

Town of Newmarket

Urban Design Guidelines

Committee of the Whole Meeting
August 23, 2021



Presentation Outline

Process & Guideline Overview

Engagement Summary

- Fall, 2020
- Summer, 2021

Demonstration Sites

- Purpose
- Large Site on an Arterial Road
- Gateway on a Commercial Street
- Residential Infill



Process & Guideline Overview

Project Timeline



Process & Guideline Overview

Guideline Application

Applies to all development Applications
across the Town



LOW-RISE BUILDINGS
4 Storeys or Lower



MID-RISE BUILDINGS
5-11 Storeys



HIGH-RISE BUILDINGS
12 Storeys and Higher



PRIVATELY OWNED PUBLIC SPACES (POPS)

Process & Guideline Overview

Design Objectives



Fit Harmoniously into the Established Context



Mitigate impacts on adjacent properties



Create attractive, human-scaled buildings



Support walkability and active transportation



Minimize vehicle presence in the public realm



Promote vibrant streets



Provide amenity space for all residents



Ensure safety and accessibility for all

Process & Guideline Overview

Intent-Driven Approach

Flexible and Intent-Driven

- Organized by Design Objectives
- Articulates the **'intent'** of each guideline
- Alternative solutions may be appropriate
- Onus is on the developer to demonstrate how intent is achieved



Engagement Summary

Fall, 2020

PIC # 1 (Nov 10, 2020)

- Introduce the Project
- Urban Design Overview
- YouTube Presentation (300+ Views)
- Visual Preference Survey (HeyNewmarket.ca)

Findings used to inform guidelines (i.e. height and scale)

Guideline Typology	Design Elements	Visual Preference Survey
<p>Low-Rise Buildings</p> 	<p>The most important things to consider include:</p> <ul style="list-style-type: none"> - Neighbourhood Character - Driveway and Garage Location - Privacy/Overlook - Building Height and Massing 	<p>Of the images presented, participant responses favoured:</p> <ul style="list-style-type: none"> - A modest scale and density - A variety of design styles (traditional, contemporary, etc.) - Complementary building styles - High-quality materials and features - Well landscaped properties - Parking hidden from street - Large, numerous windows - Connection to the street (i.e. front-yard entrances and patios) - Ease of accessibility (i.e. minimal steps)
<p>Mid-Rise Buildings</p> 	<p>The most important things to consider include:</p> <ul style="list-style-type: none"> - Building Design and Articulation - Relationship to Adjacent Properties - Building Height and Massing - Sun Access and Sky Views - Ground Floor Design 	<p>Of the images presented, participant responses favoured:</p> <ul style="list-style-type: none"> - Greater scale and density - Buildings that reflected their context - Human-scaled massing (i.e. podium) - Well articulated buildings (i.e. setbacks, terraces, etc.) - A mix of uses (i.e. ground level retail) - Energy efficient buildings (i.e. limited glass) - Well landscaped properties - Parking hidden from street - Private patio and amenity spaces

Engagement Summary

Summer, 2021

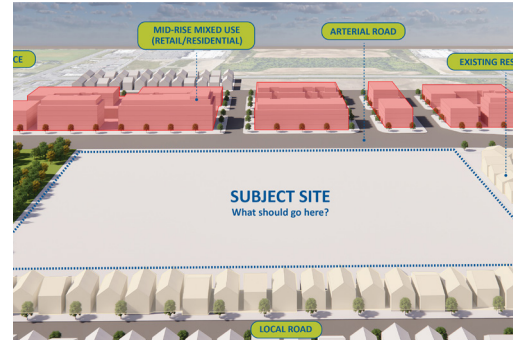
PIC # 2 (May 27, 2021)

- Present the Guidelines
- Answer Questions and Receive Public Feedback
- Demonstration Sites Activity (HeyNewmarket.ca)

Council Workshop (June 28, 2021)

