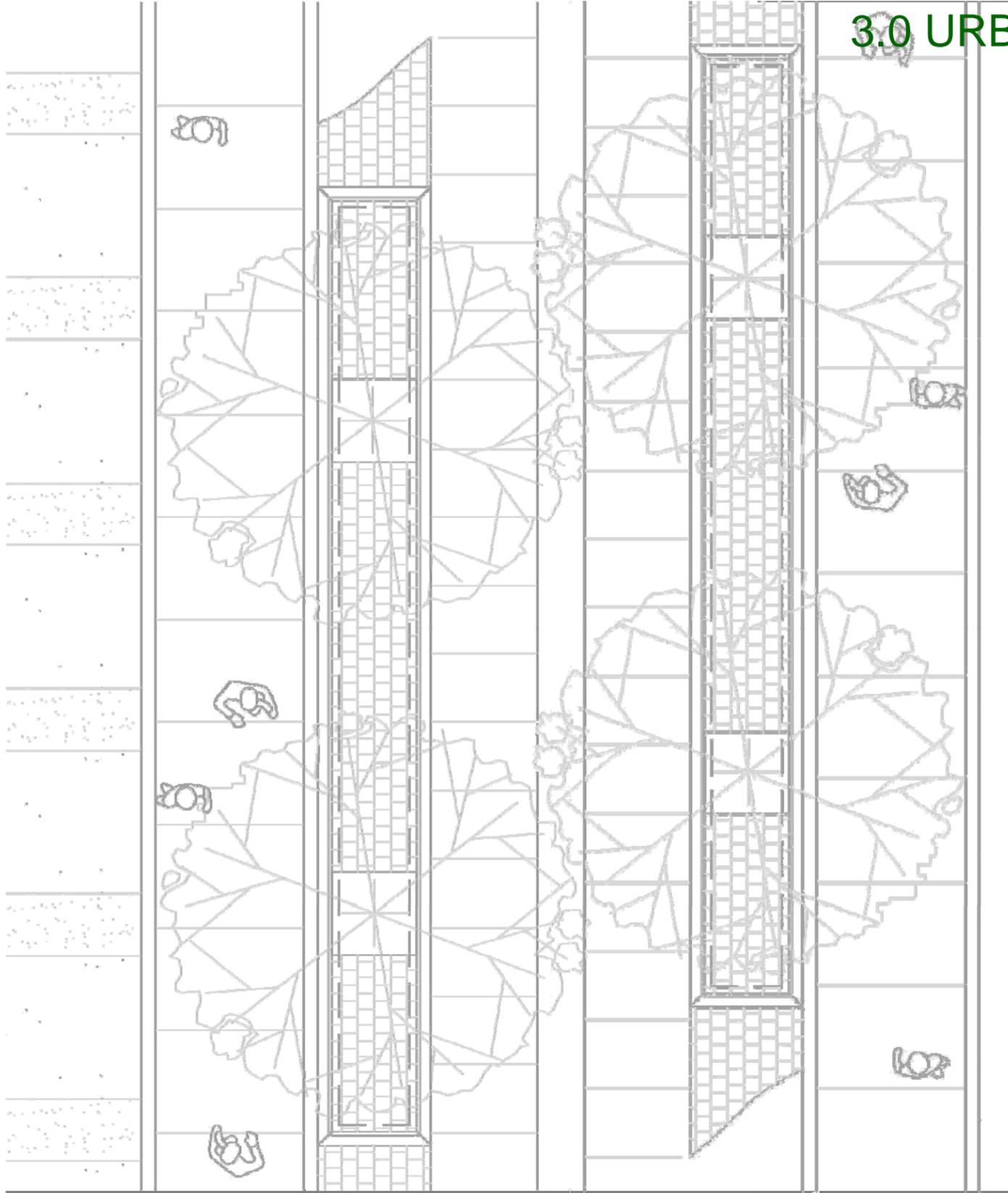


3.0 URBAN DESIGN GUIDELINES—DISTRICT CENTRE



3.1 Distinct Character Areas

There are a number of areas within the site that shall together differentiate Carrville District Centre from the surrounding community. These distinct character areas include gateways, cross roads, the Main Street, the Urban Square, urban neighbourhood parks, natural feature open spaces as well as the various residential neighbourhoods.

These distinct areas provide the District Centre with a unique character unlike any other neighbourhood within the City of Vaughan. It distinguishes itself from surrounding communities through exceptional architectural features, landscape design, landmark buildings and gateways and enabling people to live, work and play within the same community.

- LEGEND**
-  Gateways
 -  Cross Roads
 -  Main Street
 -  Urban Square
 -  Residential Neighbourhoods

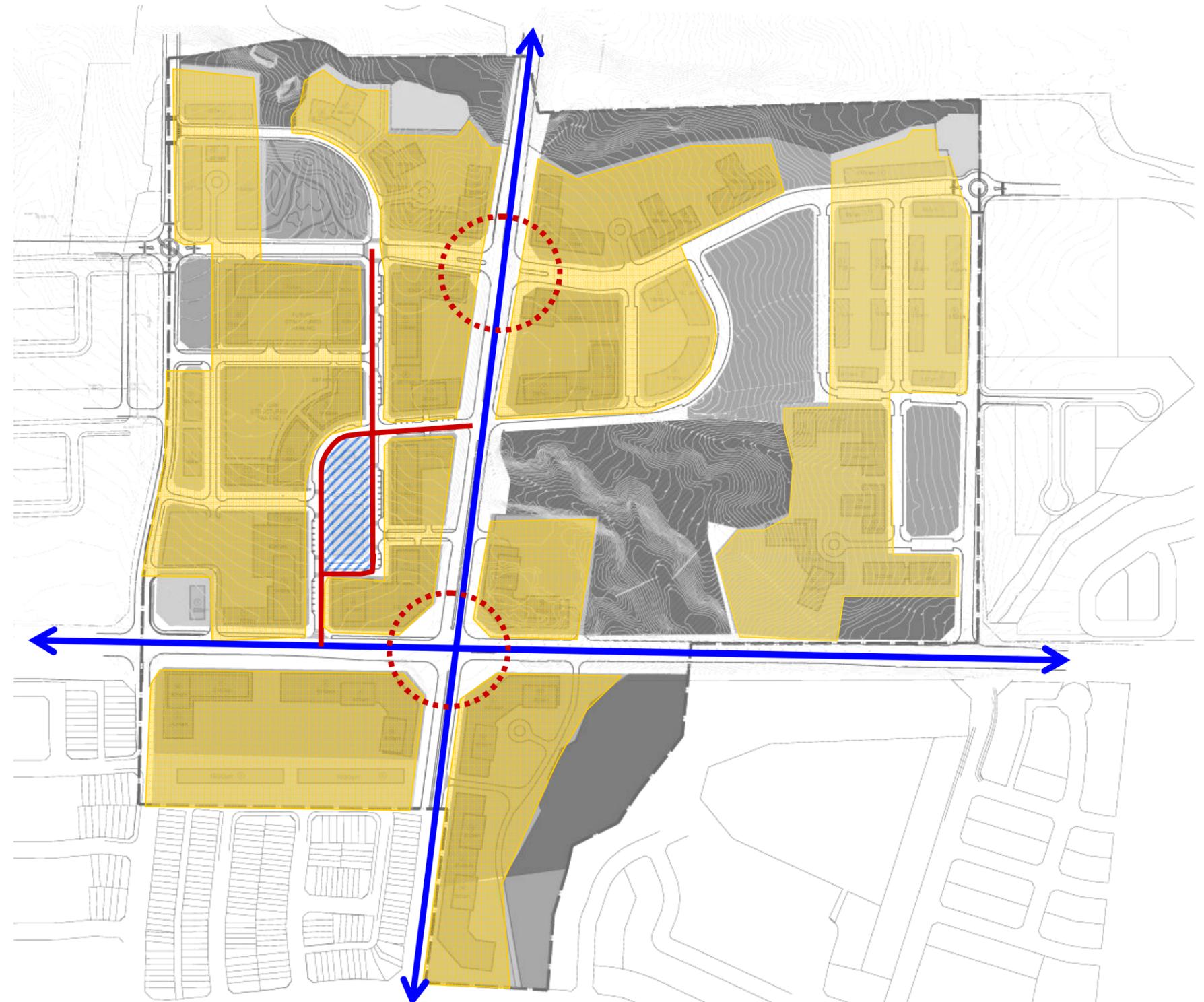


Figure 15: Distinct Character Areas

3.1.1 Gateways

The key gateways to the Carrville District Centre are designated at the main intersection of Dufferin Street and Rutherford Road and the intersection of Dufferin Street and Marc Santi Boulevard. These locations are of high visibility and profile as indicated on the key plan.

Entrance features at these locations will indicate to both pedestrians and vehicles that they are entering a distinct urban district within the City of Vaughan. Several techniques are identified to provide the expression of gateway and emphasize the urban character of the district including:

- Locate the tallest buildings at or close to these intersections
- Integrate special architectural and lighting features into the tops of these buildings
- Provide enhanced, high quality materials on the lower floor facades of the buildings surrounding the gateway intersections
- Provide enhanced site and landscape treatments including special paving, plant materials and landscape features
- Provide enhanced streetscape lighting of the intersections
- Provide special pedestrian paving on sidewalks, crosswalks and adjacent public and private spaces



Imagery of Gateways

Key Plan



3.1.2 Cross Roads

The major arterial roads running through the Carrville District Centre, Dufferin Street and Rutherford Road, shall be treated as distinct character areas. These roadways will be the initiation points for special treatments on roadways for the District. These treatments include an emphasis on street trees, paving treatments, streetscape furniture and elements unique to the District Centre.

These important cross roads require sensitive design treatments. Superior design qualities, such as increased massing, height and architectural interest, strong architectural focus on these roadways, and enhanced landscape and signage will respond to the context of these character areas.

In addition to the factors mentioned above, the streetscape of these regional rights-of-way will take into consideration the enhancement of sight triangles which are part of the public right-of-way at road intersection quadrants. These areas allow visibility at intersections for safe vehicular movement. All features located within the sight triangles will adhere to the York Regional Streetscape Policy, including:

- Driver and pedestrian visibility is to be maintained within the sight triangle;
- Landscaping and architectural features may be permitted within the sight triangle if the proposed features do not block views of luminaires, traffic signals, traffic signs and directions intended for traffic view;
- Grading is not permitted within the sight triangle.

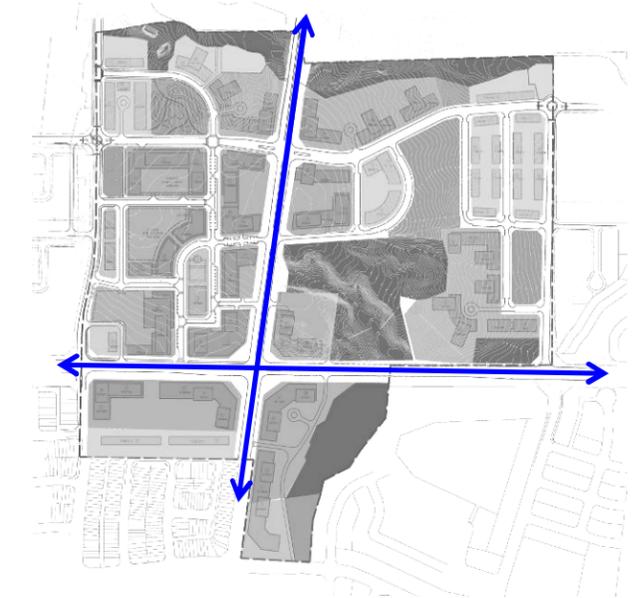
Specific goals relating to architectural features, paving and landscape and site elements are as follows:

- The design of architectural features should create interest, add variety and provide a focal point without competing with the Region's designated gateways and entryways;
- Paving shall provide barrier-free access and connections with existing sidewalks and complement surrounding context, materials and colours. Special paving is accepted within the

- sight triangle only in urban centres;
- Connecting the proposed development to the public street with a unified landscape treatment integrating York Region's streetscape elements into the design;
- Site furnishings shall complement the surrounding context, materials and colours; and,
- Site furniture, such as benches, trash receptacles or bollards may be strategically located at intersections, only if they do not obstruct views.

Refer to York Region's Sight Triangle Manual for detailed guidelines and standards.

Key Plan



Imagery of Cross Road Features

3.1.3 Main Street

The Main Street of Carrville District Centre shall be considered a distinct character area. The Main Street is intended to be mixed-use, with a commercial ground floor and residential above, critical for a truly vibrant urban experience. It will be a layered public realm that strings together many blocks in the Carrville District Centre with appropriately dimensioned sidewalks, canopies, landscape elements and entranceways.

It is strategically positioned on the west side of Dufferin Street and connects the urban square to the south with the neighbourhood park to the north. This area will be oriented towards the pedestrian, ensuring that all buildings and features are human in scale and accessible from the street. Important elements of this character area include:

- Containing and defining edge buildings will form a rich and varied urban wall;
- Building entrances will be appropriately scaled to animate the street
- Mid-block pedestrian bump-out crossings will intercept the experience and allow for spaces of pause articulated by pedestrian/stroller appropriate paving;
- A wide pedestrian promenade on the east side of main street will accommodate sidewalk cafes and commercial displays to promote spaces for leisure and social interaction;
- Lighting will be appropriately scaled and designed to privilege the pedestrian experience layered with street trees whose canopies become conducive to strolling; and,
- Consistent building signage, awnings and canopies will reinforce the requisite strong urban defining edge of Main Street.



Imagery of Main Street



Artist's Renderings of Main Street

Key Plan



3.1.4 Urban Square

The rich diversity of public spaces of the Carrville District Centre includes the unique Urban Square. The base of Main Street flanks the east side of the strategically positioned Urban Square which is fed by the pedestrian link to the north, and perpendicular local roads to the east and west.

The Urban Square is meant to become the community's social fulcrum. It will provide the appropriate space for collective programs, an urban "room" at the so called interior of the Carrville District Centre and will privilege the pedestrian infusing a sense of leisure within the active urban experience. The square is an integral component of the parkland dedication requirement for the District Centre. The design, programming and operations of the square, as part of a wider, integrated network of diverse public spaces, will be a vital component to its overall success. Important aspects of this character area include:

- The Urban Square will be defined by surrounding high-density buildings with an animated commercial podium at grade, and residential component above. The quality of the surrounding retail and commercial businesses will be fundamental to the vibrancy of the square. Types of establishments that are routinely patronized, such as bakeries, cafes, salons, etc., will greatly contribute to the life of the square and surrounding streetscape;
- Informal gathering and collective activities, such as markets and musical performances, are promoted by the square's proportion and position;
- A range of neighbourhood activities, including public events, street fairs and concerts are encouraged by the flexibility of its landscape surfacing and will contribute to the success of the adjacent shops;
- The maintenance program should be of the highest order to ensure the economic viability of surrounding shops and the overall programming and vitality of the square;

- The square will be accessible by all modes of transportation including public transit, pedestrian, bicycle and by automobile;
- The square experience will be enlivened by its lining of retail, restaurants, and services; and,
- Its tree-lined edge will buffer it from regular neighbourhood vehicular traffic and allow it to become the heart of the community with a generosity of socially active and collective space.

Key Plan



Imagery of Urban Squares



Artist's Rendering of Urban Square

3.1.5 Residential Neighbourhoods

The residential neighbourhoods within the Carrville District Centre will each have distinct identities differentiating them. Varying densities and building types will create these unique neighbourhoods. They will be defined by the characteristics of their distinct areas, adjacent conditions, and proximities to other building types, neighbourhood parks, and open natural landscapes.

Low to Medium Density (1- 6 storeys)

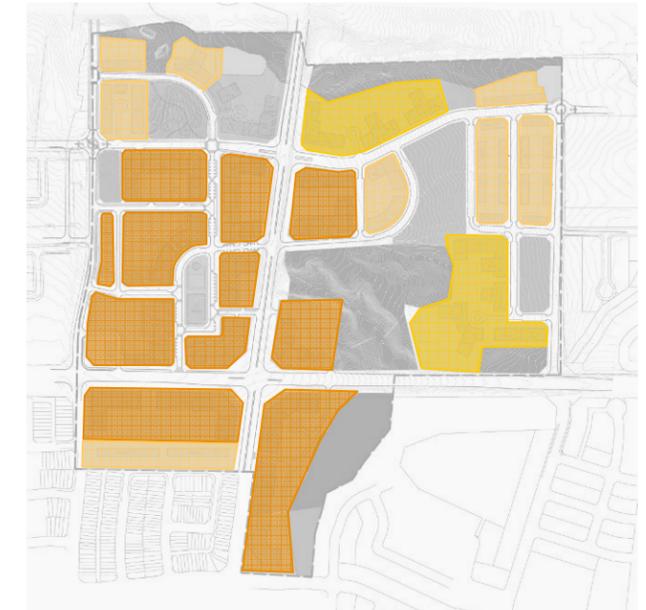
The Carrville District Centre includes lower density townhouse units and 6 storey mid-rise residential blocks as transitional buildings to adjacent lower density residential and parkland. This area is comprised of a complementary mix of attractive housing styles that are harmoniously integrated to accommodate singles, young families, move-up buyers and empty-nesters, creating a diverse, mixed community. They carry a strong relationship to grade and the residential tone of their streets become articulated by front gardens, porches, bay windows and entryways.



Imagery of Medium Density Development



Key Plan



Key Plan Legend

- Mixed Use 1
- High Density Residential
- Medium Density Residential

Medium to High Density (7 - 25 storeys)

The majority of Carrville District Centre residential buildings are medium to high density. Highest densities are located along major arterials, Dufferin Street and Rutherford Road, as well as along Main Street and surrounding the Urban Square. These building typologies are generally commercial retail/office podium with a residential tower above. These densities enable the Centre to be a concentrated area of people, thereby offering a wider variety of retail and service options, and a higher number of employment opportunities.



