CITY of MARKHAM

Council Meeting – November 15, 2016

1659139 Ontario Inc. (HBNG Holborn Group)

OPA/ZBL/Draft Plan of Subdivision (OP 13 116651 and ZA/SU 15 116651)

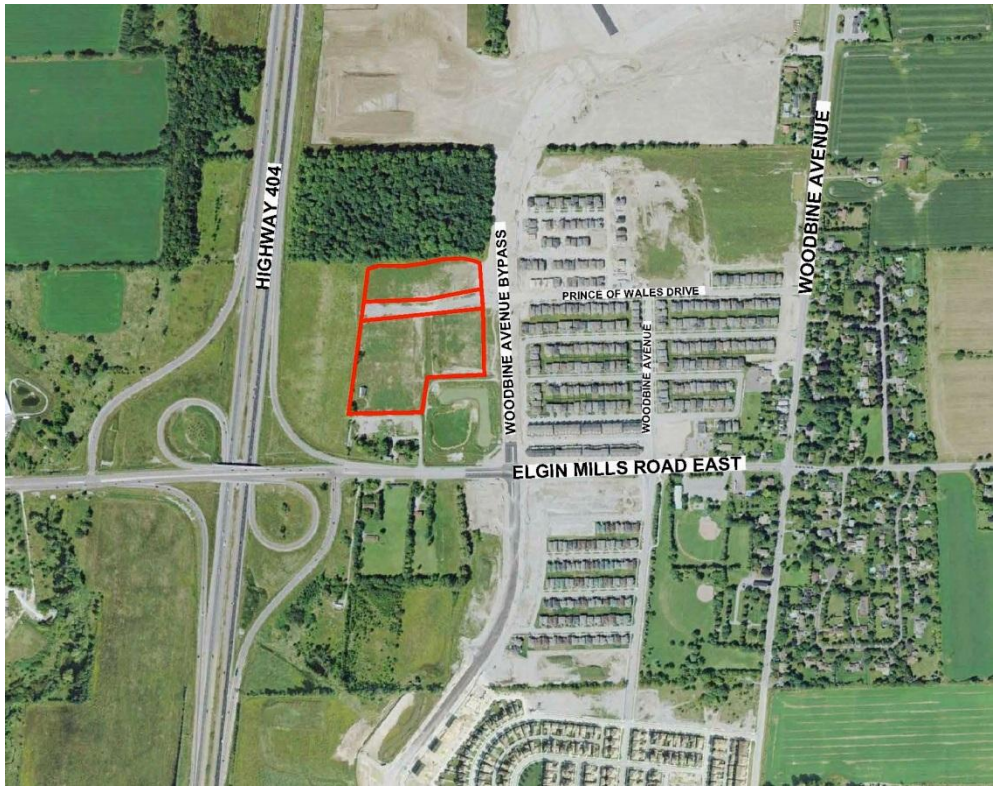
GWD Gagnon Walker Domes PROFESSIONAL PLANNERS

RN design Imagine • Inspire • Create

NAK design strategies

HBNG Holborn Group

CONTEXT and SITE LOCATION



1. 1659139 Ontario Inc. (HBNG Holborn Group) have retained Gagnon Walker Domes Ltd. in connection with the Official Plan, Zoning By-Law and Draft Plan of Subdivision Applications

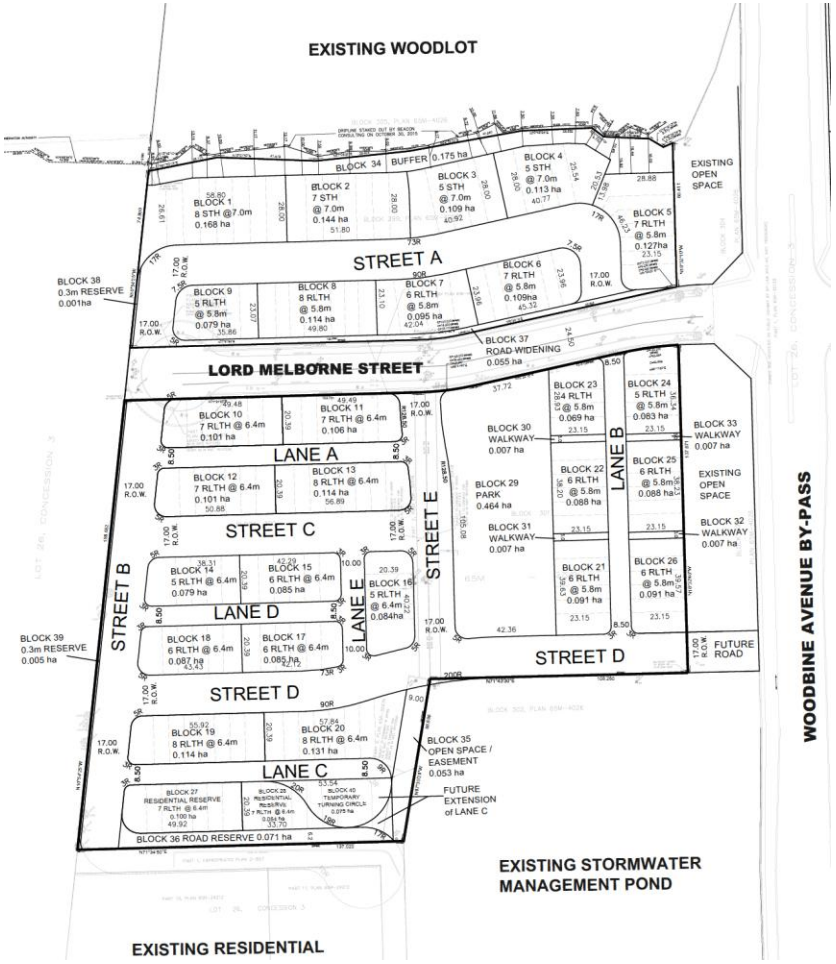
2. The subject lands are located north of Elgin Mills Road and west of Woodbine Avenue By-Pass and known legally as Blocks 299, 300 and 301 on Plan 65M-4026.

3. The lands subject to this application measure approximately 5.65 hectares (13.97 acres) and are currently vacant.

4. The site backs onto a mature woodlot (to the north) which measures approximately 7.13 hectares (17.64 acres). In addition, it is located adjacent to an existing 2.0 hectare (4.95 acre) Stormwater Management Pond which occupies the entire northwest corner of Elgin Mills Road and Woodbine Avenue By-Pass.

5. To the east is a recently completed residential neighbourhood, and to the west is vacant lands, beyond which is Highway 404.

