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Communication  
CW(WS) – November 1, 2023  
Item No. 1

# Promenade Centre Public Realm and Urban Design Framework

Council Working Session  
November 1st, 2023

Centre Street

New Westminster Drive

Clark Avenue

Bathurst Street





# Land Acknowledgment

We respectfully acknowledge that the City of Vaughan is situated in the Territory and Treaty 13 lands of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and the Haudenosaunee. The City of Vaughan is currently home to many First Nations, Métis and Inuit people today. As representatives of the people of the City of Vaughan, we are grateful to have the opportunity to work and live in this territory.

# Project Team



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## Shahrzad Davoudi-Strike

Manager of Urban Design &  
Cultural Heritage

## Shirley Marsh

Project Manager,  
Urban Design

# BrookMcIlroy/

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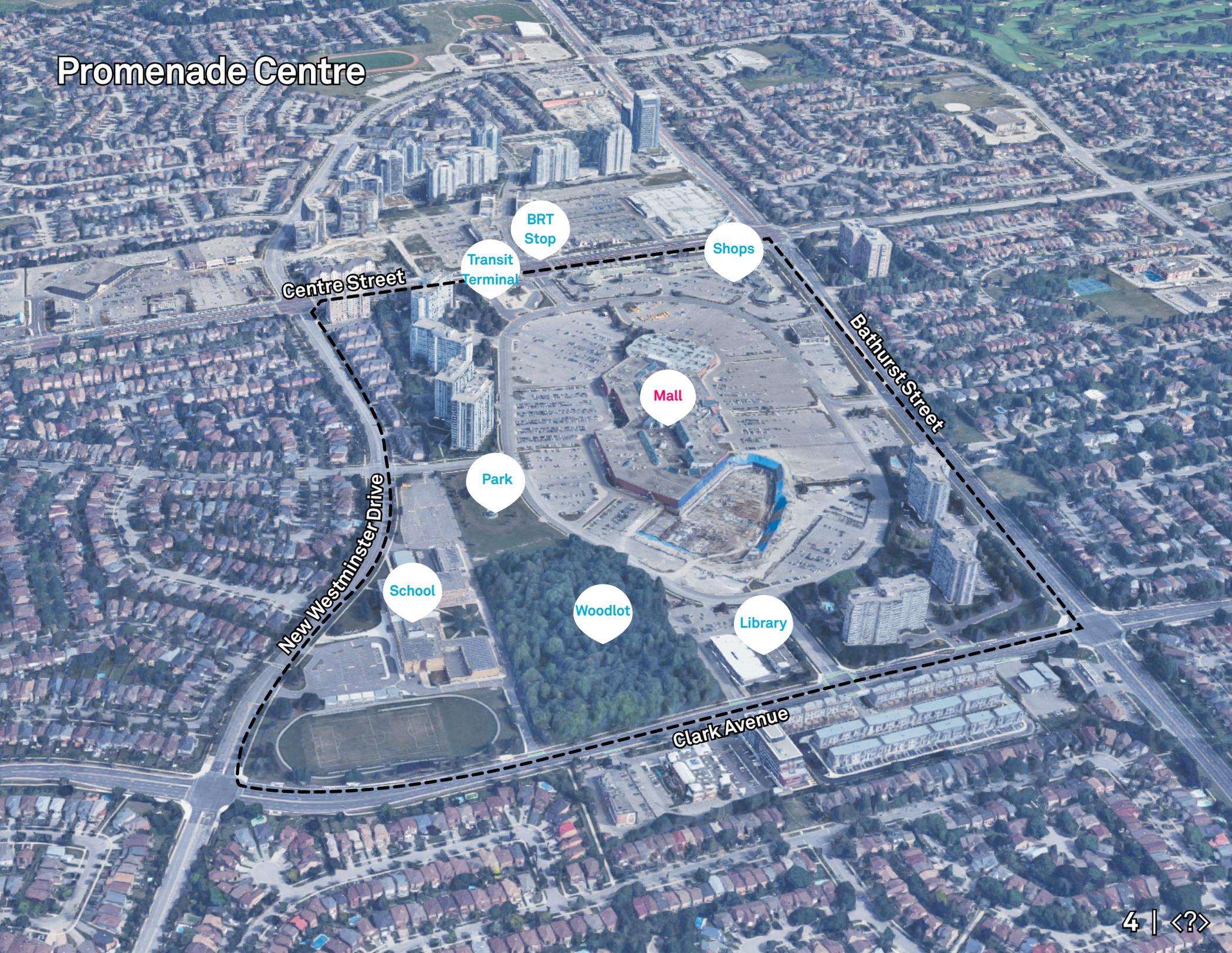
## Anne McIlroy

Principal

## Caitlin Schultz

Project Manager,  
Urban Designer

# Promenade Centre



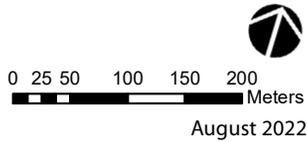
# The Secondary Plan

## Schedule D

HEIGHT, DENSITY, & USE  
PARAMETERS

### Legend

- Secondary Plan Area
- High-Rise Mixed-Use
- High-Rise Residential
- Mid-Rise Mixed-Use
- Low-Rise Mixed-Use
- Community Commercial Mixed-Use
- Major Institutional
- Park
- Natural Area
- Retail, Service Commercial or Active Use Frontage
- Gateway
- TT Transit Terminal
- SS Secondary School
- Existing Mall
- Disera-Promenade MTSA (including areas extending beyond the Secondary Plan)
- See Policy 3.6.5
- Phase 1 Development (See Policy 3.6.2)
- \* See Policies 5.2.f.ii, 5.2.f.iii.



# The Vision



Centre Street

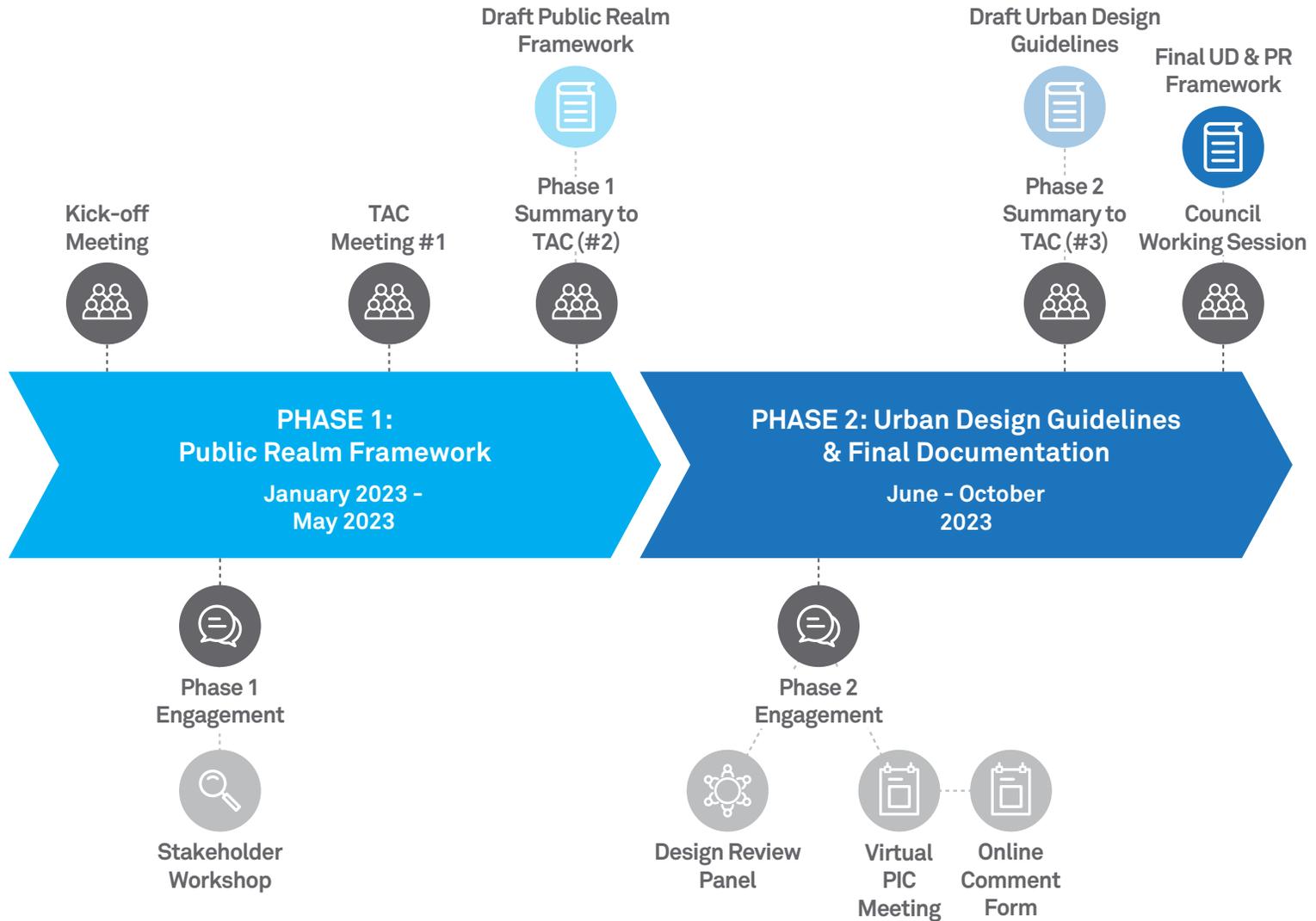
New Westminster Drive

Clark Avenue

Bathurst Street



# The Process



# What We Heard

2023-02-04

2023-03-02



who: Promenade Centre  
landowners

**‘We appreciate flexibility’**

Potential conflict with Mall businesses if commercial is required for ground floors.

Flexibility in the definition of shared-use paths usage (cars versus pedestrian).

Treatment of key areas during implementation phases should be addressed.

More pedestrian crossings for the existing residents.

2023-03-16

2023-05-01

2023-10-13



who: City of Vaughan Staff  
(various departments)

**‘Appreciate focus on public realm.’**

More characterization of future parks.

Guidelines for interface with parks.

More guidance for Mobility Hubs.

Guidelines for emergency exits buildings from underground parking below strata parks.

Street sections for interim phases.

Expand on Implementation.

2023-06-29



who: City of Vaughan  
Design Review Panel

**‘The Guidelines are well-considered and thorough; implementation will be key’**

Parking and loading.

Give more space to street trees.

Provide inclusive street furniture.

Strategies for implementation phases.

2023-08-29



who: The public

**‘This is much needed for Vaughan.’**

Would like to see more green and mature trees in public spaces.

More consideration to aging-in-place and accessibility.

Would like to be involved in future phases.

# Public Realm Principles

A Safe and Comfortable Public Realm



Diverse Places Big and Small



High Quality Open Spaces and Connections



A Complimentary Indoor-Outdoor Interface



Healthy People, Healthy Land

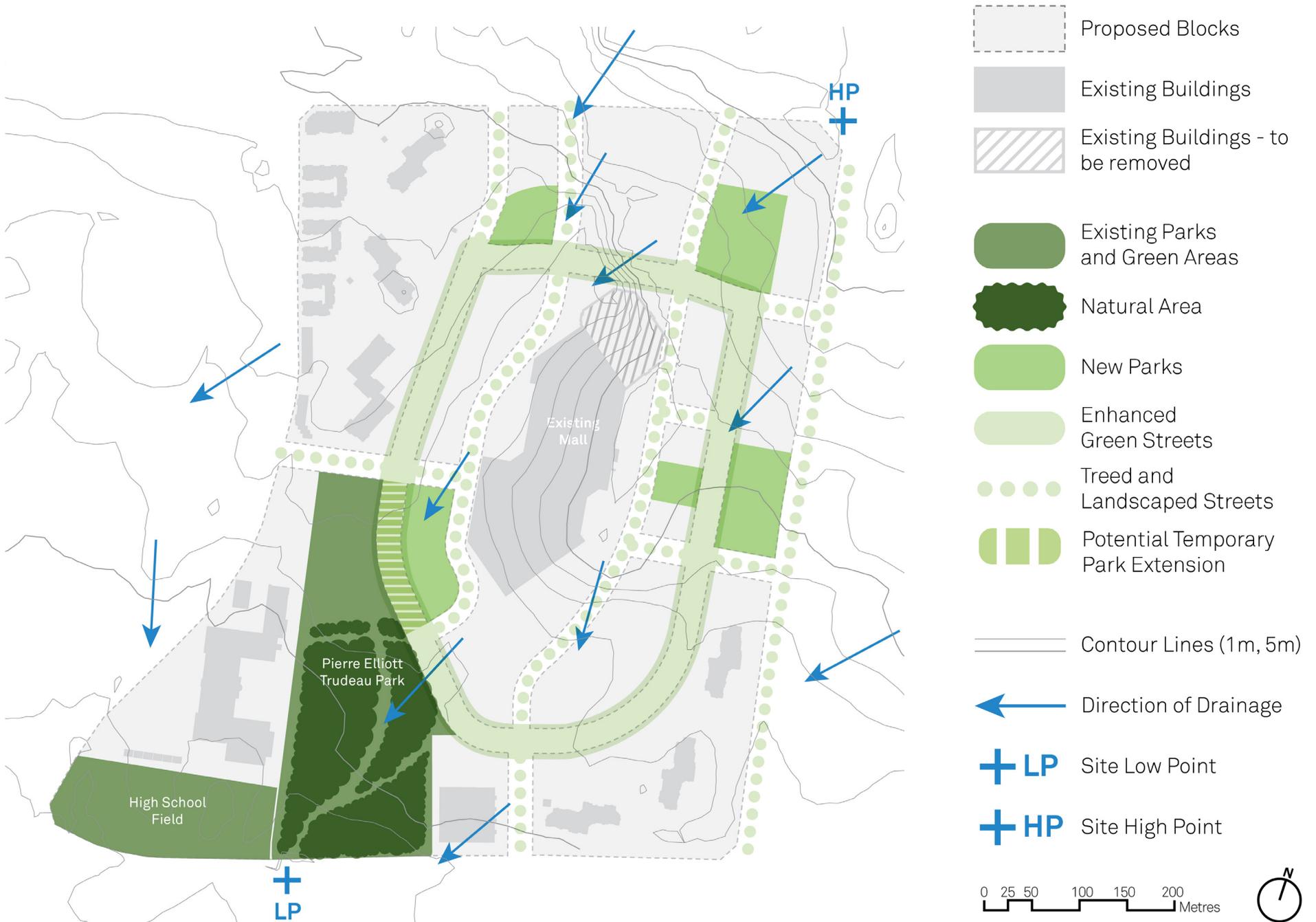


The Public Realm Framework sets out high-level design directions and strategic priorities for all of Promenade Centre to ensure a holistic, site-wide approach that implements the Promenade Centre Vision and Guiding Principles.

