

Plan Secondary Vaughan Mills Centre

Public Forum #2: Emerging Design Ideas Workshop

Dec | 11 | 2012

Agenda

Public Forum #2

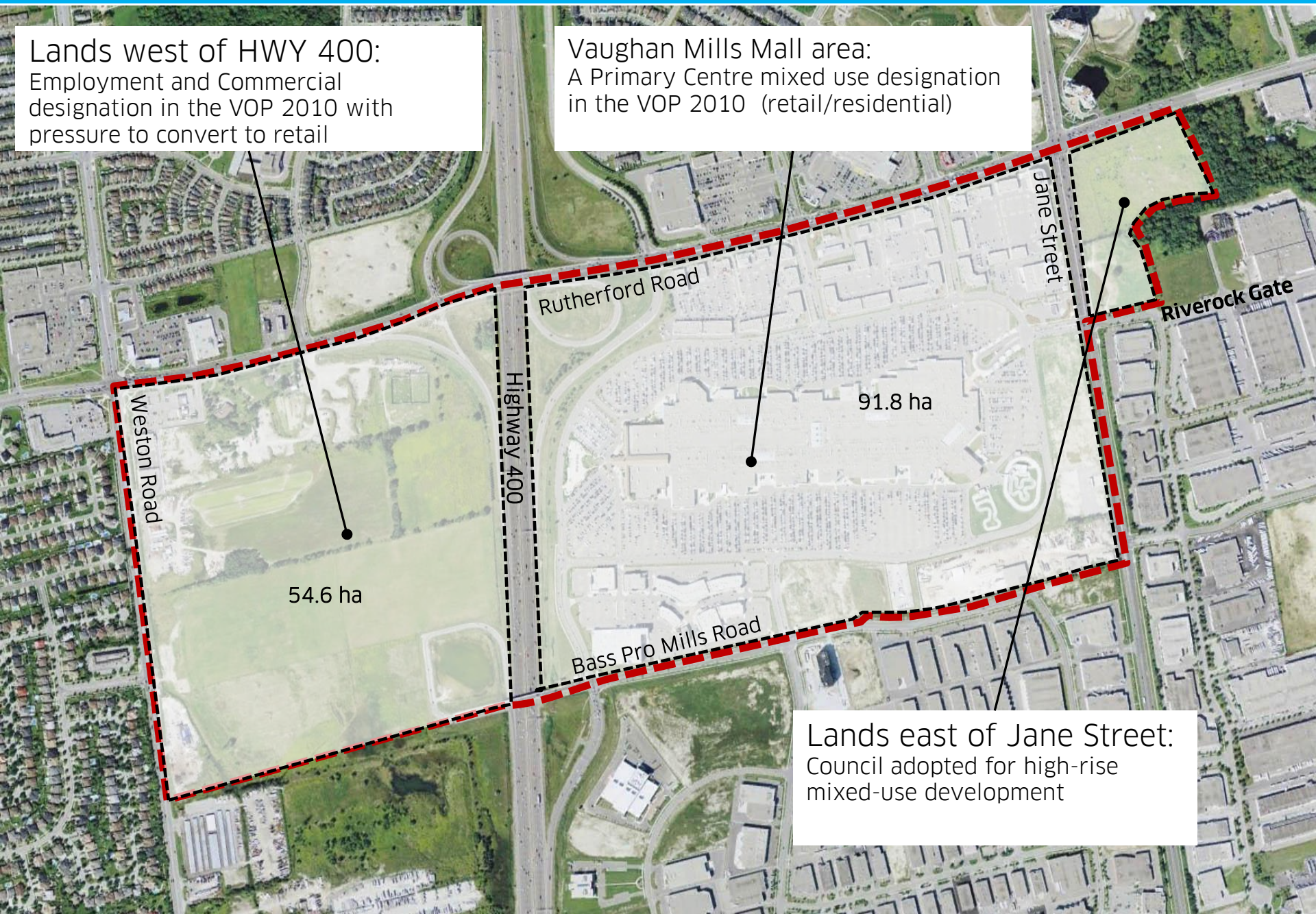
- 01 Project Update and Process Overview**
- 02 Creating a Vision for Vaughan Mills Centre**
- 03 Emerging Principles and 'Big Moves'**
- 04 Emerging Design Ideas**
- 05 Workshop : Emerging Design Ideas Evaluation**
- 06 Group Report Back**

Project Update: Vaughan Mills Centre Secondary Plan

Lands west of HWY 400:
Employment and Commercial
designation in the VOP 2010 with
pressure to convert to retail

Vaughan Mills Mall area:
A Primary Centre mixed use
designation in the VOP 2010 (retail/residential)

