

COMMITTEE OF THE WHOLE FEBRUARY 22, 2011

**ARCHITECTURAL DESIGN GUIDELINES
AND APPROVAL OF CONTROL ARCHITECT
MOLISE KLEINBURG ESTATES INC., FILE 19T-06V14
LAKE RIVERS INC., FILE 19T-05V10
WARD 1**

Recommendation

The Commissioner of Planning recommends:

1. THAT the Architectural Design Guidelines for the Molise Kleinburg Estates / Lake Rivers Community (Attachment #4), prepared by Watchorn Architect Inc., and respecting approved Subdivision Files 19T-06V14 and 19T-05V10, BE APPROVED; and,
2. THAT Watchorn Architect Inc., BE APPROVED as the Control Architect for the Molise Kleinburg Estates / Lake Rivers Community.

Contribution to Sustainability

The Molise Kleinburg Estates / Lake Rivers Community Architectural Design Guidelines include the following sustainable community principles:

- Comfortable, Connected Communities: This means diversity, proximity and accessibility to amenities and community connections;
- Pedestrian-Oriented Communities: This includes the creation of linked neighbourhoods and open spaces, efficient transit and parking, and block perimeters to promote biking and walking;
- Healthy, Efficient Buildings: This includes the use of buildings of energy-saving design solutions and energy-efficient appliances, as well as, the use of local, healthy and efficient building materials;
- Healthy Water Systems – Strategies to achieve water conservation and efficiency for buildings, natural and healthy stormwater management systems that include innovative stormwater technologies and biological systems that promote infiltration and evapotranspiration of surface water; and,
- Conserving Resources – Strategies to achieve waste management and reduction, including recycling and composting.

Economic Impact

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

Communications Plan

N/A

Purpose

The purpose of this report is to obtain Council approval on the Architectural Design Guidelines produced by the two applicants, and, Council approval of the Control Architect, for the Molise Kleinburg Estates / Lake Rivers Community.

Background – Analysis and Options

The Molise Kleinburg Estates / Lake Rivers Community is bounded by Major Mackenzie Drive to the south, Stevenson Avenue to the east, Canadian Pacific Railway to the west, and Coldspring Road to the north, comprising Part of Lots 21 to 24, Concession 9, City of Vaughan, as shown on Attachments #1 and #2.

This community is located near the communities of Kleinburg and Nashville, on lands that were once part of the Kleinburg Golf Course. This residential development integrates existing natural valley features, and is divided into two distinct neighbourhoods, each with its own character and scope, yet they are intended to be complimentary to each other.

Where, the Northern Neighbourhood is comprised of large estate lots, the Southern Neighbourhood has a more dense lot fabric. Surrounded by lush landscape and gently rolling terrain, the Southern Neighbourhood is envisioned to be upscale and memorable. A place that is evocative of the character of the communities of Kleinburg, Nashville, and surrounding areas.

Council Resolution

On August 25, 1997, Vaughan 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 Molise Kleinburg Estates / Lake Rivers Community Architectural Design Guidelines have been submitted by the Molise Kleinburg Estates / Lake Rivers Community Developer's Group in response to the above-noted resolution of Council.

Context for Application of Design Guidelines

In the recently adopted City Official Plan 2010, one of the goals of the City is to provide attractive sustainable 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 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.

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 and sustainable communities.

Molise Kleinburg Estates / Lake Rivers Community Architectural Design Guidelines

The Architectural Design Guidelines establish a common vision and level of quality for the community, and provide builders and developers, with the architectural guidance necessary to achieve that goal. These guidelines provide concepts and standards to guide development on private lands, and address issues concerning site planning, architectural and landscaping designs. They deal with the physical elements related to the development of two distinct

residential neighbourhoods, and contribute to the character and 'sense of place' for the Molise Kleinburg Estates / Lake Rivers Community.

