

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 20, 2015

15 ARCHITECTURAL DESIGN (CONTROL) GUIDELINES AND
APPROVAL OF CONTROL ARCHITECT
CARRVILLE DISTRICT CENTRE – BLOCK 11
NINE-TEN WEST LIMITED
FILE 24.2
WARD 4 – VICINITY OF RUTHERFORD ROAD AND DUFFERIN STREET

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Urban Design, dated January 13, 2015:, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant be received.

1. THAT the Architectural Design Guidelines for the Carrville District Centre for the lands shown on Attachment #1 in Block 11, prepared by John G. Williams Architect Ltd., BE APPROVED.
2. THAT John G. Williams Architect Ltd., BE APPROVED as the Control Architect for the low-rise section of the Carrville District Centre for the lands shown on Attachment #1 in Block 11.

The Architectural Design Guidelines promotes the following goals, which directly relate to those of *Green Directions Vaughan*, specifically:

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- Define catalytic public realm design strategies and tactics that will promote cultural, social, commercial and recreational activities within the urban core, and enhance overall quality of life;
- Create a high quality and desirable mixed-use community; and
- Promote a safe pedestrian environment using Crime Prevention Through Environmental Design principles.

A variety of Low Impact Development (LID) and sustainability design initiatives will be considered in the development of land and construction of new buildings to support Vaughan's "Greening Strategy". These design considerations are intended to optimize energy efficiency and protect and conserve water to promote a healthy and sustainable neighbourhood by including the following objectives:

- To provide an interconnected and permeable street network, enhanced streetscapes, and a safe and comfortable pedestrian environment to encourage pedestrian activity.
- To promote Transit Oriented Development (TOD) by providing a safe and integrated bicycle path network through and within the community, as well as, pedestrian access to transit.
- To introduce intensification and compact urban form and ensure schools, parks, trail system, commercial and cultural facilities are accessible to pedestrians.
- To provide an accessible, connected and diverse range of parks and gathering places featuring active and passive recreational opportunities for residents to encourage walking and cycling.
- To preserve and enhance the existing natural heritage and open space systems.
- To promote passive solar orientation to allow efficiencies and optimal conditions for solar strategies.
- To reduce indoor water use through use of high-efficiency plumbing, utilize outdoor landscaping that improves water quality and conservation through stormwater management quantity and quality controls, and use of native adaptive and drought tolerant plant species on the slope banks for erosion and sedimentation control.
- To manage construction waste on site by sorting, recycling and reusing materials wherever possible.

Economic Impact

There are no requirements for new funding associated with this report as funding is the responsibility of Nine-Ten West Ltd. Monitoring of the process can be accommodated with existing resources.

Communications Plan

The approved Architectural Design 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 community and the public.

Purpose

The purpose of this report is to obtain Council approval of the Architectural Design Guidelines and Control Architect for the Carrville District Centre for the lands shown on Attachment #1 in Block 11.

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Background – Analysis and Options

The 17.8 ha vacant lands shown on Attachment #1 is located in the Block 11 quadrant of the Carrville District Centre bounded by Dufferin Street, Rutherford Road, Crimson Forrest Drive and the MacMillan Reserve located north of Marc Santi Boulevard. The subject lands include a number of natural features, woodlots, valley lands and stream corridors that are located along the northern property boundary, and in the southwest and southeast corners of the site. The remainder of the site is tableland.

Council Resolution

On June 25, 2013, Council adopted Item 37, Report No. 32 of the Committee of the Whole (for Draft Plan of Subdivision File 19T-12V009, Nine-Ten West Ltd.), subject to conditions including the following:

“Prior to final approval, architectural design guidelines shall be submitted for Vaughan Council approval.”

The Carrville District Centre – Block 11 Architectural Design Guidelines have been submitted by Nine-Ten West Ltd. in response to the above-noted resolution of Council.

Context for Application of Design Guidelines

One of the goals 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. A 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 for the City. The public has come to perceive traditional urban design approaches to suburban development as problematic, especially when such approaches result in the creation of monotonous streetscapes. Presently, 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, design standards that include design principles for new Community Areas.

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.

Carrville District Centre – Block 11 Architectural Design Guidelines

The Architectural Design Guidelines establish a common vision and level of architectural 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, architecture and landscape. The guidelines also address the physical elements related to the development of residential lands, and contribute to the character and ‘sense of place’ for the community.

