

# Concept Design Principles

- Conceive the site plan in an open and transparent process.
- Collaborate with the The Region, UHS, and Wyndam Gardens and surrounding community to create a unified neighbourhood plan.
- Create a neighbourhood of walkable streetscapes, mews, and parks (quality public realm)



# Concept Design Principles

- Provide a neighbourhood scaled park that serves to unify the different communities on the site
- Maximize street connectivity to create a neighbourhood that is a seamless extension of the Village of Unionville
- Seek to provide a shared community venue to replace the existing community centre, a central place for the larger community.



# Concept Design Principles

- Transition the massing of buildings over the site to relate in scale to the surrounding context
- Craft the style or language of the building designs compliments the existing context.
- Provide a rich and varied residential program to accommodate a broad market segment



# Existing Conditions



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# Opportunities and Constraints



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# Tree Inventory

## UNIONVILLE HOME SOCIETY (UHS) SITE TREE INVENTORY

SCHOLLEN & Company Inc.  
January 6, 2018

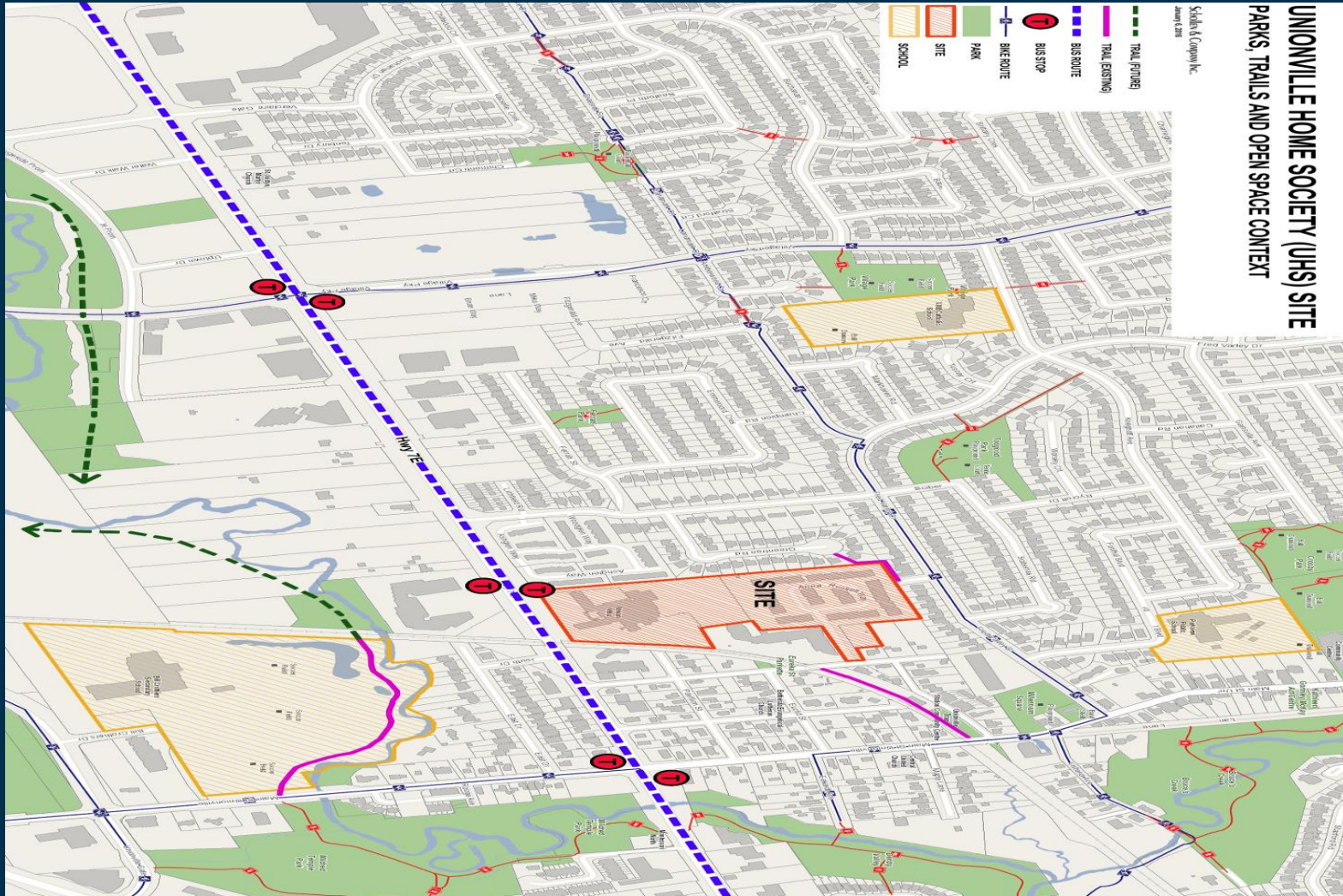


Tree Number	Location Within Development Property	Species		Approx. Size (in dia.) @ 1.4m	Condition / Comments	Rating	Merit for Retention		
		Botanical Name	Common Name				High	Medium	Low
339		<i>Acer rubrum</i>	Red maple	23.17cm	Becomes co-dominant @ 1m ht	90%	X		
340		<i>Acer platanoides</i>	Norway maple	<28cm	Unable to tag tree, on property line	75%	X		
341		<i>Betula papyrifera</i>	Birch tree	<24cm	Along rear property line	70%		X	
342		<i>Fraxinus americana</i>	Ash	<58cm	Dead tree	2%			X
343		<i>Acer saccharum</i>	Sugar maple	18.5cm	Good	85%	X		
344		<i>Fraxinus americana</i>	Ash	35cm	Flou, 80% dead	40%			X
345		<i>Malus sp.</i>	Crab apple	29.15, 26, 18cm	Multi trunk crab apple	60%		X	
346		<i>Salix alba</i>	Willow tree	92cm	Good	80%	X		
347		<i>Picea sp.</i>	Spruce	27cm	Good	80%	X		
348		<i>Acer negundo</i>	Manitoba maple	26, 27cm	2 trunk species, on adjacent property	75%	X	X	
349		<i>Acer negundo</i>	Manitoba maple	28cm	Good	75%	X	X	
	Along property line	<i>Acer negundo</i>	Manitoba maple	<36cm	Along property line, not tagged	75%			X
	Parade	<i>Platanus virginica</i>	Austrian gink	<20cm	2 trees, in great condition	80%	X		
380	Along Road	<i>Gleditsia inaequalis</i>	Honeylocust	21.5cm	Good	85%	X		
381	Along Road	<i>Gleditsia inaequalis</i>	Honeylocust	24.5cm	Good	85%	X		
382	Along Road	<i>Celtis virginiana</i>	Hop hornbeam	21.5cm	Good	90%	X		
383	Along Road	<i>Gleditsia inaequalis</i>	Honeylocust	23cm	Good	85%	X		
