

City of Vaughan
Urban Design Guidelines for Infill Development in
Established Low-Rise Residential Neighbourhoods

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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:

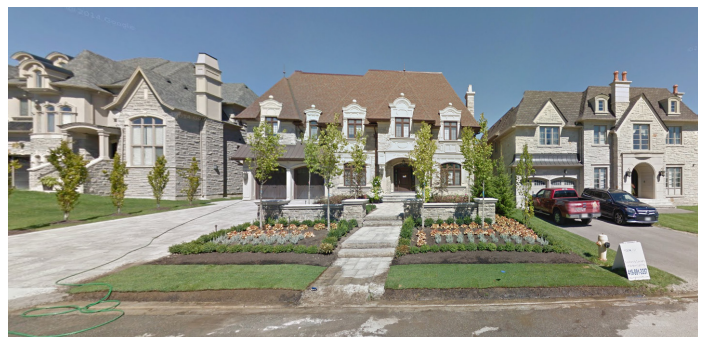
- Large-Lot Neighbourhoods
- Medium-Lot Neighbourhoods
- Small-Lot Neighbourhoods

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:

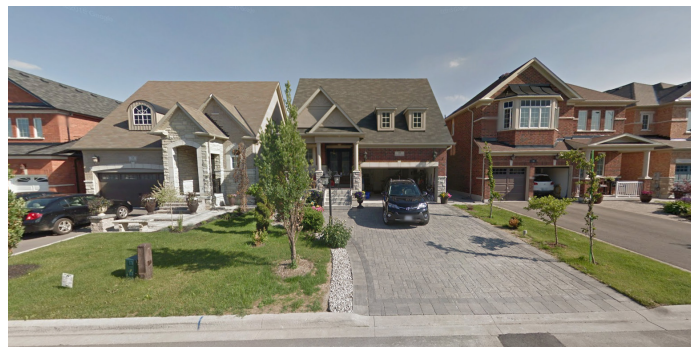
- Lot frontages of 10 to 20 metres (33 to 65 feet)
- Front setbacks of 6 to 15 metres (20 to 50 feet)
- Interior side yard setbacks of typically 1.5 metres (5 feet)
- Rear setbacks of 7.5 to 10 metres (25 to 33 feet)
- Wide driveways
- Front yard landscaped area generally less than 50% of the yard
- 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)

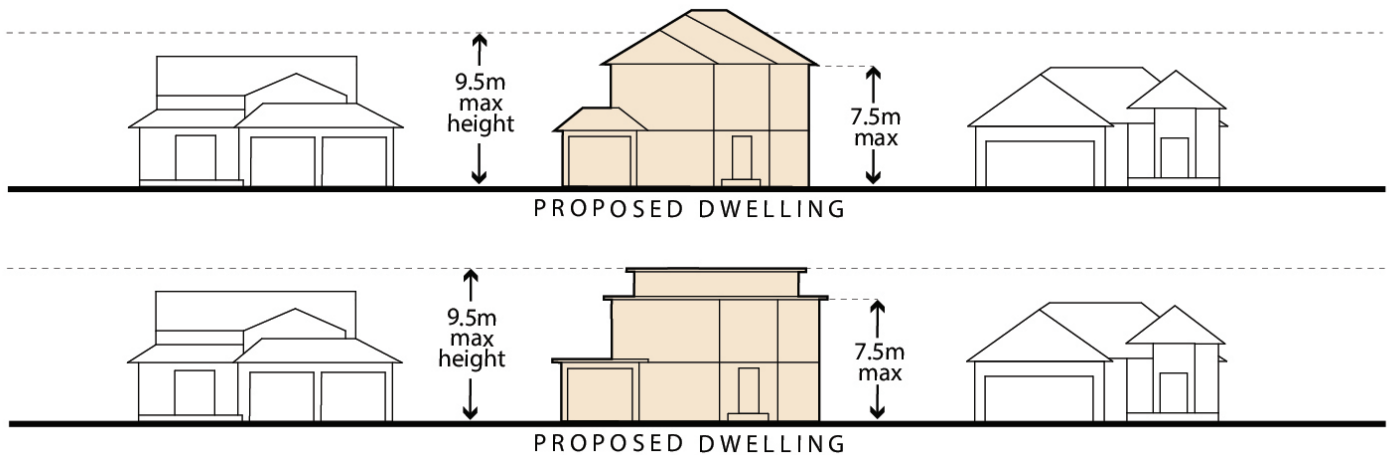
4.13. Side yard and rear yard setbacks should be consistent with the prevailing pattern of setbacks in the immediately surrounding residential area. A minimum rear yard setback of 7.5 metres should be maintained. The rear portion of the house should not create adverse shadow or overlook conditions on 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)



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:



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)

- 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)

