

COMMUNITY DESIGN PLAN

TERMS OF REFERENCE
FEBRUARY 2023



INTRODUCTION

PURPOSE

The Community Design Plan (CDP) is a document that provides a comprehensive response to address the urban design policies in Section 6.1 of the Official Plan and the policies of the area specific Secondary Plan. The CDP presents an urban design vision for the community and provides guidance on the planning and design of the public realm, built form and site layout, and sustainable development elements. It provides key design directions in preparation of draft plan of subdivisions, zoning by-law amendments, and sets out criteria for the more detailed review of site plan applications.

WHEN IS THIS REQUIRED?

The requirement of a CDP is determined at the Secondary Plan stage and predominately applicable to greenfield developments. Chapter 9 of the Official Plan provides a list of area and site specific policies that highlight specific requirements regarding Community Design Plan. All new development and redevelopment within the area specific policy boundary shall be consistent with the applicable provisions of the CDP.

WHO PREPARES THIS?

A CDP should be prepared by an urban designer, planner, licensed landscape architect (OALA) or licensed architect (OAA) retained by the applicant.



WHY DO WE NEED THIS?

The City of Markham has ensured that design considerations are integrated into the planning process at the appropriate stages of approval in accordance with the provisions of the Planning Act including subdivision approval, architectural control, site plan approval and zoning by-law amendments. This integration is achieved through the preparation, approval and implementation of the design guidance in the CDP at the Secondary Plan stage through architectural controls and planning approvals. While the Secondary Plan provides the foundation for the development of the community's basic structure, land use distribution and primary road network, the CDP provides more refined guidance on built-form and public realm, and addresses more specific community design matters such as building typology and mix, lotting pattern, pedestrian connectivity and active transportation, integration of heritage resources, sustainability features, gateways, and special community and landmark features. Overall, the CDP will support Urban Design (Section 6.1) and Sustainable Development (Section 6.2) policies of the City's Official Plan and the City's comprehensive urban design guidelines, and respond to York Region's New Communities Guidelines. Furthermore, the CDP will demonstrate how the key directions of the Conceptual Master Plan and the Subwatershed Study, Master Environmental Servicing Plan and Community Energy Plan will be implemented.

STRUCTURE AND FORMAT

WHAT SHOULD BE INCLUDED?

Submission Requirements

The Community Design Plan should address the City's comprehensive urban design policies and guidelines, and provide guidance on the planning and design of the public realm, built form and site layout, and sustainable development elements including, but not limited to:

The Public Realm

Demonstrate how the new community will achieve a safe, accessible and well-designed public realm through the incorporation of:

- accessible linkages to the street network;
- safe and attractive streetscapes;
- enhanced views and vistas of identified landmarks including the Greenway System;
- well-designed public and private open spaces;
- enhanced landscaping and tree planting; and
- sustainable development features and best practices.

Streets and Blocks

Demonstrate how the new community will achieve a well-define and functional urban fabric that is attractive, safe, pedestrian-oriented and transit supportive through the incorporation of:

- a well-defined street and block hierarchy;
- multiple street and neighbourhood connections for pedestrians, cyclists and vehicles;
- a wide range of block sizes and configurations to accommodate a mix of land uses and
- diverse built form types; and
- access to transit, community facilities, local retail and services, and the Parks and Open Space System.

Streetscapes

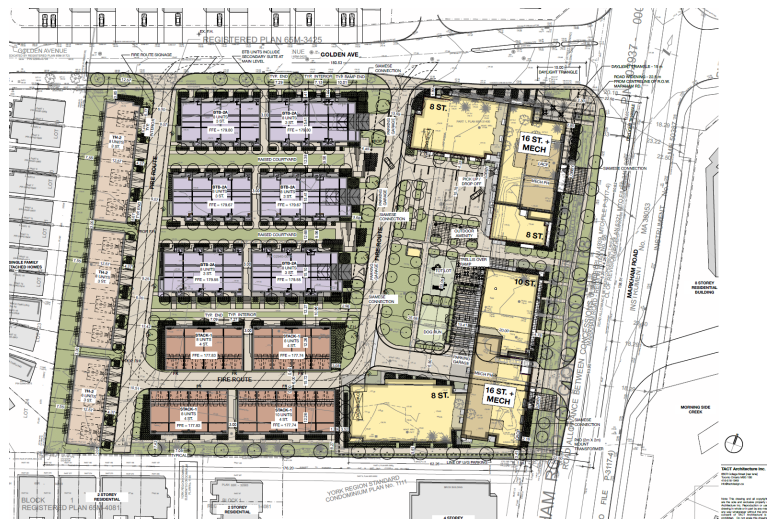
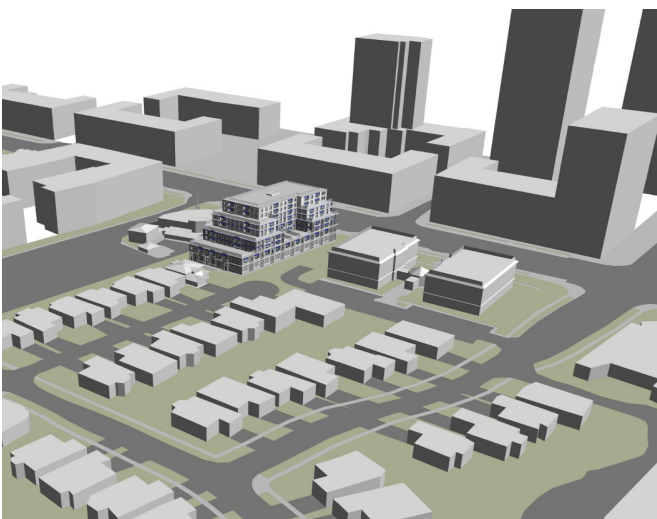
Demonstrate how the new community will achieve streetscapes with a sense of identity that complement functional requirements through the incorporation of:

- a consistent and coordinated style of street furnishings, lighting, and signage;
- pedestrian and cycling amenities;
- Street tree planting and landscaping; and
- traffic calming and on-street parking, where appropriate.

Landmarks and Views

Demonstrate how the new community will create, protect, and enhance significant landmarks and views through the incorporation of:

- natural feature and cultural heritage resources, where required to be retained;
- significant built form features;
- appropriate street and block orientation to create view corridor.



Parks and Open Spaces

Demonstrate how the new community will create a well-designed and connected Parks and Open Space System through the incorporation of:

- a hierarchy of City Parks and Open Spaces including Greenway System lands and lands associated with public school sites and naturalized stormwater management facilities;
- accessible pedestrian and bicycle connections;
- natural heritage and hydrologic features, and cultural heritage resources, where required to be retained;
- high visibility and prominent street frontage;
- active and passive recreation opportunities;
- safe and comfortable setting for community events and individual uses;
- enhancements to the urban forest in accordance with Section 3.2 of the Official Plan;
- and best practices in sustainable design.

Public Art

Demonstrate how the new community will support the provision of public art as means of fostering community identity and sense of place in accordance with Section 6.1.7 of the Official Plan.

Built Form and Site Development

Demonstrate how the new community built form character and site design will be enhanced through the incorporation of:

- architectural diversity including different building typologies;
- appropriate building height and massing;
- continuity and building placement;
- transition between areas of different densities and built form;
- safe connections between areas of different densities and built form;
- safe connections to pedestrian, cycling, and transit infrastructure;
- building design that encourages human interaction and activity at the street level and avoids blank facades along public and spaces;
- view and vistas of landmarks;
- comfortable microclimate conditions;
- adequate well-designed private open space and amenity areas;
- urban forest enhancements in accordance with Section 3.2 of the Official Plan;
- buffered and screened servicing and parking areas; and
- high-quality building materials.

Sustainable Development

Demonstrate how the new community will be designed to support sustainable development and should adhere to the City's upcoming Sustainability Metrics through the application of:

- design features and practices that enhance resiliency and consider the impact of climate change;
- design solutions for efficient use and conservation of energy and water;
- low-impact design features and green infrastructure; and
- innovative sustainable design practices and technologies in site planning and building design

WHAT ELSE SHOULD WE KNOW?

Please refer to Appendix A for the City of Markham Future Urban Area Urban Design Guideline for a sample of Table of Content of what is generally required of a Community Design Plan. Additional content may be required and will be determined by the Urban Design department at the pre-consultation stage.

WHAT OTHER RESOURCES ARE THERE?

- City of Markham Official Plan (2014)
- City of Markham Future Urban Area Urban Design Guideline (2017)
- City of Markham Future Urban Area Conceptual Master Plan (2017)
- York Regional Official Plan (2010)
- York Region's New Communities Guidelines (2013)



APPENDIX A

COMMUNITY DESIGN PLAN: SAMPLE TABLE OF CONTENTS

1.0 INTRODUCTION

1.1 Vision

1.2 Overview

- 1.2.1 Overview of Policy Framework
- 1.2.2 Area Context
- 1.2.3 Area History
- 1.2.4 Area Analysis

2.0 SUSTAINABLE DEVELOPMENT PRINCIPLES FOR THE NORTH MARKHAM AREA

2.1 Protection, Enhancement & Integration of the Greenway System

2.2 Building a Compact, Complete Community

- 2.2.1 Compact Development
- 2.2.2 Mix Range of Housing and Jobs

2.3 Vibrant Multi-Functional Public Realm

- 2.3.1 Open Space and Parks System
- 2.3.2 Streetscapes

2.4 Integrated Multi-Modal Transportation Network

- 2.4.1 Active Transportation Network
- 2.4.2 Transit Supportive Community Design
- 2.4.3 Pedestrian-Oriented Development

