Welcome!

Project and Process
The Woodbridge Study Area Urban Guidelines and the Woodbridge Avenue Detailed Street Design and Guidelines are two initiatives that (1) respond to addressing gaps in current policies in terms of implementing the City’s objectives and overall vision for the Woodbridge neighborhood, and (2) structures and facilitates the design and implementation strategy for the Woodbridge Avenue Detailed Streetscape Design.

Woodbridge Study Area Urban Design Guidelines
The Woodbridge Study Area Urban Design Guidelines articulates and clarifies existing policies for built form, heritage conservation, and open spaces, and supplements the policies with illustrative guidelines, and where necessary, identifies additional policies or policy changes that emerge through the process.

Woodbridge Avenue Detailed Streetscape Design & Guidelines
The Woodbridge Avenue Detailed Streetscape Design & Guidelines will define a clear vision and detailed design framework for improvements along Woodbridge Avenue within the Woodbridge Historic Core. The Plan recommends enhanced streetscape and paving treatments including storm water management and Low Impact Design (LID), new furnishings and plantings, a tree planting strategy, the integration of art, a wayfinding strategy, the creation of new public spaces, and opportunities to celebrate the existing heritage fabric. The streetscape plan will be supported by Detailed Streetscape Design Guidelines to include a strategy for long term phasing and implementation of the Plan.

Goals
(1) To enhance the distinct community identity of Woodbridge Heritage Conservation District; (2) To improve the public realm as a place for public life and to support the pedestrian experience; (3) To strengthen the relationship between buildings, the public realm, landscape, heritage resources, and contributing assets that define the heritage district character.

Process
The Project will unfold in four phases, beginning with background research and a Gaps Analysis in Phases 1 and 2, followed by the development of Draft Urban Design Guidelines and a Detailed Streetscape Design and Guidelines in Phase 3. Phase 4 includes the development of final deliverables and approvals by Senior Management and Council. Engagement events are integrated throughout the process to inform each phase of work.
WHAT WE’VE HEARD AND OBSERVED....

Public Engagement

The public engagement process has been extremely informative so far. We’ve heard from not only City Staff, Councillors, the development community, and selected stakeholders, but also from the general public, the day-to-day users of the street. The Public Engagement process has included stakeholder interviews, staff workshops, roundtable discussions, pop-up community events, public open houses, and even a Jane’s Walk!

The following provides an overview of some of the key things that we heard from the engagement process and some of the findings as outcomes of the existing conditions analysis.

Woodbridge Detailed Streetscape Review

- Create a street that is safe for everyone, including children and seniors - with safe crossings, wider sidewalks, reduced clutter, and reduced car speeds.
- Create a place for Woodbridge to celebrate events (spontaneous and planned).
- Provide comfortable seating along the street and places to promenade / stroll, walk dogs.
- Formalize and enhance the trail system to be better connected for cycling, walking, and wayfinding.
- Create a sense of gateway at Kipling Avenue and Islington Avenue.
- Enhance and integrate heritage assets such as the rail bridge, heritage buildings, and the cultural heritage landscapes.
- Revitalize the street image and bring a sense of identity and quality back to the street.
- Address the commercial entrance access and egress as a result of topography changes or SPA Flood Zone policies and make them accessible to all.
- Replace the street tree canopy and beautify the street.
- Celebrate the eclectic character of Woodbridge Avenue - the built form and landscape variety and changes in topography along the street.
- Improve the wayfinding and interface to existing open spaces.
- Enhance and animate the commercial core.
- Expand the public realm through linkages and mid-bloc spaces.
- Integrate private open spaces in existing and new developments.
- Integrate the higher density fabric.
- Frame views and enhance visual and physical connectivity to the river.
- Commemorate Woodbridge’s cultural heritage through art, signage, and streetscape design.
- Reduce lanes and lane widths to increase pedestrian space and support active transportation.

Gaps Analysis

The Gaps Analysis included a review of the current policies that guide the development and evolution of the Woodbridge Area as well as a detailed review of Woodbridge Avenue, which focused on the current conditions of the street, the opportunities and assets that exist, and input from staff, stakeholders, and the community. The outcomes have guided the development of the Streetscape Design Framework. The following provides a brief summary of the Gaps review.