## 5.0 / Public Realm Framework

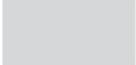
Green and Blue Networks  
Parks and Open Spaces  
Blocks and Connections  
The Three Promenades  
Building Frontages

# Green and Blue Networks

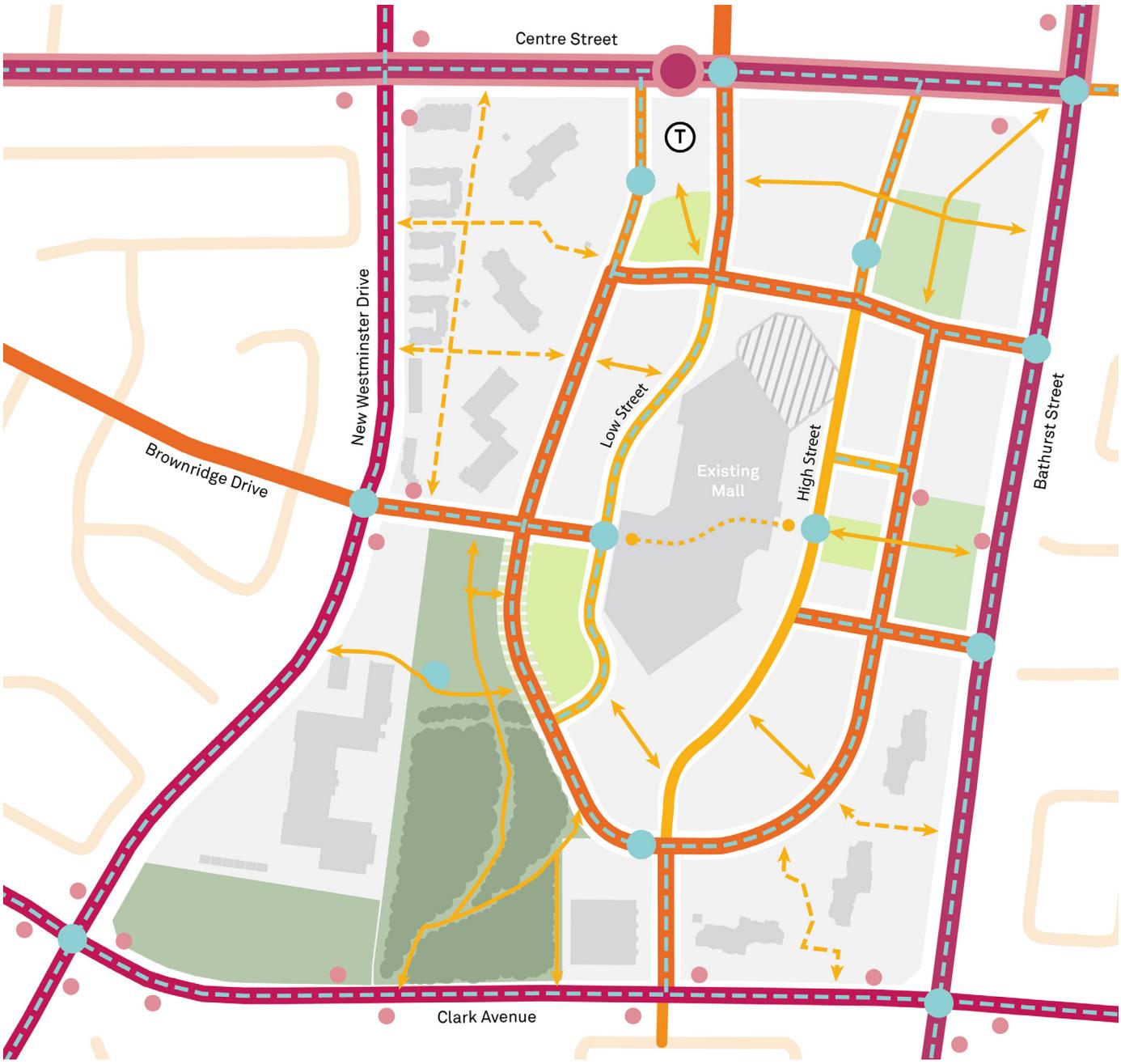


# Open Space System

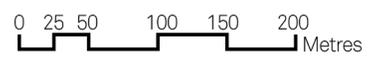


-  Proposed Blocks
-  Existing Buildings
-  Existing Buildings - Long Term Removal
-  Existing Parks and Green Areas
-  Natural Area
-  New Parks  
High Street Bathurst
-  New Urban Parks  
Pierre Elliott Trudeau Extension  
Promenade Centre Gateway  
Transit Plaza
-  Additional Open Space Opportunity  
(e.g. plazas, POPS)
-  Potential Temporary Park Extension
-  Primary (Active Use) Frontage
-  Secondary Frontage
-  Tertiary Frontage
-  Shared Use Path
-  Shared Use Path Long Term
-  Interior Connection

# Blocks and Connections



-  Proposed Blocks
-  Existing Buildings
-  Existing Buildings - Long Term Removal
-  Major Arterial
-  Major Collector
-  Collector
-  Local Street
-  Private Local Linkage
-  Shared Use Path
-  Shared Use Path Long Term
-  Interior Connection
-  Regional Rapid Transit Corridor
-  Rapid Transit (BRT) Stop
-  Existing Bus Stop
-  Cycle Track
-  Mobility Hub



# The Three Promenades



-  Proposed Blocks
  -  Existing Buildings
  -  Existing Buildings - Long Term Removal
  -  Central Promenade
  -  Green Street Promenade
  -  Wellness Promenade
  -  Wellness Promenade Long Term
  -  High Street
  -  Transit Terminal
  -  Resource Library
  -  Secondary School
  -  Connection with existing path
- 0 25 50 100 150 200 Metres
- N

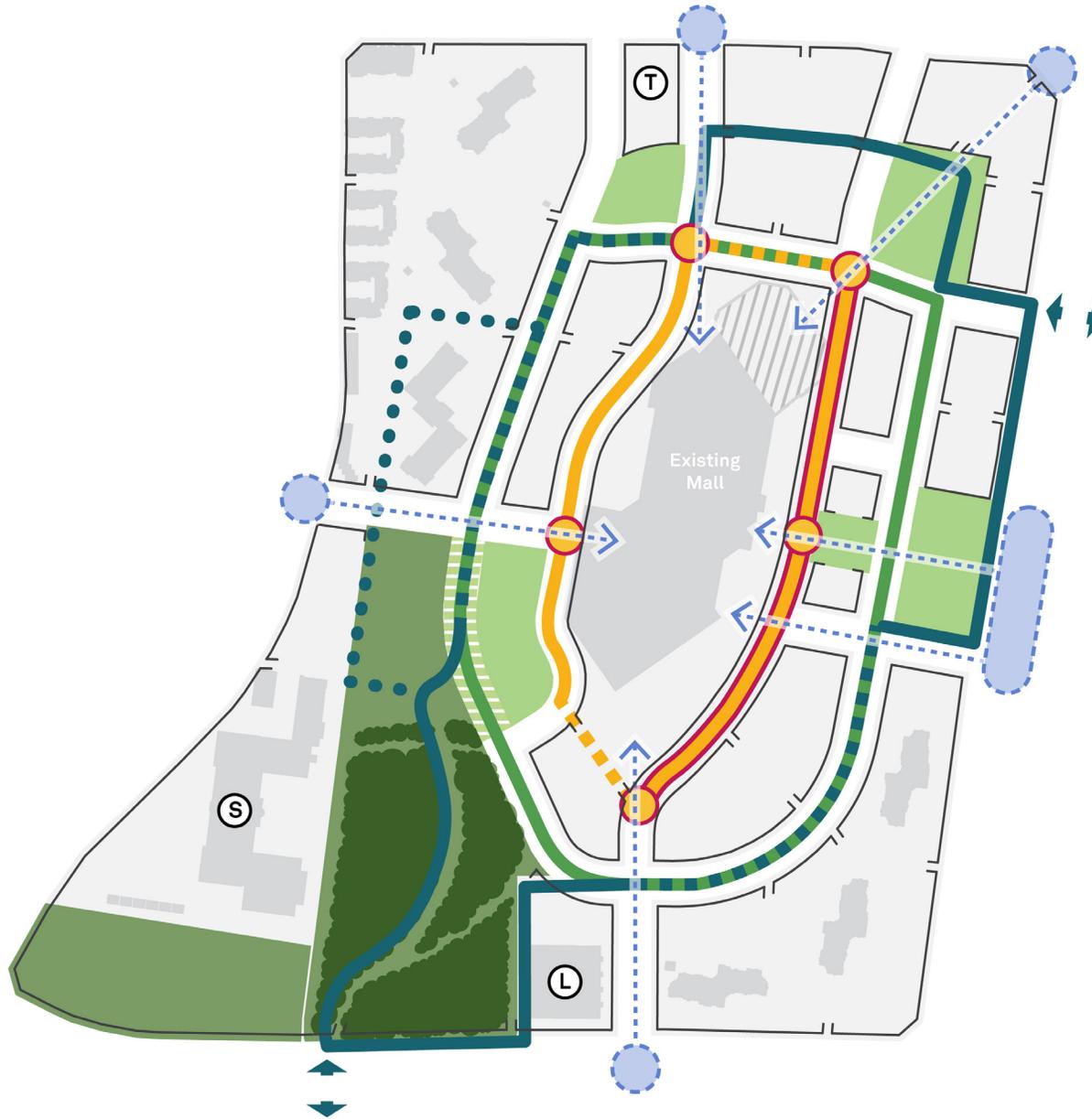
# Building Frontages



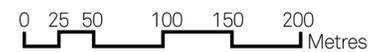
0 25 50 100 150 200 Metres



# Public Realm Framework



-  Proposed Blocks
-  Existing Buildings
-  Existing Buildings - Long Term Removal
-  Central Promenade
-  Green Street Promenade
-  Wellness Promenade
-  Wellness Promenade Long Term
-  High Street
-  Activity Node
-  Gateway
-  View Corridor and Terminus
-  Transit Terminal
-  Resource Library
-  Secondary School
-  Connection with existing path



While supporting green infrastructure, native plants and large canopy trees, the Promenade Centre Open Space System will include a variety of programming elements to support healthy and active lifestyles for people of all ages and ability levels.

## 6.0/ Open Space System

Green Parks

Public Squares

Publicly-Accessible Open Spaces

Streets as Places

Topography and Grading Approach

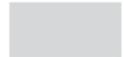
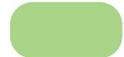
Pet Friendly Areas

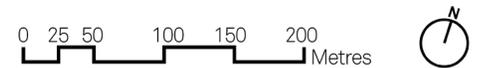


# Parks and Plazas

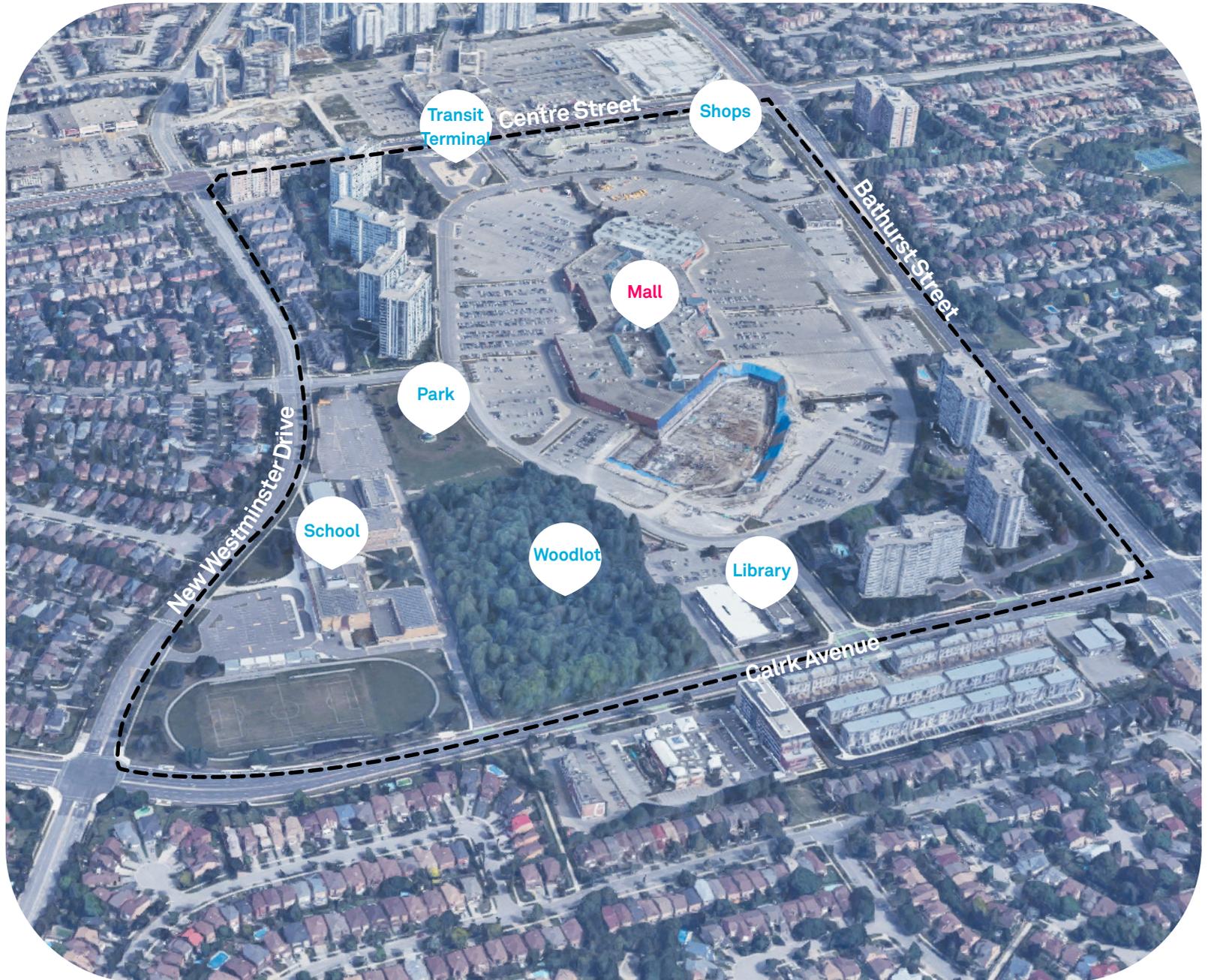
Parks and plazas identified within the Promenade Centre include:

1. Pierre Elliott Trudeau Park and Woodlot
2. Pierre Elliott Trudeau Park Extension
3. High Street Park
4. Bathurst Park
5. Transit Square
6. Gateway Plaza

-  Proposed Blocks
-  Existing Buildings
-  Existing Buildings - Long Term Removal
-  Green Parks
-  Public Squares
-  Potential Temporary Park Extension
-  Shared Use Path Long Term
-  Interior Connection



