



SIXTEENTH LAND HOLDINGS INC.

A New Residential Neighbourhood

4134 16th Avenue, City of Markham
(former York Downs Golf & Country Club)

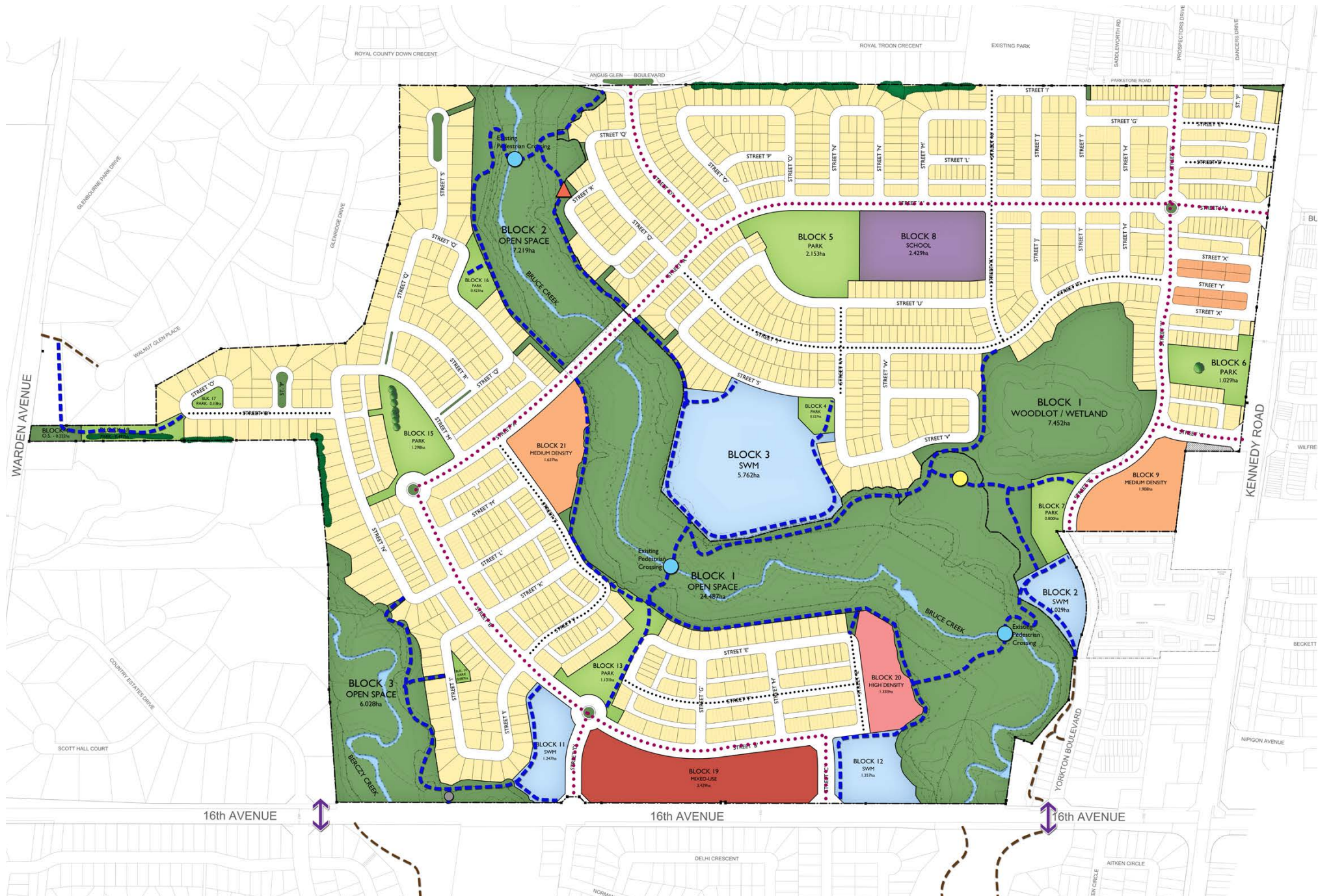
Unionville Sub-Committee Meeting #5: Community Design & Built Form
April 17, 2018

