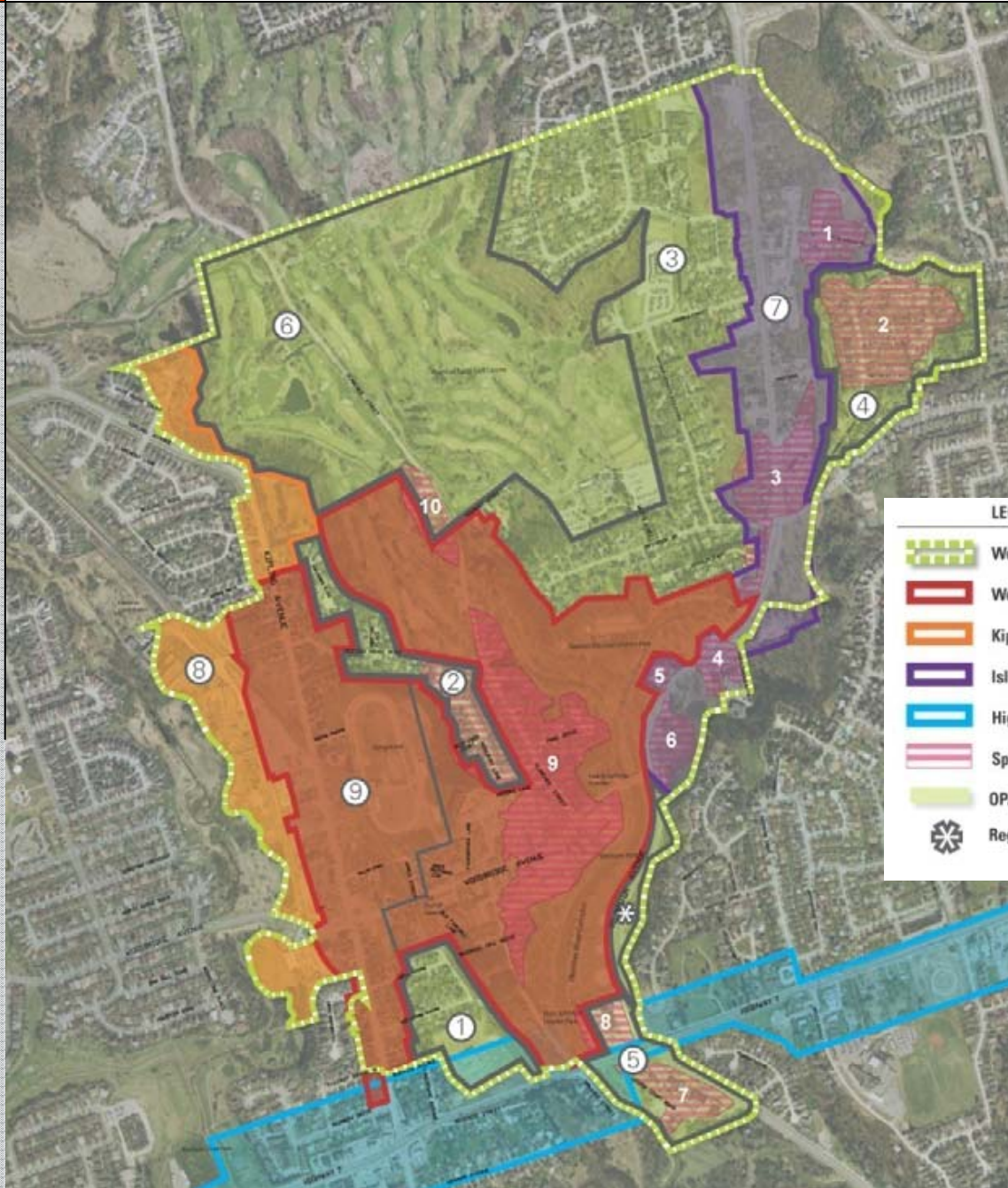


Vision

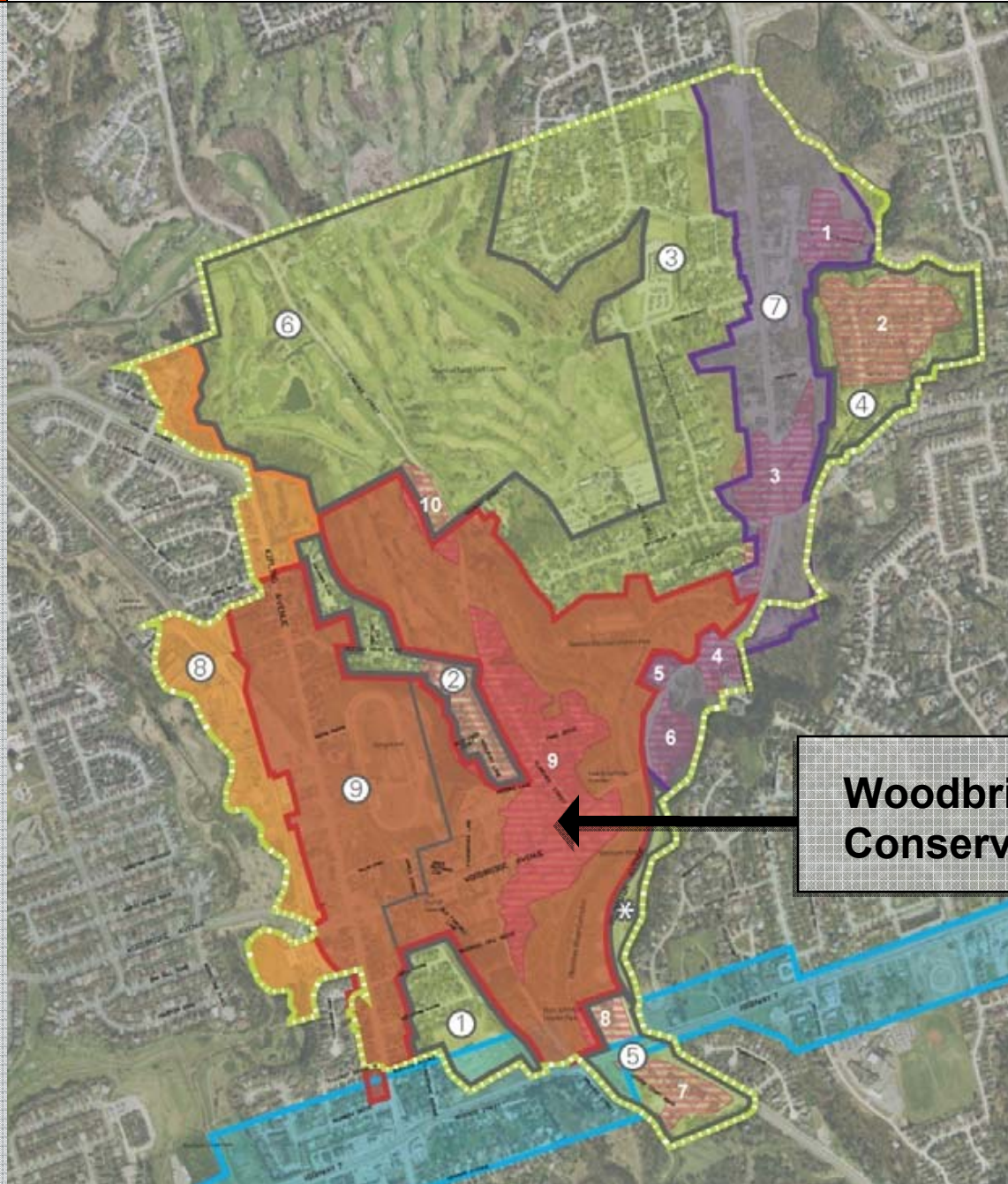


Vision

Policy Areas

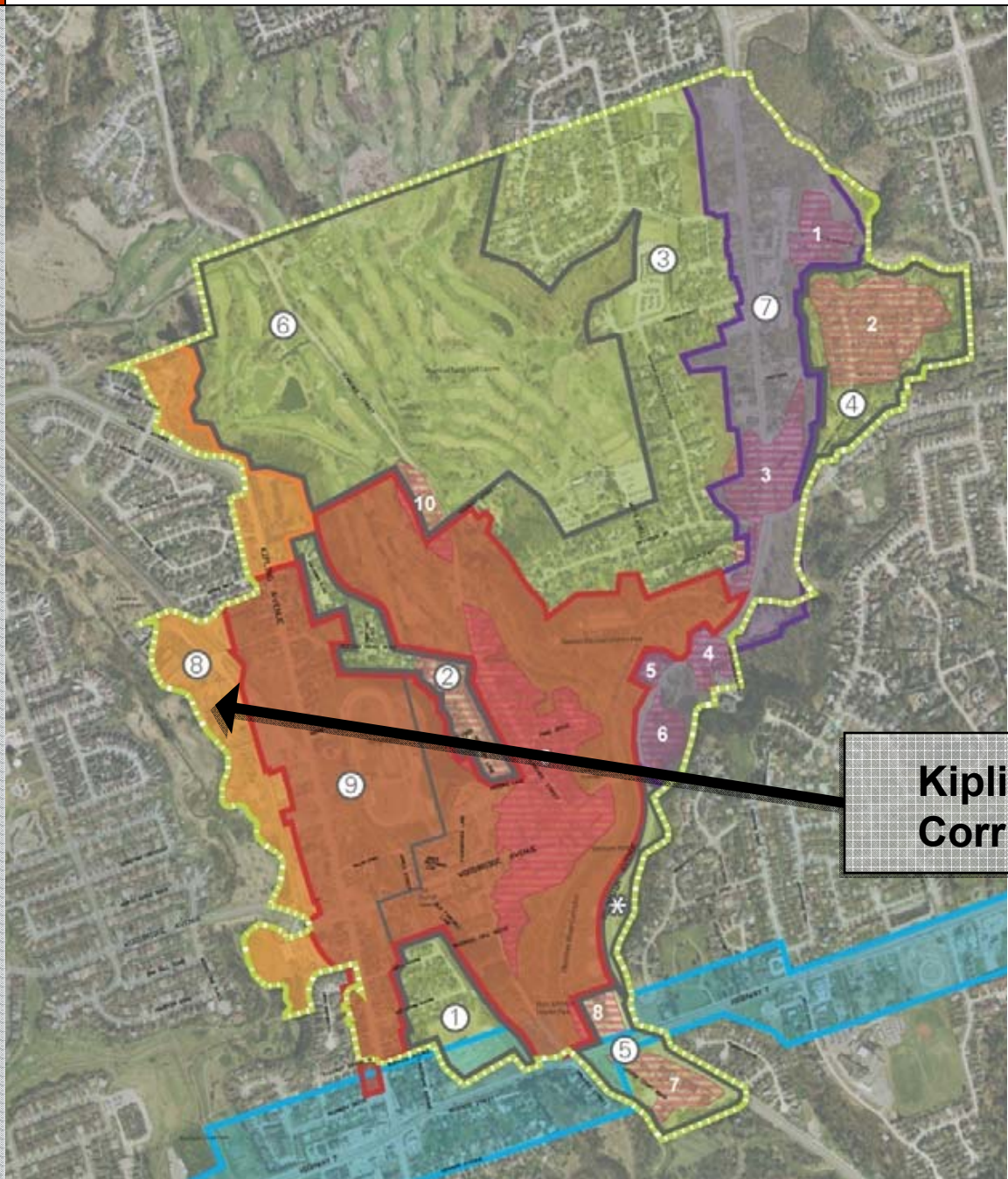


Policy Areas: Woodbridge Heritage Conservation District



Woodbridge Heritage Conservation District

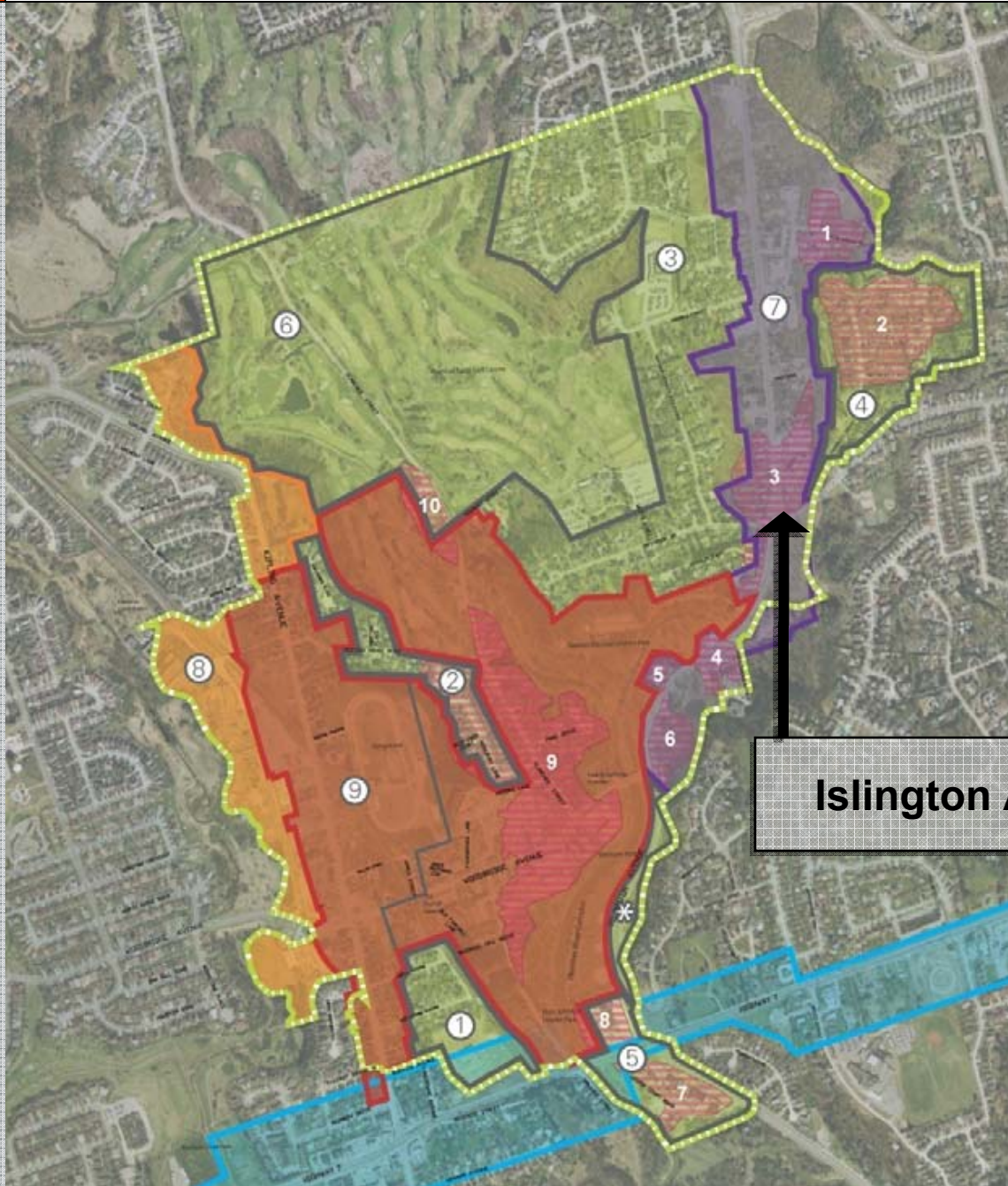
- **Preserve contributing buildings, landscapes, monuments and streetscapes.**
- **Ensure new designs contribute** to the Woodbridge heritage character.
- **Support a welcoming, interesting pedestrian environment** by encouraging pedestrian amenities and by maintaining human-scaled development and connections to adjacent neighbourhoods.
- **Involve area residents**, property and business owners, and interested individuals in the ongoing evolution of the HCD.



**Kipling Avenue
Corridor**

The Vision for the Kipling Avenue Corridor Study is intended to guide future development in a direction that **balances the attractive qualities of an urban environment**, yet maintains the village essence in an area that is still strongly defined by its heritage characteristics, and has the potential to become an area of distinction for the City of Vaughan. The Vision seeks to emphasize the scattering of assets that represent the Study Area and weave them into a **connected and cohesive fabric of new built form and open spaces** that can establish a distinct identity for the area.