Lands east of Jane Street:
Council adopted for high-rise
mixed-use development



54.6 ha

91.8 ha

Weston Road

Highway 400

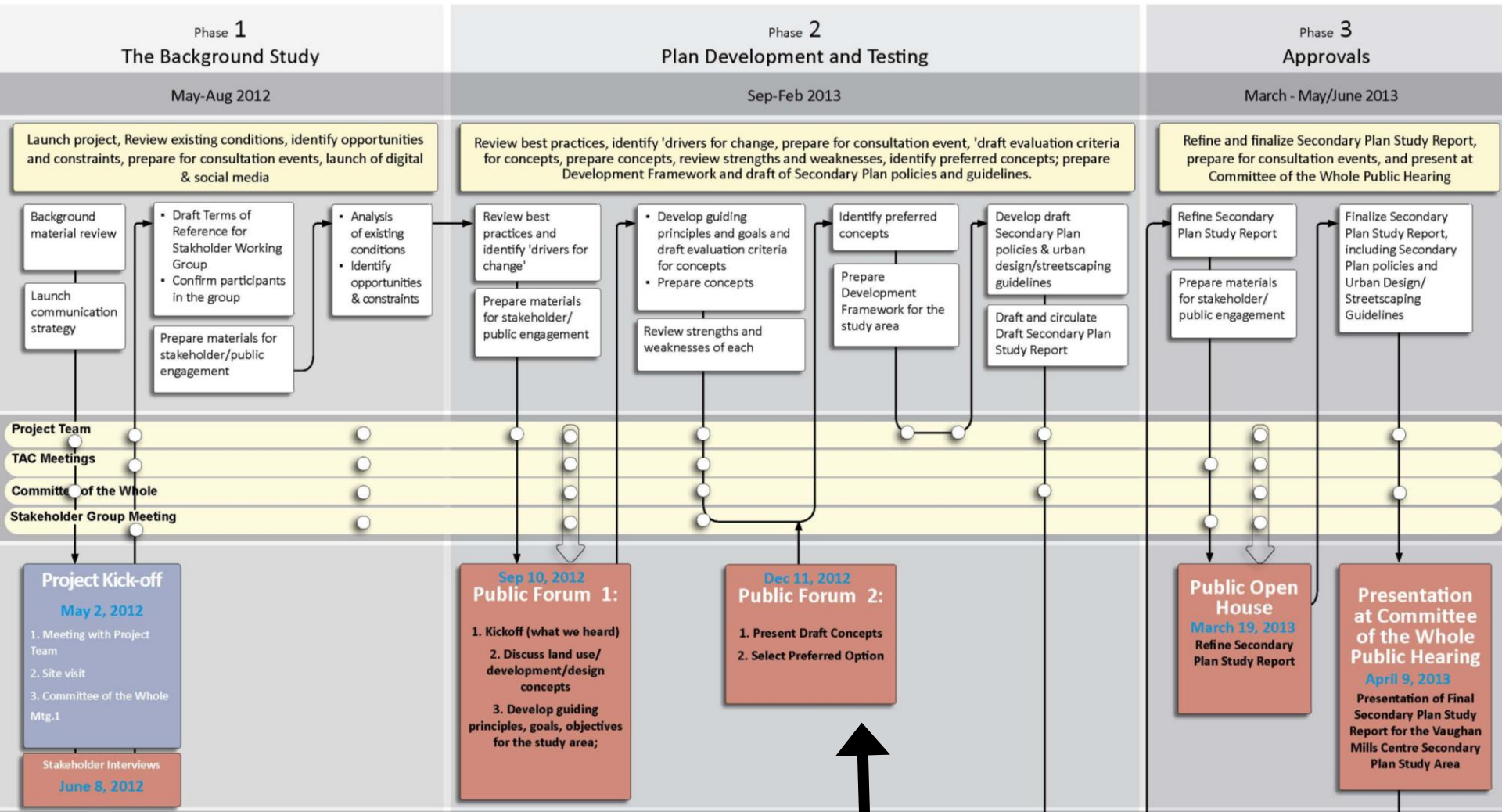
Rutherford Road

Bass Pro Mills Road

Jane Street

Riverrock Gate

Project Update: Work Program



You are here

Project Update: Forum 1 Kick-off and Visioning Forum

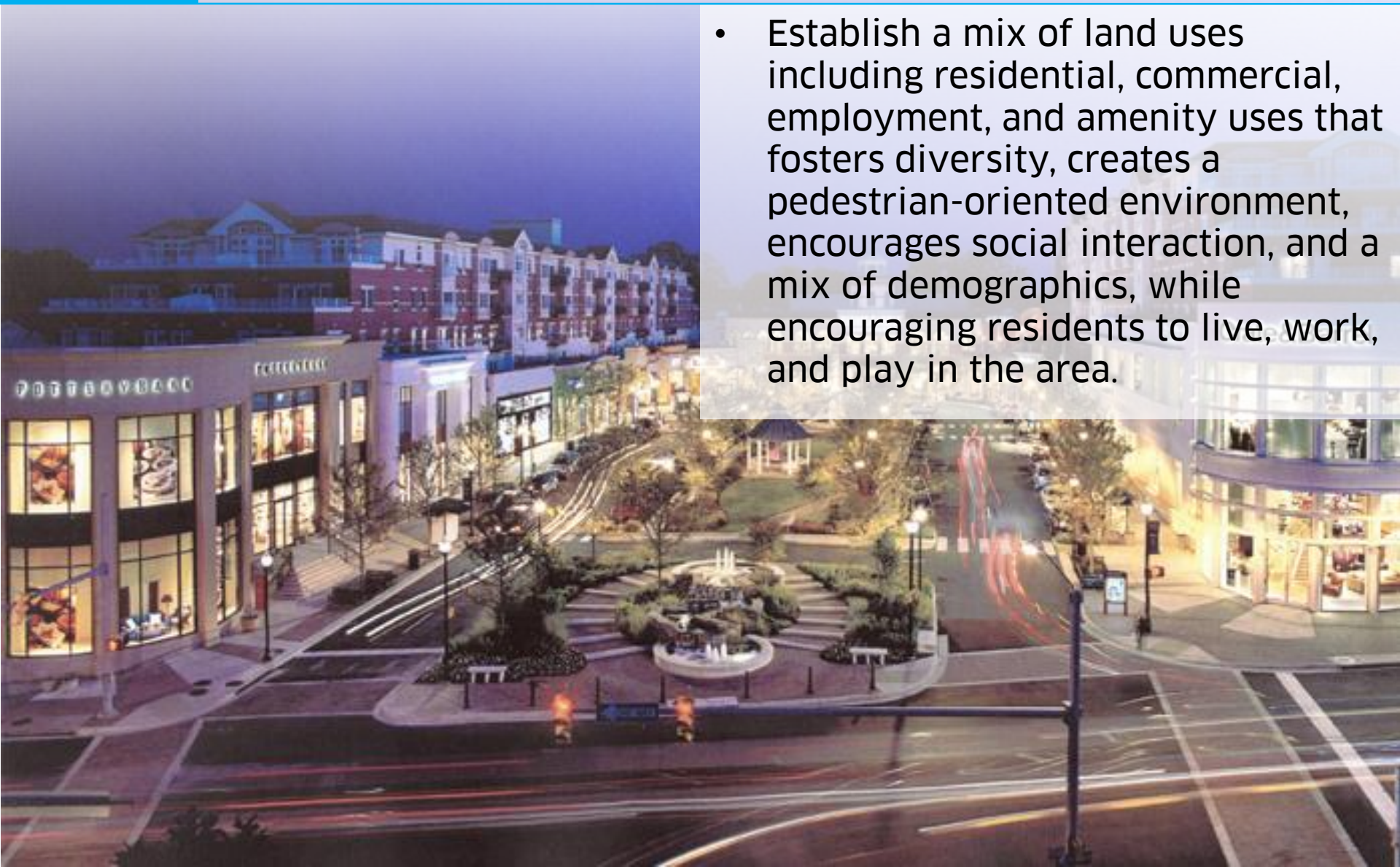


What We've Heard: Emerging Guiding Principles

1

Mixed-Use

- Establish a mix of land uses including residential, commercial, employment, and amenity uses that fosters diversity, creates a pedestrian-oriented environment, encourages social interaction, and a mix of demographics, while encouraging residents to live, work, and play in the area.



2

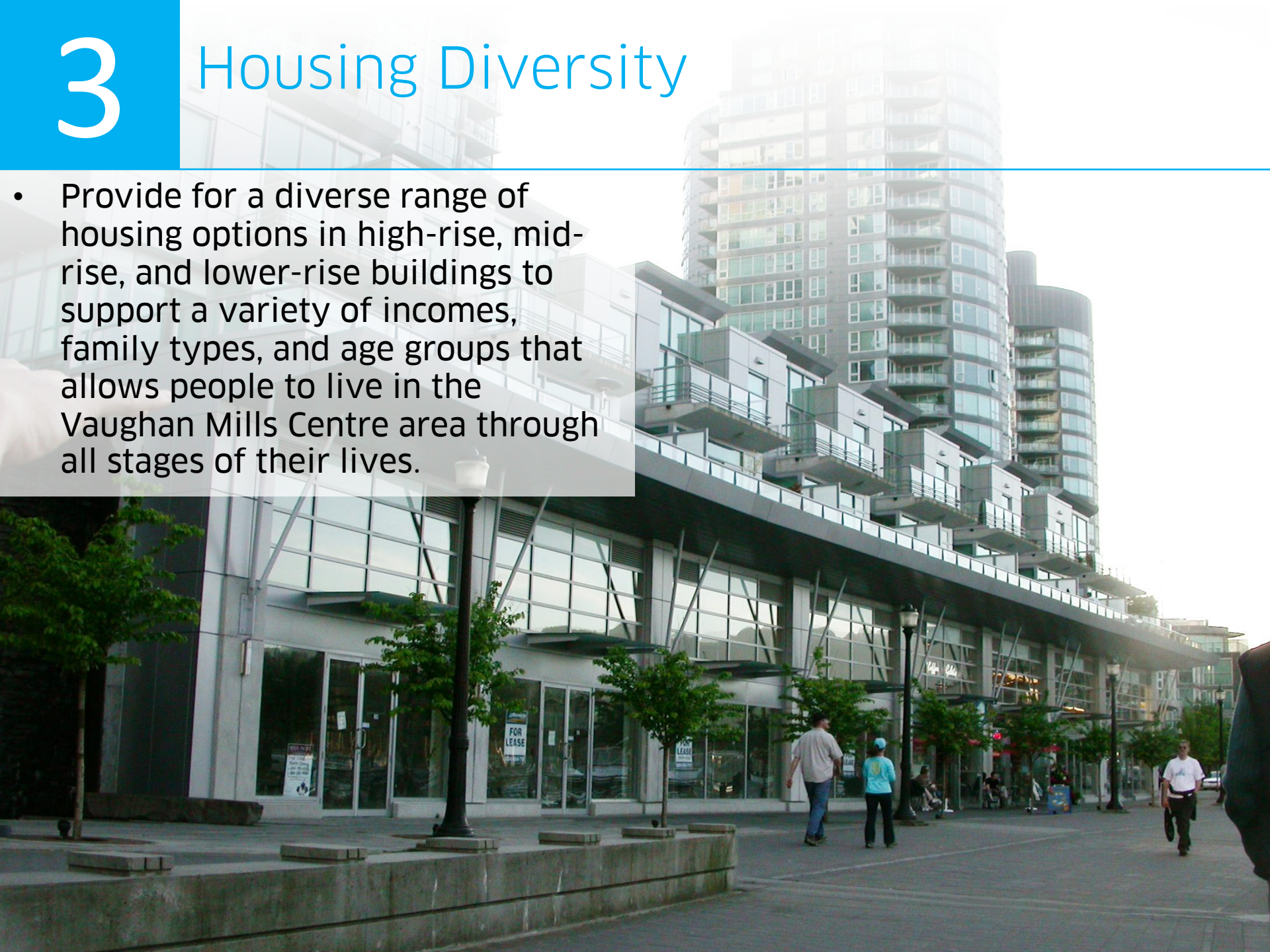
Quality of Place

- Development should contribute to creating a new identity, uniqueness, and quality of place for Vaughan Mills Centre.



3 Housing Diversity

- Provide for a diverse range of housing options in high-rise, mid-rise, and lower-rise buildings to support a variety of incomes, family types, and age groups that allows people to live in the Vaughan Mills Centre area through all stages of their lives.



4

Employment Hub

- Create a unique and diverse employment and commercial environment that is vibrant, walkable, diverse, active, visible, and accessible.



5 Walkable

- Design for pedestrians as a priority, for all seasons, and accessible to all. Prioritize pedestrian movement, and ensure adequate cycling facilities.



6

Integrated Public Realm

- Ensure that new development is adequately served by community amenities such as public parks and urban squares, recreational facilities, and other community amenities.
- Provide a defined network of open spaces, parks, and trails that are connected through attractive pedestrian walkways, mid-block connections, and urban spaces.



7 Natural Heritage

- Conserve, restore, and enhance natural and cultural heritage features and resources.



8

Mobility

- The transportation network should support a range of users including pedestrians, cyclists, public transit, and private vehicles.
- Plan for a future multi-modal facility.
- Create streets that are ‘complete’, and designed for a variety of abilities and modes of travel that provides safe, and efficient movement for a diversity of users.



9

Sustainable and Resilient

- The development and evolution of Vaughan Mills Centre should be socially, economically, and environmentally sustainable, while making efficient use of infrastructure, energy, and other resources.
- All development should be at a high environmental standard to ensure the City's sustainability objectives are achieved.



What We've Heard: Emerging 'Big Moves'

1

Pedestrian-Oriented Streets



- Provide a green streetscape
- Include intimately-scaled open spaces, active at-grade uses, gathering spaces, safe and well-connected boulevards and pathways, and various landscape forms.
- Use appropriately-scaled buildings

2

Strong Connections



- Pedestrian and bicycle connections
- Continuous trails/paths throughout Vaughan Mills Centre, with links to the West Don River Valley area from Rutherford Rd. and Jane St.
- Provide new pedestrian connections to Weston Rd., Rutherford, Rd., and Jane St., to relieve traffic congestion and provide more vehicular/pedestrian connections throughout.

