

Town of Markham
20 Fred Varley Drive

Appendix A: Urban Design Principles and Alternative Development Option



June 20, 2012

Appendix A: Urban Design Principles and Alternative Development Option

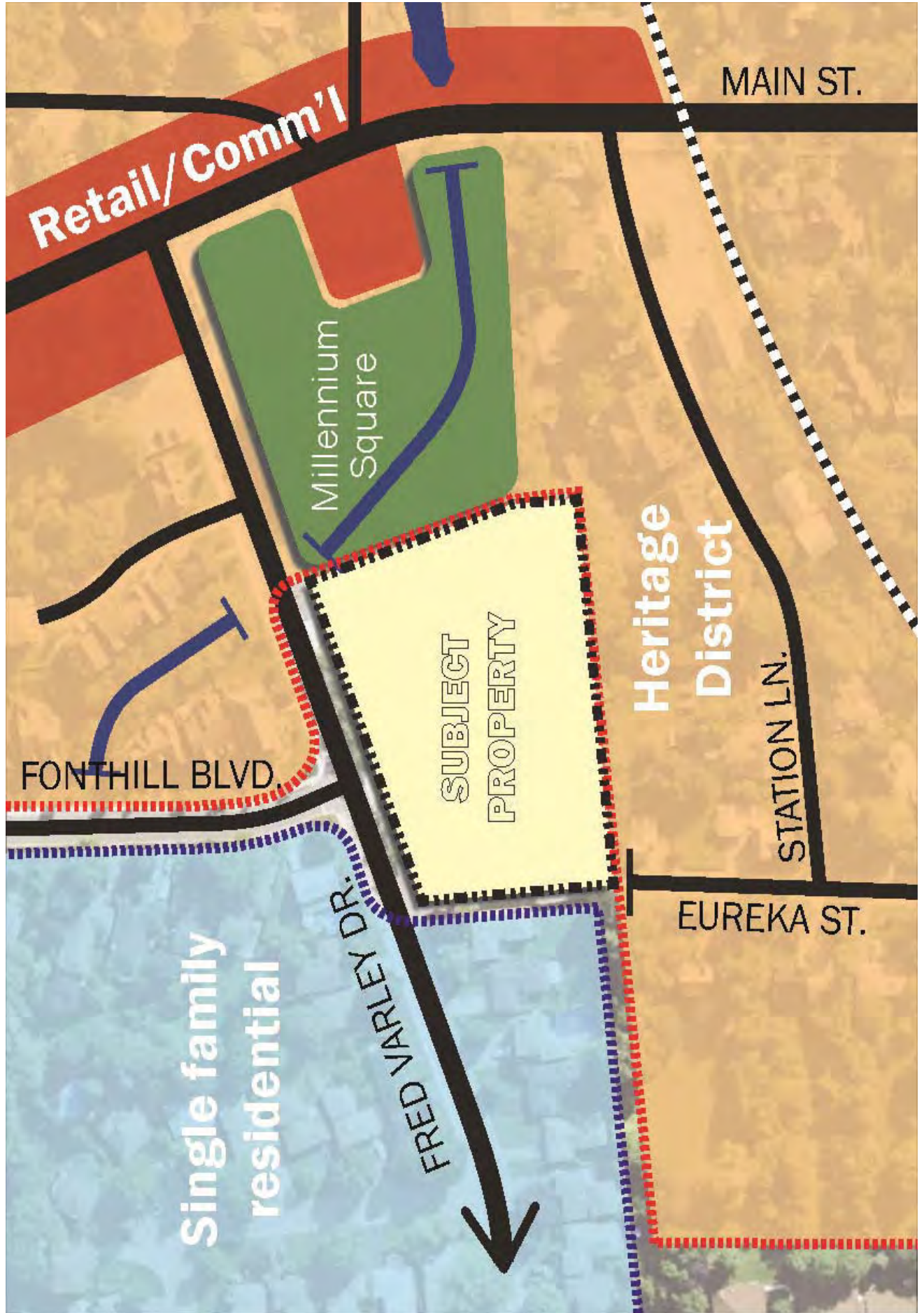


- Context
- Site Description
- Emerging Principles
- Structuring Concept and Urban Character
- Alternative Development Option

