

VAUGHAN MILLS PUBLIC REALM AND STREETScape MASTER PLAN

COMMITTEE OF THE WHOLE WORKING SESSION

COMMUNICATION C2

ITEM NO. 2

COMMITTEE OF THE WHOLE
(WORKING SESSION)

November 3, 2021

FINAL REPORT
NOVEMBER 03, 2021

DTAH / TMIG / AW HOOKER / R.E. MILLWARD / LURA



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- » **Recommendations: Public Realm**
- » **Recommendation: Streetscape**
- » **Demonstration Plan**
- » **Implementation and Phasing**

INTRODUCTION & BACKGROUND

VAUGHAN MILLS TODAY - EAST SIDE



VAUGHAN MILLS TODAY - WEST SIDE



STUDY PROCESS



Project Purpose and Schedule	Public Realm and Streetscape Vision Guiding Principles	Public Realm Framework and Streetscape Master Plan	Prepare Draft Report
Background, Review & Analysis	Draft Design Guidelines	Public Realm Framework and Streetscape Plan Report	TAC Meeting Public Meeting
Project Management Meeting TAC Meeting	TAC Meeting	Design Review Panel_02 TAC Meeting	Implementation and Phasing Strategy Final Report
Stakeholder/Landowner Meeting Public Meeting		Stakeholder/Landowner Meeting Public Meeting	Committee of the Whole Working Session
Design Review Panel_01			

WE ARE
HERE

STUDY PURPOSE + OBJECTIVES

**Build Upon &
Complement
Vaughan Mills
Centre
Secondary
Plan**

**Guide Design,
Implementation,
& Maintenance**

**Establish
Coherent
Design
Approach**

**Develop a
Legible
Public Realm
Framework**

**Improve
Connectivity
Within and
Beyond**

**Elevate and
Emphasize
User Comfort,
Experience,
Choice**

**Create a
Robust and
Timeless Palette
of Materials and
Furnishings**

VAUGHAN MILLS CENTRE SECONDARY PLAN

March 18, 2014

Adopted by the City of Vaughan Council

July 11, 2014

Adopted by York Region Council
with modifications

Current Status

Subject to appeals at the
Ontario Municipal Board related to
non-public realm related issues

