

Dear Resident,

Urban Design Guidelines for Stable Neighbourhood Areas

The Town of Aurora has completed Urban Design Guidelines for the Town's four Stable Neighbourhoods:



Urban Design Guidelines are:

- Prepared to help homeowners and builders understand the municipality's objectives for the design of their community. They also inform Council and staff in their review, and approval of planning applications. Urban Design Guidelines are intended to influence the design of new buildings and additions through Zoning, Plans of Subdivision/Condominium, Site Plan Approval and even the Minor Variance process.
- Truly "guidelines"; they are not planning policy, nor are they enforceable development regulations. In other words, they have no statutory authority under the Planning Act. As a non-statutory planning tool, they are not subject to any appeal process, and can be amended at any time by the municipality, without formal process.
- Typically given force, at least partially, through complementary Official Plan policies, Zoning By-law regulations and/or Site Plan Approval requirements. The use of Urban Design Guidelines is typically facilitated through Official Plan policy that indicates that all new development shall be "consistent with" or "have regard for" the municipality's Urban Design Guidelines, or through specific regulations under the Zoning By-law.

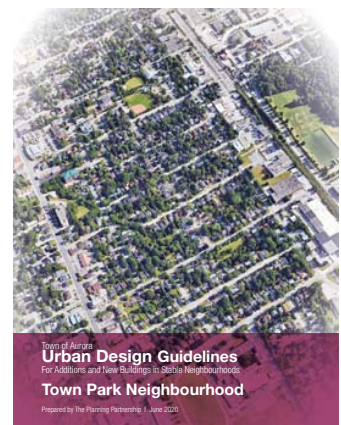
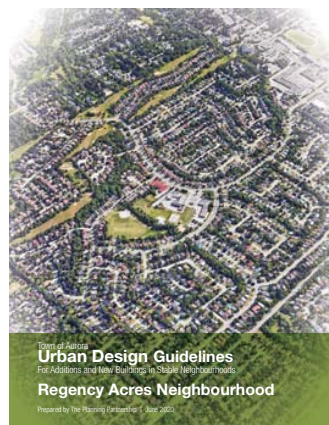
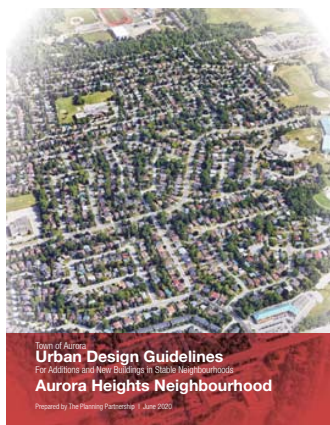




Resident input received through the Stable Neighbourhoods policy review was important to help shape the Urban Design Guidelines. The Guidelines will be used in the site plan review process to complement the provisions of the Zoning By-law and provide guidance on how new buildings and additions should be designed to be compatible with the surrounding neighbourhood character.

The Urban Design Guidelines are available for viewing; digital copies are available for download on the Town's website at:

<https://www.aurora.ca/en/business-and-development/stable-neighbourhood-study.aspx>



If you prefer to receive a paper copy of the Urban Design Guidelines; please provide your mailing address to Town staff.

Please provide your comments on the Urban Design Guidelines by email to ETerry@aurora.ca by August 28th 2020.

Regards,

Edward Terry, RPP,
Senior Policy Planner
Planning and Development Services
905-727-3123 Ext.4342 / eterry@aurora.ca
Town of Aurora / 100 John West Way, Box 1000, Aurora, ON L4G 6J1



PUBLIC CONSULTATION SUMMARY	
Resident Comment	Staff Response
<p>Page 3, under the heading of “Official Plan Policies that provide direction for Urban Design Guidelines include”, lists Policies 2.1 to 4.2.f.i, apparently verbatim from the original document.</p> <p>However, ‘Policy 8.1.4 Design Policies’ in this list is incomplete in that it ends with the following phrase: “...with particular attention to the following elements:”. This short paragraph ends with a colon and does not list the actual elements. In order for this section of the design guidelines to make sense, the elements should be listed.</p>	<p>Staff will add the related policies from the Official Plan to the Design Guidelines in their entirety.</p>
<p>Also on page 3, there is a similar issue under the heading of ‘Policy 4.2.f.i’ where it reads as follows: “To achieve human scale...the following urban design approaches should be implemented:”. The only items that follow relate to sun penetration and façade treatment. The complete list should be provided for this section to read properly and make sense.</p>	<p>Staff will add the related policies from the Official Plan to the Design Guidelines in their entirety.</p>
<p>Use of schematics, tables and figures: In reports, technical and policy documents, schematics and figures are used to illustrate/explicate a point being made in the body of the document. That is not the case with the four schematics on pages 4 and 5; these are not referenced in the adjacent text and are thus very unclear.</p>	<p>Staff will add language/annotation to the Design Guidelines that will better describe the diagrams and their purpose.</p>
<p>There is a missing word in the bulleted list under the heading “How will they be used”. We assume that the last bullet point should read ‘additions equal to or over 50 m²’.</p>	<p>Noted and corrected.</p>
<p>The streetscape schematic on page 4 has no explanation; hence, the point being illustrated is unclear.</p>	<p>Staff will add language/annotation to the Design Guidelines that will better describe the diagrams and their purpose.</p>
<p>On page 5, the two schematics showing lots laid out on a street differ but the point being illustrated is unclear. Furthermore, given the infill development that has occurred already in Regency Acres, we also take exception to the use of the term “Minor Redevelopment” in the top schematic on page 5. Here it is defined as “existing dwelling is replaced by a new dwelling...”. It is hardly ‘minor’ when the infill home is twice the height and four times the square footage of the neighbouring homes.</p>	<p>Staff will replace the reference to ‘minor redevelopment’ with ‘new buildings and additions’.</p>

<p>This section does not accurately describe the distinct character of Regency Acres for several reasons. Against the objections of RARA, Council decided to include the much newer Golf Links area in the Regency Acres Stable Neighbourhood. The Urban Design Guidelines for this hybrid 'Regency Acres' need to explicitly recognize that there are two distinct areas, each with very different characteristics.</p>	<p>This was meant to be a general description, intended only to describe the 'appearance' of the homes as they impact the streetscape. It is not a commentary on the various design expressions.</p> <p>However, we will add to the discussion of the existing character, incorporating some of the points highlighted in the resident's comments.</p>
<p>For the most part, homes in the original Regency Acres subdivision were built without garages although over the years some homeowners have added detached garages or carports. Most homes still do not have garages. The Streetscape section on page 9 also states that some streets have a more rural character with swales open drainage ditches. There seems little point in mentioning the past character of the neighbourhood since construction to remove the last of the swales will be completed by October 2020.</p>	<p>Staff will add to the description.</p>
<p>Section 3.1 "Pattern of Lots" is generic with no differentiation among the four Stable Neighbourhoods. This is not problematic since the statements are written as if they are guiding principles. What is problematic is the disconnect between what the new Zoning By-laws stipulate and these broad statements. For example, one of the objectives listed on page 13 states "maintain the traditional range of building to lot relationship". If this objective were to be met, then a GFA of 370 square metres or a lot coverage of 35% would not be allowed. In the original Regency Acres subdivision, lot coverage for the original homes and lots is in the range of 15 to 20%. Thus, this statement is meaningless.</p>	<p>Staff will add language to clarify that the guiding principles apply to all stable neighbourhoods.</p>
<p>Also on page 13 under the heading "Design Guidelines", the wording of "where possible" makes painfully obvious that none of these are enforceable. Guideline 6 a) and b) relate to measures to protect privacy. These two guidelines do not address the loss of privacy for nearby homes that results from second storey balconies or rear/side decks that are above the grade of adjacent properties. The placement of decks and balconies was something that Ratepayer groups specifically asked Council to address in a By-law, as some other communities have done. Council rejected this recommendation.</p>	<p>Staff will add the following to Guideline 6:</p> <p>"Minimizing the location of second floor balconies on rear and side elevations;"</p> <p>"Providing fencing that effectively screens the rear amenity and minimizes its exposure to/from adjacent properties."</p>

<p>On page 15 under the heading of “Building Height and Scale”, the statement about the homogeneous nature of the homes is repeated. We disagree with this conclusion as previously noted since the hybrid Regency is comprised of two stylistically distinct neighbourhoods. Other issues include the following:</p>	<p>Staff will replace ‘homogeneous’ with ‘varied’</p>
<p>Item 16 under the heading of “Design Guidelines for Framing the Street” explicitly mentions split levels in the Aurora Heights guideline but not in the Regency Acres guideline. This is puzzling because both neighbourhoods include a large number of original homes that are split levels.</p>	<p>Staff will clarify item 16.</p>
<p>In item 18 on page 15, there is an obvious disconnect between the apparent goal of “provide appropriate transition to/from adjacent buildings” and the second part of the statement which reads “ensure that no new building is more than 1.5 storeys or 4.5 metres higher/lower than the adjacent dwellings”. Using ‘storeys’ as a measure is relatively meaningless given that the original homes typically have no more than 8 foot ceilings. In stark contrast, infill homes are likely to have 10-11 foot ceiling heights on the main floor and 10 feet on the second floor; this results in drastically greater ‘massing’ per storey for infill homes. Using the absolute measure of height doesn’t help since many original Regency homes are less than 6 metres high. Allowing double the height for infill housing can hardly be seen to provide an ‘appropriate transition’.</p>	<p>No change recommended.</p>
<p>We strongly disagree with item 22 which states “ensure flat roof tops complement the massing and character of adjacent dwellings”. In our opinion, flat roof tops should be discouraged in all stable neighbourhoods because they reflect a very modern style that is incompatible with the existing housing stock.</p>	<p>Flat roofs, associated with ‘contemporary’ designed homes can most definitely be compatible within an existing neighbourhood context and even a heritage context. Industry best practices and demonstrated award-winning designs, suggest that ‘contrast’ and ‘juxtaposition’ are much more successful in highlighting historic/heritage elements, than ‘copy-cats’.</p> <p>Moreover, design professional generally try to avoid the replication of historic homes or to create ‘traditional’ designs that, based on today’s building code/urban zoning, don’t usually produce authentic designs. The industry politely refers to these as ‘neo-traditional eclectic’ but what they really mean to say is ‘a mix of incoherent/unrelated design elements’.</p>

	<p>The role of the guidelines is not to take away property homeowners' rights to design expression, but to point out the key consideration to achieve compatibility and appropriateness of design, which is to reflect scale and façade proportions.</p> <p>No change recommended.</p>
<p>The inclusion of item 23 in this list is puzzling since it is our understanding that this stipulation regarding garage roof heights is actually part of the new Zoning By-law.</p>	<p>Staff will remove this reference.</p>
<p>In the subsection entitled "Garage width and Location", it is important to differentiate between the two distinct neighbourhoods within the hybrid Regency Acres. Most homes in the older area still do not have garages.</p>	<p>Garages are permitted uses in the Stable Neighbourhoods and there should be guidelines to address them. No change recommended.</p>
<p>Under the heading of "Design Guidelines for Landscape Treatment", item 31 states "Protect mature trees and encourage planting of new trees to enhance the urban canopy...". The addition of this statement to a non-mandatory guideline is little more than a token gesture. The Town's tree By-Law is woefully inadequate to protect Aurora's urban canopy as evidenced by the number of mature trees homeowners can remove without a permit. The builder of the infill home at 75 Child Drive managed to preserve a healthy, mature silver maple in the front yard. This was an impressive tree that moderated the scale of the 10 metre home it shaded. Sadly, the new homeowner chose to have it removed shortly after moving in.</p>	<p>Comment acknowledged. No change recommended.</p>
<p>The term "articulated elevations" needs to be clarified in item 42 on page 18.</p>	<p>Staff will add language to explain what 'articulated' may involve.</p>
<p>Regarding entry elevation, we believe that item 45, which suggests that entry steps be kept to a maximum of 3, will ultimately need to be addressed in a By-law. One only has to drive through Regency Acres to see that most infill homes have entrances that are much higher than this recommendation. This adversely impacts the human scale of the streetscape and the infill homes' connection to its neighbours.</p>	<p>No change recommended.</p>
<p>Item 61 on page 20 suggests that use of stucco be discouraged except as an accent material. While we agree that an infill home should not be entirely clad in stucco, some original homes have</p>	<p>No change recommended.</p>

<p>already been stuccoed to deal with deteriorating bricks and mortar.</p>	
<p>Under the heading of “Building Materials” on page 20, item 62 recommends use of contemporary materials such as metal and concrete to complement the “modern” character of the neighbourhood. This recommendation is completely inappropriate since the original houses are not modern in the way in which ‘modern’ infill homes are designed.</p>	<p>Staff will revise / clarify.</p>
<p>Item 68 on page 20 recommends cedar and asphalt shingles. This is puzzling since cedar is not commonly used in this area; some original homes that now have newer metal roofs.</p>	<p>Staff will add metal roofs to the list.</p>
<p>We strongly recommend that photos be used to provide specific examples of “compatible” and “incompatible” design. The home at 80 Child is clearly incompatible; 21 Holman has elements that relate to features of the adjacent homes and is thus more compatible despite its greater size.</p>	<p>As the guidelines are meant to provide general guidance on design and focus on positive examples, we would not recommend including ‘bad’ examples. If there are better examples that we can all agree on, we would consider including them.</p>
<p>We were really disappointed when a lot on Temperance St was severed last year and 3 massive, 150+ year old spruce were cut down in order to build a house (currently in progress). To us, the mature trees are the pride of the neighborhood and the reason people choose to live here, instead of in new subdivisions. More than any guideline on design of homes, we strongly encourage reinvestigating the bylaws (which we hoped would help save the trees) which preserves the character of established neighbourhoods with focus on protecting the old trees.</p>	<p>The concern is with the removal of mature trees; this is addressed in 3.2 Design Guidelines for Landscape Treatment, guideline #30 which states that mature trees should be protected.</p>
<p>As a Temperance Street resident, I was very interested to read the design guidelines for our stable neighbourhood area — I actually printed them out!</p> <p>I of course share the concerns about redevelopment which, according to the Introduction, have been expressed by other members of the community. In particular, I worry about the scale and the architectural design of replacement dwellings.</p>	<p>Staff appreciate the support for the guidelines and taking the time to go through the document in detail.</p> <p>Staff will make the necessary changes, which include correction of the reference to 1920s on page 7 and changing 'including' to 'and' some late 20th century homes</p>

<p>The details of the scale requirements are beyond the ability of my non-mathematical mind to process: I'll know when a house is too big for a lot when I see it! But I accept the fact that today people want huge rooms (to heat, cool, and clean) and small gardens.</p> <p>I am better able to grasp architectural design. I was especially happy to see guideline number 70: "Avoid recreating historical architectural styles." Yes! Time to move on.</p> <p>Just a couple of comments about really specific pieces of wording:</p> <p>Page 7, caption for old map: this does not show the Temperance Street area in the "late 1920s" but is, as noted, from the 1878 historical atlas [it is unfortunate that the actual late 1920s (1927) fire insurance plan does not show the west side of Temperance south of the crook in the road just north of Reuben]</p> <p>Page 10, first paragraph: One sentence says that a "significant number of older historic houses dominate the area, including some late 20th century houses [my italics] in the south." I would not call late 20th century historic quite yet.</p> <p>Here's hoping that everyone will take these guidelines very seriously.</p>	
<p>We read with interest the Stable Neighbourhood Study. Having lived in Toronto and seen the growth of monster homes in a neighbourhood not unlike ours (Aurora Heights) we are glad to see that the town is trying to preserve neighbourhood character. Sadly, recent builds on our street (Hill Drive) are certainly not in keeping with your proposals.</p> <p>What this report fails to address is the growing number of homes being used as rentals and single family homes being turned into two family dwellings with basement apartments. This, in our opinion, is a greater threat to the stability and character of our neighbourhood. Property maintenance is at an all-time low and these properties are easily identifiable by the poor</p>	<p>The general concern is with single family homes being used as rental properties; Staff acknowledge the comment but this is not an urban design issue.</p>

<p>upkeep, large number of vehicles and excessive garbage put out each week.</p> <p>I would invite those who wrote this report to take a drive through the Aurora Heights and Regency neighbourhoods to see for themselves the real issue threatening the beauty and stability of our neighbourhoods.</p>	
<p>Although I admit I skimmed through some notes what I did read was positive and informing. That being said I have noticed (in my humble opinion) some new builds, (I'm referring to demolishing of existing homes with new) in the last few years which are ridiculously large for this neighbourhood . I have lived in my home on Johnson Road for close to 20 years and lived in my childhood home (different house on Johnson) prior for close to ten years. One reason I choose to live in this area was because of the more modest sized homes with proportional yards. The mature trees and quiet streets were also very pleasing. I'm noticing some changes as of late...Some of the newer builds appear very out of place and are not aesthetically sound. I have been lucky so far not to have been directly influenced by this, however I fear this in the future. A large two story house encroaching on a property line forming a shadow on my humble home. These houses were built in the 50's/60's and have a mid century modern appeal. By building huge homes, taking up the majority of the lot doesn't help the appeal of the neighbourhood. That being said, there are a few homes that have had major renovations, some even enlarging the home a little while still preserving the character of the area. It is not that I'm not 'about' change but it's all in keeping with the overall feel of the neighbourhood. I can currently count 5 new builds,that to be honest, I'm surprised that were allowed to be built. I am proud of my little community and love when I see someone redoing their porch or renovating their home, that being said I am less then excited when I see an original home demolished first a huge dwelling that frankly looks more like a hall than a home. These are some of the more modest houses in Aurora. Very appealing to new buyers (who may not have a million dollars to spend in their first house). Also I assume appealing to the</p>	<p>Maintaining the existing character of the community is what we are trying to achieve with the Design Guidelines.</p>

<p>elderly, as the house to yard ratio is on point and many homes have fewer stairs. You can't say that about any new builds in Aurora. I would like my neighbourhood to remain cohesive. It reminds me of a skit I watched on Sesame Street in my youth... one of these things doesn't look like the other...and they would show three apples and an orange. It's similar to how I feel about the recent development... only it's more like three apples and a watermelon. Thank you for your time, hoping you take this into consideration.</p>	
<p>Guidelines are not what the residents of the Stable Neighbourhood are interested in, we want policy and regulations to protect our neighbourhoods and way of life.</p>	<p>The Urban Design Guidelines have been drafted to complement new Zoning policy that has recently been implemented as a result of the Stable Neighbourhood Study.</p> <p>The Zoning addresses matters such as height and massing.</p>
<p>I read through the Urban Design Guidelines for the Town Park Neighbourhood. Do these guidelines have any clout? Will new builds continue to be as big and obtrusive looking as they have been in the last few years?</p>	<p>The Urban Design Guidelines have been drafted to complement new Zoning policy that has recently been implemented as a result of the Stable Neighbourhood Study. The Zoning addresses matters such as height and size.</p> <p>The Urban Design Guidelines are intended to help address matters such as character and materials.</p>



Town of Aurora

Urban Design Guidelines

For Additions and New Buildings in Stable Neighbourhoods

Aurora Heights Neighbourhood

Prepared by The Planning Partnership | October 2020

this page is intentionally left blank

Table of Contents

1	Introduction	1
	1.1 Purpose of the Design Guidelines	2
	1.2 Design Guidelines Context	2
	1.3 What are Design Guidelines	5
	1.4 How will They Be Used	5
	1.5 Objectives of the Design Guidelines	6
	1.6 Character Attributes (general description)	8
2	Aurora Heights Character	11
3	Urban Design Guidelines	15
	3.1 Pattern of Lots	15
	3.2 Streetscapes	16
	3.3 Architectural Forms and Styles	20
4	Implementation, Monitoring & Updates	23
a	Appendix: Definitions and Glossary of Terms	24



Aurora Heights Neighbourhood (Zoning by-law boundary)

1 Introduction

Guided by the community vision articulated in the Official Plan (OP), and building on the principles of 'compatible' development, the objective of the Urban Design Guidelines is to provide direction for the design of future residential uses that 'respect and reinforce' the unique character of Aurora's Stable Neighbourhoods.

Throughout a number of Aurora's Stable Neighbourhoods, there is a growing trend of dwellings being renovated, enlarged, or replaced by new dwellings, which are often significantly larger and conflict with the existing character of the community.

Through consultation with the community and feedback from residents, the Town identified a number of concerns. It should be noted that while there were generally two perspectives expressed - with equal support by those in favour of development and those opposed to change, the following are highlights of some of the concerns that were heard:

- Compatibility of new dwellings with the existing fabric of the community, mainly with respect to built form, height, architectural style and scale;
- Issues of privacy, overlook and impact on sunlight in (private) amenity areas;
- Preserving the integrity of the existing landscaped pattern of front and rear yards, notably with mature trees and large front lawns;
- Side yard setbacks (the open space between dwellings) which form part of the neighbourhood character;
- Existing zoning provisions (R3) which do not reflect what is in the ground today, especially lot coverage;
- The limit of development and siting of additions and new builds in the Greenlands System;
- Calculation of gross floor area as an added restriction in the By-law and how that number was achieved;
- How grade is currently measured in the By-law, and the slope of a property, affecting the character of a lot relative to the street, in particular building height;

It should also be noted that there was general recognition that the each of the four Stable Neighbourhoods are:

- Unique and distinct and require an appropriate and customized approach;
- 'In transition' and while stable, are not static;
- Require a regulatory framework that allows for flexibility in architectural style while respecting and reinforcing the existing neighbourhood character; and,
- Urban Design Guidelines are a good tool to help with 'fit' for new infill development;

To address some of these challenges, Town Council identified the need for further direction in managing the built form of these changes in four specific neighbourhoods: Aurora Heights, Regency Acres, Temperance Street and Town Park.

The Stable Neighbourhoods Study and Peer Review information report, presented to Town Council January 2019, suggested a number of recommendations for strengthening the protection of Stable Neighbourhoods. The report recommended additional planning tools for managing character, including the preparation of amendments to the Zoning By-law (By-law Number 6190-19 enacted June 25, 2019) and Urban Design Guidelines.



1.1 Purpose of the Design Guidelines

The purpose of the Urban Design Guidelines is to implement the Official Plan Vision for Stable Neighbourhoods, by identifying the key attributes that contribute to the character of the area and providing a framework to guide the design of additions and new buildings and landscapes that:

- Reconciles compatibility with diversity, while avoiding both monotony and harsh contrasts;
- Respects and reinforces the existing character of the neighbourhood; and,
- Promotes a contextual design approach that considers the adjacent and surrounding development and fosters pedestrian scaled/oriented streetscapes, while allowing for and encouraging appropriate flexibility, innovation and diversity in design, intrinsic to evolving communities.

The Urban Design Guidelines for Stable Neighbourhoods are intended to work alongside the Zoning By-law to implement the Official Plan vision for Stable Neighbourhoods, to ensure that new development is compatible with, and enhances existing stable neighbourhoods.

1.2 Design Guidelines Context

The Town's Official Plan is one of the guiding documents that is used to direct and manage growth; it articulates the vision and objectives for how the community should be developed and outlines the policies for how land in the community should be used.

The Official Plan is prepared with input from the public and the community and helps to ensure that future planning and development meets the specific needs of the community; it deals mainly with issues such as:

- Where new housing, industry, offices and shops will be located
- What services like roads, water mains, sewers, parks and schools will be needed
- When, and in what order, parts of the community will grow
- Community improvement initiatives

The Town's Council recognizes the importance of having a Vision to steer it through all of the many changes that are in the near and distant future and that, in order to be successful, meaningful and impactful, it must represent what the community is today and what it aspires to be in the years to come. In this regard, one of the key objectives for the successful evolution and development of the community is 'Ensuring Design Excellence'.

Ensuring Design Excellence extends to all areas within the Town, including existing, older residential neighbourhoods.

These areas are identified as 'Stable Neighbourhoods' in the Official Plan; this designation is intended to protect the Neighbourhoods from incompatible forms of development, while still permitting them to evolve and be enhanced over time.

While it is recognized that Stable Neighbourhoods are places that will continue to attract new residents and evolve, the policies direct that new development is to be sympathetic to and compatible with the form and character of the area, and appropriately considers the character of the area and the surrounding neighbourhood context.



Official Plan Policies that provide direction for Urban Design Guidelines include:

Policy 2.1 Ensuring Design Excellence

Ensure that Aurora promotes design excellence in all its land use and development decisions. High quality buildings, well-designed and functioning streetscapes, appropriate transitions between defined areas, integration between old and new development and connected open spaces are the elements that define a place. This Plan emphasizes the important link between managing growth, high quality design and Aurora's continued evolution as a memorable and beautiful place.

Policy 2.1.vi Protecting Stable Neighbourhoods

It is the intent of this Plan to ensure that Aurora's stable neighbourhoods are protected. Aurora's existing neighbourhoods, both older and newer, are not only a defining element of Aurora's character and urban structure, but also a tremendous asset and attractor for new residents and investment interests. This Plan seeks to ensure that the stability and vibrancy of these existing neighbourhoods is protected from the negative impacts of potential incompatible development and growth pressures. Any infill that occurs must be compatible with the established community character.

Policy 8.0 Intent

It is the intent of this Plan to ensure that the areas designated 'Stable Neighbourhoods'... are protected from incompatible forms of development and, at the same time, are permitted to evolve and be enhanced over time. All new development shall be compatible with its surrounding context and shall conform with all other applicable policies of this Plan.

Policy 8.1.3: Development Policies

New development and site alteration abutting existing residential development shall be sympathetic to the form and character of the [sic] existing development and shall be compatible with regard to building scale and urban design.

Policy 8.1.4: Design Policies

a) All new development within the 'Stable Neighbourhoods' designation shall respect and reinforce the existing physical character and uses of the surrounding area, with particular attention to the following elements: i. the pattern of lots, streets and blocks; ii. the size and configuration of nearby lots; iii. the building type of nearby residential properties; iv. the heights and scale of nearby residential properties; v. the setback of buildings from the street; The Town of Aurora Official Plan September 27, 2010 50 vi. the pattern of rear and side-yard setbacks; and, vii. conservation and enhancement of cultural heritage resources.

Policy 4.2a:

New development, redevelopment, rehabilitation, and subdivision layout shall be encouraged to complement natural landscapes and grades, water courses, vegetation, heritage environments and existing or proposed adjacent buildings, through the conceptual design of buildings, their massing, siting, exterior, access and public areas.

Policy 4.2c:

Council shall support urban design which:

- Reconciles compatibility with diversity; and,
- Avoids both monotony and harsh contrasts.

Policy 4.2f:

To achieve human scale, attractive and safe public environments, in entryways, heritage areas, in and adjacent to streets and open spaces, the following:

i. Development should encourage:

- sun penetration on outdoor spaces such as sidewalks, streets, parks and court yards;
- a micro climate which prevents wind tunnels and shelters against cold northerly winds;
- access to historic areas by walking, cycling and transit; and,
- practices that would mitigate local heat island effects such as the incorporation of green or white roofs, strategic planting of shade trees, and the use of light coloured paving materials.



ii. Facade treatment should encourage:

- elements of interest such as displays;
- well-designed street furniture and landscaping;
- a variety of textures and colours on walls and walkways;
- human scale development that ensures people at grade do not feel over-powered by the built environment; and,
- open balconies on upper floors overlooking streets especially in mixed use areas and residential projects.

iii. Pedestrians shall be protected from inclement weather with canopies or arcades at building entrances and along store fronts. iv. Upper storeys of larger buildings may require step-backs to achieve:

- human scale buildings;
- vistas to heritage sites;
- harmony with natural contours; and,
- diversity of scales without harsh contrast and monotony.

v. Landscaping and underground wiring may be required to enhance public vistas in visually significant areas.

vi. Council may require utility providers to consider innovative methods of containing utility services on or within streetscape features such as entryway features, light standards, transit shelters, etc., when determining appropriate locations for larger utility equipment and/or utility clusters.

vii. In older sections of the community, Council may undertake tree planting, maintenance and renewal while in new areas developers shall undertake a street tree planting programme in accordance with municipal standards.

viii. All new parking shall be located at the rear of buildings. In areas that have already been developed, parking in front shall be encouraged to:

- be screened by landscaping;
- allow for visibility of store fronts from the street by limiting the depth of front parking areas;
- not create large gaps between developments;
- allow for substantially uniform setbacks from the street;
- minimize conflict with pedestrian circulation; and,
- be coordinated with adjacent commercial developments.

ix. Non-residential uses shall be screened from abutting residential uses where residential uses exist or are planned and the non-residential use does not exist or requires an Official Plan Amendment.

x. Unsightly site elements such as loading, parking, refuse storage areas and transformers shall be screened to ensure the amenity of adjacent areas.

xi. Visual screens may consist of landscaped buffer areas with grass strips, tree(s), shrubs and or decorative screens, walls or fences, as specified in municipal standards. Such screens shall not obscure visibility or compromise the sense of safety.

xii. In order to mitigate the visual impact of roof top mechanical equipment (other than solar panels), such equipment shall be:

- placed in locations that eliminate their visibility; and/or,
- screened by raised parapets that complement the building design, material and colour; and/or,
- placed in specially designed enclosures that complement the building design, material and colour.

xiii. Council may require special urban design studies for development proposals to ensure the special requirements are met at Entryway locations.



1.3 What are Design Guidelines?

The Zoning by-law addresses matters such as lot coverage, parking, setbacks and height - the 'quantitative' aspects of a neighbourhood's physical form. While zoning regulates how buildings sit within a lot/block, it represents only one of the planning tools that may be used to guide and shape development. To create development that promotes 'design excellence', is 'compatible' with and 'fits' within its surrounding context, zoning is best used in conjunction with design guidelines.

Design guidelines address the relative height, massing and articulation of elements (buildings and landscapes), their relationship to one another and to their surroundings - these 'qualitative' aspects of physical form work in combination with zoning parameters to lend shape and 'character' to a neighbourhood. These aspects are more effectively addressed through Urban Design Guidelines.

Urban Design Guidelines are statements that include design guidance, criteria, standards and codes for how to shape the built environment, both the individual elements as well as how these should be spatially arranged and relate to one another. Urban Design Guidelines address diverse scales of development, from site specific to city-wide. Design Guidelines typically address the design of buildings, landscape features and their organization within a defined area as well as their relationship to their surroundings - built and natural.

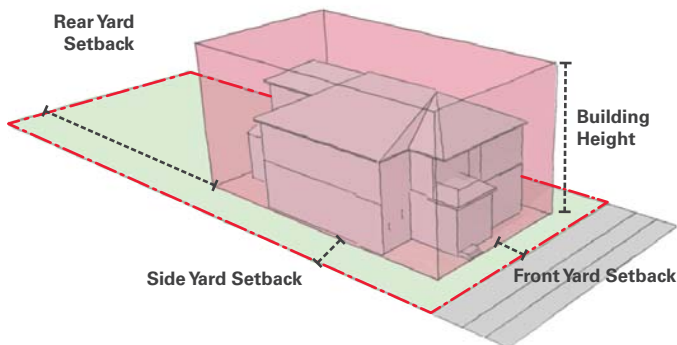


Diagram generally illustrating the aspects of building that are addressed in the Zoning By-law.

The Zoning By-law controls the use of land in terms of how it may be used, lot sizes/dimensions, where buildings and other structures can be located, the type of buildings permitted, height, parking requirements and setbacks.

1.4 How will they be used?

These Design Guidelines will be used to evaluate proposals for **single-detached and semi-detached dwellings** consisting of:

- replacement dwellings or additions
- new and replacement detached garages
- accessory structures
- additions/accessory structures equal to or over 50m².

