



Building Markham's Future Together
Journey to Excellence

Outdoor Patios in the Public Right of Way

Focus on Main Street Markham Future City-wide Implementation

Development Services Committee May 21, 2013





Overview

- **Patios – opportunities / considerations**
- **Patio Types (A, B, C) – pros and cons**
- **Stakeholder Consultation**
- **Potential Regulations**
- **Draft Design Guidelines**
- **Application Process**
- **Next Steps**

Patios can enhance the look and feel of a street and create a sense of place



Collingwood



Hamilton



Attractive fences and planters can enhance appearance of patios when the style is compatible with the context



Kingston



Cobourg



Where the sidewalk and boulevard are narrow the presence of a patio results in accessibility and public safety concerns



Location unknown



Hamilton



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Patios encroach across sidewalk and force pedestrians to deviate towards the curb edge



Kingston

Considerations & Constraints

- **Width of boulevard**
- **Location and width of sidewalk**
- **Street furniture (trees, light poles, benches)**
- **Available private front / side yard area**
- **Private Driveways**
- **Public safety, incl. fire, waste management**

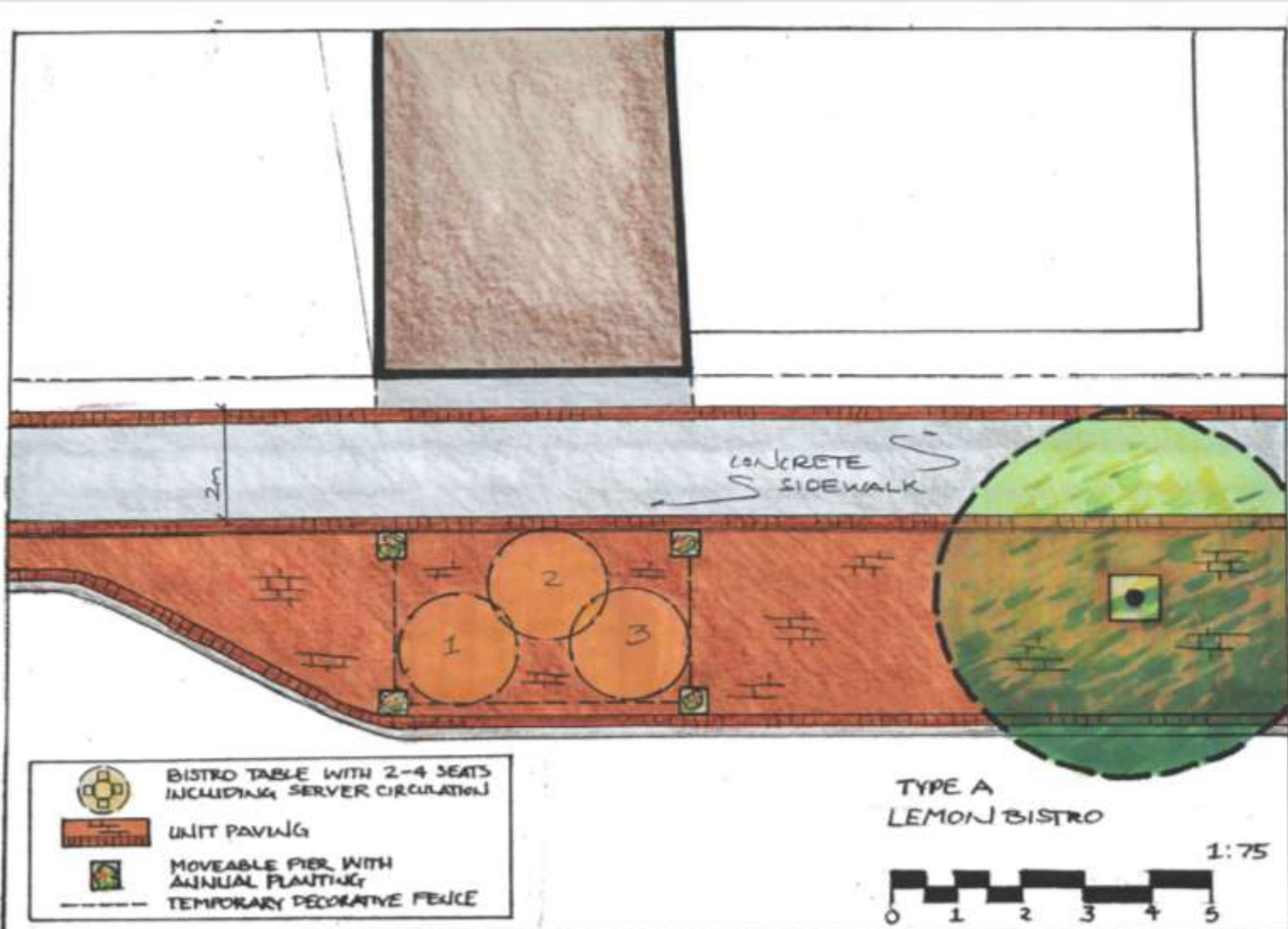


Potential Patio Types

- **Type A – Boulevard Patio**
between curb and sidewalk
- **Type B – Sidewalk Patio**
extends from building face across the sidewalk
- **Type C – Single Row**
at the building face



