City of Vaughan

Community Area Policy Review for Low-Rise Residential Designations

Committee of the Whole
March 1, 2016

URBAN STRATEGIES INC.

Study Purpose

To present the findings and recommended implementation options resulting from the VOP 2010 policy review for lands designated Low-Rise Residential within Community Areas as directed by Council on October 20, 2015:

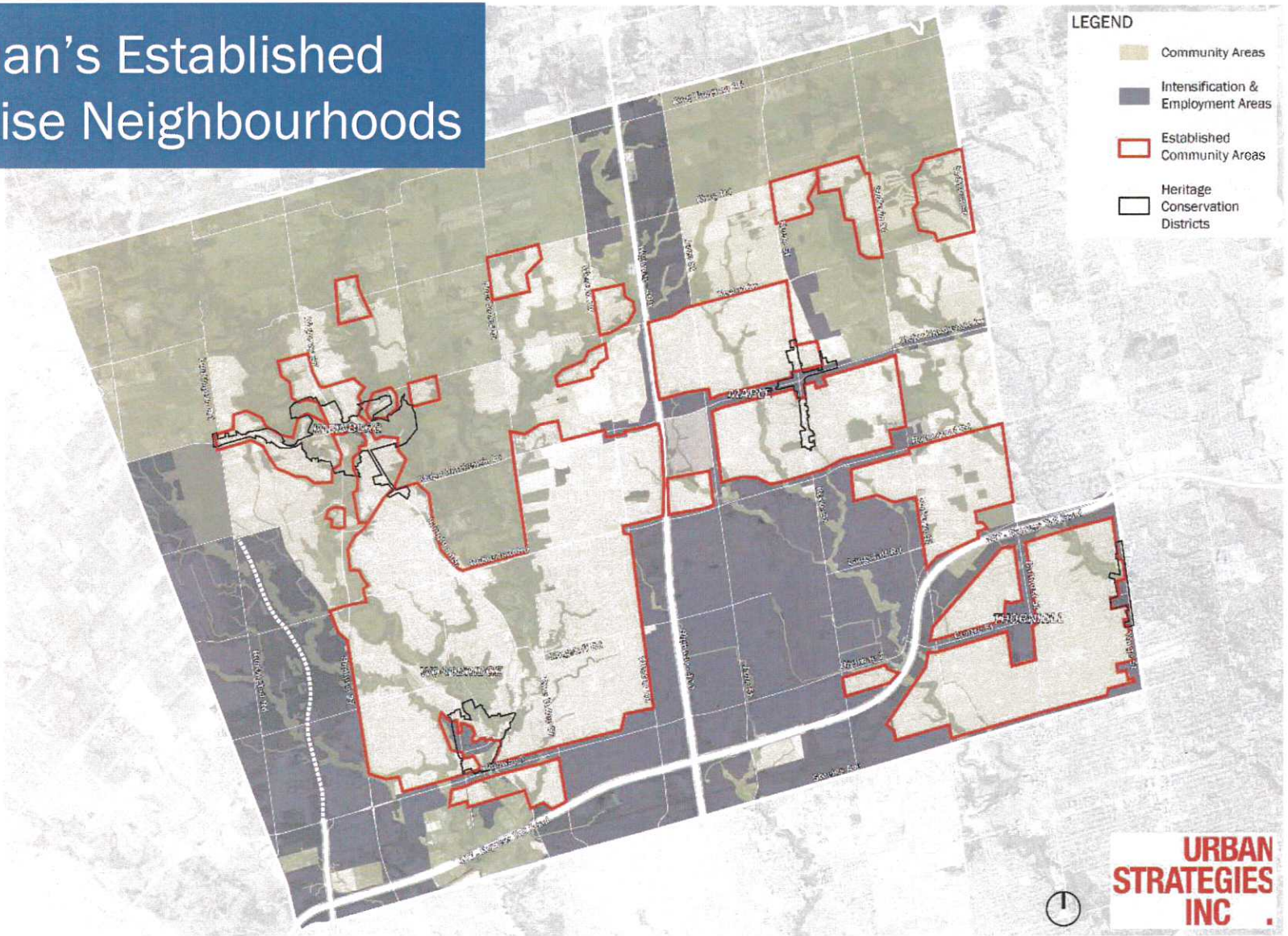
1) That the study examine such policies in consideration of the following criteria:
   - Clarity of interpretation;
   - Ability to ensure compatibility;
   - The need to provide more definitive policy or schedules;
   - Such criteria as may emerge as a result of the study;
   - Recommended policy amendments or schedules as required;
   - consider best practices in other jurisdictions

