

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2018

Item 1, Report No. 8, of the Committee of the Whole (Working Session), which was adopted without amendment by the Council of the City of Vaughan on February 21, 2018.

1 VAUGHAN CITY-WIDE URBAN DESIGN GUIDELINES

The Committee of the Whole (Working Session) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated February 12, 2018, be approved; and**
- 2) That the presentation and Communication C2, presentation material entitled, “*City-Wide Design Guidelines*”, be received.**

Purpose

The purpose of this report is to seek Council approval on the Vaughan City-Wide Urban Design Guidelines (hereafter referred to as the “Guidelines”), enabling staff and the development industry to use this as a tool in the design and review of development applications.

Recommendations

- 1. THAT the City-Wide Urban Design Guidelines Volumes 1 and 2 (Attachment 1) BE APPROVED.**

Report Highlights

- The Guidelines articulate objectives for placemaking throughout Vaughan, to help realize the vision in the VOP 2010.
- The Guidelines are founded on a vision to promote a consistent level of high quality urban design that builds on the City’s core structuring elements to establish a recognizable character for the City’s built environment and enhance the pedestrian experience.
- The Guidelines will be used as a tool for staff in the review of development applications and by the development community to guide design development within the private realm to streamline the development review process.
- The Guidelines will be used to inform the City's Official Plan Review and Comprehensive Zoning By-Law Review by providing recommendations for policy updates or new development standards for consideration.

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Background

The Guidelines were developed in phases and included a comprehensive communication and engagement plan.

The Guidelines commenced in August 2016 and were developed in three phases of work, including:

- Phase 1: Background Review & Urban Design Frameworks (August – October 2016)
- Phase 2: Draft Design Guidelines, Volume 1 and 2 (November 2016 – August 2017)
- Phase 3: Final Design Guidelines, Volume 1 and 2 (September – December 2017)

As part of each phase of the project, a comprehensive communication and engagement plan was followed to ensure the appropriate input and feedback was received. At each phase, a workshop was held with the Vaughan Design Review Panel, partnering agencies including York Region, the Toronto and Region Conservation Authority, Ratepayers Associations and members of the development community, including the York Chapter of BILD.

Throughout the project, extensive consultation was held with the internal Technical Advisory Committee established to provide broad feedback from the various related departments, including Urban Design and Cultural Heritage, Policy Planning and Environmental Sustainability, Development Planning, Development Engineering, Building Standards, Parks Development, and Public Works.

In addition, a dedicated project website was created to provide regular updates on the study.

Previous Reports/Authority

https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW0621_16_23.pdf

Analysis and Options

The Guidelines will serve as a comprehensive toolkit to promote and foster high quality and context sensitive development throughout the City, to provide the foundation for building attractive, healthy and sustainable communities.

The Guidelines augment the urban design policies of the Vaughan Official Plan 2010 (VOP 2010) to provide performance based directions for building and site design that establish a consistent level of design excellence for new intensification and infill

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development throughout the City to create well scaled places for people. To reflect the significant wealth of natural heritage and green space in the City, an approach to extending and integrating important green networks has been developed to direct the character of the private realm interface fronting City streets and public spaces across the many communities throughout Vaughan.

The Guidelines support the City's transition from more traditional suburban forms of development into contemporary compact urban forms by providing implementation strategies to guide the built form transition and phasing of developments within existing and planned contexts. The Guidelines implement transit oriented development principles to support transit investment and intensification efforts, and create safe, vibrant, pedestrian oriented environments that provide for a high level of connection and walkability.

The intent is that the Guidelines will provide a clear and common set of design expectations about how buildings and sites should be developed for use by Staff, the public, and members of the development community, including architects and landscape architects.

The Guidelines include 2 Volumes.

Volume 1 is structured as a highly custom and graphic toolkit, outlining the urban design vision and design priorities for the City, and is accompanied by detailed guidelines that augment the urban design and built form policies of the VOP 2010 to shape the relationship between built form, land use, and the public realm in a context sensitive manner. A collection of demonstration plans are included that illustrate how the vision and design priorities could be realized in various development scenarios and land use conditions throughout the City.

As articulated in Volume 1, development in the City will be guided by the following principles:

- Reflect Vaughan's unique context by promoting a green City development approach and contextual analysis that responds to sense of place
- Promote mid-rise development as the 'missing middle' to connect nodes including historic settlement areas and employment areas
- Encourage creativity and variety through context specific guidelines that respond to adjacent land uses, built form conditions and natural and cultural heritage
- Frame and activate the public realm through appropriate design
- Create a balance between built form and open space
- Address interim development and changing conditions
- Promote active transportation and healthy environments

Volume 1 is organized as a series of performance standards for a range of building

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typologies, as well as key site, landscape, building design, and public realm elements. Each performance standard contains an overall objective, along with detailed guidance to assist designers in achieving that objective. It is intended that creativity and sensitivity to context should be encouraged to achieve the intent of each performance standard, with consideration of alternative approaches on a case-by-case basis where it can be demonstrated that the objective is being met. The Guidelines also provide design guidance for the creation of privately owned publicly-accessible spaces (POPs).

Volume 2 is an online Reference Manual that contains relevant design details, standards, guidelines and Terms of Reference for reports and studies that are required as part of a complete development application. Included in this Manual are new design standards for urban tree planting in public and private spaces that supports the growth of a mature urban tree canopy.

Fundamentally, Volumes 1 and 2 provide a clear design guideline framework that is implementable and easy to use. The Guidelines complement and support the City's existing policies and guidelines, including the following:

- City of Vaughan Official Plan (2010)
- Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods (2016)
- Heritage Conservation District Plans and Guidelines for Thornhill, Kleinburg-Nashville, Woodbridge and Maple
- Secondary Plans, Area-Specific Plans and Site-Specific Plans and Guidelines
- Sustainability Performance Metrics
- City-Wide Streetscape Implementation Manual and Financial Strategy (2014)
- City-Wide Public Art Program (2016)

Financial Impact

There are no economic impacts resulting from this report. The City-Wide Urban Design Guidelines Study is within the current capital budget DP-9528-14.

Broader Regional Impacts/Considerations

The development of City-Wide Urban Design Guidelines supports York Region's Official Plan vision of building sustainable communities that achieve the highest standard in urban design and green building. In support of growth management, new community areas are planned to a higher standard in urban design, sustainable buildings, mobility and sense of place, including the following objectives:

- 3.1.3 To require high-quality urban design and pedestrian-friendly communities that provide safety, comfort and mobility so that residents can walk to meet their daily needs.

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- 3.4.8 To encourage local municipalities to consider urban design standards in core historic areas that reflect the areas' heritage, character and streetscape.
- 4.4.1 To require that retail be designed to be walkable, transit-supportive, and integrated into communities and pedestrian and cycling networks, with high-quality urban design.
- 5.2.8 To employ the highest standard of urban design, which:
 - a. provides pedestrian scale, safety, comfort, accessibility and connectivity;
 - b. complements the character of existing areas and fosters each community's unique sense of place;
 - c. promotes sustainable and attractive buildings that minimize energy use;
 - d. promotes landscaping, public spaces and streetscapes;
 - e. ensures compatibility with and transition to surrounding land uses;
 - f. emphasizes walkability and accessibility through strategic building placement and orientation;
 - g. follows the York Region Transit-Oriented Development Guidelines; and,
 - h. creates well-defined, centrally-located urban public spaces.

York Region was consulted as a key stakeholder, development partner and commenting agency throughout the development of the Guidelines.

Conclusion

The City-Wide Urban Design Guidelines will reinforce the City's VOP 2010 policies, providing a clear vision and supporting directions for high quality and context-sensitive development within intensification areas while protecting stable areas through thoughtful transitions and compatible infill that respects the character of established neighbourhoods. The Guidelines will ensure intensification supports compelling, mixed-use communities, active transportation, innovation in sustainability, social/cultural vibrancy, and a high-quality of life for Vaughan residents.

Upon approval by Council, the Guidelines will be placed on the City's website and cited as a resource at pre-application consultation meetings, which will allow future development proponents to reference this guiding document prior to the submission of a development proposal. The required Urban Design Brief will demonstrate how the intent of the guidelines are being met through each application.

For more information, please contact: Amy Roots, VMC Project Manager - Planning, ext. 8035.

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Attachments

1. Vaughan City-Wide Urban Design Guidelines Volumes 1 and 2, Development Planning Department, December 2017 – accessed at:
https://www.vaughan.ca/services/business/urban_design/Pages/City-Wide-Urban-Design-Guidelines.aspx

Prepared by

Amy Roots, VMC Project Manager – Planning, ext. 8035

(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.)

