

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 19, 2016**

Item 9, Report No. 34, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on October 19, 2016, as follows:

***By approving the following in accordance with Communication C6 from the Deputy City Manager, Planning and Growth Management, dated October 14, 2016:***

1. ***That staff be directed to finalize the guidelines with the requirement that conceptual designs be prepared, with stakeholder input, to investigate opportunities to incorporate private driveway or laneway internal circulation systems to accommodate development in deeper parcels fronting onto arterial roads, within the Low-Rise Residential Area; and***
  - a. ***That the conceptual designs are prepared to maintain the principles of the Infill Guidelines that serve to protect compatibility with the adjacent Low-Rise Residential Neighbourhoods;***
  - b. ***That the conceptual designs be incorporated into the guidelines as an appendix serving to illustrate how compatibility can be achieved; and***
  - c. ***That the guidelines and any clarifying amendments to the Vaughan Official Plan 2010 (VOP 2010) clearly indicate the requirement for the submission of official plan amendment applications to implement a private Townhouse laneway development in the Low-Rise Residential Area of the Community Area.***
2. ***That the lands on the north side of Nashville Road between the CP Rail Line and Huntington Road be deleted from the area shown as "Established Community Areas Where the Guidelines Apply" on Map 1 – Vaughan's Stable Communities Areas of the guidelines.***

***By receiving the following Communications:***

- C2 ***Ms. Sabrina Sgotto, Weston Consulting, Millway Avenue, Vaughan, dated, October 5, 2016;***
- C3 ***Mr. Kurt Franklin, Weston Consulting, Millway Avenue, Vaughan, dated, June 16, 2015;***
- C4 ***Ms. Rosemarie Humphries, Humphries Planning Group Inc., Chrislea Road, Vaughan, dated October 5, 2016;***
- C5 ***Mr. Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, dated October 5, 2016;***
- C14 ***Mr. Leo Longo, Aird & Berlis, 181 Bay Street, Toronto, dated October 17, 2016;***
- C15 ***Mr. Mark Inglis, dated October 18, 2016;***
- C16 ***Ms. Kathryn Angus, dated October 18, 2016;***
- C17 ***Ms. Caterina Principe, dated October 18, 2016;***
- C18 ***Pat Canizares, Keele Street, Maple, dated October 17, 2016;***
- C21 ***Maria and Martino Donato, Weller Crescent, dated October 18, 2016;***
- C22 ***Ms. Maria Donato, dated October 18, 2016;***
- C23 ***Mr. Kyle Fearon, dated October 19, 2016***
- C24 ***Councillor Sandra Yeung Racco, dated October 18, 2016;***
- C28 ***Confidential Communication from the Deputy City Manager, Legal & Human Resources, dated October 18, 2016; and***
- C29 ***Councillor Carella.***

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**9**  
**COMMUNITY AREA POLICY REVIEW**  
**FOR LOW-RISE RESIDENTIAL DESIGNATIONS ADOPTION OF**  
**URBAN DESIGN GUIDELINES FOR INFILL DEVELOPMENT IN**  
**ESTABLISHED LOW-RISE RESIDENTIAL NEIGHBOURHOODS**  
**FILE 15.120.2**  
**WARDS 1 TO 5**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Director of Policy Planning and Environmental Sustainability, dated October 5, 2016, be approved;
- 2) That the presentation by Mr. Tim Smith, Principal, Urban Strategies Inc., Spadina Avenue, Toronto, and C15, presentation material titled “*Urban Design Guidelines for Community Areas and Low-Rise Residential Areas*”, be received;
- 3) That the following deputations and communications be received:
  1. Mr. Leo Longo, Partner, Aird & Berlis LLP, Bay Street, Toronto, representing City Park Homes, and Communication C6, dated October 4, 2016;
  2. Ms. Jana Manolakos, Keele Street, Maple, and Communication C5, dated October 4, 2016;
  3. Ms. Mary Monaco, Sicilia Street, Woodbridge;
  4. Mr. Gerhard Schiller, Lancer Drive, Maple;
  5. Mr. Paul Tobia, Evans Planning Inc., Keele Street, Vaughan, representing Centreville Homes (Merino) Inc. and Centreville Development Corporation;
  6. Mr. Gino Barbieri, Campania Court, Vaughan;
  7. Mr. Mario Di Nardo, Appian Way, Woodbridge; and
  8. Ms. Simone Barbieri, Campania Court, Vaughan; and
- 4) That the following communications be received:
  - C4. Ms. Antonette Nardone, York University, Keele Street, Toronto, dated October 3, 2016;
  - C8. Ms. Rina, Tanza General Contracting, dated October 4, 2016;
  - C9. Mr. Ryan Mino-Leahan, Associate/Senior Planner, KLM Planning Partners Inc., Jardin Drive, Concord, dated October 4, 2016;
  - C10. Mr. Tim Jessop, Associate, Weston Consulting Group, Millway Avenue, Vaughan, dated October 4, 2016;
  - C11. Ms. Pat Canizares, Keele Street, dated October 4, 2016;
  - C12. Memorandum from the Deputy City Manager, Planning & Growth Management, dated October 5, 2016;
  - C13. Ms. Rosemarie L. Humphries, President, Humphries Planning Group Inc., Chrislea Road, Vaughan, dated September 30, 2016; and
  - C14. Memorandum from the Deputy City Manager, Planning & Growth Management, dated October 5, 2016.

**Recommendation**

The Deputy City Manager Planning and Growth Management and the Director of Policy Planning and Environmental Sustainability recommend:

1. That the presentation by Urban Strategies Inc. be received;

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2. That the *Final Report: Policy Review: Vaughan Community Areas and Low-Rise Residential Areas Study*; Community Consultation Summary Report – What We Heard be received (Attachment 1); and
3. That the draft “Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods” be approved (Attachment 2).

#### **Contribution to Sustainability**

The proposed recommendations are consistent with the Green Directions Vaughan mandate by supporting Goal 2:

- To ensure sustainable development and redevelopment.

#### **Economic Impact**

There is no economic impact as a result of the receipt of this report.

#### **Communications Plan**

A communications and public consultation plan was implemented as part of the process of conducting this stage of the City-wide Community Area Policy Review for Low-Rise Residential Designations. A summary of the stakeholder and broader public consultation process is provided in Section 3 in this staff report, in addition to a Summary of Community Consultation Report forming Attachment 1.

Notice of this meeting has been communicated to the public by the following means:

- Notification in the form of mail and/or e-mail was circulated on September 19, 2016 to stakeholders that provided written requests to be notified of further public meetings or provided written and/or oral deputation submissions at the following meetings:
  - Public Hearing held on June 16, 2015 for the Low-Rise Residential Policy Review;
  - Committee of the Whole on the Low-Rise Residential Policy Review on October 7, 2015;
  - Committee of the Whole on the Low-Rise Residential Policy Review on March 1, 2016;
- Notices were mailed and/or e-mailed to stakeholders that attended the Public Open Houses on April 19, 2016, May 10, 2016, and May 11, 2016; and
- Notices were mailed and/or e-mailed to all Ratepayer Associations in Vaughan.

#### **Purpose**

The purpose of this report is to obtain approval of the recommended “Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods” and the “Townhouse Infill Guidelines” resulting from the Community Area Policy Review for Low-Rise Residential Designations; and report on the process that led to their development.

#### **Background – Analysis and Options**

##### Executive Summary

This item reports on the background and processes underlying the preparation of the Community Area Policy Review for Low-Rise Residential Designations and the resulting “General Low-Rise Residential Infill Guidelines” and “Townhouse Infill Guidelines”. The report is structured as follows, thereby providing:

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- Background on the origin of the Community Area Policy Review for Low-Rise Residential Areas;
- A description of the policy context as it relates to infill development and redevelopment;
- Summary of the public consultation process;
- A summary of issues identified in the feedback received through the public consultation process;
- Summary of recommended revisions to the proposed guidelines;
- Conclusions leading to the staff recommendations.

(1) Study Origin and Response

On March 18, 2014, Council adopted a resolution directing that a review of the Vaughan Official Plan 2010 (VOP 2010) be undertaken pertaining to policies that permit single and semi-detached houses and townhouses in Low-Rise Residential Areas. Staff were directed to specifically review the Low-Rise Residential Designation permissions and associated urban design, land use compatibility policies and report back to Committee with policy options to protect stable residential neighbourhoods including but not limited to opportunities for amendments to VOP 2010.

On September 2, 2014, a Members Motion was brought forward to Committee of the Whole seeking Council's direction to enact an Interim Control By-law (ICBL), freezing development on lands designated Low-Rise Residential, fronting Keele Street from Church Street to Fieldgate Drive in the community of Maple until the completion of the City-wide policy review on Low-Rise Residential areas was complete.

On September 3, 2014, Council ratified the Committee recommendation authorizing the ICBL and enacted the Keele Street Interim Control By-law 120-2014, which was later subject to Ontario Municipal Board appeals.

At the June 16, 2015 Public Hearing, staff reported on the work of the City's consultant. The consultant's review encompassed both the City-wide Low-Rise Residential Policy Review and the Keele Street Interim Control By-law study.

The one-year term of the Interim Control By-law would end on September 3, 2015. On June 23, 2015, it was resolved "That Council not extend the interim control by-law and that any discussion of townhouse densities be referred to the comprehensive five year official plan review mandated by the Planning Act...".

Subsequently, on October 7, 2015, a Members motion was brought forward to Committee of the Whole seeking Council's direction for staff to undertake a study of the policies governing land use change in the Community Area of VOP 2010. The resolution provided:

*Whereas, the Vaughan Official Plan 2010 (VOP-2010) identifies Community Areas, which are primarily characterized by ground related residential housing stock that is subject to the Low Rise Residential designation of the Plan;*

*Whereas, policies are provided in VOP 2010 to protect and strengthen the character of these areas;*

*Whereas, the Community Areas will remain mostly stable; while some incremental change is expected to occur as neighbourhoods mature, such change is not intended to result in significant physical change;*

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*Whereas, limited intensification may be permitted in Community Areas, provided that such development must be sensitive to and compatible with the character, form and planned function of the surrounding areas;*

*Whereas, in consideration of the application of the current Community Areas policies, it is appropriate to review the policies pertaining to the Community Areas, to ensure that they provide the appropriate level of clarity and direction necessary to maintain the special character of these areas.*

*It is therefore recommended: that staff undertake a study of the policies governing land use change in the Community Areas of VOP 2010;*

1. *That the study examine such policies in consideration of the following criteria:*
  - *Clarity of interpretation;*
  - *Ability to ensure compatibility;*
  - *The need to provide more definitive policy and or schedules;*
  - *Such criteria as may emerge as a result of the study;*
  - *Recommended policy amendments or schedules as required;*
2. *That the study identify implementation options for the consideration of Council, as required;*
3. *That staff report in the first quarter of 2016 on the findings of the study implementation options and to obtain Council direction on further actions.*

Committee of the Whole approved the resolution, which was ratified by Council on October 20, 2015. Council, in its approval, modified the Committee recommendation by directing staff to reconsider the matter, and by modifying recommendation 1 to the resolution to have staff also consider *best practices in other jurisdictions*.

On March 1, 2016, staff brought forward a report to Committee of the Whole to address Council's direction of October 20, 2015. The staff report included the draft *Policy Review: Vaughan Community Areas and Low-Rise Residential Areas Study*, conducted by Urban Strategies Inc., which responded to the criteria contained in the October 20, 2015 Council resolution. In addition, staff also brought forward implementation options based on the findings of the review. Three options were recommended which included: 1) Development and Implementation of Urban Design Guidelines in support of the policies of the Vaughan Official Plan 2010; 2) Development and implementation of a set of recommended Official Plan Amendments; and 3) To incorporate the proposed amendments to VOP 2010 into the Municipal Comprehensive Review. Council directed that staff proceed with Options 1 and 2, where a set of Urban Design Guidelines would be prepared, in addition to proceeding immediately with amendments to the Vaughan Official Plan 2010.

In addition, Council modified Recommendation 2 of the Committee report as follows:

That the draft "General Low-Rise Residential Infill Guidelines" and the draft "Townhouse Infill Guidelines" set out in this report, applying to the Low-Rise Residential Areas within the Community Areas of VOP 2010, be received and distributed to stakeholders for comment and that such comment is requested no later than May 31, 2016, and that community meetings, if required, be organized in all Wards;

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As a result, staff and the consultants conducted three Public Open Houses at three separate locations (east, west and central) throughout the City to provide affected communities with the opportunity to review the proposed amendments to the Vaughan Official Plan 2010, the Urban Design Guidelines, and the work completed to-date. Comments from stakeholders and the public were collected until immediately after Council's deadline of May 31, 2016.

This report will provide an update on the community and stakeholder feedback and provide Council with recommended Urban Design Guidelines for consideration and approval. The review of the VOP 2010 policies will be brought forward to Council through a separate Public Hearing report, under the *Planning Act*. The adoption of guidelines does not require an approval under the *Planning Act*. The Public Hearing is scheduled for November 1, 2016.

#### (2) Policy Context

##### Provincial Policy Statement 2014

All land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement (PPS), as set out in Section 3 of the Planning Act. It provides policy direction on matters of provincial interest related to land use planning and development. Under the broad objective of strong, healthy communities and efficient, resilient land use patterns, the PPS promotes intensification, housing diversity and cost effective development, as articulated in Sections 1.1.1 and 1.1.3. Policy 1.1.3.3, however, acknowledges that existing building stock and areas must be taken into account when identifying appropriate locations and promoting opportunities for intensification and redevelopment.

Of relevance for the Community Area Policy Review for Low-Rise Residential Designations is Policy 1.7.1(d):

Long-term economic prosperity should be supported by ... encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

Policy 1.5.1(a) states that healthy, active communities should be promoted by planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity.

##### Growth Plan for the Greater Golden Horseshoe

The Places to Grow Act, the legislation that implemented the Growth Plan, states that all decisions made by municipalities under the Planning Act "shall conform to" the Growth Plan. The Growth Plan establishes employment and residential growth targets for different areas of the Greater Golden Horseshoe and describes policies that inform and regulate where and how growth should occur. Of the policy objectives contained within the Growth Plan, the following are relevant to the Community Area Policy Review for Low-Rise Residential Designations:

- Population and employment growth will be accommodated by...directing a significant portion of new growth to the built- up areas of the community through intensification (2.2.2.1 (a))
- Population and employment growth will be accommodated by...focusing intensification in intensification areas (2.2.2.1 (b))
- All municipalities will develop and implement through their official plans and other supporting documents, a strategy and policies to phase in and achieve intensification and the intensification target. This strategy and policies will...

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- identify intensification areas to support achievement of the intensification target (2.2.3.6 (c))
- recognize urban growth centres, intensification corridors and major transit station areas as a key focus for development to accommodate intensification (2.2.3.6 (e)) facilitate and promote intensification (2.2.3.6 (f))
- Municipalities will develop and implement official plan policies and other strategies in support of the following conservation objectives...Cultural heritage conservation, including conservation of cultural heritage and archaeological resources where feasible, as built-up areas are intensified. (4.2.4 (e))

Schedule 1 of the VOP 2010 identifies Vaughan's Urban Structure. It has designated "Intensification Areas", which are focused on centres, nodes and corridors which are served, or are planned to be served, by higher order transit and "Stable" Community Areas, which are located in the interior of the communities with limited exposure to arterial roads. This study pertains to lands that are located in the Low-Rise Residential designation in the stable "Community Areas".

#### York Region Official Plan

An overarching goal of the York Region Official Plan (YROP) is to enhance the Region's urban structure through city building, intensification, and the development of compact and complete communities. The Plan allocates population targets for each local municipality and requires local municipalities to prepare intensification strategies that identify the role of Regional Centres and Corridors and Local Centres and Corridors in helping to achieve allotted intensification targets. It further directs local municipalities to identify intensification areas (5.3.3). Map 1 of the YROP identifies Regional Centres and Corridors. Local Centres and Corridors are to be identified by the local municipalities (Policy 5.5.2).

As per Policy 7.2.38, Regional streets are to accommodate all modes of transportation, including walking, cycling, transit, automobile use and the movement of goods, as well as public and private utilities.

The YROP's urban design and cultural heritage policies, in Sections 5.2 and 3.4 respectively, are also relevant to low-rise residential areas. Policy 5.2.8 states that it is the policy of Council to employ the highest standard of urban design, which:

- a. provides pedestrian scale, safety, comfort, accessibility and connectivity;
- b. complements the character of existing areas and fosters each community's unique sense of place;
- c. promotes sustainable and attractive buildings that minimize energy use;
- d. promotes landscaping, public spaces and streetscapes;
- e. ensures compatibility with and transition to surrounding land uses;
- f. emphasizes walkability and accessibility through strategic building placement and orientation.
- g. follows the York Region Transit-Oriented Development Guidelines; and,
- h. creates well-defined, centrally-located urban public spaces.

Regarding cultural heritage, it is an objective of the YROP to recognize, conserve and promote cultural heritage and its value and benefit to the community. It is the policy of Regional Council to:

- To encourage local municipalities to consider urban design standards in core historic areas that reflect the areas' heritage, character and streetscape. (3.4.8)
- To encourage access to core historic areas by walking, cycling and transit, and to ensure that the design of vehicular access and parking complements the historic built form. (3.4.9)

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The policies of the YROP promote intensification while also recognizing the need for infill development and redevelopment to be sensitive to its surroundings and to respect the valued character of established areas. The policies also highlight the need for pedestrian connectivity, walkability and built form compatibility.

#### Vaughan Official Plan

The City of Vaughan Official Plan 2010 (VOP 2010) was adopted by City Council on September 7, 2010. Volume 1 which contains the City-wide policies governing growth and development is now almost completely in force.

The VOP's purpose is to manage growth within the City of Vaughan. Schedule 1 illustrates the city's Urban Structure and identifies areas that are suitable for intensification and those which are intended to be areas of stability (see Figure 2). This dual emphasis on growth and preservation is reflected in the policy objectives of the VOP 2010, which include:

- identifying Intensification Areas, consistent with the intensification objectives of this Plan and the Regional Official Plan, as the primary locations for accommodating intensification; (2.1.3.2 (c))
- ensuring the character of established communities is maintained; (2.1.3.2 (e))
- providing for a diversity of housing opportunities in terms of tenure, affordability, size and form; (2.1.3.2 (j))
- establishing a culture of design excellence with an emphasis on providing for a high quality public realm, appropriate built form and beautiful architecture through all new development. (2.1.3.2 (l))

Schedule 1 "Urban Structure" has been approved and reflects the spatial distribution of the City's intensification areas.

#### **Land Use Permissions**

The Low-Rise Residential designation permits single detached, semi-detached and townhouse dwellings. In considering infill developments of this nature, all applications need to be evaluated through a set of design policies to assess their conformity with the intent of the Plan. Should they not fulfill the intent, then an amendment to the Official Plan would be necessary. The Guidelines would serve to confirm the expectations of the Plan.

#### **Areas of Application**

The Guidelines apply to the City's Community Areas and the Low-Rise Residential designation therein. This is generally shown on the map on Page 2 of Attachment 2 (Map 1).

#### **Community Area and Urban Design Policies**

The VOP identifies Community Areas on Schedule 1 - Urban Structure. Maintaining the stability of Community Areas is a primary objective of the VOP and is to be accomplished by providing for a variety of Low-Rise Residential uses on those lands (2.2.1.1 (b)). Two policies in Chapter 2 address the degree of change planned in Community Areas:

- 2.2.3.2. [It is the policy of Council] that Community Areas are considered Stable Areas and therefore Community Areas with existing development are not intended to experience significant physical change. New development that respects and reinforces the existing scale, height, massing, lot pattern, building type, character, form and planned function of the immediate local area is permitted, as set out in the policies in Chapter 9 of this Plan.



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- 2.2.3.3. [It is the policy of Council] that limited intensification may be permitted in Community Areas as per the land use designations on Schedule 13 and in accordance with the policies of Chapter 9 of this Plan. The proposed development must be sensitive to and compatible with the character, form and planned function of the surrounding context.

Chapter 9 contains the VOP's urban design and built form policies, the following being the most relevant to this study:

- 9.1.2.1. [It is the policy of Council] that new development will respect and reinforce the existing and planned context within which it is situated. More specifically, the built form of new developments will be designed to achieve the following general objectives: (a) in Community Areas, new development will be designed to respect and reinforce the physical character of the established neighbourhood within which it is located as set out in policies 9.1.2.2 and 9.1.2.3.;

- 9.1.2.2. [It is the policy of Council] that in Community Areas with established development, new development be designed to respect and reinforce the existing physical character and uses of the surrounding area, paying particular attention to the following elements:

- a. the local pattern of lots, streets and blocks;
- b. the size and configuration of lots;
- c. the building type of nearby residential properties;
- d. the heights and scale of nearby residential properties;
- e. the setback of buildings from the street;
- f. the pattern of rear and side-yard setbacks;
- g. conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes;
- h. the above elements are not meant to discourage the incorporation of features that can increase energy efficiency (e.g. solar configuration, solar panels) or environmental sustainability (e.g. natural lands, rainbarrels).

- 9.1.2.3. Within the Community Areas there are a number of older, established residential neighbourhoods that are characterized by large lots and/or by their historical, architectural or landscape value. They are also characterized by their substantial rear, front and side yards, and by lot coverages that contribute to expansive amenity areas, which provide opportunities for attractive landscape development and streetscapes. Often, these areas are at or near the core of the founding communities of Thornhill, Concord, Kleinburg, Maple and Woodbridge, and may also be part of the respective Heritage Conservation Districts. In order to maintain the character of these areas the following policies shall apply to all developments within these areas (e.g., land severances, zoning by-law amendments and minor variances), based on the current zoning, and guide the preparation of any future City-initiated area specific or comprehensive zoning by-laws affecting these areas.

- a. Lot frontage: In the case of lot creation, new lots should be equal to or exceed the frontages of the adjacent nearby and facing lots;
- b. Lot area: The area of new lots should be consistent with the size of adjacent and nearby lots;
- c. Lot configuration: New lots should respect the existing lotting fabric;
- d. Front yards and exterior side yards: Buildings should maintain the established pattern of setbacks for the neighbourhood to retain a consistent streetscape;
- e. Rear yards: Buildings should maintain the established pattern of setbacks for the neighbourhood to minimize visual intrusion on the adjacent residential lots;

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- f. Building heights and massing: Should respect the scale of adjacent residential buildings and any city urban design guidelines prepared for these Community Areas;
- g. Lot coverage: In order to maintain the low density character of these areas and ensure opportunities for generous amenity and landscaping areas, lot coverage consistent with development in the area and as provided for in the zoning by-law is required to regulate the area of the building footprint within the building envelope, as defined by the minimum yard requirements of the zoning by-law.

Policy 9.2.3.1 sets out the following policies and development criteria for detached and semi-detached houses:

- a. A Detached House is a Low-Rise Residential building, up to three storeys in height, situated on a single lot and not attached to any other residential building. A Semi-Detached House is a Low-Rise Residential building, up to three storeys in height, situated on a single lot and attached to no more than one other residential building situated on a separate parcel.
- b. In Community Areas with existing development, the scale, massing, setback and orientation of Detached Houses and Semi-Detached Houses will respect and reinforce the scale, massing, setback and orientation of other built and approved Detached Houses and/or Semi-Detached Houses in the immediate area. Variations are permitted for the purposes of minimizing driveways.

Policy 9.2.3.2 sets out the following policies and development criteria for townhouses:

- a. A Townhouse is a Low-Rise Residential building, up to three storeys in height, situated on a single parcel and part of a row of at least three but no more than six attached residential units.
- b. In Community Areas with existing development, the scale, massing, setback and orientation of Townhouses will respect and reinforce the scale, massing, setback and orientation of other built and approved Townhouses in the immediate area. Variations are permitted for the purposes of minimizing driveways and having front entrances and porches located closer to the street than garages.
- c. In areas of new development, the scale, massing, setback and orientation of Townhouses will be determined through the process of developing and approving Secondary Plans, Block Plans, Plans of Subdivision, Zoning By-laws, and/or urban design guidelines.
- d. Townhouses shall generally front onto a public street. Townhouse blocks not fronting onto a public street are only permitted if the unit(s) flanking a public street provide(s) a front-yard and front-door entrance facing the public street.
- e. The facing distance between blocks of Townhouses that are not separated by a public street should generally be a minimum of 18 metres in order to maximize daylight, enhance landscaping treatments and provide privacy for individual units.

#### **Mobility and Public Realm Policies**

Since most of the proposals for intensification include a street, laneway or pathway, the mobility and public realm policies of the VOP are also relevant.

Policy 4.2.1.5 states that it is the policy of Council:

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- To develop a connected and continuous, grid-like street network that supports convenient and efficient travel by all modes of transportation and to discourage the development of street types that disrupt the grid network. New development shall be planned to support a grid-like street network with multiple connections to collector and arterial streets.

Regarding Local Streets, which are intended to provide access to individual properties within residential areas, Policy 4.2.1.26 states that local streets are oriented to the collector street system in a grid-like manner, while taking into account topographical constraints, desire for solar orientation, and special features, to:

- a. provide convenient connections to collector streets, shopping, transit stops, schools, parks and other community amenities;
- b. promote navigation within concession blocks that is clear and understandable; and,
- c. minimize through-traffic on local streets.

The VOP's public realm policies also address public streets. Policy 9.1.1.2 states that it is the policy of Council that public streets and rights-of-way are considered significant public places and, therefore, their design should balance their multiple roles and functions by ensuring that they:

- a. accommodate a variety of transportation functions, including walking, cycling, transit and driving;
- b. accommodate municipal Infrastructure and Utilities and, to the greatest extent possible, these functions be provided below grade;
- c. contribute to the greening of the City through the provision of street trees and landscaping;
- d. contribute to the City's overall design aesthetic through high-quality hard and soft landscaping treatments and the incorporation of public art; and,
- e. create an environment supportive of their function as gathering places by providing pedestrian amenities such as wide planted boulevards with appropriate and attractive street furniture and street lighting.

Policy 9.1.1.3 states that it is the policy of Council to improve the pedestrian experience on public streets and rights-of-way by:

- a. requiring sidewalks as per policy 4.2.3.4;
- b. prohibiting rear-lotting on public streets;
- c. avoiding blank facades along sidewalks;
- d. requiring that surface parking areas be buffered and screened from sidewalks through the use of setbacks and landscaping;
- e. providing a zone between pedestrians and high levels of vehicular traffic consisting of landscaping and street furniture, and where appropriate, on-street parking.

Policy 9.1.1.4 states that it is the policy of Council to promote an interconnected grid-like pattern of streets and blocks that is walkable and cyclable through the following measures:

- a. ensuring the length of streets and blocks assists pedestrian and bicycle circulation;
- b. providing mid-block pedestrian/bicycle pathways where appropriate;
- c. maximizing the number of street connections to arterial roads;
- d. limiting and discouraging cui-de-sacs and window streets; and,

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- e. designing streets that are safe for cyclists and, where appropriate, providing for on-street bike lanes. Policy 9.1.1.5 states it is the policy of Council to recognize that some condominium developments will contain common- element streets and walkways. In such instances these features should be designed to simulate a public street and the policies outlined in policies 9.1.1.2, 9.1.1.3 and 9.1.1.4 shall apply.

#### **Natural Heritage Network Policies**

The VOP 2010 recognizes the important role the Natural Heritage Network - the interconnected system of wetlands, woodlands, streams, valleys, and other ecological components - plays in supporting the built environment and human health. Watercourses and other natural features are also found in many of the low-rise residential areas in Vaughan. Below is a summary of the relevant policies in Chapter 3 of the VOP:

- 3.2.1.2. [It is the policy of Council] to maintain the long- term ecological function and biodiversity of the Natural Heritage Network by utilizing an ecosystem function approach to planning that protects, restores and where possible, enhances natural features and their functions.
- 3.2.3.4. [It is the policy of Council] that Core Features, as identified on Schedule 2, provide critical ecosystem functions, and consist of the following natural heritage components and their minimum vegetation protection zones:
  - a. valley and stream corridors, including provincially significant valleylands and permanent and intermittent streams, with a minimum 10 metre vegetation protection zone
- 3.2.3.5. [It is the policy of Council] that specific requirements related to the protection and enhancement of the various elements of Core Features are included in Section 3.3 of this Plan.
- 3.2.3.8. [It is the policy of Council] that development or site alteration on lands adjacent to Core Features shall not be permitted unless it is demonstrated through an environmental impact study that the development or site alteration will not result in a negative impact on the feature or its functions.
- 3.3.1.3. [It is the policy of Council] that an application for development or site alteration on lands adjacent to valley and stream corridors will not be considered by Council unless the precise limits of valley and stream corridors have been established to the satisfaction of the City and the Toronto and Region Conservation Authority.

#### **Implementation Policies**

The implementation policies of the VOP are also relevant to proposals for intensification in existing community areas.

Policy 10.1.1, dealing with detailed planning states:

- Some areas of the City, which may or not be subject to Secondary Plans and/or Block Plans, will also be subject to Site and Area Specific Policies. These policies are to reflect historical conditions or development permissions that have been previously approved and still maintain the main goals and objectives of this Plan, but do not fit within the specific policy structure that has been created in this Plan.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 19, 2016

#### Item 9, CW Report No. 34 – Page 13

Council may approve additional Site and Area Specific Policies through the review of development applications where it is felt that the goals and objectives of this Plan are maintained but a modification to the policy structure is required.

Policies 10.1.1.14 - 10.1.1.26 address Block Plans. Policy 10.1.1.14 states that the City will identify areas subject to a Block Plan process through either the Secondary Plan process or the development review process, to address complexities in smaller planning units, scoped as required in accordance with policy 10.1.1.15. Policy 10.1.1.15 describes a Block Plan as a comprehensive planning framework that describes how the following policy aspects of development will be addressed:

- a. the proposed land uses, housing mix and densities;
- b. traffic management, including the expected traffic volumes on all collector and local streets to precisely define the requirements for items such as traffic signals, stop signs, turn lanes and transit stop locations, traffic-calming measures, and transportation demand management;
- c. the provision of public transit, pedestrian and cycling networks;
- d. the provision of public and private services and the detailed approach to stormwater management;
- e. protection and enhancement of the Natural Heritage Network, including the detailed evaluation and demarcation of Core Features and Enhancement Areas ;
- f. the precise locations of natural and cultural heritage features of the area, including built heritage and potential archaeological resources and proposed approaches to conservation and or enhancement;
- g. the precise location of any parks, open spaces, schools, community centres, and libraries;
- h. the proposed implementation of sustainable development policies as contained in subsection 9.1.3 of this Plan;
- i. phasing of development; and,
- j. evaluation of opportunities for coordination with environmental assessment processes for roads and infrastructure that are subject to the Environmental Assessment Act.

Addressing site and area specific policies, Policy 10.11.11.29 states that Council will establish, from time to time, new Site and Area Specific policies, to be contained in Volume 2 of this Plan, through the processing of development applications where it has been demonstrated that the goals and objectives of this Plan are being met.

#### Implications of Secondary Suites

After the adoption of VOP 2010 the Province mandated that Secondary Suites be permitted in existing residential areas. Under the legislation, municipalities are required to amend their official plans and zoning by-laws to accommodate secondary suites in residential areas. The City has undertaken this exercise and is now completing the work to bring forward amendments to VOP 2010 and By-law 1-88 to permit secondary suites as of right throughout the Low-Rise Residential Area, subject to fulfilling a number of criteria. It is expected that staff will be providing a technical report on the draft amendments, together with a report of the required implementation measures, in early 2017.

Secondary suites represent a form of intensification that will apply to the Low-Rise residential areas. These guidelines do not address the implications of secondary suites. These matters will be addressed in the amending planning documents that will come before Council in the near future. However, it is the intention that the introduction of secondary suites maintain the character of their host neighbourhoods.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 19, 2016

#### Item 9, CW Report No. 34 – Page 14

##### (3) Summary of Public Consultation Process and Feedback

City staff and the consulting team solicited comments from the stakeholders, the public and government agencies through Public Open Houses, Technical Advisory Committee meetings, and via the City's website. Comments from the public were requested no later than May 31<sup>st</sup>, 2016, and that community meetings, if required, be organized in all wards.

The following activities collectively comprise the public consultation strategy:

##### a) Public Open Houses

- i. April 19, 2016 - 7:00 pm - 9:00 pm - Vaughan City Hall
- ii. May 10, 2016 - 7:00 pm - 9:00 pm - North Thornhill Community Centre
- iii. May 11, 2016 - 7:00 pm - 9:00 pm - Vellore Village Community Centre

Each of the public consultation meetings began with an open house component where the public was able to review a series of presentation panels describing the project, the background work and the proposed policy amendments and urban design guidelines. This was followed by a formal summary presentation led by the City's lead consulting team focusing on the background, methodology, rationale and proposed recommendations. A question and answer period was held after the presentation for more detailed discussions.

The public was notified of the study and these meetings by way of newspaper ads in the Vaughan Citizen and Thornhill Liberal on April 7<sup>th</sup>, 14<sup>th</sup>, and May 5<sup>th</sup>, 2016. In addition, the public was notified through the City's social media channels, electronic signage, targeted mailouts, and Councillor Newsletters.

##### b) Interactive Information and Updates

Prior to the three public meetings, the following information was made available on the City's project page:

- March 1, 2016 Committee of the Whole staff report
- A copy of the proposed Official Plan Amendments to VOP 2010 and "Draft General Infill Guidelines" and "Townhouse Infill Guidelines"
- Feedback form
- Presentation Panels
- Open House Presentation

##### c) The Technical Advisory Committee (TAC)

The Community Area Policy Review for Low-Rise Residential Designations Technical Advisory Committee (TAC) included internal City departmental staff and external agencies. Representation on the TAC includes staff from Development Engineering and Infrastructure Planning, Development Planning, Policy Planning and Environmental Sustainability, and staff from Community Planning and Development Services at the Region of York. The Community Area Policy Review for Low-Rise Designations work plan included two TAC meetings, which were held on the following dates:

- i. TAC Meeting #1 - May 10, 2016

The initial meeting served as an introduction to the project staff, consultants, and work program going forward. The TAC was given an update on the status of the study, followed by a presentation on the proposed draft policy amendments and Urban Design

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 19, 2016**

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Guidelines that were presented to Committee of the Whole on March 1, 2016. The TAC provided a number of comments and considerations that were noted by the study team.

ii. TAC Meeting #2 - June 29, 2016

The lead consultants were provided an opportunity to present the changes made to the draft policy amendments and Urban Design Guidelines based on feedback received via written submissions and the public open houses. This included discussion on the Community Consultation Summary Report and the major issues rose in the Policy Review report.

(4) Issues Identified in the Summary Report on Public Feedback Received during the Commenting Period and Public Open Houses

A synopsis of the public feedback is set out below. Please refer to Attachment 1 (“Community Consultation Summary Report - What We Heard”) for the complete text.

a) General Built Form

- i. Residents were generally supportive of the proposed design guidelines, especially those that clarified and reinforced existing compatibility requirements. Among the issues that were raised by a number of residents, there was concern that many infill and townhouse developments were creating adverse privacy impacts, the developments were not consistent with the character of the existing neighbourhood, and some townhouse developments are not compatible with the single-detached homes in the neighbourhood. Comments received by the development community were not as supportive of the proposed guidelines, deeming the guidelines, as proposed as too prescriptive, requesting more flexibility to allow stacked, back-to-back and low-rise apartments within the subject areas.

b) Neighbourhood Character

- i. There was an indication from comments submitted that the guidelines would benefit from a more definitive description of the areas in which they would apply. In particular, more clarity on what constitutes the character of those neighbourhoods was provided as a potential remedy.

c) Environmental

- i. There was near-unanimous support among residents that the proposed urban design guidelines speaking to the need to preserve mature trees during infill development should be retained or even strengthened. Other environmentally-focused comments indicated that residents are concerned that ongoing intensification is negatively impacting existing natural heritage features and that larger and denser development proposals are not providing the required amount of parkland, instead opting for cash-in-lieu payments. The need for urban design guidelines and/or policies speaking to the importance of stormwater management and other green infrastructure was also mentioned.

d) Transportation, Streets, and Parking

- i. Comments received indicated that there is concern among residents that infill development and townhouse developments in particular, are contributing to congestion on arterial and local roads. A related concern was the belief that investment in public

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 19, 2016**

#### Item 9, CW Report No. 34 – Page 16

- ii. transportation in Vaughan has not kept pace with the development that has occurred, exacerbating traffic congestion. Representatives of the development industry suggested that townhouse developments should be allowed to front on to private streets or laneways where appropriate. Other comments received spoke to townhouse developments not having adequate parking.
- e) Development Standards
- i. The majority of the feedback received regarding development standards was provided by representatives of the development industry. In general, their recommendations favoured the current policy framework and indicated that they were concerned that the proposed urban design guidelines and policy amendments were too restrictive. Greater flexibility for the design of townhouse developments, such as removing the proposed requirement that all townhouses possess a fenced rear yard, was also requested. Submissions from a variety of respondents indicated that they would support the inclusion of lot coverage requirements in the proposed urban design guidelines.
- f) Implementation
- i. Several submissions indicated a concern that the Urban Design Guidelines would be ignored post-adoption. Other comments requested clarification on how the guidelines would be used when the City is reviewing development applications. Comments received from the development industry suggest that the guidelines are too prescriptive and should not be adopted.
- g) Public Consultation
- i. Although not directly related to the proposed urban design guidelines and policy amendments, several residents provided feedback about the nature of the public consultation process itself. Some residents were displeased that ratepayers' groups were not engaged more directly or more proactively prior to the development of the Draft Community Area Policy Review for Low-Rise Residential Designations Report while others suggested that ratepayers' groups should be consulted more directly as part of the current engagement process.

#### (5) Recommended Revisions to Guidelines

Based on the comments received through public and stakeholder feedback, a number of revisions were recommended. These are set out in the Table forming Attachment 4 to this report. It summarizes the initial guidelines as of January 2016 that were presented in the March 1, 2016 Committee of the Whole Report; and the recommended revisions as of July 2016, along with the rationale for the recommended revision.

#### **Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

This report relates to the Term of Council Service Excellence Strategy by supporting the following initiatives:

- Continued cultivation of an environmentally sustainable city;
- Updating the Official Plan and supporting studies.

#### **Regional Implications**

York Region has been consulted on any potential impacts on the Region's arterial street network.



## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 19, 2016

#### Item 9, CW Report No. 34 – Page 17

The Region expressed concern about multiple private driveway accesses to Regional roads. If multi-unit development was to take place, individual accesses should not be permitted in favour of a single consolidated access for all units to minimize conflict with traffic on the Regional road. The Council approved guidelines will be provided to the Region to inform their review and comments on applications on Regional roads.

#### **Conclusion**

The draft Urban Design Guidelines for Infill Development in established Low-Rise Residential Neighbourhood responds to Council's previous direction on this matter. The draft Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods was made available for public review in accordance with Council direction, and was included in the material presented at the three open houses. Written comments received from the public, stakeholders, and the Technical Advisory Committee have been analyzed and recommendations have been developed to respond to the identified issues. Key issues relating to both the Urban Design Guidelines and the Official Plan Amendment have been identified in the Community Consultation Summary Report, included as Attachment 1, and summarized in Section 4 of this report. Recommended revisions identified in Section 5 and set out in Attachment 3, have been made to the guidelines as a result of the feedback.

The Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods provide a detailed guide to the planning and design of infill development in Vaughan's established low-rise neighbourhoods, and are designed to ensure that new infill development is consistent with Vaughan Official Plan 2010. In particular, they are meant to help ensure that new development in the established low-rise neighbourhoods fits compatibly with its surroundings.

The guidelines will help to inform the preparation of applications and their subsequent review by City staff. In conducting this review, it will assist the City in assessing whether a proposal is not in conformity with the Official Plan and requires an amendment. This will provide greater clarity in applying the current policies of VOP 2010. More definitive clarity can only be achieved through policy amendments to VOP 2010.

It is recommended that the proposed draft Urban Design Guidelines forming Attachment 2 of this report, be approved for immediate implementation to assist the City in the review of infill and townhouse development applications in Low-Rise Residential designations in Community Areas. These guidelines will apply to all proposals to develop one or more detached, semi-detached, or townhouse units, that require zoning amendments, minor variances, a severance, or site plan approval. Should Council concur, the recommendations of this report should be adopted.