Imagery of High Density Development

3.2 Built Form Guidelines

These built form guidelines are intended to provide a framework for the development of a strong sense of place and identity for Carrville District Centre.

As a starting point, the built form guidelines illustrate the preferred massing and building typology for each block, based on the densities prescribed by OPA 651. Given that block sizes have been adjusted due to revisions to overall road layout and improved connectivity across Dufferin Street, individual blocks may vary from OPA 651, however an attempt was made to maintain overall block densities. In order to achieve this, and avoid long perimeter street-wall buildings of 16 storeys, we are proposing smaller footprint point towers ranging from 16 to 25 storeys and 2 to 6 storey podiums, in order to achieve the same densities outlined in OPA 651. (see Figure 16)

Principles

- Encourage taller and smaller point towers on podiums and avoid large street-wall buildings. The recommended maximum floor plate size is 805 s.m. (8,665 s.f.) GFA. Footprints larger than this are to be articulated to minimize shadow impacts, loss of skyview and adverse wind conditions on adjacent open spaces.
- On the demonstration plan, building heights indicated provide for appropriate transitions from high density to low density built form.
- Point towers are to be separated by a minimum of 25 m to allow for appropriate light and privacy.
- Buildings to adhere to minimum setbacks as indicated in the following pages.
- Corner conditions with 45° degree plan at street level are to be avoided. (See Figure 17)
- Weather protection to be considered along major street frontage and provide adequate coverage to main entry points. (See Figure 18)
- All service and parking access points to be located off side streets or from consolidated access driveways.

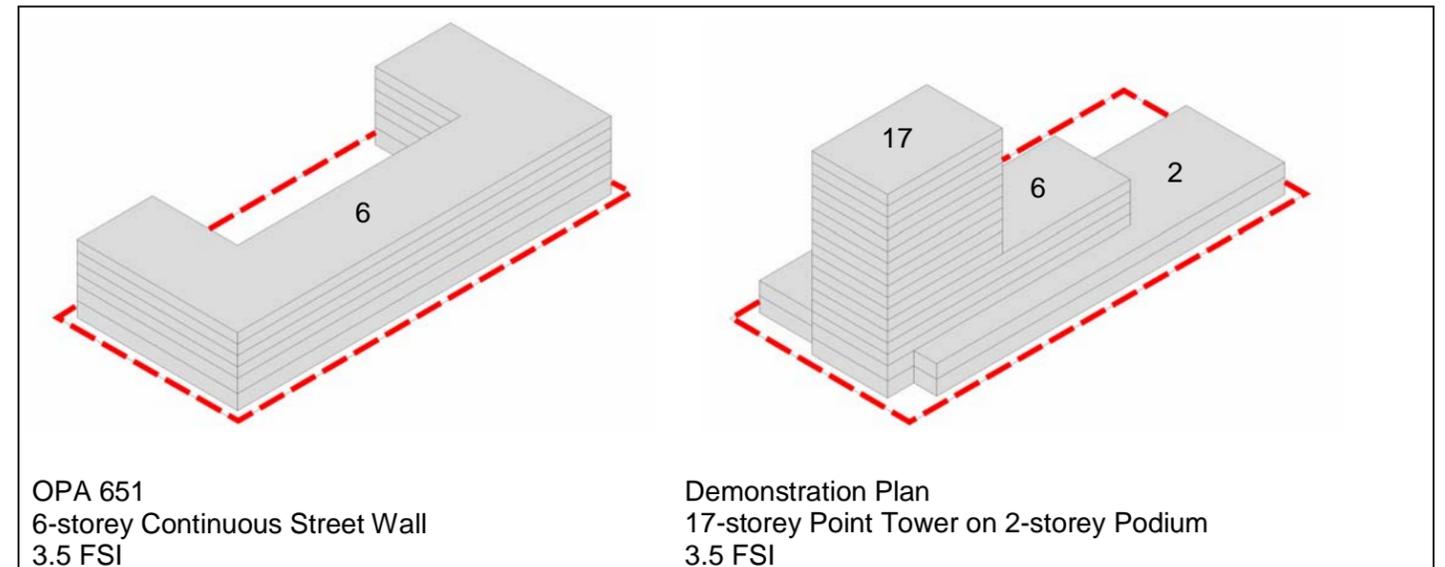


Figure 16: FSI Comparison of OPA 651 and Demonstration Plan

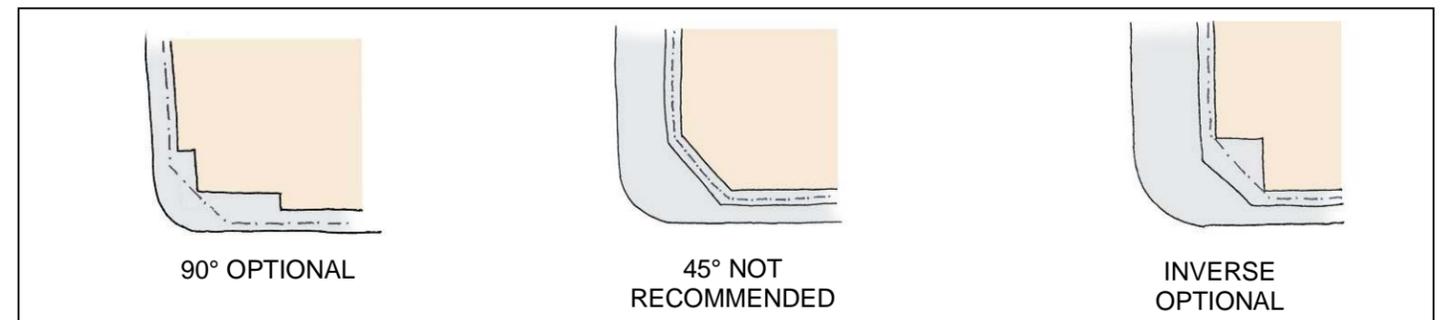


Figure 17: Corner Conditions

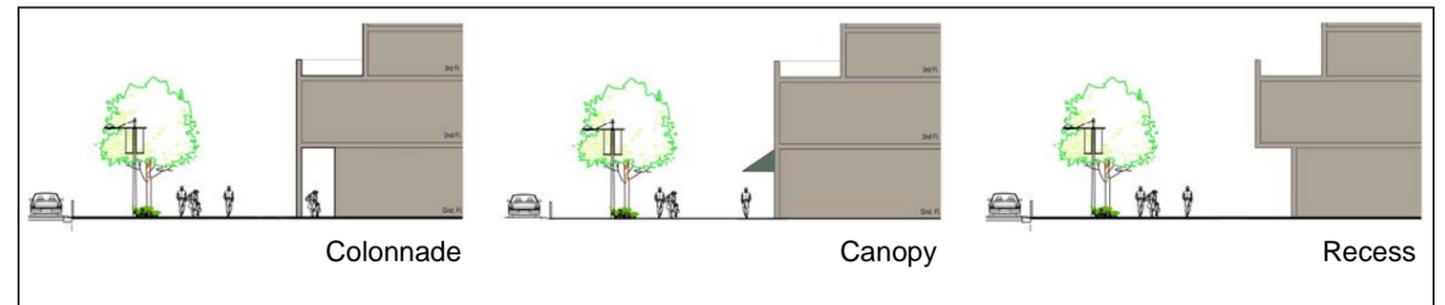


Figure 18: Street Weather Protection

3.2.1 Built Form and Ground Space

The proposed built form for the Carrville District Centre will achieve a higher percentage of ground space within the community. While maintaining the same proportions of built form density as those outlined in the OPA 651, the built form of the demonstration plan allows for more ground space, which promotes urban pedestrian circulation and recreation. The proposed built form footprint (20.1% Built Form footprint / 79.9% Ground Space) is significantly lower than that achieved by the density and building height restrictions of OPA 651 (25.7% Built Form footprint / 74.3% Ground Space). The decrease of building footprint and growth of ground space creates the opportunity for increase community amenity and open spaces.

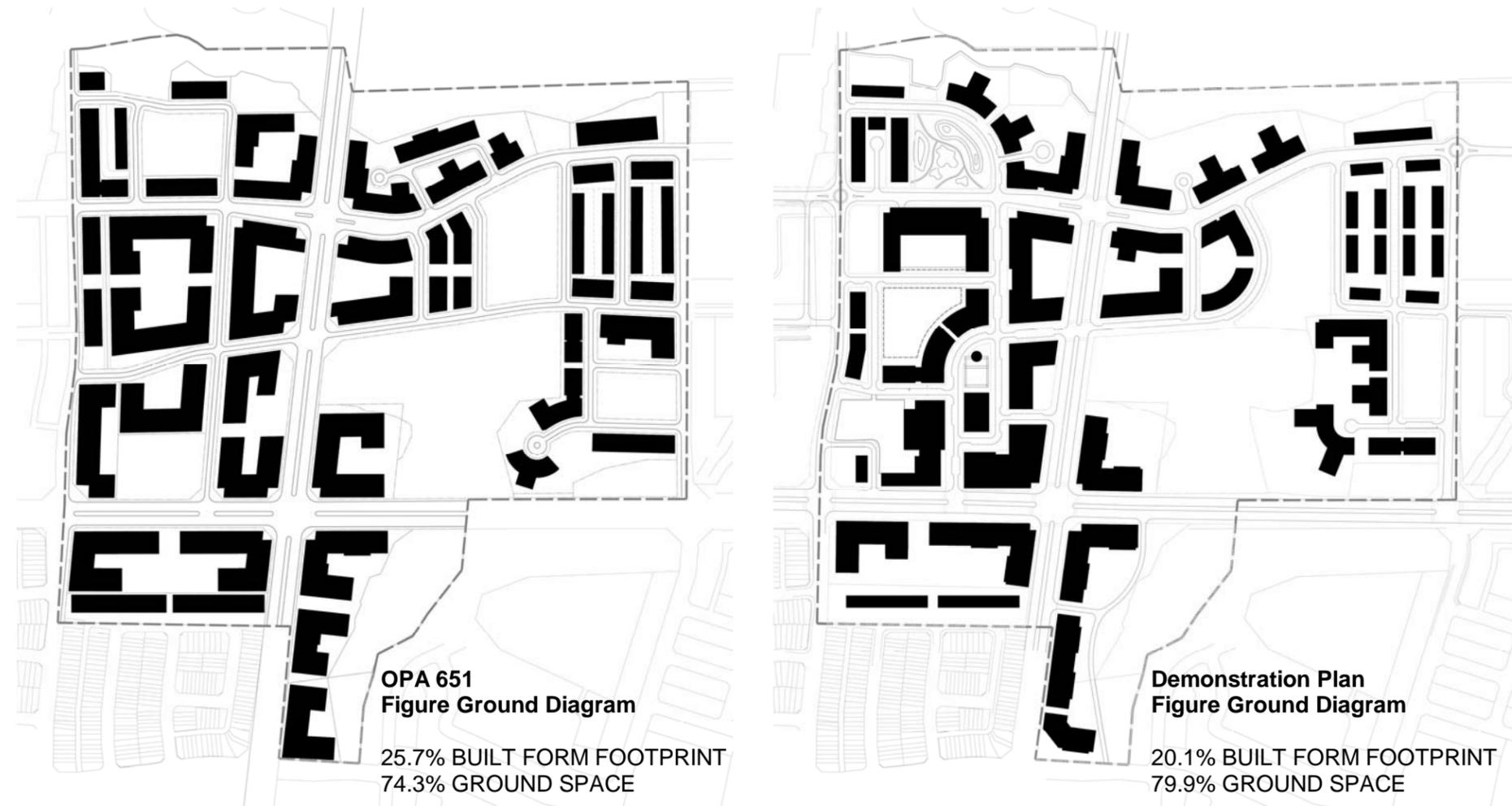


Figure 19: Figure Ground Comparison of OPA 651 and Demonstration Plan

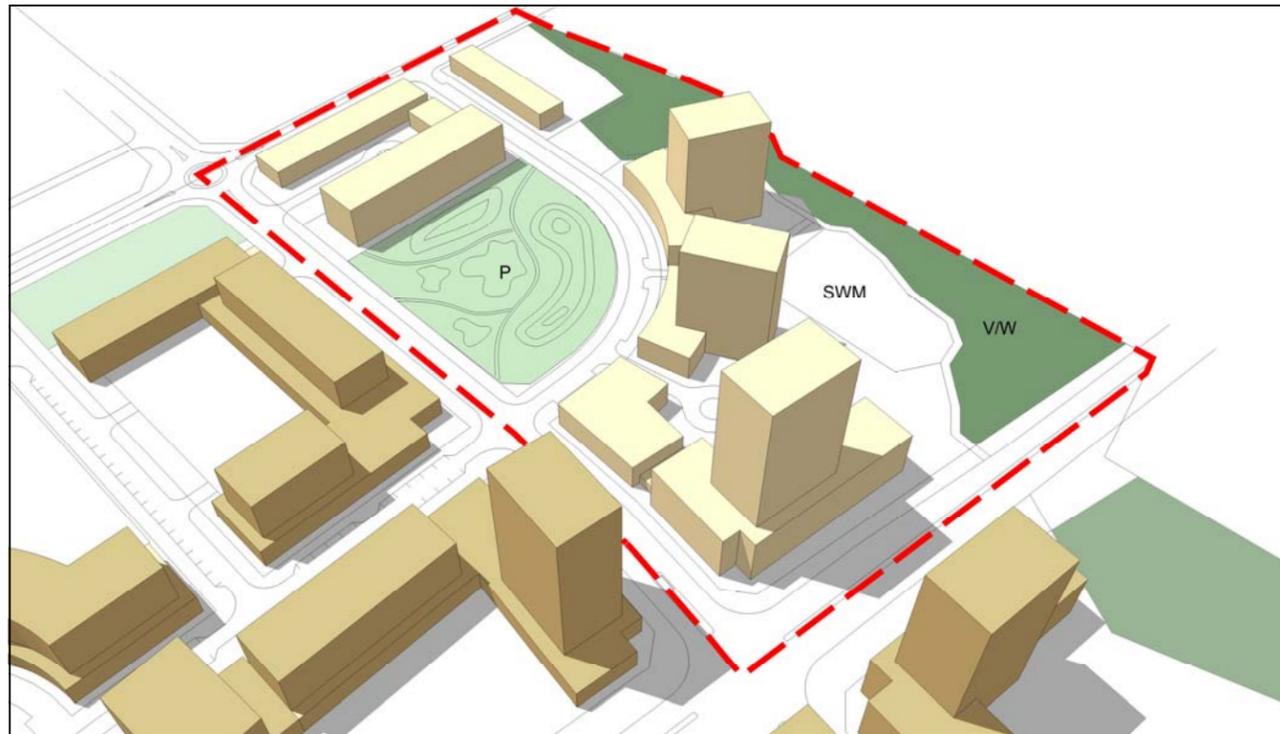
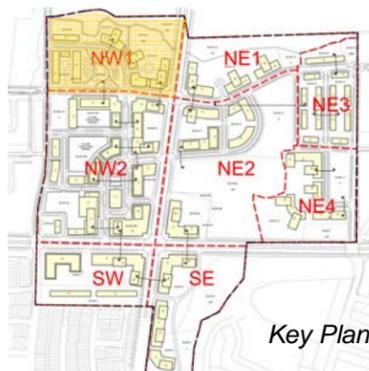


Figure 20: Block NW1 3-D Model

3.2.2 Block NW1

Urban Neighbourhood Park

Block NW1 is defined by a crescent-edged neighbourhood park which anchors the northern end of Main Street and forms part of the 'gateway' at Dufferin Street.



Key Plan

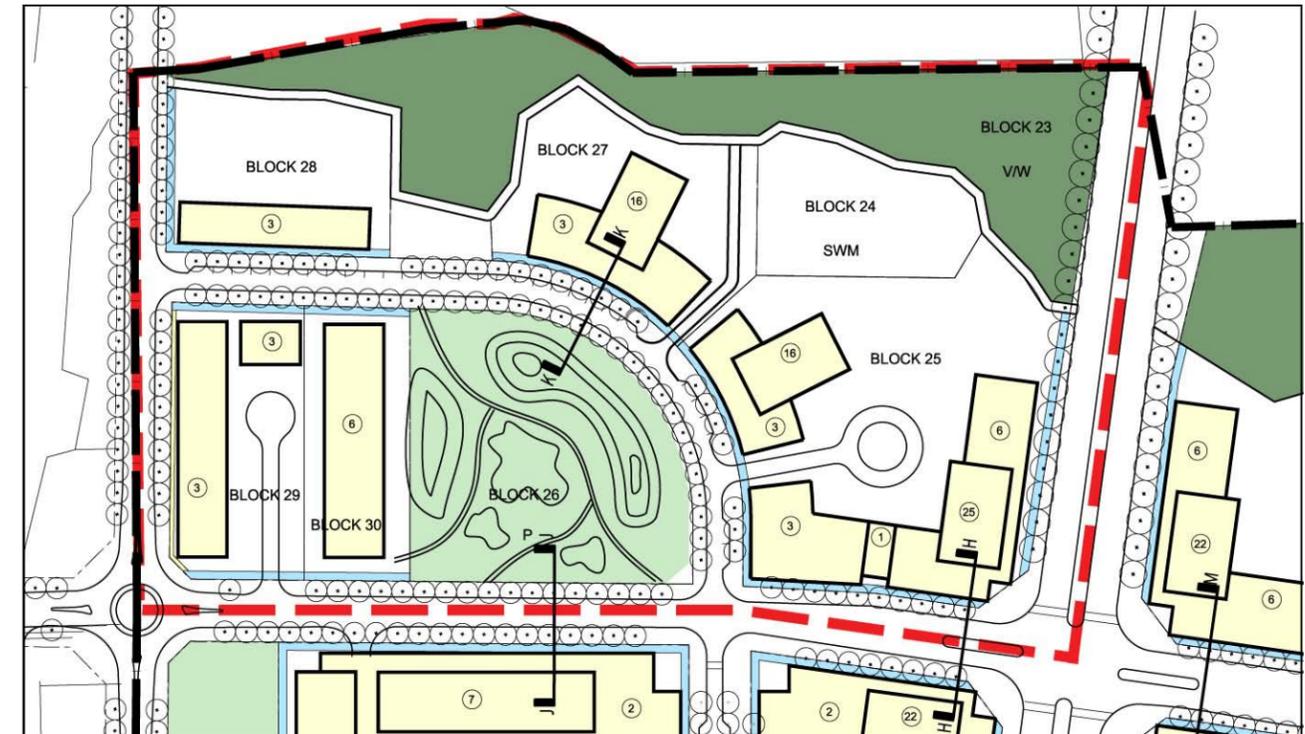


Figure 21: Block NW1 Detailed Block Plan

FRONTAGES

Higher density buildings front and line the crescent edge road of the park with a podium base and residential tower above oriented towards the northern natural woodlot. An iconic park building fully defines the western edge of the park and completes the NW1 Block.

