


Livable
by design

URBAN DESIGN MANUAL

 OAKVILLE



Design Guidelines for Stable Residential Communities



Prepared by Planning Services, Town of Oakville
Endorsed by Planning and Development Council on April 29, 2013

DESIGN GUIDELINES FOR STABLE RESIDENTIAL COMMUNITIES

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1.0 INTRODUCTION

Throughout many of the stable and established residential communities in Oakville, dwellings are being renovated, enlarged, or replaced by new homes.

New development and redevelopment should be integrated into the local landscape, contribute to and enrich its surroundings, and be compatible with the existing neighbourhood character and defining patterns. Without guidance on design matters, the character that makes these neighbourhoods distinct may be jeopardized.

The *Design Guidelines for Stable Residential Communities* serves as a basic framework to guide decision-making on the physical layout, massing, functioning and relationships of new and modified dwellings in stable residential communities. The document contains a series of design guidelines that are intended to address the changes occurring in stable residential communities so that compatibility can be achieved within the existing context and neighbourhood character.

Achieving compatibility is not about replicating the existing form or reproducing architectural styles or details of nearby buildings. Rather, the focus is to direct how new development can be designed to maintain and preserve neighbourhood character.

The design guidance contained in this document is tailored specifically to “new development” in stable residential communities, which consists primarily of:

- a new detached dwelling on a vacant lot or newly created lot through a severance process
- a new detached dwelling replacing an existing dwelling
- significant additions to an existing detached dwelling.

The design guidance is intended to assist:

- those proposing the new development by providing guidance on the important design elements for building in stable residential communities;

- those evaluating the proposals through the development review process; and
- those residing in the neighbourhood by providing a framework for understanding the expectations and an evaluation process for new development in their community.

This document is organized into three sections:

- **Section 1** introduces the role, guiding principles and application of the design guidelines.
- **Section 2** presents the policy context that achieves the community development and design vision.
- **Section 3** outlines the detailed design guidelines for specific characteristics, which are organized into 4 sections according to neighbourhood, architectural, site, and heritage resource contexts.

1.1 PURPOSE AND OBJECTIVES

The *Design Guidelines for Stable Residential Communities* is a tool for implementing the policies of the *Livable Oakville Plan* by demonstrating how compatibility can be achieved when introducing new development into the existing neighbourhood character of stable residential communities.

The purpose of this document is to implement the urban design and residential policies of the *Livable Oakville Plan*, which outlines compatible development forms and activities within stable residential communities in Section 11.1.9. The design document was developed concurrent with the comprehensive zoning by-law review, also a Livable Oakville Plan implementation project, with the intent of both projects informing the other and balancing qualitative guidance (design document) with a regulatory framework (zoning by-law).

The objectives of the *Design Guidelines for Stable Residential Communities* are:

- 1. to set expectations for preferred design outcomes** by providing consistent direction towards finding a compatible design solution based on policy direction, best practices, and context assessment.
- 2. to create a user-friendly document** that combines text, images, and illustrations that elaborate on the policy direction of the *Livable Oakville Plan*.
- 3. to strike a balance between restricting and fostering creativity in design** by creating easy to understand guidelines that offer a level of certainty to property owners while maintaining a degree of design flexibility that allows for creative site and building design.
- 4. to establish an assessment framework for the review of development proposals** by providing staff and decision makers with a set of illustrated design guidelines for assessing compatibility of new development with the existing neighbourhood character.

1.2 GUIDING PRINCIPLES

In alignment with the urban design section of the *Livable Oakville Plan* (section 6) and the design direction presented in the *Livable by Design – Urban Design Manual (Part A)*, the following guiding principles complement the policy direction and promote a design-based approach to community development.

New development in stable residential neighbourhoods should respond to the following six overarching and interconnected guiding principles:

Sense of identity – creating distinct and vibrant communities

Compatibility – fostering compatibility and adaptability

Connectivity – enhancing connectivity and accessibility

Sustainability – integrating sustainability and diversity

Legacy – preserving cultural and natural resources

Creativity – inspiring creativity and innovation

1.3 APPLYING THE DESIGN GUIDELINES

The objective of the *Design Guidelines for Stable Residential Neighbourhoods* is to direct with design decisions for new development within stable residential communities, that will preserve and maintain the existing neighbourhood character.

For what types of development do the design guidelines apply?

The design guidance contained in this document is tailored specifically to “new development” in stable residential communities, which consists primarily of:

- a new detached dwelling on a **vacant lot or newly created lot** through a severance process
- a new detached dwelling **replacing an existing dwelling**
- **significant additions** to an existing detached dwelling.

Where do the design guidelines apply?

The guidelines apply to the above-mentioned types of new development in stable residential communities, which are identified as the ‘low density residential areas’ (demarcated in light yellow) on Schedules F through J of the *Livable Oakville Plan*.

When do the design guidelines apply?

The design guidelines are applicable to new residential dwellings and significant additions which are subject to **site plan control** and/or Committee of Adjustment approvals for **minor variances** and/or **consents to sever**, as permitted under *The Planning Act*.

In addition, reference to these guidelines is strongly encouraged in the design of ‘as-of-right’ new development for which only a building permit is required.

Who should use the design guidelines?

The guidelines will provide design direction for new development to achieve compatibility with the existing neighbourhood character in stable residential communities. The design guidance will assist:

- **property owners, home builders and design consultants** (those proposing the new development) by providing guidance on the important characteristics, patterns and design elements to incorporate in proposed dwellings and additions
- **Town staff and committee members** (those evaluating and approving proposals through the development review process) by providing guidance based on policy and best practices
- **the public** (those residing in the neighbourhood) by providing a user-friendly document that express the expectations for new development within their community.

Applying the design guidelines

When the applicability of the guidelines is mandatory, that is, through a development application, those proposing the new development are strongly encouraged to consult with Town staff prior to the submission of a planning application; to obtain feedback on the proposal and the list of required materials for a complete submission.

Applicants should demonstrate how the proposed new dwelling or addition meets the intent of the design guidelines through their submission of supporting materials, such as, but not limited to, site plans, landscape plans, building elevations, and roof plans. During the review process, staff may request additional written materials, graphic illustrations, computer modeling, and diagrams that will assist in understanding and assessing the proposal.

1.3 APPLYING THE DESIGN GUIDELINES

Intent of text and illustrations in the design document

Within this design document, common terms are used in reference to the intent of the stated guideline, where:

- 'should' means the design guideline provides direction to be applied as stated, unless an alternative measure meets or exceeds the intent of the guideline
- 'encouraged' means a desired approach, but is not mandatory
- 'discouraged' means a condition to be avoided or prevented.

