

Martin Grove & Highway 7

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

May 23, 2023

Agenda

- 1 Recap of what we heard**
- 2 Review proposed master plan changes**
- 3 June 13th meeting preparation**
- 4 OPA approval process and next steps**

At the February 7, 2023, the Committee of the Whole (Public Meeting) made the recommendation **'that a working group be facilitated with the applicant, residents, staff, Local and Regional Councillors and Mayor to continue to discuss the proposal and that comments be received for consideration regarding the Official Plan review now underway.'**

Meetings to date:

- March 15th - **Master Plan Overview** and review of consultation/engagement terms of reference
- March 29th – Working session - **Transportation**
- April 11th – Working session - **Height and Built Form**
- April 18th – Working session - **Land Use Compatibility**
- April 25th – Working session - **Public Realm**
- May 23rd (Today) – Working session - **Review findings and updated Master Plan**

What We Heard

Comment: **Want to see more street parking within the laybys**

Response: Updated the plan to include more street parking on Street 'C' and the private street

Comment: **Concern with private street and POPS re: implementation of shared services agreement**

Response: We understand these concerns and will address at Draft Plan phase

Comment: **Too tall**

Response: We reorganized the height across the site to create a height peak with one 28 storey to maximize public realm, sky views and limit shadow impacts on parks and open spaces

Comment: **Keep No Frills operational, including parking**

Response: Maintained phasing strategy which respects the long-term lease of the food store and does not impact its operation through redevelopment

Comment: **Want to see townhouses at the base of some of the future buildings**

Response: Protected for townhouses at the base of buildings near future Park 'A'

Comment: **Include landscaping buffer along western property line**

Response: Will ensure western edge is sufficiently landscaped to create a visual buffer to Hydro Lands

Comment: **Explore 4 season programming of open spaces**

Response: Will continue to explore through rezoning and SPA processes

Comment: **Want to see street furniture i.e. benches and landscaping along the news streets**

Response: Consistent with our vision, want to create unique places and spaces that are well loved by the community

Comment: **Provide a range of units, including those to accommodate older adults**

Response: Consistent with our vision and will be reviewed at ZBA stage

Comment: **Really appreciate the working sessions and the openness of the team**

Response: We hope to use a similar model as we proceed with the balance of the development approvals

4 main messages:

1. Update built form strategy
2. Refine parking approach to maximize short term parking opportunities
3. Continue to prioritize parks and open spaces
4. Continue with vision to build a mixed use community to support a range of units, including units for families and older adults

Site and Surrounding Context



Existing Retail



Existing Retail



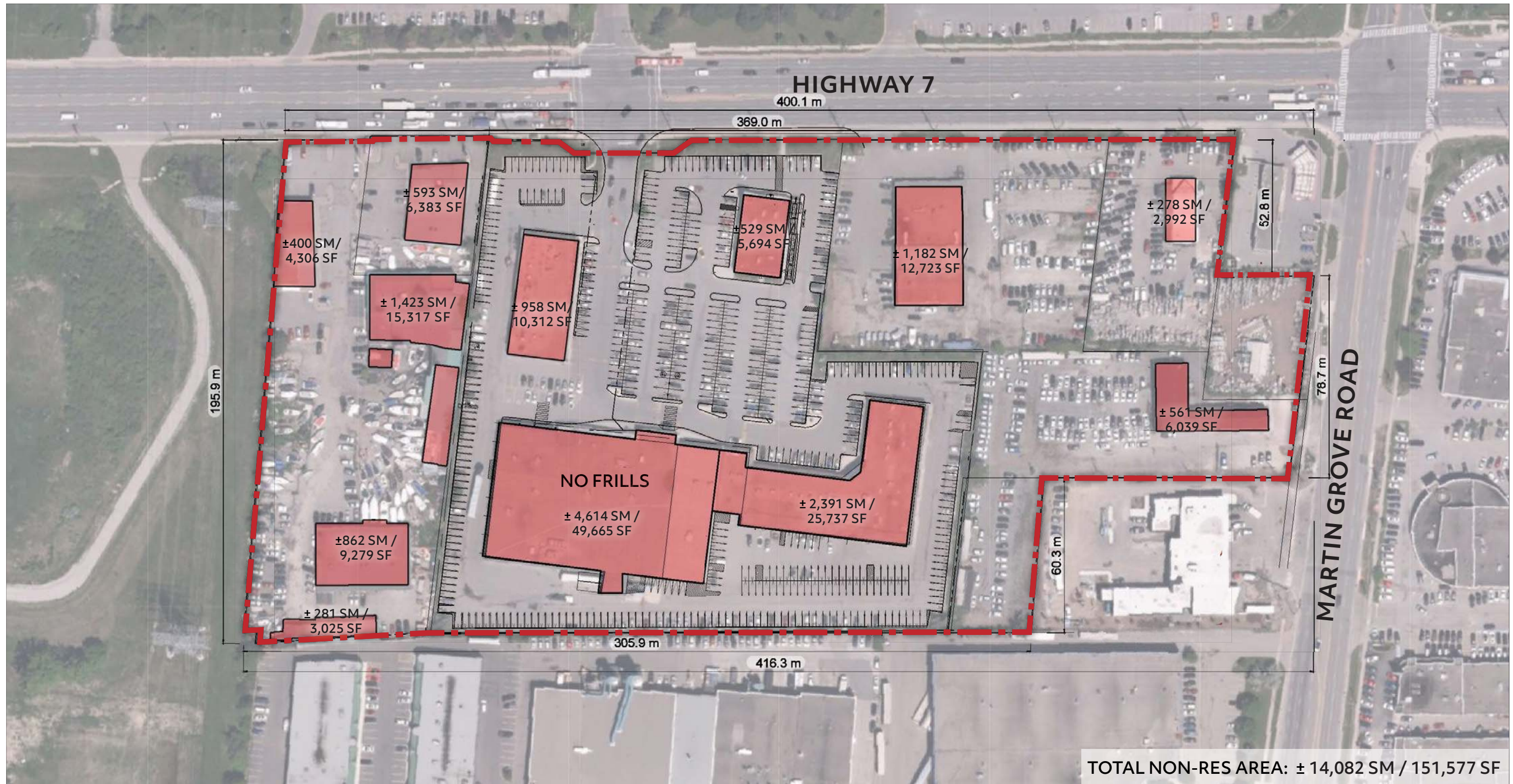
Existing Retail

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.