3

Community Gathering Places

- Provide community gathering places as the central focus for the area.
- Front gathering places with active frontages (retail/commercial) to create a vibrant street level environment.



4

Increased Density

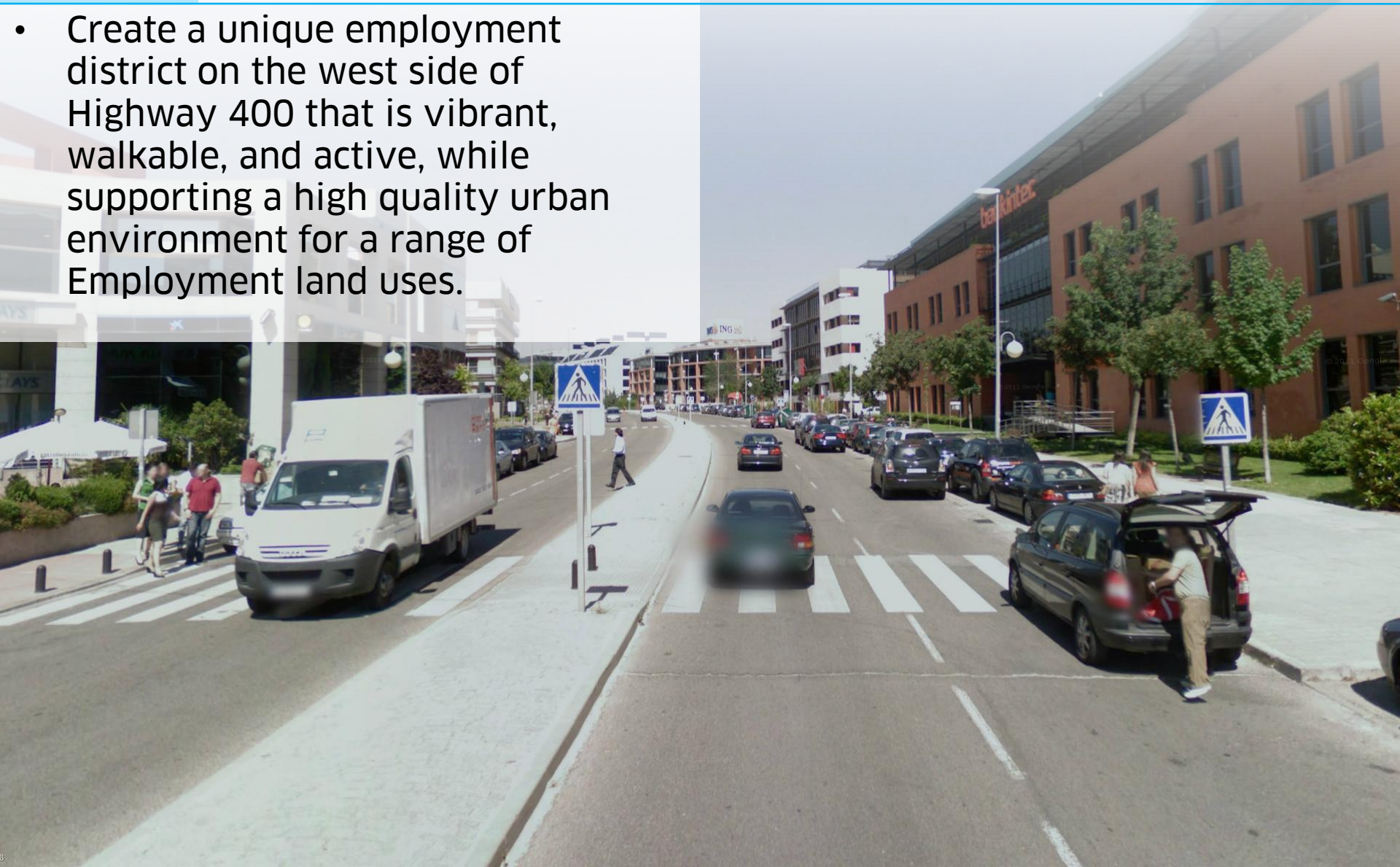
- Allow Vaughan Mills to expand through a mix of retail/residential development.
- Mid-rise development focused around the Ring Road and Bass Pro Mills Drive.
- Taller buildings aligned along the Rutherford Road and Jane Street corridors.



5

Employment District

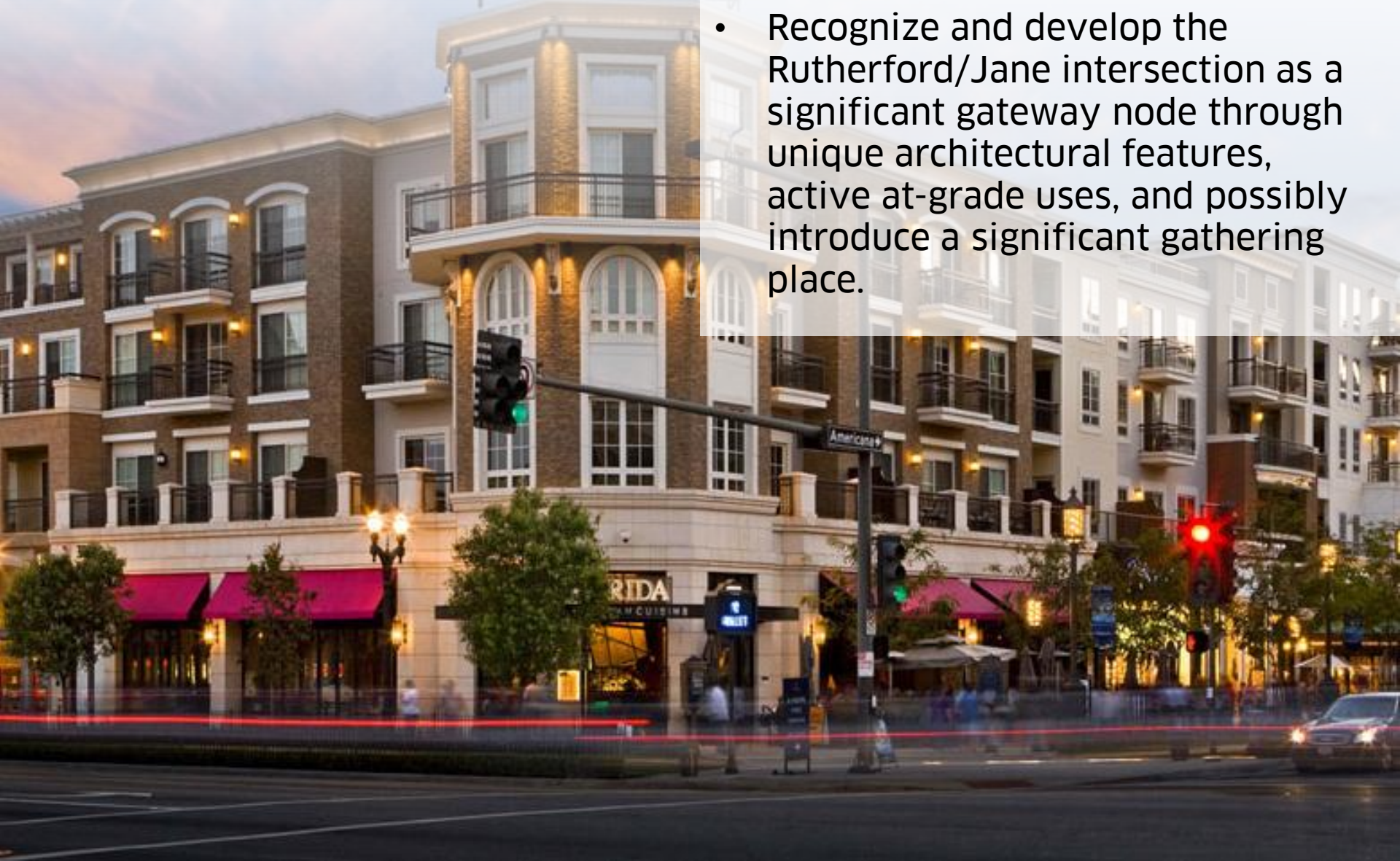
- Create a unique employment district on the west side of Highway 400 that is vibrant, walkable, and active, while supporting a high quality urban environment for a range of Employment land uses.



6

Jane and Rutherford Transit Hub Gateway

- Recognize and develop the Rutherford/Jane intersection as a significant gateway node through unique architectural features, active at-grade uses, and possibly introduce a significant gathering place.



7

Black Creek Greenway

- Create a 'greenway' using the Black Creek buffer area as a multi-use pedestrian pathway and cycling trail fronted by development.
- Incorporate future stormwater management facilities.



8

Enhanced Destination

- Vaughan Mills Centre is already a destination that can be enhanced through a variety of other entertainment and cultural uses (theatre, performing arts, museum, recreation/sports etc.).
- Connectivity with other tourist uses such as Canada's Wonderland.



