

Existing Conditions Analysis

City of Vaughan
May 26, 2020

DTAH
TMIG
REM
AW Hooker

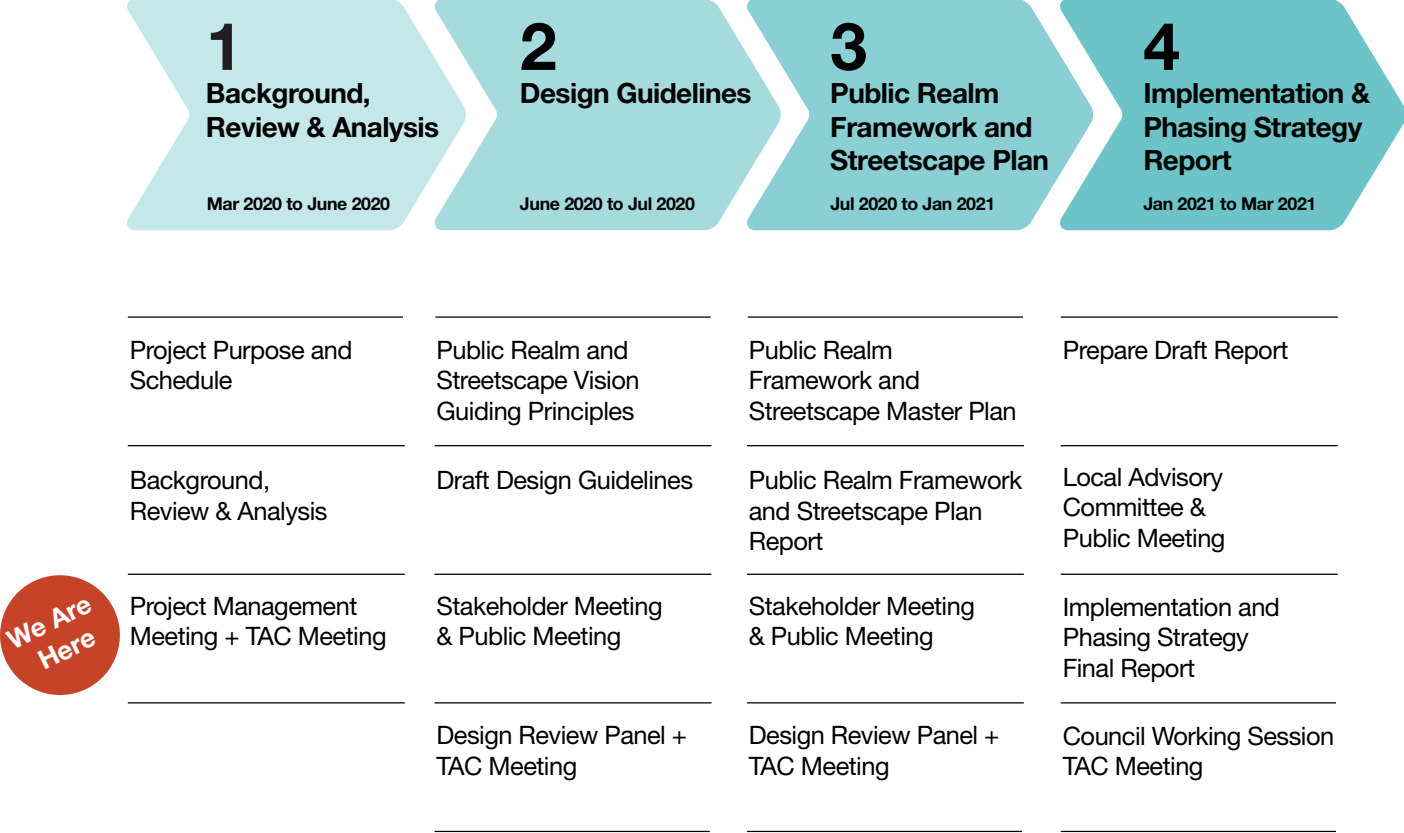
Vaughan Mills Centre Public Realm Strategy
and Streetscape Master Plan

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Study Area



Study Process



Master Plan Objectives and Goals

- » Build upon and complement the **Vaughn Mills Centre Secondary Plan.**
- » Direct and guide **future design, implementation and maintenance** of a comfortable, convenient, safe and high-quality public realm.
- » Establish a **coherent design approach** for all public realm projects within the Vaughan Mills Centre Secondary Plan area.
- » Provide a **Public Realm Framework** that enables the centre to be appreciated as a totality while reinforcing the unique character of distinct neighbourhoods, streets and spaces.
- » **Improve connectivity** to adjacent neighbourhood and destinations outside of the study area.
- » Improve the **comfort and experience of those traveling by foot and by bike.** Highlight the importance of a pedestrian and bicycle-friendly Vaughan Mills Centre.
- » Establish a restrained and timeless **palette of materials and street furniture,** that is robust, with low maintenance, easily repaired/replaced, vandal resistant and considers life-cycle cost.

What is the Public Realm?

