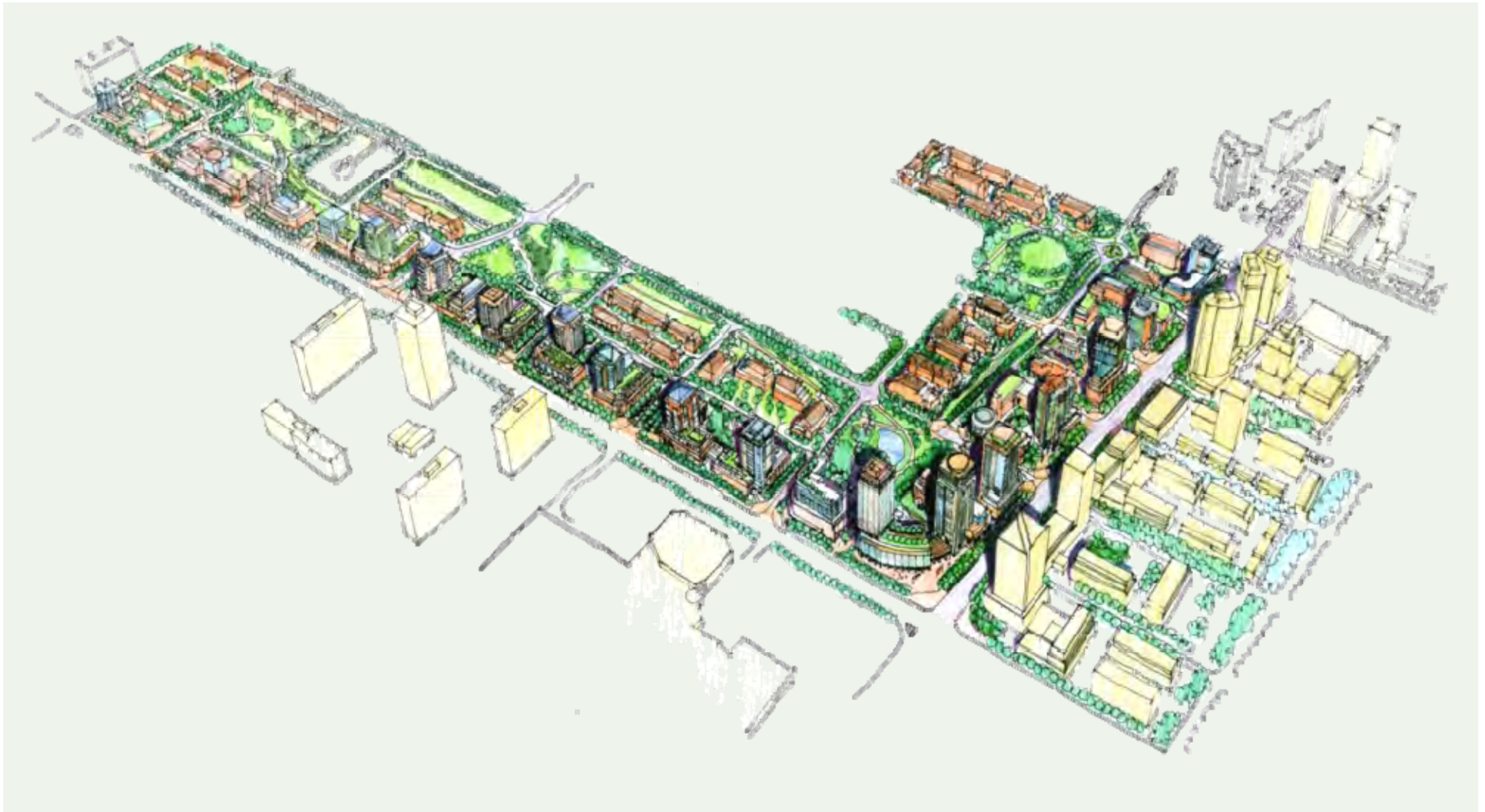


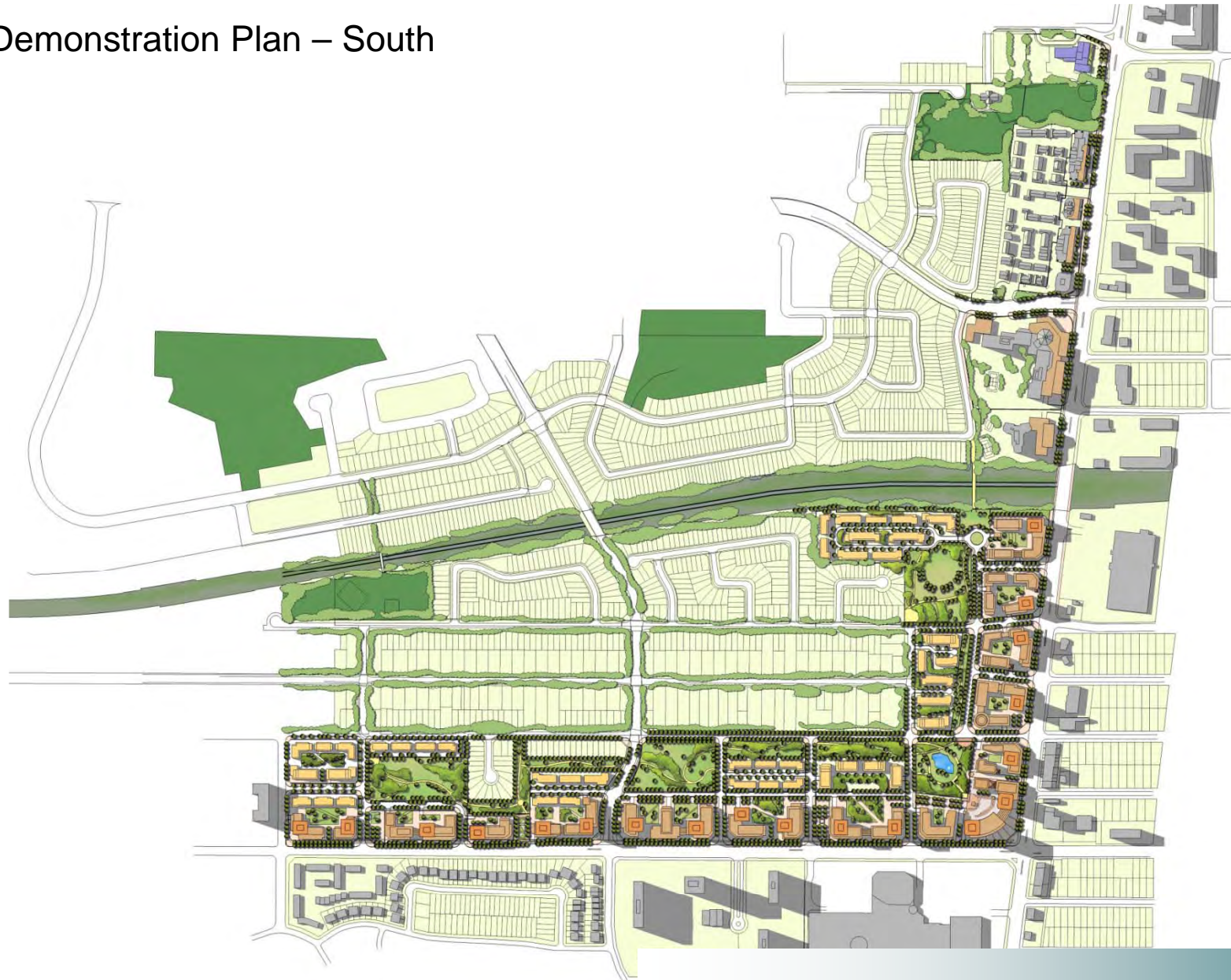
Summary

Demonstration Perspectives



Discussion

Demonstration Plan – South



Demonstration Plan – South *Green Roof Scenario*



Demonstration Plan – North



Project Status

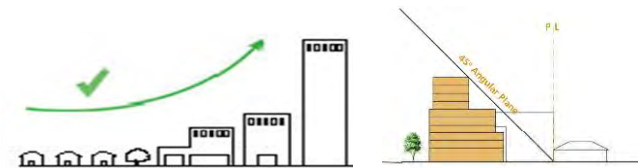
Amendments and Refinements after Public Open House March 30, 2009

