

COMMUNITY DESIGN BRIEF

Proposed Residential Development, Yorkton Phase II, Markham



Prepared for Kylemore Communities
(Yorkton) Ltd.

RN design

May 28th 2015

Project Number 15023

COMMUNITY DESIGN BRIEF

"YORKTON PHASE II", MARKHAM, ONTARIO

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1.0 INTRODUCTION

The Kylemore Communities (Yorkton) Ltd. Phase II development is located within the City of Markham and is bounded by:

East: Kennedy Road, a cemetery and across Kennedy Road, existing residential lands.

North: St Phillip's on-the-hill Church and vacant agricultural Lands.

West: York Downs Golf and Country Club.

South: Existing mid-rise and low-rise residential lands.

This is Phase II of the now well-established Yorkton Phase 1 Development in the City of Markham. The new development area is currently vacant land with a number of large lot residential properties fronting onto Kennedy Road, including a heritage property. Across Kennedy Road is another new residential community, currently under construction.

Development of the subject lands should be designed and scaled to integrate appropriately with the existing Yorkton community. New housing should be complementary to the developments to the south and east while achieving a unique character and identity of its own, addressing the modern context in which they will occur.

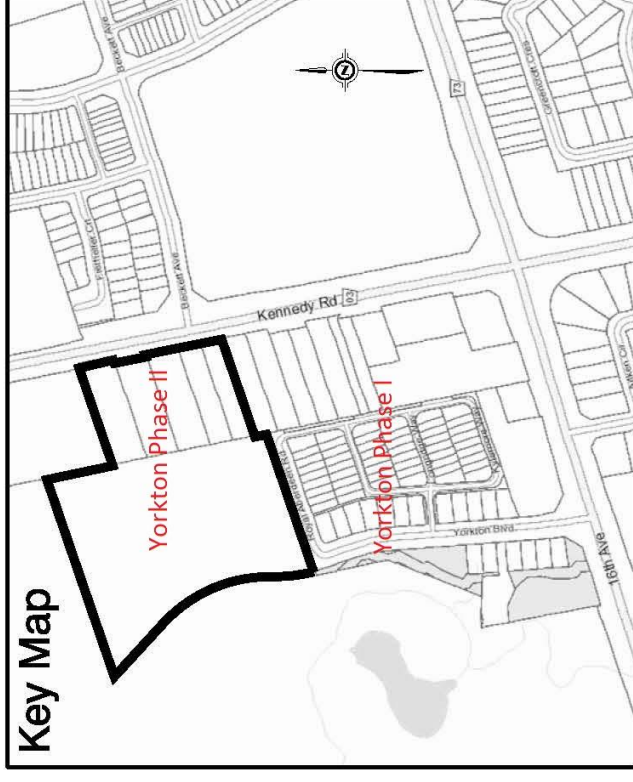


Figure 1- Subject lands



Figure 2- Site Location and Context

Design inspiration for new housing should reference the recently developed neighbourhood to the south. This will allow the new development to appear as a natural extension of the existing development which has its own architectural character, influenced by good quality, modern suburban precedents.

