


TO: GENERAL COMMITTEE


SUBJECT: ALLANDALE HISTORIC NEIGHBOURHOOD HERITAGE MEASURES

WARD: 8

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CHIEF ADMINISTRATIVE OFFICER APPROVAL: C. LADD, CHIEF ADMINISTRATIVE OFFICER 

RECOMMENDED MOTION

1. That a statutory public meeting under the Planning Act be held to consider:
 - a) Proposed Official Plan Amendment No. 54 as outlined in Appendix "A" attached to Report PLN035-15, which would serve to amend Section 4.8 of the Official Plan to establish policies allowing for special zoning and design guidelines intended to preserve the heritage character of Barrie's Historic Neighbourhoods; and
 - b) Proposed Zoning By-law amendments as outlined in Appendix "B" attached to Report PLN035-15, which create site specific zoning categories for three neighbourhoods within the Allandale Historic Neighbourhood.
2. That Draft Urban Design Guidelines and proposed new site plan control areas identified in Appendix "C" attached to Report PLN035-15 be circulated to stakeholders for review and comment in parallel to the statutory public meeting for the Official Plan and Zoning By-law amendment review process.

PURPOSE & BACKGROUND

Report Overview

3. This report is further to staff reporting back to the Infrastructure, Investment and Development Committee (IIDSC) on November 12, 2015 regarding consultation that occurred in the fall of 2015 with respect to proposed planning measures to protect the heritage of low density residential areas in the Allandale Historic Neighbourhood area. The initial report to Development Services Committee in June 2014 was in follow up to a request from Mr. Bill Scott on behalf of the Allandale Neighbourhood Association regarding interim and longer term measures to be implemented to protect the character of Historic Neighbourhoods in general and more particularly the character of the Allandale Historic Neighbourhood area.
4. The purpose of this report is to recommend scheduling a statutory public meeting to consider a proposed Official Plan amendment which proposes special heritage policies for the historic neighbourhood areas and proposed Zoning By-law amendments to protect the heritage character of Allandale. The report also seeks Council direction to conduct stakeholder consultation

regarding proposed urban design guidelines for lower density residential development in the Urban Growth Centre which is proposed to be subject to site plan control.

5. On November 12, 2015, staff made a presentation to IIDSC regarding stakeholder consultation which took place in accordance with Council Motion 14-G-171 dated June 23, 2014, which directed staff to *"consult with stakeholders within Allandale to seek input with regard to:*
 - a) *Proposed official plan amendments to address the Historic Neighbourhood character in the Historic Neighbourhood Strategy (HNS) Areas, including Allandale specific policies.*
 - b) *Potential area specific zoning and changes for areas 2, 3, and 4 identified on the Map in Appendix "A" attached, to address measures such as height, setbacks, coverage, location and size of accessory buildings and parking area in the front yard as referred to in greater detail in Appendix "B" attached.*
 - c) *Implementing amendments to the Site Plan Control By-law to include all areas within the Urban Growth Centre within the Allandale Neighbourhood which are not currently covered by site plan control;*

and report back to Development Services Committee in Q1 of 2015, providing the results of the Allandale stakeholder consultations."
6. Notwithstanding the motion above, the process of reporting back to the committee took longer than expected. Over the course of the fall of 2014 and early 2015, staff drafted the Official Plan amendment and met with Mr. Scott and the HNS Committee to discuss progress and present the draft Official Plan amendment. Over the course of the summer, when weather conditions were more suitable to conduct a series of site visits, staff were able to complete a neighbourhood characterization which informed the recommendations for proposed zoning and urban design guidelines. Mr. Scott had also requested that stakeholder meetings be scheduled in the fall rather than over the summer, which staff agreed with. As a result, the stakeholder meetings were carried out over September and October of 2015, and November 12th was the soonest opportunity since, to report back to IIDSC.
7. An Official Plan amendment, a summary of a Neighbourhood Characterization and a Zoning review with urban design recommendations for three residential areas within the Allandale Historic Neighbourhood were presented at 3 separate neighbourhood consultation meetings held in September 2015. Based on feedback received at these meetings, a fourth information meeting was subsequently held for the three areas and to provide additional contextual background on the vision for intensification areas abutting the three low density historical areas within Allandale on October 20, 2015.
8. In reporting back to IIDSC on these stakeholder consultation meetings on November 12, 2015, staff stated that the next steps would be to recommend a statutory public meeting be held to go over the proposed Official Plan and Zoning By-law amendments in conjunction with refinement of the draft urban design guidelines and proposed site plan control area to be applicable to low density zoned areas within parts of the Urban Growth Centre within Allandale.

ANALYSIS

9. A draft Official Plan amendment (Appendix "A"), draft Zoning By-law amendment (Appendix "B") and draft Urban Design Guidelines (Appendix "C") are attached to this report.

