

**COMMITTEE OF THE WHOLE JUNE 19, 2012**

**ARCHITECTURAL DESIGN GUIDELINES  
AND APPROVAL OF CONTROL ARCHITECT  
BLOCK 61 WEST, NASHVILLE HEIGHTS COMMUNITY  
FILE BL.61.2009  
WARD 1 – VICINITY OF NASHVILLE ROAD, HUNTINGTON ROAD, MAJOR MACKENZIE  
DRIVE AND CP RAIL LINE**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT the Architectural Design Guidelines for the Block 61 West, Nashville Heights Community, prepared by John G. Williams Limited, Architect, BE APPROVED.
2. THAT John G. Williams Limited, Architect, BE APPROVED, as the Control Architect for the Block 61 West, Nashville Heights Community.

**Contribution to Sustainability**

The Block 61 West, Nashville Heights 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 and the Control Architect, for the Block 61 West, Nashville Heights Community.

## **Background – Analysis and Options**

The Block 61 West, Nashville Heights Community is bounded by Major Mackenzie Drive to the south, Huntington Road to the west, Canadian Pacific Railway to the east, and Nashville Road to the north, comprising Part of Lots 21 to 25, Concession 9, City of Vaughan, shown on Attachments #1 and #2.

The approved Block 61 West Plan provides a live-work community with a diversity of land uses within the block including: low and medium density residential, mixed-use medium density residential/commercial, commercial, institutional, and open space.

### 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 Block 61 West, Nashville Heights Community Architectural Design Guidelines have been submitted by the Nashville West Developer’s Group in response to the above-noted resolution of Council.

### Context for Application of Design Guidelines

In the recently adopted (but not yet in effect) 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.

### Block 61 West, Nashville Heights Community Architectural Design Guidelines

The Architectural Design Guidelines have been prepared for the Block 61 West, Nashville Heights Community to establish an architectural 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 public and private lands, and address issues concerning site planning, architecture and landscape architecture.

The guidelines consist of six (7) main components, as follows:

- 1.0 Introduction
- 2.0 Community Context

- 3.0 Community Vision
- 4.0 Sustainability & Accessibility
- 5.0 Design Guidelines for Residential Buildings
- 6.0 Design Guidelines for Non-Residential Buildings
- 7.0 Implementation of Architectural Control

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 Design Guidelines. John G. Williams Limited, Architect has been selected as the Control Architect by the respective participating landowners in the Block 61 West, Nashville Heights 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 Design Guidelines as approved by Council.

The architectural firm of John G. Williams Limited, Architect is the firm that 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 the Nashville West 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 John G. Williams Limited, Architect for the Block 61 West, Nashville Heights Community, and can support its approval, and the confirmation of John G. Williams Limited, Architect, as the Control Architect for the Block 61 West, Nashville Heights Community.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Draft Architectural Design Guidelines (Block 61 West, Nashville Heights Community) - MAYOR & MEMBERS OF COUNCIL ONLY

**Report prepared by:**

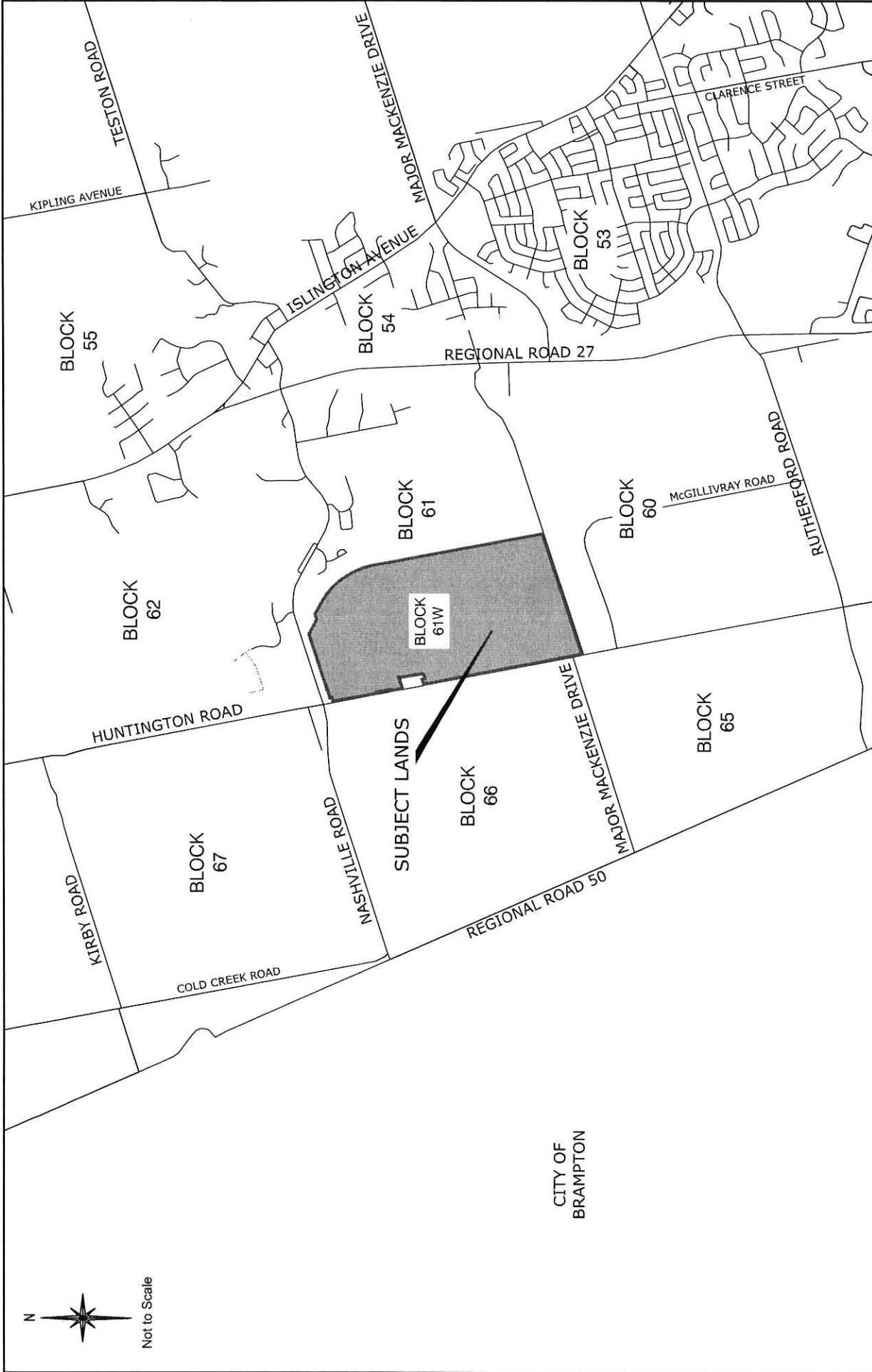
Frank Milkovich, Urban Designer, ext. 8875  
Rob Bayley, Manager of Urban Design, ext. 8254