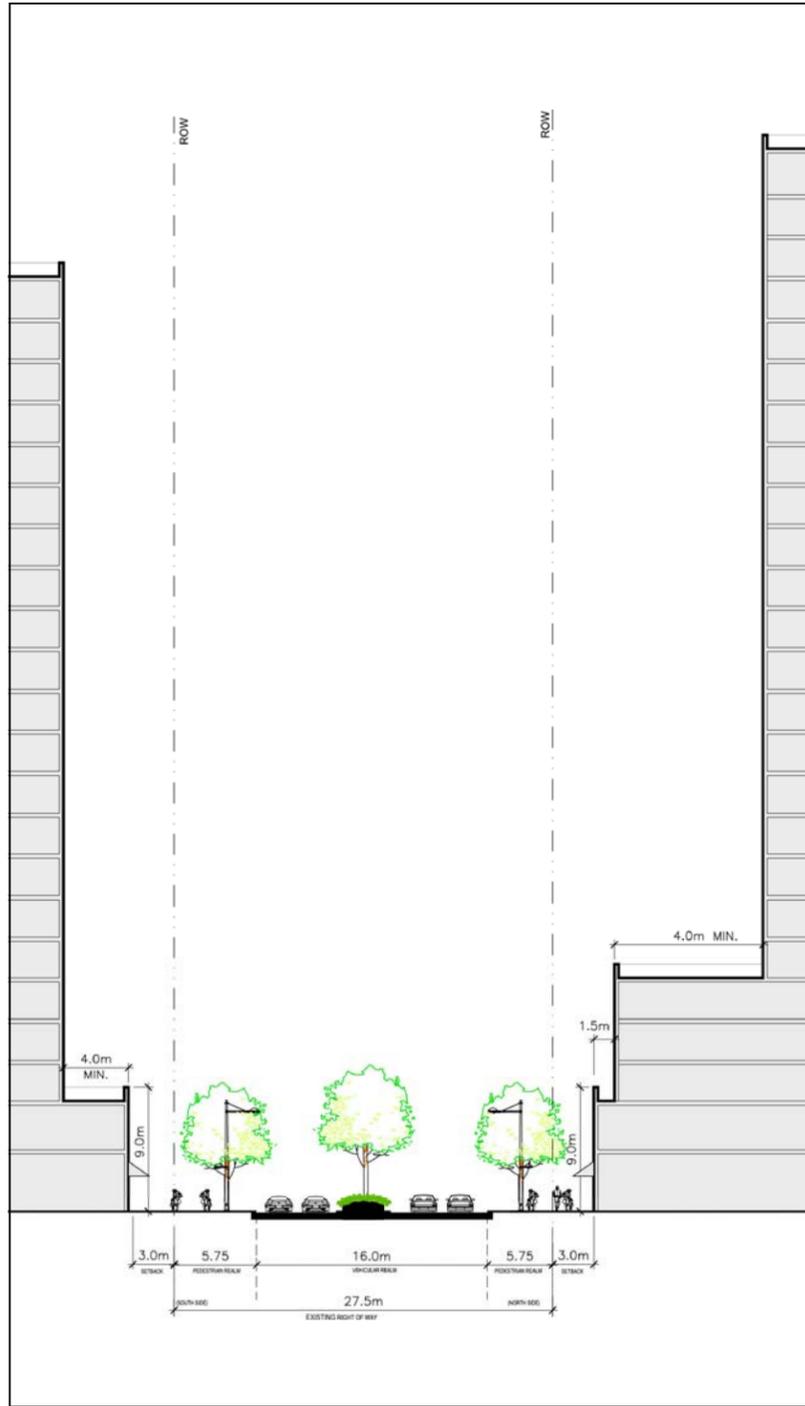
HEIGHTS, SETBACKS, AND OPEN SPACE

Buildings on the crescent edge of the park will have a 3-storey base that echoes the crescent shape and a 16-storey tower set back a minimum of 4 metres from the podium. The iconic 'park building' will be a 6 storey articulated slab with no set back at the parkside. A 25 storey point tower at Dufferin Street is intended to complete the 'gateway' to the Carrville District Centre.

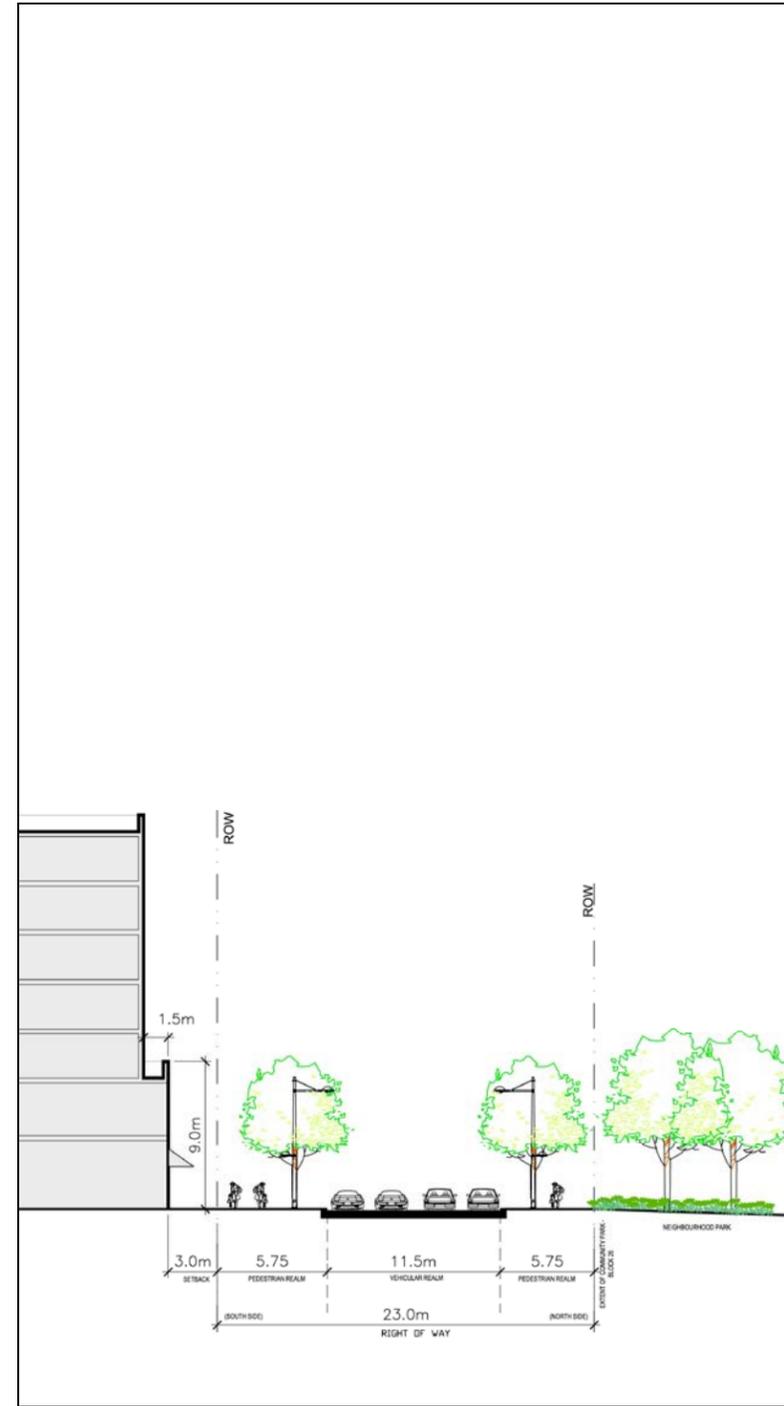
BUILDING TYPOLOGY

An iconic 6 storey slab building, appropriately scaled to the urban neighbourhood park, defines and sets the tone for the public qualities of this area. It defines the park as an urban "room" where its crescent edge is further contained by 3 storey crescent shaped podiums that support the 16 storey residential towers whose short end reach out toward the northern woodlot.

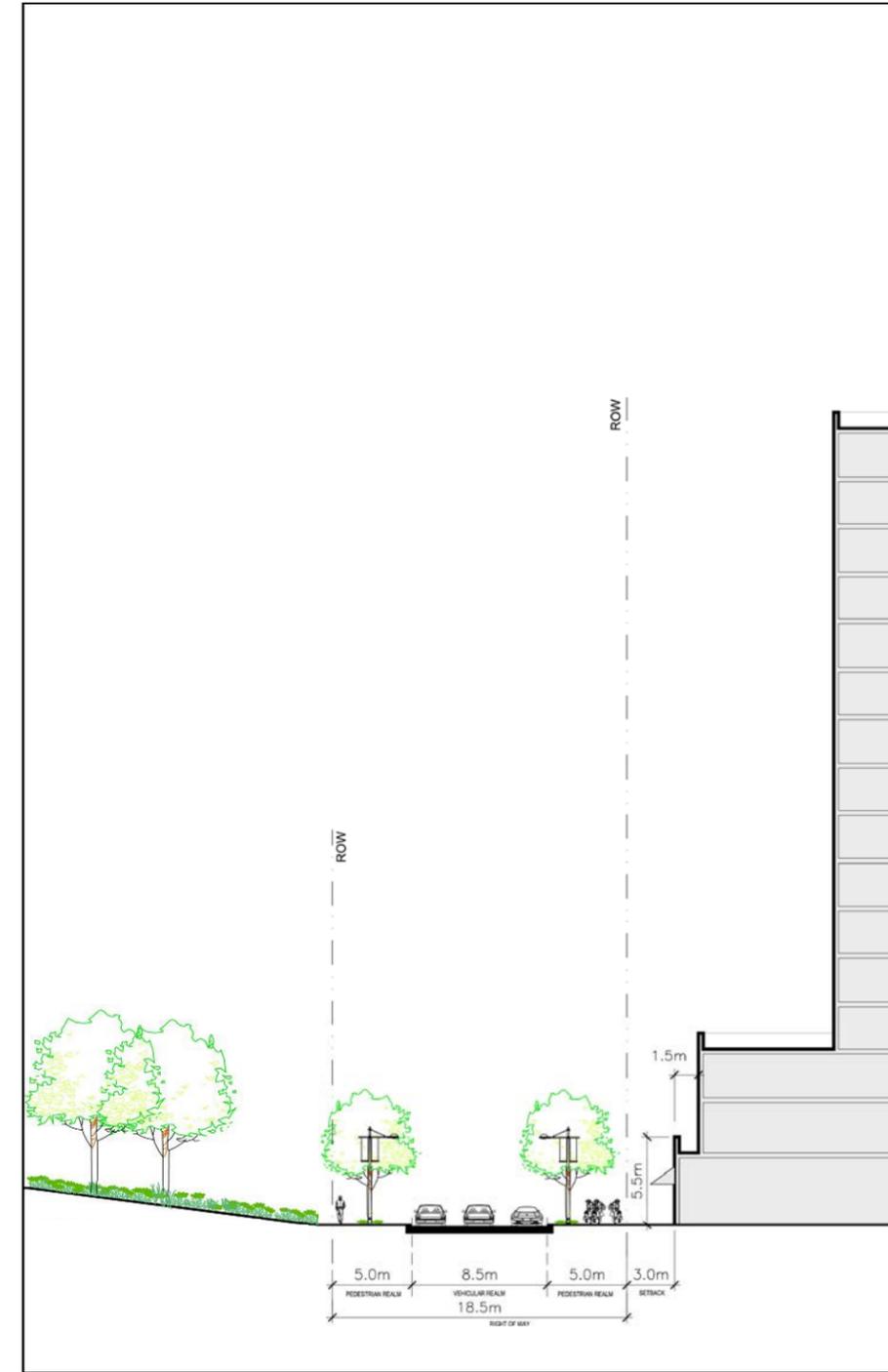
BUILDING SETBACKS (MIN)	
	2.0m
	2.5m
	3.0m
	4.5m
	Recommended Building Height



SECTION H



SECTION J



SECTION K

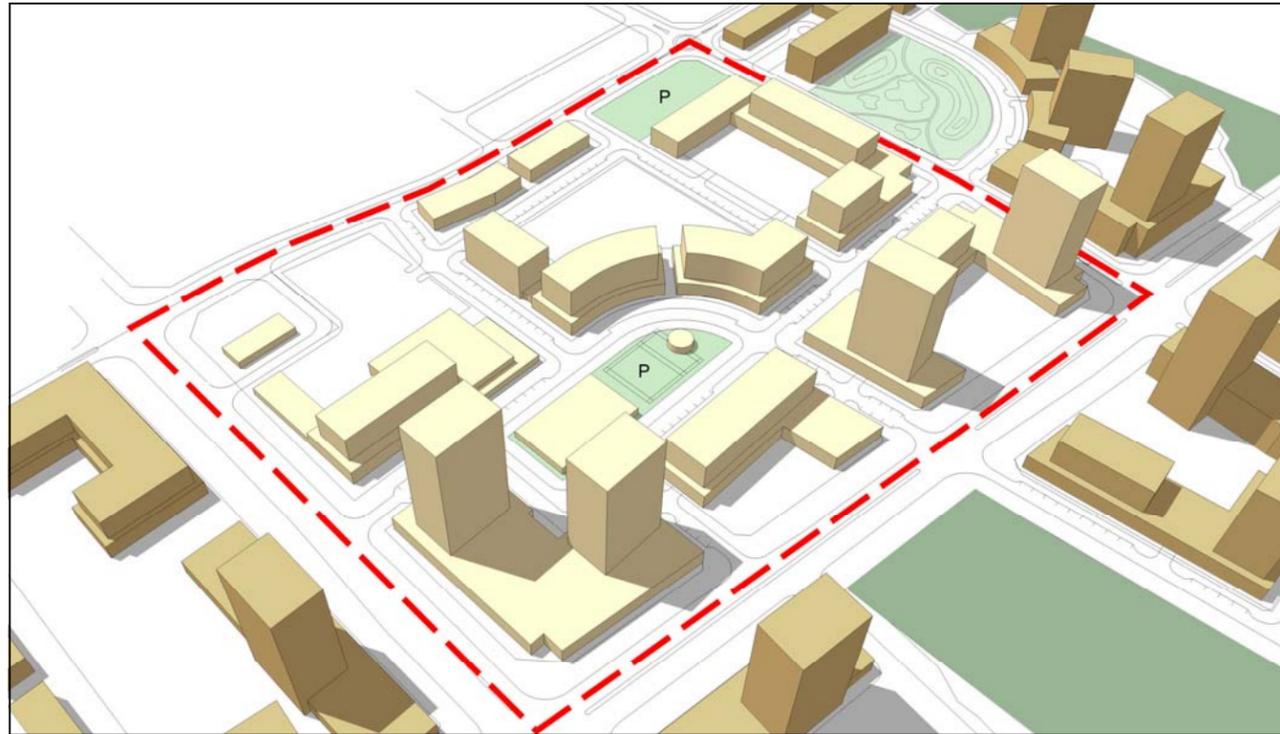


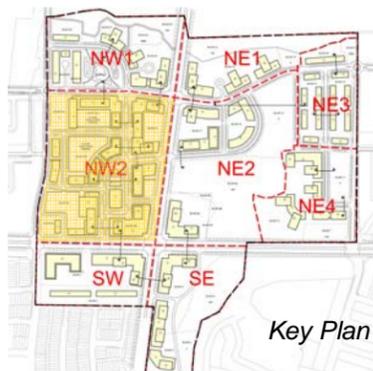
Figure 22: Block NW2 3-D Model

3.2.3 Block NW2

Main Street

Block NW2 is defined by the traditional urban Main Street running parallel to Dufferin Street and flanked at its base by a well proportioned Urban Square – both elements promote a pedestrian oriented environment with active commercial ground floor uses and residential uses above.

The Urban Square becomes an appropriately scaled space for markets, gathering and community events. It will be the community fulcrum which acts as one of many internal connecting parts of the Carrville District centre, together with local parkettes, urban neighbourhood parks, pedestrian links and natural feature areas of woodlots and valleylands.



