DRAFT

Promenade Centre

Public Realm Framework and Urban Design Guidelines

Public Information Centre
August 29, 2023

BrookMcIlroy/

Land Acknowledgment

We respectfully acknowledge that the City of Vaughan is situated in the Territory and Treaty 13 lands of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and the Haudenosaunee. The City of Vaughan is currently home to many First Nations, Métis and Inuit people today. As representatives of the people of the City of Vaughan, we are grateful to have the opportunity to work and live in this territory.

Housekeeping

Thank you for attending this Promenade Centre Public Realm and Urban Design Guidelines Public Information Centre.

Please be advised that this meeting is being recorded.

In order to ensure an effective and respectful discussion, please note the following meeting policies:

1. Please remain muted for and keep your camera off for the duration of the presentation.

2. Each slide is numbered. Please note the slide number if you wish for us to return to a specific slide at the end of the presentation.

3. If you have any questions, please hold them until the end of the presentation.

Promenade Centre

Transit Terminal

Centre Street

Shops

Bathurst Street

Mall

Park

New Westminster Drive

School

Woodlot

Library

Clark Avenue

The Secondary Plan

Schedule D

HEIGHT, DENSITY, & USE PARAMETERS

Legend

- Secondary Plan Area
- High-Rise Mixed-Use
- High-Rise Residential
- Mid-Rise Mixed-Use
- Low-Rise Mixed-Use
- Community Commercial Mixed-Use
- Major Institutional
- Park
- Natural Area
- Retail, Service Commercial or Active Use Frontage
- Gateway
- T T Transit Terminal
- S S Secondary School
- Existing Mall
- Disera-Promenade MTSA (including areas extending beyond the Secondary Plan)
- See Policy 3.6.5
- Phase 1 Development (See Policy 3.6.2)
- * See Policies 5.2.f.ii, 5.2.f.iii.

0 25 50 100 150 200 Meters

August 2022

Map labels

- Thornway Avenue
- New Westminster Drive
- Centre Street
- Bathurst Street
- Brownridge Drive
- Glenbury Drive
- Thornbrook Court
- Arnold Avenue
- Thornbury Circle
- Clark Avenue West

H 35 D 6.5
H 35 D 6.5
H 35 D 6.5
H 20 D 2.5
H 5
H 30 D 6.5
H 30
H 12 D 4.0
H 12
H 2 D 1.5
D 6.5
H 12
H 35
H 5
S S
H 35 D 6.5
H 35
H 30 D 6.0
H 20 D 2.5

The Vision

Centre Street

New Westminster Drive

Clark Avenue

Bathurst Street

N

What is an Urban Design Guideline Document?

- Establish **design principles** for streets, parks, plazas and buildings, based on the principles of the **Secondary Plan**

- Set **high quality standards** to guide development

- Promote **best practices** in design in alignment with the goals of the Secondary Plan

- Provides **clear guidance** for residents and developers

The Process
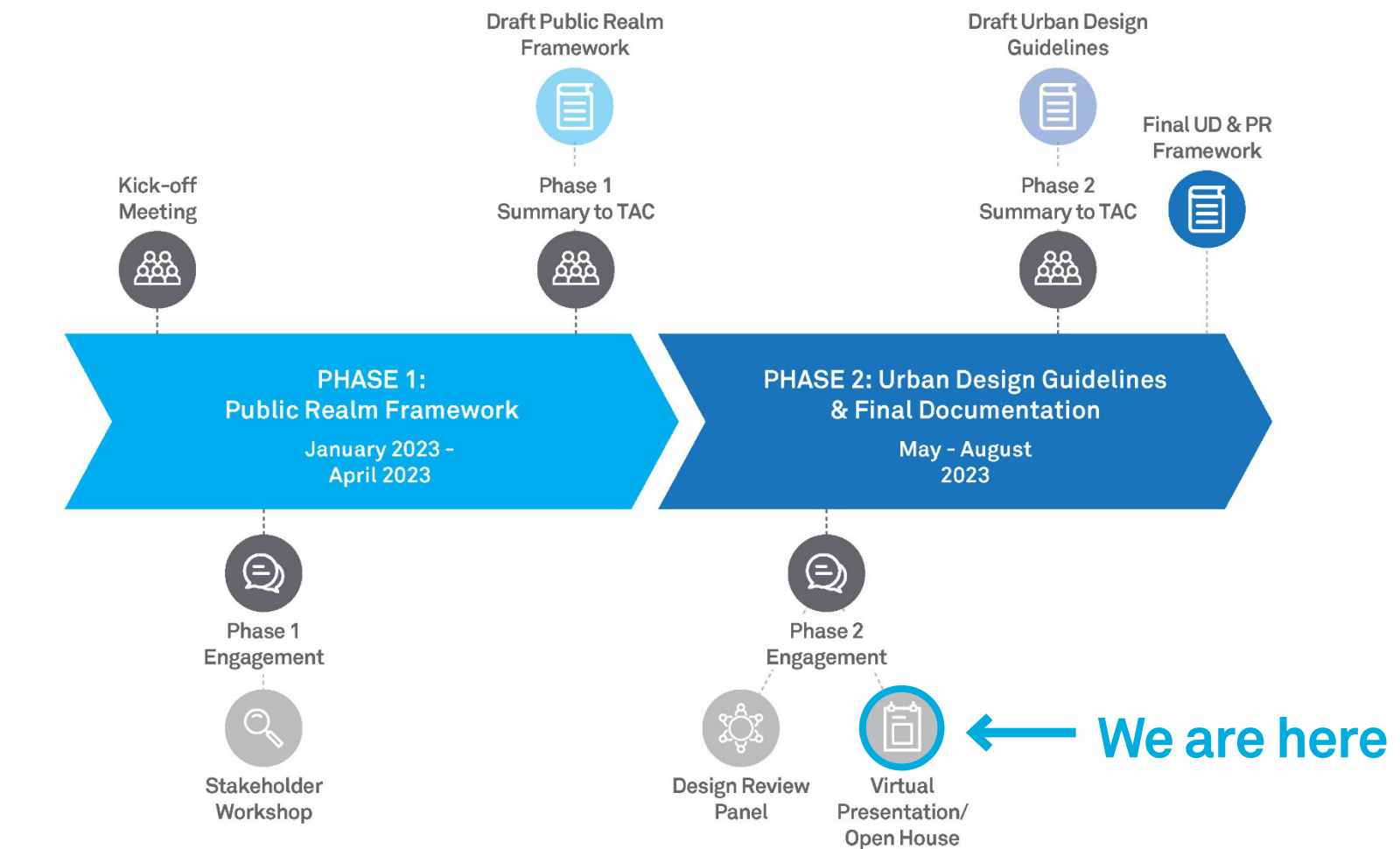
What Today is About

Today we are seeking your feedback on the Public Realm and Urban Design Framework and Design Guidelines for Promenade Centre.

Agenda

1. **Presentation**

   • Public Realm Framework

   • Public Realm Guidelines

   • Built Form Guidelines

2. **Questions and Discussion**

Public Realm Principles

A Safe and Comfortable Public Realm

Diverse Places, Big and Small

High Quality Open Spaces and Connections

A Complementary Indoor-Outdoor Interface
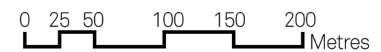
Healthy People, Healthy Land

The Public Realm Framework sets out high-level design directions and strategic priorities for all of Promenade Centre to ensure a holistic, site-wide approach that implements the Promenade Centre Vision and Guiding Principles.

5.0 / Public Realm Framework

Open Space System

Legend:

- Proposed Blocks
- Existing Buildings
- Existing Buildings - Long Term Removal
- Existing Parks and Green Areas
- Natural Area
- New Parks
  - High Street
  - Bathurst
- New Urban Parks
  - Pierre Elliott Trudeau Extension
  - Promenade Centre Gateway
  - Transit Plaza
- Additional Open Space Opportunity (e.g. plazas, POPS)
- Shared Use Path

Map labels: Transit Square, High Street Park, Existing Mall, Gateway Plaza, Bathurst Park, PET Park Extension, PET Park, PET Woodlot, High School Field

Scale: 0 25 50 100 150 200 Metres

The Three Promenades

Legend:

- Proposed Blocks
- Existing Buildings
- Existing Buildings - Long Term Removal
- Central Promenade
- Green Street Promenade
- Wellness Promenade
- Wellness Promenade Long Term
- High Street

- T Transit Terminal
- de L Resource Library
- S Secondary School
- Connection with existing path

0 25 50 100 150 200 Metres

Existing Mall

Public Realm Framework

Legend:
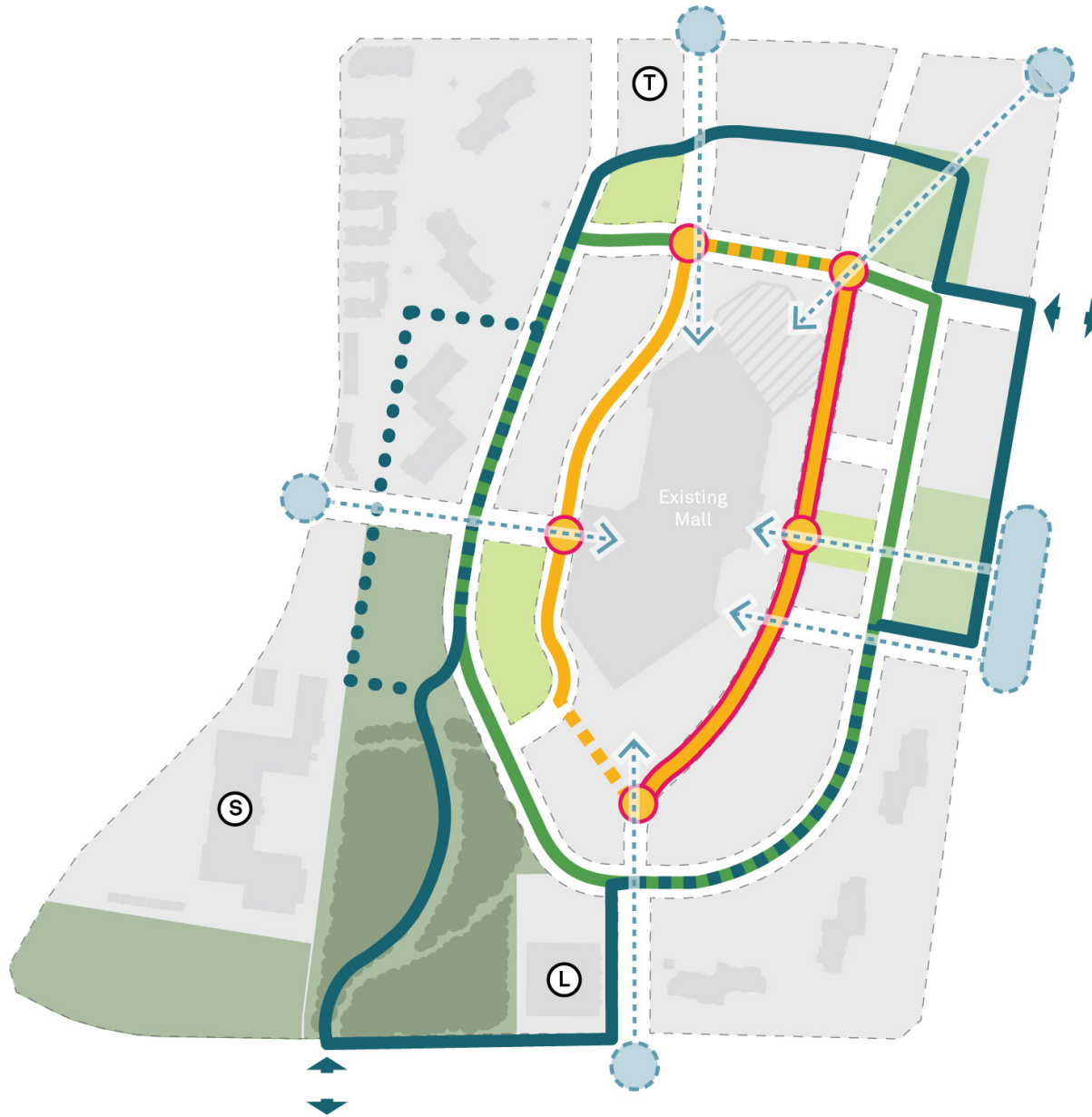
- Proposed Blocks
- Existing Buildings
- Existing Buildings - Long Term Removal
- Central Promenade
- Green Street Promenade
- Wellness Promenade
- Wellness Promenade Long Term
- High Street
- Activity Node
- Gateway
- View Corridor and Terminus
- (T) Transit Terminal
- (L) Resource Library
- (S) Secondary School
- Connection with existing path

Existing Mall

0 25 50 100 150 200 Metres

de
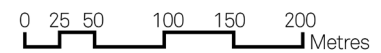
While supporting green infrastructure, native plants and large canopy trees, the Promenade Centre Open Space System will include a variety of programming elements to support healthy and active lifestyles for people of all ages and ability levels.

6.0/ Open Space System
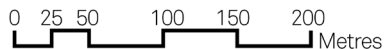
Parks and Plazas

Parks and plazas identified within the Promenade Centre include:

1. **Pierre Elliott Trudeau Park and Woodlot**
2. **Pierre Elliott Trudeau Park Extension**
3. **High Street Park**
4. **Bathurst Park**
5. **Transit Square**
6. **Gateway Plaza**

Proposed Blocks

Existing Buildings

Existing Buildings - Long Term Removal

Green Parks

Public Squares

Shared Use Path

Interior Connection

0 25 50 100 150 200 Metres

N

Transit Square

High Street Park

Existing Mall

Gateway Plaza

Bathurst Park

PET Park

PET Park Extension

PET Woodlot

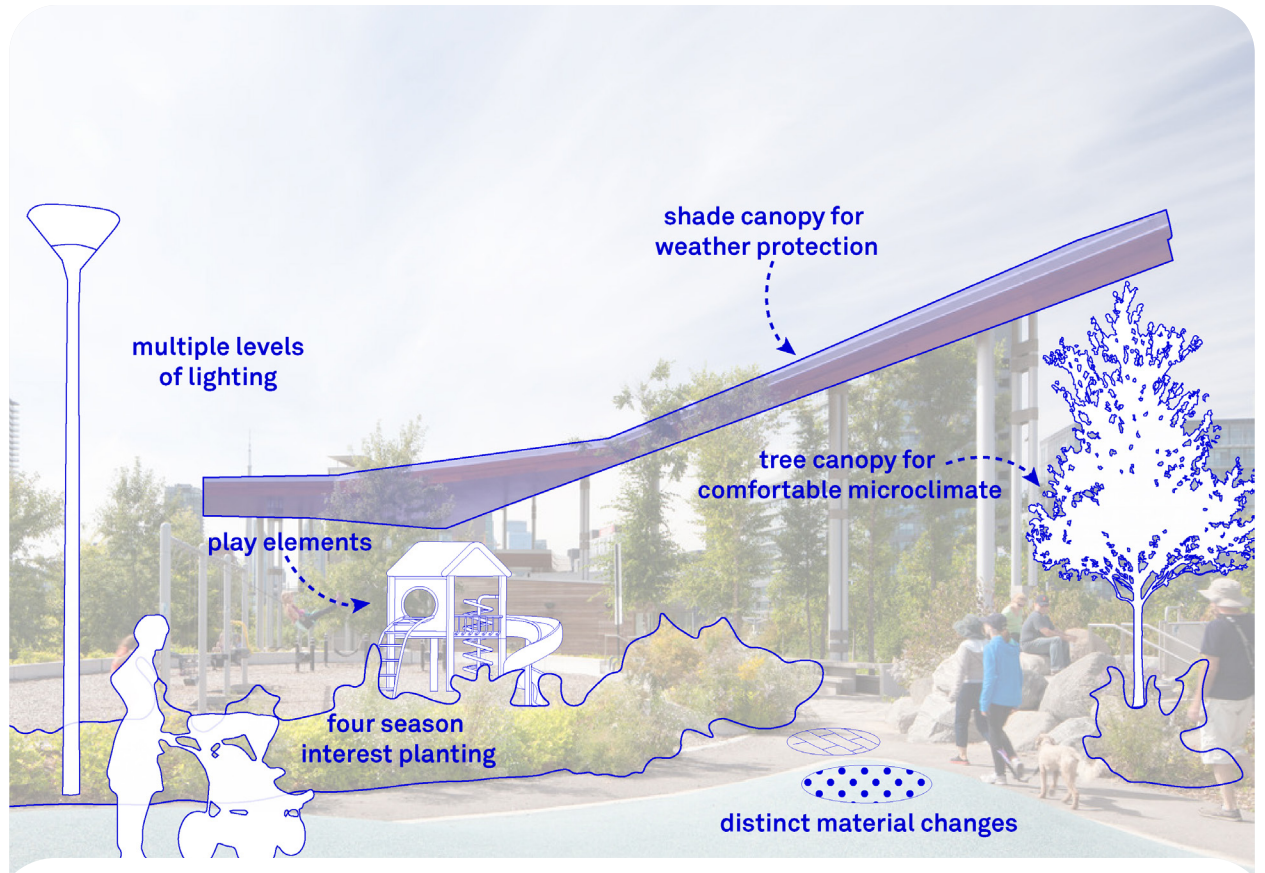High School Field

Parks and Plazas

1. **Pierre Elliott Trudeau Park and Woodlot**
2. **Pierre Elliott Trudeau Park Extension**
3. **High Street Park**
4. **Bathurst Park**
5. **Transit Square**
6. **Gateway Plaza**

Green Parks

The green parks within Promenade Centre will act as backyard playgrounds and retreat for many residents in the neighbourhood.

