

COMMUNICATION – C26  
ITEM 5  
Committee of the Whole (Public Meeting)  
March 2, 2021



# 72 STEELES AVE W & 7040/7054 YONGE ST

MIXED-USE DEVELOPMENT  
THORNHILL, VAUGHAN

1.0

EXISTING  
CONTEXT ANALYSIS

2.0

MASTERPLAN  
PROPOSED SITE OVERVIEW

3.0

SITE CIRCULATION  
PUBLIC REALM

4.0

LANDSCAPE  
GREEN SPACES

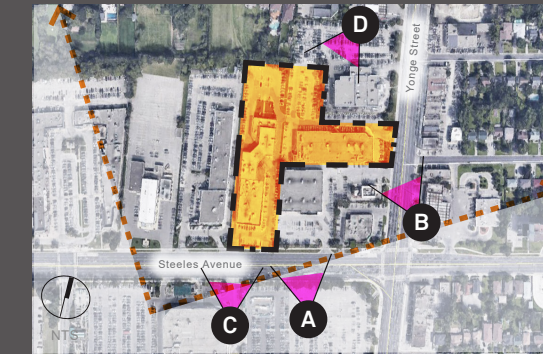
5.0

DESIGN  
PUBLIC SPACES

6.0

Q&A

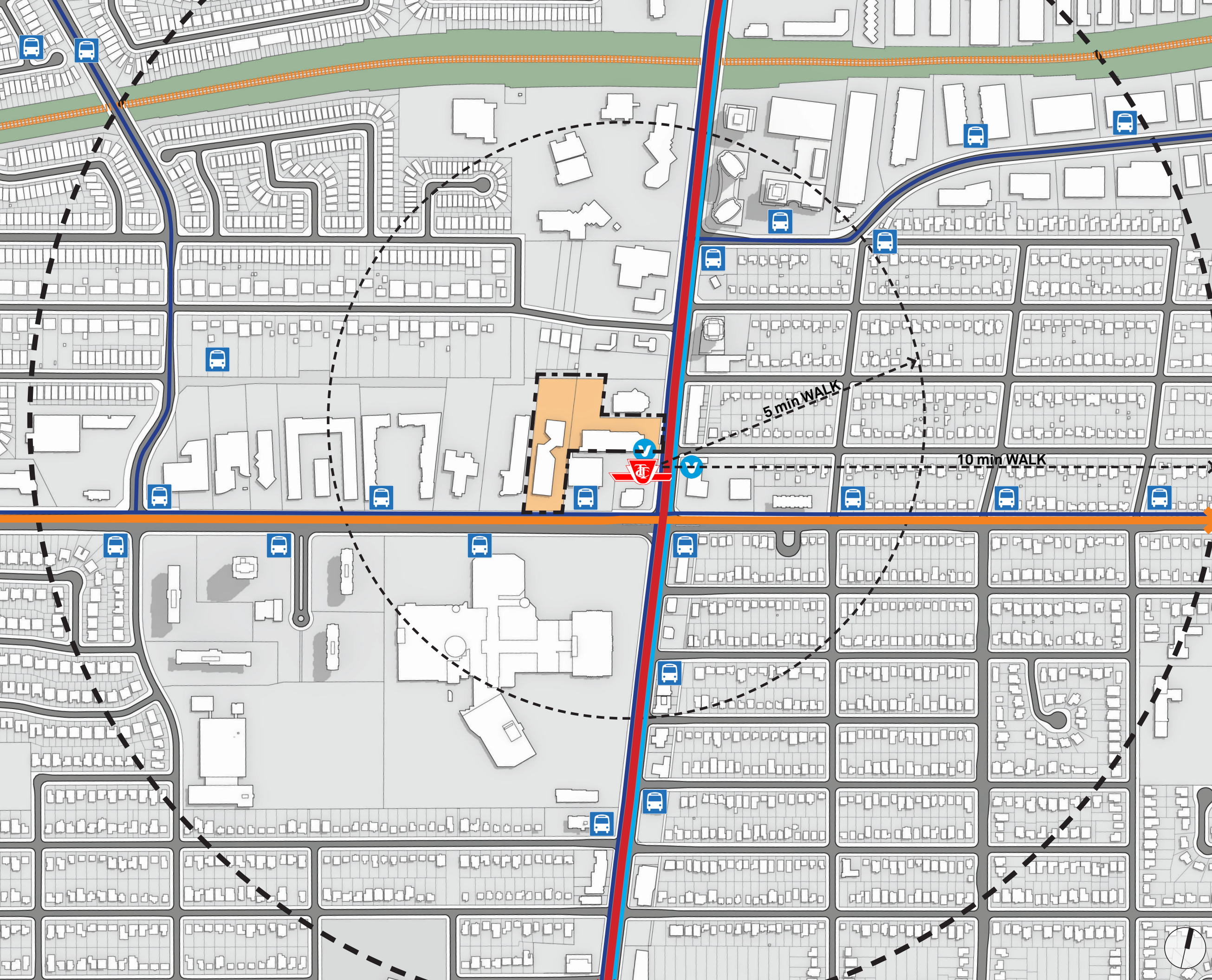




## 1.0

### CONTEXT ANALYSIS ACCESSIBILITY & CONNECTIVITY

-  FUTURE TTC SUBWAY
-  VIVA BUS STOP
-  YRT BUS STOP
-  VIVA BUS ROUTE
-  YRT BUS ROUTE
-  RAILWAY
-  5 MINUTE WALK
-  10 MINUTE WALK
-  YONGE ST
-  STEELES AVE W
-  SITE



2.0

MASTER PLAN  
PROPOSED SITE OVERVIEW

- 1 BREEZEWAY
- 2 PUBLIC GREEN SPACE
- 3 PEDESTRIAN CORRIDOR
- PROPERTY
- PROPOSED BUILDINGS
- PROPOSED OPEN SPACE
- INTERIM ROAD CIRCULATION
- MID-BLOCK MEWS
- FUTURE MINOR CONNECTORS R.O.W
- FUTURE TTC SUBWAY



