Marysfield Neighbourhood Review

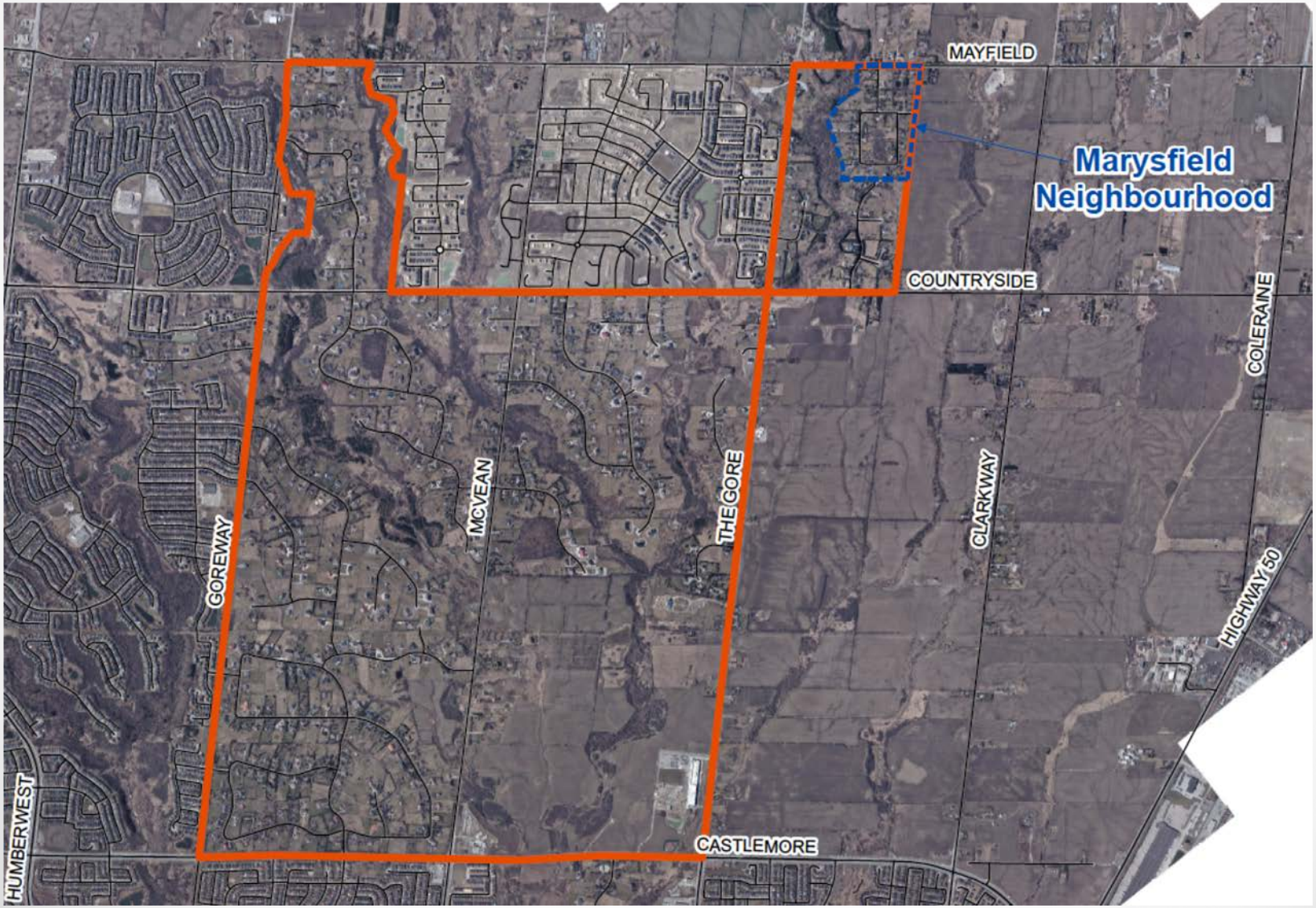
Open House

September 13, 2018

Presentation Outline

- Area Context
- Study Purpose
- Study Process
- What is Character?
- Marysfield – Character Analysis
- Marysfield – Policy and Zoning Options
- Questions about Character