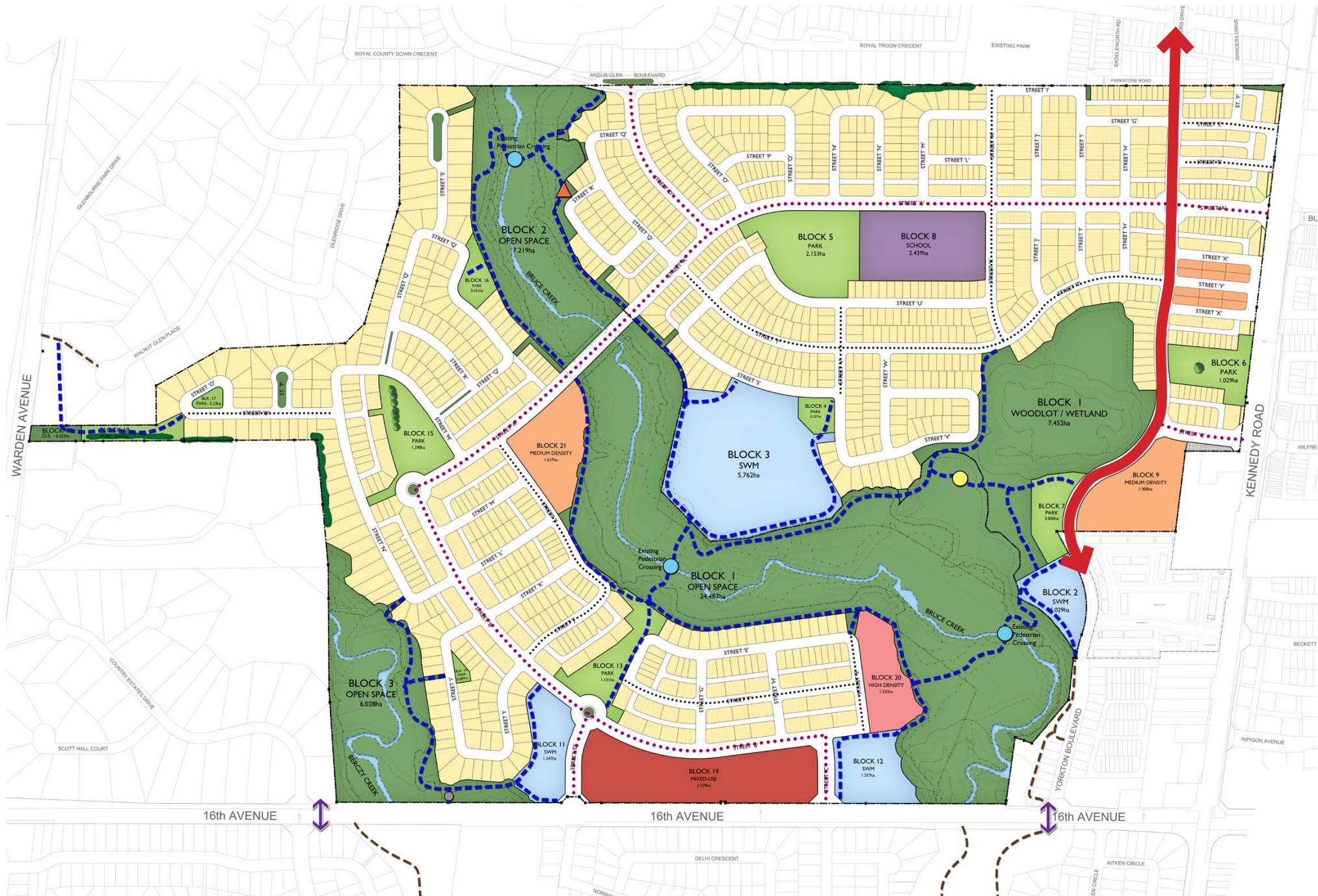


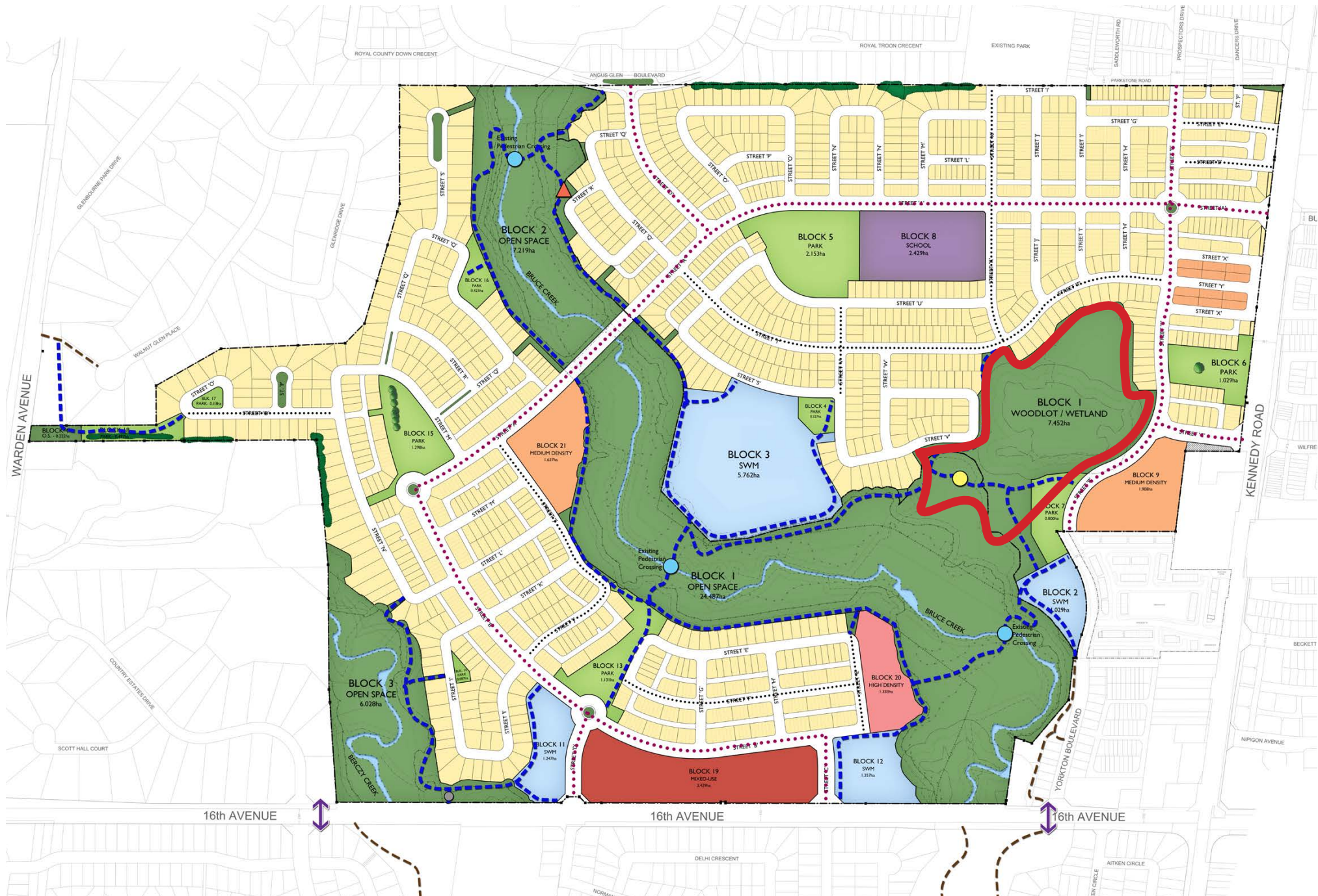


