



City of Vaughan

Community Area Policy Review for Low-Rise Residential Designations

Committee of the Whole
March 1, 2016

**URBAN
STRATEGIES
INC .**

Study Purpose

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

- 1) That the study examine such policies in consideration of the following criteria:
 - Clarity of interpretation;
 - Ability to ensure compatibility;
 - The need to provide more definitive policy or schedules;
 - Such criteria as may emerge as a result of the study;
 - Recommended policy amendments or schedules as required;
 - consider best practices in other jurisdictions
- 2) That the study identify implementation options for the consideration of Council, as required;
- 3) That staff report in the first quarter of 2016 on the findings of the study implementation options and to obtain Council direction on further actions.

Goal: Ensure new development in Vaughan's established low-rise residential neighbourhoods meets the intent to "reinforce and respect" the pattern and character of existing development.

Vaughan's Established Low-Rise Neighbourhoods



Vaughan's Established Low-Rise Neighbourhoods



LEGEND

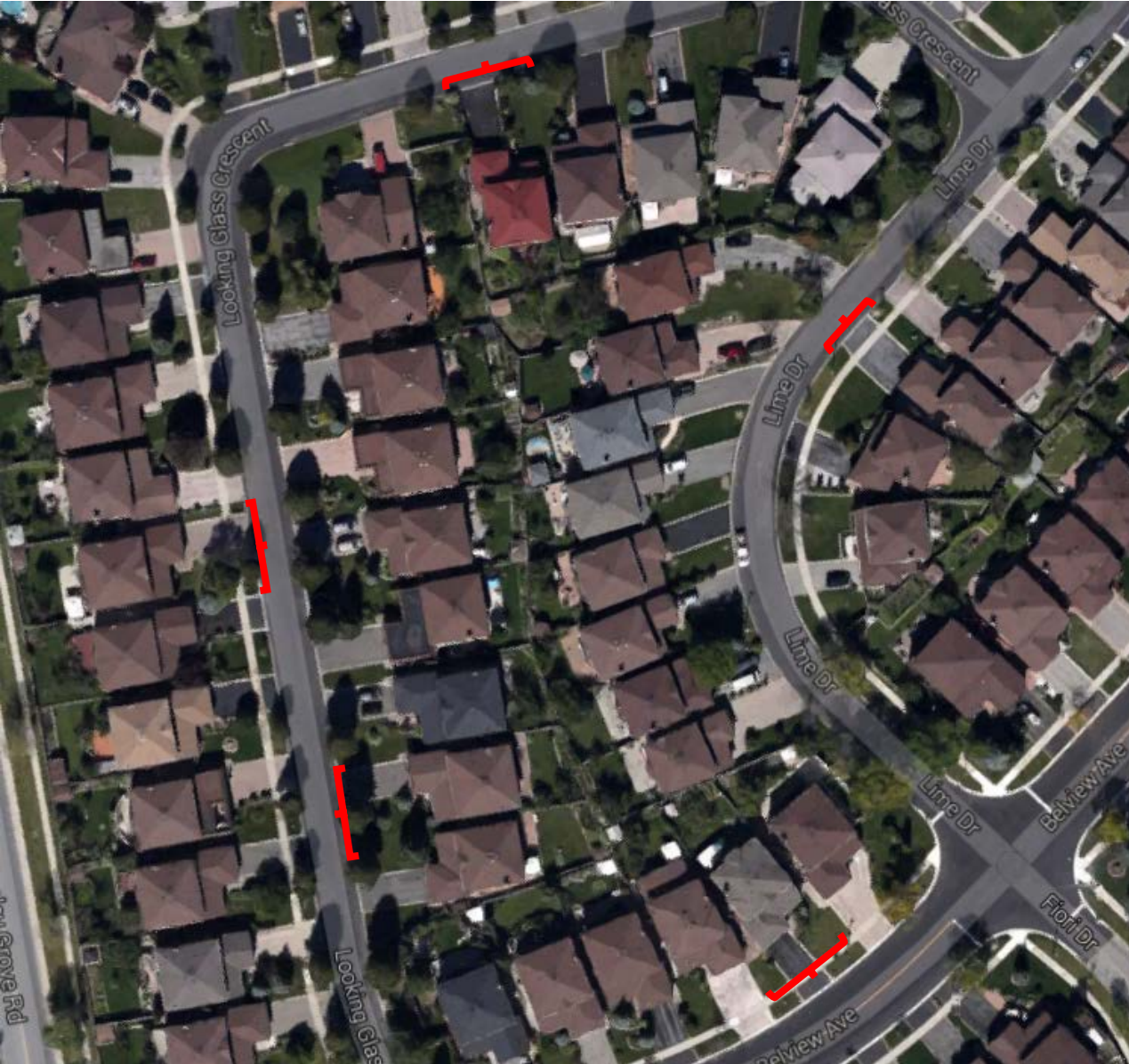
- Community Areas (Non Residential)
- Intensification & Employment Areas
- Established Community Areas