2) That the study identify implementation options for the consideration of Council, as required;

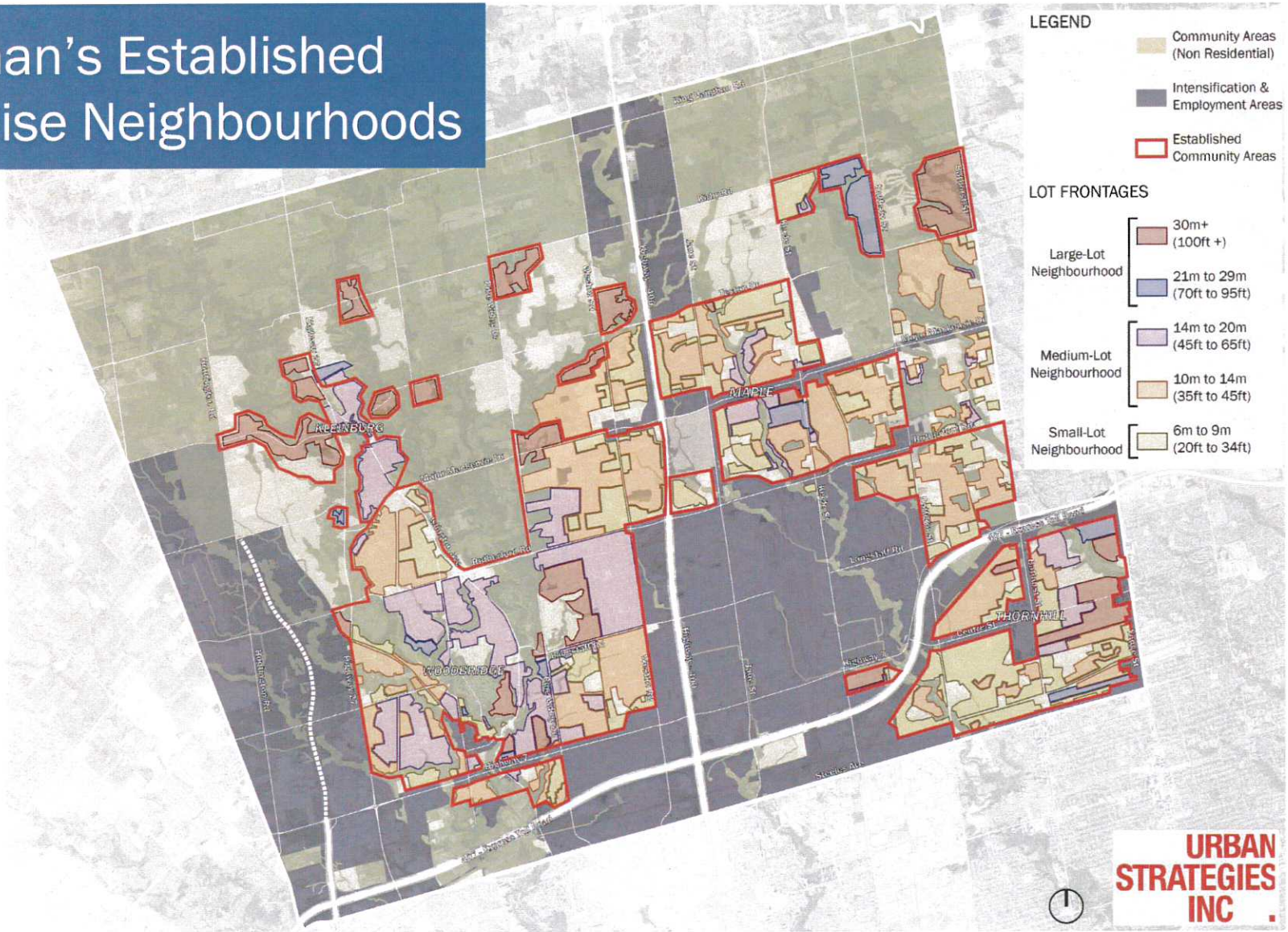
3) That staff report in the first quarter of 2016 on the findings of the study implementation options and to obtain Council direction on further actions.

