



# VETMAR

## NEIGHBOURHOOD DESIGN BRIEF



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NOVEMBER 10, 2009  
TOWN OF MARKHAM  
THE CATHEDRAL COMMUNITY

## **TABLE OF CONTENTS**

1.0	INTRODUCTION	01
2.0	VISION	02
2.1	COMMUNITY PLAN	03
3.0	LAND USE - STRUCTURE PLAN	04
4.0	COMMUNITY AMENITY BUSINESS AREA	05
5.0	BUILT FORM	06
5.1	LOW DENSITY RESIDENTIAL	06
5.2	MEDIUM DENSITY RESIDENTIAL	07
5.3	PRIORITY LOTS	08
6.0	STREETSCAPE	09
6.1	LANDMARK LOCATIONS	09
7.0	OPEN SPACE SYSTEM	10
7.1	PARKLAND	10
7.2	HEDGEROW	11
7.3	PEDESTRIAN AND BICYCLE PATH	12
8.0	CONCLUSION	13
APPENDIX 'A'		
	TREE INVENTORY PRESERVATION PLAN	14

## 1.0 INTRODUCTION

The Vetmar Draft Plan of Subdivision is a proposed residential neighbourhood located on Woodbine Avenue north of Elgin Mills Road abutting the north boundary of the Cathedral Community in the Town of Markham, refer to Figure 1 – Context Air Photo. This neighbourhood is viewed as a continuation of the Cathedral Community and has been planned with regard for coordination of its street network, residential uses and parkland. It is further intended that design shall be consistent with the vision and design principles put forth in the approved Cathedral Community Design Plan, September 2005.

In this regard the purpose of this document is to provide an overview of the Vetmar Neighbourhood, within the context of the secondary plan area, through a description of its main elements and a brief discussion on how these elements relate to and address the principles of design outlined in the Community Design Plan.