The Design Guidelines :

- Will be implemented through the Town's Site Plan Approval process.
- Are intended to provide guidance for homeowners, designers, architects, developers and landscape architects by outlining the framework and design principles for the site layout, massing and relationships of new and modified dwellings in the neighbourhood.
- Are non-statutory statements and therefore have inherent flexibility in their interpretation and application. As a planning tool, they may be changed or adjusted on a case-by-case basis.

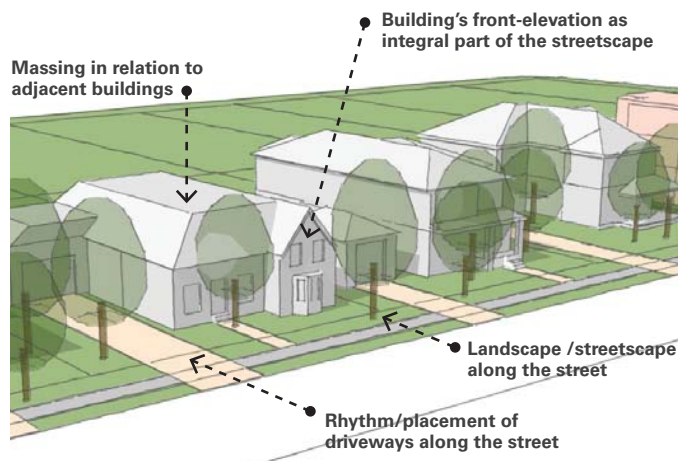


Diagram generally illustrating the contextual considerations for new buildings and additions addressed in Urban Design Guidelines.

Urban design guidelines refine what happens inside the lot by further shaping the building(s) in relation to its context, in relation to the adjacent structures and the streetscape. Urban design considerations include elevation design, architectural style, use of materials, and landscape design in relation to the immediate and surrounding context.

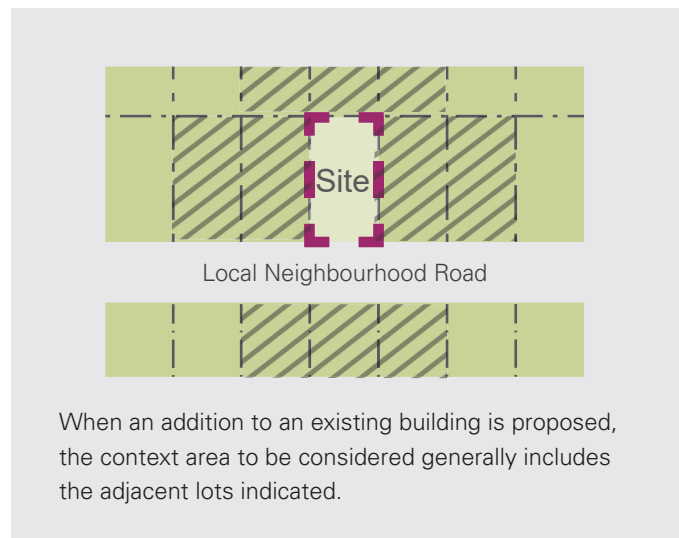
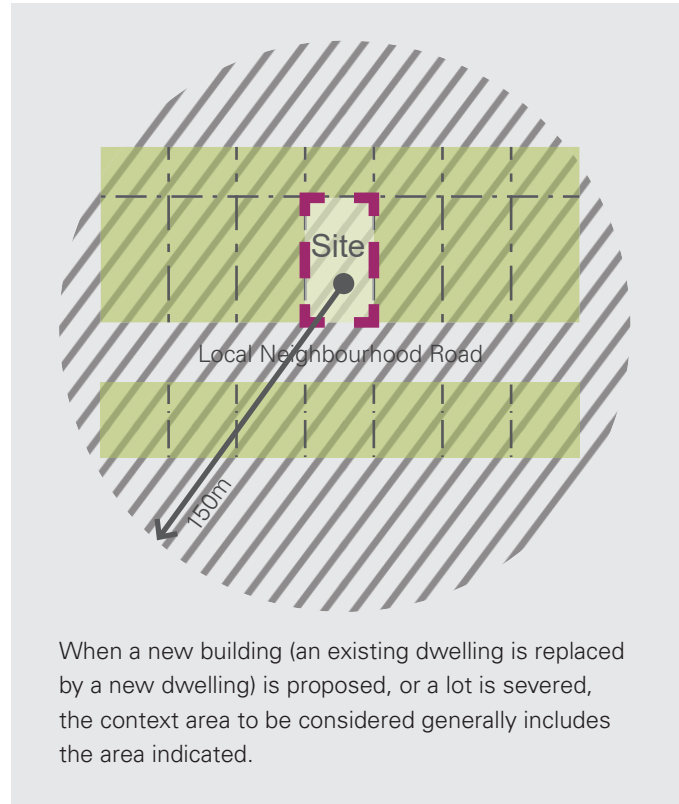


1.5 Objectives of the Design Guidelines

The recent development activity has posed a number of challenges to maintaining the characteristics that define the Stable Neighbourhoods, including the Aurora Heights Neighbourhood.

These design guidelines work in combination with zoning standards to address the placement, scale and design of new buildings and additions relative to their surroundings and provide guidance to:

- promote **compatible development**;
- enhance **neighbourhood character**; and,
- promote **good urban design** and **best practices**.



Diagrams generally illustrating the area to be considered, in relation to the scale of building proposed.



Neighbourhood Character

Neighbourhood character refers to the “look and feel” of a place, and it considers the public and private realm components that define the area, including topography, age and style of housing, built environment, land use patterns, landscaping, street patterns, open space, natural heritage areas and streetscapes. Going beyond a categorization of the private and public realm, the character of individual properties and buildings cannot be viewed in isolation from the character of the street and surrounding context.

Neighbourhoods evolve over time, the incremental / cumulative changes that occur are important to the continued viability and vibrancy of the area; these changes, when taken in context, help to shape the character of the neighbourhood, including the following key attributes:

- **Pattern of Lots;**
- **Streetscapes;**
- **Architectural Forms & Styles; and,**
- **Cultural Heritage Resources.**



Figure ground graphic reflecting the pattern of lots

1.6 Character Attributes (general description)

Pattern of Lots

While the Zoning By-law speaks to individual lot sizes and lot frontages, urban design focuses on the combined/cumulative effect of the individual lots over a larger area, as an overall pattern. The pattern of lots is important as it informs where and how a building sits relative to the street and to one another, resulting in a rhythm of solid and void along the street as well as the proportion of building to landscape over the larger area.

Streetscapes

Streetscapes encompass the elements that contribute to spatially defining, articulating and animating the street environment, within both the public and private domains. Streetscape design requires that these elements are considered in a comprehensive manner, including the placement of buildings and driveways, building features that face the street, the open spaces between buildings, the roof line of buildings along the street, and landscaping within the street boulevard and front yards.

The illustrations below generally show these components, in plan and elevation view.



Streetscape Plan



Streetscape elevation



Architectural Forms & Styles

The Zoning By-law speaks to how a building sits within a lot and a building 'envelope'. It does not address the form and style of buildings which have a tremendous collective impact on the character of an area.

While a rigorous adherence to a particular form or style is neither desirable nor realistic (even in new subdivisions), there are key elements of all building designs that can be used to ensure that different forms and styles can co-exist alongside one another in a compatible and complementary manner. This may include: front porches, windows, doors, horizontal bands, specific roof lines, etc.



Examples of architectural forms and styles



Aurora Heights road pattern



Aurora Heights lot pattern

Aurora Heights streetscape



Wide boulevards and mature trees dominate the neighbourhood's streetscapes



Houses in Aurora Heights with large building setbacks contribute to the sense of openness in the neighbourhood's streetscapes

2 Aurora Heights Character

Aurora Heights is located in the Yonge Street and Aurora Heights Drive area. It is characterized by large lots within a curvilinear pattern of wide streets with some variation in topography. These conditions, together with the well spaced low profile houses and generous setbacks with limited landscaping, contribute to a strong sense of openness.

As Aurora Heights continues to evolve, the construction of new buildings, building additions and building renovations is more common than ever. In order to ensure this construction fits well within the neighbourhood's character, future development should ensure **compatibility** through the recognition and enhancement of **neighbourhood character** and the promotion of **good urban design**.

For the Aurora Heights Neighbourhood, it is recognized that its character arises from a combination of the following key attributes.



Detached garage is located to the rear and attached carport integrated to the massing of the dwelling to address the street frontage

Pattern of Lots

In the Aurora Heights Neighbourhood, a curvilinear street grid provides the frame for long, irregular, uninterrupted blocks lined with large-spacious lots. The combination of well spaced houses with low profile roof lines and front doors, large and consistent front and side yard setbacks and wide streets and boulevards result in a sense of openness throughout the neighbourhood.

In recent years, older houses have been demolished and replaced by new larger/taller ones, placed closer to the street edge and/or adjacent units, while new additions, sometimes larger in height and massing than the main building, have been added onto existing homes. These new dwellings/additions, together with the significant integrated garages and front driveways, have impacted the character of the neighbourhood, altering the pattern of lots.

Streetscapes

In the Aurora Heights Neighbourhood, the streetscape environment is defined by:

- Significant street widths, especially at curves and turning circles in cul-de-sacs.
- Buildings that are generally 1 to 2 storeys, with most having shallow pitched roofs.
- A consistent placement of dwellings generously setback from the street.
- Driveways that act as the main access to lots and to garages, with parking pads/driveways being as wide as the garage itself.
- A mixture of small attached garages, carports, detached garages in the backyard or driveway parking.
- Landscaping that includes significant grassy front lawns with shrubbery and some mid-age trees.
- Sidewalks with a grassed and/or treed boulevard provided on one side of most streets, with the more prominent streets having a sidewalk on both sides.



Architectural Forms and Styles

Aurora Heights is generally characterized by modest 1 to 2 storey mid-century dwelling forms that are simple in form and without intricate details. Many of the dwellings are split-level and shallow pitched roofs are common, with their peak towards the centre of the house, or extending parallel to the street, creating a less visibly striking feature.

Low profile front entrances are often flush with the main front wall or set back to create a small porch. Some front entrances are also located to the side of the house. Predominant materials include a variety of brick, stucco, siding and stone.

The architectural style and colour palette of the houses are relatively consistent along each street.



Stone and brick are frequently used materials in the Neighbourhood



Split-level houses are common in Aurora Heights



Low profile houses dominate the Neighbourhood's built form

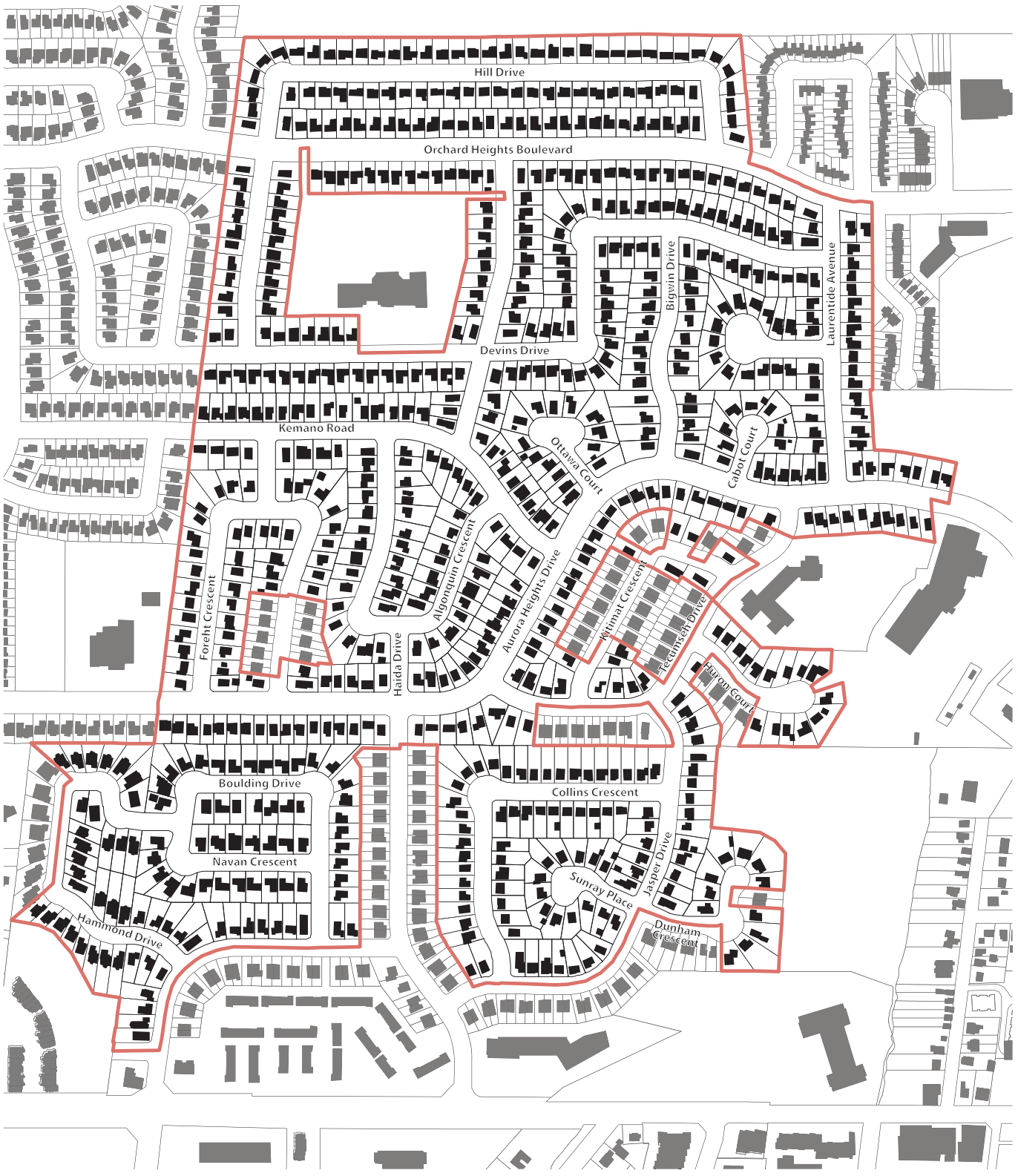


Figure ground graphic reveals modest rear setbacks when compared to the depths of the dwellings, as well as consistency of building sizes/depths and placement among those on the same street frontage, which results in an even rhythm of built form to void along the neighbourhood's streetscapes.

3 Urban Design Guidelines



The Zoning By-law establishes clear regulations for lot coverage, landscaping, front/rear yard setbacks and interior/exterior side yard setbacks. These guidelines are not intended to duplicate the Zoning By-law, but instead, to work in conjunction with the zoning standards to not only ensure 'no adverse impact' through quantified performance standards, but also 'compatibility' of development through qualitative, context related design measures.

As such, the guidelines in this section are organized based upon the three key attributes that contribute to the character of the Aurora Heights Neighbourhood. They are not intended to be detailed but rather, provide general guidance for all stable neighbourhoods.

3.1 Pattern of Lots

Lot Sizes/Configurations and Rear Setbacks

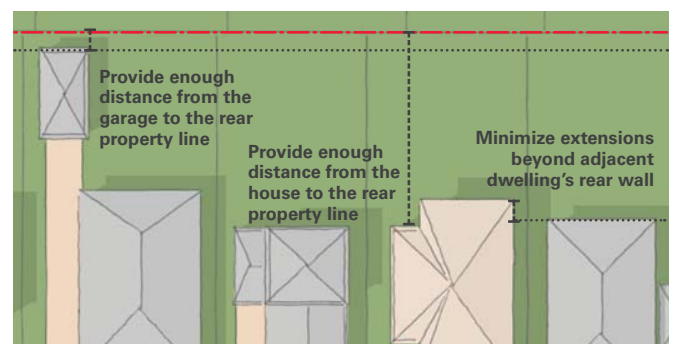
While lot size conditions the development possibilities in terms of building size/coverage, the way it is configured determines how the development relates to the public realm and other buildings along the street, as well as the consistency of the neighbourhood.

The objectives of the Urban Design Guidelines regarding lot size and its configuration and rear setbacks are to:

- Ensure compatible/similar lot sizes that enhance the rhythm along the streetscapes;
- Ensure lot configuration that reflect those of properties close by while achieving the desire relationship between the dwelling and the streetscape.
- Generally maintain the traditional range of building to lot relationship;
- Ensure that dwellings are in proportion to their lot sizes;
- Maintain the level of openness in the rear yard; and,
- Allow a measure of privacy between neighbours by providing space for light, landscaping and recreational uses.

Design Guidelines

- 1 Where possible, ensure that the rhythm along the streetscapes is respected and reinforced.
- 2 Where possible, enhance the public domain while maintaining appropriate separation of private areas.
- 3 Where possible, maintain the traditional building to lot relationship and encourage dwellings are in proportion to their lot sizes.
- 4 Maintain generous open space in the rear yard to allow for space for light, landscaping and recreational uses.
- 5 Ensure a measure of privacy between neighbours by providing sufficient distance between the back wall of the house and the rear property line.
- 6 Address rear yard privacy and sunlight issues when extending a home towards the rear property line or building a new dwelling by:
 - a) Minimizing extensions beyond the adjacent dwellings rear wall.
 - b) Keeping windows to a minimum on side elevations when the rear wall of the renovated/new dwelling extends beyond the adjacent dwelling's wall.
 - c) Minimizing the location of second floor balconies on rear and side elevations.
 - d) Providing fencing that effectively screens the rear amenity and minimizes its exposure to/from adjacent properties.
- 7 Provide enough distance between detached garages and the rear property line to minimize their impact on adjacent lots and allow opportunities for planting.



Rear yard setbacks



3.2 Streetscapes

The form (height, scale and massing) and placement (setbacks) of buildings in relation to the street and to adjacent developments are important considerations that define streetscapes.

The height, scale, massing and placement of buildings are important to creating the 'street wall' and framing the streetscape.

Front Yard and Side Yard Setbacks

The relationship between buildings through placement on the lot is important to ensure a consistent neighbourhood 'feel', and defines/frames the street while impacting the sense of openness and enclosure. The positioning of houses on their lots contribute significantly to the streetscapes and the character of the Aurora Heights Neighbourhood.

The Zoning By-law establishes clear regulations for front yard setbacks and interior/exterior side yard setbacks. The objectives of the Design Guidelines in directing the relationship of the building to the side lot lines are to:

- Maintain a consistent spacing between dwellings, and
- Allow a measure of privacy between neighbours by providing space for light and landscaping.

Design Guidelines Between Buildings and the Street

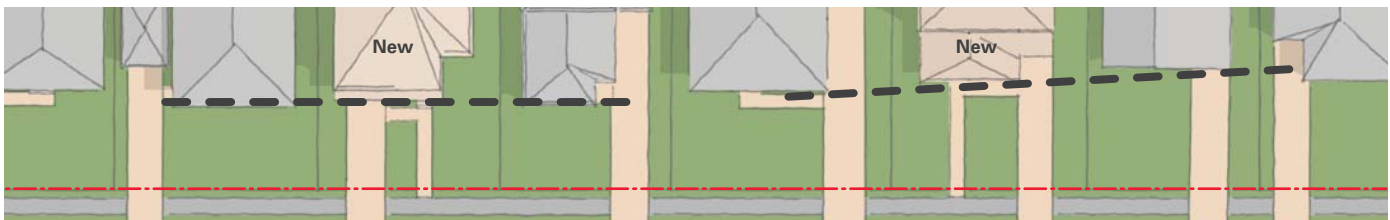
- 8 Reflect the front setback of adjacent dwellings; when substantially different, ensure the new dwelling's setback is equal to the average distance of those on either side of it.
- 9 Encourage a pedestrian oriented streetscape by placing new units close to the street edge/property line.
- 10 Provide side yard setbacks that reflect those of adjacent homes, or are the average distance of those on either side of the development, in accordance with existing zoning standards, to a minimum of 1.5 metres and 3.0m beyond the main rear wall of adjacent dwellings.

Design Guidelines Between Buildings

- 11 Maintain consistent spacing between dwellings.
- 12 Maintain a consistent 'street wall'.
- 13 Provide space for light and landscaping between neighbours.
- 14 Protect the privacy between units by minimizing the number of windows on side elevations.

Front setback reflects that of adjacent units

Front setback is the average of that of adjacent units



Front setback approaches



Generally consistent spacing between buildings



Building Height and Scale

Buildings in Aurora Heights range from 1 to 2 storeys, with a mix of architectural styles ranging from cottage bungalows to homes with projecting garages; split level houses are common in the neighbourhood. For the purposes of these guidelines, a storey shall be defined as one level of habitable living space.

The objectives of the Design Guidelines in directing the relationship of the building scale along the street are to:

- Ensure a scale, massing, roof line and building orientation that is commonly found in the neighbourhood;
- Ensure a sensitive transition to adjacent residential dwellings; and,
- Promote more pedestrian-scaled streets.

Design Guidelines for Framing the Street

- 15** On blocks where single storey or 1.5 storey homes are predominant, second storey additions or new 2 storey homes may require particular attention to ensure sensitive transitions to adjacent properties.
- 16** Where possible, maintain the existing lot grading and the neighbourhood's characteristic first floor height, and, if appropriate, consider split level houses when related to the lot's grading.
- 17** Design to reflect the massing of the surrounding built form context for those elevations exposed to the public and provide any additional massing away from them.
- 18** Provide appropriate transition to/from existing adjacent buildings and ensure no new building is more than 1.5 storeys or 4.5m higher/lower than the adjacent dwellings.

- 19** Aim for clean, modern lines and simple geometry that complement the surrounding built form character.
- 20** Discourage historic architectural styles.
- 21** Encourage roof lines with shallower pitches to reflect those of existing dwellings in the neighbourhood, and consider simple, articulated profiles to generate visual interest.
- 22** Ensure flat roof tops complement the massing and character of adjacent dwellings.



A consistent building height of 1.5 storeys frames the streetscape

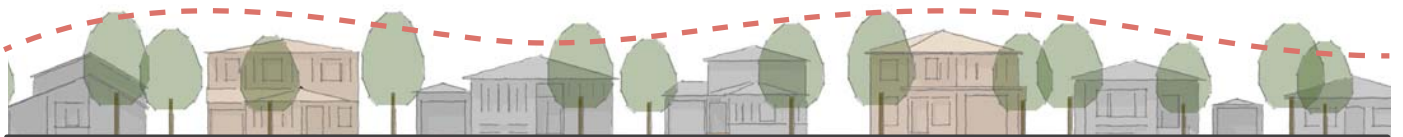


Encourage shallow pitched roofs that reflect those in the neighbourhood

Maximum 1.5 storeys difference between adjacent dwellings

Consistent height

Appropriate transition to lower dwellings



Approach to height and scale including transition

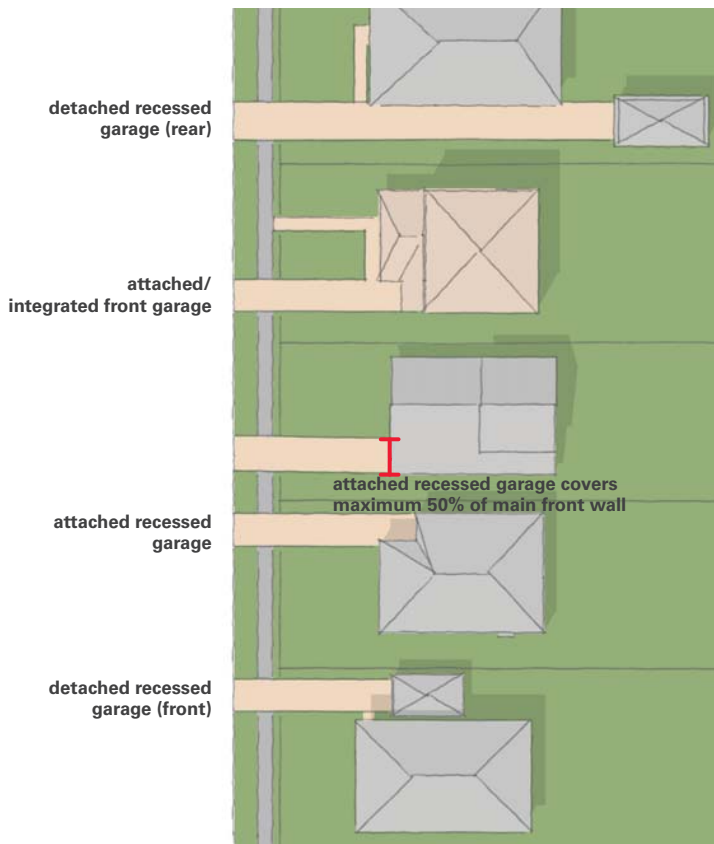


Garage & Driveway Width and Location

Garages and driveways should be located and sized based on the established pattern of the neighbourhood. In Aurora Heights parking is provided as either small attached garages- carports (mostly flush or projected beyond the main front wall of the dwelling), detached garages located at the rear or driveway pads in front of the dwelling.

The objectives of the Design Guidelines in directing the width and location of garages and driveways along the street are to:

- Ensure that garage doors do not dominate the front facade of the house;
- Minimize the garage and driveway presence on the streetscape; and,
- Maintain a consistent garage type and driveway width along the street.



Example of appropriate garage configurations that support the neighbourhood's character and a pedestrian-oriented public realm

Design Guidelines for Driveways and Garages

- 23 For attached garages/carports, de-emphasize their visual impact on the streetscape by:
 - a) Integrating the attached garage/carport into the massing and design of the dwelling.
 - b) Recessing them from the main front wall and avoid projecting it beyond the main front wall of the adjacent dwellings.
 - c) Considering the attached garages include a second storey over the garage, where height limitations permit.
 - d) Designing the roof line of the attached garage/carport to be compatible with and complement the roof line of the dwelling. Where appropriate, consider extending the dwelling's roof to cover garages/carports to reflect modern, minimalistic architectural styles.
 - e) Integrating garage doors into the dwelling's façade design.
 - f) Ensuring that garage doors do not dominate the front facade of the house.
- 24 Encourage a consistent garage type and location along the street.
- 25 Encourage narrow driveways and ensure their widths do not substantially exceed the garage/carport width.
- 26 Encourage rear detached garages.
- 27 Where detached garages are proposed, locate them recessed from the dwelling's main front wall, and design them to reflect and complement the materials and character of the house.
- 28 Ensure the size of the garage is compatible with the size of the lot/dwelling;
 - a) Front-facing attached garages should not take up more than 50% of the width of the main front wall of the dwelling.
 - b) A maximum of a 2-car garage is considered appropriate for this neighbourhood.
- 29 Where appropriate due to lot grading, consider half-below grade garages; ensure it is recessed from the main front wall and livable spaces are placed on top of it (i.e. proportionate windows or balconies addressing the main frontage).



Landscape Treatment

In Aurora Heights generous setbacks provide for front yards with extensive grassed areas and mature trees. In some cases, minimalistic/simple landscaping is provided along the dwelling edge and/or entrance features to complement them.

The objectives of the Design Guidelines with respect to landscape are to:

- Maintain the green landscape character of the neighbourhood;
- Plan for the urban canopy;
- Screen views to rear yard parking; and,
- Preserve mature trees.

Design Guidelines for Landscape Treatment

- 30** Protect mature trees and encourage planting of new trees to enhance the urban canopy and create tree-lined streets.
- 31** Enhance the bio-resiliency of the area through planting of native, non-invasive trees and shrubs.
- 32** Encourage grassed areas to cover most of the front yard and consider keeping any landscape elements simple and complementary to the dwelling's design and materiality.



Mature trees and extensive grassed areas dominate front yards

- 33** Minimize hard surface landscaping/pavement in front yards and consider them for walkways and driveways only.
- 34** Encourage permeable paving for new walkways and driveways to reduce run-off to storm sewers and soften the streetscape appearance.
- 35** Provide a walkway from the front door to the sidewalk or to the driveway in the absence of a sidewalk.
- 36** Provide landscaping in front of blank walls.
- 37** Encourage front yard hedges do not exceed 1.2m in height, to allow for "eyes to the street" and avoid blocked views from/to dwellings.
- 38** Avoid privacy fencing at the front of the house; if considered, privacy fencing should not extend beyond the main front wall of the dwelling.
- 39** Favour corner lot fencing materials that complement the dwelling's character as well as that of the surrounding neighbourhood;
- 40** Encourage the use of natural stone finishes for paving and landscape walls.



Simple front yard landscaping complements the dwelling's side entrance



3.3 Architectural Forms and Styles

Front Elevation Treatment

The character of a neighbourhood is not static but rather, evolving and maturing with each home that is built or added onto. This creates a variety of styles, design expressions and materials that, layered over time, enhances and contributes to the character of a neighbourhood. This is most apparent along the streetscape.

The main front wall of a dwelling has an important role in defining and framing the streetscape. Its design / articulation is equally important to animating the street, and to establishing a positive connection to the broader neighbourhood.

In the Aurora Heights Neighbourhood most dwellings have low profile front entrances, close to grade, either flush or recessed from the main front wall and connected to the driveway, not the sidewalk, by modest walkways. Flush entrances are often covered by shallow pitch roofs that extend beyond the width of the entrance feature. Windows are generous in size and often wider in proportions.

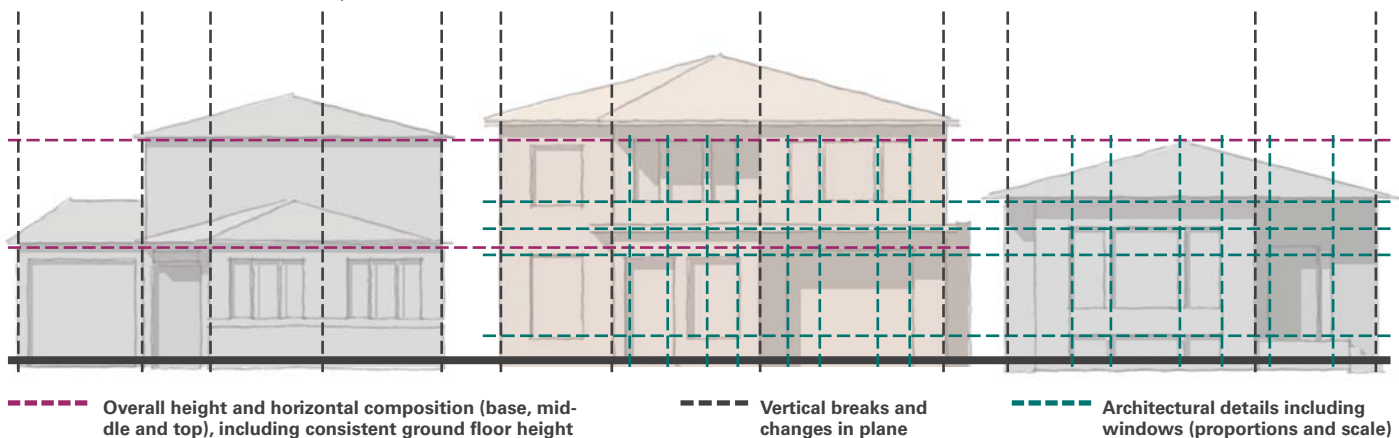
The objectives of the Design Guidelines in directing the relationship of the building front elevation and entrance to the street are to:

- Encourage a variety of architectural forms and styles that reflect the evolution of the neighbourhood while enhancing its character.
- Promote “eyes on the street” and a strong presence of the main elevation on the street;

- Ensure that the prominence of house front entrance and the proportion of glazing are maintained and consistent with the surrounding neighbourhood; and,
- Ensure the entrance remain the main feature of the house and is oriented to and clearly visible from the street.

