



Launch of Markham's Urban Design Guidelines

Presentation to Development Services Committee
June 4, 2024





Agenda

- 01** Introduction
- 02** Project Overview
- 03** Next Steps

Study Objective

Develop City-wide Urban Design Guidelines that provide direction and guidance on a variety of urban design topics and built-form matters



Why are design guidelines
important for Markham?



GREAT CITIES HAVE GREAT BONES ...





Shaping a Great Public Realm



The elements of urban fabric which are publicly accessible and held in common to create a memorable sense of place



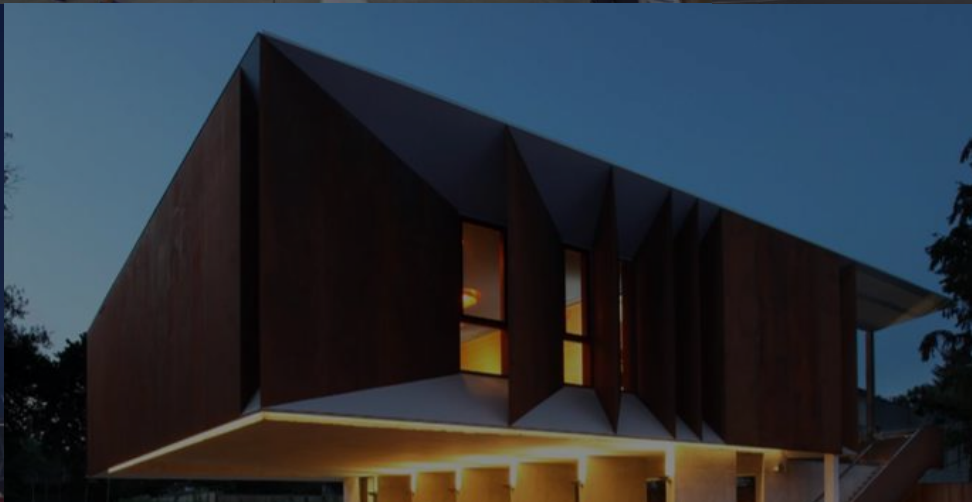
Ensuring that buildings are well-designed...





GOOD DESIGN IS GOOD BUSINESS

Thomas Weston, IBM (1950)

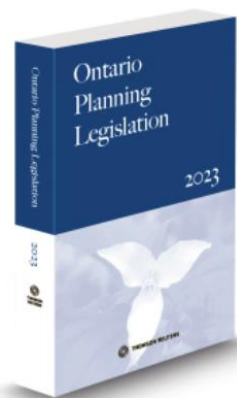




What are some key considerations
for the Guidelines?

Policy Direction

What policy direction do the Guidelines need to consider?



The Planning Act

The promotion of built form that is well-designed, that encourages a sense of place and addresses public space is a matter of provincial interest



Markham's Strategic Plan

The City's Strategic Plan recognizes that building a "Safe, Sustainable and Complete Community" is a strategic goal



