

UPPER UNIONVILLE

Presentation to Development Services Committee

June 8, 2010

BACKGROUND



BACKGROUND



BACKGROUND






BACKGROUND



INTERPRETATION



-  SITE BOUNDARY
-  ENTRIES FROM MAJOR ROADS
-  ENTRIES FROM MINOR ROADS

Upper Unionville builds its vision upon a **livable and pedestrian oriented** neighbourhood that **respects** the ingrained **historical elements** of the area. The comprehensive **open space system** is comprised of a central park, parkettes, and a piazza, that form **a vital part of this development** and to the entire Berczy Village community as a whole.

This neighbourhood will have well defined edges along 16th Avenue and Kennedy Road that welcomes and reflects the community's character.

Upper Unionville provides a **mix of uses and a range of housing that has regard for surrounding context** while bringing innovative and aesthetic solutions to community planning that are respective of the Berczy Lands' Heritage.

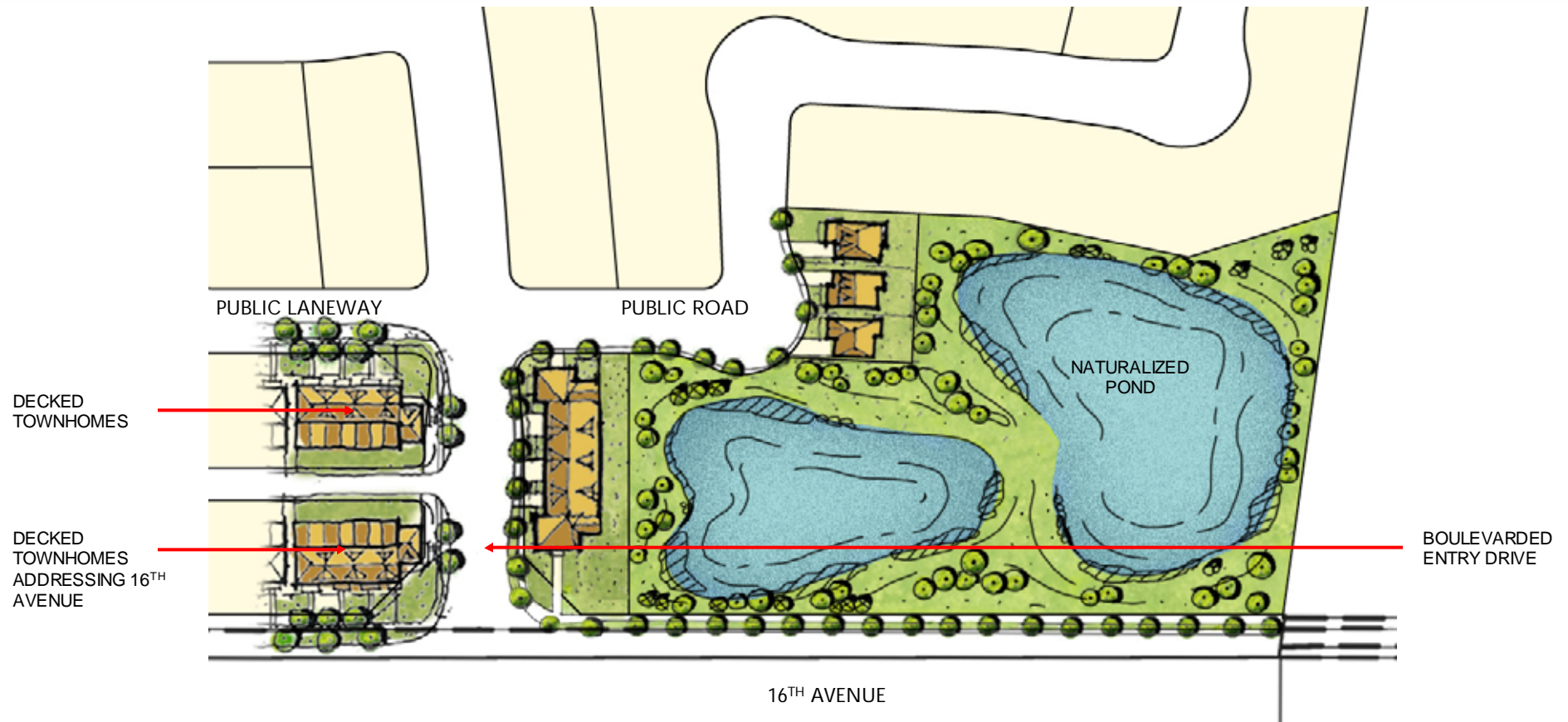


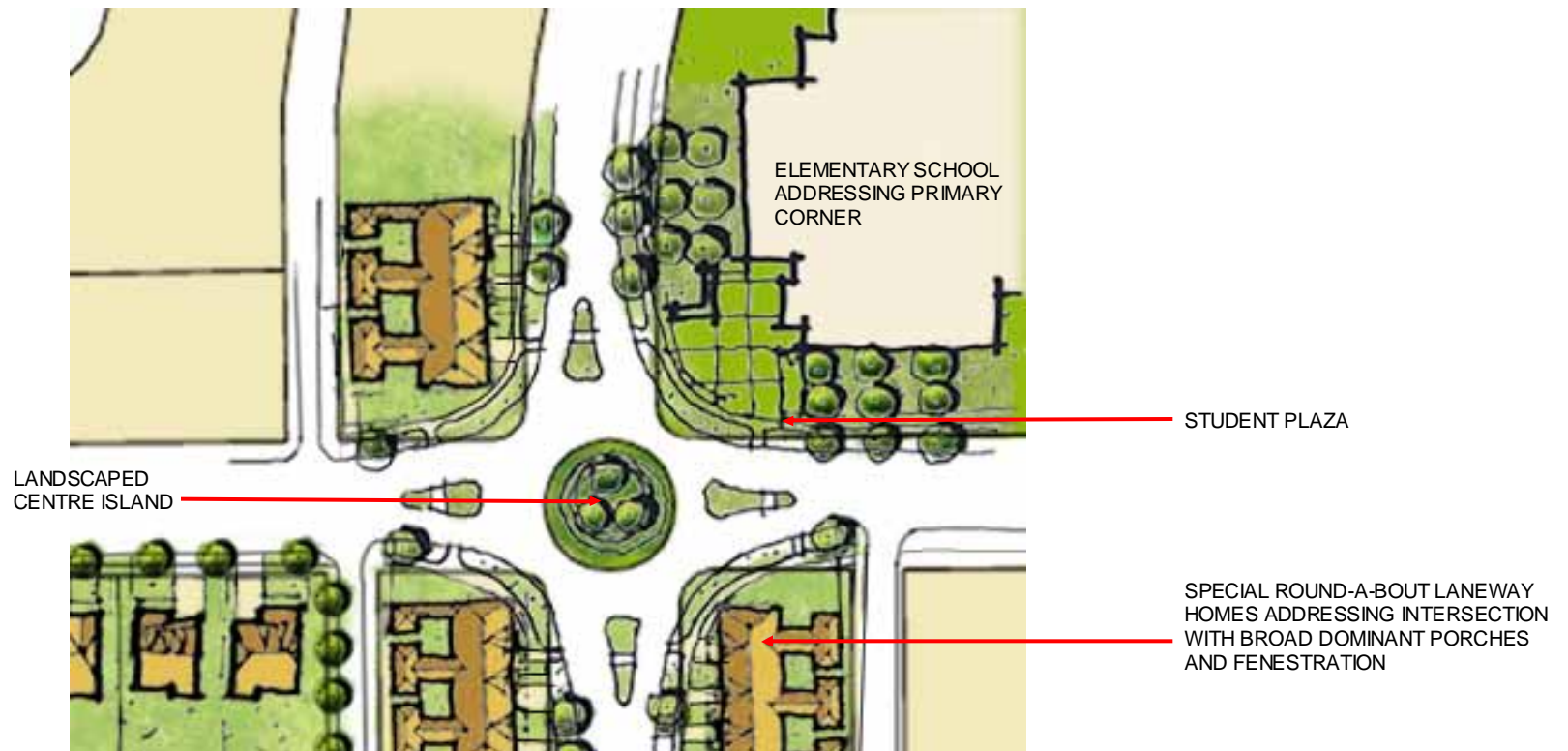
OAK TREE

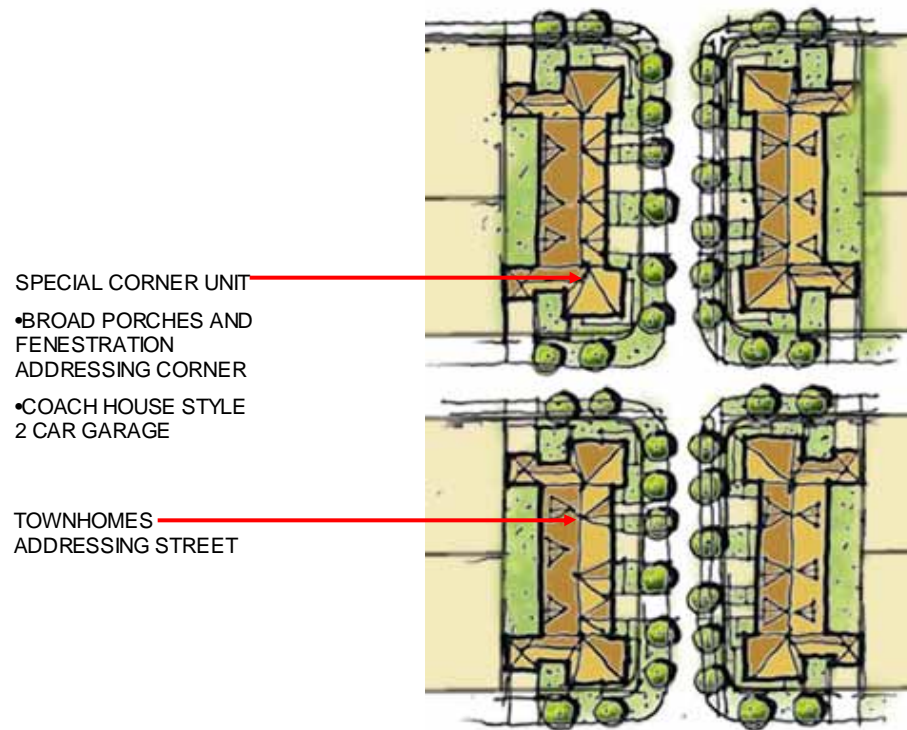


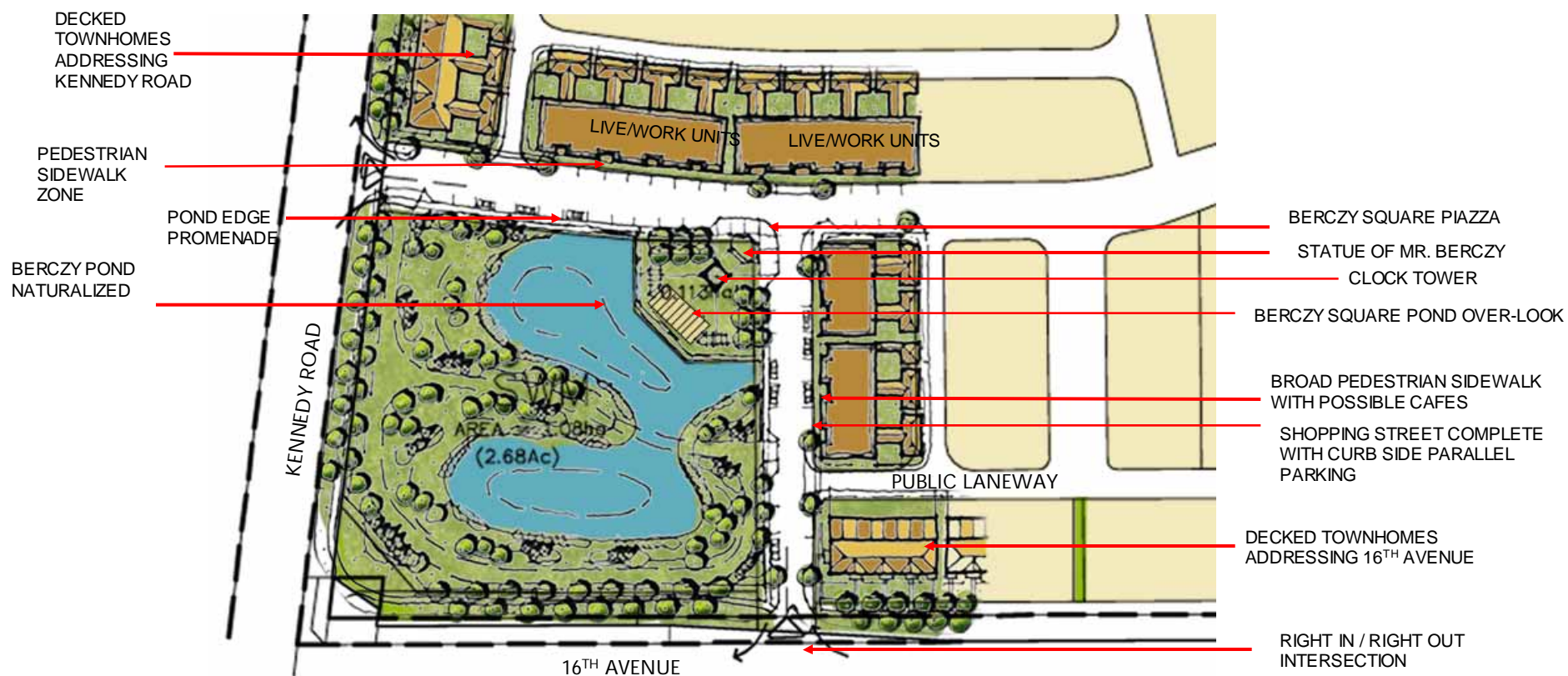
HERITAGE LOG HOUSE



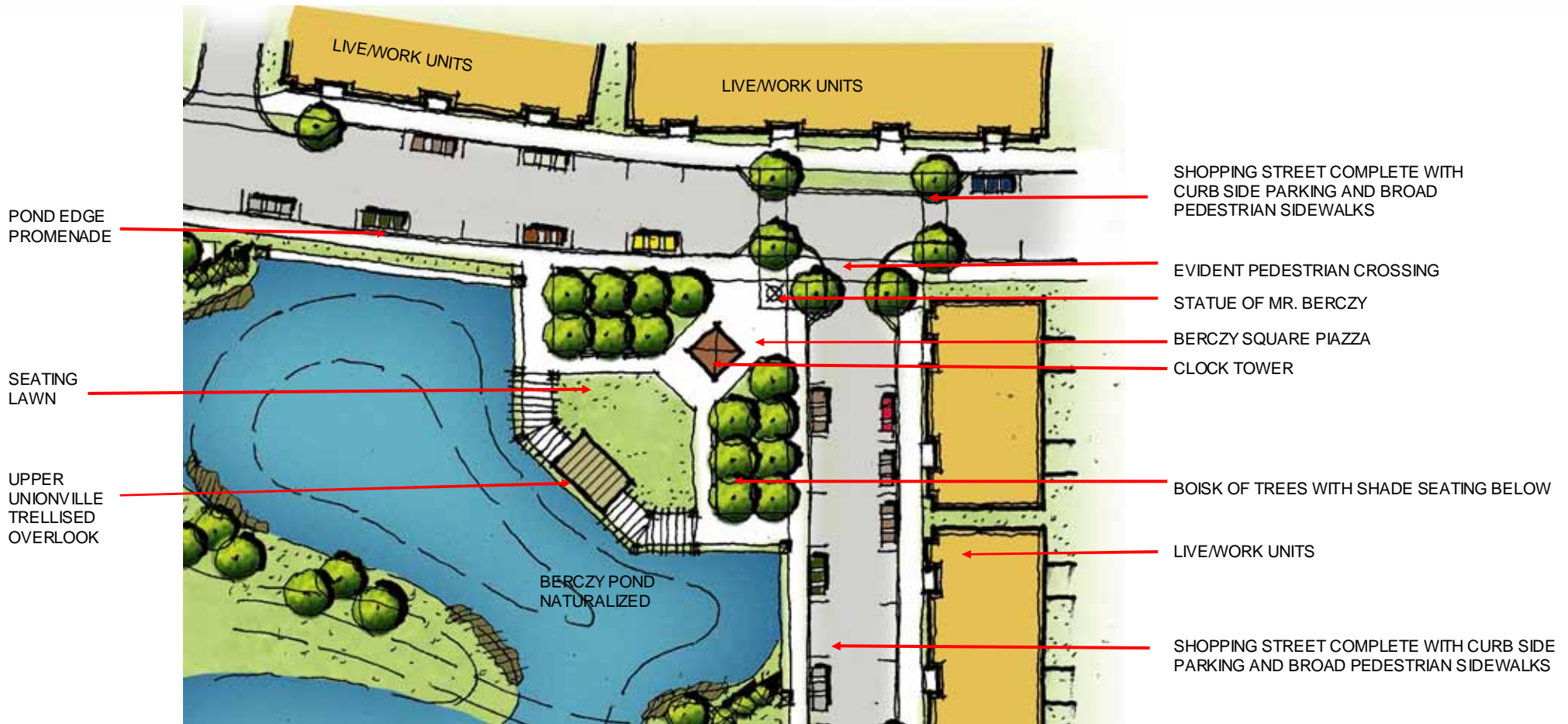








VISION



VISION





LEGEND

1. Berczy Square and Upper Unionville Piazza
2. Oak Tree Parkette
3. Neighbourhood Round-a-bout
4. Cemetery Area, Log House Parkette and Round-a-bout
5. Special Street Cap-End Homes
6. Neighbourhood Park
7. Storm Pond at Community Entry





LEGEND

-  Open Space
-  SWM Ponds
-  Residential
-  Bioswale
-  Commercial / Residential
-  Schools
-  Neighbourhood Collector Rd.
-  Special Study Area
-  Major Community Gateways
-  Minor Community Gateways



LEGEND

-  21.5m Collector Rd. (SW. 2 Sides)
-  21.5m Minor Collector Rd. (SW. 2 Sides)
-  18.5m Local Rd. (SW. 2 Side)
-  17.0m Local Rd. (SW. 1 Side)
-  16.5m Local Rd. (SW. 1 Side)
-  15.5m Local Rd.