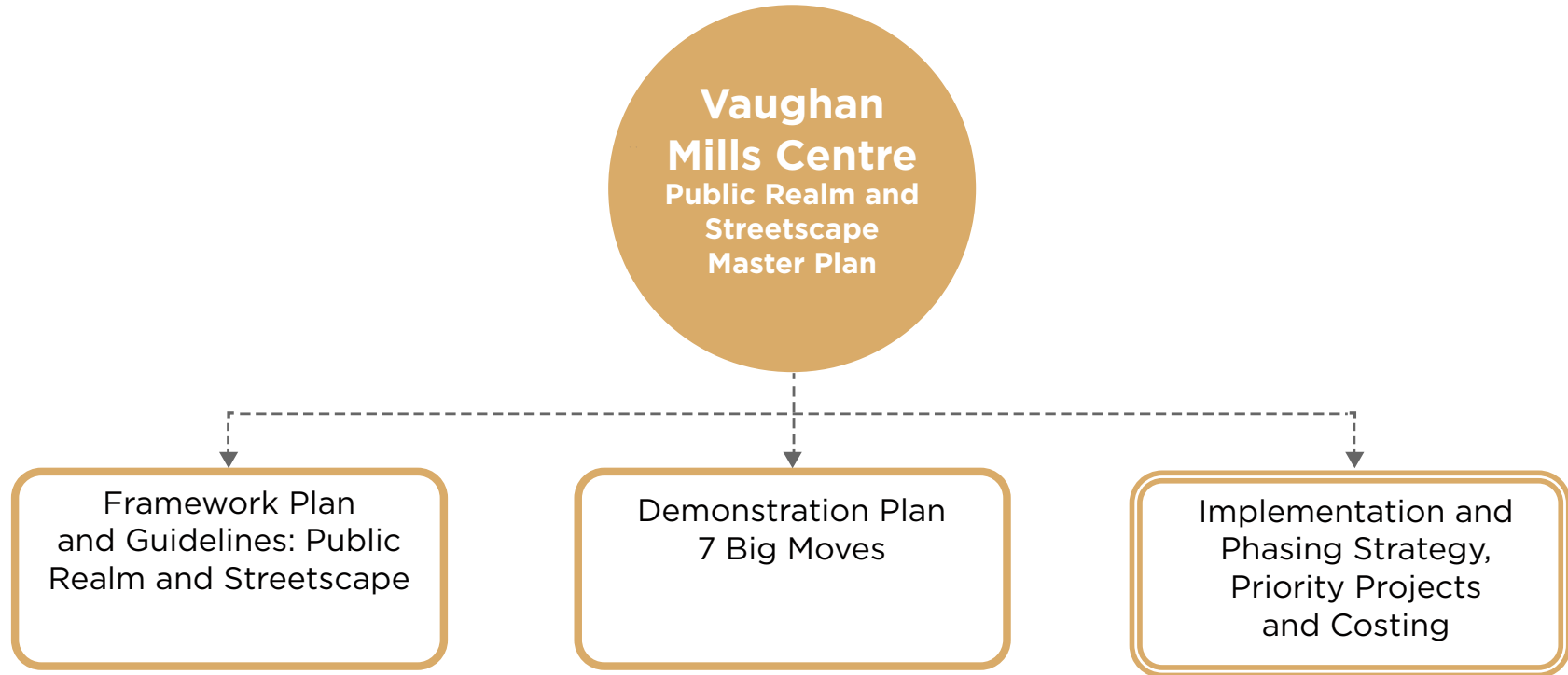


VAUGHAN
MILLS CENTRE
**SECONDARY
PLAN**

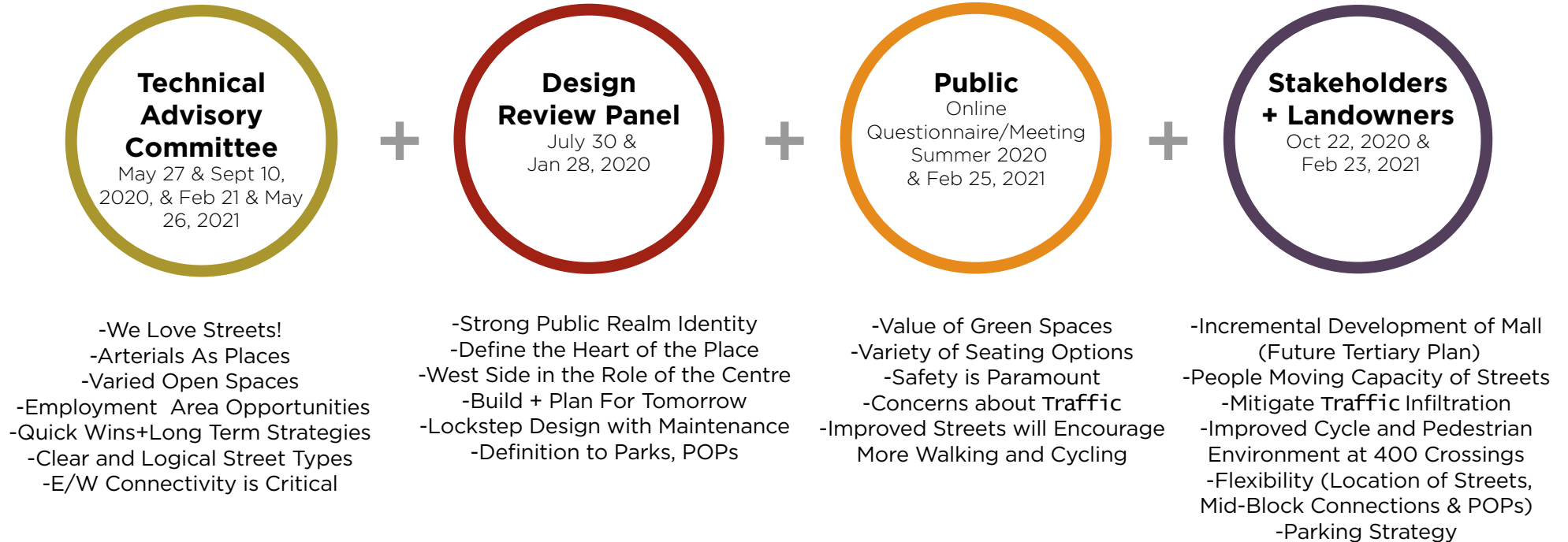
DIALOG

Prepared by DIALOG and MMM Group
Distributed September 19, 2014

MASTER PLAN OUTCOMES



WHAT WE'VE HEARD: KEY MESSAGES



VISION AND GUIDING PRINCIPLES



RECOMMENDATIONS: PUBLIC REALM