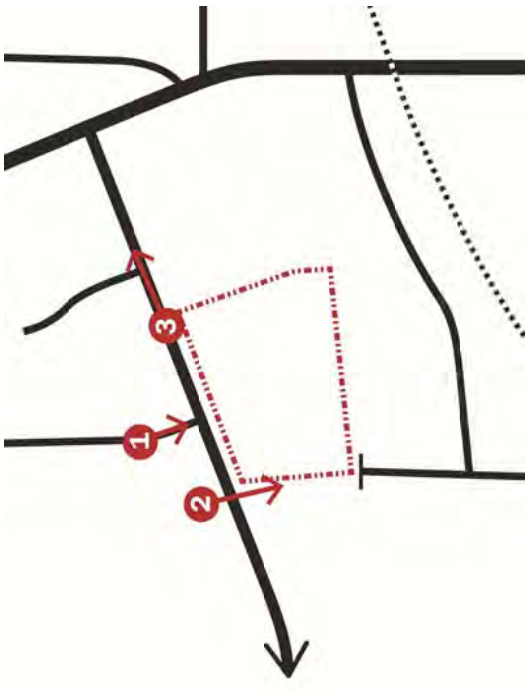
Context



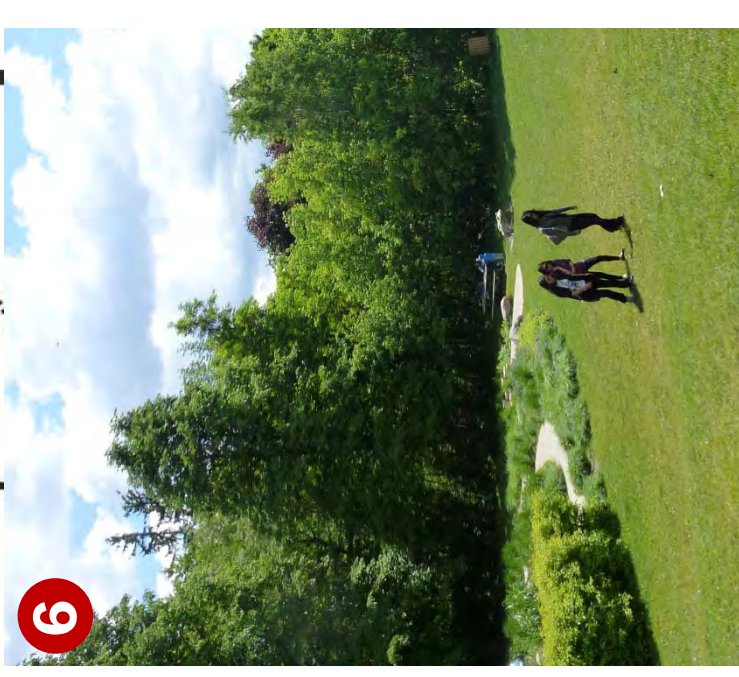
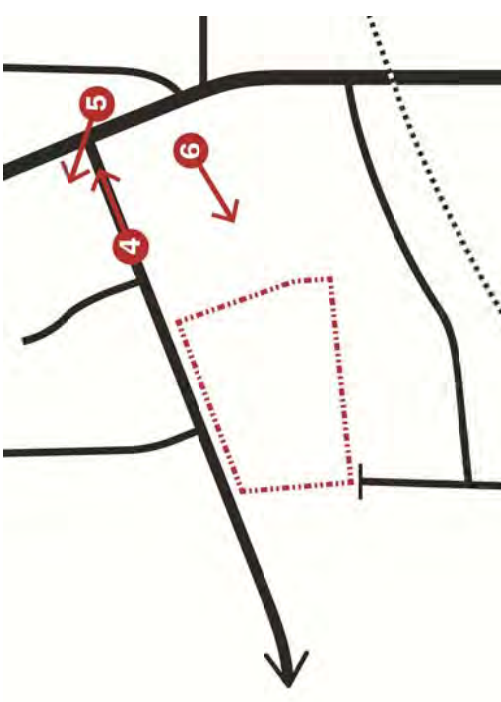
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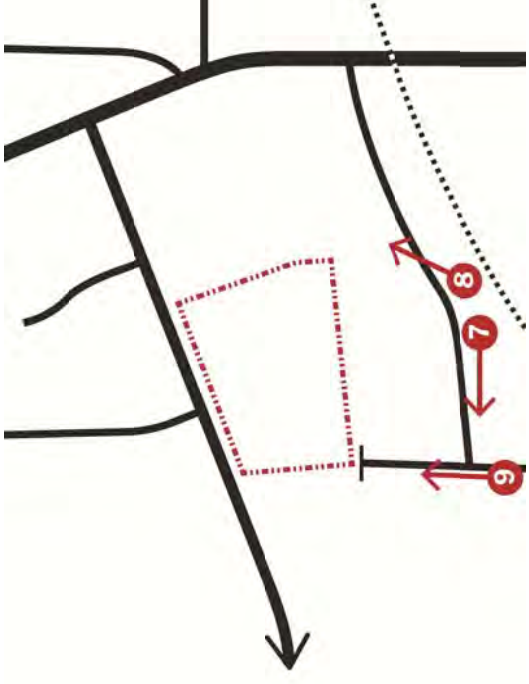
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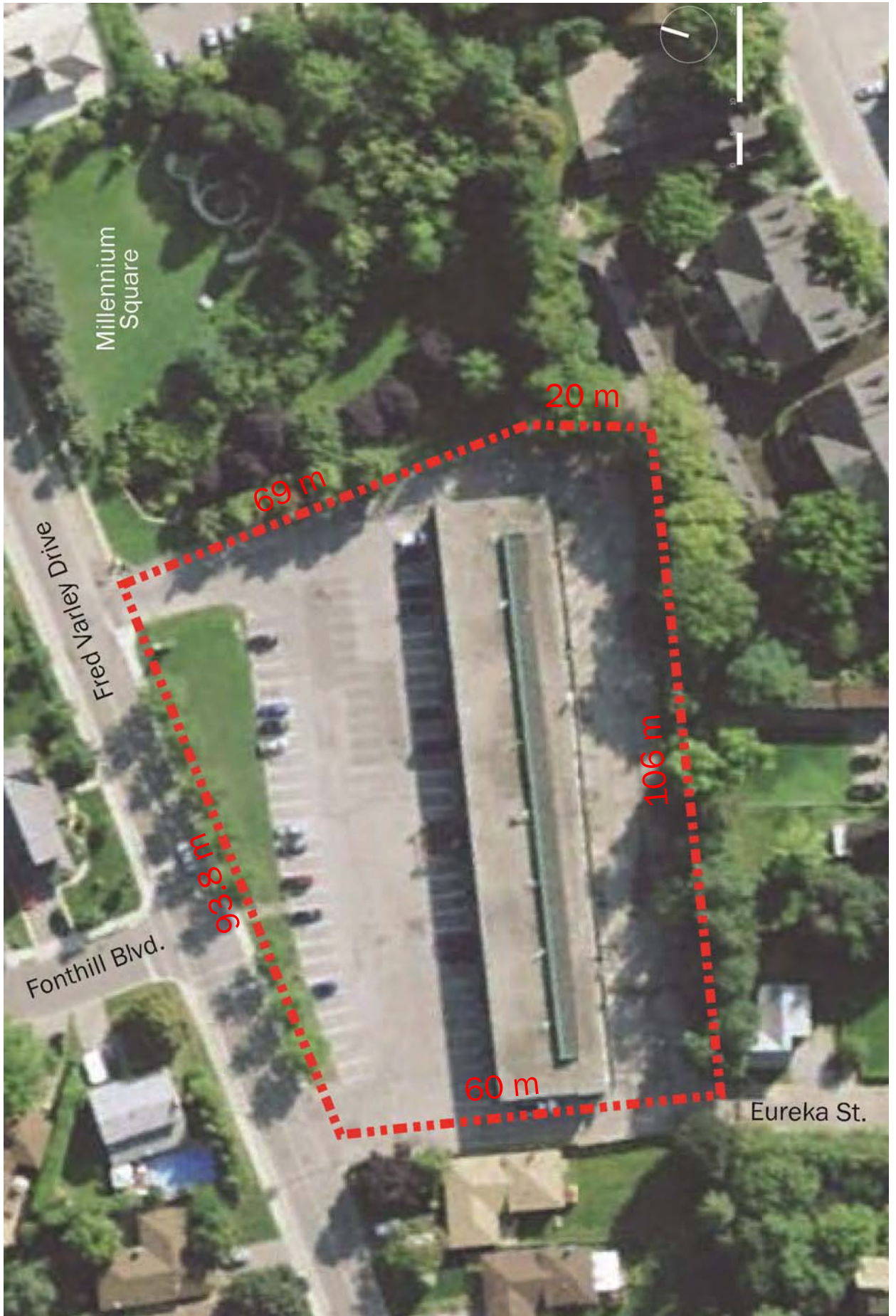
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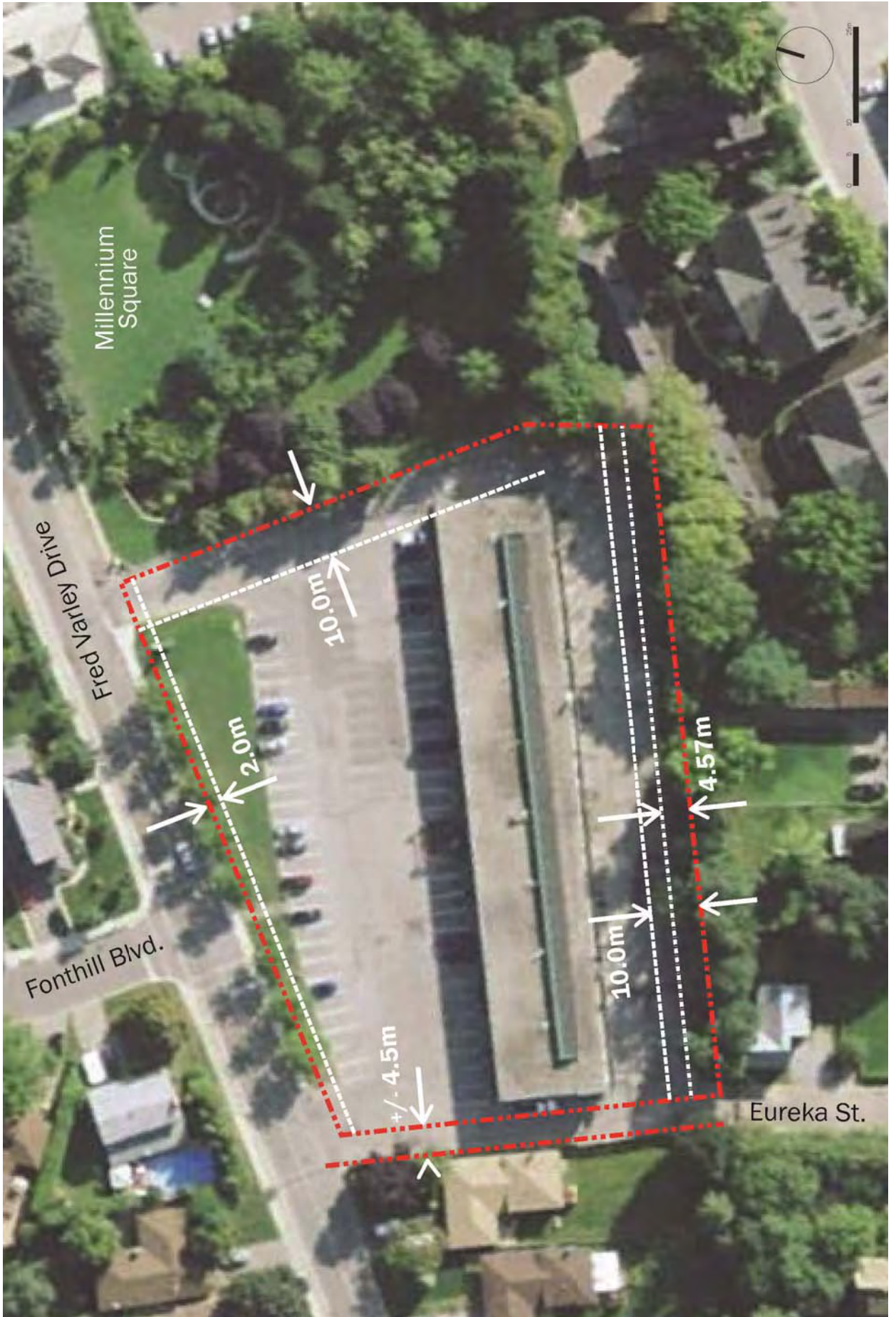
Context



