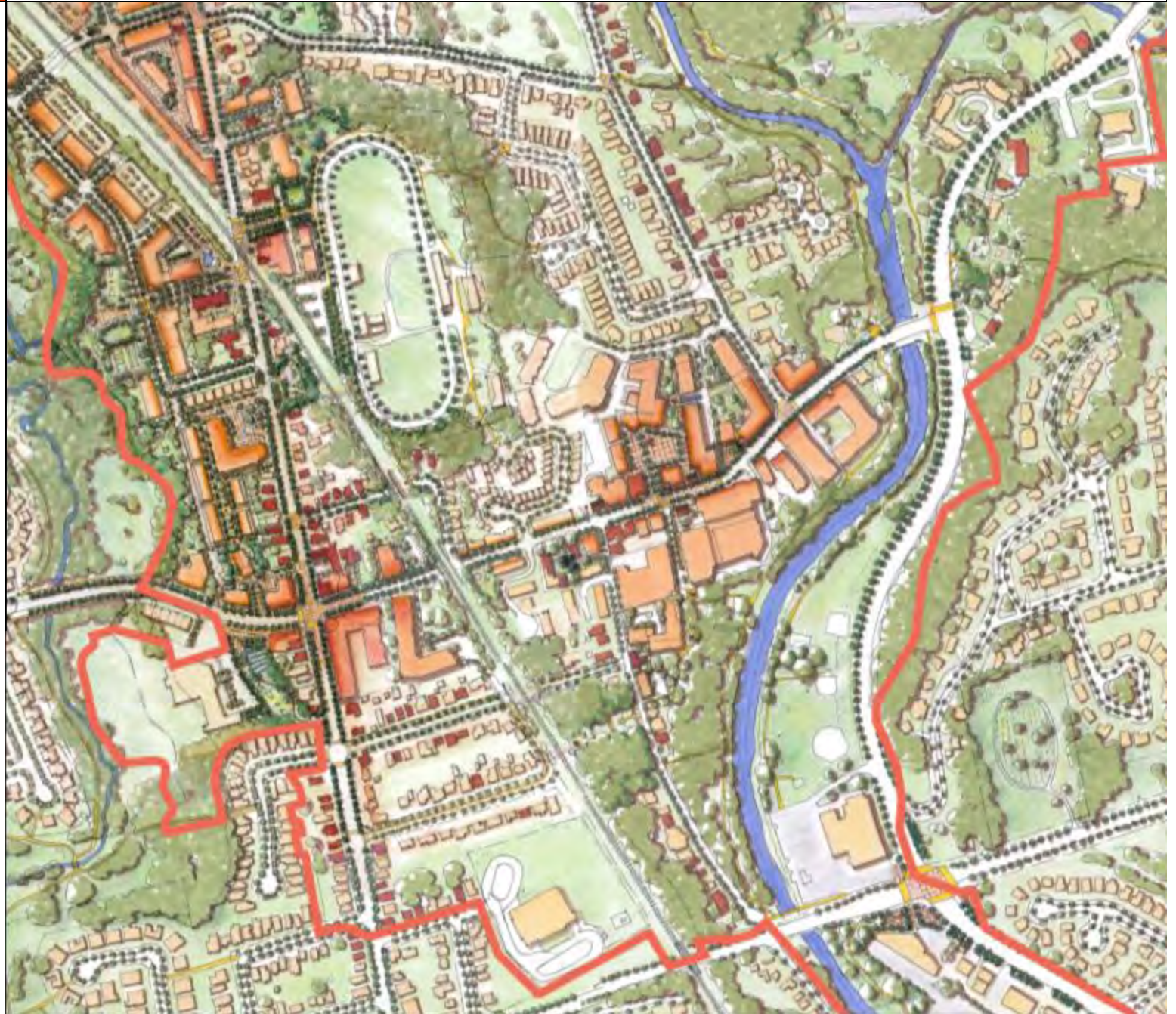


Urban Design Guidelines Specific



demonstration plan



Protect heritage resources and heritage neighbourhoods

Protect heritage landscapes

Enhance Woodbridge Core

- Enhance the **commercial street** – Woodbridge Avenue
- Create a **community hub** – Market Lane
- Establish a **streetscape plan** in keeping with the Kipling Avenue Corridor Master Plan
- Create a **pedestrian oriented** area
- Improve the **public realm** – one that is walkable, connected, and accessible
- Provide opportunities to **define and animate the area and create a distinct identity** – café spillover, parkettes, street furniture, signage and wayfinding, enhanced landscaping

Character of Place – create a community destination and landmark – a gathering place, a hub of activity. Ensure Market Lane is a reflection of Woodbridge’s history and natural systems.

Connectivity – ensure a fine network of pedestrian connections that are linked to existing and proposed trails, neighbourhoods, pedestrian linkages and open spaces, – Fairgrounds, River Valley parks.

Flexibility – provide flexible open spaces that can be used 24/7, and in all four seasons.