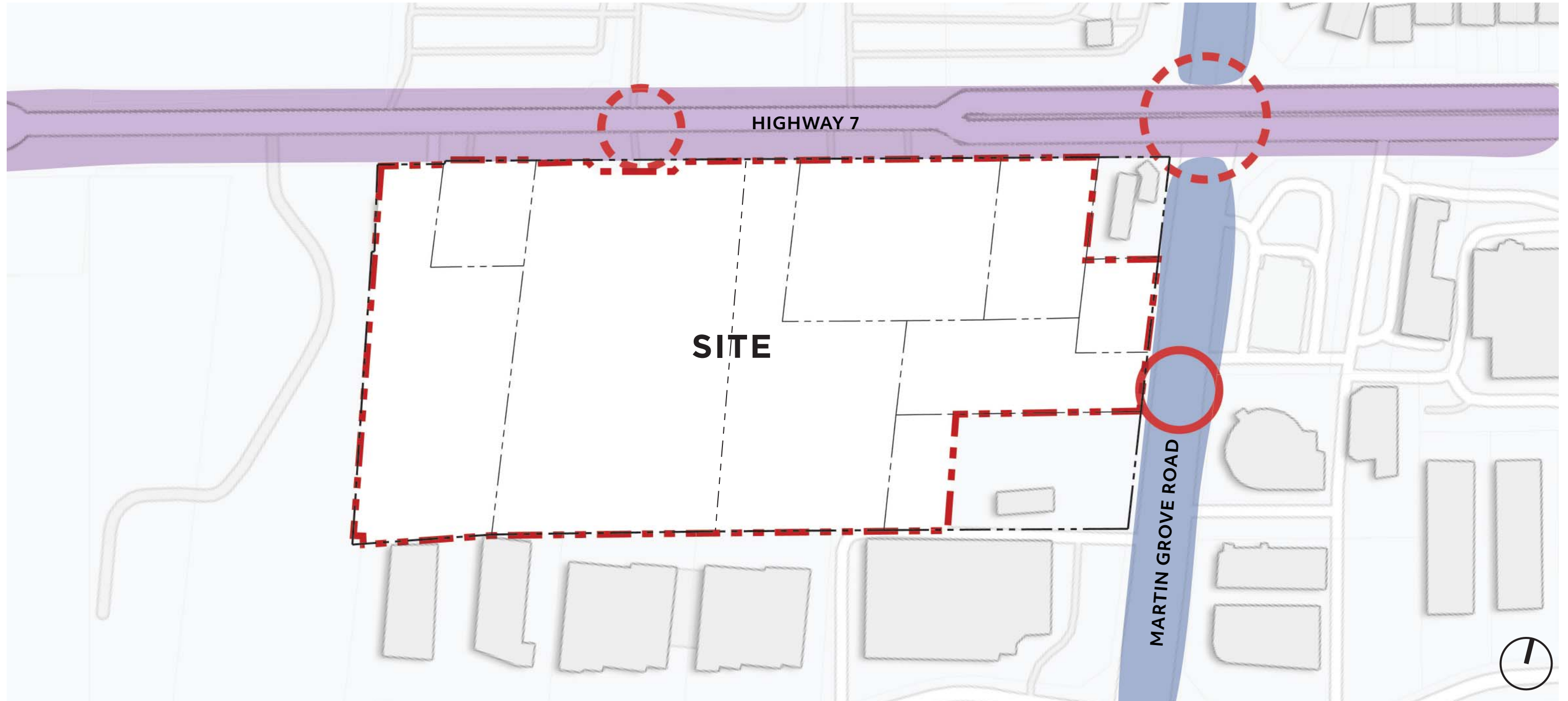
Current Site Conditions



Maintained Structuring Moves

Concept Diagram

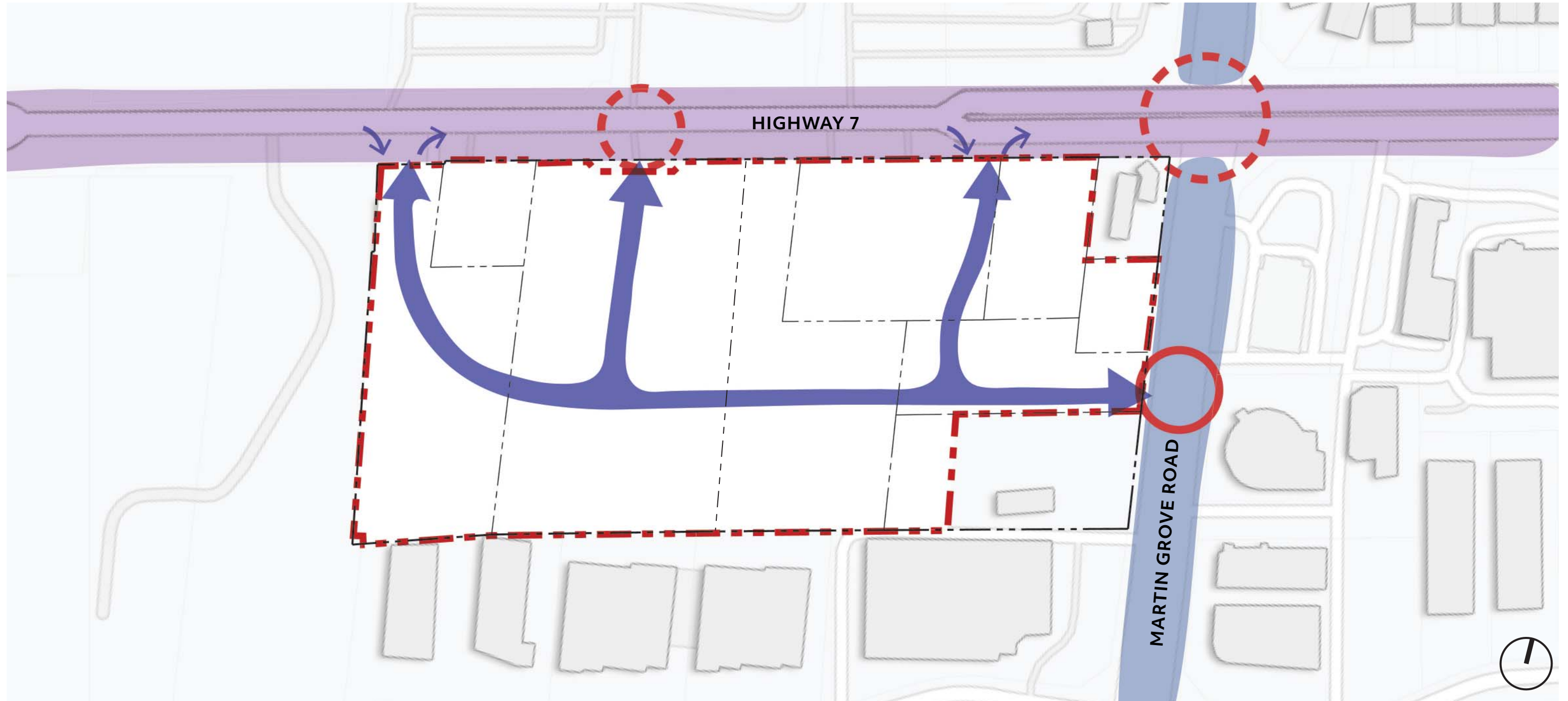
Existing Intersection



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

Concept Diagram

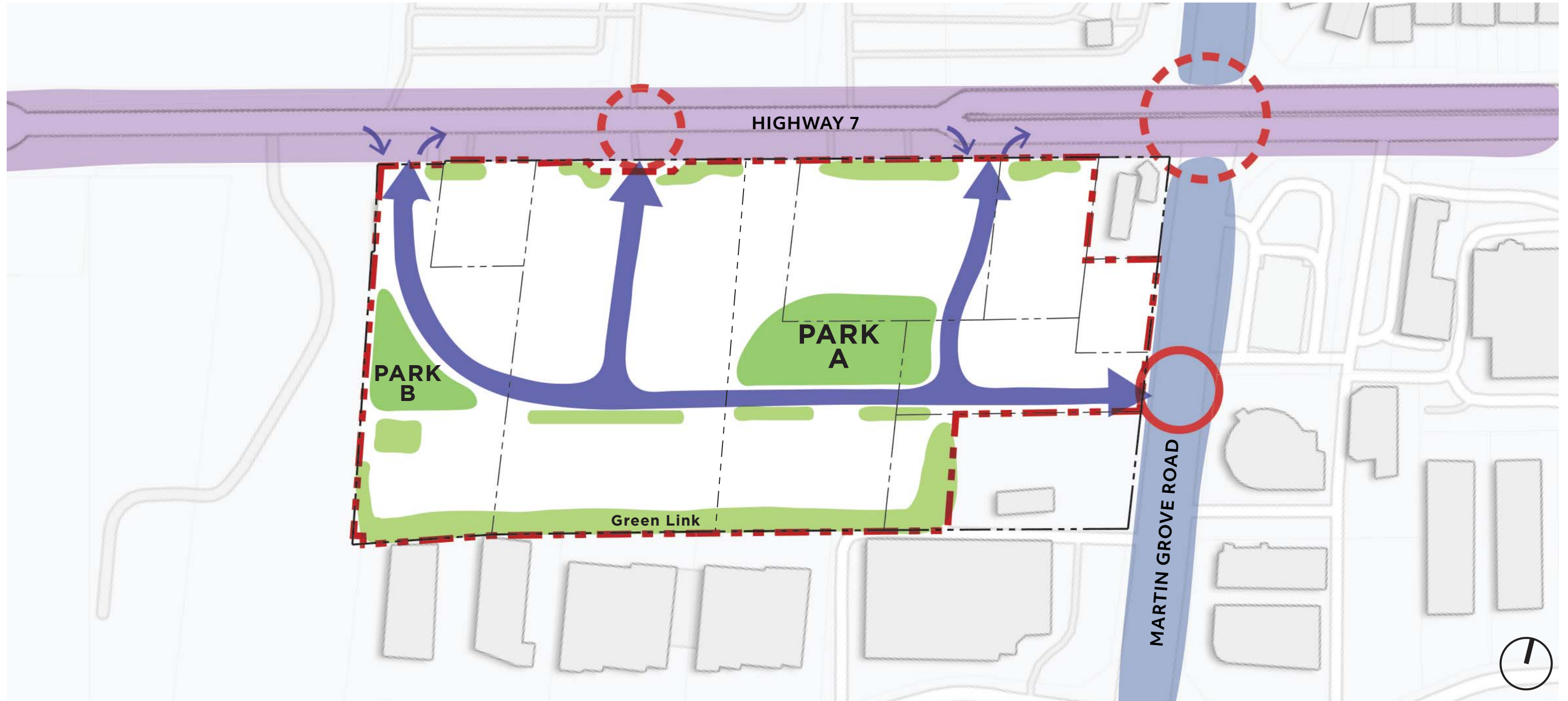
Street Network



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

Concept Diagram

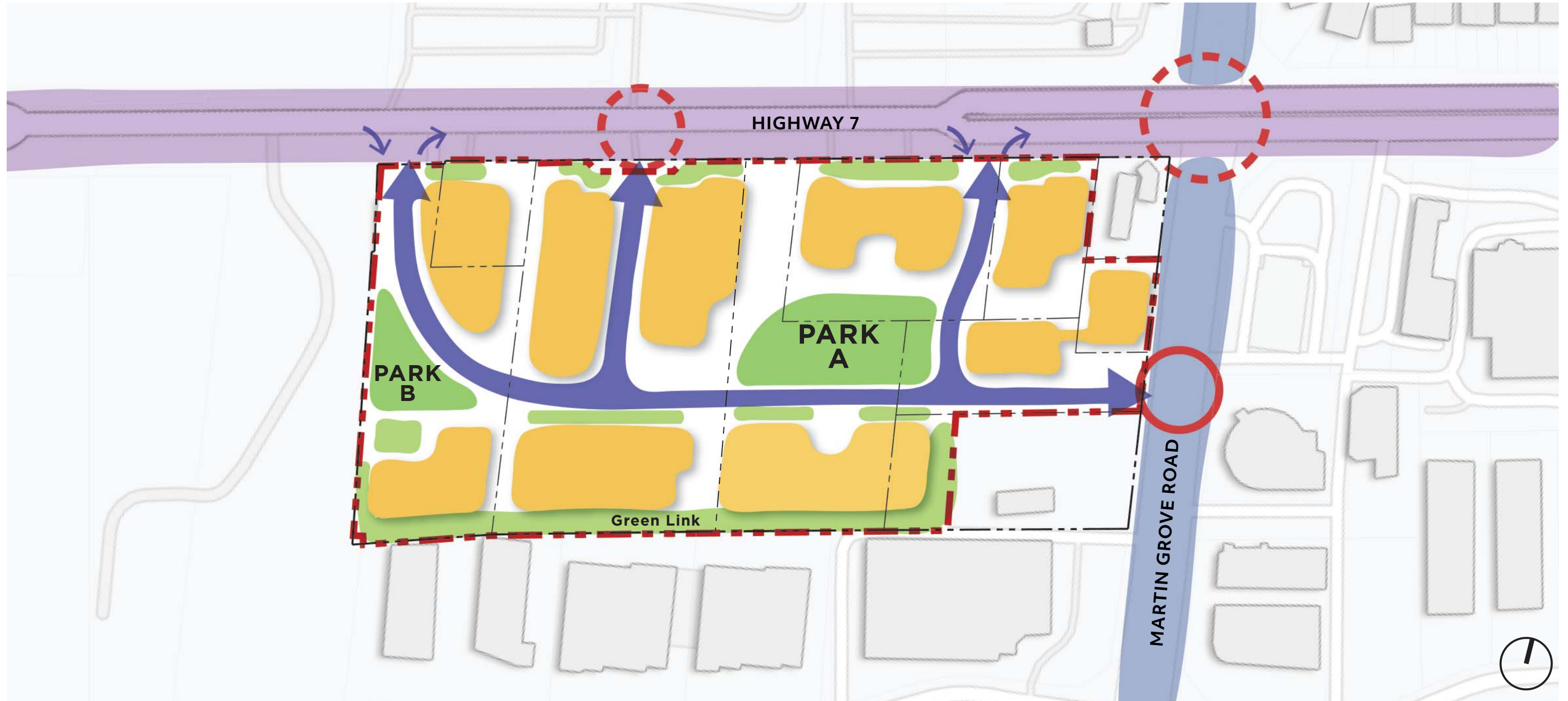
Parks and Open Space



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

Concept Diagram

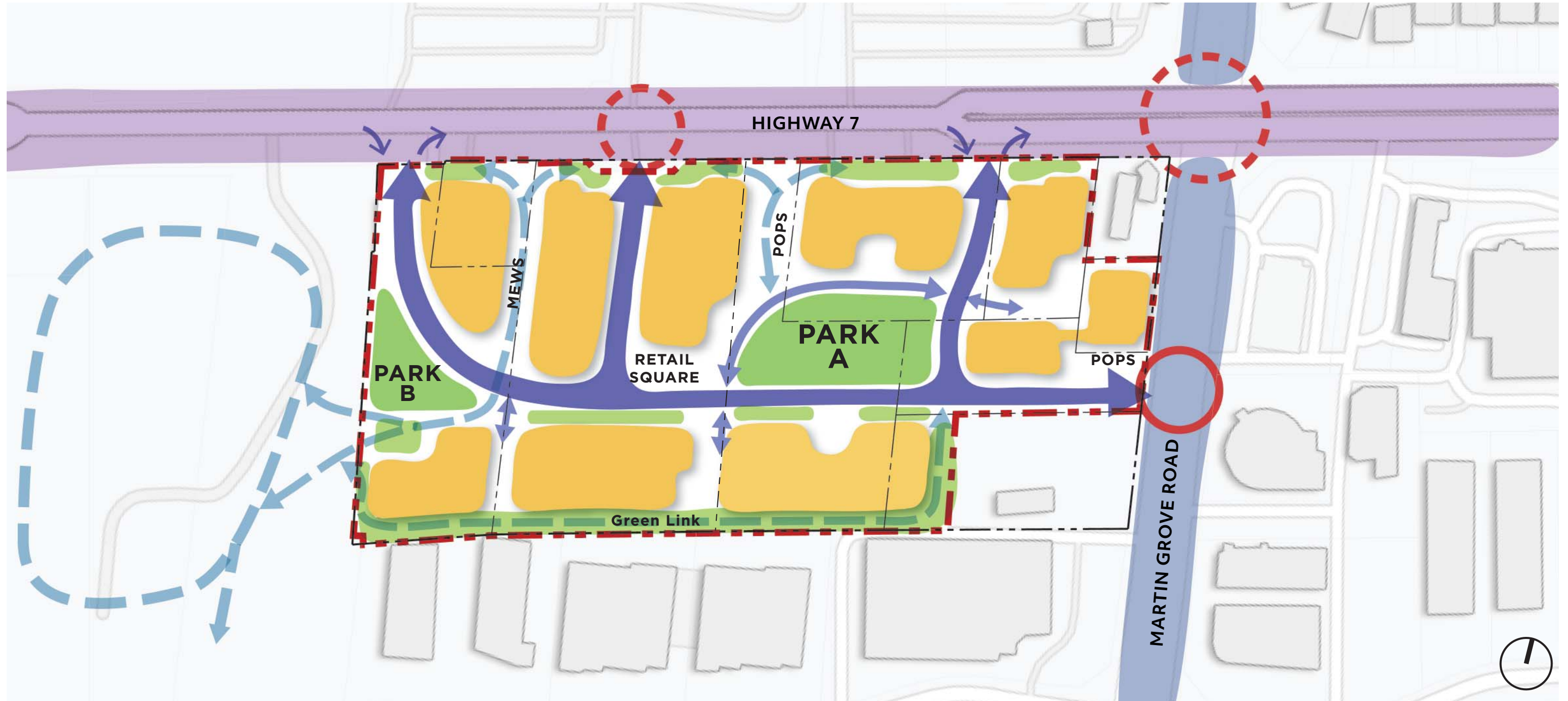
Blocks



- PROPOSED PUBLIC ROAD
- PROPOSED PRIVATE ROAD/ DRIVEWAY ACCESS
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- EXISTING SIGNALIZED INTERSECTION
- PROPOSED SIGNALIZED INTERSECTION
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Concept Diagram

