

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 19, 2017

Item 5, Report No. 13, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on April 19, 2017, as follows:

By receiving the following Communications:

- C1. Mr. Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, dated April 4, 2017;
- C2. Ms. Lesley Knight, Keele Street, Maple, dated April 4, 2017;
- C3. Mr. Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, dated April 4, 2017;
- C4. Mr. Mark Yarranton, KLM Planning Partners Inc., Jardin Drive, Concord, dated April 4, 2017;
- C6. Mr. Paul Tobia, Evans Planning Inc., Keele Street, Vaughan, dated April 4, 2017;
- C10. Ms. Wendy Nott, WND Associates, Eglinton Avenue East, Toronto, dated April 13, 2017;
- C11. Ms. Wendy Nott, WND Associates, Eglinton Avenue East, Toronto, dated April 13, 2017; and
- C13. Mr. Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, dated April 19, 2017.

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**COMMUNITY AREA POLICY REVIEW
FOR LOW-RISE RESIDENTIAL DESIGNATIONS
AMENDMENT TO THE VAUGHAN OFFICIAL PLAN 2010
FILE 15.120.1
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 April 4, 2017, be approved;
- 2) That the presentation by Mr. Tim Smith, Urban Strategies Inc., Spadina Avenue, Toronto, be received;
- 3) That the following deputations and Communication be received:
 - 1. Mr. David Brand, Board Member of the Kleinburg and Area Residents Association (KARA), Camlaren Crescent, Kleinburg;
 - 2. Mr. Claudio Brutto, Brutto Consulting, Edgeley Boulevard, Vaughan, on behalf of the property owners of 61-83 Hayhoe Avenue, Vaughan, and Communication C36, dated April 4, 2017;
 - 3. Ms. Elvira Caria, Chair, Vellore Woods Ratepayers Association, Bunting Drive, Woodbridge; and
 - 4. Mr. Robert Klein, Daleview Crescent, Kleinburg; and
- 4) That the following Communications be received:
 - C2. Mr. Sudhir Chopra, dated March 28, 2017;
 - C3. Ms. Caterina Principe, Benemax Financial Group, dated March 30, 2017;
 - C4. Mr. Frank Principe, Ontario Sales Manager, JohnVince Foods, Steeprock Drive, Toronto, dated March 30, 2017;
 - C5. Ms. Grace Gonzalez, dated March 30, 2017;
 - C6. Ms. Susana Alvarez, dated March 30, 2017;
 - C7. Ms. Grace Gonzalez, dated March 30, 2017;
 - C9. Ms. Isabel Garcia, dated March 30, 2017;
 - C10. Ms. Helen Lepek, LEPEK Consulting Inc., Edith Drive, Toronto, dated March 30, 2017;
 - C11. Mr. Rudy Bussoli, JohnVince Foods, Steeprock Drive, Toronto, dated March 31, 2017;

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- C13. Mr. Roger Dickinson, dated March 31, 2017;
- C14. Ms. Kathryn Angus, dated April 3, 2017;
- C15. Mr. Leo F. Longo, Aird & Berlis LLP, Bay Street, Toronto, dated April 3, 2017;
- C17. Pat Canizares, dated March 30, 2017;
- C18. Tania and Carmela Lamanna, dated April 3, 2017;
- C19. Mr. Danny Tomassini, dated April 3, 2017;
- C20. Ms. Rosemarie Humphries, Humphries Planning Group Inc., Chrislea Road, Vaughan, dated April 3, 2017;
- C21. Ms. Rosemarie Humphries, Humphries Planning Group Inc., Chrislea Road, Vaughan, dated April 3, 2017;
- C22. Mr. Ryan Mino-Leahan, Associate/Senior Planner, KLM Planning Partners Inc., Jardin Drive, Concord, dated April 3, 2017;
- C23. Mr. Ryan Mino-Leahan, Associate/Senior Planner, KLM Planning Partners Inc., Jardin Drive, Concord, dated April 3, 2017;
- C24. Ms. N. Jane Pepino, Aird & Berlis LLP, Bay Street, Toronto, dated April 3, 2017;
- C25. Alfio and Agata Tomassini, dated April 3, 2017;
- C26. Maria and Eraldo Di Pasquale, dated April 3, 2017;
- C27. Ms. Josie Palermo, dated April 3, 2017;
- C28. Bernadette and Antonio Rafael, dated April 3, 2017;
- C29. Paulette and John Cutler, dated April 3, 2017;
- C30. Maria and Martino Donato, dated April 4, 2017;
- C31. Mr. Ryan Guetter, Vice President, Weston Consulting Group, Millway Avenue, Vaughan, dated April 4, 2017;
- C32. Mr. Ryan Virtanen, Partner, KLM Planning Partners Inc., Jardin Drive, Concord, dated April 4, 2017;
- C33. Mr. Ryan Virtanen, Partner, KLM Planning Partners Inc., Jardin Drive, Concord, dated April 4, 2017; and
- C34. Mr. Mark Yarranton, President, KLM Planning Partners Inc., Jardin Drive, Concord, dated April 4, 2017.

Recommendation

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

1. THAT the presentation on the City-Wide Community Area Policy Review for Low-Rise Residential Designations, Amendment to Vaughan Official Plan 2010 BE RECEIVED; and
2. THAT the draft amendment to the Vaughan Official Plan 2010, forming Attachment 4 to this report, reflecting the modifications set out in Section (6) and Attachment 2 hereto, BE APPROVED and be brought forward for adoption subject to final staff review.

Contribution to Sustainability

The recommended Official Plan amendment is consistent with the Green Directions Vaughan mandate by supporting Goal 2:

- To ensure sustainable development and redevelopment.

Economic Impact

There are no economic impacts resulting from the approval of this report.

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Communications Plan

On March 21, 2017, a Courtesy Notice of this Committee of the Whole meeting was mailed/e-mailed to those individuals who requested notification as a result of the Public Hearing on November 1, 2016 and/or by written correspondence. This notice was also posted on the City's website at www.vaughan.ca, the City Page Online.

Purpose

To report on the issues that emerged from the November 1, 2016 Public Hearing and the proposed changes resulting from the subsequent staff review, earlier consultation with stakeholders including BILD; and to obtain direction to proceed with adoption of the recommended amendments to the Vaughan Official Plan 2010 (VOP 2010), subject to final staff review.

Background - Analysis and Options

Executive Summary

This technical report addresses issues identified as a result of the Community Area Policy Review for Low-Rise Residential Designations study and the proposed amendments to VOP 2010 (Volume 1). The report is structured as follows, thereby providing:

- (1) Key Messages
- (2) Study Origin and Response
- (3) The Consultation Process – the public and City/external agencies;
- (4) The Policy Context;
- (5) Overview of the Policy Review: Identifying Vaughan's established Low-Rise Residential Neighbourhoods in Established Community Areas;
- (6) Issues Identified in Deputations and Communications received at the November 1, 2016 Public Hearing and November 15, 2016 Council meeting;
- (7) Recommended policy amendments to VOP 2010;

Attachments

The following supporting material is found in the attachments.

1. The Policy Review: Vaughan Community Areas and Low-Rise Residential Areas Study – October 2016
2. The Community Area Policy Review Technical Report - Comments Received
3. The Community Consultation Summary Report – What We Heard
4. The Draft Amendment to the VOP 2010
5. The Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods
6. The Committee of the Whole (Public Hearing) Extract – November 1, 2016

(1) Key Messages

In summary, key messages defining this process and the outcome include:

- The amendments are targeted at the Low-Rise Residential designation within the Community Areas.

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- The intent of the proposed policy amendments is to ensure that townhouse development and other forms of infill development are compatible with Low-Rise Residential areas in Established Community Areas, consistent with the policies of VOP 2010, addressing issues such as the appropriate location, buffering, and orientation to public roads.
- One of the main changes provides that townhouse dwellings will only be permitted in the Low-Rise Residential designation in Established Community Areas on parcels of land with frontage onto arterial roads, subject to criteria.
- Notwithstanding the last point, it is not the intent of the amendments to prohibit the development of townhouses in undeveloped or developing parts of the Low-Rise Residential Area (i.e. Developing Community Areas) that have previous approvals for townhouses that are unbuilt at this time. Undeveloped areas that have been or will proceed through a planning process, including Block Plans, zoning, and draft plans of subdivision that have planned for this housing form should be allowed to proceed.
- The areas with frontage onto arterial roads in the Low-Rise Residential neighbourhoods in existing Community Areas are not Intensification Areas, as reflected in the Vaughan Official Plan and endorsed by the Region of York and approved by the Ontario Municipal Board, in accordance with the Provincial Growth Plan.
- Within Intensification Corridors, Low-Rise Residential neighbourhoods with properties that are rear lotted on the arterial street or have frontage on a window street parallel to the arterial street are generally not considered to be appropriate for intensification, as set out in Policies 2.2.59 (Regional Corridors) and 2.2.5.14 (Primary Intensification Corridors).
- Community Areas are not intended to “experience significant physical change” (VOP 2010). It is the intent that any townhouse development in the Low-Rise Residential neighbourhoods in Established Community Areas have high regard for compatibility with the adjacent Low-Rise Residential areas.
- The policies will permit townhouse dwellings on arterial roads in the Low-Rise Residential areas in Established Community Areas; however, they must conform to the OMB approved Official Plan policies, as informed by the design guidelines that were approved by Council on October 19, 2016. In conforming to the policies and guidelines, the development yield may be reduced.
- Development on small or irregularly shaped parcels often present design challenges that compromise the ability to achieve infill townhouse development on the arterial frontages that would be attractive, functional and compatible with the surrounding area. In these instances, land assembly is preferred. The policies confirm that the application of a Block Plan process to plan on a multi-parcel basis is an available option.
- Where permitted, townhouses in a Low-Rise Residential neighbourhood within Established Community Areas do not include stacked townhouses, or “back-to-back” townhouses.
- It is also not the intent to eliminate townhouse development from the developing Community Areas or the new Secondary Plan areas (New Community Areas) as their planning processes provided for the integration of townhouse development through their respective Secondary Plans and subsequent approval processes.

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- If it is determined through the application of the policies of VOP 2010 that a proposed townhouse development does not conform to the Official Plan, the applicant may apply for an Official Plan amendment to seek relief from the contentious policies. While the Official Plan amendment would be considered on its own merits, the intent of maintaining compatibility with the established Low-Rise Residential community will remain a priority consideration.
- It is recognized that there may be instances where lands located in the Low-Rise Residential designation in the Community Areas (either fronting onto an arterial or elsewhere) are in transition (i.e. there are multiple proposals for alternative uses or densities). The option remains with Council to direct that a study be undertaken to determine the long range future of such areas, which may result in an Official Plan amendment.
- The effect of the policies will not substantially impact the supply of housing or compromise the Provincial, Regional and City policies regarding intensification. It may marginally reduce the number of townhouses through the need to conform to the design policies, on arterial townhouse sites, in the Low-Rise Residential areas in Established Community Areas.
- Provincial direction requiring the accommodation of secondary suites in residential areas as-of-right has the potential to substantially increase the number of residential units in the Low-Rise Residential designation. As a result, removing townhouses from the designation will have minimal impact on the housing supply or mix, while maintaining the physical character of the residential areas. Council has approved amendments to the Vaughan Official Plan and By-law 1-88 to permit Secondary suites along with an implementation program. The adoption of the implementing Official Plan amendment is expected in the second quarter of this year
- The fact that there are minor restrictions in the number of townhouse units that may result from the proposed amendments, overall affordability will not be affected. In 2015 the average sale price of resale townhomes was approximately \$575,283 on a Region-wide basis (Affordable Housing Monitoring Analysis, York Region, 2016). This is beyond the regional affordability limit of \$459,170 (Affordable Housing Monitoring Analysis, York Region, 2016). Regional data for 2016 is not available as yet. Indications are for 2016, the average price of a resale townhouse in Vaughan exceeded \$800,000 (T.R.E.B.). Secondary suites have a greater potential to provide affordable units in this context.
- All development applications submitted in the Low-Rise Residential areas in the Established Community Areas prior to the approval of the amendments to the Official Plan resulting from this process will be reviewed on the basis of the policies that were in effect at the time the applications were submitted. However, such applications would be subject to the Urban Design Guidelines approved by Council on October 19, 2016. These guidelines were based on the existing policies and will be considered in the review of all such applications.
- The lands in the Low-Rise Residential neighbourhoods in the Established Community Areas are worthy of protection. They help to define Vaughan and will continue to do so well into the future. They provide an important source of housing, and traditionally have formed the basis of the City's stable neighbourhoods and communities.
- The new role of the Low-Rise Residential designation in the Established Community Areas as a provider of Secondary Suites will further enhance these locations as a source of a broad array of housing services, extending from Secondary Suites to large lot single detached dwellings.

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- Any changes to the density, character and ambience of the established Low-Rise Residential neighbourhoods in the Established Community Areas needs to be carefully considered, with appropriate public input, technical analysis and Council scrutiny and approval.

(2) Study Origin and Response

On March 18, 2014, Council adopted a resolution directing that a review of the VOP 2010 be undertaken pertaining to the policies that permit single and semi-detached houses and townhouses in Low-Rise Residential Areas. Staff was directed to specifically review the Low-Rise Residential permissions and associated urban design and 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 subsequently enacted the Keele Street Interim Control By-law 120-2014, which was later subject to Ontario Municipal Board appeals.

At the June 16, 2015 Committee of the Whole Public Hearing, staff reported on the work of the City's consultant undertaking the City-wide policy review. The consultant's work 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 ended 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...".

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;

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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 resolution by directing staff to 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 City's Municipal Comprehensive Review process. 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 ratified the Committee recommendation on March 22, 2016 and in doing so modified Recommendation 2 of the Committee report to provide 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 the 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.

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In accordance with Council's March 22, 2016 direction, on October 5, 2016 Committee of the Whole considered a staff report on the Low-Rise Residential Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods. The Guidelines address the current VOP 2010 policies and provide guidance in their application. The policy amendments provided herein are proposed to provide greater clarity in the application of the current policies of VOP 2010 when addressing infill development.

On October 5, 2016 Committee of the Whole recommended "That the draft Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods be approved". Further information was requested in the form of a communication to Council.

On October 19, 2016, Council ratified the Committee recommendation to approve the Urban Design Guidelines for Low-Rise Residential Designated areas. Further direction was provided to examine alternative treatments for deeper lots fronting onto arterial streets that would include the introduction of private laneways. This is addressed in more detail in Section (6) g) "Urban Design Guidelines"

On November 1, 2016 the report on the proposed amendments VOP 2010, as directed by Council on March 22, 2016, proceeded to Committee of the Whole (Public Hearing). The Committee received the Public Hearing report and presentation on the City-wide Community Area Policy Review for Low-Rise Residential Designations Study and the proposed amendments to the Vaughan Official Plan 2010 (VOP 2010).

On November 15, 2016, Council ratified the Committee recommendation resulting from the November 1, 2016 Public Hearing report, which was amended by the addition of the following: "By approving that the draft official plan amendment address issues raised due to the differences with shape and size of lots proposed for low rise intensification".

Communications and deputations were received from stakeholders and members of the public as a result of the public hearing process. These responses are discussed in the main body of this report, in Section (6) "Issues Identified in Deputations and Communications" and in Attachment 2, "Comments Received".

(3) The Consultation Process: The Public and City Departments and External Agencies

As a result of the March 1, 2016 report, staff conducted a public consultation process that led up to Committee of the Whole's October 5, 2016 consideration of the Urban Design Guidelines and the November 1, 2016 Public Hearing on the proposed amendments to VOP 2010.

As directed by Council, staff solicited feedback 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 31st, 2016, and comments were also obtained from community meetings. The public consultation strategy resulted in the production of the attached summary report entitled Community Consultation Summary Report – What We Heard (Attachment 3).

The following activities comprised the public consultation process, which informed the preparation of the recommended amendments:

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

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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 and proposed policy amendments and urban design guidelines. This was followed by a formal presentation from 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 those members of the public wanting to hold more detailed discussions with the study team.

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

- The 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";
- A Feedback form;
- The Presentation Panels;
- The Open House Presentation.

c) The Technical Advisory Committee (TAC)

The Community Area Policy Review for Low-Rise Designations Technical Advisory Committee (TAC) was composed of internal City departmental staff and external agencies. Representation on the TAC included 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 process provided for 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 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 presented the changes made to the draft policy amendments and Urban Design Guidelines based on feedback received from the written submissions and the public open houses. This included discussion of the Community Consultation Summary Report and the major issues raised in the Policy Review report.

d) Meeting with BILD (York Region Chapter)

On October 11, 2016 staff met with representatives of the York Region Chapter of BILD to discuss the implications of the proposed amendments resulting from this study. Concerns

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discussed at the meeting included the opinion that the limitation on the use of private laneways was overly restrictive and that the Guidelines did not recognize situations on arterial streets where there were deeper lots. It was noted that these types of proposals have in the past proceeded on the basis of an Official Plan Amendment application. The outcome of this meeting was reported by way of Communication C6, Report No. 34 to the Council meeting of October 19, 2016. The communication was directed as a result of the staff report to Committee of the Whole on October 5, 2016 on the “Urban Design Guidelines for Infill Development in Established Low-Rise Residential Areas” (Attachment 5).

The results of this process have informed the preparation of this report.

(4) Policy Context

The current policy regime governing the development of the Low-Rise Residential Area originates from a number of Provincial, Regional and City sources. The detailed policies of VOP 2010, in accordance with Provincial and Regional policy, provide direction on the uses permitted and the development and urban design policies to be applied when considering individual planning initiatives. An overview of the planning context is discussed in the November 1, 2016 Public Hearing report (Attachment 6), in Section 2 of the report titled “Policy Context”.

(5) Overview of Policy Review: Identifying Vaughan’s established Low-Rise Residential Neighbourhoods in Established Community Areas

As part of the study, the consultant undertook an analysis to identify the City’s established Low-Rise Residential neighbourhoods. An overview of the methodology, study conclusions and recommendations is provided in the November 1, 2016 Public Hearing report, (Attachment 6) Section 5 titled “Overview of Policy Review: Identifying Vaughan’s Established Low-Rise Residential Neighbourhoods”.

(6) Issues Identified in Deputations and Communications received at the November 1, 2016 Public Hearing and November 15, 2016 Council Meeting

Staff received submissions from a number of sources, which will be addressed in this report. For the purpose of responding to the comments and requested changes, two categories of revisions were identified. These include:

- a. Issues raised by multiple parties that may have broader policy implications; and
- b. Other issues that may be resolved through minor changes to the policies of VOP 2010 or further clarification.

Issues that have broader implications are discussed in the staff report in the subsection entitled “Identified Issues and Responses”, which is set out below. More minor issues are identified and commented on in the “Community Area Policy Review Technical Report - Comments Received”, forming Attachment 2. Where warranted, modifications to the proposed amendments to VOP 2010 Volume 1 have been recommended.

The Responses to the Comments

Several objectives were considered in analyzing the submissions made by landowners, planning consultants, residents, and commenting agencies regarding the proposed amendments to VOP 2010 Volume 1. This included ensuring that the principles of VOP 2010 were maintained, that the broader policy direction was considered (Regional Official Plan, Places to Grow) and the application of sound planning principles.

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The submissions were each considered on their own merit and recommendations made on appropriate responses and actions. In addition, Staff identified areas where changes should be made to the proposed policies. The “Community Area Policy Review Technical Report - Comments Received” (Attachment 2) presents information response/concerns/requests, staff comments and any recommended policy and schedule changes. Summaries in Attachment 2 are presented in the following in tabular format:

- The Item number;
- The submission date;
- The origin of the submission;
- The correspondence content, as summarized by Staff;
- Staff comment on the submission; and
- Staff recommendation on the submission.

The following deputations and written submissions were received at the Public Hearing and Council:

Deputations

- Mr. Leo Longo, Aird & Berlis
- Mr. Joe Collura, Vaughan
- Mr. David Brand, Kleinburg & Area Ratepayers Association, Camlaren Crescent, Kleinburg
- Mr. Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan
- Mr. Bill Manolakos, Keele Street, Maple
- Mr. Richard Lorello, Treelawn Boulevard, Kleinburg
- Ms. Jana Manolakos, Keele Street, Maple
- Mr. Roger Dickinson, Donhill Crescent, Kleinburg
- Mr. Anthony Smith, Idleswift Drive, Thornhill
- Ms. Alexandra Hatfield, Camlaren Crescent, Kleinburg
- Mr. Davide Pellegrini, Condor Properties, Highway 7, Concord
- Mr. Richard Rodaro, Woodend Place, Vaughan
- Mr. Rob Klein, Daleview Court, Kleinburg
- Mr. Robert A. Kenedy, MacKenzie Ridge Ratepayers' Association, Giorgia Crescent, Maple

Written Submissions

- Mr. Joe Collura, dated October 19, 2016
- Mr. John Zipay, Gilbert Court, Burlington, dated October 25, 2016
- Ms. Helen Lepek, Lepek Consulting Inc., Edith Drive, Toronto, dated October 31, 2016
- Mr. Joe Balderston, Brutto Consulting, Edgeley Boulevard, Vaughan, dated October 31, 2016
- Mr. Paul Tobia, Evans Planning Inc., Keele Street, Vaughan, dated November 1, 2016
- Mr. Jim Levac, Glen Schnarr & Associates Inc., Kingsbridge Garden Circle, Mississauga, dated November 1, 2016
- Ms. Rosemarie L. Humphries, Humphries Planning Group Inc., Chrislea Road, Vaughan, dated October 31, 2016
- Mr. Tim Jessop, Weston Consulting, Millway Avenue, Vaughan, dated November 1, 2016
- Ms. Rosemarie L. Humphries, Humphries Planning Group Inc., Chrislea Road, Vaughan, dated October 31, 2016
- Mr. Ryan Guetter, dated November 1, 2016

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- Antonietta and Joe Giannotti, Southview Drive, Concord, dated November 1, 2016
- Paulette and John Cutler, Westridge Drive, Kleinburg, dated November 1, 2016
- Mr. Roger Dickinson, Donhill Crescent, Kleinburg, dated October 31, 2016
- Ms. Alexandra Hatfield, Camlaren Crescent, Kleinburg, dated November 2, 2016
- Mr. Aaron Hershoff, TACC Developments, Applewood Crescent, Vaughan, dated November 1, 2016
- Mr. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, dated November 1, 2016
- Mr. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, dated November 14, 2016

The issues having broader implications are discussed in greater detail below.

Responses Received from Community Members

Deputations and communications received at the Public Hearing from the members of the public were broadly supportive of the proposed amendments to VOP 2010. The comments received included: the amendments are seen as a step forward in addressing compatibility issues in stable Community Areas, they level the playing field for community members in addressing their concerns over infill development, and they balance City needs with developer needs, while still protecting the intent of the Places to Grow Act.

Comments from York Region Transportation Planning and Development Planning

Following the November 1, 2016 Public Hearing, York Region Transportation Planning and Development Planning staff reviewed the proposed policy amendments to VOP 2010. On the nature of intensification in Community Areas in both the Regional Official Plan and VOP 2010, York Region staff indicated:

The Regional Official Plan and the Vaughan Official Plan are premised on a complementary hierarchy of intensification areas, focused on centres and corridors. The Vaughan Official Plan has a well-articulated policy regime that directs intensification to appropriate intensification areas. As such, intensification in Community Areas, especially adjacent to Regional arterial roads, should be only permitted in limited circumstances. Significant levels of intensification within Community Areas would not be in keeping with the planned urban structure at the Regional or local level, and has the potential to increase vehicular conflicts where intensified private driveways intersect with Regional arterial roads.

Region staff are of the opinion that in order to facilitate orderly development in a planned comprehensive manner, a municipally led area in-fill study should occur to identify the best redevelopment plan for an area, if there are adjacent properties of similar size and redevelopment potential.

Similarly, Region staff have indicated that single lot redevelopment on a private road should only occur in limited circumstances and must allow efficient and through traffic flows and the safe travel of large service vehicles. To encourage the efficient flow of traffic through in-fill areas, Regional staff supports:

The provision of municipally owned roads that interconnect with adjacent properties and create a finer grid road network. Developments with private driveways should only be permitted where a property is large enough and can comprehensively develop in an independent manner. In situations where interconnects are required across multiple properties, roads should be dedicated to Vaughan as public rights-of-way.

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With regard to access to these sites, the Region discourages the creation of multiple lots with multiple access points, as per Regional Official Plan Policy 7.2.53:

"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."

York Region staff indicated that when an infill area requires direct access to a Regional Road, the Region will require a Transportation Mobility Plan, and recommend that the City identify areas of future infill development and prepare secondary plans to identify roadway infrastructure needed to accommodate these developments.

Identified Issues and Responses

a) Notice and Information Available to Public

Issue

Deputations received at the Public Hearing assert that proper notice was not provided in accordance with the Planning Act and as prescribed in Ontario Regulation 543(06) in that inadequate information was made available in advance of the Public Hearing.

Response

The Planning Act Section 17(19.3) provides that, "the information required under subsection (19.5) shall be made available to the public at a public meeting or in the manner set out in the official plan for informing and obtaining the views of the public in respect of the proposed amendments" under the Act. This includes the notification requirements and the posting of supporting the material 20 days in advance of the public hearing.

The Vaughan Official Plan 2010 Section 10.1.4 Notification Procedures for Statutory Public Meetings sets out the manner in which the public is informed of public hearings to obtain their views on proposed amendments. This Official Plan policy responds to the portion of Section 17(19.3) that provides, "... or in the manner set out in the official plan." The City's procedure was followed to notify the public in advance of the November 1, 2016 Public Hearing. In addition, supporting information was provided on the City's website 20 days in advance of the Public Hearing consistent with the Planning Act. As such, the notice requirements were fulfilled in accordance with the policies of the City's Official Plan, as authorized by the Planning Act.

b) Impact on Potential to Implement Condominium Infill Development

Issue

Deputations identified a concern that the proposed amendments would prohibit the ability to introduce condominium infill development to these sites.

Response

While the requirement for an Official Plan Amendment application is determined on a site-by-site basis, planning staff has been consistent in requesting an Official Plan Amendment when infill townhouse development applications are submitted as a plan of condominium. The amendments proposed in this report would not affect this in any way.

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c) Inclusion of Setbacks in Proposed New Policy

Issue

Deputations and communications received expressed the concern that the proposed new policy 9.1.2.4(d) creates setback requirements that should not be included as Official Plan policy, and are more appropriately prescribed in zoning regulation.

Response

Policy 9.1.2.4(d) contains two principles regarding setbacks for townhouses in established Low-Rise Residential areas. First, that, “The general pattern of front, side and rear yard setbacks in the adjacent established neighbourhood shall be respected and maintained”, and “Front yard setbacks shall be a minimum of 4.5 metres to provide an appropriate buffer between the road and the dwellings and to accommodate landscaping. Rear yard setbacks shall be a minimum of 7.5 metres”.

The first principle is general in nature, and is intended to recognize that there is a general pattern of setbacks in an area, but also that they should be respected and maintained. The second principle is based on the minimum setbacks provided in By-Law 1-88, and is intended to convey the City’s desire to not deviate from these minimums for infill development occurring in established Low-Rise Residential areas. VOP 2010 policy 10.2.1.7 does provide for minor variations to numerical standards contained in the plan, provided that the variations respond to conditions unique to the site, and are supported through a Planning Justification Report and/or Urban Design Brief to the satisfaction of the City.

However, establishing specific numerical setback requirements in Official Plan policy may create challenges when the Zoning By-Law is updated, which may result in new setback requirements, as noted by members of the Technical Advisory Committee. Official Plan policy is intended to be more general in nature. It is more appropriate to address yard requirements in the Design Guidelines and the implementing Zoning By-law on the basis of the Plan’s compatibility policies. The proposed policy has been updated to reflect this response, through the elimination of specific numeric setbacks.

d) Appropriateness of Intensification in Community Areas

Issue

Several of the communications from landowners focused on the implications of the proposed policies on meeting the intensification policies and targets of senior levels of government. It is argued that by creating more definitive policy criteria regarding the location, frontage, and compatibility of townhouses in Low-Rise Residential designated areas, the City would be limiting its ability to meet intensification targets assigned by Provincial and Regional policies. Respondents stated that this would result in less diverse housing options, less affordable housing, and less efficient use of infrastructure. In particular, many of the respondents shared a preference for townhouses (particularly situated on deep lots) fronting onto laneways (also referred to as private common element roads), and use as their justification the need for the City to achieve, “an appropriate level of intensification”.

Response

Policy 1.1.3.3 of the Provincial Policy Statement (2014) states , “Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas,

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including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs”. Policy 2.2.2.1.b in the Provincial Growth Plan for the Greater Golden Horseshoe states that population and employment will be accommodated by focusing intensification in intensification areas. The Growth Plan identifies urban growth centres, intensification corridors, major transit station areas, brownfield sites and greyfields as areas where intensification is meant to be focused.

Both the Region’s Official Plan and Vaughan Official Plan 2010 establish where growth will take place to 2031 and clearly identify intensification areas. The Region’s urban hierarchy directs intensification to its Centres and Corridors policy framework. The City of Vaughan identifies areas of intensification on Schedule 1 – Urban Structure, which further reinforces the location of the Centres and Intensification Corridors as the primary destination for additional density. The City’s Urban Structure plan has been endorsed by York Region and has been approved by the Ontario Municipal Board. As such, the City’s Urban Structure (Schedule 1 to VOP 2010) is in conformity with all relevant Provincial plans and policies.

The Community Area Policy Review focuses on areas that are designated *Low-Rise Residential* in the Community Area. This designation makes up a sizeable portion of Vaughan’s Community Areas, and they are considered to be “Stable Areas”. As such, they “are not intended to experience significant physical change” (Policy 2.2.3.2, VOP 2010). A primary objective of Vaughan Official Plan 2010 is to, “ensure the character of established communities is maintained” (policy 2.1.3.2 (e)). Therefore, it is the intent of the Plan that Low-Rise Residential areas not be the recipient of a significant amount of intensification.

As such, townhouses will continue to be permitted on arterial street frontages in the Low-Rise Residential designation in Established Community Areas, subject to meeting certain conditions. This encompasses a limited geography and while the townhouses are still permitted, the resulting developments may only be able to achieve lesser densities. While townhouses will no longer be permitted beyond the arterial frontages in the Low-Rise Residential designation in Established Community Areas, Townhouses will be permitted in new or currently developing portions of the Low-Rise Residential designation. The introduction of secondary suites will ensure that additional units can be added to address issues of demand and affordability without “significant physical change”. The introduction of secondary suites would provide a more affordable option. Therefore, this direction should be maintained.

e) Transition to Amended Policy Framework and Applicability of Policy Amendments

Issue

A recurring question asked how and when the proposed policy amendments would apply. Many of the respondents that raised this issue represent landowners with development applications that are at varying stages of the development review process.

Response

Legal precedent provides that when an application is submitted, the Official Plan policies in effect at the time of the application are the basis for its review. This means that the City cannot apply policies that were not in effect when the application was submitted.

Applications that are deemed complete and accepted by the City are reviewed on the basis of the in effect policy at that time. Official Plan Amendments proposed through this policy review may take considerable time to be fully approved and brought into force. Development

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applications that have already been received and are currently in the early or late stages of the review process will not be subject to the proposed Official Plan amendments recommended by this study.

As noted, many of the respondents had active applications that were before the City. Other comments also indicated an interest in this study proposing transition policies that provide guidance as to how future policy amendments would be applied. In response, a further policy has been recommended that would provide that any existing, legally approved townhouse development, in the Low-Rise Residential designations would continue to have legal conforming status under the VOP 2010.

f) Compatibility with Neighbourhood Character

Issue

A number of respondents were concerned that the proposed policies were too prescriptive and inappropriate for implementation at the Official Plan level. Primary concerns focused on: Only permitting townhouses on parcels that front onto arterial roads in Low-Rise Residential Designated areas; only allowing townhouse units to front onto public roads and not laneways; the inclusion of minimum setbacks in Official Plan policy; and generally, that these policies do not allow development applications to respond to varying site conditions.

Response

The intent of Section 9.1.2 – “Urban Design and Built Form” of VOP 2010, with respect to Community Areas is to ensure that the character and integrity of the Established Community Areas designated Low-Rise Residential do not experience significant physical change. The proposed amendments respond to an increase in the number of development proposals for infill townhouse and other intensified forms of development that were not considered to be consistent with the existing character of the surrounding neighbourhoods. The proposed amendments represent a balanced approach to protecting the character of communities that are “not intended to experience significant change”, while providing for limited intensification and appropriate redevelopment, within an identifiable geographical area.

The amendments are proposed to clarify specific policies related to compatibility, and augment them with policies that are specific to infill developments. The purpose of these clarifications is to ensure that infill development is integrated into established neighbourhoods in a way that meets the intent of the compatibility policies in VOP 2010. Locational references are established to address areas requiring specific treatment. For example, a new Schedule–1B “Areas Subject to Policy 9.1.2.3 – Vaughan’s Established Large Lot Neighbourhoods”– is introduced to identify where Policy 9.1.2.3 can be applied. This policy creates additional protection for communities especially vulnerable to infill pressures by distinguishing those neighbourhoods according to lot size. The proposed new policy 9.1.2.4 specifically directs townhouse development to the edges of the Low-Rise Residential neighbourhoods in Established Community Areas to parcels that have frontage on an Arterial Street.

These policies are intended to ensure that infill and townhouse developments respect the physical character of established neighbourhoods to achieve compatibility, while recognizing that unusually deep or wide lots on arterial roads at the edge of established communities present an opportunity for townhouse development.

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g) Urban Design Guidelines

Issue

Several respondents raised concerns with respect to the approved Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods and their relationship to the proposed amendments to the policies of the Official Plan. Issues raised in deputations and communications include: There being a lack of some specific design elements that were not included in the design concept image included as part of the Townhouse Infill Guidelines Summary; that the guidelines do not address deep and narrow infill sites; and a concern that the Urban Design Guidelines are being made into formal policies removing the ability to deviate from the Guidelines without an Official Plan Amendment.

Response

In response to these concerns, on October 19, 2016, Council approved the Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods subject to the following:

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.

This will allow the testing of concept designs to determine what degree of compatibility may be achieved. It will also allow further consultation with stakeholders. The resulting concepts would be added to the townhouse component of the guidelines by way of an appendix.

The approved Urban Design Guidelines support the approved policies in VOP 2010, and do not specifically address the proposed VOP 2010 policy amendments resulting from this review. When VOP 2010 is amended, the final Urban Design Guidelines will be reviewed to ensure consistency with the new policies. Staff will continue to refine the Guidelines in accordance with Council direction, including stakeholder consultation, with a view to finalization in the second quarter of 2017.

The Guidelines do not constitute policy at the level of the Official Plan but do assist in the interpretation of the Plan. Notwithstanding the Guidelines, the intent and purpose of the policies will always need to be maintained. The Guidelines are flexible, whereby alternative solutions may be developed that still meet the intent of the Plan.

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(7) Recommended Policy Amendments to VOP 2010

This section of the report sets out the recommended policy amendments to VOP 2010 resulting from this process.

a) Addressing Differences in the Shape and Size of Lots

The Committee recommendation from the November 1, 2016 Public Hearing report on the proposed VOP 2010 policy amendments was ratified by Council on November 15, 2016. In doing so the following direction was provided:

By approving that the draft official plan amendment address issues raised due to the differences with shape and size of lots proposed for low rise intensification;

As a result of this analysis, staff is of the opinion that a main problem associated with the arterial lots is their fragmentation. This leaves a series of lots of varying depths, areas and frontages, which individually may not be ideal development parcels. Development benefits from the creation of regularly sized parcels that form a logical planning unit. The larger and more regularly shaped the unit, the better the opportunity to optimize development potential while providing for the functional and aesthetic characteristics that will make the site attractive and livable. In instances of smaller or irregularly shaped lots, this is best overcome by land assemblies that create the developable units necessary to support a quality development. VOP 2010 currently provides this direction and would benefit from further elaboration.

Changes to the proposed policy amendments have been introduced in Section 7.b) "Proposed Policy Amendments" of this report, as provided below, to reinforce the existing policies in Chapter 10. Policy 10.1.1.4 provides for the use of the Block Plan process to support and implement land assemblies. The need for a Block Plan can be identified through a Secondary Plan process; or through "the development review process, to address complexities in smaller planning units, scoped as required in accordance with policy 10.1.1.5." To build on this policy the following measures are proposed to address the need for comprehensive development:

- Policy 9.1.2.5 has been updated to provide for a Block Plan to address such matters as the configuration and design of streets;
- New policy 9.1.2.4(f) was also updated to address the need for interconnected streets where limited intensification is expected to occur on multiple adjacent lots and clarify that the City and Region are the approval authorities in this matter.

Strategic land assemblies are a key to overcoming many of the issues associated with development of deep, irregular or smaller lots fronting on the arterial corridors.

b) Proposed Policy Amendments

Below are the suggested modifications to VOP 2010 resulting from feedback obtained from the Public Hearing on November 1, 2016, in addition to feedback received from the Technical Advisory Committee and continuing staff review. In the revised policies below:

- **Strikethroughs represent text proposed for deletion;**
- **Bolded text represents new text.**

Each proposed modification is followed by the rationale for the changes. These changes are also reflected in the draft official plan amendment forming Attachment 4 to this report. For

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completeness, all policy changes that were proposed in the November 1, 2016 Public Hearing report are incorporated into the following amendments, and only those changes made after the Public Hearing are indicated in bold or as a strikethrough.

Community Area Policies

VOP 2010 is amended by:

1. Deleting policy 2.2.3.2 and substituting therefor the following:

Community Areas are considered Stable Areas and therefore Community Areas with existing development are not intended to experience significant physical change that would alter the general character of established neighbourhoods. New development that respects and reinforces the existing scale, height, massing, lot pattern, building type and orientation, character, form and planned function of the immediate local area is permitted, as set out in the policies of Chapter 9.

No change required.

Urban Design and Built Form Policies

2. Deleting policy 9.1.2.1 (preamble and sub. a.) and substituting therefor the following:

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 – 9.1.2.4 or, where no established neighbourhood is located, it shall help establish an appropriate physical character that is compatible with its surroundings, as set out in policy 9.1.2.5. **An Established Community Area is a portion of the Community Area identified on Schedule 1 (Urban Structure) generally bounded by Major or Minor Arterial streets or other significant features such as the Natural Heritage System which is entirely or almost entirely developed and occupied, such that its physical character is well defined;**

A definition of Established Community Area is added to provide greater clarity. These areas mainly include all of Thornhill, Concord, Woodbridge and Maple as well as portions of Kleinburg, Vellore and Carrville. They also include estate lot subdivisions that are relatively isolated from other development. Since these areas are “built out”, their physical character has been established, even if the character will naturally evolve as new trees and houses age. The general expectation is that these neighbourhoods will not change significantly based on the policies of VOP 2010. As Vaughan builds out and evolves, and its remaining designated Community Areas develop the boundaries of the established areas will need to be periodically reviewed and revised.

3. Deleting policy 9.1.2.2 and substituting therefor the following:

In **Established** Community Areas ~~with established development~~, new development, as reflected in any zoning, variance, subdivision, consent or part lot control exemption application, will be designed to respect and reinforce the existing physical character and uses of the surrounding area, specifically respecting and reinforcing the following elements:

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- 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 orientation of buildings;
- e. the heights and scale of adjacent and immediately surrounding residential properties;
- f. the setback of buildings from the street;
- g. the pattern of rear and side-yard setbacks;
- h. the presence of mature trees and general landscape character of the streetscape;
- i. the existing topography and drainage pattern on the lot and in the adjacent and immediately surrounding properties;
- j. conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes;
- k. 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).

Minor change incorporates the term “Established Community Areas”.

4. Deleting policy 9.1.2.3 and substituting therefor the following:

Within the **Established** Community Areas there are a number of established residential neighbourhoods that are characterized exclusively or predominantly by Detached Houses located on generally large lots with frontages exceeding 20 metres and/or by their historical, architectural or landscape value. These neighbourhoods are generally identified on Schedule 1B “Areas Subject to Policy 9.1.2.3 – Vaughan’s Established Large Lot Neighbourhoods”. Some of these established neighbourhoods, including estate lot neighbourhoods, are also characterized by their substantial rear, front and side yards, and by lot coverages that contribute to expansive amenity areas, which provide for attractive landscape development and streetscapes. These include neighbourhoods at or near the Local Centres of Thornhill, Concord, Kleinburg, Maple and Woodbridge, and may also be part of the respective Heritage Conservation Districts. For clarity, the policy text prevails over the mapping shown on Schedule 1B. In addition to those areas identified on Schedule 1B, this policy shall also apply to other areas where the subdivision and redevelopment of a large lot or multiple large lots would not respect and reinforce the elements identified in Policy 9.1.2.2.

In order to maintain the character of established, large-lot neighbourhoods, 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 adjoining lots, or the average of the frontage of the adjoining lots where they differ;
- b. Lot area: The area of new lots should be consistent with the size of adjoining lots;
- c. Lot configuration: New lots should respect the existing lotting fabric in the immediately surrounding area;
- 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. Dwelling types: A new dwelling replacing an existing one shall be of the same type, as defined in Section 9.2.3 of this Plan, except on a lot fronting an Arterial Street, as

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- g. identified in Schedule 9 (Future Transportation Network), where a Semi-detached House or Townhouse replacing a detached dwelling may be permitted, subject to Policy 9.1.2.4 and the other urban design policies of this plan;
- h. Building heights and massing: Should respect the scale of adjacent residential buildings and any city urban design guidelines prepared for Community Areas;
- i. 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.

Minor change to incorporate the term “Established Community Area”.

5. Adding the new Policy 9.1.2.4

Notwithstanding Policy 9.1.2.3, where a lot **or a parcel composed of multiple lots** in an ~~Established~~ **designated** Low-Rise Residential neighbourhood **in an Established Community Area** fronts an Arterial Street, as identified in Schedule 9 (Future Transportation Network) of this Plan, limited intensification in the form of Semi-detached Houses or Townhouses may be permitted, subject to the following:

- a. All new dwellings shall front and address a public street ~~to be consistent with the orientation of existing dwellings in the established neighbourhood;~~
- b. Parking for units fronting on an Arterial Street shall be located at the rear of units or underground, accessed by a shared private laneway or driveway requiring minimal curb cuts, to minimize the impact of parking and driveways on the streetscape;
- c. Private laneways or driveways shall not be used to provide frontage for residential dwellings;
- d. The general pattern of front, side and rear yard setbacks in the adjacent established neighbourhood shall be respected and maintained. Front yard setbacks shall **be consistent with minimum setback requirements** ~~be a minimum of 4.5 metres~~ to provide an appropriate buffer between the road and the dwellings and to accommodate landscaping. Rear yard setbacks shall also **be consistent with minimum setback requirements** ~~be a minimum of 7.5 metres.~~;
- e. The scale and massing of townhouse **and semi-detached house** developments shall respect the scale and massing of adjacent development and any applicable urban design guidelines.
- f. **Subject to policies 9.1.2.4.a through e. and g., where future intensification on adjacent lots would be appropriate and is anticipated through a Block Plan or Development Concept report,** developments ~~should~~ **shall** protect for future **street and/or laneway** interconnections with the adjacent properties to minimize accesses to the Arterial Street **and facilitate the establishment of a rational and efficient street and laneway network over time.** Access arrangements on Arterial Streets shall be to the satisfaction of **the City and York Region.**
- g. Where a parcel does not front an Arterial Street, as identified on Schedule 9 (Future Transportation Network), townhouses shall not be permitted.

With regard to the preamble in the first line of the policy, the additional language acknowledges situations where lots may have been assembled into a development parcel for the purpose of achieving comprehensive development.

With regard to subpoint “a”, the clause is proposed to be removed to allow for additional flexibility in specific cases where the orientation of new townhouses on a new public street

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could be different from the orientation of dwellings in the surrounding established neighbourhood. This accommodation would depend on the alternative not adversely impacting the character of the rest of the neighbourhood.

With regard to subpoint “e”, the term semi-detached house is proposed to be added to recognize that both townhouses and semi-detached houses are permitted forms of limited intensification.

With regard to subpoint “f”, this clause is further revised to address the need for interconnected streets and laneways where it is anticipated that intensification will occur on multiple adjacent lots, and to clarify that both the City and the Region are approval authorities on matters relating to the road networks.

6. Adding the new Policy 9.1.2.5

Where a new street and/or laneway network and other public or private infrastructure are required to facilitate and service new development in Established Community Areas, the City **will** require a Block Plan, as per Policies 10.1.1.14 - 10.1.1.15, **to ensure an orderly and comprehensive approach to development in the area. A Block Plan submission will be required in order for an application to be deemed complete and will**~~to~~ address such matters as:

- a. the configuration and design of streets;
- b. traffic management;
- c. extensions and connections to existing pedestrian and cycling networks;
- d. the provision of public and private services and the detailed approach to stormwater management;
- e. the protection and enhancement of the Natural Heritage Network;
- f. the precise locations of natural and cultural heritage features of the area;
- g. the precise location of any parks and open spaces;
- h. the proposed implementation of sustainable development policies as contained in subsection 9.1.3 of this Plan; ~~and,~~
- i. phasing of development **on the subject site (if applicable) and in the broader area; and**
- j. **compatibility with the existing neighbourhood character as per Policies 9.1.2.1 to 9.1.2.4.**

Further refinements to this proposed policy are recommended in order to provide an in-text rationale for the requirement of a Block Plan within Established Community Areas where new streets, street and/or laneway networks, or other infrastructure such as wastewater services are required in accordance with the City’s current Block Plan policies. The proposed refinements also clarify that the City of Vaughan will require a Block Plan in these circumstances and that the submission of an appropriately scoped Block Plan is a condition of deeming an application to be complete. This requirement ensures that proponents of limited intensification within Established Community Areas consider and study the surrounding context and propose a plan that will ensure that future development is able to take place comprehensively via streets and other infrastructure. Finally, sub-point “j” is proposed to ensure that the proposed Block Plan accounts for the established character of the surrounding low-rise residential neighbourhoods.

7. Deleting Policy 9.2.2.1.c. and substituting therefor the following:

The following Building Types are permitted in areas designated as Low-Rise Residential, pursuant to policies in subsection 9.2.3 of this Plan:

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- i. Detached House;
- ii. Semi-Detached House, subject to Policies 9.1.2.3, 9.1.2.4, and 9.2.3.1;
- iii. Townhouse, subject to Policies 9.1.2.3, 9.1.2.4, and 9.2.3.2; and,
- iv. Public and Private Institutional Buildings.

No change required.

8. Adding the following Policy 9.2.2.1 d.

In applying Policy 9.2.2.1.c. the following shall apply:

- i. **In developing Community Areas, Townhouses as identified in 9.2.2.1.c. iii. will be permitted in accordance with Policy 9.2.3.2.c.;**
- ii. **All Townhouse uses in the Low-Rise Residential designation in the Established Community Areas that have been legally approved shall continue to be considered a legal conforming use under VOP 2010;**
- iii. **Policy 2.2.5.9 and 2.2.5.14 shall apply to the portions of the Established Community Area designated Low-Rise Residential that are located within the Regional Corridors and the Low-Rise Residential Areas located in the Primary Intensification Corridors.**

This policy was added to provide greater clarity in interpreting the plan. Subsection i identifies that these policies are intended to apply to townhouses in the Established Community Areas and not areas that are still developing. It will allow other applications in the Developing Community Areas to proceed in accordance with their respective approval processes, which will provide for the appropriate development of townhouses. This will also allow the planning for the New Community Areas to proceed on the basis of their respective processes.

Subsection ii confirms that there is no intent to create legal non-conformities as a result of the application of these policies. If, for example a townhouse exists or receives approval in a New Development Area on a Developing Community Area they will continue to enjoy legal conforming status under VOP 2010.

Subsection iii accounts for situations where Established Community Areas designated Low-Rise Residential coincide with Regional Corridors or Primary Intensification Corridors, which are identified as Intensification Areas. Policies 2.2.5.4, 2.2.5.14 deal specifically with lands that do not have frontage directly on the arterial street, being either rear-lotted or having frontage on an internal window street. These areas are generally not considered appropriate for intensification under policies 2.2.5.4 and 2.2.5.14. This new policy is intended to ensure that the same level of protection applies in instances where reverse frontage/window street areas in Established Community Areas designated Low-Rise Residential coincide with an Intensification corridor. This will not affect situations where lots have direct frontage on the affected Arterial Streets in Intensification Areas. They will continue to be developed in accordance with the Intensification Area policies and will not be affected by the amendments.

9. Deleting Policy 9.2.3.1.b. and substituting therefor the following:

In Established Community Areas where Detached Houses and Semi-Detached Houses exist, the scale, massing, setback and orientation of new Detached Houses and Semi-Detached Houses will respect and reinforce the scale, massing, setback and orientation of other built and approved houses of the same type in the immediate area. Variations are permitted for the purposes of minimizing driveways.

No change required.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 19, 2017

Item 5, CW Report No. 13 – Page 24

10. Deleting Policy 9.2.3.2.b. and substituting therefor the following:

In Established Community Areas, the scale, massing, setback and orientation of new Townhouses will respect and reinforce the scale, massing, setback and orientation of other built and approved development in the surrounding area and shall be consistent with Policies 9.1.2.2, 9.1.2.3 and 9.1.2.4. Variations are permitted for the purposes of minimizing driveways and having front entrances and porches located closer to the street than garages. For clarity, back-to-back and stacked townhouses shall not be permitted in areas designated Low-Rise Residential. Back-to-back townhouses share a rear wall as well as a sidewall(s), resulting in a building with two facades where individual entrances to the units are located with no rear yard. Stacked townhouses are defined in Policy 9.2.3.3.

No change required.

11. Deleting Policy 9.2.3.2.c. and substituting therefore the following:

In developing Community Areas, 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.

No change required.

12. Deleting Policy 9.2.3.2.d. and substituting therefor the following:

Townhouses shall generally front onto a public street. Where a townhouse end unit does not front a public street but flanks **a public street**, ~~one~~ the flanking unit(s) shall provide a front yard and front-door entrance facing the public street. **Notwithstanding the above, Townhouses in designated Low-Rise Residential areas in Established Community Areas shall be developed in accordance with Policy 9.1.2.4.**

The word “one” is replaced by “a public street” to provide greater clarity. The existing policy 9.2.3.2.d was maintained to provide that townhouses shall generally front onto a public street but where it does not front on a public street but flanks a public street, the flanking unit shall provide a front yard and front door facing the public street. The policy was amended to identify that the development of townhouses in the Low-Rise Residential designation in Established Community Areas will be directed by policy 9.1.2.4.

13. Deleting Policy 9.2.3.3.a. and substituting therefor the following:

The following policies and development criteria apply to Stacked Townhouses:

- a) Stacked Townhouses are attached houseform buildings comprising of two to four separate residential units stacked on top of each other. Stacked Townhouse units are typically massed to resemble a street Townhouse and each unit is provided direct access to ground level.

No change required.

Adding Map 1B: Areas Subject to Policy 9.1.2.3 - Vaughan's Large Lot Neighbourhoods to VOP 2010 Volume 1 to thereby identify Vaughan's Large Lot Neighbourhoods as being subject to Policy 9.1.2.3.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 19, 2017

Item 5, CW Report No. 13 – Page 25

Schedule 1B identifies the areas that will be subject to Policy 9.1.2.3 which identifies the City's large lot neighbourhoods. It provides greater clarity in where the policies apply. The purpose of policy 9.1.2.3 is to preserve the character of these large lot neighbourhoods when applications for infill development are considered. Schedule 1B forms part of the draft Official Plan amendment that forms Attachment 4 to this report.

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.

Conclusion

At the statutory Public Hearing held November 1, 2016, the Committee of the Whole received oral deputations and written submissions from the public and other stakeholders, and directed that any issues be addressed in a Technical Report at a future Committee of the Whole meeting. This decision was ratified by Council on November 15, 2016.

Written and oral submissions received from private citizens/landowners and other development interests have been analyzed and recommendations have been developed to respond to the identified issues (Attachment 2). The approaches taken to some of the broader policy issues have also been addressed in the main body of the report entitled "Identified Issues and Responses" as set out within Section (6).

The Policy Review has resulted in proposed amendments to the Vaughan Official Plan 2010, which respond to the policy regime collectively established by the Province (e.g. Places to Grow), the York Region Official Plan, and VOP 2010. The amendments provide for clarity of interpretation and more definitive policies that will support compatible infill development. This will address the unique needs of the Low-Rise Residential Areas in the Established Community Areas.

Therefore, it is recommended that the proposed amendments to VOP 2010 be approved and that the implementing Official Plan amendment be brought forward for Council adoption.

Attachments

1. Policy Review: Vaughan Community Areas and Low-Rise Residential Areas Study – October 2016
2. Community Area Policy Review Technical Report - Comments Received
3. Community Consultation Summary Report – What We Heard
4. Draft Amendment to the VOP 2010
5. Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods
6. Committee of the Whole (Public Hearing) Extract – November 1, 2016

Report prepared by:

Kyle Fearon, Planner, ext. 8776
Melissa Rossi, Manager of 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.)