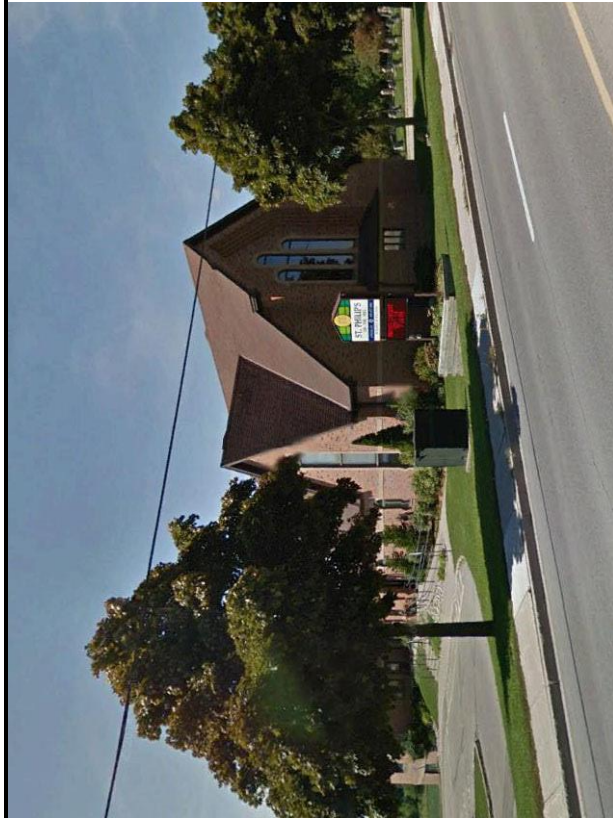


Figure 3- The Church adjacent to the Community



Figure 4- Heritage House

Key planning attributes of the proposed development that will contribute to its success as an attractive and sustainable neighbourhood include:

- Proximity to extensive natural open space and parklands.
- The inclusion of a large, central green space that will be the focus of the new development.
- The use of rear laneways in strategic locations where it is desirable to diminish the impact of garages and parking areas on the streetscape.

The mid-rise built form that is proposed in Yorkton II Community is freehold; front and rear-loaded townhouses on a modified common-element condominium road pattern, bounded by new municipal roadways.

2.0- COMMUNITY VISION

The community vision for the Kylemore Communities (Yorkton) Ltd. Subdivision arises from design principles found in new Markham Official Plan, that of intensified yet balanced development with modern house types that reflect current market demand. The vision also embraces;

- A neighbourhood that respects its local context and integrates appropriately with the existing community.
- A neighbourhood with an interconnected pedestrian network and active public realm.
- A neighbourhood with a central park and a variety of townhouse building forms to accommodate a range of homeowner needs.
- A neighbourhood with a well-defined community edges along Kennedy Road and Yorkton Boulevard that welcome residents / passersby and reflects the community's character.

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Other good urban design principles that will be included in the development of Yorkton Phase II comprise;

1. *The preservation and enhancement of natural features, including the heritage house;*
2. *The integration of common open space within the community;*
3. *Streetscapes that are greener, pedestrian friendly and safe;*
4. *Street layout that respect the natural contours of the land and minimize grading.*
5. *Enhanced architectural design for medium density development, safety and crime prevention through CEPTD design;*
6. *Gateway entrance features to the community.*
7. *Preservation and restoration of existing Heritage House.*