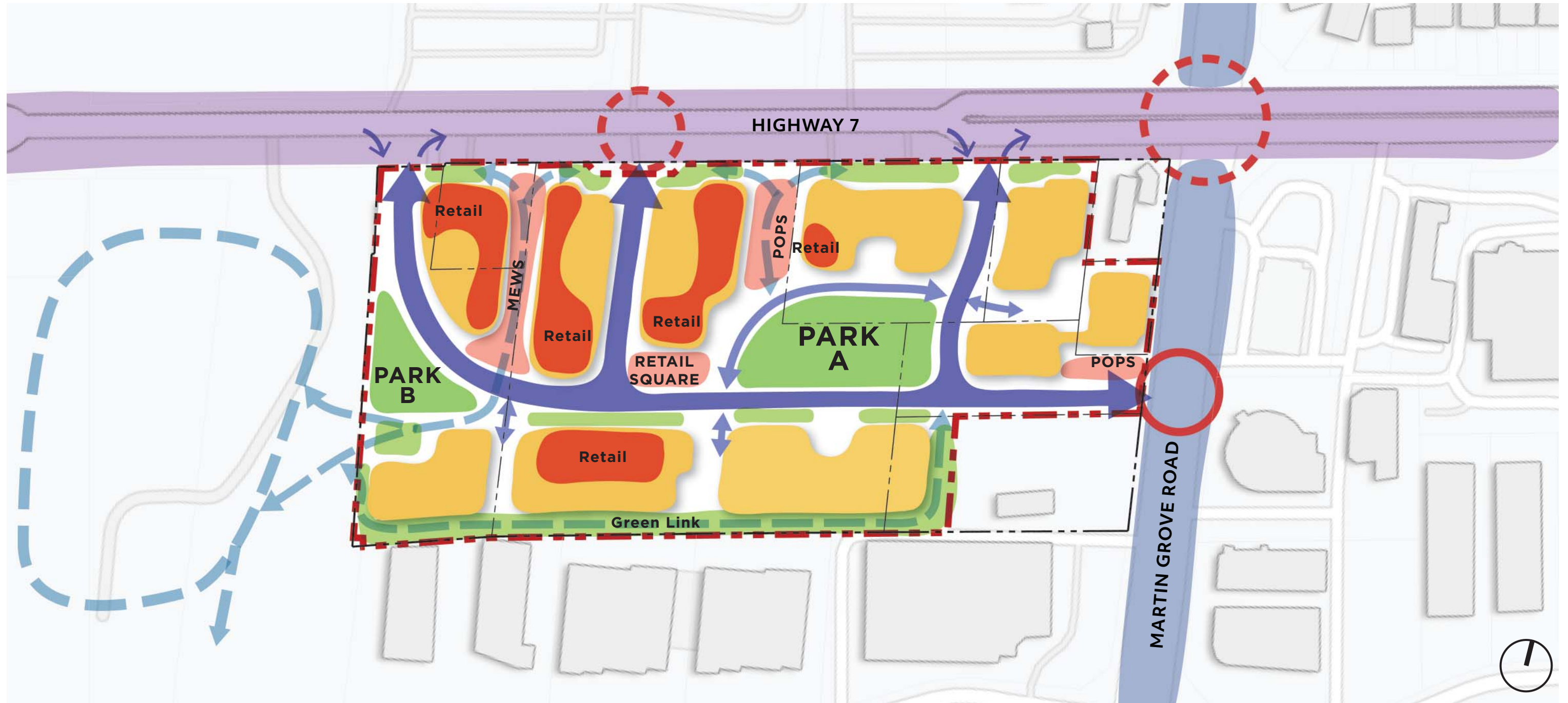
Pedestrian Connection



- 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

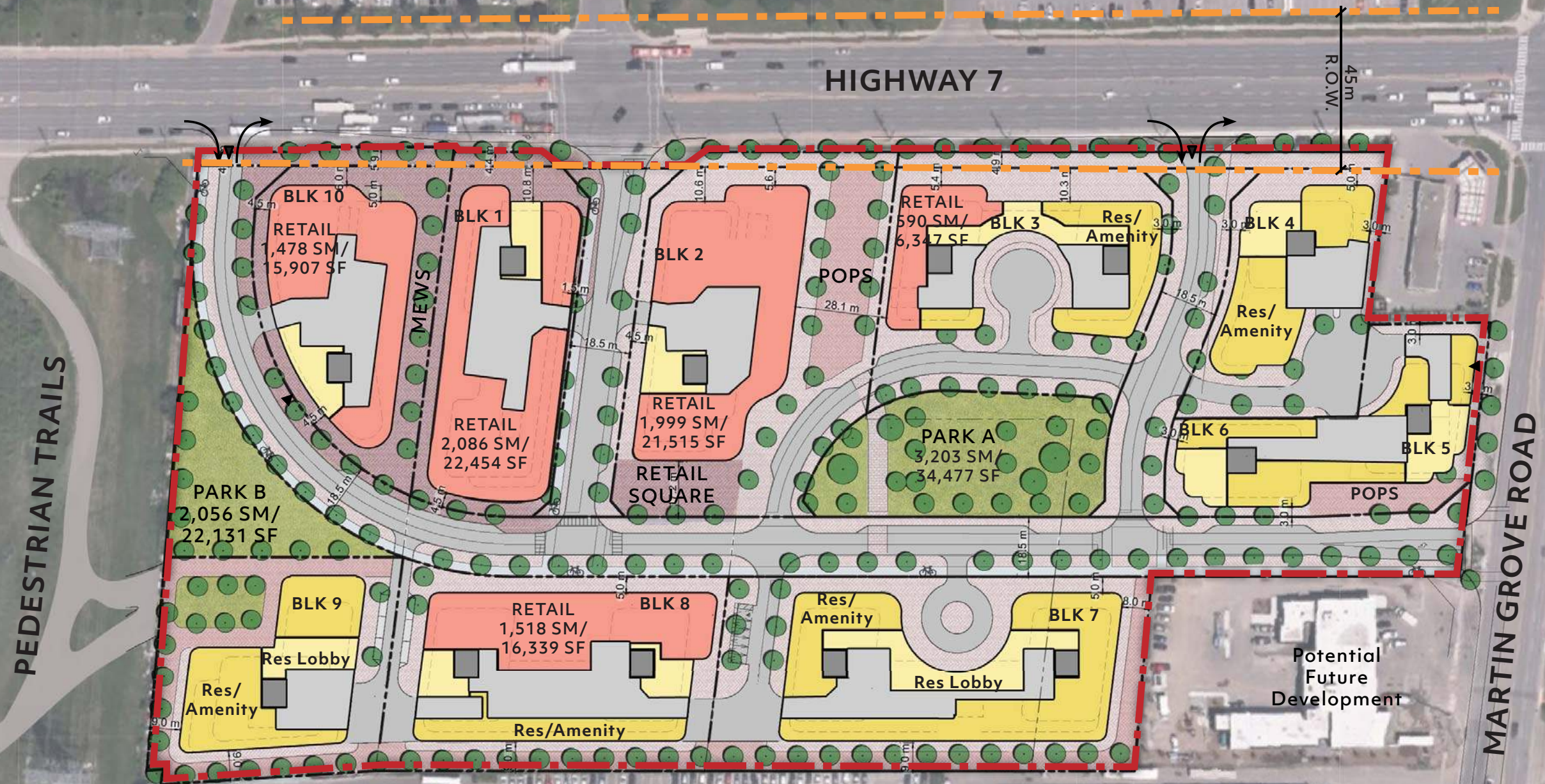


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- PEDESTRIAN CONNECTION
- EXISTING SIGNALIZED INTERSECTION
- PROPOSED SIGNALIZED INTERSECTION
- RIGHT-IN / RIGHT-OUT

Original Master Plan - Full Build Out



Original Ground Floor Plan



	Retail		Residential Lobby
	Loading/Service		Residential Amenity / Units

1:1500

4 main messages:

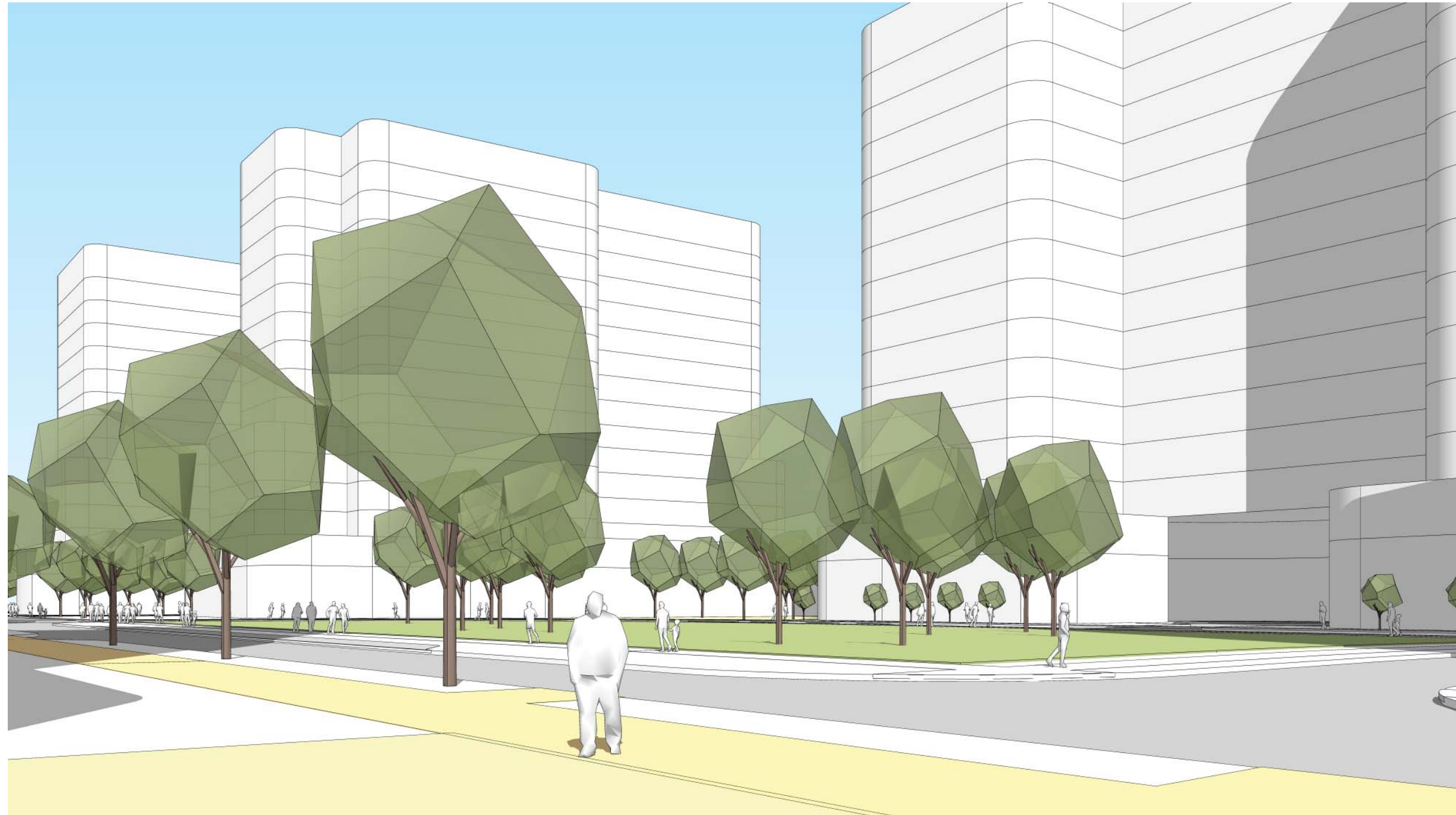
1. Update built form strategy
2. Refine parking approach to maximize short term parking opportunities
3. Continue to prioritize parks and open spaces
4. Continue with vision to build a mixed use community to support a range of units, including units for families and older adults

