



09

BUILDING A GREAT CITY

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9.1 Elements of a Great City

Building a great city means bringing together in a functional, attractive and sustainable manner the various components that create the everyday urban fabric. These components consist of the buildings in which we live and work and the public spaces in which we gather, move about and recreate. This section of the Official Plan provides a framework for continuing to build Vaughan as a great City. It includes specific policies and development criteria to ensure a wonderful public realm, an attractive and pedestrian-oriented built form and sustainable and green buildings.

9.1.1 The Public Realm

The public realm consists of the various public and publicly accessible spaces in which residents, employees and visitors interact. It is the public sidewalks on which we walk, the parks in which we play and the squares and open spaces in which we celebrate. The public realm is also about the elements that one finds within these spaces – benches, light poles, transit shelters and public art all work together to provide character and identity within the public realm. Great cities can all boast of a vibrant public realm. To do so requires both a high-quality of design and the foresight to provide for functional, comfortable and safe features within the public realm that make such spaces attractive and universally accessible to all residents. Vaughan is committed to building a truly remarkable public realm throughout the City.

It is the policy of Council:

- 9.1.1.1. To ensure the development of a high-quality, attractive and sustainable public realm that includes the following elements:
- a. public streets and rights-of-way;
 - b. public parks and open spaces;
 - c. publicly accessible natural areas;
 - d. off-street trails and bikeways;
 - e. transit stations and stops;
 - f. publicly accessible private spaces; and,
 - g. shared and common driveways and walkways associated with condominium developments.

- 9.1.1.2. That public streets and rights-of-way are considered significant public places and, therefore, their design shall 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.
- 9.1.1.3. 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. requiring a consistent and generally continuous built form along sidewalks within ***Intensification Areas***;
 - d. providing active ground floor uses and building entrances adjacent to public sidewalks within ***Intensification Areas***;
 - e. avoiding blank facades along sidewalks;
 - f. requiring that surface parking areas be buffered and screened from sidewalks through the use of setbacks and landscaping; and,
 - g. providing a zone between pedestrians and high levels of vehicular traffic consisting of landscaping and street furniture, and, where appropriate, on-street parking.

- 9.1.1.4. To promote an interconnected grid-like pattern of streets and blocks that is walkable and cyclable through the following measures:
- a. limiting the length of streets and blocks to assist with 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.
- 9.1.1.5. To recognize that some condominium developments will contain common-element streets and walkways. In such instances those features should be designed to simulate a public street and the policies in 9.1.1.2, 9.1.1.3 and 9.1.1.4 shall apply.
- 9.1.1.6. That public streets and adjacent uses in the **Countryside** shall contribute to a rural **Countryside** character.
- 9.1.1.7. To provide a high-quality network of connected public parks and open spaces, as outlined in Section 7.3 of this Plan, that contributes to the City's overall public realm.
- 9.1.1.8. To strengthen Vaughan's network of natural areas as a defining characteristic of the City by:
- a. protecting and enhancing the Natural Heritage Network, as identified in Schedule 2, and, specifically, securing wherever possible, through the development process, such lands for public purposes;
 - b. actively seeking, through the development process, to connect natural areas with existing parks, open spaces, pedestrian trails, greenways and bicycle routes;
 - c. improving, where appropriate, the physical and visual access to natural areas;
 - d. ensuring new development adjacent to natural areas provides sufficient buffering to protect and conserve the ecological functions of such natural areas; and,
 - e. orienting new development to avoid or limit rear-lotting onto natural areas and, instead, providing other public realm elements adjacent to natural areas, such as a public street, park, or landscaped walkway.

- 9.1.1.9. To ensure the development of public art throughout the public realm by establishing a Public Art Program that will:
- a. identify key sites and opportunities for public art throughout Vaughan;
 - b. require the inclusion of public art in all new public sector developments;
 - c. establish partnerships with utility providers to integrate public art with utility infrastructure;
 - d. establish partnerships with local schools, institutions and community groups to initiate neighbourhood-based public art projects;
 - e. establish a public art contribution associated with private development equivalent; and,
 - f. establish a public art review panel to review and evaluate public art proposals and make recommendations respecting location, scale, purpose.
- 9.1.1.10. To ensure that all elements of the City's public realm are sustainable and contribute to an improved environment by:
- a. incorporating landscape techniques that maximize opportunities for stormwater retention and infiltration;
 - b. maximizing the planting of trees and ensuring sustainable growing conditions for trees;
 - c. incorporating a diverse range of vegetation, including native and/or drought-tolerant species;
 - d. incorporating the use of trees, shrubs, and perennials and minimizing use of high-maintenance annual species; and,
 - e. incorporating high-quality, attractive materials with extended life spans and lower maintenance and life-cycle costs.
- 9.1.1.11. To ensure universal physical access throughout the public realm through the creation of an integrated network of public spaces that are universally accessible, including sidewalks and walkways with unobstructed pathways, curb cuts at corners of all public streets, and infrastructure that supports people with visual and hearing impairments, such as textured paving and audible crosswalks.
- 9.1.1.12. To ensure design that promotes pedestrian safety and security through various measures, including implementation of the City's Crime Prevention Through Environmental Design Guidelines.

9.1.2 Urban Design and Built Form

A great city is a beautiful city: one that consists of remarkable buildings and high-quality architecture and urban design. This is true for both a city's major buildings and its core fabric of houses and small to mid-sized buildings. These buildings work together with the public spaces surrounding them to create wonderful experiences. A city needs a clear set of directions on how buildings should be designed and organized, how they relate to the public realm and its intentions for urban design and architectural quality.

A clear set of intentions and expectations are provided for how buildings should be developed in different parts of the City. The transformation envisioned in this Plan requires that a new emphasis be placed on design excellence. Developments in Vaughan will need to ensure that they are both functional for the users of the building and that they contextually fit within their surroundings.

It is the policy of Council:

- 9.1.2.1. That new development shall respect and reinforce the existing and planned context within which it is situated. More specifically, the built form of new developments shall achieve the following general objectives:
- a. in **Community Areas**, new development shall respect and reinforce the physical character of the established neighbourhood within which it is located as set out in policy 9.1.2.2 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 9.1.2.3;
 - b. in **Intensification Areas**, new development shall be located and organized, as set out in policies 9.1.2.4 and 9.1.2.5, 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 shall be located and organized, as set out in policy 9.1.2.6, 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 rural areas, new development, where permitted, should be rural in character and protect, preserve and strengthen the rural and *agricultural* context within which it is situated, as set out in policy 9.1.2.7 of this Plan.

- 9.1.2.2. That in **Community Areas** with established development, new development shall 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; and,
 - h. in older established residential areas characterized by large lots and/or by historical, architectural or landscape value, development shall be consistent with the overall character of the area, and specifically the character of large lots and/or the historical, architectural or landscape value of the area.
- 9.1.2.3. That in **New Community Areas** where no established development exists, the appropriate built form and urban design shall be determined through a comprehensive and coordinated planning exercise, as detailed in policy 9.2.2.13 of this Plan, and consistent with the requirements for new communities within the York Region Official Plan.
- 9.1.2.4. That in **Intensification Areas**, new development will be designed to:
- a. have buildings front onto a public street with generally consistent setbacks;
 - b. locate main building entrances so that they are clearly visible and directly accessible from the public sidewalk;
 - c. provide active ground floor uses and avoid blank facades;
 - d. mass new buildings to frame adjacent streets in a way that respects the existing or planned street width but also provides for a pedestrian-scaled environment;
 - e. create appropriate transitions in scale to areas of lower intensity;
 - f. provide appropriate parks and open spaces as set out in Section 7.3.
 - g. provide for adequate light and privacy for occupants of the new development and for occupants of adjacent properties;
 - h. minimize adverse shadow and/or wind impacts on neighbouring properties or public realm areas;

- i. provide appropriate indoor and outdoor amenity space for the occupants of the new development; and,
- j. contribute to an interesting and attractive skyline through architectural treatment and roof design.