#### **Attachments**

1. Community Consultation Summary Report – What We Heard
2. Draft Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods
3. Urban Design Guidelines – Change Notes

#### **Report prepared by:**

Kyle Fearon, Planner I, Policy Planning, ext. 8776  
Melissa Rossi, Manager, Policy Planning, ext. 8320

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)



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c 2 Communication COUNCIL: <u>Oct 19/16</u> CW Rpt. No. <u>34</u> Item <u>9</u>
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City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

October 5, 2016  
File 5390

**Attn: Jeffery Abrams, City Clerk**

Dear Sir,

**RE: Low-Rise Residential Designation Policy Review  
Comment Submission  
4433, 4455 and 4477 Major Mackenzie Drive West**

Weston Consulting is the planning consultant on behalf of Fiducia Ventures Inc., the registered owners of the above noted properties in the City of Vaughan (herein referred to as the 'subject lands'). The subject lands are located at the south east corner of Major Mackenzie Drive West and Pine Valley Drive, both Regional arterial roads. The subject property is surrounded by Estate Residential development along with a six-storey residential building abutting the property to the south, which is approved, and currently under construction.

A submission was made on June 16, 2016 to the Mayor and members of Council which provided a preliminary commentary on the proposed draft policies before Council at the first public hearing date (see attached). The below provides a further analysis of the subject lands and provides comments on the proposed policies for review and consideration.

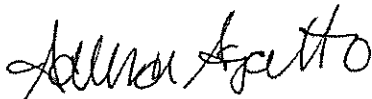
The subject property is located at a predominant intersection and presents a number of unique characteristics that provide an opportunity for medium-density residential development. The following provides a summary of

- Major Mackenzie Drive West ('Major Mackenzie') is designated as part of the *Regional Transit Priority Network* and is intended to accommodate future road improvements by the Region of York. Major Mackenzie is currently under construction from Highway 400 to Pine Valley Drive to accommodate a road widening (2 lanes to 6 lanes) and will accommodate a future widening westbound from Pine Valley Drive to Islington Avenue, with construction expecting to be in 2017.
- The Study Area includes lands located along Regional Arterial Roads, designated as *Regional Transit Network*, which present an opportunity for a moderate degree of intensification. This has been demonstrated by previous approvals within the surrounding area along both Major Mackenzie and Pine Valley Drive.

- The report provides implications that would preclude the development of private laneways in a condominium format. It is our opinion that development services by private laneways are appropriate and desirable and can provide a high level of urban design. There are many existing examples of development which function much like a public road system, with a private laneway and can be deemed successful and considered good planning.
- The proposed amendment to Policy 9.1.2.3 states that new development should respect the existing lotting fabric and physical character of existing neighbourhood. If implemented, this policy would in effect preclude infill development and prohibit developers from providing a range of housing types within community areas.
- The orientation of buildings and specific setback requirements as outlined in policy 9.1.2.2 and 2.2.3.2 is a level of prescribed information which should not be included as part of an Official Plan. It is our opinion that this is more appropriately assessed on a site specific basis and should not be contained within the Official Plan, but rather implemented through a Zoning By-law, Plan of Subdivision, or Site Plan Control process.
- With regard to policies respecting the loss of mature trees, it is our opinion that the removal of trees should be based on a tree evaluation from a qualified specialist in order to appropriately balance the protection of trees with appropriate planning. It is our opinion that the protection of the maximum number of trees should be encouraged and that appropriate replanting and preservation should be undertaken where possible.

We request that the above comments be noted and taken into consideration through the continued review of the Vaughan Community Areas and Low-Rise Residential Areas Study and that they be considered in the follow up report to Council. We reserve the right to provide further comments and continue to participate in this process, and formally request notice of future meetings, reports and draft policies in relation to this matter. Should you have any questions, please contact the undersigned or Kurt Franklin at extension 224.

Yours truly,  
**Weston Consulting**  
Per:



Sabrina L. Sgotto, Hons. BA, MCIP, RPP  
Senior Planner

Encl. Site Air Photo  
June 16, 2015 Submission Letter

c. Client



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c 3 Communication COUNCIL: Oct 19/16 CW Rpt. No 34 Item 9
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City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

June 16, 2015  
File 4020-3

**Attn: Mayor and Members of Council**

**RE: Low-Rise Residential Designation Policy Review  
Public Hearing Item #1  
June 16, 2015**

We are the Planners for Fiducia Ventures Inc., the owners of 4433, 4455, and 4477 Major Mackenzie Drive West. We have recently undertaken a pre-application consultation meeting with City staff for the development of the subject lands for a medium density development on lands that are designate Low-Rise Residential in the 2010 Vaughan Official Plan.

Our client's lands are located on the south-east corner of Major Mackenzie Drive West and Pine Valley Drive, both Regional arterial roads. In addition, Major Mackenzie Drive West is designated as part of the *Regional Transit Priority Network*. The property is surrounded by Estate Residential development along with a six-storey seniors building adjacent to the south.

The unique characteristics of the site make it well-suited for a medium density form of development as this will support the future investments that are planned in the Regional transit system. An initial review of the report is concerning as the recommendations have the potential to greatly restrict low-rise development at transit-supportive densities. Should the recommendations move into policy, our client will have to give serious consideration to increasing the density of the proposed development through a mid-rise development of a similar scale as the development to the south.

While we have not had time to analyze the above-mention report in detail, we offer the following comments regarding the proposed modifications to the Low-Rise Residential designation policies:

- The origin of the report lies in the Keele Street Interim Control By-law Review. It does not appear that there has been any consultation outside of the Keele Street area. Thus, the research is scoped and skewed towards an area dominated by a heritage conservation area;
- The report extrapolates policies that are potentially appropriate for a heritage district and extends them across all of the existing residential neighbourhoods. Heritage district policies have different overlying objectives that are not necessarily applicable outside of

the heritage district. Thus, the basis for the recommendations for the broader review of the Low-Rise Residential designation policies is questionable and not necessarily supportable;

- The recommendations in the report appear to have been developed based on an examination of existing policies without obtaining any input from the public, landowners or the development industry. Thus, the recommendations have not been informed by a full public discussion and should be considered premature;
- The recommended policies in the report appear to centre on '*compatibility*' with existing residential development. While this is an important element of determining the appropriateness of development, it is not the only consideration. Medium density development is an important factor in achieving transit supportive densities yet none of the policies addressing transit-supportive development were listed in the report. Thus, the recommendations need to be reconsidered in light of the entirety of the Official Plan;
- The policy framework in the report does not take higher-level planning policies into account. Regional and Provincial policies on intensification have not been considered or addressed in the proposed recommendations;
- The report recommendations seem to require that future medium density development needs to look like surrounding single family residential development. Recommendations contemplate requiring frontage on public roads only, thus prohibiting private roads without providing any substantial support for the direction. While problems regarding '*safety and security*' are alluded to, no evidence has been provided that a problem exists in current medium density developments;
- The Conclusion to the report conflates medium density development in the *Low-Rise Residential* land use designation with '*the substantial intensification of Community Areas*'. No data is presented to back the assertion that there is '*substantial intensification*' in the Community Areas. Also, there is no analysis of higher level planning policies to determine if a certain level of intensification of '*Community Areas*' is appropriate or not. Thus, the recommendations potentially contravene higher level policy or are based on a lack of research and evidence;
- The recommendations, if implemented, will have the effect of preventing any development that is not the same as what is currently in place in the Low Rise Residential designation. For example, the recommended policy "*New development shall be oriented to a public street and have the same or similar lot widths, building heights and yard setbacks as those that prevail in the immediately surrounding residential area*", would force development to only continue an existing built form and lot fabric without any regard to transit supportive development or Provincial intensification policies. In addition, the policy would not recognize opportunities where medium density residential development is appropriate, such as at the intersection of arterial roads where transit service is plentiful.

In summary, the recommendations in the report require additional analysis and input to better balance the need to protect the 'character' of the existing community while achieving the growth and evolution of the City that is envisaged in the 2010 Official Plan, the Regional Official Plan and the Provincial policy framework.

Yours truly,  
**Weston Consulting**



Kurt B. Franklin BMath, MAES, MCIP, RPP  
Vice President

# HUMPHRIES PLANNING GROUP INC.

C <u>4</u>
Communication
COUNCIL: <u>Oct 19/16</u>
<u>CW</u> Rpt. No. <u>34</u> Item <u>9</u>

October 5, 2016  
HPGI File: 08167

**Clerks Department**  
**City of Vaughan**  
2141 Major Mackenzie Dr.  
Vaughan, ON  
L6A 1T1

**Attn: Mayor and Members of Council**

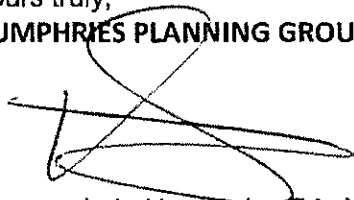
**Re: October 5<sup>th</sup> 2016 Committee of the Whole – Item 9**  
**Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods**  
**City File 15.120.2**

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Humphries Planning Group Inc. (HPGI) represents Mosiak Homes, owner of lands located in the Kleinburg Nashville Focus Area 1 area. Map 1 of the "Draft Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods" (the Draft UDGs) indicates that a portion of Focus Area 1 would be subject to the above noted guidelines if approved. It is HPGI's opinion that Map 1 should be revised to exclude this area from the "Existing Community Areas where Guidelines Apply" on Map 1 as the area already is subject to urban design guidelines/policies per the approved secondary plan.

We continue to remain interested in this matter and request notification of any decisions.

Yours truly,  
**HUMPHRIES PLANNING GROUP INC.**



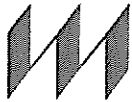
Rosemarie L. Humphries BA, MCIP, RPP  
President

cc. Goffredo Vitullo, Mosaik Homes  
Kyle Fearon, Vaughan Policy Planning & Environmental Sustainability

216 Chrislea Road  
Suite 103  
Vaughan, ON  
L4L 8S5

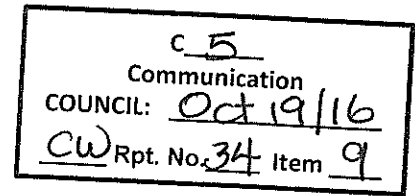
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City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan ON  
L6A 1T1

October 5, 2016  
File 6728/6729

**Attn: Jeffrey Abrams, City Clerk**

Dear Sir,

**RE: Community Area Policy Review for Low-Rise Residential Designations Adoption of Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods**

Weston Consulting is the planning consultant for Centra (Keele) Inc., the registered owner of the lands in the City of Vaughan municipally known as:

1. 9785 and 9797 Keele Street and a parcel known as PCL-176; and
2. 9560 and 9570 Keele Street (collectively the 'subject lands').

This letter is provided in response to the guidelines prepared by Urban Strategies Inc., dated September 2016 entitled *Urban Design Guidelines for Infill Development Establishment Low-Rise Residential Neighbourhoods* (herein referred to as '*Guidelines*'). This letter is further to the correspondence provided on May 31, 2016 in response to the document entitled *Draft Policy Review: Vaughan Community Areas and Low-Rise Residential Areas Study* dated January 2016.

The above noted lands are designated Low Rise Residential in the City of Vaughan Official Plan ('VOP') and are within the Maple Heritage Conservation District. We have submitted development applications for the subject lands, which are under review.

We have reviewed the Guidelines dated September 2016, which are being recommended for Committee of the Whole's approval on October 5<sup>th</sup>, 2016. We are of the opinion that the updated Guidelines do not appropriately address the consideration of infill development through condominium roads and we are concerned that the prescriptive nature of the guidelines will lead to an in-appropriate application of certain development standards that are better suited to be addressed through planning policies and zoning by-law regulations. The Townhouse Infill Guidelines in particular, although they are intended for infill townhouse development on Arterial Roads, do not facilitate the level of intensification that in our opinion, is appropriate for Arterial Roads. As such, we offer the following comments on the proposed updated Guidelines dated September 2016. We do not support the Guidelines in their present form and recommend certain modifications be made to address our concerns.



In our opinion, the above guidelines do not address or consider the nature and intention of infill development in a balanced manner. Moderate intensification is appropriate in low rise residential areas along Arterial Roads with transit access and is often achieved by replacement of low rise residential dwelling types with other low rise residential types (ie. single detached dwelling to semi-detached dwellings, etc.). To facilitate this, it is unreasonable to achieve precise conformity with the surrounding area in an infill setting as there could be great variety between the immediate adjacent lots and the context. Furthermore, the existing condition in many cases, may not represent the overall neighbourhood context as a whole or its planned function.

While we understand that Section 1.2 of the Guidelines contemplates a degree of flexibility in the interpretation of the guidelines, we are concerned that the precise guidelines may be applied more rigidly, which in our opinion, is inappropriate. It is our opinion that official plan policies that are further implemented by zoning regulations should set out the framework for infill developments, rather than guidelines. In our opinion, guidelines should set out themes and principles to guide development, but should not be similar to zoning regulations.

#### **Setbacks and Privacy**

The following guidelines related to setbacks and privacy within the General Low-Rise Residential Infill Guidelines:

*4.12 Front yard setbacks should be consistent with the front yard setbacks of adjacent houses and houses immediately across the street. Where there is a uniform setback along a street, it should be matched by the new dwelling(s). Where there is variation in setbacks, the front yard setback of the new dwelling(s) should be the average of that of adjacent development. In no neighbourhoods should the front yard setback be less than 4.5 metres.*

*4.13 Side yard and rear yard setbacks should be consistent with the prevailing pattern of setbacks in the immediately surrounding residential area. A minimum rear yard setback of 7.5 metres should be maintained. The rear portion of the house should not create adverse shadow or overlook conditions on the adjacent properties.*

*5.5 Front yard setbacks for units fronting the arterial street should be a minimum of 4.5 metres and should be consistent across the site. A minimum of 50% of the front yard should consist of soft landscaping. Deciduous trees are encouraged.*

*5.6 Interior side yard setbacks should be a minimum of 1.5 metres, and end units flanking a public street should be setback a minimum of 4.5 metres from the street.*

*5.10 The rear of the townhouse unit should be setback by 12 metres from the rear laneway. A minimum of 3 metres landscaped buffer from the rear property line to the rear laneways should be provided.*

*5.11 Each Townhouse dwelling should have a private backyard, fenced or screened with landscaping for privacy.*

Further to the above, although the suggested minimum front back setback of 4.5 metres has been reduced from the originally proposed 5 metres to be more consistent with Zoning By-law 1-88, it does not allow for any flexibility for properties situated adjacent to existing dwellings with a setback less than 4.5 metres after road allowance consideration. Many proposed townhouse developments are along Arterial Roads with generous road allowances which have been considered within the site plan design, creating a setback far greater than the existing context of some adjacent lots. In addition, there are conditions where existing lots have generous rear yards abutting the rear yards of proposed dwellings and as such, reduce the concern of privacy and overlook. We recommend that developments should be assessed on a site specific basis through the appropriateness of zoning regulations rather than guidelines in relation to yard conditions.

#### **Townhouse Infill Guidelines**

The following guidelines relate to orientation and condominium roads within the Townhouse Infill Guidelines:

*4.11 Dwellings should be oriented to the street with their front entrance visible from a public street.*

*5.1 Townhouses dwellings should be oriented to and have their front entrance on a public street; alternatively, they may front a public park. Private driveways or laneways should not be used to provide frontage for Townhouses either flanking the street or located at the rear of dwellings fronting the street. Such a condition would create a front-to-side or front-to-back condition that would adversely affect the rear privacy of adjacent dwellings or dwellings on the same lot that front the street.*

The above guidelines as drafted would preclude the opportunity for dwellings to be configured on a condominium road. With appropriate streetscape conditions, front yard landscaping and dwelling entrances condominium roads can be designed similar to public road standards and can facilitate a more efficient and optimal configuration of access, connections, shared amenity spaces and parking areas. This proposed guideline represents a significant modification to a well-accepted practice of implementing infill development in the City and we suggest this guideline be removed or revised to permit condominium road infill developments.

In relation to the Townhouse Infill Guidelines Summary on Page 18 and 19 of the proposed Guidelines, we suggest that many of the specific guidelines are not realistic to achieve and are balanced with the objectives of intensification along Arterial Roads. Furthermore, they do not recognize the varied nature of infill development in relation to the geometry, size and context of certain sites. It is our opinion that these matters are more appropriately addressed through a zoning by-law application. We recommend that the guideline be modified to provide direction insofar as principles and suggest that they not set out prescribed or specific metrics.

#### **Implementation**

In order to ensure fairness and clarity regarding the interpretation of any guidelines, we recommend the introduction of transition clauses within the Guidelines and any future Official Plan

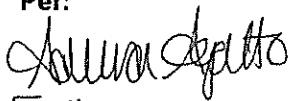
Amendments, should they proceed to Council for approval. This would provide clarity in relation to the applicable guidelines and policies for applications that were submitted under the existing policy framework.

We appreciate the Committee's consideration of the above comments and we request to continue to be provided with any further notice of any meetings, reports or draft policies in relation to this matter. Should you have any questions, please contact the undersigned at (ext. 241) or Julia Pierdon (ext. 307).

Yours truly,

**Weston Consulting**

Per:



For:

Ryan Guetter, BES, MCIP, RPP  
Vice President

- c. John MacKenzie, City of Vaughan  
Aaron Platt, Davies Howe  
Clients



<p style="text-align: center;">c 6 Communication COUNCIL: <u>Oct 19/16</u> CW Rpt. No. <u>34</u> Item <u>9</u></p>
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**DATE:** OCTOBER 14, 2016

**TO:** MAYOR AND MEMBERS OF COUNCIL

**FROM:** JOHN MACKENZIE, DEPUTY CITY MANAGER  
PLANNING AND GROWTH MANAGEMENT

**SUBJECT:** COUNCIL COMMUNICATION - OCTOBER 19, 2016

ITEM #9, REPORT #34 – COMMITTEE OF THE WHOLE – OCTOBER 5, 2016

RESPONSE TO COUNCIL REQUEST FOR UPDATE ON COMMUNITY AREA  
POLICY REVIEW FOR LOW-RISE RESIDENTIAL DESIGNATIONS  
ADOPTION OF URBAN DESIGN GUIDELINES FOR INFILL DEVELOPMENT  
IN ESTABLISHED LOW-RISE RESIDENTIAL NEIGHBOURHOODS  
FILE 15.120.2  
WARDS 1 TO 5

**Recommendation**

The Deputy City Manager, Planning and Growth Management and the Director of Policy Planning and Environmental Sustainability recommend:

1. That staff be directed to finalize the guidelines with the requirement that conceptual designs be prepared, with stakeholder input, to investigate opportunities to incorporate private driveway or laneway internal circulation systems to accommodate development in deeper parcels fronting onto arterial roads, within the Low-Rise Residential Area, and that:
  - a. The conceptual designs are prepared to maintain the principles of the Infill Guidelines that serve to protect compatibility with the adjacent Low-Rise Residential Neighbourhoods;
  - b. The conceptual designs be incorporated into the guidelines as an appendix serving to illustrate how compatibility can be achieved; and
  - c. The guidelines and any clarifying amendments to the Vaughan Official Plan 2010 (VOP 2010) clearly indicate the requirement for the submission of official plan amendment applications to implement a private Townhouse laneway development in the Low-Rise Residential Area of the Community Area.
  
2. That the lands on the north side of Nashville Road between the CP Rail Line and Huntington Road be deleted from the area shown as "Established Community Areas Where the Guidelines Apply" on Map 1 – Vaughan's Stable Communities Areas of the guidelines.

**Background**

At the Committee of the Whole meeting on October 5, 2016, in consideration of the Community Area Policy Review and the adoption of Urban Design Guidelines for Infill Development in Established Low-Rise

Residential Neighbourhoods, it was requested that staff provide an update on the outcome of discussions with BILD previously scheduled for October 11, 2016.

### **Discussions with BILD**

At the meeting, there was general agreement from BILD's representatives that the guidelines assisted in providing greater clarity as to the form of development permitted across the City. There were more focused and specific concerns raised related to the Townhouse Infill Guidelines in Section 5. The main issue related to policy 5.1 that provides:

*Townhouses should be oriented to and have their front entrance on a public street. Private driveways or laneways should not be used to provide frontage for Townhouses either flanking the street or located at the rear of dwellings fronting on the street. Such a condition would create a front-to-back condition that would adversely affect the rear privacy of adjacent dwellings or dwellings on the same lot that front the street (Policy 9.2.3.2).*

The main concerns were that the limitation on the use of private driveways or laneways was overly restrictive, the prototype has already been applied in Vaughan and in other municipalities, and that the guidelines did not recognize situations on arterial streets where there were deeper lots. The illustrating plan in the guidelines showed the example of a relatively shallow lot with a single row of Townhouses fronting onto the arterial road, with a single access to and from a driveway that leads to rear yard parking. This prototype is entirely appropriate for lots of sufficient frontage with depths of approximately 40-45 m. However, it was argued that the restriction on laneway frontages would make the development of the much deeper lots impossible, short of creating a public road system.

Staff concurs with the BILD position in this regard. There may be situations where a deep arterial parcel could be organized differently to accommodate an additional row of townhouse units using private drives or laneways. As noted, this type of built form, relying on a private internal circulation system, has been approved elsewhere in the City. However, these types of proposals have proceeded on the basis of an Official Plan amendment accompanying the zoning by-law amendment application.

The guidelines have been written to provide direction on the form of development in the Low-Rise Residential Area; and to supply guidance on the interpretation of VOP 2010 as to whether an Official Plan amendment is necessary for any given application. The objective of the guidelines, and the proposed policy amendments coming to public hearing, is to provide Council with the best tools possible to ensure compatible infill development. Staff has been consistent in asking for an official plan amendment application when faced with similar proposals. The guidelines provide greater clarity in this regard. The submission of an official plan amendment provides for a greater level scrutiny where the development may be more complex or more intense than development patterns in the established neighbourhood.

The BILD position at the meeting was that a development form applying the private road system could be done in a manner that respects the compatibility tests set out in VOP 2010 and the guidelines. While challenging, staff do not disagree that it may be possible. Staff is suggesting that it would be worthwhile to test some concept designs to see whether this might be achieved. This could be subject to further consultation with stakeholders, and the principles potentially applied in situations where an official plan amendment is required. If the concepts were workable they would be added to the townhouse component of the guidelines. A recommendation to this effect is provided above.

### **The Mapping Issue: The Nashville Community**

A Communication received by Committee of the Whole, on October 5, 2016 referred to an area on the north side of Nashville Road between the CP Rail Line and Huntington Road. It requested that these lands be deleted from the area shown as "Established Community Areas Where the Guidelines Apply" on Map 1 – Vaughan's Stable Communities Areas of the guidelines. It is part of the North Kleinburg-Nashville

Secondary Plan Area and will be subject to a future Block Plan process, which will require more specific Urban Design Guidelines. It is also located in the Kleinburg-Nashville Heritage Conservation District Plan area. On this basis, staff have no objection to this request and a recommendation to this effect has been provided above.

**Setbacks Issue**

Other correspondence received by Committee of the Whole raised concerns with setbacks and prescriptive nature of the design guidelines. The staff response to this issue is addressed in the October 5<sup>th</sup> report.

**Conclusion**

Staff recommend proceeding with finalizing the guidelines, with the changes to mapping identified in this communication, along with the requirement that additional conceptual designs for townhouses be included. These changes result from communications received at Committee of the Whole and suggestions from the meeting with the York Chapter of BILD representatives.

Respectfully submitted,



**JOHN MACKENZIE**  
Deputy City Manager  
Planning and Growth Management

Copy To: Daniel Kostopoulos, City Manager  
Jeffrey A. Abrams, City Clerk  
Roy McQuillin, Director of Policy Planning and Environmental Sustainability  
Melissa Rossi, Manager of Policy Planning

# AIRD & BERLIS LLP

Barristers and Solicitors

Leo F. Longo  
Direct: 416.865.7778  
E-mail: llongo@airdberlis.com

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---

October 17, 2016

File No. 132971

BY EMAIL: [jeffrey.abrams@vaughan.ca](mailto:jeffrey.abrams@vaughan.ca)

City Council  
City of Vaughan  
Vaughan City Hall  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1

Attention: Jeffery Abrams, City Clerk

Your Worship and Council Members:

**Re: October 19, 2016 Council Meeting  
Agenda Item No. 6**

**Re: Report No. 34 of the Committee of the Whole  
Item No. 9 - Community Area Policy Review for Low Rise Residential  
Designations & Urban Design Guidelines**

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We have been retained by City Park Homes in the above-captioned matter.

Our client owns numerous properties within the city and has participated in the meetings leading up to the recent COW meeting.

Council is respectfully requested to defer the above-captioned item. The reasons for this request include the following:

1. The proposed Urban Design Guidelines ("UDG") propose new and specific restrictions and/or requirements on infill townhouse developments. Those restrictions/requirements apparently implement draft Official Plan policies that have yet to be considered at a statutory public meeting or adopted by Council. Adopting and implementing the proposed UDG at this time is premature...like placing the cart before the horse.
2. The proposed UDG's specific restrictions and requirements on infill townhouse developments are inconsistent with the Provincial Policy Statement 2014 and do not conform with the intensification policies of either the Provincial Growth Plan or the York Region Official Plan which this Council is obligated to implement.

October 17, 2016

Page 2

3. There are no proposed transition policies respecting the application/implementation of the UDG. This is inappropriate, prejudicial and unfair to planning applications currently being considered by city staff and council. The retroactive application of UDG to "complete" development applications is unacceptable and unlawful.

We urge Council not to adopt the COW recommendations or the UDG at this time.

Yours truly,

AIRD & BERLIS LLP

  
Leo F. Longo  
LFL/ly

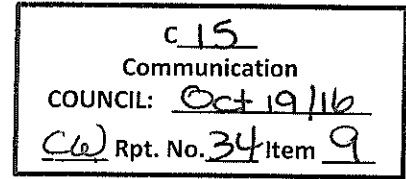
c: Claudia Storto, City Solicitor  
John Mackenzie  
Client  
John Zipay/Julia Pierdon  
Gerry Borean

27407532.1



**Magnifico, Rose**

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**From:** Iafrate, Marilyn  
**Sent:** October-18-16 1:35 PM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Community Area Policy Review for Low-Rise Residential Designations Proposed Amendments to the Vaughan Official Plan 2010 – (File #15.120.1)

FYI

---

**From:** [yorkurbanist@gmail.com](mailto:yorkurbanist@gmail.com) [<mailto:yorkurbanist@gmail.com>]  
**Sent:** Tuesday, October 18, 2016 12:55 PM  
**To:** Council; Ciampa, Gina  
**Cc:** Kathryn Angus; Mark Tatone; ken schwenger; 'David Brand'  
**Subject:** Re: Community Area Policy Review for Low-Rise Residential Designations Proposed Amendments to the Vaughan Official Plan 2010 – (File #15.120.1)

I also support the *Community Area Policy Review for Low-Rise Residential Designations Proposed Amendments to the Vaughan Official Plan 2010 – (File #15.120.1)*

Kleinburg has a rural heritage impregnated into the VOP2010 that needs to be reinforced to avoid Kleinburg becoming yet another suburb of the GTA.

Mark Inglis  
York Urbanist  
416-770-8862  
[yorkurbanist@gmail.com](mailto:yorkurbanist@gmail.com)  
[www.yorkurbanist.com](http://www.yorkurbanist.com)  
Twitter @yorkurbanist

---

**From:** Kathryn Angus  
**Sent:** October 18, 2016 12:48 PM  
**To:** [council@vaughan.ca](mailto:council@vaughan.ca)  
**Cc:** Ciampa, Gina  
**Subject:** Community Area Policy Review for Low-Rise Residential Designations Proposed Amendments to the Vaughan Official Plan 2010 – (File #15.120.1)

Good afternoon Members of Council: I gather that the guidelines noted above need to be formalized at the upcoming Council meeting of October 19, 2016. I feel it is important that I voice my support of the new guidelines in order to ensure that all future infill building projects are complimentary to the homes already in existence. This is particularly imperative in Kleinburg as we are trying to retain the heritage aspects of our community.

*Community Area Policy Review for Low-Rise Residential Designations Proposed Amendments to the Vaughan Official Plan 2010 – (File #15.120.1)*

The reason that it is so important to have the guidelines approved is to allow these guidelines to be **entrenched legally into our Vaughan Official Plan 2010 (VOP2010)**. I gather that the guidelines will be introduced to the VOP2010 at a Public Hearing on Nov 1, 2016 as part of an amendment to the plan. By including the

guidelines in the VOP2010, there will be clarity as to what we expect the development community to adhere to when coming forward with residential proposals in older neighbourhoods. This part of the process will give “teeth” to the guidelines and it will elevate their importance particularly when developers go for appeals to the OMB.

This email to you, the Members of Council, is in support of the guidelines and includes:

Support of Committee of the Whole Report #9 of the October 5, 2017 meeting, and

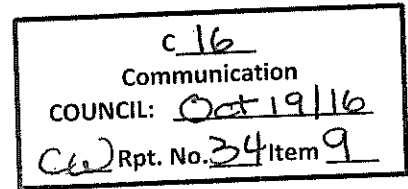
Support of the upcoming Public Hearing on Nov 1, 2016 for the ‘*Community Area Policy Review for Low-Rise Residential Designations Proposed Amendments to the Vaughan Official Plan 2010 – (File #15.120.1)*’

With thanks Kathryn Angus

## Magnifico, Rose

---

**From:** Iafrate, Marilyn  
**Sent:** October-18-16 12:53 PM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Community Area Policy Review for Low-Rise Residential Designations Proposed Amendments to the Vaughan Official Plan 2010 – (File #15.120.1)



FYI

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**From:** Kathryn Angus [mailto:Kathryn.Angus@hhangus.com]  
**Sent:** Tuesday, October 18, 2016 12:48 PM  
**To:** Council  
**Cc:** Ciampa, Gina  
**Subject:** Community Area Policy Review for Low-Rise Residential Designations Proposed Amendments to the Vaughan Official Plan 2010 – (File #15.120.1)

Good afternoon Members of Council: I gather that the guidelines noted above need to be formalized at the upcoming Council meeting of October 19, 2016. I feel it is important that I voice my support of the new guidelines in order to ensure that all future infill building projects are complimentary to the homes already in existence. This is particularly imperative in Kleinburg as we are trying to retain the heritage aspects of our community.

*Community Area Policy Review for Low-Rise Residential Designations Proposed Amendments to the Vaughan Official Plan 2010 – (File #15.120.1)*

The reason that it is so important to have the guidelines approved is to allow these guidelines to be **entrenched legally into our Vaughan Official Plan 2010 (VOP2010)**. I gather that the guidelines will be introduced to the VOP2010 at a Public Hearing on Nov 1, 2016 as part of an amendment to the plan. By including the guidelines in the VOP2010, there will be clarity as to what we expect the development community to adhere to when coming forward with residential proposals in older neighbourhoods. This part of the process will give “teeth” to the guidelines and it will elevate their importance particularly when developers go for appeals to the OMB.

This email to you, the Members of Council, is in support of the guidelines and includes:  
Support of Committee of the Whole Report #9 of the October 5, 2017 meeting, and  
Support of the upcoming Public Hearing on Nov 1, 2016 for the ‘*Community Area Policy Review for Low-Rise Residential Designations Proposed Amendments to the Vaughan Official Plan 2010 – (File #15.120.1)*’

With thanks Kathryn Angus

**Magnifico, Rose**

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c 17  
Communication  
COUNCIL: Oct 19 / 16  
CW Rpt. No. 34 Item 9

**From:** Iafrate, Marilyn  
**Sent:** October-18-16 12:11 PM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Community Area Policy Review for Low-Rise Residential Designations

FYI for tomorrow

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**From:** Caterina Principe [mailto:cprincipe@benemax.ca]  
**Sent:** Tuesday, October 18, 2016 10:32 AM  
**To:** Council  
**Subject:** Community Area Policy Review for Low-Rise Residential Designations

Good morning Council members,

As a resident of Vaughan and in respect to the upcoming Council meeting of October 19, 2016, I would like to send this email in support of the following guidelines for all future infill building projects:

Support of Committee of the Whole Report #9 of the October 5, 2017 meeting, and  
Support of the upcoming Public Hearing on Nov 1, 2016 for the '*Community Area Policy Review for Low-Rise Residential Designations Proposed Amendments to the Vaughan Official Plan 2010 – (File #15.120.1)*'

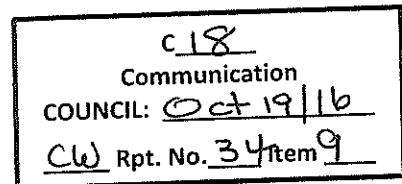
These guidelines ensure that new developments in our existing established neighbourhoods respect the homes and community in the existing surrounding area. The guidelines allow for future development while valuing the existing homes/residents. With the onslaught of development projects in our communities, these guidelines are important so that there will be clarity as to what we expect the development community to adhere to when coming forward with residential proposals in our older and existing neighbourhoods.

I believe it is important for our community to have these guidelines approved.

Thank you,  
Caterina Principe

**Caterina Principe**  
**Benemax Financial Group**  
T 905.707.0129 x 224  
888.333.8907  
F 905.707.0130  
[cprincipe@benemax.ca](mailto:cprincipe@benemax.ca)  
[www.benemax.ca](http://www.benemax.ca)

Monday October 17,2016



To: Members of Council and Mayor Maurizio Bevilaqua

CC: Jeffrey Abrams

RE: Urban Guidelines in VOP2010-Keele Street Development

We as a community for many years have been fighting to have any development where we are concerned on how our neighbourhood will look. Townhomes being built and driveways facing other neighbours. Like I said in my previous memos development should reflect the existing neighbourhoods, build single family homes.

This week you are considering moving the guidelines forward as part of VOP2010. I expect all council members to approve the guidelines. I would like to see a recorded vote, we elected you to represent the community members.

Pat Canizares

9665 Keele Street

**Magnifico, Rose**

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**Subject:** FW: Guideline

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**From:** [maria-donato@rogers.com](mailto:maria-donato@rogers.com) [<mailto:maria-donato@rogers.com>]

**Sent:** Tuesday, October 18, 2016 7:31 PM

**To:** Council

**Subject:** Guideline

To whom it may concern ,

This is to confirm our support to formalize the Urban Design Guideline for infill developments for low- rise residential neighbourhoods.

We hope that the Council will take our opinion under consideration and implement the Guidelines as part of Vaughan Official Plan 2010.

Regards,

Maria & Martino Donato  
9 Weller Cr. Maple, Ontario  
L6A 1E4  
Tel: 289 553-3536

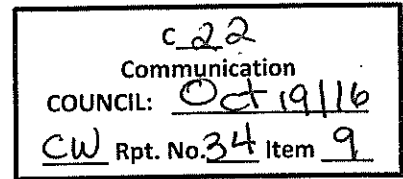
## Magnifico, Rose

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**Subject:** FW: Urban design guidelines for infill developments

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**From:** [maria-donato@rogers.com](mailto:maria-donato@rogers.com)  
**Sent:** Tuesday, October 18, 2016 7:20 PM  
**To:** Council  
**Subject:** Urban design guidelines for infill developments



We have attended at the October 5th City of Vaughan Public meeting that Guidelines for infill developments in established low rise residential neighbourhood were discussed.

We are in favour of formalize and implement the Guidelines as part of Vaughan Official PLAN 2010.

We hope that the Council will take our voice under consideration at the upcoming meeting on OCTOBER 19 2016

**Magnifico, Rose**

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c 23  
Communication  
COUNCIL: Oct 19/16  
CW Rpt. No. 34 Item 9

**Subject:** FW: Policy Review: Vaughan Community Areas and Low-Rise Residential Areas Study  
**Attachments:**

**From:** Joe Collura [mailto:joe.collura@gmail.com]  
**Sent:** October-19-16 6:58 AM  
**To:** Fearon, Kyle  
**Cc:** Rossi, Melissa; DeFrancesca, Rosanna; Tamburini, Nancy; Cugliari, Anne-Elise; DiGirolamo, Diana; Tanya Varvara; Elvira Caria; Sorochinsky, Tim; moconesi@295.ca  
**Subject:** Policy Review: Vaughan Community Areas and Low-Rise Residential Areas Study

Morning Kyle,

I note the final Community Areas and Low-Rise Residential Areas report that has been prepared. I also acknowledge the tremendous amount of work you (& I'm sure Melissa) have invested into this worth while study including the engagement of many Vaughan residents. I found the report thoughtful & very relevant. The content serves to improve the development process while clarifying & reinforcing the spirit of the VOP. I cannot see any reason Council would not support the recommendations. I wanted to pause, extend my appreciation & let you know these efforts do not go unnoticed.

My hope is that all developments will be held to this standard & that Planning acknowledges the need for this specificity particularly in existing communities including those with large lot where the character & compatibility must continue to be respected & maintained. This report speaks EXACTLY to an existing application many residents I represent are continuing to deal with & I will be interested to see how these finding will form part of any final decision in that regard.

For now, thanks once again & I look forward to the Public Hearing. Have a great day!

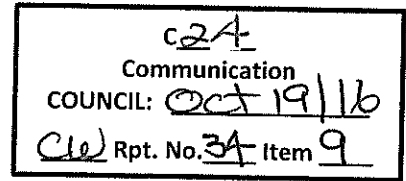
[https://www.vaughan.ca/projects/policy\\_planning\\_projects/Pages/Low-Rise-Residential-Designations.aspx](https://www.vaughan.ca/projects/policy_planning_projects/Pages/Low-Rise-Residential-Designations.aspx)



## Magnifico, Rose

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**Subject:** FW: Report 34, Item 9 - Community Area Policy Review for Low-Rise Residential Designation Adoption of Urban Design Guidelines for Infill Development in established Low-Rise Residential Neighbourhoods (File 15.120.2)



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**From:** Racco, Sandra <[Sandra.Racco@vaughan.ca](mailto:Sandra.Racco@vaughan.ca)>

**Sent:** Tuesday, October 18, 2016 11:27 PM

**To:** MacKenzie, John; McQuillin, Roy

**Cc:** Mayor and Members of Council; Abrams, Jeffrey; Furfaro, Cindy

**Subject:** Re: Report 34, Item 9 - Community Area Policy Review for Low-Rise Residential Designation Adoption of Urban Design Guidelines for Infill Development in established Low-Rise Residential Neighbourhoods (File 15.120.2)

Good evening John/Roy,

Unfortunately I will not be in attendance tomorrow as I will be attending Think Smarter Economic Development Forum in Niagara Falls.

I have reviewed in more detail the proposed urban design guidelines in relationship to infill development within established low-rise residential neighbourhoods and as well, all the communications that have been submitted in relationship to this file.

While I wholeheartedly believe that the proposed guideline is very much needed to assist stakeholders, staff and decision makers to have a better understanding, however I also believe that in the interest of the broader public, the guidelines need to have some flexibility under unique circumstances as opposed to the too prescriptive approach.

In my opinion, a guideline should be maintained as a guideline. We must allow flexibility within the policy set out so that not only the stakeholders can achieve the goals and objectives, but also allowing City's staff to administer it appropriately.

We know that not every infill development follow a cookie-cutter guideline because every infill development has its own challenges and its own uniqueness. Therefore, I urge that you work to provide a guideline that holds and maintain the principles and the intent of the infill guidelines while allowing it to be amenable and workable for all.

Please accept these as my comments for tomorrow's Council meeting.

Thank you,

*Sandra Young Racco*, B. Mus.Ed., A.R.C.T.  
Councillor, Concord/North Thornhill  
City of Vaughan

*"For the Community"*

To subscribe to Councillor Racco's e-newsletter, please click [here](#).

Visit [Racco's Community Forum](#) on Facebook.

Please visit my new website [www.4myCommunity.ca](http://www.4myCommunity.ca)

c <u>4</u>
Communication
CW: <u>Oct 5/16</u>
Item: <u>9</u>

**From:** Antonette Nardone [mailto:anardone@yorku.ca]  
**Sent:** October-03-16 10:19 AM  
**To:** Clerks@vaughan.ca  
**Subject:** Low-rise residential planning

Hello,

Prior to even considering further low-rise and/or high-rise construction permits, the worsening traffic on our roads must be taken into consideration.