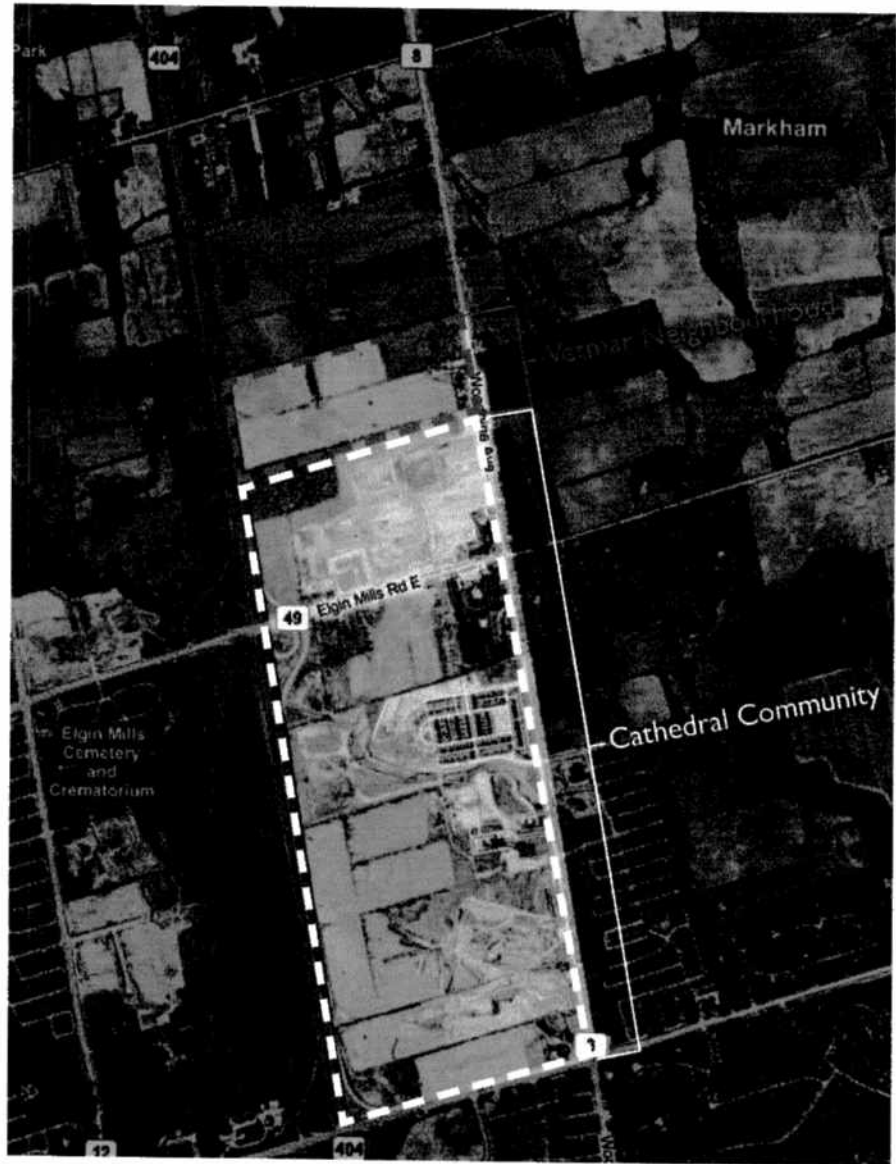


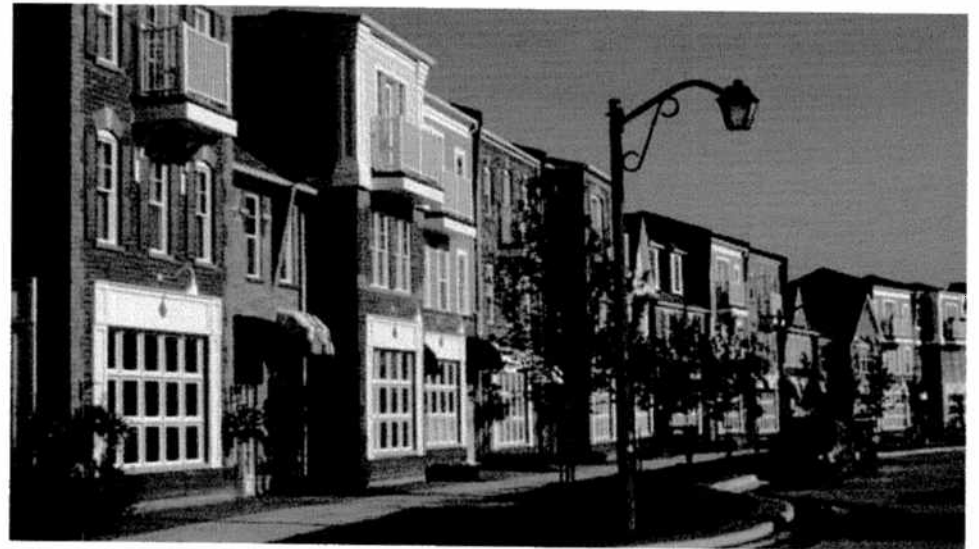
Figure 1. Context Air Photo

## 2.0 VISION

The Vision for the Cathedral Community describes 'a collection of visually attractive, pedestrian-oriented neighbourhoods that are connected through an integrated system of open space, parkland and streets'.

The Vetmar Neighbourhood is consistent with this vision in the following manner:

- Woodbine Avenue (By-pass) continues through this plan of subdivision as a main spine that accommodates both vehicular as well as pedestrian connectivity;
- The local road pattern is integrated with the plan to the south through the continuation of Street 'B' and with the existing community through connections to existing Woodbine Avenue via Street 'D', Street 'H' and Street 'I';
- Residential blocks are designed to be interconnected and pedestrian-scaled, ranging from 75m to 120m in length, to encourage walking;
- The neighbourhood park block has been planned to have street frontage along Street 'D', enhancing its focal presence within the community and providing open space connections to adjacent neighbourhoods;
- Lotting and built form have been provided along primary streets to enhance the streetscape and to create a visually attractive community.
- The Vetmar Neighbourhood will be integrated with the Cathedral Community Secondary Plan, and support its community vision.



