

Steeles West District

Urban Design & Streetscape Plan



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**Other documents to consult:**

Vaughan Official Plan 2010, adopted by City of Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012 and April 17, 2012)

Steeles West Secondary Plan, Volume 2 of the Vaughan Official Plan (as modified at the Ontario Municipal Board, 2016)

Term of Council Service Excellence Strategy Map (2014-2018)

Community Improvement Plan for the Steeles Avenue Corridor, Jane Street to Keele Street, City of Vaughan, June 11, 2007

Land Use Review: Steeles Avenue Corridor - Jane Street to Keele Street, Final Report, City of Vaughan, September 2004

Vaughan Vision 2020 – The City of Vaughan Strategic Plan, December 2007

Green Directions Vaughan – Community Sustainability and Environmental Master Plan, 2009

City of Vaughan Design Criteria and Standard Drawings, March 2004

OPA 620 Proposed East-West Collector Road Class Environmental Assessment, City of Vaughan, May 2010

Steeles Corridor: Jane to Keele OPA 620 Municipal Servicing Master Plan Class Environmental Assessment Study, October 2011

York Region Pedestrian & Cycling Master Plan, April 2008

Active Together Master Plan, Parks, Recreation, Culture & Libraries Master Plan, City of Vaughan, 2008

Pedestrian and Bicycle Master Plan Study, City of Vaughan, January 2007

York University Secondary Plan Update, City of Toronto, October 2009

Keele Street Class Environmental Assessment Study from Steeles Avenue to Rutherford Road, York Region, 2012

Metrolinx Mobility Hub Guidelines for the Greater Toronto and Hamilton Area

Spadina Subway Extension Project, Toronto Transit Commission

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Along Mid Block Greenway*

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Purpose

The Steeles West Urban Design and Streetscape Plan (the “Plan”) provides specific design parameters to enact and enhance the planning framework. The construction of the northward extension of the Spadina Subway line to a new stop at the site (Pioneer Village Station) creates a catalyst for the development and redevelopment of the area. A primary objective of the Plan is to craft a plan that allows the City of Vaughan to evaluate and respond to development applications consistently, with a comprehensive set of overall design guidelines. This area is anticipated to develop over a long time frame (+25 years). This Plan is to catalogue and document the overall design thinking for the evolution of the area.

The Plan also highlights and demands placemaking and identity building within the Steeles West Secondary Plan area to make it a unique and well identified community that will help connect the City of Vaughan, the City of Toronto, and York University.

Included within this Plan are an overall Development Concept, Urban Design Guidelines and a Streetscape Plan. These are all elements to be read in conjunction with each other in assessing the anticipated development potential of the Study Area. These do not replace pertinent planning documents, but instead provide further clarification of the intentions of those documents.

Vision

The new Steeles West District will be a multi-modal, mixed-use precinct, centred around pedestrian and transit-supportive development. A fine-grain and high quality network of streets, blocks and buildings will be created that will provide connectivity, sustainability and variety throughout.