WOODWARD AVENUE

YONGE STREET

HIGHLAND PARK BOULEVARD

FUTURE ROYAL PALM DRIVE R.O.W

INTERIM PRIVATE ROAD

BREEZEWAY AT GROUND FLOOR

BUILDING "B"  
NORTH TOWER  
38 STOREYS

BUILDING "B"  
SOUTH TOWER  
44 STOREYS

PHASE 2

PHASE 3  
BUILDING "C"  
60 STOREYS

MEWS

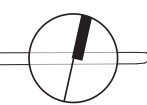
PHASE 1  
BUILDING "A"  
56 STOREYS

PROPOSED  
NEIGHBOURING  
DEVELOPMENT

FUTURE POWELL ROAD R.O.W

INTERIM PRIVATE ROAD

STEELES AVENUE WEST

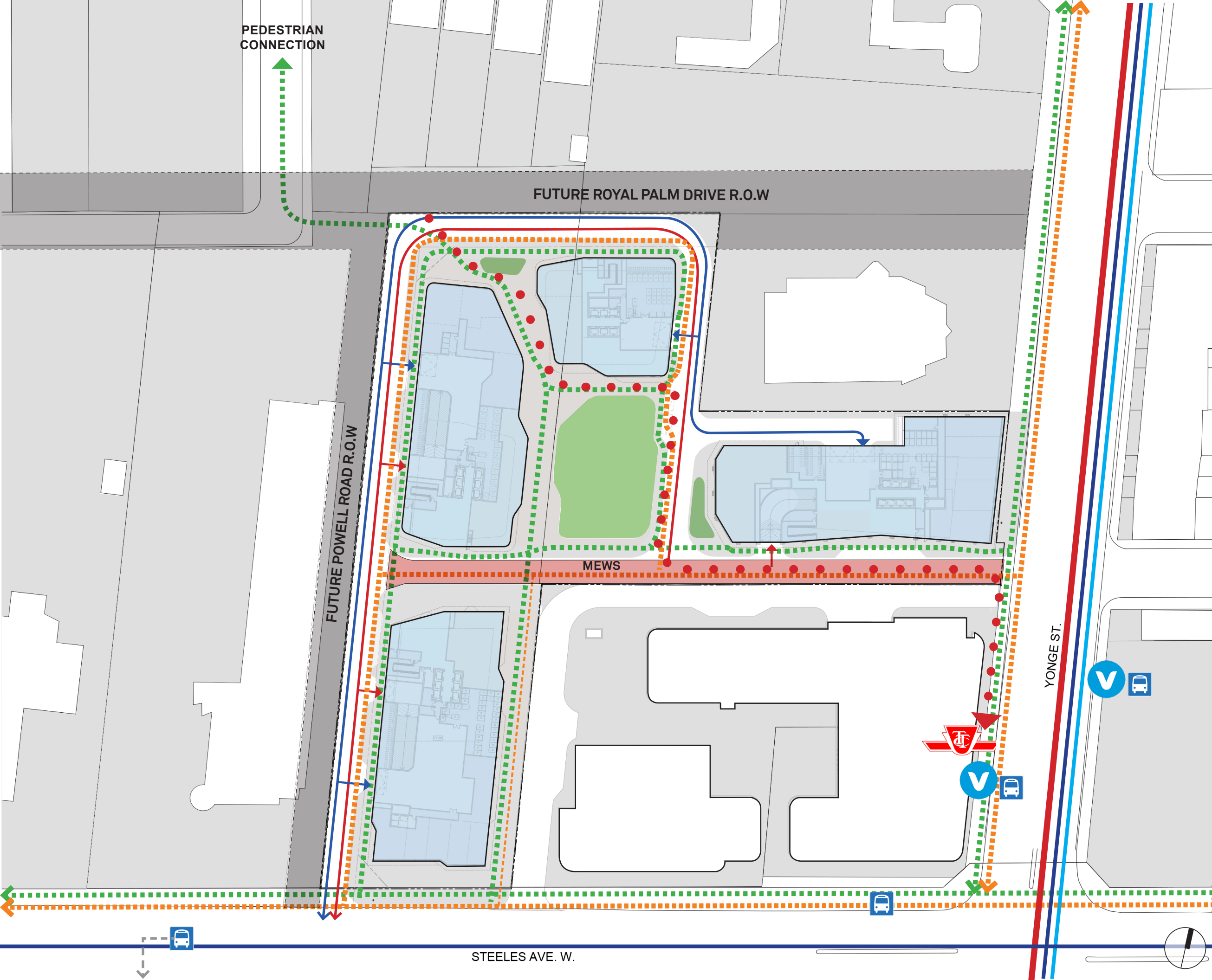