Built Form Considerations

1. Accessibility to open spaces
2. Sky views
3. Sun / shadow impacts

Built Form

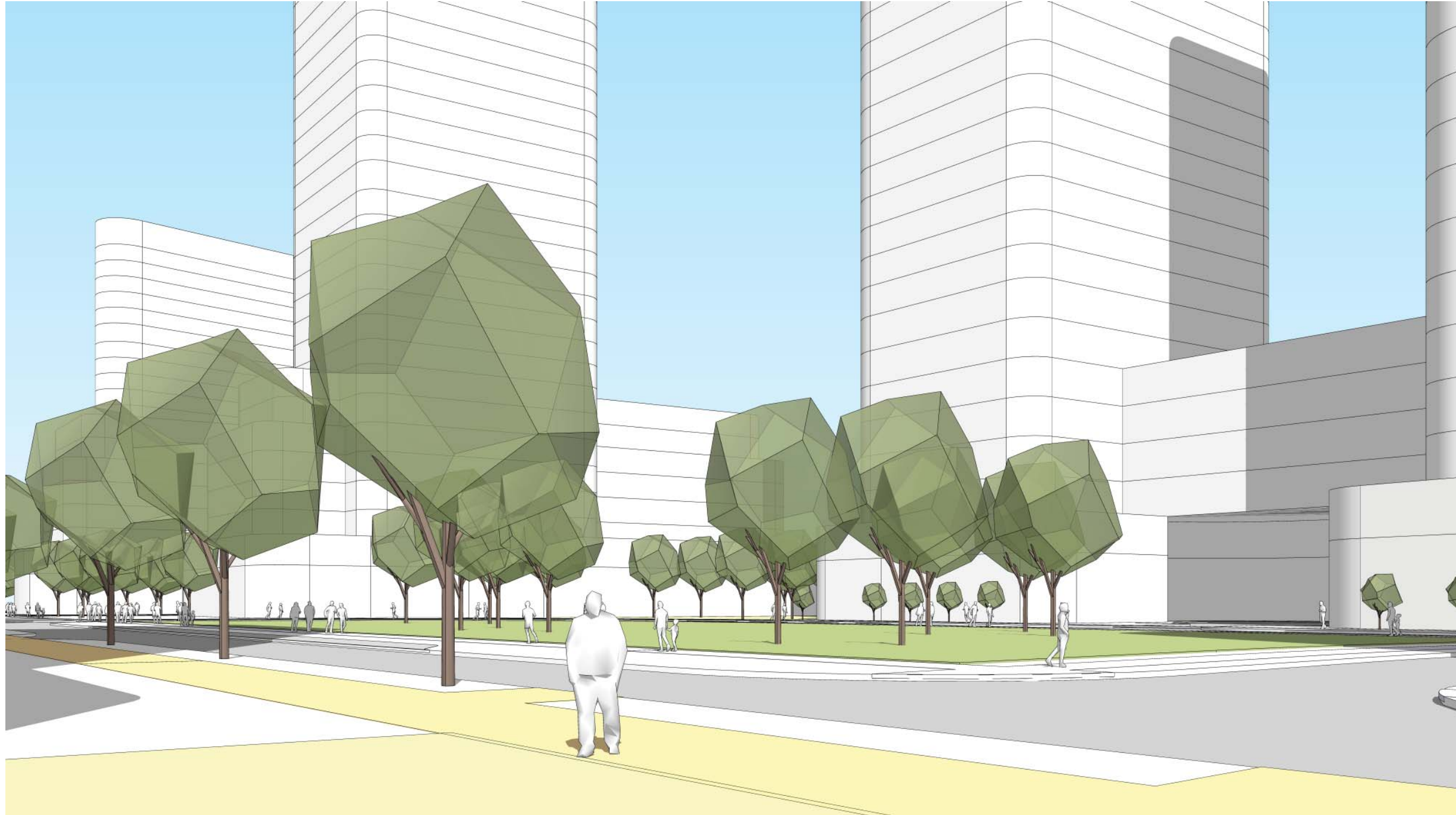
Sky View Comparison



13-15 Storey Midrise

Built Form

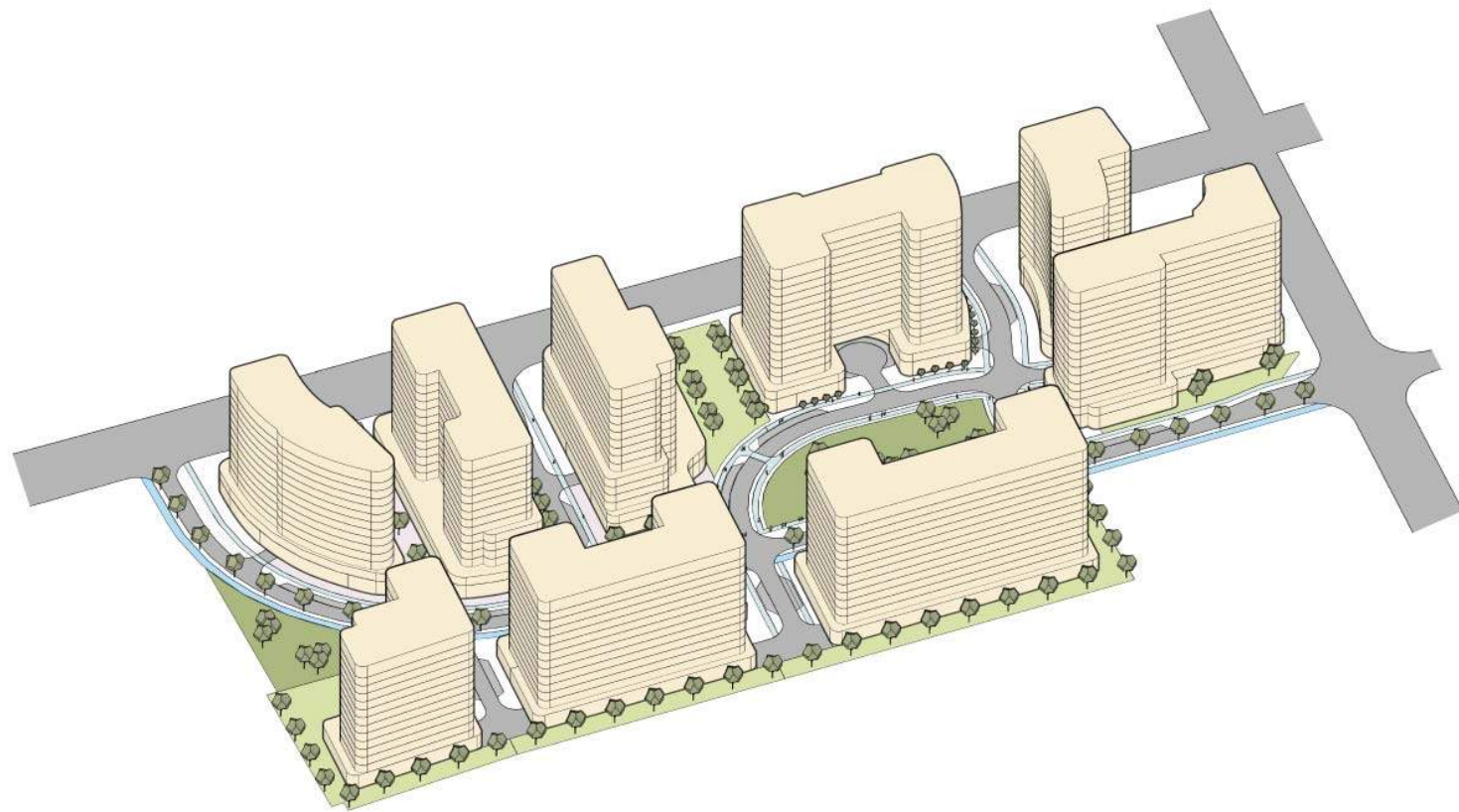
Sky View Comparison



12-28 Storey Tower/Podium

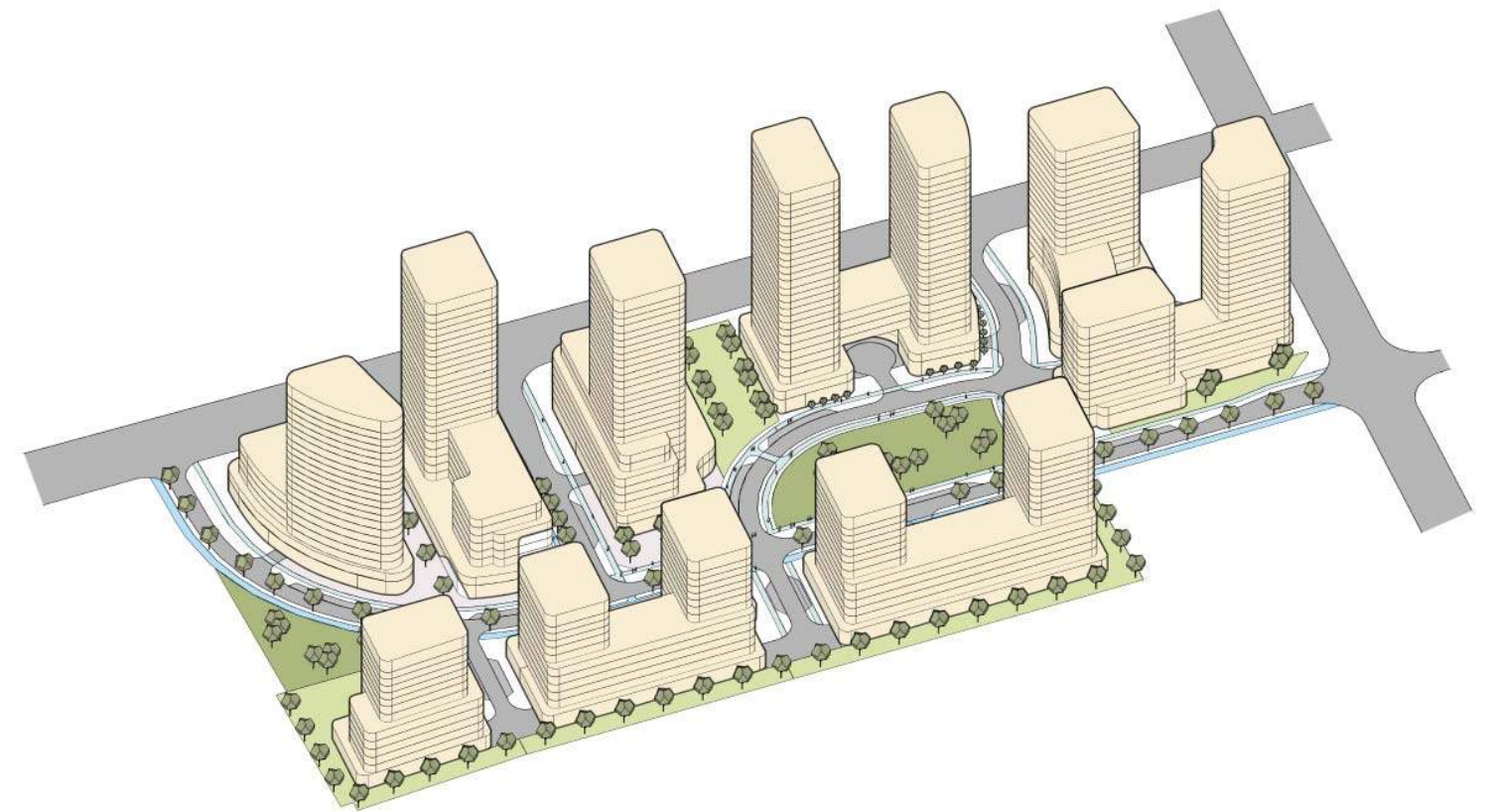
Built Form

Density Comparison



13-15 Storey Midrise

FSI = 4.0

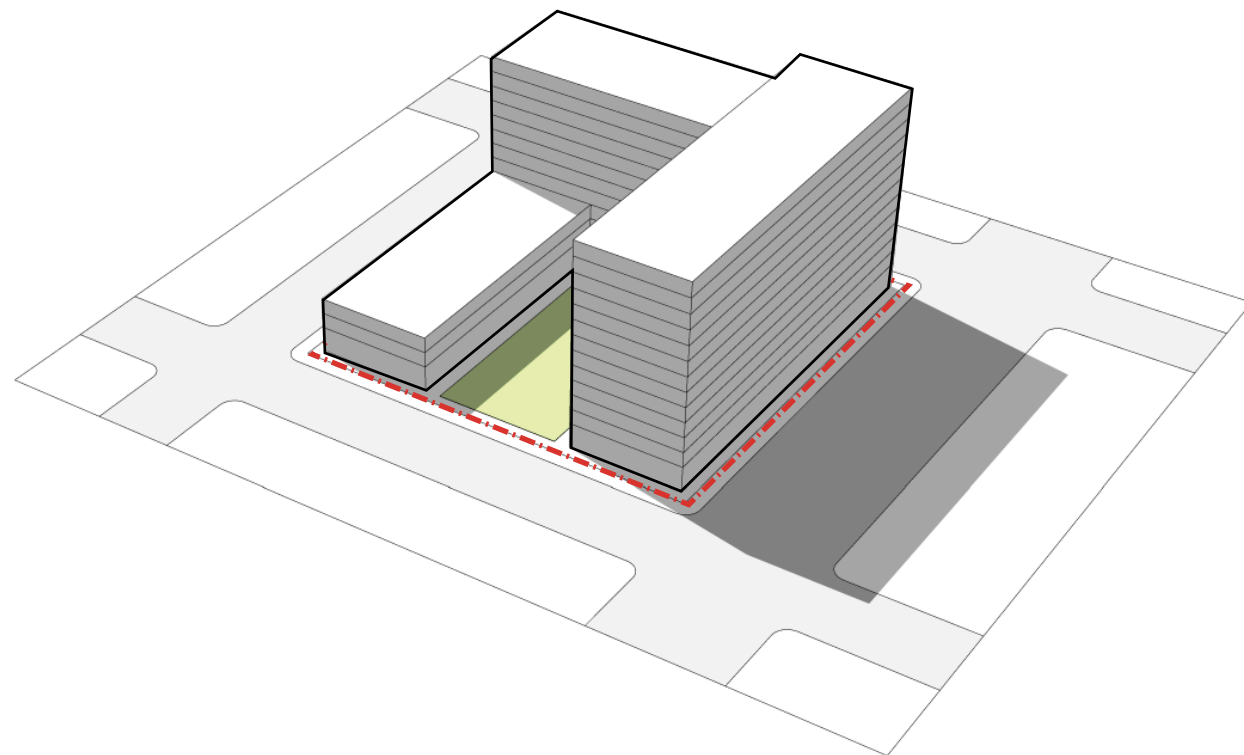


12-28 Storey Tower/Podium

FSI = 4.0

Tower/Podium Typology

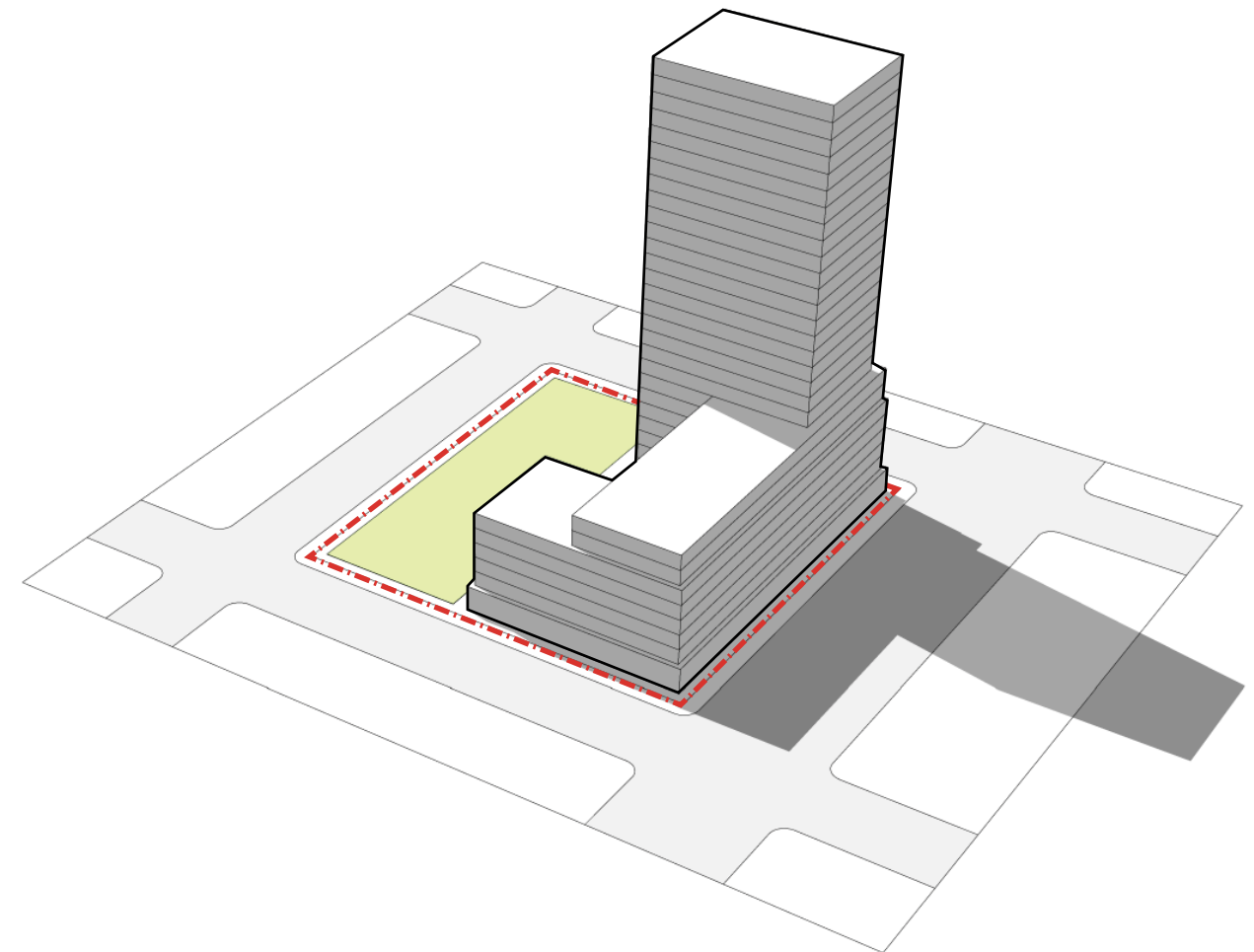
Shadow Comparison



