

# Martin Grove & Highway 7

5655, 5657, 5731 and 5781 Highway 7 & 7700 and 7714 Martin Grove Road, City of Vaughan

Official Plan Amendment (OP.22.007)

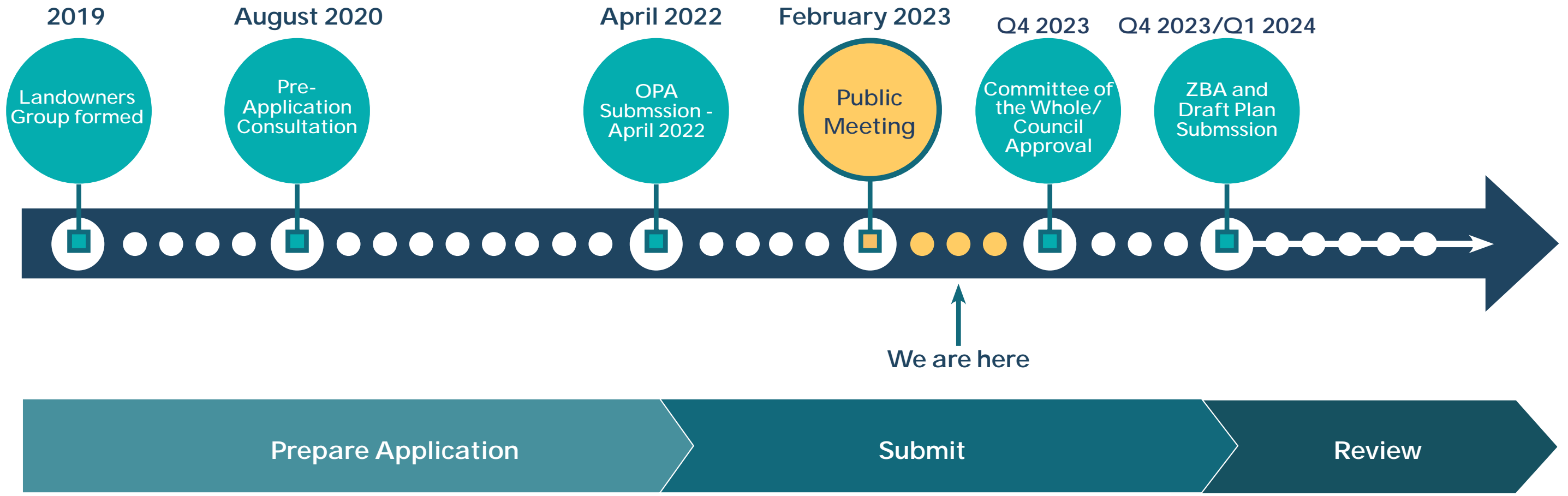
## Height and Built Form Focused Working Group Session

April 11, 2023

# Agenda

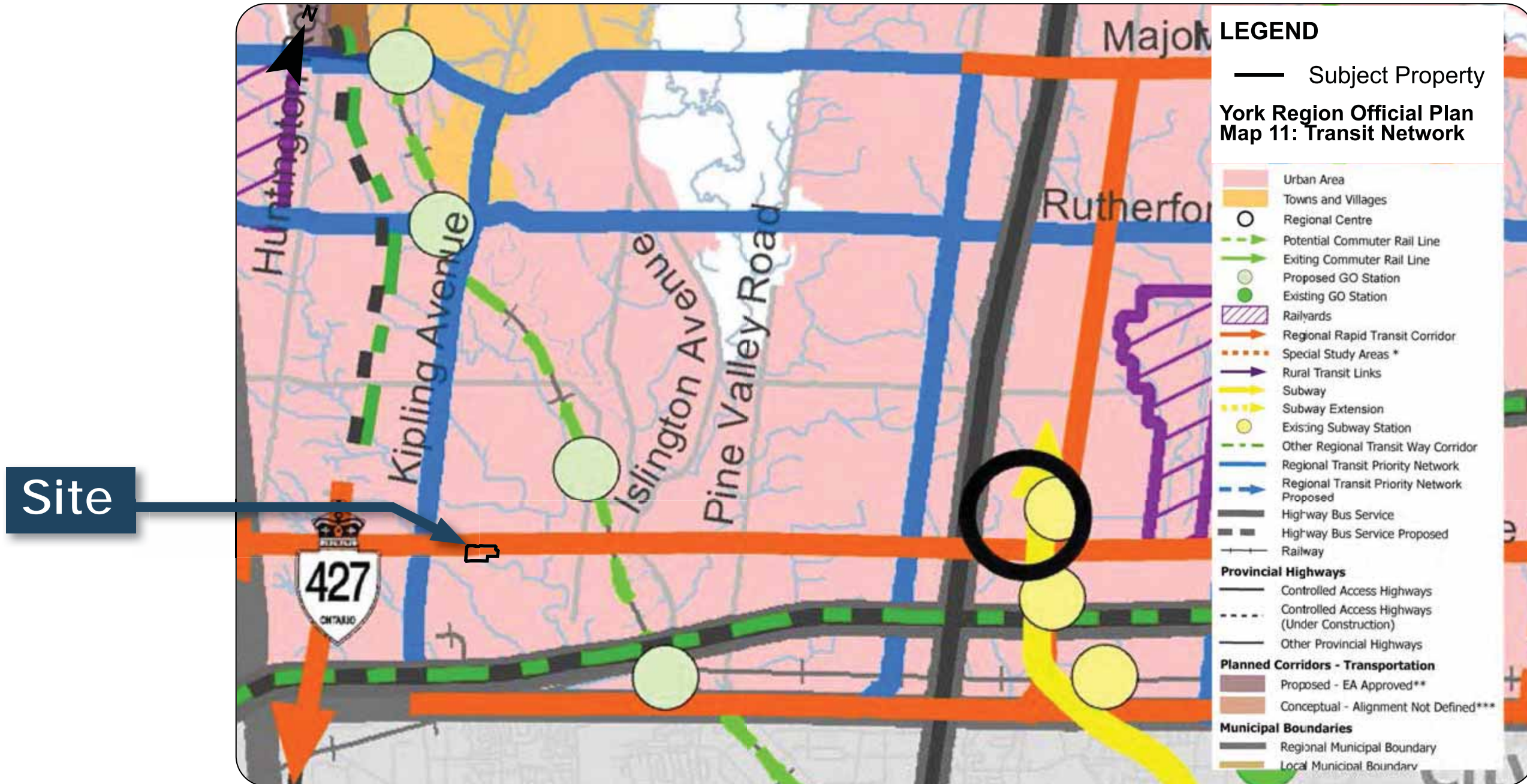
1. Why we are here - OPA
2. Recap of what we heard
3. Overview of the Master Plan / Structuring Moves
4. Phasing Strategy
5. Built Form Strategy
  - Tower/Podium Typology
  - Height Strategy
  - Tower Separation & Floor Plates
  - Sun/Shadow Analysis
6. Built Form and Land Use
  - Retail Uses
  - Residential Uses
  - Community Uses

# Where we are in the Process



# Planning Policy

## York Region Official Plan - Transit Network

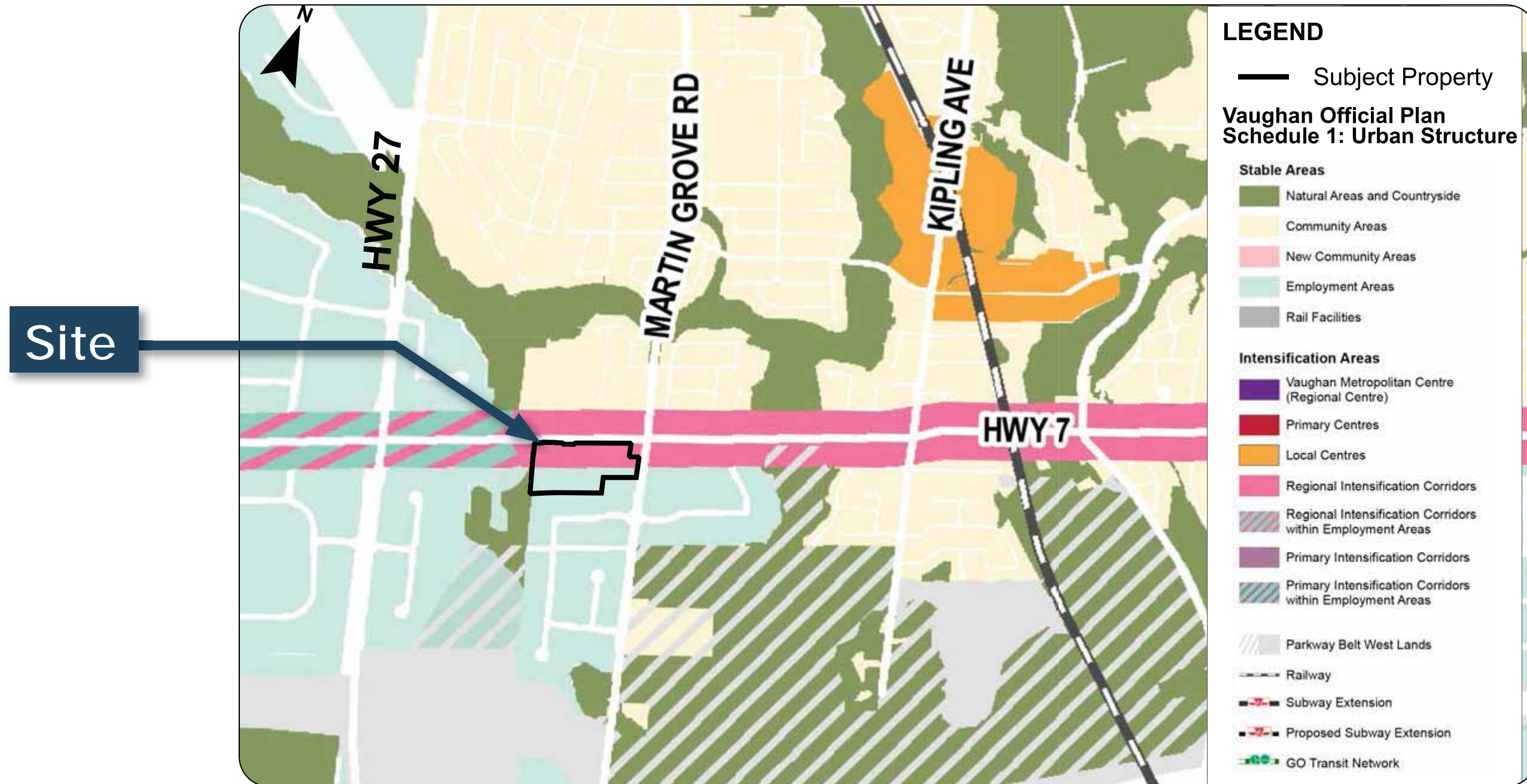


Site located on Regional Rapid Transit Corridor



# Planning Policy

## Vaughan Official Plan - Urban Structure

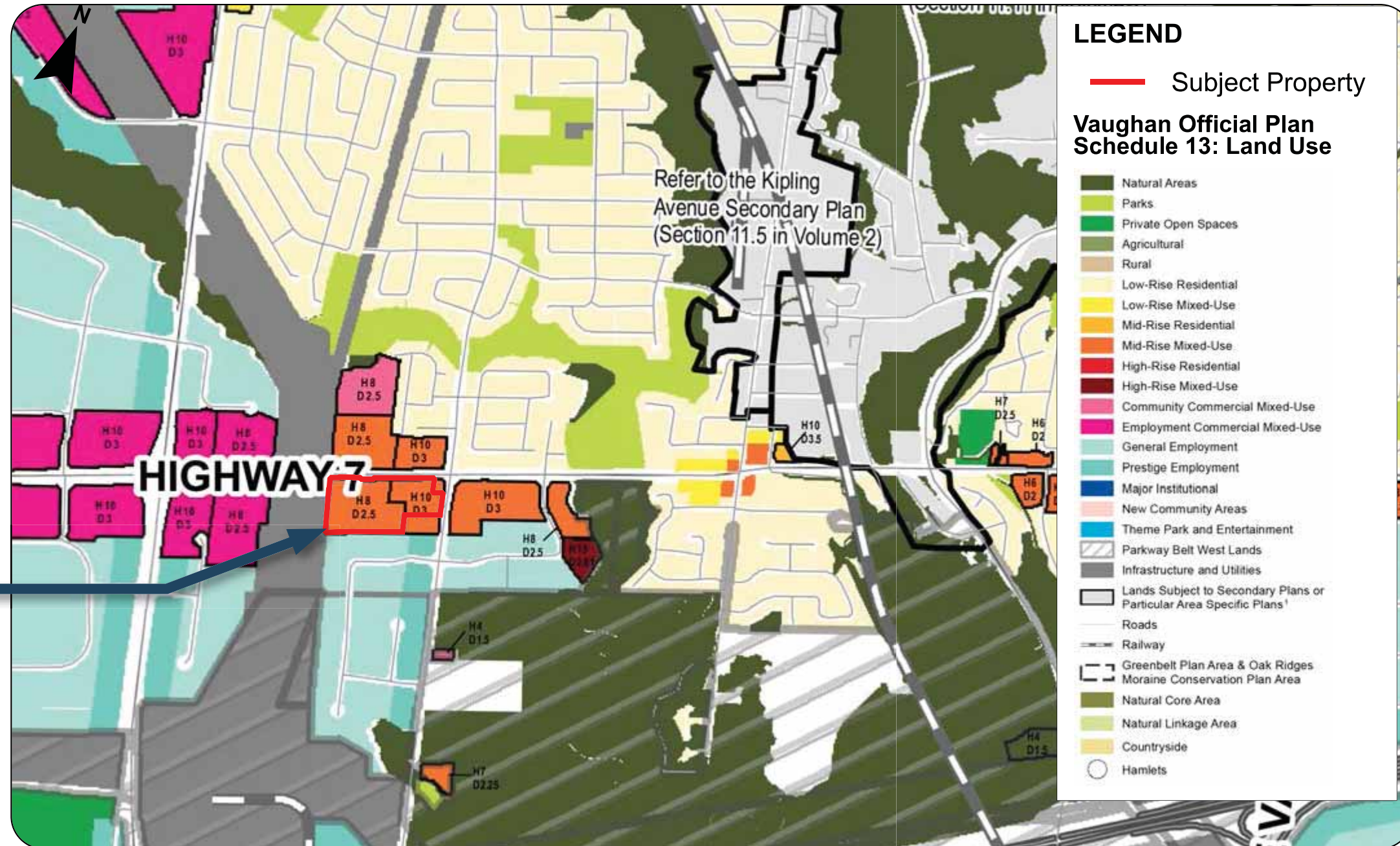


Site located on Regional Intensification Corridor



# Planning Policy

## Vaughan Official Plan - Land Use



Site

Site currently designated as Mid-Rise Mixed-Use

# What We Heard

## Program and Density

- What is the existing GFA for the existing non-res and retail area?
- Are we reducing the number of jobs on site?

## Height and Built Form Strategy

- Why are you proposing tall buildings?
- Will tall buildings negatively change the character of the area?
- Why cannot the higher heights be placed to the rear of the site?
- Need to review where height is positioned on site
- What is the shadow impact of this development?

## Items to Explore Later in the Process

- Explore including a seniors living building?
- Explore mixed tenure- condo and rental?
- Explore including affordable housing?



# Landowners Group

The Highway 7 and Martin Grove Landowners have come together to Reimagine the approximately 17 acres of land at the southwest quadrant of the Highway 7 and Martin Grove Road intersection.