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2.1 – Community Plan

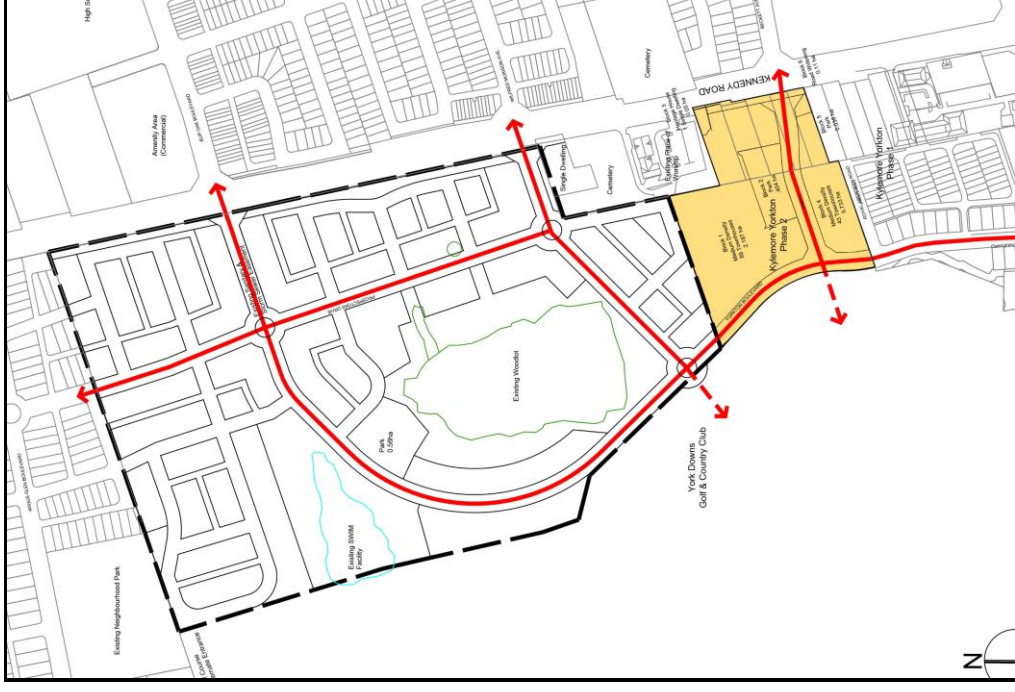


Figure 6- Community Plan in Context

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3.0- LAND USE-STRUCTURE PLAN