Official Plan Amendment

10. The intent of the proposed Official Plan amendment is to provide a policy framework to support implementation of applicable recommendations of the Council approved Historic Neighbourhood Strategy (HNS). The proposed amendment introduces a new Defined Policy Area referred to as the "Historic Neighbourhood Defined Policy Area". The boundary of this Defined Policy Area corresponds with the historic neighbourhoods areas identified in the HNS.
11. The proposed policies for the Historic Neighbourhood Defined Policy Area include a definition of Historic Neighbourhood areas and provides for more detailed planning through secondary plans or block plans. Policies refer to implementation through area specific zoning provisions and development of design guidelines for protection of heritage characteristics within the historic neighbourhood areas. The proposed policies also require an evaluation of the impact of development within Historic Neighbourhood Areas.

Zoning By-Law Amendments

12. The proposed zoning recommendations and urban design guidelines developed for some of the low density residential areas within Allandale were based on a detailed characterization of each area completed over the course of the summer of 2015.
13. For ease of reference each of the three neighbourhood areas in Allandale have been identified as the *Cumberland Burton Area*, the *Shear Park Area* and *Blair Park Area*. The neighbourhood characterisation for each area includes maps and photographs and a detailed analysis of scale, style and character of the area. In addition, the review provides a comparison of existing built form with existing zoning standards, and reviews development potential based on current zoning standards. The focus of the recommendations is to address the overall character of the area from a streetscape perspective.
14. Appendix "B" attached to this report outlines recommendations proposed for each of the three areas in the context of current zoning standards compared with development potential within each area evaluated.
15. The purpose of the proposed zoning changes is summarised as follows:

Shear Park Area

- a) Zoning By-law amendments are proposed for all R3 zoned properties within the Shear Park Area (i.e. single detached lots with a minimum frontage of 12m and minimum area of 400m²). This area includes Granville Street, the western part of Holgate Street, and William Street (Appendix "B"). This area represents the older neighbourhood within the Shear Park Area which has the greatest potential for redevelopment given the oversized lots with deep rear yards. These lands are proposed to be zoned R3 (SP-HC).

Proposed zoning amendments are described as follows:

- i) A minimum setback of 11m from the front lot line for detached accessory buildings to maintain the overriding characteristic of detached accessory buildings which are generally set back behind the main building. The current provision limiting detached accessory buildings in the single detached zones to 50m² or 10% of the coverage whichever is the lesser is considered appropriate.

- ii) Allowing for a 1.5m encroachment into the front yard for “articulated openings and non-interior” additions which add definition to the front entrance. This is to reinforce the overriding characteristic of definition of front entrances and facades with openings, windows and porches and to allow for these features to be added where they do not exist. “Articulated openings and non-interior” additions include, front entrance stairs, porticos, balconies, decks and unenclosed porches or verandas. In addition changes which add openings on the front façade which extrude such as bay windows or front doors.
- iii) Front yard setbacks shall be a maximum of 5m.
- iv) Limit the scale of attached non-living accessory uses such as garages and workshops to 50% of dwelling unit floor area. This is aimed at preventing the construction of attached accessory structures from dominating the smaller scale buildings in the area. Detached accessory structures are currently limited in the by-law, however the size of attached accessory structures is not limited. This has resulted in the addition of large accessory structures which dominate the main building when viewed from the street within the Allandale Historic Neighbourhood area. Under the current by-law, the height of attached accessory structures is limited to 4m thus no change is needed in this regard. Living area may be located on top of attached accessory garages, and must be stepped back 0.6m on interior side-yards where the garage is set back 0.6m.
- v) Attached non-living space, such as garages and workshops shall be setback at least 4m behind the front building face.

16. Cumberland Burton Area

- a) This is the oldest area in Allandale and has a considerable number of well-maintained original buildings dating to the late 1800's and early 1900's.
- b) Given that the majority of houses are zoned RM1, zoning recommendations are being proposed only for the RM1 zoned lots. The proposed zoning standards are aimed at requiring new development to maintain a similar streetscape by addressing blank walls on corner lots and allowing for articulated setbacks and requiring a minimum number of living area openings on facades facing streets. In addition, where semi-detached units are proposed, the zoning by-law should address the location of the garage to prevent dominance of garages in the centre of the two units on the front façade.
- c) Zoning By-law amendments are proposed for the RM1 zoned properties in the Cumberland Burton Area which include properties on either side of Cumberland Street and Burton Avenue between William Street and Bayview Drive (Appendix “B”). The proposed zoning is RM1 (SP-HC1) Multiple Residential First Density Special Historical Character Zone 1.

17. Proposed zoning amendments are described as follows:

- i) A minimum setback of 11m from the front lot line shall be required for detached accessory buildings for the same reasons as this is proposed in the Shear Park area noted above.
- ii) A 1.5m encroachment into the front yard is permitted for “articulated openings and non-interior” additions which add definition to the front entrance. “Articulated openings and non-interior” additions include front entrance stairs, porticos, balconies, decks and unenclosed porches or verandas. In addition changes

which add openings on the front façade which extrude such as bay windows or front doors. This is to maintain the current characteristic of many of the houses in the area which enhances the streetscape.