Pedestrian Oriented Open Space – ensure multiple, diverse and linked open spaces – market square, urban parks, gardens, publicly accessible pedestrian connections.

Heritage – protect, enhance and engage all contributing heritage buildings. Transition development around heritage buildings in accordance with the WHCD policies.

Built Form and Quality Design – buildings should define and frame the open spaces with complimentary at grade uses.

Land Ownership and Development Opportunities – explore public/private land exchange to provide a more comprehensive development configuration of the land.

Parking – minimize surface parking within the plaza and design it as a pedestrian priority zone. Establish below grade parking with consolidated service and parking access (limited access along Woodbridge Avenue).

demonstration plan



- **Permeable block patterns and a fine network of vehicular and pedestrian connections** with a structure of landmark sites, gateways and nodes
- **Increased public access and a hierarchy of linkages** to main streets, new neighbourhoods, parks, trails and open space amenities
- **Frontages oriented toward public streets and public spaces** - clearly defined and accessible primary entry points
- Improved **Kipling Avenue streetscape**: double row of street trees, bike lanes, wide sidewalks, safe crosswalks and active at-grade uses
- **Pedestrian Priority Nodes** - “Kipling Corridor Junction” and the Woodbridge/Kipling Avenues Intersection
- **Mixed commercial/residential intensification** along Kipling Avenue which respect the heritage fabric

Vision

Demonstration Plan - Islington Avenue Corridor

demonstration plan



guidelines

- Protect and enhance the heritage character and distinct heritage pockets
- Establish a streetscape plan in keeping with the Kipling Avenue Corridor Master Plan
- Maintain the healthy neighbourhoods, and a diversity of land uses that define Islington Avenue
- Maintain the distinct neighbourhood characteristics – deep frontyard and sideyard setbacks, forest landscape setting

guidelines

- Provide a **diversity of house forms and densities**
- Protect the **heritage resources** – the Regional Significant Forests, and the Environmentally Sensitive Areas
- Ensure a multi-modal, transit friendly corridor – provide frequent and accessible transit service and amenities, bike lanes, sidewalks, and street furniture
- Create easy access to parks and trails

Vision

Demonstration Plan - SW Islington / Highway 7 Corridor

demonstration plan



- **Define the intersection to signify the WFA as a “Gateway” into a sustainable area**
 - signage, landscaping, art, enhanced streetscaping, street and transit furniture, and public amenities
 - consideration for the flood plain and heritage resources and valley and forests;
 - a transit oriented, and pedestrian and bike friendly environment
- **Create safe pedestrian movement** – signalization clearly marked crossings and signage
- **Clearly define the intersection** with landscape and built form markers such as art
- **Improve the memorial arena frontage and pedestrian accessibility** – provide enhanced landscaping and environmentally friendly paving surfaces for the parking lot and an improved pedestrian entryway

guidelines

- **Improve the south commercial frontages - minimize the vehicular** entryways, provide enhanced landscaping to screen parking lots, and maintain view corridors to valley
- **Provide clear and visible access** to the south trail connections Humber River Valley
- **Consider new park opportunities** within the river valley behind the commercial uses
- **Improve the mobility amenities** such as bike racks and an enhanced bus shelter that incorporates history, wayfinding and trail signage

