

City of Markham

# Age-Friendly Guidelines



MARKHAM  
AGE FRIENDLY  
DESIGN GUIDELINES

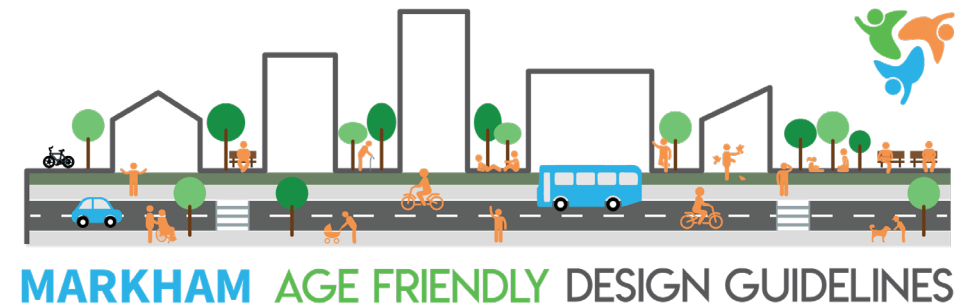
Development Services Committee Meeting Presentation  
September 12, 2022





# DSC Meeting Agenda

1. Project Overview
2. Guidelines
  - Process
  - Overview
  - Summary of Key Changes
3. Implementation
4. Recommendations





# 1.0 Project Overview



# Purpose of the Guidelines

- Integrate age-friendly design direction into built environment
- Applies to new and redeveloping communities
- Includes privately-owned low-rise, mid-rise and high-rise residential and mixed-use buildings and neighbourhoods
- Intended as an accessible and high-graphic document

**NEIGHBOURHOOD GUIDELINES**

## 1.1 Key Features of Age-Friendly Neighbourhoods

**Age-friendly neighbourhoods should be comfortable, safe, well-maintained, playful, intuitive, and provide a range of co-located and accessible community amenities linked by a walkable network of connections.**

The following guidelines establish the structure and design qualities of the public realm to promote age-friendly neighbourhoods. They provide direction for co-locating community amenities and supporting a comfortable, year-round microclimate, while highlighting the importance of designing for community safety, providing clear wayfinding, maintaining public spaces, and supporting age-friendly civic engagement.

Figure 3. Port Credit Square in Mississauga helps illustrate many key features of age-friendly neighbourhoods.

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## 1.1.1 Co-Locating Community Amenities

**Find opportunities to co-locate complementary services and facilities with new development to optimize community benefit, promote shared use, improve access, and create hubs for age-friendly uses and intergenerational activities.**

- New master planned communities should co-locate and/or cluster facilities for older adults, schools, parks, child care as well as other community services within a comfortable walking distance. Where possible, community amenities should be provided during early phases of multi-phase developments to coincide with the first residents to settle in a community.
- New developments should be designed to prioritize pedestrian connections and minimize the walking distance to existing community facilities such as libraries and community or recreation centres.
- Opportunities should be sought early in the development review process to form partnerships that integrate community facilities on a development site.
- Partnerships with public landowners such as school boards are encouraged to increase shared access to open spaces and other recreational facilities, especially in areas where there are limited opportunities for new open space.
- New developments should deliver social spaces for both older adults as well as children, and consider opportunities for intergenerational programming.