- iii) Front yard setbacks shall be a maximum of 5m.
- iv) Walls without openings, whether on attached or detached structures shall be setback a minimum of 7m from the property line facing the street.
- v) Walls located closer than 7m from the front or exterior side lot line shall provide a minimum of 25% of openings in the form of window or doors on the façades. Openings are defined as openings to living areas such as entrance doors and windows. Garage doors are not considered to be openings to living areas.
- vi) The floor area of attached non-living space such as garages and workshops shall not exceed 50% of the dwelling unit floor area. As per the current by-law, the height of non-living attached accessory space shall not exceed 4m. Living space may be located above attached non-living accessory space.
- vii) Attached non-living space, such as garages and workshops shall be setback at least 4m from the front façade of the main building facing the street.
- viii) Attached garages for separate units shall not be located adjacent to each other in semi-detached housing forms. At least one wall of a garage for each semi-detached unit shall constitute an outer wall. The intention of this provision is that garages for semi-detached units shall be located on the outer part of the building rather than in the central areas.
- ix) Attached garages including garages for semi-detached housing shall be setback a minimum of 4m from the main building façade facing the street.

18. Blair Park Area

- a) Of the three areas this area contains the greatest variety in terms of age, style and type of building. The Blair Park area includes some of the oldest buildings in Allandale alongside many more buildings built between the mid to early 20th Century and later. There is also great variety in the location and scale of detached accessory buildings and attached garages, and this was not considered a defining characteristic. There is a high degree of non-compliance with current minimum front yard setback requirements, with many buildings located at 0 or 1.5 m setback on some streets, thus there is limited potential to allow for encroachment.
- b) Most of the area is zoned RM1. Compared with the Cumberland Burton RM1 zoned area, a high percentage of housing is multi-unit houses (two or more units) within the area. Given the lot fabric and condition of many of the buildings, it is anticipated that much of this area will be developed through lot consolidation and rezoning to multi-unit forms rather than conversion of existing buildings. This form of redevelopment would be subject to normal planning review and site plan control to address compatibility.
- c) Proposed zoning which would apply to all of the RM1 zoned lots in this area, except for lots on either side of Anne Street, which was excluded due to lack of defining elements are described as follows:
 - i) Limit the scale of attached non-living uses such as garages and workshops to 50% of the dwelling unit floor area.

- ii) Front yard setbacks shall be a maximum of 5m.

Urban Design Guidelines

19. Appendix "C" attached to this report identifies low density residential zones within the Cumberland Burton area and the Shear Park which are proposed to be subject to site plan control. There are no proposed urban design guidelines applicable to the Blair Park area as there is no intention to apply site plan control to this area which is outside of the Urban Growth Centre. Based on the variety, and lack of identifiable heritage characteristics, condition and development potential, as assessed through the neighbourhood characterization there were no overriding grouping of heritage characteristics to form the basis for urban design guidelines in the Blair Park area.
20. The primary objective of applying site plan control and urban design guidelines in the low density areas within the Urban Growth Centre is to ensure that where changes are made to existing buildings they are sympathetic to the overriding characteristics of the existing historical buildings. These proposed guidelines are intended to address: architectural features such as pitched roofs; scale and materials; relationship to adjacent buildings; location and orientation of buildings; and features of facades facing streets.
21. A checklist is proposed to facilitate and streamline review so that those site plan applications that comply may be expeditiously approved.
22. The review will take place through the development planning branch. This process will be designed to consider processing timelines and costs, and would seek opportunities to expedite the process for applications that comply using a checklist of requirements.

Public Consultation

23. Overall the recommendations were generally well received and supported, during the public consultation meetings described in paragraph 7. However staff note that there was considerable information to absorb, therefore the presentation material and recommendations will be made available on the Planning Services Department website.
24. There was considerable interest in the proposed requirement for a heritage impact evaluation for development on adjacent buildings listed on the Municipal Heritage Register. Questions related to the implications and process to have properties listed on the Municipal Heritage Register. Staff explained the difference between designation and listing. In this regard leadership of the Allandale Neighbourhood Association encouraged people to request listing of their properties on the Municipal Heritage Register. Staff have recently received 3 requests from property owners within the Allandale area to have their properties listed on the Municipal Heritage Register, which have been submitted to Heritage Barrie for consideration.
25. There were a number of questions raised as to intensification plans, built form and potential impact of more intensive mixed use development proposed on Essa Road and Gowan Street in terms of impact on the low density residential neighbourhoods abutting these areas. Staff provided background from the Intensification Area Urban Design Guidelines as applied to these areas, in addition to providing an overview of the Mixed Use Nodes and Corridor Official Plan and Zone standards.
26. There were a number of questions regarding the applicability of the recommendations of the Allandale CIP particularly in regard to proposed use and development of Gowan Street, Essa Road and Cumberland Street.

