

# 2017 Vaughan Urban Design Awards

**JURY REPORT**

## MESSAGE FROM THE MAYOR



### Welcome to the 2017 Urban Design Awards!

Tonight, we celebrate excellence in architecture, urban design, landscape architecture and environmental stewardship. As the City of Vaughan continues its transformation, it is important to recognize how physical structures and engaging public spaces intersect to provide a meaningful experience.

The Urban Design Awards were established to recognize and encourage businesses and individuals to strive for best practice in all projects. Over the past 25 years, the award recipients have exemplified the critical role of good urban design and the collaborative relationships needed for the successful development of the built environment.

On behalf of the City of Vaughan, I would like to thank this year's jury members for their time and expertise, as well as everyone involved for contributing to the success of this event. Ultimately, the Awards serve to express gratitude and recognition to those who offer their talent to make Vaughan the place to be.

A handwritten signature in blue ink that reads "Maurizio Bevilacqua". The signature is fluid and cursive.

Hon. Maurizio Bevilacqua, P.C.  
Mayor

# AWARD CATEGORY DESCRIPTION

There are two award categories; the number of awards presented in each category is at the discretion of the jury.

## 1. AWARD OF EXCELLENCE

This award is presented for projects that exemplify, as much as possible, the judging criteria and the City's design principles.

## 2. AWARD OF MERIT

This award is presented for projects and consultants, with excellence in one or more areas of judging criteria and the City's design principles.

## JUDGING CRITERIA

The 2017 Vaughan Urban Design Awards Jury will evaluate projects based on the following criteria that demonstrate the City's commitment to building healthy and sustainable communities with a distinctive sense of place and high-quality architectural design.

- **SIGNIFICANCE – CITY SCALE:** Contribution to City design objectives related to City image, visual identity, the public realm, active transportation network, natural heritage network, views and vistas, and recognition of significant sites and cultural heritage assets.
- **SIGNIFICANCE – COMMUNITY SCALE:** Contribution to the quality of environment and public realm within a community that demonstrates a regard for the context of the locale, enhancing a sense of place, and conserves and protects the natural environment and cultural heritage assets.
- **SUSTAINABILITY DESIGN:** Level of performance in terms of neighbourhood pattern and design, sensitive land protection, development location, linkages and transportation (such as reduced parking footprint, bicycle and pedestrian facilities, green vehicles), sustainable sites (such as rainwater management, light pollution reduction, open space, habitat protection or restoration, heat island reduction), water efficiency, energy efficiency, materials and resources, renewable energy technologies, carbon mitigation, and green construction and technology.
- **ACCESSIBILITY:** The degree of integration for barrier-free accessibility, which demonstrates a regard for the Accessibility Ontarians with Disability Act (AODA).
- **COMPATIBILITY:** The integration or blending of built forms and public or private spaces with existing and planned development, and respect for or enhancement of the existing development character.
- **INNOVATION AND CREATIVITY:** The degree of creative response to program requirements, site constraints and ability to influence urban design trends.
- **EXECUTION:** The quality of construction materials, and interpretation of the design into reality.

# MASTER OF CEREMONIES



**ANTONIO GOMEZ-PALACIO, Arq.**  
MES, RPP, MCIP, MRAIC Toronto  
**Dialog**

Antonio's professional experience and research focuses on the intersection of architecture, planning and urban design. He is internationally recognized for transforming cities into vibrant urban places, which respond to their social, economic and environmental context.

Antonio has worked on a wide range of projects focused on urban intensification, master planning, mixed-use, transit, heritage, economic development and sustainability, as facilitated through participatory processes. In addition to making a difference in communities through his professional practice, Antonio has acted as the Chair of the Toronto Society of Architects and Vaughan's Design Review Panel, and is involved with a number of industry initiatives and organizations including the Canadian Institute of Planners, the Royal Architectural Institute of Canada and the Canadian Urban Transit Association.

Antonio is a founding partner of DIALOG and formerly of Office for Urbanism.

# JURY PROFILES



**LES KLEIN**, Principal and Co-founder  
M. Arch., OAA, AAA, AIBC, MAA, NSAA, AANB,  
FRAIC, Associate AIA

#### **Quadrangle Architects**

A co-founder and principal of Quadrangle, Les holds a Master of Architecture degree from the Massachusetts Institute of Technology (MIT).