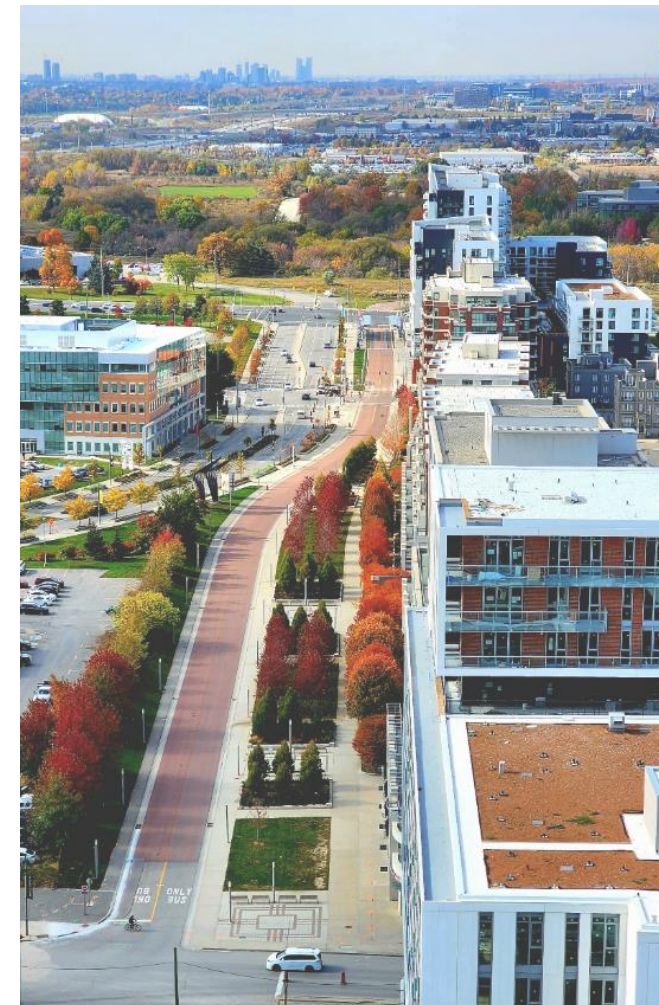
Markham's Official Plan

Excellence in Urban Design: The City's Official Plan provides direction on developing urban design guidelines to assess development to support city building

Current Influences

What external trends and influences will impact the Guidelines?

- Markham continues to experience significant growth in intensification areas
- Housing delivery is a priority
- Accelerated timeframes in development application processing to recognize evolving planning legislation



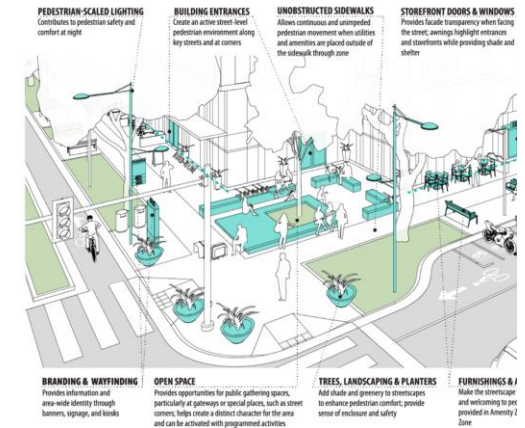
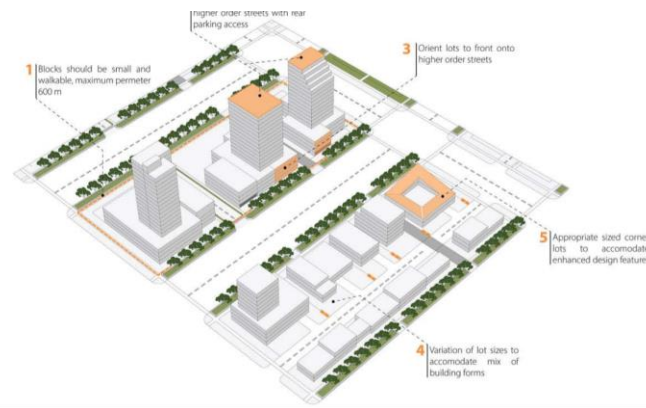
What are Urban Design Guidelines?

4.6.4 Evaluation Matrix

The following Evaluation Matrix compiles key metrics for High-Rise Buildings. It is meant to be used for quick reference purposes, and does not replace the guidelines in the previous section. Developers should use the Evaluation Matrix to

identify where a proposal does/does not comply with the guidelines. Where a proposal does not comply, the Evaluation Matrix should be used to provide a rationale. A digital file is available from the Town if additional space is required.

Key Metrics		Complies			
		Yes	No	Partly	N/A
Front-Yard Setbacks					
At-Grade Residential	3.0-5.0m				
At-Grade Retail	4.5-6.0m				
No Encroachment Zone (From Front and Exterior Side-Yard Lot Line of Residential Use)	1.5m				
Side-Yard Setbacks					
Where a Continuous Streetscape is Appropriate (Case-by-Case Basis)	0.0m				
Adjacent Podiums (With Windows)	5.5m Setback 11.0m Separation				
Adjacent Podiums (No Windows)	2.75m Setback 5.5m Separation				
Rear-Yard Setbacks					
Private Rear-Yards	9.0m				
Between Facing Buildings	15.0m				
Stepbacks/Angular Planes					
Rear and Side-Yard Angular Plane	45 Degrees				



Planning tool that provides greater certainty and predictability

Provides comprehensive direction on built form and public realm design to create complete communities

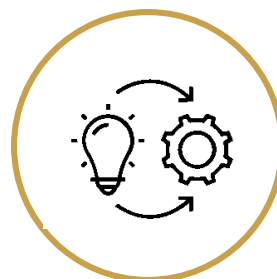
Supports vision for an attractive, healthy, pedestrian- and transit-supportive built environment

Highly visual document with a series of design statements and images that explain the desired design outcomes

What will the Guidelines achieve?



