

# 274 King Street East



274 King Street East, Rendering by KBK Architects Inc.

## Urban, Landscape and Sustainable Design Brief

Prepared By:  
**WSP** on behalf of **MGM Development Inc.**

**DRAFT V2.** May 2021

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Prepared for: **MGM Development Inc.**

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### VERSION HISTORY

Version	Date	Comments
v2.	May 2021	Site Plan Approval
v1.	May 2021	For Review and Comment

# Acknowledgements

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## **Acknowledgements**

We respectfully acknowledge that the subject site is located in the traditional and treaty territory of the Michi Saagiig (Mississauga) and Chippewa Nations, collectively known as the Williams Treaties First Nations which include Curve Lake, Hiawatha, Alderville, Scugog Island, Rama, Beausoleil and Georgina Island First Nations,

We respectfully acknowledge that the Williams Treaties First Nations have been stewards and caretaker of these lands and waters, and that today remain vigilant over their health and integrity for generations to come. We are all Treaty people.

Report Prepared By:

## **WSP**

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# Intro

274 King Street East, Rendering by KBK Architects Inc.

# Introduction

## 274 King Street East

The proposal for 274 King Street East is an infill low-rise, multi-unit residential development in keeping with the character of the neighbourhood.

WSP has been retained by MGM Dream Homes Ltd (MGM) to prepare this Urban, Landscape and Sustainability Design Brief (ULDB) in support of their Site Plan Approval application for a three (3) storey residential building, with four (4) units.

### Site Location & Context

The subject site is located on the north side of King Street East, east of the intersection with D'Arcy Street, and approximately 1 km east of downtown Cobourg, in the South East Quadrant of the town per the City of Cobourg Urban and Landscape Design Guidelines (ULDG). See **"Figure 1.1 Site Location"**

### Site Context

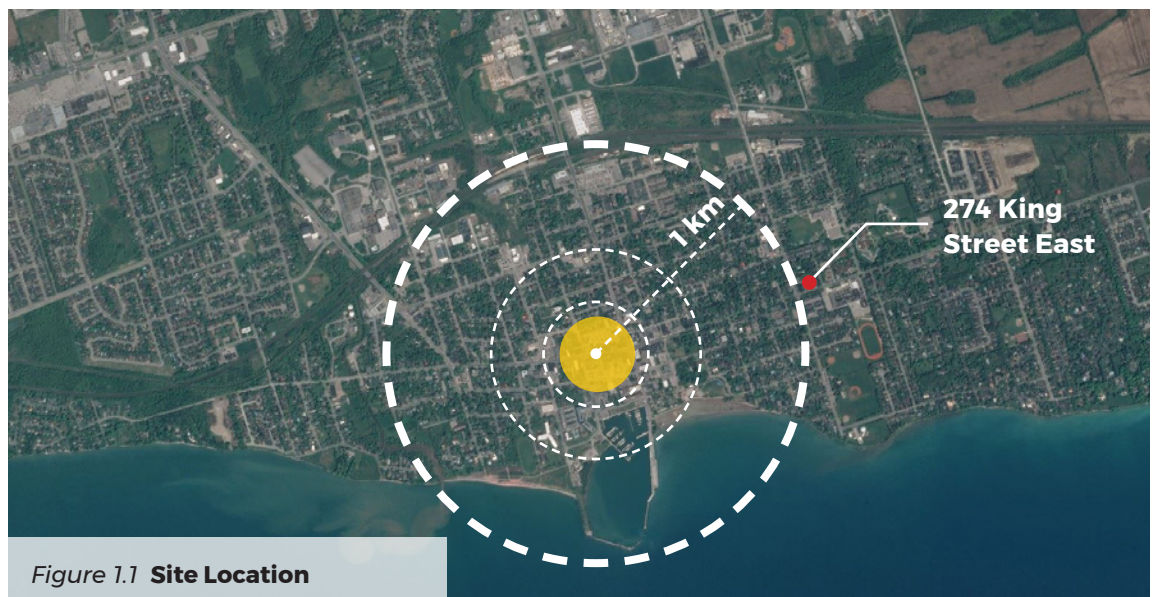
The South East Quadrant is a predominantly residential quadrant.

The surrounding area comprises predominately low to medium rise residential, typically single or multi-unit dwellings up to three (3) storeys. The area is characterised by a range of building typologies, architectural styles and ages.

Immediately adjacent to the site to the east is a modern two storey multi-unit residential building (278 King Street East), and to the west is a heritage style multi-unit residential building (the Maples).

In close proximity to the site, at 316 King Street East is a modern building housing the King Street Medical Centre. On the south side of street opposite the medical centre is the Cobourg Colleague Institute at 335 King Street East.

South of the site along D'arcy Street is Donegan Park.



## The Site

The subject site is approximately 0.23 acres (942.22 sqm), with an approximately 15 m frontage onto King Street East.

The site comprises two distinct areas, with a rectangular site area of similar width and depth to adjacent properties fronting the street, and a treed second rectangular site area slightly offset to the rear of this, extending beyond the adjacent property rear yards.



Figure 1.2 Looking Front (Subject Site #274)



Figure 1.3 Site Context



## Context Images



Figure 1.5 Looking West (Neighbour #272)



Figure 1.6 Looking East (Neighbour #278)



Figure 1.4 View east along King Street East (Intersection with D'Arcy Street)



# Proposal

274 King Street East, Rendering by [redacted] K Architects Inc.

# Proposed Development

## Building and Site Design

The proposed development at 274 King Street East is an infill multi-dwelling low-rise residential development, sited within a stable residential area, near downtown Cobourg.

The proposed two storey residential building, with associated landscaped front and rear yards, and on-site parking, will compliment the existing mixed architectural character of the area, and is in keeping in term of building height, massing, lot coverage, siting and spacing with the neighbourhood.