1659139 Ontario Inc. (HBNG Holborn Group) Draft Plan of Subdivision



Site Statistics/Proposal:

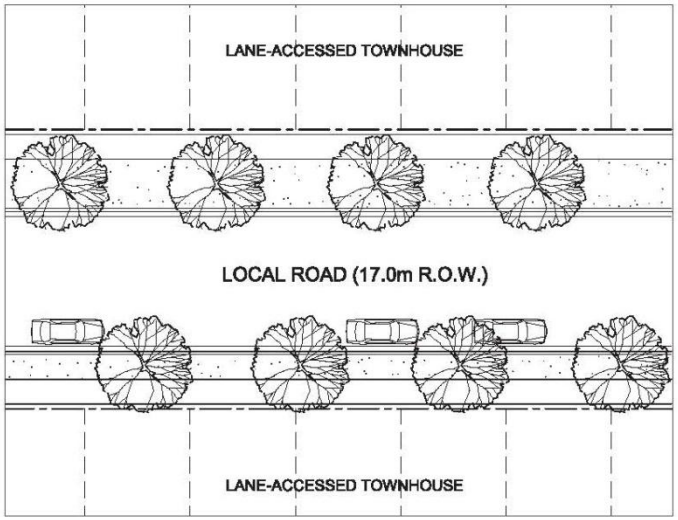
- 25 Street Townhouses with 7 m (23 ft) frontages
- 87 Rear-Lane Townhouse Units with 6.4m (21 ft) frontages
- 66 Rear-Lane Townhouse Units with 5.8m (19 ft) frontages
- Park Block having an area of 0.464 ha (1.15 acres)
- Buffer Block adjacent the Existing Woodlot
- Total 178 units

1659139 Ontario Inc. (HBNG Holborn Group)
Concept Site Plan

LEGEND:

- STREET TOWNHOUSE RESIDENTIAL
- LANE TOWNHOUSE RESIDENTIAL
- COMMUNITY COMMONS / PARK
- 10m BUFFER TO EXISTING WOODLOT
- EXISTING WOODLOT
- SERVICING BLOCK / EXISTING OPEN SPACE
- SUBJECT LANDS BOUNDARY (BLOCKS 299,300,301,303,304)

Pedestrian Network

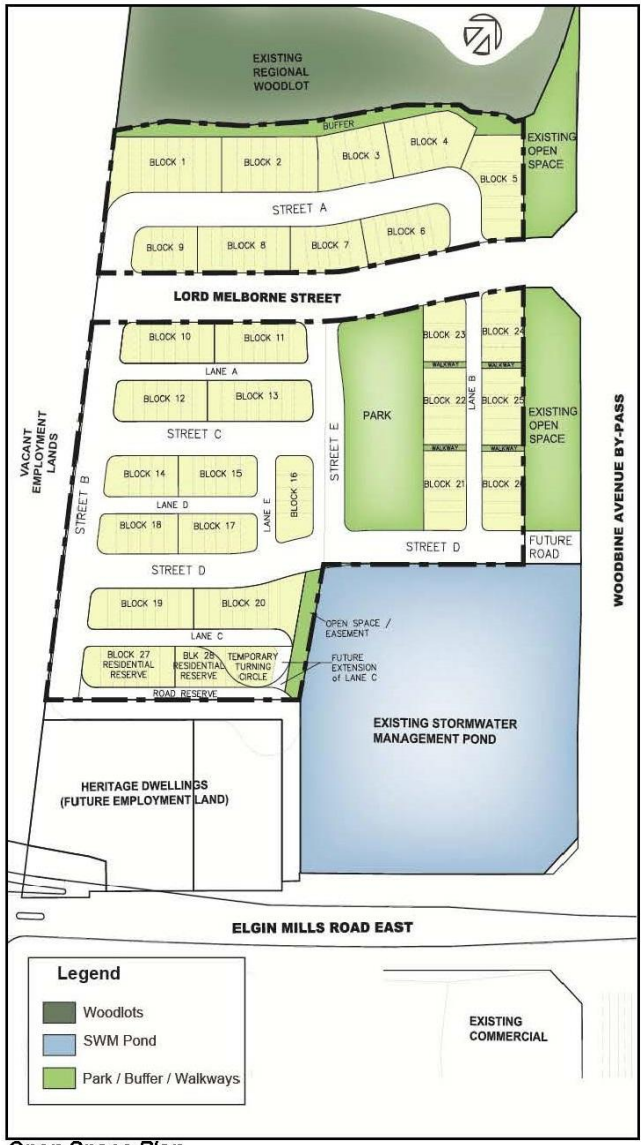


Street Tree Planting Strategy

LEGEND:

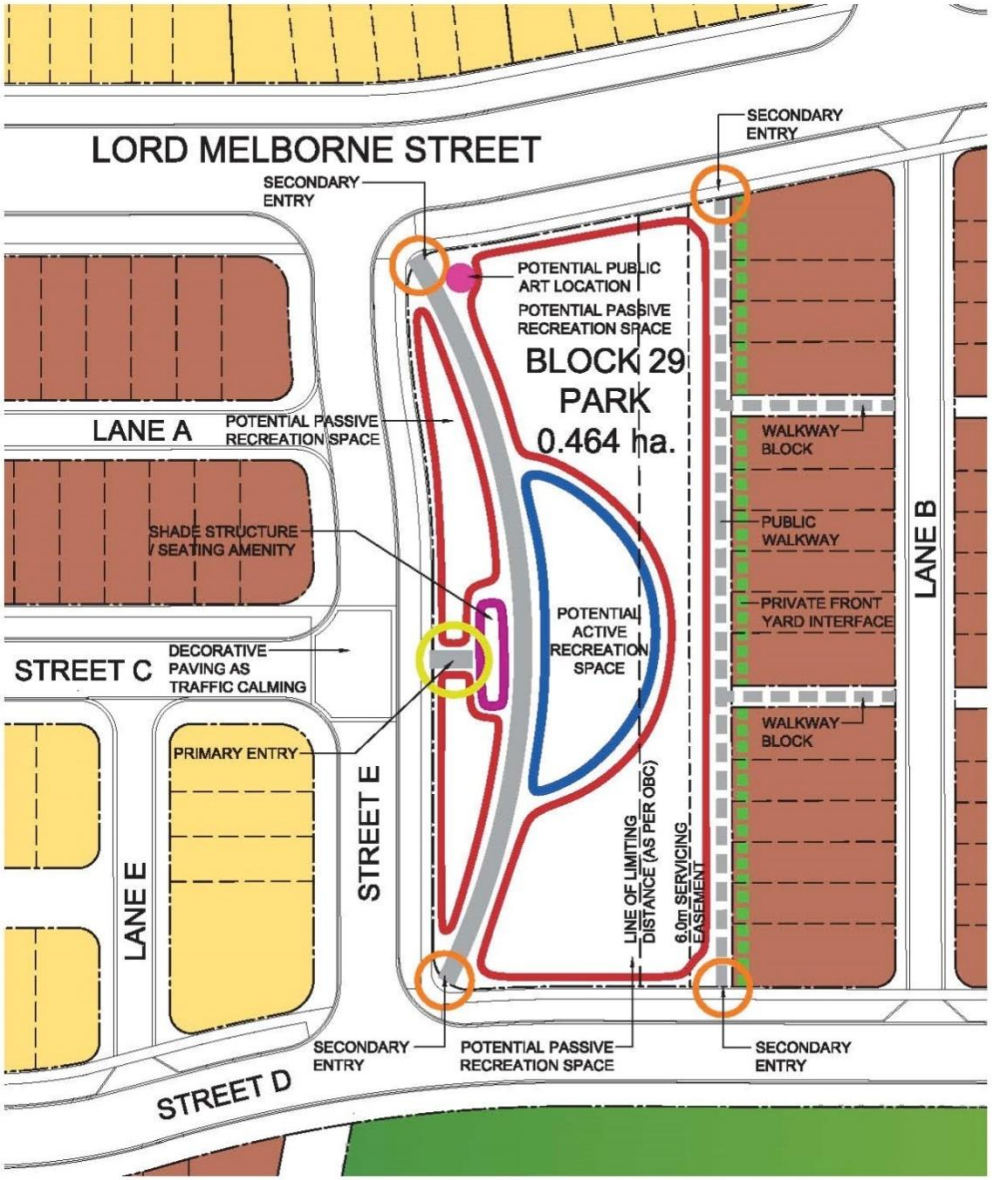
- NATIVE / NON-INVASIVE TREES (BENEFIT TO WILDLIFE)
- ORNAMENTAL TREES AT SIGNIFICANT COMMUNITY ENTRY
- SEASONAL INTEREST TREES
- COARSE AND FINE TEXTURED TREES