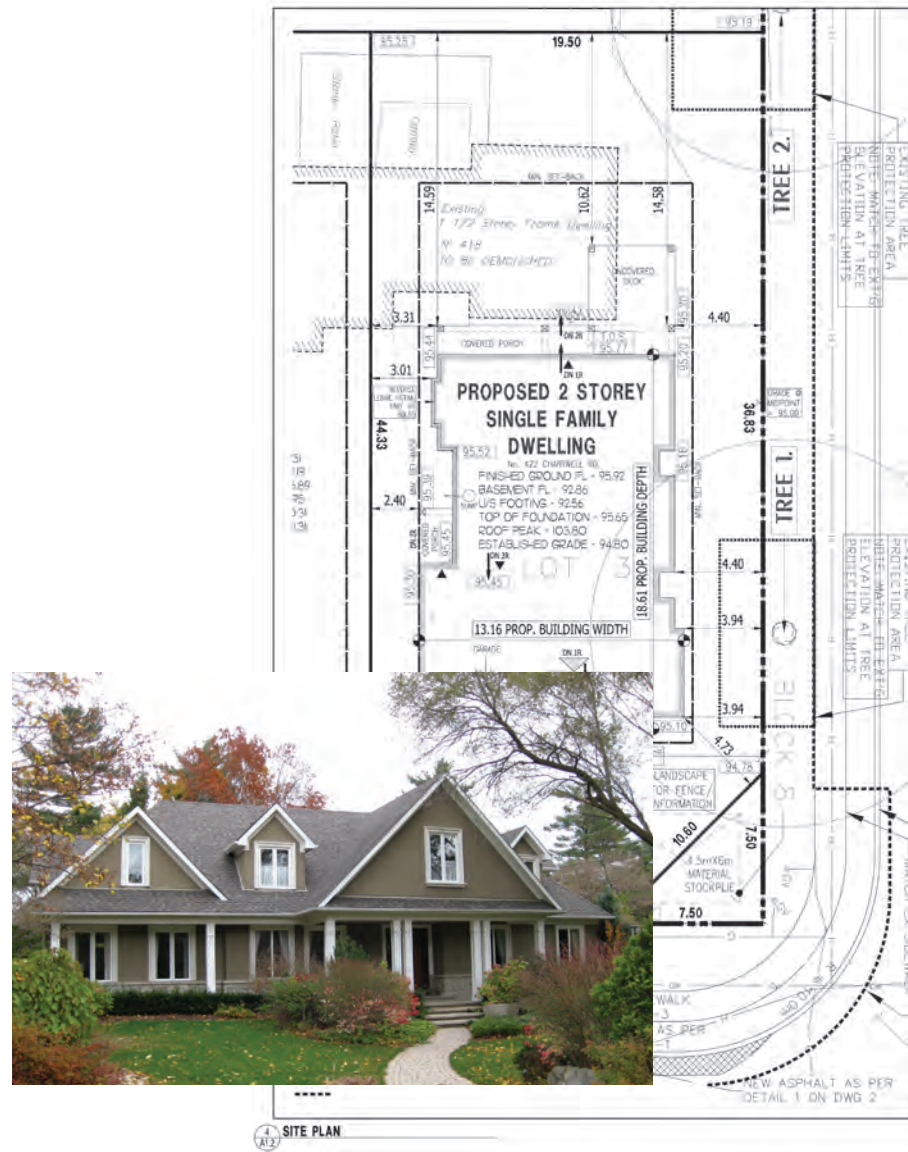
Throughout this document, the text is supplemented and enhanced by photographs and graphics that further illustrate the principles, direction and details being conveyed. These illustrations are presented to represent concepts and suggested design approaches, but not to prescribe specific design requirements.

Where applicable, references are provided to other Town documents which must be read and applied when designing new development proposals.

Technical requirements and exceptions

Adherence to the design guidance contained in this document does not preclude compliance with other development regulations associated with an application as required by the Town or other applicable jurisdiction. Adherence to the design guidance does not preclude the necessity to design specific site elements to function properly.

The design guidelines contained in this document are not applicable in instances where site or area-specific studies have been completed and where design guidelines and recommendations for those respective sites or areas are in place, such as heritage conservation district plans and guidelines, unless otherwise stated.



2.0 POLICY DIRECTION

Section 6 of the ***Livable Oakville Plan*** outlines the urban design policy direction for development and redevelopment on lands south of Dundas Street and north of Highway 407.

“Good urban design is an integral part of the planning process, enabling the creation of stimulating, vibrant, and livable places; being a key component in creating a definable sense of identity. Tangible elements of the urban environment such as the built form, open space, and public realm, and their relationship to one another, should be organized and designed in an attractive, functional and efficient manner.

The Town is committed to achieving a high standard of urban design and architecture to provide an innovative and diverse urban form that promotes a sustainable, dynamic and livable environment.” (Section 6)

“... general objectives for urban design:

- a) to provide diversity, amenity, comfort, safety and compatibility with the existing community;*
- b) to encourage attractive and safe public spaces, such as streetscapes, gateways, vistas and open spaces;*
- c) to promote innovative and diverse urban form and excellence in architectural design; and*
- d) to promote the creation of distinctive places and locales, including Midtown Oakville, the other Growth Areas and high profile locations such as gateways to the Town.”* (Section 6.1.1)

In addition to the general urban design policy direction, specific residential policies were established to guide intensification and infill development within stable residential communities (Section 11):

“Section 11.1.8

Intensification within the stable residential communities shall be provided as follows:

- a) Within stable residential communities, on lands designated Low Density Residential, the construction of a new dwelling on an existing vacant lot, land division, and/or the conversion of an existing building into one or more units, may be considered where it is compatible with the lot area and lot frontages of the surrounding neighbourhood and subject to the policies of section 11.1.9 and all other applicable policies of the Plan;*
- b) Within the stable residential communities, on lands designated Low Density Residential, there may also be sites at the intersection of arterial and/or collector roads, or sites with existing non-residential uses, that have sufficient frontage and depth to accommodate appropriate intensification through development approvals. Intensification of these sites may occur with Low Density Residential uses in accordance with sections 11.1.9 and all other applicable policies of this Plan; and*
- c) Within the stable residential communities, on lands designated Medium Density Residential and High Density Residential, there may be underutilized lands on which additional development may be appropriate. Intensification of these lands may occur within the existing density permissions for the lands and may be considered subject to the requirements of section 11.1.9 and all other applicable policies of this Plan.”*

“Section 11.1.9

Development within all stable residential communities shall be evaluated using the following criteria to maintain and protect the existing neighbourhood character: (author’s note: policies in **bold** below are those addressed specifically in this document)

- a) **The built form of development, including scale, height, massing, architectural character and materials, is to be compatible with the surrounding neighbourhood.**
- b) **Development should be compatible with the setbacks, orientation and separation distances within the surrounding neighbourhood.**
- c) **Where a development represents a transition between different land use designations or housing forms, a gradation in building height shall be used to achieve a transition in height from adjacent development.**
- d) **Where applicable, the proposed lotting pattern of development shall be compatible with the predominant lotting pattern of the surrounding neighbourhood.**
- e) Roads and/or municipal infrastructure shall be adequate to provide water and wastewater service, waste management services and fire protection.
- f) **Surface parking shall be minimized on the site.**
- g) A proposal to extend the public street network should ensure appropriate connectivity, traffic circulation and extension of the street grid network designed for pedestrian and cyclist access.
- h) **Impacts on the adjacent properties shall be minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, and microclimatic conditions such as shadowing.**
- i) **The preservation and integration of heritage buildings, structures and uses within a Heritage Conservation District shall be achieved.**
- j) Development should maintain access to amenities including neighbourhood commercial facilities, community facilities including schools, parks and community centres, and existing and/or future public transit services.
- k) The transportation system should adequately accommodate anticipated traffic volumes.
- l) Utilities shall be adequate to provide an appropriate level of service for new and existing residents.”

“Section 29.5 (Glossary)

Character means the collective qualities and characteristics that distinguish a particular area or neighbourhood.

Compatible means the development or redevelopment of uses which may not necessarily be the same as, or similar to, the existing development, but can coexist with the surrounding area without unacceptable adverse impact.”

3.0 DESIGN OBJECTIVES

The *Design Guidelines for Stable Residential Communities* provides comprehensive design direction for new development in stable residential communities.

The design guidelines have been organized into four contextual categories for assessing compatibility of new development within the context of the existing neighbourhood character for stable residential communities:

Neighbourhood context (section 3.1)

Architectural context (section 3.2)

Site context (section 3.3)

Heritage resource context (section 3.4)

The following design guidelines are intended as strategies to assist in implementing the *Livable Oakville Plan* policies for compatible development in stable residential communities.



3.1 NEIGHBOURHOOD CONTEXT

To achieve the policies of the *Livable Oakville Plan*, the design and placement of new dwellings, replacement dwellings and significant building additions within stable residential communities should to preserve and maintain the character and established patterns of the surrounding neighbourhood.

New development should be compatible with the dwellings in the surrounding neighbourhood; that is, designed to respond to the basic neighbourhood patterns and reoccurring characteristics, such as lot patterns, street edges, placement and orientation of dwellings, existing vegetation, topography, and other common or distinctive elements. The continuation and enhancement of these patterns and characteristics can be accommodated in new development, while still maintaining cohesive neighbourhoods.

Through the initial design phase, consideration should be given to the placement of a new dwelling, replacement dwelling and/or significant building addition to ensure compatibility with the existing neighbourhood character and context without an unacceptable adverse impact.

The following design guidelines can assist in assessing whether new development is compatible with the existing neighbourhood character of stable residential communities.



3.1.1 CHARACTER

Neighbourhood character is the collective qualities and patterns that distinguish a particular area from another. The objective is to ensure that new development maintains and protects the character of the existing surrounding neighbourhood.

Through the design process, consideration should be given to these patterns and characteristics by focusing on achieving compatibility with the scale, massing, height, architectural character, building elements and materials of existing dwellings in the surrounding neighbourhood.

