

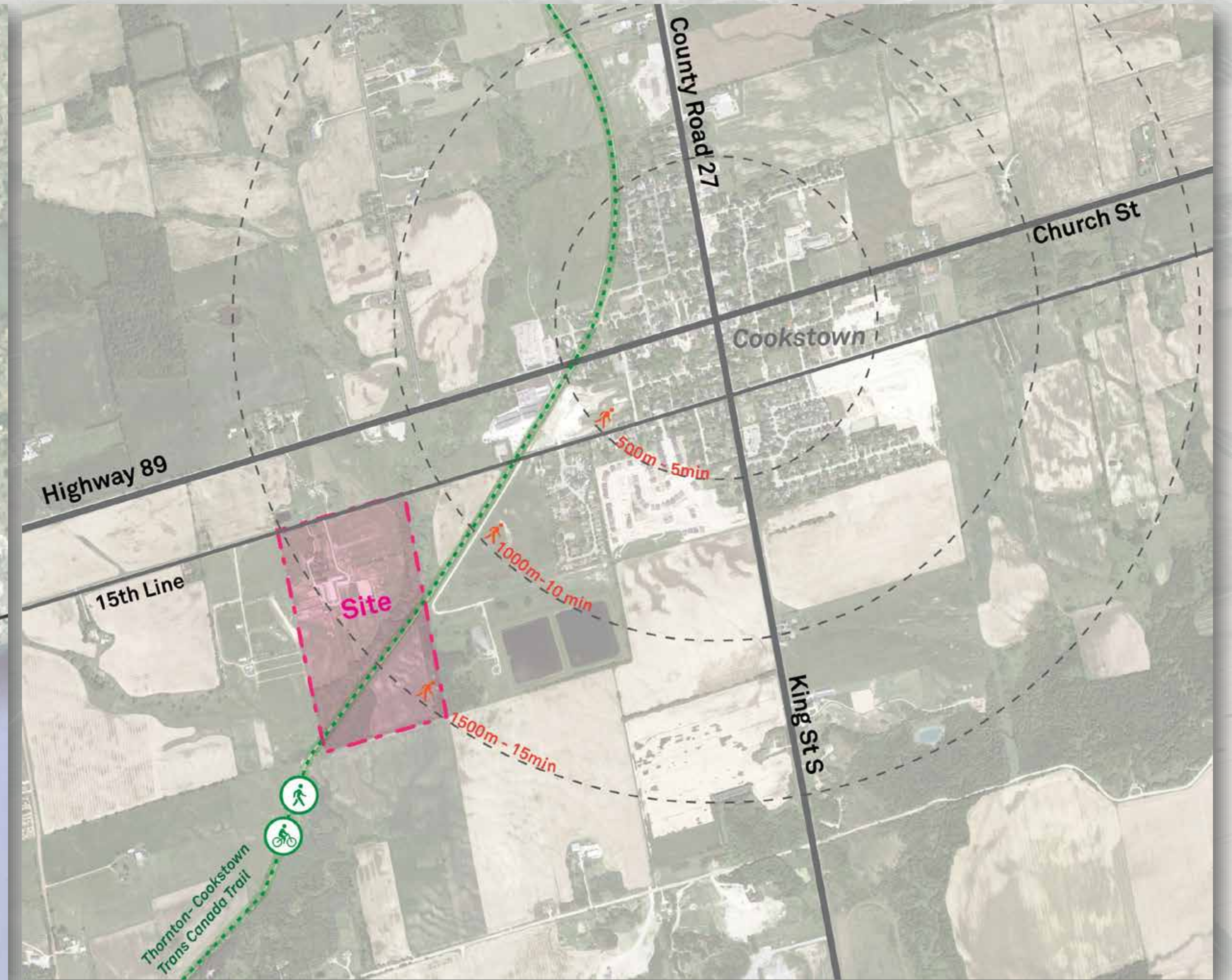
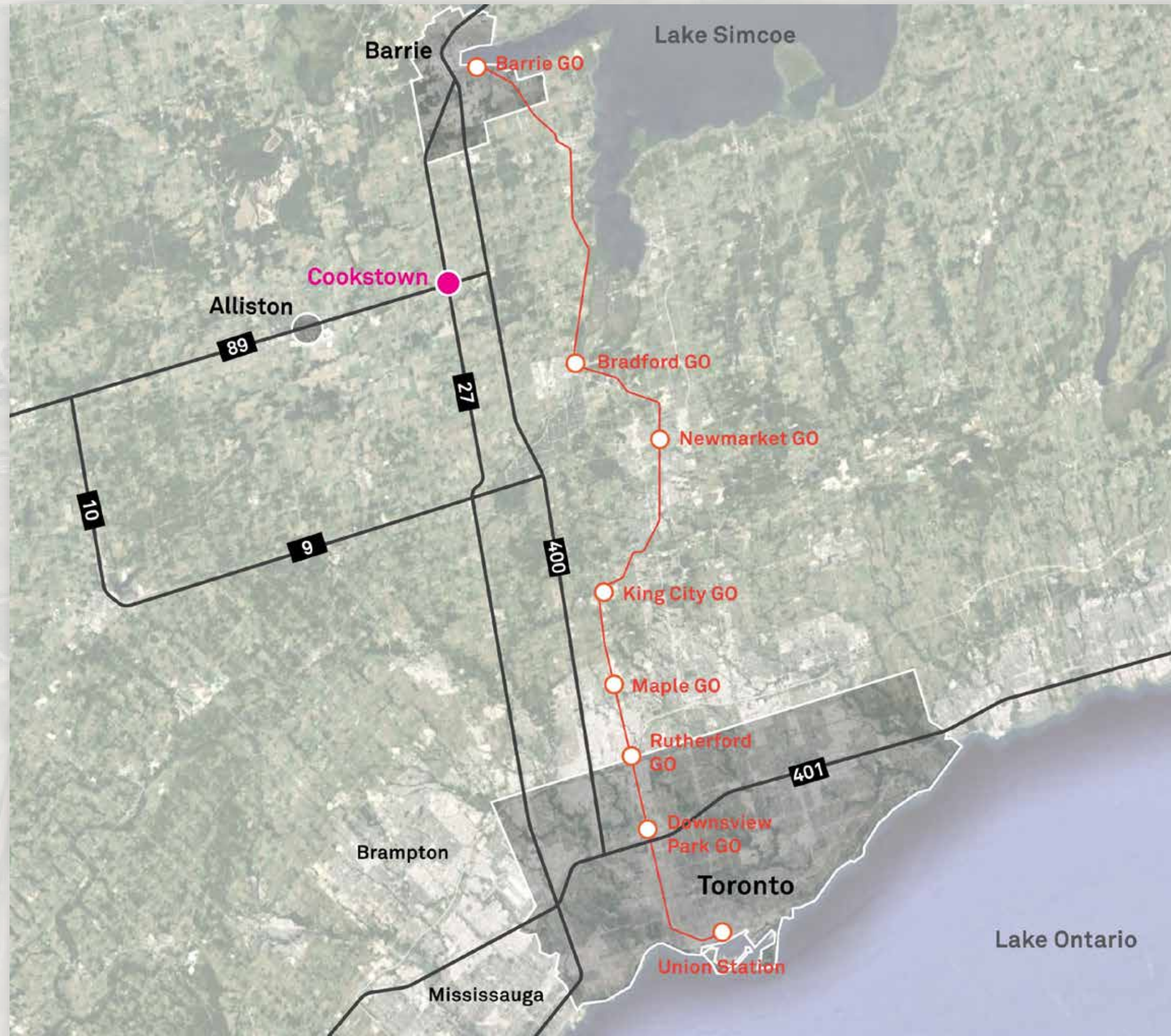
# **4583 15<sup>th</sup> Line, Cookstown**

## **Urban Design Master Plan Presentation**

# Agenda

- 1. The Cookstown Context**
- 2. Key Principles**
- 3. Look and Feel**
- 4. Building Typologies**
- 5. Urban Design Master Plan**
- 6. Development Statistics**

# The Cookstown Context



Cookstown is located in close proximity to major highway, transit and GO rail corridors

The site is a 12-minute walk (or a 5-minute bike ride) from the centre of Cookstown



Cookstown

Project Site

# Key Principles

1. Create a variety of **housing options** and **building typologies**



Single Detached Houses



Semi-Detached Duplexes



Laneway Coach Houses



Traditional and Stacked Townhouses



Mixed-Use Buildings with Retail

# Key Principles

2. Orient lots toward a **network of green spaces** connected by pedestrian pathways



# Key Principles

3. Create opportunities for **coach house** secondary units along laneways



# Key Principles

4. Highlight and provide shared access to the site's **natural features**



# Key Principles

5. Celebrate local **vernacular architecture** and the agricultural context



# Key Principles

6. Include **commercial space** as part of a walkable mixed-use community



# Key Principles

7. Contribute to **reforestation** by planting abundant new trees throughout the site



# Look and Feel



# Building Typologies and Precedents

1. Single-Detached
2. Semi-Detached
3. Townhouse / Stacked Townhouse
4. Coach House
5. Mixed-Use Commercial / Residential

