

Markham Road - Mount Joy

Secondary Plan Study

DESIGN CHARRETTE

Markham Sub-Committee Meeting

Day 01: Virtual Bus Tour



July 29, 2020

1	Welcome + Introduction
2	Introduction to the Study Team
3	Context + Overview
4	Bus Tour
5	Questions + Discussion

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Introduction to the Study Team

CITY OF MARKHAM

SvN





Emerging Themes

WU

Walkable Urbanism

fine-grained networks, compact, mixed-use, human-scaled, transit-supportive

M+C

Mobility & Connectivity

Traffic management, first & last mile, multi-modal choices, protecting for higher order transit, bridging the rail corridor, complete streets, visual links

GI

Green Infrastructure

daylighting, cultural heritage amenity, placemaking, sustainable practices, Low Impact Development (LID)

MS

Arterial to Main Street complete streets, destination place, sense of enclosure, quality public realm, pedestrian-oriented, retail design

MU

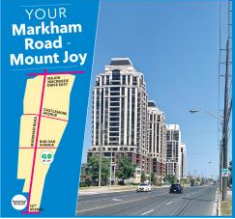
Mixed Use

True mixed-use, innovation centres, growing/reviving stand alone business parks

PM

Placemaking

Public realm, landmarks, gateways, identity areas, built & natural heritage



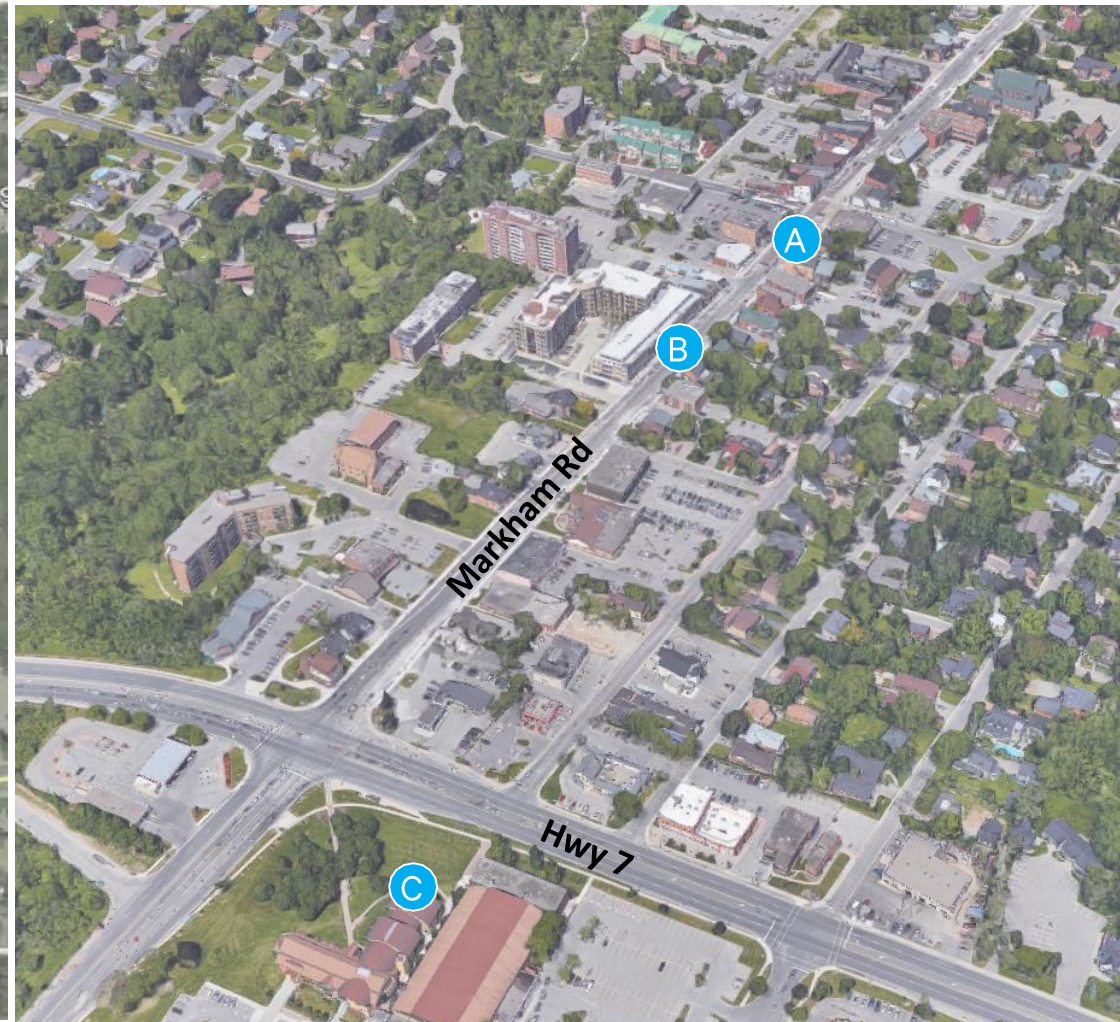
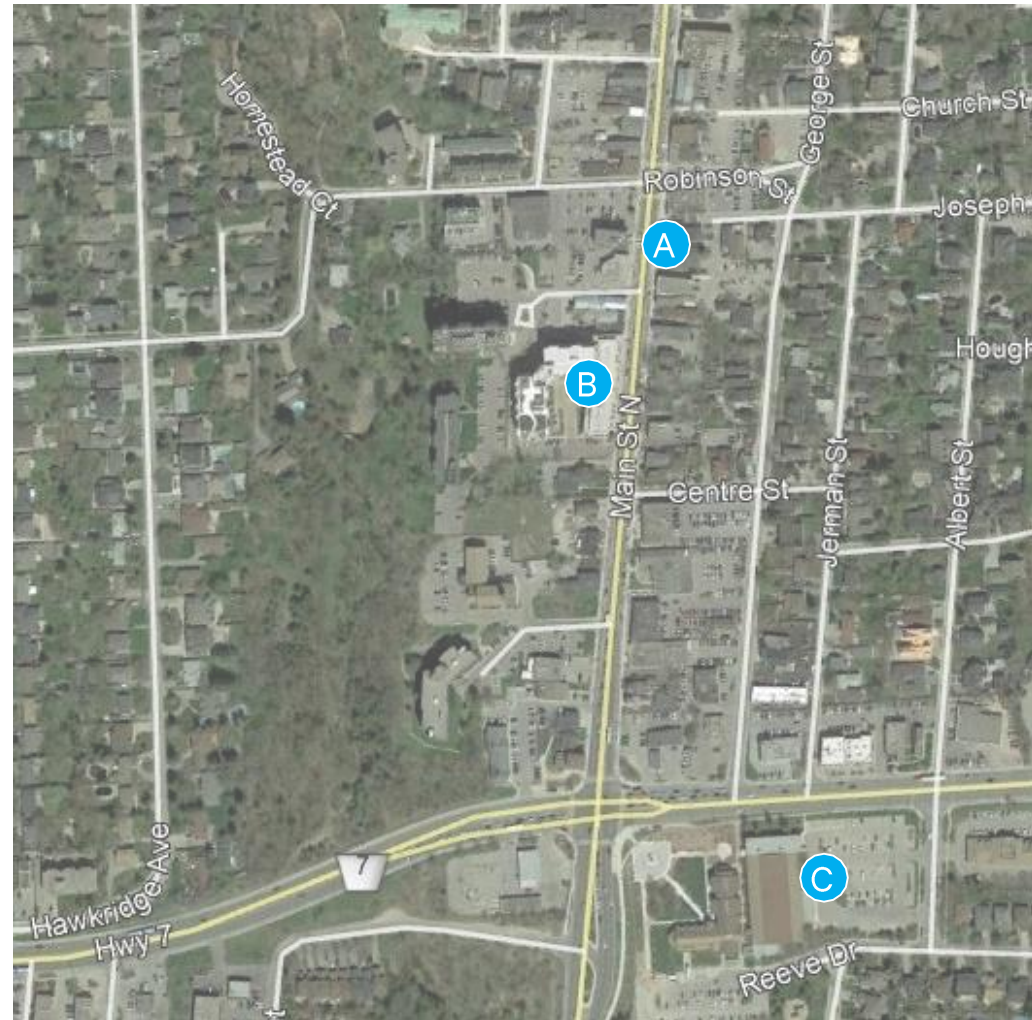
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Context + Overview

Context + Overview | Fly-Over Video of Bus Tour Area



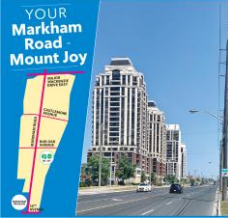
**QUESTIONS &
COMMENTS**



Key Considerations

- Transition & compatibility with Heritage Context
- Mitigating traffic congestion & deterring through-traffic
- Lessons for walkability & character of a Main Street
 - Walkable street & block pattern
 - Human scaled built form & retail interface
 - Variety, visual interest & attention to details
 - High quality public realm
 - Contemporary architecture





