

7.0 Glossary of Urban Design and Site Planning Terms

Adaptive Re-Use: conversion of a building into a use other than that for which it was designed, such as changing a warehouse into a gallery space or housing.

Animation: a quality of the built environment which supports sustained activity through the architectural and artistic embellishment of materials and details, the visual and physical accessibility of interior activities from the exterior, and the introduction of supportive public facilities and amenities.

Areas of Archaeological Potential: Areas favourable with medium or high potential for the discovery of archaeological resources. This potential is based on the presence of a wide range of geographic and historical features which influenced past settlement. Archaeological potential is confirmed through archaeological assessment.

Awning: an adjustable, roof-like covering fitted over windows, doors, etc. to provide shelter from the sun, rain and wind, and for its decorative and advertising potential.

Barrier-Free Design: building and site design which is accessible to all people, regardless of age and abilities.

Bay: a vertical division of a façade or a structure division of a building, marked by column spacing, roof compartments, windows or similar measures.

Boulevard: the portion of land on either side of a street, between the curb and the property line, and may include sidewalk.

Buffer: a strip of land established to provide separation between land uses and typically developed as a landscaped area.

Building Envelope: the volume of space that may be occupied by a building, usually defined by a series of dimensional requirements such as setback, stepback, permitted maximum height, maximum permitted lot coverage.

Built Heritage Resource: One or more buildings, structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic, or military history, and identified as being important to a community.

Canopy: a permanent fixture designed to shelter pedestrians and display goods from adverse weather conditions; a fixed awning.

Circulation: movement patterns of pedestrian and vehicular traffic.

Compatibility: the characteristics of different designs which, despite their differences allow them to be located near each other in harmony, such as scale, height, materials, fencing, landscaping and location of service areas.

Cornice: an ornamental moulding along the top of a wall.

Cultural Heritage Landscape: A defined geographical area of heritage significance which has been modified by human activities. Such an area is valued by a community, and is of significance to the understanding of the history of a people or place.

Design Guidelines: criteria established to guide development toward a desired level of quality through the design of the physical environment, and which are applied on a discretionary basis relative to the context of development.

Districts: geographic areas of relatively consistent character, such as exhibited in many residential neighbourhoods and the *downtowns*.

Drip Line: The outer boundary of an area on the surface of the ground that corresponds to the outer edge of the crown of the tree (By-law No. 92-155).

Elevation: a drawing showing an external face of a building.

Enclosure (sense of): an experience in which a pedestrian feels sheltered with a semi-private realm. Buildings, trees, landscaping and street widths are all factors in creating a sense of enclosure.

Facades: the exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

Fenestration: the arrangement of windows in a building.

Focal Point: a prominent structure, feature or area of interest or activity.

Gable: any basically triangular-shaped, upper part of a building wall, usually under a pitched roof; sometimes upper walls topped with stepped parapets are referred to as gables or stepped gables.

Gateway: the design of a building, site or landscape to symbolize an entrance or arrival to a special district.

Heritage Conservation: the activity undertaken to protect, safeguard, pass on or enhance heritage resources.

Heritage Conservation District: a geographic area primarily made up of groups of buildings, streets and open spaces which collectively give the area a special character. Typically, the Heritage Conservation District would be subject to a By-law designed to protect and retain the character and spirit of the area and to ensure that development is sympathetic to and fits into the fabric of the neighbourhood.

Heritage Designation: a measure of protection enacted by By-law under the authority of the Ontario Heritage Act for the purpose of conserving and enhancing heritage resources.

Human Scale: the quality of the physical environment which reflects a sympathetic proportional relationship to human dimensions and which contributes to the citizen's perception and comprehension of the size, scale, height, bulk and/or massing of buildings or other features of the built environment.

Infill: the placement of new buildings into established built-up urban areas, which usually results in an increase in the existing building stock.

Landmarks: buildings, structures and spaces which create distinct visual orientation points that provide a sense of location to the observer within the neighbourhood or district, such as that created by a significant natural feature or by an architectural form which is highly distinctive relative to its surrounding environment.

Mass: the combination of the three dimensions of length, height, and depth which give a building its overall shape; a building is often composed of many masses, hence the term massing, which is often used to describe the form or shape of structures.

Microclimate: outdoor conditions around buildings and the impact of buildings on site conditions, pedestrian spaces and adjacent buildings; conditions include amount of sunlight/shade, wind levels and snow loads are influenced by building placement, height, design, orientation and massing.

Mixed Use: a development or area comprised of mixed land uses either in the same building or in separate buildings on either the same lot or on separate lots or, at a larger scale, in nodes.

Modulation: variation in the plane of a building wall, often used to provide visual interest.

Official Plan: a document adopted by the City Council, which contains a formal set of principles and policies, land use maps concerning the nature, pattern, extent and scheduling of future growth and change within the municipality for a specified period.

Parapet: a portion of a wall that projects above a roof.

Pedestrian: all people on foot or moving at walking speed, including those who use mobility aids (wheelchairs, scooters, etc.), persons with strollers and buggies, and frail elderly persons.

Pedestrian-oriented: an environment designed to make movement by pedestrians fast, attractive and comfortable for various ages and abilities; considerations include separation of pedestrian and auto circulation, street furniture, clear directional and informational signage, safety, visibility, shade, lighting, surface materials, trees, sidewalk width, intersection treatment, curb cuts, ramps and landscaping.