Incorporating biodiverse, drought-tolerant and native plantings within the site is encouraged and will enhance the ecological value of Promenade Centre.

multiple levels of lighting

shade canopy for weather protection

tree canopy for comfortable microclimate

play elements

four season interest planting

distinct material changes

Key Guidelines

- Promote a **high level of design** that reinforces the significance of parks as playgrounds, socializing spaces and gateways to Promenade Centre

- Design parks that encourage **physical activity, wellness, and informal use** to promote all forms of activity.

- Incorporate **native, pollinator plants** that promote biodiversity and provide four season visual interest.

- As highly visible civic spaces, the use of **high quality and durable materials** is important to provide benches and street elements that will last and be beautiful for a long time.

Public Squares

Two public squares are proposed within Promenade Centre that will serve as active spaces, where people will gather, sit, and observe their surroundings. While the spaces will be predominantly paved, it's important that tree canopy is provided wherever possible.


Key Guidelines

- Materiality should be **relatively low maintenance and robust** in order to withstand high-pedestrian traffic within the square.

- Incorporate **public art** for visual interest and act as a form of **way-finding, location marker and gateway**.

- Emphasis should be placed on creating **animated spaces that are usable year-round** in all weather conditions.

- Incorporate **universal design standards** to support users of all ages and ability levels.

Streets as Places

Streets are not only functional connections that permit the movement of goods, people and utilities. They can be places themselves that contribute to the social, civic and economic fabric of communities.
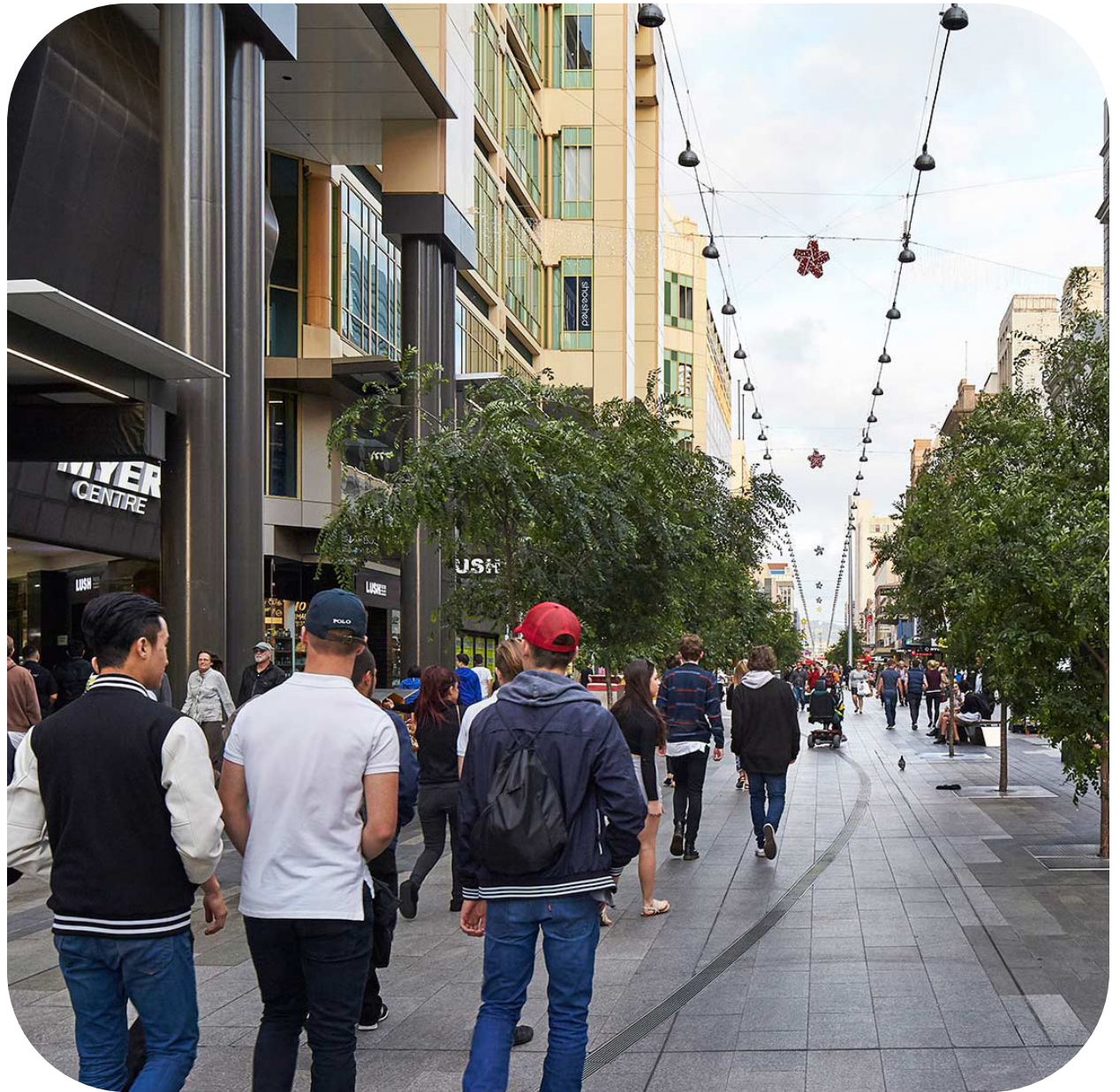
Topography and Grade Changes

The grading variation and topography change of Promenade Centre is a defining character of the site.

While it is critical that accessibility, water flow and materiality are considered to ensure safe and sustainable public realm, the topography of the site can be an opportunity to create attractive and welcoming spaces that foster sociality.

Key Guidelines

- Integrate grading and topography changes as a **holistic approach to the design of the streetscape**. Determine safe, accessible pathways for pedestrians and cyclists.

- Provide vegetation and planted buffers to **limit expose to blank walls** through transition areas.

- Building interface and facade treatments to **compliment the exterior slope** changes.

- Conform to **AODA design guidelines** where possible. Where standards cannot be met, consider alternate routes for accessible pathways.

To achieve streets and open spaces that are attractive and comfortable, new buildings will prioritize a human-scaled, active, accessible, comfortable, and safe pedestrian environment.
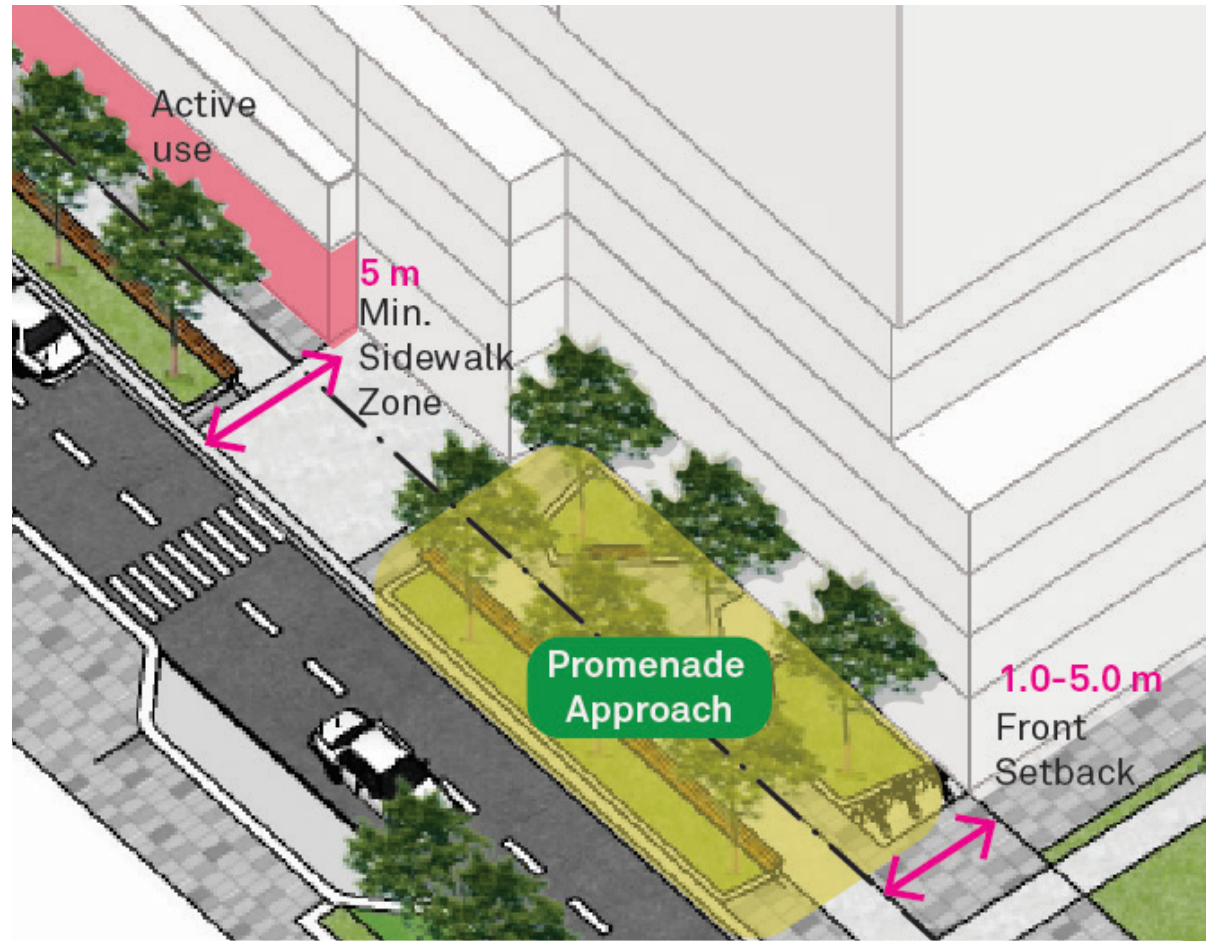
7.0/ Interface with the Public Realm

Streetwalls and Setbacks

A defined street-wall provides clear articulation at the street edge for a comfortable human-scaled environment. Variation will be permitted in the street-wall to create fine-grained, visually interesting streets.

Key Guidelines

- **Minimum one quarter of the building minimum frontage** should set back **5 metres.**

- **Maximum a third** of the building frontage may be set back **1 metre** where the ground floor of the building contains active uses.

Streetwalls and Setbacks

A defined street-wall provides clear articulation at the street edge for a comfortable human-scaled environment. Variation will be permitted in the street-wall to create fine-grained and visually interesting streets.
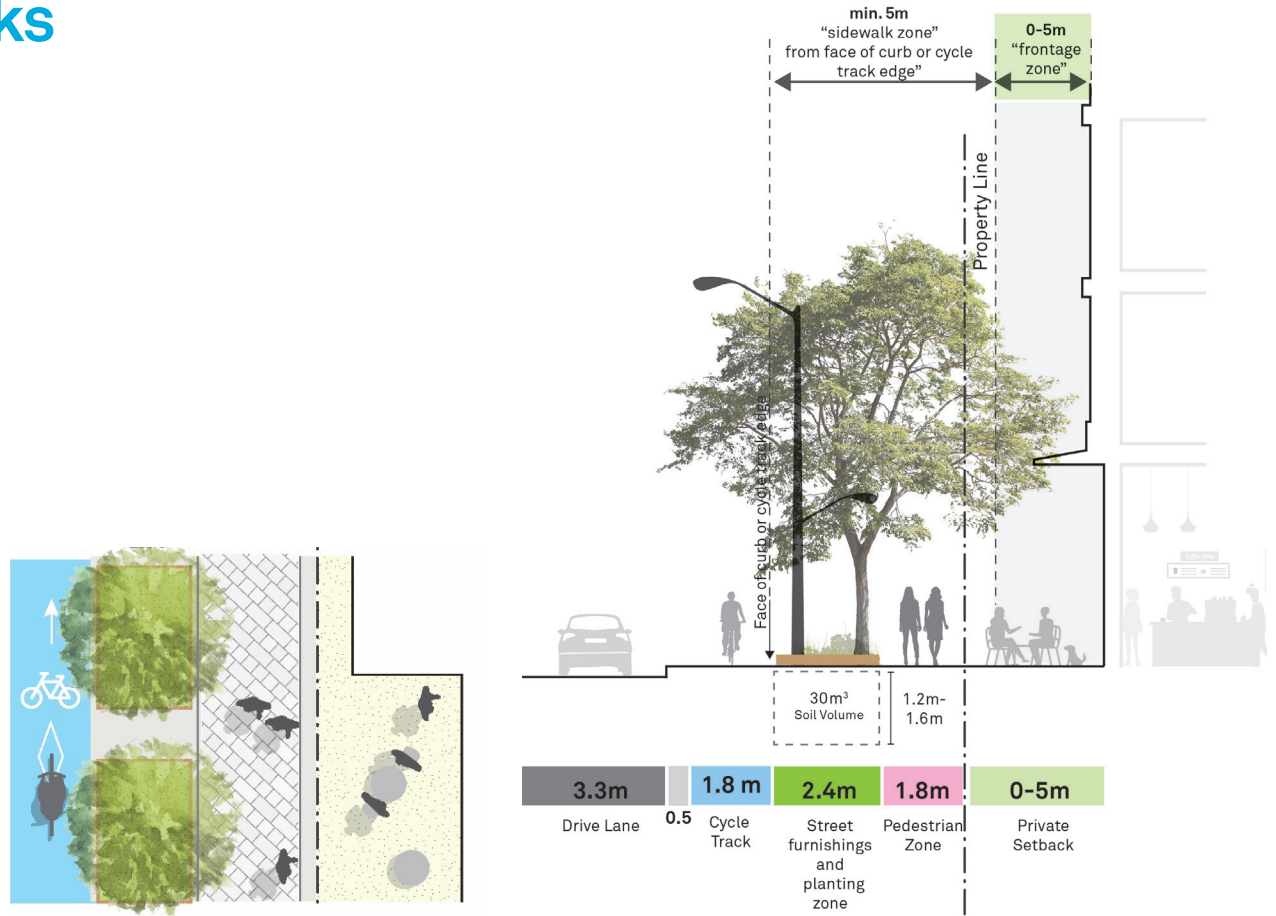

3.3m	0.5	1.8 m	2.4m	1.8m	0-5m
Drive Lane		Cycle Track	Street furnishings and planting zone	Pedestrian Zone	Private Setback

Key Guidelines

- New buildings will be **generally set back between 3 and 5 metres. When containing an active use at grade, smaller setbacks will be permitted.**

- Street-wall should be a **minimum of 3 storeys and a maximum of 5 storeys.**

- Where a portion of a building that contains an active use is set back less than 3 metres from the property line, **the maximum height of that portion will be 11 metres or 3 storeys, whichever smaller.**

Ground-level Uses

To animate the public realm, active uses should be provided at the ground floor. Where there is no active use, alternative solutions to animate the public realm should be employed. Where a vehicular or service area is located, it should be screened from the public realm.

Key Guidelines

- Ensure a **clear distinction** between the different uses and entrances of the building.

- Exterior spaces should also be **accessible.** Provide ramps when necessary and enough space to comfortably accommodate wheelchairs.

- **Appropriate lighting** should be provided during closure time. Where limited outdoor lighting is provided, consider shop windows that are lit for extended hours.

- The use of **natural elements** such as planters, flower pots and green screens to indicate the spill-out zones or patios is encouraged.

Ground-level Uses

To animate the public realm, active uses should be provided at the ground floor. Where there is no active use, alternative solutions to animate the public realm should be employed. Where a vehicular or service area is located, it should be screened from the public realm.

Key Guidelines

- Expansions of the mall that **address the street** are encouraged, where possible.

- The **blank wall** condition should be minimized with the use of **landscape, lighting, and the provision of amenities.**

- The **space between the street and the face of the mall** should also be treated as **public space**.

- In the interim periods, a temporary solution for the **activation of left over spaces** not otherwise identified should be put in place.

- **Loading areas and service accesses** that are necessary for the function of the mall should be minimized with the use of **screening, paving and landscape.**

Promenade Centre will fully support multi-modal transportation, with universally accessible public spaces, off-street Shared Use paths, and new cycling facilities on every public street.

8.0 / Streets and Connections

The Three Promenades

Streets and paths are not just a means to get from one place to another — they are a part of the public realm, and are essential spaces where everyday activities of public life take place.

Within the larger street network, three "Promenades" will create ways to experience Promenade Centre from different perspectives.

