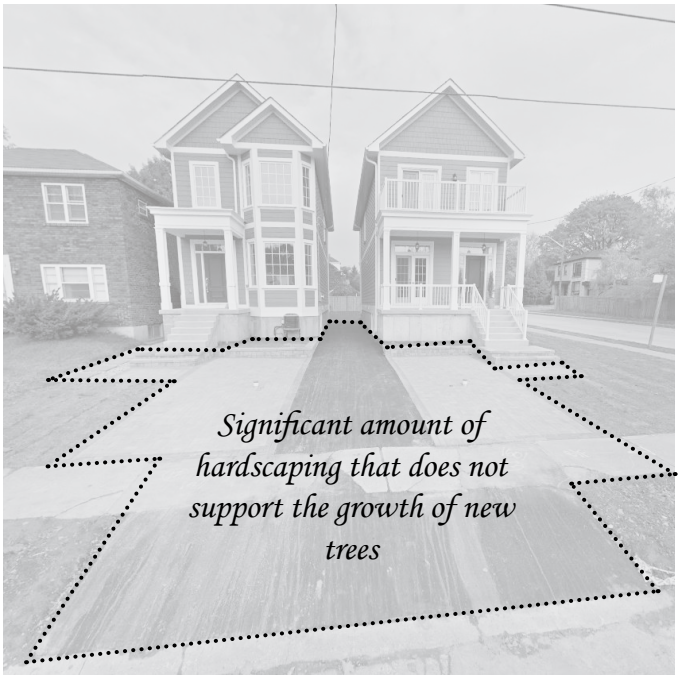


Figure 98 New curb cuts and hardscaped driveways associated with severed lot

3.6.2 Properties Adjacent to Open Spaces

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

Principles

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

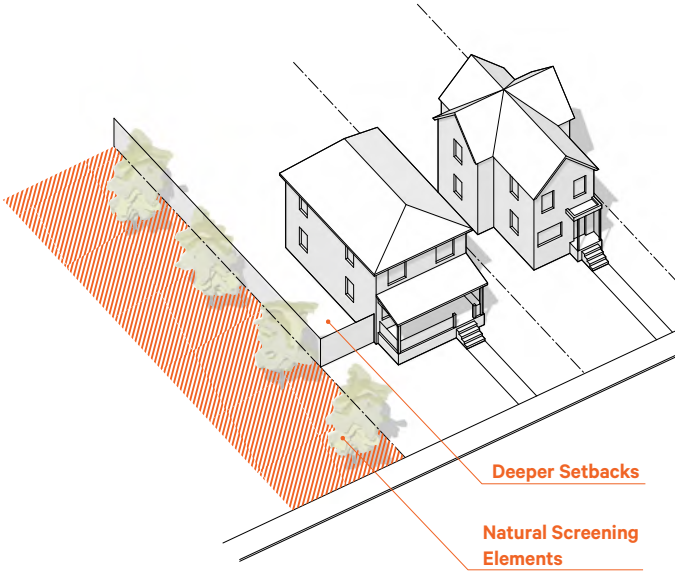


Diagram of Open Space Adjacency

> Refer to City-Wide Template for further information

What are the characteristic open space adjacency conditions?

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

- **Marie Curtis Park:** located in the West end of the neighbourhood, it is adjacent to the Etobicoke Creek. It is a large naturalized park, that continues beyond visual range. There is a street between the park and private property, which is framed by mature trees to both sides of the street. Buildings front the park and have a strong presence in the street, with doors and windows providing a strong visual connection with the open space. Buildings are at a slightly higher grade than the park, which adds to sense of 'overseeing' the park. The combination of these elements creates a clear boundary to the park that aids its perception as public. New development fronting the park should respect these conditions; buildings should address the street and avoid cluttering the space between the street and the building with intricate landscaping or large porches.

- **Parks & Parkettes fronting the Lake:** varied in size, in many cases they are the extension of the street right-of-way all the way to the water. Generally, they are limited by the lake to one side, by lake promenade to the other, and by private property to the remaining sides. Because preserving and enhancing views of the lake is a positive feature for the neighborhood, the transition from side adjacent properties should be well-defined and clearly emphasize the view corridor to the lake.

- **Internal Parks:** embedded in the residential fabric. Laburnham Park is located against the train tracks in NE Long Branch; Birch Park is at the centre of the NW area of the neighbourhood, it incorporates the Long Branch Arena and includes some other sport fields and recreational uses.