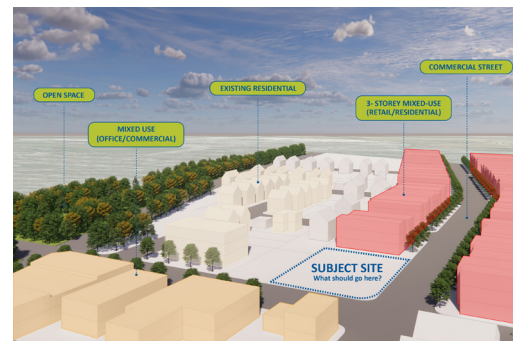
BILD Review (July, 2021)

Findings used to further refine guidelines and inform Demonstration Sites



Demonstration Site # 1 Large Site on an Arterial Road

- Provide connected green space (i.e natural areas, parks, community gardens, etc.)
- Pull adjacent green space into the site
- Mid-rise, mixed-use buildings on Arterial Road with no shadow impacts
- Wide, pedestrian sidewalks on Arterial Road
- Townhouses to transition to adjacent residential
- Provide parking for local amenities



Demonstration Site # 2 Gateway Site on a Commercial Street

- Continue with a continuous row of mixed-use buildings
- Low-rise buildings to complement the existing character
- Provide green space to complement the mix of uses in the area



Demonstration Site # 3 Residential Infill Site

- Provide 3 to 4-storey townhouses to complement the existing character
- Provide additional green space for local residents
- Provide neighbourhood amenities (i.e. splash pad, playground, etc.)

Demonstration Sites

Purpose

Represent Three Hypothetical Scenarios

Illustrate Broader Application of Guidelines

- Interface between typologies
- Relation to existing context
- Parks and open spaces
- Pedestrian networks