27. Staff advised that the Allandale CIP predated the policy framework and subsequent implementation studies and guidelines developed for the intensification areas, and that this CIP area is under review.
28. In addition, the issue of parking and traffic implications with respect to proposed higher density development and viability of commercial uses was questioned.
29. Staff indicated that over time as intensification density targets are met in these areas, it is anticipated that the increased population would support additional commercial uses. In addition, the proposed densities are considered to be transit supportive. It was explained that the location of this area in relation to the waterfront, GO and Barrie transit station, the downtown, the Highway 400 industrial commercial area, and Highway 400 itself are factors that make this area ideal for growth through intensified mixed use development. Good planning practice today considers designing complete streets to accommodate all modes of transportation, and not focusing especially on one mode of transportation. Lastly, it was noted that development of these intensification areas in Allandale will enable meeting density targets in aggregate, thereby placing less pressure to increase densities in the residential areas where protection of the historical character is considered desirable.
30. There were concerns raised with respect to the additional costs that may be associated with the application of site plan control to low density residential areas. In addition it was suggested that some clarification is needed as to what type of alterations, renovations or additions would trigger site plan control in the affected site plan control areas, and whether the information needs for site plan control could be tailored to the low density form of development compared to site plan control submission requirements for higher density, commercial, industrial and other more complex development proposals
31. Staff indicated that the site plan approval was proposed in a specific area. The policy is for cost recovery for review of applications. The site plan process would be designed and scoped to focus on the objective of meeting the guidelines and neighbourhood compatibility. In consideration of these comments, staff would prepare a checklist to reduce review time and facilitate moving compliant applications through expeditiously.
32. There were several questions raised with respect to the current zoning provisions of the RM1 and RM2 zones establishing a minimum number of units for new development (excluding additions and alterations). The concern appears to relate to the effect of this on neighbourhood character, particularly the requirement for new development to take the form of semi-detached housing where garages tend to dominate the front façade.
33. Staff are of the view that there are limited opportunities for new development (vacant lots and new lots created by severance). The zoning by-law permits a variety of forms of two unit buildings and the impact on character is not affected by the number of units as much as the design. It is important to understand that existing one unit uses are recognized. This goes beyond legal non-conforming and allows for additions and rebuilds to be single detached units.
34. In addition, if these recommendations are approved, new development in the RM1 zoned areas within the Cumberland Burton area will be subject to site plan control, and urban design guidelines are proposed to address heritage character. Since these zones are predominantly in the Urban Growth Centre it is important to maintain intensification objectives in these areas. In staff's view this constitutes minimal infill development, which if done in accordance with the recommendations will not have a negative impact on the neighbourhood character.

ENVIRONMENTAL MATTERS

35. There are no environmental matters related to the recommendation.

ALTERNATIVES

36. The following alternatives are available for consideration by General Committee:

Alternative #1

General Committee can refuse to proceed to scheduling of a statutory public meeting under the Planning Act.

This alternative is not recommended as there has been some momentum and expectations following the neighbourhood consultation meetings.

Alternative #2

General Committee can alter one or more of the recommendations of this report.

Although this alternative is available, the recommendations come as a package to achieve the heritage measures as presented through the neighbourhood consultations. For the same reasons provided in Alternative # 1 above, this alternative is not recommended.

FINANCIAL

37. There are no financial implications for the Corporation resulting from the proposed recommendation.

LINKAGE TO 2014-2018 STRATEGIC PLANS

38. The recommendation(s) included in this Staff Report support the following goals identified in the 2014-2018 Strategic Plan:

- Inclusive Community – these recommendations support diverse and safe neighbourhoods by encouraging protection of heritage character which is identified as a valued aspect within the Historic Neighbourhoods, in particular the Allandale Historic neighbourhood.

Attachments: Appendix "A" – Official Plan Amendment No. 54
Appendix "B" – Proposed Zoning Recommendations
Appendix "C" – Proposed Urban Design Guidelines for Areas to be Subject to Site Plan Control

APPENDIX "A"

OFFICIAL PLAN AMENDMENT NO. 54

PART A – THE PREAMBLE

Purpose

The purpose of this amendment is to amend the Defined Policy Areas and Schedule C Defined Policy Areas of the Official Plan to provide further guidance for protecting the character of historic neighbourhoods in the City of Barrie.

Location

Special policies are proposed for the historic neighbourhoods which are generally located in and around the historic downtown and former Allandale Village Area as identified on Schedule C attached to this amendment.

Basis

The current heritage policies of the Official Plan encourage all new development in older established areas of historic, architectural or landscape value to be in keeping with the overall character of these areas. The residential neighbourhoods in and around the City Centre Planning Area consist of many of the older buildings within the City, which collectively contribute to the unique character of these areas. These areas are also potentially susceptible to pressures for intensification and redevelopment, being in or adjacent to the Urban Growth Centre and Intensification Nodes and Corridors.