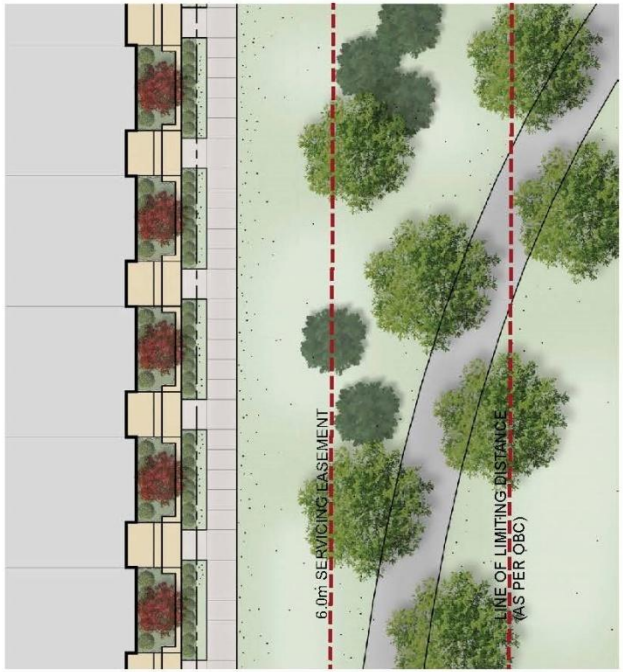
Open Spaces



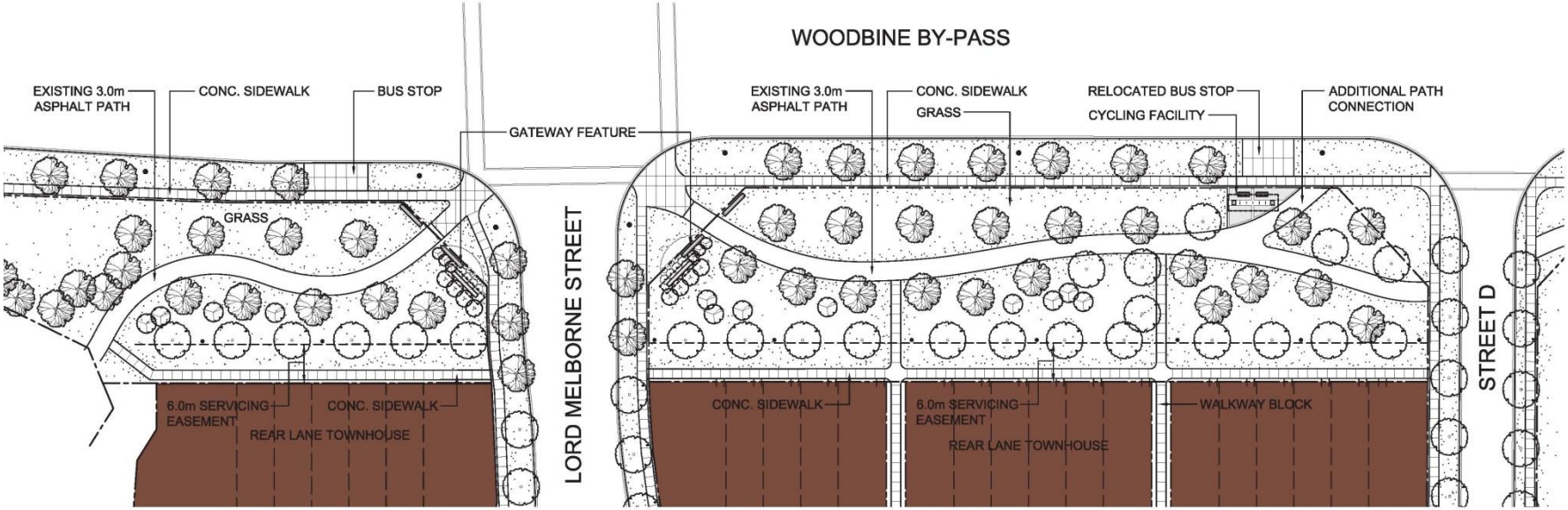
Open Space Plan

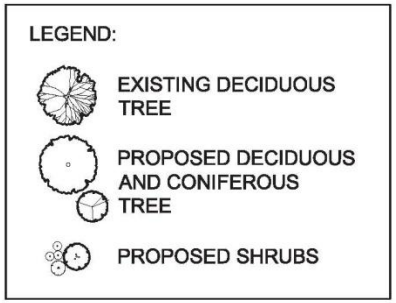
Conceptual Layout – Proposed Park and Park Interface





Interface with Road/Walkway - Examples





Street Parking and Mailbox Distribution

LEGEND:

- PROPOSED ON-STREET PARKING
- PROPOSED LAYBY PARKING
- POTENTIAL COMMUNITY MAILBOX LOCATIONS
- POTENTIAL ENHANCED COMMUNITY MAILBOX KIOSK AT KEY LOCATIONS (2 MAX.)

