

**COMMITTEE OF THE WHOLE JUNE 18, 2001**

**URBAN DESIGN GUIDELINES  
(CORPORATE CENTRE)  
SEVENBRIDGE DEVELOPMENTS LIMITED  
FILE: Z.99.010**

**Recommendation**

The Commissioner of Planning recommends:

THAT the Commissioner of Planning be authorized to:

- a) continue with the finalization of the Urban Design Guidelines, with the assistance of the City's Peer reviewer, in accordance with the principles described within this report;
- b) approve such Guidelines upon being satisfied that they meet the intent of the Corporate Centre Secondary Plan (OPA #500, as amended) and the Vaughan Corporate Centre Urban Design Guidelines; and,
- c) that should the Urban Design Guidelines fail to be satisfactory, that Legal Counsel, City Staff and Consultants as deemed necessary attend at the Ontario Municipal Board Hearing in opposition to the removal of the Holding (H) Symbol.

**Background and Analysis and Options**

**Corporate Centre - Urban Design Guidelines**

Sevenbridge Developments Limited are the owners of lands within the Corporate Centre, bounded by Avenue 7 north to Applewood Crescent, and from Edgley Boulevard to Jane Street. An Urban Design Study must be approved by Council prior to a zoning bylaw being enacted to remove a holding provision and allowing development to proceed in accordance with these guidelines. Sevenbridge has appealed this requirement to the Ontario Municipal Board, scheduled for July 18, 2001, along with other matters related to the Corporate Centre.

The required Urban Design Guidelines must be in accordance with Official Plan Amendments #500, #528 and #529 for the Corporate Centre, and the City of Vaughan Corporate Centre Urban Design Guidelines Report, which was endorsed by the Committee of the Whole on January 19, 1998, in the following manner:

"That the 'City of Vaughan - Vaughan Corporate Centre, Urban Design Guidelines Report' (December 1997) forming Attachment No. 4, as prepared by the Planning Partnership, BE RECEIVED, and that Section 6.0 - 'Implementation Through Design Guidelines', BE APPROVED as City policy, subject to incorporation of the revisions noted in this report."

All of these documents present precepts, principles and goals to achieve the City's Urban Design vision for the Corporate Centre. With respect to Urban Design, the following specific components of the five precepts of OPA #500 have relevance to the Sevenbridge lands and act as principles to evaluate a satisfactory Urban Design Guideline (excerpts from November 16, 2000 letter to Sevenbridge Developments Limited from the City of Vaughan):

"Identifies the location of the Corporate Centre Node, which will achieve, among other things, a desirable urban form.

Establishes the grid of roads and general block pattern, with a clear objective to protect and secure the grid of roads as early in the development process as possible. As such, development approvals may require, where appropriate, that all identified right-of-ways be dedicated to the City and that, at the very least, development must not preclude or prejudice the grid. Roads within the Corporate Centre Node are to be developed in a manner consistent with the Urban Design Guidelines.

Promotes an urban form that creates a pedestrian-friendly environment including, among other things, a variety of urban plazas and parks and streetscapes at a human scale. The Node will be based on a Main Street model, rather than a shopping or suburban model.

Identifies the key elements of the road network and transit corridors that must be protected to ensure that higher order facilities can be efficiently and cost-effectively provided in the future.

Permits a mix of land uses that can evolve over time, as market dictates, such that in the process of evolution, the plan allows for interim phases of development that may not be fully consistent with the desired urban character.”

#### Sevenbridge - Urban Design Guidelines

The applicant had submitted an Urban Design Guideline in February of 1999, which upon review was determined not to meet the City's requirements, as per correspondence to the applicant in April of 1999. In September of 2000, at the request of the applicant, a meeting was held with City staff and the consultants for Sevenbridge Developments where the issues associated with the 1999 Urban Design Guideline were discussed. The applicant requested detailed comments, which were provided November 16, 2000. Subsequently, the applicant submitted a revised Urban Design Plan in April 19, 2001 that presented considerable advancement in resolving the outstanding issues. The revised plan did not include lands west of Edgeley Boulevard, included in the original application to lift the holding zone, as the applicant has advised they no longer own these lands.