The Site



Easements & Setbacks



Tribute's Proposal

Ground Floor	1,185m2 (retail) residential	16
2 nd Floor	residential	24
3 rd Floor	residential	31
4 th Floor	residential	31
5 th Floor	residential	11
TOTAL	14,695m2	113 units
Parking		288 spaces



Working Group

Emerging Principles

4 meetings held with a working group comprised of members representing various Unionville associations;

Sessions held in February and facilitated by John Gladki;

Follow-up meeting was held mid-May;

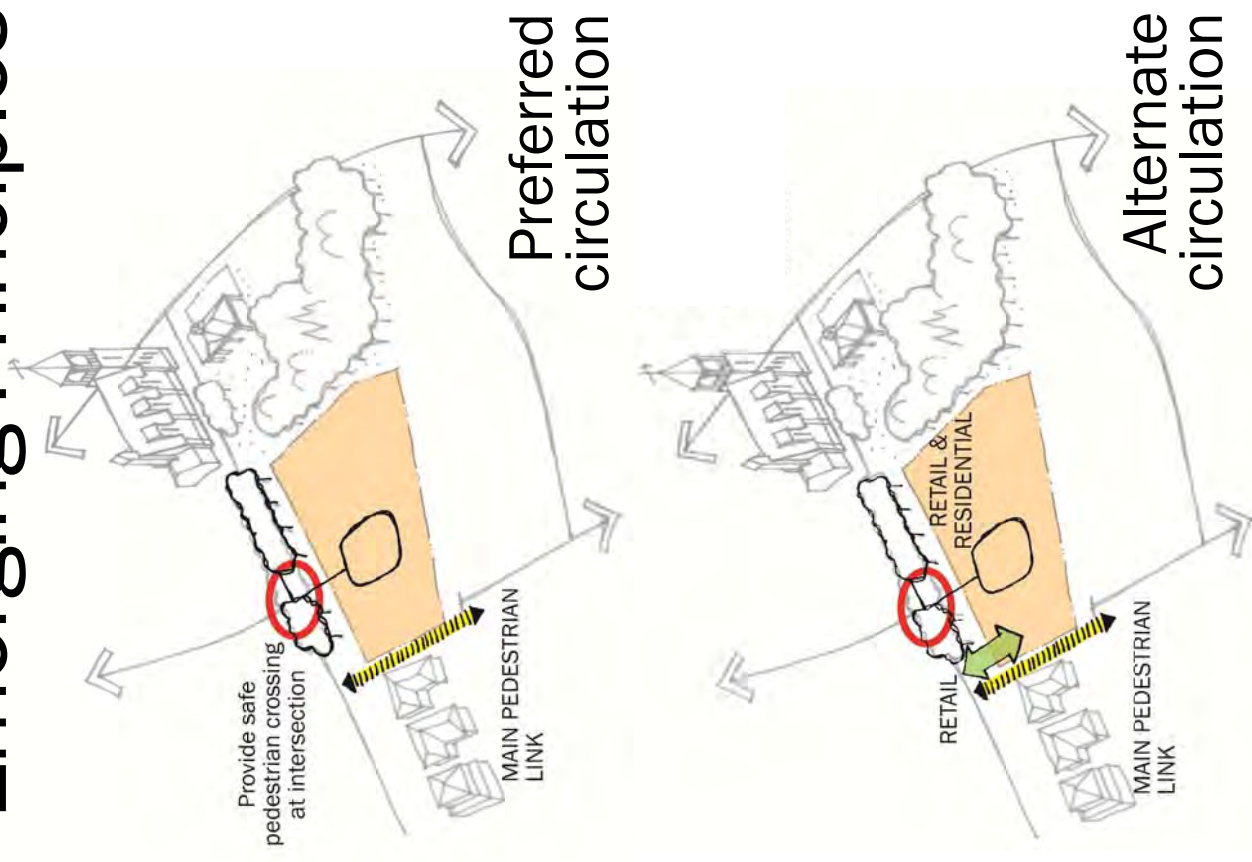
Purpose was to establish a set of principles guiding the shape and orientation of development on the Fred Varley site.