### Landscape Plan

The proposed landscape site plan (see [“Figure 2.2 Landscape Site Plan” on page 6](#)) provides communal front and rear yards. The front yard is consistent with the adjacent property to the west, with the primary entrance facing onto King Street East. A clear, accessible path leads to the primary entrance which faces onto King Street East. Native deciduous

shrubs will be used for provide a naturally low growing hedge to define the public-private interface at the street, while maintaining views for natural surveillance.

Driveway access mirrors the adjacent property, providing access to on-site parking to the rear of the building.

A landscaped communal amenity space is proposed to the rear of the property, utilising existing tree cover augmented with new large growing native trees to provide shade. A mix of naturally low growing native shrubs and wildflowers will provide species rich plantings that can support habitat to enrich the urban ecological systems. Low impact drainage in the form of french drains to take runoff from the building are incorporated into the landscape features.

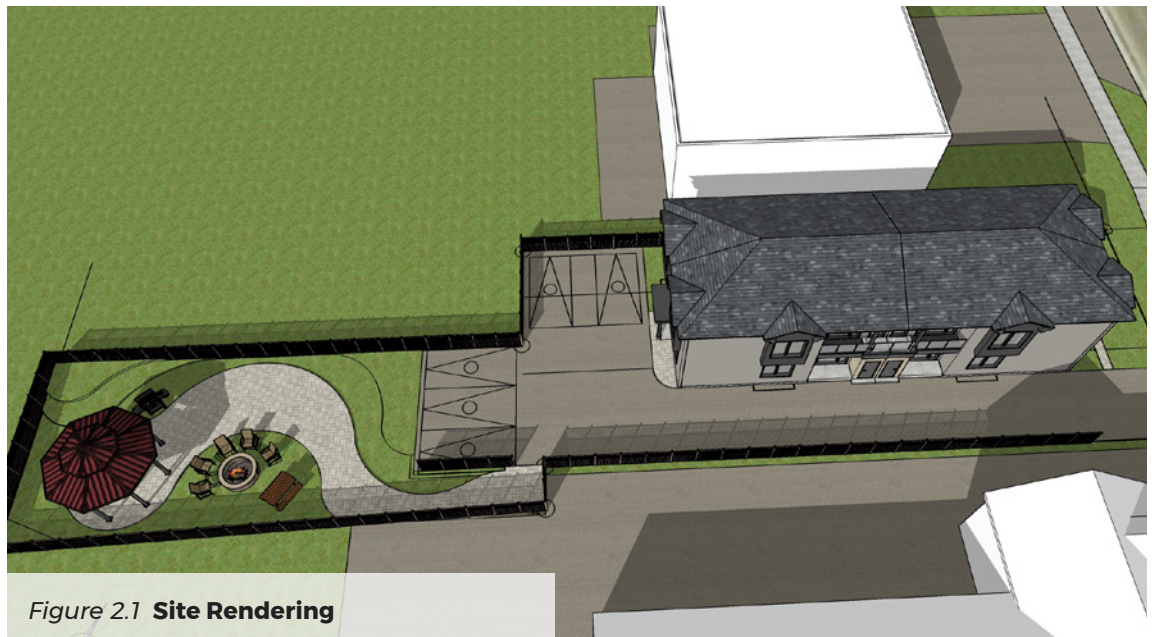


Figure 2.1 Site Rendering

# Proposed Landscape Site Plan

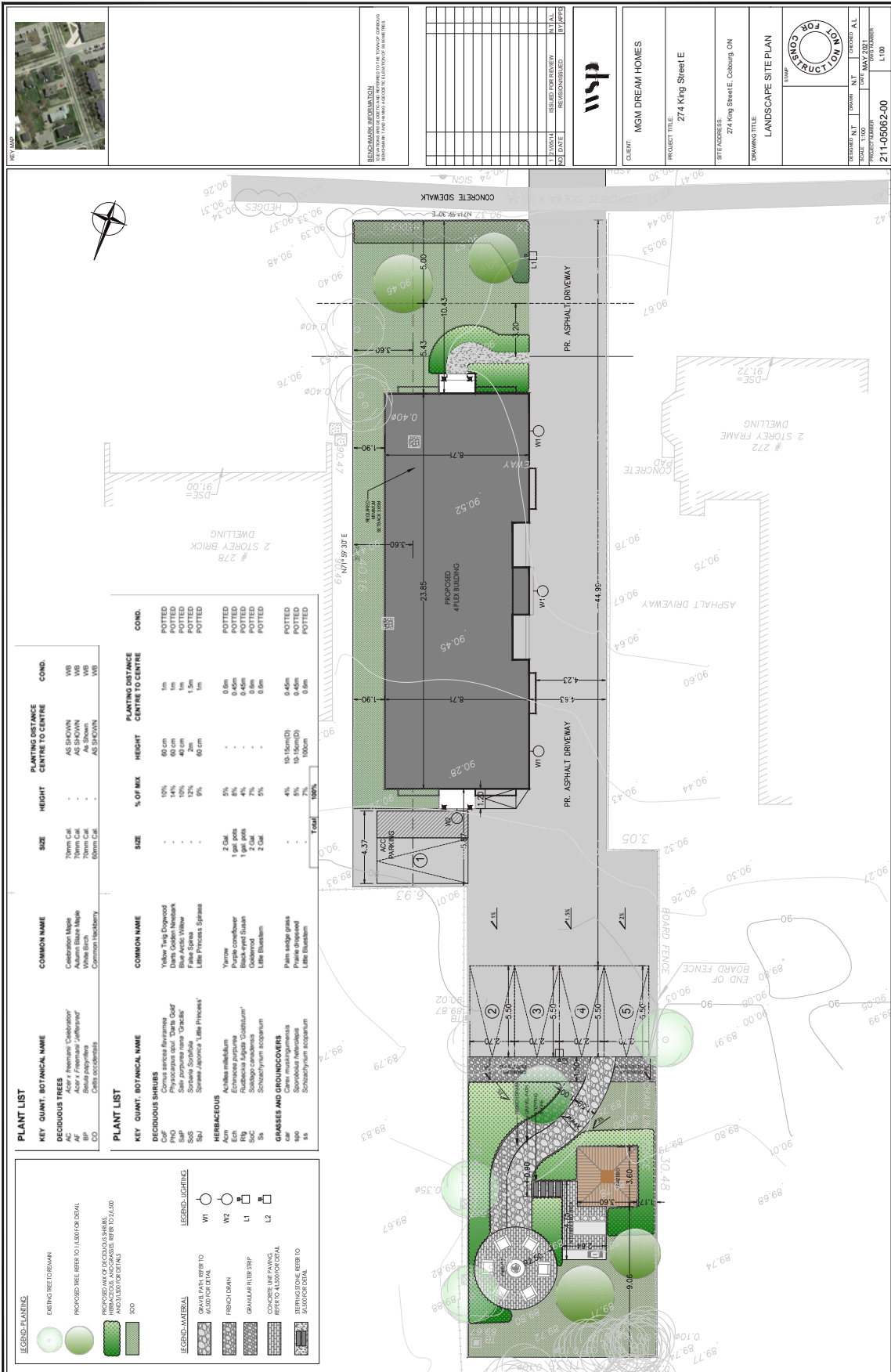


Figure 2.2 Landscape Site Plan

## Architectural Renderings



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# Policy Context

274 King Street East, Rendering by KBK Architects Inc.

# Policy Context

## Official Plan

The following overview demonstrates how the proposal satisfies the Municipality's community and urban/landscape design policies and guidelines, and the sustainability strategy, of the Official Plan and Urban and Landscape Design Guidelines (ULDG).

### Town of Cobourg Official plan 2010 Five Year Review Consolidation May 2018

Analysis of the Town of Cobourg Official Plan for this report is scoped to the various sections that relate to sustainability and design, including accessibility and active transportation.

### 3. LAND USE STRATEGY

#### Section 3.2 Community Structure and Growth Management Strategy

##### 3.2.3 Growth Management Strategy

*vi) To achieve the Town's intensification target, the Town shall implement the following Intensification Strategy:*