**Spaces Between
the Buildings**



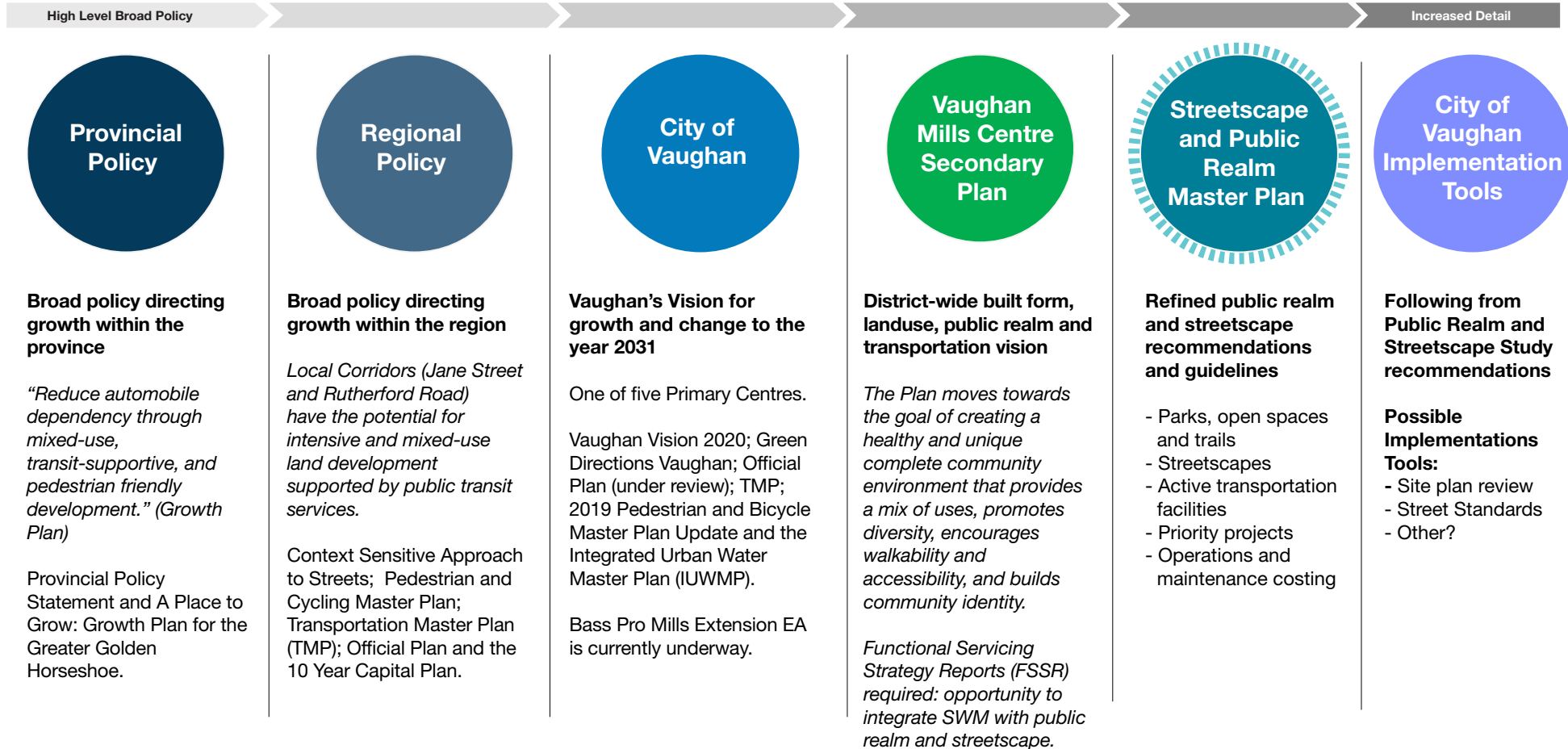
**Opportunities
for Interaction**



**Sense of
Place**

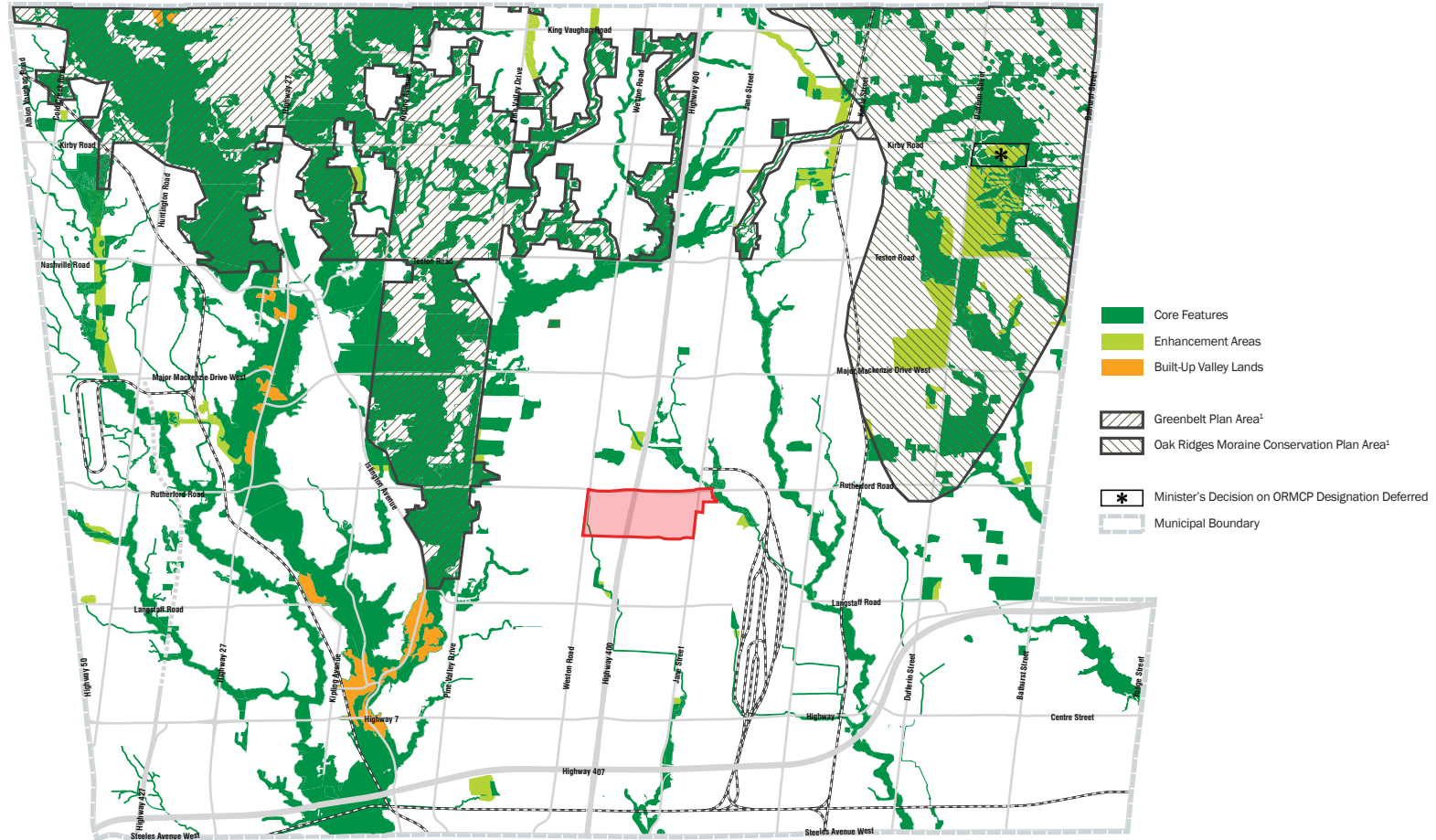


Policy Context



Natural Heritage Context

» The Study Area is centered between two significant Natural Heritage Areas and their associated water tributaries: Black Creek and the West Don River.



Historic Evolution

Pre-Settlement & Connection to Water



Concessions and Farmland



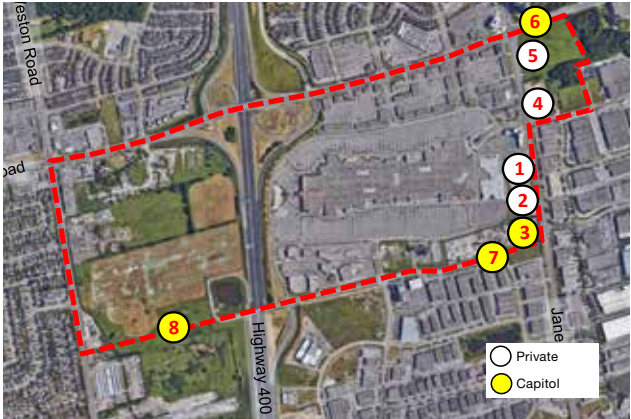
The Mall & Suburban Expansion



Recent Development



Development



RLDC



RLDC

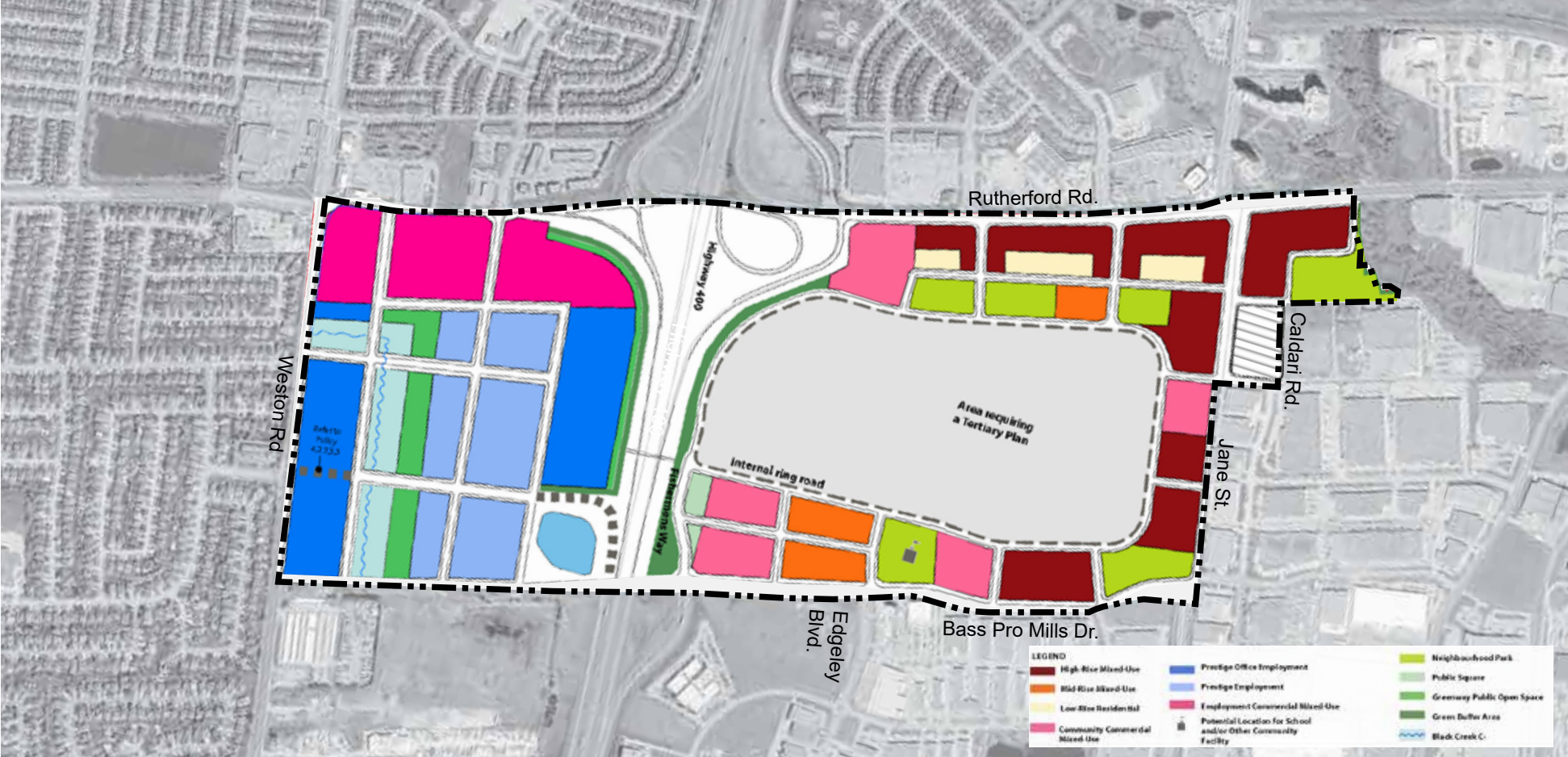


Charisma Phase 2



Solmar

Secondary Plan Land Use Vision



Parks and Open Spaces

Existing Conditions

- » Lack of formal public places within the Study Area.
- » Public realm scaled to the automobile.
- » Lack of trail system.
- » Barriers to movement: Highway 400, wide streets and parking lots.
- » Little sense of connection or awareness with the West Don River Natural Heritage Area and Black Creek- 'Back-lands.'

