

## ALLANDALE HERITAGE URBAN DESIGN DEVELOPMENT GUIDELINES



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## 1.0 Introduction

The focus of these Heritage Design Guidelines is to maintain visual consistency with the neighbourhood character when viewed from the street. Allandale Historic Neighbourhood Urban Design Guidelines complement the special heritage zoning standards and provisions recently in Allandale and provide guidance for additions, renovations and new buildings on properties in this area. Allandale Heritage Urban Design Guidelines further influence the building characteristics that would be sympathetic to the historic character of the area. The properties subject to can be identified in Figure 1.



Figure 1: Properties subject to Scoped Site Plan Control

The primary objective of applying scoped site plan control and urban design guidelines in the low density areas within the Urban Growth Centre is to ensure that building permits submitted for properties in the highlighted area identified in Figure 1, are sympathetic to the overriding characteristics of the existing historical buildings. These proposed guidelines are intended to provide guidance with respect to architectural features such as pitched roofs; scale and materials; relationship to adjacent buildings; location and orientation of buildings; and features of facades facing streets. The scoped Site Plan shall not apply to rezoning applications for intensified residential mixed use or commercial development where applicable, in which case the Intensification Area Urban Design Guidelines and all other Planning Policy shall apply.

## 2.0 Heritage Urban Design Guidelines

The section will outline the features identified on the historical properties and outline how to properly preserve those features.

### 2.1 Development Adjacent to Properties listed on the Municipal Heritage Register:

- Where development is adjacent to a property listed on the municipal heritage register, the proposed development shall show how the design takes into account the features of the adjacent building.
- The Municipal Heritage Registrar can be accessed from the Heritage Section of the City of Barrie website. The affected properties can be identified in Figure 2 and are municipally known as follows:
  - 19 William Street
  - 25 William Street
  - 88 Cumberland Street
  - 22 Granville Street
  - 126 Burton Avenue

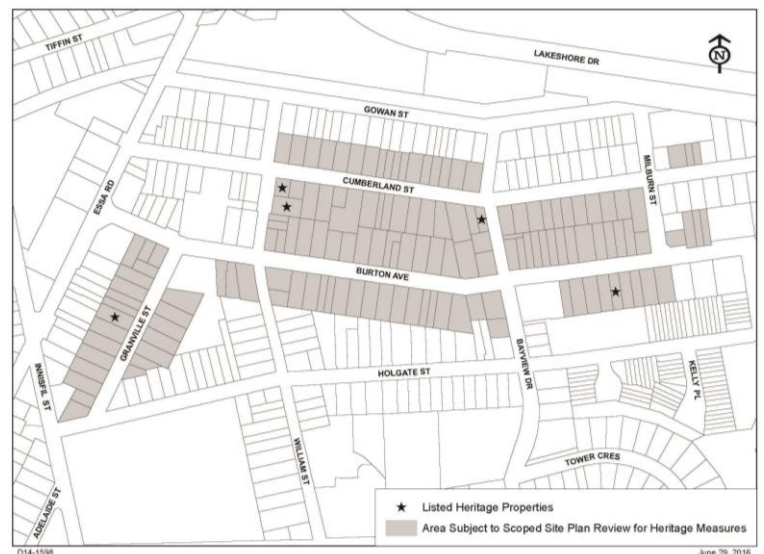
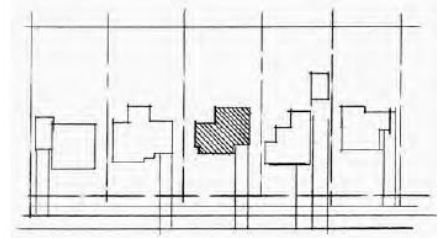


Figure 2: Heritage Properties within the Scoped Site Plan

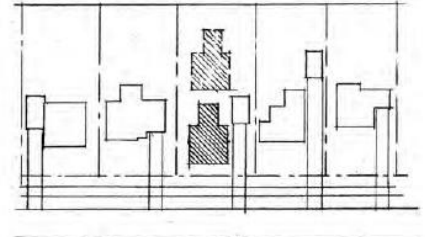
## 2.2 Lot Patterns and Setbacks

- New development and/or front yard should maintain and be compatible with the predominant pattern of frontage, lot depth and lot area as the adjacent properties on the street.



Respect the existing site plan character of similar, but not identical front-yard setbacks. Place a new building to mediate between setbacks of neighbouring buildings.