- b) Permit limited intensification within Stable Residential Areas of a scale and built form that reflects the surrounding area, subject to the criteria of Section 3.4*

**The proposed development is within a Stable Residential Area, and has been designed in consideration to the established built form of the surrounding area. This is discussed in greater detail in the following analysis relating to section 3.4 of the Official Plan.**

#### Section 3.4 Residential Area

The proposed development is located within the Residential Land Use Area. Refer to "**Figure 3.1 Official Plan - Schedule A**" on page 10.

##### 3.4.2 Permitted Uses, Buildings and Structures

The permitted uses, buildings and structures in the residential area are:

- ii) medium density residential including townhouse dwellings, low rise apartments and stacked townhouses*

**The proposed development comprises medium density residential low rise, multi-unit apartments.**

##### 3.4.3.1 Stable Residential Areas

The proposed development is within a Stable Residential Area, and has been designed in consideration to:

- i) scale of development with respect to the height, massing and density of adjacent buildings and is appropriate for the site;*

**There is a range of building typologies and architectural characters in the surrounding area. The proposed development is of similar height and massing to the surrounding, with complimentary architectural features. The proposed density is in line with**

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## Official Plan

the Official Plan (see section 3.2), and similar to immediate neighbouring properties.

ii) respects the nature of the streetscape as defined by such elements as landscaped areas, and the relationship between the public street, front yards and primary entrances to buildings;

The proposed building has a set back of 10.5 m, consistent with the adjacent property to the west, with the prominent primary entrance facing onto King Street East. Driveway access mirrors the adjacent property, and a landscaped front yard is maintained in keeping with the surrounding properties.

iii) respects the relationship between the rear wall of buildings and rear yard open spaces