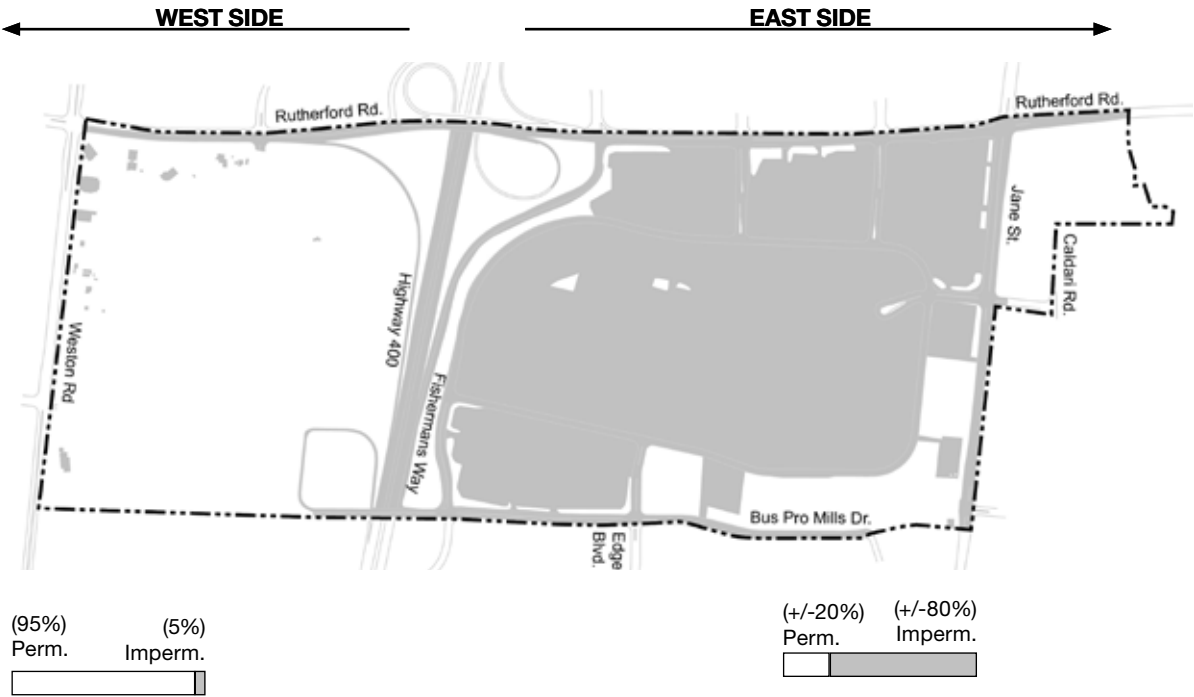


Bluescape

Water Courses

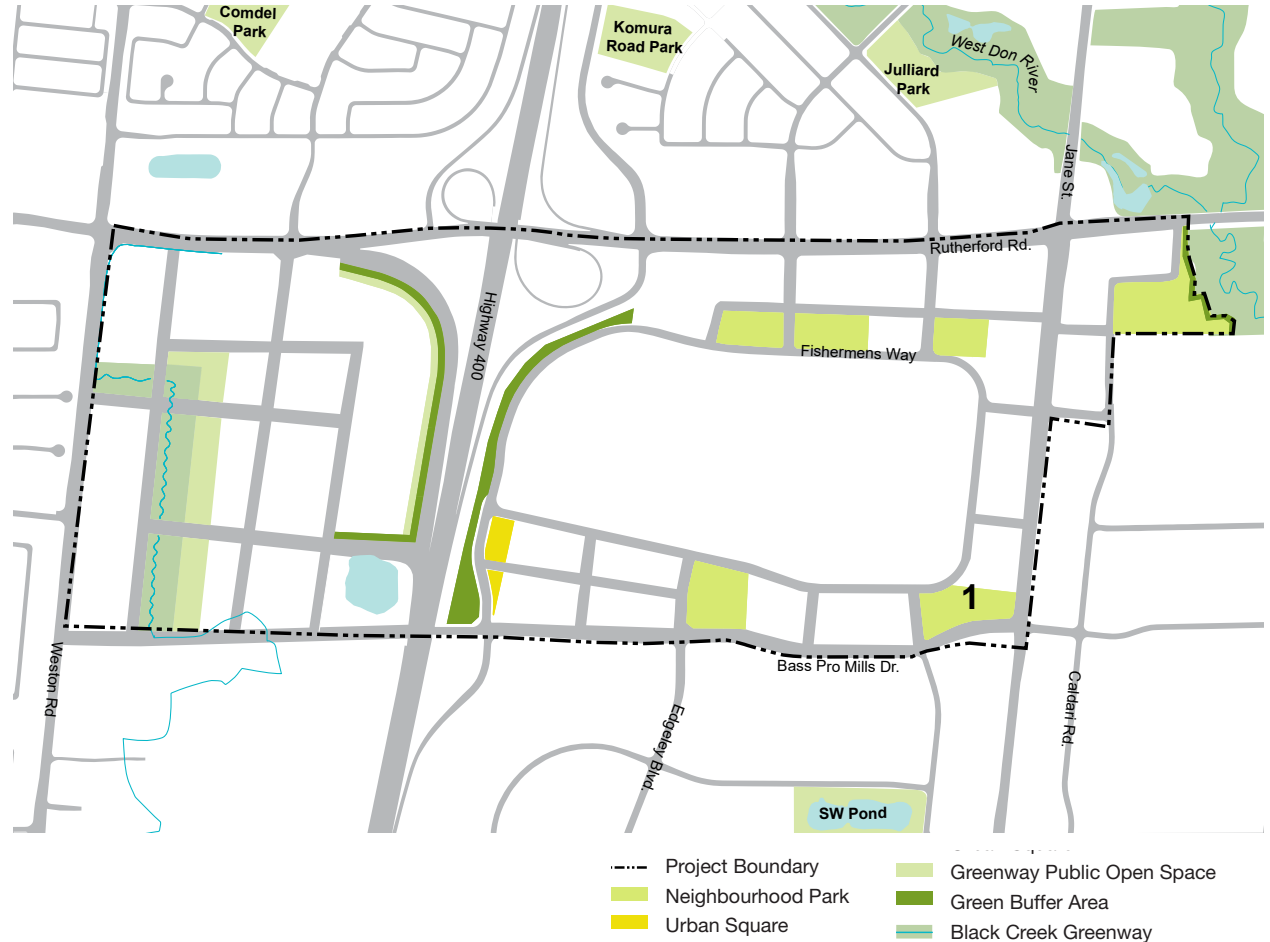


Impermeable vs Permeable Surfaces



Secondary Plan: Public Parks and Open Spaces

- » 7ha of new parkland in a range of types of spaces (parks, squares, etc.)
- » Parkland acquisition: 5% gross land for residential areas and 2% for commercial and employment areas.
- » The mall site is a gap.
- » Public Parks and Open Spaces supplemented with POP's.
- » Planned projects: Vaughan Mills Neighbourhood Park (1)



Privately Owned Public Open Space (POPS)

- » Privately owned publicly-accessible open space (POPS) located and designed to complement the public park system.

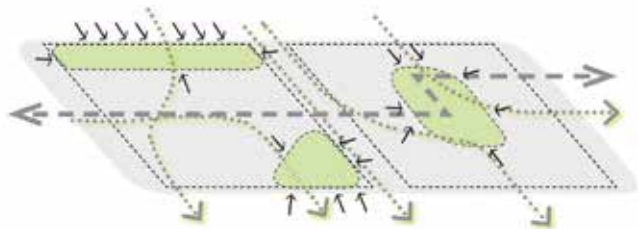
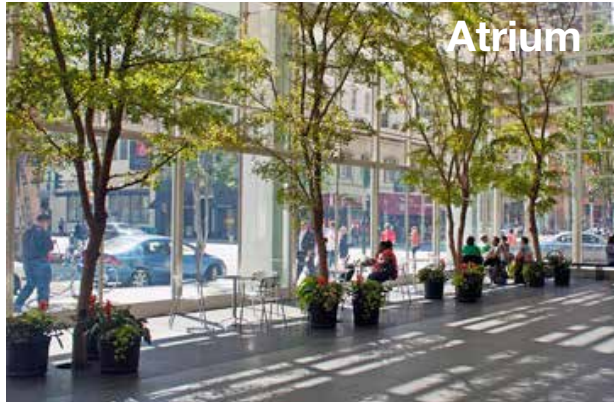


Figure 19. Private Open Space could take different shapes and locations within the block, provided that it is accessible and connected with to the pedestrian network to meet guidelines.