Character of Open Space Conditions in Long Branch

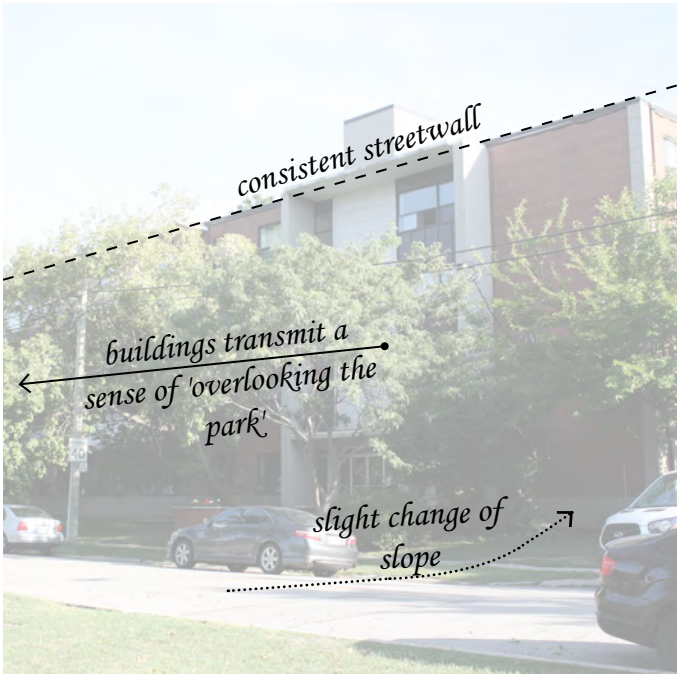


Figure 99 Apartment buildings fronting Marie Curtis Park

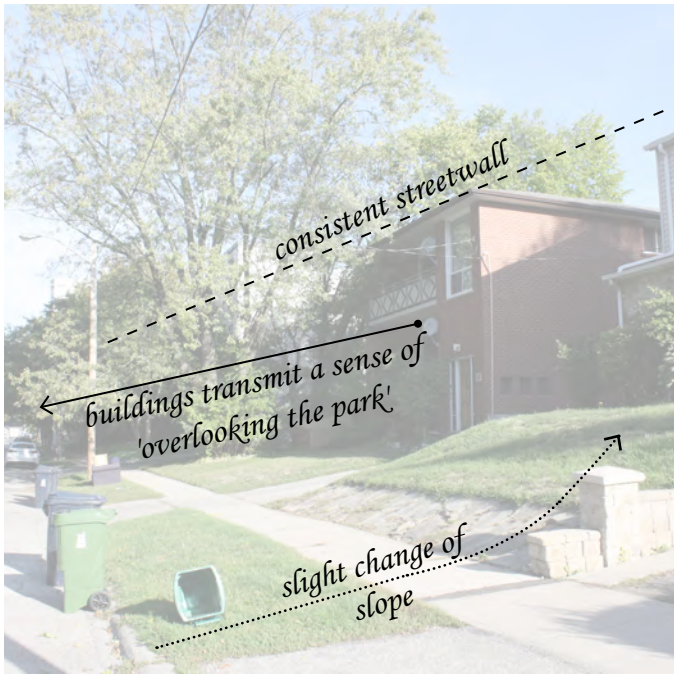


Figure 100 Single-family houses fronting Marie Curtis Park

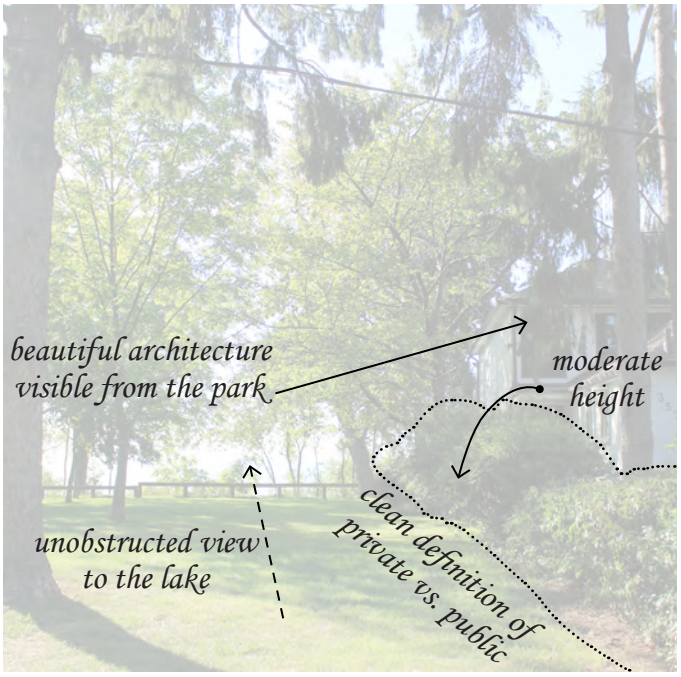


Figure 101 Boundary condition between end-of-street parkette and private property

Figure 102 Boundary condition between a parkette and private property

3.6.2 Properties Adjacent to Open Spaces [cont.]

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

> Refer to City-Wide Template for further information

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

What is the objective?

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

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

What are the key design guidelines?

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

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

See Character Defining Conditions pg. 27 c. d. h.

