

## **COMMITTEE OF THE WHOLE OCTOBER 24, 2005**

### **ARCHITECTURAL DESIGN (CONTROL) GUIDELINES AND APPROVAL OF CONTROL ARCHITECT DRAFT PLAN OF SUBDIVISION FILE 19T-02V08 DREAM WORKS PROPERTY INC.**

#### **Recommendation**

The Commissioner of Planning recommends:

1. THAT the Architectural Design Guidelines for the Dream Works Property Inc. subdivision, prepared by Michael Spaziani Architect Inc., BE APPROVED; and,
2. THAT Michael Spaziani Architect Inc., BE APPROVED as the Control Architect for the Dream Works Property Inc. subdivision, 19T-02V08.

#### **Economic Impact**

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

#### **Purpose**

To obtain Council approval on the Architectural Design Guidelines and Control Architect for the Dream Works Property Inc. plan of subdivision.

#### **Background – Analysis and Options**

The Dream Works Property Inc. subdivision is located south of Kirby Road, and is bounded by Keele Street to the west, the proposed future Maple Valley Plan to the south, open space to the east and the Trans Canada Pipeline corridor to the north, in Part of Lots 28 and 29, Concession 3, City of Vaughan, as shown on Attachment #1.

The Dream Works Property Inc. draft plan of subdivision as shown on Attachment #2, was approved by The Ontario Municipal Board on June 2, 2005, and provides for a neighbourhood with a mix of low and medium density residential lots. The Plan is pedestrian-friendly and capitalizes on its close proximity to the proposed future Maple Valley Plan, Trans Canada Pipeline Greenway Corridor and the natural open space features integrated into the plan such as the open space trail system, woodlot and existing wetland.

#### a) **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 Dream Works Property Inc. Architectural Design Guidelines have been submitted in response to the above-noted resolution of Council.

#### b) **Context for Application of Design Guidelines**

One of the goals of the City of Vaughan Design Standards 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 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 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.

#### Dream Works Property Inc. Architectural Design Guidelines

Architectural Design Guidelines have been prepared for the Dream Works Property Inc. subdivision to establish an architectural vision for the neighbourhood and to provide guidance in the design and siting of residential single detached and townhouse buildings and their collective impact on the streetscape. Furthermore, the objective of these guidelines is to assure compatibility in materials, massing, and architectural detailing; in addition to ensuring the community's safety and aesthetic quality.

The architectural design control process approved by the City is to be privately administered and will be the responsibility of the developer's control architect to ensure compliance with the approved Architectural Guidelines. The control architect will be responsible for reviewing the final site plans that form part of the plans for building permit. Michael Spaziani Architect Inc. has been selected as the control architect by Dream Works Property Inc. The appointment of Michael Spaziani Architect Inc. 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 Guidelines as approved by Council.

Michael Spaziani Architect Inc. is the firm that prepared the Guidelines and has significant experience in this area. It is intended that Michael Spaziani Architect Inc. provide the services of the Control Architect (whose cost will be paid by Dream Works Property Inc.). City staff will monitor the process on a semi-annual basis to ensure the architectural control program is achieving its objectives.

#### Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A5', "Plan and Manage Growth".

#### Conclusion

The Development Planning Department has reviewed the Architectural Design Guidelines prepared by Michael Spaziani Architect Inc. for the Dream Works Property Inc. subdivision, and can support its approval, subject to confirmation of Michael Spaziani Architect Inc. as the control architect for the Dream Works Property Inc. subdivision.

**Attachments**

1. Location Map
2. Draft Approved Plan of Subdivision 19T-02V08
3. Draft Architectural Design Guidelines (Dream Works Property Inc.)– COUNCILLORS ONLY

**Report prepared by:**

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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

