

Newmarket Town-Wide Urban Design Guidelines



1. Introduction

Overview

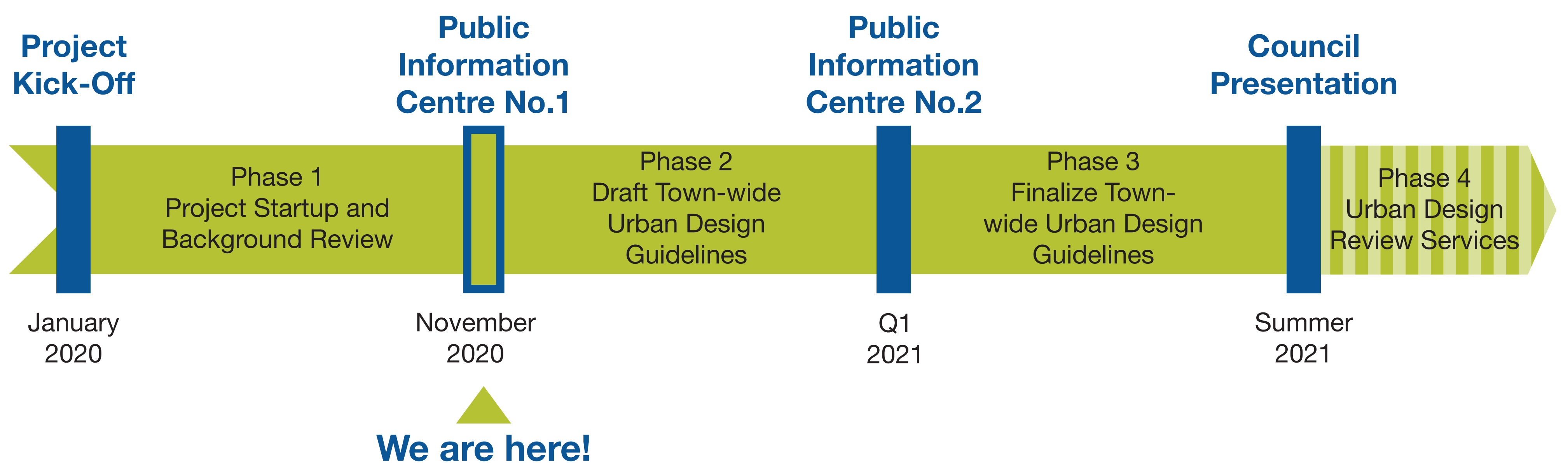
The Town currently has site-specific urban design policies and guidelines for different forms of development and areas of the Town. The purpose of this project is to create a practical and flexible tool to ensure that all new development in the Town promotes high-quality design and reinforces a healthy, vibrant and complete community. The Town-wide Urban Design Guidelines will address a range of building typologies and scales (low-rise, mid-rise and high-rise). Guidelines for Privately Owned Public Spaces (POPS) will also be created for the Yonge and Davis Urban Centres.

The Team

Fotenn Planning + Design, an award-winning planning, urban design and landscape architecture firm, will work closely with the Town of Newmarket to prepare the Town-wide Urban Design Guidelines.

The Process

Opportunities to participate in the project include two Public Information Centres (PIC's) and feedback through heynewmarket.ca.



2. Relevant Policy Documents

Town of Newmarket Official Plan

The Guidelines will support and promote the seven core goals of the Official Plan:

- / Maintain and Promote a Healthy Community;
- / Protect and Enhance the Natural and Cultural Heritage;
- / Encourage Growth in Support of a Sustainable Community;
- / Develop Sustainable Transportation Improvements;
- / Achieve Economic Wellbeing;
- / Revitalize the Historic Downtown; and,
- / Intensify within the Urban Centres.

The Official Plan envisions that the majority of future growth will be directed to the Urban Centres. The Town-Wide Urban Design Guidelines will reinforce the Official Plan (S.12) Urban Design Principles and Objectives, including best practices in sustainability, compatibility, buffering and transitions, transit and parking lot design.

