

COMMITTEE OF THE WHOLE – APRIL 10, 2001

ARCHITECTURAL DESIGN GUIDELINES AND APPROVAL OF CONTROL ARCHITECT MAPLE HIGHLANDS COMMUNITY DEVELOPMENT

Recommendation

The Commissioner of Planning and Urban Design recommends:

1. That the Architectural Design Guidelines for Maple Highlands Community Development by Michael Spaziani, Architect Inc., dated January 30, 2001, be approved; and,
2. That Michael Spaziani Architect Inc., be approved as the Control Architect for all plans of subdivision within Maple Highlands Community Development Draft Plan of Subdivision 19T-99V05.

Background

1) Council Resolution

On November 16, 1995, Council adopted the following motion (in part):

“The draft plans of subdivision within OPA No. 332 area shall be recognized as a Special Residential Area and be subject to conditions of draft plan approval to implement the architectural review process;”

This was further amended by OPA No.535, and adopted by Council on July 10, 2000. The Maple Highlands Community Development Architectural Design Guidelines have been submitted in response to the above noted Council's motion.

1) Context for Application to Design Guidelines

One of the goals of OPA No. 332 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. An important aspect that contributes to the livability of a particular community is the quality of the urban design and the built form. In giving physical representation to the community, urban design and the surrounding architecture constitute critical elements in the process of community building.

Until recently, the public has perceived the approaches to urban design of suburban development as insufficient, often leading to monotonous streetscapes. Treatments, which emphasize attractive streetscapes, a high quality pedestrian environment and minimized visual impact of the automobile, are now being emphasized in the design and development arena.

To provide guidance in this area, Council adopted, on July 8, 1997, a set of urban design guidelines for the OPA No. 400 Block Plan areas, which dictate a series of design principles, which are to become the standard in all areas.

To ensure that each new development contributes positively to the community, the implementation of architectural design guidelines through each subdivision agreement is necessary. The guidelines will be utilized to ensure that each dwelling plays a positive role in creating attractive pedestrian oriented streetscapes.

Maple Highlands Community Development Architectural Design Guidelines

The Maple Highlands Area incorporates a community plan which is guided by OPA No. 332 which designates these lands as a 'Special Residential' area within the North Maple Residential Area focused on development of an 'adult lifestyle residential community (age 55 and older)'. The proposed plan provides various structuring elements including enhanced streetscape treatments, public open spaces, a stormwater facility, a senior's healthcare facility, a place of worship and a commercial area. The guidelines continue the vision set out in the Urban Design Guidelines for Maple highlands Community and the Urban Design Guidelines for the OPA Nos. 332 and 535 Planning Area documents. This document focuses on detailed guidance regarding the design and siting of residential buildings and their collective impact on the streetscape, the siting of commercial and institutional buildings and the integration of built form with surrounding open space.

The guidelines consist of four main components. They are the following:

1. Introduction
2. Architectural Review and Approval Process
3. Architectural Requirements
4. Siting Requirements

The architectural design control process approved by the City for the Maple Highlands Community Development 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 viewing the final site plans, which form part of the plans for building permit. Michael Spaziani Architect Inc. has been selected as control architect by the respective landowners in the Maple Highlands Community Area Draft Plan 19T-99V05. 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.

The architectural firm of Michael Spaziani Architect Inc. is the firm, which 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 the developer). City staff will monitor the process on regular basis to ensure the architectural control program is achieving its objectives.

Conclusion

Staff have reviewed the draft Architectural Guidelines for Maple Highlands Community Development January 30, 2001 prepared by Michael Spaziani Architect Inc. and support the approval of this document subject to confirmation of Michael Spaziani Architect Inc. as the control architect for the Maple Highlands Community Development. Should the Committee concur, the staff recommendation is that this document be adopted.

Respectfully submitted,

Michael DeAngelis

Commissioner of Planning & Urban Design

Sue Montgomery

Manager, Landscape &
Open Space Development

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Attachments:

1. Location Map Maple Highlands Community Development
2. Draft Architectural Design Guidelines for Maple Highlands Community Development –
(Council Members only)