- Front yard setbacks should be the same or an average of the adjacent properties front yard setbacks. Subject to compliance with minimum zoning provisions. Figure three shows a visual example of front yard setback treatments.



An extreme difference in setback from adjacent buildings is not appropriate.

## 2.3 Scale

- New development and/or additions should not appear significantly larger than the adjacent existing dwellings. If a larger massing is proposed, efforts to break up or divide the building into smaller component elements that are compatible with the neighbourhood's housing patterns should be incorporated.
- The scale of new development and additions should be proportional to the size of the lot and adjacent buildings to emphasize the 'spacious and deep' characteristics of existing lots in that area.

## 2.4 Height

- Additions are encouraged in the rear yard due to existing primary structure's low lot coverage and location towards the front of the lot. However, the height of new additions should make every effort to be consistent with the height of the existing and adjacent structures.
- In the instance where an addition is proposed that is one story or more higher than the existing and adjacent structures, a stepping provision is encouraged where the portion of the addition's height closest to the existing structure will be stepped down to minimize the impact on the front façade visually from the street.
- New development is also encouraged to be sensitive to the height of adjacent structures. Where the height of individual floors is less than adjacent structures new development should incorporate the second/third floor partially within the roof structure to match the overall building height of adjacent structures. Gable windows are a common feature in this area and can be used in new development to provide ample light to these floors.

## 2.5 Architectural Style and Features

- Additions are encouraged to use similar architectural materials as adjacent lots.
- Additions or new development should maintain pitched roofs in areas where these predominate.
- Dormers and entrance doors (excluding garage doors) fenestration is encouraged on walls facing streets.
- Blank walls facing streets shall be avoided. Inclusion of windows entrance doors balconies and varied setbacks may be used to avoid this.

## 2.6 Corner Lot/Severances and Vacant Lots:

- New Development will be required to maintain the character of the area with low lot coverage, significant frontage and front yard setbacks, preservation of mature trees and height of 1-2 story and/or consistent with the dwellings on either side of the property.
- New additions are encouraged in the rear yard. If additions have a façade visible from the street, window openings, building materials/cladding and architectural details should be incorporated to avoid blank walls, add eyes on the street, and maintain overall streetscape interest.

## 2.7 Garages and Accessory Buildings

### **Attached Garages:**

- New development (especially semi-detached) with an attached garage shall not place garages in the centre of the units. Attached garages shall be recessed behind the front façade of the dwelling and elements such as windows, opening and other design features should be incorporated into the garage doors. Also, building elements such as balconies are encouraged along the front façade to lessen the visual impact of the garage.

### **Detached Garages and Accessory Buildings:**

- Such garages will be encouraged only in the rear yard, and shall be set back per the zoning provisions.
- Detached garages and accessory buildings are encouraged to incorporate features such as glazed panels into the design of the door if the door faces the street, to enhance the visual impact of the structure.
- Accessory structures (defined in compliance with section 3.2 of the Zoning By-law), should be of a design and style that is compatible with the quality, style, materials and colours of the primary dwelling.

## 2.8 Fencing

- Properties in this area generally do not have front yard/privacy fencing. Therefore fencing in the front yard is discouraged. Landscaping features and trees can be incorporated into the front yard to provide a separation between the property and street. In cases where a front yard fence is proposed, it should be no higher than 1m above grade.
- A checklist is proposed to facilitate and streamline review so that those site plan applications that comply may be expeditiously approved.

- The review will take place through the Planning Department. This process will be designed to consider processing timelines and costs, and would seek opportunities to expedite the process for applications that comply using a checklist of requirements.

### 3.0 Review Checklist:

<b>Zoning Compliance:</b>	
• Setbacks	
• Size of accessory attached or detached non-living areas	
• Openings on corner lot if applicable	
<b>Urban Design:</b>	
• Adjacent to listed building – show compatibility and in keeping with neighbourhood character	
• Compatible with predominant pattern of frontage	
• Scale of addition	
• Location of addition (matching adjacent lots) scale and massing	
• Height – compatible with existing building, stepping	
• Height – compatible with adjacent buildings	
<b>Architectural Style</b>	
• Pitched roof – generally preferred	
• Materials	
• No Blank walls facing street	
<b>Location and Scale of Garages if applicable</b>	
• Openings and design of garage doors	
<b>Fencing</b>	
• Front yard fencing – open visibility	