# Parks and Plazas



# Parks and Plazas

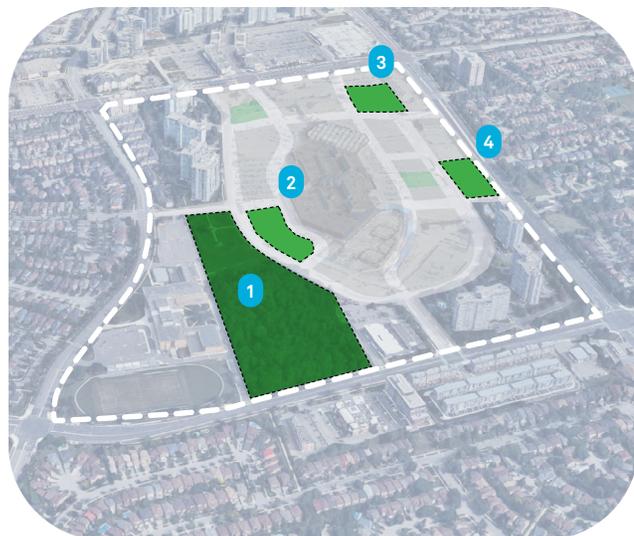
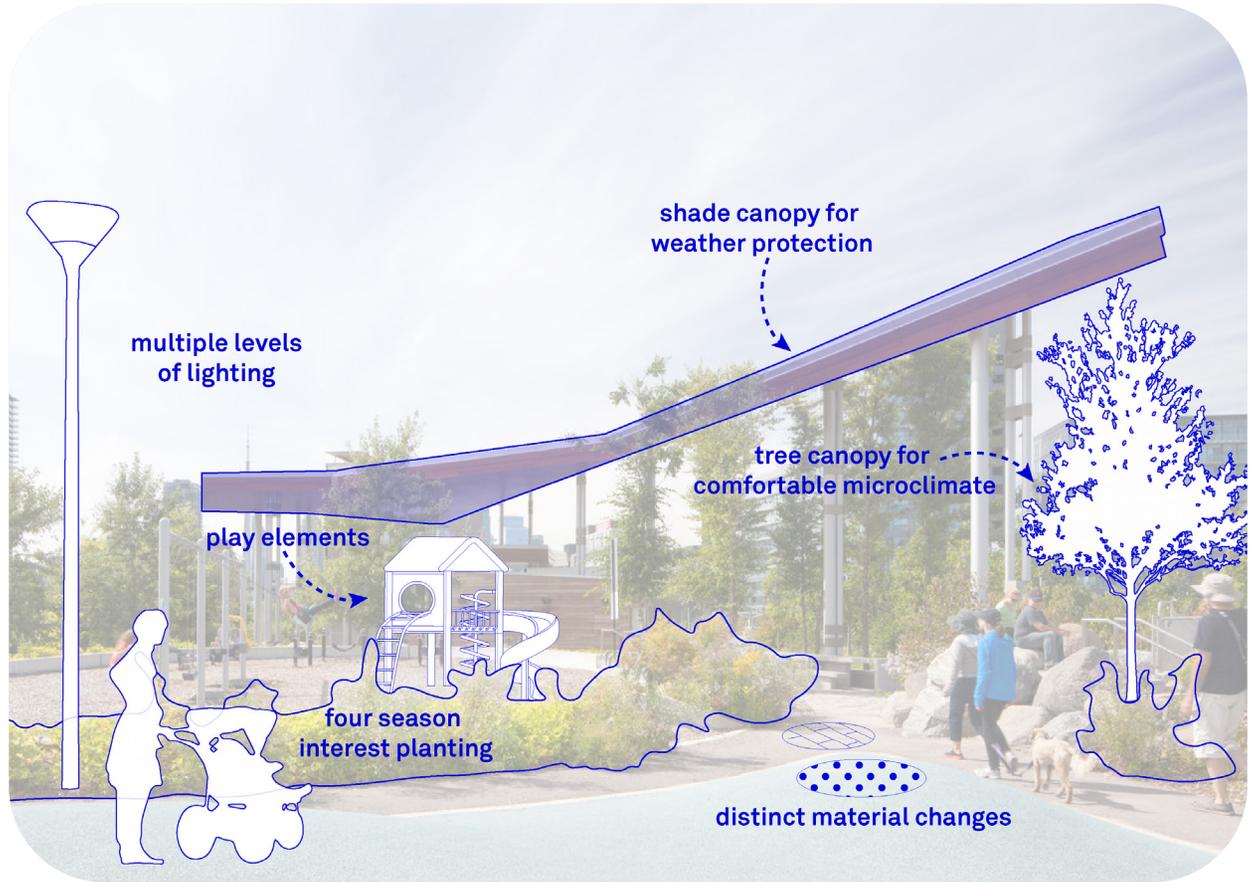
1. Pierre Elliott Trudeau Park and Woodlot
2. Pierre Elliott Trudeau Park Extension
3. High Street Park
4. Bathurst Park
5. Transit Square
6. Gateway Plaza



# Green Parks

The green parks within Promenade Centre will act as backyard playgrounds and retreat for many residents in the neighbourhood.

Incorporating biodiverse, drought-tolerant and native plantings within the site is encouraged and will enhance the ecological value of Promenade Centre.



1. Pierre Elliott Trudeau Park and Woodlot
2. Pierre Elliott Trudeau Park Extension
3. High Street Park
4. Bathurst Park

# Public Squares

Two public squares are proposed within Promenade Centre that will serve as active spaces, where people will gather, sit, and observe their surroundings. While the spaces will be predominantly paved, it's important that tree canopy is provided wherever possible.



- 5. Transit Square
- 6. Gateway Plaza

# Streets as Places

Streets are not only functional connections that permit the movement of goods, people and utilities. They can be places themselves that contribute to the social, civic and economic fabric of communities.

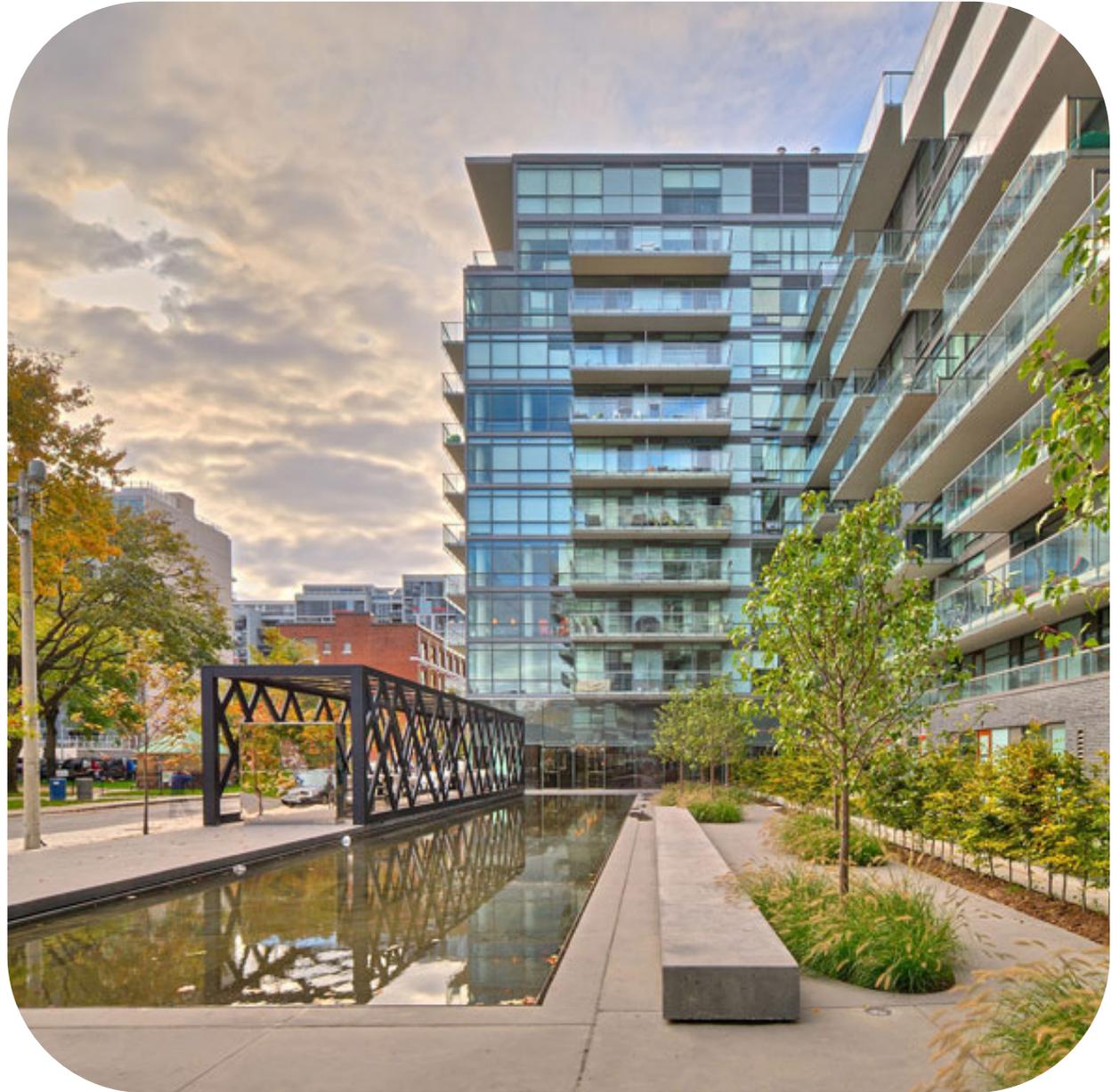


# Publicly Accessible Space / POPs

Privately owned publicly accessible spaces are a unique type of public realm component within the urban context. These spaces are open to the public but privately owned and maintained.

Key locations and considerations within Promenade Centre for publicly-accessible spaces include:

- **Mid-block Connections and Shared-Use Pathways**
- **Gateway Plaza/Corner Plazas**
- **Interior Public Courtyards**



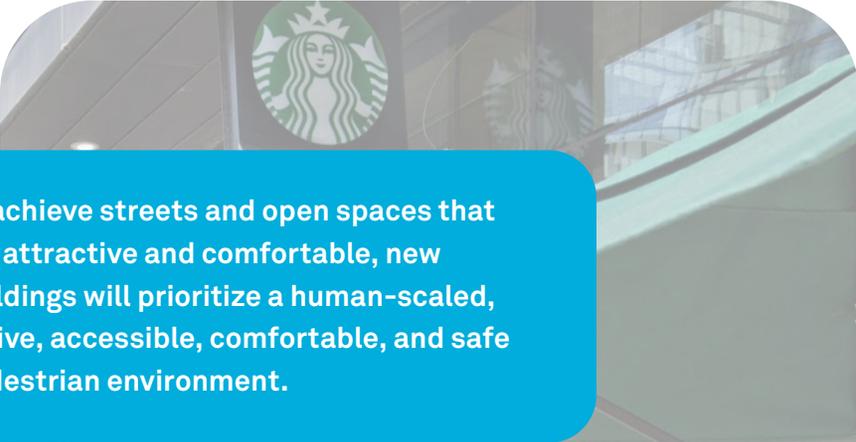
# Topography and Grade Changes

## Drainage and Universal Accessibility

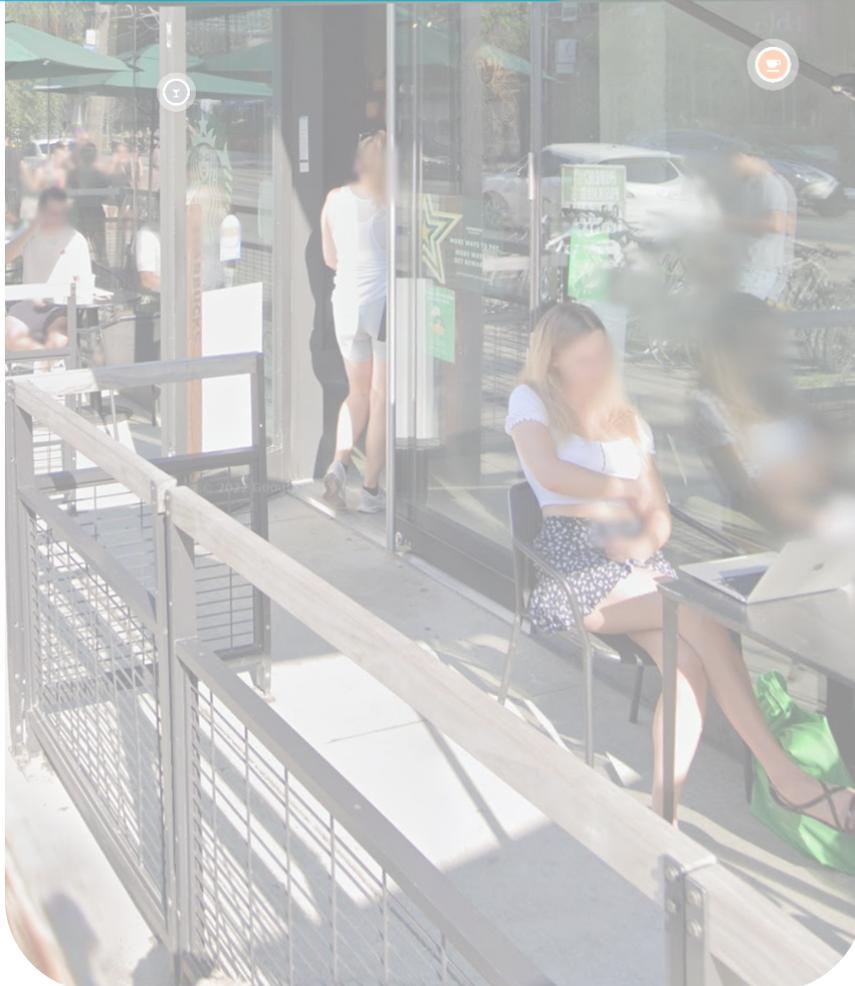
The grading variation and topography change of Promenade Centre is a defining character of the site.

While it is critical that accessibility, water flow and materiality are considered to ensure safe and sustainable public realm, the topography of the site can be an opportunity to create attractive and welcoming spaces that foster sociality.





To achieve streets and open spaces that are attractive and comfortable, new buildings will prioritize a human-scaled, active, accessible, comfortable, and safe pedestrian environment.

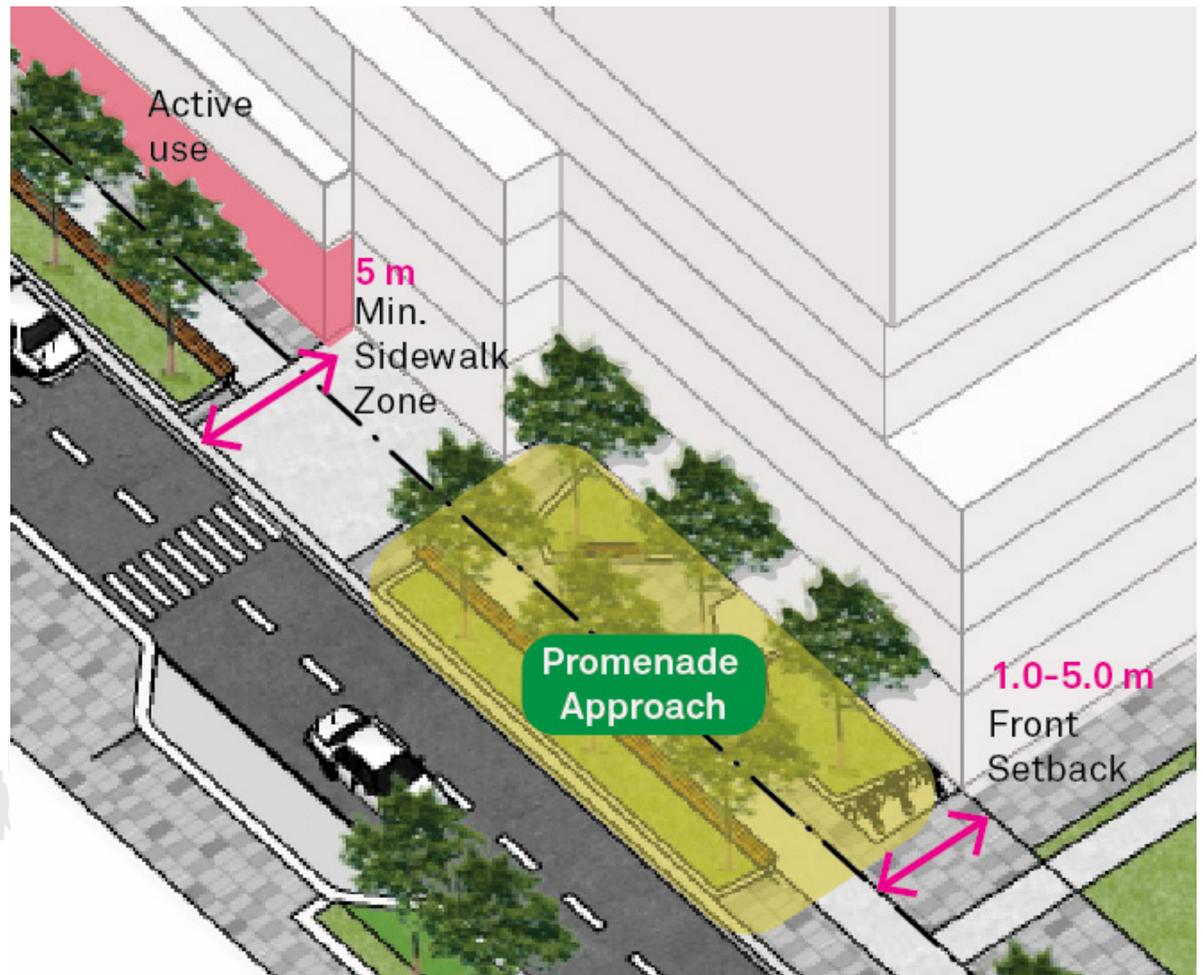
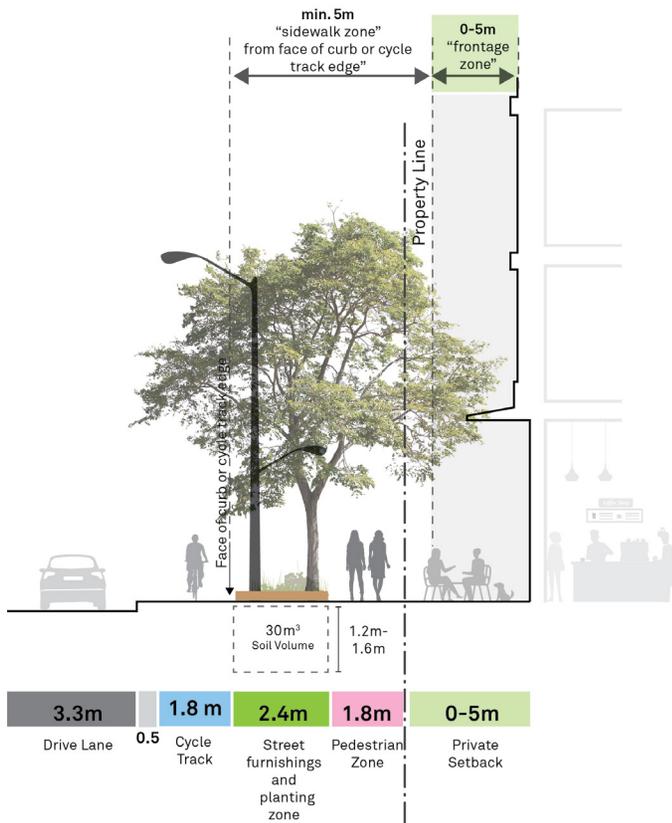


## 7.0/ Interface with the Public Realm

The Promenade Approach  
Streetwalls and Setbacks  
Grade Related Uses  
Park Edges  
Publicly Accessible Interiors

# Streetwalls And Setbacks

A defined streetwall provides clear articulation at the street edge for a comfortable human-scaled environment. Variation will be permitted in the streetwall to create fine-grained, visually interesting streets.