Area Context



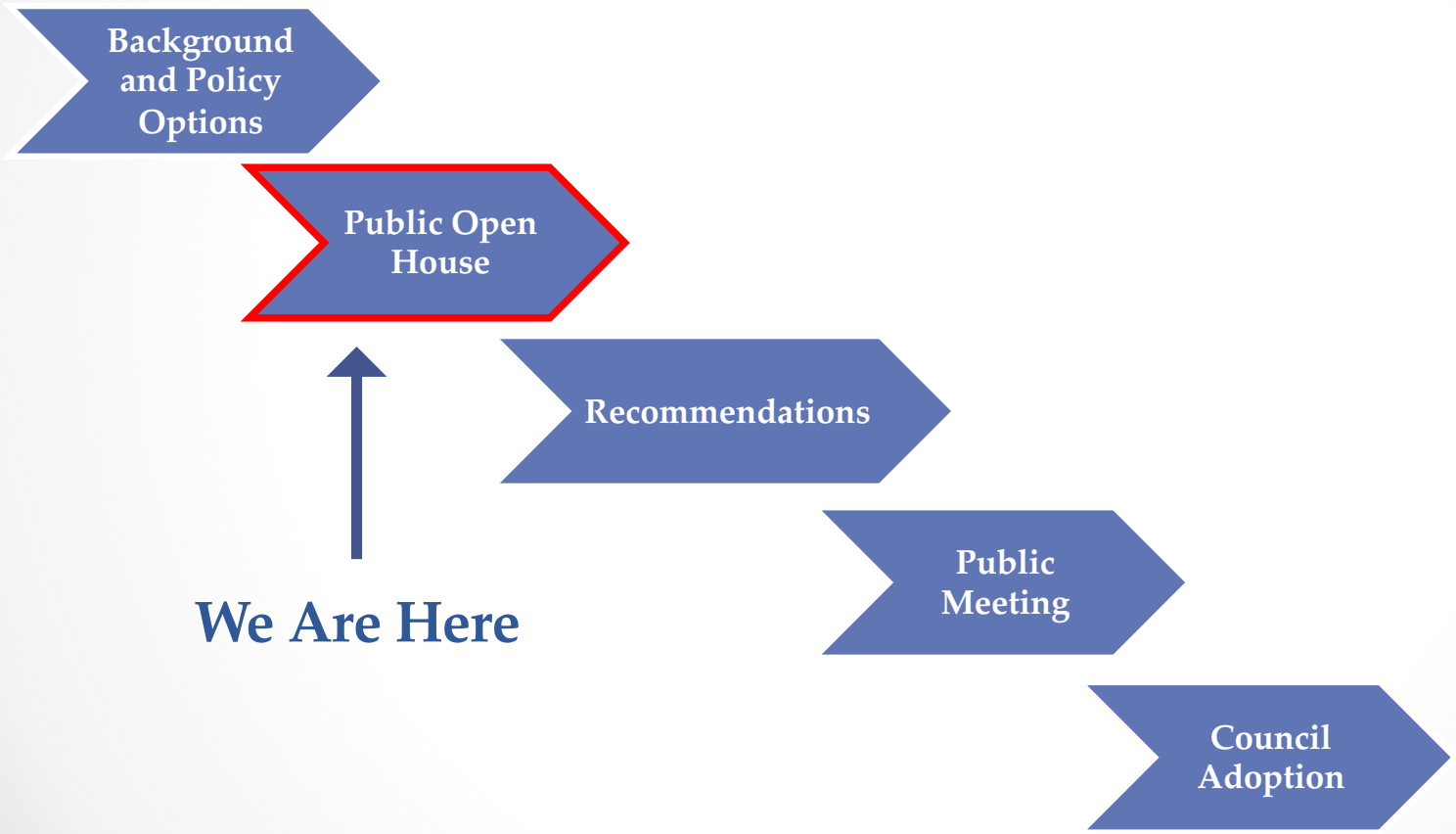
Area Context

Marysfield Neighbourhood

Study Purpose

- Overall Toronto Gore Estate Residential Community Policy Review
  - To identify character defining elements of Toronto Gore
  - Options and Recommendations to protect this character
  - To examine the potential for introducing urban residential densities on undeveloped lands (supply and demand analysis)
- Focus on Marysfield Neighbourhood
  - To conduct a detailed character review of Marysfield
  - Policy and Zoning options to protect this character