# Site and Surrounding Context

Existing Site: Aerial View

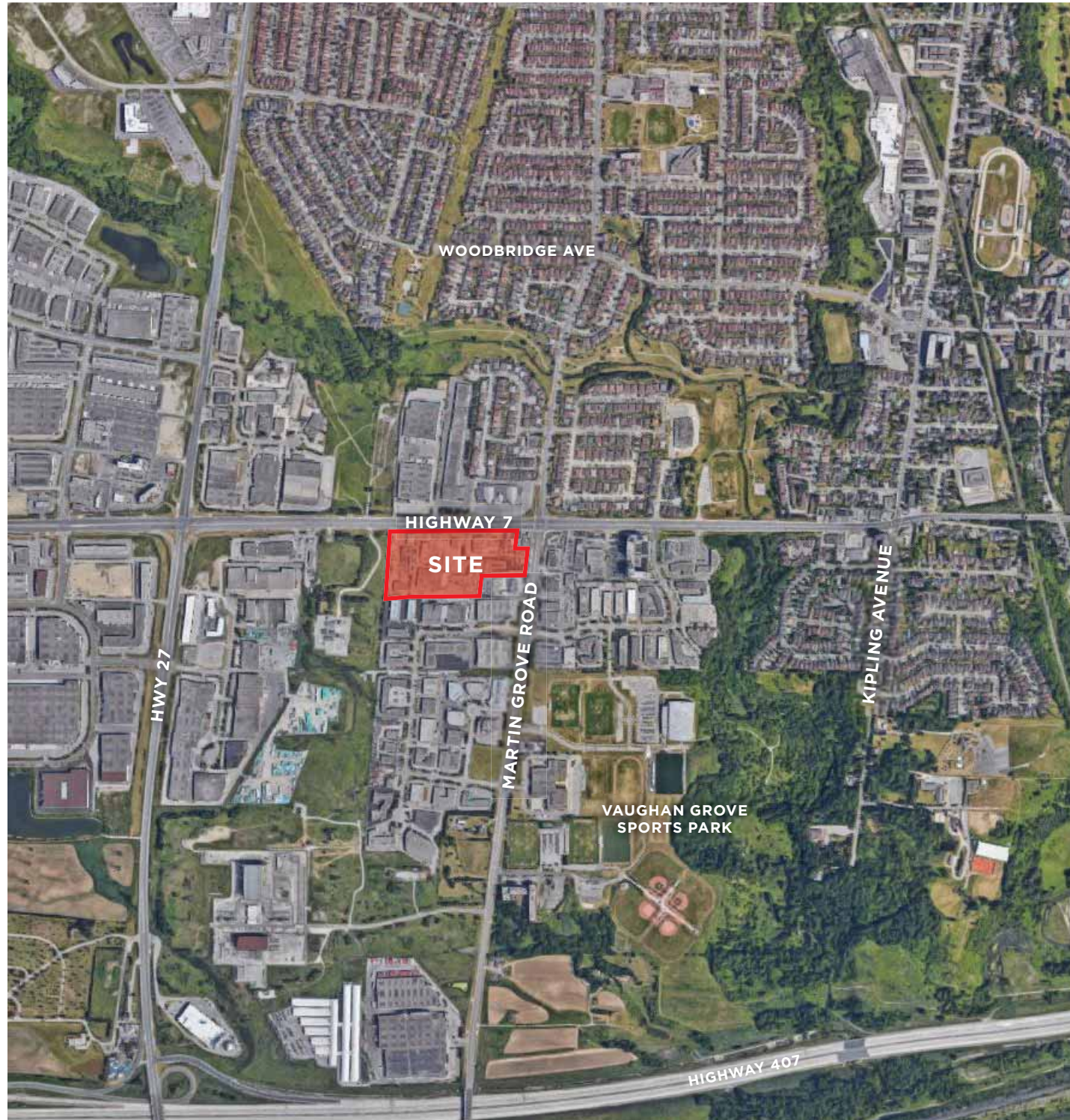


EXISTING CURB CUT





# Site and Surrounding Context



Existing Retail



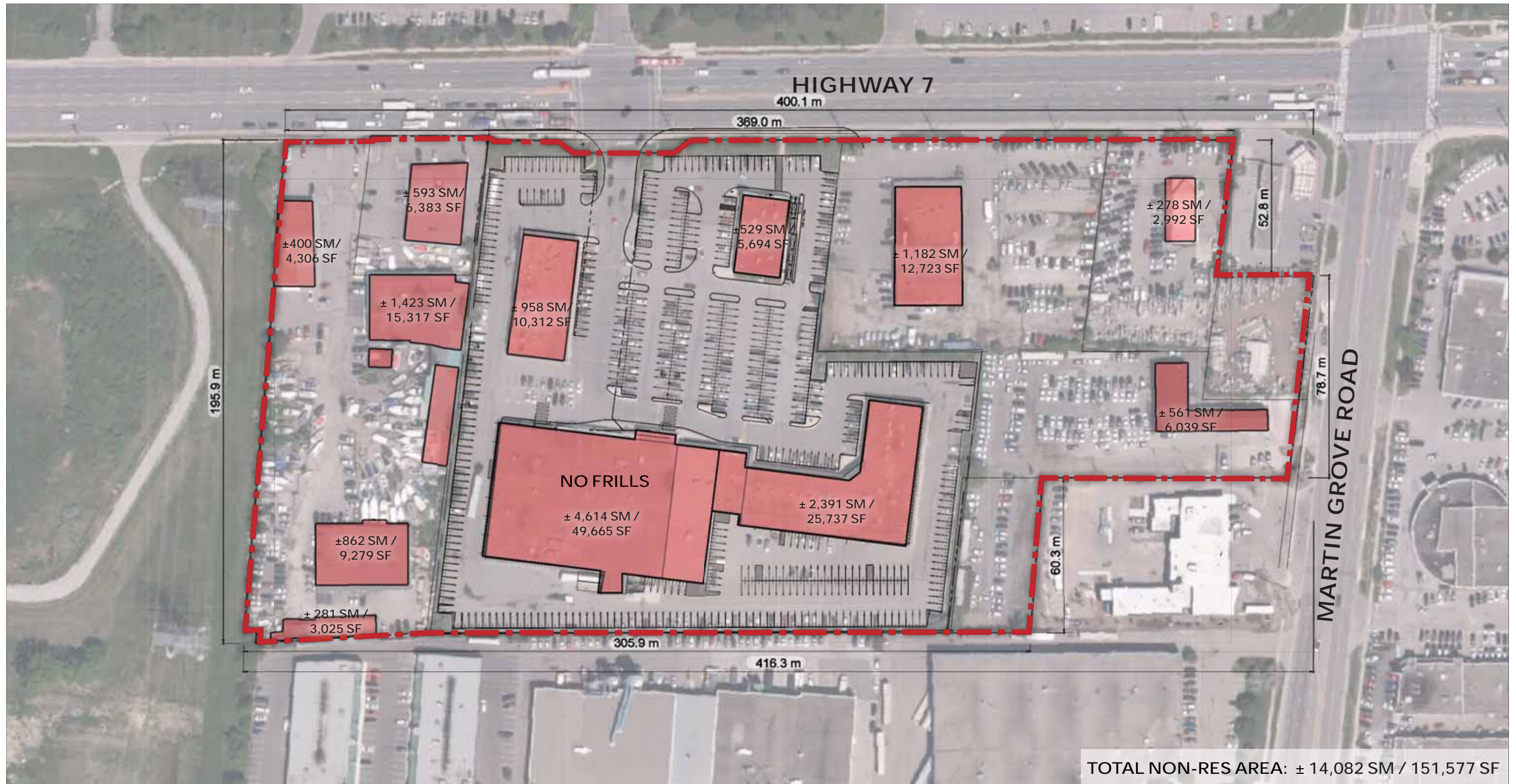
Existing Retail



Existing Retail



# Current Site Conditions

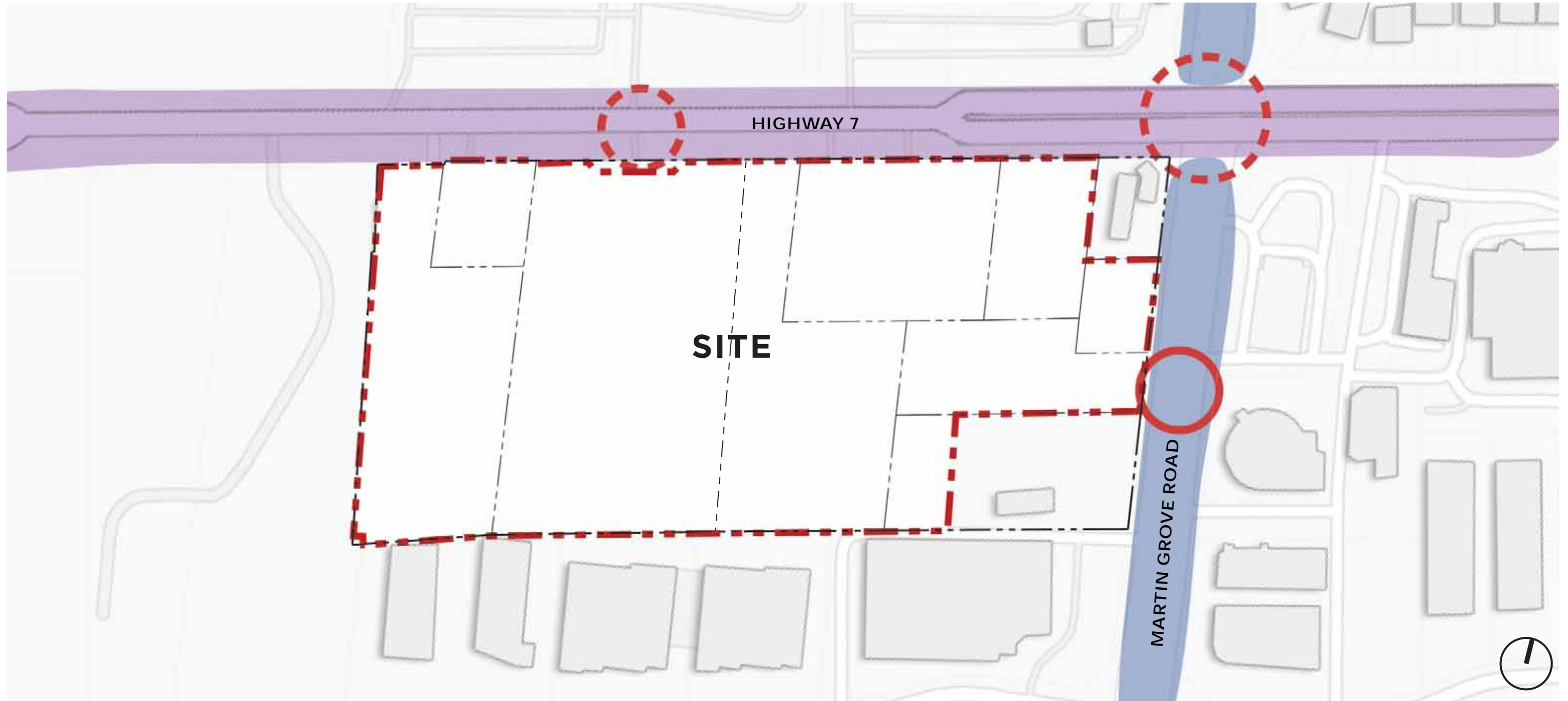


# Overview of the Master Plan / Structuring Moves



# Concept Diagram

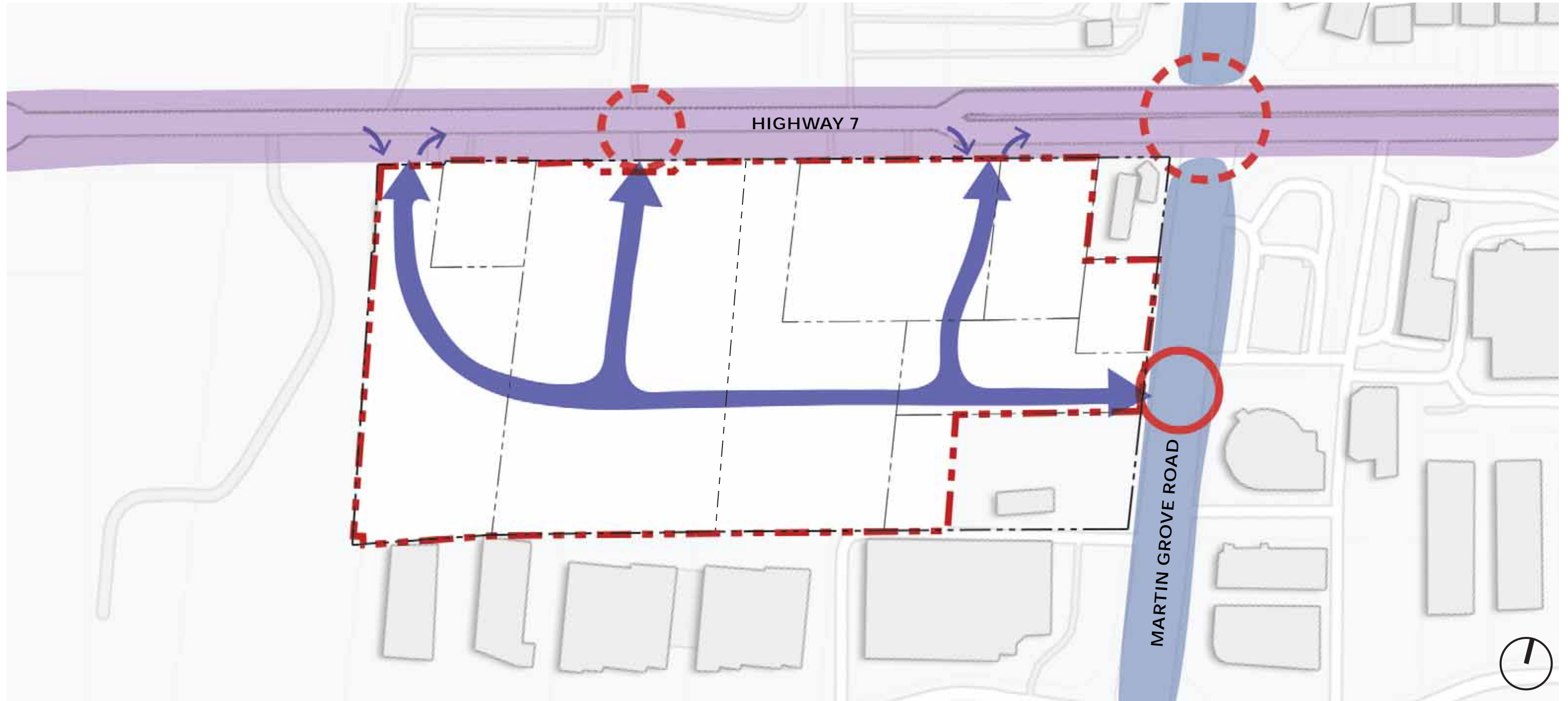
## Existing Intersection



- PROPOSED PUBLIC ROAD
- PROPOSED PRIVATE ROAD/ DRIVEWAY ACCESS
- PEDESTRIAN CONNECTION
- EXISTING SIGNALIZED INTERSECTION
- PROPOSED SIGNALIZED INTERSECTION
- RIGHT-IN / RIGHT-OUT

# Concept Diagram

## Street Network



- PROPOSED PUBLIC ROAD
- PROPOSED PRIVATE ROAD/ DRIVEWAY ACCESS
- PEDESTRIAN CONNECTION
- EXISTING SIGNALIZED INTERSECTION
- PROPOSED SIGNALIZED INTERSECTION
- RIGHT-IN / RIGHT-OUT



# Concept Diagram

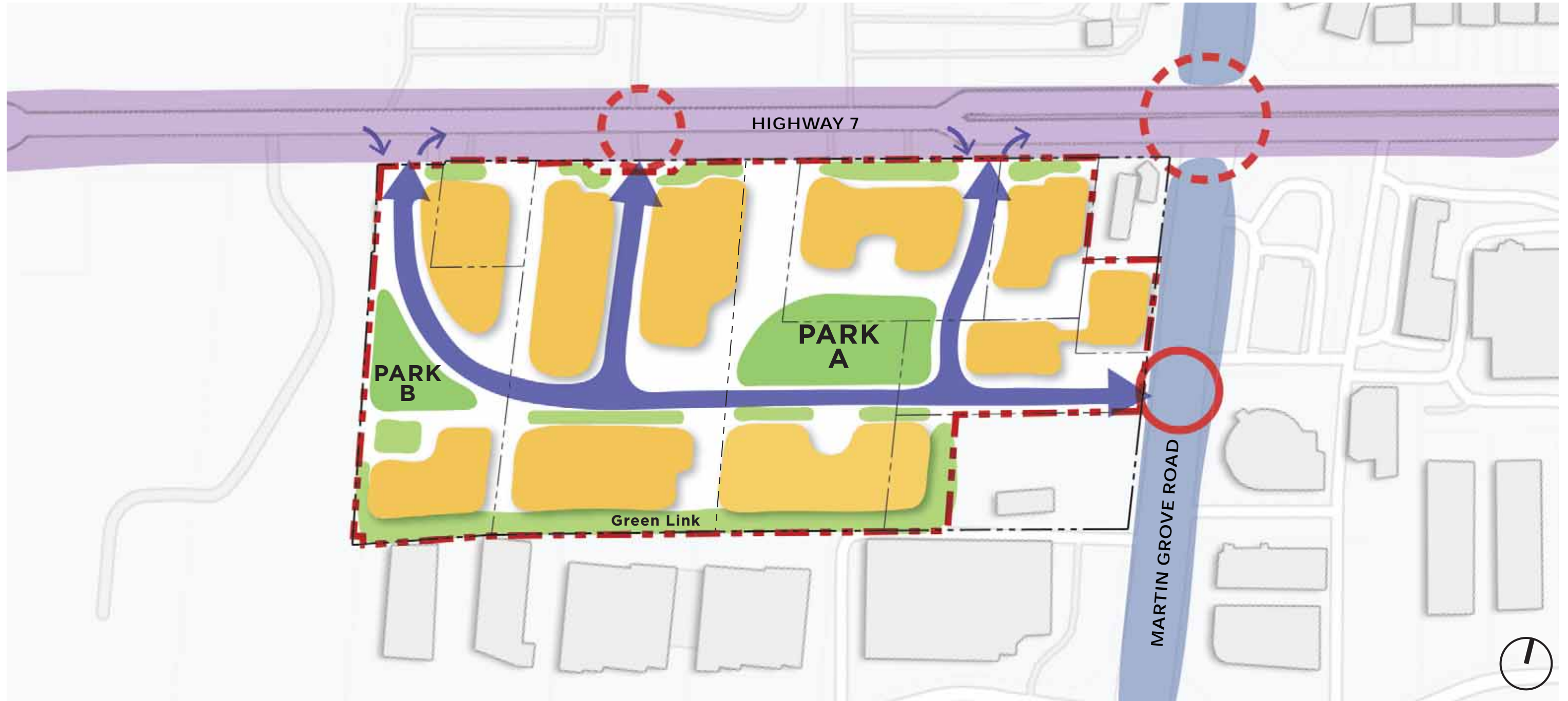
## Parks and Open Space



- PROPOSED PUBLIC ROAD
- PROPOSED PRIVATE ROAD/ DRIVEWAY ACCESS
- PEDESTRIAN CONNECTION
- EXISTING SIGNALIZED INTERSECTION
- PROPOSED SIGNALIZED INTERSECTION
- RIGHT-IN / RIGHT-OUT

# Concept Diagram

## Blocks

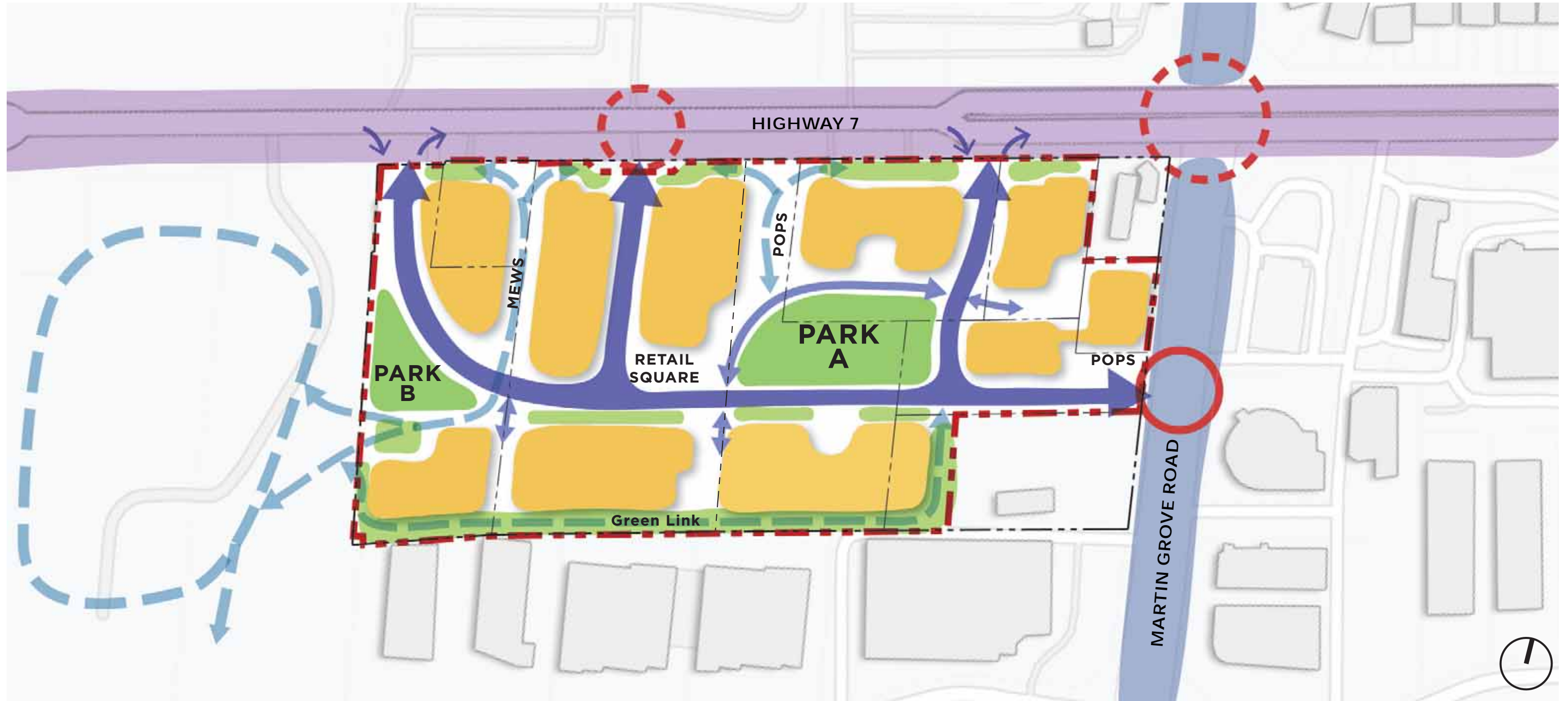


- PROPOSED PUBLIC ROAD
- PROPOSED PRIVATE ROAD/ DRIVEWAY ACCESS
- PEDESTRIAN CONNECTION
- EXISTING SIGNALIZED INTERSECTION
- PROPOSED SIGNALIZED INTERSECTION
- RIGHT-IN / RIGHT-OUT



