



**Town of Aurora**  
**Public Planning Report**

**No. PDS19-025**

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**Subject:** Stable Neighbourhood Study  
**Prepared by:** Lawrence Kuk, Manager of Development Planning  
**Department:** Planning and Development Services  
**Date:** March 27, 2019

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## **Recommendations**

- 1. That Report No. PDS19-025 be received; and**
- 2. That comments presented at the Public Planning meeting be addressed by Planning and Development Services in a comprehensive report outlining recommendations and options at a future General Committee meeting.**

## **Executive Summary**

Further to Council's direction at the January 30, 2019 public planning meeting, the purpose of this report is to provide Council with the Planning Consultant's (The Planning Partnership) recommendations to the Stable Neighbourhood Study.

- The Planning Partnership's recommendation applies to the entire Study Area and not neighbourhood specific.
- The Planning Partnership proposes seven new zoning by-law provisions within the Stable Neighbourhood for Council's considerations.
- The Planning Partnership proposes 28 infill design guidelines to help shape new developments within the Stable Neighbourhood Study Area.
- The proposed maximum gross floor area ("GFA") and building footprint is determined by analyzing a combination of recent building permit information, GIS and MPAC data.
- The proposed maximum GFA will discourage many recent developments within the Study Area.
- The proposed maximum GFA could potentially decrease dwelling units by 16% to 30%.

## **Background**

On January 30, 2019, Council received The Planning Partnership's peer review of the Stable Neighbourhood Study and directed Staff to propose amendments to the Comprehensive Zoning By-law No. 6000-17 (the "Zoning By-law") and develop a design guideline for the March Public Planning meeting. At that meeting, Council passed the following motion:

1. That Report No. PDS19-010 be received; and
2. That staff be directed to come back with a report on a Zoning By-law Amendment that addresses Recommendations #1 and #2 of the consultant's report, being a maximum floor area, 9-metre height, placement of garage doors, and a Council-approved Design Guidelines, at the March Public Planning meeting; and
3. That staff be directed to undertake a substantive public outreach program to ensure that all affected landowners have a chance to understand and respond to the proposed changes.

## **Location (Study Area)**

Further to the July 17, 2018 General Committee meeting, Council approved four study areas as illustrated on pages 4 to 7 of the attached report prepared by The Planning Partnership. In summary, the following are the four study areas:

- Regency Acres
- Aurora Heights
- Town Park Area (between Mosley Street to Dunning Avenue)
- Portions of Temperance Street (between Ransom Street and just north of Reuben Street)

Subsequent to the July 17, 2018 meeting, staff did not receive directions from Council to add or subtract properties from the Study Area.

## **Policy Context**

Overview of the relevant provincial policies, Town Official Plan policies and existing Zoning By-law standards within the Study Area were outlined in a Special Council Report PDS18-040.

## **Recommendations to the Stable Neighbourhood Study**

**The Planning Partnership's recommendation applies to the entire Study Area and not neighbourhood specific.**

On January 16, 2019, Council directed Staff to implement recommendations #1 and #2 from The Planning Partnership's peer review report. Recommendation #1 suggested the Town to proceed with an amendment to the Zoning By-law as proposed by Town Staff in report PDS18-084 with considerations to establish a maximum floor area, maximum building height and placement of garages. Recommendation #2 suggested the Town to proceed with the preparation of a design guideline to better articulate the requirements for the Site Plan Review.

Note: Council did not direct staff to implement recommendation #3 from The Planning Partnership's peer review report. Recommendation #3 suggested if the Town wishes to go beyond Recommendations #1 and #2, each Stable Neighbourhood study area will need to be individually studied to produce neighbourhood-specific design guidelines that will in-form both the Zoning By-law and Site Plan Control processes.

**The Planning Partnership proposes seven new Zoning By-law provisions within the Stable Neighbourhood for Council's considerations.**

The following is a summary of The Planning Partnership's recommendations:

1. A maximum building height of 9.0m (measure as per the existing Zoning By-law).
2. A maximum gross floor area ("GFA") of 371 m<sup>2</sup> (approx. 3,993 ft<sup>2</sup>).
3. A maximum building footprint of 236 m<sup>2</sup> (approx. 2,540 ft<sup>2</sup>) or a lot coverage of 35% whichever is less.
4. Attached and detached garages shall be flush with or set back from the main front wall of the dwelling.
5. A maximum GFA of 40m<sup>2</sup> (431 ft<sup>2</sup>) for detached garage. (The GFA of the detached garage is counted towards the maximum lot coverage for accessory building)
6. A rear yard setback of 7.5m or 25% of the total lot depth, whichever is greater.
7. Minimum rear yard setback for a detached garage and any interior lot line shall be 1.5m with a maximum height of 3.5m.

**The Planning Partnership proposes 28 infill design guidelines to help shape new developments within the Stable Neighbourhood Study Area.**

To strengthen the existing Site Plan Review process for developments within the Study Area, The Planning Partnership proposed “Infill Design Guidelines” to provide guidance by outlining the following design principles regarding:

- Building Height and Massing
- Garage and Driveway Width Location
- Rear Yard Setbacks
- Front Entrance Treatment
- Building Materials
- Landscape/Streetscape Treatment

The above design principles are discussed on pages 9 to 18 of the attached report. A summary of all 28 infill design guidelines are listed on pages 19 to 20 of the attached report.

## **Analysis**

**The proposed maximum GFA and building footprint is determined by analyzing a combination of recent building permit information, GIS and MPAC data.**

Assumptions and methodology used for the calculations of the maximum GFA and building footprint are discussed on pages 10 to 11 of the attached report. In general, the Planning Partnership obtained a combination of recent building permit information, GIS and MPAC data from the Town to establish average GFA and building footprints within each of the study areas. The final recommendation is an average of all four study areas.

GFA is defined in the Zoning By-law as the means of the aggregate of the floor areas of each Storey measured between the exterior faces of any exterior walls of the building or structure. Within a building, basement or cellar are exempt from the calculation of GFA.

**The proposed maximum GFA will discourage many recent developments within the Study Area.**

The following is a comparison of the proposed maximum GFA of 371m<sup>2</sup> (3,993 ft<sup>2</sup>) with some recent building permits from 2016 to 2018 within the Study Area. As illustrated

below, the proposed maximum GFA of 371m<sup>2</sup> if enforced at the time, could have reduced the size of some recent development within the study area.