**WESTON
CONSULTING**

planning + urban design

C 1
Communication
COUNCIL: April 19/17
CW Rpt. No. 13 Item 5

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

April 4th, 2017
File 8141

Attn: Barbara A. McEwan, City Clerk

Dear Madam,

**RE: Community Area Policy Review for Low-Rise Residential Designation
Amendments to the Vaughan Official Plan 2010
File No. 15.120.1**

Weston Consulting is the planning consultant for Time Development Group who maintains purchasing interest in the lands municipally addressed as 9500 Dufferin Street (herein referred to as the "subject property"), located in the City of Vaughan. The property is legally described as PT Lot 17 CON 3 PT 2, 65R29377; Vaughan.

The purpose of this letter is to provide comments with regard to the *Community Area Policy Review for Low-Rise Residential Designations* and its implementing Official Plan Amendment.

The City of Vaughan Official Plan currently designates the subject property as *Community Area* and *Low-Rise Residential* under Schedules 1 and 13, respectively. We have conducted discussions with City Staff regarding the prospective development of the subject property and have submitted a formal request for pre-application consultation.

With respect to the proposed development of the subject property, we wish to raise concern with the following policies proposed as amendments to the City of Vaughan Official Plan:

- 1) Section 9.1.2.2: If the subject property is considered as part of the *Established Community Area*, the appropriate and desirable development potential of the property would be significantly impacted. The property is effectively separated from nearby existing residential land uses by *Natural Area* and *Infrastructure and Utilities* designations. The location of the subject property supports desirable conditions for development that provides for the appropriate transition of built form from *Low-Rise Residential* located to the north and west of the subject property, to the *High-Rise Residential* uses of the Carville Secondary Plan located south of the subject property.

The location of the subject property would require that its appropriate development consider two significantly different land use designations, therefore additional policy that may permit alternate forms of the elements detailed in Section 9.1.2.2 would be

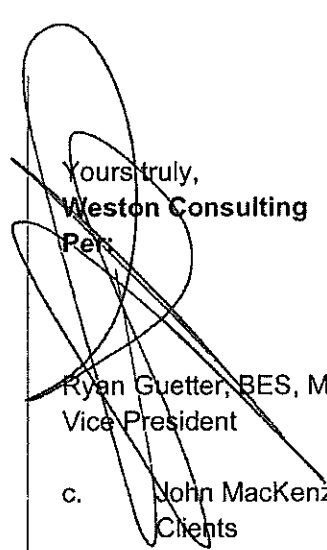
appropriate in order to permit the appropriate transition of land use and density between designations that border established and developing community areas.

While this policy speaks to the recognition of existing physical character and uses of the surrounding area, it would be appropriate to incorporate policy that would contemplate the planned uses for the surrounding area in order to allow for development that respects the existing built form of the area and also provides a compatible context for the area's planned function.

- 2) Section 9.1.2.4: The policies of this section may constrain development on large and/or irregularly shaped lots, as well as lots with unique features that should or could be incorporated for desirable site design. It may also unduly impact desirable and appropriate infill development.
- 3) Section 9.1.2.4: The policies of this section may constrain the appropriate and desirable development of elongated, deep or irregular shaped lots that front onto an arterial road. Additional policy should be provided in order to permit for the appropriate infilling of lots in community areas that may contain lands that could be development which do not front onto a public road.
- 4) Section 9.1.2.5: The requirement of a Block Plan for development that features a street or laneway network is overly onerous. The sufficient consideration for roads and laneways, if private, could be appropriately addressed at the time of site plan or draft plan of subdivision approval. We request that the City modify this provision to state the City "may require," whereas the provision states that the City "will require."
- 5) Section 9.2.3.2.b.: Similar to the comment on Section 9.1.2.2, the policy of this section should recognize land use scenarios where properties are located between varying forms of density, lotting, configuration and use, both existing and planned.
- 6) Section 9.2.3.2.d.: This provision is overly prescriptive, and the intent may be achieved through appropriate site plan design features to ensure the appropriate consideration of the structural interface with the public street.

We also wish to state that the *Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods* should be used only as general guidelines for development and support Staff's recognition that they are not considered policy, thereby permitting deviations where appropriate or otherwise demonstrated as acceptable or desirable.

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 Nolan Moss (ext. 254).



Yours truly,
Weston Consulting
Per:

Ryan Guetter, BES, MCIP, RPP
Vice President

c. John MacKenzie, City of Vaughan
Clients

Magnifico, Rose

Subject: FW: Low rise residential designations

c 2
Communication
COUNCIL: April 19/17
CW Rpt. No. 13 Item 5

-----Original Message-----

From: Lesley [mailto:lesley@canadacarrental.net]

Sent: Tuesday, April 04, 2017 12:55 PM

To: Clerks@vaughan.ca; barbra.mcewan@vaughan.ca; Council; Fearon, Kyle

Subject: Low rise residential designations

Hi

My name is Lesley Knight, I reside at 9580 Keele st Maple Ontario, single family dwelling.

My submission today is that I feel that development of densified housing within the community is not a good idea and not supported by our house hold.

There is no infrastructure in terms of roads to support all the additional traffic.

We purchased and built where we are based on the fact that there is all single dwellings around us, not a subdivision.

There is also the issue of more than 70 mature trees that will be removed and there is no way to replace them equally. Please hear what we are voicing respectfully.

There needs to be agreement with all the members of the community as we live together.

Thank you

Lesley Knight

9580 Keele St

Maple Ontario

L6A3Y6

Sent from my I phone



**WESTON
CONSULTING**

planning + urban design

c <u>3</u>
Communication
COUNCIL: <u>April 19/17</u>
CW Rpt. No. <u>13</u> Item <u>5</u>

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

April 4, 2017
File 7852

Attn: Barbara A. McEwan, City Clerk

Dear Madam,

RE: Community Area Policy Review For Low-Rise Residential Designation Amendments to the Vaughan Official Plan 2010

Weston Consulting is the planning consultant for TIME Developments, the proponent and purchasing interest for the lands located at 188, 196, and 198 Crestwood Road in the City of Vaughan.

The purpose of this letter is to provide comments with regard to the *Community Area Policy Review for Low-Rise Residential Designations* and its implementing Official Plan Amendment, as outlined in the Staff Report for File 12.120.1 (April 4th, Committee of the Whole).

The above noted lands are designated Low Rise Residential in the City of Vaughan Official Plan ('VOP'). The lands are located within the Established Community Area of Thornhill. A Pre-Application Meeting was held with City of Vaughan Staff on October 25, 2016. We are currently preparing development applications for the subject lands, and will be submitting in the near future.

With respect to the proposed development of the subject property, we wish to raise concern with the following policies proposed as amendments to the City of Vaughan Official Plan:

- 9.1.2.2 In Established Community Areas, new development, as reflected in any zoning, variance, subdivision, consent or part lot control exemption application, will be designed to respect and reinforce the existing physical character and uses of the surrounding area, specifically respecting and reinforcing 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 orientation of buildings;
 - e. the heights and scale of adjacent and immediately surrounding residential properties;
 - f. the setback of buildings from the street;
 - g. the pattern of rear and side-yard setbacks;

- h. the presence of mature trees and general landscape character of the streetscape;
- i. the existing topography and drainage pattern on the lot and in the adjacent and immediately surrounding properties;
- j. conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes;
- k. 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).

It is our opinion that the proposed development for the Crestwood Road properties generally meets the above provisions. In addition, our proposal generally complies with the provisions of the R2 Zone in By-law 1-88. Therefore, the proposed development has been designed to respect and reinforce the existing physical character and uses of the surrounding area. This is consistent with the requirements identified in the Pre-Application Checklist issued on October 25, 2016.

9.1.2.5 Where a new street and/or laneway network and other public or private infrastructure are required to facilitate and service new development in Established Community Areas, the City will require a Block Plan, as per Policies 10.1.1.14 - 10.1.1.15, to ensure an orderly and comprehensive approach to development in the area. A Block Plan submission will be required in order for an application to be deemed complete and will to address such matters as:

- a. the configuration and design of streets;
- b. traffic management;
- c. extensions and connections to existing pedestrian and cycling networks;
- d. the provision of public and private services and the detailed approach to stormwater management;
- e. the protection and enhancement of the Natural Heritage Network;
- f. the precise locations of natural and cultural heritage features of the area;
- g. the precise location of any parks and open spaces;
- h. the proposed implementation of sustainable development policies as contained in subsection 9.1.3 of this Plan; and,
- i. phasing of development on the subject site (if applicable) and in the broader area; and
- j. compatibility with the existing neighbourhood character as per Policies 9.1.2.1 to 9.1.2.4.

It is our opinion that the above policy is overly onerous. In the case of the proposed development, 11 new lots are contemplated on a new public road. This new road is an existing unopened Right-of-Way controlled by the City of Vaughan. In our opinion, infill projects with a small number of new dwellings should be exempt from the above policy.

We also wish to state that the *Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods* should be used only as general guidelines for development and

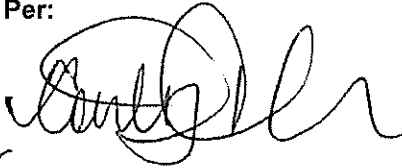
support Staff's recognition that they are not considered policy, thereby permitting deviations where appropriate or otherwise demonstrated as acceptable or desirable.

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 Kelly Graham (ext. 256).

Yours truly,

Weston Consulting

Per:



For

Ryan Guetter, BES, MCIP, RPP
Vice President

c. John MacKenzie, City of Vaughan
Client



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

File: P-2172

April 4, 2017

City of Vaughan
c/o Barbara McEwan, City Clerk
2141 Major Mackenzie Dr.
Vaughan, ON
L6A 1T1

c <u>4</u>
Communication
COUNCIL: <u>April 19/17</u>
<u>CW</u> Rpt. No. <u>13</u> Item <u>5</u>

Attention: Mayor and Members of Council

**Re: Community Area Policy Review
For Low-Rise Residential Designations
Amendment to the Vaughan Official Plan 2010
City Files: 19T-03V05 & Z.03.024
840999 Ontario Limited and Prima Vista Estates Inc.
Part of Lots 24 and 25, Concession 6
City of Vaughan, Regional Municipality of York**

Dear Mayor and Members of Council,

KLM Planning Partners Inc. is the land use planner on behalf of 840999 Ontario Limited and Prima Vista Estates Inc. with respect to their above noted plan of subdivision. We have had an opportunity to review the Recommendation Report to the Committee of the Whole to be heard by Vaughan Council on April 4, 2017 regarding the Community Area Policy Review for Low-Rise Residential Designations. After our review, we believe further clarification is required to some of the proposed amendments, which if unchanged, have the potential to adversely impact not only our client's lands, but other future development in the City.

The above noted plan of subdivision (19T-03V05) was draft approved by the Ontario Municipal Board on April 6, 2016 and the proposed zoning is to permit street townhouses on a private road. Block 467 of this plan of subdivision requires further development applications which may involve a minor amendment to the proposed zoning as well as site plan approval. OPA 744 is currently the operative Official Plan and permits the proposed use and contains no restrictions requiring frontage onto a public street. OPA 2010 is currently under appeal as it relates to these lands although the OMB has issued a decision and a final order awaits. We are concerned that the proposed amendments to Vaughan Official Plan 2010 (VOP 2010) may have adverse impact on the ability to develop these lands efficiently.

As we understand, the proposed amendments to VOP 2010 are intended to address concerns with regards to infill townhouses in mature neighbourhoods and to mitigate potentially adverse impact on these established areas. The proposed amendments define 'Established Community Areas' within the City and

provide additional policies with regards to townhouse development within these areas. We are concerned that the proposed amendments are unclear and do not sufficiently limit the effects of the proposed amendments to these Established Community Areas only. We are concerned that there will be the potential for staff to interpret the policies of VOP 2010 in order to limit townhouse development in all areas of the City. This could affect the potential development of our client's lands and the City's ability to meet provincial requirements related to intensification and efficient use of land and services.

Our first concern relates to the proposed amendment to Policy 9.2.3.2.d which states:

*"Townhouses shall generally front onto a public street. Where a townhouse end unit does not front a public street but flanks a public street, the flanking unit(s) shall provide a front yard and front-door entrance facing the public street. Notwithstanding the above, Townhouses in designated **Low-Rise Residential** areas in Established Community Areas shall be developed in accordance with Policy 9.1.2.4."*

While the requirement that townhouses shall generally front onto a public street is currently in VOP 2010, we feel that the proposed amendment provides an opportunity to clarify this policy to avoid the potential interpretation that would limit townhouse development in all areas of the City. The proposed amendment provides further direction related to townhouses in designated Low-Rise Residential areas in Established Community Areas, which requires frontage onto a public street. The intent of the proposed amendment is to mitigate the potential adverse impacts of townhouse developments on Established Community Areas. The proposed amendment to Policy 9.2.3.2.d and the addition of Policy 9.1.2.4 requiring that all townhouses within Established Community Areas shall have frontage on a public street, address these concerns. Accordingly, we believe it is no longer necessary to generally require all townhouses to have frontage on a public street. Newly developing areas do not require the same protection as Established Community Areas. Allowing this wording to remain leaves this Policy open for interpretation that could limit townhouse development City-wide and prevent the efficient use of land and services and affect the City's ability to achieve its intensification targets.

We believe that the wording of the proposed amendment should be more in line with the wording that was originally provided in the report to Committee of the Whole, dated November 1, 2016. Accordingly, we provide the following suggestion for revised wording as follows:

*"Townhouses in designated Low-Rise Residential areas in Established Community Areas shall generally front onto a public street. Where a townhouse end unit does not front a public street but flanks one, the flanking unit(s) shall provide a front yard and front-door entrance facing the public street. Notwithstanding the above, Townhouses in designated **Low-Rise Residential** areas in Established Community Areas shall be developed in accordance with Policy 9.1.2.4."*

We feel that the above change to the proposed amendment would satisfy the City's desire to address townhouse development within Established Community Areas Low-Rise Residential Areas, while allowing other areas of the City to develop efficiently and assist the City in achieving intensification targets.

We also have concern regarding lack of clarity with respect to the definition of 'Established Community Area', as defined in the proposed Policy 9.1.2.1. This definition is vague and the determination of what is considered to be "entirely or almost entirely developed and occupied" is too subjective, especially in the broad scope of a neighbourhood bounded by arterial roads or other significant features. This lack of clarity makes it unclear which policies apply to a particular parcel of land.

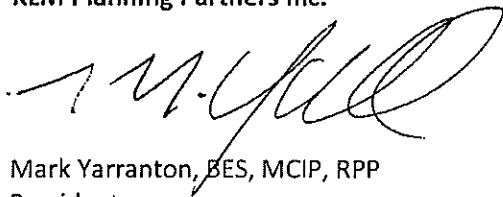
Finally, the proposed Policy 9.1.2.1 states that "where no established neighbourhood is located", new development shall be in accordance with the proposed Policy 9.1.2.5. However, Policy 9.1.2.5 relates to "new street and/or laneway network[s] and other public or private infrastructure...required to facilitate and service new development in **Established Community Areas**". Further clarity is required in determining Established Community Areas and we request that they be more clearly defined or otherwise identified through an additional schedule to VOP 2010.

We believe that the proposed amendments should be clarified to ensure that the proposed restrictions are limited only to those areas of the City which are considered 'Established Community Areas'. 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 which exist today and which are currently being proposed to be substantially increased through the ongoing coordinated review of the Provincial Plans, which commenced in February 2015. Should the proposed amendments result in interpretations by City staff that would result in limitations on townhouse development City-wide, it is our opinion that this would adversely impact the City's ability to meet the provincial requirements related to intensification, the efficient use of land and the efficient use of services.

We trust the foregoing is in order. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

KLM Planning Partners Inc.



Mark Yarranton, BES, MCIP, RPP
President

cc. Graziano Stefani, 840999 Ontario Limited and Prima Vista Estates Inc.
Melissa Rossi, Manager, Policy Planning
Kyle Fearon, Planner 1, Policy Planning & Environmental Sustainability
Roy McQuillin, Director, Policy Planning & Environmental Sustainability
John Mackenzie, Deputy City Manager, Planning and Growth Management



Urban Planners • Project Managers

c 6
Communication
COUNCIL: April 19/17
C6 Rpt. No. 13 Item 5

April 4, 2017

RECEIVED

APR 04 2017

11:42 AM

CITY OF VAUGHAN
CLERKS DEPARTMENT

Hand Delivered

By E-Mail Only to jeffrey.abrams@vaughan.ca

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attn: Mayor Maurizio Bevilacqua and Members of Council
c/o Jeffrey A. Abrams, City Clerk

Re: Item 5: Committee of the Whole Meeting, April 4, 2017
Community Area Policy Review for Low-Rise Residential Designations
Proposed Amendments to the Vaughan Official Plan 2010

Evans Planning Inc. are the planning consultants for Capital Build (Keele) Inc. (Capital Build) who are the current owners of the parcel of land legally described as Part of Lot 19, Concession 4, City of Vaughan and municipally described as 9846 Keele Street (subject lands).

Capital Build has recently acquired the subject lands from Nancy DiManno and Centreville Development Corporation, who have been actively pursuing development applications for this land in accordance with the existing policies of the Low-Rise Residential designation.

We have actively participated throughout the City's review of the Low-Rise Residential design guidelines and associated process to amend its Official Plan, through a series of written submissions to the City and the attendance at the open house meeting and the earlier council Public Meeting, per below:

- March 1, 2016 – Submission addressed to Mayor Bevilacqua and Members of Council:
 - Item 14: Committee of the Whole Meeting, March 1, 2016 Community Area Policy Review for Low-Rise Residential Designations Centreville Homes (Merino) Inc., 9770 Keele Street, Vaughan Centreville Development Corporation, 9846 Keele Street, Vaughan Implementation Options Community Area Policy Review for Low-Rise Residential Designations;
- May 10, 2016 – Open House:
 - North Thornhill Community Centre, Room A/B; 300 Pleasant Ridge Ave, Vaughan, Ontario;



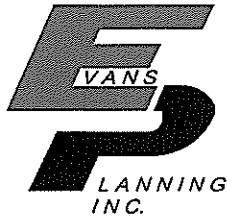
- May 31, 2016 – Submission addressed to Kyle Fearon, Policy Planning & Environmental Sustainability:
 - Implementation Options: Community Area Policy Review For Low-Rise Residential Designations, 9846 Keele Street, Part of Lot 19, Concession 4, City of Vaughan;
- October 5, 2016 – Council Delegation to Committee of Whole Item 9:
 - Verbal Communication regarding 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;
- November 1, 2016 – Submission addressed to Mayor Bevilacqua and Members of Council
 - Correspondence to Committee of the Whole Item 2:
 - Correspondence to proposed amendments to the Vaughan Official Plan 2010

Upon reviewing the Staff Report, which was made available on Tuesday, March 28, 2017, we continue to be of the position that the proposed amendments to the Vaughan Official Plan 2010 (VOP 2010) are prohibitive in context, restrictive in nature, do not provide for an efficient use of strategic urban land and municipal services and is not supportive of the visions of urban land uses contemplated by the recent Provincial recommendations regarding the 2015 Coordinated Land Use Planning Review.

Although the policies provide that townhouse dwellings are permitted on lands that front arterial roads, in this case, Keele Street, these policies ultimately create conflicting conditions to accommodate future residential re-development within the City of Vaughan's Low-Rise Neighbourhoods. If applied in as written, the policies will create a context wherein it will be difficult to achieve the general principles of modern development—namely that future population growth be directed to key locations, such as arterial roads where extensive investment in public transit has been made, or will be made.

With respect to the *Community Area Policy Review*, the approach presented by Urban Strategies Inc. effectively creates a scenario for Vaughan's *Low Rise Residential* neighbourhoods, which is prescriptive and restrictive, when in fact, many neighbourhoods and locations are unique and variations to said directives should be enabled to achieve the City's growth objectives.

We reiterate our concerns from our previous submissions dated above. Given the relatively recent approval of the existing VOP policies, which included significant consultation and public engagement, we believe the existing policies do not require modification to include specific criteria relating to technical matters such as matching adjacent setbacks, orientation only on public streets and limiting townhouse typology to location which contain existing townhouse typologies.



Urban Planners • Project Managers

We respectfully request, that the policies contained within the Urban Strategies Inc. report not be adopted, as it is submitted that they are unduly restrictive in nature for a policy framework and are counter-productive to modern-day city building principles. The use of guidelines, as adopted by City Council will provide a proper framework by which development applications can be reviewed.

While existing policies generally acknowledge that townhouse development may be appropriate for lands adjacent to the arterial road system, the implementing policies would be difficult, if not impossible, to satisfy, thereby negating the opportunity to redevelop with medium-density residential uses. Street townhouses, as per the VOP 2010 are considered *Low-Rise Residential*, grade-related uses. It is evidenced in past planning approvals throughout the City and at arterial locations within the Region of York that multiple-unit dwellings are an appropriate form of housing and, subject to respectful design treatments, can coexist adjacent to single family dwellings.

On behalf of our Client, I would like to thank you for the opportunity to provide this letter to you.

Should you have any questions with respect to the foregoing, please do not hesitate to contact the undersigned.

Yours truly,

Paul Tobia, Associate Planner

cc Mr. John Mackenzie, Deputy City Manager, Planning and Growth Management
Mr. Roy McQuillin, Director of Policy Planning and Environmental Sustainability
Ms. Melissa Rossi, Manager, Policy Planning
Mr. Kyle Fearon, Planner, Policy Planning
Capital Build Construction Management Corp.



13 April 2017

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

C 10
Item # - 5 Report # - CW-13
Council - April 19/17

Attention: Ms. Barbara McEwan, City Clerk

Dear Ms. McEwan,

**RE: Community Area Policy Review for Low-Rise Residential Designations
Amendment to the Vaughan Official Plan 2010
9681 & 9691 Islington Avenue, City of Vaughan
Gatehollow Estates Inc.
Our File: 12.642**

We are the planning consultants for Gatehollow Estates Inc. for the lands known as 9681 & 9691 Islington Avenue.

The lands are designated Low Rise Residential in the City of Vaughan Official Plan. We have submitted development applications for them which are currently under review.

We note that Section 6(e) of the Report to Committee of the Whole dated April 4, 2017 states that "applications that are deemed complete and accepted by the City are reviewed on the basis of the in effect policy at that time." Accordingly, "development applications that have already been received and are currently in the early or late stages of the review process will not be subject to the proposed Official Plan amendments recommended by this study."

In our opinion, this is an appropriate recognition of the standard practice of reviewing development applications on the basis of the policies that were in effect at the time they were submitted. However, and importantly, this intention is not explicitly expressed within the proposed amendments as they have been drafted.

A transitional approach to complete applications is appropriate as, in our opinion, the proposed policies do not provide adequate consideration for the small number of unique sites within the Low-Rise Residential areas in the Established Community Areas, such as the subject lands, which in virtue of lot size and configuration, topography, and natural heritage features, are different from nearby lots within the same Established Community Area.

It would not be reasonable or desirable to require development to replicate nearby areas without providing an appropriate degree of flexibility to account for unique conditions. This is a narrow

conception of the general goal for new development to “respect and reinforce” the existing and planned context.

In our opinion, a more appropriate approach to ensuring land use compatibility, specifically for irregular properties located on arterial roads, would be a set of evaluative policies for site-specific development applications which focus on matters such as form, scale, massing, and interface with surrounding land uses.

We confirm the City’s intention to review the complete development applications for the above-noted lands on the basis of the policies that were in effect at the time the applications were submitted.

Please notify the undersigned of any decision of Council or future meetings on this subject.

Yours very truly,

WND associates
planning + urban design

A handwritten signature in black ink, appearing to read "Wendy Nott". The signature is fluid and cursive, with the first name "Wendy" and the last name "Nott" clearly distinguishable.

Wendy Nott, FCIP, RPP
Senior Principal

From: Katherine Bailey <kbailey@wndplan.com>
Sent: April-13-17 5:41 PM
To: Clerks@vaughan.ca
Subject: Community Area Policy Review for Low-Rise Residential Designations - Amendment to the Vaughan Official Plan 2010
Attachments: 170413 - 9681 Islington - Low Rise Areas OPA.PDF; 170413 - 10402 Islington - Low Rise Areas OPA - Final.pdf
Follow Up Flag: Follow up
Flag Status: Completed

Good afternoon,

Please find attached correspondence being submitted on behalf of our client in relation to two properties in the City of Vaughan affected by the proposed Official Plan Amendment.

We would ask that you kindly acknowledge receipt.

Sincerely,

Katherine Bailey, BES
Planner



Walker, Nott, Dragicevic Associates Limited

90 Eglinton Avenue East, Suite 970
Toronto, ON M4P 2Y3
t: 416-968-3511 ext.172 f: 416-960-0172
e-mail: kbailey@wndplan.com web: www.wndplan.com

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13 April 2017

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

C 11
Item # - 5 Report # - CW-13
Council - April 19/17

Attention: Ms. Barbara McEwan, City Clerk

Dear Ms. McEwan,

RE: Community Area Policy Review for Low-Rise Residential
Designations
Amendment to the Vaughan Official Plan 2010
10398 & 10402 Islington Avenue, City of Vaughan
Kentview Estates Inc.
Our File: 14.532

We are the planning consultants for Kentview Estates Inc. for the lands known as 10398 & 10402 Islington Avenue.

The lands are designated Low Rise Residential in the City of Vaughan Official Plan.

In our opinion, the proposed policies do not provide adequate consideration for the small number of unique sites within the Low-Rise Residential areas in the Established Community Areas, such as the subject lands, which in virtue of lot size and configuration, topography, and natural heritage features, are different from nearby lots within the same Established Community Area. It would not be reasonable or desirable to require development to replicate nearby areas without providing an appropriate degree of flexibility to account for unique conditions. This is a narrow conception of the general goal for new development to "respect and reinforce" the existing and planned context.

We would suggest that a more appropriate approach to ensuring land use compatibility, specifically for irregular properties located within the built-up area, would be a set of evaluative policies for site-specific development applications which focus on matters such as form, scale, massing, and interface with surrounding land uses.

Please notify the undersigned of any decision of Council or future meetings on this subject.

City Clerk
City of Vaughan

7 April 2017
Page 2

Yours very truly,

WND associates
planning + urban design

A handwritten signature in black ink, reading "Wendy Nott". The signature is fluid and cursive, with the first name "Wendy" and the last name "Nott" clearly distinguishable.

Wendy Nott, FCIP, RPP
Senior Principal



From: Katherine Bailey <kbailey@wndplan.com>
Sent: April-13-17 5:41 PM
To: Clerks@vaughan.ca
Subject: Community Area Policy Review for Low-Rise Residential Designations - Amendment to the Vaughan Official Plan 2010
Attachments: 170413 - 9681 Islington - Low Rise Areas OPA.PDF; 170413 - 10402 Islington - Low Rise Areas OPA - Final.pdf
Follow Up Flag: Follow up
Flag Status: Completed

Good afternoon,

Please find attached correspondence being submitted on behalf of our client in relation to two properties in the City of Vaughan affected by the proposed Official Plan Amendment.

We would ask that you kindly acknowledge receipt.

Sincerely,

Katherine Bailey, BES
Planner



Walker, Nott, Dragicevic Associates Limited

90 Eglinton Avenue East, Suite 970
Toronto, ON M4P 2Y3
t: 416-968-3511 ext.172 f: 416-960-0172
e-mail: kbailey@wndplan.com web: www.wndplan.com

NOTE: This e-mail message is intended only for the named recipient(s) above and may contain information that is privileged, confidential and/or exempt from disclosure under applicable law. If you have received this message in error, or are not the named recipient(s), please immediately notify the sender and delete this e-mail message.



**WESTON
CONSULTING**

planning + urban design

C 13
Item # - 5 Report # - 13(cw)
Special Council - April 19/17

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

April 19th, 2017
File 6873

Attn: Barabara McEwan

Dear Ms. McEwan

**RE: Community Area Policy Review - Low-Rise Residential
Vaughan Official Plan 2010
17 Millwood Parkway (19T-16V02 & DA.16.010)**

Weston Consulting is the authorized planning consultant for Centra (BT1) Inc., the registered owner of the lands located at 17 Millwood Parkway in the City of Vaughan (herein referred to as the 'subject lands'). This letter is provided in response to the proposed amendments to the Vaughan Official Plan 2010 and 'Draft General Infill Guidelines'.

The subject lands are designated as 'Community Area' in the City of Vaughan Official Plan Schedule 1 Urban Structure and 'Low-Rise Residential' on Schedule 13 Land Use. The subject lands have frontage on Major Mackenzie Drive West, a major arterial road, which is designated as a 'Regional Transit Priority Network' as shown on Schedule 10 Major Transit Network.

On April 1st, 2016 on behalf of our client, Weston Consulting submitted a Draft Plan of Subdivision Application and a Zoning By-law Amendment Application to the City of Vaughan. These applications were deemed complete on April 28th, 2016. These applications were submitted under the policy context in force at the time.

Further to our previous letters issued to the City on March 1st, 2016 and May 31st 2016 on behalf of the subject lands and subject applications, we are writing to confirm that the proposed amendments to the City of Vaughan Official Plan contemplated in the in the Community Area Policy Review for Low-Rise Residential Designations as considered by the City of Vaughan Committee of the Whole on April 4th, 2017 do not apply to the subject lands/subject applications.

We have reviewed the technical report prepared by City Staff which indicates that development applications that have already been submitted (in early or late stages of review process) will not be subject to the proposed Official Plan amendments recommended by this study.

We request confirmation of the above understanding and request to be notified of any future report and/or public meetings regarding this matter. If there are any questions or concerns on this matter please contact the undersigned at (ext. 241) or Andrew Zappone (ext. 248).

Yours truly,
Weston Consulting
Per

Ryan Guetter, BES, MCIP, RPP
Vice President

c. Clients
John Mackenzie, City of Vaughan

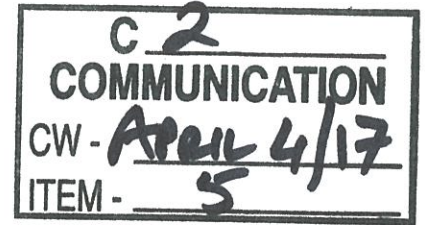
Original Message

From: Sudhir Chopra [<mailto:Sudhir@scarsviewchrysler.com>]

Sent: Tuesday, March 28, 2017 7:25 PM

To: Ciampa, Gina

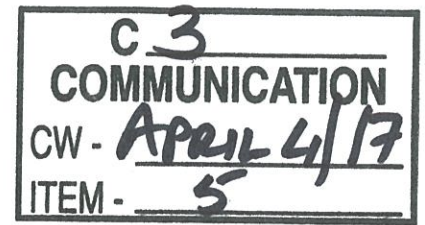
Subject: Re Mackenzie ridge rate payer file



Hi I am resident in Mackenzie ridge area At 25 Giorgia cres I support the low rise amendment because I want to maintain the integrity and consistency of our neighbourhood I do not want any inappropriate development in and around area like town houses etc Please ensure that the sanctity of this neighbourhood is preserved Thx Sudhir chopra

Sent from my iPhone

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.



From: Caterina Principe [<mailto:cprincipe@benemax.ca>]

Sent: Thursday, March 30, 2017 8:12 AM

To: Council <Council@vaughan.ca>; Clerks@vaughan.ca; McEwan, Barbara <Barbara.McEwan@vaughan.ca>; Fearon, Kyle <Kyle.Fearon@vaughan.ca>

Cc: lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Ciampa, Gina <Gina.Ciampa@vaughan.ca>

Subject: April 4th - Committee of the Whole - Community Area Policy Review for Low-Rise Designations Amendment to the Vaughan Official Plan 2010 File 15.120.1

Dear Vaughan Council,

Thank you for the notice of the upcoming April 4, 2017 meeting. Unfortunately, since it will take place during a work day, I am unable to attend.

However, I am emailing my support of the new guidelines regarding the Community Area Policy Review for Low-rise residential Designation; in order to ensure that all future infill building projects are complimentary to the homes already in existence.

With almost every new development proposal that has recently come to council, the community residents have come forward and spoken about how disturbed they are regarding the developers' lack of concern and interest for the existing homeowners in the community.

"the new policy is needed to protect the older established neighbourhoods from residential development that is not appropriate within the existing community."

It is extremely important to have the guidelines approved legally into our Vaughan Official Plan 2010 (VOP2010), especially when developers go for appeals to the OMB.

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
www.benemax.ca



From: Frank Principe <fprincipe@johnvince.com>

Sent: Thursday, March 30, 2017 9:06 AM

To: Council; Clerks@vaughan.ca; McEwan, Barbara; Fearon, Kyle; Ciampa, Gina

Subject: File 15.120.1

RE: April 4th - Committee of the Whole - Community Area Policy Review for Low-Rise Designations Amendment to the Vaughan Official Plan 2010 File 15.120.1

I cannot attend the April 4th meeting, but please accept this email as my support for the new guidelines in order to ensure that all future infill building projects are complimentary to the homes already in existence.

Thank you,

Frank Principe | Ontario Sales Manager | JohnVince Foods

Tel: 416 636-6146 ext 7196 | Cell 416 891-7795 | email fprincipe@johnvince.com

555 Steeprock Drive, Toronto, Ontario M3J 2Z6

C	<u>5</u>
COMMUNICATION	
CW -	<u>April 4/17</u>
ITEM -	<u>5</u>

From: Grace Gonzalez <ggonzalez@johnvince.com>

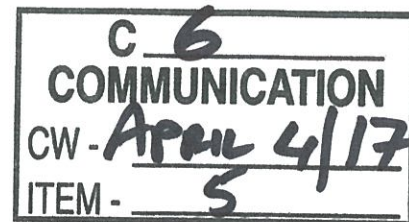
Sent: Thursday, March 30, 2017 9:40 AM

To: 'council@vaughan.ca'; 'clerks@vaughan.ca'; 'Barbara.McEwan@vaughan.ca'; 'kyle.fearon@vaughan.ca'; 'gina.ciampa@vaughan.ca'

Subject: File 15.120.1

I cannot attend the April 4th meeting, but please accept this email as my support for the new guidelines in order to ensure that all future infill building projects are complimentary to the homes already in existence

Grace Gonzalez
112 Kirkbride Crescent
Maple, Ontario
L6A 2J6



From: Susana Alvarez <salvarez@johnvince.com>

Sent: Thursday, March 30, 2017 9:45 AM

To: 'council@vaughan.ca'; 'clerks@vaughan.ca'; 'Barbara.McEwan@vaughan.ca'; 'kyle.fearon@vaughan.ca'; 'gina.ciampa@vaughan.ca'

Subject: File 15.120.1

("Please note that I cannot attend the April 4th meeting, but please accept this email as my support for the new guidelines in order to ensure that all future infill building projects are complimentary to the homes already in existence").

Thank you,

Susana Alvarez

From: Grace Gonzalez [<mailto:ggonzalez@johnvince.com>]

Sent: Thursday, March 30, 2017 10:17 AM

To: 'council@vaughan.ca'; 'clerks@vaughan.ca'; 'Barbara.McEwan@vaughan.ca'; 'kyle.fearon@vaughan.ca'; 'gina.ciampa@vaughan.ca'

Cc: Frank Principe <fprincipe@johnvince.com>

Subject: RE: File 15.120.1

I would like to share a picture of Major Mackenzie, just west of Jane street. This is in front of the proposed hospital site. This was taken as we were exiting HWY 400 on a Saturday afternoon. I can't imagine emergency vehicles getting through this mess, much less during rush hour. Vaughan can no longer support this kind of traffic. Stop the high-rises and condominiums. This topic will be very important to me and my neighbours in the next election!





From: Isabel Garcia [mailto:isabelgarcia44@gmail.com]

Sent: Thursday, March 30, 2017 2:29 PM

To: Liscio, Alexandria <Alexandria.Liscio@vaughan.ca>; Ciampa, Gina <Gina.Ciampa@vaughan.ca>; McEwan, Barbara <Barbara.McEwan@vaughan.ca>; Clerks@vaughan.ca; Council <Council@vaughan.ca>

Subject: File 15.120.1

RE: April 4th - Committee of the Whole - Community Area Policy Review for Low-Rise Designations Amendment to the Vaughan Official Plan 2010 File 15.120.1

I cannot attend the April 4th meeting, but please accept this email as my support for the new guidelines in order to ensure that all future infill building projects are complimentary to the homes already in existence.

Thank you,

Isabel Garcia

Tel: Work 416 636-6146 ext 7144 Cell: 647 880-8387



LEPEK CONSULTING INC.
LAND USE PLANNING AND DEVELOPMENT CONSULTING

Helen Lepek, Hon. B.A., M.C.I.P., R.P.P.

March 30, 2017

e-mail clerks@vaughan.ca
City of Vaughan
2141 Major Mackenzie Drive
Maple, ON



Mayor and Members of Council:

Re: April 4, 2017 Committee of the Whole
File No. 15.120 Low-Rise Residential Designation Policy Review.
Stevenwave Co-Tenancy 9796, 9804 and 9818 Keele Street—City of Vaughan

This is further to previous submissions regarding the above-noted study and draft Official Plan Amendment proposed to implement the study.

We have now had an opportunity to review the staff report. We continue to have serious concerns with the policies related to townhouse development along arterial roads in general and with regard to this property specifically.

1. We do not agree with the transition provisions discussed in Section e) of the staff report. We have been working on this property since 2013 when we had our Preconsultation meeting. We have not submitted an application for a number of reasons. This should not give the subject property a disadvantage over those properties who have been able to file a complete application. We filed an objection to the Interim Control By-law and have filed letters during each step in the process. There should not be a separate set of rules for properties who have filed applications and those who have shown their intention developing their property for townhouse use.
2. We note some changes to Policy 9.1.2.4 in the proposed amendment but find these changes will still severely limit the ability to develop this property with well-designed townhouses. We continue to object to:
 - Policy c. which does not allow townhouse units to front on a lane;
 - Policy d. which despite the proposed changes will limit reduced setbacks because they will have to be “consistent” with those in By-law 1-88. (Discussed in the staff report.)

C 10.2

- Policy e. which states that scale and massing has to respect the scale and massing of adjacent development. This is redevelopment and will not necessarily have the same the same scale and massing as adjacent development, but would still be appropriate. Lands abutting an arterial are often not an integral part of the neighbourhood. Such lands are “fringe” to the neighbourhood. With reference to our specific property, the subject lands do not directly abut existing houses to the west. There is Maple Legion Hall and Ramsey Armitage Park, a linear park, separating these lands from the lands to the west. This provides a great opportunity for transit supportive townhouse development along Keele Street. It will not interfere with the interior low density neighbourhood, but it will not be the same scale and mass as existing development along Keele Street.

We object to this study, its finding and proposed implementation. Development along a transit route such as Keele Street, located in the GTA, where there is a serious housing shortage should make sense. In the context of Maple, 3 storey townhouses on laneways provide a reasonable intensification opportunity consistent with Provincial Policy.

My previous correspondence is attached once again.

Yours truly,

LEPEK CONSULTING INC.



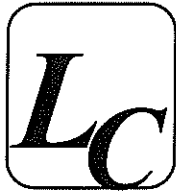
per: Helen Lepek, M.C.I.P., R.P.P.

copies:

Stevenwave-Co-tenancy

A. Baldassara

K. Fearon



LEPEK CONSULTING INC.
LAND USE PLANNING AND DEVELOPMENT CONSULTING

Helen Lepek, Hon. B.A., M.C.I.P., R.P.P.

October 31, 2016

e-mail clerks@vaughan.ca
City of Vaughan
Planning Department
2141 Major Mackenzie Drive
Maple, ON

Re: Item 2: Committee of the Whole Meeting Agenda for November 1, 2016
Proposed Amendments to the Vaughan Official Plan 2010 - (File #15.120.1) Low-Rise Residential Designation on behalf of Stevenwave Co-Tenancy 9796, 9804 and 9818 Keele Street City of Vaughan

This is further to comment letters dated June 25, 2015 and May 15, 2016. These letters set out our very serious concerns with the proposed guidelines which are now proposed to be formalized by amendments to the Vaughan Official Plan 2010. We would like our objection letter added to the addendum items agenda and distributed to Council.

We object to the staff-recommended official plan amendment policies. We feel they are overly restrictive and do not afford an opportunity to utilize arterial road locations effectively. **We believe that interior neighbourhoods can be protected without these strict restrictions on lot sizes, orientation, lanes, etc. being proposed for arterial roads.**

Furthermore, the proposed policy changes do not recognize specific locations such as this one, where there is a separation by a watercourse from the interior neighbourhood. Planning by definition is the management of change. It is appropriate and good planning to allow the arterial roads to be intensified. The approach should be flexible and innovative, not just aimed at maintaining the status quo. Arterials, where the best opportunities for intensification exist, should be treated with flexibility

For these reasons, we are objecting to the recommended Official Plan amendments and urge Council to reconsider their adoption.

Copies of our earlier letters are attached. Kindly acknowledge receipt.

Yours truly,

LEPEK CONSULTING INC.

A handwritten signature in black ink, appearing to read 'Helen Lepek', followed by a long horizontal line.

per: Helen Lepek, M.C.I.P., R.P.P.

copies:

Stevenwave-Co-tenancy

A. Baldassara

Kyle Fearon



LEPEK CONSULTING INC.
LAND USE PLANNING AND DEVELOPMENT CONSULTING

Helen Lepek, Hon. B.A., M.C.I.P., R.P.P.

May 25, 2016

e-mail kyle.fearon@vaughan.ca
City of Vaughan
Planning Department
2141 Major Mackenzie Drive
Maple, ON

Attention: Mr. Kyle Fearon

Re: Stevenwave Co-Tenancy 9796, 9804 and 9818 Keele Street—City of Vaughan
Low-Rise Residential Designation Policy Review
File No. 15.120 Low-Rise Residential Designation Policy Review.

This is further to the letter dated June 25, 2015 (copy attached) which I wrote on behalf of the above-noted project and the City's request for comments on the Community Area Policy Review Study for Low-Rise Residential designation tabled at Committee of the Whole in March of this year.

We have now had an opportunity to review the study. **These comments are directed to development along arterials in general, but more particularly to Keele Street and the above-noted properties.**

<i>Comments related these specific properties have been bolded, boxed and italicized.</i>

One of the purposes of the report was to review policies for redevelopment along arterial roads particularly with respect to uses such as townhouses and semi-detached dwellings. A policy directed at such uses is welcome. However, we have the following comments related to these new policies

Loss of Trees Policy 9.1.2.2 h.

It is inevitable that there will be some loss of trees with townhouse developments and tree preservation will be encouraged, however, this should not be used as a reason to preclude townhouse development on specific sites. Hopefully, that is not the intent since there are policies directed at loss of trees in Section 5.3 (Townhouse Infill Guidelines).

Arterial Roads- Policy 9.1.2.4

1. The word “limited” should be deleted in the third line. Arterial roads are a good location for intensification. Additional arterial road locations should be designated as Intensification Areas

Keele Street is designated as a Major Arterial on Schedule 9 to the official plan. On Schedule 10: Major Transit Network of the Official Plan it is designated “Regional Transit Priority Network”. As such, Keele Street is a location that should provide opportunities for intensification. This can be done without being identical to the forms of housing in the interior of Community areas. Appropriate locations on Keele Street (such as this one) should be identified as suitable for intensification.

2. Item c. Townhouses on private laneways should be permitted. Back to back or laneway houses are a good and acceptable form of housing along arterials. The report’s assessment of best practices in other jurisdictions does not include the Town of Richmond Hill which does approve this form of housing fronting on arterial roads.

Lands abutting an arterial are often not an integral part of the neighbourhood. Such lands are “fringe” to the neighbourhood. With reference to our lands, the subject lands do not directly abut existing houses to the west. There is Maple Legion Hall and Ramsey Armitage Park, a linear park, separating these lands from the lands to the west. This provides a great opportunity for transit supportive townhouse development oriented to Keele Street that will not interfere with the interior low density neighbourhood.

3. Items d. and e.

We do not agree. There has to be compatibility and recognition of the existing neighbourhood but the townhouses should not have to mimic the pattern of front, side, and rear yard requirements.

Section 5.3 Proposed Townhouse Infill guidelines

Arterial roads provide opportunities for the creativity of site layouts. Some of the proposed guideline standards hamper this. In this regard:

- Private laneway development should be permitted.
- Setbacks from the arterial road should be a minimum of 3 metres as permitted by the Region in other municipalities.
- 3 Storey height should be permitted even if adjacent properties are of a different height.

C 10.7

- Townhouse units do not need to be separated by 12 metres from a rear lane to function well and be well-designed.
- Townhouses need an amenity space but it need not necessarily be at grade private fenced backyard. Nor does it need to be 7.5 metres of rear yard.
- Rear areas do not have to have 50% of their area as soft landscaping in order to be attractive.

Note: in the case of this specific site—there is a park abutting the westerly limit of the property.

- Townhouse units do not have to have a minimum 12 metre depth. There are instances where a wider than 6 metre unit with a shallower than 12 metre depth will create an attractive livable home.

I repeat below the planning justification for this property sent in my 2015 letter:

Planning Justification

We believe that townhouses are supportable in this location for the following reasons:

1. 3 storey townhouses are a permitted use in the Low-Rise Residential designation in the Vaughan Official Plan 2010.
2. Intensification in urban serviced areas is supported by the Provincial Policy Statement.
3. The massing provided by townhouse units provides an opportunity for attractive streetscapes along a wider arterial road (Keele Street)
4. The location at the intersection of an arterial and local road provides for opportunities for appropriate access and parking without compromising traffic movements on Keele Street.
5. There is physical separation between this property and the residential neighbourhood to the west. A natural buffer and distance separation is created by the existing watercourse, the Ramsey Armitage Park and the Maple Lions Centre.
6. Architectural compatibility with the Maple Heritage District for uses along Keele Street can be achieved through site plan design.

Please keep me informed of meetings related to this study and its implementation. Thanks.

Yours truly,

LEPEK CONSULTING INC.

A handwritten signature in black ink, appearing to read 'H. Lepek', with a long horizontal flourish extending to the right.

per: Helen Lepek, M.C.I.P., R.P.P.

copies:

Stevenwave-Co-tenancy

A. Baldassara



LEPEK CONSULTING INC.
LAND USE PLANNING AND DEVELOPMENT CONSULTING

Helen Lepek, Hon. B.A., M.C.I.P., R.P.P.

June 8, 2015

e-mail policyplanning@vaughan.ca

City of Vaughan

Policy Planning Department

2141 Major Mackenzie Drive

Maple, ON

Attention: Melissa Rossi Senior Planner

Re: Stevenwave Co-Tenancy 9796, 9804 and 9818 Keele Street—City of Vaughan
Council Public Hearing: Low-Rise Residential Designation Policy Review June 16, 2015
File No. 15.120 Low-Rise Residential Designation Policy Review.

I am writing this letter on behalf of the above-noted properties. We have been working for some time on a townhouse proposal for the Subject Lands. Please note that I am writing this letter in advance of a staff report being issued as I will be out of the country until June 23, 2015. I am writing this without the benefit of having reviewed an information report. Upon my return, I will be reviewing the report and minutes of the Public Hearing. I may be submitting additional comments.

I. History

We have been working on a proposal for townhouse development at this location since 2013.

A pre-consultation meeting was held with City staff on August 23, 2013. Following that meeting, we developed a work program and the steps towards submission of rezoning and site plan applications were initiated. Included in the steps to submission was consultation with the TRCA to determine the development envelope since there is a watercourse located to the west of the subject lands. We have also investigated servicing and heritage issues.

II. The Interim Control By-law 120-2014

The Interim Control By-law was enacted during our pre-submission investigations. Brattys LLP filed an appeal to the By-law No. 120-14 on October 29, 2014. We are a party to the OMB Hearing scheduled to commence on October 26, 2015.

III. Planning Justification

We believe that the redevelopment of the Subject Lands for townhouses is supportable for the following reasons:

1. Townhouses are a permitted use in the Low-Rise Residential designation in the Vaughan Official Plan 2010.
2. Intensification in urban serviced areas is supported by the Provincial Policy Statement 2014.
3. The massing provided by townhouse units provides an opportunity for attractive streetscapes along a wider arterial road (Keele Street).
4. The location at the intersection of an arterial and local road provides for opportunities for appropriate access and parking without compromising traffic movements on Keele Street.
5. There is physical separation between this property and the residential neighbourhood to the west. A natural buffer and distance separation is created by the existing watercourse, the Ramsey Armitage Park and the Maple Lions Centre.
6. Architectural compatibility with the Maple Heritage District for uses along Keele Street can be achieved through site plan design.

I will be reviewing the Urban Strategies Inc. report upon my return and as indicated may be making additional submissions. Please provide these comments

Yours truly,
LEPEK CONSULTING INC.



per: Helen Lepek, M.C.I.P., R.P.P.

copies:
Stevenwave-Co-tenancy
Brattys LLP - C. Facciolo



From: Rudy Bussoli [<mailto:rbussoli@johnvince.com>]

Sent: Friday, March 31, 2017 11:25 AM

To: 'council@vaughan.ca'; 'clerks@vaughan.ca'; 'Barbara.McEwan@vaughan.ca'; 'kyle.fearon@vaughan.ca'; 'gina.ciampa@vaughan.ca'

Subject: RE: File 15.120.1

RE: April 4th - Committee of the Whole - Community Area Policy Review for Low-Rise Designations Amendment to the Vaughan Official Plan 2010 File 15.120.1

I cannot attend the April 4th meeting, but please accept this email as my support for the new guidelines in order to ensure that all future infill building projects are complimentary to the homes already in existence.

Thank you,

Residence of Vaughn,
Rudy Bussoli

555 Steeprock Drive | Toronto | Ontario | M3J 2Z6

T: (416) 636-6146 ext. 7136 | F: (416) 635-3551 | C: 416 688-5336

Toll Free: (800) 268-7950 | F: (800) 680-8288

www.planterspeanuts.ca | www.johnvince.com

P Please consider the environment before printing this e-mail.





From: Roger Dickinson <rdickinson5870@rogers.com>

Date: March 31, 2017 at 6:37:25 PM EDT

To: council@vaughan.ca, clerks@vaughan.ca, Barbara.McEwan@vaughan.ca,
kyle.fearon@vaughan.ca

Subject: Community Area Policy Review for Low-Rise Residential Designations
Amendment to the Vaughan Official Plan 2010, File 15.120.1, Wards 1 to 5

COMMITTEE OF THE WHOLE - APRIL 4, 2017

I have reviewed the documentation and fully support:

- The draft amendment to the Vaughan Official Plan 2010, forming Attachment 4 to the report and
- The Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods, forming Attachment 5 to the report

I urge the Committee of the Whole to recommend that Council adopt the proposed policy changes and the guidelines.

TRAINING

To assist in the smooth transition to the implementation of the new policies and the guidelines I strongly recommend that training be provided to the members of the Committee of Adjustment to help them become familiar with the changes that directly affect their ongoing role.

Sincerely,

Roger Dickinson
133 Donhill Crescent
Kleinburg ON L0J 1C0



From: Kathryn Angus <Kathryn.Angus@hhangus.com>

Sent: Monday, April 3, 2017 3:29 AM

To: Council; Clerks@vaughan.ca; McEwan, Barbara; Fearon, Kyle

Cc: Ciampa, Gina

Subject: The Community Area Policy Review for Low-rise Residential Designations Adoption of Urban Design Guidelines for Infill Development in Established Low-rise Residential Neighbourhoods

Good morning ladies and gentlemen: unfortunately I cannot attend the meeting on April 4th at 1pm, however I would like to inform you of my support of the new guidelines in order to ensure that all future infill building projects are complimentary to the homes already in existence. I feel it is very important to have the guidelines approved in order to allow these guidelines to be entrenched legally into our Vaughan Official Plan 2010 (VOP2010).

One realizes 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.

with thanks Kathryn Angus



April 3, 2017

File No. 132971

BY EMAIL: Barbara.McEwan@vaughan.ca

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

Attention: Barbara McEwan, City Clerk

Your Worship and Council Members:

Re: **Low-Rise Residential Proposed Official Plan Amendment**

Re: **Committee of the Whole, April 4, 2017 Meeting, Agenda Item 5**

We represent City Park Homes.

At the November 1, 2016 Public Hearing, representations were made on behalf of our client in opposition to certain aspects of the proposed Official Plan Amendment and design guidelines as they relate to townhouse development within the Low-Rise Residential Designation of VOP 2010. In addition, a written submission outlining specific concerns about the proposed policies and guidelines was made on behalf of City Park Homes by their planning consultant John Zipay and Associates Limited.

Having reviewed the above-captioned report to Committee of the Whole, the concerns as expressed through our previous oral and written submissions have not been addressed to our satisfaction.