384	Along Road	<i>Gleditsia inaequalis</i>	Honeylocust	26cm	Good	85%	X		
385	Along Road	<i>Celtis virginiana</i>	Hop hornbeam	19cm	Good	80%	X		
386		<i>Ulmus americana</i>	Elm	21cm	Tree healthy, but fair location	80%	X		
387		<i>Achras zapotifera</i>	Witch tree	28cm	Good	85%	X		
388		<i>Salix sp.</i>	Curly hybrid	30cm	Good	80%	X		
389		<i>Acer saccharinum</i>	Silver maple	20.5, 20.14, 12.2, 3cm	Good	80%	X		
390		<i>Acer platanoides</i>	Norway maple	<20cm	Floor form	60%			X
391		<i>Malus sp.</i>	Crab apple	23cm	Good	70%		X	
392		<i>Acer saccharinum</i>	Silver maple	44.43, 1cm	3 trunks multi	90%	X		
393		<i>Acer saccharum</i>	Sugar maple	41.43cm	2 trunks growing tightly together	80%	X		
394		<i>Acer platanoides</i>	Norway maple	18.13, 17.17cm	Becomes multi @ 1.2m	60%	X		
395		<i>Acer platanoides</i>	Norway maple	19.5, 19.5, 7	Becomes multi @ 1.2m	60%	X		
396		<i>Acer platanoides</i>	Norway maple	25cm	Good	80%	X		
397		<i>Salix sp.</i>	Corkscrew willow	24, 10, 10cm	Several small suckers- Good	75%	X		
	Near parking lot	<i>Juglans sp.</i>	Black walnut	<20cm	Good	85%	X		
	In parking island	<i>Quercus rubra</i>	Red oak	<10cm	2 trees in great condition	85%	X		
	Along berm	<i>Acer rubra</i>	Red maple	9.8, 9.8cm	4 trees <20cm, 1 wounded	85%	X		
	On GO Property	<i>Acer platanoides</i>	Norway maple	23cm	Good	75%	X		
	On GO Property	<i>Acer negundo</i>	Manitoba maple	<20cm	Good	85%	X		
	On GO Property	<i>Ulmus americana</i>	Elms	26, 28, 16cm	Good	70%		X	
	On GO Property	<i>Acer negundo</i>	Manitoba maple	<20cm	Suckers along fence/line	60%	X		
	Along berm	<i>Acer rubra</i>	Red maple	<20cm	2- Trees good for transplant	90%		X	
	Along berm	<i>Picea pungens glauca</i>	Blue spruce	<20cm	5-Trees good for transplant -10cm dbh	80%	X		
	Along berm	<i>Tilia cordata</i>	Linden	<20cm	5-Trees good for transplant -10cm dbh	85%	X		
	Along fence/line	<i>Juglans nigra</i>	Black walnut	4.12, 10.8	5 trees at fence/line	75%	X		
	Along fence/line	<i>Juglans nigra</i>	Black walnut	7.15cm	Trees adjacent to fence	75%	X		
	Along berm	<i>Picea pungens glauca</i>	Blue spruce	<20cm	4 trees good for transplant -10cm	80%	X		
	Along berm	<i>Fraxinus sp.</i>	Ash	<10cm	Suffered tree	60%		X	
	On GO property	<i>Juglans nigra</i>	Walnut	10cm	On adjacent property	75%	X		
	Adjacent to Villa 389	<i>Acer glab. Crimson King</i>	Crimson King maple	7cm	Good	80%	X		
	Adjacent to Villa 389	<i>Malus sp.</i>	Crab apple	6cm	Small trees in garden	80%	X		
	Adjacent to Villa 389	<i>Fraxinus sp.</i>	Ash	63cm	Large tree w/lt. borer damage	<6%		X	
	Flanking roundabout island	<i>Acer rubra</i>	Red maple	8cm	Not doing well	50%		X	
	Adjacent to Villa 389	<i>Acer platanoides</i>	Norway maple	5cm	Good	80%	X		
	Adjacent to west 389	<i>Acer rubra</i>	Red maple	7cm	Good	90%	X		