Lane Based Townhouses

Typical Built Form Characteristics for Lane Townhouses

Conceptual image of Lane Townhouses with Direct Park Frontage

Conceptual images of Lane Townhouses (prepared by RN Design for the subject lands)

Rear lane streetscapes should be well articulated and animated

Street Townhouses

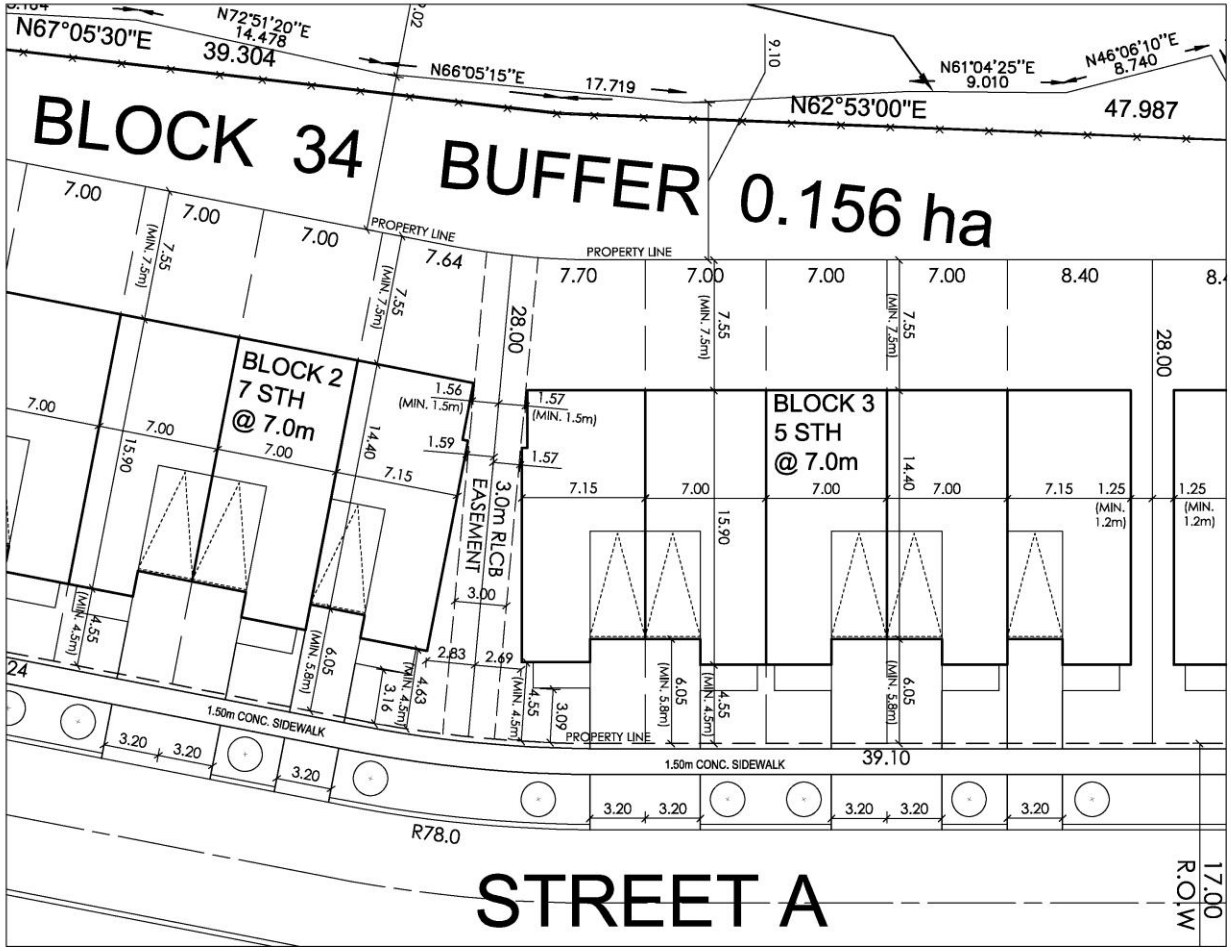
Conceptual images of Street Townhouses

Contemporary Architectural Style

Conceptual Elevation - Front

Conceptual Elevation - Rear

Demonstration Plan – R2-AAA Zone



PROPOSED ZONING
R2*AAA
7.0m FRONT LOAD
TOWNHOUSES

PROPOSED SETBACKS

FRONT YARD = 4.5m
FRONT (GARAGE) = 5.8m
REAR YARD = 6.0m
SIDE (INT.) = 0.0m OR 1.2m
SIDE (EXT.) = 2.4m (1.2m TO A LANE)

MAX. BUILDING HEIGHT = 12.0m

BLOCK 2 & 3 - DEMONSTRATION PLAN
PROPOSED ZONING DESIGNATION: R2*AAA

NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

BUILDING STATISTICS

REG. PLAN No.	
ZONE	
LOT NUMBER	
LOT AREA (m)^2	
BLDG AREA (m)^2	
LOT COVERAGE (%)	
No. OF STOREYS	
MEAN HEIGHT (m)	
PEAK HEIGHT (m)	
DECK LINE (m)	

LEGEND

FFE	FINISHED FLOOR ELEVATION		BELL PEDESTAL
TFW	TOP OF FOUNDATION WALL		CABLE PEDESTAL
TBS	TOP OF BASEMENT SLAB		CATCH BASIN
USF	UNDER SIDE FOOTING		DBL. CATCH BASIN
USFR	UNDER SIDE FOOTING @ REAR		ENGINEERED FILL
USFG	UNDER SIDE FOOTING @ GARAGE		HYDRO CONNECTION
TEF	TOP OF ENGINEERED FILL		FIRE HYDRANT
R	NUMBER OF RISERS TO GRADE		STREET LIGHT
WOD	WALKOUT DECK		MAIL BOX
LOB	LOOKOUT BASEMENT		TRANSFORMER
WOB	WALK OUT BASEMENT		SEWER CONNECTIONS 2 LOTS
REV	REVERSE PLAN		SEWER CONNECTIONS 1 LOT
STD	STANDARD PLAN		WATER CONNECTION
	DOOR		WATER VALVE CHAMBER
	WINDOW		HYDRANT AND VALVE
	AIR CONDITIONING		HYDRO METER
	DOWN SPOUT TO SPLASH PAD		GAS METER
	SWALE DIRECTION		MANHOLE - STORM
	SUMP PUMP		MANHOLE - SANITARY

CHAINLINK FENCE
PRIVACY FENCE
SOUND BARRIER
FOOTING TO BE EXTENDED TO 1.22 (MIN) BELOW GRADE

ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	WN	CHK
1	DEMONSTRATION PLAN	27-SEP-16	RK	

RN DESIGN LTD.
8395 JANE STREET, SUITE 203
VAUGHAN, ONTARIO. L4K 5Y2
T:905-738-3177 | F: 905-738-5449

I DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD. UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