<b>Address</b>	<b>Actual GFA</b>	<b>Proposed Maximum GFA</b>
46 Child Drive	400m <sup>2</sup> (4,306 ft <sup>2</sup> )	371m <sup>2</sup> (3,993 ft <sup>2</sup> )
58 Seaton Drive	430m <sup>2</sup> (4,628 ft <sup>2</sup> )	
36 Algonquin Crescent	554m <sup>2</sup> (5,963 ft <sup>2</sup> )	
80 Child Drive	454m <sup>2</sup> (4,887 ft <sup>2</sup> )	
75 Child Drive	433m <sup>2</sup> (4,661 ft <sup>2</sup> )	

**The proposed maximum GFA could potentially decrease dwelling units by 16% to 30%.**

By applying the existing zoning provisions to each of the Stable Neighbourhood areas, the following table shows a potential GFA ranging from 442m<sup>2</sup> (4,757 ft<sup>2</sup>) to 529m<sup>2</sup> (5,698 ft<sup>2</sup>). The proposed maximum GFA could potentially decrease dwelling units by 16% to 30%.

	<b>Average lot size</b>	<b>35% of the average lot size</b>	<b>Approximate GFA based on the 35% of the avg. lot size (2 storey building)</b>	<b>% difference compared with the proposed maximum GFA (371m<sup>2</sup> (3,993 ft<sup>2</sup>))</b>
<b>Aurora Heights</b>	631.31 m <sup>2</sup> (6,795 ft <sup>2</sup> )	221 m <sup>2</sup> (2,378 ft <sup>2</sup> )	442 m <sup>2</sup> (4,757 ft <sup>2</sup> )	16%
<b>Town Park</b>	688.82 m <sup>2</sup> (7,414 ft <sup>2</sup> )	241 m <sup>2</sup> (2,595 ft <sup>2</sup> )	482 m <sup>2</sup> (5,190 ft <sup>2</sup> )	23%
<b>Regency Acres</b>	704.41 m <sup>2</sup> (7,582 ft <sup>2</sup> )	247 m <sup>2</sup> (2,654 ft <sup>2</sup> )	493 m <sup>2</sup> (5,307 ft <sup>2</sup> )	25%
<b>Temperance Street</b>	756.26 m <sup>2</sup> (8,140 ft <sup>2</sup> )	265 m <sup>2</sup> (2,849 ft <sup>2</sup> )	529 m <sup>2</sup> (5,698 ft <sup>2</sup> )	30%

## **Advisory Committee Review**

N/A

## **Legal Considerations**

Before an amendment to the Zoning By-law may be passed by Council, the public should be provided with sufficient information and material to enable the public to generally understand the proposed amendments. If Council accepts the recommendations in this report, then this report will be sufficient for this purpose. If Council requests further changes to the recommendations proposed in this report, then depending upon how substantial the changes are, a further public meeting may be required.

## **Financial Implications**

There is no financial impact as a result of this report. Depending on how Council directs staff to proceed, additional funding and resources maybe requested by Staff to complete said studies.

## **Communications Considerations**

On March 7, 2019, a Notice of Public Planning Meeting was published in the Aurora Banner and Auroran newspaper and given by mail to all addressed property owners within the Study Area. The attached report prepared by The Planning Partnership was also published on the Town's website and forwarded to the relevant Ratepayers Association.

In response to Council's direction on January 30, 2019 to undertake a substantive public outreach program to encourage public participation, Communications Division developed the following plan to go beyond the Planning Act requirements.

- Set up a separate online consultation and post relevant reports including FAQ and discussion forum. ([placespeak.com/stableneighbourhoods](https://placespeak.com/stableneighbourhoods))
- Social media posts
- Lawn/bag signs posted in various locations within the study area
- Additional notices were given through "door hangers" which were individually placed on each of the homes by Town Staff from various departments.

At the time of this report, the online consultation generated approximately 350 views and 49 people completed the online survey. In general, 46% of people who completed the survey believes that newly constructed homes are not compatible with the existing dwelling. Whereas, 35% of people who completed the survey believes the new development are compatible with the existing neighbourhood. The remainder 20% felt that only in some cases new development are compatible with the existing neighbourhood.

Additional discussion with regards to the results of the online consultation will be presented to Council for consideration and direction at a future General Committee meeting.

### **Link to Strategic Plan**

Supporting an exceptional quality of life for all through its accomplishment in satisfying requirements in the following key objective within this goal statement:

Objective 5: Strengthening the fabric of our community

- Collaborate with the development community to ensure future growth includes housing opportunities for everyone; and
- Prepare and regularly update the Town's Official Plan and Zoning By-law

### **Alternative(s) to the Recommendation**

1. That Council direct staff not to proceed further with the Stable Neighbourhood Study and not pursue making amendments to the existing Zoning by-law and develop an infill design guidelines.

### **Conclusions**

As directed by Council, The Planning Partnership proposed amendments to the Town's current zoning standards and provided a draft infill design guideline to address the redevelopment of homes within the Stable Neighbourhood study area. The recommendations outlined in this report will be considered more closely together with comments received from the Public and Council expressed at the Public Planning Meeting or in writing/ online. Based on the findings from the Stable Neighbourhood

March 27, 2019

Page 8 of 8

Report No. PDS19-025

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Study, a comprehensive report with recommendations will be presented to Council for consideration and direction at a future General Committee meeting.

## **Attachment**

Appendix 1- Infill Design Guidelines for Stable Neighbourhoods prepared by The Planning Partnership


## **Previous Reports**

Public Planning Report No. PDS18-084, dated June 27, 2018  
General Committee Report No. PDS18-089, dated July 17, 2018  
Public Planning Report No. PDS19-010, dated January 10, 2019

## **Pre-submission Review**

Reviewed by the Chief Administrative Officer and Legal Services.

### **Departmental Approval**



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**Lawrence Kuk, MCIP, RPP**  
**Acting Director of**  
**Planning and Development Services**

### **Approved for Agenda**



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**Doug Nadorozny**  
**Chief Administrative Officer**





# Infill Design Guidelines

## for Stable Neighbourhoods | Town of Aurora

Prepared by The Planning Partnership  
March 8, 2019

# Table of Contents

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1 Introduction .....	1
2 Definitions .....	2
3 Neighbourhood Character/Context .....	4
4 Guidelines for Infill Housing .....	8
Introduction .....	8
Building Height & Massing .....	9
Gross Floor Area & Building Footprint .....	10
Garage & Driveway Width & Location .....	12
Rear Yard Setbacks .....	13
Front Entrance Treatment .....	14
Building Materials .....	16
Landscape/Streetscape Treatment .....	18
Summary .....	19

# 1 Introduction



Throughout a number of Aurora's stable and established residential neighbourhoods, there has been a growing trend of dwellings being significantly renovated, enlarged, or replaced by new dwellings, which are often quite large and very different from the existing surrounding built form. While these neighbourhoods are protected as Stable Neighbourhoods in the Town of Aurora Official Plan, Town Council identified the need for further direction in managing change in four neighbourhoods - Aurora Heights, Regency Acres, Temperance Street and Town Park - leading to the completion of a peer-reviewed Stable Neighbourhoods Study. That study, and subsequent peer review, suggested a number of recommendations for strengthening the protection of Stable Neighbourhoods and providing the Town with more tools for managing character, including the preparation of amendments to the Zoning By-law and the preparation Design Guidelines that would be adopted by Council. The peer review focused on the concept of balance between development control, and the flexibility to allow innovation and ongoing investment.

