

COMMITTEE OF THE WHOLE JUNE 8, 2005

ARCHITECTURAL DESIGN (CONTROL) GUIDELINES AND APPROVAL OF CONTROL ARCHITECT BLOCK 12 COMMUNITY FILE BL.12.99

Recommendation

The Commissioner of Planning recommends:

1. THAT the Architectural Design Guidelines for the Block 12 Community, prepared by Watchorn Architect Inc., dated May 2005, BE APPROVED; and,
2. THAT Watchorn Architect Inc., BE APPROVED as the Control Architect for the Block 12 Community.

Economic Impact

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

Purpose

The purpose of this report is to obtain Council approval on the Architectural Design Guidelines and Control Architect for the Block 12 Community.

Background – Analysis and Options

The Block 12 Community is bounded by Major Mackenzie Drive to the south, Teston Road to the north, Dufferin Street to the west and Bathurst Street to the east, comprising Lots 21 to 25, Concession 2, City of Vaughan, as shown on Attachment #1.

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 Block 12 Architectural Design Guidelines have been submitted by the participating Block 12 Developer’s Group in response to the above noted resolution of Council.

b) Context for Application of Design Guidelines

One of the goals of the City 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.

Block 12 Community Architectural Design Guidelines

Architectural Design Guidelines have been prepared for the Block 12 Community to establish an architectural vision for the community, and to provide guidance in the design and siting of residential, commercial and institutional buildings and their collective impact on the streetscape.

The guidelines consist of nine main components, as follows:

- 1.0 Scope And Intent Of Guidelines
- 2.0 Introduction To Block 12 Community
- 3.0 Design Guidelines For Priority Locations And Streetscapes
- 4.0 Design Guidelines For Low Density Grade-Related Housing
- 5.0 Design Guidelines For Garages
- 6.0 Design Guidelines For Residential Block Developments
- 7.0 Design Guidelines For Commercial Blocks
- 8.0 Design Guidelines For Institutional Blocks
- 9.0 Design Review Process

The architectural design control process approved by the City is to be privately administered and will be the responsibility of the developer's group 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. Watchorn Architect Inc. has been selected as the control architect by the respective participating landowners in the Block 12 Community. The appointment of Watchorn 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 Watchorn Architect Inc. is the firm that prepared the Guidelines and has significant experience in this area. It is intended that Watchorn Architect Inc. provide the services of the Control Architect (whose cost will be paid by the Block 12 landowners group). 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

Staff has reviewed the Architectural Design Guidelines prepared by Watchorn Architect Inc. for the Block 12 Community, and can support its approval, subject to confirmation of Watchorn Architect Inc., as the control architect for the Block 12 Community.

Attachments

1. Location Map (Block 12 Community Plan)
2. Draft Architectural Design Guidelines (Block 12 Community) – COUNCILLORS ONLY

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

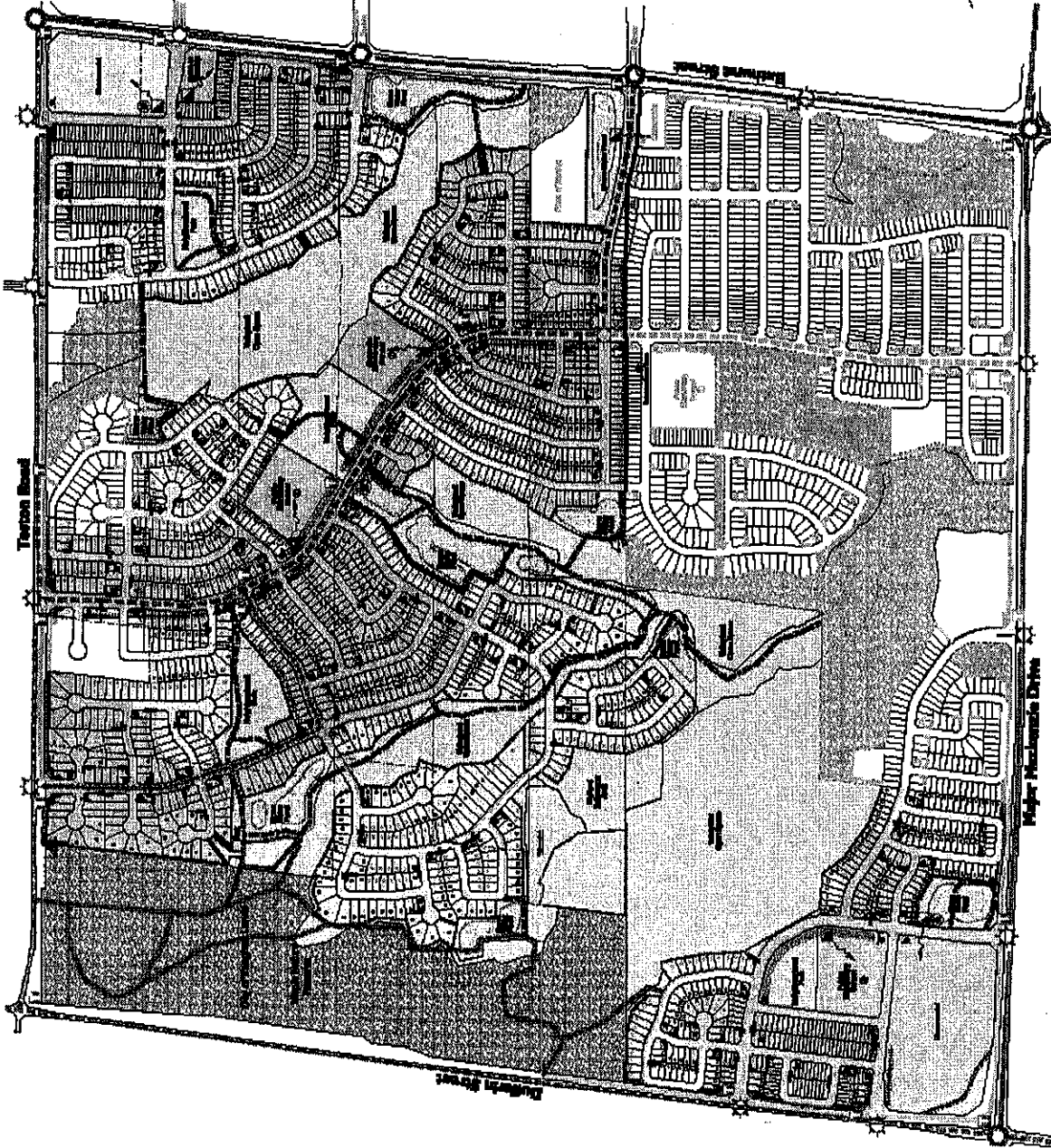
MARCO RAMUNNO
Director of Development Planning

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COMMUNITY PLAN

1	Residential Single-Family
2	Residential Medium-Density
3	Residential High-Density
4	Commercial
5	Industrial
6	Public Use
7	Open Space
8	Water
9	Other



Location Map
 Block 12 Community Plan

Lots 21 - 25 Inclusive,
 Concession 2
 Not to scale

City of
Vaughan

Community Planning Department

Attachment

1

FILE No.:
 BL.12.99

September 4, 2003