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**Markham Built Form,
Massing and Height Study**

**DSC Meeting
May 26, 2009**

Consulting Team

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“&Co Architects” + GHK International

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Study Purpose.

- We first presented to you on April 14, 2009 at the DSC
- We were hired to provide the tools to help Town Staff and residents understand what built form could result.
- The study will create consistent, predictable, generic built form guidelines for areas that are not currently subject to any planning controls and to form the foundation for future area studies.

Context Discussion.

- **Markham is undertaking a Growth Management Strategy (GMS) exercise. There needs to be a better link between the overall GMS and a series of studies within a stronger policy context than currently exists. The outcome of this study will inform the Official Plan, Secondary Plans, Zoning By-laws, and Urban Design Guidelines for different intensification areas.**
- **To accomplish this, Markham has to determine how it will grow over the next 25 years in order to determine what the future Markham will look like.**
- **We are here to help you provide the tools to visualize the intensification component of the Growth Management Strategy.**

Study Content and Structure.

We are organizing the general “best practices” around six elements.

- 1 - Streets and Blocks
- 2 - Public Realm
- 3 - Building Location
- 4 - Built Form
- 5 - Heritage
- 6 - Tools



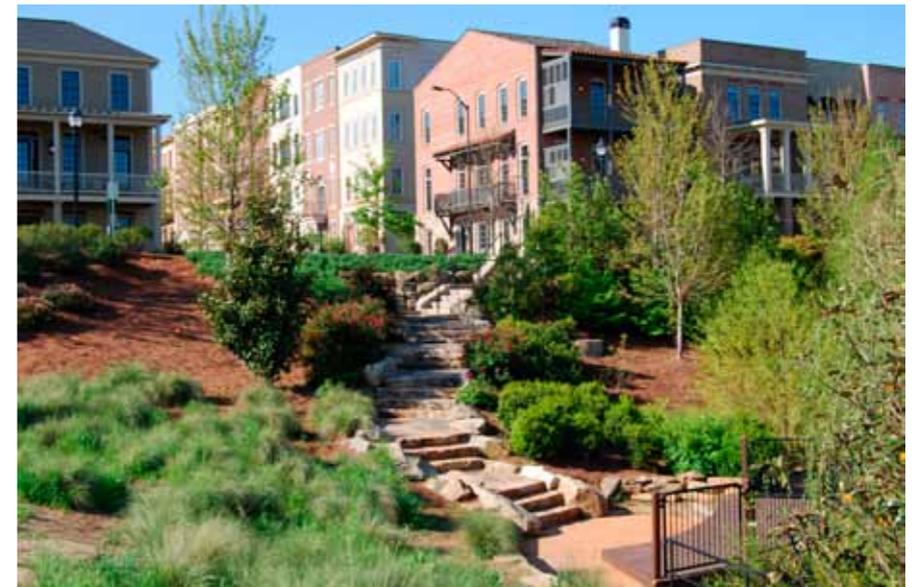
1- Streets.



- Walkable Neighbourhoods
- Character and Function
- How do they define adjacent built form?
- Balancing objectives of vehicles vs. pedestrians
- What elements are included?



2- Public Realm.



- What is in the public realm?
- What kinds of open spaces are desired?
- Defining the public realm
- Coordination across private sites



3- Building Location.



- Parking/Service/Utilities
- Setbacks at street
- Use and layout of ground plane
- Coordinating multiple buildings on one site
- Organizing buildings to create usable and valuable open space



4- Built Form.

- Building types for different uses
- Building Heights (including a variety of heights)
- Design Quality
- Transition in scale, setbacks, heights, building types and relationships



5- Heritage.



- What makes up the natural and built heritage features in these areas?
- What measures should be included to protect them?
- What are appropriate and compatible relationships to these features?



6- Tools.



- What is allowed under the *Planning Act*?
- Providing incentives to development?
- Providing incentives to an enhanced public realm?
- Design Review Panel?



&Co Principles.

Part of the package shared in March 24, 2009 Working Draft Report

Building Location Key Principles

Guideline BL.01
Buildings should generally line up with one another on the street. Consistent setbacks will help create a consistent street edge.



Guideline BL.02
Differentiate entrances by setbacks, landscaping, changes in grade, articulation or structures.



Guideline BL.03
Design facades with windows and doors that support activity and surveillance.



DRAFT #01

Built Form Key Principles

Guideline BF.13
Building transition should be provided between high and low density areas.



Guideline BF.14
Long built mass should be segmented with breaks to provide street variety, connections, views and opportunity for sunlight, and interest.



Guideline BF.15
Appropriately locate taller buildings away from streets and lower-scaled areas.



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Streets and Blocks Key Principles

Guideline SB.13
Locate and consolidate utilities and services in street ROW wherever possible. Consolidation leads to minimization of future disruptions, and relieves pressure on widening streets.