It is noted in the current report to Committee that "all development applications submitted in the Low-Rise Residential areas in the established Community Areas prior to the approval of the amendments to the Official Plan resulting from this process will be reviewed on the basis of the policies that were in effect at the time the applications were submitted". This clarification is appreciated and is one with which we concur. It is our view that such applications should also be subject only to the design guidelines that existed prior to adoption of the guidelines by Council on October 19, 2016.

The suggestion and requirement that development applications will be subject to the Urban

C 15.2

April 3, 2017

Page 2

Design Guidelines approved by Council on October 19, 2016 is not supported for the same reasons regarding the proposed Official Plan policies.

The staff report states that:

“These guidelines were based on the existing policies and will be considered in the review of all such applications”.

In fact, the proposed guidelines are not simply based on the existing policies of VOP 2010, but are based on the policies of VOP 2010 as per the proposed draft amendments to VOP 2010. The November 1, 2016 report to Committee of the Whole contained the Policy Review for Low-Rise Residential Areas as prepared by Urban Strategies. That report prescribed a variety of policy amendments, introduced new policy sections 9.1.2.4, and 9.1.2.5, and contained Low-Rise Residential Infill Guidelines. These guidelines were approved separately, prematurely and well before the OP policies before you today.

However these guidelines are based on the new policy sections noted above and other amended policies; and not just the policies as they currently exist.

As an example, the adopted guidelines regarding Orientation, Setbacks and Character reflect the newly proposed policies.

The new proposed policy 9.1.2.4 states,

“9.1.2.4

- a) All new dwellings shall front and address a public street.
- c) Private laneways or driveways shall not be used to provide frontage for residential dwellings.”

The adopted guidelines under Orientation, Setbacks and Character as described in the consultant report states that

“1. Townhouses should be oriented to and have their front yard 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.”

The current VOP 2010 policy 9.2.3.2, with respect to orientation simply states the following:

“9.2.3.2

- d) Townhouses shall generally front onto a public street. Townhouse blocks not fronting onto a public street are only permitted if the

April 3, 2017

Page 3

unit(s) flanking a public street provide(s) a front yard and front door entrance facing a public street.”

Clearly, the guidelines reflect more than just the existing policies and reflect/implement a combination of existing and new proposed policies.

The proposed policy and the adopted guidelines prohibit the use of private driveways or laneways to create frontage for townhouses.

The current policy under VOP 2010 does not contain such a prohibition.

There are other examples of where the guidelines require and reflect the new policies or amended policies and not just the existing policies as currently written.

The requirement that all townhouses must front a public road, coupled with the prohibition of using private laneways or driveways to provide frontage for residential dwellings effectively means that large deep lots will no longer be able to fully develop the rear portion of such lots to create a second row of development behind a first row of units facing the public street. Likewise, a form of townhouse development, being BLOCK townhouse or condominium block development, will be prohibited. It is our submission that such a policy is detrimental to good planning and the efficient use of land and services and contrary to Provincial and Regional planning policies.

Proposed policy 9.1.2.4e) makes reference to “applicable urban design guidelines”. Through this policy, the “urban design guidelines” are intended to implement the proposed policy initiatives or changes to the Official Plan. As shown, these guidelines in fact reflect not yet approved Official Plan policy changes, yet these guidelines have already been adopted by Council. Since the guidelines also prohibit the use of laneways or private driveways to create frontage for townhouse dwellings, we have the same concern as with the proposed OP policy. Proposed policy 9.2.4e) links the proposed Official Plan and the guidelines by making reference to the guidelines. Accordingly, it is our view that the adoption of the guidelines separately and prior to the final report on the proposed Official Plan Amendments was premature and that the draft Official Plan and guidelines should have been dealt with as a complete and comprehensive package.

To claim that the guidelines are based on the existing policies is, in our opinion, misleading since the changes in the Official Plan policies mirror the same language as found in the guidelines thereby confirming that the guidelines are based on the draft Official Plan amendments as well as the existing policies.

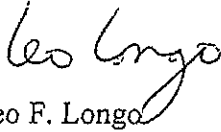
This letter confirms our client’s opposition to certain elements of the proposed Official Plan amendments and guidelines. Please notify the undersigned of any By-law passage adopting the proposed amendments and consider this letter as an objection to that By-law.

April 3, 2017

Page 4

Yours truly,

AIRD & BERLIS LLP

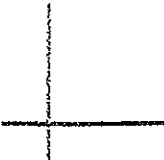


Leo F. Longo

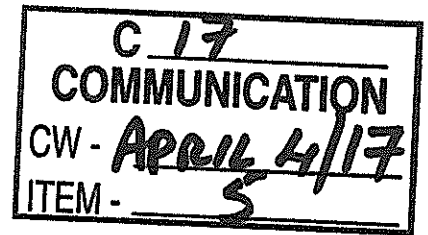
LFL/ly

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

28885988.2



March 30, 2017



To: Members of Council and Mayor Maurizio Bevilaqua

CC: Kyle Fearon & Barbara McEwan

RE: File# 15.120.1

Amendment to the Vaughan Official Plan 2010 Low Rise
Residential.

On April 4 there is a meeting at 1:00 pm which unfortunately I won't be able to attend. You are considering moving the guidelines forward as part of VOP 2010. I expect all council members to please support these guidelines. We don't need townhomes with roads going to the back of other people's property. Build single family homes. We have enough traffic as it is on our streets.

Pat Canizares

9665 Keele Street

April 3rd, 2017



Re: Committee of the Whole, Item #5, April 4, 2017

Dear Members of Council,

We are writing to you today to voice our support of the proposed amendments to the Vaughan Official Plan 2010.

This policy amendment is long overdue. Residents understand that change will take place and that more development will occur but to date, none of it has respected and reinforced the established neighbourhoods in which they are built.

The current guidelines are insufficient and these proposed changes must become policy in the Official Plan 2010. The clarity of acceptable development must be entrenched in the Official Plan 2010 in order to better protect the residents when they are challenged at the OMB. This policy allows the City to preserve the integrity of the VOP 2010 and mandate to intensify, by deciding where it can or cannot take place.

Setbacks, lot coverage, heights and all matters that speak to 'compatibility with neighbourhood' character has been clearly articulated in this report and a case for the importance of protecting this has been well made by staff and also by residents throughout Vaughan at many public hearings.

Such policy would have ensured respectful and complimentary housing products in a number of developments that have been and hope not to be approved in our neighbourhood of Pine Valley Drive.

We trust that council will make the right decision in this matter and protect the citizens of this community.

Sincerely,

Tania and Carmelo Lamanna, Concerned Residents

April 3rd, 2017



Re: Committee of the Whole, Item #5, April 4, 2017

Dear Members of Council,

I am writing to you today to voice our support of the proposed amendments to the Vaughan Official Plan 2010

This policy amendment is long overdue. Residents understand that change will take place and that more development will occur but to date, none of it has respected and reinforced the established neighbourhoods in which they are built.

The current guidelines are insufficient and these proposed changes must be come policy in the Official Plan 2010. The clarity of acceptable development must be entrenched in the Official Plan 2010 in order to better protect the residents when they are challenged at the OMB. This policy allows the City to preserve the integrity of the VOP 2010 and mandate to intensify by deciding where it can or cannot take place.

Setbacks, lot coverage, heights and all matters that speak to 'compatibility with neighbourhood character has been clearly articulated in this report and a case for the importance of protecting this has been well made by staff and also by residents throughout this entire town at many, many public hearings.

Such policy would have ensured respectful and complimentary housing products in a number of developments that have been or will be approved in our neighbourhood of Pine Valley Drive.

We trust that council will make the right decision in this matter and protect the citizens of this community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Danny Tomassini', written over a horizontal line.

Danny Tomassini



HUMPHRIES PLANNING GROUP INC.



April 3, 2017

HPGI: 16465


Clerks Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attn: Mr. Jeff Abrams
Clerk

Re: Committee of the Whole Meeting April 4, 2017
Item #5 - Community Area Policy Review
Low-Rise Residential Designations
Amendments to the Vaughan Official Plan 2010
File 15.120.1

Humphries Planning Group represents Marlin Spring Investments. We have outlined our previous stated concerns in correspondence to the City of Vaughan dated September 30, 2016 and October 31, 2016. We have reviewed the staff report for the above noted matter and continue to have unresolved concerns. We formally request notice of any decision regarding the associated amendment to the Vaughan Official Plan, 2010.

Yours truly
HUMPHRIES PLANNING GROUP INC.



Rosemarie L. Humphries BA, MCIP RPP
President

cc. Mayor and Members of Council
Mr. John Mackenzie
Client

HUMPHRIES PLANNING GROUP INC.



April 3, 2017

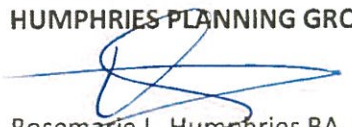
Clerks Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attn: Mr. Jeff Abrams
Clerk

Re: Committee of the Whole Meeting April 4, 2017
Item #5 - Community Area Policy Review
Low-Rise Residential Designations
Amendments to the Vaughan Official Plan 2010
File 15.120.1

Humphries Planning Group represents 1275621 Ontario Inc., 1321362 Ontario Inc., and 1275620 Ontario Inc., who collectively own various properties throughout the City of Vaughan. We have outlined our previous stated concerns in correspondence to the City of Vaughan dated October 31, 2016. We have reviewed the staff report for the above noted matter and continue to have unresolved concerns. We formally request notice of any decision regarding the associated amendment to the Vaughan Official Plan, 2010.

Yours truly
HUMPHRIES PLANNING GROUP INC.



Rosemarie L. Humphries BA, MCIP RPP
President

cc. Mayor and Members of Council
Mr. John Mackenzie
Client

P-2527

April 3, 2017

By E-mail and Mail to: Barbara.McEwan@vaughan.ca

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: Mayor and Members of Council

**Re: Community Area Policy Review for Low-Rise Residential Designations
Amendments to the Vaughan Official Plan 2010
Committee of the Whole – April 4, 2017
City File #15.120.1
On behalf of Kleinburg Village Development Corp.
357, 365 and 375 Stegman's Mill Road
Related Files: OP.15.006, Z. 15.025 & DA. 16.071
City of Vaughan**



Dear Mayor and Members of Council:

KLM Planning Partners Inc. ("KLM Planning") is the land use planning consultant for Kleinburg Village Development Corp., the owner of the above-noted lands. This letter is in response to our review of the Planning Department staff recommendation report to Vaughan Committee of the Whole on April 4, 2017 respecting amendments to VOP 2010 (Community Area Policy Review for Low-Rise Residential Designations), and further to our correspondence dated November 1, 2016 (attached) in response to the Public Hearing regarding the same subject matter.

After reviewing the report, we have concluded that our concerns which were previously identified have not been addressed to our satisfaction. We acknowledge and appreciate the position of staff that *"all development applications submitted in the Low-Rise Residential Areas in the Established Community Areas prior to the approval of the amendments to the Official Plan resulting from this process will be reviewed on the basis of the policies that were in effect of the time the applications were submitted"*. It would be appreciated if staff and Council could extend this position to future development applications intended to implement the development after Council approval including site plan, draft plan of condominium and minor variance applications, where applicable.

Additionally, we continue to have concern with the proposed policy 9.1.2.4 for Established Community Areas which requires that all new dwellings shall front and address a public street, and

that private laneways or driveways shall not be used to provide frontage for residential dwellings. There are several good examples of appropriate and compatible developments within the City of Vaughan and specifically within established areas where development is provided access via a private common element or condominium road.

In fact, under Section 6 g) (Urban Design Guidelines) in the main body of the planning report, staff acknowledge concerns raised through the consultation process with respect to the guidelines not appropriately addressing deep and narrow infill sites, particularly those on arterial roads. In response to these concerns, on October 19, 2016, Council approved the Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods subject to the following (in part):

*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;*

The direction provided by Council to consider opportunities to provide private driveways or laneways to accommodate development on deeper parcels fronting onto arterial roads has not been appropriately considered and addressed.

Finally, the delineation between “Community Areas” and “Established Community Areas” is not clear. Even with the new definition added to the end of Policy 9.1.2.1 it is difficult to understand and interpret the specific Official Plan policies applicable to each of these respective areas.

We kindly request that we be notified of any future reports and/or public meetings and open houses regarding this Study and ask that we receive any notice of the Committee of the Whole or Council in this matter. We reserve the right to provide additional comments on the proposed matter related to the subject lands as it evolves.

Thank you for the opportunity to comment and we look forward to participating further in the review. If you have any questions, please contact the undersigned.

Yours very truly,
KIM PI ANNING 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
 Mark Antoine, Development Planning
 Kleinburg Village Development Corp.



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klmplanning.com

P-2527

November 1, 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

Attention: Mayor and Members of Council

**Re: Community Area Policy Review for Low-Rise Residential Designations
Amendments to the Vaughan Official Plan 2010
Committee of the Whole (Public Hearing) – November 1, 2016
City File #15.120.1
On behalf of Kleinburg Village Development Corp.
357, 365 and 375 Stegman's Mill Road
Related Files: OP.15.006, Z. 15.025 & DA. 16.071
City of Vaughan**

Dear Mayor and Members of Council:

KLM Planning Partners Inc. ("KLM Planning") is the land use planning consultant for Kleinburg Village Development Corp. ("Client"), owner of the lands situated in the City of Vaughan at 357, 365 and 375 Stegman's Mill Road in the village of Kleinburg ("subject lands").

This letter is in response to the Report from the Deputy City Manager, Planning and Growth Management and Director of Policy Planning and Environmental Sustainability being considered at a statutory Public Hearing this evening (November 1, 2016) in response to proposed amendments to the Vaughan Official Plan ("VOP 2010") resulting from the Community Area Policy Review.

The above-noted lands are designated "Low-Rise Residential" on Schedule 13 (Land Use) of VOP 2010 and are further designated as "Village Residential" by Map 12.4A (Kleinburg Core) and are subject to the policies in both Volume 1 (city-wide policies) and Volume 2 (area-specific policies).

We have submitted a number of development applications on behalf of our client, being an amendment to the Official Plan (File:OP.15.006) and Zoning By-law (File:Z.15.025) filed on October 5, 2015 and an application for site plan approval filed on July 20, 2016. The purpose of the applications is to facilitate the development of 28 single family dwelling units on the subject lands. The OPA and ZBLA were deemed complete on October 30, 2015 and the Site Plan Application was deemed complete on July 29, 2016. The development applications were subject to a statutory Public Hearing on February 2, 2016.

KLM Planning has been involved throughout the Community Area Policy Review 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 report which proposes a number of amendments to VOP 2010 as a further response to the “Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods”, which were approved by Council on October 19, 2016. While many of the policy changes proposed deal with the location and development criteria for townhouses within the Low-Rise Residential areas in the City of Vaughan, it also proposes a number of amendments and modifications that deal with policies pertaining to new development respecting and reinforcing the character of the surrounding community and introduces new elements that define the character of a community including the orientation of dwellings, presence of mature trees and topography and drainage.

While we concur that some clarification was required with regard to the appropriate location of townhouses within the “Low-Rise Residential” designated areas of the City, we are of the view that the existing policies within VOP 2010 provide enough direction to landowners, developers and builders as well as the professional city staff who are responsible for reviewing and commenting on development proposals.

In the case of the subject lands, the owner has proposed a unique development which consists of 28 single family residential dwellings which are connected underground by a laneway system providing access to private garages located within the basement of each unit. This design was a deliberate approach to the development of these lands to be consistent with the Kleinburg Nashville Heritage Conservation District Study and Plan and to emphasize the pedestrian focused development by locating service areas below grade. However, it is unclear what impact the proposed amendments will have on the proposed development concept.

Many of the proposed amendments to VOP 2010 concerning frontage on a public street, minimum front yard and rear yard setbacks and the orientation of dwellings are very prescriptive requirements that in our view are inappropriate in the context of an Official Plan. The Official Plan is to provide general policies which guide development and that are implemented through the Zoning By-law. In most cases, a subsequent development application such as a Zoning By-law

Amendment, Draft Plan of Subdivision, Consent or Minor Variance is required to support redevelopment. Each of these development applications is subject to a public process and is subject to review and assessment by City staff who are trained professionals in their field of expertise. Our experience in Kleinburg has illustrated the level of review and attention to detail exuded by City Staff.

What is clear however is that Vaughan planning staff are attempting to create specific criteria in the Official Plan to ensure a specific type of development is achieved on all infill sites in the City. This is counterproductive to good land use planning in which development applications are assessed on the merits of their proposal which both respond to varying local conditions and at the same time respect and reinforce development within the same community (i.e. does not mean the same as).

We reiterate that the Official Plan is intended to be an overall guiding document, which in our view generally exists within the Council approved version of VOP 2010. Introducing more specific policy criteria within the Official Plan as proposed removes the ability for landowners including our client and City staff to have meaningful discussion and review of development applications that respond to varying site conditions. To impose such prescriptive design criteria within an Official Plan introduces a “one size fits all” approach to land use planning. As we know, land use planning is a balancing act to ensure development is both supportive of intensification and redevelopment that is being pushed by the Province in response to creating communities that are sustainable over the long term, diverse, transit-supportive and pedestrian friendly.

As Vaughan continues to intensify to accommodate a growing population, it needs to consider ways to support development that is both reflective of existing policy direction but supportive of the character of existing communities. To be clear this does not mean that new development needs to be the same as what exists in the surrounding community, but rather needs to respect the character and be compatible with existing uses.

In fact, we would recommend staff consider amendments to the existing policies to ensure that when an amendment to the official plan is required, that development which is compatible can be supported by both the City of Vaughan and developers as a means in which to provide housing which contributes to the diversity and range of housing available to the residents of Vaughan that responds to market conditions ensuring a full range of housing options and related amenities can be achieved in accordance with Provincial Policy and similar initiatives.

We are of the opinion that developments along Arterial and Collector Roads including the development proposed on the subject lands are appropriate locations for moderate intensification as it is situated on lands with generally more convenient access to public transit and other services and in the case of the subject lands direct access within walking distance of the village core of Kleinburg.

We kindly request that we be notified of any future reports and/or public meetings and open houses regarding this Study and ask that we receive any notice of the Committee of the Whole

or Council in this matter. We reserve the right to provide additional comments on the proposed matter related to the subject lands as it evolves.

Thank you for the opportunity to comment and we look forward to participating further in the review. 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
Mark Antoine, Development Planning
Kleinburg Village Development Corp.



64 Jardin Drive, Unit 1B
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klmplanning.com

P-1736

April 3, 2017

By E-mail and Mail to: Barbara.McEwan@vaughan.ca



City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: Mayor and Members of Council

Re: Community Area Policy Review for Low-Rise Residential Designations
Amendments to the Vaughan Official Plan 2010
Committee of the Whole – April 4, 2017
City File #15.120.1
On behalf of 9733 Keele Development Inc.
9773 Keele Street
City of Vaughan

Dear Mayor and Members of Council,

KLM Planning Partners Inc. is the land use planning consultant for 9773 Keele Development Inc., the owner of the above referenced lands. This letter is in response to our review of the Planning Department staff recommendation report to Vaughan Committee of the Whole on April 4, 2017 respecting amendments to VOP 2010 (Community Area Policy Review for Low-Rise Residential Designations), and further to our correspondence dated November 1, 2016 (attached) in response to the Public Hearing regarding the same subject matter.

After reviewing the report, we have concluded that our concerns which were previously identified have not been addressed to our satisfaction. We acknowledge and appreciate the position of staff that *"all development applications submitted in the Low-Rise Residential Areas in the Established Community Areas prior to the approval of the amendments to the Official Plan resulting from this process will be reviewed on the basis of the policies that were in effect of the time the applications were submitted"*. It would be appreciated if staff and Council could extend this position to future development applications intended to implement the development after Council approval including site plan, draft plan of condominium and minor variance applications, where applicable.

Additionally, we continue to have concern with the proposed policy 9.1.2.4 for Established Community Areas which requires that all new dwellings shall front and address a public street, and that private laneways or driveways shall not be used to provide frontage for residential dwellings.

There are several good examples of appropriate and compatible developments within the City of Vaughan and specifically within established areas where development is provided access via a private common element or condominium road.

In fact, under Section 6 g) (Urban Design Guidelines) in the main body of the planning report, staff acknowledge concerns raised through the consultation process with respect to the guidelines not appropriately addressing deep and narrow infill sites, particularly those on arterial roads. In response to these concerns, on October 19, 2016, Council approved the Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods subject to the following (in part):

*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;*

The direction provided by Council to consider opportunities to provide private driveways or laneways to accommodate development on deeper parcels fronting onto arterial roads has not been appropriately considered and addressed.

Finally, the delineation between “Community Areas” and “Established Community Areas” is not clear. Even with the new definition added to the end of Policy 9.1.2.1 it is difficult to understand and interpret the specific Official Plan policies applicable to each of these respective areas.

We kindly request that we be notified of any future reports and/or public meetings and open houses regarding this Study and ask that we receive any notice of the Committee of the Whole or Council in this matter. We reserve the right to provide additional comments on the proposed matter related to the subject lands as it evolves.

Thank you for the opportunity to comment and we look forward to participating further in the review. If you have any questions, please contact the undersigned.

Yours very truly,

KLM PLANNING PARTNERS INC.



Ryan Mino-Leahan, MCIP, RPP
Partner

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
 9773 Keele Development Inc.



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F. 905.669.0097
klmplanning.com

P – 1736

November 1st, 2016

By E-mail only: Jeffrey.abrams@vaughan.ca

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: Mayor and Members of Council

**Re: Community Area Policy Review of Low-Rise Residential Designations
Amendments to the Vaughan Official Plan 2010
Committee of the Whole (Public Hearing) – November 1, 2016
City File #15.120.1
On behalf of 9733 Keele Development Inc.
9773 Keele Road
Part of Lot 19, Concession 3
City of Vaughan**

Dear Mayor and Members of Council,

KLM Planning Partners Inc. is the land use planning consultant for 9773 Keele Development Inc. ("Client"), the owner of 9773 Keele Street in the City of Vaughan. The subject lands are located on the east side of Keele Street across the street from Merino Road and south of Barhill Road. The subject lands are designated "Low-Rise Residential" as per Schedule 13 (Land Use) in the Vaughan Official Plan 2010 ("Vaughan 2010 OP"). Further, Keele Street is identified as a "Major Arterial Road on Schedule 9 (Future Transportation Network) and a "Regional Transit Priority Network" on Schedule 10 (Major Transit Network) in the Vaughan 2010 OP.

On behalf of our client, we have reviewed the proposed amendments to the City of Vaughan Official Plan 2010 relating to the Community Area Policy Review for Low-Rise Designations and we are not supportive of the proposed changes. We are of the opinion that the proposed amendments and modifications are too restrictive and that development applications would be better judged by their own merits through the development review process.

The Vaughan Official Plan is intended to address long-term planning direction of a municipality, and is required to be in conformity with Provincial and Regional land use policy. More specifically, the Provincial Policy Statement (PPS) requires that municipal Official Plans be consistent with its

policies relating to the wise use of land in the Province. This includes, but is not limited to supporting intensification and more transit-supportive land use patterns and providing an appropriate range of housing types and densities, which are required in order to encourage the creation of more compact, diverse and complete communities.

Our client had a pre-consultation meeting with City staff with regards to redevelopment of the subject lands for eleven (11) townhouse units and the retention of a heritage home on a common element road. We are currently in the process of preparing the applications to support the proposed development. It is our opinion, that the proposed development on the subject lands would contribute to the City in meeting their intensification goals and objectives as well as providing transit supportive form of development. Further, the proposed development represents an efficient use of land and services and provides an appropriate transition from the arterial road to the surrounding neighbourhood.

Our client is especially concerned with the proposed new Policy 9.1.2.4 which effectively prohibits townhouses within the Low-Rise Residential designation except those fronting an arterial road. The proposed new Policy 9.1.2.4 recognizes that limited intensification in the form of townhouses may be permitted along arterial roads, however, it contains prescriptive policies to permit a form of development that is more characteristic of the surrounding area and not the character of the Arterial Road it is situated on. In our opinion, the proposed policies would lend itself to an inefficient use of land. These prescriptive policies require dwellings to front a public street and prohibit residential units from having frontage onto a private laneway or driveway (i.e. common element roads) as well as specific setback requirements. As such, the development as proposed for the subject lands would not be permitted if these policy amendments are approved.

Further, the Policy Review carried out by Urban Strategies Inc. acknowledges that the development pattern along Arterial Roads in the Community Area is inconsistent with the surrounding neighbourhoods on either side of the Arterial Road. However, the proposed amendments to the Vaughan 2010 OP will limit opportunities for appropriate intensification along arterials by restricting the form of development that is characteristic of the surrounding area. It is our opinion, that the proposed amendments go against the intensification objectives that encourage a more efficient use of land, services and public transit.

A balance can be struck through the development process to provide both an appropriate form of intensification along arterials that is respectful and compatible with the surrounding Community Area. The proposed amendments interfere with the planning process and impose restrictive standards that promote a development form that is not conducive to support the intensification objectives of the Official Plan.

In addition, it is our opinion that the subject lands being situated on Keele Street represent an appropriate form of intensification that is both respectful and compatible with the surrounding neighbourhood, and that appropriate site layout, built-form, massing and setbacks will be reviewed by staff through the required development application process.

The proposed development concept is of a similar nature to other development applications along Keele Street. Given the depth of the subject lands, the proposed amendments would provide for development that is an inefficient use of the subject lands.

We kindly request that we be notified of any future reports and/or public meetings and open houses regarding this Study and ask that we receive any notice of the Committee of the Whole or Council in this matter. We reserve the right to provide additional comments on the proposed matter related to the subject lands as it evolves.

Thank you for the opportunity to comment and we look forward to participating further in the review. If you have any questions, please contact the undersigned.

Yours very truly,

KLM PLANNING PARTNERS INC.



Ryan Mino-Leahan, BURPI, 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
 Carol Birch, Development Planning
 9773 Keele Development Inc.

AIRD & BERLIS LLP

Barristers and Solicitors

N. Jane Pepino
Direct: 416.865.7727
E-mail: jpepino@airdberlis.com



April 3, 2017

Our File No.: 135179

BY EMAIL

Ms. Barbara McEwan
City Clerk
City Hall, Level 100
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1
clerks@vaughan.ca

Dear Ms. McEwan:

**Re: Community Areas Policy Review for Low-Rise Residential Designations
Amendment to the Vaughan Official Plan 2010
File 15.120.1
11, 31 and 51 Woodend Place, City of Vaughan**

Aird & Berlis LLP represents Country Wide Homes Woodend Place Inc. ("Country Wide"), the owner of lands municipally known as 11, 31 and 51 Woodend Place in the City of Vaughan (the "subject site").

On November 30, 2015, Country Wide submitted applications for Zoning By-law amendments and the approval of a Draft Plan of Subdivision in respect of its proposed townhouse development, which were deemed complete on January 19, 2016. An Official Plan Amendment application was also submitted at the request of the City of Vaughan and deemed complete on April 4, 2016 (collectively the "subject applications").

We are writing to request a revision to the proposed amendments to the Vaughan Official Plan 2010 in respect of the Community Area Policy Review for Low-Rise Residential Designations which will be considered by Vaughan Committee of the Whole on April 4, 2017 (the "proposed amendments"), in order to confirm that the proposed amendments do not apply to the subject applications.

On behalf of our client, we have reviewed the Technical Report on the Community Area Policy Review for Low-Rise Residential Designations (the "Report") released March 28, 2017. This Report prepared and issued by staff confirms staff's intention that the proposed amendments do not apply to the subject applications.

The subject applications were prepared and submitted in the context of the Official Plan policies in force at the time. Pursuant to well established case law, the subject applications will need to be determined on the policy regime in force at the time of application and not based on any subsequently approved policy. This principle is explicitly acknowledged in

April 3, 2017

Page 2

section 6(e) of the Report, under the heading "Transition to Amended Policy Framework and Applicability of Policy Amendments." This section states:


...Development applications that have already been received and are currently in the early or late stages of the review process will not be subject to the proposed Official Plan amendments recommended by this study.

Although we recognize and appreciate that the Report confirms staff's intention that the proposed amendments do not apply to the subject applications, we note that no such intention is expressed as a policy in the proposed amendments as they have been drafted. As a result, we ask that the proposed addition of Policy 9.2.2.1.d.ii. be amended to explicitly exempt applications deemed complete from the proposed amendments in order to reflect staff's intention as expressed in section 6(e) of the Report.

We respectfully request that the undersigned be provided with notice of any further meetings of Council, Committee of the Whole or any Community Consultation Meetings where reports related to the Community Area Policy Review for Low-Rise Residential Designations are to be considered, and notice of adoption of any Official Plan Amendment arising therefrom.

Yours truly,

AIRD & BERLIS LLP


for: N. Jane Pepino

MTB

c: Client
Emily Grant, Malone Given Parsons Ltd.

28877421.4

April 3rd, 2017



Re: Committee of the Whole, Item #5, April 4, 2017

Dear Members of Council,

I/we are writing to you today to voice our support of the proposed amendments to the Vaughan Official Plan 2010

This policy amendment is long overdue. Residents understand that change will take place and that more development will occur but to date, none of it has respected and reinforced the established neighbourhoods in which they are built.

The current guidelines are insufficient and these proposed changes must be come policy in the Official Plan 2010. The clarity of acceptable development must be entrenched in the Official Plan 2010 in order to better protect the residents when they are challenged at the OMB. This policy allows the City to preserve the integrity of the VOP 2010 and mandate to intensify by deciding where it can or cannot take place.

Setbacks, lot coverage, heights and all matters that speak to 'compatibility with neighbourhood character has been clearly articulated in this report and a case for the importance of protecting this has been well made by staff and also by residents throughout this entire town at many, many public hearings.

Such policy would have ensured respectful and complimentary housing products in a number of developments that have been or will be approved in our neighbourhood of Pine Valley Drive.

We trust that council will make the right decision in this matter and protect the citizens of this community.

Alfio + Agata Tomassini

Sincerely,

Alfio + Agata Tomassini



April 3rd, 2017

Re: Committee of the Whole, Item #5, April 4, 2017

Dear Members of Council,

I/we are writing to you today to voice our support of the proposed amendments to the Vaughan Official Plan 2010

This policy amendment is long overdue. Residents understand that change will take place and that more development will occur but to date, none of it has respected and reinforced the established neighbourhoods in which they are built.

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Such policy would have ensured respectful and complimentary housing products in a number of developments that have been or will be approved in our neighbourhood of Pine Valley Drive.

We trust that council will make the right decision in this matter and protect the citizens of this community.

Sincerely,

Mania Di Pasquate
Eraldo Di Pasquate
Mania + Eraldo Di Pasquate



Name



From: Josephine Palermo [<mailto:josie.palermo@ycdsb.ca>]

Sent: Monday, April 03, 2017 4:43 PM

To: Clerks@vaughan.ca

Cc: McEwan, Barbara

Subject: Committee of the Whole Meeting - April 4th, 2017 at 1:00 pm

My name is Josie Palermo and I reside at 38 Keeleview Court, Concord (Keele and Highway 7). Unfortunately, I will not be able to attend the meeting scheduled for 1:00 pm April 4th. because I work.

I understand that this is a city wide study and certain areas will be discussed and I understand that my area is one of them.

Please be advised that my husband, myself and others in my area have lived here for many many years and we strongly oppose to the sub-dividing of the lots in our area and want it to remain as is and not be changed.

Our pocked of homes at Keele and Highway 7, has always been neglected by the City of Vaughan and what I mean by this is that nothing has ever been done to beautify the area. The City has surrounded us with the 407, industrial businesses, widening of roads and not enforcing by-laws. The only reason that the area has been cleaned up somewhat is because of the subway (Metrolinks) and even then you would think that the hydro lines would have been buried like other cities but no the cost was to much but money is spent on other things. I was told that the cost of thehydro wires was not all the City of Vaughan's responsibility so why was it not done. I just don't understand it.

Please beautify our area like you do Maple and Kleinberg.

Thank you for taking the time to read my e-mail and kindly provide me with details of the meeting.

Josie Palermo
Office Administrator

Our Lady of the Rosary CES
206 Glen Shields Avenue
Concord, Ontario L4K 1T8
Phone: 905-669-6690
Fax: 905-669-9520

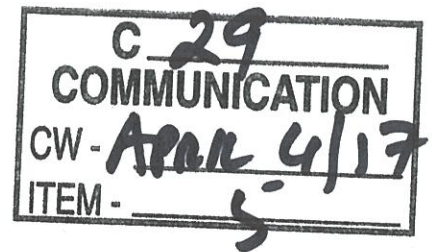
From: BERNADETTE RAFAEL <detarafael@rogers.com>
Sent: Monday, April 3, 2017 7:47 PM
To: Council
Reply To: BERNADETTE RAFAEL
Subject: V.O.P



I will support the new guide lines to be included V.O.P 2010

Thank you !!

Bernadette Rafael
Antonio Rafael



From: John CUTLER <john.cutler@rogers.com>

Date: April 3, 2017 at 11:43:59 PM EDT

To: "council@vaughan.ca" <council@vaughan.ca>, "clerks@vaughan.ca" <clerks@vaughan.ca>, "barbara.mcewan@vaughan.ca" <barbara.mcewan@vaughan.ca>, "kyle.fearon@vaughan.ca" <kyle.fearon@vaughan.ca>

Cc: Paulette Cutler <pauli_in_kleinburg@hotmail.com>, John CUTLER <john.cutler@rogers.com>

Subject: April 4 Mtg - Support for amendments re infil developments in low-rise residential areas

Reply-To: John CUTLER <john.cutler@rogers.com>

We will be unable to attend in person the April 4 Committee of the Whole mtg, but via this email we wish to **strongly** support the proposed amendments to VOP2010 that address the issues related to infil developments in low-rise residential areas in Vaughan. The more specific controls & wording in the amendment is **necessary and very important.**

Paulette Cutler
John Cutler
Kleinburg



From: maria-donato@rogers.com [mailto:maria-donato@rogers.com]

Sent: Tuesday, April 4, 2017 8:06 AM

To: McEwan, Barbara <Barbara.McEwan@vaughan.ca>

Subject: New Guidelines

This is to express our support for the New Guidelines to be included on the VOP 2010.

Maria Donato
Martino Donato
9 Weller Cres. Maple, Ont.
L6A 1E4



**WESTON
CONSULTING**

planning + urban design



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

April 4, 2017
File 6728/6729

Attn: Jeffrey Abrams, City Clerk

Dear Sir,

RE: Community Area Policy Review For Low-Rise Residential Designation Amendments to the Vaughan Official Plan 2010

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 Staff Report (File 12.120.1, April 4th, Committee of the Whole) and document entitled *Policy Review: Vaughan Community Areas and Low-Rise Residential Areas Study* prepared by Urban Strategies dated October 2016. This letter is further to the correspondence provided on May 31, 2016, October 5, 2016 and November 1, 2016 in response to the document entitled *Draft Report Final Policy Review: Vaughan Community Areas and Low-Rise Residential Areas Study* dated October 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.

Further to our letter dated November 1, 2016, we note that our concerns with regard to transition provisions have been addressed in the latest Staff Report, acknowledging that development applications that have already been received will not be subject to the proposed Official Plan amendments. This has been acknowledged by Staff in the text within the Staff Report and we support this approach as outlined.

We also wish to acknowledge the clarification provided as to the applicability of the adopted Townhouse Infill Guidelines, which recognize that applications filed prior to the adoption of the Guidelines on October 19, 2016 are not to be subject to the Guidelines and support Staff's acknowledgment that the adopted Guidelines are not policy.

It was noted in the meeting minutes of the October 19, 2016 Committee of the Whole that *conceptual designs are to be prepared, with stakeholder input, to investigate opportunities to incorporate driveway or laneway circulations systems to accommodate development in deeper parcels fronting onto arterial roads, within the Low Rise Residential Area.* It is to our understanding that additional conceptual design have not be issued to date and we request a copy of these materials once they are made available.

Notwithstanding the above considerations, our comments and concerns identified in previous correspondence remain applicable and we do not share the opinion of Staff concerning certain policies or modifications contained in the Staff Report or draft amendment.

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. 244) or Julia Pierdon (ext. 307).

Yours truly,

Weston Consulting

Per:

Ryan Guetter, BES, MCIP, RPP
Vice President

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



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F. 905.669.0097
klmplanning.com

File: P-2662

April 4, 2017

City of Vaughan
c/o Barbara McEwan, City Clerk
2141 Major Mackenzie Dr.
Vaughan, ON
L6A 1T1



Attention: Mayor and Members of Council

**Re: Community Area Policy Review
For Low-Rise Residential Designations
Amendment to the Vaughan Official Plan 2010
Major Weston Centres Ltd.
10083 and 10101 Weston Road**

Dear Mayor and Members of Council,

KLM Planning Partners Inc. is the land use planner on behalf of Major Weston Centres Ltd. with respect to their above noted lands. We have had an opportunity to review the Recommendation Report to the Committee of the Whole to be heard by Vaughan Council on April 4, 2017 regarding the Community Area Policy Review for Low-Rise Residential Designations. After our review, we believe further clarification is required to some of the proposed amendments, which if unchanged, have the potential to adversely impact not only our client's lands, but other future development in the City.

We are concerned that the proposed amendments to Vaughan Official Plan 2010 (VOP 2010) may have adverse impact on the ability to develop these lands efficiently.

As we understand, the proposed amendments to VOP 2010 are intended to address concerns with regards to infill townhouses in mature neighbourhoods and to mitigate potentially adverse impact on these established areas. The proposed amendments define 'Established Community Areas' within the City and provide additional policies with regards to townhouse development within these areas. We are concerned that the proposed amendments are unclear and do not sufficiently limit the effects of the proposed amendments to these Established Community Areas only. This could affect the potential development of our client's lands and the City's ability to meet provincial requirements related to intensification and efficient use of land and services.

Our first concern relates to the proposed amendment to Policy 9.2.3.2.d which states:

*"Townhouses shall generally front onto a public street. Where a townhouse end unit does not front a public street but flanks a public street, the flanking unit(s) shall provide a front yard and front-door entrance facing the public street. Notwithstanding the above, Townhouses in designated **Low-Rise Residential** areas in Established Community Areas shall be developed in accordance with Policy 9.1.2.4."*

While the requirement that townhouses shall generally front onto a public street is currently in VOP 2010, we feel that the proposed amendment provides an opportunity to clarify this policy to avoid the potential interpretation that would limit townhouse development in all areas of the City. The proposed amendment provides further direction related to townhouses in designated Low-Rise Residential areas in Established Community Areas, which requires frontage onto a public street. The intent of the proposed amendment is to mitigate the potential adverse impacts of townhouse developments on Established Community Areas. The proposed amendment to Policy 9.2.3.2.d and the addition of Policy 9.1.2.4 requiring that all townhouses within Established Community Areas shall have frontage on a public street, address these concerns. Accordingly, we believe it is no longer necessary to generally require all townhouses to have frontage on a public street. Newly developing areas do not require the same protection as Established Community Areas. Allowing this wording to remain leaves this Policy open for interpretation that could limit townhouse development City-wide and prevent the efficient use of land and services and affect the City's ability to achieve its intensification targets.

We believe that the wording of the proposed amendment should be more in line with the wording that was originally provided in the report to Committee of the Whole, dated November 1, 2016. Accordingly, we provide the following suggestion for revised wording as follows:

*"Townhouses in designated Low-Rise Residential areas in Established Community Areas shall generally front onto a public street. Where a townhouse end unit does not front a public street but flanks one, the flanking unit(s) shall provide a front yard and front-door entrance facing the public street. Notwithstanding the above, Townhouses in designated **Low-Rise Residential** areas in Established Community Areas shall be developed in accordance with Policy 9.1.2.4."*

We feel that the above change to the proposed amendment would satisfy the City's desire to address townhouse development within Established Community Areas designated as Low-Rise Residential, while allowing other areas of the City to develop in an efficient and appropriate manner and assist the City in achieving intensification targets.

We also have concern regarding lack of clarity with respect to the definition of 'Established Community Area', as defined in the proposed Policy 9.1.2.1. This definition is vague and the determination of what is considered to be "entirely or almost entirely developed and occupied" is too subjective, especially in the broad scope of a neighbourhood bounded by arterial roads or other significant features. This lack of clarity makes it unclear which policies apply to a particular parcel of land.

Finally, the proposed Policy 9.1.2.1 states that "where no established neighbourhood is located", new development shall be in accordance with the proposed Policy 9.1.2.5. However, Policy 9.1.2.5 relates to "new street and/or laneway network[s] and other public or private infrastructure...required to facilitate and service new development in **Established Community Areas**". Further clarity is required in determining Established Community Areas and we request that they be more clearly defined or otherwise identified through an additional schedule to VOP 2010.

We believe that the proposed amendments should be clarified to ensure that the proposed restrictions are limited only to those areas of the City which are considered 'Established Community Areas'. 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 which exist today and which are currently being proposed to be substantially increased through the ongoing coordinated review of the Provincial Plans. Should the proposed amendments result in interpretations by City staff that would result in limitations on townhouse development City-wide, it is our opinion that this would adversely impact the City's ability to meet the provincial requirements related to intensification, the efficient use of land and the efficient use of services.

We kindly request that we be notified of any future reports and/or public meetings and open houses regarding this Study and ask that we receive any notice of the Committee of the Whole or Council in this matter. We reserve the right to provide additional comments on the proposed matter related to the subject lands as it evolves.

We trust the foregoing is in order. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,
KLM Planning Partners Inc.



Alistair Shields for:
Ryan Virtanen, BES, MCIP, RPP
Partner

cc. Carlo Stefanutti, Major Weston Centres Ltd.
Melissa Rossi, Manager, Policy Planning
Kyle Fearon, Planner 1, Policy Planning & Environmental Sustainability
Roy McQuillin, Director, Policy Planning & Environmental Sustainability
John Mackenzie, Deputy City Manager, Planning and Growth Management



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klmplanning.com

File: P-2813

April 4, 2017

City of Vaughan
c/o Barbara McEwan, City Clerk
2141 Major Mackenzie Dr.
Vaughan, ON
L6A 1T1



Attention: Mayor and Members of Council

**Re: Community Area Policy Review
For Low-Rise Residential Designations
Amendment to the Vaughan Official Plan 2010
Fieldgate Developments Inc.
520 Worth Boulevard**

Dear Mayor and Members of Council,

KLM Planning Partners Inc. is the land use planner on behalf of Fieldgate Developments Inc. with respect to their above noted lands. We have had an opportunity to review the Recommendation Report to the Committee of the Whole to be heard by Vaughan Council on April 4, 2017 regarding the Community Area Policy Review for Low-Rise Residential Designations. After our review, we believe further clarification is required to some of the proposed amendments, which if unchanged, have the potential to adversely impact not only our client's lands, but other future development in the City.

We are concerned that the proposed amendments to Vaughan Official Plan 2010 (VOP 2010) may have adverse impact on the ability to develop these lands efficiently.

As we understand, the proposed amendments to VOP 2010 are intended to address concerns with regards to infill townhouses in mature neighbourhoods and to mitigate potentially adverse impact on these established areas. The proposed amendments define 'Established Community Areas' within the City and provide additional policies with regards to townhouse development within these areas. We are concerned that the proposed amendments are unclear and do not sufficiently limit the effects of the proposed amendments to these Established Community Areas only. This could affect the potential development of our client's lands and the City's ability to meet provincial requirements related to intensification and efficient use of land and services.

Our first concern relates to the proposed amendment to Policy 9.2.3.2.d which states:

*“Townhouses shall generally front onto a public street. Where a townhouse end unit does not front a public street but flanks a public street, the flanking unit(s) shall provide a front yard and front-door entrance facing the public street. Notwithstanding the above, Townhouses in designated **Low-Rise Residential** areas in Established Community Areas shall be developed in accordance with Policy 9.1.2.4.”*

While the requirement that townhouses shall generally front onto a public street is currently in VOP 2010, we feel that the proposed amendment provides an opportunity to clarify this policy to avoid the potential interpretation that would limit townhouse development in all areas of the City. The proposed amendment provides further direction related to townhouses in designated Low-Rise Residential areas in Established Community Areas, which requires frontage onto a public street. The intent of the proposed amendment is to mitigate the potential adverse impacts of townhouse developments on Established Community Areas. The proposed amendment to Policy 9.2.3.2.d and the addition of Policy 9.1.2.4 requiring that all townhouses within Established Community Areas shall have frontage on a public street, address these concerns. Accordingly, we believe it is no longer necessary to generally require all townhouses to have frontage on a public street. Newly developing areas do not require the same protection as Established Community Areas. Allowing this wording to remain leaves this Policy open for interpretation that could limit townhouse development City-wide and prevent the efficient use of land and services and affect the City’s ability to achieve its intensification targets.

We believe that the wording of the proposed amendment should be more in line with the wording that was originally provided in the report to Committee of the Whole, dated November 1, 2016. Accordingly, we provide the following suggestion for revised wording as follows:

*“Townhouses in designated Low-Rise Residential areas in Established Community Areas shall generally front onto a public street. Where a townhouse end unit does not front a public street but flanks one, the flanking unit(s) shall provide a front yard and front-door entrance facing the public street. Notwithstanding the above, Townhouses in designated **Low-Rise Residential** areas in Established Community Areas shall be developed in accordance with Policy 9.1.2.4.”*

We feel that the above change to the proposed amendment would satisfy the City’s desire to address townhouse development within Established Community Areas designated as Low-Rise Residential, while allowing other areas of the City to develop in an efficient and appropriate manner and assist the City in achieving intensification targets.

We also have concern regarding lack of clarity with respect to the definition of ‘Established Community Area’, as defined in the proposed Policy 9.1.2.1. This definition is vague and the determination of what is considered to be “entirely or almost entirely developed and occupied” is too subjective, especially in the broad scope of a neighbourhood bounded by arterial roads or other significant features. This lack of clarity makes it unclear which policies apply to a particular parcel of land.

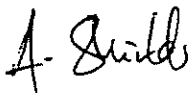
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We believe that the proposed amendments should be clarified to ensure that the proposed restrictions are limited only to those areas of the City which are considered 'Established Community Areas'. We believe the direction proposed by Vaughan Planning staff will have very serious implications for the efficient use of land in appropriate locations in support of the intensification objectives of the Province which exist today and which are currently being proposed to be substantially increased through the ongoing coordinated review of the Provincial Plans. Should the proposed amendments result in interpretations by City staff that would result in limitations on townhouse development City-wide, it is our opinion that this would adversely impact the City's ability to meet the provincial requirements related to intensification, the efficient use of land and the efficient use of services.

We kindly request that we be notified of any future reports and/or public meetings and open houses regarding this Study and ask that we receive any notice of the Committee of the Whole or Council in this matter. We reserve the right to provide additional comments on the proposed matter related to the subject lands as it evolves.

We trust the foregoing is in order. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,
KLM Planning Partners Inc.


Alistair Shields for:
Ryan Virtanen, BES, MCIP, RPP
Partner

cc. Carlo Stefanutti, Fieldgate Developments Inc.
Melissa Rossi, Manager, Policy Planning
Kyle Fearon, Planner 1, Policy Planning & Environmental Sustainability
Roy McQuillin, Director, Policy Planning & Environmental Sustainability
John Mackenzie, Deputy City Manager, Planning and Growth Management



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File: P-2206

April 4, 2017

City of Vaughan
c/o Barbara McEwan, City Clerk
2141 Major Mackenzie Dr.
Vaughan, ON
L6A 1T1



Attention: Mayor and Members of Council

**Re: Community Area Policy Review
For Low-Rise Residential Designations
Amendment to the Vaughan Official Plan 2010
File 15.120.1
Maplequest (Vaughan) Developments Inc.
65M-4550 (19T-12V002)**

Dear Mayor and Members of Council,

KLM Planning Partners Inc. is the land use planner on behalf of Maplequest (Vaughan) Developments Inc. with respect to their above noted plan of subdivision. We have had an opportunity to review the Recommendation Report to the Committee of the Whole to be heard by Vaughan Council on April 4, 2017 regarding the Community Area Policy Review for Low-Rise Residential Designations. After our review, we believe further clarification is required to some of the proposed amendments, which if unchanged, have the potential to adversely impact not only our client's lands, but other future development in the City.

The above noted plan of subdivision (19T-12V002) was registered as Plan 65M-4550 on March 10, 2017. This registered plan of subdivision includes certain blocks which require further development applications, some of which were contemplated and rezoned to facilitate townhouses without frontage on a public road and others which may be required to be altered from street townhouses to have access via condominium roads due to proposed revisions to the approved block plan by other owners. We are concerned that the proposed amendments to Vaughan Official Plan 2010 (VOP 2010) may have adverse impact on the ability to develop these lands efficiently.

As we understand, the proposed amendments to VOP 2010 are intended to address concerns with regards to infill townhouses in mature neighbourhoods and to mitigate potentially adverse impact on these established areas. The proposed amendments define 'Established Community Areas' within the City and provide additional policies with regards to townhouse development within these areas. We are concerned that the proposed amendments are unclear and do not sufficiently limit the effects of the proposed amendments to these Established Community Areas only. We are concerned that there will be the potential for staff to interpret the policies of VOP 2010 in order to limit townhouse development in

all areas of the City. This could affect the potential development of our client's lands and the City's ability to meet provincial requirements related to intensification and efficient use of land and services.

Our first concern relates to the proposed amendment to Policy 9.2.3.2.d which states:

*"Townhouses shall generally front onto a public street. Where a townhouse end unit does not front a public street but flanks a public street, the flanking unit(s) shall provide a front yard and front-door entrance facing the public street. Notwithstanding the above, Townhouses in designated **Low-Rise Residential** areas in Established Community Areas shall be developed in accordance with Policy 9.1.2.4."*

While the requirement that townhouses shall generally front onto a public street is currently in VOP 2010, we feel that the proposed amendment provides an opportunity to clarify this policy to avoid the potential interpretation that would limit townhouse development in all areas of the City. The proposed amendment provides further direction related to townhouses in designated Low-Rise Residential areas in Established Community Areas, which requires frontage onto a public street. The intent of the proposed amendment is to mitigate the potential adverse impacts of townhouse developments on Established Community Areas. The proposed amendment to Policy 9.2.3.2.d and the addition of Policy 9.1.2.4 requiring that all townhouses within Established Community Areas shall have frontage on a public street, address these concerns. Accordingly, we believe it is no longer necessary to generally require all townhouses to have frontage on a public street. Newly developing areas do not require the same protection as Established Community Areas. Allowing this wording to remain leaves this Policy open for interpretation that could limit townhouse development City-wide and prevent the efficient use of land and services and affect the City's ability to achieve its intensification targets.

We believe that the wording of the proposed amendment should be more in line with the wording that was originally provided in the report to Committee of the Whole, dated November 1, 2016. Accordingly, we provide the following suggestion for revised wording as follows:

*"Townhouses in designated Low-Rise Residential areas in Established Community Areas shall generally front onto a public street. Where a townhouse end unit does not front a public street but flanks one, the flanking unit(s) shall provide a front yard and front-door entrance facing the public street. Notwithstanding the above, Townhouses in designated **Low-Rise Residential** areas in Established Community Areas shall be developed in accordance with Policy 9.1.2.4."*

We feel that the above change to the proposed amendment would satisfy the City's desire to address townhouse development within Established Community Areas Low-Rise Residential Areas, while allowing other areas of the City to develop efficiently and assist the City in achieving intensification targets.

We also have concern regarding lack of clarity with respect to the definition of 'Established Community Area', as defined in the proposed Policy 9.1.2.1. This definition is vague and the determination of what is considered to be "entirely or almost entirely developed and occupied" is too subjective, especially in the broad scope of a neighbourhood bounded by arterial roads or other significant features. This lack of clarity makes it unclear which policies apply to a particular parcel of land.

Finally, the proposed Policy 9.1.2.1 states that "where no established neighbourhood is located", new development shall be in accordance with the proposed Policy 9.1.2.5. However, Policy 9.1.2.5 relates to "new street and/or laneway network[s] and other public or private infrastructure...required to facilitate and service new development in **Established Community Areas**". Further clarity is required in

determining Established Community Areas and we request that they be more clearly defined or otherwise identified through an additional schedule to VOP 2010.

We believe that the proposed amendments should be clarified to ensure that the proposed restrictions are limited only to those areas of the City which are considered 'Established Community Areas'. 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 which exist today and which are currently being proposed to be substantially increased through the ongoing coordinated review of the Provincial Plans, which commenced in February 2015. Should the proposed amendments result in interpretations by City staff that would result in limitations on townhouse development City-wide, it is our opinion that this would adversely impact the City's ability to meet the provincial requirements related to intensification, the efficient use of land and the efficient use of services.

We trust the foregoing is in order. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

KLM Planning Partners Inc.