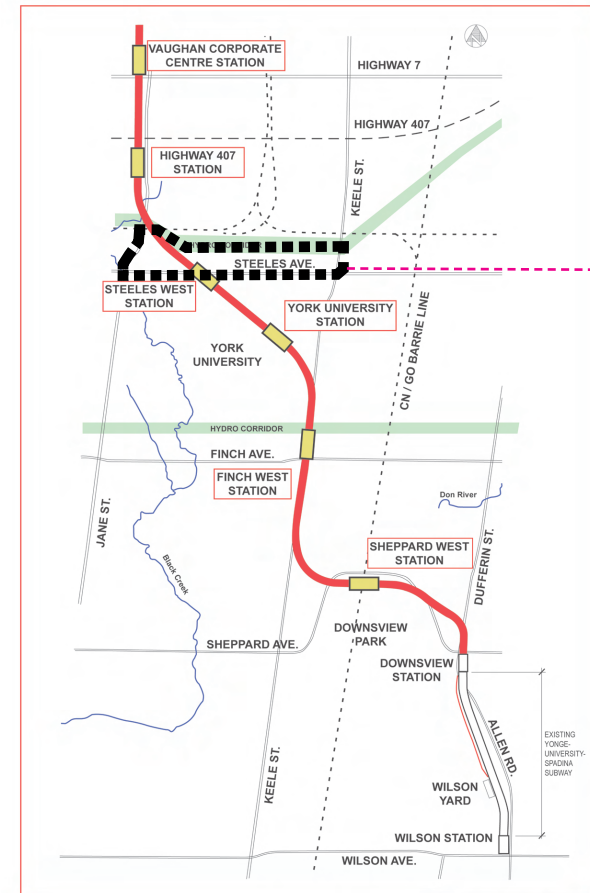
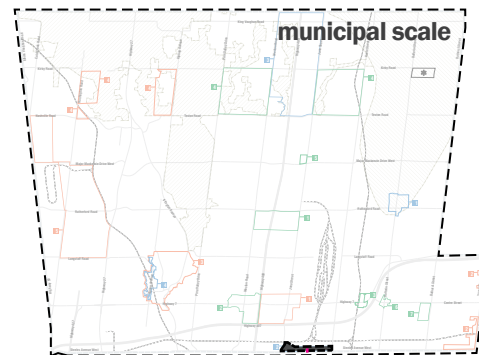
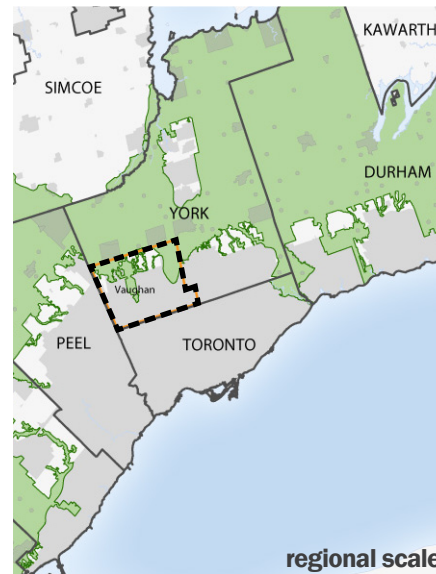
Introduction

Study Area

The Study Area of the Steeles West Urban Design & Streetscape Plan is located at the southern edge of the City of Vaughan, bordering on the City of Toronto. Steeles Avenue West is a City of Toronto road that borders the municipalities. As a result, this Plan only addresses lands on the north side of Steeles Avenue West, but the design and details have been coordinated wherever possible with the City of Toronto on the south side.

Located on the north side of Steeles Avenue West, the Study Area is bounded by Jane Street to the west, Keele Street to the east, and an extensive hydro and rail corridor to the north. The total land area is approximately 47.8 hectares (11.8 acres). This land is located within the Humber River watershed/Black Creek subwatershed.

The primary development driver will be the northward extension of the Spadina Subway, extended northwards from its current terminus in Toronto at Downsview Station, to a new terminus at the Vaughan Metropolitan Centre (Highway 7 and Jane Street). The subway extension will provide a stop, Pioneer Village Station, within the Steeles West District at the intersection of Steeles Avenue West and Street C/ Northwest Gate. The station will have a YRT/ Viva bus terminal on the north side of Steeles Avenue and a TTC terminal on the south side. A large surface commuter parking lot will be located in the hydro corridor to the north of the station. The Pioneer Village Station will provide convenient, reliable, higher order mass transit service to residents, workers, students and visitors.



Proposed Spadina Subway Extension Map: TTC.

What is an Urban Design & Streetscape Plan?

The Study Area is expected to change dramatically over the next 30 years, as (i) the Pioneer Village subway station is built, (ii) a new bus terminal is built, and (iii) as York University lands develop. In addition, the continued expansion and growth of the City of Vaughan will generate development pressure in this area as it transitions from suburban industrial land use towards a more intensive and urban mixed-use community. The Steeles West Secondary Plan provides development principles and objectives, a public realm framework, and urban design policies for the new District.

This Plan provides a design framework to (i) direct growth and change, and, (ii) to guide new development and redevelopment. This will include the location of future road alignments, proposed parks and open spaces, and transit station and infrastructure. The Plan will also detail road classifications, potential buildings types and configurations, and street and built form relationships.

This Plan is intended to represent the desired approach for growth of the Steeles West Primary Centre over the long term (25+ years) as the lands develop.