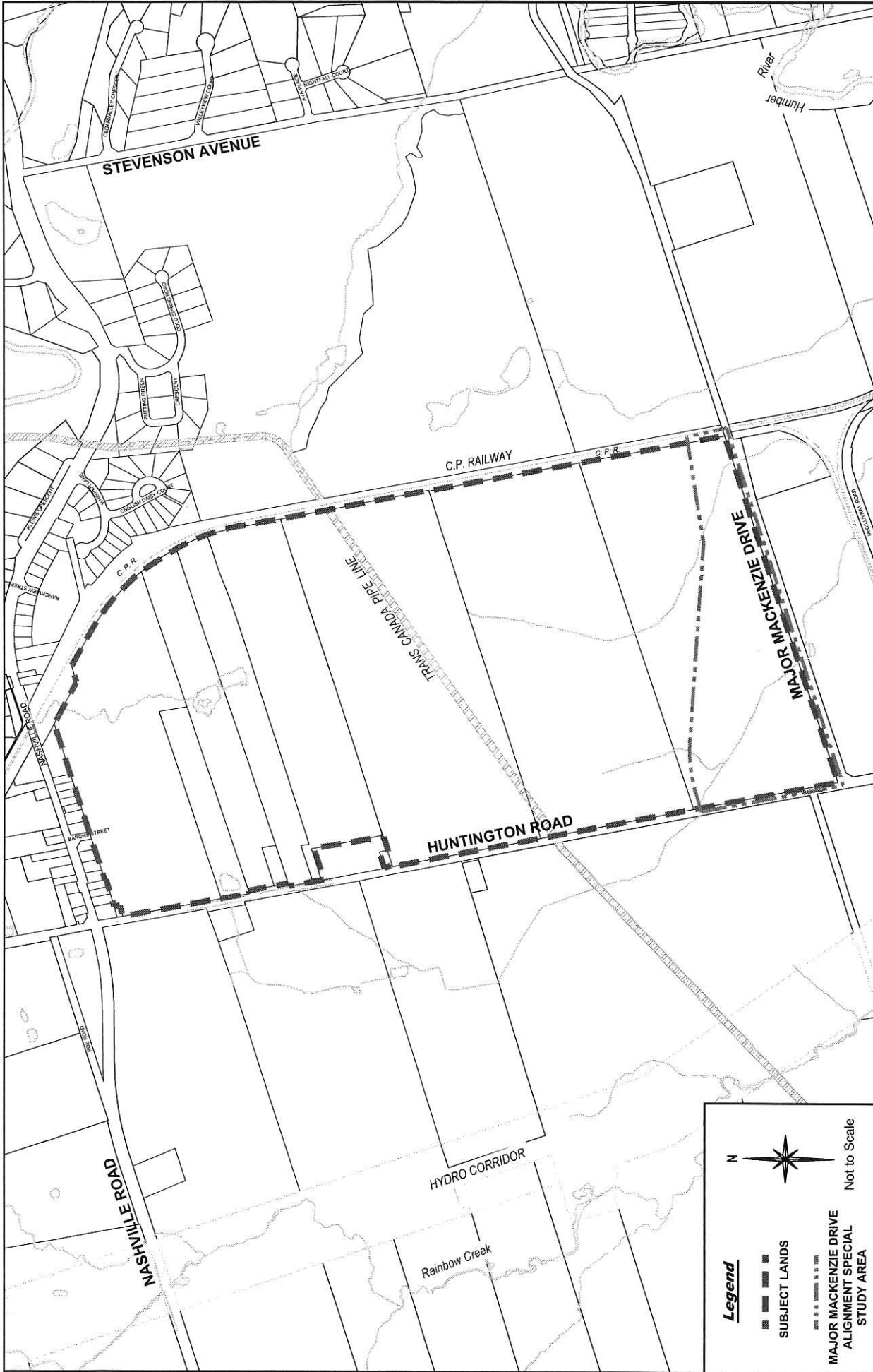
Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYHEYAMA  
Director of Development Planning

/LG





**Location Map for Block 61  
 West (Nashville Heights)**

Applicant: Part Lots 21-25, Concession 9 & Nashville Heights  
 Part Lots 22 and 23, Concession 10

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