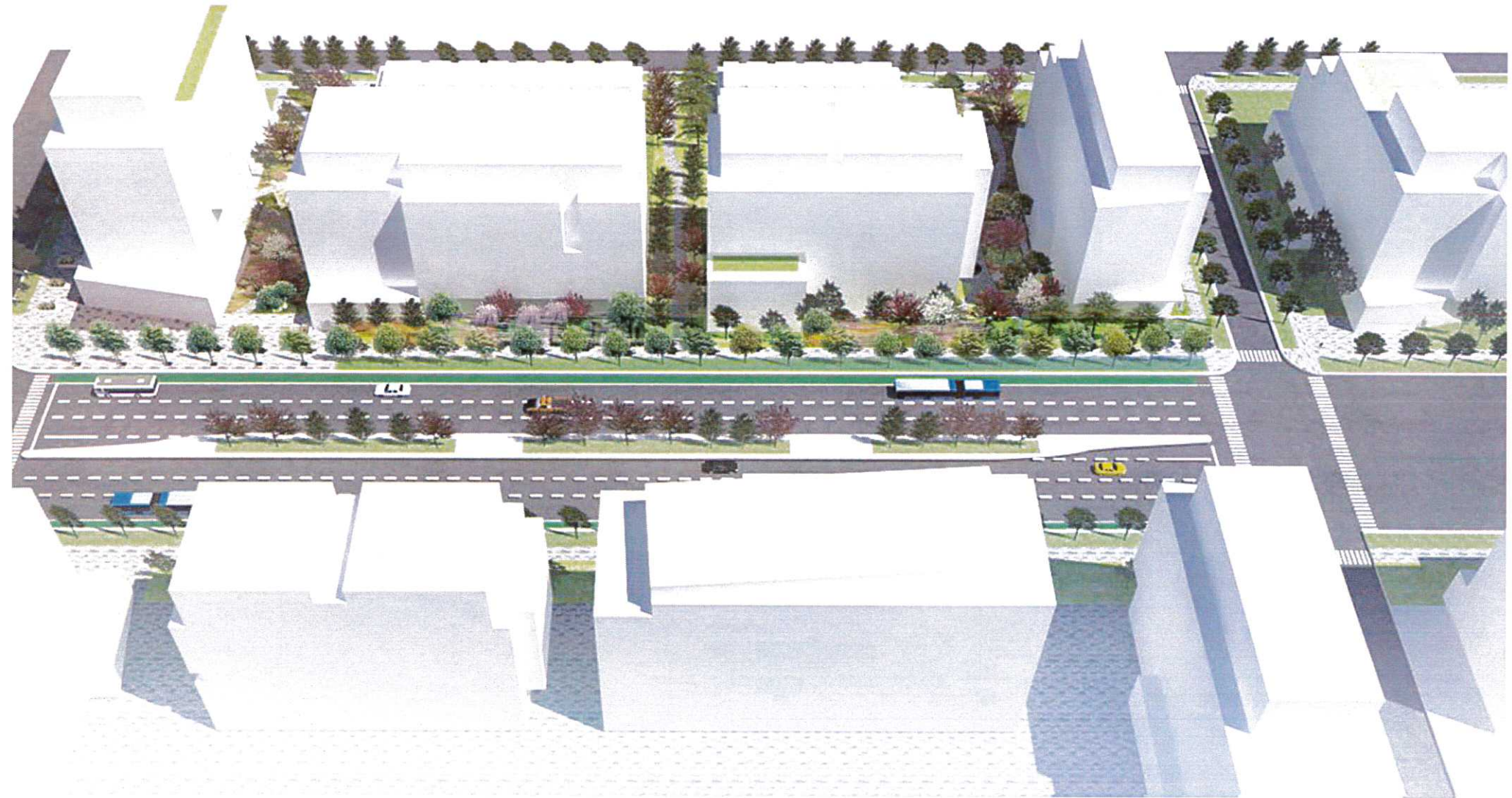
C 2
COMMUNICATION
CW (WS) - February 12/2018
ITEM - 1

CITY OF VAUGHAN

CITY-WIDE DESIGN GUIDELINES

COMMITTEE OF THE WHOLE WORKING SESSION

FEBRUARY 12, 2018



PRESENTATION OVERVIEW

- ROLE OF THE GUIDELINES
- PROJECT PROCESS
- DESIGN PRIORITIES
- DOCUMENT OVERVIEW BY CHAPTER
- PHASING
- IMPLEMENTATION



1: ROLE OF THE GUIDELINES

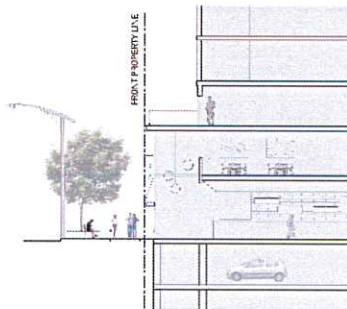
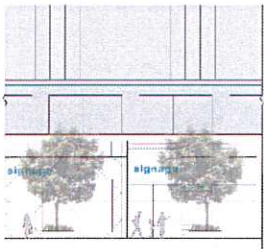
Urban Design Guidelines establish a consistent level of design excellence for new intensification and infill development throughout the City.



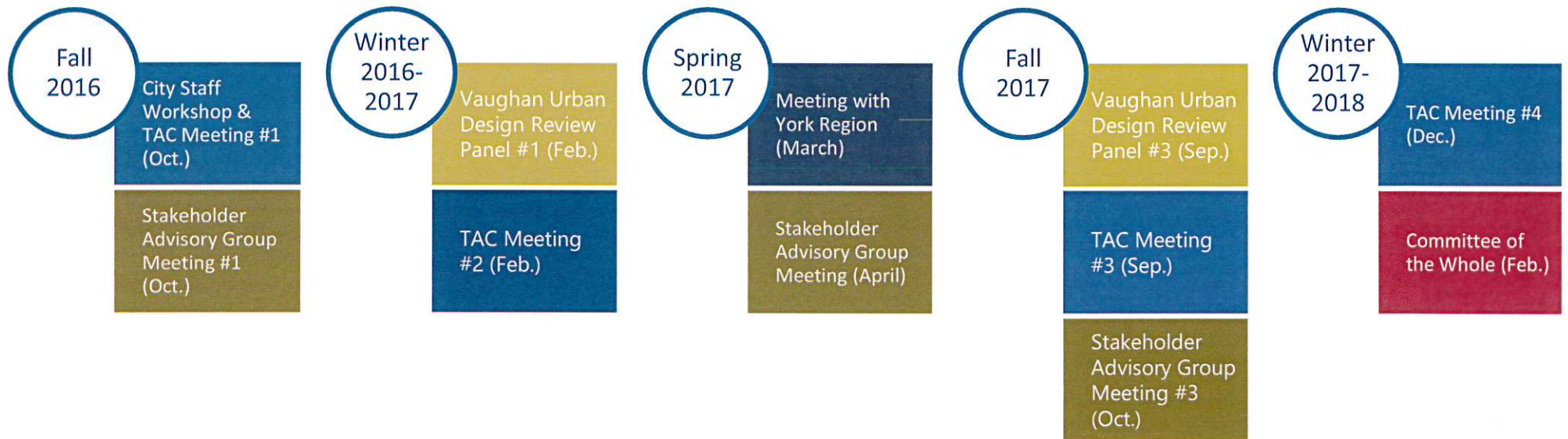
1: ROLE OF THE GUIDELINES



- Articulate objectives for placemaking and high quality urban design;
- Provide design objectives and Performance Standards for
 - building,
 - landscape and
 - site design; and
- Provide a clear set of expectations for City Staff, the public, and members of the development community, including developers, architects and landscape architects.



1: PROJECT PROCESS



2: DESIGN PRIORITIES



Boyd Conservation Area (Image Credit: TRCA)

Priority 1

Enhance and Protect
Vaughan's Natural Heritage
Network



Priority 2

Respond to Site Context



Priority 3

A Well Scaled City as a
Livable Environment for
People

2: DESIGN PRIORITIES



Priority 4

A Well-Connected Network
that is Safe, Comfortable
and Accessible



KPMG Tower, Vaughan Metropolitan Centre (Image Credit: Diamond Schmitt Architects)

Priority 5

Promote High Quality
Architecture



Priority 6

Frame an Active Public
Realm and Pedestrian
Environment

2: KEY CONSIDERATIONS



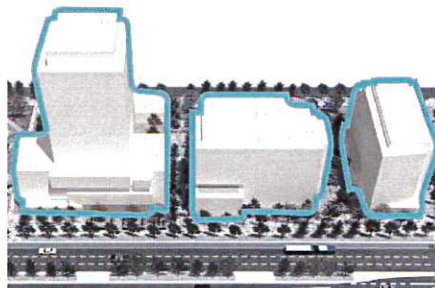
Accessibility & Sustainability



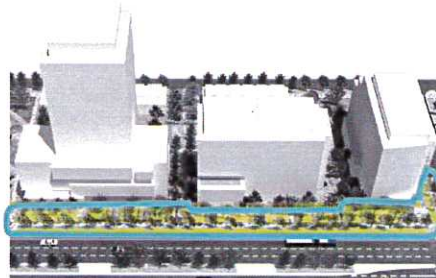
The Green Vaughan Approach

2: THE GREEN APPROACH

The Green Approach combines landscape and building performance standards to support urban variety, sustainable landscapes and design excellence in Vaughan.