# Concept Diagram

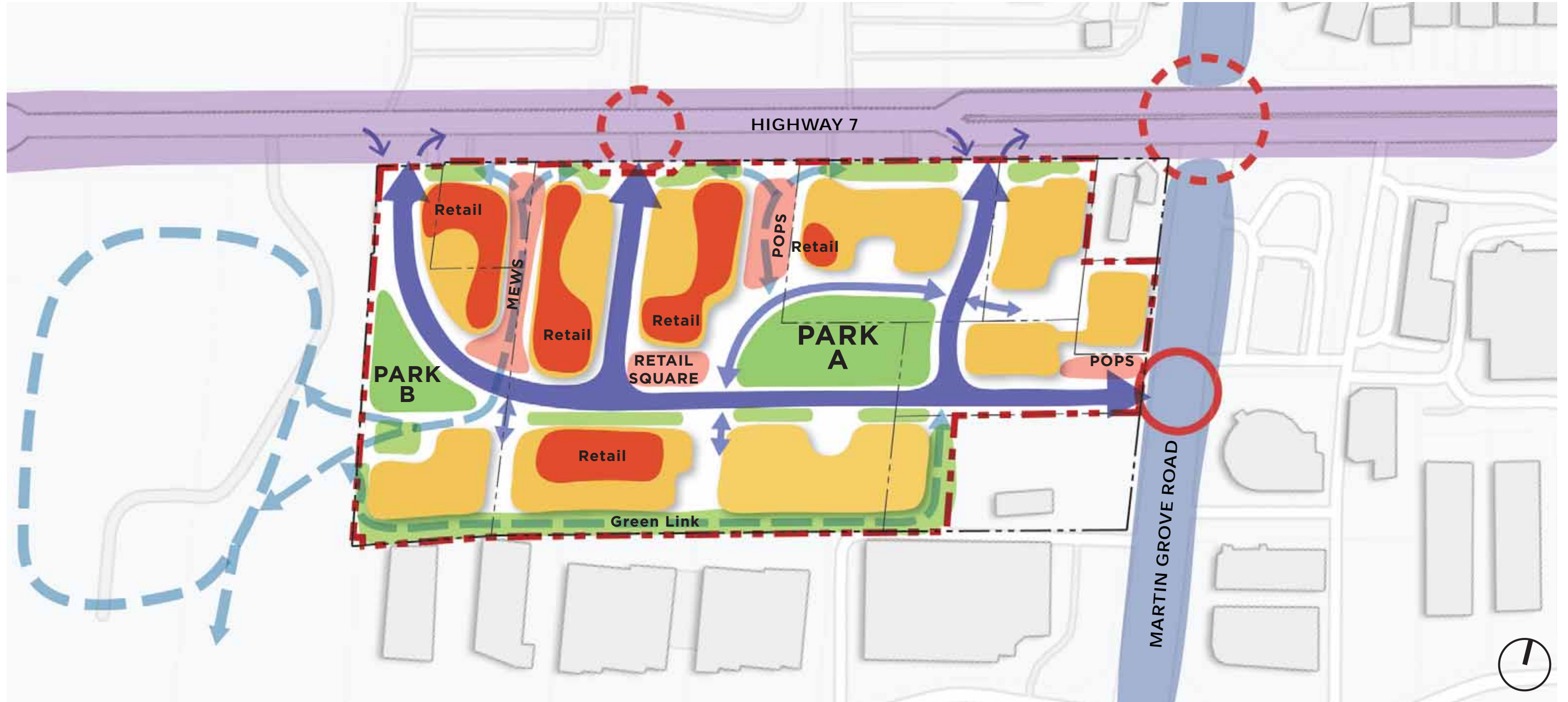
## Pedestrian Connection



- PROPOSED PUBLIC ROAD
- PROPOSED PRIVATE ROAD/ DRIVEWAY ACCESS
- PEDESTRIAN CONNECTION
- EXISTING SIGNALIZED INTERSECTION
- PROPOSED SIGNALIZED INTERSECTION
- RIGHT-IN / RIGHT-OUT

# Concept Diagram

## Ground Floor Animation



- PROPOSED PUBLIC ROAD
- PROPOSED PRIVATE ROAD/ DRIVEWAY ACCESS
- PEDESTRIAN CONNECTION
- EXISTING SIGNALIZED INTERSECTION
- PROPOSED SIGNALIZED INTERSECTION
- RIGHT-IN / RIGHT-OUT



# Master Plan

**6.96 ha** (17.2 AC)  
site area

**3,390**  
residential units

**7,670 m<sup>2</sup>**  
(82,563 SF)  
retail GFA

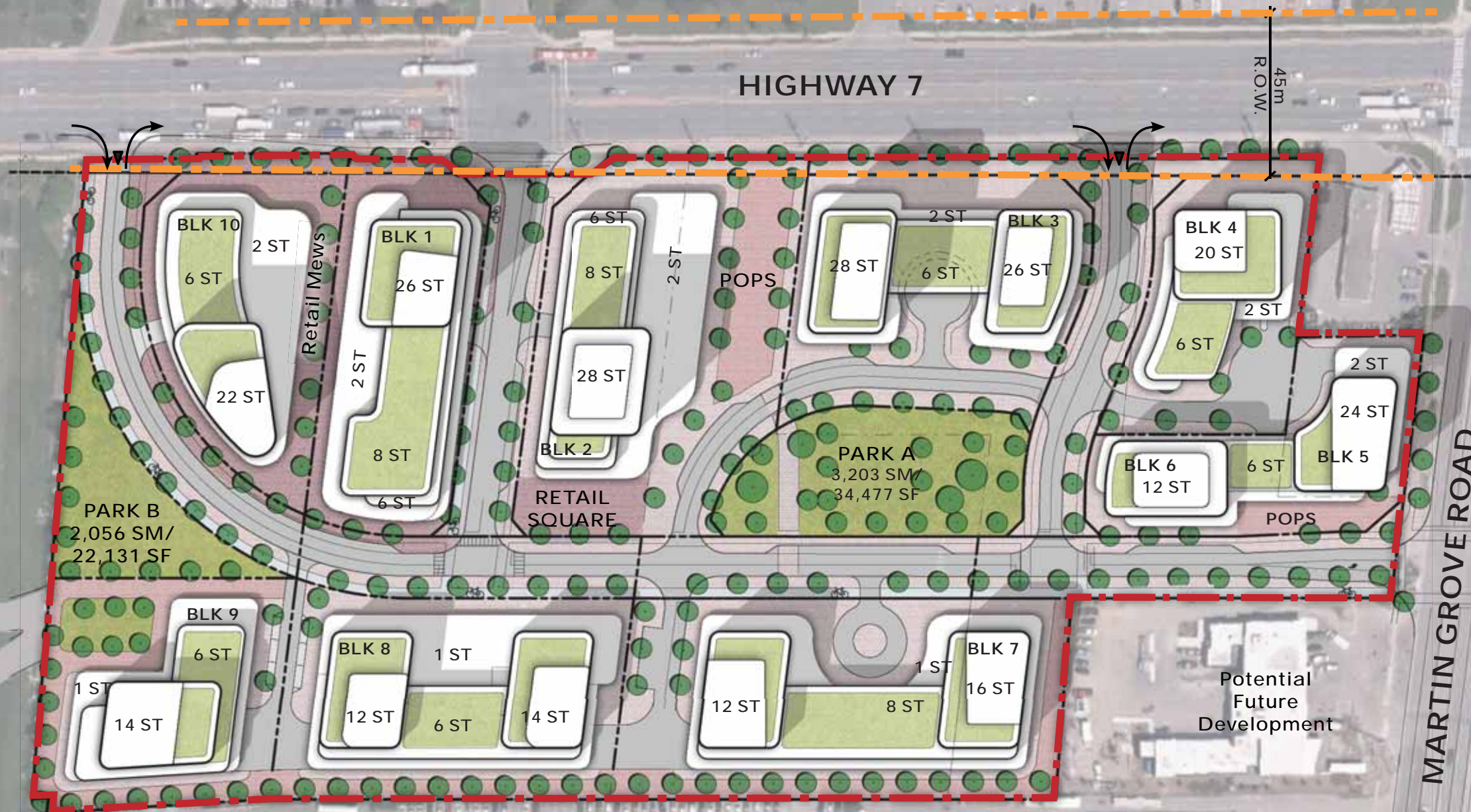
**229,624 m<sup>2</sup>**  
(2,471,657 SF)  
residential GFA