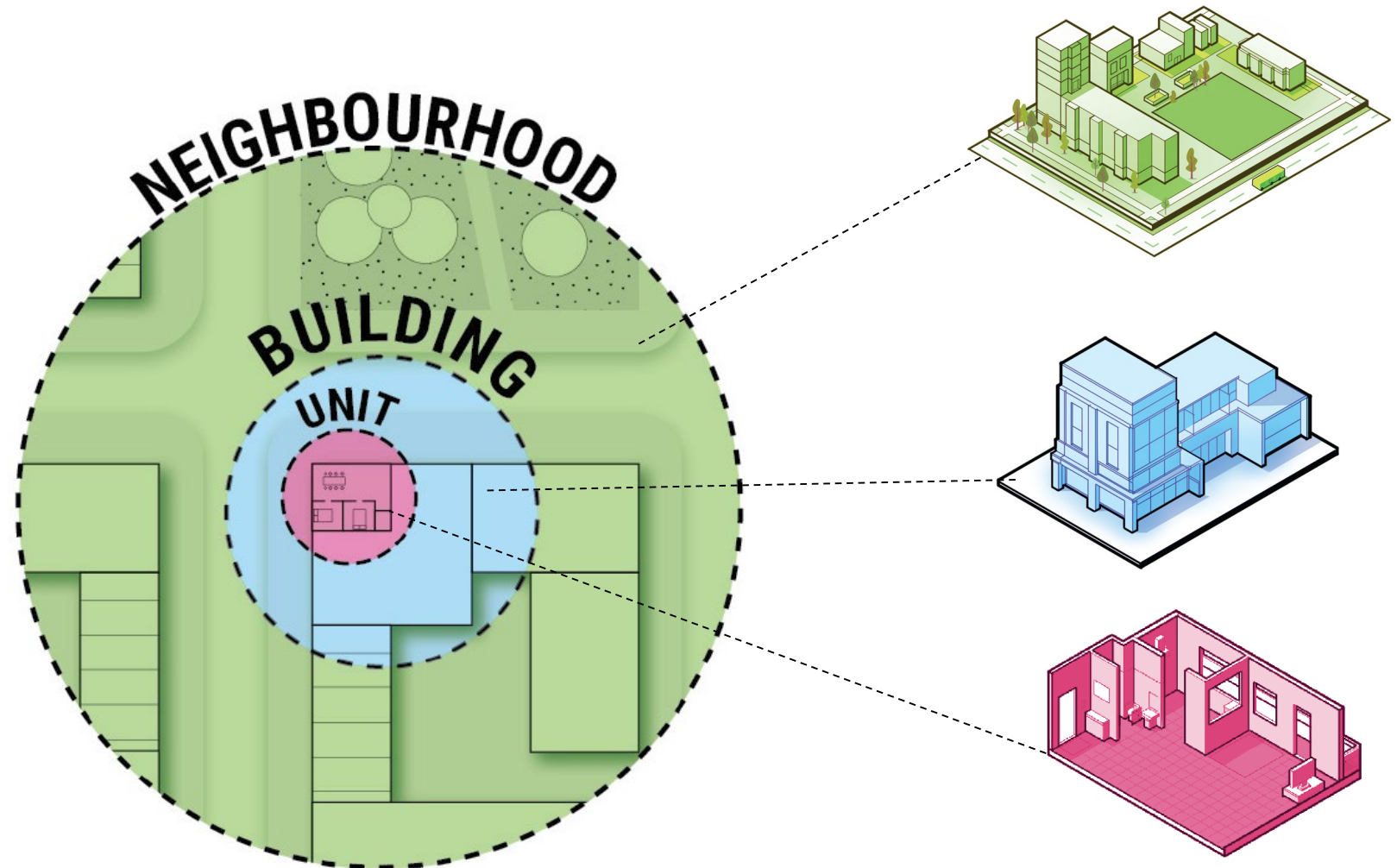
Figure 4. Kipling Acres long-term care home is co-located with a child care facility with regular inter-generational programming.