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# Open Space Context



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# Neighbourhood Open Space



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**MINTO COMMUNITIES CHARRETTE SCHEDULE:  
MARKHAM PAN AM CENTRE**

**JANUARY 13-15 2016**

*Minto Communities Design Team Workshop*

	WEDNESDAY JANUARY 13, 2016	THURSDAY JANUARY 14, 2016	FRIDAY JANUARY 15, 2016
9:00 AM			TEAM MEETING DEBRIEF
10:00 AM	CONSULTING TEAM ARRIVES SET UP STUDIO	CHARRETTE TEAM WORK SESSION	CHARRETTE TEAM WORK SESSION
11:00 AM	CONSULTING TEAM ORIENTATION WALKING TOUR		
12:00 PM			
1:00 PM	LUNCH		
2:00 PM	STAKE HOLDER INTAKE SESSION(S) THEMES INCLUDE: • UNIONVILLE VISION PLAN • YORK REGION INPUT HOUSING OPTIONS • TRANSPORTATION • OPEN SPACE AND ENVIRONMENTAL ETC.	CHARRETTE TEAM WORK SESSION	
3:00 PM			INFORMATION SESSION 2 (PUBLIC INPUT 2) 3:00 - 4:30 PM
4:00 PM			
5:00 PM			TEAM DEPARTS
6:00 PM			
7:00 PM	INFORMATION SESSION 1 (PUBLIC INPUT 1) 7:00 - 8:30 PM		
8:00 PM			
8:30 PM			

- OPEN TO PUBLIC
- STAKEHOLDER MEETINGS WITH CONSULTANT TEAM
- PUBLIC INFO SESSION AND INPUT



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