DESIGN GUIDELINES

1. New development should positively contribute to the surrounding neighbourhood character by incorporating building and site elements that provide a visual reference to existing neighbourhood features and that complement the qualities of the surrounding residential community.
2. New development should be designed to maintain and preserve the scale and character of the site and its immediate context and to create compatible transitions between the new dwelling and existing dwellings in the surrounding neighbourhood.
3. In instances where more than one new dwelling is proposed on a series of vacant lots, each dwelling should be of a distinctive design and not repetitive.



Identifying the existing patterns is essential to understanding the neighborhood character.

3.1.1 CHARACTER



Neighbourhood character is the collection and pattern of various elements, such as streets, buildings, trees and vegetation, infrastructure, open spaces and historic resources, which give a neighborhood its distinct identity.



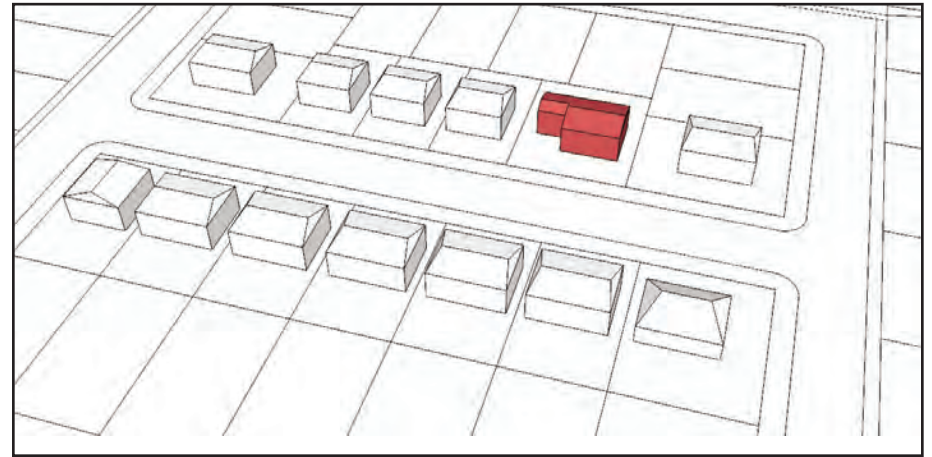
This new dwelling (centre) incorporates many of the patterns and elements of its neighbours – dwelling width, roof forms, window design, covered porch, and building materials.

3.1.2 LOTTING PATTERN

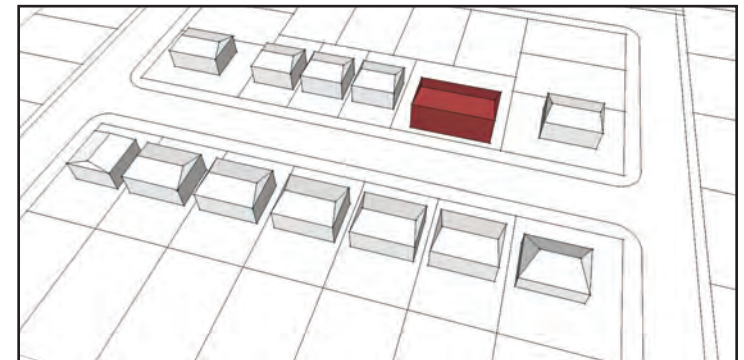
Residential neighbourhoods typically feature distinct patterns of development that are a result of the topography, era of initial development, the surrounding uses, and alterations over time. Through the design process, the common features and characteristic patterns of the neighbourhood should be identified so that new development can respond to the surrounding context and maintain the qualities that are important to the neighbourhood.

DESIGN GUIDELINES

1. New development should be compatible with the predominant pattern of lot width, lot depth and lot area as the adjacent properties to maintain and preserve the existing neighbourhood lotting pattern.
2. New development should maintain the setback or average of setbacks from the street frontage as the existing dwellings in the immediate area.
3. In instances where the lotting pattern has been altered through redevelopment, the placement of the new dwelling on the lot should maintain the pattern of the existing development for visual continuity along the streetscape and within the immediate neighbourhood.



Preferred. The setback and divided massing of the new dwelling maintains the existing pattern of the dwellings along the street.



Discouraged. The new dwelling design and placement is not compatible with the existing patterns and impacts the streetscape.

3.1.2 LOTTING PATTERN



Neighbourhood pattern is the distinct arrangement of various features including lot sizes, street frontage widths, building setback patterns, repetition of some architectural features, and overall rhythm of the development along the street.



This streetscape is characterized by narrow lots and minimal front yard setbacks. By responding to these patterns, a new dwelling can maintain the distinct character of the neighbourhood.

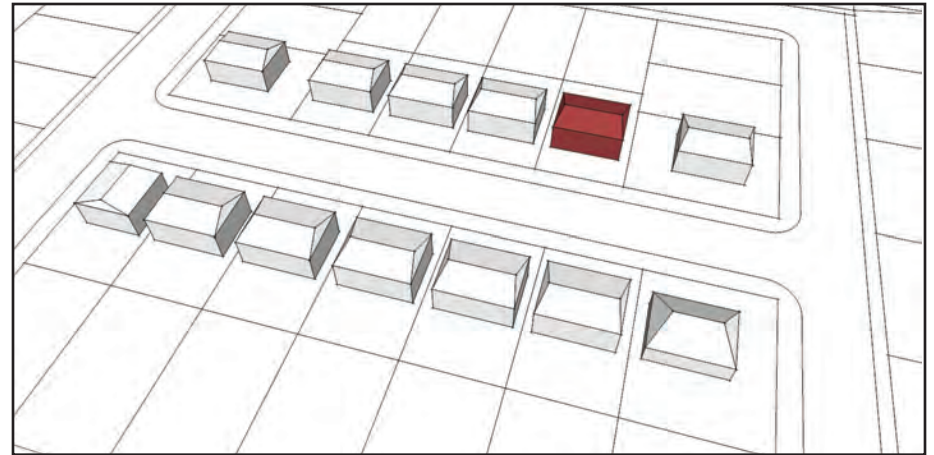
3.1.3 SCALE

Neighbourhoods consist of dwellings and surrounding spaces that are designed at a human scale, creating comfortable and walkable environments. Although architectural details or building elements may vary within a neighbourhood, they can still contribute to a pleasant and compatible environment.

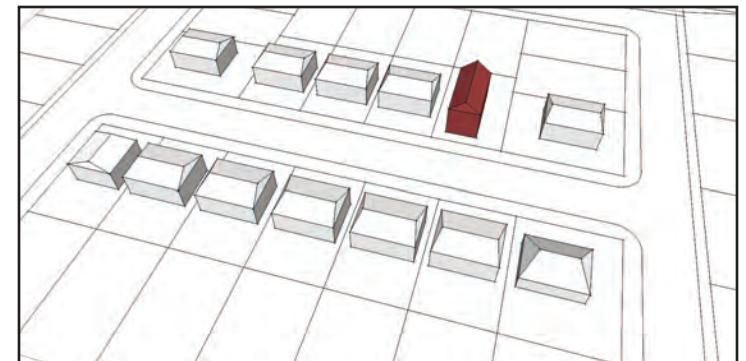
The scale of new development should be compatible with the scale and proportions of adjacent existing dwellings and dwellings in the surrounding neighbourhood.

DESIGN GUIDELINES

1. New development should not have the appearance of being substantially larger than the existing dwellings in the immediate vicinity. If a larger massing is proposed, it should be subdivided into smaller building elements that respond to the context of the neighbourhood patterns.
2. In instances where the lot patterning has been altered through redevelopment, the scale of the new development should be compatible with the scale of the surrounding buildings.



Preferred. The scale and proportions of a new dwelling should be compatible with those of adjacent existing dwellings.



Discouraged. The size, form and placement of the new dwelling is not compatible with the scale of the surrounding area.



Scale is the size of a building and its component parts in comparison with the size of neighbouring dwellings.