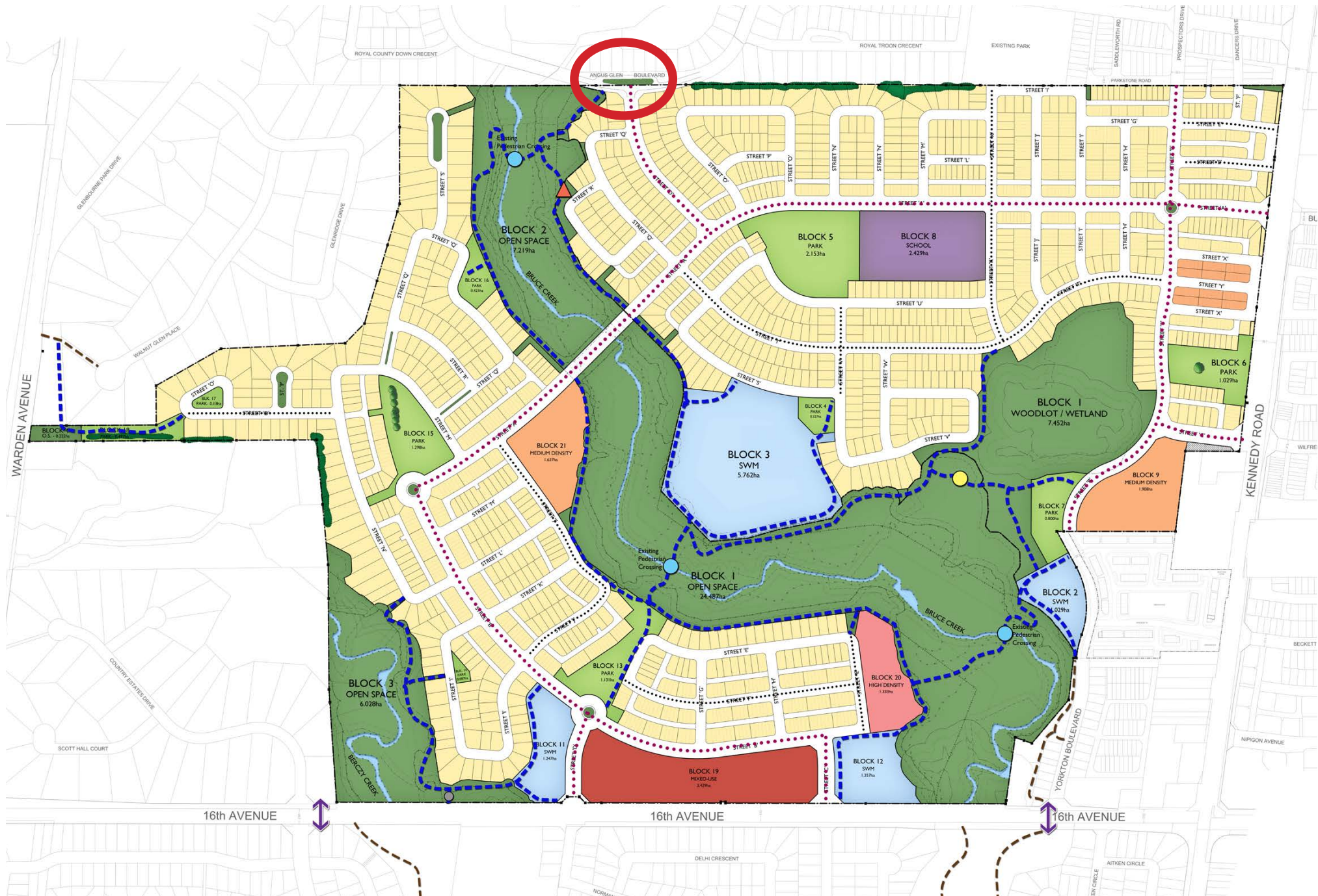
Original Neighbourhood Plan - 2016

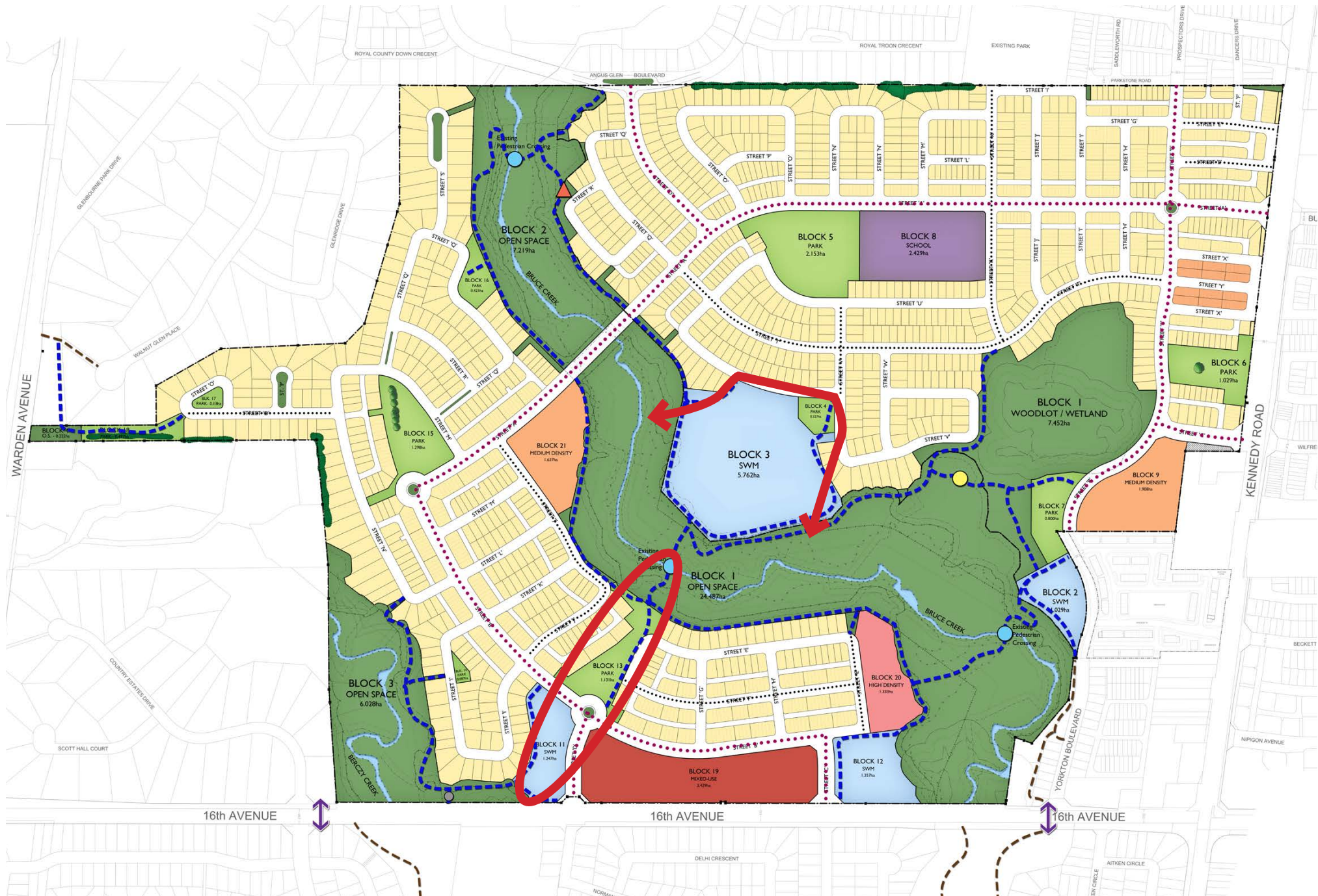


