

COMMITTEE OF THE WHOLE, APRIL 19, 2004

ARCHITECTURAL DESIGN (CONTROL) GUIDELINES AND APPROVAL OF CONTROL ARCHITECT HUMBERPLEX DEVELOPMENTS INC. 19T-01V04

Recommendation

The Commissioner of Planning recommends:

1. That the Architectural Design Guidelines for Wycliffe Humberplex Developments by John G. Williams Ltd. Architect, dated January 2004, be approved; and,
2. That John G. Williams Ltd. Architect, be approved as the Control Architect for Humberplex Developments Inc. 19T-01V04.

Purpose

The purpose of this report is to obtain Council approval on the Architectural Design Guidelines and Control Architect for Wycliffe Humberplex Developments Inc.

Background – Analysis and Options

a) Council Resolution

On August 25, 1997, Council adopted the following motion (in part):

“The draft plans of subdivisions be subject to conditions of draft plan approval to implement the architectural review process;”

The Humberplex Architectural Design Guidelines have been submitted in response to the above noted Council’s motion.

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 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 has been a high priority throughout the Design Standards Review process. 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 which 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 which are considered to be common to all areas.

In order that each development make 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 plays a positive role in creating attractive pedestrian oriented streetscapes.

Humberplex Developments Inc. Architectural Design Guidelines

Architectural Design Guidelines have been prepared for the Humberplex development in Kleinburg, to establish an architectural vision for the community, and provide guidance in the design and siting of residential buildings and their collective impact on the streetscape.

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

- 1.0 Introduction
- 2.0 Streetscapes
- 3.0 Architectural Design Criteria
- 4.0 Design Guidelines for Garages
- 5.0 Design Criteria for Priority Lots
- 6.0 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 control architect to ensure compliance with the approved Architectural Guidelines. The control architect will be responsible for reviewing the final site plans which form part of the plans for building permit. John G. Williams Limited Architect has been selected as the control architect by the respective landowners in the Humberplex Community. The appointment of John G. Williams Limited Architect 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 John G. Williams Limited is the firm which prepared the Guidelines and has significant experience in this area. It is intended that John G. Williams Limited Architect provide the services of the Control Architect (whose cost will be paid by Humberplex Developments 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

The proposed Guidelines implement OPA 601 for urban design policies outlined in the City's Official Plan

Conclusion

Staff has reviewed the draft Architectural Design Guidelines prepared by John G. Williams Limited Architect, January 2004 for the Wycliffe Humberplex Community and can support the approval subject to confirmation of John G. Williams Limited Architect, as the control architect for the Wycliffe Humberplex Community. Should the Committee concur, the recommendation should be adopted.

Attachments

- 1. Location Map (Wycliffe Humberplex Community / 19T-01V04, OPA 601
- 2. Draft Architectural Design Guidelines (Wycliffe Humberplex Community) – Council Only

Report prepared by:

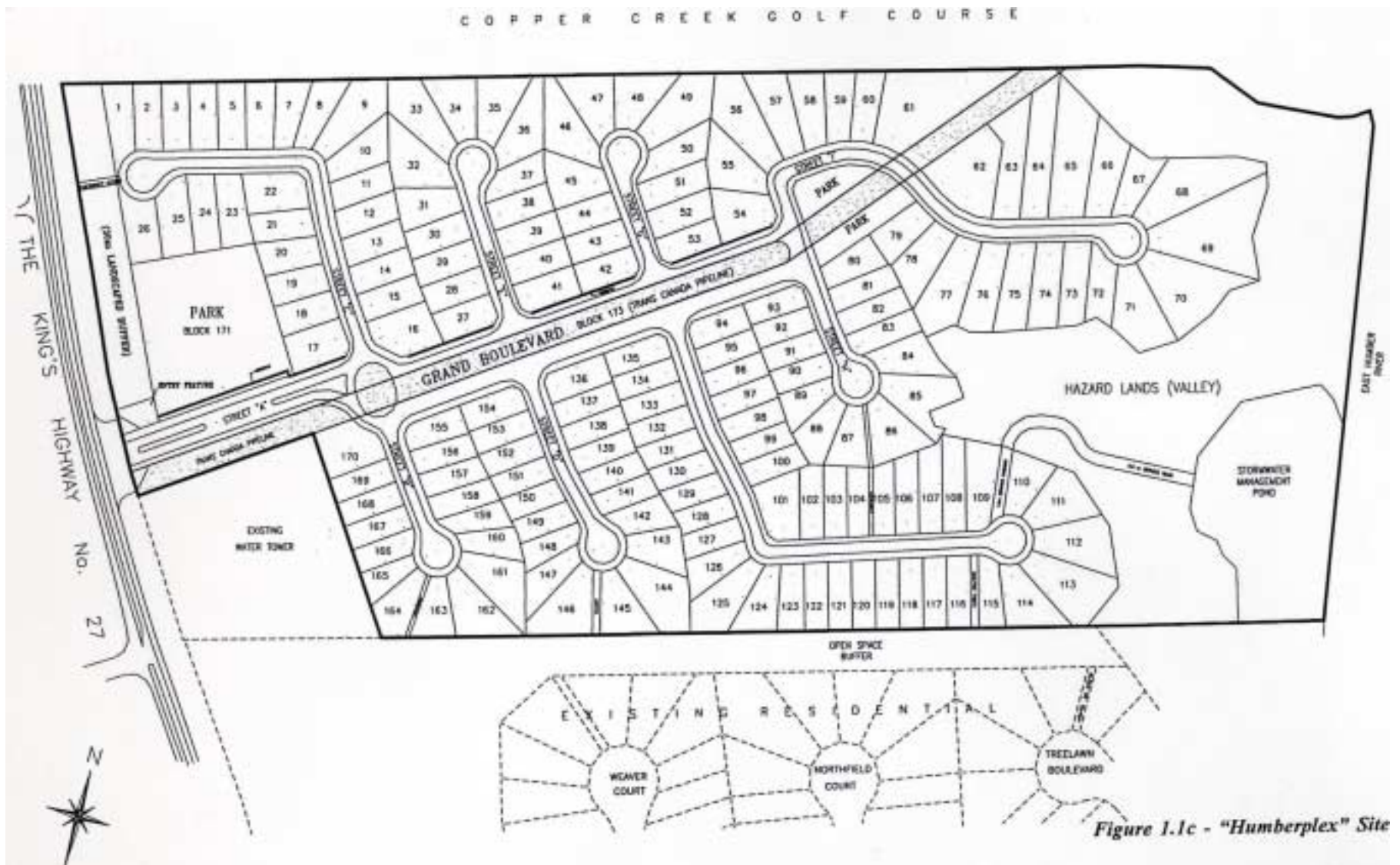
Diana Birchall, Director of Urban Design
Rob Bayley, Urban Designer

Respectfully submitted,

John Zipay
Commissioner of Planning

Diana Birchall
Director of Urban Design

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Wycliffe Humberplex
Location Map