In June 2010, Council received a study regarding the potential impact of development pressures in the areas surrounding the City Centre Planning Area titled the Historic Neighbourhood Strategy (HNS). This strategy was undertaken with community input from residents of the historic neighbourhoods. The overall objective of this strategy was the protection of the unique neighbourhood character of these areas.

In accordance with this strategy, the policy changes in this amendment are intended to ensure the compatibility of new development within these areas with the character of these neighbourhoods while recognizing the need to meet the City's intensification objectives.

PART B - THE AMENDMENT

Details of the Amendment

The Official Plan is amended as follows:

1. Schedule C – Planning Areas is hereby amended by adding a Special Policy overlay referred to as “Historic Neighbourhood Defined Policy Area”
2. Section 4.8 Defined Historic Neighbourhood Policies of the Official Plan is hereby amended by adding a new section 4.8.20 as follows:

4.8.20 Historic Neighbourhood Defined Policy Area:

4.8.20.1 DEFINITION:

The Defined Historic Neighbourhood Policy area includes a number of older low density residential neighbourhoods in and around the original settlement areas of the City. These areas display an identifiable cultural landscape and historical layering of the built form reflective of the City's past and ongoing evolution. The Urban Growth Centre is not included in the Historic Neighbourhood Defined Policy Area, as this is a key intensification area identified in the Places to Grow Growth Plan. The focus of this defined policy area is the existing low density residential areas around the Urban Growth Centre, with the exception of Allandale, where there is some overlap with low density residential areas and the Urban Growth Centre. The low density residential area within the Urban Growth Centre is identified as the “*Allandale Neighbourhood*” typology area in the Intensification Area Urban Design Guidelines, and for purposes of this section, is considered to be within the Historic Neighbourhood Defined Policy area.

The Historic Neighbourhood Defined Policy Area includes neighbourhoods identified in the Historic Neighbourhood Strategy as areas with *Cultural Heritage Character* by virtue of the groupings of historic buildings and streetscapes which are recognized as valuable cultural heritage resources that merit some protection however they have not been individually evaluated or considered appropriate for designation under the Heritage Act.

4.8.20.2 Policies

- a) Areas with Cultural Heritage Character may be subject to further secondary plans, block plans or zoning by-law provisions.
 - b) Development Guidelines may be prepared for each area, with zoning provisions and detailed Urban Design Guidelines to protect heritage characteristics of the areas.
 - c) A Neighbourhood Heritage Character Impact Evaluation may be required for development, redevelopment, alteration or works proposed within a Historic Neighbourhood area.
3. Section 6.11 (l) is amended as follows:

6.11 REQUIRED STUDIES IN SUPPORT OF DEVELOPMENT APPLICATIONS:

- (l) Heritage Reports:
 - Architectural/Cultural Heritage Report
 - Neighbourhood Heritage Character Impact Evaluation

