

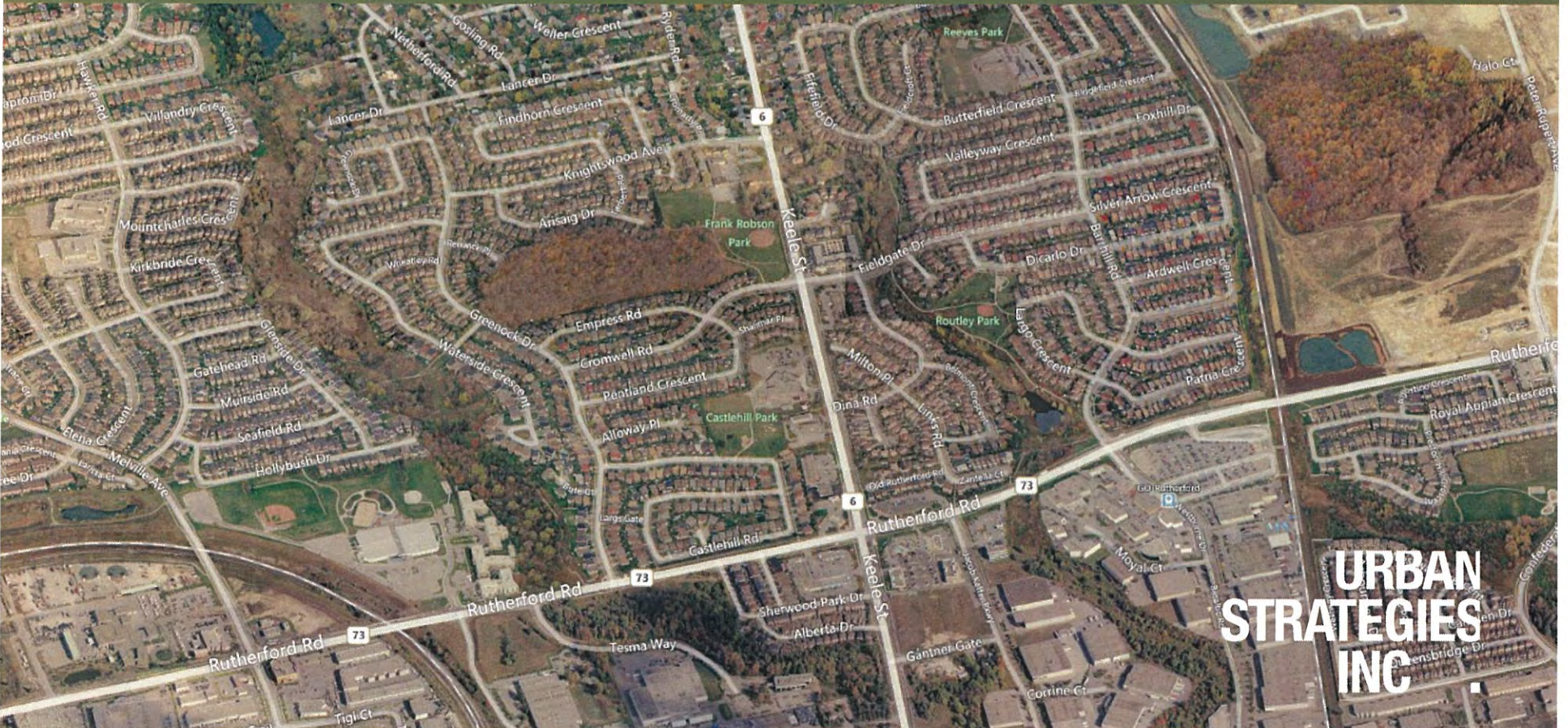


City of Vaughan

Low-Rise Residential Policy Review

June 16, 2015

C 13
COMMUNICATION
CW (PH) - JUNE 16/15
ITEM - 1



URBAN
STRATEGIES
INC.

AGENDA

1/ BACKGROUND

2/ POLICY FRAMEWORK

3/ KEY ISSUES

4/ DRAFT RECOMMENDATIONS

5/ NEXT STEPS

BACKGROUND

March 18, 2014

Council directs staff to review the Low Rise Residential Designation permissions in the Community Areas and associated urban design, land use compatibility policies and report back.

September 2, 2014

Council enacts Keele Street Interim Control By-law on Keele Street between Church Street and Fieldgate Drive.