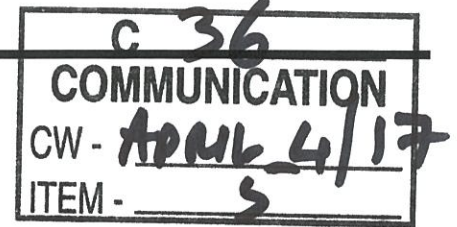


Alistair Shields for
Mark Yarranton, BES, MCIP, RPP
President

cc. Abubakar Masood, Maplequest (Vaughan) Developments Inc.
Melissa Rossi, Manager, Policy Planning
Kyle Fearon, Planner 1, Policy Planning & Environmental Sustainability
Roy McQuillin, Director, Policy Planning & Environmental Sustainability
John Mackenzie, Deputy City Manager, Planning and Growth Management

Britto, John

From: Claudio Brutto <cbrutto@bruttoconsulting.ca>
Sent: Tuesday, April 4, 2017 11:08 AM
To: Clerks@vaughan.ca
Cc: Justin Malfara
Subject: FW: File 15.120.1, Committee of the Whole, Low Rise Residential Designations Amendment. item 5
Attachments: Letter to City of Vaughan_Hayhoe - OPA.PDF



Subject: File 15.120.1, Committee of the Whole, Low Rise Residential Designations Amendment.

Good day Jeffrey and Kyle.

We are writing to you at this time in respect of the Community Area Policy Review for Low-Rise Residential Designations Amendment to the Official Plan 2010.

We inputted to this process at the Public Meeting of November 1st 2017 by way of the attached letter. Our letter is noted in the staff report and the responses do not fully allay the concerns expressed.

The proposed policy changes continue to be of concern and we will be inputting these concerns directly to the Committee of Whole at its meeting of April 4th 2017 meeting.

We would like to ensure that this email and the attached letter is noted for the record as part of the Committee of the Whole disposition of this matter and continue to ask that you advise of the decision that will arise thereto.

Regards,

Claudio Brutto MCIP RPP

Brutto Consulting
999 Edgeley Blvd, Unit 6, Vaughan On L4K 5Z4
Tel. (905) 761-5497 ext 224 | Mobile (416) 453-6197

October 31, 2016

Mr. Mayor Maurizio Bevilacqua, and Members of Council

Mr. Jeffrey A. Abrams , City Clerk

Mr. Kyle Fearon, Planner 1

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario, L6A 1T1

**Re: Submission Concerning the Community Area Policy Review for Low-Rise Residential
Designations re: November 1st, 2016 – Public Meeting**

Dear Sir,

We are the Planning Consultants for the owners of the lands located at 61-83 Hayhoe Avenue, Vaughan. On behalf of our Clients we are submitting the following letter to express our interest and concerns having regard to the City of Vaughan's Low Rise Residential Policy Review. Included herein is a general overview of our concerns to the proposed policies within the Draft Community Areas and Low-Rise Residential Areas Study and Policy Review for Low-Rise Residential Designations Report dated January 2016.

Overview of Low Rise Residential Policy Review VOP 2010

Included within the Low Rise Residential Policy Review are two components that we have concerns with. The first component relates to proposed policies that apply to new development within "Large Lot Areas" whereby the second components relates to new development fronting onto arterial roads. These concerns have been identified in greater detail within the following sections of this letter.

Additional clarification and clarity is required to the Draft Community Areas and Low-Rise Residential Areas Study and Policy Review for Low-Rise Residential Designations Report dated January 2016, to address new forms of development, including developments fronting arterial roads, and proposed lots having greater density, built form, and/or decreased lot sizes than those of the surrounding area.

Proposed Amendment to Policy 9.2.3.1

Policy 9.1.2.4 included within the Draft Community Areas and Low-Rise Residential Areas Study states that all new dwellings (semi-detached & townhouse dwellings) shall have frontage onto a public street, and that laneways or private driveways shall be discouraged. The following policy requires further consideration and clarity as infill developments having frontage onto, and requiring access from an arterial road have not been appropriately considered.

In the event of lots fronting onto arterial roads, the City of Vaughan and Regional Municipality of York will typically discourage multiple driveways intersecting with the roadway. In turn, a private driveway parallel to the arterial roadway is required to permit said developments. Policy 9.2.3.1 shall consider this.

Moreover, section 9.1.2.4 expresses that parking for units fronting on an Arterial Street shall be located at the rear of units or underground. This often at time is not feasible for low density developments such as semi-detached and townhouse dwellings. Parking at the rear of the dwelling will further reduce rear yard private amenity space for residents and will force each unit to be closer to the roadway, further reducing privacy for residents, and potentially aiding to increased noise and light disturbances stemming from vehicle traffic. It is our recommendation that parking shall still be permitted within a front yard garage and driveway, as this helps establish a suitable front yard setback, and has no impact on surrounding land uses.

Lastly, Policy 9.1.2.4 proposes that the scale and massing of townhouse developments shall respect the scale and massing of adjacent development and any applicable urban design guidelines. Given that Policy 9.1.2.4 addresses semi-detach and townhouse built forms, further clarification and direction is required for the scale and massing of semi-detached dwellings.

Proposed Amendment to Policy 9.1.2.3

The proposed policy amendment to Section 9.1.2.3 of the Official Plan speaks to the character of existing established neighborhoods and how new development shall be structured. More specifically the proposed policy states that “In the case of lot creation, new lots should be equal to or exceed the frontages of the adjacent nearby and facing adjoining or facing lots, or the average of the frontage of the adjoining lots where they differ.”

In our opinion, this policy will limit the possibility for intensified land uses even if they are found to be compatible with the existing surrounding uses. In respecting large-lot neighborhoods it is acknowledged that a transition between any built form should be warranted. Contrary to the proposed policies of Section 9.1.2.3, the compatibility between two different types of built form in our opinion can be achieved without limiting lot sizes to that of the existing uses. Examples include but are not limited to, increased setbacks between lower and higher density uses, limitations to building height, vegetation buffers, or a transition in lot widths, with the largest lot being adjacent to existing large lots.

Proposed Amendment to Policy 9.1.2.4

Lastly, proposed Policy 9.2.3.1 states that “In established Community Areas where Detached Houses and Semi-Detached Houses exist, with existing development, the scale, massing, setback and orientation of new 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 of the same type in the immediate area. Variations are permitted for the purposes of minimizing driveways.”

In respect to this policy further direction is required to address how the scale, massing, setback and orientation of new detached dwellings or semi-detached dwellings will be determined if the surrounding area is comprised of only one type of built form, be it detached dwellings or semi-detached dwellings.


Furthermore, this policy is restrictive, as this level of direction in our opinion is more appropriate to be addressed through the Zoning By-law. Keeping in touch with the basis and intent of Policy 9.2.3.1 the scale, massing, setback and orientation of new Detached Houses and Semi Detached Houses should be appropriate, desirable, and compliant with the land use and built form characteristics of the surrounding area.

Conclusion

In turn, it is of our opinion that the proposed policies within the Draft Community Areas and Low-Rise Residential Areas Study and Policy Review for Low-Rise Residential Designations Report dated January 2016 should recognize the concerns and opinions expressed within this letter.

If you have any questions please do not hesitate to contact me at any time.

Respectfully,



Claudio P. Brutto, MCIP, RPP
President
Brutto Consulting

COMMITTEE OF THE WHOLE APRIL 4, 2017

COMMUNITY AREA POLICY REVIEW FOR LOW-RISE RESIDENTIAL DESIGNATIONS AMENDMENT TO THE VAUGHAN OFFICIAL PLAN 2010 FILE 15.120.1 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 on the City-Wide Community Area Policy Review for Low-Rise Residential Designations, Amendment to Vaughan Official Plan 2010 BE RECEIVED; and
2. THAT the draft amendment to the Vaughan Official Plan 2010, forming Attachment 4 to this report, reflecting the modifications set out in Section (6) and Attachment 2 hereto, BE APPROVED and be brought forward for adoption subject to final staff review.

Contribution to Sustainability

The recommended Official Plan amendment is consistent with the Green Directions Vaughan mandate by supporting Goal 2:

- To ensure sustainable development and redevelopment.

Economic Impact

There are no economic impacts resulting from the approval of this report.

Communications Plan

On March 21, 2017, a Courtesy Notice of this Committee of the Whole meeting was mailed/e-mailed to those individuals who requested notification as a result of the Public Hearing on November 1, 2016 and/or by written correspondence. This notice was also posted on the City's website at www.vaughan.ca, the City Page Online.

Purpose

To report on the issues that emerged from the November 1, 2016 Public Hearing and the proposed changes resulting from the subsequent staff review, earlier consultation with stakeholders including BILD; and to obtain direction to proceed with adoption of the recommended amendments to the Vaughan Official Plan 2010 (VOP 2010), subject to final staff review.

Background - Analysis and Options

Executive Summary

This technical report addresses issues identified as a result of the Community Area Policy Review for Low-Rise Residential Designations study and the proposed amendments to VOP 2010 (Volume 1). The report is structured as follows, thereby providing:

- (1) Key Messages
- (2) Study Origin and Response
- (3) The Consultation Process – the public and City/external agencies;

- (4) The Policy Context;
- (5) Overview of the Policy Review: Identifying Vaughan's established Low-Rise Residential Neighbourhoods in Established Community Areas;
- (6) Issues Identified in Deputations and Communications received at the November 1, 2016 Public Hearing and November 15, 2016 Council meeting;
- (7) Recommended policy amendments to VOP 2010;

Attachments

The following supporting material is found in the attachments.

1. The Policy Review: Vaughan Community Areas and Low-Rise Residential Areas Study – October 2016
2. The Community Area Policy Review Technical Report - Comments Received
3. The Community Consultation Summary Report – What We Heard
4. The Draft Amendment to the VOP 2010
5. The Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods
6. The Committee of the Whole (Public Hearing) Extract – November 1, 2016

(1) Key Messages

In summary, key messages defining this process and the outcome include:

- The amendments are targeted at the Low-Rise Residential designation within the Community Areas.
- The intent of the proposed policy amendments is to ensure that townhouse development and other forms of infill development are compatible with Low-Rise Residential areas in Established Community Areas, consistent with the policies of VOP 2010, addressing issues such as the appropriate location, buffering, and orientation to public roads.
- One of the main changes provides that townhouse dwellings will only be permitted in the Low-Rise Residential designation in Established Community Areas on parcels of land with frontage onto arterial roads, subject to criteria.
- Notwithstanding the last point, it is not the intent of the amendments to prohibit the development of townhouses in undeveloped or developing parts of the Low-Rise Residential Area (i.e. Developing Community Areas) that have previous approvals for townhouses that are unbuilt at this time. Undeveloped areas that have been or will proceed through a planning process, including Block Plans, zoning, and draft plans of subdivision that have planned for this housing form should be allowed to proceed.
- The areas with frontage onto arterial roads in the Low-Rise Residential neighbourhoods in existing Community Areas are not Intensification Areas, as reflected in the Vaughan Official Plan and endorsed by the Region of York and approved by the Ontario Municipal Board, in accordance with the Provincial Growth Plan.
- Within Intensification Corridors, Low-Rise Residential neighbourhoods with properties that are rear lotted on the arterial street or have frontage on a window street parallel to the arterial street are generally not considered to be appropriate for intensification, as set out in Policies 2.2.59 (Regional Corridors) and 2.2.5.14 (Primary Intensification Corridors).
- Community Areas are not intended to “experience significant physical change” (VOP 2010). It is the intent that any townhouse development in the Low-Rise Residential

neighbourhoods in Established Community Areas have high regard for compatibility with the adjacent Low-Rise Residential areas.

- The policies will permit townhouse dwellings on arterial roads in the Low-Rise Residential areas in Established Community Areas; however, they must conform to the OMB approved Official Plan policies, as informed by the design guidelines that were approved by Council on October 19, 2016. In conforming to the policies and guidelines, the development yield may be reduced.
- Development on small or irregularly shaped parcels often present design challenges that compromise the ability to achieve infill townhouse development on the arterial frontages that would be attractive, functional and compatible with the surrounding area. In these instances, land assembly is preferred. The policies confirm that the application of a Block Plan process to plan on a multi-parcel basis is an available option.
- Where permitted, townhouses in a Low-Rise Residential neighbourhood within Established Community Areas do not include stacked townhouses, or “back-to-back” townhouses.
- It is also not the intent to eliminate townhouse development from the developing Community Areas or the new Secondary Plan areas (New Community Areas) as their planning processes provided for the integration of townhouse development through their respective Secondary Plans and subsequent approval processes.
- If it is determined through the application of the policies of VOP 2010 that a proposed townhouse development does not conform to the Official Plan, the applicant may apply for an Official Plan amendment to seek relief from the contentious policies. While the Official Plan amendment would be considered on its own merits, the intent of maintaining compatibility with the established Low-Rise Residential community will remain a priority consideration.
- It is recognized that there may be instances where lands located in the Low-Rise Residential designation in the Community Areas (either fronting onto an arterial or elsewhere) are in transition (i.e. there are multiple proposals for alternative uses or densities). The option remains with Council to direct that a study be undertaken to determine the long range future of such areas, which may result in an Official Plan amendment.
- The effect of the policies will not substantially impact the supply of housing or compromise the Provincial, Regional and City policies regarding intensification. It may marginally reduce the number of townhouses through the need to conform to the design policies, on arterial townhouse sites, in the Low-Rise Residential areas in Established Community Areas.
- Provincial direction requiring the accommodation of secondary suites in residential areas as-of-right has the potential to substantially increase the number of residential units in the Low-Rise Residential designation. As a result, removing townhouses from the designation will have minimal impact on the housing supply or mix, while maintaining the physical character of the residential areas. Council has approved amendments to the Vaughan Official Plan and By-law 1-88 to permit Secondary suites along with an implementation program. The adoption of the implementing Official Plan amendment is expected in the second quarter of this year
- The fact that there are minor restrictions in the number of townhouse units that may result from the proposed amendments, overall affordability will not be affected. In 2015 the average sale price of resale townhomes was approximately \$575,283 on a Region-wide

basis (Affordable Housing Monitoring Analysis, York Region, 2016). This is beyond the regional affordability limit of \$459,170 (Affordable Housing Monitoring Analysis, York Region, 2016). Regional data for 2016 is not available as yet. Indications are for 2016, the average price of a resale townhouse in Vaughan exceeded \$800,000 (T.R.E.B.). Secondary suites have a greater potential to provide affordable units in this context.

- All development applications submitted in the Low-Rise Residential areas in the Established Community Areas prior to the approval of the amendments to the Official Plan resulting from this process will be reviewed on the basis of the policies that were in effect at the time the applications were submitted. However, such applications would be subject to the Urban Design Guidelines approved by Council on October 19, 2016. These guidelines were based on the existing policies and will be considered in the review of all such applications.
- The lands in the Low-Rise Residential neighbourhoods in the Established Community Areas are worthy of protection. They help to define Vaughan and will continue to do so well into the future. They provide an important source of housing, and traditionally have formed the basis of the City's stable neighbourhoods and communities.
- The new role of the Low-Rise Residential designation in the Established Community Areas as a provider of Secondary Suites will further enhance these locations as a source of a broad array of housing services, extending from Secondary Suites to large lot single detached dwellings.
- Any changes to the density, character and ambience of the established Low-Rise Residential neighbourhoods in the Established Community Areas needs to be carefully considered, with appropriate public input, technical analysis and Council scrutiny and approval.

(2) Study Origin and Response

On March 18, 2014, Council adopted a resolution directing that a review of the VOP 2010 be undertaken pertaining to the policies that permit single and semi-detached houses and townhouses in Low-Rise Residential Areas. Staff was directed to specifically review the Low-Rise Residential permissions and associated urban design and 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 subsequently enacted the Keele Street Interim Control By-law 120-2014, which was later subject to Ontario Municipal Board appeals.

At the June 16, 2015 Committee of the Whole Public Hearing, staff reported on the work of the City's consultant undertaking the City-wide policy review. The consultant's work 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 ended 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...”.

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 resolution by directing staff to 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 City's Municipal Comprehensive Review process. 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 ratified the Committee recommendation on March 22, 2016 and in doing so modified Recommendation 2 of the Committee report to provide 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 the 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.

In accordance with Council's March 22, 2016 direction, on October 5, 2016 Committee of the Whole considered a staff report on the Low-Rise Residential Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods. The Guidelines address the current VOP 2010 policies and provide guidance in their application. The policy amendments provided herein are proposed to provide greater clarity in the application of the current policies of VOP 2010 when addressing infill development.

On October 5, 2016 Committee of the Whole recommended "That the draft Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods be approved". Further information was requested in the form of a communication to Council.

On October 19, 2016, Council ratified the Committee recommendation to approve the Urban Design Guidelines for Low-Rise Residential Designated areas. Further direction was provided to examine alternative treatments for deeper lots fronting onto arterial streets that would include the introduction of private laneways. This is addressed in more detail in Section (6) g) "Urban Design Guidelines"

On November 1, 2016 the report on the proposed amendments VOP 2010, as directed by Council on March 22, 2016, proceeded to Committee of the Whole (Public Hearing). The Committee received the Public Hearing report and presentation on the City-wide Community Area Policy Review for Low-Rise Residential Designations Study and the proposed amendments to the Vaughan Official Plan 2010 (VOP 2010).

On November 15, 2016, Council ratified the Committee recommendation resulting from the November 1, 2016 Public Hearing report, which was amended by the addition of the following: "By approving that the draft official plan amendment address issues raised due to the differences with shape and size of lots proposed for low rise intensification".

Communications and deputations were received from stakeholders and members of the public as a result of the public hearing process. These responses are discussed in the main body of this report, in Section (6) "Issues Identified in Deputations and Communications" and in Attachment 2, "Comments Received".

(3) The Consultation Process: The Public and City Departments and External Agencies

As a result of the March 1, 2016 report, staff conducted a public consultation process that led up to Committee of the Whole's October 5, 2016 consideration of the Urban Design Guidelines and the November 1, 2016 Public Hearing on the proposed amendments to VOP 2010.

As directed by Council, staff solicited feedback 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 31st, 2016, and comments were also obtained from community meetings. The public consultation strategy resulted in the production of the attached summary report entitled Community Consultation Summary Report – What We Heard (Attachment 3).

The following activities comprised the public consultation process, which informed the preparation of the recommended amendments:

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 and proposed policy amendments and urban design guidelines. This was followed by a formal presentation from 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 those members of the public wanting to hold more detailed discussions with the study team.

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

- The 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";
- A Feedback form;
- The Presentation Panels;
- The Open House Presentation.

c) The Technical Advisory Committee (TAC)

The Community Area Policy Review for Low-Rise Designations Technical Advisory Committee (TAC) was composed of internal City departmental staff and external agencies. Representation on the TAC included 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 process provided for 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 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 presented the changes made to the draft policy amendments and Urban Design Guidelines based on feedback received from the written submissions and the public open houses. This included discussion of the Community Consultation Summary Report and the major issues raised in the Policy Review report.

d) Meeting with BILD (York Region Chapter)

On October 11, 2016 staff met with representatives of the York Region Chapter of BILD to discuss the implications of the proposed amendments resulting from this study. Concerns discussed at the meeting included the opinion that the limitation on the use of private laneways was overly restrictive and that the Guidelines did not recognize situations on arterial streets where there were deeper lots. It was noted that these types of proposals have in the past proceeded on the basis of an Official Plan Amendment application. The outcome of this meeting was reported by way of Communication C6, Report No. 34 to the Council meeting of October 19, 2016. The communication was directed as a result of the staff report to Committee of the Whole on October 5, 2016 on the "Urban Design Guidelines for Infill Development in Established Low-Rise Residential Areas" (Attachment 5).

The results of this process have informed the preparation of this report.

(4) Policy Context

The current policy regime governing the development of the Low-Rise Residential Area originates from a number of Provincial, Regional and City sources. The detailed policies of VOP 2010, in accordance with Provincial and Regional policy, provide direction on the uses permitted and the development and urban design policies to be applied when considering individual planning initiatives. An overview of the planning context is discussed in the November 1, 2016 Public Hearing report (Attachment 6), in Section 2 of the report titled "Policy Context".

(5) Overview of Policy Review: Identifying Vaughan's established Low-Rise Residential Neighbourhoods in Established Community Areas

As part of the study, the consultant undertook an analysis to identify the City's established Low-Rise Residential neighbourhoods. An overview of the methodology, study conclusions and recommendations is provided in the November 1, 2016 Public Hearing report, (Attachment 6) Section 5 titled "Overview of Policy Review: Identifying Vaughan's Established Low-Rise Residential Neighbourhoods".

(6) Issues Identified in Deputations and Communications received at the November 1, 2016 Public Hearing and November 15, 2016 Council Meeting

Staff received submissions from a number of sources, which will be addressed in this report. For the purpose of responding to the comments and requested changes, two categories of revisions were identified. These include:

- a. Issues raised by multiple parties that may have broader policy implications; and
- b. Other issues that may be resolved through minor changes to the policies of VOP 2010 or further clarification.

Issues that have broader implications are discussed in the staff report in the subsection entitled "Identified Issues and Responses", which is set out below. More minor issues are identified and commented on in the "Community Area Policy Review Technical Report - Comments Received", forming Attachment 2. Where warranted, modifications to the proposed amendments to VOP 2010 Volume 1 have been recommended.

The Responses to the Comments

Several objectives were considered in analyzing the submissions made by landowners, planning consultants, residents, and commenting agencies regarding the proposed amendments to VOP 2010 Volume 1. This included ensuring that the principles of VOP 2010 were maintained, that the broader policy direction was considered (Regional Official Plan, Places to Grow) and the application of sound planning principles.

The submissions were each considered on their own merit and recommendations made on appropriate responses and actions. In addition, Staff identified areas where changes should be made to the proposed policies. The "Community Area Policy Review Technical Report - Comments Received" (Attachment 2) presents information response/concerns/requests, staff comments and any recommended policy and schedule changes. Summaries in Attachment 2 are presented in the following in tabular format:

- The Item number;
- The submission date;
- The origin of the submission;
- The correspondence content, as summarized by Staff;
- Staff comment on the submission; and
- Staff recommendation on the submission.

The following deputations and written submissions were received at the Public Hearing and Council:

Deputations

- Mr. Leo Longo, Aird & Berlis
- Mr. Joe Collura, Vaughan
- Mr. David Brand, Kleinburg & Area Ratepayers Association, Camlaren Crescent, Kleinburg
- Mr. Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan
- Mr. Bill Manolakos, Keele Street, Maple
- Mr. Richard Lorello, Treelawn Boulevard, Kleinburg
- Ms. Jana Manolakos, Keele Street, Maple
- Mr. Roger Dickinson, Donhill Crescent, Kleinburg
- Mr. Anthony Smith, Idleswift Drive, Thornhill
- Ms. Alexandra Hatfield, Camlaren Crescent, Kleinburg
- Mr. Davide Pellegrini, Condor Properties, Highway 7, Concord
- Mr. Richard Rodaro, Woodend Place, Vaughan
- Mr. Rob Klein, Daleview Court, Kleinburg
- Mr. Robert A. Kenedy, MacKenzie Ridge Ratepayers' Association, Giorgia Crescent, Maple

Written Submissions

- Mr. Joe Collura, dated October 19, 2016
- Mr. John Zipay, Gilbert Court, Burlington, dated October 25, 2016
- Ms. Helen Lepek, Lepek Consulting Inc., Edith Drive, Toronto, dated October 31, 2016
- Mr. Joe Balderston, Brutto Consulting, Edgeley Boulevard, Vaughan, dated October 31, 2016
- Mr. Paul Tobia, Evans Planning Inc., Keele Street, Vaughan, dated November 1, 2016
- Mr. Jim Levac, Glen Schnarr & Associates Inc., Kingsbridge Garden Circle, Mississauga, dated November 1, 2016
- Ms. Rosemarie L. Humphries, Humphries Planning Group Inc., Chrislea Road, Vaughan, dated October 31, 2016
- Mr. Tim Jessop, Weston Consulting, Millway Avenue, Vaughan, dated November 1, 2016
- Ms. Rosemarie L. Humphries, Humphries Planning Group Inc., Chrislea Road, Vaughan, dated October 31, 2016
- Mr. Ryan Guetter, dated November 1, 2016
- Antonietta and Joe Giannotti, Southview Drive, Concord, dated November 1, 2016
- Paulette and John Cutler, Westridge Drive, Kleinburg, dated November 1, 2016
- Mr. Roger Dickinson, Donhill Crescent, Kleinburg, dated October 31, 2016
- Ms. Alexandra Hatfield, Camlaren Crescent, Kleinburg, dated November 2, 2016
- Mr. Aaron Hershoff, TACC Developments, Applewood Crescent, Vaughan, dated November 1, 2016
- Mr. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, dated November 1, 2016
- Mr. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, dated November 14, 2016

The issues having broader implications are discussed in greater detail below.

Responses Received from Community Members

Deputations and communications received at the Public Hearing from the members of the public were broadly supportive of the proposed amendments to VOP 2010. The comments received included: the amendments are seen as a step forward in addressing compatibility issues in stable Community Areas, they level the playing field for community members in addressing their concerns over infill development, and they balance City needs with developer needs, while still protecting the intent of the Places to Grow Act.

Comments from York Region Transportation Planning and Development Planning

Following the November 1, 2016 Public Hearing, York Region Transportation Planning and Development Planning staff reviewed the proposed policy amendments to VOP 2010. On the nature of intensification in Community Areas in both the Regional Official Plan and VOP 2010, York Region staff indicated:

The Regional Official Plan and the Vaughan Official Plan are premised on a complementary hierarchy of intensification areas, focused on centres and corridors. The Vaughan Official Plan has a well-articulated policy regime that directs intensification to appropriate intensification areas. As such, intensification in Community Areas, especially adjacent to Regional arterial roads, should be only permitted in limited circumstances. Significant levels of intensification within Community Areas would not be in keeping with the planned urban structure at the Regional or local level, and has the potential to increase vehicular conflicts where intensified private driveways intersect with Regional arterial roads.

Region staff are of the opinion that in order to facilitate orderly development in a planned comprehensive manner, a municipally led area in-fill study should occur to identify the best redevelopment plan for an area, if there are adjacent properties of similar size and redevelopment potential.

Similarly, Region staff have indicated that single lot redevelopment on a private road should only occur in limited circumstances and must allow efficient and through traffic flows and the safe travel of large service vehicles. To encourage the efficient flow of traffic through in-fill areas, Regional staff supports:

The provision of municipally owned roads that interconnect with adjacent properties and create a finer grid road network. Developments with private driveways should only be permitted where a property is large enough and can comprehensively develop in an independent manner. In situations where interconnects are required across multiple properties, roads should be dedicated to Vaughan as public rights-of-way.

With regard to access to these sites, the Region discourages the creation of multiple lots with multiple access points, as per Regional Official Plan Policy 7.2.53:

"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."

York Region staff indicated that when an infill area requires direct access to a Regional Road, the Region will require a Transportation Mobility Plan, and recommend that the City identify areas of future infill development and prepare secondary plans to identify roadway infrastructure needed to accommodate these developments.

Identified Issues and Responses

a) Notice and Information Available to Public

Issue

Deputations received at the Public Hearing assert that proper notice was not provided in accordance with the Planning Act and as prescribed in Ontario Regulation 543(06) in that inadequate information was made available in advance of the Public Hearing.

Response

The Planning Act Section 17(19.3) provides that, "the information required under subsection (19.5) shall be made available to the public at a public meeting or in the manner set out in the official plan for informing and obtaining the views of the public in respect of the proposed amendments" under the Act. This includes the notification requirements and the posting of supporting the material 20 days in advance of the public hearing.

The Vaughan Official Plan 2010 Section 10.1.4 Notification Procedures for Statutory Public Meetings sets out the manner in which the public is informed of public hearings to obtain their views on proposed amendments. This Official Plan policy responds to the portion of Section 17(19.3) that provides, "... or in the manner set out in the official plan." The City's procedure was followed to notify the public in advance of the November 1, 2016 Public Hearing. In addition, supporting information was provided on the City's website 20 days in advance of the Public Hearing consistent with the Planning Act. As such, the notice requirements were fulfilled in accordance with the policies of the City's Official Plan, as authorized by the Planning Act.

b) Impact on Potential to Implement Condominium Infill Development

Issue

Deputations identified a concern that the proposed amendments would prohibit the ability to introduce condominium infill development to these sites.

Response

While the requirement for an Official Plan Amendment application is determined on a site-by-site basis, planning staff has been consistent in requesting an Official Plan Amendment when infill townhouse development applications are submitted as a plan of condominium. The amendments proposed in this report would not affect this in any way.

c) Inclusion of Setbacks in Proposed New Policy

Issue

Deputations and communications received expressed the concern that the proposed new policy 9.1.2.4(d) creates setback requirements that should not be included as Official Plan policy, and are more appropriately prescribed in zoning regulation.

Response

Policy 9.1.2.4(d) contains two principles regarding setbacks for townhouses in established Low-Rise Residential areas. First, that, "The general pattern of front, side and rear yard setbacks in the adjacent established neighbourhood shall be respected and maintained", and "Front yard setbacks shall be a minimum of 4.5 metres to provide an appropriate buffer between the road and the dwellings and to accommodate landscaping. Rear yard setbacks shall be a minimum of 7.5 metres".

The first principle is general in nature, and is intended to recognize that there is a general pattern of setbacks in an area, but also that they should be respected and maintained. The second principle is based on the minimum setbacks provided in By-Law 1-88, and is intended to convey the City's desire to not deviate from these minimums for infill development occurring in established Low-Rise Residential areas. VOP 2010 policy 10.2.1.7 does provide for minor variations to numerical standards contained in the plan, provided that the variations respond to conditions unique to the site, and are supported through a Planning Justification Report and/or Urban Design Brief to the satisfaction of the City.

However, establishing specific numerical setback requirements in Official Plan policy may create challenges when the Zoning By-Law is updated, which may result in new setback requirements, as noted by members of the Technical Advisory Committee. Official Plan policy is intended to be more general in nature. It is more appropriate to address yard requirements in the Design Guidelines and the implementing Zoning By-law on the basis of the Plan's compatibility policies. The proposed policy has been updated to reflect this response, through the elimination of specific numeric setbacks.

d) Appropriateness of Intensification in Community Areas

Issue

Several of the communications from landowners focused on the implications of the proposed policies on meeting the intensification policies and targets of senior levels of government. It is argued that by creating more definitive policy criteria regarding the location, frontage, and

compatibility of townhouses in Low-Rise Residential designated areas, the City would be limiting its ability to meet intensification targets assigned by Provincial and Regional policies. Respondents stated that this would result in less diverse housing options, less affordable housing, and less efficient use of infrastructure. In particular, many of the respondents shared a preference for townhouses (particularly situated on deep lots) fronting onto laneways (also referred to as private common element roads), and use as their justification the need for the City to achieve, “an appropriate level of intensification”.

Response

Policy 1.1.3.3 of the Provincial Policy Statement (2014) states, “Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs”. Policy 2.2.2.1.b in the Provincial Growth Plan for the Greater Golden Horseshoe states that population and employment will be accommodated by focusing intensification in intensification areas. The Growth Plan identifies urban growth centres, intensification corridors, major transit station areas, brownfield sites and greyfields as areas where intensification is meant to be focused.

Both the Region’s Official Plan and Vaughan Official Plan 2010 establish where growth will take place to 2031 and clearly identify intensification areas. The Region’s urban hierarchy directs intensification to its Centres and Corridors policy framework. The City of Vaughan identifies areas of intensification on Schedule 1 – Urban Structure, which further reinforces the location of the Centres and Intensification Corridors as the primary destination for additional density. The City’s Urban Structure plan has been endorsed by York Region and has been approved by the Ontario Municipal Board. As such, the City’s Urban Structure (Schedule 1 to VOP 2010) is in conformity with all relevant Provincial plans and policies.

The Community Area Policy Review focuses on areas that are designated *Low-Rise Residential* in the Community Area. This designation makes up a sizeable portion of Vaughan’s Community Areas, and they are considered to be “Stable Areas”. As such, they “are not intended to experience significant physical change” (Policy 2.2.3.2, VOP 2010). A primary objective of Vaughan Official Plan 2010 is to, “ensure the character of established communities is maintained” (policy 2.1.3.2 (e)). Therefore, it is the intent of the Plan that Low-Rise Residential areas not be the recipient of a significant amount of intensification.

As such, townhouses will continue to be permitted on arterial street frontages in the Low-Rise Residential designation in Established Community Areas, subject to meeting certain conditions. This encompasses a limited geography and while the townhouses are still permitted, the resulting developments may only be able to achieve lesser densities. While townhouses will no longer be permitted beyond the arterial frontages in the Low-Rise Residential designation in Established Community Areas, Townhouses will be permitted in new or currently developing portions of the Low-Rise Residential designation. The introduction of secondary suites will ensure that additional units can be added to address issues of demand and affordability without “significant physical change”. The introduction of secondary suites would provide a more affordable option. Therefore, this direction should be maintained.

e) Transition to Amended Policy Framework and Applicability of Policy Amendments

Issue

A recurring question asked how and when the proposed policy amendments would apply. Many of the respondents that raised this issue represent landowners with development applications that are at varying stages of the development review process.

Response

Legal precedent provides that when an application is submitted, the Official Plan policies in effect at the time of the application are the basis for its review. This means that the City cannot apply policies that were not in effect when the application was submitted.

Applications that are deemed complete and accepted by the City are reviewed on the basis of the in effect policy at that time. Official Plan Amendments proposed through this policy review may take considerable time to be fully approved and brought into force. Development applications that have already been received and are currently in the early or late stages of the review process will not be subject to the proposed Official Plan amendments recommended by this study.

As noted, many of the respondents had active applications that were before the City. Other comments also indicated an interest in this study proposing transition policies that provide guidance as to how future policy amendments would be applied. In response, a further policy has been recommended that would provide that any existing, legally approved townhouse development, in the Low-Rise Residential designations would continue to have legal conforming status under the VOP 2010.

f) Compatibility with Neighbourhood Character

Issue

A number of respondents were concerned that the proposed policies were too prescriptive and inappropriate for implementation at the Official Plan level. Primary concerns focused on: Only permitting townhouses on parcels that front onto arterial roads in Low-Rise Residential Designated areas; only allowing townhouse units to front onto public roads and not laneways; the inclusion of minimum setbacks in Official Plan policy; and generally, that these policies do not allow development applications to respond to varying site conditions.

Response

The intent of Section 9.1.2 – “Urban Design and Built Form” of VOP 2010, with respect to Community Areas is to ensure that the character and integrity of the Established Community Areas designated Low-Rise Residential do not experience significant physical change. The proposed amendments respond to an increase in the number of development proposals for infill townhouse and other intensified forms of development that were not considered to be consistent with the existing character of the surrounding neighbourhoods. The proposed amendments represent a balanced approach to protecting the character of communities that are “not intended to experience significant change”, while providing for limited intensification and appropriate redevelopment, within an identifiable geographical area.

The amendments are proposed to clarify specific policies related to compatibility, and augment them with policies that are specific to infill developments. The purpose of these clarifications is to ensure that infill development is integrated into established neighbourhoods in a way that meets the intent of the compatibility policies in VOP 2010. Locational references are established to address areas requiring specific treatment. For example, a new Schedule–1B “Areas Subject to Policy 9.1.2.3 – Vaughan’s Established Large Lot Neighbourhoods”– is introduced to identify where Policy 9.1.2.3 can be applied. This policy creates additional protection for communities especially vulnerable to infill pressures by distinguishing those neighbourhoods according to lot size. The proposed new policy 9.1.2.4 specifically directs townhouse development to the edges of the Low-Rise Residential neighbourhoods in Established Community Areas to parcels that have frontage on an Arterial Street.

These policies are intended to ensure that infill and townhouse developments respect the physical character of established neighbourhoods to achieve compatibility, while recognizing that unusually deep or wide lots on arterial roads at the edge of established communities present an opportunity for townhouse development.

g) Urban Design Guidelines

Issue

Several respondents raised concerns with respect to the approved Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods and their relationship to the proposed amendments to the policies of the Official Plan. Issues raised in deputations and communications include: There being a lack of some specific design elements that were not included in the design concept image included as part of the Townhouse Infill Guidelines Summary; that the guidelines do not address deep and narrow infill sites; and a concern that the Urban Design Guidelines are being made into formal policies removing the ability to deviate from the Guidelines without an Official Plan Amendment.

Response

In response to these concerns, on October 19, 2016, Council approved the Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods subject to the following:

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.

This will allow the testing of concept designs to determine what degree of compatibility may be achieved. It will also allow further consultation with stakeholders. The resulting concepts would be added to the townhouse component of the guidelines by way of an appendix.

The approved Urban Design Guidelines support the approved policies in VOP 2010, and do not specifically address the proposed VOP 2010 policy amendments resulting from this review. When VOP 2010 is amended, the final Urban Design Guidelines will be reviewed to ensure consistency with the new policies. Staff will continue to refine the Guidelines in accordance with Council direction, including stakeholder consultation, with a view to finalization in the second quarter of 2017.

The Guidelines do not constitute policy at the level of the Official Plan but do assist in the interpretation of the Plan. Notwithstanding the Guidelines, the intent and purpose of the

policies will always need to be maintained. The Guidelines are flexible, whereby alternative solutions may be developed that still meet the intent of the Plan.

(7) Recommended Policy Amendments to VOP 2010

This section of the report sets out the recommended policy amendments to VOP 2010 resulting from this process.

a) Addressing Differences in the Shape and Size of Lots

The Committee recommendation from the November 1, 2016 Public Hearing report on the proposed VOP 2010 policy amendments was ratified by Council on November 15, 2016. In doing so the following direction was provided:

By approving that the draft official plan amendment address issues raised due to the differences with shape and size of lots proposed for low rise intensification;

As a result of this analysis, staff is of the opinion that a main problem associated with the arterial lots is their fragmentation. This leaves a series of lots of varying depths, areas and frontages, which individually may not be ideal development parcels. Development benefits from the creation of regularly sized parcels that form a logical planning unit. The larger and more regularly shaped the unit, the better the opportunity to optimize development potential while providing for the functional and aesthetic characteristics that will make the site attractive and livable. In instances of smaller or irregularly shaped lots, this is best overcome by land assemblies that create the developable units necessary to support a quality development. VOP 2010 currently provides this direction and would benefit from further elaboration.

Changes to the proposed policy amendments have been introduced in Section 7.b) "Proposed Policy Amendments" of this report, as provided below, to reinforce the existing policies in Chapter 10. Policy 10.1.1.4 provides for the use of the Block Plan process to support and implement land assemblies. The need for a Block Plan can be identified through a Secondary Plan process; or through "the development review process, to address complexities in smaller planning units, scoped as required in accordance with policy 10.1.1.5." To build on this policy the following measures are proposed to address the need for comprehensive development:

- Policy 9.1.2.5 has been updated to provide for a Block Plan to address such matters as the configuration and design of streets;
- New policy 9.1.2.4(f) was also updated to address the need for interconnected streets where limited intensification is expected to occur on multiple adjacent lots and clarify that the City and Region are the approval authorities in this matter.

Strategic land assemblies are a key to overcoming many of the issues associated with development of deep, irregular or smaller lots fronting on the arterial corridors.

b) Proposed Policy Amendments

Below are the suggested modifications to VOP 2010 resulting from feedback obtained from the Public Hearing on November 1, 2016, in addition to feedback received from the Technical Advisory Committee and continuing staff review. In the revised policies below:

- **Strikethroughs represent text proposed for deletion;**
- **Bolded text represents new text.**

Each proposed modification is followed by the rationale for the changes. These changes are also reflected in the draft official plan amendment forming Attachment 4 to this report. For

completeness, all policy changes that were proposed in the November 1, 2016 Public Hearing report are incorporated into the following amendments, and only those changes made after the Public Hearing are indicated in bold or as a strikethrough.

Community Area Policies

VOP 2010 is amended by:

1. Deleting policy 2.2.3.2 and substituting therefor the following:

Community Areas are considered Stable Areas and therefore Community Areas with existing development are not intended to experience significant physical change that would alter the general character of established neighbourhoods. New development that respects and reinforces the existing scale, height, massing, lot pattern, building type and orientation, character, form and planned function of the immediate local area is permitted, as set out in the policies of Chapter 9.

No change required.

Urban Design and Built Form Policies

2. Deleting policy 9.1.2.1 (preamble and sub. a.) and substituting therefor the following:

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 – 9.1.2.4 or, where no established neighbourhood is located, it shall help establish an appropriate physical character that is compatible with its surroundings, as set out in policy 9.1.2.5. **An Established Community Area is a portion of the Community Area identified on Schedule 1 (Urban Structure) generally bounded by Major or Minor Arterial streets or other significant features such as the Natural Heritage System which is entirely or almost entirely developed and occupied, such that its physical character is well defined;**

A definition of Established Community Area is added to provide greater clarity. These areas mainly include all of Thornhill, Concord, Woodbridge and Maple as well as portions of Kleinburg, Vellore and Carrville. They also include estate lot subdivisions that are relatively isolated from other development. Since these areas are “built out”, their physical character has been established, even if the character will naturally evolve as new trees and houses age. The general expectation is that these neighbourhoods will not change significantly based on the policies of VOP 2010. As Vaughan builds out and evolves, and its remaining designated Community Areas develop the boundaries of the established areas will need to be periodically reviewed and revised.

3. Deleting policy 9.1.2.2 and substituting therefor the following:

In **Established** Community Areas ~~with established development~~, new development, as reflected in any zoning, variance, subdivision, consent or part lot control exemption application, will be designed to respect and reinforce the existing physical character and uses of the surrounding area, specifically respecting and reinforcing 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 orientation of buildings;
- e. the heights and scale of adjacent and immediately surrounding residential properties;
- f. the setback of buildings from the street;
- g. the pattern of rear and side-yard setbacks;
- h. the presence of mature trees and general landscape character of the streetscape;
- i. the existing topography and drainage pattern on the lot and in the adjacent and immediately surrounding properties;
- j. conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes;
- k. 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).

Minor change incorporates the term “Established Community Areas”.

4. Deleting policy 9.1.2.3 and substituting therefor the following:

Within the **Established** Community Areas there are a number of established residential neighbourhoods that are characterized exclusively or predominantly by Detached Houses located on generally large lots with frontages exceeding 20 metres and/or by their historical, architectural or landscape value. These neighbourhoods are generally identified on Schedule 1B “Areas Subject to Policy 9.1.2.3 – Vaughan’s Established Large Lot Neighbourhoods”. Some of these established neighbourhoods, including estate lot neighbourhoods, are also characterized by their substantial rear, front and side yards, and by lot coverages that contribute to expansive amenity areas, which provide for attractive landscape development and streetscapes. These include neighbourhoods at or near the Local Centres of Thornhill, Concord, Kleinburg, Maple and Woodbridge, and may also be part of the respective Heritage Conservation Districts. For clarity, the policy text prevails over the mapping shown on Schedule 1B. In addition to those areas identified on Schedule 1B, this policy shall also apply to other areas where the subdivision and redevelopment of a large lot or multiple large lots would not respect and reinforce the elements identified in Policy 9.1.2.2.

In order to maintain the character of established, large-lot neighbourhoods, 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 adjoining lots, or the average of the frontage of the adjoining lots where they differ;
- b. Lot area: The area of new lots should be consistent with the size of adjoining lots;
- c. Lot configuration: New lots should respect the existing lotting fabric in the immediately surrounding area;
- 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. Dwelling types: A new dwelling replacing an existing one shall be of the same type, as defined in Section 9.2.3 of this Plan, except on a lot fronting an Arterial Street, as identified in Schedule 9 (Future Transportation Network), where a Semi-detached House or Townhouse replacing a detached dwelling may be permitted, subject to Policy 9.1.2.4 and the other urban design policies of this plan;
- g. Building heights and massing: Should respect the scale of adjacent residential buildings and any city urban design guidelines prepared for Community Areas;

- h. 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.

Minor change to incorporate the term “Established Community Area”.

5. Adding the new Policy 9.1.2.4

Notwithstanding Policy 9.1.2.3, where a lot **or a parcel composed of multiple lots** in an ~~Established~~ **designated** Low-Rise Residential neighbourhood **in an Established Community Area** fronts an Arterial Street, as identified in Schedule 9 (Future Transportation Network) of this Plan, limited intensification in the form of Semi-detached Houses or Townhouses may be permitted, subject to the following:

- a. All new dwellings shall front and address a public street ~~to be consistent with the orientation of existing dwellings in the established neighbourhood;~~
- b. Parking for units fronting on an Arterial Street shall be located at the rear of units or underground, accessed by a shared private laneway or driveway requiring minimal curb cuts, to minimize the impact of parking and driveways on the streetscape;
- c. Private laneways or driveways shall not be used to provide frontage for residential dwellings;
- d. The general pattern of front, side and rear yard setbacks in the adjacent established neighbourhood shall be respected and maintained. Front yard setbacks shall **be consistent with minimum setback requirements** ~~be a minimum of 4.5 metres~~ to provide an appropriate buffer between the road and the dwellings and to accommodate landscaping. Rear yard setbacks shall also **be consistent with minimum setback requirements** ~~be a minimum of 7.5 metres.~~;
- e. The scale and massing of townhouse **and semi-detached house** developments shall respect the scale and massing of adjacent development and any applicable urban design guidelines.
- f. **Subject to policies 9.1.2.4.a through e. and g., where future intensification on adjacent lots would be appropriate and is anticipated through a Block Plan or Development Concept report,** developments ~~should~~ **shall** protect for future **street and/or laneway** interconnections with the adjacent properties to minimize accesses to the Arterial Street **and facilitate the establishment of a rational and efficient street and laneway network over time.** Access arrangements on Arterial Streets shall be to the satisfaction of **the City and York Region.**
- g. Where a parcel does not front an Arterial Street, as identified on Schedule 9 (Future Transportation Network), townhouses shall not be permitted.

With regard to the preamble in the first line of the policy, the additional language acknowledges situations where lots may have been assembled into a development parcel for the purpose of achieving comprehensive development.

With regard to subpoint “a”, the clause is proposed to be removed to allow for additional flexibility in specific cases where the orientation of new townhouses on a new public street could be different from the orientation of dwellings in the surrounding established neighbourhood. This accommodation would depend on the alternative not adversely impacting the character of the rest of the neighbourhood.

With regard to subpoint “e”, the term semi-detached house is proposed to be added to recognize that both townhouses and semi-detached houses are permitted forms of limited intensification.

With regard to subpoint “f”, this clause is further revised to address the need for interconnected streets and laneways where it is anticipated that intensification will occur on multiple adjacent lots, and to clarify that both the City and the Region are approval authorities on matters relating to the road networks.

6. Adding the new Policy 9.1.2.5

Where a new street and/or laneway network and other public or private infrastructure are required to facilitate and service new development in Established Community Areas, the City **will** require a Block Plan, as per Policies 10.1.1.14 - 10.1.1.15, **to ensure an orderly and comprehensive approach to development in the area. A Block Plan submission will be required in order for an application to be deemed complete and will**~~to~~ address such matters as:

- a. the configuration and design of streets;
- b. traffic management;
- c. extensions and connections to existing pedestrian and cycling networks;
- d. the provision of public and private services and the detailed approach to stormwater management;
- e. the protection and enhancement of the Natural Heritage Network;
- f. the precise locations of natural and cultural heritage features of the area;
- g. the precise location of any parks and open spaces;
- h. the proposed implementation of sustainable development policies as contained in subsection 9.1.3 of this Plan; ~~and,~~
- i. phasing of development **on the subject site (if applicable) and in the broader area; and**
- j. **compatibility with the existing neighbourhood character as per Policies 9.1.2.1 to 9.1.2.4.**

Further refinements to this proposed policy are recommended in order to provide an in-text rationale for the requirement of a Block Plan within Established Community Areas where new streets, street and/or laneway networks, or other infrastructure such as wastewater services are required in accordance with the City’s current Block Plan policies. The proposed refinements also clarify that the City of Vaughan will require a Block Plan in these circumstances and that the submission of an appropriately scoped Block Plan is a condition of deeming an application to be complete. This requirement ensures that proponents of limited intensification within Established Community Areas consider and study the surrounding context and propose a plan that will ensure that future development is able to take place comprehensively via streets and other infrastructure. Finally, sub-point “j” is proposed to ensure that the proposed Block Plan accounts for the established character of the surrounding low-rise residential neighbourhoods.

7. Deleting Policy 9.2.2.1.c. and substituting therefor the following:

The following Building Types are permitted in areas designated as Low-Rise Residential, pursuant to policies in subsection 9.2.3 of this Plan:

- i. Detached House;
- ii. Semi-Detached House, subject to Policies 9.1.2.3, 9.1.2.4, and 9.2.3.1;
- iii. Townhouse, subject to Policies 9.1.2.3, 9.1.2.4, and 9.2.3.2; and,
- iv. Public and Private Institutional Buildings.

No change required.

8. Adding the following Policy 9.2.2.1 d.

In applying Policy 9.2.2.1.c. the following shall apply:

- i. In developing Community Areas, Townhouses as identified in 9.2.2.1.c. iii. will be permitted in accordance with Policy 9.2.3.2.c.;**
- ii. All Townhouse uses in the Low-Rise Residential designation in the Established Community Areas that have been legally approved shall continue to be considered a legal conforming use under VOP 2010;**
- iii. Policy 2.2.5.9 and 2.2.5.14 shall apply to the portions of the Established Community Area designated Low-Rise Residential that are located within the Regional Corridors and the Low-Rise Residential Areas located in the Primary Intensification Corridors.**

This policy was added to provide greater clarity in interpreting the plan. Subsection i identifies that these policies are intended to apply to townhouses in the Established Community Areas and not areas that are still developing. It will allow other applications in the Developing Community Areas to proceed in accordance with their respective approval processes, which will provide for the appropriate development of townhouses. This will also allow the planning for the New Community Areas to proceed on the basis of their respective processes.

Subsection ii confirms that there is no intent to create legal non-conformities as a result of the application of these policies. If, for example a townhouse exists or receives approval in a New Development Area on a Developing Community Area they will continue to enjoy legal conforming status under VOP 2010.

Subsection iii accounts for situations where Established Community Areas designated Low-Rise Residential coincide with Regional Corridors or Primary Intensification Corridors, which are identified as Intensification Areas. Policies 2.2.5.4, 2.2.5.14 deal specifically with lands that do not have frontage directly on the arterial street, being either rear-lotted or having frontage on an internal window street. These areas are generally not considered appropriate for intensification under policies 2.2.5.4 and 2.2.5.14. This new policy is intended to ensure that the same level of protection applies in instances where reverse frontage/window street areas in Established Community Areas designated Low-Rise Residential coincide with an Intensification corridor. This will not affect situations where lots have direct frontage on the affected Arterial Streets in Intensification Areas. They will continue to be developed in accordance with the Intensification Area policies and will not be affected by the amendments.

9. Deleting Policy 9.2.3.1.b. and substituting therefor the following:

In Established Community Areas where Detached Houses and Semi-Detached Houses exist, the scale, massing, setback and orientation of new Detached Houses and Semi-Detached Houses will respect and reinforce the scale, massing, setback and orientation of other built and approved houses of the same type in the immediate area. Variations are permitted for the purposes of minimizing driveways.

No change required.

10. Deleting Policy 9.2.3.2.b. and substituting therefor the following:

In Established Community Areas, the scale, massing, setback and orientation of new Townhouses will respect and reinforce the scale, massing, setback and orientation of other built and approved development in the surrounding area and shall be consistent with Policies 9.1.2.2, 9.1.2.3 and 9.1.2.4. Variations are permitted for the purposes of minimizing driveways and having front entrances and porches located closer to the street than garages.

For clarity, back-to-back and stacked townhouses shall not be permitted in areas designated Low-Rise Residential. Back-to-back townhouses share a rear wall as well as a sidewall(s), resulting in a building with two facades where individual entrances to the units are located with no rear yard. Stacked townhouses are defined in Policy 9.2.3.3.

No change required.

11. Deleting Policy 9.2.3.2.c. and substituting therefore the following:

In developing Community Areas, 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.

No change required.

12. Deleting Policy 9.2.3.2.d. and substituting therefor the following:

Townhouses shall generally front onto a public street. Where a townhouse end unit does not front a public street but flanks a **public street**, ~~one~~ the flanking unit(s) shall provide a front yard and front-door entrance facing the public street. **Notwithstanding the above, Townhouses in designated Low-Rise Residential areas in Established Community Areas shall be developed in accordance with Policy 9.1.2.4.**

The word “one” is replaced by “a public street” to provide greater clarity. The existing policy 9.2.3.2.d was maintained to provide that townhouses shall generally front onto a public street but where it does not front on a public street but flanks a public street, the flanking unit shall provide a front yard and front door facing the public street. The policy was amended to identify that the development of townhouses in the Low-Rise Residential designation in Established Community Areas will be directed by policy 9.1.2.4.

13. Deleting Policy 9.2.3.3.a. and substituting therefor the following:

The following policies and development criteria apply to Stacked Townhouses:

- a) Stacked Townhouses are attached houseform buildings comprising of two to four separate residential units stacked on top of each other. Stacked Townhouse units are typically massed to resemble a street Townhouse and each unit is provided direct access to ground level.