Key Plan

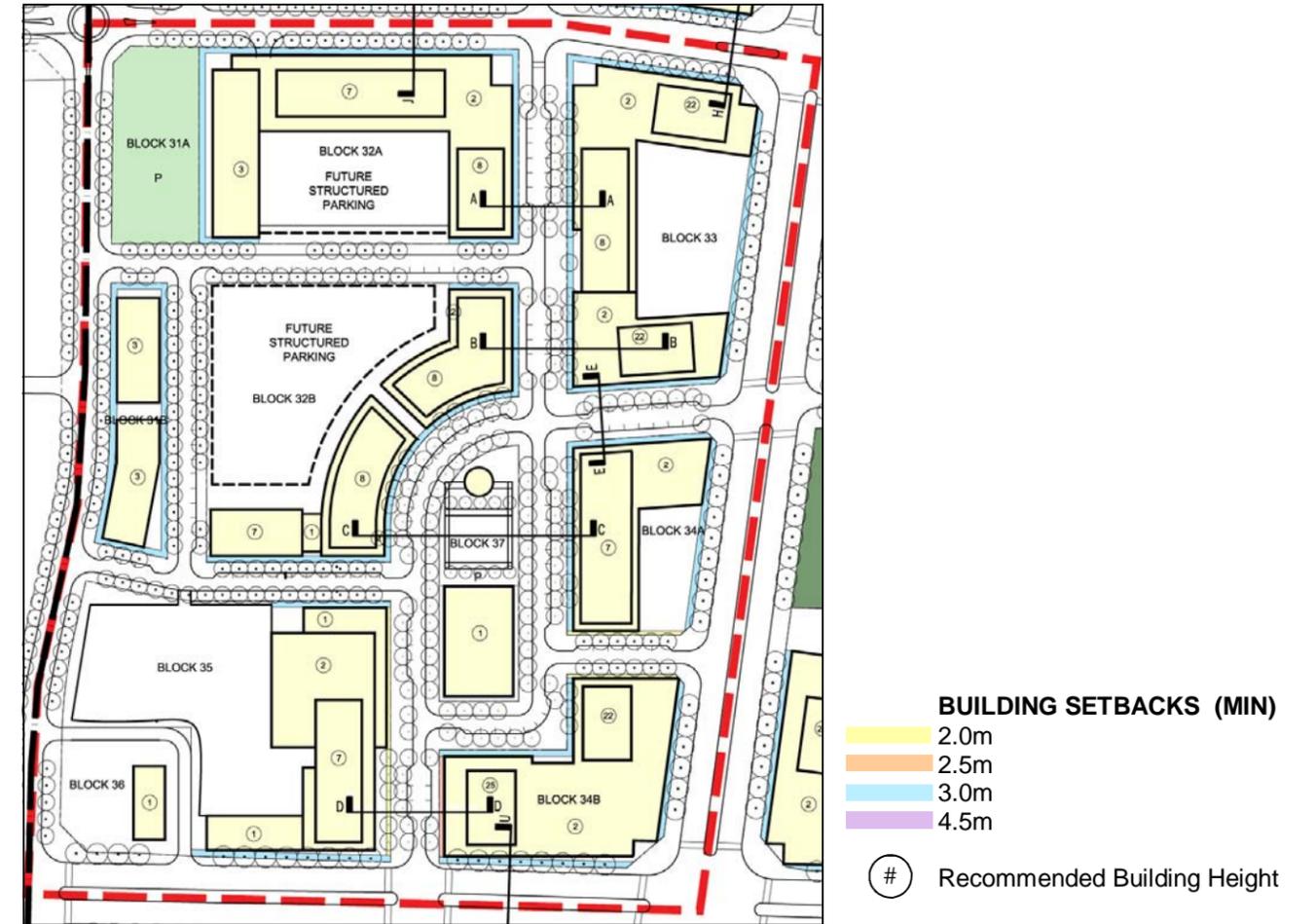


Figure 23: Block NW2 Detailed Block Plan

FRONTAGES

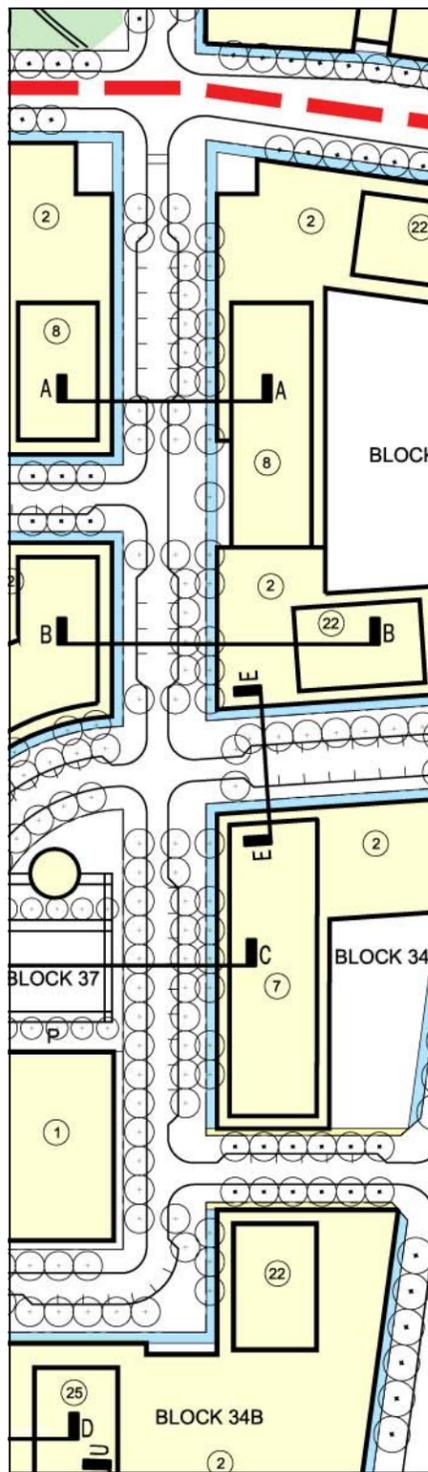
Both Main Street and the Urban Square are urban models that require strong building definition, a rich and varied urban wall at its perimeter. They are each lined with a 2 storey podium with retail which pull-back on the east side of Main Street to create an extra wide side-walk, privileging the pedestrian experience.

HEIGHTS, SETBACKS, AND OPEN SPACE

The consistency of the 2 storey urban base 'wall' allows for a range of building heights to rise from a 1.5m to 4.0m setback for 8-22 storey buildings. The typical 3.0m street-front setback maintains the consistency at grade, with corners and mid-block features set back to 4.5m.

BUILDING TYPOLOGY

Buildings of 8 storeys stepped back at the 2 storey base by a minimum of 1.5m, closely follow the geometry of Main Street and the Urban Square, including the crescent shaped building which curves along the edge of the square. Point towers of 22 and 25 storeys are setback a minimum of 4.0m from the Main Street base and complete the 'gateway' at Dufferin Street and Rutherford Road.



MAIN STREET



Greater setback along east side of main street



Larger sidewalk for patios

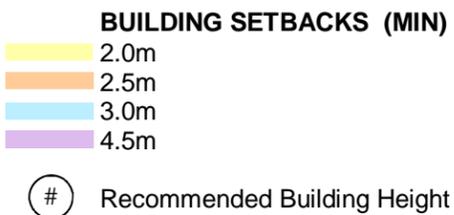
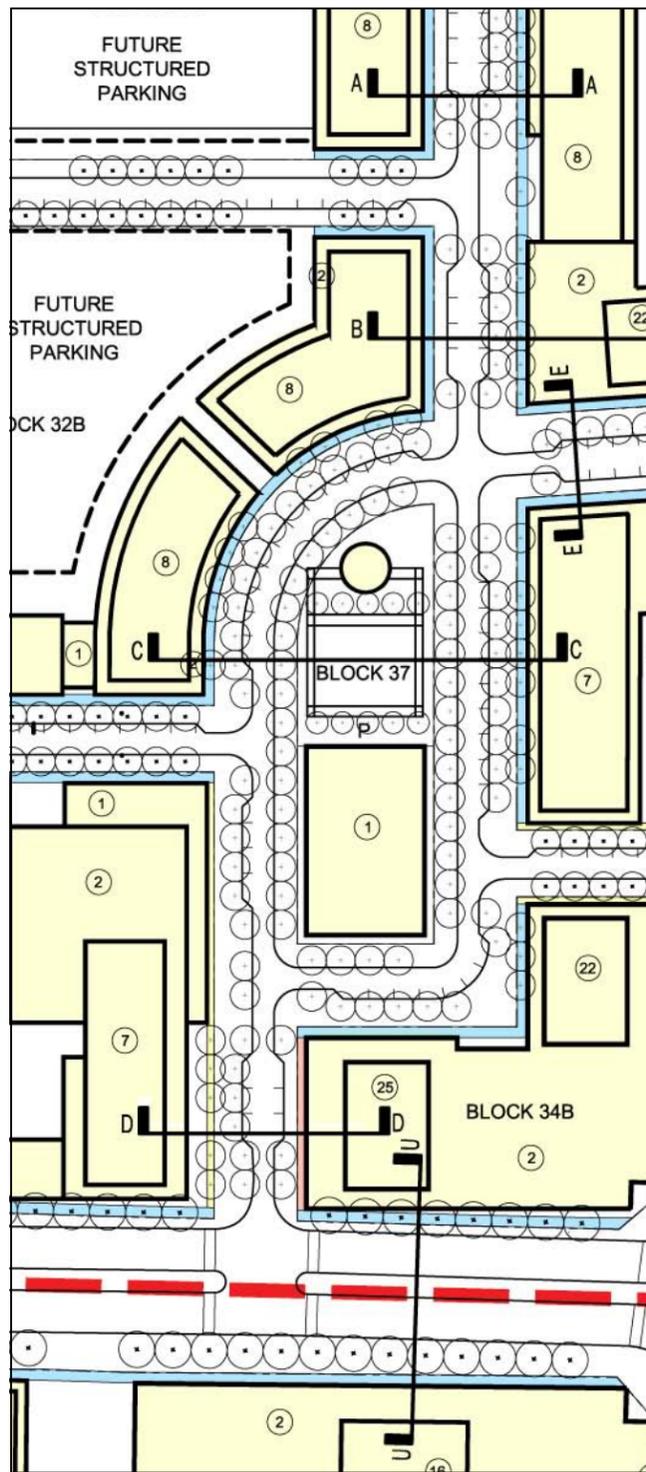


Figure 24: Main Street Detailed Block Plan



URBAN SQUARE

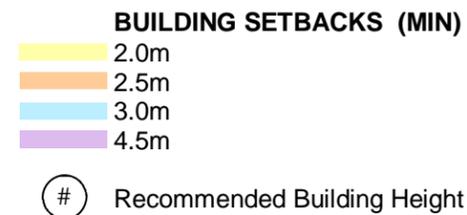
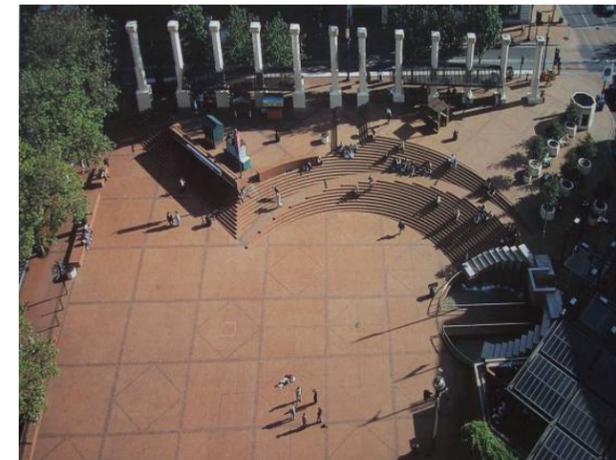
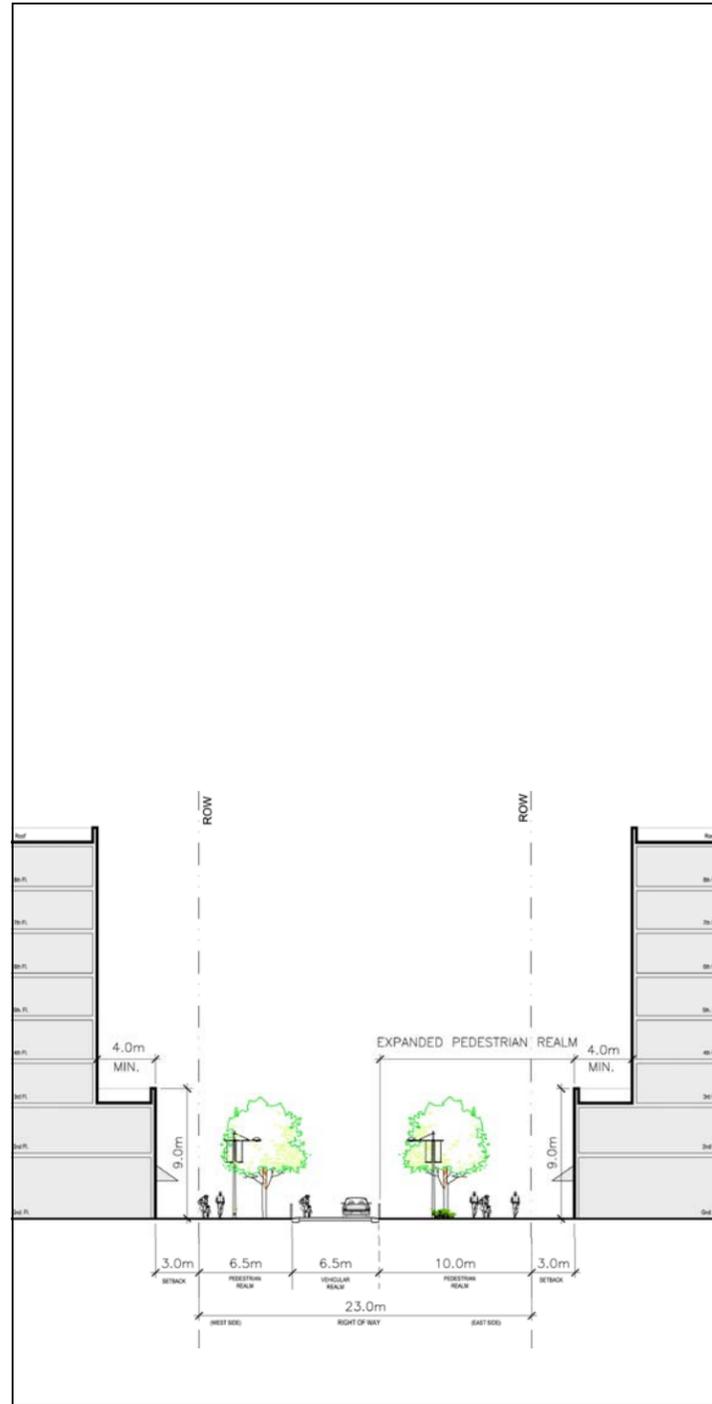
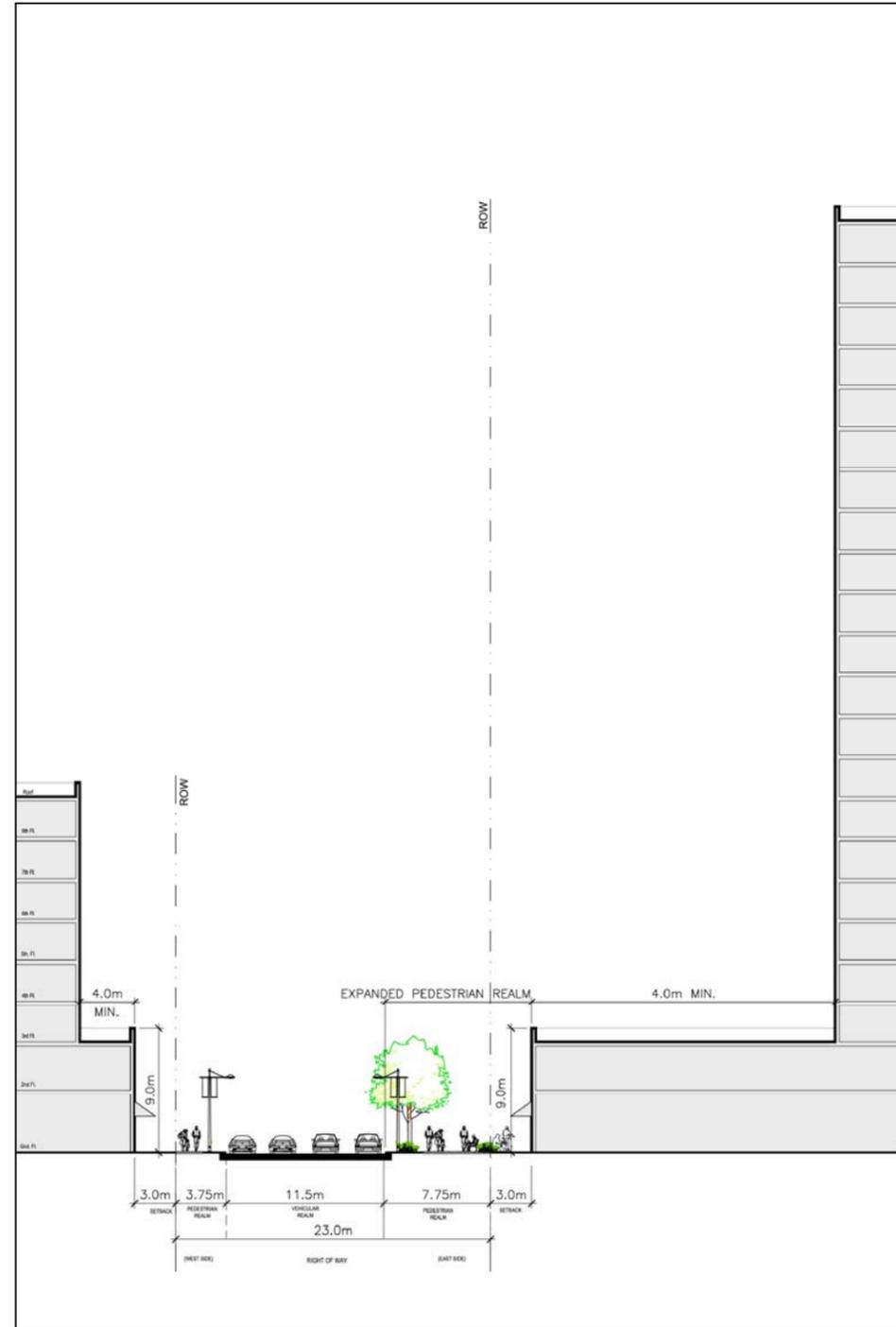