Thank you,

---

Antonette Nardone  
Student Financial Advisor  
York University, Bennett Centre Student Services  
4700 Keele St., Toronto, ON M3J 1P3  
416-872-9675

***Partners in Student Success***

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c	5
Communication	
CW:	OCT 5/16
Item:	9

**From:** WILLIAM MANOLAKOS [mailto:bill.manolakos@rogers.com]

**Sent:** October-04-16 9:23 AM

**To:** Clerks@vaughan.ca

**Cc:** Iafrate, Marilyn; Bevilacqua, Maurizio; Ferri, Mario; Rosati, Gino; Di Biase, Michael; MacKenzie, John; Britto, John; Policyplanning; Jana Manolakos; Ciampa, Gina; Holyday, Margaret; Antoine, Mark

**Subject:** Committee of the Whole - Oct 5 at 1pm - Community Area Policy Review for Low Rise Residential

Dear City of Vaughan,

In general, my wife and I are in support of the City of Vaughan's "Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods".

If the guidelines are approved and adhered to it would resolve many of the issues with the current proposals for development on Keele Street. Currently there are 5 proposals regarding 9 lots that would have over 80 townhouses developed. If these guidelines are followed less than 40 townhouses would be built without any private roads. Also the townhouses would be integrated with the current homes on Keele St., not impose themselves on current residences, and thus not alternating Keele Street from what was previously RM1 lots.

The one concern we have regarding the guidelines is section 5.1, that states a townhouse block of homes frontage must face a public road, or 'alternative a public park'. Two of the development proposals on Keele Street frontages face Keele, but the rear of the lots face a public park. This section of the guidelines creates a loop hole that must be closed because it would allow two blocks of townhouses with one block facing Keele Street and the other facing the park, thereby defeating the purpose. Section 5.1 is not acceptable to us in its present format and must be amended.

Regards,  
Bill and Jana Manolakos

**AIRD & BERLIS LLP**

Barristers and Solicitors

Leo F. Longo  
Direct: 416.865.7778  
E-mail:llongo@airdberlis.com

c. <u>6</u>
Communication
CW: <u>OCT 5/16</u>
Item: <u>9</u>

October 4, 2016

VIA EMAIL: [jeffrey.abrams@vaughan.ca](mailto:jeffrey.abrams@vaughan.ca)

Our File No. 132971

Committee of the Whole  
City of Vaughan  
City Hall  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Attention: Jeffrey Abrams, City Clerk

Dear Chair and Committee Members:

Re: **Agenda Item No. 9**  
**Community Area Policy Review for Low-Rise Residential Designations; Adoption of Urban Design Guidelines for Infill Developments in Established Low-Rise Residential Neighbourhoods**  
**City File No. 15.120.2**

Re: **City Park Homes**

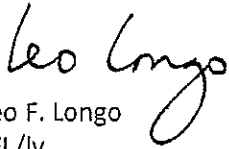
We are counsel to City Park Homes and have previously corresponded with Committee and Council on this matter in letters dated March 1 and 21, 2016.

Please be advised that I intend to be in attendance at tomorrow afternoon's meeting and wish to make an oral deputation to Committee at that time.

Our client is opposed to the Recommendation No. 3 contained in the Staff Report related to the above-captioned item. Reasons for this position will be presented during my deputation.

Yours very truly,

AIRD & BERLIS LLP

  
Leo F. Longo  
LFL/ly

c. Client  
Gerard Borean  
John Zipay

27316748.2

**From:** Leo Longo [<mailto:llongo@airdberlis.com>]  
**Sent:** Tuesday, October 4, 2016 11:23 AM  
**To:** Abrams, Jeffrey <[Jeffrey.Abrams@vaughan.ca](mailto:Jeffrey.Abrams@vaughan.ca)>  
**Cc:** 'chriszeppa@rogers.com' <[chriszeppa@rogers.com](mailto:chriszeppa@rogers.com)>; 'Gerard C. Borean, J.D.' <[gborean@parenteborean.com](mailto:gborean@parenteborean.com)>; 'John Zipay' <[jjzipay@hotmail.com](mailto:jjzipay@hotmail.com)>; 'Julia Pierdon' <[jpierdon@westonconsulting.com](mailto:jpierdon@westonconsulting.com)>  
**Subject:** COW Meeting Tomorrow  
**Importance:** High

Please see the attached.

LFL

---

**Leo F. Longo**

Certified Specialist  
(Municipal Law: Local Government & Land Use Planning and Development)

T 416.865.7778  
F 416.863.1515  
E [llongo@airdberlis.com](mailto:llongo@airdberlis.com)

Brookfield Place • 181 Bay Street  
Suite 1800 • Box 754  
Toronto ON • M5J 2T9 • Canada  
[www.airdberlis.com](http://www.airdberlis.com)

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**AIRD & BERLIS LLP**  
Barristers and Solicitors

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c	<u>8</u>
Communication	
CW:	<u>Oct 5/16</u>
Item:	<u>9</u>

**From:** Tanza General Contracting [<mailto:tanza@bellnet.ca>]

**Sent:** Tuesday, October 04, 2016 3:14 PM

**To:** Fearon, Kyle

**Cc:** Bevilacqua, Maurizio; Di Biase, Michael; Ferri, Mario; Rosati, Gino; Carella, Tony; DeFrancesca, Rosanna; Iafrate, Marilyn; Racco, Sandra; Shefman, Alan; Jeffery

**Subject:** Review for the Low Rise Residential Designations

Good afternoon Mr. Fearon and Council Members,

I am writing again to comment in regards to the above Low Rise Residential Designations,

I represent one of the homeowners on Keele Street Group. We are in favour and have respect for future development however there are many issues that concern me and my family.

In regards to the townhouse developments (5.1) concerns us as we are completely against any allies, roadways ets.

Townhouses but preferably homes should be facing the main road and have there driveways and walkways off of the main road as all the other homes on Keele Street. We are asking to keep this simple and follow and respect what is there currently. Respect the current home owners that have been living there and have made Keele Street their home. Again why does it have to be 20 to 25 Townhomes why not keep it simple. There are problems with traffic flow and unfortunately bringing all this development will cause more chaos in the area. If people want to renovate, let them renovate the existing what there is not renovate the Land and see how many homes could fit into one Lot. This is truly ridiculous, again we moved away from the congestion of downtown Toronto, why do some of you insist that this is the right thing to do?? Oh I know, BECAUSE IT DOESN'T DIRECTLY EFFECT YOU SO THEREFORE YOU DON'T CARE WHAT HAPPENS!!!!

Well you may not care but we as residents do. Keep it consistent to what is there currently, that's what we ask for.

KEEP IT SIMPLE!!!

Rina

416-688-1378



64 Jardin Drive, Unit 1B  
 Concord, Ontario  
 L4K 3P3  
 T. 905.669.4055  
 F. 905.669.0097  
 klmpartners.com

October 4, 2016

By E-mail Only: jeffrey.abrams@vaughan.ca

City of Vaughan  
 c/o Jeffrey A. Abrams, City Clerk  
 2141 Major Mackenzie Drive  
 Vaughan, Ontario  
 L6A 1T1

	c <u>9</u>
	Communication
CW:	<u>Oct 5/16</u>
Item:	<u>9</u>

**Attention: Mayor and Members of Council**

**Re: Community Area Policy Review for Low-Rise Residential Designations  
 Adoption of Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods  
 Committee of the Whole – October 5, 2016  
 City File #15.120.2  
 City of Vaughan**

---

Dear Mayor and Members of Council:

KLM Planning Partners Inc. has been retained by the Building Industry and Land Development Association (BILD) in response to the proposed adoption of the “Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods”. These guidelines are being recommended for approval by the Deputy City Manager Planning and Growth Management and the Director of Policy Planning and Environmental Sustainability at the October 5, 2016 Committee of the Whole meeting.

KLM Planning Partners Inc. has been involved throughout this process on behalf of several clients throughout the City through the submission of letters to the City of Vaughan at the Statutory Public Hearing on June 16, 2015, as well as providing detailed comments to the Policy Planning Department in response to the public consultation process in addition to participating in the Public Open House at the Vellore Village Community Centre on May 11, 2016.

We have now had an opportunity to review the aforementioned Planning staff recommendation report regarding the above-noted matter, including the “Community Consultation Summary Report” and “Draft Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods” appended to the staff report as Attachments No. 1 and No. 2, respectively. After our review of these documents, we believe the direction proposed by Vaughan Planning Staff will have very serious implications for the efficient use of land in appropriate locations in support of the intensification objectives of the Province of Ontario which exist today and which are currently being

## C9.2

proposed to be substantially increased through the ongoing coordinated review of the Provincial Plans, which commenced in February 2015.

Land use planning in Ontario and specifically the Greater Toronto Area has become increasingly complex since the introduction of the Greenbelt Plan in 2005 and the Places to Grow Plan in 2006. These policy documents along with the Provincial Policy Statement encourage a balanced approach to land use planning through the reduction in outward growth (or urban sprawl) and the introduction of intensification in appropriate areas that is pedestrian friendly, transit-supportive, and efficiently uses land and existing and planned infrastructure to reduce the costs traditionally associated with low-rise developments. These policy documents also encourage a greater range and mix of housing choices within a local community to meet the needs of residents at different stages in their lives. Landowners, developers, and builders are looking for innovative and creative ways to develop infill sites that are both compatible with surrounding land uses and provide a level of intensification that is supportive of existing and planned infrastructure including increased development along transit lines.

We believe the proposed recommendations will stifle intensification and infill projects in Vaughan, especially at a time when the Province is encouraging varying levels of intensification throughout the GTA that is reflective and compatible with its surroundings while conscious of the efficient use of land and existing and planned infrastructure.

### Background – Coordinated Review of Provincial Plans

As you are aware, on September 7, 2016, Vaughan Committee of the Whole considered a report from the Deputy City Manager, Planning and Growth Management and Director of Policy Planning and Environmental Sustainability in response to the Provincial Coordinated Review. The purpose of that report was to provide a consolidated response to the Ministry of Municipal Affairs and Housing (“MMAH”) on behalf of the City of Vaughan in response to the proposed changes to *The Growth Plan for the Greater Golden Horseshoe*, *The Greenbelt Plan* and the *Oak Ridges Moraine Conservation Plan* as proposed through the ongoing coordinated review of these Provincial Plans. Of particular relevance to the discussion of the proposed Urban Design Guidelines are the amendments to the Growth Plan that proposes a minimum of 60% intensification (increased from the current 40%) to the existing built up area, and a requirement that the Designated Greenfield Area density requirement be increased to 80 residents and job per hectare (increased from the current 50).

Based on the analysis in the September 7, 2016 staff report, Planning staff indicated that the final outcome of the Provincial review and the proposed intensification objectives will have a direct impact on where and how the City of Vaughan will grow over the next 25 years. Should the Province conclude that a 60% intensification objective is appropriate, the City may need to look at areas where intensification can be accommodated. We believe the proposed Urban Design Guidelines and ultimately the proposed amendments to the Vaughan Official Plan (“VOP”) 2010 to deal with residential infill within existing Community Areas are far too prescriptive and will stifle creative opportunities for intensification that is supportive of transit and contributes to complete communities and is compatible with surrounding development. At a minimum, Council should consider a deferral of the proposed Guidelines and amendments to VOP 2010 until the outcome of the Provincial coordinated review has concluded.



## C9.3

### VOP 2010

VOP 2010 was prepared over several years with a significant public consultation and outreach process, which ultimately won several awards for public engagement. We believe that the introduction of townhouse dwelling units as a permitted use within the “Community Areas” and “Low-Rise Residential” designated areas was a deliberate and intentional response by the City in response to the intensification and housing objectives of the various Provincial Plans including the Provincial Policy Statement and Provincial Growth Plan. This was an appropriate policy decision because townhouses and single and semi-detached residential dwellings are compatible low-rise forms of residential development that contribute to the diversity of a community and offer a range of housing options.

The existing policies within VOP 2010 were approved only 6 years ago through an extensive public engagement process and were determined at the time to be an appropriate framework to permit limited opportunities for intensification within the City of Vaughan. We agree the existing policies are general in nature and could benefit from some clarification but in our opinion do not require specific design criteria related to setbacks, amenity spaces, orientation, locational criteria, etc. In most cases, a townhouse development requires a site-specific amendment to the Zoning By-law giving nearby residents an opportunity to participate in the planning process through the Statutory Public Hearing. Additionally, townhouse developments in Vaughan are subject to Site Plan Control, which involves a significant amount of detailed information being submitted to staff for their review and approval. Establishing urban design guidelines and amendments to the Official Plan which provides overly prescriptive design standards removes the opportunity for a creative and thoughtful design process which engages both the public and professional staff at the City. These proposed design standards will limit opportunities for the efficient use of lands which supports transit, complete communities, provides a choice of housing options and is compatible with adjacent land uses.

We believe that the recommendations will have the following impact on matters of Provincial and Regional Interest:

- Results in a significant impact to the provision of affordable housing within the City of Vaughan;
- Would result in a form of development that is less intensive and would not make full use of existing and proposed municipal services including sewers, water, and transit, especially in areas developed historically with larger lots and lower density that could benefit from moderate intensification that is compatible while respecting the character of the community;
- Encourages development that does not efficiently use land;
- Would create more homogenous developments and would discourage an appropriate range and mix of housing choice within communities;
- Attempts to provide a “one size fits all” solution and does not recognize that the Official Plan is an overall policy document intended to provide general guidance on growth and development; and,
- Results in specific policies and development standards that are too prescriptive for an Official Plan document, that rather should be implemented through the Zoning By-law, if deemed appropriate

### Previous Provincial Response to VOP 2010

On February 1, 2012, the MMAH provided a letter to the City of Vaughan in response to the adopted and modified version of VOP 2010. Through its letter, MMAH requested that the Region modify the Official Plan to address a number of issues and to ensure consistency with the Provincial Policy Statement and conformity with the Growth Plan.

The City of Vaughan responded to the comments from MMAH in a report to the Committee of the Whole dated April 3, 2012. In response to Policy 9.1.2.2 in VOP 2010 (the principle reason for the introduction of proposed Urban Design Guidelines and VOP 2010 policy amendments), the Province requested a minor addition to the policy to ensure conformity with Provincial Plans as follows:

*“The above elements are not meant to discourage the incorporation of features that can increase energy efficiency (e.g. solar configuration, solar panels) or environmental sustainability (e.g. natural lands, rainbarrels), nor prevent changes in lot size that would enable intensification or more affordable housing, that could occur without substantially impacting the character of the neighbourhood.”*

A copy of the relevant excerpts from the April 3, 2012 report is attached as Appendix ‘I’

The Province requested clarity to ensure the proposed policy would not prevent intensification or more affordable housing where character of a community could be maintained. However Vaughan Planning staff recommended that the second portion of the above-referenced sentence not be supported as it could have the potential to impact the character of the surrounding community, notwithstanding we believe the existing policies require that new development in fact shall respect the character of the surrounding community (i.e. good land use planning).

The Province had concerns with the impact the existing policy would have on the City’s ability to conform to Provincial Policy related to intensification and affordable housing over 4 years ago. We believe that the proposed Urban Design Guidelines and future amendments to the Official Plan will further undermine the Provinces requirement for intensification, particularly in light of the ongoing coordinated review of Provincial Plans and the increased intensification objectives that are currently proposed.

### The Technical Advisory Committee

We acknowledge in the report that the City established a Technical Advisory Committee (“TAC”) to assist with the development of the proposed guidelines and OPA amendments. However, we note that the TAC consisted of only internal Municipal Staff and York Region staff, but excluded other stakeholders who have provided comments and could have provided meaningful input into the process. The decisions of the TAC and the City’s consultants have been made without input from BILD or other stakeholders.

## C9.5

### Summary

In light of the foregoing and attached, we respectfully request that Council defer this matter until such time the coordinated review of Provincial Plans is complete and the intensification objectives have been finalized. The outcome of the review process could result in higher or lower amounts of intensification being required than currently proposed.

Furthermore, setting aside the ongoing coordinated review of the Provincial Plans, we believe the proposed guidelines will stifle development of infill projects in Vaughan, especially at a time when the Province is encouraging varying levels of intensification throughout the GTA that is reflective and compatible with its surroundings while conscious of the efficient use of existing and planned infrastructure.

Finally, we welcome an opportunity to meet with staff to discuss the concerns raised in this letter and based on our experience in working in the City on a variety of development applications. Please provide all notification of future staff reports, public meetings, open houses/ workshops and all decisions of Committee or Council regarding this matter.

Thank you for the opportunity to comment. If you have any questions, please contact the undersigned.

Yours very truly,

**KLM PLANNING PARTNERS INC.**



Ryan Mino-Leahan, MCIP, RPP  
Associate/Senior Planner

Copy            John Mackenzie, Deputy City Manager, Planning and Growth Management  
                    Roy McQuillin, Director of Policy Planning and Environmental Sustainability  
                    Melissa Rossi, Manager, Policy Planning  
                    Kyle Fearon, Planner 1, Policy Planning  
                    Paula Tenuta, BILD  
                    Danielle Chin, BILD  
                    Michael Pozzebon, BILD, York Chapter Chair

**COMMITTEE OF THE WHOLE – APRIL 3, 2012****MODIFICATIONS TO THE VAUGHAN OFFICIAL PLAN – 2010  
RESPONSE TO PUBLIC, GOVERNMENT AND AGENCY SUBMISSIONS  
FILE 25.1****Recommendation**

The Commissioner of Planning recommends that:

1. The City of Vaughan Official Plan, Volume 1 (VOP 2010), adopted September 7, 2010, subject to the recommended modifications on September 27, 2011, be further modified by:
  - a) Deleting Policy 9.2.2.7 “Commercial Mixed-Use” replacing it with new Policies 9.2.2.7 “Employment Commercial Mixed-Use” and 9.2.2.8 “Community Commercial Mixed-Use”, as shown in Attachment 1, renumbering the rest of the section accordingly and making the corresponding schedule changes;
  - b) Replacing Policies 2.2.4.2, 2.2.4.3 and 2.2.4.4 with the Policies 2.2.4.2, 2.2.4.3 and 2.2.4.4 as set out in Attachment 2;
  - c) Amending Policies 9.2.2.10 “General Employment” and 9.2.2.11 “Prestige Employment” as set out in Attachment No. 3;
  - d) Amending Section 5.1.2 “Directing Economic Activity” and Section 5.2.2 “Attracting Office Uses” as set out in Attachment No. 4;
  - e) Making other changes as required throughout the document to ensure consistency with the modified policies set out in a) through d) above.
2. The Region of York be advised that the City of Vaughan is satisfied with the Provincial modifications/comments (February 1, 2012), in response to the adopted version of VOP 2010 as set out in Attachment 5, subject to the following:
  - a) That the proposed modification to Policy 9.1.2.2 (Attachment 5, p.16/23) is supported subject to the deletion of the following clause: “nor prevent changes in lot size that would enable intensification or more affordable housing, that could occur without substantially impacting the character of the neighbourhood.”
3. The Region of York be advised that the City of Vaughan is satisfied with the Region’s modifications/comments (March 14, 2012), as set out in Section 3 of this report, subject to the following:
  - a) That in respect of Region of York requested modification 4, as set out in Section 3 of this report, it is the preference of the City to not designate all lands outside of the Core Features of the Natural Heritage Network in the Greenbelt and Oak Ridges Moraine Plan Areas as “Enhancement Areas”, recognizing that the potential for enhancement in these areas is recognized in Policies 3.2.3.18 and 3..2.3.19 of the Plan and that the City will be identifying specific enhancement areas as part of the forthcoming Natural Heritage Network study.
4. The recommended responses to further modification requests to VOP 2010 originating with landowner respondents, the TRCA and City staff, as set out in Attachment 6, be approved as the City position and that such changes be incorporated into VOP 2010, as

## C9.7

### Ministry Matrix Page 9/23 – Policy 2.2.3.7 (Now Policy 2.2.3.8)

This policy identifies an area in the north west quadrant of the city as an area for future residential development. Specifically, it applies to the triangle of land bounded by Kirby Road on the north, Huntington Road on the east and the CP Rail line on the west (DiBattista Farms Limited, Signature Developments). The site is opposite the Huntington Community of the North Kleinburg-Nashville Secondary Plan area.

The Ministry advises that the Province does not support the premature identification of urban areas as it is not consistent with the PPS or the Growth Plan and is asking that the Policy be deleted from the Plan. The Region of York is taking the same position.

Staff has no objection to deleting this policy. The lands subject to this policy are now located within the GTA West Corridor Protection Zone, which protects alignment options for a 400-series Highway, by way of a development prohibition. The GTA West Corridor Individual Environmental Assessment is underway, but it could be a number of years before an alignment is refined sufficiently to assess the future of this property. Similarly, the lands to the east (the Huntington Community in the North Kleinburg-Nashville Secondary Plan) are subject to the same development prohibition.

Given the uncertainty over the future of this area, both in timing of a resolution and the unknown effect of the GTA West Corridor alignment, it is considered appropriate to delete this policy.

### Ministry Matrix Page 16/23 – Policy 9.1.1.2 of Urban Design and Built Form

Policy 9.1.2.2 provides policy guidelines requiring that new development proposed for established residential areas be designed to reflect and reinforce the existing physical character and uses of the surrounding area. The Ministry is proposing that this policy would benefit if it acknowledged that historical neighbourhoods, “can be receptive to policy changes without risk of loss of character, to better implement PPS policies regarding building strong communities.” It was suggested that a statement be added to 9.1.1.2 clarifying that the existing policies are not meant to discourage the incorporation of features designed to increase energy efficiency or environmental sustainability. There is no objection to this provision.

A second provision is proposed which would provide that the policies of 9.1.1.2 would not “prevent changes in lot size that would enable intensification or more affordable housing that could occur without substantially impacting the character of the neighbourhood.” On September 27, 2011 Council approved the addition of a new policy 9.1.1.3 to VOP 2010 – Volume 1, which specifically strengthened the protection of the City’s historical and older neighbourhoods, which are characteristic of the City’s founding villages. One of the primary objectives of this policy was to protect one of their defining elements, being their expansive yards and amenity areas. The policy suggested by the Ministry would result in uncertainty as to Council’s intent for the area and be subject to establishing what could potentially have a substantial impact on the character of the community. Further, VOP 2010 provides for ample opportunities for intensification. These intensification areas are typically located at the edge of communities in association with the public transit system.

Therefore, it is recommended that the Region of York be advised that the City does not support the inclusion of the second part of the policy suggested by the Ministry.

City staff is satisfied that the overall direction of the Provincial modifications is consistent with the intent of VOP 2010 – Volume 1. The proposed modifications are generally minor in nature and/or are required to address Provincial policy. Regional staff will be addressing the modifications in its

**Provincial Response: "City of Vaughan Original Plan One Window Review"**

Vaughan Official Plan One Window Review

Concern	Proposed Resolution
<p>regarding the protection of coordinated, efficient and cost effective corridors, consistent with PPS 1.6 seems to be missing from this plan.</p>	<p>Modify this section to include a policy that addresses the need to protect for multi-functioning infrastructure corridors, especially within Greenfield and new community areas, to ensure the provision of services to accommodate expected growth.</p>
<p>support protection of cultural heritage resources.</p>	<p>Insert a policy within this section which indicates that: <i>"Council shall support the reduction of waste from construction debris as a result of the demolition of buildings by promoting and encouraging the adaptive re-use of older and existing building stock."</i></p>
<p>Policy appears to provide policy direction regarding the transition of historical built form to which is more sustainable and in line with policies of the Official Plan. This policy benefit from acknowledging that residential neighbourhoods can be receptive to changes without risk of loss of character, or implement PPS policies regarding strong communities.</p>	<p>Include a statement at the end of this policy section, such as: <i>"The above elements are not meant to discourage the incorporation of features that can increase energy efficiency (e.g. solar configuration, solar panels) or environmental sustainability (e.g. natural lands, rainbarrels), nor prevent changes in lot size that would enable intensification or more affordable housing, that could occur without substantially impacting the character of the neighbourhood."</i></p>
<p>Policy identifies a number of possible primary uses that may be permitted within corridors. Some of Vaughan's utility/hydro corridors are subject to the Parkway Belt West (PBWP), which may not permit all of the intended secondary use, i.e. "parking lots and storage accessory to adjacent land</p>	<p>Modify the policy to recognize that for lands within the PBWP, the secondary use must comply with the policies of that provincial plan.</p>
<p>mentioned in the attached staff report under "Priority Assessment Growth Plan," the PPS Growth Plan direct that development be limited to ensure orderly development that is consistent with the provision of infrastructure.</p>	<p>In line with the Region of York policy 5.1.8, include a policy that would require substantial completion of existing Greenfield areas prior to the registration of development within the <i>new community</i>.</p>

**Britto, John**

---

**From:** Abrams, Jeffrey  
**Sent:** October-05-16 6:56 AM  
**To:** Britto, John  
**Subject:** Fw: October 5, 2016 - Committee of the Whole, Item 9 - Community Area Policy Review  
**Attachments:** Letter to the City of Vaughan - Community Area Policy Review - Oct 4, 2016.pdf

Sent from my BlackBerry 10 smartphone on the Bell network.

---

**From:** Ryan Mino <[RMino@KLMPPlanning.com](mailto:RMino@KLMPPlanning.com)>  
**Sent:** Wednesday, October 5, 2016 12:39 AM  
**To:** Abrams, Jeffrey  
**Cc:** MacKenzie, John; McQuillin, Roy; Rossi, Melissa; Fearon, Kyle  
**Subject:** RE: October 5, 2016 - Committee of the Whole, Item 9 - Community Area Policy Review

Mr. Abrams,

I just realized the attachment I sent in my previous email was missing the Appendix referenced in my letter. Please see attached the updated letter.

Regards,

Ryan

---

**From:** Ryan Mino  
**Sent:** Tuesday, October 04, 2016 10:52 PM  
**To:** 'jeffrey.abrams@vaughan.ca' <[jeffrey.abrams@vaughan.ca](mailto:jeffrey.abrams@vaughan.ca)>  
**Cc:** 'MacKenzie, John' <[John.Mackenzie@vaughan.ca](mailto:John.Mackenzie@vaughan.ca)>; McQuillin, Roy <[ROY.MCQUILLIN@vaughan.ca](mailto:ROY.MCQUILLIN@vaughan.ca)>; 'melissa.rossi@vaughan.ca' <[melissa.rossi@vaughan.ca](mailto:melissa.rossi@vaughan.ca)>; 'kyle.fearon@vaughan.ca' <[kyle.fearon@vaughan.ca](mailto:kyle.fearon@vaughan.ca)>  
**Subject:** October 5, 2016 - Committee of the Whole, Item 9 - Community Area Policy Review

Dear Mr. Abrams,

Please see attached on behalf of BILD in response to Item #9 on tomorrows agenda. Please circulate to the Mayor and Members of Council.

Sincerely,

Ryan

**Ryan Mino-Leahan** B.U.R.P.I., MCIP, RPP  
ASSOCIATE/SENIOR PLANNER

**KLM PLANNING PARTNERS INC.**  
Planning | Design | Development

64 Jardin Drive, Unit 1B Concord, Ontario L4K 3P3  
T 905.669.4055 (ext. 224) F 905.669.0097 E [rmino@klmplanning.com](mailto:rmino@klmplanning.com) W [www.klmpartners.com](http://www.klmpartners.com)

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**WESTON  
CONSULTING**

planning + urban design

c. 10
Communication
CW: 007 5/16
Item: 9

Mayor and Members of Council  
c/o Mr. Jeffrey Abrams, City Clerk  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan ON  
L6A 1T1

October 4, 2016  
File 7550

Dear Mayor and Members of Council,

**RE: Community Area Policy Review for Low-Rise Residential Designations Adoption of Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods**

Weston Consulting is the planning consultant for Sunfield Homes and currently working with our client on multiple infill projects in the City. At this time, no formal applications have been filed; however, we have discussed potential development concepts with City staff and completed a formal pre-application consultation process with one of the projects.

This letter is provided in response to the proposed guidelines prepared by Urban Strategies Inc., dated September 2016, entitled *Urban Design Guidelines for Infill Development Establishment Low-Rise Residential Neighbourhoods* (herein referred to as 'Guidelines') that are being presented to Vaughan's Committee of the Whole on October 5<sup>th</sup>, 2016. Staff have recommended to the Committee that these guidelines be approved.

Flexibility: The guidelines acknowledge in the third paragraph of Section 1.2 that the requirements outlined within the document are guidelines only. This is very important and we recommend you bold and/or underline this text prior to approving this document. Infill development projects are inherently unique and each site has its own unique constraints and characteristics. It is not realistic to assume that each individual infill project will be able to comply with all the guidelines provided in this document.

Built Form: The updated Guidelines do not appropriately consider varying forms of low density residential housing options such as stacked townhomes, back-to-back townhomes and low-rise apartments (sometimes referred to in the Official Plan as 'multi-unit residential buildings'). In the right location and context, these built forms are appropriate in low-rise residential neighbourhoods and represent a form of infill development. The proposed guidelines fail to address these built forms. It is unclear if this is an oversight or if the City is suggesting through omission that these type of residential buildings are not appropriate in low-rise residential neighbourhoods altogether.



Continuation of Housing Form: The Guidelines require that infill development only occur through the replacement of existing dwellings with the same building type (Section 4.5). For example, a large lot with a single detached dwelling can only be replaced with new single detached dwellings. The guidelines would prohibit this lot from being intensified with a semi-detached or townhouse units. This is overly restrictive and runs counter to general planning principles. It is acknowledged that the majority of intensification in Vaughan will be directed to intensification areas per the Official Plan; however, some parcels of land in low-rise residential neighborhoods are also appropriate for accommodating a modest amount of intensification too. By including this single guideline, the default starting position by staff when reviewing the vast majority of infill applications in the City's low-rise residential neighbourhoods will be that of opposition and refusal.

Entrance onto a Public Street: Guideline 5.1 states that townhouses should be oriented to have their front entrance on a public street or a public park. This has the potential to be narrowly interpreted in the future to mean that infill development is prohibited from having townhouse units that front onto a private laneway or private amenity area. This does not reflect the many unique properties typically associated with infill applications that can accommodate townhouse units on a private street or amenity area while still ensuring no adverse effect on the rear privacy of adjacent dwellings. Condominium roads can be constructed to function as public streets allowing for access and design improvements that assist in the development of sites with access and internal movement constraints. It is also common practice for townhouse developments utilizing underground parking to front onto a courtyard or walkway. This section should be revised to clarify that if townhouse units are to be oriented onto a private laneway or amenity area that they be designed to avoid any potential adverse effect on the privacy of adjacent dwellings.

We appreciate your consideration of the above and look forward to further participation in this review. Please provide us with future notice of meetings, reports or draft policies in relation to this matter. Should you have any questions, please contact the undersigned at (ext. 232) or Michael Vani (ext. 252).

Yours truly,

**Weston Consulting**

Per:



Tim Jessop MES, MCIP, RPP  
Associate

- c. Larry Lecce, Sunfield Homes  
Clement Messere, Bill Kiru & Grant Uyeyama City of Vaughan (email only)

## Britto, John

---

**From:** Abrams, Jeffrey  
**Sent:** October-04-16 4:40 PM  
**To:** Britto, John  
**Subject:** FW: Letter Submission - COW - October 5, 2016  
**Attachments:** Comments on Low-Rise Infil Design Guidelines - COW, 2016.10.05 - Weston Consulting.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

For CW

---

**From:** Michael Vani [<mailto:mvani@westonconsulting.com>]  
**Sent:** Tuesday, October 04, 2016 12:46 PM  
**To:** Abrams, Jeffrey <[Jeffrey.Abrams@vaughan.ca](mailto:Jeffrey.Abrams@vaughan.ca)>  
**Cc:** Tim Jessop <[tjessop@westonconsulting.com](mailto:tjessop@westonconsulting.com)>; Messere, Clement <[Clement.Messere@vaughan.ca](mailto:Clement.Messere@vaughan.ca)>; Kiru, Bill <[Bill.Kiru@vaughan.ca](mailto:Bill.Kiru@vaughan.ca)>; Uyeyama, Grant <[Grant.Uyeyama@vaughan.ca](mailto:Grant.Uyeyama@vaughan.ca)>  
**Subject:** Letter Submission - COW - October 5, 2016

Hello Jeffrey,

Kindly see the attached letter submitted in regards to Item 9 on the Committee of the Whole agenda for the meeting scheduled on Wednesday, October 5<sup>th</sup> 2016.

Kindly confirm receipt of this correspondence.

Best regards,

**Michael Vani, BURPI**  
Planner



**WESTON  
CONSULTING**

planning + urban design

Vaughan office: T. 905.738.8080 ext. 252 | 201 Millway Ave, Suite 19, Vaughan, ON. L4K 5K8  
Oakville office: T: 905.844.8749 ext. 252 | 1660 N. Service Rd. E, Suite 114, Oakville, ON. L6H 7G3  
Toronto office: T: 416.640.9917 ext. 252 | 127 Berkeley Street, Toronto, ON. M5A 2X1  
1-800.363.3558 | F: 905.738.6637 | [mvani@westonconsulting.com](mailto:mvani@westonconsulting.com) | [www.westonconsulting.com](http://www.westonconsulting.com)

c. 11
Communication
CW: Oct 5/16
Item: 9

Meeting October 5<sup>th</sup> at 1:00

To: Marilyn Iafrate, Tony Carella, Rosanna DeFrancesca,  
Sandra Racco, Alan Shefman, Maurizio Bevilaqua, Gino Rosati,  
Mario Ferri, Michael Dibiase, Jeffrey Abrams

RE: Urban Design Guidelines for Infill Development in  
Established Low-Rise Residential Neighbourhoods

File#15.120.2

Once again another meeting regarding the infill development around Maple and surrounding areas. Section 5.1 of the guidelines should be amended that townhouses should face a public road. We don't want townhouses being built with driveways in the back. Also look at the traffic all around us. Was a traffic study done? Transportation is another issue, there should be more frequent buses running along the Major Routes.

Above all be respectful any development should reflect the existing neighbourhoods, build single family homes.

Pat Canizares

9665 Keele Street

## Britto, John

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**From:** Abrams, Jeffrey  
**Sent:** October-04-16 4:42 PM  
**To:** Britto, John  
**Subject:** FW: New fax received from 4163249929, 1 page(s).  
**Attachments:** 190488.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

For item 9 on CW

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**From:** Gouzvaris, Shari  
**Sent:** Tuesday, October 04, 2016 2:59 PM  
**To:** Mayor and Members of Council <[MayorandMembersofCouncil@vaughan.ca](mailto:MayorandMembersofCouncil@vaughan.ca)>  
**Cc:** Abrams, Jeffrey <[Jeffrey.Abrams@vaughan.ca](mailto:Jeffrey.Abrams@vaughan.ca)>; Bartolomeo, Julia <[Julia.Bartolomeo@vaughan.ca](mailto:Julia.Bartolomeo@vaughan.ca)>; McEwan, Barbara <[Barbara.McEwan@vaughan.ca](mailto:Barbara.McEwan@vaughan.ca)>  
**Subject:** FW: New fax received from 4163249929, 1 page(s).

Good afternoon,

Please see attached fax, received on the Council fax line (regarding meeting Oct. 5)

Thank you,

**Shari Gouzvaris**  
**Council Office Administrator**  
905-832-8585, ext. 8839 | [shari.gouzvaris@vaughan.ca](mailto:shari.gouzvaris@vaughan.ca)

**City of Vaughan | Council Office**  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



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**From:** FACSYS (FACSys SMTP Gateway) [<mailto:FACSys@vgn.cty>]  
**Sent:** Tuesday, October 04, 2016 2:15 PM  
**To:** FaxSys - Council  
**Subject:** New fax received from 4163249929, 1 page(s).

You have received a new fax from 4163249929

Date/Time: 2016/10/4 2:15 PM



memorandum

	c 12
	Communication
CW:	Oct 5/16
Item:	9

**DATE:** OCTOBER 5, 2016

**TO:** MAYOR AND MEMBERS OF COUNCIL

**FROM:** JOHN MACKENZIE,  
DEPUTY CITY MANAGER, PLANNING AND GROWTH MANAGEMENT

**SUBJECT:** COMMUNICATION - ITEM 9, REPORT 34 – RESPONSE TO CORRESPONDENCE C5

**COMMUNITY AREA POLICY REVIEW FOR LOW-RISE RESIDENTIAL DESIGNATIONS  
ADOPTION OF URBAN DESIGN GUIDELINES FOR INFILL DEVELOPMENT IN  
ESTABLISHED LOW-RISE RESIDENTIAL NEIGHBOURHOODS  
FILE 15.120.2, WARDS 1 TO 5**

In response to Communication C5 dated October 4, 2016, concerning Section 5.1 “Townhouse Infill Guidelines” of Attachment 2 regarding the potential for townhomes to have frontage on a public park. Staff advises as follows:

Currently Urban Design Guideline 5.1 of Attachment 2 (*City of Vaughan Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods*) of the staff report reads:

*“Townhouses should be oriented to have their front entrance on a public street; alternatively they may front a public park. Private driveways or laneways should not be used to provide frontage for Townhouses either flanking the street or located at the rear of dwellings fronting the street. Such a condition would create front-to-side or front-to-back condition that would adversely affect the rear privacy of adjacent dwellings or dwellings on the same lot that front the street”.*

The intent of the proposed Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods is to support the existing policies in the Vaughan Official Plan 2010. The language proposed, does not reflect the approved policy 9.2.3.2 (a – e) in VOP 2010 concerning development criteria addressing Townhouse frontages.

Staff has reviewed the concern, and therefore recommend that the language be revised to be consistent with the intent of the approved policies of VOP 2010 as follows:

*“Townhouses should be oriented to have their front entrance on a public street ~~alternatively they may front a public park.~~ Private driveways or laneways should not be used to provide frontage for Townhouses either flanking the street or located at the rear of dwellings fronting the street. Such a condition would create front-to-side or front-to-back condition that would adversely affect the rear privacy of adjacent dwellings or dwellings on the same lot that front the street”.*

Respectfully submitted,

**JOHN MACKENZIE**  
Deputy City Manager  
Planning and Growth Management

Copy To: Daniel Kostopoulos, City Manager  
Jeffrey A. Abrams, City Clerk  
Roy McQuillin, Director of Policy Planning and Environmental Sustainability

c	13
Communication	
CW:	OCT 5/16
Item:	9

## HUMPHRIES PLANNING GROUP INC.

September 30<sup>th</sup>, 2016

**Clerks Department**  
**City of Vaughan**  
 2141 Major Mackenzie Dr.  
 Vaughan, ON  
 L6A 1T1

**Attn: Mayor and Members of Council**

**Re: October 5<sup>th</sup> 2016 Committee of the Whole – Item 9**  
**Urban Design Guidelines for infill development in established low-rise residential neighbourhoods**  
**City File 15.120.2**

Humphries Planning Group Inc. (HPGI) represents Marlin Spring Investments. On behalf of Marlin Spring Investments, HPGI has evaluated the "Draft Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods" (the Draft UDGs). It is HPGI's opinion that as currently proposed the Draft UDGs are not appropriate for approval as they represent a 'one size fits all' approach, which, although appropriate in some contexts, is not appropriate for every infill development circumstance in the City of Vaughan.

Design guidelines are intended to present a series of performance standards which are generally desirable for development. It is reasonable to expect that a proposed development in site specific circumstances should be able to vary from guidelines where the proposed development is able to demonstrate that the overall intent of the guidelines are maintained and/or certain aspects of the guidelines are just not applicable as found on a case by case basis. The proposed guidelines should incorporate some degree of flexibility in the planning process, as no policy document can adequately anticipate and provide appropriate policy for every possible site specific context. The Staff Recommendation Report prepared in support of the Draft UDGs on the other hand indicates that once approved, any variation from the policies of the Draft UDGs would result in the need for an Official Plan Amendment Application (emphasis added):

***"Land Use Permissions***

*The Low-Rise Residential designation permits single detached, semi-detached and townhouse dwellings. In considering infill developments of this nature, all applications need to be evaluated through a set of design policies to assess their conformity with the intent of the Plan. Should they not fulfill the intent, then an*

## C13.2

*Eagleview Heights Development Ltd.*

*September 30<sup>th</sup> 2016*

Page 2 of 3

*amendment to the Official Plan would be necessary. The Guidelines would serve to confirm the expectations of the Plan.*

The draft UDGs are being presented as 'guidelines' for development, operatively it would be akin to Official Plan Policy, and any variation from them would require an Amendment to the Official Plan. This will result in a number of unnecessary Official Plan Amendment Applications in order to support development proposals which simply seek to address site specific conditions not anticipated by the Draft UDGs.