See Figure 2: Cathedral Community Secondary Plan

## 2.0 VISION

### 2.1 COMMUNITY PLAN

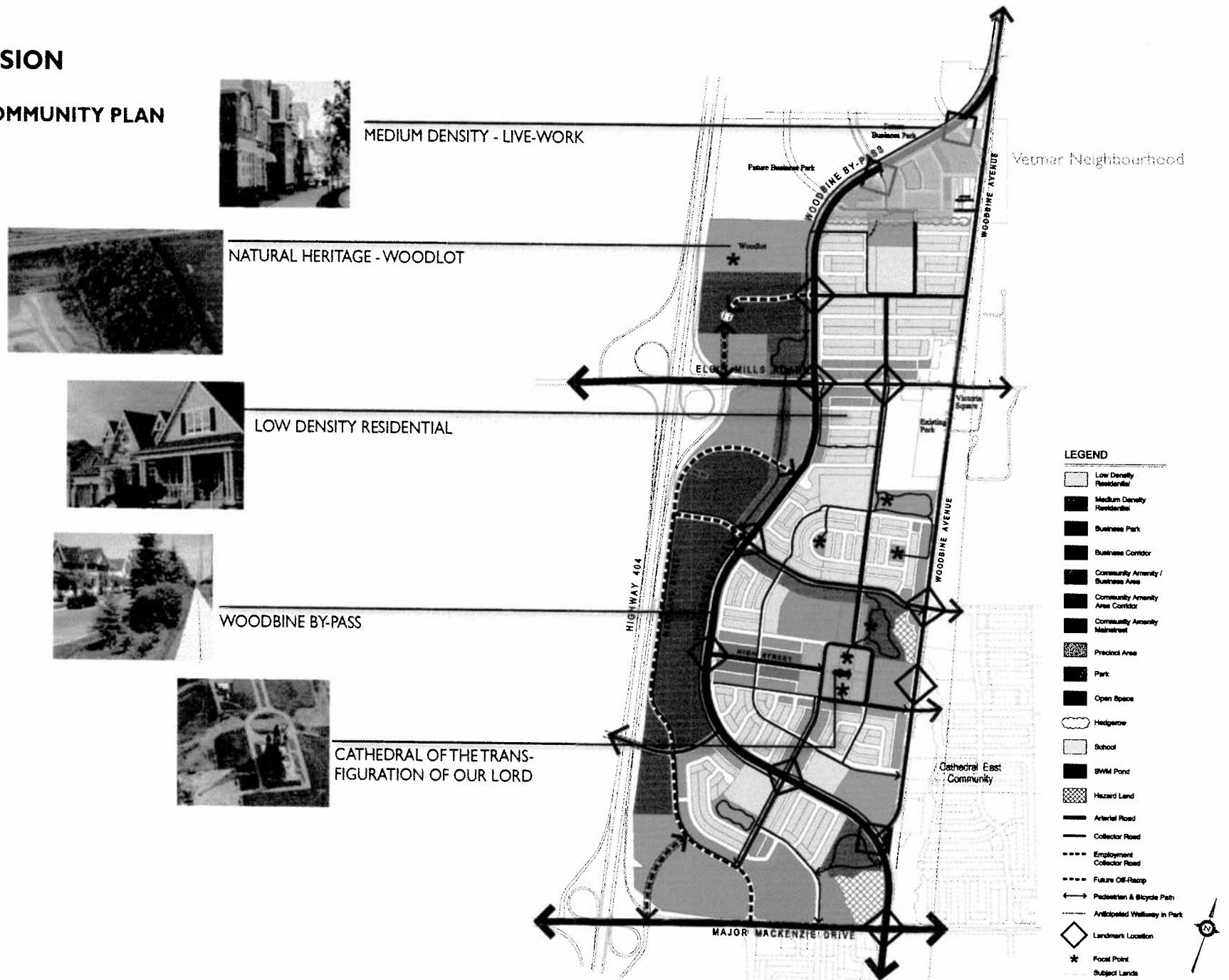


Figure 2. Cathedral Secondary Plan

### 3.0 LAND USE - STRUCTURE PLAN

The Vetmar Neighbourhood Plan consists of:

- Low Density Residential
- Medium Density Residential
- Community Amenity / Business Area
- Open Space

Low Density Residential is located throughout the plan and consists of single-detached dwellings on 10.7m, 11.6m and 13.3m lots and semi-detached dwellings on 16.0m lots.

Medium Density Residential is located along Street 'G' as townhouses on 6.0m lots and as a 27 unit residential block fronting onto Woodbine Avenue (By-pass).

Community Amenity / Business Areas are located on either side of Street 'I'.

Open Space and Natural Features consists of neighbourhood parkland and an existing hedgerow.

These uses are structured by a street network consisting of the continuation of Woodbine Avenue (By-pass) and a number of local roads.