-  8.5m Lane
-  Curbside Lay-by Parking
-  Roundabout














LEGEND

-  Greenway Sidewalk
-  E.S. Elementary School
-  S.W.M. Storm Water Pond
-  P. Parkette
-  C.P. Central Park
-  C. Cemetary
-  H.P. Heritage Parkette
-  Bioswale
-   Oak Tree



LEGEND

-  Greenway Sidewalk
-  E.S. Elementary School
-  SWM Storm Water Pond
-  P. Parkette
-  C.P. Central Park
-  C. Cemetery
-  H.P. Heritage Parkette
-  Bioswale
-  (G) Oak Tree
-  5 min. Walk
-  3 min. Walk



WALKABILITY – 3 min. Walk to Park



WALKABILITY – 5 min. Walk to Elementary School

IMPLEMENTATION

LEGEND

-  Pedestrian Greenway (2.4m) within Typical Boulevard
-  Bike Routes
-  Typical Sidewalk
-  Walkway Block (3m)



IMPLEMENTATION

LEGEND

SIGNATURE BUILDINGS

-  Heritage Log House
-  Beckett Farm House
-  Commercial / Residential Live Work
-  Elementary School
-  Round-a-bout Homes

BUILDINGS BY STREETS / BLOCKS

-  Special Street Homes (N-S)
-  Laneway TH/Semi or Decked Townhouses