As part of our review of the staff report and proposed guidelines we wish to note/demonstrate several examples of where non compliance with the proposed guidelines would still meet the intent of the guidelines but would require an Official Plan amendment because the guidelines would not be met in all aspects as noted below:

- i) For example, the Draft Townhouse Infill Guidelines (part of the Draft UDGs) only consider a specific context for infill townhouse development; a context where the development site is surrounded by existing residential development on all sides. This results in guidelines such as 1.5m buffer to side yards and the 3m buffer to rear yards. However, these guidelines may not be appropriate if a site abuts an open space area of the Natural Heritage Network wherein rear yards would be desirable rather than a rear laneway with garages.
- ii) Similarly, the Draft Townhouse Infill Guidelines also only consider one type of development lot, one which is relatively deep and therefore can accommodate units with a minimum depth of 12m and also provide for a 12m setback to a rear lane, a 6m rear lane, and a 3m buffer from that lane to adjacent properties. While these prescriptive guidelines for depth and rear yard setback may be appropriate in a number of scenarios, lotting fabric along arterial roads is not consistent, and it is likely that several lots will not be able to meet these specific guidelines. However, that should not preclude creative designs which accomplish the goals of the Official Plan and provide an appropriate transition to adjacent lands/Low-Rise Development.

The fact that design guidelines require a degree of flexibility when being applied is even recognized within the Draft UDGs, which note that (emphasis added):

*"While all infill projects in Vaughan's established Community Areas should respect these guidelines, since many infill developments are unique, not all of the design guidelines listed in this document will apply or be appropriate in every infill situation. Exceptions to the guidelines may be considered by City staff to be acceptable and will not require Council approval. Where an exception is proposed, however, the applicant will be required to demonstrate that the guideline cannot be satisfied given the conditions of the site, and that the*

## C13.3

*Eagleview Heights Development Ltd.*

*September 30<sup>th</sup> 2016*

Page 3 of 3

*exception will not prevent the development from meeting the intent of the Official Plan."*

However, despite this wording, as noted above, it would appear that staff expect the Draft UDGs to be read as prescriptive Official Plan policy which cannot be varied from without an Official Plan Amendment. As such HPGI, on behalf of Marlin Spring Investments, objects to the approval of the Draft Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods as recommended by staff in their current form and request that the matter be deferred. We further request that council consider establishing a policy framework that would exempt development applications on a site by site basis from having to apply for unnecessary Official Plan Amendment applications where it is demonstrated that guidelines which cannot be met is the result of site specific circumstances.

We continue to remain interested in this matter and request notification of any decisions.

Yours truly,

**HUMPHRIES PLANNING GROUP INC.**



Rosemarie L. Humphries BA, MCIP, RPP  
President

cc. James Stevenson, Marlin Spring Investments  
Kyle Fearon, Vaughan Policy Planning & Environmental Sustainability



**Britto, John**

---

**From:** Bartolomeo, Julia  
**Sent:** October-05-16 10:13 AM  
**To:** Britto, John  
**Subject:** FW: Coomunication - Vaughan CoW Item 9 - Urban Design Guidelines for infill development  
**Attachments:** HPGI Comment letter - 161005 - Vaughan CoW Item 9.pdf

Hi John,

See attached.

**Julia Bartolomeo**  
**Secretary to the City Clerk**  
(905) 832-8585, ext. 8280 | [julia.bartolomeo@vaughan.ca](mailto:julia.bartolomeo@vaughan.ca)

**City of Vaughan | Office of the City Clerk**  
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1  
[vaughan.ca](http://vaughan.ca)



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**From:** Rosemarie Humphries [<mailto:rhumphries@humphriesplanning.com>]  
**Sent:** October-05-16 9:52 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca); Abrams, Jeffrey  
**Cc:** 'James Stevenson'; Mike Testaguzza; Fearon, Kyle; 'Benjamin Bakst'  
**Subject:** Coomunication - Vaughan CoW Item 9 - Urban Design Guidelines for infill development

Please find attached a communication in regards to Item 9 on today's agenda for the 1pm Committee of the whole meeting.

HPGI requests to be notified of any decisions made with respect to this item.

**!!! GO JAYS GO !!!**

**Rosemarie L. Humphries BA, MCIP, RPP**  
**President**

---

**HUMPHRIES PLANNING GROUP INC.**  
216 Chrislea Road, Suite 103. Vaughan L4L 8S5  
t: 905.264.7678 ext 244 f: 905.264.8073

*~DO SOMETHING GOOD EVERY DAY!~*



memorandum

C	14
Communication	
CW:	OCT 5/16
Item:	9

**DATE:** OCTOBER 5, 2016

**TO:** MAYOR AND MEMBERS OF COUNCIL

**FROM:** JOHN MACKENZIE,  
DEPUTY CITY MANAGER, PLANNING AND GROWTH MANAGEMENT

**SUBJECT:** COMMUNICATION - ITEM 9, REPORT 34 – RESPONSE TO CORRESPONDENCE C9

**COMMUNITY AREA POLICY REVIEW FOR LOW-RISE RESIDENTIAL DESIGNATIONS  
ADOPTION OF URBAN DESIGN GUIDELINES FOR INFILL DEVELOPMENT IN  
ESTABLISHED LOW-RISE RESIDENTIAL NEIGHBOURHOODS  
FILE 15.120.2, WARDS 1 TO 5**

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Staff has reviewed the above noted Communication and can advise as follows. The letter from KLM Planning Partners' on behalf of BILD (York Chapter), outlines a range of concerns. They are primarily focused on matters surrounding intensification policy and contend that the Guidelines set out in this staff report will "stifle development of infill projects in Vaughan". The basis for this conclusion is not elaborated on. The portion of the study dealing with the proposed changes to the policies of VOP 2010 will be addressed in a future public hearing, which is now tentatively scheduled for November 1, 2016. Many of the issues identified in the communication will be addressed in that report.

The final commenting date on the Guidelines and study, coming out of the Council direction of March 22, 2016, was set at May 31, 2016. Notwithstanding this deadline, staff and BILD are continuing to pursue further dialogue on this and other matters. As such, a meeting with the BILD Executive (York Region Chapter) is scheduled for Tuesday, October 11, 2016. This matter was placed on the meeting agenda by City staff for discussion. Input obtained will be addressed in subsequent reports.

Respectfully submitted,

**JOHN MACKENZIE**  
Deputy City Manager  
Planning and Growth Management

/lm

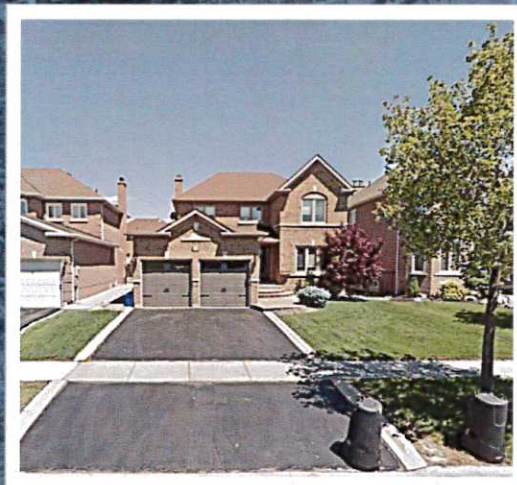
**Copy To:** Daniel Kostopoulos, City Manager  
Jeffrey A. Abrams, City Clerk  
Roy McQuillin, Director of Policy Planning and Environmental Sustainability

c.15  
Communication  
CW: OCT 5/16  
Item: 9

City of Vaughan

# Urban Design Guidelines for Community Areas and Low-Rise Residential Areas

Committee of the Whole  
October 5, 2016



**URBAN  
STRATEGIES  
INC .**

# Background

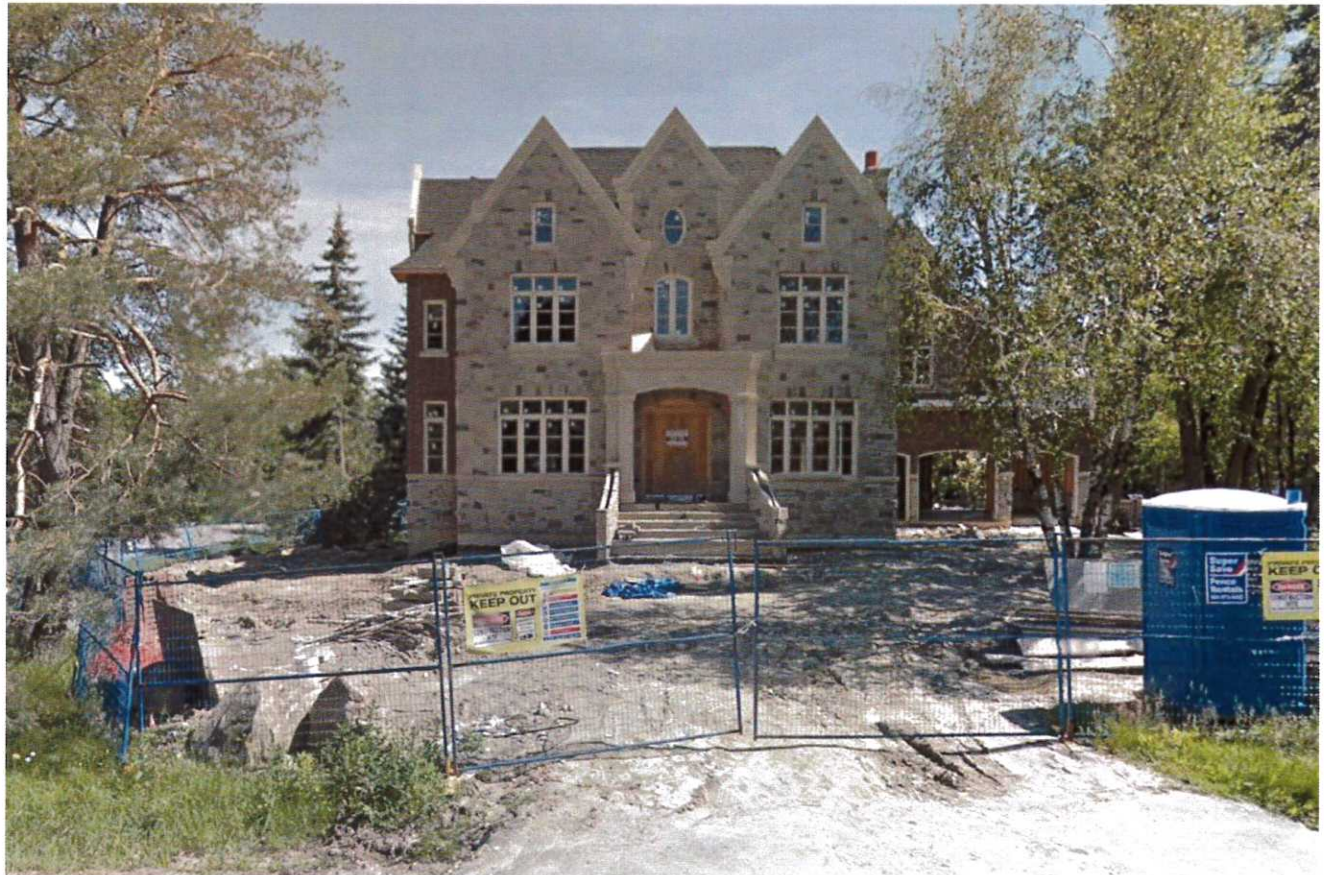
In October 2015, a policy review was initiated for lands designated Low-Rise Residential within Community Areas in VOP 2010, with the following Council direction:

- 1) That the study examine such policies in consideration of the following criteria:
  - Clarity of interpretation;
  - Ability to ensure compatibility;
  - The need to provide more definitive policy or schedules;
  - Such criteria as may emerge as a result of the study;
  - Recommended policy amendments or schedules as required;
  - Consider best practices in other jurisdictions;
- 2) That the study identify **implementation options** for the consideration of Council, as required;
- 3) That staff report in the first quarter of 2016 on the findings of the study implementation options and to obtain Council direction on further actions.

**Goal:** Ensure new development in Vaughan's established low-rise residential neighbourhoods meets the intent to "reinforce and respect" the pattern and character of existing development.

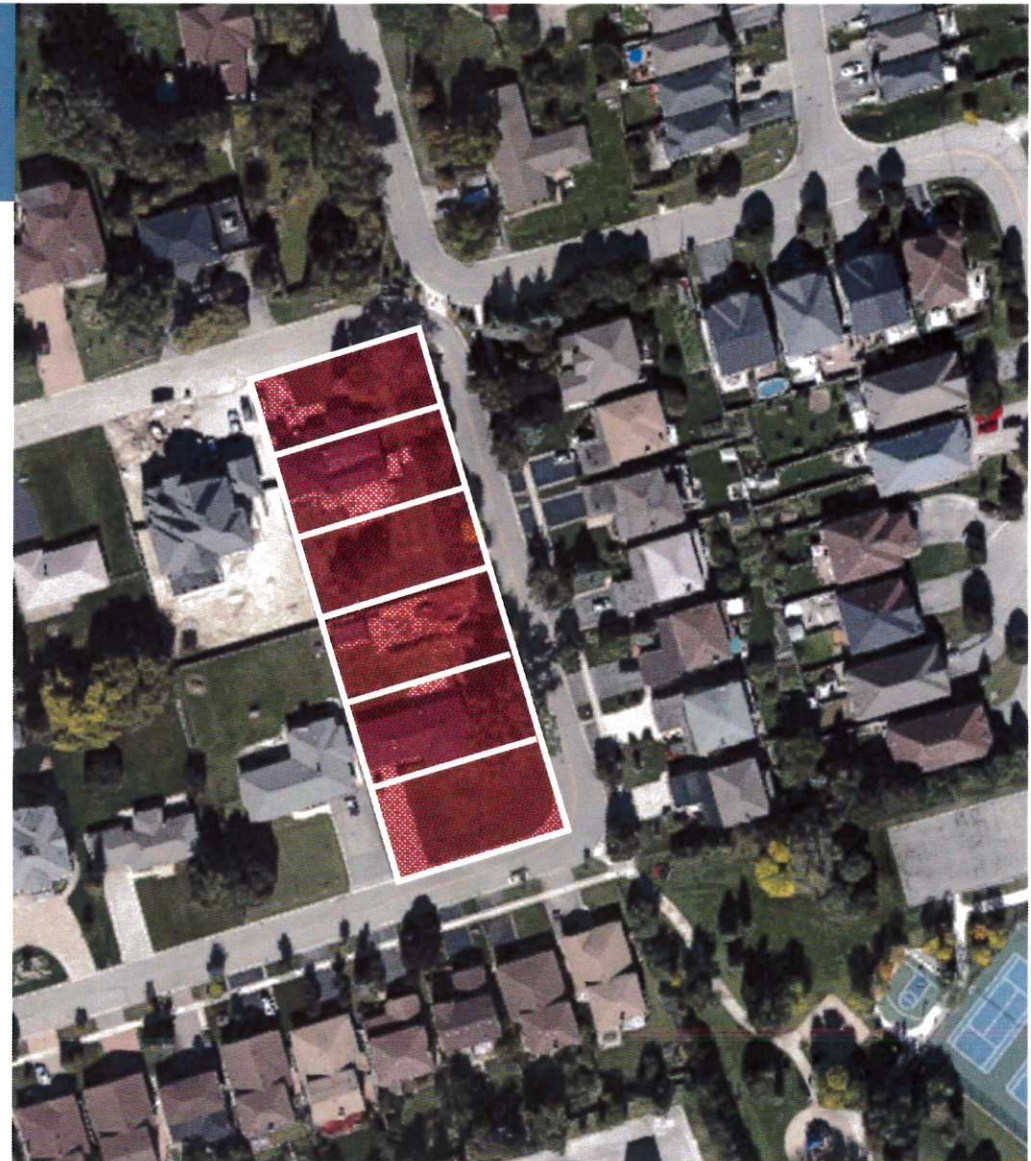
## Pressures for change in established neighbourhoods

- Big houses replacing smaller houses
- Increasing pressure for new developments in “large-lot neighbourhoods” (e.g. Thornhill, Kleinburg and Woodbridge)



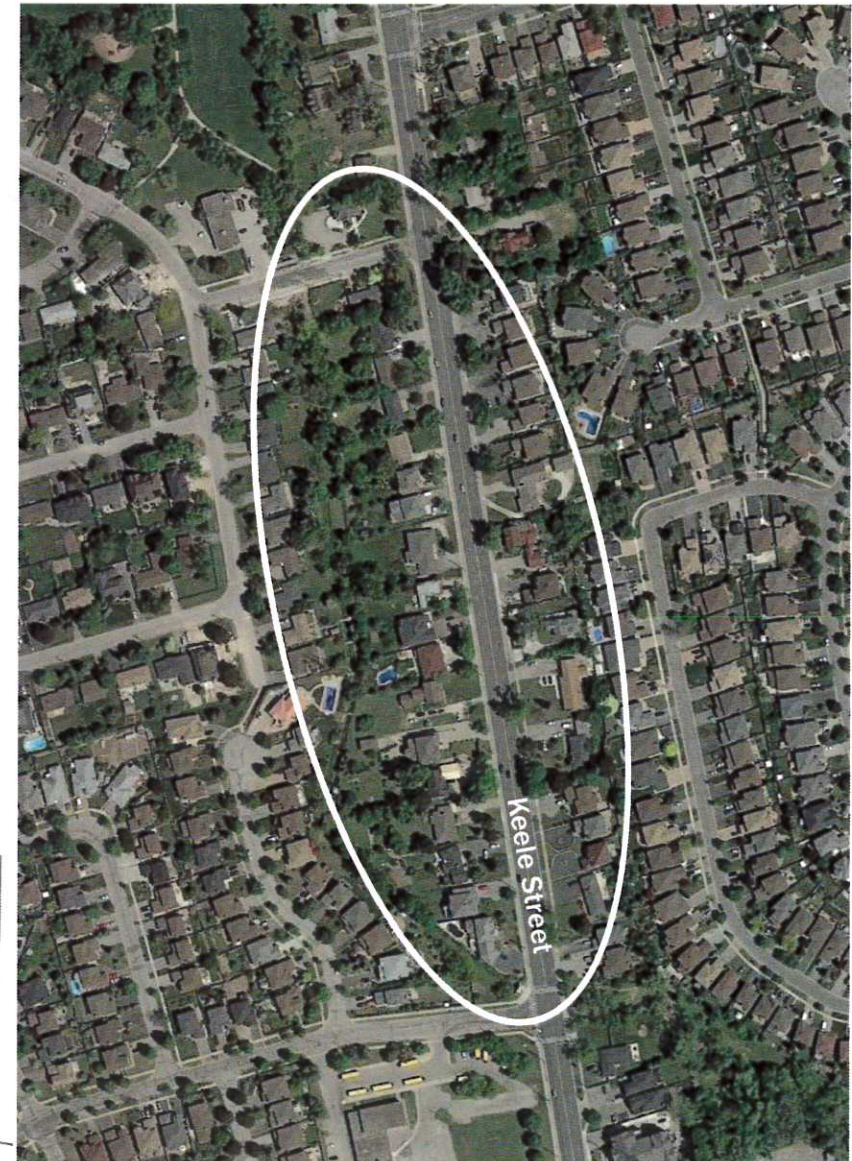
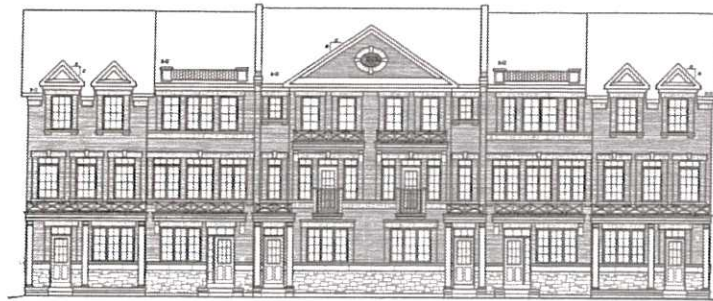
## Pressures for change in established neighbourhoods

- Big houses replacing smaller houses
- Subdivision of large lots for multi-unit projects



## Pressures for change in established neighbourhoods

- Big houses replacing smaller houses
- Subdivision of large lots for multi-unit projects
- Townhouse developments on irregular sites at the arterial edge of a neighbourhood



## Update on Study Process

- On **March 22, 2016**, Council directed:
  1. That staff initiate an amendment to VOP 2010 to ensure that it provides for infill development and redevelopment that is compatible with established neighbourhoods;
  2. That the draft “General Low-Rise Residential Infill Guidelines” and “Townhouse Infill Guidelines” be received to allow for stakeholder comment by May 31<sup>st</sup>, and that community meetings, if required, be held; and,
  3. That staff report to Committee of the Whole to obtain Council approval of the Guidelines.
- In **April and May, community meetings** were held in Maple (April 19), Thornhill/Concord (May 10) and Woodbridge/Kleinburg (May 11). Approximately 200 people attended, and many provided written and/or verbal feedback.
- Two **Technical Advisory Committee meetings** were held to obtain feedback from City, Regional and agency staff (**May 10, June 29**).



## Summary of what we heard

### **From residents:**

- Many recognize that townhouses can be compatible with neighbourhoods of single-detached.
- Proposed policies and guidelines address many of the issues.
- Will they be followed and enforced?
- Natural heritage areas need stronger protection.
- Traffic issues need to be addressed.

## Summary of what we heard

### **From developers' representatives:**

- Recommendations are counter to Provincial and Regional policies regarding efficient use of land, intensification, housing diversity and affordable housing.
- Proposed guidelines are too prescriptive.
- Requirement for public street frontage is too restrictive—private, common element streets should be allowed.
- Good precedents in Vaughan are being ignored.

## Summary of what we heard

### **From the Technical Advisory Committee:**

- Provide further clarification regarding the types of infill development that are appropriate and where.
- Region of York transportation policies should be referenced in the guidelines.
- Include more detail in guidelines for grading and landscaping.
- Minimize the use of terms that might be open to interpretation.
- Add a glossary to the guidelines.

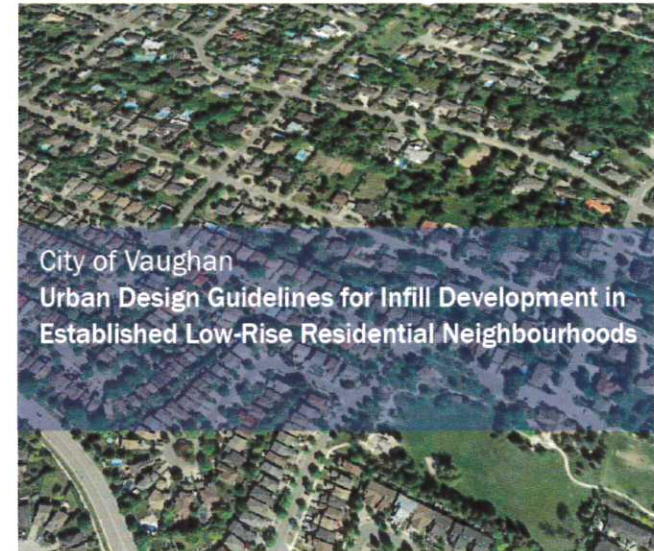
An aerial photograph of a city grid, showing streets, buildings, and some green spaces. A large, semi-transparent blue rectangle is overlaid on the center of the image, containing white text. The text is centered and reads: "Today we are bringing forward recommended Urban Design Guidelines for Infill Development for consideration by COW. On November 1<sup>st</sup>, a Public Hearing is planned to consider recommended amendments to VOP 2010." The text is in a clean, sans-serif font.

Today we are bringing forward recommended Urban Design Guidelines for Infill Development for consideration by COW.

On November 1<sup>st</sup>, a Public Hearing is planned to consider recommended amendments to VOP 2010.

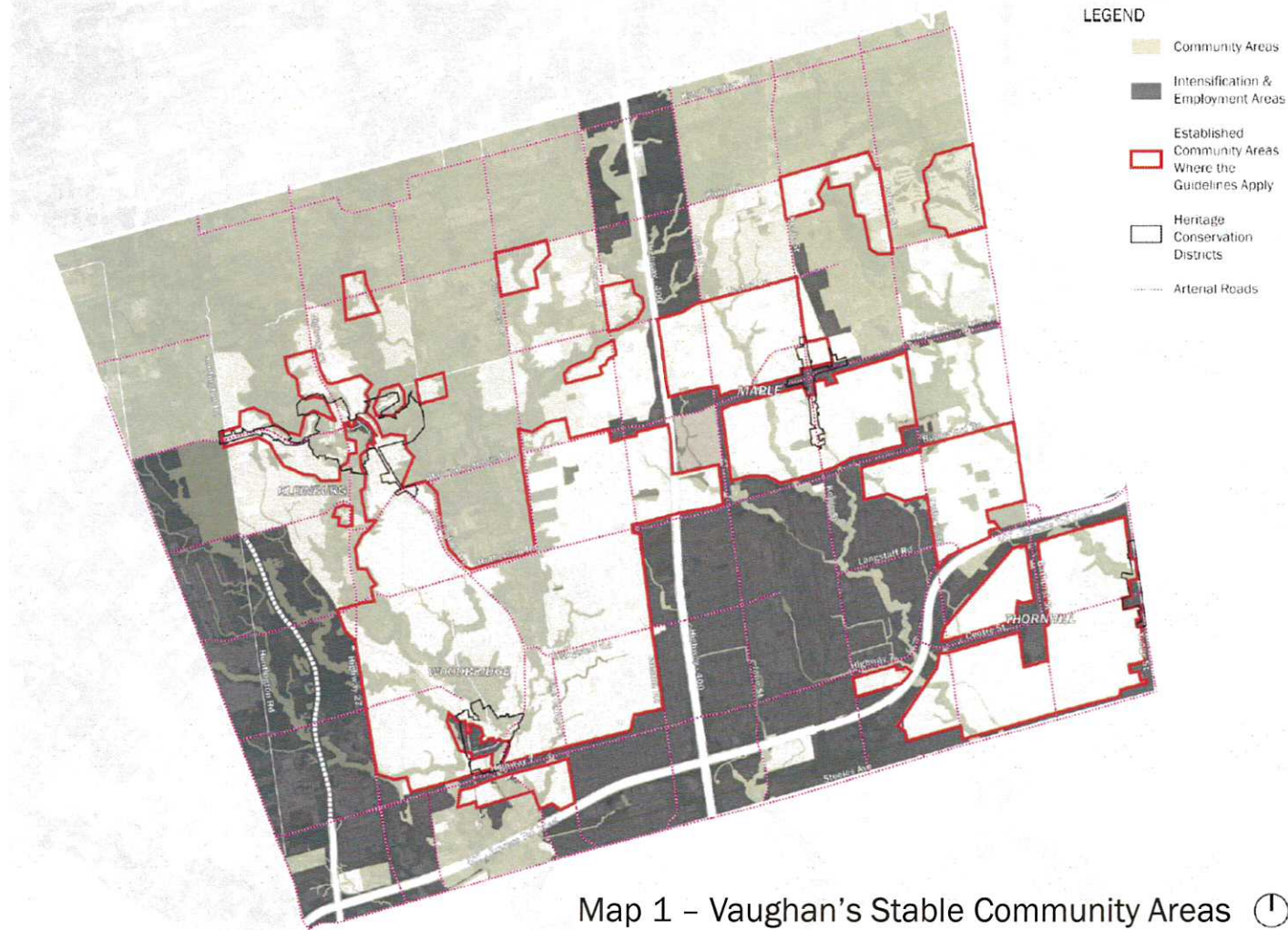
# Recommended Urban Design Guidelines

- Identifies locations where Infill Guidelines will apply
- Includes general infill guidelines and townhouse guidelines
- Links guidelines to the supporting VOP 2010 policies
- Illustrates guidelines with diagrams and photographs
- Defines key terms in a glossary

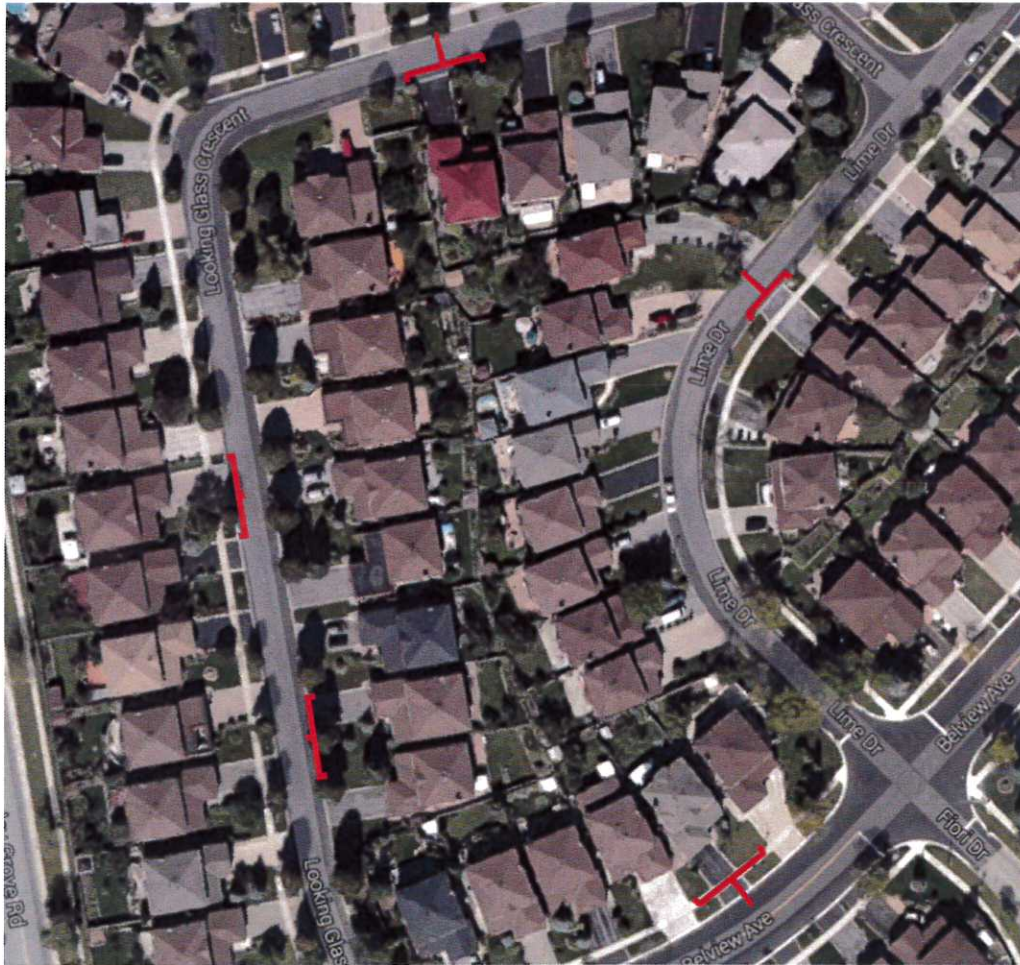


DRAFT - September 2016

# Where the guidelines will apply



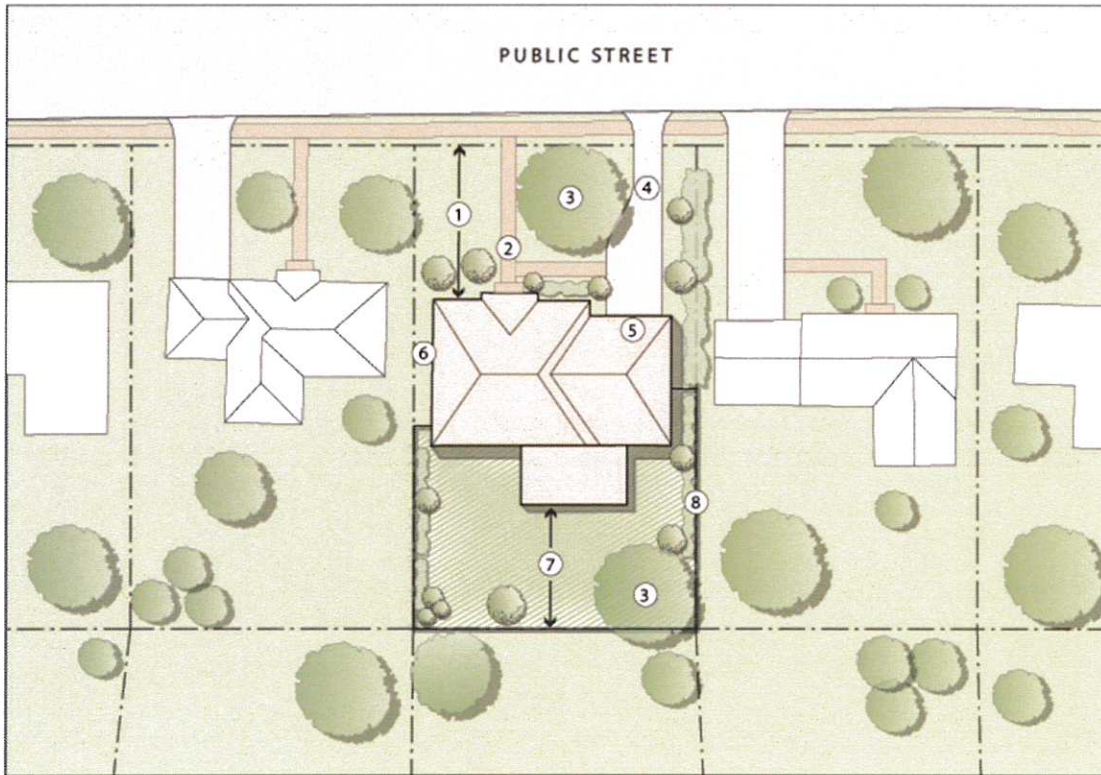
# Methodology



- Aerial review of development patterns, reinforced by ground-level checks
- Lot frontage and size is a primary determinant of neighbourhood character, since it affects:
  - Size of houses
  - Setbacks from the street and neighbouring properties
  - Amount of soft landscaping vs. driveway
  - Relationship of garages to the house
- Another fundamental characteristic of existing low-rise neighbourhoods is the orientation of houses to a public street.

# Key General Infill Guidelines

Apply to replacement houses (“monster home” phenomenon) and additions



1, 6, 7 – Consistent front, side and rear yard setbacks (min. 7.5m rear yard setback)

2 – Visible and accessible front entrances

3 – Protect existing mature trees

4 – Driveways should be minimized and never wider than 6 m

5 – Integrate and recess the garage

8 – Maintain privacy of adjacent dwellings with fencing, screening

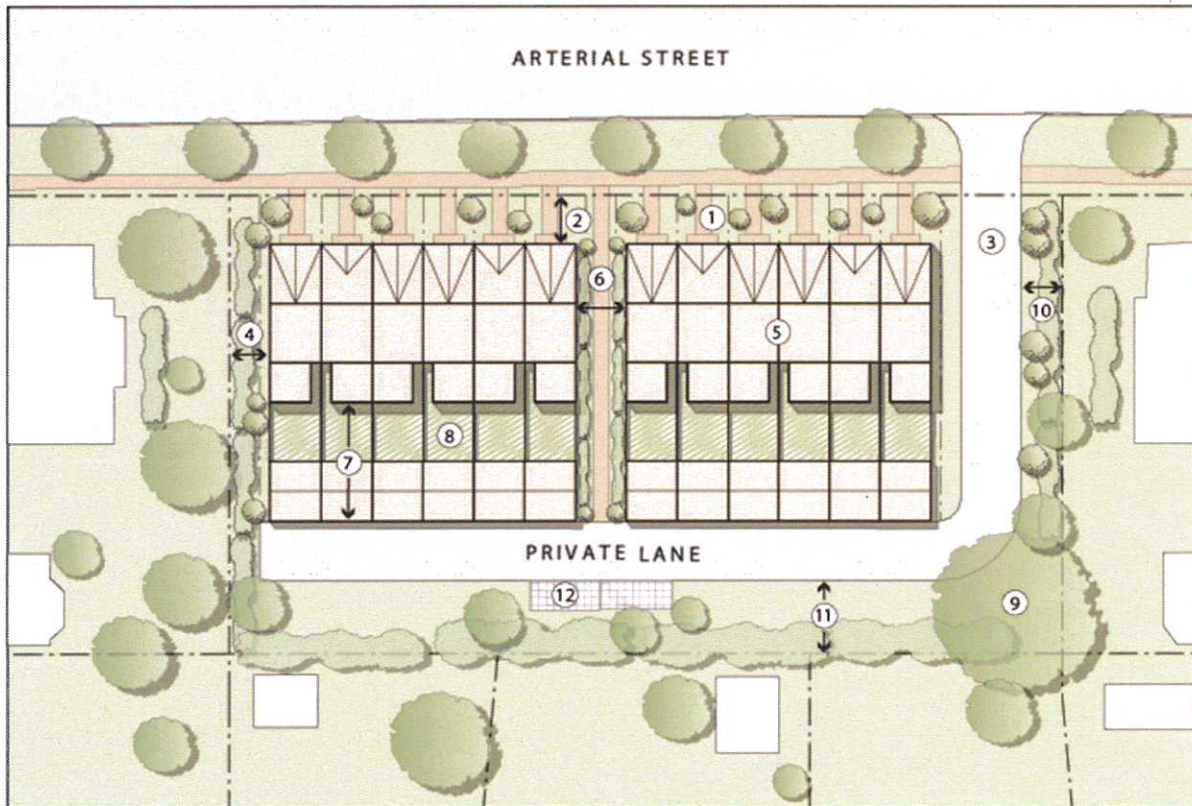
- Width of new lots should equal or exceed the width of adjacent lots
- Encourage low-impact development practices



# Infill Guideline Illustrations



# Key Townhouse Infill Guidelines



- 1 - Orient units to a public street
  - 2 - Consistent front setback
  - 3 - Parking and servicing at the rear or underground
  - 4, 7 - Minimum side and backyard setbacks
  - 5 - Minimum townhouse width of 6 metres, depth of 12 metres
  - 6 - Minimum 3 metres between townhouse blocks
  - 8 - Private rear yard for each unit
  - 9 - Protect mature trees
  - 10, 11 - Buffer laneways/driveways with landscape strips
  - 12 - Visitor parking in central location with access to front entrances
- No front-to-back conditions
  - Minimum 50% soft landscaping in the front yard

# Townhouse Guideline Illustrations



# Key Messages

## The Urban Design Guidelines:

- Will only apply to lands with a Low-Rise Residential designation within established Community Areas as identified on Map 1 – Vaughan’s Stable Community Areas
- Will not apply to Community Areas under development via a recently approved Block Plan, subdivision, or zoning, and will not apply to designated intensification areas
- Will assist staff, developers, and the community in the interpretation of the existing policies of VOP 2010 when answering whether infill development conforms to the Official Plan
- If an OPA is submitted, it will be evaluated on its individual merits in consideration of its context and any pertinent policies. The guidelines are a useful reference tool for ensuring that the character of an existing neighbourhood is respected
- Will not change the land use policies of VOP 2010
- The land use policy amendments to VOP 2010 recommended by the study will be the subject of a future Public Hearing
- Will support staff and the public in addressing applications under the current Official Plan policies while the review of VOP 2010 policies continues
- Will be non-statutory and will come into effect upon Council approval

**COMMUNITY AREA POLICY REVIEW  
FOR LOW-RISE RESIDENTIAL DESIGNATIONS ADOPTION OF  
URBAN DESIGN GUIDELINES FOR INFILL DEVELOPMENT IN  
ESTABLISHED LOW-RISE RESIDENTIAL NEIGHBOURHOODS  
FILE 15.120.2  
WARDS 1 TO 5**

**Recommendation**

The Deputy City Manager Planning and Growth Management and the Director of Policy Planning and Environmental Sustainability recommend:

1. That the presentation by Urban Strategies Inc. be received;
2. That the *Final Report: Policy Review: Vaughan Community Areas and Low-Rise Residential Areas Study*; Community Consultation Summary Report – What We Heard be received (Attachment 1); and
3. That the draft “Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods” be approved (Attachment 2).

**Contribution to Sustainability**

The proposed recommendations are consistent with the Green Directions Vaughan mandate by supporting Goal 2:

- To ensure sustainable development and redevelopment.

**Economic Impact**

There is no economic impact as a result of the receipt of this report.

**Communications Plan**

A communications and public consultation plan was implemented as part of the process of conducting this stage of the City-wide Community Area Policy Review for Low-Rise Residential Designations. A summary of the stakeholder and broader public consultation process is provided in Section 3 in this staff report, in addition to a Summary of Community Consultation Report forming Attachment 1.