9.1.2.5. That in **Intensification Areas**, new development will locate and organize vehicle parking, access and service areas to minimize their impact on surrounding properties and the public realm by:

- a. using shared service areas where possible within blocks, including public and private lanes, driveways and service courts;
- b. consolidating and minimizing the width of driveways and curb cuts across public sidewalks;
- c. providing vehicle service areas within buildings where possible;
- d. providing underground parking where appropriate;
- e. prohibiting surface parking between the front face of a building and the public sidewalk;
- f. ensuring any surface parking areas are buffered and screened from all property lines through the use of setbacks and landscaping; and,
- g. integrating above-grade parking structures with the overall building design and providing active uses at the ground level facing onto and accessed directly from arterial and collector streets.

9.1.2.6. That in **Employment Areas**, new development will be designed to:

- a. allow for a variety of lot sizes and building sizes to accommodate a wide range of employment uses as permitted through Section 9.2 of this Plan;
- b. provide safe and direct access to buildings for pedestrians, cyclists and transit users;
- c. maximize the placement of buildings along the frontage of lots facing public streets and have regard for appropriate landscaping;
- d. limit surface parking between the front face of a building and the public street or sidewalk;
- e. provide safe and direct pedestrian walkways from the public street and parking areas to main building entrances;

- f. ensure any surface parking areas are buffered and screened from all property lines through the use of setbacks and landscaping;
- g. ensure any outdoor storage areas, where permitted, are appropriately buffered and screened through the use of setbacks, landscaping and fencing; and,
- h. provide appropriate parks and open spaces as set out in Section 7.3.

9.1.2.7. That in the **Countryside**, new development, where permitted, will be designed to protect, preserve and strengthen the rural and *agricultural* character within which it is set by ensuring that the siting, scale and massing of new development is compatible with the established patterns of surrounding hamlets, farms and natural areas.

9.1.2.8. That a Design Review Panel will be established by the City to review developments that, in the opinion of the City, are deemed major or of City-wide significance. The City will establish specific rules and procedures for applicants to make submissions and presentation to the Design Review Panel and for the Design Review Panel to make recommendations to Council.

9.1.3 Sustainable Development

A great city is a sustainable city – and a sustainable city is one that consists of developments and buildings that minimize the use of energy and resources. Vaughan and its development community have already made great strides in this area. As technologies advance we must continue to advance sustainable building standards. The Official Plan is a stepping stone in this regard and will be built upon with continued efforts at the municipal level. Building on the standards provided in the York Region Official Plan, this Plan contains both general targets on energy and water efficiency and a commitment to provide work with the building and construction industry to provide a more specific set of standards on a broader set of sustainable criteria. Following on the recommendations contained in Green Directions – Vaughan’s Sustainability Master Plan – a Sustainable Development Report will be submitted as part of applications for new developments to gauge how well we are doing at addressing these issues.

It is the policy of Council:

- 9.1.3.1. To develop Green Development Standards, in consultation with the building and construction industry, that will be applicable to all public and private sector developments.
- 9.1.3.2. That the following initiatives will be explored as part of the establishment of Green Development Standards and, where appropriate, specific standards will be established to:
 - a. provide a high-level of efficiency in energy consumption;
 - b. maximize solar gains and be constructed in a manner that facilitates future solar energy installations;
 - c. include or facilitate future on-site renewable energy systems;
 - d. provide a high-level of efficiency in water consumption, including rainwater harvesting and recirculation for irrigation purposes;
 - e. enhance indoor air quality;
 - f. contain or facilitate the future installation of plug-ins for electric vehicles;
 - g. use environmentally preferable building materials, high-renewable and recycled content building products, and certified sustainably harvested lumber;
 - h. provide water efficient and drought resistant landscaping, which should include the use of native plants and xeriscaping;
 - i. maximize permeable surfaces, including the provision of permeable driveways;
 - j. incorporate green roofs into building design; and,
 - k. reduce construction waste and divert construction waste from landfill.
- 9.1.3.3. That until such time as Green Development Standards are adopted by Council, all applications for an Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision, and/or Site Plan Approval shall submit a Sustainable Development Report, indicating how the various elements contained in policy 9.1.3.2 are being applied, and describing any other sustainable initiatives being implemented within the development.

9.2 Land Use Designations and Permitted Buildings Types

9.2.1 General Land Use Policies

This Section includes the land use designations, building typologies and associated schedules that apply across the City. These form the primary mechanisms for achieving the growth management strategy set out in Chapter 2 and the various thematic policies set out in Chapters 3 through 8 of this Plan. They also provide specific direction on how to achieve the various public realm, built form, urban design and sustainable development policies set out in Section 9.1. Together, the policies and schedules in Section 9.2 describe which land uses are permitted in different parts of the City, which types of buildings are appropriate in different areas, set out general or, where indicated, specific height and density permissions and provide for specific development and built form criteria.

It is the policy of Council that:

- 9.2.1.1. The use of land and the types of buildings permitted on any property shall be those identified and described by the designations and their applicable policies set out in Section 9.2.2 and shown on Schedule 13. For the purposes of this Plan, references to Schedule 13 include Schedules 13-A through 13-T, inclusive.
- 9.2.1.2. The development criteria for various building types are set out in Section 9.2.3. Any variations from the policies in Section 9.2.3 shall, to the satisfaction of the City, be minor and shall respond to unique conditions or context of a site. Such variations shall not require an amendment to this Plan provided that they are supported through an Urban Design Brief that has been prepared to the satisfaction of the City.
- 9.2.1.3. Any lands shown on Schedule 3 as located within the boundary of the Provincial Oak Ridges Moraine Conservation Plan and Provincial Greenbelt Plan are also subject to the policies of the Provincial Oak Ridges Moraine Conservation Plan and Provincial Greenbelt Plan and, in all instances, the policies of those Plans shall prevail.
- 9.2.1.5. No building or structure shall exceed the height in storeys indicated on Schedule 13 by the number following the letter H.
- 9.2.1.6. No development shall exceed the *floor space index* indicated on Schedule 13 by the number following the letter D.

- 9.2.1.7. Where no height or *floor space index* is indicated on Schedule 13, the maximum height and density shall be established through a Secondary Plan or Area Specific Policy as contained in Volume 2 of this Plan, where such a Secondary Plan or Area Specific Policy exists, or through the application of the various policies of this Plan.
- 9.2.1.8. The use of the maximum *floor space index* regulation to justify extra height, the use of the maximum height regulation to justify extra density, or use of either of those regulations to deviate from the other built form policies will be deemed to meet neither the intent nor spirit of this Plan.
- 9.2.1.9. The following uses are permitted in all land use designations with the exception of **Natural Areas, Parks, Private Open Spaces, Agricultural, Rural Residential, Theme Park and Entertainment, and Infrastructure and Utility**:
- a. *Schools*;
 - b. Parks and open space;
 - c. Stormwater management facilities;
 - d. *Small-scale community facilities*;
 - e. *Places of Worship*, provided:
 - i. they are located on a public street with a right-of-way of 26 metres or greater
 - ii. the building and use shall be compatible with adjacent uses in terms of, size, and form and subject to performance standards;
 - iii. the impact on adjacent developments is minimized through the provision of adequate parking, landscaping, setback and buffering provisions to be determined in the Zoning By-law;
 - iv. traffic and parking studies which demonstrate that the use will not have an adverse impact on the existing or proposed traffic network be provided to the satisfaction of the City; and,
 - v. they are not located within areas designated as **General Employment** or **Prestige Employment**;
 - f. *Day care*, provided they are located on a public street with a right-of-way of 26 metres or greater, but not within areas designated as **General Employment**; and,
 - g. *Public Safety services*, provided they are located on a public street with a right-of-way of 26 metres or greater.

