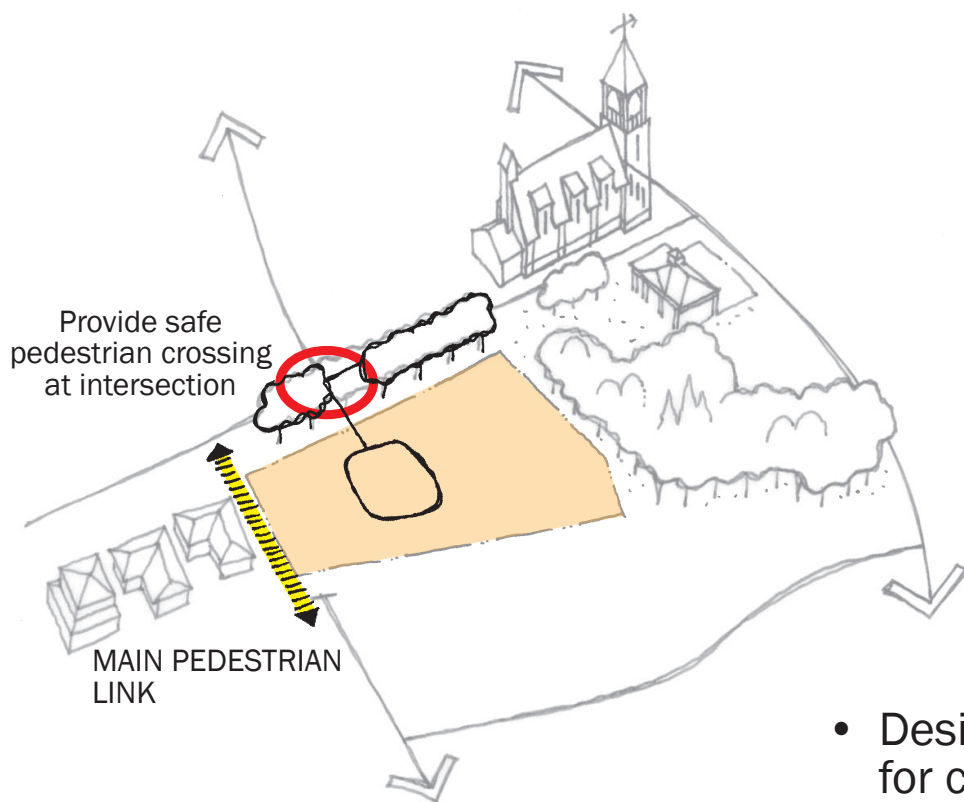


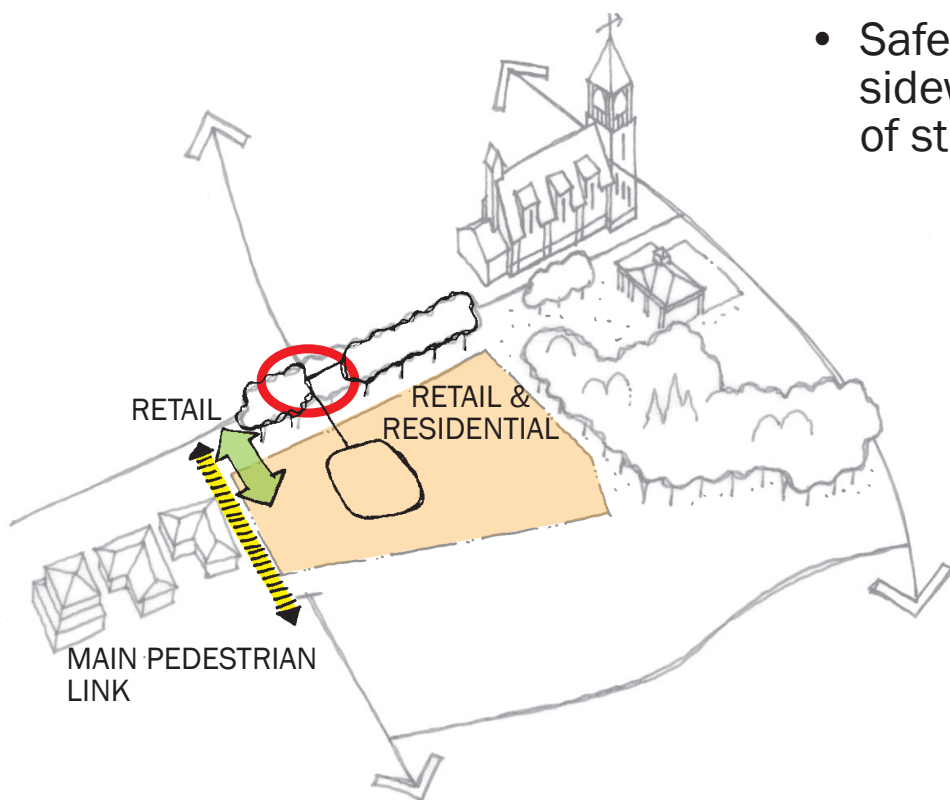
Town of Markham
20 Fred Varley Drive
Emerging Principles
May 16, 2012



