



Committee of the Whole (Public Meeting)

September 19, 2022

1 Promenade Circle, Vaughan ON

Surrounding Context

Aerial Photo



SUBJECT SITE

Centre St

Centre St

Brownridge Public School

Brownridge Dr

Promenade Green Park

New Westminster Dr

Promenade Cir

W Promenade

Existing Mall

E Promenade

Bathurst Estates Park

Global Education Academy

Netivot Hatorah Day School

Atkinson Ave

St Elizabeth Catholic High School

Pierre Elliott Trudeau Park

Bathurst Clark Resource Library

S Promenade

Bathurst St

Clark Ave W

N Promenade

Disera Dr

Surrounding Context Photos



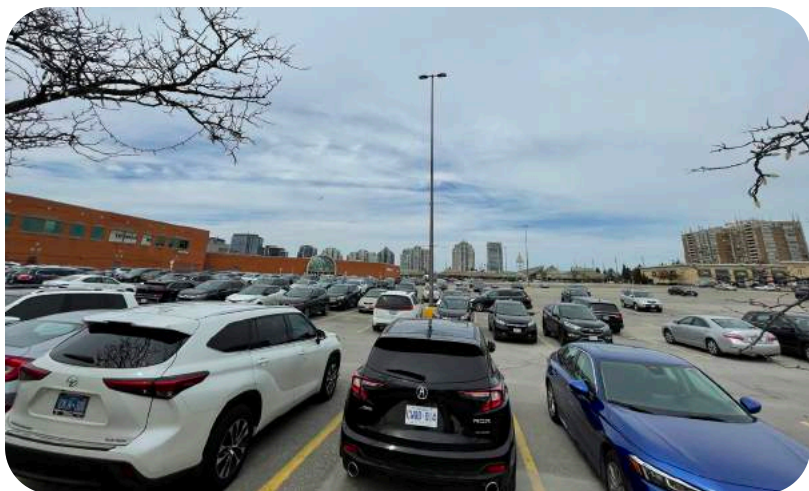
Promenade Shopping Centre Entry 1.0.