9.2.2 Land Use Designations

It is the policy of Council that:

Low-Rise Residential

9.2.2.1. In areas designated on Schedule 13 as **Low-Rise Residential**, the following shall apply:

- a. **Low-Rise Residential** areas shall consist of buildings in a low-rise form no greater than three storeys.
- b. The following uses shall be permitted in areas designated as **Low-Rise Residential**, in addition to those uses permitted through policy 9.2.1.9:
 - i. Residential units;
 - ii. *Home Occupations*;
 - iii. Private home day care for a maximum five (5) children; and,
 - iv. *Small scale convenience retail*, provided the use is:
 - A. located in a corner unit where at least one of the sides is on a collector or arterial street as indicated on Schedule 9; and
 - B. a maximum of 185 square metres of gross floor area.
- c. The following Building Types are permitted in areas designated as **Low-Rise Residential**, pursuant to policies in Section 9.2.3 of this Plan:
 - i. Detached House;
 - ii. Semi-Detached House;
 - iii. Townhouse; and,
 - iv. Public and Private Institutional Buildings.

Low-Rise Mixed Use

9.2.2.2. In areas designated on Schedule 13 as **Low-Rise Mixed Use**, the following policies shall apply:

- a. **Low-Rise Mixed-Use** areas shall generally be located on arterial or collector streets. They will allow for an integrated mix of residential, community and small scale retail uses intended to serve the local population. Such areas will be carefully designed with a high standard of architecture and public realm, and well integrated with adjacent areas.
- b. The following uses shall be permitted in areas designated as **Low-Rise Mixed-Use**, in addition to those uses permitted through policy 9.2.1.9:
 - i. Residential units;
 - ii. *Home Occupations*;
 - iii. Small scale *hotels*;
 - iv. Retail uses subject to the policies of Section 5.2.3; and,
 - v. Office uses.
- c. In areas designated as **Low-Rise Mixed-Use** and located in **Intensification Areas** identified on Schedule 1, the ground floor frontage of buildings facing arterial and collector streets shall predominantly consist of retail uses or other active uses that animate the street.
- d. In areas designated as **Low-Rise Mixed-Use** and located in **Intensification Areas** identified on Schedule 1, retail uses shall not exceed 50 percent of the total gross floor area on the lot.
- e. In areas designated as **Low-Rise Mixed-Use** and located in **Community Areas** identified on Schedule 1, retail and office uses will be limited to a maximum of 500 square metres of gross floor area if located on a local or collector street as indicated on Schedule 9 or to a maximum of 1200 square metres if the lot is located on an arterial street.
- f. The following Building Types are permitted in areas designated as **Low-Rise Mixed-Use**, pursuant to policies in Section 9.2.3 of this Plan:
 - i. Townhouses;
 - ii. Stacked Townhouses;
 - iii. Low-Rise Buildings; and
 - iv. Public and Private Institutional Buildings.

Mid-Rise Residential

- 9.2.2.3. In areas designated on Schedule 13 as **Mid-Rise Residential**, the following policies shall apply:
- a. **Mid-Rise Residential** areas are generally located in *Intensification Areas* and shall consist of primarily residential buildings. They will help achieve the City's population and *intensification* targets by establishing medium intensity housing forms. Such areas will be carefully designed with a high standard of architecture and public realm, and well integrated with adjacent areas.
 - b. The following uses shall be permitted in areas designated as **Mid-Rise Residential**, in addition to those uses permitted through policy 9.2.1.9:
 - i. Residential units;
 - ii. *Home Occupations*;
 - iii. *Small scale convenience retail*, provided the use is:
 - A. located in a corner unit where at least one of the sides is on a collector or arterial street as indicated on Schedule 9; and
 - B. a maximum of 185 square metres of gross floor area. and,
 - iv. *Community facilities*.
 - c. The following Building Types are permitted in areas designated as **Mid-Rise Residential**, pursuant to policies in Section 9.2.3 of this Plan:
 - i. Mid-Rise Buildings; and,
 - ii. Public and Private Institutional Buildings.
 - d. Within 70 metres of an area designated as **Low-Rise Residential** or on streets that are not arterial streets or major collector streets the following building types are also permitted, pursuant to policies in Section 9.2.3 of this Plan:
 - i. Townhouses;
 - ii. Stacked Townhouses; and,
 - iii. Low-Rise Buildings.

Mid-Rise Mixed-Use

9.2.2.4. In areas designated on Schedule 13 as **Mid-Rise Mixed-Use**, the following policies shall apply

- a. **Mid-Rise Mixed-Use** areas are generally located in *Intensification Areas* and provide for a mix of residential, retail, community and institutional uses. Such areas will be carefully designed with a high standard of architecture and public realm, and well integrated with adjacent areas.
- b. The following uses shall be permitted in areas designated as **Mid-Rise Mixed-Use**, in addition to those uses permitted through policy 9.2.1.9:
 - i. Residential units;
 - ii. *Home Occupations*;
 - iii. *Community facilities*;
 - iv. Cultural uses, including commercial galleries and theatres; and,
 - v. Retail uses subject to the policies of Section 5.2.3;
 - vi. Office uses up to a maximum of 7,500 square metres;
 - vii. Parking garage
 - viii. *Hotel*; and,
 - ix. Gas stations, subject to the following criteria:
 - A. the use is located on an arterial street as indicated on Schedule 9;
 - B. the use is limited to one gas station per intersection; and,
 - C. no gas stations shall be permitted at the intersection of two arterial streets as indicated on Schedule 9.
- c. In areas designated as **Mid-Rise Mixed-Use** the ground floor frontage of buildings facing arterial and collector streets shall predominantly consist of retail uses or other active uses that animate the street.
- d. In areas designated as **Mid-Rise Mixed-Use**, retail uses shall not exceed 50 percent of the total gross floor area of all uses on the lot.

- e. The following Building Types are permitted in areas designated as **Mid-Rise Mixed-Use**, pursuant to policies in Section 9.2.3 of this Plan:
 - i. Mid-Rise Buildings;
 - ii. Public and Private Institutional Buildings; and
 - iii. Gas Stations.

- f. Within 70 metres of an area designated as **Low-Rise Residential** or on streets that are not arterial streets or major collector streets the following building types are also permitted, pursuant to policies in Section 9.2.3 of this Plan:
 - i. Townhouses;
 - ii. Stacked Townhouses; and,
 - iii. Low-Rise Buildings

High-Rise Residential

9.2.2.5. In areas designated on Schedule 13 as **High-Rise Residential**, the following policies shall apply:

- a. **High-Rise Residential** areas are generally located in *Intensification Areas* and shall consist of primarily residential buildings. These areas will help achieve the City's population and *intensification* targets by establishing higher intensity housing forms. Such areas will be carefully designed with a high standard of architecture and public realm, and well integrated with adjacent areas.

- b. The following uses are permitted in areas designated as **High-Rise Residential**, in addition to those uses permitted through policy 9.2.1.9:
 - i. Residential units;
 - ii. *Home Occupations*; and,
 - iii. *Community facilities*.

