

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 20, 2015

Item 4, Report No. 2, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 20, 2015.

**4 ARCHITECTURAL DESIGN GUIDELINES AND APPROVAL OF CONTROL ARCHITECT
MCNAUGHTON MIXED USE DEVELOPMENT - FILE 24.1
WARD 4 - VICINITY OF MAJOR MACKENZIE DRIVE AND MCNAUGHTON ROAD EAST**

The Committee of the Whole recommends:

- 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.**

Recommendation

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

1. THAT the Architectural Design Guidelines for the McNaughton Mixed Use Development, prepared by Watchorn Architect Inc., BE APPROVED.
2. THAT Watchorn Architect Inc., BE APPROVED as the Control Architect for the McNaughton Mixed Use Development for the lands shown on Attachment #1.

Contribution to Sustainability

The proposed Architectural Design Guidelines for the McNaughton Mixed Use 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.

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

- 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

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- Promote a safe pedestrian environment using Crime Prevention Through Environmental Design principles.

A variety of 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: Storm water retention.
- Residential Building Considerations: Upgraded exterior wall and roof insulation, high-performance windows and doors, high-quality exterior caulking and sealants, high-efficiency heating, cooling, and ventilation systems, Energy Star appliances, and green roofs, where feasible.
- Resource Management Building Measures: Three-stream garbage and recycling systems.
- Pedestrian Accessibility: Pedestrian-friendly street sidewalks, walkway connections, pathways, and bicycle storage.

Economic Impact

There are no requirements for new funding associated with this report as funding is the responsibility of York Major Holdings Inc. Monitoring of the process can be accommodated with existing staff resources.

Communications Plan

The approved Architectural Design Guidelines will be placed on the Development Planning Department's page on the City's website to allow access to the document by the development industry and the public.

Purpose

The purpose of this report is to obtain Council approval for the Architectural Design Guidelines and Control Architect for the McNaughton Mixed Use Development.

Background – Analysis and Options

The McNaughton Mixed Use Development is located north of Major Mackenzie Drive (along Hill Street), south of McNaughton Road East, west of Troon Avenue, and east of the Maple GO station, comprising Blocks 1, 2, 3 and 6 on Registered Plan 65M-4061, as shown on Attachment #1.

The McNaughton Mixed Use Development Architectural Design Guidelines provides detailed guidelines for the proposed built form typologies that are consistent with the Council approved Maple GO Station Secondary Plan, Zoning By-law and the McNaughton Community South Portion – Urban Design Guidelines.

Contemporary architectural styles are proposed to provide inspiration to the medium density buildings (townhouses and mid-rise mixed use apartment buildings) that incorporate distinctive elements, varied massing or building shape and balanced proportions, and place an emphasis on the entry areas.

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Context for Application of Architectural Design Guidelines

The proposed “McNaughton Mixed Use Development Architectural Design Guidelines” is in conformity with the Maple GO Station Secondary Plan. These design guidelines build upon the Secondary Plan in terms of the built form, massing, materials, and style for the transit-oriented development. 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.

These design guidelines are to be read in conjunction with the McNaughton Community South Portion – Urban Design Guidelines. The urban design guidelines provide detailed description of the key elements and design principles that will establish high quality public experiences for the McNaughton Community. Obtaining quality urban design is a high priority to the City with an emphasis placed on design excellence. 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. 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.

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

McNaughton Mixed Use Development Architectural Design Guidelines

The Architectural Design Guidelines establish a common vision and level of quality for the community, and provide landowners, 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. In addition, these guidelines serve as a tool for municipal staff to assist in their review of applications through the site plan process. They deal with the physical elements related to the development of residential and commercial lands, and contribute to the character and ‘sense of place’ for the community.

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.

The architectural design control process approved by the City is privately administered with municipal oversight. It will be the responsibility of the developer's control architect to ensure compliance with the approved Architectural Guidelines. Watchorn Architect Inc. has been selected as the control architect by York Major Holdings Inc. for the McNaughton Community. The appointment of Watchorn Architect Inc. as the Control Architect must be approved by the City.

Implementation

The Architectural Design Guidelines are intended to be used by staff and the development industry to guide the design process including the development and review of drawings for the

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mid-rise mixed use buildings and the townhouses. However, only the townhouses will have the Control Architect stamp and the mid-rise mixed use buildings will be reviewed through the site plan approval process. The Control Architect will approve the architectural elevations for the townhouses prior to submission to the City for building permit through the site plan approval process. The control architect must stamp the plans certifying that the plans are in conformity with the Architectural Guidelines as approved by Council. The privately administered design review process is only intended for low-rise townhouses of the proposed development.