3.1 The Development Draft Plan

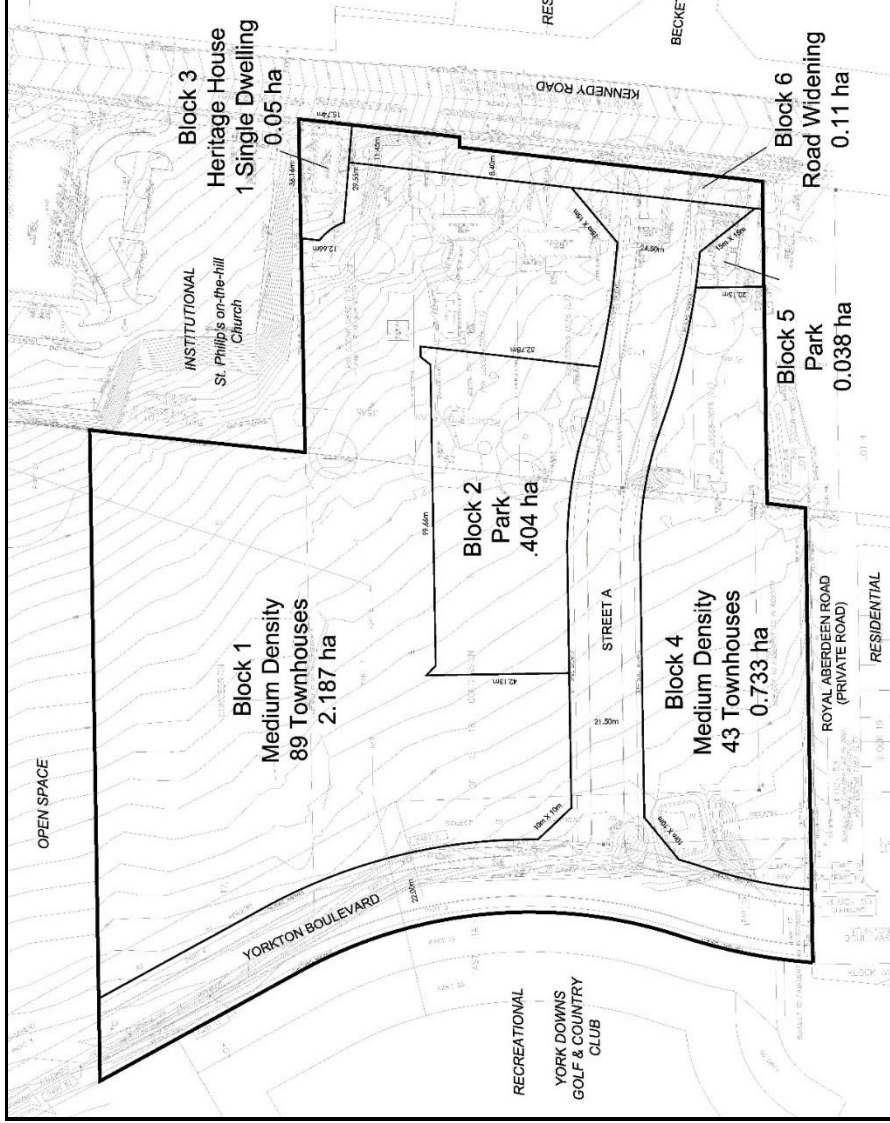


Figure 7- Development Draft Plan

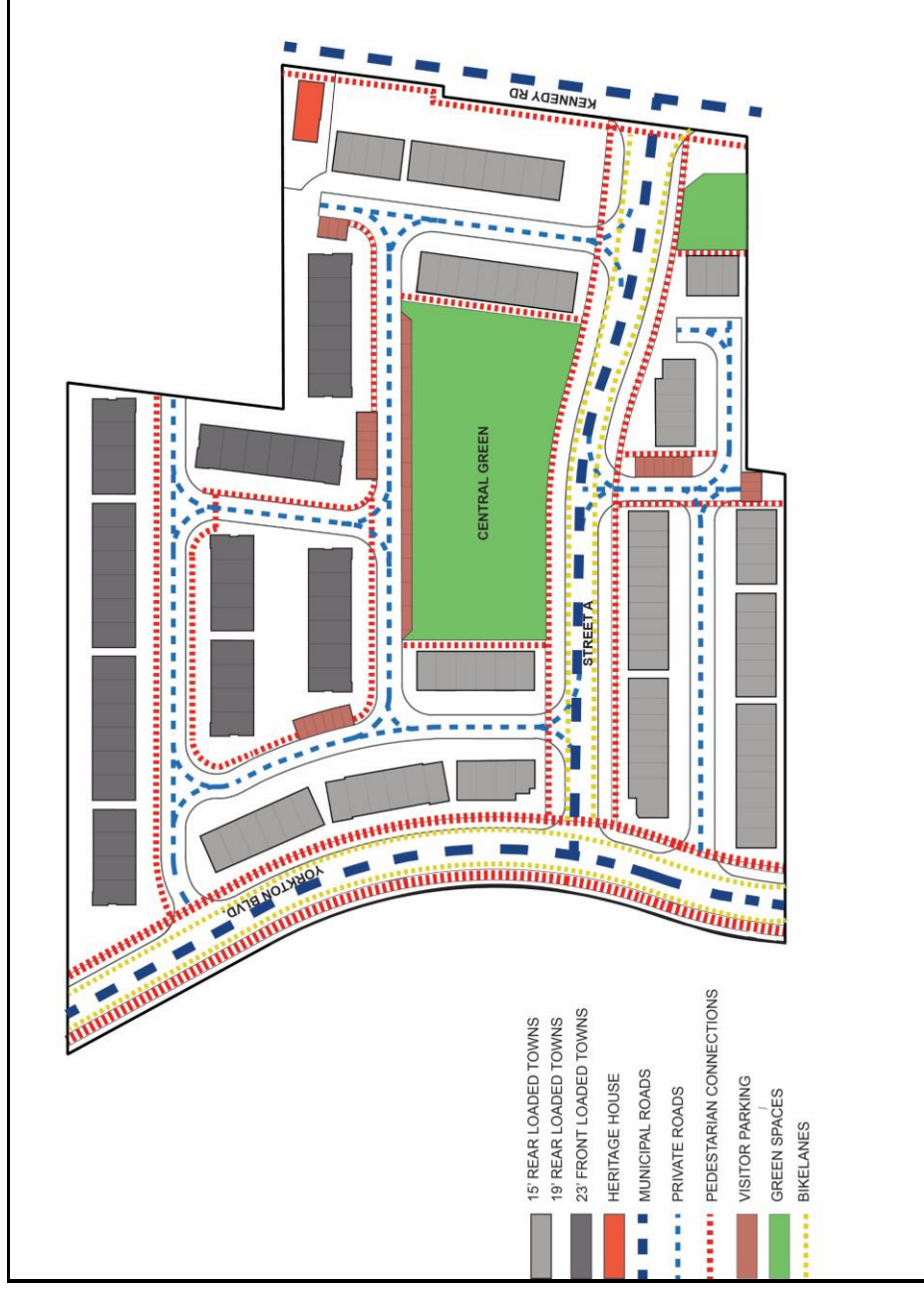
The Draft Plan comprises 2 Development Blocks traversing a new Municipal Road, connecting Kennedy Road and an extension of Yorkton Boulevard.