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.**

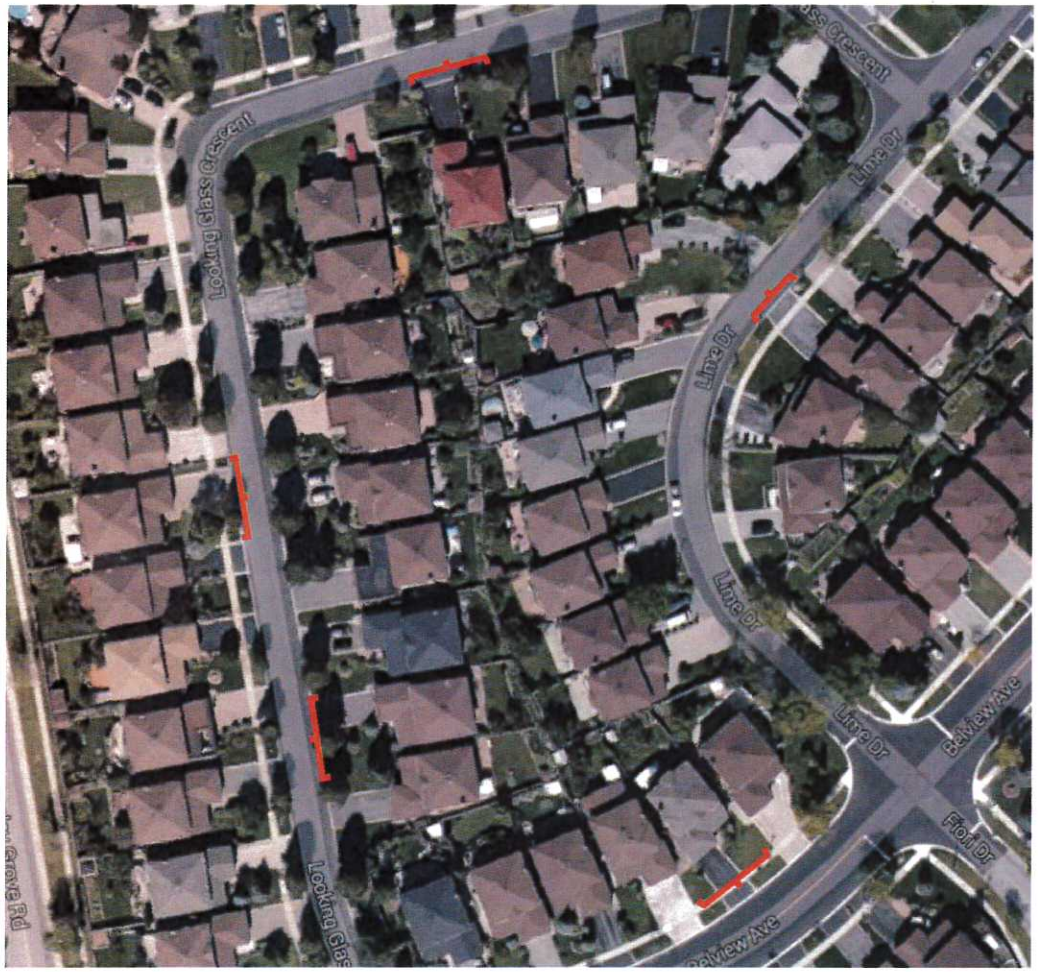
Vaughan's Established Low-Rise Neighbourhoods



Vaughan's Established Low-Rise Neighbourhoods



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.

Large-Lot Neighbourhoods

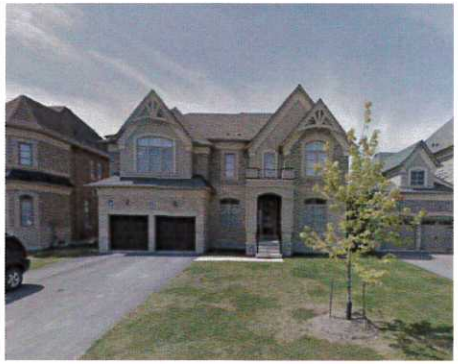
- Lot frontage greater than 20 metres (65 feet)
- Deep front and rear setbacks
- Expansive landscaped front and rear yards
- Wide or circular driveways common
- Large 1 or 2 storey detached houses generally occupying less than a third of the lot
- Garages generally are not dominant features

Medium-Lot Neighbourhoods

- Lot frontage 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)
- Wide driveways and 2-car garages
- Front yard landscaped area generally less than 50% of the yard
- 2-storey detached house is the predominant housing type