Vision

Demonstration Plan - Meeting House Road / Rosebury Lane

demonstration plan

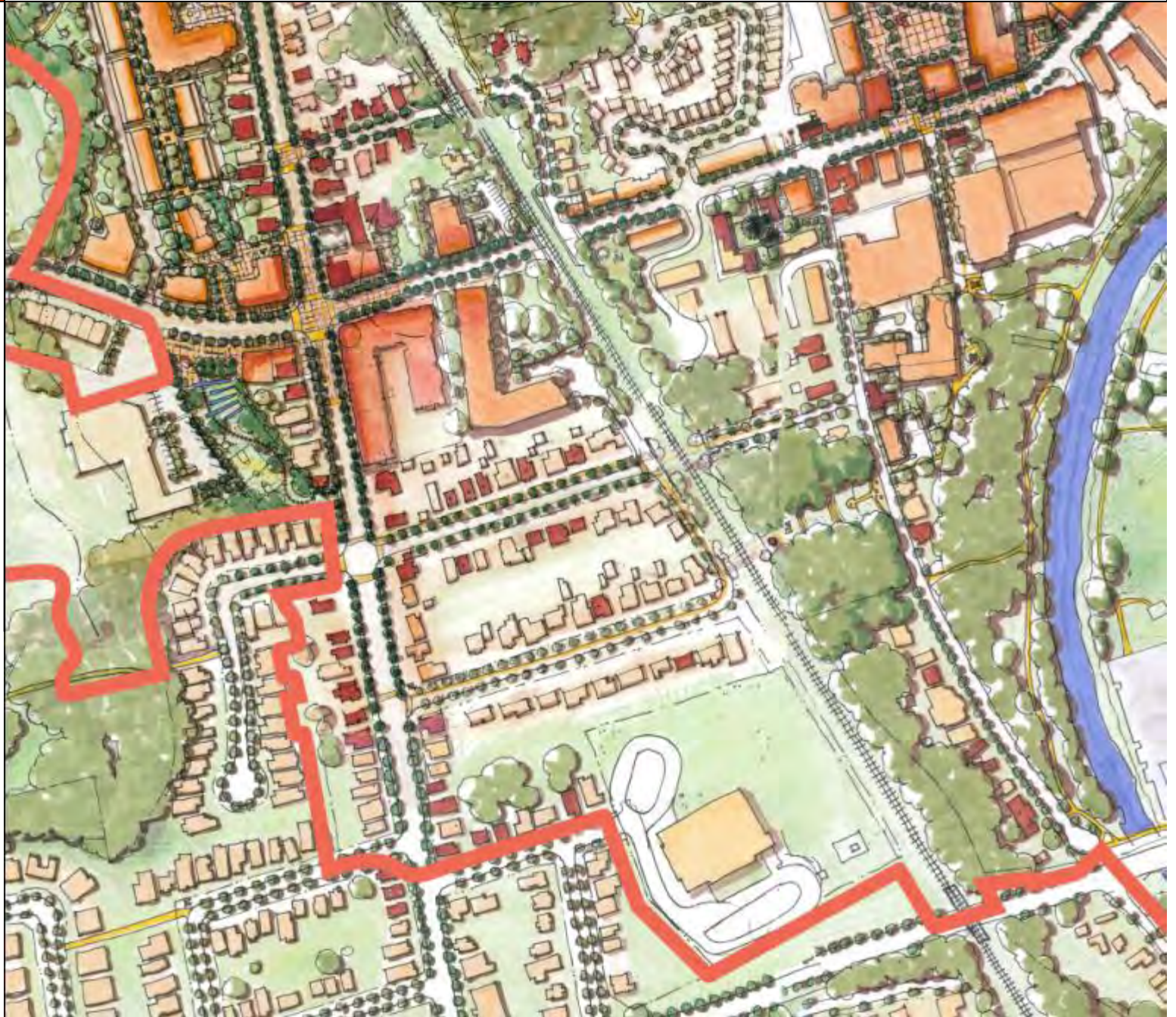


- **Protect a stable residential neighbourhood**, characterized by single family homes; quiet, well connected accessible walkable streets, lined with healthy, mature trees, a rolling topography, the proximity of large open spaces and heritage resources
- **Define a clear gateway connection** into the Woodbridge Core, the Fairgrounds, the golf course and the river valley through signage, enhanced landscaping, and pedestrian and trail connections
- **Define Meeting House Road as a historic connection** with a street tree canopy that enhances the topography and provides protected open views to the valley system
- **Encourage good fit and respect to adjacent heritage resources** – encourage a mix of building styles – avoid cookie cutter development
- **Respect and conserve adjacent heritage fabric and landscapes**

Vision

Demonstration Plan - Abell Av / Cheltenham Av / Burwick Av

demonstration plan



- **Protect a **stable residential neighbourhood****, characterized by single family homes and a local school, quiet, walkable streets, and adjacency of the Woodbridge HCD
- **Provide a **well connected + easily accessible neighbourhood**** - where people can walk to the local school, avenues, parks and open spaces, as well as to many other destinations
- **Improve **neighbourhood accessibility and connections**** to Woodbridge Avenue, Kipling Avenue and the west park and open space system via a clearly signed trails network and safe pedestrian crossings
- **Secure a **pedestrian link to Woodbridge Avenue**** via new medium density development along west of the rail tracks
- **Improve the “**green**” character of the neighbourhood** – enhance the heritage forest canopy that is characteristic with street trees and landscaping
- Development must **respect existing heritage fabric and character**

Vision

Demonstration Plan - Davidson Drive / Waymar Heights Blv / et al

demonstration plan



- **Protect a **stable residential neighbourhood****, characterized by single family, quiet, walkable streets, lined with healthy, mature trees tucked away from the greater activity taking place on Islington, a forested heritage landscape setting, and rolling topography
- **Provide a well connected and easily accessible** neighbourhood - where people can walk to a number of destinations within the surrounding context via trails and sidewalks
- **Protect **significant views**** into the valley and golf course
- **Preserve the **unique built form character**** - development within a mature forest context, spacious front and side yards, connection to natural environment and open spaces, a coherent mix of architectural styles and house forms

Vision

Demonstration Plan - Riverside Neighbourhood

demonstration plan



- **Protect a **stable residential neighbourhood****, characterized by single family homes, quiet, walkable streets, lined with healthy, mature trees, Hayhoe Mills, the Humber River tributary,
- **Preserve a **unique built form character**** – tight built form grain, development tucked into landscape, unique topography, connection to natural environment and open spaces, tight neighbourhood streets, a coherent mix of architectural styles and house forms
- **Provide **clearly signed connections**** to Islington Avenue, the Hayhoe Mills Parks and the trails
- **Respect **heritage resources and landscapes****