The Central Promenade

A continuous pedestrian route linking Promenade Centre's most active and vibrant streets.

The Green Street Promenade

A loop of quieter, green streets with wide pedestrian walkways, enhanced landscaping, and large-canopy street trees.

The Wellness Promenade

A 2.5km recreational loop linking neighbourhoods and parks, utilizing the off-street path network, and including fitness equipment and playful elements for children.

The Three Promenades

Central Promenade

Green Street Promenade

Wellness Promenade

Wellness Promenade
Long Term

High Street

Transit
Terminal

Mall

Park

New Westminster Drive

School

Woodlot
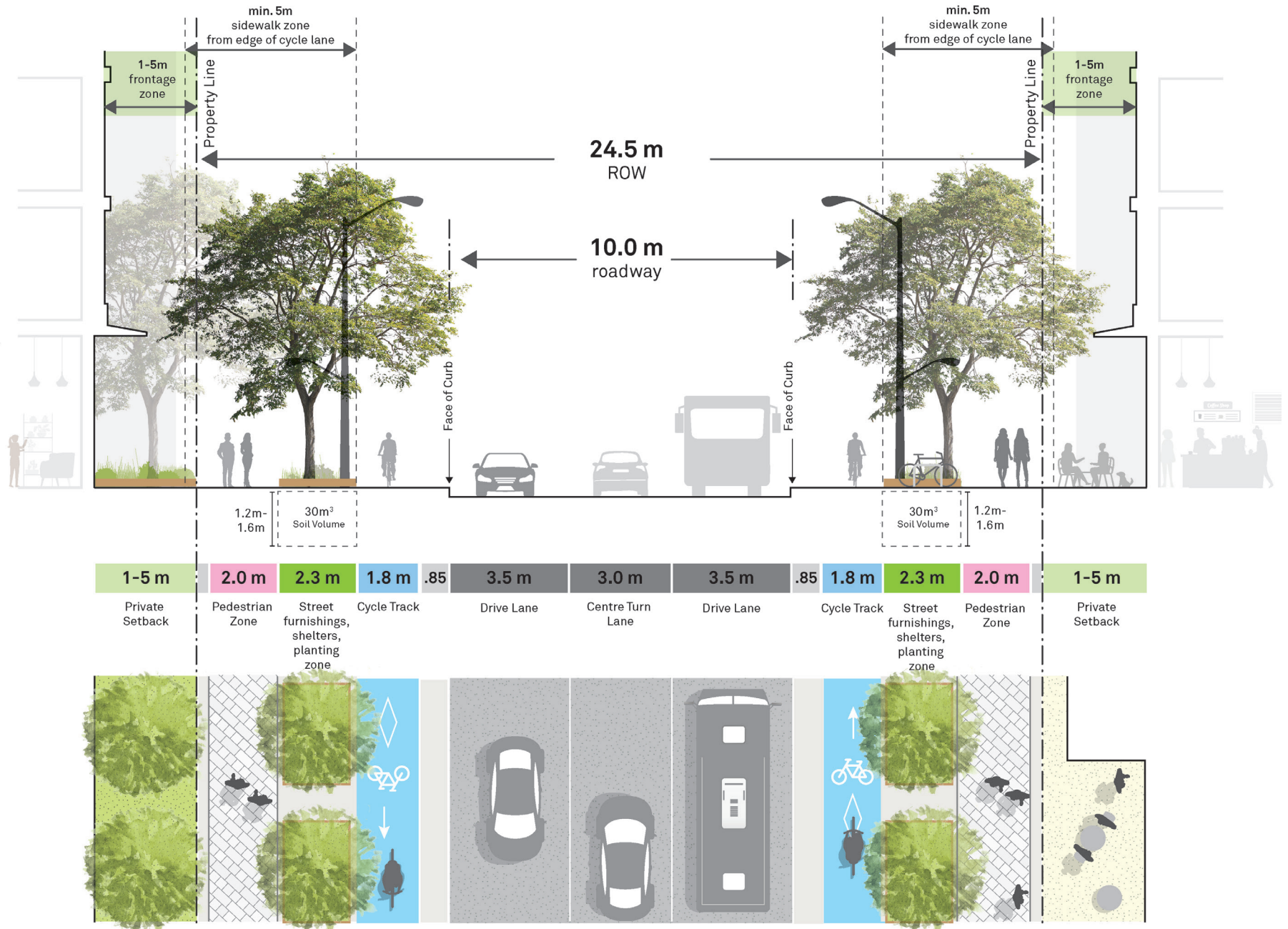
Library

Complete Streets

Complete Streets are both connections and places within themselves. They support social gathering, passive enjoyment, and commercial activity.

Key Principles of Complete Streets include:

- **Pedestrian Comfort and Safety**

- **Cyclist Comfort and Safety**

- **Public Transit Access**

- **Streets as Places**

- **Green Streets**

Collector Street Section (Promenade Circle)

min. 5m sidewalk zone from edge of cycle lane

1-5m frontage zone

Property Line

24.5 m ROW

10.0 m roadway

Face of Curb

min. 5m sidewalk zone from edge of cycle lane

1-5m frontage zone

Property Line

Face of Curb

1.2m-1.6m

30m³ Soil Volume

30m³ Soil Volume

1.2m-1.6m

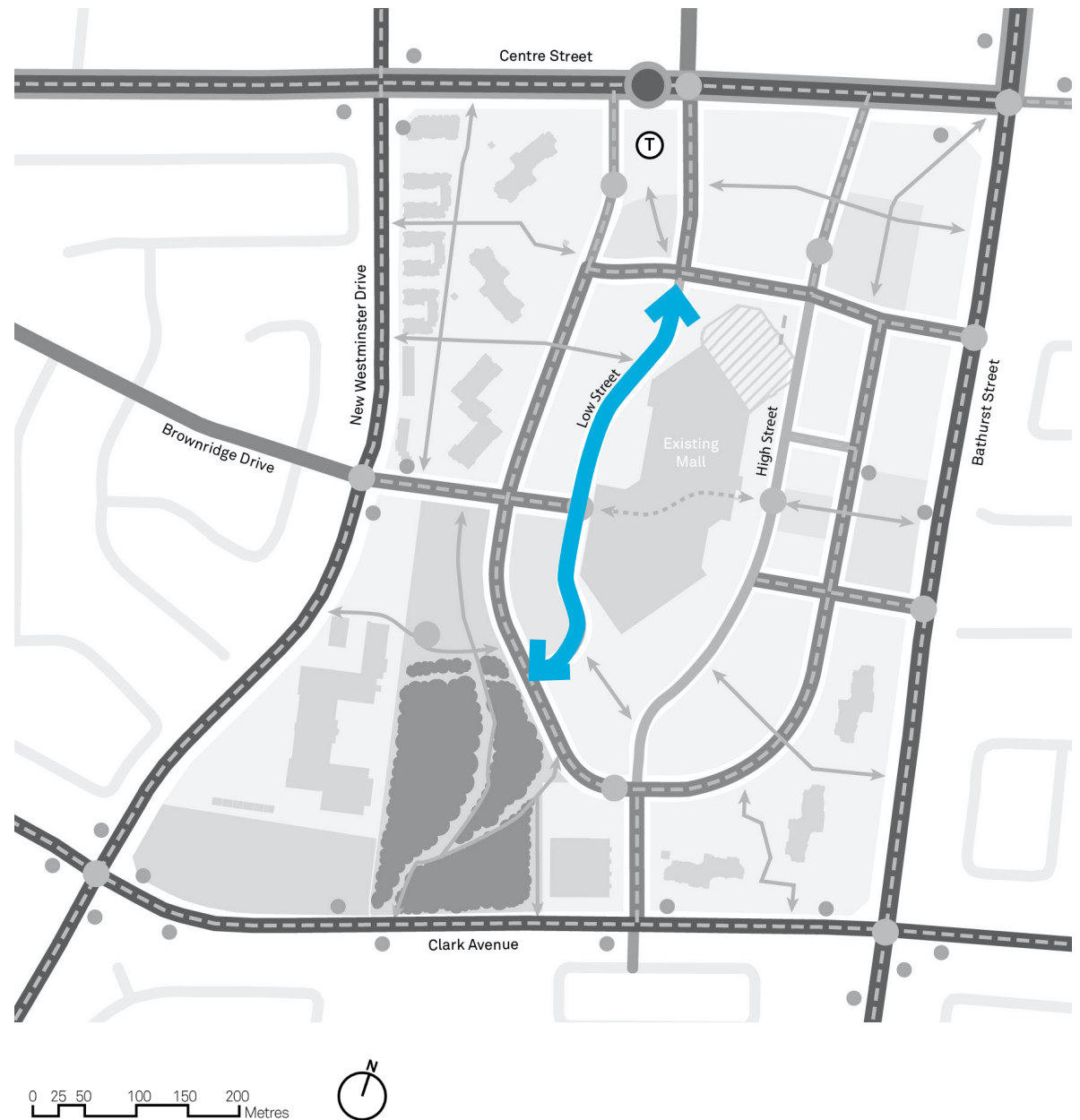| 1-5 m	2.0 m	2.3 m	1.8 m	.85	3.5 m	3.0 m	3.5 m	.85	1.8 m	2.3 m	2.0 m	1-5 m
Private Setback	Pedestrian Zone	Street furnishings, shelters, planting zone	Cycle Track		Drive Lane	Centre Turn Lane	Drive Lane		Cycle Track	Street furnishings, shelters, planting zone	Pedestrian Zone	Private Setback

High Street

Key Guidelines

- High Street will be the **primary active street within Promenade Centre.** It will be pedestrian-priority, with wide sidewalks and an active and vibrant public realm.

- High Street should **allow for high permeability from the street** to active uses at grade, shared use paths, and.or publicly-accessible interiors.

- High Street will be a slow street, allowing for bicycles and cars to share the roadway. The **roadway will be designed to encourage slow vehicle movement and comfort for pedestrians and cyclists.**
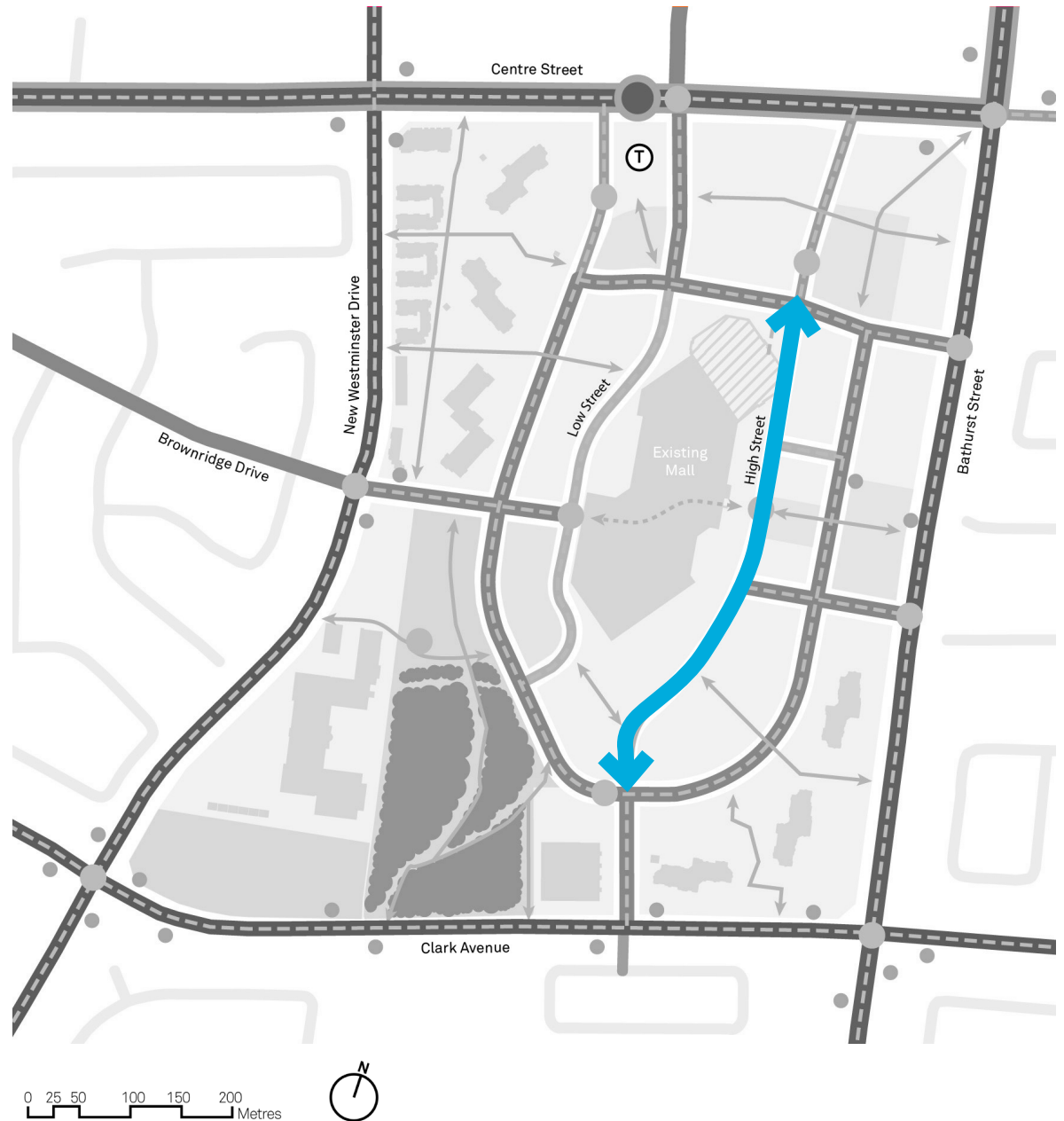
Low Street

Key Guidelines

- Low Street will be the **secondary active street within Promenade Centre**. It will be pedestrian-priority, with wide sidewalks and an active and vibrant public realm.

- **Bi-directional cycling facilities may be provided on one or both sides of the street**. Further transportation studies will need to evaluate the ideal configuration of the cycling facilities on Low Street with respect to the **need to maintain loading functions**.

Active Street Edges
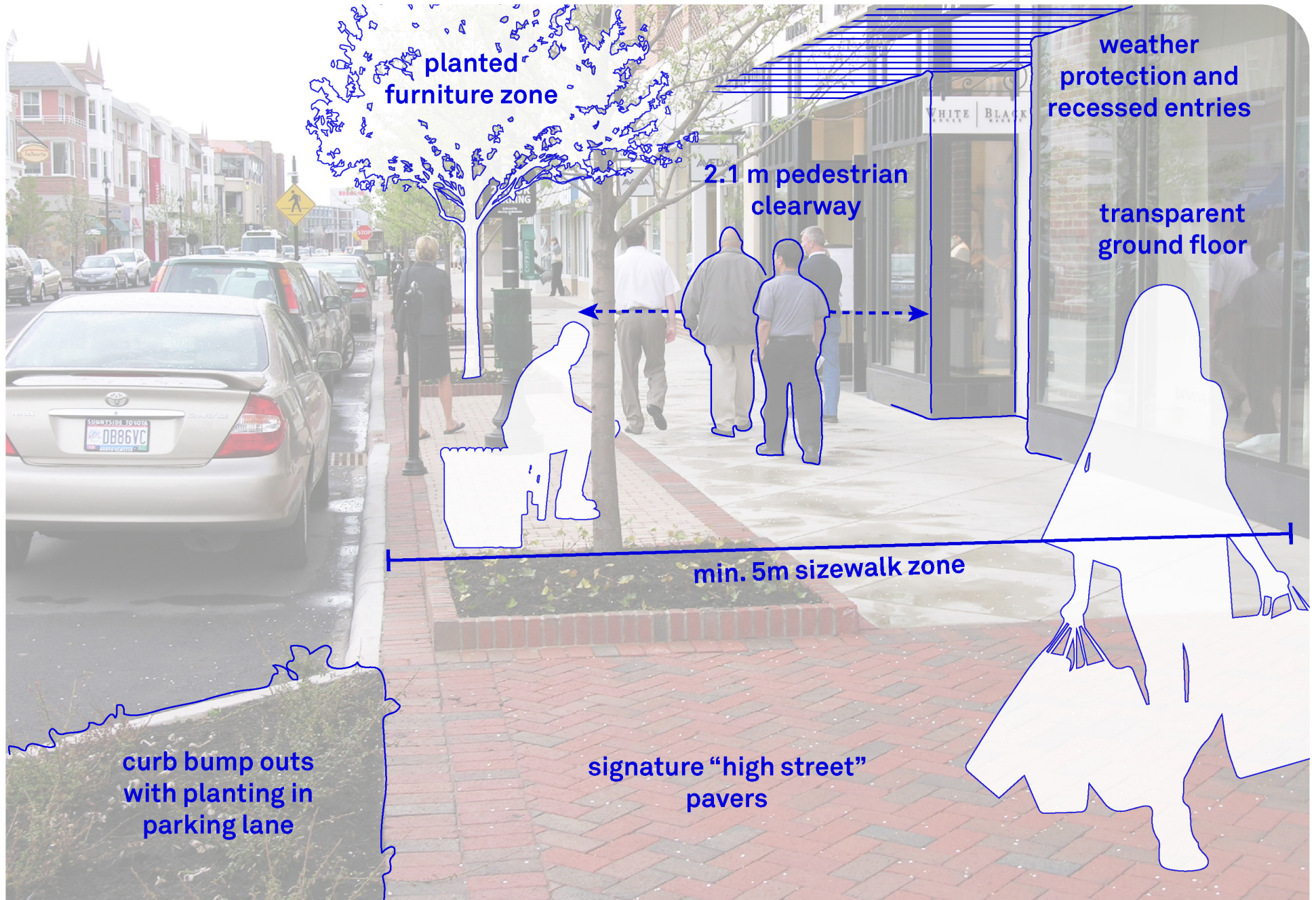
planted furniture zone

weather protection and recessed entries

2.1 m pedestrian clearway

transparent ground floor

min. 5m sizewalk zone

curb bump outs with planting in parking lane

signature "high street" pavers

Shared Use Paths

Legend:

- Proposed Blocks
- Existing Buildings
- Existing Buildings - Long Term Removal
- Existing Parks and Green Areas
- Natural Area
- New Parks
  - High Street
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  - Promenade Centre Gateway
  - Transit Plaza
- Additional Open Space Opportunity (e.g. plazas, POPS)
- Shared Use Path

Map labels: Transit Square, High Street Park, Existing Mall, Gateway Plaza, Bathurst Park, PET Park Extension, PET Park, PET Woodlot, High School Field

Shared Use Paths

The Shared Use Path network creates a movement network where pedestrians and cyclists are the primary users, providing publicly-accessible, direct, safe, and efficient movements throughout the area, connecting to key destinations and public transit connections.