- Create a unified identity and design for the streetscape.
- Align setback policies to allow for additional public realm space.
- Improve the at-grade interface of buildings with the public realm.
- Clarify design objectives for privately owned publicly accessible open space on existing and new development.
- Conserve view termini & visual connectivity and create a wayfinding and navigation strategy.
- Create an overall tree replacement and canopy enhancement strategy.
- Support active transportation.
- Improve site servicing access and egress for new development.
- Prioritize and guide investment and implementation objectives.

Heritage Review: Drawing from the Past

An important part of the process, that has guided the direction of the streetscape plan and the choice of recommended materials, is the review and understanding of Woodbridge Avenue’s past. The following is a summary of “What is still valued” from the heritage pattern and evolution of the street.

Main Street Character: small scale retail, mix of commercial and residential, integration of green, integration of wood and brick building form, front landscaped courtyards, change in topography, and great view corridors to open spaces and the river valley.

Materials: stone, wood, brick masonry (both red and blonde), simple palette of streetscape materials, mature trees and landscaping.

Heritage Assets: a diversity of heritage architecture, the rail bridge as gateway, views and connection to the river, the river valley and landscape.
Vision: “Woodbridge Avenue is and will continue to serve as the main street - the hub of activity and buzz – within heritage Woodbridge. It is envisioned as a welcoming, walkable, and green environment, with a mix of uses and a diversity in architectural style. It will become a destination, attracting people from all over the City of Vaughan and beyond. The streetscape will be attractive, with high quality design, where heritage landscapes blend sinuously with new vegetation, celebrate the built heritage, and function as a wayfinding tool. It will be an animated street with a diversity of gathering spaces, and many opportunities for a variety of activities – rest and repose, social interaction, recreation, festivities, work, and play.”

“Woodbridge Avenue will be a lively and attractive place to be.”

Principles:

- Become a Destination
- Create a Unified Identity
- Establish a Public Realm for Everyone
- Create a Comfortable and Safe Environment
- Achieve a High Quality Design
- Serve as a Key Connector
- Become a Multi-Modal Street
- Foster a Complementary Relationship between Heritage and Contemporary
- Create an Improved Destination Fostering Spontaneous Recreation and Day-to-day Activity
- Create a Generous Public Realm and Pedestrian Environment
- Be Sensitive and Respectful to Heritage Fabric
- Create a Catalyst for Economic Development, Encouraging New Businesses, Retail Activity, and Tourism
Streetscape Typologies

Two Distinct Streetscape Typologies - Urbanscape and Greenscape - that define the commercial and residential context that fronts the main street.

Streetscape Nodes

Nodal Opportunities - comprised of three typologies that define moments of entryway, passage, or transition along the street. The gateways are the main entrances to the Avenue. The landmark nodes are key features or places that define a special moment. The transition nodes define a key heritage intersection.

Public Realm Expansion

An Expanded Public Realm Network - opportunities to expand on the existing main street public realm space by enhancing linkage and trail connections, defining view corridors, and enhancing the open space interface to the street.
STREETSCEAPE DESIGN CONCEPT

Typical Street Character: The Urbanscape

The character and design for the Urbanscape is defined by:

- a predominantly commercial mixed-use context;
- a predominantly hardscaped public realm with a tight spacing of trees in tree grates, and generous sidewalks for enhanced walkability and café and retail spillover space;
- a concentration of built heritage as a frontage to the street, celebrated with enhanced paving;
- enhanced intersections that connect to key heritage streets, plazas, and pedestrian trail linkages;
- the integration of transit stops and shared bike lanes; and
- on street parking with bump-outs which expand the public realm space for benches, bike racks and public art.
Typical Street Character: The Greenscape

- The character and design for the Greenscape is defined by:
  - a predominantly residential with some mixed commercial/residential frontage, and natural heritage landscapes and parkettes;
  - enhanced landscaping with planted boulevards, a double row of street trees where possible, street trees in planters or planting beds;
  - generous sidewalks and an off-road bike path west of Clarence Street; and
  - enhanced paving to demarcate linkages to major cultural landscapes such as the Fairgrounds, the Humber River Valley, and Memorial Hill.