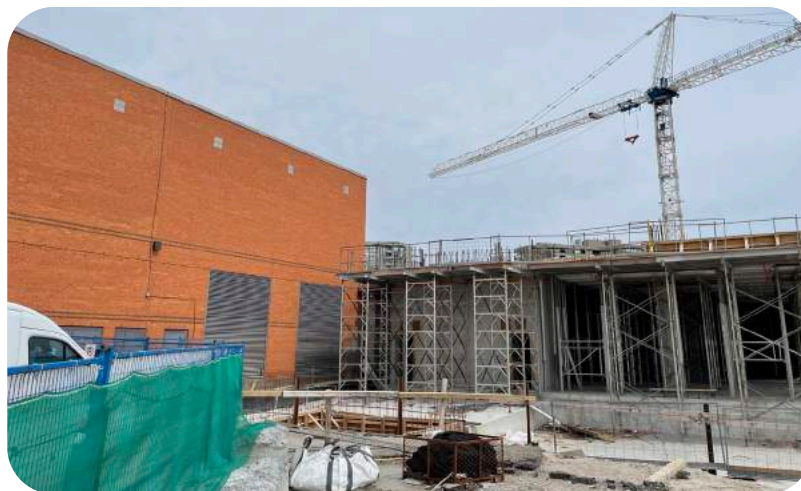
Bathurst Clark Resource Library



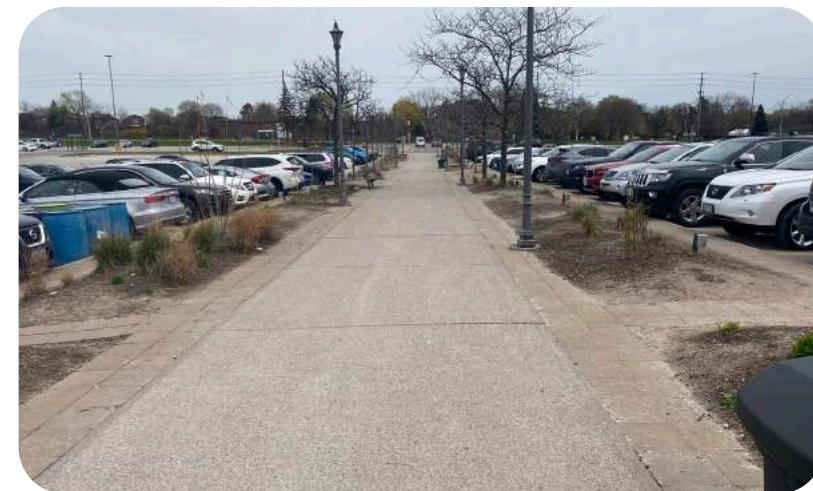
Pierre Elliott Trudeau Park



Looking North towards the nearby LCBO and commercial plaza

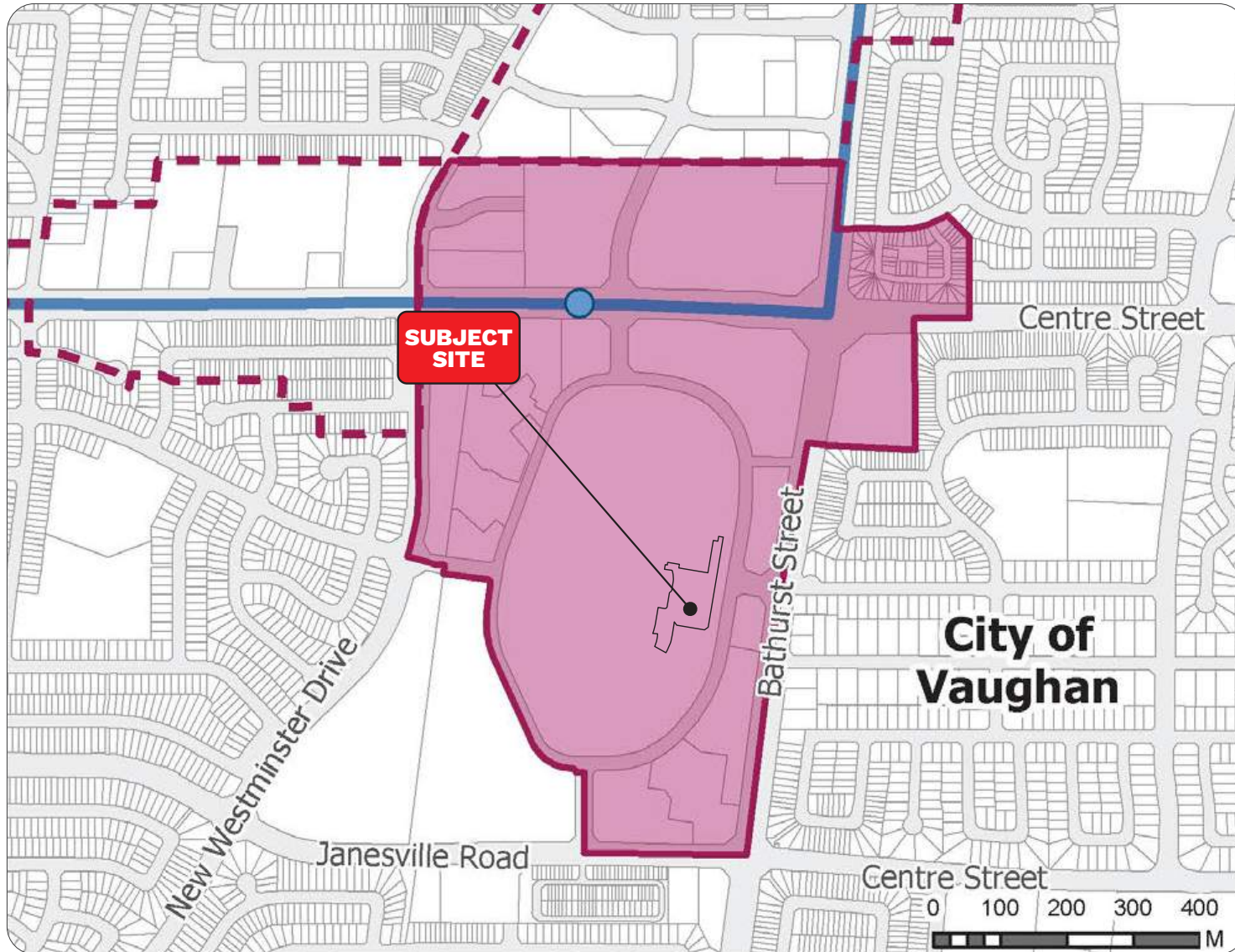




