

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 11, 2012

Item 14, Report No. 48, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 11, 2012.

14

**ARCHITECTURAL DESIGN (CONTROL) GUIDELINES
AND APPROVAL OF CONTROL ARCHITECT
NORTH HUMBER EXTENSION AREA
FILES 19T-03V02, 19T-08V04, 19T-08V05 & 19T-08V06
WARD 1 – VICINITY OF HIGHWAY 27 AND KIRBY ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated November 27, 2012:

Recommendation

The Commissioner of Planning recommends:

1. THAT the Architectural Design Guidelines for the North Humber Extension Area, prepared by John G. Williams Architect Ltd., BE APPROVED.
2. THAT John G. Williams Architect Ltd., BE APPROVED as the Control Architect for the North Humber Extension Area Community.

Contribution to Sustainability

The North Humber Extension Area Architectural Design Guidelines include the following sustainable community design principles:

- Community Design Elements: Optimizing the potential for each development site; optimizing energy efficiency; protecting and conserving water; using environmentally friendly products; enhancing indoor and outdoor environmental quality; and, using Low Impact Design (LID) elements.
- Built Form Elements: Incorporating energy efficient building standards and principles that will ensure the development of a sustainable community; i.e. energy efficiency; water conservation; building materials; and, pedestrian friendliness.
- Community Safety: Promoting a safe and pedestrian-friendly community. The design of all new buildings should incorporate the principles of CPTED (Crime Prevention Through Environmental Design).

Economic Impact

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

Communications Plan

N/A

Purpose

The purpose of this report is to obtain Council approval on the Architectural Design Guidelines and Control Architect for the North Humber Extension Area Community.

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Background – Analysis and Options

The North Humber Extension Area is bounded by Kirby Road and valley lands to the north, Highway 27 to the east, open space and valley lands to the west, and Hedgerow Lane and existing residential homes to the south, comprising Part of Lots 29 to 30, Concession 9, City of Vaughan, as shown on Attachment #1.

The surrounding area is characterized by agricultural lands, valley lands, a prestigious golf course, estate residential enclaves and new executive residential subdivisions. Proximity to the picturesque heritage buildings found within the Kleinburg/Nashville community adds to the upscale character and identity of this area. The planned development of the North Humber Extension Area Community will promote a built environment that respects and complements the existing built form character and identity of the surrounding area.

The North Humber Extension Area is envisioned as an executive residential neighbourhood of detached homes set amongst the woodlands and rolling terrain of the Humber River valley lands. The use of timeless, traditional-based architecture that complements the existing natural rural setting will contribute to a visually attractive upscale neighbourhood with a positive identity.

Well-designed homes combined with the distinctive urban design elements and attractive public spaces proposed for the North Humber Extension Area will create a unique and visually harmonious new neighbourhood.

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

Context for Application of Design Guidelines

In the recently adopted (but not yet in effect) City Official Plan 2010, one of the goals of the City 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 livability 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 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.

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.

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North Humber Extension Area 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 institutional 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 Site Context
- 3.0 Proposed Neighbourhood
- 4.0 Sustainable Design
- 5.0 Design Guidelines for Residential Buildings
- 6.0 Design Guidelines for Utility Buildings
- 7.0 Design Review and Approval Process

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

Implementation

The subdivision agreement will provide for the Control Architect to approve architectural elevations for buildings prior to submission to the City for 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.

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 North 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:

- Lead and promote environmental sustainability.

Organizational excellence:

- Manage growth and economic well-being.

Regional Implications

N/A

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Conclusion

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

Attachments

1. Location Map
2. Draft Architectural Design Guidelines (North Humber Extension Area) – COUNCILLORS ONLY

Report prepared by:

Frank Milkovich, Landscape Architect / Urban Designer, ext. 8875
Rob Bayley, Manager of Urban Design, ext. 8254

(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 NOVEMBER 27, 2012

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AND APPROVAL OF CONTROL ARCHITECT
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Report prepared by:

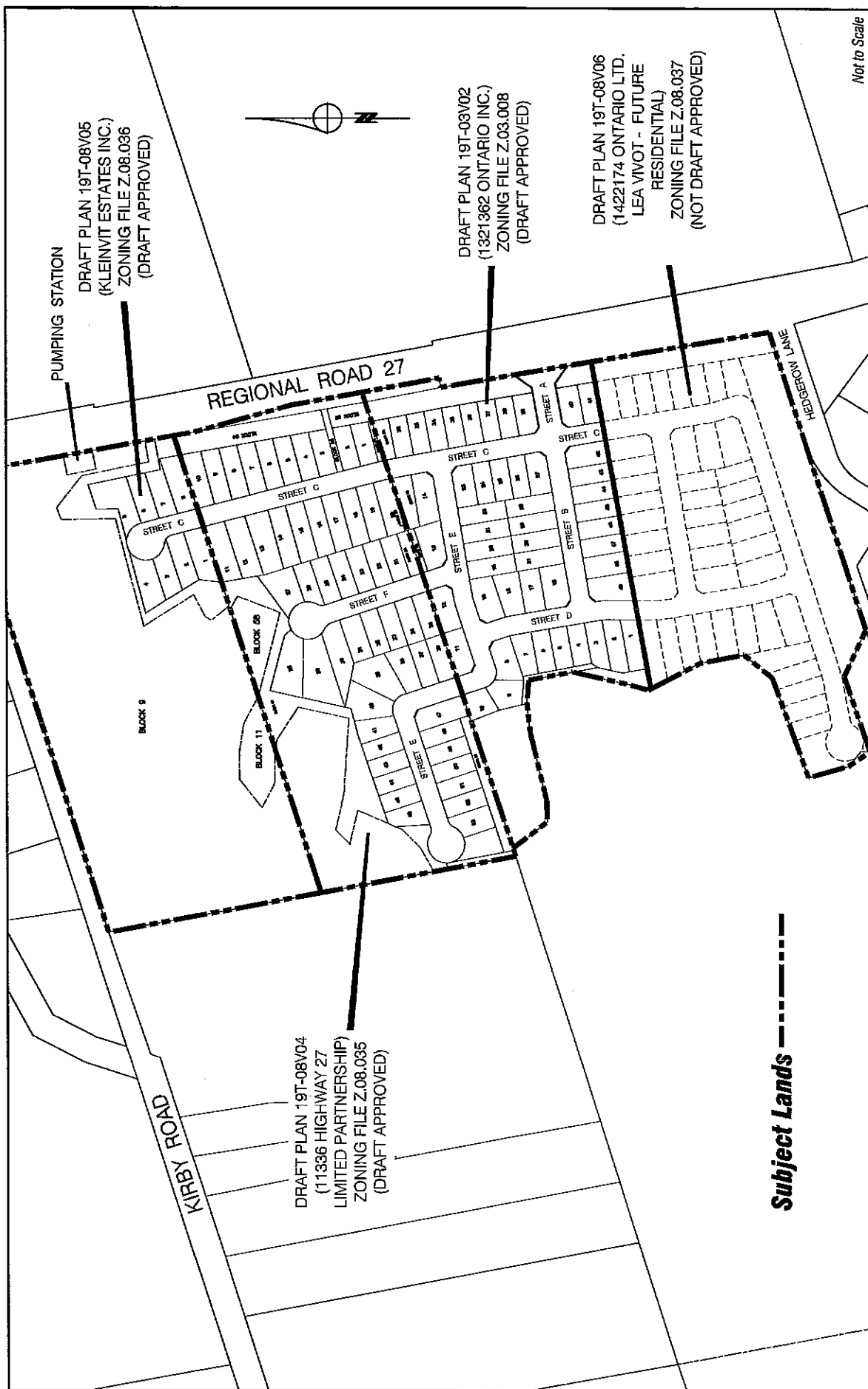
Frank Milkovich, Landscape Architect / Urban Designer, ext. 8875
Rob Bayley, Manager of Urban Design, ext. 8254

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

/CM

GRANT UYEHAMA
Director of Development Planning



North Humber Extension Area

LOCATION:
Part of Lots 29 & 30, Concessions 9



Development Planning Department

Attachment

FILE: n.a.
DATE: October 18, 2012

RELATED FILES:
Z.03.008 / 19T-03V02
Z.08.035 / 19T-08V04
Z.08.036 / 19T-08V05
Z.08.037 / 19T-08V06

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