No change required.

Adding Map 1B: Areas Subject to Policy 9.1.2.3 - Vaughan's Large Lot Neighbourhoods to VOP 2010 Volume 1 to thereby identify Vaughan's Large Lot Neighbourhoods as being subject to Policy 9.1.2.3.

Schedule 1B identifies the areas that will be subject to Policy 9.1.2.3 which identifies the City's large lot neighbourhoods. It provides greater clarity in where the policies apply. The purpose of policy 9.1.2.3 is to preserve the character of these large lot neighbourhoods when applications for infill development are considered. Schedule 1B forms part of the draft Official Plan amendment that forms Attachment 4 to this report.

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.

Conclusion

At the statutory Public Hearing held November 1, 2016, the Committee of the Whole received oral deputations and written submissions from the public and other stakeholders, and directed that any issues be addressed in a Technical Report at a future Committee of the Whole meeting. This decision was ratified by Council on November 15, 2016.

Written and oral submissions received from private citizens/landowners and other development interests have been analyzed and recommendations have been developed to respond to the identified issues (Attachment 2). The approaches taken to some of the broader policy issues have also been addressed in the main body of the report entitled “Identified Issues and Responses” as set out within Section (6).

The Policy Review has resulted in proposed amendments to the Vaughan Official Plan 2010, which respond to the policy regime collectively established by the Province (e.g. Places to Grow), the York Region Official Plan, and VOP 2010. The amendments provide for clarity of interpretation and more definitive policies that will support compatible infill development. This will address the unique needs of the Low-Rise Residential Areas in the Established Community Areas.

Therefore, it is recommended that the proposed amendments to VOP 2010 be approved and that the implementing Official Plan amendment be brought forward for Council adoption.

Attachments

1. Policy Review: Vaughan Community Areas and Low-Rise Residential Areas Study – October 2016
2. Community Area Policy Review Technical Report - Comments Received
3. Community Consultation Summary Report – What We Heard
4. Draft Amendment to the VOP 2010
5. Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods
6. Committee of the Whole (Public Hearing) Extract – November 1, 2016

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/LM

Policy Review: Vaughan Community Areas and Low-Rise Residential Areas Study

DRAFT FINAL REPORT

Prepared for:

City of Vaughan

Prepared by:

**URBAN
STRATEGIES
INC .**

October 2016

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Executive Summary

Like many mature cities in Canada, Vaughan is experiencing pressures for change in some of its stable community areas, in particular established low-rise neighbourhoods, as an increasing number of landowners and developers propose to replace small homes with much larger ones or assemble lands to build multi-unit developments. These pressures have raised questions about the strength and clarity of the city's Official Plan policies intended to protect low-rise residential neighbourhoods in established community areas but also about where intensification is appropriate in these areas and how it should be regulated.

This report contains the findings of a policy review focused on Vaughan's current policy regime policies applicable to designated Community Areas and Low-Rise Residential areas. The policies are examined in the context of the varying patterns of development in Vaughan's established low-rise residential neighbours; the trends and issues observed with infill proposals and redevelopment in the neighbourhoods; and the policies and tools other municipalities have adopted to address similar trends and issues.

The key challenges identified through the policy review and the proposed solutions to address them are summarized below.

Key Challenge	Summary of Proposed Solutions
Lack of clarity about which areas of the city constitute "older, established neighbourhoods" as described in the VOP 2010 and how the policies that apply to them should be interpreted, specifically the policy regarding severances and new subdivisions within these neighbourhoods.	<ul style="list-style-type: none">• Amend Policy 9.1.2.3 regarding "older, established neighbourhoods" to clarify that it applies to the city's "large-lot neighbourhoods" (i.e., those with frontage greater than 20 metres/65 feet), which include both older subdivisions and "newer" estate lot subdivisions.• Add a new schedule to the VOP 2010 that identifies the large-lot neighbourhoods to which Policy 9.1.2.3 applies.• Clarify Policy 9.1.2.3 to recognize that severances and new subdivisions in large-lot neighbourhoods may be appropriate, provided the new lots are not narrower or smaller than adjacent lots.
The replacement of original homes in a neighbourhood with much larger ones and/or ones that have a fundamentally different character from the street.	Adopt urban design guidelines for infill development in low-rise residential neighbourhoods that address such matters as setbacks, height transitions, entrances, garages and driveways.
Lack of clarity about where townhouse developments are appropriate in established Low-Rise Residential Areas and how the applicable general urban design policies should be interpreted.	<ul style="list-style-type: none">• Amend and augment the VOP 2010 urban design and townhouse policies to clarify that townhouses are generally not appropriate in established low-rise residential neighbourhoods except where they already exist and except in "arterial areas" along arterial roads, where atypically large lots fronting the road can comfortably accommodate them.• Amend and augment the VOP 2010 urban design and townhouse policies to also require townhouses in Low-Rise Residential areas to front a public street and specify setback and parking requirements to ensure townhouse developments meet the intent that they "respect and reinforce" and "be compatible with" the pattern and character of "low-rise residential neighbourhoods within designated established Community Areas.• Adopt urban design guidelines for townhouse developments in Low-Rise Residential areas that address such matters as orientation, setbacks, access and parking, rear yard amenity space, tree conservation and stormwater management.

1/ Introduction

Across Canada, downtowns, other centres, major transportation corridors and industrial areas are undergoing major change as a result of population growth, economic and demographic shifts, new retail trends and planning policies that promote intensification. In between the centres and corridors of change are low-rise communities, where the desire among residents and planners is to minimize change to the essential physical character of each neighbourhood.

Vaughan is no exception to these development trends and policies. And, although it is still a relatively young city, it is, like many mature cities, also experiencing pressures for change in some of its stable community areas, in particular established low-rise neighbourhoods, as an increasing number of landowners and developers propose to replace small homes with much larger ones or assemble lands to build multi-unit developments. These pressures have raised questions about the strength of the city's Official Plan policies intended to protect low-rise residential neighbourhoods in established community areas but also about where intensification is appropriate in these areas and how it should be regulated.

In response to an increase in the number of recent development proposals for infill townhouse developments, Vaughan City Council initiated a policy review of the Low-Rise Residential policies the Vaughan Official Plan (VOP 2010). 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.

In addition, the study is intended to assist in identifying implementation options to address the above.

Study Process

The policy review involved extensive consultation with staff in the City of Vaughan's Policy Planning and Environmental Sustainability Department to understand the development pressures in established low-rise residential areas and discuss the issues raised by recent development applications. Urban Strategies undertook a high-level review of several recent applications, along with submissions from residents in response to them. An analysis of Vaughan's established low-rise neighbourhoods was then undertaken, followed by a review of policy approaches and planning tools used by other municipalities to guide development in similar neighbourhoods. The findings of the study to that point, together with preliminary policy and guideline recommendations, were documented in a draft report.

On March 1, 2016, City staff brought forward the draft report and implementation options to the Committee of the Whole for direction on how to proceed, and on March 22, 2016, Vaughan City Council directed City staff to distribute the draft report to stakeholders and organize community meetings for comments, with comments to be requested no later than May 31, 2016. Stakeholders were notified that the report was available on the City's web site, and three public open houses were held for residents and stakeholders, on April 19th (Maple), May 10th (Thornhill/Concord) and May 11th (Woodbridge/Kleinburg). Detailed information about the study and its preliminary recommendations were on display at the open houses, a presentation was given at each, and City staff and Urban Strategies attended to answer questions and receive feedback. In total, almost 200 people attended the open houses.

A summary of the feedback obtained through the stakeholder and public consultation process has been prepared as a separate report.

This final report is the culmination of the policy review in response to Council's direction and proposes options to consider for implementation. It begins by describing the different types of low-rise neighbourhoods in Vaughan and identifying their fundamental characteristics. It then reviews the relevant VOP 2010 policies. The study also comparatively examined best practice and precedent examples of existing low-rise residential policies and guidelines developed by other Ontario municipalities to inform recommendations for Vaughan. These precedents, summarized in Section 4, inform the policy recommendations in Section 5 and the proposed guidelines in Section 6. Both the policy recommendations and proposed guidelines in the draft report have been modified in response to feedback from stakeholders and the broader public.

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2/ Vaughan's Established Low-Rise Residential Neighbourhoods

Over the past 40 years, Vaughan has grown rapidly through primarily low-rise residential, industrial and commercial development. The city's four fully developed, mature communities, consisting mostly of detached houses, emerged around the historic villages of Thornhill, Woodbridge, Maple and Kleinburg beginning in the 1960s. In addition, several estate lot neighbourhoods were developed in Vaughan's rural area. Two newer communities – Vellore and Carrville – are well on their way to becoming established.

This section analyzes the established low-rise residential communities centred on the historic villages, as well as those located in the surrounding rural areas, and identifies three distinct neighbourhood typologies based on their physical characteristics. Understanding these characteristics is critical to assessing the effectiveness and completeness of the VOP 2010 policies that apply to low-rise residential areas and the issue of redevelopment as it relates to compatibility and character. The analysis considers the development pressures on each neighbourhood type and also revealed gaps in the fabric of low-rise residential areas where physical change is occurring but needs to be managed carefully to ensure compatibility with the surrounding established communities.

Methodology for Determining Typologies of Established Community Areas in Vaughan

Schedule 1 (Urban Structure) and Schedule 13 (Land Use Designations) of the VOP 2010 were used to identify the limits of Vaughan's designated Community Areas and Low-Rise Residential areas. Detailed aerial photography of areas and community fabric was then used to identify the distinct types of neighbourhoods within these areas.

Lot frontage was used as the primary determinant of neighbourhood type, since the width of a lot typically has a direct relationship to the following characteristics, which are fundamental to defining the character of a neighbourhood:

- The sizes of houses (building height and massing);
- 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 (on larger lots they are typically a less dominant feature).

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

As identified in Figure 1, Vaughan's residential subdivisions generally fall into five ranges of lot frontages: 30 metres (approx. 100 feet) and greater; 21-29 metres (approx. 70-95 feet); 14-20 metres (approx. 45-65 feet); 10-14 metres (approx. 35-45 feet); and 6-9 metres (approx. 20-34 feet). As described and illustrated below, low-rise residential areas with lot frontages in the first two ranges constitute "Large-Lot Neighbourhoods", areas with frontages in the next two ranges are "Medium-Lot Neighbourhoods", and areas with lots 9 metres wide or less are "Small-Lot Neighbourhoods".

The next layer of geographic analysis involved distinguishing "established Community Areas" from those that are still developing. Established Community Areas are considered to be the city's low-rise residential areas bounded by major arterial roads or other significant physical features that are fully or almost entirely developed and occupied. They mainly include all of Thornhill, Concord, Woodbridge and Maple as well as portions of Kleinburg, Vellore and Carrville (as shown in Figure 1). They also include estate lot subdivisions that are relatively isolated from other development. Since these areas are "built out", their physical character has been

established, even if the character will naturally evolve as new trees and houses age. The general expectation is that these neighbourhoods will not change significantly based on the policies of VOP 2010.

In contrast to established community areas, the portions of Kleinburg south of Nashville Road, Vellore north of Major Mackenzie Drive, and Carrville north of Rutherford Road and east of Dufferin Street constitute “developing communities.” The character of these areas has not been fully defined as they are relatively new and evolving, which is understood by the residents. As Vaughan builds out and evolves its remaining designated Community Areas, the boundaries of the established areas will need to be periodically reviewed and revised.



Figure 1: Vaughan's Neighbourhood Types by Lot Frontage

2.1/ Large-Lot Neighbourhoods

Neighbourhoods with lot frontages greater than 20 metres (approx. 65 feet) fall into two geographical sub-categories. Vaughan's earliest post-war subdivisions in Thornhill, Woodbridge and Maple had rectangular lots that were generally about 30 metres (100 feet) wide, though the second wave of development had lots closer to 21 metres (70 feet) wide. Ranch-style and split level homes were popular at the time, though many of these have since been replaced by much larger homes, resulting in a great deal of architectural variety. All properties have expansive front and rear yards. The current VOP 2010 identifies these areas as the city's "older, established residential neighbourhoods"; however, these areas are not mapped on a Schedule.

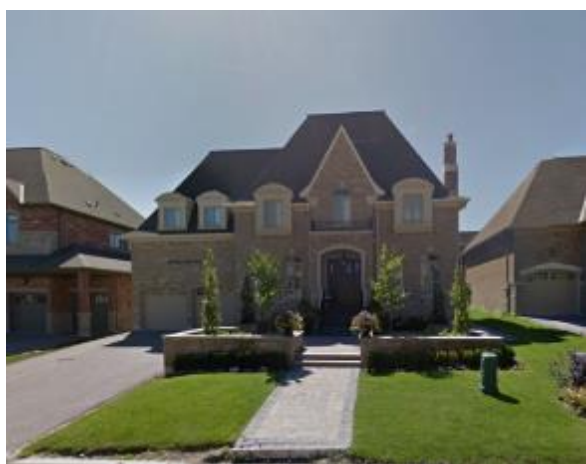
In the rural areas of Vaughan, isolated estate lot subdivisions have been gradually developed with equally large or even larger lots along curvilinear streets, often irregularly shaped and typically occupied by mansion-type homes. Compared to their more urban counterparts, houses on the estates lots are generally farther apart from one another, and many of the properties are heavily treed.

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

- 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

Development pressure in the large-lot neighbourhoods has come in two forms, both of which can be expected to continue. The first is the replacement of one and one-and-a-half storey houses with "monster homes" that appear to be two-and-a-half or three storeys tall. This has been occurring in many of Vaughan's older established neighbourhoods. In some cases, the differences between newly built homes versus older existing housing stock in these neighbourhoods, in terms of height and overall massing, are significant, and occasionally garages and/or overly wide driveways dominate the front appearance of new dwellings.

The second type of development pressure in large-lot neighbourhoods are proposals to subdivide lots into two or more lots for more intensive housing forms, which may include new detached, semi-detached or townhouse developments. When this occurs in the middle of large-lot neighbourhoods where the lot dimensions are consistent, the resulting lots and the new dwellings on them can significantly disrupt or change the character of the neighbourhood, as side yards are reduced and garages and driveways become more dominant features. However, the circumstances may be different where a large-lot neighbourhood interfaces with a medium-lot or small-lot neighbourhood, resulting in more variability among lot dimensions, for example, large lots on one side of a street and narrower lots on the opposite side. Where this conditions exists, a proposal to subdivide a large lot may result in development that fits with the general character of the surrounding neighbourhood and would generally meet the compatibility criteria in policies 9.1.2.1 and 9.1.2.3 of the VOP 2010.



Examples of development in Vaughan's large-lot neighbourhoods

2.2/ Medium-Lot Neighbourhoods

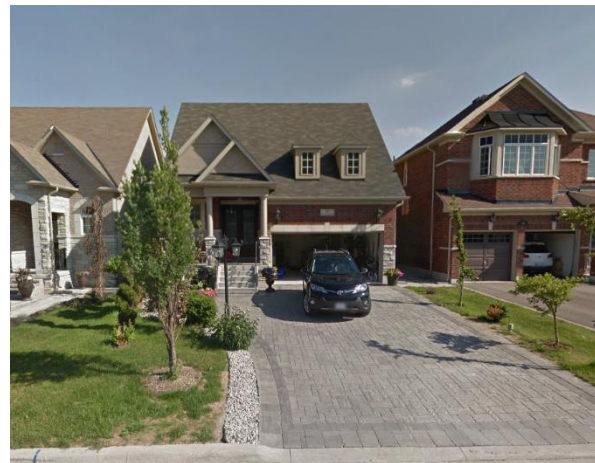
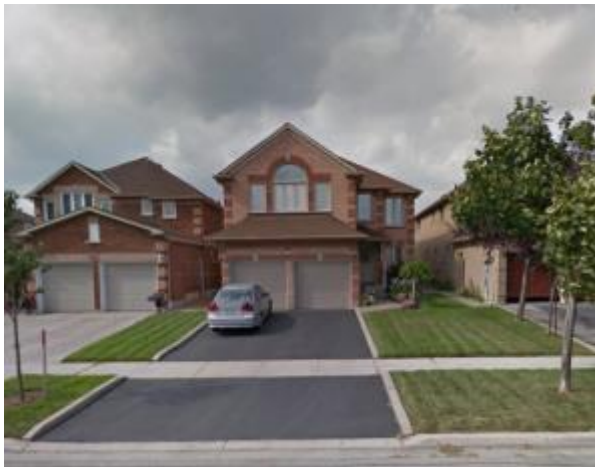
Much of the housing stock built in Vaughan since the 1980s falls into the category of mid-size and has lot frontages ranging from approximately 10 metres (33 feet) to 20 metres (65 feet). Older neighbourhoods of this type have houses that are one or one-and-a-half storeys, but most are defined by two-storey homes. In all cases, two-storey garages that typically project from the front of the house and dominate the view from the street are a distinguishing characteristic. Front setbacks vary from 6 to 15 metres (20 to 50 feet), but wide driveways limit the area for soft landscaping. Houses are relatively close to one another, with the typical side yard being 1.5 metres. The depth of rear yards is generally a minimum of 7.5 metres (25 feet) which generally reflects the zoning by-law but they are often deeper.

Summary of key characteristics:

- Lot frontage 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
- 2-storey detached house is the predominant housing type

Development pressure within these neighbourhoods is less acute than in the large-lot neighbourhoods, since the housing stock generally in these neighbourhoods is relatively new, and site and zoning restrictions prevent significantly larger homes from being built. There is a trend in older medium-lot neighbourhoods that propose to replace bungalows with two-storey homes and rear yard additions. However, there may be an increase in proposals for subdivisions/severances only on the widest of mid-size lots.

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Examples of development in Vaughan's medium-lot neighbourhoods

2.3/ Small-Lot Neighbourhoods

Small-lot neighbourhoods with lot frontages of 6-9 metres (20 to 30 feet) are common in Thornhill and Maple but less so in Woodbridge, and non-existent in Kleinburg. These neighbourhoods are distinguished by a mix of detached and semi-detached houses and townhouses. The older small-lot neighbourhoods in Thornhill, first developed in the 1970s and 80s, generally have double garages that dominate the front of the house, whereas newer neighbourhoods have single front garages and porches that give the front door more prominence. The lot depths are similar to those found in medium-lot neighbourhoods, resulting in backyards with depths of 6-10 metres (20 to 32 feet). Side yard setbacks are minimal. The narrowness of the lot and the need to accommodate a driveway limit the area for soft landscaping in the front, especially on properties with double garages.

Summary of key characteristics:

- 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

Development pressure within these neighbourhoods is less acute than in the large-lot neighbourhoods, since the housing stock is relatively recent in most of them, and site and zoning restrictions prevent significantly larger homes from being built. The lots are too narrow for subdivision to be considered.

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Examples of development in Vaughan's small-lot neighbourhoods

2.4/ Arterial Areas within Low-Rise Residential Neighbourhoods

The results of the analysis reveal a number of instances where the lotting and development pattern along an arterial road in a Community Area is inconsistent with the surrounding neighbourhoods on either side of the arterial road. 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. They are a result of subdivisions being built around existing houses on large, formerly rural lots. Because they are not integral parts of established neighbourhoods, they raise questions about how the VOP 2010 urban design and Low-Rise Residential policies that apply to them should be interpreted. Specifically, how should the development pattern in the established neighbourhood be respected and reinforced? And, are there opportunities to depart from the pattern if new, denser development forms permitted in Low-Rise Residential areas, namely semi-detached houses and townhouses, can be shown to respect the character of the neighbourhood and be “compatible” with adjacent development?

Results from the review indicate that individual lots and assembled lots in these “arterial areas” are typically larger than lots in the established adjacent neighbourhood areas; either wider or deeper or both. These lots can generally accommodate townhouse developments that are not appropriate on sites internal to large-lot and medium-lot neighbourhoods because they would be of an incompatible character. That these arterial areas typically front arterial streets, where there is generally more convenient access to public transit and other services, suggests that denser forms of housing are appropriate. Nevertheless, many of the arterial areas fall within the “Community Area” designation as per Schedule 1 (Urban Structure) of the VOP 2010 and are generally not intended for intensification as per policies 2.2.3.1 to 2.2.3.4. As such, development in the arterial areas should be addressed through additional policies in the VOP 2010, and supplementary urban design guidelines informing their design, so as to ensure they are compatible with the character of their neighbouring properties and their surrounding established low-rise residential communities.

Policies and urban design guidelines should address a range of issues posed by recent proposals for arterial areas as well as potential issues that may arise with future proposals, specifically the following:

- **The introduction of a private driveway/street parallel or perpendicular to the arterial street to provide frontage for dwelling units located behind units fronting the arterial.** Private laneways should be used to provide access to parking at the rear of townhouse units fronting an arterial street. However, the use of laneways, driveways or private streets to provide frontage for development at the rear of units fronting the arterial is not consistent with the pattern of development in Vaughan’s established low-rise neighbourhoods, where houses front a public street. A front-to-back condition would be created which would result in a significant loss of privacy for the units fronting the arterial street.
- **The introduction of private street and pathway networks on very large sites.** Vaughan’s established low-rise residential neighbourhoods are structured and serviced by networks of local public streets that facilitate navigation that is clear and understandable and function as multi-purpose public spaces. Private streets generally are not designed to the standards of a public street and typically prevent opportunities for public connections through sites. By preventing or discouraging public use, they may also create issues of safety and security.
- **The use of reduced front yard and rear yard setbacks to maximize density on the site.** When townhouses are clustered tightly on a site with reduced setbacks that do not reflect the prevailing setbacks in the surrounding area, their mass and visual impact will be significantly greater than the mass and impact of houses in the adjacent established neighbourhood. In addition, landscaped front yards should provide room for mature trees, with a minimum front setback of 4.5 metres, to reinforce the green character of Vaughan’s neighbourhoods. Rear setbacks that do not respect the existing pattern and zoning standard for the neighbourhood may lead to adverse light, overlook and loss of privacy impacts.

- **The loss of mature trees.** Townhouse developments that cover much of a site invariably result in the loss of mature trees, which are a defining characteristic of Vaughan's low-rise neighbourhoods.

It is important to note that the above issues apply to designated Low-Rise Residential areas, where the intent of the VOP 2010 is for new development to respect and reinforce the established pattern and character of the area. In contrast, issues associated with townhouse developments in designated Intensification Areas might be quite different and not include all of the above, since the intent is to change many of these areas to achieve a higher density form of development.

By respecting and maintaining the prevailing pattern of building orientation, setbacks and landscaping, infill townhouse developments on arterial streets in low-rise residential areas can fit compatibly with each distinct type of neighbourhood in the city. The recommended policy amendments and urban design guidelines in this report will help ensure each infill application in a Low-Rise area satisfies the intent of the VOP 2010 to respect and reinforce the existing character of the surrounding Low-Rise Residential neighbourhood. Prior to implementation of the amendments and guidelines, a detailed study, with public input, should define the precise location and boundaries of arterial areas that meet the criteria described above, i.e., comprise unusually large lots fronting an arterial road.

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3/ Vaughan Official Plan and Zoning By-law

This section documents the key policies in the Vaughan Official Plan (VOP 2010) that apply to the city's low-rise residential areas.

The VOP 2010 was adopted by City Council on September 7, 2010, approved by the Region with modifications in June 2012 and partially approved by the Ontario Municipal Board on July 23, 2013, December 2, 2013, February 3, 2014 and September 30, 2014. Its 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 set of policy objectives of the VOP 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 are 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))

3.1/ 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 on those lands (2.2.1.1 (b)). Two policies in Chapter 2 address the degree of change planned in Community Areas:

- Policy 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.
- Policy 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.

Since many intensification-oriented development proposals include a street, laneway or pathway, the mobility and public realm policies of the VOP are also relevant.

3.2/ Mobility Policies

- 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.

3.3/ Public Realm Policies

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.

3.4/ Urban Design Policies

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

- Policy 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...;
- Policy 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, rain barrels).
- Policy 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.

Under Policy 9.2.2.1, detached houses, semi-detached houses and townhouses are permitted building types in Low-Rise Residential areas. The maximum height is three storeys.

3.5/ Low-Rise Residential Policies

- 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.

3.6/ Heritage Policies

The City of Vaughan contains several Heritage Conservation Districts with residential heritage buildings that are particularly sensitive to the adverse impacts of intensification development. Section 6.2.2 of the VOP concerns designated heritage properties.

- Policy 6.2.2.9 address development adjacent to a heritage-designated property or to a Heritage Conservation District:

That for all development applications, demolition control applications and infrastructure projects adjacent to a designated property and adjacent to a Heritage Conservation District, the proposal is compatible by:

- a. respecting the massing, profile and character of adjacent heritage buildings;
 - b. maintaining a building width along the street frontage that is consistent with the width of adjacent heritage buildings;
 - c. maintaining the established setback pattern on the street;
 - d. being physically oriented to the street in a similar fashion to existing heritage buildings;
 - e. minimizing shadowing on adjacent heritage properties, particularly on landscaped open spaces and outdoor amenity areas;
 - f. having minimal impact on the heritage qualities of the street as a public place;
 - g. minimizing the loss of landscaped open space;
 - h. designing any permitted above-grade parking facilities, so that they are integrated into the development in a manner that is compatible with the heritage surroundings; and
 - i. requiring local utility companies to place metering equipment, transformer boxes,
 - j. power lines, conduit equipment boxes and other utility equipment and devices in locations that do not detract from the visual character or architectural integrity of the heritage resource.
- Policy 6.3.2.4 speaks specifically to development within or adjacent to a Heritage Conservation District. It states:

That any proposed private or public development within or adjacent to a Heritage Conservation District will be designed to respect and complement the identified heritage character of the district as described in the Heritage Conservation District Plan.

3.7/ 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;
 - 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 10.1.1.29 state 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.

3.8/ Zoning By-law

The character of neighbourhoods in designated Community Areas is regulated in part by the Zoning By-law, and current zoning provisions provide a basis for understanding the pattern of development and built form controls that new development in the area must “respect and reinforce”. Reflecting the predominance of detached houses, the most common zoning in Community Areas is R1V, R1, R2 or R3. The table below summarizes the key regulations that apply in these zones as well as the typical low-rise residential zones where townhouses are permitted, RM1 and RM2. Since the character of Vaughan’s low-rise residential areas in many respects is determined by the zoning standards below, they have informed the recommended infill guidelines in Section 5.

Zoning	Minimum Lot Frontage	Minimum Lot Area	Minimum Front Setback	Minimum Rear Setback	Minimum Interior Side Setback	Minimum Exterior Side Setback	Minimum Landscape Coverage	Maximum Lot Coverage	Minimum Amenity Area	Maximum Height
R1V	30 m	845 m ²	9.0 m	7.5 m	1.5 m	9 m	10%	20%	N/A	9.5 m
R1	18 m	540 m ²	7.5 m	7.5 m	1.5 m	4.5 m	10%	35%	N/A	9.5 m
R2	15 m	450 m ²	4.5 m	7.5 m	1.2 m	4.5 m	10%	40%	N/A	9.5 m
R3	12 m	360 m ²	4.5 m	7.5 m	1.2 m	4.5 m	10%	40%	N/A	9.5 m
RM1	6 m/unit	180 m ² / unit	4.5 m	7.5 m	1.5 m	4.5 m	10%	50%	N/A	11 m
RM2	30 m	230 m ² / unit	4.5 m	4.5 m	1.5 m	4.5 m	10%	50%	55 m ² (2 brm) -- 90 m ² (3 brm)	11 m

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4/ Precedent Review

The City of Vaughan is not alone in experiencing significant pressure for intensification and redevelopment within its existing low-rise residential neighbourhoods. Municipalities across Ontario, and in particular the Greater Golden Horseshoe, have been balancing the challenges of encouraging intensification and maintaining the character and stability of predominantly low-rise neighbourhoods.

This section summarizes policies and guidelines other municipalities have developed to regulate and guide change in mature low-rise neighbourhoods. They informed the recommended Official Plan amendments and guidelines for Vaughan in the sections that follow. The precedent review included the long-established cities of Toronto and Ottawa, which have been dealing with development pressures in its low-density communities for some time. The review also looked at policies and guidelines adopted by mature suburban municipalities in the GTA facing issues similar to Vaughan's.

4.1/ City of Toronto

Toronto Official Plan

The Toronto Official Plan generally directs residential growth and intensification to three areas of the city identified on Map 2: the Avenues, Centres, and the Downtown and Central Waterfront. In areas designated "Neighbourhoods" on the Official Plan's land use maps, where residential growth is not significantly anticipated, policies carefully control intensification and limit the negative impacts of growth on the areas' low-rise character. Given that Toronto is an older and more built-up city than Vaughan, the "low-rise character" of the designated Neighbourhoods includes a range of building typologies from single detached houses to four storey walk-up apartment buildings. Development in lands designated Neighbourhood is required to "respect and reinforce the existing physical character of the neighbourhood". In this case, the character of a neighbourhood is defined by criteria which includes:

- a) the patterns of streets, blocks, and lanes
- b) the size and configuration of lots
- c) the height, massing, scale, and dwelling type of nearby residential properties
- d) prevailing building types
- e) setbacks of buildings from the street or streets
- f) pattern of rear and side yard setbacks
- g) continuation of special landscape or built form features
- h) heritage buildings, structures, and landscapes

This contextual approach to defining the character of low-rise residential neighbourhoods is reinforced by further policy language that stipulates that "no changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood". Notwithstanding the robust approach taken by the City of Toronto to managing intensification in its mature neighbourhoods, growth is still permitted with the understanding that neighbourhoods are "stable but not static" areas where development is contemplated insofar as it supports the physical character of the neighbourhood. No density or other quantitative controls are utilized.

Toronto Urban Design Guidelines – Infill Townhouses (2003)

Introduction: While Toronto is generally defined by its high-rise downtown skyline, fully three-quarters of its land area is composed of stable and generally low-rise residential neighbourhoods and other areas where only limited intensification that minimizes physical change is contemplated. To ensure that this limited intensification meets the city’s stated urban design goal to “maintain an appropriate overall scale and pattern of development within its context”, the “Toronto Urban Design Guidelines – Infill Townhouses” were implemented in January 2003.

Methodology and Approach: The guidelines are organized into four topic areas: Streets and Open Spaces, Building Location and Organization, Building Form, and A Comfortable Environment for Pedestrians. Each section is then further divided into subsections such as “Parking” or “Light, View and Privacy”. Within each section and subsection the guidelines are described using a combination of prose, bulleted text, captioned photographs, and diagrammatic illustrations. The guidelines themselves generally take a principle-based approach and largely refrain from quantifying certain development criteria. However, in certain cases such as setback distances and parking requirements, specific parameters are provided to ensure consistency across the city.

Relevance: A common thread throughout the guidelines is the primary emphasis on the creation of a safe and comfortable pedestrian realm that promotes connectivity and walkability. However, ensuring compatibility with existing building stock and/or neighbourhood character through massing guidelines, for example, is minimally addressed. Section 2.1 (Setbacks from the Street) states townhouses should “locate the main façade parallel to the street and set in line with adjacent buildings” and Section 3.3 (Light, View and Privacy) states that “when integrating new townhouses into an existing streetscape, use the same sideyard setbacks as the neighbouring properties”. Nevertheless, the guidelines in their commitment to current and future residents’ quality of life articulates principles that parallel Vaughan’s commitment to livable communities in the VOP 2010.

Sample Guidelines:

- Enhance and extend the local street network into the new development to create strong visual and physical links with adjacent neighbourhoods
- 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. The design of a corner building can be unique and incorporate special features such as towers, corner bays and gables
- Maximize the amount of soft landscaping on both the public right of way and private lot respecting pedestrian, cycling, and motorist safety and maintenance activities
- Preserve and protect existing healthy trees and green space

Toronto Draft Townhouse and Low-Rise Apartment Guidelines (2015)

Introduction: Currently in draft form, the “Townhouse and Low-Rise Apartment Guidelines” are intended to expand upon and replace the “Toronto Urban Design Guidelines – Infill Townhouses” in order to respond to a broader set of conditions and building typologies than the original guidelines contemplated as well as conform to newer policies such as the Development Infrastructure Policy & Standards which places limits on the creation and design of private residential streets.

Methodology and Approach: Whereas the “Toronto Urban Design Guidelines – Infill Townhouses” approaches the design of townhouses with uniform standards and universal applicability, the “Draft Townhouse and Low-

Rise Apartment Guidelines” takes a contextual approach. The need to take this approach was informed by an inventory of relevant past planning applications, site tours, selected case studies and a review of best practices. As such, the document begins with a set of high-level principles that reveal an emphasis on ensuring townhouses and other limited intensification projects “fit” within their context. In this case, the context of a proposed project includes a number of factors such as heritage resources, natural features such as mature vegetation and topography, neighbourhood character, and the scale and massing of adjacent or nearby buildings.

The “Draft Townhouse and Low-Rise Apartment Guidelines” uses a combination of illustrations, schematic diagrams, photographs, and text descriptions to communicate the design intent of each discrete sections. Each section – such as Building Placement, Streetscape, or Building Types – is concluded with a thorough rationale that summarizes and provides justification for the preceding criteria. Although the document articulates general criteria according to thematic topics such as “Building Design” or “Public Realm”, Section 5 goes a step further and identifies six typical development scenarios to provide specific guidance. Examples of these scenarios include “Shallow Mid-Block Parcel”, “Parcel with Multiple Building Blocks” and “Large Development with Multiple Development Blocks”.

Relevance: Although Toronto has a significantly different urban form than Vaughan, the development pressures that the two cities’ established low-rise residential neighbourhoods are experiencing are quite similar. The “Draft Townhouse and Low-Rise Apartment Guidelines” provide a wide variety of criteria from the general to the specific that can apply in both contexts. In particular, the guidance the document provides with regard to defining and assessing the context of a development site as well as the scenario-based approach to informing the design of different types of townhouses is informative and innovative.

Sample Guidelines:

- When a proposed building is adjacent to a lower-scale heritage property design new buildings to respect the urban grain, scale, setbacks, proportions, visual relationships, topography and materials of the historic context
- In general, build parallel to the street and extend the building the length of the site along the edges of streets, parks, and open space with front doors on the primary façade facing these areas
- Locate unit entrances so that they are directly visible and accessible from the public sidewalk
- Incorporate parking garage ramps and access stairs, garbage collection areas and loading areas into the building
- For new buildings where the adjacent context is lower in scale and not anticipated to change, provide a transition in the building height down to the lower-scale neighbours. Match at least the first building, unit or bay immediately adjacent to the lower-scaled context to the scale and height of neighbouring buildings
- Retain and protect existing trees, vegetation, natural slopes and native soils to integrate these features into the overall landscape plan

4.2/ City of Ottawa

City of Ottawa Official Plan

Like Toronto, the City of Ottawa’s Official Plan seeks to guide intensification to appropriate locations and mitigate significant growth within its low-rise residential areas. Whereas the City of Toronto designates lands through the Official Plan to be targeted for intensification, Ottawa’s Official Plan identifies locations typologically such as sites within 600 metres of rapid transit stations, older industrial areas, under-utilized shopping centres, and surface parking lots. Concerning development in its stable, low-rise residential neighbourhoods, the City of Ottawa is supportive of intensification insofar as “it will enhance and complement

its desirable characteristics and long term renewal". In determining whether proposed intensification projects "enhance and complement" the character of low-rise residential neighbourhoods, the Ottawa Official Plan states that the City will "evaluate the compatibility of development applications". Compatibility is described as development that "fits well" within its physical context and "works well" among its surrounding functions. More specific compatibility criteria are articulated in a series of mutually reinforcing urban design objectives, frameworks, annexes, and policies but include the following considerations:

- a) Minimization of traffic impacts off of arterial roads
- b) Respect for privacy of adjacent outdoor amenity areas
- c) Minimization of shadowing of adjacent properties
- d) Prevailing height, massing, and scale of buildings in the area
- e) Similar pattern of rear and sideyard setbacks and landscaped open spaces

Recommended building typologies that are appropriate for intensification projects within stable residential areas include duplexes, triplexes and fourplexes provided the design of these projects satisfies their evaluation against the stated compatibility criteria and urban design objectives.

City of Ottawa Urban Design Guidelines for Low-Rise Infill Housing

Introduction: The City of Ottawa Urban Design Guidelines for Low-Rise Infill Housing provide further detail to, and "help fulfill some of the design strategies for", the urban design objectives, strategies, policies articulated in the City of Ottawa Official Plan. Whereas the Official Plan's urban design policies for intensification in low-rise residential neighbourhoods applies to all types of development within those areas, this document has a narrower focus on "the development of vacant lots or portions of vacant lots in established urban areas" created through severances, demolition, or the assembly of smaller lots.

Methodology and Approach: The Design Guidelines described in this document apply to all infill development on lands designated "General Urban" in the Ottawa Official Plan and include single and semi-detached homes, duplexes, triplexes, townhouses and low-rise apartments. Similar to how the Ottawa Official Plan's urban design policies address the compatibility of new development with existing development, the Urban Design Guidelines for Low-Rise Infill Housing also regard compatibility as a desirable objective. However, the Guidelines articulate a wider set of considerations for and broaden the definition of compatibility to include the overall contribution to the public realm of a neighbourhood including streetscape and landscape design guidelines. With regard to informing the built form of infill housing, the Design Guidelines are concerned primarily with contextual design considerations such as the relationship of the ground floor to the street, transitions to nearby properties and amenity areas, contribution to the animation and enrichment of the detail of the neighbourhood, and the promotion of variety and diversity while respecting existing styles and historical forms. Particular attention is paid to the design and organization of parking areas, garages, and servicing infrastructure insofar as they have the potential to significantly adversely impact the creation of a safe and comfortable environment for pedestrians and cyclists. Finally, site-specific guidelines are provided regarding infill development that affects heritage buildings and infill on narrow lots, with each given their own relevant section in the document. Annotated diagrams and photographs are included throughout the Design Guidelines to provide precedents and clarify individual guidelines for readers.

Relevance: While the City of Ottawa's Official Plan contains an extensive set of urban design policies, objectives, and strategies, the Urban Design Guidelines for Low-Rise Infill Housing are useful in providing further detail and articulating specific approaches to satisfying those policies and achieving the Official Plan's design objectives. In particular, the design guidelines that address infill housing on narrow lots and development affecting heritage resources are germane to the issues confronting the City of Vaughan in its older established neighbourhoods which are often located in heritage conservation districts and are composed of historical lots that are narrow by contemporary standards.

Sample Guidelines:

- Reflect the desirable aspects of the established streetscape character. If the streetscape character and pattern is less desirable, with asphalt parking lots and few trees lining the street, build infill which contributes to a more desirable pedestrian character and landscape pattern
- Ensure new infill faces and animates the public streets. Ground floors with principal entries, windows, porches and key internal uses at street level and facing onto the street, contribute to the animation, safety and security of the street
- Locate and build infill in a manner that reflects the existing or desirable planned neighbourhood pattern of development in terms of building height, elevation and the location of primary entrances, the elevation of the first floor, yard encroachments such as porches and stair projections, as well as front, rear, and side yard setbacks
- In determining infill lot sizes, recognize the provisions of the Zoning By-law, the Official Plan's intensification policies, and local lot sizes including lot width, the existing relationship between lot size, yard setbacks and the scale of homes
- Avoid the arrangement of units where the front of one dwelling faces the back of another
- Where the new development is higher than the existing buildings, create a transition in building heights through the harmonization and manipulation of mass. Add architectural features such as porches and bays, and use materials, colours and textures, to visually reduce the height and mass of the building
- Where access to a garage is at the front, design infill so that the proportional relationship between the width of the garage and the width of the lot is similar to the pattern of the neighbourhood. For example, if front garages occupy 25% of the lot frontage of existing homes, reflect this characteristic in the proposed infill home.

4.3/ City of Mississauga

City of Mississauga Official Plan

The City of Mississauga's Official Plan directs growth and encourages intensification to designated areas identified on Schedule 1b (Urban System – City Structure). These areas are the Downtown, Major Nodes, and Community Nodes. Schedule 2 (Intensification Areas) further identifies areas within 500 metres of a Major Transit Station and Intensification Corridors as additional locations appropriate for significant growth. The majority of the remaining municipal area is designated Neighbourhood on Schedule 1b and is further subdivided into four residential land use designations (Low Density I & II, Medium Density, and High Density) on Schedule 10 (Land Use Designations). Although the heights of buildings within Neighbourhoods is generally restricted to a maximum of four storeys, further detail is provided in urban design and land use policies for twenty-two different "Neighbourhood Character Areas". In Section 16 of the Mississauga Official Plan, each of the Neighbourhood Character Areas are mapped, approved density – measured in floor-space index – targets identified geographically, and specific policies described to manage growth. For example, in the Applewood Character Area, townhouses are not permitted on lands that are designated "Residential Low Density II" even though the general policy regarding lands designated "Residential Low Density II" permits them. Moreover, site-specific policies addressing particular addresses and/or properties provide a further level of detail with regard to permitted uses and urban design considerations.

City of Mississauga Urban Design Guidelines: New Dwellings, Replacement Housing, and Additions

Introduction: The purpose of the City of Mississauga Urban Design Guidelines: New Dwellings, Replacement Housing, and Additions is to “assist homeowners, designers, architects and landscape architects by outlining the framework and design principles on which the guidelines for Site Plan approval are based”. As such, this document should be considered and read not as a supplementary policy document to the Mississauga Official Plan, but as a development aide.

Methodology and Approach: The Urban Design Guidelines: New Dwellings, Replacement Housing, and Additions describes guidelines and principles to mitigate potential conflicts with regard to achieving compatibility with the character of the existing neighbourhood. The design guidelines themselves are generally broad and generic such as “the massing of the dwelling should be consistent with the adjacent homes” and are supported by illustrations, diagrams, and precedent photos for further clarification. Each design guideline is further supported by “preferred” and “not preferred” examples to demonstrate how to meet the described guideline. Topics covered include neighbourhood scale and character, building height, materials, and garages. The second half of the document describes the site plan process and requirements for obtaining approvals.

Relevance: The City of Mississauga Urban Design Guidelines: New Dwellings, Replacement Housing, and Additions, while useful for the layperson to interpret the urban design policies contained in the Mississauga Official Plan, does not provide any substantial insight for Vaughan’s specific context and unique policy and development challenges.

Sample Guidelines:

- House designs which fit with the scale and character of the local area and take advantage of a particular site are encouraged. The use of standard, repeat designs is strongly discouraged
- The design of the dwelling should not appear to be higher than existing dwellings
- Garages should be located behind or in line with the front door of the dwelling to ensure visibility to the street. Projected garages are discouraged.
- The greatest proportion of paved surface should be located directly in front of the garage. Paved surfaces should not result in additional parking spaces in the front yard of a dwelling.
- The location or relocation of utilities should minimize the impact on existing landscape features.

City of Mississauga Urban Design Handbook: Low-Rise Multiple Dwellings

Introduction: The City of Mississauga Urban Design Handbook: Low-Rise Multiple Dwellings addresses the design and development of townhouses, stacked townhouses, low-rise apartments and other alternatives to traditional single and semi-detached residential forms in order to ensure that intensification within or adjacent to low-rise residential areas is compatible with the existing character of the neighbourhoods. Its purpose is two-fold: to increase the design quality of new low-rise multiple dwellings while integrating them sensitively with their surrounding development and the public realm.

Methodology and Approach: This document generally applies to development in zoning categories that permit residential buildings with more than two dwelling units but do not exceed four storeys in height. It is divided into three primary sections: Compatibility, Connectivity, and Characteristics. In the first section, Compatibility, the Urban Design Handbook recognizes that townhouses and other forms of low-rise, multiple dwelling typologies are located on transition sites, and between low-density and higher-density areas. As such, this section describes guidelines for creating harmonious relationships between different types and scales of development. Approaches such as stepbacks, street width to building height ratios, and setbacks are detailed

and supported by additional suggestions such as providing greater floor-to-floor heights or arranging building mass with vertical emphasis to create sensitive transitions between areas of different character. The second section, Connectivity, describes design guidelines for ensuring that townhouses contribute positively to the public realm. Issues such as the design of private streets, the extension of existing public street networks, the preservation of trees and other landscape features, and the siting of open space and amenity areas are articulated in this section. Specific building elements such as the roof, façade, entrances, and lighting are addressed in the third and final section, Characteristics. In each of the sections, illustrations and photographs reinforce the design guidelines which are divided themselves into qualitative and quantitative statements.

Relevance: Unlike the City of Mississauga Urban Design Guidelines: New Dwellings, Replacement Housing, and Additions, this document is a supplementary policy document to the Mississauga Official Plan, the zoning by-law, and other City Council endorsed design documents such as the Accessibility Design Handbook. Its greater level of specificity and clear design direction make it useful as a reference. Moreover, given that the City of Vaughan is experiencing similar significant development pressure with regard to townhouse development on the edges of, and within, established residential neighbourhoods, the City of Mississauga Urban Design Handbook: Low-Rise Multiple Dwellings is well-suited to inform the development of similar guidelines for the City of Vaughan.

Sample Guidelines:

- Create horizontal emphases that relate to the cornice lines, podium heights and/or the window pattern of adjacent buildings.
- Respect the height, scale and massing of neighbouring buildings. Where the proposed building is taller or larger than adjacent buildings, create a transition in building height and form.
- Site buildings with the front façade facing the public street. Avoid rear yards fronting the public street.
- When consistent and desirable front yard setbacks exist on adjacent properties, site new development to reflect that condition.
- Buildings should be contained within a 45-degree angular plane, measured from the rear property line when abutting lower-scale residential buildings. For more intensively developed areas, determine an appropriate setback or angular plane to protect the privacy, light and views of neighbours.
- Design private streets to function and appear like public streets with landscaping buildings frontages and addresses, sidewalks and on-street parking.
- Enhance and reflect the existing streetscape character through consistent setbacks, landscaping, parking patterns and scale of buildings while preserving existing street trees

4.4/ City of Brampton

Brampton Official Plan

The City of Brampton utilizes a variety of controls and policy approaches of varying specificity to manage intensification within its low-rise residential neighbourhoods. The coarsest mechanism for regulating infill development and other forms of increased density is a general restriction on the height and density of residential development outside of designated intensification areas including Mobility Hubs, Urban Growth Centres, and Intensification Corridors, to four storeys and 50 units per hectare, respectively. More fine-grained built form controls are described in the 54 Secondary Plans that are identified on Schedule G of the Official Plan and cover the vast majority of the Brampton municipal area. Within each of the Secondary Plan, land is designated with one of six density categories ranging from “Single Detached Density”, which suggests 0-25 units per net hectare and limits development to single detached homes, to “Apartment or High Density” which suggests densities of 76-198 units per net hectare and buildings with elevators. The most restrictive control on

infill development and intensification is reserved for Brampton's "older, mature neighbourhoods" which are not geographically identified, but are defined as follows:

"'Older, Mature Neighbourhood' means a residential area where the majority of dwellings were built prior to 1980. These dwellings are generally not constructed to the minimum building setback and maximum lot coverage regulations of the Zoning Bylaw. Typical characteristics of older, mature neighbourhoods are generous separation distances between dwellings, greater front and rear yard setbacks, and lower lot coverage than in newer neighbourhoods with dwellings built after 1980."

Within the "older, mature neighbourhoods" the Official Plan indicates that that "a scoped site plan control process...may be used...[but] will only assess building massing, scale, siting, height, coverage, setbacks and architecture, and landscaping and fencing on the lot". Finally, urban design policies provide a final layer of qualitative controls on "Community Revitalization" development, a catch-all category that includes infill, intensification, replacement, and redevelopment. These policies require that new development is compatible with existing development including lot sizing, use, scale, form, character, height, massing, and other characteristics of infill development.

City of Brampton Guide for Infill Housing in Mature Neighbourhoods

Introduction: Brampton's Guide for Infill Housing is intended to "provide guidance for homeowners, designers, architects and landscape architects" in designing replacement homes or additions to current dwellings within existing low-rise residential neighbourhoods. It is primarily concerned with ensuring that new development within neighbourhoods is compatible to the existing character of the area and "to direct how new development can be designed to maintain and preserve neighbourhood character".

Methodology and Approach: The Guide for Infill Housing specifically addresses a defined area within the City of Brampton, generally bounded by Steeles Avenue, Chinguacousy Road, Bovaird Drive, and Torbram Road, which is designated as a "Mature Neighbourhood Area" where the guidelines will apply. The document first explains how a neighbourhood's character is established through elements such as building setbacks, building heights and massing, and front entrance treatment, and then summarizes the process for undertaking an infill housing project from consultation through to municipal approvals. The last section of the Guide for Infill Housing describes in accessible, relatively jargon-free, terms five sets of guidelines: setbacks, height and massing, garage and driveway, front entrance treatment, and landscape. The guidelines are supported by precedent illustrations, diagrammatic illustrations, and references to particular sections and chapters of the City of Brampton's Development Design Guidelines. Guidelines such as "scale may be minimized by...limiting your building height to two storeys" or "avoiding features with strong vertical orientation" suggests that the primary emphasis of Brampton's Guide for Infill Housing is managing the development of exceedingly large homes – as opposed to mitigating the introduction of exceedingly dense building typologies that are incompatible with low-density low-rise residential neighbourhoods.

Relevance: Brampton's Guide for Infill Housing in Mature Neighbourhoods offers a user-friendly approach to informing development, but lacks the level of detail, specific criteria, and compatibility requirements needed to act as a supplemental policy document for the City of Vaughan's purpose. They also primarily address situations where over-large homes are proposed within mature neighbourhoods, a condition which is secondary to Vaughan's concern of inappropriate or incompatible intensification. However, the accessible language and use of clear diagrams are elements that should be emulated to provide clarity and ease of interpretation for future design guidelines crafted specifically for Vaughan's needs.

Sample Guidelines:

- Slope the new roof back from adjacent houses.
- Architectural style of new houses and substantial remodeling should be compatible with the architectural styles found in the surrounding neighborhood. No specific style is recommended, but whether your new home is contemporary or replicates a style found in the neighbourhood, it should be compatible. Ensure that its design employs building scale, massing, roof lines, and building orientations that are commonly found in the neighborhood.
- In general, new garages should be located and sized to be consistent with the established pattern in your neighbourhood. In neighbourhoods where there are detached garages located in the rear yard, new garages should also be located at the rear of the house. In neighborhoods where there are attached garages, new garages located either at the front or side of the house should be recessed from the main building face.
- Main entrances should be prominent, oriented to the street and in appropriate scale to the block as well as the house.
- Preserve mature trees wherever possible.
- Avoid privacy fencing anywhere in front of the house.

4.5/ City of Markham

City of Markham Official Plan

The City of Markham Official Plan directs growth and intensification to Regional Centres, Regional Corridors, Local Centres, and Local Corridors identified on Map 1 (Markham Structure). Outside of these designated intensification areas, the Neighbourhood Area identified on the same map is further divided into a four residential land use designations (Estate, Low Rise, Mid Rise, and High Rise) on Map 3 (Land Use) of the Official Plan. The Residential Low Rise designation constitutes “most of the existing residential neighbourhoods in Markham...with lower-scale buildings such as detached and semi-detached dwellings, duplexes and townhouses, which will experience minimal physical change in the future”. The “minimal physical change” contemplated includes detached dwellings, semi-detached dwellings, townhouses, and small multiplex buildings containing 3 to 6 units all with direct frontage on a public street and limited to a maximum height of three storeys. Notwithstanding these permitted typologies, back to back townhouses are prohibited. Within lands designated Residential Low Rise, two different sets of development criteria are articulated, one for infill development and one for new development. The development criteria for infill development includes the following:

- a. the lot frontage(s) and lot area(s) of the proposed new lot(s) shall be consistent with the sizes of existing lots on both sides of the street on which the property is located
- b. the proposed new building(s) shall have heights, massing and scale appropriate for the site and generally consistent with the permitted by the zoning for adjacent properties and properties on the same street
- c. front and rear yard setbacks for the new building(s) shall be consistent with the front and rear yards that exist on the same side of the street
- d. the setback between new building(s) and the interior side lot line shall increase as the lot frontage increases
- e. the new building(s) shall have a complementary relationship with existing buildings, while accommodating a diversity of building styles, materials and colours
- f. existing trees and vegetation shall be retained and enhanced through new street tree planting and additional on-site landscaping

- g. the width of garage(s) and driveway(s) at the front of new building(s) shall be limited to ensure that the streetscape is not dominated by garages and driveways
- h. impacts on adjacent properties shall be minimized in relation to grading, drainage, access and circulation, privacy and microclimatic conditions such as shadowing

No density controls are used to manage growth and development in lands designated Residential Low Rise and no supplementary design guidelines currently exist to further clarify and/or provide further detail to managing change within existing mature neighbourhoods.