- c. The following Building Types are permitted in areas designated as **High-Rise Residential**, pursuant to policies in Section 9.2.3 of this Plan:
 - i. High-Rise Buildings;
 - ii. Mid-Rise Buildings; and,
 - iii. Public and Private Institutional Buildings.

- d. Within 70 metres of an area designated as **Low-Rise Residential** or on streets that are not arterial streets or major collector streets the following building types are also permitted, pursuant to policies in Section 9.2.3 of this Plan:
 - i. Townhouses;
 - ii. Stacked Townhouses; and,
 - iii. Low-Rise Buildings.

High-Rise Mixed-Use

9.2.2.6. In areas designated on Schedule 13 as **High-Rise Mixed-Use**, the following policies shall apply:

- a. **High-Rise Mixed-Use** areas are generally located in **Intensification Areas** and provide for a mix of residential, retail, community and institutional uses. Such areas will be carefully designed with a high standard of architecture and public realm, and well integrated with adjacent areas.
- b. The following uses are permitted in areas designated as **High-Rise Mixed-Use**, in addition to those uses permitted through policy 9.2.1.9:
 - i. Residential units;
 - ii. *Home Occupations*;
 - iii. *Community facilities*;
 - iv. Cultural uses, including commercial galleries and theatres;
 - v. Retail uses subject to the policies of Section 5.2.3;
 - vi. Office uses up to a maximum of 12,500 square metres;
 - vii. Parking garage;
 - viii *Hotel*; and,
 - ix. Gas stations, subject to the following criteria:
 - A. the use is located on an arterial street indicated on Schedule 9;
 - B. the use is limited to one gas station per intersection; and,
 - C. no gas stations shall be permitted at the intersection of two arterial streets as indicated on Schedule 9.

- c. In areas designated as **High-Rise Mixed-Use** the ground floor frontage of buildings facing arterial and collector streets shall predominantly consist of retail uses or other active uses that animate the street.
- d. In areas designated as **High-Rise Mixed-Use**, retail uses shall not exceed 50 percent of the total gross floor area of all uses on the lot.
- e. Notwithstanding policy 9.2.2.6.b.vi, in areas designated as **High-Rise Mixed-Use** and located within 500 metres of an existing or planned subway station, office uses may exceed 12,500 square metres.
- f. The following Building Types are permitted in areas designated as **High-Rise Mixed-Use**, pursuant to policies in Section 9.2.3 of this Plan:
 - i. High-Rise Buildings;
 - ii. Mid-Rise Buildings;
 - iii. Public and Private Institutional Buildings; and,
 - iv. Gas Stations.
- g. Within 70 metres of an area designated as **Low-Rise Residential** or on streets that are not arterial streets or major collector streets the following building types are also permitted, pursuant to policies in Section 9.2.3 of this Plan:
 - i. Townhouses;
 - ii. Stacked Townhouses; and,
 - iii. Low-Rise Buildings.

Commercial Mixed-Use

- 9.2.2.7. In areas designated on Schedule 13 as **Commercial Mixed-Use**, the following policies shall apply:
- a. Areas designated as **Commercial Mixed-Use** are located along **Primary Intensification Corridors**. They shall be predominantly commercial areas appropriate for non-residential *intensification* and making efficient use of existing and planned transit investments. These areas shall be developed with commercial buildings that allow for a variety of business uses to occur in close proximity to each other in order to assist the City in achieving its overall employment targets and *intensification* objectives. Such areas will be carefully designed with a high standard of architecture and public realm, and well integrated with adjacent areas.
 - b. The following uses are permitted in areas designated as **Commercial Mixed-Use**, in addition to those uses permitted through policy 9.2.1.9:
 - i. Office uses, up to a maximum of 12,500 square metres;
 - ii. *Hotel*;
 - iii. Retail uses; and,
 - iv. Gas stations, subject to the following criteria:
 - A. the use is located on an arterial street as indicated on Schedule 9;
 - B. the use is limited to one gas station per intersection; and,
 - C. no gas stations shall be permitted at the intersection of two arterial streets as indicated on Schedule 9.
 - c. In areas designated as **Commercial Mixed-Use**, retail uses shall not exceed 50 percent of the total gross floor area of all uses on the lot.
 - d. Notwithstanding policy 9.2.2.7.b.i, in areas designated as **Commercial Mixed-Use** and located within 500 metres of an existing or planned subway station, offices uses may exceed 12,500 square metres.
 - e. The following Building Types are permitted in areas designated as **Commercial Mixed-Use**, pursuant to policies in Section 9.2.3 of this Plan:
 - i. Mid-Rise Buildings;
 - ii. Public and Private Institutional Buildings; and,
 - iii. Gas Stations.

Downtown Mixed-Use

- 9.2.2.8. The area designated as **Downtown Mixed-Use** on Schedule 13 forms the entirety of the **Vaughan Metropolitan Centre**. Development within this designation shall conform to the Vaughan Metropolitan Centre Secondary Plan contained in Volume 2 of this Plan.

General Employment

- 9.2.2.9. In areas designated on Schedule 13 as **General Employment**, the following policies shall apply:
- a. **General Employment areas** shall be predominantly industrial areas characterized by low scale buildings with a variety of lot sizes to provide flexibility for attracting and accommodating a wide range of industrial and associated employment uses. While areas designated as **General Employment** will continue to accommodate vehicles and trucks, development in such areas shall be designed with pedestrian amenity to serve the daily employee population and to facilitate access to public transit.
 - b. The following uses are permitted in areas designated as **General Employment**, in addition to those uses permitted through policy 9.2.1.9:
 - i. A full range of industrial uses including manufacturing, warehousing (but not a *retail warehouse*), processing, transportation, distribution, any of which may or may not include outdoor storage;
 - ii. Office and/or retail uses ancillary to and directly associated with any of the uses listed in policy 9.2.2.9.b.i. provided that:
 - A. the ancillary use is located on the same lot as the primary use;
 - B. the ancillary retail use is limited to no more than 10% of the total gross floor area of the primary use;
 - C. the ancillary office use is limited to no more than 40% of the total gross floor area of the primary use.
 - c. The operation of any use must not result in a nuisance or have an adverse effect on neighbouring uses by virtue of the emission or discharge of noise, vibration, particulate, odour or other irritants.

- d. Separation distance guidelines prepared by the Ministry of Environment, or alternative measures shall be applied to achieve compatibility between uses in the **General Employment** designation and uses in other land-use designations.
- e. The following Building Types are permitted in **General Employment areas**, pursuant to policies in Section 9.2.3 of this Plan:
 - i. Employment/Industrial Buildings;
 - ii. Low-Rise Buildings; and,
 - iii. Mid-Rise Buildings;

Prestige Employment

9.2.2.10. In areas designated on Schedule 13 as **Prestige Employment**, the following policies shall apply:

- a. **Prestige Employment areas** shall be characterized by high quality buildings in an attractive pedestrian-friendly and transit-oriented working environment. A variety of lot sizes shall be made available in areas designated as **Prestige Employment** to provide flexibility for attracting and accommodating a wide range of employment uses.
- b. **Prestige Employment areas** shall generally be located on arterial streets forming the edges of **Employment Areas**, and along 400-series highways, in order to:
 - i. allow the areas to provide a transition between **General Employment** areas and more sensitive land uses,
 - ii. locate greater intensity uses on key transportation routes, and
 - iii. provide locational opportunities for activities which require high visual exposure and an attractive working environment.