# Single Detached



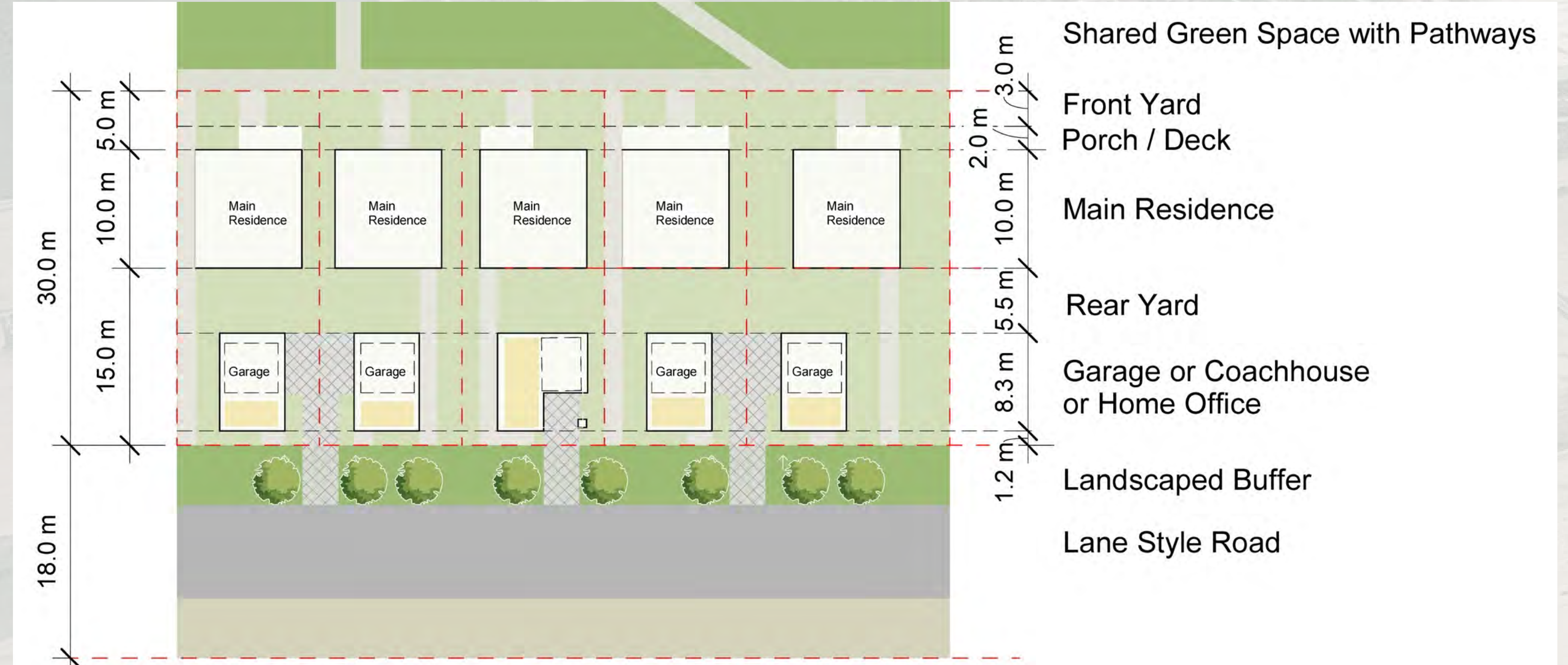
# Semi-Detached



# Townhouse and Stacked Townhouse



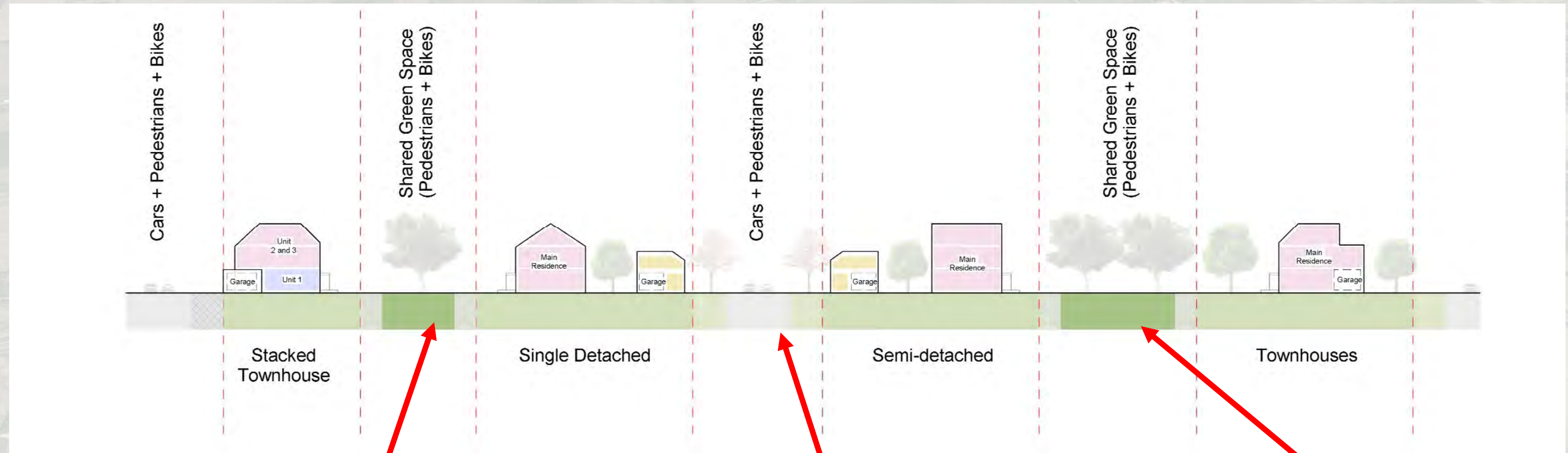
# Coach House



# Mixed-Use Commercial / Residential

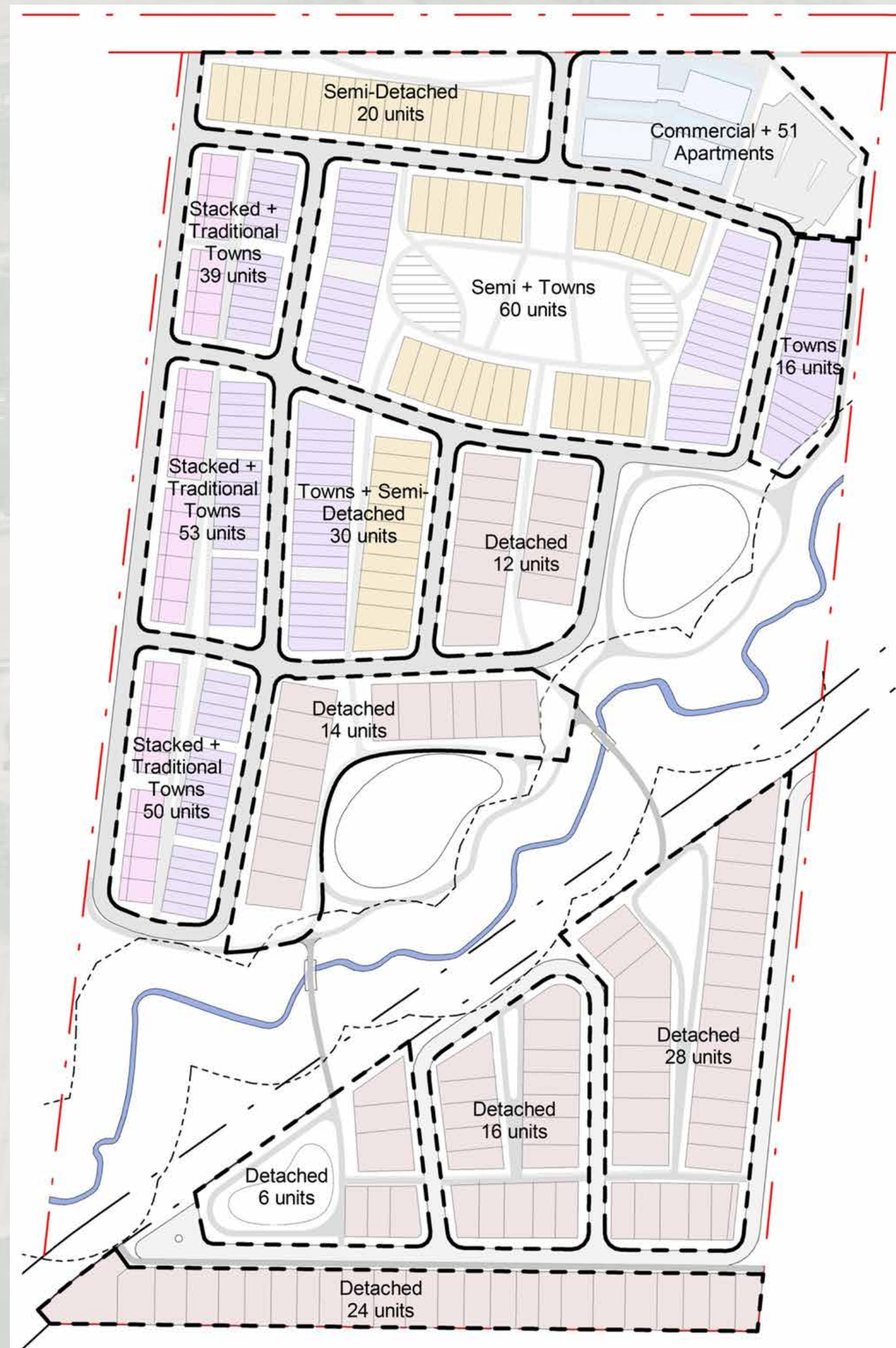


# Urban Design Master Plan



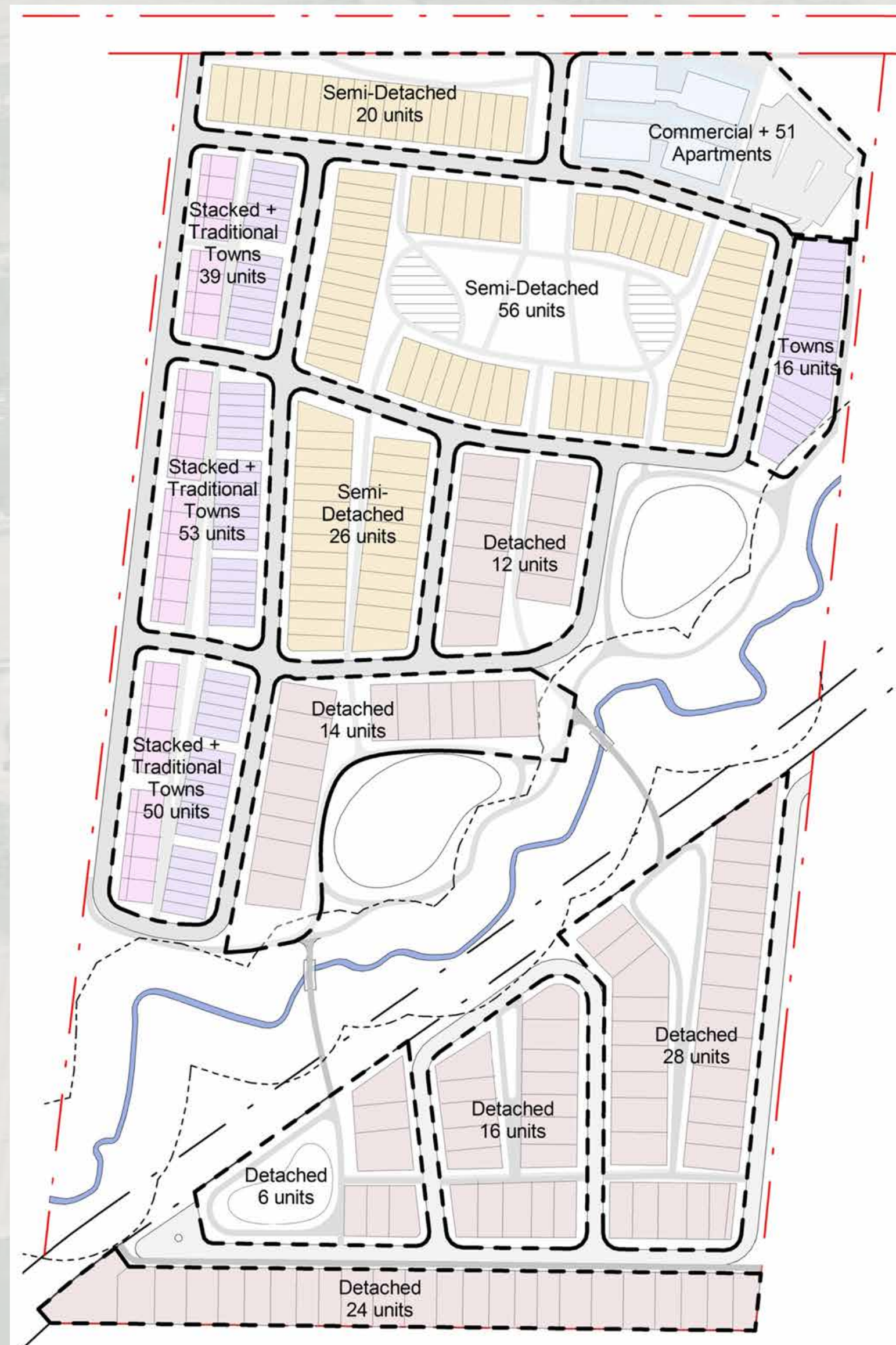
# Urban Design Master Plan

Option A



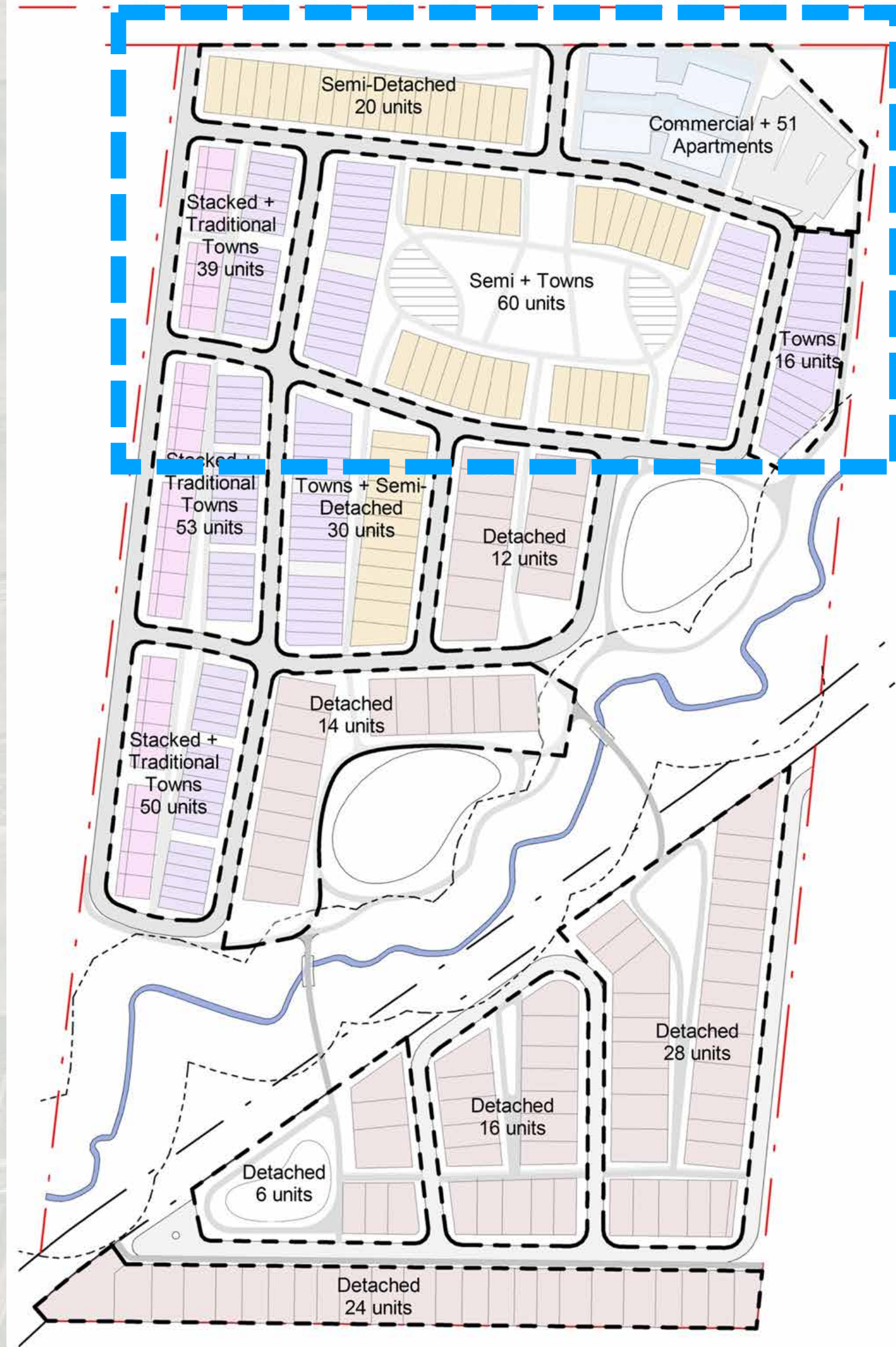
# Urban Design Master Plan

Option B