Phase 1 of the Promenade Shopping Centre Revitalization project



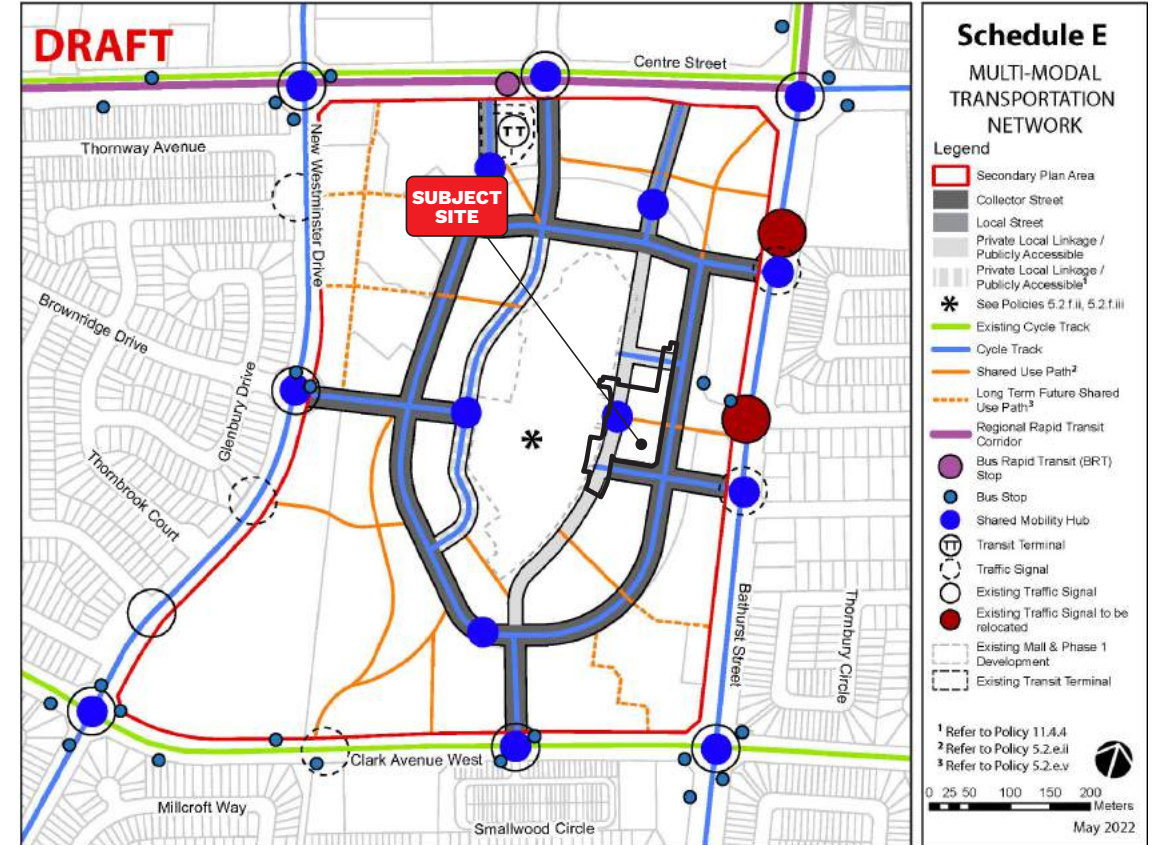
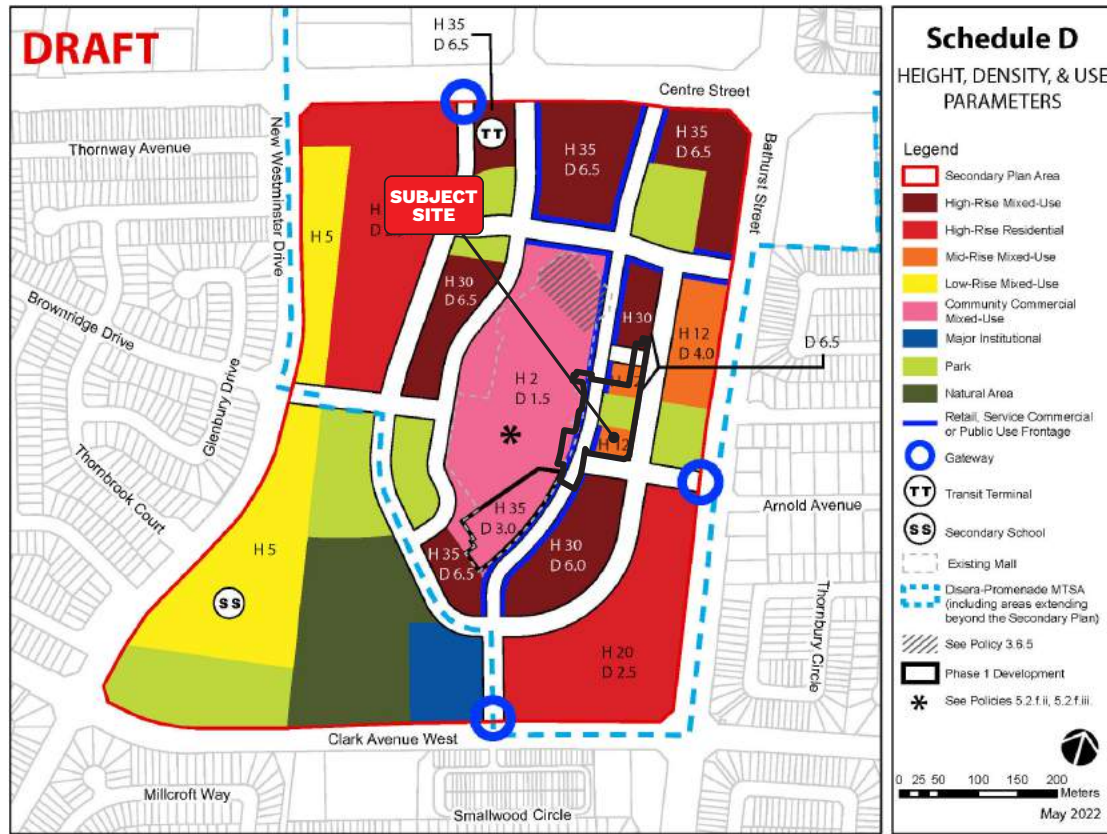
Looking East towards Bathurst Street along the Promenade Centre walkway