There are three types of Shared Use Paths that allow for different activities:

- **Mews**
- **Neighbourhood Paths**
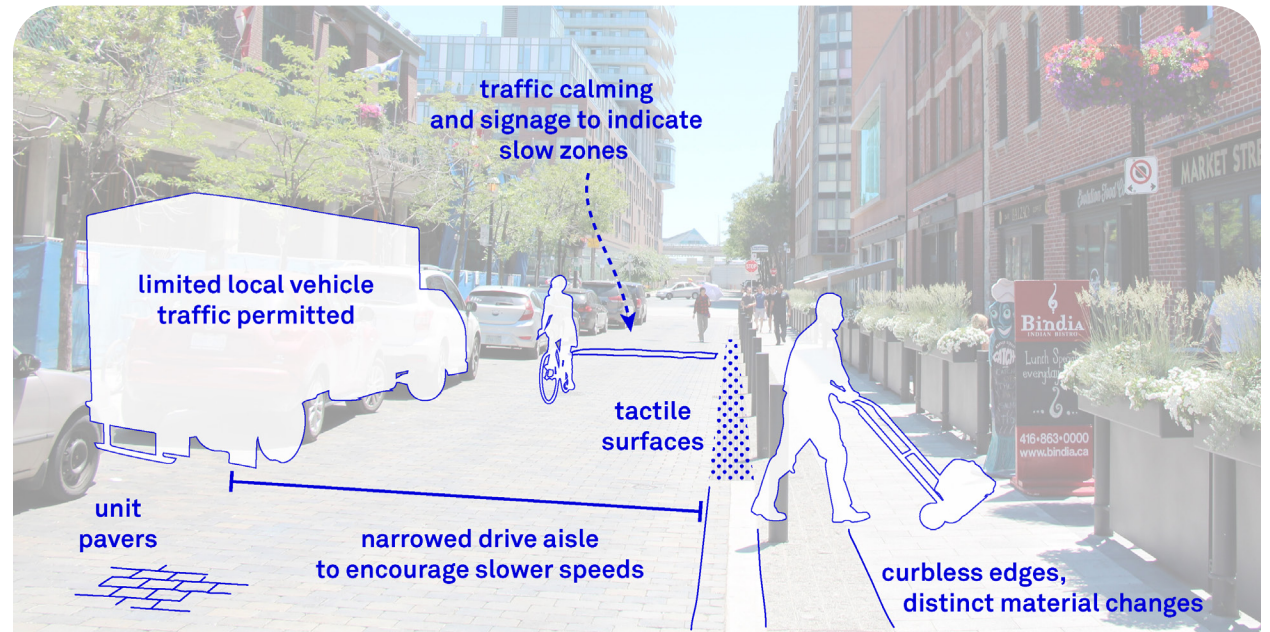- **Naturalized Trails**

Key Guidelines

- Shared Use Paths will include pedestrian and cycling paths, and urban elements, including lighting, that are **designed and scaled for pedestrian and cyclist movement**.

- Where Shared Use Paths intersect with streets within and surrounding Promenade Centre, **safe and direct mid-block crossings should be provided.**

- The Shared Use Path network should **connect to the surrounding transit system**.

- The Shared Use Path network should **connect to key destinations and open spaces** and well as neighbourhood areas.

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- **Mews**
- Neighbourhood Paths
- Naturalized Trails

traffic calming and signage to indicate slow zones

limited local vehicle traffic permitted

tactile surfaces

unit pavers

narrowed drive aisle to encourage slower speeds

curbless edges, distinct material changes
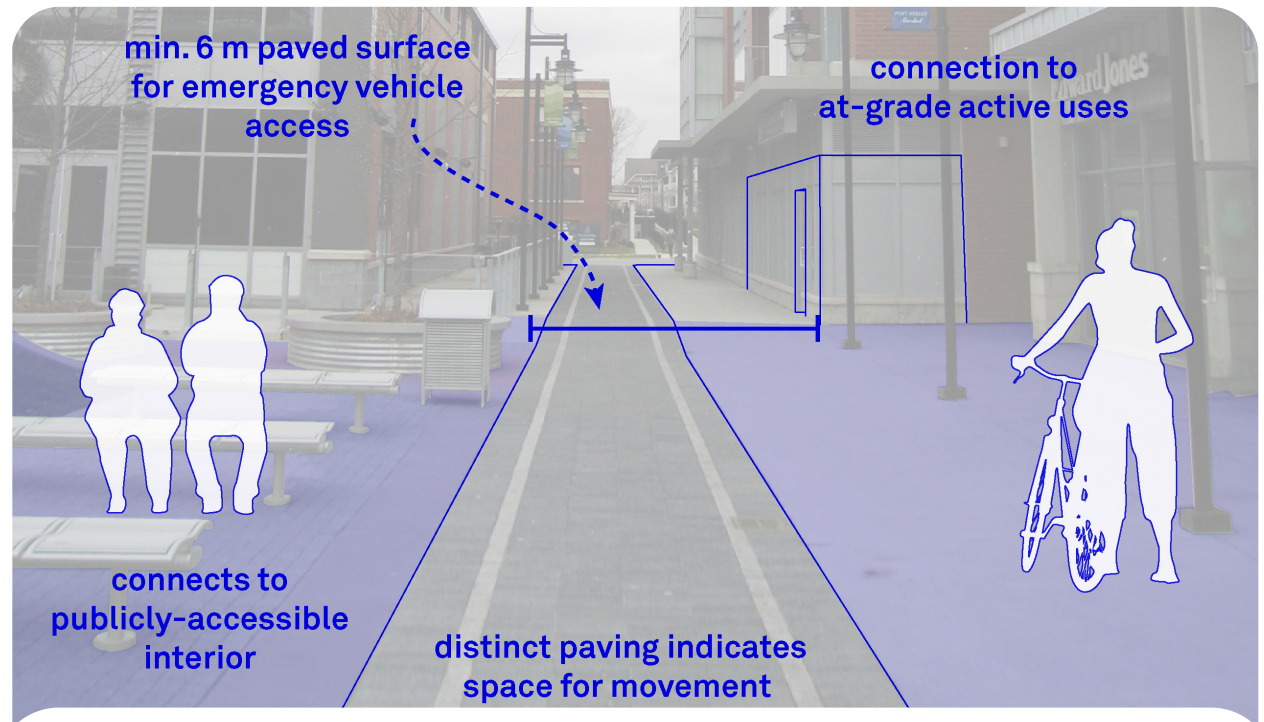
Key Guidelines

- Mews will allow for **shared use of the roadway for vehicles, cyclists, and pedestrians**, and should provide a curbless roadway design.

- Mews will be designed to **favour comfort and safety for pedestrians and cyclists** in the roadway and encourage **slow vehicle movement**.

- **One-way vehicle traffic through Mews is encouraged,** to reduce the use of the path as a cut-through for traffic.

- **Parking should not be provided** in Mews. Exceptions may be made for **accessible parking or lay-bys for pick-up, drop-off, and short-term loading** where other opportunities do not exist.

- Mews should contain some **active uses at grade** to justify the need for vehicle circulation.

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- Mews
- **Neighbourhood Paths**
- Naturalized Trails

min. 6 m paved surface for emergency vehicle access

connection to at-grade active uses

connects to publicly-accessible interior

distinct paving indicates space for movement
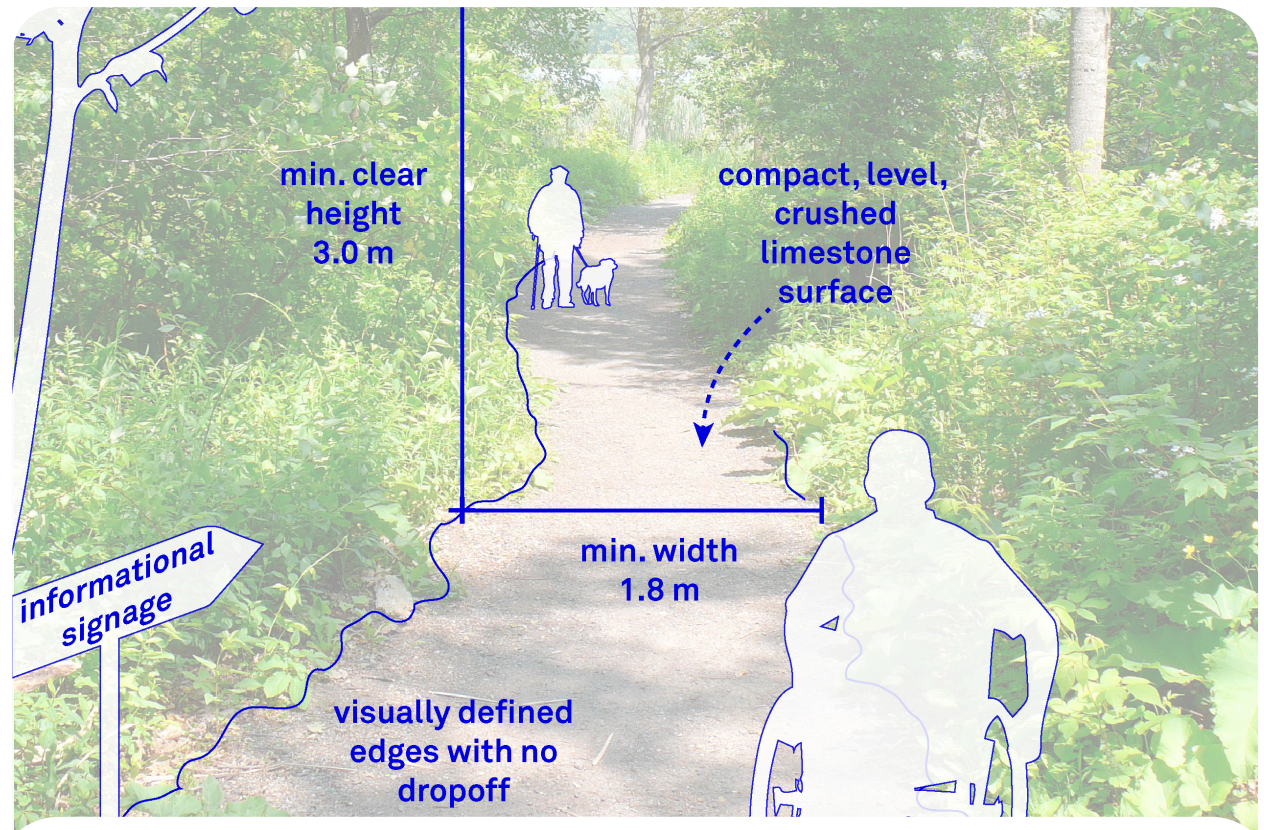
Key Guidelines

- Neighbourhood Paths will permit **shared use by pedestrians and cyclists**.

- Where Neighbourhood Paths form a mid-block connection, **they should connect to privately-accessible spaces** in the interior of the block.

- Where Neighbourhood Paths travel through or along gathering spaces, the designated travel clearway **should be differentiated** through a material or colour change with acceptable visual contrast. **Tactile surfaces may be required**.

- Neighbourhood Paths **should be activated** with public art, gathering places, feature landscaping, playful structures and furnishings, and other **elements that will contribute to a safe and active public realm**.

Shared Use Paths

The Shared Use Path network creates a movement network where pedestrians and cyclists are the primary users, providing publicly-accessible, direct, safe, and efficient movements throughout the area, connecting to key destinations and public transit connections.

There are three types of Shared Use Paths that allow for different activities:

- Mews
- Neighbourhood Paths
- **Naturalized Trails**

min. clear height 3.0 m

compact, level, crushed limestone surface

informational signage

min. width 1.8 m

visually defined edges with no dropoff

Key Guidelines

- Naturalized Trails should provide **signage at trail access points** with information such as trail length and access point locations.

- Trail widths should **ideally be 2.1 metres wide but may be as narrow as 1.8 metres.**

- Ensure trail **surfaces are firm, stable, level, and well-draining**. Crushed limestone aggregate is preferred.

- **Ample waste receptacles should be provided** to encourage responsible disposal of pet waste. Pet waste bag dispensers should be encouraged.

Within Promenade Centre, a focus on green infrastructure, planting and biodiversity will not only have a positive impact on the environment, but provide a meaningful and comfortable public realm experience for pedestrians and cyclists.

9.0/ Green and Blue Networks

9.1/ **Integrate Stormwater Management**

9.2/ **Biodiversity and Plant Selection**

9.3/ **Tree Canopy**

Integrated Stormwater Management

Given the grade changes across Promenade Centre, it is important to consider the surrounding context and work with the natural drainage patterns of the site. Promenade Mall and the surrounding roadways provide a unique opportunity to retrofit aging infrastructure to allow for as many LID design strategies as possible
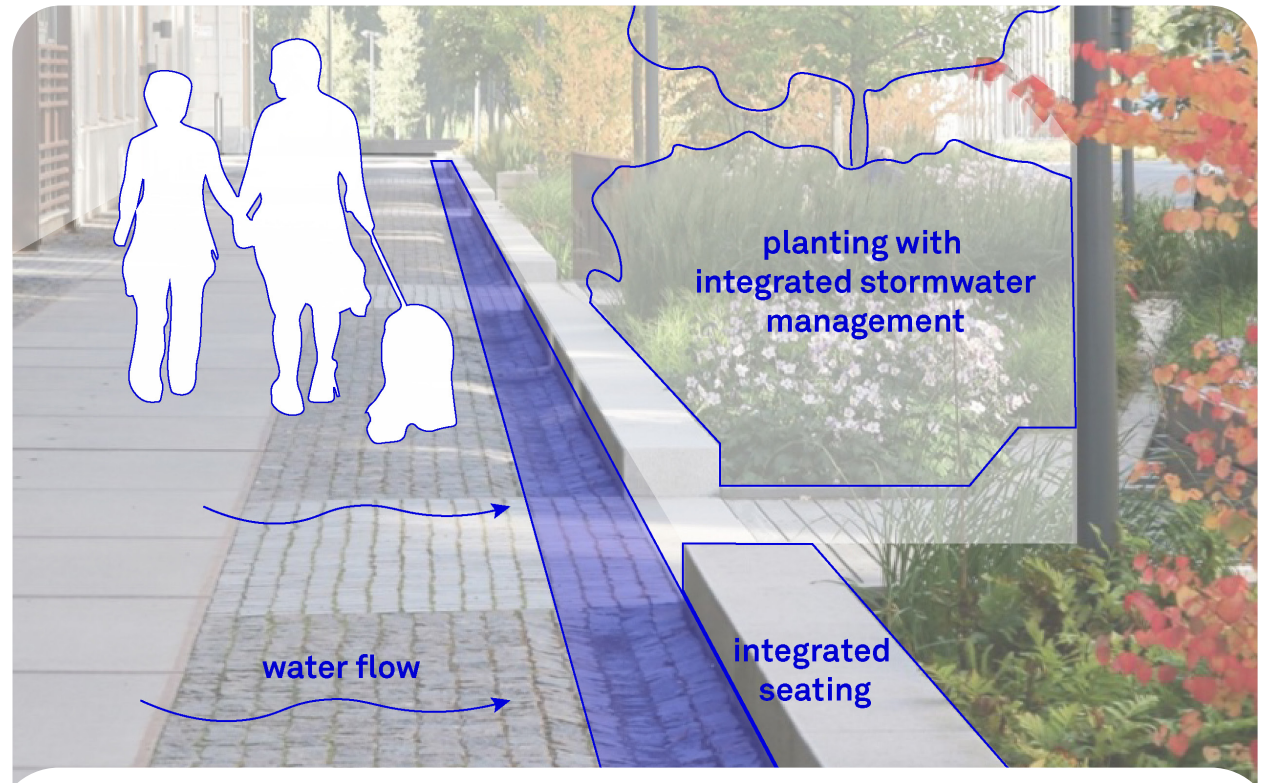
planting with integrated stormwater management

integrated seating

water flow

Key Guidelines

- Include green infrastructure and stormwater management as part of the **overall streetscape** and public realm design.

