


RE-ISSUED
May 5, 2022

MEMO TO: Shareefah Rene, Planner
FROM: Steven Bell, Senior Urban Designer

SUBJECT: Zoning By-Law Amendment

Applicant Name: Evans Planning
Legal Description: Lot 215, Registered Plan M-37

Municipal Address: 52 Beaufort Hills Road

City File No.: D02-22003
Related File:

Thank you for the opportunity to review this application circulated to the Urban Design Section for review. This is to confirm that Urban Design staff have reviewed the drawings and are providing the following comments, replacing our previous set of comments issued on April 20, 2022 (dated April 11, 2022):

(A) Proposal

The application requests approval of a Zoning By-law Amendment to facilitate the construction of 2 dwellings on the existing property (through land subdivision), including modifications to the existing dwelling that will remain on the site.

(B) Comments

We refer the applicant to the City's Official Plan policies respecting 'compatibility', which identifies that:

Development shall be compatible with the character of the adjacent and surrounding area in accordance with policy 4.9.2.4 of the Plan; and more specifically, in reference to predominant building forms and types; massing; general patterns of streets, blocks, lots and lanes; landscaped areas and treatments; and general pattern of yard setbacks, etc.,etc.

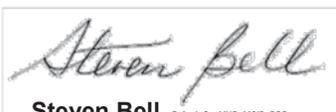
Elaborating on the above, we identify the following considerations for the applicant's benefit in designing for compatibility/contextual fit. These describe the as-built defining features that contribute to the existing street character and cohesive quality of Beaufort Hills Road:

- Lotting Patterns and Setbacks:** Beaufort Hills Road consists of larger estate lots with larger single family residences placed on their sites to create a generous sense of separation between successive dwellings. This pattern allows for large side yards with soft mature landscape and trees of significant height. Dwellings enjoy an appreciable set-back from the right of way and are generally in alignment along the length of the street. In being sympathetic to the character described, we recommend that one additional lot be created through this Zoning By-law amendment versus two (2) lots.

- **Scale and Massing:** Dwellings share a common scale and height from grade to the eaves line, with lower floor-to-floor ceiling heights indicative of the period of construction. Covered entrances with modest detailing, columned porticos or broad verandahs placed over single doors (with sidelights) or double doors are also common to the majority of dwellings.
- **Grade Relationships:** Ground floors and entrances of existing homes are typically grade related in contrast to being significantly elevated above grade by several feet and/or with front entrances served by several steps;
- **Simplicity of Built-Form/Stylistic References:** the architectural expression for a majority of these buildings (constructed circa 1990-2000) relies on a more simplified form of building, subtly influenced by traditional colonial and period styles (i.e. 'Georgian frame' with 3 bay arrangements, simple gable and hip roofs). Buildings generally show restraint in applying heavy exterior ornament or purist stylistic elements, favouring simple detailing and an overall sense of lightness to the design of exterior elevations. Furthermore, the majority of dwellings appear to rely on brick as the principle form giving material, relegating to materials such as wood, vinyl and metal cladding for windows, entrances, eaves, garage doors and minor detailing.
- **Garage Placement:** Garages, with either double or triple car bays, face the street or alternatively are turned towards side lot lines to create the impression of a wing extending from dwellings, with the inclusion of windows on flanking side walls to animate facades;
- **Landscape Character:** Mature vegetation and trees of significant height occur in a variety of deciduous and coniferous species to provide seasonal and visual interest. They are a character-defining feature of the Beaufort Hills Road and have an organic pattern reflecting the tradition of post-war residential landscape design. Trees are placed near the street, between dwellings, in clusters along frontages for privacy, located to frame residences at side yards and/or used as a backdrop.

In summary, the applicant is encouraged to consider the design qualities described above related to the compatibility of their proposal with the existing street character of Beaufort Hills Road, including the scale impacts to the residence modified by the application. Furthermore, Urban Design staff are also recommending that the existing lot be subdivided for the purposes of providing only one additional new dwelling versus two (2) as proposed by this Zoning By-law Amendment.

Trusting this is to your satisfaction. Please contact me should you have any questions or comments.



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