

ASSEMBLY PARK

City of Vaughan's Emerging Downtown in the South VMC

March 09 2024



giannone
petricone
associates

ASSEMBLY PARK

Greater Context
Transportation Network



VAUGHAN

Vaughan Metropolitan Centre Station

ASSEMBLY PARK

HIGHWAY 407

HIGHWAY 400

HIGHWAY 401

MARKHAM

TO OTTAWA

BRAMPTON

Toronto Pearson International Airport

TORONTO

Union Station

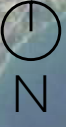
Billy Bishop Toronto City Airport

MISSISSAUGA

TO NIAGARA

TO BARRIE

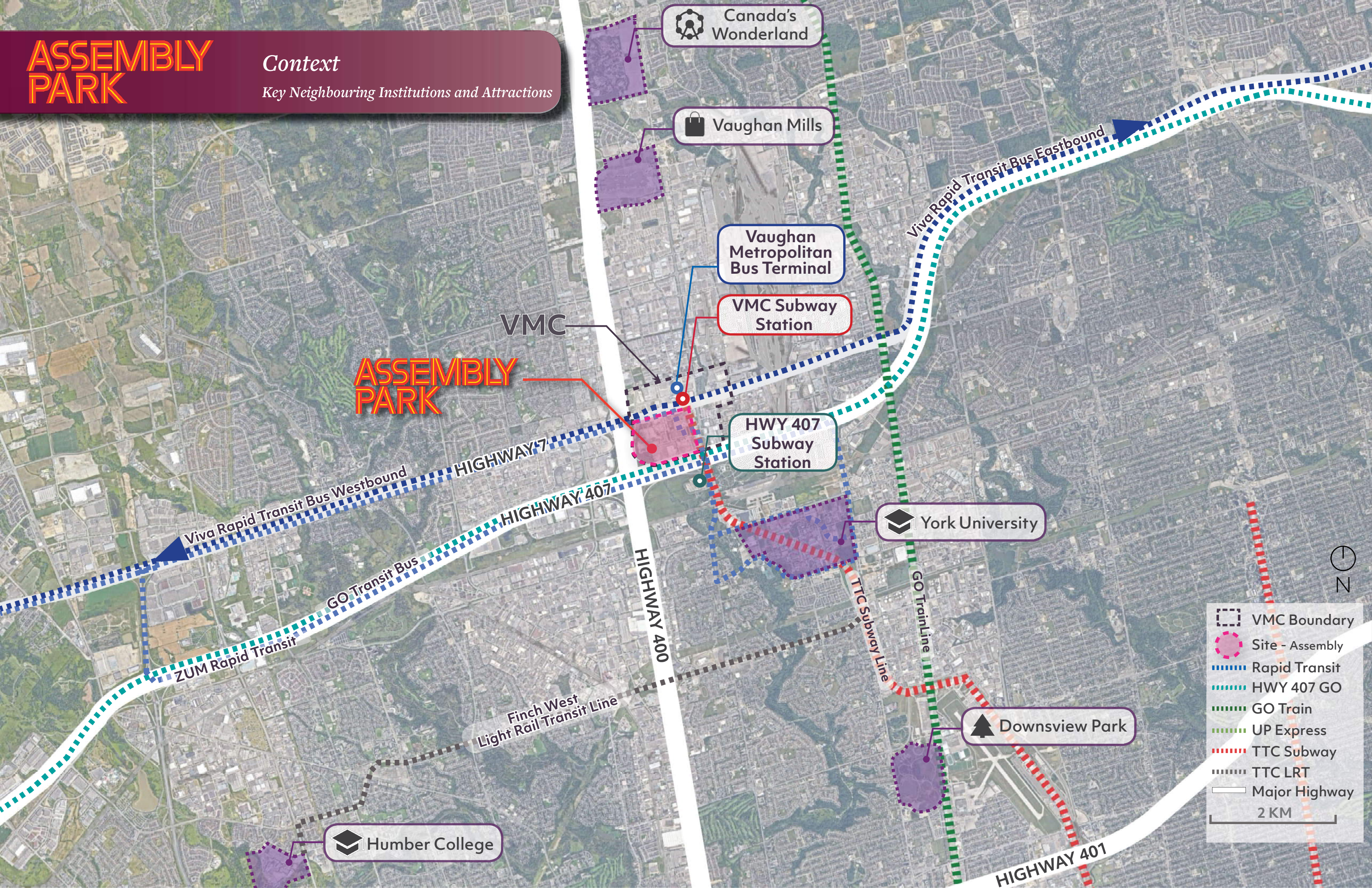
- VMC Boundary
- Site - Assembly
- Rapid Transit
- HWY 407 GO
- GO Train
- UP Express
- TTC Subway
- TTC LRT
- Major Highway
- Airport