Vaughan Metropolitan Centre Urban Design Guidelines



Atrium at 101 Second Street, San Francisco



Woodward redevelopment, Vancouver



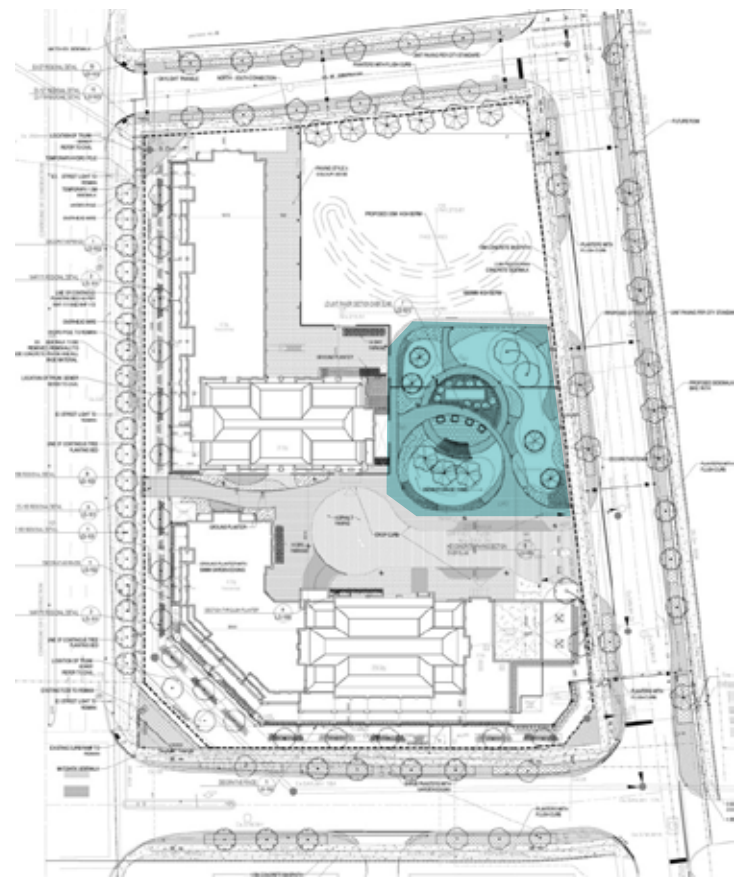
18 Yorkville, a park on top of parking



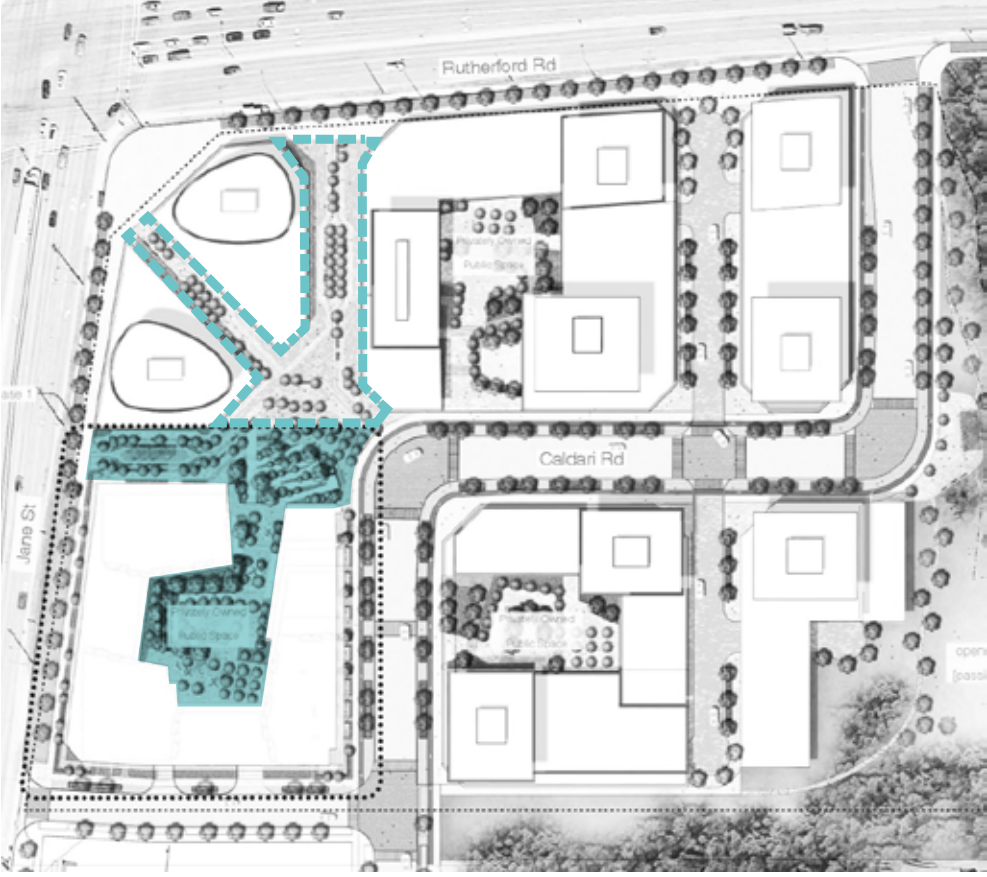
Gerling Ring, Cologne Germany (Image Credits: Fosters + Partners)

Examples of POPS Planned for Vaughan Mills Centre

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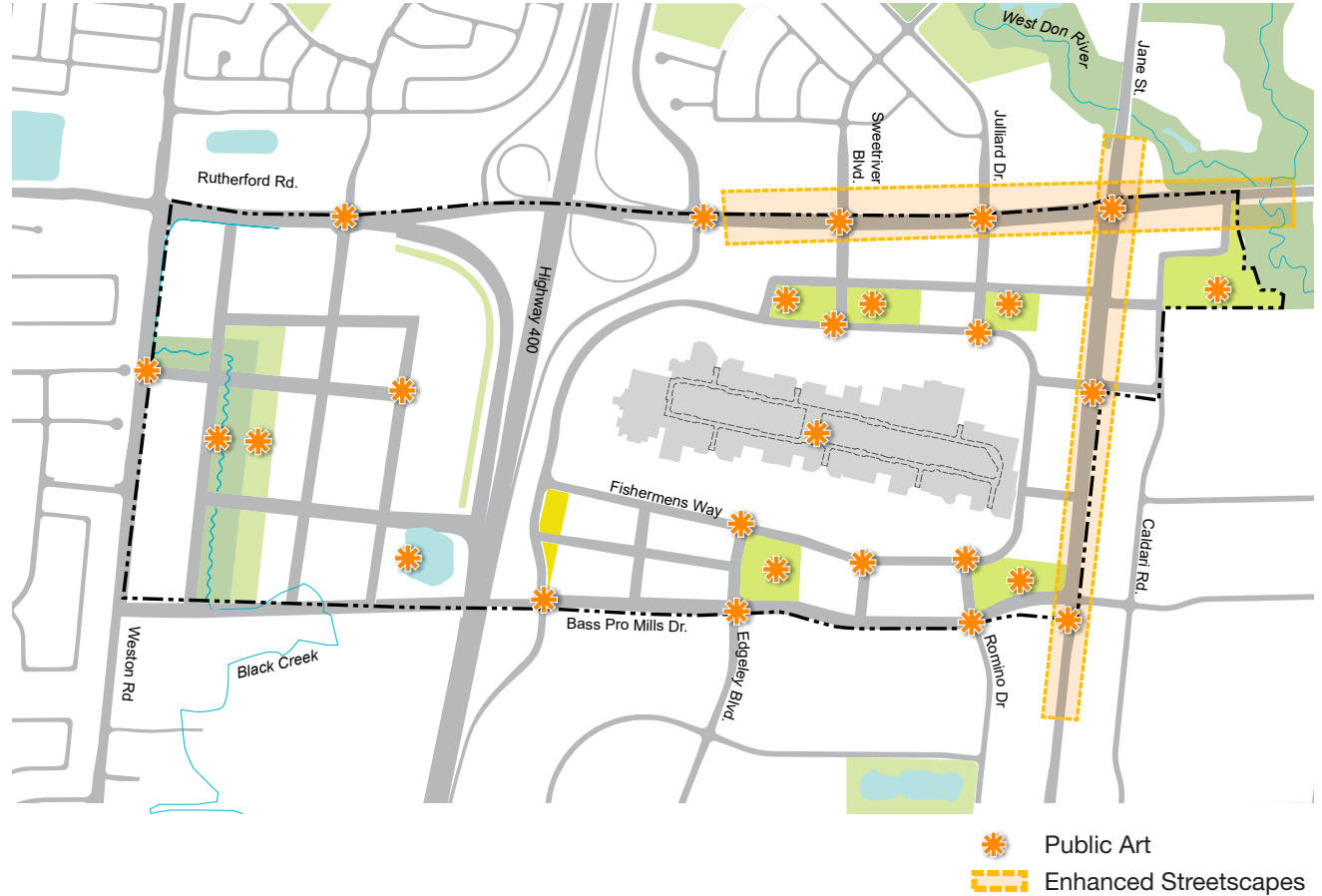
RLDC



POPS: Under Review / Approved
POPS: Future phase

Public Art (Vaughan City-Wide Public Art Program)