Type A



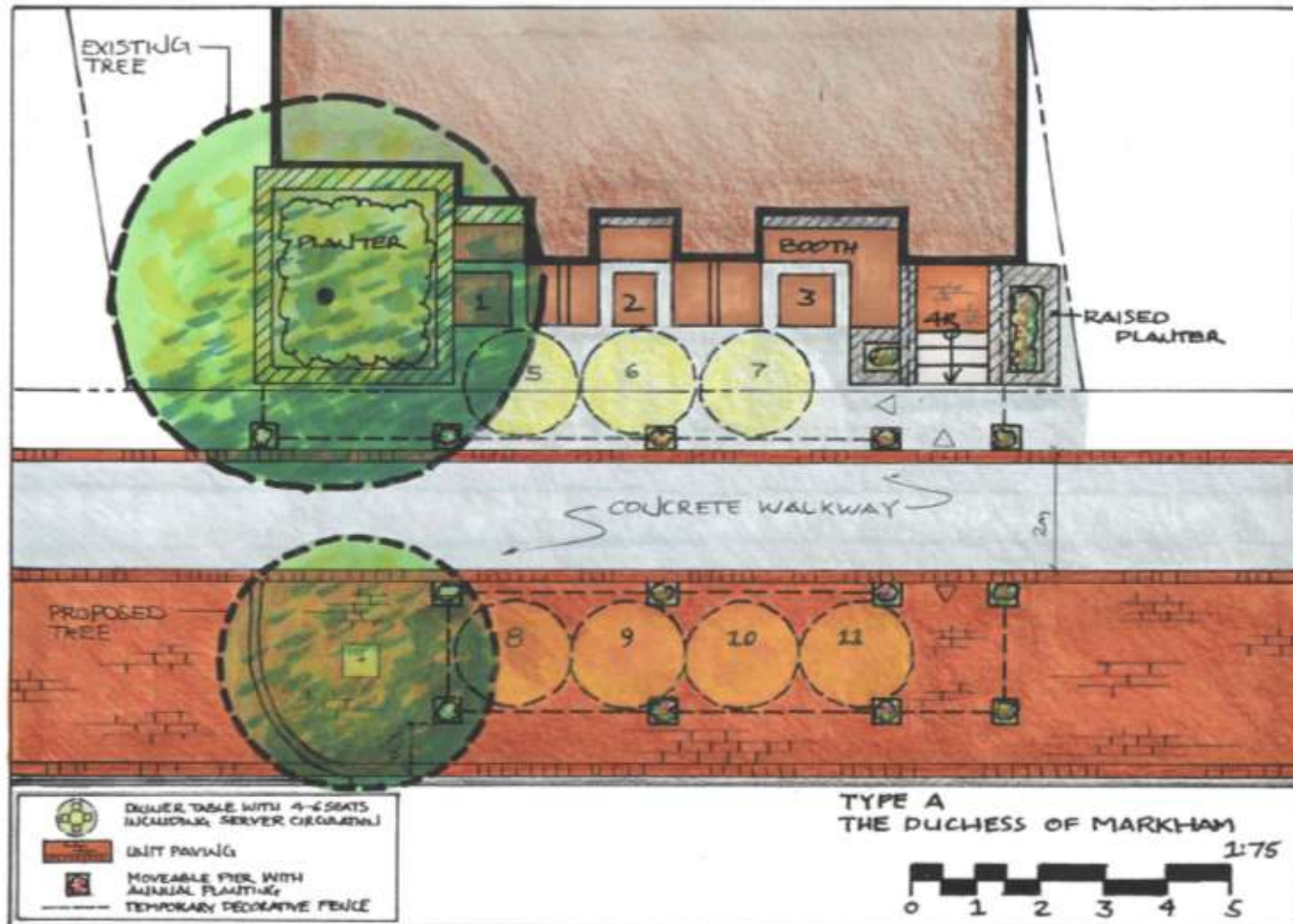


Patio Type A Pros

- **maintains 2m wide linear path of travel**
- **enables continuous use of urban Braille**
- **no loss of street trees**
- **minimum setback between curb and patio fence**