This document , entitled Landscape Master Plan Open Spaces /Urban Design Plan was prepared by the design team of Urban Strategies Inc., The MBTW Group and Michael Spaziani Architect Inc., on behalf of First Professional Management and Sevenbridge Developments Limited. The City, with the assistance of Peer Reviewer Robert Allsopp of du Toit Allsopp Hillier, undertook review of this document and the updated submissions and conducted a design workshop with the applicant and their consultants. This has resulted in an ongoing process that has potential to resolve Urban Design issues associated with the Holding (H) Provision.

A second document, provided May 22, 2001, and the subject of comments from Robert Allsopp to the applicant, identifies an interim urban form, the grid of roads, presents a pedestrian and open space system, and conceptually recognizes the higher order transit as it relates to the subject lands. The urban form and architectural component is a critical element to the guidelines and significant progress is anticipated with the next submission. The road grid is defined but details associated with securing the roads remain. The pedestrian and open space layout has provided for connectivity, streetscaping and two plazas; on Avenue 7 with a Corporate Centre landmark such as a clock tower at a central square, and a Transit Square located on the west side of the realigned Millway Avenue. As part of the ongoing design process the applicants consultants have prepared concepts for the squares; the latest generation of concepts for the Central Square and Transit Square are attachments to this report.

The most recent review comments, outlined in a June 1, 2001 letter from Robert Allsopp to George Dark (attached without appendices), indicate significant progress is being achieved through this process, to produce a satisfactory document. Mr. Dark has indicated the design team is actively working on responding to the outstanding items and will be resubmitting the revised report as soon as possible.

### **Conclusion**

In consideration of the positive steps taken by the applicant and their design team to produce a study that meets the City's' requirements, and given the time constraints of a July 18, 2001 OMB Hearing, it is recommended that the Peer Reviewer and City staff continue to work with the applicant to finalize the Urban Design Guidelines, and that the Commissioner of Planning be authorized to approve the Guidelines on Council's behalf.

Alternatively, should agreement not be reached, Legal Counsel, City Staff and Consultants, as deemed necessary, should be directed to attend at the OMB Hearing in opposition to the removal of the Holding Symbol.

### **Attachments**

1. Location Map
2. Letter of June 1, 2001 by Robert Allsopp of duToit Allsopp Hillier
3. Landscape Master Plan South/Node and North/District  
Central Square and Transit Square Concepts (Councillors only)

### **Report prepared by:**

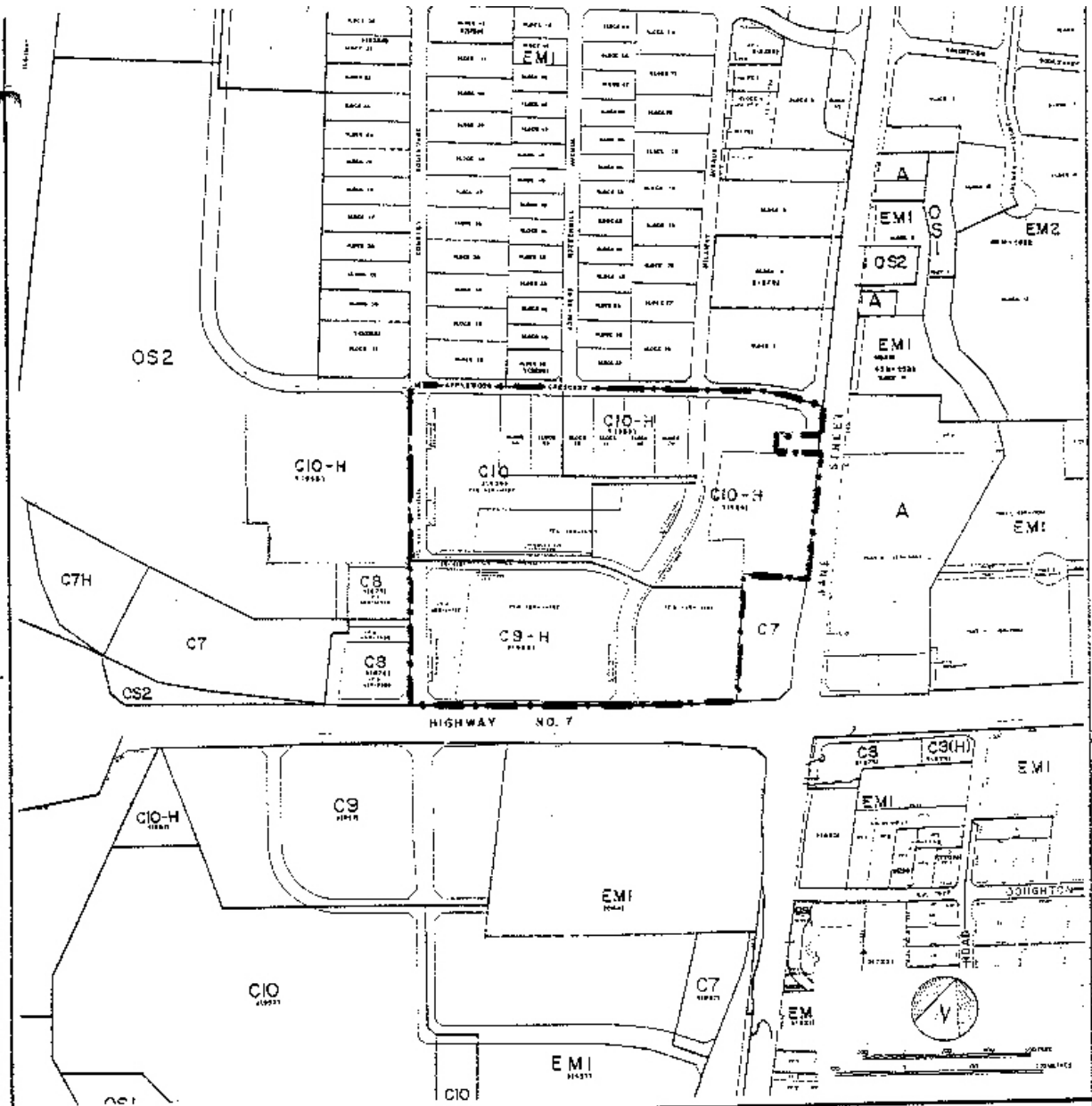
Linda Laflamme, Landscape Architect, Parks Department, ext.8237