Figure 25: Urban Square Detailed Block Plan



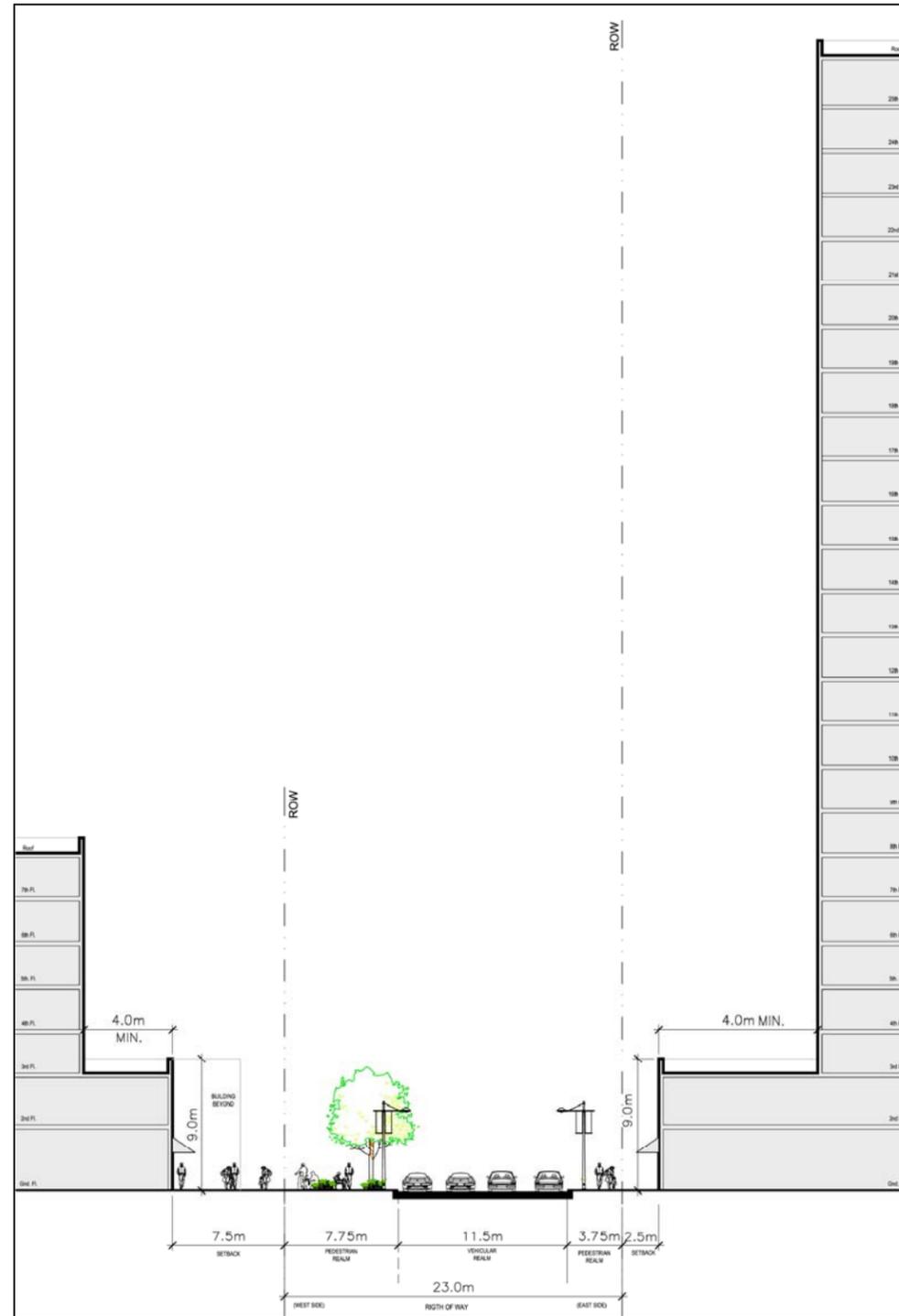
SECTION A



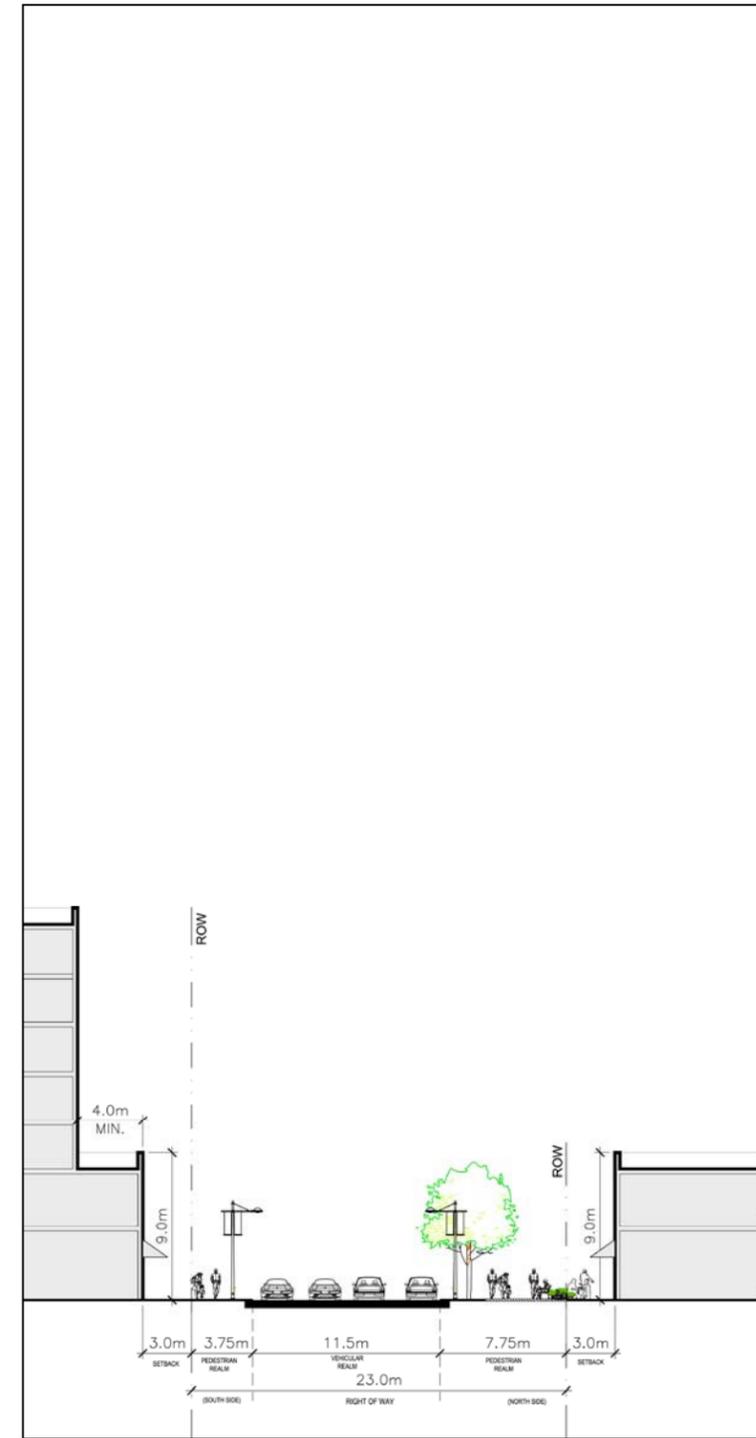
SECTION B



SECTION C



SECTION D



SECTION E



Figure 26: Block NE1 3-D Model

3.2.4 Block NE1

Towers in the Landscape

Block NE1 is defined by the natural edge of the woodlot which edges the larger conservation area to the north, and the primary road along its southern edge.



Key Plan

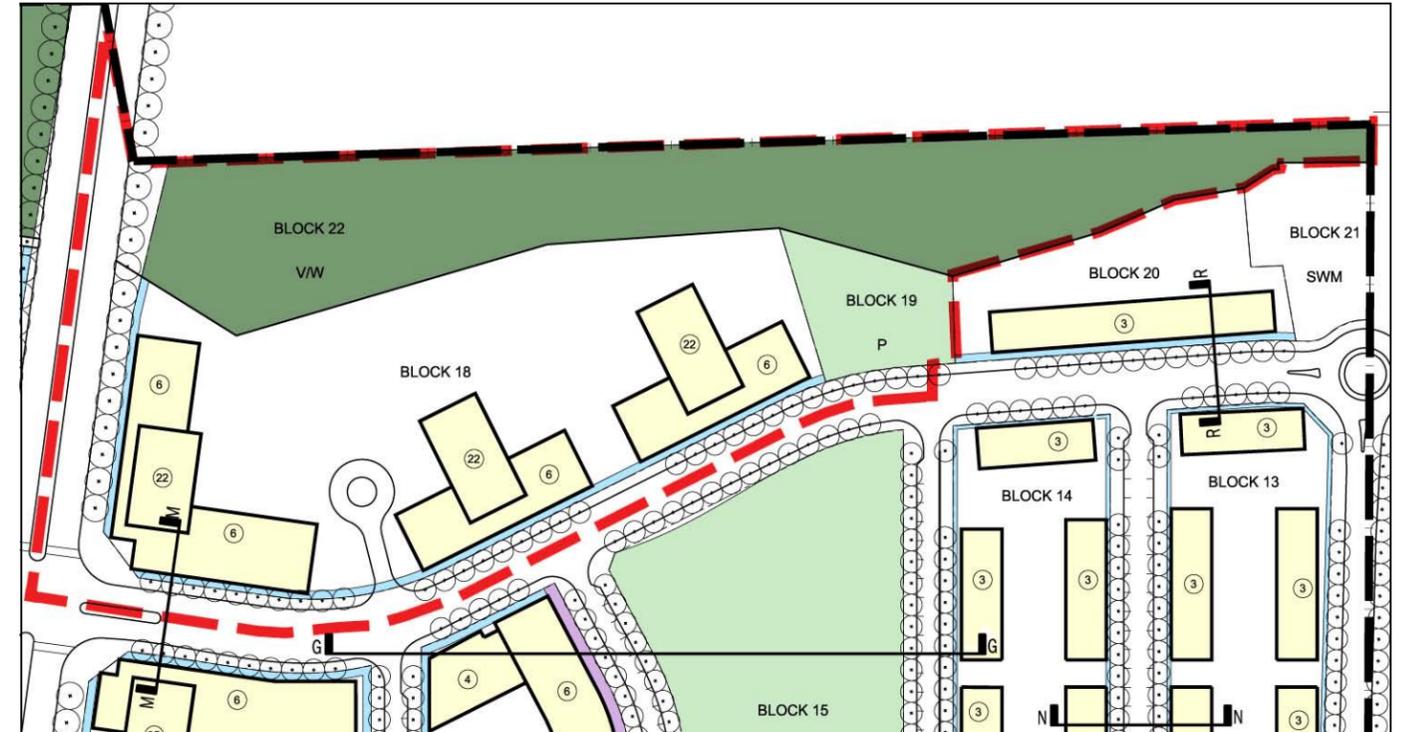


Figure 27: Block NE1 Detailed Block Plan

FRONTAGES

Base buildings of 6 storeys consistently front the primary road, while 22 storey point towers above consistently front the natural woodlot of the north-south arterial road, Dufferin Street. The 6 storey bases of the two woodlot oriented buildings also front the urban neighbourhood park on the south side of the collector road.

HEIGHTS, SETBACKS, AND OPEN SPACE

Buildings at the corner of the arterial road and local collector road respect a 3.0 m street-front setback and have 6 storey bases stepped back 1.5 m at 2 storeys. Residential towers of 22 storeys rise above the bases with a minimum 4.0 m setback.

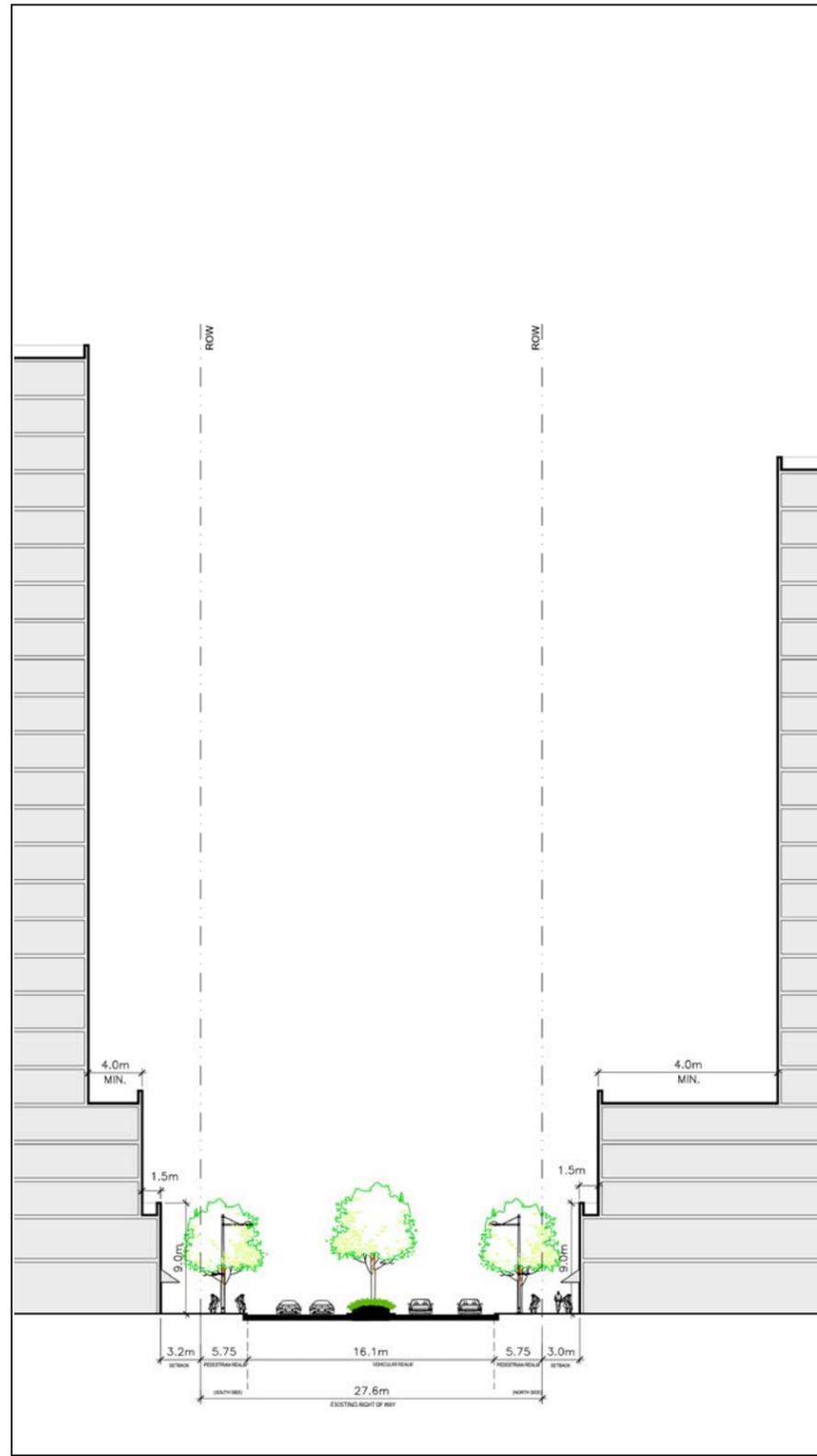
BUILDING TYPOLOGY

Ultimately, the building type of Block NE1 must negotiate the urban corner condition, the neighbourhood park edge and the natural woodlot edge condition. The 22 storey point tower stepped back from its perpendicular 6 storey base allows two orientations to each building – the base defines the urban street edge while the tower addresses the natural landscape. Similarly, the corner building mirrors its counterpart across the street to create a gateway at both the scale of the primary road and that of Dufferin Street.