4.6/ Town of Whitchurch-Stouffville

Whitchurch-Stouffville Official Plan

Given that the majority of the Whitchurch-Stouffville municipal area is rural and/or agricultural, Official Plan policies addressing intensification are contained within a Secondary Plan for Downtown Stouffville. The Downtown Stouffville Secondary Plan manages growth and intensification by identifying a range of land use designations wherein progressively denser forms of residential development are encouraged. From least dense to most dense, these designations are Main Street and Community Core Area, Urban Medium Density Residential Area, Residential Area, and Existing Residential Area. While intensification is encouraged to a greater or lesser extent within each of these designations, policies addressing compatibility are primarily contained in those sections detailing the Existing Residential Area and the Residential Area designations identified in the Secondary Plan.

Within lands designated as Existing Residential Area, intensification is expected to consist “primarily of limited infill and secondary suites” and generally directs medium residential uses such as townhouse dwellings and low-rise apartments to other residential areas or to “the edge of neighbourhoods typically fronting onto or adjacent to collector/arterial roads”. To ensure compatibility within Existing Residential Areas, the Town of Whitchurch-Stouffville may also require site plan approval with compatibility evaluated as use that is “reflective and sympathetic to the built form of the established neighbourhood” which includes the orientation and presence of the garage, heights of buildings, building materials, window and door treatment, roof design, and the massing and positioning of the buildings.

With regard to lands designated Residential Area, a wider range of building typologies are permitted including townhouses, low-rise apartments, stacked townhouses and similar typologies. Unlike Existing Residential Areas, however, density controls rather than urban design criteria are utilized to manage intensification. Within lands designated Residential Area, a minimum density of 20 units/hectare and a maximum density of 45 units/hectare is established for townhouse development. Moreover, to facilitate the development of a diversity of housing types, townhouses are generally restricted to a maximum of 15% of a plan of subdivision.

The Community of Stouffville Residential Intensification Urban Design Guidelines

Introduction: As a predominantly rural municipality, Stouffville’s downtown, like many similarly-sized municipalities, is linear with a centre located at the intersection of two regional arterial roads. Its main street is lined with commercial and mixed-uses and low-rise residential neighbourhoods extend behind the first row of properties in orderly subdivisions. The Community of Stouffville Residential Intensification Urban Design Guidelines provide direction for infill and other intensification development proposals in this main street and related residential area. The purpose of the document, broadly, is to ensure new development within Stouffville’s built boundary maintains the municipality’s “small town tradition between the country and the city”

while sensitively increasing densities to meet growth targets established in the Growth Plan for the Greater Golden Horseshoe.

Methodology and Approach: The Stouffville Residential Intensification Urban Design Guidelines are divided into three main sections: the first identifies locations that are suitable for intensification by type, such as “infill sites” or “vacant sites”, and by geography on a land use map of the municipality; the second articulates a vision and a set of high-level objectives for intensification in Stouffville; and the third describes the guidelines themselves. In this third section, the guidelines address three typical building typologies: buildings above three storeys, townhouses, and heritage infill projects. Although the specific criteria and guidelines differ by typology, a shared concern is the maintenance of the integrity of the “main street” character of Stouffville’s downtown and of the low-rise residential neighbourhoods behind it. Preserving this “small town tradition between the country and the city” is accomplished by establishing parameters for specific building characteristics such as window treatments (“Clear glass is preferred for all glazing to promote a high level of visibility”) or materials (“In general, the appearance of building materials should be true to their nature and should not mimic other materials”) as well as more general criteria such as the maintenance of 45 degree angular planes to adjacent neighbourhoods and a requirement for building stepbacks above the third storey “to express a base, middle and top, and also to control the overall massing of the building”. For townhouse-specific parameters, the Stouffville Residential Intensification Design Guidelines provide a high degree of flexibility, requiring design to “consider overall form, massing and proportions...to create consistent and attractive, but not repetitive, buildings” and that “the proportion of rooflines, wall planes and openings should be consistent with other buildings on the street”. Some slightly more restrictive language stipulates townhouses “should generally be limited to 6 attached units” and rear yard amenity areas of townhouse blocks “should have a minimum depth of 5.5 metres and a minimum area requirement of 45 square metres”. Guidelines describing vehicular access, parking, and servicing for intensification proposals conclude the document and serve to minimize the impact of such necessities on the built form of Stouffville’s downtown.

Relevance: While the townhouse-specific guidelines are useful to inform similar guidelines for the City of Vaughan, the primary thrust of the Stouffville Residential Intensification Urban Design Guidelines indicates that Stouffville, like Vaughan, is seeking to encourage the intensification of its main street, mixed use corridors rather than mitigate or manage intensification in inappropriate areas such as within established low-rise neighbourhoods. As such, Stouffville’s guidelines are of limited value for informing approaches to guiding sensitive and compatible infill at the edges of or within residential neighbourhoods. Nevertheless, the guidelines that address elements common to all development, such as managing the impact of vehicular infrastructure, are helpful in a general sense.

Sample Guidelines:

- All new buildings and developments should be a minimum of 2-storeys in height. Buildings that are taller than 3-storeys should employ measures to reduce the height and mass of the upper floors, including stepbacks
- Main building entrances should face public streets and be directly accessible from public sidewalks. They should be easily identifiable through location and articulation.
- The design of townhouses should consider overall form, massing and proportions, as well as the rhythm of repetitive building elements (i.e. windows, roof design) to create consistent and attractive, but not repetitive, buildings.
- End units in a townhouse or multiplex block should provide windows and entrances that address both streets to encourage these areas to be attractive, active and safe.
- New development should be complementary in height and scale to adjacent heritage buildings.
- New buildings should generally match the pre-established setback of adjacent buildings. This is extremely beneficial on sites where buildings are currently setback from the street or are missing altogether.

4.7/ Town of Oakville

Oakville Official Plan

Similar to the other municipalities surveyed in Section 4, the Town of Oakville Official Plan generally directs residential growth to areas designated “Growth Areas” on Schedule A1. These include Downtown and Midtown Oakville, and the villages of Kerr and Bronte. The majority of Oakville’s municipal area, however, is identified as “Residential Area” on the Official Plan’s Urban Structure Map. Within the lands designated “Residential Area”, the Official Plan’s Land Use Schedules identify three types of residential land use areas: low density, medium density, and high density. The Low Density Residential lands generally correspond to the existing and stable neighbourhoods typified by their low-rise houseform character. Within these lands, a maximum density of 29 units per hectare is set and building typologies are generally restricted to detached dwellings, semi-detached dwellings, and duplexes in order to strictly control intensification. Higher densities and a broader range of building typologies are permitted in the Medium Density and High Density Residential Areas. Furthermore, within Low Density Residential Areas, specific locations such as “at the intersection of arterial and/or collector roads, or sites with existing non-residential uses, that have sufficient frontage and depth to accommodate appropriate intensification” are identified. However, development within “all stable residential communities shall be evaluated...to maintain and protect the existing neighbourhood character”. Like the City of Ottawa, the evaluation is undertaken according to criteria such as:

- a. scale, height, massing, architectural character and materials that are compatible with the surrounding neighbourhood
- b. compatible setbacks, building orientations, and separation distances
- c. height transitions from adjacent development
- d. compatible lotting patterns with the predominant lotting pattern of the neighbourhood
- e. maintenance and/or extension of the public street network to ensure appropriate connectivity and access for pedestrians and cyclists
- f. minimization of impacts on adjacent properties in relation to grading, drainage, location of service areas, privacy, and microclimatic conditions such as shadowing

Finally, compatible, as it is used in the evaluation of proposed development within stable residential communities, is defined as “the development or redevelopment of uses which may not necessarily be the same as, or similar to, the existing development, but can coexist with the surrounding area without unacceptable adverse impact”.

Town of Oakville Design Guidelines for Stable Residential Communities

Introduction: 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 or additions to existing detached dwellings within stable residential communities. Its primary focus is to help homeowners and prospective developers achieve compatibility and maintain and preserve the character of Oakville’s low-rise residential neighbourhoods.

Methodology and Approach: Following an introductory section and a policy summary that highlights the key sections of the Oakville Official Plan, the Design Guidelines describe four categories of design objectives: Neighbourhood Context, Architectural Context, Site Context, and Heritage Resource Context. Within each topic area, design principles supported by illustrations and precedent photographs are articulated that provide direction on how new residential dwellings can be integrated in a compatible manner. Specific characteristics covered include lotting pattern, rear yard privacy, primary façade, landscaping, and garages. Collectively, the

guidelines demonstrate a sensitivity to ensuring the style of new dwellings closely mimics the existing traditional houseform design typified by generous front yards, recessed garages, and gable-form roofs.

Relevance: The Design Guidelines for Stable Residential Communities, with their relatively narrow focus on replacement single-detached houseform buildings, are not particularly relevant to the development pressures being experienced by the City of Vaughan within, and on the edges of, its older established neighbourhoods. However, sample language and guidelines, in particular from the landscaping and heritage resource sections, are useful to review.

Sample Guidelines:

- New development should positively contribute to the surrounding neighbourhood character by incorporating building and site elements that provide a visual reference to existing neighbourhood features and that complement the qualities of the surrounding residential community.
- New development should be designed to maintain and preserve the scale and character of the site and its immediate context and to create compatible transitions between the new dwelling and existing dwellings in the surrounding neighbourhood.
- New development should maintain the setback or average of setbacks from the street frontage as the existing dwellings in the immediate area.
- New development should not have the appearance of being substantially larger than the existing dwellings in the immediate vicinity. If a larger massing is proposed, it should be subdivided into smaller building elements that respond to the context of the neighbourhood patterns.
- New development should be designed to mitigate potential impacts of overshadowing on adjacent properties by avoiding bulky massing close to the shared property line, by stepping down the height of the structure, and/or by increasing the setback(s) from the side and rear property lines.
- New development with an attached garage should make every effort to incorporate this feature into the design of the building, to achieve compatibility with the overall massing, scale and style of the dwelling and the immediate surroundings.
- New development should make every effort to retain established landscaping, such as healthy mature trees and existing topography, by designing new dwellings and building additions around these stable features.

5/ Conclusion and Recommendations

There has been an increasing number of applications that seemingly are not consistent with the vision and intent for stable community areas in the VOP 2010. Although the intent of the plan with respect to infill development is clear—to ensure it respects and reinforces, and is compatible with, the existing scale, lot pattern, character and form of established neighbourhoods—there is not complete clarity on how the applicable policies should be interpreted in individual applications. The result is inconsistent interpretation of the policies of the Plan, by property owners, developers, and residents, which are difficult to resolve.

In light of the issues associated with infill proposals in low-rise residential neighbourhoods, and tools other municipalities have adopted to try to address them, it is recommended that the City consider refining the VOP 2010 to clarify existing policies and by adopting urban design guidelines to provide further clarification. This section proposes a number of amendments to the VOP 2010 and follows these with two sets of draft urban design guidelines—one for general infill in established low-rise residential areas and one specific to infill townhouse developments.

While the proposed VOP 2010 amendments and urban design guidelines are complementary to one another and mutually supportive, they can be implemented independently. For example, if the City wishes to consider the proposed policy amendments at the time of the next Municipal Comprehensive Review of the VOP, it may wish to adopt infill guidelines in the interim, which are non-statutory but will assist in interpreting the current VOP policies.

5.1/ Proposed VOP 2010 Amendments

All of the proposed amendments below support the general intent of the VOP 2010 as it applies to designated Community Areas in the Urban Structure Plan (Schedule 1) and designated Low-Rise Residential areas in the Land Use Plan (Schedule 13). The proposed amendments are intended to clarify specific policies in the plan and augment them with policies specific to infill townhouse developments. The latter is intended to ensure townhouses are integrated into established neighbourhoods in a manner that meets the general intent of the compatibility policies in the VOP 2010 to respect and reinforce the character of such neighbourhoods.

In the proposed policy wording below, strikethroughs represent text proposed for deletion and **bolded text** represents new text. The rationale for each amendment follows the proposed text.

Changes that were made to the proposed amendments since January 2016 based on feedback received from the public, stakeholders and City staff have been highlighted with **boxed and bolded text**. Rationales with a “*” relate to these changes.

Community Area Policies

Proposed amendment to 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 **that would alter the general character of established neighbourhoods**. New development that respects and reinforces the existing scale, height, massing, lot pattern, building type **and orientation**, character, form and planned function of the immediate local area is permitted, as set out in the policies of Chapter 9.

Rationale:

The proposed amendment clarifies the meaning of “significant” in this context by relating it to a change that would alter the general character of a neighbourhood. It also recognizes that in addition to the existing criteria, the orientation of buildings in a neighbourhood is also fundamental to its character and if altered through redevelopment would mark a significant physical change to the neighbourhood’s established character.

Urban Design and Built Form Policies

Proposed amendment to Policy 9.1.2.1:

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 – 9.1.2.4** and **9.1.2.3** or, where no established neighbourhood is located, it shall help establish an appropriate physical character that is compatible with its surroundings, as set out in policy **9.1.2.4-9.1.2.5**.

Rationale:

The above amendment is appropriate if proposed new policy 9.1.2.4 below is approved and to ensure that policies are ordered numerically.

Proposed amendment to Policy 9.1.2.2:

In Community Areas with established development, new development, **as reflected in any zoning, variance, subdivision, consent or part lot control exemption application, will** be designed to respect and reinforce the existing physical character and uses of the surrounding area, **specifically respecting and reinforcing** ~~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 orientation of buildings;**
- e. the heights and scale of **adjacent and immediately surrounding** ~~nearby~~ residential properties;
- f. the setback of buildings from the street;
- g. the pattern of rear and side-yard setbacks;
- h. **the presence of mature trees and general landscape character of the streetscape;**
- i. **the existing topography and drainage pattern on the lot and in the adjacent and immediately surrounding properties;**
- j. conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes;
- k. 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).

Rationale:

The proposed amendment adds new elements that contribute to the character of a neighbourhood that should be “paid particular attention to” and should be respected and reinforced. The additions to the list of elements recognize that the orientation of buildings, the presence of trees and the general landscape character are fundamental elements that help to define the character of a neighbourhood. The proposed amendment also

recognizes that topography and drainage are important considerations when redeveloping a site. *The wording has been slightly modified further to clarify that new development should respect and reinforce the physical character of adjacent properties as well as others in the immediate surroundings, and to clarify that Policy 9.1.2.2 applies to all types of development applications.

Proposed amendment to Policy 9.1.2.3:

Within the Community Areas there are a number of ~~older~~, established residential neighbourhoods that are characterized **exclusively or predominantly by Detached Houses located on generally large lots with frontages exceeding 20 metres** and/or by their historical, architectural or landscape value. **These neighbourhoods are generally identified on Schedule 1B “Areas Subject to Policy 9.1.2.3 – Vaughan’s Established Large Lot Neighbourhoods” [X] (~~Established Large Lot Neighbourhoods~~)**. ~~Some of these older established neighbourhoods, as well as newer including~~ **estate lot neighbourhoods**, 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~~ **These include neighbourhoods** at or near the core of the **Local Centres** of Thornhill, Concord, Kleinburg, Maple and Woodbridge, and may also be part of the respective Heritage Conservation Districts. **For clarity, the policy text prevails over the mapping shown on Schedule 1B. In addition to those areas identified on Schedule 1B, this policy shall also apply to other areas where the subdivision and redevelopment of a large lot or multiple large lots would not respect and reinforce the elements identified in Policy 9.1.2.2.**

In order to maintain the character of ~~these areas~~ **established, large-lot neighbourhoods**, 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~~ **adjoining or facing** lots, **or the average of the frontage of the adjoining lots where they differ;**
- b. Lot area: The area of new lots should be consistent with the size of ~~adjacent and nearby~~ **adjoining or facing** lots;
- c. Lot configuration: New lots should respect the existing lotting fabric in the ~~immediate vicinity~~ **immediately surrounding area;**
- 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. **Dwelling types: A new dwelling replacing an existing one shall be of the same type, as defined in Section 9.2.3 of this Plan, except on a lot fronting an Arterial Street, as identified in Schedule 9 (Future Transportation Network), where a Semi-detached House or Townhouse dwelling replacing a detached dwelling may be permitted, subject to Policy 9.1.2.4 and the other urban design policies of this plan;**
- g. Building heights and massing: Should respect the scale of adjacent residential buildings and any city urban design guidelines prepared for ~~these~~ Community Areas;
- h. 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.

Rationale:

The proposed amendment recognizes that in addition to the older, established neighbourhoods found in Thornhill, Concord, Kleinburg, Maple and Woodbridge, there are “newer” estate lot neighbourhoods within Community Areas with similar characteristics to be respected and reinforced. The addition of a new schedule (Schedule 1B: Areas Subject to Policy 9.1.2.3 – Vaughan’s Large Lot Neighbourhoods), consistent with Figure 2 below, will clarify to which areas of the city this policy applies. By having the policy apply to established large-lot neighbourhoods generally, the question of the age of a neighbourhood and whether or not it qualifies as “older” becomes less relevant and more emphasis is placed on the characteristics of these neighbourhoods to be respected and reinforced by new development. The proposed amendments to 9.1.2.3(a) and (b) clarify the area to be considered when lot severances are proposed, recognizing that lot frontages and areas vary across Community Areas; so long as new lots are consistent with the size of adjacent lots or those immediately across the street, that aspect of the neighbourhood’s character should be respected and reinforced. The proposed new policy regarding dwelling types recognizes that Vaughan’s large-lot neighbourhoods are defined by single detached dwellings, and more intense dwelling types might be appropriate only at the edges of the neighbourhood along arterial roads.

*The word “older” was removed from the third sentence for consistency with the original proposed removal of the word “older” from the first sentence. The word “facing” was removed from subpoint “b” in order to account for situations where lots across the street may be significantly different in size from the new lot under study. This change recognizes that permitting the subdivision of large lots on the basis that lots across the street are narrower disregards the precedent that would be set for other large lots on the same block, which could lead to incremental and significant change to the character of the neighbourhood.



Figure 2: Vaughan's Established Large-Lot Neighbourhoods

**The language was updated in subpoint “c” for clarity of interpretation. The terms are capitalized in subpoint “f” to be consistent with their capitalization elsewhere in the VOP 2010.*

Proposed new Policy 9.1.2.4:

Notwithstanding Policy 9.1.2.3, where a lot in an established Low-Rise Residential neighbourhood fronts an Arterial Street, as identified in Schedule 9 (Future Transportation Network) of this Plan, limited intensification in the form of Semi-detached Houses or Townhouses may be permitted, subject to the following:

- a. All new dwellings shall front and address a public street to be consistent with the orientation of existing dwellings in the established neighbourhood;
- b. Parking for units fronting on an Arterial Street shall be located at the rear of units or underground, accessed by a shared private laneway or driveway requiring minimal curb cuts, to minimize the impact of parking and driveways on the streetscape;
- c. Private laneways or driveways shall not be used to provide frontage for residential dwellings;
- d. The general pattern of front, side and rear yard setbacks in the adjacent established neighbourhood shall be respected and maintained. Front yard setbacks shall be a minimum of 4.5 metres to provide an appropriate buffer between the road and the dwellings and to accommodate landscaping. Rear yard setbacks shall be a minimum of 7.5 metres;
- e. The scale and massing of townhouse developments shall respect the scale and massing of adjacent development and any applicable urban design guidelines.
- f. Developments should protect for future interconnection with adjacent properties to minimize accesses to the Arterial Street. Access arrangements on Arterial Streets shall be to the satisfaction of York Region.
- g. Where a parcel does not front an Arterial Street, as identified on Schedule 9 (Future Transportation Network), townhouses shall not be permitted.

Rationale:

This proposed new policy recognizes that townhouse developments, as well as semi-detached houses, are not common in most of Vaughan’s long established neighbourhoods and if introduced would mark a significant physical change, which would be contrary to Policy 2.2.3.2. The policy also recognizes, however, that unusually deep and/or wide lots at the edges of established communities along arterial roads may present opportunities to accommodate townhouse developments with minimal or no adverse impact on the larger established neighbourhood. The criteria in the proposed policy are intended to ensure that townhouse developments respect the physical character of the established neighbourhood and achieve compatibility.

**The terms are capitalized in the policy language to be consistent with their capitalization elsewhere in the VOP 2010.*

**Subpoint “f” was added to ensure that the proposed policy is consistent with the requirements of York Region. Regional Official Plan Policy 7.2.53 states that, “[It is the policy of Council] 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.”*

**Policy 9.1.2.4 (g) has been added to clarify that new townhouse development will only be considered in the Low-Rise Residential designation on parcels where there is frontage and access onto an Arterial Street.*

For clarity, proposed Policy 9.1.2.4 would be inserted after Policy 9.1.2.3 and subsequent policies would be renumbered accordingly.

Proposed new Policy 9.1.2.5:

Where a new street network and other infrastructure are required to facilitate and service new development ~~on deep formerly rural lots~~ in established Community Areas, the City may require a Block Plan, as per Policies 10.1.1.14 - 10.1.1.15, to address such matters as:

- a. the configuration and design of streets;
- b. traffic management;
- c. extensions and connections to existing pedestrian and cycling networks;
- d. the provision of public and private services and the detailed approach to stormwater management;
- e. the protection and enhancement of the Natural Heritage Network;
- f. the precise locations of natural and cultural heritage features of the area;
- g. the precise location of any parks and open spaces;
- h. the proposed implementation of sustainable development policies as contained in subsection 9.1.3 of this Plan; and,
- i. phasing of development.

Rationale:

Policy 10.1.1.14 states that the City may identify areas subject to a Block Plan through the development review process to address complexities in smaller planning units. The proposed new policy clarifies that unusually large lots within Community Areas, or assemblages of such lots, may constitute a smaller planning unit that requires a Block Plan to ensure they develop in a rational and efficient manner that fully conforms to the VOP 2010.

*The phrase “on deep formerly rural lots” was removed because the requirement for a Block Plan may apply in more settings than on deep formerly rural lots. For clarity, proposed Policy 9.1.2.5 would be inserted after the new proposed Policy 9.1.2.4 and subsequent policies would be renumbered accordingly.

Proposed amendment to Policy 9.2.2.1(c):

The following Building Types are permitted in areas designated as Low-Rise Residential, pursuant to policies in subsection 9.2.3 of this Plan:

- i. Detached House;
- ii. Semi-Detached House, **subject to Policies 9.1.2.3, 9.1.2.4, and 9.2.3.1;**
- iii. Townhouse, **subject to Policies 9.1.2.3, 9.1.2.4, and 9.2.3.2;** and,
- iv. Public and Private Institutional Buildings.

Rationale:

Policy 9.2.2.1 specifically identifies which building types are permitted in Low-Rise Residential Areas. The proposed amendment to the policy qualifies that these building types are subject to additional policies within the VOP 2010 that speak to the design and compatibility of those building types. The proposed amendment is intended to aid the interpretation of this policy and clarify the relationship between the built form and urban design policies of the VOP 2010.

*Further modifications to Policy 9.2.2.1(c) are proposed to support and clarify the interpretation of VOP 2010.

Proposed amendment to Policy 9.2.3.1(b):

In **established** Community Areas **where Detached Houses and Semi-Detached Houses exist**, ~~with existing development~~, the scale, massing, setback and orientation of **new** 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~~ **of the same type** in the immediate area. Variations are permitted for the purposes of minimizing driveways.

Rationale:

The proposed amendment clarifies that the policy is intended to apply to proposed new development in established neighbourhoods and ensure new detached and semi-detached houses are only introduced where they already exist.

Proposed amendment to Policy 9.2.3.2(b):

In **established** Community Areas ~~where Townhouses exist~~, with existing development, the scale, massing, setback and orientation of **new** Townhouses will respect and reinforce the scale, massing, setback and orientation of other built and approved ~~Townhouses~~ **development** in the ~~immediate area~~ **surrounding area provided they are and shall be consistent with Policies 9.1.2.2, 9.1.2.3 and 9.1.2.4.** Variations are permitted for the purposes of minimizing driveways and having front entrances and porches located closer to the street than garages. **For clarity, back-to-back and stacked townhouses shall not be permitted in areas designated Low-Rise Residential. Back-to-back townhouses share a rear wall as well as a sidewall(s), resulting in a building with two facades where individual entrances to the units are located with no rear yard. Stacked townhouses are defined in Policy 9.2.3.3.**

Rationale:

The proposed amendment clarifies that the policy is intended to apply to proposed new development in established neighbourhoods. The prohibition against back-to-back townhouses recognizes that their form and orientation are not in keeping with the pattern and character of existing development in areas designated Low-Rise Residential.

**Reference to existing townhouses was removed as there are areas where there are no or few townhouse precedents. Further, this would now be counter to the intent of the proposed amendment and was removed.*

**The word “surrounding area” is added in place of “immediate area” to support the interpretation of the geographic extent to which the policy will apply.*

**The phrase “and shall be consistent with Policies 9.1.2.2, 9.1.2.3 and 9.1.2.4” is added to clarify that new townhouses should respect and reinforce the character of other built and approved development in the immediate surrounding area; they still need to be consistent with the updated provisions of VOP 2010.*

**Stacked townhouses are added to the final sentence to clarify that both stacked and back-to-back townhouses should not be permitted in established Community Areas.*

Proposed amendment to Policy 9.2.3.2(c):

In ~~areas of new development~~ **developing Community Areas**, 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.

Rationale:

The proposed amendment clarifies that it applies to new, still developing neighbourhoods and not any area where there is new development.

Proposed amendment to Policy 9.2.3.2(d):

Townhouses in designated Low-Rise Residential areas shall generally front onto a public street ~~or public open space~~. ~~In other areas where Townhouses are permitted, they shall be encouraged to front a public street or public open space.~~ Where a townhouse ~~block~~ end unit does not front a public street but flanks one Townhouse blocks not fronting onto a public street are only permitted if the unit(s) flanking a public street, the flanking unit(s) shall provide a front yard and front-door entrance facing the public street.

Rationale:

The proposed amendment recognizes that dwellings fronting a public street or open space is a defining characteristic of Vaughan's Community Areas and ensures this pattern will be maintained with new housing, including townhouses. It also recognizes that flexibility regarding this requirement may be needed in other areas, namely intensification areas, where frontage on private streets, mews or open spaces may be more practical and desirable for achieving density and other urban design objectives.

**The word "block" is changed to "end unit" to ensure consistency with the above policy that encourages Townhouses to front a public street or open space. If an end unit flanks a public street, then the flanking unit(s) should be required to provide a front yard and front-door entrance facing the public street. The reference to townhouses fronting onto public open space in Low-Rise Residential areas has been removed to ensure consistency with proposed new Policy 9.1.2.4, consistent with VOP 2010.*

Proposed new Policy 9.2.3.2(f):

~~New townhouses in established Low-Rise Residential areas where townhouses do not currently exist in the immediate vicinity of the site or where the site does not front an Arterial Street, as identified in Schedule 9 (Future Transportation Network), shall not be permitted.~~

Rationale:

This new policy further clarifies and reinforces the intent of the proposed amendments to Policies 9.1.2.3 and 9.2.3.2 and new proposed new Policy 9.1.2.4.

**This policy was proposed in the January 2016 version of the study that proceeded to Council on March 22, 2016. It has been replaced by the addition of proposed new Policy 9.1.2.4 (g) which provides that "Where a parcel does not front an Arterial Street, as identified on Schedule 9 (Future Transportation Network), townhouses shall not be permitted."*

Proposed amendment to Policy 9.2.3.3(a):

The following policies and development criteria apply to Stacked Townhouses:

- a) Stacked Townhouses are attached ~~Low-Rise Residential~~ houseform buildings comprising two to four separate residential units stacked on top of each other. Stacked Townhouse units are typically massed to resemble a street Townhouse and each unit is provided direct access to ground level.

Rationale:

**The removal of the phrase "Low-Rise Residential" to describe a stacked townhouse form is proposed in order to clarify that stacked townhouses are not a permitted built form as per Policy 9.2.2.1(c).*

5.2/ Proposed Urban Design Guidelines

This section articulates and illustrates draft urban design guidelines intended to complement and support the policies of Section 9.1.2.2 and 9.1.2.3, and proposed policy 9.1.2.4, respecting “compatible development” in “neighbourhoods in Community Areas with Low-Rise Residential Designations”. The general guidelines below would apply to all infill development in Vaughan’s Established Community Areas (see Figure 4), and the draft guidelines in Section 5.3 would apply specifically to townhouse developments on arterial streets in these areas. The policy numbers following each guideline refer to the VOP 2010 policies it is intended to clarify and support.

Both the general infill and townhouse guidelines have been formatted with introductory text and additional illustrations in a stand-alone draft guideline document.



Figure 4: Vaughan’s Established Community Areas

Low-Rise Residential Infill 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. 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. 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)
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)
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 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. (Policy 9.1.2.2 / 9.1.2.3 / 9.2.3.1)
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)
8. Development on corner lots should front both public streets 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)
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)
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:

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

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)
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)
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)
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)

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:

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. (Policy 9.2.3.1)
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)
19. On corner lots, access to the garage should be from the flanking street. (Policy 9.1.1.3 / 9.2.3.1)
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)
21. Double garages should have two overhead doors. (Policy 9.2.3.1)

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

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)
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)
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)

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)
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)
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)
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)
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.

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Summary of General Infill Guidelines

- ① The front yard setback should be consistent with those of adjacent houses (or an average of the two).
- ② A barrier-free walkway should lead to a clear front entrance visible from the street, with a porch or a stoop.
- ③ Retain and protect healthy, mature trees.
- ④ Minimize the width of the driveway at the street, and its maximum width should not exceed that of the garage.
- 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 The rear yard setback should be consistent with the prevailing pattern of setbacks in the immediately surrounding area and in no case should be less than 7.5 metres.
- ⑧ Incorporate fencing, screening and/or landscaping to maintain the privacy of adjacent dwellings.

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Townhouse Infill Guidelines

The following guidelines would apply to infill townhouse developments on arterial streets in designated Low-Rise Residential areas. Although many of the guidelines may be applied to Intensification Areas, a separate set of guidelines should be developed for those areas that support the applicable policy objectives, e.g., increased density.

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

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)
2. Front yard paths should provide direct access to each unit from the sidewalk. (Policy 9.2.3.2)
3. Front entrances should be prominent and well detailed and incorporate a porch or stoop. (Policy 9.2.3.2)
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. 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)
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)
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)
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)
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)
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)
11. Each Townhouse should have a private backyard, fenced or screened with landscaping for privacy. (Policy 9.2.3.2)

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)
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)
14. The architecture and materials of new townhouses should respect and complement the character of the surrounding residential area. (Policy 9.2.3.2)
15. Townhouses should have a minimum width of 6 metres and a minimum depth of 12 metres. (Policy 9.2.3.2)
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)
17. Landscaping plans for front yards should incorporate the public boulevard and include street trees. (Policy 9.2.3.2)
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)

Access, Parking and Service Areas

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)
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)
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)
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)
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)
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)
25. Where a site is large enough to accommodate a local public street or street network to provide access and frontage for Townhouse 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. (Policy 9.1.1.2 / 9.1.1.3 / 9.1.1.4)

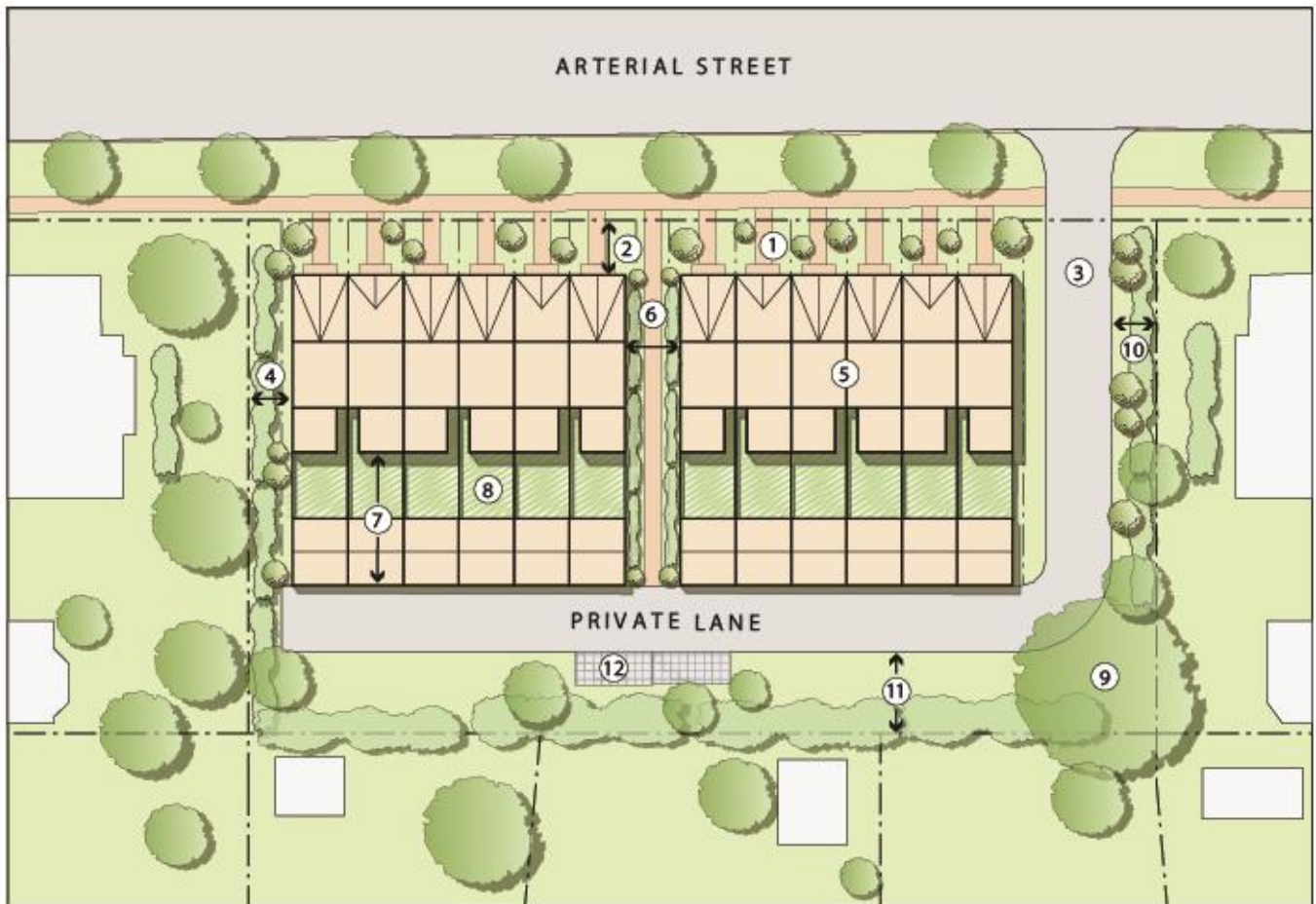
26. Where Townhouses front a new local street and it is not practical to accommodate parking at the rear of the units, single front garages may be considered provided the townhouses have a minimum width of 6 metres and the garage is flush with or recessed from the front wall of the townhouse so that 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)
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)
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)
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)

Grading

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)
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)
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)
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)
34. Drainage should have no adverse impacts on adjacent properties or the public realm. (Policy 9.1.1.2 / 9.1.1.3)
35. Pedestrian routes across grade changes should be universally accessible. (Policy 9.1.1.2 / 9.1.1.3)
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)

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

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Summary of Townhouse Infill Guidelines

- ① Orient townhouses to have their front entrance on a public street.
- ② Provide front yard setbacks consistent across the site with a minimum of 4.5 metres.
- ③ Provide parking and servicing areas at the rear 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, a minimum 6 metres where the separation is needed for pedestrian circulation.
- ⑦ Provide a minimum setback of 12 metres from the rear of the townhouse to a rear laneway.
- 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.

5.3/ Next Steps

This report provides recommended options the City can consider to address issues that have recently emerged with development proposals in established low-rise residential neighbourhoods. The recommendations have been informed by an analysis of Vaughan's low-rise neighbourhoods, a review of recent development proposals, and consultation with key stakeholders and the broader community. The options include amending the VOP 2010, adopting urban design guidelines or doing both. As per the *Planning Act*, an additional statutory public meeting will be required prior to Council making a decision to amend the VOP 2010, should Council choose that option. Being a non-statutory document, the urban design guidelines may be approved and used without further public consultation.

Should Council decide to adopt policy amendments and/or urban design guidelines that include the maps contained in this report, a detailed GIS-based technical review of the maps should be completed, and where necessary site visits should be conducted, to ensure the mapping of large-lot neighbourhoods and established Community Areas is reasonably precise and accurate. The City may also wish to consider mapping the "arterial areas" described in this report, to clarify where the proposed townhouse guidelines for low-rise residential areas will primarily apply.

The characteristics of Vaughan's established low-rise neighbourhoods are highly valued by its residents. Clarifying the types of change that are appropriate in these neighbourhoods, through policy, guidelines and mapping, will help ensure they remain one of the city's greatest assets and continue to support a high quality of life for existing and future residents.

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a	<p>DATE: October 24, 2016</p> <p>RESPONDENT: John Zipay</p>	<p>1. Respondent states that there is a 45% intensification requirement in built-up areas. Notes that intensification is intended to make more efficient use of services and transit. The implication of the proposed amendments is less efficient townhouse design with respect to the use of transit and services. In addition, requiring public road frontage rather than private common element roads or laneways reduces the number of units on a site, and therefore diminishes the ability of the municipality to achieve an appropriate level of intensification in Low-Rise Residential areas. The respondent is of the opinion that the current VOP 2010 contains appropriate policies to identify when an application is proposing inappropriate forms of residential redevelopment/intensification.</p> <p>2. Respondent notes that the final report by USI recognizes that large lots on arterials are suitable for townhouses for redevelopment, in part because they are inconsistent with the surrounding neighbourhood. Given this, respondent is concerned with policy 9.1.2.4(a) which requires that "All new dwellings shall front and address a public street to be consistent with the orientation of existing dwellings in the established neighbourhood". Concerns raised include the requirement of an Official Plan Amendment to allow for common</p>	<p>1. This issue is discussed in the main body of the report under section (6) d) "Appropriateness of Intensification in Community Areas".</p> <p>2. Staff recognize and agree that deep and/or wide lots along the edges of communities may present opportunities to accommodate townhouse development in Established Community Areas designated Low-Rise Residential. Dwellings fronting onto a public street are a fundamental element of established Low-Rise Residential communities. In order to respect and reinforce the character of these stable areas, infill dwellings need to reflect this characteristic, dwellings must front and address a public street. The issues associated with deep/wide lots are</p>	<p>1. No change is recommended.</p> <p>2. Policy 9.1.2.4(a) has been amended to state, "All new dwellings shall front and address a public street to be consistent with the orientation of existing dwellings in the established neighbourhood."</p>

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		<p>element condominiums or block townhouse development which uses private internal roads and the loss of units in order to provide space for a public road. In addition, the respondent is concerned that 9.1.2.4(c) which states that, "Private laneways or driveways shall not be used to provide frontage for private dwellings", also forces common element and block townhouses that front dwellings onto private laneways to go through an Official Plan Amendment Process.</p> <p>3. Concerned that policy 9.1.2.4(b) restricts ability to provide affordable housing by forcing underground parking, or not taking into consideration a "flanking condition".</p> <p>4. Policy 9.1.2.4(d) creates setback requirements that should not be included as Official Plan policy, and are more appropriately prescribed in zoning regulation.</p>	<p>discussed in section (7) a) "Addressing Differences in the Shape and Size of Lots" of this report, under "Recommended Policy Amendments to VOP 2010".</p> <p>Many of the issues regarding the design of townhouse developments would be addressed by land assemblies that create logical multi-parcel development units that are more amenable to comprehensive development. This could be achieved through a block planning process that would provide for land assembly that would improve the opportunity for achieving enhanced design, functionality, liveability, and creating opportunities for a public street network.</p> <p>3. This issue is discussed in the main body of the report under section (6) d) "Appropriateness of Intensification in Community Areas". This is also addressed in Section 1 Key Messages of this report, bullets 14 – 16. It is noted that a flanking condition oriented to the arterial road would not be considered compatible or appropriate for infill development Low-Rise Residential areas in Established Community Areas.</p> <p>4. This issue is discussed in the main body of the report under section (6) c) "Inclusion of Setbacks in Proposed New Policy".</p>	<p>3. No change is recommended.</p> <p>4. Policy 9.1.2.4(d) has been amended to state, "The general pattern of front, side and rear yard setbacks in the adjacent established neighbourhood shall be respected and maintained. Front yard setbacks shall be consistent with minimum setback</p>

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		<p>5. Respondent's client has three applications in process with the City. Respondent wants confirmation that, due to receiving notice of completion for their clients' applications, the policies being considered here would not be applied.</p>	<p>5. This issue is discussed in the main body of the report under section (6) e) "Transition to Amended Policy Framework and Applicability of Policy Amendments". Applications are evaluated on the basis of the policies that are in effect at the time of application.</p>	<p>requirements be a minimum of 4.5 metres to provide an appropriate buffer between the road and the dwellings and to accommodate landscaping. Rear yard setbacks shall also be consistent with minimum setback requirements be a minimum of 7.5 metres.</p> <p>5. No change recommended.</p>
b	<p>DATE: October 31, 2016</p> <p>RESPONDENT: Helen Lepek</p>	<p>1. Objects to all official plan amendment policies on the basis that the proposed amendments are overly restrictive and do not allow for Arterial Roads to be utilized effectively. Believes that interior neighbourhoods can be protected without the proposed policies, and that arterial roads are appropriate for intensification.</p> <p>2. Proposed policies don't recognize specific locations, where a site is separated from the interior neighbourhood by a watercourse.</p>	<p>1. The policies recognize instances where townhouse development is appropriate, subject to criteria that speak to compatibility with the Established Community Area and Low Rise Residential designation.</p> <p>2. Existing applications are discussed in section (6) e) of this report "Transition to Amended Policy Framework and Applicability of Policy Amendments". It is noted that watercourses are subject to specific regulations that may affect adjacent development. They may be subject to TRCA Regulations affecting building placement and design, and the</p>	<p>1. No change is recommended.</p> <p>2. No change is recommended.</p>

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			requirements of Chapter 3 of VOP 2010 regarding setbacks and protective buffers. These factors would need to be considered before determining the extent of development that may be permitted.	
c	DATE: October 31, 2016 RESPONDENT: Joe Balderston Brutto Consulting	<p>1. Proposed policy 9.1.2.4 requires further consideration and clarity. Respondent believes that the requirement of parking at the rear of units that front an arterial as per policy 9.1.2.4(b) is often not feasible. Recommends that parking, "be permitted within a front yard garage and driveway". Respondent adds that parking at the rear of the dwelling reduces rear yard private amenity space and forces units to be close to the roadway, reducing privacy and increasing noise and light disturbances for residents.</p> <p>2. Policy 9.1.2.4 speaks to both townhouse and semi-detached built forms, however policy 9.1.2.4(e), which requires respect for the scale and massing of adjacent development</p>	<p>1. Policy 9.1.2.4(b) requires that parking for townhouses or semi-detached units fronting on an arterial street be located at the rear of units or underground. Individual private, driveways that provide access to lots with limited frontage (6m) on an arterial is not consistent with the pattern of development in Vaughan's established Low-Rise Residential neighbourhoods. A common private driveway should be used to provide access to parking at the rear of townhouse and semi-detached units fronting an arterial street. However, units that have frontage on public street can have parking in front of the unit without amendment to these proposed policies. In addition, York Region does not permit multiple driveway access onto Regional Roads for the purposes of ensuring driver and pedestrian safety, and maintenance of traffic flow.</p> <p>2. It is noted that policy 9.1.2.4 (e) has been amended to include "Semi-detached house". This recognizes that the scale and massing of semi-detached homes should also respect the scale</p>	<p>1. No change is recommended.</p> <p>2. Policy 9.1.2.4(e) has been amended to read as follows: "The scale and massing of townhouse and semi-detached house developments shall respect the scale and massing of</p>

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		<p>and applicable urban design guidelines, only speaks to townhouses and needs to provide direction on the appropriate scale and massing of semi-detached dwellings.</p> <p>3. Respondent references proposed policy 9.1.2.3(a), which speaks to the creation of new lots in established large-lot areas. The respondent believes the proposed policy change will limit the possibility of intensified land uses.</p> <p>4. Respondent requests further direction to address how scale, massing, setback, and orientation of new dwellings will be determined if the surrounding area is comprised of only one type of built form. Respondent</p>	<p>and massing of adjacent development and any applicable urban design guidelines.</p> <p>3. Policy 9.1.2.3(a) is proposed to be worded as follows: "Lot frontage: In the case of lot creation, new lots should be equal to or exceed the frontages of the adjoining lots, or the average of the frontage of the adjoining lots where they differ." Policy 9.1.2.3 is intended to permit limited infill only in a manner that protects the neighbourhood character. Low-Rise Residential areas which are not intended to experience significant intensification, and large-lot neighbourhoods in particular are provided more protection due to their unique character, which is recognized in the in-effect VOP 2010 policies. Policy 9.1.2.3(a) as already approved, limits the subdivision of lots by stipulating that new lots' frontage should be equal to or exceed adjacent, nearby, and facing lot frontage. The policy as amended provides more clarity. This issue is discussed in the main body of the report under section (6) d "Appropriateness of Intensification in Community Areas".</p> <p>4. Policy 9.2.3.1(b) refers to established Community Areas where detached and semi-detached homes already exist. The intent of the proposed changes is to ensure infill detached and semi-detached houses are only introduced in</p>	<p>adjacent development and any applicable urban design guidelines".</p> <p>3. No change is recommended.</p> <p>4. No change is recommended.</p>

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		adds that policy 9.2.3.1 is restrictive and is more appropriately addressed in the zoning by-law.	a form that is sympathetic to what already exists. Policy 9.2.3.2.b provides guidance in respect of Townhouses where in Established Community Areas they must respect the scale, massing, set back and orientation of other built and approved development in the surrounding area. Generally, VOP 2010 already includes language to respect and reinforce scale, massing, and setback of other built and approved houses of the same type in the immediate area. The direction provided by the policies provides the basis for the implementing zoning by-law. The policies do not set out specific standards.	
d	DATE: November 1, 2016 RESPONDENT: Paul Tobia Evans Planning	<ol style="list-style-type: none"> 1. The proposed amendments are prohibitive to intensification efforts which contemplated medium-density development and are contradictory to the 2015 Coordinated Land Use Planning Review that recommended 60% intensification of built-up areas. There is a mandate to direct concentration of growth toward arterial roads to support investment in transit, and allow townhouse redevelopment, subject to appropriate building setbacks. 2. Section 2.4 of the USI report indicates townhouse development on arterial roads can be compatible with existing neighbourhoods if the pattern of building orientation, setbacks, and landscaping are respected and 	<ol style="list-style-type: none"> 1. This issue is discussed in the main body of the report under section (6) d) "Appropriateness of Intensification in Community Areas". 2. The proposed policies permit townhouse development in the Low-Rise Residential designation in Established Community Areas subject to conditions and criteria. The changes proposed to the VOP 2010 policies are 	<ol style="list-style-type: none"> 1. No change is recommended. 2. No change is recommended.

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		<p>maintained. Since townhouses are a more intense form of housing than what already exists in these areas, this condition cannot be achieved, and eliminates the option of townhouse redevelopment.</p> <p>3. The USI report creates the “introduction of policies which require frontages to equal that which exists, the requirements continue to maintain outdated setbacks, and lot coverages”. Large lots fronting onto Arterial Roads are candidate sites to provide alternative housing choices.</p> <p>4. Respondent states that it is unreasonable to impose a blanket control that only allows townhouses to be developed where they already exist.</p>	<p>intended to further provide clarity of interpretation related to compatibility. With respect to the pattern of building orientation, setbacks, and landscaping, the proposed policies require that these elements are “respected and reinforced”. Existing neighbourhood characteristics in established low-rise residential neighbourhoods should be maintained when infill development occurs.</p> <p>3. The USI report does not introduce new policies that require frontages equal to existing adjacent frontages; this policy already exists in approved VOP 2010 policy 9.1.2.3(a). The report does propose adding an additional measure to this policy to provide clarity and flexibility in determining frontages. The intent of policy 9.1.2.3 is to maintain the character of the identified established large-lot neighbourhoods, and maintaining setbacks and lot coverage is consistent with this intent. With regard to large lots with frontage onto Arterial Roads, proposed policy 9.1.2.4 permits townhouse development in Low-Rise Residential Area in Established Community Areas.</p> <p>4. The November 1, 2016 Public Hearing report includes the proposed policy amendment to 9.2.3.2(b) that addresses this issue and provides clarity as to how this policy is applied. It states, “In Established Community Areas, the scale, massing, setback and orientation</p>	<p>3. No change is recommended.</p> <p>4. No change is recommended.</p>

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		<p>5. Respondent states that in existing Low-Rise Residential areas, medium-density developments have previously been approved, and the proposed policy amendments would not allow these types of development to occur. Respondent states that the qualifying criteria needed to facilitate medium density redevelopment in Low-Rise Residential areas are impossible to achieve. The proposed policy should be amended to allow for the opportunity of townhouse development along arterial roads.</p> <p>6. The proposed policies would prevent urban lands from being used efficiently and stifle redevelopment of many large lots and the rear portions of these lots.</p>	<p>of new Townhouses will respect and reinforce the scale, massing, setback and orientation of other built and approved development in the surrounding area and shall be consistent with Policies 9.1.2.2, 9.1.2.3 and 9.1.2.4.”. This amendment clarifies that townhouses would be permitted where none exist, subject to respecting the built environment.</p> <p>5. Medium density development is not a land-use designation in VOP 2010. The proposed policies do allow for townhouse development on arterial roads in the Low-Rise Residential designation in Established Community Areas as set out in proposed policy 9.1.2.4.</p> <p>6. This matter is dealt with in the main body of the report under (6) d) "Appropriateness of Intensification in Community Areas". This matter is also addressed in the main body of the report under section (7) a) Addressing Differences in the Shape and Size of Lots. It is noted that the areas under consideration are not intensification areas, and are Low-Rise Residential areas neighbourhoods in Established Community Areas. The policies</p>	<p>5. No change is recommended.</p> <p>6. No change is recommended.</p>

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		7. Stacked townhouses should be a permitted use on arterial roads.	<p>encourage the efficient use of land through the application of the Block Plan process to create more flexible and efficient development parcels that respond to the compatibility issues.</p> <p>7. Stacked townhouses are currently not a permitted building type in Low-Rise Residential areas as per approved policy 9.2.2.1.c in VOP 2010. This built form represents a type of use and density that is not in keeping with the pattern and character of existing development in Low-Rise Residential designated areas. There is a reference to Stacked Townhouses as a Low-Rise Residential houseform in policy 9.2.3.3.a which is inconsistent with the Low-Rise Residential policy 9.2.2.1. However, stacked townhouses are a permitted use in the Low-Rise Mixed-Use designation (policy 9.2.2.2). This anomaly has been corrected.</p>	7. Policy 9.2.3.3(a) has been amended to remove reference of "Low-Rise Residential" as a characterization of Stacked Townhouses in section of 9.2.3 "Building Types and Development Criteria". Stacked Townhouses are not listed as a permitted building type in the Low-Rise Residential designation.
e	<p>DATE: November 1, 2016</p> <p>RESPONDENT: Jim Levac Glen Schnarr & Associates Inc.</p>	1. Proposed policy 9.2.3.2(b) seeks to prohibit back-to-back townhouses in Low-Rise Residential areas. Respondent requests information on whether these proposed policy changes would apply to their application, and that their development be exempt from the proposed policies.	1. This issue is discussed in the main body of the report under section (6) e) "Transition to Amended Policy Framework and Applicability of Policy Amendments". Applications are reviewed on the basis of the policies that are in effect at the time of submission.	1. No change is recommended.