Site area : 6150 sm

FSI: 5.6

Midrise

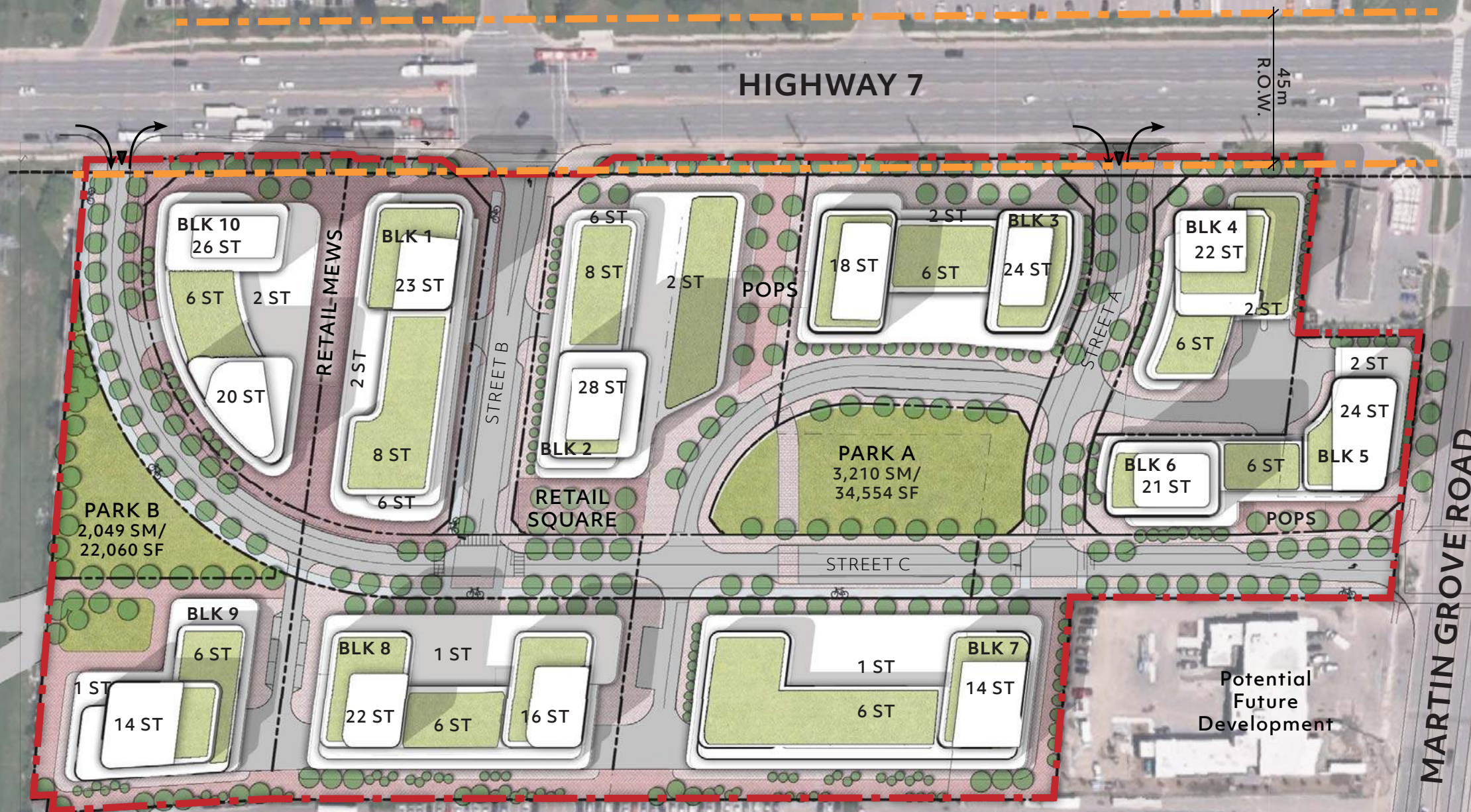


Site area : 6150 sm

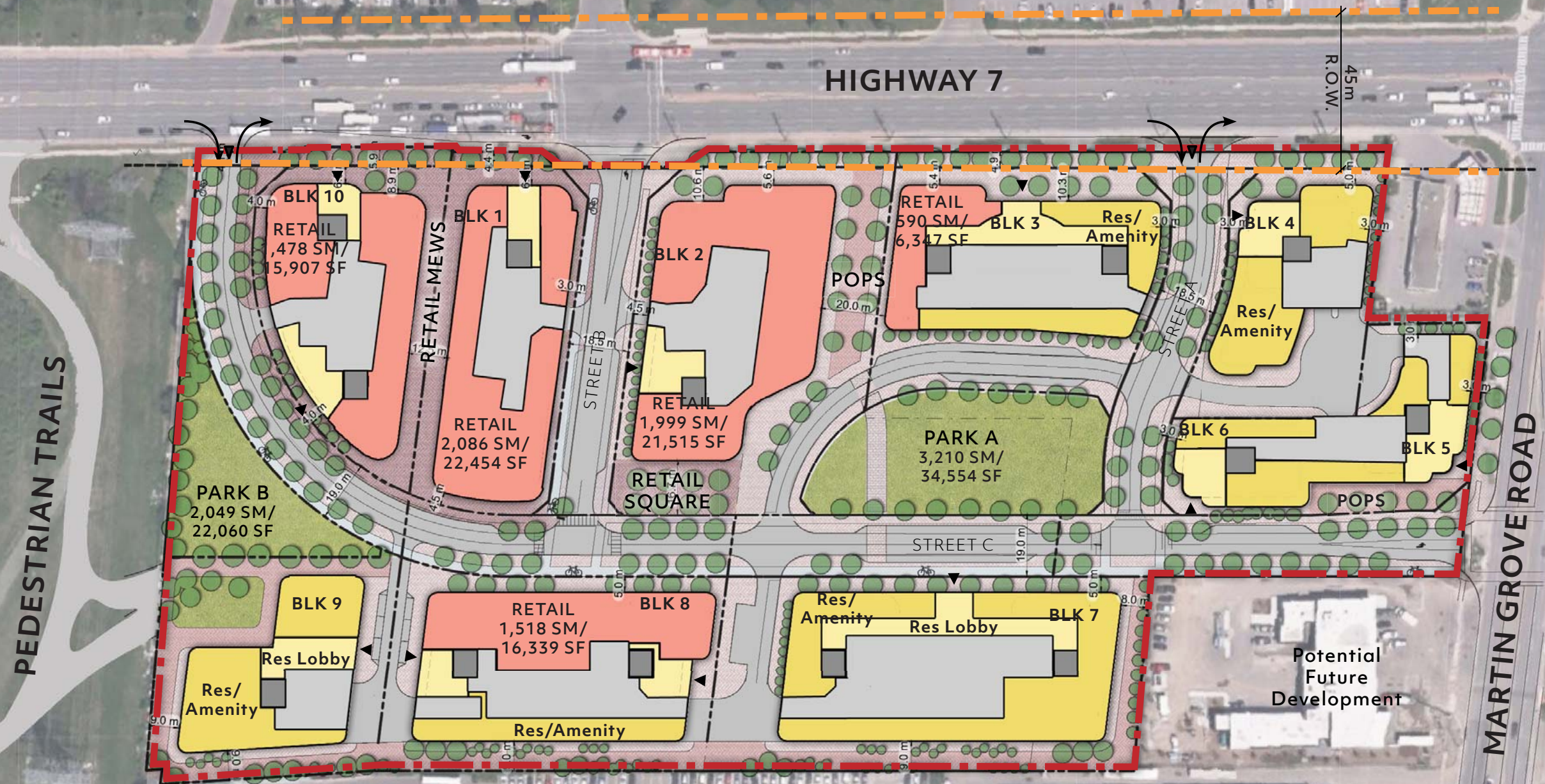
FSI: 5.6

Tower/Podium

Updated Master Plan - Full Build Out



Updated Ground Floor Plan

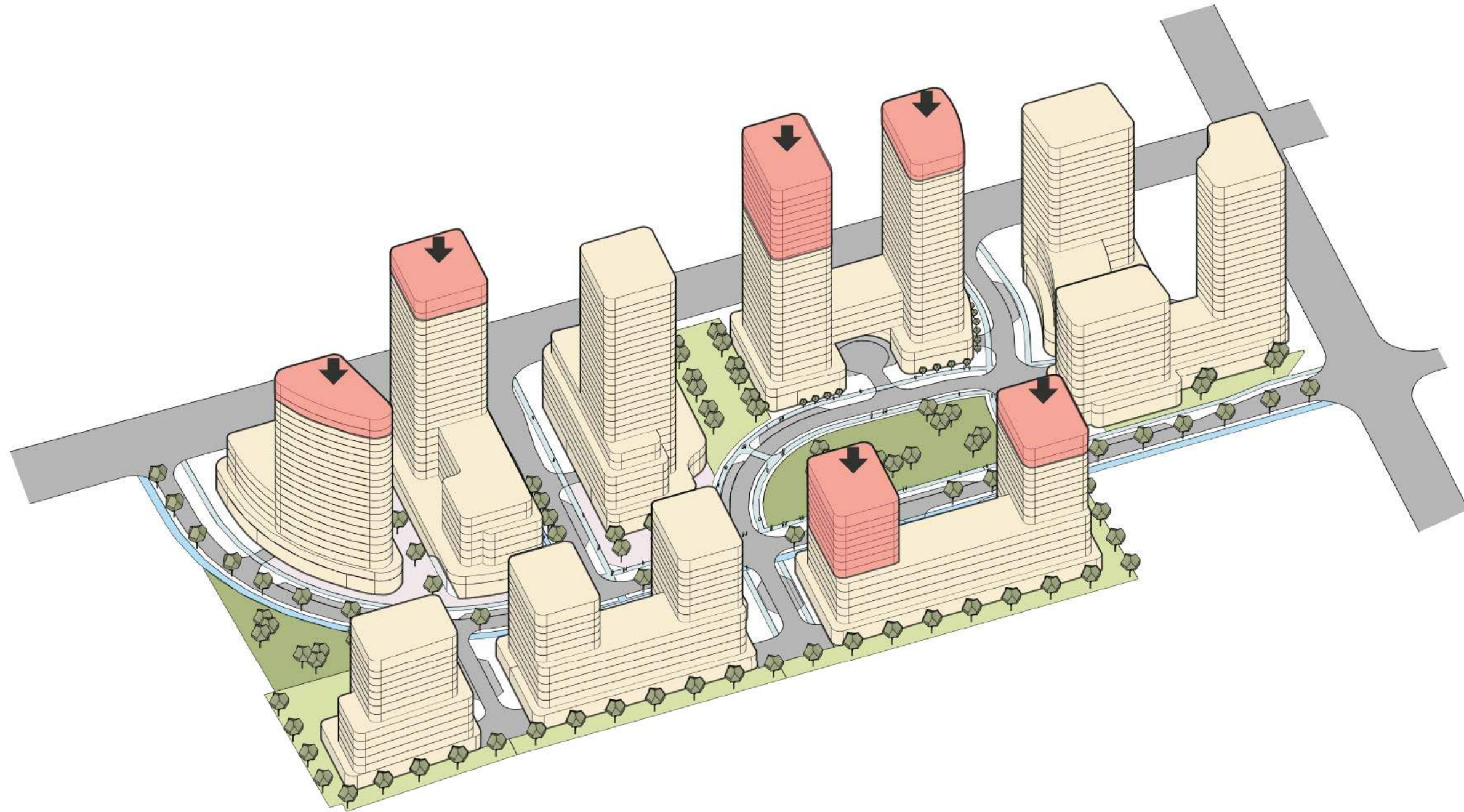


	Retail		Residential Lobby
	Loading/Service		Residential Amenity / Units

1:1500

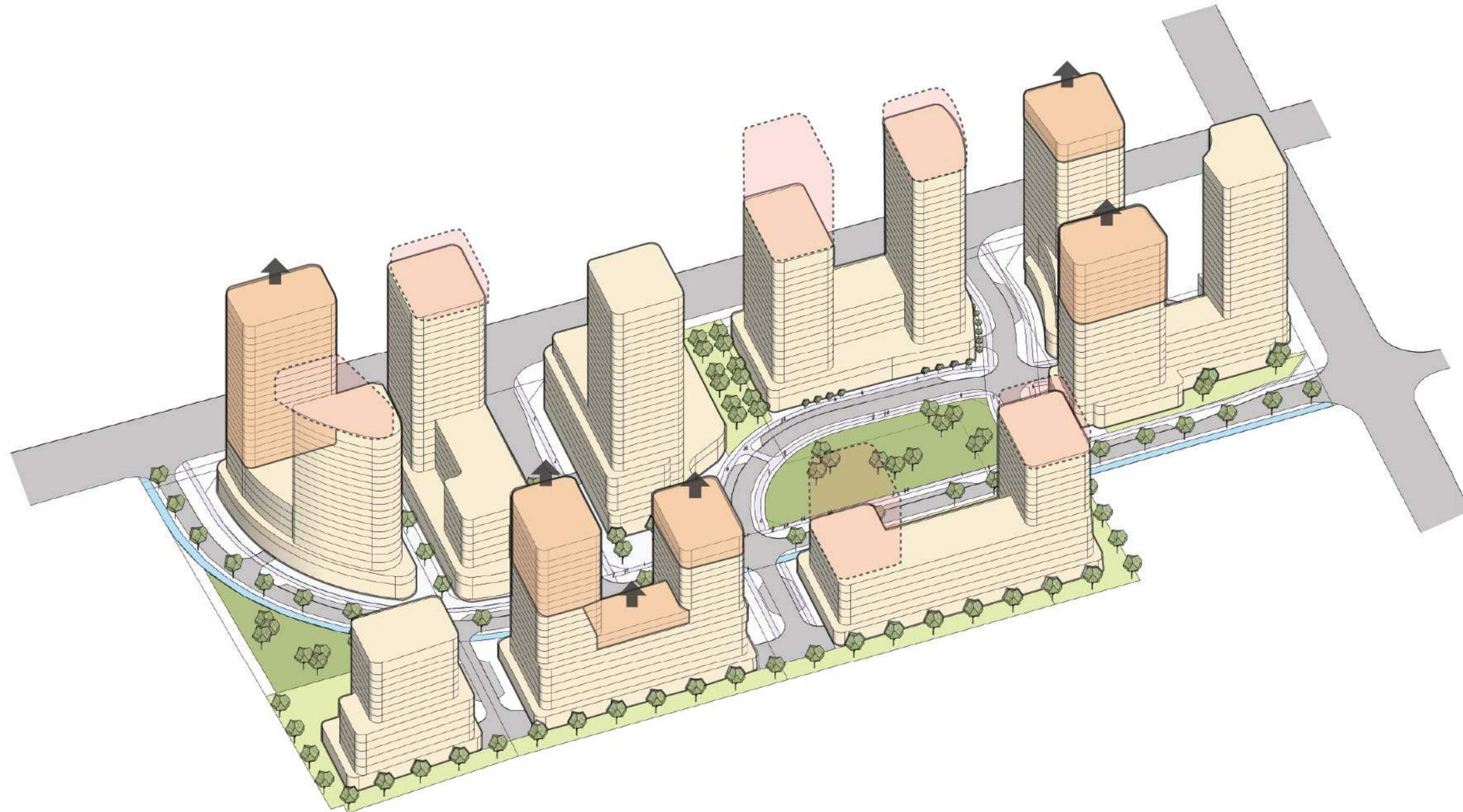
Original Massing

Height Revisions

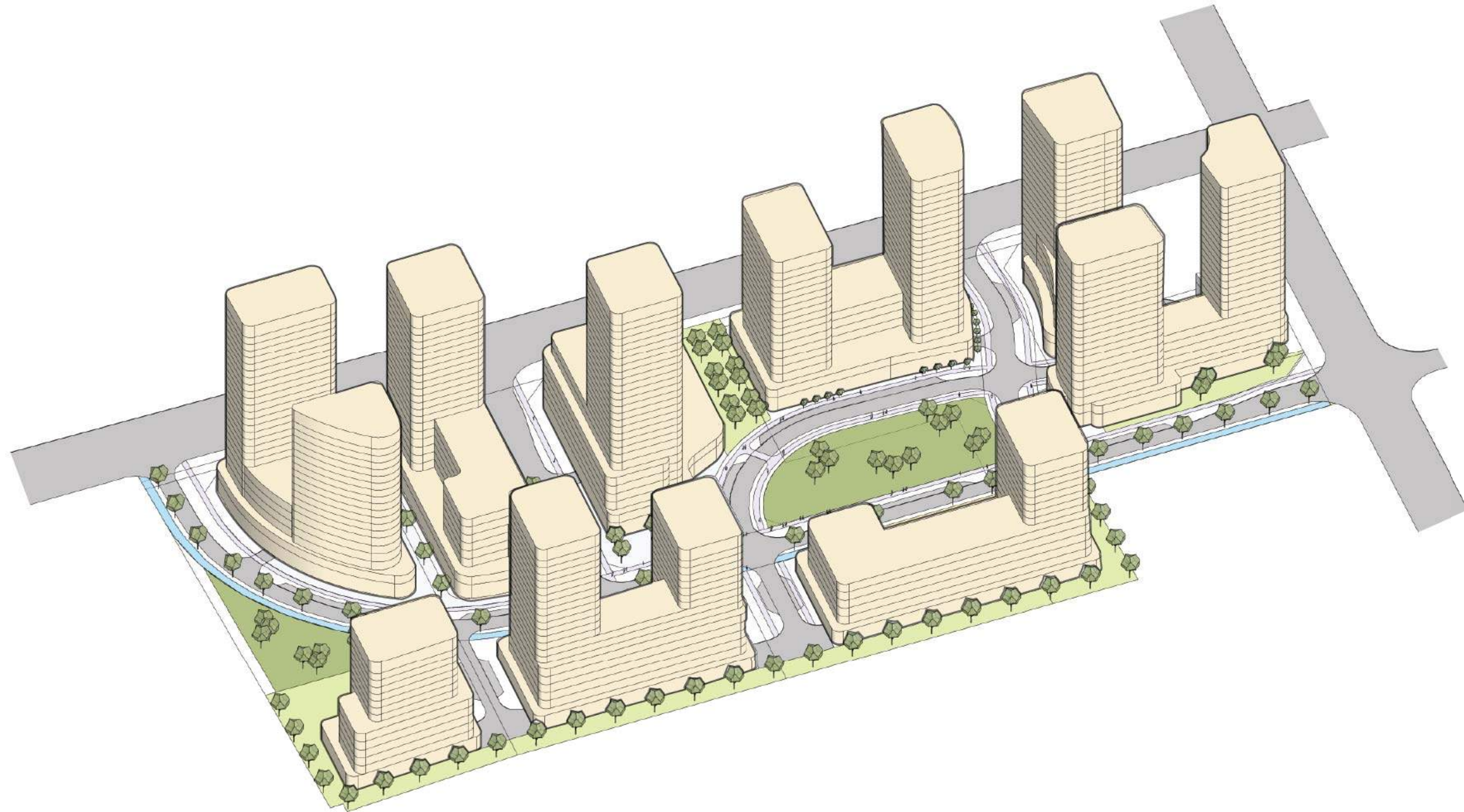


Original Massing

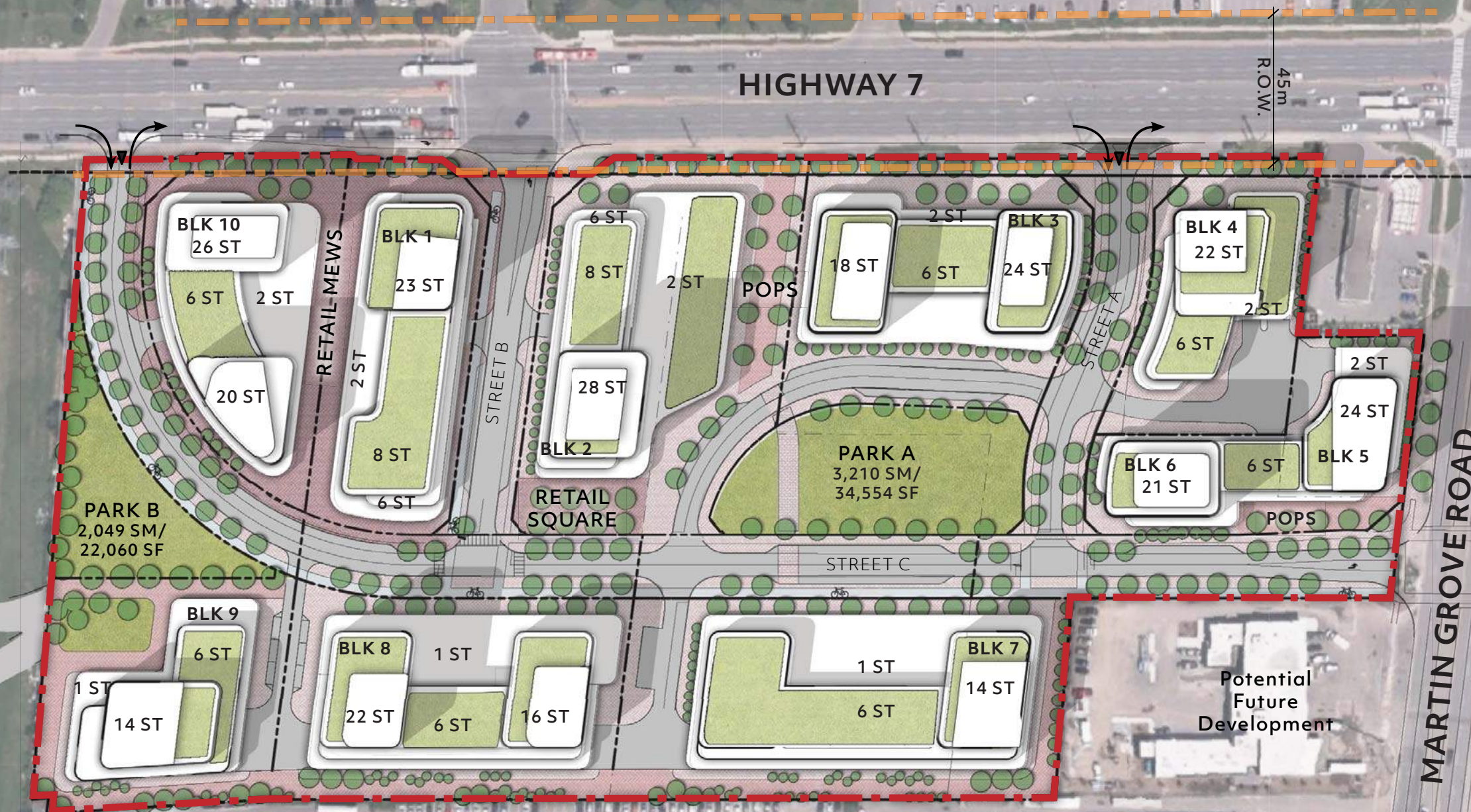
Height Revisions