Study Process



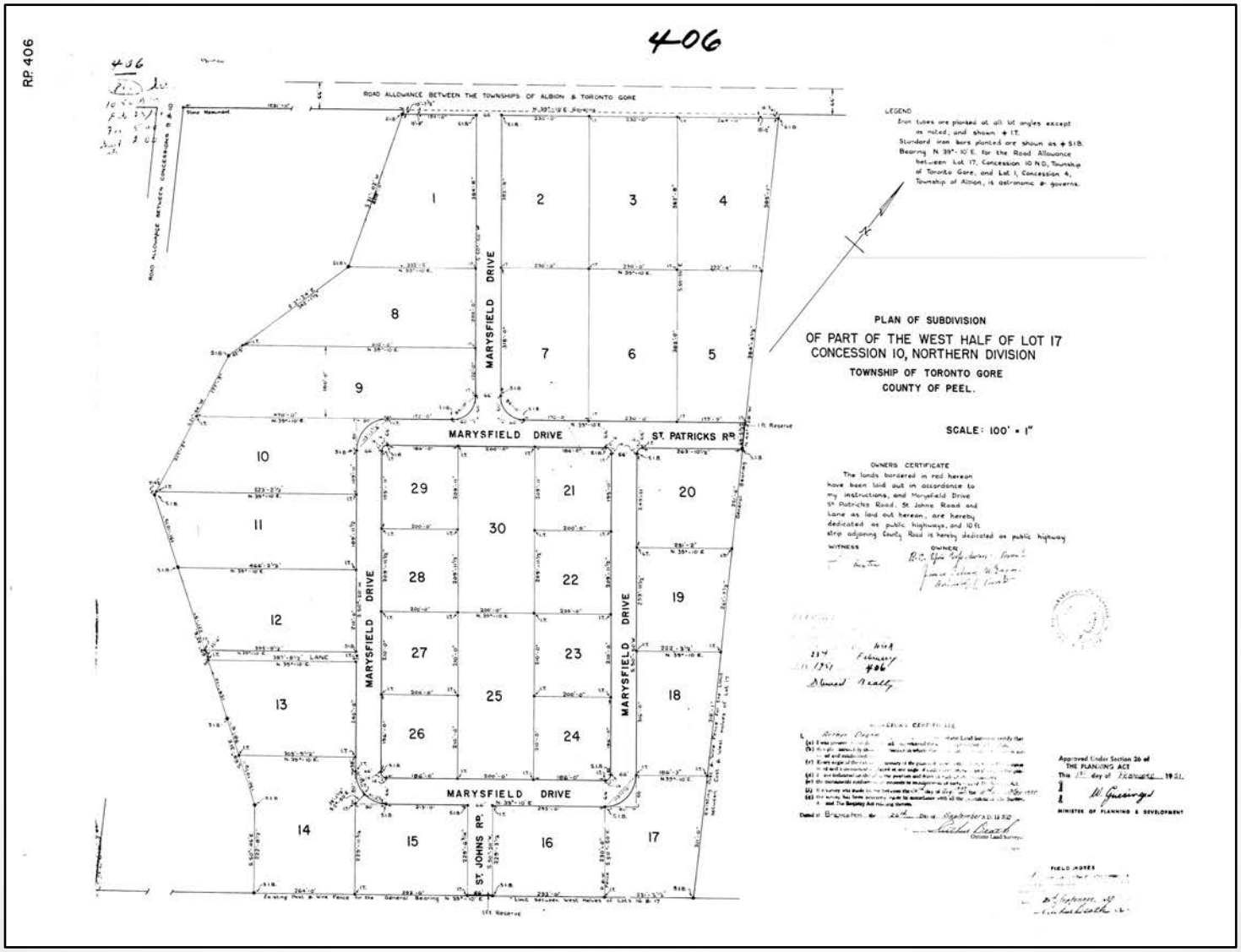
What is Character?

