

centre street

streetscape plan

November 13, 2013



Contents



1

Introduction

4



2

Streetscape Design Strategy

8



3

Concept Plan

14



4

Streetscape Typologies

18



5

Streetscape Elements


40



6

Appendix

62



'For this plan to be successful, it must enable a transformation of Centre Street from a means to an end, a major transportation corridor, to an active urban space that connects, both physically and mentally, to the community - a distinct place.'



Introduction

1.1 Purpose of This Plan

The primary focus of this document is to provide a vision and subsequent framework to inspire and guide the streetscape development of Centre Street as a place of activity, sustainability, recreation, and movement. Working with the City of Vaughan, York Region Transit, and the community, this plan provides an opportunity to maximize public realm, city-building, economic, social, and ecological potentials while respecting the community and culture that exists. The challenge lies therein; for this plan to be successful, it must enable a transformation of Centre Street from its status as a means to an end, that of a major transportation corridor, to an active urban space that connects, both physically and symbolically, to the community - a distinct place. This Plan is one of the key tools that will help to place Centre Street at the centre of the community.

1.2 Background

1.2.1 Study Area

The Centre Street Corridor Study Area is approximately three kilometres in length and extends from Bathurst Street in the east to just beyond Dufferin Street in the west (see Figure 1.1 - p. 6). The corridor includes lands fronting Centre Street on the north and south sides of the street. The neighbourhoods as they exist are predominantly suburban in form, including a variety of retail formats, large surface parking lots, and residential neighbourhoods which largely turn their back to the street. There are, however, underutilized lands in the study area, which provide opportunities for thoughtful city-building from the ground up.

1.2.2 Character Areas

This Streetscape Plan was developed in parallel to a set of design reports specific to Centre Street:

- Centre Street Land Use Study; and the
- Centre Street Urban Design Guidelines.



Introduction

Through the development of these documents, a classification of streetscape typologies within this corridor has been identified that informs the quality and character of the streetscape and will guide the structure of this Plan. These streetscape typologies are as follows:

- The Avenue;
- The Boulevard; and
- The Greenway.

This Plan ensures that though each typology maintains its own character, they are unified through a consistent design vocabulary.

1.2.3 York Region Rapid Transit (YRRT)

Concurrent with the development of this Streetscape Plan, York Region Rapid Transit (YRRT) is developing design details for the inclusion of Bus Rapid Transit (BRT) on Centre Street. This exciting development will transform the character and function of Centre Street; in turn changing the way the community will interact with the street. As these changes occur, different expectations for the built form and public realm on Centre Street will surface, as an emphasis on pedestrian comfort and safety will become a priority.

The Centre Street Streetscape Plan is built upon the understanding of the change that will result from this emphasis on transit. Design details were provided by YRRT for roadway layout, including lane widths, roadway geometry, stop locations, and public realm details. These details provided a starting point for the development of this study.

1.3 The Vision

This Vision for the Streetscape Plan is consistent with, and builds upon Guiding Principles that emerged through consultation with the City of Vaughan, the public, and design professionals. These principles aim to ensure that the Centre Street corridor:

1. **Accommodates the evolution of the corridor for the long term** - design recommendations are developed to accommodate the potential changes in growth and mobility patterns through a flexible streetscape plan.
2. **Better balances all modes of transportation with a decisive shift to ensure an inviting pedestrian, cycling and transit environment** - the creation of a “complete street” providing a safe, exciting and attractive destination for a multi-modal population.



Figure 1.1: Centre Street Corridor Study Area

- 3. **Uses environmentally sustainable practices** - designing a streetscape that emphasizes state-of-the art alternatives to stormwater management and environmental design.
- 4. **Reflects and enables urban design and land use potential** - ensuring the appropriate interface with adjacent uses to establish a range of uses and promote a flexible street life.
- . **Celebrates distinct areas while providing uniformity** - ensure the character and complexity of varying streetscape types are reflected in their treatment while establishing a unifying design strategy for the entirety of the Centre Street corridor.

The vision for the Centre Street corridor is to establish a primary destination to live, work and play for the residents of Vaughan and beyond. Through the development of a set of design typologies and standards, the transition from a main transportation corridor to a destination corridor is achievable.



Figure 1.2: Disera Drive, Vaughan

1. Document Structure

The Centre Street Streetscape Plan is one component in a series of complementary reports prepared for the Study Area and should be read in conjunction with the Land Use Study and Urban Design Guidelines.

The Streetscape Plan is a response to a detailed analysis of existing conditions and Urban Design Guidelines. It will provide the layout and detailed design of private and public streetscape spaces, pedestrian and bicycle connections, as well as a framework that complements built form strategy for building placement, forms, heights and massing in relation to the public realm within this area.

The Streetscape Plan is organized into the following sections:

Section 2 Streetscape Design Strategy - Outlines character areas, associated streetscape types, and develops a conceptual framework to provide a basis for recommendations.

Section 3 Concept Plan - The overall concept plan including sections will be demonstrated in this section providing a complete view of the recommended streetscape improvements and how they all work holistically.

Section Streetscape Typologies - Categorizes streetscape types and an intersection hierarchy, providing specific treatment recommendations.

Section Streetscape Elements - Provides a detailed overview of recommended elements that comprise the development of Centre Street. Included within this overview are discussions and recommendations on elements such as street furnishings, signage, planting, stormwater management, and paving.

Section Implementation - A detailed cost estimate and implementation strategy, allowing City of Vaughan staff the ability to determine funding strategies that may include development charges, Region of York cost sharing initiatives, and conditions of development approval.