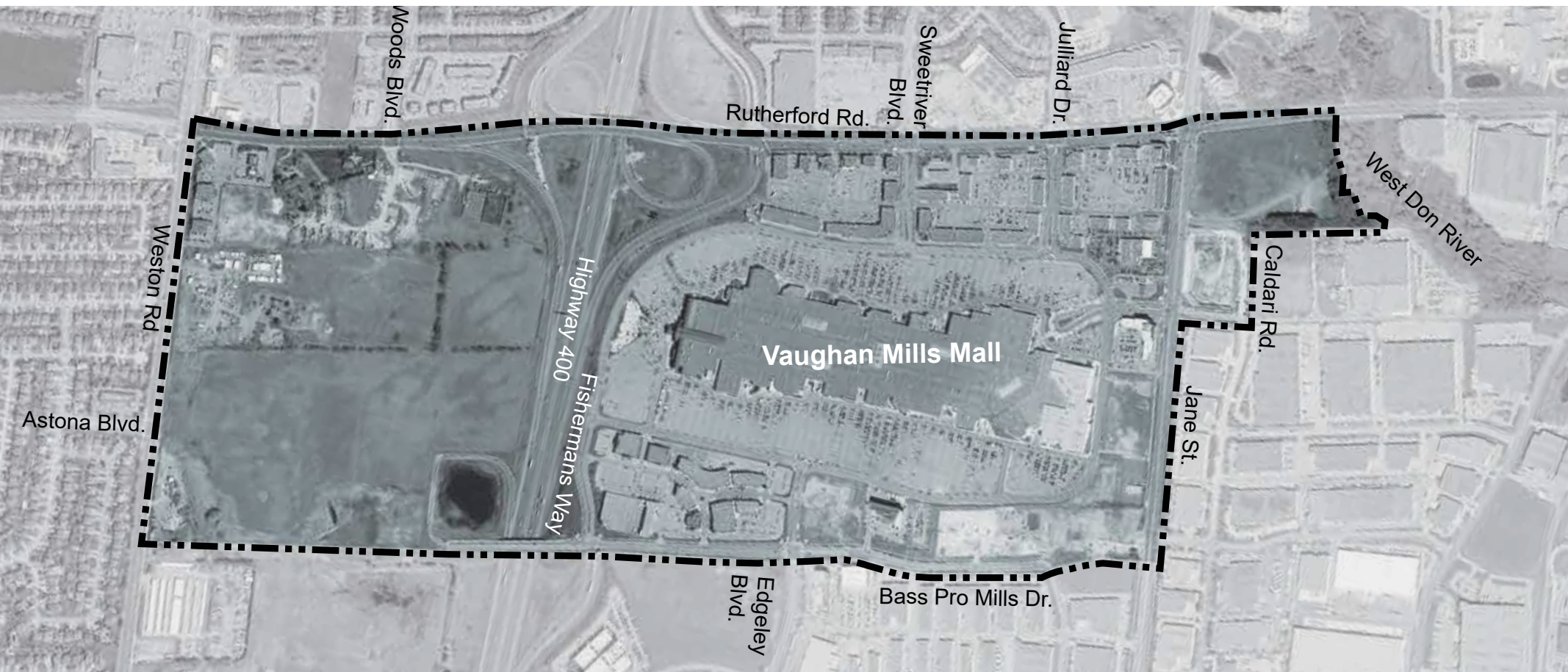
PUBLIC REALM FRAMEWORK

09 ELEMENTS

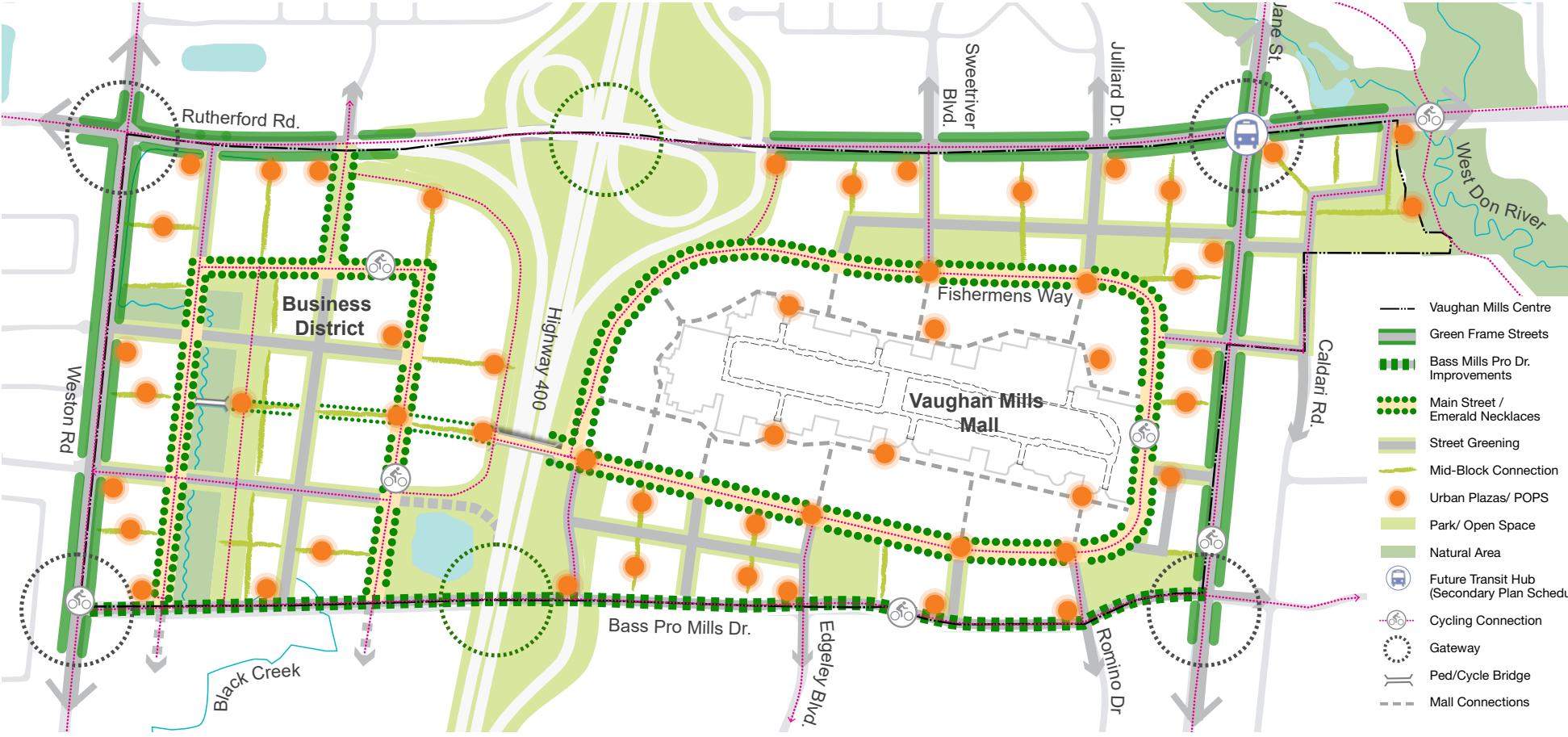
Green Frame
Emerald Necklaces
Parks
Internal Streets and
Connections

Urban Plazas & POPS
Landscape Stitch
Gateways
Cycling Connections
Transit Connections

STUDY AREA TODAY: 146 HECTARES (+/-360 ACRES)



