

Yonge Street Study City of Vaughan

Secondary Plan Public Open House

April 12th, 2010

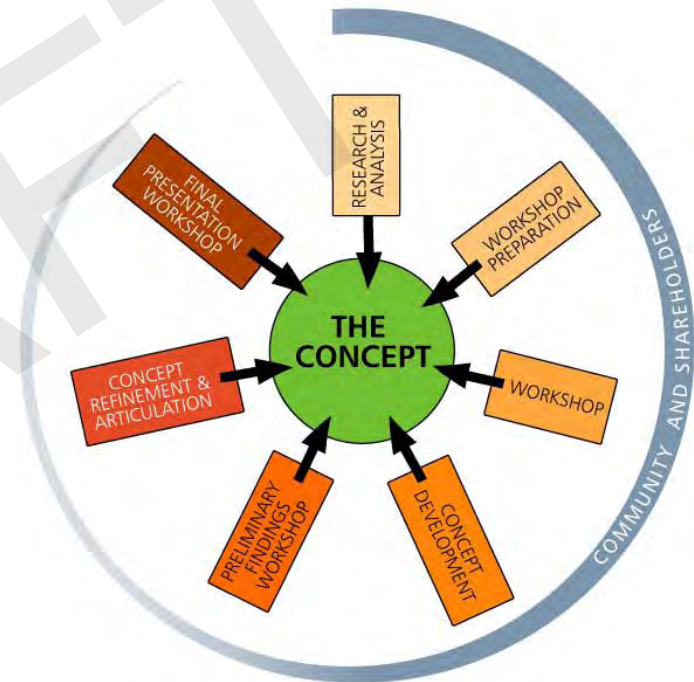


Young + Wright / IBI Group Architects



Agenda

1. Introduction
2. Draft Secondary Plan
3. Discussion



DRAFT

Introduction

Yonge Street Study

Vision

- Foster a vibrant, healthy, mixed-use urban community
- Respond to user needs by providing safe and accessible rapid transit for all pedestrians, residents, and workers.
- Protect neighbourhood assets and provide alternatives to automobile use reflecting advanced environmental performance
- Promote economic investment in this high profile area located at the gateway of three Cities

Principles

- Land Use
- Open Space & Connections
- Infrastructure & Sustainability
- Transportation
- Streetscape
- Gateways & Place Making
- Street Network & Built Form



Project Status

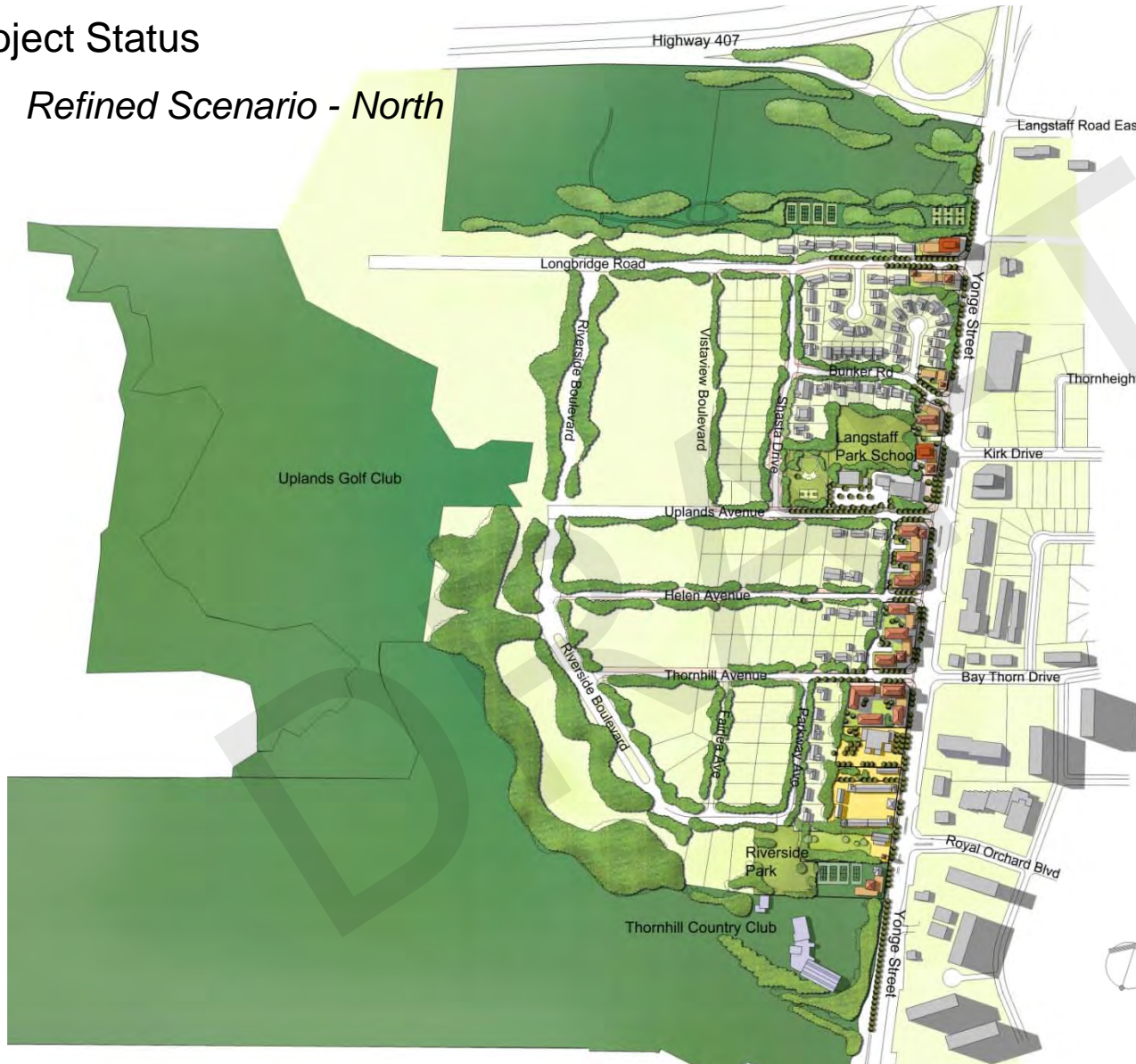
Refined Scenario - South



- Overall 2.5 FSI
- Mixed use responds to context
- Population and Jobs:
 - 4,800 new residential units
 - 4,500 new jobs
- Proposed Parkland contributes to 20% developable area
- Proposed Roads (including pedestrian zones) contribute to 10%-14% developable area

Project Status

Refined Scenario - North



- Overall 1.5~ 2.0 FSI
- Mixed use with a more residential focus
- Population and Jobs:
 - 380 new residential units
 - 800 new jobs
- No new parks and/or new roads proposed
- Existing heritage sites are respected

Built Form

Massing Approach – South



Built Form

Massing Approach – North



Yonge Street Study

Built Form

Density

- Overall Density Target is 2.5 F.S.I.
- Higher density to be located towards Yonge Street and Steeles Avenue



Variety for 1.0 F.S.I.		Density Demonstration Example Site: 22,925 sqm				
		F.S.I.	1.5	2.5	3.5	5.0
		GFA	34,388 m ²	57,313 m ²	80,238 m ²	114,625 m ²
 100% Site Coverage 50% Site Coverage 25% Site Coverage	P L A N					
	3 D					
	S E C T I O N					
	P R E C E D E N T S					