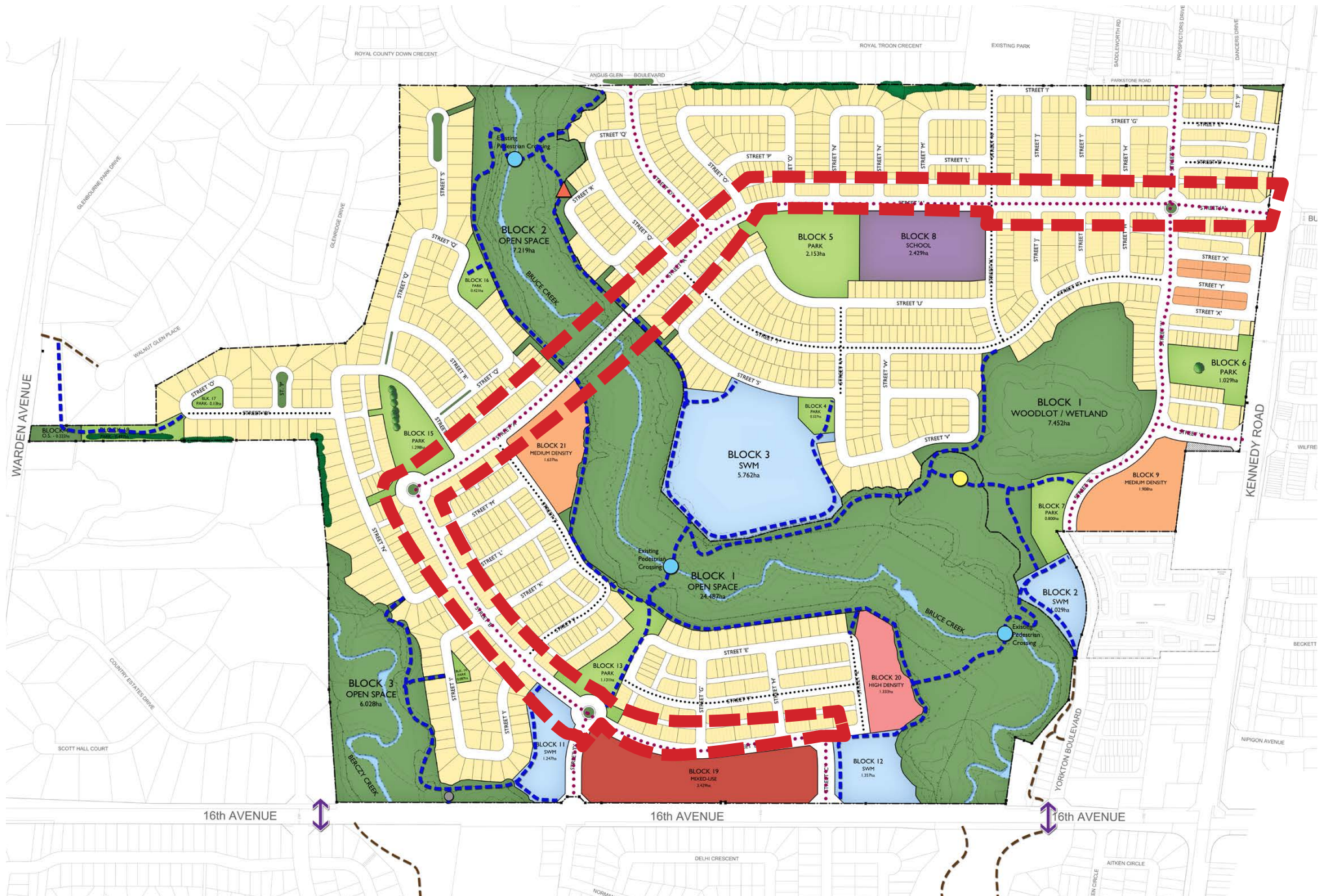






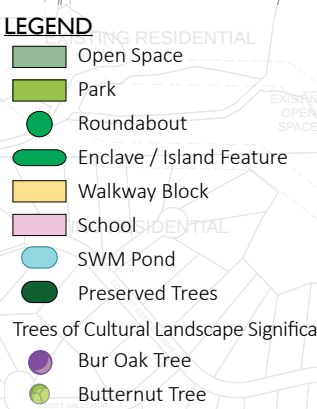