Small-Lot Neighbourhoods

- Lot frontages of 6 - 9 metres (20 - 30 feet)
- Front setbacks of 5 - 12 metres (16 - 40 feet)
- Rear setbacks of 7.5 - 10 metres (25 - 33 feet)
- 2-storey detached and semi-detached houses and townhouses
- Single car garages more common



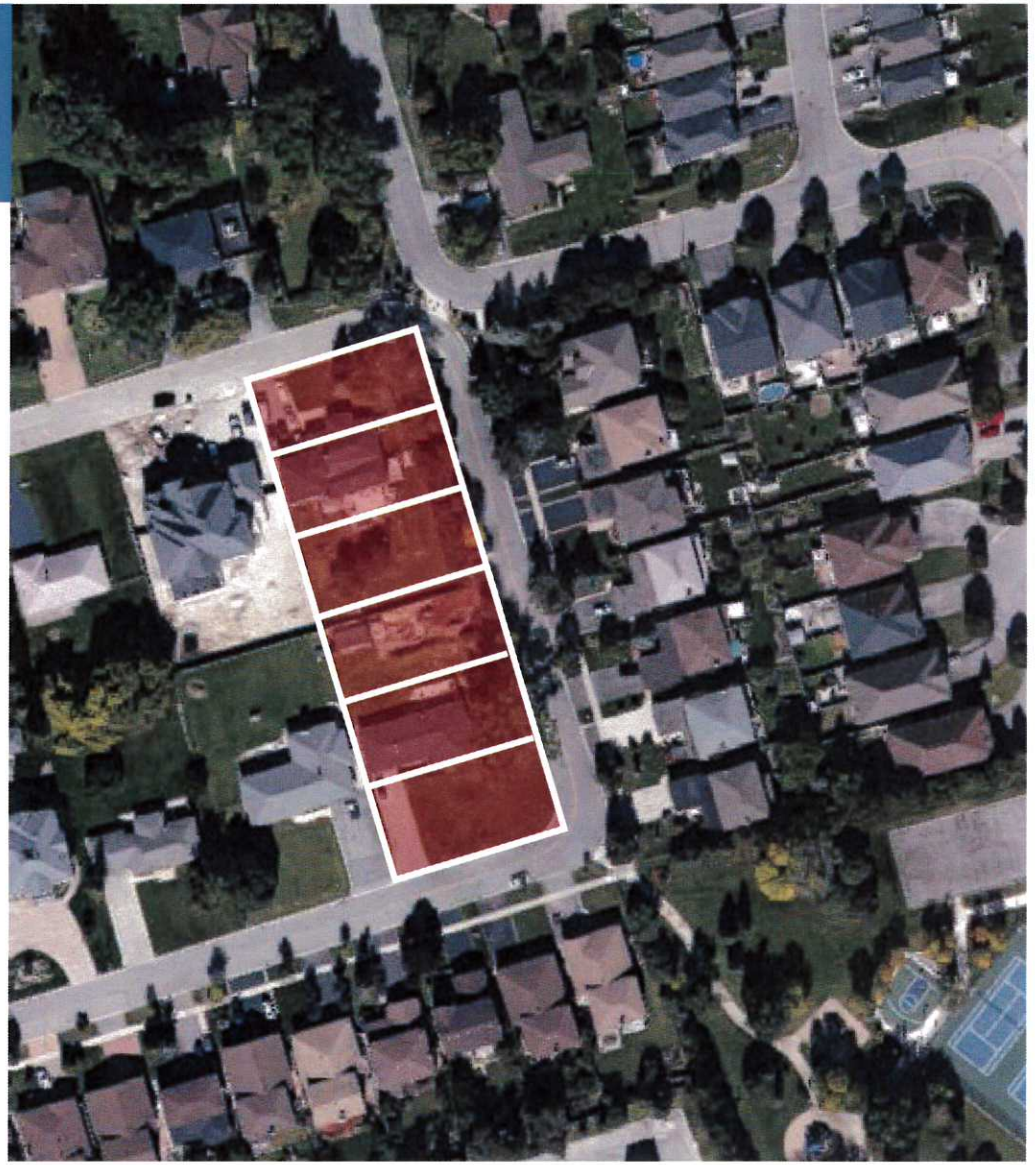


Pressures for change in established neighbourhoods

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

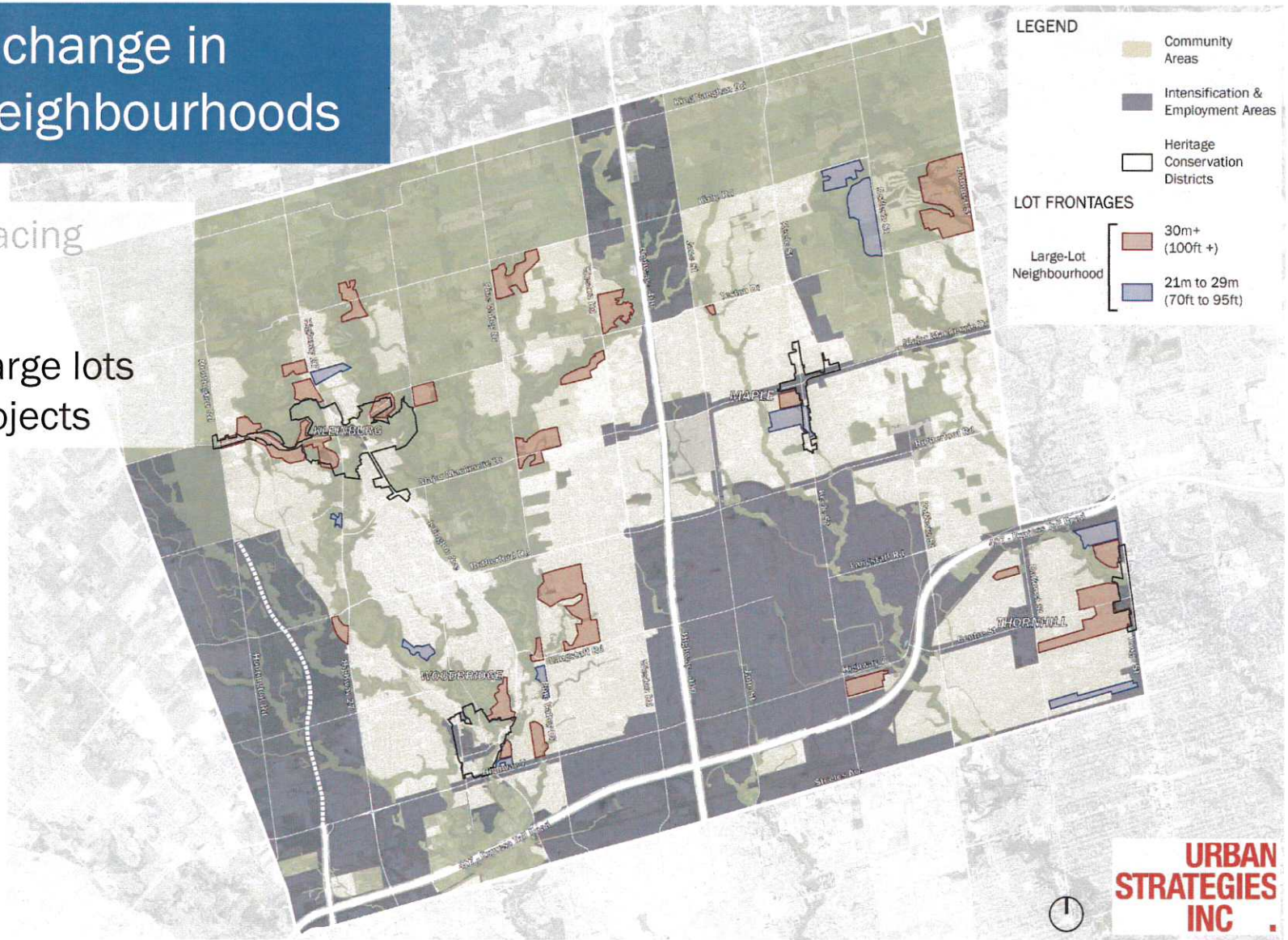
Pressures for change in established neighbourhoods