9

Outdoor Retail Formats

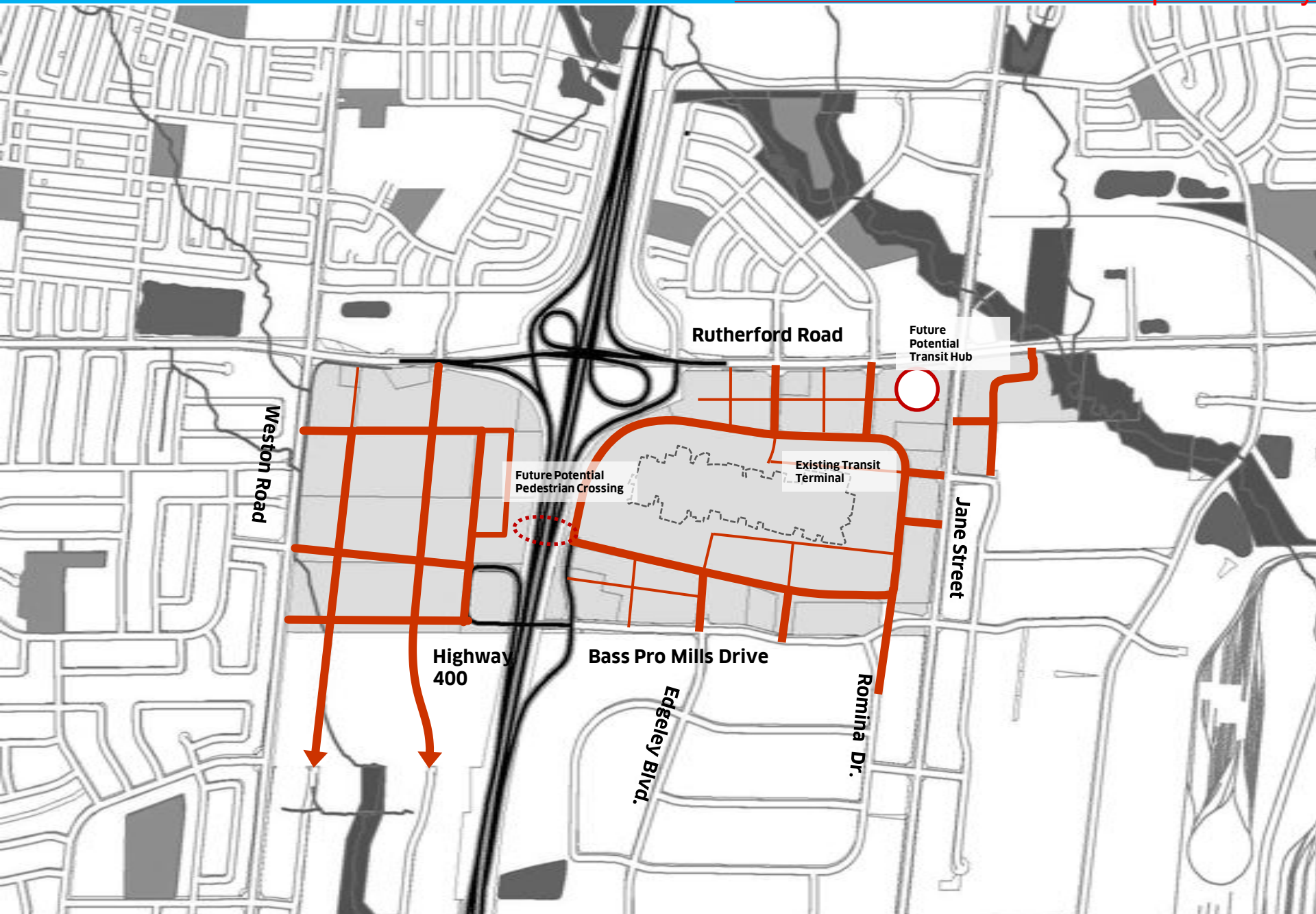
- Encourage the development of outdoor format retail uses, with direct pedestrian access from the street, and spill-over areas.



10 Pedestrian Bridge

- Provide a pedestrian bridge over Highway 400.





Rutherford Road

Future Potential Transit Hub

Western Road

Future Potential Pedestrian Crossing

Existing Transit Terminal

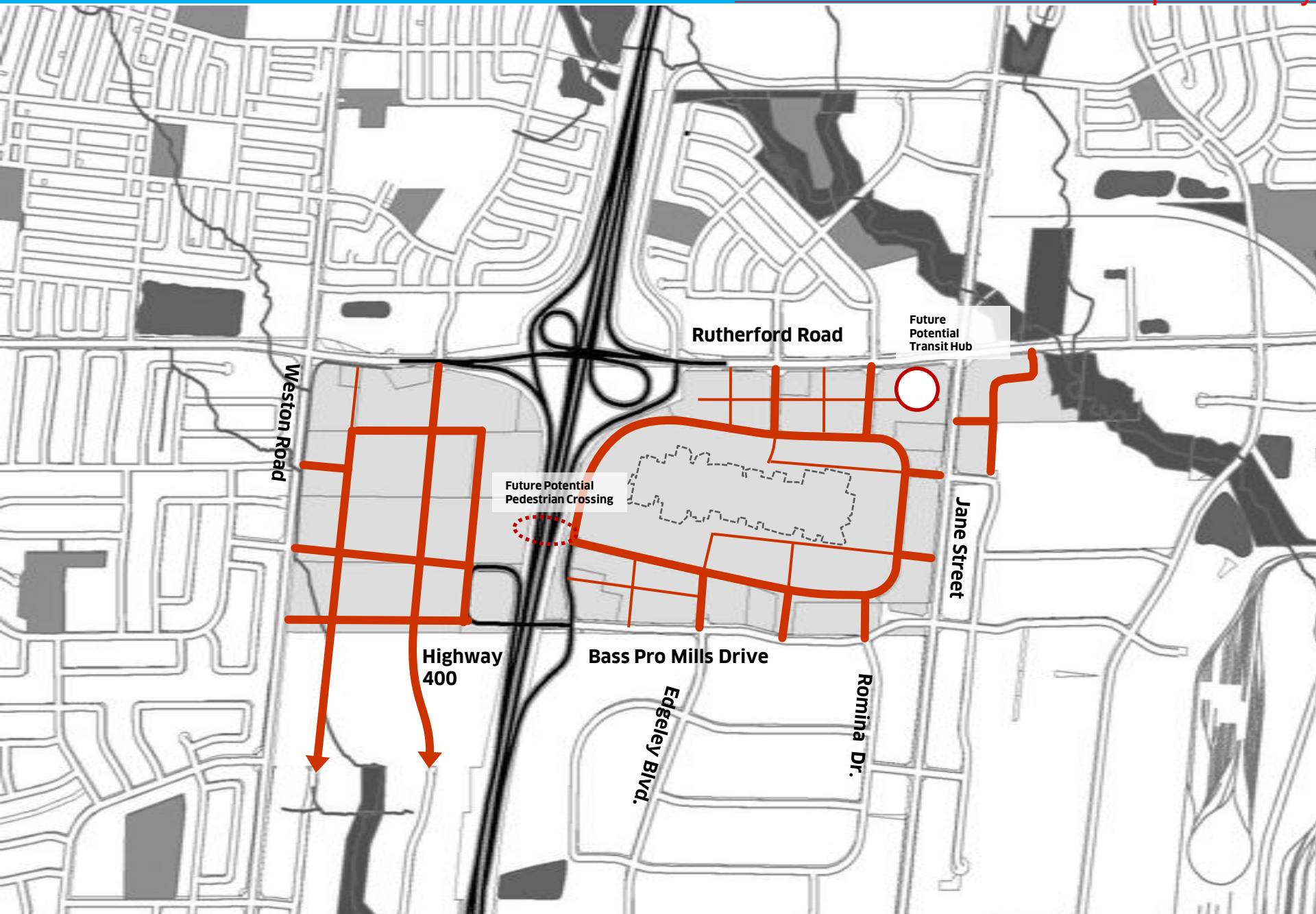
Jane Street

Highway 400

Bass Pro Mills Drive

Romina Dr.

Edgeley Blvd.