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The guidelines consist of six (6) main components, as follows:

1. Introduction
2. Community Context and Proposed Development
3. Built Form Guidelines: Site Organization
4. Built Form Guidelines: High-Rise Buildings
5. Built Form Guidelines: Low-Rise Buildings
6. Architectural Control Design Review Process

A site plan approval process conducted by the City of Vaughan will be required for all forms of development within the subject lands including townhouses, apartment buildings and mixed-use buildings. Requirements for the site plan approval process will be governed by the City of Vaughan. In addition to the above, medium and high-rise buildings will be reviewed by the City of Vaughan Design Review Panel.

Low-rise residential development will also be subject to a privately administered architectural control process by the Control Architect in addition to the required site plan approval process. The design review process by the Control Architect will be conducted expeditiously and fairly, and will comprise the following steps:

- Orientation meeting with the Developer / Builder and municipal staff prior to any submissions.
- Model review and approval (including municipal staff review prior to preliminary approval of models).
- Monitoring for compliance.

The appointment of John G. Williams Architect Ltd. as the Control Architect must be approved by the City.

Implementation

Medium and high-rise building proposals must be designed by proponents to be in accordance with the architectural design guidelines, which will then be considered by the City of Vaughan's Design Review Panel, who will review and comment on all urban design aspects of submitted development proposals including architecture, landscaping, site circulation and orientation, prior to site plan review by the City's Urban Design staff. All medium and high-rise building applications must be approved by City Council.

The Control Architect will review and approve architectural elevations for low-rise buildings prior to submission to the City for site plan approval. The Control Architect must stamp the plans certifying that the plans are in conformity with the Architectural Design Guidelines as approved by Council.

The architectural firm of John G. Williams Architect Ltd. is the firm that prepared the Carrville District Centre – Block 11 Guidelines and has significant experience in this area. It is intended that John G. Williams Architect Ltd. provide the services of the Control Architect. The cost for the Control Architect will be paid by Nine-Ten West Ltd. 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:

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Service Excellence

- Demonstrate Excellence in Service Delivery
 - i) Implementation of architectural control and utilization of the Design Review Panel through the design review and approval process for site plan applications.
- Promote Community, Safety, Health, & Wellness
 - i) The neighbourhood design vision shall be adhered to by all developers and builders within the Carrville District Centre – Block 11 development area (Attachment #1) and shall be enforced through the mandatory Design Review Panel review, architectural control and site plan processes.
 - 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 buildings. These features are intended to optimize energy efficiency and protect and conserve water and natural features to promote a healthy and sustainable neighbourhood.

Organizational Excellence

- Manage Growth and Economic Well-being
 - i) The combination of well-designed buildings 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 Vaughan Development Planning Department has reviewed the Architectural Design Guidelines prepared by John G. Williams Architect Ltd. for the Carrville District Centre – Block 11, for the lands shown on Attachment #1, and can support approval of the guidelines, and the confirmation of John G. Williams Architect Ltd. as the Control Architect for the low-rise section of the Carrville District Centre – Block 11.

Attachments

1. Location Map
2. Draft Architectural Design Guidelines (Carrville District Centre – Block 11) – COUNCILLORS ONLY

Report prepared by:

Farhad Jalili, Urban Designer, ext. 8653
Moira Wilson, Senior Urban Designer, ext.8058

(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.)

COMMITTEE OF THE WHOLE JANUARY 13, 2015

**ARCHITECTURAL DESIGN (CONTROL) GUIDELINES AND
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CARRVILLE DISTRICT CENTRE – BLOCK 11
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Recommendation

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

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Contribution to Sustainability

The proposed Architectural Design Guidelines for the Carrville District Centre (Block 11) Development contributes to the goals and objectives within “*Green Directions Vaughan*”, the City’s “*Sustainability and Environmental Master Plan*”, specifically:

Goal 2: To ensure sustainable development and redevelopment.

Objective 2.3 “To create a City with sustainable built form.”

Goal 4: To create a vibrant community for citizens, businesses and visitors.

Objective 4.1 “To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage.”

Objective 4.2 “To ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base, and continuing prosperity into the 21st century.”

Goal 5: To be a leader on sustainability issues.