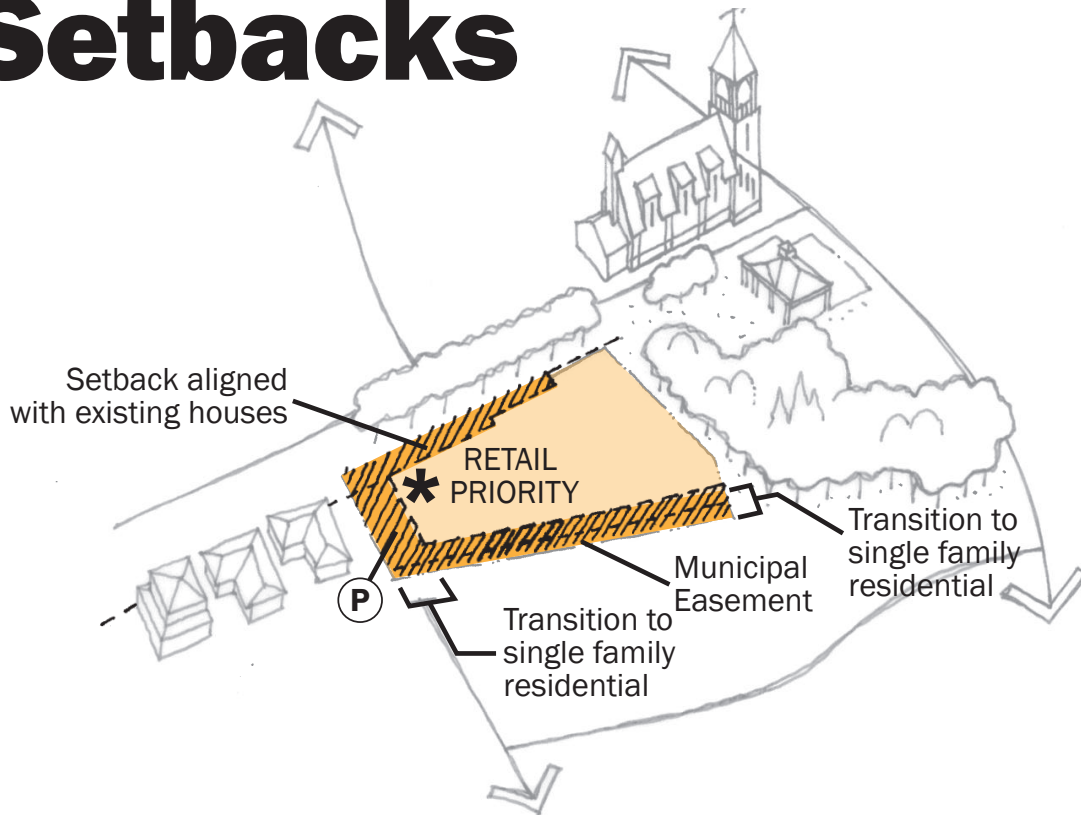
Access & Egress



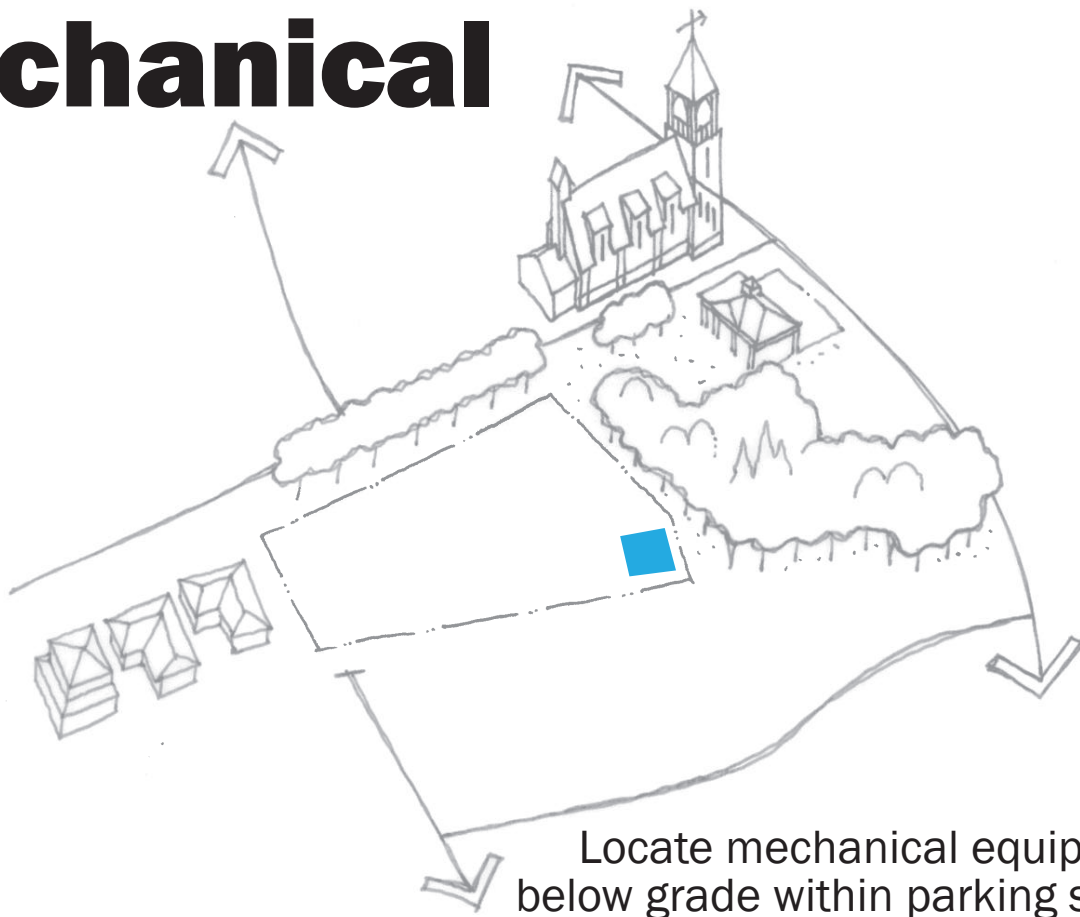
- Desire by community for convenience retail
- Safe for pedestrians: sidewalks on both sides of street



