

Purpose of the Urban Design Brief:

The Urban Design Brief is intended to support planning applications for development proposals and encourage high quality and context sensitive design responses throughout the City of Vaughan. The Design Brief will illustrate the proposed development's compliance with relevant municipal policies and guidelines, as well as its fit within the existing and emerging/planned site context. These Terms of Reference are created to assist the applicant in developing their application justification.

Urban Design Brief Level of Detail:

The level of detail required of an Urban Design Brief will be determined during the pre-consultation meeting. Generally, an Urban Design Brief will be required at the level of detail specified below the following planning applications:

- High Level:
 - Official Plan Amendment
 - Zoning By-law Amendment
 - Plan of Subdivision
- Detailed:
 - Site Plan Control

Preparation:

The Urban Design Brief should be prepared by an urban designer, licensed architect, landscape architect or full member of the Canadian Institute of Planners and/or the Ontario Professional Planners Institute with a demonstrated specialization in urban design.

Required Contents:

The pre-application consultation meeting will determine the level of detail that must be addressed in an Urban Design Brief, depending on the type of application and specific site context. Each item identified in the checklist must be discussed or illustrated in the Design Brief to the appropriate level of detail.

<input type="checkbox"/>	Design Vision and Approach Describe the proposed development's approach to fulfilling the urban design vision, principles, and priorities recommended in the City-Wide Urban Design Guidelines (Sections 2.3 and 3.1). Depending on the site context, application type and scale of development, applicants should also provide an overview of the proposal's approach to meeting relevant Performance Standard objectives.
<input type="checkbox"/>	Existing Context Analysis Provide an analysis of existing site conditions, including natural heritage network and built heritage, existing landscape, built development and circulation networks. As part of the context analysis, context mapping should be prepared, showing the development site within a 400 to 800 metre radius

depending on the scale of the site and surrounding features. Mapping should identify the following existing and planned elements and features:

- Key pedestrian, vehicular, transit, trail and cycling connections, including transit stops;
- Streetscape design;
- Key destinations, heritage buildings, community facilities and other amenities;
- Open spaces, natural heritage network, parks and other public spaces;
- Key landmarks, view corridors and view termini;
- Important topographical elements;
- Land uses and key zoning permissions, including permitted building heights;
- Building Massing;
- Typical block and lot sizes; and
- Other relevant features on a site specific basis.

The context analysis should conclude with an overview of how site and area conditions inform the proposed design including site configuration, setbacks, massing, transitions and materials.



Policy Context

The Urban Design Brief should review and analyse all relevant urban design policies and direction within applicable municipal documents, including all relevant Urban Design Guidelines, Master Plans, Streetscape Plans, Heritage Conservation District Plans, etc. Applicants should describe in detail how the proposed development contributes to the implementation of the municipal urban design vision for the subject site and how it conforms to relevant policies, guidelines and performance standards.



Master Plan/Phasing Overview

A Master Plan may be required for sites that:

- Consolidate multiple properties or are unusually large;
- Require multiple phases of development;
- Create new public streets or open spaces; or
- Have other complex site conditions.

Master Plans should illustrate how the overall development responds to the surrounding context, creates positive relationships within the site and supports the existing and planned vision for the area. The Master Plan should illustrate:

- A phasing plan, if applicable;
- Block and lot length and width;
- Building footprints with dimensions, heights, setbacks and facing distances;
- Shadow analysis for tall and mid-rise buildings;
- Open spaces, natural heritage features and parks;
- Existing trees on the subject site and adjacent sites;

- A landscape plan shown in context with adjacent landscaping;
- Access and circulation networks, including pedestrian, cycling and transit connections and required mid-block connections;
- Connections to adjacent existing and planned circulation networks;
- Relationships with adjacent buildings, open spaces, parks, agricultural and/or natural heritage features, including required buffers;
- Relationships to adjacent natural heritage network and built heritage;
- Parking and servicing, including the number of surface parking spaces, if applicable;
- Site grading;
- Signage and wayfinding, lighting; and
- Utility placement and municipal servicing including LID measures and district energy considerations.

- Detailed Design Direction**
Using plans, elevations, sections, (3D models if necessary), and accompanying explanatory text and diagrams, the Design Brief should provide a detailed analysis of the proposed design. The design direction should address:

- Site Design – Approach to the public and private realm
- Public Realm – Description of active frontages, streetscape considerations, street walls and ground floor façade articulation
- Building Design – Design response to the context through building envelope, massing and transitions. Impact of building articulation and massing on views, sunlight access, wind and overall microclimatic comfort.
- Heritage Approach – If required, design response to neighbouring heritage buildings and heritage landscapes
- Sustainability Features – Describe low impact development features, storm-water management and climate responsive design considerations.

- Contributing to Greening Vaughan**
The Green Approach, which has been introduced in the City-Wide Urban Design Guidelines, is a new way of thinking about how future buildings address the street and how the spaces in front of buildings work together to create a varied and vibrant urban character for the City. The Urban Design Brief should describe how landscape design within the Green Approach setback zone, LID features, and publicly accessible open spaces (if applicable) contribute to the City's network of natural heritage network and open space.

- Policy Impacts and Amendments**
If exceptional circumstances result in non-conformance to existing policy, the Urban Design Brief should describe potential amendments and the rationale behind those policy exceptions in detail.