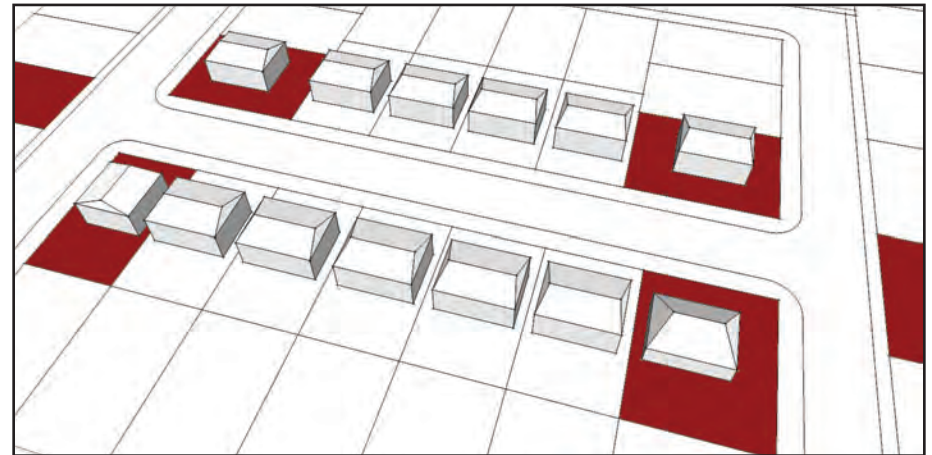
This larger dwelling is subdivided into various building elements with variety in forms (dormers, peaks, projections) to be compatible with the scale, massing and details of the surrounding neighbourhood patterns.

3.1.4 PRIORITY LOTS

New development on priority lots - corner lots, view terminus lots, and lots facing public open spaces - should be designed and oriented to contribute to the public realm and pedestrian environment, provide definition at these key locations, and contribute to a distinctive community image.

DESIGN GUIDELINES

1. New development on a priority lot should incorporate ample window openings and generous architectural detailing on all façades visible from the street(s) and other public spaces.
2. New development on a corner lot should make every effort to orient the main entrance to the dwelling towards the intersection, unless the existing dwellings on the other corner lots in the immediate area follow an alternate pattern.
3. New development on a lot located in a view terminus should incorporate visually interesting design elements that are directly aligned with the perpendicular road. Driveways and garages are discouraged from aligning with the view terminus.
4. Where privacy fencing is proposed, it should be of high architectural quality and the extent of fencing should be minimized to avoid being an expansive visual barrier. Refer to ***Town of Oakville Fence By-law*** for regulations.



Priority lots are corner lots, view terminus lots, and lots facing public open spaces. Dwellings on priority lots should incorporate architectural detailing on all building façades which are visible from the public realm.

3.1.4 PRIORITY LOTS



Priority lots are those lots with the most visual prominence within the neighbourhood, and typically include corner lots at an intersection, lots adjacent to public open spaces, and lots creating a view terminus on a public road aligning with a 'T' intersection.



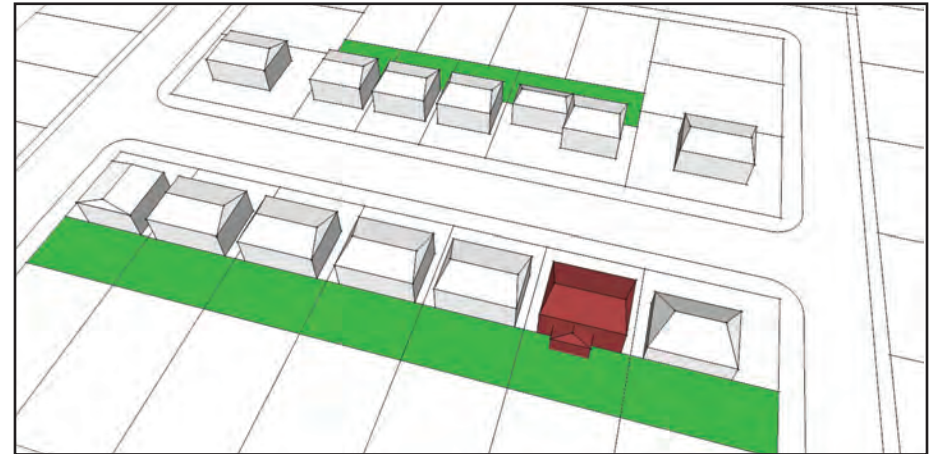
This new dwelling, located on a priority lot facing a public park, features visually interesting architectural details and a functional porch on the facade facing the park.

3.1.5 REAR YARD PRIVACY

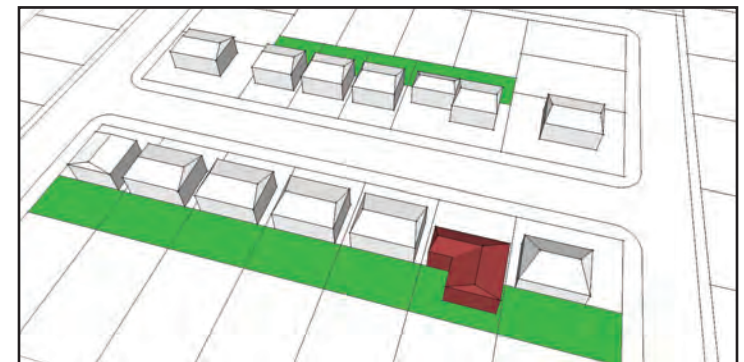
The design and placement of new development should make every effort to minimize the potential impacts on the privacy of rear yard amenity spaces of adjacent properties by carefully considering building massing and the placement of building projections, decks and balconies, and screening vegetation.

DESIGN GUIDELINES

1. New development, which projects beyond the established rear setback of adjacent dwellings, should be designed such that the height and massing of the projection does not cast significant shadows onto amenity space in the rear yards of adjacent properties.
2. New development, which projects beyond the established rear setback of adjacent dwellings, should be designed so that the placement of doors, decks and balconies do not directly overlook adjacent rear and side yards.
3. New development should not include second storey decks and balconies, which may create an undesirable overlook condition onto adjacent properties.
4. New development is encouraged to incorporate appropriate fencing, screening, landscaping and other mitigative design measures that can assist in maintaining the privacy of adjacent dwellings and rear yards.



Preferred. An addition that projects minimally into the rear yard and maintains ample setbacks from the side lot lines can be appropriate.



Discouraged. A two-storey addition projecting into the established rear yard can create an undesirable overlook and shadowing condition on adjacent properties.

3.1.5 REAR YARD PRIVACY



The **rear yard** is the area of the lot that extends across the full width of the lot between the rear property line and the rear façade of the dwelling.



The single storey addition on the middle dwelling does not create an overlook condition onto the rear yards of the neighbouring properties.



3.2 ARCHITECTURAL CONTEXT

To achieve the policies of the *Livable Oakville Plan*, the design and placement of new dwellings, replacement dwellings and significant building additions within stable residential communities should preserve and maintain the character and the established patterns of nearby properties and those within the immediate surroundings.

The thoughtful design of dwellings is key for achieving visual continuity and compatibility throughout a neighbourhood. Commonly used architectural elements valued by the community are encouraged for consideration and incorporation into new development as key elements in establishing and maintaining the character of the area.

New development should not replicate the architecture of the adjacent dwellings or imitate historic styles; rather it should be designed to address the site and maintain the patterns found within the neighbourhood. New development, when contextually designed, may reflect any architectural style and still maintain compatibility with the character of the surrounding neighbourhood.

New development is encouraged to be designed to minimize environmental impacts and incorporate sustainable building techniques and technologies. Owners, designers and builders are encouraged to integrate sustainable design elements, such as passive building design, renewable energy technologies, natural habitat retention, and water use reduction and waste water technologies.

The following design guidelines assist in the assessment of architectural and built form compatibility.

