Appendix 3

Comparison of Angular Plane & Urban Design Requirements

Requirement	Vaughan	Richmond Hill
Where Angular Planes Apply (OP)	Where a low-rise, mid-rise or high-rise building abuts the rear yard of a houseform building	Development within the Centres and Corridors adjacent to low-density residential and medium-density residential areas Development fronting Red Maple Road, High Tech Road east of Red Maple Road, Beresford Drive and the proposed north local street south of Carrville Road Development fronting Yonge Street and Church Street within the Downtown Local Centre
Where Angular Planes Apply (ZBL)	In mixed use zones that abut a residential zone (except high density residential zones)	-
Degree of Plane (OP)	45 degrees	-
Degree of Plane (ZBL)	45 degrees	-
How Plane is Measured (OP)	Measured from the property line abutting the houseform building	Measured from the adjacent low- or medium-density residential property line (Note: The diagram illustrating the measurement of the angular plane shows the adjacent property on the opposite side of a public street. There is no diagram showing abutting

		properties with no public street between) Measured from the adjacent property line on the opposite side of the street (for development fronting Yonge Street or Church Street in the Downtown Local Centre) Applicants for high-rise development may be required to provide a view plane analysis to address any applicable angular plane policies and/or recognized public views
How Plane is Measured (ZBL)	Measured from the rear lot line or interior side lot line	-
Urban Design Guidelines (City-wide)	Mid-Rise and Low-Rise buildings should be set back a minimum of 7.5 metres from the rear property line and should be contained within a 45 degree angular plane from the rear property line	A minimum 45 degree angular plane measured from the lot line of the adjacent low density or medium density residential area