# Grade-related Uses

To animate the public realm, active uses should be provided at the ground floor. Where there is no active use, alternative solutions to animate the public realm should be employed. Where a vehicular or service area is located, it should be screened from the public realm.

- General Guidelines
- **Active Uses**
- Residential Uses
- Common Amenity Areas
- Existing Commercial Uses
- Public Community Uses
- Parking Uses



# Grade-related Uses

To animate the public realm, active uses should be provided at the ground floor. Where there is no active use, alternative solutions to animate the public realm should be employed. Where a vehicular or service area is located, it should be screened from the public realm.

- General Guidelines
- Active Uses
- Residential Uses
- Common Amenity Areas
- Existing Commercial Uses
- Public Community Uses
- Parking Uses



Promenade Centre will fully support multi-modal transportation, with universally accessible public spaces, off-street Shared Use paths, and new cycling facilities on every public street.



## 8.0 / Streets and Connections

Multi-Modal Hierarchy  
The Three Promenades  
The Streetscape  
Complete Streets  
Street Sections  
Shared Use Paths  
On-Street Parking

# The Three Promenades

Streets and paths are not just a means to get from one place to another — they are a part of the public realm, and are essential spaces where everyday activities of public life take place.

Within the larger street network, three “Promenades” will create ways to experience Promenade Centre from different perspectives.



0 25 50 100 150 200 Metres



## The Central Promenade

A continuous pedestrian route linking Promenade Centre’s most active and vibrant streets.

## The Green Street Promenade

A loop of quieter, green streets with wide pedestrian walkways, enhanced landscaping, and large-canopy street trees.

## The Wellness Promenade

A 2.5km recreational loop linking neighbourhoods and parks, utilizing the off-street path network, and including fitness equipment and playful elements for children.

# The Three Promenades

- Central Promenade
- Green Street Promenade
- Wellness Promenade
- Wellness Promenade Long Term
- High Street



# Complete Streets

Complete Streets are both connections and places within themselves. They support social gathering, passive enjoyment, and commercial activity.

Key Principles of Complete Streets include:

- **Pedestrian Comfort and Safety**
- **Cyclist Comfort and Safety**
- **Public Transit Access**
- **Streets as Places**
- **Green Streets**



# High Street

## Key Guidelines

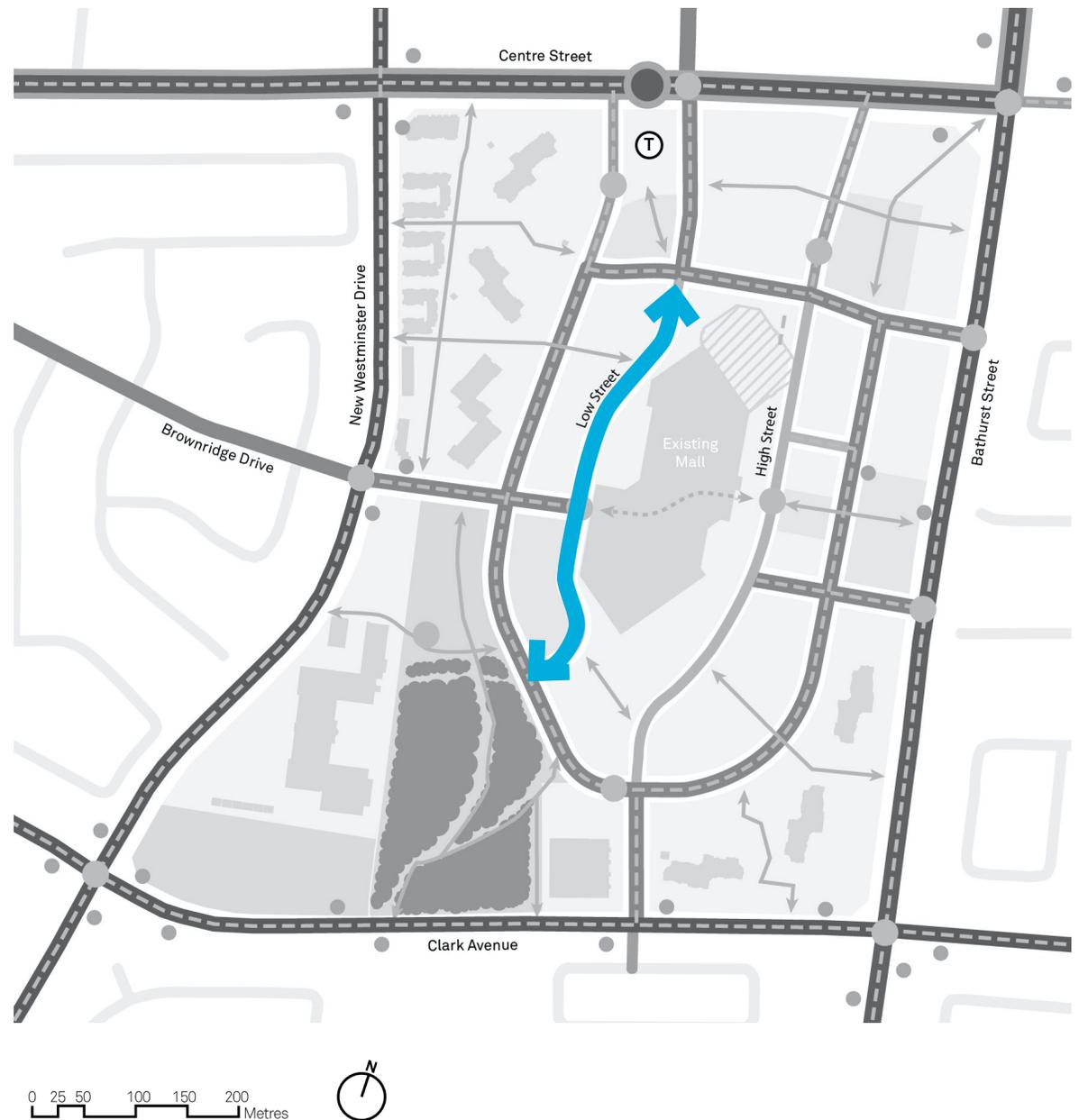
- High Street will be the **primary active street within Promenade Centre**. It will be pedestrian-priority, with wide sidewalks and an active and vibrant public realm.
- High Street should **allow for high permeability from the street** to active uses at grade, shared use paths, and/or publicly-accessible interiors.
- High Street will be a slow street, allowing for bicycles and cars to share the roadway. The **roadway will be designed to encourage slow vehicle movement and comfort for pedestrians and cyclists**.



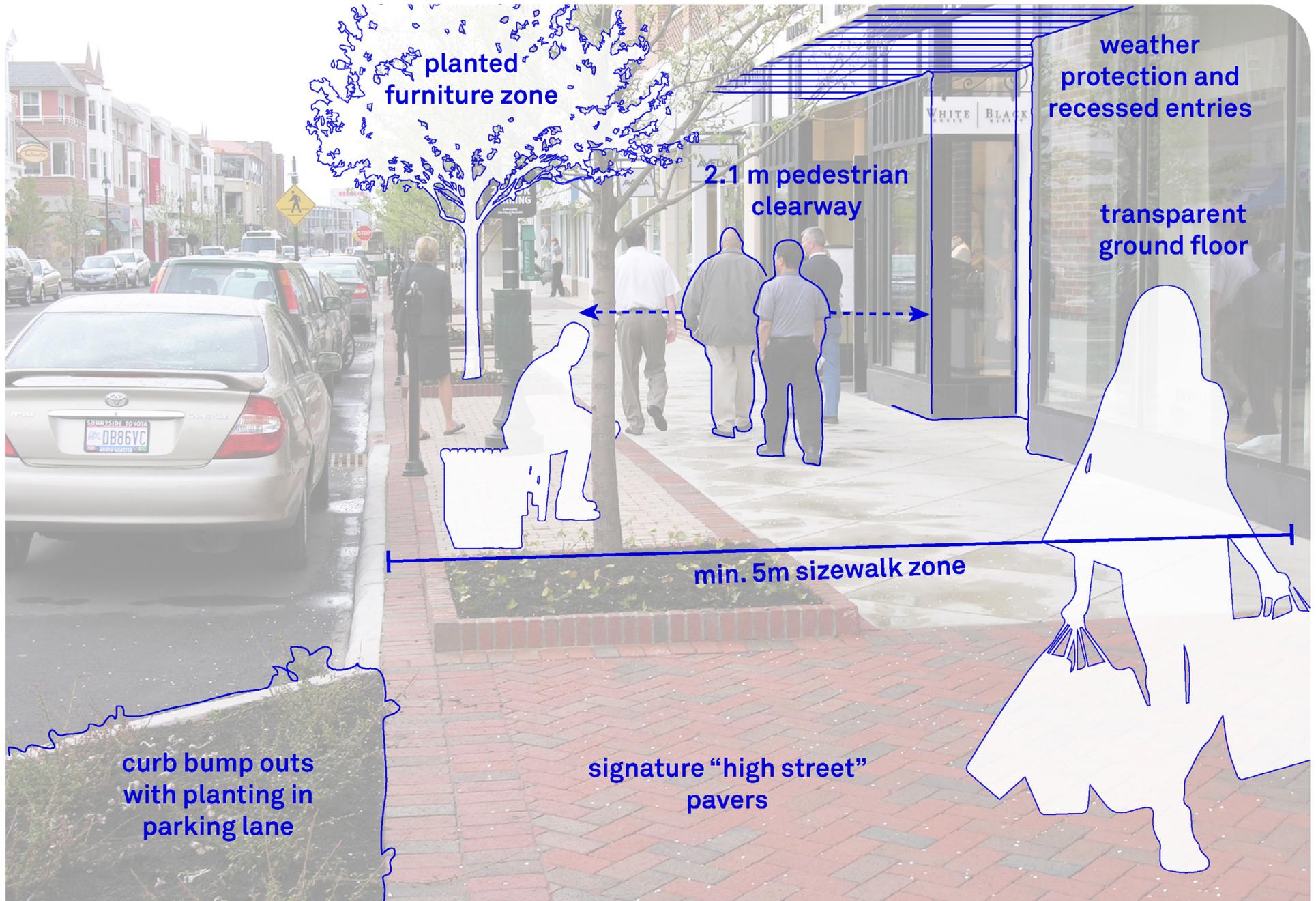
# Low Street

## Key Guidelines

- Low Street will be the **secondary active street within Promenade Centre**. It will be pedestrian-priority, with wide sidewalks and an active and vibrant public realm.
- **Bi-directional cycling facilities may be provided on one or both sides of the street**. Further transportation studies will need to evaluate the ideal configuration of the cycling facilities on Low Street with respect to the **need to maintain loading functions**.