2.5 Mixed Use Corridors

- 2.5.1 Mixed Use Regional Corridor - Major MacKenzie Drive
- 2.5.2 Mixed Use Neighbourhood Corridors

2.6 Neighbourhood Nodes & Focal Points

- 2.6.1 Primary Neighbourhood Service Node
- 2.6.2 Secondary Neighbourhood Service Node
- 2.6.3 Neighbourhood Focal Point

2.7 Green Buildings and Site

2.8 Sustainable Stormwater Management

2.9 Solar Strategy

2.10 Cultural Heritage

3.0 COMMUNITY DESIGN PLAN

3.1 The Greenway System

- 3.1.1 Greenway System Connectivity Crossings
- 3.1.2 Pathways & Trails
- 3.1.3 Access and Interface
- 3.1.4 Views and Vistas

3.2 Street and Block Pattern

- 3.2.1 Blocks' Configuration
- 3.2.2 Links to Adjacent Areas

3.3 Transportation Network

- 3.3.1 Future Transit Network
- 3.3.2 Active Transportation Network
 - 3.3.2.1 Pedestrian and Cycling Facilities
 - 3.3.2.2 Interconnectivity of the Network
 - 3.3.2.3 Connectivity with Transit Network and Off-Road Trail System
- 3.3.3 Arterial Roads
- 3.3.4 Collector Streets
- 3.3.5 Local Streets
- 3.3.6 Laneways
- 3.3.7 On-Street Parking
- 3.3.8 Utility Coordination

3.4 Land Use Mix & Distribution

- 3.4.1 Distribution of Density and Land Use
- 3.4.2 Mix of Housing Types
- 3.4.3 Neighbourhood Nodes
- 3.4.4 Focal Points

4.0 SITE PLANNING & BUILT FORM DESIGN

4.1 Site Analysis and Building Types

4.2 Residential Buildings

- 4.2.1 Site Planning
- 4.2.2 Vehicular Access, Parking & Servicing
- 4.2.3 Building Massing
- 4.2.4 Building Elevations
- 4.2.5 Building Entrances
- 4.2.6 Pedestrian Circulation
- 4.2.7 Amenity Spaces and Landscaping

- 4.3 Mixed Use and Non-Residential Buildings
 - 4.3.1 Site Planning
 - 4.3.2 Vehicular Access, Parking & Servicing
 - 4.3.3 Building Massing
 - 4.3.4 Building Elevations
 - 4.3.5 Building Entrances
 - 4.3.6 Pedestrian Circulation
 - 4.3.7 Lighting
 - 4.3.8 Amenity Spaces and Landscaping
 - 4.3.9 Commercial Signage
 - 4.3.10 Public Safety

- 4.4 Special Considerations
 - 4.4.1 Gateways
 - 4.4.2 Landmarks
 - 4.4.3 Corner Sites
 - 4.4.4 Cultural Heritage Buildings and Landscapes
 - 4.4.5 Buildings Abutting Greenway System, Open Spaces & Parks
 - 4.4.6 Public Buildings and Institutions

5.0 PUBLIC REALM: STREETSCAPE DESIGN

- 5.1 General Guidelines
 - 5.1.1 Pedestrian and Cycling Facilities
 - 5.1.2 Transit Stops
 - 5.1.3 Street Trees and Street Landscaping
 - 5.1.4 Lighting
 - 5.1.5 Street Furniture and Utilities
 - 5.1.6 Community Mailboxes
- 5.2 Streetscape Typologies
 - 5.2.1 Mixed Use Regional Corridor
 - 5.2.2 Mixed Use Neighbourhood Corridors
 - 5.2.3 Collector Streets
 - 5.2.4 Local Streets
- 5.3 Special Streetscapes: Neighbourhood Nodes and Focal Points
 - 5.3.1 Primary Neighbourhood Service Node
 - 5.3.2 Secondary Neighbourhood Service Node
 - 5.3.3 Neighbourhood Focal Point
- 5.4 Public Art Strategy

6.0 PUBLIC REALM: PARKS & OPEN SPACE SYSTEM

- 6.1 Parks and Open Space System
 - 6.1.1 Interconnectivity: Open Space Links
 - 6.1.2 Connectivity and Interface with the Greenway System
 - 6.1.3 Accessibility
 - 6.1.4 Integration with Active Transportation Network
 - 6.1.5 Views & Vistas

- 6.2 Park Typologies & Recreation

- 6.3 POPS

7.0 IMPLEMENTATION

- 7.1 Phasing
- 7.2 Long-Term Vision