BUILDING FORM



**ENHANCED
LANDSCAPED
BUFFER**

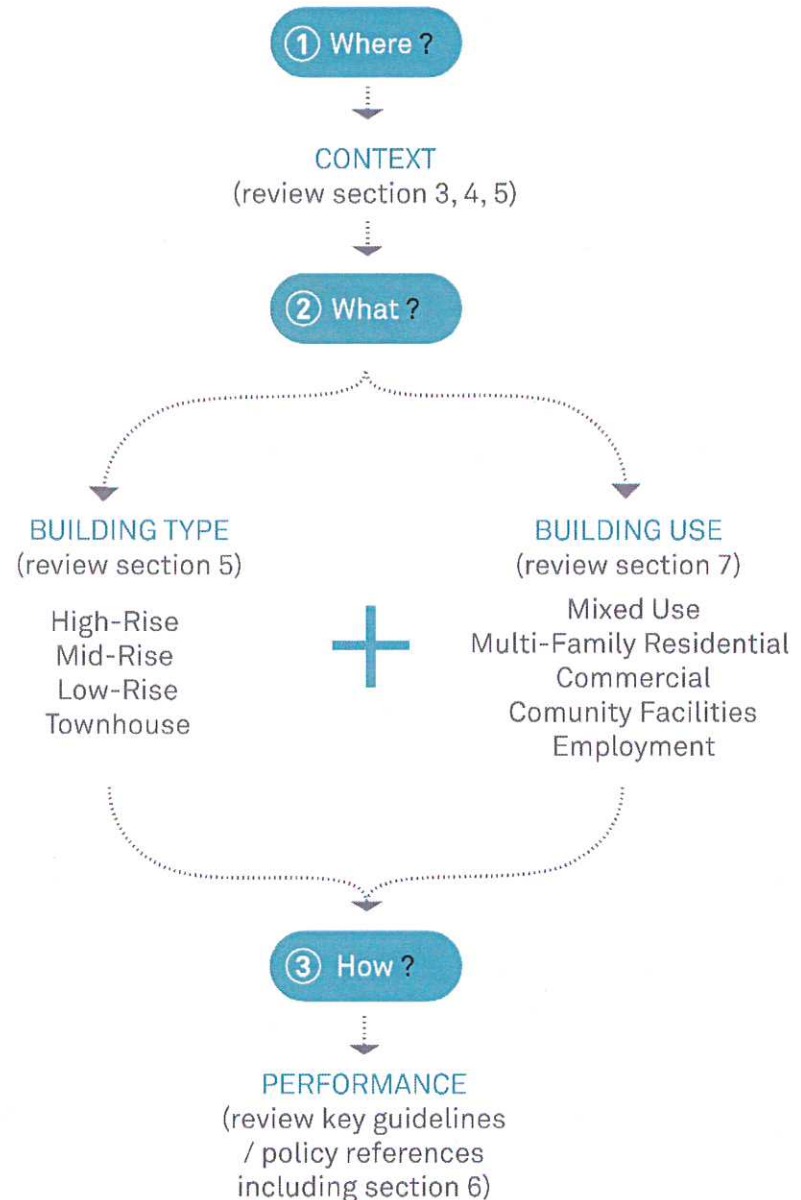


**GREEN
APPROACH**

Elements of the Green Approach

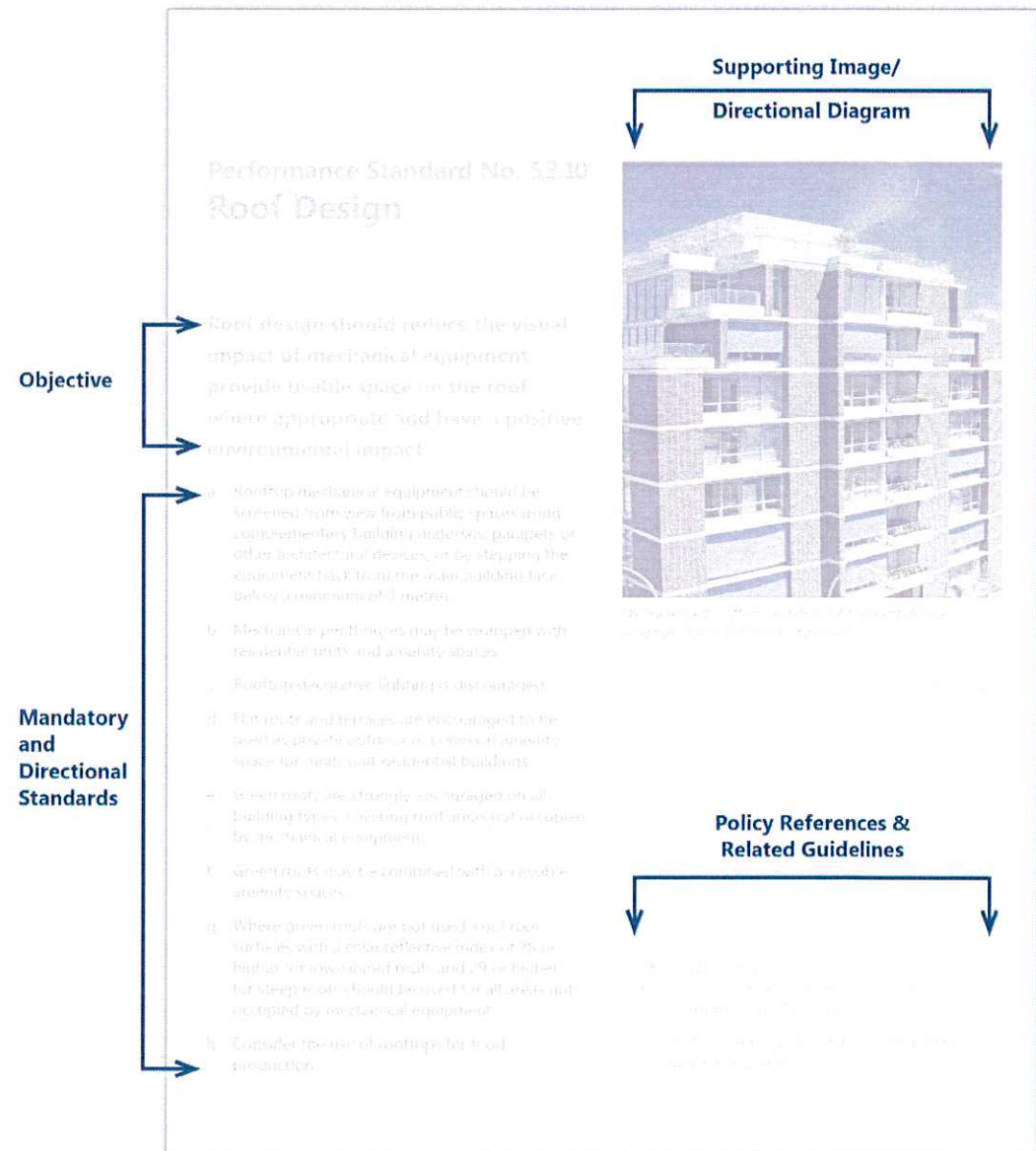
2: HOW TO USE THE DOCUMENT

The document is organized as a series of Performance Standards. Each Performance Standard contains an overall objective, along with detailed guidance to assist designers in achieving that objective.



2: HOW TO USE THE DOCUMENT

Performance Standards provide a design objective and supporting directional standards (or guidelines) that will help developers meet the objective. Informational diagrams and policy references should be reviewed.



2: HOW TO USE THE DOCUMENT

Performance Standard sections include:

04: SITE CONTEXT	53
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7.3: EMPLOYMENT BUILDINGS	197

3: DEMONSTRATION PLANS

Demonstration plans to clearly implement the guidelines:

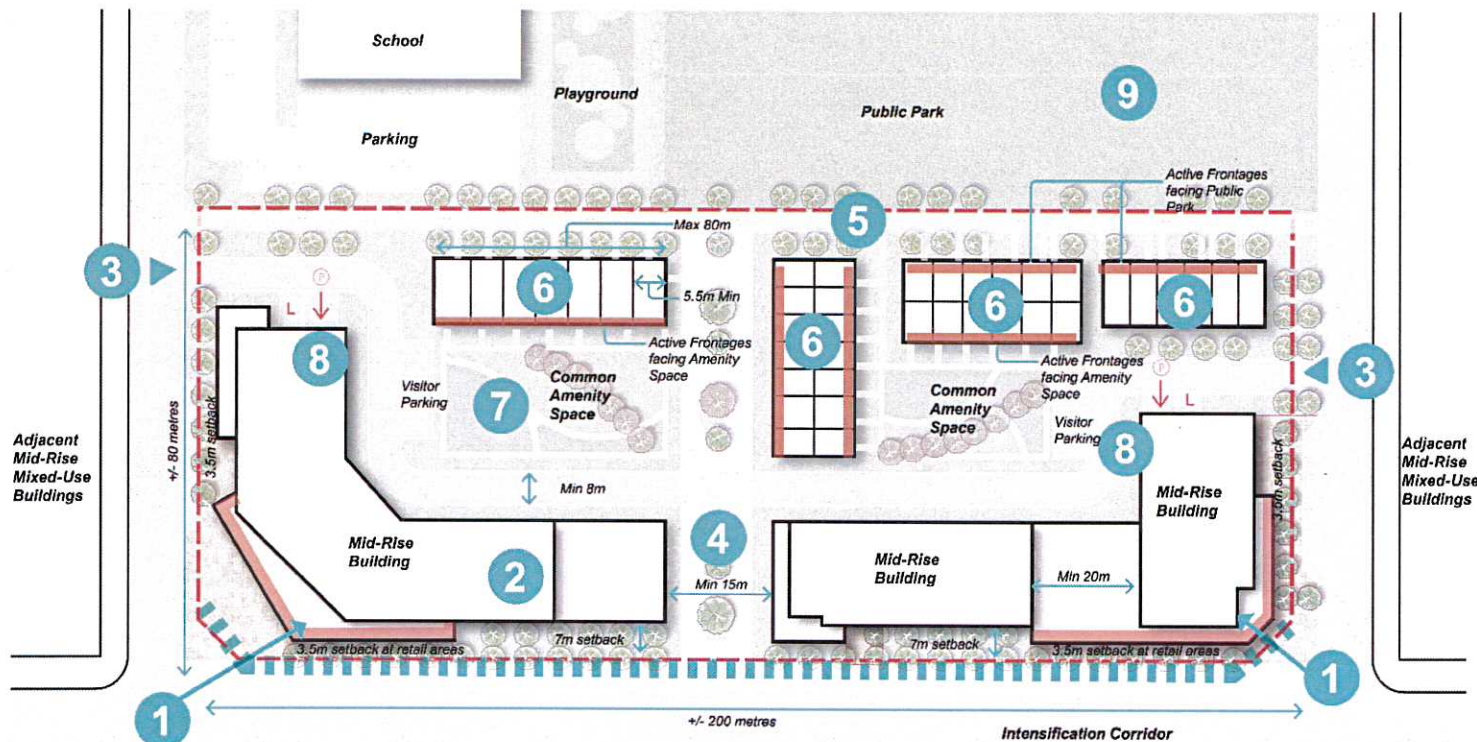
- Implementing the Green Approach
- Phased Intensification of a Retail Site with Mid-Rise Development
- Mid to Low-Rise Development Adjacent to a Park or School Site
- High and Mid-Rise, Mixed-Use Development with Employment and Residential
- Prestige Industrial / Employment Buildings
- Mixed Unit Type Townhouse Development



3: DEMONSTRATION PLANS

Graphic Demonstration Plan with Dimensions for:

Mixed-Use Sites



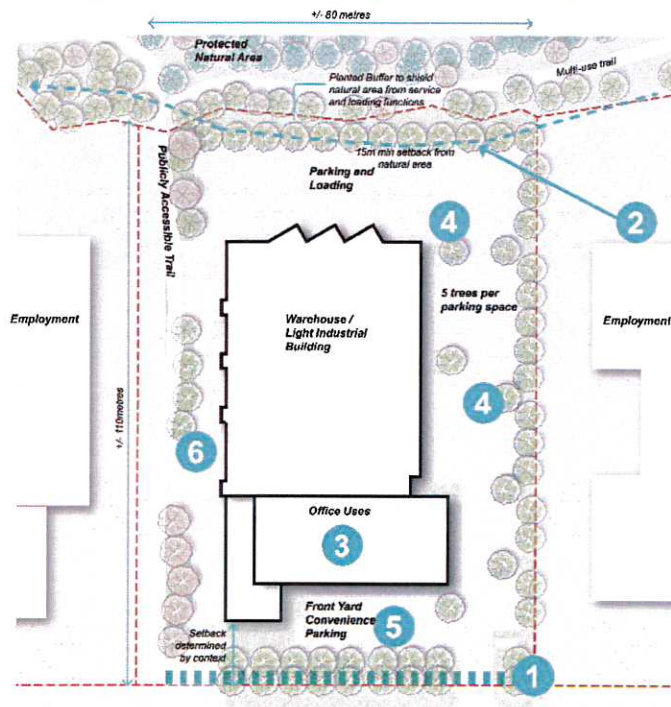
Design Principles:

- 1** Retail and commercial uses at the corner. Retail uses can encroach on the Green Approach Zone (highlighted with a dashed green line)
- 2** Mid-Rise Buildings frame the Regional Road / Intensification Corridor
- 3** Vehicular and Servicing Access drives are located along the minor streets
- 4** A 15m minimum mid-block connection is provided to break up the long block and connect the Regional Road to the parks and school to the north
- 5** Grade related uses are located along the park / tree-lined pathway
- 6** Low-Rise development is located along the northern edge of the site to transition to the sensitive uses to the north (within a 45° angular plane)
- 7** Low-Rise building frontages are oriented to activate open spaces. Back to back formats are used in areas where a double sided front is required. Primary facades are indicated with a solid orange line
- 8** Minimize vehicular traffic through the site by locating servicing and loading in close proximity to entrance roads.
- 9** Provide public access easements if the park is privately owned.

3: DEMONSTRATION PLANS

Employment Sites

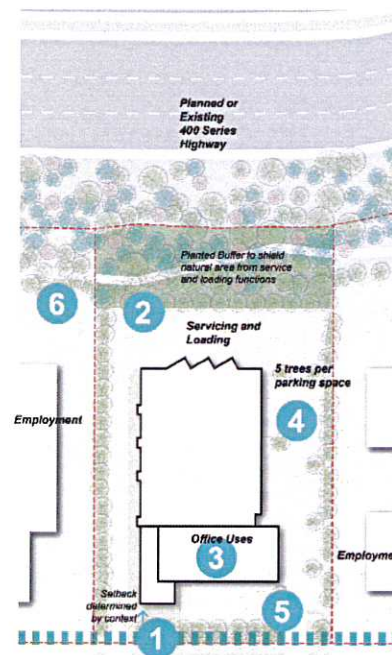
Prestige Industrial / Employment Building



Design Principles:

- 1 In support of Vaughan's Green Approach, the front yard setback area (width to be determined through the review of the surrounding context) is landscaped with a high quality landscaped buffer that supports pollinators and on-site storm water management techniques (highlighted with a dashed green line).
- 2 A large setback from the existing natural heritage feature (as determined by the City and Conservation Authority) is maintained with walking trail connections as appropriate.
- 3 Office uses face the street to ensure active building areas front onto the street, as well as to provide easy wayfinding on the site. Warehouse uses are located at back of the property.
- 4 Parking is located at the side of the property and is visually screened from the street.
- 5 Some front yard convenience parking can be provided with an upgraded landscape design. Servicing and loading is provided at the back of the property, away from the street.
- 6 An open space is provided for staff along the property line and connects the street to the natural feature at the back.

Prestige Industrial / Employment Building on to a 400 Series Highway - Naturalized Buffer

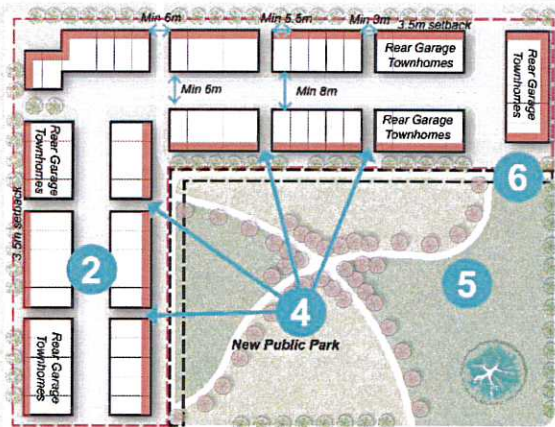


Design Principles:

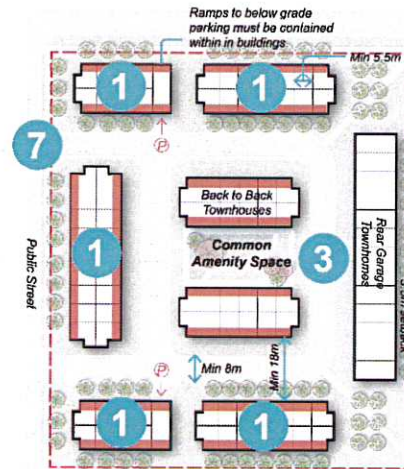
- 1 In support of Vaughan's Green Approach the front yard setback area (width to be determined through the review of the surrounding context) is landscaped with a high quality landscaped buffer that supports pollinators and on-site storm water management techniques (highlighted with a dashed green line).
- 2 Loading, storage and services area are buffered from view by a 20m naturalized setback from the existing or planned 400 Series Highway. Planting includes a mix of deciduous and coniferous trees.
- 3 Office uses face the street to ensure that active building areas front onto the street, and to provide easy wayfinding on the site.
- 4 Parking is located at the side of the property and is visually screened from the street.
- 5 Some front yard convenience parking can be provided with an upgraded landscape design. Servicing and loading is provided at the back of the property away from the street.
- 6 The planted buffer area can be the site of a future trail network to help improve upon connectivity and create additional recreation opportunities.