PUBLIC REALM FRAMEWORK



SAMPLE GUIDELINES: PARKS

Urban Parks



- Urban Parks
- Greenways
- Black Creek Common
- Vaughan Mills Square

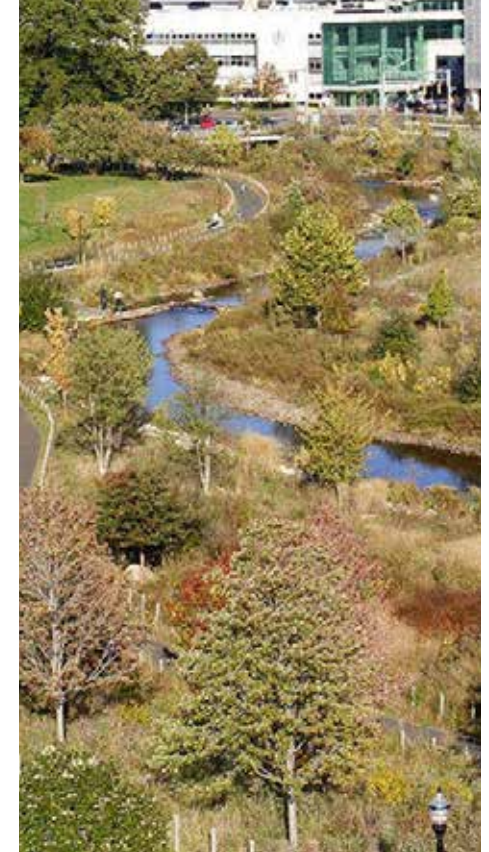
- R1. *Use park as a primary organizing element within the urban fabric with respect to street and block layout and land use.*
- R2. *Locate new urban parks to connect and extend to existing parks and open spaces, provide for community and individual recreational use and front onto public streets for visibility, access and safety.*



Greenways



Black Creek Common



SAMPLE GUIDELINES: POPS



Urban Plaza/Pops Design Character

- Orange dot: Plaza/Gateway
- Green dot: Green
- Blue dot: Courtyards/Mews
- Grey dot: Mall



- R1. *Locate and design POPs in accordance with the City Wide Urban Design Guidelines Performance Standards No. 6.2.4-6.2.8.*
- R2. *Orient and design POPs to create a comfortable micro-climate. South-facing POPs are encouraged as they maximize the space's exposure to direct sunlight. Provide minimum 3 hours direct mid-day summer sunlight.*