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# Design at Three Scales

- Neighbourhood
- Building
- Unit



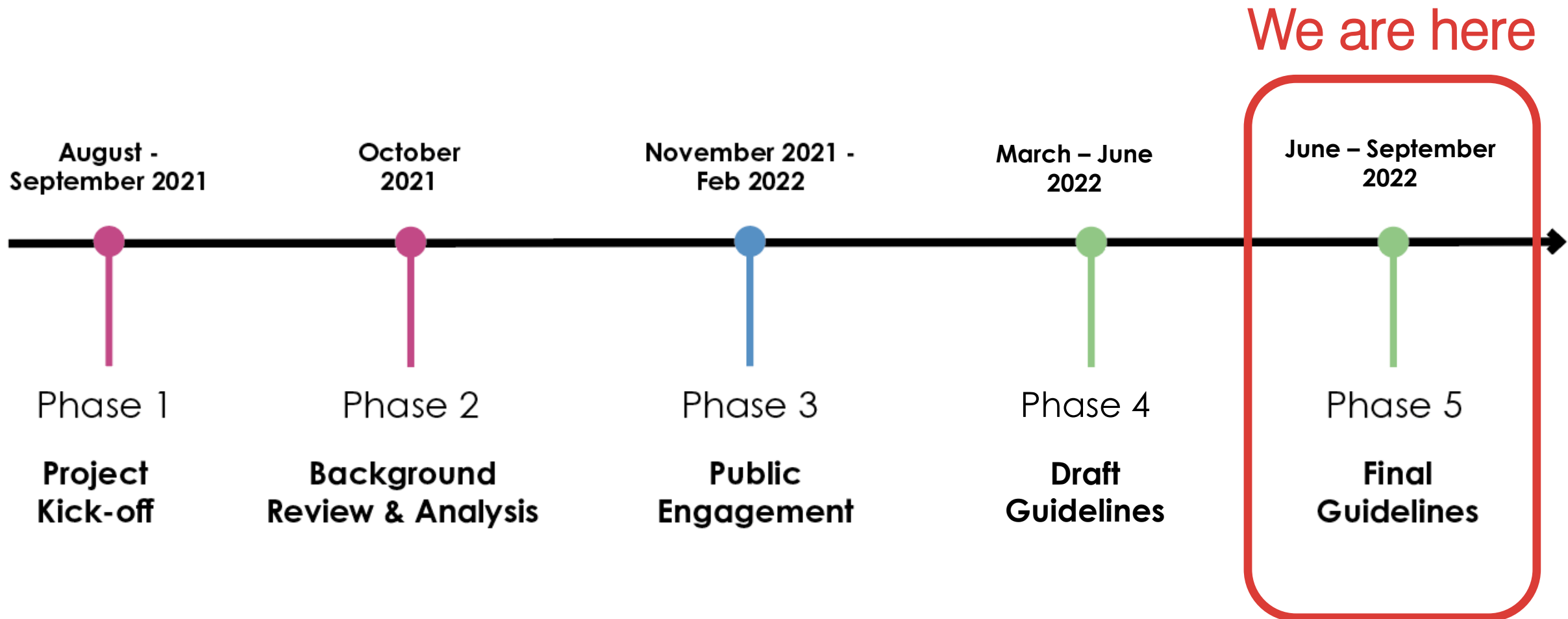


# 2.0 Guidelines



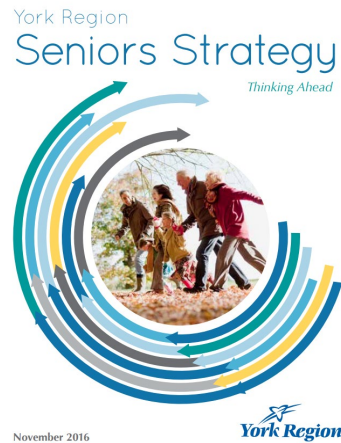
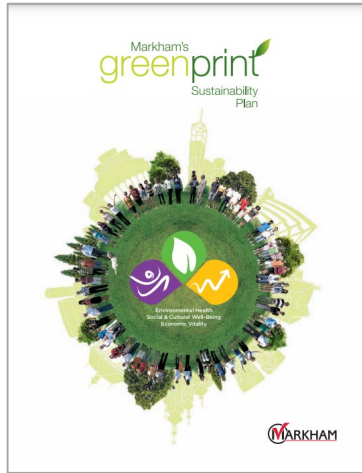