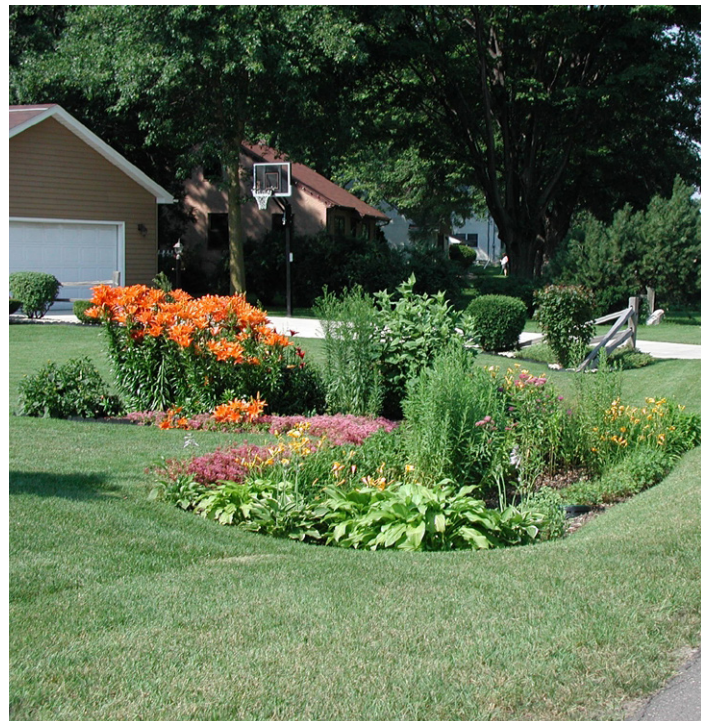
4.27. Fencing and/or perimeter landscaping, such as hedges, that obscures views of the front of a house from the street is discouraged. (Policy 9.1.1.2 / 9.1.1.3)

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)

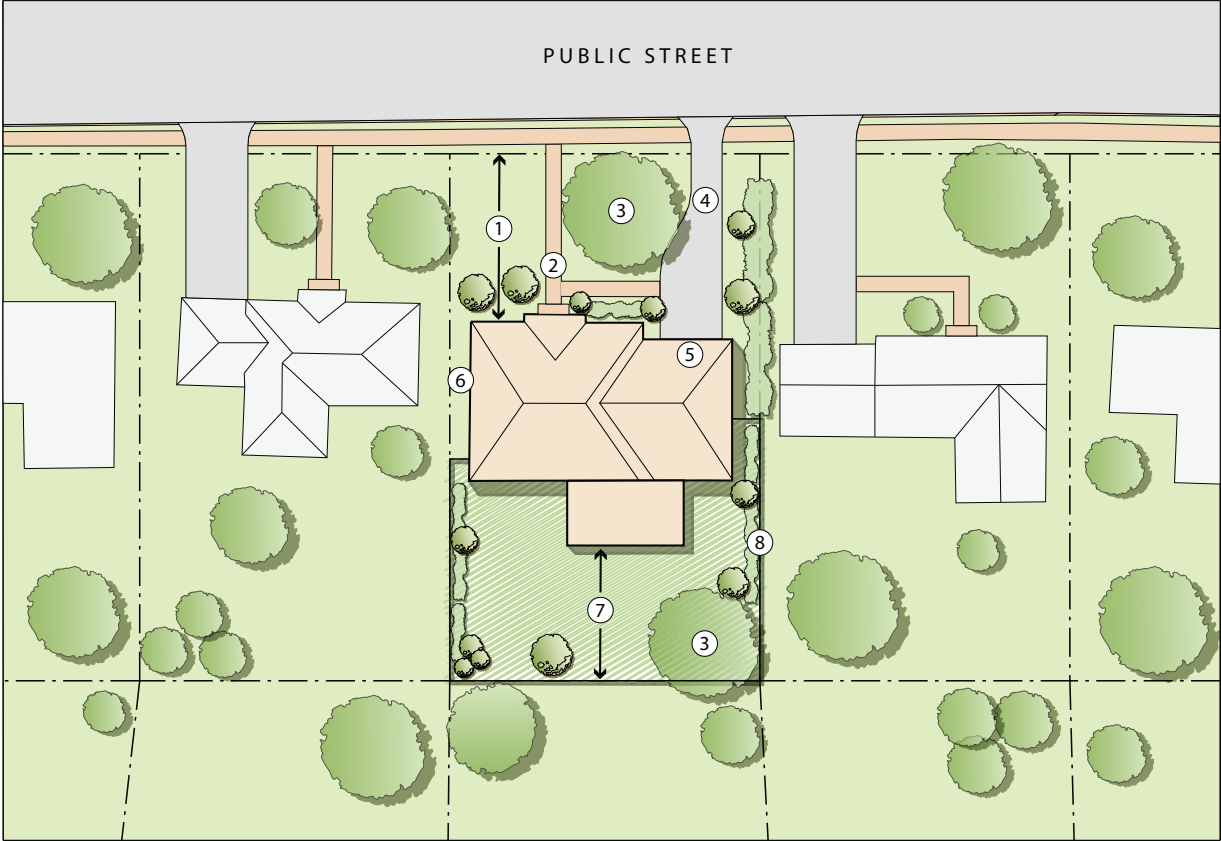


Fencing and/or perimeter landscaping, such as hedges, that obscures views of the front of a house from the street is discouraged. (Guideline 4.27)