-  Special Street Homes (E-W)
-  Local Rd. Cap End Homes
-  Local Rd. Neighbourhood Homes







IMPLEMENTATION



Preservation and enhancement of natural and cultural heritage

- Eckhardt log house and woodlot parkette will protect mature vegetation and habitat to ultimately reduce the impacts of surrounding development.
- Old oak tree parkette
- Stormwater management ponds and bioswale will provide natural solutions to urban runoff through infiltration, filtration and recharge of groundwater.

Reduce automobile dependence

- Enhanced access to public transit – pedestrian scaled and microclimatic sensitive bus stops. Transit supportive.
- Bicycle network provided on all collector roads with connections to arterial roads.
- Extensive pedestrian system with linkages, way finding orientation opportunities and sidewalks provided within Right of Ways.

Smart location

- Special study area provides mixed use live/work options to provide the community with convenient access to commercial and retail.
- Mixed range of housing density allows for increased activity around public nodes and a strong street to built form orientation. The use of townhomes, semis, singles, will provide housing options for users at all stages of life.
- Access to the Berczy Village central green.

Promote a pedestrian community

- Walkability of the community by situating all neighbourhood center parkettes within 3 minute walk and active recreation opportunities within a 10 minute walk.
- Provision of greenway sidewalks along collector roads and desirable routes.
- Walkway blocks allow for enhanced linkages and access. Shortcuts provide benefits to walking.
- Sidewalks on all streets.
- Urban block lengths provide compact development allowing for changes in visual scenery.

Sustainable building design

- Solar orientation of street blocks and homes.
- Homes which are Energy star compliant.