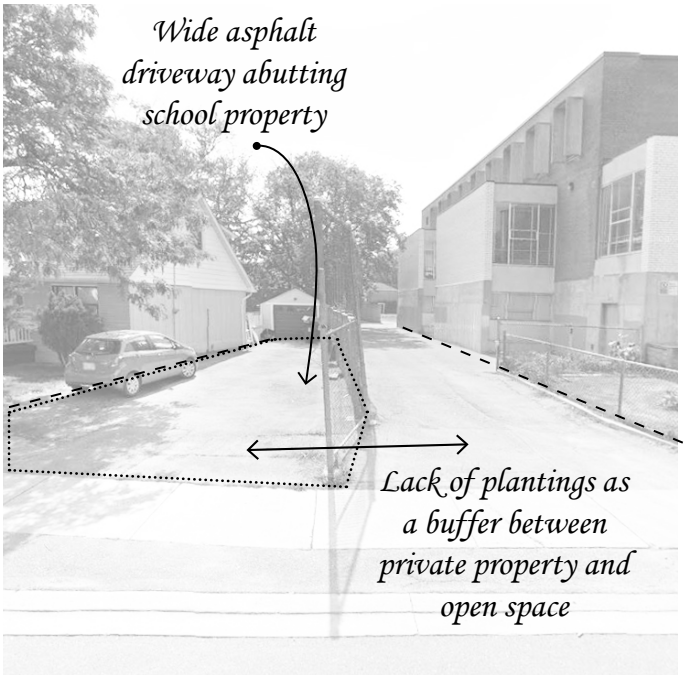


Figure 103 Incompatible asphalt driveway abutting open space

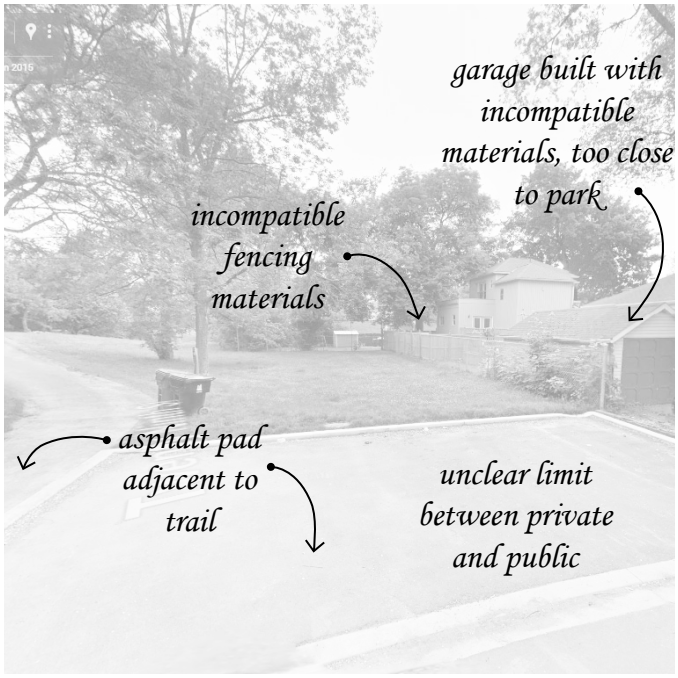


Figure 104 Incompatible fencing and garage materials adjacent to open space

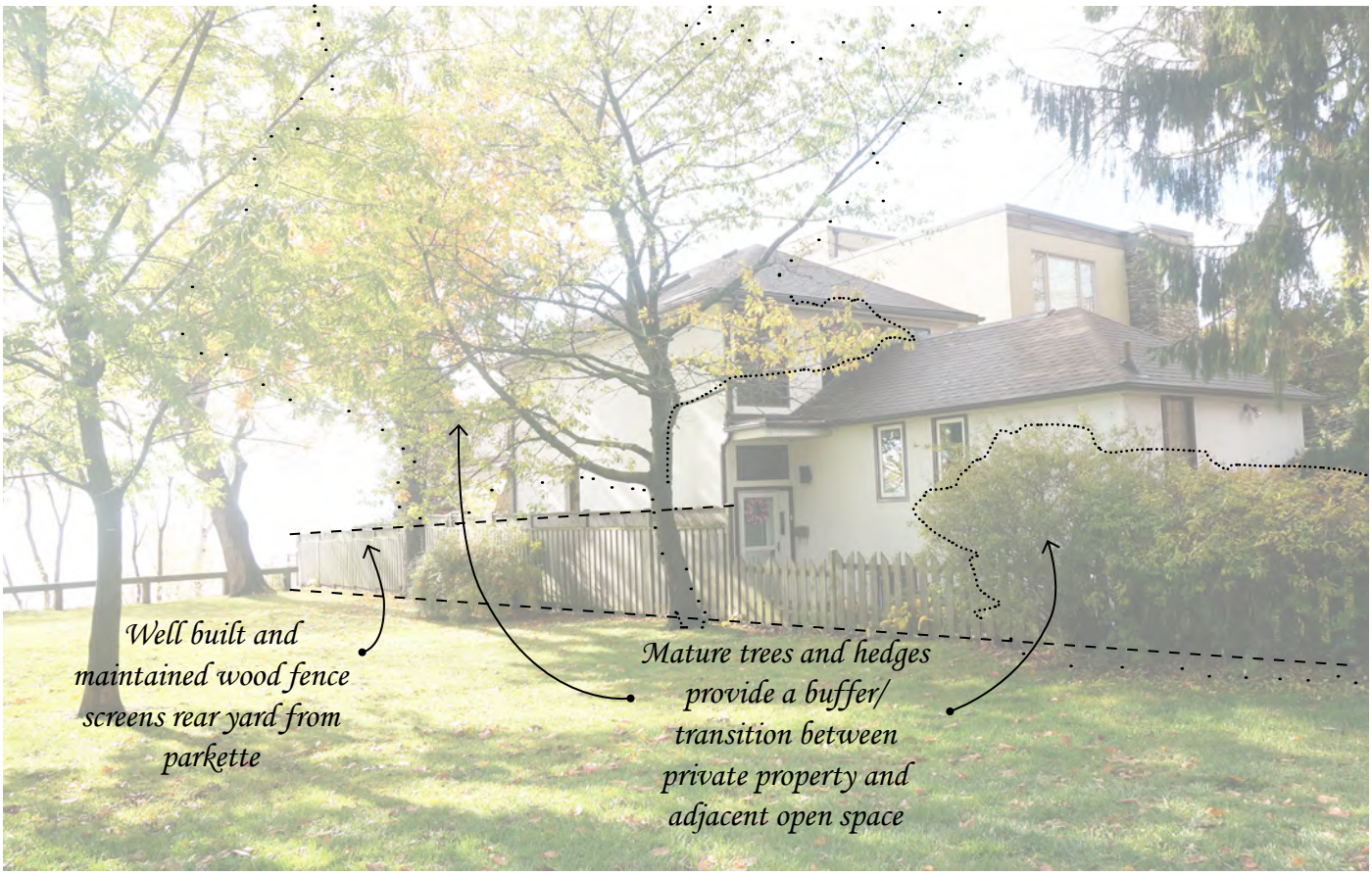


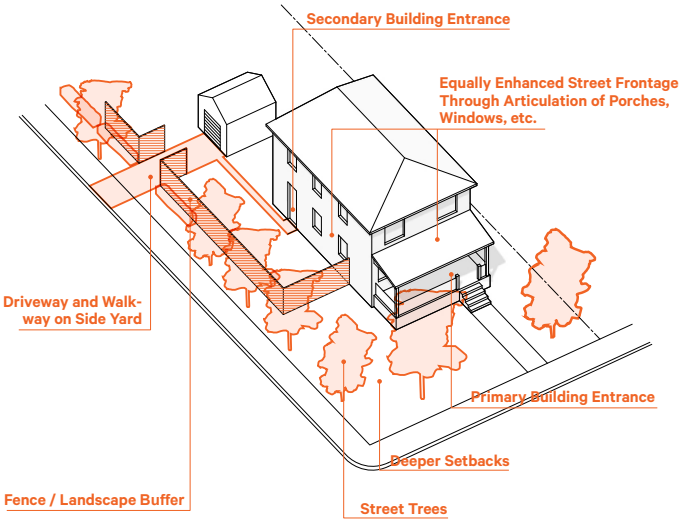
Figure 105 Mature trees and hedges buffer between private property and adjacent open space

3.6.3 Corner Lots

Long Branch is characterized by grid pattern of streets and blocks. This has produced many corner lot conditions, with properties that address multiple streets. Generally, each corner lot contains a primary street frontage, and a secondary street frontage, which is treated as an exterior side yard condition.

Principles

- **Street frontages:** Establish minimum ratio of fenestration for adjacent façades, minimum/maximum perceived height of front and side walls, suitable/unsuitable materials for adjacent walls, etc.
- **Screening elements**: Ensure appropriate screening between properties and adjacent open spaces. Appropriate elements may include privacy fences, landscape buffers, and tree plantings.
- **Landscaping:** If the building is set back at a great distance, design the front yard with regards to comfort and intimacy in the public realm, but also to reinforce the streetline (e.g. line of trees).



What are the characteristic corner lot conditions?

Throughout Long Branch, corner lots are characterized by buildings which are articulated to address both street frontages. The primary street interface is characterized by the main building entrance and large bay windows associated with primary living spaces, whereas the secondary street/exterior side yard interface is characterized by smaller windows, secondary building entrances, and screening elements including privacy fencing and landscape buffers.

What is the objective?

The intent is to establish an appropriate and desirable interface between the building and adjacent street frontages in order to ensure that they are attractive and feel safe. However, this must be balanced with the need to maintain privacy, particularly within the exterior side yard and rear yard.

What are the key design guidelines?

In order to achieve the objectives related to corner lot conditions in the context of Long Branch, some key design guidelines include:

- Ensure that buildings address both street frontages in an equally enhanced manner.
- Orient main building entrances to the primary street frontage. Secondary building entrances, where appropriate, should be oriented to the secondary street.
- Wraparound porches are encouraged, where appropriate.
- Incorporate privacy fencing and/or a landscape buffers within the exterior side yard. Where provided, such features should turn and intersect with the side of the dwelling in order to facilitate the provision of a gate, accessed from the front yard.
- Where provided, detached rear yard garages should be oriented to the exterior side yard/secondary street frontage, and should be combined with a walkway.
- Locate driveways within the exterior side yard, adjacent to the secondary street, away from the corner.
- Utility meters should be located facing the interior side yard, recessed and screened from view.