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**SUBJECT  
LANDS**

# Location Map

Part of Lot 29,  
Concession 3  
APPLICANT:  
DREAM WORKS PROPERTY INC.  
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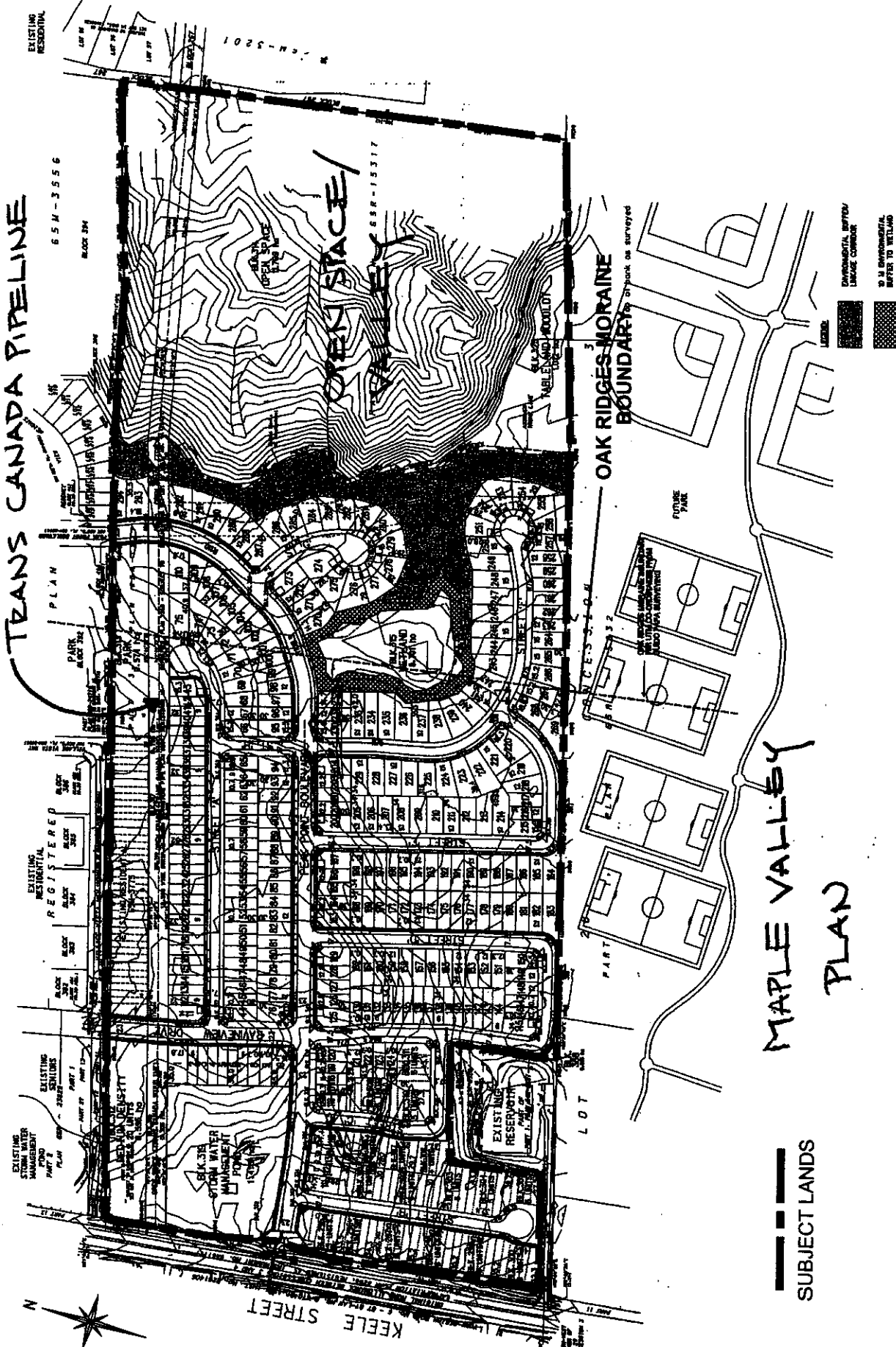


Development Planning Department

# Attachment

FILE No.:  
191 - 02V08  
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September 29, 2005





# Draft Approved Plan of Subdivision

APPLICANT:  
DREAM WORKS PROPERTY INC.  
Part of Lot 29,  
Concession 3  
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Development Planning Department

# Attachment

# 2

FILE No.:  
19T - 02V08  
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September 29, 2005