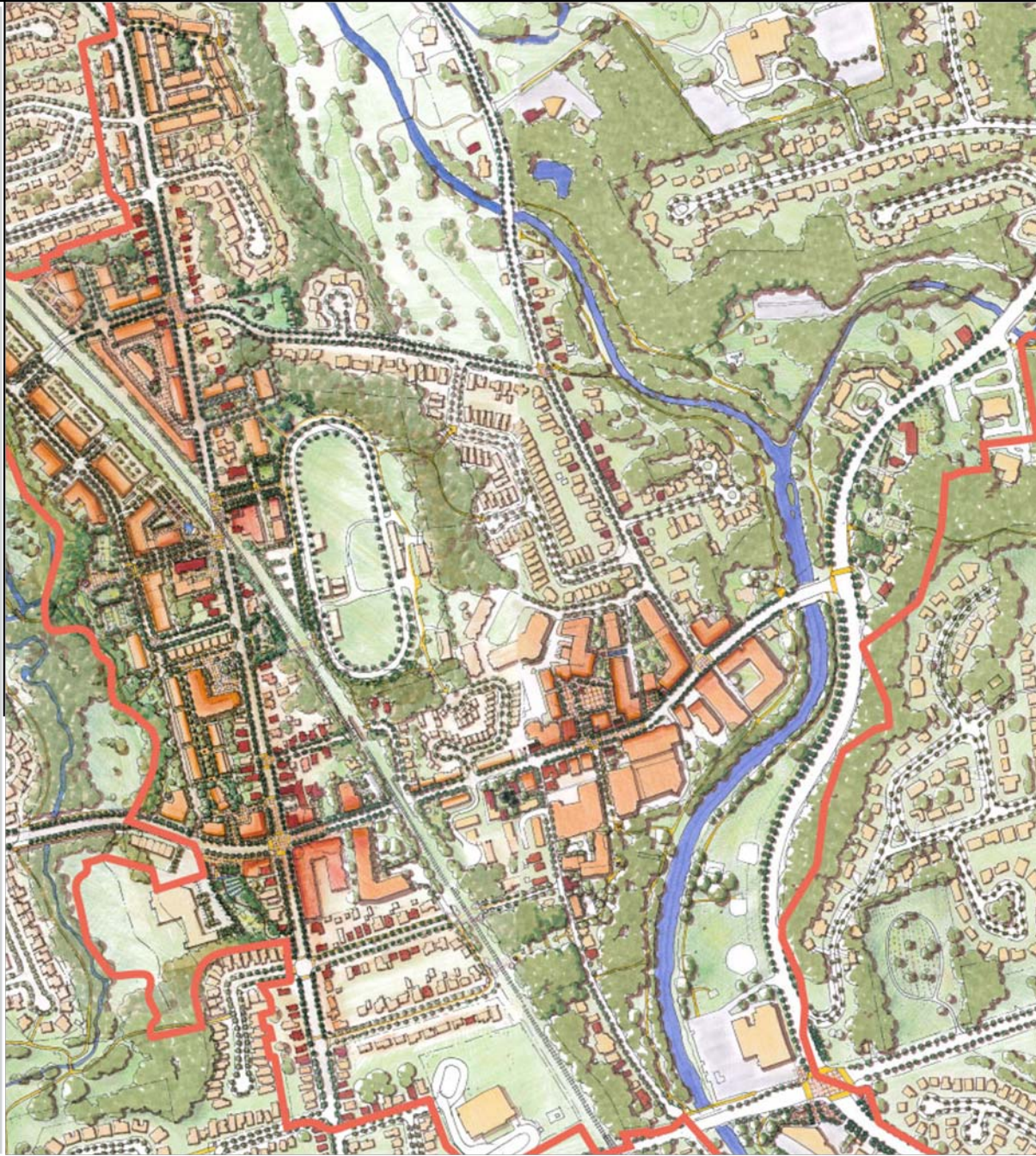


Urban Design Guidelines Specific



demonstration plan



Protect heritage resources and heritage neighbourhoods

Protect heritage landscapes

Enhance Woodbridge Core:

- Create a **pedestrian oriented, animated and distinct** area
- Enhance the **commercial street** – Woodbridge Avenue
- Create a **community hub** – Market Lane
- Improve the **public realm** – one that is walkable, connected, and accessible
- Establish a **streetscape plan** in keeping with the Kipling Avenue Corridor Master Plan

Create a community hub – Market Lane:

- Create a **mixed-use community destination and landmark**, with defined open spaces and animated at-grade uses
- Ensure a **fine network of pedestrian connections** that are linked to existing and proposed trails, neighbourhoods, and open spaces
- **Create flexible and inviting open spaces** – to be used year-round, on a daily basis and in all four seasons
- **Protect, enhance, and transition from** all contributing heritage buildings in accordance with the **WHCD policies**
- Allow **public/private land exchange opportunities** to optimize development potential and configuration of the land
- **Create a pedestrian priority zone** with minimized surface parking, below grade parking and consolidated servicing access

demonstration plan



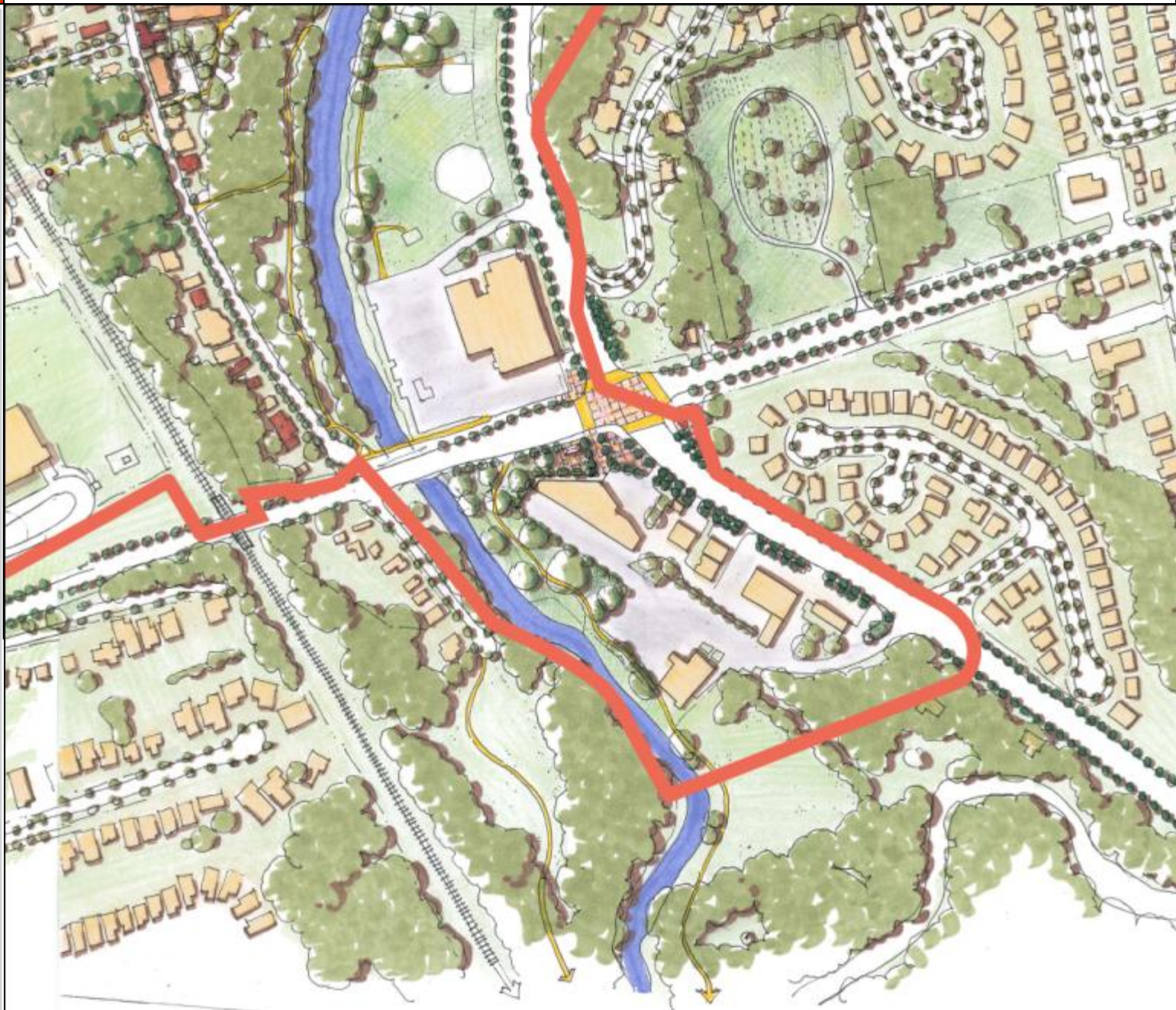
- **Permeable block patterns and a fine network of vehicular and pedestrian connections** with a structure of landmark sites, gateways and nodes
- **Increased public access and a hierarchy of linkages** to main streets, new neighbourhoods, parks, trails and open space amenities
- **A Streetscape Master Plan:** double row of street trees, bike lanes, wide sidewalks, pedestrian priority nodes, safe crosswalks and active at-grade uses
- **Mixed commercial/residential intensification** along Kipling Avenue which respect the heritage fabric