- c. The following uses are permitted in areas designated as **Prestige Employment**, in addition to those uses permitted through policy 9.2.1.9:
- i. Industrial uses including manufacturing, warehousing (but not a *retail warehouse*), processing, and distribution uses located within wholly enclosed buildings and which do not require outside storage. Outside storage is not permitted.
 - ii. Office and or retail uses ancillary to and directly associated with any of the uses listed in policy 9.2.2.10.c.i. provided that:
 - A. the ancillary use is located in the same building or structure as the primary use;
 - B. the ancillary retail use is limited to no more than 10% of the total gross floor area of the primary use; and,
 - C. the ancillary office use is limited to no more than 7,500 square metres or 40% of the total gross floor area of the primary use, whichever is greatest,.
 - iii. Office uses not ancillary to and directly associated with any of the uses listed in policy 9.2.2.10.c.i., up to a maximum gross floor area of 7,500 square metres.
 - iv. Retail uses not ancillary to and directly associated with any of the uses listed in policy 9.2.2.10.c.i., subject to the following conditions:
 - A. the gross floor area of any one retail unit shall not exceed 185 square metres;
 - B. the total gross floor area of all retail uses on any one lot shall not exceed 20% of the total gross floor area of all uses on the lot or 1,000 square metres, whichever is less; and,
 - C. the retail use must be located within 200 metres of the intersection of two arterial streets as indicated on Schedule 9; and,
 - v. Gas stations, subject to the following criteria:
 - A. the use is located on an arterial street as indicated on Schedule 9;
 - B. the use is limited to one gas station per intersection; and,
 - C. no gas stations shall be permitted at the intersection of two arterial streets as indicated on Schedule 9.

- d. The operation of any use must not result in a nuisance or have an adverse effect on neighboring uses by virtue of the emission or discharge of noise, vibration, particulate, odour or other irritants.
- e. Separation distance guidelines prepared by the Ministry of Environment, or alternative measures shall be applied to achieve compatibility between uses in the **Prestige Employment** designation and uses in other land-use designations.
- f. The following Building Types are permitted in **Prestige Employment areas** pursuant to policies in Section 9.2.3 of this Plan:
 - i. Employment/Industrial Buildings;
 - ii. Low-Rise Buildings;
 - iii. Mid-Rise Buildings; and,
 - iv. Gas Stations.

Major Institutional

- 9.2.2.11. In areas designated on Schedule 13 as **Major Institutional**, the following policies shall apply:
- a. The **Major Institutional** designation shall apply to major health, educational, cultural, and government uses that serve a City-wide or Regional function.
 - b. Permitted uses associated with a Major Institutional use identified in policy 9.2.2.11.a include cultural facilities, libraries, parks and recreational facilities, small scale retail, *day care*, *places of worship*, and residential uses.
 - c. **Major Institutional** uses shall locate close to a rapid transit line. Where such uses exist, or are planned, but are not served by rapid transit, the provision of rapid transit to these institutions shall be pursued.

- d. Prior to the development or redevelopment in an area designated as **Major Institutional**, a Secondary Plan, to be included in Volume 2 of this Plan, shall be completed. The Secondary Plan shall meet the requirements for Secondary Plans set out in Section 10.1.1 of this Plan including consideration of the following:
 - i. compatibility of proposed uses with adjacent uses;
 - ii. potential for visual and physical connections integrating the campus/ institution with adjacent areas, including creating and preserving significant views and creating and preserving a network of pedestrian links;
 - iii. impacts of the proposed uses on the available transportation network and options to mitigate these impacts including prioritizing the use of walking, cycling and public transit for access to the campus/institution;
 - iv. identification of sites within the campus for future growth, if applicable; and,
 - v. identification of sites within the campus that may be surplus to the institutional use that can be developed for other purposes.

- e. The following Building Types are permitted in **Major Institutional** areas, pursuant to policies in Section 9.2.3 of this Plan:
 - i. Low-Rise Buildings;
 - ii. Mid-Rise Buildings;
 - iii. High-Rise Buildings;
 - iv. Public and Private Institutional Buildings;
 - v. Townhouses; and,
 - vi. Stacked Townhouses.

Theme Park and Entertainment

- 9.2.2.12. The theme park known as Canada's Wonderland is designated on Schedule 13 as a *Theme Park and Entertainment area*, where the following policies shall apply:
- a. The lands are intended for the operation of a theme park and associated entertainment uses with defined entry point(s) and admission procedure(s).
 - b. The north, south and east boundary edges of the lands shall be treated for visual and use compatibility with neighbouring development.
 - c. At any such time as the intended theme park and entertainment uses on the site cease, the City shall undertake a detailed land use study and secondary plan to determine the most appropriate new use(s) for these lands.
 - d. The following uses are permitted on lands designated as **Theme Park and Entertainment**:
 - i. amusement rides and structures;
 - ii. studios, stages and theatres (indoors and outdoors) for live and filmed shows, including outdoor stages or amphitheatres which can accommodate approximately 10,000 patrons and with the capacity to deliver sound levels to the intended audiences of 85db or greater;
 - iii. games of skill or chance;
 - iv. retail directly associated with the theme park use;
 - v. *hotels*;
 - vi. conference and trade show facilities;
 - vii. office uses directly associated with the theme park use;
 - viii. outdoor storage areas associated with the maintenance and operation of the theme park;
 - ix. maintenance buildings and facilities associated with the maintenance and operation of the theme park;
 - x. parking for patrons and employees;
 - xi. water, sanitary and storm water management facilities;

- xii. other retail, entertainment and recreation uses not restricted to theme park visitors but open to the general public are also permitted provided no outdoor storage is required and in the case of retail uses shall not be retail uses that would be more appropriately located in an **Intensification Area**; and,
 - xiii. landscaping, buffering, berms, fences, signage, internal private streets and parking may be used on the boundary edges to create an appropriate transition to neighbouring development
- e. Given the specialized nature of **Theme Park and Entertainment area** buildings, building types are not prescribed.

New Community Areas

9.2.2.13. In areas designated on Schedule 13 as **New Community Areas**, the following policies shall apply:

- a. **New Community Areas** are part of Vaughan's urban area and are intended to develop as complete communities with residential and/or mixed-uses.
- b. **New Community Areas** are subject to one comprehensive and coordinated Secondary Plan process that will achieve, among other things, the following:
 - i. new development that is designed to help achieve the Regional minimum density requirements of 20 residential units per hectare and 70 residents and jobs per hectare;
 - ii. new development that contains a wide range and mix of housing types, sizes and affordability;
 - iii. areas that contain a community core, within reasonable walking distance from the majority of the population, which will be the focus of local retail, commercial and community services, and will provide connections to rapid transit;
 - iv. areas that contain a high-quality public realm consistent with the policies of this Plan as set out in Section 9.1.1;
 - v. the implementation of the Active Together Master Plan as appropriate;
 - vi. development that is planned to consider human service needs, including educational, social, health, arts, culture, library and recreation facilities;

- vii. new development that creates an appropriate transition zone and urban/rural interface between the **New Community Areas** and the adjacent **Countryside Areas**;
- viii. the preparation of a sustainable urban design brief, which outlines how new development will achieve environmental principles, including the green building policies of this Plan as set out in policy 9.1.3.2;
- ix. development that is designed to maximize solar gains and be constructed in a manner that facilitates future solar energy installations;
- x. the preparation of a community energy plan to reduce community energy demands and provide, where feasible, renewable energy options;
- xi. the preparation of a servicing plan that will examine all water systems in a comprehensive manner in order to increase water efficiencies, maximize conservation, and minimize stormwater volume; and,
- xii. the preparation of a mobility plan to achieve the following:
 - A. an interconnected and accessible mobility system, with a priority on pedestrian movement, and on transit use and access;
 - B. a system of pedestrian and bicycle paths linking the community internally and externally to other areas, and providing access to the transit system;
 - C. a transit plan is completed in consultation with York Region Transit, which identifies transit routes and corridors, co-ordinates transit with land use patterns and ensures the early integration of transit into the community;
 - D. the distance from a transit stop is generally no more than 500 metres for 90% of the population, and no more than 200 metres for 50% of the population;
 - E. all *schools, libraries* and community centres shall be integrated into the community mobility system and provide the ability to walk, cycle, transit and carpool to these locations;
 - F. a street network including continuous collector streets that run both north-south and east-west and/or a grid system of streets linked to the Regional Street network;
 - G. the York Region Transit-Oriented Development Guidelines are met;