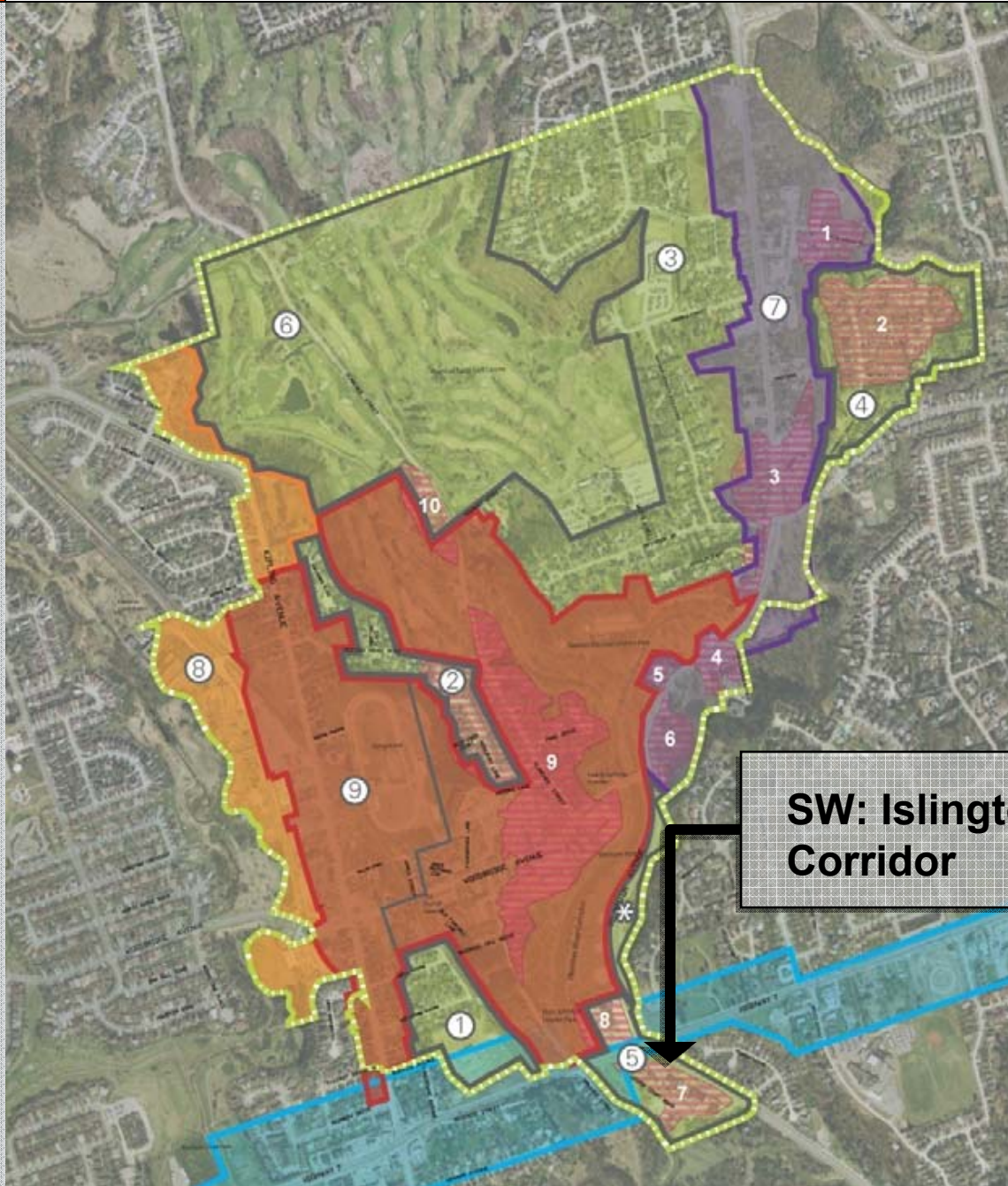
The Vision imagines **Kipling Avenue as a picturesque pedestrian area** that **connects two major river corridors** and other major open spaces, and functions as a magnet of interest and amenity for the surrounding community.



Islington Avenue Corridor

Islington Avenue, combines **a vibrant transportation corridor**, with significant environmental features – the Humber River Valley – and **noteworthy heritage resources** – bridges, buildings, and landscapes. The distinct vision is of a reinvigorated avenue that conserves natural and heritage resources, **improves the pedestrian realm**, enhances and **connects the open space** system, and **provides transit supportive developments** and densities.

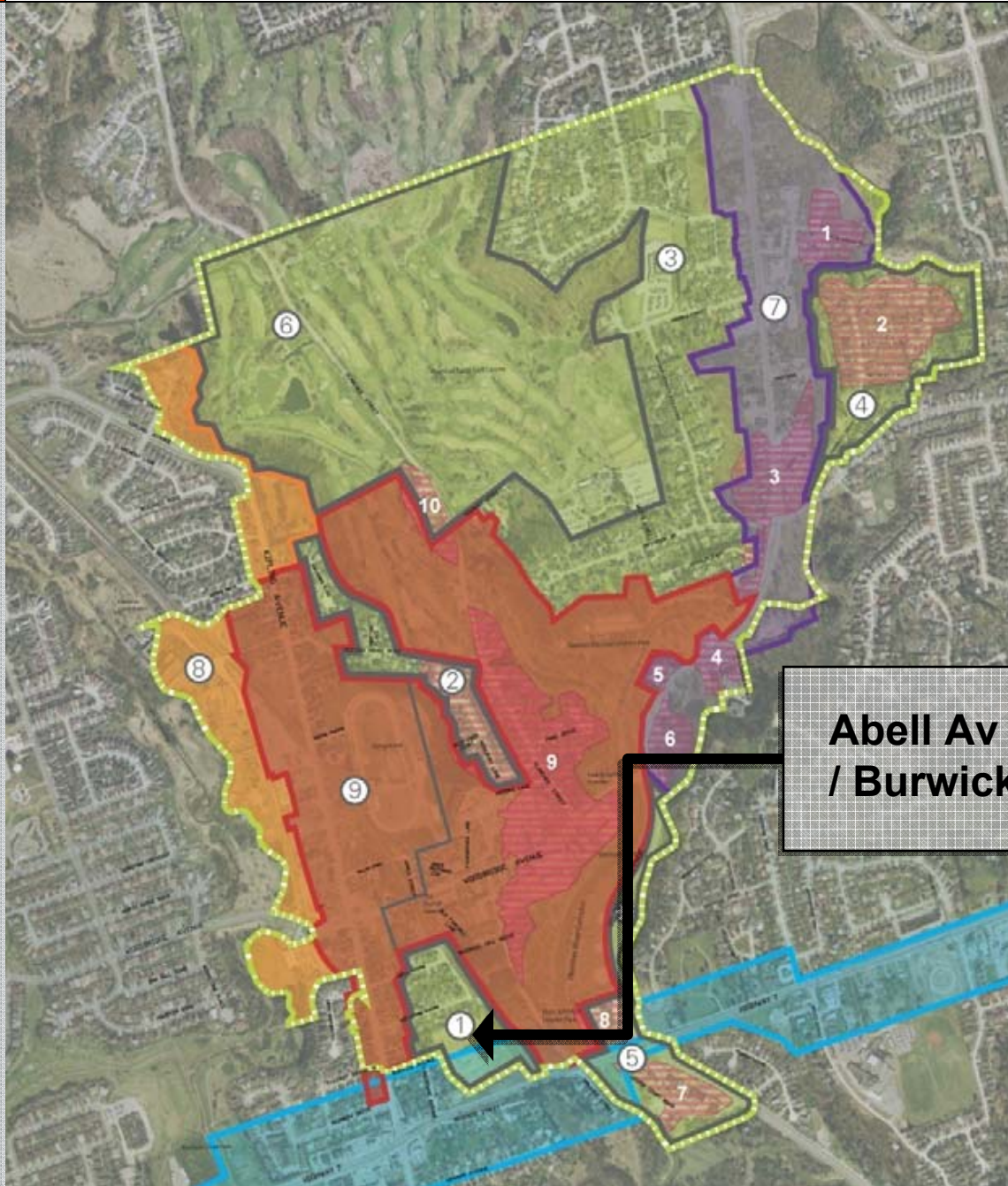
The vision seeks to **re-establish Islington as a more walkable Avenue**, providing a **diversity of amenities** and some convenience retail.