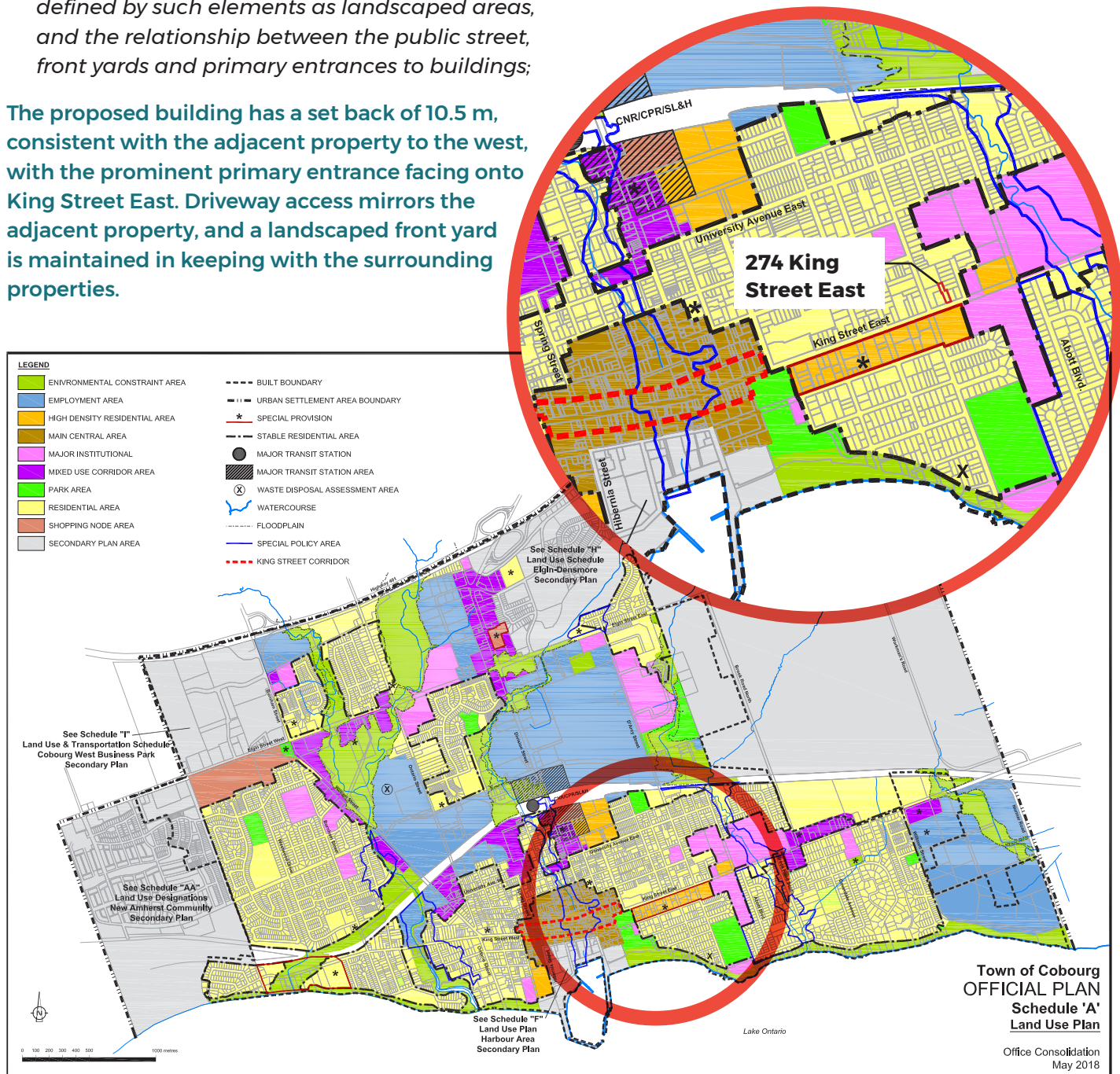


Figure 3.1 Official Plan - Schedule A



# Policy Context

## Official Plan

The 274 King Street East site comprises two distinct areas, with a rectangular site area of similar width and depth to adjacent properties fronting the street, and a second rectangular site area slightly offset to the rear of this, extending beyond the adjacent property rear yards. This unique site accommodates the infill development, with required parking, with space for both front and rear amenity areas.

*iv) siting of buildings in relation to abutting properties ensures that there will be no significant negative impacts with respect to privacy and shadowing and appropriate buffering can be provided*

**The proposed building is sited in consideration to overlook and shadow impacts on windows and private outdoor spaces of adjacent properties, in particular limiting shading of rear amenity spaces.**

*v) conforms with density provisions of the Section 3.4.3.3*

### 3.4.3.3 Density

*ii) Medium Density*

*a) 20 units per net hectare (8 units per net acre) minimum*

*b) 50 units per net hectare (20 units per net acre) maximum*

**The proposed development of four (4) units on a 0.094 ha site achieves the equivalent of 42 units per net hectare.**

### 3.4.3.4 Height

*The maximum height for residential development shall be three storeys in Stable Residential Areas*

**The proposed development is two storeys, and is planned to be in keeping with neighbouring properties, typically of 2 to 3 storeys.**

### Surrounding Land Use Planning Context

The south side of King Street East opposite the proposed development site is designated High Density Residential, with Major Institutional to the southeast. The maximum height for development in both of these areas is six storeys. The minimum height for new buildings in the High Density Residential area is three storeys,

## 4. GREENLANDS SYSTEM AND SUSTAINABILITY STRATEGY

### Section 4.8 Sustainability Strategy

#### 4.8.2 Development Form

The Official Plan sustainability strategy policies for development form as they relate to the proposed subdivision are discussed below:

*i) reduce the consumption of energy, land and other non-renewable resources including support for energy efficient building and opportunities for co-generation*

**The proposed development will support Cobourg's intensification target without consumption of rural, agricultural or natural heritage lands. Infill urban development of this nature reduce energy loss through delivery versus lower density levels of service. The proposed development consists of multi-unit apartments, which are generally considered to be a more energy efficient housing type of those permitted in the residential area (such as single-detached dwellings).**

*ii) minimize the waste of materials, water and other limited resources*

**Material selection is intended to be conscientious to sustainability of source, delivery and material composition. It is understood that every effort will be made during the construction phase of the project to minimize waste of materials, water and other limited resources.**

# Policy Context

## Official Plan

*iii) create livable, healthy and productive environments*

The proposed development site is within 10-15 minute walking distance of the downtown. The area is ranked as very bikeable with a bike score of 78, and is served by public transit via route 1 running along King Street East, with the closest stop approximately 50 m away at D'Arcy Street. The area is well served by local parks and greenspaces including Donegan Park. The area has a walk score of approx, 46 meaning that for some errands, in particular grocery shopping and dining out, residents may prefer use of a car.

*iv) reduce greenhouse gases*

As an infill development, the proposal supports a compact form of community development and growth, meaning opportunities for active and public transit, as well as shorter car journeys, linked to reduced carbon emissions, as well as utilising established infrastructure reducing land take, materials and energy to build and operate.

*v) enhance biodiversity, ecological function, and the natural heritage system, including the provision of wildlife habitat and linkage*

The site currently comprises predominantly unmanicured grass, a gravel parking area, and some areas of scrubby tree and shrub growth. The proposal seeks to retain existing trees to the rear portion of the property<sup>1</sup>, integrated as part of a shaded communal outdoor amenity area to promote social inclusion, and facilitate a livable and healthy environment for residents.

New planting on site will comprise native species, with a move away from water and maintenance intensive expansive lawn areas in preference for naturalised plantings incorporating pollinator

species to support birds, bees and other invertebrates.