Les takes a problem-solving approach to architecture and is able to envision a range of solutions to every challenge. His work in innovative urban residential developments, the adaptive reuse of existing structures, broadcast facilities and dynamic environments for ideas-based entrepreneurs has been at the heart of Quadrangle's growth and success.

In 1994, Les was inducted into the College of Fellows of the Royal Architectural Institute of Canada and received the Order of Da Vinci Award from the Ontario Association of Architects in 2015. He has served on the OAA Complaints and Discipline Committees and represented Southwest Ontario on the National Board of Directors of the RAIC.



**DAVID LEINSTER**, Principal  
OALA, FCSLA, ASLA, MCIP, RPP

#### **The Planning Partnership**

David is a recognized leader in public realm design with over 30 years of experience in landscape architecture and urban design.

David's award-winning projects in Canada and the United States focus on place-making in the public realm and developing creative pedestrian priority strategies for urban spaces. Many of David's designs incorporate cultural heritage elements, public art and sustainable design strategies. He is currently the Chair of the City of Ottawa's Urban Design Review Panel and a member of the Toronto Community Housing Design Review Panel.



**JOHN MacKENZIE**  
M.Sc.(PL) MCIP, RPP

#### **Toronto & Region Conservation Authority**

John MacKenzie is the Chief Executive Officer of the Toronto and Region Conservation Authority and the former Deputy City Manager, Planning and Growth Management, for the City of Vaughan.

Mr. MacKenzie is a member of the Ontario Professional Planners Institute, Canadian Institute of Planners and the Ontario Association for Impact Assessment. Most recently, he served on an advisory panel for the Co-ordinated Land Use Planning Review for the Greater Golden Horseshoe, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan.

Mr. MacKenzie holds a Master's of Science degree in planning from the University of Toronto and an honours Bachelor of Arts degree in geography and urban and environmental studies from Brock University.



**HAROLD MADI**, Senior Principal, Urban Places  
BURPI MArch MRAIC RPP MCIP

#### **Stantec**

Harold leads Stantec's newly formed Canadian Urban Places Group, bringing more than 20 years of urban planning and urban design experience. Before joining Stantec, Harold served as director of urban design for the City of Toronto, and he also has extensive experience in private practice, having led numerous public-and private-sector projects across Canada and in the United States.

Harold brings an insightful, big-picture perspective to all aspects of urbanism — from land-use policy to streetscape design — in his work, and has received a number of awards for master planning, revitalization, intensification, and urban design strategies and guidelines for a variety of contexts and scales, including campuses, downtowns, corridors and waterfronts.



**ANNE McIIROY**, Principal  
B.F.A, B.Arch / FRAIC, RPP, FCIP

#### **Brook McIlroy**

Anne is a Principal of Brook McIlroy, graduated from the University of Toronto with a Bachelor of Fine Arts and a Bachelor of Architecture in 1987. Anne has over 25 years of experience as an urban designer for master plan projects across Canada and the United States.

Anne has particular expertise in the development of design standards for communities, waterfronts, universities and other institutions. She is a recognized expert in the facilitation of design workshops and public consultation forums.

Anne has been appointed to the Toronto Community Housing Design Review Panel and to the National Capital Commission's Design Review Panel. She speaks and participates regularly at conferences and design forums on transit mobility, sustainable street and community design.

# SUMMARY OF JURORS ADJUDICATION

The following are overall remarks of the Jury from their tour of the City and evaluation of the submitted entries. The Jury contemplated this question through their review of the nominations: are we right or wrong in asking for urban solutions to problems that are suburban in nature?

They noticed that many projects struggled to respond to regional arterial roads and create successful retail environments. In many cases, the buildings were too close to the street, with podiums too low in scale, and did not provide a positive public realm. While they recognized that retail requires solving parking and loading needs, they encouraged the development community to anticipate future changes to transportation by creating interstitial spaces that could be converted through time to the benefit of the public realm. In these conditions, retail should be curated to be successful.

The Jury agreed that the significant investments in public realm infrastructure made by both the public and the private sectors is a positive sign of a maturing municipality; nevertheless, clear efforts, extra commitment and further investment need to be made within the public realm by all parties involved to create a high-quality urban setting for urban developments to thrive. A simple, clear vocabulary with a few select, quality materials will help bring cohesion in a changing context.