Type A



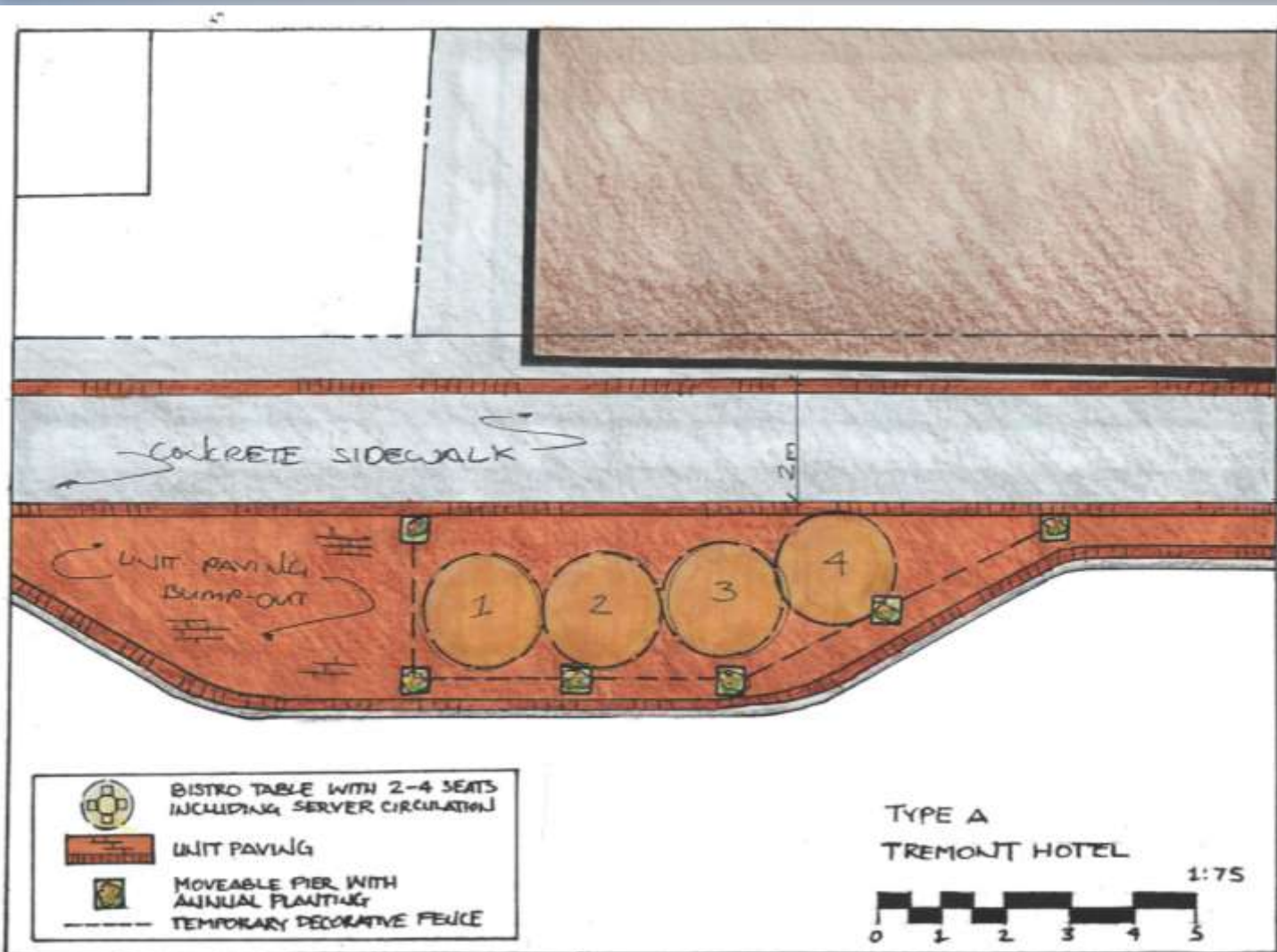


Patio Type A Cons

- **Servers required to cross the sidewalk**
- **customer seating is closer to the curb / traffic**
- **potential conflict with light poles, bins, benches**