ASSEMBLY PARK

Context

Key Neighbouring Institutions and Attractions



ASSEMBLY PARK

VMC

Canada's Wonderland

Vaughan Mills

Vaughan Metropolitan Bus Terminal

VMC Subway Station

HWY 407 Subway Station

York University

Downsview Park

Humber College

- VMC Boundary
 - Site - Assembly
 - Rapid Transit
 - HWY 407 GO
 - GO Train
 - UP Express
 - TTC Subway
 - TTC LRT
 - Major Highway
- 2 KM



ASSEMBLY PARK

Master Plan



ASSEMBLY PARK

Master Plan

Bus Stop Westbound

Bus Stop Eastbound

Vaughan Metropolitan Station

VMC Bus Stop

HWY 7

BLOCK 4N

BLOCK 3N

BLOCK 4S

BLOCK 3S

BLOCK 6W

BLOCK 6E

BLOCK 5

BLOCK 1S

BLOCK 1E

Elementary School Campus

BLOCK 7

IKEA

BLOCK 2

EXISTING OFFICE

JANE ST

Interchange Way

Commerce Street South

Edgeley Boulevard South

Future Overpass

HWY 400

HWY 407

Total Number of Residential Units: 17,500+

Open Space/Community Space: 25+ acres

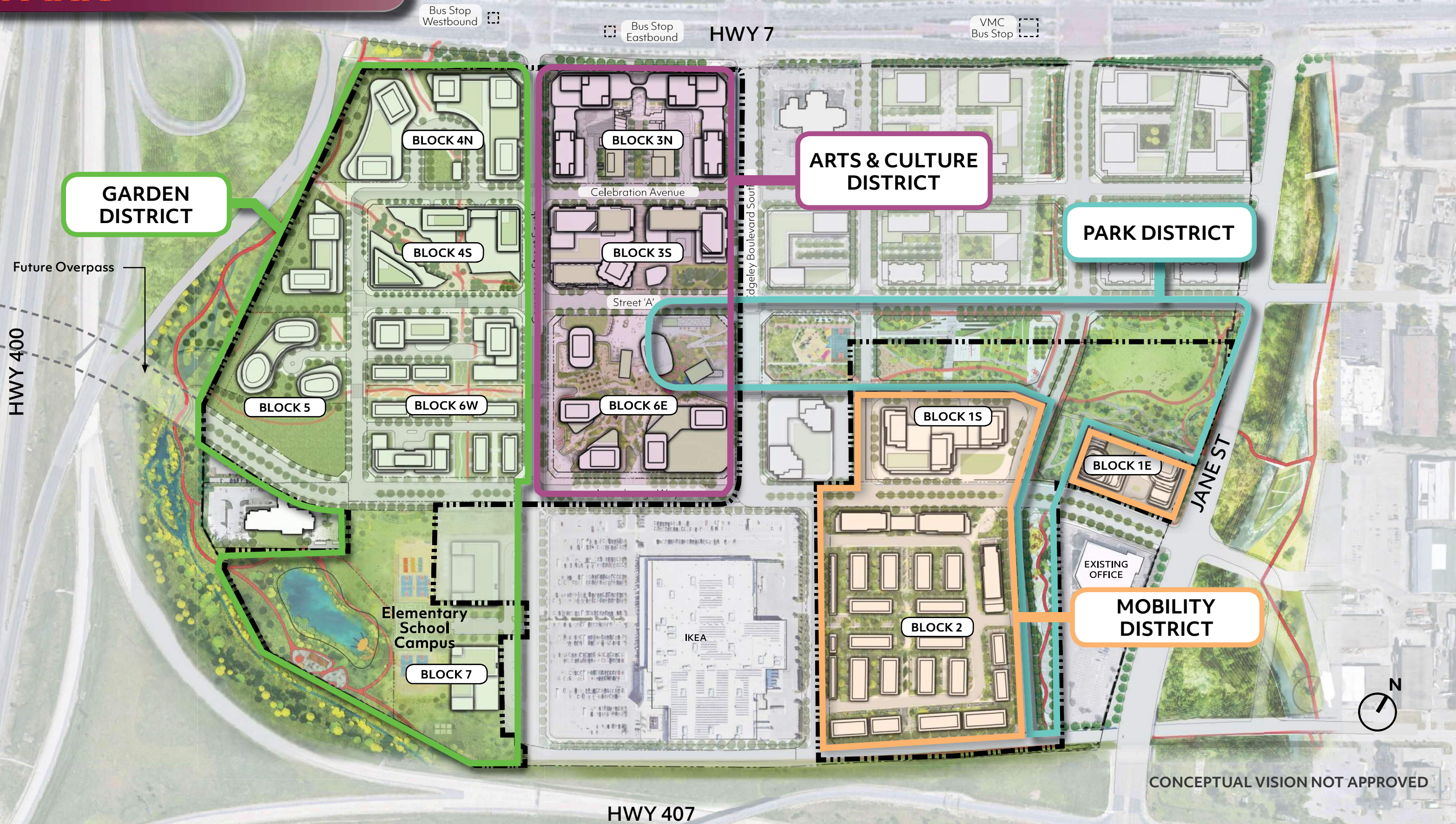
Schools: 2-3

Non-residential: 350,000+ sq.ft.