Implementation

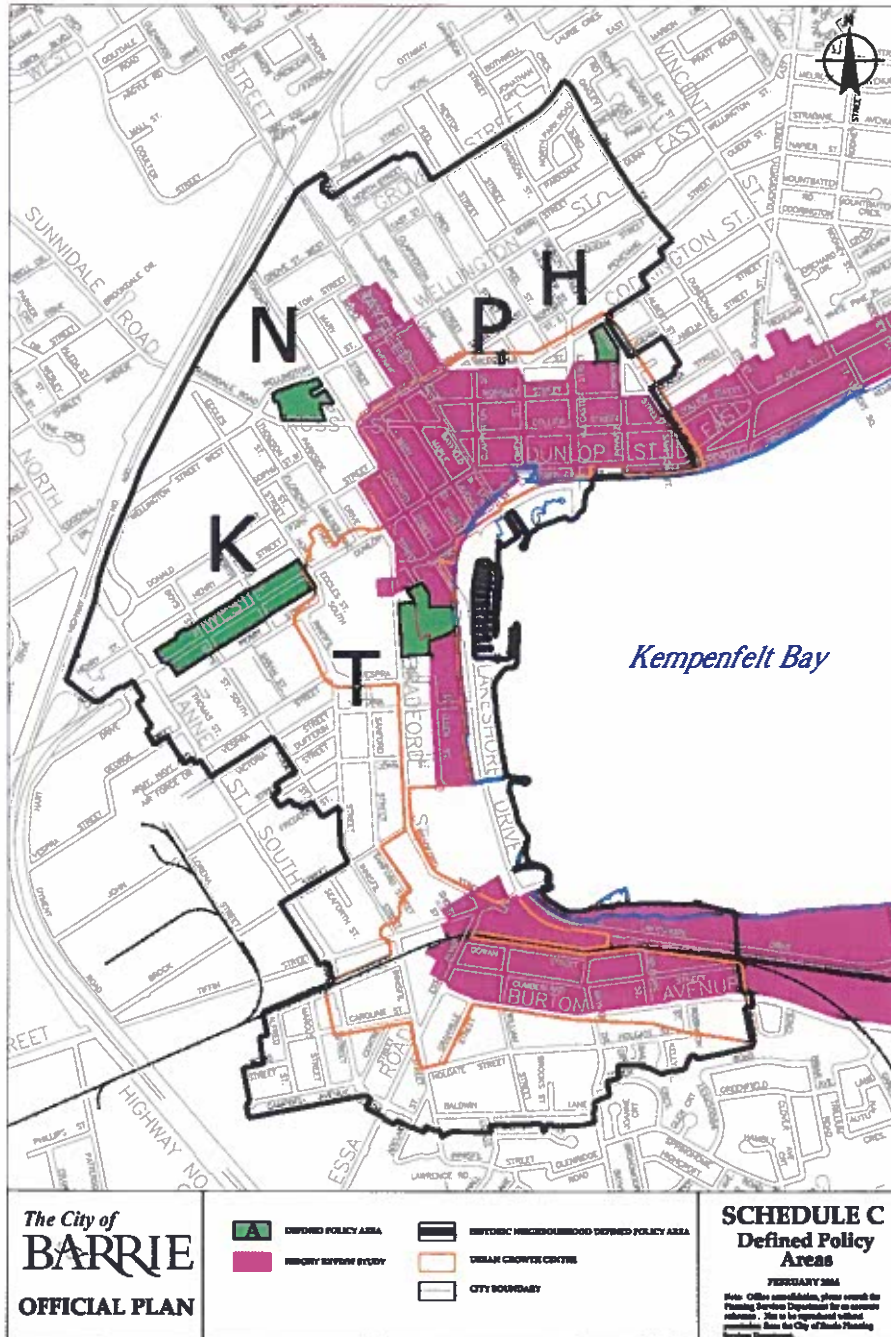
Area and Block Special Zoning By-law changes may be introduced to protect certain characteristics for the various neighbourhoods.

Site Plan control with urban design guidelines may be applied to certain areas including low density residential zones to support the objectives and policies introduced through this amendment.

Interpretation

The provision of the Official Plan, as amended from time to time, shall apply in regard to this Amendment.

SCHEDULE C TO PROPOSED OPA No. 54

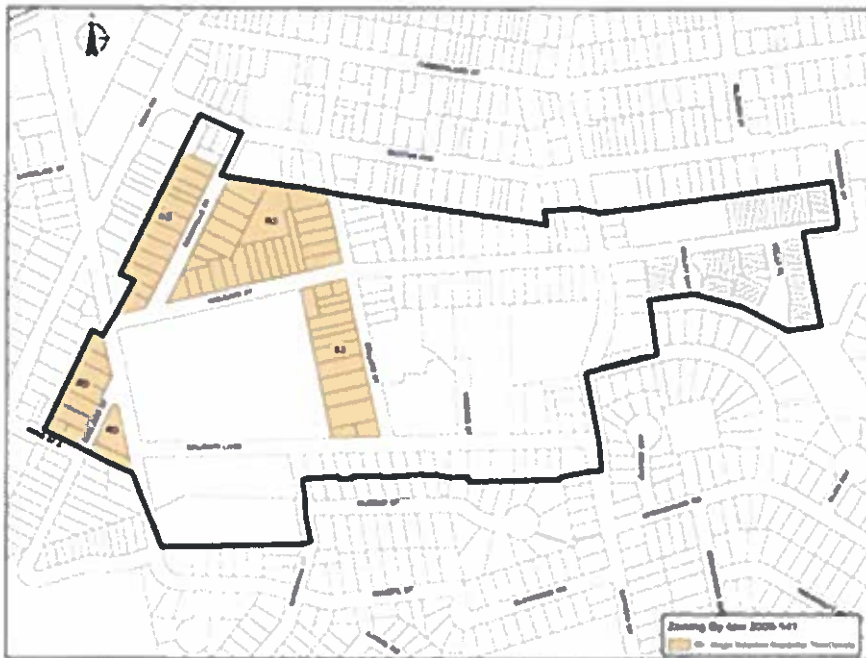


APPENDIX "B"

Proposed Zoning Recommendations

Draft Area Specific Zoning Review and Recommendations Presented at Public Consultation.

1. Shear Park Area – Affected Zoning Changes R3 Zoned Areas – Proposed R3(SP-HC) Zone



- i) No changes to the permitted uses are proposed.
- ii) A minimum setback of 11m from the front lot line shall be required for detached accessory buildings.
- iii) A 1.5m encroachment into the front yard is permitted for “articulated openings and non-interior” additions which add definition to the front entrance. “Articulated openings and non-interior” additions include, front entrance stairs, porticos, balconies, decks and unenclosed porches or verandas, in addition changes which add openings on the front façade which extrude such as bay windows and front doors.
- iv) The front yard setback shall be a maximum of 5m.
- v) Limit the scale of attached non-living space such as garages and workshops to 50% of the dwelling unit floor area.
- vi) Attached non-living space, such as garages and workshops shall be setback at least 4m behind the front building face.