3.0

SITE CIRCULATION  
GROUND LEVEL

In order to help reduce the City's dependence on driving and in large to create a sustainable and accessible site, pedestrian and cyclist traffic is a key concern.

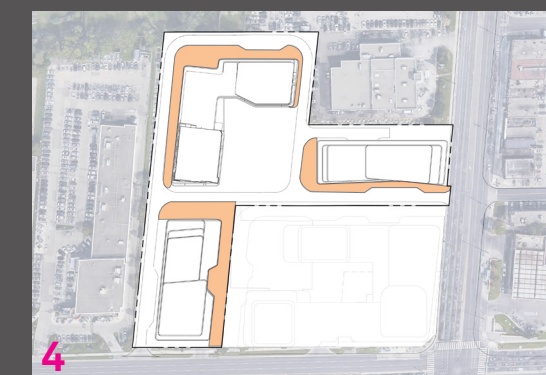
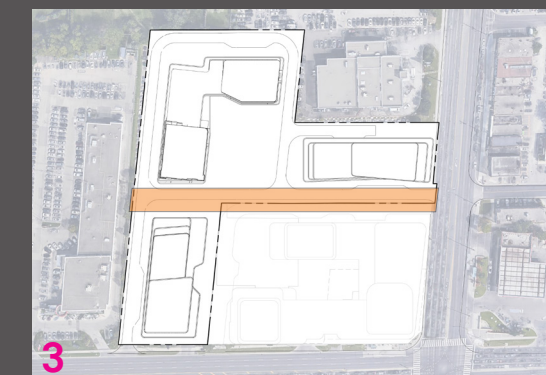
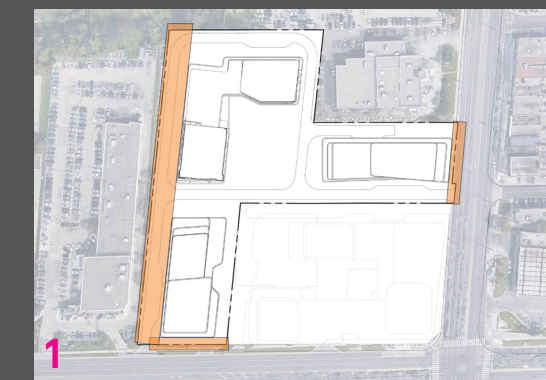
The mid-block mews and pedestrian corridor provides relief from the busy main arterial roads and contributes to a comfortable and attractive public realm.