BUILDING SETBACKS (MIN)

- 2.0m
- 2.5m
- 3.0m
- 4.5m

Recommended Building Height



For Section G see page 40

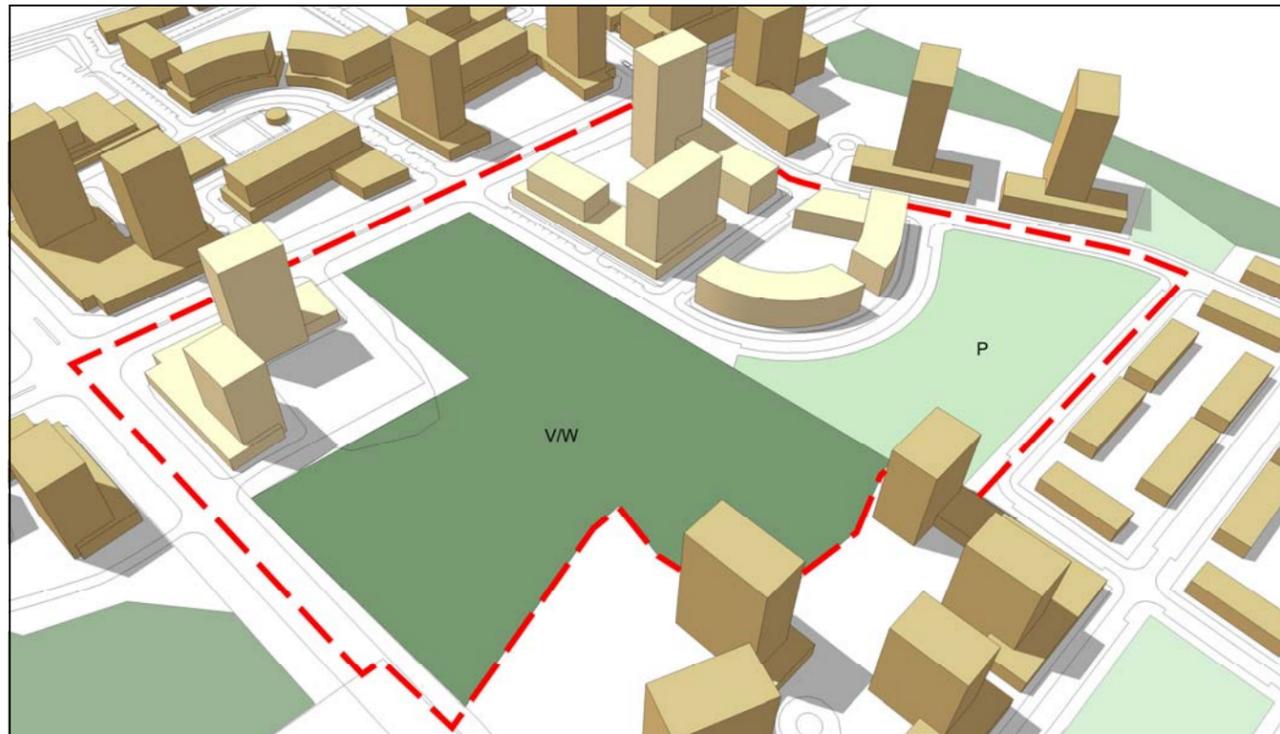


Figure 28: Block NE2 3-D Model

3.2.5 Block NE2

Woodlot and Neighbourhood Park

Block NE2 is defined by the large open space of the irregular woodlot and adjacent urban neighbourhood park divided by a strategic pedestrian walkway that links the neighbourhood park to the Main Street and Urban Square west of Dufferin Street.



Key Plan



Figure 29: Block NE2 Detailed Block Plan

FRONTAGES

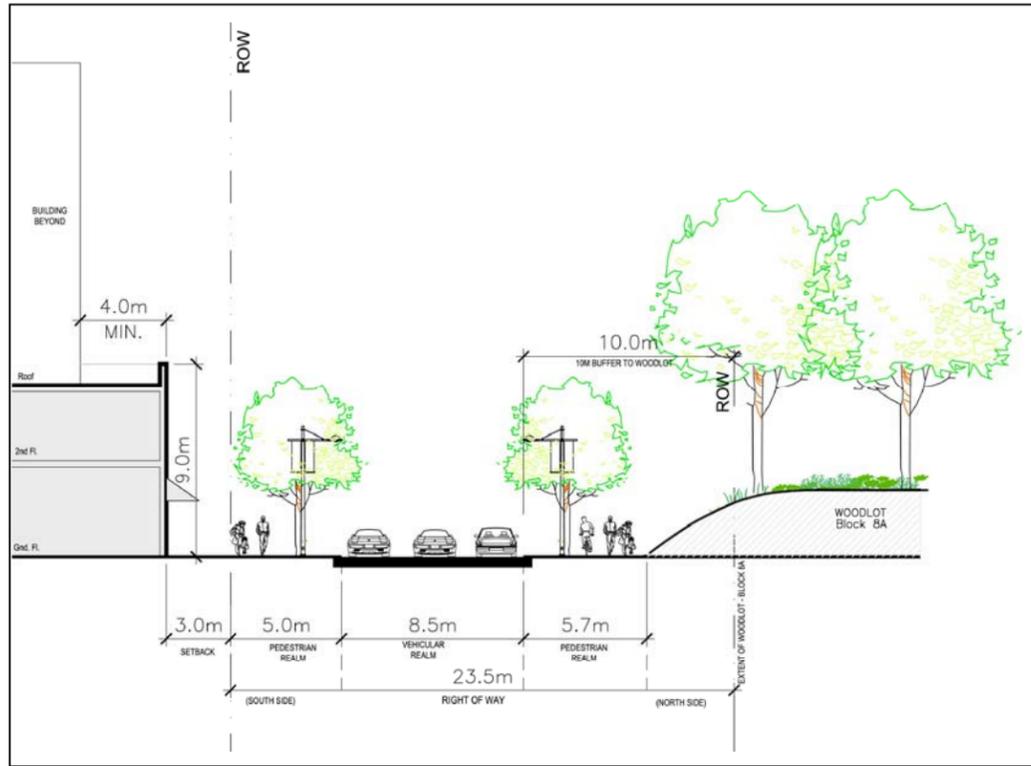
High-density corner buildings front onto the two main arterial roads, Rutherford Road and Dufferin Street; while addressing the natural landscape of the woodlot which ensconces them. Medium-density fabric buildings front and line the crescent edge road at the defining edge of the neighbourhood park.

HEIGHTS, SETBACKS, AND OPEN SPACE

The connecting pedestrian walkway will take advantage of the required 10 metre set back of the street to the woodlot. The corner buildings at wide arterial roads respect the 3 metre street-front setback with 2-storey bases that support 14/16 and 24/25 storey residential towers stepped back from the street side a minimum of 4.0 metres. Crescent shaped 6-storey buildings sit comfortably at a 4.5 metre setback from the park.

BUILDING TYPOLOGY

'Transition buildings' are created between higher-density mixed-use types along Dufferin Street and lower-density residential types along the neighbourhood park. An iconic 6-storey crescent slab building, appropriately scaled to the urban park, further makes the transition to the lower-density townhouse typology on the opposite side of the park.



SECTION F



SECTION G

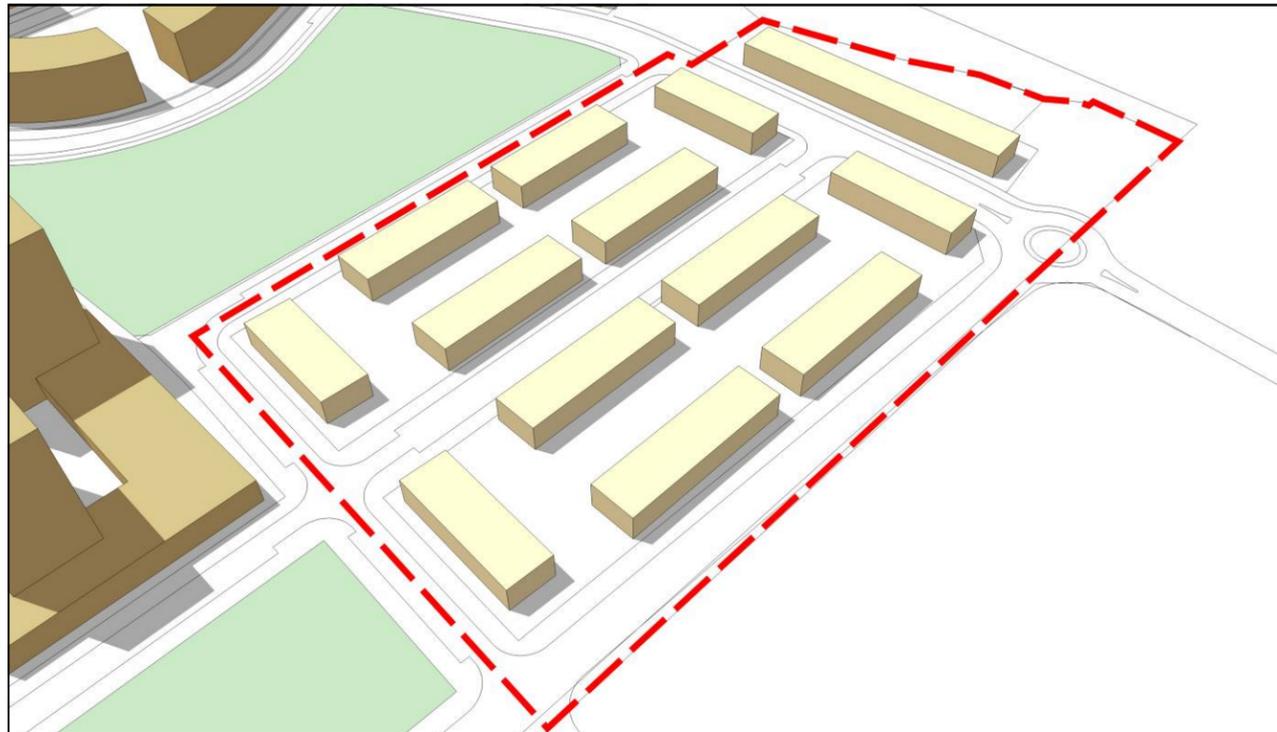
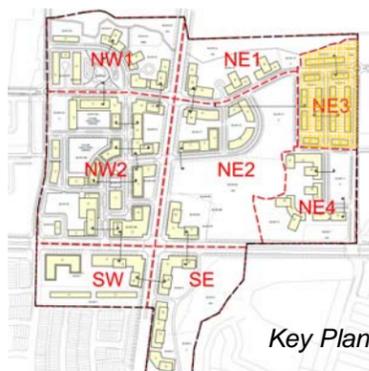


Figure 30: Block NE3 3-D Model

3.2.6 Block NE3

Townhouse

Block NE3 is defined by its consistent townhouse block type comprised of a complementary mix of housing styles that offer a variety of residential options.



Key Plan

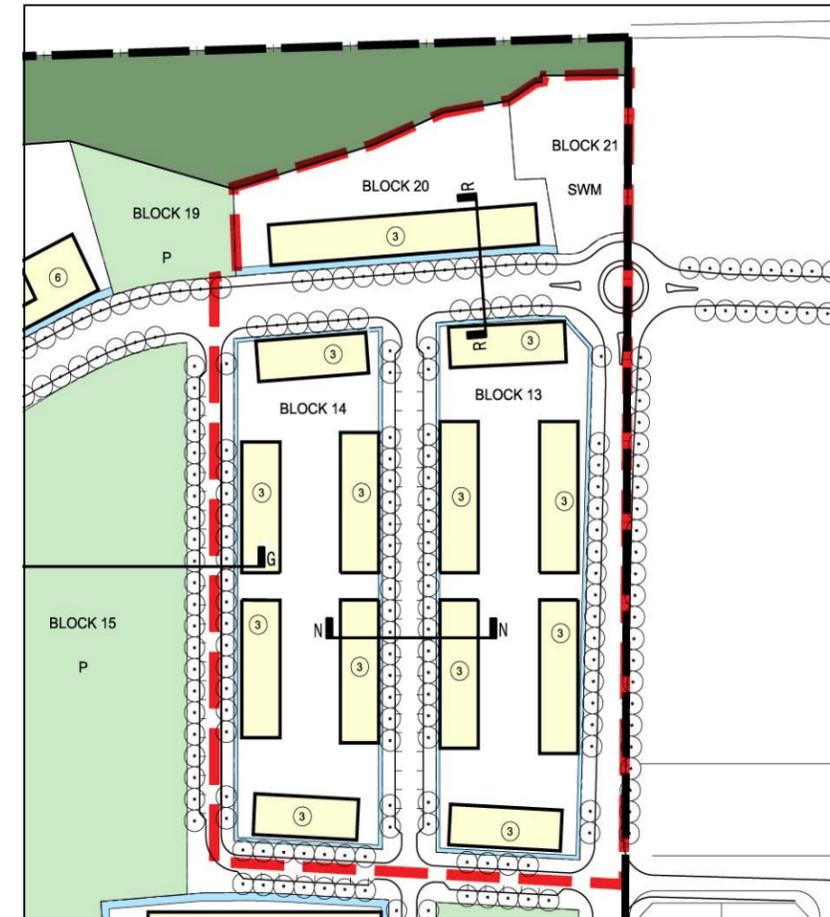


Figure 31: Block NE3 Detailed Block Plan

BUILDING SETBACKS (MIN)

- 2.0m
- 2.5m
- 3.0m
- 4.5m

Recommended Building Height

FRONTAGES

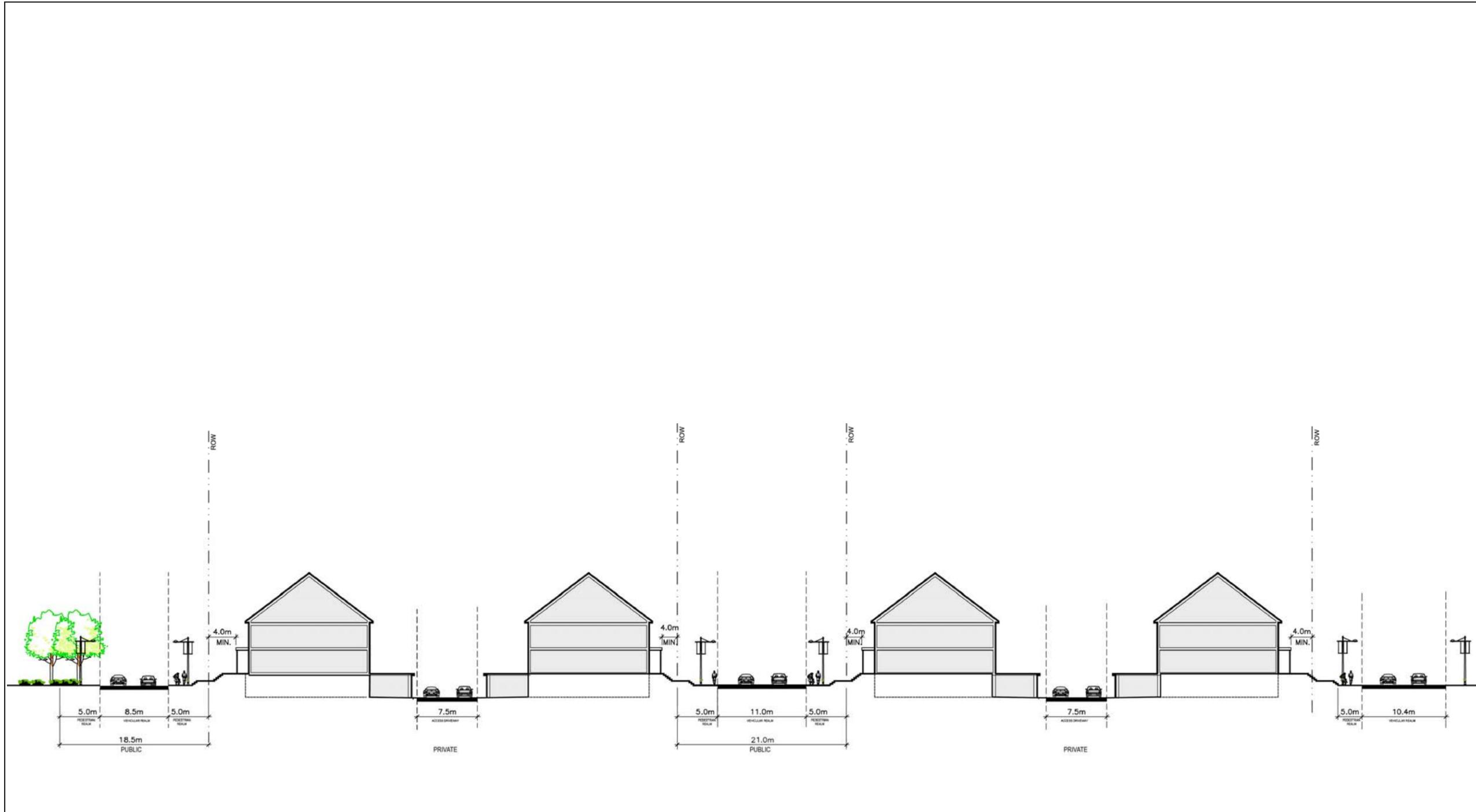
Medium-density townhouse blocks generously line the local roads defining Block NE3 with porches, entranceways and bay windows, sometimes mirroring each other across the street.

HEIGHTS, SETBACKS, AND OPEN SPACE

At 3 stories high, the townhouses respect a 3.0 metre minimum street-front setback, given the relative proportion of the local street. Individual front gardens, help to negotiate the transition between the private domestic realm and public street at grade level. Mid-block access driveways and garages allow for raised amenities areas for each unit.

BUILDING TYPOLOGY

The intimate scale of the townhouse typology will be articulated by porches, stoops, entranceways, bay windows and front gardens. Its medium density creates a smooth transition to the low-density single-family development adjacent to this edge of the Carrville District Centre.