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)
- 5.30. 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)
- 5.31. 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)
- 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)

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)

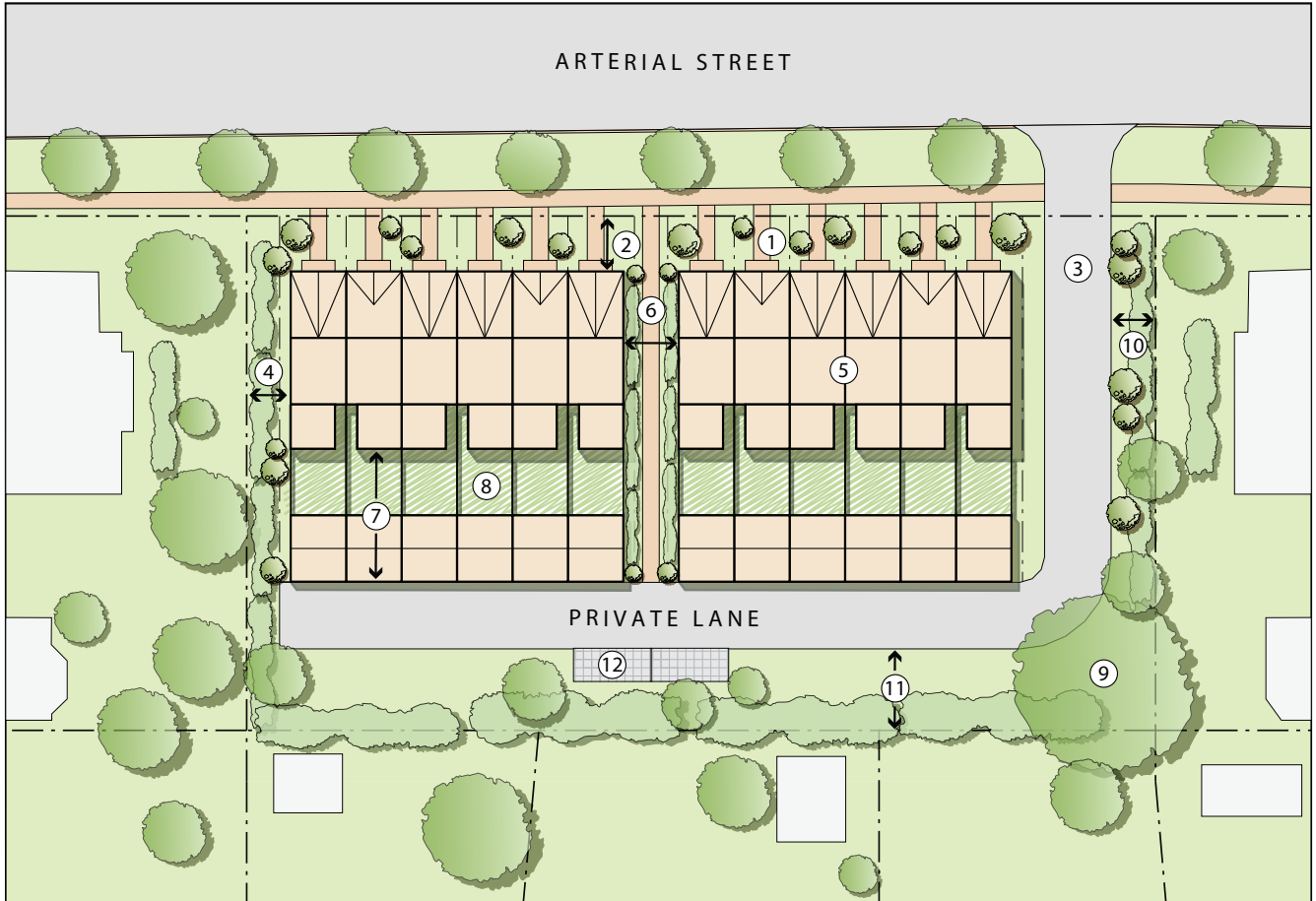


The existing natural grades at the property lines should be maintained, but where a retaining wall cannot be avoided and the grade change is greater than one metre, the wall should be set back from the property line and terraced to provide an appropriate transition. (Guidelines 5.29 and 5.31)



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.