

Streetscaping and Sight Triangle – 600 Stonehaven Avenue

This report deals with ‘*streetscaping*’ and “*sight triangles*”, focusing on Stonehaven and Bayview Avenues.

The developer's proposed *Landscape Plan*, *Arborist Report*, and *Tree Inventory and Preservation Plans* are referenced.

York Region defines “*Streetscape*” and “*Sight Triangles*” as:

Streetscape

Visual elements of a street, including the road, adjoining buildings, street furniture, trees and open spaces, etc, that combine to form the street’s character.

York Region has a document “*Streetscape Program*”. Press Ctrl and then click on the following underlined wording: [Streetscape Program | York Region](#)

Sight Triangle

Also called Daylight Triangle; refers to area directly adjacent to vehicular intersection and may include central median areas of roadways.

Refer to the “*York Region Design Guidelines and Standards for Sight Triangles*” - with this link. Copy and paste it into your URL or press Ctrl then click on the URL.

<https://www.york.ca/wps/wcm/connect/yorkpublic/30566800-98d8-41cb-8bb6-1b7b7c01a2d1/Appendix+A-+Sight+Triangle+Manual.pdf?MOD=AJPERES>

See in particular pages 19, 20, 21. Sight triangles provide greater visibility for motorists. They cut across intersecting property lines at a corner. Only approved low walls and plantings are allowed by the Region/Town.

Developer’s Landscape Plan

The developer's “*Landscape Plan*” must be considered preliminary only. It shows that all mature maple trees along Stonehaven Avenue in front of the YRPA club house and parking lots are to be removed and replaced by some type of deciduous tree with calipers of 6cm (2-3/8”) compared to the 6” to 9” caliper of the existing trees. For some reason, no trees are planned for Bayview Avenue. (The landscape architect does state that further additions to the plan will be made as the planning process develops.)

Large trees (6” - 10” caliper) currently on the site could be relocated to suit the new development but will be at greater cost to the developer. There would be \$310,000 payment to the Town by the developer for trees to be removed. Some of these funds could be used to relocate/buy large trees.

Why mature maple trees along Stonehaven are to be removed is a mystery. The *Arborist Plans* describe them as fair to good condition. A second opinion is definitely required.



Looking East Along Stonehaven Just East of Bayview

Cemetery

It's hard to believe, but the crab-apple tree within the fenced area of the cemetery is to be removed!



Cemetery Looking Southwest Showing Crab Apple Tree within Fenced Area and Another Tree to the West

Streetscaping along Stonehaven and Bayview Avenues

Streetscaping on the south side of Stonehaven, requires considerably more thought. On the north side of Stonehaven where the plaza sits, a steel fence/concrete pier fence is provided. Identical fencing could be installed along the south side of Stonehaven from the corner past the current YRPA club house, for symmetry along Stonehaven Avenue. In addition, benches and plantings could be provided.



Stonehaven Looking West Towards Bayview



Bayview Avenue Looking North Towards Shoppers Drug Mart

The Legends

On the south-west corner of Silken Laumann and Bayview, there is a townhouse development called “The Legends” which has very effective streetscaping. The development’s garages face Bayview but one would hardly notice. A brick pier/privet hedge is provided along the full property line along Bayview and Silken Laumann. Mature trees screen the garages. The east garage elevations are provided with windows and other architectural features. The garages are set back from the sidewalk at a satisfactory distance from the sidewalk.



The Legends Looking South Along Bayview Avenue



The Legends – Internal Road

Sight Triangle at the Legends

At the south-west corner of Bayview and Silken Lauman, a “*sight triangle*”, consisting of a brick/concrete low wall with landscaping at the back of the triangle, has been erected.



The Legends: Sight Triangle with Wall and Landscaping

A similar brick and stone wall could be placed at the south- east corner of Stonehaven and Bayview.

Better Planning Required for Marrianneville – 600 Stonehaven Avenue

The type of planning that went into the Legends is required for the Marrianneville development. The proposed set back for the townhouses along Stonehaven are currently set about 4m to 5m (13' to 16.5') from the property line and about 5m (16.5') from the sidewalk. A minimum 15m (50') setback from the sidewalk would provide a much better streetscaping appearance. Additional trees, other plantings and architectural features would enhance the appearance from the sidewalk and road.

As an alternative to developer's plan, garages could back onto Stonehaven Avenue about 15' from the property line with the garage doors facing an internal road. The townhouses would be across from the internal road. Garages could have windows and other architectural features. Plenty of trees and shrubs would screen the garages. Garages between the townhouses and Stonehaven Avenue, would act as a sound barrier.

German-Canadian Apartments

The German-Canadian apartments on Stonehaven Avenue have very effective streetscaping. Numerous trees are placed throughout the turfed grounds providing screening of the apartments. A deep set-back of the apartments makes them less intrusive.



German-Canadian Apartments Looking East Along Stonehaven Avenue



German-Canadian Apartments Looking West Along Stonehaven Avenue

Possible Condo Types Along Stonehaven Avenue

1. These condos on Pearson Street, Newmarket, are self contained on the first floor – bedroom(s), full bathrooms, kitchen. Along Stonehaven Avenue, these could be dual-fronted with garage on private internal street, or separate garages could go along Stonehaven with condos to the south.



Barrington on the Park
Prospect and Pearson, Newmarket



Barrington on the Park – Entrance to Small Park

2. These condo units are self-contained on the first floor complete with bedroom(s), full bathrooms and kitchen. The middle two units have lofts with bedrooms and full baths.

The condo could be dual-fronted with garage on a private internal street.



6 Unit – 4 with Lofts, all Self-Contained on First Floor

Possible Apartment Type

The apartment illustrated below has 97 Units. Dimensions are not known but an apartment like this could likely fit along Bayview Avenue. Even If only 75 units are possible, the transfer of density to Bayview could mean that the YRPA clubhouse could be maintained as a senior's centre.



Five Story Apartment Building - 97 Units
On Bayview Avenue at Stonehaven Avenue, Newmarket