Notice of this meeting has been communicated to the public by the following means:

- Notification in the form of mail and/or e-mail was circulated on September 19, 2016 to stakeholders that provided written requests to be notified of further public meetings or provided written and/or oral deputation submissions at the following meetings:
  - Public Hearing held on June 16, 2015 for the Low-Rise Residential Policy Review;
  - Committee of the Whole on the Low-Rise Residential Policy Review on October 7, 2015;
  - Committee of the Whole on the Low-Rise Residential Policy Review on March 1, 2016;
- Notices were mailed and/or e-mailed to stakeholders that attended the Public Open Houses on April 19, 2016, May 10, 2016, and May 11, 2016; and
- Notices were mailed and/or e-mailed to all Ratepayer Associations in Vaughan.

**Purpose**

The purpose of this report is to obtain approval of the recommended “Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods” and the “Townhouse

Infill Guidelines” resulting from the Community Area Policy Review for Low-Rise Residential Designations; and report on the process that led to their development.

## **Background – Analysis and Options**

### **Executive Summary**

This item reports on the background and processes underlying the preparation of the Community Area Policy Review for Low-Rise Residential Designations and the resulting “General Low-Rise Residential Infill Guidelines” and “Townhouse Infill Guidelines”. The report is structured as follows, thereby providing:

- Background on the origin of the Community Area Policy Review for Low-Rise Residential Areas;
- A description of the policy context as it relates to infill development and redevelopment;
- Summary of the public consultation process;
- A summary of issues identified in the feedback received through the public consultation process;
- Summary of recommended revisions to the proposed guidelines;
- Conclusions leading to the staff recommendations.

#### (1) **Study Origin and Response**

On March 18, 2014, Council adopted a resolution directing that a review of the Vaughan Official Plan 2010 (VOP 2010) be undertaken pertaining to policies that permit single and semi-detached houses and townhouses in Low-Rise Residential Areas. Staff were directed to specifically review the Low-Rise Residential Designation permissions and associated urban design, land use compatibility policies and report back to Committee with policy options to protect stable residential neighbourhoods including but not limited to opportunities for amendments to VOP 2010.

On September 2, 2014, a Members Motion was brought forward to Committee of the Whole seeking Council’s direction to enact an Interim Control By-law (ICBL), freezing development on lands designated Low-Rise Residential, fronting Keele Street from Church Street to Fieldgate Drive in the community of Maple until the completion of the City-wide policy review on Low-Rise Residential areas was complete.

On September 3, 2014, Council ratified the Committee recommendation authorizing the ICBL and enacted the Keele Street Interim Control By-law 120-2014, which was later subject to Ontario Municipal Board appeals.

At the June 16, 2015 Public Hearing, staff reported on the work of the City’s consultant. The consultant’s review encompassed both the City-wide Low-Rise Residential Policy Review and the Keele Street Interim Control By-law study.

The one-year term of the Interim Control By-law would end on September 3, 2015. On June 23, 2015, it was resolved “That Council not extend the interim control by-law and that any discussion of townhouse densities be referred to the comprehensive five year official plan review mandated by the Planning Act...”.

Subsequently, on October 7, 2015, a Members motion was brought forward to Committee of the Whole seeking Council’s direction for staff to undertake a study of the policies governing land use change in the Community Area of VOP 2010. The resolution provided:

*Whereas, the Vaughan Official Plan 2010 (VOP-2010) identifies Community Areas, which are primarily characterized by ground related residential housing stock that is subject to the Low Rise Residential designation of the Plan;*

*Whereas, policies are provided in VOP 2010 to protect and strengthen the character of these areas;*

*Whereas, the Community Areas will remain mostly stable; while some incremental change is expected to occur as neighbourhoods mature, such change is not intended to result in significant physical change;*

*Whereas, limited intensification may be permitted in Community Areas, provided that such development must be sensitive to and compatible with the character, form and planned function of the surrounding areas;*

*Whereas, in consideration of the application of the current Community Areas policies, it is appropriate to review the policies pertaining to the Community Areas, to ensure that they provide the appropriate level of clarity and direction necessary to maintain the special character of these areas.*

*It is therefore recommended: that staff undertake a study of the policies governing land use change in the Community Areas of VOP 2010;*

- 1. That the study examine such policies in consideration of the following criteria:*
  - Clarity of interpretation;*
  - Ability to ensure compatibility;*
  - The need to provide more definitive policy and or schedules;*
  - Such criteria as may emerge as a result of the study;*
  - Recommended policy amendments or schedules as required;*
- 2. That the study identify implementation options for the consideration of Council, as required;*
- 3. That staff report in the first quarter of 2016 on the findings of the study implementation options and to obtain Council direction on further actions.*

Committee of the Whole approved the resolution, which was ratified by Council on October 20, 2015. Council, in its approval, modified the Committee recommendation by directing staff to reconsider the matter, and by modifying recommendation 1 to the resolution to have staff also consider *best practices in other jurisdictions*.

On March 1, 2016, staff brought forward a report to Committee of the Whole to address Council's direction of October 20, 2015. The staff report included the draft *Policy Review: Vaughan Community Areas and Low-Rise Residential Areas Study*, conducted by Urban Strategies Inc., which responded to the criteria contained in the October 20, 2015 Council resolution. In addition, staff also brought forward implementation options based on the findings of the review. Three options were recommended which included: 1) Development and Implementation of Urban Design Guidelines in support of the policies of the Vaughan Official Plan 2010; 2) Development and implementation of a set of recommended Official Plan Amendments; and 3) To incorporate the proposed amendments to VOP 2010 into the Municipal Comprehensive Review. Council directed that staff proceed with Options 1 and 2, where a set of Urban Design Guidelines would be prepared, in addition to proceeding immediately with amendments to the Vaughan Official Plan 2010.

In addition, Council modified Recommendation 2 of the Committee report as follows:

That the draft "General Low-Rise Residential Infill Guidelines" and the draft "Townhouse Infill Guidelines" set out in this report, applying to the Low-Rise Residential Areas within the Community Areas of VOP 2010, be received and distributed to stakeholders for

comment and that such comment is requested no later than May 31, 2016, and that community meetings, if required, be organized in all Wards;

As a result, staff and the consultants conducted three Public Open Houses at three separate locations (east, west and central) throughout the City to provide affected communities with the opportunity to review the proposed amendments to the Vaughan Official Plan 2010, the Urban Design Guidelines, and the work completed to-date. Comments from stakeholders and the public were collected until immediately after Council's deadline of May 31, 2016.

This report will provide an update on the community and stakeholder feedback and provide Council with recommended Urban Design Guidelines for consideration and approval. The review of the VOP 2010 policies will be brought forward to Council through a separate Public Hearing report, under the *Planning Act*. The adoption of guidelines does not require an approval under the *Planning Act*. The Public Hearing is scheduled for November 1, 2016.

## (2) Policy Context

### Provincial Policy Statement 2014

All land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement (PPS), as set out in Section 3 of the Planning Act. It provides policy direction on matters of provincial interest related to land use planning and development. Under the broad objective of strong, healthy communities and efficient, resilient land use patterns, the PPS promotes intensification, housing diversity and cost effective development, as articulated in Sections 1.1.1 and 1.1.3. Policy 1.1.3.3, however, acknowledges that existing building stock and areas must be taken into account when identifying appropriate locations and promoting opportunities for intensification and redevelopment.

Of relevance for the Community Area Policy Review for Low-Rise Residential Designations is Policy 1.7.1(d):

Long-term economic prosperity should be supported by ... encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

Policy 1.5.1(a) states that healthy, active communities should be promoted by planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity.

### Growth Plan for the Greater Golden Horseshoe

The Places to Grow Act, the legislation that implemented the Growth Plan, states that all decisions made by municipalities under the Planning Act "shall conform to" the Growth Plan. The Growth Plan establishes employment and residential growth targets for different areas of the Greater Golden Horseshoe and describes policies that inform and regulate where and how growth should occur. Of the policy objectives contained within the Growth Plan, the following are relevant to the Community Area Policy Review for Low-Rise Residential Designations:

- Population and employment growth will be accommodated by...directing a significant portion of new growth to the built- up areas of the community through intensification (2.2.2.1 (a))
- Population and employment growth will be accommodated by...focusing intensification in intensification areas (2.2.2.1 (b))
- All municipalities will develop and implement through their official plans and other supporting documents, a strategy and policies to phase in and achieve intensification and the intensification target. This strategy and policies will...



- identify intensification areas to support achievement of the intensification target (2.2.3.6 (c))
- recognize urban growth centres, intensification corridors and major transit station areas as a key focus for development to accommodate intensification (2.2.3.6 (e)) facilitate and promote intensification (2.2.3.6 (f))
- Municipalities will develop and implement official plan policies and other strategies in support of the following conservation objectives...Cultural heritage conservation, including conservation of cultural heritage and archaeological resources where feasible, as built-up areas are intensified. (4.2.4 (e))

Schedule 1 of the VOP 2010 identifies Vaughan's Urban Structure. It has designated "Intensification Areas", which are focused on centres, nodes and corridors which are served, or are planned to be served, by higher order transit and "Stable" Community Areas, which are located in the interior of the communities with limited exposure to arterial roads. This study pertains to lands that are located in the Low-Rise Residential designation in the stable "Community Areas".

### York Region Official Plan

An overarching goal of the York Region Official Plan (YROP) is to enhance the Region's urban structure through city building, intensification, and the development of compact and complete communities. The Plan allocates population targets for each local municipality and requires local municipalities to prepare intensification strategies that identify the role of Regional Centres and Corridors and Local Centres and Corridors in helping to achieve allotted intensification targets. It further directs local municipalities to identify intensification areas (5.3.3). Map 1 of the YROP identifies Regional Centres and Corridors. Local Centres and Corridors are to be identified by the local municipalities (Policy 5.5.2).

As per Policy 7.2.38, Regional streets are to accommodate all modes of transportation, including walking, cycling, transit, automobile use and the movement of goods, as well as public and private utilities.

The YROP's urban design and cultural heritage policies, in Sections 5.2 and 3.4 respectively, are also relevant to low-rise residential areas. Policy 5.2.8 states that it is the policy of Council to employ the highest standard of urban design, which:

- a. provides pedestrian scale, safety, comfort, accessibility and connectivity;
- b. complements the character of existing areas and fosters each community's unique sense of place;
- c. promotes sustainable and attractive buildings that minimize energy use;
- d. promotes landscaping, public spaces and streetscapes;
- e. ensures compatibility with and transition to surrounding land uses;
- f. emphasizes walkability and accessibility through strategic building placement and orientation.
- g. follows the York Region Transit-Oriented Development Guidelines; and,
- h. creates well-defined, centrally-located urban public spaces.

Regarding cultural heritage, it is an objective of the YROP to recognize, conserve and promote cultural heritage and its value and benefit to the community. It is the policy of Regional Council to:

- To encourage local municipalities to consider urban design standards in core historic areas that reflect the areas' heritage, character and streetscape. (3.4.8)
- To encourage access to core historic areas by walking, cycling and transit, and to ensure that the design of vehicular access and parking complements the historic built form. (3.4.9)

The policies of the YROP promote intensification while also recognizing the need for infill development and redevelopment to be sensitive to its surroundings and to respect the valued character of established areas. The policies also highlight the need for pedestrian connectivity, walkability and built form compatibility.

### Vaughan Official Plan

The City of Vaughan Official Plan 2010 (VOP 2010) was adopted by City Council on September 7, 2010. Volume 1 which contains the City-wide policies governing growth and development is now almost completely in force.

The VOP's purpose is to manage growth within the City of Vaughan. Schedule 1 illustrates the city's Urban Structure and identifies areas that are suitable for intensification and those which are intended to be areas of stability (see Figure 2). This dual emphasis on growth and preservation is reflected in the policy objectives of the VOP 2010, which include:

- identifying Intensification Areas, consistent with the intensification objectives of this Plan and the Regional Official Plan, as the primary locations for accommodating intensification; (2.1.3.2 (c))
- ensuring the character of established communities is maintained; (2.1.3.2 (e))
- providing for a diversity of housing opportunities in terms of tenure, affordability, size and form; (2.1.3.2 (j))
- establishing a culture of design excellence with an emphasis on providing for a high quality public realm, appropriate built form and beautiful architecture through all new development. (2.1.3.2 (l))

Schedule 1 "Urban Structure" has been approved and reflects the spatial distribution of the City's intensification areas.

### **Land Use Permissions**

The Low-Rise Residential designation permits single detached, semi-detached and townhouse dwellings. In considering infill developments of this nature, all applications need to be evaluated through a set of design policies to assess their conformity with the intent of the Plan. Should they not fulfill the intent, then an amendment to the Official Plan would be necessary. The Guidelines would serve to confirm the expectations of the Plan.

### **Areas of Application**

The Guidelines apply to the City's Community Areas and the Low-Rise Residential designation therein. This is generally shown on the map on Page 2 of Attachment 2 (Map 1).

### **Community Area and Urban Design Policies**

The VOP identifies Community Areas on Schedule 1 - Urban Structure. Maintaining the stability of Community Areas is a primary objective of the VOP and is to be accomplished by providing for a variety of Low-Rise Residential uses on those lands (2.2.1.1 (b)). Two policies in Chapter 2 address the degree of change planned in Community Areas:

- 2.2.3.2. [It is the policy of Council] that Community Areas are considered Stable Areas and therefore Community Areas with existing development are not intended to experience significant physical change. New development that respects and reinforces the existing scale, height, massing, lot pattern, building type, character, form and planned function of the immediate local area is permitted, as set out in the policies in Chapter 9 of this Plan.

- 2.2.3.3. [It is the policy of Council] that limited intensification may be permitted in Community Areas as per the land use designations on Schedule 13 and in accordance with the policies of Chapter 9 of this Plan. The proposed development must be sensitive to and compatible with the character, form and planned function of the surrounding context.

Chapter 9 contains the VOP's urban design and built form policies, the following being the most relevant to this study:

- 9.1.2.1. [It is the policy of Council] that new development will respect and reinforce the existing and planned context within which it is situated. More specifically, the built form of new developments will be designed to achieve the following general objectives: (a) in Community Areas, new development will be designed to respect and reinforce the physical character of the established neighbourhood within which it is located as set out in policies 9.1.2.2 and 9.1.2.3.;

- 9.1.2.2. [It is the policy of Council] that in Community Areas with established development, new development be designed to respect and reinforce the existing physical character and uses of the surrounding area, paying particular attention to the following elements:

- a. the local pattern of lots, streets and blocks;
- b. the size and configuration of lots;
- c. the building type of nearby residential properties;
- d. the heights and scale of nearby residential properties;
- e. the setback of buildings from the street;
- f. the pattern of rear and side-yard setbacks;
- g. conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes;
- h. the above elements are not meant to discourage the incorporation of features that can increase energy efficiency (e.g. solar configuration, solar panels) or environmental sustainability (e.g. natural lands, rainbarrels).

- 9.1.2.3. Within the Community Areas there are a number of older, established residential neighbourhoods that are characterized by large lots and/or by their historical, architectural or landscape value. They are also characterized by their substantial rear, front and side yards, and by lot coverages that contribute to expansive amenity areas, which provide opportunities for attractive landscape development and streetscapes. Often, these areas are at or near the core of the founding communities of Thornhill, Concord, Kleinburg, Maple and Woodbridge, and may also be part of the respective Heritage Conservation Districts. In order to maintain the character of these areas the following policies shall apply to all developments within these areas (e.g., land severances, zoning by-law amendments and minor variances), based on the current zoning, and guide the preparation of any future City-initiated area specific or comprehensive zoning by-laws affecting these areas.

- a. Lot frontage: In the case of lot creation, new lots should be equal to or exceed the frontages of the adjacent nearby and facing lots;
- b. Lot area: The area of new lots should be consistent with the size of adjacent and nearby lots;
- c. Lot configuration: New lots should respect the existing lotting fabric;
- d. Front yards and exterior side yards: Buildings should maintain the established pattern of setbacks for the neighbourhood to retain a consistent streetscape;
- e. Rear yards: Buildings should maintain the established pattern of setbacks for the neighbourhood to minimize visual intrusion on the adjacent residential lots;
- f. Building heights and massing: Should respect the scale of adjacent residential buildings and any city urban design guidelines prepared for these Community Areas;

- g. Lot coverage: In order to maintain the low density character of these areas and ensure opportunities for generous amenity and landscaping areas, lot coverage consistent with development in the area and as provided for in the zoning by-law is required to regulate the area of the building footprint within the building envelope, as defined by the minimum yard requirements of the zoning by-law.

Policy 9.2.3.1 sets out the following policies and development criteria for detached and semi-detached houses:

- a. A Detached House is a Low-Rise Residential building, up to three storeys in height, situated on a single lot and not attached to any other residential building. A Semi-Detached House is a Low-Rise Residential building, up to three storeys in height, situated on a single lot and attached to no more than one other residential building situated on a separate parcel.
- b. In Community Areas with existing development, the scale, massing, setback and orientation of Detached Houses and Semi-Detached Houses will respect and reinforce the scale, massing, setback and orientation of other built and approved Detached Houses and/or Semi-Detached Houses in the immediate area. Variations are permitted for the purposes of minimizing driveways.

Policy 9.2.3.2 sets out the following policies and development criteria for townhouses:

- a. A Townhouse is a Low-Rise Residential building, up to three storeys in height, situated on a single parcel and part of a row of at least three but no more than six attached residential units.
- b. In Community Areas with existing development, the scale, massing, setback and orientation of Townhouses will respect and reinforce the scale, massing, setback and orientation of other built and approved Townhouses in the immediate area. Variations are permitted for the purposes of minimizing driveways and having front entrances and porches located closer to the street than garages.
- c. In areas of new development, the scale, massing, setback and orientation of Townhouses will be determined through the process of developing and approving Secondary Plans, Block Plans, Plans of Subdivision, Zoning By-laws, and/or urban design guidelines.
- d. Townhouses shall generally front onto a public street. Townhouse blocks not fronting onto a public street are only permitted if the unit(s) flanking a public street provide(s) a front-yard and front-door entrance facing the public street.
- e. The facing distance between blocks of Townhouses that are not separated by a public street should generally be a minimum of 18 metres in order to maximize daylight, enhance landscaping treatments and provide privacy for individual units.

### **Mobility and Public Realm Policies**

Since most of the proposals for intensification include a street, laneway or pathway, the mobility and public realm policies of the VOP are also relevant.

Policy 4.2.1.5 states that it is the policy of Council:

- To develop a connected and continuous, grid-like street network that supports convenient and efficient travel by all modes of transportation and to discourage the development of street types that disrupt the grid network. New development shall be planned to support a grid-like street network with multiple connections to collector and arterial streets.

Regarding Local Streets, which are intended to provide access to individual properties within residential areas, Policy 4.2.1.26 states that local streets are oriented to the collector street

system in a grid-like manner, while taking into account topographical constraints, desire for solar orientation, and special features, to:

- a. provide convenient connections to collector streets, shopping, transit stops, schools, parks and other community amenities;
- b. promote navigation within concession blocks that is clear and understandable; and,
- c. minimize through-traffic on local streets.

The VOP's public realm policies also address public streets. Policy 9.1.1.2 states that it is the policy of Council that public streets and rights-of-way are considered significant public places and, therefore, their design should balance their multiple roles and functions by ensuring that they:

- a. accommodate a variety of transportation functions, including walking, cycling, transit and driving;
- b. accommodate municipal Infrastructure and Utilities and, to the greatest extent possible, these functions be provided below grade;
- c. contribute to the greening of the City through the provision of street trees and landscaping;
- d. contribute to the City's overall design aesthetic through high-quality hard and soft landscaping treatments and the incorporation of public art; and,
- e. create an environment supportive of their function as gathering places by providing pedestrian amenities such as wide planted boulevards with appropriate and attractive street furniture and street lighting.

Policy 9.1.1.3 states that it is the policy of Council to improve the pedestrian experience on public streets and rights-of-way by:

- a. requiring sidewalks as per policy 4.2.3.4;
- b. prohibiting rear-lotting on public streets;
- c. avoiding blank facades along sidewalks;
- d. requiring that surface parking areas be buffered and screened from sidewalks through the use of setbacks and landscaping;
- e. providing a zone between pedestrians and high levels of vehicular traffic consisting of landscaping and street furniture, and where appropriate, on-street parking.

Policy 9.1.1.4 states that it is the policy of Council to promote an interconnected grid-like pattern of streets and blocks that is walkable and cyclable through the following measures:

- a. ensuring the length of streets and blocks assists pedestrian and bicycle circulation;
- b. providing mid-block pedestrian/bicycle pathways where appropriate;
- c. maximizing the number of street connections to arterial roads;
- d. limiting and discouraging cul-de-sacs and window streets; and,
- e. designing streets that are safe for cyclists and, where appropriate, providing for on-street bike lanes. Policy 9.1.1.5 states it is the policy of Council to recognize that some condominium developments will contain common-element streets and walkways. In such instances these features should be designed to simulate a public street and the policies outlined in policies 9.1.1.2, 9.1.1.3 and 9.1.1.4 shall apply.

### **Natural Heritage Network Policies**

The VOP 2010 recognizes the important role the Natural Heritage Network - the interconnected system of wetlands, woodlands, streams, valleys, and other ecological components - plays in supporting the built environment and human health. Watercourses and other natural features are also found in many of the low-rise residential areas in Vaughan. Below is a summary of the relevant policies in Chapter 3 of the VOP:

- 3.2.1.2. [It is the policy of Council] to maintain the long- term ecological function and biodiversity of the Natural Heritage Network by utilizing an ecosystem function approach to planning that protects, restores and where possible, enhances natural features and their functions.
- 3.2.3.4. [It is the policy of Council] that Core Features, as identified on Schedule 2, provide critical ecosystem functions, and consist of the following natural heritage components and their minimum vegetation protection zones:
- a. valley and stream corridors, including provincially significant valleylands and permanent and intermittent streams, with a minimum 10 metre vegetation protection zone
- 3.2.3.5. [It is the policy of Council] that specific requirements related to the protection and enhancement of the various elements of Core Features are included in Section 3.3 of this Plan.
- 3.2.3.8. [It is the policy of Council] that development or site alteration on lands adjacent to Core Features shall not be permitted unless it is demonstrated through an environmental impact study that the development or site alteration will not result in a negative impact on the feature or its functions.
- 3.3.1.3. [It is the policy of Council] that an application for development or site alteration on lands adjacent to valley and stream corridors will not be considered by Council unless the precise limits of valley and stream corridors have been established to the satisfaction of the City and the Toronto and Region Conservation Authority.

### **Implementation Policies**

The implementation policies of the VOP are also relevant to proposals for intensification in existing community areas.

Policy 10.1.1, dealing with detailed planning states:

- Some areas of the City, which may or not be subject to Secondary Plans and/or Block Plans, will also be subject to Site and Area Specific Policies. These policies are to reflect historical conditions or development permissions that have been previously approved and still maintain the main goals and objectives of this Plan, but do not fit within the specific policy structure that has been created in this Plan. Council may approve additional Site and Area Specific Policies through the review of development applications where it is felt that the goals and objectives of this Plan are maintained but a modification to the policy structure is required.

Policies 10.1.1.14 - 10.1.1.26 address Block Plans. Policy 10.1.1.14 states that the City will identify areas subject to a Block Plan process through either the Secondary Plan process or the development review process, to address complexities in smaller planning units, scoped as required in accordance with policy 10.1.1.15. Policy 10.1.1.15 describes a Block Plan as a comprehensive planning framework that describes how the following policy aspects of development will be addressed:

- a. the proposed land uses, housing mix and densities;
- b. traffic management. including the expected traffic volumes on all collector and local streets to precisely define the requirements for items such as traffic signals, stop signs, turn lanes and transit stop locations, traffic-calming measures, and transportation demand management;

- c. the provision of public transit, pedestrian and cycling networks;
- d. the provision of public and private services and the detailed approach to stormwater management;
- d. protection and enhancement of the Natural Heritage Network, including the detailed evaluation and demarcation of Core Features and Enhancement Areas ;
- e. the precise locations of natural and cultural heritage features of the area, including built heritage and potential archaeological resources and proposed approaches to conservation and or enhancement;
- f. the precise location of any parks, open spaces, schools, community centres, and libraries;
- g. the proposed implementation of sustainable development policies as contained in subsection 9.1.3 of this Plan;
- h. phasing of development; and,
- i. evaluation of opportunities for coordination with environmental assessment processes for roads and infrastructure that are subject to the Environmental Assessment Act.

Addressing site and area specific policies, Policy 10.11.11.29 states that Council will establish, from time to time, new Site and Area Specific policies, to be contained in Volume 2 of this Plan, through the processing of development applications where it has been demonstrated that the goals and objectives of this Plan are being met.

#### Implications of Secondary Suites

After the adoption of VOP 2010 the Province mandated that Secondary Suites be permitted in existing residential areas. Under the legislation, municipalities are required to amend their official plans and zoning by-laws to accommodate secondary suites in residential areas. The City has undertaken this exercise and is now completing the work to bring forward amendments to VOP 2010 and By-law 1-88 to permit secondary suites as of right throughout the Low-Rise Residential Area, subject to fulfilling a number of criteria. It is expected that staff will be providing a technical report on the draft amendments, together with a report of the required implementation measures, in early 2017.

Secondary suites represent a form of intensification that will apply to the Low-Rise residential areas. These guidelines do not address the implications of secondary suites. These matters will be addressed in the amending planning documents that will come before Council in the near future. However, it is the intention that the introduction of secondary suites maintain the character of their host neighbourhoods.

#### (3) Summary of Public Consultation Process and Feedback

City staff and the consulting team solicited comments from the stakeholders, the public and government agencies through Public Open Houses, Technical Advisory Committee meetings, and via the City's website. Comments from the public were requested no later than May 31<sup>st</sup>, 2016, and that community meetings, if required, be organized in all wards.

The following activities collectively comprise the public consultation strategy:

##### a) Public Open Houses

- i. April 19, 2016 - 7:00 pm - 9:00 pm - Vaughan City Hall
- ii. May 10, 2016 - 7:00 pm - 9:00 pm - North Thornhill Community Centre
- iii. May 11, 2016 - 7:00 pm - 9:00 pm - Vellore Village Community Centre

Each of the public consultation meetings began with an open house component where the public was able to review a series of presentation panels describing the project, the background work and the proposed policy amendments and urban design guidelines. This was followed by a

formal summary presentation led by the City's lead consulting team focusing on the background, methodology, rationale and proposed recommendations. A question and answer period was held after the presentation for more detailed discussions.

The public was notified of the study and these meetings by way of newspaper ads in the Vaughan Citizen and Thornhill Liberal on April 7<sup>th</sup>, 14<sup>th</sup>, and May 5<sup>th</sup>, 2016. In addition, the public was notified through the City's social media channels, electronic signage, targeted mailouts, and Councillor Newsletters.

b) Interactive Information and Updates

Prior to the three public meetings, the following information was made available on the City's project page:

- March 1, 2016 Committee of the Whole staff report
- A copy of the proposed Official Plan Amendments to VOP 2010 and "Draft General Infill Guidelines" and "Townhouse Infill Guidelines"
- Feedback form
- Presentation Panels
- Open House Presentation

c) The Technical Advisory Committee (TAC)

The Community Area Policy Review for Low-Rise Residential Designations Technical Advisory Committee (TAC) included internal City departmental staff and external agencies. Representation on the TAC includes staff from Development Engineering and Infrastructure Planning, Development Planning, Policy Planning and Environmental Sustainability, and staff from Community Planning and Development Services at the Region of York. The Community Area Policy Review for Low-Rise Designations work plan included two TAC meetings, which were held on the following dates:

i. TAC Meeting #1 - May 10, 2016

The initial meeting served as an introduction to the project staff, consultants, and work program going forward. The TAC was given an update on the status of the study, followed by a presentation on the proposed draft policy amendments and Urban Design Guidelines that were presented to Committee of the Whole on March 1, 2016. The TAC provided a number of comments and considerations that were noted by the study team.

ii. TAC Meeting #2 - June 29, 2016

The lead consultants were provided an opportunity to present the changes made to the draft policy amendments and Urban Design Guidelines based on feedback received via written submissions and the public open houses. This included discussion on the Community Consultation Summary Report and the major issues rose in the Policy Review report.

(4) Issues Identified in the Summary Report on Public Feedback Received during the Commenting Period and Public Open Houses

A synopsis of the public feedback is set out below. Please refer to Attachment 1 ("Community Consultation Summary Report - What We Heard") for the complete text.

a) General Built Form

- i. Residents were generally supportive of the proposed design guidelines, especially those that clarified and reinforced existing compatibility requirements. Among the issues that



were raised by a number of residents, there was concern that many infill and townhouse developments were creating adverse privacy impacts, the developments were not consistent with the character of the existing neighbourhood, and some townhouse developments are not compatible with the single-detached homes in the neighbourhood. Comments received by the development community were not as supportive of the proposed guidelines, deeming the guidelines, as proposed as too prescriptive, requesting more flexibility to allow stacked, back-to-back and low-rise apartments within the subject areas.

b) Neighbourhood Character

- i. There was an indication from comments submitted that the guidelines would benefit from a more definitive description of the areas in which they would apply. In particular, more clarity on what constitutes the character of those neighbourhoods was provided as a potential remedy.

c) Environmental

- i. There was near-unanimous support among residents that the proposed urban design guidelines speaking to the need to preserve mature trees during infill development should be retained or even strengthened. Other environmentally-focused comments indicated that residents are concerned that ongoing intensification is negatively impacting existing natural heritage features and that larger and denser development proposals are not providing the required amount of parkland, instead opting for cash-in-lieu payments. The need for urban design guidelines and/or policies speaking to the importance of stormwater management and other green infrastructure was also mentioned.

d) Transportation, Streets, and Parking

- i. Comments received indicated that there is concern among residents that infill development and townhouse developments in particular, are contributing to congestion on arterial and local roads. A related concern was the belief that investment in public transportation in Vaughan has not kept pace with the development that has occurred, exacerbating traffic congestion. Representatives of the development industry suggested that townhouse developments should be allowed to front on to private streets or laneways where appropriate. Other comments received spoke to townhouse developments not having adequate parking.

e) Development Standards

- i. The majority of the feedback received regarding development standards was provided by representatives of the development industry. In general, their recommendations favoured the current policy framework and indicated that they were concerned that the proposed urban design guidelines and policy amendments were too restrictive. Greater flexibility for the design of townhouse developments, such as removing the proposed requirement that all townhouses possess a fenced rear yard, was also requested. Submissions from a variety of respondents indicated that they would support the inclusion of lot coverage requirements in the proposed urban design guidelines.

f) Implementation

- i. Several submissions indicated a concern that the Urban Design Guidelines would be ignored post-adoption. Other comments requested clarification on how the guidelines would be used when the City is reviewing development applications. Comments received from the development industry suggest that the guidelines are too prescriptive and should not be adopted.

g) Public Consultation

- i. Although not directly related to the proposed urban design guidelines and policy amendments, several residents provided feedback about the nature of the public consultation process itself. Some residents were displeased that ratepayers' groups were not engaged more directly or more proactively prior to the development of the Draft Community Area Policy Review for Low-Rise Residential Designations Report while others suggested that ratepayers' groups should be consulted more directly as part of the current engagement process.

(5) Recommended Revisions to Guidelines

Based on the comments received through public and stakeholder feedback, a number of revisions were recommended. These are set out in the Table forming Attachment 4 to this report. It summarizes the initial guidelines as of January 2016 that were presented in the March 1, 2016 Committee of the Whole Report; and the recommended revisions as of July 2016, along with the rationale for the recommended revision.

**Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

This report relates to the Term of Council Service Excellence Strategy by supporting the following initiatives:

- Continued cultivation of an environmentally sustainable city;
- Updating the Official Plan and supporting studies.

**Regional Implications**

York Region has been consulted on any potential impacts on the Region's arterial street network. The Region expressed concern about multiple private driveway accesses to Regional roads. If multi-unit development was to take place, individual accesses should not be permitted in favour of a single consolidated access for all units to minimize conflict with traffic on the Regional road. The Council approved guidelines will be provided to the Region to inform their review and comments on applications on Regional roads.

**Conclusion**

The draft Urban Design Guidelines for Infill Development in established Low-Rise Residential Neighbourhood responds to Council's previous direction on this matter. The draft Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods was made available for public review in accordance with Council direction, and was included in the material presented at the three open houses. Written comments received from the public, stakeholders, and the Technical Advisory Committee have been analyzed and recommendations have been developed to respond to the identified issues. Key issues relating to both the Urban Design Guidelines and the Official Plan Amendment have been identified in the Community Consultation Summary Report, included as Attachment 1, and summarized in Section 4 of this report. Recommended revisions identified in Section 5 and set out in Attachment 3, have been made to the guidelines as a result of the feedback.

The Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods provide a detailed guide to the planning and design of infill development in Vaughan's established low-rise neighbourhoods, and are designed to ensure that new infill development is consistent with Vaughan Official Plan 2010. In particular, they are meant to help ensure that new development in the established low-rise neighbourhoods fits compatibly with its surroundings.

The guidelines will help to inform the preparation of applications and their subsequent review by City staff. In conducting this review, it will assist the City in assessing whether a proposal is not in conformity with the Official Plan and requires an amendment. This will provide greater clarity in applying the current policies of VOP 2010. More definitive clarity can only be achieved through policy amendments to VOP 2010.

It is recommended that the proposed draft Urban Design Guidelines forming Attachment 2 of this report, be approved for immediate implementation to assist the City in the review of infill and townhouse development applications in Low-Rise Residential designations in Community Areas. These guidelines will apply to all proposals to develop one or more detached, semi-detached, or townhouse units, that require zoning amendments, minor variances, a severance, or site plan approval. Should Council concur, the recommendations of this report should be adopted.

**Attachments**

1. Community Consultation Summary Report – What We Heard
2. Draft Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods
3. Urban Design Guidelines – Change Notes

**Report prepared by:**

Kyle Fearon, Planner I, Policy Planning, ext. 8776  
Melissa Rossi, Manager, Policy Planning, ext. 8320

Respectfully submitted,

JOHN MACKENZIE  
Deputy City Manager,  
Planning and Growth Management

ROY MCQUILLIN  
Director of Policy Planning and  
Environmental Sustainability

/LM

City of Vaughan

## **Policy Review: Community Areas and Low-Rise Residential Areas Study and Policy Review**

Community Consultation Summary Report – What We Heard

### **Introduction**

Prepared for the City of Vaughan, this document summarizes the feedback obtained from residents of the City of Vaughan at three open houses regarding the proposed changes to the municipal policy framework informing the Community Areas and Low-Rise Residential Areas identified in the Vaughan Official Plan 2010.

### **Overview of Community Consultation**

On October 20, 2015, Vaughan City Council initiated a policy review of the Low-Rise Residential policies in the Vaughan Official Plan (VOP 2010) in response to an increase in the number of recent development proposals for infill townhouse developments and other forms of intensification within established low-rise residential neighbourhoods. Specifically, Council requested that an examination of the policies consider the following:

- Clarity of interpretation;
- Ability to ensure compatibility;
- The need to provide more definitive policy and or schedules;
- Such criteria as may emerge as a result of the study;
- Recommended policy amendments or schedules as required;
- Best practices in other jurisdictions.

On March 1, 2016, City of Vaughan staff brought forward implementation options to the Committee of the Whole for direction on how to proceed with the study process and received instructions to proceed with the process to amend the policies of the VOP 2010 and to adopt urban design guidelines speaking to both infill housing and townhouse development based on the recommendations made by Urban Strategies Inc. in their report entitled *Draft Community Area Policy Review for Low-Rise Residential Designations Report* dated January 2016.

Following the Committee of the Whole meeting on March 1, on March 22, 2016, Vaughan City Council directed City staff to “distribute to stakeholders [Urban Strategies’ report] for comment and that such comment is requested no later than May 31, 2016, and that community meetings, if required, be organized in all wards.”

Based on Council’s direction, three public open houses were held across the city to gather feedback from Vaughan’s residents and stakeholders – including developers, community groups, residents, and city staff – were invited to submit comments electronically. The public open houses were held on the following dates:

April 19, 2016 – Maple Public Consultation Event – Vaughan City Hall

May 10, 2016 – Concord/Thornhill Public Consultation Event – North Thornhill Community Centre

May 11, 2016 – Woodbridge/Kleinburg Public Consultation Event – Vellore Village Community Centre

Each of the public consultation events began with an open house component during which attendees were invited to review a series of informative panels describing the project's background and proposed policy amendments and urban design guidelines. City staff and members of Urban Strategies were available to answer questions during the open house component. Once attendees had finished circulating, a summary presentation was delivered that described the project's background, methodology, rationale, and recommendations. Following the presentation, attendees were invited to ask questions of the presenter and share their thoughts. Feedback forms were also made available at the open house events. In addition to the three open houses, a conference call was also held with the Kleinburg Area Ratepayers Association on June 2, 2016.

### **What We Heard**

Over one hundred residents of Vaughan attended one of the three open house events and over thirty individual letters, feedback forms, and e-mails were submitted to the City of Vaughan regarding the Low-Rise Residential Policy Review. Five of the letters received were drafted by urban planners retained by local developers in the City of Vaughan and the remaining twenty-eight were written by residents. In addition, attendees' questions and comments were recorded at each open house meeting. Verbal and written comments from residents generally expressed support for policy recommendations and design guidelines. Submissions from developers' representatives generally conveyed concern that the proposed policy amendments and design guidelines were too prescriptive and should not be adopted.

Feedback was reviewed and organized into seven topic areas. The suggestions and other comments related to each topic area are summarized below and will be used to inform refinements to the proposed policy amendments and urban design guidelines speaking to infill and townhouse development in Vaughan's Community Areas and Low-Rise Residential Areas.

### **General Built Form**

Vaughan residents were consistently supportive of the proposed design guidelines and policy amendments which clarified and reinforced existing compatibility requirements for townhouse and other infill development to "respect and reinforce" the existing character of the city's low-rise residential neighbourhoods. Many comments submitted spoke to concerns that townhouse developments and other forms of low-rise intensification were creating adverse privacy impacts and were generally inconsistent with the character of the existing neighbourhood. Several residents indicated that in their opinion, townhouse developments were simply incompatible with areas comprised predominantly of single-detached homes

while others were more flexible, supporting the proposal to limit townhouse development to arterial roads. However, comments submitted by urban planners representing local developers in the City of Vaughan indicated that they believed the proposed design guidelines and policy amendments were too restrictive and should, instead, be made more flexible to permit stacked, back-to-back, and low-rise apartment buildings in low-rise neighbourhoods fronting an arterial road.

#### *Sample Comments*

- New townhouses should not be permitted adjacent to existing single-family detached homes.
- Perhaps the compatibility policies can be clarified to state that new development “shall not exceed the average height and massing of buildings in the neighbourhood”.
- The existing townhouse permissions for Community Areas should be preserved.
- The proposal to require an Official Plan Amendment to permit townhouses where none currently exist is inappropriate.

#### **Neighbourhood Character**

Several comments submitted by email and via the feedback forms provided at the open houses indicated that the proposed urban design guidelines could benefit from greater clarity with respect to defining and/or identifying the character of a low-rise residential neighbourhood. Some residents requested that a definition of “older” be provided with respect to identifying “older, established neighbourhoods” in the VOP 2010’s policy language while others pointed to architectural elements and the definition of “context” as urban design guideline elements that needed further explanation.

#### *Sample Comments*

- Larger homes with existing large lots should not be mixed with future infill and townhouses.
- We need more definitive guidelines for new development in established/mature neighbourhoods.
- Architectural characteristics of existing homes should be emulated by new development.

#### **Environmental**

There was near-unanimous support among residents that the proposed policy amendments and urban design guidelines speaking to the need to preserve mature trees during infill development should be retained or even strengthened. Other environmentally-focused comments indicated that residents are concerned that ongoing intensification is negatively impacting existing natural heritage features and locations and that larger and denser development proposals are not providing the required amount of parkland, instead opting for cash-in-lieu payments. The need for urban design guidelines and/or policies speaking to the importance of stormwater management and other green infrastructure was also mentioned.

### *Sample Comments*

- Existing natural green spaces should not be changed and developed.
- Protections for mature trees during development should be strengthened.
- Stronger language about stormwater and run-off mitigation requirements should be in the guidelines.