- Character is a collection of all the elements (public and private realm) that make you “feel” like you’re in a unique place
- It’s important to recognize the individual elements (road pattern, landscaping, building height, etc…) that contribute to the character of a place
- It’s even MORE important to understand the synergy between the elements of character, and how they work together to define a sense of place

What is Character?

- Think about your neighbourhood as a room
- The street and yards are the floor, the buildings are the walls, and all the things in between are the furniture
- The look and spacing of all these elements together define the character of the “room”

Marysfield Neighbourhood: Character Analysis

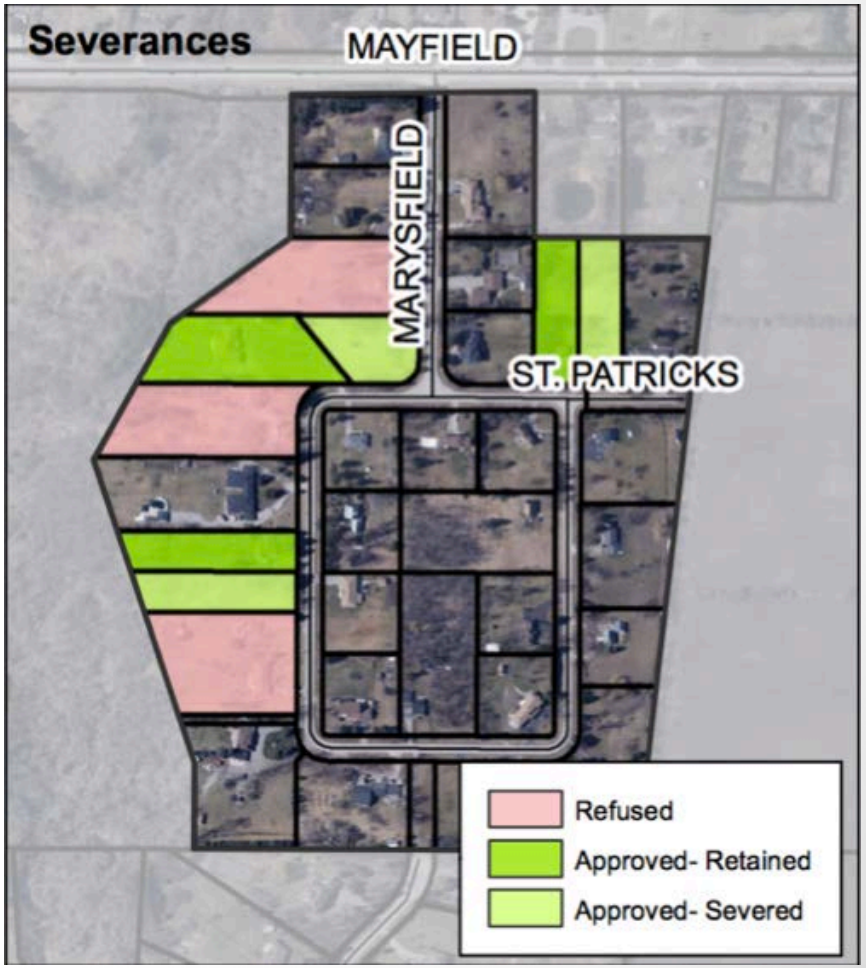


Marysfield Neighbourhood: Character Analysis

- Unique characteristics (compared to broader Toronto Gore area)
- Historical significance (first co-operative housing in Ontario & rosary street pattern)
- Mature tree canopy