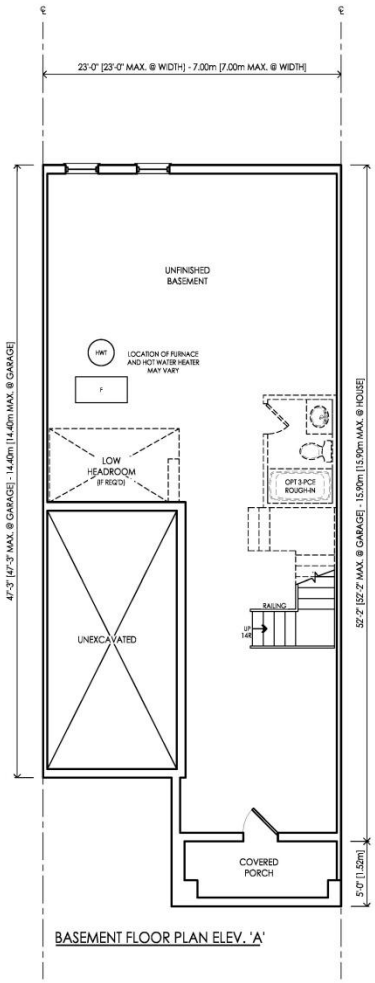
QUALIFIED DESIGNER BCIN:
FIRM BCIN:
DATE:

SIGNATURE:

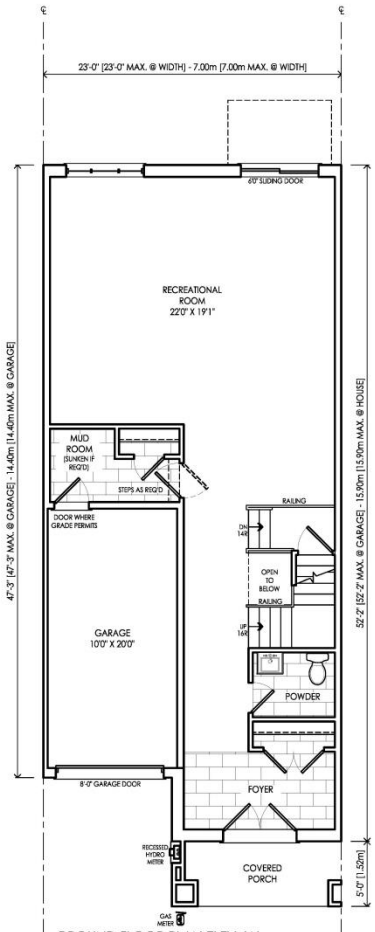
CLIENT: HOLBORN
PROJECT/LOCATION: MARKHAM
DRAWING: DEMONSTRATION PLAN

DRAWN BY	SCALE
RK	1:250
PROJECT No. 15049	LOT NUMBER BLKS 2-3

Proposed Floor Plans – R2-LA-AAA Zone

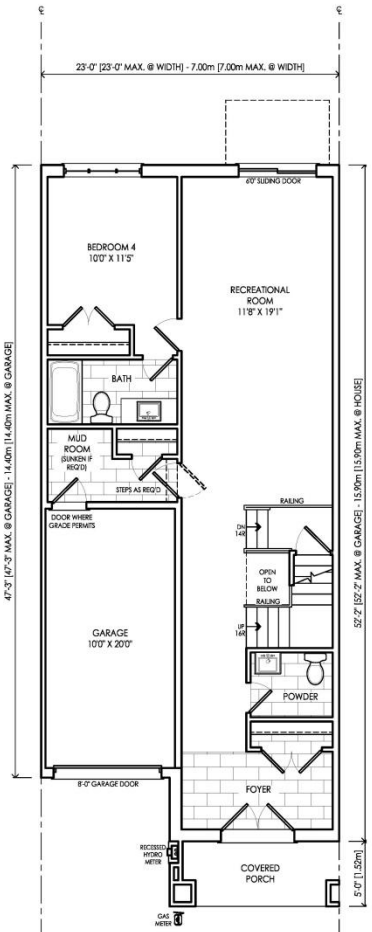


BASEMENT FLOOR PLAN ELEV. 'A'



GROUND FLOOR PLAN ELEV. 'A'

Floor Area:	937.0
Open To Below:	0.0
Total Area (not incl atts):	937.0
Coverage (With Porch):	1216.5
Coverage (Without Porch):	1151.1



OPTIONAL GROUND FLOOR PLAN ELEV. 'A'
3 BEDROOM W/ BATH

Floor Area:	937.0
Open To Below:	0.0
Total Area (not incl atts):	937.0
Coverage (With Porch):	1216.5
Coverage (Without Porch):	1151.1

revisions		initials	date
1	ISSUED FOR REVIEW	MIL	13-OCT-2016
2	ISSUED FOR REVIEW	SU	25-OCT-2016

3239 SF
(includes 28 sf atts)

client
Poetry Living

project
Markham
Markham, ON

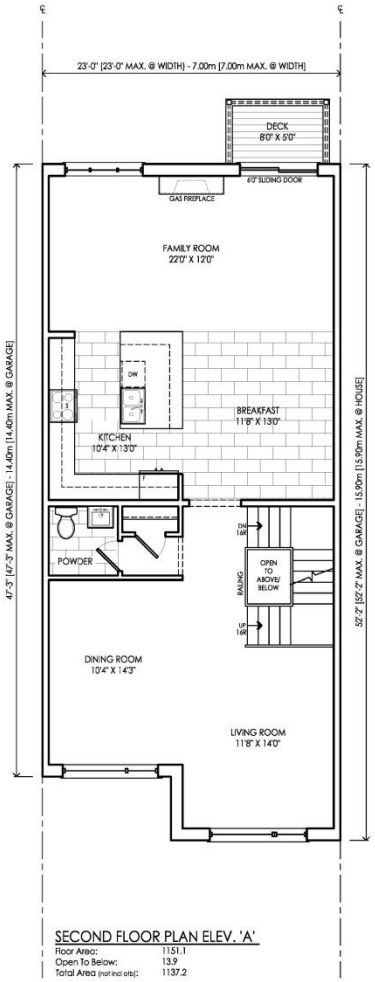
model
TH-23-01
(R2*AAA)

project #
15089

scale
1/8" = 1'0"

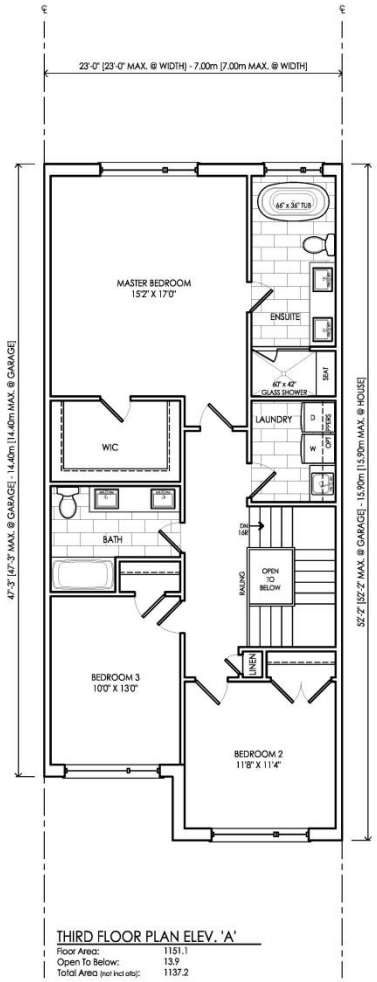
page
B1

Proposed Floor Plans – R2-LA-AAA Zone



SECOND FLOOR PLAN ELEV. 'A'