Promotes design excellence



Policy Implementation Tool



Living document



Informs staff, applicants and stakeholders, sets the expectations on design quality



Addresses new trends and current urban design issues



Framed through a lens of sustainability, human comfort and life safety

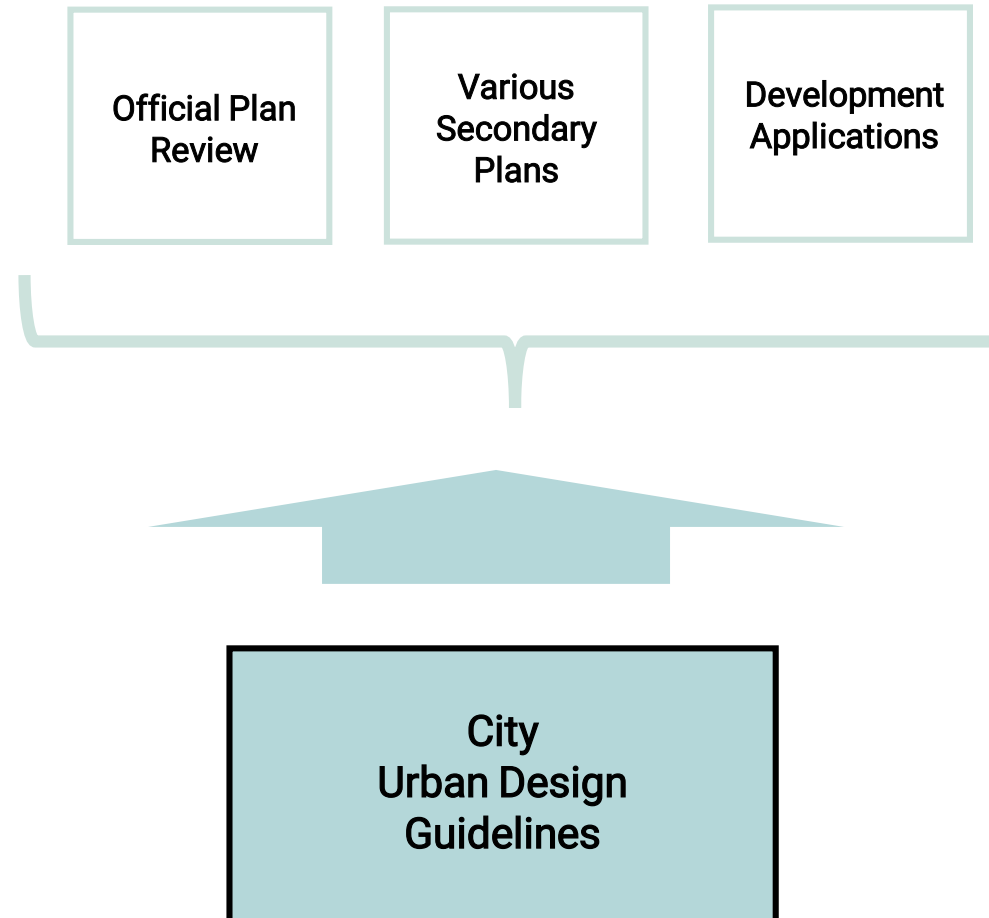


Reinforces our partnership with the development community



Recognizes successful built form outcomes in Markham

What will the Guidelines support?

