



***Development Services Committee
– October 2, 2007***

New Communities Review-Update

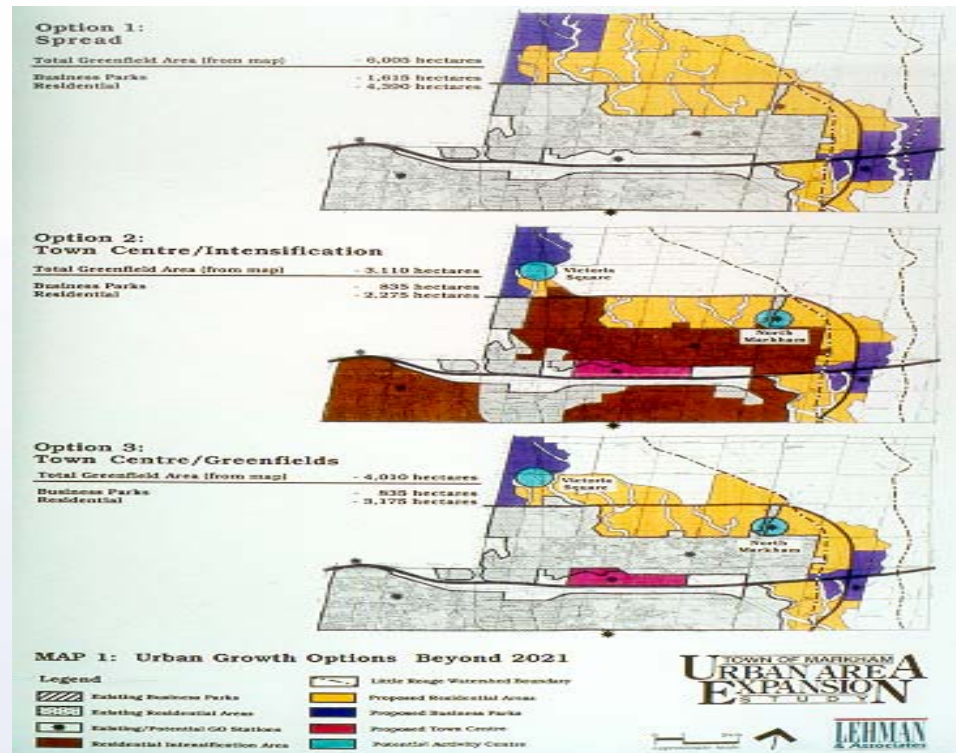
- Review of New Communities Tour and comments from participants
- August 2 power point presentation (comments added on community specific and a general basis)
- From this we prepared lessons learned and next steps for improvement to finish the communities that are currently building out
- Goal of continuous improvement in community design principles and standards

Urban Area Expansion Study

Option 1: Spread

Option 2: Town Centre /
Intensification

Option 3: Town Centre /
Greenfields



	<u>1991</u>	<u>2001</u>	<u>2011</u>	<u>2021</u>	<u>2026</u>
Population	154,000	218,000	281,000	326,000	348,000
Employment	92,000	119,000	169,000	200,000	212,000