- » Gateways
- » Existing and Proposed Parks + Open Spaces
- » Key Destinations (i.e. Transit Hub, Shopping Centre etc.)
- » Premium Streetscapes (Rutherford + Jane)
- » Important Intersections (Jane + Rutherford)
- » View Termini
- » Infrastructure (400 bridge crossing/bus terminal)



Food Landscapes



GROWING



PROCESSING



DISTRIBUTION



FOOD LOSS
& RECOVERY



EDUCATION &
CONNECTION



Niagara Falls Exchange Cultural Hub & Farmers' Market (Niagara)



Lafayette Greens (Detroit)

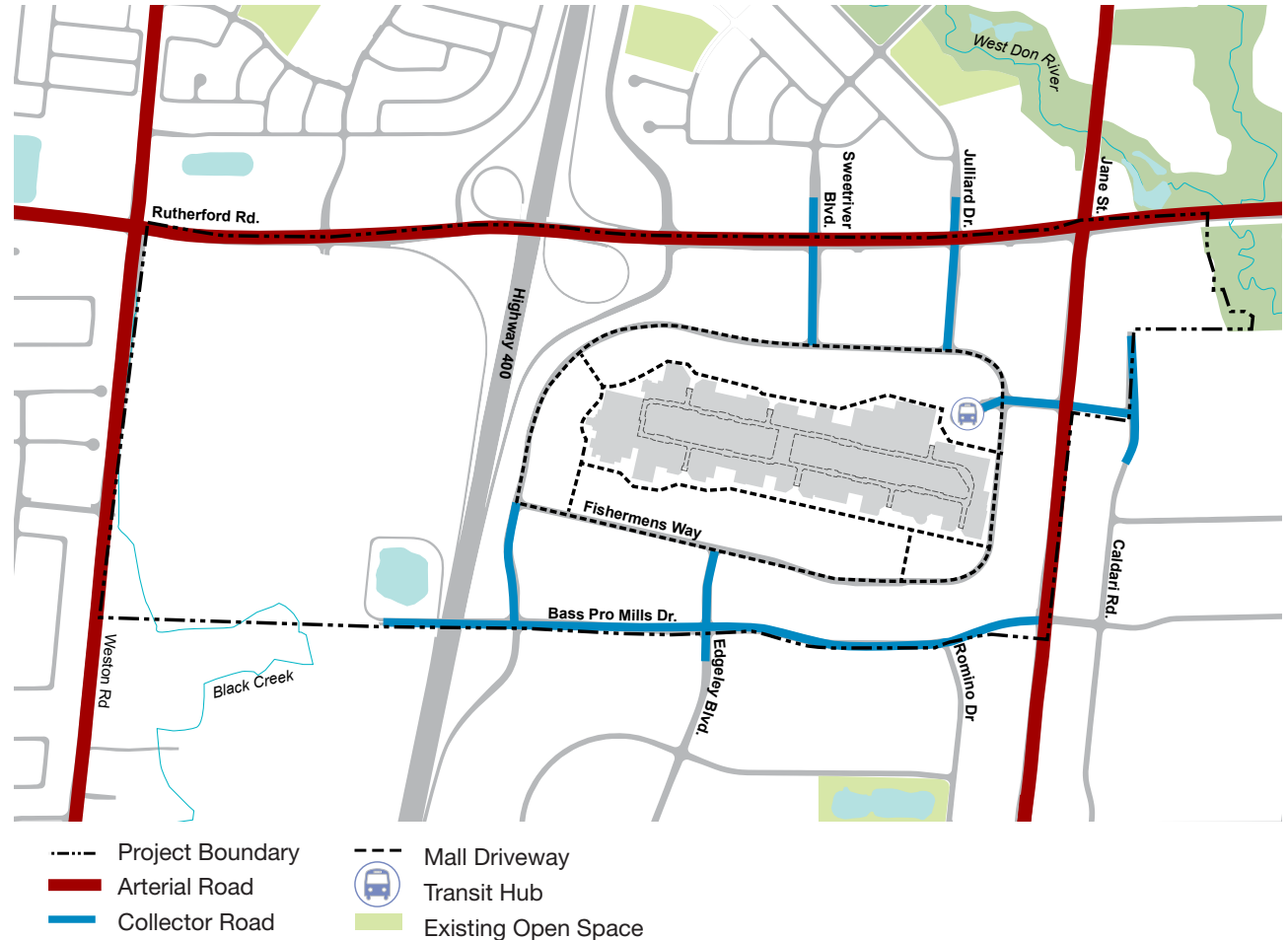


Eastdale Collegiate (Toronto)

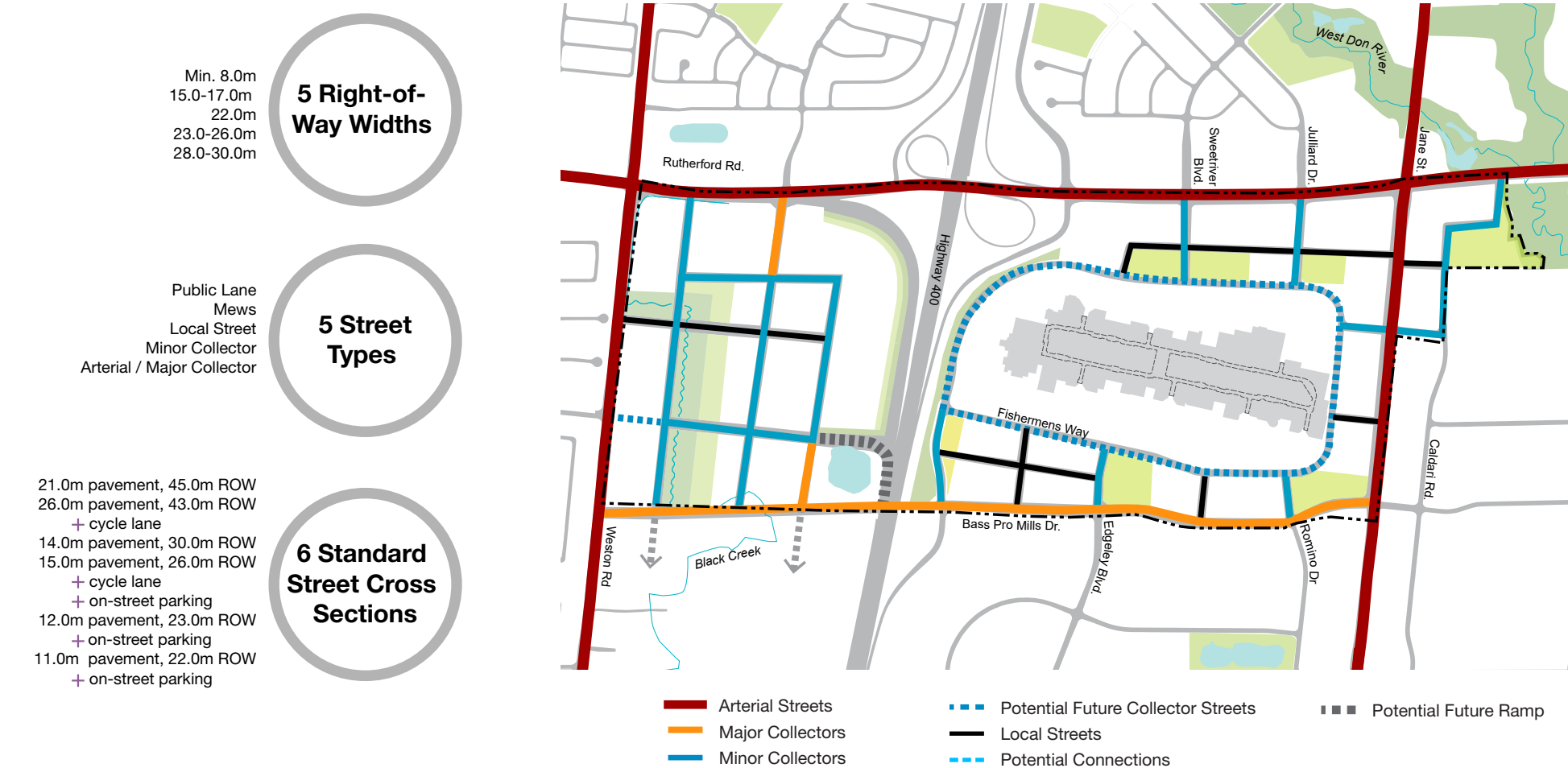
Streets

Streets Existing Conditions

- » Large and irregular blocks, designed for auto-oriented office and commercial uses, but not for pedestrians and cyclists.
- » Limited network of streets and pedestrian/cycling connections.
- » Safety and comfort issues associated with informal pedestrian and cycling connections through parking.
- » Limited Highway 400 crossing points.
- » Bass Pro Mills Drive EA is currently underway and Rutherford Road widening (Jane to Westburne) is planned.