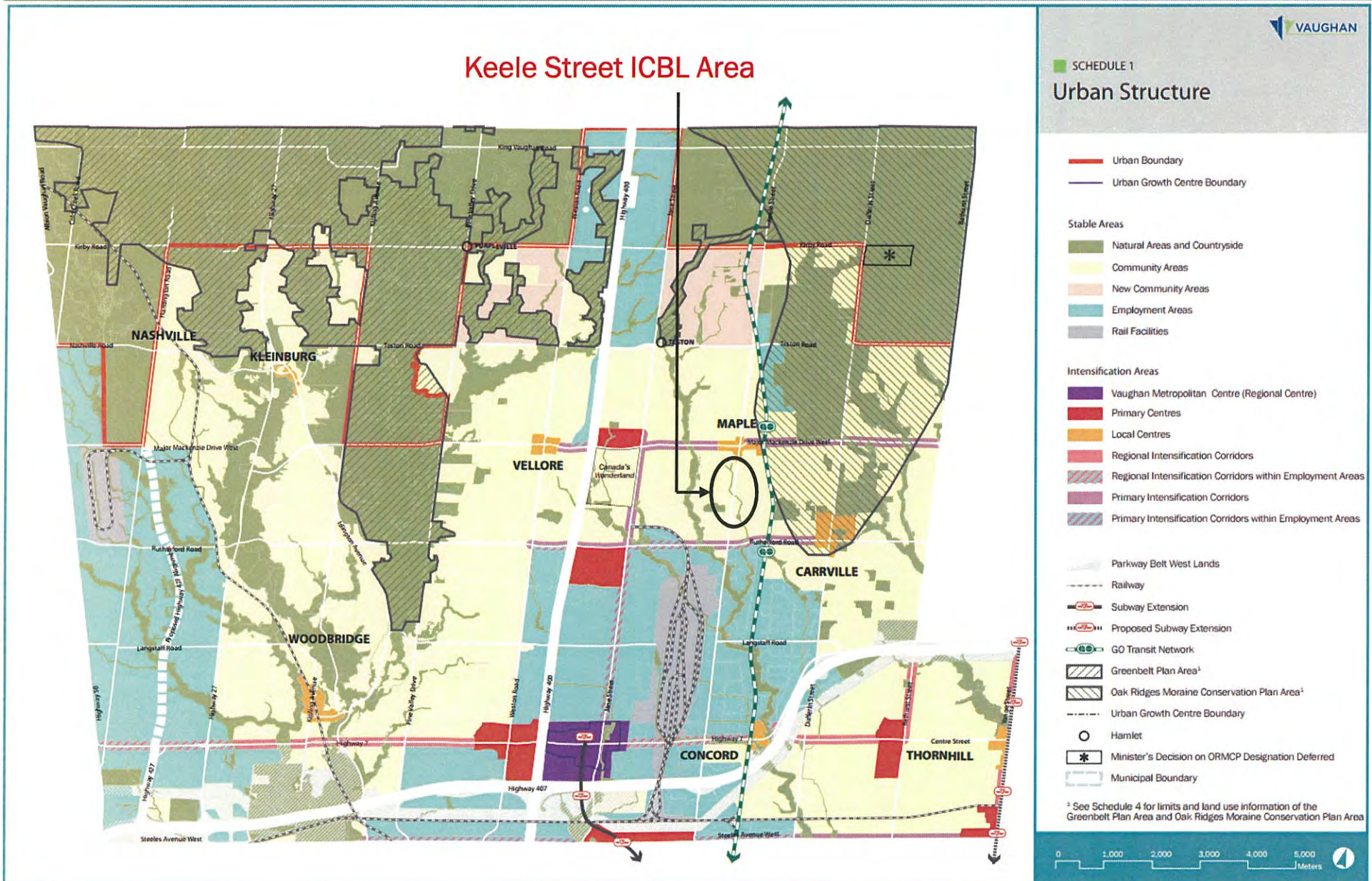
December 2014

Urban Strategies and Planning staff initiate focused and city-wide policy reviews jointly considering the March 18, 2014 direction and the Keele Street Interim Control By-law area.

WHY REVIEW THE POLICIES?