Official Plan and Zoning Amendments

The Town's Official Plan and Zoning By-law Amendments related to Compatibility in Stable Residential Areas ensure compatibility between new and existing development. We will review the proposed amendments and prepare urban design guidelines that address low-rise/density building typologies, building on the massing work completed through the amendment project. The low-rise/density typology guidelines will build on the Established Neighbourhood Study and be premised on increasing compatibility of new construction within established neighbourhoods.

Secondary Plans

The Town-wide Urban Design Guidelines will support and complement the urban design and sustainability policies of the Urban Centres and Draft Mulock Station Area Secondary Plans building on policies related to massing, built form, and transitions, as well as policies specific to low and high-rise residential uses.

- / The Urban Centres Secondary Plan identifies the Town's Urban Centres and Corridors as focal points for future growth and intensification.
- / The Mulock Station Area Secondary Plan (Draft) establishes a planning framework that guides the development of the station area as a transit-supportive community centred on the future Mulock GO Station.

Mobility Hub Study

A Mobility Hub Study for the Newmarket GO Station builds off of the directions provided by the Secondary Plan to integrate various modes of transit on the station site and further define the uses, heights and densities, and a road network on the station lands and surrounding areas. The Town-wide Urban Design Guidelines will integrate the guidelines and direction developed through the Mobility Hub Study.

Parks Manual and Parkland Dedication By-Law

The Parks Policy Development Manual and Parkland Dedication By-Law will provide key direction in the creation of the POPS guidelines for Urban Centres. It also provides an overview of the various urban parkland typologies which will be taken into consideration when developing guidelines for the various urban design subsections/typologies.

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3. What are Urban Design Guidelines?

What is Urban Design?

- / A collaborative and multi-disciplinary process of how we design and build our cities, towns and villages.
- / A combination of architecture, urban planning, landscape architecture, engineering and other disciplines.
- / A coordination of ideas from all these disciplines while ensuring policy is met and high quality design is achieved.

Why do we need guidelines?

- / Ensure that new development promotes high-quality design, and that all new projects, in both the public and private realm, reinforce a healthy, vibrant and complete community.
- / Provide a flexible approach that will address a range of building typologies throughout the Town.
- / Guide future development to be sustainable, well designed and consistent.
- / Provide certainty to the development community by outlining the Town's expectations for new development.

Who should use them?