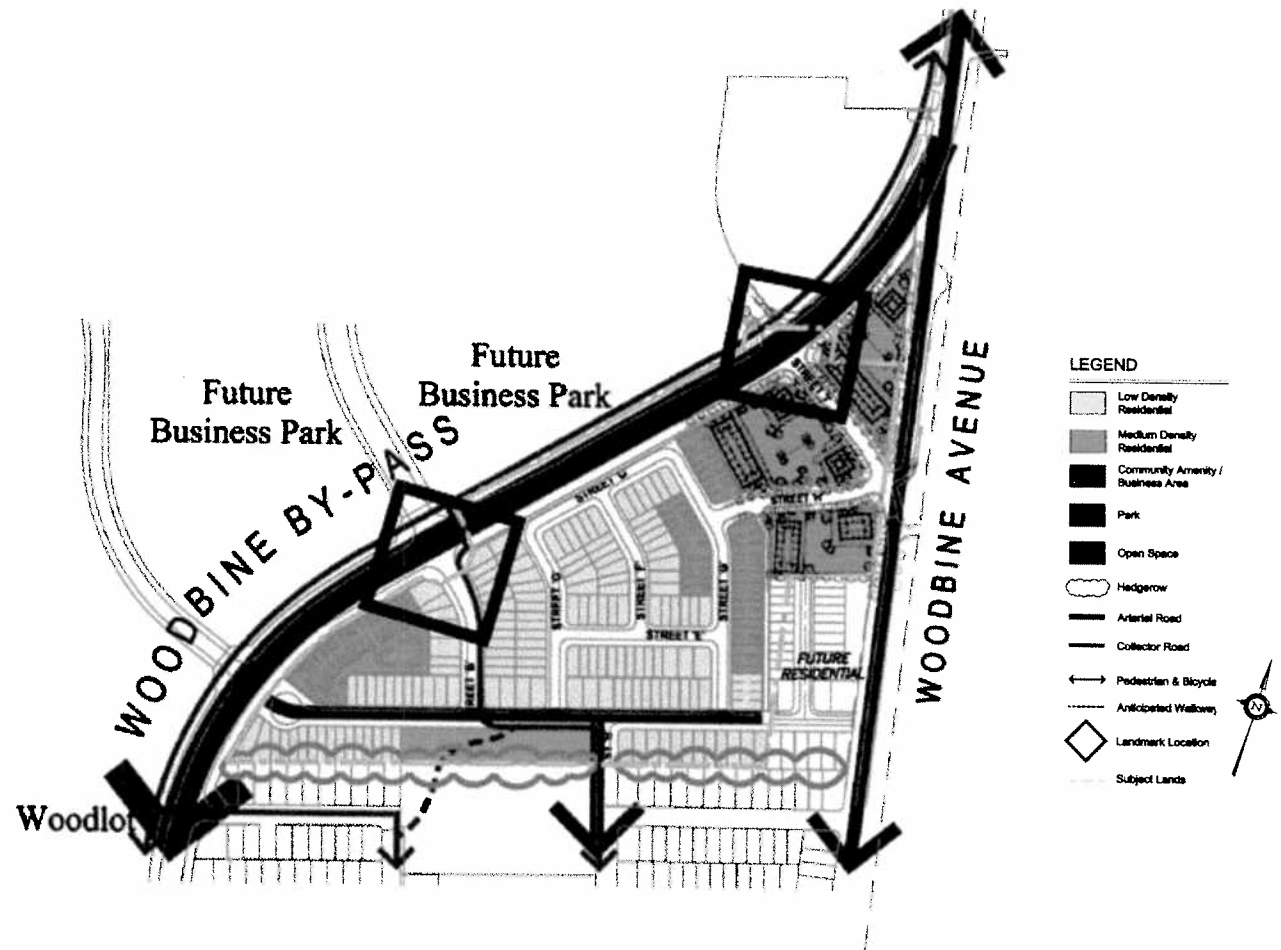


Figure 3. Vetmar Neighbourhood Land Use Plan

Figure 2. Cathedral Secondary Plan

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## 4.0 COMMUNITY AMENITY BUSINESS AREA

### BUSINESS AREA - COMMUNITY AMENITY - MIXED USE - LIVE-WORK

Within the Community Amenity / Business Areas commercial, residential mixed-use and single-use buildings are permitted.

It is anticipated that siting and designs of built form will address the streetscape and create an attractive presence within the street zone and that parking and loading areas would be located away from the street as much as possible or screened.

- Visually appealing buildings with interesting facades and creative use of materials, colour, form and texture are encouraged.
- Buildings should use a variety of materials on their facades, and identify their place within the Cathedral Community by the use of forms, proportions, materials or details consistent with the mixed-use commercial buildings of the Cathedral Precinct.
- Buildings in this area will be low-rise, one to three stories and located close to the streetscape zone to reinforce the street edge.

The following images are examples of Live-Work units and Mixed Use built form that may be contemplated for these areas.

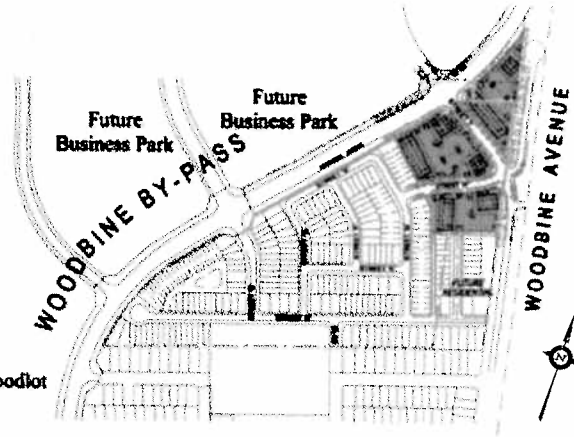
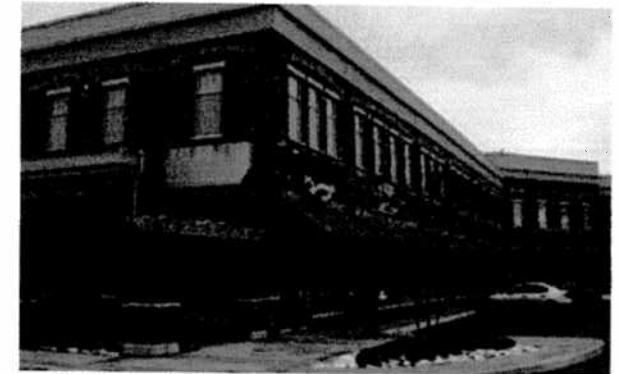