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



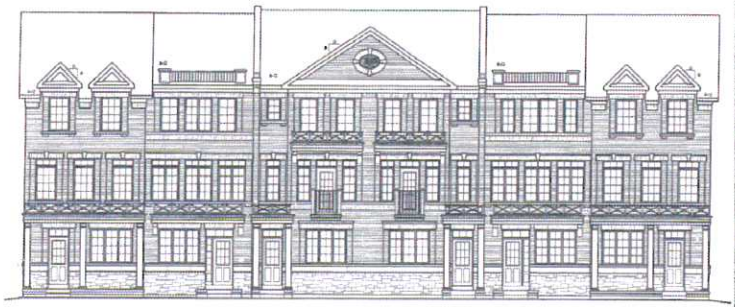
Pressures for change in established neighbourhoods

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



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



Study Recommendations

Based on the work completed to-date, the study provides two general options for Council to consider:

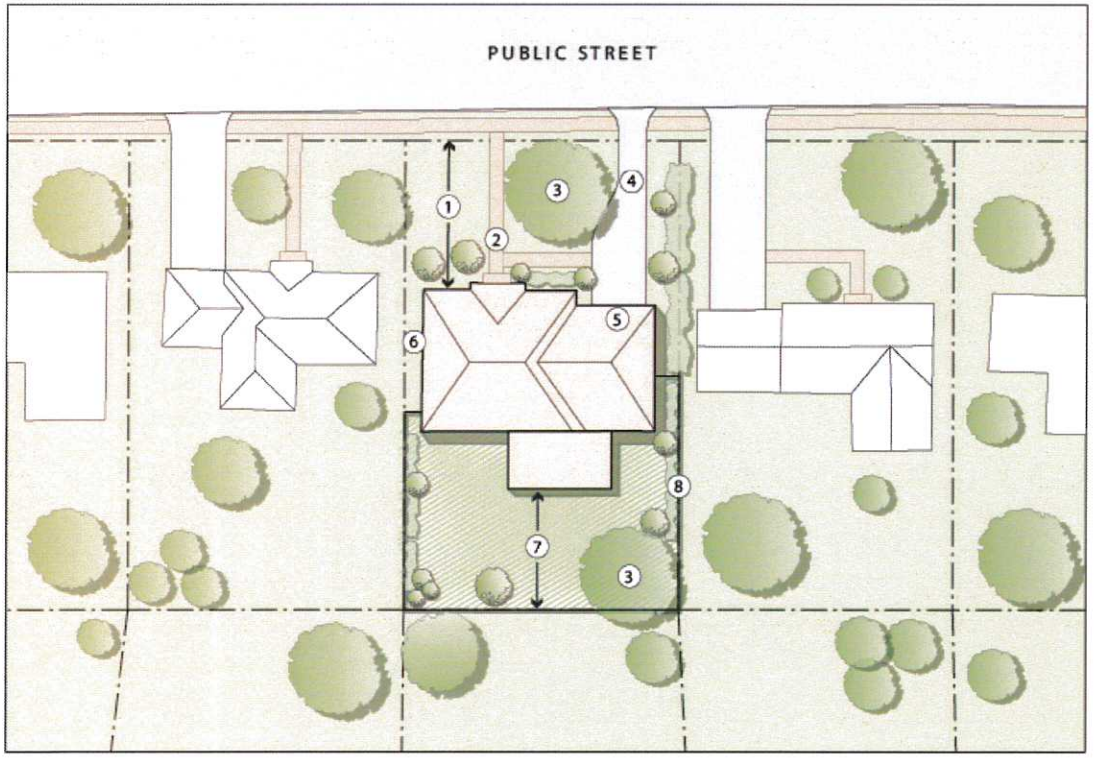
1. Key City-wide policy recommendations to amend VOP 2010;

2. Recommended City-wide Urban Design Guidelines for Infill Development;

Key Policy Recommendations for Draft Official Plan Amendment

- Add "building orientation" as element to be respected and reinforced (Policies 2.2.3.2 and 9.1.2.2)
- Remove "older" from reference to "older, established residential neighbourhoods" (Policy 9.1.2.3) and instead add new schedule identifying Large-Lot Neighbourhoods
- Require minimum lot frontages based on the widths of adjoining or facing lots
- Permit townhouses in established Community Areas designated as Low-Rise Residential only on lots fronting an Arterial Road (new Policy 9.1.2.4)
- Require townhouses in established neighbourhoods to front a public street, locate parking at the rear, and maintain the existing pattern of setbacks
- Require block plans where deep, formerly rural lots are clustered
- Update OP to include new Vaughan's established Low-Rise Neighbourhood Schedule