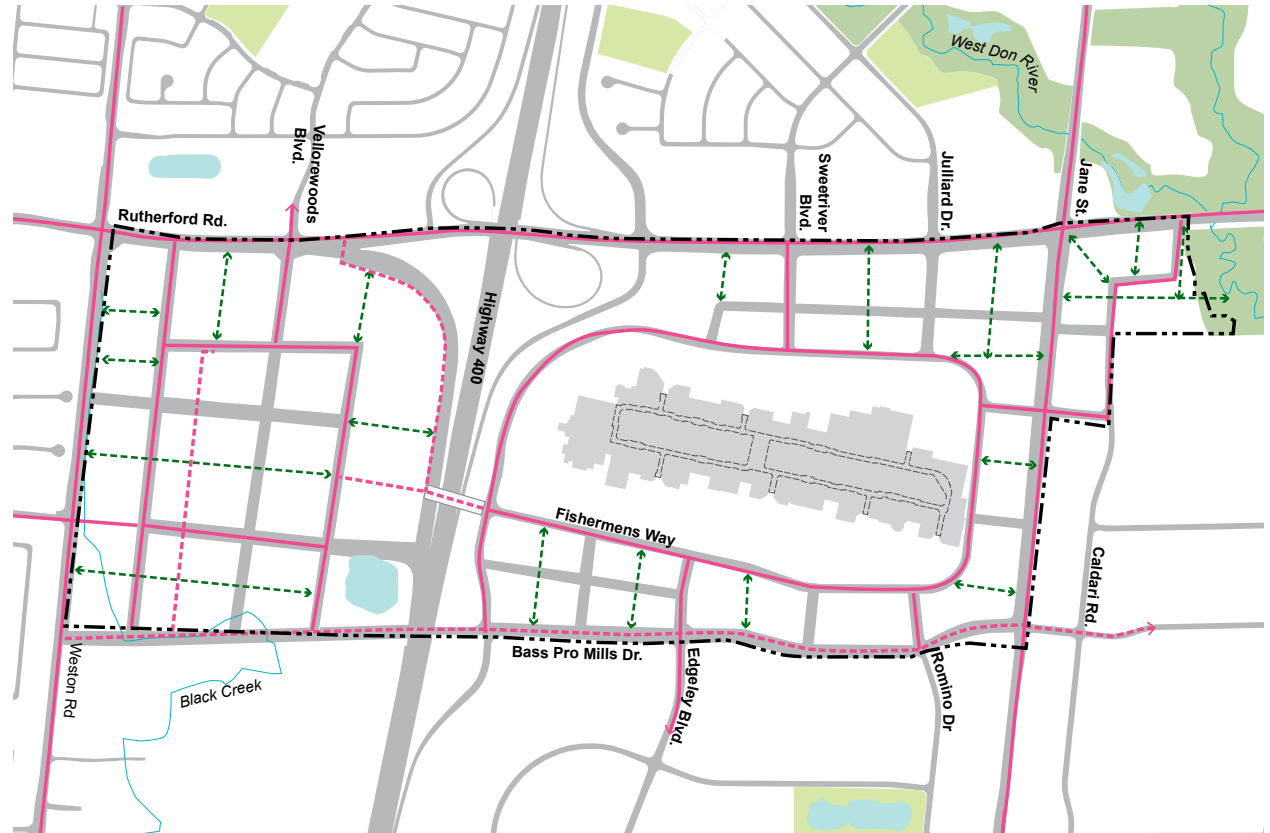


Secondary Plan: Streets



Secondary Plan: Cycling and Pedestrian Connections

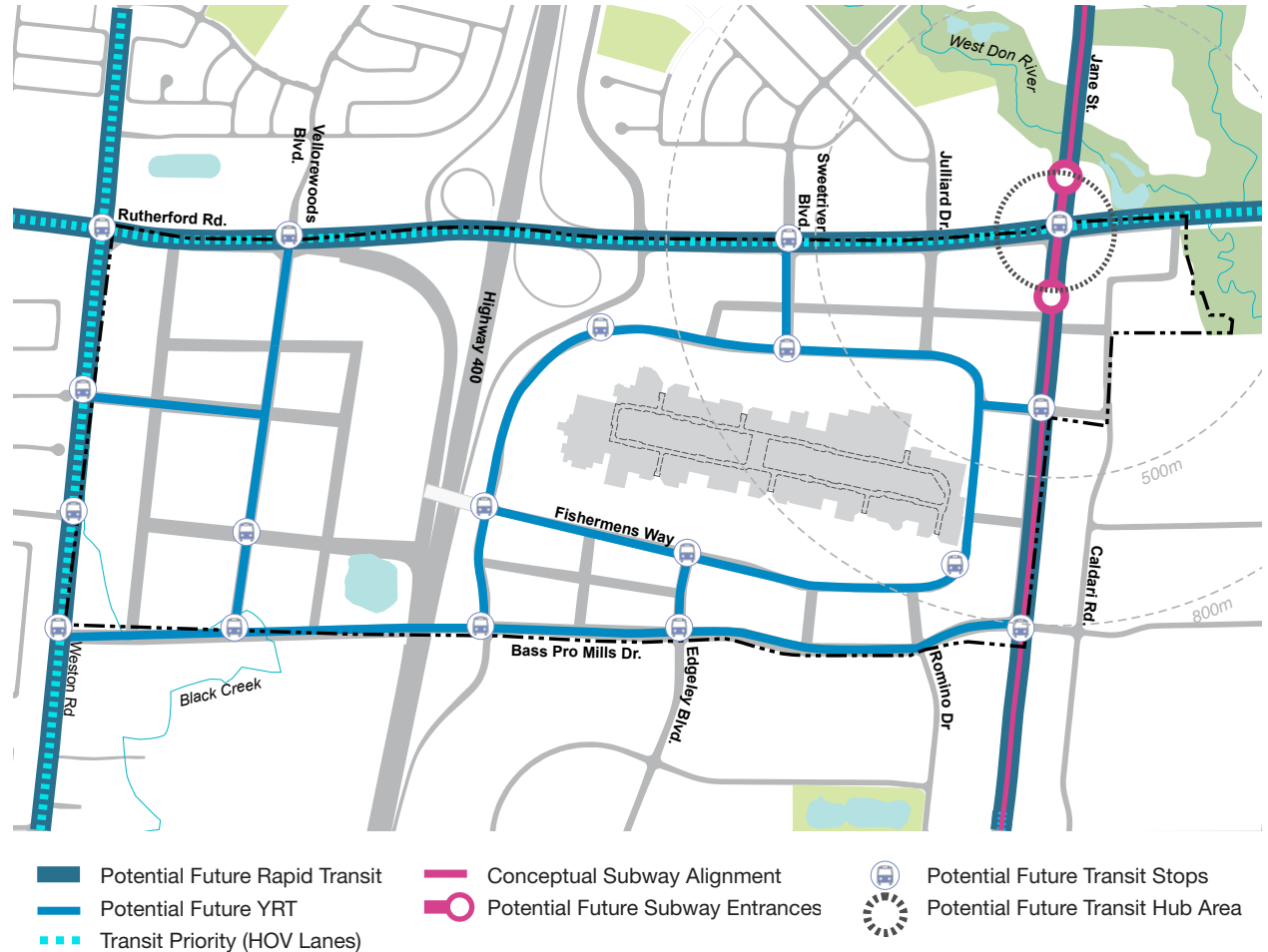
- » Fine grain connected network of pedestrian and cycle connections (on/off street).
- » A new accessible linkage across Highway 400 through a series of connected parks and trails.



- Dedicated On-Street Biking
- - Multi-Use Pathway
- ↔ Landscaped Mid-Block Pedestrian Connections

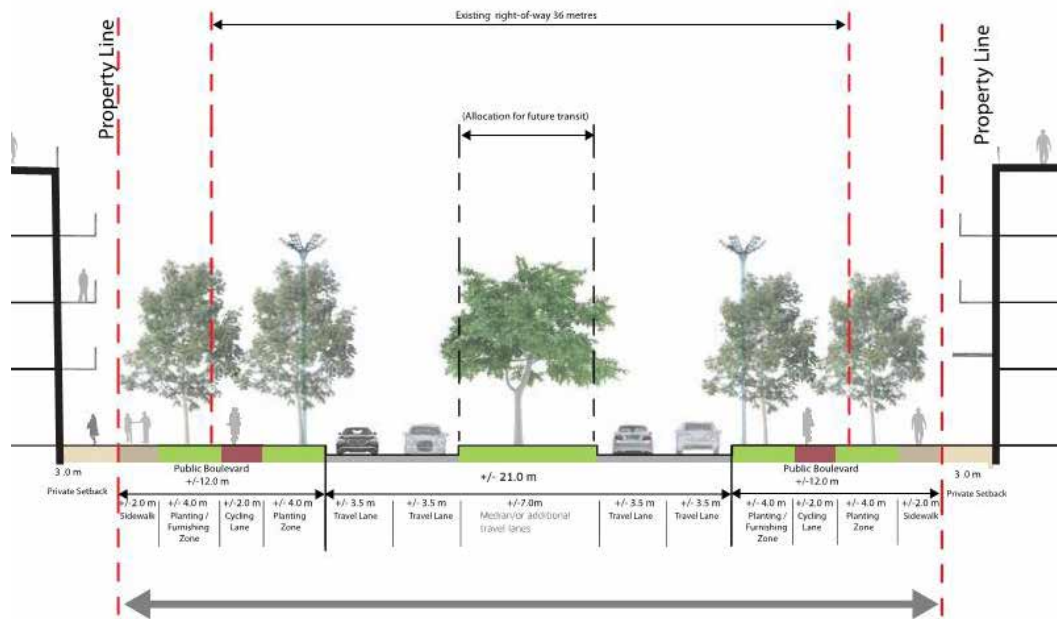
Secondary Plan: Transit

- » Rapid transit and transit priority planned along the Arterials with a network of internal transit connections.
- » Opportunity for a public realm focal point associated with the future transit hub/MTSA at Jane St and Rutherford Road.