- MID-BLOCK MEWS
- T FUTURE TTC SUBWAY STOP
- B YRT BUS STOP
- V VIVA BUS STOP
- FUTURE TTC SUBWAY EXTENSION
- YRT BUS ROUTE
- VIVA BUS ROUTE
- PEDESTRIAN CIRCULATION
- BICYCLE CIRCULATION
- CONNECTION TO FUTURE TTC STATION

3.0

PRECEDENT IMAGES  
PUBLIC SPACE

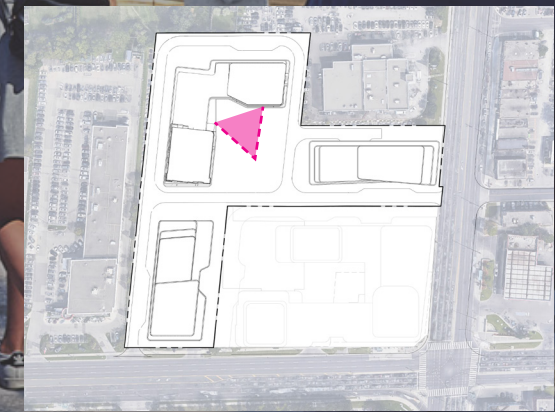




STEELES AVE. W.

YONGE ST.





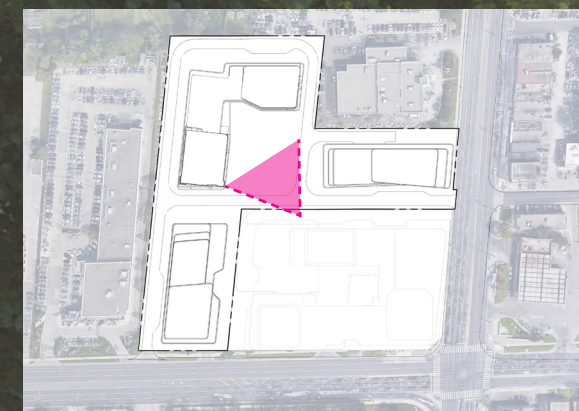




SMOKED S  
HANSEN & L  
FOUNDED 1923 + KI

OLIVIERS  
BAKERY

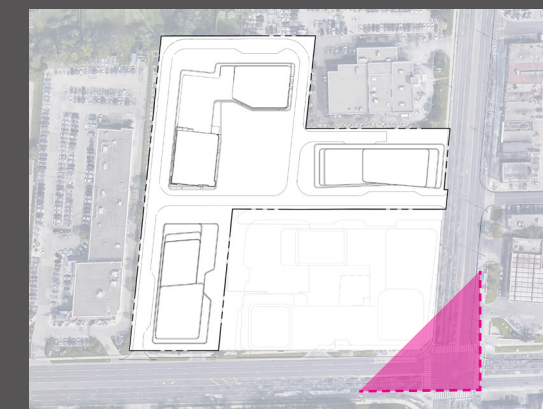
OLIVIERS  
BAKERY





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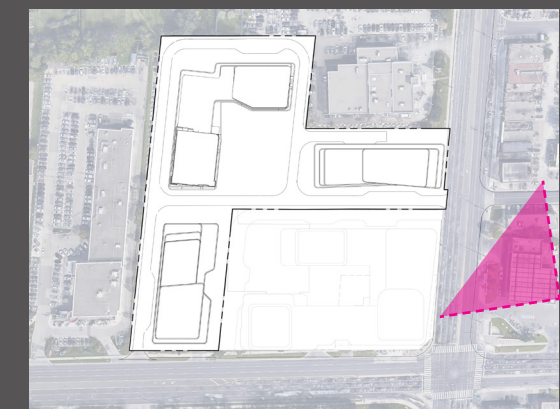
DESIGN  
AERIAL VIEW RENDER



5.0

DESIGN  
STEELES AVE. W RENDER





# THANK YOU!

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