

Planning Framework



Design Principles

- Land Use**
 Develop intensification that will support transit at key locations along the Yonge Street and Steeles Avenue frontages and reflects the Province's direction regarding intensification as set out in the Places to Grow Plan.
 - Create a sustainable development framework to direct physical growth
 - Provide a level of certainty about the character, form and height of proposed development
 - Protect future investment for rapid transit opportunities
 - Encourage appropriate intensification to support transit at key locations
 - Creates a lively main street
 - Encourage a mix of land uses and building types: Residential, Commercial, Retail
 - Responds to community needs
 - cultivates economic opportunities.
- Street Network and Built Form**
 Provide for appropriately scaled building that support a 'diversity within unity' of building forms, develop a pleasant, safe, network of streets and paths, respect surrounding communities, and support design innovation and excellence.
 - Provide for a transition between higher density buildings and stable residential areas to the west and north
 - Create a coordinated relationship to street i.e. consistent street wall, safety, building entrances at street edge
 - Develop coherent guidelines for built form: scale, massing, setbacks, height, etc.
 - Encourage architectural excellence and innovation
- Transportation**
 Promote sustainable and active transportation choices through: better connections to important places between neighbourhoods, enhanced pedestrian and cycling infrastructure and improved access to transit. Improve traffic operations/street access.
 - Improve traffic operations/street access
 - Protect existing neighbourhoods from traffic infiltration
 - Provide safe cycling connections
 - Create excellent pedestrian amenities
 - Promote all alternatives to auto use
 - Provide for mid block access to Yonge Street and Steeles Avenue.
- Gateways and Placemaking**
 Protect and enhance the area's existing assets including the preservation of the heritage of Thornhill while promoting Yonge Street as a corridor of significance.
 - Provide for gateways in the north and south that reflect importance of Yonge and signal the entrance to Vaughan
 - Identify and promote areas of significance
 - Develop designs that celebrate changes in topography
 - Identify appropriate locations for distinctive public spaces for gathering, public art, etc.
- Infrastructure and Sustainability**
 Coordinate servicing capacity to respond to increased demand created by new development and to utilize innovative thinking in terms of energy, water efficiency, and waste reduction.
 - Reduce demand related to energy, water, resources, and waste treatment
 - Development approvals linked to capacity of Sanitary, Water and Storm sewers
 - Innovative approaches to reduce storm-water infiltration and water use
 - Promote high standards of energy efficiency including use of passive solar, alternative and district energy where appropriate
 - Promote sustainable approaches to building design and construction
- Open Space / Connections**
 Create a network of attractive green and open spaces including parks, sidewalks, roads, and trails that will enhance neighbourhood connections within and between neighbourhoods.
 - Address the area's long term requirements for active and passive park space
 - Protect/expand existing tree canopy
 - A range of outdoor activity areas: adequate passive and active spaces, and sitting area
- Streetscape**
 Create a coherent vision for the streetscapes along Yonge and Steeles that support interest, variety, comfort and safety for pedestrians, and rejuvenate under-utilized areas.
 - Excellent streetscape amenity: benches, lighting, planting beds, street trees, etc., coordinated across the entire area
 - Provide for active uses at grade including cafes and outdoor activity areas



Gateway Block Demonstration



Transition Block Demonstration



Transition Concept Demonstration

3D Simulations



Skyline - Steeles Ave. W

South Study Area

North Study Area

Skyline - Yonge Street

What if...