3: DEMONSTRATION PLANS

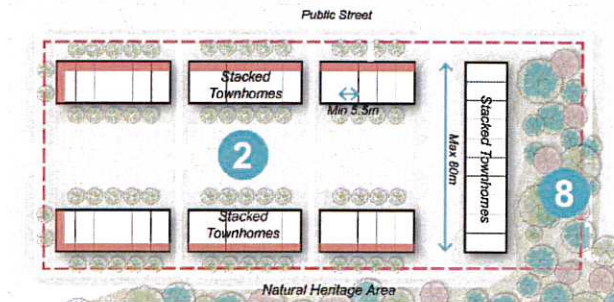
Mixed-Unit Townhouse Sites



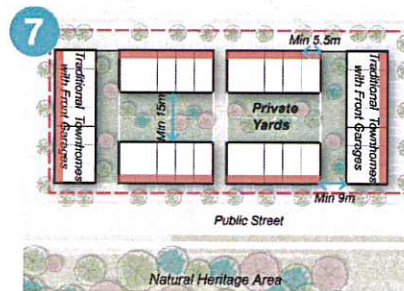
Rear Garage Townhouses with New Public Park



Back to Back Townhouses and Rear Garage Townhouses



Stacked Townhouses



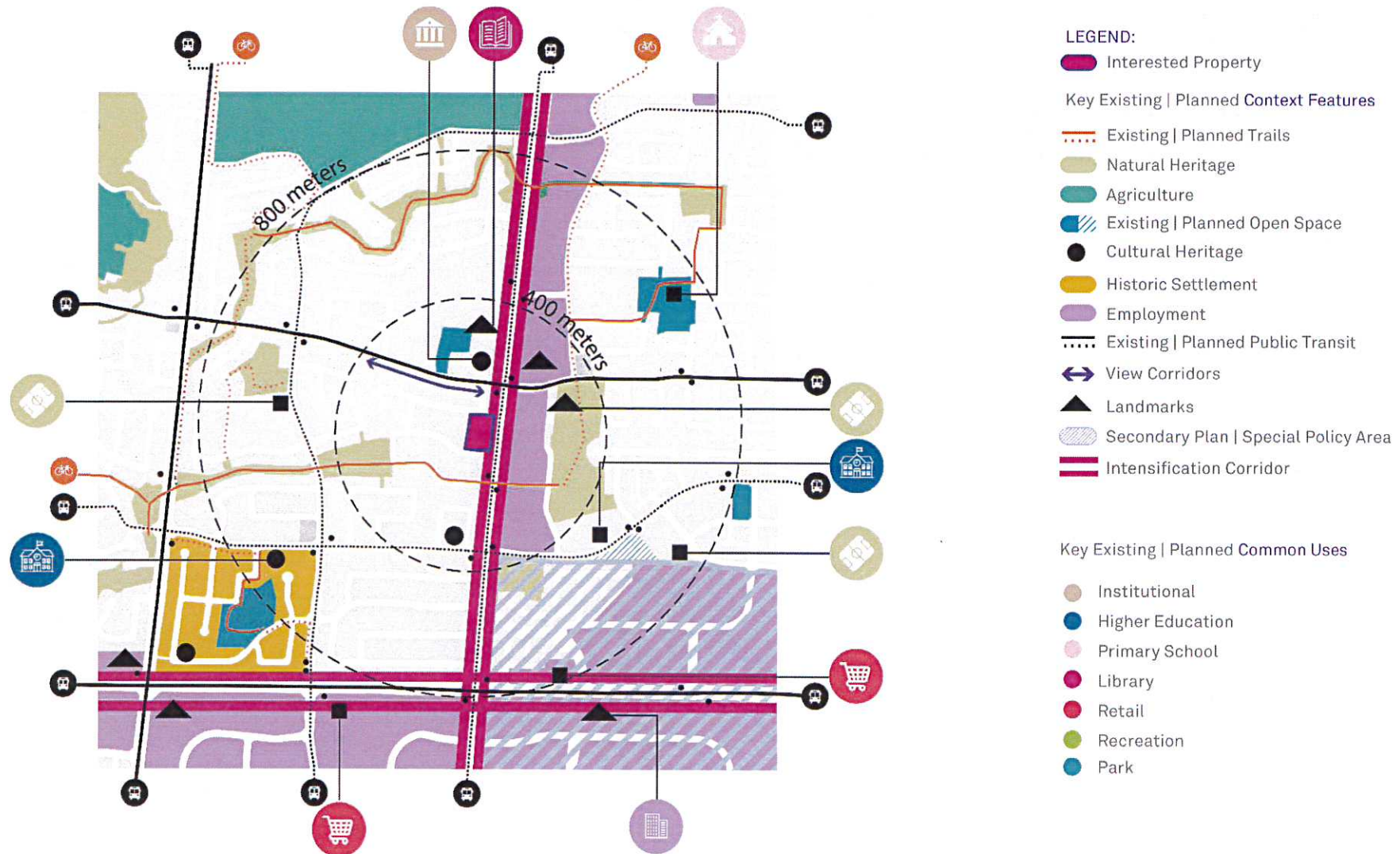
Traditional Townhouses with Front Garages

Design Principles:

- 1 Back-to-back townhouses are located along the property line facing the street with underground parking.
- 2 Town houses with garages accessed from a rear lane frame the edge of the park, the natural heritage corridor, and the adjacent streets.
- 3 A private road extends the streetscape seamlessly into the townhouse block including sidewalks, tree planting and active streets with windows and front yards facing the private street.
- 4 Mid-block connections break up large sites and ensure that the area is well connected for pedestrians and cyclists.
- 5 The new public park is framed by a strong street wall on two sides and roads on two sides with no back lotting. Where feasible, parks should achieve 50% public street frontage.
- 6 A 6 metre servicing access block should be provided to address private access, lighting, landscaping, stormwater requirements, low impact development, or any other servicing required for the development block and shall be designated in consultation with Engineering and Operations.
- 7 A network of public streets breaks the development into accessible and appropriately scaled blocks.
- 8 Existing natural areas are connected through the development parcels and reinforced with strong connections to a new central park space.

4: SITE CONTEXT

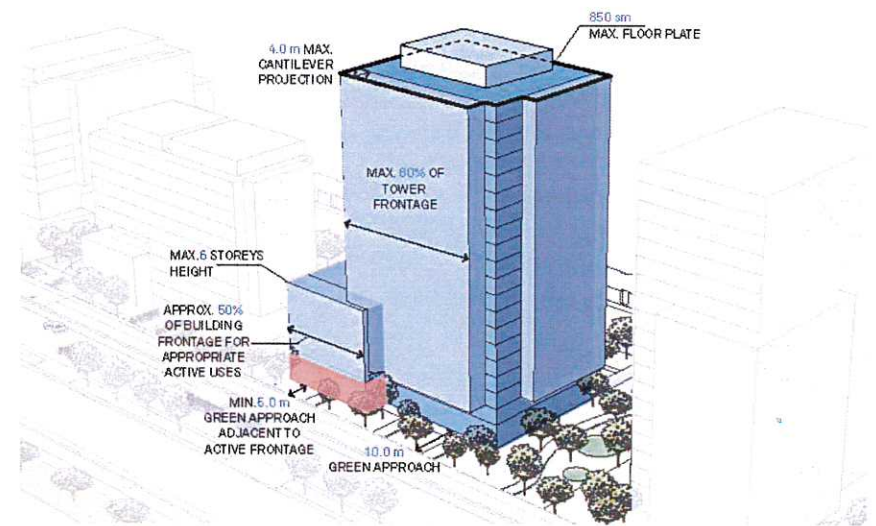
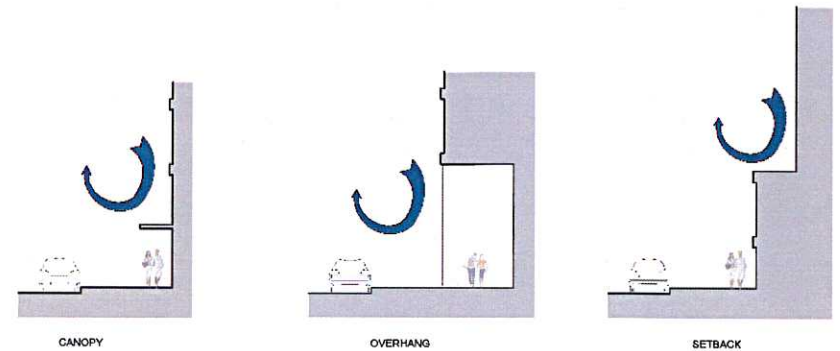
Context Analysis & Methodology / Urban Design Rationale



5: SITE & BUILDING PERFORMANCE STANDARDS

Key Directions:

- For high and mid-rise buildings there are Performance Standards on Intensification Corridors vs. Non-Intensification Corridors
- Integration of the Green Approach
- Encouraging Design Diversity
- An Incremental Approach to Encouraging Retail at Grade



5: SITE & BUILDING PERFORMANCE STANDARDS

Performance Standard No. 5.2.11 Mid-Block Connections/Mews

Mid-block connections/mews are important threshold spaces. They provide finer-grain connectivity within a neighbourhood and should be designed to provide connections between buildings and to adjacent properties within a development block. These spaces typically do not include programmatic uses aside from a pedestrian, cyclist and/or vehicular connection with landscaped edges.