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. Watchorn Architect Inc. has been selected as the control architect by the respective participating landowners in the Molise Kleinburg Estates / Lake Rivers Community. The appointment of Watchorn Architect Inc. as the Control Architect must be approved by the City.

Implementation

The individual subdivision agreements for the two respective developers 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 Molise Kleinburg Estates / Lake Rivers Community landowners group). The Vaughan Development Planning Department will monitor the process on a semi-annual basis to ensure the architectural control program is achieving its objectives.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

N/A

Conclusion

The Vaughan Development Planning Department has reviewed the Architectural Design Guidelines prepared by Watchorn Architect Inc. for the Molise Kleinburg Estates / Lake Rivers Community, and can support its approval, and the confirmation of Watchorn Architect Inc., as the Control Architect for the Molise Kleinburg Estates / Lake Rivers Community.

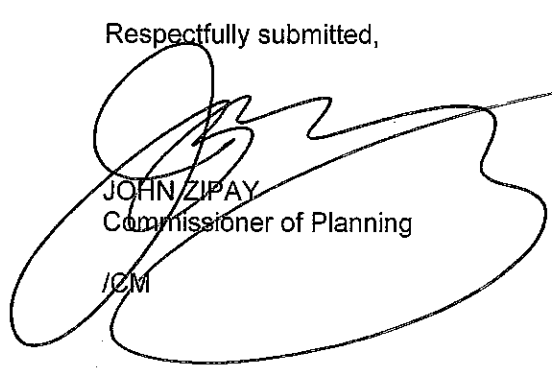
Attachments

1. Context Location Map
2. Location Map
3. Approved Subdivision Plans (Molise and Lake Rivers)
4. Draft Architectural Design Guidelines (Molise Kleinburg Estates/Lake Rivers Community)
– MEMBERS OF COUNCIL ONLY

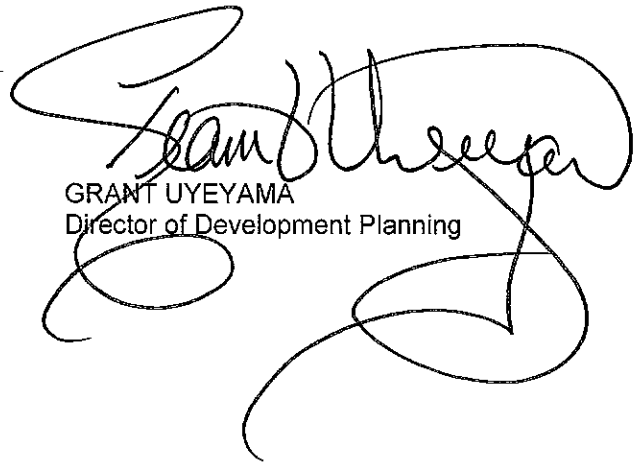
Report prepared by:

Frank Milkovich, Landscape Architect/Urban Designer, ext. 8875
Rob Bayley, Manager of Urban Design, ext. 8254