Respectfully submitted,


MICHAEL DeANGELIS  
Commissioner of Planning

/LG

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APPLICATION: SEVENBRIDGE DEVELOPMENTS LTD.

 SUBJECT LANDS

FILE NO. Z.99.010

DATE: 99/02/15

CITY OF VAUGHAN PLANNING DEPARTMENT

ATTACHMENT NO. 1

Mr. George Dark  
Urban Strategies Inc.  
257 Adelaide Street West  
Suite 500  
Toronto, ON M5H 1X9

DU TOIT Urban Design  
ALLSOPP Planning  
HILLIER Landscape  
Architecture

June 1, 2001

50 Park Road  
Toronto, Ontario  
M4W 2N5  
416 968 9479 | Fax 968 0687  
email: admin@dstab.com

Dear George:

**Re: Vaughan Corporate Centre  
First Professional Management/Sevenbridge Developments Limited  
Urban Design Guidelines, Landscape Master Plan**

Following a meeting on Wednesday, May 30, 2001 with City of Vaughan staff and on behalf of the City of Vaughan, I have set out in the attached appendix, comments and suggested revisions to your Urban Design Plan/Landscape Master Plan document (dated May 2001), received mid-afternoon, Friday, May 25, 2001.

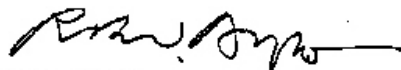
The reaction to the UDG/LMP document has been very positive and good progress has been made towards achieving appropriate urban design and landscape guidelines for the early stages of development of the City of Vaughan's Corporate Centre.

There are a number of outstanding points which require clarification and expansion in the document which we hope can be accomplished in the time available. Most of these relate to expanding the guidelines/master plan to include all Sevenbridge properties and their immediate context in the Corporate Centre Node and the District Lands; and clarifying and coordinating the various parts of the document.

Recognizing the short time frame, the attached list of comments and suggestions has been organized in a way which will assist you in the revision of the document.

If I can be of further assistance in expediting this work, I will be pleased to respond quickly to your request.

Yours sincerely,



Robert Allsopp  
DU TOIT ALLSOPP HILLIER

cc: Pitman Patterson  
Linda Laflamme

Roger Gu Tui : GMA, PRAC, CR, GMA, JGP  
Robert N. Allsopp : ATRM, AIRPL, CR, JCSA, GMA  
John Hillier : GMA, GMA  
Peter F. Smith : GMA, GMA

**ATTACHMENT NO. 2**