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Bus Tour **MARKHAM VILLAGE (1)**

Area Context Video



**QUESTIONS +
COMMENTS**



Key Considerations

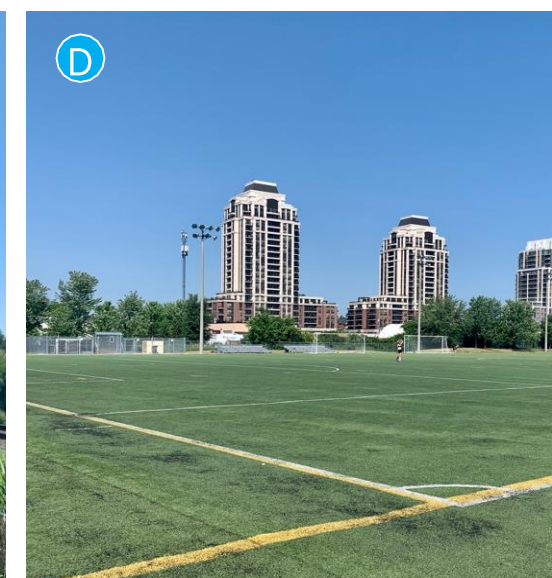
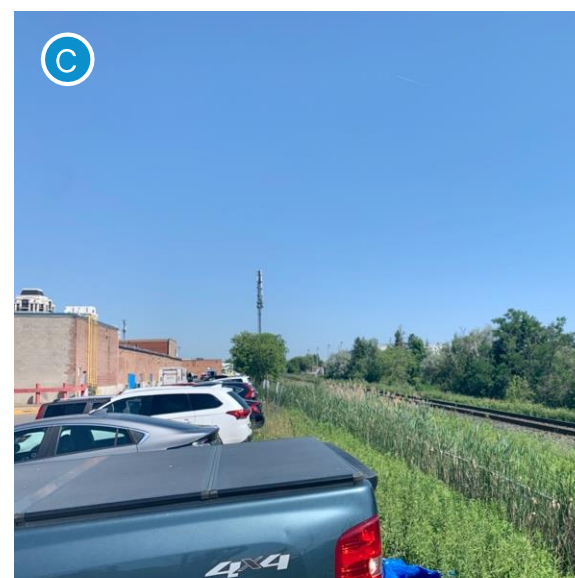
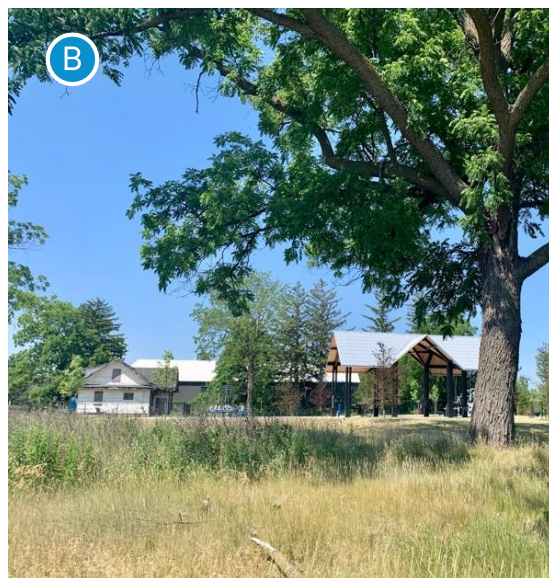
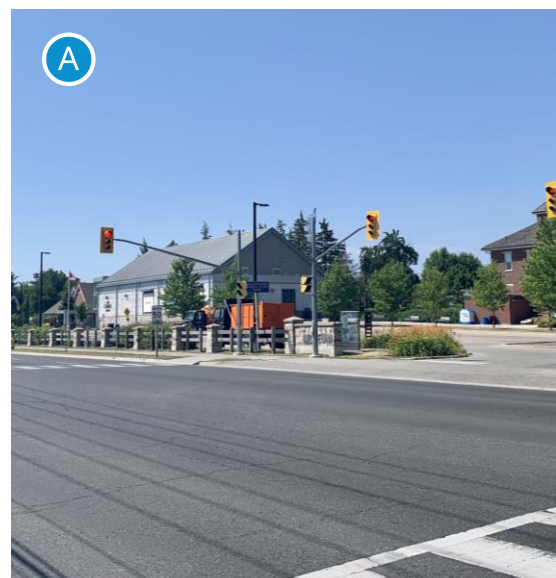
- Distinct identity area
- Gateway & transition to heritage area
- Interface with Markham Road
- Railside linear mews, park and trail

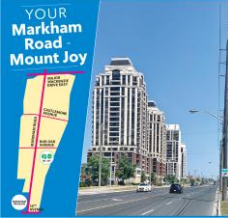
Markham Museum

- Placemaking through integration of Cultural landmark in function & urban setting
- Multi-Purpose & multi- functional spaces
- Reinforce visual & physical connections

Mount Joy Community Centre

- Provide direct convenient access to serve as a major community hub
- Intensify functions, expand green infrastructure & strengthen visual coherence





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Bus Tour **MARKHAM MUSEUM + MOUNT JOY COMMUNITY CENTRE (2)**

Area Context Video

Bus Tour **MARKHAM MUSEUM + MOUNT JOY COMMUNITY CENTRE (2)**

Inspirations, Lessons + Ideas

Gateways

16th Ave & Markham Rd Gateway

Opportunity to identify a distinct area of the City



- Distinct identity area
- Transition to Heritage Conservation District
- Gateway treatment
- Interface with Markham Road



Highway 7 and Markham Road

Consistent Interface with the Rail Corridor

Existing condition
along the Stouffville
rail corridor



Darren Hill Trail is an excellent example of a positive interface within the required 30m setback from the rail corridor, comprised of a landscaped buffer, trail and continuous public street edge

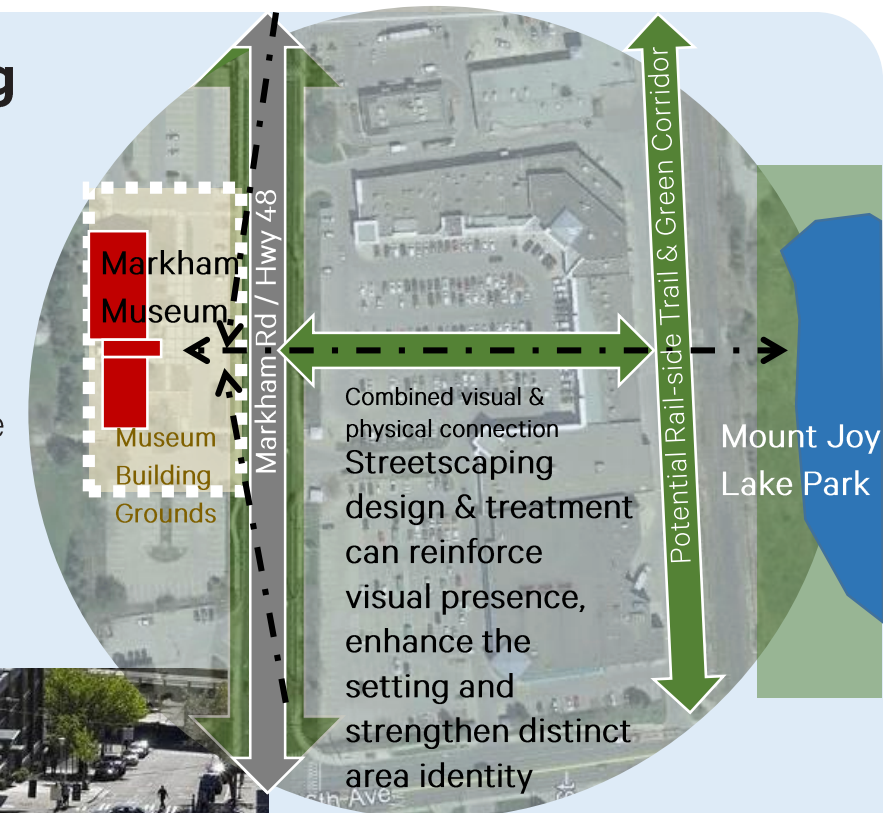
Strengthening Visual & Physical Connectivity

Integration & enhanced prominence of Markham Museum through reinforced & new visual & physical connections



Mid-block connection for people and cars

Green Links: Linear open spaces and/or boulevards serve as powerful link between important cultural landmarks and/or open space



Bus Tour **MARKHAM MUSEUM + MOUNT JOY COMMUNITY CENTRE (2)** Inspirations, Lessons + Ideas