**0.53 ha**  
public parks

**10.6 %**  
parkland  
dedication

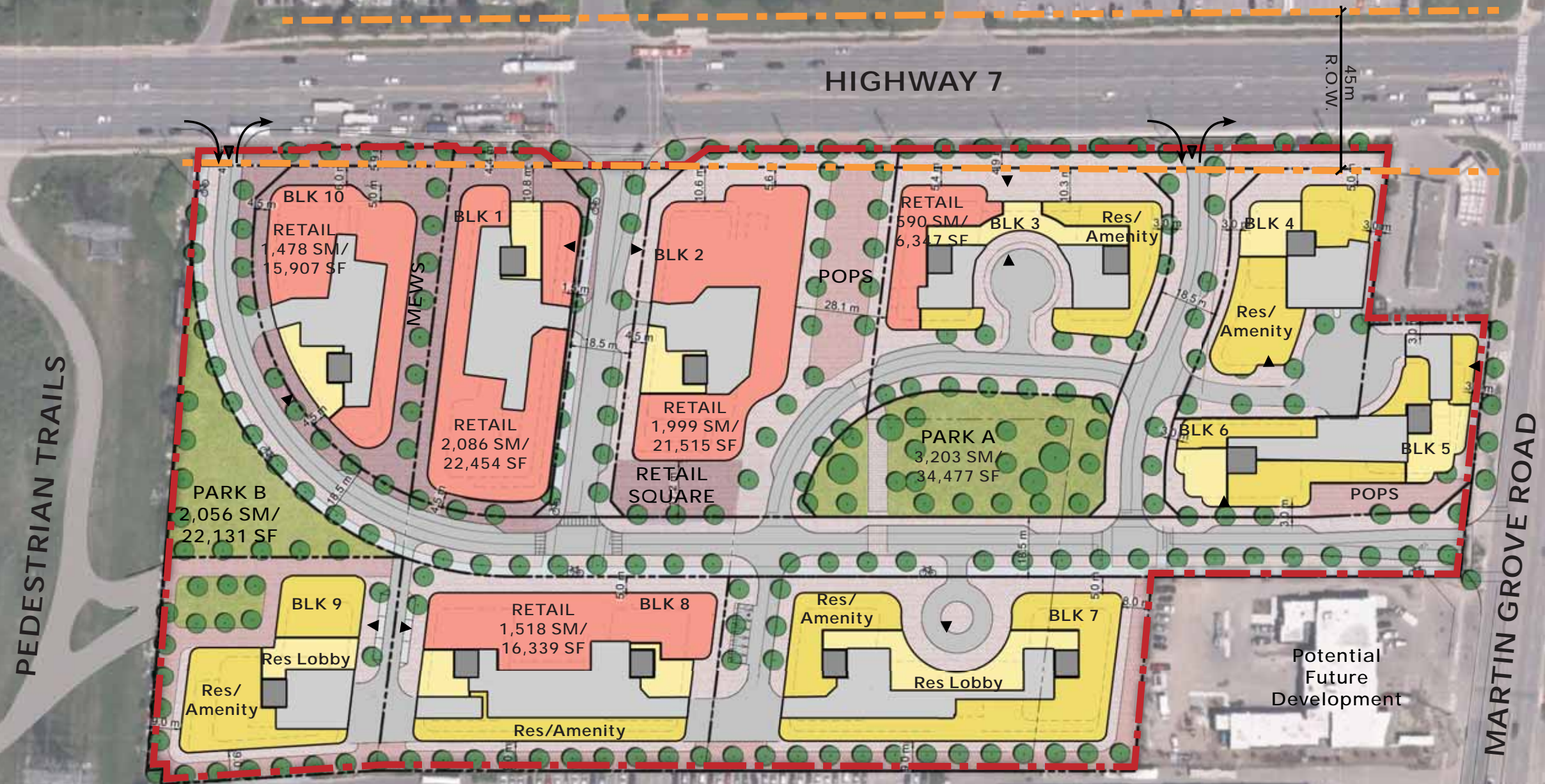
**0.52 ha**  
POPS



**4.01**  
FSI (gross)





# Ground Floor Plan



	Retail		Residential Lobby
	Loading/Service		Residential Amenity / Units

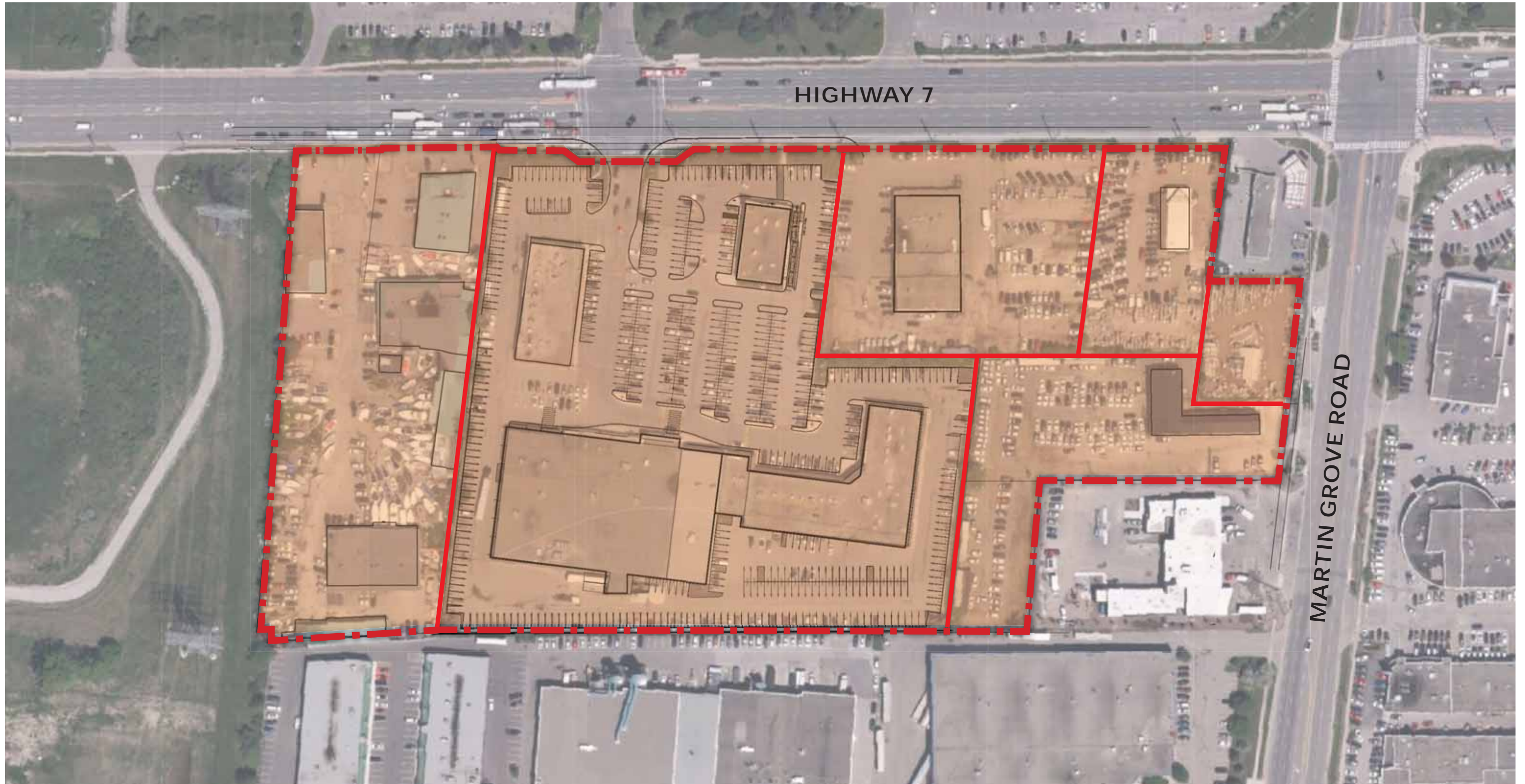


1:1500

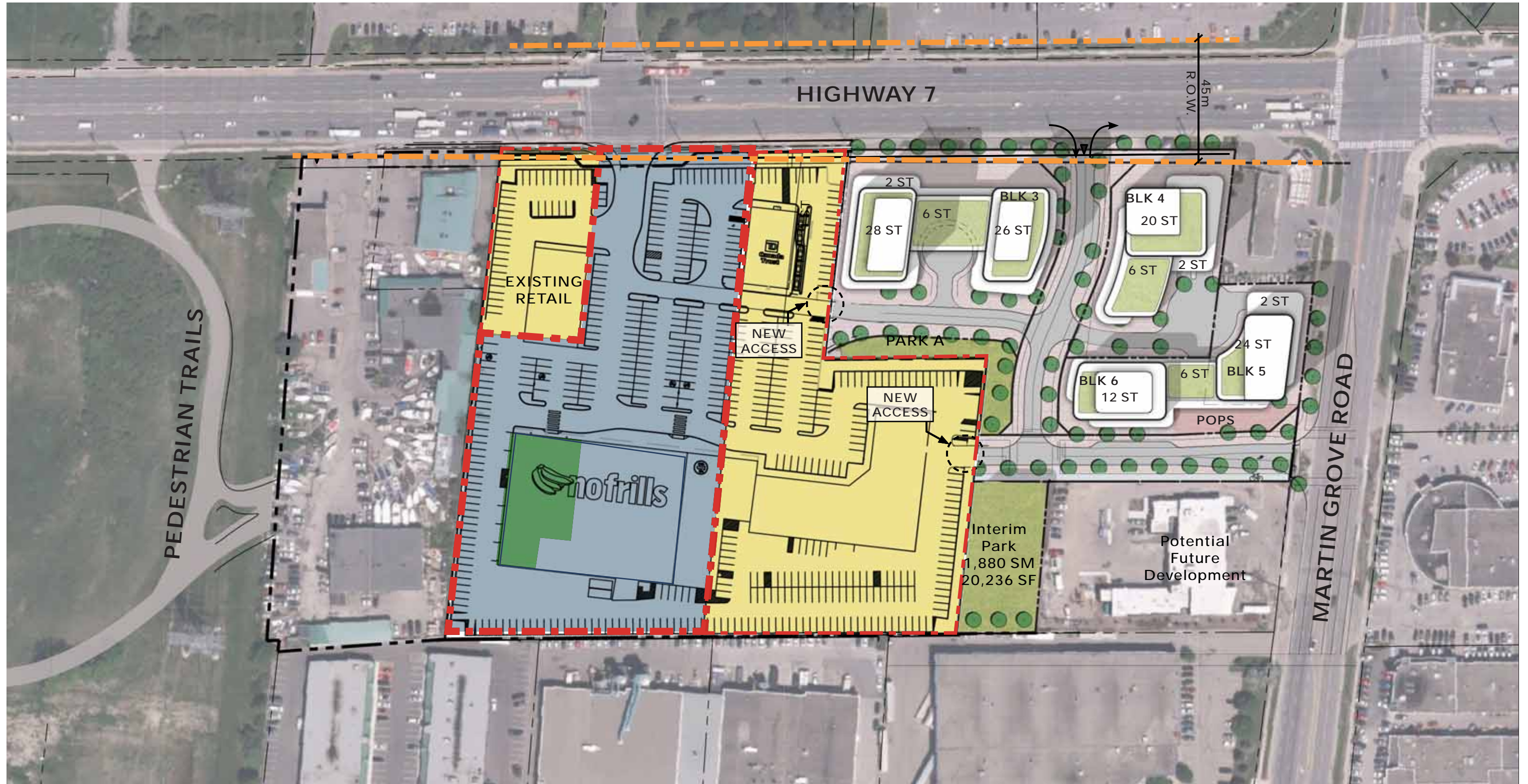


# Phasing Strategy

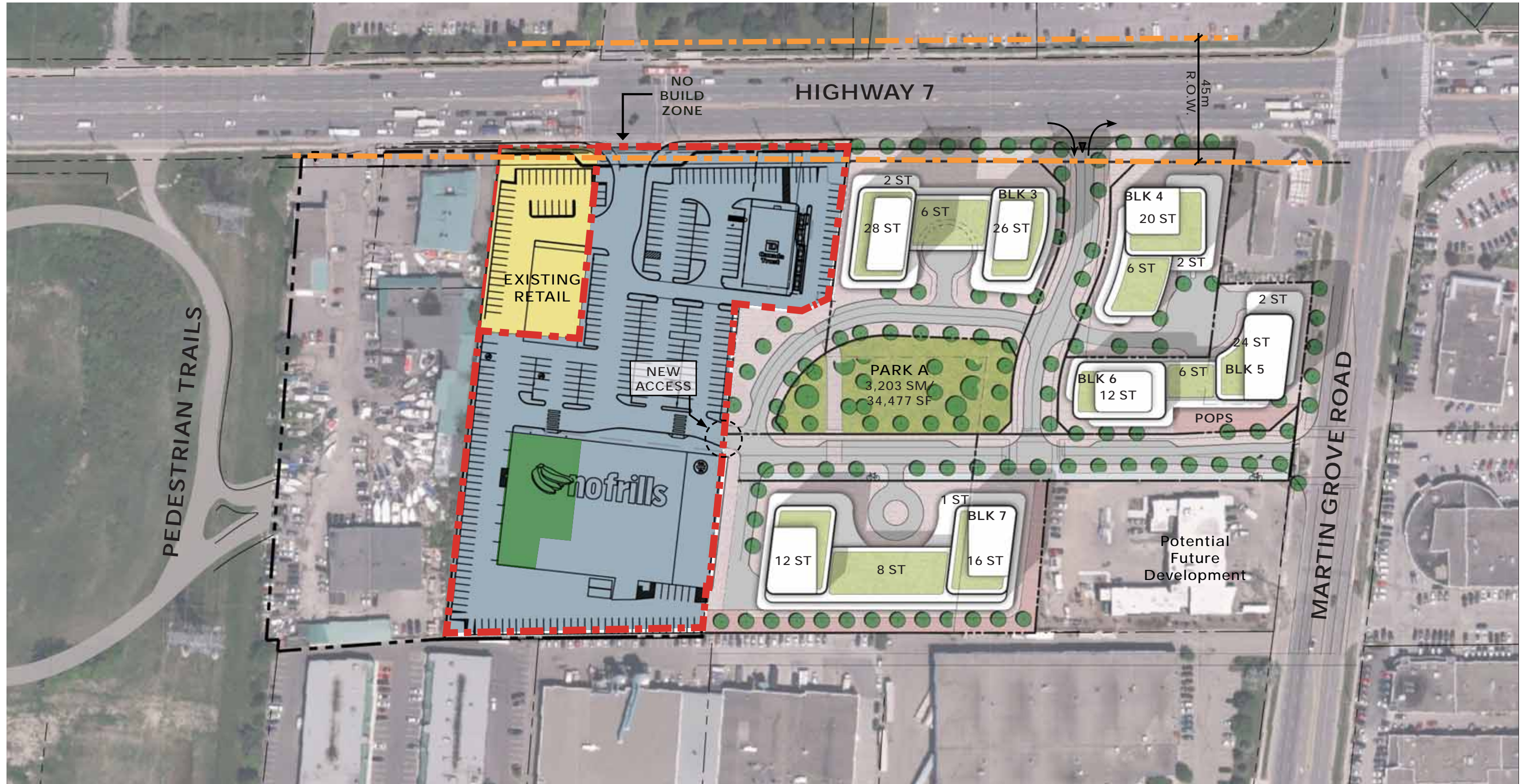
# Existing Site





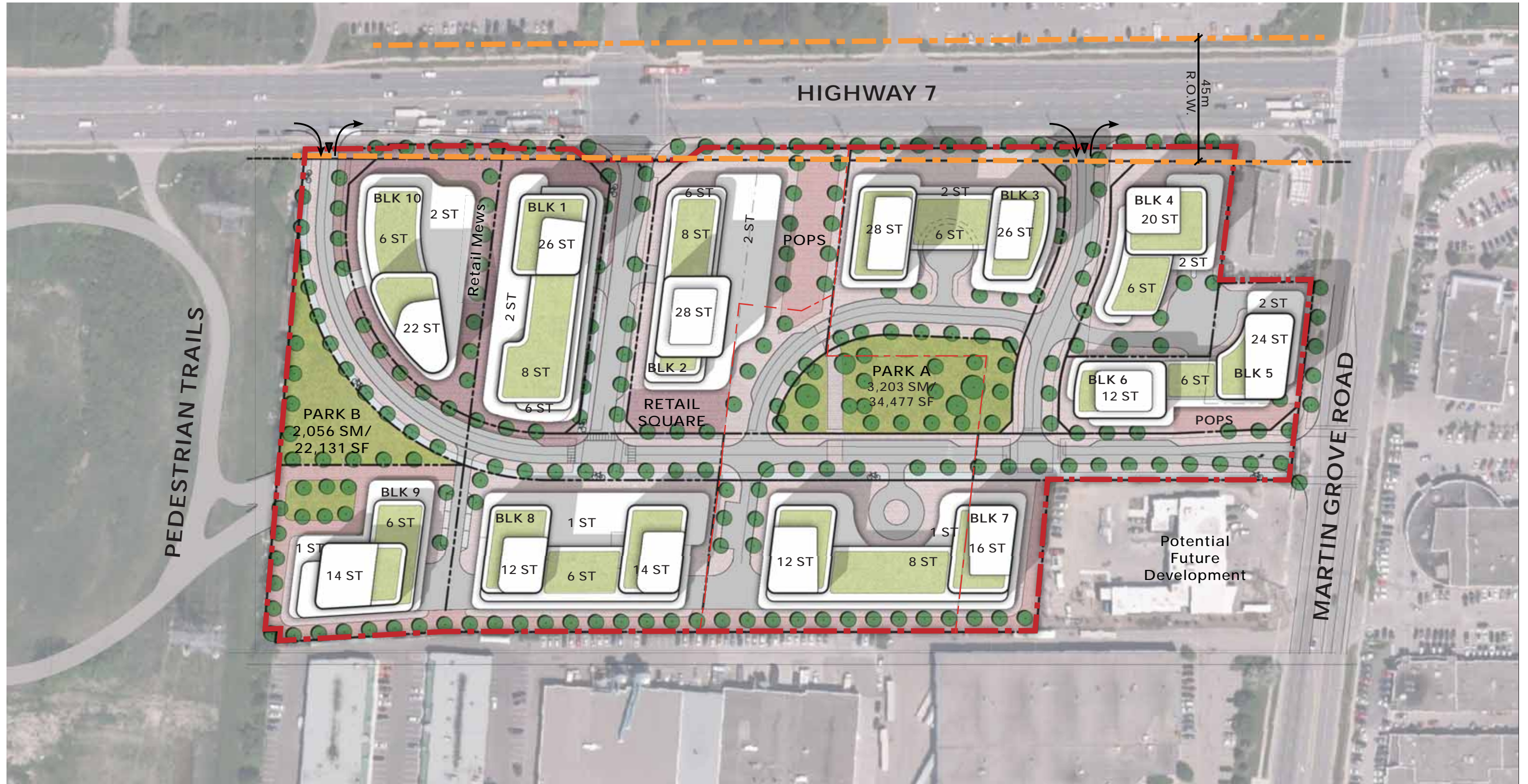






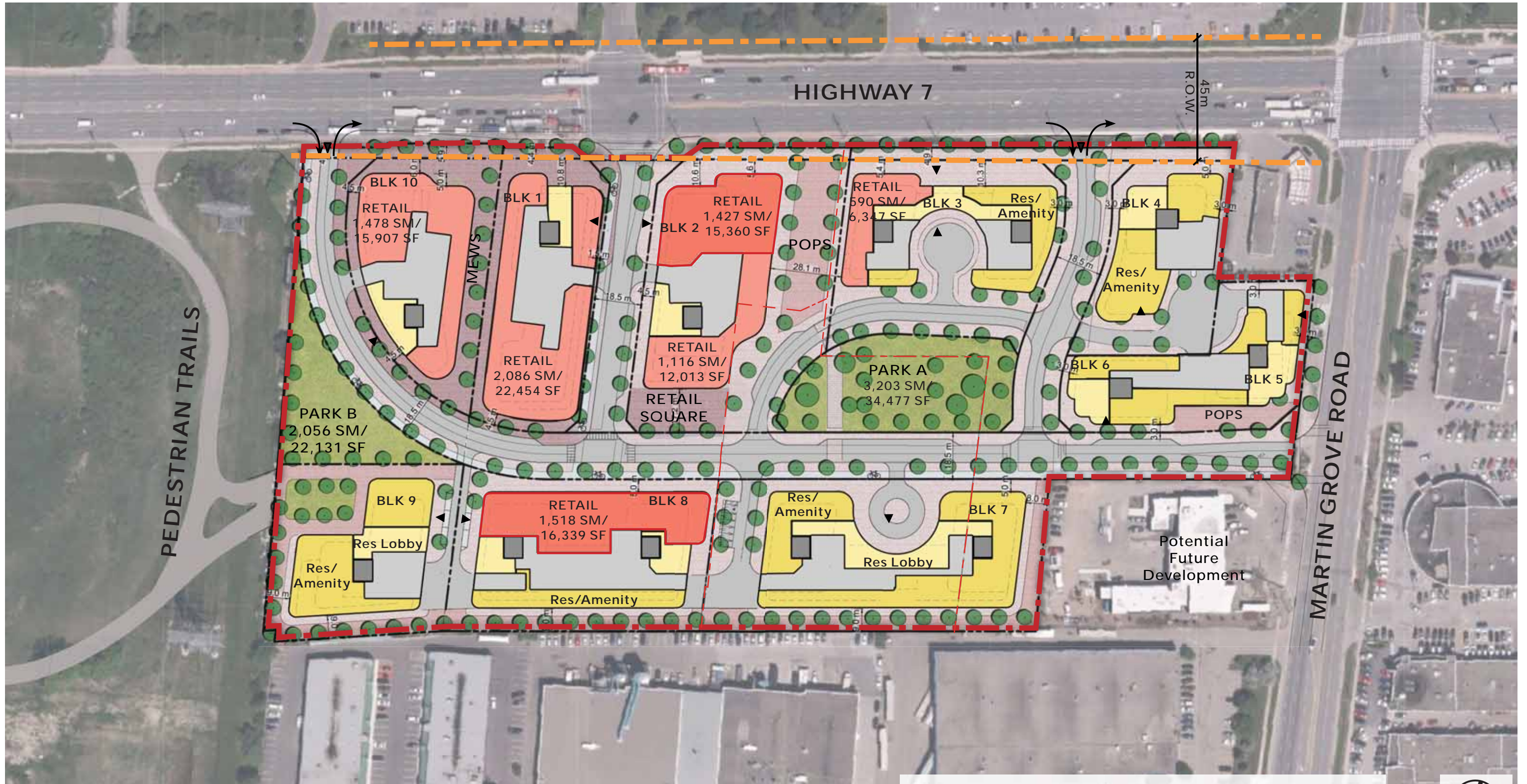


# Master Plan - Full Build Out



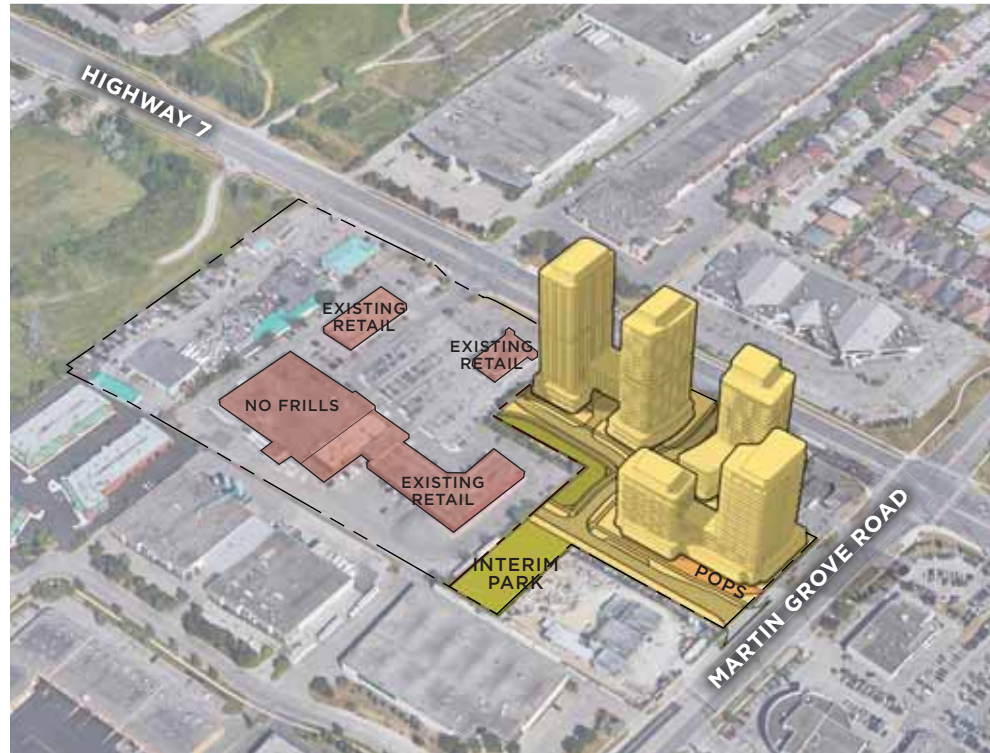


# Ground Floor Plan





# Aerial View - Phasing



## PHASE 1

Blocks 3, 4, 5 & 6

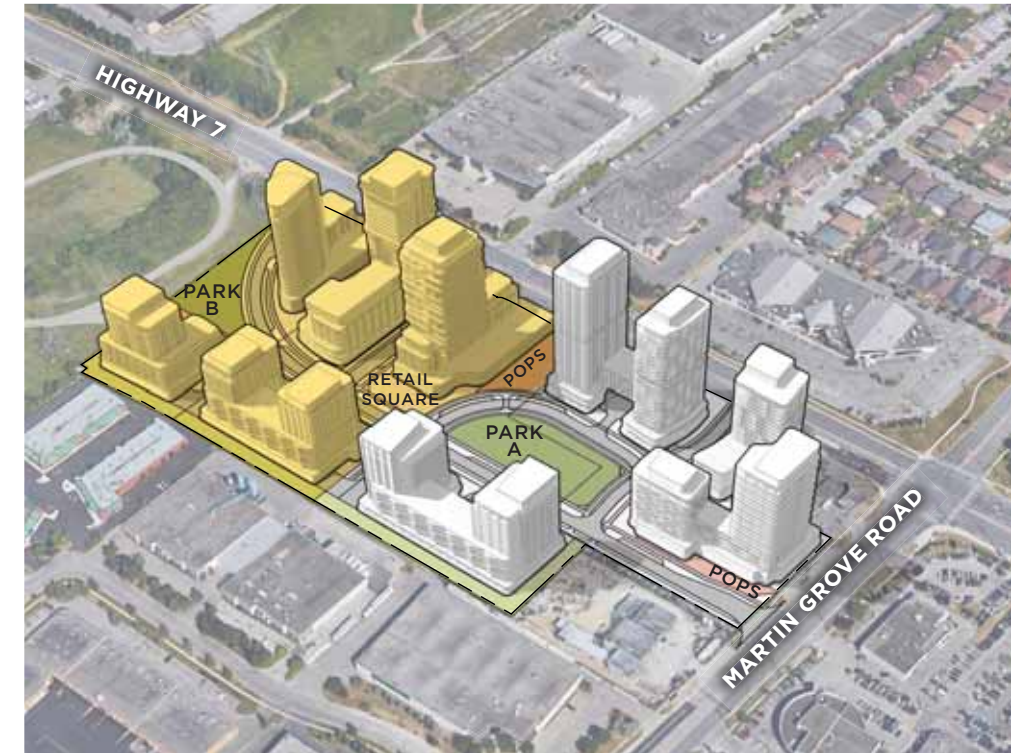
Total GFA:	103,562 m <sup>2</sup>	(1,114,740 SF)
Residential GFA:	87,438 m <sup>2</sup>	(941,179 SF)
Retail GFA:	590 m <sup>2</sup>	(6,347 SF)
Total Units:	1258	



## PHASE 2

Blocks 7 & Park A

Total GFA:	33,464 m <sup>2</sup>	(360,200 SF)
Residential GFA:	28,444 m <sup>2</sup>	(306,170 SF)
Retail GFA:	0m <sup>2</sup>	(0 SF)
Total Units:	406	



## PHASE 3

Blocks 1, 2, 8, 9 & Park B

Total GFA:	142,144 m <sup>2</sup>	(1,530,030 SF)
Residential GFA:	113,742 m <sup>2</sup>	(1,224,308 SF)
Retail GFA:	7,081 m <sup>2</sup>	(76,216 SF)
Total Units:	1726	



# Built Form Strategy



# Tower/Podium Typology

## Built Form Comparison



### 10-15 STOREY MID-RISE

- Long and wide shadows impacting the public realm
- Tall street walls that are imposing to pedestrians, reducing sky view
- Building massing results in reduced quality of public realm