These Design Guidelines are intended to provide guidance for homeowners, designers, architects and landscape architects by outlining the framework and design principles for the physical layout, massing and relationships of new and modified dwellings in the four Stable Neighbourhoods. The construction of new dwellings and additions (equal to or greater than 50 m<sup>2</sup>), as well as new or replacement detached garages are required to be compatible with the overall character of the community's existing housing stock and contribute to the distinct character of the surrounding neighbourhood.

These Design Guidelines provide direction on a number of character-giving elements of built form within the identified Stable Neighbourhoods. Recommendations include amendments to the Town's Zoning By-law, as well as more flexible "Design Guidelines" that are expected to be considered through the Town's Site Plan Approval process. Again, the primary objective is to achieve an acceptable balance between development control and flexibility.



# 2 Definitions

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## Guidelines vs. Zoning

An important element of this document is to ensure an understanding of the difference between a provision/regulation included within the Town's Zoning By-law, and statements that are included within a Design Guideline.

The Town's Zoning By-law is a statutory planning tool, given authority under the Provincial Planning Act. The Zoning By-law includes specific provisions/regulations that are to be implemented without interpretation. Development proposals are required to conform to the Zoning By-law. The provisions/regulations of the Zoning By-law can be adjusted only through the Minor Variance, or Rezoning processes. Both of those processes are statutory, given authority under the Planning Act, and both require public notification.

Design Guidelines are non-statutory statements that have inherent flexibility in interpretation and application. The Town will interpret and implement Design Guidelines through the Site Plan Approval process, where appropriate. The interpretation and implementation of Design Guidelines is an exercise in common sense that is focused on achieving stated objectives. They are a tool that can be changed, or adjusted by staff, or Council, on a case-by-case basis. Changes to the document itself should be approved by Council, and may or may not include public notification.

## Compatible Development

The four Neighbourhoods that are the subject of these Design Guidelines are identified as Stable Neighbourhoods in the Town of Aurora Official Plan. This designation is intended to protect these Neighbourhoods from incompatible forms of development, while still permitting them to evolve and be enhanced over time. This involves guiding new development to ensure that it is sympathetic to the form and character of the area and appropriately consider the scale and design of the surrounding neighbourhood context.

It is therefore important to manage change such that the characteristics of the Neighbourhoods that are valued as "positive" are enhanced, and those characteristics that are considered detrimental are eliminated, or at least, mitigated. To support this objective, it is crucial to consider the definition of "compatible development" in the Town's Official Plan:

*Refers to 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.*

**"Existing buildings in the vicinity"** – the concept of vicinity can be flexible. Within the neighbourhood context, the definition of vicinity can vary by the scale of development. There are three key scales of development that should be considered, including:

- Major redevelopment, where land assembly and significant development intensification are proposed – likely in a townhouse or apartment form. The vicinity here should be extensive, perhaps neighbourhood based;
- Minor redevelopment, where land assembly is not necessarily required, but an existing dwelling is demolished and replaced by a new dwelling. The vicinity here should include properties within 150 metres in all directions; or,
- Renovations/additions to existing buildings. The vicinity here should be more immediate, and include abutting neighbours (two properties on either side), and a similar group of properties across the street.



**“Enhances an established community”** – this is a general phrase that needs to be articulated generally. In order to pass this test, the nature and character of the defined vicinity needs to be considered. Clear statements about those attributes that define the character of that vicinity are required to assist in the determination of what form of building can “enhance” that character, and what form of building may be detrimental. These Guidelines provide a foundation for articulating the character of each neighbourhood.

Enhancing an established community can also mean a positive contribution in terms of investment, and the impact that investment has on the value of adjacent properties, and/or the impact that investment has on the appropriate evolution of the neighbourhood.

**“Coexists with existing development without causing any undue adverse impact”** – this is an onerous test, usually related to easily identifiable/quantifiable impacts like shadow, privacy, traffic and parking problems. In the context of these neighbourhoods, the concept of “visual impact” must be established as an important development review criteria. Visual impact analysis will need to be tied to the attributes that define the area’s character, either on a neighbourhood-wide or defined vicinity basis.

## Neighbourhood Character

Neighbourhood character refers to the “look and feel” and 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 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. It is therefore the intent of these Design Guidelines to identify the combination of specific components that collectively contribute to the neighbourhood’s character, quality and sense of place, and introduce a set of regulations and Guidelines to ensure that future alterations and redevelopment are compatible and enhance the Stable Neighbourhoods.

## Definitions for Guidelines/Zoning

**Angular Plane:** an imaginary flat surface projecting over a lot, at an inclined angle measure up from the defined lot line.

**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.

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

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

**Main Front Wall:** means a primary exterior front wall of a dwelling, not including permitted projections or a front attached garage door.



# 3 Neighbourhood Character/Context

## Regency Acres

**Neighbourhood feel:** Regency Acres is characterized by large lots within a curvilinear street pattern. Houses are generally well spaced with a low profile architectural style, and are relatively consistent along each street. With large setbacks, limited landscaping and wide streets, there is a strong sense of openness.

Sidewalks with a grassed boulevard are provided on one side of most streets, with the more prominent streets having a treed boulevard. Other streets have a more rural character with swales and no sidewalks. The street widths are significant, which when combined with the large setbacks of the houses, contribute to a sense of openness. There is a significant amount of green space and trees tend to be mid-age;



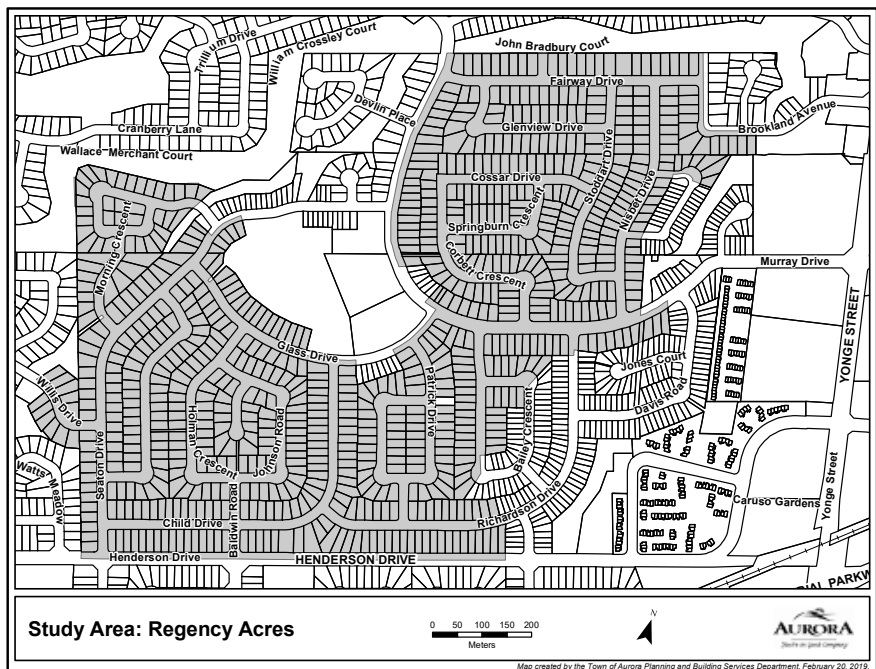
Houses in Regency Acres with well spaced houses and large setbacks.