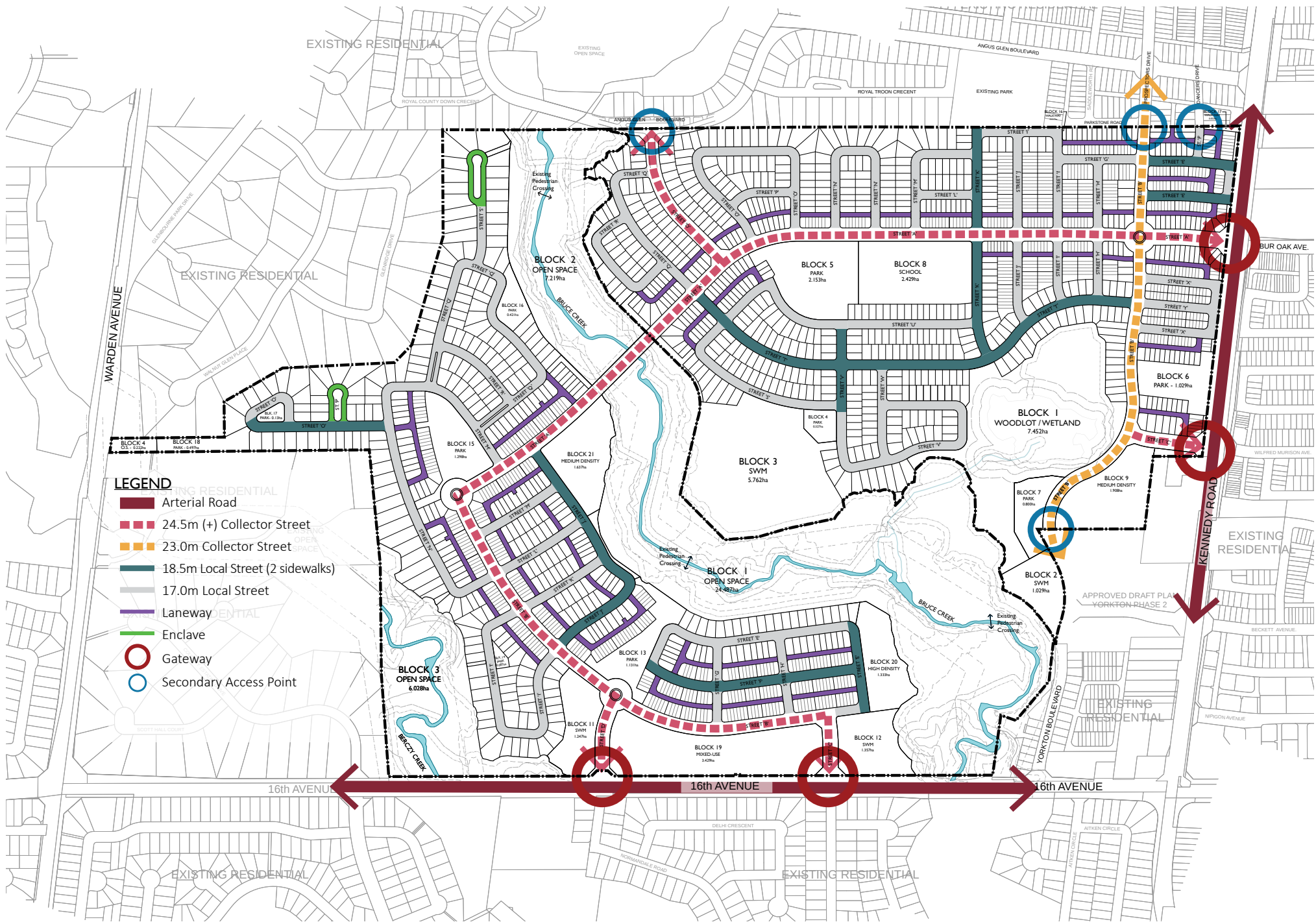




Current Neighbourhood Plan - 2018