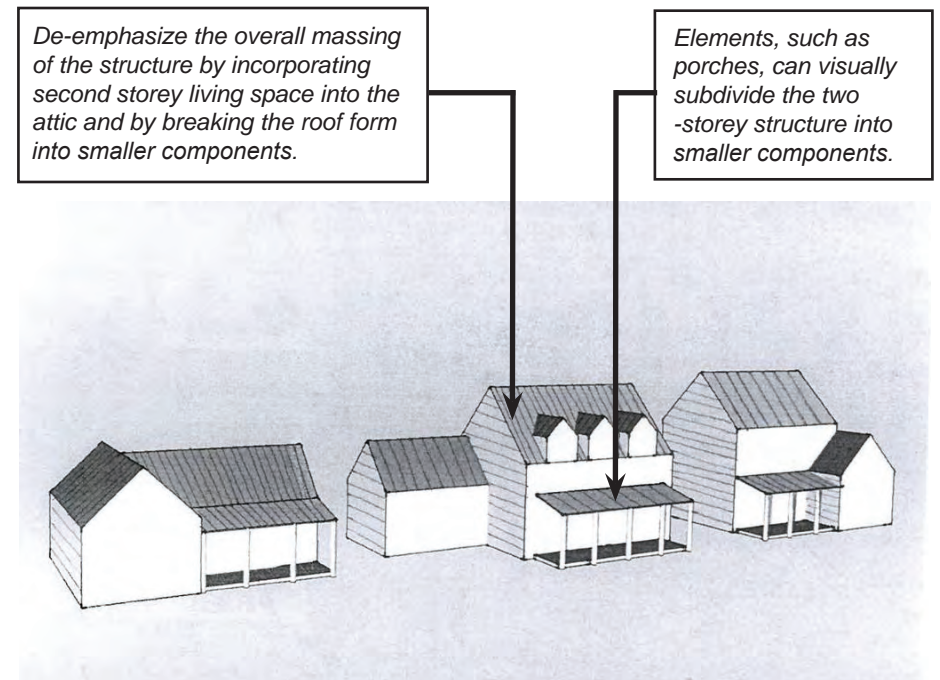


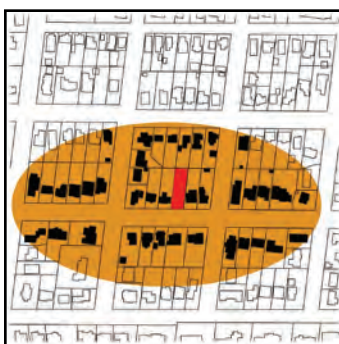
3.2.1 MASSING

The height and width of a dwelling are the dominant visual indicators in the perception of building size or massing in comparison to the surrounding dwellings. Well-proportioned massing may be achieved through an appropriate balance of building height and width and the proportion of building components that are compatible to dwellings within the surrounding context.

DESIGN GUIDELINES

1. New development, which is larger in overall massing than adjacent dwellings, should be designed to reduce the building massing through the thoughtful composition of smaller elements and forms that visually reflect the scale and character of the dwellings in the surrounding area. This design approach may incorporate:
 - projections and/or recesses of forms and/or wall planes on the façade(s)
 - single-level building elements when located adjacent to lower height dwellings
 - variation in roof forms
 - subdividing the larger building into smaller elements through additive and/or repetitive massing techniques
 - porches and balconies that can reduce the verticality of taller dwellings and bring focus to the main entrance
 - architectural components that reflect human scale and do not appear monolithic
 - horizontal detailing to de-emphasize the massing
 - variation in building materials and colours.
2. New development should be designed to mitigate potential impacts of overshadowing on adjacent properties by avoiding bulky massing close to the shared property line, by stepping down the height of the structure, and/or by increasing the setback(s) from the side and rear property lines.





Massing is the three dimensional form of a building.

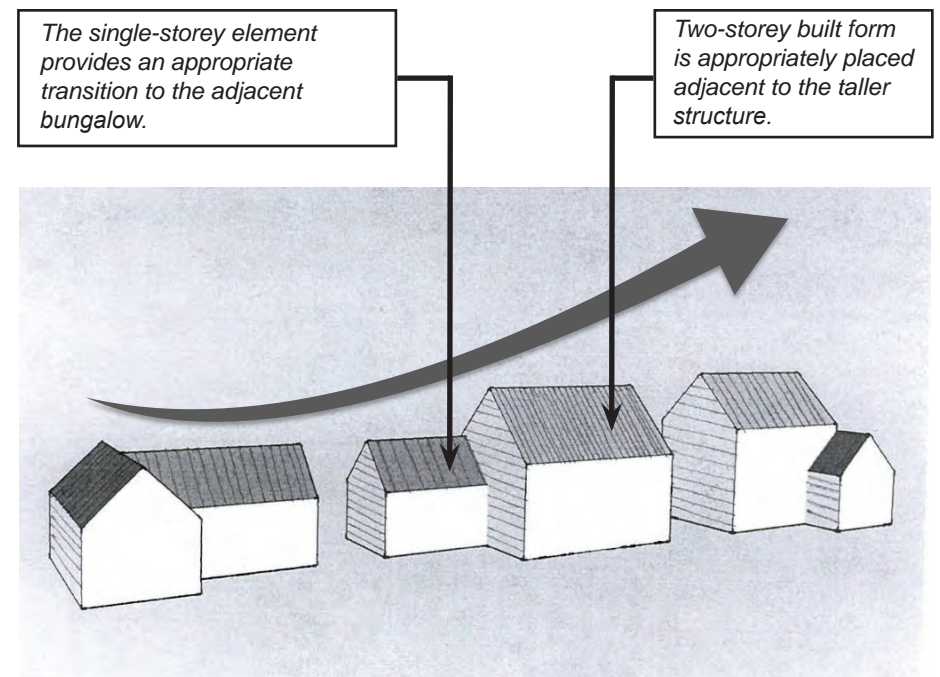
In a neighbourhood dominated by single-storey bungalows, the second-storey living spaces of the new dwelling are incorporated in the roof structure to reduce the overall massing.

3.2.2 HEIGHT

In residential neighbourhoods, significant contrasts in dwelling heights can have an impact on the overall character of the area. Although new development may be designed as a taller structure in dimension than the nearby existing dwellings, every effort should be made so that it does not appear to be higher and maintains the character of the stable residential community.

DESIGN GUIDELINES

1. New development should make every effort to incorporate a transition in building height when the proposed development is more than a storey higher than the adjacent dwellings. The transition may be achieved by:
 - stepping down the proposed dwelling height towards the adjacent shorter dwellings
 - constructing a mid-range building element between the shorter and taller dwellings on either side
 - increasing the separation distance between the dwellings.
2. New development is encouraged to incorporate upper storey living spaces wholly or partially within the roof structure to de-emphasize the height and overall building scale, and to divide the massing of the roof. Dormer and end gable windows can provide adequate light into these spaces.
3. New development that is taller than the average dwelling in the surrounding area should make every effort to step back the higher portions of the dwelling façade and roof to minimize the verticality of the structure and presence along the building front.
4. New development with a full second storey is encouraged to incorporate facade articulation and different materials on the upper storey façade to minimize the appearance of greater height.





Height is the measurement between the established grade and the peak of the roof.



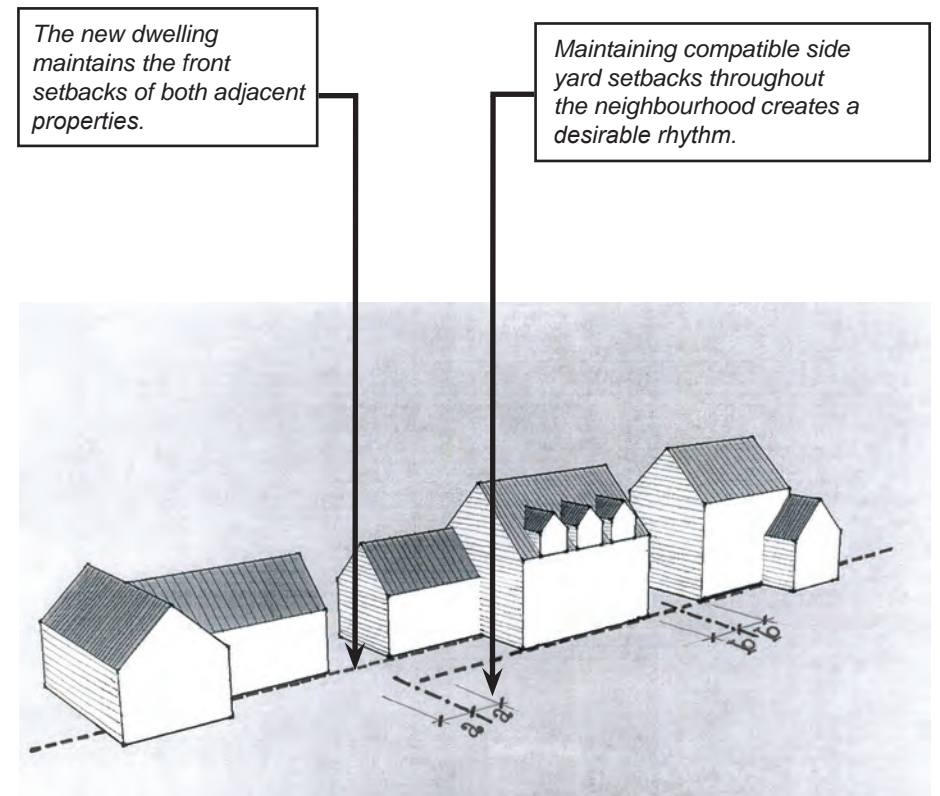
The new dwelling (middle) fits well into the neighbourhood as the massing is broken into smaller elements, including wall projections, dormers, a porch, and second storey designed partially within the attic space. It transitions well from a one and a half- storey house on one side to a two- storey house on the other side.