# Project Process





## Background and Policy Review



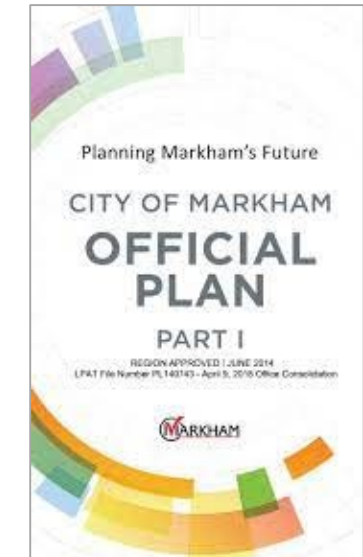
### MARKHAM OLDER ADULT STRATEGY

#### Final Report

Markham, Ontario

Prepared for The City of Markham

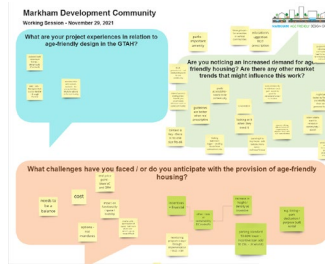
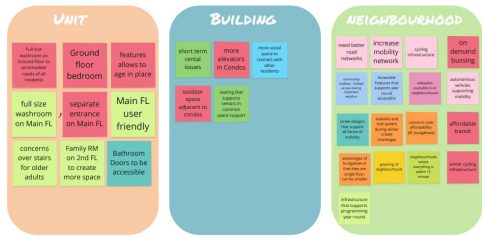
October 16, 2017





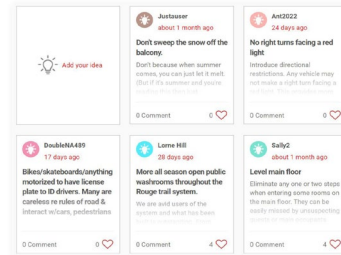
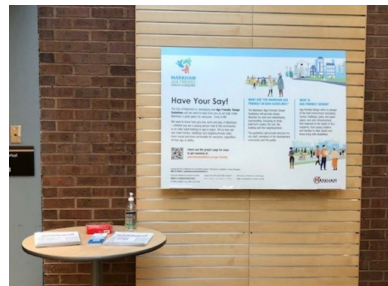


# Community & Stakeholder Engagement



## ENGAGEMENT CHANNELS

- Virtual public open house events
- Library outreach including in-person surveys, poster boards and bookmarks
- Online engagement through YourVoice Markham, online survey and interactive “0-99 Ideas Challenge”



## KEY STAKEHOLDER CONSULTATION

- Technical Advisory Committee
- Senior Advisory Committee and Committee for an Age Friendly Markham
- Markham Mayor Youth Council
- Development Industry
- Expert Interviews



# Guideline Contents

Introduction

1.0 Neighbourhood Guidelines

2.0 Building & Site Design Guidelines

3.0 Unit Guidelines

4.0 Implementation



# Guideline Structure

## 1.0 Neighbourhood Guidelines

### 1.1 Key Features of Age-Friendly Neighbourhoods

#### 1.1.1 Co-locating Community Amenities

- 1.1.1.a New master planned communities should co-locate and/or cluster facilities for older adults, schools, parks, child care as well as other community services within a comfortable walking distance. Where possible, community amenities should be provided during early phases of multi-phase developments to coincide with the first residents to settle in a community.



# 1.0 NEIGHBOURHOOD GUIDELINES

- 1.1 Key Features of Age-Friendly Neighbourhoods
- 1.2 Mobility and Connectivity
- 1.3 Parks and Open Spaces
- 1.4 Urban Furnishings

## 1.1 Key Features of Age-Friendly Neighbourhoods

## 1.2 Mobility and Connectivity

## 1.3 Parks and Open Spaces

## 1.4 Urban Furnishings





### NEIGHBOURHOOD GUIDELINES

## 1.1 Key Features of Age-Friendly Neighbourhoods

Age-friendly neighbourhoods should be comfortable, safe, well-maintained, playful, intuitive, and provide a range of co-located and accessible community amenities linked by a walkable network of connections.