ASSEMBLY PARK

Districts

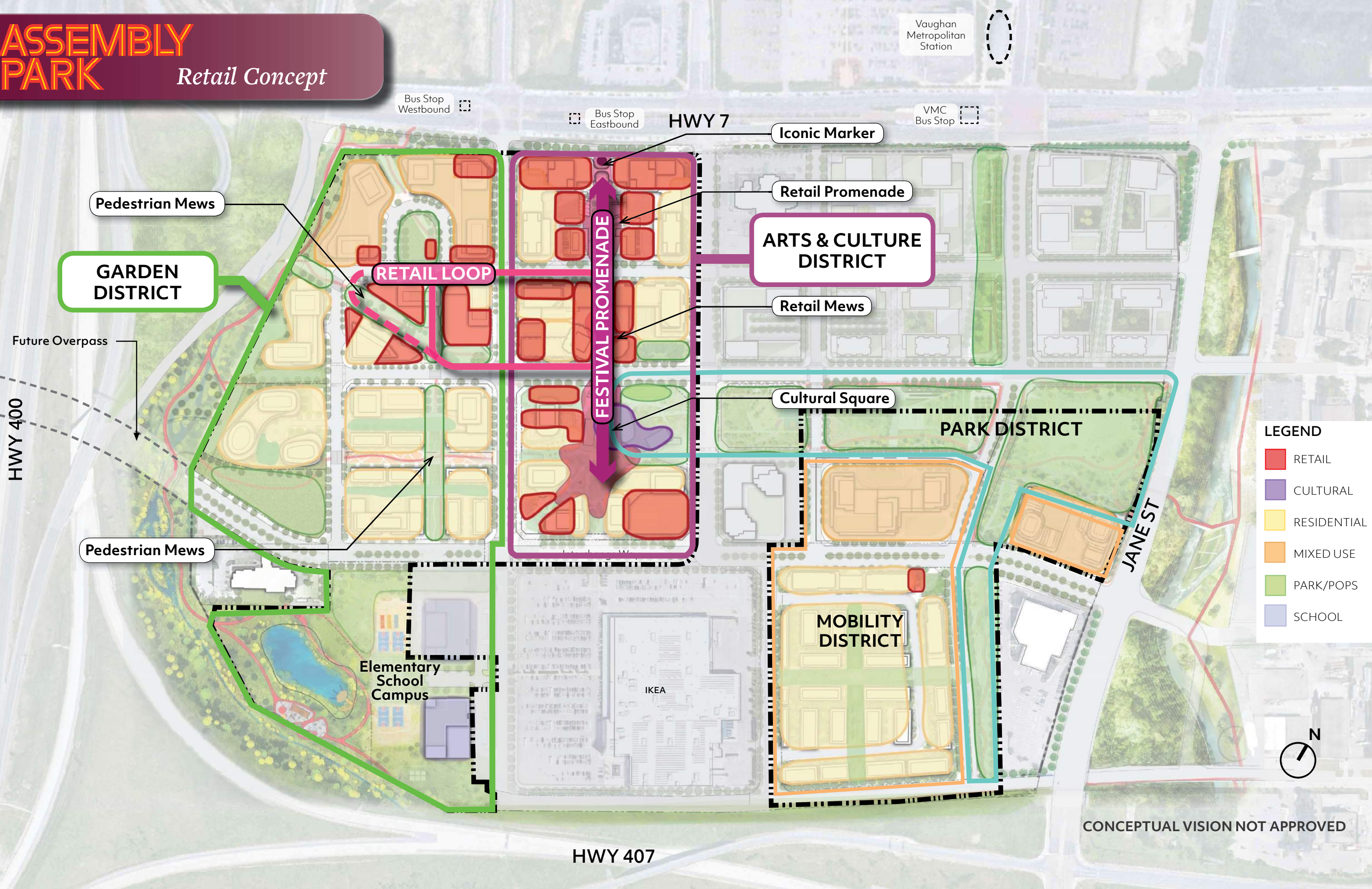


CONCEPTUAL VISION NOT APPROVED



ASSEMBLY PARK

Retail Concept



Vaughan Metropolitan Station

Bus Stop Westbound

Bus Stop Eastbound

VMC Bus Stop

HWY 7

Iconic Marker

Retail Promenade

ARTS & CULTURE DISTRICT

Retail Mews

RETAIL LOOP

FESTIVAL PROMENADE

Cultural Square

PARK DISTRICT

JANE ST

MOBILITY DISTRICT

Elementary School Campus

IKEA

HWY 407

LEGEND

- RETAIL
- CULTURAL
- RESIDENTIAL
- MIXED USE
- PARK/POPS
- SCHOOL



CONCEPTUAL VISION NOT APPROVED

Pedestrian Mews

GARDEN DISTRICT

Future Overpass

HWY 400

Pedestrian Mews

ASSEMBLY PARK

Retail Placemaking Ambitions

1. Create distinct **pedestrian scaled** retail experiences.
2. Create exciting and **memorable** retail.
3. Deliver a **curated** 'best in class' neighbourhood retail mix, with a **range of retail typologies**.
4. Provide a highly **sophisticated** architectural composition and **fine grain materiality** to the retail buildings, giving retail character and an **identity** to Assembly Park.



ASSEMBLY PARK

Retail Placemaking Strategy

1. Connections

- Series of **connected** public spaces
- **Two distinct** but complementary **retail precincts**.

2. Views + Vistas

- Warm **pedestrian friendly** retail.
- Retail facades contrast with aesthetic of residential facades.
- **Colourful and exciting** lighting, signage and public art

3. New Residential

- An opportunity for a new user group who will be looking for **new amenities**.