LOT FRONTAGES

- Large-Lot Neighbourhood
 - 30m+ (100ft +)
 - 21m to 29m (70ft to 95ft)
- Medium-Lot Neighbourhood
 - 14m to 20m (45ft to 65ft)
 - 10m to 14m (35ft to 45ft)
- Small-Lot Neighbourhood
 - 6m to 9m (20ft to 34ft)



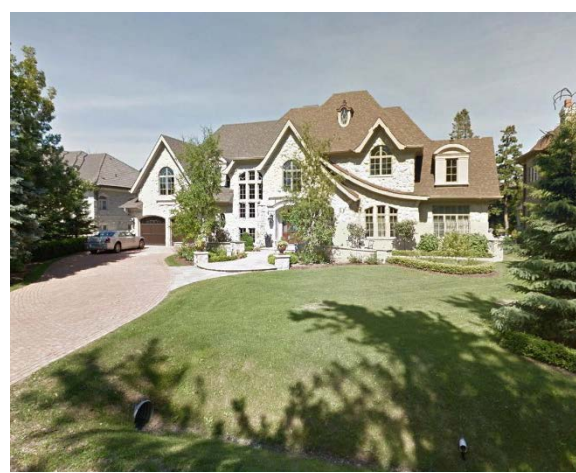
Methodology



- Aerial review of development patterns, reinforced by ground-level checks
- Lot frontage and size is a primary determinant of neighbourhood character, since it affects:
 - Size of houses
 - Setbacks from the street and neighbouring properties
 - Amount of soft landscaping vs. driveway
 - Relationship of garages to the house
- Another fundamental characteristic of existing low-rise neighbourhoods is the orientation of houses to a public street.

Large-Lot Neighbourhoods

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



Medium-Lot Neighbourhoods

- Lot frontage of 10 - 20 metres (33 - 65 feet)
- Front setbacks of 6 - 15 metres (20 - 50 feet)
- Rear setbacks of 7.5 - 10 metres (25 - 33 feet)
- Wide driveways and 2-car garages
- Front yard landscaped area generally less than 50% of the yard
- 2-storey detached house is the predominant housing type