MATERIALS PALETTE

Paving and Curbs



Planters



Lighting



Street Furniture



Wayfinding



RECOMMENDATIONS: STREETSCAPE

COMPLETE STREETS APPROACH

Streets for
movement



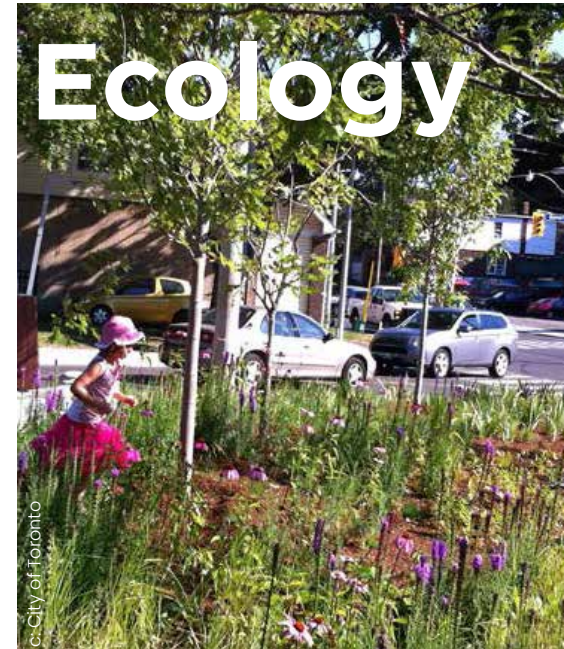
Design Objective:
Move People

Streets as
destinations



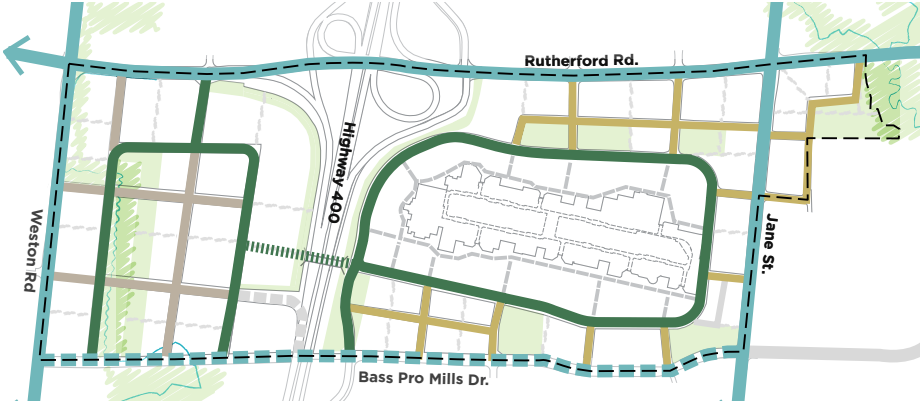
Design Objective:
Spend Time

Streets as green
infrastructure



Design Objective:
Improve Ecosystems

STREET CHARACTER



GREEN INFRASTRUCTURE



Bio-Retention Swales



Curb Extensions with Bio-Retention



Passive Irrigation



Soil Cells



Increased Urban Tree Canopy

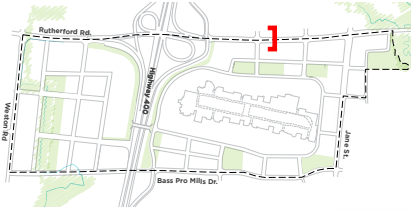


Permeable Paving to Parking



Bio-Retention / Storm Planters

GREEN FRAME STREET / RUTHERFORD ROAD DEMONSTRATION



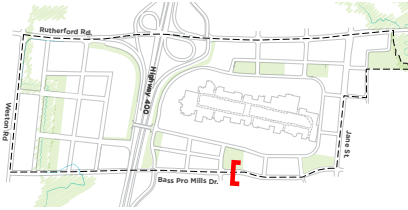
Right-of-Way 43.0m
Boulevards 9.0m
Pedestrian Clearway 2.1m
Roadway 26.0m (Inc. Cycle Track 2.0m / Edge Zone 1.0m /
Travel Lanes 3.5m, Curb Lanes 3.5m, Median 5.0m)