Figure 6. Business Area - Community Amenity



Mixed Use / Commercial Example



Mixed Use / Live-Work Example 1



Mixed Use / Live-Work Example 2



Mixed Use / Live-Work Example 3



Mixed Use / Live-Work Example 4



Mixed Use / Live-Work Example 5

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## 5.0 BUILT FORM

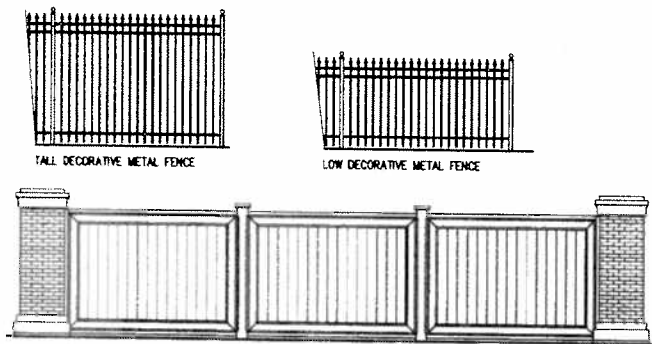
### 5.1 LOW DENSITY RESIDENTIAL

As recommended by the Cathedral Community Design Plan a variety of housing types are proposed for the Low Density Residential areas both within the Neighbourhood Plan as well as within the individual residential blocks. These include single-detached and semi-detached dwellings.

The following images are examples of the types of housing anticipated for this neighbourhood, in keeping with the Cathedral Community.

#### Guidelines

- Lower density residential areas shall have rectangular blocks between 90 m and 225 m in length.
- Residential blocks are encouraged to contain a variety of housing types (single detached, semi-detached and townhouses) as deemed appropriate to the specific street frontage and location within the neighbourhood.
- Residential blocks may be continuous or broken by a lane, allowing for a diversity of housing forms (street-related garage, lane-related garage).
- Housing groupings should contain similar or complementary massing and rooflines.
- Housing groupings should contain complementary variation in unit elevations, window and door locations and/or treatment, entry details, colours and materials
- The visual impact of garages and driveways should be minimized through a careful integration with the built-form



WOOD PRIVACY FENCE  
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Figure 4b. Low Density Residential  
- examples of corner lot / window  
street fencing

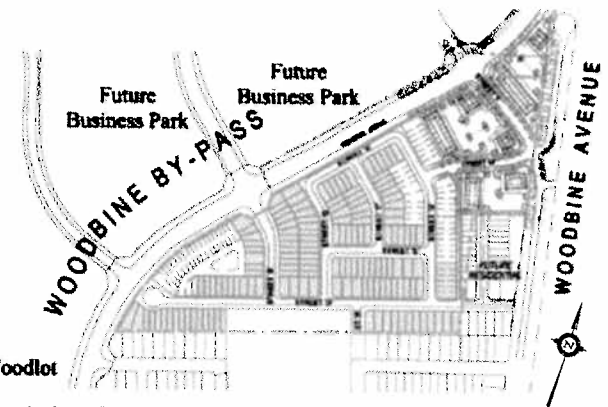


Figure 4a. Low Density Residential



Low Density Residential



Garages are not prominent on the streetscape and integrated into the building typology

## 5.0 BUILT FORM

### 5.2 MEDIUM DENSITY RESIDENTIAL

Within the Medium Density Residential areas multiple unit dwellings as well as townhouses are permitted. The Vetmar Neighbourhood proposes 5 townhouse blocks along Street 'G' and a 27 Unit Multiple Unit dwelling along Woodbine Avenue (By-pass) at the terminus of Street 'D'.

For both types of housing it is anticipated that siting and designs of built form will address the primary streetscape and create an attractive presence within the street zone. It is further anticipated that designs will relate to the vision established for the Cathedral Community, with reference to some elements of materials, colour, form and design detail.

The following images are examples of medium density built form that may be contemplated for these areas.