Floor Area:	1151.1
Open To Below:	13.9
Total Area (not incl atts):	1137.2



THIRD FLOOR PLAN ELEV. 'A'

Floor Area:	1151.1
Open To Below:	13.9
Total Area (not incl atts):	1137.2

RN design
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3239 SF
(includes 28 sf atts)

client
Poetry Living

project
Markham
Markham, ON

model
TH-23-01
(R2*AAA)

project #
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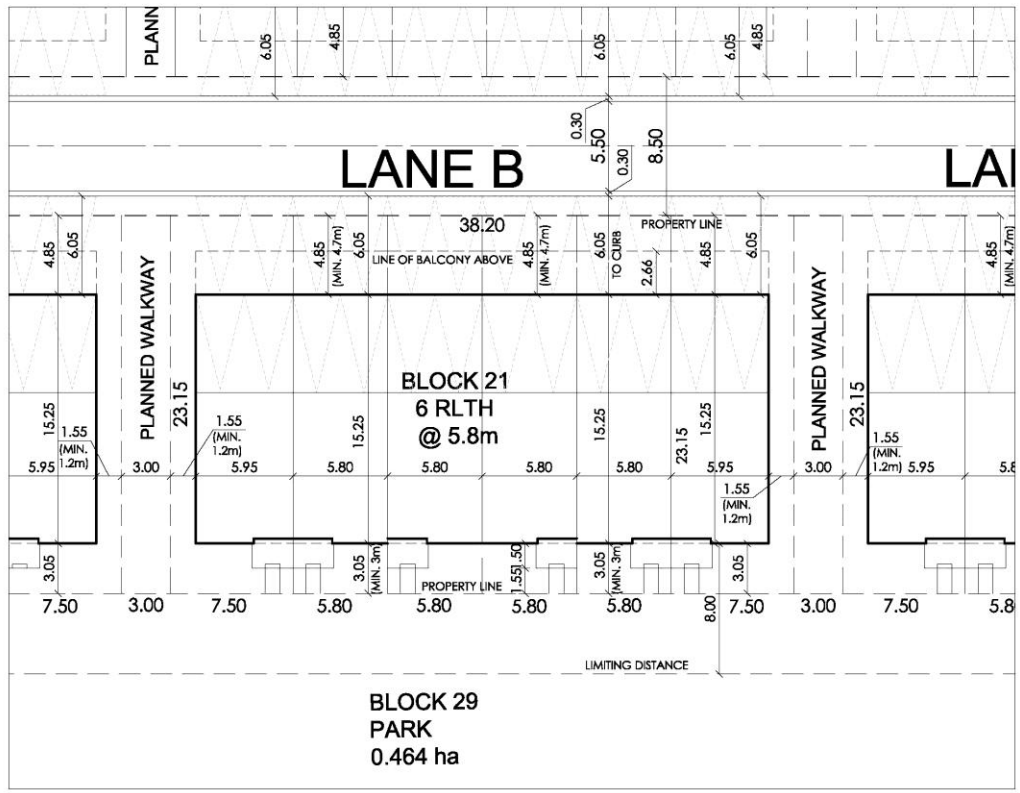
1/8" = 1'0"

page
B2

revisions	initials	date
1 ISSUED FOR REVIEW	MIL	13-OCT-2016

Demonstration Plan – R2-LA-CCC Zone



5.8m REAR LANE TOWNS - DEMONSTRATION PLAN
PROPOSED ZONING DESIGNATION: R2-LA*CCC

PROPOSED ZONING
R2-LA*CCC
5.8m REAR LANE
TOWNHOUSES

MINIMUM FRONTAGE
INT. = 5.8m
END= 7.15m
CORNER= 8.35m

PROPOSED SETBACKS
FRONT YARD = 3.0m
REAR (GARAGE) = 4.7m
SIDE (INT.) = 0.0m OR 1.2m
SIDE (EXT.) = 2.4m (1.2m TO A LANE)

MAX. BUILDING HEIGHT = 12.0m

HOME BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

BUILDING STATISTICS
REG. PLAN No.
ZONE
LOT NUMBER
LOT AREA(m)^2
BLDG AREA(m)^2
LOT COVERAGE(%)
No. OF STOREYS
MEAN HEIGHT(m)
PEAK HEIGHT(m)
DECK LINE(m)

LEGEND
FFE FINISHED FLOOR ELEVATION
TFW TOP OF FOUNDATION WALL
TBS TOP OF BASEMENT SLAB
USF UNDER SIDE FOOTING
USFR UNDER SIDE FOOTING @ REAR
USFG UNDER SIDE FOOTING @ GARAGE
TEF TOP OF ENGINEERED FILL
R NUMBER OF RISERS TO GRADE
WOD WALKOUT DECK
LOB LOOKOUT BASEMENT
WOB WALK OUT BASEMENT
REV REVERSE PLAN
STD STANDARD PLAN
DOOR
WINDOW
A/C AIR CONDITIONING
DS DOWN SPOUT TO SPLASH PAD
SWALE DIRECTION
SP SUMP PUMP
BELL PEDESTAL
CABLE PEDESTAL
CATCH BASIN
DBL. CATCH BASIN
ENGINEERED FILL
HYDRO CONNECTION
FIRE HYDRANT
STREET LIGHT
MAIL BOX
TRANSFORMER
SEWER CONNECTIONS 2 LOTS
SEWER CONNECTIONS 1 LOT
WATER CONNECTION
WATER VALVE CHAMBER
HYDRANT AND VALVE
HYDRO METER
GAS METER
MANHOLE - STORM
MANHOLE - SANITARY
CHAINLINK FENCE
PRIVACY FENCE
SOUND BARRIER
FOOTING TO BE EXTENDED TO 1.22 (MIN) BELOW GRADE

ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	DWN	CHK
1	BLK 22 DEMONSTRATION PLAN	09-NOV-16	RK	

RN DESIGN LTD.
8395 JANE STREET, SUITE 203
VAUGHAN, ONTARIO. L4K 5Y2
T 905-738-3177 | F 905-738-5449

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QUALIFIED DESIGNER BCIN:
FIRM BCIN:
DATE:

SIGNATURE:

CLIENT: HOLBORN
PROJECT/LOCATION: MARKHAM
DRAWING: DEMONSTRATION PLAN
DRAWN BY: RK
SCALE: 1:250
PROJECT No.: 15049
LOT NUMBER: BLOCK 22

Concept Elevations – R2-LA-CCC Zone

CONCEPTUAL FRONT ELEVATION 'A'
(BLOCK 22)

RN design
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client
Poetry Living

project
TBD
Markham

model
CONCEPT ELEV
(BLOCK 22)
(R2-LA*CCC)

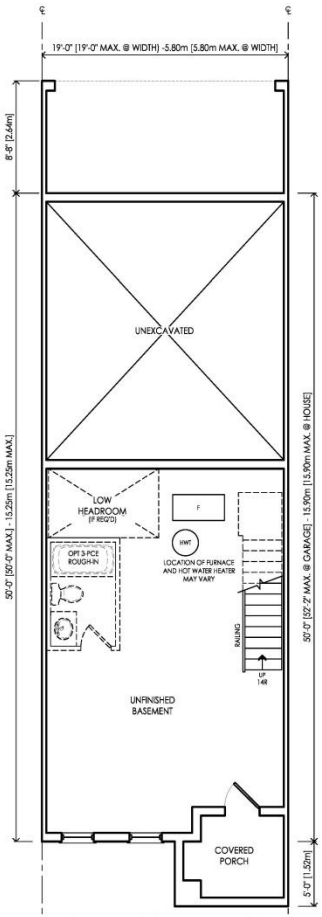
project #
15089

scale
N.T.S.

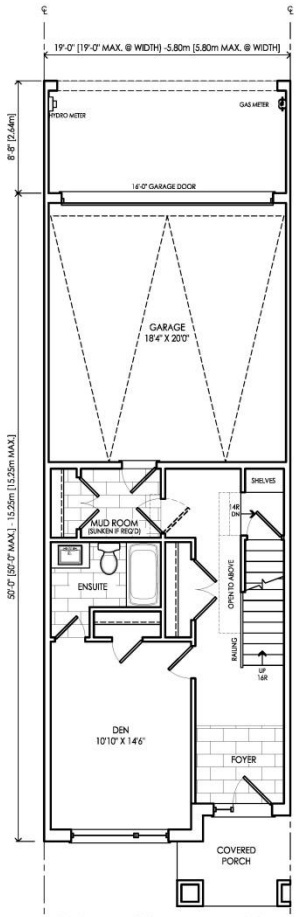
page
B2

revisions		initials	date
1	ISSUED FOR CLIENT REVIEW	HL	26-Aug-16
2	ISSUED FOR CLIENT REVIEW	SLJ	26-Oct-16
3			

Proposed Floor Plans – R2-LA-CCC Zone

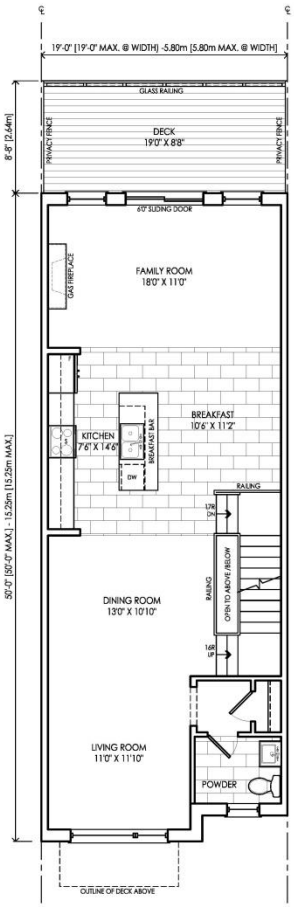


BASEMENT FLOOR PLAN ELEV. 'A'
Floor Area: 0.0



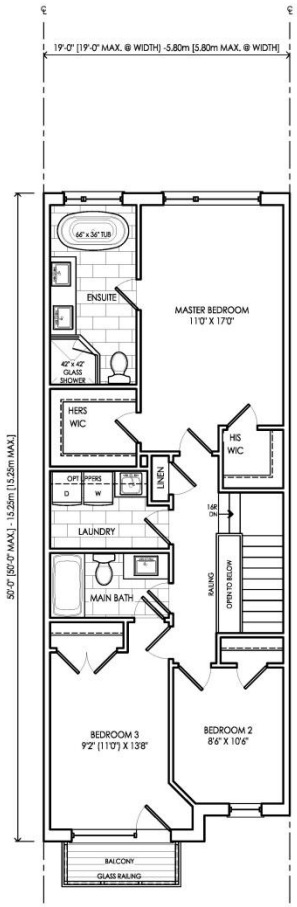
GROUND FLOOR PLAN ELEV. 'A'

Floor Area:	542.3
Open To Below:	0.0
Total Area (not incl otb):	542.3
Coverage (With Porch):	1158.4
Coverage (Without Porch):	936.5



SECOND FLOOR PLAN ELEV. 'A'

Floor Area:	936.8
Open To Below:	12.5
Total Area (not incl otb):	924.3



THIRD FLOOR PLAN ELEV. 'A'

Floor Area:	936.8
Open To Below:	12.5
Total Area (not incl otb):	924.3

RN design
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2416 SF
(includes 25 sf otb)

client
Poetry Living

project
Markham
Markham, ON

model
TH-RL-19-01
(R2-LA*CCC)