**Lot features:** Lots in the neighbourhood tend to be large and spacious, permitting significant front and side yard setbacks. Landscaping tends to be dominated by grassy front lawns with some mid-age trees and access to the lots is exclusively via the driveway; and,

**Housing/building types:** The built form is primarily characterized by well-spaced, modest 1 to 2 storey houses with shallow pitched roofs with a range of shapes/directions, low profile front entrances with little or no front porch and use a variety of brick, stucco, siding and stone. The built-form is very homogenous throughout this Neighbourhood.

Properties have a mixture of small attached garages, carports, detached garages in the backyard or driveway parking.

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





## Aurora Heights

**Neighbourhood feel:** Aurora Heights is characterized by large lots within a curvilinear street pattern with some variation in topography. Houses are generally well spaced with low profile rooflines and front doors. A strong sense of space is created with large setbacks and wide streets and boulevards.

Sidewalks with a grassed and/or treed boulevard are provided on one side of most streets, with the more prominent streets having a sidewalk on both sides. The street widths are significant, especially at curves and turning circles in cul-de-sacs. The width of the streets and the large setbacks of the houses contribute to a strong sense of openness. There is a significant amount of greenery and shrubs with trees tending to be mid-age;

**Lot features:** Lots in the neighbourhood tend to be large and spacious, permitting significant front and side yard setbacks. Landscaping tends to include significant grassy front lawns with shrubbery and some mid-age trees; access to the lots is exclusively via the driveway; and,

**Housing/building types:** The built form is primarily characterized by well-spaced, modest 1 to 2 storey houses, with many split-level houses. The built-form is very homogenous throughout this Neighbourhood.

The shallow pitched roofs general have the peak towards the centre of the house, or extending parallel to the street, creating a less visibly striking feature.

Front entrances are low profile, often flush with the front façade or set back to create a small porch. Some front entrances are also located to the side of the house.

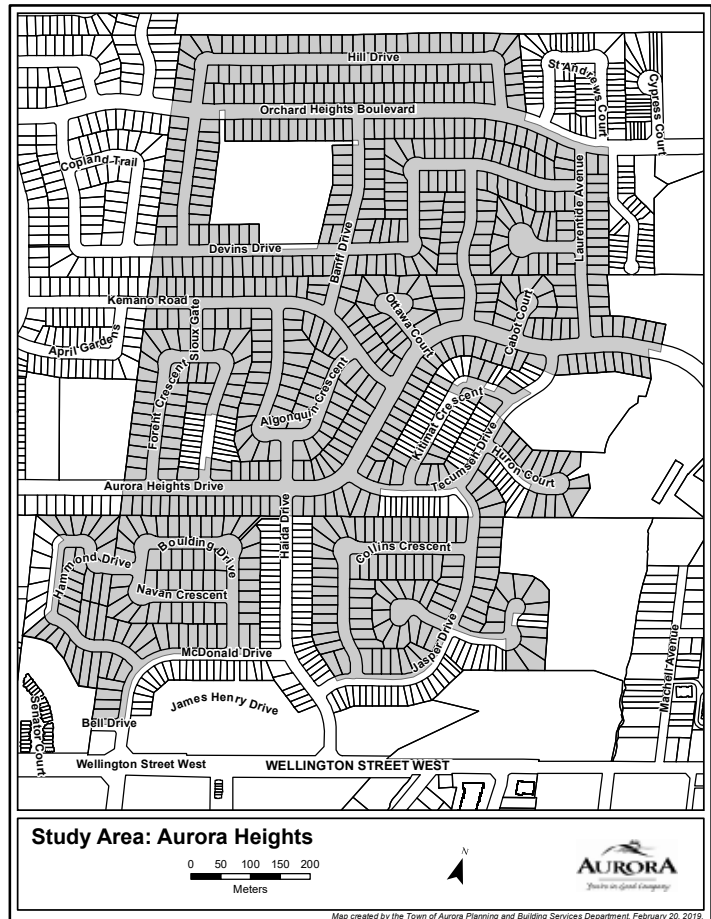
The houses use a combination of brick, stucco and siding.

The housing generally has a mixture of small attached garages, carports, detached garages in the backyard or driveway parking.

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



Houses in Aurora Heights with large building setbacks and wide boulevards





## Town Park

**Neighbourhood feel:** Town Park is a distinctive urban neighbourhood with an eclectic mix of architectural styles set within a modified grid street network. This neighbourhood demonstrates the evolution of housing from the historic houses to the north to the late 20th century houses in the south and is well integrated with its surroundings.

The neighbourhood is structured around a modified grid street network, interrupted by a watercourse corridor which crosses Town Park from north-west to south-east. Sidewalks are provided on at least one side of almost all streets, some with a boulevard. The streets and intersections are narrower than in the newer neighbourhoods, helping to create a more comfortable pedestrian environment. This neighbourhood is located between a traditional main street and an older industrial area and therefore there are a mix of adjacent land uses, adding to the diverse building forms;



*Neighbourhood of Town Park with an eclectic mix of housing.*

**Lot features:** Lots are relatively large, and contain significant mature trees and landscaping. Houses have variable side yard setbacks and are either accessed via a driveway or walkway and,

**Housing/building types:** The housing in this neighbourhood is eclectic, with a significant number of older houses to the north, including semi-detached houses, and newer construction further south. There are a variety of front yard setbacks, although most of the older housing stock is located relatively close to the street. This smaller setback combined with a large concentration of 1.5 to 2.5 storey houses creates a strong sense of enclosure to the streetscape.

Front doors are generally prominent and the front façade is frequently softened with significant front porches.

Garages are not prominent. Where they are provided, they are generally set back from the front façade or are detached and to the rear of the property, with the exception of many of the newer houses.

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







## Temperance Street

**Neighbourhood feel:** Temperance Street is an older urban neighbourhood with an eclectic mix of building forms and architectural styles largely extending north-south along Temperance Street. This neighbourhood is dominated by older historic houses, with some late 20th century houses in the south and is well linked to the Yonge Street commercial corridor.