The following guidelines establish the structure and design qualities of the public realm to promote age-friendly neighbourhoods. They provide direction for co-locating community amenities and supporting a comfortable, year-round microclimate, while highlighting the importance of designing for community safety, providing clear wayfinding, maintaining public spaces, and supporting age-friendly civic engagement.



Figure 3. Port Credit Square in Mississauga helps illustrate many key features of age-friendly neighbourhoods.



### 1.1.1 Co-Locating Community Amenities

Find opportunities to co-locate complementary services and facilities with new development to optimize community benefit, promote shared use, improve access, and create hubs for age-friendly uses and intergenerational activities.

- a. New master planned communities should co-locate and/or cluster facilities for older adults, schools, parks, child care as well as other community services within a comfortable walking distance. Where possible, community amenities should be provided during early phases of multi-phase developments to coincide with the first residents to settle in a community.
- b. New developments should be designed to prioritize pedestrian connections and minimize the walking distance to existing community facilities such as libraries and community or recreation centres.
- c. Opportunities should be sought early in the development review process to form partnerships that integrate community facilities on a development site.
- d. Partnerships with public landowners such as school boards are encouraged to increase shared access to open spaces and other recreational facilities, especially in areas where there are limited opportunities for new open space.
- e. New developments should deliver social spaces for both older adults as well as children, and consider opportunities for intergenerational programming.



Figure 4. Kipling Acres long-term care home is co-located with a child care facility with regular inter-generational programming.





# 2.0

## BUILDING AND SITE DESIGN GUIDELINES

- 2.1 Ground-Related Residential Buildings
- 2.2 Multi-Unit Residential Buildings
- 2.3 Mixed Use Buildings with Commercial Uses
- 2.4 Community Facilities

### 2.1 Ground-Related Residential Buildings

### 2.2 Multi-Unit Residential Buildings

### 2.3 Mixed Use and Commercial Building Uses

### 2.4 Community Facilities



### BUILDING AND SITE DESIGN GUIDELINES

## 2.1 Ground-Related Residential Buildings

Ground-related residential buildings, including single detached homes, townhouses, duplexes, and triplexes should be designed to accommodate the needs of children and to support aging-in-place.

An important component of age-friendly design is ensuring that new development better supports the needs of households with children and older adults at various life stages to ensure that residents can more easily age-in-place. While many of the accommodations related to aging-in-place are addressed within the unit guidelines, there are key provisions that can be secured at the building scale to support this objective.

The following guidelines provide directions on ground-related residential buildings, which include single-detached homes, townhouses, duplexes, and triplexes that have private entrances accessed from the street.