- Mid-block connections/mews should provide landscaped zones on each side that buffer the pathway from the adjacent buildings and uses as required.
- The pathway should not be contained between high solid fences. A low wall or fence may be appropriate between the mid-block connection and residential uses.
- Appropriate lighting and wayfinding signage should be incorporated.
- Mid-block connections/mews should connect to trails or sidewalks on either end and should include signage or provide other cues that it is a public connection. They should be barrier free and visible from the sidewalk.
- Vehicular connections that act as mid-block connections should be designed to appear public in character and must include a pedestrian sidewalk or trail and landscape. Mid-block connections/mews

usually have the same level hierarchy for all modes of transportation, functioning like flexible streets.

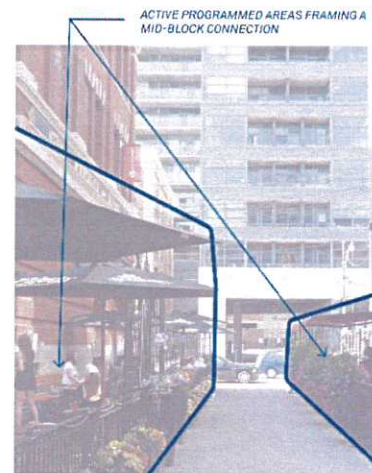
- Grade-level commercial building uses are encouraged to wrap around the building to address the mid-block connection. Spill-out spaces can be considered where appropriate.
- Blank walls fronting onto mews are discouraged. Active frontages should address the mid-block connection.
- To gain entry into significant public amenities, the City may require that mid-block connections and pedestrian mews meet requirements to become Privately Owned Publicly-Accessible Spaces. The City may also require a public access easement within private mid-block connections and pedestrian mews.

Key Dimensions:

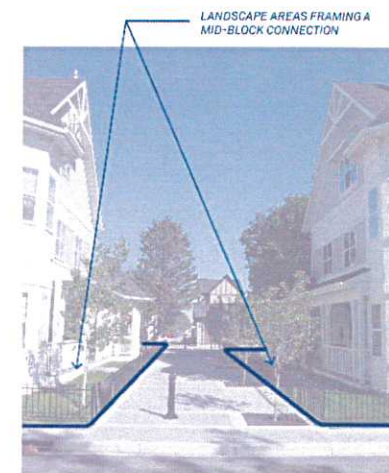
- Mid-block connections/mews should be located centrally in blocks that are longer than 200 metres in length.
- Sidewalks and pedestrian pathways should be a minimum of 2.0 metres in width and should remain clear of snow and debris year-round.
- Multi-use trails used for both cycling and walking should be a minimum of 3.0 metres and remain clear of snow and debris year-round.

Key guidelines:

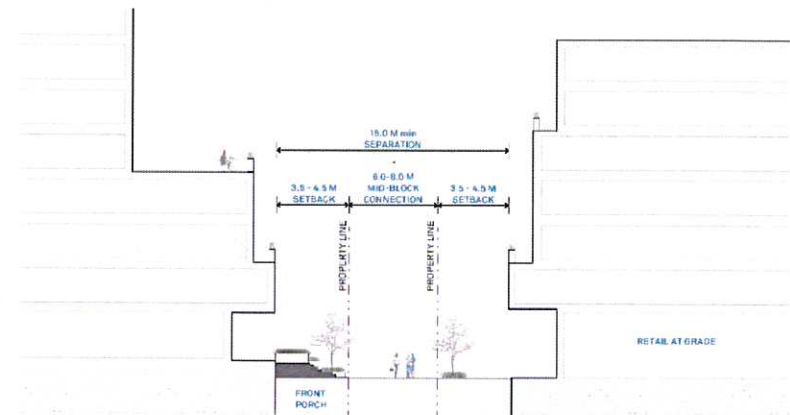
- Performance Standard 4.3.1 Streets and Blocks
- Performance Standard 5.2.12 Pedestrian and Cycling Connections
- Performance Standard 5.3.7 Separation Distances
- Performance Standard 6.2.8 Privately Owned Publicly-Accessible Spaces (POPS)



Active uses may wrap around the building to address the mid-block connection. (Image Credit: Brook McIlroy)



Mid-block connection with adjacent landscape and a pathway between groupings of townhouses. (Image Credit: Brook McIlroy)



Pedestrian mews between buildings with active frontages and ground floor residential entrances. See Performance Standard 5.3.7 for separation distances between buildings above the 6th storey.

6: LANDSCAPE TYPOLOGIES

Approach to Landscape Design for the Green Approach:

City Wide – Targeting a 3.5m landscape buffer (hard or soft landscaping)

Intensification Corridors – Targeting a 7- 10m landscape buffer (hard or soft)



6: LANDSCAPE TYPOLOGIES

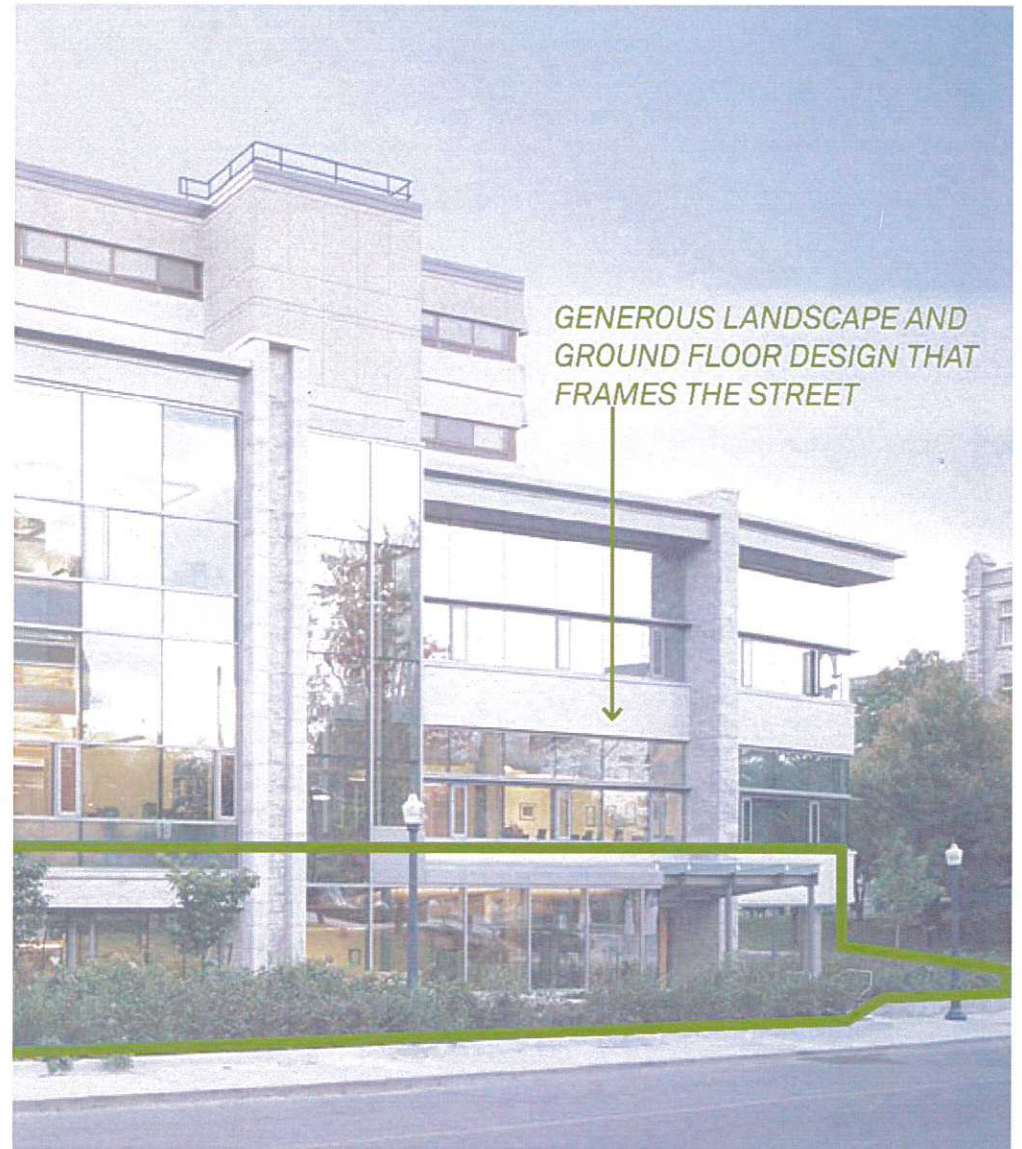
Approach to Landscape Design for Common Amenity Spaces:

- Private Grade Related Amenity Spaces + Courtyards
- Rooftop Amenity Spaces
- Internalized Courtyards
- Urban Squares
- Gardens
- Publicly Accessible Interiors
- Privately Owned Publicly-Accessible Spaces (POPS)