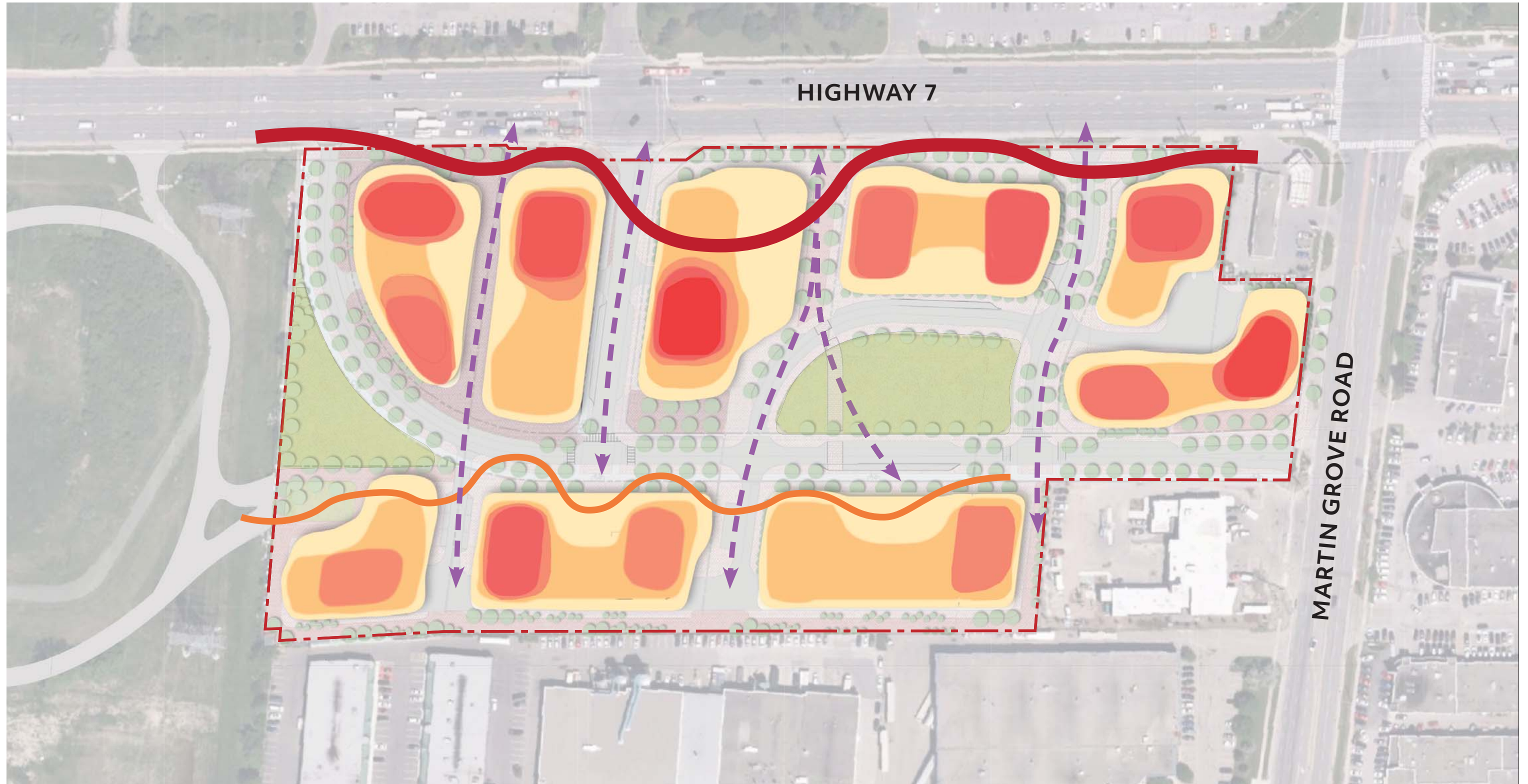
Updated Massing



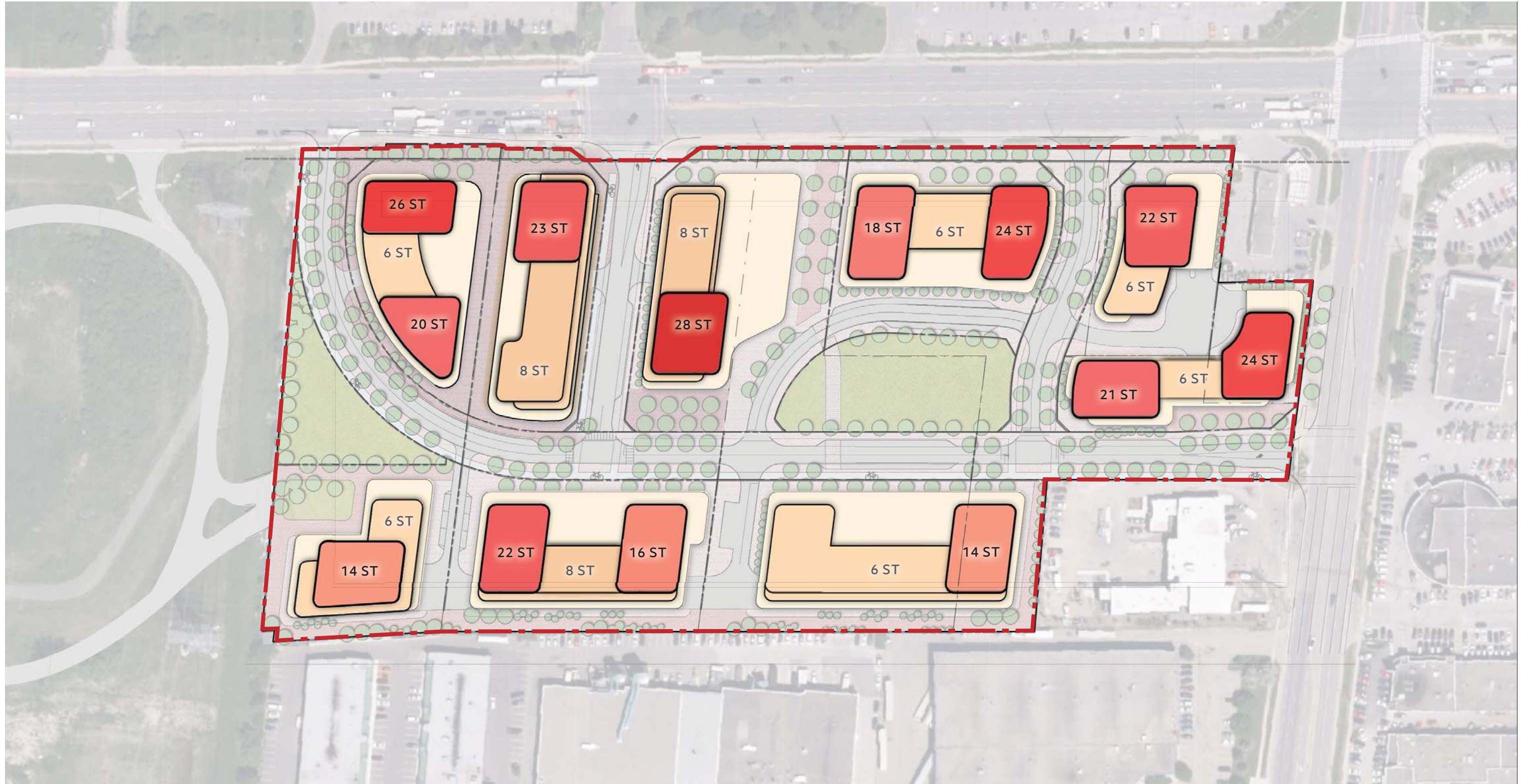
Updated Master Plan - Full Build Out



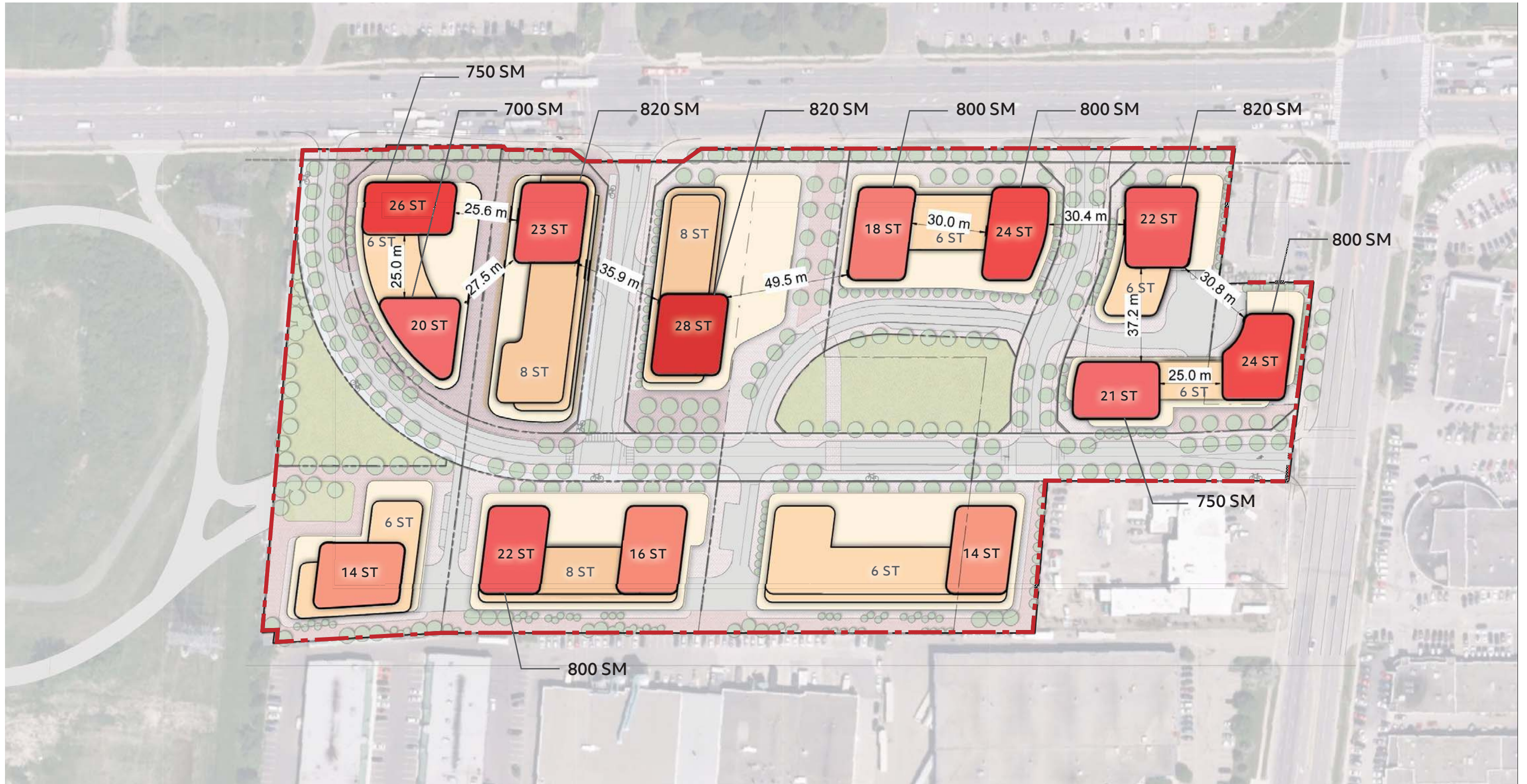
Height Strategy



Tower/Podium Heights



Tower Separation



Sun/Shadow Study Comparison - March/September 21

Original Massing



9:18 AM

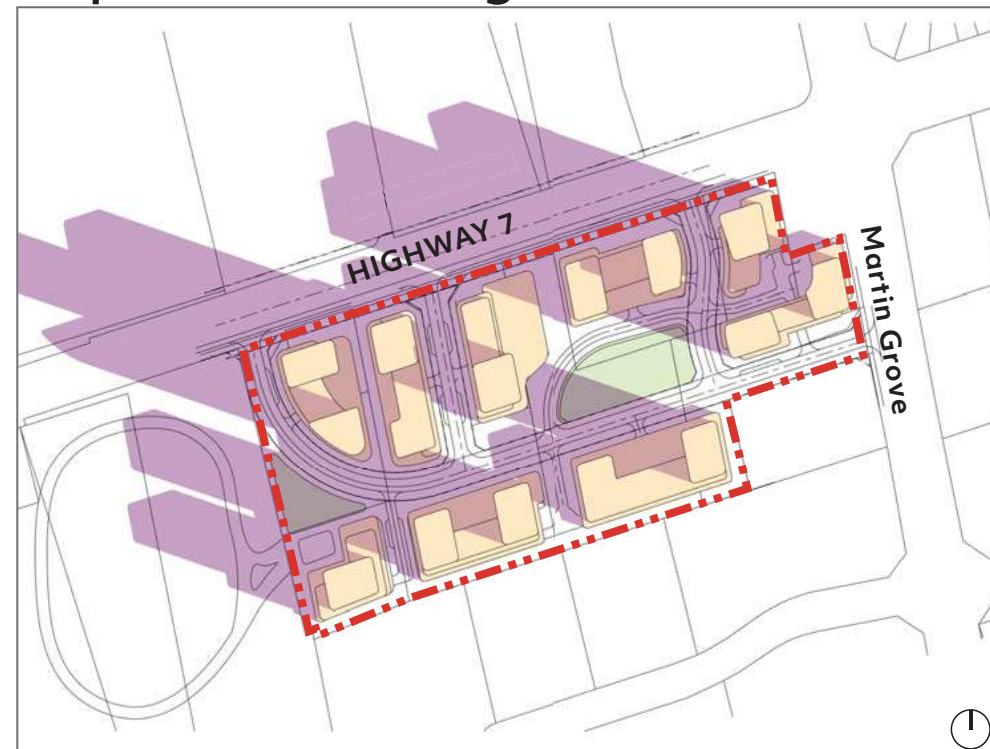


10:18 AM



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Updated Massing



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Sun/Shadow Study Comparison - March/September 21

Original Massing