The existing heritage house is to be retained within its own separate Block, with vehicle access from the internal private road network, subject to the review and approval by York Region. Should relocation of the house be required, the block size will be adjusted to ensure sufficient backyard amenity space is provided.

Two park Blocks are defined, one to serve as a "Central Green" for the entire development and the smaller, to serve as a "Gateway" landscape feature at the entrance from Kennedy Road. Re-configuration of the 'gateway' block may be required subject to facility fit analysis.

There is a Road Widening Block along the frontage to Kennedy Road.

3.2 The Community Structure Plan



The Community is arranged around three municipal roads; Kennedy Road which is existing, Yorkton Boulevard to be extended and Street A which will form the link between Kennedy and Yorkton. There is a large, Central Green at the heart of the community and a secondary landscaped gateway feature block adjacent to Kennedy Road.

Townhouse Blocks are arranged to avoid garages onto principal roads, with front doors and principal rooms to define the streetscape architecture.

The Heritage House is retained within its' own lot but will form part of the condominium community.

Figure 8- Community Structure Plan

4.0- BUILT FORM

4.1 – Mid-Density Residential Townhouses

The site plan has been designed around the concept of a self-contained community, connected to the Yorkton Phase 1 community by sharing frontage on a common road, Royal Aberdeen Road. The Site Plan comprises 132 units with the following range of lot sizes:

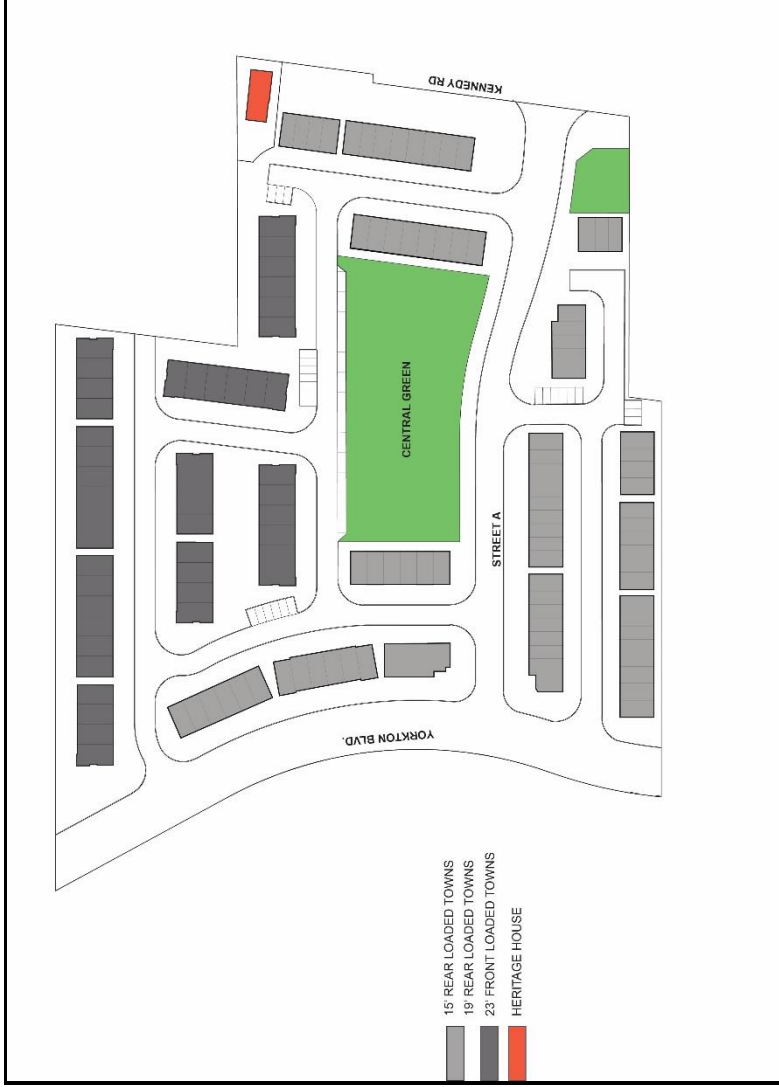


Figure 9- Built Form Plan

The proposed Townhouses are arranged to respond to the various interface conditions on the Site Plan.

To minimize the impact of garages, rear-loaded 15' and 19' townhouses front onto Kennedy Road, Yorkton Boulevard, Street A, Royal Aberdeen Road, the Central Green and the Gateway Green.

Conventional, front-loaded (23') townhouses with private rear yards comprise the other built form and are arranged on a private, common element road network.

ADG will be provided to ensure the number of exterior risers not to exceed 4 to 5 and the incorporation of porches to allow for eyes on the street.



Figure 10- Conceptual Front-Loaded Townhouse Elevations



Figure 11- Conceptual Rear-Loaded Townhouse Elevations

5.0- STREETSCAPES

5.1 - Public Realm, Street Hierarchy



Figure 12- Street Hierarchy

The Street Hierarchy comprises new and existing municipal roadways and private, common element roads and lanes.

- Street A- 22.0m R.O.W.
- Yorkton Boulevard- 22.0m R.O.W.
- Kennedy Road- existing with provision for a future road widening.
- Private Roads/Lanes - 7.0m R.O.W

Street tree planting will be incorporated to meet City of Markham standards.