York Region OP (2010): Major Transit Station Areas



-  Major Transit Station Area
 -  Adjacent Major Transit Station Area
 -  Parkway West Belt Plan Area
- Transit Station**
-  Subway Station
 -  Bus Rapid Transit
- Transit Corridor**
-  Subway
 -  Bus Rapid Transit
- Municipal Boundaries**
-  Regional Municipal Boundary
 -  Local Municipal Boundary

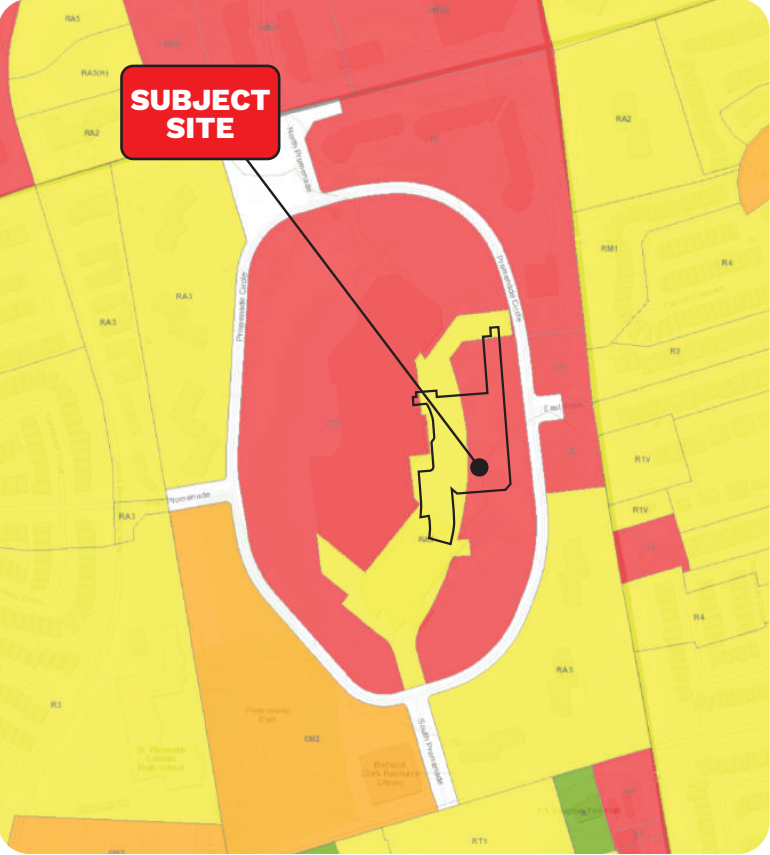
Draft Promenade Centre Secondary Plan (2022)



Schedule D, Height, Density, & Use Parameters

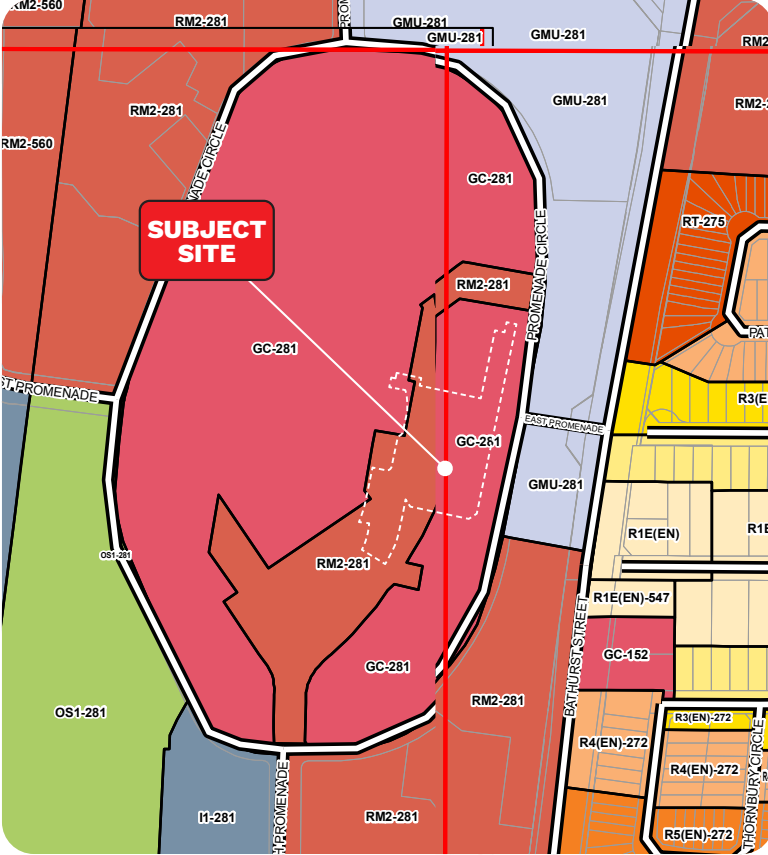
Schedule E, Multi-modal Transportation Network