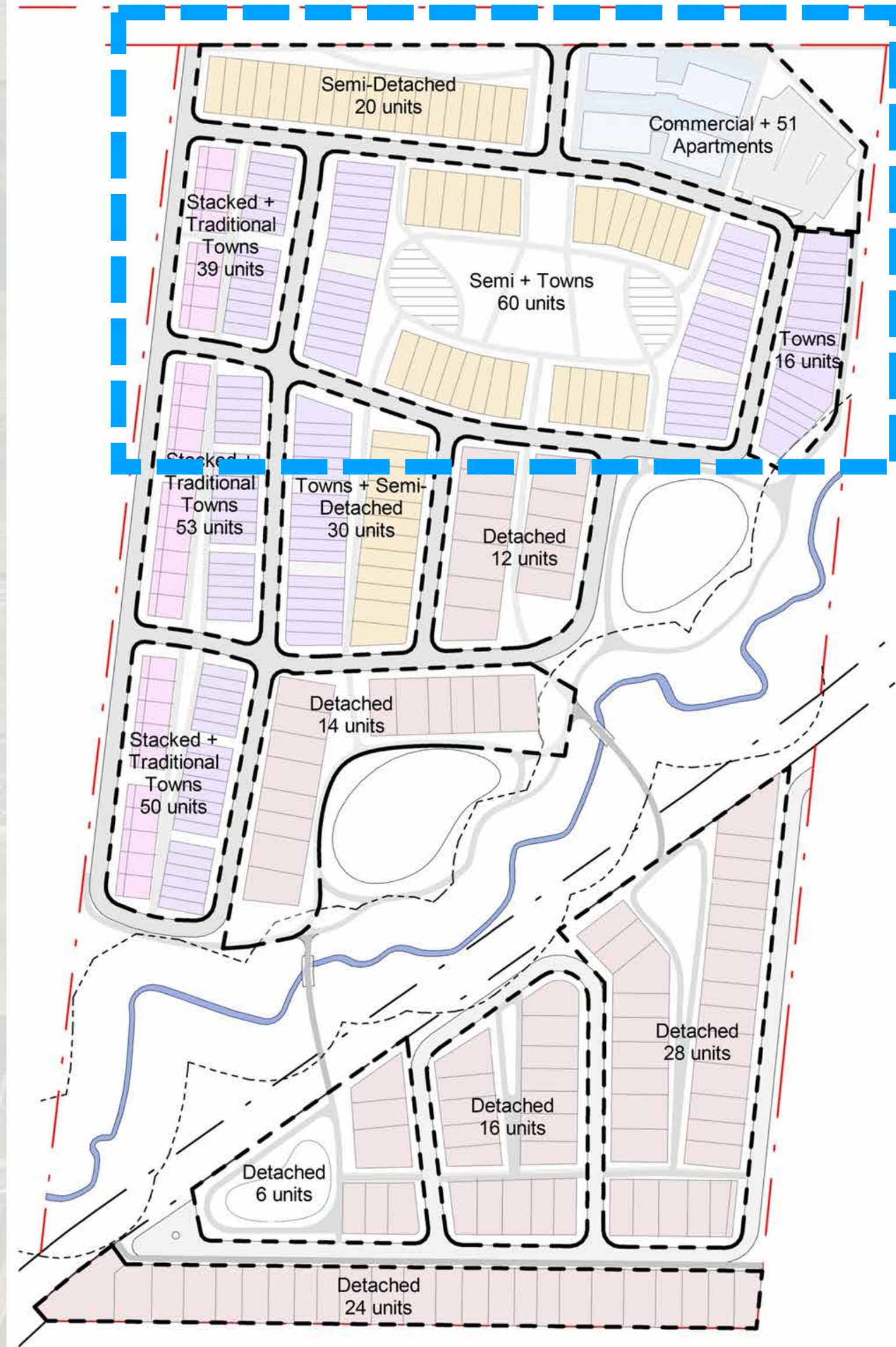
# Urban Design Master Plan

Option A



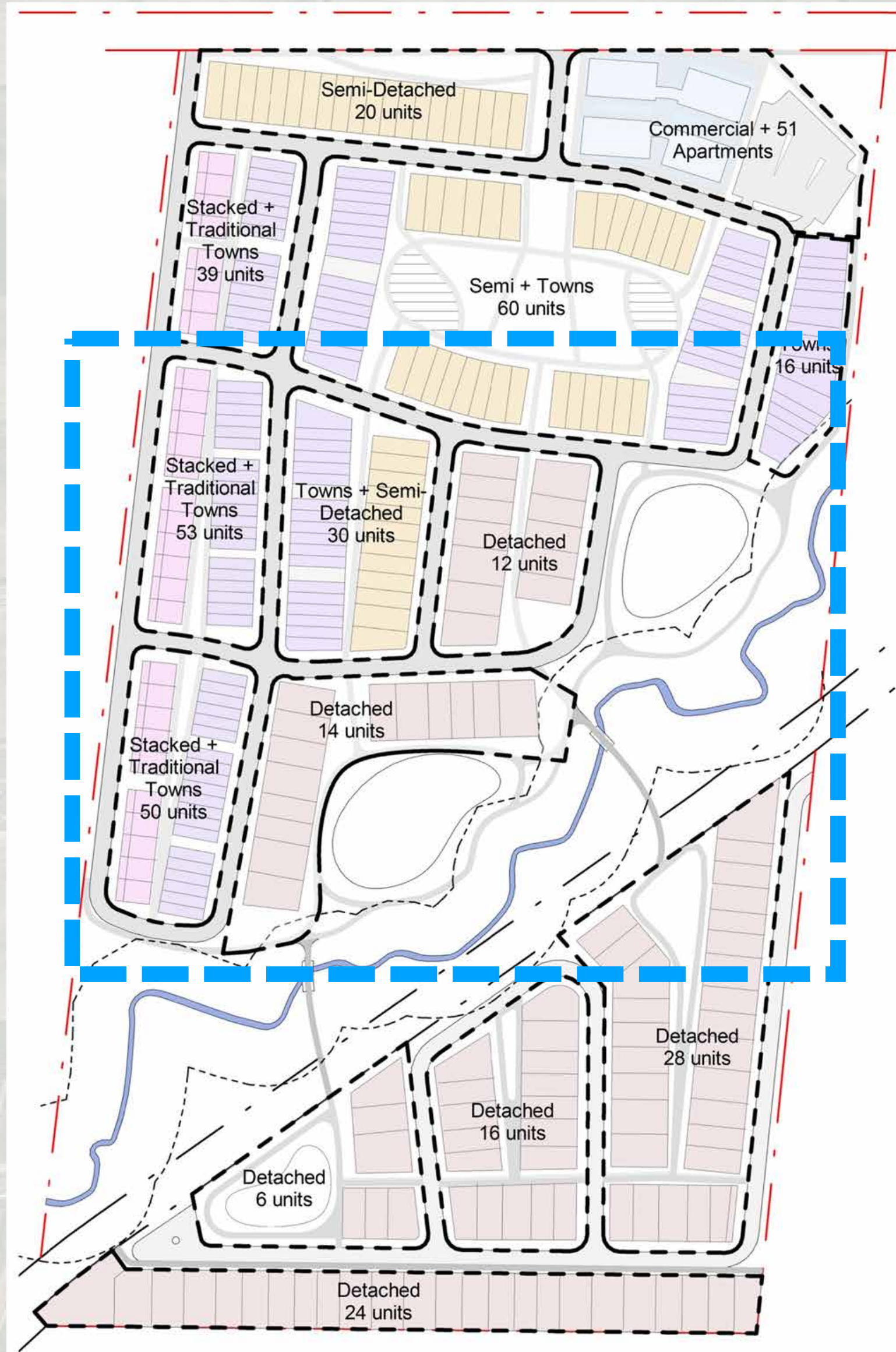
# Urban Design Master Plan

Option A



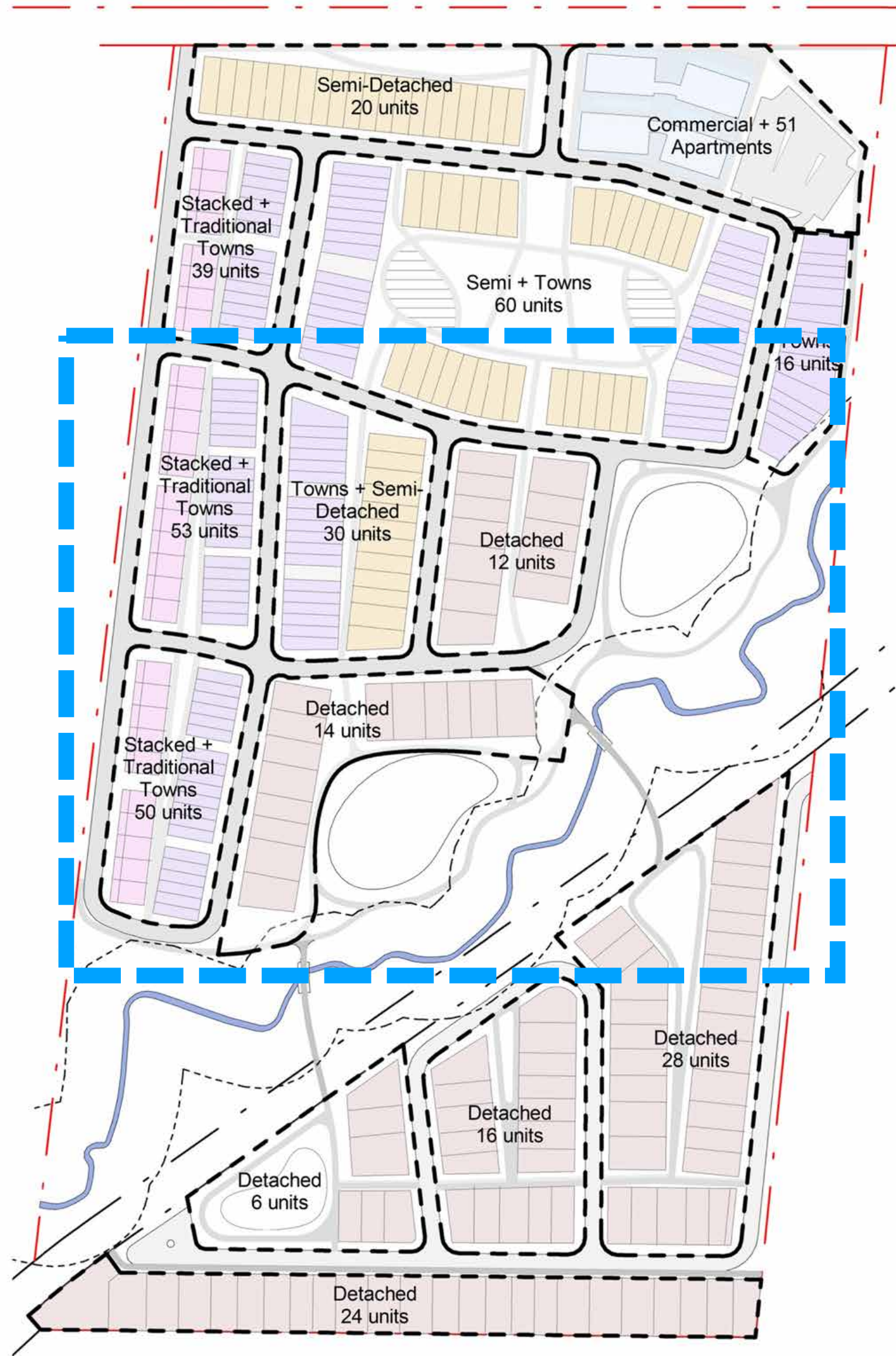
# Urban Design Master Plan

Option A



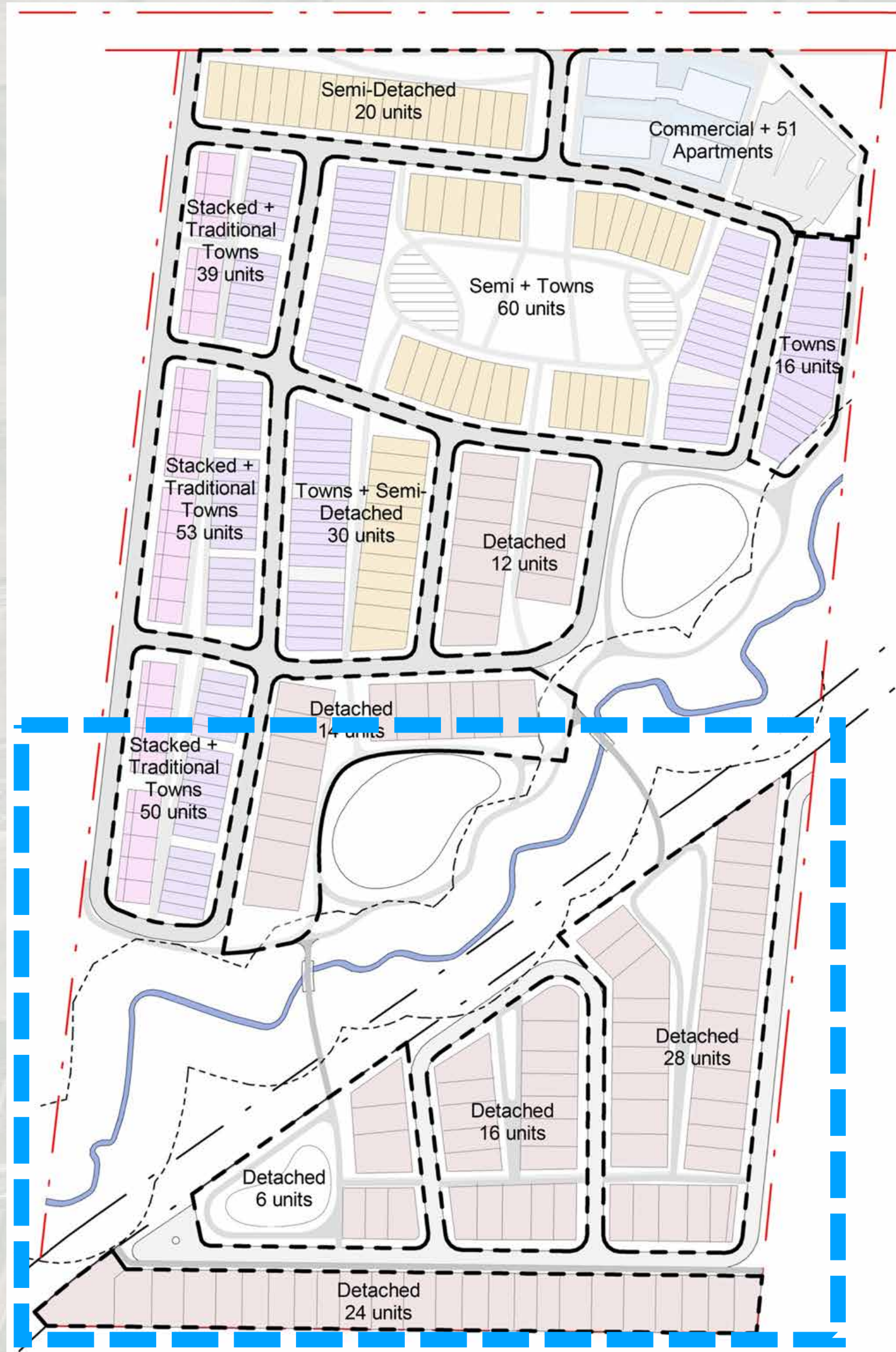
# Urban Design Master Plan

Option A



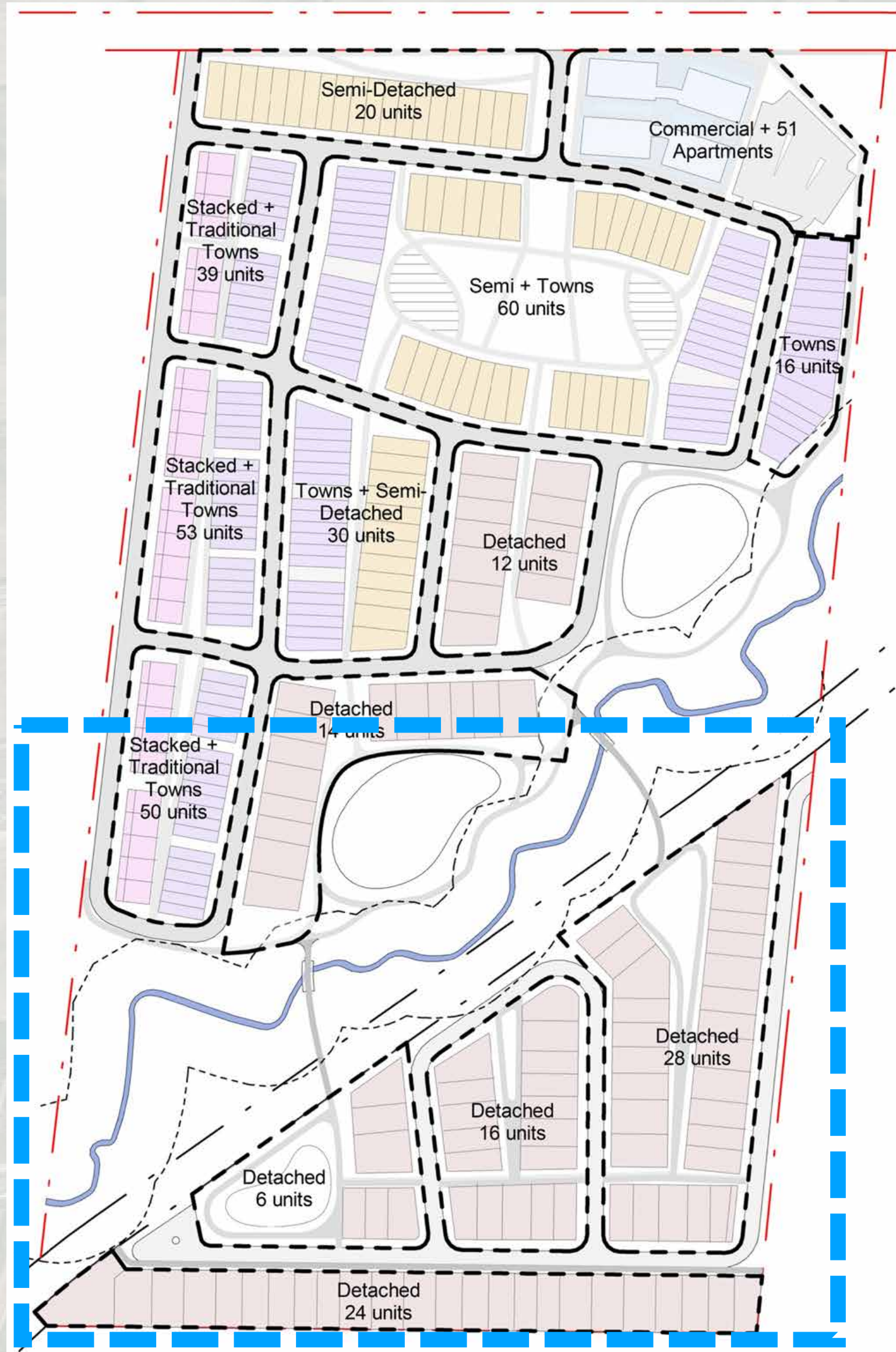
# Urban Design Master Plan

Option A



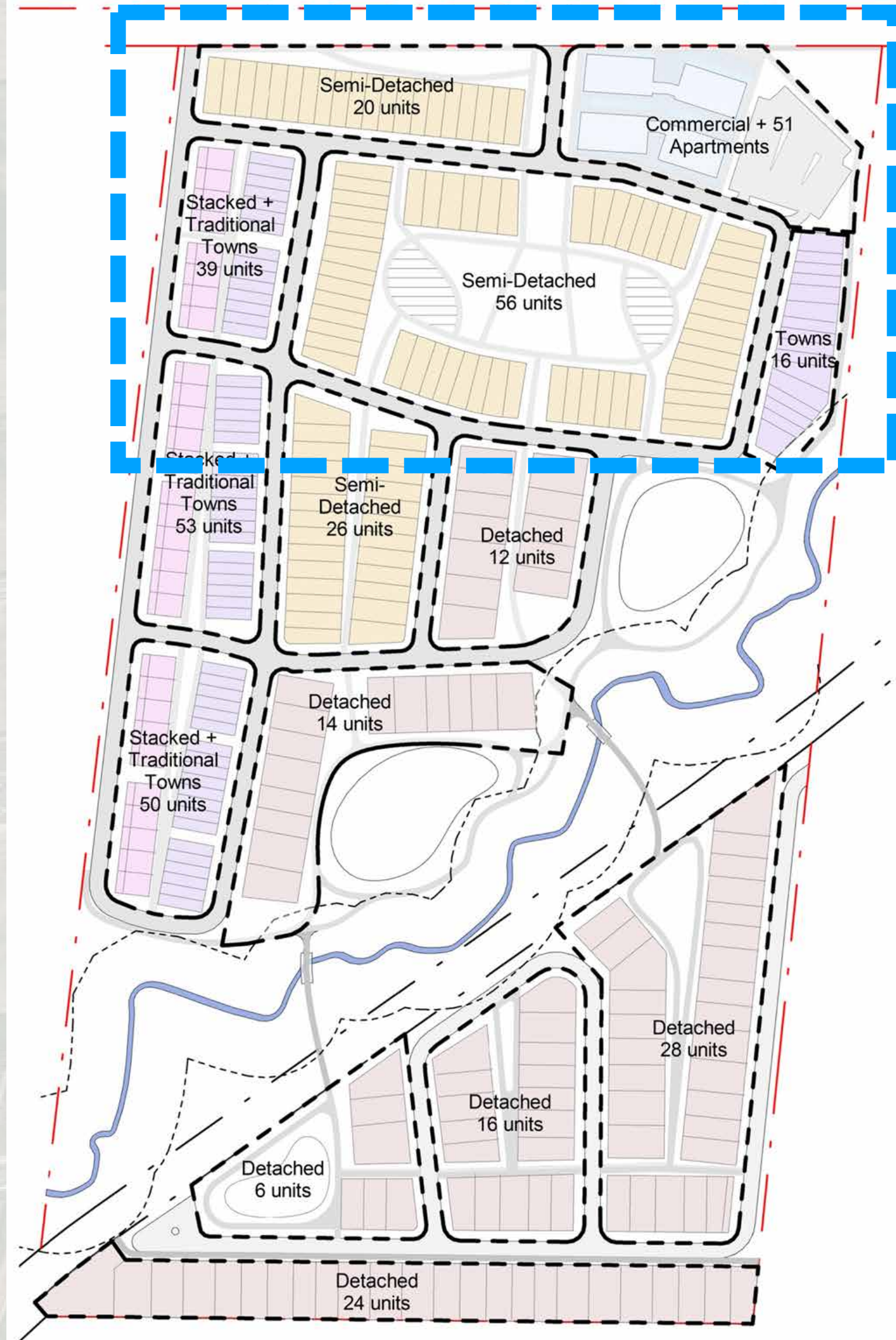
# Urban Design Master Plan

Option A