Rutherford Road

Future Potential Transit Hub

Weston Road

Future Potential Pedestrian Crossing

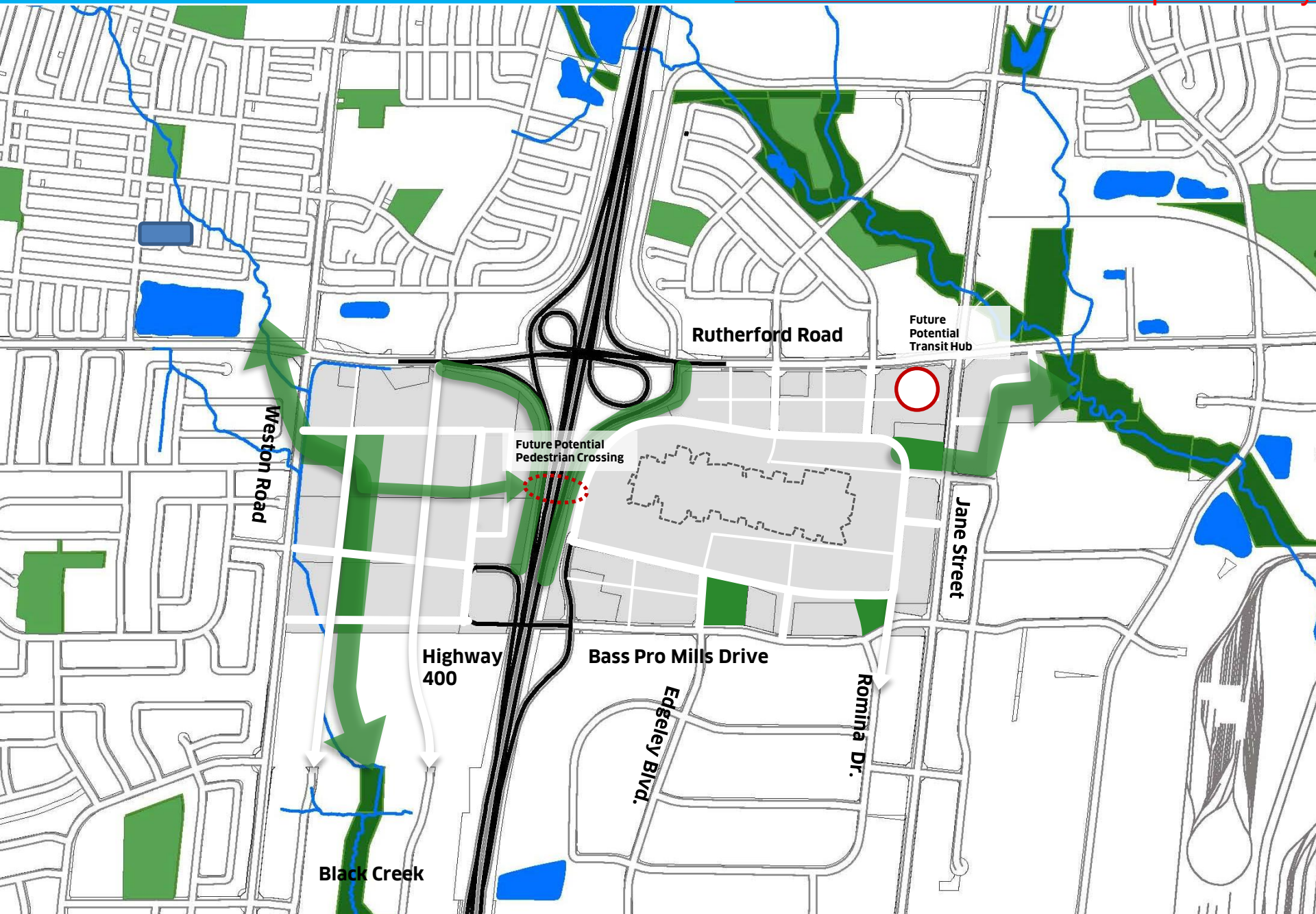
Jane Street

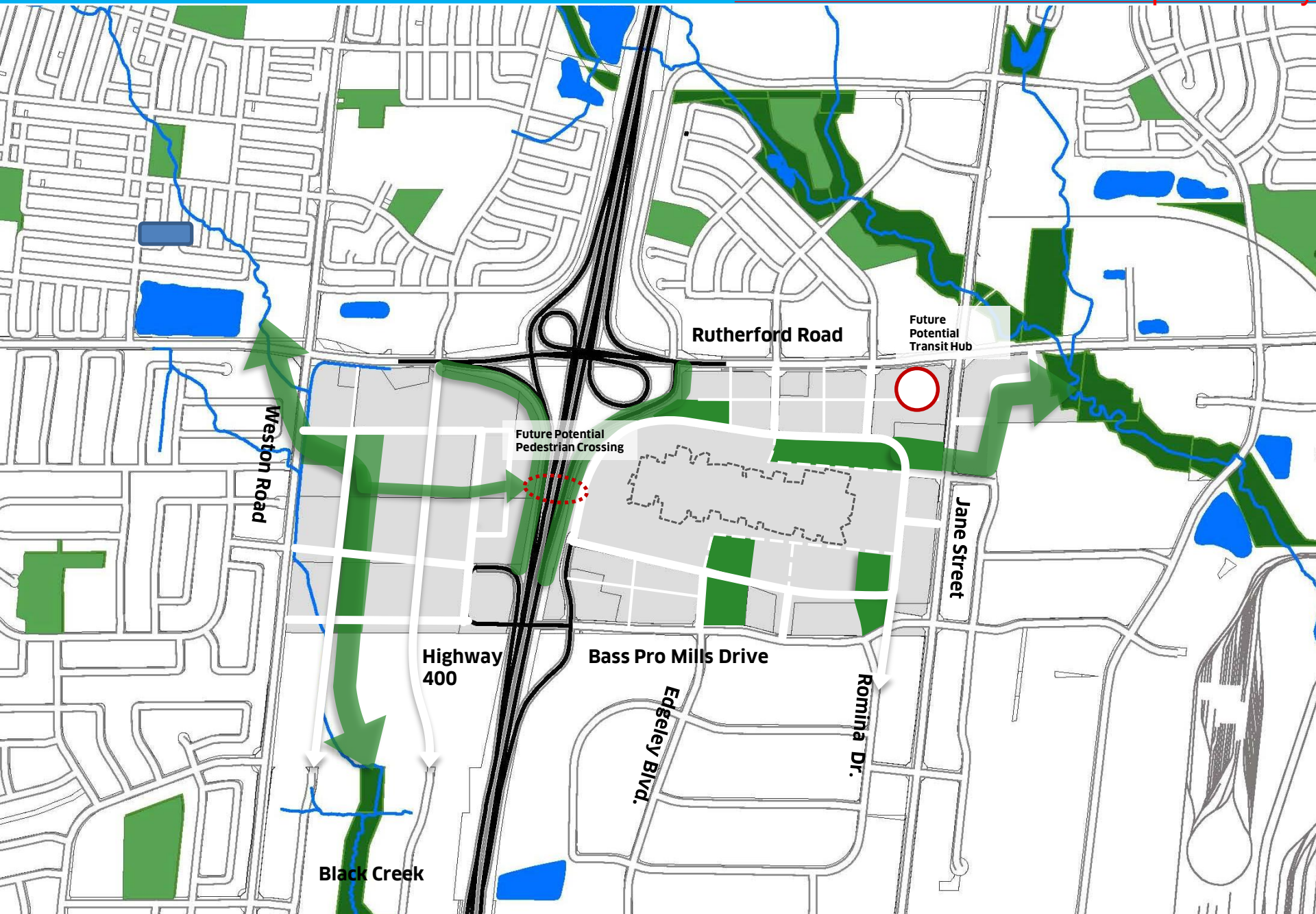
Highway 400

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Rutherford Road

Future Potential Transit Hub