Design Guidelines

- 41 Design dwellings to have articulated elevations, especially those exposed to streets and/or open spaces. Articulated elevations might include changes in plane, projections, enhanced fenestration, highlighted entrances, complementary materials, among other architectural elements.
- 42 Avoid blank walls facing the public realm (i.e. streets and open spaces)
- 43 Incorporate the vertical and horizontal proportions, rhythm and elevation design elements of surrounding dwellings including fenestration, lintels, sills, cornice and roof lines.
- 44 Ensure traditional architectural styles are properly executed and reflect their fundamental attributes. When not expressed / executed properly, these styles detract from the overall quality of the neighbourhood and can result in a hodge/podge of disparate design elements.
- 45 Consider contemporary architectural styles and ensure they reflect the proportions and fenestration of surrounding dwellings.
- 46 Consider keeping entry steps to a maximum of 3 and ensure they lead to an entrance element/portico.



The design of new dwelling reflects the proportions of those adjacent to it



- 47 Encourage entrance features close to the ground when grading permits (1-2 steps).
- 48 Design entrances to be consistent with the height and relationship to the street of adjacent dwellings.
- 49 Ensure front doors are prominent, clearly visible and approachable from the street via a walkway or driveway.
- 50 Encourage entrance features to be located at the front wall and highlight their prominence through articulated architectural elements.
- 51 Discourage side entrances. If they are considered, highlight their presence through massing and architectural gestures that provide a “public face” (e.g. wrapping porches/stoops and articulated elements) and provide a clear connection to the sidewalk or driveway.
- 52 Encourage weather protection elements at the main entrance and design them to complement the overall design of the dwelling.
- 53 Where appropriate, consider extending the dwelling’s roof to cover entrance features to reflect modern - minimalistic architectural styles.
- 54 Avoid metallic - cottage style awnings attached to main front wall.
- 55 For new homes or additions to existing ones located where there is a dominant pattern of existing front porches, incorporate similar elements into the design and encourage they are consistent in size and style with those in the surrounding neighbourhood.
- 56 Design porch roof to complement the roof lines and proportions of the dwelling.
- 57 Provide enough glazing in the main elevation(s) through windows that complement the proportions and style of the dwelling, and those of adjacent dwellings.
- 58 Discourage ornamented styles with excessive decorative details.
- 59 Ensure corner units to display equal design quality on both elevations visible from the street and consider:
 - a) Locating the main entrance at the exterior side wall.
 - b) Incorporating wrap-around porches and corner features where appropriate.



Simple architectural lines and massing are predominant in the neighbourhood



Example of a slightly recessed entrance feature covered by the main roof



An example of a contemporary style dwelling with simple architectural lines and enhanced entrance feature



Building Materials

The variety of building materials contributes to the interest along the street and to the varied architectural character of the neighbourhood.

There should be no strict imposition of material palettes. However, broad categories of building appearances are identified and described which provide sufficient flexibility to accommodate variety, while ensuring that no jarring interventions will be inserted to interrupt the visual harmony of a neighbourhood.

The objectives of the Design Guidelines for renovations, additions and new construction are to:

- Ensure high quality materials are used;
- Preserve the variety of design, colour and building materials within a range that enhances the character of the neighbourhood; and,
- Ensure that while buildings will inevitably change over time, they will maintain the cohesive visual character of the street.



A variety of wood clapboard and brick are extensively used as primary materials



Stone is used as secondary/accent material at the elevation base

Design Guidelines

- 60** Encourage a variety of coordinated materials that enhance and complement both the surrounding neighbourhood as well as the design style of the building. This may include more contemporary materials such as metal and concrete, in combination with brick, stone and wood.
- 61** Promote the use of high quality materials. The following are recommended as primary building materials in the Aurora Heights Neighbourhood:
 - a)** Brick.
 - b)** Wood clapboard (siding) or wood batten.
- 62** Discourage the use of stone and stucco or its equivalent as main materials, and consider their use as secondary or accent materials only.
- 63** Consider natural finishes.
- 64** Provide colour palettes that take their cues from the built form on surrounding streets and/or are compatible with it.
- 65** Favour traditional red to light grey bricks, and a variety of colours/tones for wood clapboard/batten, including lighter ones. Avoid bright palettes.
- 66** Consider metallic railings and window frames as well as painted wood for porches, porch railings, bay window surrounds and shutters.
- 67** Consider cedar and asphalt shingles on roofs, as well as metal roofing when appropriate.
- 68** For additions or renovations to an existing building, incorporate materials and colours that are consistent with and complement the main building.

4 Implementation, Monitoring & Updates

Residential Zones

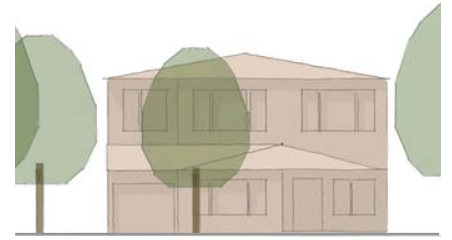
- R3-SN (497)
- R7-SN (497)
- R3-SN (498)
- R3-SN (499)

Building Addition (equal to or greater than 50m²)



or

New Building



Planning & Development Services

'Basic' Site Plan Process & Urban Design Review

- Site Design (grading, servicing, lot coverage and configuration, setbacks, garage and driveway width and location)
- Urban Design Guidelines
- Zoning
- Building Design (building height and massing, architectural design, front elevation treatment, building materials, heritage resources)
- Major alterations to existing heritage buildings need to obtain a Heritage Permit through the review and approval by Council prior to the issuance of site plan approval.
- Refer to Site Plan Application Guide

+

Building Division

- Ontario Building Code
- Refer to Building Permit Application Guide



**Site Plan Approval
Building Permit**



appendix:

Definitions & Glossary of Terms

Adverse Impact: Any impairment, disruption, destruction or harmful alteration.

Articulated Elevation: A building elevation (usually the front and any publicly exposed building face) whose design includes a comprehensive combination of changes in plane, projections, enhanced fenestration, highlighted entrances, complementary materials, among other architectural elements (ie. not a plain, blank, flat wall).

Building Footprint: the footprint of a house is the total ground area covered by the home including garages and porches.

Character: a unique combination of features (i.e. existing pattern of development, built form and streetscape design) that should be embraced and reinforced.

Coexist: two or more elements /structures that harmoniously exist in the same place.

Compatible: As per the OP "...development that may not necessarily be the same or similar to the existing buildings in the vicinity, but, nonetheless, enhances an established community and coexists with existing development without causing any undue adverse impact on surrounding properties."

Complement: built form that responds in a respectful and thoughtful manner to its context to reinforce it and make better.

Enhance: strengthen, exalt and/or further improve the qualities that contribute to the character of a place. Reinforce.

Existing: found in a particular place i.e. neighbourhood, street, development pattern. As per the OP "...means lawfully in existence on the date of this Plan's adoption, and for greater certainty does not include a use, building or structure that is in existence on that date without being lawful"

Front building face width: the width of the main front wall of a dwelling, including a front-facing attached garage.

Front-facing attached garage: a garage that is built into the front structure of a dwelling, with a garage door that faces and is accessed from the street.

Historic/traditional style home: broad range of styles developed in the 19th and early 20th century, each displaying very unique features. Traditional home designs are influenced by historic styles (i.e. Victorian, Colonial, Craftsman, or Neo-classical architecture). Common features among them include large/open porches with overhanging beams and rafters, dormers, and tall/pitched rooftops with one or more gables. Common materials include brick, wood, stucco, and stone.

Main Front Wall: the dwelling's primary exterior front wall, not including permitted projections or a front attached garage door.

Modern/contemporary Style: variety of styles developed in the latter half of the 20th century. Their design is based on the simple/clean lines, shapes and forms, mostly related to their structure. Straight lines, big openings, bold roofs lines (flat or low-sloped) and minimum texture are often seen in this type of houses. Common materials include concrete, brick, wood, and stucco.

Stable Neighbourhoods: existing, older residential neighbourhoods where a thriving community and a distinctive built/natural environment coexist and depend on each other.

Sympathetic: that is compatible and supportive of an specific(s) built characteristic or element.

Vicinity / Surrounding Context: area near or surrounding a particular place, or that is in enough proximity to share a physical relationship.



this page is intentionally left blank

 The Planning
Partnership



Town of Aurora

Urban Design Guidelines

For Additions and New Buildings in Stable Neighbourhoods

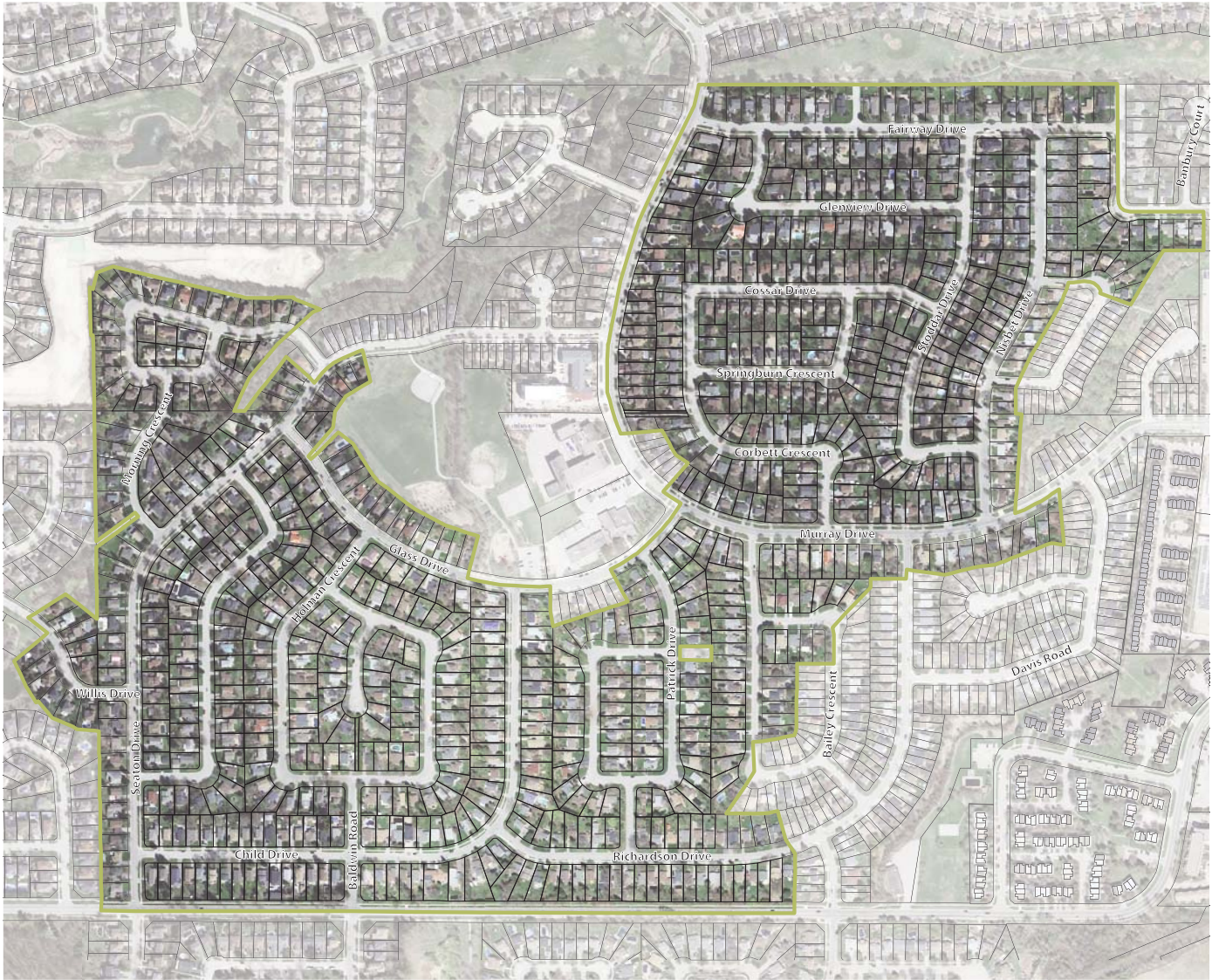
Regency Acres Neighbourhood

Prepared by The Planning Partnership | October 2020

this page is intentionally left blank

Table of Contents

1	Introduction	1
	1.1 Purpose of the Design Guidelines	2
	1.2 Design Guidelines Context	2
	1.3 What are Design Guidelines	5
	1.4 How will They Be Used	5
	1.5 Objectives of the Design Guidelines	6
	1.6 Character Attributes (general description)	8
2	Regency Acres Character	11
3	Urban Design Guidelines	15
	3.1 Pattern of Lots	15
	3.2 Streetscapes	16
	3.3 Architectural Forms and Styles	20
4	Implementation, Monitoring & Updates	23
a	Appendix: Definitions and Glossary of Terms	24



Regency Acres Neighbourhood (Zoning by-law boundary)

1 Introduction

Guided by the community vision articulated in the Official Plan (OP), and building on the principles of 'compatible' development, the objective of the Urban Design Guidelines is to provide direction for the design of future residential uses that 'respect and reinforce' the unique character of Aurora's Stable Neighbourhoods.

Throughout a number of Aurora's Stable Neighbourhoods, there is a growing trend of dwellings being renovated, enlarged, or replaced by new dwellings, which are often significantly larger and conflict with the existing character of the community.

Through consultation with the community and feedback from residents, the Town identified a number of concerns. It should be noted that while there were generally two perspectives expressed - with equal support by those in favour of development and those opposed to change, the following are highlights of some of the concerns that were heard:

- Compatibility of new dwellings with the existing fabric of the community, mainly with respect to built form, height, architectural style and scale;
- Issues of privacy, overlook and impact on sunlight in (private) amenity areas;
- Preserving the integrity of the existing landscaped pattern of front and rear yards, notably with mature trees and large front lawns;
- Side yard setbacks (the open space between dwellings) which form part of the neighbourhood character;
- Existing zoning provisions (R3) which do not reflect what is in the ground today, especially lot coverage;
- The limit of development and siting of additions and new builds in the Greenlands System;
- Calculation of gross floor area as an added restriction in the By-law and how that number was achieved;
- How grade is currently measured in the By-law, and the slope of a property, affecting the character of a lot relative to the street, in particular building height;

It should also be noted that there was general recognition that the each of the four Stable Neighbourhoods are:

- Unique and distinct and require an appropriate and customized approach;
- 'In transition' and while stable, are not static;
- Require a regulatory framework that allows for flexibility in architectural style while respecting and reinforcing the existing neighbourhood character; and,
- Urban Design Guidelines are a good tool to help with 'fit' for new infill development;

To address some of these challenges, Town Council identified the need for further direction in managing the built form of these changes in four specific neighbourhoods: Aurora Heights, Regency Acres, Temperance Street and Town Park.

The Stable Neighbourhoods Study and Peer Review information report, presented to Town Council January 2019, suggested a number of recommendations for strengthening the protection of Stable Neighbourhoods. The report recommended additional planning tools for managing character, including the preparation of amendments to the Zoning By-law (By-law Number 6190-19 enacted June 25, 2019) and Urban Design Guidelines.



1.1 Purpose of the Design Guidelines

The purpose of the Urban Design Guidelines is to implement the Official Plan Vision for Stable Neighbourhoods, by identifying the key attributes that contribute to the character of the area and providing a framework to guide the design of additions and new buildings and landscapes that:

- Reconciles compatibility with diversity, while avoiding both monotony and harsh contrasts;
- Respects and reinforces the existing character of the neighbourhood; and,
- Promotes a contextual design approach that considers the adjacent and surrounding development and fosters pedestrian scaled/oriented streetscapes, while allowing for and encouraging appropriate flexibility, innovation and diversity in design, intrinsic to evolving communities.

The Urban Design Guidelines for Stable Neighbourhoods are intended to work alongside the Zoning By-law to implement the Official Plan vision for Stable Neighbourhoods, to ensure that new development is compatible with, and enhances existing stable neighbourhoods.

1.2 Design Guidelines Context

The Town's Official Plan is one of the guiding documents that is used to direct and manage growth; it articulates the vision and objectives for how the community should be developed and outlines the policies for how land in the community should be used.

The Official Plan is prepared with input from the public and the community and helps to ensure that future planning and development meets the specific needs of the community; it deals mainly with issues such as:

- Where new housing, industry, offices and shops will be located
- What services like roads, water mains, sewers, parks and schools will be needed
- When, and in what order, parts of the community will grow
- Community improvement initiatives

The Town's Council recognizes the importance of having a Vision to steer it through all of the many changes that are in the near and distant future and that, in order to be successful, meaningful and impactful, it must represent what the community is today and what it aspires to be in the years to come. In this regard, one of the key objectives for the successful evolution and development of the community is 'Ensuring Design Excellence'.

Ensuring Design Excellence extends to all areas within the Town, including existing, older residential neighbourhoods.

These areas are identified as 'Stable Neighbourhoods' in the Official Plan; this designation is intended to protect the Neighbourhoods from incompatible forms of development, while still permitting them to evolve and be enhanced over time.

While it is recognized that Stable Neighbourhoods are places that will continue to attract new residents and evolve, the policies direct that new development is to be sympathetic to and compatible with the form and character of the area, and appropriately considers the character of the area and the surrounding neighbourhood context.



Official Plan Policies that provide direction for Urban Design Guidelines include:

Policy 2.1 Ensuring Design Excellence

Ensure that Aurora promotes design excellence in all its land use and development decisions. High quality buildings, well-designed and functioning streetscapes, appropriate transitions between defined areas, integration between old and new development and connected open spaces are the elements that define a place. This Plan emphasizes the important link between managing growth, high quality design and Aurora's continued evolution as a memorable and beautiful place.

Policy 2.1.vi Protecting Stable Neighbourhoods

It is the intent of this Plan to ensure that Aurora's stable neighbourhoods are protected. Aurora's existing neighbourhoods, both older and newer, are not only a defining element of Aurora's character and urban structure, but also a tremendous asset and attractor for new residents and investment interests. This Plan seeks to ensure that the stability and vibrancy of these existing neighbourhoods is protected from the negative impacts of potential incompatible development and growth pressures. Any infill that occurs must be compatible with the established community character.

Policy 8.0 Intent

It is the intent of this Plan to ensure that the areas designated 'Stable Neighbourhoods'... are protected from incompatible forms of development and, at the same time, are permitted to evolve and be enhanced over time. All new development shall be compatible with its surrounding context and shall conform with all other applicable policies of this Plan.

Policy 8.1.3: Development Policies

New development and site alteration abutting existing residential development shall be sympathetic to the form and character of the [sic] existing development and shall be compatible with regard to building scale and urban design.

Policy 8.1.4: Design Policies

a) All new development within the 'Stable Neighbourhoods' designation shall respect and reinforce the existing physical character and uses of the surrounding area, with particular attention to the following elements: i. the pattern of lots, streets and blocks; ii. the size and configuration of nearby lots; iii. the building type of nearby residential properties; iv. the heights and scale of nearby residential properties; v. the setback of buildings from the street; The Town of Aurora Official Plan September 27, 2010 50 vi. the pattern of rear and side-yard setbacks; and, vii. conservation and enhancement of cultural heritage resources.

Policy 4.2.a:

New development, redevelopment, rehabilitation, and subdivision layout shall be encouraged to complement natural landscapes and grades, water courses, vegetation, heritage environments and existing or proposed adjacent buildings, through the conceptual design of buildings, their massing, siting, exterior, access and public areas.

Policy 4.2.c:

Council shall support urban design which:

- Reconciles compatibility with diversity; and,
- Avoids both monotony and harsh contrasts.

Policy 4.2.f:

To achieve human scale, attractive and safe public environments, in entryways, heritage areas, in and adjacent to streets and open spaces, the following:

i. Development should encourage:

- sun penetration on outdoor spaces such as sidewalks, streets, parks and court yards;
- a micro climate which prevents wind tunnels and shelters against cold northerly winds;
- access to historic areas by walking, cycling and transit; and,
- practices that would mitigate local heat island effects such as the incorporation of green or white roofs, strategic planting of shade trees, and the use of light coloured paving materials.



ii. *Facade treatment should encourage:*

- *elements of interest such as displays;*
- *well-designed street furniture and landscaping;*
- *a variety of textures and colours on walls and walkways;*
- *human scale development that ensures people at grade do not feel over-powered by the built environment; and,*
- *open balconies on upper floors overlooking streets especially in mixed use areas and residential projects.*

iii. *Pedestrians shall be protected from inclement weather with canopies or arcades at building entrances and along store fronts.* iv. *Upper storeys of larger buildings may require step-backs to achieve:*

- *human scale buildings;*
- *vistas to heritage sites;*
- *harmony with natural contours; and,*
- *diversity of scales without harsh contrast and monotony.*

v. *Landscaping and underground wiring may be required to enhance public vistas in visually significant areas.*

vi. *Council may require utility providers to consider innovative methods of containing utility services on or within streetscape features such as entryway features, light standards, transit shelters, etc., when determining appropriate locations for larger utility equipment and/or utility clusters.*

vii. *In older sections of the community, Council may undertake tree planting, maintenance and renewal while in new areas developers shall undertake a street tree planting programme in accordance with municipal standards.*

viii. *All new parking shall be located at the rear of buildings. In areas that have already been developed, parking in front shall be encouraged to:*

- *be screened by landscaping;*
- *allow for visibility of store fronts from the street by limiting the depth of front parking areas;*
- *not create large gaps between developments;*
- *allow for substantially uniform setbacks from the street;*
- *minimize conflict with pedestrian circulation; and,*
- *be coordinated with adjacent commercial developments.*

ix. *Non-residential uses shall be screened from abutting residential uses where residential uses exist or are planned and the non-residential use does not exist or requires an Official Plan Amendment.*

x. *Unightly site elements such as loading, parking, refuse storage areas and transformers shall be screened to ensure the amenity of adjacent areas.*

xi. *Visual screens may consist of landscaped buffer areas with grass strips, tree(s), shrubs and or decorative screens, walls or fences, as specified in municipal standards. Such screens shall not obscure visibility or compromise the sense of safety.*

xii. *In order to mitigate the visual impact of roof top mechanical equipment (other than solar panels), such equipment shall be:*

- *placed in locations that eliminate their visibility; and/or,*
- *screened by raised parapets that complement the building design, material and colour; and/or,*
- *placed in specially designed enclosures that complement the building design, material and colour.*

xiii. *Council may require special urban design studies for development proposals to ensure the special requirements are met at Entryway locations.*



1.3 What are Design Guidelines?

The Zoning by-law addresses matters such as lot coverage, parking, setbacks and height - the 'quantitative' aspects of a neighbourhood's physical form. While zoning regulates how buildings sit within a lot/block, it represents only one of the planning tools that may be used to guide and shape development. To create development that promotes 'design excellence', is 'compatible' with and 'fits' within its surrounding context, zoning is best used in conjunction with design guidelines.

Design guidelines address the relative height, massing and articulation of elements (buildings and landscapes), their relationship to one another and to their surroundings - these 'qualitative' aspects of physical form work in combination with zoning parameters to lend shape and 'character' to a neighbourhood. These aspects are more effectively addressed through Urban Design Guidelines.

Urban Design Guidelines are statements that include design guidance, criteria, standards and codes for how to shape the built environment, both the individual elements as well as how these should be spatially arranged and relate to one another. Urban Design Guidelines address diverse scales of development, from site specific to city-wide. Design Guidelines typically address the design of buildings, landscape features and their organization within a defined area as well as their relationship to their surroundings - built and natural.

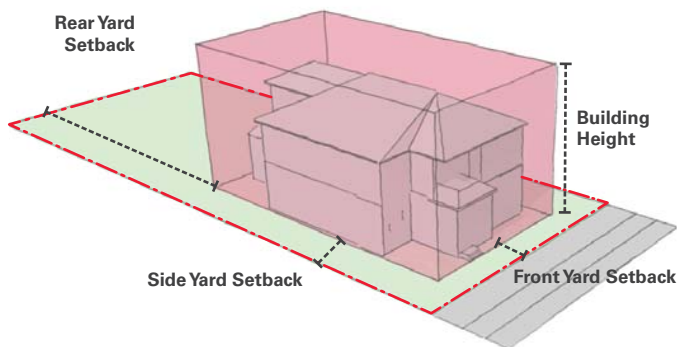


Diagram generally illustrating the aspects of building that are addressed in the Zoning By-law.

The Zoning By-law controls the use of land in terms of how it may be used, lot sizes/dimensions, where buildings and other structures can be located, the type of buildings permitted, height, parking requirements and setbacks.

1.4 How will they be used?

These Design Guidelines will be used to evaluate proposals for **single-detached and semi-detached dwellings** consisting of:

- replacement dwellings or additions
- new and replacement detached garages
- accessory structures
- additions/accessory structures equal to or over 50m².

The Design Guidelines :

- Will be implemented through the Town's Site Plan Approval process.
- Are intended to provide guidance for homeowners, designers, architects, developers and landscape architects by outlining the framework and design principles for the site layout, massing and relationships of new and modified dwellings in the neighbourhood.
- Are non-statutory statements and therefore have inherent flexibility in their interpretation and application. As a planning tool, they may be changed or adjusted on a case-by-case basis.

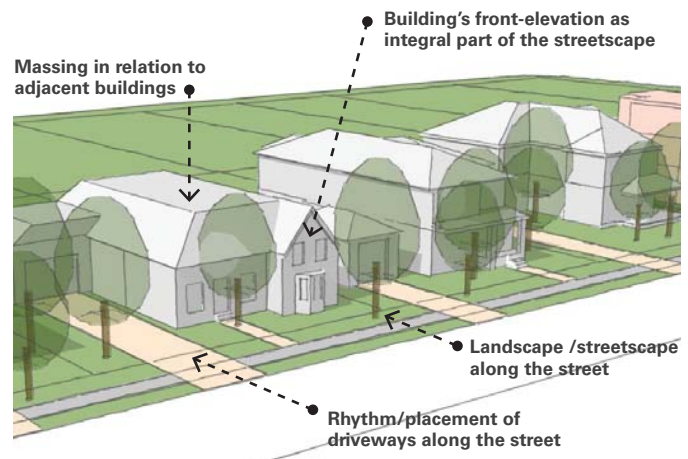


Diagram generally illustrating the contextual considerations for new buildings and additions addressed in Urban Design Guidelines.

Urban design guidelines refine what happens inside the lot by further shaping the building(s) in relation to its context, in relation to the adjacent structures and the streetscape. Urban design considerations include elevation design, architectural style, use of materials, and landscape design in relation to the immediate and surrounding context.

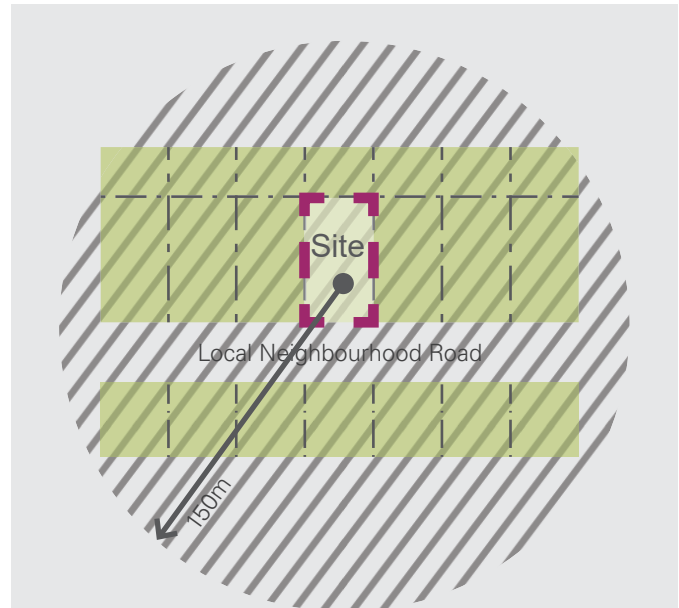


1.5 Objectives of the Design Guidelines

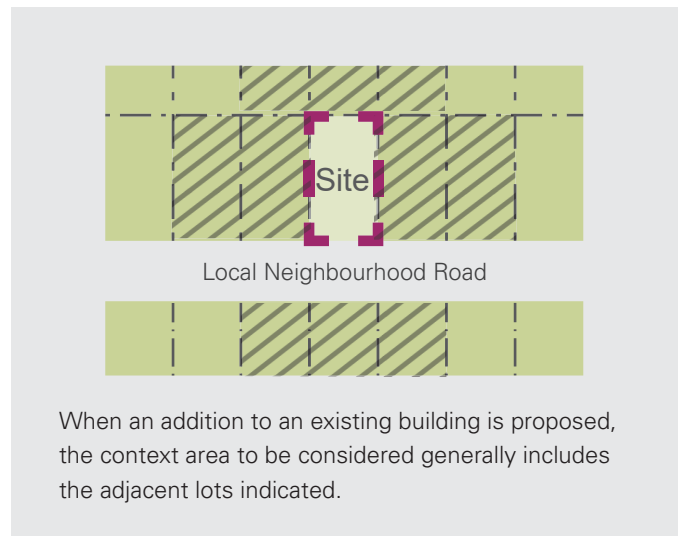
The recent development activity has posed a number of challenges to maintaining the characteristics that define the Stable Neighbourhoods, including the Regency Acres Neighbourhood.

These design guidelines work in combination with zoning standards to address the placement, scale and design of new buildings and additions relative to their surroundings and provide guidance to:

- promote **compatible development**;
- enhance **neighbourhood character**; and,
- promote **good urban design** and **best practices**.



When a new building (an existing dwelling is replaced by a new dwelling) is proposed, or a lot is severed, the context area to be considered generally includes the area indicated.



When an addition to an existing building is proposed, the context area to be considered generally includes the adjacent lots indicated.

Diagrams generally illustrating the area to be considered, in relation to the scale of building proposed.



Neighbourhood Character

Neighbourhood character refers to the “look and feel” of a place, and it considers the public and private realm components that define the area, including topography, age and style of housing, built environment, land use patterns, landscaping, street patterns, open space, natural heritage areas and streetscapes. Going beyond a categorization of the private and public realm, the character of individual properties and buildings cannot be viewed in isolation from the character of the street and surrounding context.

Neighbourhoods evolve over time, the incremental / cumulative changes that occur are important to the continued viability and vibrancy of the area; these changes, when taken in context, help to shape the character of the neighbourhood, including the following key attributes:

- **Pattern of Lots;**
- **Streetscapes;**
- **Architectural Forms & Styles; and,**
- **Cultural Heritage Resources.**



1.6 Character Attributes (general description)

Pattern of Lots

While the Zoning By-law speaks to individual lot sizes and lot frontages, urban design focuses on the combined/cumulative effect of the individual lots over a larger area, as an overall pattern. The pattern of lots is important as it informs where and how a building sits relative to the street and to one another, resulting in a rhythm of solid and void along the street as well as the proportion of building to landscape over the larger area.

Streetscapes

Streetscapes encompass the elements that contribute to spatially defining, articulating and animating the street environment, within both the public and private domains. Streetscape design requires that these elements are considered in a comprehensive manner, including the placement of buildings and driveways, building features that face the street, the open spaces between buildings, the roof line of buildings along the street, and landscaping within the street boulevard and front yards.