Typical Greenscape Plan - West from Kipling Avenue to Wallace Street and East from the East Plaza to Islington Avenue.

Greenscape Cross-section - Fronting Existing Residential and East of the Rail Bridge.

Greenscape Cross-section - East of Clarence Street.
STREETSCAPE DESIGN CONCEPT

East Plaza and Enhanced Street Character

A North Gathering Area – Celebration of heritage space
- Long wooden bench and paving
- Water feature
- Enhanced paving
- Existing heritage street tree

B Enhanced Paving Pattern
- Unit pavers along street
- Banding to demarcate location of significant heritage buildings

C South Gathering Area – Integration of private plaza space and streetscape
- Wooden benches and ground paving
- Banding paving pattern
- Accent street tree aligned with view corridor looking east

Street Accent Colour Options

Enhanced Street Paving Pattern and Banding

Custom Bench Design for the Plaza and Special Nodes

Integration of Art – Consider Custom Design Features (stone/granite heritage wayfinding marker)

Seating, planting, water to create a unique north gathering space

Integrated Lighting

Write a comment!
Typical Street and Intersections

**T1 Paving Pattern 1 – Centre Intersection:**
- Concrete unit paver
- Mix of light grey and medium grey, with salmon or beige accents

**T2 Paving Pattern 2 – Crosswalks:**
- Scored concrete in longer bands with dark grey unit paver banding

**T3 Paving Pattern 3 – Curb Treatment:**
- Scored concrete (square cut) with medium grey

**T4 Paving Pattern 4 – Linkages:**
- Band patterning of street paving Type 1 - transition to asphalt

**T1 Paving Pattern 1 – On Street:**
- Asphalt paving surface
- Shared vehicular and bike lane sharrow marking on the pavement

**T2 Paving Pattern 2 – Sidewalks:**
- Scored concrete pattern for general areas

**T3 Paving Pattern 3 – Enhanced Sidewalk:**
- Scored concrete with banding fronting heritage buildings
FURNISHING OPTIONS

Option 1
Street Furniture: pedestrian lighting, benches, bike racks, garbage receptacles, tree grates

Option 2
Street Furniture: pedestrian lighting, benches, bike racks, garbage receptacles, tree grates

Other Elements to Consider
Ground Art, Lighting as Art, Raised Planters, Planters with Seating, Storm Water Management, Landscaping, Bollards

What design option appeals to you most and why?
What street furnishings appeal to you most and why?
What would build identity for Woodbridge Avenue?
PLANTING PALETTE

Street Tree Design Approach

The street tree design approach for Woodbridge Avenue is intended to achieve three objectives: (1) define and delineate the two distinct street characteristics along the Avenue: the residential/mixed residential frontages, the Greenscape; and the commercial frontages, the Urbanscape; (2) highlight the gateway moments, nodes and plazas, and heritage fabric with “Sentinel” trees, demarcating these areas as special moments along the Avenue; and (3) enhance the tree biodiversity and increase the overall tree canopy for the area.

Elm Street Trees for the Greenscape

The Elm tree is intended to provide a full canopy fronting the residential fabric creating a very green, intimate, and comfortable environment along the street. The new right-of-way allows for increased garden areas fronting the buildings. The species also allows for a better integration of the higher density development by creating a more comfortable “human scale” canopy for the public realm fronting the buildings.

Red Oak and Maple Trees as the “Sentinel” Trees

The Red Oak and Red Maple trees are intended to demarcate the key moments along the Avenue. As “Sentinel” trees, they indicate a transition from place to place, identify key heritage features and become the focus tree species within plaza spaces and fronting park spaces. The trees, as such, function as a key wayfinding feature along the Avenue.

Honey Locust Street Trees for the Urbanscape

The Honey Locust tree is intended to provide a light and airy canopy for the street that provides shade and shelter for the public realm space but also allows for clear visibility to the retail frontages. The form of the Honey Locust provides beautiful colour in the fall and architectural interest in the winter seasons.