- Concerns over compatibility and fit of townhouse and semi-detached dwelling proposals in existing low-rise residential areas within stable community areas.
- Lack of explicit guidance regarding the appropriate locations for townhouse developments and other forms of intensification in low-rise areas

POLICY FRAMEWORK – VAUGHAN'S URBAN STRUCTURE

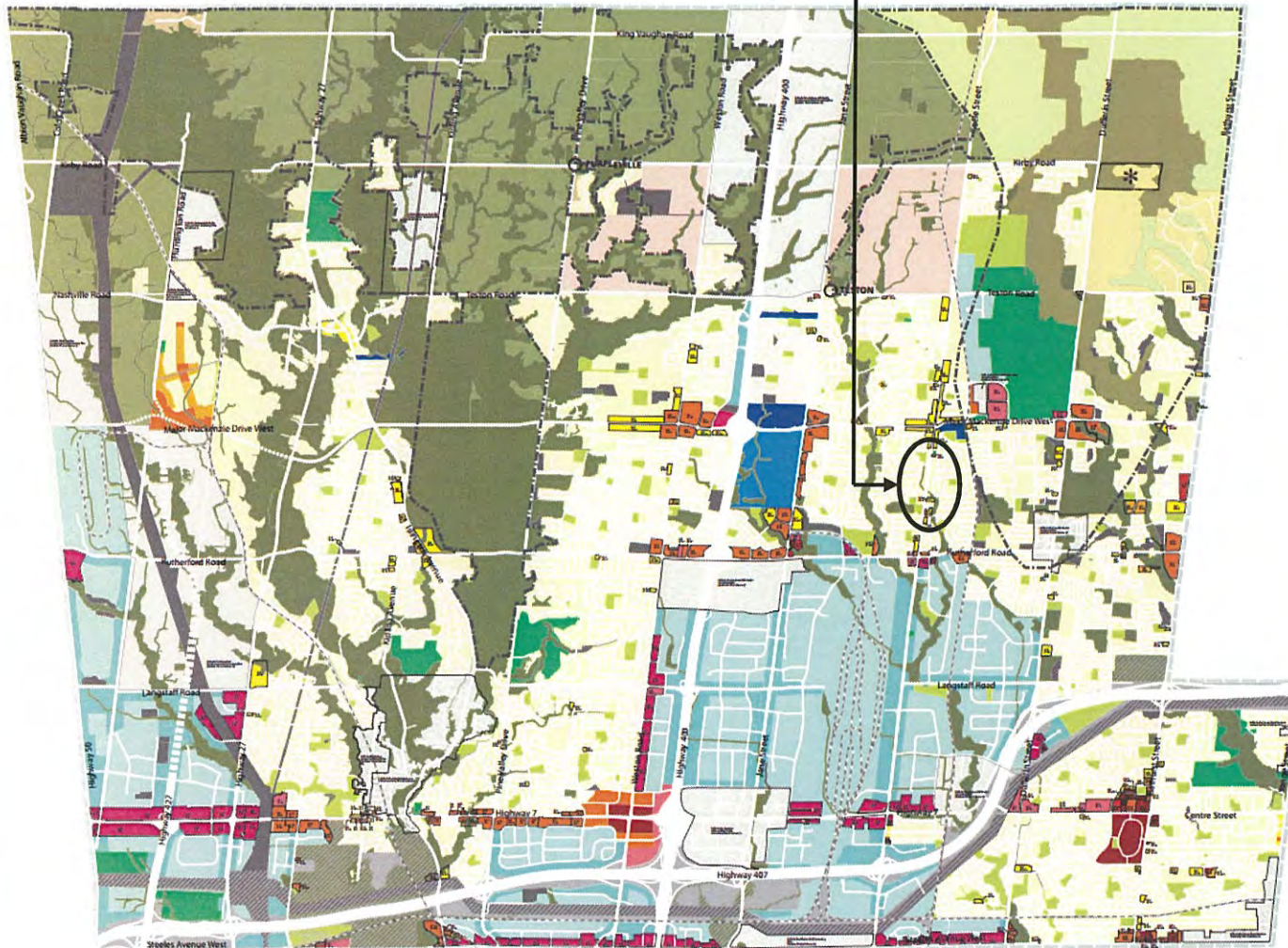


COMMUNITY AREA POLICIES – VOP 2010

- “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 of Chapter 9.” (Policy 2.2.3.2)
- “**Limited intensification may be permitted** in Community Areas as per the land use designations on Schedule 13 and in accordance with 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**.” (Policy 2.2.3.3)
- “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 the size and configuration of lots...the setback of buildings from the street...the pattern of rear and side-yard setbacks...conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes...” (Policy 9.1.2.2)
- “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...**” (Policy 9.1.2.3)