Forecast from Region of York Official Plan

Markham's New Communities



MARKHAM'S NEW COMMUNITIES



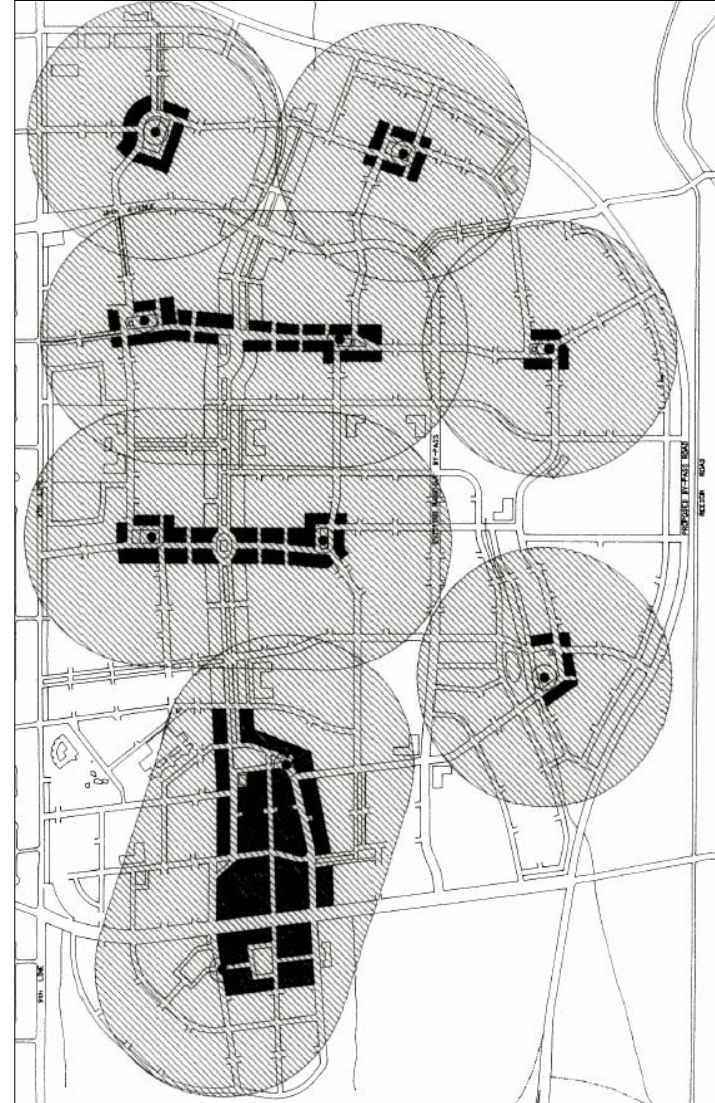
Planning Principles

- **Use of historic, cultural and natural features in establishing the community plan**



Planning Principles

- **Neighbourhoods with schools, parks and stores within easy walking distance**



Planning Principles

- **Parks Serve as Community focus**
- **Highly-Connected Modified Grid**



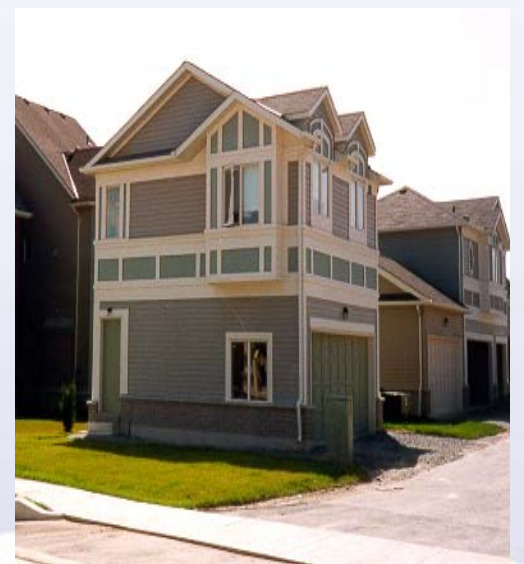
Planning Principles

- **Compact Urban Form and New Development Standards**
- **High Quality Urban Design and Architectural Control**



Planning Principles

- **Mixed-Use
Neighbourhood
Centres**
- **Diversity of Housing
Options & Densities**