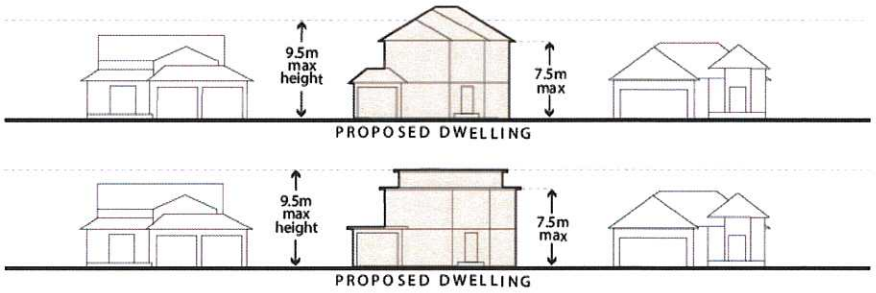
Recommended Guidelines



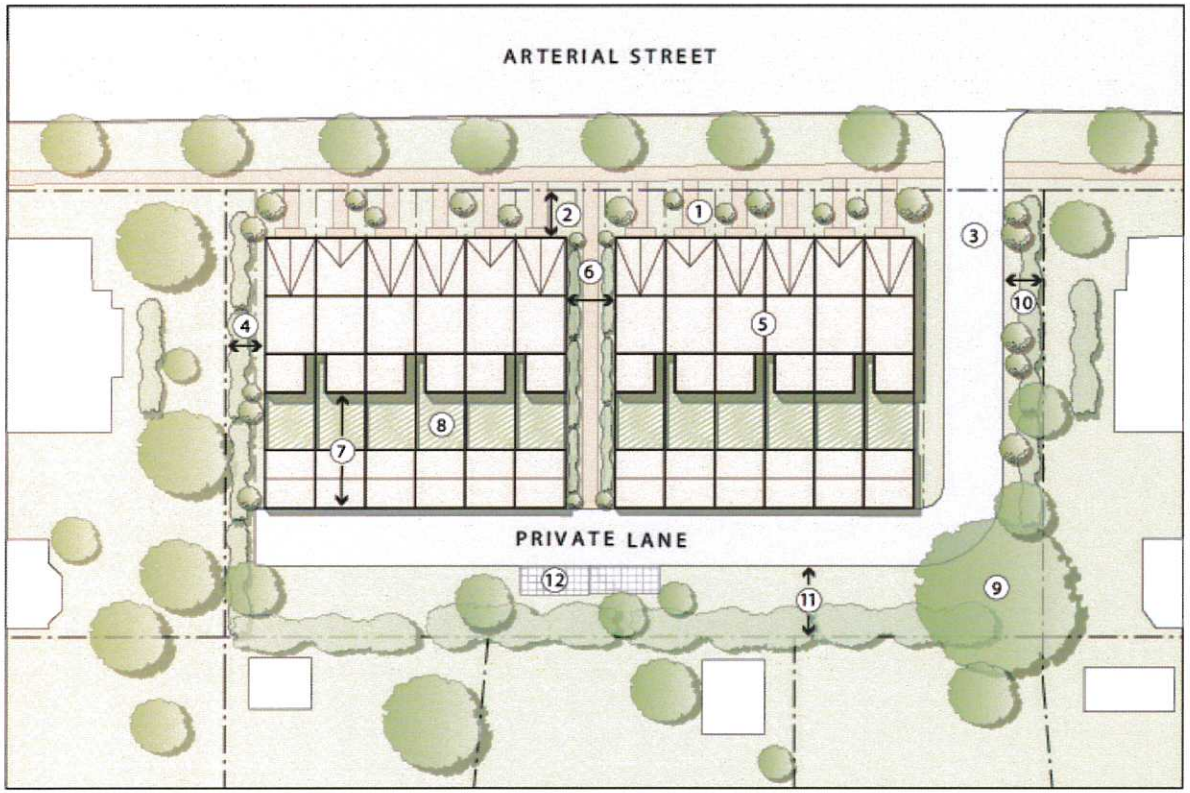
General Infill Guidelines

Includes redevelopment of existing lots, "monster-home" phenomenon

- Consistent front, side and rear yard setbacks
- Visible front entrances
- Protect existing mature trees
- Integrate and recess the garage
- Maintain privacy of adjacent dwellings
- Maximum sidewall height of 7.5 metres