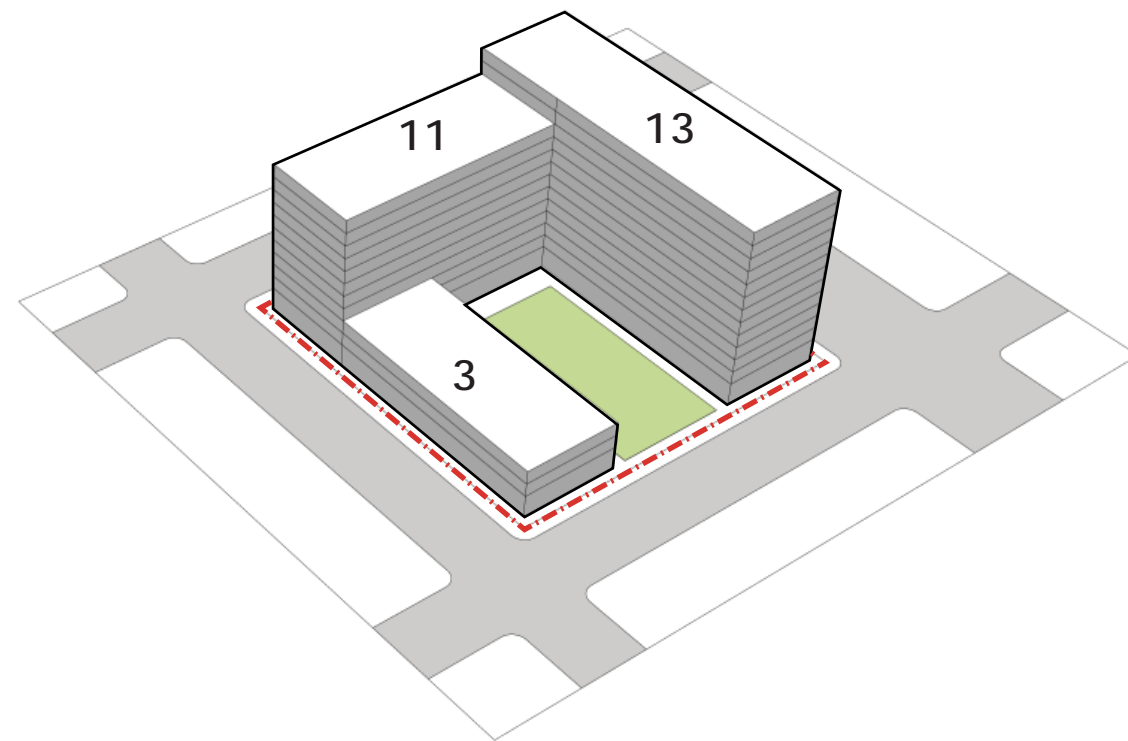
### TOWER AND 6-8 STOREY PODIUM

- Lower street wall shadows and thinner tower shadows that move quickly across the site
- Lower pedestrian-scaled street walls and increased sky view
- Building massing results in enhanced quality of public realm