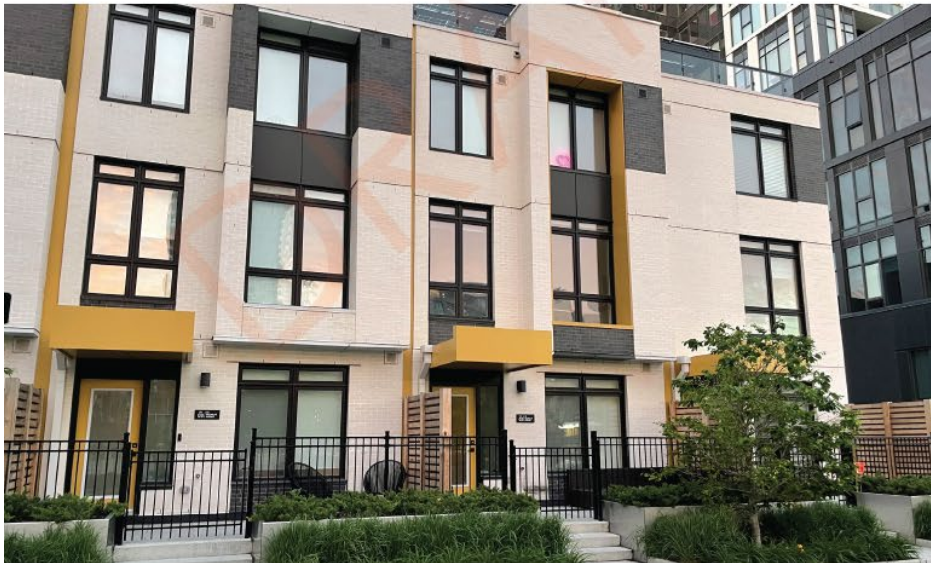


Figure 53. These townhouses are an example of ground-related residential buildings.



### 2.1.1 Site Design & Access

Where possible, ground-related residential buildings should be designed with no-step access to respond to reducing mobility as we age-in-place.

- Where possible, a no-step, or zero threshold should be provided to the main entry of new homes. Where this is not possible, a no-step, or zero, threshold is encouraged through a garage.
- The width of the walkway to the entry of any unit should be sufficient to allow for an individual using a mobility device, and another person who may be providing assistance, to travel side-by-side.
- Site access and entryways to both the main unit and where applicable, additional accessory units, should be well-lit to avoid risks of slipping during low-light hours.
- Where provided, shared outdoor amenity spaces should be designed to be centrally located within the development in order to promote safety and ease of access for young children and older adults.
- When ground-related homes are sited on slopes, consideration should be given to providing a secondary suite that is accessed at the rear of the building. Combined with a sloping walkway to the rear, these units can be designed to have no-step access by taking advantage of grade differences.

- See the City of Markham's Accessibility Design Guidelines for standards on accessible entrances.
- See City of Markham's Comprehensive Zoning By-Law for standards on additional accessory units and minimum amenity size for shared outdoor amenity spaces.
- See Ontario Building Code for standards on exterior walks and entrances.



Figure 54. Gently sloping ramps can provide no-step access to grade-related homes.



Figure 55. This house sited on a slope is afforded a no-step access to a basement level that has high ceilings and ample light.





# 3.0 UNIT GUIDELINES

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- 3.1 Interior Layout
- 3.2 Interior Design & Finishes
- 3.3 Unit Circulation

## 3.1 Interior Layout

## 3.2 Interior Design & Finishes

## 3.3 Unit Circulation



### UNIT GUIDELINES

## 3.1 Interior Layout

The interior layout of residential units should be flexible enough to account for the needs of households with both children and older adults.

The following guidelines provide direction on the design and planning of interior living spaces in residential units, whether in ground-related residential buildings or multi-unit residential buildings. A unit's interior organization and layout can impact its livability by considering spatial adjacencies, paths of travel, and how different spaces are used. Design and construction considerations can also impact how easily a unit can adapt to the changing needs of residents over time.



Figure 91. This open concept apartment provides ample light and opportunities for passive supervision of young children.



### 3.1.1 Flexibility & Planning for Future Change

Units should be flexible and adaptable with features that afford layout changes to fit the evolving needs of residents over time.

- Open concept floor plans with few obstructions are encouraged as they afford the greatest flexibility.
- The placement of interior structural walls should be carefully considered to not limit future retrofits or expansions of residential units. Likewise, flexible partition walls are encouraged to allow for future adaptation of units, including combining units in multi-unit residential buildings to accommodate growing or multi-generational households. This also allows for units to be reduced in the case of shrinking families.
- Unit layouts should be planned such that walls designed to be removable don't interfere with building systems (i.e. HVAC, plumbing, electrical).
- Where appropriate, units should be designed to be adaptable to resident's daily needs by using integrated or fold-away furniture for easy space modifications and/or movable walls to provide additional privacy.
- Where possible, multi-level units should have a "flex" room, such as a study or den, on the main floor which could become an accessible bedroom in the future for aging-in-place. Building systems (i.e. HVAC, plumbing, electrical) should be designed to allow for a change of use from a flex space to a bedroom.