**Strengthening
Visual + Physical
Connectivity**

Secondary Plan Study Area

Markham Museum

Pottery Park

Markham Rd

Rail Corridor

Mount Joy Lake Park & Community Centre

St Brother Andre Catholic High School

16th Avenue

Potential Pedestrian + Cycling Connection

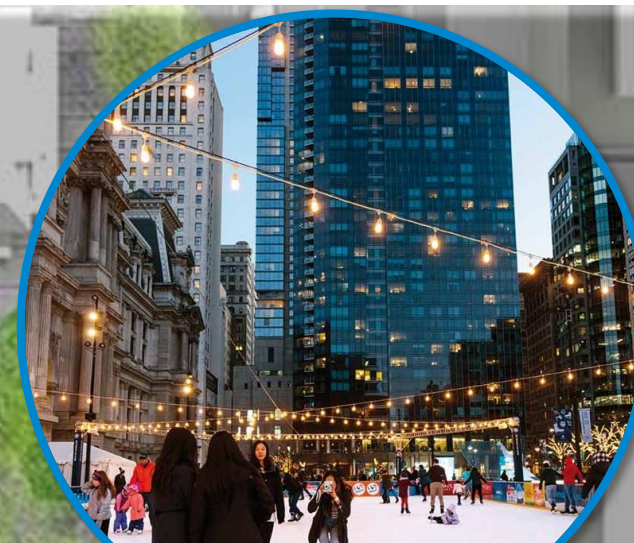
Case Study: Vertical circulation connecting train to pedestrian bridge, integrated with legible streetscape and adjacent development

Case Study: City Place Pedestrian Bridge paid for by local developer at public art contribution

Case Study: Garrison Creek Bridge introduces connectivity across the GO rail corridor

Strengthening Civic Presence + Purpose

Case Study: Dilworth Park, Philadelphia



Seasonal Activity & Programs



Passive Leisure & Pause



Passive Leisure & Pause



Illumination

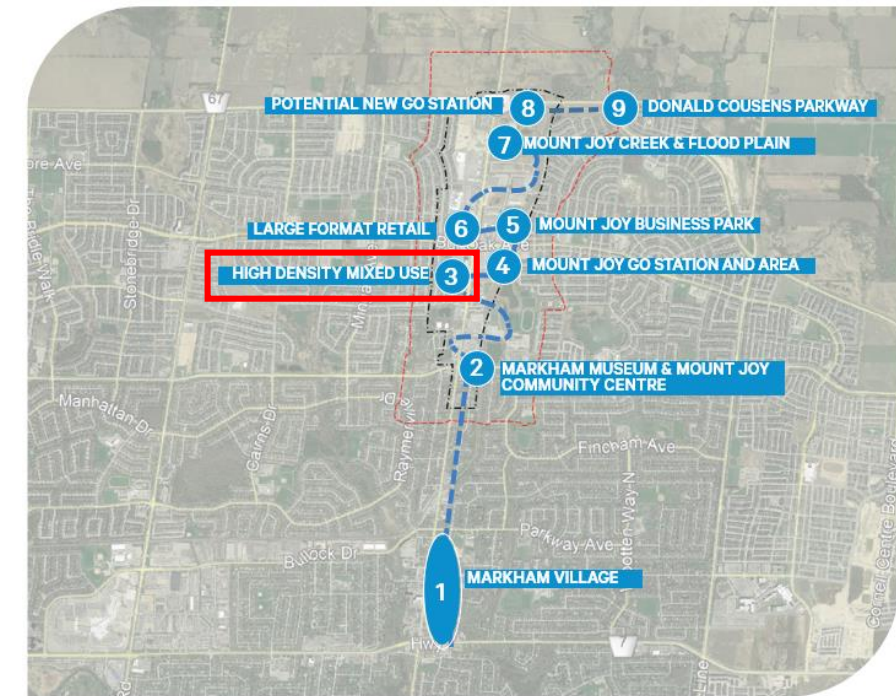
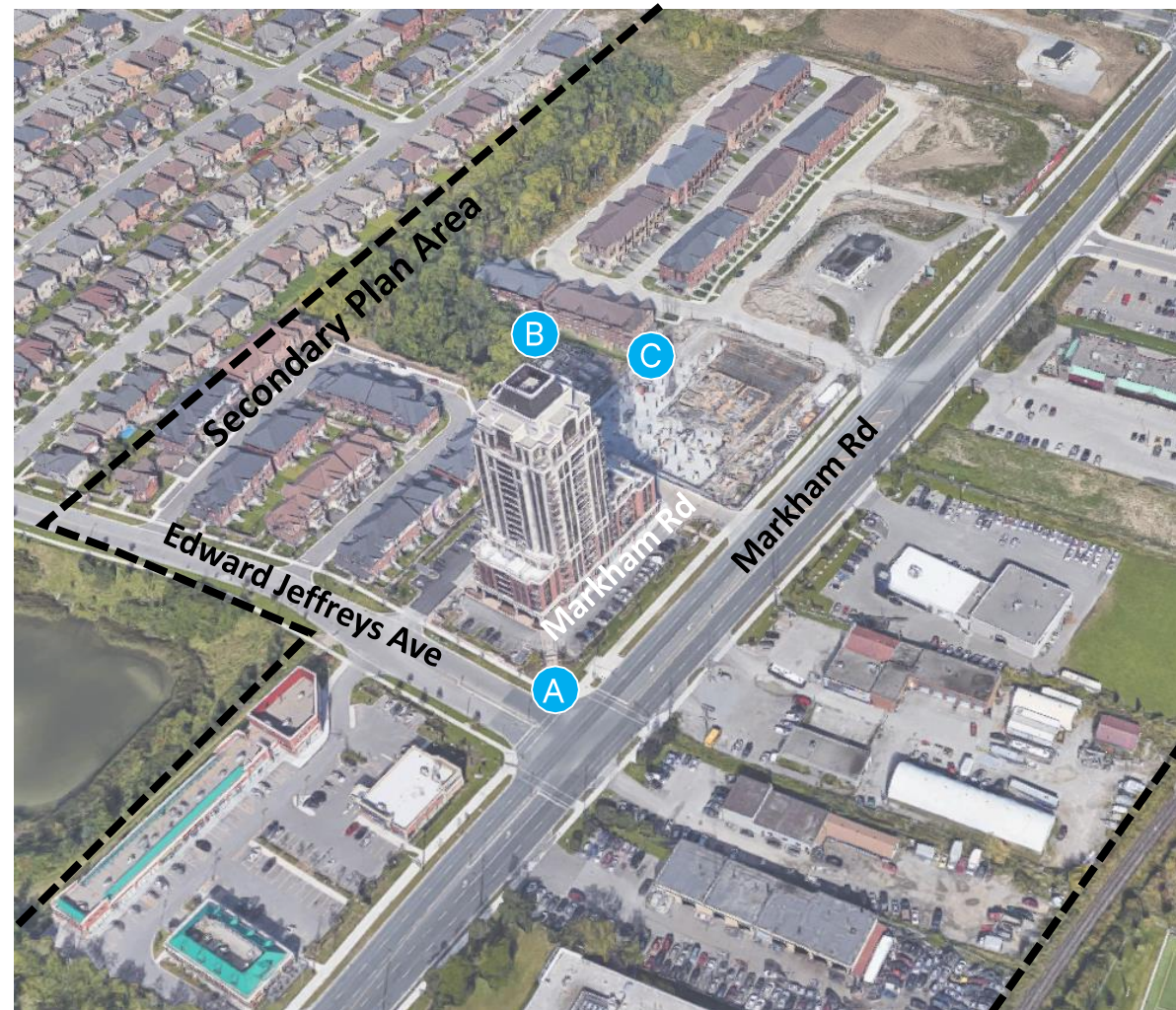


Water Sounds & Play



Space for Community Gatherings

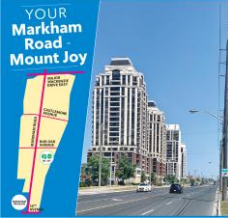
QUESTIONS +
DISCUSSION



Key Considerations

- Markham Road - from functional arterial to Main Street
- Nurturing vibrant street-oriented retail
- Mixed Use High-Rise built form
- Transition to Neighbourhoods