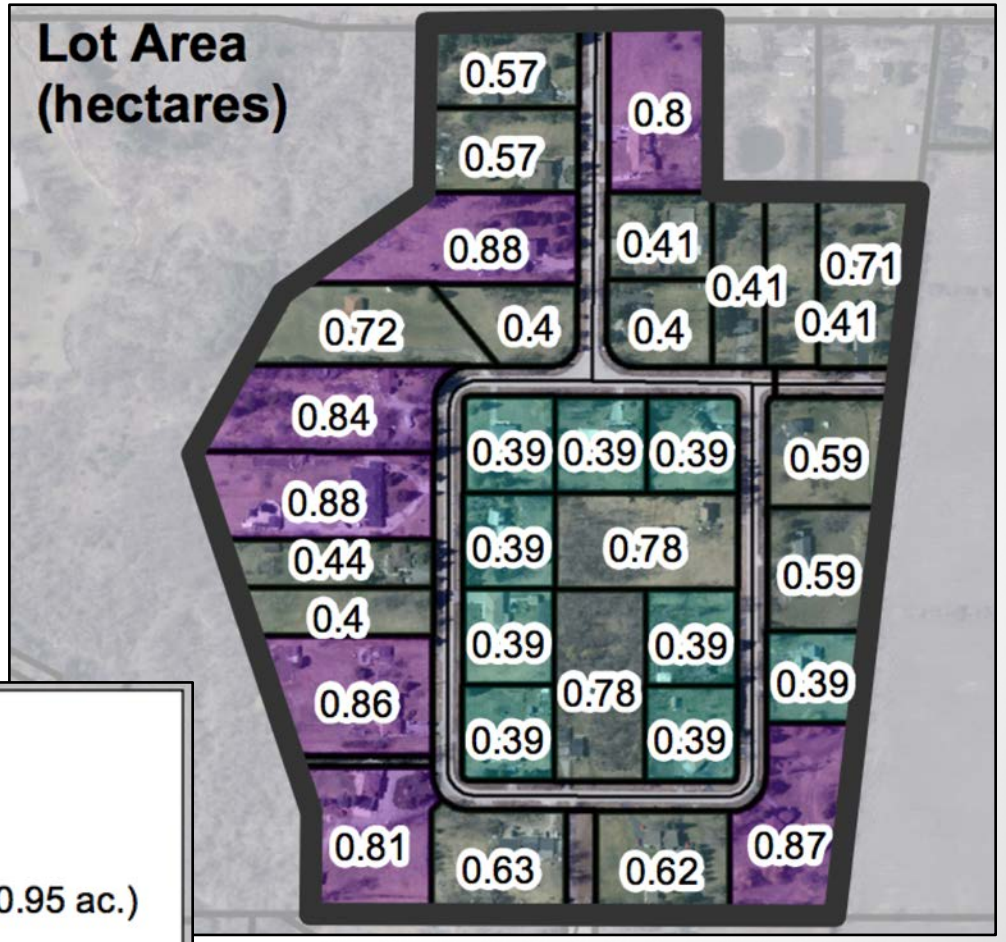
Marysfield Neighbourhood: Character Analysis

- Recent severance applications
  - 3 approved
  - 3 refused



Marysfield Neighbourhood: Character Analysis

- Smaller average lot size: 0.57 ha. (1.4 ac.)
- Varied lot pattern
- Eclectic dwelling siting and design



Area (ha)