The Jury stressed the importance of the City celebrating great modern architecture and promoted further diversity in contemporary design, creating heritage buildings of the future. Authenticity was missing from many of the projects within the heritage context, which undercut every other aspect of the development. As well, buildings need to anticipate the future vision.

The Jury requested that both City staff and the development community pay more attention to the ground-floor experience, quality of materials, details of the soffit and microclimatic protection of pedestrians from the elements. Achieving strides in these fronts will propel projects to design excellence in the future.

## AWARD OF EXCELLENCE

# KPMG TOWER

100 New Park Place

### PROJECT TEAM

SmartREIT and  
Mitchell Goldhar, SmartCentres

Diamond Schmitt Architects

Claude Cormier +  
Associés Inc.

### OWNER

Penguin - Calloway  
(Vaughan) Inc.

### CONTRACTOR

PCL Contractors  
Canada Inc.



### PROJECT DESCRIPTION

As the first completed office building in the Vaughan Metropolitan Centre, the KPMG Tower establishes a bold new vision of urbanization that gives priority to pedestrian access and transit mobility. The 15-storey office tower sits prominently at the terminus of a future nine-acre urban park that is at the heart of the VMC's Mobility Hub. The project accommodates a 300,000-square-foot office tower, and 65,000-square-foot retail/office podium. A double-height glazed lobby on axis with the main east-west view corridor links the building to the park and civic square. The project is an exemplar for the Province of Ontario's "Big Move" strategy of developing intermodal urban nodes across the GTA and the tower has achieved LEED Gold certification.

### JURY COMMENT

The jury unanimously agreed that this building was an excellent example of

innovation and creativity as the building reflects and commands its site at a modest height. They found the materiality of the architecture to be elegant, resolute and timeless in creating a backdrop for a bold public realm that invigorates the pedestrian experience.

The jury praised the public realm design with its iconic shifting patterns and introduction of a new flexible street typology for the City of Vaughan and for setting a high design standard in the VMC as one of the first sites completed. They felt that a quality of lightness had been achieved through the seamless design and transition of the building's concourse with its surrounding public realm. This porosity creates an instant urban quality in a changing context that reflects the civic character of the core mobility hub and begins to mark the VMC as a place that supports multi-modes of transportation.



## AWARD OF EXCELLENCE

# VAUGHAN CIVIC CENTRE RESOURCE LIBRARY

2191 Major Mackenzie Drive W.

### PROJECT TEAM

ZAS Architects Inc.

FORREC Ltd. | Scott Torrance  
Landscape Architect

### OWNER

City of Vaughan  
Vaughan Public Libraries



### PROJECT DESCRIPTION

This new two-storey library is a visionary maker-space dedicated to community learning, celebration and inspiration. Its whimsical design contrasts with its formal surroundings and negotiates a shift in scale cross campus from City Hall to the historic Sarah Noble/Beaverbrook House. A collection of concave semi-mirrored surfaces make up the library's transformative façade. Over the course of the day, the building appears to dissolve from transparent to solid, constantly shifting and changing with the daylight.

### JURY COMMENT

The jury commended this project as a great example of a public building that demonstrates excellence in achieving significance at both the City and community scale. They felt that the building itself is serving as the public realm, providing respite from the activities along Major Mackenzie Drive and is

an excellent example of compatible contemporary architecture in a heritage context. With its "porch-like" setting and quality of lightness, the building demonstrates innovation and creativity for a library. Through its beautiful interior design, attention to detail and well-resolved program, the building reaches out to the street like a pavilion in the larger campus plan and provides a dynamic response to the curve of the road. The building relates well to the buildings to the north, providing a nice transition to the Beaverbrook House and creating an interesting dichotomy to Vaughan's City Hall. The jury applauded the accessibility and sustainability features of the building, and praised the materiality and the execution of the details.

As the campus plan evolves, the jury stressed the importance of bringing cohesion into the master plan through the design of the remaining sites.



## AWARD OF MERIT

# WOODBIDGE FAIRGROUND LOFTS

8161 – 8177 Kipling Avenue

### PROJECT TEAM

SRN Architects Inc.

Landscape Planning Ltd.

RJ Burnside  
& Associates Limited

### OWNER

Wycliffe Homes



### PROJECT DESCRIPTION

The Woodbridge Fairground Lofts is an infill residential development that celebrates the vibrant history of Woodbridge and the future of the town centre. Situated on lots with historic designated homes, and beside the Woodbridge Fairgrounds, the project seeks to promote the past and weave it into the growth of the community. Two designated heritage homes were re-located closer to the street line to improve their visibility, showcasing the heritage architecture, reinforcing the pedestrian scale of Kipling Avenue and framing the entry into the development. These buildings were also conserved and renovated to today's living standards.