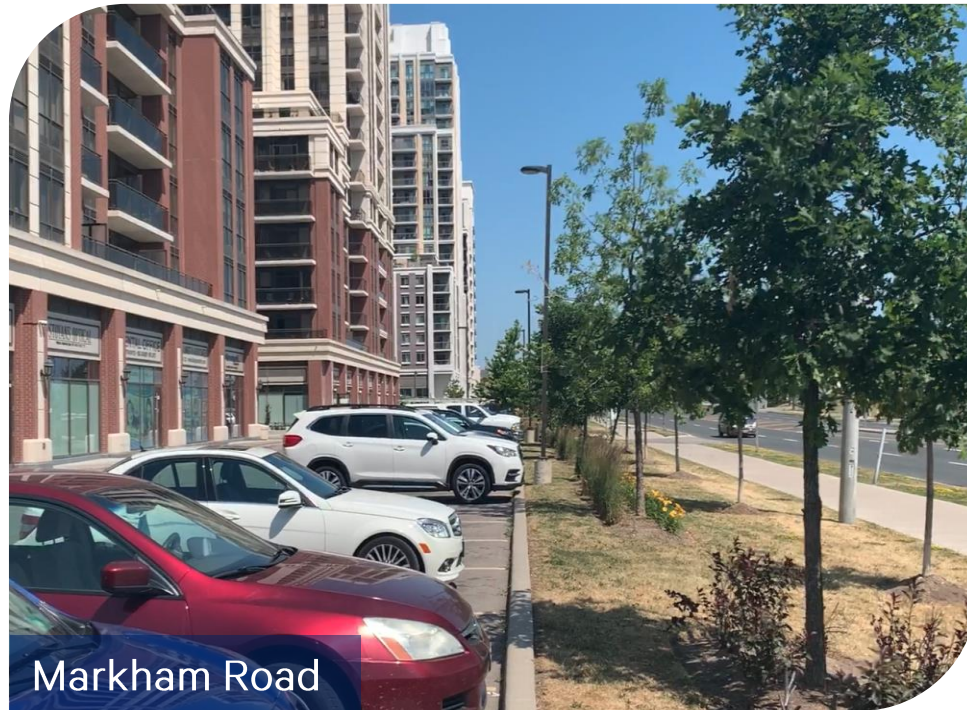


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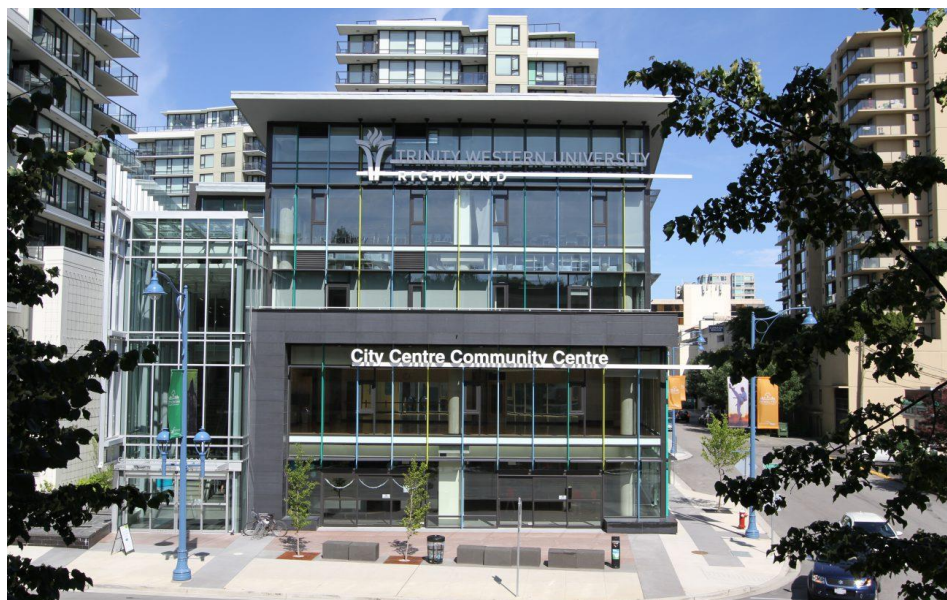
Bus Tour **HIGH DENSITY MIXED USE (3)**

Area Context Video

Bus Tour **HIGH DENSITY MIXED USE (3)** Inspirations, Lessons + Ideas



Markham Road



Case Study: City Centre Community Centre, Richmond, BC integrates a community centre + institutional uses within an urban, walkable precinct directly off of Westminster Highway

Universal Attributes of Successful Main Streets



King Street- Kitchener, Canada

- **Human-Scaled & People-First** – the pedestrian interest (needs & desires) are paramount
- **Linear Orientation** – form & function stimulate & draw parallel movements
- **Experience Driven** – beauty, delight, comfort are as critical as convenience & ease
- **Uniformity & Continuity** – consistent & continuous orders & proportions
- **Critical Mass** – of people, activities, mixed-uses, visual interest & enclosure

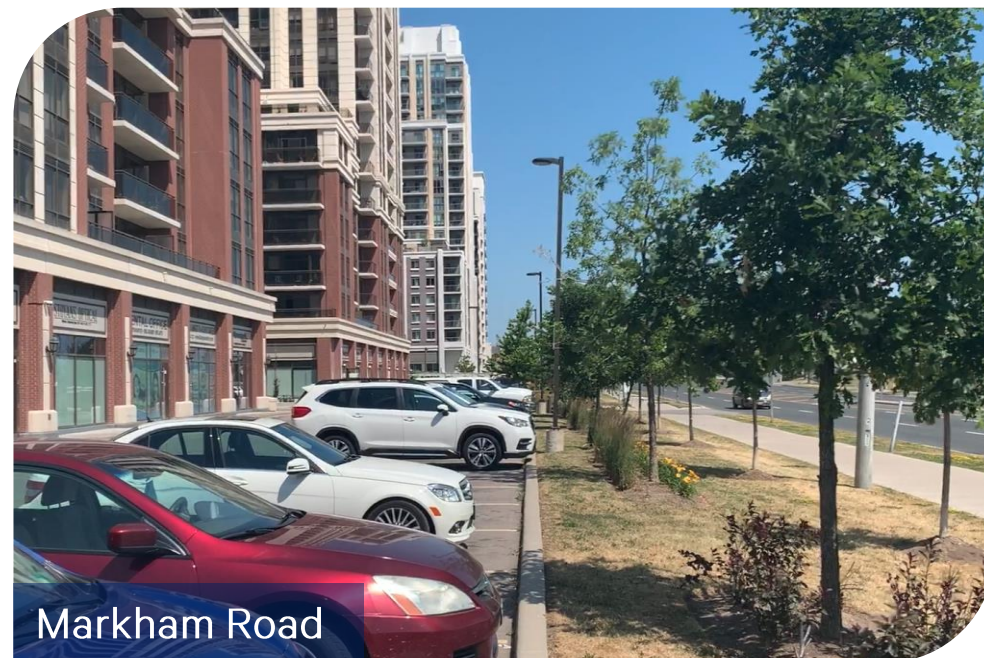


Markham Road - Markham Village, Canada



Furniture + landscape zones that buffer from roadway + vehicular movement

Bus Tour **HIGH DENSITY MIXED USE (3)** Inspirations, Lessons + Ideas



Markham Road



Case Study: Shoppers World, Brampton includes a Bosque creating a transition from the 6+ lane Main Street. The street is activated by retail/ commercial uses within high density mixed-use development. Image courtesy of Quadrangle Architects + SvN.

Critical Success Factors for the Design of Retail on Main Streets



Destination Retail & Cultural Anchors



Sidewalk Spill-out Activity



Sidewalk Culture & Physical Distancing



After 6 Economy & Pedestrian Amenities



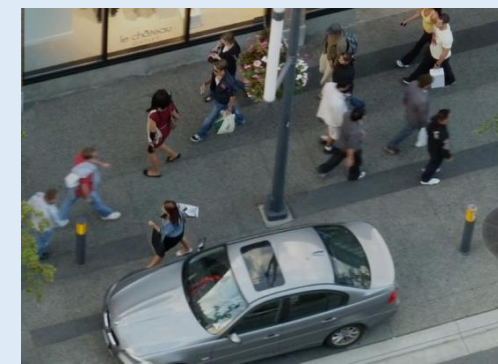
High Quality Public Realm & Streetscaping