Working Group

Emerging Principles

Access/Egress:

- Maintain some surface parking for retail;
- Desire by community for convenience retail;
- Safe for pedestrians: sidewalks on both sides of street

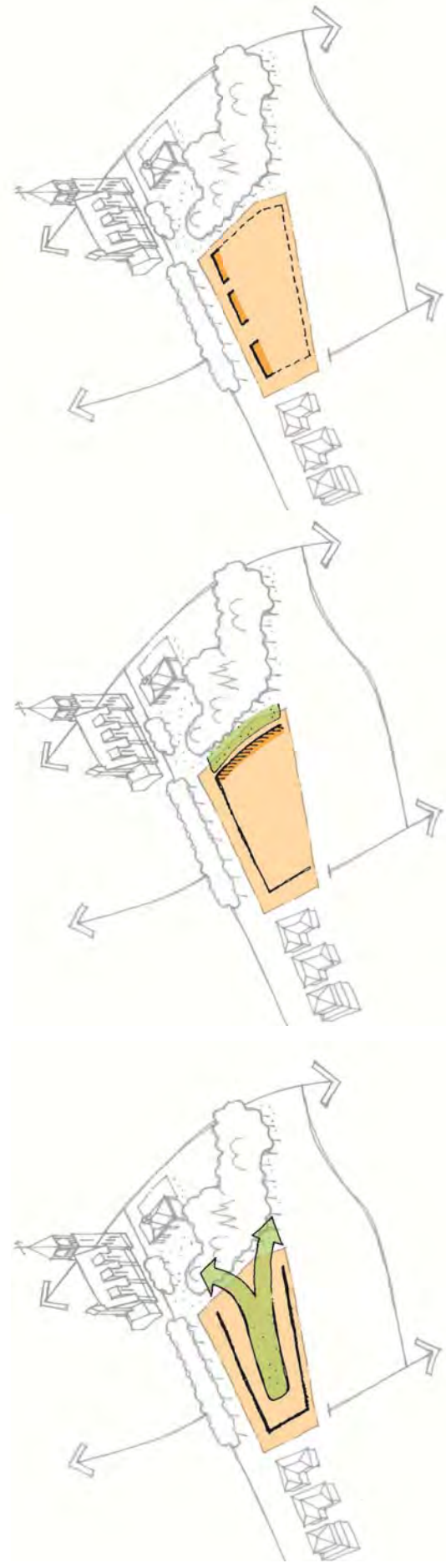


Working Group

Emerging Principles

Building Orientation:

- Open building up as much as possible facing eastward; or
- Create strong, architecturally consistent façade oriented towards park;
- Break up building massing along Fred Varley Drive.

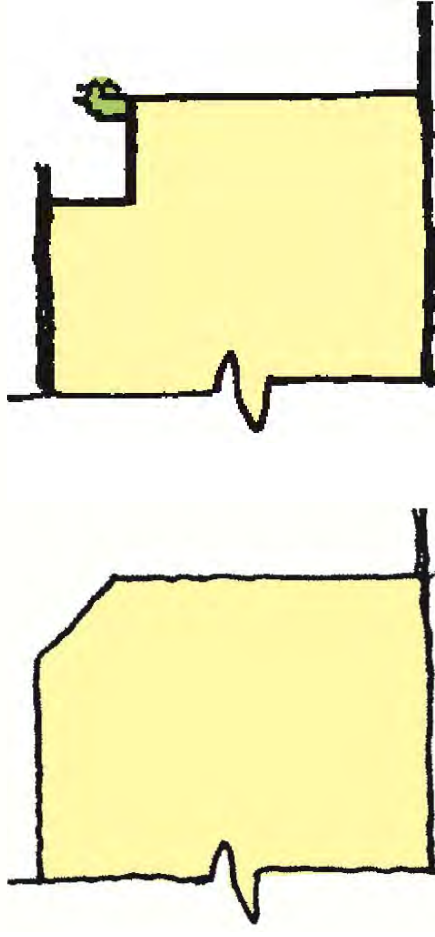
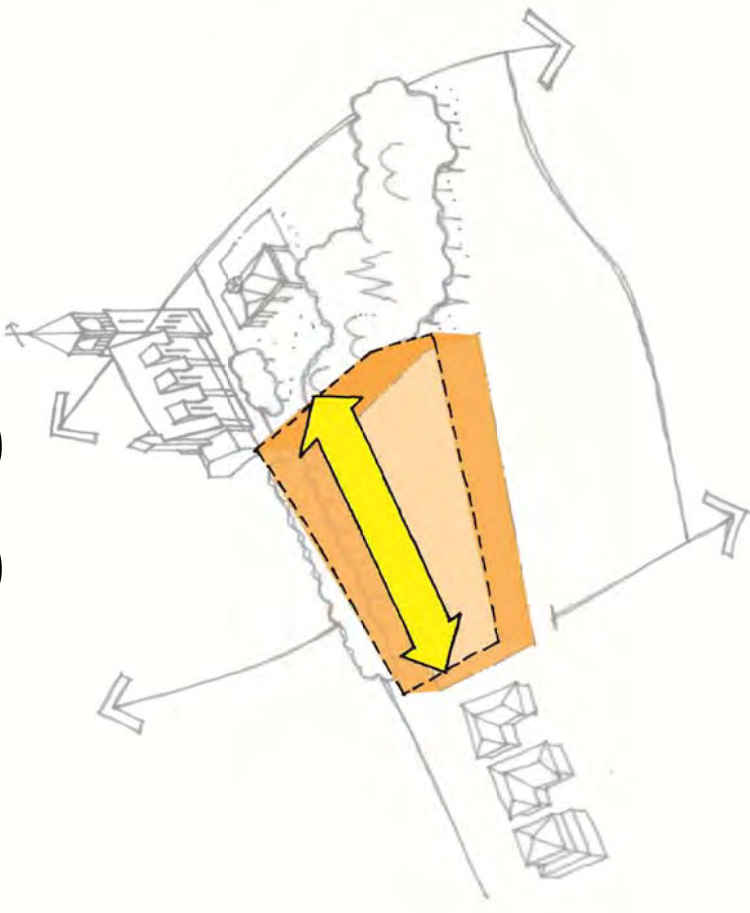


Working Group

Emerging Principles

Height:

- Transition in height downwards from east to west;
- Incorporate upper floor within roof line of building; or
- Set back upper floor from building facade.