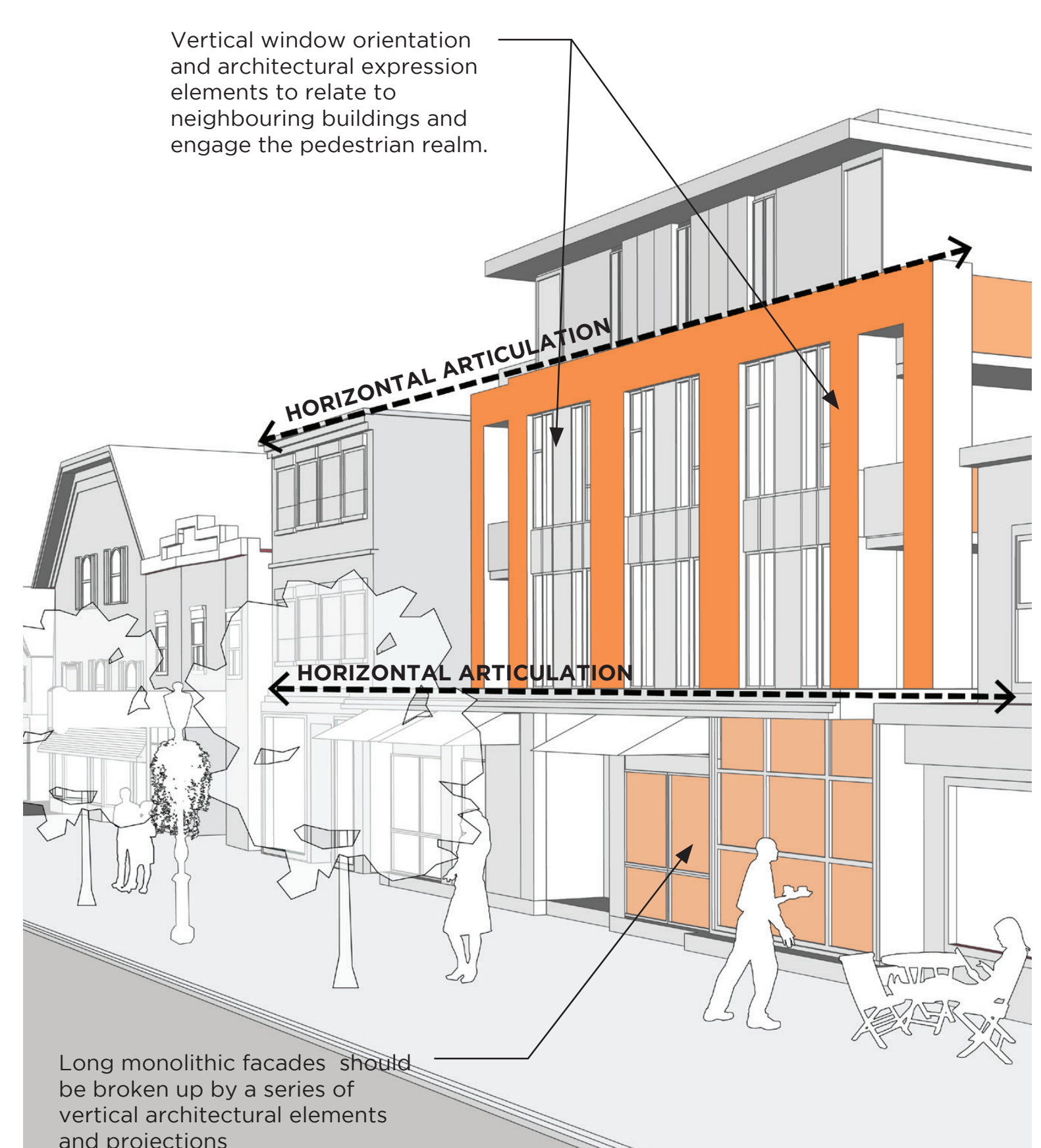
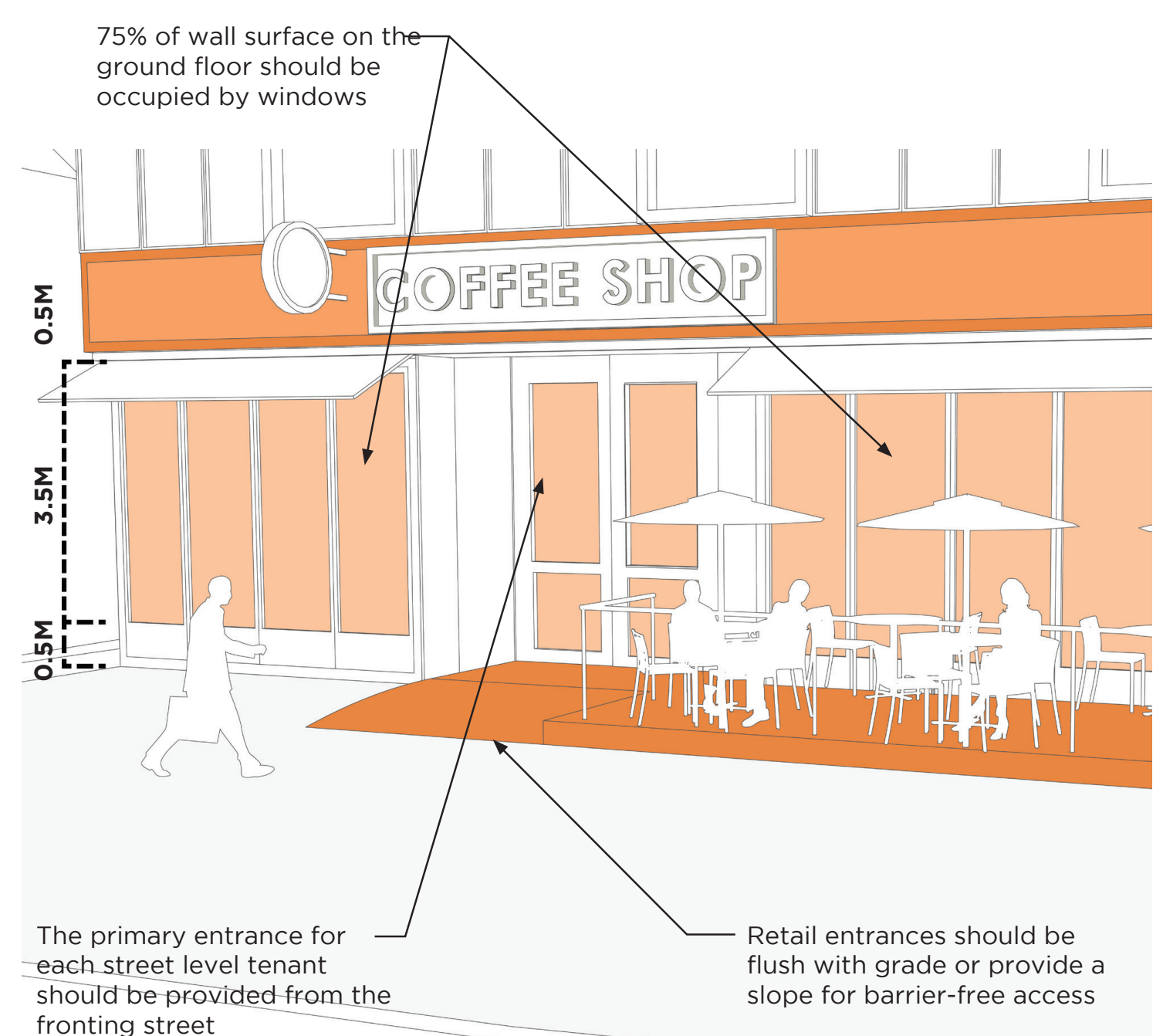
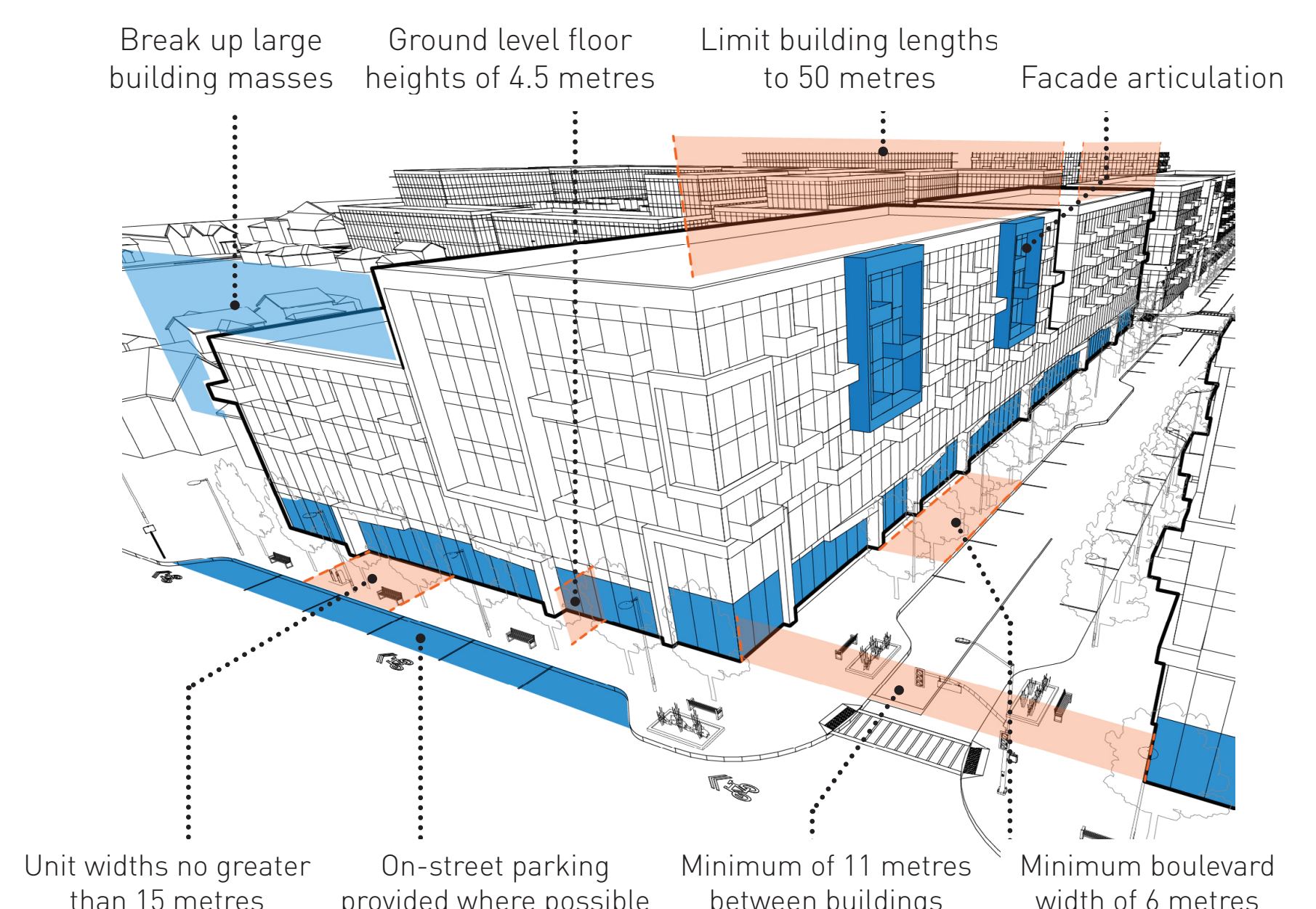
The Design Guidelines outline the Town's expectations for new development and will be used by:

- / Landowners, developers and their design teams (i.e. architects/urban designers) to inform development visions.
- / Town staff to review and evaluate development applications.

Where will they apply?

The guidelines will be town-wide, meaning any development or renovations within the Town of Newmarket's urban boundary will be subject to the Town-wide Urban Design Guidelines.

Examples of Diagrams from similar Urban Design Guidelines



Newmarket Town-Wide Urban Design Guidelines

4. Low-Rise Guidelines



What is a Low-Rise Building?

A low-rise building is 4 storeys or less in height. These are usually residential buildings, including townhouses, stacked townhouses, back-to-back townhouses, or low-rise apartment buildings.

4

storeys or less
in height

Stacked,
back-to-back,
and regular
townhouses.

Since a majority of low-rise development will occur through infill or the redevelopment of lands, it will be important that the Guidelines emphasize existing neighborhood character and compatibility with existing built form and building types.

Guideline Considerations

- / Neighbourhood Character
- / Privacy/Overlook
- / Building Height and Massing
- / Public/Private Transition
- / Driveway and Garage Location
- / At-Grade Treatment



Single-Detached Homes - Cornell, Markham, Ontario, Image Credit - wyliepoon (Flickr)



Oben Flats Harbord Towns, Image Credit - Superkul



Edgewood, Image Credit - TACT Architecture



Springfield Towns, Image Credit - Linebox

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5. Mid-Rise Guidelines

What is a Mid-Rise Building?

A mid-rise building is between 5 and 11 storeys in height and is a good way to achieve density without significant height. These are often comprised of a mix of uses such as commercial, office or residential. Mid-rise buildings are often as tall as the street they are located on to create a strong sense of enclosure, and typically step back as they increase in height to minimize their shadow impacts on adjacent properties and streets.

5-11
storeys in height

Ideal for
providing
“missing middle”
housing.

Mid-rise buildings should be primarily located on arterial roads and primary collector roads as identified in the Town’s Official Plan.