Large Format Retail Integration



Shade & Weather Protection

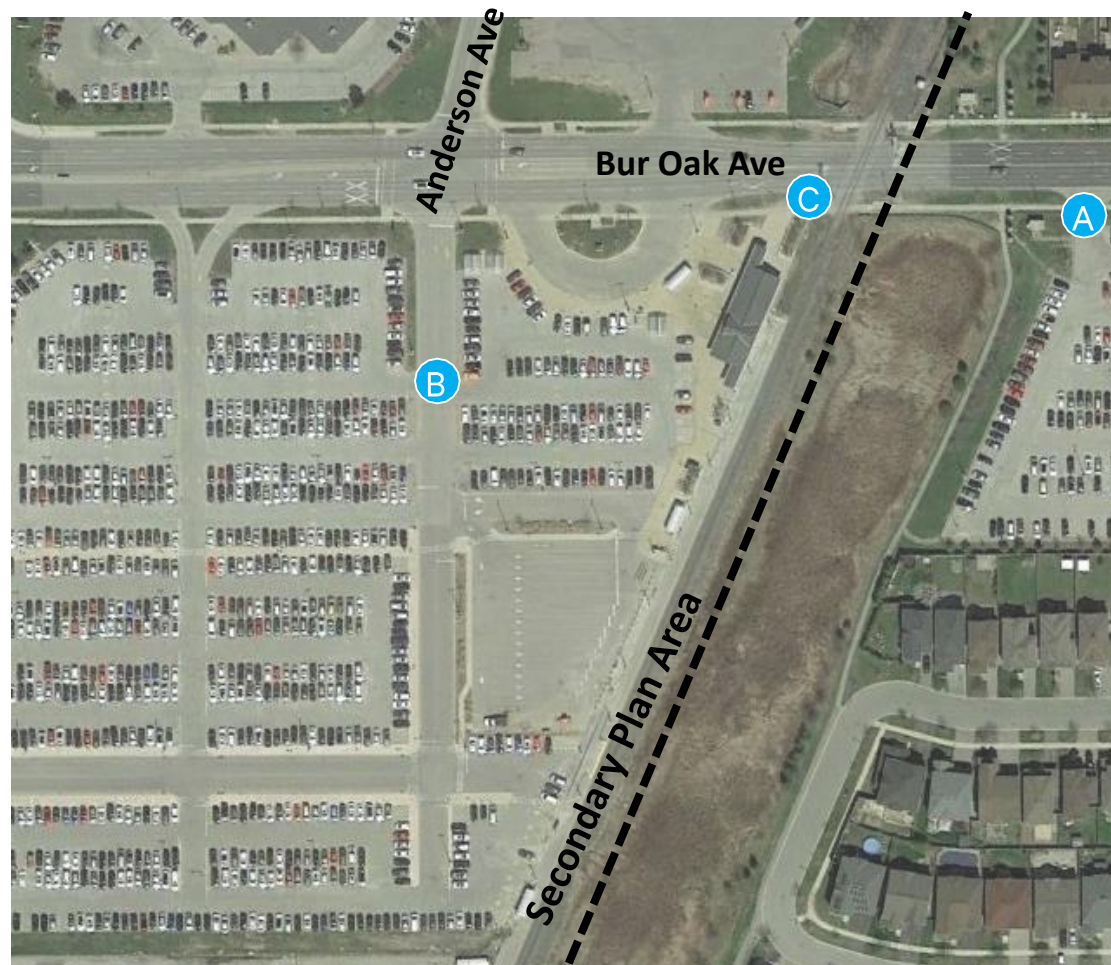


Some Visible Parking



Mostly Invisible Parking

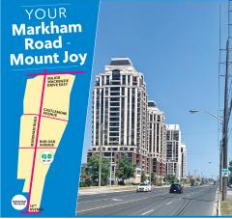
**QUESTIONS +
DISCUSSION**



Key Considerations

- Transit-Oriented Development & Placemaking
- Pedestrian-First & Priority Areas
- Station Design & Integration
- Public/Private Partnership
- Parking Demand Management & Design
- Complete Streets, Multi-Modal Movement & the First/ Last Mile Connection





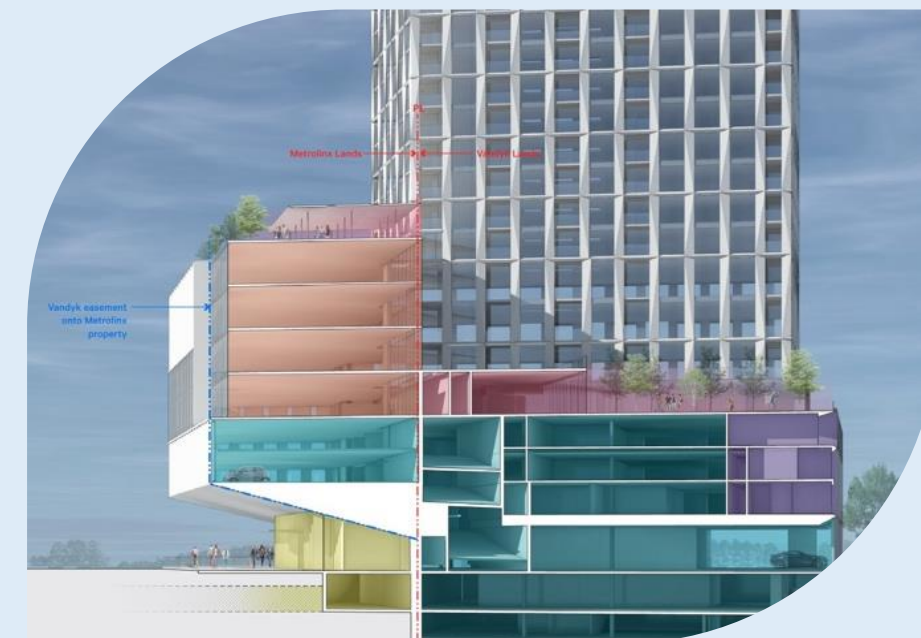
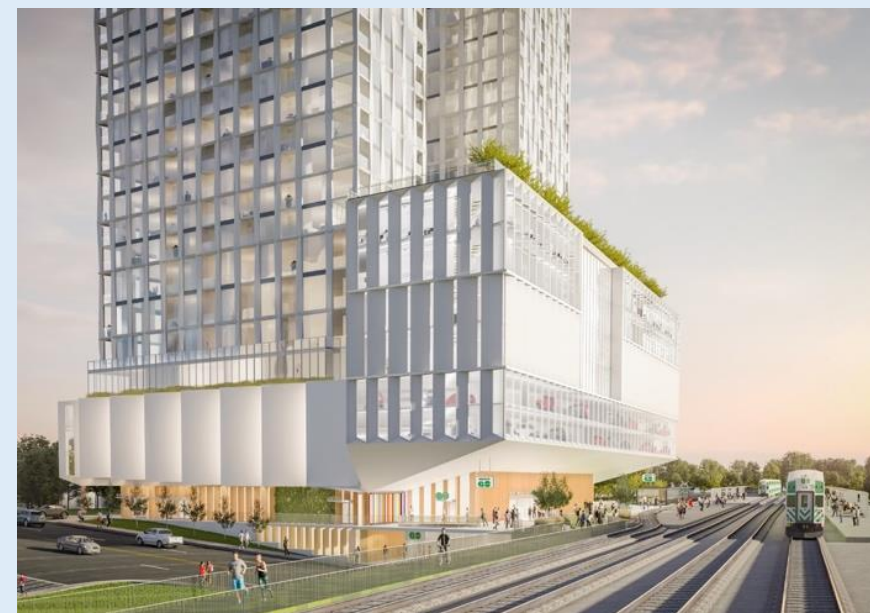
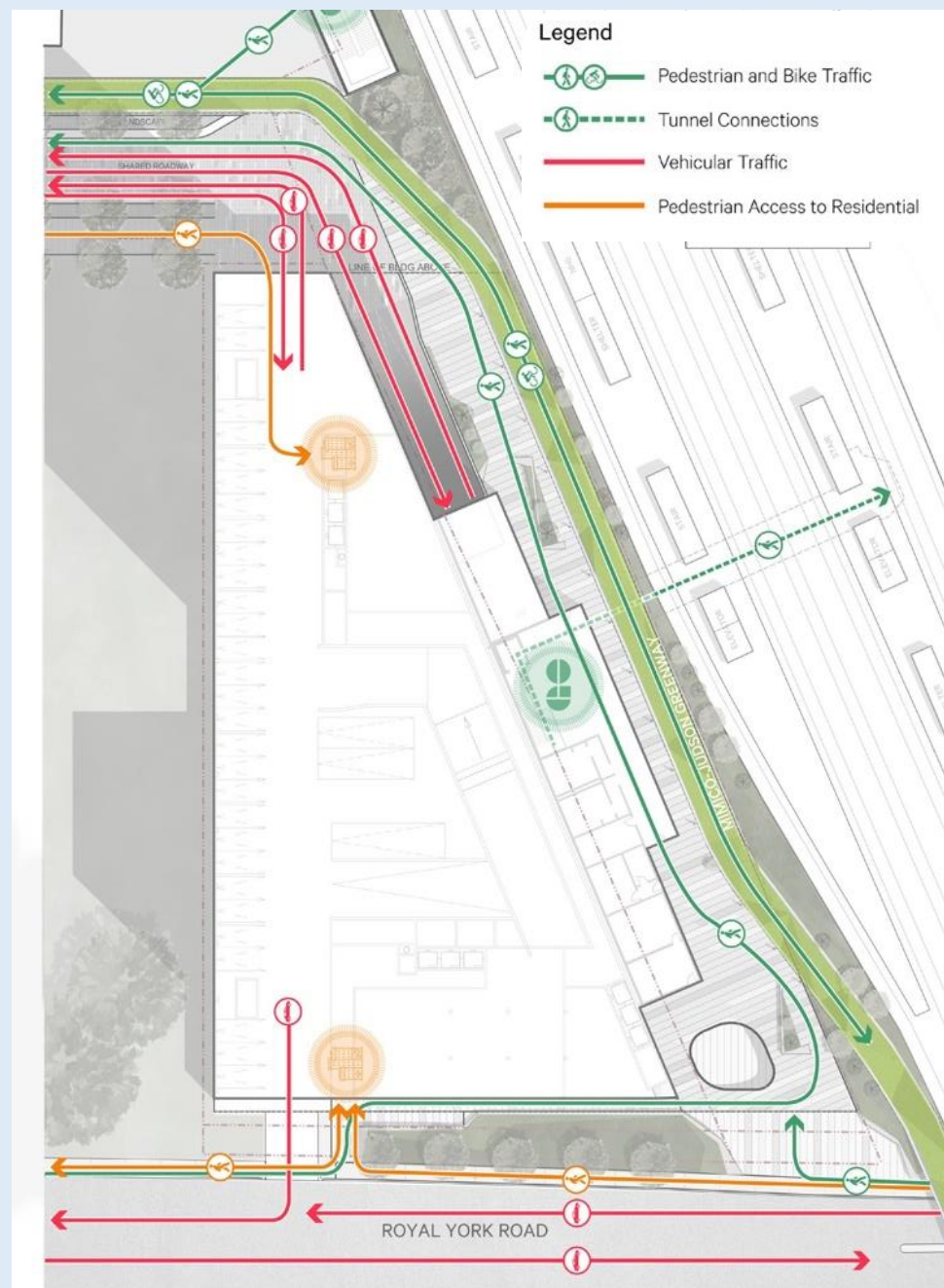
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Bus Tour MOUNT JOY GO STATION AND AREA (4)