SW: Islington / Highway 7
Corridor

This area is at the juncture of significant environmental features – the Humber River Valley – and transportation corridors – Highway 7 and Islington Av. It is a **significant gateway to Woodbridge**, for people arriving from the south and the east. Most of the land resides within a SPA and therefore further intensification is restricted. Lands within the **floodplain** will be protected for risk management, and for their natural views and environmental features.

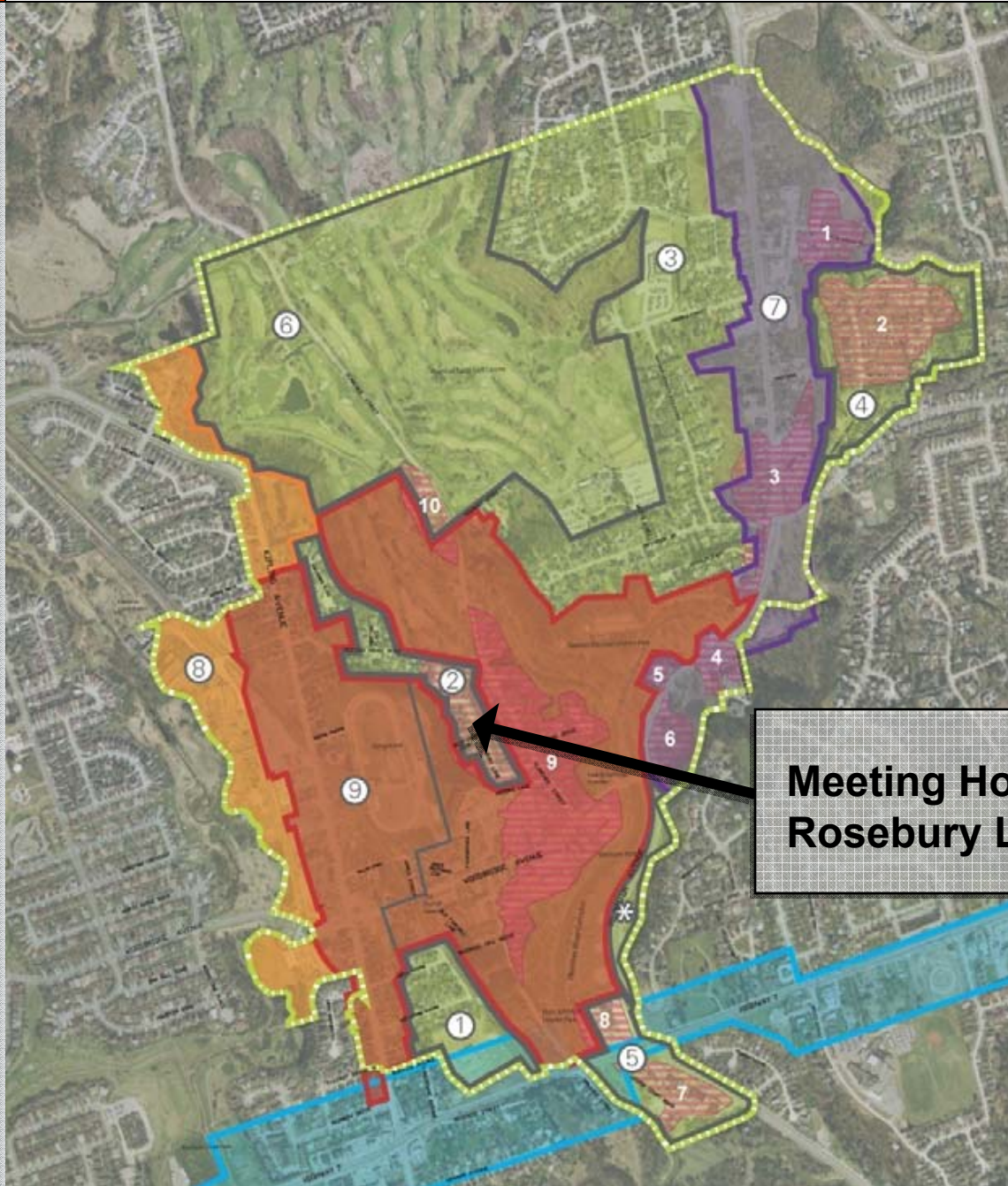
Expanding, enhancing, and connecting the park system – along the Humber River Valley – especially for pedestrians and cyclists is the priority. New development on this site will include **commercial uses at grade**, and will be designed to have full **consideration for the environmental significance** of the area, as well as the **parkland use and open views from all sides**.



Abell Av / Cheltenham Av
/ Burwick Av

This is a **stable residential neighbourhood**, characterized by single family homes and quiet, walkable streets. This area is characterized by a number of early and late Victorian, Edwardian, and Ranch style homes, a local school, and the adjacency of the Woodbridge HCD (to the east, north, and west).

The vision for this area – which is tucked away from the busyness of Kipling Avenue and Highway 7 – is of a **well connected and easily accessible** neighbourhood, where **people can walk** to the local school, as well as to many other destinations within Woodbridge.



