

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9, 2014

Item 22, Report No. 41, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 9, 2014.

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**ARCHITECTURAL DESIGN (CONTROL) GUIDELINES
AND APPROVAL OF CONTROL ARCHITECT
KLEINBURG SUMMIT COMMUNITY BLOCK 55 EAST
FILE 6.15**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Urban Design, dated December 2, 2014:

Recommendation

The Commissioner of Planning, Director of Development Planning, and Manager of Urban Design recommend:

1. THAT the Architectural Design Guidelines for the Kleinburg Summit Community, prepared by John G. Williams Architect Ltd., BE APPROVED.
2. THAT John G. Williams Architect Ltd., as recommended by the Kleinburg Summit Landowners Group be recognized as the Control Architect for the Kleinburg Summit Community.

Contribution to Sustainability

A variety of Low Impact Development (LID) and sustainability design initiatives will be promoted in the development of the land and the construction of the housing to support Vaughan's "Greening Strategy." These features are intended to optimize energy efficiency and protect and conserve water to promote a healthy and sustainable neighbourhood, as follows:

- Development Initiatives: Bio-swales and infiltration trenches, natural feature and valley land restoration works, watercourse restoration, and edge management planting.
- Residential Building Considerations: Home construction with devices, appliances, and materials that meet High-Efficiency, Energy Efficient, & Energy Star requirements and upgrades.
- Resource Management Building Measures: Including a waste management policy to ensure that all trades work efficiently to re-use, recycle, reduce and eliminate waste.
- Pedestrian Accessibility: Pedestrian-friendly street sidewalks, walkway connections, pathways, and trail systems that offer alternative modes of travel.

Economic Impact

There are no requirements for new funding associated with this report as funding is the responsibility of the Kleinburg Summit Landowners Group. Monitoring of the process can be accommodated with existing resources.

Communications Plan

The approved Architectural Design (Control) Guidelines will be placed on the Development Planning Department's page on the City's web-site to allow access to the document by the development industry and the public.

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Purpose

The purpose of this report is to obtain Committee of the Whole and Council approval of the Architectural Design Guidelines and Control Architect for the Kleinburg Summit Community.

Background – Analysis and Options

The Block 55 East Kleinburg Summit Community is bounded by Kirby Road to the north, Kipling Avenue to the east, open space and valley lands to the west, and Teston Road to the south, comprising Part of Lots 26 to 30, Concession 8, City of Vaughan, as shown on Attachment #1.

The area surrounding Kleinburg Summit is primarily comprised of rural agricultural lands, with pockets of estate residential developments to the north and south. Low density upscale residential neighbourhoods and a golf course lie to the west of the Humber River.

Kleinburg Summit is situated on rolling tableland within a natural rural setting adjacent to valleylands associated with the East Humber River. Greenbelt lands occupy the south and north portions of the site. The site is bisected by both Trans Canada Pipeline and Ontario Hydro corridors.

The character and charm of Kleinburg's built heritage together with the natural countryside context of the local area will influence the scale, quality, and identity of the proposed residential development. Kleinburg Summit will promote a built environment that respects and enhances the existing local built form character of the area, with architecture inspired by upscale and historic precedents.

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 Kleinburg Summit Architectural Design Guidelines have been submitted by the Kleinburg Summit Landowners Group in response to the above-noted resolution of Council.

Context for Application of Design Guidelines

One of the goals of the City in 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. The public has come to perceive the urban design approaches to suburban development as problematic, especially in respect to the creation of monotonous streetscapes. Treatments that emphasize attractive streetscapes, a high quality pedestrian environment and the minimization of the visual impact of the automobile are 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. The guidelines will assist in ensuring that each dwelling or building plays a positive role in creating attractive pedestrian oriented streetscapes.

Kleinburg Summit Community Architectural Design Guidelines

The Architectural Design Guidelines establish a common vision and level of quality for the community, and provide builders and developers, with the architectural guidance necessary to achieve that goal. These guidelines provide concepts and standards to guide development on private lands, and address issues concerning site planning, architectural and landscaping designs. They deal with the physical elements related to the development of residential and non-residential lands, and contribute to the character and 'sense of place' for the community

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

- 1.0 Introduction
- 2.0 Community Context
- 3.0 Proposed Neighbourhood
- 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 to be 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 Kleinburg Summit Community. The appointment of John G. Williams Architect Ltd. as the Control Architect must be approved by the City.

Meeting with Kleinburg and Area Ratepayer's Association

The Kleinburg and Area Ratepayer's Association (KARA) were provided with the Block 55 Architectural Design Guidelines for review and comment. On July 22, 2014 a consultation meeting with KARA was held to present the architectural design guidelines to members of KARA. Representatives of the City of Vaughan, John G Williams Architect Ltd, and the Block 55 project team participated in the consultation meeting. The comments received by KARA related to implementation of landscape buffer and architectural treatment in the area of Briarose Avenue and Theresa Circle, the use of high quality architectural shingles, driveway enhancement details, identification of gateway and community window dwellings, design of useable porch areas, emphasis of high architectural quality materials for townhouses, limitation of uses within live/work townhouses, placement of laneway garages, and placement of utility meters and air conditioning equipment. The Block 55 Architectural Design Guidelines have been updated to address all of KARA's comments with the exception of limiting the live/work townhouse uses. Staff are of the opinion that the livework townhouse use was established in the Zoning By-law and is therefore not an architectural design guidelines matter.

Implementation

The subdivision agreement will provide for the Control Architect to approve architectural elevations for buildings with the submission to the City for building permit, or where site plan approval is required, with the submission of the site plan application. 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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The architectural firm of 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 Kleinburg Summit 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 Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, specifically:

Service Excellence

- Demonstrate Excellence in Service Delivery
 - i) Implementation of architectural control through the design review and approval process for site plan applications and building permits.
- Promote Community, Safety, Health, & Wellness
 - i) The neighbourhood design vision shall be adhered to by all developers and builders within the Block 55 East development area and shall be enforced through the mandatory architectural control process.
 - ii) Buildings and streetscapes shall be designed to promote an active and safe pedestrian friendly community.
- Lead & Promote Environmental Sustainability
 - i) Sustainability design initiatives shall be promoted in the development of land and the construction of housing. These features are intended to optimize energy efficiency and protect and conserve water to promote a healthy and sustainable neighbourhood.

Organizational Excellence.

- Manage Growth and Economic Well-being.
 - i) The combination of well-designed building and urban design features, attractive public spaces and the preservation and enhancement of natural features will contribute to the creation and growth of a high quality neighbourhood.

Regional Implications

N/A

Conclusion

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

Attachments

1. Location Map
2. Draft Architectural Design Guidelines (Kleinburg Summit Community)
(COUNCILLORS ONLY)

Report prepared by:

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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.)