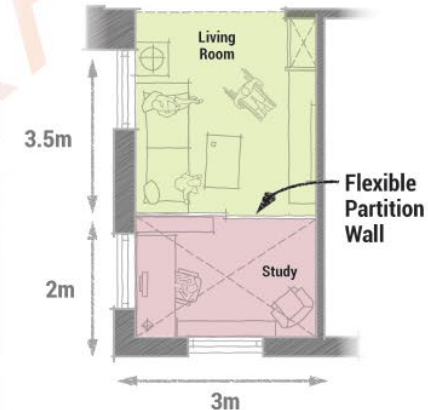
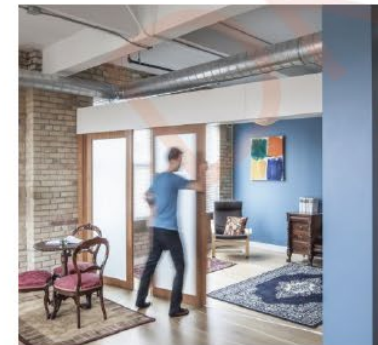


Figure 92. Flexible partition walls allow the user to adapt the space to their changing needs throughout the day, benefiting multi-generational households and households who require added privacy such as parents who work from home.



# Recommendations by the Committee for an Age-Friendly Markham

RECOMMENDATION	GUIDELINE
'Always Homes' Guidelines	<ul style="list-style-type: none"><li>• No-step / zero threshold access to the main entrance (2.1.1)</li><li>• Primary living spaces, including a bedroom with full bath, on the ground floor (2.1.2)</li><li>• Door lever types (2.2.5)</li><li>• Improved kitchen and bathroom designs to accommodate older adults with limited abilities (3.1.2 &amp; 3.1.3)</li></ul>
'Home Elevators & Chair Lifts – New Homes'	<ul style="list-style-type: none"><li>• Additional support rails and platform lifts, as well as planning for the location of an elevator for future installation if needed (3.3.2)</li></ul>





# Summary of Key Changes

- Revising text to ensure consistent terminology
- Adding clarifying language
- Consolidating text to eliminate repetition
- Incorporating additional references to City policies
- Replacing precedent images identified
- Adding new graphics and diagrams

## 1.2.1 Block and Street Network

Design street networks to be safe and walkable with blocks that are porous for pedestrians and cyclists.

- Complete streets should be designed that cater to the needs and comfort of all users, including pedestrians, cyclists, and persons with disabilities.
- Where possible, in new development areas, block sizes should be designed to be walkable, and where possible, should not exceed 150 metres in length. Where blocks greater than 150 metres in length are unavoidable, there should be at least one mid-block pedestrian connection.
- When retrofitting existing streets and blocks, new mid-block pedestrian connections with appropriate crossing facilities are encouraged to improve walkability, or to address pedestrian desire lines where appropriate.
- If warranted, in new development areas, controlled pedestrian crossings should be provided at least every 200 metres along collector roads, either at mid-block locations or at intersections.
- Where provided on private property, mews and woonerfs should prioritize pedestrians through varied pavement marking applications, landscaping, bollards, and where possible, varied surface materials.
- Traffic calming strategies, such as narrowed travel lanes, should be considered when designing street networks.
- Where possible, build or complete accessible sidewalks, multi-use paths, trails and bicycle networks that connect to all destinations and follow key pedestrian routes.

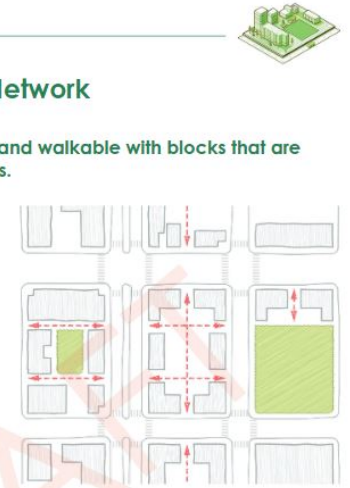


Figure 21. Mid-block pedestrian connections should be provided when blocks are greater than 150 metres in length.