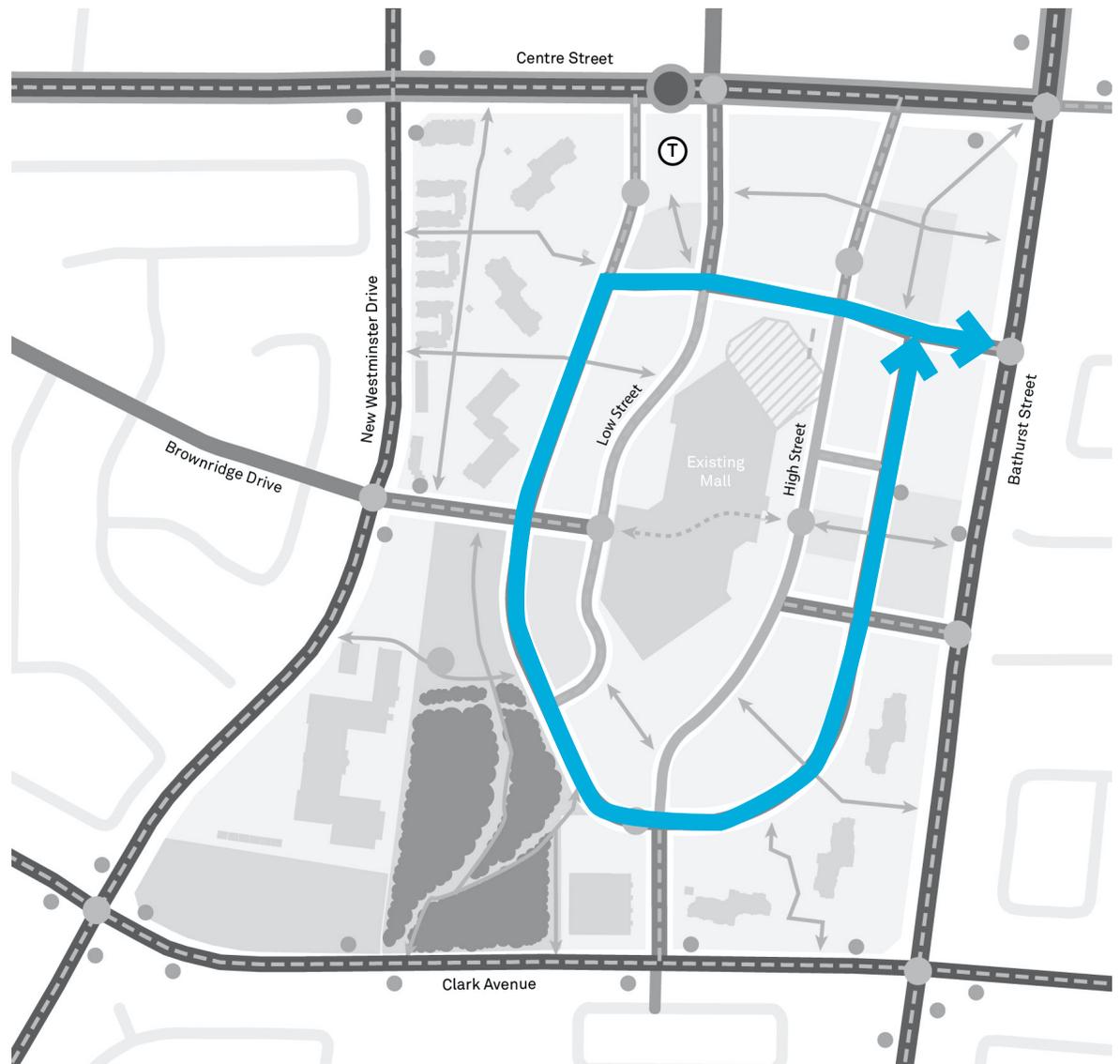
# Active Street Edges



# Promenade Circle

## Key Guidelines

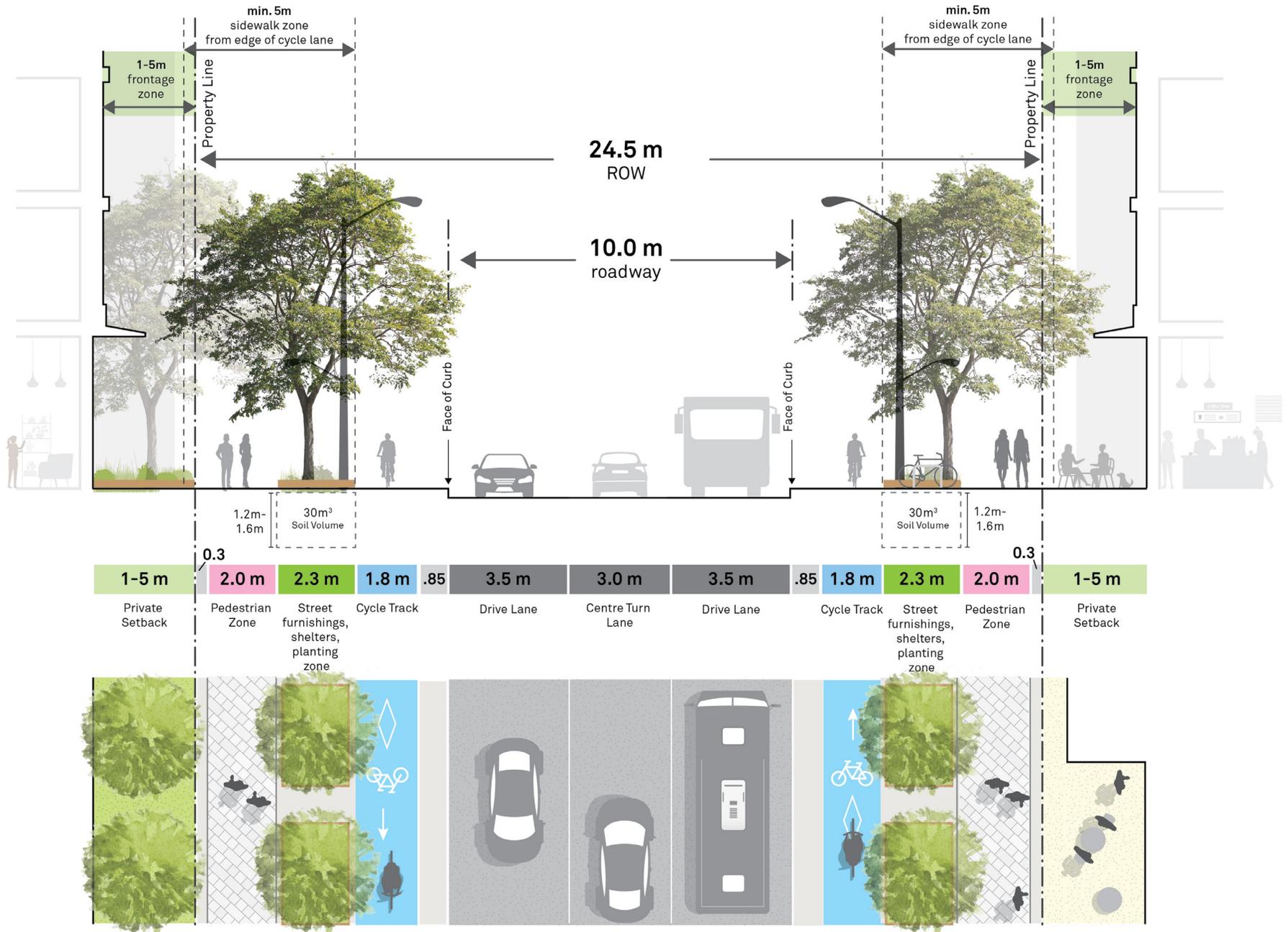
- Promenade Circle



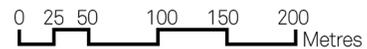
0 25 50 100 150 200 Metres



# Collector Street Section (Promenade Circle)



# Shared Use Paths



# Shared Use Paths

The Shared Use Path network creates a movement network where pedestrians and cyclists are the primary users, providing publicly-accessible, direct, safe, and efficient movements throughout the area, connecting to key destinations and public transit connections.

There are three types of Shared Use Paths that allow for different activities:

- **Mews**
- **Neighbourhood Paths**
- **Naturalized Trails**



Within Promenade Centre, a focus on green infrastructure, planting and biodiversity will not only have a positive impact on the environment, but provide a meaningful and comfortable public realm experience for pedestrians and cyclists.



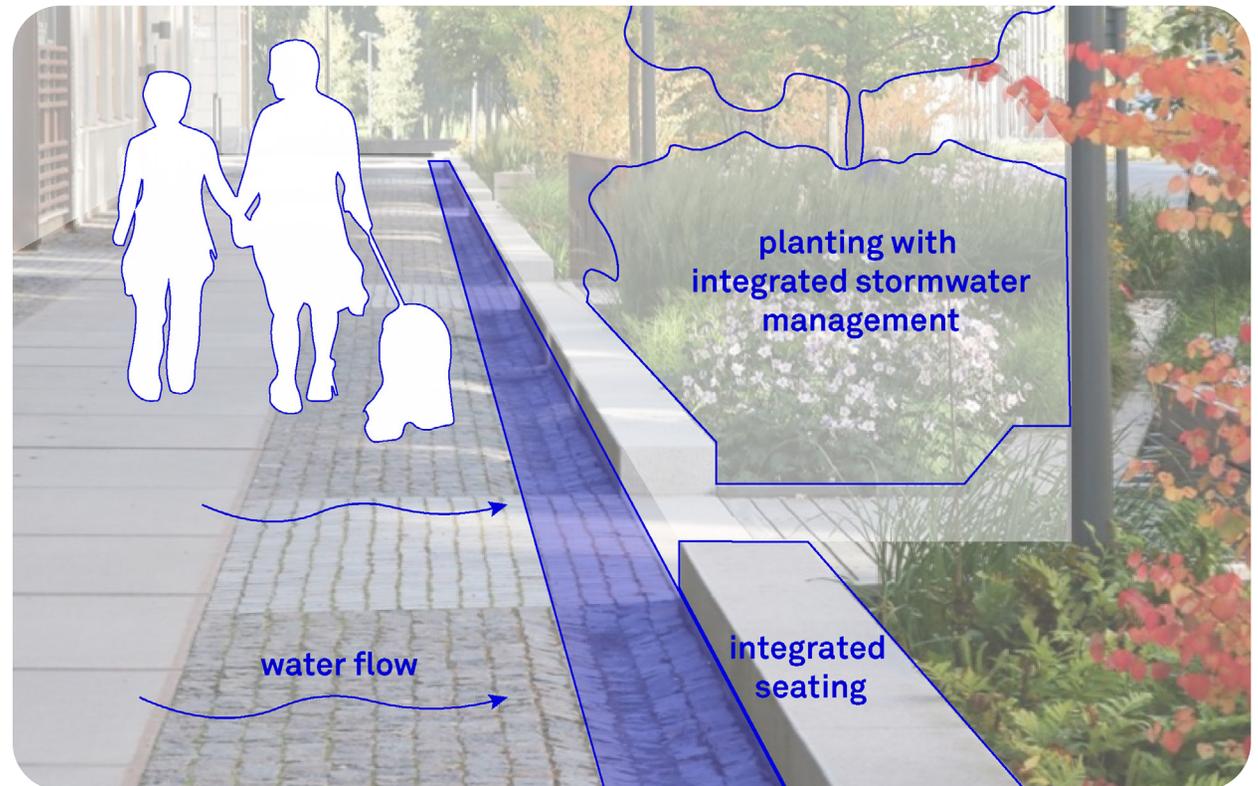
## 9.0/ Green and Blue Networks

**Integrate Stormwater Management  
Biodiversity and Plant Selection  
Tree Canopy**

# Integrated Stormwater Management

Green infrastructure and low impact development (“LID”) creates a thriving, pedestrian-friendly street that offers a naturalized buffer, reduces impervious surfacing, increases tree canopy, mitigates heat island effect and slows traffic.

Given the grade changes across Promenade Centre, it is important to consider the surrounding context and work with the natural drainage patterns of the site. Promenade Mall and the surrounding roadways provide a unique opportunity to retrofit aging infrastructure to allow for as many LID design strategies as possible



# Biodiversity and Plant Selection

The value of green, vegetated streets goes beyond providing water flow management and aesthetic value to the streetscape. A variety of native plantings should be chosen to allow for increased nectar and pollen, seed and fruit for birds, nesting materials and protection for small fauna and insects.

Using native plants will also reduce replacement and maintenance costs by ensuring the plant material is resilient to drought and can sustain the local landscape and climate conditions.



# Tree Canopy

Environmentally, street trees provide cooler, cleaner air, reduce heat island effect, and capture stormwater runoff and pollutants. In addition, increasing vegetation and specifically canopy trees within the public realm assist with overall road safety.

A row of trees provides clear differentiation of pedestrian zones by creating a visual buffer that keeps drivers focused on the roadway.

It is critical that sufficient soil volume is provided in the initial streetscape development to ensure the survival and success of urban trees.



Key factors that contribute to defining the public realm, urban elements in Promenade Centre will embed sustainability, inclusive design and cultural representation.



## 10.0/ Urban Elements

Cultural Placemaking

Public Art

Lighting

Signage and Wayfinding

Street Furniture

Public Realm Palette

Shared Mobility Hubs

Fencing, Screening, and Enclosure

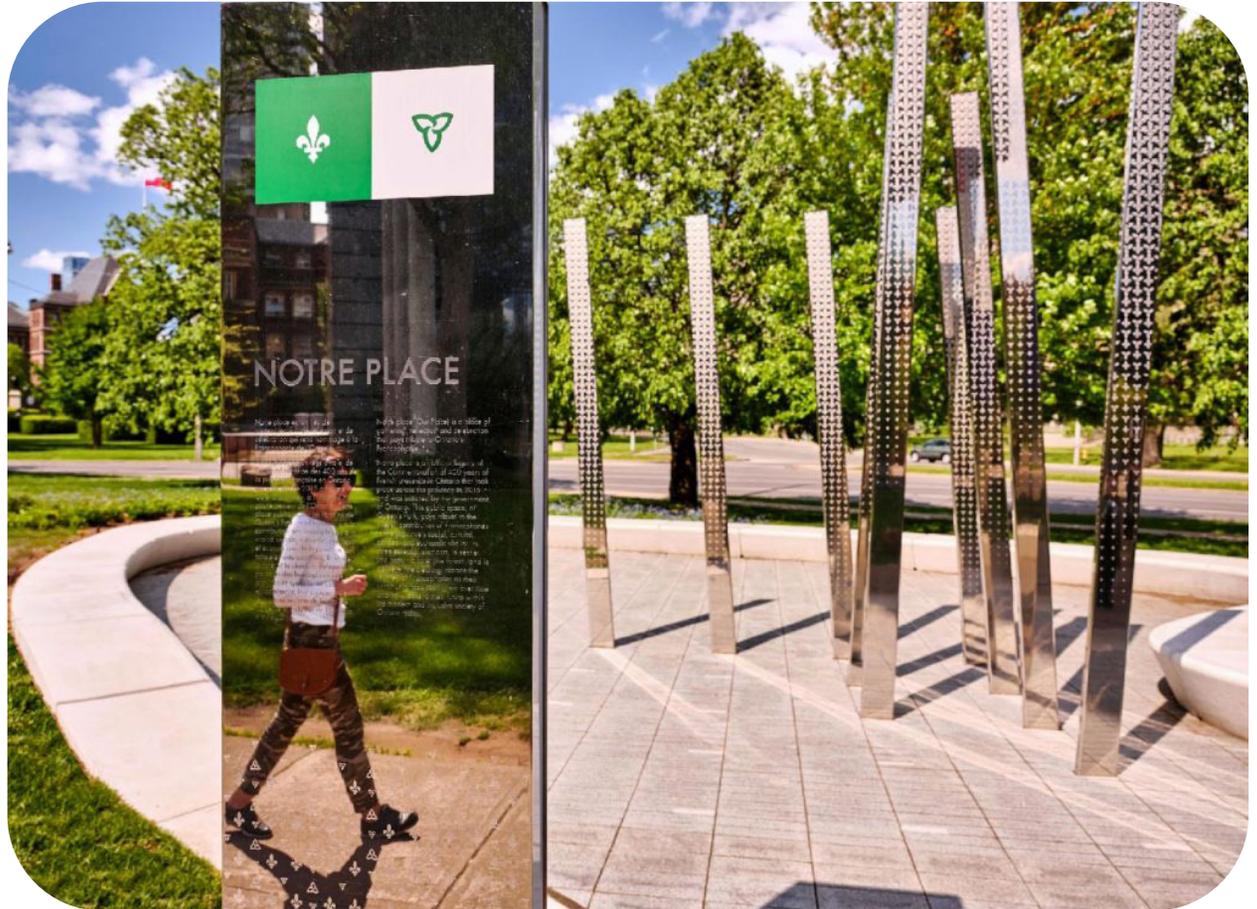
Play Spaces and Outdoor Fitness

Underground Parking Exit Structure

# Cultural Placemaking and Public Art

The urban elements of Promenade Centre should reflect the unique culture, history, and identity of Vaughan. These efforts may also include ephemeral activations to reinforce Promenade Centre's role as a dynamic social hub and activity centre.

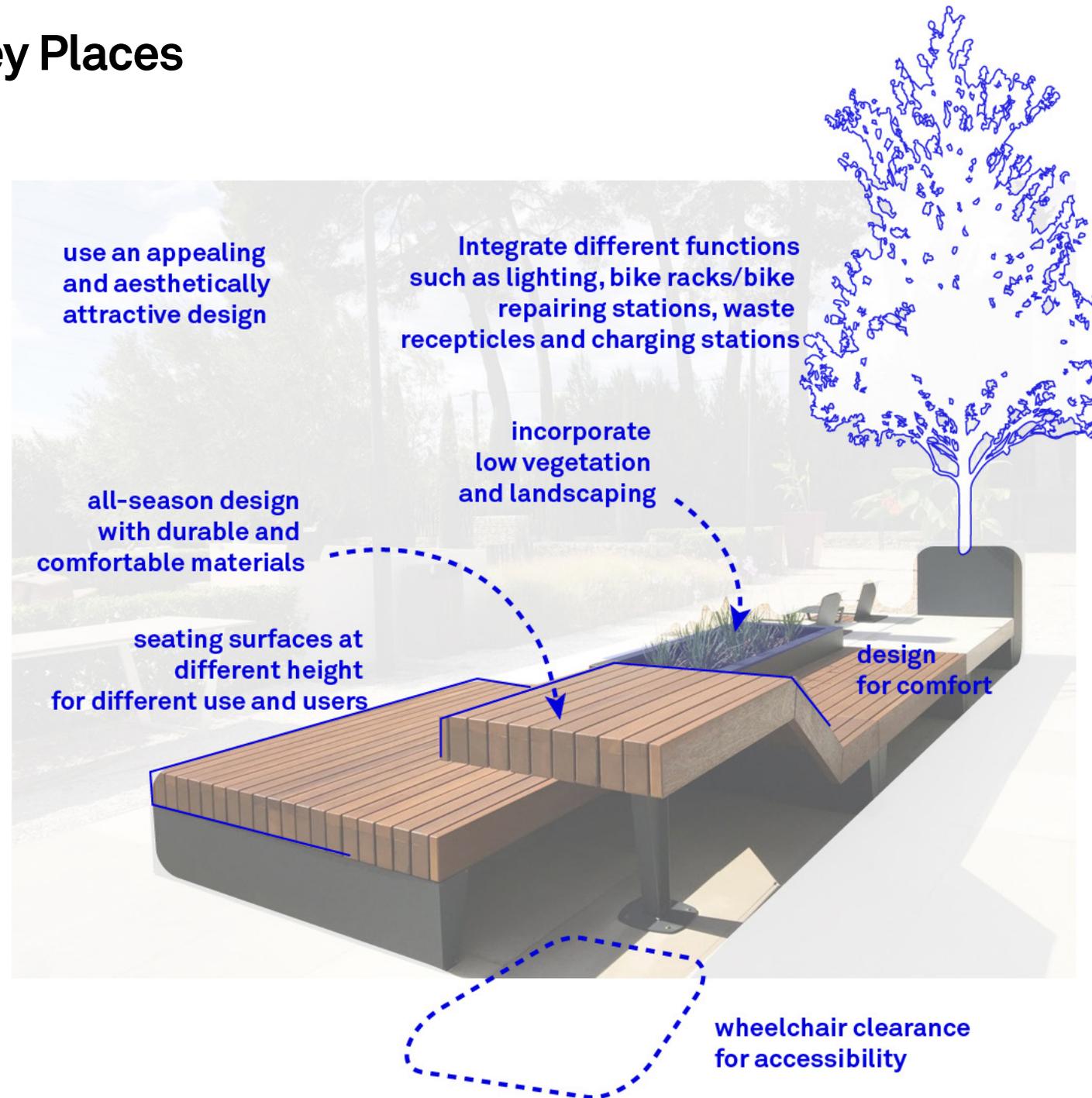
Public art in Promenade Centre will be context based and culturally specific to enhance the unique history of the community while facilitating an understanding of the natural elements of the site and the holistic vision of the plan.