5.2 Street Cross-Section

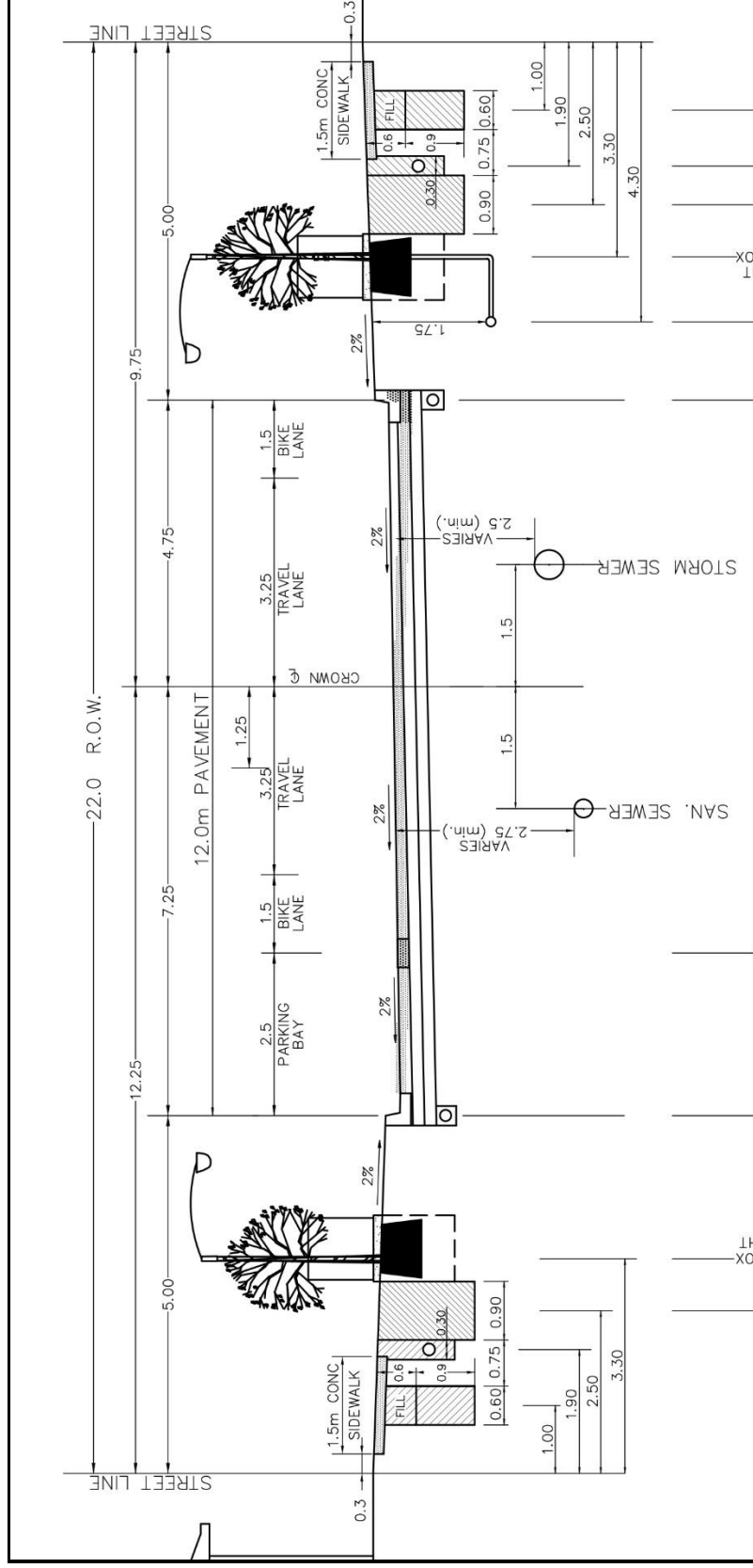


Figure 14- Municipal Road Cross- Section (Yorkton Boulevard)

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6.0- OPEN SPACE SYSTEM

6.1 – Parklands/ Pedestrian Connections



The large, Central Green is framed by both built form types with front doors and principal rooms addressing this important landscape feature.

The Gateway Green will provide a landscaped entrance feature at the principal access to the Community.

An extensive network of community sidewalks provides inter-connectivity within the community, linking to the Phase I development to the south, Kennedy Road and Yorkton Boulevard.

Figure 15- Parklands/Pedestrian Connections

7.0 SUSTAINABLE DESIGN

The proposed development incorporates sustainable design practices throughout the development – from site selection to building design and construction to landscaping – which support and implement Official Plan Sustainable Design policies:

- The site promotes intensification;
- The project proposes a balanced intensification in keeping with sustainable practices;
- The design of the micro climate through building orientation, and landscaping (shade trees and high SRI pavers) will reduce energy consumption in keeping with the Official Plan vision;
- The Construction Waste Management program will provide for increased waste diversion and reduce the amount of landfill;
- Upgraded insulation, air tightness, windows and integrated mechanical systems will reduce energy consumption and greenhouse gas emissions;
- Low flow plumbing fixtures will reduce water consumption and conserve water;
- Longer life roof shingles will reduce landfill waste;

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- The Energy Star appliances and CFL light fixtures will reduce electricity and thereby reduce energy consumption and greenhouse gas emissions;
- Low VOC products and increased air tightness will improve air quality;
- High SRI products will reduce heat gain and reduce the urban thermal island effect;
- Permeable pavers will help recharge the site;
- Drought tolerant species and smart sensor irrigation will reduce water consumption;
- Native species promote sustainable design;
- Cut off Site Lighting keeps the light on the site and reduces light pollution.

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8.0 Conclusion

The proposed development provides a natural and logical extension of the established Yorkton Community. Kylemore Communities (Yorkton) Ltd. will offer a range of lot and house sizes that are reflective of modern community development in the GTA with a density that respects intensification targets while providing an open and green streetscaped development.

The intent of this "Community Design Brief" is to provide a framework for good community design that focuses on the streetscapes, variety of lot widths and house types, sufficient parking appropriate to the building types and the provision of sufficient landscaping to define the street edges and the community. The proposed development complies fully with these principles.

This Brief will also establish the framework for full Community Urban and Architectural Design Guidelines which will be developed and submitted at the appropriate time in the development process.