4. New Retail

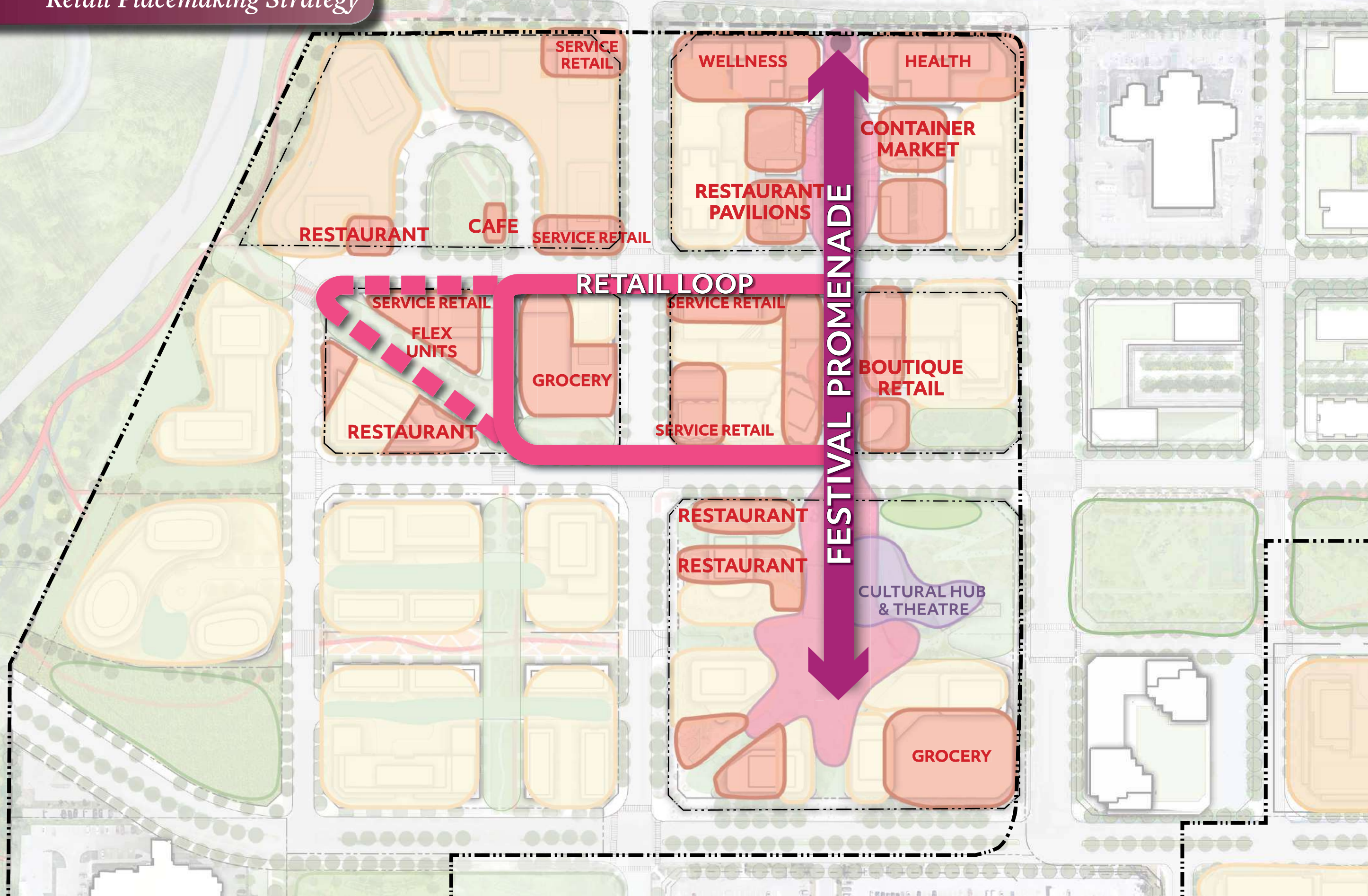
- Create a vibrant **lifestyle driven** retail experience.



ASSEMBLY PARK

Retail Placemaking Strategy

HWY 7



ASSEMBLY PARK

FESTIVAL

Block 3N

Total Residential Units: 2,470

Total GFA: 1,918,900 SF

Res GFA: 1,840,000 SF

Non-Res GFA: 78,900 SF



ASSEMBLY PARK

Block 3N Retail Promenade



Retail Pavilions & Pop-ups



Pedestrianized Landscape



Light Sculptures + Public Art

ASSEMBLY PARK

Block 3N *Retail Promenade*

Restaurant pavilions surround the central urban grove and sunken lawn, providing a **pedestrian scaled** character and animation to the space. The urban grove and sunken lawn provide **places for gathering and community events** supported by the retail pavilions.