The neighbourhood encompasses the southern end of Temperance Street and acts as a transition area along westernmost edge of the modified grid street network along Yonge Street. Sidewalks are provided on at least one side of almost all streets, some with a boulevard. The streets and intersections are narrower than in the newer neighbourhoods, helping to create a more comfortable pedestrian environment. This neighbourhood is located adjacent to a traditional main street and therefore there are a mix of adjacent land uses, adding to the diverse building forms;



*Temperance Street Neighbourhood with older historic houses.*

**Lot features:** Lots are relatively large, and contain significant mature trees and landscaping. Houses have variable side yard setbacks and are either accessed via a driveway or walkway and,

**Housing/building types:** The housing in this neighbourhood is eclectic, with a significant number of older houses, and some newer construction further south. There are a variety of front yard setbacks, although most of the older housing stock is located relatively close to the street. This smaller setback combined with a large concentration of 1.5 to 2.5 storey houses creates a strong sense of enclosure to the streetscape.

Front doors are generally prominent and the front façade is frequently softened with significant front porches.

Garages are not prominent. Where they are provided, they are generally set back from the front façade or are detached and to the rear of the property, with the exception of the newer houses.

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



 **4 Guidelines for Infill Housing**

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## Introduction

The following Design Guidelines have been developed to ensure that new development, redevelopment and alterations are compatible with the existing character of Aurora's Stable Neighbourhoods. Together, these Guidelines provide a framework to guide the design, location and configuration of new buildings and additions, ensuring that they strengthen the overall character and positively contribute to these neighbourhoods, while also providing opportunities for appropriate flexibility and encouraging investment. It is intended that these Design Guidelines guide property owners and development professionals in the design of new dwellings. These Design Guidelines will be implemented by the Town of Aurora in the form of amendments to the Zoning By-law, and/or through the Site Plan Approval process within the four identified Stable Neighbourhoods.



*View from Aurora Heights*



*View along Temperance Street*



## Building Height & Massing

The height of buildings in the four neighbourhoods range from 1 to 2.5 storeys with an eclectic mix of architectural styles ranging from historic to 21st century homes. The overall objective of the Town is to ensure that new houses are compatible with existing built-form and that a transition from one building to the next is appropriate. New homes should be neither too tall nor too small.

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.

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; and,
- Ensure a sensitive transition to adjacent residential dwellings.

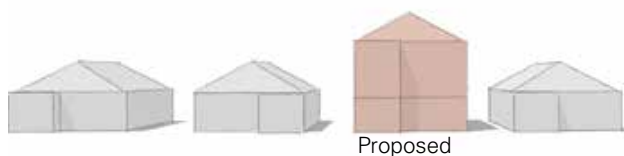
### Design Guidelines

- 1 Where possible, maintain the existing lot grading and the neighbourhood's characteristic first floor height.
- 2 Rooflines should reflect those of the existing neighbourhood:
  - a) Steeper pitches and more complex rooflines in Town Park and Temperance Street Neighbourhoods.
  - b) Shallower pitch roofs in Aurora Heights and Regency Acres.
- 3 Slope the new roof back from adjacent houses. One approach for promoting a smooth transition is the use of an angular plane. Where appropriate the Town may consider applying an angular plane of 45 degrees, measured from 3.0 metres above any interior side yard. Where an angular plane is utilized, no development shall be permitted to encroach within the defined angular plane. This Guideline should be applied where taller dwellings are proposed abutting single storey built forms.

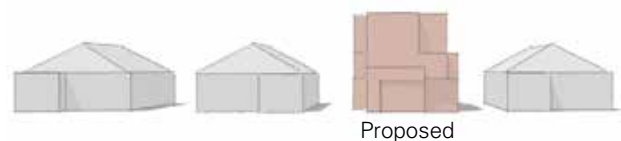
### Zoning By-law Amendments

- 1 The maximum building height is 9.0 metres (measured as per the existing Zoning By-law).

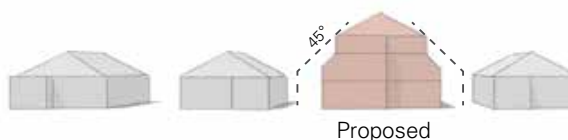
Not Appropriate



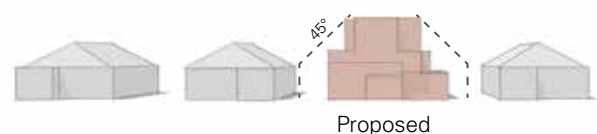
Not Appropriate



Appropriate



Appropriate





## Gross Floor Area & Building Footprint

	50% of Range	+50% of Average	Outcome
<b>Regency Acres</b>			
Gross Floor Area	370m <sup>2</sup>	307m <sup>2</sup>	338m <sup>2</sup>
Building Footprint	266m <sup>2</sup>	237m <sup>2</sup>	252m <sup>2</sup>
<b>Aurora Heights</b>			
Gross Floor Area	378m <sup>2</sup>	303m <sup>2</sup>	340m <sup>2</sup>
Building Footprint	246m <sup>2</sup>	231m <sup>2</sup>	238m <sup>2</sup>
<b>Town Park</b>			
Gross Floor Area	404m <sup>2</sup>	354m <sup>2</sup>	379m <sup>2</sup>
Building Footprint	251m <sup>2</sup>	201m <sup>2</sup>	226m <sup>2</sup>
<b>Temperance Street</b>			
Gross Floor Area	394m <sup>2</sup>	460m <sup>2</sup>	427m <sup>2</sup>
Building Footprint	234m <sup>2</sup>	219m <sup>2</sup>	226m <sup>2</sup>
Recommended Maximum Gross Floor Area	371m <sup>2</sup> (3,993 sq ft)		
Recommended Maximum Building Footprint	236m <sup>2</sup> (2,540 sq ft)		

### Zoning By-law Amendments

- The maximum Gross Floor Area for any dwelling shall be 371 square metres (approximately 3,993 square feet).
- The maximum Building Footprint shall be 236 square metres (approximately 2,540 square feet), or a lot coverage of 35 percent, whichever is less.

### Assumptions/Methodology

- Where appropriate, measures for Gross Floor Area and Building Footprint were based on the Town's GIS data.
- Numbers utilized in this analysis are an estimate of existing conditions. The base data provided by the Town omitted much of the recent development activity and provided only the building footprint and an inexact number of full and partial storeys. Except when determin-

ing the smallest and largest dwellings per neighbourhood, where number of storeys was estimated using Google Maps, GFA was determined by multiplying the building footprint by the number of storeys included in the Town's data.

- The GFA and lot coverage for most newly constructed houses was provided by the Town as separate files, and was used to enhance the existing data for each neighbourhood.
- In calculating the average GFA for the neighbourhoods, new additions were not included as a result of anticipated high level of error in estimating how much of the addition area should be added to the existing building.
- Overall, the average GFAs are considered a reasonable estimate and are relatively conservative. Actual conditions may, in fact be slightly higher than those included here.