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Report prepared by:

Farhad Jalili, Urban Designer, ext. 8653
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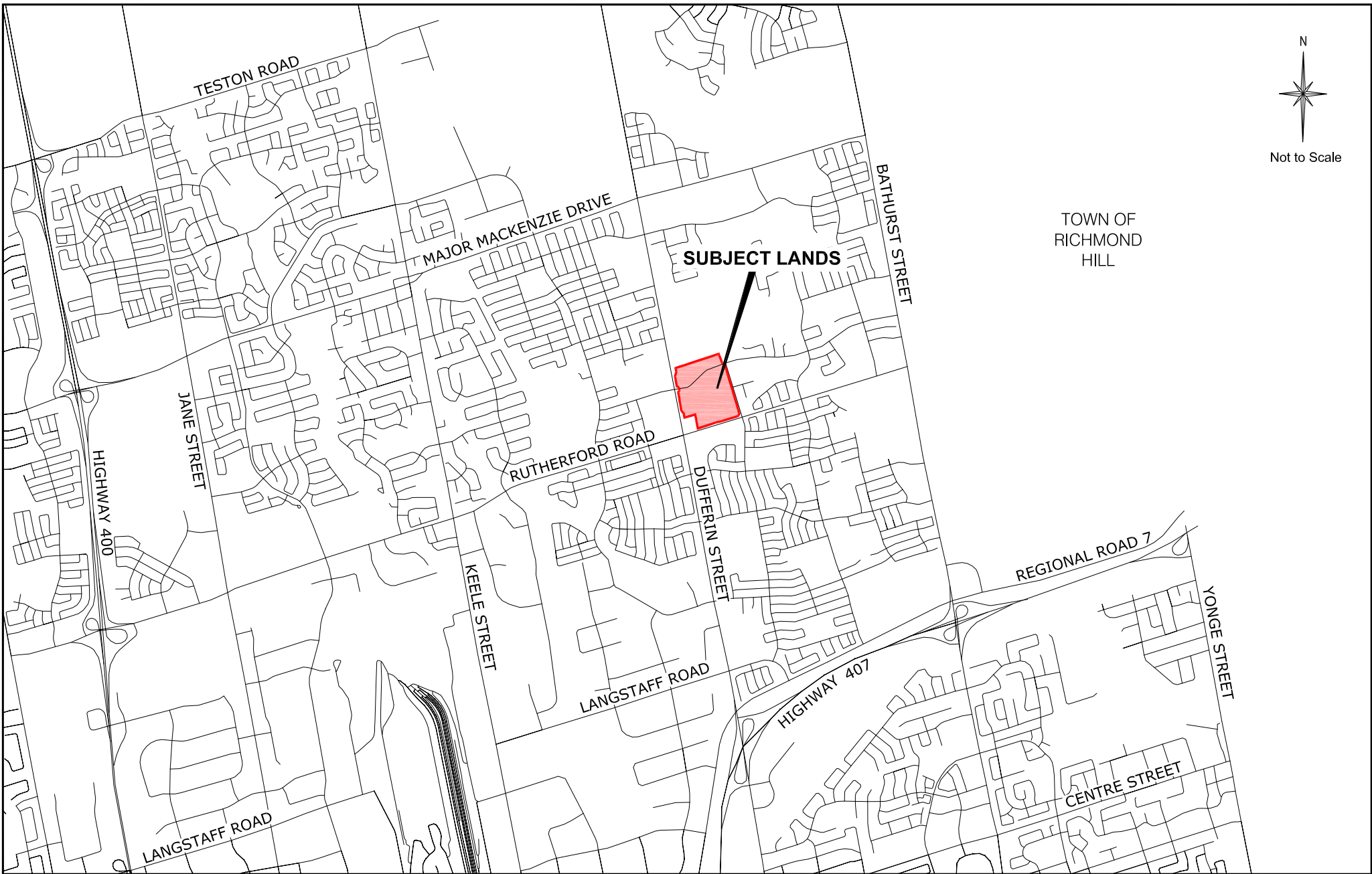
Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

ROB BAYLEY
Manager of Urban Design

/CM



Context Location Map

Location: Part of Lots 16 & 17,
Concession 2

Applicant:
Nine-Ten West Limited



Attachment

Date:
January 13, 2015

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