Future Potential Pedestrian Crossing

Weston Road

Jane Street

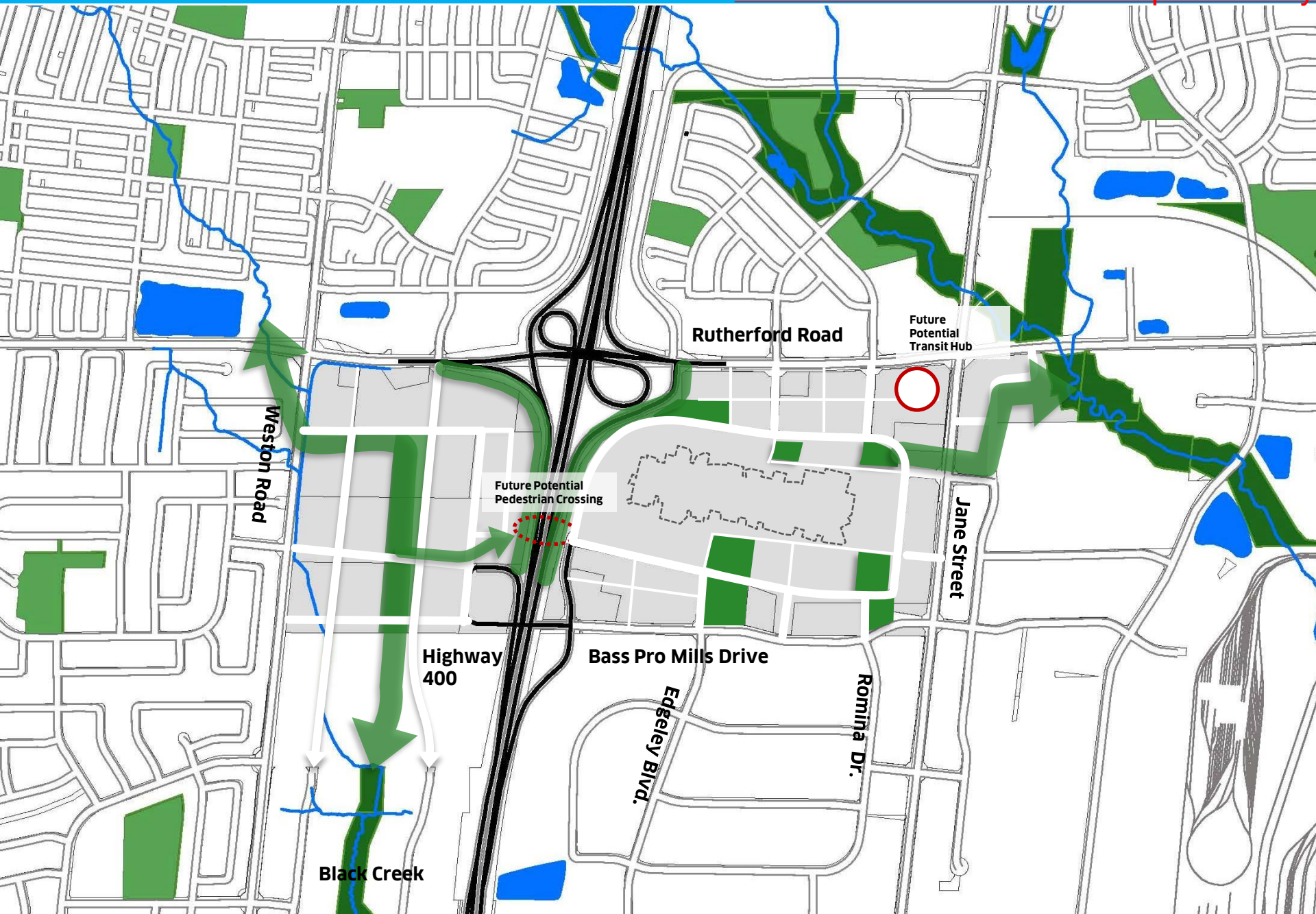
Highway 400

Bass Pro Mills Drive

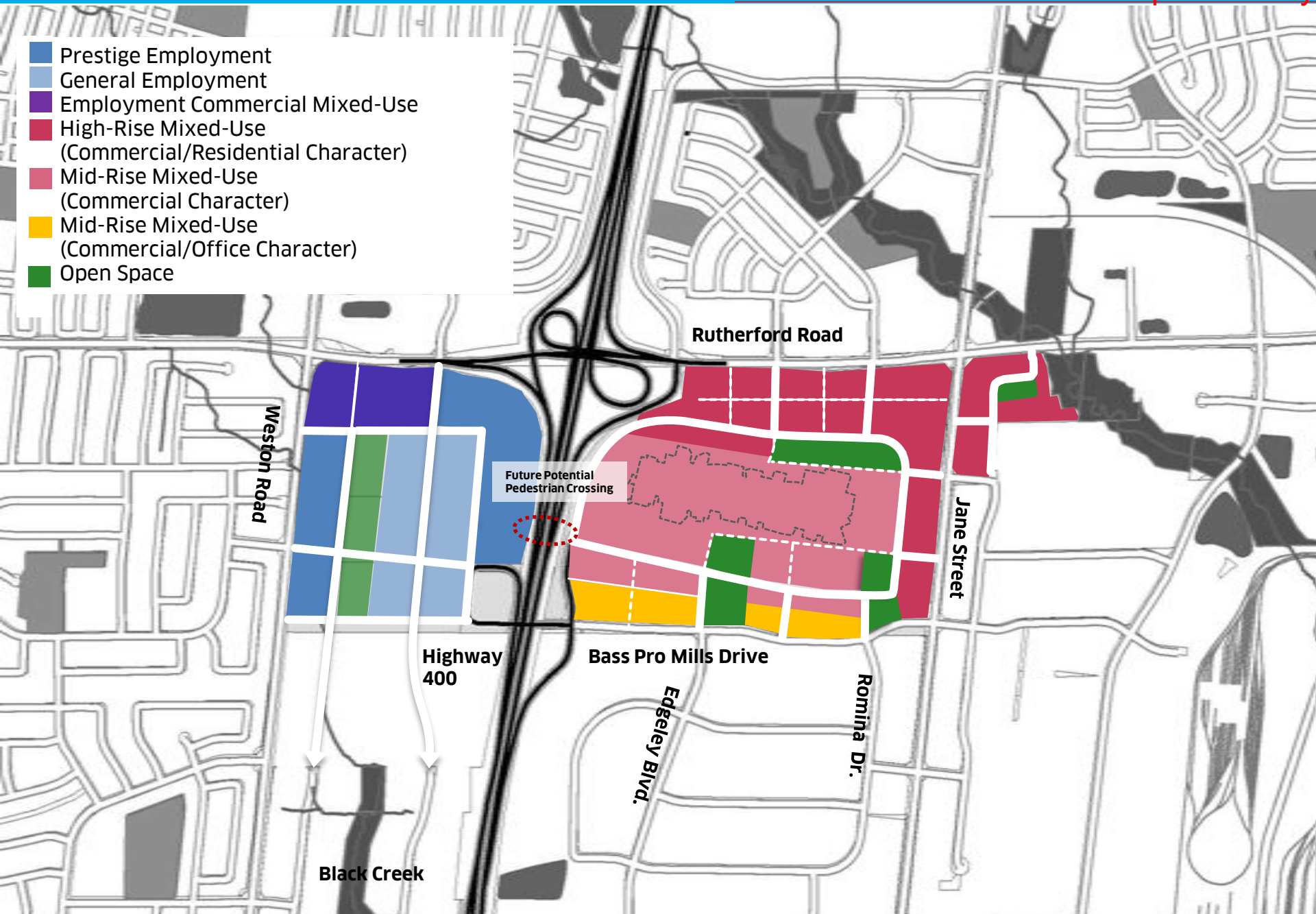
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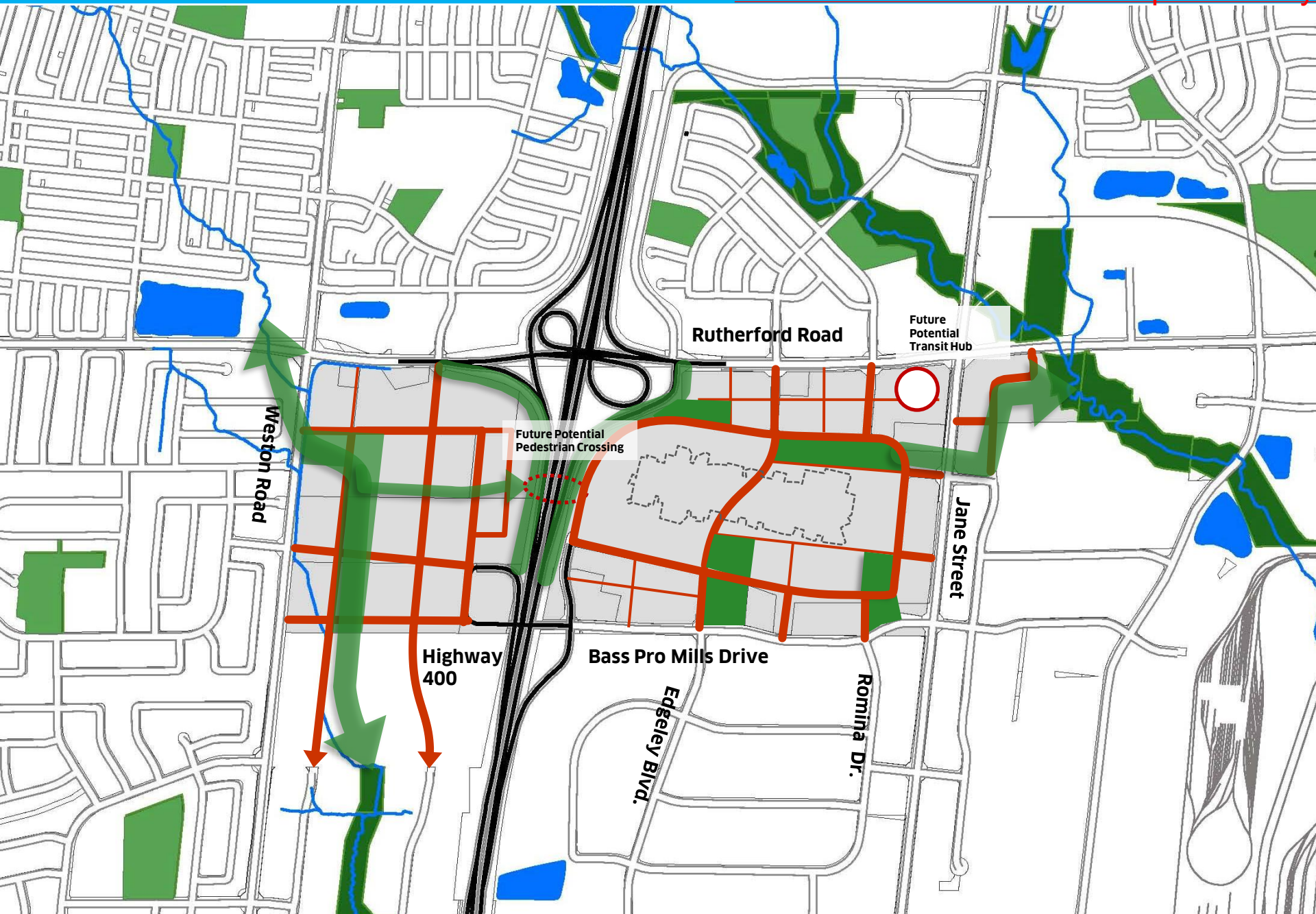
Black Creek