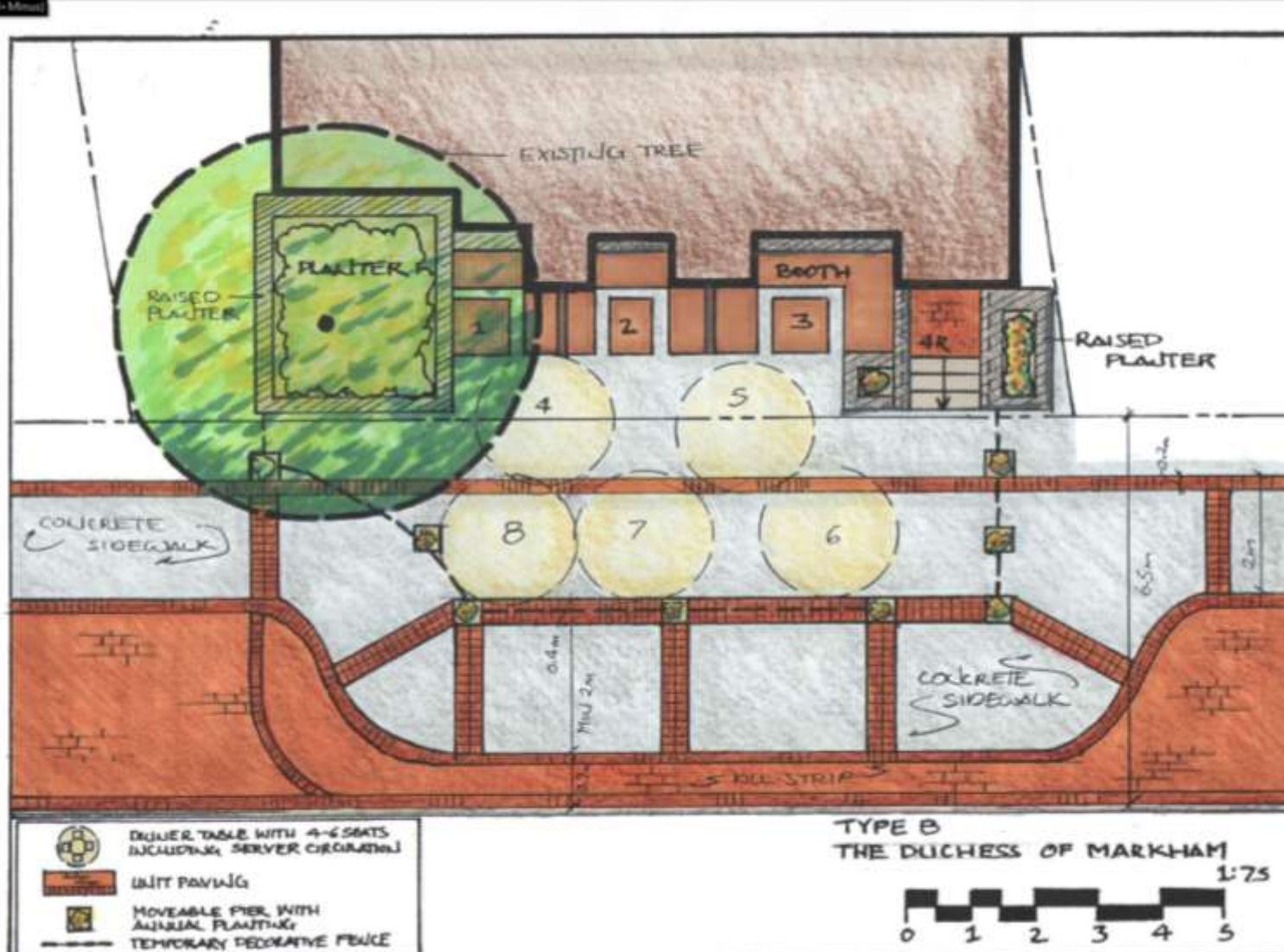


Type A





Type B



Patio Type B Pros

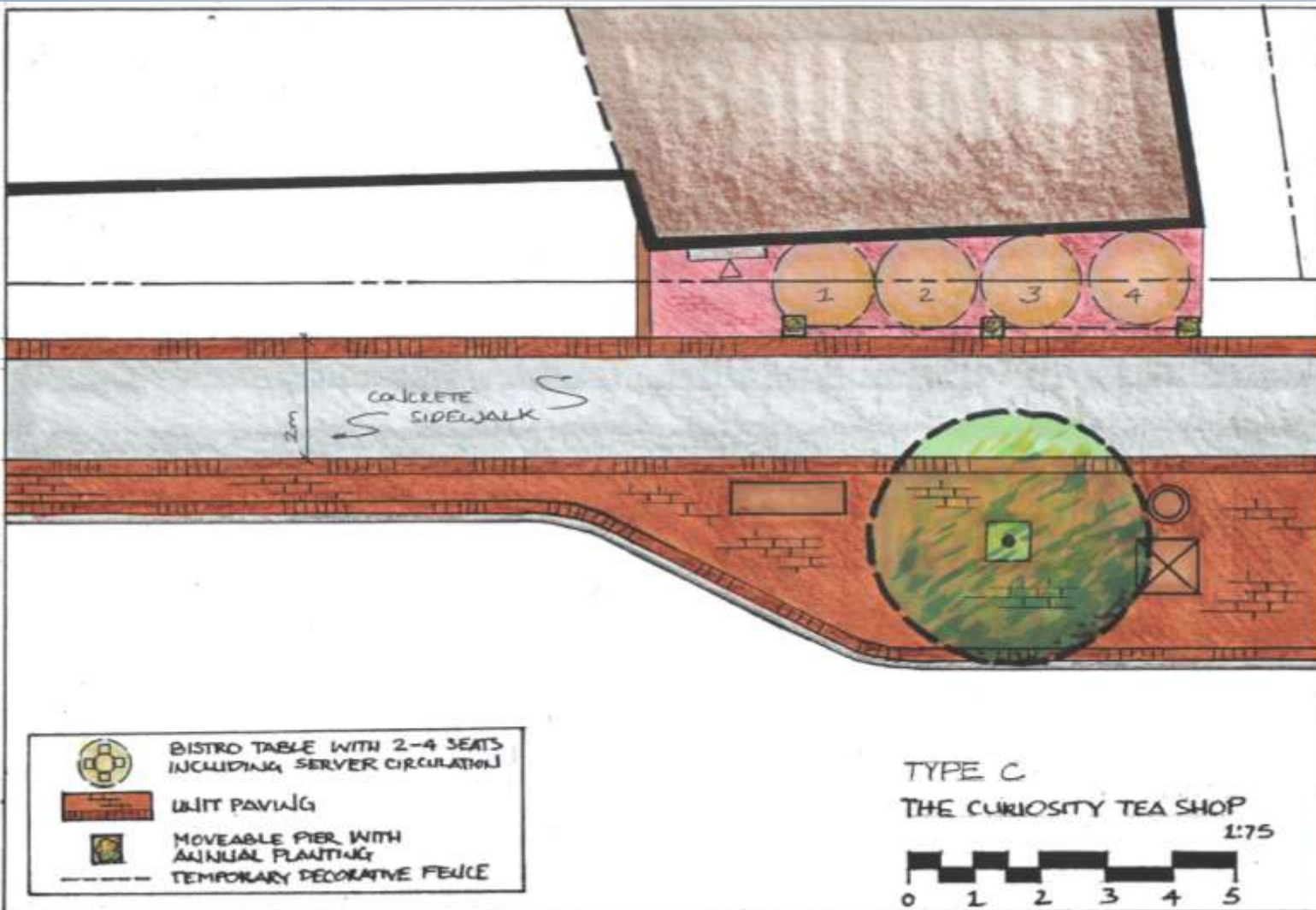
- opportunity to extend from private front yard and maximize seating capacity
- enclosed, manageable area better for servers
- servers don't have to cross sidewalk
- customers seated away from curb / traffic

Patio Type B Cons

- linear path of travel not maintained
- sidewalk users deviate around patio closer to curb / traffic
- urban Braille less affective – concerns for people with disabilities, including those with visual impairment
- surface treatment design on boulevard does not currently provide suitable surface for path of travel
- conflicts with deviated sidewalk and trees, light poles, benches etc.



Type C



Patio Type C Pros & Cons

- **pros similar as for Type A:**
 - linear path of travel
 - no conflict with trees or furniture