demonstration plan



- Protect and enhance **the heritage character and resources** – the distinct neighbourhoods, Regional Significant Forests, and the Environmentally Sensitive Areas
- Establish a **streetscape plan** in keeping with the Kipling Avenue Corridor Master Plan
- Provide a **diversity of land uses, densities, and house forms** that enhance and define the character of the area
- Maintain the **healthy neighbourhoods and distinct neighbourhood characteristics** – deep frontyard setbacks, forest landscape setting, access to open spaces
- Ensure a **multi-modal, transit friendly corridor** – provide frequent and accessible transit service and amenities, bike lanes, sidewalks, and street furniture

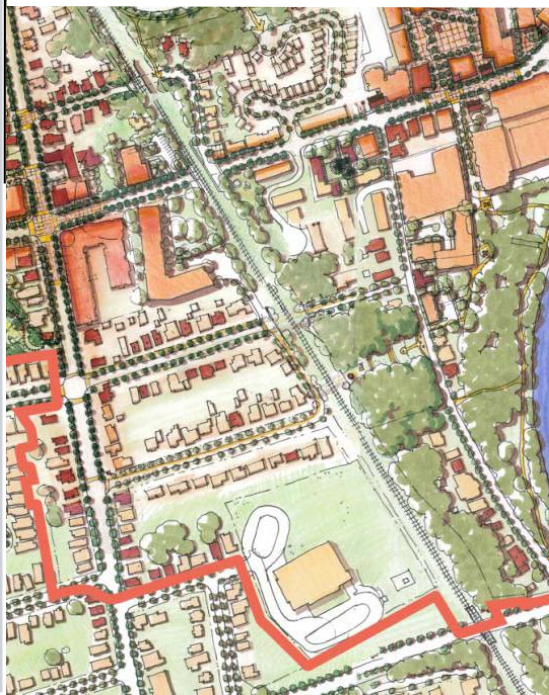
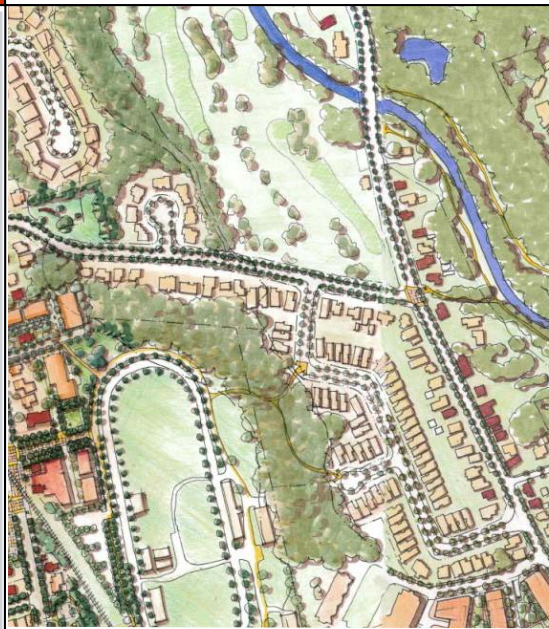
demonstration plan



- Define the intersection as a “**Gateway**” into the **Woodbridge Focused Area**, with enhanced landscaping, and art
- Create a **safe pedestrian movement** – with clearly marked crossings, signage, and enhanced streetscape treatments
- Improve the **Woodbridge Memorial Arena frontage and pedestrian accessibility** – provide enhanced landscaping, sustainable parking surfaces, and an improved pedestrian entryway
- 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 Humber River Valley and south trail connections
- Consider **new park opportunities** within the river valley behind the commercial uses
- Improve the **mobility amenities** such as bike racks, bus shelters, and wayfinding and trail signage

demonstration plan



- Protect the **stable residential neighbourhoods**, characterized by single family homes with deep frontyard setbacks and unique built form character; quiet, well connected accessible walkable streets, lined with healthy, mature trees, rolling topography; the proximity of large open spaces and heritage resources
- **Respect and conserve** adjacent heritage fabric and landscapes
- Improve the **“green” character** of the neighbourhood – enhance existing heritage forests with additional tree planting and landscaping
- Protect **significant views and connections** to open spaces