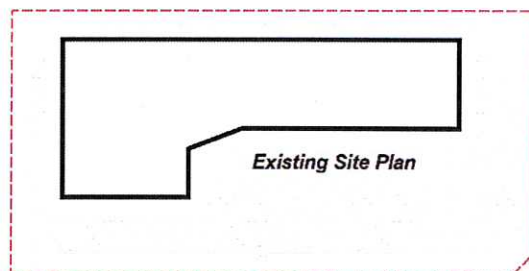
7: BUILDING USES

- Mixed-Use Buildings
- Residential Multi-Family Buildings
- Retail/Commercial
- Community Facilities
- Employment
- Retail/Commercial
- Community Facilities
- Employment

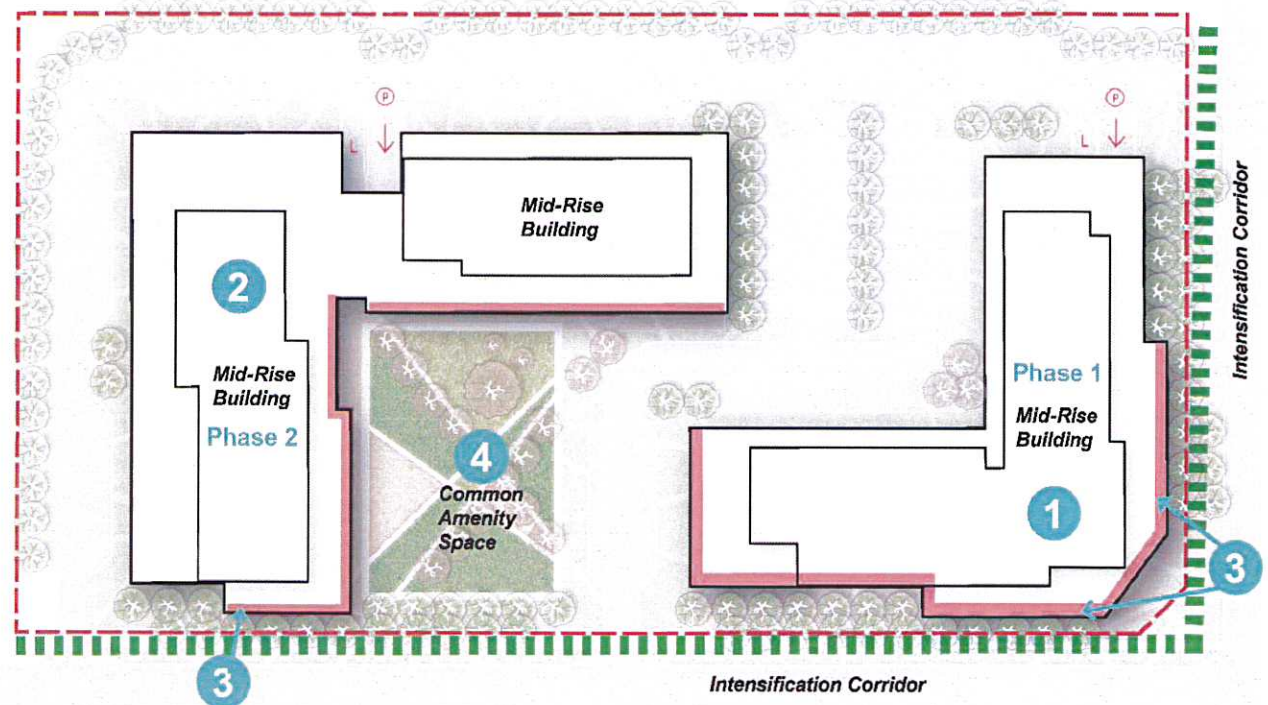


8: PHASING

Subdivision and Site Plan Applications with phased construction must submit a detailed phasing plan. Phasing plans must articulate a clear architectural and design vision and describe a strategy for public and private realm elements in text and in drawings.



- 1 Phase 1 Project - new Mid-Rise residential above retail
- 2 Phase 2 Project - new Mid-Rise residential above retail
- 3 Bring retail frontages closer to the street and the corner maintain a widened open space area with a double row of trees within the Green Approach Zone (highlighted with a dashed green line)
- 4 In Phase 2, as surface parking transitions to structured below grade parking, replace existing parking with a new central plaza framed by retail on three sides



IMPLEMENTATION

Additional Resources:

1. Urban Design Brief – Terms of Reference
2. Urban Design Checklist (Including Sustainability Metrics)
3. Technical Volume 2
 - Terms of Reference for Wind Studies
 - Terms of Reference for Sun/Shadow Studies
 - Urban Design Tree Replacement Requirements
 - Bird Safe Design Guidelines
 - Woodland Edge Management Plan Terms of Reference
 - Sustainability Performance Metrics
 - Engineering Design Criteria
 - City-Wide Streetscape Implementation Manual
 - Terms of Reference for Urban Design Briefs
 - Urban Design Detail Library
 - Tree Protection Protocol

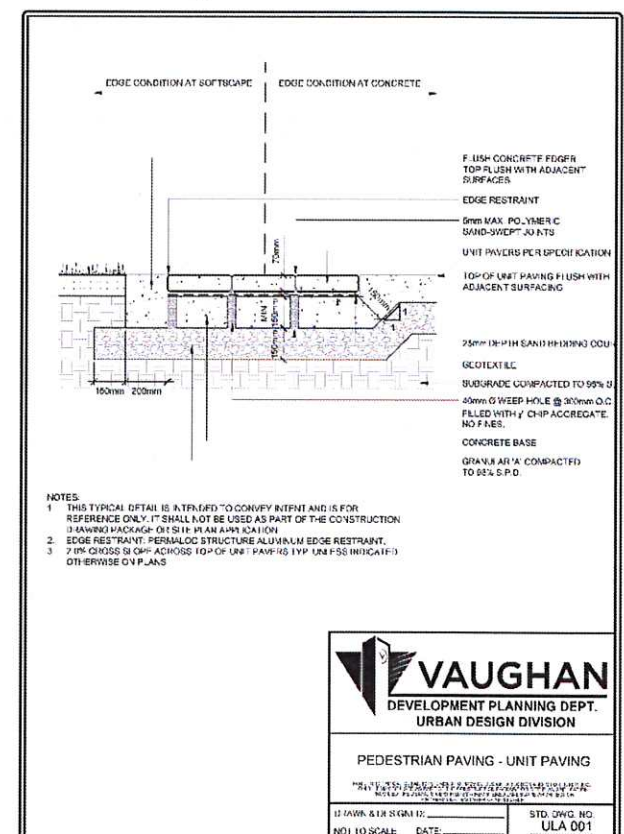
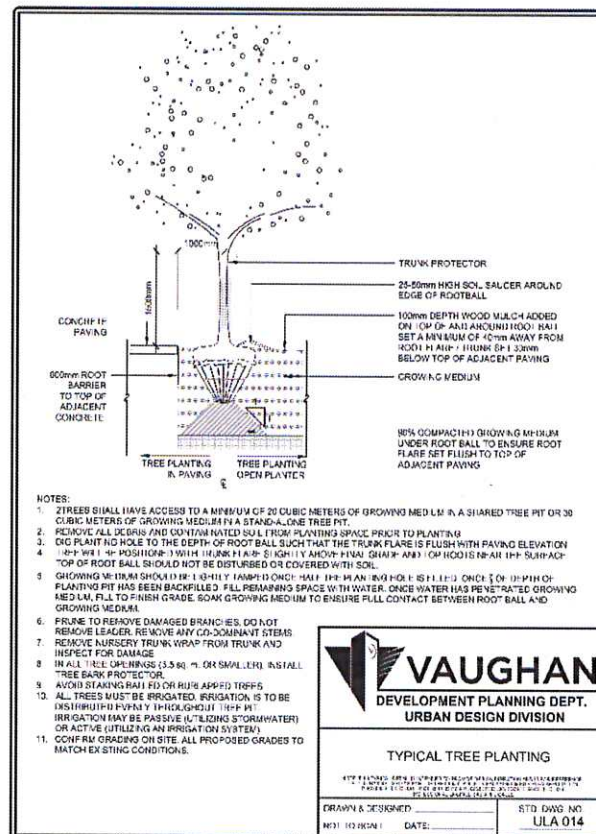
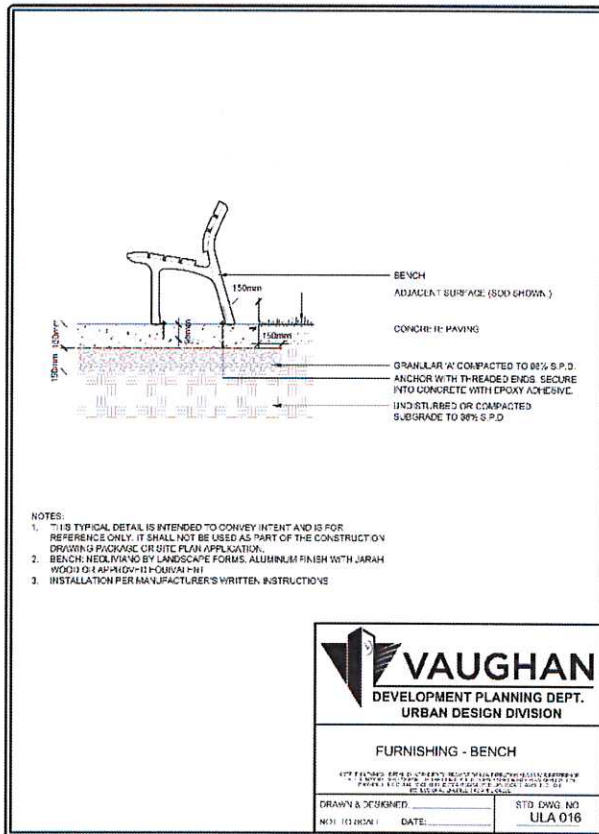
TECHNICAL VOLUME 2 DETAILS

New online resources for:

Street Furniture

Planting

Paving



DISCUSSION / QUESTIONS

Item:



Committee of the Whole (Working Session) Report

DATE: Monday, February 12, 2018

WARD(S): ALL

TITLE: VAUGHAN CITY-WIDE URBAN DESIGN GUIDELINES

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

The purpose of this report is to seek Council approval on the Vaughan City-Wide Urban Design Guidelines (hereafter referred to as the “Guidelines”), enabling staff and the development industry to use this as a tool in the design and review of development applications.