# Tower/Podium Typology

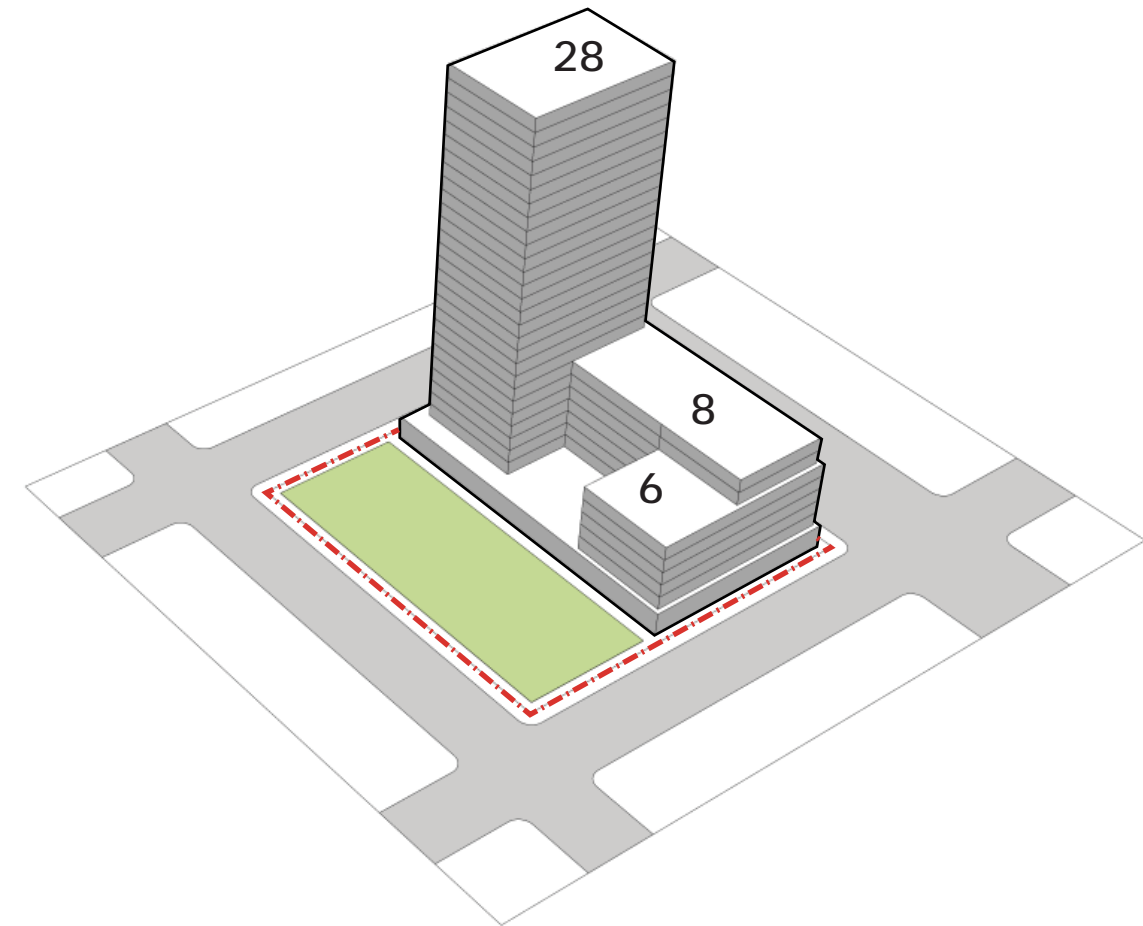
## Built Form Comparison



Site area : 6150 sm

FSI: 5.6

Midrise



Site area : 6150 sm

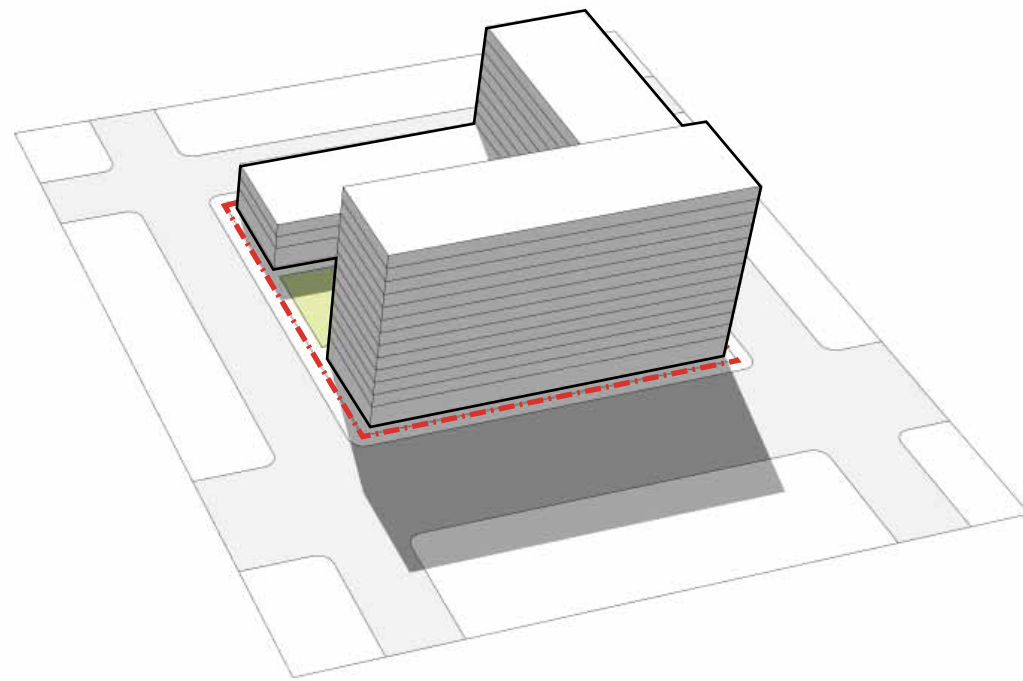
FSI: 5.6

Tower/Podium



# Tower/Podium Typology

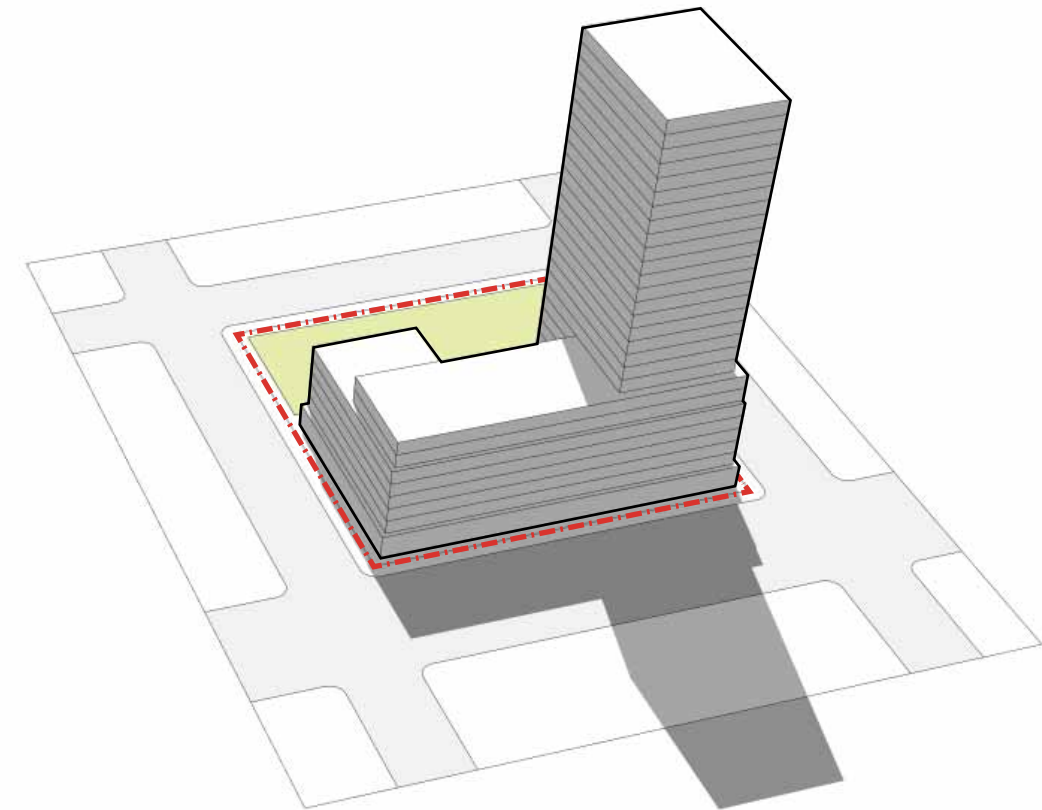
## Shadow Comparison



Site area : 6150 sm

FSI: 5.6

Midrise



Site area : 6150 sm

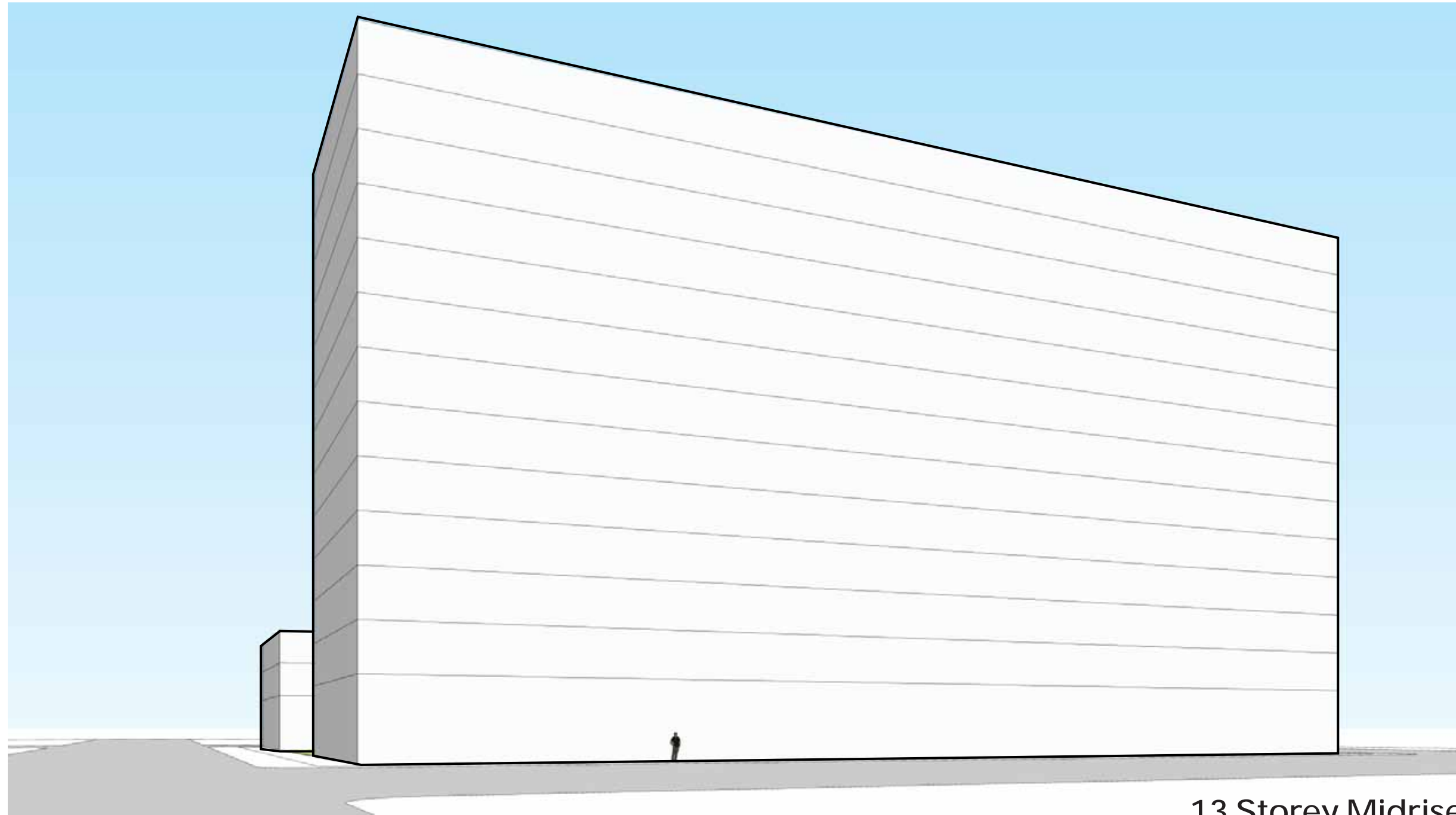
FSI: 5.6

Tower/Podium



# Tower/Podium Typology

## Sky View Comparison

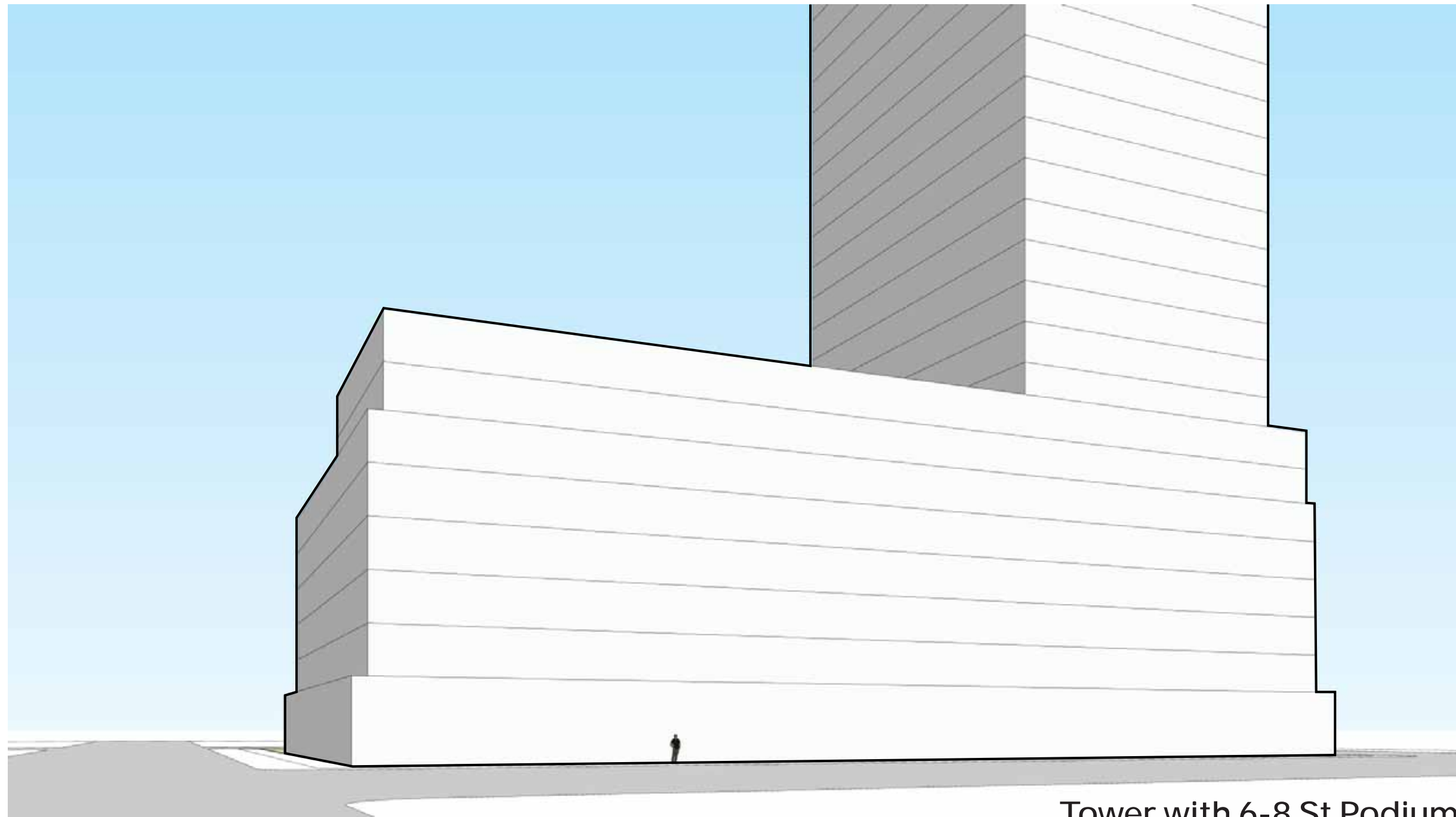


13 Storey Midrise



# Tower/Podium Typology

## Sky View Comparison



Tower with 6-8 St Podium



# Built Form

## Density Comparison



13-15 Storey Midrise

FSI = 4.0



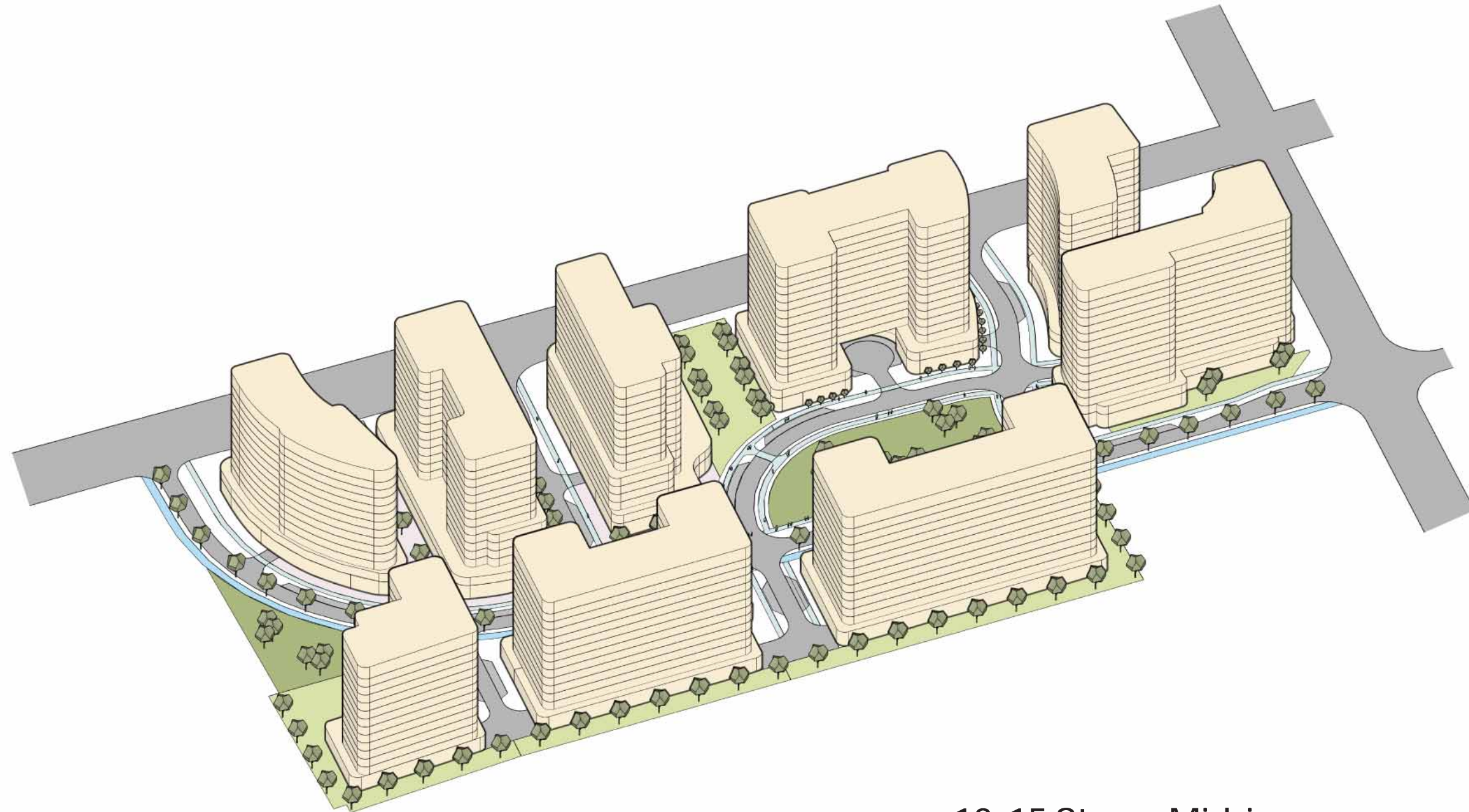
12-28 Storey Tower/Podium

FSI = 4.0



# Built Form

## Density Comparison



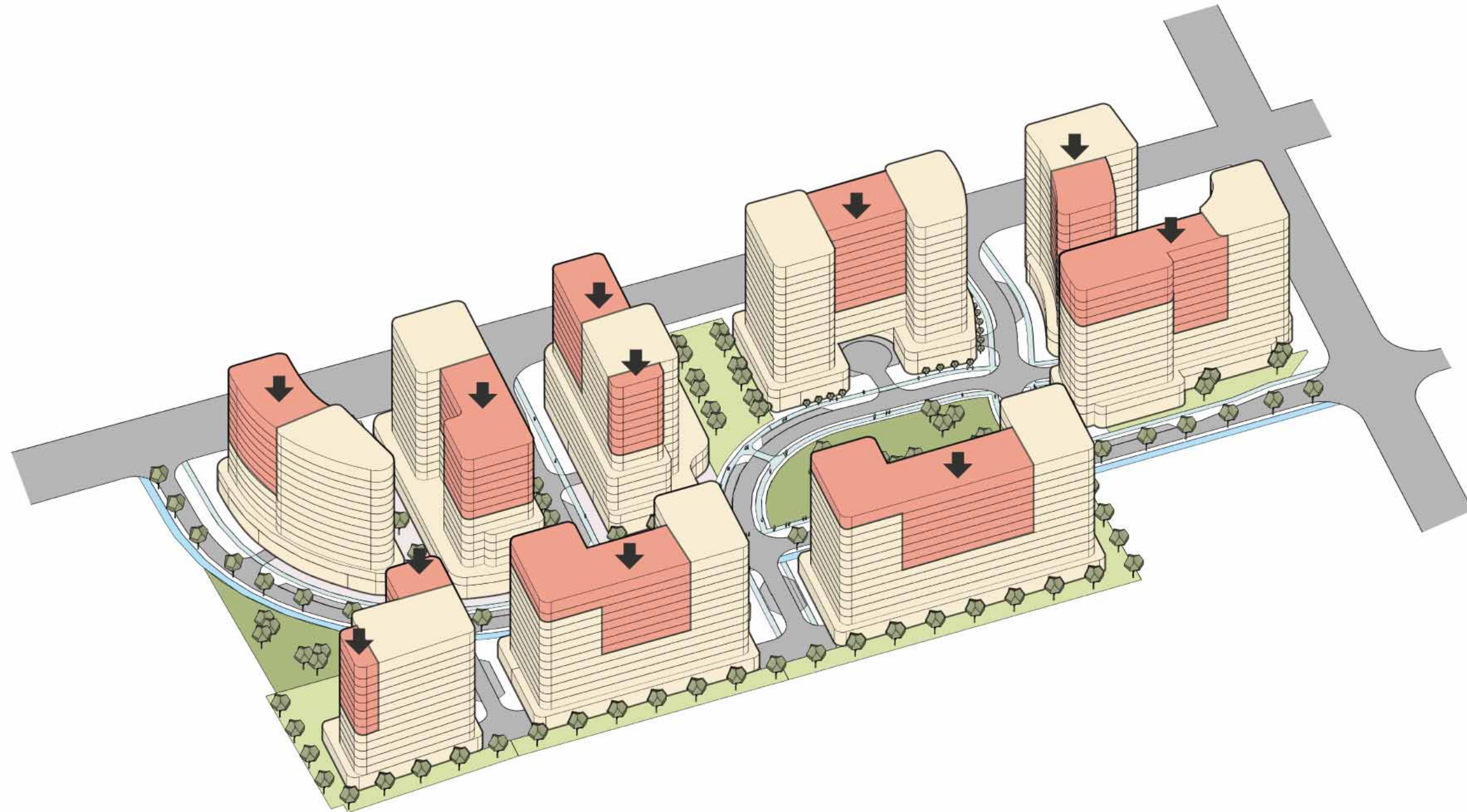
13-15 Storey Midrise

FSI = 4.0



# Built Form

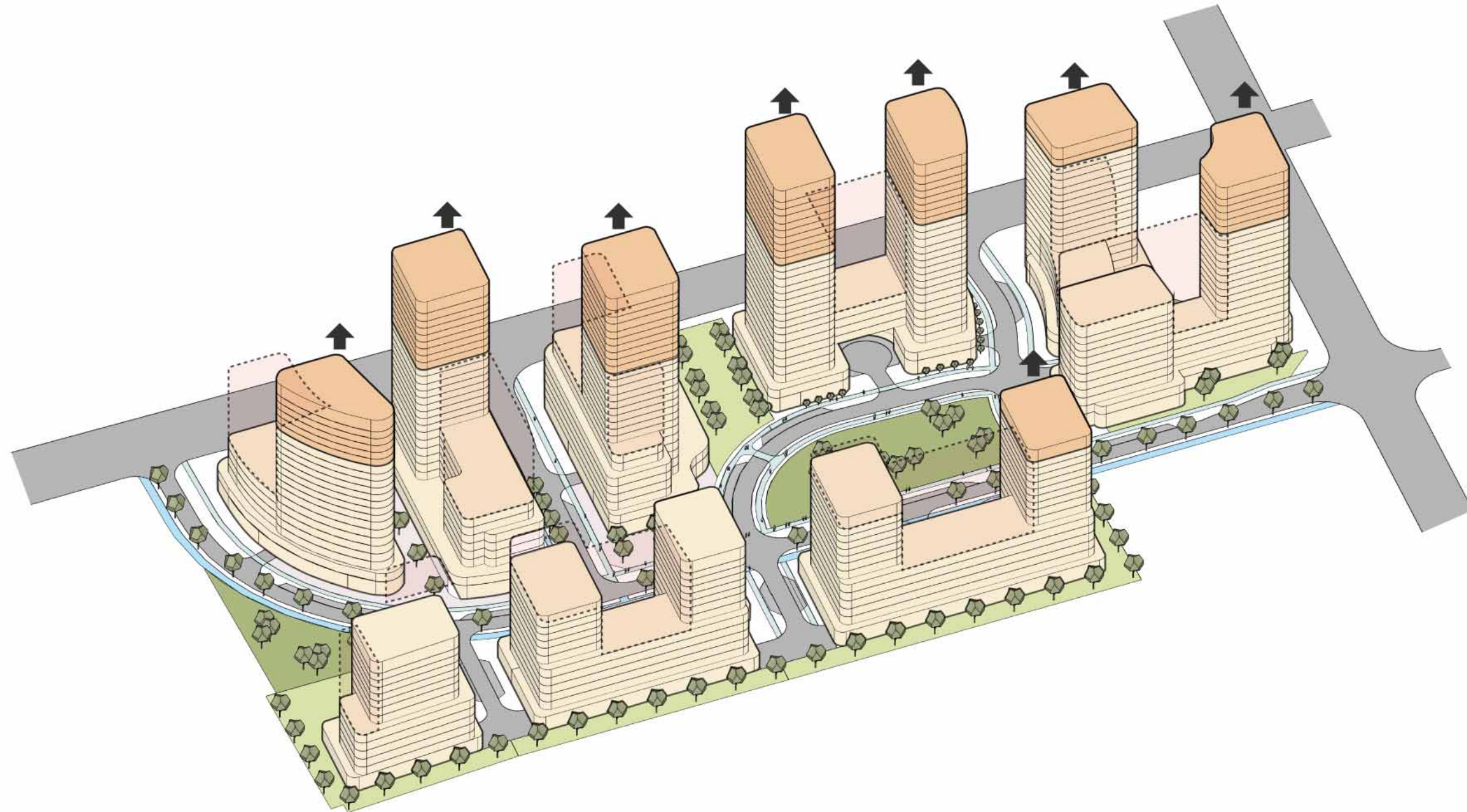
## Density Comparison





# Built Form

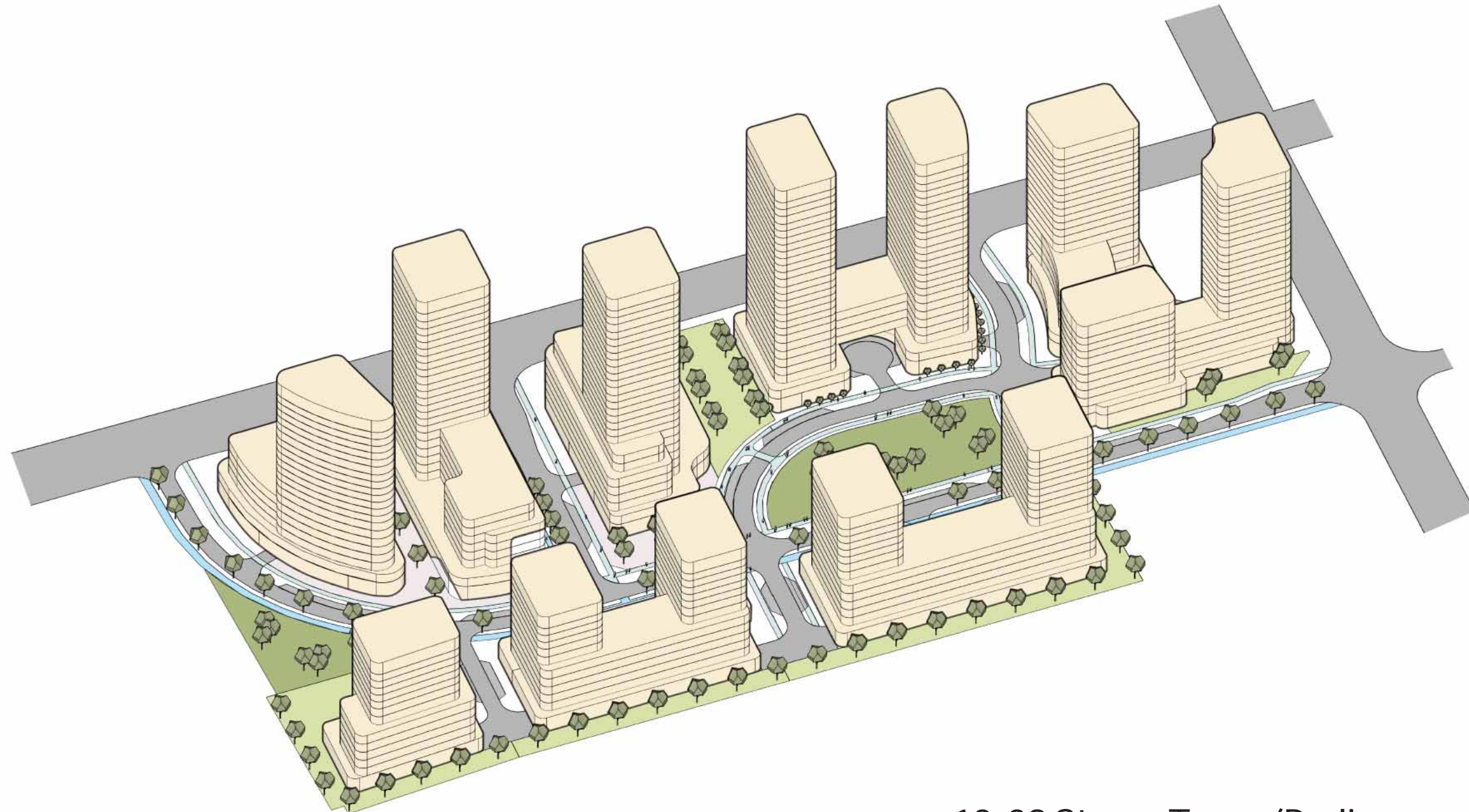
## Density Comparison





# Built Form

## Density Comparison

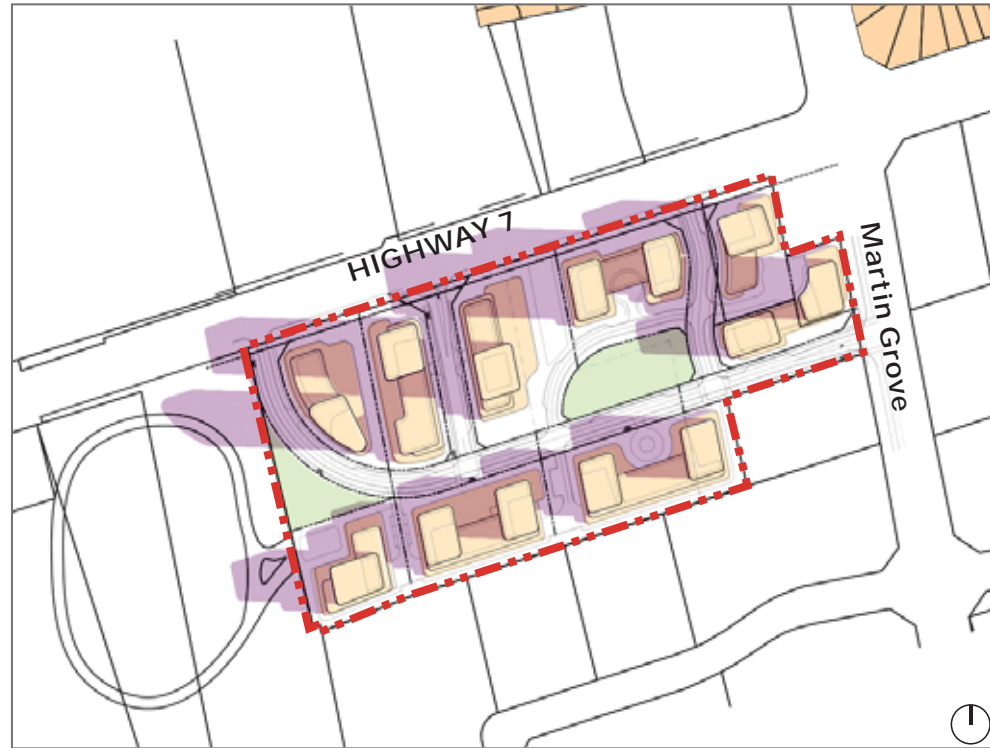