### 4.8.3 Integrated Community Sustainability Plan

*i) To enhance water conservation including water demand management for the efficient use of water; water recycling to maximize the reuse and recycling of water and the use of Low Impact Development Stormwater Management (LID)*

There are no existing green system linkages nor watercourses on the site. The proposals include for infiltration based on-site stormwater management through the implementation of a series of french drains.

## 5. COMMUNITY DESIGN AND IMPROVEMENT

### Section 5.2 General Design Policies

#### 5.2.1.2 Streetscape Design

*iv) the siting of parking areas, and the siting and massing of buildings and structures on all streets, but particularly on arterial and collector streets, shall generally assist in the creation of high quality streetscapes and, in particular, regard shall be had to providing a sense of enclosure to the street by situating building mass adjacent to the street, and particularly at intersections, to frame the street space*

Parking on site will be contained at-grade to the rear of the building, accessed via a private drive, with the building and primary entrance fronting onto King Street East. The building achieves minimal setback from the street, keeping a consistent street edge with the neighbouring property to the west.

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<sup>1</sup> Tree Inventory and Preservation Plan for 274 King St. E., Cobourg, Ontario, May 5, 2021

# Policy Context

## Official Plan

### 5.2.4 Landscape Design

- i) maintain and enhance the character of existing developed areas*

The proposal will result in improved landscape condition on the site, both for aesthetic qualities to complement the residential area, as well as through ecological improvement, introducing species rich native planting on a site currently of low ecological value.

### 5.2.5 Safe Community Design

- iii) appropriate lighting, visibility and opportunities for informal surveillance shall be provided for all walkways, parking lots, parking garages and open space areas*

Exterior lighting has been proposed to provide appropriate levels of light for safe movement with clear lines of sight from parking to building entrances. Exterior lighting is intended to be primarily building mounted to limit site clutter and utility runs, comprising cut off lighting fixtures to

provide concentrated light output while limiting light spill.

- iv) landscape elements shall be selected and sited in order to maintain views for safety and surveillance*

Natural surveillance will be maintained by primarily selecting naturally low growing plant species (less than 1.2 m mature height), coupled with maintaining higher branching trees. Any new trees planted will have a minimum 2 m clear stem to reduce risk of hidden areas.

### 5.2.8 External Building Design

- ii) complements the massing patterns, rhythms, character and context of adjacent existing development, while recognizing that built form evolves over time and that new buildings should not necessarily replicate existing building*

The built form along King Street East comprises a range of different building topologies and



Figure 3.2 Front Elevation

# Policy Context

## Official Plan

architectural styles of differing ages, however there is a generally cohesion in terms of building massing, spacing and heights. The proposed building is in keeping with the street rhythm and street wall with a consistent setback, lot coverage and frontage to the street. The proposed building is of a contemporary architectural style that incorporates various rhythms and patters of architectural features common to local residential design, including windows, facade projections, and roof lines to provide an attractive, non-monolithic building.

*v) is in scale with surrounding development*

The proposed development is within a Stable Residential Area, and has been designed in consideration to the established built form of the surrounding area (see also “Section 3.4 Residential Area” on page 9).

*vi) is designed to ensure that all buildings, and, in particular, any commercial, mixed use or institutional buildings are designed to animate and create a positive interface with the street through:*

*a) the use of architecture and facade treatment (e.g. landmark features, recesses, projections, canopies) of the buildings, including appropriate variation in materials and textures and colours of building*

The enclosed building renderings demonstrates the intended use of high quality masonry, brick and cladding by the builder in complementary neutral colours to provide a distinctive, yet complementary architectural treatment.

*b) front doors and generous real windows ,or in some cases three dimensional display windows, on any major walls facing streets*

Fenestration of the main building facade facing street has been maximized and emphasized with differing materiality. The primary entrance is easily identifiable with a canopy projection.

*c) strong pedestrian connections to the street, are carefully positioned to minimize impacts on the street*

A clear pedestrian route to the primary entrance connects via the drive as a shared surface to the existing sidewalk. The driveway access is retained in its existing location to avoid disruption of the sidewalk and street.

*d) the location of outdoor activity areas (e.g. patios), landscaping and other site design elements.*

It is intended that the front yard will serve as the “public face” for the building. The primary private, shared amenity area is located to the rear of the property, taking advantage of the established treed landscape.

# Policy Context

## Zoning By-Law

### Multiple Residential 4 (R4) Zone Regulations

274 King Street East is zoned Multiple Residential 4 (R4) see “Figure 3.3 Zoning By-Law, Map 6 (Extract)”.

#### 10.1.4 Lot Area

iii) triplex building, converted building, a four-plex, or a multiple building on one lot :  
650 sqm minimum lot area

The site exceeds these requirements (942.22 sqm).

#### 10.1.5 Lot Frontage

iii) triplex building, converted building, a four-plex, or a multiple building on one lot :  
18 m (60 ft.) minimum lot frontage

The site has a lot frontage of 15.24 m. The site is part of an established neighbourhood and has been previously developed. The multi-unit building will support Cobourgs intensification targets.

#### 10.1.6 Lot Coverage

Lot Coverage: 40% maximum

The proposed building will have an approximate 22% lot coverage.

#### 10.1.7 Net Density - Apartment Dwelling/Converted Building/Multiple Building

50 units per net hectare (20 units per net acre) maximum.

The proposed development of four (4) units on a 0.094 ha site achieves the equivalent of 42 units per net hectare.

#### 10.1.9 Front Yard

The established building line or where not applicable, 6 m (20 ft) minimum.

The proposed setback is 10.43 m for consistency in street wall.

#### 10.1.10 Rear Yard

7 m (23 ft.) minimum.

The unique configuration of the site allows an approx. 34 m deep rear yard, with over 18 m proposed as a landscaped amenity area.

#### 10.1.12 Exterior Side Yard

The established building line, or where not applicable, 6 m (20 ft.) minimum.

Due to the narrow lot configuration, the building is sited with an approx 4.5 m offset to the west to accommodate the drive, and 1.5 m offset to the east, similar to that of the adjacent property.