### **Transportation, Streets, and Parking**

A number of the comments provided by contributors spoke to a widespread concern that infill development, and townhouse development in particular, was contributing to increased traffic and congestion not only on busy arterial roads, but on the narrower residential streets within low-rise residential neighbourhoods. In a similar vein, some residents were concerned that investment in public transit serving Vaughan's low-rise residential neighbourhoods was not keeping up with the pace of intensification, further exacerbating the concerns about congestion and traffic. Other comments provided by urban planners representing local developers in the City of Vaughan suggested that townhouse developments should be permitted to front onto private streets or laneways where appropriate. Some residents also suggested that proposed parking requirements were too limited for townhouse developments; townhouse developments should be required to provide more parking.

### *Sample Comments*

- Prohibit development proposals which include a new road through an estate lot to allow smaller homes or townhouses.
- We recommend adding language such that new dwellings adjacent to a public street be required to front the existing public street "where appropriate and achievable".
- All development proposals should be frozen until traffic issues in Vaughan are addressed.
- More attention needs to be paid to the transportation impacts of new development in the proposed guidelines/policy amendments.

### **Development Standards**

The majority of the feedback addressing development standards specifically were provided by urban planners representing local developers. In general, their recommendations favoured the current policy framework and indicated that they were concerned that the proposed urban design guidelines and policy amendments were too restrictive. For example, several comment suggested that numeric measurements, such as the requirement for townhouses to be set back from the front lot line by 4.5 metres, were inappropriate for Official Plan policies and were better suited as zoning by-law amendments or urban design guidelines. Greater flexibility for the design of townhouse developments, such as by removing the proposed requirement that all townhouses possess a fenced rear yard, was also requested. Several submissions from both urban planners and residents indicated that

they would support the inclusion of lot coverage requirements in the proposed urban design guidelines.

#### *Sample Comments*

- Townhouse developments should be required to be “buffered” from existing neighbourhoods.
- Specific numeral requirements with regard to setbacks should not be prescribed in Official Plan policy.
- A lot coverage requirement should be included in the urban design guidelines.
- Less prescriptive language should be used with regard to the requirement that new lots be equal to or exceed the frontage of adjoining or facing lots. I suggest an average of the two.

#### **Implementation**

A number of contributors submitted feedback which spoke directly to concerns about how the proposed urban design guidelines and policy amendments will be implemented. Many residents want the urban design guidelines and policy amendments to be adopted immediately and in tandem, but are worried that they will be appealed at the Ontario Municipal Board or ignored post-adoption. Other comments requested clarification with regard to where the guidelines would apply and how the City of Vaughan would use them in the development review process. Comments received by urban planners representing local developers in Vaughan instead suggested that the proposed urban design guidelines and policy amendments were too prescriptive and inflexible and, as such, should not be adopted.

#### *Sample Comments*

- Amend the VOP 2010 now, do not wait until 2018.
- How will these guidelines be enforced if developers choose not to follow them?
- Policies should be assessed on a site-specific basis rather than blanket policy prescriptions.

#### **Public Consultation**

Although not directly related to the proposed urban design guidelines and policy amendments, several residents provided feedback about the nature of the public consultation process itself. Some residents were displeased that ratepayers’ groups were not engaged directly or proactively prior to the development of the *Draft Community Area Policy Review for Low-Rise Residential Designations Report* while others suggested that ratepayers’ groups should be consulted directly as part of the current engagement process.

#### **Next Steps**

Using the feedback summarized above, Urban Strategies and the City of Vaughan will consider refinements to the *Draft Community Area Policy Review for Low-Rise Residential*



*Designations Report* including the proposed urban design guidelines and policy amendments. In particular, clarification is required with regard to where the proposed guidelines will apply. Other important topics to address include the protection of natural heritage features and stormwater management. Finally, the stark contrast between developers' and residents' response to the proposed urban design guidelines and policy amendments with the former generally critical and the latter almost uniformly supportive, illustrates a broader tension within Vaughan that the final recommended policy amendments and urban design guidelines cannot fully resolve.

**1 Welcome!**

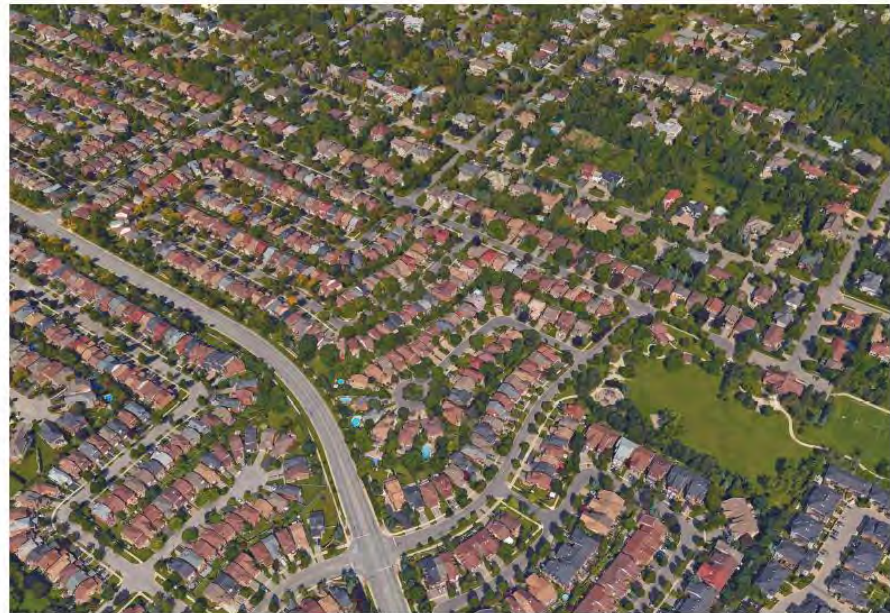
**Vaughan’s established low-rise residential neighbourhoods are undergoing physical changes and we need your help crafting tools to guide new development.**

The purpose of this open house is to share the findings and recommendations of the Community Area Policy Review for Low-Rise Residential Designations.

Please review the information on display and direct any questions or comments to the consultants or City staff in attendance.

**A presentation summarizing the findings and recommendations will be given at 7:30.**

**Please complete a comment sheet and drop it off before you leave, or take one home to complete and submit later.**



## 2 Background

Some of Vaughan's low-rise residential neighbourhoods within designated **Community Areas** - outside of **Intensification Areas** - are under pressure to change as an increasing number of landowners and developers propose to replace small homes with much larger ones or assemble lands to building multi-unit developments.



Vaughan's Community Areas and Intensification Areas  
(Schedule 1 - Urban Structure of the Vaughan Official Plan 2010)

These pressures led City Council to request a review of the City of Vaughan's Official Plan's policies to consider the following:

- Clarity of interpretation
- Ability to ensure compatibility
- The need to provide more definitive policy and/or schedules
- That such criteria as may emerge as a result of the study
- Recommended policy amendments or schedules as required
- Best practices in other jurisdictions

(October 20, 2015 Council Extract)

### 3 Policy Context

Policies applicable to established Community Areas can be found in different chapters of the Vaughan Official Plan 2010. Key policies are summarized below.



#### Community Area Policies

Chapter 2 of the Official Plan contains policies that address the degree of change planned in Community Areas. **Policy 2.2.3.2 and Policy 2.2.3.3** state that “Community Areas with existing development are not intended to experience significant physical change” although “limited intensification may be permitted” if development is “sensitive to and compatible with the character, form, and planned function of the surrounding context”.

#### Urban Design Policies

With regard to Community Areas, the Policies 9.1.2.1 to 9.1.2.3 state that new development “will be designed to respect and reinforce the physical character of the established neighbourhood within which it is located”. The physical character is described by the size and configuration of lots; the heights and scale of nearby residential properties; front, side and rear yard setbacks; and other elements. A more prescriptive policy applies to Vaughan’s “older, established” neighbourhoods.

#### Low-Rise Residential Policies

The Official Plan generally permits detached houses, semi-detached houses and townhouses in Low-Rise Residential Areas and requires that these housing types “respect and reinforce the scale, massing, setback and orientation of other built and approved” housing of the same type in the immediate area.

#### Heritage Policies

The City of Vaughan contains several Heritage Conservation Districts, each with their own design policies and guidelines. The VOP 2010’s heritage policies in Section 6.2.2 state that new development proposals must be compatible with the heritage conservation district and that they “will be designed to respect and complement the identified heritage character of the district as described in the Heritage Conservation District Plan”. Policies contained in these HCD plans prevail over those in the VOP 2010 where there is overlap.

## 4 Analysis

Vaughan's low-rise neighbourhoods are architecturally diverse, but common elements can be found among them. The analysis of Community Areas (areas not intended for intensification) using detailed aerial imagery and mapping provided by the City of Vaughan identified three distinct neighbourhood types, described in the panels that follow.



### Methodology

Lot frontage (the width of a property where it meets a public street) was used as the primary determinant of neighbourhood type, since the width of a lot typically has a direct relationship to:

- The sizes of houses
- The setbacks of houses from the street and neighbouring properties
- The extent of land used for tree planting and other green landscaping
- The relationship of garages to houses

Other defining elements of neighbourhood character include architecture, tree size and canopy, and private landscaping. Since these elements vary from neighbourhood to neighbourhood, they were not criteria used to categorize neighbourhoods. These elements were, however, considered in assessing the need for policy refinements and guidelines for all neighbourhoods.

The analysis also considered the recent redevelopment occurring in many of Vaughan's low-rise neighbourhoods and revealed areas with unique lot characteristics not in keeping with the established pattern of adjacent neighbourhoods.

## 5 Large-Lot Neighbourhoods

Vaughan's large-lot neighbourhoods include the city's oldest subdivisions near the historic villages of Thornhill, Maple, Kleinburg, and Woodbridge but also include newer estate lot subdivisions.

### Shared Characteristics

- Lot frontages of 21 metres (65 feet) or more
- Deep front and rear yard setbacks
- Large 1 or 2 storey detached houses
- Wide and/or circular driveways
- Extensive landscaped yards
- Garages that are not dominant features



Large-Lot Neighbourhoods

## 6 Medium-Lot Neighbourhoods

Much of the housing stock built in Vaughan since the 1980s falls into the category of medium-lot.

### Shared Characteristics

- Lot frontages of 10-20 metres (33-65 feet)
- Front setbacks of 6-15 metres (20-50 feet)
- Rear setbacks of 7.5-10 metres (25-33 feet)
- Interior side yard setback of 1.5m (5 feet)
- Wide driveways and two-car garages
- Landscaping is generally less than 50% of yard
- Generally two-storey detached houses

### Development Pressures

Development pressure within these neighbourhoods is less acute than in the large-lot neighbourhoods since the housing stock is generally newer, and site and zoning restrictions prevent significantly larger homes from being built. There is a trend in some older medium-lot neighbourhoods to replace bungalows with two-storey homes and rear yard additions.



Medium-Lot Neighbourhoods

## 7 Small-Lot Neighbourhoods

Small lot neighbourhoods are more common today and can be found in pockets of Woodbridge, Thornhill and Maple.

### Shared Characteristics

- Lot frontages of 6-9 metres (20-30 feet)
- Front setbacks of 5-12 metres (16-40 feet)
- Rear setbacks of 6-10 metres (20-33 feet)
- Single or double integrated garages
- Limited landscaping
- Mix of detached, semi-detached, and townhouses

### Development Pressures

Development pressure within these neighbourhoods is also less acute due to the age of the homes and site and zoning restrictions. In small-lot neighbourhoods, the lots are too narrow for subdivisions to be considered.

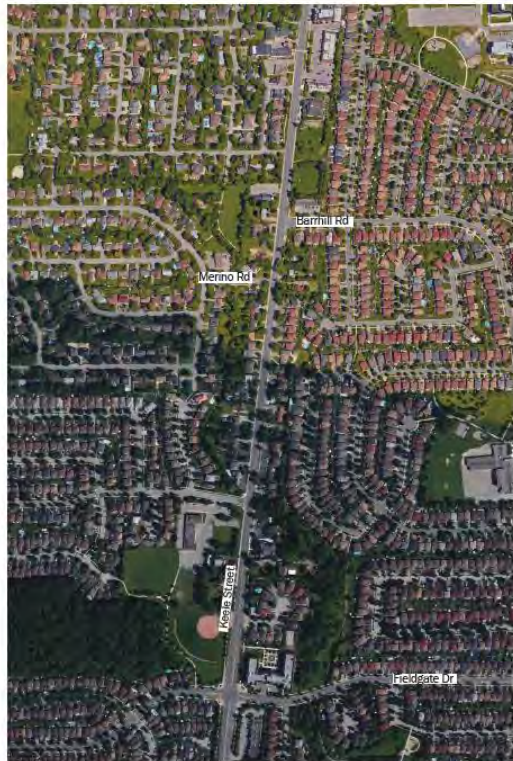


Small-Lot Neighbourhoods



## 8 Arterial Areas

Within Vaughan's low-rise residential neighbourhoods, there are areas along arterial roads where development patterns are inconsistent with the rest of the surrounding neighbourhood outside of designated Intensification Areas. These conditions exist in pockets of the city along Centre Street in Thornhill, Keele Street in Maple, and Islington Avenue and Pine Valley Road in Woodbridge.



Keele Street in Maple

In some instances within Community Areas, there are unusually large sites fronting arterial roads which are inconsistent with the surrounding neighbourhood on either side of the road. These areas are outside of designated Intensification Areas yet there is pressure to build more intense forms of housing including townhouses. In order to respect and reinforce the character of the adjacent low-rise residential neighbourhood, as required in the Vaughan Official Plan 2010, townhouse proposals need to:

- Orient units towards the public street to maintain the rhythm of the neighbourhood frontage
- Avoid the use of private streets to create additional frontages, as the resulting front-to-back condition would result in a significant loss of privacy for the units fronting the arterial street
- Maintain front and rear yards that are consistent with those in the adjacent established neighbourhood
- Maintain and protect existing mature trees to help maintain the streetscape and landscape character and protect the urban forest



## 9 Precedent Tools

Municipalities across Ontario are experiencing similar pressures as Vaughan in their low-rise neighbourhoods. Many have adopted detailed guidelines to better manage change in these areas.

### Toronto



Toronto is currently in the process of updating its townhouse guidelines to reflect a more sensitive approach to development within low-rise neighbourhoods.

The new draft guidelines take a contextual approach to provide both flexibility for developers and certainty for residents that new development will be compatible with the existing character of the neighbourhood.

#### Sample guidelines

- Match the front yard setback so it is equivalent to the existing adjacent properties
- Provide appropriate design treatment to both street facades when the building is on a corner
- Preserve and protect existing healthy trees and green space.

### Mississauga



Mississauga has two sets of urban design guidelines - one for infill housing and one for townhouses - that provide detail to homeowners and developers on how to ensure development is compatible with the character of existing low-rise neighbourhoods.

#### Sample guidelines

- The massing of the dwelling should be consistent with the adjacent homes
- Garages should be located behind or in line with the front door of the dwelling to ensure visibility to the street.
- Site buildings with the front facade facing the public street. Avoid rear yards fronting the public street.
- Where the proposed building is taller or larger than adjacent buildings, create a transition in building height and form.

### Brampton



Brampton recently adopted a “Guide for Infill Housing in Mature Neighbourhoods” that provides guidance on development within low-rise residential areas. It is primarily designed for homeowners and architects to inform design choices.

#### Sample guidelines

- The architectural style of new houses and substantial remodeling should be compatible with the architectural styles found in the surrounding neighbourhood.
- Main entrances should be prominent, oriented to the street and in appropriate scale to the block as well as the house.
- Avoid privacy fencing anywhere in front of the house.
- Preserve mature trees wherever possible.

### Oakville



The Town of Oakville Design Guidelines for Stable Residential Communities are intended to serve as a framework to inform the design of new detached dwellings within stable residential communities. Its primary focus is to help achieve compatibility and maintain the character of neighbourhoods.

#### Sample guidelines

- New development should maintain the setback or average of setbacks from the street frontage as the existing dwellings in the immediate area.
- New development with an attached garage should make every effort to incorporate this feature into the design of the building.
- New development should be designed to mitigate potential impacts of overshadowing on adjacent properties.

## 10 Policy Recommendations

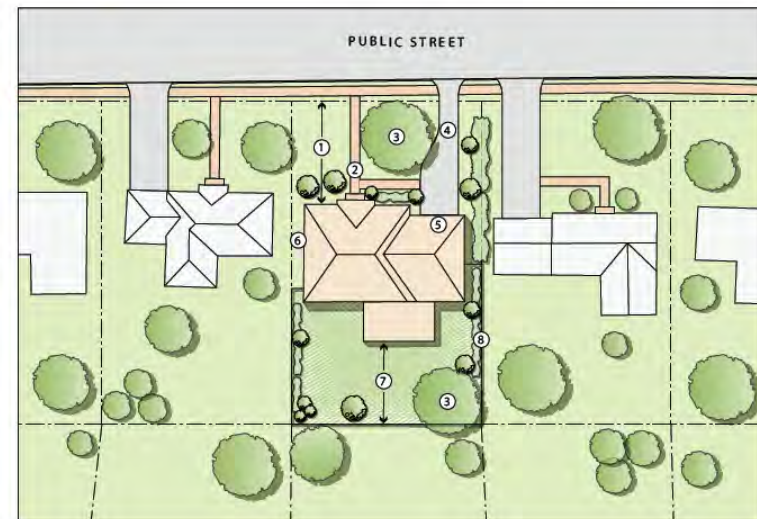
**Although the policies of the Official Plan addressing low-rise neighbourhoods are comprehensive, a number of minor amendments are proposed to mainly clarify the intent of the existing policies, specifically those that affect applications for more intense forms of development.**

- The Community Area policies should clarify that significant physical change means development that would alter the general character of a stable neighbourhood. The orientation of buildings should also be included as a neighbourhood characteristic to be respected and reinforced. (Amending Policy 2.2.3.2)
- The Urban Design policies should also be amended to include “orientation of buildings”, as well as the presence of mature trees, landscape character, existing topography and drainage patterns, as neighbourhood elements to be respected and reinforced. (Amending Policy 9.1.2.2)
- The policy respecting “older, established residential neighbourhoods” should apply to all large-lot neighbourhoods, regardless of their age, and the Official Plan Schedules should include a map of these neighbourhoods. (Amending Policy 9.1.2.3 and adding New Schedule to VOP 2010)
- The same policy should be clarified to prescribe that new lots in large-lot neighbourhoods should be equal to or exceed the frontages of adjoining or facing lots. It should also be amended to permit semi-detached houses and townhouses only on arterial roads. (Amending Policy 9.1.2.3)
- A new policy should be added to the plan to clarify that semi-detached and townhouse dwellings are generally permitted in all established low-rise neighbourhoods on lots fronting an arterial road. Townhouse developments should be required to orient dwellings to the street (not to a private lane), locate parking underground or at the rear of units, maintain the pattern of setbacks in the adjacent neighbourhood, and respect the scale and massing of adjacent development. (Adding New Policy 9.1.2.4 and amending Policy 9.2.3.2 (d))
- A new policy should be added to clarify that a Block Plan may be required where a new street network is required to service development on deep, formerly rural lots in Community Areas. (Adding New Policy 9.1.2.5)

## 11 General Infill Housing Guidelines

To aid the interpretation of the Official Plan policies applicable to low-rise neighbourhoods and the review of development applications, the key urban design guidelines for infill development (replacement housing that is at a higher density than the existing house) below and on the next panel are proposed. These guidelines would be used by the City when reviewing proposals that require an Official Plan amendment, a rezoning, minor variances, a severance or site plan approval.

- ① Place new dwelling to be consistent with adjacent front yard setbacks.
- ② Front entrance of new dwelling should face a public street and incorporate a barrier-free walkway leading to a clear front entrance with a porch or a stoop.
- ③ Retain and protect healthy, mature trees.
- ④ Driveways should be minimized and should never be wider than 6m.
- ⑤ Integrate the garage and recess it from the front wall of the house.
- ⑥ Provide side yard setbacks consistent with the pattern of side yard setbacks in the surrounding residential area.
- ⑦ Provide a minimum rear yard setback of 7.5 metres.
- ⑧ Incorporate fencing, screening and/or landscaping to maintain the privacy of adjacent dwellings.



## 12 General Infill Housing Guidelines

The form and character of infill development should be in keeping with the general form and character of existing development and streetscapes in the surrounding neighbourhood:

1. Infill development should reflect the existing neighbourhood pattern of development in terms of front, rear and side yard setbacks, building height and the location and treatment of primary entrances, to both the dwelling and the street. (Policy 9.1.2.2 / 9.1.2.3)

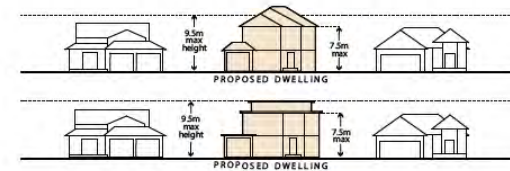


2. Development should reflect the desirable aspects of the established streetscape character. Where the streetscape needs improvement, infill development should contribute through high-quality building design, landscape architecture, and tree planting. (Policy 9.1.1.2 / 9.1.1.3)



3. The prevailing pattern of lot widths, lot depths and lot area in a neighbourhood should be maintained. The subdivision of a lot to create two or more lots should only occur if the width of the resulting lots is the same as or greater than the narrowest lot fronting the same street on the same block or the narrowest lot fronting the same street on the block across the street. (Policy 9.1.2.2 / 9.1.2.3)
4. An existing dwelling should only be replaced by a dwelling, or dwellings, of the same type (detached or semi-detached house or townhouse). (Policy 9.1.2.2 / 9.1.2.3)
5. Consistent with the City's zoning standard for Vaughan's neighbourhoods of single-detached houses, the height of new dwelling should not exceed 9.5 metres. To ensure an appropriate

transition to houses on adjacent lots, the roof line of houses with a height greater than 9.5 metres should slope or step down to a maximum



height of 7.5 metres at the eaves at the side of the house (Policy 9.1.2.2/ 9.1.2.3/ 9.2.3.1)

6. Front entrances should be prominent and well detailed and incorporate a porch or stoop that is at least twice as wide as the front door. (Policy 9.2.3.1)
7. Development on corner lots should front both edges with articulated facades and windows that



## 12 General Infill Housing Guidelines

provide views of the street and/or open space from living areas. Blank walls visible from streets, parks or other public spaces generally should be avoided. (Policy 9.1.1.3)

8. Second-storey additions to a house should have architectural details that are uniformly expressed over the entire facade. (Policy 6.2.2.9 / 9.2.3.1)
9. Building finishes should be durable and consistent with materials used for dwellings in the immediately surround area. The use of vinyl siding is discouraged. (Policy 9.2.3.1)
10. Dwellings should be oriented to the street with their front entrance visible from a public street. (Policy 9.1.1.3)

**Infill development should have relationships to the public realm and adjacent properties that are consistent with the relationships of existing development in the immediate surroundings:**

11. Front yard setbacks should be consistent with the front yard setbacks of adjacent houses and houses immediately across the street. Where there is a uniform setback along a street, it should be matched by the new dwelling(s). Where there is variation in setbacks, the front yard setback of the new dwelling(s) should be the average of that of adjacent development. In no

neighbourhoods, should the front yard setback be less than 4.5 metres. (Policy 9.1.2.2 / 9.1.2.3 / 9.2.3.1)

12. Side yard and rear yard setbacks should be consistent with the prevailing pattern of setbacks in the immediately surrounding residential area. A minimum rear yard setback of 7.5 metres should be maintained. The rear portion of the house should not create adverse shadow or overlook conditions on the adjacent properties. (Policy 9.1.2.2 / 9.1.2.3 / 9.2.3.1)
13. New development should not include second storey decks or balconies that would create adverse overlook impacts on adjacent properties. (Policy 9.1.2.2 / 9.1.2.3 / 9.2.3.1)
14. New development should incorporate fencing, screening and/or landscaping to maintain the privacy of adjacent dwellings and their rear yards. (Policy 9.1.2.2 / 9.1.2.3 / 9.2.3.1)
15. Where there are opportunities, infill development should expand the network of sidewalks, pathways, trails, and crosswalks in the larger neighbourhood. New pathways should be barrier free. (Policy 9.1.1.2 / 9.1.1.3 / 9.1.1.4)

**Garages should be treated as accessories to dwellings, located and designed to be complementary to the main building and not a dominant feature of the property:**

16. On lots with a minimum width of 15 metres, the garage should be recessed from the front wall of the house, and the width of the garage should not be greater than the width of the house. On such lots, consideration should be given to locating the garage behind the house, accessed from a driveway at the side or on a flanking street. On a lot with a minimum width of 30 metres, the garage may face the side yard, provided the side of the garage is designed to blend with the façade of the house and has at least one window. Projecting garages should be avoided. (Policy 9.2.3.1)



## 12 General Infill Housing Guidelines

17. Attached and detached garages should have materials and design elements consistent with the architecture of the dwelling and should not be a dominant feature. (Policy 9.2.3.1)
18. On corner lots, access to the garage should be from the flanking street. (Policy 9.1.1.3 / 9.2.3.1)
19. No portion of a garage should be located below the lowest grade of the lot at the street. Reverse slope driveways are not permitted as per zoning by-law 1-88 and the City of Vaughan's Engineering Design Criteria and Standard Documents (Section 4.1.4 (g)) (Policy 9.2.3.1)
20. Double garages should have two overhead doors. (Policy 9.2.3.1)
21. The width of driveways at the street should be minimized and no greater than 6 metres. The maximum width of a driveway should not exceed the width of the garage. (Policy 9.1.1.3 / 9.2.3.1)



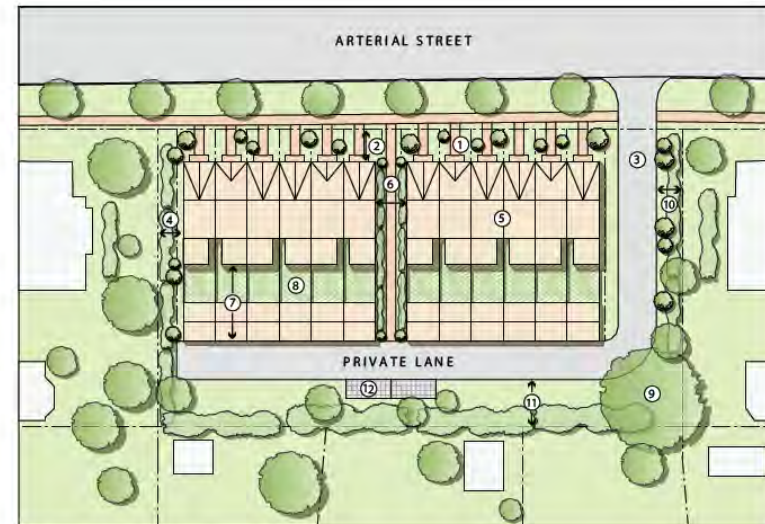
### Front yards should be designed to contribute to an attractive, green streetscape in which trees are a dominant feature:

22. Circular driveways should only be considered on lots with a minimum width of 30 metres. (Policy 9.1.1.3 / 9.2.3.1)
23. Existing healthy, mature trees should be retained and protected. To ensure their survival, trenching for services and foundations should avoid the critical root zone of existing trees, generally defined by the tree's drip line. If the removal of any mature trees is justifiable, they should be replaced with new ones as per the provisions of a tree compensation plan. (Policy 9.1.1.2)
24. Other than the permitted driveway width, paving in the front yard should be limited to walkways and small areas leading to the front entrance. Walkways should be barrier-free. (Policy 9.1.1.2 / 9.1.1.3)
25. On lots with a width between 14 and 20 metres, at least 50% of the front yard should comprise soft landscaping, and a pathway should connect the front entrance to the sidewalk, where one exists. On lots with a width between 20 and 30 metres, this proportion should be 67%, and on 30-metre or wider lots, the proportion should be 80%. (Policy 9.1.1.3 / 9.2.3.1)
26. Fencing and/or perimeter landscaping, such as hedges, that obscures views of the front of a house from the street is discouraged. (Policy 9.1.1.2 / 9.1.1.3)
27. Manage rainwater and snowmelt on-site with best practices in Low Impact Development that encourage infiltration, evapo-transpiration and water re-use through such measures as: planting trees, shrubs and other landscaping; creating bio-retention areas such as swales; and incorporating opportunities to harvest rainwater from rooftops and other hard surfaces for landscape irrigation.
28. Impermeable surfaces in landscaped open spaces should be minimized. Where hard surfaces are planned, the use of permeable materials are encouraged to manage stormwater run-off and reduce heat build-up

## 13 Townhouse Infill Guidelines

The recommended key urban design guidelines below and on the next panel would apply to proposals for townhouse developments on arterial roads in established Low-Rise Residential Areas.

- 1 Orient townhouses to have their front entrance on a public street.
- 2 Provide front yard setbacks consistent across the site and of a minimum of 5 metres.
- 3 Provide parking and servicing areas for townhouses at the rear of the units or underground, accessed from a laneway or driveway.
- 4 Provide an interior side yard setbacks of 1.5 metres minimum.
- 5 Build townhouses with a minimum width of 6 metres and a minimum depth of 12 metres. Blocks of townhouses shall consist of no more than 6 units.
- 6 Separate townhouse blocks by a minimum of 3 metres to allow for landscaping. Where provided with pedestrian circulation, the separation should generally be 6 metres.
- 7 Provide a minimum setback of 12 metres from the rear of the townhouse to a rear lane way.
- 8 Give each townhouse a private backyard that is fenced or screened with landscaping for privacy.
- 9 Retain and protect existing healthy, mature trees.
- 10 Create a landscape strip with a minimum width of 1.5 metres to buffer laneways and driveways from side property lines.
- 11 Create a landscape strip with a minimum width of 3 metres to buffer laneways and driveways from rear property lines.
- 12 Place visitor parking in a central location at the rear of units with pathway(s) to allow visitors access to the front entrances.





## 14 Townhouse Design Guidelines

### Orientation, Setbacks and Character (Policy 9.2.3.2)

1. Townhouse dwellings should be oriented to and have their front entrance on a public street; alternatively, they may front a public park. Private driveways or laneways should not be used to provide frontage for townhouses either flanking the street or located at the rear of dwellings fronting the street. Such a condition would create a front-to-side or front-to-back condition that would adversely affect the rear privacy of adjacent dwellings or dwellings on the same lot that front the street.



2. Front paths should provide direct access to each unit from the sidewalk.

3. Front entrances should be prominent and well detailed and incorporate a porch or stoop.
4. The front entrance should be level with the first floor and raised 0.6-1.2 metres above the level of the front path. Policy Review: Vaughan's Community Areas and Low-Rise Residential Areas 47
5. Front yard setbacks for units fronting the arterial street should be a minimum of 5.0 metres and should be consistent across the site.
6. Interior side yard setbacks should be a minimum of 1.5 metres, and units flanking a public street should be setback a minimum of 4.5 metres from the street.



7. The end unit in a townhouse block flanking a street should address both streets with a side elevation that includes windows and details consistent with the front elevation.
8. The height and massing of townhouse blocks should be compatible with the character of the adjacent or surrounding neighbourhood. Blocks of townhouses shall consist of no more than 6 units consistent with VOP 2010 Policy 9.2.3.2 (a).
9. The separation between townhouse blocks on the same site should be a minimum of 3 metres to allow for landscaping. Where the separation will provide pedestrian circulation, the separation between townhouse blocks on the same site should generally be 6 metres.
10. The rear of the townhouse unit should be setback by 12 metres from the rear laneway. A minimum of 3 metres landscaped buffer from the rear property line to the rear laneways should be provided.
11. Each townhouse dwelling should have a private backyard, fenced or screened with landscaping for privacy.
12. Where common outdoor amenity area is proposed in addition to private amenity space, the common space should be in a prominent location, visible and easily accessed from all units, and with plenty of exposure to sunlight.

## 14 Townhouse Design Guidelines

13. A minimum of 50% of the area at the rear of townhouses should consist of soft landscaping, including high-branching deciduous trees.
14. The architecture and materials of new townhouses should respect and complement the character of the surrounding residential area.
15. Townhouses should have a minimum width of 6 metres and a minimum depth of 12 metres.
16. Existing healthy, mature trees should be retained and protected. To ensure their survival, trenching for services and foundations should avoid the critical root zone of existing trees. If the removal of any mature trees is justifiable, they should be replaced with new ones as per the provisions of a tree compensation plan.
17. Landscaping plans for front yards should incorporate the public boulevard and include street trees.



18. Parking and servicing areas for townhouses fronting an arterial street should be located at the rear of the units or underground, accessed from a laneway or driveway.
19. On corner sites, access to parking and servicing areas should be from the flanking street.

### Access, Parking and Service Areas (Policies 9.1.1.2 / 9.1.1.3 / 9.1.1.4)

20. Laneways and driveways should be buffered from side property lines by a landscape strip with a minimum width of 1.5 metres and buffered from rear property lines by landscaped areas with a minimum width of 3 metres to soften and improve the transition between adjacent properties.
21. Parking access, servicing areas and utility boxes should be consolidated for efficiency and to minimize adverse impacts on neighbouring properties and the public realm. Waste storage areas and utility boxes should be screened from public views.
22. Accesses to underground parking should be integrated into the design of the building, should not be visible from a public street, and should be sited to prevent negative impacts to neighbouring properties.

23. Where a site is large enough to accommodate a local public street or street network to provide access and frontage for townhouse dwellings in the interior of the site, the street or street network should link to existing streets in the surrounding neighbourhood where possible, and opportunities to extend the street or street network across adjoining sites fronting the arterial in the future should be considered. Dead end streets, cul-de-sacs, streets that appear to be private and gated access points should be avoided.

24. Where townhouse dwellings front a new local street and it is not practical to accommodate parking at the rear of the units, single front garages may be considered provided the townhouses have a minimum width of 6 metres and the garage is flush with or recessed from the front wall of the townhouse so that it does not dominate the façade. In addition, the garage should be set back a minimum of 6 metres from the street to accommodate a parked car in the driveway.



## 14 Townhouse Design Guidelines

25. Visitor parking should be located close to the site entrance(s). Where multiple townhouse blocks are proposed on a site, the visitor parking may be located in a central location at the rear of the units, provided convenient pathways between blocks of townhouses allow visitors to access the front entrances.
26. Pedestrian circulation areas should be barrier free and landscaped, have pedestrian-scale lighting, and have access to sunlight

### Grading (Policies 9.1.1.3 / 9.1.1.2 / 9.1.1.4)

27. Generally, there should be minimal changes to the existing grades on the site, and the existing natural grades at the property lines should be maintained.
28. Artificially raised or lowered grades, or low-lying areas where water collects, should be avoided.



29. The use of retaining walls along street frontages, parks and other open spaces areas should be avoided. Where a retaining wall cannot be avoided and the grade change is greater than one metre, the wall should be terraced.
30. If there is a significant grade difference across a site, townhouse blocks should be stepped to maintain an appropriate relationship to grade.
31. Drainage should have no adverse impacts on adjacent properties or the public realm.
32. Pedestrian routes across grade changes should be universally accessible.
33. Manage rainwater and snowmelt on-site with best practices in Low Impact Development that encourage infiltration, evapo-transpiration and water re-use through such measures as: planting trees, shrubs and other landscaping; creating bio-retention areas such as swales; and incorporating opportunities to harvest rainwater from rooftops and other hard surfaces for landscape irrigation.
34. Impermeable surfaces in landscaped open spaces should be minimized. Where hard surfaces are planned, the use of permeable materials are encouraged to manage stormwater run-off and reduce heat build-up.
35. Townhouse access will be designed in accordance with the City of Vaughan's Waste Collection Design Standard Policy.



## 15 Next Steps

Your feedback on the findings and recommendations of the Community Area Policy Review for Low-Rise Residential Designations is important.

Public feedback will be compiled and considered through the finalization process of both the Official Plan Amendment and the urban design guideline documents.

The policy amendments will be the subject of a Statutory Public Hearing, as required under the Ontario Planning Act, in Fall 2016. The General Infill and Townhouse Guidelines will be presented to the Committee of the Whole in a separate meeting for endorsement.



### Tell us what you think!

Talk to the consultants or City staff in attendance and fill in a comment sheet.

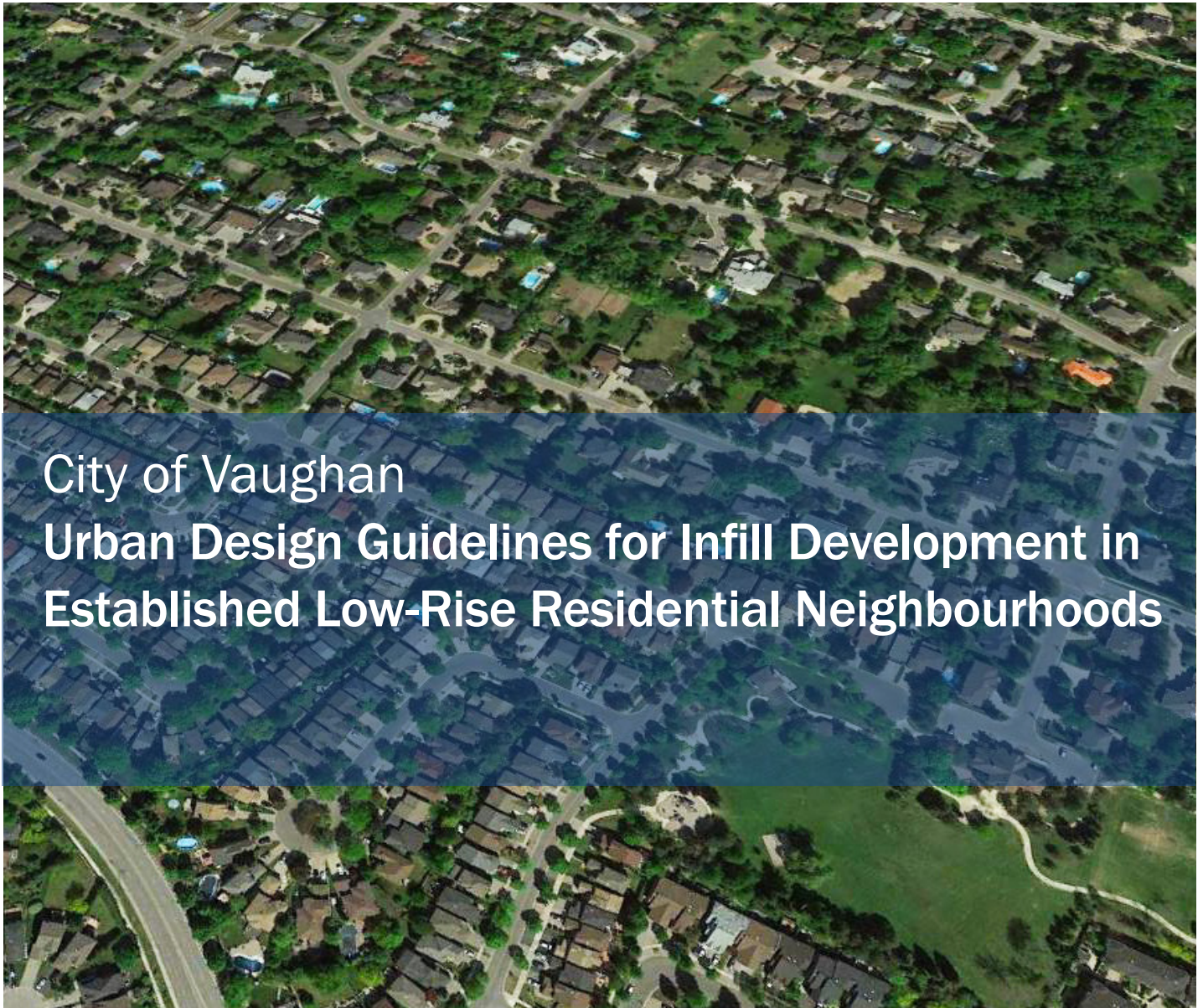


Comments can also be submitted by May 31st to:



**Kyle Fearon, Planner**  
**Policy Planning & Environmental Sustainability**  
**City of Vaughan**  
**2141 Major Mackenzie Drive**  
**Vaughan, Ontario, L6A 1T1**  
[kyle.fearon@vaughan.ca](mailto:kyle.fearon@vaughan.ca)

**Thank you for attending and helping to shape the future of Vaughan!**



City of Vaughan  
Urban Design Guidelines for Infill Development in  
Established Low-Rise Residential Neighbourhoods

**DRAFT - September 2016**





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# 1 Introduction

## 1.1 Purpose of the Design Guidelines

Vaughan's established low-rise residential neighbourhoods, developed over the past several decades, are intended to retain their general form and physical character. Nevertheless, change has been occurring in many neighbourhoods as property owners replace older, smaller homes with newer, larger ones. There is also a growing number of proposals to increase the density of housing in some neighbourhoods through the subdivision of large lots or the introduction of townhouses.