3.2.3 SETBACKS

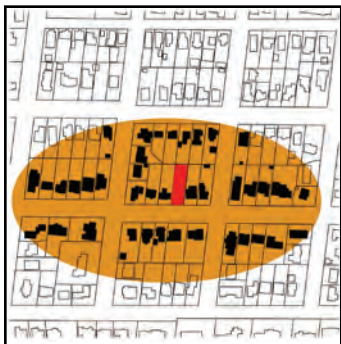
New development should be compatible with the character of the existing dwellings by maintaining the established front yard setback patterns and side yard setback patterns along the street edge. There may be instances when the established front yard setback can be slightly varied due to specific site constraints.

DESIGN GUIDELINES

1. New development should be oriented and positioned on the lot to be compatible with the existing pattern of dwelling placement, in terms of front, side, flankage and rear yard setbacks.
2. New development should maintain the setback or average of setbacks from the street frontage as the existing dwellings in the immediate area.
3. New development may slightly vary the front yard setback, provided the change accommodates site constraint(s) and makes every effort to maintain existing natural features and mature trees.



3.2.3 SETBACKS



Setback is the distance of a structure from a property line.



The pattern of compatible front yard setbacks creates neighbourhood character and a continuous street edge.

3.2.4 PRIMARY FAÇADE

Orienting dwellings towards the street supports a pedestrian-friendly street environment and allows residents to survey activity with their “eyes on the street”. To ensure this neighbourhood characteristic is maintained, the primary façade, main entrance, and living spaces of a new dwelling should be oriented towards the street.

DESIGN GUIDELINES

1. New development should incorporate a front façade that is well-articulated through the use of compatible architectural elements. Blank walls face the street are strongly discouraged.
2. New development should incorporate a prominent primary entrance on the front façade to provide a clear sense of arrival. A connection/walkway between the primary entrance and the municipal sidewalk is encouraged, where appropriate.
3. New development should make every effort to position interior living spaces directly behind the primary façade(s) and incorporate ample window openings to establish an “eyes on the street” condition. New development should make every effort to incorporate exterior living spaces that can be extensions of the primary facade.
4. New development containing a primary façade which is significantly wider than adjacent dwellings should make every effort to subdivide the building width into smaller segments, both visually and physically, to maintain the rhythm of the surrounding built form.
5. New development is discouraged to project significant built form and elements toward the street which may create an overpowering effect on the streetscape.
6. New development with flankage or rear façades adjacent to a public space (side street, park, natural feature) should incorporate consistent detailing and design elements on all visible elevations.
7. Service elements, such as heating and air conditioning units, utility meters and telecommunication equipment, are encouraged to be incorporated into the design of new development in such a way that they are effectively screened from public view. Screening techniques may include:
 - incorporating the element(s) within the main dwelling or an accessory building,
 - locating the element(s) in a non-prominent location on the building or site, or
 - screening the element(s) with a building wall, dense landscaping, and/or decorative walls/fences.

Enhanced articulation should include recesses and projections of the facade.

Emphasize the façade by incorporating a visible front entrance and ample window openings towards the street.



3.2.4 PRIMARY FAÇADE



Primary façade refers to the façade of the dwelling which faces the street and contains the main entrance.



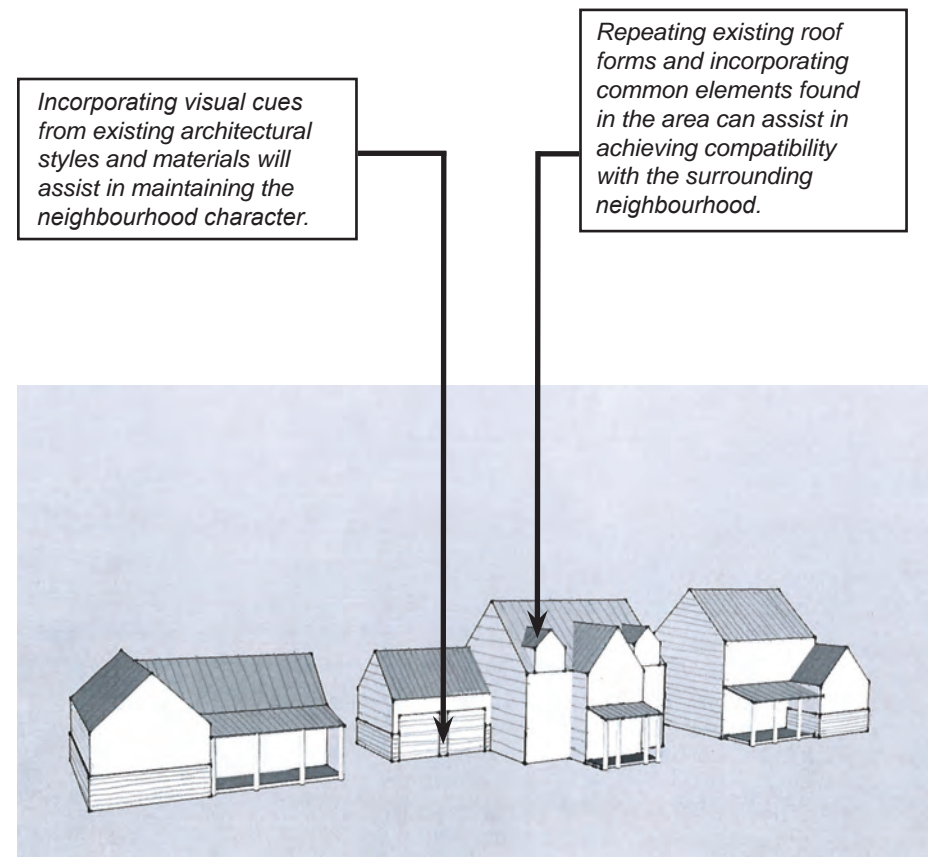
This dwelling features a well-articulated primary façade that incorporates slightly projected building elements, large covered porch, variety in roof forms, and visible main entrance.

3.2.5 ARCHITECTURAL ELEMENTS AND MATERIALS

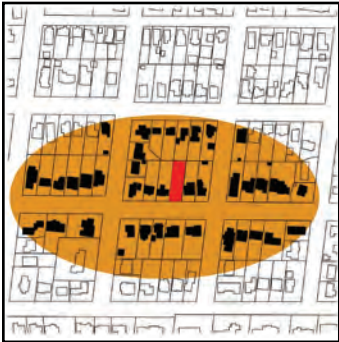
Residential neighbourhoods are typically characterized by commonly used architectural elements; such as, windows and doors, roof forms, porches, building details and materials. New development is encouraged to incorporate architectural elements, details, and quality materials found in the surrounding area that can enhance the visual continuity, add detail and texture, and maintain the character of the neighbourhood.

DESIGN GUIDELINES

1. New development is encouraged to design all accessory elements on the building and the site, such as porches, balconies, verandahs, decks, fences and screens, to be compatible with the quality, style, materials and colours of the main dwelling.
2. New development is encouraged to incorporate adequate window openings on the primary facade to add visual interest and to maximize light penetration and views, while minimizing overlook conditions onto neighbouring properties. Window openings are encouraged to be designed in proportion and scale with the façade.
3. New development is encouraged to incorporate durable and quality building and accent materials which are compatible with the materials found on dwellings within the neighbourhood. Incorporating recycled-content materials, recycled materials and local sustainable renewable resources is also encouraged.



3.2.5 ARCHITECTURAL ELEMENTS AND MATERIALS



Architectural elements are the components and details that together form the architectural style of a building.