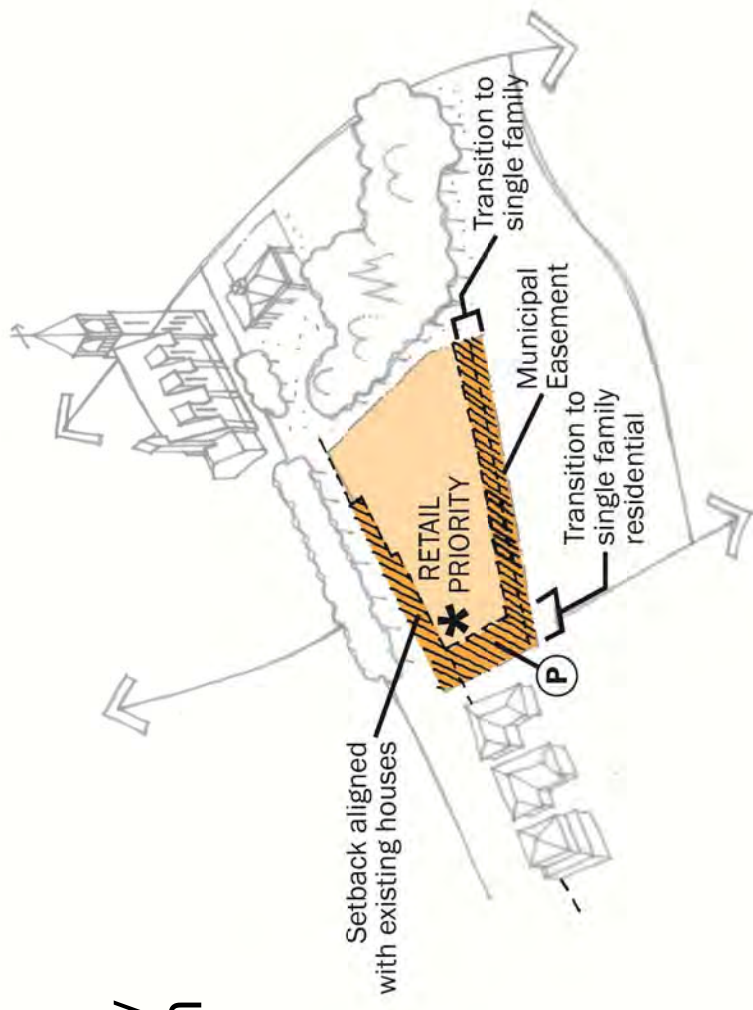


Working Group

Emerging Principles

Setback:

- Open space along Fred Varley frontage to be consistent with the properties located to the west;
- Preserve street trees along Fred Varley Drive;
- Appropriate setbacks on all sides.



Mechanical Unit:

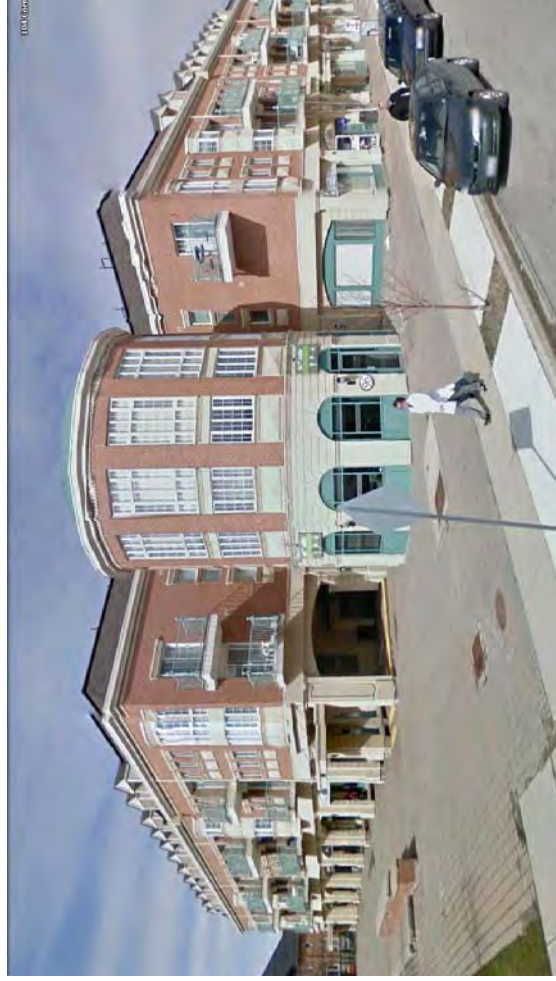
- Locate mechanical unit discretely on site with minimal visual and noise disruption to surrounding community.

Working Group

Emerging Principles

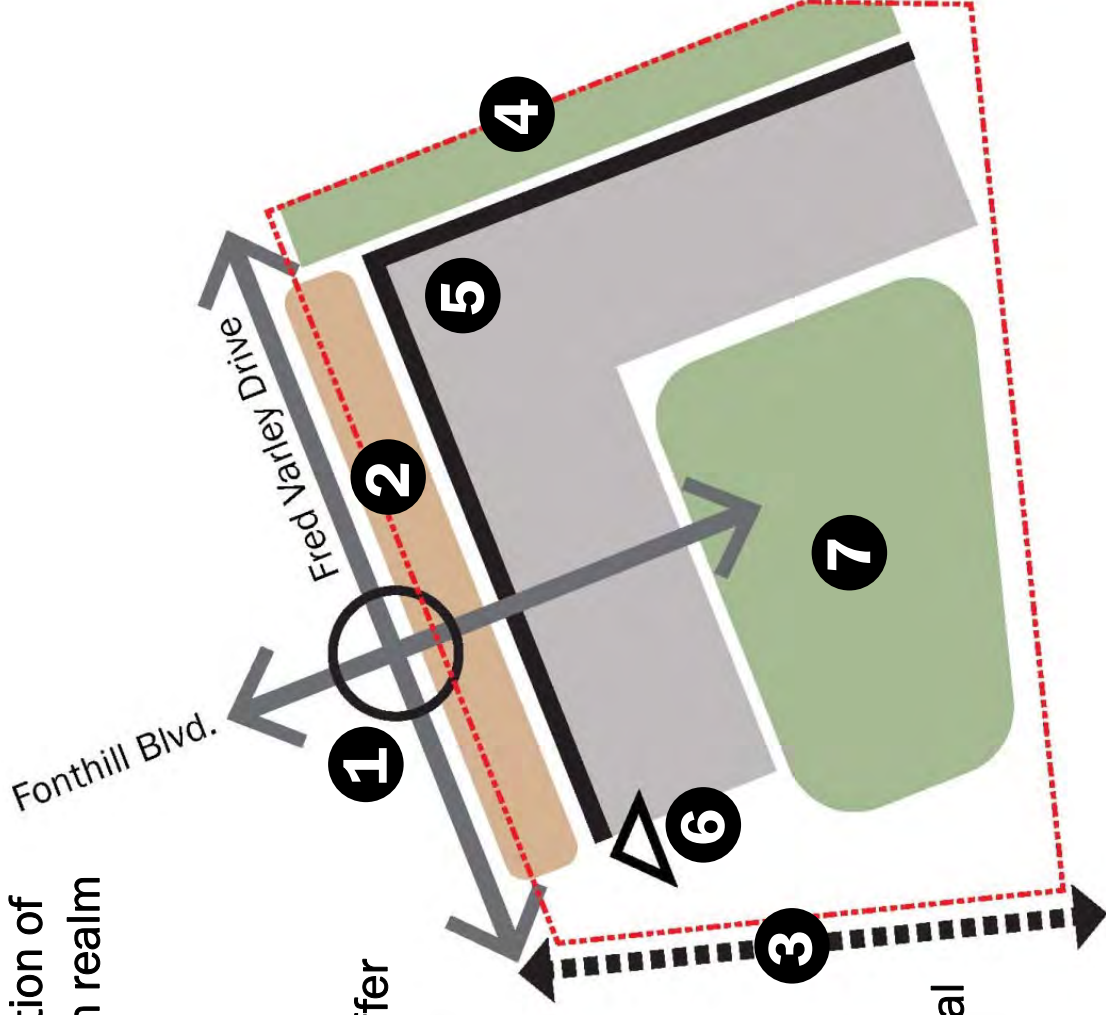
Façade Treatment:

- Avoidance of overly elaborate architectural styling: character should be reflective of historic buildings in Unionville;
- Design should be contemporary, yet reflective of historic architecture prevalent in old Unionville