Meeting House Road /
Rosebury Lane

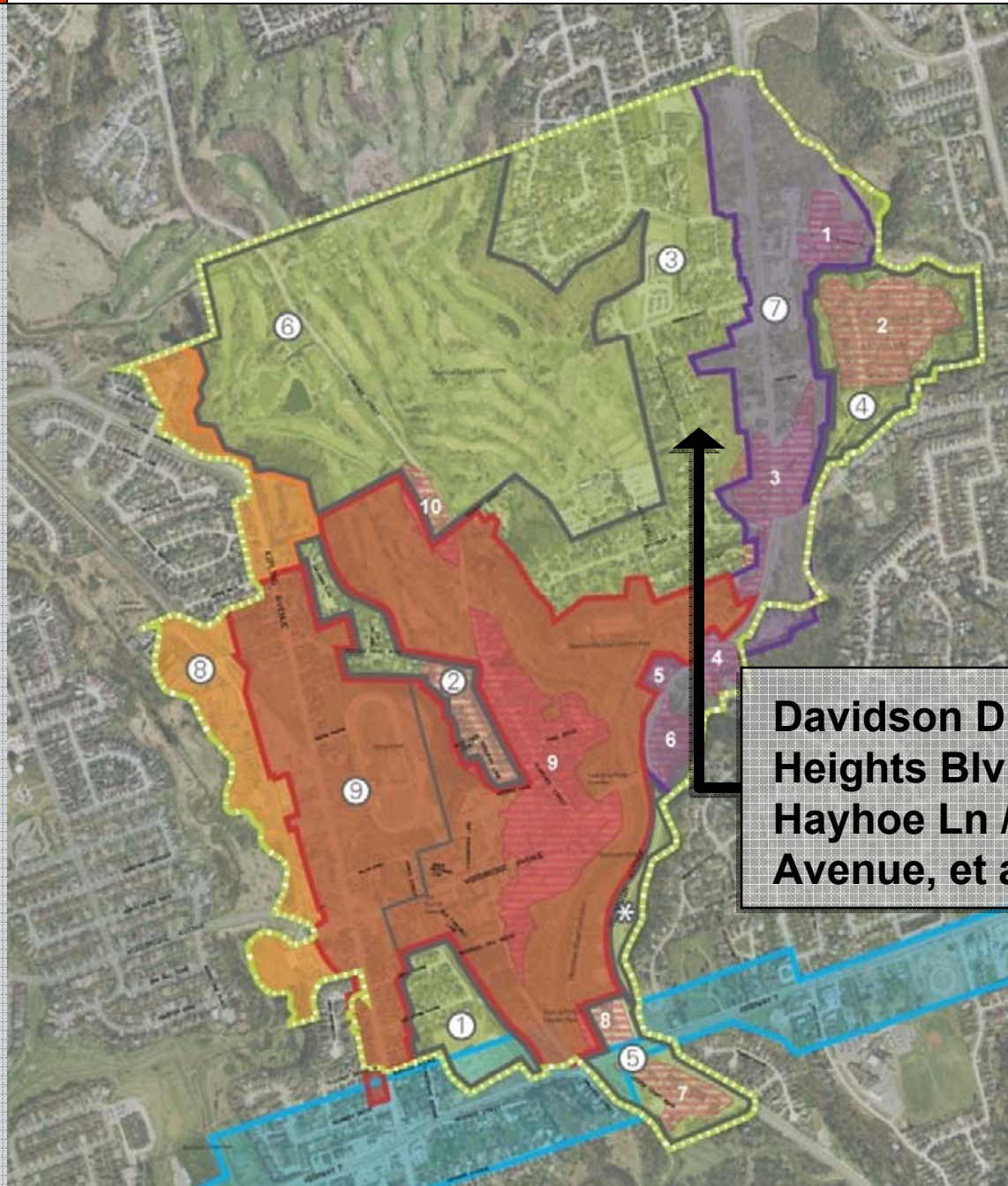
This is a **stable residential neighbourhood**, characterized by single family homes, quiet, walkable streets, lined with healthy, mature trees, a rolling topography, and the proximity of large open spaces. A number of late 20th century homes, and the adjacency of the Woodbridge HCD (to the east, south, and west) give this neighbourhood a strong sense of identity and character.

Meeting House Rd. is a **historic connection point and gateway** into the Woodbridge community from the north. The **views and topography** along this road **are an important contributing factor** to the heritage of the surrounding area, and can help maintain a distinct identity for this neighbourhood.

The vision for this area is of a **well connected and easily accessible neighbourhood**, where people can walk to a number of parks and open spaces – including the Fairgrounds – and to the retail located within the Woodbridge Core.