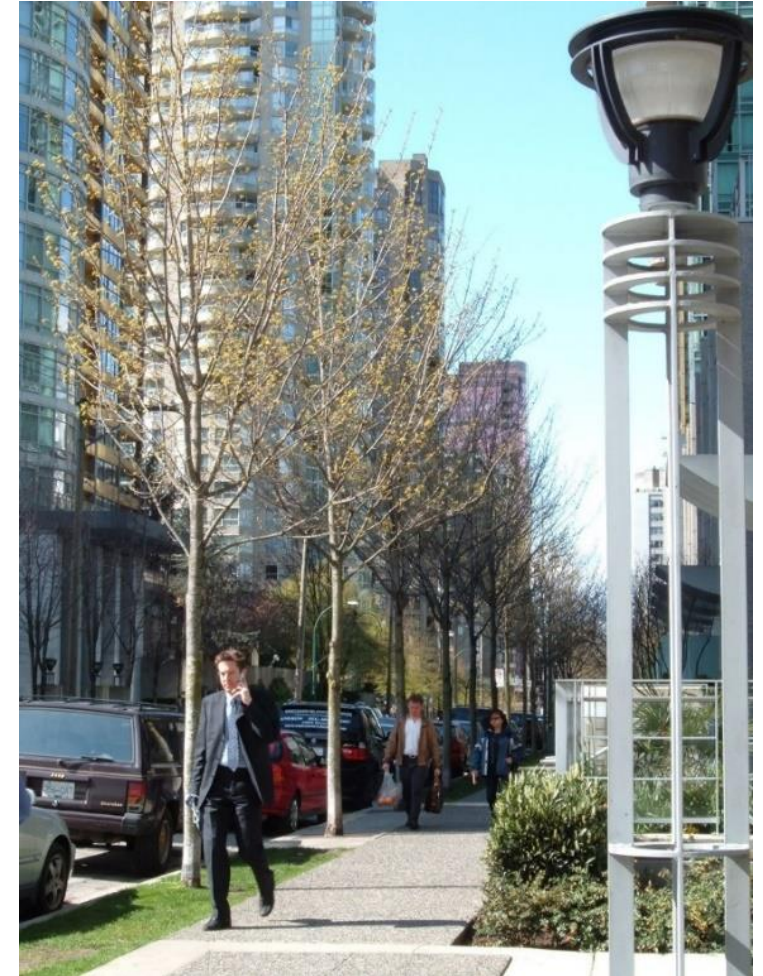




Project Overview

Guidelines Focus

- Applies City-wide, with a focus on intensification areas
- Built form and interface with public realm
- Built-form Typologies
 - High-rise
 - Mid-rise
 - Townhouse
 - Mixed-uses (i.e. live-work)
- Themes to be explored:
 - Site context
 - Site design / site organization
 - Interface to street
 - At-grade uses (retail/commercial)
 - Loading, servicing and access
 - Integrated structured parking



Key Considerations

The Guidelines will be developed through a strategic lens

- Apply a life safety, human comfort and sustainability lens to address new planning legislation
- Address new built form trends and best practices
- Consider the ongoing Official Plan Review and Secondary Plan work
- Dovetail with the City's recently approved Comprehensive Zoning Bylaw





Meet the Project Team

City of Markham Staff



PROJECT SPONSOR
Steven Bell
Senior Manager, Urban Design



PROJECT MANAGER
Abbie Kar
Supervisor, Policy and Projects



STRATEGIC ADVISOR
Michael Sraga
Urban Designer



PROJECT LEAD
Rene Lau
Urban Designer



PROJECT SUPPORT
Michelle Wong
Urban Designer



GRAPHIC SUPPORT
Anson Yim
Graphics Visualization

Project Consultant

What is the Project Consultant's role?

External review of the City's draft Urban Design Guidelines to:

- Assess the City's draft Guidelines through a strategic and practical lens
- Conduct a Gap Analysis
- Develop recommendations to refine, strengthen and complete draft





Project Schedule

Targeted Project Completion Q3 / 2025

2024

2025

Phase 1:
Study Initiation & Background Review

Q1-Q2 / 2024

Project kick-off and launch
Benchmarking Exercise
Develop Request for Proposal



Phase 3:
Outreach: Council, Public & Development Industry

Q3 / 2024

Engage Council Members,
Public and Development
Industry



We are here

Internal staff working
sessions on various built
form themes

Phase 2:
Workshops

Q2 – Q3 / 2024



Staff project team
to develop draft
text and graphics

Phase 4:
Draft Guidelines

Q3 - Q4 / 2024

Phase 5:
Consultant Review

Q1 / 2025

Consultant to conduct
external strategic review
of draft Guidelines



Present Draft Guidelines
for feedback

Phase 6:
Present Draft Guidelines
Council, Public & Development
Industry

Q1 - Q2 / 2025

Phase 7:
Document Refinement

Q3 / 2025

Refine document based
on feedback received



Present guideline to
Development Services
Committee for final approval

Phase 8:
Approval

Q3 / 2025



Next Steps

Next Steps

- Project team to continue holding workshops on various design topics over the next few months
- Staff to engage members of Council for input
- Staff to retain external consultant services
- Staff to undertake outreach events with the development industry and the public
- Staff to report back to Development Services Committee on project progress and for approval of Guidelines



Thank You!