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f	<p>DATE: November 1, 2016</p> <p>RESPONDENT: Rosemarie Humphries Humphries Planning Group Inc.</p>	<p>1. Areas subject to approved secondary plans should not be subject to the recommended policy changes.</p> <p>2. Requests confirmation of mapping which clearly indicates where the proposed policy is expected to apply.</p>	<p>1. Under policy 10.2.1.8, lands subject to Policies of Volume 2 of VOP 2010, are identified in Schedules 14 A-C. Volume 2 policies are derived from area specific land use planning studies or the processing of specific development applications and provide more specific guidance than is provided in Volume 1. This is reflected in Secondary Plans, and area and site specific Official Plan amendments. Where the policies of Volume 1 conflict with the policies of Volume 2, the Volume 2 policies prevail.</p> <p>2. This study does not propose the use of mapping to identify Established Community Areas where the proposed policy changes are meant to apply. A definition of Established Community Areas has been provided in proposed policy 9.1.2.1.a to provide greater clarity. An Established Community Area is a portion of the Community Area identified on Schedule 1 (Urban Structure) generally bounded by Major or Minor Arterial streets or other significant features such as the Natural Heritage System, which is entirely or almost entirely developed and occupied, such that its physical character is well defined. These areas mainly include all of Thornhill, Concord, Woodbridge and Maple as well as portions of Kleinburg, Vellore and Carrville. They also include estate lot subdivisions that are relatively isolated from other development. Since these areas are "built out", their physical character has been established, even if</p>	<p>1. No change is recommended.</p> <p>2. A definition of Established Community Areas has been added to policy 9.1.2.1.a to clarify the location of such areas.</p>

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			the character will naturally evolve as new trees and houses age. The general expectation is that these neighbourhoods will not change significantly based on the policies of VOP 2010. As Vaughan builds out its remaining designated Community Areas, the boundaries of the established areas will need to be periodically reviewed and revised	
g	<p>DATE: November 1, 2016</p> <p>RESPONDENT: Tim Jessop Weston Consulting</p>	<p>1. Respondent believes the now approved Urban Design Guidelines are being made into formal policies through the proposed policies, removing ability to deviate from the Guidelines without an Official Plan Amendment.</p> <p>2. It appears the City is contemplating restricting intensification in the form of semi-detached homes and townhouses to only those properties that front and have access to arterial streets.</p> <p>3. Proposed amendment to policy 9.1.2.2(e) requires that new development respect and reinforce</p>	<p>1. This issue is discussed in the main body of the report under section (6) g) "Urban Design Guidelines". The Guidelines do not constitute policy at the level of the Official Plan but do assist in the interpretation of the Plan. Notwithstanding, the guidelines, the intent and purpose of the policies will need to be maintained. The Guidelines are flexible, whereby alternative solutions may be developed that must still meet the intent of the Plan.</p> <p>2. Infill townhouse and semi-detached development will be permitted in the Low-Rise Residential designation in Established Community Areas on parcels where there is frontage and access onto an Arterial Street, subject to applicable criteria. Infill semi-detached dwellings may be permitted elsewhere provided they meet the intent of the operative policies.</p> <p>3. While it is reasonable to expect some variation to occur in height and scale, these policies apply to Established</p>	<p>1. No change is recommended.</p> <p>2. No change is recommended.</p> <p>3. No change is recommended.</p>

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		<p>the height and scale of adjacent and immediately surrounding residential properties, whereas currently the Official Plan requires new development to respect and reinforce the height and scale of nearby residential properties. This scoping is overly restrictive when other development nearby but slightly further away may be consistent with what is being proposed.</p> <p>4. Proposed amendment to policy 9.2.3.2(b) states that "For clarity, back-to-back and stacked townhouses shall not be permitted in areas designated Low-Rise Residential". Respondent believe this proposed policy prohibits affordable forms of low-density housing and should be removed. Instead, these building types should be subject to design guidelines and a specific zoning that ensures only appropriate sites are developed for these building types.</p> <p>5. Proposed policy 9.1.2.3 would prohibit lot creation resulting in new lots that do not equal or exceed "the frontages of the adjoining lots, or the average of the frontage of the adjoining lots where they differ." This contradicts other proposed changes that do</p>	<p>Community Areas, which are not intended to experience significant change, as per policy 2.2.3.2 in VOP 2010. The intent of clarifying the language in 9.1.2.2(e) is to recognize that there are established Low-Rise Residential community areas that are near areas that are very different in character from the established low rise community, and it would not be logical to have redevelopment in the community respect and reinforce those areas that may be significantly different.</p> <p>4. The proposed amendment to policy 9.2.3.2(b) recognizes that back-to-back and stacked townhouses represent a departure from the built form found in the Established Community Areas in the Low-Rise Residential designation and would constitute a significant physical change, as they constitute a more intense form of development. Introducing these types of development into the Established Community Areas under the Low-Rise Residential designation is more appropriately dealt with through an Official Plan Amendment.</p> <p>5. The respondent is referencing proposed policy 9.1.2.4 as the contradicting policy that permits semi-detached houses and townhouses on arterial roads. There is no conflict between proposed policies 9.1.2.3 and 9.1.2.4, as proposed policy 9.1.2.4 begins with the clause,</p>	<p>4. No change is recommended.</p> <p>5. No change is recommended.</p>

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		permit, subject to conditions, semi-detached and townhouse dwellings along arterials (proposed new policy 9.1.2.4) that would likely require reduced lot frontages when compared to adjoining lots.	"Notwithstanding policy 9.1.2.3", which provides that where there is a conflict, 9.1.2.4 prevails. The proposed changes also provide the more specific locational reference from "adjacent nearby and facing" to "adjoining".	
h	DATE: October 31, 2016 RESPONDENT: Rosemarie Humphries Humphries Planning Group Inc.	<p>1. Respondent believes that despite the staff report stating that the Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods are non-statutory they will be used for interpretation purposes and will be utilized as if they are statutory.</p> <p>2. The guidelines and proposed policies do not make allowance for site-specific circumstances related to compliance and result in mandatory filing of Official Plan Amendments where it is not reasonable.</p>	<p>1. This issue is discussed in the main body of the report under section (6) g) "Urban Design Guidelines". The Guidelines do not constitute policy at the level of the Official Plan but do assist in the interpretation of the Plan. Notwithstanding, the guidelines, the intent and purpose of the policies will need to be maintained. The Guidelines are flexible, whereby alternative solutions may be developed that still meet the intent of the Plan.</p> <p>2. The purpose of this study is to provide clarity of interpretation, ability to ensure compatibility, and provide more definitive policy. The outcome of this policy review and supporting studies will assist in understanding when an Official Plan Amendment is needed. The guidelines inform the interpretation of the policy (in existing VOP 2010), but the level of flexibility would rest with the actual policies and whether a proposal would continue to maintain their intent. Also see response to Comment 1 for Item h.</p>	<p>1. No change is recommended.</p> <p>2. No change is recommended.</p>

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Item	Respondent	Issue	Comments	Recommendation
i	<p>DATE: November 1, 2016</p> <p>RESPONDENT: Ryan Guetter Weston Consulting</p>	<p>1. Respondent believes that the Public Hearing Staff Report and appended Draft Report prepared by Urban Strategies were provided five days prior to the scheduled public hearing. The Planning Act requires a notice to be circulated 20 days prior to the public meeting which includes where and when a copy of the proposed official plan or plan amendment and information and materials will be available to the public for inspection. Respondent requests that the public hearing for this item be deferred until the public has had an opportunity to review the proposed Official Plan Amendment document.</p> <p>2. The proposed policies do not address the principles of clergy and transition for applications currently in process. To ensure fairness and clarity regarding the interpretation of any guidelines and policy, respondent recommends transition clauses within the proposed Official Plan policies for comments received and items already addressed.</p> <p>3. Respondent does not support proposed policy 9.1.2.4 and believes that specific numerical requirements of front and rear yard setbacks should not be contained in VOP 2010.</p>	<p>1. Staff are satisfied that proper notice was given in accordance with the policies of VOP 2010 as authorized by the Planning Act. This matter is discussed in the main body of the report under section (6) a) "Notice and Information Available to Public".</p> <p>2. This issue is discussed in the main body of the report under section (6) e) "Transition to Amended Policy Framework and Applicability of Policy Amendments".</p> <p>3. This matter is dealt with in the main body of the report under section (6) c) "Inclusion of Setbacks in Proposed New Policy". As a result of this analysis, changes are recommended.</p>	<p>1. No change is recommended.</p> <p>2. No change is recommended.</p> <p>3. Policy 9.1.2.4(d) has been amended to state, "The general pattern of front, side and rear yard setbacks in the adjacent established neighbourhood shall be respected and maintained. Front yard setbacks shall be consistent with minimum setback requirements be a minimum of 4.5 metres to provide an appropriate</p>

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Item	Respondent	Issue	Comments	Recommendation
		<p>4. Proposed policy 9.1.2.4 does not permit dwellings to front onto private driveways and laneways. Respondent believes this policy inhibits density on Arterial Roads that is appropriate for transit and contrary to intensification principles in the Growth Plan, Provincial Policy Statement, and Regional Official Plan Policies.</p> <p>5. Respondent believes the proposed policy changes are inconsistent with development applications that have been previously approved.</p>	<p>4. This issue is discussed in the main body of the report under section (6) d) "Appropriateness of Intensification in Community Areas".</p> <p>5. The intent of this policy review as directed by Council is to provide clarity of interpretation, ability to ensure compatibility, address the need to provide more definitive policy and or schedules, and policy amendments as required. This was in response to, among other things, an increase in the number of applications for townhouse developments, specifically in the Low-Rise Residential designation in the Established Community Areas.</p>	<p>buffer between the road and the dwellings and to accommodate landscaping. Rear yard setbacks shall also be consistent with minimum setback requirements be a minimum of 7.5 metres.</p> <p>4. No change is recommended.</p> <p>5. No change is recommended.</p>

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Item	Respondent	Issue	Comments	Recommendation
j	DATE: October 31, 2016 RESPONDENT: Roger Dickinson	<ol style="list-style-type: none"> 1. Section 3.6 – Heritage Policies in the USI report references Policy 6.2.2.9 of VOP 2010. Respondent requests the insertion of the wording, “complying with the Heritage Conservation District Plan and”. 2. Respondent requests that the following insertion be made in Section 5 Conclusions and Recommendations of the USI report with respect to proposed amendment to policy 9.1.2.3 after, “In order to maintain the character of established, large-lot neighbourhoods”: “the requirements of the respective Heritage Conservation District Plan and”. 	<ol style="list-style-type: none"> 1. The section of the report being referenced was provided a background on heritage matters and not subject to the policy changes being proposed. VOP 2010 also identifies Heritage Conservation Districts through other policies. See Item j Comment 2 below. 2. Proposed policy 9.1.2.3 currently references Heritage Conservation Districts in the first paragraph in describing particular areas where the policy will apply, namely “at or near the Local Centres of Thornhill, Concord, Kleinburg, Maple and Woodbridge, and may also be part of the respective Heritage Conservation Districts”. It is noted that the Heritage Conservation Districts are shown on Schedule 14-B of VOP 2010 and are referenced in Policy 6.3.2. Section 12.2 (Volume 2) of VOP 2010 provides that land-use planning decisions within the HCD’s shall conform to the requirements of the applicable Heritage Conservation District Plans. Compliance with the requirements of the Heritage Conservation District Plan is required. 	<ol style="list-style-type: none"> 1. No change is recommended. 2. No change is recommended.

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Item	Respondent	Issue	Comments	Recommendation
k	<p>DATE: November 2, 2016</p> <p>RESPONDENT: Alexandra Hatfield</p>	<p>1. Respondent believes that infill development should use development within the immediate surrounding area as the test for compatibility, and not properties that are nearby but in areas of a different character.</p>	<p>1. A number of the proposed changes have added more definitive policy and clarity of interpretation on the physical character of the area and more precise locational references. For example, the proposed amendment to policy 9.1.2.2 includes changes to locational references so that infill development in established areas respects and reinforces the height and scale of “adjacent and immediately surrounding” residential properties, rather than those that are “nearby”. Similarly, a proposed amendment to policy 9.1.2.3 includes a number of changes such as 9.1.2.3(b), which proposes, that for lot area, “The area of new lots should be consistent with the size of adjoining lots”, rather than “adjacent or nearby”.</p>	<p>1. No change is recommended.</p>
l	<p>DATE: November 1, 2016</p> <p>RESPONDENT: Aaron Hershoff TACC Developments</p>	<p>1. Proposed amendment to policy 2.2.3.2 does not consider that some areas in Vaughan should have their “general character of established neighbourhoods” altered to maximize the use of infrastructure, an example of which is within the community of Nashville.</p>	<p>1. The purpose of policy 2.2.3.2 and the proposed amendments to policy 2.2.3.2 is to recognize that Low-Rise Residential neighbourhoods within Community Areas are not intended to experience significant physical change. The proposed amendment to policy 2.2.3.2 clarifies the meaning of “significant”, relating it to change that would alter the general character of the neighbourhood. As noted in the body of the report, the proposed policies will not apply to Townhouse development in designated Low-Rise Residential areas that are in developing Community Areas, through a recently approved Block Plan, subdivision, or</p>	<p>1. No change is recommended.</p>

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Community Area Policy Review Technical Report - Comments Received

Item	Respondent	Issue	Comments	Recommendation
		<p>2. The addition of language that requires the height and scale of adjacent and immediately surrounding residential properties be respected and reinforced does not permit adequate transition between building types and densities on larger parcels that abut existing built up areas or areas that are currently planned that abut stable communities.</p> <p>3. Respondent believes that proposed Schedule 1B: Areas Subject to Policy 9.1.2.3 – Vaughan's Established Large Lot Neighbourhoods was not made available to the public prior to the Public Hearing. In addition, respondent is concerned with how proposed amendments to policy 9.1.2.2 will impact lands that abut those identified on proposed Schedule 1B.</p>	<p>zoning, and does not apply to designated Intensification Areas.</p> <p>2. Where two parcels are within a Community Area, if the development proposal is not considered compatible by virtue of the tests of policy 9.1.2.2, then it is expected that an OPA would be required to address, for example, greater heights and densities and prescribe policies that provide for the transition to the lower density development areas.</p> <p>3. Proposed Schedule 1B: Areas Subject to Policy 9.1.2.3 – Vaughan's Established Large Lot Neighbourhoods was made available 20 days in advance of the Public Hearing on the City's project website, in accordance with VOP 2010 Section 10.1.4. This matter is discussed in the main body of the report under section (6) a) "Notice and Information Available to Public". Additionally, Schedule 1B: Areas Subject to Policy 9.1.2.3 – Vaughan's Established Large Lot Neighbourhoods identifies areas that will be subject to proposed policy 9.1.2.3. Any proposed development abutting these areas would be responsible for providing a transition to the lower density form of development in order to minimize the impact on the adjacent neighbourhood. The character of the existing neighbourhood would have to be assessed, and an appropriate response developed.</p>	<p>2. No change is recommended.</p> <p>3. No change is recommended.</p>

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Item	Respondent	Issue	Comments	Recommendation
		<p>4. Proposed policy 9.1.2.3(a) requires that any new lot have an equal or larger frontage than existing lots. Historically in Nashville, the primary rationale for having wide lots was to allow for adequate spacing of wells and septic tanks on each property. Once the area is fully serviced, lot width should no longer be of concern and instead, a focus on efficiently using the infrastructure should be considered.</p> <p>5. In the context of Nashville, Maple and Woodbridge, the proposed amendment to policy 9.1.2.3(f) is contrary to the policies of each of these communities' Heritage Conservation District Plans as these documents contain built form guidelines that allow for semi-</p>	<p>4. The urban form that developed historically is part of what creates the character of an established large-lot neighbourhood. This was the case for many of the Vaughan communities developed before 1960. Compatibility is not necessarily infrastructure driven. Compatibility with the adjacent community is also a consideration. This is a desirable and valuable characteristic of an area which these policies are intended to protect. Policy 9.1.2.3(a) is currently proposed to be worded as follows: "Lot frontage: In the case of lot creation, new lots should be equal to or exceed the frontages of the adjoining lots, or the average of the frontage of the adjoining lots where they differ." Policy 9.1.2.3 is intended to limit intensification in these areas to protect their character. It is noted that the introduction of townhouses on lots with arterial frontage is permitted in an Established Community Area in the Low-Rise Residential designation, subject to meeting criteria designed to ensure compatibility with the adjacent areas.</p> <p>5. The Heritage Conservation District Plan Guidelines apply throughout the HCD plan area, and anticipate a number of built forms. Not all would be appropriate everywhere.</p>	<p>4. No change is recommended.</p> <p>5. No change is recommended.</p>

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Item	Respondent	Issue	Comments	Recommendation
		detached houses and townhouses without requiring justification as provided in Policy 9.1.2.4.		
m	<p>DATE: November 1, 2016</p> <p>RESPONDENT: Ryan Mino-Leahan KLM Planning Partners Inc.</p>	<p>1. The proposed amendments impose restrictive standards that promote a development form that is not conducive to the intensification objectives of the Official Plan.</p>	<p>1. This issue is discussed in the main body of the report under section (6) d) "Appropriateness of Intensification in Community Areas".</p>	<p>1. No change is recommended.</p>
n	<p>DATE: November 1, 2016</p> <p>RESPONDENT: Ryan Mino-Leahan KLM Planning Partners Inc.</p>	<p>1. Respondent is concerned that the proposed changes to the Official Plan will have implications on a proposed but not-yet-submitted development application, specifically as it applies to the proposed amendments to policies 9.1.2.2 and 9.1.2.3, but does not provide a rationale for why. Respondent has indicated that they are in the process of submitting the required applications and necessary supporting materials and information.</p>	<p>1. The issue as it relates to the status of applications is discussed in the main body of the report under section (6) e) "Transition to Amended Policy Framework and Applicability of Policy Amendments". Respondent is also concerned that an Official Plan amendment may be required. However, more information is necessary in order to determine the implications of the proposed policies on the site and the proposed applications.</p>	<p>1. No change is recommended.</p>

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Item	Respondent	Issue	Comments	Recommendation
o	DATE: November 1, 2016 RESPONDENT: Keith MacKinnon KLM Planning Partners Inc.	1. Respondent has concern that the proposed policies may be applicable to areas designated "Low-Rise Mixed-Use".	1. The proposed amendments to VOP 2010 resulting from the Community Area Policy Review for Low-Rise Residential Designations, applies to areas designated for Low-Rise Residential only. The policies provided for in the Low-Rise Mixed-Use designation are unchanged.	1. No change is recommended.
p	DATE: November 1, 2016 RESPONDENT: Ryan Mino-Leahan KLM Planning Partners Inc.	<p>1. Respondent believes that while some clarification was required regarding the appropriate location of townhouses within Low-Rise Residential designated areas, existing policies within VOP 2010 provide enough direction to landowners, developers and builders as well as city staff. The proposed amendments to VOP 2010 concerning frontage on a public street, minimum front yard and rear yard setbacks, and the orientation of dwellings are prescriptive requirements that are inappropriate an Official Plan.</p> <p>2. It is unclear what impact the proposed amendments will have on the referenced proposed development concept (357, 365, and 375 Stegman's Mill Road).</p> <p>3. Respondent recommends that staff consider amendments to the existing</p>	<p>1. These issues are discussed in the main body of the report under section (6) f) "Compatibility of Neighbourhood Character" and section (6) c) "Inclusion of Setbacks in Proposed New Policy". Changes to the policies governing setbacks were recommended as a result of this review. The proposed policy changes are a result of Council direction, and provide a rationale and set of permissions for where townhouses and semi-detached houses are permitted in Low-Rise Residential areas without amendment to the Official Plan.</p> <p>2. The noted site is subject to an Official Plan amendment application. The status of pre-existing applications is discussed under section (6) e) "Transition to Amended Policy Framework and Applicability of Policy Amendment".</p> <p>3. Determining how a proposed development contributes to the range</p>	<p>1. Policy 9.1.2.4(d) has been amended to state, "The general pattern of front, side and rear yard setbacks in the adjacent established neighbourhood shall be respected and maintained. Front yard setbacks shall be consistent with minimum setback requirements be a minimum of 4.5 metres to provide an appropriate buffer between the road and the dwellings and to accommodate landscaping. Rear yard setbacks shall also be consistent with minimum setback requirements be a minimum of 7.5 metres.</p> <p>2. No change is recommended.</p> <p>3. No change is recommended.</p>

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		<p>policies to ensure that when an amendment to the official plan is required, that development which is compatible can be supported by both the City of Vaughan and developers as a means in which to provide housing which contributes to the diversity and range of housing available to the residents of Vaughan, and responds to market conditions ensuring a full range of housing options.</p> <p>4. Respondent believe that arterial and collector roads are appropriate locations for moderate intensification, referencing lands subject to this letter.</p>	<p>and diversity of housing in Vaughan would be a part of the development review process. The City will continue to work with the Region of York to ensure that housing is provided in a manner consistent with the Region and City Official Plans regarding housing mix and affordable housing.</p> <p>4. The proposed policies recognize that arterial frontages in the Low-Rise Residential neighbourhoods in Established Community Areas can support compatible infill subject to the application of the recommended criteria. In this instance however, an Official Plan amendment was deemed necessary.</p>	<p>4. No change is recommended.</p>

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q	<p>DATE: November 14, 2016</p> <p>RESPONDENT: Ryan Mino-Leahan KLM Planning Partners Inc.</p>	<ol style="list-style-type: none"> Respondent notes that the Provincial Policy Statement (PPS) requires that municipal Official Plans be consistent with its policies relating to the wise use of land in the Province. This includes, but is not limited to supporting intensification and more transit-supportive land use patterns and providing an appropriate range of housing types and densities, which are required in order to encourage the creation of more compact, diverse and complete communities. The proposed changes will reduce opportunities for appropriate townhouse development that will contribute to transit-supportive densities while offering a variety of housing options, which should be determined based on the merit of an individual application. The City of Vaughan undertook numerous background studies relating to community design and housing needs while developing the VOP 2010, and those policies should be respected given the amount of research prepared which supports their creation. The respondent believes that the amendments as proposed are too 	<ol style="list-style-type: none"> This issue is discussed in the main body of the report under section (6) d) "Appropriateness of Intensification in Community Areas". The proposed policy changes are a result of a Council directed study, and provide a rationale and policies to permit townhouses on arterial roads in Established Community Areas in the Low-Rise Residential designation. Subject to meeting criteria, this can be done without an Official Plan amendment. Consistent with the Growth Plan and the York Region Official Plan, the City developed an intensification strategy which, as implemented in VOP 2010, clearly identifies the areas that will be supportive of intensification based on proximity to higher order transit. This matter is discussed more fully in the main body of the report under section (6) d) "Appropriateness of Intensification in Community Areas". This issue is discussed in the main body of the report under section (6) f) 	<ol style="list-style-type: none"> No change is recommended. No change is recommended. No change is recommended. Policy 9.1.2.4(d) has been amended to state, "The general pattern of front,

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		<p>prescriptive to be included in the Official Plan.</p> <p>5. Respondent believes some of the proposed policies lack clarity, for example proposed policy 9.1.2.4(g): "Where a parcel does not front an Arterial Street, as identified on Schedule 9 (Future Transportation Network), townhouses shall not be permitted". Respondent wants to know how this would apply to the subject lands.</p> <p>6. Respondent requests additional information on how the proposed policies would apply to the subject lands, and believes it is not clear that the proposed policies would have any effect on the lands in question.</p>	<p>"Compatibility with Neighbourhood Character". Changes have been incorporated to eliminate numerical standards as they apply to setbacks.</p> <p>5. The application referenced has already been submitted to the City, and will be subject to the policies in force at the time the application is deemed complete. In addition, it appears that this application is providing for the build out of the area consistent with the comprehensive planning process that was undertaken for Block 39.</p> <p>6. In addition to Item q Comment 5 above, the applicable policies are discussed in the main body of the report under section (6) e) "Transition to Amended Policy Framework and Applicability of Policy Amendment".</p>	<p>side and rear yard setbacks in the adjacent established neighbourhood shall be respected and maintained. Front yard setbacks shall be consistent with minimum setback requirements be a minimum of 4.5 metres to provide an appropriate buffer between the road and the dwellings and to accommodate landscaping. Rear yard setbacks shall also be consistent with minimum setback requirements be a minimum of 7.5 metres."</p> <p>5. No change is recommended.</p> <p>6. No change is recommended.</p>

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!

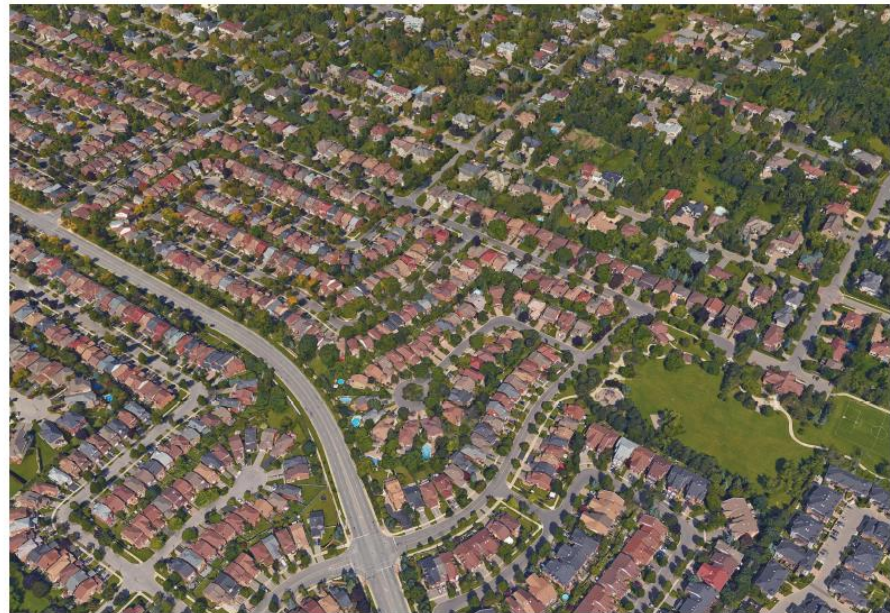
Vaughan's established low-rise residential neighbourhoods are undergoing physical changes and we need your help crafting tools to guide new development.

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.

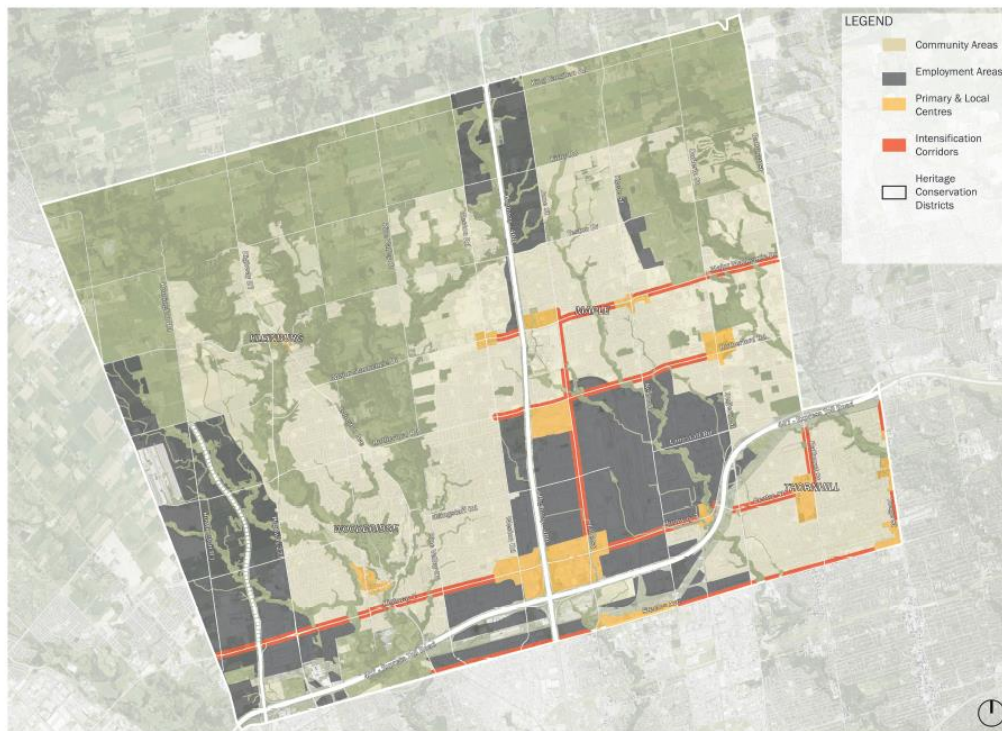
A presentation summarizing the findings and recommendations will be given at 7:30.

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)

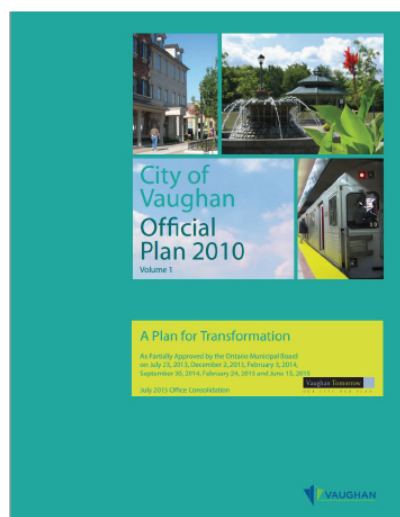
These pressures led City Council to request a review of the City of Vaughan's Official Plan's policies to consider the following:

- 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

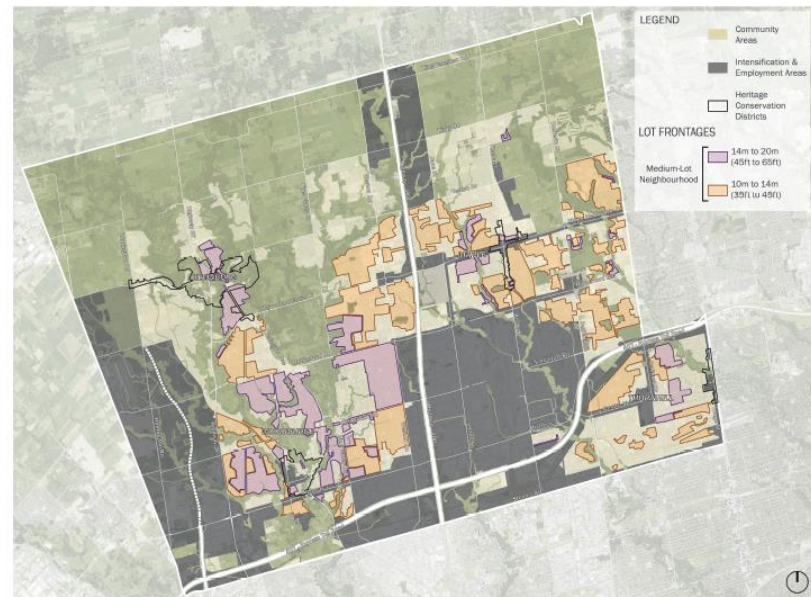
Much of the housing stock built in Vaughan since the 1980s falls into the category of medium-lot.

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

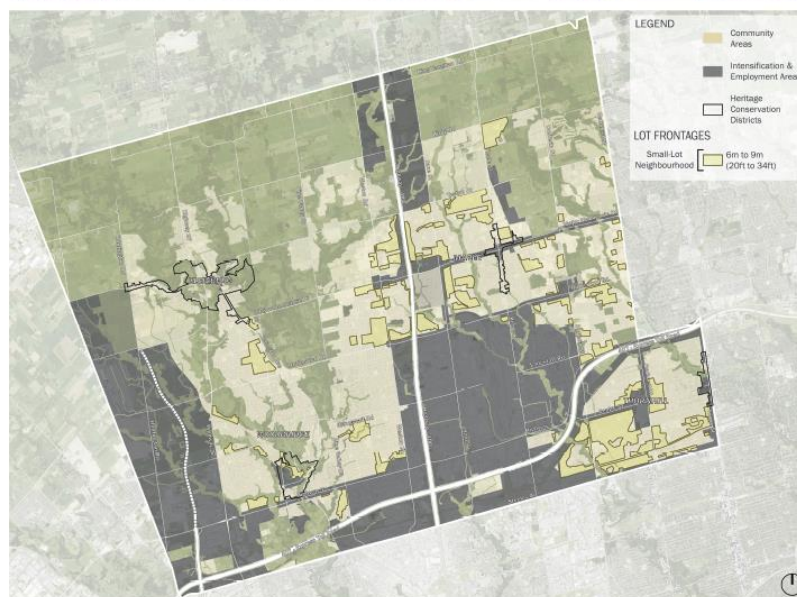
Small lot neighbourhoods are more common today and can be found in pockets of Woodbridge, Thornhill and Maple.

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.

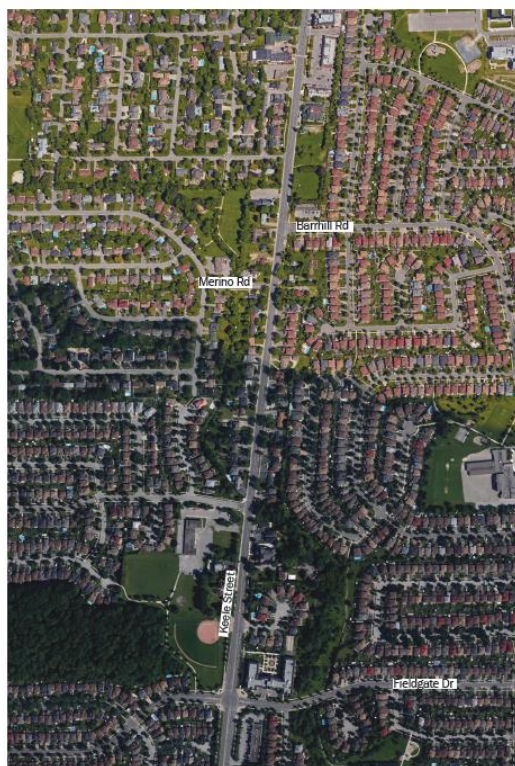


Small-Lot Neighbourhoods

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

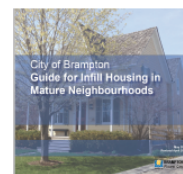


Mississauga has two sets of urban design guidelines - one for infill housing and one for townhouses - that provide detail to homeowners and developers on how to ensure development is compatible with the character of existing low-rise neighbourhoods.

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

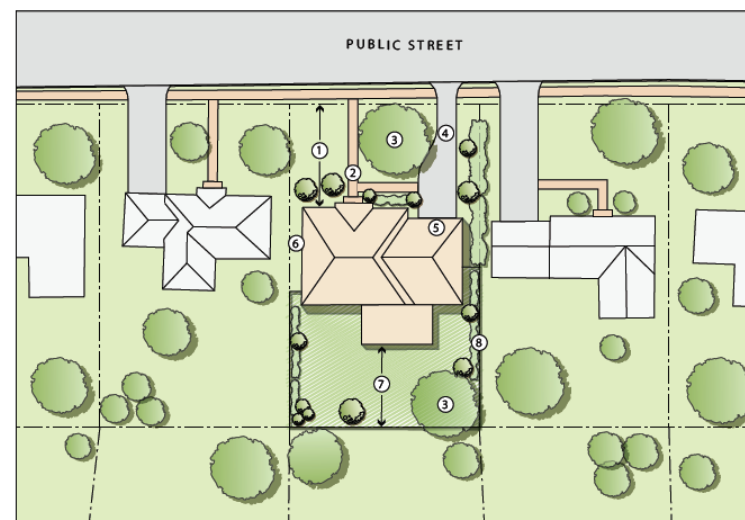
Although the policies of the Official Plan addressing low-rise neighbourhoods are comprehensive, a number of minor amendments are proposed to mainly clarify the intent of the existing policies, specifically those that affect applications for more intense forms of development.

- 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)

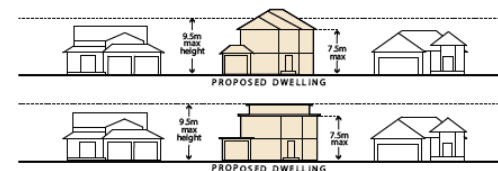


2. Development should reflect the desirable aspects of the established streetscape character. Where the streetscape needs improvement, infill development should contribute through high-quality building design, landscape architecture, and tree planting. (Policy 9.1.1.2 / 9.1.1.3)



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

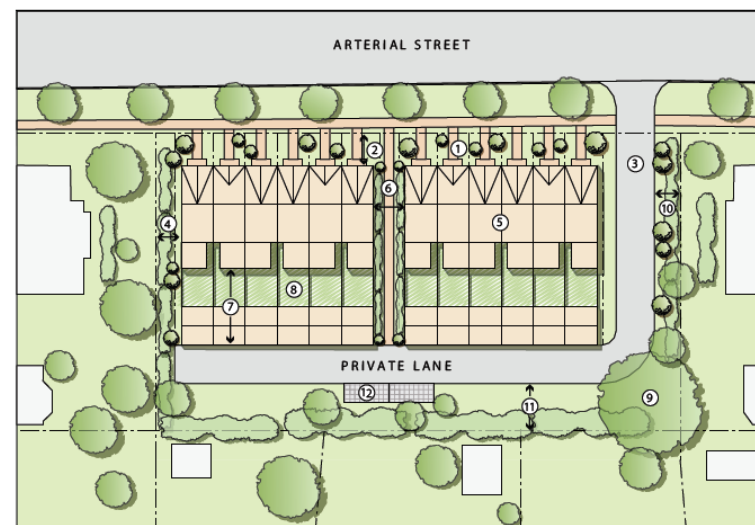
30-metre or wider lots, the proportion should be 80%. (Policy 9.1.1.3 / 9.2.3.1)

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**

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

AMENDMENT NUMBER xx

TO THE VAUGHAN OFFICIAL PLAN 2010

OF THE VAUGHAN PLANNING AREA

The following text constitutes Amendment Number xx to the Vaughan Official Plan 2010 of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment is Appendix “I”

Authorized by Item No. _____ of Report No. _____
of the _____ (date) _____ Committee of the Whole
Adopted by Vaughan City Council on _____ (date) _____ .

I PURPOSE

To amend the provisions of Volume 1 of Vaughan Official Plan 2010 to clarify and support existing policy to address concerns regarding the compatibility of infill development in Community Areas with a Low-Rise Residential designation.

II LOCATION

This Amendment applies to all Low-Rise Residential designated areas within Community Areas in the City of Vaughan, except for lands shown on Schedule 14-A, 14-B, and 14-C, of Vaughan Official Plan 2010 unless the Volume 1 Low-Rise Residential designation is explicitly used by the plan in force.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan 2010 (VOP 2010) Volume 1 is hereby amended by:

1. Adding Map 1B: Areas Subject to Policy 9.1.2.3 - Vaughan's Large Lot Neighbourhoods to VOP 2010 Volume 1 to thereby identify Vaughan's Large Lot Neighbourhoods as being subject to Policy 9.1.2.3.
2. Deleting policy 2.2.3.2 and substituting therefor the following policy:

“(OPA #xx) 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 that would alter the general character of established neighbourhoods. New *development* that respects and reinforces the existing scale, height, massing, lot pattern, building type and orientation, character, form and planned function of the immediate local area is permitted, as set out in the policies of Chapter 9.
(OPA #xx)”

3. Deleting policy 9.1.2.1 and substituting therefor the following policy:

“(OPA #xx) 9.1.2.1 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 – 9.1.2.4 or, where no established neighbourhood is located, it shall help establish an appropriate physical character that is compatible with its surroundings, as set out in policy 9.1.2.5. An Established Community Area is a portion of the **Community Area** identified on Schedule 1 (Urban Structure) generally bounded by Major or Minor Arterial streets or other significant features such as the Natural Heritage System which is entirely or almost entirely developed and occupied, such that its physical character is well defined;

- b. in **Intensification Areas**, new *development* will be located and organized, as set out in policies 9.1.2.5 and 9.1.2.6, to frame and support the surrounding public realm and massed to fit harmoniously into its surrounding environment, including appropriate transition to areas of lower intensity *development*;
- c. in **Employment Areas**, new *development* will be located and organized, as set out in policy 9.1.2.7, to provide functional buildings that meet the needs of employees that walk, cycle or take transit, and to limit any impacts on nearby **Community Areas**; and,
- d. in *Countryside* areas, new *development*, where permitted, shall be **rural** in character and protect, preserve and strengthen the **rural** and **agricultural** context within which it is situated, as set out in policy 9.1.2.8 of this Plan. (OPA #xx)”

4. Deleting policy 9.1.2.2 and substituting therefor the following policy:

- “(OPA #xx) 9.1.2.2 In Established Community Areas, new *development*, as reflected in any zoning, variance, subdivision, consent or part lot control exemption application, will be designed to respect and reinforce the existing physical character and uses of the surrounding area, specifically respecting and reinforcing 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 orientation of buildings;
- e. the heights and scale of *adjacent* and immediately surrounding residential properties;
- f. the setback of buildings from the street;
- g. the pattern of rear and side-yard setbacks;
- h. the presence of mature trees and general landscape character of the streetscape;
- i. the existing topography and drainage pattern on the lot and in the *adjacent* and immediately surrounding properties;
- j. conservation and enhancement of heritage buildings, heritage districts and *cultural heritage landscapes*;
- k. 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). (OPA #xx)”

5. Deleting policy 9.1.2.3 and substituting therefor the following policy:

“(OPA #xx) 9.1.2.3 Within the Established Community Areas there are a number of established residential neighbourhoods that are characterized exclusively or predominantly by Detached Houses located on generally large lots with frontages exceeding 20 metres and/or by their historical, architectural or landscape value. These neighbourhoods are generally identified on Schedule 1B “Areas Subject to Policy 9.1.2.3 – Vaughan’s Established Large Lot Neighbourhoods”. Some of these established neighbourhoods, including estate lot neighbourhoods, are also characterized by their substantial rear, front and side yards, and by lot coverages that contribute to expansive amenity areas, which provide for attractive landscape *development* and streetscapes. These include neighbourhoods at or near the Local Centres of Thornhill, Concord, Kleinburg, Maple and Woodbridge, and may also be part of the respective Heritage Conservation Districts. For clarity, the policy text prevails over the mapping shown on Schedule 1B. In addition to those areas identified on Schedule 1B, this policy shall also apply to other

areas where the subdivision and *redevelopment* of a large lot or multiple large lots would not respect and reinforce the elements identified in Policy 9.1.2.2.

In order to maintain the character of established, large-lot neighbourhoods, 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 adjoining lots, or the average of the frontage of the adjoining lots where they differ;
- b. Lot area: The area of new lots should be consistent with the size of adjoining lots;
- c. Lot configuration: New lots should respect the existing lotting fabric in the immediately surrounding area;
- 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. Dwelling types: A new dwelling replacing an existing one shall be of the same type, as defined in Section 9.2.3 of this Plan, except on a lot fronting an Arterial Street, as identified in Schedule 9 (Future Transportation Network), where a Semi-detached House or Townhouse replacing a detached dwelling may be permitted, subject to Policy 9.1.2.4 and the other urban design policies of this plan;
- g. Building heights and massing: Should respect the scale of *adjacent* residential buildings and any city urban design guidelines prepared for **Community Areas**;
- h. 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. (OPA #xx)”

6. Adding policy 9.1.2.4 after policy 9.1.2.3, as follows, and renumbering the section accordingly.

“(OPA #xx) 9.1.2.4 Notwithstanding Policy 9.1.2.3, where a lot or a parcel composed of multiple lots in a designated **Low-Rise Residential** neighbourhood in an Established Community Area fronts an Arterial Street, as identified in Schedule 9 (Future Transportation Network) of this Plan, limited *intensification* in the form of Semi-detached Houses or Townhouses may be permitted, subject to the following:

- a. All new dwellings shall front and address a public street;
- b. Parking for units fronting on an Arterial Street shall be located at the rear of units or underground, accessed by a shared private laneway or driveway requiring minimal curb cuts, to minimize the impact of parking and driveways on the streetscape;
- c. Private laneways or driveways shall not be used to provide frontage for residential dwellings;
- d. The general pattern of front, side and rear yard setbacks in the *adjacent* established neighbourhood shall be respected and maintained. Front yard setbacks shall be consistent with the minimum setback requirements to provide an appropriate buffer between the road and the dwellings and to accommodate landscaping. Rear yard setbacks shall also be consistent with the minimum setback requirements;
- e. The scale and massing of townhouse and semi-detached house *developments* shall respect the scale and massing of *adjacent development* and any applicable urban design guidelines.
- f. Subject to policies 9.1.2.4.a through e. and g., where

future *intensification* on *adjacent* lots would be appropriate and is anticipated through a Block Plan or Development Concept report, *developments* shall protect for future street and/or laneway interconnections with the *adjacent* properties to minimize accesses to the Arterial Street and facilitate the establishment of a rational and efficient street and laneway network over time. Access arrangements on Arterial Streets shall be to the satisfaction of the City and York Region.

- g. Where a parcel does not front an Arterial Street, as identified on Schedule 9 (Future Transportation Network), townhouses shall not be permitted. (OPA #xx)”

7. Adding policy 9.1.2.5 after policy 9.1.2.4, as follows, and renumbering the section accordingly.

“(OPA #xx) 9.1.2.5 Where a new street and/or laneway network and other public or private infrastructure are required to facilitate and service new *development* in Established Community Areas, the City will require a Block Plan, as per Policies 10.1.1.14 - 10.1.1.15, to ensure an orderly and comprehensive approach to *development* in the area. A Block Plan submission will be required in order for an application to be deemed complete and will address such matters as:

- a. the configuration and design of streets;
- b. traffic management;
- c. extensions and connections to existing pedestrian and cycling networks;
- d. the provision of public and private services and the detailed approach to stormwater management;
- e. the protection and enhancement of the Natural Heritage Network;
- f. the precise locations of natural and cultural heritage features of the area;
- g. the precise location of any parks and open spaces;
- h. the proposed implementation of sustainable development policies as contained in subsection 9.1.3 of this Plan; and,

- i. phasing of *development* on the subject site (if applicable) and in the broader area; and
- j. compatibility with the existing neighbourhood character as per Policies 9.1.2.1 to 9.1.2.4. (OPA #xx)”

8. Deleting policy 9.2.2.1(c) and substituting therefor the following policy:

“(OPA #xx) 9.2.2.1(c) The following Building Types are permitted in areas designated as **Low-Rise Residential**, pursuant to policies in subsection 9.2.3 of this Plan:

- i. Detached House;
- ii. Semi-Detached House, subject to Policies 9.1.2.3, 9.1.2.4, and 9.2.3.1;
- iii. Townhouse, subject to Policies 9.1.2.3, 9.1.2.4, and 9.2.3.2; and,
- iv. Public and Private Institutional Buildings. (OPA #xx)”

9. Adding policy 9.2.2.1(d) after 9.2.2.1(c), as follows, and renumbering the section accordingly.

“(OPA #xx) 9.2.2.1(d) In applying Policy 9.2.2.1.c. the following shall apply:

- i. In developing **Community Areas**, townhouses as identified in 9.2.2.1.c. iii. will be permitted in accordance with Policy 9.2.3.2.c.;
- ii. All Townhouse uses in the **Low-Rise Residential** designation in the Established Community Areas that have been legally approved shall continue to be considered a legal conforming use under VOP 2010;
- iii. Policy 2.2.5.9 and 2.2.5.14 shall apply to the portions of the Established Community Area designated **Low-Rise Residential** that are located within the Regional Corridors and the **Low-Rise Residential** Areas located in the **Primary Intensification Corridors**.

10. Deleting policy 9.2.3.1(b) and substituting therefor the following policy:

“(OPA #xx) 9.2.3.1(b) In Established Community Areas where Detached Houses and Semi-

Detached Houses exist, the scale, massing, setback and orientation of new Detached Houses and Semi-Detached Houses will respect and reinforce the scale, massing, setback and orientation of other built and approved houses of the same type in the immediate area. Variations are permitted for the purposes of minimizing driveways. (OPA #xx)”

11. Deleting policy 9.2.3.2(b) and substituting therefor the following policy:

“(OPA #xx) 9.2.3.2(b) In Established Community Areas, the scale, massing, setback and orientation of new Townhouses will respect and reinforce the scale, massing, setback and orientation of other built and approved *development* in the surrounding area and shall be consistent with Policies 9.1.2.2, 9.1.2.3 and 9.1.2.4. Variations are permitted for the purposes of minimizing driveways and having front entrances and porches located closer to the street than garages. For clarity, back-to-back and stacked townhouses shall not be permitted in areas designated **Low-Rise Residential**. Back-to-back townhouses share a rear wall as well as a sidewall(s), resulting in a building with two facades where individual entrances to the units are located with no rear yard. Stacked townhouses are defined in Policy 9.2.3.3. (OPA #xx)”

12. Deleting policy 9.2.3.2(c) and substituting therefor the following policy:

“(OPA #xx) 9.2.3.2(c) In developing **Community Areas**, 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. (OPA #xx)”

13. Deleting policy 9.2.3.2(d) and substituting therefor the following policy:

“(OPA #xx) 9.2.3.2(d) Townhouses shall generally front onto a public street. Where a townhouse end unit does not front a public street but flanks a public street, the flanking unit(s) shall provide a front yard and front-door entrance facing the public street. Notwithstanding the above, Townhouses in designated **Low-Rise Residential** areas in Established Community Areas shall be developed in accordance with Policy 9.1.2.4.

(OPA #xx)”

14. Deleting policy 9.2.3.3(a) and substituting therefor the following policy:

“(OPA #xx) 9.2.3.3(a) The following policies and *development* criteria apply to Stacked Townhouses:

- a) Stacked Townhouses are attached houseform buildings comprising of two to four separate residential units stacked on top of each other. Stacked Townhouse units are typically massed to resemble a street Townhouse and each unit is provided direct access to ground level.

(OPA #xx)”

V IMPLEMENTATION

It is intended that the policies of the Vaughan Official Plan 2010 of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented by way of an amendment to the City of Vaughan Comprehensive Zoning By-law 1-88, and Site Development Approval, pursuant to the *Planning Act*.

VI INTERPRETATION

The interpretation of provisions of the Vaughan Official Plan 2010, of the Vaughan Planning Area as amended from time to time, shall apply with respect to this Amendment.