#### 10.1.15 Landscaped Open Space

Minimum 35% of the lot.

Approximately 40% of the site will comprise soft landscape.

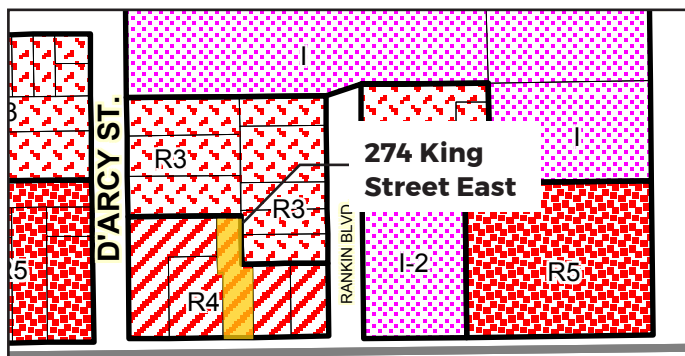
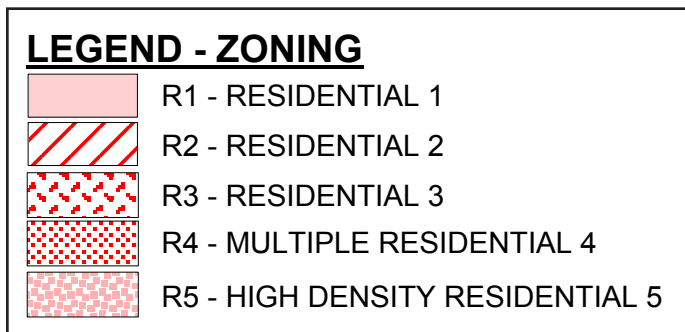


Figure 3.3 Zoning By-Law, Map 6 (Extract)

# Policy Context

## Urban and Landscape Design Guidelines

The Town of Cobourg Urban and Landscape Design Guidelines (ULDG) was developed in 2010 to provide development and investment guidance in order to protect stable residential areas.

### 3.0 PUBLIC REALM GUIDELINES

#### Section 3.4 Street and Streetscapes

##### 3.4.1 Hierarchy and Treatments

###### 3.4.1.1 Arterial Roads

*Arterial Roads are high capacity transportation roads that serve as major gateways into the Town of Cobourg. Examples include Elgin Street, King Street, Ontario Street, Burnham Street and Division Street. While these streets serve an important transportation role in the community, as the Town evolves, Arterial Roads should transition to a more urban character and include a high level of design in the pedestrian realm. This includes buildings with densities supportive of transit and alternative modes of transportation (such as cycling), and the provision of well landscaped, pedestrian-oriented boulevards.*

**The proposed development has frontage and primary entrance from King Street East with transit supportive densities . A 5-meter widening of King Street is considered in the design for the future planning in the event King Street evolves into a more urban character with public realm improvement.**

*To ensure a functional/urban design balance between the boulevard and street pavement, Arterial Roads should be designed to include wide sidewalks, street trees, consistent paving, lighting and public art where appropriate.*

**The required 5-metre road widening of King Street East would be deeded to the Town of Cobourg for the future enhancement. Any road reconstruction**

**within the public right-of-way would be a Town-led initiative.**

###### 3.4.1.7 Sidewalks - Residential (Section 3.4.1.7)

- b. The design of sidewalks should be coordinated with intersecting driveways and private pedestrian walkways.*

**Details of the new driveway will be coordinated to intersect the existing continuous 1.5 m wide sidewalk.**

##### 3.4.4 Public Safety

*Site design should protect the safety of the residents as well as the general public who may be travelling through or visiting the Town of Cobourg. Building and site design should adhere to the principles of Crime Prevention through Environmental Design (CPTED), including:*

- Natural Surveillance;
  - Natural Access Control;
  - Territorial Reinforcement; and,
  - Maintenance
- a. Buildings and main entrances should, where possible, front on to the public street to encourage a pedestrian-orientated streetscape and maximize public surveillance of the street.*

**The proposed development has frontage with a high level of overlook from windows from active living space to King Street East. The primary entrance fronts on to King Street East.**

- d. The selection, siting and maintenance of landscape elements should consider views*

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## Urban and Landscape Design Guidelines

*for safety and surveillance opportunities. In addition, landscaping should be carefully placed to limit access to potential vandalism targets (e.g. low rooftops, etc.).*

Natural surveillance will be maintained by primarily selecting naturally low growing plant species (less than 1.2 m mature height), coupled with maintaining higher branching trees. Any new trees planted will have a minimum 2 m clear stem to reduce risk of hidden areas.

### 4.0 PRIVATE REALM GUIDELINES

#### Section 4.1 Sustainability

##### New Building Design

- d. Porous surfaces or landscaped areas should be used to capture roof drainage and minimize water runoff.

The proposals include for infiltration based on-site stormwater management through the implementation of a series of french drains, as well as landscape swales to direct smaller catchment areas to overland spillway on site..

- e. Roof drainage should flow, in part or fully, into landscaped areas on site where lot size and soil conditions are adequate to absorb such runoff. Several downspouts should be provided to better distribute storm water run-off into various areas of the adjacent landscape. Rain barrels or cisterns can be designed into new buildings to accommodate grey water irrigation.

Roof drainage will be captured and piped from the downspouts to the on-site french drains.

##### Landscaping

- a. Existing significant trees, tree stands, and vegetation should be protected

*and incorporated into site design and landscaping.*

The proposal seeks to retain existing trees to the rear portion of the property<sup>1</sup>, integrated as part of a shaded communal outdoor amenity area

- b. Landscaped areas should be maximized to increase the total amount of water runoff absorbed through infiltration. Where there is minimal available area, landscaped green roofs should be employed. Landscape designs should incorporate a wide range of strategies to minimize water consumption (i.e. native species, use of mulches and compost, alternatives to grass and rainwater collection systems).