Area Context Video

Station Integration & Public-Private Partnerships

Case Study: 327 Royal York Road



QUESTIONS +
DISCUSSION



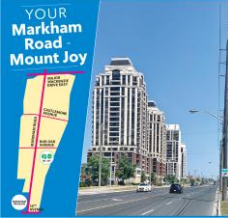
Shaded area is subject to conversion request to residential



Key Considerations

- Importance of employment lands
- Proximity to, and integration with, the Mount Joy GO Station
- Policy and implementation
- Broader range of employment uses
- Placemaking
- Creative/Innovative Hub
- Complete Streets





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Bus Tour **MOUNT JOY BUSINESS PARK (5)**

Area Context Video

Bus Tour MOUNT JOY BUSINESS PARK (5)

Inspirations, Lessons + Ideas

Place-Making & Retrofitting Industrial Parks

Case Study: Nexus Montreal

- One of the region's most successful Parks for decades is now finding it more and more challenging to attract and retain industrial or office tenants
- A series of interventions were proposed to enhance the public realm and improve amenities such that the area could better compete with the growing popularity of location in mixed-use areas and downtowns that are transit accessible and have an abundance of services, shops and amenities

Sample Kit of Parts

Do Everything



Pedestrian Ribbons



Green Parking



Grand Spires



Amenity Boxes



Box Frames



Public Art



Parking Pockets

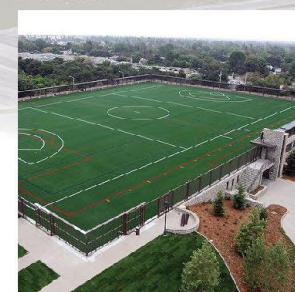


Table Tops



Central Plaza



Industrial Intensification

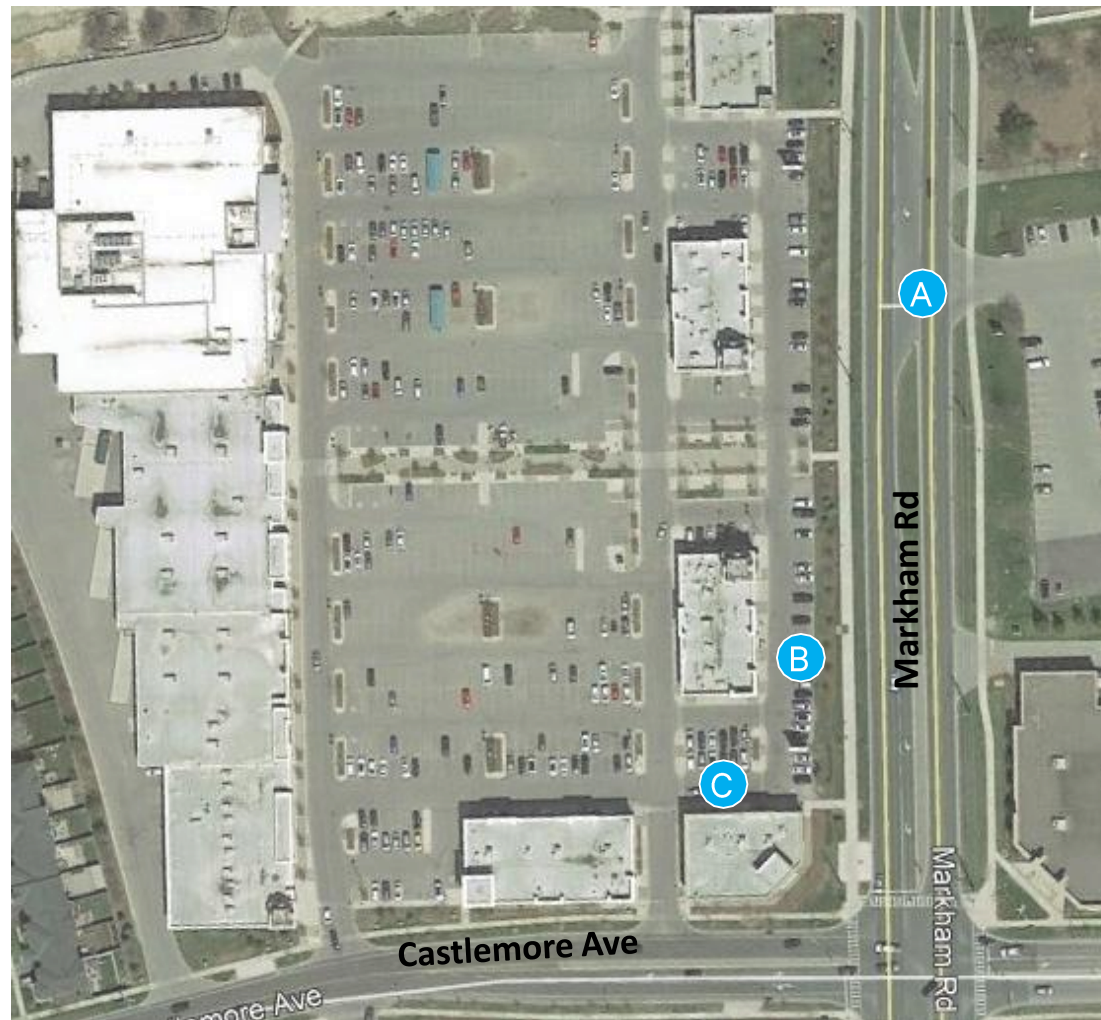
Case Studies: Vertical Industrial, 8188 Manitoba Street, Vancouver

Wesbild Holdings Ltd. has applied to the City of Vancouver for permission to develop two new six-storey mixed use buildings consisting of:

- ground floor and mezzanine Transportation and Storage: Storage Warehouse use;
- 2nd and 3rd floor Wholesale Class A use;
- 4th floor Textile Manufacturing;
- 5th and 6th floor General Office;
- 1 level of parking and vehicular access from Manitoba Street;
- Proximate to higher order transit (Marine Drive Station)



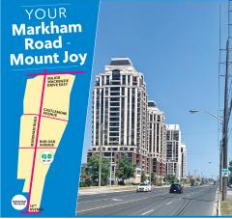
QUESTIONS +
DISCUSSION



Key Considerations

- Changing nature of retail requires a flexible and adaptive perspective
- Very large land holdings serve as opportunities to create a self-contained complete & life-long communities
- Green Links and complete streets





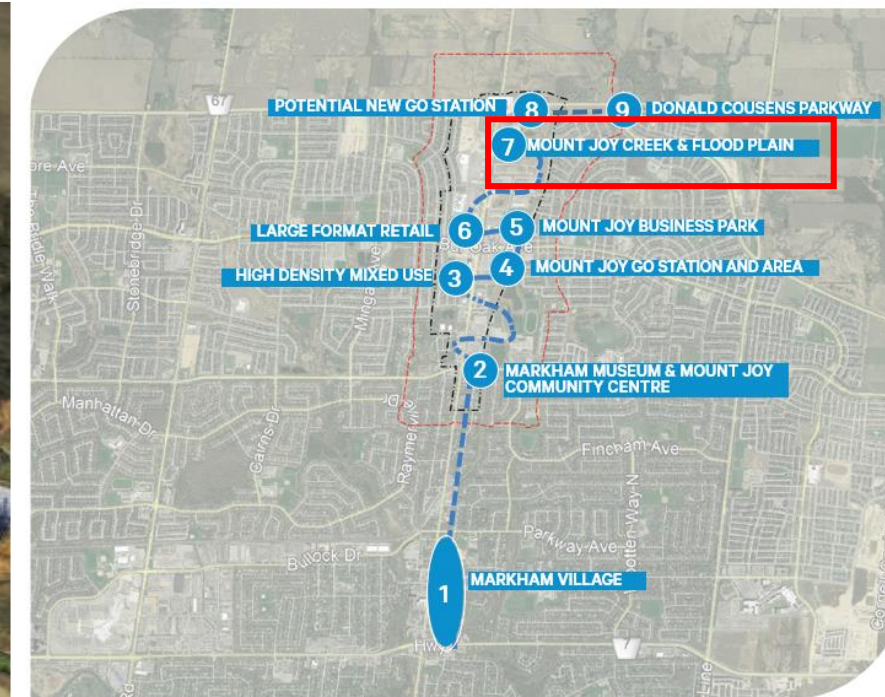
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Bus Tour **LARGE FORMAT RETAIL (6)**