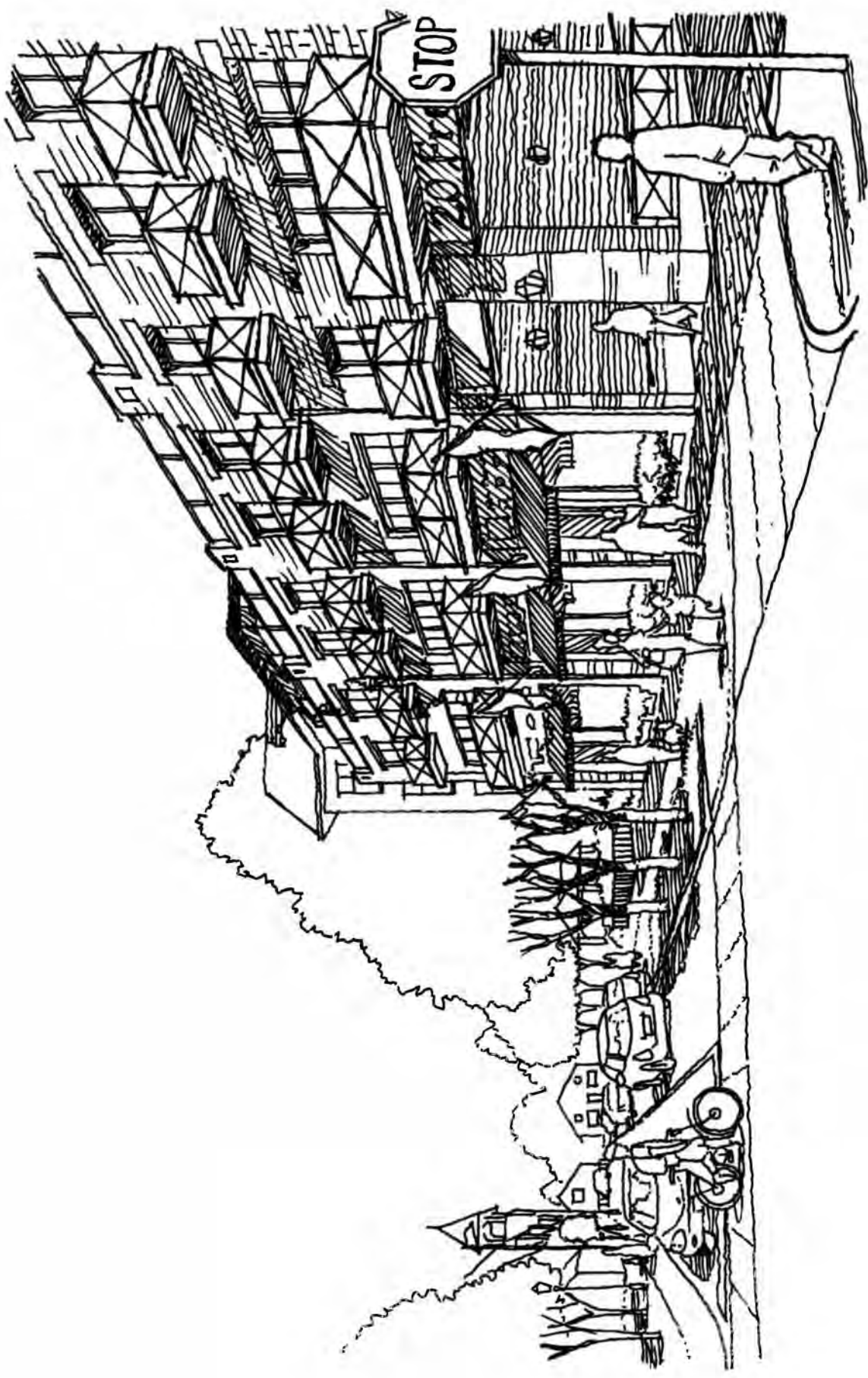


Structuring Concept

- 1** Consolidate vehicular access at intersection of Fred Varley Dr. and Fonthill Blvd.
- 2** Building setback allows for preservation of street trees and improved pedestrian realm
- 3** Enhanced pedestrian link between Eureka St. and Fred Varley Drive
- 4** Provide generous soft landscape buffer between park and building edge
- 5** Building orientation minimizes encroachment on neighbouring residents
- 6** Parking access located in area least impacted by potential flooding
- 7** High quality landscape provides visual benefits to both residents and surrounding neighbours