The proposals include for infiltration based on-site stormwater management through the implementation of a series of french drains.

- c. Plant materials native to the Town of Cobourg should be used wherever possible and mono-cultures should be avoided.

New planting on site will comprise a species rich mix of native species, with a move away from water and maintenance intensive expansive lawn areas in preference for naturalised plantings incorporating pollinator species to support birds, bees and other invertebrates.

##### Surface Run-off

- b. Paved areas, such as surface parking, should be minimized wherever possible in order to maximize permeable surfaces that absorb and filter pollutants

Hard surfaces on site are minimised to the space necessary to provide the required number of on-site parking and driveway access.

<sup>1</sup> Tree Inventory and Preservation Plan for 274 King St. E., Cobourg, Ontario, May 5, 2021

# Policy Context

## Urban and Landscape Design Guidelines

d. *Parking areas should drain into vegetative or grassy swales incorporated in a project or perimeter landscaping*

**Parking areas will drain into the adjacent landscape areas, feeding into the french drain system.**

### Section 4.5 Building Typologies

#### 4.5.2.1 Building Variation and Density

a. *A range of housing types within neighbourhoods should be encouraged to promote variety and diversity and address changes in market conditions. Housing types may include detached, semi-detached, townhouse, back-to-back townhouses and/or apartments.*

**The proposed development (small apartment building) will provide new housing type into the neighbourhood.**

b. *Housing variety should be achieved on each street and block as a means of strengthening neighbourhood character and providing more choice. Repetition of design (i.e. style, elevation and materials) should be allowed where repetition of building elements is a characteristic of the building or dwelling type.*

**The development elevation exposed to the public realm is incorporated proper massing and architectural treatments. The design of the elevations will remain consistent on all exterior high quality building materials, window treatments and architectural vernacular throughout all facades. Colour of the siding, roof and windows will strengthen neighbourhood character**

e. *High density development should transition to adjacent low-rise residential areas*

*through appropriate setbacks and building form.*

**Maximum building height of the proposed apartment building will be two storeys. And there are no concerns in regards to transitioning of the development with adjacent residential neighbourhood.**

#### 4.5.2.2 Building Heights

a. *The following table generally summarizes the range of appropriate heights for typical housing types: Apartments: 2+ storeys*

**The building height of a two (2) storeys is proposed.**

c. *Height transition should be incorporated into the design of taller buildings, especially when located adjacent to low density, low-rise areas.*

**Two storeys is consistent with the established building height in the immediate vicinity of the proposed development.**

#### 4.5.2.3 Residential Orientation

a. *The main dwelling facade should be located parallel to the street and/or sidewalk, open space or park and in general, line up with adjacent buildings to frame the street. Where the front entrance is accessed from the side yard, the main dwelling facade may be located perpendicular to the street provided that the dwelling facade fronting the street has attractive architectural design and fenestration.*

**The proposed dwelling facade design to be sited parallel to the street to create a continuous streetwall and pedestrian-friendly scale. There are four separated entrances for the four units, they will be emphasized through architectural treatment. Side elevation has two entrances along the laneway, and shall be well articulated**



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## Urban and Landscape Design Guidelines

by incorporating windows, balconies and wall projections, as to animated the laneway. Front elevation entrance shall have ample fenestration and dominant porches visible from the public realm. Rear elevation shall have the forth entrance consistent with the front facade.

### 4.5.2.4 Residential Setbacks

#### Front Yard

- a. All residential front yards should have a minimum 1.5 metre “no encroachment” area. The balance of the setback may contain non-interior building elements including porches, steps, roof elements, etc.

**The building site plan demonstrates a “no encroachment” area of 3.0 m.**

- b. A slight articulation of the front yard setbacks along any street is recommended in order to achieve a diversity of setbacks on the streetscape. Front yard setbacks should generally be a minimum of 3.0 metres to allow for the provision of a useable front porch and allow for a transition between the public and private realm.

**More than 3.0 m setback has been provided from the covered doorway porch to the front lot line with respect to the 5.0 m road widening.**

#### Rear Yard

- b. On lots with a rear yard garages accessed by a lane, the minimum rear yard setback should be 9.0 metres.

**The rear yard provided is deep and intended to use as an amenity space (23.0 m) for the residents with an appropriate landscape features.**

- c. Rear yard decks/porches and garden sheds should be permitted as rear yard encroachments, provided the rear yard is

*a minimum 7.5 metres in length excluding rear yard garages that are attached to the dwelling or are located at the rear of the property (lane or driveway access).*

**The rear yard provided will have adequate space for surface parking, porch, garden sheds, and landscape features.**

### 4.5.2.5 Articulation & Detailing

#### Walls

- a. The front facade of dwellings and garage treatments should maximize the presence of the habitable building facade through usable front porches, grade level windows including front door windows and sidelights and rooms and/or balconies built above the garage. A high standard of design, detail and variety of materials should be combined to create front building facades with a distinct street presence.

**Architectural detailing have been incorporated into the elevation such as, gabled and hipped roofs, dormers, covered doorways, articulation and fenestration of the facade and mix of building materials with the overall colour scheme.**

- b. Flanking facades should have a design and materials standard equal to the front facade treatment.

**The proposed building is designed as having flanking facades in keeping and of equal design standard to the primary (front) facade.**

- c. Facing materials including brick, stone and wood/metal siding are preferred. A variety of details should be used to break up the facade.

**The enclosed building renderings demonstrates the intended use of high quality masonry, brick and cladding by the builder in complementary**

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neutral colours to provide a distinctive, yet complementary architectural treatment.

- d. Wall materials should be selected based on energy and maintenance efficiency.

**This development will conform to current Ontario Building Code Standards.**

- e. Similar (not identical) details and architectural elements should be used to reinforce the continuity of the street and assist in the creation of a strong neighbourhood image by making the buildings relate to each other without being identical.