12:18 PM



1:18 PM



2:18 PM

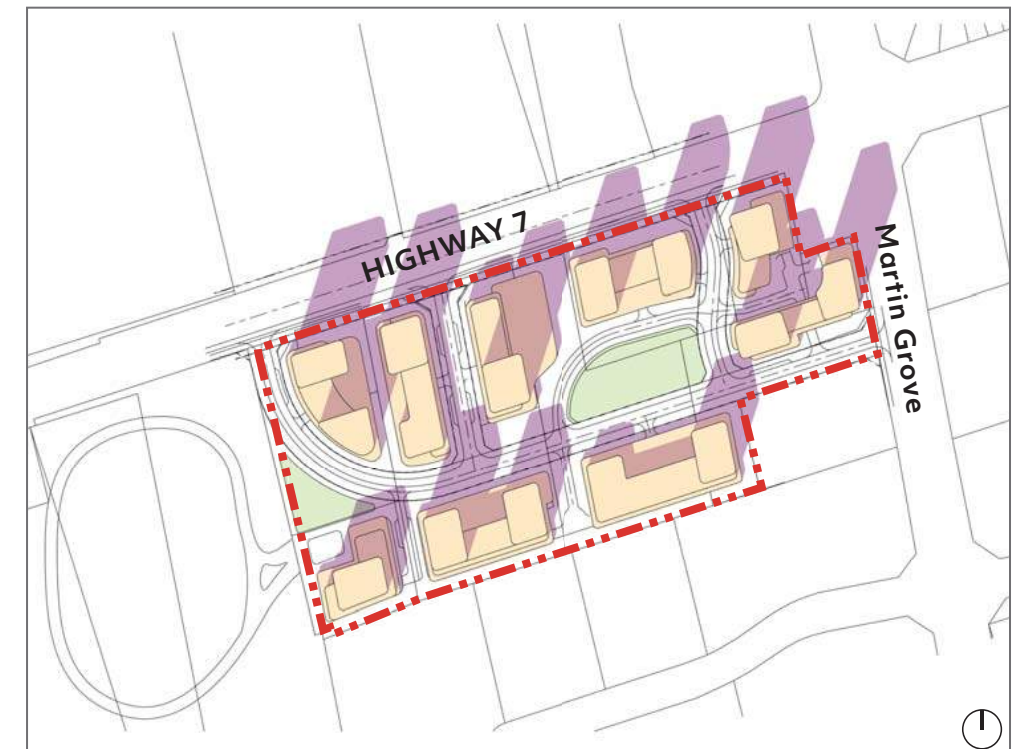
Updated Massing



12:18 PM



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Sun/Shadow Study Comparison - March/September 21

Original Massing



3:18 PM



4:18 PM

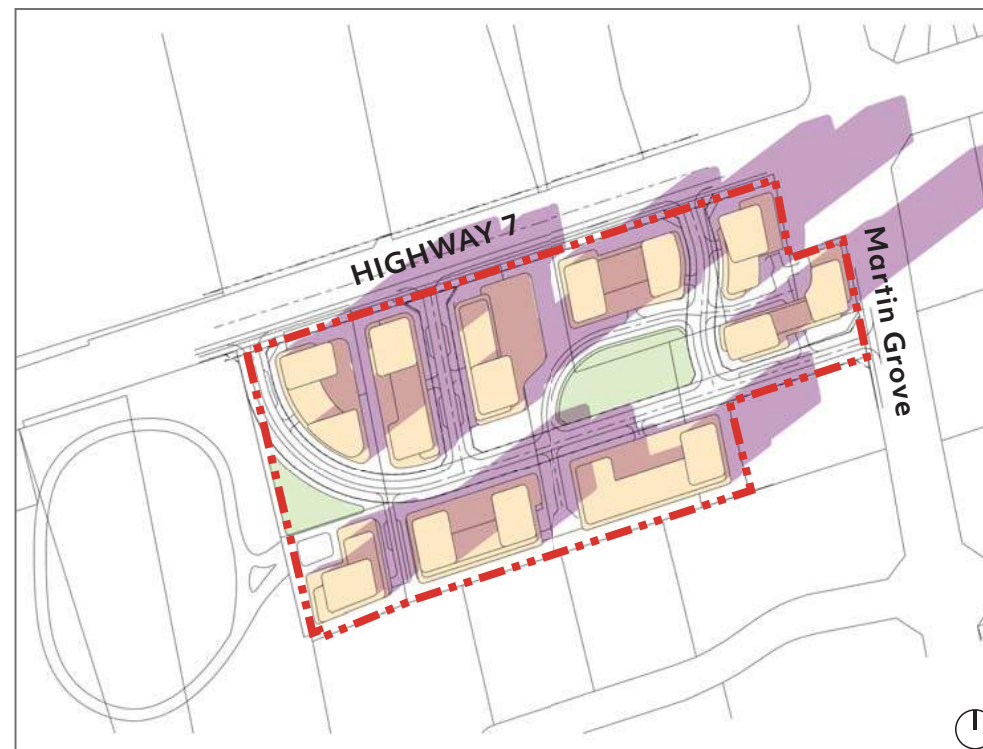


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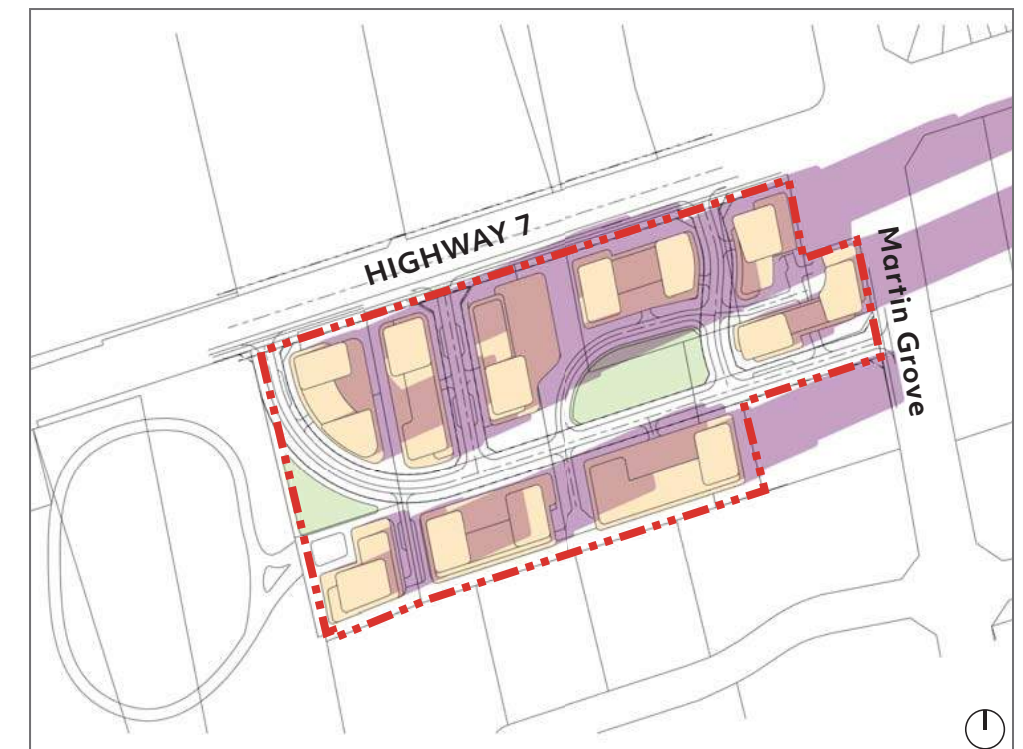
Updated Massing



3:18 PM



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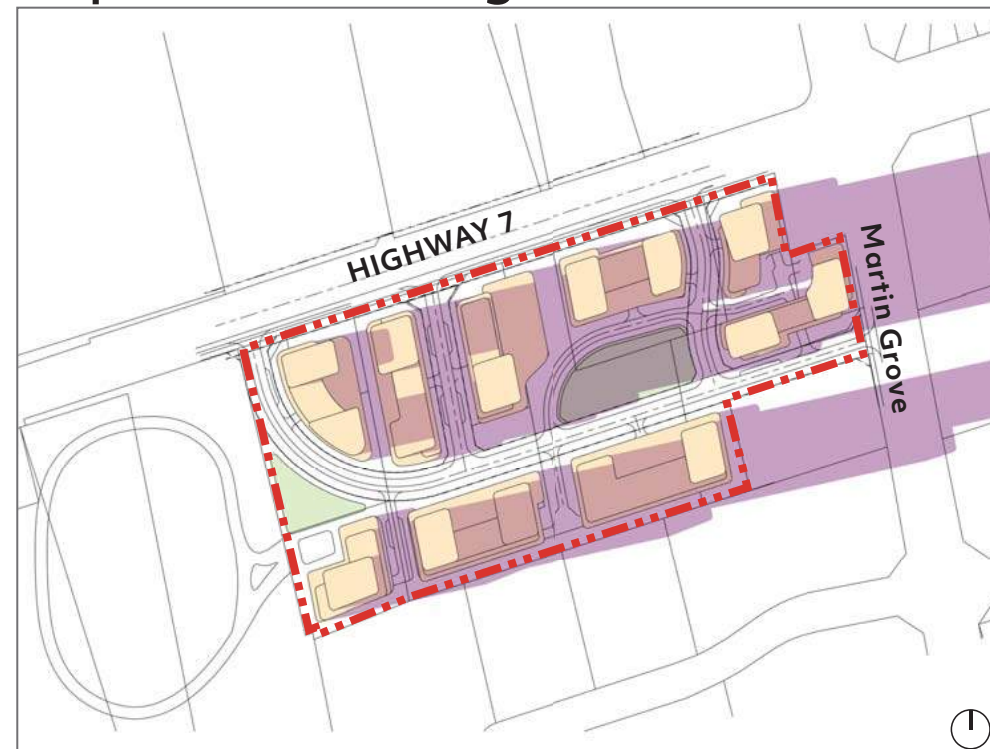
Sun/Shadow Study Comparison - March/September 21