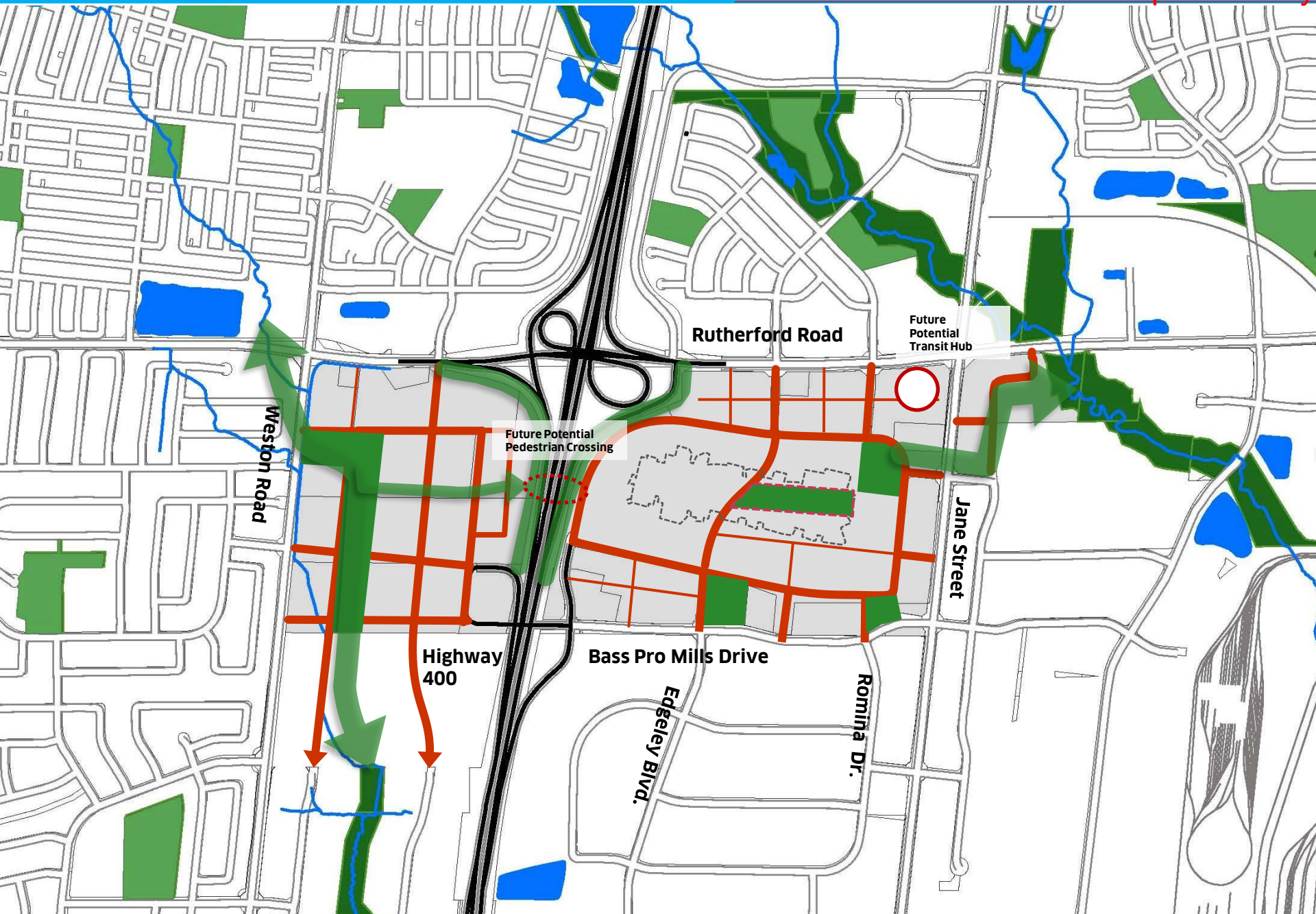


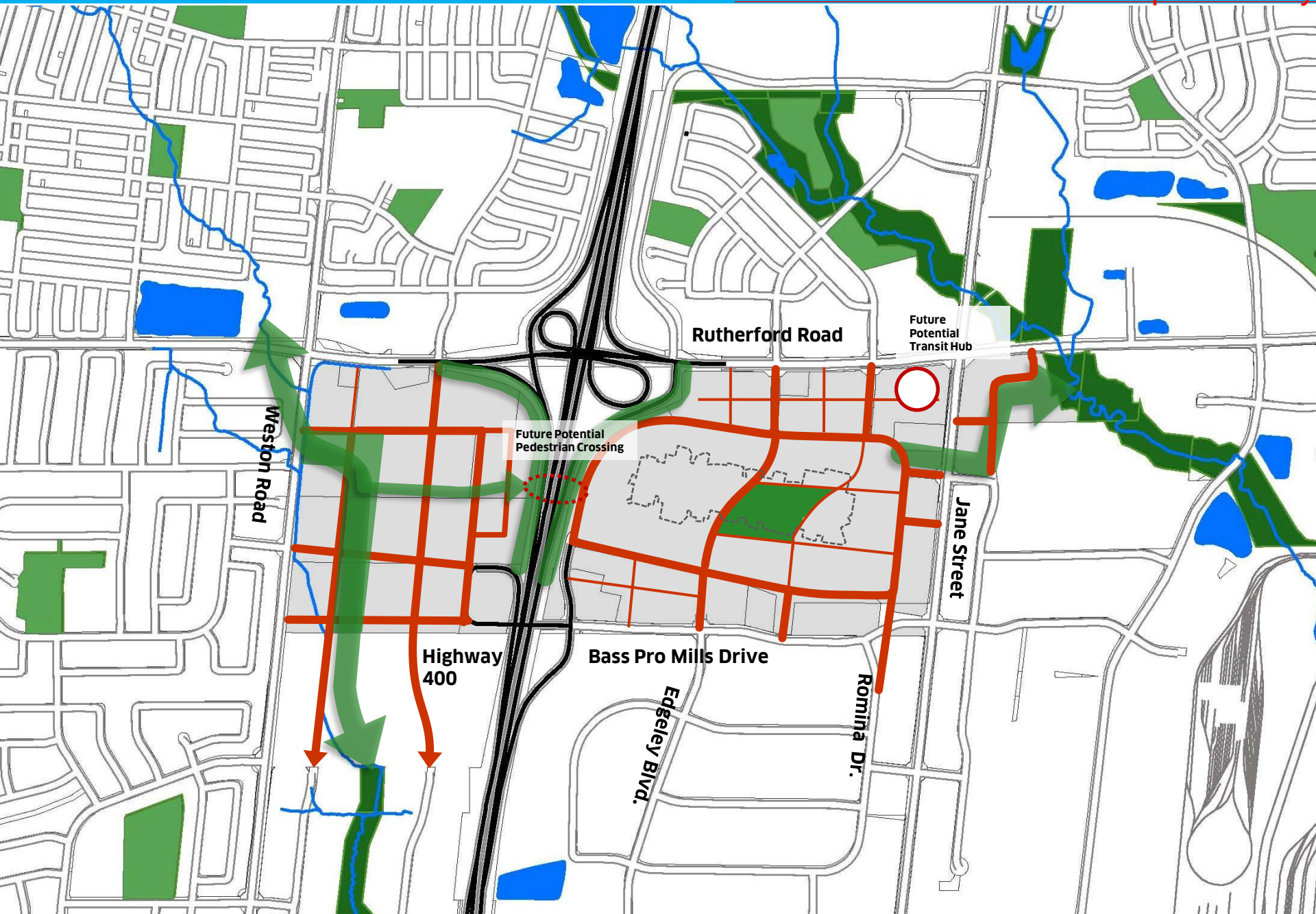
- Prestige Employment
- General Employment
- Employment Commercial Mixed-Use
- High-Rise Mixed-Use (Commercial/Residential Character)
- Mid-Rise Mixed-Use (Commercial Character)
- Mid-Rise Mixed-Use (Commercial/Office Character)
- Open Space



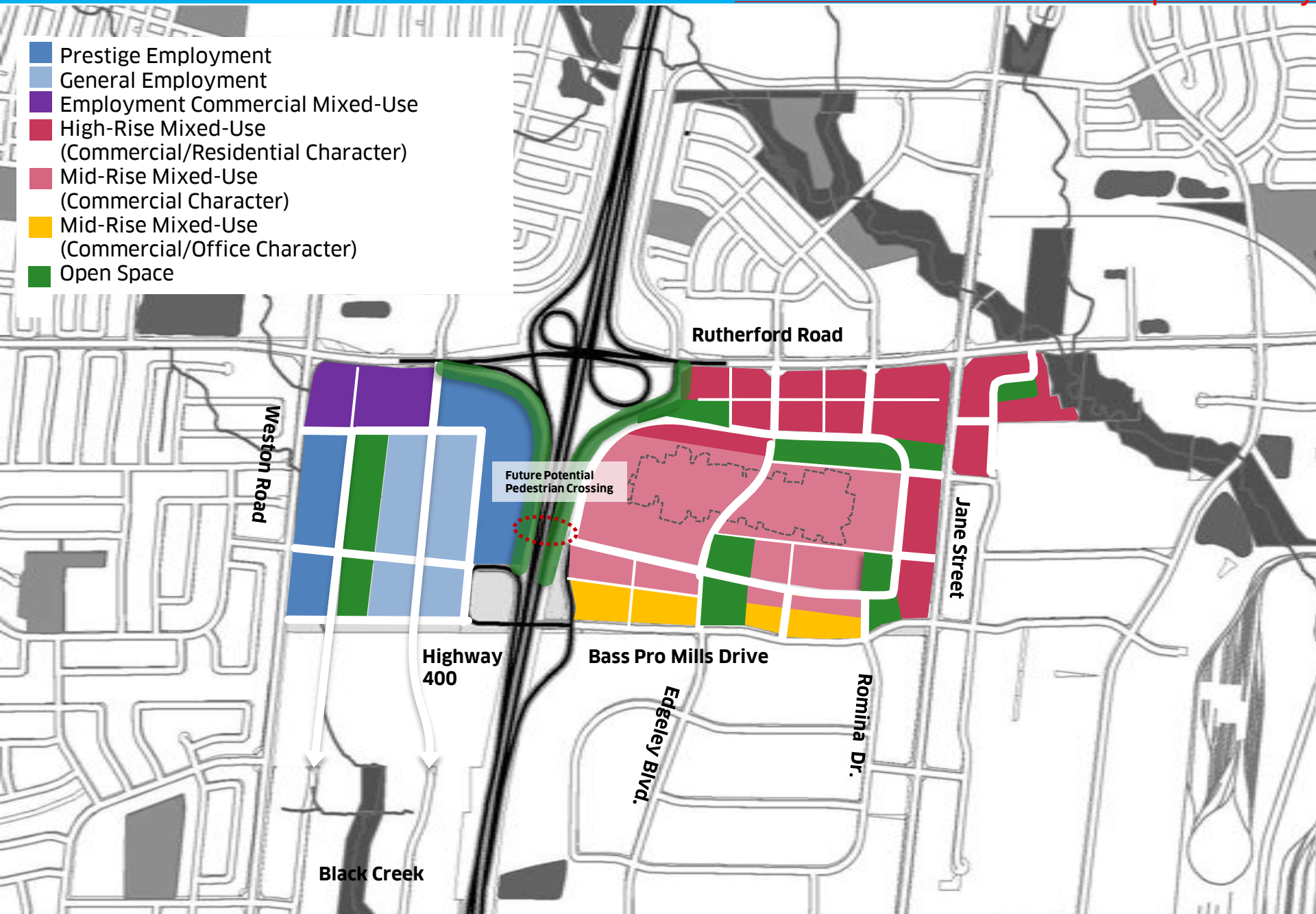
Emerging Design Ideas(Long-Term):