**The intent of this development is to provide compatible architectural styles for a sense of place and to create interesting streetscapes.**

*Porches and Building Projections*

- a. Building projections including porches, decks, canopies and stairs are encouraged as transitional building elements that provide weather protection, dwelling access and active amenity spaces.

**Cover doorway porches are provided.**

- b. Stacked townhouses and other multi-unit dwellings should provide porches and decks as outdoor amenity spaces for upper units.

**Separated covered doorway porches have been designed for each unit. Decks will be provided for upper units.**

- d. Finish materials should extend to all sides of the porch and stairs. The underside of the porch should not be exposed to the street.

**There will be no exposed porch underside.**

- g. Wraparound porches/verandas are encouraged on corner lot dwellings or other

*locations where the side yard of the dwelling is visible.*

**Wraparound porch detailing is not possible for this development due to the internal layout.**

- h. For residential units on the ground floor with direct access from the street, privacy should be enhanced through the creation of a private and/or semi-private outdoor amenity space (including lawns).

**The landscape site plan demonstrates that rear yard amenity areas with sitting and an appropriate landscape featured for all the units.**

*Windows*

- b. Bay windows are encouraged as they increase visibility from private dwellings to the public realm and add to the building character.

**On this development, use of a mix of window types has created distinct styles, which are reflected on either side of the building.**

- c. Window design should be primarily an expression of the interior dwelling use. Creative arrangements of windows should have a functional role in providing natural ventilation and light, views and privacy to the individual and adjacent dwellings.

**Windows are designed to maximize light penetration and casual surveillance on the driveway access, while minimizing overlook and shadows into adjacent private yards.**

*Roofs*

- a. A variety of roof shapes should occur on each block to create individuality of address through differing roof forms. This variety is not required where similar rooflines are a characteristic of the building or dwelling

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*type (i.e. townhouses and semi-detached dwellings).*

**The roof design for the proposed apartment building will be consistent with the surrounding neighbourhood. Divide and vary roofscape for visual interest with hipped roof and gable detailing.**

- b. Roof forms should apply a generally consistent roofline in mass and height to adjacent buildings.*

**The roof design for the proposed development will be consistent with the surrounding neighbourhood.**

- c. Roof materials/colours should complement the building materials and the proposed building design.*

**The proposed roof material is in a charcoal grey similar in colour as the window frames.**

- d. Where sloped roofs are required, a minimum 30-degree slope is recommended.*

**Roof slopes for the proposed apartment dwelling will be greater than the minimum 30 degrees (45° anticipated).**

- e. Townhouse and multiplex dwellings should express individuality of address through defined roof forms that express individual dwellings and contribute to a residential character for the overall development.*

**The proposed roof form provides a complementary rhythm, scale and height to the surrounding development.**

- f. Roof elements including chimneys, dormers, pitches, cupolas and vents should be incorporated as distinct elements providing the potential for additional variety in the image of one dwelling to the next.*

**The roof detailing varies between craftman-style gables and hip-style roofs.**

- g. Incorporating false windows and dormers into buildings is discouraged.*

**There will be no false windows and dormers in this building development.**

### 4.5.2.8 Driveways & Tandem Parking Guidelines

- a. The width of paved driveways on private property as well as driveway curb cuts should be no wider than the width of the garage.*

**The proposed development will provide driveway to get access to the surface parkings at the rear of the building.**

- b. Permeable surfaces for run-off are encouraged for driveway paving.*

**Permeable surfaces will be considered and integrated into the landscape site plan.**

- c. Curb cuts should be minimized to increase opportunities for landscaping treatments and more continuous pedestrian access along the street.*

**The proposed development will utilise the existing curb cuts to the former driveway onto King Street East.**

- e. Tandem parking (one car behind another) on 2 car width driveways should not be encouraged in the front yard to reduce excessive garage setbacks and large amounts of front yard surface parking.*

**Standard surface parking is sited in the back portion of the parcel with no tandem parking configuration.**

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### 4.5.2.9 Rear Lane Guidelines

- a. To maintain adequate distance between the vehicular traffic on the lane and the rear of the garage, the minimum separation between the detached garage and the rear lane should be a minimum of 0.75 metres.

Surface parkings and driveway shall be located at the rear of this development, away from the arterial street. the width of the driveway will be minimized to reduce its presence in the streetscape.

- b. Rear lane single car garages are encouraged to attach as a pair to provide a consolidated appearance versus many small separate structures.

There will be no garage for this apartment building (only surface parking)

### 4.5.2.10 Residential Infill

- a. Residential buildings on infill sites should be designed to respect the height, massing and setbacks of existing developments.

The proposed development has been designed in consideration to the established built form of the surrounding area (see also “Section 3.4 Residential Area” on page 9).

The proposed development is no more than three (3) storeys, and is planned to be in keeping with neighbouring properties, typically of 2 to 3 storeys.

- b. Infill development should be consistent with adjacent setbacks to fit into the neighbourhood streetscape and contribute to a continuous public street edge.

The proposed building has a setback of 10.5 m, consistent with the adjacent property to the west, with the prominent primary entrance facing onto King Street East.

- c. Varied front yard setbacks are permitted in instances where the setback integrates and preserves an existing natural feature (i.e. mature tree) or where varied setbacks are a characteristic of the neighbourhood.

The proposed building has a setback reflects the varied building setbacks along the Street, being consistent with the neighbouring property to the west, while the variable setback to the east preserve privacy to private spaces.

- d. Residential infill should meet current building requirements and incorporate new technologies.

The proposed development will meeting current building requirements, and will consider integration of new technologies as appropriate.

- e. Building materials should be complementary to existing built form.

The enclosed building renderings demonstrates the intended use of high quality masonry, brick and cladding by the builder in complementary neutral colours to provide a distinctive, yet complementary architectural treatment.

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