Figure 22. This multi-building development in North York provided a direct pedestrian connection through the block to improve walkability.

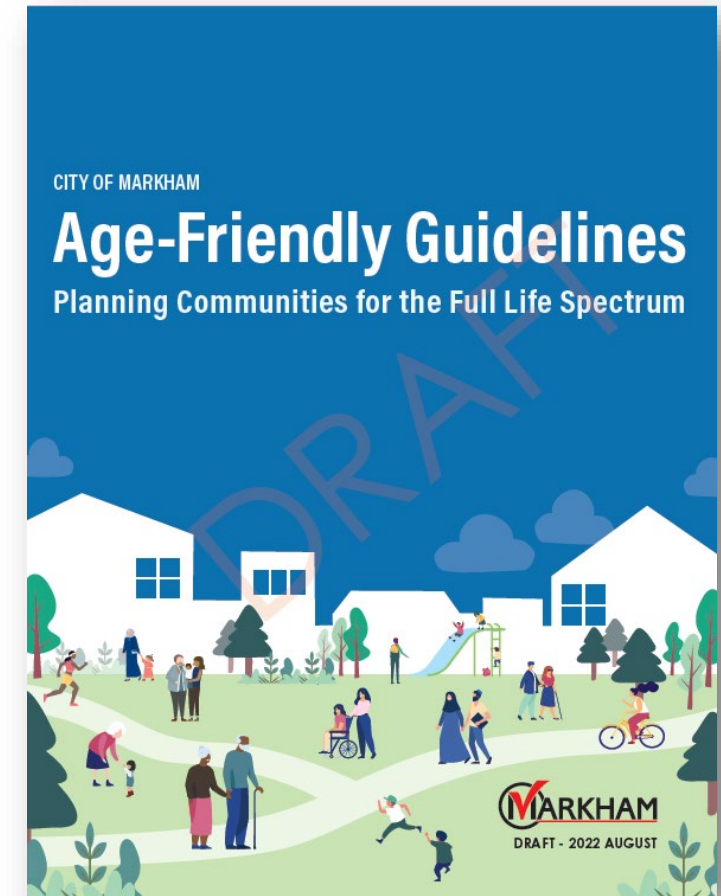


# 3.0 Implementation



# Application of the Guidelines

- City-wide implementation
- Context-specific application
- Provides guidance for developers, designers and City staff in preparation of development applications
- Informs planning frameworks
- Informs design and construction of new parks and streetscapes
- Flexible interpretation
- The Planning Act does not grant Municipalities authority to review and approve interior of buildings
- Living document – to be updated as required





# Cost Implications

Several guidelines in the public realm will increase the City's capital, operations and maintenance costs, and will require appropriate funding for maintenance and lifecycle costs.

## Examples include:

- Provision of additional benches
- Introducing year-round use of parks
- Providing additional washrooms in parks
- Providing lighting at night, dawn and dusk in parks
- Wider non-standard sidewalk widths
- Additional pedestrian crossings
- Bicycle repair stations



# 4.0 Recommendations





# Staff Recommendations

1. THAT the report titled, “ City of Markham – Age-Friendly Design Guidelines” be received;
2. AND THAT the guidelines outlined in the “City of Markham – Age-Friendly Design Guidelines” (Appendix 1) be endorsed for implementation through the development review process;
3. AND THAT Staff be directed to form a Staff Working Group to prepare a Request for Proposal and retain a consultant to complete a cost analysis of implementing the “City of Markham – Age-Friendly Design Guidelines” in the public realm and report back to Development Services Committee;
4. AND THAT the guidelines in the “City of Markham – Age-Friendly Design Guidelines” applicable to the public realm be implemented once the cost analysis is completed and presented to the DSC;
5. AND THAT minor amendments to the “City of Markham – Age-Friendly Design Guidelines” be made subject to the Development Services Commissioner’s approval;
6. AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

# Thank you