The illustrations below generally show these components, in plan and elevation view.

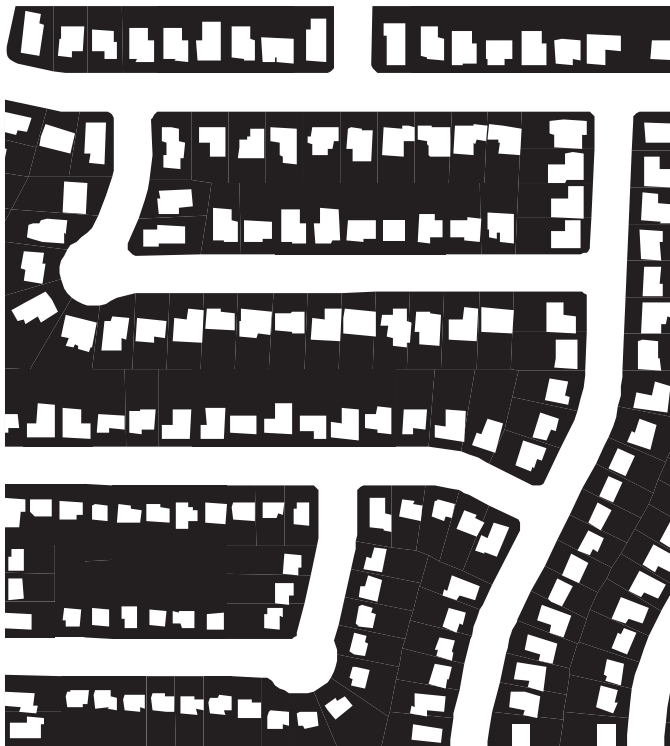


Figure ground graphic reflecting the pattern of lots



Streetscape Plan



Streetscape elevation



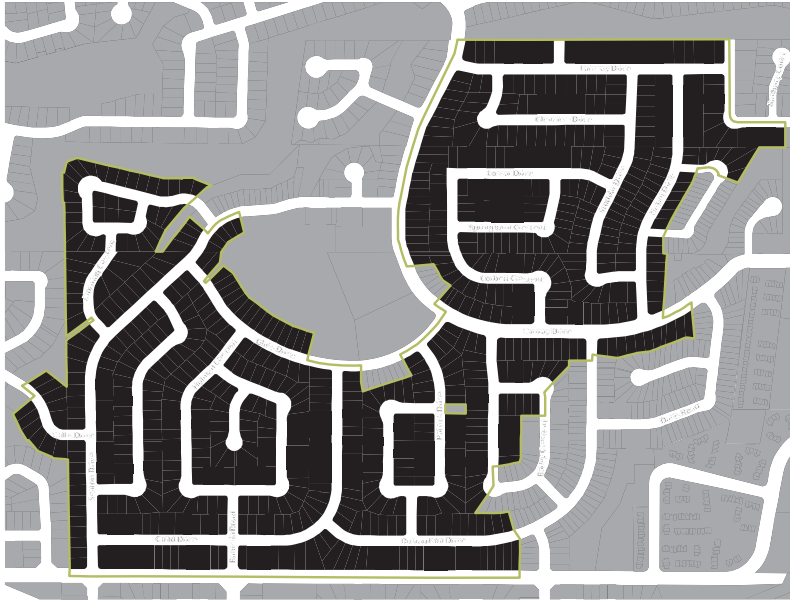
Architectural Forms & Styles

The Zoning By-law speaks to how a building sits within a lot and a building 'envelope'. It does not address the form and style of buildings which have a tremendous collective impact on the character of an area.

While a rigorous adherence to a particular form or style is neither desirable nor realistic (even in new subdivisions), there are key elements of all building designs that can be used to ensure that different forms and styles can co-exist alongside one another in a compatible and complementary manner. This may include: front porches, windows, doors, horizontal bands, specific roof lines, etc.



Examples of architectural forms and styles



Regency Acres road pattern



Regency Acres lot pattern

Regency Acres streetscape



Wide streets and generous setbacks enhance the sense of openness



Detached garages setback from main building and driveways as main access to lots

2 Regency Acres Character

Regency Acres is a relatively new neighbourhood located in the Yonge Street and Henderson Drive area. It is characterized by wide streets, large lots and low profile houses with generous setbacks and limited landscaping, all of which contributes to a strong sense of openness.

As Regency Acres continues to evolve, the construction of new buildings, building additions and building renovations is more common than ever. In order to ensure this construction fits well within the neighbourhood's character, future development should ensure **compatibility** through the recognition and enhancement of **neighbourhood character** and the promotion of **good urban design**.

For the Regency Acres Neighbourhood, it is recognized that its character arises from a combination of the following key attributes.

Pattern of Lots

In the Regency Acres Neighbourhood, the main grid consists of wide streets that follow a curvilinear pattern, and is complemented by 'loop' type streets or cul-de-sacs to the interior of the neighbourhood. The result is a grid of mostly long-uninterrupted blocks, where large and spacious lots permit significant front and side yard setbacks, with well spaced houses setback consistently along the streetscapes.

In recent years, older houses have been demolished and replaced by new larger/taller ones, placed closer to the street edge and/or adjacent units, while new additions, sometimes larger in height and massing than the main building, have been added onto existing homes. These new dwellings/additions, together with the significant integrated garages and front driveways, have impacted the character of the neighbourhood, altering the pattern of lots.

Streetscapes

In the Regency Acres Neighbourhood, the streetscape environment is defined by:

- Buildings that are generally 1 to 2 storeys, with most having shallow pitched roofs.
- A consistent placement of dwellings generously setback from the street.
- Driveways that act as the main access to lots and to garages, with parking pads/driveways being as wide as the garage itself.
- A mixture of garage/parking configurations that include a mix of small detached garages to the rear and car-ports (as side extensions of the dwelling) for older units, or front-integrated garages on newer ones, which creates greater visual impact and greater building massing along the street. Some units only have parking pads at the front, and often they are part of older subdivisions built without garages.
- Landscaping that is dominated by grassy front lawns and some mid-age trees.
- Sidewalks with a grassed boulevard provided on one side of most streets, with the more prominent streets having a treed boulevard. Other streets have a less urban character with open drainage ditches and no sidewalks.



Architectural Forms and Styles

Built form in Regency Acres is generally characterized by well-spaced, modest 1 to 2-storey houses with shallow pitched roofs of different shapes. Low profile front entrances with little or no front porch are predominant, as well as the use of a variety of brick, stucco, siding and stone. However, two distinct areas can be recognized:

- Units built around the 1960's which include a mix of small bungalows, back splits, single storey duplexes and 2-storey semi-detached homes. Many of the bungalows in the area reflect the style of modest homes built post WWII, with some elements of the 1960 style.
- Units built around the 1980's and close to Golf Links, are larger and include attached garages.

The architectural style and colour palette of the houses in the neighbourhood are relatively consistent along each street.



A brick house in Regency Acres with simple architecture and recessed garage



Low profile houses with shallow pitched roof lines dominate the Neighbourhood's built form



Example of a mid-century house in Regency Acres

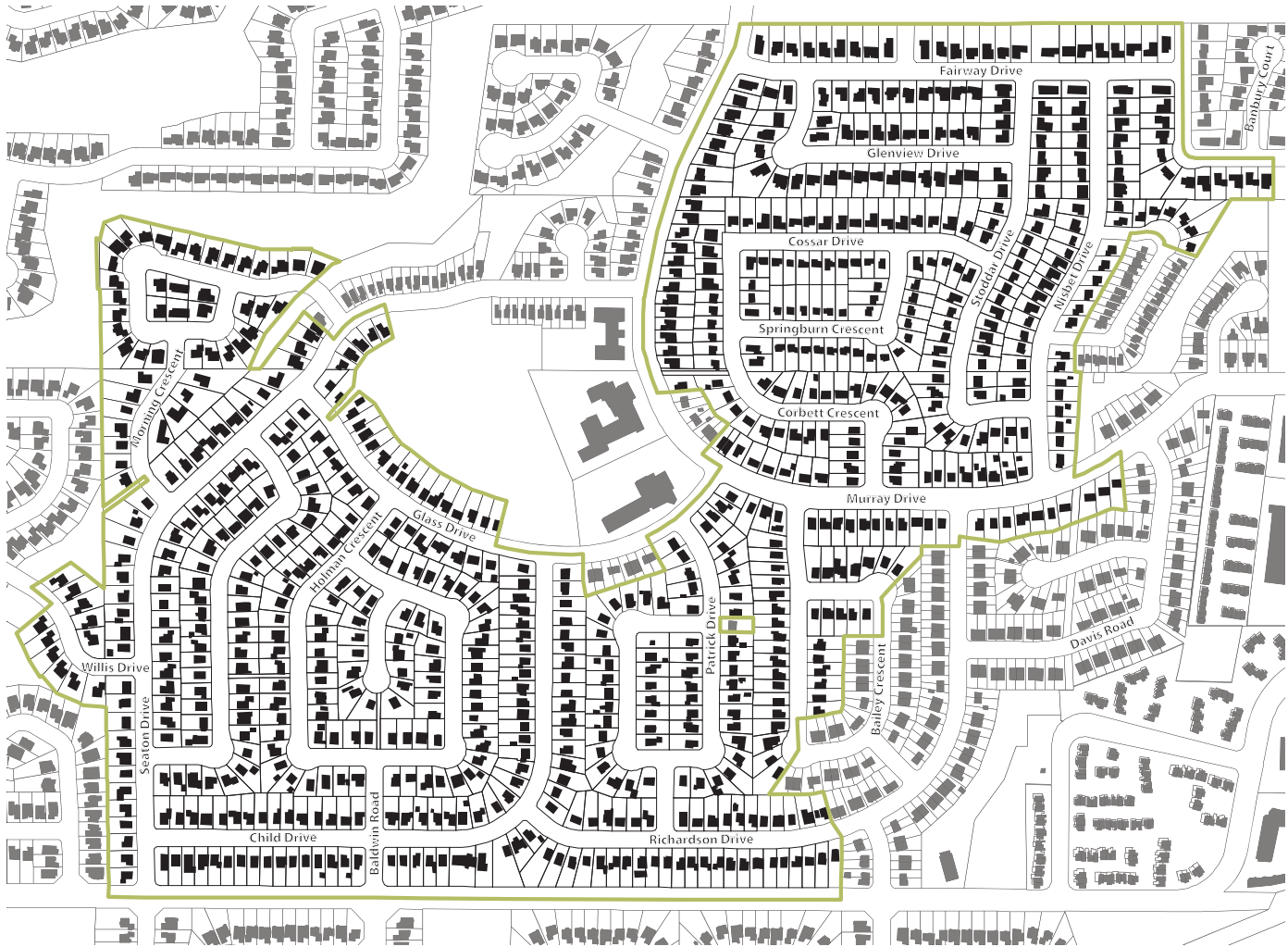


Figure ground graphic reveals rear setbacks vary depending on the location of the lot on the block and the shape of the block itself. There is a generally even rhythm of built form and void among units on the same frontage, with few exceptions where rear yards are either very small - to non-existent, or deeper than the neighbourhood's average. There is also a tendency to keep dwellings depths consistent along the same streetscape/block frontage.

3 Urban Design Guidelines



The Zoning By-law establishes clear regulations for lot coverage, landscaping, front/rear yard setbacks and interior/exterior side yard setbacks. These guidelines are not intended to duplicate the Zoning By-law, but instead, to work in conjunction with the zoning standards to not only ensure 'no adverse impact' through quantified performance standards, but also 'compatibility' of development through qualitative, context related design measures.

As such, the guidelines in this section are organized based upon the three key attributes that contribute to the character of the Regency Acres Neighbourhood. They are not intended to be detailed but rather, provide general guidance for all stable neighbourhoods.

3.1 Pattern of Lots

Lot Sizes/Configurations and Rear Setbacks

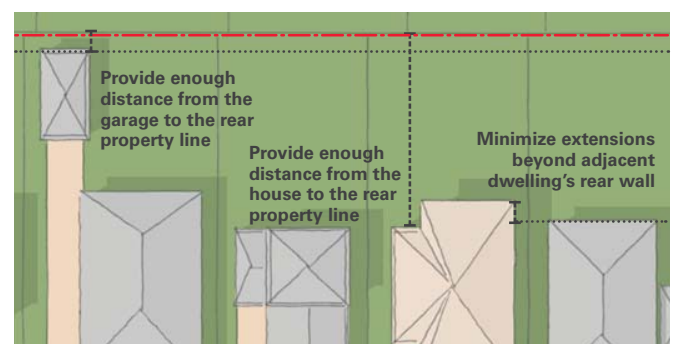
While lot size conditions the development possibilities in terms of building size/coverage, the way it is configured determines how the development relates to the public realm and other buildings along the street, as well as the consistency of the neighbourhood.

The objectives of the Urban Design Guidelines regarding lot size and its configuration and rear setbacks are to:

- Ensure compatible/similar lot sizes that enhance the rhythm along the streetscapes;
- Ensure lot configuration that reflect those of properties close by while achieving the desire relationship between the dwelling and the streetscape.
- Generally maintain the traditional range of building to lot relationship;
- Ensure that dwellings are in proportion to their lot sizes;
- Maintain the level of openness in the rear yard; and,
- Allow a measure of privacy between neighbours by providing space for light, landscaping and recreational uses.

Design Guidelines

- 1 Where possible, ensure that the rhythm along the streetscapes is respected and reinforced.
- 2 Where possible, enhance the public domain while maintaining appropriate separation of private areas.
- 3 Where possible, maintain the traditional building to lot relationship and encourage dwellings are in proportion to their lot sizes.
- 4 Maintain generous open space in the rear yard to allow for space for light, landscaping and recreational uses.
- 5 Ensure a measure of privacy between neighbours by providing sufficient distance between the back wall of the house and the rear property line.
- 6 Address rear yard privacy and sunlight issues when extending a home towards the rear property line or building a new dwelling by:
 - a) Minimizing extensions beyond the adjacent dwellings rear wall.
 - b) Keeping windows to a minimum on side elevations when the rear wall of the renovated/new dwelling extends beyond the adjacent dwelling's wall.
 - c) Minimizing the location of second floor balconies on rear and side elevations.
 - d) Providing fencing that effectively screens the rear amenity and minimizes its exposure to/from adjacent properties.
- 7 Provide enough distance between detached garages and the rear property line to minimize their impact on adjacent lots and allow opportunities for planting.



Rear yard setbacks



3.2 Streetscapes

The form (height, scale and massing) and placement (setbacks) of buildings in relation to the street and to adjacent developments are important considerations that define streetscapes.

The height, scale, massing and placement of buildings are important to creating the 'street wall' and framing the streetscape.

Front Yard and Side Yard Setbacks

The relationship between buildings through placement on the lot is important to ensure a consistent neighbourhood 'feel', and defines/frames the street while impacting the sense of openness and enclosure. The positioning of houses on their lots contribute significantly to the streetscapes and the character of the Regency Acres Neighbourhood.

The Zoning By-law establishes clear regulations for front yard setbacks and interior/exterior side yard setbacks. The objectives of the Design Guidelines in directing the relationship of the building to the side lot lines are to:

- Maintain a consistent spacing between dwellings; and
- Allow a measure of privacy between neighbours by providing space for light and landscaping.

Design Guidelines Between Buildings and the Street

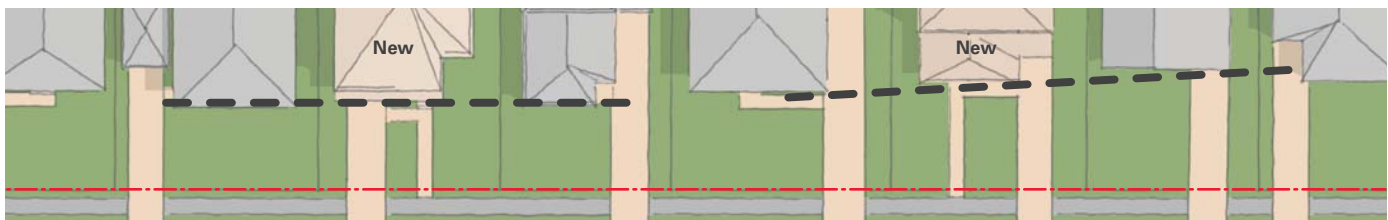
- 8 Reflect the front setback of adjacent dwellings; when substantially different, ensure the new dwelling's setback is equal to the average distance of those on either side of it.
- 9 Encourage a pedestrian oriented streetscape by placing new units close to the street edge/property line.
- 10 Provide side yard setbacks that reflect those of adjacent homes, or are the average distance of those on either side of the development, in accordance with existing zoning standards, to a minimum of 1.5 metres and 3.0m beyond the main rear wall of adjacent dwellings.

Design Guidelines Between Buildings

- 11 Maintain consistent spacing between dwellings.
- 12 Maintain a consistent 'street wall'.
- 13 Provide space for light and landscaping between neighbours.
- 14 Protect the privacy between units by minimizing the number of windows on side elevations.

Front setback reflects that of adjacent units

Front setback is the average of that of adjacent units



Front setback approaches



Generally consistent spacing between buildings



Building Height and Scale

Buildings in Regency Acres range from 1 to 2 storeys, with a varied architectural style that include small bungalows, back splits, single storey duplexes and 2-storey semi-detached. For the purposes of these guidelines, a storey shall be defined as one level of habitable living space.

The objectives of the Design Guidelines in directing the relationship of the building scale along the street are to:

- Ensure a scale, massing, roof line and building orientation that is commonly found in the neighbourhood;
- Ensure a sensitive transition to adjacent residential dwellings; and,
- Promote more pedestrian-scaled streets.

Design Guidelines for Framing the Street

- 15 On blocks where single storey or 1.5 storey homes are predominant, second storey additions or new 2 storey homes may require particular attention to ensure sensitive transitions to adjacent properties.
- 16 Where possible, maintain the existing lot grading and the neighbourhood's characteristic first floor height, and, if appropriate, consider split level houses when related to the lot's grading.
- 17 Design to reflect the massing of the surrounding built form context for those elevations exposed to the public and provide any additional massing away from them.
- 18 Provide appropriate transition to/from existing adjacent buildings and ensure no new building is more than 1.5 storeys or 4.5m higher/lower than the adjacent dwellings.

19 Aim for clean, modern lines and simple geometry that complement the surrounding built form character.

20 Discourage historic architectural styles.

21 Encourage roof lines with shallower pitches to reflect those of existing dwellings in the neighbourhood, and consider simple, articulated profiles to generate visual interest.

22 Ensure flat roof tops complement the massing and character of adjacent dwellings.



Consistent low-profile, 1.5 storey dwellings along the streetscape



Shallow pitched roof lines complement simple building geometry

Maximum 1.5 storeys difference between adjacent dwellings

Consistent height

Appropriate transition to lower dwellings



Approach to height and scale including transition

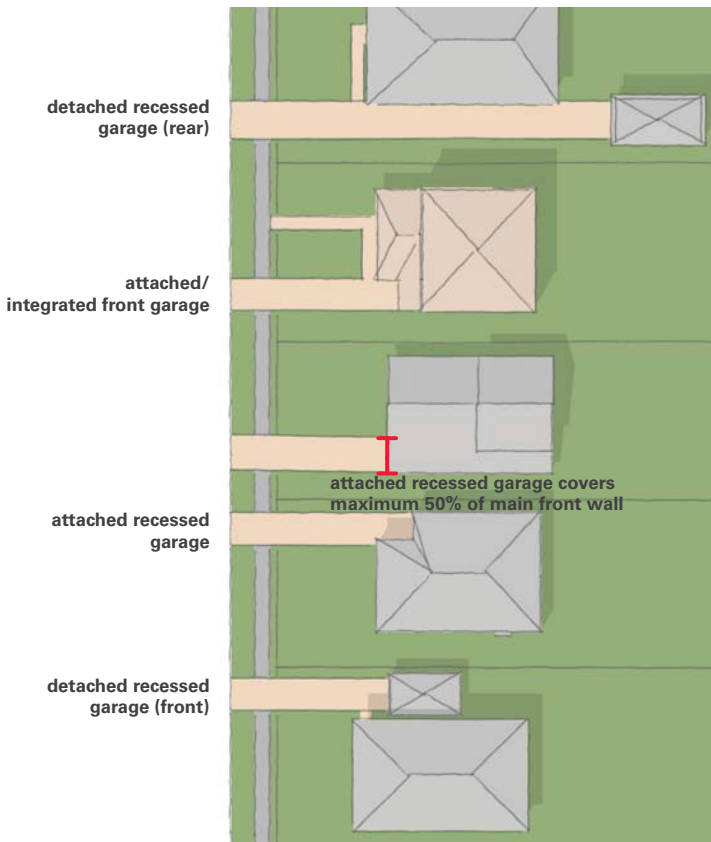


Garage & Driveway Width and Location

Garages and driveways should be located and sized based on the established pattern of the neighbourhood. In Regency Acres parking is provided as either small attached garages/carports, detached garages at the rear or driveway parking pads.

The objectives of the Design Guidelines in directing the width and location of garages and driveways along the street are to:

- Ensure that garage doors do not dominate the front facade of the house;
- Minimize the garage and driveway presence on the streetscape; and,
- Maintain a consistent garage type and driveway width along the street.



Example of appropriate garage configurations that support the neighbourhood's character and a pedestrian-oriented public realm

Design Guidelines for Driveways and Garages

- 23 For attached garages/carports, de-emphasize their visual impact on the streetscape by:
 - a) Integrating the attached garage/carport into the massing and design of the dwelling.
 - b) Recessing them from the main front wall and avoid projecting it beyond the main front wall of the adjacent dwellings.
 - c) Considering the attached garages include a second storey over the garage, where height limitations permit.
 - d) Designing the roof line of the attached garage/carport to be compatible with and complement the roof line of the dwelling. Where appropriate, consider extending the dwelling's roof to cover garages/carports to reflect modern, minimalistic architectural styles.
 - e) Integrating garage doors into the dwelling's façade design.
 - f) Ensuring that garage doors do not dominate the front facade of the house.
- 24 Encourage a consistent garage type and location along the street.
- 25 Encourage narrow driveways and ensure their widths do not substantially exceed the garage/carport width.
- 26 Encourage rear detached garages.
- 27 Where detached garages are proposed, locate them recessed from the dwelling's main front wall, and design them to reflect and complement the materials and character of the house.
- 28 Ensure the size of the garage is compatible with the size of the lot/dwelling;
 - a) Front-facing attached garages should not take up more than 50% of the width of the main front wall of the dwelling.
 - b) A maximum of a 2-car garage is considered appropriate for this neighbourhood.
- 29 Where appropriate due to lot grading, consider half-below grade garages; ensure it is recessed from the main front wall and livable spaces are placed on top of it (i.e. proportionate windows or balconies addressing the main frontage).



Landscape Treatment

In Regency Acres generous setbacks provide for front yards with extensive grassed areas and, in some cases, minimalistic/simple landscaping complementing entrance features. Mature trees are common in the landscape.

The objectives of the Design Guidelines with respect to landscape are to:

- Maintain the green landscape character of the neighbourhood;
- Plan for the urban canopy;
- Screen views to rear yard parking; and,
- Preserve mature trees.

Design Guidelines for Landscape Treatment

- 30** Protect mature trees and encourage planting of new trees to enhance the urban canopy and create tree-lined streets.
- 31** Enhance the bio-resiliency of the area through planting of native, non-invasive trees and shrubs.
- 32** Encourage grassed areas to cover most of the front yard and consider keeping any landscape elements simple and complementary to the dwelling's design and materiality.



Mature trees are retained

- 33** Minimize hard surface landscaping/pavement in front yards and consider them for walkways and driveways only.
- 34** Encourage permeable paving for new walkways and driveways to reduce run-off to storm sewers and soften the streetscape appearance.
- 35** Provide a walkway from the front door to the sidewalk or to the driveway in the absence of a sidewalk.
- 36** Provide landscaping in front of blank walls.
- 37** Encourage front yard hedges do not exceed 1.2m in height, to allow for "eyes to the street" and avoid blocked views from/to dwellings.
- 38** Avoid privacy fencing at the front of the house; if considered, privacy fencing should not extend beyond the main front wall of the dwelling.
- 39** Favour corner lot fencing materials that complement the dwelling's character as well as that of the surrounding neighbourhood;
- 40** Encourage the use of natural stone finishes for paving and landscape walls.



Extensive grassed areas with minimal landscape elements complementing the dwelling's design



3.3 Architectural Forms and Styles

Front Elevation Treatment

The character of a neighbourhood is not static but rather, evolving and maturing with each home that is built or added onto. This creates a variety of styles, design expressions and materials that, layered over time, enhances and contributes to the character of a neighbourhood. This is most apparent along the streetscape.

The main front wall of a dwelling has an important role in defining and framing the streetscape. Its design / articulation is equally important to animating the street, and to establishing a positive connection to the broader neighbourhood.

In the Regency Acres neighbourhood most dwellings have low profile front entrances, close to grade, with small porches or stoops that generally lead to the driveway; side entrances are also common in the neighbourhood. Windows are generous in size and often wider in proportions.

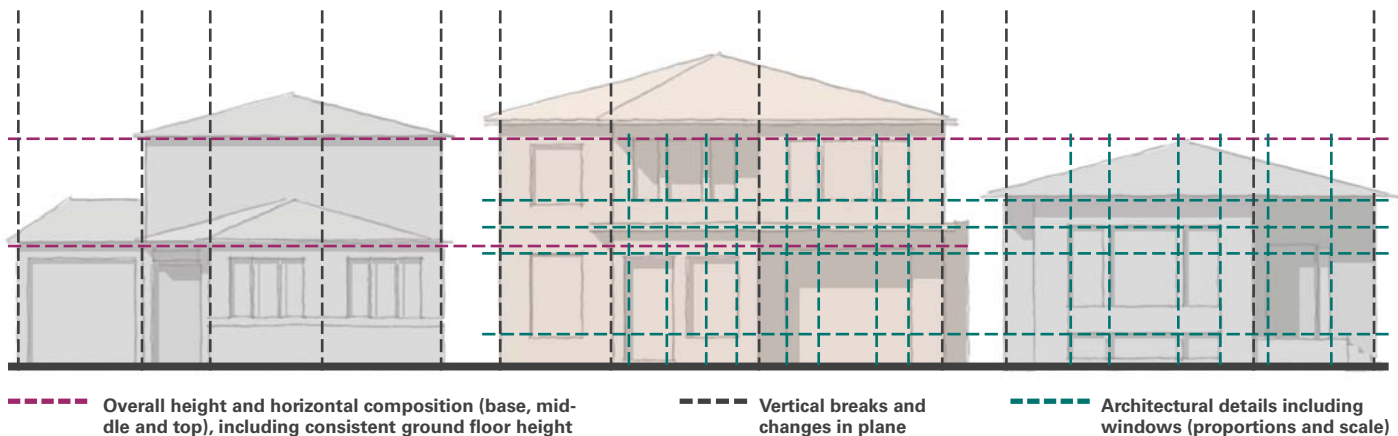
The objectives of the Design Guidelines in directing the relationship of the building front elevation and entrance to the street are to:

- Encourage a variety of architectural forms and styles that reflect the evolution of the neighbourhood while enhancing its character.
- Promote “eyes on the street” and a strong presence of the main elevation on the street;

- Ensure that the prominence of house front entrance and the proportion of glazing are maintained and consistent with the surrounding neighbourhood; and,
- Ensure the entrance remain the main feature of the house and is oriented to and clearly visible from the street.

Design Guidelines

- 41 Design dwellings to have articulated elevations, especially those exposed to streets and/or open spaces. Articulated elevations might include changes in plane, projections, enhanced fenestration, highlighted entrances, complementary materials, among other architectural elements.
- 42 Avoid blank walls facing the public realm (i.e. streets and open spaces)
- 43 Incorporate the vertical and horizontal proportions, rhythm and elevation design elements of surrounding dwellings including fenestration, lintels, sills, cornice and roof lines.
- 44 Ensure traditional architectural styles are properly executed and reflect their fundamental attributes. When not expressed / executed properly, these styles detract from the overall quality of the neighbourhood and can result in a hodge/podge of disparate design elements.
- 45 Consider contemporary architectural styles and ensure they reflect the proportions and fenestration of surrounding dwellings.
- 46 Consider keeping entry steps to a maximum of 3 and ensure they lead to an entrance element/portico.



The design of new dwelling reflects the proportions of those adjacent to it



47 Encourage low-profile entrance features close to the ground when grading permits (1-2 steps).

48 Design entrances to be consistent with the height and relationship to the street of adjacent dwellings.

49 Ensure front doors are prominent, clearly visible and approachable from the street via a walkway or driveway.

50 Encourage entrance features to be located at the front wall and highlight their prominence through articulated architectural elements.

51 Discourage side entrances. If they are considered, highlight their presence through massing and architectural gestures that provide a “public face” (e.g. wrapping porches/stoops and articulated elements) and provide a clear connection to the sidewalk or driveway.

52 Encourage weather protection elements at the main entrance and design them to complement the overall design of the dwelling.

53 Where appropriate, consider extending the dwelling’s roof to cover entrance features to reflect modern - minimalistic architectural styles.

54 Avoid metallic - cottage style awnings attached to main front walls.

55 For new homes or additions to existing ones located where there is a dominant pattern of existing front porches, incorporate similar elements into the design and encourage they are consistent in size and style with those in the surrounding neighbourhood.

56 Design porch roof to complement the roof lines and proportions of the dwelling.

57 Provide enough glazing in the main elevation(s) through windows that complement the proportions and style of the dwelling, and those of adjacent dwellings.

58 Discourage ornamented styles with excessive decorative details.

59 Ensure corner units to display equal design quality on both elevations visible from the street and consider:

- a) Locating the main entrance at the exterior side wall.
- b) Incorporating wrap-around porches and corner features where appropriate.



Livable spaces are located to the front of the dwelling provide a strong relationship between the private and public realm through generous glazing



Highlighted side entrances



Entrance at grade, covered by main dwelling’s roof and connected to the lot’s access



Building Materials

The variety of building materials contributes to the interest along the street and to the varied architectural character of the neighbourhood.

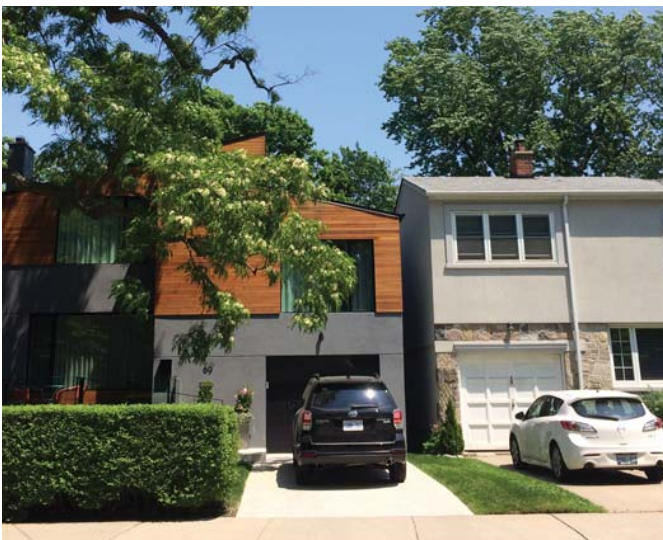
There should be no strict imposition of material palettes. However, broad categories of building appearances are identified and described which provide sufficient flexibility to accommodate variety, while ensuring that no jarring interventions will be inserted to interrupt the visual harmony of a neighbourhood.