SCHEDULE 13 – LAND USE

Keele Street ICBL Area



SCHEDULE 13 Land Use

- Natural Areas
- Parks
- Private Open Spaces
- Agricultural
- Rural
- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- High-Rise Residential
- High-Rise Mixed-Use
- Community Commercial Mixed-Use
- Employment Commercial Mixed-Use
- General Employment
- Prestige Employment
- Major Institutional
- New Community Areas
- Theme Park and Entertainment
- Parkway Belt West Lands
- Infrastructure and Utilities
- Lands Subject to Secondary Plans (See Schedules 1-6)
- Roads
- Railway
- Greenbelt Plan Area & Oak Ridges Moraine Conservation Plan Area
- Oak Ridges Moraine Natural Core
- Oak Ridges Moraine Natural Linkage
- Oak Ridges Moraine Countryside
- Hamlet
- Minister's Decision on ORMCP Designation Deferred
- Municipal Boundary

Refer to Schedules 1-6 for Lands Subject to Area and Site Specific policies in Volume 2



TOWNHOUSE POLICIES – VOP 2010

- Detached houses, semi-detached houses, institutional buildings **and townhouses permitted in Low-Rise Residential areas** (Policy 9.2.2.1 c)
- Townhouses at a **maximum of three storeys** and **between three and six units in a block** (Policy 9.2.3.2 a)
- “In Community Areas with existing development, the scale, massing, setback and orientation of the **Townhouses will respect and reinforce** the scale, massing, setback and orientation of other built and approved Townhouses in the immediate area...”(Policy 9.2.3.2 b)
- “**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” (Policy 9.2.3.2 d)