Building materials are materials used for construction. For the purpose of this document, building materials predominantly refer to exterior cladding materials, such as brick, stone, and wood.



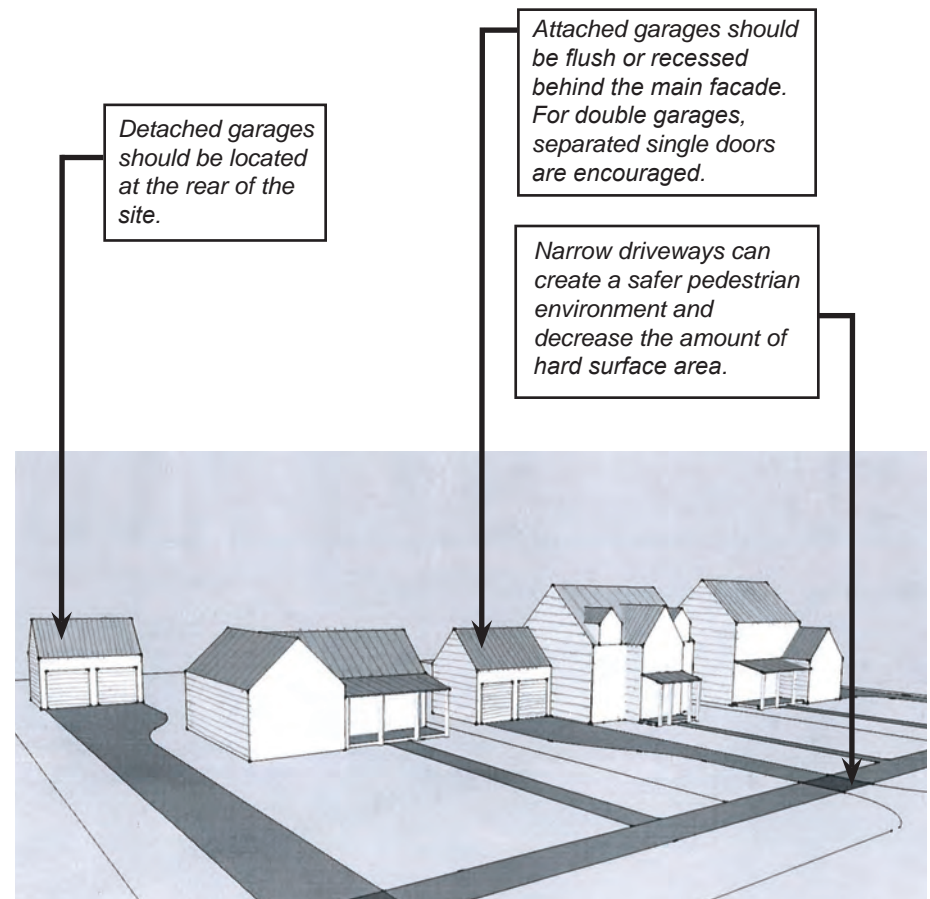
The facade features several elements that are typical for this neighbourhood, such as large porch, a roof structure with gables, and architectural detailing complementary to the historic buildings in the area. The exterior materials used are well coordinated.

3.2.6 GARAGES AND ACCESSORY STRUCTURES

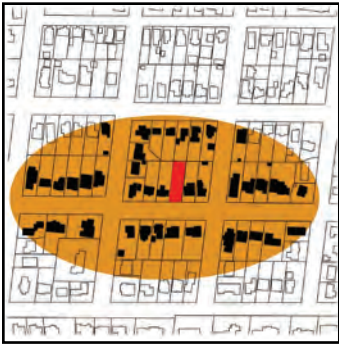
New development should make every effort to minimize the visual prominence of the garage and the surface parking area on the property frontage in order to maintain a positive pedestrian experience along the streetscape. Detached garages and accessory structures should be located within the rear or side yards to reduce their prominence on the streetscape.

DESIGN GUIDELINES

1. New development with an attached garage should make every effort to incorporate this feature into the design of the building, to achieve compatibility with the overall massing, scale and style of the dwelling and the immediate surroundings.
2. New development with an attached garage on the front façade should position the garage flush with or recessed behind the front façade of the dwelling. Where applicable, additional building elements, such as porches or trellises, are encouraged to extend along the garage face and primary facade to lessen the visual prominence of the garage.
3. New development with an attached garage on the front façade is encouraged to incorporate glazed panels within the doors and to apply a neutral colour that blends the doors into the façade.
4. New development with an attached or detached double vehicle garage is encouraged to design the garage openings with separated overhead doors to decrease the visual impact of the garage door on the streetscape.
5. New development which includes an accessory structure(s), such as a detached garage, carport, cabana, gazebo and/or storage structure, should design the structure(s) to be compatible with the quality, style, materials and colours of the primary dwelling.
6. New development with an accessory structure(s) should incorporate articulation on façade(s) of the structure which are located adjacent to and/or visible from a street or other public space. These facing walls should be articulated through the use of architectural elements compatible with the main dwelling.



3.2.6 GARAGES AND ACCESSORY STRUCTURES



Attached Garages are enclosed parking areas which are integrated into the main dwelling structure and are typically accessed from a driveway connecting to a municipal street or private lane.

Detached garages and accessory structures are free-standing buildings that are not connected to the main dwelling, but which contribute to the overall site function and layout.



This well-detailed, single-storey attached garage is adequately recessed behind the main façade of the dwelling.



3.3 SITE CONTEXT

To achieve the policies of the *Livable Oakville Plan*, the design and placement of new dwellings, replacement dwellings and significant building additions within stable residential communities should preserve and maintain the character and the established site development patterns of nearby properties and those within the immediate surroundings.

Topography, mature trees, hard and soft ground cover, green space and established landscaping are important elements of site context that contribute to neighbourhood character. Alterations to these features and patterns may have a visual and ecological impact on the site and the immediate area.

New development should make every effort to preserve healthy mature trees during the design and siting of the new structure and ancillary site features. To the greatest extent possible, healthy mature trees located on the property are encouraged to be preserved and integrated into the overall site development.

The following design guidelines assist in the assessment of site development compatibility.



3.3.1 LANDSCAPING AND TREE PRESERVATION

The majority of neighbourhoods in Oakville feature extensive and mature landscaping on residential lots and within the boulevard. Landscaping and mature tree coverage are essential components that contribute to the character and identity of the neighbourhood and should continue to be maintained and enhanced.

Landscaping includes the installation and maintenance of gardens and landscape features, typically including trees and shrubs, planting beds, raised planters, soft ground cover, hedges, low fences/landscape walls, and other types of decorative outdoor features.

Refer to the ***Town of Oakville Private Tree Protection By-law*** and ***Town of Oakville Town Tree Protection By-law*** for information regarding regulations on tree protection and preservation. Also refer to ***Conservation Halton Landscaping and Tree Preservation Guidelines*** which includes a native species planting list.

DESIGN GUIDELINES

1. New development should make every effort to retain established landscaping, such as healthy mature trees and existing topography, by designing new dwellings and building additions around these stable features.
2. New development is encouraged to incorporate landscaping and existing and proposed trees into the design and development of the site for compatibility with the surrounding landscape patterns.
3. New development is encouraged to incorporate soft and hard landscaping elements that are commonly found in the character and layout of the cultural landscape of the neighbourhood.
4. New development is encouraged to create pleasant micro-climates by incorporating deciduous trees and shrubs that shade south and south-west windows from summer sun and that allow sunlight to enter the dwelling during the winter as a means to conserve energy.

5. New development is encouraged to incorporate drought-tolerant species and xeriscaping for water conservation and incorporate bioswales, rain gardens and rainwater harvesting for low-impact irrigation.
6. New development that incorporates new tree planting is encouraged to consider species selection based on:
 - Site characteristics -- such as micro-climate conditions, soil, site features and layout, and possible maintenance constraints.
 - Tree characteristics -- such as hardiness, growth habit and form, size (including root requirements), plant attributes (flowers, fruit, foliage, seasonal interest), resistance to insects and diseases, and tolerances (water, drought, salt and shade).
7. New development is encouraged to maintain the existing grades across the property to preserve existing vegetation and topography and to avoid unnecessary drainage and overlook impacts between neighbouring properties.



Site landscaping incorporates a perimeter hedge that is characteristic of this neighbourhood.