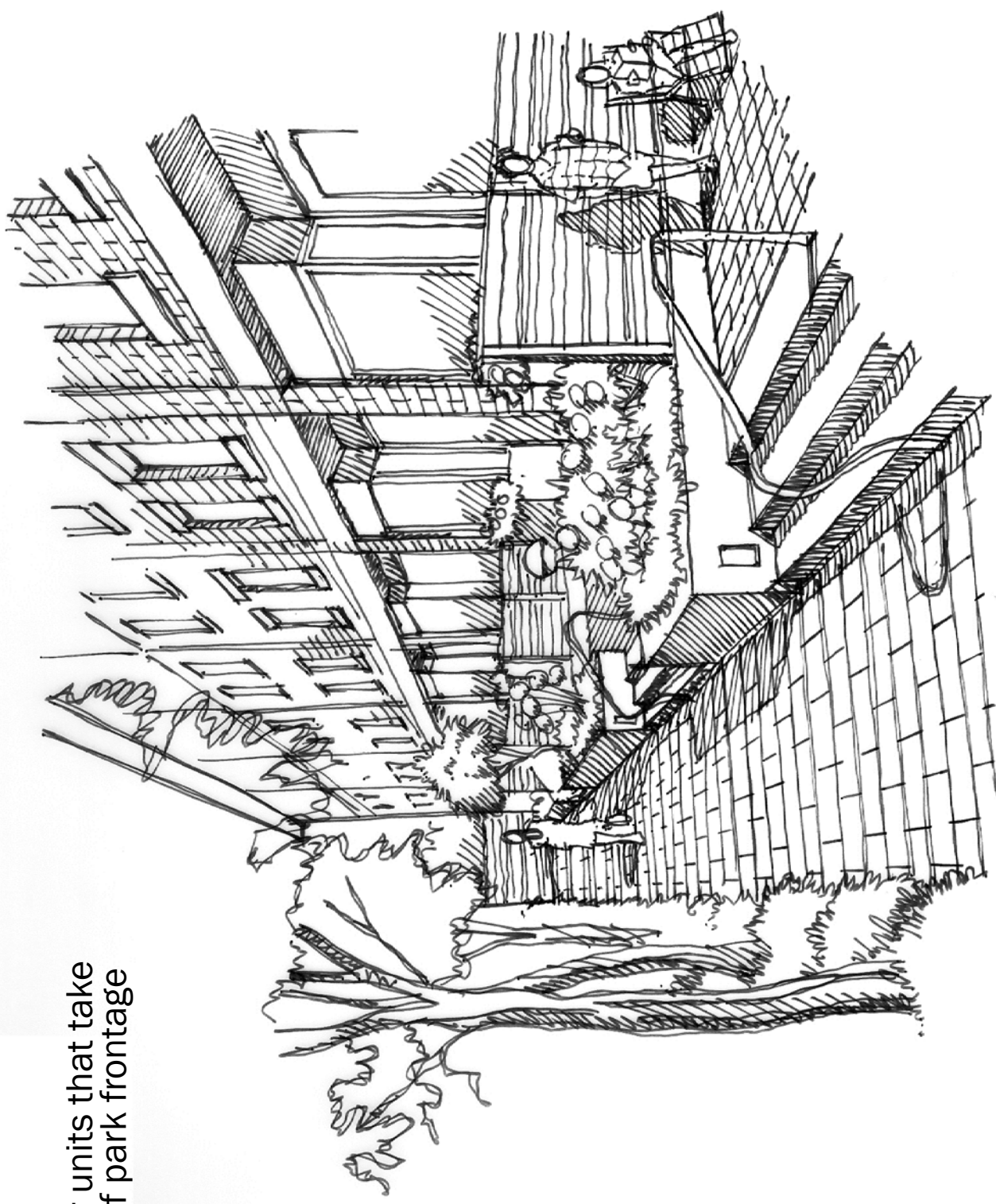
Urban Character



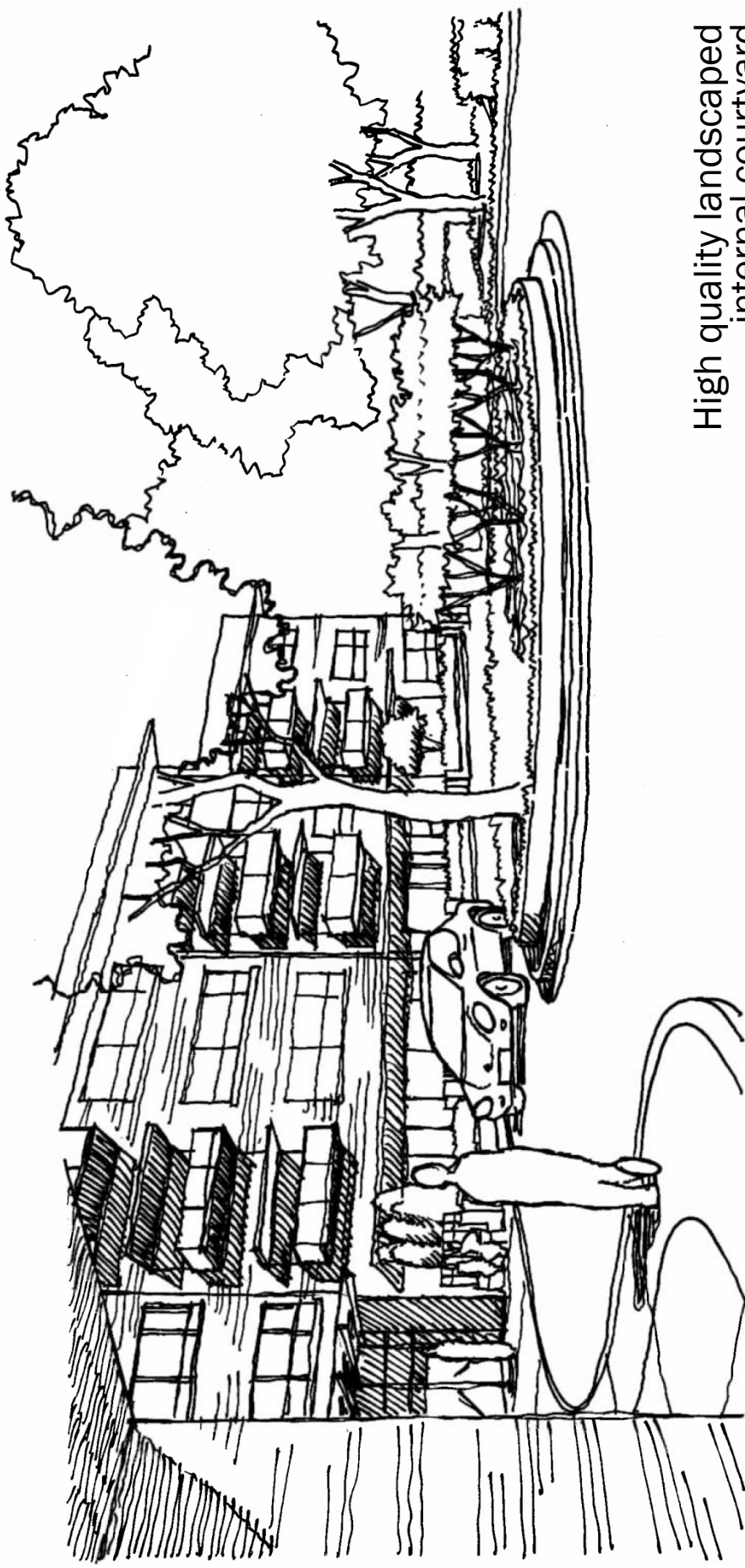
Enhanced pedestrian realm along
Fred Varley Drive