Small-Lot Neighbourhoods

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



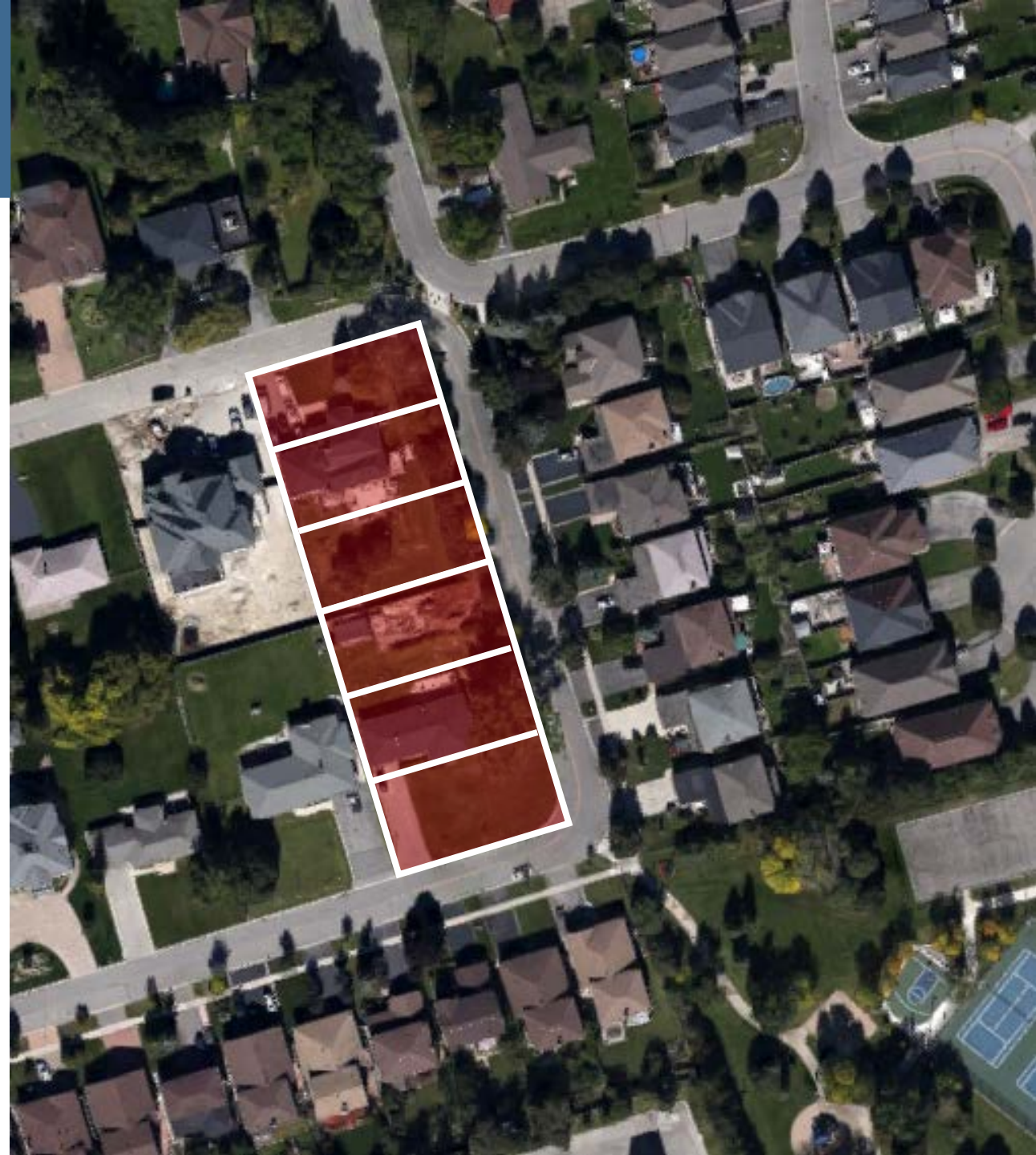
Pressures for change in established neighbourhoods