Zoning By-laws



Vaughan Zoning By-law 1-88

- Legend**
- Zones**
- Oak Ridges Moraine Area
 - Greenbelt Area
 - Commercial
 - Open Space
 - Parkway Belt
 - Residential



Vaughan City-Wide Comprehensive Zoning By-law 01-2021

- Residential Zones**
- R1 (First Residential Zone)
 - R2 (Second Residential Zone)
 - R3 (Third Residential Zone)
 - R4 (Fourth Residential Zone)
 - R5 (Fifth Residential Zone)
 - RT (Townhouse Zone)
 - RM1 (Multiple Residential Zone 1)
 - RM2 (Multiple Residential Zone 2)
- Commercial Zones**
- GC (General Commercial Zone)
 - NC (Neighbourhood Commercial Zone)
 - CC (Convenience Commercial Zone)
 - SC (Service Commercial Zone)
- Mixed-Use Zones**
- GMU (General Mixed-Use Zone)
- Conservation, Open Space and Agricultural Zones**
- OS1 (Public Open Space Zone)
- Other Zones**
- I1 (General Institutional Zone)

Proposed Development

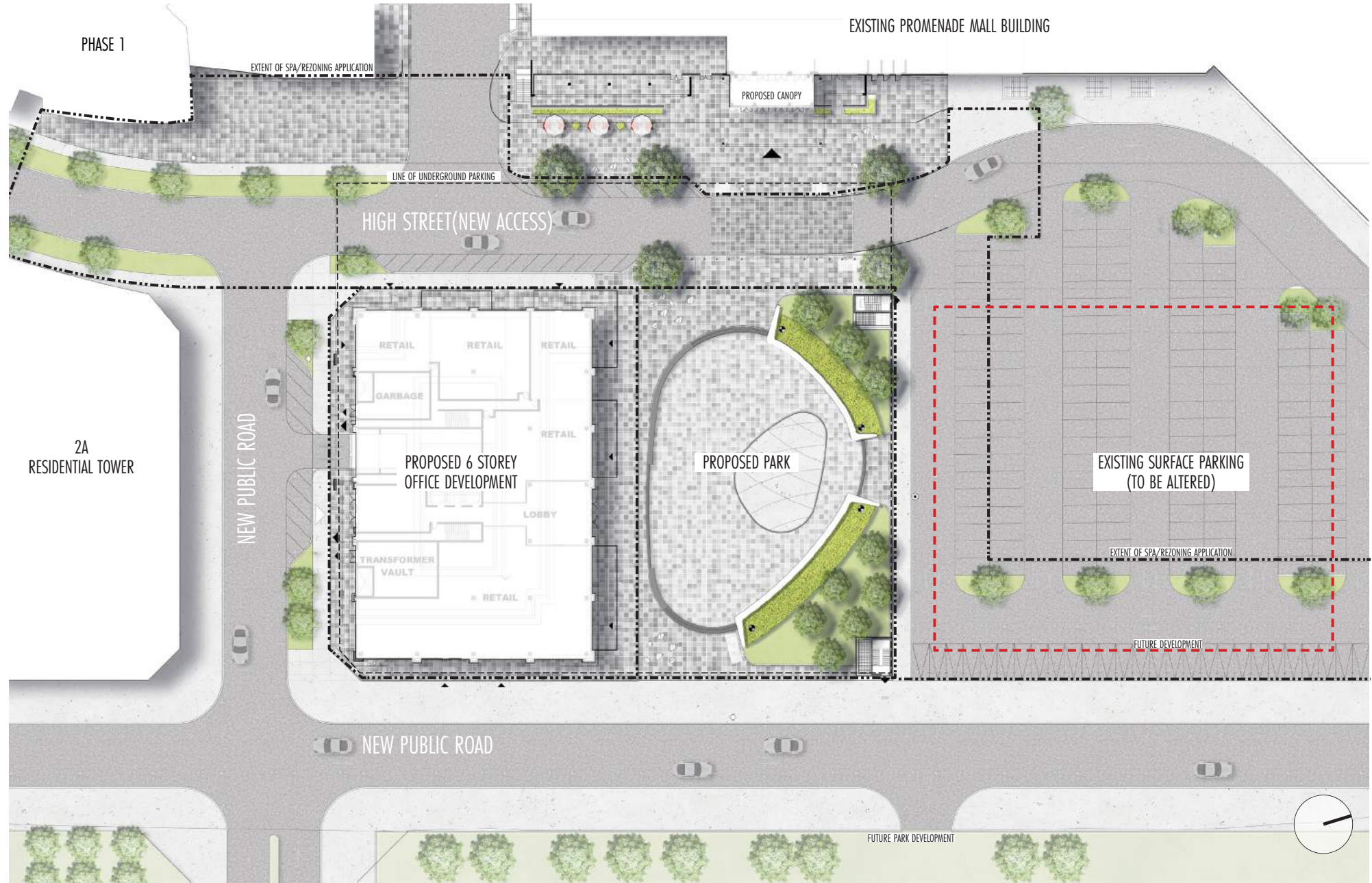


View Looking South

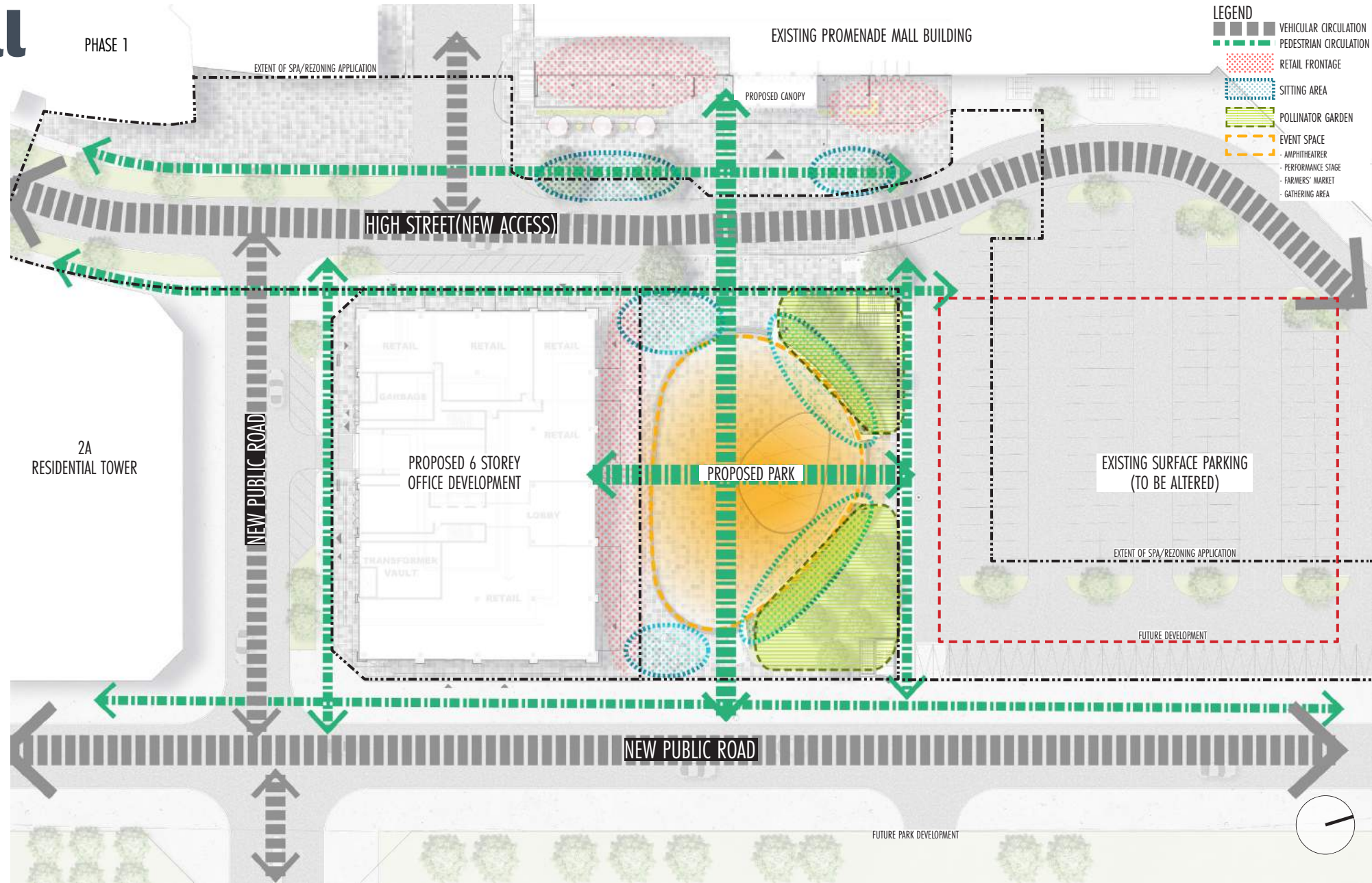
View Looking Southwest



Site Plan



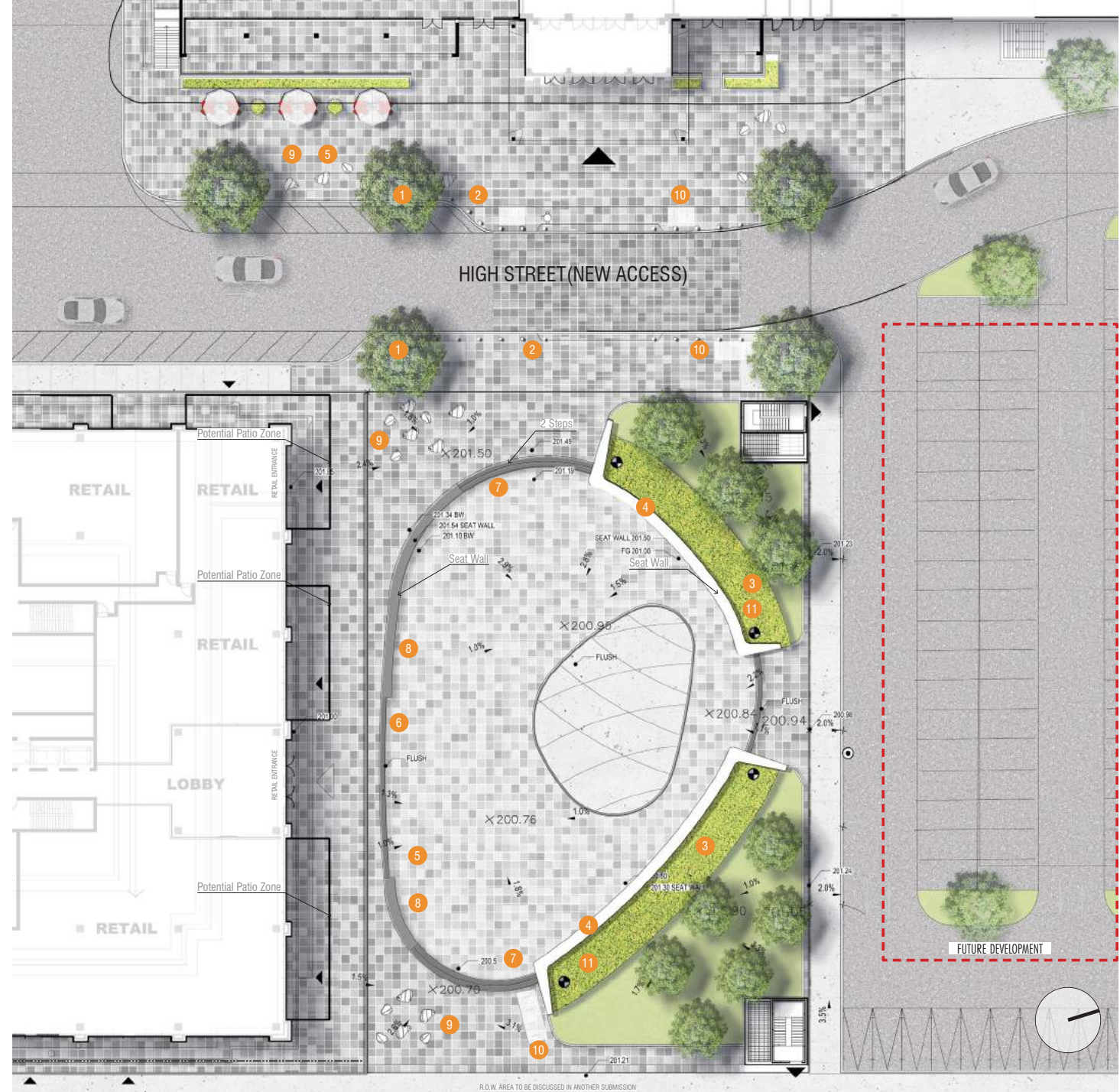
Functional Diagram



Concept Plaza Plan

LEGEND

- 1 Shade Tree
- 2 Bollard
- 3 Shrub/Perennial/Grass Mix
- 4 Raised Planter w Seat Wall
- 5 Feature Paving
- 6 Banding
- 7 Steps
- 8 Seat Wall
- 9 Sculptural Seating
- 10 Bike Rack
- 11 Landscape Lighting