# Street Furniture

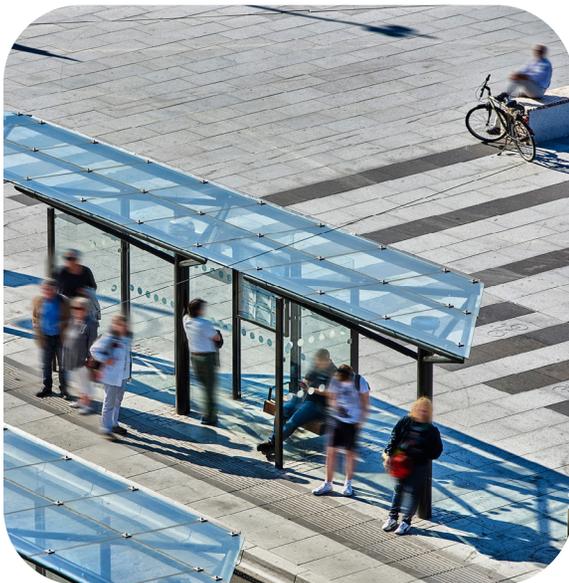
## Unique Design for Key Places

Coordinating the design of the street elements gives opportunity for cultural and context specific reference. Multi-use elements respond to different functions and reduce clutter contributing to a legible and more enjoyable public realm.



# Shared Mobility Hubs

Promenade Centre Secondary Plan Schedule E identifies different multimodal hubs that will provide sustainable and active mobility options. The shared mobility hubs of Promenade Centre will prioritize convenience, low-maintenance solutions and will embed sustainability.



# Play Spaces and Outdoor Fitness Stations

To encourage and support an active, outdoor life urban elements that encourage fun and fitness should be located throughout Promenade Centre within the public realm. They will be small-scale, inviting, and user-friendly.



# Built Form Principles

Create a Mixed-Use and Liveable Built Form



Provide Strong Building Bases to Frame Streets and Open Spaces



Showcase Sustainability and Climate Responsive Design

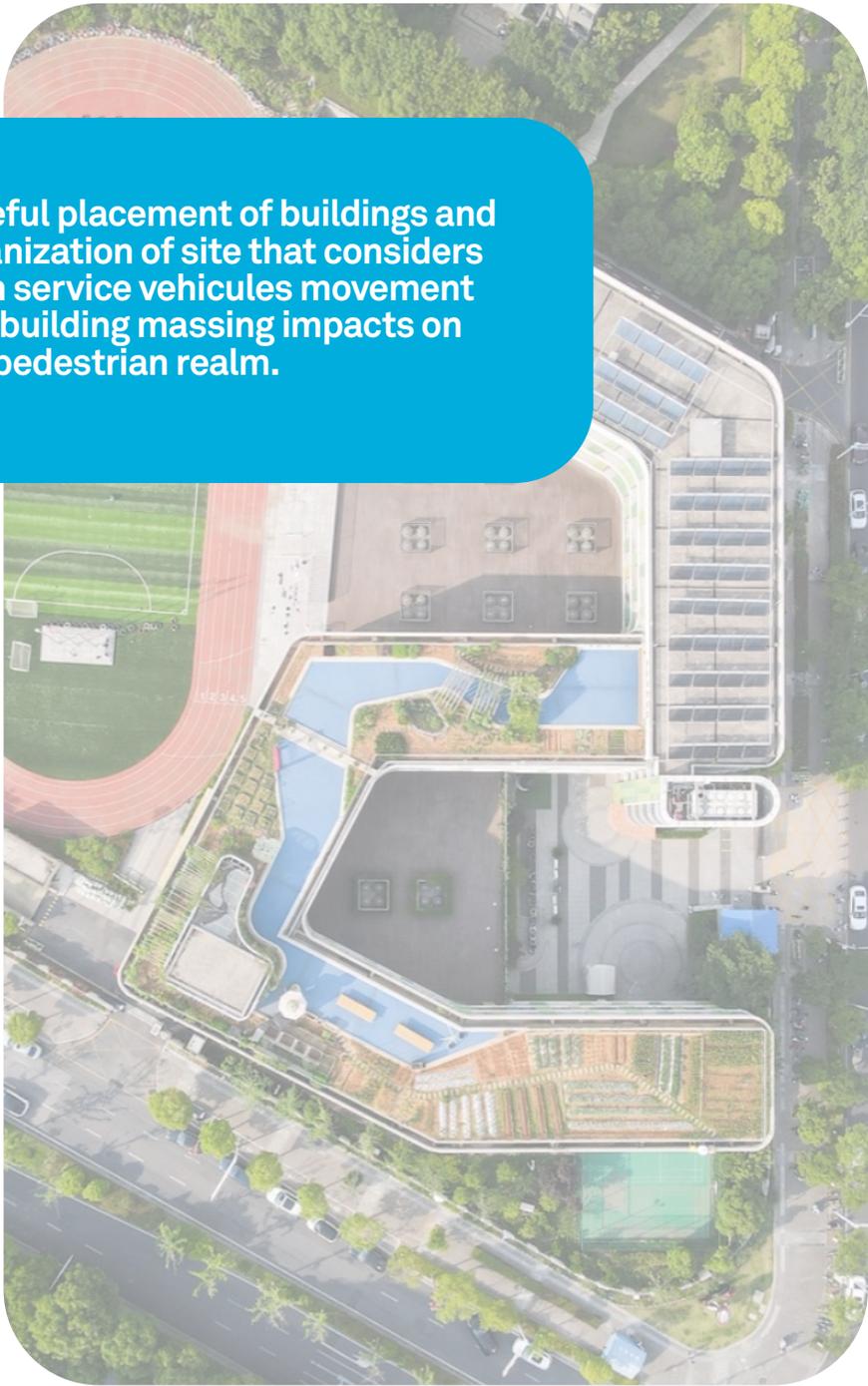


Consider All Block Edges and Interiors



Promote Diverse and High-Quality Architecture

Careful placement of buildings and organization of site that considers both service vehicles movement and building massing impacts on the pedestrian realm.



## 12.0/ Site Organization

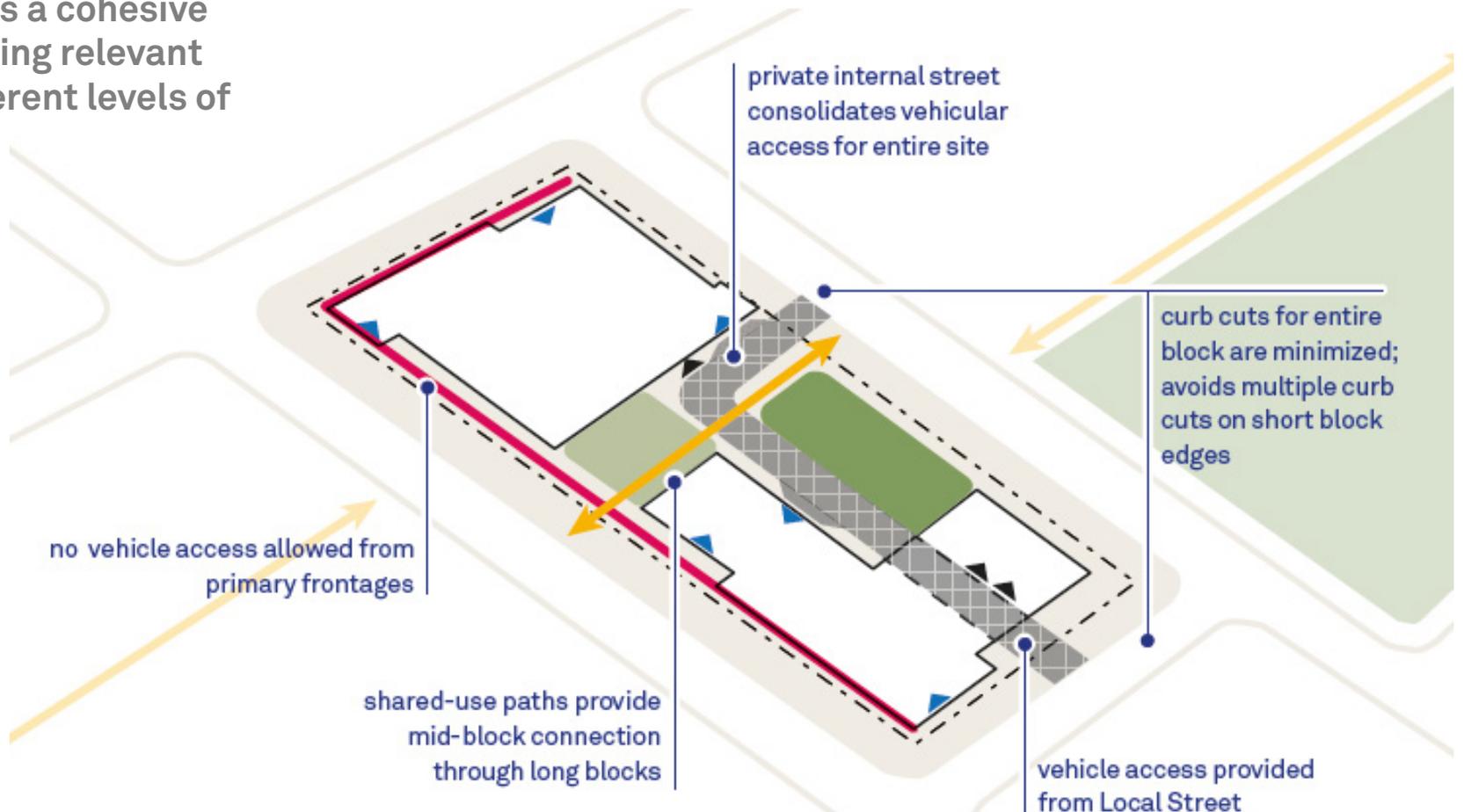
Site Access

Building Placement

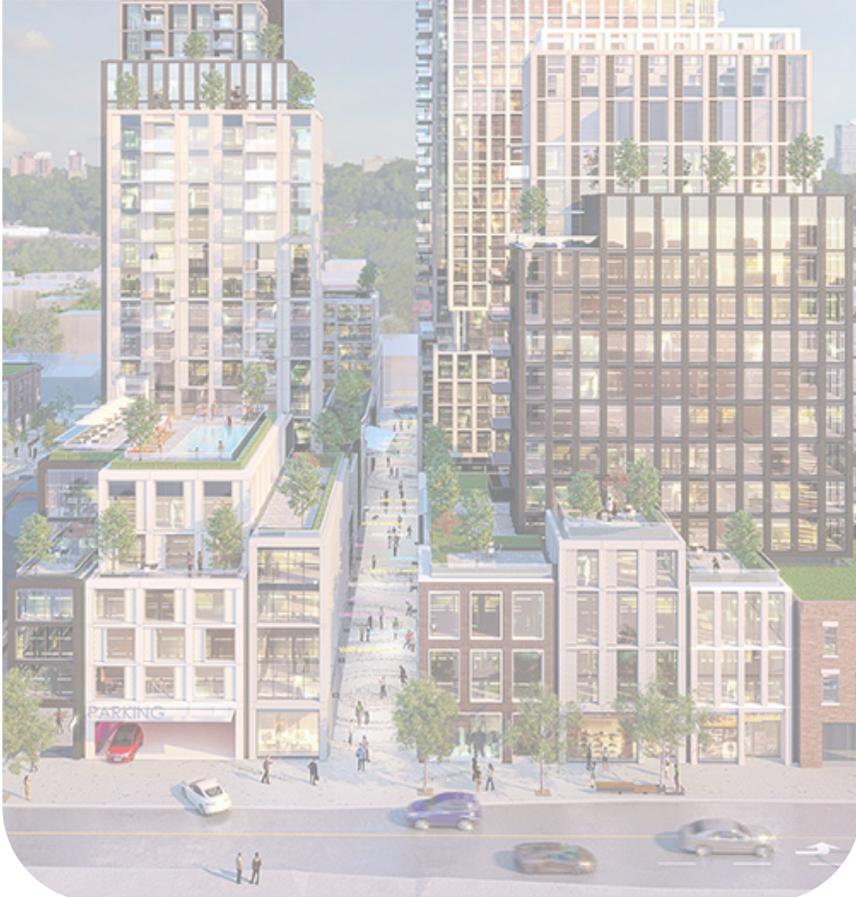
At-Grade Outdoor Space

# Site Organization

A site design informed by pedestrian priority, street edges definition and climate responsiveness. Different program areas internal to the block should be designed as a cohesive space, reflecting relevant uses and different levels of privacy.