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



Pressures for change in established neighbourhoods

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



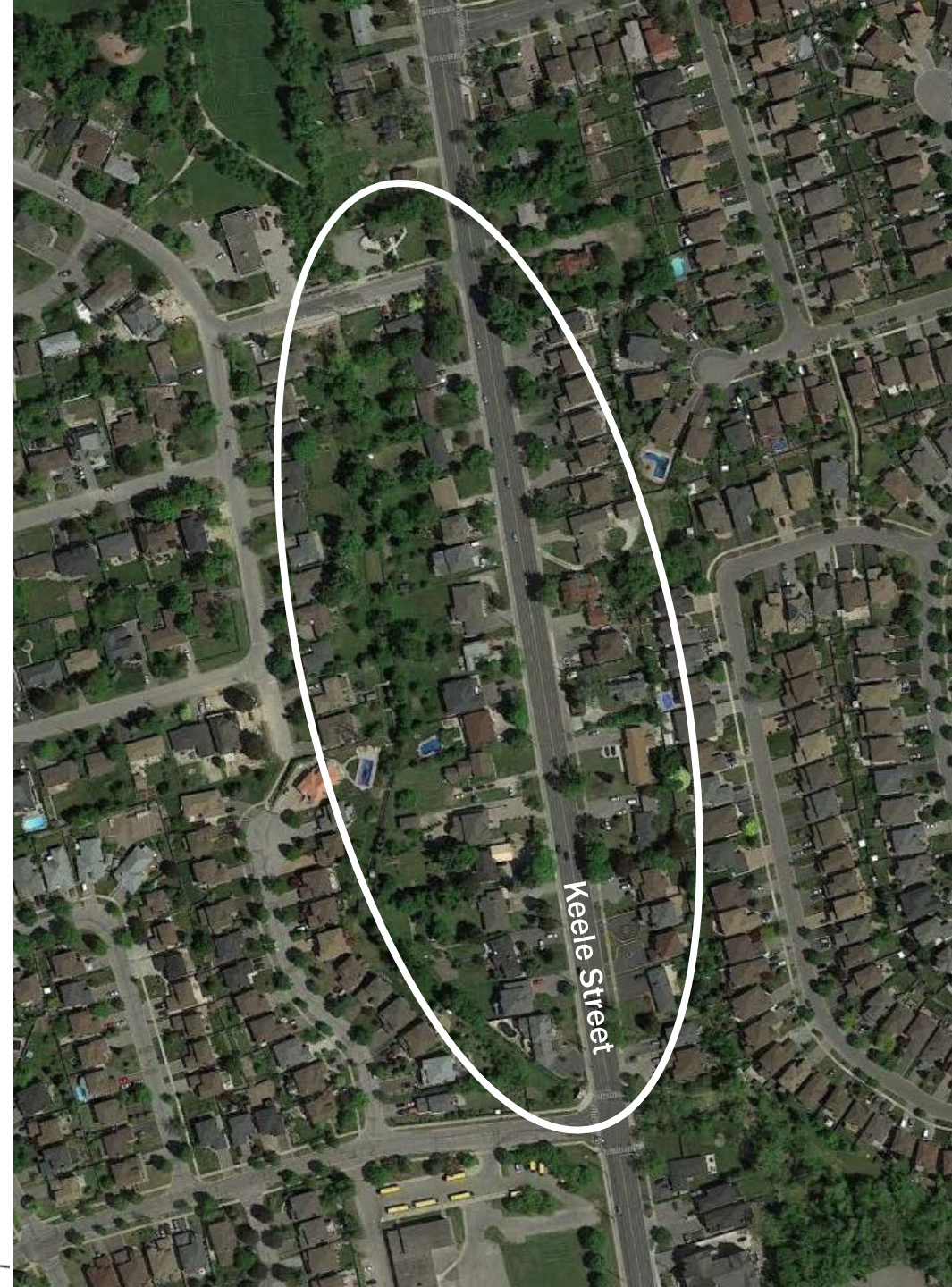
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Pressures for change in established neighbourhoods

- Big houses replacing smaller houses
- Subdivision of large lots for multi-unit projects
- **Townhouse developments on irregular sites at the arterial edge of a neighbourhood**



Study Recommendations

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

1. Key City-wide policy recommendations to amend VOP 2010;
2. Recommended City-wide Urban Design Guidelines for Infill Development;