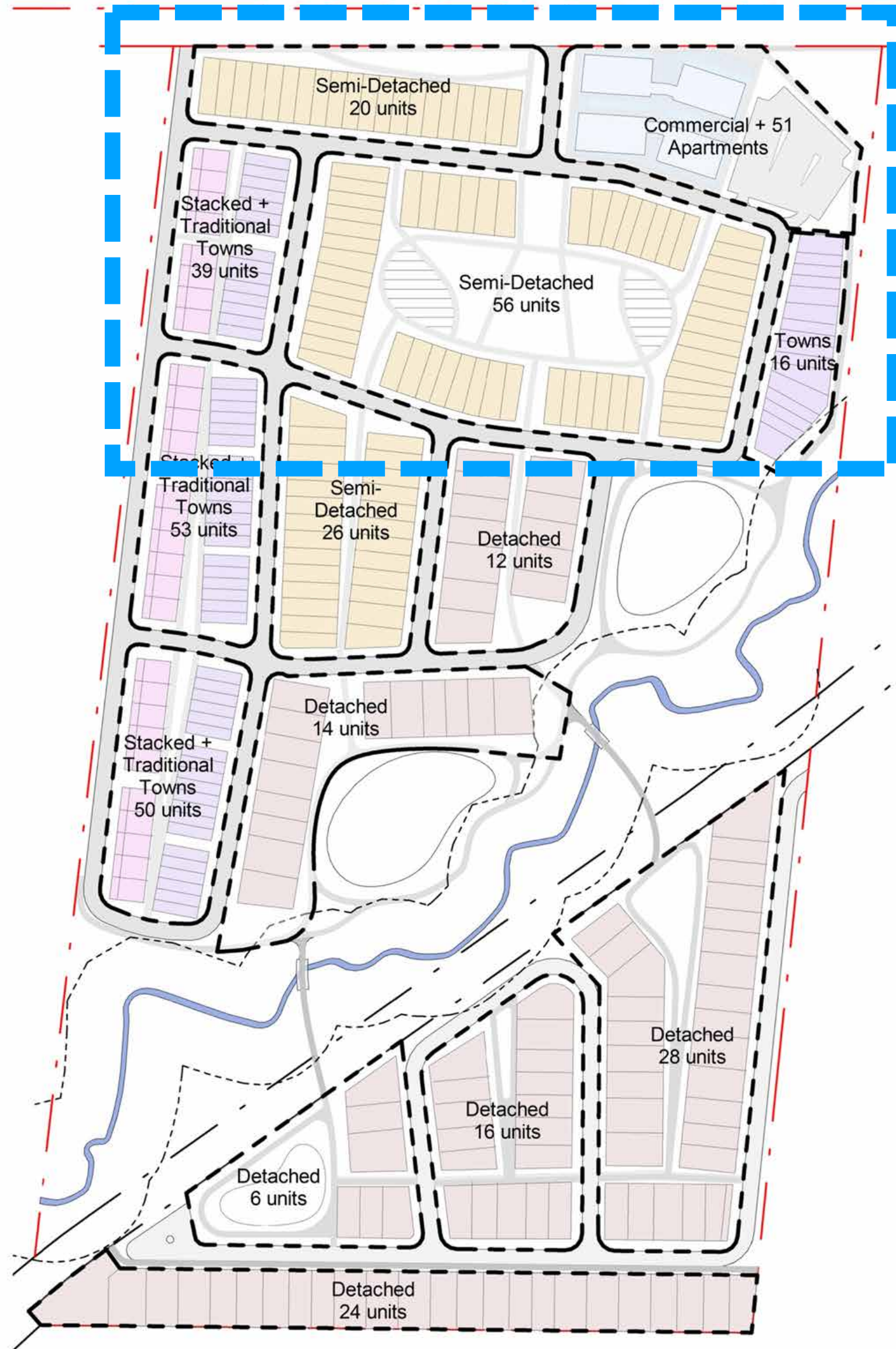
# Urban Design Master Plan

Option B



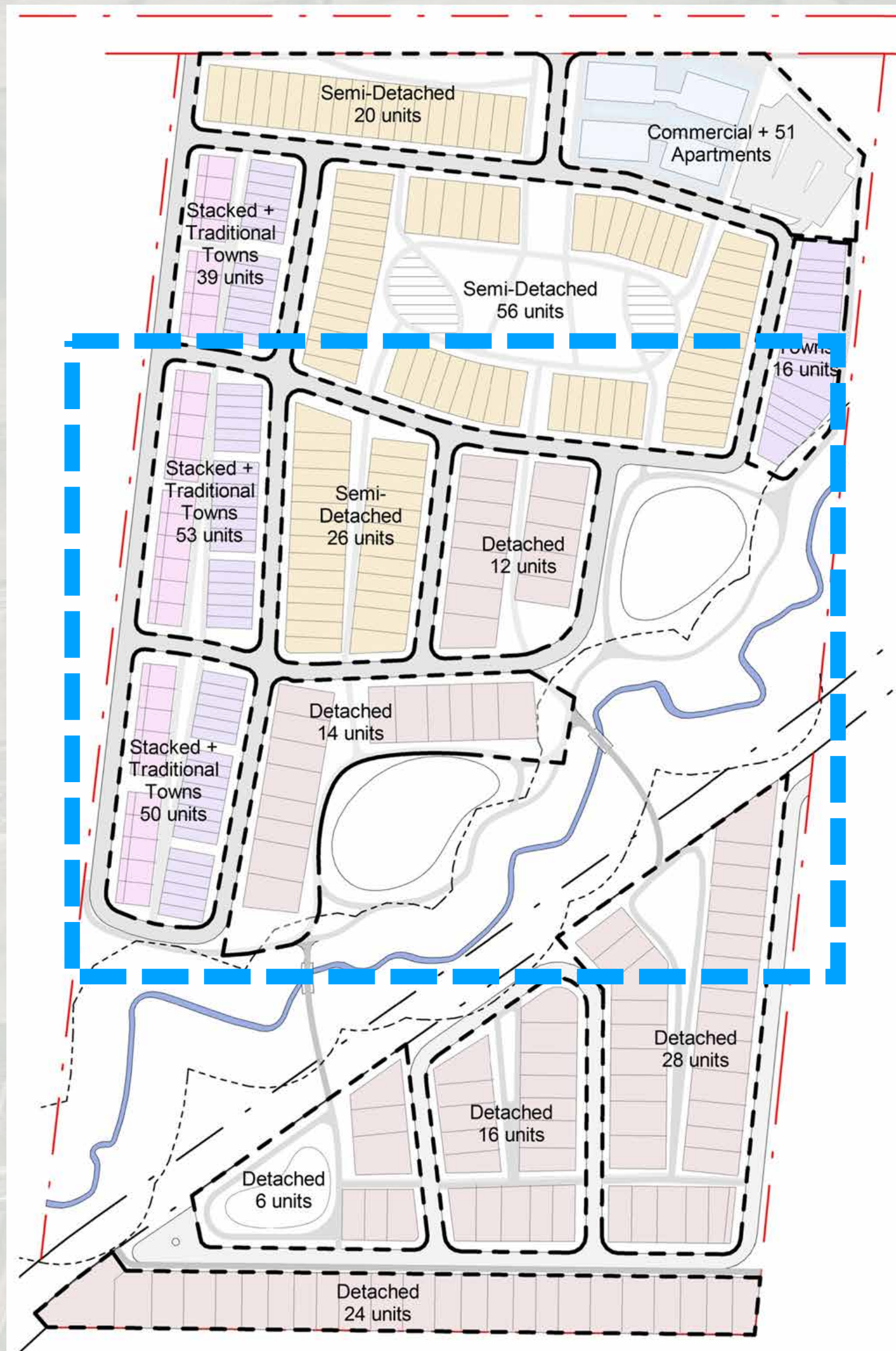
# Urban Design Master Plan

Option B



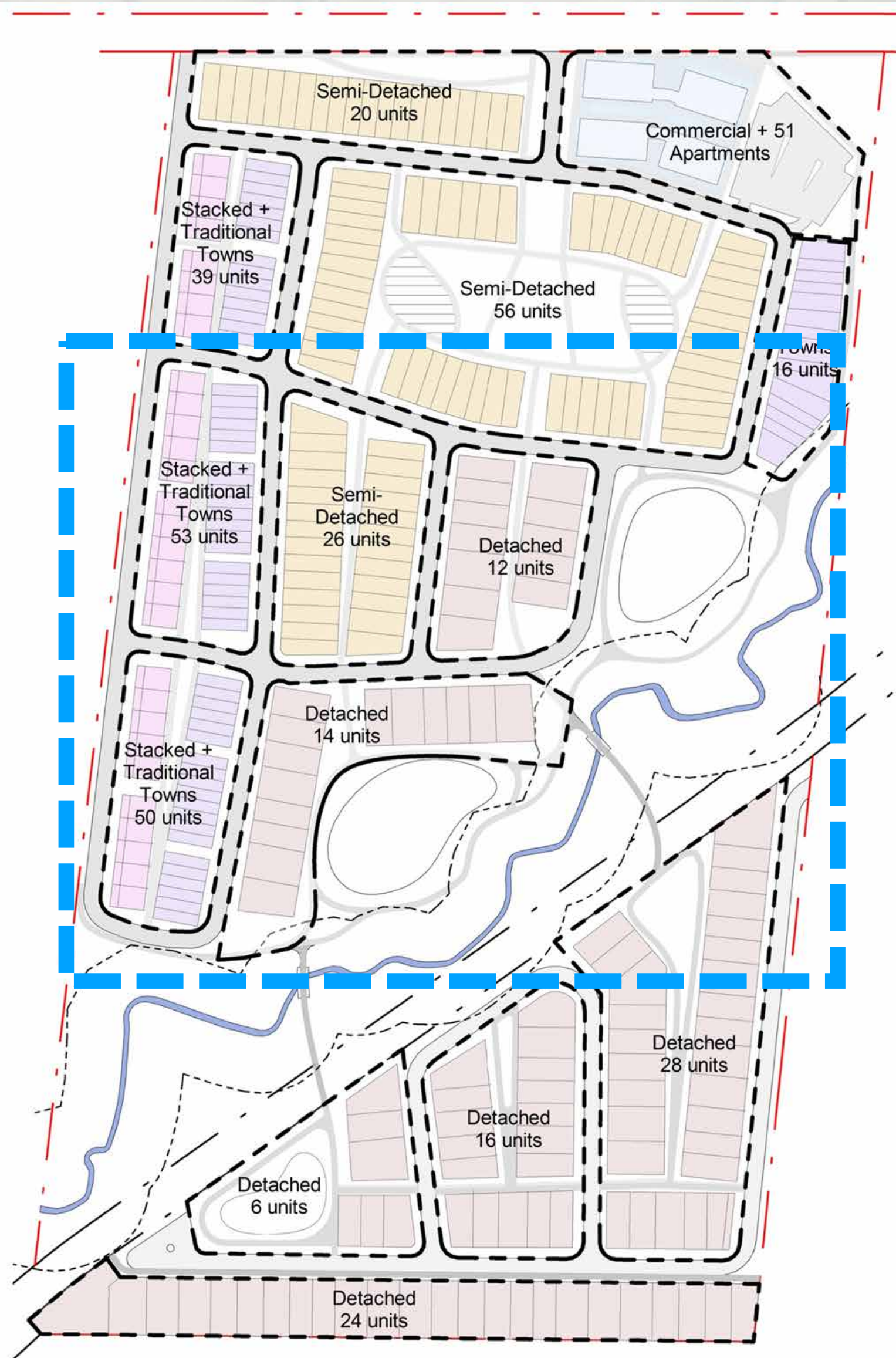
# Urban Design Master Plan

Option B



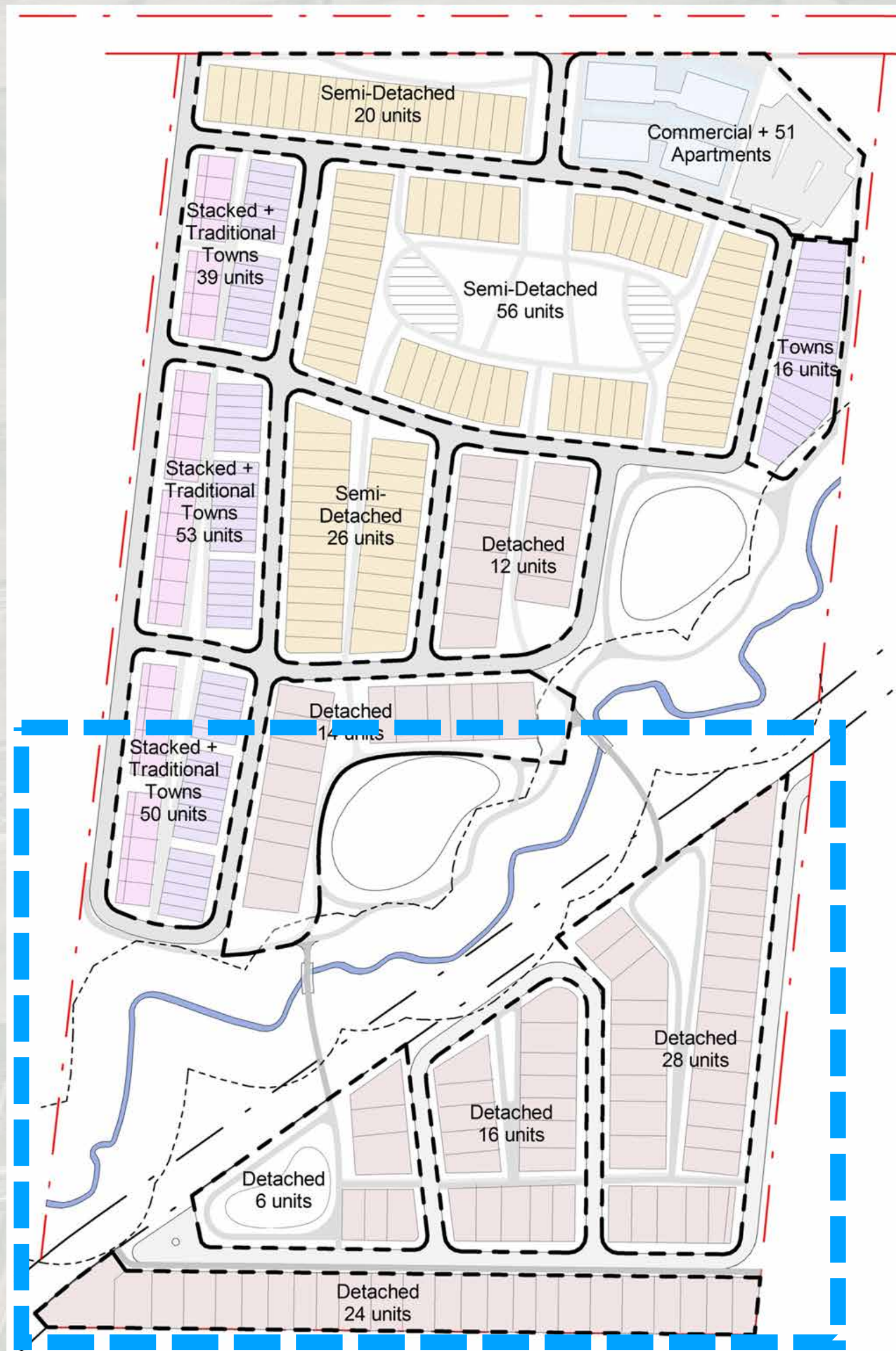
# Urban Design Master Plan

Option B



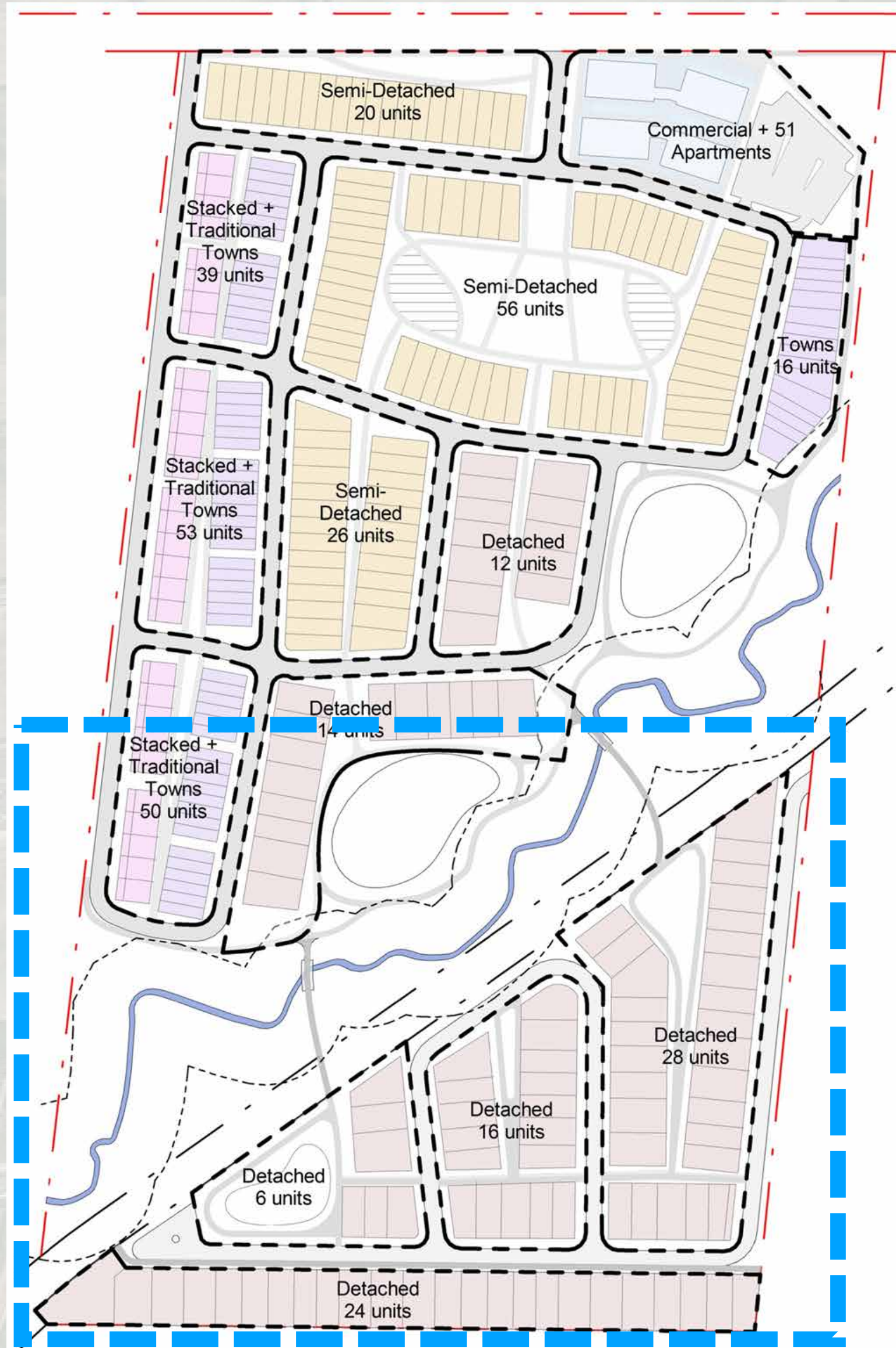
# Urban Design Master Plan

Option B

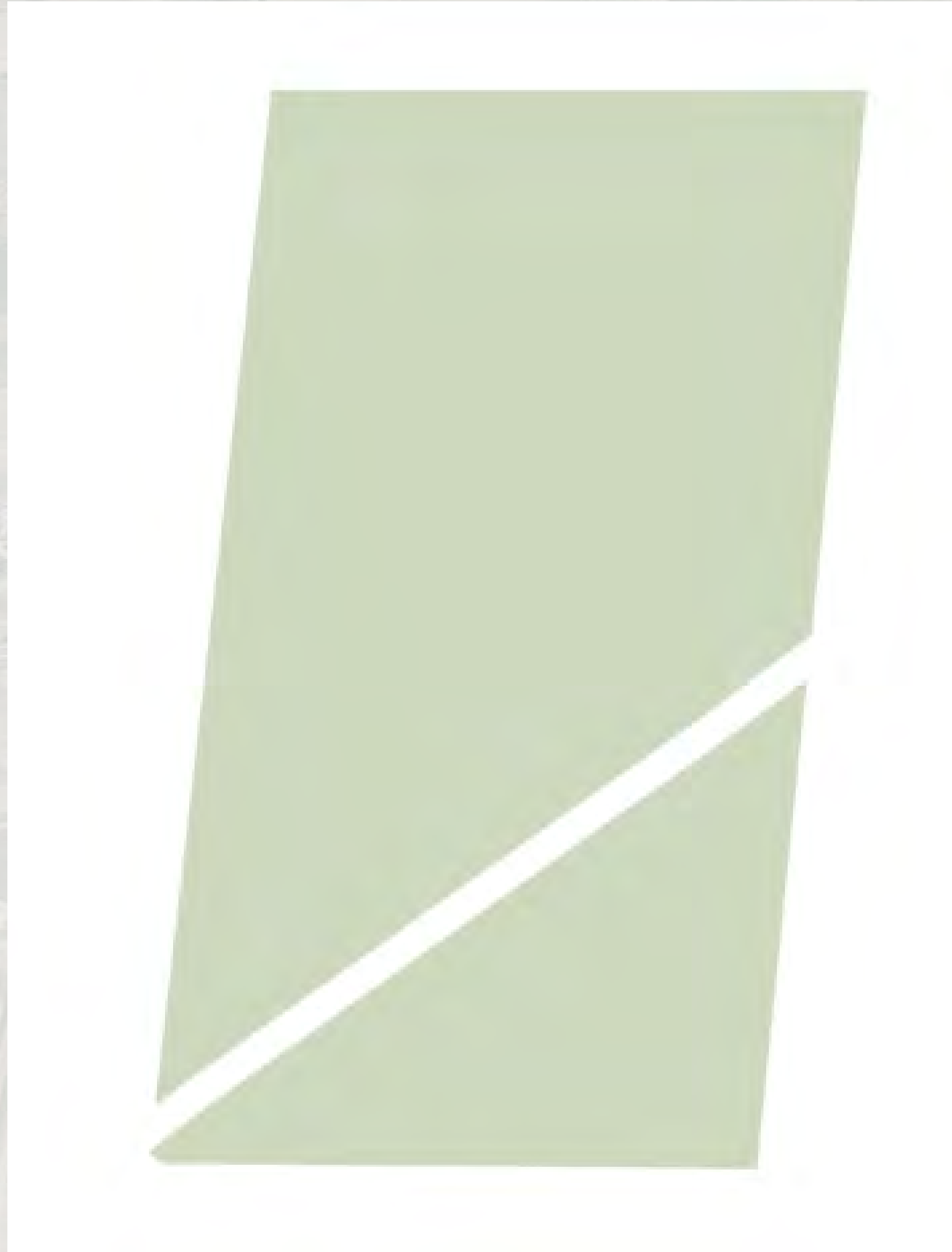


