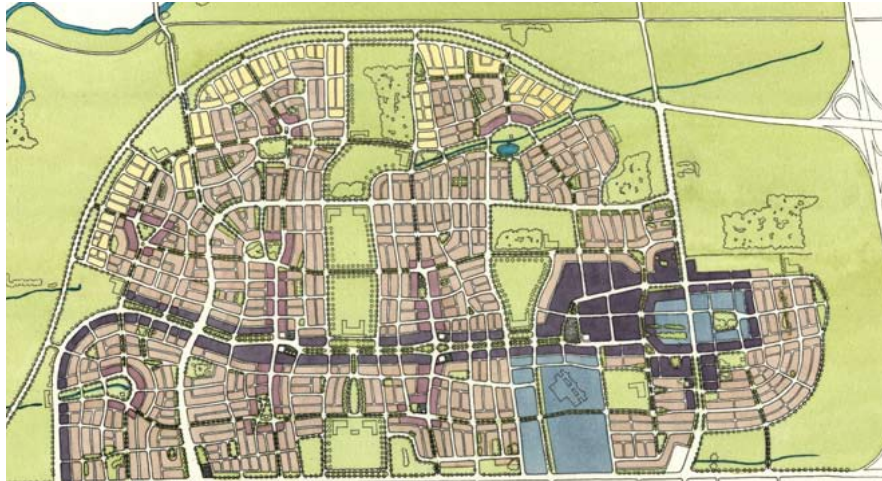


Cornell

Ontario



Location: Markham, Ontario
Type: Regional Plan
Year Design: 1992
Status: Implemented without DPZ participation
Size: 2,400 Acres
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The eastward expansion of Markham, a sprawling Toronto suburb that covers over 2,400 acres, was planned in a series of charrettes from 1992 through 1994. Approximately half of the land has been preserved as permanent open space, with much of that comprising a perimeter park along the adjacent Rouge River Valley. The remaining property has been divided into ten distinct neighborhoods along a coherent transit route, so that every resident will be within a five-minute walk of convenience retail and a bus stop. The projected population of the town is 27,000, to be served by 12 schools, 3 recreation centers, and a large hospital.



The plan is organized along a monumentally-scaled boulevard that ties a high-density downtown with the neighborhoods to its north. Each of the neighborhoods contains a full range of housing stock, from apartments to townhouses and mansions. Parks are interspersed throughout, and schools are evenly distributed to reduce dependence on motorized transportation. All of the significant woodlots, waterways, and historic home sites on the property have been preserved and celebrated in the plan. The downtown, which runs along a highway to the south, will provide regional scale retail and support a job base of approximately 16,000.

The plan for Cornell demonstrates how the discipline of the neighborhood, the district, and the corridor can be taken from traditional urbanism and applied to the creation of a modern urban expansion that is responsive to market conditions. The East Markham Project arose from a set of circumstances that allowed theory to be applied with a minimal amount of compromise. A largely unbuilt site, a rapidly growing metropolitan area, and sympathetic public servants at both the provincial and local levels all combined to facilitate the development of an almost ideal master plan.