- To establish the “50% of range” maximum GFA and Building Footprint for new dwellings, the midway point between the ‘average’ GFA and building footprint and the highest values was identified.
- To establish the “+ 50% of average” maximum GFA and Building Footprint for new dwellings, 50% of the ‘average’ was added to the ‘average’ value.
- The maximum permitted GFA proposed in the Zoning By-law Amendment was established by taking the average maximum GFA among the four neighbourhoods, using the average of both methodologies.
- The maximum permitted building footprint proposed in the Zoning By-law Amendment was established by taking the average maximum building footprint among the four neighbourhoods, using the average of both methodologies.

## Data Analysis

### Regency Acres

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Lot size range: 307.68 to 1,710.84 m<sup>2</sup>  
Average lot size: 704.41 m<sup>2</sup>  
Existing GFA range: 73 to 534 m<sup>2</sup>  
Average GFA: 205 m<sup>2</sup>  
Existing building footprint range: 69 to 374 m<sup>2</sup>  
Average building footprint: 158 m<sup>2</sup>

#### 50% of range method

**Maximum GFA for new dwellings: 370 m<sup>2</sup>**  
**Maximum building footprint for new dwellings: 266 m<sup>2</sup>**

#### + 50% of average method

**Maximum GFA for new dwellings: 307 m<sup>2</sup>**  
**Maximum building footprint for new dwellings: 237 m<sup>2</sup>**

### Aurora Heights

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Lot size range: 449.94 to 1,336.77 m<sup>2</sup>  
Average lot size: 631.31 m<sup>2</sup>  
Existing GFA range: 56 to 554 m<sup>2</sup>  
Average GFA: 202 m<sup>2</sup>  
Existing building footprint range: 56 to 337 m<sup>2</sup>  
Average building footprint: 154 m<sup>2</sup>

#### 50% of range method

**Maximum GFA for new dwellings: 378 m<sup>2</sup>**  
**Maximum building footprint for new dwellings: 246 m<sup>2</sup>**

#### + 50% of average method

**Maximum GFA for new dwellings: 303 m<sup>2</sup>**  
**Maximum building footprint for new dwellings: 231 m<sup>2</sup>**

### Town Park

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Lot size range: 229.82 to 1,800.41 m<sup>2</sup>  
Average lot size: 688.82 m<sup>2</sup>  
Existing GFA range: 52 to 571 m<sup>2</sup>  
Average GFA: 236 m<sup>2</sup>  
Existing building footprint range: 52 to 368 m<sup>2</sup>  
Average building footprint: 134 m<sup>2</sup>

#### 50% of range method

**Maximum GFA for new dwellings: 404 m<sup>2</sup>**  
**Maximum building footprint for new dwellings: 251 m<sup>2</sup>**

#### + 50% of average method

**Maximum GFA for new dwellings: 354 m<sup>2</sup>**  
**Maximum building footprint for new dwellings: 201 m<sup>2</sup>**

### Temperance Street

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Lot size range: 326.77 to 2,064.35 m<sup>2</sup>  
Average lot size: 756.26 m<sup>2</sup>  
Existing GFA range: 63 to 480 m<sup>2</sup>  
Average GFA: 307 m<sup>2</sup>  
Existing building footprint range: 57 to 322 m<sup>2</sup>  
Average building footprint: 146 m<sup>2</sup>

#### 50% of range method

**Maximum GFA for new dwellings: 394 m<sup>2</sup>**  
**Maximum building footprint for new dwellings: 234 m<sup>2</sup>**

#### + 50% of average method

**Maximum GFA for new dwellings: 460 m<sup>2</sup>**  
**Maximum building footprint for new dwellings: 219 m<sup>2</sup>**





## Garage & Driveway Width and Location

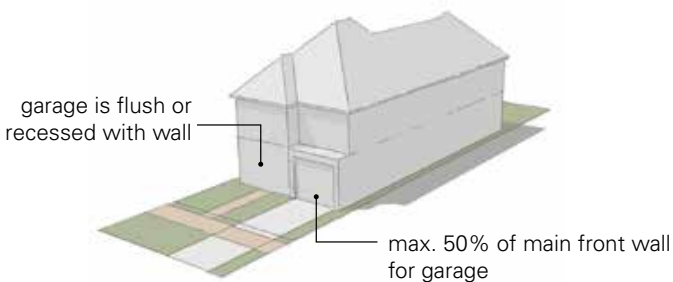
Garages and driveways should be located and sized based on the established pattern of the neighbourhood. In Regency Acres and Aurora Heights, properties have a mix of small attached garages, carports, detached garages in the backyard or driveway parking. Town Park and Temperance Street garages are generally not a prominent feature of the streetscape. Typically they are set back from the front facade or are 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; and,
- Maintain a consistent garage type and driveway width along the street.

### Design Guidelines

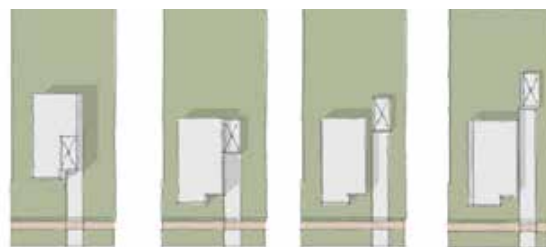
- 4 Driveway widths should not substantially exceed the garage/carport width. Where no garage/carport is provided, the width of the driveway should not exceed 3.0m.
- 5 Maintain consistent garage type and location as the surrounding neighbourhood (i.e. at the front or rear of the lot), where possible:
  - a) Detached garages to the rear are encouraged in Town Park and Temperance Street Neighbourhoods.
  - b) Detached garages to the rear, carports or front facing attached garages set back from the main front wall of the dwelling are encouraged in the Regency Acres and Aurora Heights Neighbourhoods.



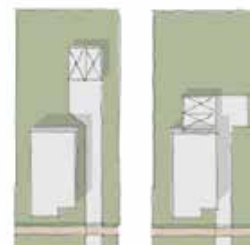
- 6 The design and placement of garage/carport should minimize its visual impact on the street.
- 7 The garage of a new dwelling should not extend beyond the main front wall of an adjacent dwelling.
- 8 Where detached garages are considered, they should be similar in material and character to the dwelling.
- 9 Where front-facing attached garages or carports are considered:
  - a) The attached garage/carport is integrated into the massing and design of the dwelling.
  - b) The attached garages may include a second storey over the garage, where height limitations permit.
  - c) The roofline of the attached garage/carport is designed to be compatible with the roofline of the dwelling.
- 10 The size of the garage is compatible with the size of the lot.
  - a) Front-facing attached garages shall not take up more than 50% of the width of the main front wall of the dwelling.
  - b) No more than a 2 car garage is permitted on any lot.

### Zoning By-law Amendments

- 4 Attached and detached garages shall be flush with, or set back from the main front wall of the dwelling.
- 5 Detached garages shall have a maximum Gross Floor Area of 40 square metres and be counted towards the maximum lot coverage permitted for accessory buildings.



Appropriate locations for garages and vary based on each Neighbourhood.