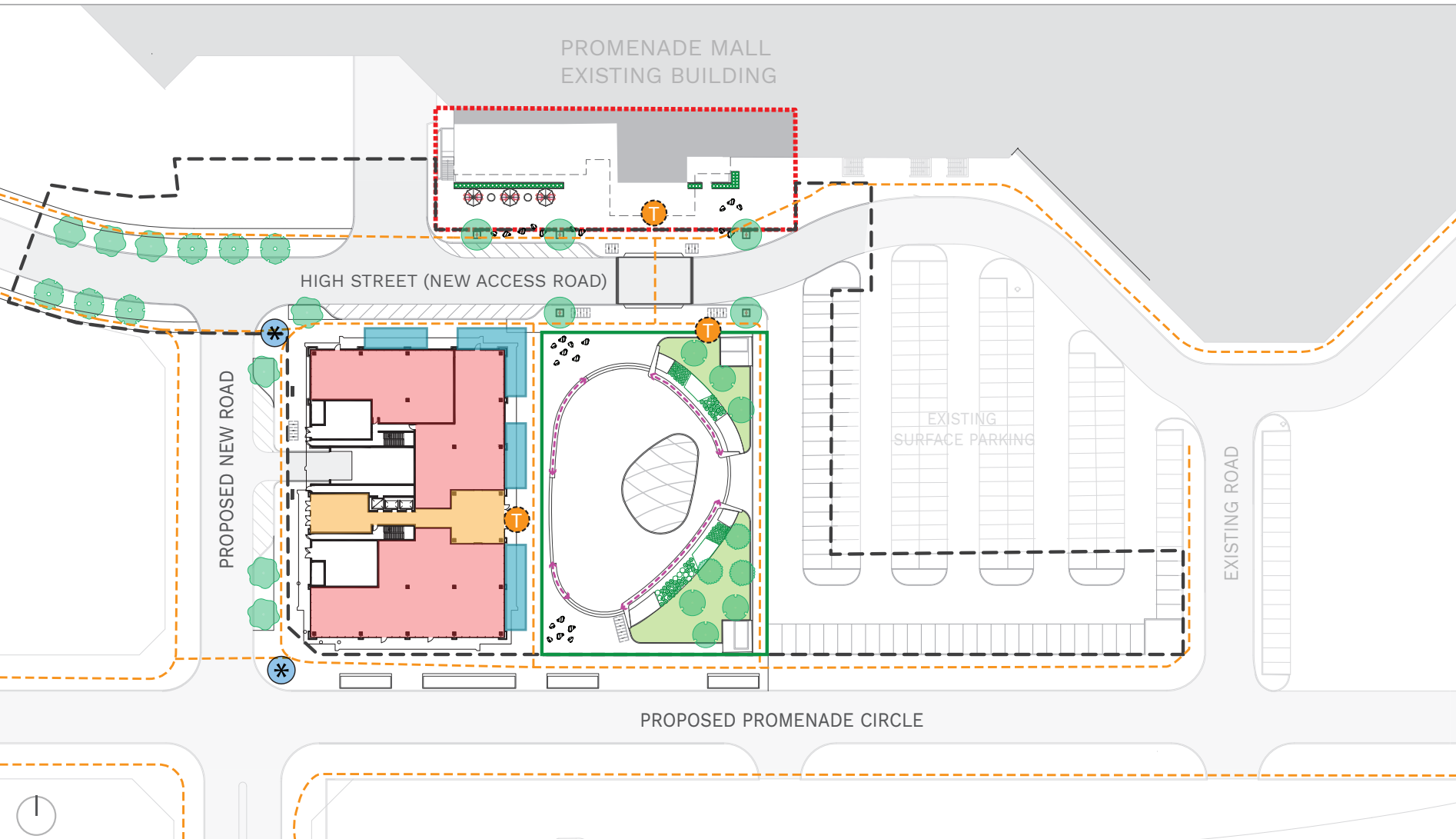
Urban Design & Sustainability

Precedent Images



Urban Design & Sustainability

Site Organization and Circulation



LEGEND

- - - EXTENT OF REZONING & SPA SUBMISSION FOR OFFICE
- EXTENT OF SPA SUBMISSION FOR MALL RENOVATION
- RETAIL
- LOBBY
- PROPOSED OPEN SPACE
- GATEWAY
- VIEW TERMINUS
- PEDESTRIAN CONNECTION
- TREES
- SCULPTURAL SEATING
- INTEGRAL SEATING
- POTENTIAL PATIO ZONE



Thank you

Question & Answers

Extra Slides