# Urban Design Master Plan

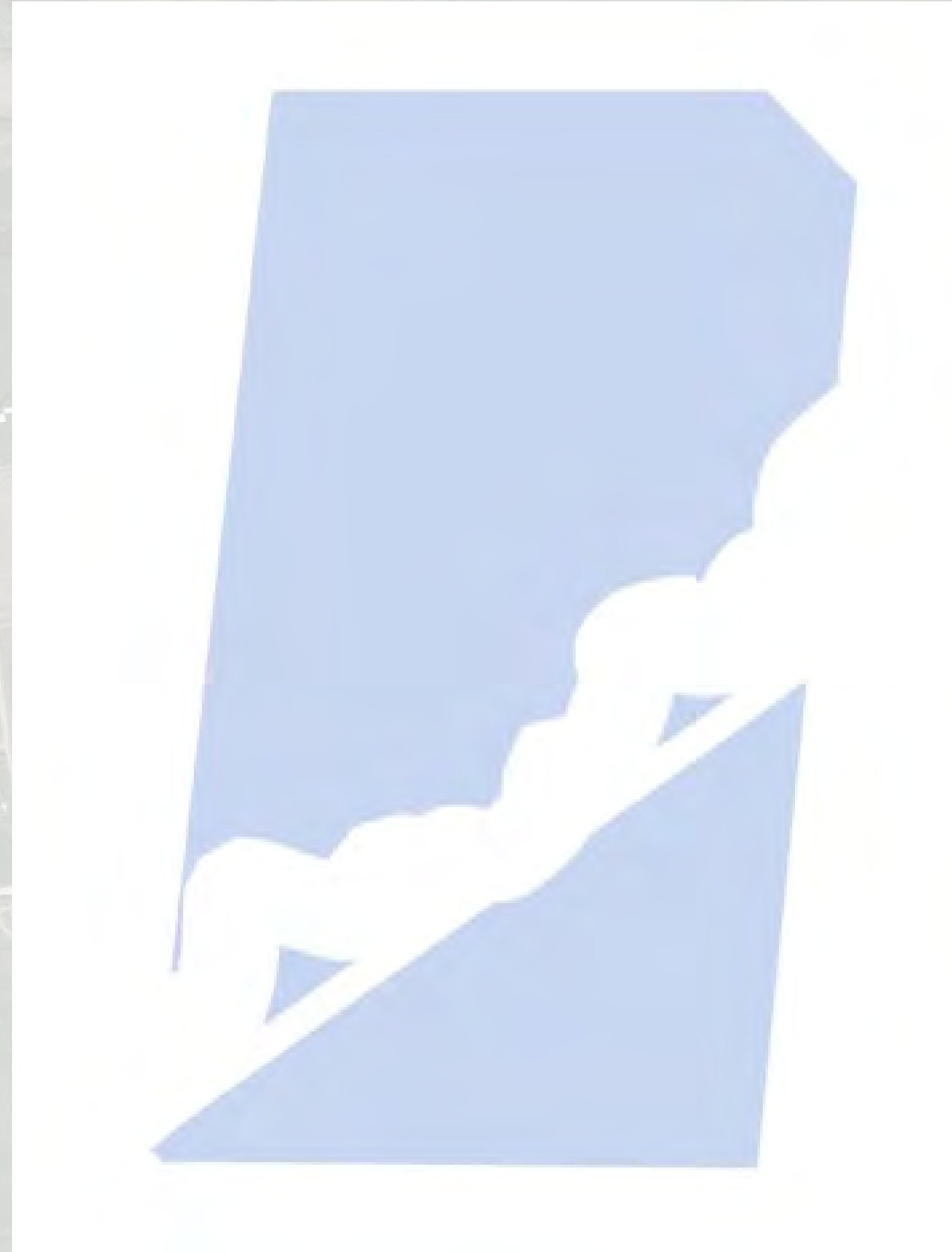
Option B



# Development Statistics: Site Area



**Gross Site Area: 24.9 Ha**



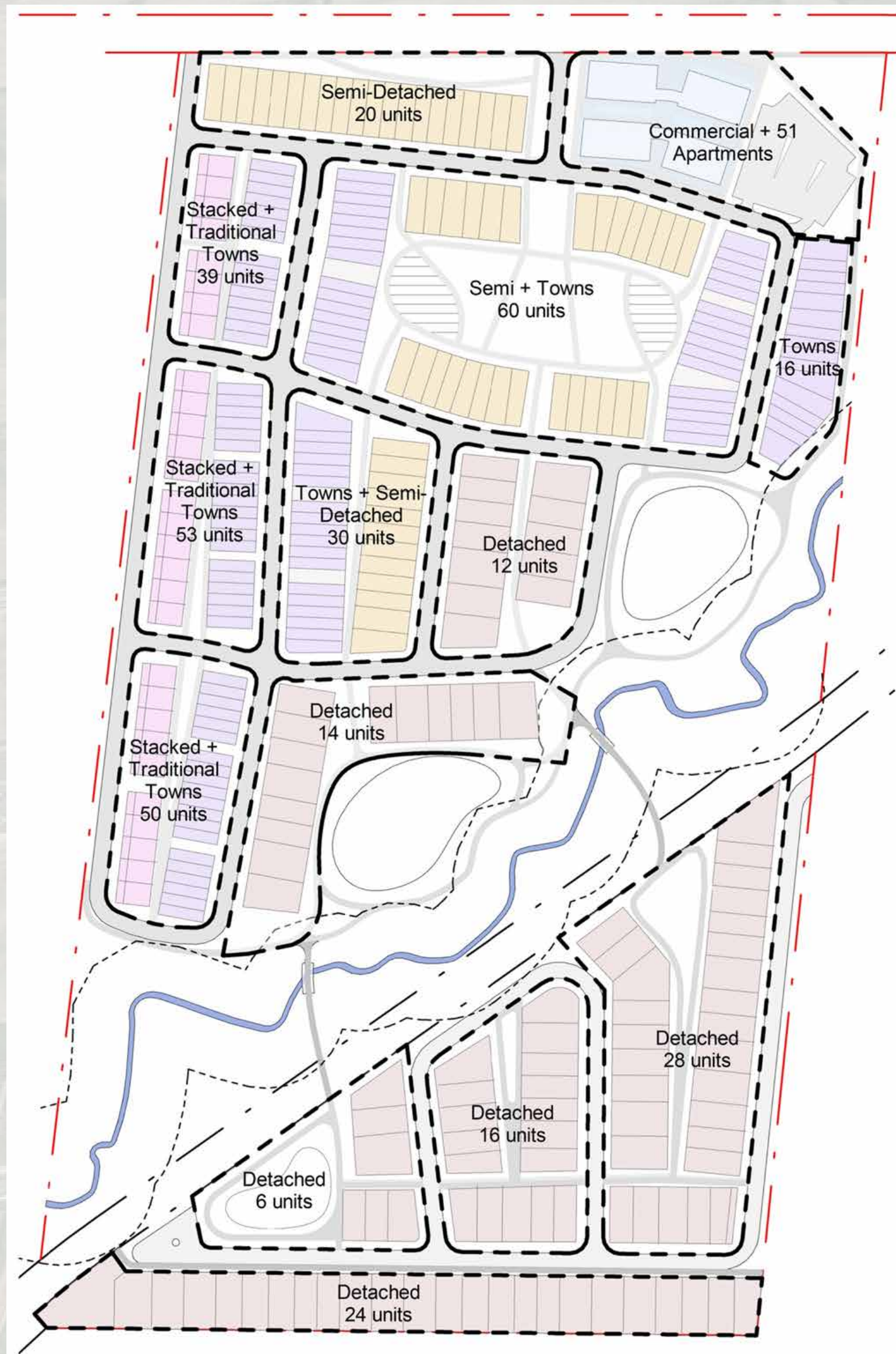
**Unprotected Site Area: 20.9 Ha**  
(Environmental Setbacks Removed)



**Net Developable Site Area: 19.4 Ha**  
(Environmental Setbacks, Stormwater Management Areas, and Undevelopable Areas Removed)

# Development Statistics

Option A



## North Site Unit Count

- Single Detached: 26