Do Not Represent the Right or Only Solution



Demonstration Sites

1: Large Site on an Arterial Road

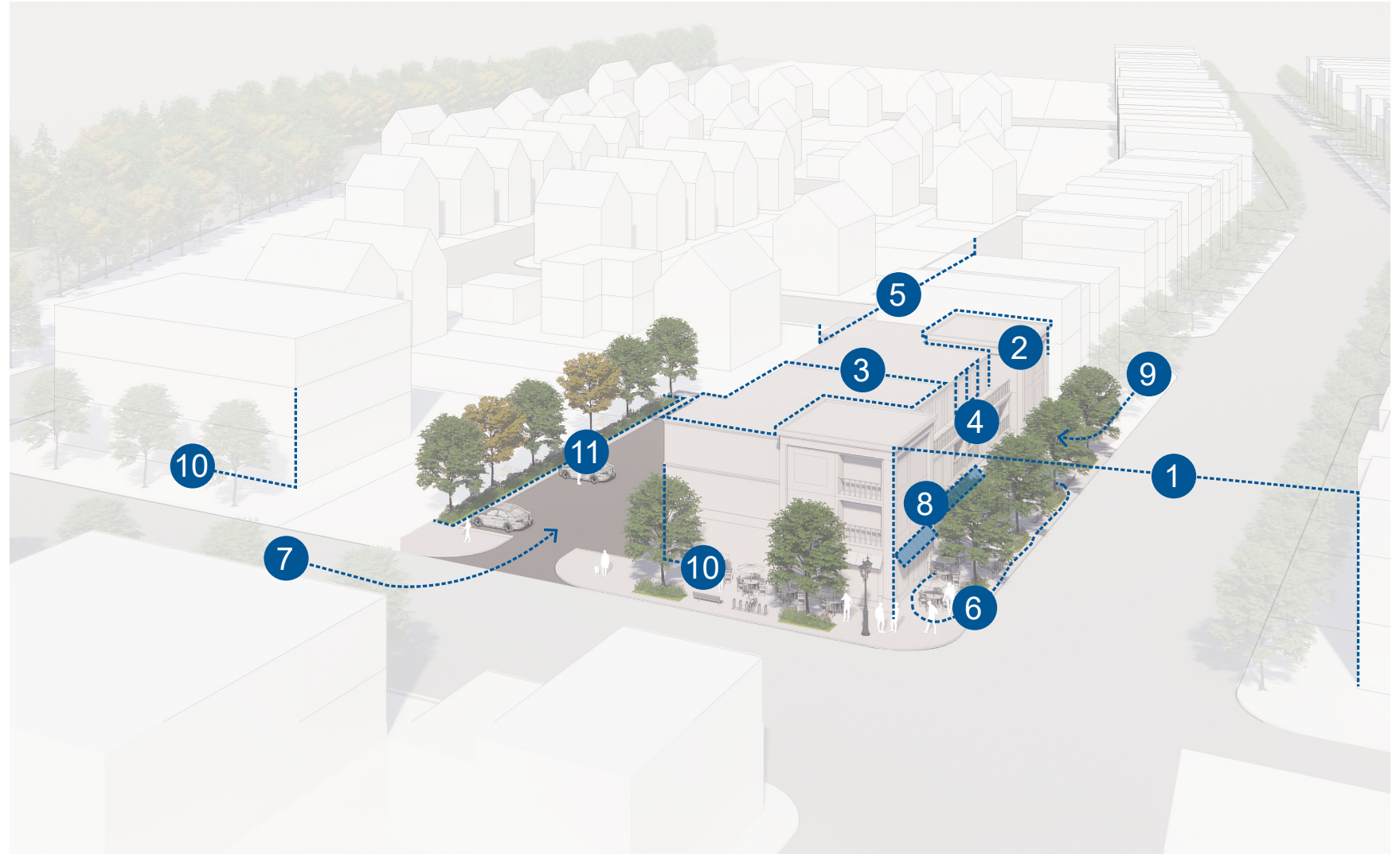
- 1 Stepbacks and height reductions provide *height transitions* between adjacent uses.
- 2 Internal streets and pedestrian mews used to create small, permeable blocks.
- 3 Townhouses provide a transition between mid-rise and existing neighbourhoods.
- 4 Ample spacing between buildings *mitigates shadows* and maximizes privacy.
- 5 Street trees, wide-sidewalks and a linear park *'pull' the adjacent park into the site.*
- 6 Parking, servicing and loading located at the rear of buildings where it is not visible.
- 7 New mid-rise buildings reflect the scale established by existing buildings.
- 8 Larger buildings are articulated to reflect the smaller-scale adjacent neighbourhoods.
- 9 *Active at-grade uses* (i.e. retail) support active streets and provide local amenities.
- 10 Building stepbacks create a human-scale podium and *mitigate shadows* on the park.
- 11 Active uses wrap the corner and provide *'spill-out' opportunities on the park.*