The objectives of the Design Guidelines for renovations, additions and new construction are to:

- Ensure high quality materials are used;
- Preserve the variety of design, colour and building materials within a range that enhances the character of the neighbourhood; and,
- Ensure that while buildings will inevitably change over time, they will maintain the cohesive visual character of the street.

Design Guidelines

- 60 Encourage a variety of coordinated materials that enhance and complement both the surrounding neighbourhood as well as the design style of the building. This may include more contemporary materials such as metal and concrete, in combination with brick, stone and wood.
- 61 Promote the use of high quality materials. The following are recommended as primary building materials in the Regency Acres Neighbourhood:
 - a) Brick.
 - b) Wood clapboard (siding) or wood batten.
- 62 Discourage the use of stone and stucco or its equivalent as main materials, and consider their use as secondary or accent materials only.
- 63 Consider natural finishes.
- 64 Provide colour palettes that take their cues from the built form on surrounding streets and/or are compatible with it.
- 65 Favour traditional red to light coloured bricks, and a variety of colours/tones for wood clapboard/batten, including lighter ones. Avoid bright palettes.
- 66 Consider metallic railings and window frames as well as painted wood for porches, porch railings, bay window surrounds and shutters.
- 67 Consider cedar and asphalt shingles on roofs, as well as metal roofing when appropriate.
- 68 For additions or renovations to an existing building, incorporate materials and colours that are consistent with and complement the main building.



Contemporary infill house design with materials and colours that complement the surrounding traditional material palettes



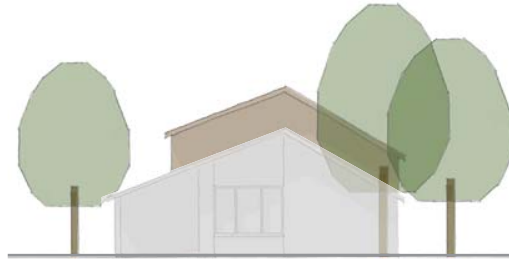
Lighter tone of brick and metallic framing complement the simplicity of the dwelling's design

4 Implementation, Monitoring & Updates

Residential Zones

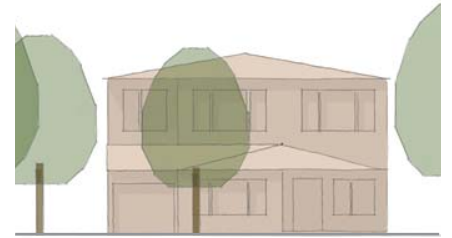
- R3-SN (497)
- R7-SN (497)
- R3-SN (498)
- R3-SN (499)

Building Addition (equal to or greater than 50m²)



or

New Building



Planning & Development Services

'Basic' Site Plan Process & Urban Design Review

- Site Design (grading, servicing, lot coverage and configuration, setbacks, garage and driveway width and location)
- Urban Design Guidelines
- Zoning
- Building Design (building height and massing, architectural design, front elevation treatment, building materials, heritage resources)
- Major alterations to existing heritage buildings need to obtain a Heritage Permit through the review and approval by Council prior to the issuance of site plan approval.
- Refer to Site Plan Application Guide

+

Building Division

- Ontario Building Code
- Refer to Building Permit Application Guide



**Site Plan Approval
Building Permit**



appendix:

Definitions & Glossary of Terms

Adverse Impact: Any impairment, disruption, destruction or harmful alteration.

Articulated Elevation: A building elevation (usually the front and any publicly exposed building face) whose design includes a comprehensive combination of changes in plane, projections, enhanced fenestration, highlighted entrances, complementary materials, among other architectural elements (ie. not a plain, blank, flat wall).

Building Footprint: the footprint of a house is the total ground area covered by the home including garages and porches.

Character: a unique combination of features (i.e. existing pattern of development, built form and streetscape design) that should be embraced and reinforced.

Coexist: two or more elements /structures that harmoniously exist in the same place.

Compatible: As per the OP "...development that may not necessarily be the same or similar to the existing buildings in the vicinity, but, nonetheless, enhances an established community and coexists with existing development without causing any undue adverse impact on surrounding properties."

Complement: built form that responds in a respectful and thoughtful manner to its context to reinforce it and make better.

Enhance: strengthen, exalt and/or further improve the qualities that contribute to the character of a place. Reinforce.

Existing: found in a particular place i.e. neighbourhood, street, development pattern. As per the OP "...means lawfully in existence on the date of this Plan's adoption, and for greater certainty does not include a use, building or structure that is in existence on that date without being lawful"

Front building face width: the width of the main front wall of a dwelling, including a front-facing attached garage.

Front-facing attached garage: a garage that is built into the front structure of a dwelling, with a garage door that faces and is accessed from the street.

Historic/traditional style home: broad range of styles developed in the 19th and early 20th century, each displaying very unique features. Traditional home designs are influenced by historic styles (i.e. Victorian, Colonial, Craftsman, or Neo-classical architecture). Common features among them include large/open porches with overhanging beams and rafters, dormers, and tall/pitched rooftops with one or more gables. Common materials include brick, wood, stucco, and stone.

Main Front Wall: the dwelling's primary exterior front wall, not including permitted projections or a front attached garage door.

Modern/contemporary Style: variety of styles developed in the latter half of the 20th century. Their design is based on the simple/clean lines, shapes and forms, mostly related to their structure. Straight lines, big openings, bold roofs lines (flat or low-sloped) and minimum texture are often seen in this type of houses. Common materials include concrete, brick, wood, and stucco.

Stable Neighbourhoods: existing, older residential neighbourhoods where a thriving community and a distinctive built/natural environment coexist and depend on each other.

Sympathetic: that is compatible and supportive of an specific(s) built characteristic or element.

Vicinity / Surrounding Context: area near or surrounding a particular place, or that is in enough proximity to share a physical relationship.



this page is intentionally left blank

 The Planning
Partnership



Town of Aurora

Urban Design Guidelines

For Additions and New Buildings in Stable Neighbourhoods

Temperance Street Neighbourhood

Prepared by The Planning Partnership | October 2020

this page is intentionally left blank

Table of Contents

1	Introduction	1
	1.1 Purpose of the Design Guidelines	2
	1.2 Design Guidelines Context	2
	1.3 What are Design Guidelines	5
	1.4 How will They Be Used	5
	1.5 Objectives of the Design Guidelines	6
	1.6 Character Attributes (general description)	8
2	Temperance Street Character	11
3	Urban Design Guidelines	15
	3.1 Pattern of Lots	15
	3.2 Streetscapes	16
	3.3 Architectural Forms and Styles	20
	3.4 Cultural Heritage Resources	23
4	Implementation, Monitoring & Updates	24
a	Appendix: Definitions and Glossary of Terms	25



Temperance Street Neighbourhood (Zoning by-law boundary)

1 Introduction

Guided by the community vision articulated in the Official Plan (OP), and building on the principles of 'compatible' development, the objective of the Urban Design Guidelines is to provide direction for the design of future residential uses that 'respect and reinforce' the unique character of Aurora's Stable Neighbourhoods.

Throughout a number of Aurora's Stable Neighbourhoods, there is a growing trend of dwellings being renovated, enlarged, or replaced by new dwellings, which are often significantly larger and conflict with the existing character of the community.

Through consultation with the community and feedback from residents, the Town identified a number of concerns. It should be noted that while there were generally two perspectives expressed - with equal support by those in favour of development and those opposed to change, the following are highlights of some of the concerns that were heard:

- Compatibility of new dwellings with the existing fabric of the community, mainly with respect to built form, height, architectural style and scale;
- Issues of privacy, overlook and impact on sunlight in (private) amenity areas;
- Preserving the integrity of the existing landscaped pattern of front and rear yards, notably with mature trees and large front lawns;
- Side yard setbacks (the open space between dwellings) which form part of the neighbourhood character;
- Existing zoning provisions (R3) which do not reflect what is in the ground today, especially lot coverage;
- The limit of development and siting of additions and new builds in the Greenlands System;
- Calculation of gross floor area as an added restriction in the By-law and how that number was achieved;
- How grade is currently measured in the By-law, and the slope of a property, affecting the character of a lot relative to the street, in particular building height;

It should also be noted that there was general recognition that the each of the four Stable Neighbourhoods are:

- Unique and distinct and require an appropriate and customized approach;
- 'In transition' and while stable, are not static;
- Require a regulatory framework that allows for flexibility in architectural style while respecting and reinforcing the existing neighbourhood character; and,
- Urban Design Guidelines are a good tool to help with 'fit' for new infill development;

To address some of these challenges, Town Council identified the need for further direction in managing the built form of these changes in four specific neighbourhoods: Aurora Heights, Regency Acres, Temperance Street and Town Park.

The Stable Neighbourhoods Study and Peer Review information report, presented to Town Council January 2019, suggested a number of recommendations for strengthening the protection of Stable Neighbourhoods. The report recommended additional planning tools for managing character, including the preparation of amendments to the Zoning By-law (By-law Number 6190-19 enacted June 25, 2019) and Urban Design Guidelines.



1.1 Purpose of the Design Guidelines

The purpose of the Urban Design Guidelines is to implement the Official Plan Vision for Stable Neighbourhoods, by identifying the key attributes that contribute to the character of the area and providing a framework to guide the design of additions and new buildings and landscapes that:

- Reconciles compatibility with diversity, while avoiding both monotony and harsh contrasts;
- Respects and reinforces the existing character of the neighbourhood; and,
- Promotes a contextual design approach that considers the adjacent and surrounding development and fosters pedestrian scaled/oriented streetscapes, while allowing for and encouraging appropriate flexibility, innovation and diversity in design, intrinsic to evolving communities.

The Urban Design Guidelines for Stable Neighbourhoods are intended to work alongside the Zoning By-law to implement the Official Plan vision for Stable Neighbourhoods, to ensure that new development is compatible with, and enhances existing stable neighbourhoods.

1.2 Design Guidelines Context

The Town's Official Plan is one of the guiding documents that is used to direct and manage growth; it articulates the vision and objectives for how the community should be developed and outlines the policies for how land in the community should be used.

The Official Plan is prepared with input from the public and the community and helps to ensure that future planning and development meets the specific needs of the community; it deals mainly with issues such as:

- Where new housing, industry, offices and shops will be located
- What services like roads, water mains, sewers, parks and schools will be needed
- When, and in what order, parts of the community will grow
- Community improvement initiatives

The Town's Council recognizes the importance of having a Vision to steer it through all of the many changes that are in the near and distant future and that, in order to be successful, meaningful and impactful, it must represent what the community is today and what it aspires to be in the years to come. In this regard, one of the key objectives for the successful evolution and development of the community is 'Ensuring Design Excellence'.

Ensuring Design Excellence extends to all areas within the Town, including existing, older residential neighbourhoods.

These areas are identified as 'Stable Neighbourhoods' in the Official Plan; this designation is intended to protect the Neighbourhoods from incompatible forms of development, while still permitting them to evolve and be enhanced over time.

While it is recognized that Stable Neighbourhoods are places that will continue to attract new residents and evolve, the policies direct that new development is to be sympathetic to and compatible with the form and character of the area, and appropriately considers the character of the area and the surrounding neighbourhood context.



Official Plan Policies that provide direction for Urban Design Guidelines include:

Policy 2.1 Ensuring Design Excellence

Ensure that Aurora promotes design excellence in all its land use and development decisions. High quality buildings, well-designed and functioning streetscapes, appropriate transitions between defined areas, integration between old and new development and connected open spaces are the elements that define a place. This Plan emphasizes the important link between managing growth, high quality design and Aurora's continued evolution as a memorable and beautiful place.

Policy 2.1.vi Protecting Stable Neighbourhoods

It is the intent of this Plan to ensure that Aurora's stable neighbourhoods are protected. Aurora's existing neighbourhoods, both older and newer, are not only a defining element of Aurora's character and urban structure, but also a tremendous asset and attractor for new residents and investment interests. This Plan seeks to ensure that the stability and vibrancy of these existing neighbourhoods is protected from the negative impacts of potential incompatible development and growth pressures. Any infill that occurs must be compatible with the established community character.

Policy 8.0 Intent

It is the intent of this Plan to ensure that the areas designated 'Stable Neighbourhoods'... are protected from incompatible forms of development and, at the same time, are permitted to evolve and be enhanced over time. All new development shall be compatible with its surrounding context and shall conform with all other applicable policies of this Plan.

Policy 8.1.3: Development Policies

New development and site alteration abutting existing residential development shall be sympathetic to the form and character of the [sic] existing development and shall be compatible with regard to building scale and urban design.

Policy 8.1.4: Design Policies

a) All new development within the 'Stable Neighbourhoods' designation shall respect and reinforce the existing physical character and uses of the surrounding area, with particular attention to the following elements: i. the pattern of lots, streets and blocks; ii. the size and configuration of nearby lots; iii. the building type of nearby residential properties; iv. the heights and scale of nearby residential properties; v. the setback of buildings from the street; The Town of Aurora Official Plan September 27, 2010 50 vi. the pattern of rear and side-yard setbacks; and, vii. conservation and enhancement of cultural heritage resources.

Policy 4.2a:

New development, redevelopment, rehabilitation, and subdivision layout shall be encouraged to complement natural landscapes and grades, water courses, vegetation, heritage environments and existing or proposed adjacent buildings, through the conceptual design of buildings, their massing, siting, exterior, access and public areas.

Policy 4.2c:

Council shall support urban design which:

- Reconciles compatibility with diversity; and,
- Avoids both monotony and harsh contrasts.

Policy 4.2f:

To achieve human scale, attractive and safe public environments, in entryways, heritage areas, in and adjacent to streets and open spaces, the following:

i. Development should encourage:

- sun penetration on outdoor spaces such as sidewalks, streets, parks and court yards;
- a micro climate which prevents wind tunnels and shelters against cold northerly winds;
- access to historic areas by walking, cycling and transit; and,
- practices that would mitigate local heat island effects such as the incorporation of green or white roofs, strategic planting of shade trees, and the use of light coloured paving materials.



ii. Facade treatment should encourage:

- elements of interest such as displays;
- well-designed street furniture and landscaping;
- a variety of textures and colours on walls and walkways;
- human scale development that ensures people at grade do not feel over-powered by the built environment; and,
- open balconies on upper floors overlooking streets especially in mixed use areas and residential projects.

iii. Pedestrians shall be protected from inclement weather with canopies or arcades at building entrances and along store fronts. iv. Upper storeys of larger buildings may require step-backs to achieve:

- human scale buildings;
- vistas to heritage sites;
- harmony with natural contours; and,
- diversity of scales without harsh contrast and monotony.

v. Landscaping and underground wiring may be required to enhance public vistas in visually significant areas.

vi. Council may require utility providers to consider innovative methods of containing utility services on or within streetscape features such as entryway features, light standards, transit shelters, etc., when determining appropriate locations for larger utility equipment and/or utility clusters.

vii. In older sections of the community, Council may undertake tree planting, maintenance and renewal while in new areas developers shall undertake a street tree planting programme in accordance with municipal standards.

viii. All new parking shall be located at the rear of buildings. In areas that have already been developed, parking in front shall be encouraged to:

- be screened by landscaping;
- allow for visibility of store fronts from the street by limiting the depth of front parking areas;
- not create large gaps between developments;
- allow for substantially uniform setbacks from the street;
- minimize conflict with pedestrian circulation; and,
- be coordinated with adjacent commercial developments.

ix. Non-residential uses shall be screened from abutting residential uses where residential uses exist or are planned and the non-residential use does not exist or requires an Official Plan Amendment.

x. Unsightly site elements such as loading, parking, refuse storage areas and transformers shall be screened to ensure the amenity of adjacent areas.

xi. Visual screens may consist of landscaped buffer areas with grass strips, tree(s), shrubs and or decorative screens, walls or fences, as specified in municipal standards. Such screens shall not obscure visibility or compromise the sense of safety.

xii. In order to mitigate the visual impact of roof top mechanical equipment (other than solar panels), such equipment shall be:

- placed in locations that eliminate their visibility; and/or,
- screened by raised parapets that complement the building design, material and colour; and/or,
- placed in specially designed enclosures that complement the building design, material and colour.

xiii. Council may require special urban design studies for development proposals to ensure the special requirements are met at Entryway locations.



1.3 What are Design Guidelines?

The Zoning by-law addresses matters such as lot coverage, parking, setbacks and height - the 'quantitative' aspects of a neighbourhood's physical form. While zoning regulates how buildings sit within a lot/block, it represents only one of the planning tools that may be used to guide and shape development. To create development that promotes 'design excellence', is 'compatible' with and 'fits' within its surrounding context, zoning is best used in conjunction with design guidelines.

Design guidelines address the relative height, massing and articulation of elements (buildings and landscapes), their relationship to one another and to their surroundings - these 'qualitative' aspects of physical form work in combination with zoning parameters to lend shape and 'character' to a neighbourhood. These aspects are more effectively addressed through Urban Design Guidelines.

Urban Design Guidelines are statements that include design guidance, criteria, standards and codes for how to shape the built environment, both the individual elements as well as how these should be spatially arranged and relate to one another. Urban Design Guidelines address diverse scales of development, from site specific to city-wide. Design Guidelines typically address the design of buildings, landscape features and their organization within a defined area as well as their relationship to their surroundings - built and natural.

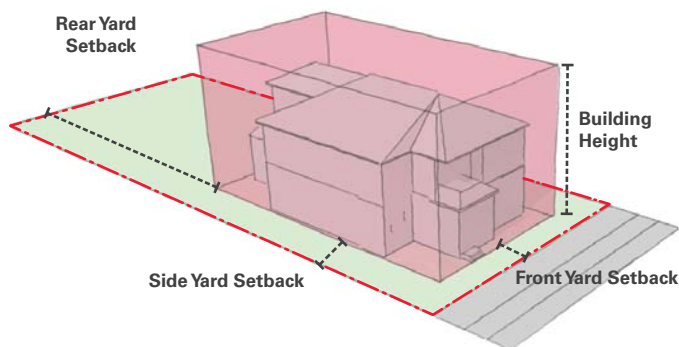


Diagram generally illustrating the aspects of building that are addressed in the Zoning By-law.

The Zoning By-law controls the use of land in terms of how it may be used, lot sizes/dimensions, where buildings and other structures can be located, the type of buildings permitted, height, parking requirements and setbacks.

1.4 How will they be used?

These Design Guidelines will be used to evaluate proposals for **single-detached and semi-detached dwellings** consisting of:

- replacement dwellings or additions
- new and replacement detached garages
- accessory structures
- additions/accessory structures equal to or over 50m².

The Design Guidelines :

- Will be implemented through the Town's Site Plan Approval process.
- Are intended to provide guidance for homeowners, designers, architects, developers and landscape architects by outlining the framework and design principles for the site layout, massing and relationships of new and modified dwellings in the neighbourhood.
- Are non-statutory statements and therefore have inherent flexibility in their interpretation and application. As a planning tool, they may be changed or adjusted on a case-by-case basis.

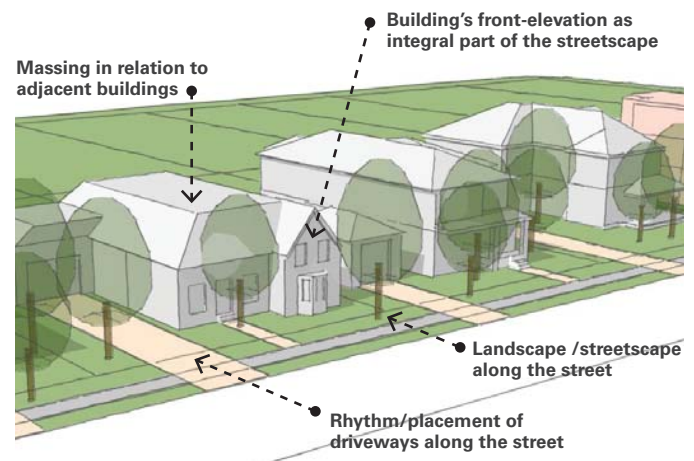


Diagram generally illustrating the contextual considerations for new buildings and additions addressed in Urban Design Guidelines.

Urban design guidelines refine what happens inside the lot by further shaping the building(s) in relation to its context, in relation to the adjacent structures and the streetscape. Urban design considerations include elevation design, architectural style, use of materials, and landscape design in relation to the immediate and surrounding context.

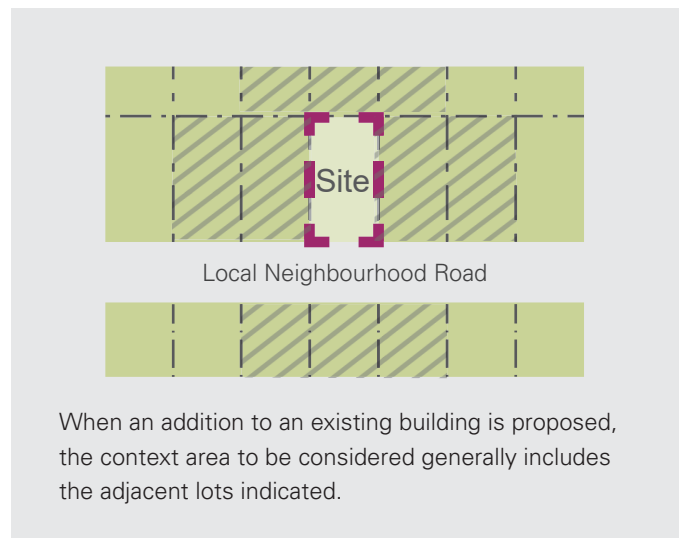
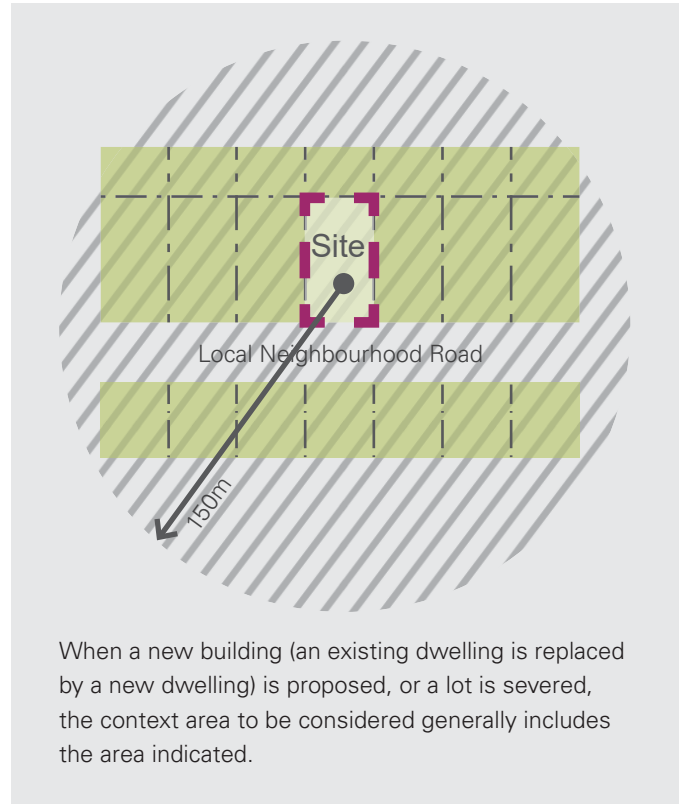


1.5 Objectives of the Design Guidelines

The recent development activity has posed a number of challenges to maintaining the characteristics that define the Stable Neighbourhoods, including the Temperance Street Neighbourhood.

These design guidelines work in combination with zoning standards to address the placement, scale and design of new buildings and additions relative to their surroundings and provide guidance to:

- promote **compatible development**;
- enhance **neighbourhood character**; and,
- promote **good urban design** and **best practices**.



Diagrams generally illustrating the area to be considered, in relation to the scale of building proposed.



Neighbourhood Character

Neighbourhood character refers to the “look and feel” of a place, and it considers the public and private realm components that define the area, including topography, age and style of housing, built environment, land use patterns, landscaping, street patterns, open space, natural heritage areas and streetscapes. Going beyond a categorization of the private and public realm, the character of individual properties and buildings cannot be viewed in isolation from the character of the street and surrounding context.

Neighbourhoods evolve over time, the incremental / cumulative changes that occur are important to the continued viability and vibrancy of the area; these changes, when taken in context, help to shape the character of the neighbourhood, including the following key attributes:

- **Pattern of Lots;**
- **Streetscapes;**
- **Architectural Forms & Styles; and,**
- **Cultural Heritage Resources.**



1.6 Character Attributes (general description)

Pattern of Lots

While the Zoning By-law speaks to individual lot sizes and lot frontages, urban design focuses on the combined/cumulative effect of the individual lots over a larger area, as an overall pattern. The pattern of lots is important as it informs where and how a building sits relative to the street and to one another, resulting in a rhythm of solid and void along the street as well as the proportion of building to landscape over the larger area.

Streetscapes

Streetscapes encompass the elements that contribute to spatially defining, articulating and animating the street environment, within both the public and private domains. Streetscape design requires that these elements are considered in a comprehensive manner, including the placement of buildings and driveways, building features that face the street, the open spaces between buildings, the roof line of buildings along the street, and landscaping within the street boulevard and front yards.

The illustrations below generally show these components, in plan and elevation view.



Figure ground graphic reflecting the pattern of lots



Streetscape Plan



Streetscape elevation



Architectural Forms & Styles

The Zoning By-law speaks to how a building sits within a lot and a building 'envelope'. It does not address the form and style of buildings which have a tremendous collective impact on the character of an area.

While a rigorous adherence to a particular form or style is neither desirable nor realistic (even in new subdivisions), there are key elements of all building designs that can be used to ensure that different forms and styles can co-exist alongside one another in a compatible and complementary manner. This may include: front porches, windows, doors, horizontal bands, specific roof lines, etc.

Cultural Heritage Resources

Cultural heritage resources are important character-giving elements of our communities and where feasible, should be preserved, integrated and enhanced. At the same time, the impact of new developments on heritage buildings and the character of a street / area should be minimized. This means that new buildings in proximity to heritage buildings should be compatible in height, massing and placement on the lot and complementary in style, materials and details.



Examples of architectural forms and styles



Temperance Street Area_Late 1920s; 1878 County Atlas Map



Temperance Street road pattern



Temperance Street lot pattern

Temperance Street streetscape



Mature trees and enhanced landscaping are essential part of the neighbourhood's character



Houses placed close to the street edge provide for a more urban neighbourhood character

2 Temperance Street Character

The Temperance Street Neighbourhood is an older urban neighbourhood located in the Temperance Street and Kennedy Street West area, and directly connected to the Yonge Street commercial corridor. The neighbourhood encompasses the southern end of Temperance Street and acts as a transition area along the westernmost edge of the modified grid street network along Yonge Street.

The neighbourhood is characterized by an eclectic mix of building forms and architectural styles largely extending north-south along Temperance Street, and narrower streets and intersections. Smaller setbacks and a large concentration of 1.5 to 2.5 storey houses, together with prominent porches, mature trees and generous landscaping help to create a strong sense of enclosure to the streetscape and a more comfortable pedestrian environment.

Older historic houses dominate the neighbourhood and some from the late 20th century can be found in the south.

Over time, the Temperance Street area has continued to evolve, change and mature, with the construction of both new buildings, building additions and building renovations. While the incremental pattern of development activity has resulted in a visually rich and interesting neighbourhood character, future development should ensure **compatibility** through the recognition and enhancement of **neighbourhood character** and the promotion of **good urban design**.

For the Temperance Street Neighbourhood, it is recognized that its character arises from a combination of the following key attributes.

Pattern of Lots

The Neighbourhood reflects a regular, orthogonal grid with Temperance Street acting as the north-south neighbourhood spine parallel to Yonge, and 3 east-west streets intersecting it.

Most lots are narrow and deep, and relatively large compared to those on other similar urban settings. Although houses have variable front and side yard setbacks, buildings are generally placed closer to the street edge, which enhances the compact character of the neighbourhood and streetscape. Lots are either accessed via a driveway or walkway.

Streetscapes

In the Temperance Street Neighbourhood, the streetscape environment is defined by:

- Streets and intersections narrower than those in the newer neighbourhoods.
- Buildings that are generally 1.5 to 2.5 storeys, with most having pitched roofs.
- A variation in the placement of dwellings from the street, with most in the older buildings located relatively close to the street.
- Garages that are not prominent on the streetscape and, where provided, they are generally set back from the front façade or detached and placed to the rear of the property, with the exception of the newer houses.
- Significant mature trees and landscaping.
- Sidewalks are provided on at least one side of almost all streets, some with a boulevard.



Architectural Forms and Styles

As the Temperance Street neighbourhood is located adjacent to a traditional main street, there are a mix of adjacent land uses that add to the diverse building forms in the area and makes it. However, a significant number of older historic houses dominate the area, including some late 20th century houses in the south. Newer construction can be found in the southern part of the neighbourhood.

Most of the buildings in the neighbourhood face the street and provide a positive presence on the public realm, including prominent front doors and significant front porches that frequently softened the design of front facades.

There is a wide range of roof lines and pitches, with a steeper pitch dominating older built forms.



Example of an older historic dwellings in the Neighbourhood



Siding, as well as brick, are common materials



Historic style houses with significant porches and pitched roof lines

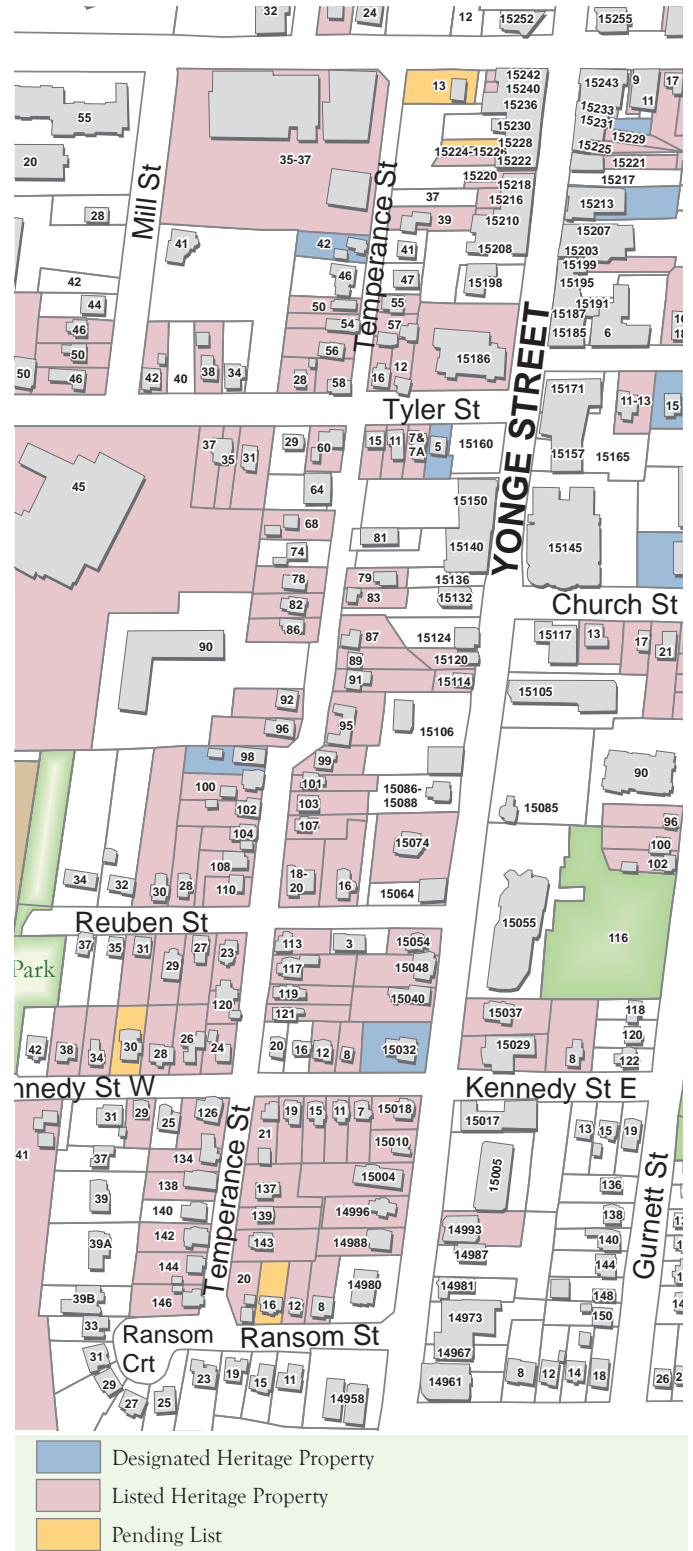


Cultural Heritage Resources

The majority of properties located on Ransom Street, Reuben Street, Kennedy Street West and Temperance Street are either designated or listed heritage properties under the Ontario Heritage Act. These are protected in the Official Plan to ensure that Aurora’s cultural heritage resources are conserved and enhanced to the long-term benefit of the community.