This document was prepared to guide the planning and design of new development in Vaughan's established low-rise neighbourhoods, with the goal of ensuring development is consistent with the City's Official Plan. In being more detailed than the policies of the Official Plan and containing illustrations, the guidelines clarify the policies applicable to low-rise neighbourhoods. They are intended to be used by property owners, developers, architects and planners in preparing plans for individual sites. They will also be used by City staff in their review of development applications.

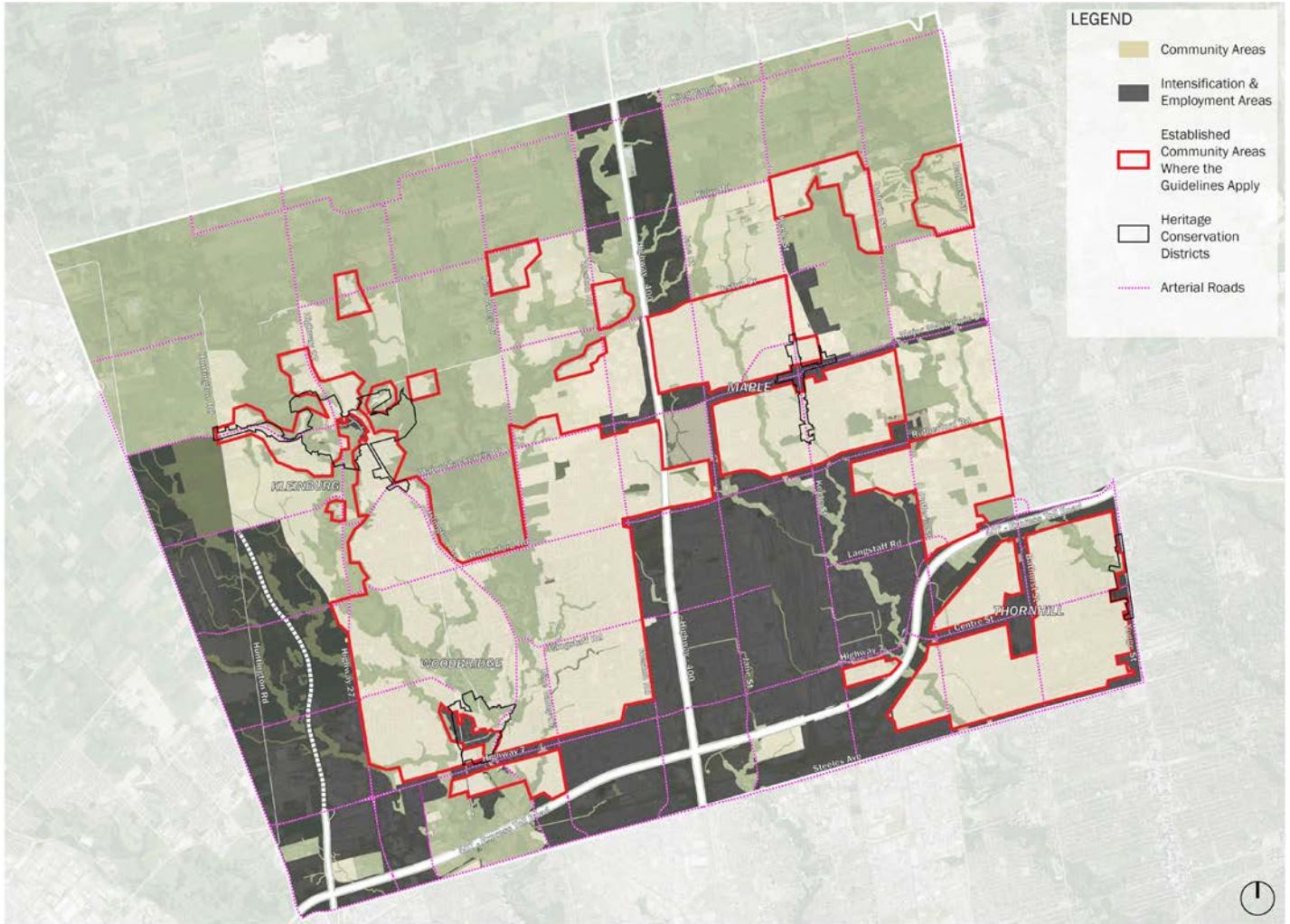
The overarching goal of these urban design guidelines is to help ensure new development in Vaughan's established low-rise neighbourhoods fits compatibly with its surroundings, i.e., does not have an undue adverse impact on neighbouring properties and does not significantly alter the physical character of the larger residential area.

## 1.2 How and Where the Guidelines Apply

These guidelines will apply to all proposals to develop one or more Detached or Semi-detached Houses or Townhouses located in a stable Community Area and which require a rezoning, minor variance, severance or site plan approval.

Map 1 identifies the established Community Areas in Vaughan where these guidelines apply. Many of the guidelines are also relevant to the city's emerging and partially occupied low-rise neighbourhoods still being developed, but the intent is not to subject plans of subdivision and rezoning applications in developing communities to these guidelines. In addition, these guidelines are not intended to be applied to proposed townhouse developments within designated intensification areas in the Official Plan

While all infill projects in Vaughan's established Community Areas should respect these guidelines, since many infill developments are unique, not all of the design guidelines listed in this document will apply or be appropriate in every infill situation. Exceptions to the guidelines may be considered by City staff to be acceptable and will not require Council approval. Where an exception is proposed, however, the applicant will be required to demonstrate that the guideline cannot be satisfied given the conditions of the site, and that the exception will not prevent the development from meeting the intent of the Official Plan.



**Map 1 - Vaughan's Stable Community Areas**

In low-rise neighbourhoods within Vaughan's historic villages of Thornhill, Maple, Woodbridge and Kleinburg, these guidelines are meant to complement and not conflict with the applicable Heritage Conservation District (HCD) Plan. Where there is a conflict between these guidelines and those contained in an HCD Plan, the latter will prevail. Within the stable Community Areas identified on Map 1, these guidelines will be particularly relevant to development applications within Vaughan's generally more mature residential neighbourhoods with lots that exceed 20 metres

(65 feet) in width and on large lots generally in the city, particularly those along arterial roads at the edges of established neighbourhoods. The former areas - those along arterial roads - are seeing original homes replaced by much larger ones and proposals to subdivide lots. The latter areas may create opportunities for the introduction of townhouse dwellings that respect and maintain the qualities of the surrounding neighbourhood.

## 2 Policy Context

The Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods are a companion document to the Vaughan Official Plan 2010 (VOP 2010) and should be read in conjunction with VOP 2010. A list of some of the policies applicable to low-rise neighbourhoods is provided below:

### 2.1 Community Area Policies

Maintaining the stability of Community Areas is a primary objective of the VOP 2010 and is to be accomplished by providing for a variety of low-rise residential uses in these areas (2.2.1.1 (b)). Two policies in Chapter 2 of the VOP 2010 address the degree of change planned in Community Areas:

- Policy 2.2.3.2 – Community Areas are considered Stable Areas and therefore Community Areas with existing development are not intended to experience significant physical change. New development that respects and reinforces the existing scale, height, massing, lot pattern, building type, character, form and planned function of the immediate local area is permitted, as set out in the policies in Chapter 9 of this Plan.
- Policy 2.2.3.3 – Limited intensification may be permitted in Community Areas as per the land use designations on Schedule 13 and in accordance with the policies of Chapter 9 of this Plan. The proposed development must be sensitive to and compatible with the character, form and planned function of the surrounding context.

### 2.2 Urban Design Policies

The Urban Design policies described in Chapter 9 of the VOP 2010 provide further detail related to the Community Area policies articulated in Chapter 2.

Policy 9.1.2.1 states that new development will respect and reinforce the existing and planned context within which it is situated. More specifically, the built form of new developments will be designed to “respect and reinforce the physical character of the established neighbourhood within which it is located as set out in policies 9.1.2.2 and 9.1.2.3...”

Policy 9.1.2.2 states that in Community Areas with established development, new development shall be designed to respect and reinforce the existing physical character and uses of the surrounding area, paying particular attention to the following elements:

- a. the local pattern of lots, streets and blocks;
- b. the size and configuration of lots;
- c. the building type of nearby residential properties;
- d. the heights and scale of nearby residential properties;
- e. the setback of buildings from the street;
- f. the pattern of rear and side-yard setbacks;
- g. conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes.
- h. the above elements are not meant to discourage the incorporation of features that can increase energy efficiency (e.g. solar configuration, solar panels) or environmental sustainability (e.g. natural lands, rain barrels).

Policy 9.1.2.3 states that within the Community Areas there are a number of established large-lot residential neighbourhoods that are characterized by large lots and/or by their historical, architectural or landscape value. They are also characterized by their substantial rear, front and side yards, and by lot coverages that contribute to expansive amenity areas, which provide opportunities for attractive landscape development and streetscapes. Often, these areas are at or near the core of the founding communities of Thornhill, Concord, Kleinburg, Maple and Woodbridge, and may also be part of the respective Heritage Conservation Districts. In order to maintain the character of these areas the following policies shall apply to all developments within these areas (e.g., land severances, zoning by-law amendments and minor variances), based on the current zoning, and guide the preparation of any future City-initiated area specific or comprehensive zoning by-laws affecting these areas.

- a. Lot frontage: In the case of lot creation, new lots should be equal to or exceed the frontages of the adjacent nearby and facing lots;
- b. Lot area: The area of new lots should be consistent with the size of adjacent and nearby lots;
- c. Lot configuration: New lots should respect the existing lotting fabric;
- d. Front yards and exterior side yards: Buildings should maintain the established pattern of setbacks for the neighbourhood to retain a consistent streetscape;
- e. Rear yards: Buildings should maintain the established pattern of setbacks for the neighbourhood to minimize visual intrusion on the adjacent residential lots;

- f. Building heights and massing: Should respect the scale of adjacent residential buildings and any city urban design guidelines prepared for these Community Areas;
- g. Lot coverage: In order to maintain the low density character of these areas and ensure opportunities for generous amenity and landscaping areas, lot coverage consistent with development in the area and as provided for in the zoning by-law is required to regulate the area of the building footprint within the building envelope, as defined by the minimum yard requirements of the zoning by-law.

## 2.3 Low-Rise Residential Policies

Chapter 9 of the VOP 2010 also contains policies that address the different types of built form that are permitted within Community Areas and on lands designated Low-Rise Residential. Detached Houses, Semi-detached Houses and Townhouses are the only building types permitted on lands designated Low-Rise Residential, and they are permitted to rise to a maximum of three storeys.

Policies 9.2.3.1 and 9.2.3.2 articulate the development criteria for those three building types, reinforcing and reiterating that new development on lands designated Low-Rise Residential will be required to “respect and reinforce the scale, massing, setback and orientation” of other units of the same type in the immediate area. Townhouses generally are required to front onto a public street, and rows of townhouses shall not exceed six attached units.

# 3

## Characteristics of Vaughan’s Established Low-Rise Residential Neighbourhoods

There are many physical features that contribute to the character of a neighbourhood, including architecture, tree canopy and landscape design. The following fundamental elements, however, help to distinguish the different types of low-rise neighbourhoods in Vaughan and define their general character to be respected and reinforced by infill development:

- Lot frontage (the width of a property where it meets the street)
- House size (height and overall massing)
- Setbacks from the street and neighbouring properties
- Extent of land used for tree planting and other landscaping
- The relationship of garages to houses

Based on these five elements, which can be regulated, Vaughan’s established low-rise neighbourhoods can be placed into one of three categories:

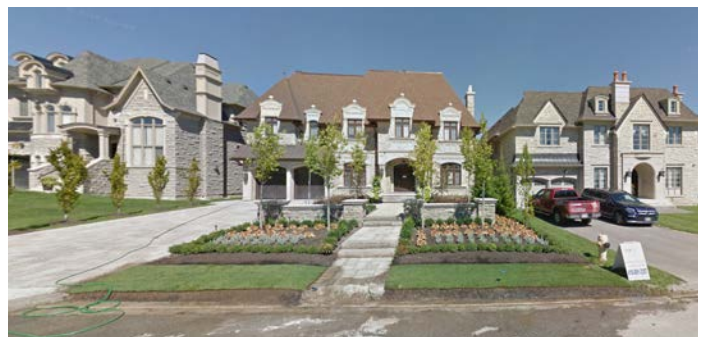
- Large-Lot Neighbourhoods
- Medium-Lot Neighbourhoods
- Small-Lot Neighbourhoods

The characteristics of each of these neighbourhood types are summarized below to assist in applying and interpreting the urban design guidelines that follow in Sections 4 and 5.

### 3.1 Large-Lot Neighbourhoods

Although the settings for Vaughan’s large-lot neighbourhoods vary, they share several characteristics including:

- Lot frontages greater than 20 metres (65 feet)
- Deep front setbacks of approximately 12 metres (39 feet) or greater
- Deep rear setbacks of 15 metres (49 feet) or greater
- Wide and/or circular/semi-circular driveways
- Attached garages that generally are not dominant features, with varying orientations and designs
- Large detached houses generally occupying less than a third of the lot
- Expansive landscaped front and rear yards



### 3.2 Medium-Lot Neighbourhoods

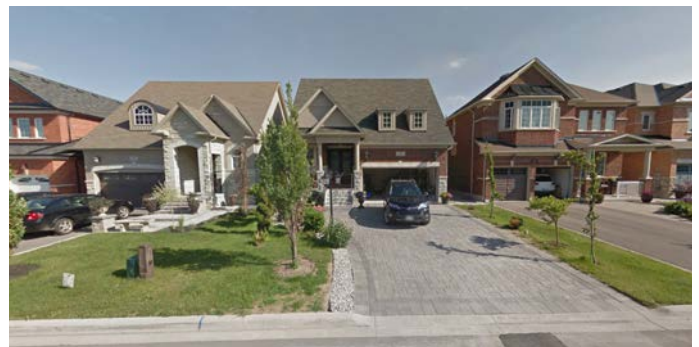
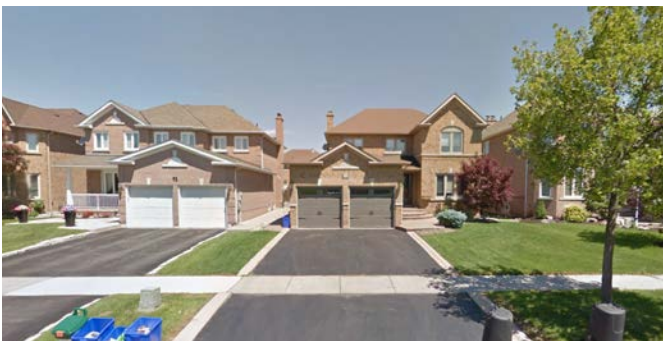
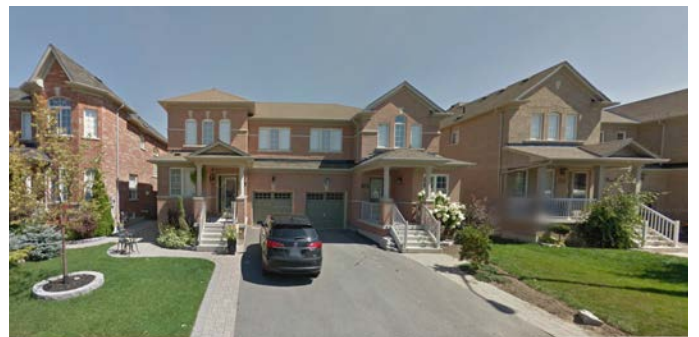
Vaughan’s medium-lot neighbourhoods can generally be characterized by the following attributes:

- Lot frontages of 10 to 20 metres (33 to 65 feet)
- Front setbacks of 6 to 15 metres (20 to 50 feet)
- Interior side yard setbacks of typically 1.5 metres (5 feet)
- Rear setbacks of 7.5 to 10 metres (25 to 33 feet)
- Wide driveways
- Front yard landscaped area generally less than 50% of the yard
- Generally 2-storey detached houses

### 3.3 Small-Lot Neighbourhoods

Vaughan’s small-lot neighbourhoods can generally be characterized by the following attributes:

- Lot frontages of 6 to 9 metres (20 to 30 feet)
- Front setbacks of approximately 5 to 12 metres (16 to 40 feet)
- Side setbacks of approximately 0 to 1.5 metres
- Rear setbacks of approximately 6 to 10 metres
- Single or double car garages
- 2-storeys detached, semi-detached houses and townhouse housing types



# 4 General Low-Rise Residential Infill Guidelines

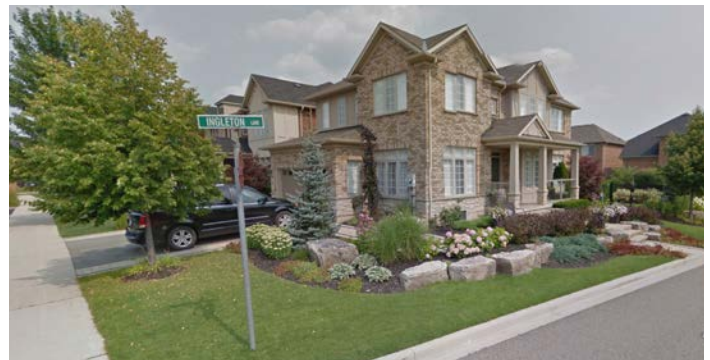
The following general guidelines should be applied to all new infill development in established low-rise residential neighbourhoods, excluding townhouses. The policy numbers that follow each guideline refer to the relevant Vaughan Official Plan 2010 (VOP 2010) policies that these guidelines clarify and support.

## The form and character of infill development should be in keeping with the general form and character of existing development and streetscapes in the surrounding neighbourhood:

- 4.1. Infill development should reflect the existing neighbourhood pattern of development in terms of front, rear and side yard setbacks, building height and the location and treatment of primary entrances, to both the dwelling and the street. (Policy 9.1.2.2 / 9.1.2.3)
- 4.2. Development should reflect the desirable aspects of the established streetscape character. Where the streetscape needs improvement, infill development should contribute through high-quality building design, landscape architecture, and tree planting. (Policy 9.1.1.2 / 9.1.1.3)
- 4.3. Development should protect and enhance Vaughan's interconnected system of natural features and the functions they perform including its Core Features, Enhancement Areas, Built-Up Valley Lands and other components identified on Schedule 2 of the VOP 2010. (Policy 3.2.3.1)
- 4.4. The prevailing pattern of lot widths, lot depths and lot area in a neighbourhood should be maintained. The subdivision of a lot to create two or more lots should only occur if the width of the new lot(s) are equal to or exceed the frontages of the adjacent and nearby lots. (Policy 9.1.2.2 / 9.1.2.3)
- 4.5. An existing dwelling should only be replaced by a dwelling, or dwellings, of the same type (Detached or Semi-Detached House or Townhouse). (Policy 9.1.2.2 / 9.1.2.3)
- 4.6. Consistent with the City's zoning standard for Vaughan's neighbourhoods of Detached Houses, the height of new dwelling should not exceed 9.5 metres. To ensure an appropriate transition to houses on adjacent lots, the roof line of houses with a height greater than 9.5 metres should slope or step down to a maximum height of 7.5 metres at the eaves at the side of the house. (Policy 9.1.2.2 / 9.1.2.3 / 9.2.3.1)
- 4.7. Front entrances should be prominent and well detailed and incorporate a porch or stoop that is at least twice as wide as the front door. (Policy 9.2.3.1)
- 4.8. Development on corner lots should front both edges with articulated facades and windows that provide views of the street and/or open space from living areas. Blank walls visible from streets, parks or other public spaces are prohibited. (Policy 9.1.1.3)



Front entrances should be prominent and well detailed. (Guideline 4.7)



Houses on corner lots should front both public streets with articulated facades and windows. (Guideline 4.8)

4.9. Second-storey additions to a house should have architectural details that are uniformly expressed over the entire facade. (Policy 6.2.2.9 / 9.2.3.1)

4.10. Building finishes should be durable and consistent with materials used for dwellings in the immediately surrounding area. The use of vinyl siding is discouraged. (Policy 9.2.3.1)

**Infill development should have relationships to the public realm and adjacent properties that are consistent with the relationships of existing development in the immediate surroundings:**

4.11. Dwellings should be oriented to the street with their front entrance visible from a public street. (Policy 9.1.1.3)

4.12. Front yard setbacks should be consistent with the front yard setbacks of adjacent houses and houses immediately across the street. Where there is a uniform setback along a street, it should be matched by the new dwelling(s). Where there is variation in setbacks, the front yard setback of the new dwelling(s) should be the average of that of adjacent development. In no neighbourhood should the front yard setback be less than 4.5 metres. (Policy 9.1.2.2 / 9.1.2.3 / 9.2.3.1)

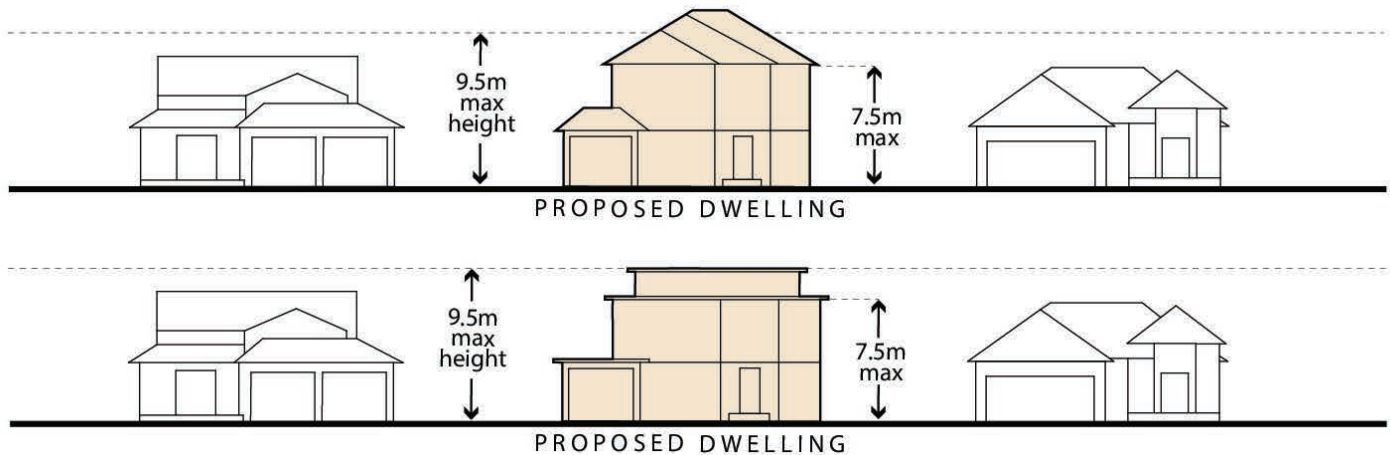
4.13. Side yard and rear yard setbacks should be consistent with the prevailing pattern of setbacks in the immediately surrounding residential area. A minimum rear yard setback of 7.5 metres should be maintained. The rear portion of the house should not create adverse shadow or overlook conditions on the adjacent properties. (Policy 9.1.2.2 / 9.1.2.3 / 9.2.3.1)

4.14. New development should not include second storey decks or balconies that would create adverse overlook impacts on adjacent properties. (Policy 9.1.2.2 / 9.1.2.3 / 9.2.3.1)

4.15. New development should incorporate fencing, screening and/or landscaping to maintain the privacy of adjacent dwellings and their rear yards. (Policy 9.1.2.2 / 9.1.2.3 / 9.2.3.1)

4.16. Where there are opportunities, infill development should expand the network of sidewalks, pathways and trails in the larger neighbourhood. New pathways should be barrier free. (Policy 9.1.1.2 / 9.1.1.3 / 9.1.1.4)

4.17. On lots with a minimum width of 15 metres, the garage should be recessed from the front wall of the house, and the width of the garage should not be greater than the width of the



The height of new dwelling should not exceed 9.5 metres, and the roof line of a house with a height greater than 7.5 metres should slope or step down to a maximum height of 7.5 metres at the eaves at the side of the house. (Guideline 4.6)



house. On such lots, consideration should be given to locating the garage behind the house, accessed from a driveway at the side or on a flanking street. On a lot with a minimum width of 30 metres, the garage may face the side yard, provided the side of the garage is designed to blend with the façade of the house and has at least one window. Projecting garages should be avoided. (Policy 9.2.3.1)

- 4.18. Attached and detached garages should have materials and design elements consistent with the architecture of the dwelling and should not be a dominant feature. (Policy 9.2.3.1)
- 4.19. On corner lots, access to the garage should be from the flanking street. (Policy 9.1.1.3 / 9.2.3.1)
- 4.20. No portion of a garage should be located below the lowest grade of the lot at the street. Reverse slope driveways are not permitted as per Zoning By-law 1-88 and the City of Vaughan's Engineering Design Criteria and Standard Documents (Section 4.1.4 (g)). (Policy 9.2.3.1)
- 4.21. Double garages should have two overhead doors. (Policy 9.2.3.1)



On lots with a minimum width of 15 metres, the garage should be recessed from the front wall of the house, and the width of the garage should not be greater than the width of the house. (Guideline 4.17)



No portion of a garage should be located below the lowest grade of the lot at the street. (Guideline 4.20)

**Front yards should be designed to contribute to an attractive, green streetscape in which trees are a dominant feature:**

- 4.22. The width of driveways at the street should be minimized and no greater than 6 metres. The maximum width of a driveway should not exceed the width of the garage. (Policy 9.1.1.3 / 9.2.3.1)
- 4.23. Circular driveways should only be considered on lots with a minimum width of 30 metres. (Policy 9.1.1.3 / 9.2.3.1)
- 4.24. Existing healthy, mature trees should be retained and protected. To ensure their survival, trenching for services and foundations should avoid the critical root zone of existing trees, generally defined by the tree's drip line. If the removal of any mature tree(s) is justified and accepted by the City, they should be replaced with new ones as per the provisions of the City's Replacement Tree Requirement. (Policy 9.1.1.2)

4.25. Other than the permitted driveway width, paving in the front yard should be limited to walkways and small areas leading to the front entrance. Walkways should be barrier-free. (Policy 9.1.1.2 / 9.1.1.3)

4.26. On lots with a width between 14 and 20 metres, at least 50% of the front yard should comprise soft landscaping, and a pathway should connect the front entrance to the sidewalk, where one exists. On lots with a width between 20 and 30 metres, this requirement is 67%, and on 30-metre or wider lots, the requirement is 80%. (Policy 9.1.1.3 / 9.2.3.1)

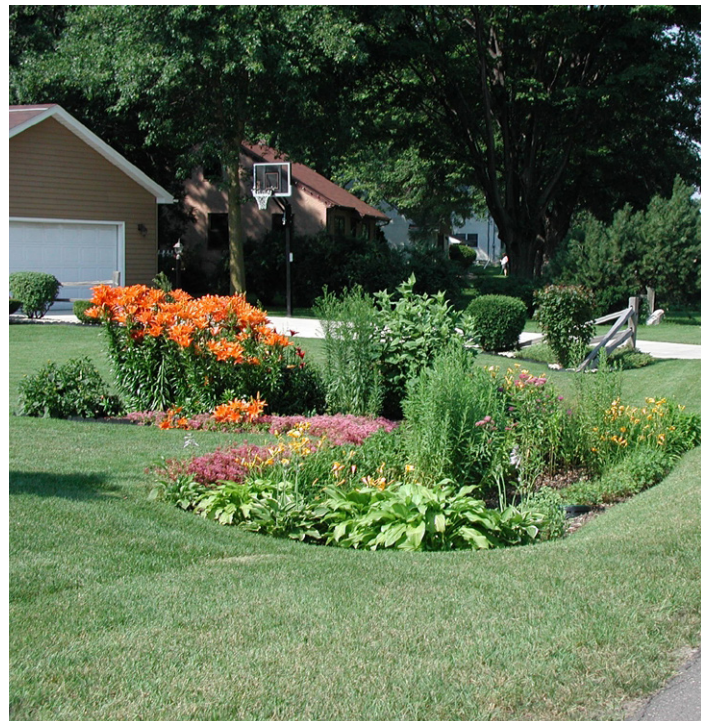
4.27. Fencing and/or perimeter landscaping, such as hedges, that obscures views of the front of a house from the street is discouraged. (Policy 9.1.1.2 / 9.1.1.3)

4.28. Managing rainwater and snowmelt on-site with Low Impact Development Standards that encourage infiltration, evapo-transpiration and water re-use is required. Such measures as: planting trees, shrubs and other landscaping; creating bio-retention areas such as swales; and incorporating opportunities to harvest rainwater from rooftops and other hard surfaces for landscape irrigation are encouraged. Where such measures are installed, they should be appropriately designed and located to filter, store and/or convey the expected stormwater flows from surrounding paved areas. (Policy 3.6.6 / 9.1.3.1)

4.29. Impermeable surfaces in landscaped open spaces should be minimized. Where hard surfaces are planned, the use of permeable materials are encouraged to manage stormwater run-off and reduce heat build-up. (Policy 3.6.6 / 9.1.3.1)

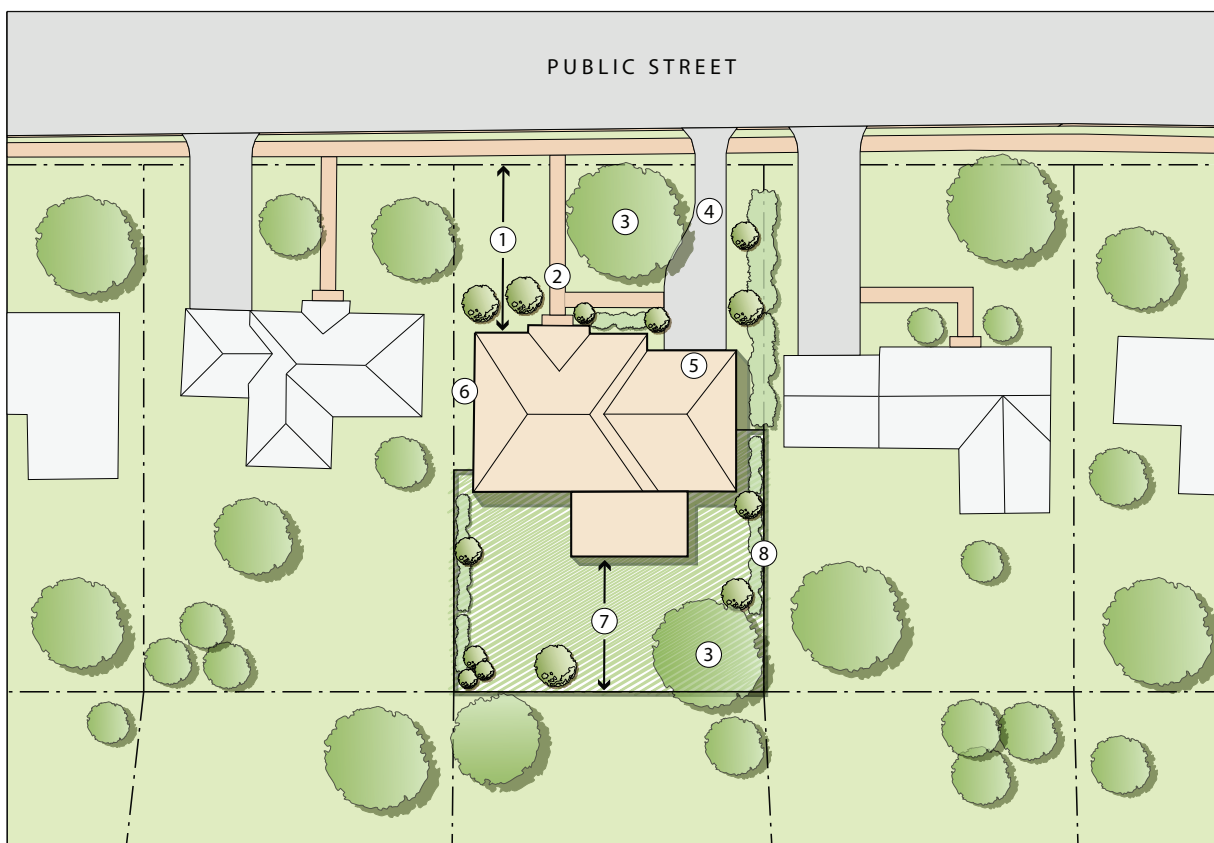


Fencing and/or perimeter landscaping, such as hedges, that obscures views of the front of a house from the street is discouraged. (Guideline 4.27)



Bio-swales and rain gardens that help manage rainwater and snowmelt are encouraged. (Guideline 4.28)

## General Low-Rise Residential Infill Guidelines Summary



- ① Place new dwelling to be consistent with adjacent front yard setbacks.
- ② Front entrance of new dwelling should face a public street and incorporate a barrier-free walkway leading to a clear front entrance with a porch or a stoop.
- ③ Retain and protect healthy, mature trees.
- ④ Driveways should be minimized and should never be wider than 6m.
- ⑤ Integrate the garage and recess it from the front wall of the house.
- ⑥ Provide side yard setbacks consistent with the pattern of side yard setbacks in the surrounding residential area.
- ⑦ Provide a minimum rear yard setback of 7.5 metres.
- ⑧ Incorporate fencing, screening and/or landscaping to maintain the privacy of adjacent dwellings.

# 5 Townhouse Infill Guidelines

The following guidelines apply specifically to townhouse developments in established low-rise neighbourhoods. Townhouses are not appropriate within Vaughan’s medium-lot and large-lot neighbourhoods comprised of Detached Houses, since their form and parking requirements would significantly alter the neighbourhood character. They may be considered appropriate at the edge of a neighbourhood, however, on a lot fronting an arterial road.

**As a general guideline that informs many of those below, townhouse developments on arterial streets may have a greater density and mass than existing development in the surrounding established residential area but should have a relationship to the street and adjacent properties that is consistent with the prevailing pattern of building orientation, setbacks and landscaping.**

### Orientation, Setbacks and Character

- 5.1. Townhouses should be oriented to and have their front entrance on a public street; alternatively, they may front a public park. Private driveways or laneways should not be used to provide frontage for Townhouses either flanking the street or located at the rear of dwellings fronting the street. Such a condition would create a front-to-side or front-to-back condition that would adversely affect the rear privacy of adjacent dwellings or dwellings on the same lot that front the street. (Policy 9.2.3.2)
- 5.2. Front yard paths should provide direct access to each unit from the sidewalk. (Policy 9.2.3.2)
- 5.3. Front entrances should be prominent and well detailed and incorporate a porch or stoop. (Policy 9.2.3.2)
- 5.4. The front entrance should be level with the first floor and raised 0.6-1.2 metres above the level of the front path. Stairs should not dominate the entrance of a Townhouse (Policy 9.2.3.2)
- 5.5. Front yard setbacks for units fronting the arterial street should be a minimum of 4.5 metres and should be consistent across the site. A minimum of 50% of the front yard should consist of soft landscaping. Deciduous trees are encouraged (Policy 9.2.3.2)
- 5.6. Interior side yard setbacks should be a minimum of 1.5 metres, and end units flanking a public street should be setback a minimum of 4.5 metres from the street. (Policy 9.2.3.2)
- 5.7. The end unit in a townhouse block flanking a street should address both streets with a side elevation that includes windows and details consistent with the front elevation. (Policy 9.2.3.2)
- 5.8. The height and massing of townhouse blocks should be compatible with the character of the adjacent or surrounding neighbourhood. Blocks of townhouses shall consist of no more than 6 units consistent with VOP 2010 Policy 9.2.3.2 (a). (Policy 9.2.3.2)
- 5.9. The separation between townhouse blocks on the same site should be a minimum of 3 metres to allow for landscaping. Where the separation will provide pedestrian circulation, the separation between townhouse blocks on the same site should generally be 6 metres. (Policy 9.2.3.2)



The separation between townhouse blocks should be 3 to 6 metres and be landscaped. (Guideline 5.9)



Townhouse dwellings should be oriented to and have their front entrance on a public street, have a direct path to the sidewalk, incorporate a porch or stoop and have a front yard setback of 4.5 metres minimum. (Guidelines 5.1, 5.2, 5.3, 5.5)



Each townhouse dwelling should have a private backyard, fenced or screened with landscaping for privacy. (Guideline 5.11)

- 5.10. The rear of the townhouse unit should be setback by 12 metres from the rear laneway. A minimum of 3 metres landscaped buffer from the rear property line to the rear laneways should be provided. (Policy 9.2.3.2)
- 5.11. Each Townhouse should have a private backyard, fenced or screened with landscaping for privacy. (Policy 9.2.3.2)
- 5.12. Where common outdoor amenity area is proposed in addition to private amenity space, the common space should be in a prominent location, visible and easily accessed from all units, and with plenty of exposure to sunlight. (Policy 9.2.3.2)
- 5.13. A minimum of 50% of the area at the rear of townhouses should consist of soft landscaping, including high-branching deciduous trees. (Policy 9.1.3.1 / 9.2.3.2)
- 5.14. The architecture and materials of new townhouses should respect and complement the character of the surrounding residential area. (Policy 9.2.3.2)

- 5.15. Townhouses should have a minimum width of 6 metres and a minimum depth of 12 metres. (Policy 9.2.3.2)
- 5.16. Existing healthy, mature trees should be retained and protected. To ensure their survival, trenching for services and foundations should avoid the critical root zone of existing trees, generally defined by the tree's drip line. If the removal of any mature tree(s) is justified and accepted by the City, they should be replaced with new ones as per the provisions of the City's Replacement Tree Requirement. (Policy 9.1.1.2)
- 5.17. Landscaping plans for front yards should incorporate the public boulevard and include street trees. (Policy 9.2.3.2)
- 5.18. Rear laneways should be lighted for safety and security, but no spillover of such lighting on adjacent properties should occur. (Policy 9.1.1.2)



Parking and servicing areas for townhouses fronting an arterial street should be located at the rear of the units or underground, accessed from a laneway or driveway. (Guideline 5.18)

## Access, Parking and Service Areas

- 5.19. Parking and servicing areas for townhouses fronting an arterial street should be located at the rear of the units or underground, accessed from a laneway or driveway. (Policy 9.1.1.2 / 9.1.1.3)
- 5.20. On corner sites, access to parking and servicing areas should be from the flanking street. (Policy 9.1.1.2 / 9.1.1.3)
- 5.21. Laneways and driveways should be buffered from side property lines by a landscape strip with a minimum width of 1.5 metres and buffered from rear property lines by landscaped areas with a minimum width of 3 metres to soften and improve the transition between adjacent properties. (Policy 9.1.1.2 / 9.1.1.3)
- 5.22. The location of a rear laneway should consider opportunities to link it to potential future laneways on adjoining properties and opportunities for shared access agreements and public easements. (Policy 9.1.1.2 / 9.1.1.3)



Utility boxes should be consolidated for efficiency and to minimize adverse impacts on neighbouring properties and the public realm. Waste storage areas and utility boxes should be screened from public views. (Guideline 5.23)



Where townhouses front a local street, single front garages may be considered provided the townhouses have a minimum width of 6 metres and the garage is flush with or recessed from the front wall. (Guideline 5.26)

- 5.23. Parking access, servicing areas and utility boxes should be consolidated for efficiency and to minimize adverse impacts on neighbouring properties and the public realm. Waste storage areas and utility boxes should be screened from public views. Meters should be located below or under the front steps where feasible. (Policy 9.1.1.2 / 9.1.1.3)
- 5.24. Accesses to underground parking should be integrated into the design of the building, should not be visible from a public street, and should be sited to prevent negative impacts to neighbouring properties. (Policy 9.1.1.2 / 9.1.1.3)
- 5.25. Where a site is large enough to accommodate a local public street or street network to provide access and frontage for Townhouses in the interior of the site, the street or street network should link to existing streets in the surrounding neighbourhood where possible, and opportunities to extend the street or street network across adjoining sites fronting the arterial in the future should be considered and protected for the future. Dead end streets, cul-de-sacs, streets that appear to be private and gated access points should be avoided. (Policy 9.1.1.2 / 9.1.1.3 / 9.1.1.4)