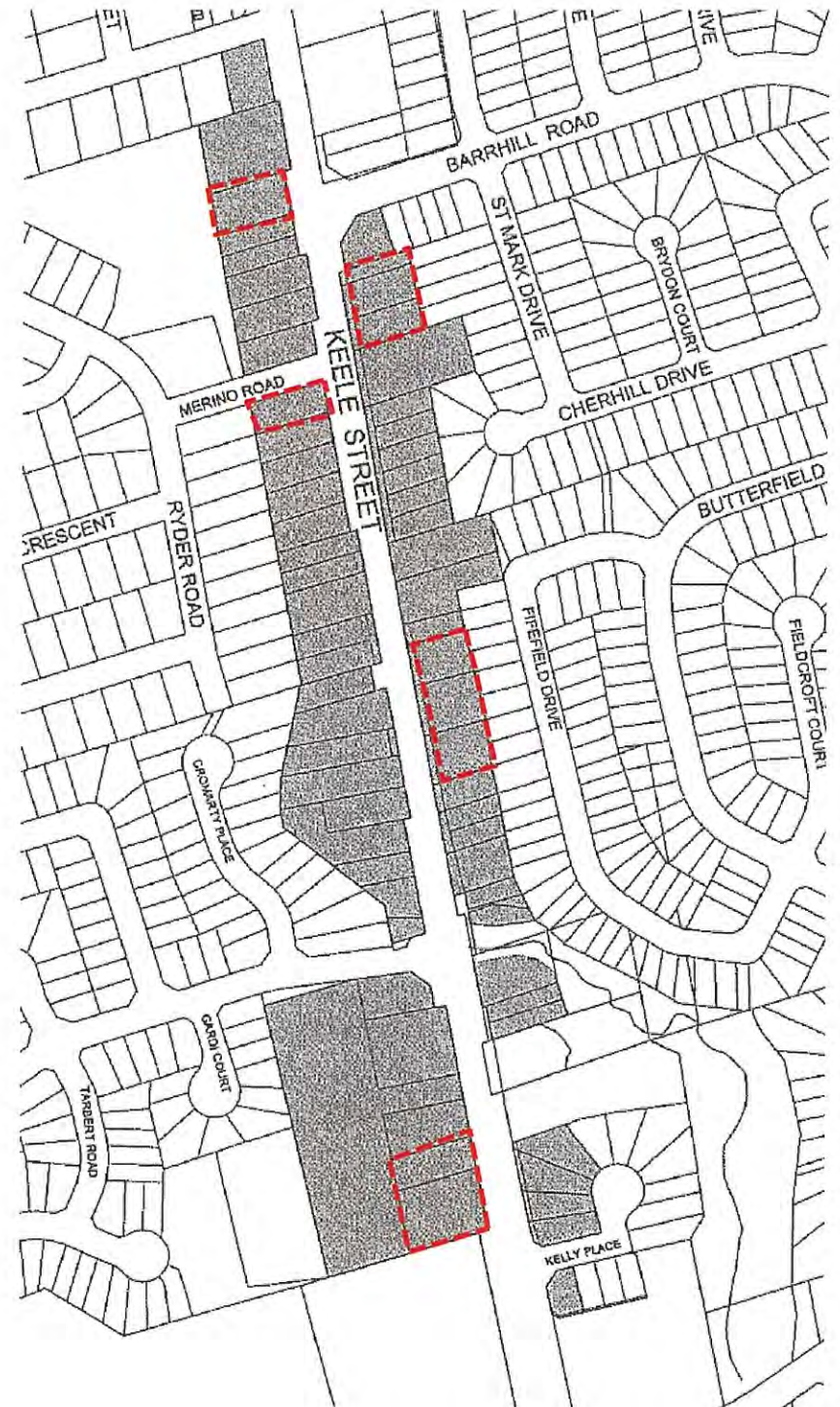
KEELE STREET, MAPLE



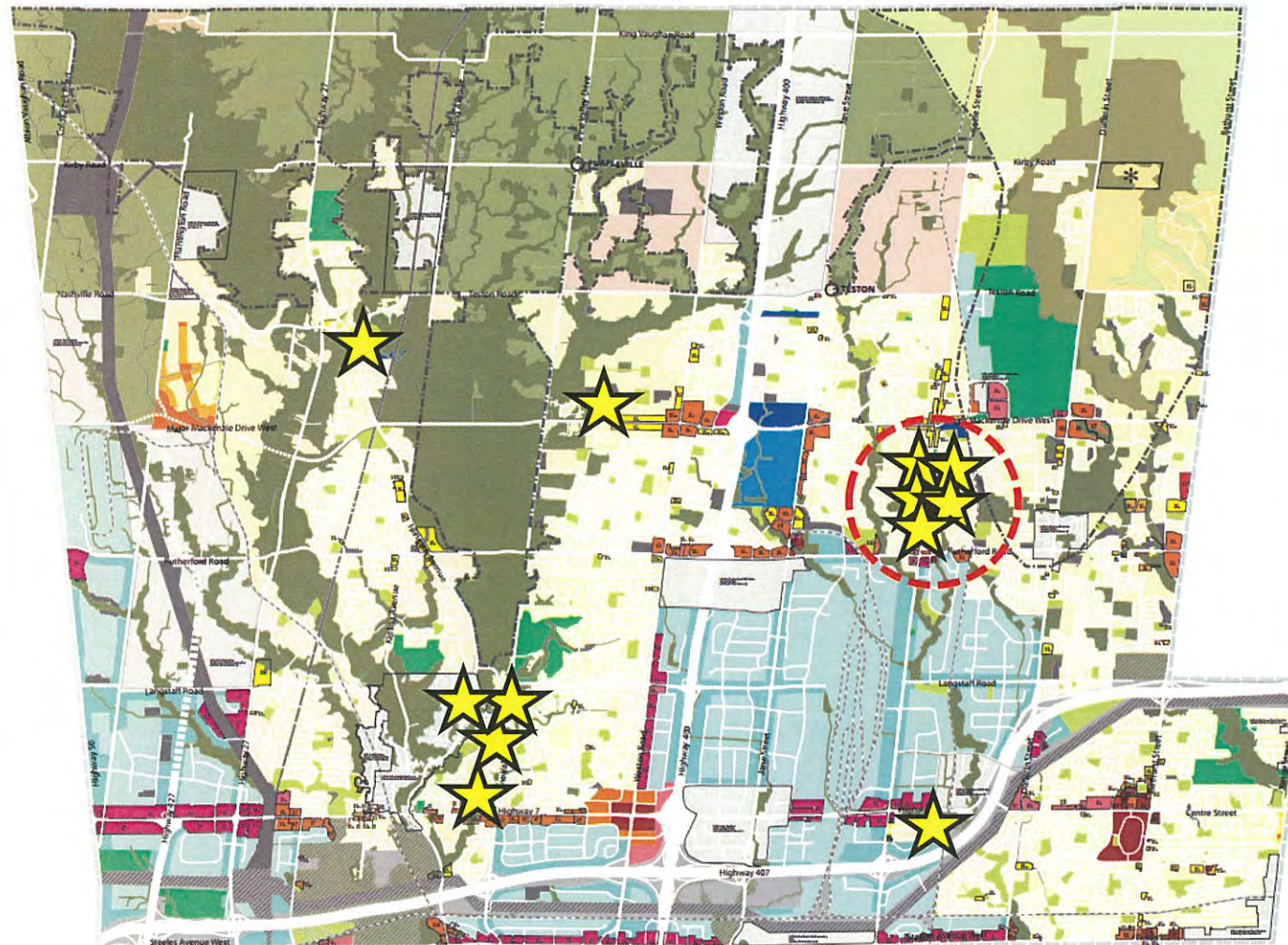
ICBL Area



Townhouse
Proposals



RECENT INTENSIFICATION PROPOSALS



For Discussion Purposes Only

SCHEDULE 13

Land Use

- Natural Areas
- Parks
- Private Open Spaces
- Agricultural
- Rural
- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
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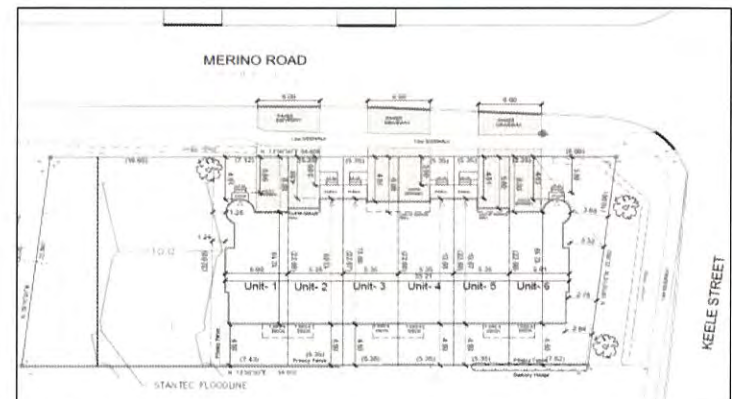
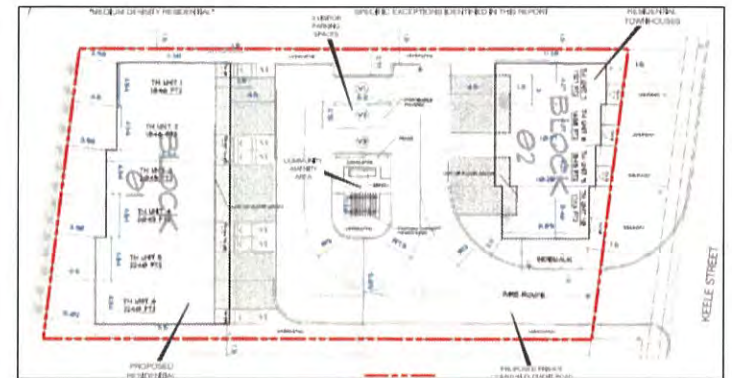
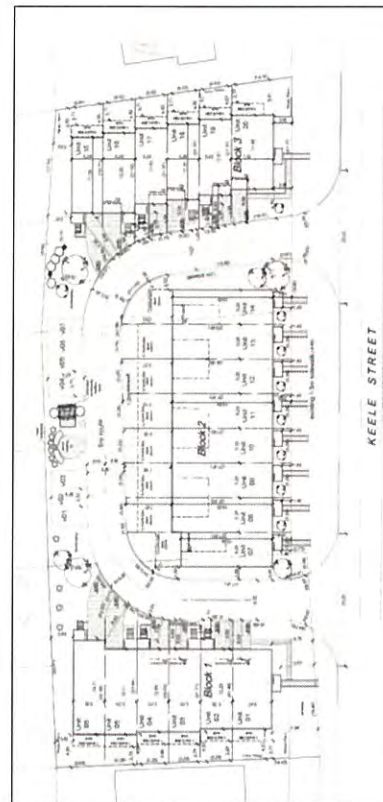


Townhouse
Proposals



KEY ISSUES

- Massing
- Units flanking Keele
- Front yard setbacks
- Rear yard setbacks
- Frontage on private lanes
- Front-to-back relationships
- Length of townhouse blocks



PRELIMINARY RECOMMENDATION 1

Most of the proposals represent significant intensification that would result in a significant physical change to the community.



Draft for Discussion Purposes Only

*The VOP should acknowledge the relationship between density and neighbourhood character and **generally restrict the density of new development within existing low-rise communities to a maximum of 35 units per net hectare**, provided the urban design policies of the plan are satisfied. The VOP should clarify that an OPA is required for any proposal that exceeds this density.*

PRELIMINARY RECOMMENDATION 2

Most of the proposals are not respecting and reinforcing the character of the surrounding residential area.

The policies providing for development to “respect and reinforce” the existing community character should be strengthened to ensure that is interpreted in a manner that is consistent with the intent of the VOP. Amend Policy 9.1.2.2 by:

- *Adding “the orientation of buildings” and “the presence of mature trees and general landscape character of the streetscape” to the list of elements to be considered by new development*
- *Requiring zoning regulations for setbacks and heights to be generally the same as those in the immediate vicinity*

PRELIMINARY RECOMMENDATION 3

Historical residential lots along arterial roads present unique challenges and opportunities, but the use of private lanes to maximize density is not appropriate.