The Temperance Street Neighbourhood is unique in that it is essentially focused on two sides of a few streets and that many of the existing lots back onto the Main Street (Yonge Street).

It will be particularly important to maintain the character of this small area, as pressures for potential development occur along Yonge Street. New developments will likely be in higher density mixed use building forms and thus the impact of those types of buildings on the neighbourhood should be carefully considered.



Section of the 'Downtown Area Heritage Properties with Buildings' Map Dated February 2012



Figure ground graphic reveals the neighbourhood has an array of rear setbacks that is directly related to the existing variety in lot depths and shapes, and building footprints/sizes. However, clusters of 3-5 adjacent lots along the same streetscape share the same rear setback and very similar built form configurations/size.

3 Urban Design Guidelines



The Zoning By-law establishes clear regulations for lot coverage, landscaping, front/rear yard setbacks and interior/exterior side yard setbacks. These guidelines are not intended to duplicate the Zoning By-law, but instead, to work in conjunction with the zoning standards to not only ensure 'no adverse impact' through quantified performance standards, but also 'compatibility' of development through qualitative, context related design measures.

As such, the guidelines in this section are organized based upon the four key attributes that contribute to the character of the Temperance Street Neighbourhood. They are not intended to be detailed but rather, provide general guidance for all stable neighbourhoods.

3.1 Pattern of Lots

Lot Sizes/Configurations and Rear Setbacks

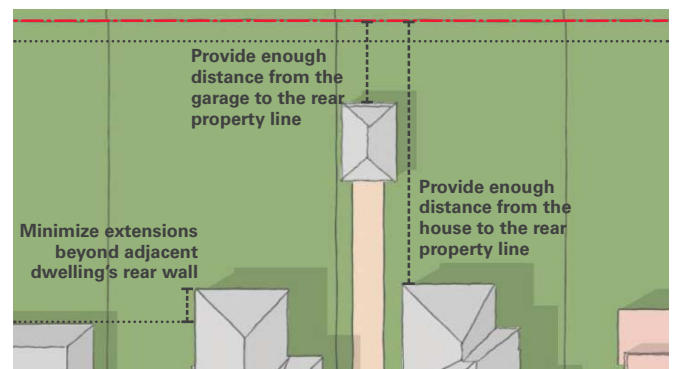
While lot size conditions the development possibilities in terms of building size/coverage, the way it is configured determines how the development relates to the public realm and other buildings along the street, as well as the consistency of the neighbourhood.

The objectives of the Urban Design Guidelines regarding lot size and its configuration and rear setbacks are to:

- Ensure compatible/similar lot sizes that enhance the rhythm along the streetscapes;
- Ensure lot configuration that reflect those of properties close by while achieving the desire relationship between the dwelling and the streetscape.
- Generally maintain the traditional range of building to lot relationship;
- Ensure that dwellings are in proportion to their lot sizes;
- Maintain the level of openness in the rear yard; and,
- Allow a measure of privacy between neighbours by providing space for light, landscaping and recreational uses.

Design Guidelines

- 1 Where possible, ensure that the rhythm along the streetscapes is respected and reinforced.
- 2 Where possible, enhance the public domain while maintaining appropriate separation of private areas.
- 3 Where possible, maintain the traditional building to lot relationship and encourage dwellings are in proportion to their lot sizes.
- 4 Maintain generous open space in the rear yard to allow for space for light, landscaping and recreational uses.
- 5 Ensure a measure of privacy between neighbours by providing sufficient distance between the back wall of the house and the rear property line.
- 6 Address rear yard privacy and sunlight issues when extending a home towards the rear property line or building a new dwelling by:
 - a) Minimizing extensions beyond the adjacent dwellings rear wall.
 - b) Keeping windows to a minimum on side elevations when the rear wall of the renovated/new dwelling extends beyond the adjacent dwelling's wall.
 - c) Minimizing the location of second floor balconies on rear and side elevations.
 - d) Providing fencing that effectively screens the rear amenity and minimizes its exposure to/from adjacent properties.
- 7 Provide enough distance between detached garages and the rear property line to minimize their impact on adjacent lots and allow opportunities for planting.



Rear yard setbacks



3.2 Streetscapes

The form (height, scale and massing) and placement (setbacks) of buildings in relation to the street and to adjacent developments are important considerations that define streetscapes.

The height, scale, massing and placement of buildings are important to creating the 'street wall' and framing the streetscape.

Front Yard and Side Yard Setbacks

The relationship between buildings through placement on the lot is important to ensure a consistent neighbourhood 'feel', and defines/frames the street while impacting the sense of openness and enclosure. The positioning of houses on their lots contribute significantly to the streetscapes and the character of the Temperance Street Neighbourhood.

The Zoning By-law establishes clear regulations for front yard setbacks and interior/exterior side yard setbacks. The objectives of the Design Guidelines in directing the relationship of the building to the side lot lines are to:

- Maintain a consistent spacing between dwellings, and
- Allow a measure of privacy between neighbours by providing space for light and landscaping.

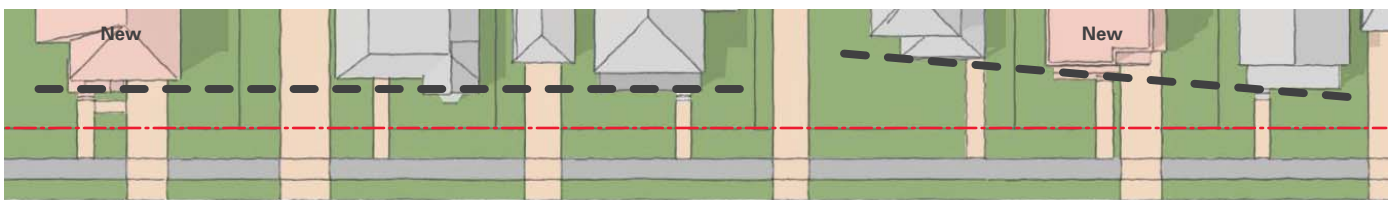
Design Guidelines Between Buildings and the Street

- 8 Reflect the front setback of adjacent dwellings; when substantially different, ensure the new dwelling's setback is equal to the average distance of those on either side of it.
- 9 Encourage a pedestrian oriented streetscape by placing new units close to the street edge/property line.
- 10 Provide side yard setbacks that reflect those of adjacent homes, or are the average distance of those on either side of the development, in accordance with existing zoning standards, to a minimum of 1.5 metres and 3.0m beyond the main rear wall of adjacent dwellings.

Design Guidelines Between Buildings

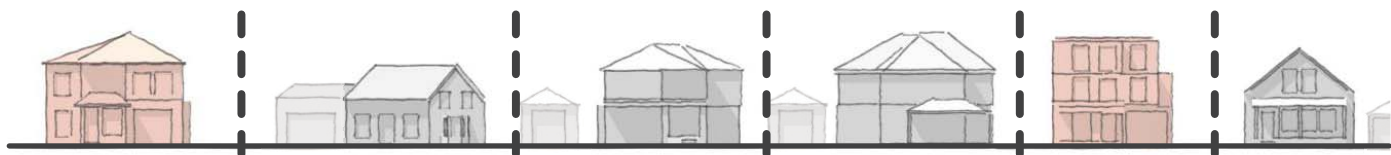
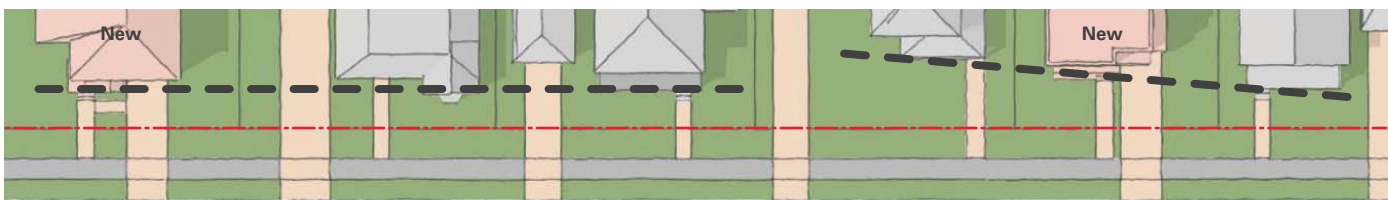
- 11 Maintain consistent spacing between dwellings.
- 12 Maintain a consistent 'street wall'.
- 13 Provide space for light and landscaping between neighbours.
- 14 Protect the privacy between units by minimizing the number of windows on side elevations.

Front setback reflects that of adjacent units



Front setback approaches

Front setback is the average of that of adjacent units



Generally consistent spacing between buildings



Building Height and Scale

Buildings in Temperance Street range from 1.5 to 2.5 storeys, with a mix of architectural styles ranging from mostly historic houses to some 20th century homes. For the purposes of these guidelines, a storey shall be defined as one level of habitable living space.

The objectives of the Design Guidelines in directing the relationship of the building scale along the street are to:

- Ensure a scale, massing, roof line and building orientation that is commonly found in the neighbourhood;
- Ensure a sensitive transition to adjacent residential dwellings; and,
- Promote more pedestrian-scaled streets.

Design Guidelines for Framing the Street

- 15 On blocks where single storey or 1.5 storey homes are predominant, second storey additions or new 2 storey homes may require particular attention to ensure sensitive transitions to adjacent properties.
- 16 Where possible, maintain the existing lot grading and the neighbourhood's characteristic first floor height.
- 17 Design to reflect the massing of the surrounding built form context for those elevations exposed to the public and provide any additional massing away from them.
- 18 Provide appropriate transition to/from existing adjacent buildings and ensure no new building is more than 1.5 storeys or 4.5m higher/lower than the adjacent dwellings.

- 19 Favour traditional architectural styles and ensure modern ones complement the surrounding dwellings.
- 20 Encourage roof lines with steeper pitches and articulated roof lines to reflect those of existing dwellings in the neighbourhood.
- 21 Discourage flat rooftops.



Articulated 2.5 storey buildings with entry porches frame the street



Articulated dwelling design reflects the original lot grading

Maximum 1.5 storeys difference between adjacent dwellings

Consistent height

Appropriate transition to lower dwellings



Approach to height and scale including transition

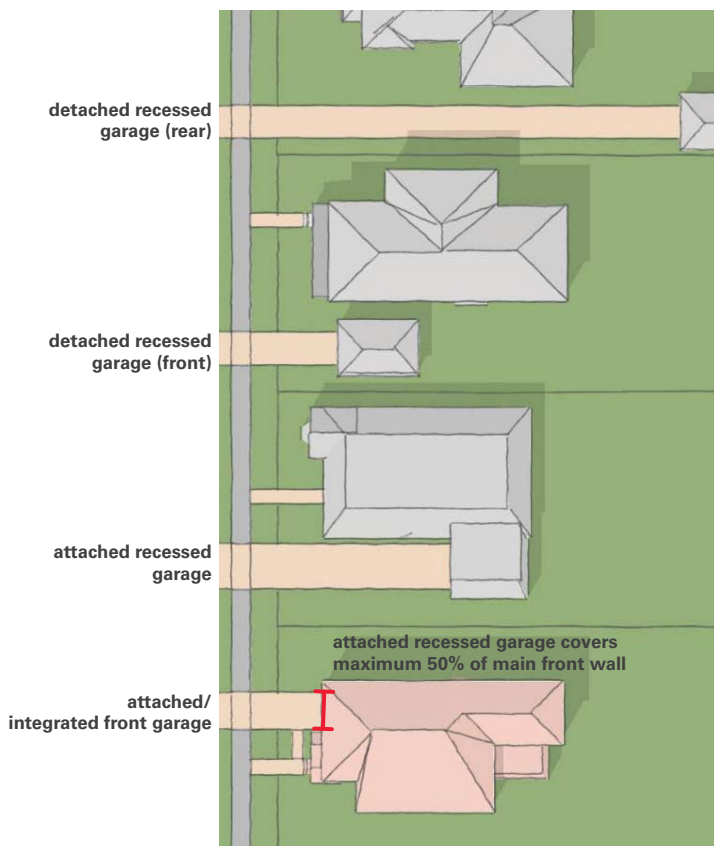


Garage & Driveway Width and Location

Garages and driveways should be located and sized based on the established pattern of the neighbourhood. In Temperance Street garages are generally not a prominent feature of the streetscape, and they are typically set back from the front facade or detached and located to the rear of the property.

The objectives of the Design Guidelines in directing the width and location of garages and driveways along the street are to:

- Ensure that garage doors do not dominate the front facade of the house;
- Minimize the garage and driveway presence on the streetscape; and,
- Maintain a consistent garage type and driveway width along the street.



Example of appropriate garage configurations that support the neighbourhood's character and a pedestrian-oriented public realm

Design Guidelines for Driveways and Garages

- 22 For attached garages/carports, de-emphasize their visual impact on the streetscape by:
 - a) Integrating the attached garage/carport into the massing and design of the dwelling.
 - b) Recessing them from the main front wall and avoid projecting it beyond the main front wall of the adjacent dwellings.
 - c) Considering the attached garages include a second storey over the garage, where height limitations permit.
 - d) Designing the roof line of the attached garage/carport to be compatible with and complement the roof line of the dwelling.
 - e) Integrating garage doors into the dwelling's façade design.
 - f) Ensuring that garage doors do not dominate the front facade of the house.
- 23 Encourage a consistent garage type and location along the street.
- 24 Encourage narrow driveways and ensure their widths do not substantially exceed the garage/carport width.
- 25 Encourage rear detached garages.
- 26 Consider tandem parking for narrower lots.
- 27 Where detached garages are proposed, locate them recessed from the dwelling's main front wall, and design them to reflect and complement the materials and character of the house.
- 28 Ensure the size of the garage is compatible with the size of the lot/dwelling;
 - a) Front-facing attached garages should not take up more than 50% of the width of the main front wall of the dwelling.
 - b) A maximum of a 2-car garage is considered appropriate for this neighbourhood.



Landscape Treatment

As dwellings in Temperance Street are located close to the street edge, front yards are mostly a combination of grassed areas with mature trees and decorative low plantings and shrubs that complement porches and entrance features, while providing transition from the public to the private spaces. In the neighbourhood side yards are often delineated by fences and/or generous planting.

The objectives of the Design Guidelines with respect to landscape are to:

- Maintain the green landscape character of the neighbourhood;
- Plan for the urban canopy;
- Screen views to rear yard parking; and,
- Preserve mature trees.

Design Guidelines for Landscape Treatment

- 29** Protect mature trees and encourage planting of new trees to enhance the urban canopy and create tree-lined streets.
- 30** Enhance the bio-resiliency of the area through planting of native, non-invasive trees and shrubs.

- 31** Encourage a combination of grassed areas and plantings that complement the design dwelling and animate the street edge.
- 32** Minimize hard surface landscaping/pavement in front yards and consider them for walkways and driveways only.
- 33** Encourage permeable paving for new walkways and driveways to reduce run-off to storm sewers and soften the streetscape appearance.
- 34** Provide a walkway from the front door to the sidewalk or to the driveway in the absence of a sidewalk.
- 35** Provide landscaping in front of blank walls.
- 36** Encourage front yard hedges do not exceed 1.2m in height, to allow for “eyes to the street” and avoid blocked views from/to dwellings.
- 37** Avoid privacy fencing at the front of the house; if considered, privacy fencing should not extend beyond the main front wall of the dwelling.
- 38** Favour corner lot fencing materials that complement the dwelling’s character as well as that of the surrounding neighbourhood;
- 39** Encourage the use of natural stone finishes for paving and landscape walls.



Hard surfaces are limited to the parking and walkway areas while complementing landscaping enhances the dwelling’s design



3.3 Architectural Forms and Styles

Front Elevation Treatment

The character of a neighbourhood is not static but rather, evolving and maturing with each home that is built or added onto. This creates a variety of styles, design expressions and materials that, layered over time, enhances and contributes to the character of a neighbourhood. This is most apparent along the streetscape.

The main front wall of a dwelling has an important role in defining and framing the streetscape. Its design / articulation is equally important to animating the street, and to establishing a positive connection to the broader neighbourhood.

As a neighbourhood with a strong historic character, dwellings in Temperance Street have prominent entries with significant front porches that generally step down to a front walkway and/or driveway. Glazing is provided through modest windows of vertical proportions, aligned vertically to one another or to entrances.

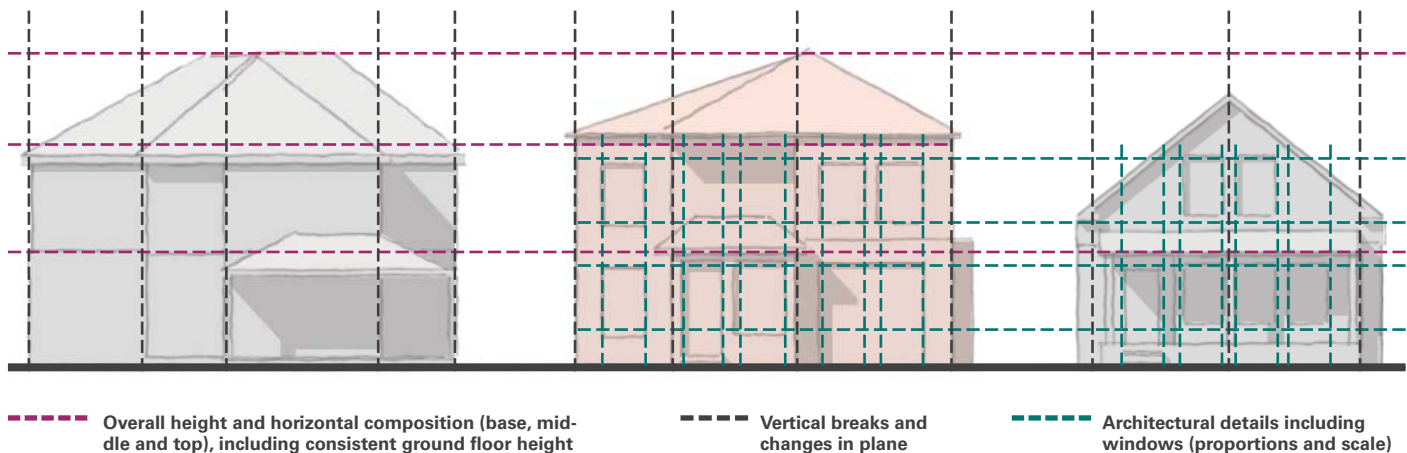
The objectives of the Design Guidelines in directing the relationship of the building front elevation and entrance to the street are to:

- Encourage a variety of architectural forms and styles that reflect the evolution of the neighbourhood while enhancing its character.
- Promote “eyes on the street” and a strong presence of the main elevation on the street;

- Ensure that the prominence of house front entrance and the proportion of glazing are maintained and consistent with the surrounding neighbourhood; and,
- Ensure the entrance remain the main feature of the house and is oriented to and clearly visible from the street.

Design Guidelines

- 40 Design dwellings to have articulated elevations, especially those exposed to streets and/or open spaces. Articulated elevations might include changes in plane, projections, enhanced fenestration, highlighted entrances, complementary materials, among other architectural elements.
- 41 Avoid blank walls facing the public realm (i.e. streets and open spaces)
- 42 Incorporate the vertical and horizontal proportions, rhythm and elevation design elements of surrounding dwellings including fenestration, lintels, sills, cornice and roof lines.
- 43 Ensure traditional architectural styles are properly executed and reflect their fundamental attributes. When not expressed / executed properly, these styles detract from the overall quality of the neighbourhood and can result in a hodge/podge of disparate design elements.
- 44 Consider contemporary architectural styles and ensure they reflect the proportions and fenestration of surrounding dwellings.



The design of new dwelling reflects the proportions of those adjacent to it



-
- 45 Consider keeping entry steps to a maximum of 5 and ensure they lead to a significant porch/entrance element/portico.
-
- 46 Design entrances to be consistent with the height and relationship to the street of adjacent dwellings.
-
- 47 Ensure front doors are prominent, clearly visible and approachable from the street via a walkway or driveway.
-
- 48 Encourage entrance features to be located at the front wall and highlight their prominence through articulated architectural elements.
-
- 49 Discourage side entrances. If they are considered, highlight their presence through massing and architectural gestures that provide a “public face” (e.g. wrapping porches/stoops and articulated elements) and provide a clear connection to the sidewalk or driveway.
-
- 50 Encourage weather protection elements at the main entrance and design them to complement the overall design of the dwelling.
-
- 51 Avoid metallic - cottage style awnings attached to main front wall.
-
- 52 For new homes or additions to existing ones located where there is a dominant pattern of existing front porches, incorporate similar elements into the design and encourage they are consistent in size and style with those in the surrounding neighbourhood.
-
- 53 If appropriate, consider porches that are as wide as the main front wall but ensure steps are only slightly wider than the entrance doors.
-
- 54 Design porch roof to complement the roof lines and proportions of the dwelling.
-
- 55 Provide enough glazing in the main elevation(s) through windows that complement the proportions and style of the dwelling, and those of adjacent dwellings.
-
- 56 Ensure corner units to display equal design quality on both elevations visible from the street and consider:
- a) Locating the main entrance at the exterior side wall.
 - b) Incorporating wrap-around porches and corner features where appropriate.



Articulated front elevation and roof lines animate the streetscape



Dwelling's mass is broken through the articulation of the front elevation and the use of accent materials to emphasize the entrance portion



Articulated corner porch as main element of the front elevation



Building Materials

The variety of building materials contributes to the interest along the street and to the varied architectural character of the neighbourhood.

There should be no strict imposition of material palettes. However, broad categories of building appearances are identified and described which provide sufficient flexibility to accommodate variety, while ensuring that no jarring interventions will be inserted to interrupt the visual harmony of a neighbourhood.

The objectives of the Design Guidelines for renovations, additions and new construction are to:

- Ensure high quality materials are used;
- Preserve the variety of design, colour and building materials within a range that enhances the character of the neighbourhood; and,
- Ensure that while buildings will inevitably change over time, they will maintain the cohesive visual character of the street.

Design Guidelines

57 Encourage a variety of coordinated materials that enhance and complement both the surrounding neighbourhood as well as the design style of the building. This may include more contemporary materials such as metal and concrete, in combination with brick, stone and wood.

58 Promote the use of high quality materials. The following are recommended as primary building materials in the Temperance Street Neighbourhood:

- a) Brick.
- b) Wood clapboard (siding) or wood batten.

59 Discourage the use of stone and stucco or its equivalent as main materials, and consider their use as secondary or accent materials only.

60 Consider natural finishes.

61 Provide colour palettes that take their cues from the built form on surrounding streets and/or are compatible with it.

62 Favour colours and materials from a heritage palette, including dark (reds and browns) and yellow buff brick and a variety of colours/tones for wood clapboard/batten. Avoid bright palettes.

63 Consider metallic railings and window frames as well as painted wood for porches, porch railings, bay window surrounds and shutters.

64 Consider cedar and asphalt shingles on roofs, as well as metal roofing when appropriate.

65 For additions or renovations to an existing building, incorporate materials and colours that are consistent with and complement the main building.



Brick as primary material in heritage palettes



Wood clapboard as primary material with stone used as accent and metallic railings complementing the dwelling's architecture



3.4 Cultural Heritage Resources

The objectives of the Design Guidelines with respect to Cultural Heritage Resources are:

- Preserve and highlight valuable Heritage Buildings in the area
- Ensure the design of new dwellings and ancillary structures enhances and highlights existing Heritage Buildings through appropriate placement, scale/massing and facade and streetscape treatments

Design Guidelines

- 66** Place additions to heritage buildings on the rear or side, recessed from the main front wall of the heritage building.
-
- 67** Locate new garages to the rear or setback on the side of the heritage building, and design them to complement it.
-
- 68** Ensure appropriate integration of heritage buildings into new developments on the same site by providing:
- a)** The new structure's main wall or that of ancillary buildings is setback from that of the heritage building.
 - b)** The height of the new structure is maximum 1 storey greater than the heritage building (or 3.5m measured to the top of the new structure's roof).
 - c)** The proportions and palette of materials/colours of the new structure reflect and complement those of the Heritage Building.
 - d)** The new structure is physically and visually compatible with, subordinate to, and distinguishable from the heritage building.
 - e)** No heritage attribute of the heritage building is concealed by the new structure (i.e. the heritage attributes identified in the designation by-law should remain visible from the street).
 - f)** No addition or new construction will negatively impact the heritage building if removed in the future.
- 69** Design new buildings to minimize their impact on heritage buildings on adjacent lots and to acknowledge/highlight them by ensuring:
- a)** The new building setback is equal to that of the heritage building, or is the average distance between the setbacks of the buildings on either side of the new development.
 - b)** The height of the new dwelling is equal to or maximum 1.5 storeys or 4.5m taller than that of the Heritage Building.
- 70** Avoid recreating historical architectural styles.
-
- 71** Reflect the rhythm of the horizontal and vertical architectural elements of the adjacent or on-site heritage building in the design of new dwellings/structures/additions.
-
- 72** Provide the finished first floor height of any new dwelling/structure/addition is consistent with the finished first floor height of adjacent or on-site heritage buildings.
-
- 73** Design new elevations to reflect the heritage building's proportions of glazing vs. solid, and those of windows and doors (width and height).
-
- 74** Reflect the design and proportions of the landscape treatment of adjacent heritage properties.
-
- 75** When considered, contemporary designs shall respond to / reflect key elements of the adjacent heritage buildings, including for examples:
- a)** Its scale, massing and overall proportions.
 - b)** The arrangement and proportions of its elevation elements (horizontal and vertical articulation, rhythm of windows).
 - c)** Its materials and colours.



4 Implementation, Monitoring & Updates

Residential Zones

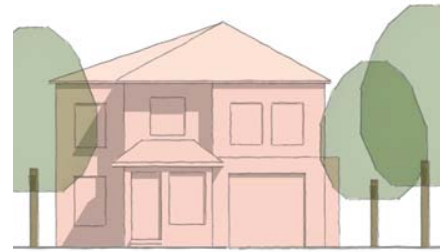
- R3-SN (497)
- R7-SN (497)
- R3-SN (498)
- R3-SN (499)

Building Addition (equal to or greater than 50m²)



or

New Building



'Basic' Site Plan Process & Urban Design Review

- Site Design (grading, servicing, lot coverage and configuration, setbacks, garage and driveway width and location)
- Urban Design Guidelines
- Zoning
- Building Design (building height and massing, architectural design, front elevation treatment, building materials, heritage resources)
- Major alterations to existing heritage buildings need to obtain a Heritage Permit through the review and approval by Council prior to the issuance of site plan approval.
- Refer to Site Plan Application Guide

Building Division

- Ontario Building Code
- Refer to Building Permit Application Guide



Site Plan Approval Building Permit

Planning & Development Services

appendix:

Definitions & Glossary of Terms

Adverse Impact: Any impairment, disruption, destruction or harmful alteration.

Articulated Elevation: A building elevation (usually the front and any publicly exposed building face) whose design includes a comprehensive combination of changes in plane, projections, enhanced fenestration, highlighted entrances, complementary materials, among other architectural elements (i.e. not a plain, blank, flat wall).

Building Footprint: the footprint of a house is the total ground area covered by the home including garages and porches.

Character: a unique combination of features (i.e. existing pattern of development, built form and streetscape design) that should be embraced and reinforced.

Coexist: two or more elements /structures that harmoniously exist in the same place.

Compatible: As per the OP "...development that may not necessarily be the same or similar to the existing buildings in the vicinity, but, nonetheless, enhances an established community and coexists with existing development without causing any undue adverse impact on surrounding properties."

Complement: built form that responds in a respectful and thoughtful manner to its context to reinforce it and make better.

Enhance: strengthen, exalt and/or further improve the qualities that contribute to the character of a place. Reinforce.

Existing: found in a particular place i.e. neighbourhood, street, development pattern. As per the OP "...means lawfully in existence on the date of this Plan's adoption, and for greater certainty does not include a use, building or structure that is in existence on that date without being lawful".

Front building face width: the width of the main front wall of a dwelling, including a front-facing attached garage.

Front-facing attached garage: a garage that is built into the front structure of a dwelling, with a garage door that faces and is accessed from the street.

Heritage Attribute: attributes of the property, buildings and structures that contribute to the property's cultural heritage value or interest. They may include but are not limited to architectural style/design, massing/scale, composition, function, interior spatial configurations, external layouts, and location.

Historic/traditional style home: broad range of styles developed in the 19th and early 20th century, each displaying very unique features. Traditional home designs are influenced by historic styles (i.e. Victorian, Colonial, Craftsman, or Neo-classical architecture). Common features among them include large/open porches with overhanging beams and rafters, dormers, and tall/pitched rooftops with one or more gables. Common materials include brick, wood, stucco, and stone.

Main Front Wall: the dwelling's primary exterior front wall, not including permitted projections or a front attached garage door.

Modern/contemporary Style: variety of styles developed in the latter half of the 20th century. Their design is based on the simple/clean lines, shapes and forms, mostly related to their structure. Straight lines, big openings, bold roof lines (flat or low-sloped) and minimum texture are often seen in this type of houses. Common materials include concrete, brick, wood, and stucco.

Stable Neighbourhoods: existing, older residential neighbourhoods where a thriving community and a distinctive built/natural environment coexist and depend on each other.

Sympathetic: that is compatible and supportive of an specific(s) built characteristic or element.

Vicinity / Surrounding Context: area near or surrounding a particular place, or that is in enough proximity to share a physical relationship.