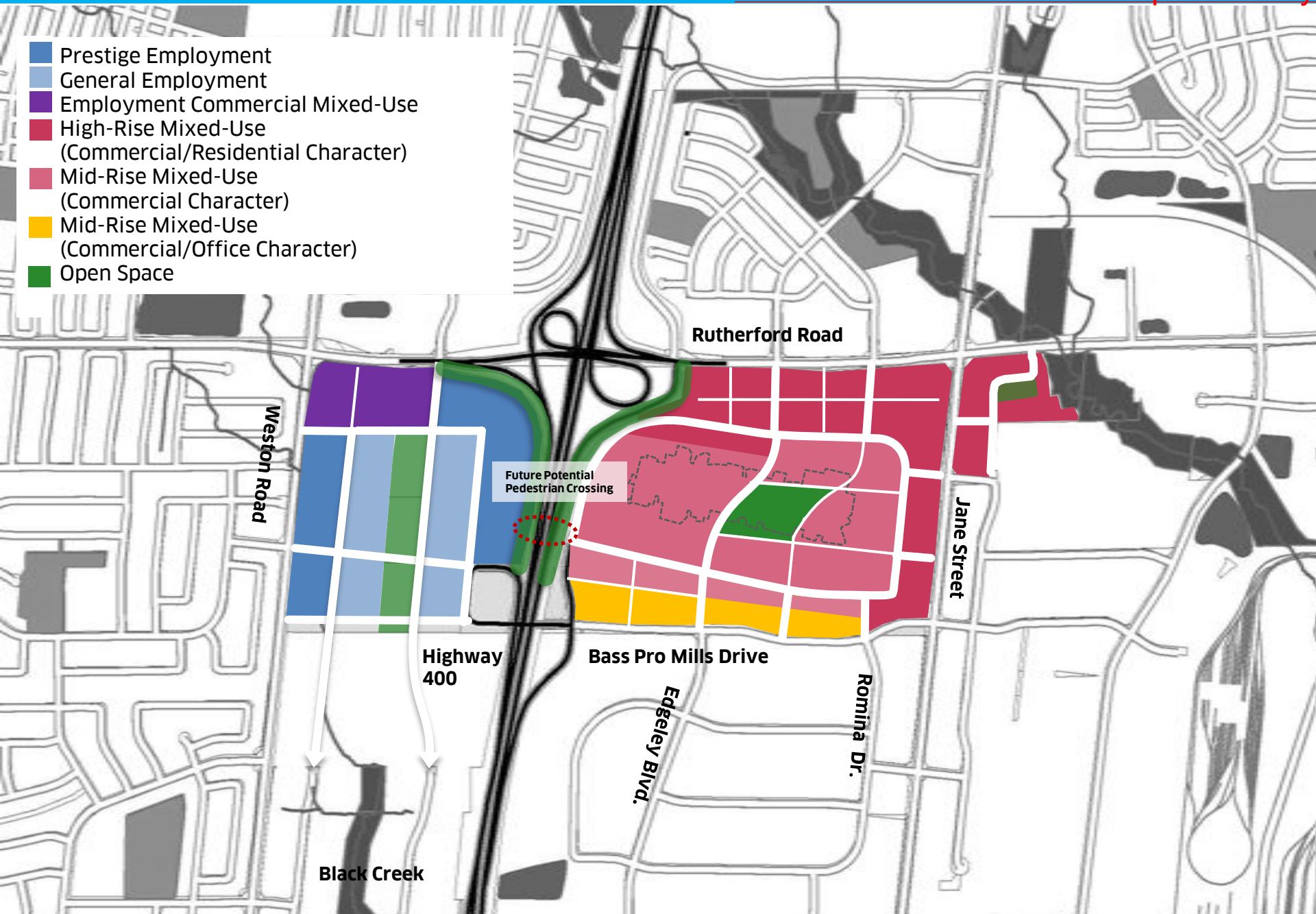
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Land Use: Transition to a System of Urban Blocks

DRAFT - For Discussion Purposes Only

- Prestige Employment
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- Mid-Rise Mixed-Use (Commercial/Office Character)
- Open Space



Workshop:
Emerging Design
Ideas Evaluation

Let's Work: Emerging Design Ideas Evaluation

1:30 hr

15 min To reaffirm the **Principles, Big Moves, and Vision** generated at the Forum 1 visioning event

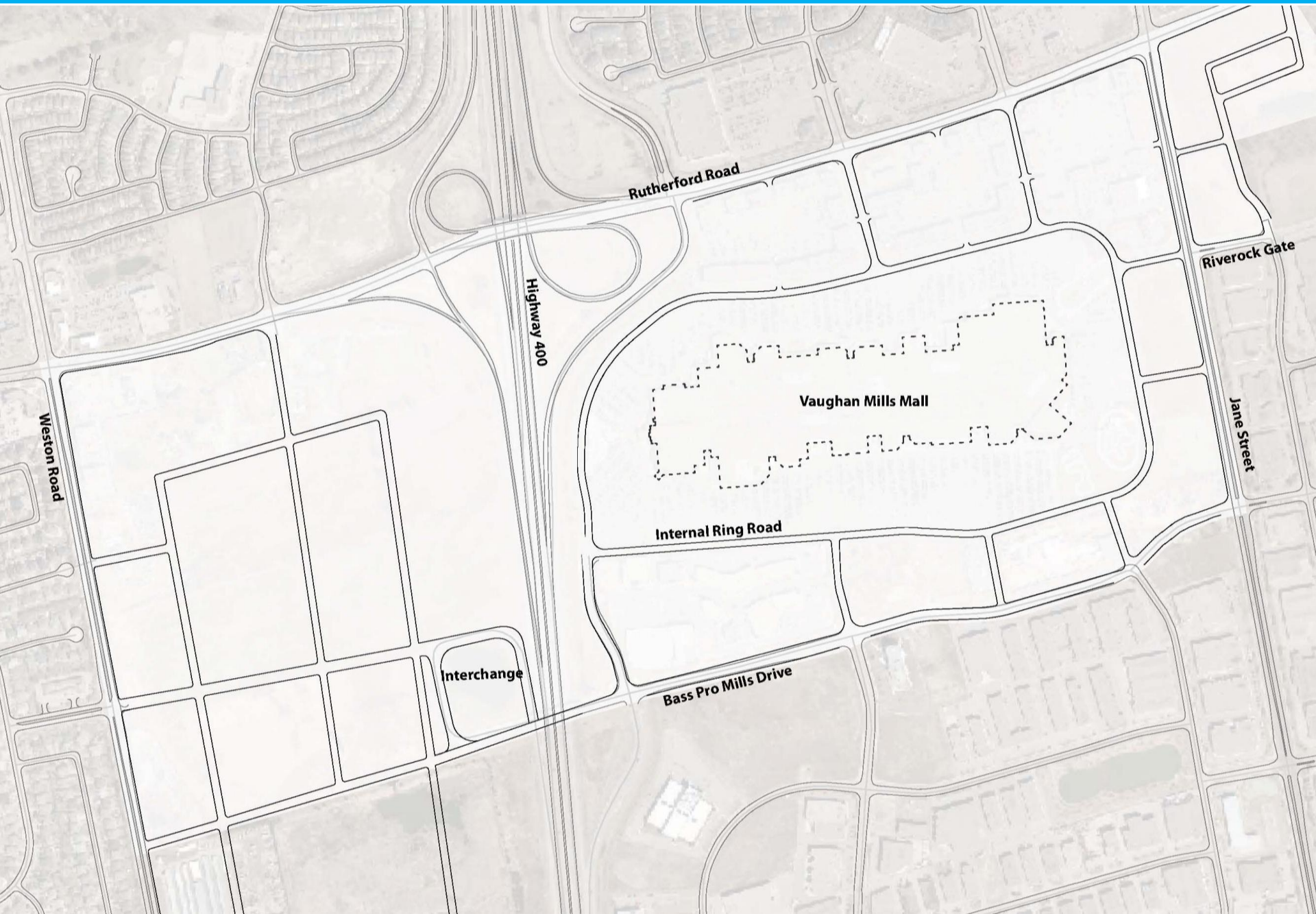
- Do the Principles and Big Moves resonate with your desires for the future development of the Vaughan Mills Centre area?
- Do the Principles and Big Moves represent good planning and city-building for Vaughan Mills Centre?

15 min To evaluate the **emerging design ideas** with respect to built form and land use, transportation, roads, connections, and open space

60 min To workshop a **preferred development concept**

- What is the preferred land use, development and built form, roads, and open space solution for Vaughan Mills Centre ?

Let's Work: Create a Detailed Plan....



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