ASSEMBLY PARK

Block 3N *Retail Promenade*

Lighting, seating, public art, and landscape features create a unique **public realm** for the Retail Promenade and spaces for **outdoor enjoyment**.



ASSEMBLY PARK

Block 3N
Retail Promenade

An opportunity to introduce smaller scale retail and food and beverage uses within a **flexible and programmable** space. The patio courtyard bordered by the **container retail** provides a unique **placemaking experience** and intimacy within the Retail Promenade that can transform throughout the seasons.



ASSEMBLY PARK

BRAVO

FESTIVAL
South VMC

Block 3S

Total Residential Units: 1,564

Total GFA: 1,256,432 SF

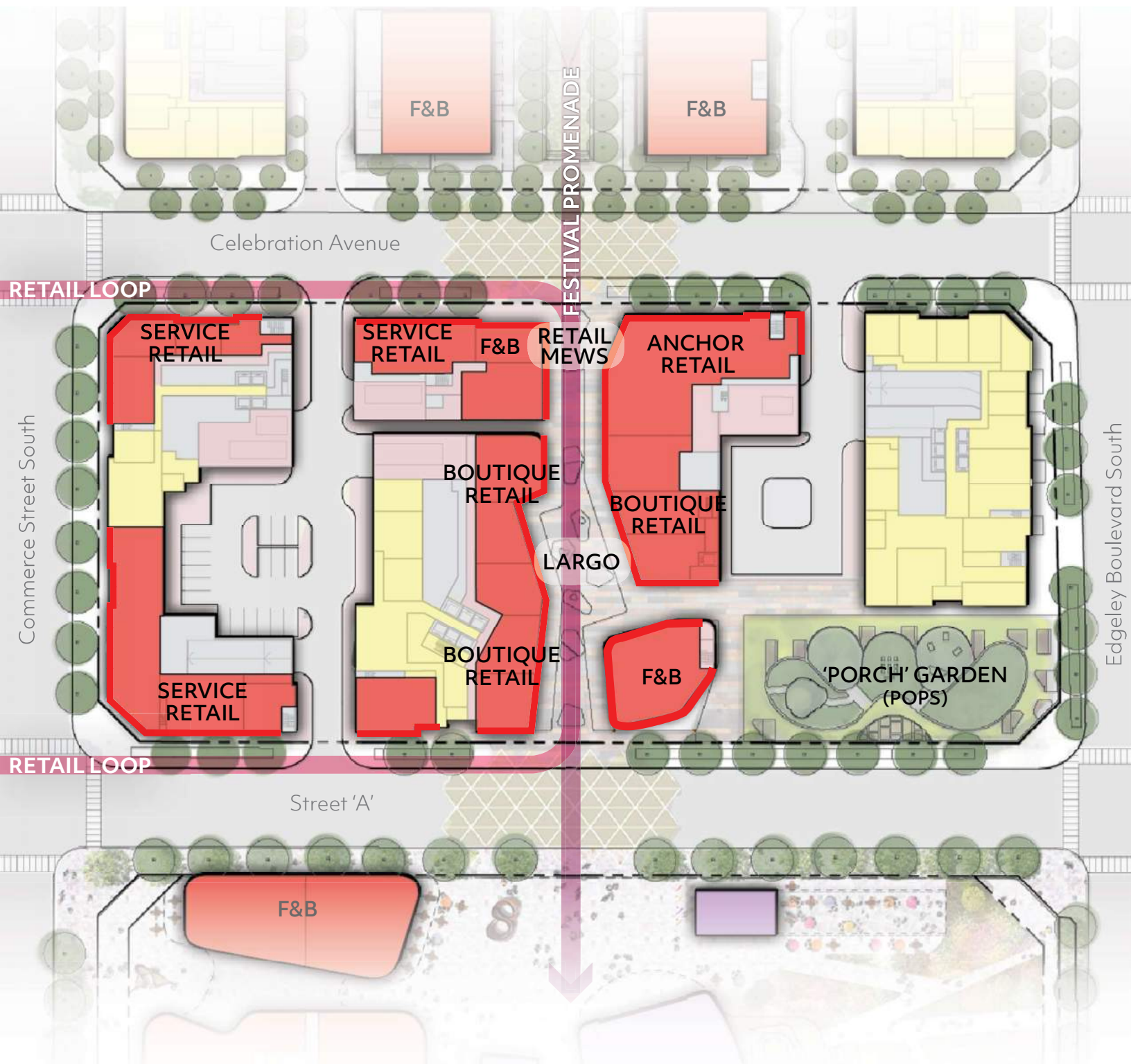
Res GFA: 1,192,890 SF

Non-Res GFA: 38,867 SF



ASSEMBLY PARK

Block 3S Retail Mews



Canopies & Catenary Lighting



Intimate Retail & Mews Patios



Landscape Seating

The retail mews creates an **intimate** space for **patios** and shopping, with **landscaped seating and canopies** spread throughout the mid-block of the retail mews. The heart of the retail mews includes small-format **'best in class' boutique retail** shops including specialty food, cafes and restaurants, with larger anchors such as LCBO and restaurants at the edges.



ASSEMBLY PARK

Block 3S Retail Mews

A consistent architectural framework with **premium materiality** provides a backdrop for each storefront to plug into, allowing for the retail and **boutique retailers** to bring **individual character** and variety to the Retail Mews.