The architectural firm of Watchorn Architect Inc. is the firm that prepared the Guidelines and has significant experience in this area. It is intended that Watchorn Architect Inc. provide the services of the Control Architect (whose cost will be paid by York Major Holdings Inc.). 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 shall be adhered to by all developers and builders within the McNaughton Community 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, and attractive public spaces 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 Watchorn Architect Inc. for the McNaughton Mixed Use Development, and can support approval of the guidelines, and the confirmation of Watchorn Architect Inc., as the Control Architect for the McNaughton Mixed Use Development.

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Attachments

1. Location Map
2. Draft McNaughton Mixed Use Development Architectural Design Guidelines – MAYOR
AND MEMBERS OF COUNCIL ONLY

Report prepared by:

Audrey Farias, Urban Designer, ext. 8302
Moir 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

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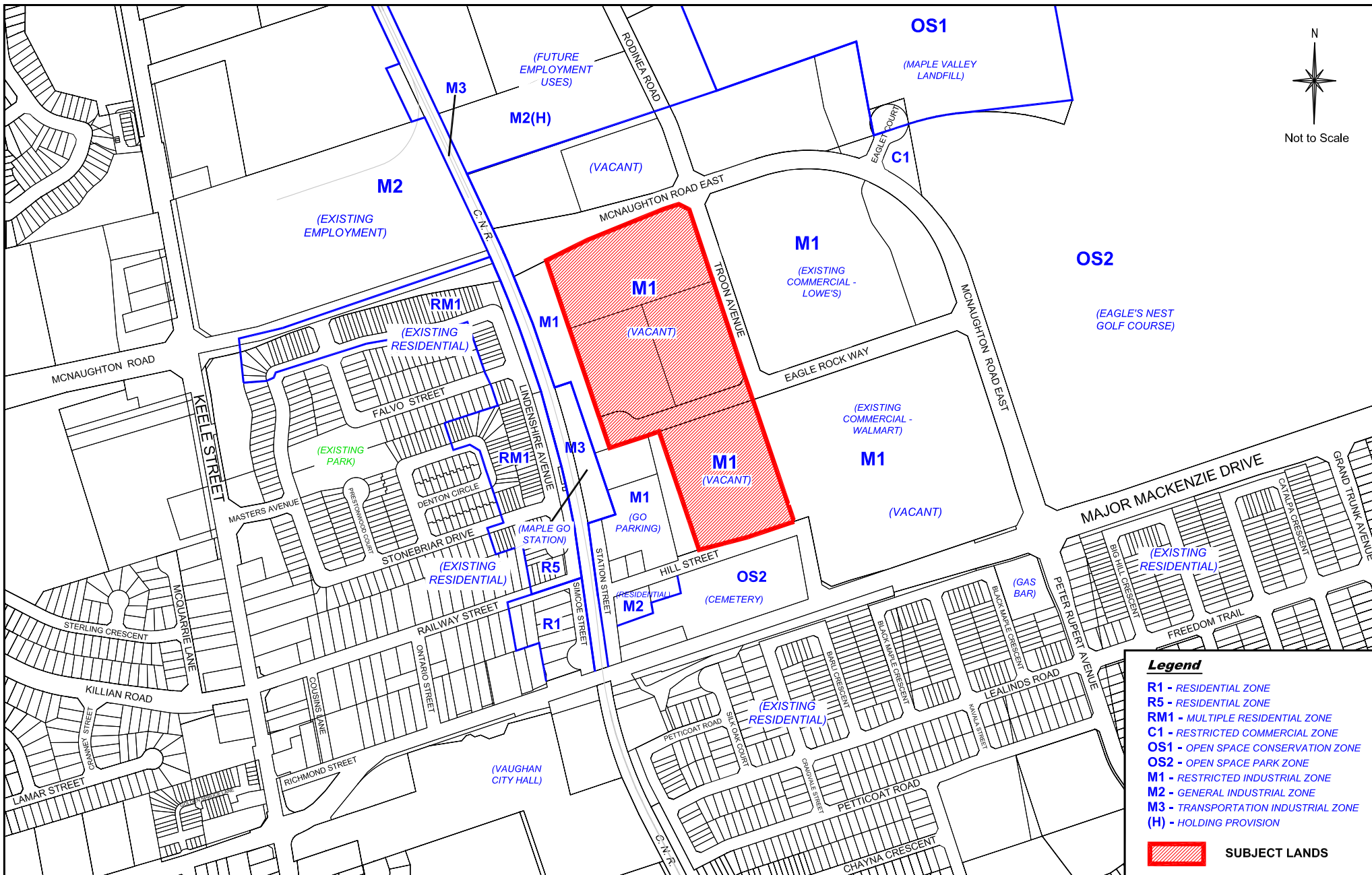
Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM

ROB BAYLEY
Manager of Urban Design



Location Map

Location: Part of Lot 21,
Concession 3

Applicant: McNaughton Mixed
Use Development Community



Attachment

DATE: December 5, 2014

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