Vision

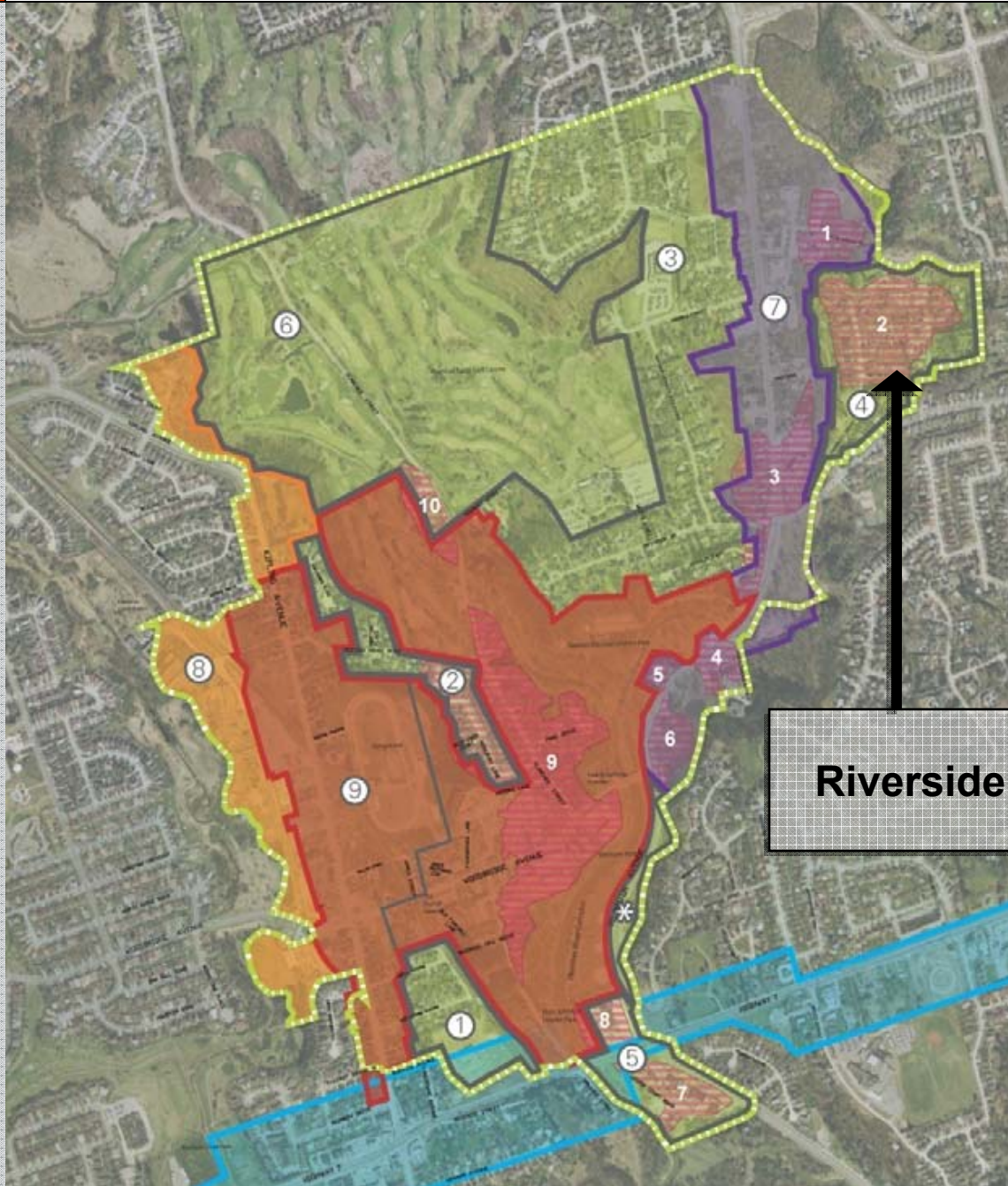
Policy Areas: Davidson Drive / Waymar Heights Blv / et al



Davidson Drive / Waymar Heights Blv / Gamble St / Hayhoe Ln / Kiloran Avenue, et al

This is a **stable residential neighbourhood**, characterized by single family homes and quiet, walkable streets, lined with healthy, mature trees. A number of early and late 20th century homes, a well landscaped, park-like setting, and a rolling topography give this neighbourhood a **strong sense of identity and character**.

The vision for this area – which is tucked away from the greater activity taking place on Islington Av – is of a **well connected and easily accessible neighbourhood**, where people can **walk along peaceful streets to a number of destinations** within the surrounding context. The adjacency of a large open space to the west (the golf course) provides **significant views** down into the valley.