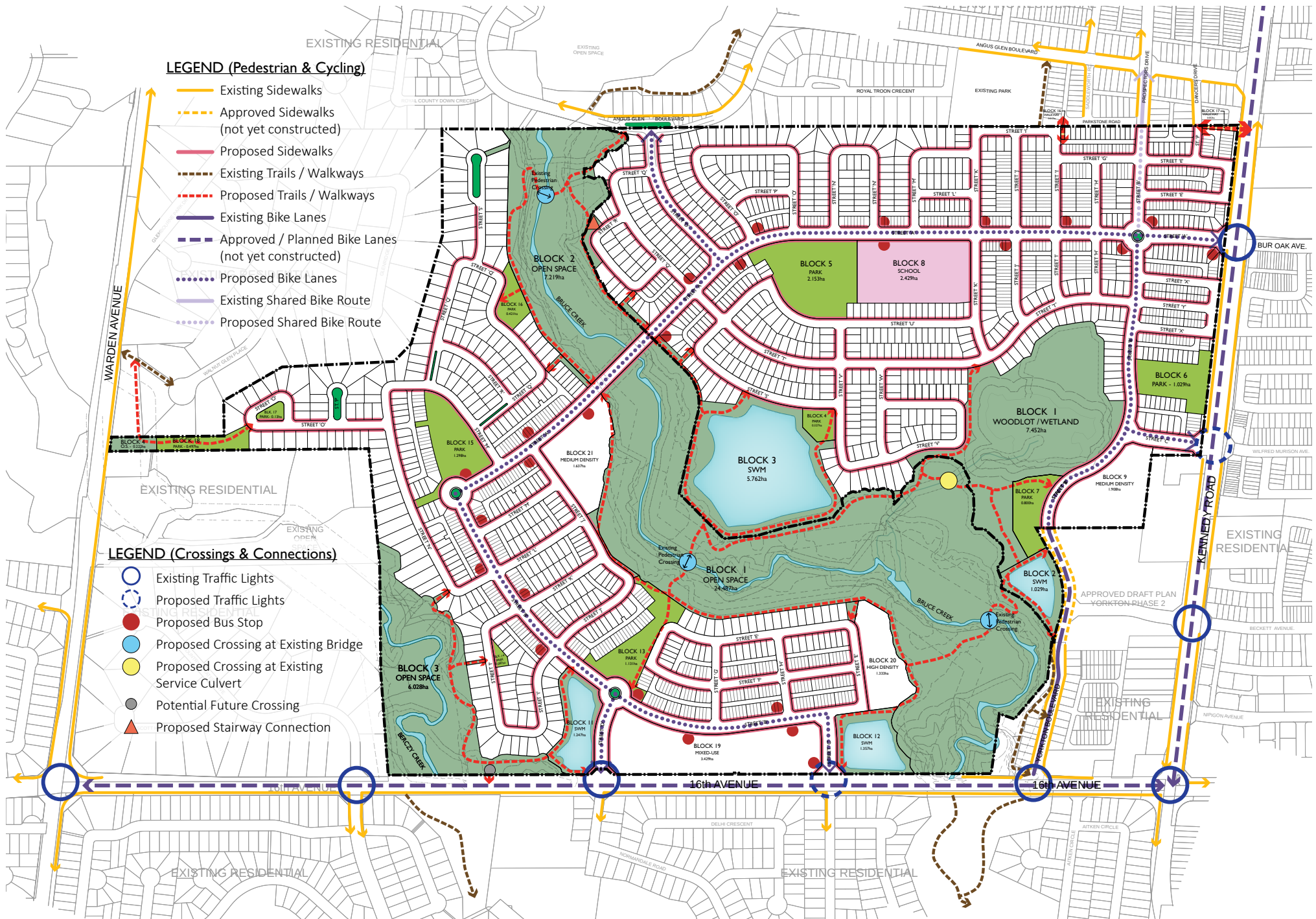


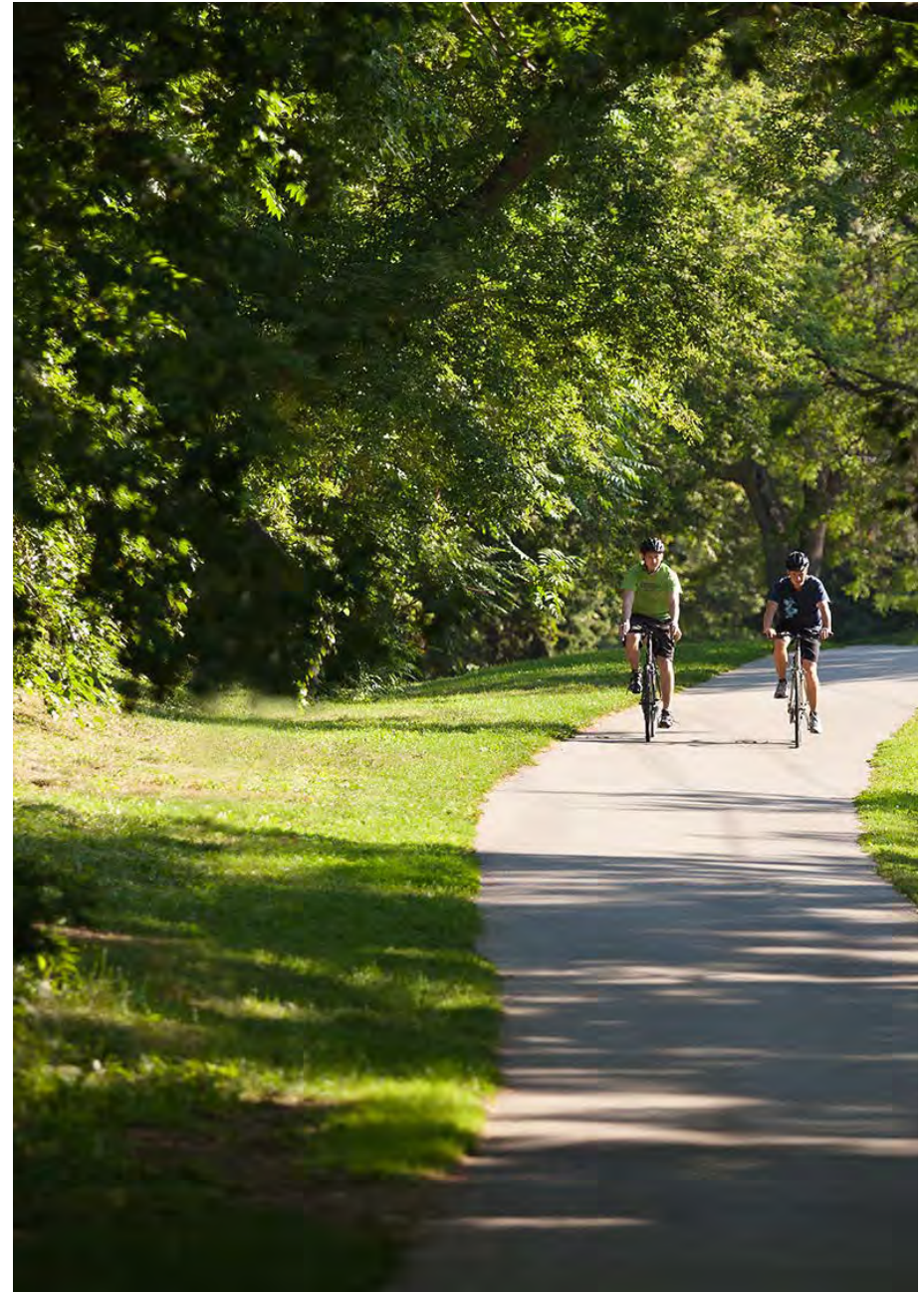
LEGEND (Pedestrian & Cycling)