Guideline Considerations

- / Building Height and Massing
- / Sun Access and Sky Views
- / Rear Yard Transitions
- / Shadow Impacts
- / Facade Articulation
- / Streetwall Design
- / Ground Floor Height
- / Access and Loading



Duke Condos, Image Credit - Quadrangle Architects



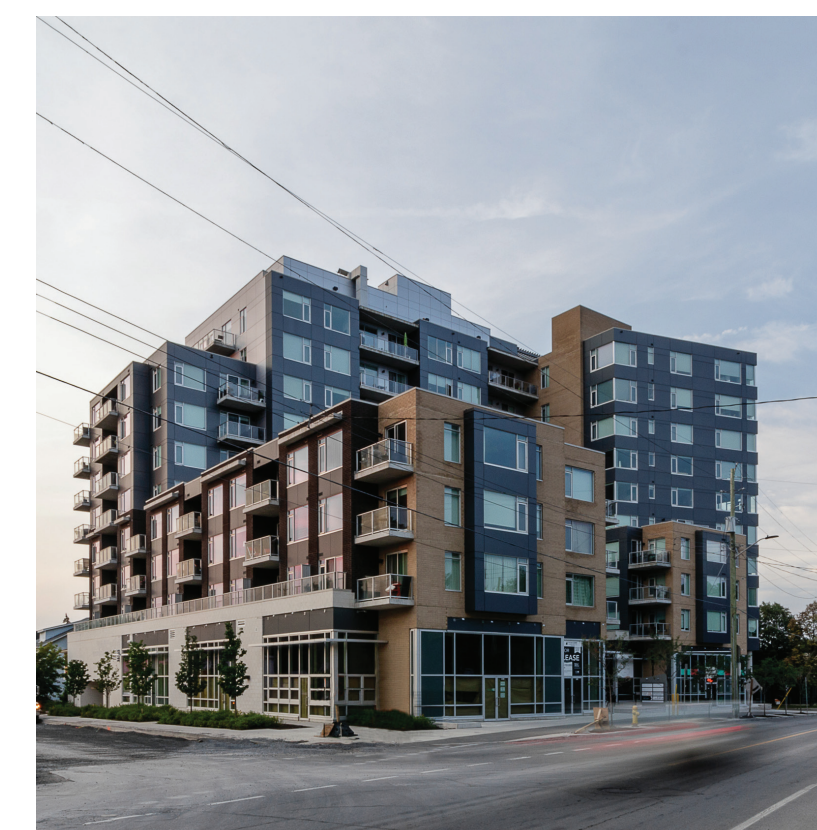
57 Brock, Image Credit - Block Developments



Oben Flats Leslieville, Image Credit - Superkul



Howard Park, Image Credit - RAW Design



Kavanaugh, Image Credit - Fotenn

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6. High-Rise Guidelines

What is a High-Rise Building?

A high-rise building is 12-storeys or more in height. High-rise buildings are typically comprised of three parts: a base, middle and top.

The Base - The base of a high-rise building dictates the building's relationship to the street and how pedestrians interact with the building.

The Middle - The middle of a high-rise building affects shadow impacts, wind, sky view, and contains the bulk of the floor area of the building.

The Top - The top of a high-rise building should create an integrated and appropriate conclusion to the form of the building.

12

storeys or more in height

Must be used in strategic locations and well designed.

High-rise buildings should be located downtown, near rapid transit, and surrounding areas of civic importance. High-rise buildings are desirable in the right places but do not belong everywhere. When appropriately located and designed, high-rise buildings can become important city landmarks while providing needed residential density. In all cases high-rise buildings should reflect the highest quality of design excellence.

Guideline Considerations

- / Tower Floorplate
- / Tower Separation
- / At-grade Condition
- / Ground Floor Height
- / Building Elements
- / Fit and Transition



Absolute Towers, Image Credit - Doublespace Photography



Picasso on Richmond, Image Credit - Teeple Architects



One Cole, Image Credit - Tom Arban



The Madison, Image Credit - someMidTowner



Clear Spirit and The Gooderham, Image Credit - Architects Alliance



Tribeca, Image Credit - Fotenn



Queen Richmond Centre, Image Credit - someMidTowner

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7. POPS Guidelines

What are POPS?