- H. a rapid transit corridor and/or transit terminal that connects to a rapid transit corridor is included in the community;
 - I. reduced parking standards are studied and provided where appropriate;
 - J. trip-reduction strategies are promoted;
 - K. the City of Vaughan Pedestrian and Bicycle Master Plan and the York Region Cycling and Pedestrian Master Plan are implemented as appropriate; and,
- xiii. the preparation of a phasing plan address the phasing and sequencing of water, wastewater and transportation infrastructure, and the provision of human services; and
 - xiv. that any particular phase of development is substantially complete – meaning that 75 per cent of the phase is built and/or under construction – before a subsequent phase may be registered.
- c. The appropriate land use designations and associated permitted uses and permitted building types shall be determined through the Secondary Plan process identified in policy 9.2.1.13.b.
 - d. Development applications in **New Community Areas**, including applications for Zoning By-law Amendment and applications for Plan of Subdivision, will not be considered prior to:
 - i. the completion and approval of a Secondary Plan in accordance with the policies in Section 10.1.1;
 - ii. the completion of a sub-watershed study to be undertaken by the Toronto and Region Conservation Authority in coordination with the City, either preceding the secondary plan or concurrent with it.
 - iii. the completion and approval of subsequent Block Plans, subject to the Block Plan process identified in Section 10.1.1; and,
 - iv. all conditions of Block Plan Approval have been satisfied.

Parks

9.2.2.14. In areas designated on Schedule 13 as **Parks**, the following policies shall apply:

- a. **Parks** are public lands owned and/or operated by the City of Vaughan for passive or active recreation.
- b. **Parks** shall be developed and designed in accordance with the Parks and Open Spaces policies contained in Section 7.3 of this Plan
- c. Given the specialized nature of buildings in **Parks**, building types are not prescribed.

Natural Areas

9.2.2.15. In areas designated on Schedule 13 as **Natural Areas**, the following policies shall apply:

- a. **Natural Areas** are subject to the policies applicable to **Core Features** in the Natural Heritage Network in Section 3.2 of this Plan;
- b. Notwithstanding policy 9.2.1.15.a., **Natural Areas** owned and or managed by the Toronto and Region Conservation Authority or another public agency may, at their discretion, include the following additional land uses related to ecological and environmental education, conservation, protection and enhancement:
 - i. interpretive centres;
 - ii. agriculture;
 - iii. farmers market;
 - iv. animal husbandry;
 - v. wildlife refuge;
 - vi. renewable energy generation; and,
 - vii. sustainable building demonstration.

Private Open Space

9.2.2.16. In areas designated on Schedule 13 as **Private Open Space**, the following policies shall apply:

- a. **Private Open Spaces** shall consist of cemeteries and golf courses, which shall contribute to the overall open space network and the former Keele Valley Landfill and former Township of Vaughan Landfill Sites.
- b. The following uses are permitted in areas designated as **Private Open Spaces**:
 - i. Cemeteries, including the following accessory buildings and structures: mausoleums, columbaria, crematoria, chapels, caretakers residences, in accordance with the provisions of the implementing zoning by-law. Crematoria shall only be permitted in cemeteries which are greater than 4 hectares in area and have frontage onto an arterial road;
 - ii. Golf courses, including club house facilities and driving ranges;
 - iii. public and private open spaces; and,
 - iv. with respect to the former Keele Valley Landfill and former Township of Vaughan Landfill sites, decommissioning activities related to the former landfills including energy production.
- d. Given the specialized nature of **Private Open Space** buildings, building types are not prescribed.

Agricultural

9.2.2.17. In areas designated on Schedule 13 as **Agricultural**, the following policies shall apply:

- a. **Agricultural areas** consist predominantly of high quality *agricultural* lands as determined by the York Region LEAR evaluation, and shall be protected for agricultural uses. Non-farm uses, including but not limited to open storage, transportation and industrial uses, are prohibited from locating on lands designated as **Agricultural**. Temporary permissions for non-farm purposes shall not be permitted.

- b. The following uses are permitted in areas designated as **Agricultural**:
 - i. farming and specialty farming uses including the production of field crops, animal husbandry, fruit farming, market gardening, horticulture, sod farming, plant nurseries, greenhouse production and beekeeping, including opportunities for pick-your-own produce operations;
 - ii. ancillary uses including a farm residence, farm buildings or structures used for the storage of farm products, and farm product sales outlets; and,
 - iii. farmers markets.

- c. In order to provide an adequate buffer between non-farm uses and *agricultural* uses, all new farming operations involving livestock shall comply with the Minimum Distance Separation Formulae requirements of the Agricultural Code of Practice.

- d. Mineral aggregate resources, including those known active sites shown on Schedule 5, are to be protected, however, the development and rehabilitation of extractive resource areas shall be controlled so that land use conflicts and environmental degradation are avoided and the aesthetic quality of the City is maintained. Accordingly:
 - i. Extractive operations shall be permitted from existing licensed pits, and adjacent land uses shall be controlled to ensure compatibility.
 - ii. New extractive operations, other than *wayside pits* and quarries, shall require an amendment to the Official Plan.
 - iii. In areas adjacent to or in known deposits of mineral aggregates, development which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:
 - A. the proposed land use would not significantly preclude future extraction of mineral aggregate resources,
 - B. the proposed land use would serve the long-term interest of the public better than would aggregate extraction,
 - C. aggregate extraction would not be economically, socially or environmentally feasible.

- iv. *Wayside pits* and quarries as well as portable asphalt plants are temporary facilities used only on public authority contracts for specific public street construction projects. These uses shall be permitted throughout the Plan without requiring an amendment to the Plan or zoning by-law, except on the Oak Ridges Moraine identified on Schedule 4, and in areas of existing development, or in the Natural Heritage Network as shown on Schedule 2, where these uses are prohibited.
 - v. Within the Greenbelt Plan Area and the Oak Ridges Moraine Conservation Plan Area, shown on Schedule 4, existing and new *mineral aggregate operations* shall comply with the provisions of the applicable Provincial Plans.
 - vi. Abandoned pits and quarries shall be rehabilitated and the progressive rehabilitation of operating pits and quarries shall occur in a manner that is in conformity with the other policies of this Plan.
- e. Given the specialized nature of buildings in **Agricultural areas**, building types are not prescribed.

Rural Residential

9.2.2.18. In areas designated on Schedule 13 as **Rural Residential**, the following policies shall apply:

- a. The **Rural Residential** designation consists of existing residential dwellings within the area shown on Schedule 1 as **Natural Areas and Countryside**.
- b. Only those uses legally existing prior to the adoption of this Plan are permitted on lands designated as **Rural Residential**.
- c. Only those building types legally existing prior to the adoption of this Plan are permitted on lands designated **Rural Residential** areas.