Guideline SB.14
Provide sufficient planting space for mature trees. Incorporate advanced technologies in street design to allow for mature trees where planting space is restricted.



Guideline SB.15
Locate transit stops and shelters to integrate with parks, walkways sidewalks and spaces seamlessly.



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Markham's Principles.

We're aware of the principles developed by the Town and shared with DSC on April 7, entitled "Toward a Markham Growth Management Strategy: Refined Working Principles for Intensification Strategy".

We are consulting with Town Staff and will incorporate elements related to built form directly where appropriate.

We are also aware of the Markham Centre Charette and Built Form Guidelines.

Site Tests- What we've learned

We are investigating 5 sites agreed to by the Town that are representative of the larger community and where intensification may happen in Markham:

- Markville
- Yonge-North
- Milliken
- Cornell Centre
- Shoppes on Steeles

These site tests help us understand the general and individual considerations for each area and generate appropriate principles and tests to watch for.

We've done an initial assessment of study areas, major connections, intersections and special transition areas. These diagrams follow:

Markville

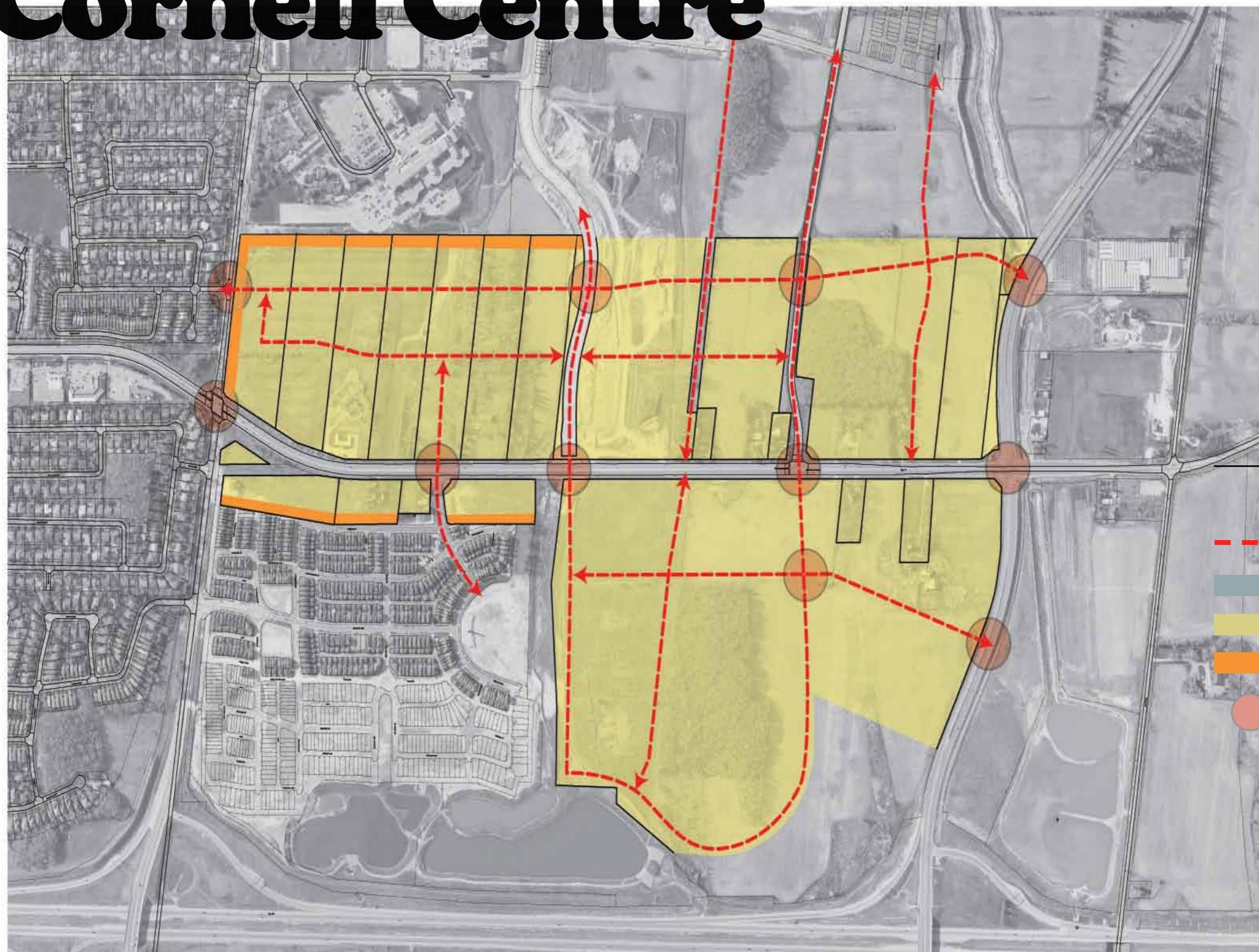


- Land ownership Boundaries
- - - Major Connections
- Existing Lowrise
- Development Area
- Transition Zones
- Signaled Inter'n