As part of the redevelopment vision, two townhouse blocks were located on either side of the heritage homes to strengthen the streetscape and reinforce the pedestrian-scaled vision for Kipling Avenue, and three

blocks of townhouse residences were inserted behind the heritage homes situated around a central landscaped courtyard with clear views and strong pedestrian connections from the street.

### JURY COMMENT

The jury agreed that this development is worthy of merit for its scale and effort to integrate the heritage homes through the careful placement of infill buildings and materiality. Although the architectural expression of the infill buildings could have pushed the envelope further in negotiating a compatible contemporary response in a heritage context, the site organization was commendable in creating a pleasant central open space and screening parking from view. The jury recognized the difficulty in resolving design challenges with stacked townhouse typology and felt that the project was exemplary for other infill developments in this regard.

## AWARD OF MERIT

# MINTO WATER GARDEN

7608 Yonge Street

### PROJECT TEAM

Page + Steele /  
IBI Group Architects

Jablonsky Ast and Partners

ERA Architects Inc.

Novatrend  
Engineering Group

Ferris + Associates Inc.

Escape Design Inc.

### OWNER

Minto Yonge & Arnold Inc.



### PROJECT DESCRIPTION

Minto Water Garden comprises of a six-storey 20,000-square-metre mixed-use residential/commercial building containing 212 residential suites and integrating the Robert Cox House heritage building. The design intent and challenge was to integrate a larger multi-storey contemporary building into a heritage context, through the implementation of vernacular traditional materials and vocabulary in brick and stone.

The building features a “base” in architectural stone with a projecting cornice line, which ties into the scale of the Cox House; a “body” with punched windows in brick; and a “cap” featuring an architectural stone coping and medallions inserts. The window design is coherent with traditional Toronto area buildings from the late 19<sup>th</sup> and early 20<sup>th</sup> century.

Particular attention was given to the design of the interior courtyard, where the landscape consultant developed a unique approach to this midrise urban infill project by introducing an outdoor amenity area as an “oasis” island located in the middle of the courtyard.

### JURY COMMENT

The jury commended the project for its mid-rise scale built form and effort to incorporate the heritage building into the overall development in an appropriate and compatible manner. The jury agreed that although the building struggled in creating a successful retail and pedestrian environment along the fronting arterial road, the attention given to design of the entrance, the quality of the streetscape and the high-end courtyard amenity space together create an urban space that is beautiful and warrants recognition as a quality mixed-use, mid-rise development.



## AWARD OF MERIT

# HIGHWAY 7 WEST RAPIDWAY

Highway 7 – Bowes Road  
to Jane Street

### PROJECT TEAM

AECOM

IBI Group

Parsons

### OWNER

Metrolinx

York Region

York Region Rapid Transit  
Corporation (YRRTC)



### PROJECT DESCRIPTION

The Highway 7 West vivaNext project includes a roadway expanded to include dedicated rapid transit lanes, accessibility, people-friendly streetscape, bike lanes and infrastructure. The project design concept matches the vivaNext vision to create a place where people can live, work and play using attractive, convenient, reliable rapid transit, and to provide transit options to help attract employers to Vaughan; where development and public transit are planned together to shape communities; and to support a sustainable future. Through this project, Highway 7 West has transitioned from a suburban thoroughfare with no sidewalks to a “complete street”.

### JURY COMMENT

The jury unanimously agreed that this project is a great example of collaboration and investment between multiple levels of government to demonstrate significance

on a city-wide scale. It acts as a catalyst to knit communities together and provides consistency and legibility in a changing context. The jury felt that the project was well-designed from beginning to end with the experience of transit users in mind. They also commended the contemporary design approach to present public transit as a “cool and hip” mode of transportation. The quality of work is evident both in the visible elements seen, such as the enhanced paved areas and planted areas, and in the non-visible elements, such as the investment in structural soil cell infrastructure underneath the sidewalks to ensure that trees grow to maturity. The distinct identity of the project anchors a green and civic presence, and makes the everyday experience of transit a beautiful one.

The project fell short of excellence in its inability to coordinate the undergrounding of hydro utilities as part of the comprehensive design.

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