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

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