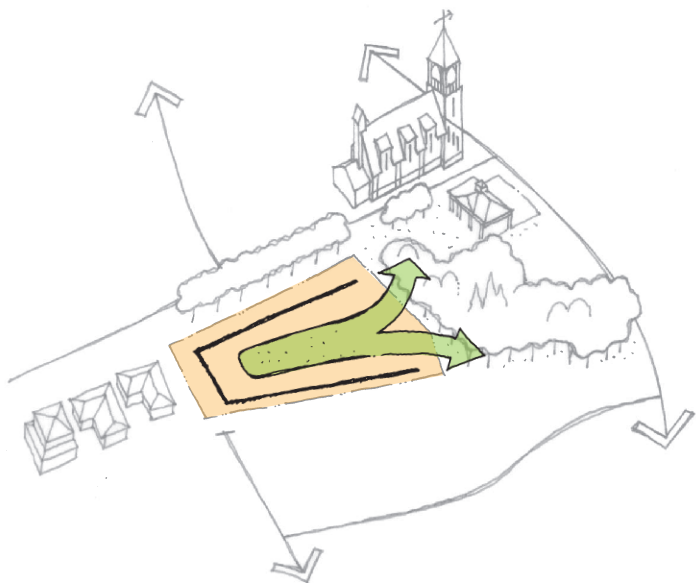
Setbacks



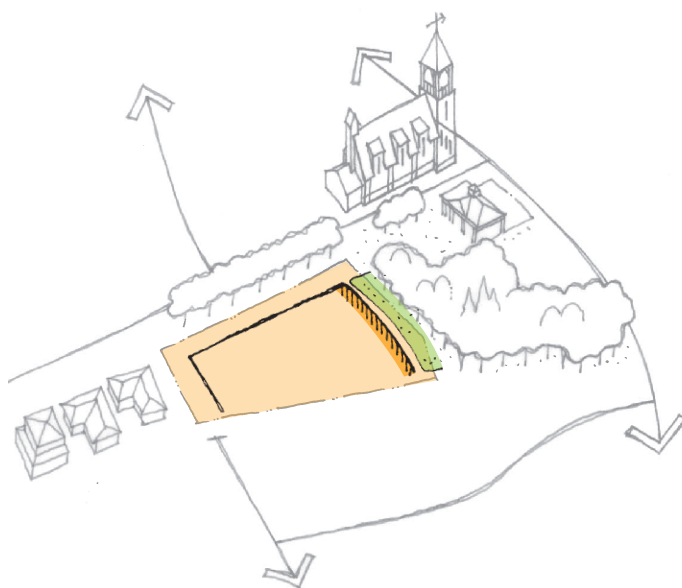
Mechanical



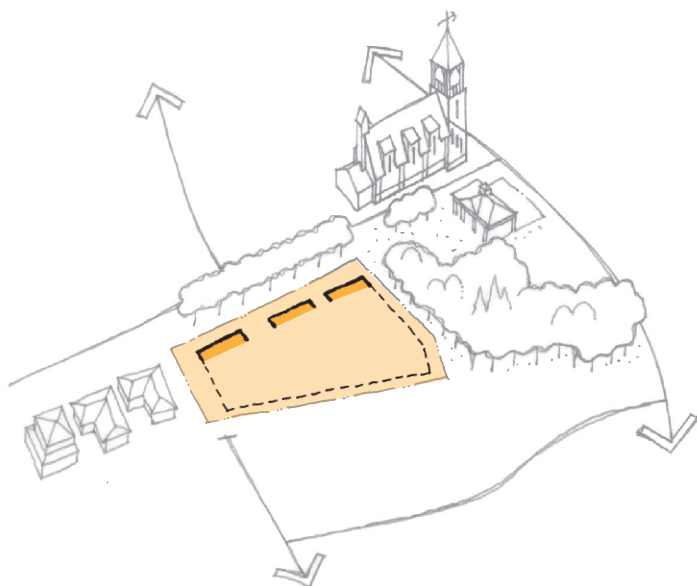
Building Orientation



Integrate courtyard with park

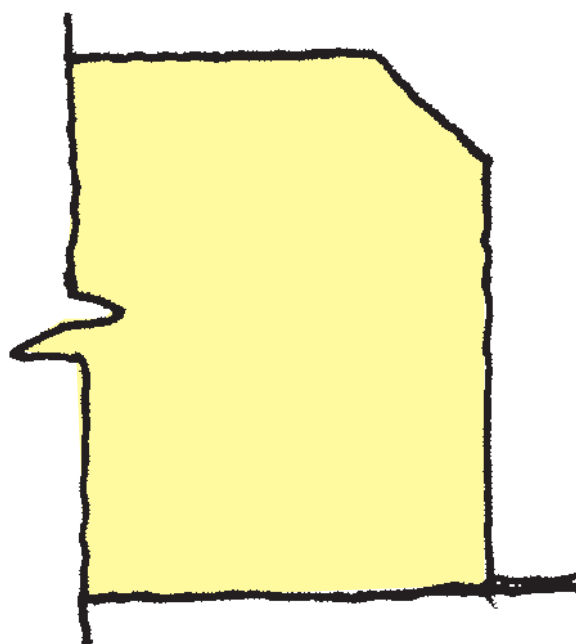
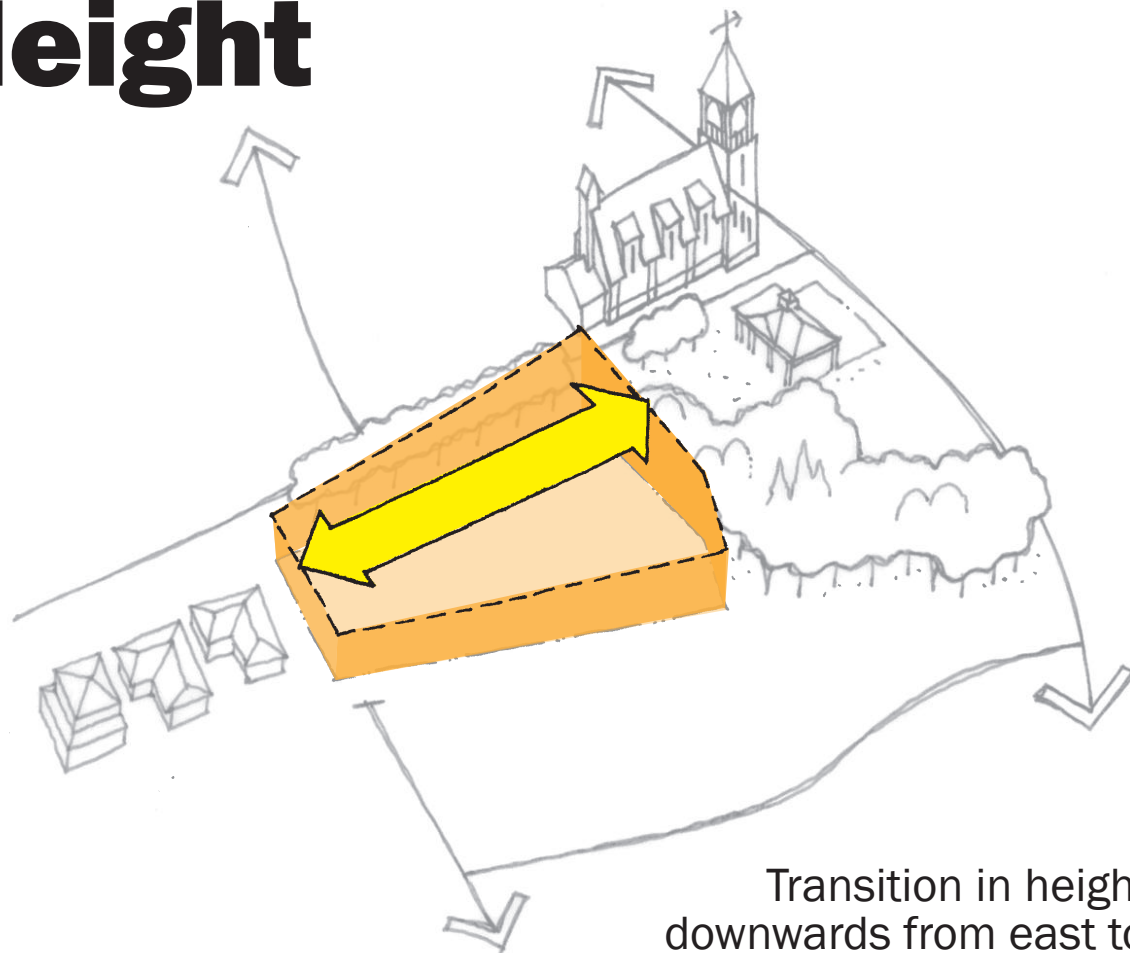


Strong, architecturally consistent
façade oriented towards park

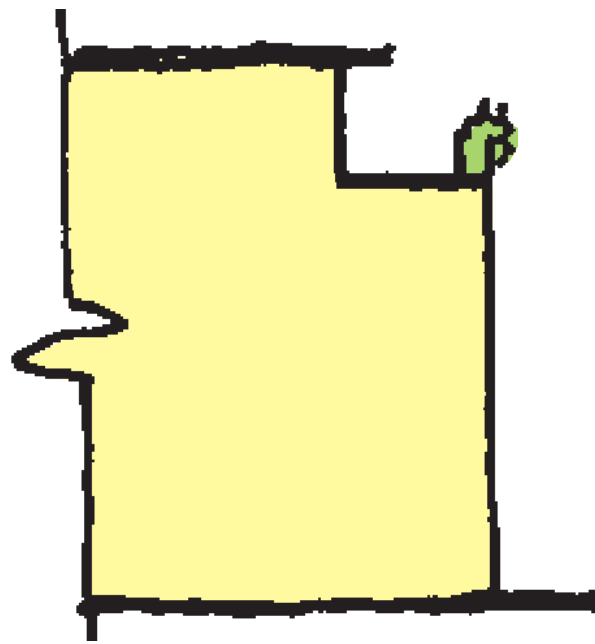


Break up building mass
along Fred Varley Drive

Height



Incorporate upper floor within
roofline of building



Set back upper floor from
building façade

Façade Treatment



Avoidance of overly elaborate architectural styles; use of traditional materials; windows should be reflective of style, size and shape of historic buildings in Unionville



Design should be contemporary yet reflective of historic architecture prevalent in old Unionville



Setback of upper floors to reduce massing