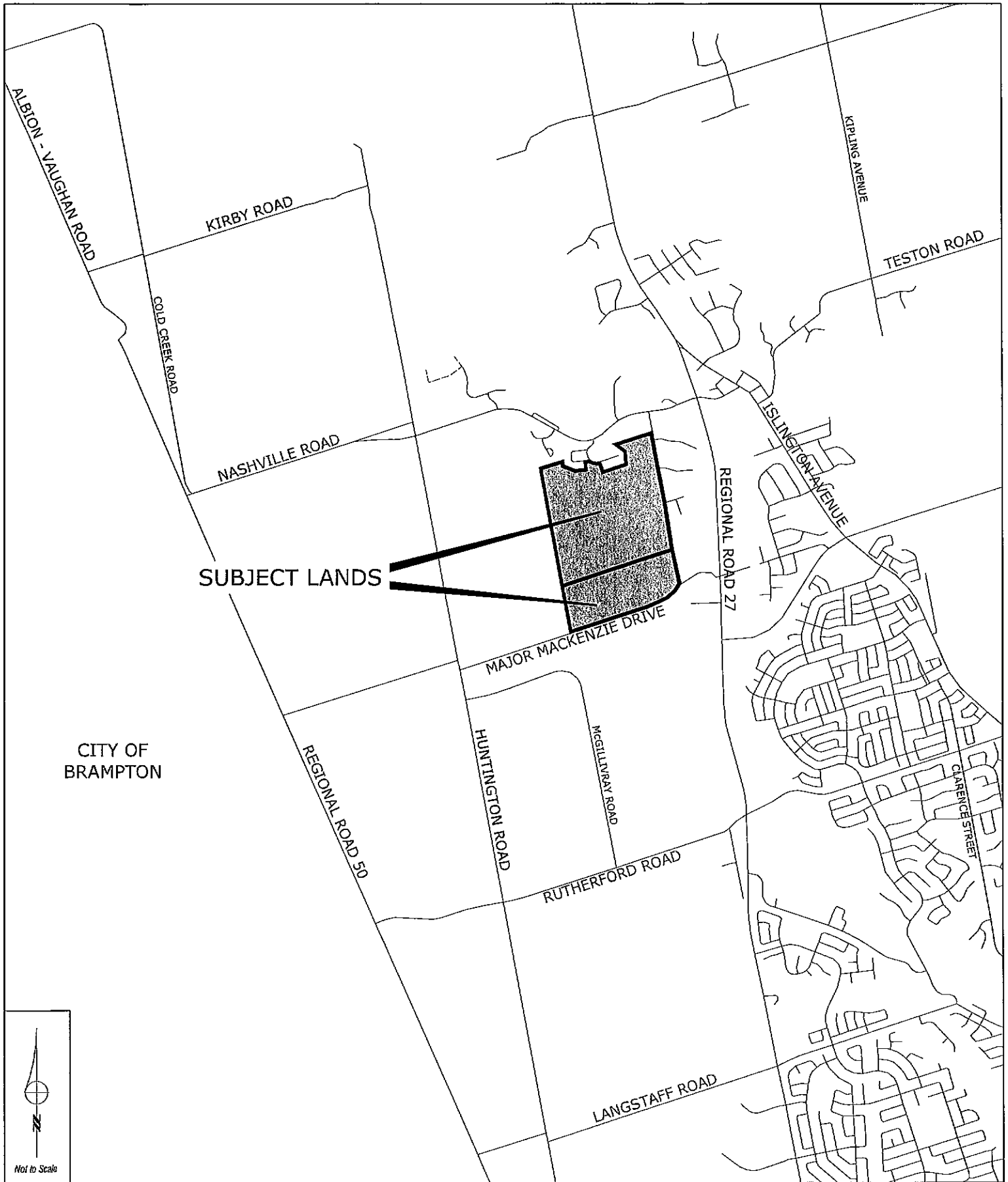
Respectfully submitted,



JOHN ZIPAY
Commissioner of Planning
/CM



GRANT UYEYAMA
Director of Development Planning



Context Location Map

LOCATION:
Part of Lots 21-24, Concession 9

APPLICANT:
Molise Kleinburg Estates Inc. / Lake Rivers Inc.

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Attachment

FILE(S):
19T-06V14 &
19T-05V10

DATE:
January 25, 2011

1



Location Map

LOCATION:
Part of Lots 21-24, Concession 9

APPLICANT:
Molise Kleinburg Estates Inc. / Lake Rivers Inc.