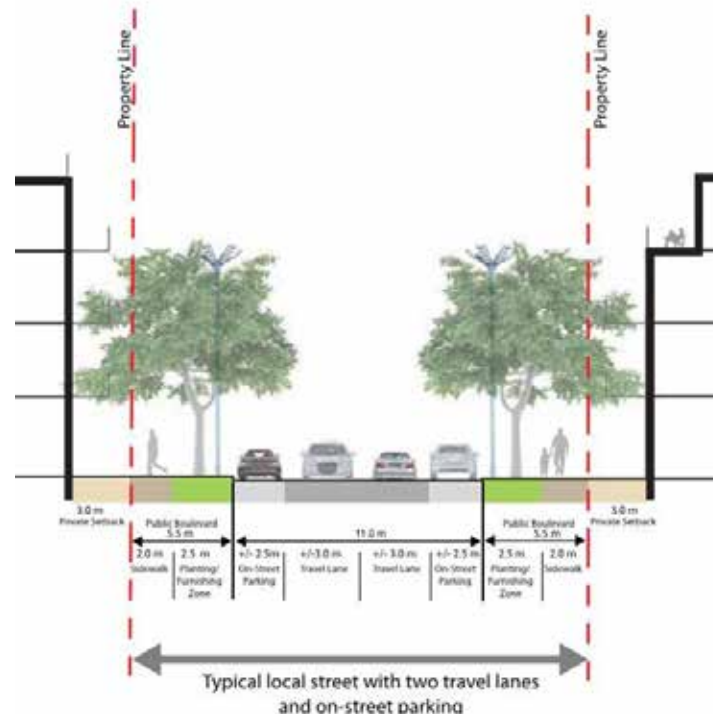


Sample Cross Sections (Secondary Plan)

Arterial: Jane Street (45m ROW)



Local Street (22m ROW)



Regional / Widening:

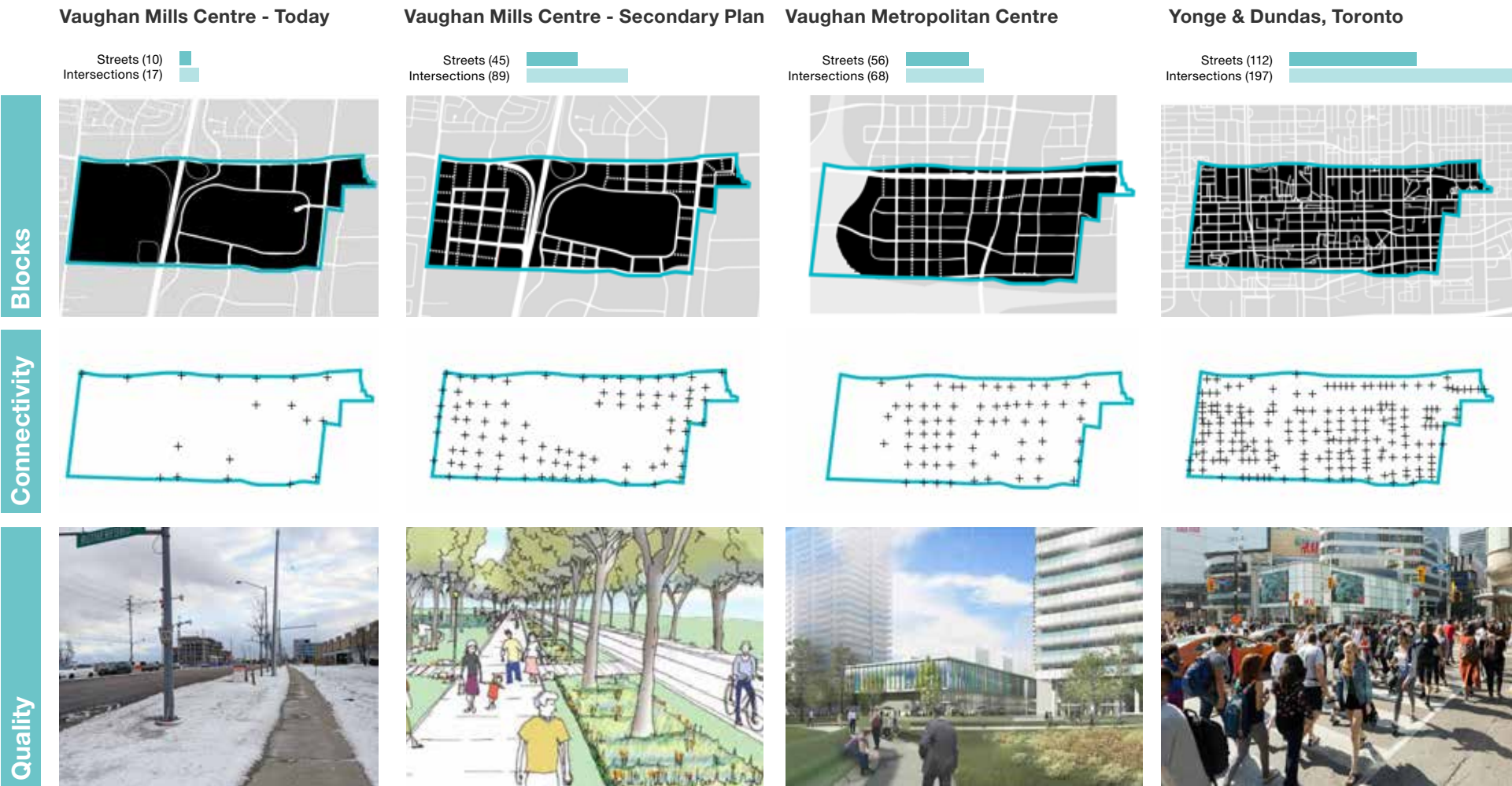
Jane Street 36 to 45m

Rutherford Road 36 to 43m

Weston Road 36 to 43m

* Cross sections to be reviewed in phase 2

Urban Grain



Mid-block Pedestrian and Cycling Connections



Three Dimensions of Street Design

Street for
movement



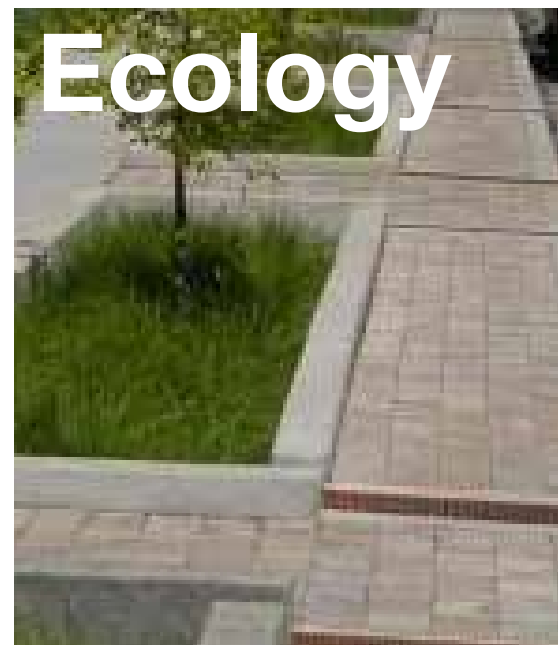
Design Objective:
Move people

Street as
destinations



Design Objective:
Spend time

Street as green
infrastructure



Design Objective:
Improved ecosystem

Green Infrastructure Opportunities



Enhanced Grass Swales



Bioswales



Passive Irrigation



R.O.W. Edge Drainage



Increased Urban Tree Canopy



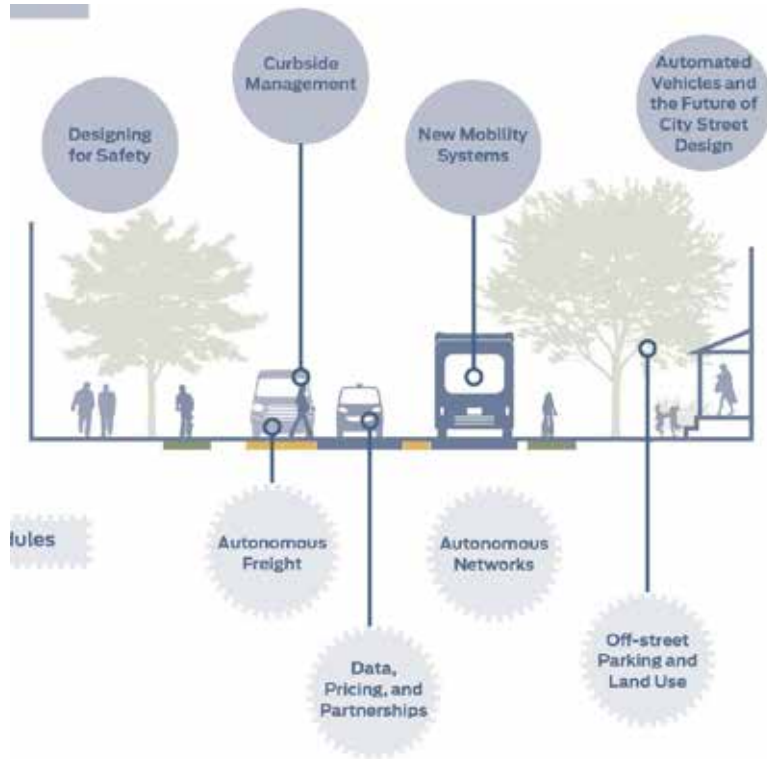
Permeable Parking lots



Open Pit Planters

Changing Travel Patterns

Autonomous Urbanism Opportunities (NACTO)