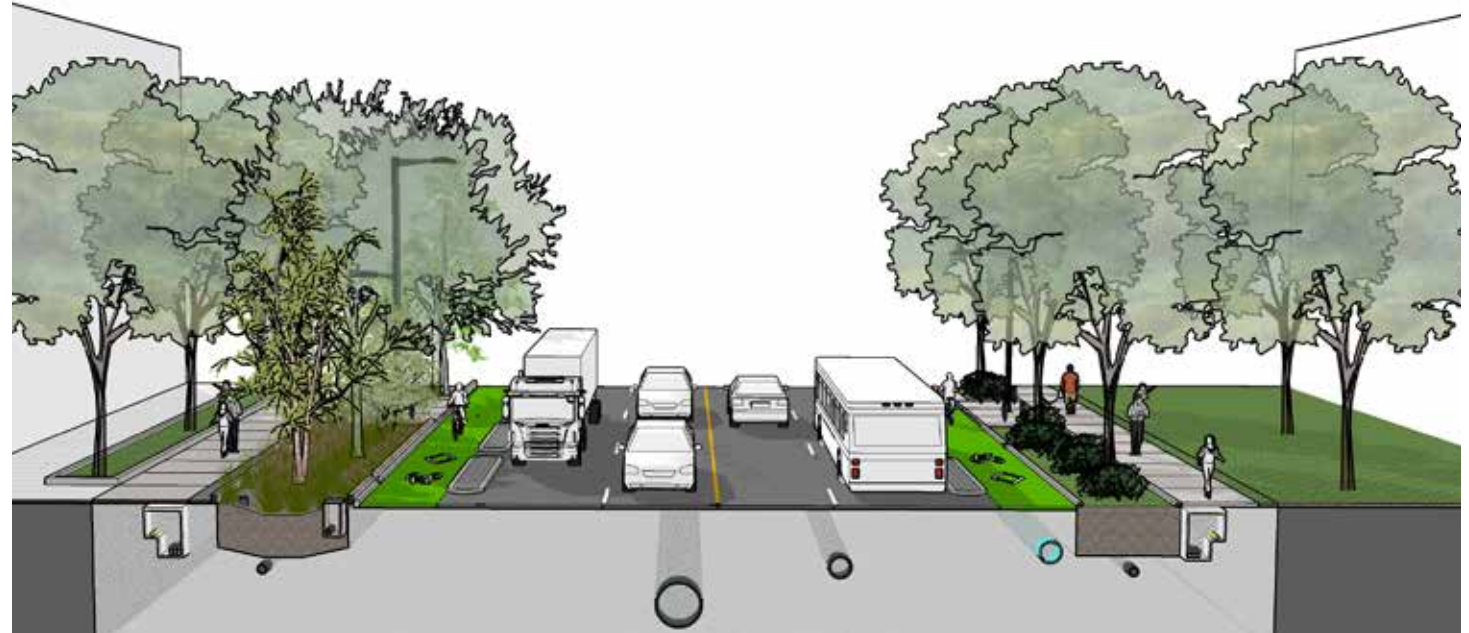
RUTHERFORD ROAD BOULEVARDS



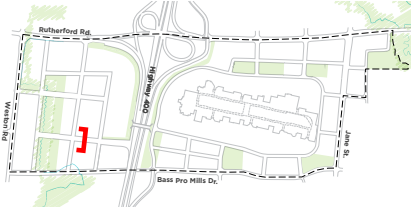
GREEN FRAME STREET / BASS PRO MILLS DEMONSTRATION



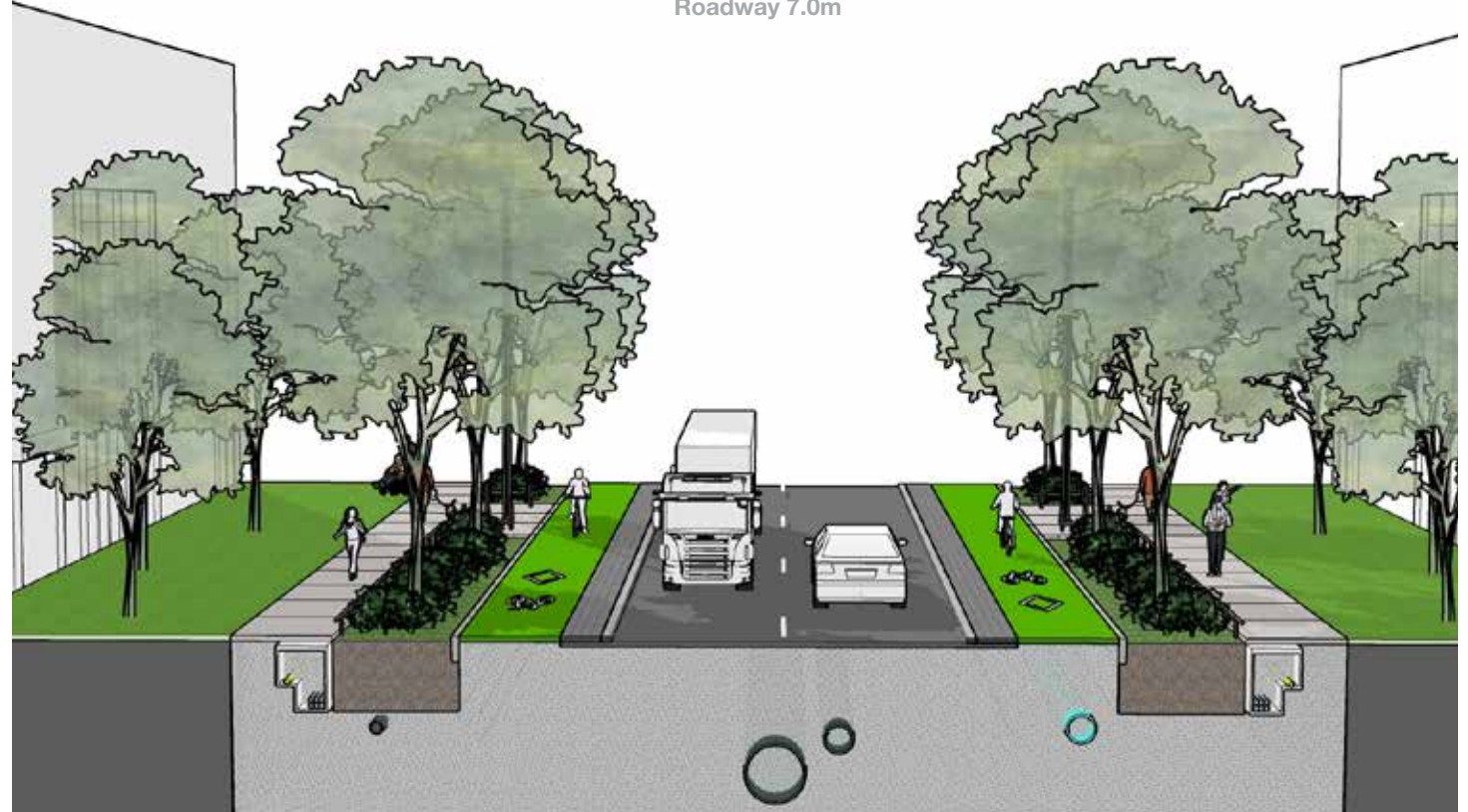
Right-of-Way 30.0m
North Side Boulevard 5.9m
South Side Boulevard 4.5m
Pedestrian Clearway 2.0m
Roadway 19.6m (Inc. Cycle Track 2.0m / Buffer 1.0m /
Travel Lanes 3.0m, Curb Lanes 3.5m)
Subject to EA Study



EMPLOYMENT CONNECTOR DEMONSTRATION



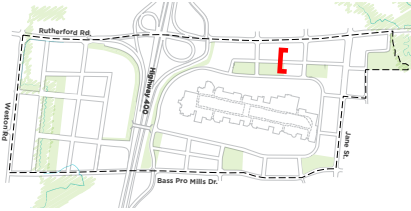
Right-of-Way 23.0m
Boulevards 8.0m
Pedestrian Clearways 2.0m
Roadway 7.0m



BASS PRO MILLS PRECEDENTS



NEIGHBOURHOOD CONNECTOR / LOCAL STREETS DEMONSTRATION



Variations:
On-Street Parking;
Cycle Tracks

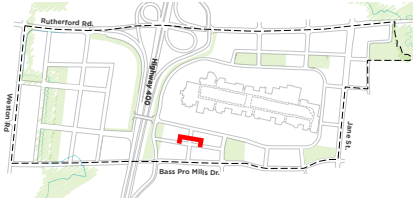


Right-of-Way 23.0m
Boulevards 5.8m
Pedestrian Clearway 2.0m
Travel Lanes 3.5m
Parking 2.2m

NEIGHBOURHOOD CONNECTORS BOULEVARDS



ADAPTIVE STREET DEMONSTRATION



Right-of-Way 17.5m-20m
6.0m Travelway / 2.5m Furnishing, Planting or Parking Strips / 5.25m Clearways
Rolled Curbs or Flush Curbs
Private or Public