 - customers seated away from curb
 - servers do not cross sidewalk
 - seating is away from curb / traffic
- **cons:**
 - limited seating area
 - if unfenced potential for chairs & tables to be moved and cause sidewalk encroachment



Staff Generally Recommend Patio Types A & C

- **continuous linear path of travel (Type B does not)**
- **sidewalk setback from traffic lane**
- **paved boulevard with trees and street furniture maintained**
- **no conflicts with light poles**
- **no revisions to Main Street Markham plans required**

Patio Type B May Be Appropriate where:

- **The boulevard is wider and the curb is straight**
- **There's a wider margin between the sidewalk and private property line**
- **A linear sidewalk can be achieved**
- **The local context allows for patios to encroach across the sidewalk without resulting in a zigzag sidewalk alignment**
- **Site specific approval by Council**

Consultation

- ❖ **Accessibility Committee**
General support for patios with preference for patios that do not encroach across the linear path of travel
- ❖ **Main Street Markham Committee**
Support all patio types, where appropriate
- ❖ **Project Liaison Committee**
tbc
- ❖ OMVR
- ❖ MVBIA
- ❖ Other City Departments / Commissions

Potential Regulations

Setbacks

- 0.9m from face of curb
- 1.2m from fire hydrant

Fences

- min. height 0.9m / max. height 1.2m
- secured, but not bolted through sidewalk
- easily / immediately removable
- stored off-site

Potential Design Guidelines

Fences

- Iron, steel, decorative metal or picket
- No plastic or PVC
- Secured to planter boxes at each corner
- Planter boxes encouraged
- No signage or banners on fence



Design Guidelines contd.