Infrastructure and Utilities

- 9.2.2.19. In areas designated on Schedule 13 as **Infrastructure and Utilities**, the following policies shall apply:
- a. The **Infrastructure and Utilities** designation applies to lands which are used at grade for the provision of infrastructure, such as utility corridors and stormwater management ponds.
 - b. The following uses are permitted in areas designated as **Infrastructure and Utilities**:
 - i. all uses and structures associated with the provision of a utility or municipal service;
 - ii. at the discretion of the landowner, and where safety concerns are addressed if necessary, such lands may be used for passive or active recreation, trails, allotment gardening and urban agriculture;
 - c. Notwithstanding policy 9.2.1.19.b, the following applies to the high pressure natural gas pipelines operated by TransCanada PipeLines Limited and identified on Schedule 12:
 - i. No permanent building or structure may be located within 7 metres of the pipeline right-of-way. A reduction in the 7 metre setback shall only be considered if agreed to by TransCanada PipeLine Limited and if all necessary municipal approvals are obtained.
 - ii. Accessory structures shall have a minimum setback of 3 metres from the limit of the pipeline right-of-way.
 - iii. Where development is proposed within 750 metres of a TransCanada compressor station, regard shall be given to noise levels. A noise and vibration study to be carried out by the proponent, to the satisfaction of the City, may be required. The study shall determine if applicable provincial guidelines can be achieved, and if necessary recommend appropriate mitigation measures.
 - iv. The City shall encourage the development of the TransCanada right-of-way for passive recreation purposes subject to TransCanada's easement rights.
 - d. Given the specialized nature of **Infrastructure and Utilities**, building types are not prescribed

9.2.3 Building Types and Development Criteria

It is the policy of Council that:

Detached Houses and Semi-Detached Houses

9.2.3.1. The following policies and development criteria apply to Detached Houses *and* Semi-Detached Houses:

- a. A Detached House is a low-rise residential building, up to three storeys in height, situated on a single parcel 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 parcel 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 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 Detached Houses and Semi-Detached Houses 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.

Townhouses

9.2.3.2. The following policies and development criteria apply to 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 the 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 shall be a minimum of 18 metres in order to maximize daylight, enhance landscaping treatments and provide privacy for individual units.

Stacked Townhouses

9.2.3.3. The following policies and development criteria apply to Stacked Townhouses:

- a. Stacked Townhouses are attached low-rise residential houseform buildings comprised of two to four separate residential units stacked on top of each other. Stacked Townhouse units are typically massed to resemble a traditional street Townhouse and each unit is provided direct access to ground level.
- b. Stacked Townhouses shall be a maximum of four storeys in height.
- c. A building containing a row of Stacked Townhouses shall not be longer than 50 metres.
- d. Stacked Townhouses shall generally be oriented to front onto a public street in order to provide front entrances on public streets.
- e. The facing distance between blocks of Stacked Townhouses that are not separated by a public street shall be a minimum of 18 metres in order to maximize daylight, enhance landscaping treatments and provide privacy for individual units.

Low-Rise Buildings

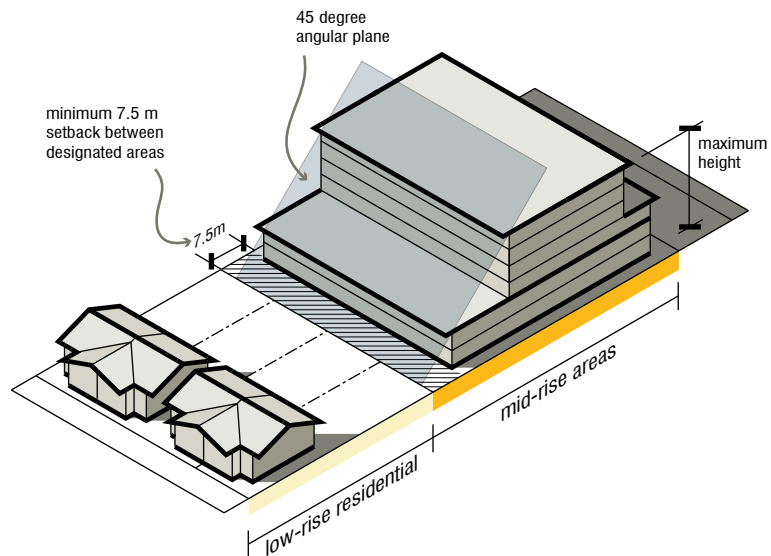
- 9.2.3.4. The following policies and development criteria apply to Low-Rise Buildings:
- a. Low-Rise Buildings are buildings up to a maximum of five storeys in height, depending on the height permitted through Policy 9.2.1.5 and Schedule 13
 - b. In order to ensure appropriate privacy and daylight/sunlight conditions for any adjacent houseform buildings, Low-Rise Buildings on a lot that abuts the rear yards of a lot with a Detached House, Semi-Detached House or Townhouse shall be setback a minimum of 7.5 metres from the property line and shall be contained within a 45 degree angular plane measured from the property line abutting those houseform buildings.
 - c. Surface parking is not permitted between the front or side of a *Low-Rise Building* and a public street. Surface parking elsewhere on a lot with a *Low-Rise Building* shall be setback from any property line by a minimum of three metres and shall be appropriately screened through landscaping. All surface parking areas must provide a high level of landscaping treatment and pedestrian pathways and it is encouraged that the grading and landscaping materials for surface parking lots be designed as part of the site's stormwater management system.
 - d. The rooftop of Low-Rise Buildings shall include landscaped green space, private outdoor amenity space or environmental features such as solar panels.

Mid-Rise Buildings

9.2.3.5. The following policies and development criteria apply to Mid-Rise Buildings:

- a. Mid-Rise Buildings are buildings up to a maximum of twelve storeys in height, depending on the height permitted through policy 9.2.1.5 and Schedule 13.
- b. Mid-Rise Buildings over six storeys in height shall be designed with a pedestrian-scaled podium. The podium shall be between three and six storeys in height. Taller building elements shall be set back from the podium by a minimum of three metres along all public street frontages in order to provide an appropriate pedestrian environment and mitigate wind impacts at the street level.
- c. In order to ensure appropriate privacy and daylight/sunlight conditions for any adjacent houseform buildings, Mid-Rise Buildings on a lot that abuts the rear yards of a lot with a Detached House, Semi-Detached House or Townhouse shall be setback a minimum of 7.5 metres from the property line and shall be contained within a 45 degree angular plane measured from the property line abutting those houseform buildings.

▼ **Figure 7**
Illustration of Selected Mid-Rise Building Policies



- d. Mid-Rise Buildings should be located and oriented in order to ensure sufficient privacy and daylight conditions for the people living and working within them. In order to achieve this a minimum window separation of 15 metres shall be provided between Mid-Rise Buildings.

- e. Surface parking is not permitted between the front or side of a *Mid-Rise Building* and a public street. Surface parking elsewhere on a lot with a *Mid-Rise Building* shall be setback from any property line by a minimum of three metres and shall be appropriately screened through landscaping. All surface parking areas must provide a high level of landscaping treatment and pedestrian pathways and it is encouraged that the grading and landscaping materials for surface parking lots be designed as part of the site's stormwater management system.

- f. The rooftop of Mid-Rise Buildings shall include landscaped green space, private outdoor amenity space or environmental features such as solar panels.