SECTION N

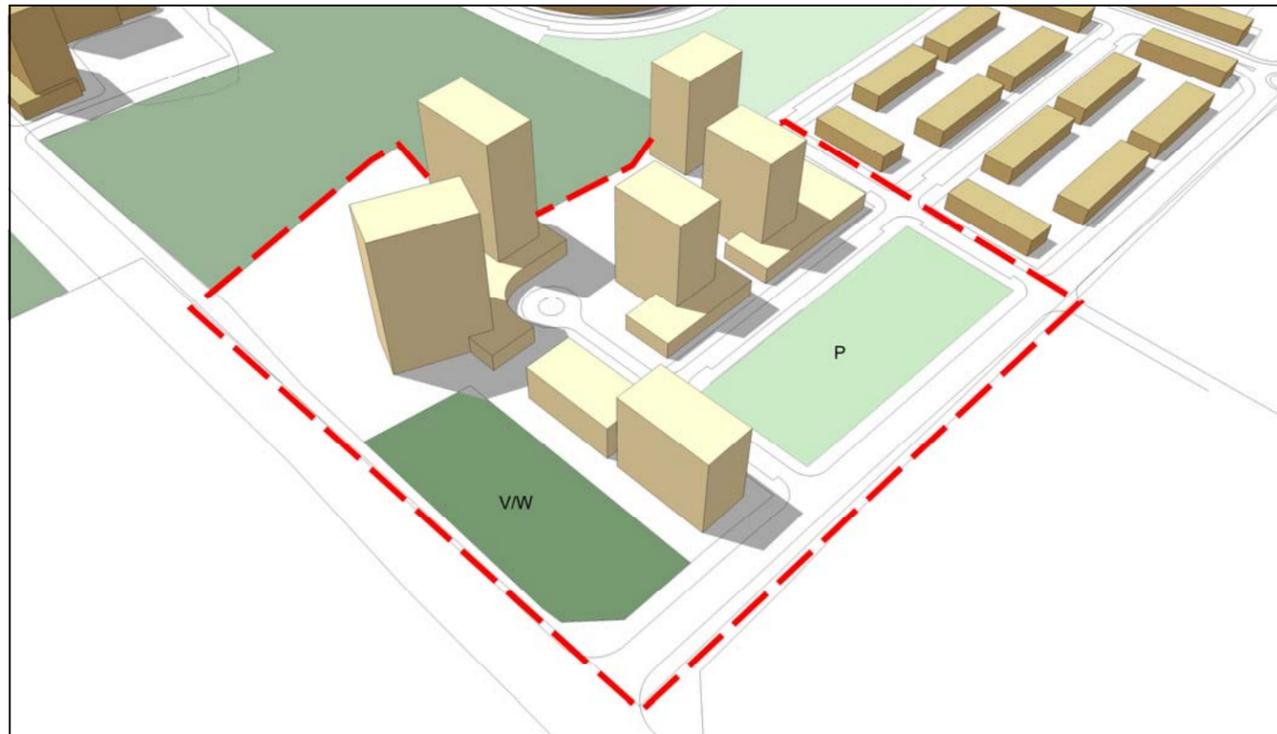
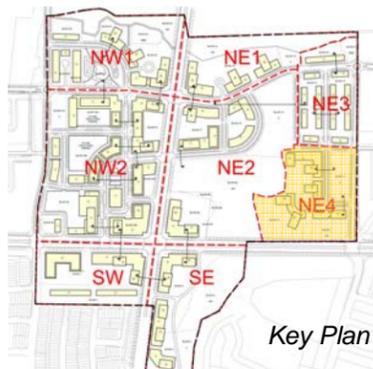


Figure 32: Block NE4 3-D Model

3.2.7 Block NE4

Towers in the Landscape

Block NE4 is defined by its linear urban neighbourhood park and affected by the adjacent natural valleyland and woodlot fronting onto the large scale Rutherford Road.



Key Plan

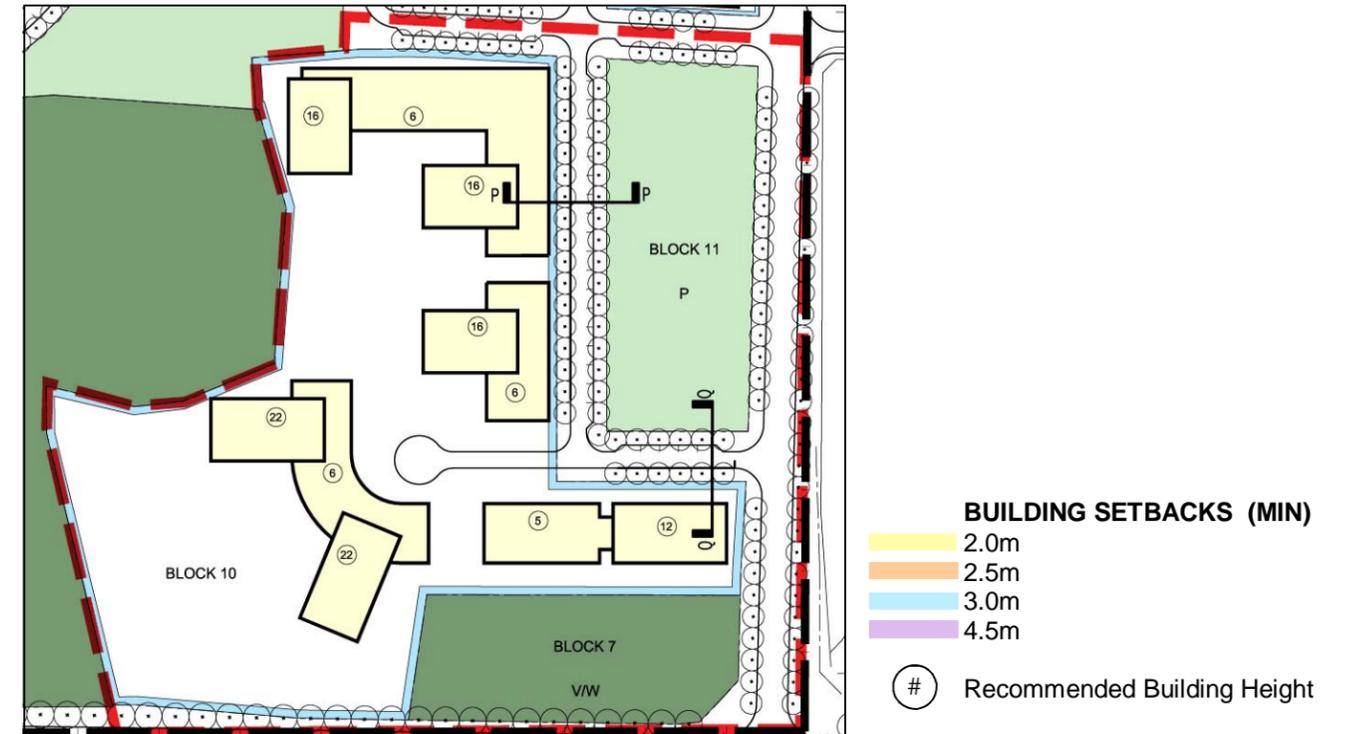


Figure 33: Block NE4 Detailed Block Plan

FRONTAGES

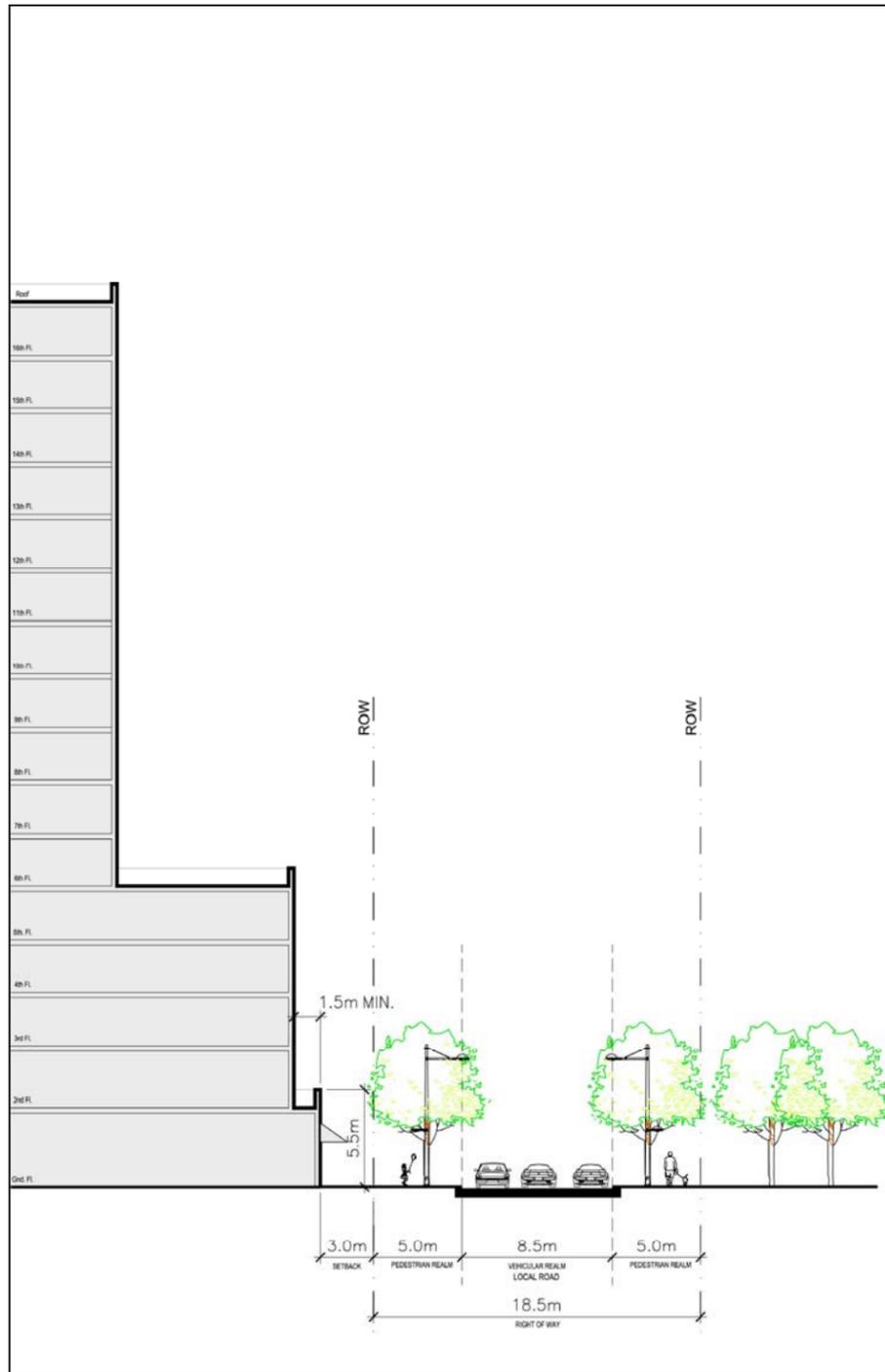
Higher density buildings front and line the urban neighbourhood park with a podium base and residential towers above oriented towards the natural woodlot. A stepped park building becomes double-sided to front both the neighbourhood parks and Rutherford Road.

HEIGHTS, SETBACKS, AND OPEN SPACE

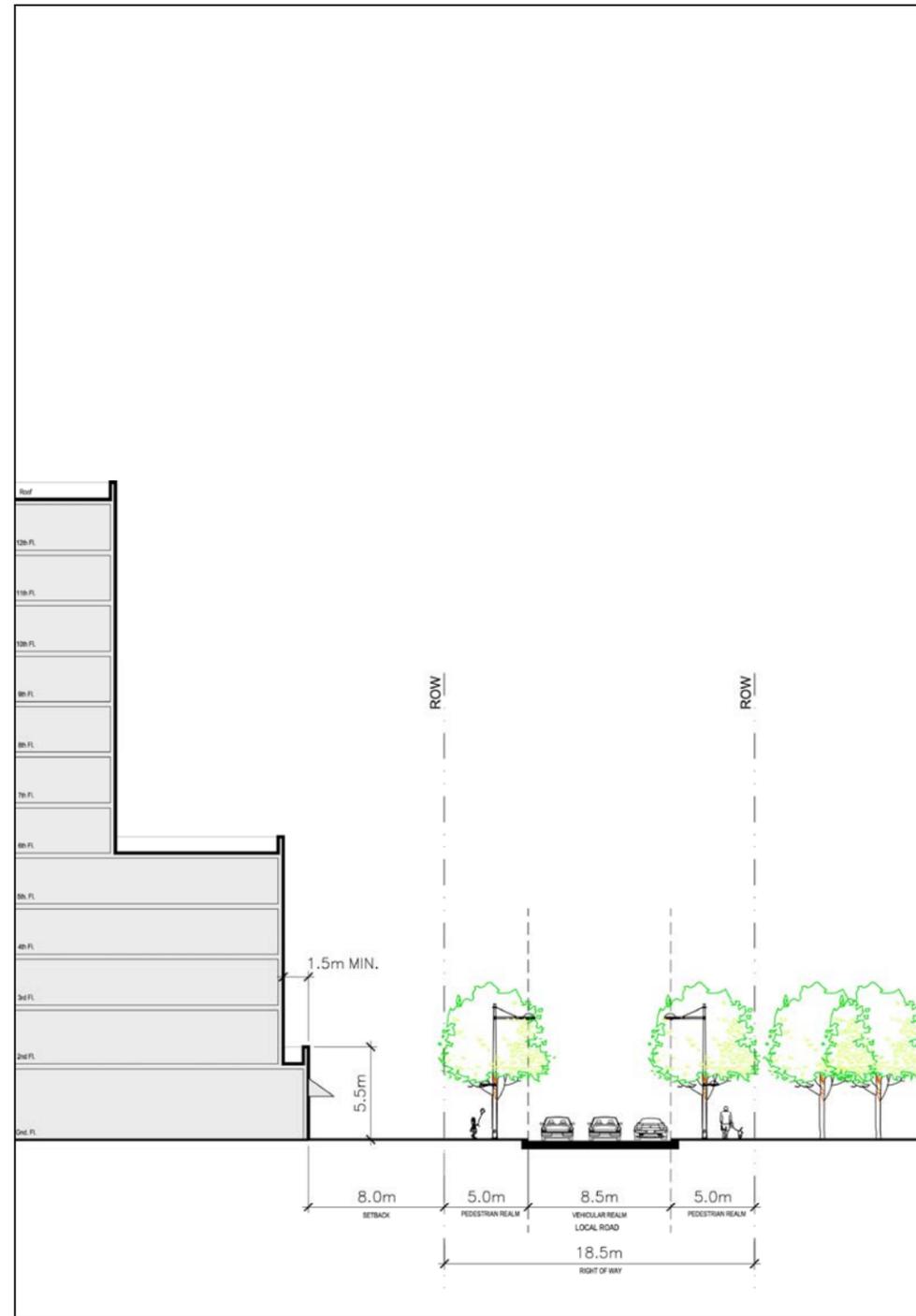
Buildings along the park edge will have a 6-storey base with a setback of 3 metres and a 16-storey tower stepped back 4 metres minimum from the podium. The iconic 'park building' will range from 5 to 12-stories with a 3 metre set back at the park side. The 22-storey point towers sit back from the crescent face of their 6-storey base set entirely in the open space. Setbacks along the woodlot will need to be reviewed with local conservation authority.

BUILDING TYPOLOGY

Appropriately scaled 6-storey bases address and define the park, as well as create a transition to the lower-density residential neighbourhood across the street. The stepped back 16 and 22-story residential towers that rise up from their 6-storey bases reach out towards the natural woodlot as a 'tower in the landscape' typology also visible from the bounding Rutherford Road.



SECTION P



SECTION Q

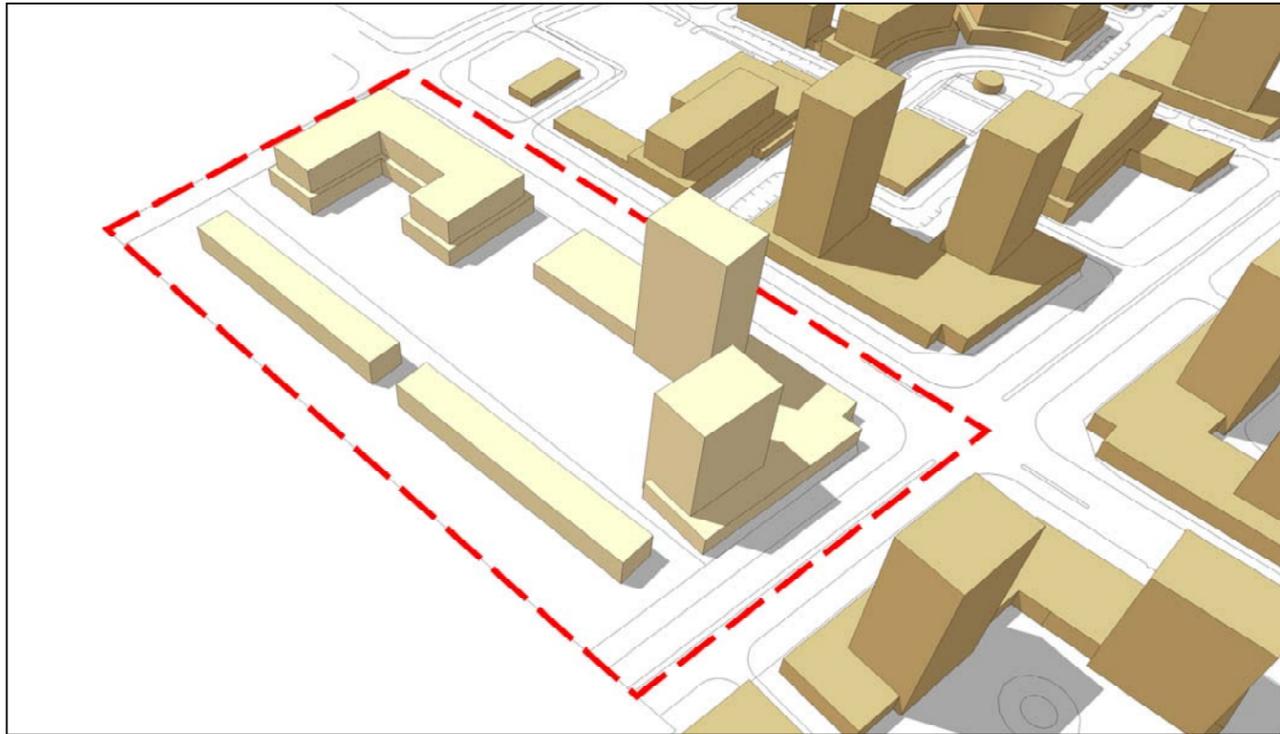


Figure 34: Block SW 3-D Model

3.2.8 Block SW

Mixed Use Corner

Block SW is a gateway to Carrville District Centre from the single-family development to the south as well as from the major intersection at its north east corner. There is potential to build-on this existing block in order to reinforce the typology and building strategy for the District Centre. It is shaped ultimately by its adjacent conditions.