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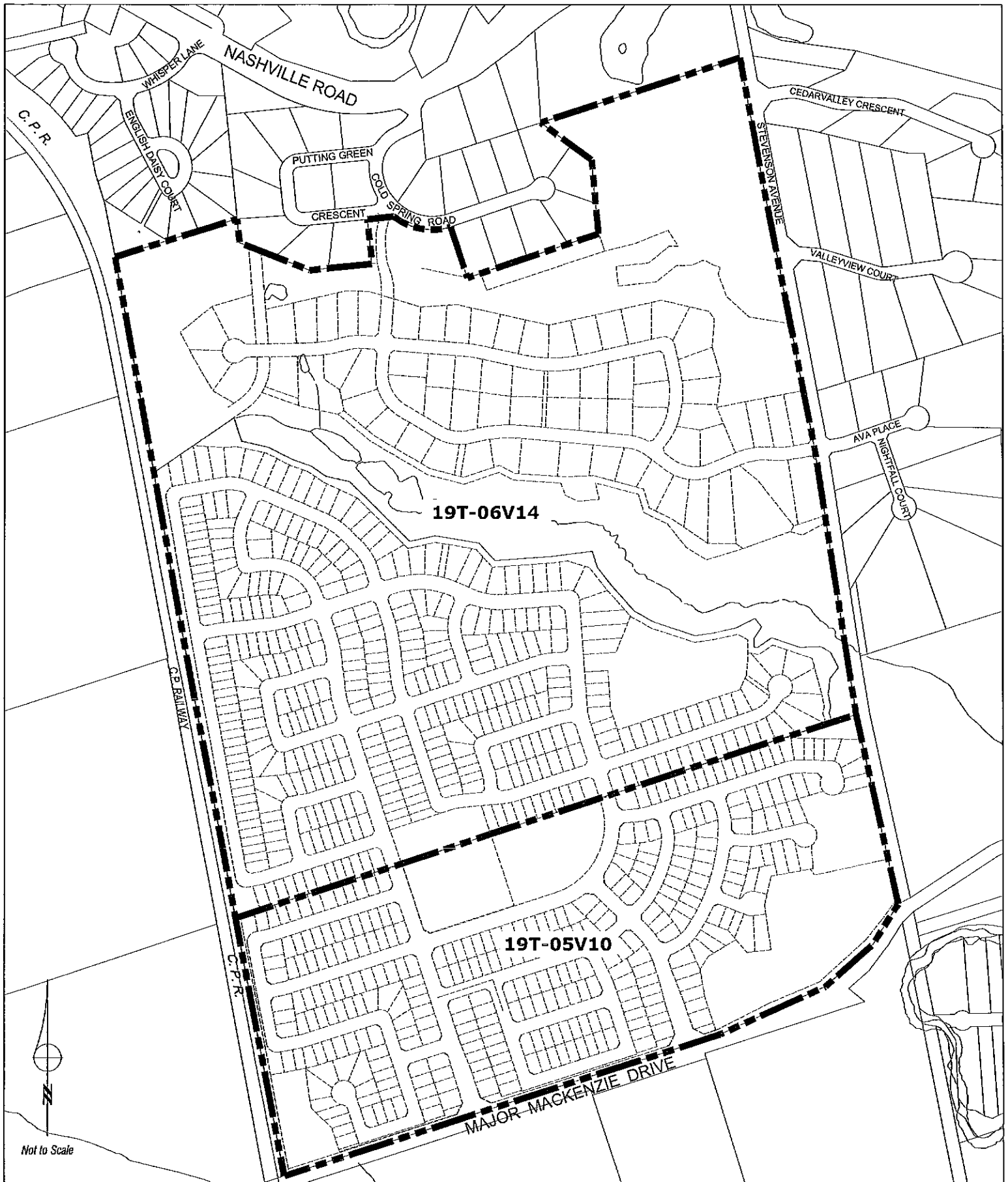


Attachment

FILE(S):
19T-06V14 &
19T-05V10

DATE:
January 25, 2011

2



**Approved Subdivision Plans
(Molise & Lake Rivers)**

APPLICANT: Molise Kleinburg
Estates Inc. / Lake Rivers Inc.

LOCATION: Part of Lots 21-24,
Concession 9



Attachment

FILE(S):
19T-06V14 &
19T-05V10

DATE:
January 25, 2011

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