- Provide **sufficient soil volume,** make up and subbase for all proposed vegetation to ensure soil is aerated and non-compacted for **successful growth and longevity of plant material**.

- Select plants that can **withstand urban elements** (salt spray, drought, dog urine, etc.) to ensure healthy and thriving vegetation.

Biodiversity and Plant Selection

The value of green, vegetated streets goes beyond providing water flow management and aesthetic value to the streetscape. A variety of native plantings should be chosen to allow for increased nectar and pollen, seed and fruit for birds, nesting materials and protection for small fauna and insects.

Using native plants will also reduce replacement and maintenance costs by ensuring the plant material is resilient to drought and can sustain the local landscape and climate conditions.

Key Guidelines

- Include green infrastructure and stormwater management **as part of the overall streetscape** and public realm design.

- Provide **sufficient soil volume,** make up and subbase for all proposed vegetation to ensure soil is aerated and non-compacted for successful growth and longevity of plant material.

- Select plants that can **withstand urban elements** (salt spray, drought, dog urine, etc.) to ensure healthy and thriving vegetation.

Tree Canopy

Environmentally, street trees provide cooler, cleaner air, reduce heat island effect, and capture stormwater runoff and pollutants. In addition, increasing vegetation and specifically canopy trees within the public realm assist with overall road safety.

A row of trees provides clear differentiation of pedestrian zones by creating a visual buffer that keeps drivers focused on the roadway.

Key factors that contribute to defining the public realm, urban elements in Promenade Centre will embed sustainability, inclusive design and cultural representation.

10.0/ Urban Elements

Cultural Placemaking and Public Art

The urban elements of Promenade Centre should reflect the unique culture, history, and identity of Vaughan. This may include interpretive elements that are educational and creative.

Public art in Promenade Centre will be context based and culturally specific to enhance the unique history of the community while facilitating an understanding of the natural elements of the site and the holistic vision of the plan.
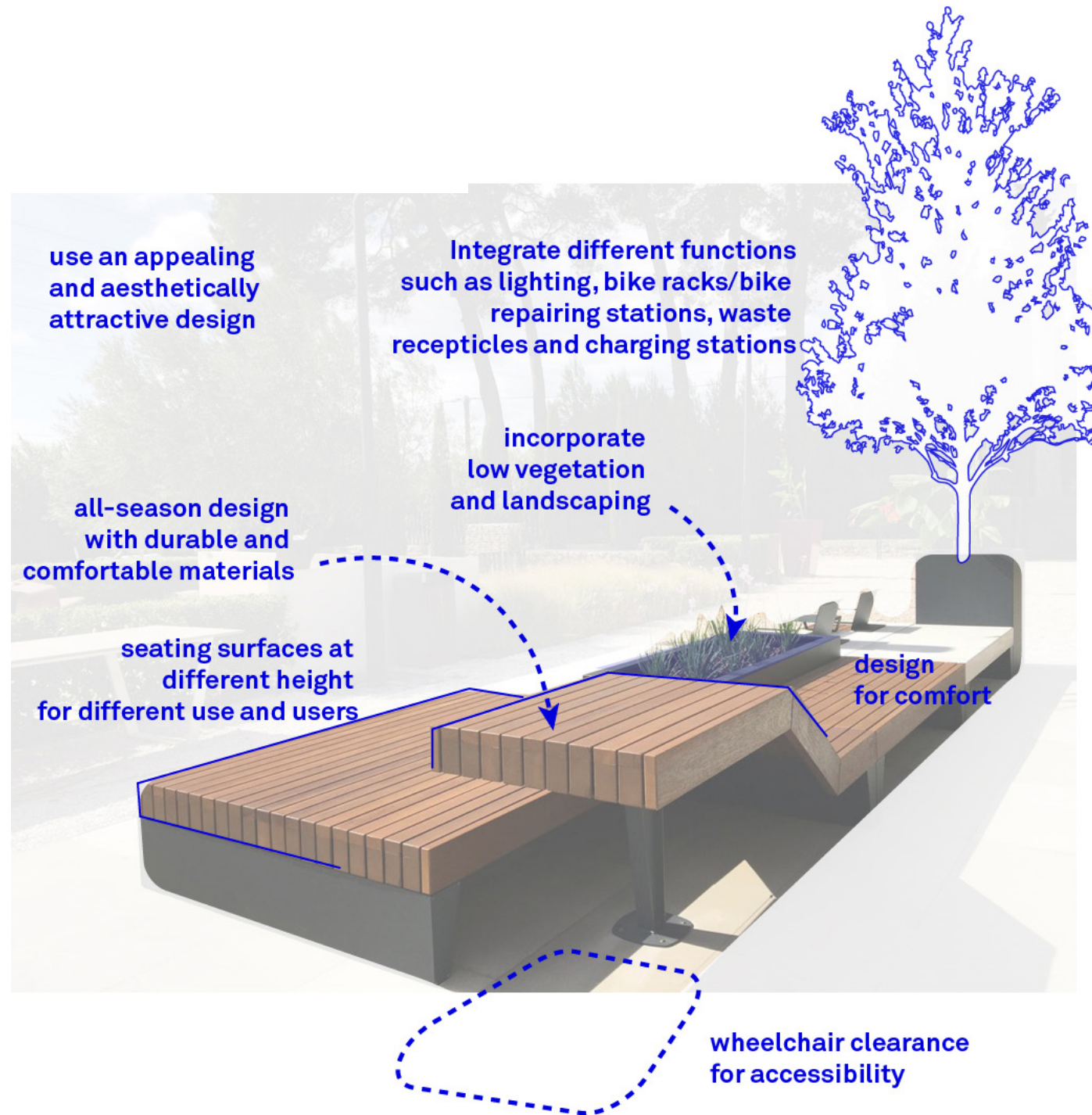

Key Guidelines

- Consider **cultural placemaking** in the design and selection of urban elements within Promenade Centre.

- Incorporate **cultural storytelling** and traditions into artwork and street furniture.

- Locate public art in spaces that are **visible and publicly accessible**.

- Engage with **Indigenous communities** and Vaughan's cross-cultural communities on artworks or unique design elements and their locations throughout Promenade Centre.

- Public art in Promenade Centre should be **reflective of the community's past, present, and future aspirations**.

- The involvement of **local artists and community** should be considered.

Street Furniture

Coordinating the design of the street elements gives opportunity for cultural and context specific reference. Multi-use elements respond to different functions and reduce clutter contributing to a legible and more enjoyable public realm.

Key Guidelines

- Furniture will be **equitable and inclusive.** Designed with materials that are **durable, easy to maintain and can withstand the climate**.

- Consider **comfort** and design the seating element for users of **all ages and abilities**.

- Locate seating in the furniture zone, close to or **integrated with natural elements** like trees and low-level vegetation.

use an appealing and aesthetically attractive design

Integrate different functions such as lighting, bike racks/bike repairing stations, waste recepticles and charging stations

incorporate low vegetation and landscaping

all-season design with durable and comfortable materials

seating surfaces at different height for different use and users

design for comfort

wheelchair clearance for accessibility

Public Realm Palette

Though unique patterns and distinctive use that may apply in certain applications or key destinations, the palette provides the overall theme for Promenade Centre. It's critical that the materiality chosen strikes a balance between durability, simplicity and beauty that ensure longevity and aesthetic appearance within the public realm
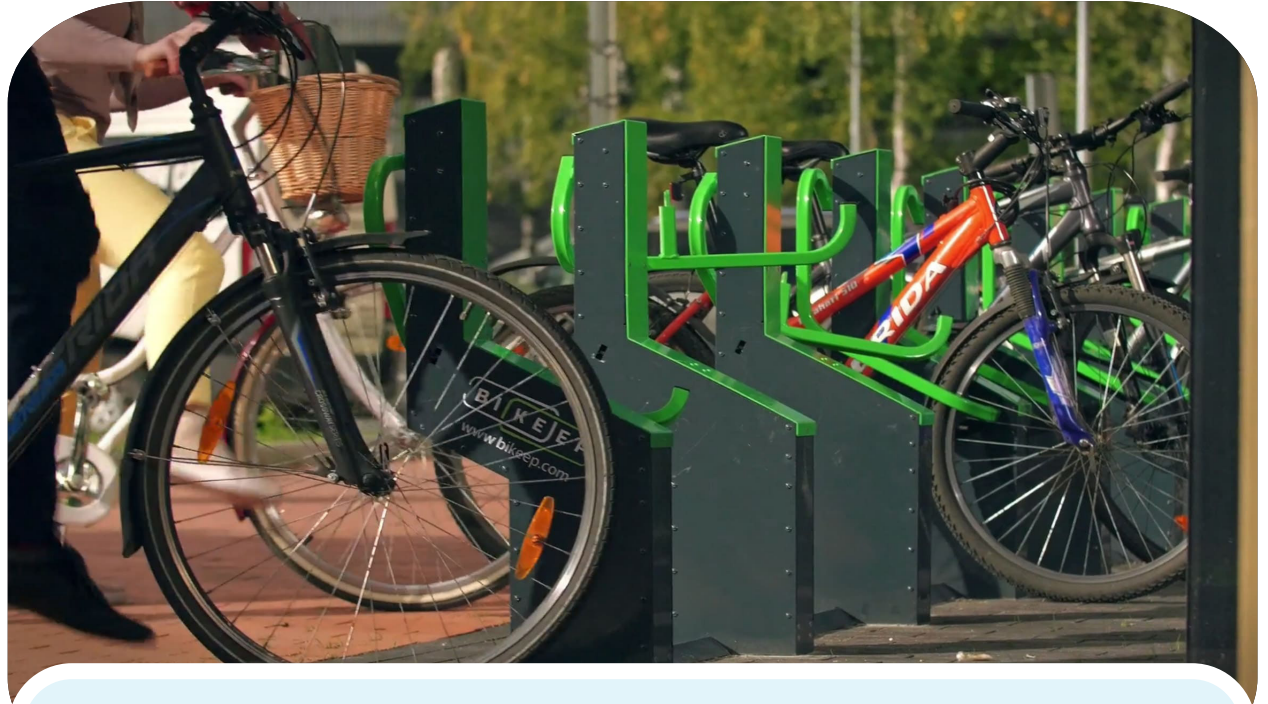

Key Guidelines

- **Colour, pattern and type** of paver should establish **consistent character.**

- Paving materials should be **high quality, hard surfaced, even, stable, durable, slip-resistant and easy to maintain.**

- **Porous paving and pavers should be considered** to encourage natural water infiltration.

- **Accent paving** to denote Amenity Zone.

- Ensure **patterns align** with edges of tree grates, planting beds and entrances along the streetscape.

- Use unit pavers with a minimum SRI value of 29 to reduce **ambient surface temperature** and reduce overall heat island effect.

- Paving materials should clearly **define the pedestrian zone** and indicate pedestrian priority.

- Way-finding, lighting and imprinted art can be embedded in the paving surfaces .

Shared Mobility Hubs

Promenade Centre Secondary Plan Schedule E identifies different multimodal hubs that will provide sustainable and active mobility options. The shared mobility hubs of Promenade Centre will prioritize convenience, low-maintenance solutions and will embed sustainability.

Key Guidelines

- Space for future implementation of **shared mobility programs** form the City of Vaughan should be provided. At least two of the following will be provided at each hub:

  - Enhanced bike station,

  - Car-share parking spots.

- Shared micro-mobility stations

- Future bike share station.

- Amenities such as seating and water fountains should be provided at each mobility hub.

- Shared mobility hubs should have capability for charging electric vehicles and micromobility options.

Play Spaces and Outdoor Fitness Stations

To create and support an active, outdoor life, urban elements that encourage fun and fitness should be located throughout Promenade Centre within the public realm. They should be small-scale, inviting, and user-friendly.


Key Guidelines

- These elements will be **safe** and **accessible** for users of all abilities. They will be **clustered** with other urban elements and will have **appropriate lighting levels**.

- Special attention to **user experience** will be provided.

- The design of these elements will be **attractive and visible**. It will be clear that these elements have a special function.

- Appropriate **signage** will be provided. **Educational content** will also be integrated in the signage.

- Use **low-impact surfacing** where these elements are located adjacent to hard surface materials.

- Play spaces and outdoor fitness equipment should be the defining feature of the **2 km recreational loop** trail that makes up the Outer Promenade. Elements should be highly visible and **thematically tied together**

Built Form Principles

Create a Mixed-Use and Livable Built Form

Provide Strong Building Bases to Frame Streets and Open Spaces
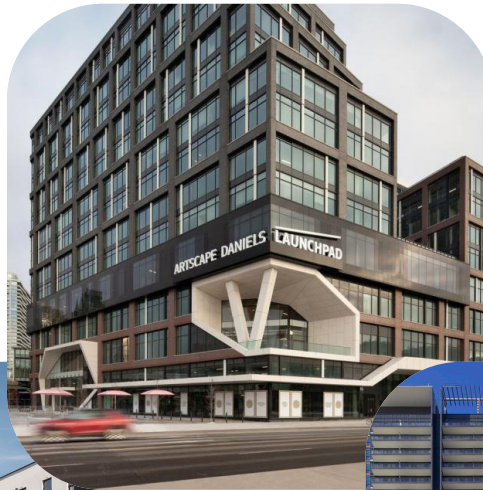
Showcase Sustainability and Climate Responsive Design