- 0.39 (0.96 ac.)
- 0.40 (1.0 ac.) - 0.79 (0.95 ac.)
- 0.80 (2.0 ac.) +

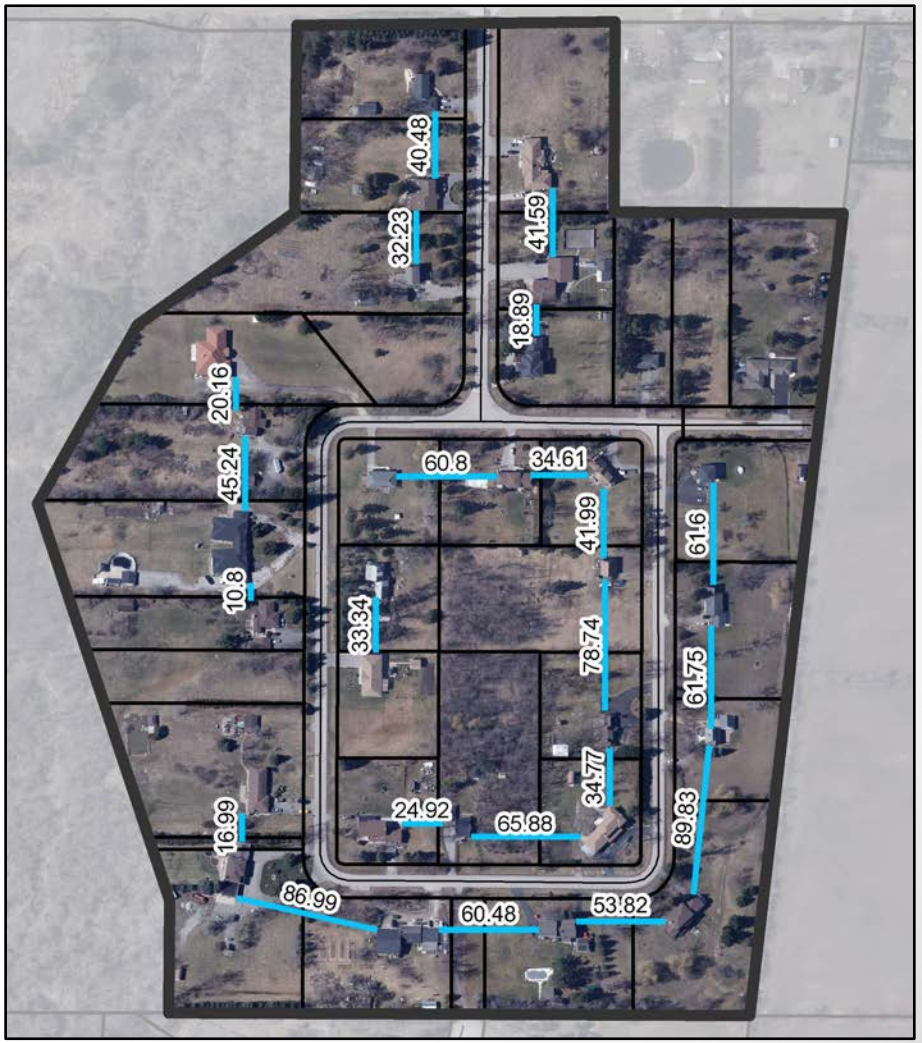
Marysfield Neighbourhood: Character Analysis

- Existing Lot Frontages
  - Ranging from 28 metres to 120 metres

*Approximate Distances

Marysfield Neighbourhood: Character Analysis

- Existing Separation Distances
  - Ranging from 11 metres to 90 metres



*Approximate Distances

Policy Options

Options	Description
Do Nothing	Leave Marysfield alone
Development Criteria – Built Form	Criteria for compatible built scale, height, massing, setbacks and dwelling placement
Development Criteria - Severances	Severances only permitted where proposed lot frontages reflect predominant character
Heritage	Identify character elements of Marysfield that contribute to its historic identity

Zoning Options

Options	Description
Minimum Lot Frontage	Identify a minimum lot frontage requirement for new lots
Maximum Lot Coverage	Identify a maximum percentage of a lot that may be occupied by a dwelling
Minimum Dwelling Separation	Identify a minimum separation distance between dwellings
Siting of Dwelling on a Lot	Identify requirements for the location and orientation of dwellings on a lot
Minimum Front Yard Depth	Identify a minimum required front yard depth to ensure consistent setbacks from the street
Minimum Front Yard Landscaping	Identify a minimum amount of landscaped open space in the front yards

Questions about Character

- What do you like about Marysfield?
- What do you first notice on your street:
  - Trees/landscaping?
  - Homes?
  - Garages/Driveways?
- When you think about the character of Marysfield, what do you think about?