

Architecture& Reconnecting people to the significance of architecture.

Highway 7 Precinct Plan Study

**DSC Update
June 23, 2009**

Consulting Team

Sweeny Sterling Finlayson & Company Architects Inc -
“&Co Architects”

www.andco.com

Our involvement.

- **Hired by Markham to provide context for applications by Conservatory Group, Times Group and others on the north side of Highway 7**
- **Asked to create a three-dimensional assessment of existing approvals and applications on the east side of Warden Avenue, north and south of Highway 7**
- **Analyzed these existing vacant lands as a comprehensive whole in the context of the pending applications and approvals**

Our involvement.

- **This comprehensive analysis has allowed for integrated thinking of:**
 - Streets and blocks
 - Crossing points on Highway 7
 - Open Space strategy
 - School Sites
 - General Built Form
 - “Transforming” Highway 7 into an urban boulevard
 - transitioning interface with adjacent low-rise community
- **We are hired to provide the basis for a Precinct Plan and help assess the current applications**

What does it all look like together?

- The following image took all of the existing approvals, applications and concepts up to February 2009 and put it into one drawing.
- This highlights that a coordinated effort can help improve connectivity, a cohesive street pattern and a more consistent built form.

proposed by developers



- 1 Gallo Residential Dev. - 2006
- 2 3940 Highway 7 - 2007
- 3 3952-3972 Highway 7 - 1994
- 4 4002-4022 Highway 7 - 1994
- 5 4142 Highway 7 - 2006
- 6 Times Markham Uptown - Current
- 7 EIRA 8303 Warden - 2007
- 8 Sciberras + Riverside Precinct - 2001

Highway 7 Precinct Plan

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Proposed by Developers

DRAWN	CHECKED	PROJ. No.	DATE	SCALE	DWG No.
HH	CPH	0908	09-03-04	1 : 5000	A102

Consultation to-date

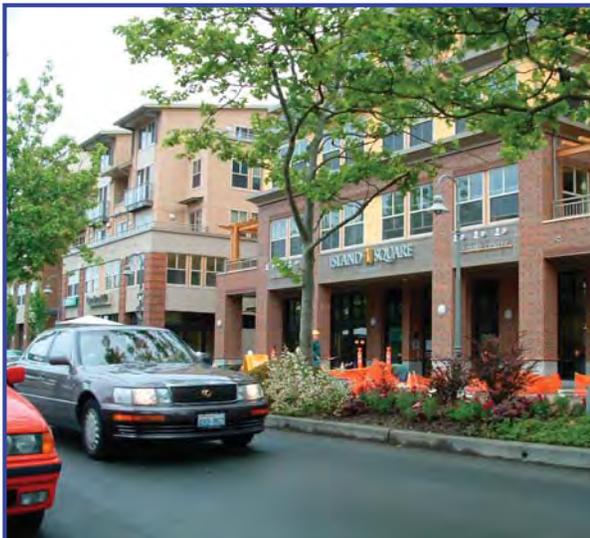
- **March 2 - Presentation to Landowners/Public**
- **March 5 - DSC Presentation**
- **March 15/17 - Presentation to Agencies and Landowners**
- **April 30 - Concerned Residents Meeting**
- **May 12 - DSC Meeting**
- **May 19 - Meeting with South Unionville residents**
- **June 11 - meeting with adjacent landowners**

Guiding Principles

- Based on meetings with the Town, landowners, and the public, we have developed a set of guiding principles in order to create a balanced plan and analyze future development.
- It is also to help direct the “building blocks” for the Precinct Plan

Principle 1

- Maintaining original vision for Markham Centre and create comfortably-scaled pedestrian environments through a combination of lower and mid-rise buildings



Principle 2

- Ensure transition to established low-rise areas through a combination of scale, setbacks, building types and relationships.



Principle 3

- Ensure taller buildings are located strategically to mitigate potential for negative impacts



Principle 4

- Create a pattern of streets and blocks that is legible, connected, walkable and provides options for pedestrians, cyclists and vehicles



Principle 5

- Create an open space strategy that connects both sides of Highway 7, connects Unionville to the Rouge River, and provides opportunities for outdoor recreation space within new development



Principle 6

- Locate commercial, retail and live/work in places well served by a variety of modal options (foot, bike, transit and vehicle) and in mixed use buildings



Principle 7

- Encourage the adoption of sustainable practices both at a precinct, block and building scale



Principle 8

- Protect and enhance existing valuable Markham resources, both built and natural



Concept Plan

- Analysis of existing conditions, guiding principles, and general good design practices, as well as discussions with landowners, staff and residents has resulted in a conceptual plan
- This conceptual plan has been transferred into a Precinct Plan, which will provide a framework for development in the area
- The concept plan provides a streets and block structure, as well as conceptual built form (buildings) and location of parks and open spaces

conceptual precinct plan



Highway 7 Precinct Plan

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Demonstration Plan

conceptual building envelopes



Highway 7 Precinct Plan

Markham, Ontario

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Axonometric - Conceptual Built Form

DRAWN	CHECKED	PROJ. No.	DATE	SCALE	DWG No.
HH	CPH	0908	rev09-05-15		A103

Concept Plan

- The concept plan shows the maximum density potential within the Precinct Plan that could fit on the block structure while incorporating the eight principles.
- Ongoing discussions and negotiations with Staff and landowners will finalize the concept plan (and establish appropriate densities) prior to the finalization of the Precinct Plan report.
- The concept plan will also be adjusted in response to the on-going transportation analysis work and the Markham Centre Secondary Plan Review exercise
- Development applications will be reviewed in the context of the final Precinct Plan endorsed by Council

draft precinct plan report



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Highway 7 Precinct Plan Draft Report June 2009



Next Steps.

- **The draft Precinct Plan Report will be completed over the summer and presented to DSC in September 2009**
- **Another community meeting will be held in the fall to present the Precinct Plan report**

