

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 16, 2017

Item 3, Report No. 17, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 16, 2017.

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**ARCHITECTURAL DESIGN (CONTROL) GUIDELINES
AND APPROVAL OF CONTROL ARCHITECT
PINE HEIGHTS COMMUNITY BLOCK 40/47
FILE 14.71**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Manager of Urban Design and Cultural Heritage, dated May 2, 2017:

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning and Manager of Urban Design and Cultural Heritage recommend:

1. THAT the Architectural Design Guidelines for the Pine Heights Community (Block 40/47), prepared by John G. Williams Architect Ltd., BE APPROVED; and
2. THAT John G. Williams Architect Ltd., BE APPROVED as the Control Architect for the Pine Heights Community.

Contribution to Sustainability

The guidelines' design objective is to create a sustainable urban form that supports compact development, greater walkability and transit use, site and building adaptability, and conservation of natural areas by building in harmony with the surrounding environment.

The following objectives will be implemented through the approval of the Pine Heights Architectural Design Guidelines:

- Water Balance/Development Considerations: Mitigation of water balance impacts through Low Impact Development (LID) measures; provide pedestrian bridges and bike lanes/routes to promote connectivity; Transportation Demand Management (TDM) measures with a pedestrian focused development approach; and, provide valley land edge management planting and protection measures
- Building Initiatives: Home construction with devices, appliances, and materials that meet high-efficiency, energy efficient, and energy star requirements and upgrades; sourcing local materials; implementing waste management policy; and, promoting barrier-free accessibility
- Community Safety: Incorporating the principles of CPTED (Crime Prevention Through Environmental Design), maintain safe sightlines; provide ample fenestration facing public areas; promoting active pedestrian street life; and, maintaining adequate lighting to ensure pedestrian comfort

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

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Purpose

To seek approval from the Committee of the Whole for the Architectural Design Guidelines and Control Architect for the Pine Heights Community (Block 40/47).

Background – Analysis and Options

The Block 40/47 Pine Heights Community is bounded by Teston Road to the north, valley lands to the east (with Weston Road further east), valley lands to the west, and valley lands to the south (with Major Mackenzie Drive further south), comprising Part of Lots 22 to 25, Concessions 6 and 7, City of Vaughan, as shown on Attachment #1.

The Pine Heights Community is situated on rolling tableland in a natural setting adjacent to three wooded valleys associated with tributaries of the East Humber River. The surrounding area is primarily vacant rural lands, with recently developed residential neighbourhoods to the southeast. In addition, there are several estate residential enclaves in the surrounding area. The Pine Heights Community is located in close proximity to the Kleinburg community to the west.

The historic hamlet of Purpleville is located at the intersection of Pine Valley Drive and Teston Road. The planned development of the Pine Heights Community will promote a built environment that respects and enhances the existing local built form character of the area to promote architecture inspired by historic precedent.

The lands associated with the westerly tributary of the East Humber River have been identified as a significant cultural heritage landscape which has been preserved through the Block Plan/Master Environmental and Servicing Plan (MESP) process. The features contributing to this significance include the occupation of lands in this vicinity by First Nations, Euro-Canadian settlement and its association with Carrying-Place Trail.

Council Resolution

On August 25, 1997, Council adopted the following motion (in part):

“The draft plans of subdivision be subject to conditions of approval to implement the architectural review process;”

The Pine Heights Architectural Design Guidelines have been submitted by the Block 40/47 Landowners Group in response to the above-noted resolution of Council.

Context for Application of Design Guidelines

A goal of the Vaughan Official Plan 2010 is to provide attractive streetscapes through attention to the design of the public realm, built form, and the relationship between private development and public areas. One factor that contributes to the liveability of a community is the quality of the urban design and built form. In giving physical representation to the community, urban design and architecture constitute a critical element in the process of community building.

Obtaining quality urban design is a high priority to the City. Treatments that emphasize attractive streetscapes, a high quality pedestrian environment and the minimization of the visual impact of the automobile are now being emphasized in the marketplace. To provide guidance in this area, Council adopted, on June 11, 2001, a set of design standards for the new community areas that enunciate a series of design principles that are considered to be common to all areas.

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In order that each development makes a positive contribution to the developing community, the implementation of architectural design guidelines through each subdivision agreement is necessary. These guidelines will assist in ensuring that each dwelling or building plays a positive role in creating attractive pedestrian oriented streetscapes.

Pine Heights Community Architectural Design Guidelines

The Architectural Design Guidelines provide a detailed set of design criteria to guide the design, siting and approval of new buildings within the Pine Heights Community. The criteria will be adhered to by all builders within the Pine Heights Community in order to foster an attractive and upscale built environment with a positive and distinct community identity. The primary focus of the guidelines is to promote high quality housing with an attractive character that complements the neighbourhood's unique countryside setting.

The intent of these guidelines is to maintain a positive relationship between the built form and public spaces in order to yield quality streetscapes while encouraging architectural variety and innovation.

The guidelines consist of seven (7) main components as follows:

- 1.0 Introduction
- 2.0 Community Context
- 3.0 Proposed Community
- 4.0 Sustainable Design
- 5.0 Design Guidelines for Residential Buildings
- 6.0 Design Guidelines for Non-residential Development
- 7.0 Implementation of Architectural Control

The architectural design control process approved by the City is privately administered and will be the responsibility of the developer's group control architect to ensure compliance with the approved Architectural Guidelines. John G. Williams Architect Ltd. has been selected as the control architect by the respective participating landowners in the Pine Heights Community. The appointment of John G. Williams Architect Ltd. as the Control Architect must be approved by the City. A recommendation is included in this report that John G. Williams Architect Ltd. be approved as the Control Architect for Block 40/47.

During the City's review of the Block 40/47 Architectural Design Guidelines, York Region conducted an Environmental Assessment (EA) Study of road improvements to Teston Road between Pine Valley Drive and Weston Road. The EA was submitted to the City's Development Engineering and Infrastructure Planning Department for review in September 2016. Notice of Completion was first issued by York Region on November 24th, 2016.

One of the recommendations of the EA is the realigning of Teston Road, east of Pine Valley Drive, to eliminate the existing intersection jog. As a condition of Draft Plan of Subdivision approval for all the subdivisions within the Pine Heights Community, the Architectural Design Guidelines shall be updated to recognize the EA recommendations.

Implementation

The subdivision agreement will provide for the Control Architect to approve architectural elevations for buildings prior to submission to the City for a Building Permit. The Control Architect must stamp the plans certifying that the plans are in conformity with the Architectural Design Guidelines as approved by Council.

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John G. Williams Architect Ltd. is the firm that prepared the Guidelines and has significant experience in this area. It is intended that John G. Williams Architect Ltd. provide the services of the Control Architect (whose cost will be paid by the Block 40/47 Landowners Group). The Development Planning Department will monitor the process on a semi-annual basis to ensure the architectural control program is achieving its objectives.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Continue to ensure the safety and well-being of citizens.
- Create and manage affordable housing options.
- Continue to cultivate an environmentally sustainable city.
- Support and promote heritage in the community.

Regional Implications

N/A

Conclusion

The Development Planning Department has reviewed the Architectural Design Guidelines prepared by John G. Williams Architect Ltd. for the Pine Heights Community, and can support its approval, and the confirmation of John G. Williams Architect Ltd., as the Control Architect for the Pine Heights Community.

Attachments

1. Location Map
2. Architectural Design Guidelines (Pine Heights Community)

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)