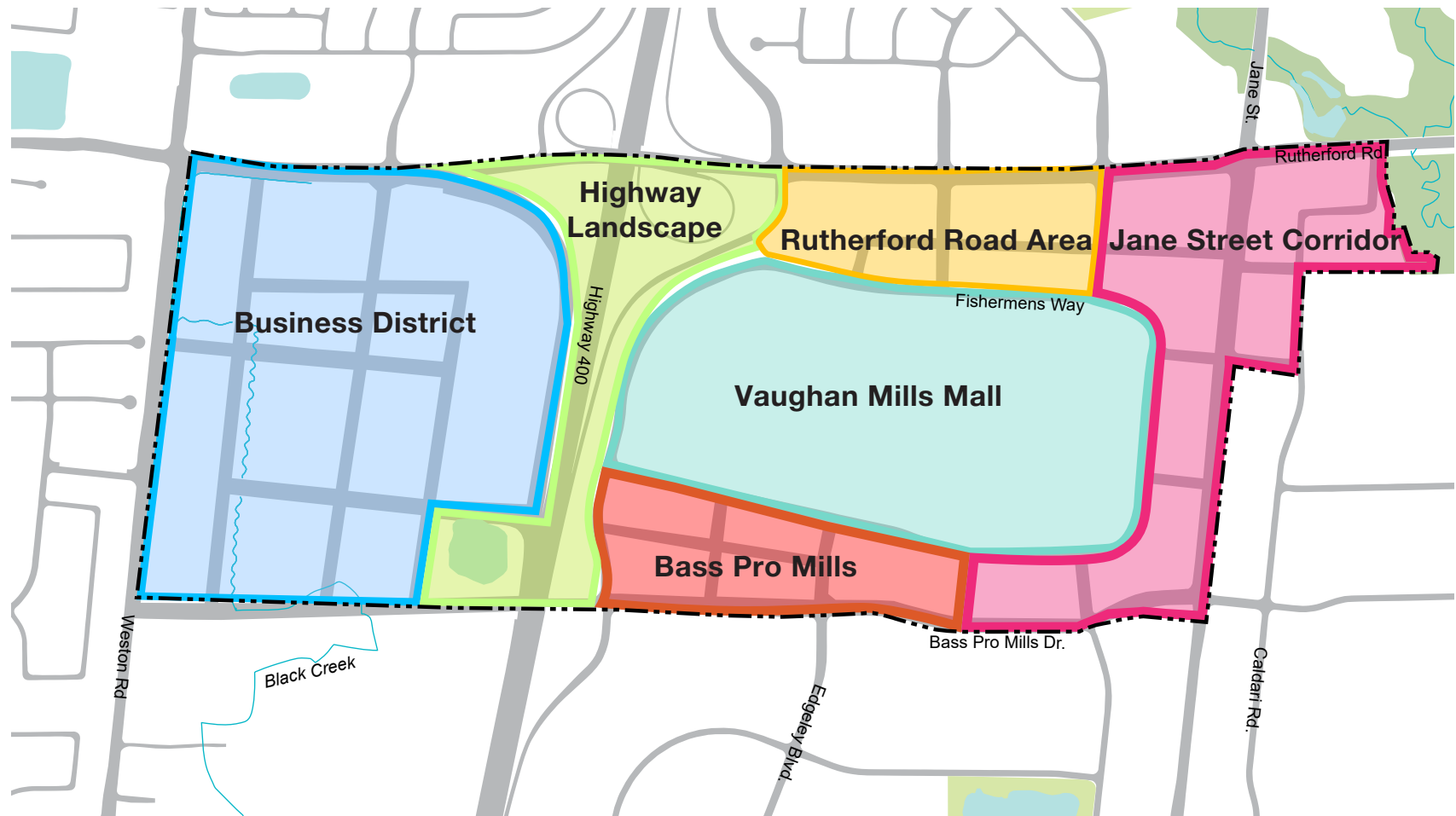


Micro-Mobility for First-Mile/ Last-Mile Solutions



Character Areas

Character Areas



Rutherford Road Area



Land Use + Character

Higher density mixed use neighbourhood along Rutherford Road with low-rise residential uses along internal ring road.

Urban Main street focus along Rutherford Road.

Commercial gateway node at Highway and Rutherford Road.

Fine grain pedestrian/cycle friendly internal streets linking with internal neighbourhood parks.



Jane Street Corridor



Land Use + Character

Higher density mixed-use neighbourhood.

Urban Main Street focus along Jane Street and Rutherford Road.

Fine grain pedestrian/cycle friendly internal streets linking with neighbourhood parks.

Transit hub gateway focal point in the public realm.

Strong green character and connectivity with the West Don Natural Heritage Area.



Bass Pro Mills



Land Use + Character

Mid-rise neighbourhood focused around a new school or other community facility. Area south of Bass Pro is outside of the intensification area and will remain employment.

Gateway urban square knitting together a commercial node along Highway, residential mixed use area and employment area.

Dedicated on-street cycle infrastructure connecting with Fishermans Way Crossing (multi-use pathway over Highway).

Bass Pro Mills Drive Green Street (Secondary Plan).



Highway Landscape



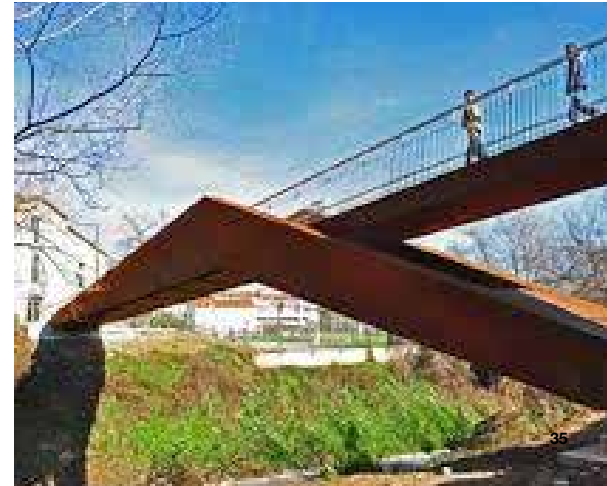
Land Use + Character

Greening and increased urban tree canopy to provide to greenway edges, buffer to Highway 400 and a green landscape stitch to the Secondary Plan area.

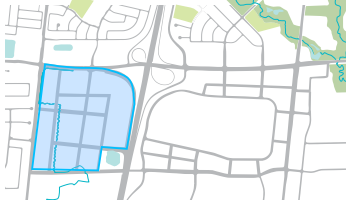
New north/south active transportation linkages within greenways.

Northern Green Gateway at Rutherford Road Crossing a significant landscape feature with public art.

Fishermans Way Crossing: Opportunity for landmark bridge.



Business Park: Black Creek Revitalization



Land Use + Character

Unique mixed-use employment district that is vibrant, walkable, bikeable and active.

Focused around the Black Creek Common - revitalized Black Creek as a central storm water management + public realm focal point.

Contains sub-character areas based on location and ground floor uses. I.e. blocks facing Weston Road and Rutherford Road vs. blocks backing onto Highway 400 or around Black Creek.



Storm Water Management + Public Place (Edgeley Park and Pond Precedent)



Urban Plazas at Corners + Apertures



Vaughan Mills Mall



Land Use + Character

Super regional mall with short and long term public realm opportunities.

Short term: pedestrian pathways, mews, and sidewalks to ensure safe and comfortable pedestrian and cycle movement to/through the Vaughan Mills Mall parking area and cycling facilities and accessible bike parking along ring road.

Long term: incremental transformation of the mall into a walkable more compact urban neighbourhood.



Reimagining the Mall

- » Evolution of similar malls into more compact, connected and walkable places with lively animated public spaces.



Shops at Don Mills (Toronto)



Square One, Mississauga



Shops at Don Mills (Toronto)



Shoppers World (Brampton)