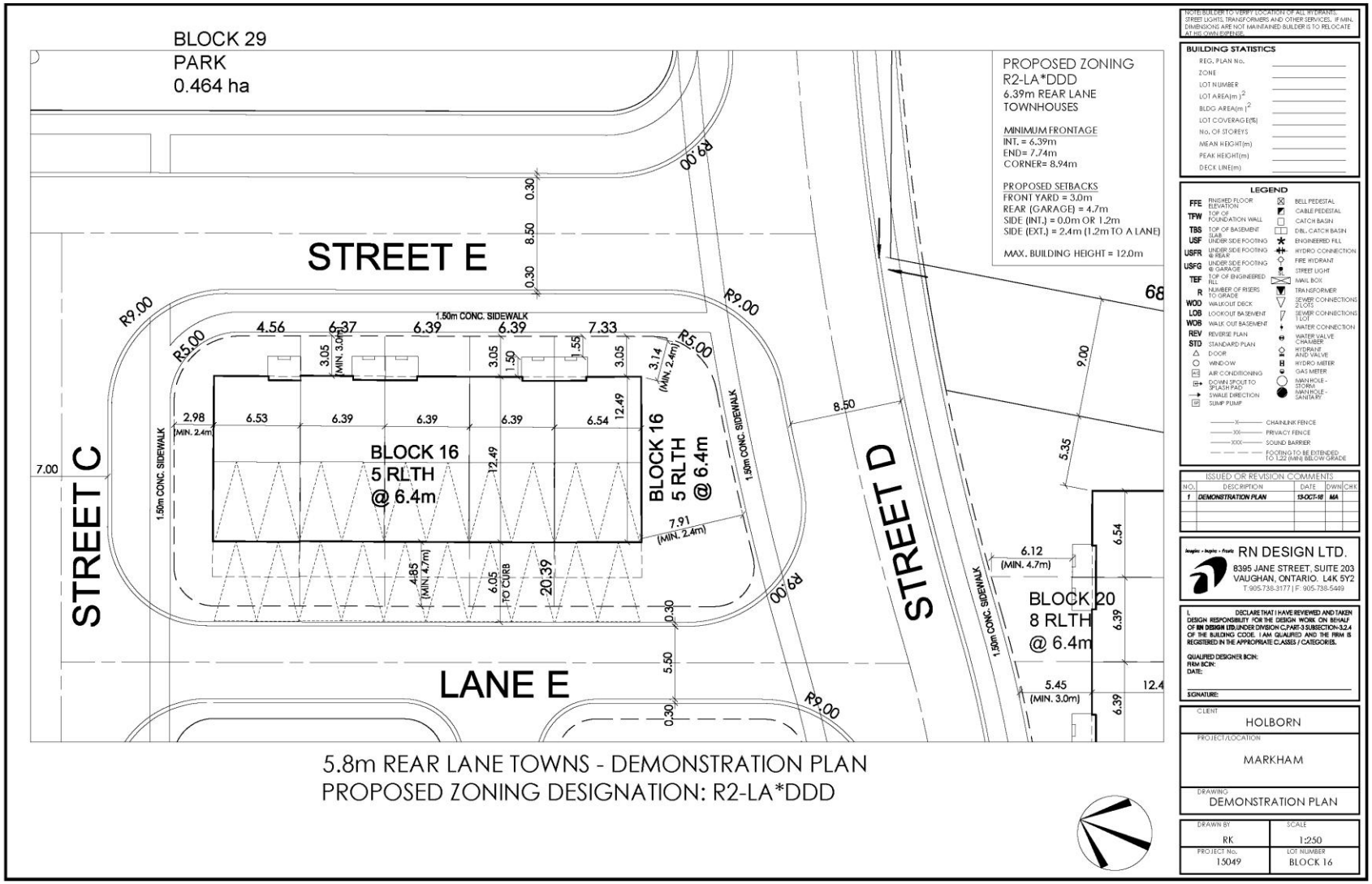
project #
15089

scale
1/8" = 1'0"

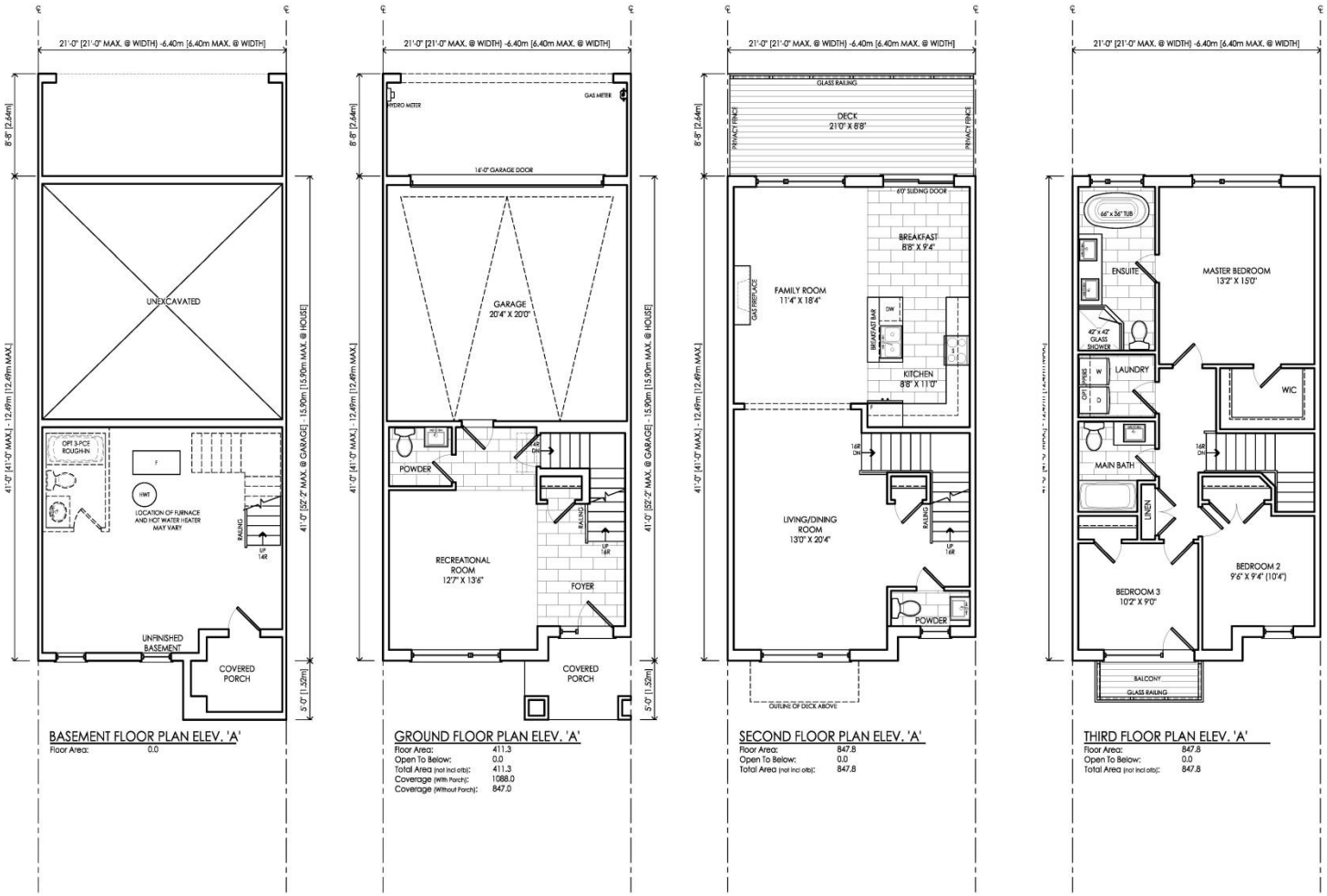
page
B1

revisions		initials	date
1	ISSUED FOR REVIEW	MTL	13-OCT-2016
2	ISSUED FOR REVIEW	MTL	9-NOV-2016

Demonstration Plan – R2-LA-DDD Zone



Proposed Floor Plans – R2-LA-DDD Zone



RN design
Imagine • Inspire • Create

2107 SF
(includes 0 sf otb)

client
Holborn Developments

project
Markham
Markham, ON

model
TH-RL-21-01
(R2-LA*DDD)

project #
15049

scale
1/8" = 1'0"

page
B1

revisions		initials	date
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