- Existing Sidewalks
- - - Approved Sidewalks (not yet constructed)
- Proposed Sidewalks
- - - Existing Trails / Walkways
- - - Proposed Trails / Walkways
- Existing Bike Lanes
- - - Approved / Planned Bike Lanes (not yet constructed)
- Proposed Bike Lanes
- Existing Shared Bike Route
- Proposed Shared Bike Route

LEGEND (Crossings & Connections)

- Existing Traffic Lights
- Proposed Traffic Lights
- Proposed Bus Stop
- Proposed Crossing at Existing Bridge
- Proposed Crossing at Existing Service Culvert
- Potential Future Crossing
- ▲ Proposed Stairway Connection





Examples of Greenway Systems and Trails

Community Features - Greenway System & Trails



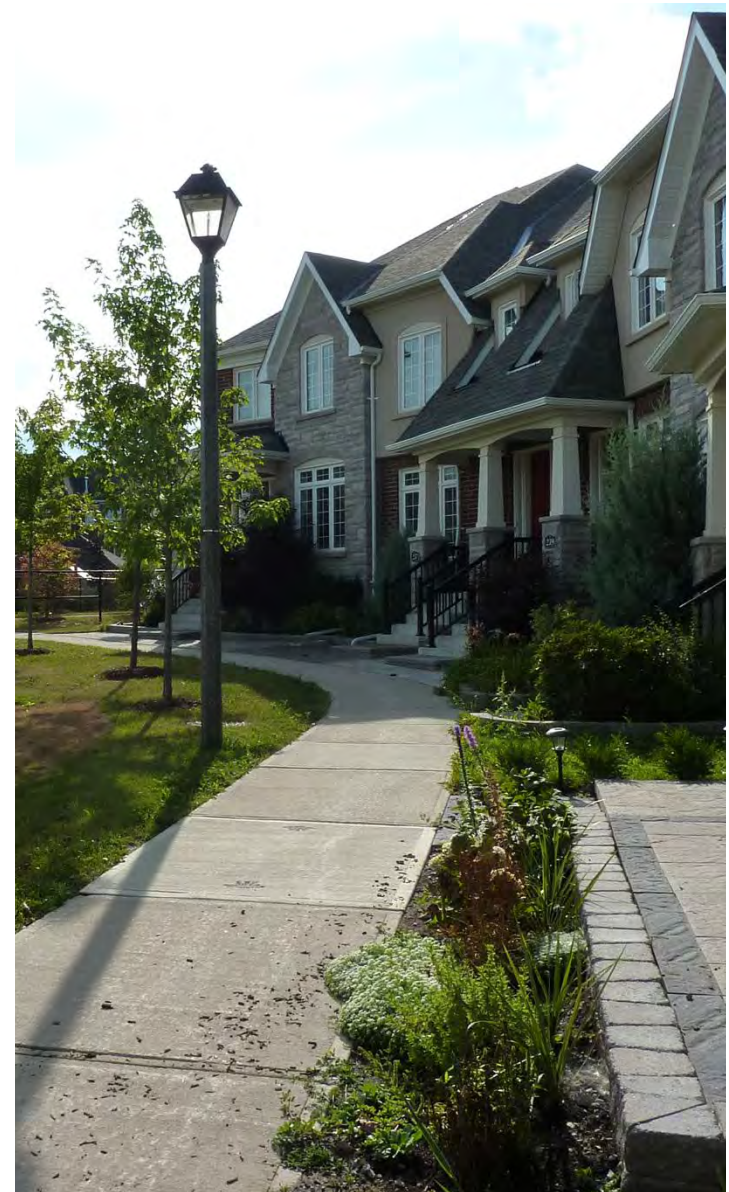
Examples of Storm Water Management Ponds