**ASSEMBLY
PARK**

Block 3S
Retail Mews



ASSEMBLY PARK

Block 3S
POPS



CULTURAL SQUARE

Block 6E

Total Residential Units: 1,945

Total GFA: 1,501,996 SF

Res GFA: 1,393,476 SF

Non-Res GFA: 108,520 SF

ASSEMBLY PARK

Block 6E Cultural Square



Cultural Hub



Cultural Hub



Public Amenity Gardens

ASSEMBLY PARK

Block 6E
Cultural Square



THE STEPS

HANGING
GARDENS

THE CULTURAL
HUB & THEATRE

The CESTINO

THE PIAZZA

SERVICE
PATH

MEANDERING
PATH

DAYCARE

FLORAL
GARDEN

GARDEN
PAVILION

CAFE

CAFE

CAFE

CAFE



ASSEMBLY PARK

Block 6E
Cultural Square



Concept Render - Block 6E Piazza

ASSEMBLY PARK

Block 6E
Cultural Square



Concept Render - Block 6E View toward School

ASSEMBLY PARK

Block 6E
Cultural Square



THE CESTINO

THE PLANTY

THE STRADA
BAKERY

THE STEPS

Concept Render - Block 6E South Corner

ASSEMBLY
PARK

FLATIRON GARDENS

Block 4S

Total Residential Units: 1,556

Total GFA: 1,218,837 SF

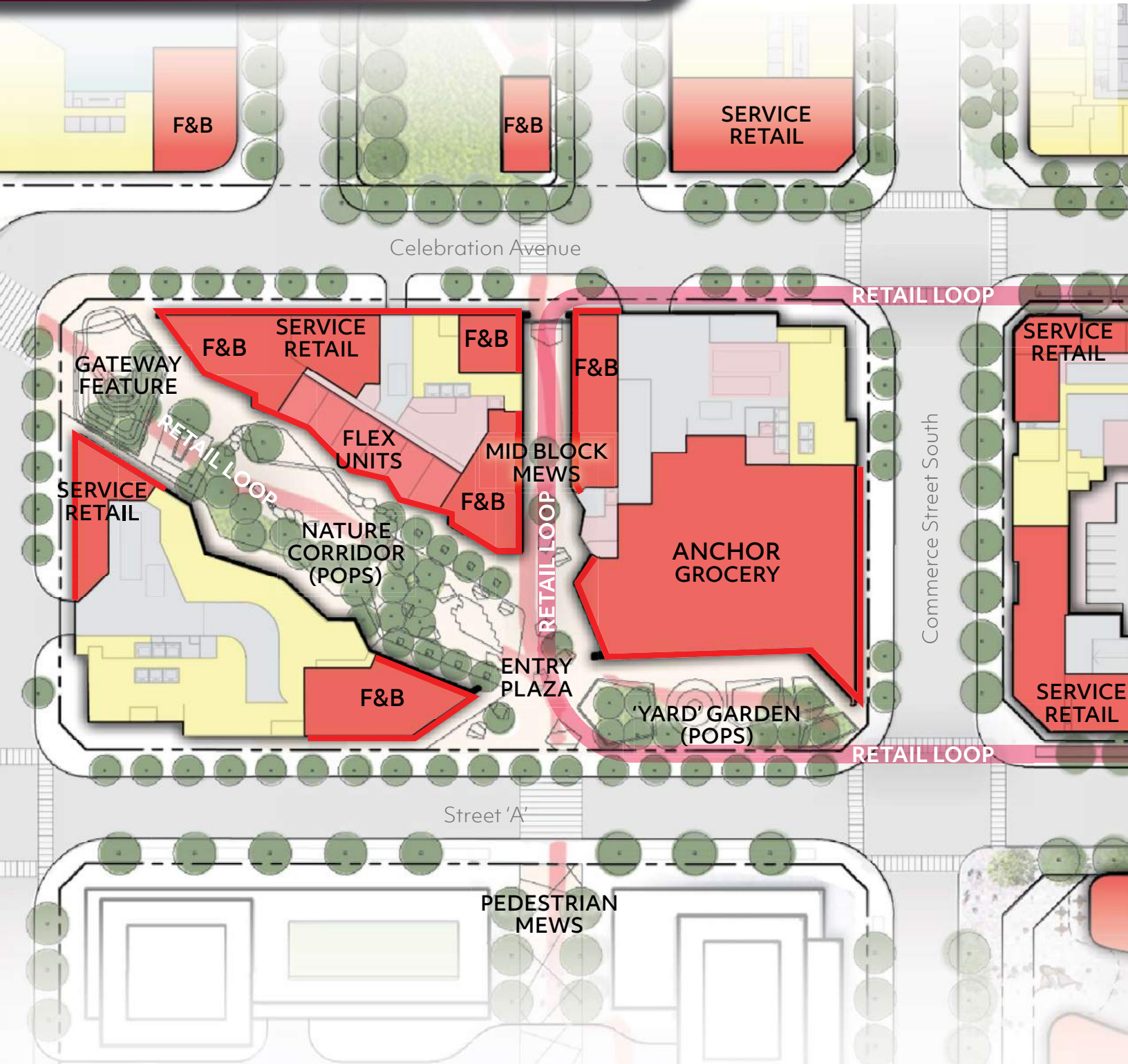
Res GFA: 1,178,375 SF

Non-Res GFA: 40,462 SF



ASSEMBLY PARK

Block 4S Flatiron Garden



Gardens Courtyard



Pedestrian-scaled Retail



Small Urban Plaza

ASSEMBLY PARK

Block 4S *Flatiron Garden*

The 'yard' garden POPS is the front yard to the grocery retailer, providing spaces for **seating and liesure**. This space is connected to the entry plaza, which is the **meeting point of two pedestrian links** and the entry into the nature corridor. The nature corridor includes spaces for patios amongst **vW** with retail animating these landscaped areas.



ASSEMBLY PARK

Block 4S
Flatiron Garden

Food and beverage and **flexible live-work retail units** provides activated frontages to the **nature corridor** and enhances the quality of the space with a complimentary material palette.



ASSEMBLY PARK

Block 4N
Crescent Garden



Urban Parterre



Mixed-Use Podium



Wellness Program

ASSEMBLY PARK

Overall Retail Plan

BLOCK 4N

BLOCK 4S

BLOCK 6E

HWY 7

BLOCK 3N

BLOCK 3S

Celebration Avenue

Street 'A'

Interchange Way

Commerce Street South

Eggleley Boulevard South