Key Policy Recommendations for Draft Official Plan Amendment

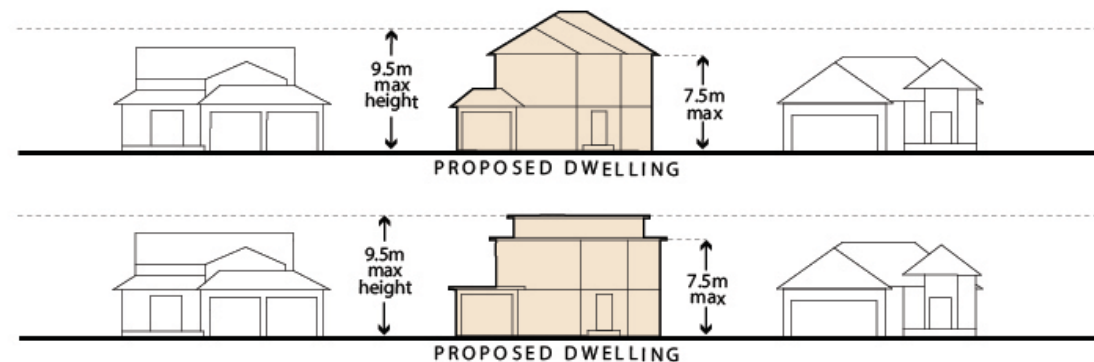
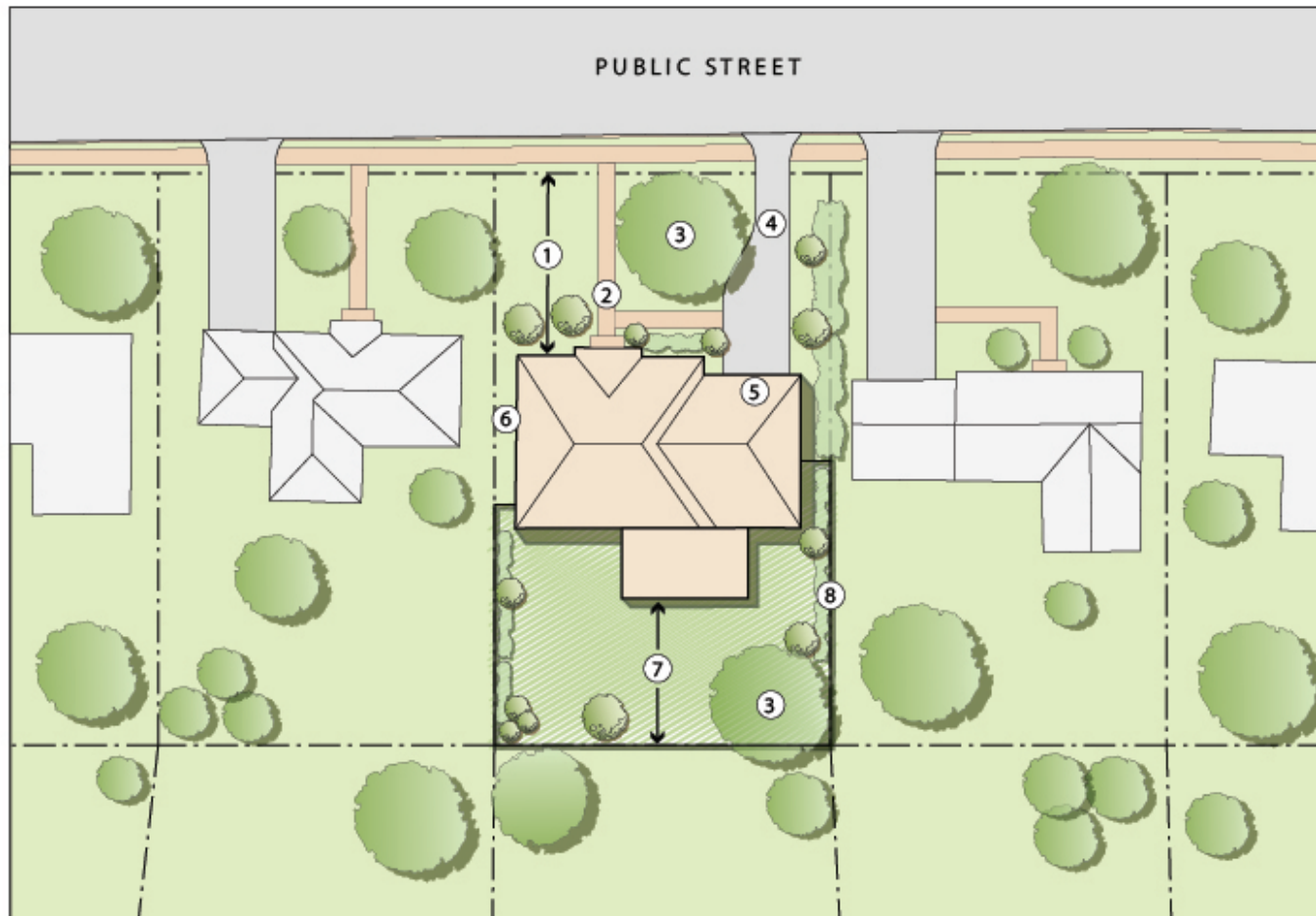
- Add “building orientation” as element to be respected and reinforced (Policies 2.2.3.2 and 9.1.2.2)
- Remove “older” from reference to “older, established residential neighbourhoods” (Policy 9.1.2.3) and instead add new schedule identifying Large-Lot Neighbourhoods
- Require minimum lot frontages based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