Buildings will be designed to support a vibrant and attractive Promenade by prioritizing building bases, climate responsiveness, pedestrian comfort and architecture diversity



## 13.0/ Building Design

Building Base

Scale, Massing and Transitions

Building Uses

Architecture Diversity

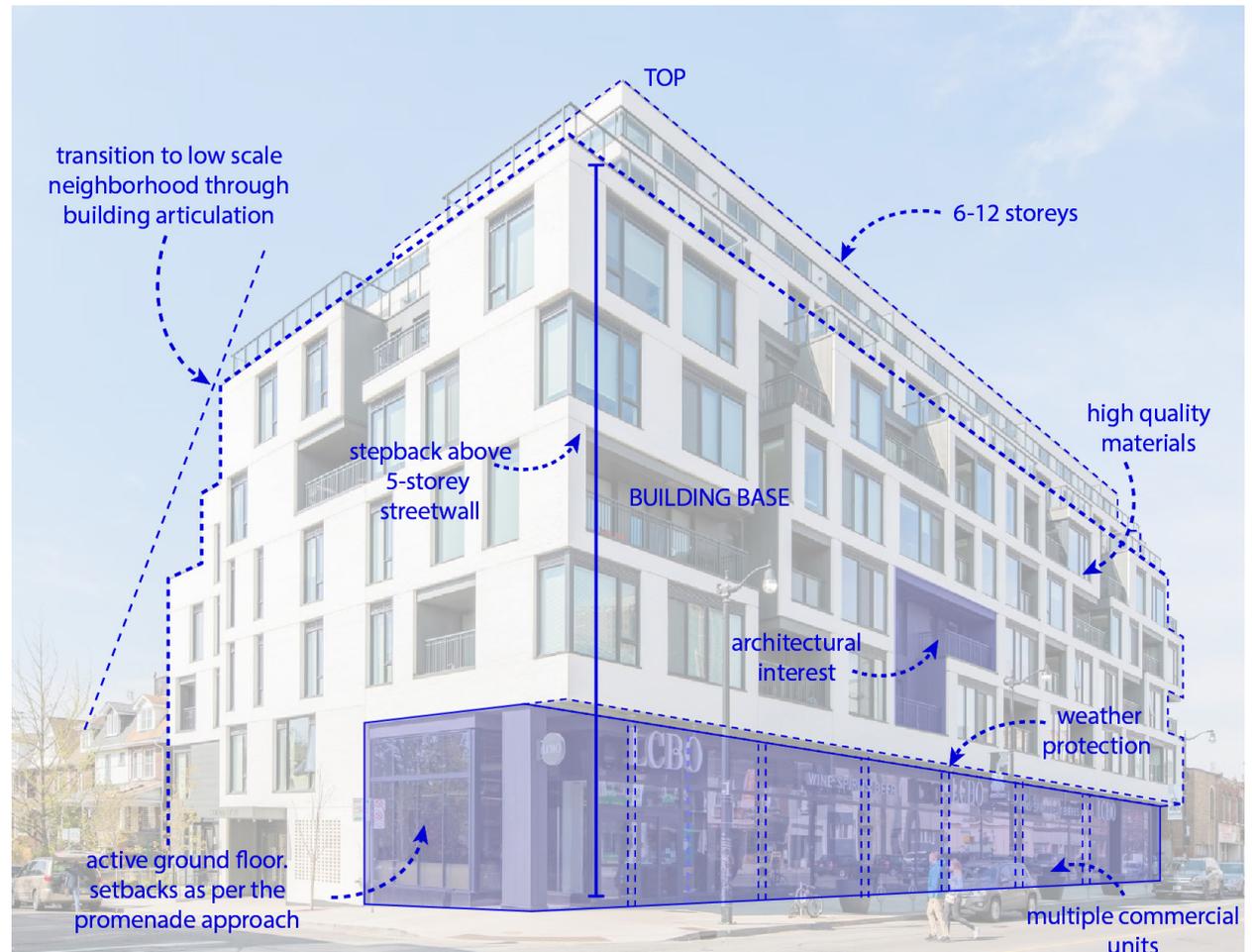
Climate Responsiveness

# Building Design

## Mid-rise Buildings

Buildings will be required to address streets and open spaces through their podiums or bases.

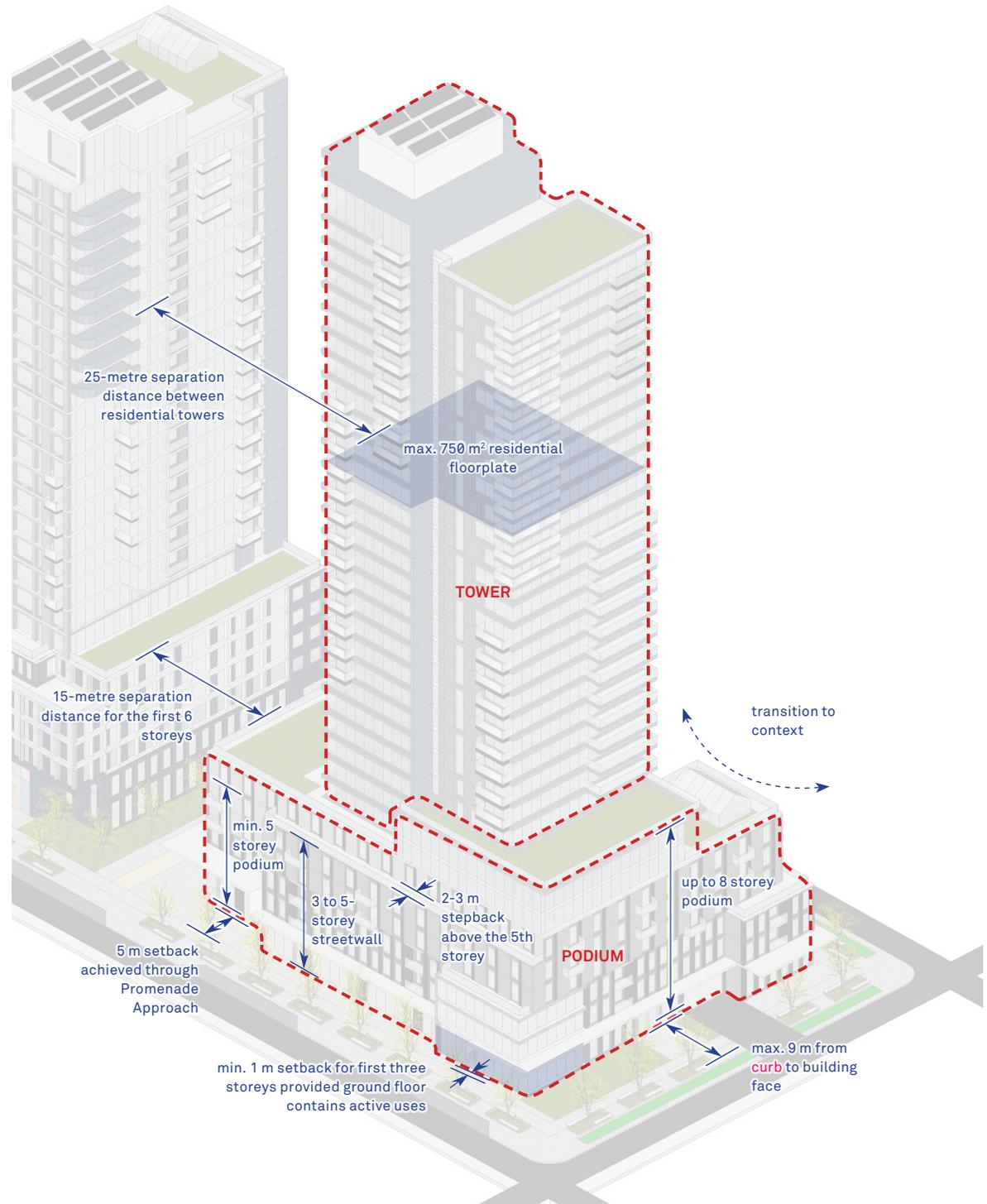
A system of setbacks and step backs will ensure a human scale is maintained at the street level.



# Building Design Tall Buildings

Buildings will be required to address streets and open spaces through their podiums or bases.

A system of setbacks and step backs will ensure a human scale is maintained at the street level.

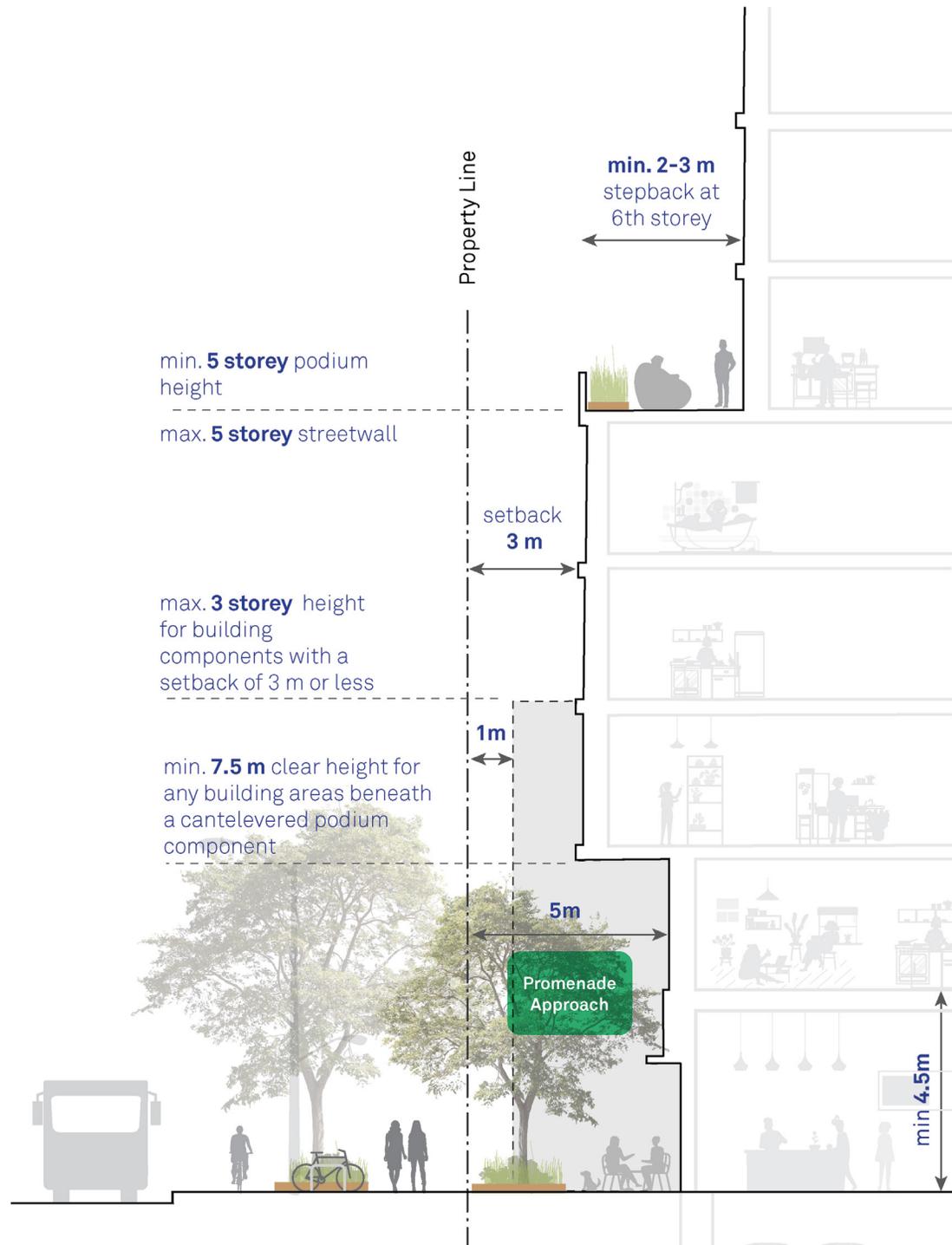


# Building Design

## Building Bases

Buildings will be required to address streets and open spaces through their podiums or bases.

A system of setbacks and step backs will ensure a human scale is maintained at the street level.



## Building Design Inclusive Common Amenities

Buildings programs will support aging in place and will provide diverse and inclusive amenities that will be tailored to the needs of a multigenerational community and will support active life style.



## Building Design

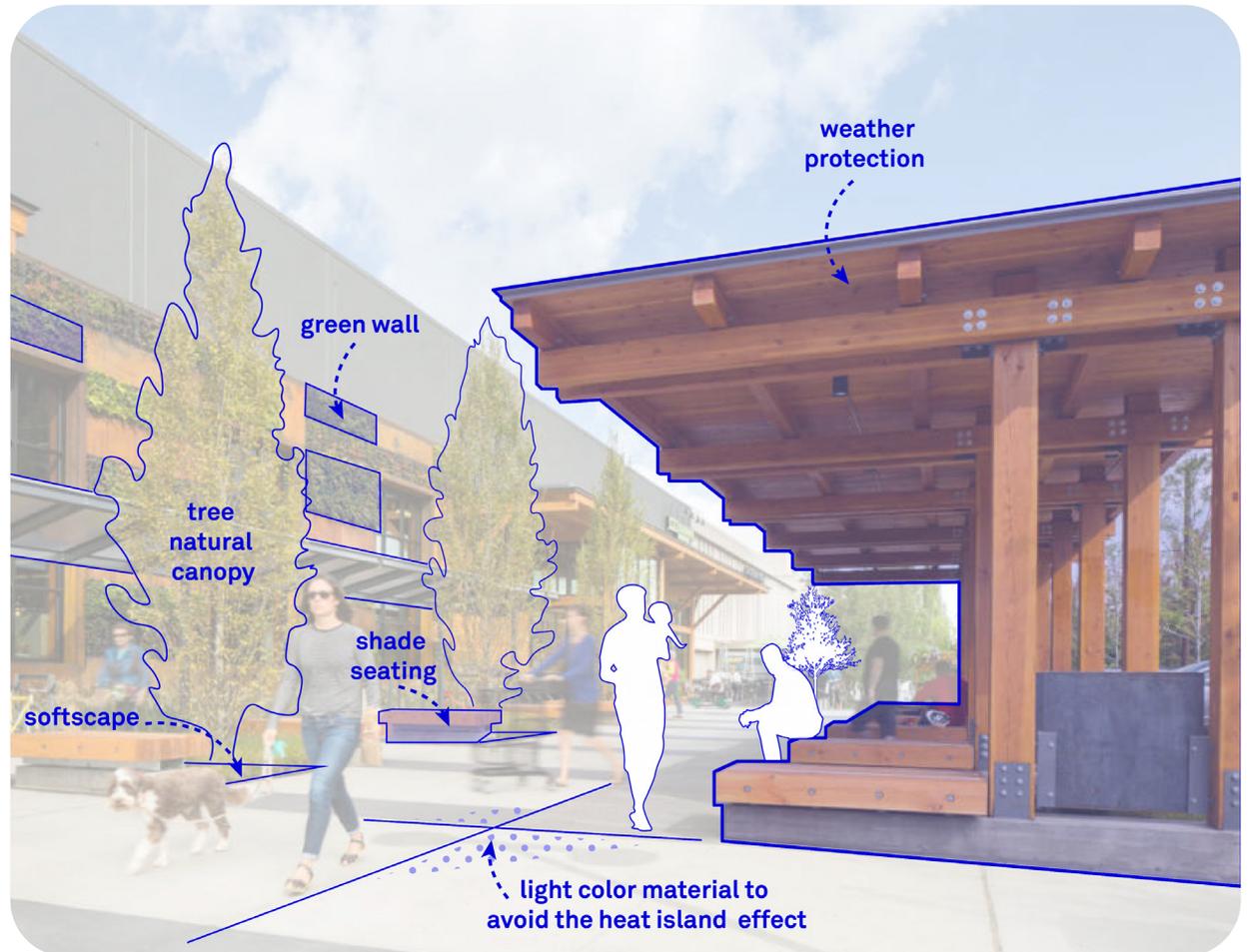
# Inclusive Common Amenities

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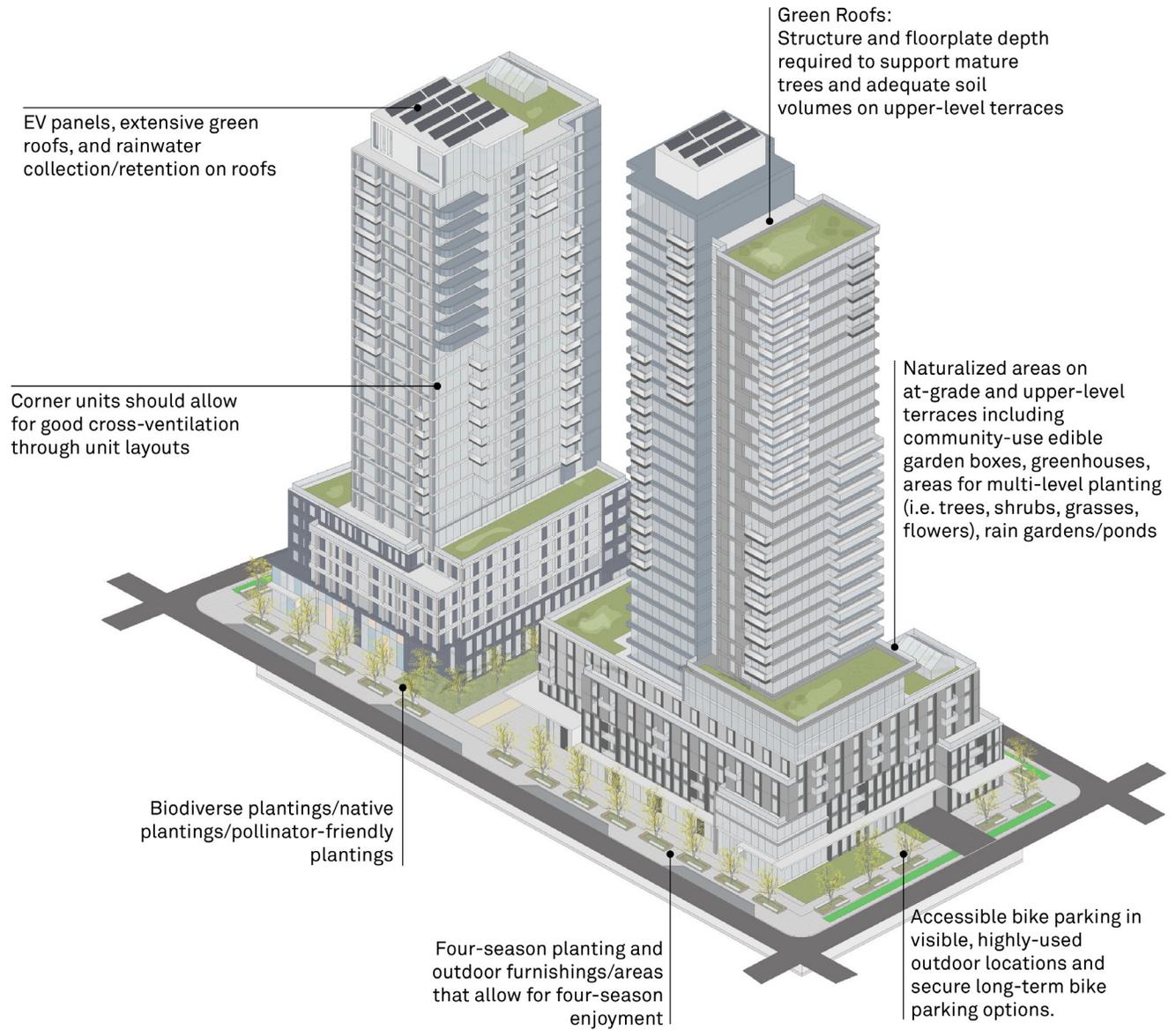
# Building Design Microclimate

