



Report to: Development Services Committee

Report Date: June 23, 2015

SUBJECT: Kylemore Yorkton Phase II Community Design Plan

PREPARED BY: Yvonne Yeung, Senior Planner, Urban Design, Ext. 2780

RECOMMENDATION:

1. That the staff report titled “Kylemore Yorkton Phase II Community Design Plan”, dated June 23, 2015, be received;
2. That the *Kylemore Communities, Yorkton Phase II, Community Design Brief (Community Design Plan, “CDP”)*, prepared by RN Design be endorsed;
3. That the *Community Design Plan* be used in the evaluation of all development applications within the Kylemore Yorkton Phase II Community;
4. That the Director of Planning and Urban Design be authorized to approve any future required revisions to the *CDP*;
5. And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to satisfy the requirements of the Secondary Plan (OPA 155) with regard to the provisions of a Community Design Plan.

BACKGROUND:

OPA 155, Section 1.3.2, provides that a Community Design Plan be approved by the Town (City), prior to any implementing development approvals for the undeveloped lands north of the subject property within Planning District No. 31 (Yorkton Phase I). The purpose of the Community Design Plan is to articulate the community structure and refine the community design and built form concepts within the context of the objectives and policies of the *Official Plan* and the *Secondary Plan*. The *Kylemore Communities, Yorkton Phase II, Community Design Brief* (as attached in *Appendix A*, will serve as the *Community Design Plan, “CDP”*). The *CDP* addresses public realm, open space, streets and lanes, views and focal points, and location of buildings with respect to streets and open space as well as built form compatibility.

Kylemore Yorkton Phase II is a proposed neighbourhood that extends the Kylemore Yorkton Phase I residential community. The neighbourhood consists of approximately 4.46 hectares of land including a heritage property. Viewed as a continuation of the established Yorkton Phase I community to the south and the Upper Unionville community to the east, it has been planned having regard for coordination of the street network, parks and open spaces, pedestrian and cycling network, and residential built form.

DISCUSSION:**Location and area context**

The subject land is located on the west side of Kennedy Road north of 16th Avenue abutting the northern boundary of the Kylemore Yorkton Phase I residential community and the eastern boundary of the York Downs Golf and Country Club. To the north is the St. Philip's on-the-hill Church and an existing heritage property. To the east, across Kennedy Road is the Upper Unionville low-rise residential community.

Community Structure

The CDP highlights the heritage and desired character of Kylemore Yorkton community while generating a strong and distinct walkable neighbourhood. The Kylemore Yorkton Phase II community represents a logical extension of the urban fabric and development pattern that has occurred in this area over the past 9 years.

The community structure is built upon principles of a healthy, complete and sustainable neighbourhood:

- Connected and walkable community: A modified grid road system will connect this neighbourhood to the existing communities on the east side of Kennedy Road and on the south side of Royal Aberdeen Road as well as allow access to future developments to the north and west of the site. New streets will align with existing streets to ensure the treatment of the public streets is consistent in quality and design throughout the area. An extensive network of community sidewalks will provide inter-connectivity within the community as well as connection to the Kylemore Yorkton Phase I community. It is intended that Kylemore Yorkton will connect with the city-wide trail network through future developments.
- Complete community: A mix of townhouse lot sizes and types arranged to face public areas will provide a variety of housing choice to residents. The built form is compact to consume less open space. Residential blocks are interconnected, pedestrian-scaled and provide tree-lined sidewalks to encourage walking.
- Complete streets: The use of rear laneways in strategic locations diminishes the impact of garages, driveways and parking areas on the streetscape. The road and lotting pattern maximizes pedestrian accessibility along key public streets. Architectural design will incorporate large porches to provide 'eyes on the street' and living spaces fronting on public streets. It is intended that the lotting configurations will accommodate one street tree per residential lot within the public boulevard meeting the City of Markham's *Trees for Tomorrow* streetscape standards. 'Street A' will continue Beckett Avenue function as a community greenway corridor. This new corridor will provide sidewalks, street trees, bike lanes, on-street parking, a new central public park and a new gateway open space. It is intended that this

development will improve the Kennedy Road streetscape with new street trees, new sidewalk as well as a new open space area that serve as “Gateway” to the community.