Area Context Video



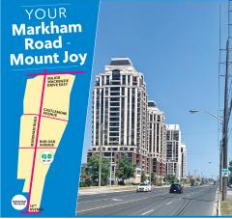
**QUESTIONS +
COMMENTS**



Key Considerations

- Interface with railway corridor
- Connections to neighbourhoods
- Anderson Avenue Extension
- Floodplain mitigation strategies
- Realignment and Daylighting of Mount Joy Creek
- Placemaking
- Integrated open space

Flood plain boundary is currently under review by TRCA and City of Markham

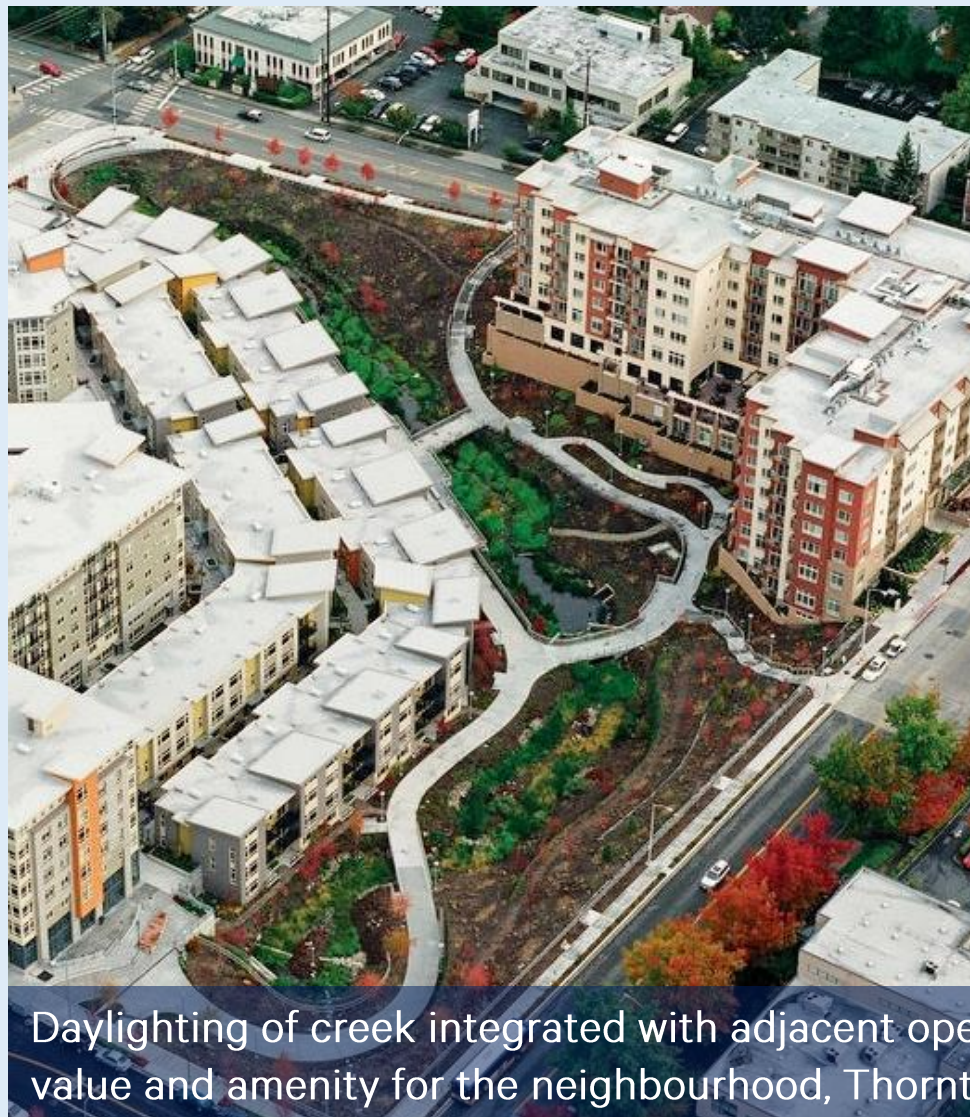


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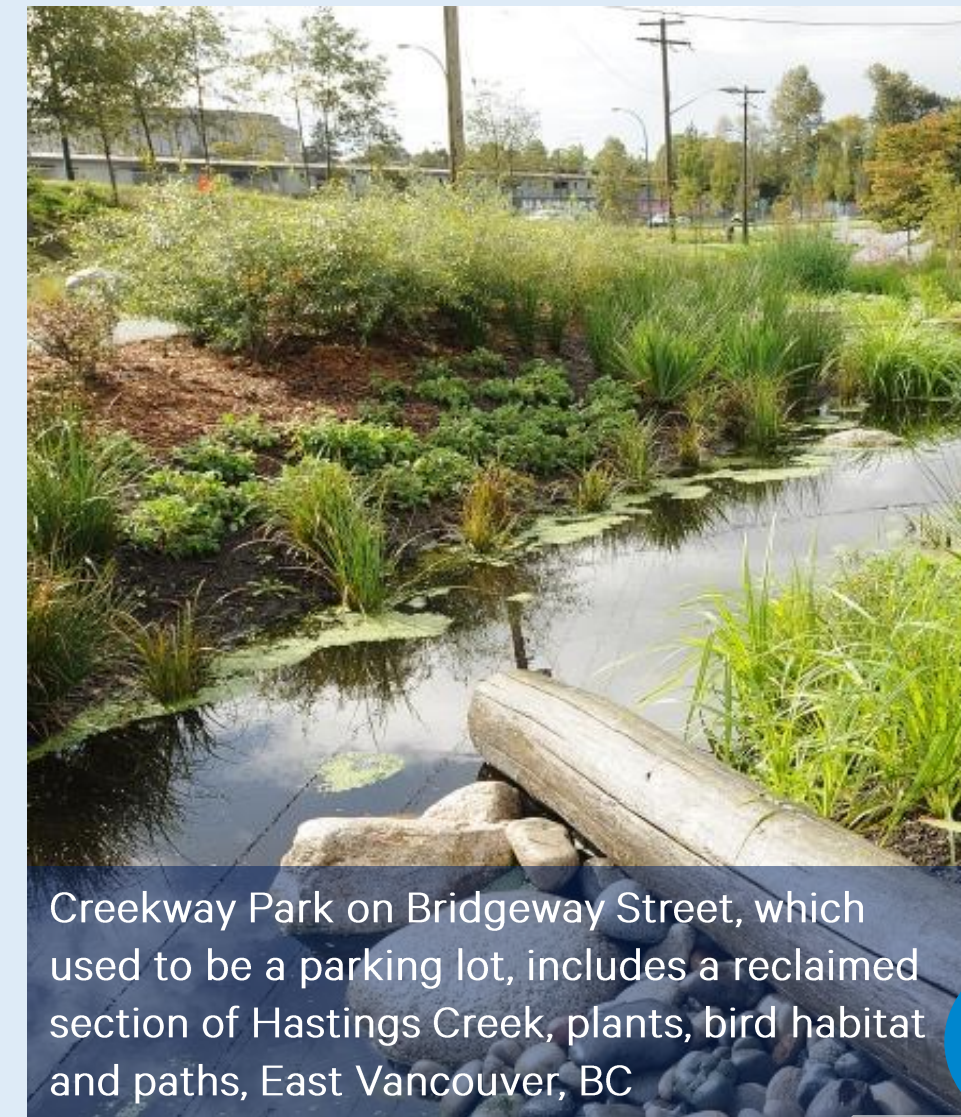
Bus Tour MOUNT JOY CREEK AND FLOOD PLAIN (7)

Area Context Video

Creek Daylighting integrated into Mixed-Use Development and adjacent open spaces



Daylighting of creek integrated with adjacent open spaces and development, providing value and amenity for the neighbourhood, Thornton Creek, Seattle



Creekway Park on Bridgeway Street, which used to be a parking lot, includes a reclaimed section of Hastings Creek, plants, bird habitat and paths, East Vancouver, BC