Recommended Guidelines

General Infill Guidelines

Includes redevelopment of existing lots, “monster-home” phenomenon

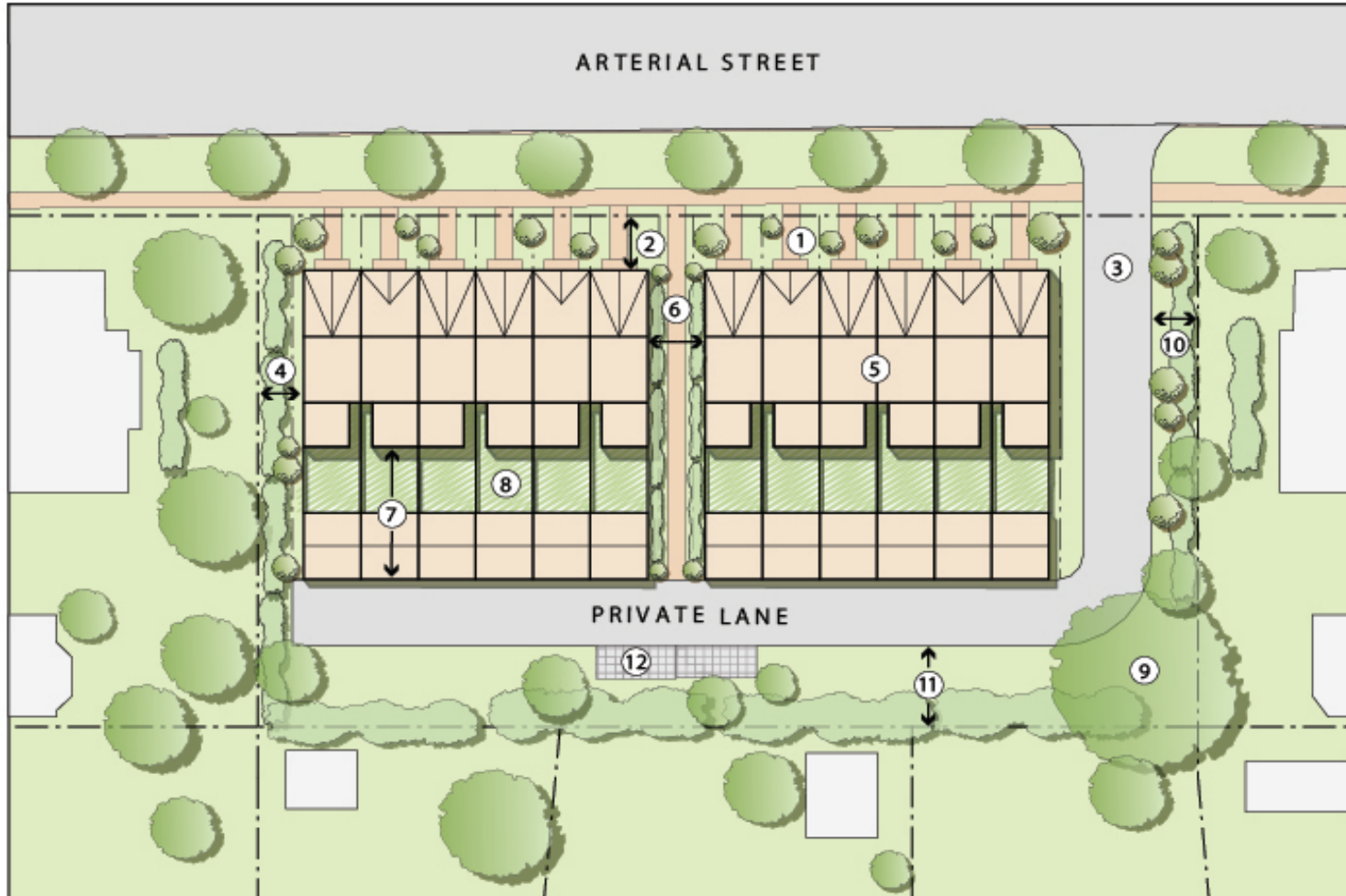
- Consistent front, side and rear yard setbacks
- Visible front entrances
- Protect existing mature trees
- Integrate and recess the garage
- Maintain privacy of adjacent dwellings
- Maximum sidewall height of 7.5 metres