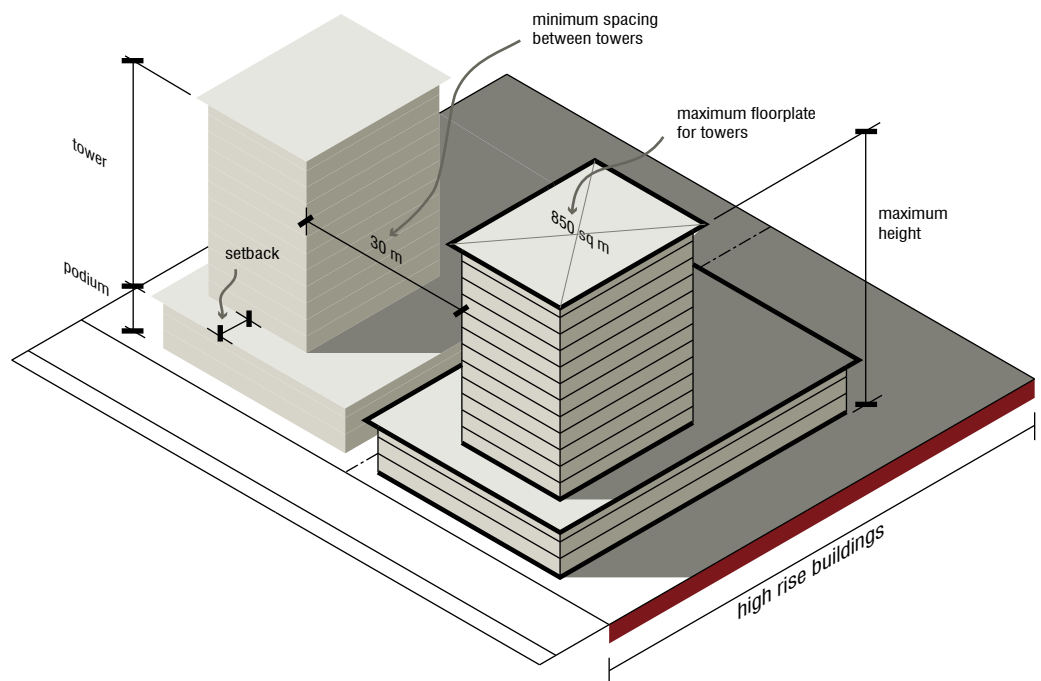
High-Rise Buildings

- 9.2.3.6. The following policies and development criteria apply to High-Rise Buildings:
- a. High-Rise Buildings are buildings over twelve storeys in height, up to a maximum height as permitted through policy 9.2.1.5 and Schedule 13.
 - b. High-Rise Buildings shall be designed with a pedestrian-scaled podium. The podium shall be between three and six storeys in height. Taller building elements shall be set back from the podium by a minimum of three metres along all public street frontages in order to provide an appropriate pedestrian environment and mitigate wind impacts at the street level.
 - c. In order to ensure appropriate privacy and daylight/sunlight conditions for any adjacent houseform buildings, High-Rise Buildings on a lot that abuts the rear yards of a lot with a Detached House, Semi-Detached House or Townhouse shall be setback a minimum of 7.5 metres from the property line, and the first 12 storeys of which shall be contained within a 45 degree angular plane measured from the property line abutting those houseform buildings.
 - d. In order to ensure appropriate privacy and daylight conditions for people living and working within High-Rise Buildings, to minimize shadows created by High-Rise Buildings, and to contribute to overall excellence in the City's urban design, High-Rise Buildings shall be designed as slender towers and spaced appropriately through the following criteria:
 - i. the floorplate, measured as the total area contained within the exterior face of a building excluding balconies, for portions of High-Rise Buildings above the twelfth storey shall be no greater than 850 square metres, except for High-Rise Buildings containing office uses above the twelfth storey;
 - ii. the portions of High-Rise Buildings above twelve storeys shall be setback a minimum of 15 metres from any property line; and,
 - iii. where more than one High-Rise Building is located on the same lot, the distance between any portions of the High-Rise Buildings above twelve storeys shall be at least 30 metres.

- e. Surface parking is not permitted between the front or side of a High-Rise Buildings and a public street. Surface parking elsewhere on a lot with a High-Rise Building shall be setback from any property line by a minimum of three metres and shall be appropriately screened through landscaping. All surface parking areas must provide a high level of landscaping treatment and pedestrian pathways and it is encouraged that the grading and landscaping materials for surface parking lots be designed as part of the site's stormwater management system.

- f. The rooftop of High-Rise Buildings shall include landscaped green space, private outdoor amenity space or environmental features such as solar panels. The roof itself should be designed to be of architectural interest and contribute to an interesting skyline and cityscape.

▼ **Figure 8**
Illustration of Selected High-Rise Building Policies



Employment/Industrial Buildings

9.2.3.7. The following policies and development criteria apply to Employment/Industrial Buildings:

- a. Employment/Industrial Buildings are buildings exclusively located within **Employment Areas** and are generally *low-rise* in form.
- b. In order to provide convenient access for pedestrians and transit users, Employment/Industrial Buildings shall generally be oriented to front onto a public street and provide direct and safe pedestrian access, separated from parking lots, to any main building entrance.
- c. Employment/Industrial Buildings that do not front onto a public street are only permitted on lots where the majority of any frontage facing a public street is occupied by an *Employment/Industrial Building* that does front onto the public street. Such Employment/Industrial Buildings are required to provide direct and safe pedestrian access, separated from parking lots, to any main building entrance.
- d. Surface parking between the front or side of an Employment/Industrial Building and a public street is limited to one aisle of parking spaces and shall occupy no more than 50% of the building frontage.
- e. All surface parking areas must provide a high level of landscaping treatment and pedestrian pathways. It is encouraged that the grading and landscaping materials for surface parking lots be designed as part of the site's stormwater management system.
- f. The rooftop of Employment/Industrial Buildings shall include landscaped green space, private outdoor amenity space or environmental features such as solar panels.

Public and Private Institutional Buildings

9.2.3.8. The following policies and development criteria apply to Public and Private Institutional Buildings:

- a. Public and Private Institutional Buildings are occupied by public uses such as libraries, community centres or *schools* and may take on a variety of forms dependant on their use and scale.
- b. In order to provide convenient access for pedestrians and transit users, Public and Private Institutional Buildings shall generally be oriented to front onto a public street and provide direct and safe pedestrian access, separated from parking lots, to any main building entrance.
- c. Surface parking is not permitted between the front or side of a Public and Private Institutional Buildings and a public street. Surface parking elsewhere on a lot with a Public and Private Institutional Buildings shall be setback from any property line by a minimum of three metres and shall be appropriately screened through landscaping. All surface parking areas must provide a high level of landscaping treatment and pedestrian pathways and it is encouraged that the grading and landscaping materials for surface parking lots be designed as part of the site's stormwater management system.
- d. The rooftop of Public and Private Institutional Buildings shall include landscaped green space, private outdoor amenity space or environmental features such as solar panels.

Gas Stations

9.2.3.9. The following policies and development criteria apply to *Gas Stations*:

- a. Gas Stations are facilities primarily for the sale of gasoline and other fuels. They are characterized by a covered “gas bar” with pumps and an associated retail component. Car wash facilities are permitted as part of Gas Stations. Automobile repair and service facilities are only permitted as part of Gas Stations if located in an **Employment Area**.
- b. Extensive landscaping and buffering shall be provided along public street frontages and along property lines.
- c. Where a Gas Station contains a retail building greater than 100 square metres, the retail building shall front onto at least one public street, with no driveways or parking spaces located between the building and the public street.
- d. Where a Gas Station contains a car wash, the car wash shall generally be located to the rear of the site and setback a minimum of 30 metres from any **Low-Rise Residential** designation.
- e. Surface parking shall be setback from any property line by a minimum of three metres and appropriately screened by landscaping.