2. **Cumberland Burton Area – RM1 Zoned Areas Proposed RM1(SP-HC1)**



- i) No changes to the permitted uses are proposed.
- ii) A minimum setback of 11m setback from the front lot line shall be required for detached accessory buildings.
- iii) A 1.5m encroachment into the front yard is permitted for “articulated openings and non-interior” additions which add definition to the front entrance. “Articulated openings and non-interior” additions include, front entrance stairs, porticos, balconies, decks and unenclosed porches or verandas, in addition changes which add openings on the front façade which extrude such as bay windows and front doors.
- iv) The front yard setback shall be a maximum of 5m.
- v) Blank walls shall be setback a minimum of 7m from the property line facing the street. Walls closer than 7m from the exterior side lot line shall provide a minimum of 25% of openings in the form of windows or doors on façades. Openings are defined as openings to living areas such as entrance doors and windows. Garage doors are not considered to be openings to living areas.
- vi) The floor area of attached non-living space such as garages and workshops shall not exceed 50% of dwelling unit floor area.
- vii) The height of non-living attached accessory space shall not exceed 4m. Living space may be located above attached non-living accessory space.
- viii) Attached non-living space, such as garages and workshops shall be setback at least 4m from the front façade of the main building facing the street.
- ix) Garages shall not be located side by side in semi-detached housing forms. They shall be located on the outer part of the units, and shall be setback a minimum of 4m from the main building façade facing the street.

Blair Park Area – RM1 (SP-HC2)

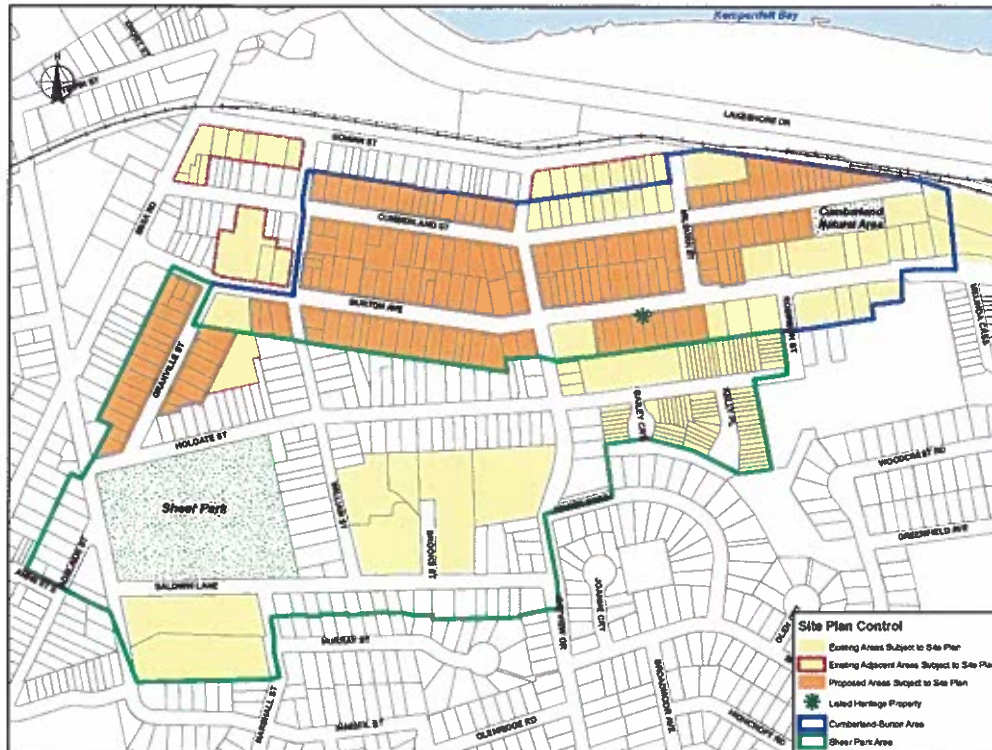


- i) No changes to the permitted uses are proposed.
- ii) The front yard setback shall be a maximum of 5m.
- iii) Limit the scale of attached non-living space such as garages and workshops to 50% of the dwelling unit floor area.

APPENDIX "C"

PROPOSED URBAN DESIGN GUIDELINES FOR AREAS TO BE SUBJECT TO SITE PLAN CONTROL

Burton Cumberland Area add RM1 zoned areas to be subject to Site Plan Control and Shear Park Area R3 zoned areas on Granville Street, to be subject to site plan control.