Consider All Block Edges and Interiors

Promote Diverse and High-Quality Architecture

Careful placement of buildings and organization of site that considers both service vehicles movement and building massing impacts on the pedestrian realm.
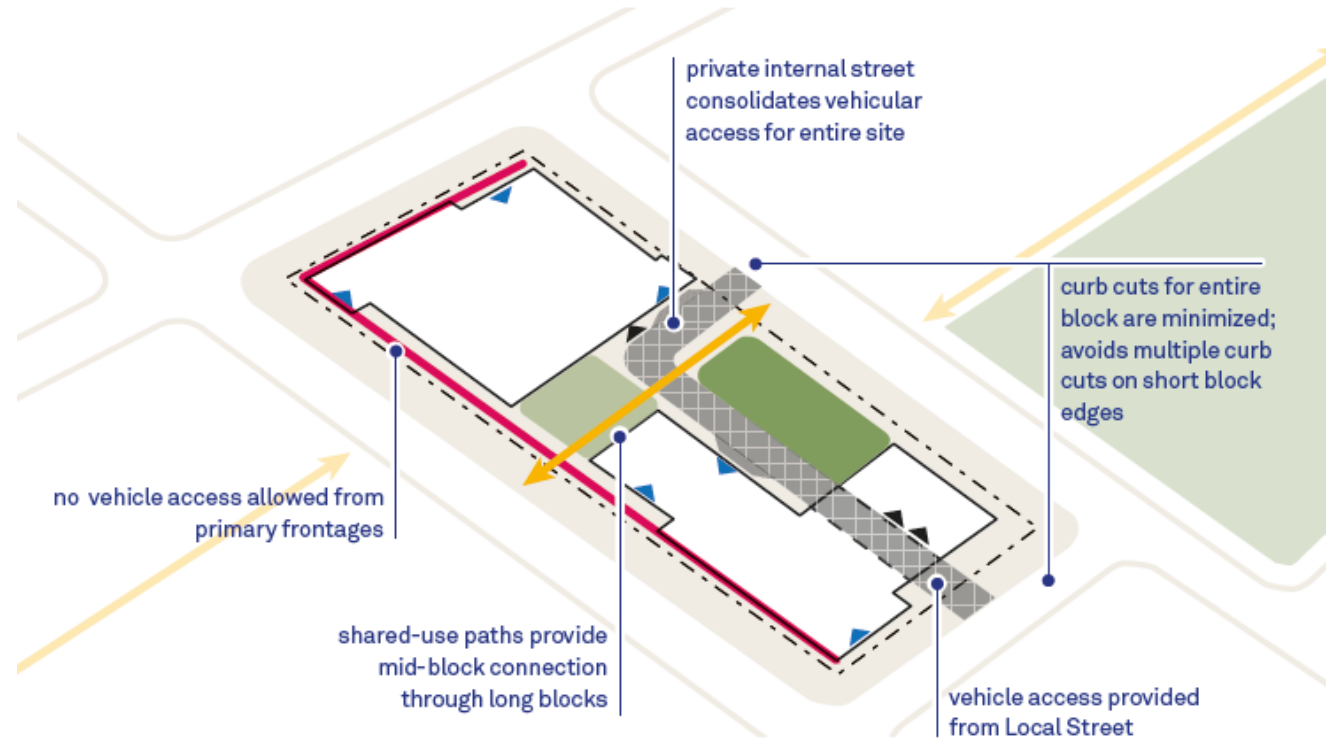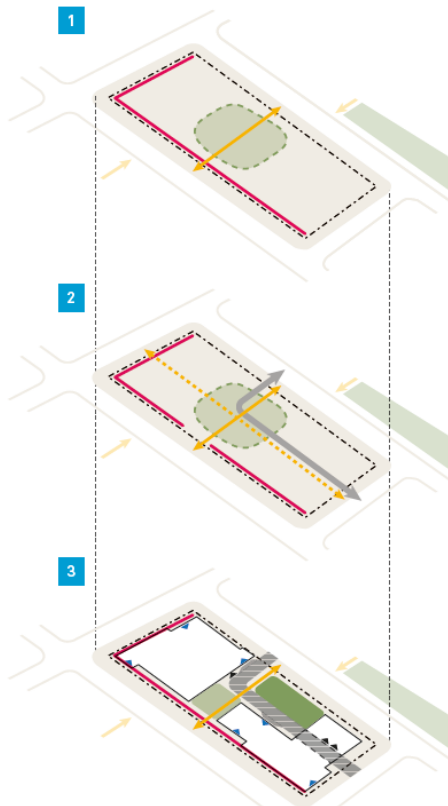
12.0/ Site Organization
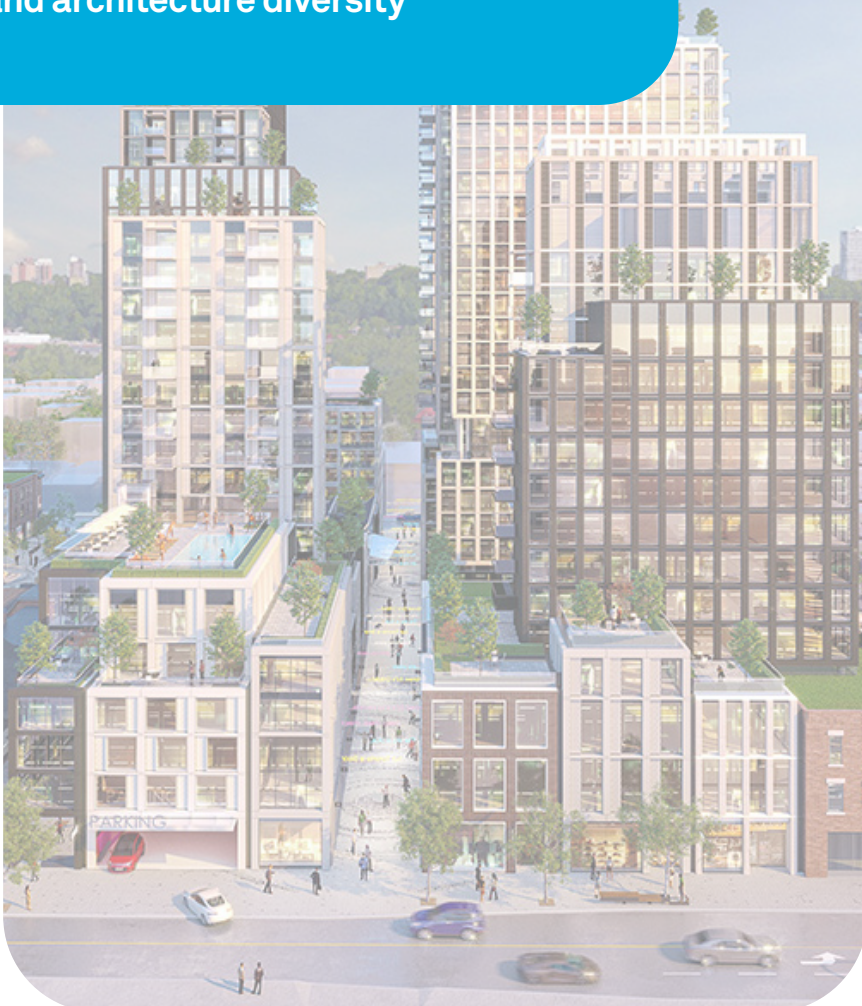
Site Organization

A site design informed by pedestrian priority, street edges definition and climate responsiveness. Different program areas internal to the block should be designed as a cohesive space, reflecting relevant uses and different levels of privacy.

private internal street consolidates vehicular access for entire site

curb cuts for entire block are minimized; avoids multiple curb cuts on short block edges

no vehicle access allowed from primary frontages

shared-use paths provide mid-block connection through long blocks

vehicle access provided from Local Street

1

2

3

Key Guidelines

- The use of **private internal streets** is encouraged to provide pick-up/drop-off areas in proximity to building entrances, and vehicular access away from the public street.

- Their design should signify **pedestrian and cyclist priority**, and should have accessible walkways and adequate lighting. Vehicle impacts on other inner-block spaces should be minimized through site organization and layout.

- Buildings should express a **generally consistent street-wall** along primary frontages.

- Building orientation and massing must consider shadow and wind impacts.

- Resolve challenging grade changes through landscape design that maximizes accessibility, way-finding, and safety.

Buildings will be designed to support a vibrant and attractive Promenade by prioritizing building bases, climate responsiveness, pedestrian comfort and architecture diversity

13.0/ Building Design

Building Design

Buildings will be required to address streets and open spaces through their podiums or bases.

A system of setbacks and step backs will ensure a human scale is maintained at the street level.

Key Guidelines

- Mid-rise buildings are **between 6 and 12 storeys** in height.

- Mid-rise buildings in Promenade Centre should generally maintain a **3- to 5-storey street-wall**.

- **Additional stepbacks and articulation** may be required to ensure adequate transitions to the surrounding context, favorable conditions at the street level, and maintenance of solar access and sky views from the public realm.

TOP

transition to low scale neighborhood through building articulation

6-12 storeys

high quality materials

stepback above 5-storey streetwall

BUILDING BASE

architectural interest

weather protection

active ground floor. setbacks as per the promenade approach
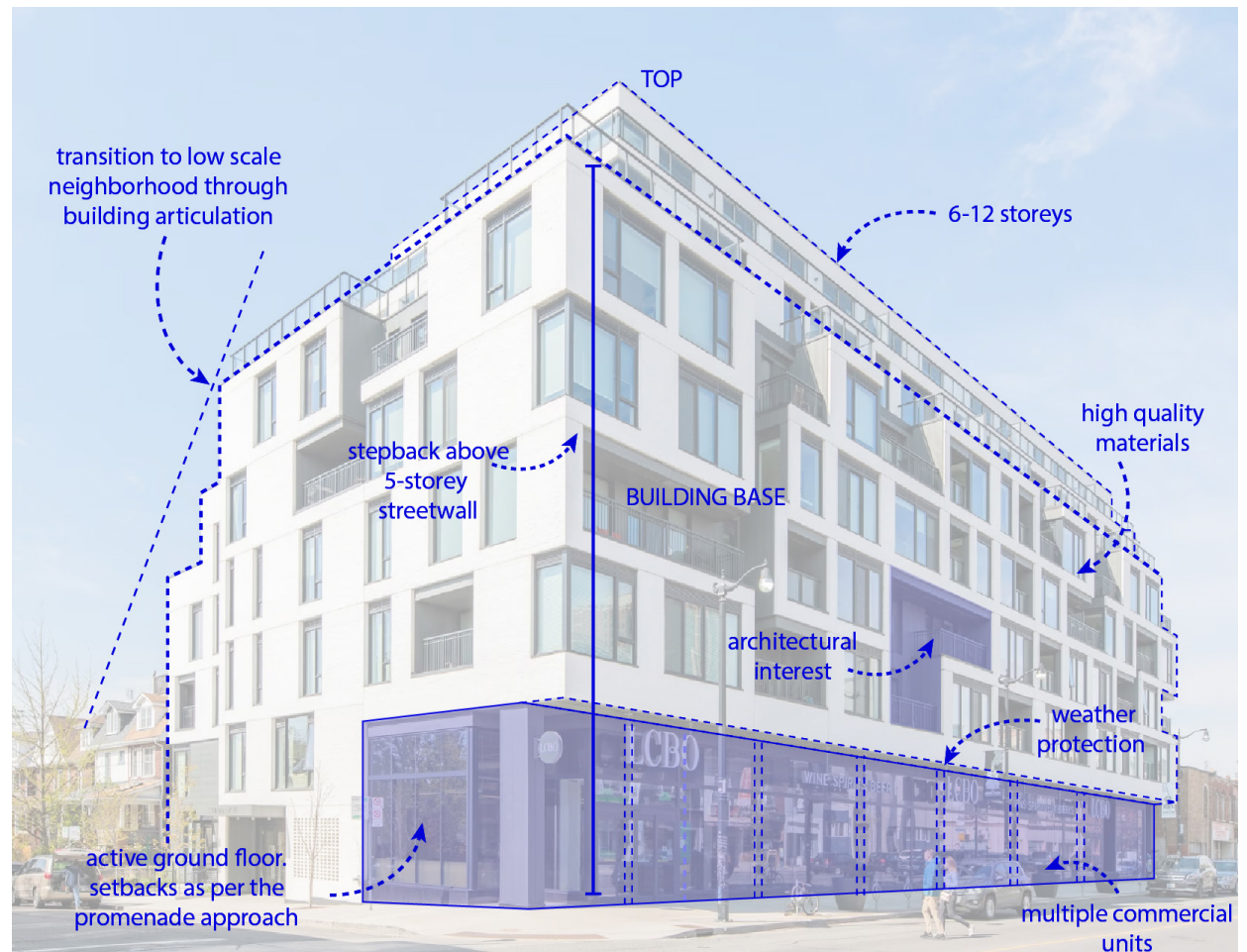
multiple commercial units

Building Design

Buildings will be required to address streets and open spaces through their podiums or bases.

A system of setbacks and step backs will ensure a human scale is maintained at the street level.

Key Guidelines

- Minimum **5 storey building base** throughout Promenade.

- Minimum **5 metres from property line** for tower placement.

- Tower floorplate and separation distances (750 sm, 25 m).

- Additional podium height **up to 8 storeys** to allow for tower height variation in the same block.

25-metre separation distance between residential towers

max. 750 m² residential floorplate

TOWER

15-metre separation distance for the first 6 storeys

transition to context

min. 5 storey podium

3 to 5-storey streetwall

2-3 m stepback above the 5th storey

max. 8 storey podium

PODIUM

5 m setback achieved through Promenade Approach

min. 1 m setback for first three storeys provided ground floor contains active uses

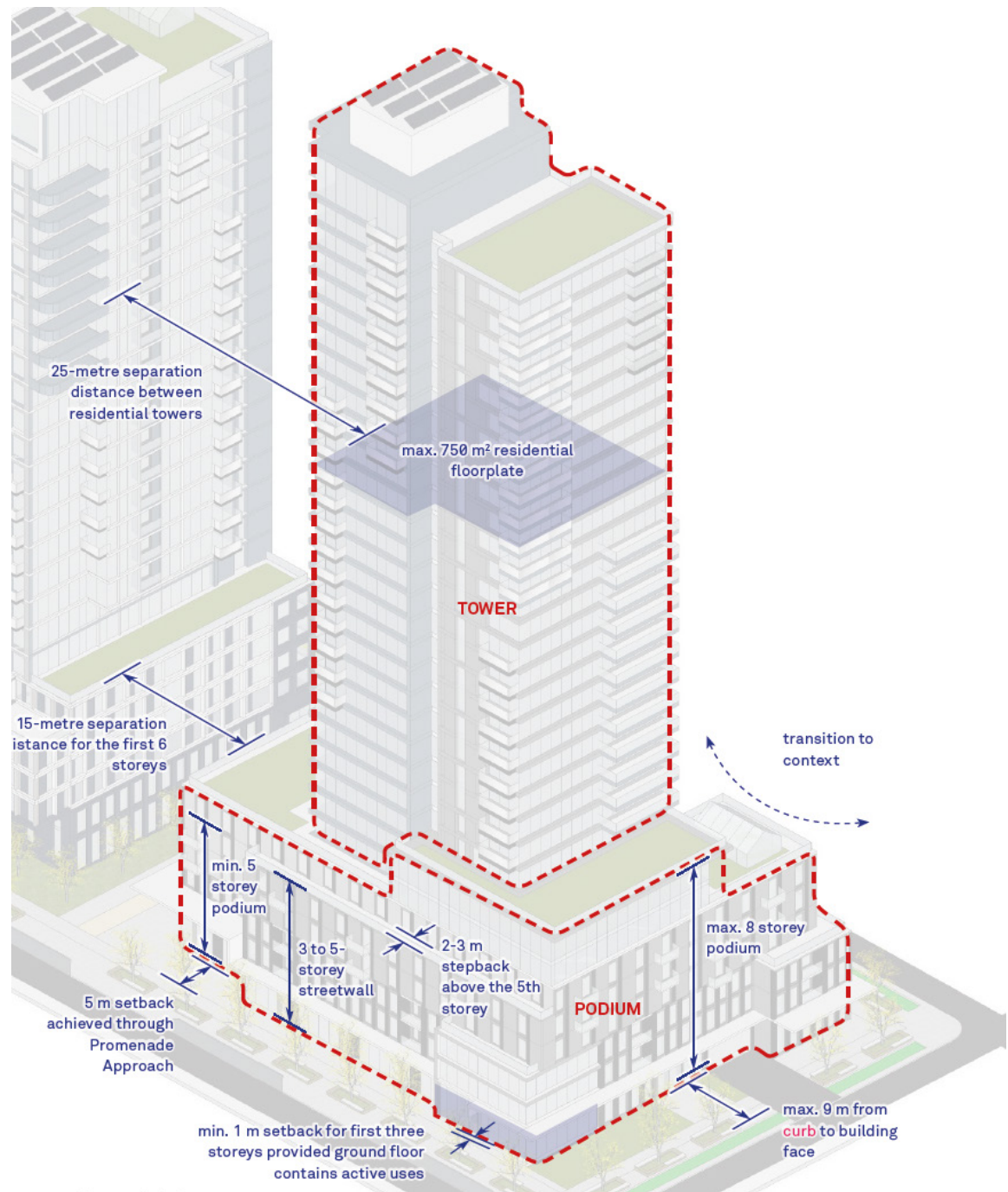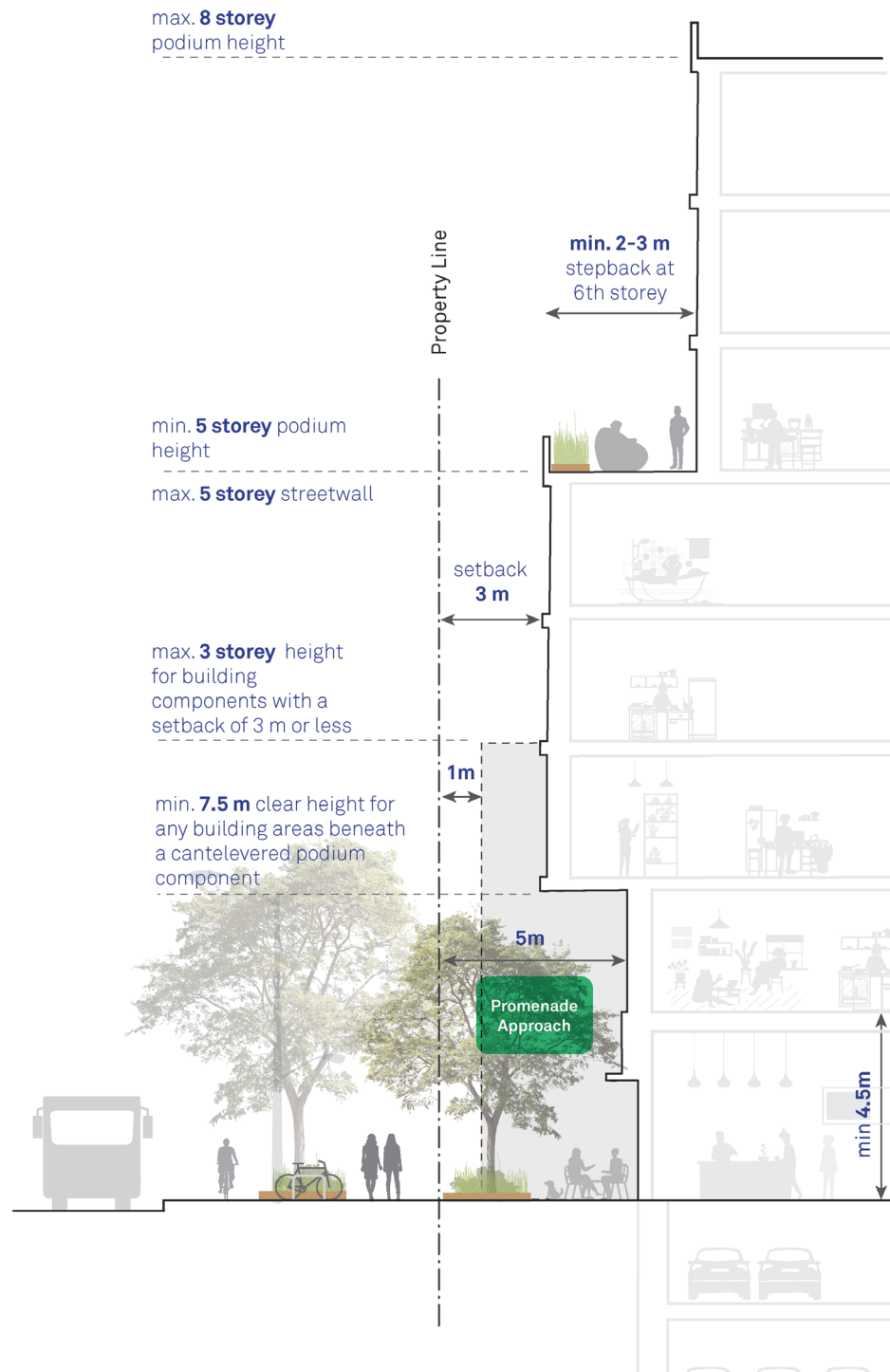max. 9 m from curb to building face

Building Design

Buildings will be required to address streets and open spaces through their podiums or bases.