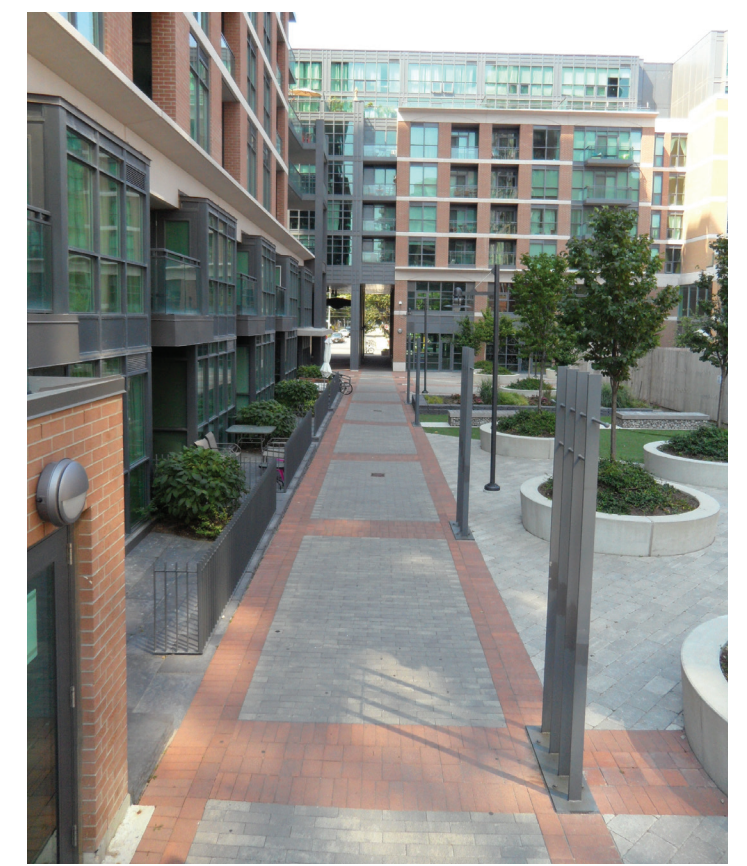
POPS stands for Privately Owned Public Space or parks on private property that are accessible to the general public and can come in a variety of forms, locations and sizes. As the Town of Newmarket continues to grow, there will be increased pressure on the Town's existing parks and open space network as well as a need for new parks and open spaces. POPS are an innovative method that can be used to connect the Town's public realm network.