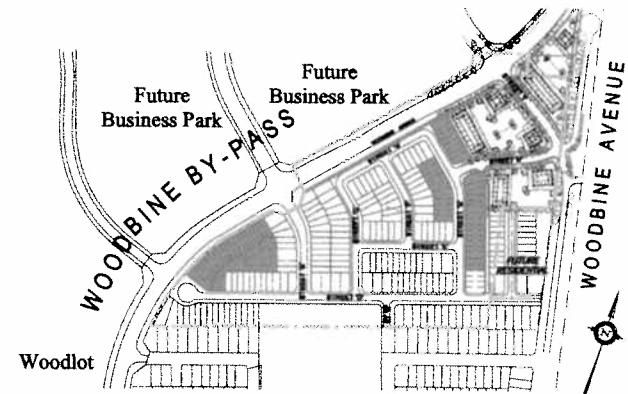


Figure 5. Medium Density Residential



Townhouse Example 1



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Townhouse Example 2



Townhouse Example 3



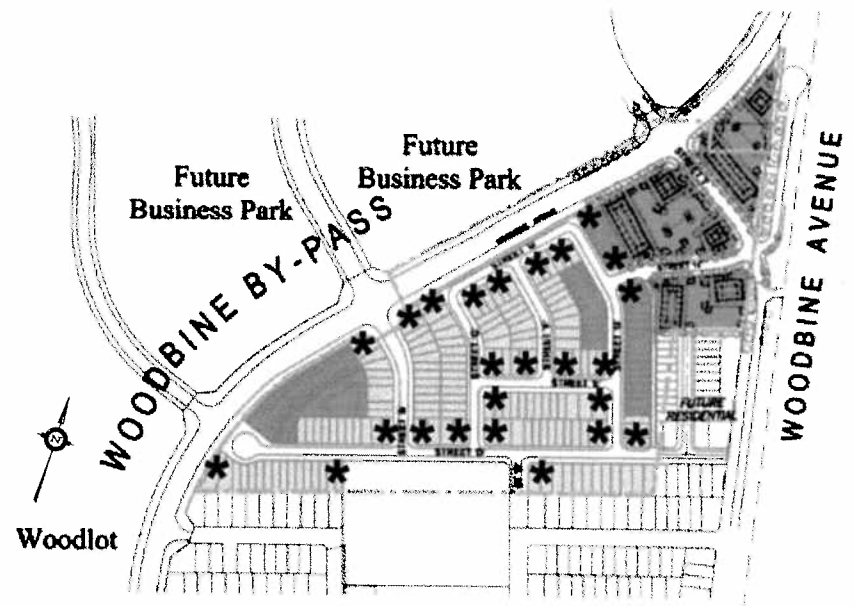
Townhouse Example 4

## 5.0 BUILT FORM

### 5.3 PRIORITY LOTS

The Community Design Plan also describes the importance of 'Focal Lots' within the plan. These are lots which are, due to their location within the plan, visually prominent from the public realm and therefore require careful design consideration. These lots are identified in the Vetmar Neighbourhood Plan on Figure 7b, and generally consist of corner lots, gateway lots and lots adjacent to open space. Built form in these locations should incorporate designs that enhance that address their visually prominent role within the public realm and public streetscape. Figure 7a illustrates an example of how the 'gateway lots' located at the intersection of Street 'B' and Woodbine Avenue (By-pass) may be arranged to create entrance landmarks to the neighbourhood.

The following images are examples of built form design that incorporate various forms of architectural enhancements that could be incorporated at these focal locations.



\* Priority Lots - Enhanced Architecture

Figure 7. Priority Lot Key Map



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## 6.0 STREETScape

### 6.1 LANDMARK LOCATIONS

The Community Design Plan identifies nine Landmark Locations within the Cathedral Community as important structuring elements. In keeping with this intent the Vetmar Neighbourhood proposes the intersections of Street 'B' and Street 'I' with Woodbine Avenue (By-pass) as Landmark Locations, refer to Figure 8a. Landmark Locations. In these locations it is anticipated that built form siting, massing and design will be combined with landscaping measures to create visually prominent, attractive and identifiable cues within the community, refer to Figure 8b. Gateway Lots.

Figure 8b. Gateway Lots illustrates an example of how the 'gateway lots' located at the intersection of Street 'B' and Woodbine Avenue (By-pass) may be arranged to create entrance landmarks to the neighbourhood.

