



Heritage and Urban Design

URBAN DESIGN BRIEF – PLANS OF SUBDIVISION TERMS OF REFERENCE

1.0 DESIGN VISION, OBJECTIVES & PRINCIPLES

Provide an overview of the urban design objectives/principles for the proposed development at the neighbourhood scale, indicating how the development integrates within the existing context and how it contributes to creating a unique sense of place through its proposed building form and architectural theme.

2.0 CONTEXT

Provide a description and analysis of the site and surrounding context (at least a 400m radius from the site) noting any attributes and considerations including, but not limited to:

- existing natural features, topography and vegetation;
- lot fabric (including frontage and depth);
- general street/block pattern (including block lengths);
- built form character of surrounding area;
- surrounding land uses;
- views and vistas to and from the site;
- existing or planned landmarks or gateways;
- existing or planned transportation networks (including vehicular, cycling, pedestrian, transit, etc.); and,
- linkages to open spaces.

A context map showing the subject site in relation to its context and photographs of the existing context should be included.



3.0 POLICY CONTEXT

Provide a summary and analysis of relevant City documents, including a description of how the proposed design accounts for, and implements, the City's Vision/Strategies as established in:

- the Strategic Plan priorities;
- the Official Plan policies;
- the City-wide Urban Design Guidelines; and,
- any relevant area specific policy, design studies and/or guideline documents.

4.0 BUILT FORM AND ARCHITECTURAL THEME

Describe the general design of the proposed dwellings including:

- dwelling types and variety;
- typical unit widths;
- building heights;
- architectural features that contribute to the streetscape character (ie. location of front door, porch, dormers etc.);
- bird-safe design treatment (refer to the Bird-Safe Design Standards)*;
- sketches/photos to illustrate the characteristics of the architectural influences;
- location and treatment of the garage in relation to the house;
- driveway widths and location; and,
- preliminary elevation drawings of the proposed dwellings if available.

5.0 STREETScape CHARACTER

Describe the general character of the proposed streetscape including:

- dwelling types and variety;
- yard setbacks;
- street trees;
- sidewalks and widths;
- landscape treatment (planting, materials, etc.);
- fencing; and,
- street lighting.



6.0 PRIORITY LOTS

Provide a Priority Lot Map identifying dwellings in prominent locations, such as gateway dwellings, corner lots, view terminus sites, dwellings facing parks, dwellings on window streets, etc., and describe the treatment of Priority Lots (ie. Upgrades through architectural details, material selection, location of primary doors, window placement, etc.). Provide elevation drawings if available.

**Applicants are strongly encouraged to incorporate bird-safe design treatments for new ground-related residential dwellings. Please refer to the Bird-Safe Design Standards, found on the City's website, for further information in this regard.*