



Urban Design - Objectives

Residential

- Promotion of diversity through range of housing types and densities;
- Integration of higher density and mixed use built form;
- Built form responding to local context and built heritage;
- Built form that addresses the street & reinforces pedestrian streetscapes;
- Built form that promotes sustainability.

Mixed Use and Commercial

- Promotion of mixed use built form at focal nodes and commercial areas;
- Street related retail - mainstreets;
- Enhancement of pedestrian comfort and convenience in commercial areas;
- Minimize impact of parking on streetscapes;
- Integration of community and institutional uses located within these focal areas.





Urban Design - Objectives

Streetscape

- Connected street systems; Visually attractive streetscapes;
- Enhancement of pedestrian experience and convenience;
- Variety of street section standards reflecting local context & character;
- Use of high quality of landscaping;
- Enhancement of community identity;
- Creation of Community meeting places in focal areas.

Open Space Objectives

- Development of fully linked open space system;
- Preservation of Natural heritage features;
- Full range of open spaces including natural lands, parks, parkettes, pedestrian links, trail systems;
- Enhancement of views to and from open spaces;
- Sustainable vegetation and design of open space and stormwater facilities as community open space features.





Urban Design - Objectives

Employment and Office

- Establish a distinct, attractive, prestigious business image;
- Promote high quality streetscapes;
- Promote mixed use in office development at nodes
- Promote pedestrian connectivity and access to amenities;
- Support the transit and cycling;
- Minimize the impact of vehicles on the streetscape;
- Visually attractive buildings to promote prestige business image;
- Encourage innovative architectural design;
- Integrate building design with adjacent open space systems.





Urban Design – Existing Character of Green Lane



Topography
model

- Rolling topography
- Pronounced valleys crossing the corridor
- Afford varied views and views
- Create changing edge conditions





Urban Design – Preliminary Concepts

- Variations of building form from Higher-rise to medium-rise along Green Lane responding to views and collector intersections
- High-medium density building form wraps around at 2nd concession and Leslie St. nodes, and at major open spaces
- Transitions to medium-rise and low-rise to the north and south
- Mixed use development at the major nodes
- East-west collector mainly low-rise development
- Introduction of smaller neighbourhood nodes on east-west collector with potential for mixed use
- Pattern of buildings that address the collector and local streets
- Along Green Lane building form alternates with open courtyards for a varied spatial experience
- Building form opens up to allow views through to natural features
- Streetscapes reinforced for pedestrian mixed use scale at nodes



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Urban Design – Green Lane



Green Lane Section

- Courtyard open space alternates with buildings to the street
- Potential for transit in central dedicated corridor
- Green boulevard edge accommodates cycling and pedestrian path
- Building heights vary from 4 to 10 storeys





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Urban Design – Green Lane



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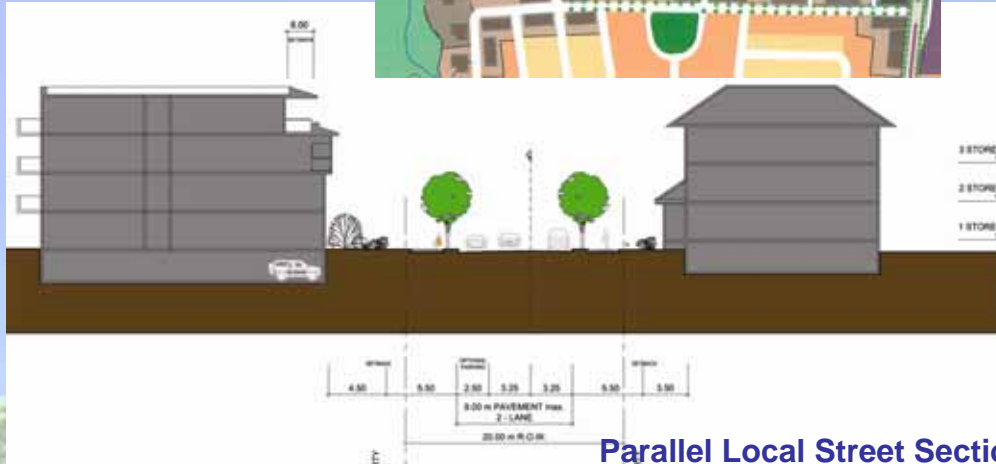


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Urban Design – Green Lane



Parallel Local Street Section

- Building form has transitioned to generally 3-4 storeys at local streets parallel to Green Lane
- Lower rise apartments or townhouses
- Pedestrian scale of street
- Building heights vary from 3 to 4 storeys