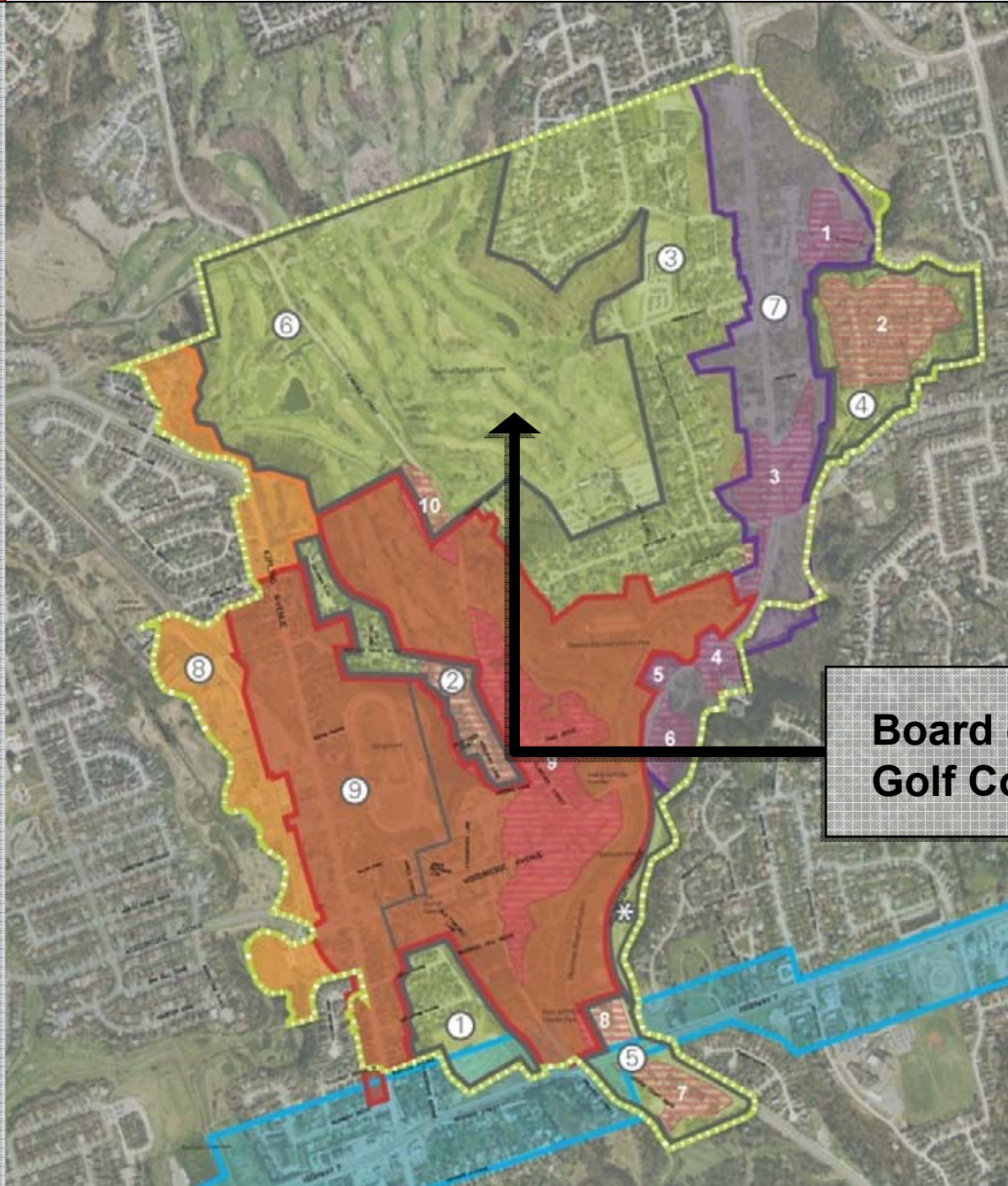


Riverside Neighbourhood

This is a **stable residential neighbourhood**, characterized by single family homes and quiet, walkable streets, lined with healthy, mature trees. A number of early and late 20th century homes, **the presence of Hayhoe Mills, and the Humber River tributary**, give this neighbourhood a strong sense of identity and character.

The vision for this area – which is tucked away from the busyness of Islington Av – is of a well connected and **easily accessible neighbourhood**, where people can walk to a number of destinations, including the **parklands along the Humber River**.

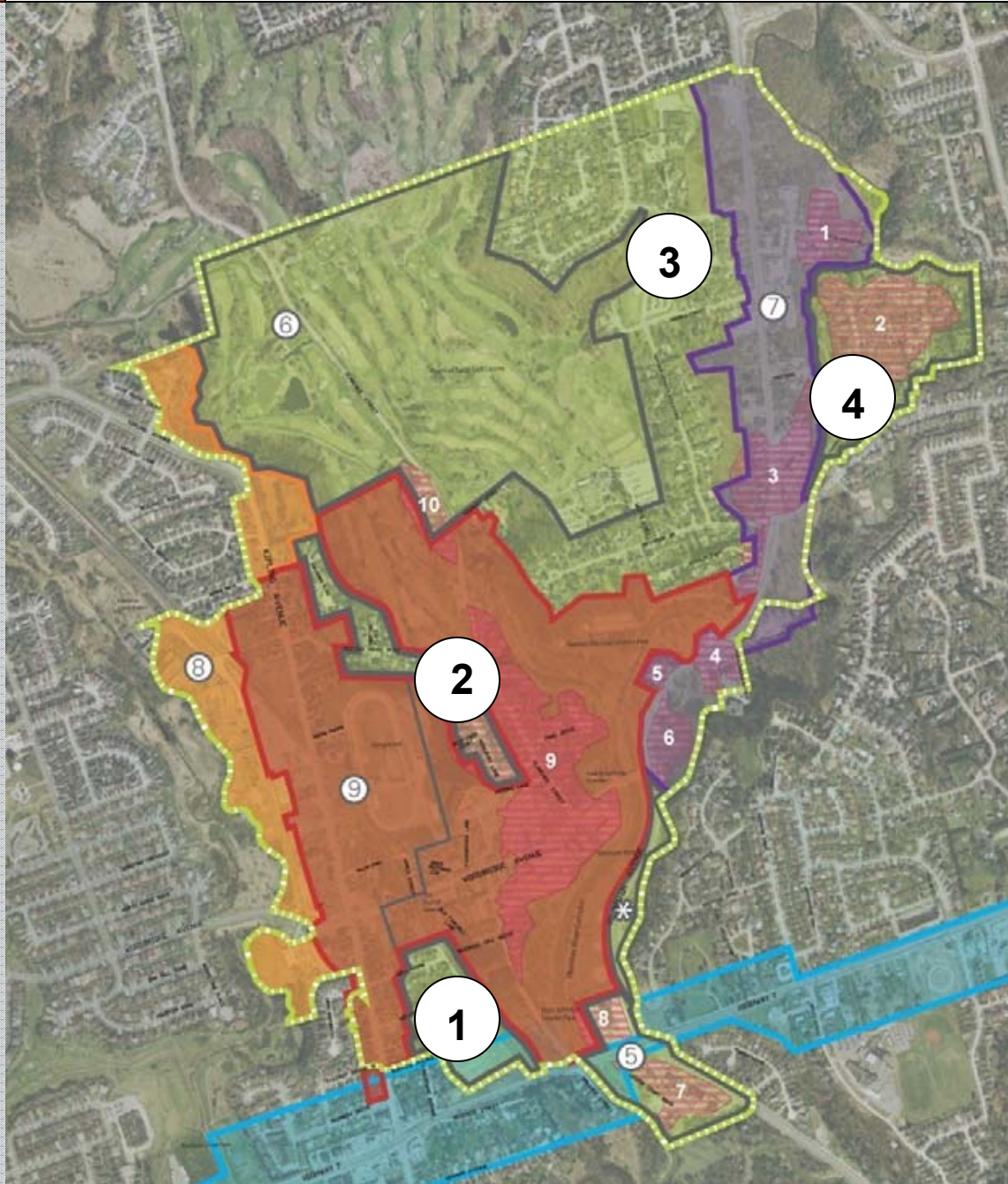
The majority of the neighbourhood is designated as a SPA and therefore **restricts further intensification**. Lands within the **floodplain** will be protected for risk management, and for their natural views and environmental features. Future redevelopment will be in keeping with the character of the neighbourhood, and with the scale and sitting of the buildings and landscapes that currently exist.



Board of Trade C.C.
Golf Course

The Board of Trade C.C. Golf Course is a natural heritage feature which will be **retained and remain as an open space conservation zone**. This open space system is of regional significance and **contributes to the health of the natural environment and tree canopy**, as well as to the heritage character of the Woodbridge Focused Area due to the size, quality, and character of the landscape.

The Golf Course **provides amenity space** for both residents and visitors to the area. It also has the **potential to offer improved pedestrian connections and linkages** by extending the trail systems alongside the Humber River, where possible.



The current character and heritage resources of this area will be **conserved and enhanced**, as well as, pedestrian connections, natural views, tree canopy, and environmental features. Future redevelopment will **be in keeping with the character of the neighbourhood**, and with the scale and sighting of the buildings and landscapes that currently exist.