Planning Principles

- **Attractive Arterial Road Streetscapes**



- **Homes Fronting Onto Parks and Public Open Space**

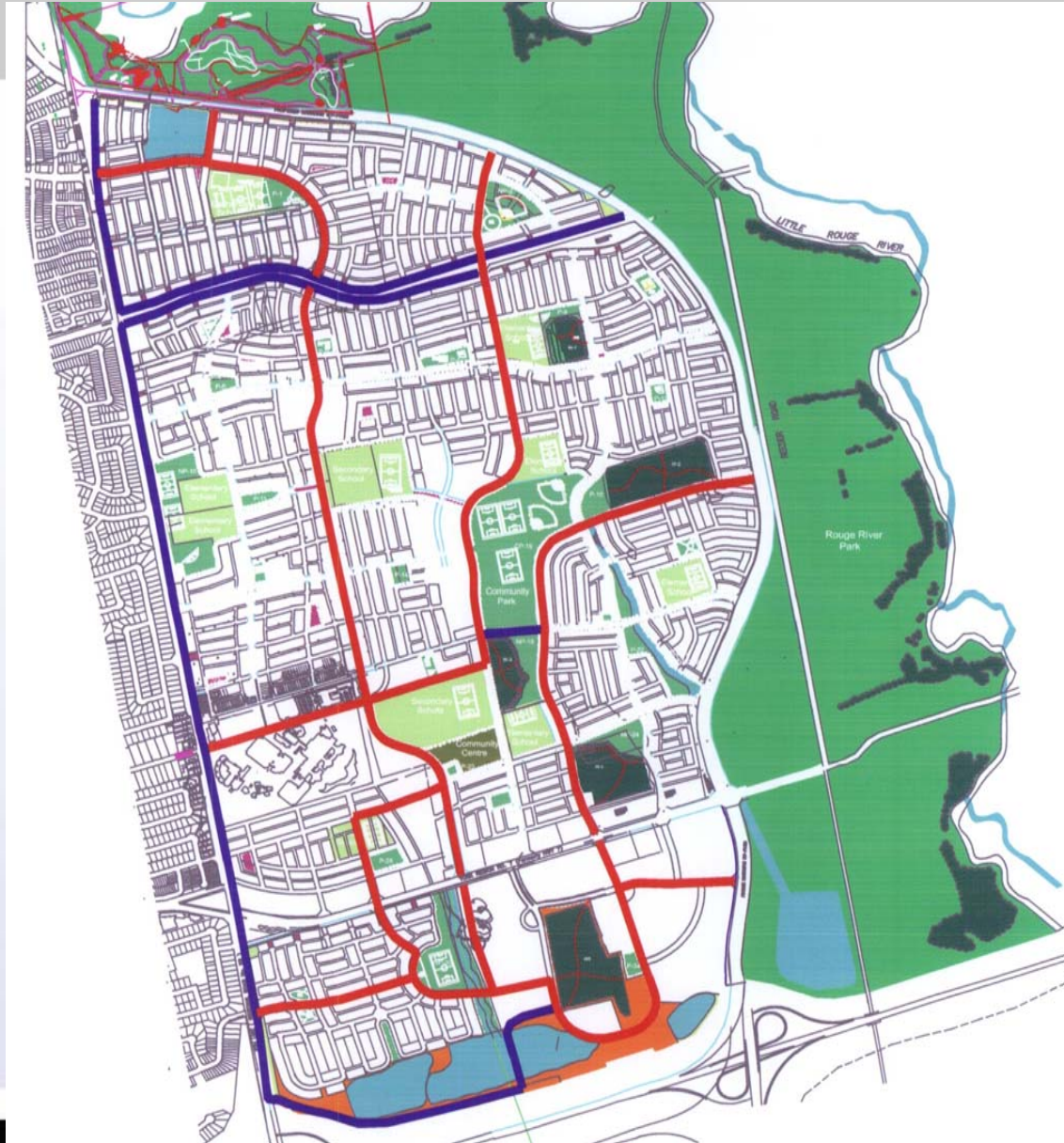


Planning Principles

- **Quality Streetscapes**
- **“Eyes on the Street”**



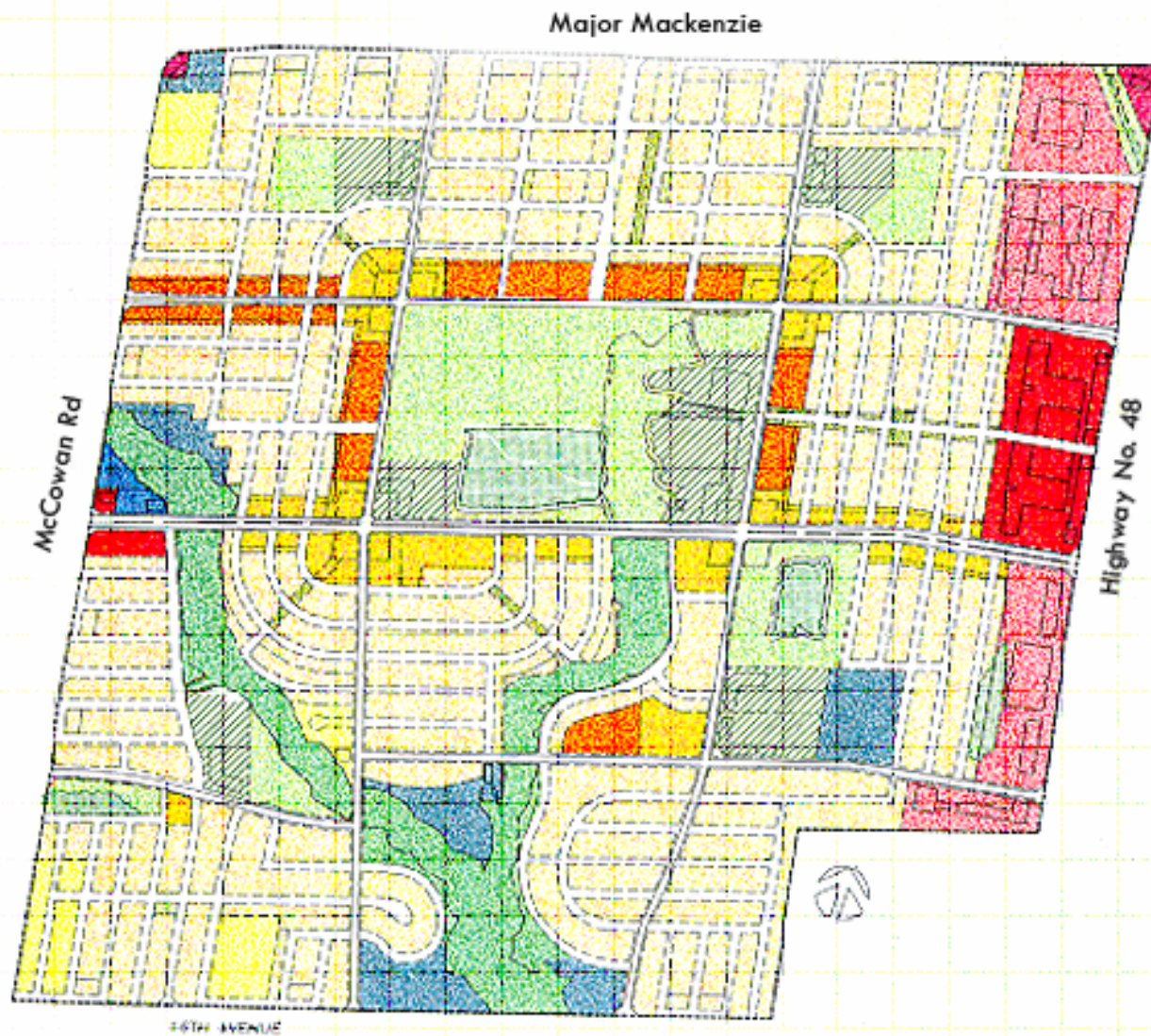
Cornell



Greensborough



Wismer



Berczy

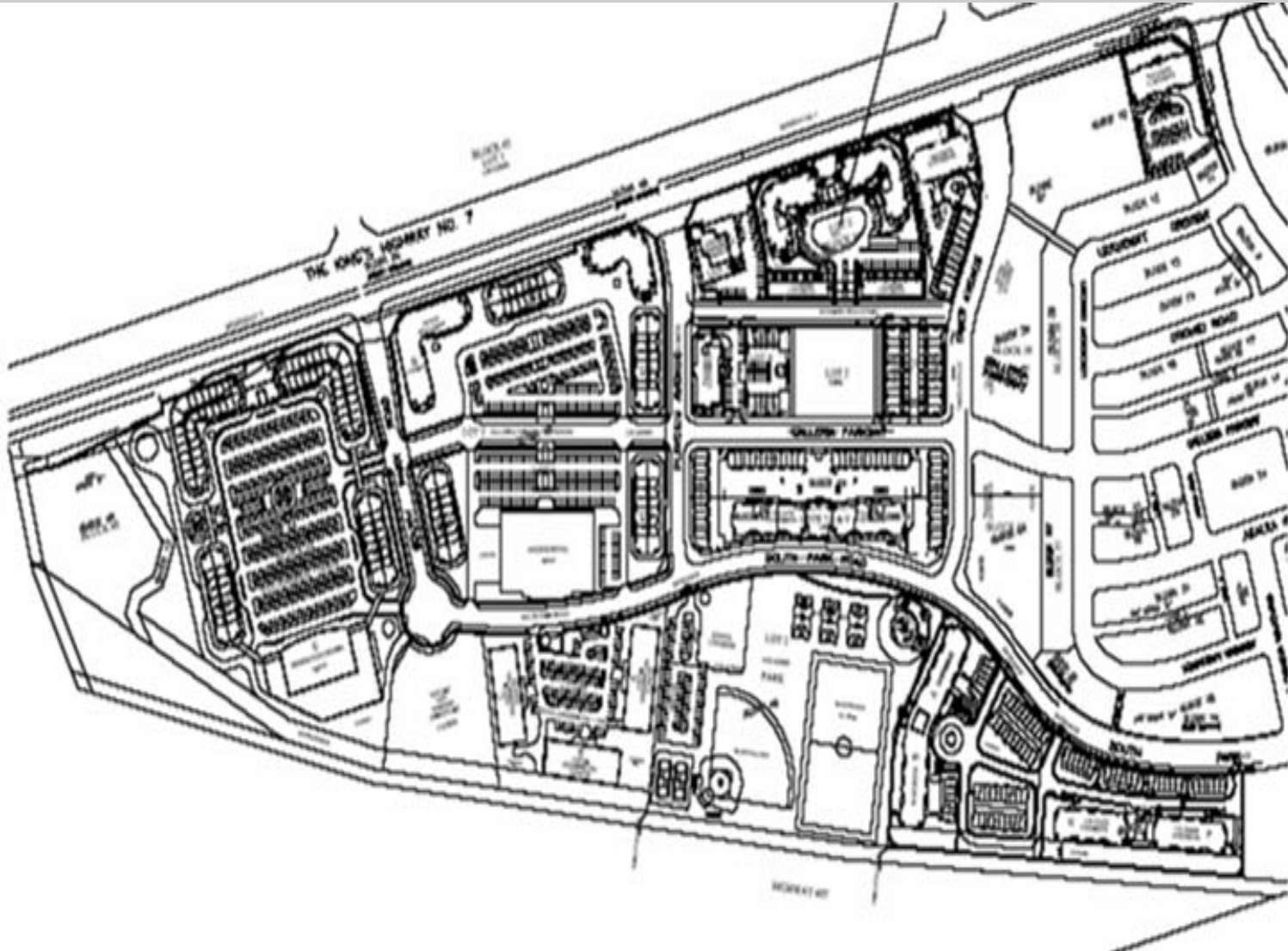


Angus Glen



Cathedral





General Comments: Positive

- **Community layouts are much better than earlier types**
- **Greater diversity of housing types**
- **More compact, efficient urban form**
- **Great open parks and valleys** (but need to bring them on line sooner)
- **Streetscapes more attractive than earlier types**
- **Laneways and rear garages contribute to improved streetscape especially for smaller lots**
- **The narrower streets help to keep the traffic speed down**