Recommended Guidelines

Townhouse Infill Guidelines

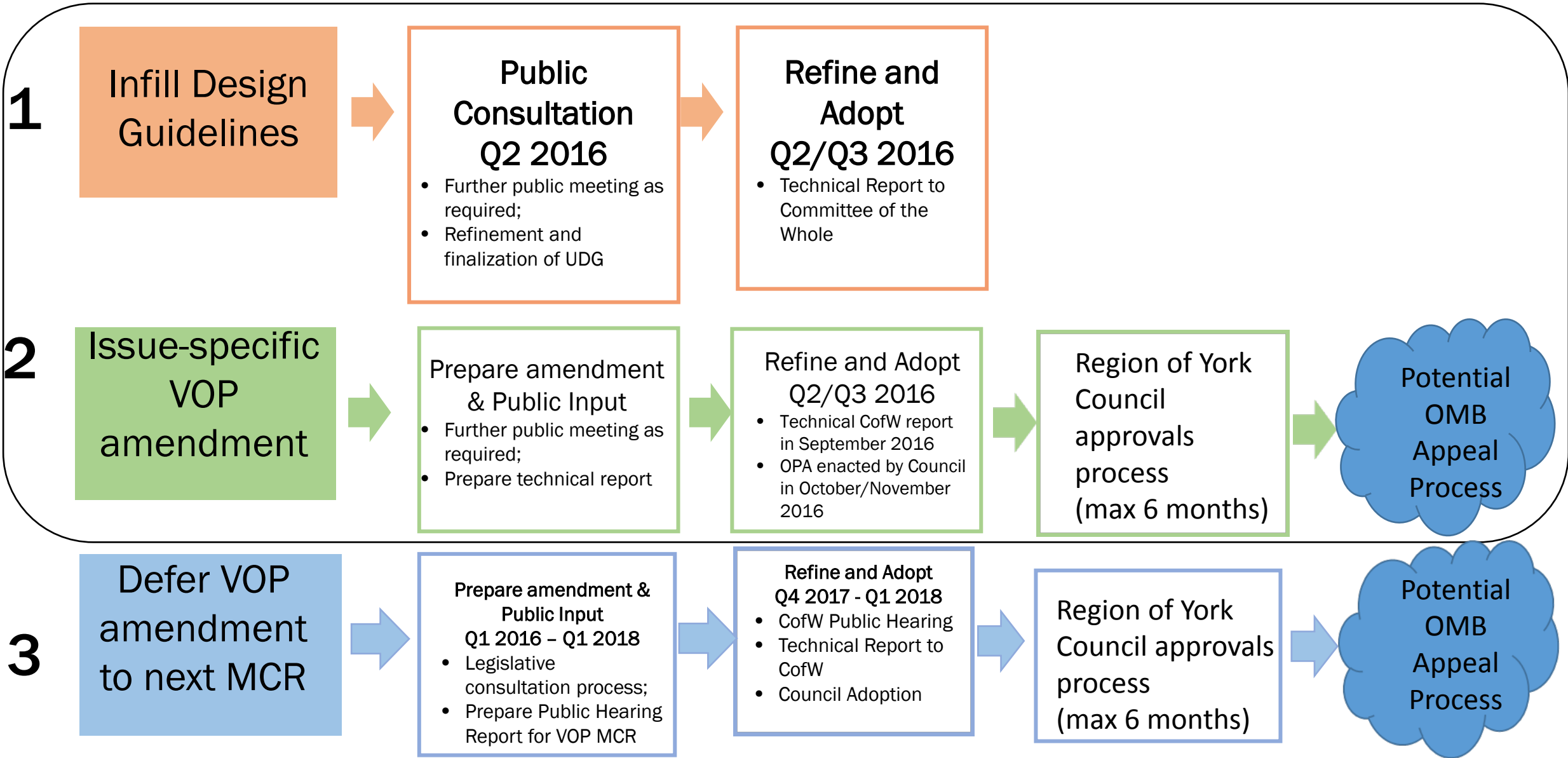
- Orient to a public street
- Consistent front setback
- Parking and servicing at the rear or underground
- Minimum townhouse width of 6 metres, depth of 12 metres
- Private rear yard for each unit (minimum 12-metre setback from rear lane)
- Buffer laneways/driveways with landscape strips
- Visitor parking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



Recommended Guidelines



Implementation Options



An aerial photograph of a city grid, showing streets, buildings, and green spaces. A semi-transparent blue rectangle is overlaid on the top left corner, containing white text.

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QUESTIONS?