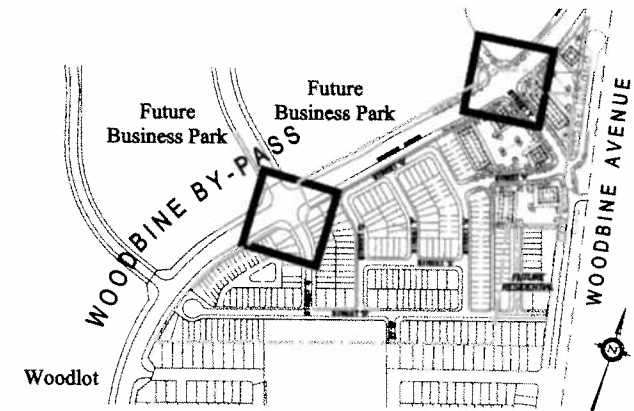


Figure 8a. Landmark Locations

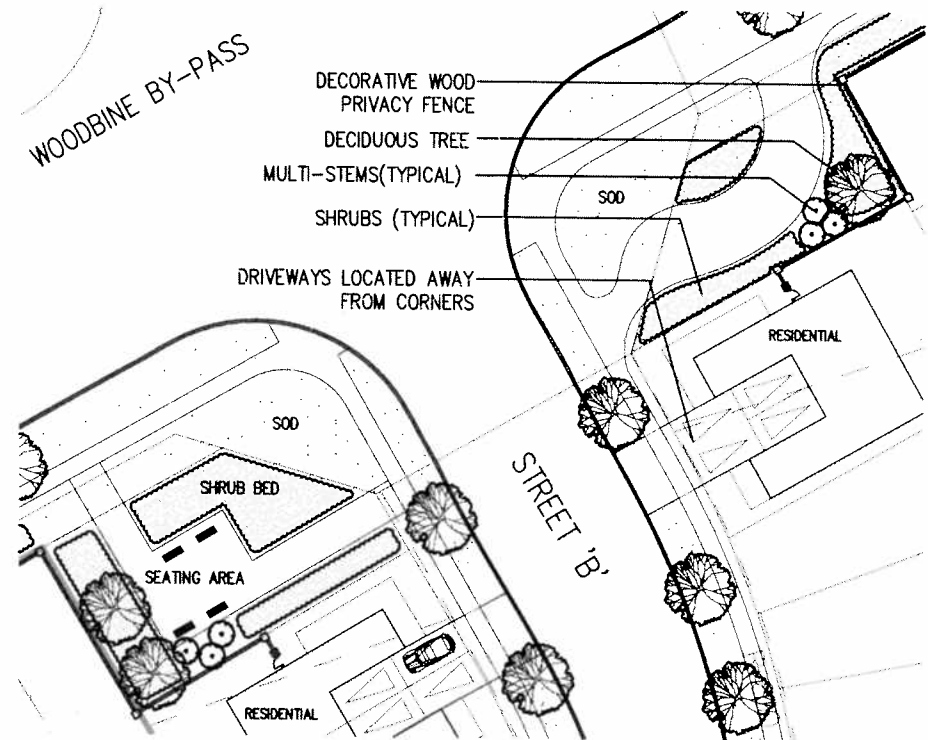


Figure 8b. Gateway Lots

## 7.0 OPEN SPACE SYSTEM

The objectives of the Open Space and Natural Features Plan are:

- To ensure continuity of the open space system and to provide parks and open spaces in visible and accessible locations in each neighbourhood. Furthermore, to ensure views and vistas to parks and open space through the pattern of streets.
- To design and locate parks and open space as focal points within the community and for each neighbourhood. There are 0.649 ha of Open Space allocated to parkland in the Vetmar neighbourhood., this park is meant to be integrated with the park in the neighbourhood south of Vetmar.
- To preserve, enhance and integrate natural features within the open space system wherever possible.

### 7.1 PARK LAND

- The Vetmar neighbourhood includes parkland as part of the adjoining neighbourhood park block immediately to the south, refer to Figure 9 – Open Space System. The parkland has street frontage along Street 'D' which enhances its visibility within the community and facilitates connectivity of the open space system. It is anticipated that design will include pedestrian-scaled and attractive landscape measures along the street edge as well as walkway connections through the park.