A system of setbacks and step backs will ensure a human scale is maintained at the street level.

Key Guidelines

- Street walls and setbacks defined through **Promenade Approach**

- General **3 to 5 storey street-wall** through stepback at the 6th storey.

- Minimum sun access requirement on the street sidewalk.

max. **8 storey** podium height

Property Line

min. **2-3 m** stepback at 6th storey

min. **5 storey** podium height

max. **5 storey** streetwall

setback **3 m**

max. **3 storey** height for building components with a setback of 3 m or less

1m

min. **7.5 m** clear height for any building areas beneath a cantelevered podium component

5m

Promenade Approach

min 4.5m

At-Grade Active Uses

To animate the public realm, active uses should be provided at the ground floor. Where there is no active use, alternative solutions to animate the public realm should be employed. Where a vehicular or service area is located, it should be screened from the public realm.

planted frontage zone

weather protection and recessed entries

wind screen

ground floor min. height 4.5 m

private landscape area

min. setback 4.5 m

transition to private space

min. width 1.5 m

Key Guidelines

- The unobstructed pathway should be a minimum of **1.5 metres**.

- Provide **clarity** in the distinction between the different residential entries

- When residential units are located at the ground floor, a minimum of **3 metres setback** will be required.

- Provide an appropriate **balance between visual connection and privacy** between ground-floor residential units and the public realm.

- Provide **lighting that ensures well-lit adjacent sidewalks without impacting the comfort of residents**.

Publicly Accessible Interiors

Common areas include lobbies, entrances and foyers, which are publicly accessible interiors that contribute to the definition of a comfortable and accessible public realm. In appropriate locations, the public use of interior space at the ground floor can improve connectivity and provide all-season options for pedestrian movement through the site. Promenade Mall provides a system of publicly accessible interiors.
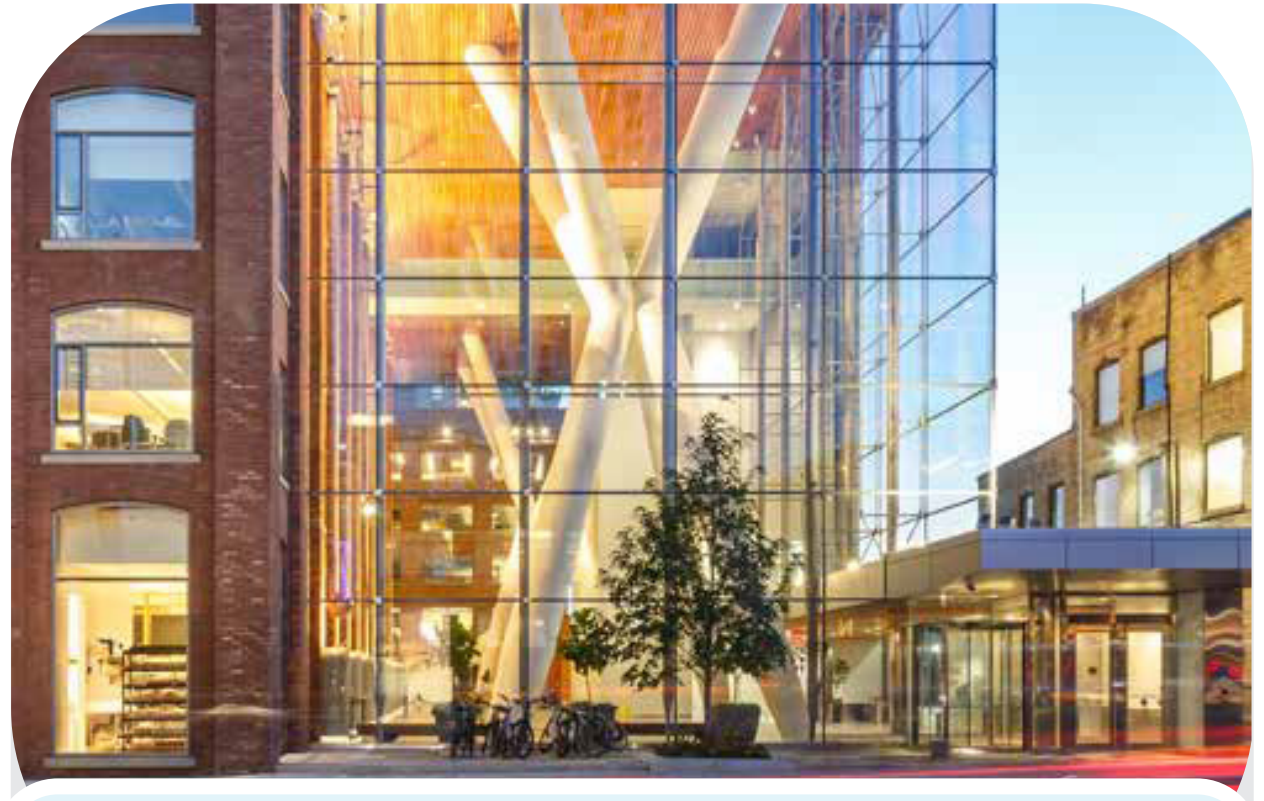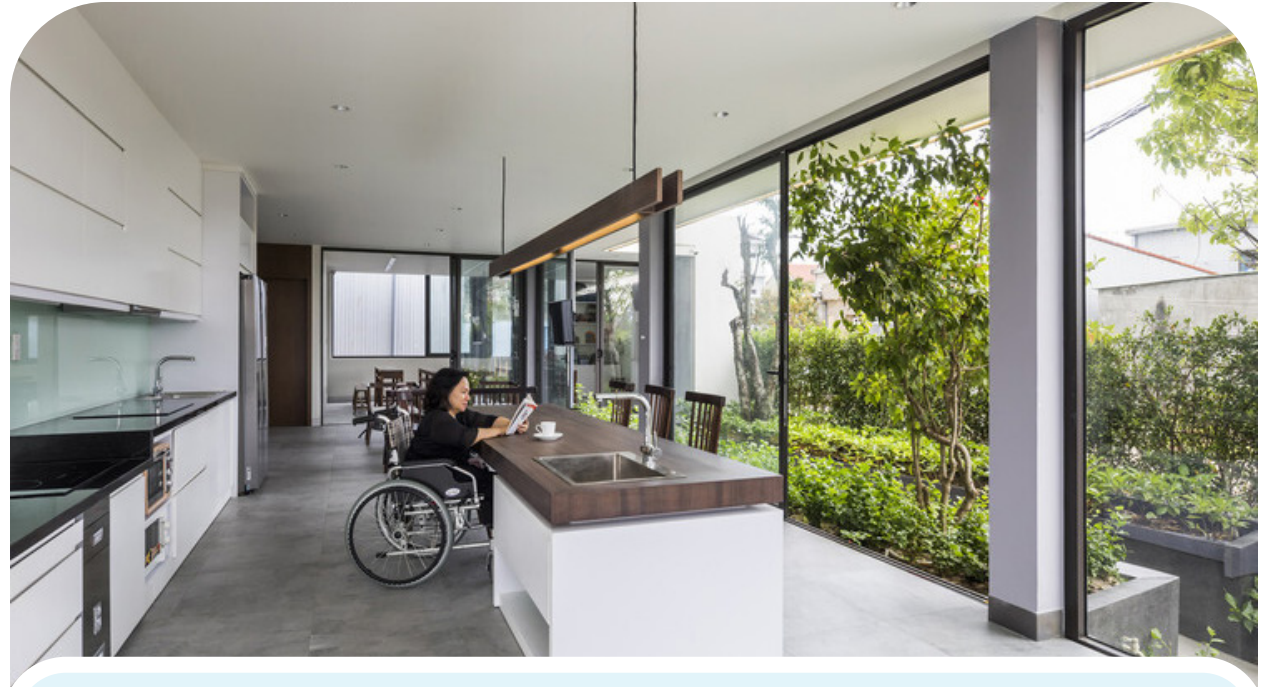

Key Guidelines

- Provide **accessible entrances**, publicly accessible elevators where relevant, and **appropriate way-finding**.

- Follow CPTED principles

- Seating areas, accessible restrooms, water fountains, and other **amenities should be provided**.

- Integrated **vegetation and interior landscape** elements is encouraged in publicly-accessible interiors.

- **Energy efficient building systems** and the use of carbon neutral solutions should also be considered

Building Design

Building design will support aging in place and will provide diverse and inclusive amenities that will be tailored to the needs of a multigenerational community and will support active life style.

Key Guidelines

- Allow for **flexibility in unit layout** to account for change in housing tenure and to encourage aging-in-place.

- A minimum of **25%** residential units should be **universally accessible**.

- Residential developments should include a minimum of **10% of 3-bedroom units.**

- **Double-storey units on the upper and top floors** of buildings should be considered to provide a variety of unit sizes.

- Common indoor **amenities should be designed to accommodate aging-in-place** and include child friendly and multi-use spaces. Consider including **multi-purpose areas** that allow for a range of activities; for example, dedicated "messy" amenity areas for DIY, **workshops with basic repair equipment, and/or creative/maker rooms.**

- Collaborative uses such as **cooperative daycares** should be explored.

- Indoor amenities should be **directly connected to outdoor amenit**y

Building Design

Building design will support aging in place and will provide diverse and inclusive amenities that will be tailored to the needs of a multigenerational community and will support active life style.
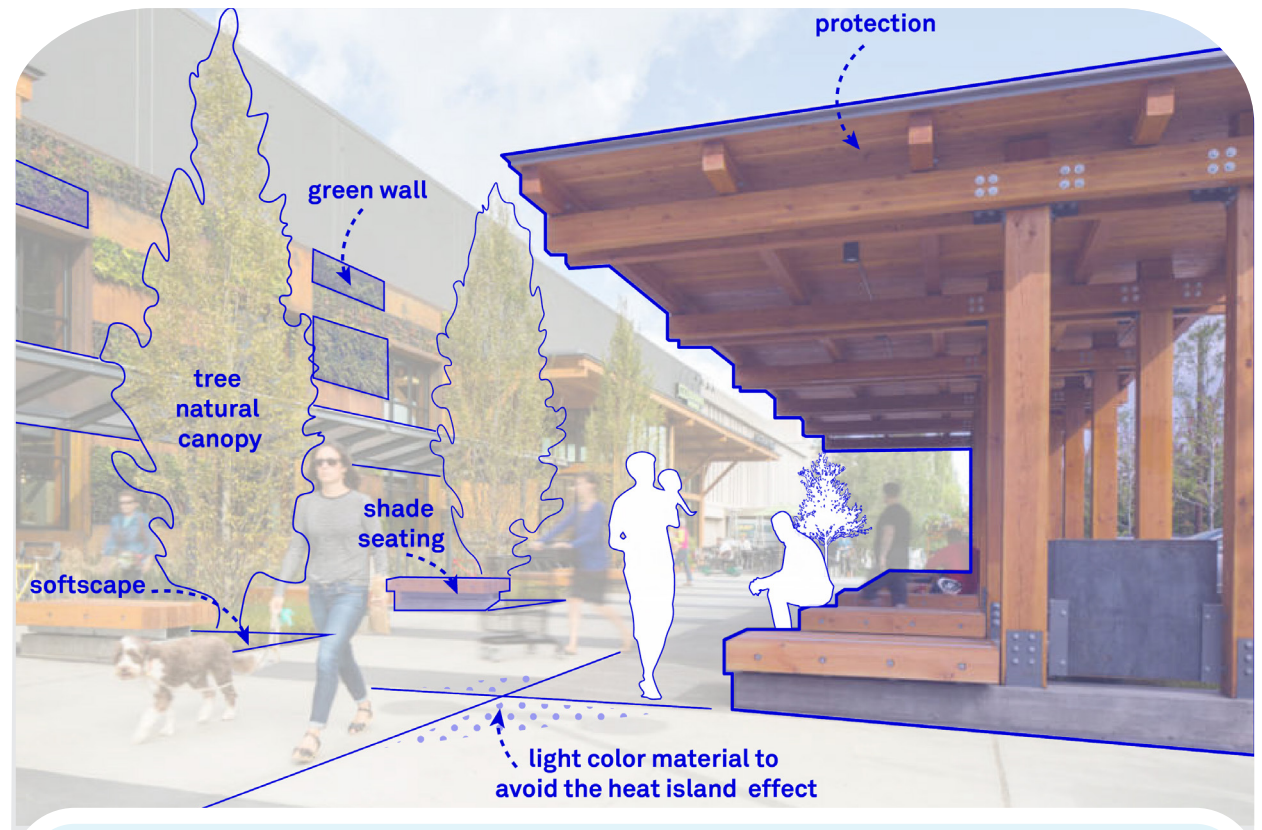

- **Bicycle service areas** associated with long-term bicycle parking are strongly encouraged. They should include bike stands, pumps, maintenance equipment, and/or wash stations.

- Include **pet-friendly facilities** such as pet wash stations, pet-relief areas, and dog runs in the indoor and outdoor amenity programming.

- Consider including features that enhance **neighbourhood biodiversity** into amenity spaces, including pollinator gardens or bird/insect habitats within outdoor amenity spaces.

- Plots for **common-use vegetable gardens** may also be integrated into outdoor amenity areas with sufficient access to sunlight, protection from wind, and access for pollinators.

- Rooftop Amenities should be **directly connected** with indoor amenity spaces that complement them.

- **Protection from winds** through panels and vegetation should be provided. Shading elements should also be provided.

Microclimate

The first few floors of the building and the areas fronting a main entrance should be designed to respond to climate conditions and provide comfort at the pedestrian level. The following guidelines apply to the interface with pedestrian traffic zones.

protection

green wall

tree natural canopy

shade seating

softscape

light color material to avoid the heat island effect
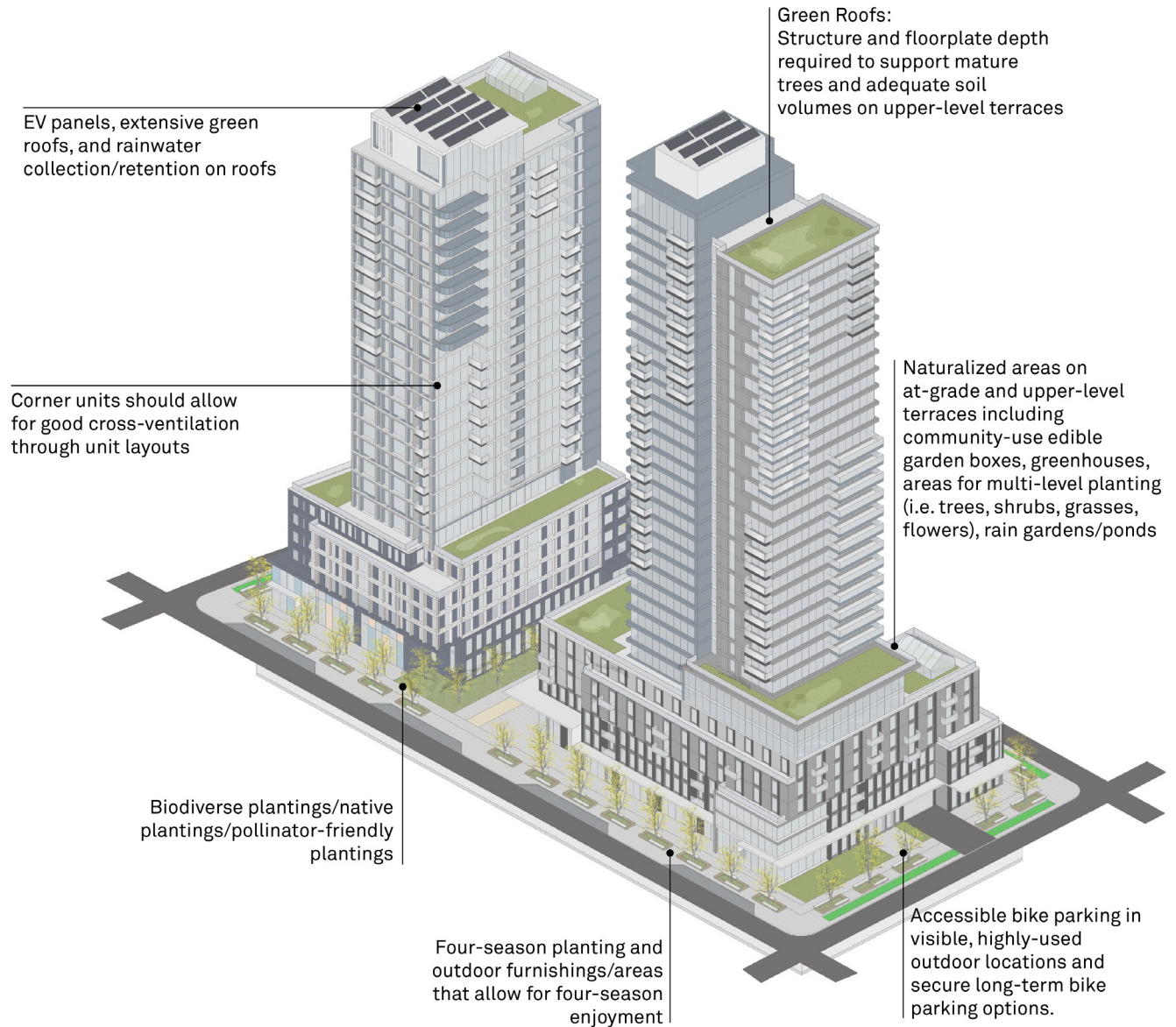
Key Guidelines

- To avoid **heat island effects** and improve safety and accessibility, lighter colored materials should be used.