- 5.26. Where Townhouses front a new local street and it is not practical to accommodate parking at the rear of the units, single front garages may be considered provided the townhouses have a minimum width of 6 metres and the garage is flush with or recessed from the front wall of the townhouse so that it does not dominate the façade. In addition, the garage should be set back a minimum of 6 metres from the street to accommodate a parked car in the driveway. (Policy 9.1.1.2 / 9.1.1.3)
- 5.27. Visitor parking should be located close to the site entrance(s). Where multiple townhouse blocks are proposed on a site, the visitor parking may be located in a central location at the rear of the units, provided convenient pathways between blocks of townhouses allow visitors to access the front entrances. Where parking areas are located adjacent to a Townhouse, they should be appropriately screened from view through the use of, for example, shrubs or decorative fencing. (Policy 9.1.1.2 / 9.1.1.3)
- 5.28. Pedestrian circulation areas should be barrier free and landscaped, have pedestrian-scale lighting, and have access to sunlight. (Policy 9.1.1.2 / 9.1.1.3)
- 5.29. Where Townhouses front an Arterial Road, access onto the Arterial Road will be provided by a single point. Access to the townhouse units will be provided by a shared driveway or alternative access arrangements should be investigated, such as suitable local street access and through interconnected properties. (Policy 9.1.2.4)
- 5.30. Generally, there should be minimal changes to the existing grades on the site, and the existing natural grades at the property lines should be maintained. (Policy 9.1.1.2 / 9.1.1.3)
- 5.31. Artificially raised or lowered grades, or low-lying areas where water collects outside of swales or rain-gardens are prohibited. (Policy 9.1.1.2 / 9.1.1.3)
- 5.32. The use of retaining walls along street frontages, parks and other open spaces areas should be avoided. Where a retaining wall cannot be avoided and the grade change is greater than one metre, the wall should be set back from the property line and terraced to provide an appropriate transition. (Policy 9.1.1.2 / 9.1.1.3)
- 5.33. If there is a significant grade difference across a site, townhouse blocks should be stepped to maintain an appropriate relationship to grade. (Policy 9.1.1.2 / 9.1.1.3)
- 5.34. Drainage should have no adverse impacts on adjacent properties or the public realm. (Policy 9.1.1.2 / 9.1.1.3)
- 5.35. Pedestrian routes across grade changes should be universally accessible. (Policy 9.1.1.2 / 9.1.1.3)
- 5.36. Managing rainwater and snowmelt on-site with Low Impact Development Standards that encourage infiltration, evapo-transpiration and water re-use is required. Such measures as: planting trees, shrubs and other landscaping; creating bio-retention areas such as swales; and incorporating opportunities to harvest rainwater from rooftops and other hard surfaces for landscape irrigation are encouraged. Where such measures are installed, they should be appropriately designed and located to filter, store and/or convey the expected stormwater flows from surrounding paved areas. (Policy 3.6.6 / 9.1.3.1)
- 5.37. Impermeable surfaces in landscaped open spaces should be minimized. Where hard surfaces are planned, the use of permeable materials are encouraged to manage stormwater run-off and reduce heat build-up. (Policy 3.6.6 / 9.1.3.1)

## **Grading**

- 5.30. Generally, there should be minimal changes to the existing grades on the site, and the existing natural grades at the property lines should be maintained. (Policy 9.1.1.2 / 9.1.1.3)
- 5.37. Impermeable surfaces in landscaped open spaces should be minimized. Where hard surfaces are planned, the use of permeable materials are encouraged to manage stormwater run-off and reduce heat build-up. (Policy 3.6.6 / 9.1.3.1)



5.38. Townhouse access will be designed in accordance with the City of Vaughan's Waste Collection Design Standard Policy. (Policy 8.6.1.1)

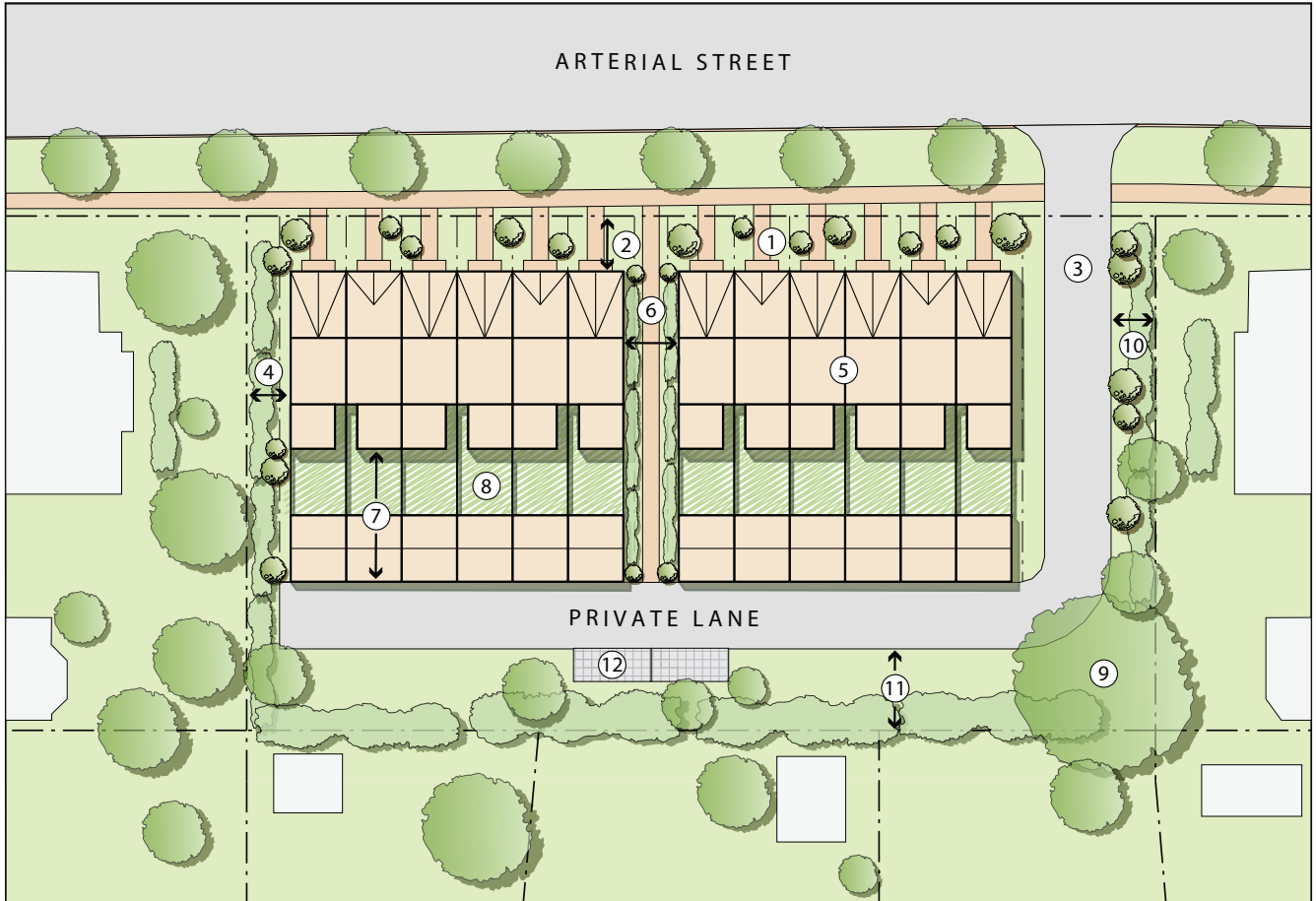


The existing natural grades at the property lines should be maintained, but where a retaining wall cannot be avoided and the grade change is greater than one metre, the wall should be set back from the property line and terraced to provide an appropriate transition. (Guidelines 5.29 and 5.31)



Bio-swales and rain gardens that help manage rainwater and snowmelt are encouraged. (Guideline 5.35)

## Townhouse Infill Guidelines Summary



- ① Orient townhouses to have their front entrance on a public street.
- ② Provide front yard setbacks consistent across the site and of a minimum of 4.5 metres.
- ③ Provide parking and servicing areas for townhouses at the rear of the units or underground, accessed from a laneway or driveway.
- ④ Provide an interior side yard setbacks of 1.5 metres minimum.
- ⑤ Build townhouses with a minimum width of 6 metres and a minimum depth of 12 metres. Blocks of townhouses shall consist of no more than 6 units.
- ⑥ Separate townhouse blocks by a minimum of 3 metres to allow for landscaping. Where provided with pedestrian circulation, the separation should generally be 6 metres.
- ⑦ Provide a minimum setback of 12 metres from the rear of the townhouse to a rear lane way.
- ⑧ Give each townhouse a private backyard that is fenced or screened with landscaping for privacy.
- ⑨ Retain and protect existing healthy, mature trees.
- ⑩ Create a landscape strip with a minimum width of 1.5 metres to buffer laneways and driveways from side property lines.
- ⑪ Create a landscape strip with a minimum width of 3 metres to buffer laneways and driveways from rear property lines.
- ⑫ Place visitor parking in a central location at the rear of units with pathway(s) to allow visitors access to the front entrances.

## 6 Glossary of Terms

This section provides definitions for the urban design and planning terms used in this document to aid interpretation of the urban design guidelines. Where the Vaughan Official Plan 2010 includes a definition for one the terms, it is repeated here for consistency.

**Arterial Road** - Roads that are identified on Schedule 9 - Future Transportation Network as Major or Minor Arterial Roads in the Vaughan Official Plan 2010.

**Bioretention** - The use of ponds, wetlands, lawns, and other natural elements to store rainwater.

**Development Limit** - The amount of land on a lot that can be developed.

**Drip Line** - A line determined by the outer edge of a tree's canopy to establish a development limit.

**Easement** - A legal agreement to allow the use of one's property for a public use, such as a sidewalk.

**Facade** - The exterior wall of a building that faces public view, usually referring to the front wall. A building on a corner lot will have two facades.

**Facing** - A position directly in front of a building such that the buildings "face" each other.

**Flanking** - A position directly beside a building.

**Front-to-Back Condition** - A situation where the front wall and the front door(s) of a building faces the back wall and the back door(s) of another building.

**Front-to-Side Condition** - A situation where the front wall and the front door(s) of a building faces the side wall and/or the side door(s) of another building.

**Grade** - The slope of the ground.

**Hard Landscaping** - Material consisting of pavement, asphalt, stone, or some other non-plant material to decorate a yard or other outdoor space. Also see Zoning By-law 1-88.

**Infill** - New development located on a vacant or under-utilized property within a built-up area including a new house built where one had been demolished.

**Infiltration** - The process by which water, usually stormwater, travels through grass or other permeable material.

**Intensification** - The development of a property, site or area at a higher density than currently exists through infill or redevelopment.

**Landscape Buffer** - An area used for planting shrubs, trees, or other plants to separate one property from another.

**Lot** - A parcel of land that fronts onto a street. Also see Zoning By-law 1-88.

**Lot Coverage** - The proportion of a property that is occupied by a building. Also see Zoning By-law 1-88.

**Lot Depth** - The length of a property measured from where it meets a public or private street to its rear property line. Also see Zoning By-law 1-88.

**Lot Frontage** - The width of the property where it meets a street. Also see Zoning By-law 1-88.

**Massing** - The combined effect of the height, bulk, and silhouette of a building or group of buildings.

**Minor Variance** - A planning tool/process whereby a property owner can request an exemption from the requirements of a zoning by-law to permit a renovation or development.

**Orientation** - The direction which a building faces.

**Overlook** - A situation where one resident can see into the private space of a neighbouring resident.

**Root Zone** - The area of the ground underneath a tree where the roots grow.

**Setback** - The distance between a property line and any exterior wall of a building. Also see Zoning By-law 1-88.

**Soft Landscaping** - The use of grass, shrubs, trees or other plants to decorate a yard or other outdoor space. Also see Zoning By-law 1-88.

**Streetscape** - Distinguishing elements of a street, created by its width, materials, landscaping, street furniture, pedestrian amenities, and the setback and form of surrounding buildings.

**Swale** - A low portion of land, especially one that is moist or marshy, that is used to collect stormwater and rainwater.

**Subdivision** - The division of a property into multiple smaller properties.

January 2016	September 2016	Rationale
<b>Infill Guidelines</b>		
<b>Built Form and Character</b>		
1/ Infill development should reflect the existing neighbourhood pattern of development in terms of front, rear and side yard setbacks, building height and the location and treatment of primary entrances, to both the dwelling and the street.	4.1/ Infill development should reflect the existing neighbourhood pattern of development in terms of front, rear and side yard setbacks, building height and the location and treatment of primary entrances, to both the dwelling and the street.	No change
2/ Development should reflect the desirable aspects of the established streetscape character. Where the streetscape needs improvement, infill development should contribute through high-quality building design, landscape architecture, and tree planting.	4.2/ Development should reflect the desirable aspects of the established streetscape character. Where the streetscape needs improvement, infill development should contribute through high-quality building design, landscape architecture, and tree planting.	No change
---	<b>4.3/ Development should protect and enhance Vaughan's interconnected system of natural features and the functions they perform including its Core Features, Enhancement Areas, Built-Up Valley Lands and other components identified on Schedule 2 of the VOP 2010.</b>	Based on community consultation and discussion with City staff, there was a desire to reinforce the protection of the City of Vaughan's natural heritage resources during infill development scenarios. This guideline makes the connection between Schedule 2 of VOP 2010 (Natural Heritage Network) and the development of the City's Community Areas.
3/ The prevailing pattern of lot widths, lot depths and lot area in a neighbourhood should be maintained. The subdivision of a lot to create two or more lots should only occur if the width of the resulting lots is the same as or greater than the narrowest lot fronting the same street on the same block or the narrowest lot fronting the same street on the block across the street.	4.4/ The prevailing pattern of lot widths, lot depths and lot area in a neighbourhood should be maintained. The subdivision of a lot to create two or more lots should only occur if the width of the <b>new lot(s) are equal to or exceed the frontages of the adjacent and nearby lots.</b> <del>resulting lots is the same as or greater than the fronting the same street on the same block or the narrowest lot fronting the same street on the block across the street.</del>	The original guideline would allow the smallest lot to govern the lot frontage on a street or block. This was determined to be an inappropriate approach given the guidelines' goal of maintaining the stability of an existing community's character. As such, the guideline was modified to refer to only the adjacent and nearby lots, which should be interpreted as a more limited area than a block.
4/ An existing dwelling should only be replaced by a dwelling, or dwellings, of the same type (detached or semi-detached house or townhouse).	4.5/ An existing dwelling should only be replaced by a dwelling, or dwellings, of the same type ( <b>Detached or Semi-Detached House or Townhouse</b> ).	Terms are capitalized to be consistent with terminology used in VOP 2010.
5/ Consistent with the City's zoning standard for Vaughan's neighbourhoods of single-detached houses, the height of new dwelling should not exceed 9.5 metres. To ensure an appropriate transition to houses on adjacent lots, the roof line of houses with a height greater than 9.5 metres should slope or step down to a maximum height of 7.5 metres at the eaves at the side of the house	4.6/ Consistent with the City's zoning standard for Vaughan's neighbourhoods of <b>Detached Houses</b> , the height of new dwelling should not exceed 9.5 metres. To ensure an appropriate transition to houses on adjacent lots, the roof line of houses with a height greater than 9.5 metres should slope or step down to a maximum height of 7.5 metres at the eaves at the side of the house.	The term "single-detached houses" is modified to "Detached Houses" to be consistent with terminology used in VOP 2010.

6/ Front entrances should be prominent and well detailed and incorporate a porch or stoop that is at least twice as wide as the front door.	4.7/ Front entrances should be prominent and well detailed and incorporate a porch or stoop that is at least twice as wide as the front door.	No change
7/ Development on corner lots should front both edges with articulated facades and windows that provide views of the street and/or open space from living areas. Blank walls visible from streets, parks or other public spaces generally should be avoided.	4.8/ Development on corner lots should front both edges with articulated facades and windows that provide views of the street and/or open space from living areas. Blank walls visible from streets, parks or other public spaces <b>are prohibited.</b>	A desire for more robust language was communicated through consultation with the community and City staff.
8/ Second-storey additions to a house should have architectural details that are uniformly expressed over the entire facade.	4.9/ Second-storey additions to a house should have architectural details that are uniformly expressed over the entire facade.	No change
9/ Building finishes should be durable and consistent with materials used for dwellings in the immediately surround area. The use of vinyl siding is discouraged.	4.10/ Building finishes should be durable and consistent with materials used for dwellings in the immediately surrounding area. The use of vinyl siding is discouraged.	Fixed a typo.
<b>Landscape and Streetscape</b>		
10/ Dwellings should be oriented to the street with their front entrance visible from a public street.	4.11/ Dwellings should be oriented to the street with their front entrance visible from a public street.	No change
11/ Front yard setbacks should be consistent with the front yard setbacks of adjacent houses and houses immediately across the street. Where there is a uniform setback along a street, it should be matched by the new dwelling(s). Where there is variation in setbacks, the front yard setback of the new dwelling(s) should be the average of that of adjacent development. In no neighbourhoods, should the front yard setback be less than 4.5 metres.	4.12/ Front yard setbacks should be consistent with the front yard setbacks of adjacent houses and houses immediately across the street. Where there is a uniform setback along a street, it should be matched by the new dwelling(s). Where there is variation in setbacks, the front yard setback of the new dwelling(s) should be the average of that of adjacent development. In no neighbourhoods should the front yard setback be less than 4.5 metres.	Fixed a typo.
12/ Side yard and rear yard setbacks should be consistent with the prevailing pattern of setbacks in the immediately surrounding residential area. A minimum rear yard setback of 7.5 metres should be maintained. The rear portion of the house should not create adverse shadow or overlook conditions on the adjacent properties.	4.13/ Side yard and rear yard setbacks should be consistent with the prevailing pattern of setbacks in the immediately surrounding residential area. A minimum rear yard setback of 7.5 metres should be maintained. The rear portion of the house should not create adverse shadow or overlook conditions on the adjacent properties.	No change
13/ New development should not include second storey decks or balconies that would create adverse overlook impacts on adjacent properties.	4.14/ New development should not include second storey decks or balconies that would create adverse overlook impacts on adjacent properties.	No change
14/ New development should incorporate	4.15/ New development should incorporate	No change

fencing, screening and/or landscaping to maintain the privacy of adjacent dwellings and their rear yards.	fencing, screening and/or landscaping to maintain the privacy of adjacent dwellings and their rear yards.	
15/ Where there are opportunities, infill development should expand the network of sidewalks, pathways, trails, and crosswalks in the larger neighbourhood. New pathways should be barrier free.	4.16/ Where there are opportunities, infill development should expand the network of sidewalks, pathways and <del>crosswalks</del> trails in the larger neighbourhood. New pathways should be barrier free.	The expansion of crosswalks was determined to be outside the scope of residential development; the placement and design of pedestrian crosswalks was determined to be more appropriately addressed as a transportation matter.
16/ On lots with a minimum width of 15 metres, the garage should be recessed from the front wall of the house, and the width of the garage should not be greater than the width of the house. On such lots, consideration should be given to locating the garage behind the house, accessed from a driveway at the side or on a flanking street. On a lot with a minimum width of 30 metres, the garage may face the side yard, provided the side of the garage is designed to blend with the façade of the house and has at least one window. Projecting garages should be avoided.	4.17/ On lots with a minimum width of 15 metres, the garage should be recessed from the front wall of the house, and the width of the garage should not be greater than the width of the house. On such lots, consideration should be given to locating the garage behind the house, accessed from a driveway at the side or on a flanking street. On a lot with a minimum width of 30 metres, the garage may face the side yard, provided the side of the garage is designed to blend with the façade of the house and has at least one window. Projecting garages should be avoided.	No change
17/ Attached and detached garages should have materials and design elements consistent with the architecture of the dwelling and should not be a dominant feature.	4.18/ Attached and detached garages should have materials and design elements consistent with the architecture of the dwelling and should not be a dominant feature.	No change
18/ On corner lots, access to the garage should be from the flanking street.	4.19/ On corner lots, access to the garage should be from the flanking street.	No change
19/ No portion of a garage should be located below the lowest grade of the lot at the street. Reverse slope driveways are not permitted as per zoning by-law 1-88 and the City of Vaughan's Engineering Design Criteria and Standard Documents (Section 4.1.4 (g))	4.20/ No portion of a garage should be located below the lowest grade of the lot at the street. Reverse slope driveways are not permitted as per <b>Zoning By-law 1-88</b> and the City of Vaughan's Engineering Design Criteria and Standard Documents (Section 4.1.4 (g)).	Capitalized the term "Zoning By-law" to be consistent with City of Vaughan documents.
20/ Double garages should have two overhead doors.	4.21/ Double garages should have two overhead doors.	No change
21/ The width of driveways at the street should be minimized and no greater than 6 metres. The maximum width of a driveway should not exceed the width of the garage.	4.22/ The width of driveways at the street should be minimized and no greater than 6 metres. The maximum width of a driveway should not exceed the width of the garage.	No change
22/ Circular driveways should only be considered on lots with a minimum width of 30 metres.	4.23/ Circular driveways should only be considered on lots with a minimum width of 30 metres.	No change
23/ Existing healthy, mature trees should be retained and protected. To ensure their survival,	4.24/ Existing healthy, mature trees should be retained and protected. To ensure their survival,	Guideline was modified to make explicit which entity, in this case the City of Vaughan, is responsible for approving the



trenching for services and foundations should avoid the critical root zone of existing trees, generally defined by the tree's drip line. If the removal of any mature trees is justifiable, they should be replaced with new ones as per the provisions of a tree compensation plan.	trenching for services and foundations should avoid the critical root zone of existing trees, generally defined by the tree's drip line. If the removal of any mature tree(s) is <del>justifiable</del> <b>justified and accepted by the City</b> , they should be replaced with new ones as per the provisions of <del>a tree compensation plan</del> <b>the City's Replacement Tree Requirement.</b>	removal of a mature tree or several mature trees. Moreover, more accurate language was provided by City staff with regard to the policy governing the replacement of trees following their removal.
24/ Other than the permitted driveway width, paving in the front yard should be limited to walkways and small areas leading to the front entrance. Walkways should be barrier-free.	4.25/ Other than the permitted driveway width, paving in the front yard should be limited to walkways and small areas leading to the front entrance. Walkways should be barrier-free.	No change
25/ On lots with a width between 14 and 20 metres, at least 50% of the front yard should comprise soft landscaping, and a pathway should connect the front entrance to the sidewalk, where one exists. On lots with a width between 20 and 30 metres, this proportion should be 67%, and on 30-metre or wider lots, the proportion should be 80%.	4.26/ On lots with a width between 14 and 20 metres, at least 50% of the front yard should comprise soft landscaping, and a pathway should connect the front entrance to the sidewalk, where one exists. On lots with a width between 20 and 30 metres, this <del>proportion</del> <b>requirement</b> is 67%, and on 30-metre or wider lots, the <del>proportion</del> <b>requirement</b> is 80%.	The word "requirement" was substituted for "proportion" as it is a more accurate description of the guideline's intent.
26/ Fencing and/or perimeter landscaping, such as hedges, that obscures views of the front of a house from the street is discouraged.	4.27/ Fencing and/or perimeter landscaping, such as hedges, that obscures views of the front of a house from the street is discouraged.	No change
27/ Manage rainwater and snowmelt on-site with best practices in Low Impact Development that encourage infiltration, evapo-transpiration and water re-use through such measures as: planting trees, shrubs and other landscaping; creating bio-retention areas such as swales; and incorporating opportunities to harvest rainwater from rooftops and other hard surfaces for landscape irrigation.	4.28/ Managing rainwater and snowmelt on-site with <del>best practices</del> <b>Standards</b> that encourage infiltration, evapo-transpiration and water re-use <b>is required</b> . Such measures as: planting trees, shrubs and other landscaping; creating bio-retention areas such as swales; and incorporating opportunities to harvest rainwater from rooftops and other hard surfaces for landscape irrigation <b>are encouraged. Where such measures are installed, they should be appropriately designed and located to filter, store and/or convey the expected stormwater flows from surrounding paved areas.</b>	The guideline was modified to make it explicit that the use of Low Impact Development Standards was required for new infill development. Moreover, an additional sentence was included to identify that when Low Impact Development Standards are used, they should be designed appropriately so that their effectiveness is maximized.
28/ Impermeable surfaces in landscaped open spaces should be minimized. Where hard surfaces are planned, the use of permeable materials are encouraged to manage stormwater run-off and reduce heat build-up.	4.29/ Impermeable surfaces in landscaped open spaces should be minimized. Where hard surfaces are planned, the use of permeable materials are encouraged to manage stormwater run-off and reduce heat build-up.	No change

**Townhouse Guidelines**

**Orientation, Setbacks and Character**

<p>1/ Townhouse dwellings should be oriented to and have their front entrance on a public street; alternatively, they may front a public park. Private driveways or laneways should not be used to provide frontage for townhouses either flanking the street or located at the rear of dwellings fronting the street. Such a condition would create a front-to-side or front-to-back condition that would adversely affect the rear privacy of adjacent dwellings or dwellings on the same lot that front the street.</p>	<p>5.1/ Townhouses dwellings should be oriented to and have their front entrance on a public street; alternatively, they may front a public park. Private driveways or laneways should not be used to provide frontage for Townhouses either flanking the street or located at the rear of dwellings fronting the street. Such a condition would create a front-to-side or front-to-back condition that would adversely affect the rear privacy of adjacent dwellings or dwellings on the same lot that front the street.</p>	<p>Minor text edit for consistency with terminology used in VOP 2010.</p>
<p>2/ Front paths should provide direct access to each unit from the sidewalk.</p>	<p>5.2/ Front <b>yard</b> paths should provide direct access to each unit from the sidewalk.</p>	<p>Minor text edit to clarify that the paths referred to are located in the front yard area of a Townhouse.</p>
<p>3/ Front entrances should be prominent and well detailed and incorporate a porch or stoop.</p>	<p>5.3/ Front entrances should be prominent and well detailed and incorporate a porch or stoop.</p>	<p>No change</p>
<p>4/ The front entrance should be level with the first floor and raised 0.6-1.2 metres above the level of the front path.</p>	<p>5.4/ The front entrance should be level with the first floor and raised 0.6-1.2 metres above the level of the front path. <b>Stairs should not dominate the entrance of a Townhouse.</b></p>	<p>In consultation with the community and City staff, it was determined that this guideline should be modified to include guidance regarding the scale of the front stairs of a Townhouse.</p>
<p>5/ Front yard setbacks for units fronting the arterial street should be a minimum of 5.0 metres and should be consistent across the site.</p>	<p>5.5/ Front yard setbacks for units fronting the arterial street should be a minimum of <b>4.5</b> metres and should be consistent across the site. <b>A minimum of 50% of the front yard should consist of soft landscaping. Deciduous trees are encouraged.</b></p>	<p>The numerical measurement was updated to reflect the requirements of Zoning By-law 1-88. Similarly, the requirement for a minimum 50% of soft landscaping for the front yard was included to be consistent with Zoning By-law 1-88. Consultation with City staff indicated that deciduous trees were a preferred type of soft landscaping given their myriad ecological services.</p>
<p>6/ Interior side yard setbacks should be a minimum of 1.5 metres, and units flanking a public street should be setback a minimum of 4.5 metres from the street.</p>	<p>5.6/ Interior side yard setbacks should be a minimum of 1.5 metres, and <b>end</b> units flanking a public street should be setback a minimum of 4.5 metres from the street.</p>	<p>Guideline updated to clarify that it is a Townhouse's end unit(s) that require a side yard setback.</p>
<p>7/ The end unit in a townhouse block flanking a street should address both streets with a side elevation that includes windows and details consistent with the front elevation.</p>	<p>5.7/ The end unit in a townhouse block flanking a street should address both streets with a side elevation that includes windows and details consistent with the front elevation.</p>	<p>No change</p>
<p>8/ The height and massing of townhouse blocks should be compatible with the character of the adjacent or surrounding neighbourhood. Blocks of townhouses shall consist of no more than 6 units consistent with VOP 2010 Policy 9.2.3.2 (a).</p>	<p>5.8/ The height and massing of townhouse blocks should be compatible with the character of the adjacent or surrounding neighbourhood. Blocks of townhouses shall consist of no more than 6 units consistent with VOP 2010 Policy 9.2.3.2 (a).</p>	<p>No change</p>
<p>9/ The separation between townhouse blocks on the same site should be a minimum of 3 metres to allow for landscaping. Where the</p>	<p>5.9/ The separation between townhouse blocks on the same site should be a minimum of 3 metres to allow for landscaping. Where the</p>	<p>No change</p>

separation will provide pedestrian circulation, the separation between townhouse blocks on the same site should generally be 6 metres.	separation will provide pedestrian circulation, the separation between townhouse blocks on the same site should generally be 6 metres.	
10/ The rear of the townhouse unit should be setback by 12 metres from the rear laneway. A minimum of 3 metres landscaped buffer from the rear property line to the rear laneways should be provided.	5.10/ The rear of the townhouse unit should be setback by 12 metres from the rear laneway. A minimum of 3 metres landscaped buffer from the rear property line to the rear laneways should be provided.	No change
11/ Each townhouse dwelling should have a private backyard, fenced or screened with landscaping for privacy.	5.11/ Each Townhouse <del>dwelling</del> should have a private backyard, fenced or screened with landscaping for privacy.	Minor text edit for consistency with terminology used in VOP 2010.
12/ Where common outdoor amenity area is proposed in addition to private amenity space, the common space should be in a prominent location, visible and easily accessed from all units, and with plenty of exposure to sunlight.	5.12/ Where common outdoor amenity area is proposed in addition to private amenity space, the common space should be in a prominent location, visible and easily accessed from all units, and with plenty of exposure to sunlight.	No change
13/ A minimum of 50% of the area at the rear of townhouses should consist of soft landscaping, including high-branching deciduous trees.	5.13/ A minimum of 50% of the area at the rear of townhouses should consist of soft landscaping, including high-branching deciduous trees.	No change
14/ The architecture and materials of new townhouses should respect and complement the character of the surrounding residential area.	5.14/ The architecture and materials of new townhouses should respect and complement the character of the surrounding residential area.	No change
15/ Townhouses should have a minimum width of 6 metres and a minimum depth of 12 metres.	5.15/ Townhouses should have a minimum width of 6 metres and a minimum depth of 12 metres.	No change
16/ Existing healthy, mature trees should be retained and protected. To ensure their survival, trenching for services and foundations should avoid the critical root zone of existing trees. If the removal of any mature trees is justifiable, they should be replaced with new ones as per the provisions of a tree compensation plan.	5.16/ Existing healthy, mature trees should be retained and protected. To ensure their survival, trenching for services and foundations should avoid the critical root zone of existing trees, <b>generally defined by the tree's drip line</b> . If the removal of any mature tree(s) is <del>justifiable</del> <b>justified and accepted by the City</b> , they should be replaced with new ones as per the provisions of <b>the City's Replacement Tree Requirement</b> .	Guideline was modified to make explicit which entity, in this case the City of Vaughan, is responsible for approving the removal of a mature tree or several mature trees. Moreover, more accurate language was provided by City staff with regard to the policy governing the replacement of trees following their removal.
17/ Landscaping plans for front yards should incorporate the public boulevard and include street trees.	5.17/ Landscaping plans for front yards should incorporate the public boulevard and include street trees.	No change
---	<b>5.18/ Rear laneways should be lighted for safety and security, but no spillover of such lighting on adjacent properties should occur.</b>	Pedestrian safety and comfort with regard to lighting was a high priority communicated in consultations with the community and City staff.
<b>Access, Parking and Service Areas</b>		
18/ Parking and servicing areas for townhouses	5.19/ Parking and servicing areas for	No change

fronting an arterial street should be located at the rear of the units or underground, accessed from a laneway or driveway.	townhouses fronting an arterial street should be located at the rear of the units or underground, accessed from a laneway or driveway.	
19/ On corner sites, access to parking and servicing areas should be from the flanking street.	5.20/ On corner sites, access to parking and servicing areas should be from the flanking street.	No change
20/ Laneways and driveways should be buffered from side property lines by a landscape strip with a minimum width of 1.5 metres and buffered from rear property lines by landscaped areas with a minimum width of 3 metres to soften and improve the transition between adjacent properties.	5.21/ Laneways and driveways should be buffered from side property lines by a landscape strip with a minimum width of 1.5 metres and buffered from rear property lines by landscaped areas with a minimum width of 3 metres to soften and improve the transition between adjacent properties.	No change
--	<b>5.22/ The location of a rear laneway should consider opportunities to link it to potential future laneways on adjoining properties and opportunities for shared access agreements and public easements.</b>	The addition of this guideline is the result of consultation with City and Regional staff, who indicated that new infill development should account for the ongoing evolution of a neighbourhood and protect for future pedestrian improvements.
21/ Parking access, servicing areas and utility boxes should be consolidated for efficiency and to minimize adverse impacts on neighbouring properties and the public realm. Waste storage areas and utility boxes should be screened from public views.	5.23/ Parking access, servicing areas and utility boxes should be consolidated for efficiency and to minimize adverse impacts on neighbouring properties and the public realm. Waste storage areas and utility boxes should be screened from public views. <b>Meters should be located below or under the front steps where feasible.</b>	The last sentence referring to meters was added following consultation with City staff. The encouragement of the placement of meters under the front steps where feasible facilitates their ease of access.
22/ Accesses to underground parking should be integrated into the design of the building, should not be visible from a public street, and should be sited to prevent negative impacts to neighbouring properties.	5.24/ Accesses to underground parking should be integrated into the design of the building, should not be visible from a public street, and should be sited to prevent negative impacts to neighbouring properties.	No change
23/ Where a site is large enough to accommodate a local public street or street network to provide access and frontage for townhouse dwellings in the interior of the site, the street or street network should link to existing streets in the surrounding neighbourhood where possible, and opportunities to extend the street or street network across adjoining sites fronting the arterial in the future should be considered. Dead end streets, cul-de-sacs, streets that appear to be private and gated access points should be avoided.	5.25/ Where a site is large enough to accommodate a local public street or street network to provide access and frontage for <b>Townhouses dwellings</b> in the interior of the site, the street or street network should link to existing streets in the surrounding neighbourhood where possible, and opportunities to extend the street or street network across adjoining sites fronting the arterial in the future should be considered <b>and protected for the future</b> . Dead end streets, cul-de-sacs, streets that appear to be private and gated access points should be avoided.	Minor text edit for consistency with terminology used in VOP 2010. The phrase "and protected for the future" was added following consultation with City staff to account for the ongoing evolution of a neighbourhood and ensure that future transportation networks can be integrated with current infill development.
24/ Where townhouse dwellings front a new	5.26/ Where <b>Townhouses dwellings</b> front a new	Minor text edit for consistency with terminology used in VOP

local street and it is not practical to accommodate parking at the rear of the units, single front garages may be considered provided the townhouses have a minimum width of 6 metres and the garage is flush with or recessed from the front wall of the townhouse so that it does not dominate the façade. In addition, the garage should be set back a minimum of 6 metres from the street to accommodate a parked car in the driveway.	local street and it is not practical to accommodate parking at the rear of the units, single front garages may be considered provided the townhouses have a minimum width of 6 metres and the garage is flush with or recessed from the front wall of the townhouse so that it does not dominate the façade. In addition, the garage should be set back a minimum of 6 metres from the street to accommodate a parked car in the driveway.	2010.
25/ Visitor parking should be located close to the site entrance(s). Where multiple townhouse blocks are proposed on a site, the visitor parking may be located in a central location at the rear of the units, provided convenient pathways between blocks of townhouses allow visitors to access the front entrances.	5.27/ Visitor parking should be located close to the site entrance(s). Where multiple townhouse blocks are proposed on a site, the visitor parking may be located in a central location at the rear of the units, provided convenient pathways between blocks of townhouses allow visitors to access the front entrances. <b>Where parking areas are located adjacent to a Townhouse, they should be appropriately screened from view through the use of, for example, shrubs or decorative fencing.</b>	In consultation with the community and City staff, a desire to ensure that parking areas do not negatively impact the landscape aesthetic and residential character of a neighbourhood. The final sentence was added to encourage townhouse developments to screen their parking areas to minimize their visual impact.
26/ Pedestrian circulation areas should be barrier free and landscaped, have pedestrian-scale lighting, and have access to sunlight.	5.28/ Pedestrian circulation areas should be barrier free and landscaped, have pedestrian-scale lighting, and have access to sunlight.	No change
	<b>5.29/ Where Townhouses front an Arterial Road, access onto the Arterial Road will be provided by a single point. Access to the townhouse units will be provided by a shared driveway or alternative access arrangements should be investigated, such as suitable local street access and through interconnected properties.</b>	This guideline was added following consultation with Region of York staff who indicated that Regional Official Plan policy restricts access on Regional streets. Specifically Regional Official Plan Policy 7.5.2.1 which states "To restrict vehicle access from developments adjacent to Regional streets to maximize the efficiency of the Regional street system through techniques such as suitable local street access, shared driveways and interconnected properties. Exceptions may be made to this policy in Regional Centres and Corridors, and mainstreets".
<b>Grading</b>		
27/ Generally, there should be minimal changes to the existing grades on the site, and the existing natural grades at the property lines should be maintained.	5.30/ Generally, there should be minimal changes to the existing grades on the site, and the existing natural grades at the property lines should be maintained.	No change
28/ Artificially raised or lowered grades, or low-lying areas where water collects, should be avoided.	5.31/ Artificially raised or lowered grades, or low-lying areas where water collects <b>outside of swales or rain-gardens are prohibited</b> <del>should be avoided.</del>	This guideline was updated to clarify that there may be places on a townhouse development where artificially raised or lowered grades are appropriate, such as for the purposes of a swale or rain-garden.
29/ The use of retaining walls along street	5.32/ The use of retaining walls along street	This guideline was modified to add greater clarity regarding

frontages, parks and other open spaces areas should be avoided. Where a retaining wall cannot be avoided and the grade change is greater than one metre, the wall should be terraced.	frontages, parks and other open spaces areas should be avoided. Where a retaining wall cannot be avoided and the grade change is greater than one metre, the wall should be <del>terraced</del> <b>set back from the property line and terraced to provide an appropriate transition.</b>	its implementation. Grade changes should be both set back from the property line and terraced to provide a transition to neighbouring properties.
30/ If there is a significant grade difference across a site, townhouse blocks should be stepped to maintain an appropriate relationship to grade.	5.33/ If there is a significant grade difference across a site, townhouse blocks should be stepped to maintain an appropriate relationship to grade.	No change
31/ Drainage should have no adverse impacts on adjacent properties or the public realm.	5.34/ Drainage should have no adverse impacts on adjacent properties or the public realm.	No change
32/ Pedestrian routes across grade changes should be universally accessible.	5.35/ Pedestrian routes across grade changes should be universally accessible.	No change
33/ Manage rainwater and snowmelt on-site with best practices in Low Impact Development that encourage infiltration, evapo-transpiration and water re-use through such measures as: planting trees, shrubs and other landscaping; creating bio-retention areas such as swales; and incorporating opportunities to harvest rainwater from rooftops and other hard surfaces for landscape irrigation.	5.36/ Managing rainwater and snowmelt on-site with Low Impact Development Standards that encourage infiltration, evapo-transpiration and water re-use <b>is required</b> . Such measures as: planting trees, shrubs and other landscaping; creating bio-retention areas such as swales; and incorporating opportunities to harvest rainwater from rooftops and other hard surfaces for landscape irrigation <b>are encouraged. Where such measures are installed, they should be appropriately designed and located to filter, store and/or convey the expected stormwater flows from surrounding paved areas.</b>	The guideline was modified to make it explicit that the use of Low Impact Development Standards was required for new infill development. Moreover, an additional sentence was included to identify that when Low Impact Development Standards are used, they should be designed appropriately so that their effectiveness is maximized.
34/ Impermeable surfaces in landscaped open spaces should be minimized. Where hard surfaces are planned, the use of permeable materials are encouraged to manage stormwater run-off and reduce heat build-up.	5.37/ Impermeable surfaces in landscaped open spaces should be minimized. Where hard surfaces are planned, the use of permeable materials are encouraged to manage stormwater run-off and reduce heat build-up.	No change
35/ Townhouse access will be designed in accordance with the City of Vaughan's Waste Collection Design Standard Policy.	5.38/ Townhouse access will be designed in accordance with the City of Vaughan's Waste Collection Design Standard Policy.	No change