 The Planning
Partnership



Town of Aurora

Urban Design Guidelines

For Additions and New Buildings in Stable Neighbourhoods

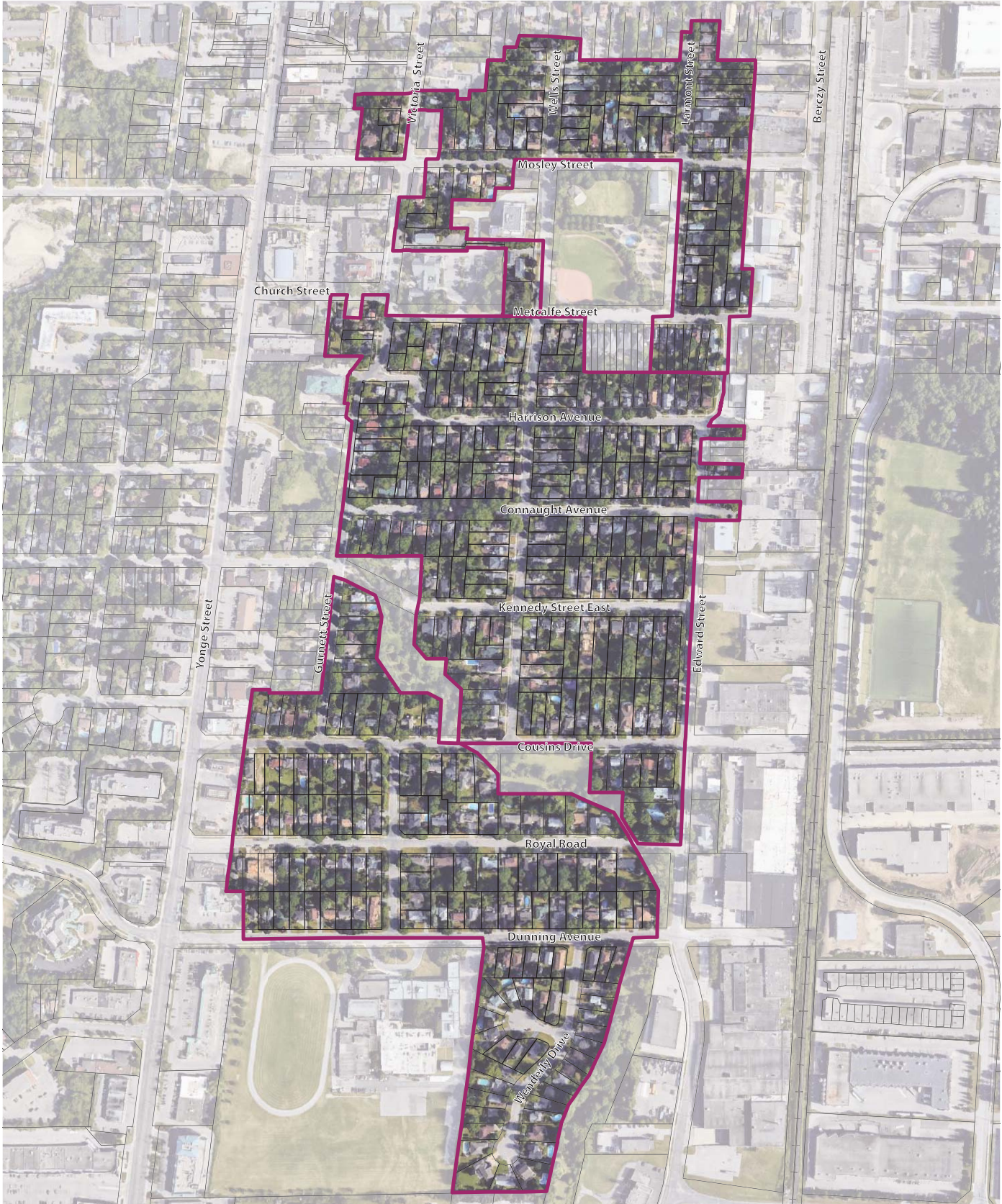
Town Park Neighbourhood

Prepared by The Planning Partnership | October 2020

this page is intentionally left blank

Table of Contents

1	Introduction	1
	1.1 Purpose of the Design Guidelines	2
	1.2 Design Guidelines Context	2
	1.3 What are Design Guidelines	5
	1.4 How will They Be Used	5
	1.5 Objectives of the Design Guidelines	6
	1.6 Character Attributes (general description)	8
2	Town Park Character	11
3	Urban Design Guidelines	15
	3.1 Pattern of Lots	15
	3.2 Streetscapes	16
	3.3 Architectural Forms and Styles	20
	3.4 Cultural Heritage Resources	23
4	Implementation, Monitoring & Updates	24
a	Appendix: Definitions and Glossary of Terms	25



Town Park Neighbourhood (Zoning by-law boundary)

1 Introduction

Guided by the community vision articulated in the Official Plan (OP), and building on the principles of 'compatible' development, the objective of the Urban Design Guidelines is to provide direction for the design of future residential uses that 'respect and reinforce' the unique character of Aurora's Stable Neighbourhoods.

Throughout a number of Aurora's Stable Neighbourhoods, there is a growing trend of dwellings being renovated, enlarged, or replaced by new dwellings, which are often significantly larger and conflict with the existing character of the community.

Through consultation with the community and feedback from residents, the Town identified a number of concerns. It should be noted that while there were generally two perspectives expressed - with equal support by those in favour of development and those opposed to change, the following are highlights of some of the concerns that were heard:

- Compatibility of new dwellings with the existing fabric of the community, mainly with respect to built form, height, architectural style and scale;
- Issues of privacy, overlook and impact on sunlight in (private) amenity areas;
- Preserving the integrity of the existing landscaped pattern of front and rear yards, notably with mature trees and large front lawns;
- Side yard setbacks (the open space between dwellings) which form part of the neighbourhood character;
- Existing zoning provisions (R3) which do not reflect what is in the ground today, especially lot coverage;
- The limit of development and siting of additions and new builds in the Greenlands System;
- Calculation of gross floor area as an added restriction in the By-law and how that number was achieved;
- How grade is currently measured in the By-law, and the slope of a property, affecting the character of a lot relative to the street, in particular building height;

It should also be noted that there was general recognition that the each of the four Stable Neighbourhoods are:

- Unique and distinct and require an appropriate and customized approach;
- 'In transition' and while stable, are not static;
- Require a regulatory framework that allows for flexibility in architectural style while respecting and reinforcing the existing neighbourhood character; and,
- Urban Design Guidelines are a good tool to help with 'fit' for new infill development;

To address some of these challenges, Town Council identified the need for further direction in managing the built form of these changes in four specific neighbourhoods: Aurora Heights, Regency Acres, Temperance Street and Town Park.

The Stable Neighbourhoods Study and Peer Review information report, presented to Town Council January 2019, suggested a number of recommendations for strengthening the protection of Stable Neighbourhoods. The report recommended additional planning tools for managing character, including the preparation of amendments to the Zoning By-law (By-law Number 6190-19 enacted June 25, 2019) and Urban Design Guidelines.



1.1 Purpose of the Design Guidelines

The purpose of the Urban Design Guidelines is to implement the Official Plan Vision for Stable Neighbourhoods, by identifying the key attributes that contribute to the character of the area and providing a framework to guide the design of additions and new buildings and landscapes that:

- Reconciles compatibility with diversity, while avoiding both monotony and harsh contrasts;
- Respects and reinforces the existing character of the neighbourhood; and,
- Promotes a contextual design approach that considers the adjacent and surrounding development and fosters pedestrian scaled/oriented streetscapes, while allowing for and encouraging appropriate flexibility, innovation and diversity in design, intrinsic to evolving communities.

The Urban Design Guidelines for Stable Neighbourhoods are intended to work alongside the Zoning By-law to implement the Official Plan vision for Stable Neighbourhoods, to ensure that new development is compatible with, and enhances existing stable neighbourhoods.

1.2 Design Guidelines Context

The Town's Official Plan is one of the guiding documents that is used to direct and manage growth; it articulates the vision and objectives for how the community should be developed and outlines the policies for how land in the community should be used.

The Official Plan is prepared with input from the public and the community and helps to ensure that future planning and development meets the specific needs of the community; it deals mainly with issues such as:

- Where new housing, industry, offices and shops will be located
- What services like roads, water mains, sewers, parks and schools will be needed
- When, and in what order, parts of the community will grow
- Community improvement initiatives

The Town's Council recognizes the importance of having a Vision to steer it through all of the many changes that are in the near and distant future and that, in order to be successful, meaningful and impactful, it must represent what the community is today and what it aspires to be in the years to come. In this regard, one of the key objectives for the successful evolution and development of the community is 'Ensuring Design Excellence'.

Ensuring Design Excellence extends to all areas within the Town, including existing, older residential neighbourhoods.

These areas are identified as 'Stable Neighbourhoods' in the Official Plan; this designation is intended to protect the Neighbourhoods from incompatible forms of development, while still permitting them to evolve and be enhanced over time.

While it is recognized that Stable Neighbourhoods are places that will continue to attract new residents and evolve, the policies direct that new development is to be sympathetic to and compatible with the form and character of the area, and appropriately considers the character of the area and the surrounding neighbourhood context.



Official Plan Policies that provide direction for Urban Design Guidelines include:

Policy 2.1 Ensuring Design Excellence

Ensure that Aurora promotes design excellence in all its land use and development decisions. High quality buildings, well-designed and functioning streetscapes, appropriate transitions between defined areas, integration between old and new development and connected open spaces are the elements that define a place. This Plan emphasizes the important link between managing growth, high quality design and Aurora's continued evolution as a memorable and beautiful place.

Policy 2.1.vi Protecting Stable Neighbourhoods

It is the intent of this Plan to ensure that Aurora's stable neighbourhoods are protected. Aurora's existing neighbourhoods, both older and newer, are not only a defining element of Aurora's character and urban structure, but also a tremendous asset and attractor for new residents and investment interests. This Plan seeks to ensure that the stability and vibrancy of these existing neighbourhoods is protected from the negative impacts of potential incompatible development and growth pressures. Any infill that occurs must be compatible with the established community character.

Policy 8.0 Intent

It is the intent of this Plan to ensure that the areas designated 'Stable Neighbourhoods'... are protected from incompatible forms of development and, at the same time, are permitted to evolve and be enhanced over time. All new development shall be compatible with its surrounding context and shall conform with all other applicable policies of this Plan.

Policy 8.1.3: Development Policies

New development and site alteration abutting existing residential development shall be sympathetic to the form and character of the [sic] existing development and shall be compatible with regard to building scale and urban design.

Policy 8.1.4: Design Policies

a) All new development within the 'Stable Neighbourhoods' designation shall respect and reinforce the existing physical character and uses of the surrounding area, with particular attention to the following elements: i. the pattern of lots, streets and blocks; ii. the size and configuration of nearby lots; iii. the building type of nearby residential properties; iv. the heights and scale of nearby residential properties; v. the setback of buildings from the street; The Town of Aurora Official Plan September 27, 2010 50 vi. the pattern of rear and side-yard setbacks; and, vii. conservation and enhancement of cultural heritage resources.

Policy 4.2a:

New development, redevelopment, rehabilitation, and subdivision layout shall be encouraged to complement natural landscapes and grades, water courses, vegetation, heritage environments and existing or proposed adjacent buildings, through the conceptual design of buildings, their massing, siting, exterior, access and public areas.

Policy 4.2c:

Council shall support urban design which:

- Reconciles compatibility with diversity; and,
- Avoids both monotony and harsh contrasts.

Policy 4.2.f:

To achieve human scale, attractive and safe public environments, in entryways, heritage areas, in and adjacent to streets and open spaces, the following:

i. Development should encourage:

- sun penetration on outdoor spaces such as sidewalks, streets, parks and court yards;
- a micro climate which prevents wind tunnels and shelters against cold northerly winds;
- access to historic areas by walking, cycling and transit; and,
- practices that would mitigate local heat island effects such as the incorporation of green or white roofs, strategic planting of shade trees, and the use of light coloured paving materials.



ii. Facade treatment should encourage:

- elements of interest such as displays;
- well-designed street furniture and landscaping;
- a variety of textures and colours on walls and walkways;
- human scale development that ensures people at grade do not feel over-powered by the built environment; and,
- open balconies on upper floors overlooking streets especially in mixed use areas and residential projects.

iii. Pedestrians shall be protected from inclement weather with canopies or arcades at building entrances and along store fronts. iv. Upper storeys of larger buildings may require step-backs to achieve:

- human scale buildings;
- vistas to heritage sites;
- harmony with natural contours; and,
- diversity of scales without harsh contrast and monotony.

v. Landscaping and underground wiring may be required to enhance public vistas in visually significant areas.

vi. Council may require utility providers to consider innovative methods of containing utility services on or within streetscape features such as entryway features, light standards, transit shelters, etc., when determining appropriate locations for larger utility equipment and/or utility clusters.

vii. In older sections of the community, Council may undertake tree planting, maintenance and renewal while in new areas developers shall undertake a street tree planting programme in accordance with municipal standards.

viii. All new parking shall be located at the rear of buildings. In areas that have already been developed, parking in front shall be encouraged to:

- be screened by landscaping;
- allow for visibility of store fronts from the street by limiting the depth of front parking areas;
- not create large gaps between developments;
- allow for substantially uniform setbacks from the street;
- minimize conflict with pedestrian circulation; and,
- be coordinated with adjacent commercial developments.

ix. Non-residential uses shall be screened from abutting residential uses where residential uses exist or are planned and the non-residential use does not exist or requires an Official Plan Amendment.

x. Unsightly site elements such as loading, parking, refuse storage areas and transformers shall be screened to ensure the amenity of adjacent areas.

xi. Visual screens may consist of landscaped buffer areas with grass strips, tree(s), shrubs and or decorative screens, walls or fences, as specified in municipal standards. Such screens shall not obscure visibility or compromise the sense of safety.

xii. In order to mitigate the visual impact of roof top mechanical equipment (other than solar panels), such equipment shall be:

- placed in locations that eliminate their visibility; and/or,
- screened by raised parapets that complement the building design, material and colour; and/or,
- placed in specially designed enclosures that complement the building design, material and colour.

xiii. Council may require special urban design studies for development proposals to ensure the special requirements are met at Entryway locations.



1.3 What are Design Guidelines?

The Zoning by-law addresses matters such as lot coverage, parking, setbacks and height - the 'quantitative' aspects of a neighbourhood's physical form. While zoning regulates how buildings sit within a lot/block, it represents only one of the planning tools that may be used to guide and shape development. To create development that promotes 'design excellence', is 'compatible' with and 'fits' within its surrounding context, zoning is best used in conjunction with design guidelines.

Design guidelines address the relative height, massing and articulation of elements (buildings and landscapes), their relationship to one another and to their surroundings - these 'qualitative' aspects of physical form work in combination with zoning parameters to lend shape and 'character' to a neighbourhood. These aspects are more effectively addressed through Urban Design Guidelines.

Urban Design Guidelines are statements that include design guidance, criteria, standards and codes for how to shape the built environment, both the individual elements as well as how these should be spatially arranged and relate to one another. Urban Design Guidelines address diverse scales of development, from site specific to city-wide. Design Guidelines typically address the design of buildings, landscape features and their organization within a defined area as well as their relationship to their surroundings - built and natural.

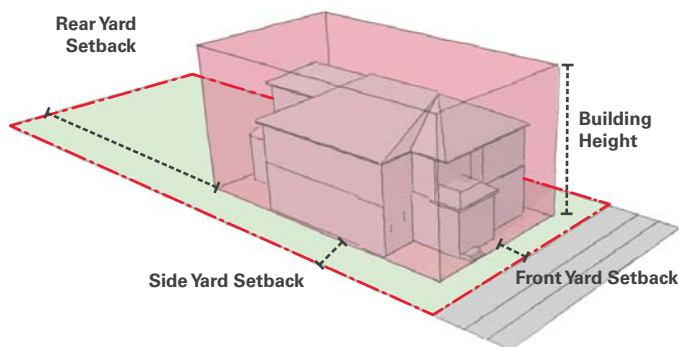


Diagram generally illustrating the aspects of building that are addressed in the Zoning By-law.

The Zoning By-law controls the use of land in terms of how it may be used, lot sizes/dimensions, where buildings and other structures can be located, the type of buildings permitted, height, parking requirements and setbacks.

1.4 How will they be used?

These Design Guidelines will be used to evaluate proposals for **single-detached and semi-detached dwellings** consisting of:

- replacement dwellings or additions
- new and replacement detached garages
- accessory structures
- additions/accessory structures equal to or over 50m².

The Design Guidelines :

- Will be implemented through the Town's Site Plan Approval process.
- Are intended to provide guidance for homeowners, designers, architects, developers and landscape architects by outlining the framework and design principles for the site layout, massing and relationships of new and modified dwellings in the neighbourhood.
- Are non-statutory statements and therefore have inherent flexibility in their interpretation and application. As a planning tool, they may be changed or adjusted on a case-by-case basis.

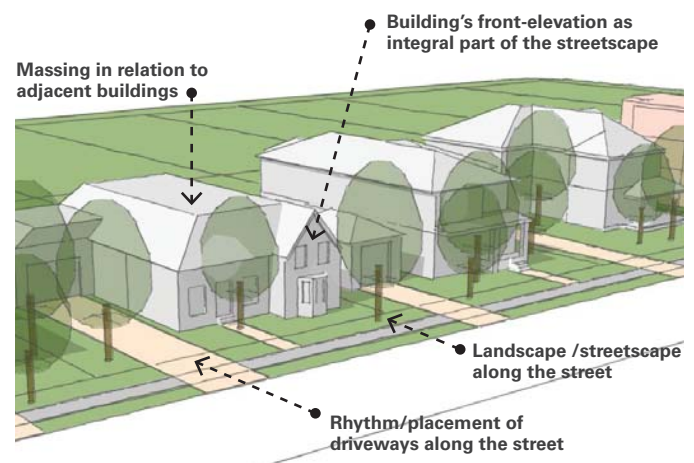


Diagram generally illustrating the contextual considerations for new buildings and additions addressed in Urban Design Guidelines.

Urban design guidelines refine what happens inside the lot by further shaping the building(s) in relation to its context, in relation to the adjacent structures and the streetscape. Urban design considerations include elevation design, architectural style, use of materials, and landscape design in relation to the immediate and surrounding context.

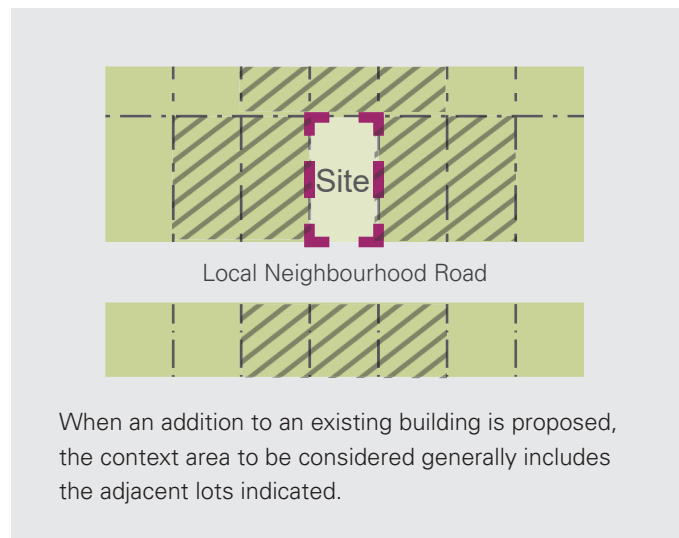
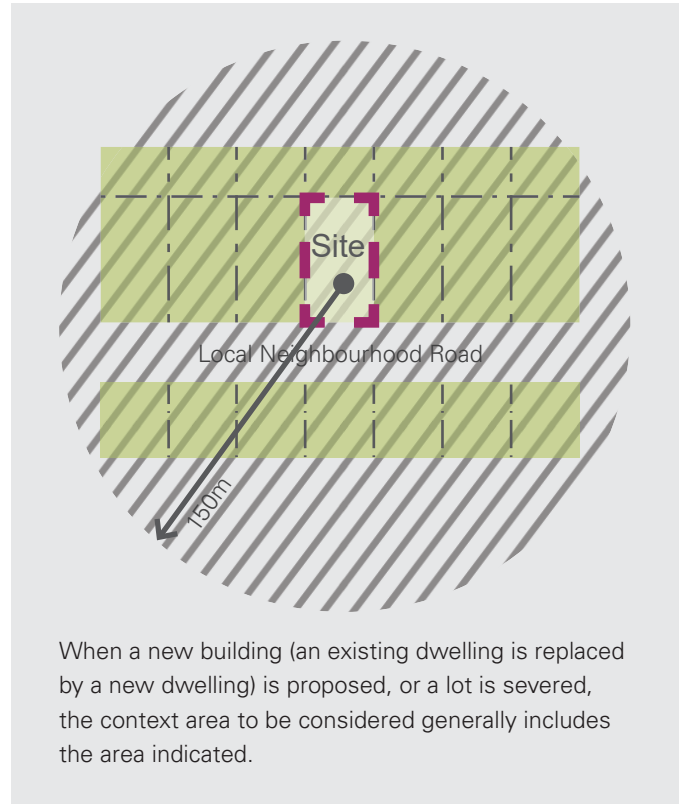


1.5 Objectives of the Design Guidelines

The recent development activity has posed a number of challenges to maintaining the characteristics that define the Stable Neighbourhoods, including the Town Park Neighbourhood.

These design guidelines work in combination with zoning standards to address the placement, scale and design of new buildings and additions relative to their surroundings and provide guidance to:

- promote **compatible development**;
- enhance **neighbourhood character**; and,
- promote **good urban design** and **best practices**.



Diagrams generally illustrating the area to be considered, in relation to the scale of building proposed.



Neighbourhood Character

Neighbourhood character refers to the “look and feel” of a place, and it considers the public and private realm components that define the area, including topography, age and style of housing, built environment, land use patterns, landscaping, street patterns, open space, natural heritage areas and streetscapes. Going beyond a categorization of the private and public realm, the character of individual properties and buildings cannot be viewed in isolation from the character of the street and surrounding context.

Neighbourhoods evolve over time, the incremental / cumulative changes that occur are important to the continued viability and vibrancy of the area; these changes, when taken in context, help to shape the character of the neighbourhood, including the following key attributes:

- **Pattern of Lots;**
- **Streetscapes;**
- **Architectural Forms & Styles; and,**
- **Cultural Heritage Resources.**



1.6 Character Attributes (general description)

Pattern of Lots

While the Zoning By-law speaks to individual lot sizes and lot frontages, urban design focuses on the combined/cumulative effect of the individual lots over a larger area, as an overall pattern. The pattern of lots is important as it informs where and how a building sits relative to the street and to one another, resulting in a rhythm of solid and void along the street as well as the proportion of building to landscape over the larger area.

Streetscapes

Streetscapes encompass the elements that contribute to spatially defining, articulating and animating the street environment, within both the public and private domains. Streetscape design requires that these elements are considered in a comprehensive manner, including the placement of buildings and driveways, building features that face the street, the open spaces between buildings, the roof line of buildings along the street, and landscaping within the street boulevard and front yards.

The illustrations below generally show these components, in plan and elevation view.



Figure ground graphic reflecting the pattern of lots



Streetscape Plan



Streetscape elevation



Architectural Forms & Styles

The Zoning By-law speaks to how a building sits within a lot and a building 'envelope'. It does not address the form and style of buildings which have a tremendous collective impact on the character of an area.

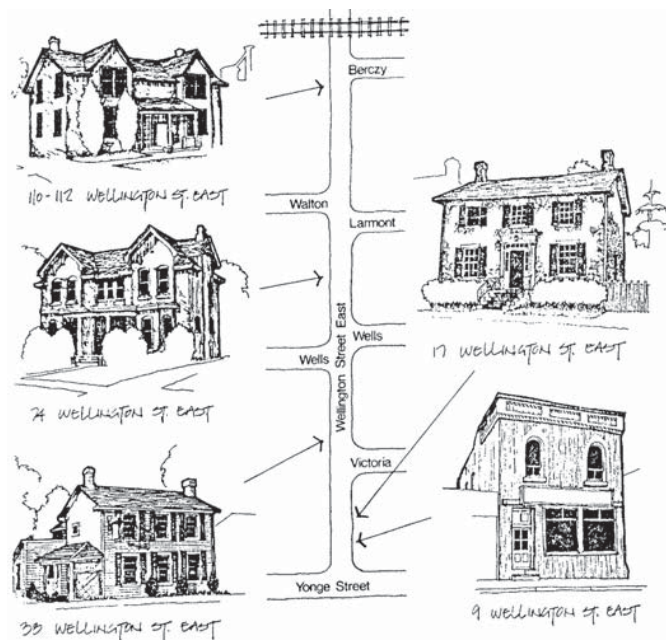
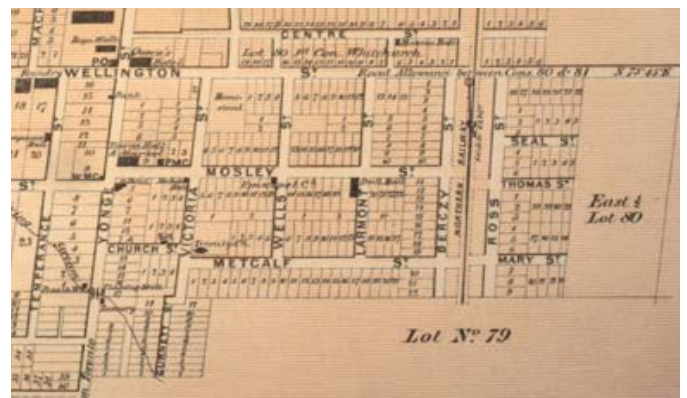
While a rigorous adherence to a particular form or style is neither desirable nor realistic (even in new subdivisions), there are key elements of all building designs that can be used to ensure that different forms and styles can co-exist alongside one another in a compatible and complementary manner. This may include: front porches, windows, doors, horizontal bands, specific roof lines, etc.

Cultural Heritage Resources

Cultural heritage resources are important character-giving elements of our communities and where feasible, should be preserved, integrated and enhanced. At the same time, the impact of new developments on heritage buildings and the character of a street / area should be minimized. This means that new buildings in proximity to heritage buildings should be compatible in height, massing and placement on the lot and complementary in style, materials and details.



Examples of architectural forms and styles



Sketches of Heritage Resources From the Town of Aurora LACAC report (1985)

Wellington Street East_Late 1920s; 1878 County Atlas Map

2 Town Park Character

As part of the historic core of the community, Town Park neighbourhood is one of the oldest neighbourhoods in Aurora. Its character is distinguished by a concentration of older homes on relatively large lots, architectural variety, prominent porches, mature tree-lined streets and significant open areas of landscape. Many of the homes in the area are also designated and listed heritage properties.

Over time, the Town Park area has continued to evolve, change and mature, with the construction of both new buildings, building additions and building renovations. While the incremental pattern of development activity has resulted in a visually rich and interesting neighbourhood character, future development should ensure **compatibility** through the recognition and enhancement of **neighbourhood character** and the promotion of **good urban design**.

For the Town Park Neighbourhood, it is recognized that its character arises from a combination of the following key attributes.

Pattern of Lots

In the Town Park Neighbourhood, the distinctive grid pattern of streets and blocks is grounded in the historic system of land surveying which created the orthogonal pattern of Concession Roads and Side roads and as such, is oriented along the Yonge Street and Wellington Street axes.

The grid continues into the newer parts of the area, south of Metcalf Street, with only minor deviations to accommodate the water course that runs through this portion of the neighbourhood.

Lots are relatively large and the majority are oriented in the north-south direction, resulting in most of the east-west streets having more 'front doors' facing onto them.

Over time, existing lots have been subdivided to allow for the development smaller units, older houses have been demolished and replaced with newer, much larger homes which have significant integrated garages and front driveways, and new additions, sometimes larger in height and massing than the main building, have been added onto existing homes. This has the effect of altering the pattern of lots in the neighbourhood.

Streetscapes

In the Town Park Neighbourhood, the streetscape environment is defined by:

- Buildings that are generally 1.5 to 2.5 storeys, with most having pitched roofs.
- A variation in the placement of dwellings from the street, with most in the older area located relatively close to the street.
- Garages are mostly attached and recessed from the main front wall with parking pads/driveways being as wide as the garage itself. Detached garages are either located to match the dwelling's setback or slightly recessed from it. However, in the newer areas, garages tend to be integrated with the main building at the front of the house, creating greater visual impact and greater building massing along the street.
- A abundance of mature of trees and landscaping.
- Sidewalks on at least one side of almost all streets, and some in conjunction with a planted boulevard.



Architectural Forms and Styles

As one of the oldest neighbourhoods in Aurora, the Town Park Neighbourhood is characterized by the predominance of heritage buildings and a variety of architectural forms and styles.

The area's long history, spanning from the 1800s to today, is represented in the diversity of building styles, including Gothic, Edwardian Classic, Vernacular Homestead, Georgian and Craftsman styles of architecture that are found in the north parts of the neighbourhood, and mid-to-late 20th century houses and newer construction found in the south parts of the neighbourhood.

Buildings generally face the street and provide a positive presence on the public realm, including prominent front doors and porches.

There is a wide range of roof forms (hip and gable) and pitches, with a steeper pitch dominating older built forms, located generally to the north of the Neighbourhood.



Examples of stones residence in Town Park



Siding, as well as brick and stone, are common materials in Town Park



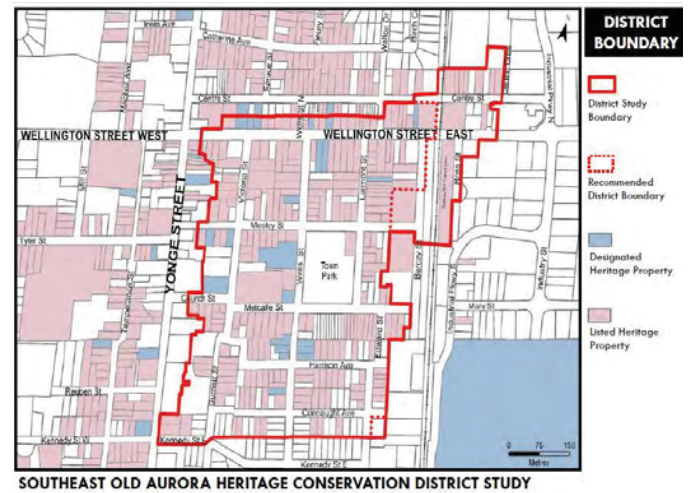
Older historic houses are predominant in the Neighbourhood



Cultural Heritage Resources

The majority of properties located in the north part of the Town Park are either designated or listed heritage properties under the Ontario Heritage Act. These are protected in the Official Plan to ensure that Aurora's cultural heritage resources are conserved and enhanced to the long-term benefit of the community. In particular, Policy 2.1.xi., for the Town Park North/South Neighbourhood states that:

"Promote the conservation and enhancement of Aurora's cultural heritage resources. Cultural heritage resources, whether they are buildings, monuments, landscapes, archaeological sites, or districts, tell the story of a community's evolution and provide important visual reminders that can help to define a sense of place."