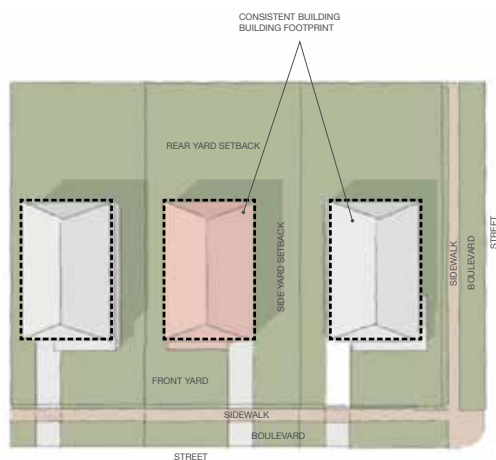


## Rear Yard Setbacks

The relationship between buildings through placement on the lot is important to ensure a consistent neighbourhood 'feel' and impacts the sense of openness and enclosure. There is significant diversity in the positioning of houses on their lots as well as in the sizes of lots throughout all four Stable Neighbourhoods, contributing to their different characteristics. The Neighbourhoods also differ in the positioning of houses in relation to the streets.

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 rear lot line are to:

- 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.

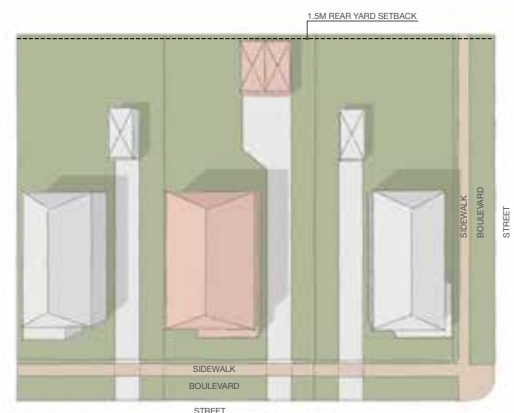
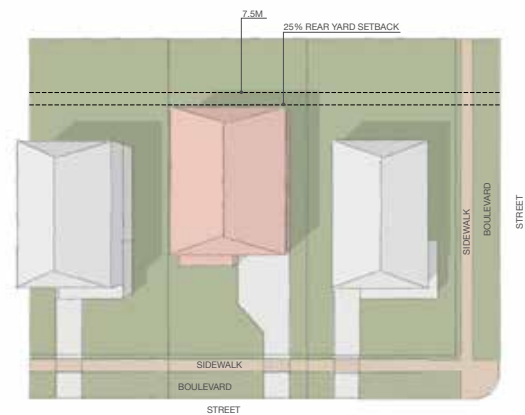


### Design Guidelines

- 11 Rear yard setbacks shall address rear yard privacy and sunlight issues when extending a home towards the rear property line.

### Zoning By-law Amendments

- 6 The rear yard setback shall be a minimum of 7.5 metres or 25 percent of the total lot depth, whichever is greater.
- 7 Notwithstanding the provision above, a detached garage building may be located within the rear yard. The minimum setback from the rear lot line and any interior lot line shall be 1.5 metres. The maximum height of a detached garage shall be 3.5 metres.





## Front Entrance Treatment

The four Stable Neighbourhoods demonstrate a wide range of approaches to the design and location of the front entrance. Regency Acres and Aurora Heights neighbourhoods tend to have low profile front entrances close to grade, with some small porches which generally lead to a driveway. The older neighbourhoods of Town Park and Temperance Street have more prominent entries with significant front porches which generally step down to a front walkway and/or driveway.

The relationship between the front entry and the street is an important one; it symbolizes a connection between the private and public realm and the neighbourhood ties that develop social relationships between residents.

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

- Ensure that the prominence of front entries are consistent with the surrounding neighbourhood; and,
- Ensure that front entries are oriented to the street.

### Design Guidelines

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- 12** Avoid a large number of steps leading to the front entry. Where entries do require steps, they should be limited to a maximum of 5 steps and lead to a significant porch.
  - 13** Where the entry is located above grade, it should be consistent with the height and relationship to the street of adjacent dwellings.
  - 14** The front door should be clearly visible and approachable from the street via the driveway, or walkway. For any side of the building facing the street, a porch, prominent entrance or other architectural gesture should provide a “public face.”
  - 15** The provision of weather protection at the main entrance is encouraged.
  - 16** Where there is a dominant pattern of existing front porches, new homes or additions to homes should consider a front porch that is consistent in size and style with the surrounding neighbourhood.
- 



*Example of a prominent street oriented front entrance.*



*Example of a modest street oriented front entrance.*





**Regency Acres Neighbourhood**

- 1 Entrances are at grade.
- 2 Low Profile front entrances with little or no front porch.



*Entrances are at grade.*



*Some full front porches.*

**Aurora Heights Neighbourhood**

- 1 Many split level houses.
- 2 Low profile entrance that are flush or set back from the front facade to create a small porch.
- 3 Some raised porches.



*Split level house with entrance at grade.*



*Raised porch.*

**Town Park Neighbourhood**

- 1 Front doors are prominent.
- 2 Front facade is softened with significant front porches.



*Entries are prominent with large porches.*



**Temperance Street Neighbourhood**

- 1 Front doors are prominent.
- 2 Front facade is softened with significant front porches.



*Significant porches along front facades.*





## Building Materials

The building materials of individual buildings vary considerably throughout the four neighbourhoods. It is this variety that contributes to the interest along the street and to a more eclectic range of buildings.

There should be no strict imposition of material palettes. However, several broad categories of building appearances are identified and described which provide sufficient flexibility to accommodate variety, but ensure 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 a high quality of materials is 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 still maintain the cohesive visual character of the street.

### Design Guidelines

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- 17** Colour palettes are expected to take their cues from the surrounding streets with only high quality materials being used. The following are appropriate building materials:
    - a) Brick;
    - b) Stucco or its equivalent;
    - c) Wood clapboard or wood batten; and/or,
    - d) Stone.
  - 18** Use painted wood for porches, porch railings, bay window surrounds and shutters. Use cedar and asphalt shingles on roofs.
  - 19** Colours and materials should be selected from a heritage palette in the Town Park and Temperance Street neighbourhoods.
  - 20** Contemporary designs should include traditional materials used in the surrounding neighbourhood.
  - 21** Additions or renovations to an existing building should use materials and colours that are consistent with the main building facade.
- 



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



**Regency Acres Neighbourhood**

- 1 Use of a variety of brick, stucco, siding, stone, wood clapboard and wood board and batten.
- 2 Wood often used for architectural details such as bay windows.
- 3 Darker coloured bricks, siding and stucco. The dominant brick colours are red, brown and light greys.



**Aurora Heights Neighbourhood**

- 1 Houses are a combination of brick, stucco and siding.
- 2 Brick and siding is predominant on some streets.
- 3 A variety of siding colours used with some bright colour palettes.
- 4 Brick colours range from traditional reds to light greys.