- Add a new policy following 9.1.2.2 that would generally require new streets in Community Areas to be public and prohibit dwelling units from fronting private laneways.
- Amend Policy 9.2.3.2(d) to require townhouses in Community Areas to front a public street.
- Require Block Plans and an OPA for groups of deep, formerly rural lots or estate subdivisions.

PRELIMINARY RECOMMENDATION 4

Further policy refinements are needed to ensure townhouse developments within existing neighbourhoods of single-detached housing are integrated sensitively.

- Amend Policy 9.2.3.2(b) to state that townhouses should “respect and reinforce” the scale, massing, setback, and orientation of other houses in the immediate area, not just other townhouses.
- In Community Areas of predominantly single-detached homes, permit townhouses only on lots fronting a Major or Minor Arterial Street at densities up to 35 UPH.

PRELIMINARY RECOMMENDATION 5

More clarity is needed regarding the definition of “older, established communities” and the policies that apply to them.



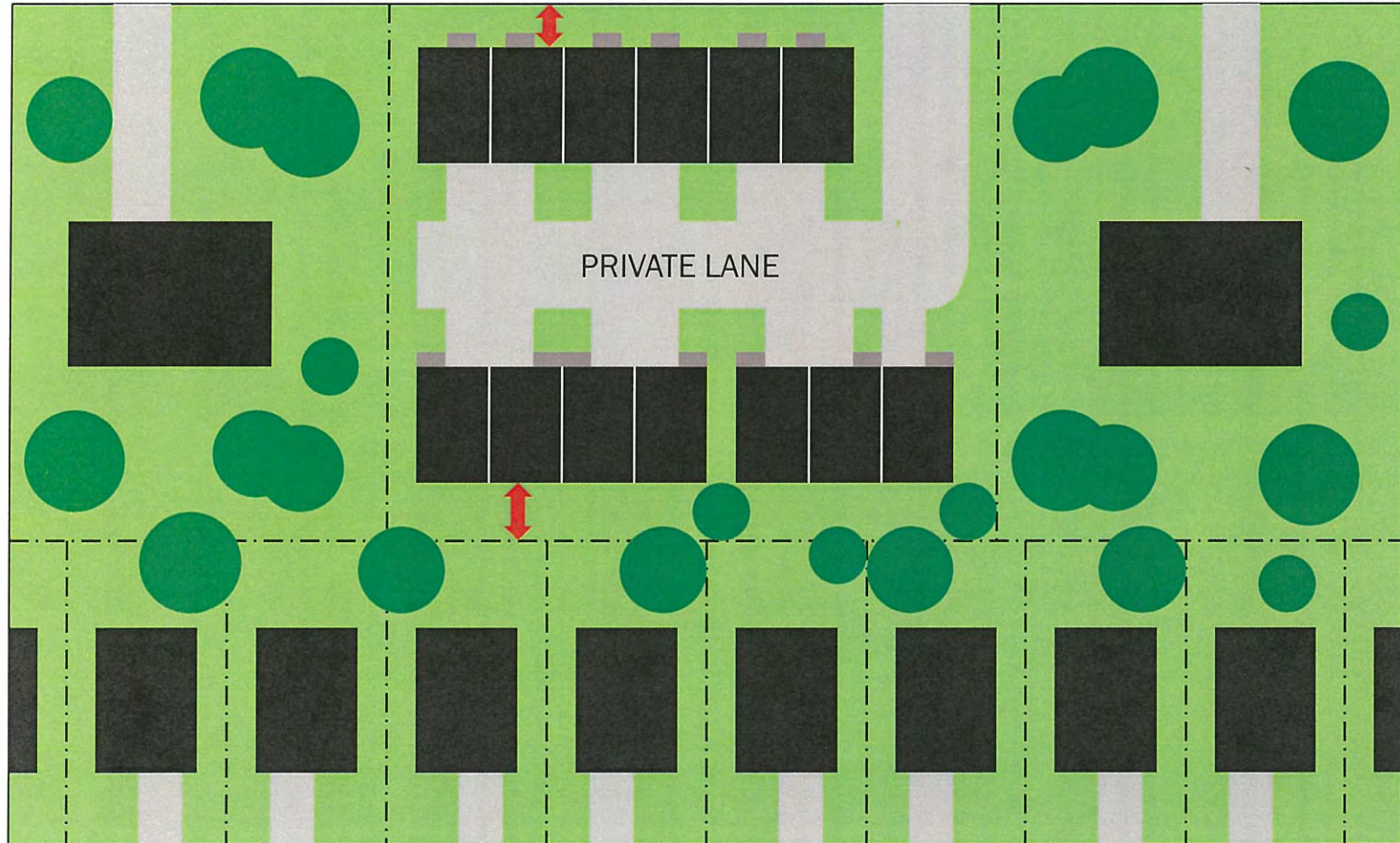
- Add a new Schedule to the VOP 2010 that identifies “older, established communities” by their historical or cultural value and their large lots and landscaped setbacks.
- Prohibit townhouses in “older, established communities”.