Edwardian Classicism



Gothic Revival



Vernacular Architecture

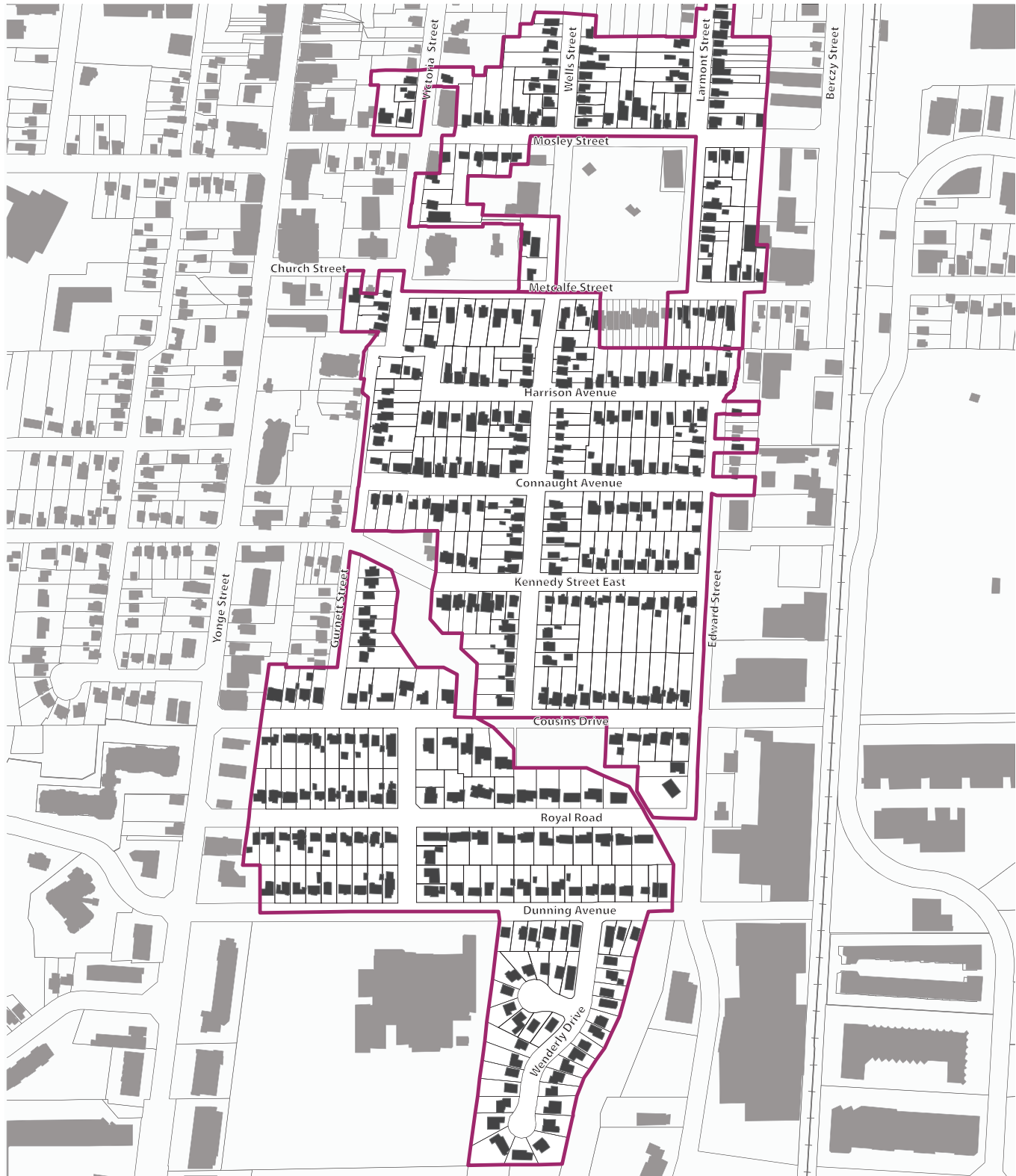


Figure ground graphic reveals generous rear setbacks and generally even rhythm of built form and void along the neighbourhood's streetscapes, as well as tendency to keep dwellings depths consistent

3 Urban Design Guidelines



The Zoning By-law establishes clear regulations for lot coverage, landscaping, front/rear yard setbacks and interior/exterior side yard setbacks. These guidelines are not intended to duplicate the Zoning By-law, but instead, to work in conjunction with the zoning standards to not only ensure 'no adverse impact' through quantified performance standards, but also 'compatibility' of development through qualitative, context related design measures.

As such, the guidelines in this section are organized based upon the four key attributes that contribute to the character of the Town Park Neighbourhood. They are not intended to be detailed but rather, provide general guidance for all stable neighbourhoods.

3.1 Pattern of Lots

Lot Sizes/Configurations and Rear Setbacks

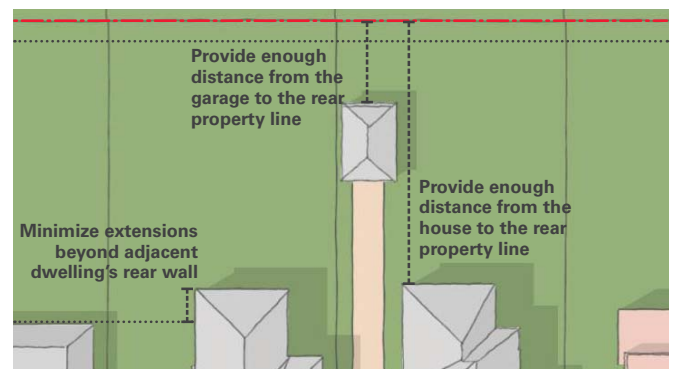
While lot size conditions the development possibilities in terms of building size/coverage, the way it is configured determines how the development relates to the public realm and other buildings along the street, as well as the consistency of the neighbourhood.

The objectives of the Urban Design Guidelines regarding lot size and its configuration and rear setbacks are to:

- Ensure compatible/similar lot sizes that enhance the rhythm along the streetscapes;
- Ensure lot configuration that reflect those of properties close by while achieving the desire relationship between the dwelling and the streetscape.
- Generally maintain the traditional range of building to lot relationship;
- Ensure that dwellings are in proportion to their lot sizes;
- Maintain the level of openness in the rear yard; and,
- Allow a measure of privacy between neighbours by providing space for light, landscaping and recreational uses.

Design Guidelines

- 1 Where possible, ensure that the rhythm along the streetscapes is respected and reinforced.
- 2 Where possible, enhance the public domain while maintaining appropriate separation of private areas.
- 3 Where possible, maintain the traditional building to lot relationship and encourage dwellings are in proportion to their lot sizes.
- 4 Maintain generous open space in the rear yard to allow for space for light, landscaping and recreational uses.
- 5 Ensure a measure of privacy between neighbours by providing sufficient distance between the back wall of the house and the rear property line.
- 6 Address rear yard privacy and sunlight issues when extending a home towards the rear property line or building a new dwelling by:
 - a) Minimizing extensions beyond the adjacent dwellings rear wall.
 - b) Keeping windows to a minimum on side elevations when the rear wall of the renovated/new dwelling extends beyond the adjacent dwelling's wall.
 - c) Minimizing the location of second floor balconies on rear and side elevations.
 - d) Providing fencing that effectively screens the rear amenity and minimizes its exposure to/from adjacent properties.
- 7 Provide enough distance between detached garages and the rear property line to minimize their impact on adjacent lots and allow opportunities for planting.



Rear yard setbacks



3.2 Streetscapes

The form (height, scale and massing) and placement (setbacks) of buildings in relation to the street and to adjacent developments are important considerations that define streetscapes.

The height, scale, massing and placement of buildings are important to creating the 'street wall' and framing the streetscape.

Front Yard and Side Yard Setbacks

The relationship between buildings through placement on the lot is important to ensure a consistent neighbourhood 'feel', and defines/frames the street while impacting the sense of openness and enclosure. The positioning of houses on their lots contribute significantly to the streetscapes and the character of the Town Park Neighbourhood.

The Zoning By-law establishes clear regulations for front yard setbacks and interior/exterior side yard setbacks. The objectives of the Design Guidelines in directing the relationship of the building to the side lot lines are to:

- Maintain a consistent spacing between dwellings, and
- Allow a measure of privacy between neighbours by providing space for light and landscaping.

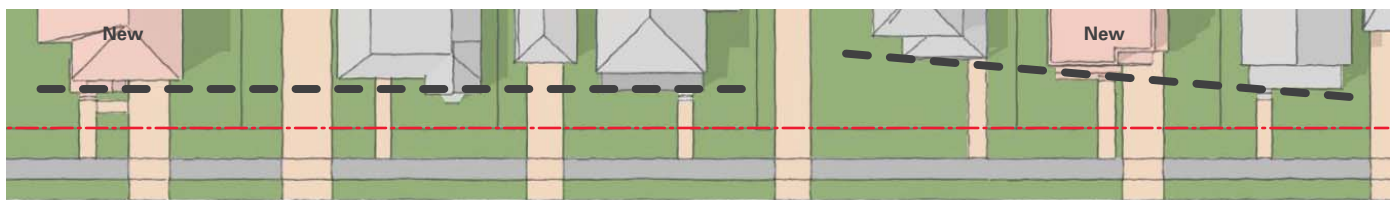
Design Guidelines Between Buildings and the Street

- 8 Reflect the front setback of adjacent dwellings; when substantially different, ensure the new dwelling's setback is equal to the average distance of those on either side of it.
- 9 Encourage a pedestrian oriented streetscape by placing new units close to the street edge/property line.
- 10 Provide side yard setbacks that reflect those of adjacent homes, or are the average distance of those on either side of the development, in accordance with existing zoning standards, to a minimum of 1.5 metres and 3.0m beyond the main rear wall of adjacent dwellings.

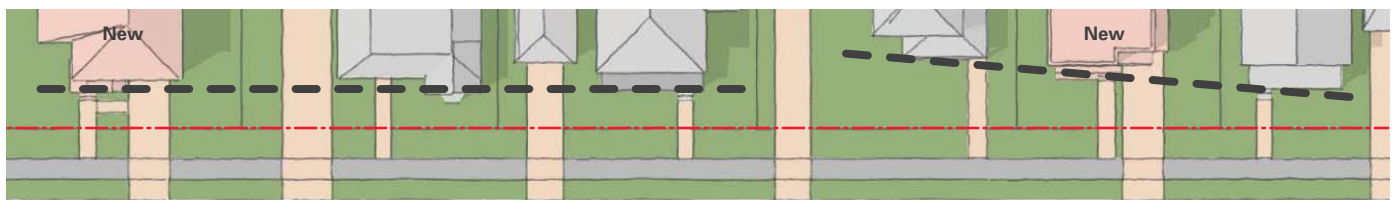
Design Guidelines Between Buildings

- 11 Maintain consistent spacing between dwellings.
- 12 Maintain a consistent 'street wall'.
- 13 Provide space for light and landscaping between neighbours.
- 14 Protect the privacy between units by minimizing the number of windows on side elevations.

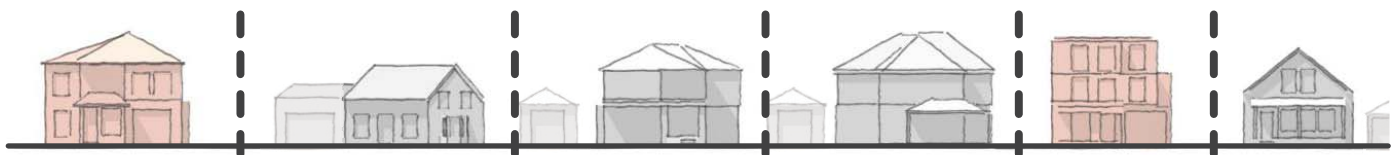
Front setback reflects that of adjacent units



Front setback is the average of that of adjacent units



Front setback approaches



Generally consistent spacing between buildings



Building Height and Scale

Buildings in Town Park range from 1.5 to 2.5 storeys, with an eclectic mix of architectural styles ranging from 1800s to 20th century homes. For the purposes of these guidelines, a storey shall be defined as one level of habitable living space.

The objectives of the Design Guidelines in directing the relationship of the building scale along the street are to:

- Ensure a scale, massing, roof line and building orientation that is commonly found in the neighbourhood;
- Ensure a sensitive transition to adjacent residential dwellings; and,
- Promote more pedestrian-scaled streets.

Design Guidelines for Framing the Street

- 15 On blocks where single storey or 1.5 storey homes are predominant, second storey additions or new 2 storey homes may require particular attention to ensure sensitive transitions to adjacent properties.
- 16 Where possible, maintain the existing lot grading and the neighbourhood's characteristic first floor height.
- 17 Design to reflect the massing of the surrounding built form context for those elevations exposed to the public and provide any additional massing away from them.
- 18 Provide appropriate transition to/from existing adjacent buildings and ensure no new building is more than 1.5 storeys or 4.5m higher/lower than the adjacent dwellings.

- 19 Favour traditional architectural styles and ensure modern ones complement the surrounding dwellings.
- 20 Encourage roof lines with steeper pitches and articulated roof lines to reflect those of existing dwellings in the neighbourhood.
- 21 Discourage flat rooftops.



Proper transition from 2.5 to 3 storey buildings



Articulated 2.5 storey buildings frame the street in a consistent manner

Maximum 1.5 storeys difference between adjacent dwellings

Consistent height

Appropriate transition to lower dwellings



Approach to height and scale including transition

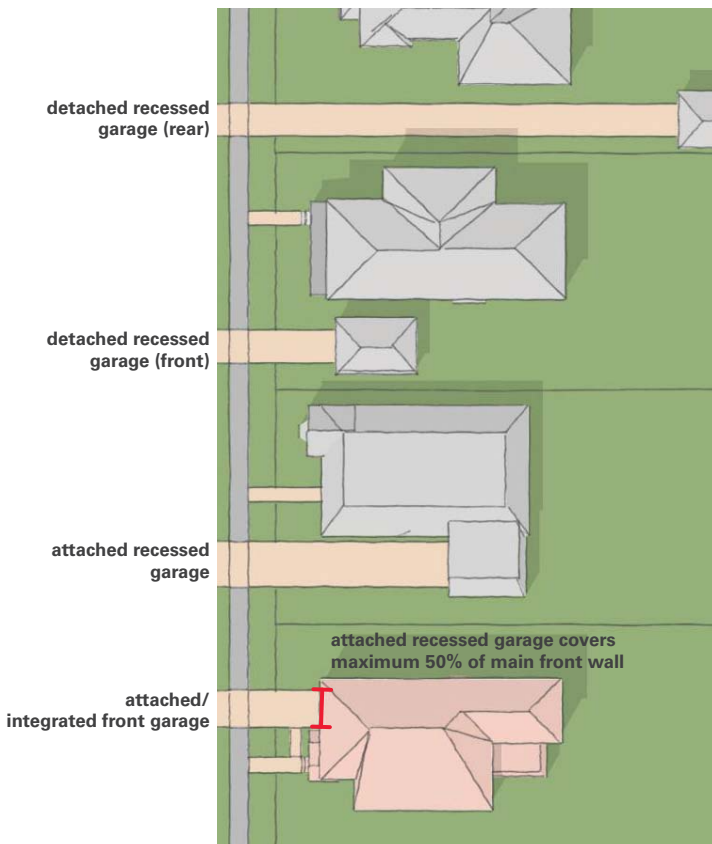


Garage & Driveway Width and Location

Garages and driveways should be located and sized based on the established pattern of the neighbourhood. In Town Park garages are mostly attached and recessed from the main front wall with parking pads/driveways being as wide as the garage itself. Detached garages are either located to match the dwelling's setback or slightly recessed from it.

The objectives of the Design Guidelines in directing the width and location of garages and driveways along the street are to:

- Ensure that garage doors do not dominate the front facade of the house;
- Minimize the garage and driveway presence on the streetscape; and,
- Maintain a consistent garage type and driveway width along the street.



Example of appropriate garage configurations that support the neighbourhood's character and a pedestrian-oriented public realm

Design Guidelines for Driveways and Garages

- 22** For attached garages/carports, de-emphasize their visual impact on the streetscape by:
- a) Integrating the attached garage/carport into the massing and design of the dwelling.
 - b) Recessing them from the main front wall and avoid projecting it beyond the main front wall of the adjacent dwellings.
 - c) Considering the attached garages include a second storey over the garage, where height limitations permit.
 - d) Designing the roof line of the attached garage/carport to be compatible with and complement the roof line of the dwelling.
 - e) Integrating garage doors into the dwelling's façade design.
 - f) Ensuring that garage doors do not dominate the front facade of the house.
- 23** Encourage a consistent garage type and location along the street.
- 24** Encourage narrow driveways and ensure their widths do not substantially exceed the garage/carport width.
- 25** Encourage rear detached garages.
- 26** Where detached garages are proposed, locate them recessed from the dwelling's main front wall, and design them to reflect and complement the materials and character of the house.
- 27** Ensure the size of the garage is compatible with the size of the lot/dwelling;
- a) Front-facing attached garages should not take up more than 50% of the width of the main front wall of the dwelling.
 - b) A maximum of a 2-car garage is considered appropriate for this neighbourhood.



Landscape Treatment

Front yards in Town Park are varied with most of the dwellings having modest front yards with a combination of grassed areas and low landscape elements along entry features. Mature trees are common in the landscape.

The objectives of the Design Guidelines with respect to landscape are to:

- Maintain the green landscape character of the neighbourhood;
- Plan for the urban canopy;
- Screen views to rear yard parking; and,
- Preserve mature trees.

Design Guidelines for Landscape Treatment

- 28** Protect mature trees and encourage planting of new trees to enhance the urban canopy and create tree-lined streets.
- 29** Enhance the bio-resiliency of the area through planting of native, non-invasive trees and shrubs.
- 30** Minimize hard surface landscaping/pavement in front yards and consider them for walkways and driveways only.
- 31** Encourage permeable paving for new walkways and driveways to reduce run-off to storm sewers and soften the streetscape appearance.
- 32** Provide a walkway from the front door to the sidewalk or to the driveway in the absence of a sidewalk.
- 33** Provide landscaping in front of blank walls.
- 34** Encourage front yard hedges do not exceed 1.2m in height, to allow for “eyes to the street” and avoid blocked views from/to dwellings.
- 35** Avoid privacy fencing at the front of the house; if considered, privacy fencing should not extend beyond the main front wall of the dwelling.
- 36** Favour corner lot fencing materials that complement the dwelling’s character as well as that of the surrounding neighbourhood;
- 37** Encourage the use of natural stone finishes for paving and landscape walls.



Enhanced front yard landscape animates the street edge



Landscape incorporates mature tree and lower plantings addressing entrance



Simple front yard landscape includes mature tree and a walkway connecting the entrance to the sidewalk



3.3 Architectural Forms and Styles

Front Elevation Treatment

The character of a neighbourhood is not static but rather, evolving and maturing with each home that is built or added onto. This creates a variety of styles, design expressions and materials that, layered over time, enhances and contributes to the character of a neighbourhood. This is most apparent along the streetscape.

The main front wall of a dwelling has an important role in defining and framing the streetscape. Its design / articulation is equally important to animating the street, and to establishing a positive connection to the broader neighbourhood.

Although a neighbourhood with an eclectic character, dwellings in Town Park generally have prominent entries with significant front porches or projected walls that include entrance features. Entrances generally step down to a front walkway and/or driveway. Windows vary in size and proportions but are generally aligned vertically to one another or to entrances.

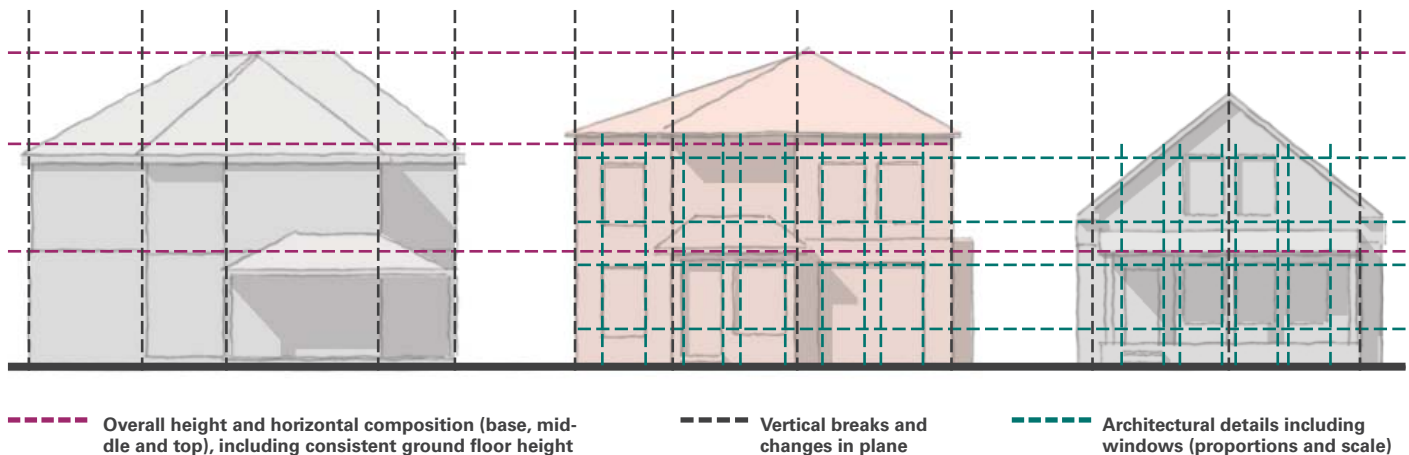
The objectives of the Design Guidelines in directing the relationship of the building front elevation and entrance to the street are to:

- Encourage a variety of architectural forms and styles that reflect the evolution of the neighbourhood while enhancing its character.

- Promote “eyes on the street” and a strong presence of the main elevation on the street;
- Ensure that the prominence of house front entrance and the proportion of glazing are maintained and consistent with the surrounding neighbourhood; and,
- Ensure the entrance remain the main feature of the house and is oriented to and clearly visible from the street.

Design Guidelines

- 38 Design dwellings to have articulated elevations, especially those exposed to streets and/or open spaces. Articulated elevations might include changes in plane, projections, enhanced fenestration, highlighted entrances, complementary materials, among other architectural elements.
- 39 Avoid blank walls facing the public realm (i.e. streets and open spaces)
- 40 Incorporate the vertical and horizontal proportions, rhythm and elevation design elements of surrounding dwellings including fenestration, lintels, sills, cornice and roof lines.
- 41 Ensure traditional architectural styles are properly executed and reflect their fundamental attributes. When not expressed / executed properly, these styles detract from the overall quality of the neighbourhood and can result in a hodge/podge of disparate design elements.
- 42 Consider contemporary architectural styles and ensure they reflect the proportions and fenestration of surrounding dwellings.



The design of new dwelling reflects the proportions of those adjacent to it



- 43 Consider keeping entry steps to a maximum of 4 and ensure they lead to a significant porch/entrance element/portico.
-
- 44 Design entrances to be consistent with the height and relationship to the street of adjacent dwellings.
-
- 45 Ensure front doors are prominent, clearly visible and approachable from the street via a walkway or driveway.
-
- 46 Encourage entrance features to be located at the front wall and highlight their prominence through articulated architectural elements.
-
- 47 Discourage side entrances. If they are considered, highlight their presence through massing and architectural gestures that provide a “public face” (e.g. wrapping porches/stoops and articulated elements) and provide a clear connection to the sidewalk or driveway.
-
- 48 Encourage weather protection elements at the main entrance and design them to complement the overall design of the dwelling.
-
- 49 Avoid metallic - cottage style awnings attached to main front wall.
-
- 50 For new homes or additions to existing ones located where there is a dominant pattern of existing front porches, incorporate similar elements into the design and encourage they are consistent in size and style with those in the surrounding neighbourhood.
-
- 51 If appropriate, consider porches that are as wide as the main front wall but ensure steps are only slightly wider than the entrance doors.
-
- 52 Design porch roof to complement the roof lines and proportions of the dwelling.
-
- 53 Provide enough glazing in the main elevation(s) through windows that complement the proportions and style of the dwelling, and those of adjacent dwellings.
-
- 54 Ensure corner units to display equal design quality on both elevations visible from the street and consider:
- a) Locating the main entrance at the exterior side wall.
 - b) Incorporating wrap-around porches and corner features where appropriate.



Entries are prominent with large porches



Corner unit with consistent elevation treatment on both sides framing the street



Articulated elevation with changes in plane and pitched roof lines



Building Materials

The variety of building materials contributes to the interest along the street and to the varied architectural character of the neighbourhood.

There should be no strict imposition of material palettes. However, broad categories of building appearances are identified and described which provide sufficient flexibility to accommodate variety, while ensuring that no jarring interventions will be inserted to interrupt the visual harmony of a neighbourhood.

The objectives of the Design Guidelines for renovations, additions and new construction are to:

- Ensure high quality materials are used;
- Preserve the variety of design, colour and building materials within a range that enhances the character of the neighbourhood; and,
- Ensure that while buildings will inevitably change over time, they will maintain the cohesive visual character of the street.

Design Guidelines

- 55 Encourage a variety of coordinated materials that enhance and complement both the surrounding neighbourhood as well as the design style of the building. This may include more contemporary materials such as metal and concrete, in combination with brick, stone and wood.
- 56 Promote the use of high quality materials. The following are recommended as primary building materials in the Town Park Neighbourhood:
 - a) Brick.
 - b) Wood clapboard (siding) or wood batten.
- 57 Discourage the use of stone and stucco or its equivalent as main materials, and consider their use as secondary or accent materials only.
- 58 Consider natural finishes.
- 59 Provide colour palettes that take their cues from the built form on surrounding streets and/or are compatible with it.
- 60 Favour dark and buff brick and a variety of colours/tones for wood clapboard/batten. Avoid bright palettes.
- 61 Consider metallic railings and window frames as well as painted wood for porches, porch railings, bay window surrounds and shutters.
- 62 Consider cedar and asphalt shingles on roofs.
- 63 For additions or renovations to an existing building, incorporate materials and colours that are consistent with and complement the main building.



Brick as main and accent material



Wood clapboard in lighter tones is characteristic of the neighbourhood



3.4 Cultural Heritage Resources

The objectives of the Design Guidelines with respect to Cultural Heritage Resources are:

- Preserve and highlight valuable Heritage Buildings in the area
- Ensure the design of new dwellings and ancillary structures enhances and highlights existing Heritage Buildings through appropriate placement, scale/massing and facade and streetscape treatments

Design Guidelines

- 64** Place additions to heritage buildings on the rear or side, recessed from the main front wall of the heritage building.
- 65** Locate new garages to the rear or setback on the side of the heritage building, and design them to complement it.
- 66** Ensure appropriate integration of heritage buildings into new developments on the same site by providing:
- a)** The new structure's main wall or that of ancillary buildings is setback from that of the heritage building
 - b)** The height of the new structure is maximum 1 storey greater than the heritage building (or 3.5m measured to the top of the new structure's roof.)
 - c)** The proportions and palette of materials/colours of the new structure reflect and complement those of the Heritage Building.
 - d)** The new structure is physically and visually compatible with, subordinate to, and distinguishable from the heritage building.
 - e)** No heritage attribute of the heritage building is concealed by the new structure (i.e. the heritage attributes identified in the designation by-law should remain visible from the street).
 - f)** No addition or new construction will negatively impact the heritage building if removed in the future.
- 67** Design new buildings to minimize their impact on heritage buildings on adjacent lots and to acknowledge/highlight them by ensuring:
- a)** The new building setback is equal to that of the heritage building, or is the average distance between the setbacks of the buildings on either side of the new development.
 - b)** The height of the new dwelling is equal to or maximum 1.5 storeys or 4.5m taller than that of the Heritage Building.
- 68** Avoid recreating historical architectural styles.
- 69** Reflect the rhythm of the horizontal and vertical architectural elements of the adjacent or on-site heritage building in the design of new dwellings/structures/additions.
- 70** Provide the finished first floor height of any new dwelling/structure/addition is consistent with the finished first floor height of adjacent or on-site heritage buildings.
- 71** Design new elevations to reflect the heritage building's proportions of glazing vs. solid, and those of windows and doors (width and height).
- 72** Reflect the design and proportions of the landscape treatment of adjacent heritage properties.
- 73** When considered, contemporary designs shall respond to / reflect key elements of the adjacent heritage buildings, including for examples:
- a)** Its scale, massing and overall proportions.
 - b)** The arrangement and proportions of its elevation elements (horizontal and vertical articulation, rhythm of windows).
 - c)** Its materials and colours.



Extension to the back reflects scale and architectural proportions/details of original structure



4 Implementation, Monitoring & Updates

Residential Zones

- R3-SN (497)
- R7-SN (497)
- R3-SN (498)
- R3-SN (499)

Building Addition (equal to or greater than 50m²)



or

New Building



'Basic' Site Plan Process & Urban Design Review

- Site Design (grading, servicing, lot coverage and configuration, setbacks, garage and driveway width and location)
- Urban Design Guidelines
- Zoning
- Building Design (building height and massing, architectural design, front elevation treatment, building materials, heritage resources)
- Major alterations to existing heritage buildings need to obtain a Heritage Permit through the review and approval by Council prior to the issuance of site plan approval.
- Refer to Site Plan Application Guide

Building Division

- Ontario Building Code
- Refer to Building Permit Application Guide



Site Plan Approval Building Permit

Planning & Development Services

appendix:

Definitions & Glossary of Terms

Adverse Impact: Any impairment, disruption, destruction or harmful alteration.

Articulated Elevation: A building elevation (usually the front and any publicly exposed building face) whose design includes a comprehensive combination of changes in plane, projections, enhanced fenestration, highlighted entrances, complementary materials, among other architectural elements (ie. not a plain, blank, flat wall).

Building Footprint: the footprint of a house is the total ground area covered by the home including garages and porches.

Character: a unique combination of features (i.e. existing pattern of development, built form and streetscape design) that should be embraced and reinforced.

Coexist: two or more elements /structures that harmoniously exist in the same place.

Compatible: As per the OP "...development that may not necessarily be the same or similar to the existing buildings in the vicinity, but, nonetheless, enhances an established community and coexists with existing development without causing any undue adverse impact on surrounding properties."

Complement: built form that responds in a respectful and thoughtful manner to its context to reinforce it and make better.

Enhance: strengthen, exalt and/or further improve the qualities that contribute to the character of a place. Reinforce.

Existing: found in a particular place i.e. neighbourhood, street, development pattern. As per the OP "...means lawfully in existence on the date of this Plan's adoption, and for greater certainty does not include a use, building or structure that is in existence on that date without being lawful".

Front building face width: the width of the main front wall of a dwelling, including a front-facing attached garage.

Front-facing attached garage: a garage that is built into the front structure of a dwelling, with a garage door that faces and is accessed from the street.

Heritage Attribute: attributes of the property, buildings and structures that contribute to the property's cultural heritage value or interest. They may include but are not limited to architectural style/design, massing/scale, composition, function, interior spatial configurations, external layouts, and location.

Historic/traditional style home: broad range of styles developed in the 19th and early 20th century, each displaying very unique features. Traditional home designs are influenced by historic styles (i.e. Victorian, Colonial, Craftsman, or Neo-classical architecture). Common features among them include large/open porches with overhanging beams and rafters, dormers, and tall/pitched rooftops with one or more gables. Common materials include brick, wood, stucco, and stone.

Main Front Wall: the dwelling's primary exterior front wall, not including permitted projections or a front attached garage door.

Modern/contemporary Style: variety of styles developed in the latter half of the 20th century. Their design is based on the simple/clean lines, shapes and forms, mostly related to their structure. Straight lines, big openings, bold roofs lines (flat or low-sloped) and minimum texture are often seen in this type of houses. Common materials include concrete, brick, wood, and stucco.

Stable Neighbourhoods: existing, older residential neighbourhoods where a thriving community and a distinctive built/natural environment coexist and depend on each other.

Sympathetic: that is compatible and supportive of an specific(s) built characteristic or element.

Vicinity / Surrounding Context: area near or surrounding a particular place, or that is in enough proximity to share a physical relationship.

 The Planning
Partnership