12-28 Storey Tower/Podium

FSI = 4.0



# Sun/Shadow Study - June 21



9:18 AM



10:18 AM



11:18 AM



12:18 PM



1:18 PM



2:18 PM



# Sun/Shadow Study - June 21



3:18 PM



4:18 PM

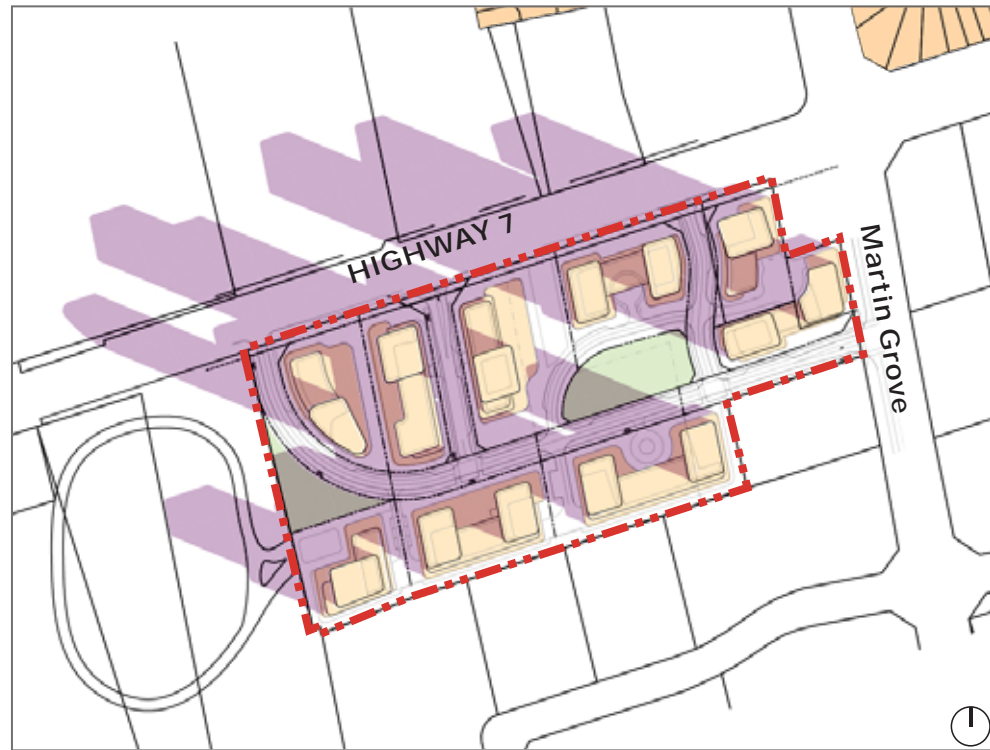


5:18 PM



6:18 PM

# Sun/Shadow Study - March/September 21



9:18 AM



10:18 AM



11:18 AM



12:18 PM



1:18 PM



2:18 PM



# Sun/Shadow Study - March/September 21



3:18 PM



4:18 PM



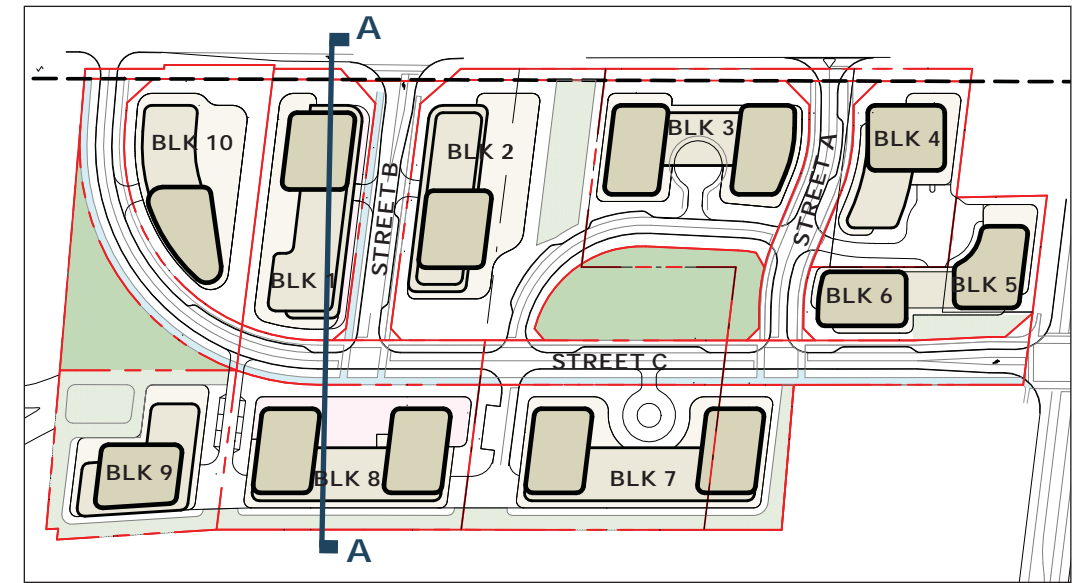
5:18 PM



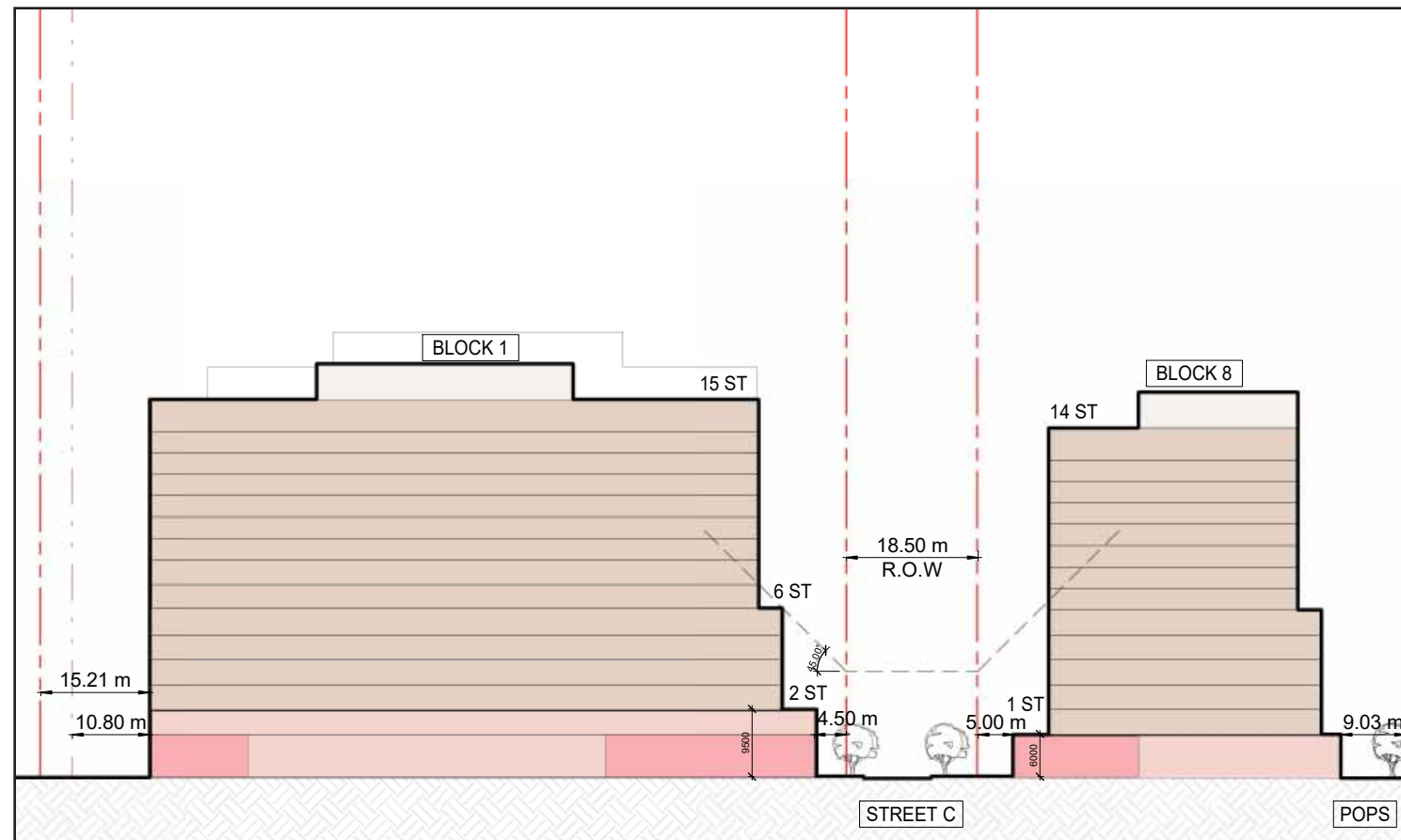
6:18 PM

# Typology Comparison

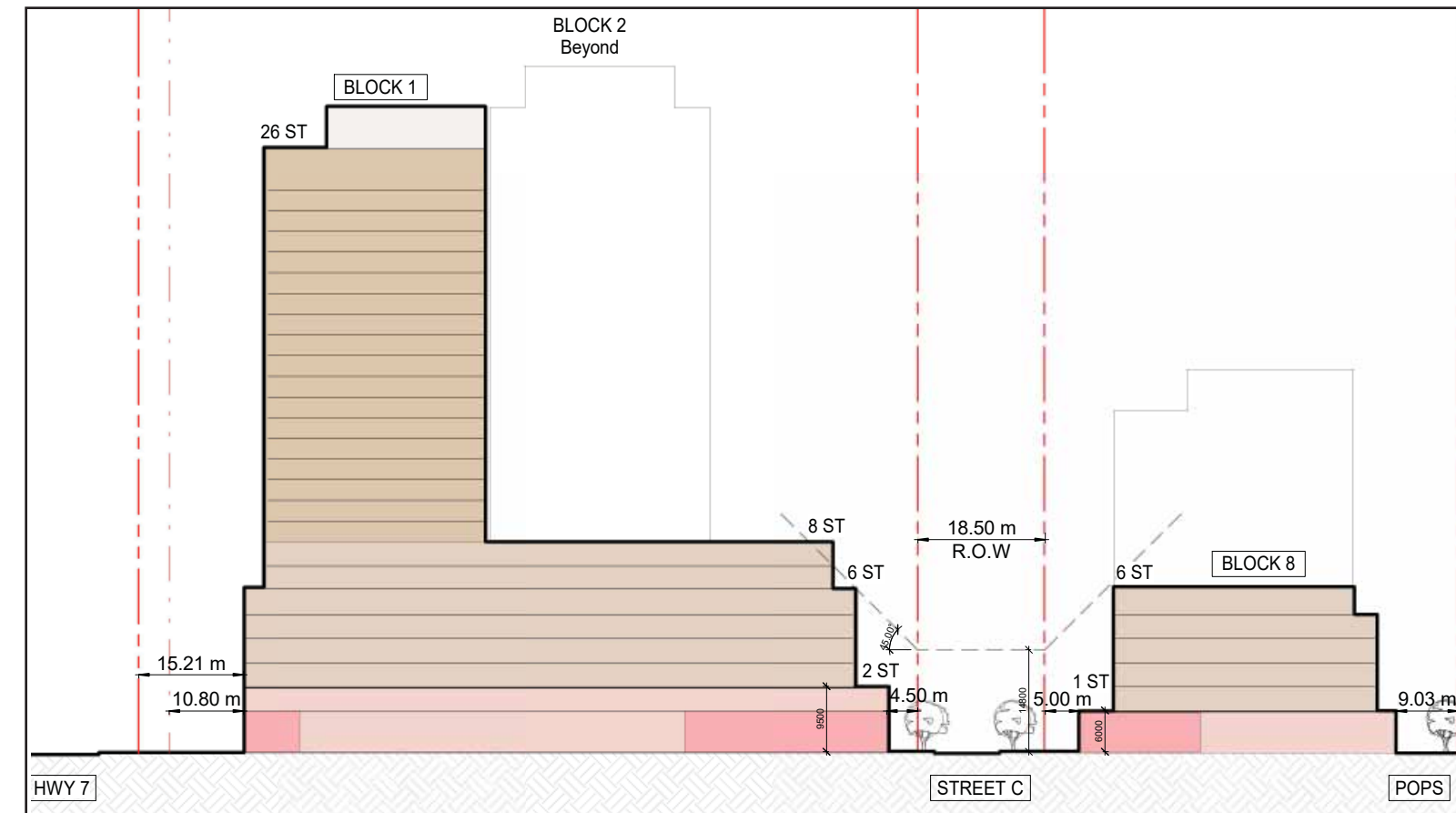
'Street C' Section



## Midrise Typology



## Podium / Tower Typology





# Built Form

## Sky View Comparison



13-15 Storey Midrise

# Built Form

## Sky View Comparison

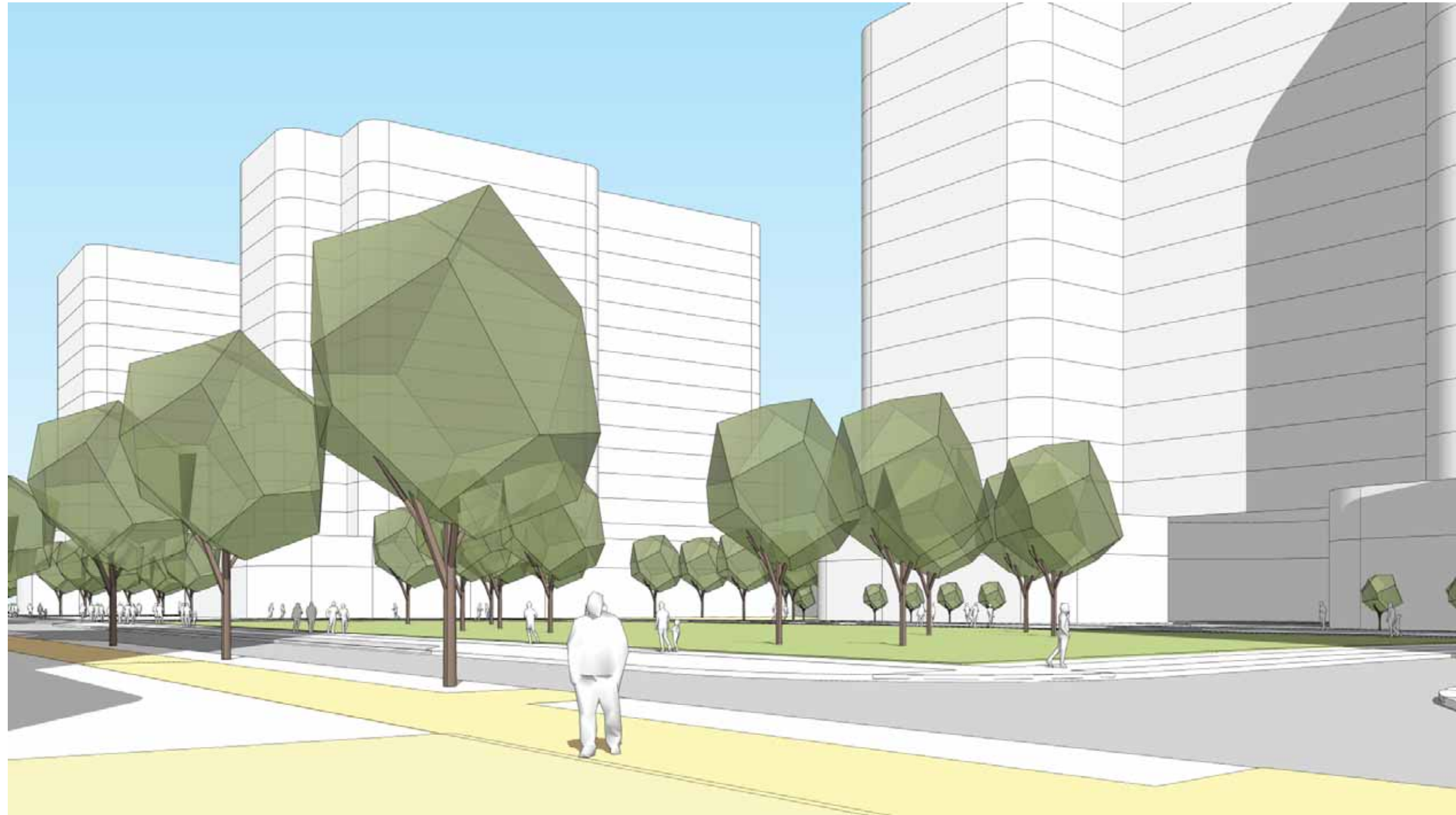


12-28 Storey Tower/Podium



# Built Form

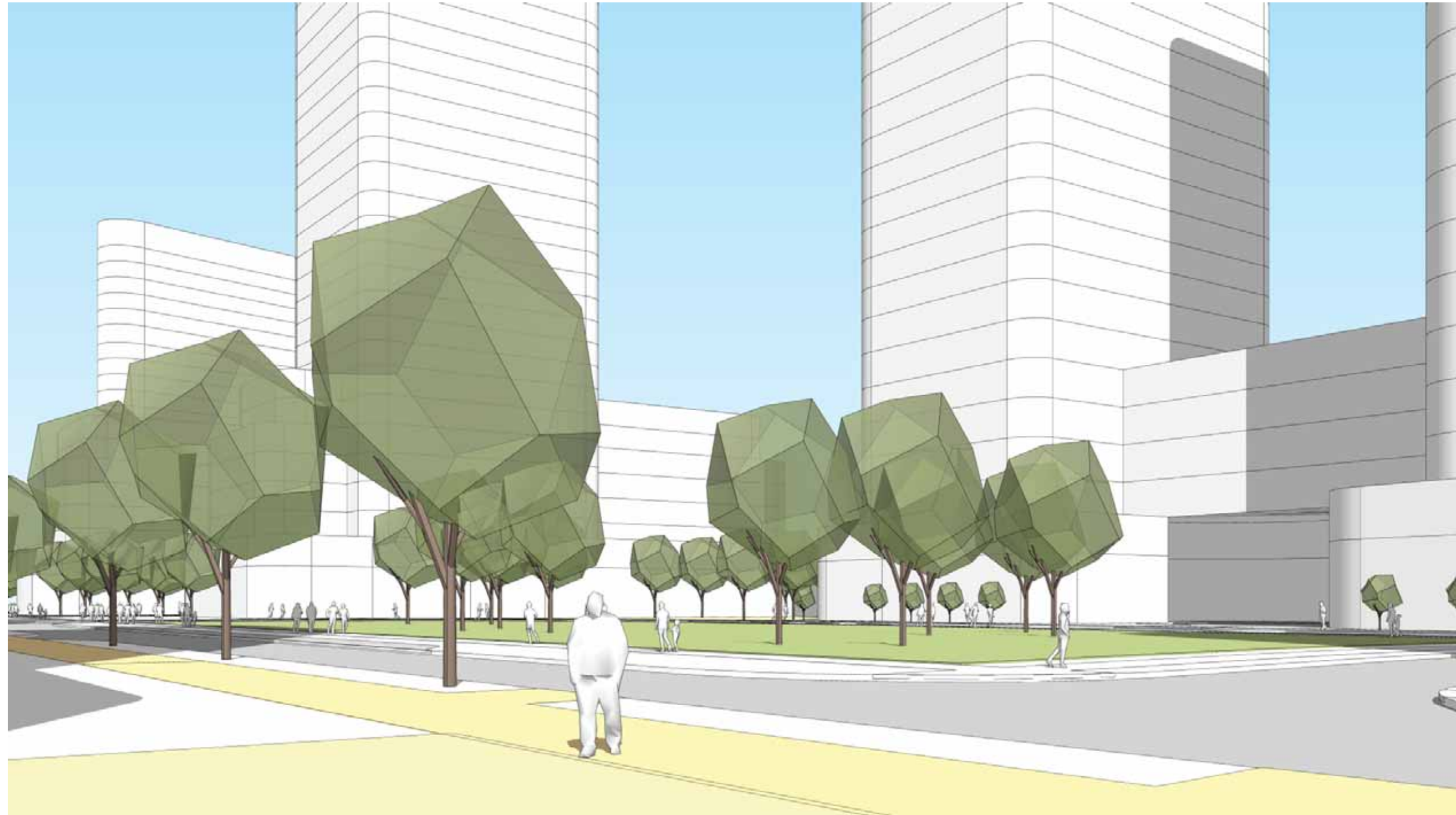
## Sky View Comparison



13-15 Storey Midrise

# Built Form

## Sky View Comparison



12-28 Storey Tower/Podium



# Height Strategy





# Tower/Podium Heights





# Tower Separation





# Master Plan



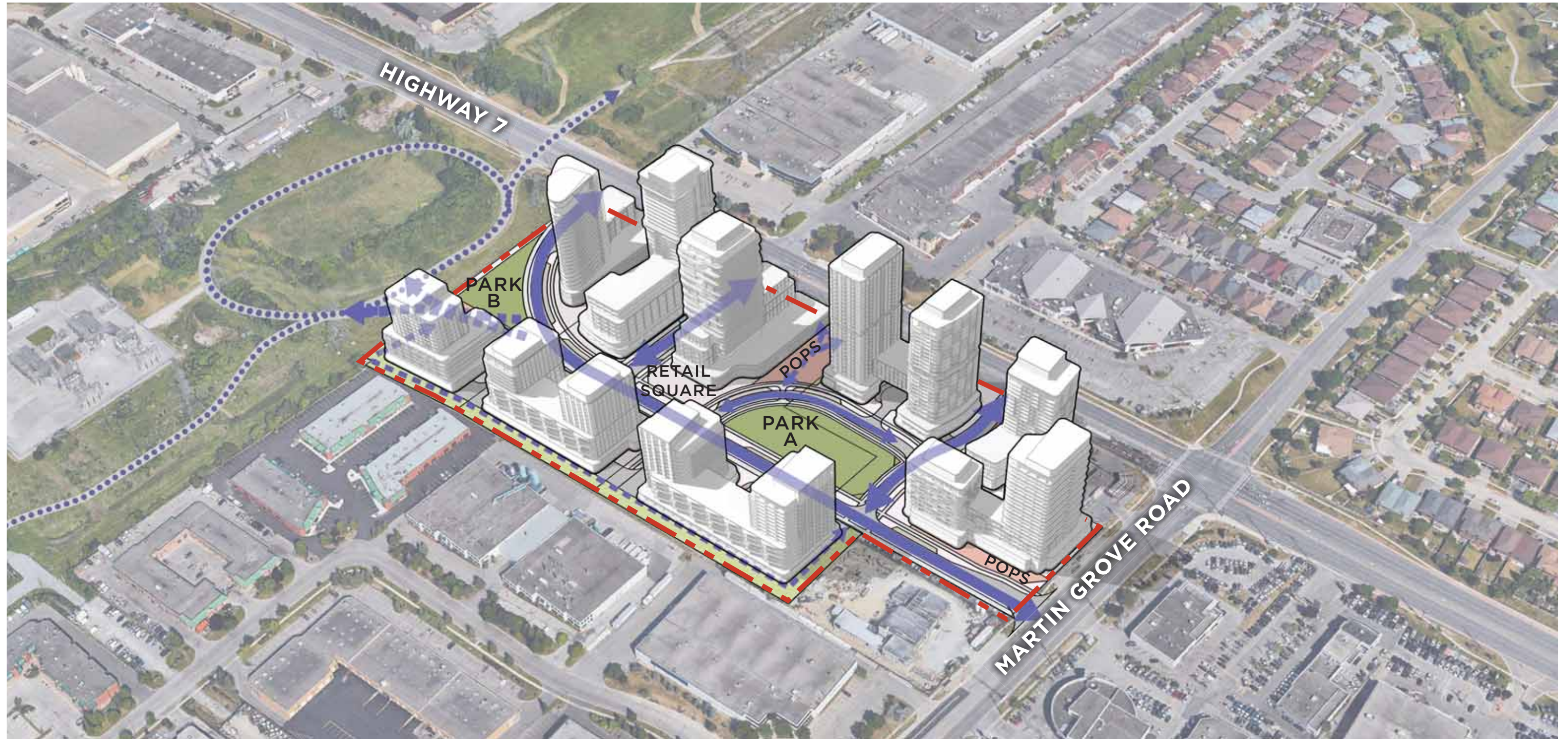