APPENDIX I

This Amendment applies to lands within the corporate boundaries of the City of Vaughan, being a general amendment to the Official Plan of the Vaughan Planning Area. On February 7, 2017, Vaughan Committee of the Whole considered a report with the following recommendations from the Deputy City Manager Planning and Growth Management, the Deputy City Manager, Legal and Human Resources, the Deputy City Manager, Community Services, the Director of Policy Planning and Environmental Sustainability, the Director of Building Standards, the Fire Chief, Fire and Rescue Services, the Director of By-law and Compliance, Licensing and Permit Services, and the Director of Corporate Communications to consider the City initiated amendments to Vaughan Official Plan 2010 (VOP2010), which will be ratified by Vaughan Council at the meeting on _____:

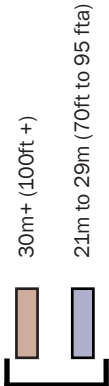
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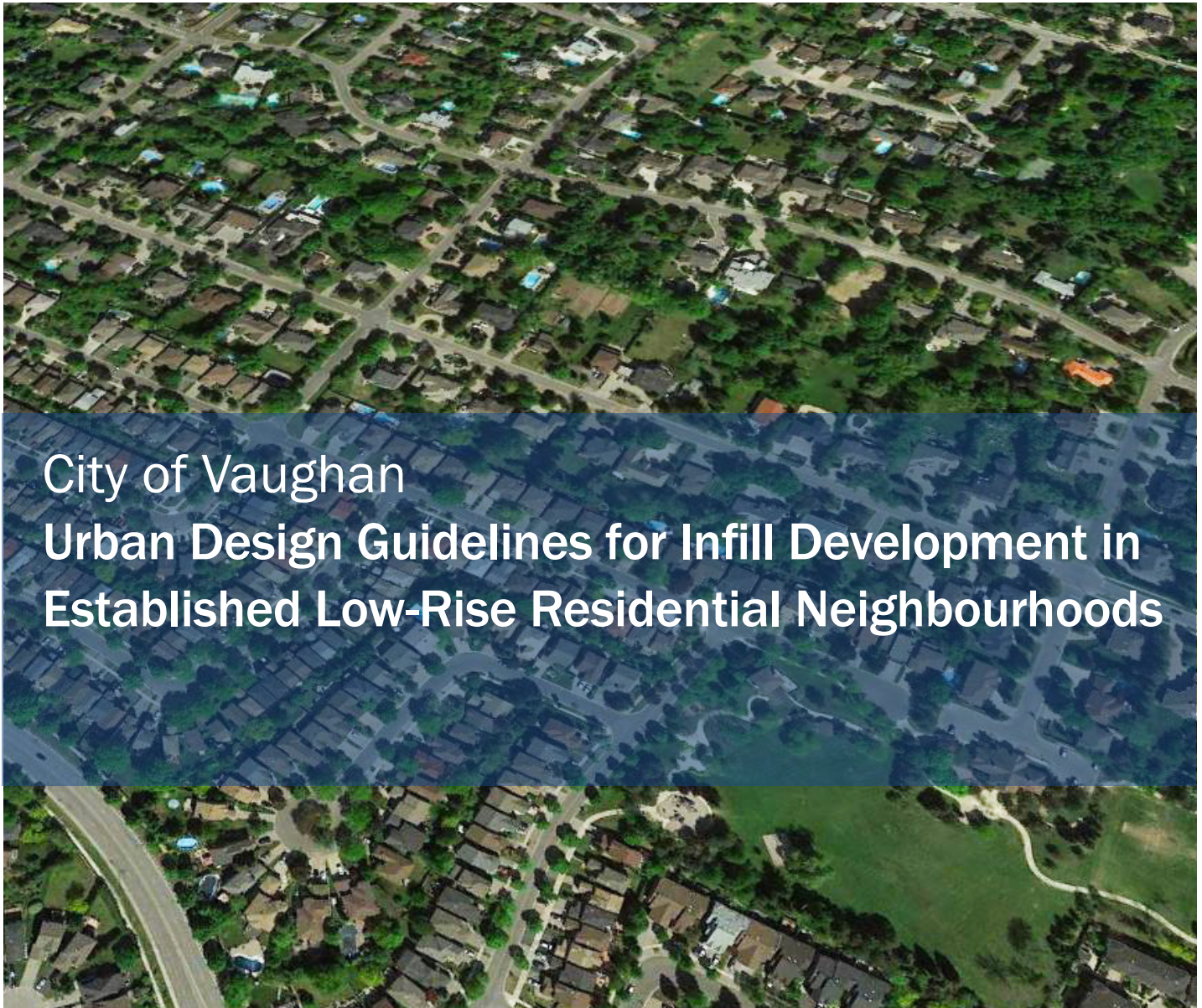


SCHEDULE 1B

Areas Subject to Policy 9.1.2.3 - Vaughan's
Established Large-Lot Neighbourhoods

Large-Lot Areas Subject to Policy 9.1.2.3





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:

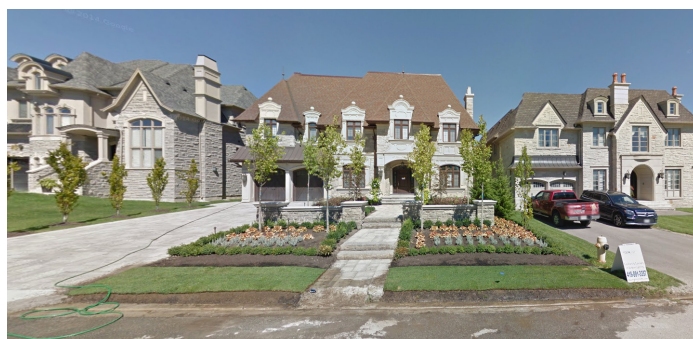
- Large-Lot Neighbourhoods
- Medium-Lot Neighbourhoods
- Small-Lot Neighbourhoods

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:

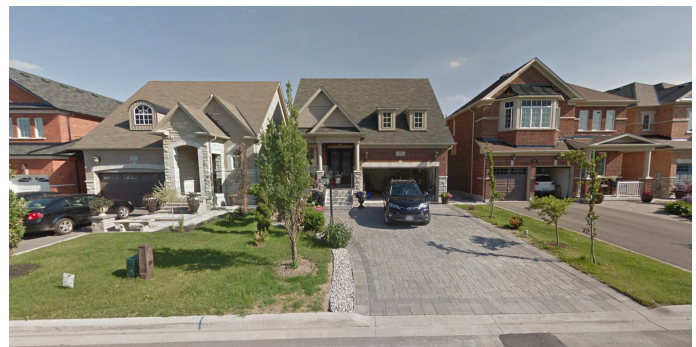
- Lot frontages of 10 to 20 metres (33 to 65 feet)
- Front setbacks of 6 to 15 metres (20 to 50 feet)
- Interior side yard setbacks of typically 1.5 metres (5 feet)
- Rear setbacks of 7.5 to 10 metres (25 to 33 feet)
- Wide driveways
- Front yard landscaped area generally less than 50% of the yard
-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

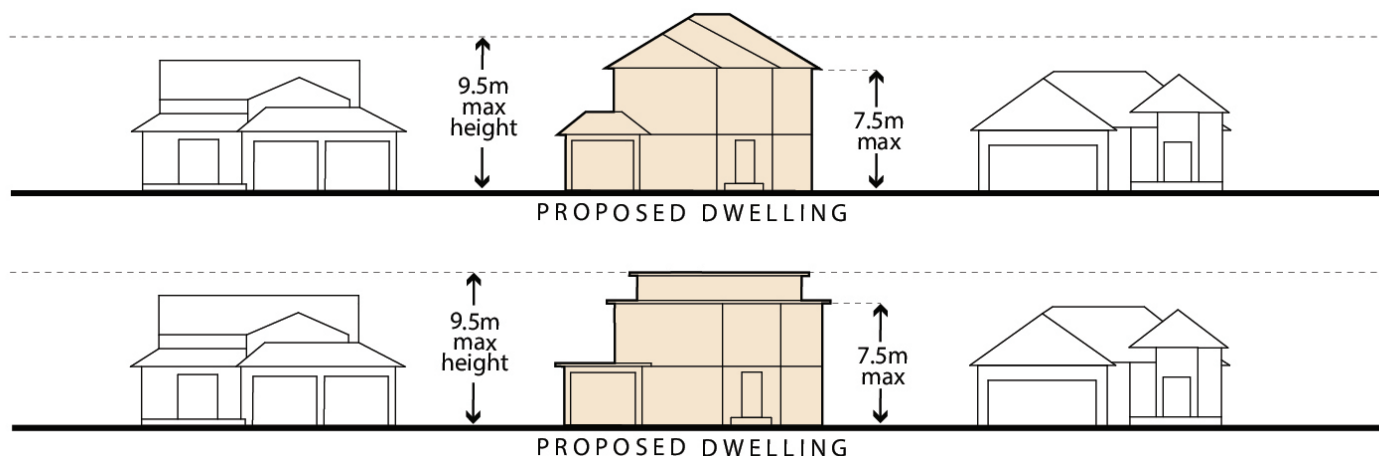
4.13. Side yard and rear yard setbacks should be consistent with the prevailing pattern of setbacks in the immediately surrounding residential area. A minimum rear yard setback of 7.5 metres should be maintained. The rear portion of the house should not create adverse shadow or overlook conditions on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

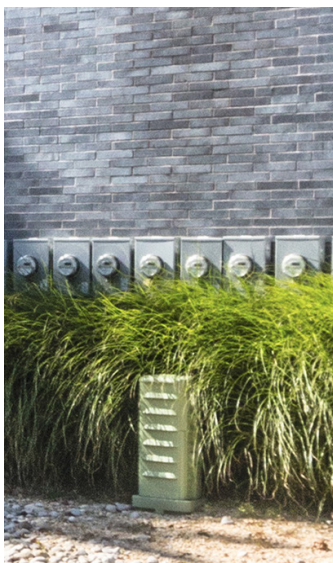
- 5.15. Townhouses should have a minimum width of 6 metres and a minimum depth of 12 metres. (Policy 9.2.3.2)
- 5.16. Existing healthy, mature trees should be retained and protected. To ensure their survival, trenching for services and foundations should avoid the critical root zone of existing trees, 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)
- 5.31. 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)
- 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)

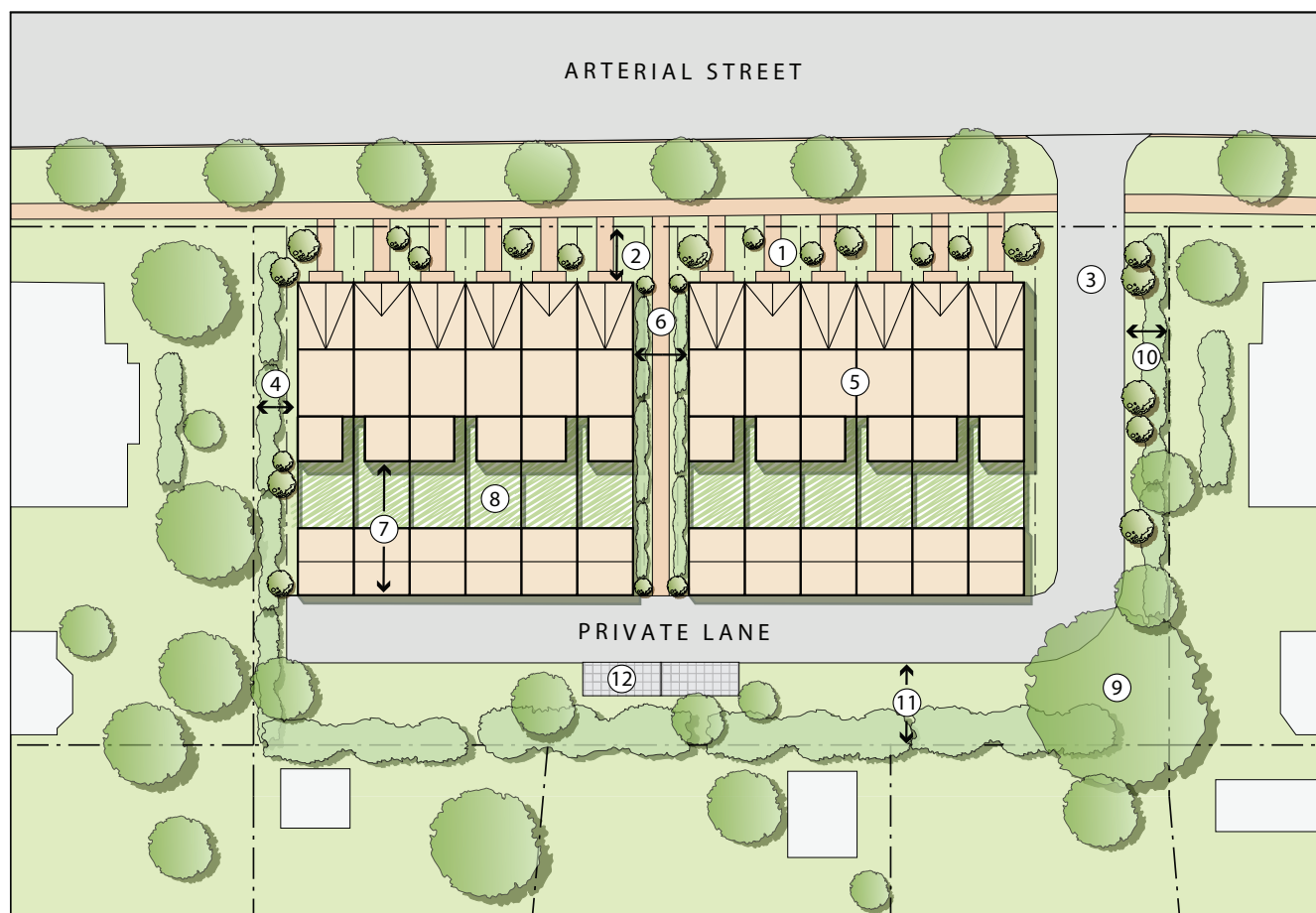


The existing natural grades at the property lines should be maintained, but where a retaining wall cannot be avoided and the grade change is greater than one metre, the wall should be set back from the property line and terraced to provide an appropriate transition. (Guidelines 5.29 and 5.31)



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.

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 15, 2016

Item 2, Report No. 39, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on November 15, 2016, as follows:

By approving that the draft official plan amendment address issues raised due to the differences with shape and size of lots proposed for low rise intensification; and

By receiving the following Communications:

- C1 Paulette and John Cutler, Westridge Drive, Kleinburg, dated November 1, 2016;***
- C2 Ms. Alexandra Hatfield, Camlaren Crescent, Kleinburg, dated November 2, 2016;***
- C3 Mr. Aaron Hershoff, TACC Developments, Applewood Crescent, Vaughan, dated November 1, 2016;***
- C6 Mr. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, dated November 1, 2016;***
- C7 Mr. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, dated November 1, 2016;***
- C8 Mr. Keith MacKinnon, KLM Planning Partners Inc., Jardin Drive, Concord, dated November 1, 2016;***
- C9 Mr. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, dated November 1, 2016; and***
- C16 Mr. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, dated November 14, 2016.***

**2 COMMUNITY AREA POLICY REVIEW
FOR LOW-RISE RESIDENTIAL DESIGNATIONS
AMENDMENTS TO THE VAUGHAN OFFICIAL PLAN 2010
FILE 15.120.1
WARDS 1 TO 5**

The Committee of the Whole (Public Hearing) 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 November 1, 2016, be approved;**
- 2) That the presentation by Mr. Tim Smith, Urban Strategies, be received;**
- 3) That the following deputations and Communications be received:**
 - 1. Mr. Leo Longo, Aird & Berlis;**
 - 2. Mr. Joe Collura, and Communication C1, dated October 19, 2016;**
 - 3. Mr. David Brand, Kleinburg & Area Ratepayers Association, Camlaren Crescent, Kleinburg;**
 - 4. Mr. Ryan Guetter, Weston Consulting, Millway Avenue, Vaughan, and Communication C13, dated November 1, 2016;**
 - 5. Mr. Bill Manolakos, Keele Street, Maple;**
 - 6. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;**
 - 7. Ms. Jana Manolakos, Keele Street, Maple;**
 - 8. Mr. Roger Dickinson, Donhill Crescent, Kleinburg, and Communication C15, dated October 31, 2016;**
 - 9. Mr. Anthony Smith, Idleswift Drive, Thornhill;**
 - 10. Ms. Alexandra Hatfield, Camlaren Crescent, Kleinburg;**
 - 11. Mr. Davide Pellegrini, Condor Properties, Highway 7, Concord;**
 - 12. Mr. Richard Rodaro, Woodend Place, Vaughan;**

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 15, 2016

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- 13 Mr. Rob Klein, Daleview Court, Kleinburg; and
- 14. Mr. Robert A. Kenedy, MacKenzie Ridge Ratepayers' Association, Georgia Crescent, Maple; and

4) That the following Communications be received:

- C2 Mr. John Zipay, Gilbert Court, Burlington, dated October 25, 2016;
- C5 Ms. Helen Lepek, Lepek Consulting Inc., Edith Drive, Toronto, dated October 31, 2016;
- C6 Mr. Joe Balderston, Brutto Consulting, Edgeley Boulevard, Vaughan, dated October 31, 2016;
- C8 Mr. Paul Tobia, Evans Planning Inc., Keele Street, Vaughan, dated November 1, 2016;
- C9 Mr. Jim Levac, Glen Schnarr & Associates Inc., Kingsbridge Garden Circle, Mississauga, dated November 1, 2016;
- C10 Ms. Rosemarie L. Humphries, Humphries Planning Group Inc., Chrislea Road, Vaughan, dated October 31, 2016;
- C11 Mr. Tim Jessop, Weston Consulting, Millway Avenue, Vaughan, dated November 1, 2016;
- C12 Ms. Rosemarie L. Humphries, Humphries Planning Group Inc., Chrislea Road, Vaughan, dated October 31, 2016; and
- C14 Antonietta and Joe Giannotti, Southview Drive, Concord, dated November 1, 2016.

Recommendation

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

- 1. THAT the Public Hearing report and presentation on the City-wide Community Area Policy Review for Low-Rise Residential Designations Study and the proposed amendments to the Vaughan Official Plan 2010 (VOP 2010) BE RECEIVED; and that any issues identified be addressed in a future Technical Report to Committee of the Whole.

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 are no economic impacts 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 later in this staff report.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 15, 2016

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

- Notices were mailed and/or e-mailed on October 7, 2016 to stakeholders that attended or provided comment in respect of the Committee of the Whole meeting that was held on the Low-Rise Residential Policy Review that took place on March 1, 2016;
- Notices were mailed and/or e-mailed to all Ratepayers Associations in Vaughan on October 7, 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;
- Advertised in the Vaughan Citizen and Thornhill Liberal on October 13, 2016;
- Posted on the www.vaughan.ca online calendar, the www.vaughan.ca City Page Online; the Policy Planning Policies and Studies project page, and the City's electronic billboards.

Purpose

The purpose of this Public Hearing is to consider proposed amendments to the existing VOP 2010 policies resulting from the Community Area Policy Review for Low-Rise Residential Designations.

Background - Analysis and Options

Executive Summary

This Public Hearing report sets out the background and processes underlying the preparation of the Community Area Policy Review for Low-Rise Residential Designations study and the proposed amendments to VOP 2010 resulting as an outcome of the study. The report is structured as follows, thereby providing:

1. Background on Study the origin of the Community Area Policy Review for Low-Rise Residential Areas;
2. The Policy Context;
3. A summary of the public consultation strategy;
4. Issues identified in the Summary Report on Public Feedback received during the commenting period and Public Open Houses;
5. An overview of the Draft Policy Review: Identifying Vaughan's Established Low-Rise Residential Neighbourhoods;
6. Recommended policy amendments to VOP 2010;
7. Clarification of the Intent of the Policies
8. Next Steps; and
9. Conclusions leading to the draft 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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 15, 2016

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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 ended 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;*

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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 City's Municipal Comprehensive Review process. 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.

On October 5, 2016 Committee of the Whole considered a related staff report on the Low-Rise Residential Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods. This is a companion piece to the policy recommendations made in this report. The Guidelines address the current VOP 2010 policies and provide guidance in their application. The policy amendments provided herein are proposed to provide further clarity to the policies of VOP 2010 when addressing infill development.

Committee of the Whole recommended approval of the staff recommendation "That the draft" Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods "be approved". Further information was requested in the form of a communication. Ratification of the Committee recommendation will be considered at the Council meeting of October 19, 2016

This report will provide an update on the community and stakeholder feedback and provide Council with potential policy amendments for consideration at this Public Hearing.

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(2) Policy Context

The current policy regime governing the development of the Low-Rise Residential Area originates in a number of sources with the Vaughan Official Plan 2010. The detailed policies of VOP 2010 provide direction on the uses permitted and the development and urban design policies to be applied when considering individual proposals.

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));

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- 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 transit on 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.

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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 set of policy objectives of the VOP which include:

- identifying Intensification Areas, consistent with the intensification objectives of the 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))

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:

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- 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).

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.

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- 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:

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- 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 implemented 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:

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- 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;

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- 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.

Intensification Areas Identified in Policy

The Vaughan Official Plan 2010 brings the City into conformity with provincial and regional policy regarding intensification. The Growth Plan identifies urban growth centres, intensification corridors, major transit station areas, brownfield sites and greyfields as areas where intensification is meant to be focused. Growth Plan policy 2.2.2.1.b states that population and employment will be accommodated by focusing intensification in intensification areas. Provincial Policy Statement policy 1.1.3.3 provides that, “Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs”.

Both the Region’s Official Plan and Vaughan Official Plan 2010 identify intensification areas. The Region’s urban hierarchy provides for intensification in its Centres and Corridors policy framework. The City of Vaughan identifies areas of intensification in Schedule 1 – Urban Structure, which further reinforces the location of the Centres and Intensification Corridors as the primary destination of additional density. The City’s urban structure plan has been endorsed by York Region and has been approved by the Ontario Municipal Board. As such, it is in conformity with all relevant Provincial plans and policies.

The Community Area Policy Review focuses only on areas that are designated Low-Rise Residential. This designation makes up a sizeable portion of Vaughan’s Community Areas which, as they are considered Stable Areas as stated in policy 2.2.3.2, they “are not intended to experience significant physical change”. In addition, a primary objective of the Official Plan in policy 2.1.3.2 (e) is, “ensuring the character of established communities are maintained”. When taken together, these layers of policy provide that Low-Rise Residential areas are not meant to be the recipient of a significant amount of intensification.

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 on the required implementation measures, in early 2017.

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Secondary suites represent a form of intensification that will broadly apply to the Low-Rise Residential areas. These policies do not address secondary suites, which will be permitted as of right, in the official plan and zoning by-law, subject to meeting a number of tests. These matters will be addressed in the amending planning documents that will come before Council in the near future. It is the intention that the introduction of secondary suites maintain the character of their host neighbourhoods.

(3) The Public Consultation Strategy and Issues Identified

City staff solicited feedback 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 31st, 2016, and comments were obtained from community meetings.

The following activities comprised the public consultation process, which provided the input that informed the preparation of the recommended amendments:

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 and proposed policy amendments and urban design guidelines. This was followed by a formal 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 those members of the public wanting to hold more detailed discussions with the study team.

The public was notified of the study and these meetings by way of newspaper ads in the Vaughan Citizen and Thornhill Liberal on April 7th, 14th, and May 5th, 2016. In addition, the public was notified through the City's social media channels, electronic signage, targeted mail outs, 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";
- A Feedback form;
- The Presentation Panels;
- The Open House Presentation.

c) The Technical Advisory Committee (TAC)

The Community Area Policy Review for Low-Rise Designations Technical Advisory Committee (TAC) has been comprised of internal City departmental staff and external agencies. Representation on the TAC included staff from Development Engineering and

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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 raised in the Policy Review report.

d) Meeting with BILD (York Region Chapter)

On October 11, 2016 staff met with the executive of the York Region Chapter of BILD to discuss the implications of this study. The outcome of this meeting was reported by way of a communication to the Council meeting of October 19, 2016. The communication was directed as a result of the staff report to Committee of the Whole on October 5, 2016 on the "Urban Design Guidelines for Infill Development in Established Low-Rise Residential Areas".

(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

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 generally expressed concern over the proposed guidelines, deeming them to be too prescriptive, requesting more flexibility to allow stacked, back-to-back and low-rise apartments within the subject areas.

b) Neighbourhood Character

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 and on what constitutes the character of those neighbourhoods was provided as a potential remedy.

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c) Environmental

There was near-unanimous support among residents for the proposed urban design guidelines to speak to the need to preserve mature trees during infill development and that the proposed guidelines should be enacted as is 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. Requests were made for the urban design guidelines and/or policies to speak to the importance of stormwater management and other green infrastructure.

d) Transportation, Streets, and Parking

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

The majority of the feedback received regarding development standards were 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 by 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

Several submissions received 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

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.

(5) Overview of Policy Review: Identifying Vaughan's Established Low-Rise Residential Neighbourhoods

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Methodology for Determining Typologies of Established Community Areas in Vaughan

Vaughan has a long history of development extending back to the 19th Century. Most of the development has taken place since 1950. As a result the city has a variety of neighbourhood typologies that reflect the period of development, lot sizes, building types and landscape treatments. The review also considered existing Official Plan policies and zoning by-laws, as well as urban design guidelines, and Heritage Conservation District policies. It was determined that the Official Plan in some instances, needed more specific direction on how to achieve development that respects the character of the host community. Having a solid understanding of the neighbourhood types will serve to guide and assign policies and guidelines to the appropriate areas and situations.

Schedule 1 (Urban Structure) and Schedule 13 (Land Use Designations) of the VOP 2010 were used to identify the limits of Vaughan's designated Community Areas and Low-Rise Residential areas. Detailed aerial photography of the areas and the community fabric and design was then used to identify the distinct types of neighbourhoods within these areas.

Lot frontage was used as the primary determinant of neighbourhood type, since the width of a lot typically has a direct relationship to the following characteristics, which are fundamental to defining the character of a neighbourhood:

- The sizes of houses (building height and massing);
- 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 (on larger lots they are typically a less dominant feature).

Other defining elements of neighbourhood character include architecture, tree size and canopy, and private landscaping such as pathways or light fixtures. Since these elements vary from neighbourhood to neighbourhood and are subject to change, they were not criteria used to categorize neighbourhoods. These elements were, however, considered, in assessing the need for, and proposing, policy refinements and guidelines for all established neighbourhoods.

Based on this analysis, Vaughan's residential subdivisions generally fall into five ranges of lot frontages: 30 metres (approx. 100 feet) and greater; 21-29 metres (approx. 70-95 feet); 14-20 metres (approx. 45-65 feet); 10-14 metres (approx. 35-45 feet); and 6-9 metres (approx. 20-34 feet). It was determined that low-rise residential areas with lot frontages in the first two ranges constitute "Large-Lot Neighbourhoods", areas with frontages in the next two ranges are "Medium-Lot Neighbourhoods", and areas with lots 9 metres wide or less are "Small-Lot Neighbourhoods" (Refer to Attachment 2).

Summary of Neighbourhood Types

The three neighbourhood types exhibited the following characteristics:

a) Large Lot Neighbourhoods (approximately 21 metres frontage or greater)

- 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
- Expansive landscaped front and rear yard

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Findings:

Large Lot Neighbourhoods are experiencing two types of development pressure which can ultimately alter the character of the neighbourhood if not compatible with the surrounding established development. The first is the replacement of one and one-and-a-half storey houses with “monster homes” that appear to be two-and-a-half or three storeys tall. This has been occurring in many of Vaughan’s older established neighbourhoods. However, in some cases, the transition between newly built homes versus older existing housing stock in these neighbourhoods is significant, and occasionally, garages and/or overly wide driveways dominate the front elevation of the new dwellings.

The second type of development pressure in large-lot neighbourhoods are proposals to subdivide lots into two or more lots for new detached or semi-detached houses where lot dimensions are consistent. Proposals to subdivide these properties alter the consistency of lot frontage and size of dwelling which may potentially change the character of the neighbourhood disrupting the flow of consistency and continuity of the Large Lot characteristics, as side yards are reduced and garages and driveways become more dominant features.

b) Medium Lot Neighbourhoods (approximately 10 metres frontage or greater)

- Lot frontage 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.
- 2-storey detached house is the predominant housing type

Findings:

Development pressure in Medium Lot Established Neighbourhoods is less acute than in the large-lot neighbourhoods, since the housing stock in these neighbourhoods is relatively newer, and the site and zoning restrictions prevent significantly larger homes from being built. There has been an influx of development applications on medium-lot neighbourhoods proposing to intensify and replace bungalows with 2-storey homes, and rear yard additions are becoming more common. There are some instances where plans of the subdivision of wider size lots were proposed in these neighbourhoods.

c) Small Lot Neighbourhoods (approximately 6 to 9 metres frontage)

- 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 building type

Findings:

Development pressures for these neighbourhoods is also less acute than in the large-lot neighbourhoods, since the housing stock is generally of recent construction, and site and zoning restrictions prevent significantly larger homes from being built. The lots are too narrow for subdivision to be considered.

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d) Arterial Areas

The results of the analysis reveal a number of instances where the lotting and development pattern along an arterial road in some parts of the Community Area is inconsistent with the surrounding neighbourhoods on either side of the arterial road. These areas are generally a result of subdivisions being built around existing houses on large, formerly rural lots, that have arterial frontage with an existing access.

Results from the review also indicate that individual lots and assembled lots along these arterial areas are typically larger than lots in the established adjacent neighbourhood areas. These lots can typically accommodate townhouse developments that would not be appropriate on sites internal to large-lot and medium-lot neighbourhoods because they would be of an incompatible character.

As these areas fall within the “Community Area” designation as per Schedule 1 (Urban Structure) of VOP 2010, they are generally not intended for intensification as per policies 2.2.3.1 to 2.2.3.4. However, there are some areas where modest intensification might be supported provided it can meet the existing VOP 2010 policy requirements. Staff is of the opinion that development along these arterial areas should be addressed through additional policies in the VOP 2010, in accordance with the supplementary urban design guidelines informing their design, so as to ensure they are compatible with the character and context of neighbouring properties and their surrounding established low-rise residential communities.

The report recommends particular policies and urban design guidelines to address a range of issues posed by recent development proposals for arterial areas as well as potential issues that may arise with future proposals, with emphasis on addressing:

- **The introduction of a private driveway / street parallel or perpendicular to the arterial street to provide frontage for dwelling units located behind units fronting the arterial** – the use of laneways, driveways or private streets to provide frontage for development at the rear of units fronting the arterial is not consistent with the pattern of development in Vaughan’s established low-rise neighborhoods, where houses generally front a public street. Front-to-back condition would be created as a result and would result in a significant loss of privacy for the units facing the arterial street.
- **The introduction of private street and pathway networks on very large sites** – Vaughan’s established low-rise residential neighbourhoods are structured and serviced by networks of local public streets that facilitate navigation that is clear and understandable and function as multi-purpose public spaces. Private streets are generally not designed to the standards of a public street and typically prevent opportunities for public connections through private or semi-private sites, which may create issues of safety and security and which limit pedestrian connectivity and porosity.
- **The use of reduced front yard and rear yard setbacks to maximize density on the site** – the clustering of townhouses on a site requiring reduced setbacks that do not reflect the prevailing setbacks in the surrounding area, creates significantly greater massing and visual impact of the houses in the adjacent established neighbourhood. Landscaped front yards should provide room for mature trees, with a minimum front setback of 4.5 metres to reinforce the green character of host neighbourhoods. Rear setbacks that do not respect the existing pattern and zoning standards for the neighbourhood may lead to adverse light, overlook and loss of privacy impacts.

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- **Loss of Mature Trees** – townhouse developments that cover much of a site invariably result in the loss of mature trees, which are a defining characteristic of many of Vaughan's established low-rise neighbourhoods.

It is important to note that the aforementioned issues, respecting arterial areas apply to designated Low-Rise Residential areas within Community Areas, as set-out in Schedule 1 of VOP 2010. In these areas the intent of VOP 2010 is for new development to respect and reinforce the established pattern and character of the area. Issues associated with townhouse development in designated "Intensification Areas" might be quite different from those discussed above, since the intent of designated "intensification" areas versus "stable" residential areas differs in the context of VOP 2010. Intensification Areas seek to achieve higher density development in centres and corridors that are, or will be supported, by a high level of transit service.

The study suggests that compatibility in low-rise residential areas along arterial streets can be achieved by respecting and maintaining the prevailing pattern of building orientation, setbacks and landscaping; and can fit or be more compatible within each distinct type of neighbourhood in the City. The recommended policy amendments and urban design guidelines (considered at the October 5, 2016 Committee of the Whole meeting) will help ensure that each infill application respects and reinforces the existing character of the host community area.

Vaughan Official Plan and Zoning By-law

Review of VOP 2010 Policies

A review of the existing policy regime in VOP 2010 and By-law 1-88 was undertaken as part of this study. The current policy regime provides guidance as to the City's expectations for development in its stable residential areas, respecting the fact that the City has established Intensification Areas where major redevelopment and infill is already permitted. Section 3 of Attachment 1, highlights the policies related to the regulation of infill development in areas designated Low-Rise Residential in the Community Areas of VOP 2010.

Key policies in Volume 1 of VOP 2010 identified in the study include:

- Community Area Policies – 2.2.1.1 (b), 2.2.3.2. and 2.2.3.3., addressing the degree of change planned in Community Areas i.e. stable areas not intended to experience significant physical change;
- Mobility Policies – 4.2.1.5, 4.2.1.26, also relevant to intensification oriented development proposals;
- Public Realm Policies – 9.1.1.2, 9.1.1.3, 9.1.1.4, 9.1.1.5, addressing requirements for public streets and accessibility including their function, layout and design;
- Urban Design Policies – 9.1.2.1, 9.1.2.2, 9.1.2.3, 9.2.2.1, containing policies on the design and form of development including compatibility criteria for new development;
- Low-Rise Residential Policies – 9.2.3.1, 9.2.3.2, establishes the development criteria for detached, semi-detached and townhouse building forms;

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- Heritage Policies – 6.2.2.9, 6.3.2.4, addresses development adjacent to a Heritage Conservation District and establishes compatibility criteria which must be considered in development applications; and that the character prescribed in the Heritage Conservation District must also be respected and complemented;
- Implementation Policies – 10.1.1, 10.1.1.14 – 10.1.1.26, 10.1.1.29, establishes the criteria and framework for policy implementation, which includes the application of the Block Plan process to coordinate the development of multi-ownership parcels.

Recommended changes to these policies resulting from the study, are discussed later in this report.

Review of Zoning By-law 1-88

The review considered existing zoning by-law permissions in the designated Community Areas as part of the establishment of “character”, as it provides the basis for understanding the pattern of development and built form controls that the new development in the area must “respect and reinforce”. Reflecting the predominance of detached houses, the most common zoning found in Community Areas is R1V, R1, R2 or R3. Section 3.8 of Attachment 1, provides a table summarizing the key regulations that apply in each zone as well as the typical low-rise residential zones where townhouses are permitted, RM1 and RM2. The study found that since the character of Vaughan’s low-rise residential areas, in many respects, is determined by zoning standards; they have informed the recommended infill guidelines.

Precedent Review: Best Practices in Other Jurisdictions

One of the tasks identified in the Council direction was to review “best practices in other jurisdictions”. The consultant has summarized the policies and guidelines of other municipalities, primarily in the Greater Golden Horseshoe, that have been developed to regulate and guide change in mature low-rise neighbourhoods. For each, it looked at the methodology and approach of the other municipalities, relevance to the City of Vaughan and provided the study some sample guidelines. The review included an examination of the cities of Toronto and Ottawa, which have been dealing with development pressures in their low-density communities for some time. It also examined the policies and guidelines adopted by some of the more mature suburban municipalities in the GTA, similar to the City of Vaughan. The following municipalities were reviewed:

- Toronto;
- Ottawa;
- Mississauga;
- Brampton;
- Markham;
- Whitchurch-Stouffville; and
- Oakville.

Generally, the official plan policies of the other municipalities were consistent in the identification of important character elements that needed to be preserved in Low-Rise areas and the use of guidelines was widespread. This research informed the preparation of the recommended changes to VOP 2010 and the design guidelines. The full review is set out in Attachment 1, Section 4 “Precedent Review”.

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Study Conclusions and Recommendations

The study concludes that there have been an increasing number of applications that seemingly counter the vision and intent for the stable Community Areas identified as set out in VOP 2010. The intent of VOP 2010 is to ensure that development respects, reinforces and is compatible with, the existing scale, lot pattern, character and form of the established neighbourhoods. However, to aid in implementation it would be beneficial if more information is provided on how the applicable policies should be applied to individual development applications to support more consistent interpretations of the Plan.

The study recommends that the City consider refining the VOP 2010 to clarify existing policies and adopting urban design guidelines to support and further clarify the existing policy regime to address the concerns over the compatibility of infill development in Community Areas with a Low-Rise Residential designation. The study proposes a number of amendments to VOP 2010 and further proposes two sets of urban design guidelines, one for general infill development in established low-rise residential areas, and one specific to infill townhouse development.

Staff support the recommendation to introduce supplementary urban design guidelines to support to policies in VOP 2010 as they relate to infill development in stable community areas designated for Low-Rise Residential uses. This was discussed in detail in the October 5, 2016 report to Committee of the Whole. These supplementary Urban Design Guidelines will provide clarity in interpreting and implementing VOP 2010 policies in the form of criteria, illustrations and language and; will also provide greater clarity during the development review process during the implementation of the Official Plan.

While the proposed VOP 2010 amendments and urban design guidelines are complementary and mutually supportive, they are being implemented independently. The guidelines are non-statutory but provide assistance in interpreting the current VOP 2010 policies. This approach was identified in the Council report in March 2016.

(6) Recommended Policy Amendments to VOP 2010

Below are the suggested modifications to the policies of VOP 2010. In the revised policies below:

- **Strikethroughs represent text proposed for deletion;**
- **Bolded text represents new text.**

Each proposed modification is followed by the rationale for the changes. The proposed amendments are also set out in Section 5.1 of the final study report, which forms Attachment 1 to this report.

- **Changes that have been made to the proposed amendments since January 2016 as a result of feedback received from the public, stakeholders and City staff have been highlighted with boxed text.**

The rationale for these changes is provided below the core rationale for each policy, if applicable, and is indicated with a ‘*’.

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Community Area Policies

Proposed amendment to 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 **that would alter the general character of established neighbourhoods**. New development that respects and reinforces the existing scale, height, massing, lot pattern, building type **and orientation**, character, form and planned function of the immediate local area is permitted, as set out in the policies of Chapter 9.

Rationale: The proposed amendment clarifies the meaning of “significant” in this context by relating it to a change that would alter the general character of a neighbourhood. It also recognizes that in addition to the existing criteria, the orientation of buildings in a neighbourhood is also fundamental to its character and if altered through redevelopment would mark a significant physical change to the neighbourhood’s established character.

Urban Design and Built Form Policies

Proposed amendment to Policy 9.1.2.1:

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 – 9.1.2.4** and ~~9.1.2.3~~ or, where no established neighbourhood is located, it shall help establish an appropriate physical character that is compatible with its surroundings, as set out in policy **9.1.2.4 9.1.2.5**;

Rationale: The above amendment is appropriate if proposed new policy 9.1.2.4 below is adopted.

** Rationale: Slight text change to ensure that policies are ordered numerically, if the proposed new policy 9.1.2.4 is approved.*

Proposed amendment to Policy 9.1.2.2:

In Community Areas with established development, new development, **as reflected in any zoning, variance, subdivision, consent or part lot control exemption application, will** be designed to respect and reinforce the existing physical character and uses of the surrounding area, **specifically respecting and reinforcing** ~~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 orientation of buildings;**
- e. the heights and scale of **adjacent and** immediately surrounding nearby-residential properties;
- f. the setback of buildings from the street;
- g. the pattern of rear and side-yard setbacks;
- h. **the presence of mature trees and general landscape character of the streetscape;**

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- i. **the existing topography and drainage pattern on the lot and in the adjacent and immediately surrounding properties;**
- j. conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes;
- k. 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).

Rationale: The proposed amendment adds new elements that contribute to the character of a neighbourhood that should be specifically respected and reinforced. The additions to the list of elements recognize that the orientation of buildings, the presence of trees and the general landscape character are fundamental elements that help to define the character of a neighbourhood. The proposed amendment also recognizes that topography and drainage are important considerations when redeveloping a site.

** Rationale: The wording has been slightly modified further to clarify that new development should respect and reinforce the physical character of adjacent properties as well as others in the immediate surroundings, and to clarify that Policy 9.1.2.2 applies to all types of development applications.*

Proposed amendment to Policy 9.1.2.3:

Within the Community Areas there are a number of ~~older~~, established residential neighbourhoods that are characterized **exclusively or predominantly** by **Detached Houses located on generally large lots with frontages exceeding 20 metres** and/or by their historical, architectural or landscape value. **These neighbourhoods are generally identified on Schedule 1B “Areas Subject to Policy 9.1.2.3 – Vaughan’s Established Large Lot Neighbourhoods” [X] (~~Established Large Lot Neighbourhoods~~).** Some of these ~~older~~ established neighbourhoods, **as well as newer including** estate lot neighbourhoods, are also characterized by their substantial rear, front and side yards, and by lot coverages that contribute to expansive amenity areas, which provide for attractive landscape development and streetscapes. ~~Often, these areas are~~ **These include neighbourhoods** at or near the core of the **Local Centres** of Thornhill, Concord, Kleinburg, Maple and Woodbridge, and may also be part of the respective Heritage Conservation Districts. **For clarity, the policy text prevails over the mapping shown on Schedule 1B. In addition to those areas identified on Schedule 1B, this policy shall also apply to other areas where the subdivision and redevelopment of a large lot or multiple large lots would not respect and reinforce the elements identified in Policy 9.1.2.2.**

In order to maintain the character of ~~these areas~~ **established, large-lot neighbourhoods**, 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~~ **adjoining or facing** lots, **or the average of the frontage of the adjoining lots where they differ;**
- b. Lot area: The area of new lots should be consistent with the size of ~~adjacent and nearby~~ **adjoining or facing** lots;
- c. Lot configuration: New lots should respect the existing lotting fabric **in the immediate vicinity** immediately surrounding area;

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- 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. **Dwelling types: A new dwelling replacing an existing one shall be of the same type, as defined in Section 9.2.3 of this Plan, except on a lot fronting an Arterial Street, as identified in Schedule 9 (Future Transportation Network), where a Semi-detached House or Townhouse dwelling replacing a detached dwelling may be permitted, subject to Policy 9.1.2.4 and the other urban design policies of this plan;**
- g. Building heights and massing: Should respect the scale of adjacent residential buildings and any city urban design guidelines prepared for these Community Areas;
- h. 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.

Rationale: The proposed amendment recognizes that in addition to the older, established neighbourhoods found in Thornhill, Concord, Kleinburg, Maple and Woodbridge, there are “newer” estate lot neighbourhoods within Community Areas with similar characteristics to be respected and reinforced.

The addition of a new schedule (Schedule 1B: Areas Subject to Policy 9.1.2.3 - Vaughan’s Large Lot Neighbourhoods), consistent with Figure 2 in the study report, will clarify which areas of the city this policy applies. By having the policy apply to established large-lot neighbourhoods generally, the question of the age of a neighbourhood and whether or not it qualifies as “older” becomes less relevant and more emphasis is placed on the characteristics of these neighbourhoods to be respected and reinforced by new development.

The proposed amendments to 9.1.2.3(a) and (b) clarify the area to be considered when lot severances are proposed, recognizing that lot frontages and areas vary across Community Areas; so long as new lots are consistent with the size of adjacent lots, that aspect of the neighbourhood’s character should be respected and reinforced. The proposed new policy regarding dwelling types recognizes that Vaughan’s large-lot neighbourhoods are defined by single detached dwellings, and more intense dwelling types might be appropriate only at the edges of the neighbourhood along arterial roads.

** Rationale: The word “older” was removed from the third sentence for consistency with the original proposed removal of the word “older” from the first sentence. The word “facing” was removed from subpoint “b” in order to account for situations where lots across the street may be significantly different in size from the new lot under study. This change recognizes that permitting the subdivision of large lots on the basis that lots across the street are narrower disregards the precedent that would be set for other large lots on the same block, which could lead to incremental and significant change to the character of the neighbourhood.*

The language was updated in subpoint “c” for clarity of interpretation.

The terms are capitalized in subpoint “f” to be consistent with their capitalization elsewhere in the VOP 2010.

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Proposed new Policy 9.1.2.4:

Notwithstanding Policy 9.1.2.3, where a lot in an established Low-Rise Residential neighbourhood fronts an Arterial Street, as identified in Schedule 9 (Future Transportation Network) of this Plan, limited intensification in the form of **Semi-detached Houses** or **Townhouses** may be permitted, subject to the following:

- a. All new dwellings shall front and address a public street **to be consistent with the orientation of existing dwellings in the established neighbourhood;**
- b. Parking **for units fronting on an Arterial Street** shall be located at the rear of units or underground, accessed by a shared private laneway or driveway requiring minimal curb cuts, to minimize the impact of parking and driveways on the streetscape;
- c. Private laneways or driveways shall not be used to provide frontage for residential dwellings;
- d. The general pattern of front, side and rear yard setbacks in the adjacent established neighbourhood shall be respected and maintained. Front yard setbacks shall be a minimum of 4.5 metres to provide an appropriate buffer between the road and the dwellings and to accommodate landscaping. Rear yard setbacks shall be a minimum of 7.5 metres;
- e. The scale and massing of townhouse developments shall respect the scale and massing of adjacent development and any applicable urban design guidelines.
- f. ~~Access to additional dwellings will be provided by a shared driveway and Developments should protect for future interconnection with adjacent properties. No additional access points onto an Arterial Street will be permitted. to minimize accesses to the Arterial Street. Access arrangements on Arterial Streets shall be to the satisfaction of York Region. arrangements shall comply with the policies of the York Regional Official Plan.~~
- g. **Where a parcel does not front an Arterial Street, as identified on Schedule 9 (Future Transportation Network), townhouses shall not be permitted.**

Rationale: This proposed new policy recognizes that townhouse developments, as well as semi-detached houses, are not common in most of Vaughan's long established neighbourhoods and if introduced would mark a significant physical change, which would be contrary to Policy 2.2.3.2. The policy also recognizes, however, that unusually deep and/or wide lots at the edges of established communities along arterial roads may present opportunities to accommodate townhouse developments with minimal or no adverse impact on the larger established neighbourhood. The criteria in the proposed policy are intended to ensure that townhouse developments respect the physical character of the established neighbourhood and achieve compatibility.

** Rationale: The terms are capitalized in the policy language to be consistent with their capitalization elsewhere in the VOP 2010.*

Subpoint "f" was added to ensure that the proposed policy is consistent with the requirements of York Region. Regional Official Plan Policy 7.2.53 states that, "[It is the policy of Council] 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".

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Policy 9.1.2.4 (g) has been added to clarify that new townhouse development will only be considered in the Low-Rise Residential designation on parcels where there is frontage and access onto an Arterial Street.

For clarity, proposed Policy 9.1.2.4 would be inserted after Policy 9.1.2.3 and subsequent Policies would be renumbered accordingly.

Proposed new Policy 9.1.2.5:

Where a new street network and other infrastructure are required to facilitate and service new development ~~on deep formerly rural lots~~ in established Community Areas, the City may require a Block Plan, as per Policies 10.1.1.14 - 10.1.1.15, to address such matters as:

- a. the configuration and design of streets;
- b. traffic management;
- c. extensions and connections to existing pedestrian and cycling networks;
- d. the provision of public and private services and the detailed approach to stormwater management;
- e. the protection and enhancement of the Natural Heritage Network;
- f. the precise locations of natural and cultural heritage features of the area;
- g. the precise location of any parks and open spaces;
- h. the proposed implementation of sustainable development policies as contained in subsection 9.1.3 of this Plan; and,
- i. phasing of development.

Rationale: Policy 10.1.1.14 states that the City may identify areas subject to a Block Plan through the development review process to address complexities in smaller planning units. The proposed new policy clarifies that unusually large lots within Community Areas, or assemblages of such lots, may constitute a smaller planning unit that requires a Block Plan to ensure they develop in a rational and efficient manner that fully conforms to the VOP 2010.

** Rationale: The phrase “on deep formerly rural lots” was removed because the requirement for a Block Plan may apply in more settings than on deep formerly rural lots”. For clarity, proposed Policy 9.1.2.5 would be inserted after the new proposed Policy 9.1.2.4 and subsequent Policies would be renumbered accordingly.*

Proposed amendment to Policy 9.2.2.1(c):

The following Building Types are permitted in areas designated as Low-Rise Residential, pursuant to policies in subsection 9.2.3 of this Plan:

- i. Detached House;
- ii. Semi-Detached House, **subject to Policies 9.1.2.3, 9.1.2.4, and 9.2.3.1**;
- iii. Townhouse, **subject to Policies 9.1.2.3, 9.1.2.4, and 9.2.3.2**; and,
- iv. Public and Private Institutional Buildings.

Rationale: Policy 9.2.2.1 specifically identifies which building types are permitted in Low-Rise Residential Areas. The proposed amendment to the policy qualifies that these building types are subject to additional policies within the VOP 2010 that speak to the design and compatibility of those building types. The proposed amendment is intended to aid the interpretation of this policy and clarify the relationship between the built form and urban design policies of the VOP 2010.

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** Rationale: Modifications to Policy 9.2.2.1(c) are proposed to support and clarify the interpretation of VOP 2010.*

Proposed amendment to Policy 9.2.3.1(b):

In **established** Community Areas **where Detached Houses and Semi-Detached Houses exist, with existing development**, the scale, massing, setback and orientation of **new** 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~~ **of the same type** in the immediate area. Variations are permitted for the purposes of minimizing driveways.

Rationale: The proposed amendment clarifies that the policy is intended to apply to proposed new development in established neighbourhoods and ensure new detached and semi-detached houses are only introduced where they already exist.

Proposed amendment to Policy 9.2.3.2(b):

In **established** Community Areas ~~where Townhouses exist~~, with existing development, the scale, massing, setback and orientation of **new** Townhouses will respect and reinforce the scale, massing, setback and orientation of other built and approved ~~Townhouses~~ **development** in the ~~immediate area~~ **surrounding area provided they are and shall be consistent with Policies 9.1.2.2, 9.1.2.3 and 9.1.2.4**. Variations are permitted for the purposes of minimizing driveways and having front entrances and porches located closer to the street than garages. **For clarity, back-to-back and stacked townhouses shall not be permitted in areas designated Low-Rise Residential. Back-to-back townhouses share a rear wall as well as a sidewall(s), resulting in a building with two facades where individual entrances to the units are located with no rear yard. Stacked townhouses are defined in Policy 9.2.3.3.**

Rationale: The proposed amendment clarifies that the policy is intended to apply to proposed new development in established neighbourhoods. The prohibition against back-to-back townhouses recognizes that their form and orientation are not in keeping with the pattern and character of existing development in areas designated Low-Rise Residential.

** Rationale: Reference to existing townhouses was removed as there were areas where minimal townhouse examples to provide a precedent. Further this would now be counter to the intent of the proposed amendment and was removed.*

The word “surrounding area” is added in place of “immediate area” to support the interpretation of the geographic extent to which the Policy will apply.

The phrase “and shall be consistent with Policies 9.1.2.2, 9.1.2.3 and 9.1.2.4” is added to clarify that new townhouses should respect and reinforce the character of other built and approved development in the immediate surrounding area; they still need to be consistent with the updated provisions of VOP 2010.

Stacked townhouses are added to the final sentence to clarify that both stacked and back-to-back townhouses should not be permitted in established Community Areas.

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Proposed amendment to Policy 9.2.3.2(c):

In ~~areas of new development~~ **developing Community Areas**, 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.

Rationale: The proposed amendment clarifies that it applies to new, still developing neighbourhoods and not any area where there is new development.

Proposed amendment to Policy 9.2.3.2(d):

Townhouses in **designated Low-Rise Residential areas** shall generally front onto a public street ~~or public open space~~. ~~In other areas where Townhouses are permitted, they shall be encouraged to front a public street or public open space.~~ Where a townhouse ~~block end unit~~ does not front a public street but flanks one Townhouse blocks not fronting onto a public street are only permitted if the unit(s) flanking a public street, **the flanking unit(s) shall** provide a front yard and front-door entrance facing the public street.

Rationale: The proposed amendment recognizes that dwellings fronting a public street or open space is a defining characteristic of Vaughan's Community Areas and ensures this pattern will be maintained with new housing, including townhouses. It also recognizes that flexibility regarding this requirement may be needed in other areas, namely intensification areas, where frontage on private streets, mews or open spaces may be more practical and desirable for achieving density and other urban design objectives.

** Rationale: The word "block" is changed to "end unit" to ensure consistency with the above Policy that encourages Townhouses to front a public street or open space. If an end unit flanks a public street, then the flanking unit(s) should be required to provide a front yard and front-door entrance facing the public street. The reference to townhouses fronting onto public open space in Low-Rise Residential areas has been removed to ensure consistency with proposed new Policy 9.1.2.4, consistent with VOP 2010.*

Proposed new Policy 9.2.3.2(f):

~~New townhouses in established Low-Rise Residential areas where townhouses do not currently exist in the immediate vicinity of the site or where the site does not front an Arterial Street, as identified in Schedule 9 (Future Transportation Network), will require an Official Plan Amendment shall not be permitted.~~

** Rationale: This policy was proposed in the January 2016 version of the study that proceeded to Council on March 22, 2016. It has been replaced by the addition of proposed new Policy 9.1.2.4 (g) which provides that "Where a parcel does not front an Arterial Street, as identified on Schedule 9 (Future Transportation Network), townhouses shall not be permitted."*

Proposed amendment to Policy 9.2.3.3(a):

The following policies and development criteria apply to Stacked Townhouses:

- a) Stacked Townhouses are attached ~~Low-Rise Residential~~ houseform buildings comprising two to four separate residential units stacked on top of each other. Stacked Townhouse units are typically massed to resemble a street Townhouse and each unit is provided direct access to ground level.

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** Rationale: The removal of the phrase “Low-Rise Residential” to describe a stacked townhouse form is proposed in order to clarify that stacked townhouses are not a permitted built form as per Policy 9.2.2.1(c).*

(7) Clarification of the Policy Intent

The proposed amendments to VOP 2010 are intended to preserve and protect stable Low-Rise Residential neighbourhoods from incompatible development. However, it is not intended to:

- Make any existing development in the Low Rise Residential Area Legal Non-Conforming;
- Affect the legal status of any development that is currently approved and unbuilt;
- Override any specific permission contained in a site or area specific plan or secondary plan as shown on Schedules 14 a-c to VOP 2010;
- Affect the planning of New Communities, insofar as determining the appropriate mix and distribution of uses and the density and design parameters;
- Prevent any applicant from making an application to amend VOP 2010 to have a proposal considered on its merits, where it has been determined that a non-conformity exists;
- Prevent Council from directing that a comprehensive study be undertaken to address any area in the Low-Rise Residential designation which has been determined to be an area of transition that may benefit from changes in policy to guide its future evolution;

Where necessary, specific policies will be developed to ensure that the intended outcomes identified above are properly reflected in VOP 2010. This will be addressed in the Technical Report, with the benefit of the final refinement of the policies.

(8) Next Steps

A Technical Report will be provided to a future Committee of the Whole meeting that will address any issues raised at this Public Hearing. Approval of the amendments to VOP 2010 by Committee of the Whole and the subsequent ratification by Council will allow for the drafting of the implementing Official Plan Amendment for adoption by Council. On adoption, by Council the amendments would proceed to the Region of York for approval.

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 will continue to be consulted in respect to any potential impacts on the Region's arterial street network, and their comments will be addressed in the forthcoming Technical Report for a future Committee of the Whole meeting.

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Conclusion

This report sets out the basis for a number of proposed amendments to the Vaughan Official Plan that will serve to address a series of issues that were identified by Council on October 20, 2015. The report describes the process that led to the undertaking of the supporting study, “Policy Review: Vaughan Community Areas and Low-Rise Residential Areas Study”, the underlying policy basis for the new policies, the public consultation process and the analysis that led the draft policy amendments.

Therefore, it is recommended that this report be received and that any issues raised at the Public Hearing, or raised in subsequent correspondence, be addressed by the Growth Management Portfolio’s Policy Planning and Environmental Sustainability team in a future Technical Report to the Committee of the Whole.

Attachments

1. Policy Review: Vaughan Community Areas and Low-Rise Residential Areas Study – Final Report
2. Community Consultation Summary Report – What We Heard
3. Proposed Schedule 1B for VOP 2010: Areas Subject to Policy 9.1.2.3 - Vaughan’s Large Lot Neighbourhoods
4. Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods

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