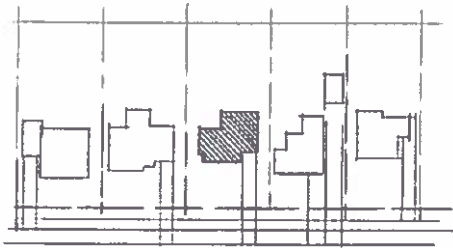
**ALLANDALE HISTORIC RESIDENTIAL NEIGHBOURHOOD URBAN DESIGN DEVELOPMENT
GUIDELINES FOR AREAS TO BE SUBJECT TO SITE PLAN CONTROL**

Development Adjacent to Properties listed on the Municipal Heritage Register:

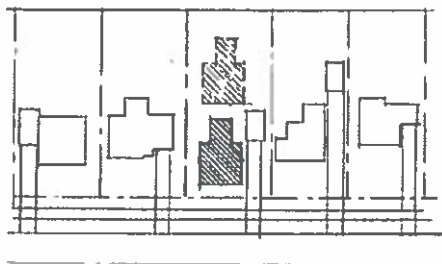
- Where development is adjacent to a property listed on the municipal heritage register, the proposed development shall show how the design takes into account the features of the adjacent building.

Lot Patterns and Setbacks

- New development and/or front yard should maintain and be compatible with the predominant pattern of frontage, lot depth and lot area as the adjacent properties on the street.
- Front yard setbacks should be the same or an average of the adjacent properties front yard setbacks. Subject to compliance with minimum zoning provisions.



Respect the existing site plan character of similar, but not identical front-yard setbacks.
Place a new building to mediate between setbacks of neighbouring buildings.



An extreme difference in setback from adjacent buildings is not appropriate.

Scale

- New development and/or additions should not appear significantly larger than the adjacent existing dwellings. If a larger massing is proposed, efforts to subdivide into smaller building elements that are compatible with the neighbourhood's housing patterns should be incorporated.

- The scale of new development and additions should be proportional to the size of the lot and adjacent buildings to emphasize the 'spacious and deep' characteristics of existing lots in that area.

Height

- Additions are encouraged in the rear yard due to existing primary structure's low lot coverage and location towards the front of the lot. However, the height of new additions should make every effort to comply with the height of the existing and adjacent structures.
- In the instance where an addition is proposed that is one story or more higher than the existing and adjacent structures, a stepping provision is encouraged where the portion of the addition's height closest to the existing structure will be stepped down to minimize the impact on the front façade visually from the street.
- New development is also encouraged to be as sensitive to the height of adjacent structures. Houses in this area are generally 1.5 to 2 stories, with taller than usual story height. The existing height of the structure could accommodate three shorter stories. Therefore, like existing structures, the new development should incorporate the second/third floor partially within the roof structure to understate the height and overall building scale. Gable windows are a common feature in this area and can be used in new development to provide ample light to these floors.

Architectural Style and Features

- Additions are encouraged to use similar architectural materials as adjacent lots.
- Additions or development should maintain pitched roofs in areas where these predominate.
- Dormers and entrance doors (excluding garage doors) fenestration is encouraged on walls facing streets.
- Blank walls facing streets shall be avoided at all costs, adding of windows entrance doors balconies and varied setbacks may be used to avoid this.

Corner Lot/Severances and Vacant Lots:

- New Development will be required to maintain the character of the area with low lot coverage, significant frontage and front yard setbacks, preservation of mature trees and height of 1-2 story/consistent with the dwellings on either side of the property.
- New additions on these lots are encouraged in the rear yard. If additions have a façade visible from the street, window openings, building materials/cladding and architectural details should be incorporated to avoid blank walls, add eyes on the street, and maintain overall streetscape interest.
- Properties with the potential for severance should ensure adherence to the zoning standards for example lot frontage.

Garages and Accessory Buildings

Attached Garages:

- New development (especially semi-detached) with an attached garage shall place garages in the centre of the units. Attached garages shall be recessed behind the front façade of the dwelling and elements such as windows, opening and other design features should be incorporated into the garage doors. Also, building elements such as balconies are encouraged along the front façade to lessen the visual impact of the garage.

Detached Garages and Accessory Buildings:

- Such garages will be encouraged only in the rear yard, and shall be set back per the proposed zoning provisions.
- Detached garages and accessory buildings are encouraged to incorporate features such as glazed panels into the design of the door if the door faces the street, to enhance the visual impact of the structure.
- Accessory structures (defined in compliance with section 3.2 of the Zoning By-law), should be of a design and style that is compatible with the quality, style, materials and colours of the primary dwelling.

Fencing

- Properties in this area generally do not have front yard/privacy fencing. Therefore fencing in the front yard is discouraged. Landscaping features and trees can be incorporated into the front yard to provide a separation between the property and street. In cases where a front yard fence is proposed, it should be no higher than 1m above grade.