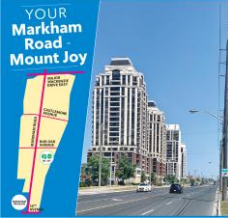
QUESTIONS +
DISCUSSION

Bus Tour **POTENTIAL NEW GO STATION (8)**



Key Considerations

- Major Mackenzie realignment/ overpass
- Greenbelt considerations
- Sustainable best practices
- Ease of access to transit
- Development proposals south of Major Mackenzie
- Optimal Station Area Transit Supportive Development
- Parking



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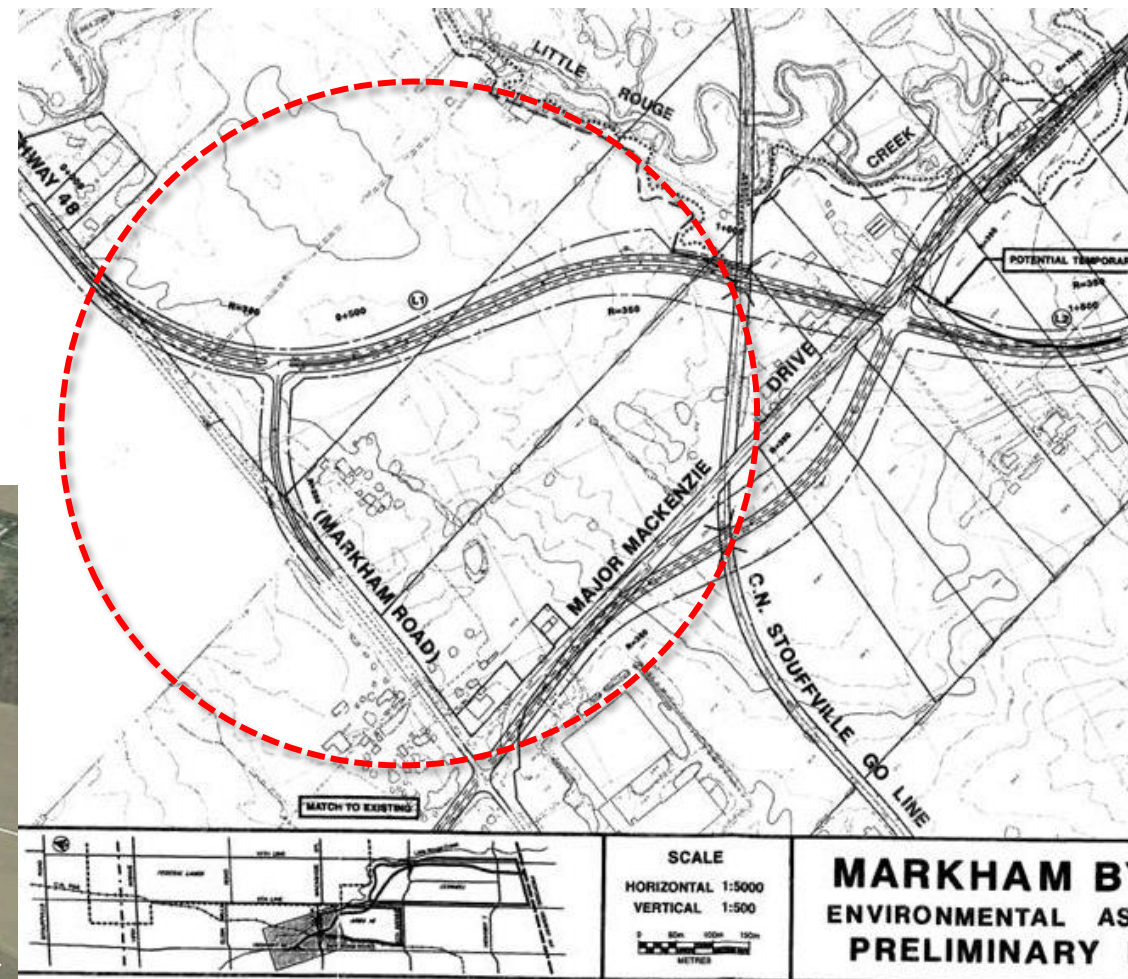
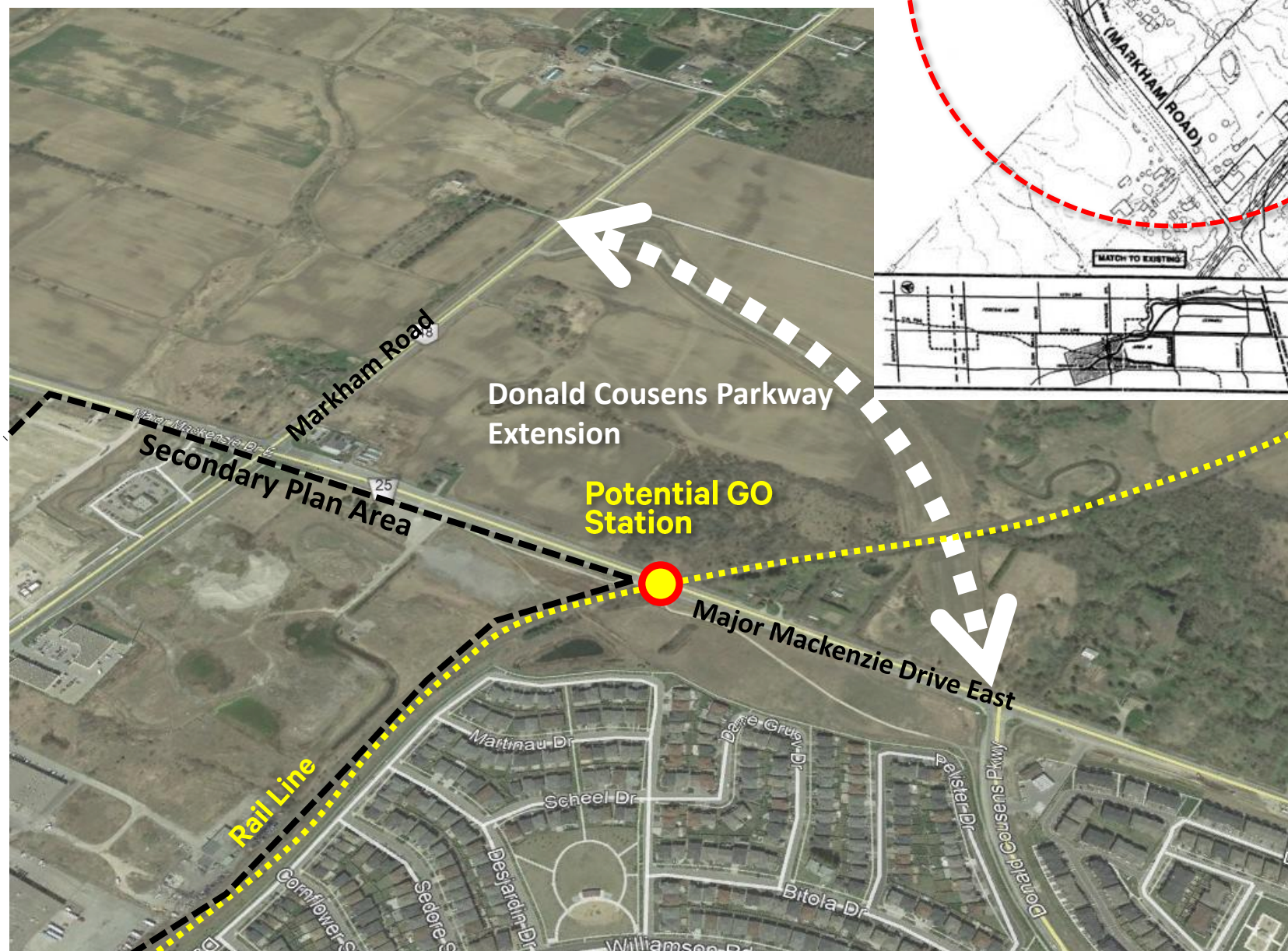
Bus Tour **POTENTIAL NEW GO STATION (8)**

Area Context Video



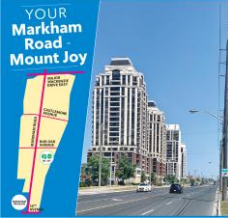
**QUESTIONS +
COMMENTS**

Bus Tour DONALD COUSENS PARKWAY (9)



Key Considerations

- Status of Donald Cousens Parkway Extension
- Transportation implications on Highway 48/Markham Road
- Potential driver for future Urban Area expansion



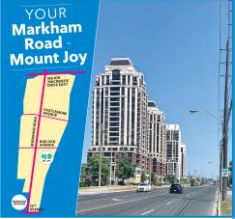
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Bus Tour DONALD COUSENS PARKWAY (9)

Area Context Video



**QUESTIONS +
COMMENTS**



5

Questions + Discussion

Additional Questions + Discussion

Thank you