Recommended Guidelines

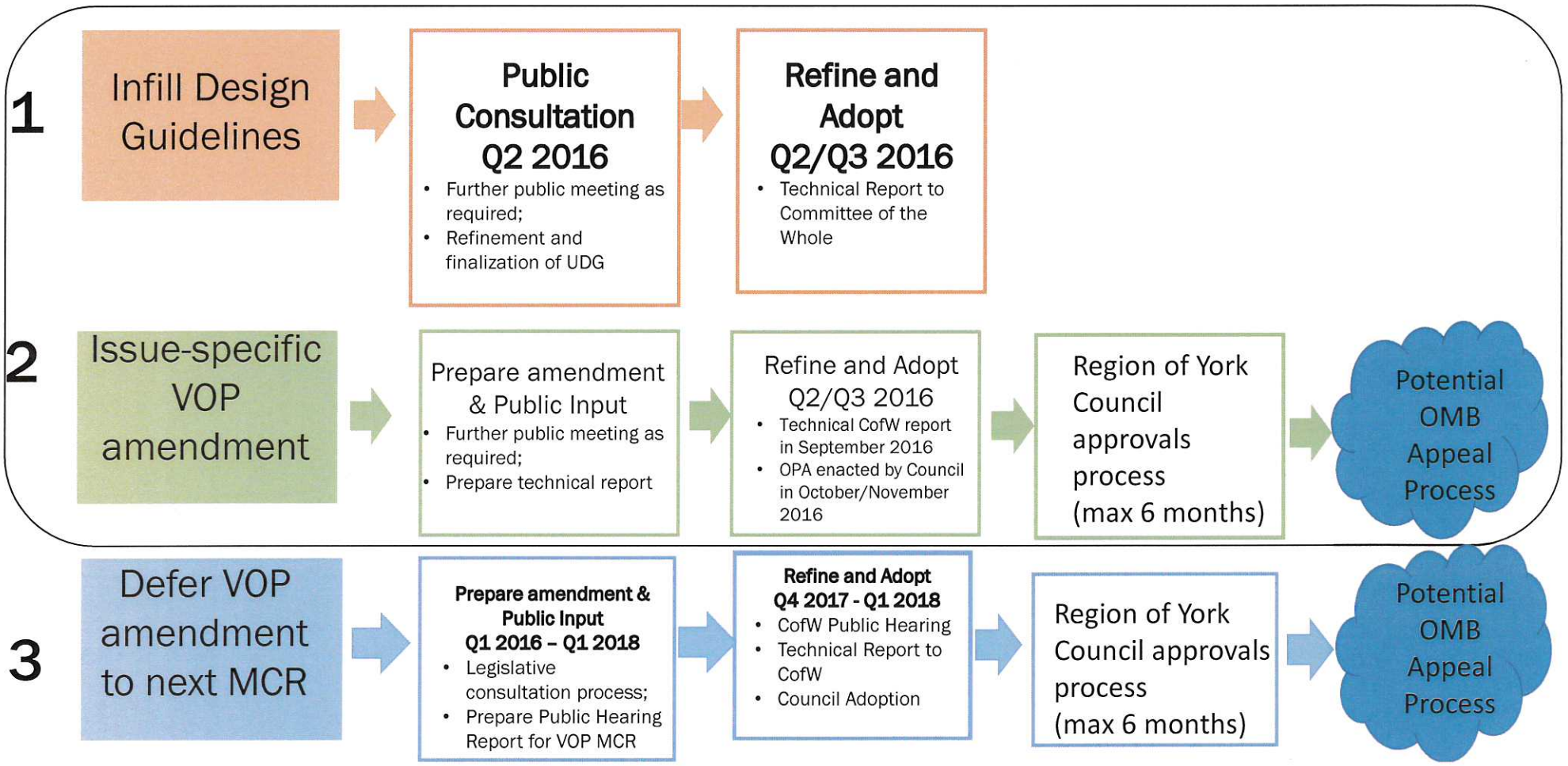


Townhouse Infill Guidelines

- Orient to a public street
- Consistent front setback
- Parking and servicing at the rear or underground
- Minimum townhouse width of 6 metres, depth of 12 metres
- Private rear yard for each unit (minimum 12-metre setback from rear lane)
- Buffer laneways/driveways with landscape strips
- Visitor parking in central location with access to front entrances
- Ensure site planning standards for safety and access.

Recommended Guidelines

Implementation Options




Community Area Policy Review for
Low-Rise Residential Designations
QUESTIONS?
URBAN
STRATEGIES
INC .