See Character Defining Conditions pg. 27 c. d. h.

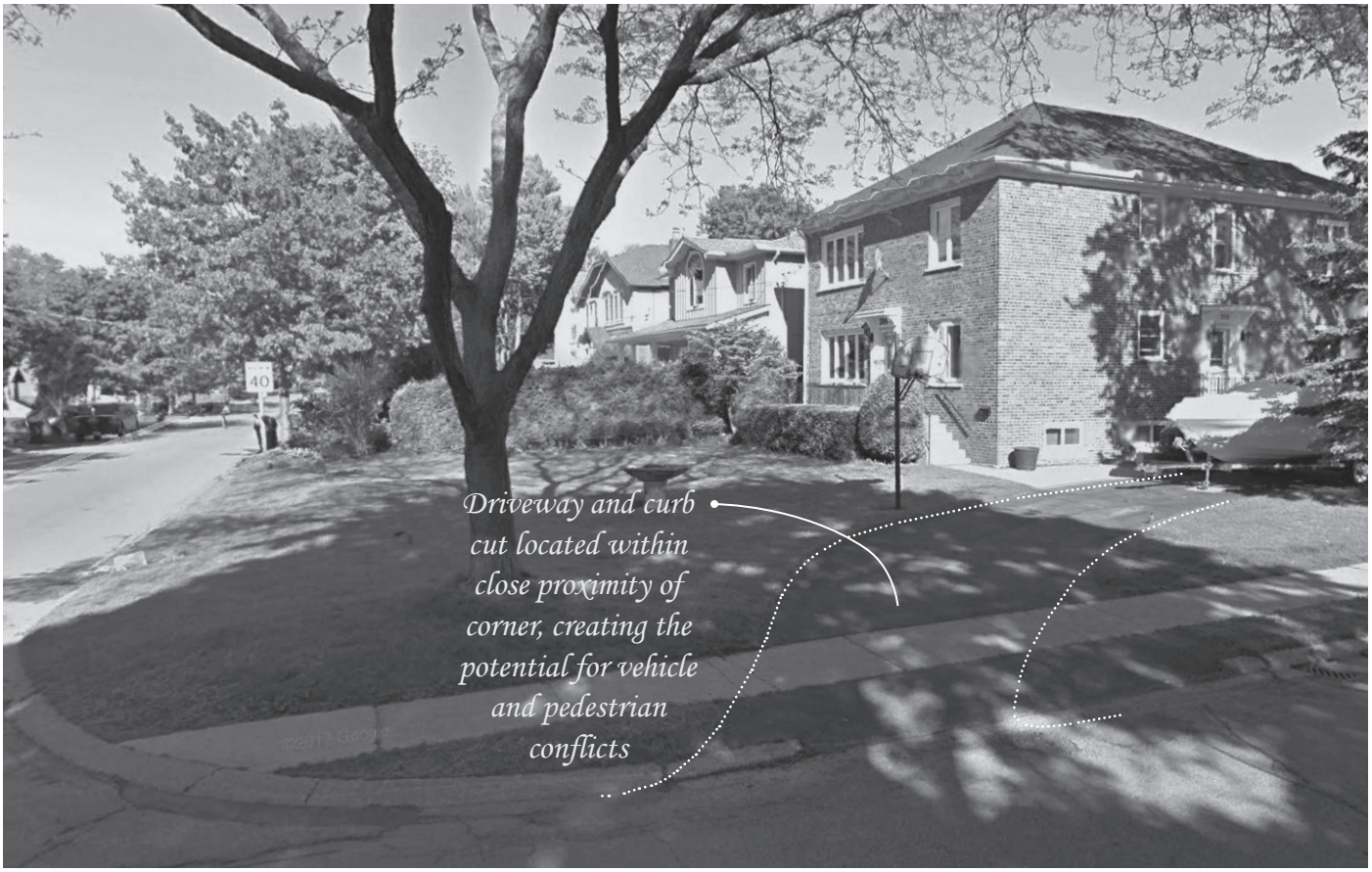


Figure 106 Incompatible driveway entrance and curb cut located adjacent to corner

Figure 107 Privacy fencing and landscape buffer within exterior side yard.

Figure 108 Designed and articulated to address both street frontages in an equally enhanced manner

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3.7 Heritage

Toronto has many areas of historical value, some of which are protected, designated and/or registered. It is important to check the historical significance the neighbourhood may have to the city and follow the appropriate steps to protect its heritage. It is common for a residential neighbourhood to be populated with heritage properties, which tend to cluster around the oldest part of the neighbourhood; older houses frequently set the tone of what the character of the neighbourhood would become.

