

Draft Proposed Recommendations

# CHARACTER AREAS

This study has identified—through a detailed urban design and planning analysis and public consultation—several distinct segments or areas of the street that share distinct existing built form, land use, heritage and public realm characteristics. These areas we refer to as “Character Areas”. The characteristics within each area are for the most part consistent.

The purpose of the Character Areas is to help frame the discussion of the draft proposed recommendations, and to respond to the specific character and context within each area. Character Areas are a useful tool but have no formal status.

The limits for each Character Area largely follow the existing Official Plan policies and permissions in the Zoning By-Law, with minor adjustments to address the existing conditions.

**Proposed Character Areas**

- Neighbourhoods**  
Existing: Primarily residential house forms on narrow lots with front yard setbacks.
- Main Streets**  
Existing: Primarily mixed use buildings with grade-related retail or commercial buildings. Varied lot widths and depths.
- Main Streets with Incremental Infill**  
Existing: Primarily fine-grained mixed use buildings with grade-related retail on narrow lots.
- Character Area Boundary**