  - Semi-Detached: 60
  - Townhouse: 121
  - Stacked: 87
  - Mixed Use: 51 apartments
- North Site Total Number of Dwellings: 345  
North Site Potential Number of Coach Houses: 136

## South Site Unit Count

- Single Detached: 74
- South Site Total Number of Dwellings: 74  
South Site Potential Coach Houses: 74

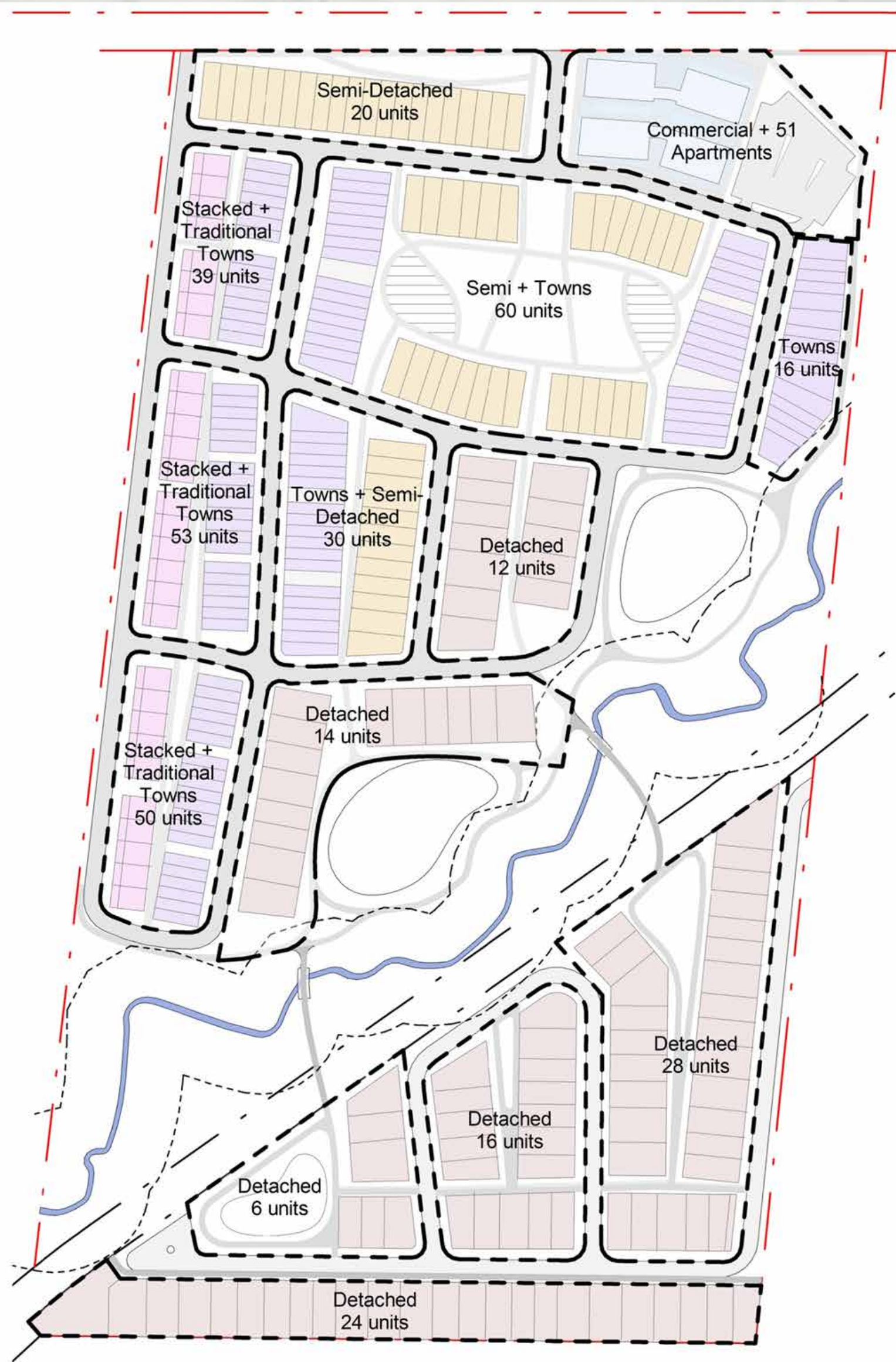
## Total Unit Count

Primary Dwellings	419
Potential Coach House Secondary Dwellings	210