# Built Form and Land Use



# Aerial View

from South-East







THE AMERICANA AT BRAND, GLENDALE CALIFORNIA



THE AMERICANA AT BRAND, GLENDALE CALIFORNIA





PORT CREDIT VILLAGE, MISSISSAUGA



PORT CREDIT VILLAGE, MISSISSAUGA



# Placemaking Precedents



PORT CREDIT VILLAGE, MISSISSAUGA



SHOPS AT DON MILLS, TORONTO



# Placemaking Precedents



SHOPS AT DON MILLS, TORONTO



SHOPS AT DON MILLS, TORONTO



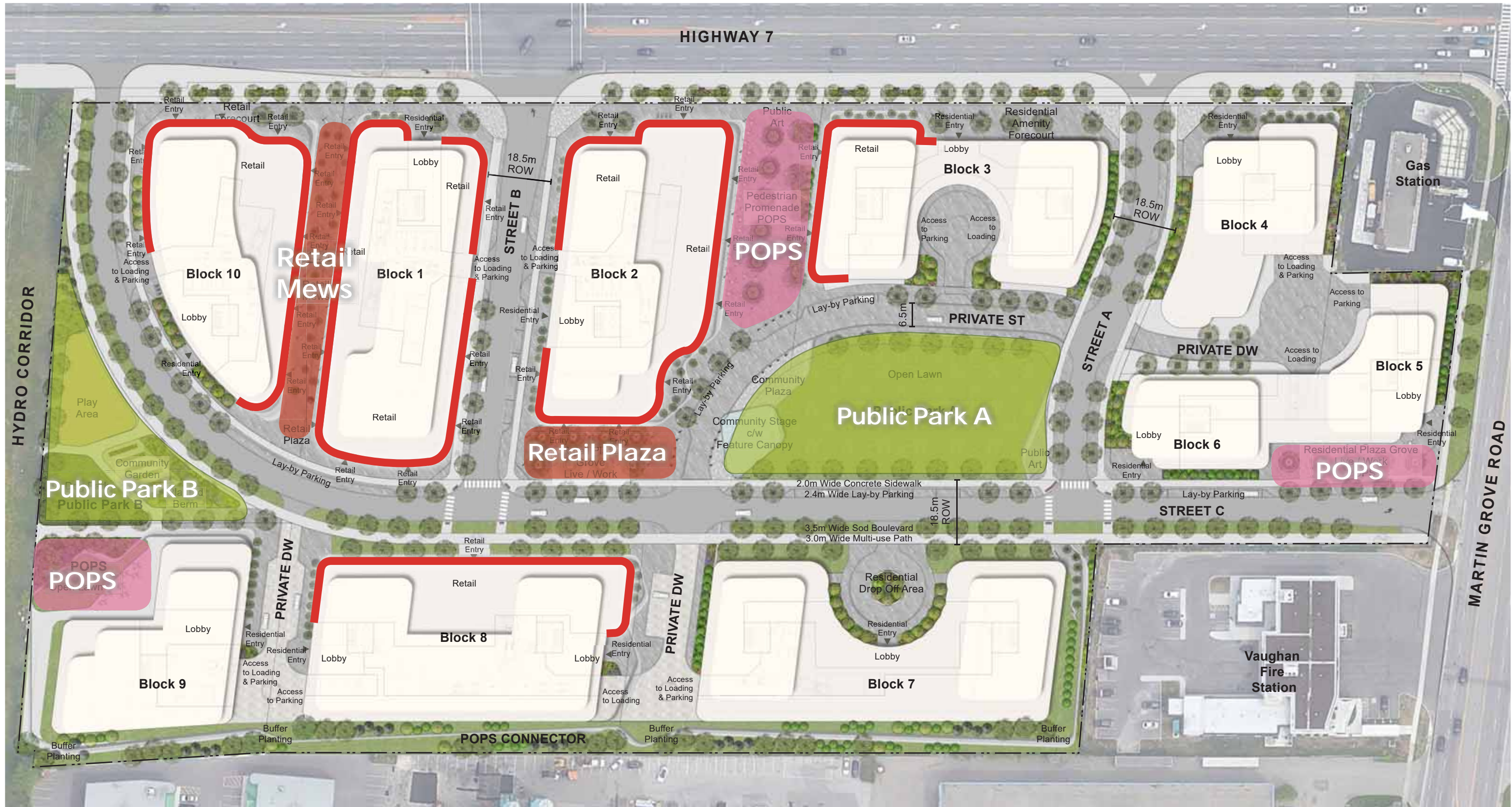
YORKVILLE PARK, TORONTO



GRANGE PARK, TORONTO

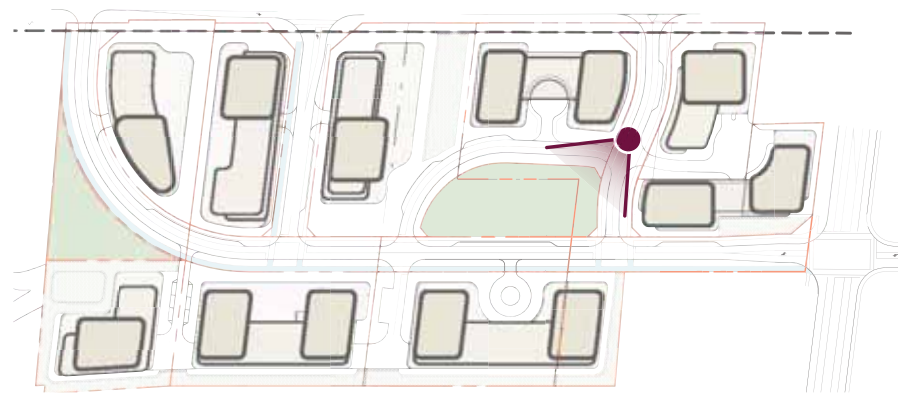
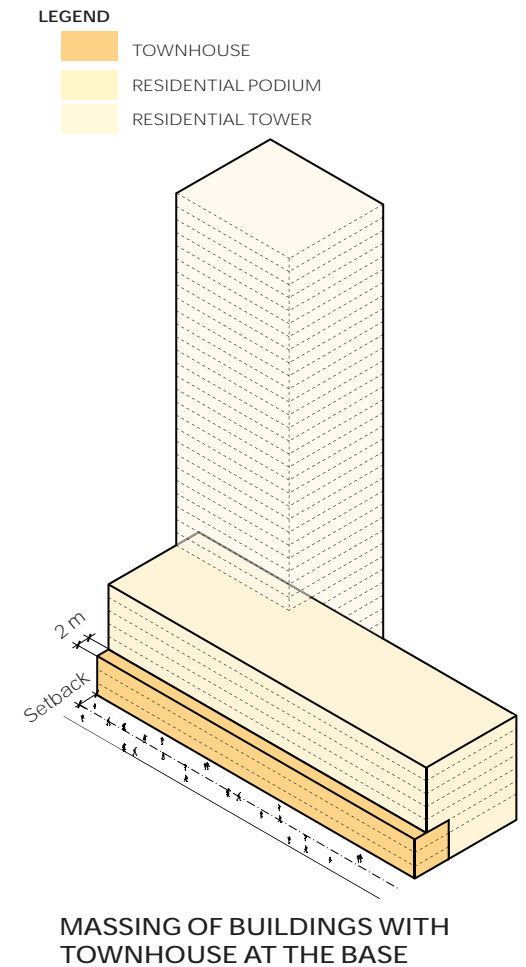


# Ground Floor Uses

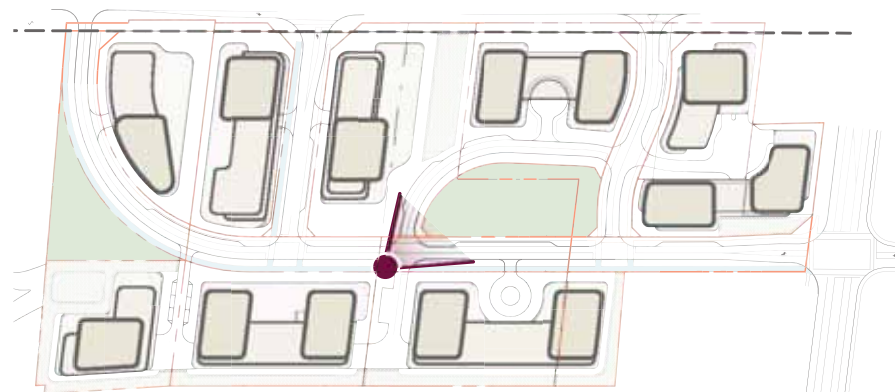




# Central Park and Townhomes

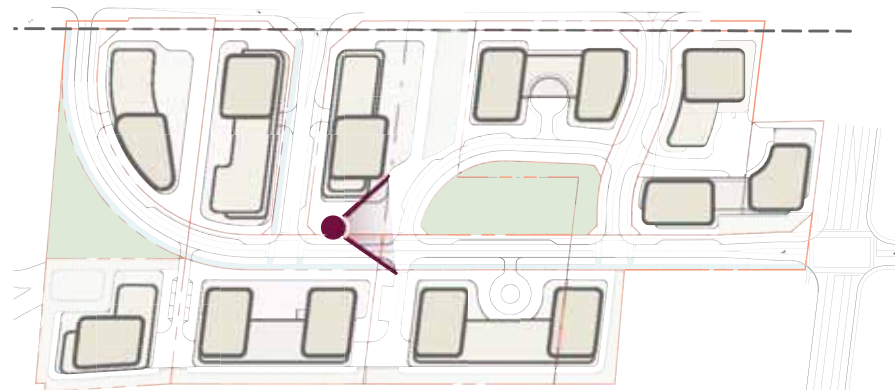
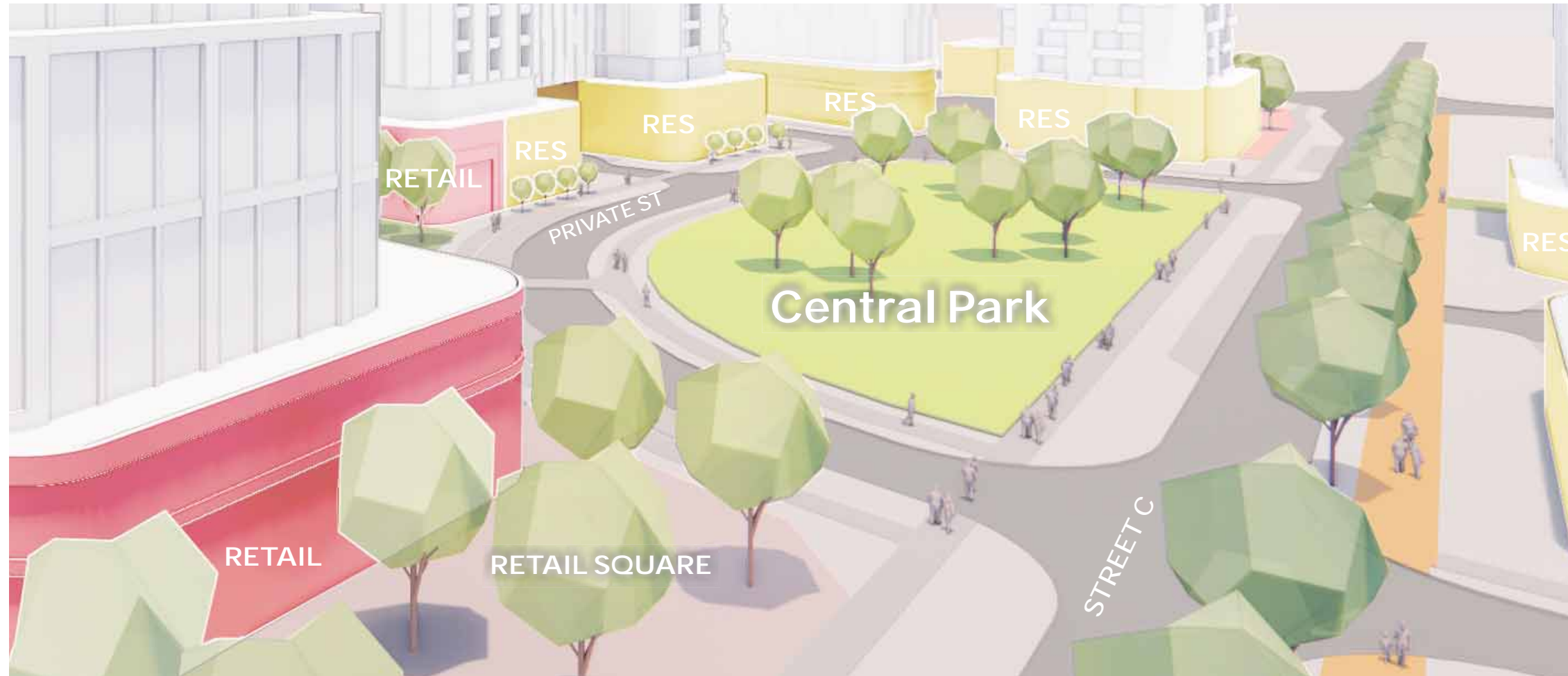








# Retail Square





# Thank You !

Please feel free to contact

**[MG\\_HWY7@foradevelopments.com](mailto:MG_HWY7@foradevelopments.com)**

with any questions/comments



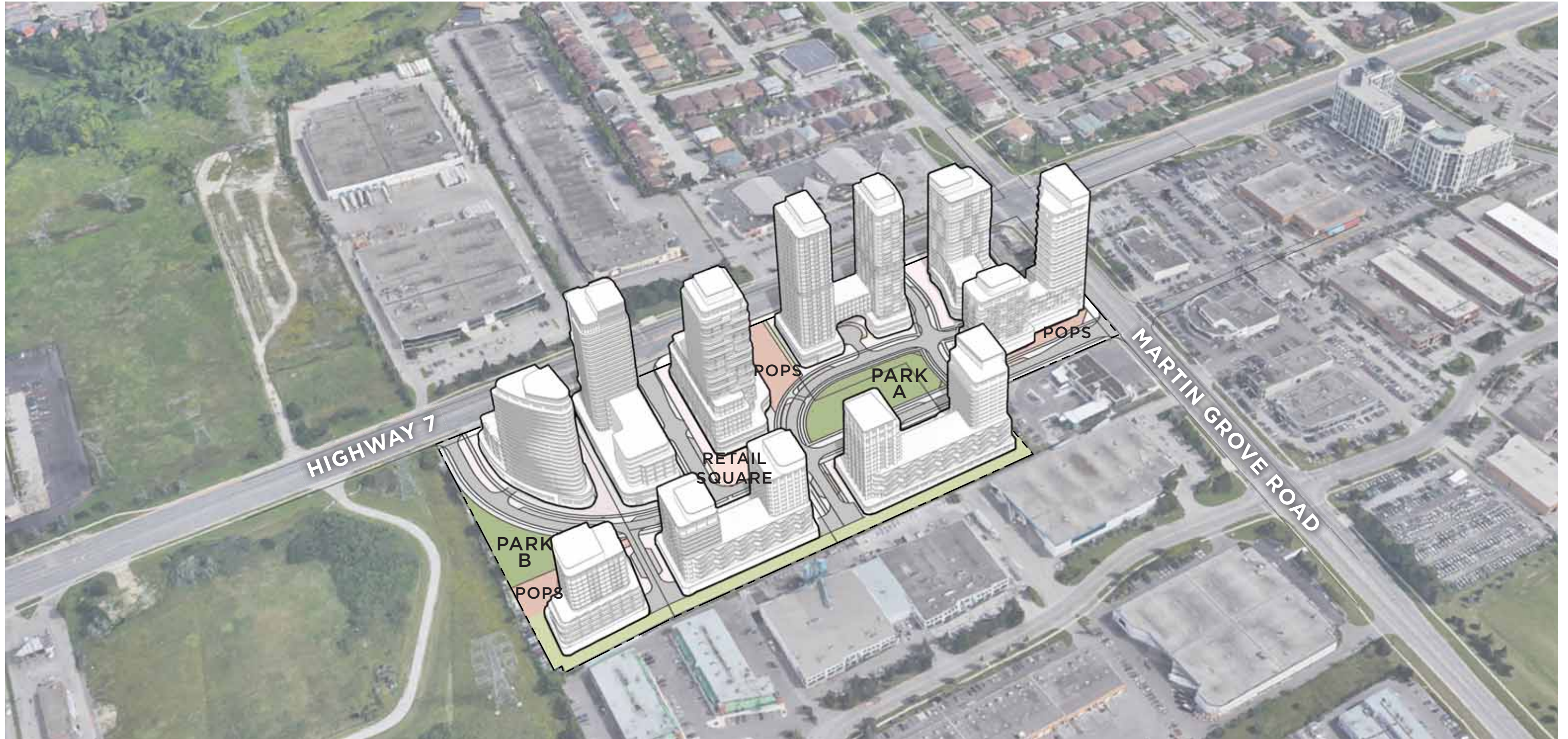
# APPENDIX

## Massing Aerial Views



# Aerial View

from South-West





# Aerial View

from North-West