Urban Character

Ground floor units that take advantage of park frontage



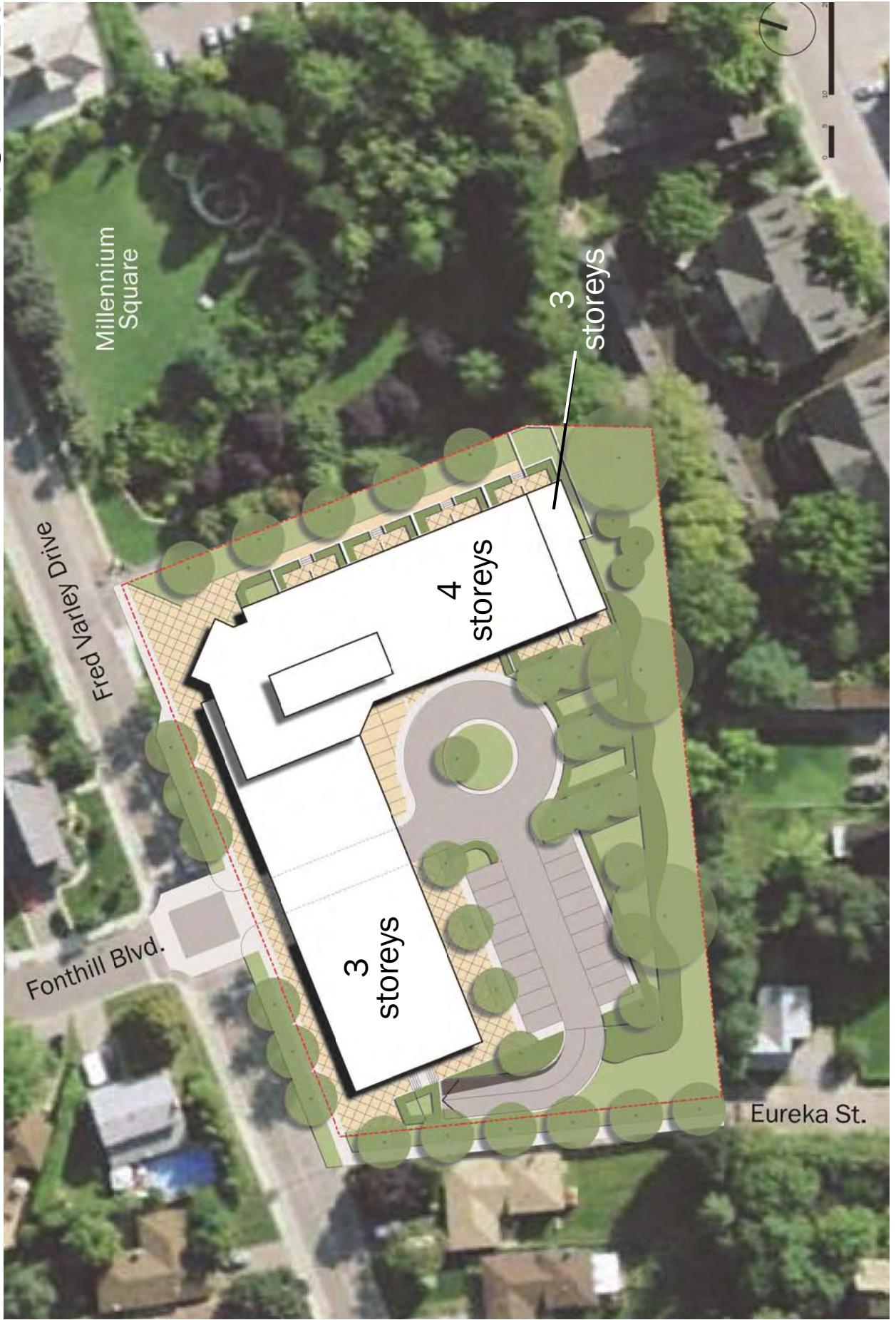
Urban Character



High quality landscaped
internal courtyard

Alternative Development Option

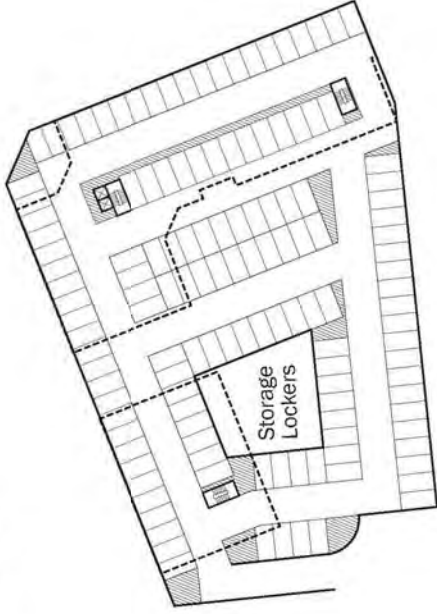
F.S.I. = 1.14



Alternative Development Option

F.S.I. = 1.14

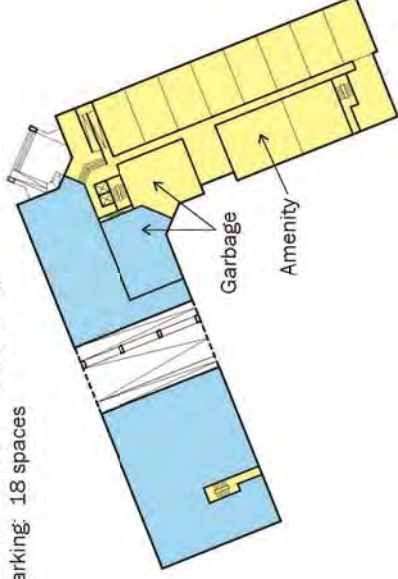
134 spaces



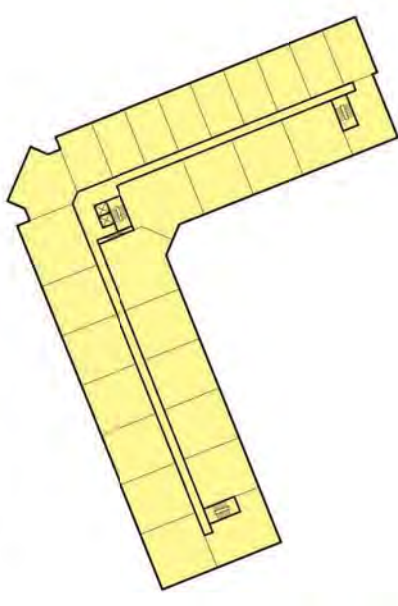
Retail: 1,070 m²

Residential: 1,145 m² (10 units)

Parking: 18 spaces

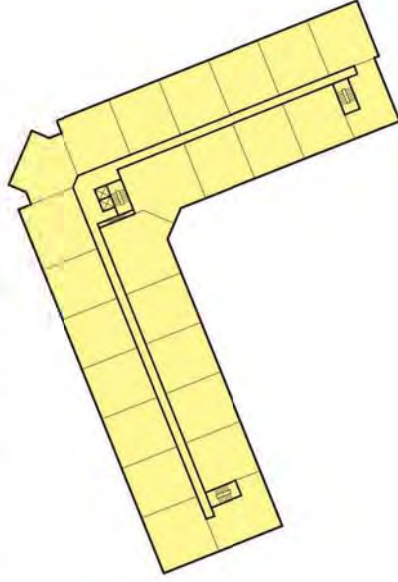


Residential: 2,585 m² (20 units)



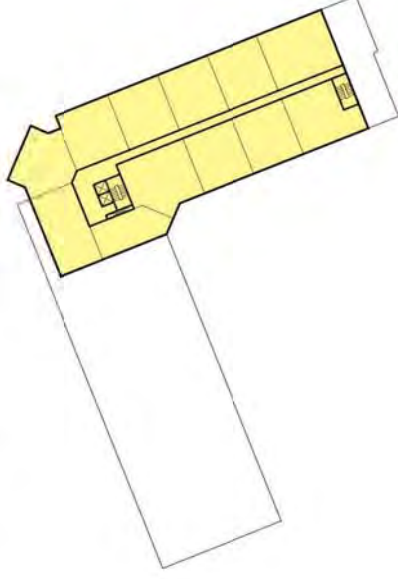
3rd FLOOR

Residential: 2,585 m² (25 units)

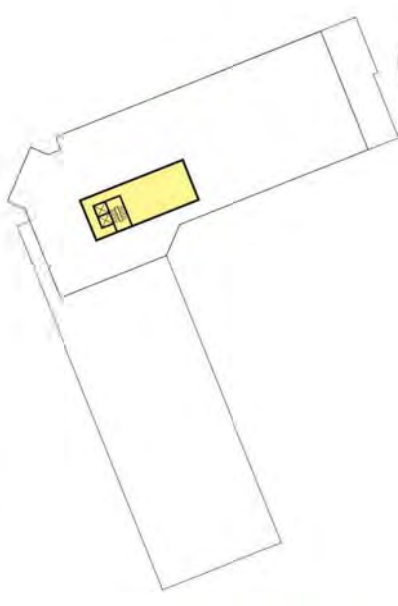


4th FLOOR

Residential: 1,305 m² (12 units)



PENTHOUSE



Summary

Ground Floor	1,070 m2 (comm'l) 1,145 m2 (resid'l)	10
2 nd Floor	2,585 m2	20
3 rd Floor	2,585 m2	25
4 th Floor	1,305 m2	12
TOTAL	8,690 m2	67 units
Parking	152 spaces	