<b>Total Potential Dwellings</b>	<b>629</b>
Density* (Primary Dwellings Only)	21.6 Units per Hectare
Density* (Including Secondary Dwellings)	32.4 Units per Hectare

\* Density based on Net Developable Site Area

# Development Statistics

## Option A



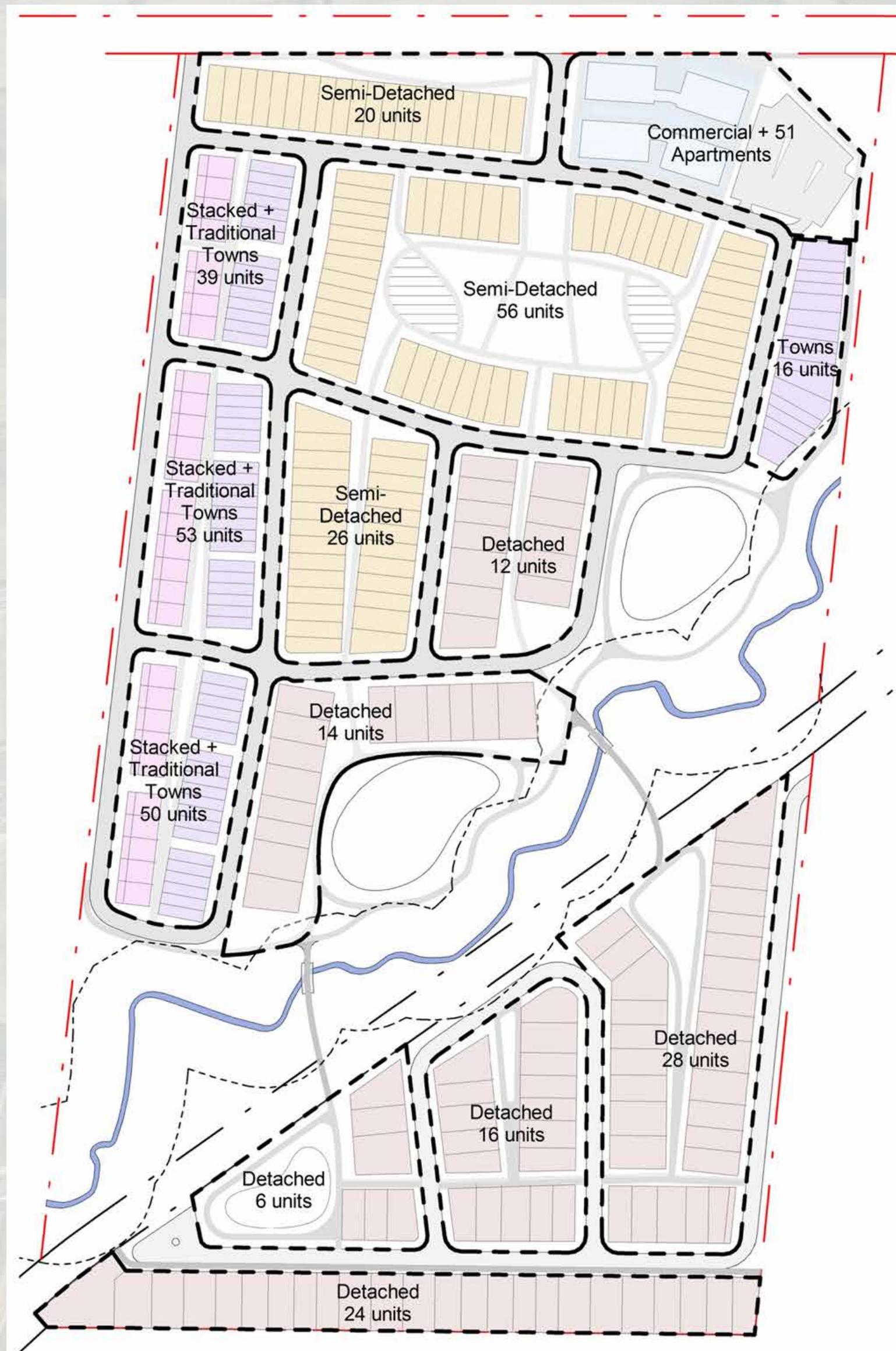
SITE AREA	
Gross Site Area	
Protected Site Area (Environmental Setbacks)	
Stormwater Management Pond Areas	
Additional Non-Developable Site Area	
<b>Net Developable Site Area</b>	