General Comments: Positive

- **House designs/architectural control much improved**
- **Coach houses provide good affordable**
- **Better arterial road streetscapes**
- **Beginning to see some nice neighbourhood commercial**
- **Modified grid pattern of streets contributes to community structure and pedestrian/transit orientation**
- **Stormponds well designed and integrated (but we need to educate public in regard to their natural function and appearance)**

General Comments : Negative

- Need more mail box shelters with litter containers
- Need better looking recycling/garbage containers
- Improve Community identification signs
- Maintenance of private front yards is lacking
- Quality in building finishes is lacking in some areas
- Need more neighbourhood commercial centres
- Not enough topsoil being returned to the land
- Stormponds should always be integrated into park system
- Laneways are unattractive (but streetscapes improved)

General Comments : Negative

- **Lack of bus shelters**
- **Heritage preservation issues need to be addressed**
(ensure that developers meet agreement provisions at earliest date)
- **Wide shallow concept is just ok – lots are too shallow and not wide enough as housing tends to be monotonous and garages not set back far enough**
- **Providing Town services from laneway requires a different approach from Town norm**

Next Steps

- **Continue to solicit and compile comments**
- **Document “positives” to continue**
- **Propose solutions to address “negatives”**
- **Report to DSC – generic community design principles and standards**
- **Amend affected by-laws as required**