Demonstration Sites

2: Gateway Site on a Commercial Street

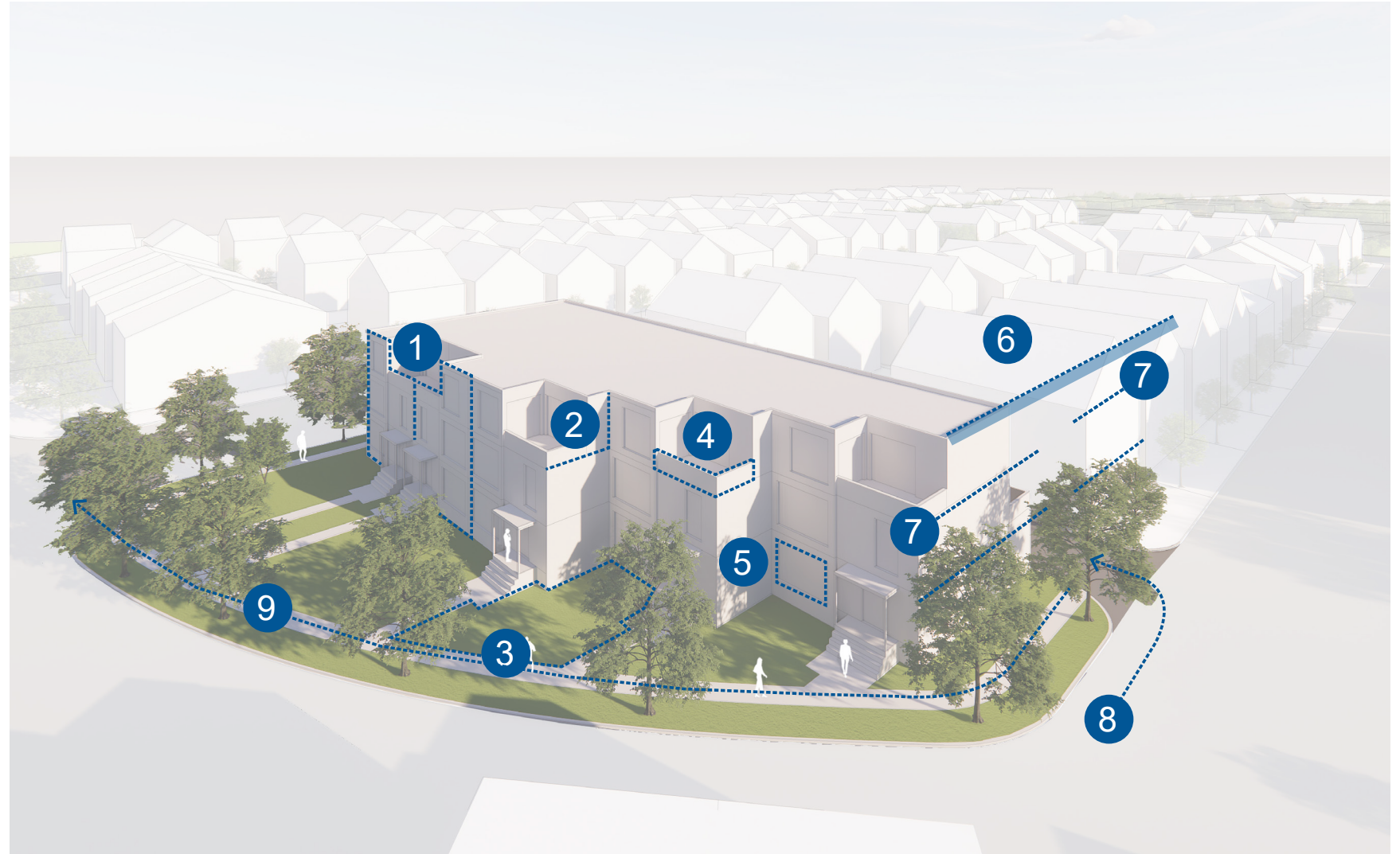
- 1 Building height frames the street and reflects the established low-rise context.
- 2 Articulation and unique building forms reinforce the important gateway location.
- 3 Smaller building units reflect the tight-knit fabric that characterizes the street.
- 4 Residential uses above grade provide opportunities for 'eyes on the street.'
- 5 Building height creates a continuous, human-scaled streetscape.
- 6 Wide sidewalks accommodate active, at-grade uses with 'spill out' amenities.
- 7 Parking, servicing and loading located at the rear of buildings where it is not visible.
- 8 Continuous weather-protection provided at the building edge.
- 9 Well-spaced buildings promote permeable block and pedestrian mews.
- 10 New buildings reinforce the streetwall established by existing buildings.
- 11 Trees and landscaping provide a buffer between surface parking and adjacent uses.



Demonstration Sites

3: Residential Infill Site

- 1 Well-articulated townhouse units reflect the scale of the adjacent neighbourhood.
- 2 Stepbacks and/or articulation of the upper floors reinforce a human-scale at grade.
- 3 Front- and side-yard setbacks provide amenity space and landscaping areas.
- 4 Upper-storey terraces allow for outdoor amenity space for residents.
- 5 Large front windows with active internal uses create 'eyes on the street.'
- 6 Townhouse height reflects the adjacent residential neighbourhood.
- 7 Townhouse units reflect established datum lines (i.e. floor height, windows, porches).
- 8 Rear-yard garage access to minimize the visual impact of vehicles.
- 9 Rear-yard parking allows for a continuous sidewalk with no curb-cuts.



THANK YOU