- Reconfiguration and Revision to the overall park system in South Study Area
 - Divide large central park to 2 neighbourhood parks along Yonge, as per city/stakeholder comments
 - Increase park dedication and review linear park configuration, as per city comments
- Review and Revision on overall Land Use and Density Targets
 - Adjustments on density targets, corresponding with Vaughan Overall Official Plan Review
 - Land use changes on some Yonge/Steeles parcels, corresponding to refined park dedication and parkland density transfer tests
- Revisions on Master Plan/Built Form Study
 - Redesign re density changes
 - Revisions re density/ height changes
 - Revisions re parkland reconfiguration/increase
 - Revisions on parcels on Steeles re set back increase
 - Parcel revisions on North Study Area heritage sites
- Revisions to Transportation Study (Vehicular, Pedestrian and Bicycle)
 - Street grids changes re park system reconfiguration
- Revisions to Infrastructure and Service Study
 - Infrastructure changes according to density/population changes

Urban Design Guidelines

South Study Area

- Built Form demonstration shows a vision of overall *2.5 FSI* maximum density, with full projection of density transfer from parkland dedication.
- Around *4,800 new residential units* and *4,500 new jobs* will be provided at the maximum density.
- Finer street grid defines a sustainable travel pattern with strong connectivity.
- Building mass, density and height are concentrated along Yonge Street and Steeles Ave.
- Maximum building height will be 30 storeys at Yonge/Steeles corner , and declining as you move north or west to 10~12 storeys at CN railway and Palm Gate Rd.
- 30 degree angular planes define considerate transition controls from existing low density residential to the high density mixed use development along Yonge and Steeles .
- Street Wall height in Yonge Street South: min. 4 storeys, max. 6-8 storeys,
- Street Wall set back: 3m on Yonge Street, and 4m on Steeles Ave. West.
- A min.30m spacing is required for any adjacent tall buildings
- Generally, underground parking is required.



Urban Design Guidelines

North Study Area

- A vision of overall 1.5~ 2.0 FSI mixed use with a more residential focus.
- Approximately 380 new residential units and 800 new jobs will be provided at the maximum density.
- Existing heritage buildings are reserved with streetscape enhancement.
- Maximum building height will be 8 storeys along Yonge Street.
- 45 degree angular planes define transition controls from existing low density residential to the mixed use development along Yonge Street.
- Street Wall height along Yonge Street : min. 3 storeys and max. 5 storeys.
- Street Wall set back from property line: 3m on Yonge Street
- Generally, underground parking is required.

Open Space & Park System

- **Target for Parkland Provision** in high density areas is:

1ha / 600units, plus 2% of commercial GFA

Any deficiency below the 1ha/300 units per City policy and the Planning Act will require cash-in-lieu for parkland.

- **South Study Area - South of CN Railway**

Target parkland dedication: 8.34 Ha

Proposed parkland dedication: 8.44 Ha

Provided Park Typology:

- Neighbourhood Park
- Village Green (Linear park wider than 25m)
- Urban Parkette

Supportive Open Space Typology:

- Urban Square/Forecourt
- Courtyard
- Green connection
- Roof garden

- **South Study Area - North of CN Railway**

Existing parkland: 2.52 Ha, could support the target park dedication, given no residential units added and small amount of commercial infill applied on the Yonge street frontage

No extra parkland proposed, if needed, dedicated parkland will be provided by cash-in-lieu.

- Pedestrian Linkage overpass CN Railway is crucial for the success of park system connectivity/accessibility.

- **North Study Area**

Existing parkland: 1.5 Ha, with 2 major golf courses adjacent on the South.

No extra parkland proposed, if needed, dedicated parkland will be provided by cash-in-lieu.

Sustainability

Water

- storm water management features in landscape as appropriate
- maximise green roofs

Energy

- ‘solar ready’ building orientation and form
- shading of public places
- district energy system: potential location

Waste

- apartment scale recycling and composting
- appropriate screened locations for solid waste management

Transportation

- Transit Oriented Development
- active transportation networks

Urban Materials

- maximise permeability in open spaces and landscape
- balance rapidly renewable, recycled/recyclable, local materials in urban landscape
- durability

Heritage Culture

- celebrate Vaughan’s achievements and people:
- place names
- public art and landscape features

Habitat

- low water requirements
- xeriscaping
- native flora/fauna compatibility for urban environments

OEQ

- building / landscape forms and elements to provide wind protection