Pedestrian-oriented Uses: uses which rely on pedestrian traffic for the majority of their business such as retail stores, restaurants, service and repair shops.

Podium: a base to building or structure

Preservation: providing for the continued use of deteriorated old and historic buildings, sites and structure through such means as restoration, rehabilitation and adaptive re-use.

Public Art: site specific artwork created to enhance and animate publicly accessible spaces through artistic interpretations that range from individual sculpture to integrated architectural and landscape features and treatments.

Public Realm: the public and semi-public spaces of the city, especially the street spaces of the city from building face to the opposite building face (including the façade, front yard, sidewalk and streets) and open space such as parks and squares.

Publicly Accessible Spaces: buildings, streets and exterior areas, which may be privately-owned, but to which the public has access.

Renovation: modernization of an old or historic structure which unlike restoration may not be consistent with the original design.

Restoration: accurately recovering the form and details of a building and site as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Reverse Lotting: lots located adjacent to an arterial or collector road which front onto an internal street, while the rear yard faces onto the arterial or collector road.

Rhythm and Pattern: relating to materials, styles, shapes and spacing of building elements and the buildings themselves, the predominance of one material or shape, and its patterns of recurrence.

Right-of-Way: that part of the street space that is publicly owned and lies between the property lines.

Roads, Arterial: major traffic and transit routes, intended to carry large volumes of vehicular traffic and provide continuous routes across urban areas.

Roads, Collector: traffic and transit routes designed to carry lower volumes of traffic than arterial roads, and providing continuous access across neighbourhoods.

Scale: the sense of proportion or apparent size of a building or building element as created by the placement and size of the building in its setting; scale usually applies to how the sense is perceived in relation to the size of a human being and refers to the apparent size, not actual size, since it is always viewed in relationship to another building or element.

Significant: in regard to wetlands and areas of natural and scientific interest, an area identified as provincially or regionally significant by the Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time. In regard to other features and areas in policy 2.3 of the Provincial Policy Statement, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic areas or natural heritage system. Criteria for determining significance may be recommended by the Province, but municipal approaches that achieve the same objective may be used. In regard to other matters, important in terms of amount, content, representation or effect.

Site Plan: a plan prepared to scale, showing accurately with dimensions the boundaries of the site and the location of all buildings, structures, natural features, uses and principal site design features proposed for a parcel of land.

Stepback: a setback of the upper floors of a building which is greater than the setback of the lower floors.

Stormwater Management (SWM): plans and facilities designed to control the quality and quantity of storm water flows on a site.

Street Furniture: municipal equipment placed along streets, including light fixtures, fire hydrants, telephones, trash receptacles, signs, benches, mailboxes, newspaper boxes and kiosks.

Sense of place: the feeling associated with a location, based on a unique identity and other memorable qualities.

Setback: the horizontal distance from the property line to the face of a building or from natural features to a building.

Sensitive Land Use: means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples include: residences, day care centres, and educational and health facilities.

Street-line: the outside line of a required right-of-way or road allowance; the same as the property line.

Streetscape: the distinguishing elements and character of a particular street as created by its width, degree of curvature, paving materials, design of the street furniture, pedestrian amenities and setback and form of surrounding buildings.

Street wall: the condition of enclosure along a street created by the fronts of buildings, and enhanced by the continuity and height of the enclosing buildings.

Stationary Noise Source: Source of sound which does not normally move from place to place such as noise associated with industrial or commercial establishments.

Subdivision Plan: a plan for the design and division of a large property into individual building lots and blocks, streets, parks, schools and other neighbourhood facilities and uses.

Subwatershed Management Plan or Study: an integrated resource management plan for a particular subwatershed whose primary focus is to develop detailed targets and objectives for resource management, environmental protection and urban development.

Transit: public transportation services, particularly bus service.

Transit-oriented or Transit-supportive: the elements of urban form and design which make transit more accessible and efficient, these ranging from land use elements (i.e. locating higher density housing and commercial uses along transit routes) to design (i.e. street layout which allows efficient bus routing) and encompassing pedestrian-oriented features as most transit riders begin and end their rides as pedestrians.

Transit Route: the route of public transit vehicle.

Tree: Includes all woody vegetation (By-law No. 92-155).

Tree, Public: A tree which has more than 50 percent of its trunk diameter at breast height on public property (By-law N0. 92-155).

Urban Design: the planning and design of cities focusing on the three dimension form and function of public and publicly accessible space.

Utilities: facilities for gas, electricity, telephone, cable television, water and waste water. **Overhead and underground power and telephone lines, all fire hydrants, watermains, storm and sanitary sewers (Town of Ancaster, Site Plan).**

Vehicles: all motorized conveyances for street travel, and includes automobiles, vans, trucks, motorcycles, recreational vehicles, emergency vehicles, buses and tractor trailers.

Vernacular: landscape or architectural style common to, or representative of, an area.

Views: that which can be seen from an observation point to an object(s), particularly a landscape or building.

Vistas: a line of vision, contained by buildings or landscaping, to a building or other feature which terminates the view.

Wayfinding: the information available to people which they need to find their way around the city and can be verbal, graphic, architectural and spatial.

Zoning By-law: a document dividing the municipality into smaller areas called zones, employed by the municipality to regulate the use of land stating exactly what land uses are permitted and providing regulations, among other matters, regarding permitted locations for buildings; and standards for lot size, parking requirements, building height, side yard dimensions and setback from the street.