- Materials should also be selected for their **durability** and ability to withstand weather conditions.

- Integration of **green walls in building** design and **use of water** can improve the microclimate during heat periods.

- **Deciduous trees** have the ability to provide shade during summer and let the sun through during winter.

- **Evergreens** can effectively function as cold wind breaks during winter.

- **Softscape areas** also contribute to a balanced and comfortable microclimate.

Sustainable Building Design

New buildings should strive for excellence in sustainable design, considering both passive and active measures.

Key Guidelines

- Systems to improve water conservation should be employed, including rainwater re-use systems.

- All buildings should be photovoltaic-ready. Provide monitoring and management of energy consumption at the unit level.

- Buildings envelopes should provide a high level of energy performance.

- Ideally at least 80% of the available roof area should be vegetated (green roof). The remaining 20% should have a high solar reflective index (white roof). Storm water retention integrated in the roof system (blue roof) is encouraged.

Green Roofs:
Structure and floorplate depth required to support mature trees and adequate soil volumes on upper-level terraces

EV panels, extensive green roofs, and rainwater collection/retention on roofs

Corner units should allow for good cross-ventilation through unit layouts

Naturalized areas on at-grade and upper-level terraces including community-use edible garden boxes, greenhouses, areas for multi-level planting (i.e. trees, shrubs, grasses, flowers), rain gardens/ponds

Biodiverse plantings/native plantings/pollinator-friendly plantings

Four-season planting and outdoor furnishings/areas that allow for four-season enjoyment

Accessible bike parking in visible, highly-used outdoor locations and secure long-term bike parking options.

Sustainable Building Design

New buildings should strive for excellence in sustainable design, considering both passive and active measures.

Key Guidelines

- To reduce GHG emissions and mitigate their effects, ideally at least 80% of the available roof area should be vegetated (green roof). The remaining 20% should have a high solar reflective index (white roof). Storm water retention integrated in the roof system (blue roof) is encouraged.
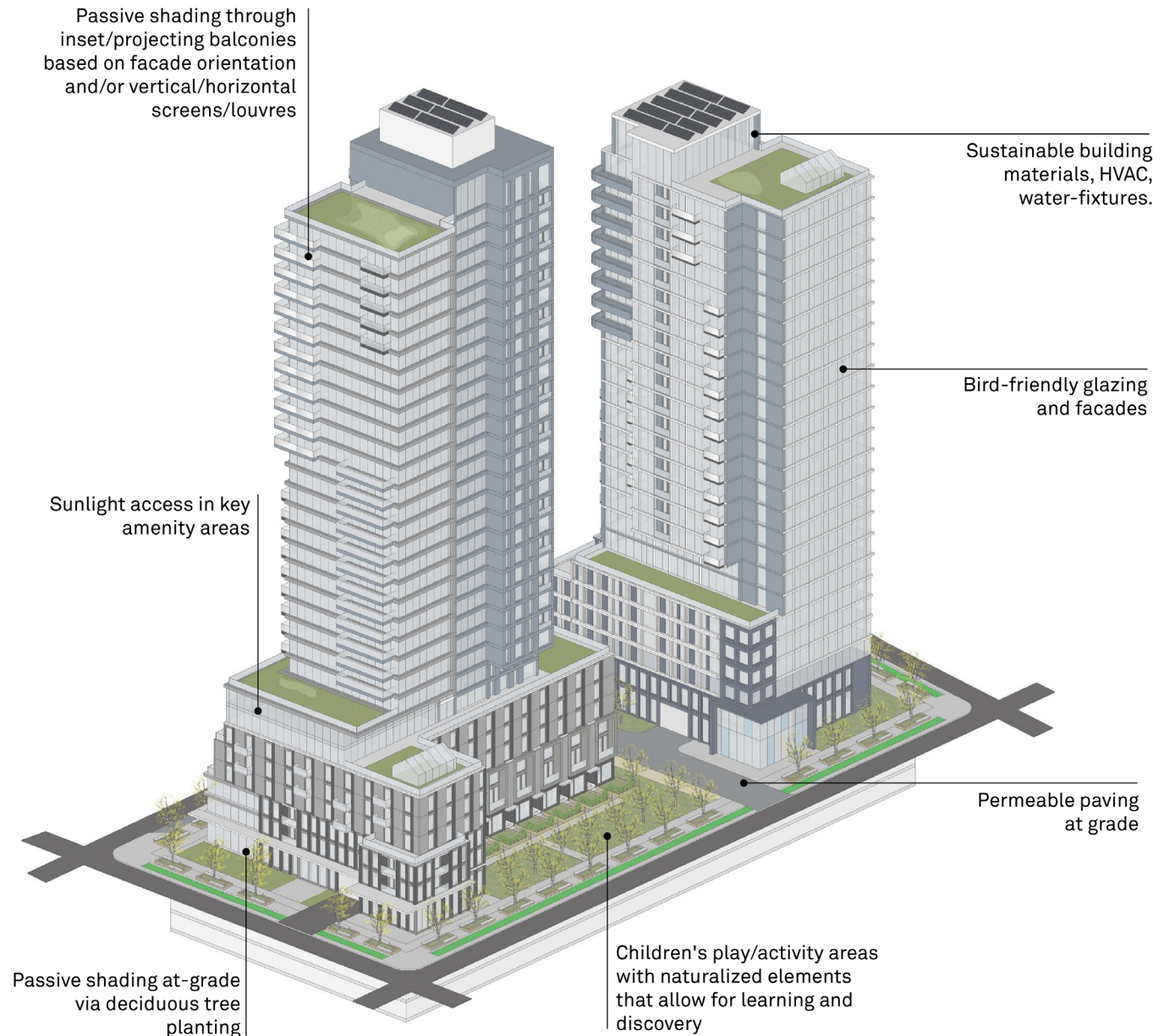
- Consider using mass timber over concrete as a structural material.

- Consider the use of recycled materials to reduce waste, as well as local procurement and material sourcing.

Passive shading through inset/projecting balconies based on facade orientation and/or vertical/horizontal screens/louvres

Sustainable building materials, HVAC, water-fixtures.

Bird-friendly glazing and facades

Sunlight access in key amenity areas

Permeable paving at grade

Passive shading at-grade via deciduous tree planting

Children's play/activity areas with naturalized elements that allow for learning and discovery

Densification through compatible infill on the existing residential sites in Promenade will provide opportunities for enhanced amenities and connectivity

14.0/ Infill Development

14.1 /   Future Infill Opportunities

Development in Promenade will be implemented through phases. Design requirements for interim conditions will ensure a comfortable and attractive public realm.
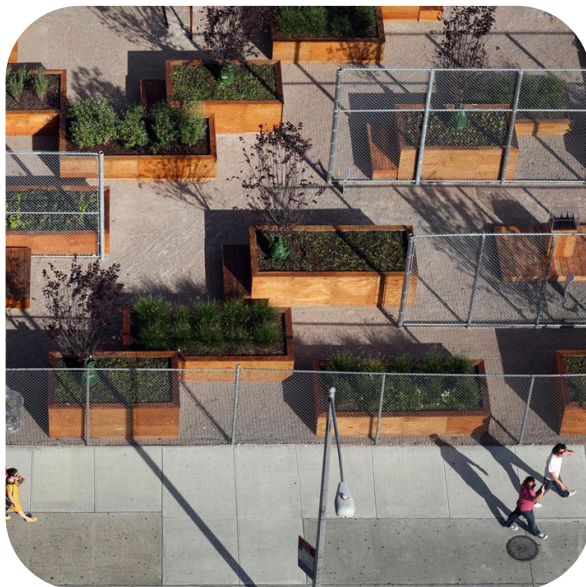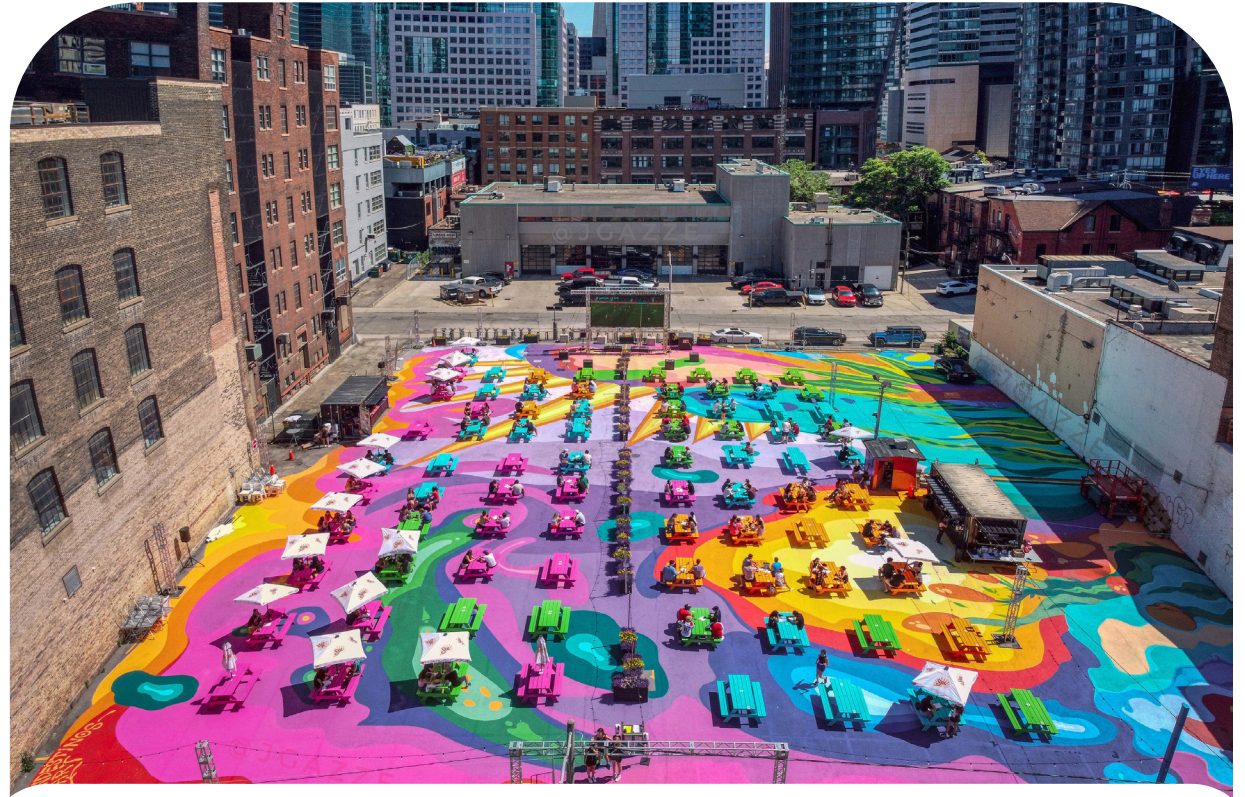
15.0/ Implementation

Interim Development

During interim periods the interface with the public realm should prioritize clear and safe transitions and should provide activation and interest also using strategies that employ temporary elements.
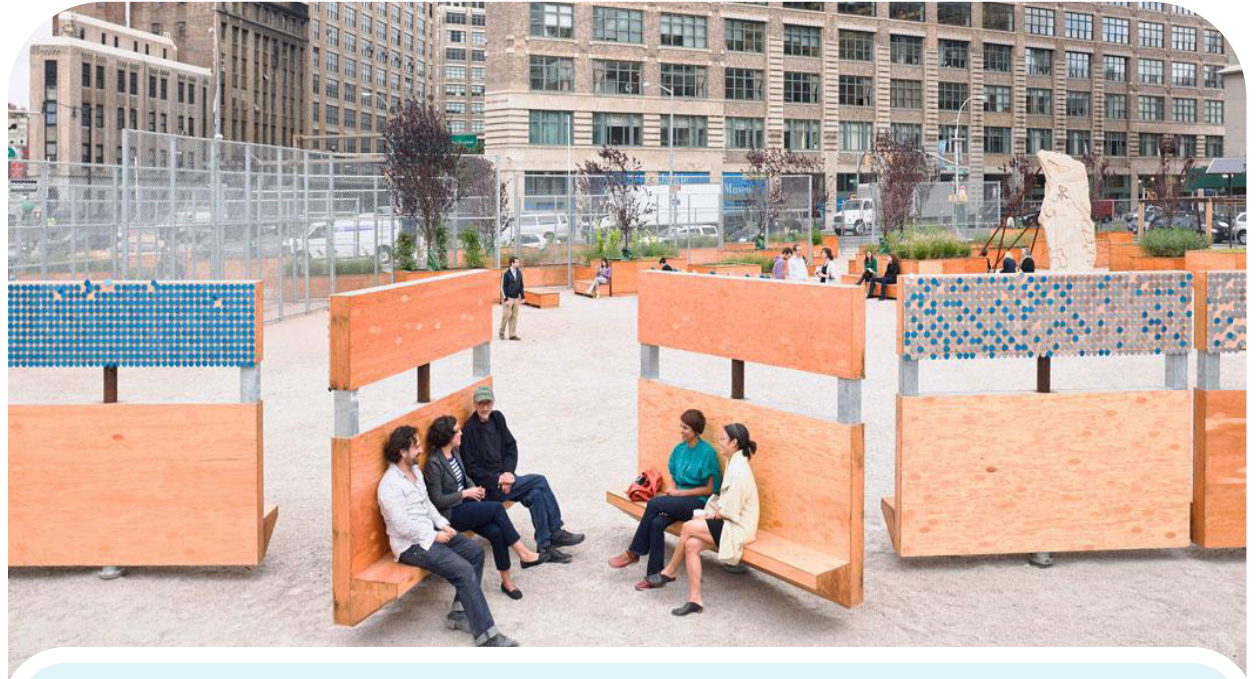

Key Guidelines

- **Clear signage and proper lighting** should be provided during construction phases to ensure safety and comfort.

- **Blank walls should be activated** through the use of temporary solutions such as art installation or lighting to provide visual interest and aesthetic appeal.

- If a portion of the building is underutilized, **temporary uses should be planned** to provide an active interface and a more vibrant public realm.

- Consider their life cycle and how they can be **repurposed or reused**. Elements that can be re-used on-site (including elsewhere in Promenade Centre) should be considered.

Temporary Elements

Opportunities to reduce the impact of development and enhance sustainability should be explored during the implementation phase of the Promenade Centre Secondary Plan. These temporary elements should activate underutilized space and promote sustainability.

Key Guidelines

- Design elements to be **multi-use.** Look for opportunities to integrate benches with lighting and planters.

- Incorporate elements which can be **modified by users to engage people** and activate spaces.

- The use of recycled materials, temporary installations, and creative signage to showcase **educational content** is encouraged when setting up a temporary space.

- Temporary elements should be l**ow maintenance and able to withstand the weather**.

- **Engage local artists and community** with competitions in the selection of themes and locations for temporary murals.

- **Art should reflect Vaughan's diverse cultures and backgrounds,** including Indigenous artists.

Questions and Answers

- Please **raise your hand** via Zoom if you want to ask a question or provide a feedback

- Alternatively you can **use the Zoom chat** to ask a question or provide a feedback

- **What do you like about the Guidelines?**

- **What do you think is missing from the document?**

- **What do you feel is not working or you don't like?**