In addition, Toronto is one of the most multicultural cities in North America with a rich cultural history that dates back approximately 11,000 years. As the city continues to expand and densify, causing previously undisturbed lands to be developed, protecting sites of archaeological significance has become extremely important in order to preserve the long and valuable heritage of the city.

> Refer to City-Wide Template for further information

Figure 109 The Long Branch Hotel. Completed in 1877, destroyed by fire in 1954.

Figure 110 Trippers leaving the steamer at Long Branch Pier.

3.7.1 Identification of Heritage Features

Concentrated along Lake Promenade and the area surrounding Long Branch Park, where the Long Branch Park Hotel once stood, several of the original villa-style cottages remain from the late 1800s and early 1900s when the area was a gated resort accessed by steamboat from Toronto. These ornamented buildings, many located on corner lots, have a distinct architectural style that often features an articulated roof form and generous porches fronting the street. Between 1910 and 1920, seven additional subdivisions were opened, generally taking on the cottage-like feel of Long Branch Park. In the context of new development, these heritage properties should be acknowledged and respected as valuable to the character of Long Branch.

When a neighbourhood presents substantial and extensive heritage significance, the community may apply for designation as Heritage Conservation Districts (HCDs), which are "designated under Part V of the Ontario Heritage Act for the purpose of conserving, protecting, and enhancing the integrity of resources within the HCD and the cultural heritage value they carry" (Historic Yonge Street Heritage Conservation District Plan, p.1). This process is independent from the Neighbourhood Character Guidelines. Further information can be found in the City's Heritage Preservation website.

Resources:
City of Toronto Heritage Preservation Services: the City offers extensive information on heritage preservation, including The Toronto Heritage Register, grant/tax rebate program, and HCD plans.

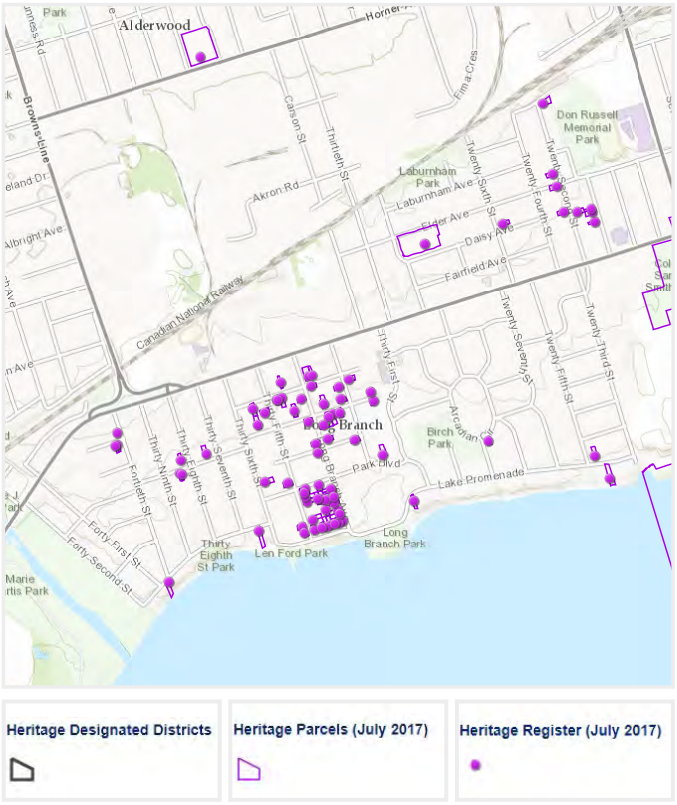

Figure 111 Heritage Registered Sites in Long Branch (source: Toronto Heritage Register)

Figure 112 Original corner 'cottage style' property of distinct Long Branch character

3.7.2 Archaeology

When an application for a Zoning By-law amendment, consent and/or minor variance for a property that is on the City's database of lands containing archaeological potential (see below) an archaeological assessment is required.

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. Archaeological resources or sites include the physical remains and contextual setting of any structure, event, place, feature, or object which, because of the passage of time, is on or below the surface of the land or water, and is important to understanding the history of a people or place.

Resources:

City of Toronto Archaeology: refer to the City website to find information on municipal plans and measures for archaeological preservation.

City of Toronto Interactive Map: this interactive map shows sites of Archaeological Potential identified by the City (Legend>Administrative Boundaries).

4 Glossary

Address - the front door of a building or unit that faces the public street or mews

Above-grade - space that is above ground level

At-grade - space that is on the same level as the ground

Amenity - those architectural and landscape elements in, and at the edges of, open space that promote the comfortable use of a space

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

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

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

Bay - in architecture, any division of a building between vertical lines or planes, especially the entire space included between two adjacent supports

Below-grade - space that is below ground level

Blank Wall - façades made up of a single material, lack fenestration and that extend over 20m or the entire length of the building. Blank walls facing walkways and public spaces should be avoided

Boulevard - a strip of land, typically landscaped area, that provides separation between land uses

Buffer - a strip of land, typically a landscaped area, that provides separation between land uses