3.3.1 LANDSCAPING AND TREE PRESERVATION



Landscaping refers to any activity that modifies the visible features of an area of land, including simple to complex arrangements of living elements (flora), natural elements (landforms), and human elements (structures).

Residential neighbourhoods in Oakville are renowned for their generous landscaping. New development should strive to maintain this important contribution to the neighbourhood character.

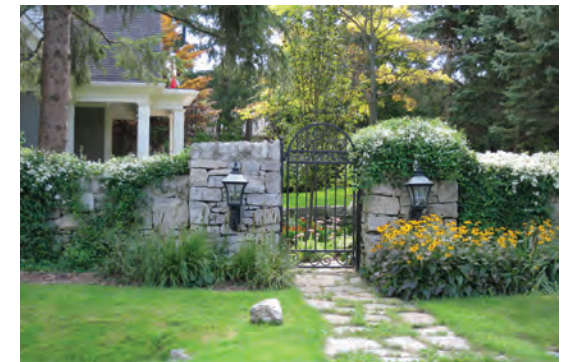
3.3.2 DRIVEWAYS AND WALKWAYS

The majority of residential properties in Oakville integrate vehicular and pedestrian access to the dwelling through a driveway located within the front yard. The objectives are to maximize opportunities for landscaping and retaining the established front yard pattern and to minimize the amount of impermeable paved areas and potential impacts on the root zones of existing trees.

Refer to the ***Town of Oakville Driveway By-Law*** for information regarding regulations on construction and/or alteration of driveways and curb cuts.

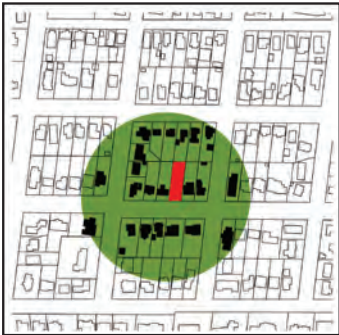
DESIGN GUIDELINES

1. New development should be designed with minimal paved areas in the front yard. These paved areas should be limited in width to accommodate a driveway plus a pedestrian walkway.
2. New development should be designed with widest part of the driveway positioned directly in front of the garage door(s). The driveway width should be minimal at the property line to reduce the impact on the pedestrian environment and on street trees in the boulevard.
3. New development is discouraged to place the driveway in close proximity to the property line shared with an adjacent lot which contains a driveway adjacent to that same property line. This guideline is not applicable for properties that share a common driveway access.
4. New development is discouraged from incorporating circular driveways in order to reduce the amount of paved surface and the number of curb cuts that may impact the streetscape and pedestrian environment. However, this form of driveway may be considered on larger lots for access purposes only and in instances where no existing street trees are impacted. The island within the circular driveway should be extensively landscaped.
5. New development is discouraged from incorporating reverse-grade driveways to basement or depressed garages accessed on the building frontage, as these conditions may limit the sightlines of the driver and compromise the continuity of the streetscape.
6. New development is encouraged to incorporate permeable paving materials for driveway and pedestrian areas for better management of storm water run-off and for reducing heat build-up. Alternatives to conventional paving may include unit pavers, slab pavers, grasscrete pavers, flag stone, wheel strips, etc.
7. New development is encouraged to incorporate pedestrian connections from the municipal sidewalk to the main entrance of the dwelling. If the walkway is combined with the driveway, the surface material is encouraged to be differentiated from the parking surface to clearly distinguish the pedestrian route.



A well-designed secondary pedestrian connection to a sidewalk on a corner lot.

3.3.2 DRIVEWAYS AND WALKWAYS



Hard surface is an area which is paved or covered with a permanent, durable material to make a suitable surface for vehicular and pedestrian activities. In the context of this guideline, hard surface refers to driveway and walkway surface treatments, predominantly within the front yard of the property.



Permeable paving materials can help manage storm water run-off and create a visually softer alternative to commonly used asphalt.



3.4 HERITAGE RESOURCE CONTEXT

To achieve the policies of the *Livable Oakville Plan*, the design and placement of new dwellings, replacement dwellings and significant building additions within stable residential communities should make every effort to preserve and maintain the character established by adjacent heritage resource(s) on abutting and nearby properties.

A "heritage resource" is a building, building remnant, structure, landscaping or other feature which has heritage status by virtue of designation under the *Ontario Heritage Act* or listed on the *Oakville Register of Properties of Cultural Heritage Value or Interest*.

The intent is to design buildings and sites that maintain and highlight prominent heritage resource(s), enhance the quality and character of the surrounding neighbourhood, and respectfully strengthen the cultural context and identity of the Town.



Within the Town of Oakville, identified heritage resources are either individually designated (Part IV), listed on the *Oakville Register of Properties of Cultural Heritage Value or Interest*, or contained within a heritage conservation district (Part V), as regulated by the *Ontario Heritage Act*. Proposed changes to these resources are regulated or guided according to:

- Part IV (individual) designated properties require adherence to the designation by-law and accepted heritage conservation principles, such as the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*.
- Part V (district) designated properties require adherence to the specific Heritage Conservation District Plan and Guidelines document associated with the subject property.
- Listed properties are guided by the design guidelines provided in this document and the Section 5: Cultural Heritage policies in the *Livable Oakville Plan*.

Property owners are encouraged to consult directly with Heritage Planning staff regarding:

- whether a residential property is regulated as a Part IV or Part V structure;
- all proposed modifications to an identified heritage resource; and
- all requirements associated with securing a heritage permit for the proposed works.

The following design guidelines assist in the assessment of whether new development is compatible with adjacent heritage resource(s). The guidelines also assist in design decisions related to additions and alterations to dwellings which are listed on the *Oakville Register of Properties of Cultural Heritage Value or Interest*.

3.4.1 ADDITION(S) TO LISTED HERITAGE RESOURCE(S)

For additional guidance, refer to accepted heritage conservation principles, such as the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*.

In addition to the following design guidelines, the design guidance contained in Sections 3.1, 3.2, and 3.3 of this document should be referenced when alterations and additions are contemplated for listed residential properties.

DESIGN GUIDELINES

1. Additions to listed heritage resource(s) should be architecturally compatible with the character and style of the existing building, as well as the attributes of the surrounding neighbourhood.
2. Additions to listed heritage resource(s) should respect and conserve the heritage value of the structure.
3. Additions to listed heritage resource(s) should incorporate building materials and finishes featured on the existing building and which are dominant in the surrounding heritage character neighbourhood. To balance the new addition with the older structure(s), incorporate traditional elements, materials, and finishes, but not to replicate the traditional building form.
4. Additions to listed heritage resource(s) should be designed as an attached, yet integrated, secondary element or as a visually separated and distinct element from the heritage dwelling.
5. Additions to listed heritage resource(s) may incorporate contrasting materials and architectural expressions, provided the proposed addition is sympathetic to, and does not overpower or conflict with the existing heritage resource.



The addition to the heritage dwelling is visually distinct from the original dwelling (left) but incorporates similar architectural details, such as roof slopes and windows.

3.4.2 DEVELOPMENT ADJACENT TO HERITAGE RESOURCE(S)

New development located adjacent to a heritage resource(s) should be compatible with the existing heritage resource(s), the surrounding historic neighbourhood(s), and broader cultural landscape(s).

New development is considered 'adjacent to a heritage resource' if it shares a property boundary and fronts the same street as the site of the designated (Part IV and Part V) or listed resource.

DESIGN GUIDELINES

1. New development adjacent to a heritage resource(s) should be physically and visually compatible with, yet distinguishable from, the heritage resource(s).
2. New development adjacent to a heritage resource(s) should respond to the older architectural vocabulary and reference these patterns and elements in the scale, form, proportion and materials of the new dwelling.
3. New development adjacent to a heritage resource(s) should incorporate architectural elements, window and door openings, building materials and finishes featured on the adjacent building(s) and which are dominant characteristics in the surrounding heritage neighbourhood. To balance new development with the older adjacent structure(s), incorporate traditional elements, materials, and finishes, but not to replicate the traditional building form.
4. New development adjacent to a heritage resource(s) should make every effort to protect and enhance views to adjacent or nearby valued heritage resources and/or landmark buildings or structures.



The new dwelling compliments the massing, height, forms, elements and materials of the adjacent heritage resources.

For more information, contact:
Town of Oakville Planning Services
at 311 or 905-845-6601