The first few floors of the building and the areas fronting a main entrance should be designed to respond to climate conditions and provide comfort at the pedestrian level. The following guidelines apply to the interface with pedestrian traffic zones.



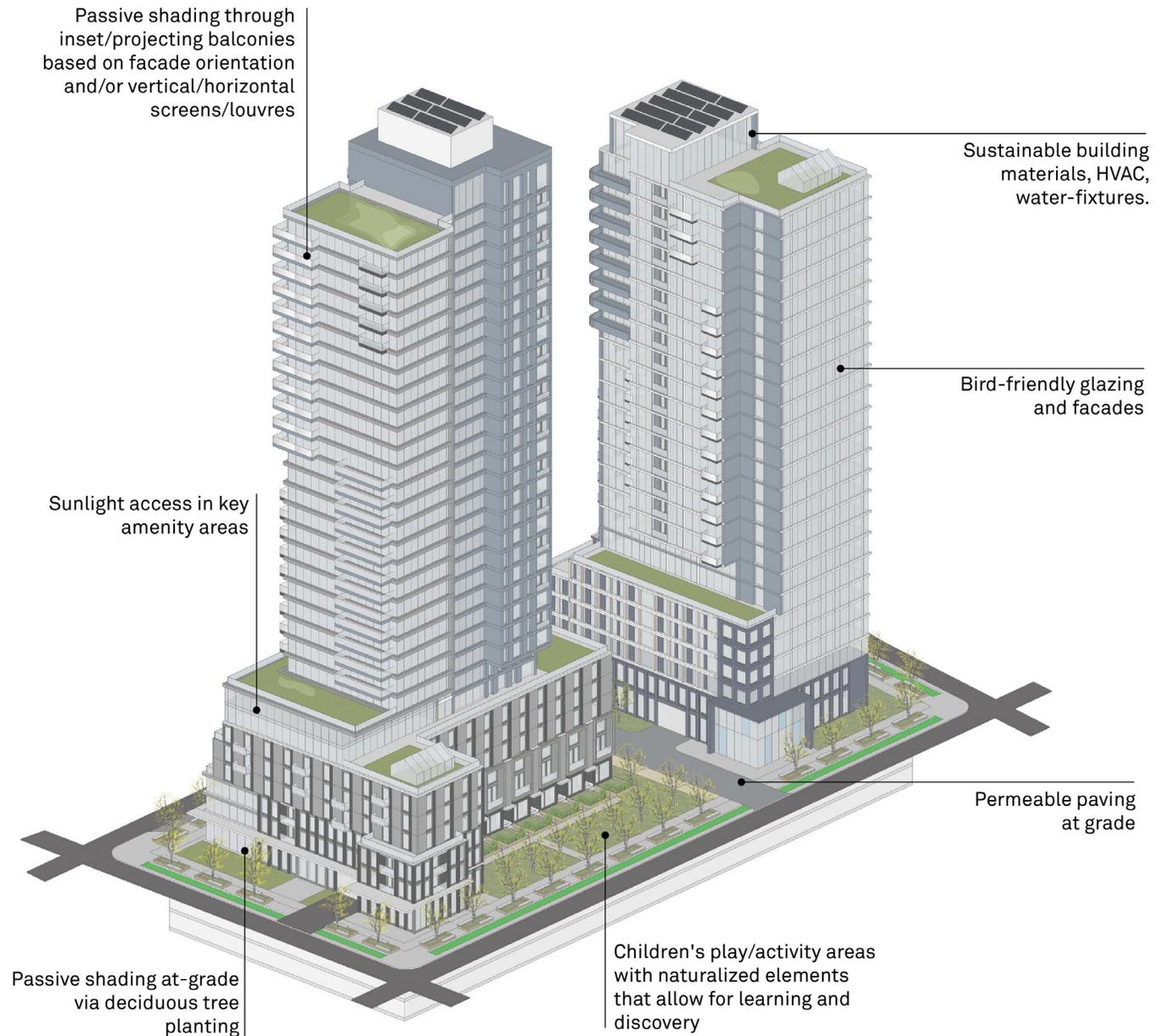
# Building Design Sustainability

New buildings should strive for excellence in sustainable design, considering both passive and active measures.

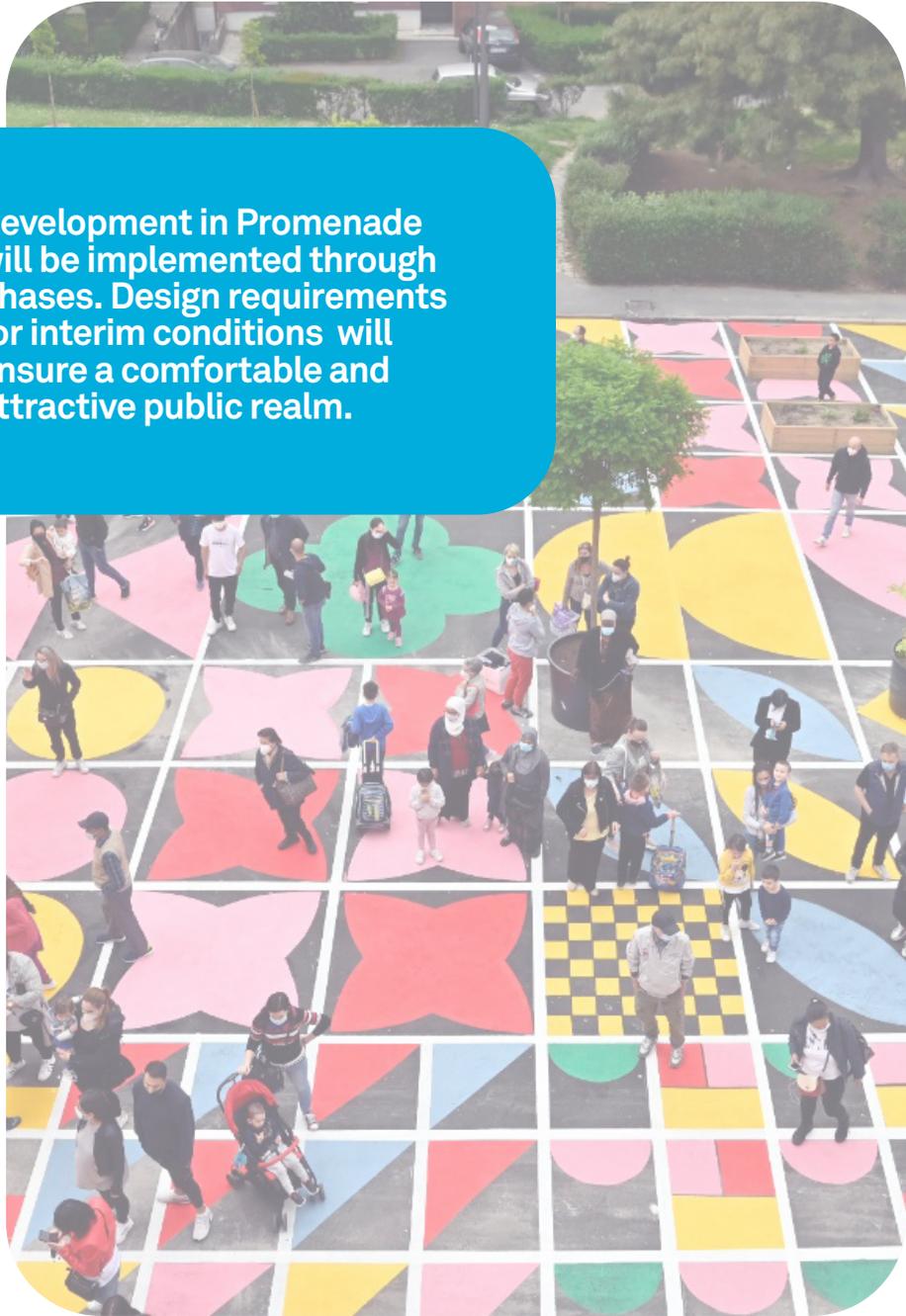


# Building Design Sustainability

New buildings should strive for excellence in sustainable design, considering both passive and active measures.



Development in Promenade will be implemented through phases. Design requirements for interim conditions will ensure a comfortable and attractive public realm.



## 15.0/ Implementation

Opportunities and Priorities  
Interim Development  
Temporary Elements

# Opportunities and Priorities

No matter what stage of development Promenade Centre is in, all residents and visitors should feel welcomed and should benefit from new amenities, open spaces, and retail opportunities.

- Ensuring that public and private uses are delivered in the right sequence;
- Providing temporary installations to enliven underutilized or in-transition spaces; and
- Due to the creation of new blocks and streets, a phasing plan that ensures all “leftover” portions of land are accounted for and activated.

## Schedule F

### STREET NETWORK IMPLEMENTATION PLAN

Street ID	Development Area
NS-1A.....	A
NS-1B.....	E
NS-1C.....	E
NS-1D.....	I
NS-1E.....	I
NS-1F.....	I
NS-2A.....	E
NS-2B <sup>1</sup> .....	E
NS-2C <sup>1</sup> .....	E
NS-2D <sup>1</sup> .....	E
NS-3.....	C
NS-4A.....	G, H
NS-4B.....	G, H
NS-4C.....	I
EW-1A.....	E
EW-1B.....	D
EW-1C.....	D
EW-1D.....	G, H
EW-2A.....	I
EW-2B.....	E
EW-2C.....	I
EW-2D.....	I



#### Legend

- Secondary Plan Area
- Existing Street to be improved
- New Construction - Public Local Street
- New Construction - Public Collector Street
- Shared Use Path<sup>2</sup>
- Long Term Future Shared Use Path<sup>3</sup>
- \* See Policies 5.2.f.ii, 5.2.f.iii
- Traffic Signal
- Existing Traffic Signal
- Existing Traffic Signal to be relocated

# Interim Development

The intent of these guidelines is to ensure cohesion between in-construction or temporary development conditions and the public realm as well as to create excitement about future developments among Promenade Centre's current and future community.

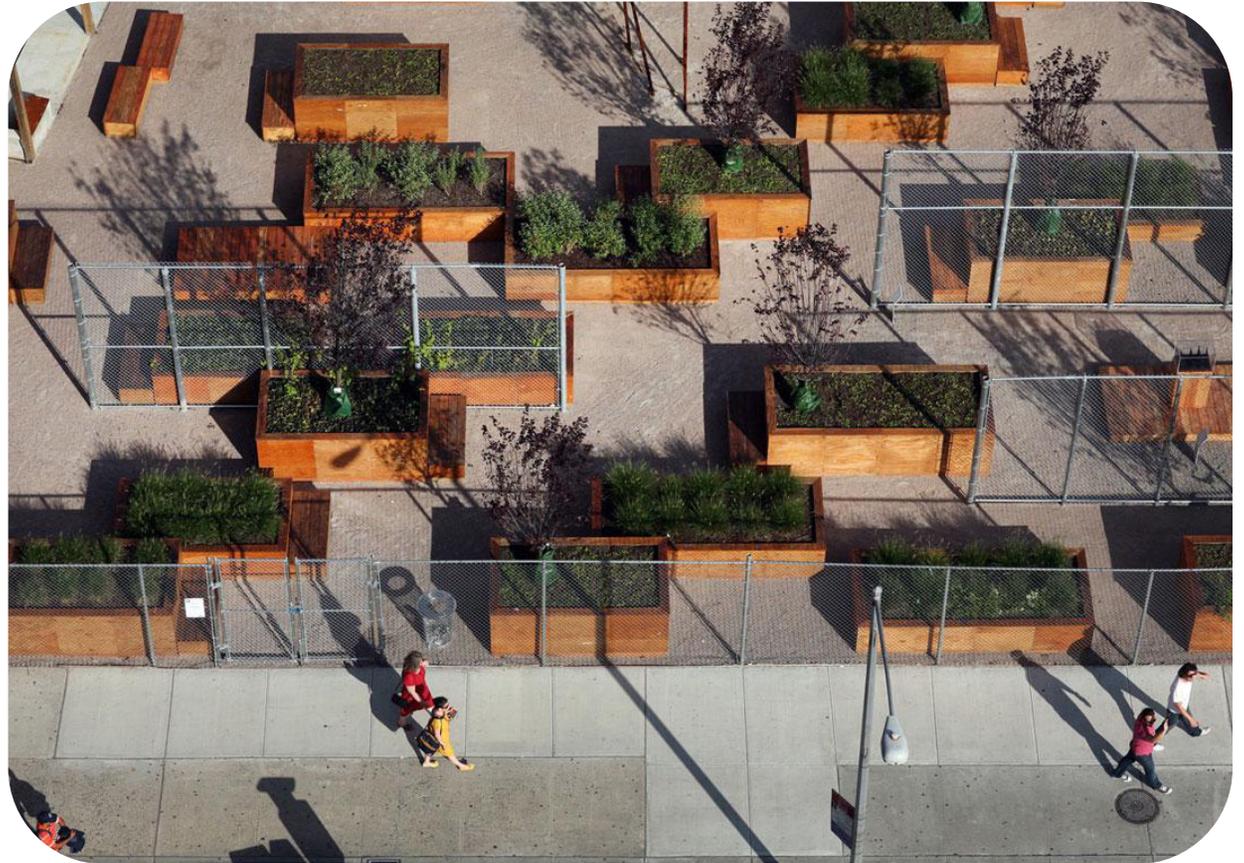
- **During Construction**
- Between Development Phases



# Interim Development

The intent of these guidelines is to ensure cohesion between in-construction or temporary development conditions and the public realm as well as to create excitement about future developments among Promenade Centre's current and future community.

- During Construction
- **Between Development Phases**



# Questions