**Town Park Neighbourhood**

- 1 Houses use predominately brick, stone and siding.
- 2 Colour palettes are more traditional with dark buff bricks, and a variety of colours and tones for siding.
- 3 Homes often have full stone front facades.



**Temprance Street Neighbourhood**

- 1 Houses use predominately brick, stone and siding.
- 2 Colour palettes are more traditional with dark and yellow buff bricks, and a variety of colours and tones for siding.
- 3 Wood cedar siding is also used as main massing materials.







## Landscape/Streetscape Treatment

Much of the landscape character in all four neighbourhoods is determined by the treatment of the front yards. Many of them feature lawns and extensive gardens with mature trees to provide a continuous canopy over the street.

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

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

### Design Guidelines

- 22** Protect mature trees and encourage planting new trees.
- 23** Where possible, maintain existing slopes.
- 24** Permeable paving for new walkways and driveways is encouraged to reduce run-off to storm sewers and soften the streetscape appearance. Limit hard surface landscaping in front yards to walkways and driveways only.
- 25** A walkway from the front door to the sidewalk is encouraged where they are predominant in a neighbourhood.
- 26** Front yard hedges should be a maximum of 1.2m high to ensure "eyes to the street" and avoid blocked views from the house to the sidewalk.
- 27** Avoid privacy fencing at the front of the house.
  - a)** Maximum height for corner lot fencing is 1.8m;
  - b)** Materials for corner lot fencing should be consistent with the surrounding neighbourhood; and,
  - c)** Side yard fencing should be avoided unless set back from the front wall of the dwelling.
- 28** Use natural stone finishes for retaining walls.



*Hard surface landscaping limited to walkway and driveway.*



*Low front yard fencing.*



*Mature trees are retained.*



## Summary

### Design Guidelines

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- 1 Where possible, maintain the existing lot grading and the neighbourhood's characteristic first floor height.
- 2 Rooflines should reflect those of the existing neighbourhood:
  - a) Steeper pitches and more complex rooflines in Town Park and Temperance Street Neighbourhoods.
  - b) Shallower pitch roofs in Aurora Heights and Regency Acres.
- 3 Slope the new roof back from adjacent houses. One approach for promoting a smooth transition is the use of an angular plane. Where appropriate the Town may consider applying an angular plane of 45 degrees, measured from 3.0 metres above any interior side yard. Where an angular plane is utilized, no development shall be permitted to encroach within the defined angular plane. This Guideline should be applied where taller dwellings are proposed abutting single storey built forms.
- 4 Driveway widths should not substantially exceed the garage/carport width. Where no garage/carport is provided, the width of the driveway should not exceed 3.0m.
- 5 Maintain consistent garage type and location as the surrounding neighbourhood. (i.e. at the front or rear of the lot), where possible:
  - a) Detached garages to the rear are encouraged in Town Park and Temperance Street Neighbourhoods.
  - b) Detached garages to the rear, carports or front facing attached garages set back from the main front wall of the dwelling are encouraged in the Regency Acres and Aurora Heights Neighbourhoods.
- 6 The design and placement of garage/carport should minimize its visual impact on the street.
- 7 The garage of a new dwelling should not extend beyond the main front wall of an adjacent dwelling.
- 8 Where detached garages are considered, they should be similar in material and character to the dwelling.
- 9 Where front-facing attached garages or carports are considered:
  - a) The attached garage/carport is integrated into the massing and design of the dwelling.
  - b) The attached garages may include a second storey over the garage, where height limitations permit.
  - c) The roofline of the attached garage/carport is designed to be compatible with the roofline of the dwelling.
- 10 The size of the garage is compatible with the size of the lot.
  - a) Front-facing attached garages shall not take up more than 50% of the width of the main front wall of the dwelling.
  - b) No more than a 2 car garage is permitted on any lot.
- 11 Rear yard setbacks shall address rear yard privacy and sunlight issues when extending a home towards the rear property line.
- 12 Avoid a large number of steps leading to the front entry. Where entries do require steps, they should be limited to a maximum of 5 steps and lead to a significant porch.
- 13 Where the entry is located above grade, it should be consistent with the height and relationship to the street of adjacent dwellings.
- 14 The front door should be clearly visible and approachable from the street via the driveway, or walkway. For any side of the building facing the street, a porch, prominent entrance or other architectural gesture should provide a "public face".
- 15 The provision of weather protection at the main entrance is encouraged.
- 16 Where there is a dominant pattern of existing front porches, new homes or additions to homes should consider a front porch that is consistent in size and style with the surrounding neighbourhood.
- 17 Colour palettes are expected to take their cues from the surrounding streets with only high quality materials being used. The following are appropriate building materials:
  - a) Brick;
  - b) Stucco or its equivalent;



c) Wood clapboard or wood batten; and/or,

d) Stone.

- 18 Use painted wood for porches, porch railings, bay window surrounds and shutters. Use cedar and asphalt shingles on roofs.
- 19 Colours and materials should be selected from a heritage palette in the Town Park and Temperance Street neighbourhoods.
- 20 Contemporary designs should include traditional materials used in the surrounding neighbourhood.
- 21 Additions or renovations to an existing building should use materials and colours that are consistent with the main building facade.
- 22 Protect mature trees and encourage planting new trees.
- 23 Where possible, maintain existing slopes.
- 24 Permeable paving for new walkways and driveways is encouraged to reduce run-off to storm sewers and soften the streetscape appearance. Limit hard surface landscaping in front yards to walkways and driveways only.
- 25 A walkway from the front door to the sidewalk is encouraged where they are predominant in a neighbourhood.
- 26 Front yard hedges should be a maximum of 1.2m high to ensure "eyes to the street" and avoid blocked views from the house to the sidewalk.
- 27 Avoid privacy fencing at the front of the house.
  - a) Maximum height for corner lot fencing is 1.8m;
  - b) Materials for corner lot fencing should be consistent with the surrounding neighbourhood; and,
  - c) Side yard fencing should be avoided unless set back from the front wall of the dwelling.
- 28 Use natural stone finishes for retaining walls.

#### **Zoning By-law Amendments**

- 1 The maximum building height is 9.0 metres.
- 2 The maximum Gross Floor Area for any dwelling shall be 371 square metres (approximately 3,993 square feet).
- 3 The maximum Building Footprint shall be 236 square metres (approximately 2,540 square feet), or a lot coverage of 35 percent, whichever is less.
- 4 Attached and detached garages shall be flush with, or set back from the main front wall of the dwelling.
- 5 Detached garages shall have a maximum Gross Floor Area of 40 square metres.
- 6 The rear yard setback shall be a minimum of 7.5 metres or 25 percent of the total lot depth, whichever is greater.
- 7 Notwithstanding the provision above, a detached garage building may be located within the rear yard. The minimum setback from the rear lot line and any interior lot line shall be 1.5 metres. The maximum height of a detached garage shall be 3.5m.