

APPENDIX 5

65 Fortieth Street, Toronto, Files B16, A127,137/18 EYK

URBAN DESIGN ANALYSIS

31 January 2018 - Long Branch Urban Design Guidelines Approved Unanimously by Council

Motions (City Council) 1 - Motion to Amend Item (Additional) moved by Councillor Mark Grimes (Carried)

"That City Council request that the Long Branch Neighbourhood Character Guidelines adopted by Council be used by home builders, the community, City staff, committees and appeal bodies to provide direction in their decision making as they develop plans, review applications for redevelopment and/or enhance the public realm in the Long Branch Neighbourhood."

CHARACTER EVALUATION

Reference - Long Branch Neighbourhood Character Guidelines (Page 34)

- 1) The property in relationship to the NEARBY properties (*the micro-neighbourhood under OP policy 4.1.5*)
- 2) The property on relation to the STREET and BLOCK segment (*the block under the OP and OPA 320*)
- 3) The property in relation to the BROADER NEIGHBOURHOOD context (*the distinctive character to be conserved through respect and reinforcement and listed in the Long Branch Character Guidelines*)

1) NEARBY AND 2) STREET AND BLOCK Predominant and Prevailing harmony

Pattern of Street/Width of Lot NO,

Size and Configuration of Lots NO

Zoning Heights YES

Massing NO

Density NO

Scale NO

Dwelling Type YES

Grade Elevation/Accessiblity YES

Garage Pattern NO

Sideyards/Landscaping NO

Rear Yard NO

Front Yard/Landscaping NO

Storeys/Elevation YES

Height/Elevation YES

Verandah/Elevation YES

Heritage N/A

Trees NO

In order to reinforce the character of the NEARBY and STREET AND BLOCK in accordance with the Official Plan, the proposal will need to meet all the criteria. In order to respect the character no element should exceed any of the characteristic in the block (as stated in Toronto OMB decisions 284 Hounslow Ave, PL151145 and 151 Airdrie Road PL15665. The existing character is a separate matter than what is allowed in the zoning which is the proposed character as specified in the Official Plan.

Continued page 2

3) BROADER NEIGHBOURHOOD

Page 27 - Long Branch Character Defining Conditions

The positive distinctive qualities mentioned in the Official Plan that new development needs to be sensitive to and harmonious with in order to conserve the character of the neighbourhood.

- A. Historic Long Branch houses dating back to original "villa" lots and corner lots of distinctive character. N/A
- B. Hipped or gabled roofs, YES
 - a. front porches, NO
 - b. ground-related first floor, YES
 - c. prominent and grade-related entrance and window placement, YES
 - d. recessed or rear garages, NO.
- C. Consistent and generous front yard setbacks with exceptions where dictated through variations in the street and block network (i.e. Arcadian Circle), maintaining landscaping, mature trees, and accent planting while allowing for projections and recesses to articulate the primary façade, and minimizing the width of curb cuts in order to maintain the continuity of the pedestrian realm.
NO on trees and curb cuts
- D. Consistent and generous side yard setbacks and rhythm of dwelling units, NO
 - a. maintaining porosity between buildings, NO
 - b. rear yard access for pedestrians and vehicles, and landscaping between buildings and adjacent open spaces.NO
- E. Consistent and moderate rear yard setbacks and building depths, NO
 - a. maintaining appropriate height transitions, YES
 - b. privacy, NO
 - c. sky view access, NO
 - d. private amenity space, landscaping and mature trees. NO
- F. 9.0m to 15.24m lot frontage and 35.0m to 45.0m lot depths, with exceptions where dictated through variations in the street and block network. NO

Continued page 3

G. 1 to 2 storey building heights YES

a. with massing, articulation and fenestration strategies which are complementary to the existing context. NO

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

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

J. High quality materials, including brick or wood siding. YES

CONCLUSION

The SEVERANCE and VARIANCES are contrary to the Long Branch Character Guidelines and the Official Plan. The main reason is the loss of a dominant street tree and nearly double density massing which severely impacts the street scene and next door neighbours due to the elongated forms. The proposal along with the severance makes little effort to blend with the streetscape or the historic and traditional nature of Long Branch. The property is modern suburban in nature mainly because of the front façade garages and overdevelopment. The massing on the front building line almost entirely with built form including two garages is directly in conflict with the Guidelines. According to the Guidelines no tree should be lost due to severance. One 52 cm healthy privately owned large White Fir would be lost. The Official Plan indicates no severances should be approved that enables development which would lose protected trees.

(* See Page 29, Figure 36 and Page 33, Figure 41, Long Branch Neighbourhood Character Guidelines)

SUMMARY. At almost double the density permitted for both new houses represents overdevelopment with consequent severe impact on the street scene and next door neighbours. The fundamental problem is that applicants design the houses first and then try to make concessions to the Long Branch Guidelines, almost always unsuccessfully. The intent of the Guidelines was to be a starting point of design. Future conflicts would be overcome if the correct procedure is followed. As a precedent it has a destabilisation effect on the whole of 40th Street, being the first severance and on all the 50 feet wide lots in Long Branch because the Guidelines will be rendered ineffective.