Key Plan

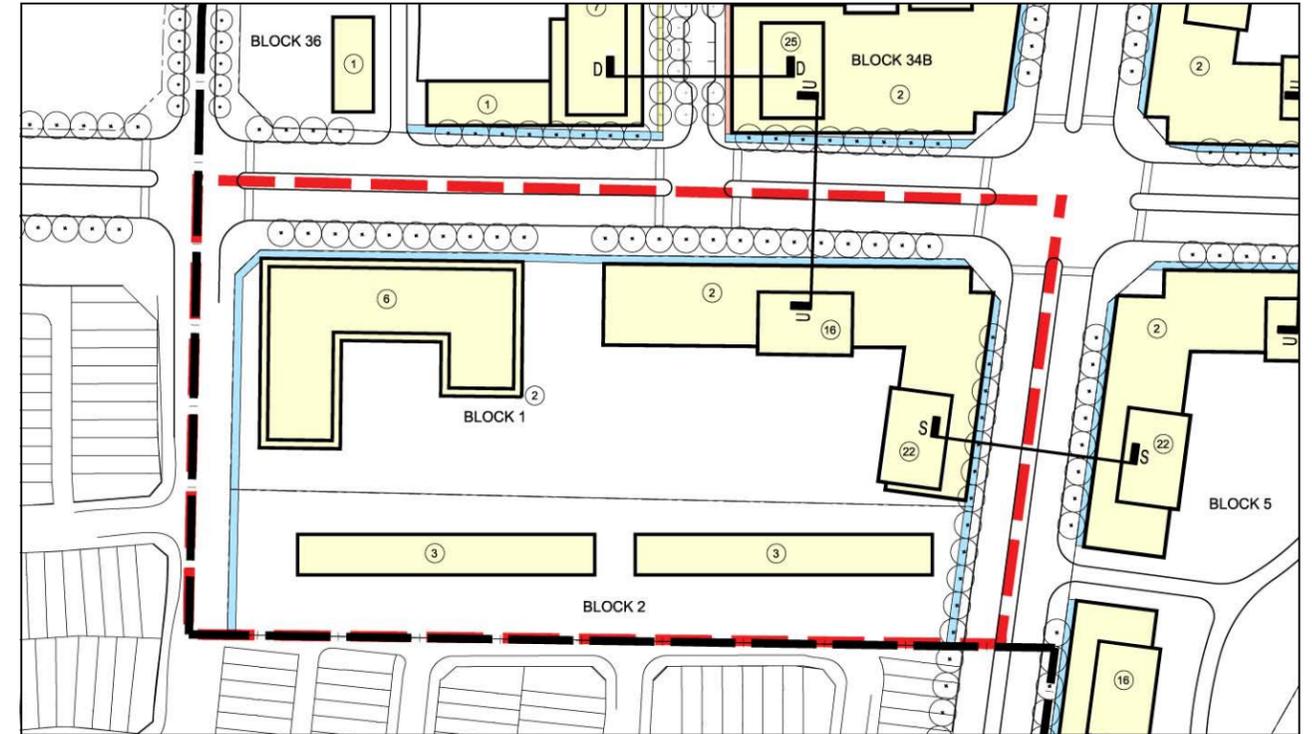


Figure 35: Block SW Detailed Block Plan

FRONTAGES

Higher density mixed-use buildings flank the major intersection with a 2-storey podium base setback 3 metres at the street and a residential tower setback considerably from the face of its podium to enjoy distant views and create an iconic gateway. Townhouses line and address the southern-most edge of the Block.

HEIGHTS, SETBACKS, AND OPEN SPACE

Buildings along the major street edges will have 2 and 6-storey bases with a setback of 3 metres and 16 and 22-storey towers, stepped back 10 metres from the podium. The two 3-storey high townhouse blocks sit well back from the existing low-density residential neighbourhood to the south.

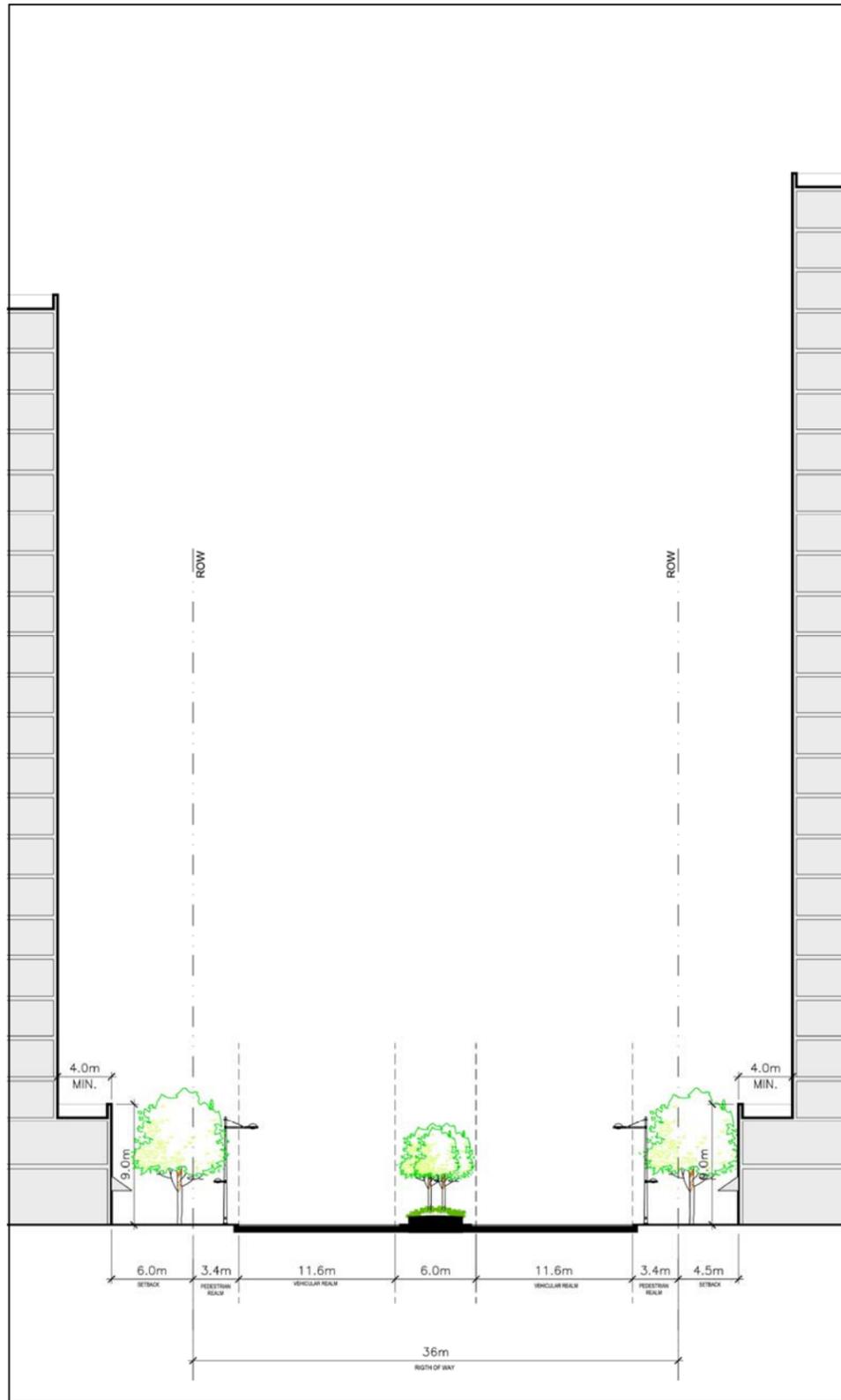
BUILDING TYPOLOGY

Appropriately scaled podium bases address and define the major streets, while their rising 16 and 22-story residential towers that rise up to create iconic gateways to the District Centre at the cross-roads. In addition, townhouse typologies line and address the southern-most edge of the Block SW to appropriately negotiate the transition to the opposite low-density existing single family housing.

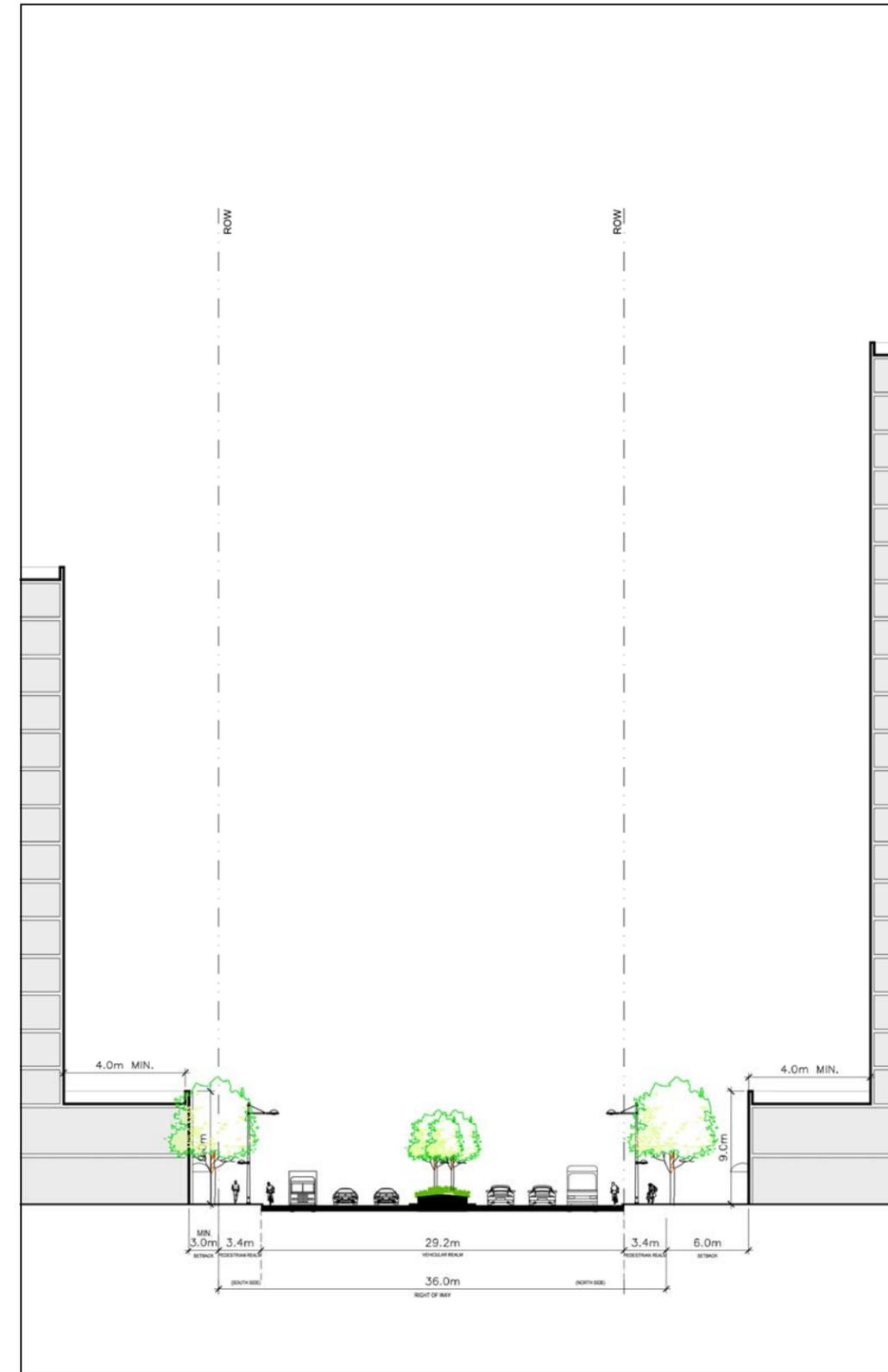
BUILDING SETBACKS (MIN)

- 2.0m
- 2.5m
- 3.0m
- 4.5m

Recommended Building Height



SECTION U



SECTION S

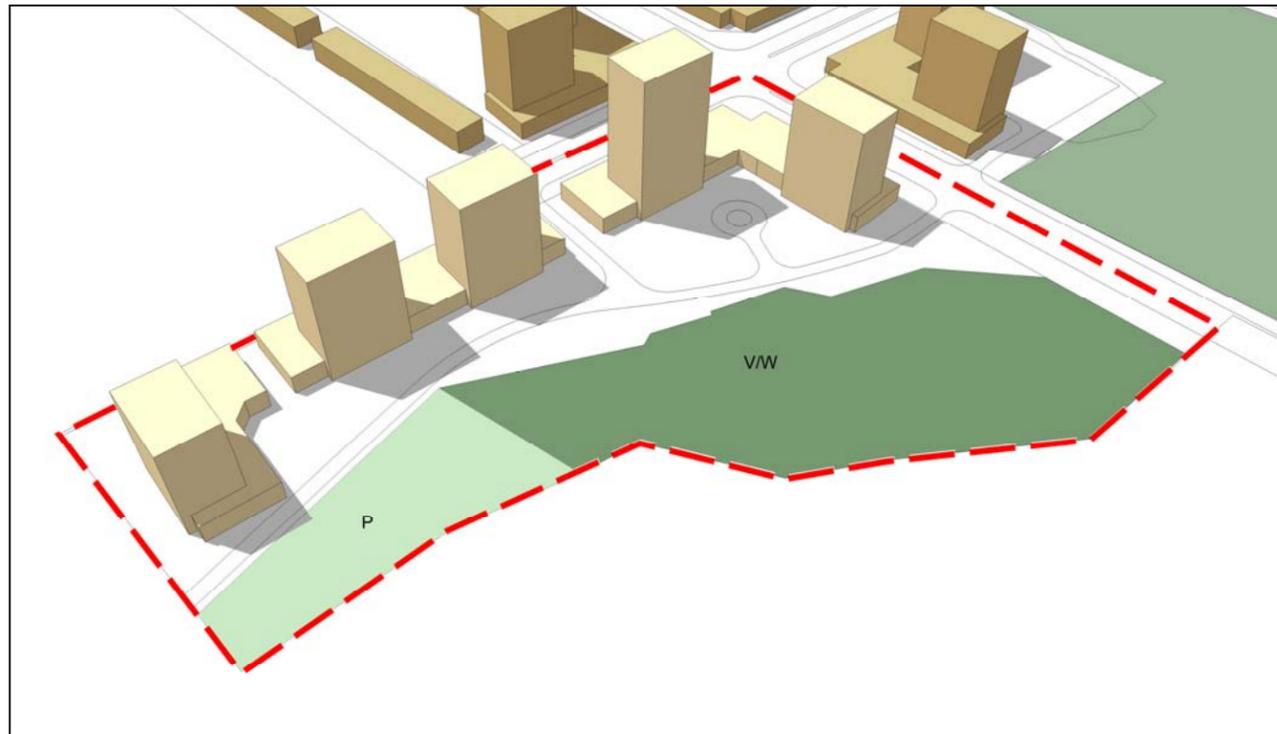


Figure 36: Block SE 3-D Model

3.2.9 Block SE

Valleylands Edge

Block SE is defined by the natural edge of the valleylands to the east, the major crossroads at its 'gateway' northwest corner, and the existing single-family housing block to the west.

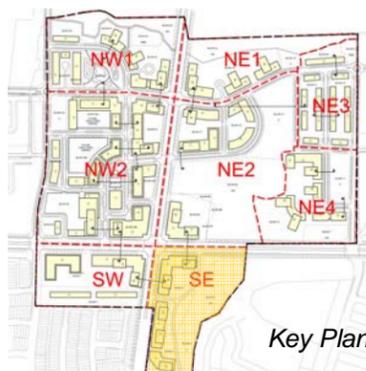


Figure 37: Block SE Detailed Block Plan

FRONTAGES

Base buildings of 2 storeys consistently front the regional arterial road, while 16 and 22 storey residential towers which rise above consistently front the natural valleylands and mirror each other, to create a gateway at Rutherford Road. The 2-storey bases of the two southernmost valleylands oriented buildings also front the existing low-density housing on the west side of Dufferin Street.

HEIGHTS, SETBACKS, AND OPEN SPACE

Buildings at the arterial road and local collector road respect a 3.0m street-front setback and have expansive 2 storey bases. The residential towers of 16 and 22-storeys rise above the bases with a consistent minimum 4.0m setback.

BUILDING TYPOLOGY

Ultimately, the building type of Block SE must negotiate the urban corner condition, the adjacent single-family housing and the natural valleylands edge condition. The 16 and 22 storey residential towers stepped back from their perpendicular 2 storey base allows two orientations to each building – the base defines the urban street edge while the tower addresses the natural landscape. Similarly, the corner building mirrors its counterpart across the street to create a gateway at both the scale of the Dufferin Street and Rutherford Road.

BUILDING SETBACKS (MIN)

- 2.0m
- 2.5m
- 3.0m
- 4.5m

Recommended Building Height