Building Envelope - the volume of space that is occupied by a building, defined by a series of dimensional requirements such as maximum lot coverage, setback, stepback, and minimum/ maximum height

Building Typology - a listing of building types characterized by its shape, mass and articulation

Canopy - a permanent fixture/awning designed to shelter pedestrians and retail displays from weather conditions

Circulation - movement patterns of pedestrians, vehicular and active transportation traffic

Compatibility - characteristics of differing scale, height, materials, fencing, and other landscaping that are in harmony with one another

Corner Treatment - a situation where two planes meet and present a three-dimensional view of the building and where the architectural treatment acknowledges the building's prominence on the street in terms of views and presence

Density - the floor space of a building, or buildings, in relation to a given area of land

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

Enclosure - the use of buildings, trees and street width to create a sense of defined space and shelter for pedestrians

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 the adjacent buildings, streets and open spaces

Fenestration - the arrangement of windows on a building

Forecourt - landscaped open space between the public sidewalk and the main entrance of a building

Frontage - the portion of a building or lot facing a street, park or other publicly accessible open space

Harmonious - having the elements arranged in a proportionate,

orderly and pleasing way

Heritage Conservation District [HCD] - an area of the city that is protected by policies and guidelines to ensure its conservation and careful management. HCDs are designated based on their historic or cultural significance

Human Scale - the quality of the physical environment which reflects a sympathetic proportional relationship to human dimensions and which contributes to the citizen's perception and comprehension of buildings or other features of the built environment

Landscaped Open Space - outdoor area characterized by hard and/or soft landscape treatment, but excluding driveways and vehicular parking areas. On-site landscaped open space may be publicly accessible or privately shared common outdoor space at-grade

Landscaped Setback - the space between the public sidewalk and building face characterized by hard or soft landscape treatment

Massing - the size and shape of a building above grade

Main Building Face - the predominant exterior vertical wall face of a building

Mews Street - typically a privately owned and maintained street which provides for the full range of roles of a public street. A mews provides access and address at all times

On-street Parking - parking that line the side of a street, usually with parallel or angled orientation

Overlook Condition - condition in which above-grade apartments or balconies have a view of private or public outdoor amenity spaces below them

Pattern of Alignment - the repeated location of the front face of buildings in relationship to the property line

Pattern of Building - the repeated physical characteristics of buildings within an area, on a street or block, including the building footprint, organization and massing

Pedestrian Amenity - architectural and landscape elements, including lighting, trees, four season landscaping, decorative paving, seating, public art, water features, etc., that promote the safe and comfortable use of streets and open spaces

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

Permeable Paving - pavement that allows water movement through its surface

Prevailing - most frequently occurring condition

Private Outdoor Amenity - an outdoor space associated with an individual unit that is available for use by the occupants

Private Shared Driveway - a paved vehicular access under private ownership, from a street and used as a circulation route through a development either with or without parking; for services and access to garages; does not provide pedestrian access or address for buildings

Public Realm - streets, lanes and walkways, parks and other open spaces and the accessible parts of public buildings

Public Street - a public way or thoroughfare in a City or town, usually with sidewalks

Reference Line - a horizontal or base line from which other heights are measured. The continuity of reference lines along the streetwall contribute to the creation of a harmonious street rhythm while allow for a diversity of building types and styles

Right-of-Way - a strip of land used by pedestrians, vehicles, or utilities, including the space above and below the surface

Rhythm - Design elements that occur at regular intervals to help structure their visual character and definition

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

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

Siting / Building Orientation - the location, positioning and orientation of a building on its site, generally taking into account its relationship to adjoining properties, building and street boundaries

Soft Landscaping - open, unobstructed area that supports the growth of vegetation such as grass, trees, shrubs, flowers or other plants, and that permits water infiltration into the ground

Stepback - refers to the setting back of the upper storeys of a building. Front and side stepbacks help create a transition between built form and varying heights and provide appropriate separation between adjacent buildings and/or open spaces

Stoop - a small landing in front of and at the level of the building entrance

Street - a significant part of the City's open space system. In their role as connective linear open spaces, streets provide vehicular, pedestrian and utility access, address and light to individual lots and blocks within the urban fabric. In addition they are landscaped and lit in the evening and provide a setting for social interaction and neighbourhood activities

Streetwall - occurs where the sides of buildings touch each other and the building façades 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 a lane)

Transition Between Zones of Intensity - on sites that are adjacent to lower height limits either on the block or across the street, the massing and shape of new development should step down to the adjacent height limit forming a base building at that height. Stepping the taller parts of the development away from the lower height area provides a transition from areas of differing intensity

Transparency - the degree of visibility of a building façade

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

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

Walkable - a street condition that is safe, barrier free, interesting, well-lit, comfortable and inviting for pedestrians

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

Appendix A: Zoning By-law Summary

Single Family Dwellings (Requirements listed below are for most interior lots)