- **All components shall complement the style of the streetscape context**
- **Solid attractive patio furniture**
- **Temporary lighting / Umbrellas**
- **Awnings where residential uses above subject to the vertical clearance**
- **Compliance with Heritage Conservation District requirements where applicable**

Potential Permit Process

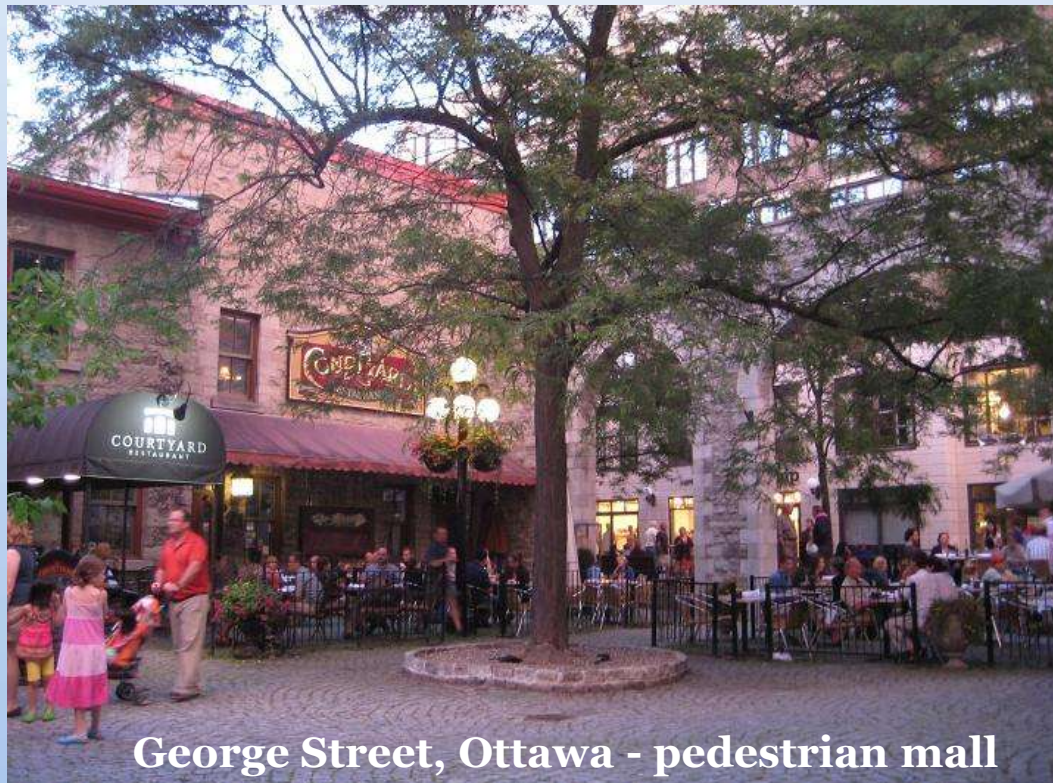
- **Administered by Operations Dept.**
- **Legislated under the Municipal Act**
- **Regulations incorporated into Business Licence application process (annual renewal)**
- **Encroachment Agreement (legal survey required)**
- **Site plan drawings and details of fence, furniture etc. will be reviewed for approval by Urban Design / Heritage Planning**

Next Steps

- **Finalize regulations with By-Laws & Operations**
- **Revise Main Street Markham design, if required and subject to budget approval by Council**
- **Develop application process / forms**
- **Complete Design Guidelines for adoption**
- **Road Occupancy By-law presented at General Committee**



Questions



George Street, Ottawa - pedestrian mall