NEXT STEPS

- Gather and review stakeholder and public feedback
- Refine and finalize recommendations
- Report to Committee of the Whole in Fall 2015

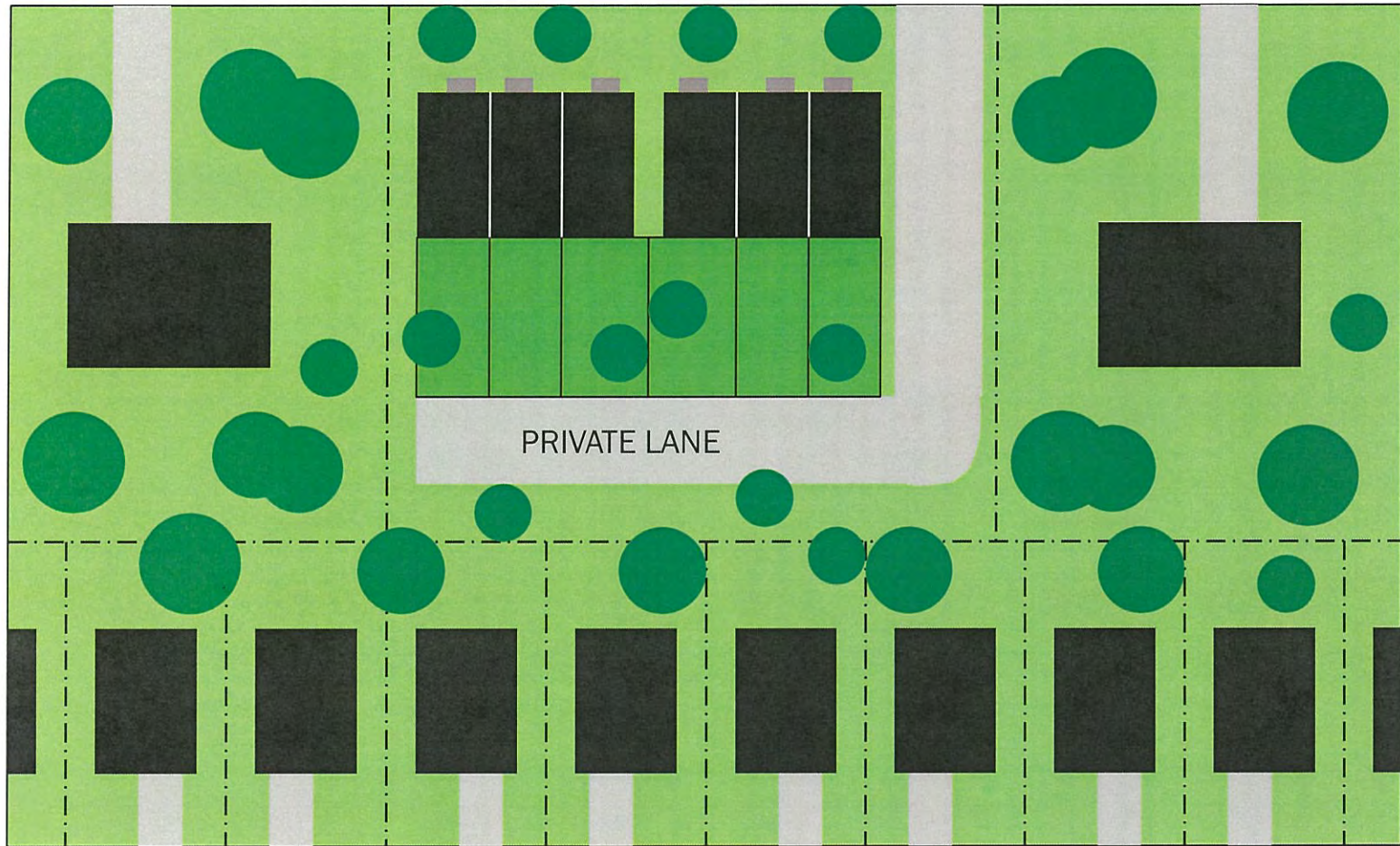
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ARTERIAL ROAD



LOCAL STREET

ARTERIAL ROAD



LOCAL STREET