Laneway Townhomes

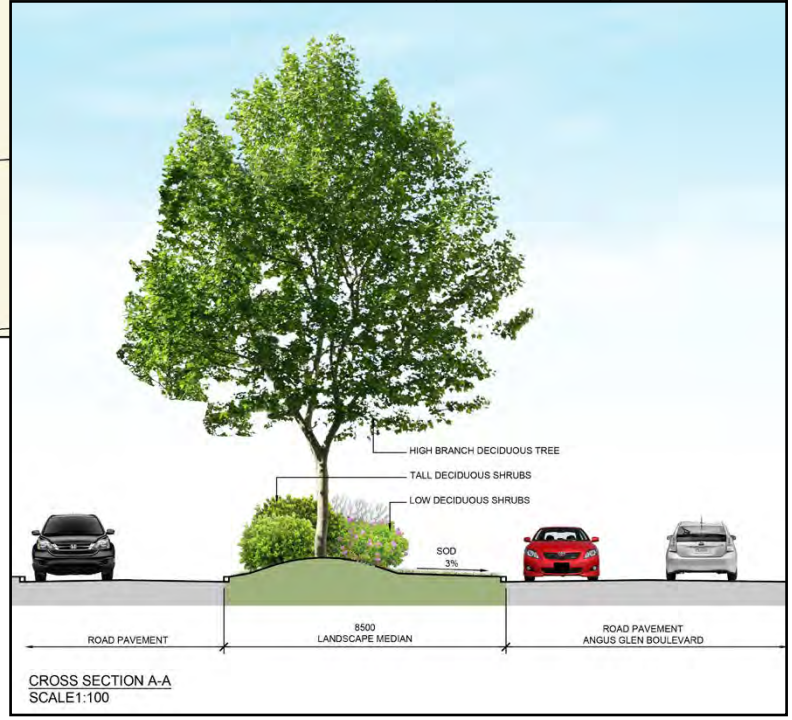
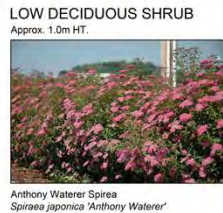


Laneway Singles



Example Front Treatment

Community Features - Homes Fronting Onto
Parks / Open Space

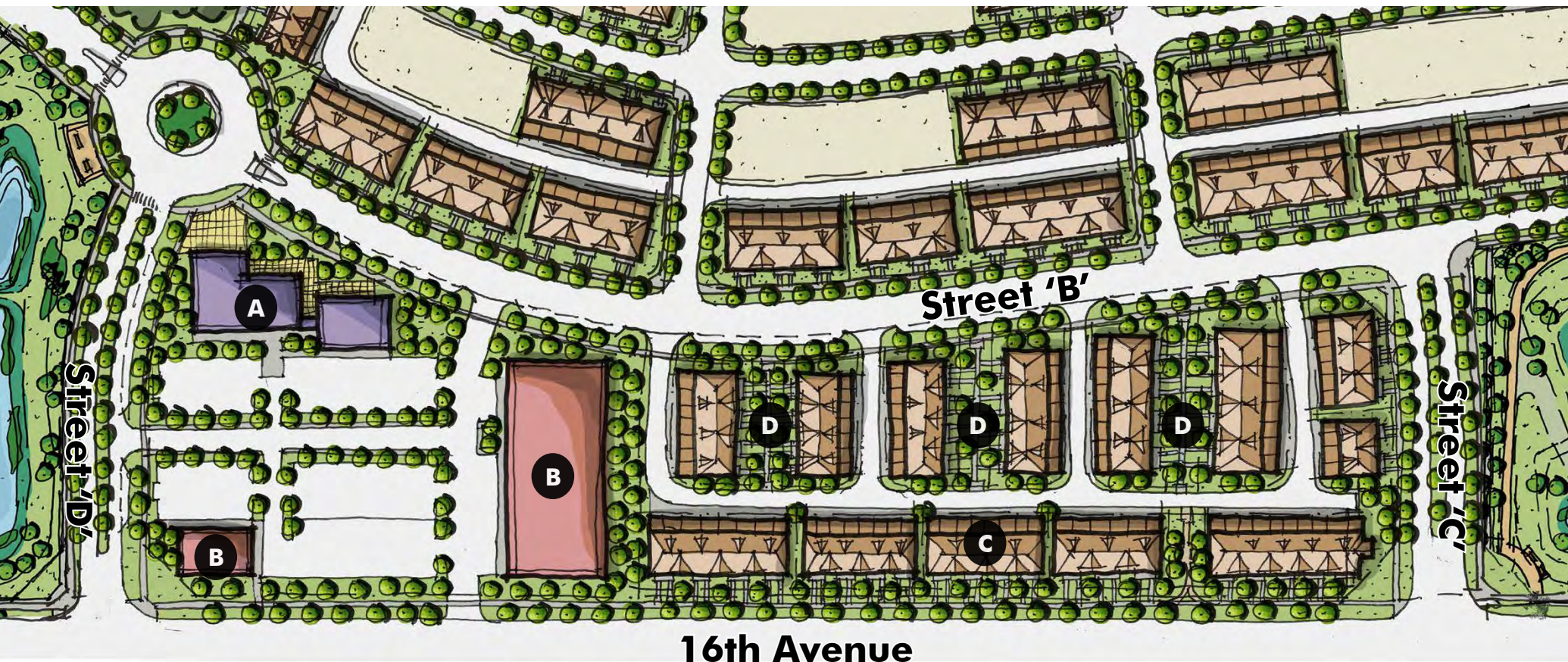


Community Features - Connection to Angus Glen Blvd



Examples of Enhanced Streetscapes

Community Features - Enhanced Streetscapes



ILLUSTRATED DEMONSTRATION PLAN

- A** Mixed Use Building
- B** Commercial / Office
- C** Condominium Laneway Townhouses
- D** Landscaped Amenity Space / Green Mews

Community Features - Mixed Use Block



ILLUSTRATED DEMONSTRATION PLAN

Special Community Features - Mixed Use Block