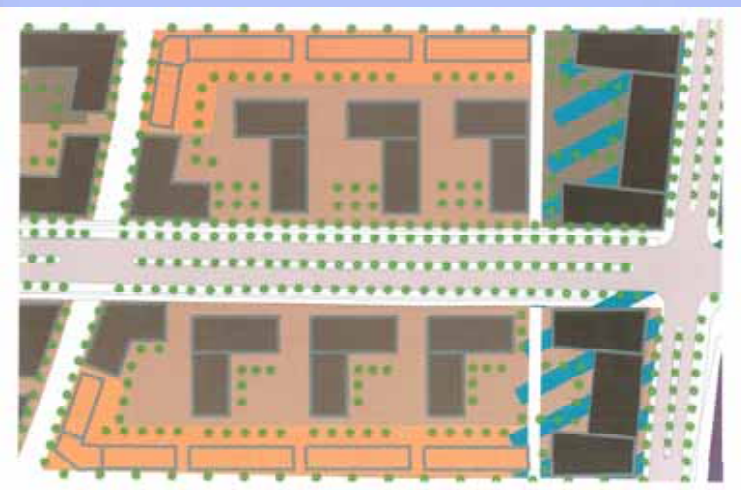
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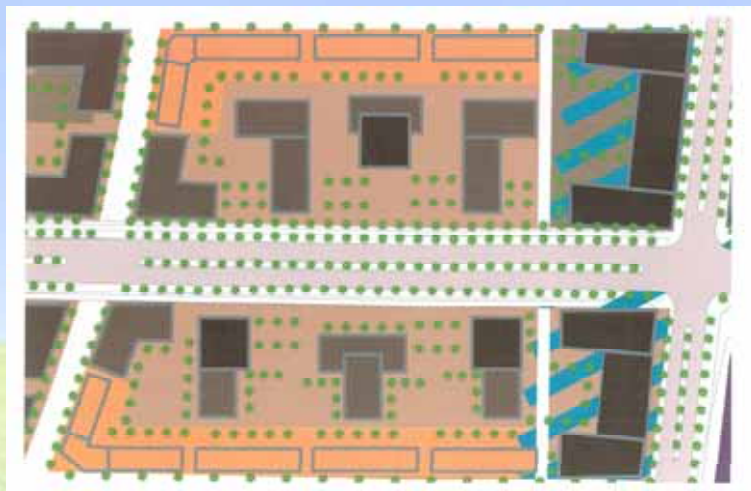
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Urban Design – Green Lane Block Studies



Block Study Options





Urban Design – 2nd Concession Node



2nd Concession Street
Section

- Higher-rise buildings at the node intersection
- With retail at grade and parking to the rear
- Building mass transitions to lower rise to the north
- Grade differences can facilitate parking provision
- Make 2nd Concession an active streetscape with wide sidewalks for retail activity





Urban Design – East-west collector



East-west Collector Section

- 3-4 storey mixed use at the node intersection
- Street-related retail at grade
- Small urban open spaces included at nodes
- Live/work townhouse form offers potential for neighbourhood professional services
- Outside nodes character would be 2 ½ to 3 storeys

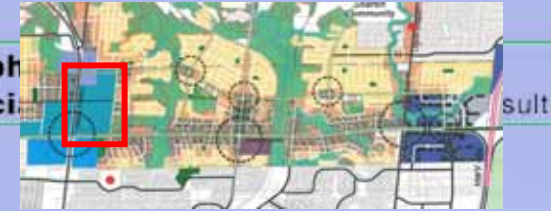




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Urban Design – Yonge Street Node



Current development proposal

- Predominantly commercial retail area but some office mixed use and possibly residential
- Combination of buildings addressing internal local streets and buildings addressing the gateway intersection
- Discussions ongoing with Landowner to create a more predominant gateway development





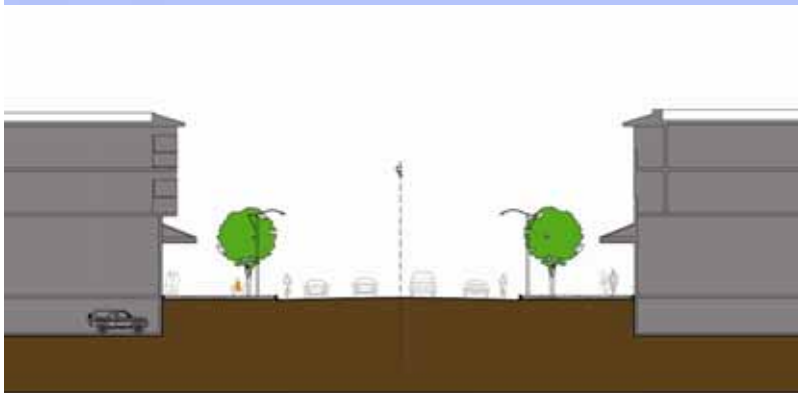
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Urban Design – Leslie Street Node



- Low to mid-rise (3-4 storey) scale Office and/or residential with some mixed use
- Building mass transitions to scale of Sharon, the prestige employment area and nearby retail centre
- Buildings to address the streetscape at Leslie