Requirements	Zoning Designation			
	RS	RM1	RM2	RMA
Single Family Detached Dwelling	Permitted	Permitted	Permitted	Permitted
Min. lot area	371m^2	371m^2	371m^2	371m^2
Min. lot frontage	12.0m	12.0m	12.0m	12.0m
Min. ground floor area				
one storey dwelling (excluding garage)	83m^2	83m^2	83m^2	83m^2
one and one-half storey dwelling (excluding garage)	69m^2	69m^2	69m^2	69m^2
two or more storey dwelling (excluding garage)	46m^2	46m^2	46m^2	46m^2
Max. floor space index	0.35	0.35	0.35	0.35
Front yard setback	6.0 m from front property line to the front of main building but where there is an established building line the existing building line shall govern.			
Side yard setbacks	0.9m	0.9m	0.9m	0.9m
Rear yard set back	7.5 m or 0.6 x the lesser height or the width of the building, which ever is greater			
Max. height	9.5m to the highest point on the roof			
Semi-Detached Dwelling	Not permitted	Permitted	Permitted	Permitted
Min lot area per unit	-	325m^2	325m^2	325m^2
Min lot width per unit	-	10.5m	10.5m	10.5m
Min floor area	-	69m^2	69m^2	69m^2
Max. floor space index	-	0.6	0.6	0.6
Front yard setback	-	6.0m from front property line to the front of main building but where there is an *established building line* the existing building line shall govern.		
Side yard setbacks	-	0.9	0.9	0.9
Rear yard set back	-	7.5m	7.5m	7.5m
	-	11m	11m	11m

Figure 112 Zoning Summary Table

The above table is intended as a summary of key regulations, as outlined in Chapter 330 of the Former City of Etobicoke Zoning Code, which contains a set of area-specific zoning regulations for the Village of Long Branch. These regulations, which remain in force and in effect, are consistent with those outlined in the City of Toronto Comprehensive Zoning By-law 569-2013, which is under appeal at the Ontario Municipal Board. Please refer to Chapter 330 of the Former City of Etobicoke Zoning Code and/or City of Toronto Comprehensive Zoning By-law No. 569-2013 for more information.

Accessory Buildings and Structures (Garages / Carports / Sheds / Pools)

Max. coverage	No individual structure is permitted to exceed 2% coverage of the lot area except that a private garage, carport or swimming pool (inc. a pool enclosure) may cover up to 10% of the lot area.
	12% of the lot area for all accessory buildings and structures.
	35% of the rear lot area for all accessory buildings and structures *Note: swimming pools not more than 0.3m above the average natural ground level shall not be included in this calculation*
Min. floor area for a private garage and carport	Minimum 18m^2 of floor space - For Parking Space Size Requirements, refer to By-law # 497-2007
Min. distance to main building	Any accessory structure in the rear yard is required to be maintained a minimum of 1.0m from main building.
Side yard setback	All accessory buildings in the side yard require a side yard setback of not less than the minimum required for the main building.
Side yard setback for a garage on a corner lot.	6.0m from flanking street to garage door or wall that contains the garage door.
Rear yard and side yard setbacks	0.4m from the property line.
	Overhang projections (i.e. soffits and eavestroughs) are required to be 0.15m from property lines.
Max. height	3.7m to a point halfway up the surface of a pitched roof and 2.5m to the top of the walls or supporting posts. Flat roofs not to exceed 2.5m in height.
Corner lots	Any garage or carport is required to be attached to the dwelling.

Notes:

Definitions

Established building line	The average depth of front yard of the main buildings on the 2 lots flanking the lot in question.
Floor Space Index	The ratio of the total gross floor area of the building to the lot area.
Gross floor area	The total area of all floors in a building between the outside faces of the exterior walls, except for storage rooms where the floor area level is at least 0.6m below grade, or parking areas for motor vehicles and mechanical rooms. Laundry and recreation rooms located in cellars shall be excluded. Note: a floor area having a ceiling height greater than 4.6m shall be doubled for the purpose of GFA calculations.
Ground Floor Area	The total area of a building at grade between the outside faces of the exterior walls, excluding, in the case of a dwelling, a private garage, porch or veranda.
Height of Building	The distance measured from the average natural, unaltered grade at the intersection of the side yard lot lines and the min. front yard setback to highest point of the roof or soffit of the eaves.
Private Garage	An accessory building, either detached or part of a dwelling, to park private motor vehicles and store private household equipment.

Permitted Encroachments

Font yard setback	1.6m for open terrace, open and/or roofed porchway or veranda having columns that do not exceed 33cm in width or depth and walls, guardrails or balustrades that do not exceed 107cm in height
	Uncovered steps to grade
	0.5m for a chimney-breast
Rear yard setbacks	1.6m for open terrace, open and/or roofed porchway or veranda having columns that do not exceed 33cm in width or depth and walls, guardrails or balustrades that do not exceed 107cm in height
Side yard setbacks	0.4m for a chimney-breast, steps, eaves or other projections from the main side wall of a building
Side yard setbacks for corner lots	1.6m for open terrace, open and/or roofed porchway or veranda having columns that do not exceed 33cm in width or depth and walls, guardrails or balustrades that do not exceed 107cm in height