- Access to park and open spaces: A new centrally located public park “Central Green” will serve as the focal point within the area and provide recreational needs to residents within the community. This public park will be located in an area of high public visibility and accessibility within a 2-3 minute walking distance for all residents in the Kylemore Yorkton community.
- Enhancing natural assets: New trees will be planted to provide a naturalized interface between residential areas and the existing place of worship. New trees will also be planted for each of the residential lots and along public streets, resulting in an overall increased in tree canopy cover in the area. Further, it is intended that the existing woodlot and existing pond will be preserved during future development of the land north of the Kylemore Yorkton Phase II community (see Figure 2.1 of *Appendix A*).
- Preserving heritage asset: The existing heritage property will be retained in its current location to become a neighbourhood landmark. The original orientation of the house to Kennedy Road will be maintained. The significance of the heritage house will be further enhanced with a generous setback and heritage planting. The scale, massing, setbacks, building materials and design features of the surrounding new houses will be heritage-inspired and will respect the historical elements of the area.
- Well-defined, vibrant and safe public realm: Buildings will be sited to establish well-defined street edges and foster safe, pedestrian-friendly and harmonious streetscapes. Townhouses along public streets will have rear lanes to eliminate driveway conflicts to public sidewalks. Additionally, dwellings with street-facing garages will be designed to provide façades that reduce the visual prominence of the garage. Buildings will incorporate porches to provide “eyes on the street” and improve vibrancy of the public realm. Utilities, service metres and mechanical equipment will be located away or screened from public street review. On-street parking will be provided throughout the community to provide traffic calming and a sense of activity within the public realm.
- Sustainability:
Sustainable design practices will be incorporated throughout the development. This includes:
 - optimizing microclimate through building orientation and landscape design;
 - increasing waste diversion through a Construction Waste Management Program;
 - reducing energy consumption and greenhouse gas emissions through incorporating upgraded building materials, an integrated mechanical systems, Energy Star appliances and CFL light fixtures;
 - reducing water consumption through incorporating low flow plumbing fixtures, drought tolerant species and smart sensor irrigation;

- increasing stormwater recharge by incorporating permeable pavers;
- promoting biodiversity by incorporating native species; and
- compliance with dark sky by incorporating cut off site lighting.

Parkland Dedication

The new 0.4 hectare (1 acre) public park satisfies majority of the parkland dedication obligation of this draft plan of subdivision. The remaining 0.04 hectare parkland dedication obligation will be satisfied through cash-in-lieu contribution in accordance with the City's *Conveyance of Parkland By-law No. 195-190*.

Future Updates to the Community Design Plan

Minor amendments to the Community Design Plan may be necessary to accommodate specific requirements within draft plans of subdivision(s) during the development review process. Such amendments will be subject to approval by the Director of Planning and Urban Design.

FINANCIAL CONSIDERATIONS:

There are no financial issues pertaining to this plan.


ALIGNMENT WITH STRATEGIC PRIORITIES:

The *Kylemore Yorkton Phase II Community Design Plan* aligns with the City's strategic priorities of Growth Management, Transportation, and the Environment.

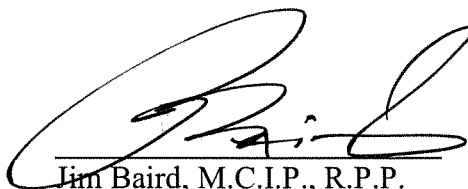
BUSINESS UNITS CONSULTED AND AFFECTED:

Internal and external departments have been involved throughout the development of this document and will continue to be involved as required. Comments have been incorporated into the document.

RECOMMENDED BY:



Biju Karumanchery, M.C.I.P., R.P.P.
Acting Director of Planning and Urban Design



Jim Baird, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

Appendix A – *Kylemore Communities (Victoria Square) Ltd. Neighbourhood Design Brief*