

June 22, 2022

**MEMO TO:** Diane Pi, Planner II  
**FROM:** Steven Bell, Senior Urban Designer

**SUBJECT:** Zoning By-Law Amendment

**Applicant Name:** Thomas James Armour and Joan Marie Armour  
**Legal Description:**

**Municipal Address:** 34 Cynthia Crescent

**City File No.:** D02-22012  
**Related File:**

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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:

**(A) Proposal**

This application requests approval of a Zoning By-law Amendment application to facilitate the creation of three lots for single detached residential purposes on the subject lands.

**(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 the portion of Cynthia Crescent considered to have a fairly cohesive design quality:

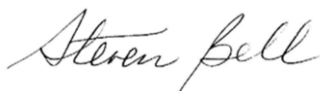
- **Lotting Patterns and Setbacks:** n being sympathetic to the character described, we recommend that one additional lot be created through this Zoning By-law amendment versus two (2) lots.

The portion of Cynthia Crescent, for which No. 34 forms a part, consists of large 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, also lending to a tree-lined, sense enclosure to the street. Dwellings enjoy an appreciable set-back from the right of way with some measure of alignment along the length of the street.

- **Scale and Massing:** Earlier dwellings (circa 1990) generally 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 over door entries (with sidelights) or double doors are also common to a number of the dwellings.
- **Grade Relationships:** Ground floors and entrances of earlier constructed 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 of a number of earlier dwellings rely 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 and even Tudor references). Notwithstanding later builds, residential 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. In some examples, Tudor inspired buildings apply mock timber and stucco cladding to the upper stories;
- **Garage Placement:** Garages with triple car bays, face the street but are generally aligned with the principle elevations to create the impression of a wing extending from the side of dwellings versus projecting into the front yard;
- **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 this portion of Cynthia Crescent and have an organic, heavy forested pattern reflecting post-war residential landscape design and the more secluded nature of estate lots. 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 Cynthia Crescent. 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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