	North Site		South Site		North + South Site		
	ha	m <sup>2</sup>	ha	m <sup>2</sup>	ha	m <sup>2</sup>	
Gross Site Area	18.76	187,598	6.15	61,464	24.91	249,061	
Protected Site Area (Environmental Setbacks)	3.88	38,766	0.11	1,069	3.98	39,835	
Stormwater Management Pond Areas	1.13	11,348	0.26	2,631	1.40	13,979	
Additional Non-Developable Site Area	0.11	1,119			0.11	1,119	
<b>Net Developable Site Area</b>	<b>13.64</b>	<b>136,365</b>	<b>5.78</b>	<b>57,764</b>	<b>19.41</b>	<b>194,129</b>	
DEVELOPMENT AREA		Units	Estimated Total GFA	Units	Estimated Total GFA	Units	Estimated Total GFA
<b>Total Commercial Space</b>		TBD	2,828 m <sup>2</sup>				
Apartments	(assumes 2 residential storeys above commercial ground floor)	51	5,610 m <sup>2</sup>				
Semi-detached	(assumes 2.5 storeys)	60	9,155 m <sup>2</sup>				
Detached	(assumes 2.5 storeys)	26	7,623 m <sup>2</sup>	74	21,455 m <sup>2</sup>	100	29,078 m <sup>2</sup>
Townhouse	(assumes 3 storeys)	121	26,124 m <sup>2</sup>				
Stacked Townhouse	(assumes 3 storeys)	87	13,274 m <sup>2</sup>				
<b>Total Primary Dwellings</b>		<b>345</b>	<b>61,786 m<sup>2</sup></b>	<b>74</b>	<b>21,455 m<sup>2</sup></b>	<b>419</b>	<b>83,241 m<sup>2</sup></b>
Potential Secondary Dwelling Coach Houses		136	4,352 m <sup>2</sup>	74	2,590 m <sup>2</sup>	210	6,942 m <sup>2</sup>
<b>Total Potential Dwellings</b>		<b>481</b>	<b>66,138 m<sup>2</sup></b>	<b>148</b>	<b>24,045 m<sup>2</sup></b>	<b>629</b>	<b>90,183 m<sup>2</sup></b>
<b>COMMERCIAL SURFACE PARKING</b>							
Total Commercial Parking Lot Spaces			92			92	
<b>DEVELOPMENT DENSITY (PRIMARY DWELLINGS ONLY)</b>							
Total GFA (Commercial + Primary Dwellings Only)			64,614 m <sup>2</sup>		21,455 m <sup>2</sup>		86,069 m <sup>2</sup>
Total Floor Space Index* (Commercial + Primary Dwellings Only)			0.47		0.37		0.44
Total Units Per Hectare* (Primary Dwellings Only)			25.30		12.81		21.58
<b>DEVELOPMENT DENSITY (ALL POTENTIAL DWELLINGS)</b>							
Total GFA (Commercial + All Potential Dwellings)			68,966 m <sup>2</sup>		24,045 m <sup>2</sup>		93,011 m <sup>2</sup>
Total Floor Space Index* (Commercial + All Potential Dwellings)			0.51		0.42		0.48
Total Units Per Hectare* (All Potential Dwellings)			35.27		25.62		32.40

\* Floor Space Index and Units Per Hectare based on Net Developable Site Area

# Development Statistics

Option B



North Site Unit Count	
Single Detached: 26	
Semi-Detached: 102	
Townhouse: 71	
Stacked: 87	
Mixed Use: 51 apartments	
North Site Total Number of Dwellings: 337	
North Site Potential Number of Coach Houses: 128	

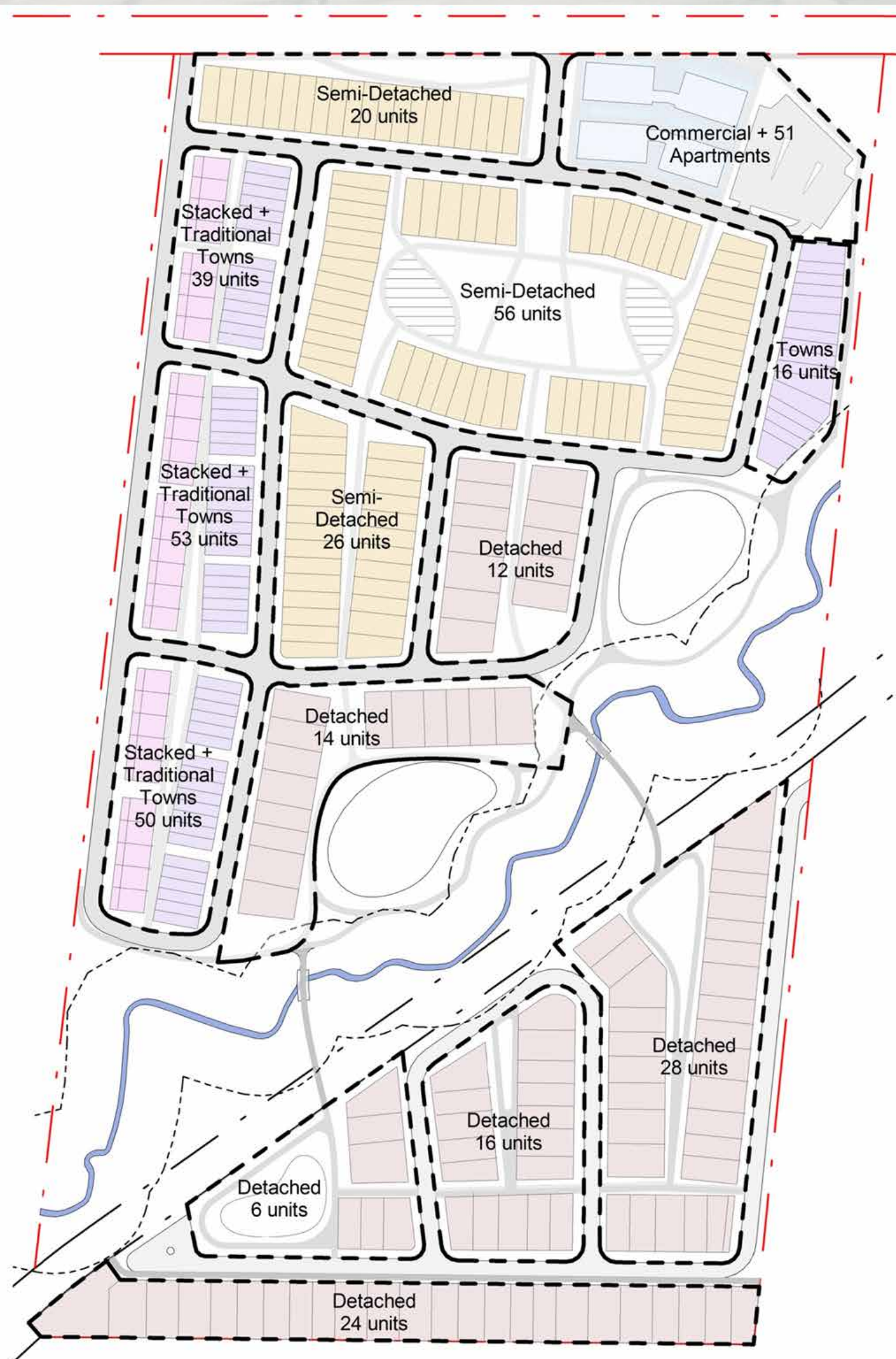
South Site Unit Count	
Single Detached: 74	
South Site Total Number of Dwellings: 74	
South Site Potential Coach Houses: 74	

Total Unit Count	
Primary Dwellings	411
Potential Coach House Secondary Dwellings	202
Total Potential Dwellings	613
Density* (Primary Dwellings Only)	21.2 Units per Hectare
Density* (Including Secondary Dwellings)	31.6 Units per Hectare

\* Density based on Net Developable Site Area

# Development Statistics

## Option B



### SITE AREA

Gross Site Area	18.76 ha	187,598 m <sup>2</sup>
Protected Site Area (Environmental Setbacks)	3.88 ha	38,766 m <sup>2</sup>
Stormwater Management Pond Areas	1.13 ha	11,348 m <sup>2</sup>
Additional Non-Developable Site Area	0.11 ha	1,119 m <sup>2</sup>
<b>Net Developable Site Area</b>	<b>13.64 ha</b>	<b>136,365 m<sup>2</sup></b>

### DEVELOPMENT AREA

Total Commercial Space

Apartments	(assumes 2 residential storeys above commercial ground floor)	51	5,610 m <sup>2</sup>
Semi-detached	(assumes 2.5 storeys)	102	15,472 m <sup>2</sup>
Detached	(assumes 2.5 storeys)	26	7,623 m <sup>2</sup>
Townhouse	(assumes 3 storeys)	71	15,279 m <sup>2</sup>
Stacked Townhouse	(assumes 3 storeys)	87	13,274 m <sup>2</sup>
<b>Total Primary Dwellings</b>		<b>337</b>	<b>57,259 m<sup>2</sup></b>

Potential Secondary Dwelling Coach Houses

Total Potential Dwellings

### COMMERCIAL SURFACE PARKING

Total Commercial Parking Lot Spaces

### DEVELOPMENT DENSITY (PRIMARY DWELLINGS ONLY)

Total GFA (Commercial + Primary Dwellings Only)	60,087 m <sup>2</sup>
Total Floor Space Index* (Commercial + Primary Dwellings Only)	0.44
Total Units Per Hectare* (Primary Dwellings Only)	24.71

### DEVELOPMENT DENSITY (ALL POTENTIAL DWELLINGS)

Total GFA (Commercial + All Potential Dwellings)	64,183 m <sup>2</sup>
Total Floor Space Index* (Commercial + All Potential Dwellings)	0.47
Total Units Per Hectare* (All Potential Dwellings)	34.10

\* Floor Space Index and Units Per Hectare based on Net Developable Site Area

North Site		South Site		North + South Site	
ha	m <sup>2</sup>	ha	m <sup>2</sup>	ha	m <sup>2</sup>
18.76	187,598	6.15	61,464	24.91	249,061
3.88	38,766	0.11	1,069	3.98	39,835
1.13	11,348	0.26	2,631	1.40	13,979
0.11	1,119			0.11	1,119
<b>13.64</b>	<b>136,365</b>	<b>5.78</b>	<b>57,764</b>	<b>19.41</b>	<b>194,129</b>
Units	Estimated Total GFA	Units	Estimated Total GFA	Units	Estimated Total GFA
TBD	2,828 m <sup>2</sup>				
51	5,610 m <sup>2</sup>				
102	15,472 m <sup>2</sup>				
26	7,623 m <sup>2</sup>	74	21,455 m <sup>2</sup>	100	29,078 m <sup>2</sup>
71	15,279 m <sup>2</sup>				
87	13,274 m <sup>2</sup>				
<b>337</b>	<b>57,259 m<sup>2</sup></b>	<b>74</b>	<b>21,455 m<sup>2</sup></b>	<b>411</b>	<b>78,714 m<sup>2</sup></b>
128	4,096 m <sup>2</sup>	74	2,590 m <sup>2</sup>	202	6,686 m <sup>2</sup>
<b>465</b>	<b>61,355 m<sup>2</sup></b>	<b>148</b>	<b>24,045 m<sup>2</sup></b>	<b>613</b>	<b>85,400 m<sup>2</sup></b>
92				92	
	60,087 m <sup>2</sup>		21,455 m <sup>2</sup>		81,542 m <sup>2</sup>
	0.44		0.37		0.42
	24.71		12.81		21.17
	64,183 m <sup>2</sup>		24,045 m <sup>2</sup>		88,228 m <sup>2</sup>
	0.47		0.42		0.45
	34.10		25.62		31.58