Recommendations

1. THAT the City-Wide Urban Design Guidelines Volumes 1 and 2 (Attachment 1) BE APPROVED.

Report Highlights

- The Guidelines articulate objectives for placemaking throughout Vaughan, to help realize the vision in the VOP 2010.
- The Guidelines are founded on a vision to promote a consistent level of high quality urban design that builds on the City’s core structuring elements to establish a recognizable character for the City’s built environment and enhance the pedestrian experience.
- The Guidelines will be used as a tool for staff in the review of development applications and by the development community to guide design development within the private realm to streamline the development review process.
- The Guidelines will be used to inform the City's Official Plan Review and Comprehensive Zoning By-Law Review by providing recommendations for policy updates or new development standards for consideration.

Background

The Guidelines were developed in phases and included a comprehensive communication and engagement plan.

The Guidelines commenced in August 2016 and were developed in three phases of work, including:

- Phase 1: Background Review & Urban Design Frameworks (August – October 2016)
- Phase 2: Draft Design Guidelines, Volume 1 and 2 (November 2016 – August 2017)
- Phase 3: Final Design Guidelines, Volume 1 and 2 (September – December 2017)

As part of each phase of the project, a comprehensive communication and engagement plan was followed to ensure the appropriate input and feedback was received. At each phase, a workshop was held with the Vaughan Design Review Panel, partnering agencies including York Region, the Toronto and Region Conservation Authority, Ratepayers Associations and members of the development community, including the York Chapter of BILD.

Throughout the project, extensive consultation was held with the internal Technical Advisory Committee established to provide broad feedback from the various related departments, including Urban Design and Cultural Heritage, Policy Planning and Environmental Sustainability, Development Planning, Development Engineering, Building Standards, Parks Development, and Public Works.

In addition, a dedicated project website was created to provide regular updates on the study.

Previous Reports/Authority

https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW0621_16_23.pdf

Analysis and Options

The Guidelines will serve as a comprehensive toolkit to promote and foster high quality and context sensitive development throughout the City, to provide the foundation for building attractive, healthy and sustainable communities.

The Guidelines augment the urban design policies of the Vaughan Official Plan 2010 (VOP 2010) to provide performance based directions for building and site design that establish a consistent level of design excellence for new intensification and infill development throughout the City to create well scaled places for people. To reflect the significant wealth of natural heritage and green space in the City, an approach to extending and integrating important green networks has been developed to direct the

character of the private realm interface fronting City streets and public spaces across the many communities throughout Vaughan.

The Guidelines support the City's transition from more traditional suburban forms of development into contemporary compact urban forms by providing implementation strategies to guide the built form transition and phasing of developments within existing and planned contexts. The Guidelines implement transit oriented development principles to support transit investment and intensification efforts, and create safe, vibrant, pedestrian oriented environments that provide for a high level of connection and walkability.

The intent is that the Guidelines will provide a clear and common set of design expectations about how buildings and sites should be developed for use by Staff, the public, and members of the development community, including architects and landscape architects.

The Guidelines include 2 Volumes.

Volume 1 is structured as a highly custom and graphic toolkit, outlining the urban design vision and design priorities for the City, and is accompanied by detailed guidelines that augment the urban design and built form policies of the VOP 2010 to shape the relationship between built form, land use, and the public realm in a context sensitive manner. A collection of demonstration plans are included that illustrate how the vision and design priorities could be realized in various development scenarios and land use conditions throughout the City.

As articulated in Volume 1, development in the City will be guided by the following principles:

- Reflect Vaughan's unique context by promoting a green City development approach and contextual analysis that responds to sense of place
- Promote mid-rise development as the 'missing middle' to connect nodes including historic settlement areas and employment areas
- Encourage creativity and variety through context specific guidelines that respond to adjacent land uses, built form conditions and natural and cultural heritage
- Frame and activate the public realm through appropriate design
- Create a balance between built form and open space
- Address interim development and changing conditions
- Promote active transportation and healthy environments

Volume 1 is organized as a series of performance standards for a range of building typologies, as well as key site, landscape, building design, and public realm elements. Each performance standard contains an overall objective, along with detailed guidance to assist designers in achieving that objective. It is intended that creativity and sensitivity to context should be encouraged to achieve the intent of each performance standard, with consideration of alternative approaches on a case-by-case basis where it can be

demonstrated that the objective is being met. The Guidelines also provide design guidance for the creation of privately owned publicly-accessible spaces (POPs).

Volume 2 is an online Reference Manual that contains relevant design details, standards, guidelines and Terms of Reference for reports and studies that are required as part of a complete development application. Included in this Manual are new design standards for urban tree planting in public and private spaces that supports the growth of a mature urban tree canopy.

Fundamentally, Volumes 1 and 2 provide a clear design guideline framework that is implementable and easy to use. The Guidelines complement and support the City's existing policies and guidelines, including the following:

- City of Vaughan Official Plan (2010)
- Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods (2016)
- Heritage Conservation District Plans and Guidelines for Thornhill, Kleinburg-Nashville, Woodbridge and Maple
- Secondary Plans, Area-Specific Plans and Site-Specific Plans and Guidelines
- Sustainability Performance Metrics
- City-Wide Streetscape Implementation Manual and Financial Strategy (2014)
- City-Wide Public Art Program (2016)

Financial Impact

There are no economic impacts resulting from this report. The City-Wide Urban Design Guidelines Study is within the current capital budget DP-9528-14.

Broader Regional Impacts/Considerations

The development of City-Wide Urban Design Guidelines supports York Region's Official Plan vision of building sustainable communities that achieve the highest standard in urban design and green building. In support of growth management, new community areas are planned to a higher standard in urban design, sustainable buildings, mobility and sense of place, including the following objectives:

- 3.1.3 To require high-quality urban design and pedestrian-friendly communities that provide safety, comfort and mobility so that residents can walk to meet their daily needs.
- 3.4.8 To encourage local municipalities to consider urban design standards in core historic areas that reflect the areas' heritage, character and streetscape.
- 4.4.1 To require that retail be designed to be walkable, transit-supportive, and integrated into communities and pedestrian and cycling networks, with high-quality urban design.
- 5.2.8 To employ the highest standard of urban design, which:

- a. provides pedestrian scale, safety, comfort, accessibility and connectivity;
- b. complements the character of existing areas and fosters each community's unique sense of place;
- c. promotes sustainable and attractive buildings that minimize energy use;
- d. promotes landscaping, public spaces and streetscapes;
- e. ensures compatibility with and transition to surrounding land uses;
- f. emphasizes walkability and accessibility through strategic building placement and orientation;
- g. follows the York Region Transit-Oriented Development Guidelines; and,
- h. creates well-defined, centrally-located urban public spaces.

York Region was consulted as a key stakeholder, development partner and commenting agency throughout the development of the Guidelines.

Conclusion

The City-Wide Urban Design Guidelines will reinforce the City's VOP 2010 policies, providing a clear vision and supporting directions for high quality and context-sensitive development within intensification areas while protecting stable areas through thoughtful transitions and compatible infill that respects the character of established neighbourhoods. The Guidelines will ensure intensification supports compelling, mixed-use communities, active transportation, innovation in sustainability, social/cultural vibrancy, and a high-quality of life for Vaughan residents.

Upon approval by Council, the Guidelines will be placed on the City's website and cited as a resource at pre-application consultation meetings, which will allow future development proponents to reference this guiding document prior to the submission of a development proposal. The required Urban Design Brief will demonstrate how the intent of the guidelines are being met through each application.

For more information, please contact: Amy Roots, VMC Project Manager - Planning, ext. 8035.

Attachments

1. Vaughan City-Wide Urban Design Guidelines Volumes 1 and 2, Development Planning Department, December 2017 – accessed at:
https://www.vaughan.ca/services/business/urban_design/Pages/City-Wide-Urban-Design-Guidelines.aspx

Prepared by

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