Markham Built From, Massing, and Height Study

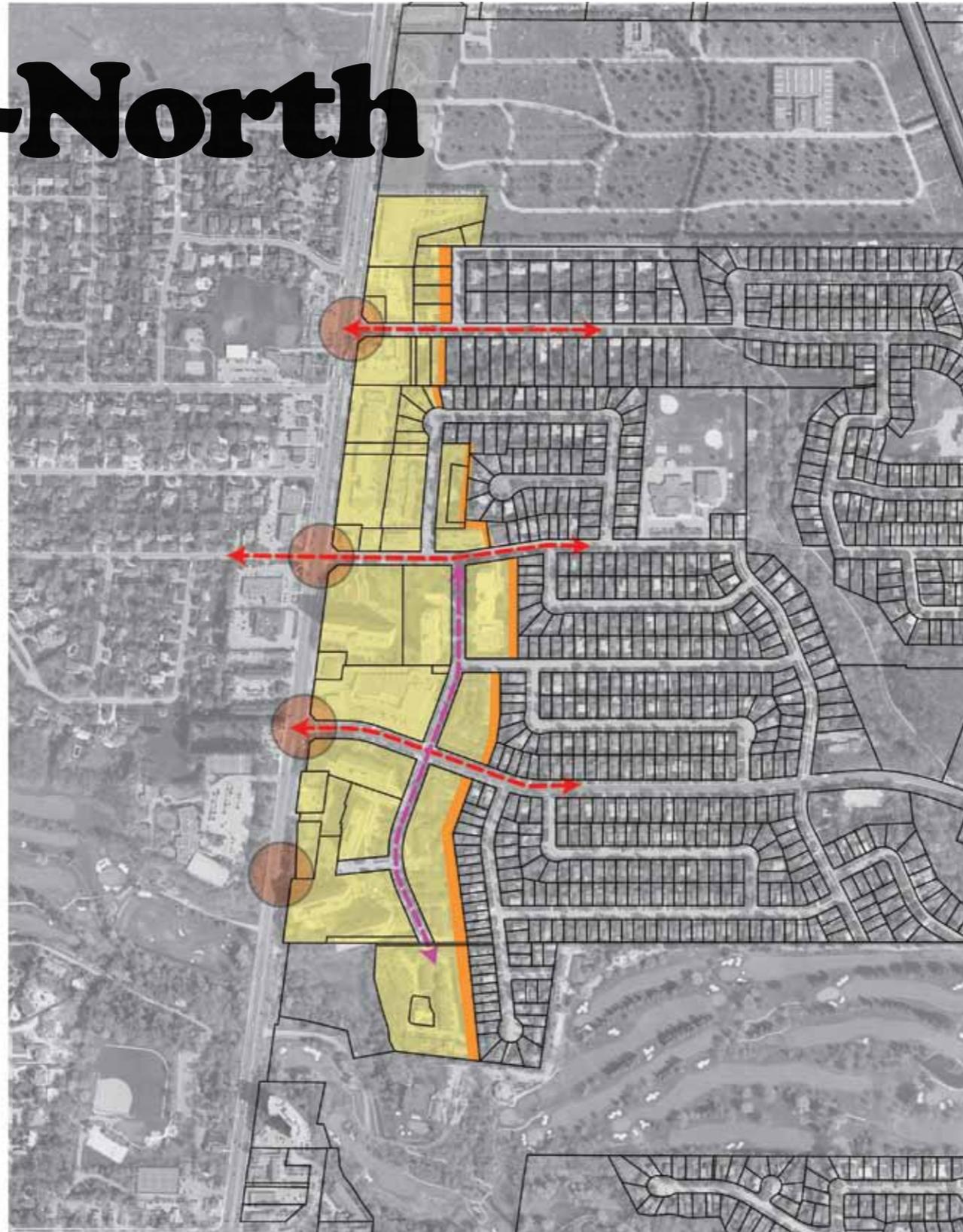


Cornell Centre



- Land ownership Boundaries
- Major Connections
- Existing Lowrise
- Development Area
- Transition Zones
- Signalized Inter'n

Yonge-North



- Land ownership Boundaries
- - - Major Connections
- Existing Lowrise
- Development Area
- Transition Zones
- Signalized Inter'n

Milliken Centre



- Land ownership Boundaries
- - - Major Connections
- Existing Lowrise
- Development Area
- Transition Zones
- Signalized Inter'n

Questions and Answers

- We would like your feedback on what you've seen

Next Steps.

The final report will articulate consistent and predictable built-form guidelines for:

- precinct plans**
- secondary plans**
- master plans and development reviews**
- planning processes already underway**

Draft Report (June 2009)

Final Report (to DSC Fall 2009)