90 Stadium Road, Image Credit - City of Toronto



700 Evans Avenue, Image Credit - City of Toronto



1155 Queen Street West, Image Credit - City of Toronto

Privately Owned Public Space

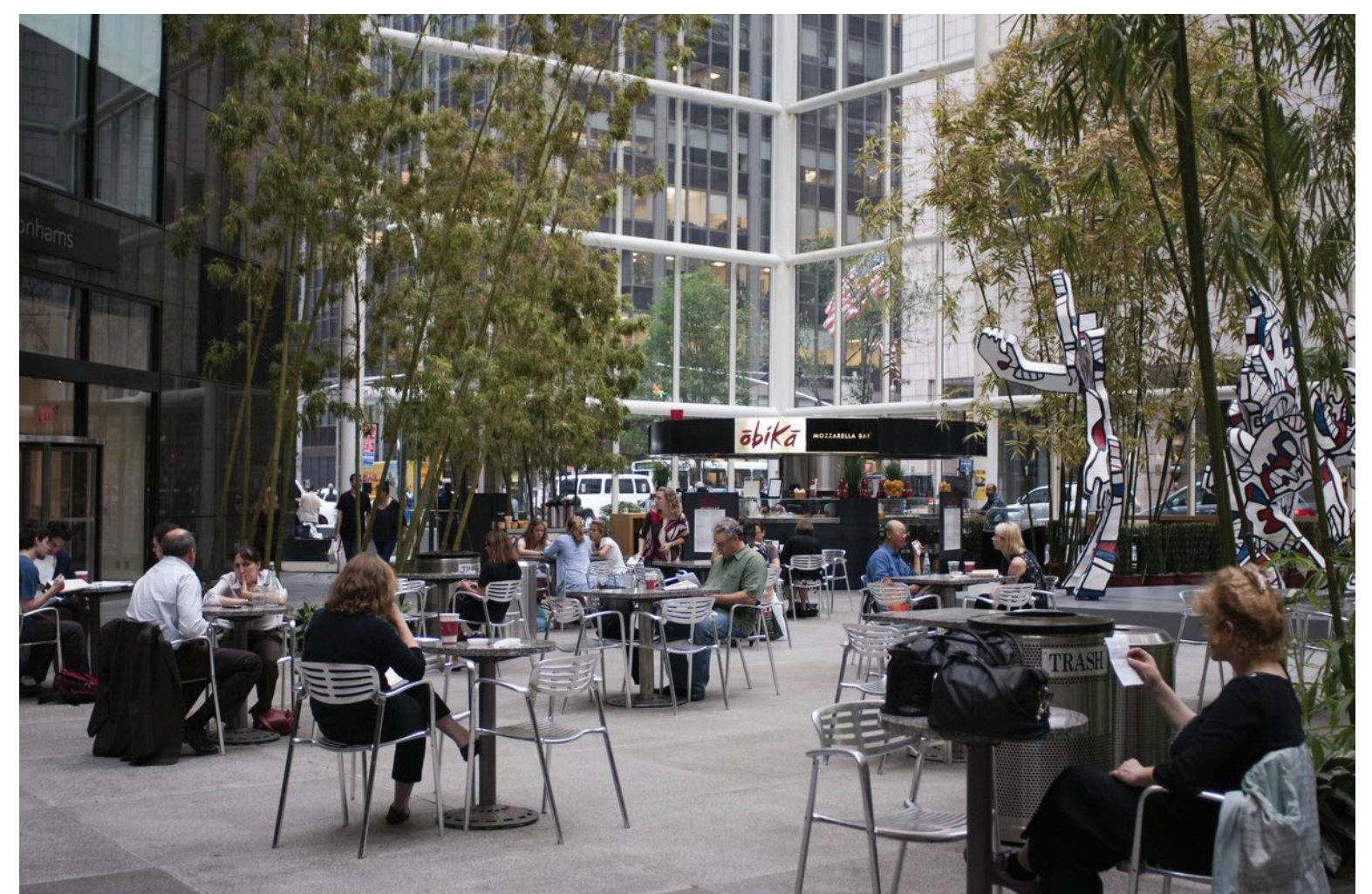
The POPS guidelines will apply to the development of publicly accessible lands on private lands as part of new, larger scale developments within the Yonge and Davis Urban Centres.

Guideline Considerations

- / Size and Shape
- / Safety and Visibility
- / Shade and Microclimate
- / Pedestrian Amenities
- / Signage and Wayfinding
- / Public/Private Interface



35 Fieldway Road, Image Credit - City of Toronto



590 Madison Avenue, Image Credit - UIG via Getty Images

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Newmarket

8. Built Form Precedents

The following precedent images illustrate various characteristics and elements of low, mid, and high-rise typologies. Please refer to the online survey at newmarket.ca/urbandesignguidelines to share what you like/dislike about these precedents.

Low-rise Typologies (4 Storeys or Lower)



Mid-rise Typologies (5-11 Storeys)



High-rise Typologies (12 Storeys and Higher)



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9. Next Steps



Next Public Information Centre (PIC)

The next PIC is scheduled for Q1 2021. Use the contact information below to stay up to date on potential dates for PIC #2.

Comments and Questions?

Please visit the Town of Newmarket's website (newmarket.ca/urbandesignguidelines) or heynewmarket.ca to complete an online survey and provide any comments or questions.



Urban Design Guidelines help to ensure built form creates a positive interface with the adjacent public realm