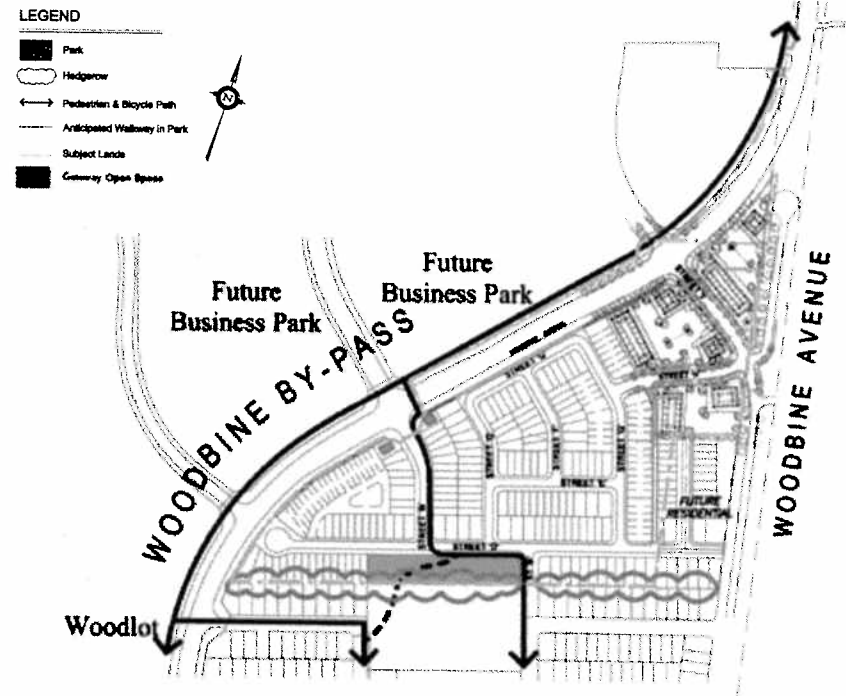


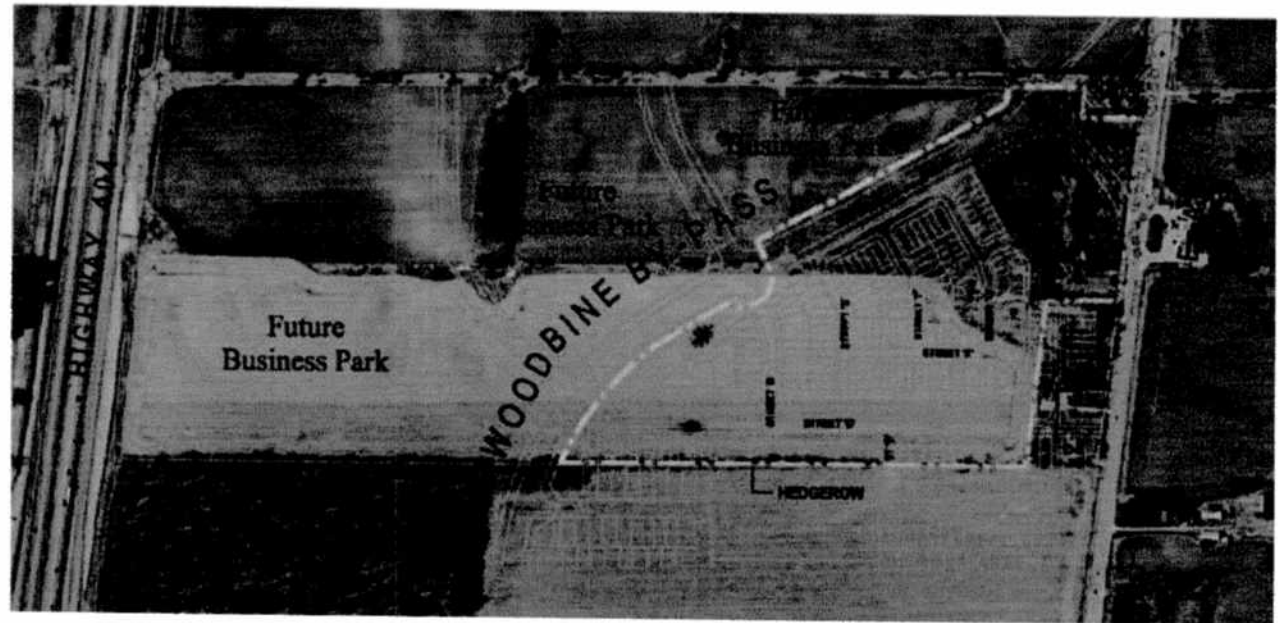
Figure 9. Open Space System

## 7.0 OPEN SPACE SYSTEM

### 7.2 HEDGEROW

The Vetmar neighbourhood preserves and incorporates an existing hedgerow along its southern boundary as part of the residential fabric, refer to Figure 10 – Existing Hedgerow. The preservation of this natural feature enriches the natural heritage of this community and provides a 'green' feature as a transition to the adjacent neighbourhood. Detail design including rear yard fencing as well as grading will respect and maintain the drip-line and existing grades around this linear feature.

For details, refer to the Tree Inventory and Preservation Plan in Appendix 'A' prepared by Kuntz Forestry.



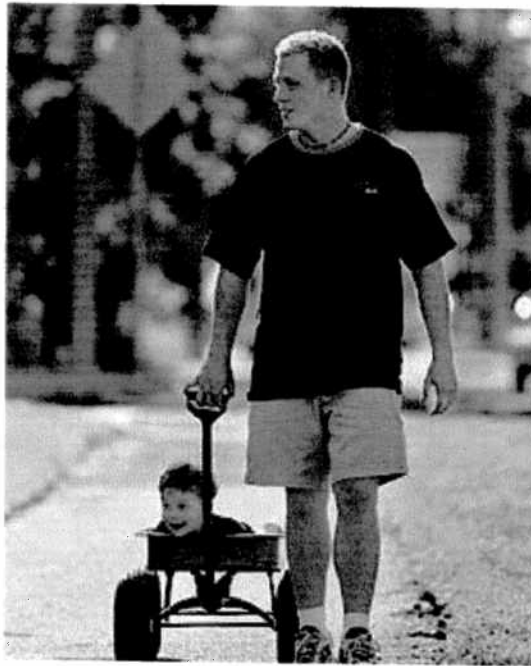
VETMAR DRAFT PLAN

Figure 10. Existing Hedgerow

## 7.0 OPEN SPACE SYSTEM

### 7.3 PEDESTRIAN AND BICYCLE PATH

The Cathedral Community Plan identifies a pedestrian and bicycle path that provides east-west connections from the neighbourhood park to the woodlot on the west side of Woodbine Avenue (By-pass). As a continuation of this system the Vetmar Neighbourhood proposes a pedestrian and bicycle path located along St 'B' (east side of park), Street 'D' (north side of park) and Street 'B' (main road into neighbourhood) and across the intersection to the path on the west side of Woodbine Avenue (By-pass), refer to Figure 9 – Open Space System.



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## 8.0 CONCLUSION

The preceding pages have described the proposed Vetmar Draft Plan of Subdivision as a Neighbourhood that is a continuation of the Cathedral Community. Through the description of its main components, namely the street network, built form, landmark locations and open space system, it has been demonstrated that the proposed neighbourhood embodies the design principles and objectives of the Cathedral Community.

In addition to this design brief it is expected that the overall design vision for the Cathedral Community will apply to the Vetmar Draft Plan as it goes forward through subsequent stages of design and development.



## **APPENDIX 'A'**

### **TREE INVENTORY PRESERVATION PLAN**

NOTE:

WORK IN PROGRESS.  
TO BE ATTACHED IN FINAL DOCUMENT.