ADAPTIVE STREET PRECEDENTS



Market Street, Toronto



Scott Street, Toronto

DEMONSTRATION PLAN

DEMONSTRATION PLAN



SEVEN BIG MOVES



JANE AND RUTHERFORD NODE

BIG MOVE #1



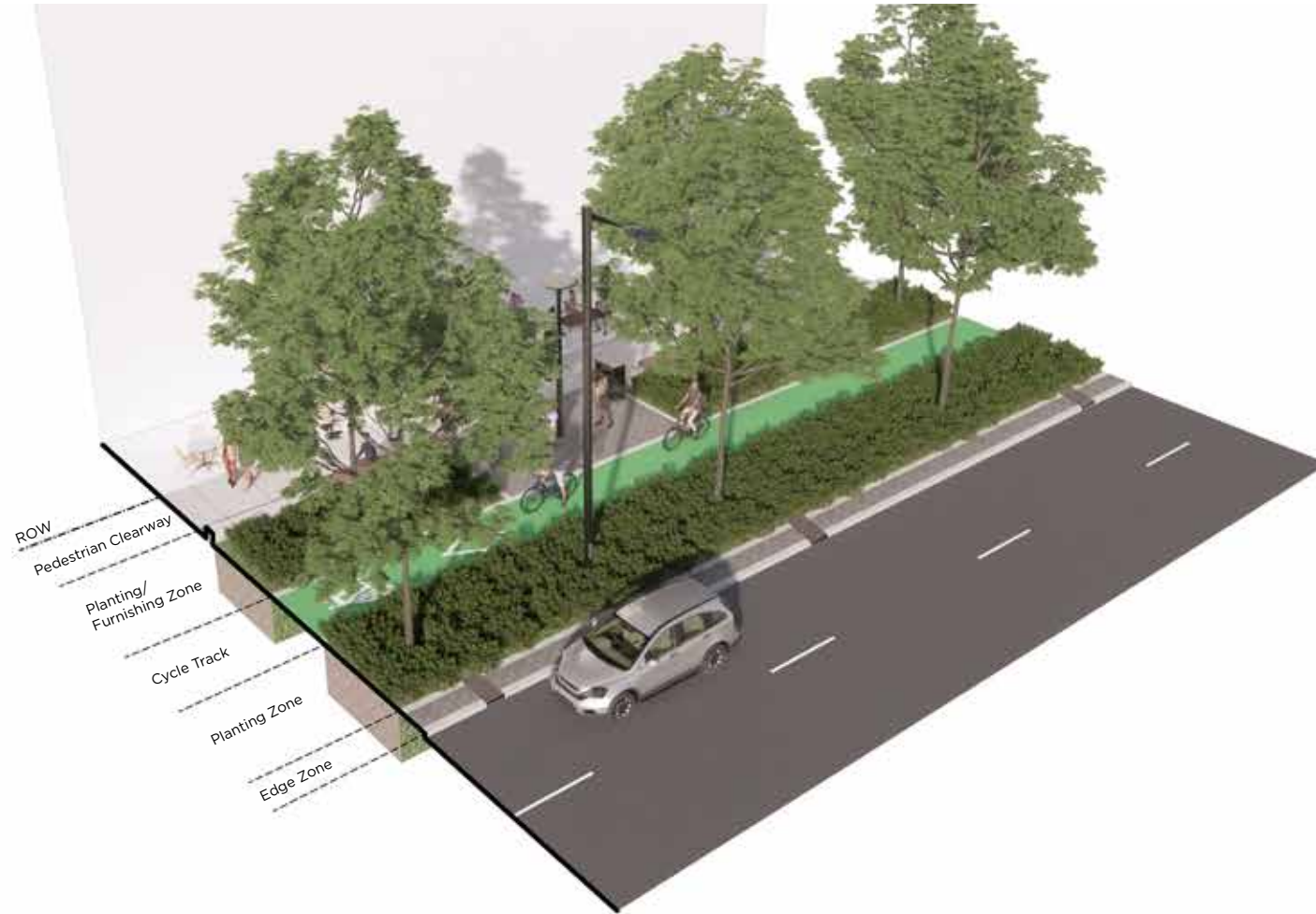
JANE STREETSCAPE

BIG MOVE #2



JANE STREETSCAPE: BOULEVARDS

BIG MOVE #2



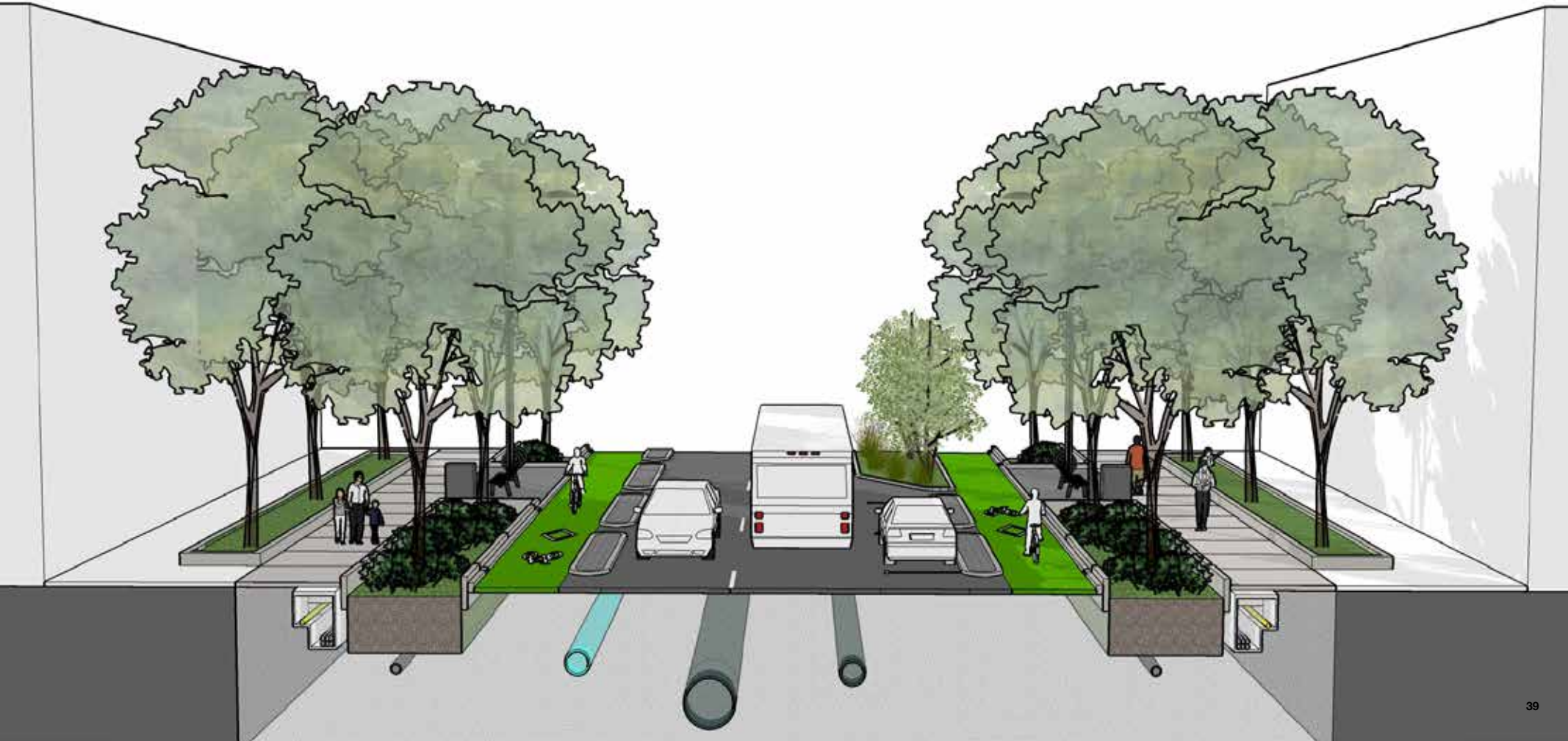
BASS PRO MILLS

BIG MOVE #3



FISHERMENS WAY (EMERALD NECKLACE STREET)

BIG MOVE #4



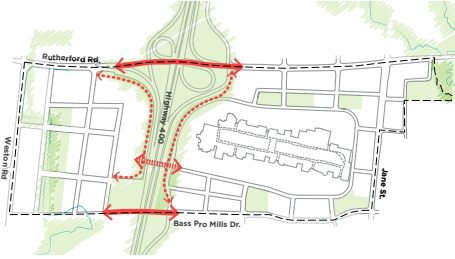
FISHERMENS WAY: BOULEVARDS

BIG MOVE #4



LANDSCAPE STITCH

BIG MOVE #5

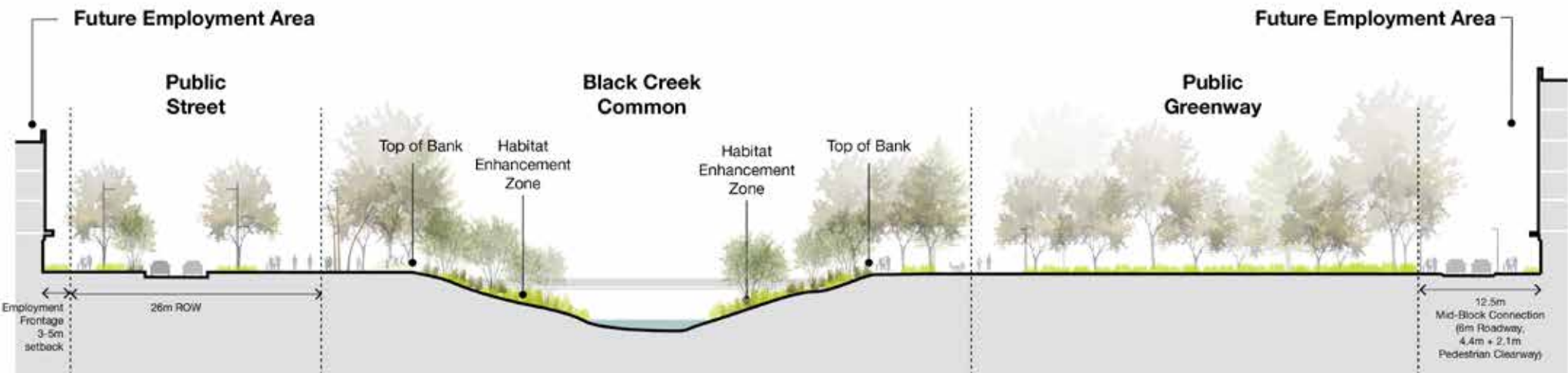


- Greening Opportunities
- Improved Street Crossings
- Pedestrian and Cycling Bridge
- New North/South Pedestrian and Cycling Connections



BLACK CREEK COMMON

BIG MOVE #6



BLACK CREEK COMMON

BIG MOVE #6



EMPLOYMENT AREA PROMENADE

BIG MOVE #7



IMPLEMENTATION AND PHASING

IMPLEMENTATION STRATEGIES



**Focus Funding and
Improvements on
Concentrated Areas**



**Build Synergies
with Parallel Initiatives**



**Work in an
Interdisciplinary Way**



**Consider Life-Cycle
Cost Benefit Analysis**



Update Regularly



**Create Project
Specific Guidelines**



**Measure Success
Over Time**

PROJECT PRIORITY MATRIX

<div>18</div> <div>Projects and Actions</div>	<div>3</div> <div>Time Frame</div> <div>Progress- Immediate Short- Medium Term Medium-Long Term</div>	<div>4</div> <div>Implementation Responsibility</div> <div>Province Region City Developer</div>
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THANK YOU

PLEASE VISIT

<http://vaughan.ca/vaughanmillsplan>