Original Massing



6:18 PM

Updated Massing



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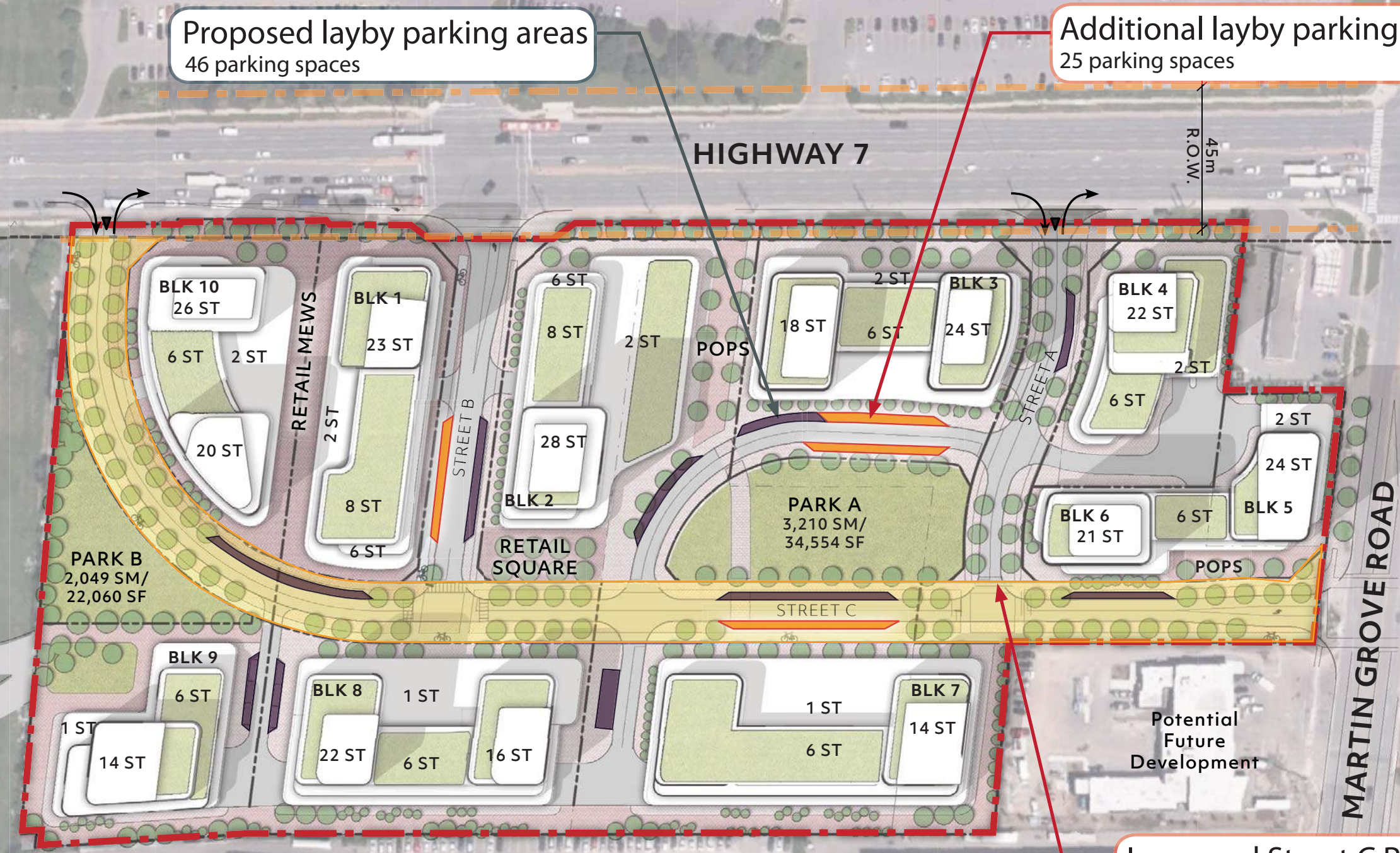
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1. Update built form strategy
2. Refine parking approach to maximize short term parking opportunities
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Updated Master Plan - Full Build Out

Proposed layby parking areas
46 parking spaces

Additional layby parking areas
25 parking spaces



Increased Street C R.O.W. to 19m

4 main messages:

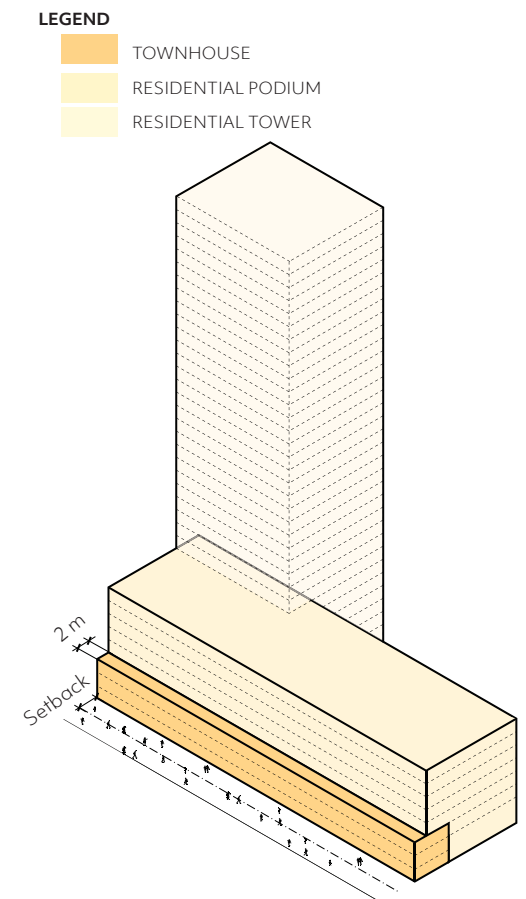
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Public Realm Plan

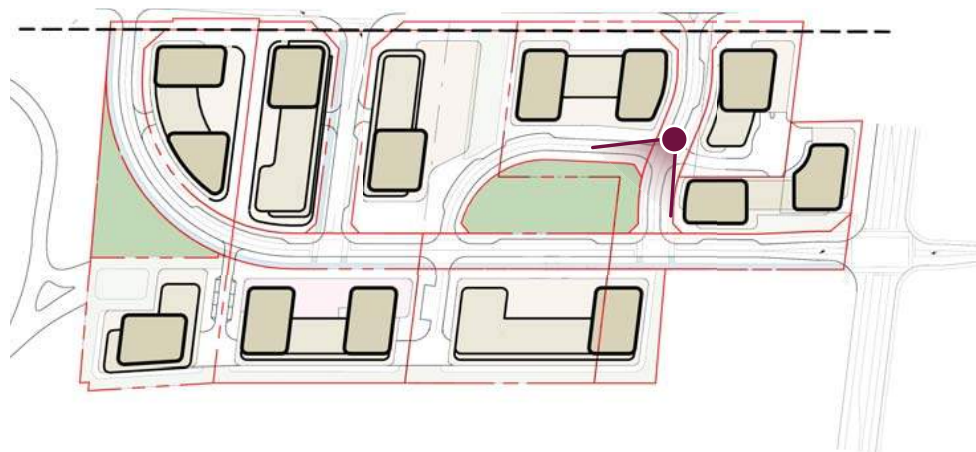


Primary Vehicular Circulation ----- Secondary Vehicular Circulation ----- Pedestrian Connection ----- Multi-use Pathway ----- Potential Public Art Location ✕ Play Area ● Canopy Feature ○ POPS ○

Central Park and Townhomes

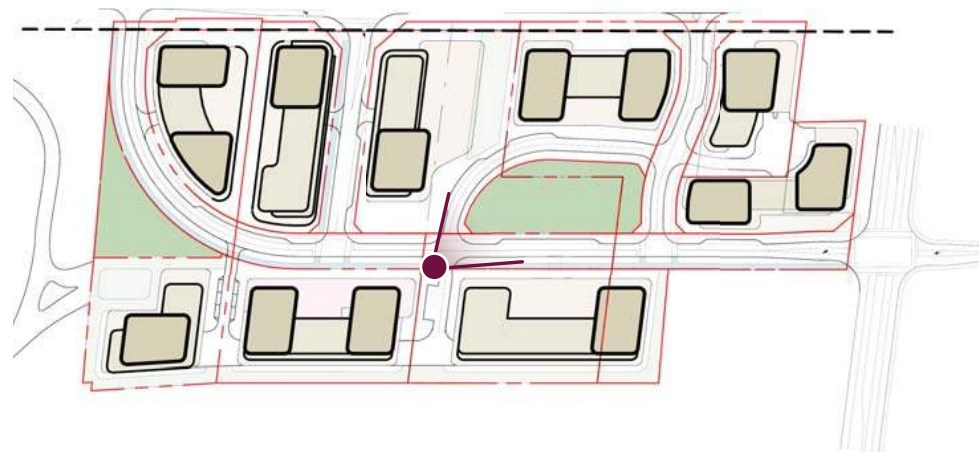


MASSING OF BUILDINGS WITH TOWNHOUSE AT THE BASE

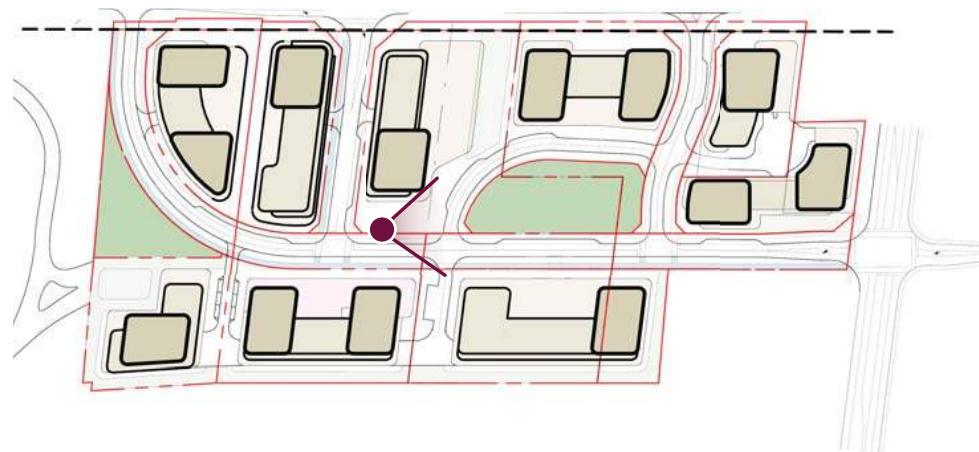
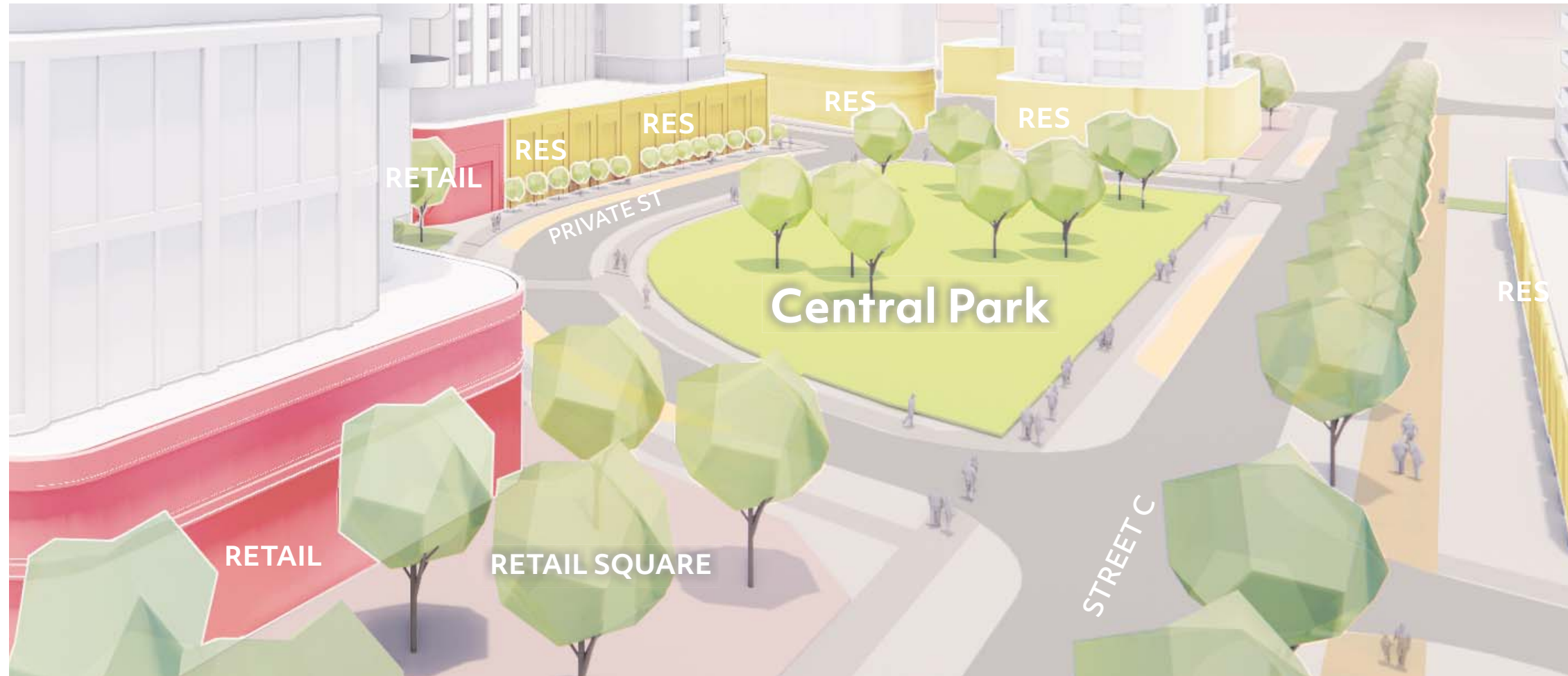


Public Park A

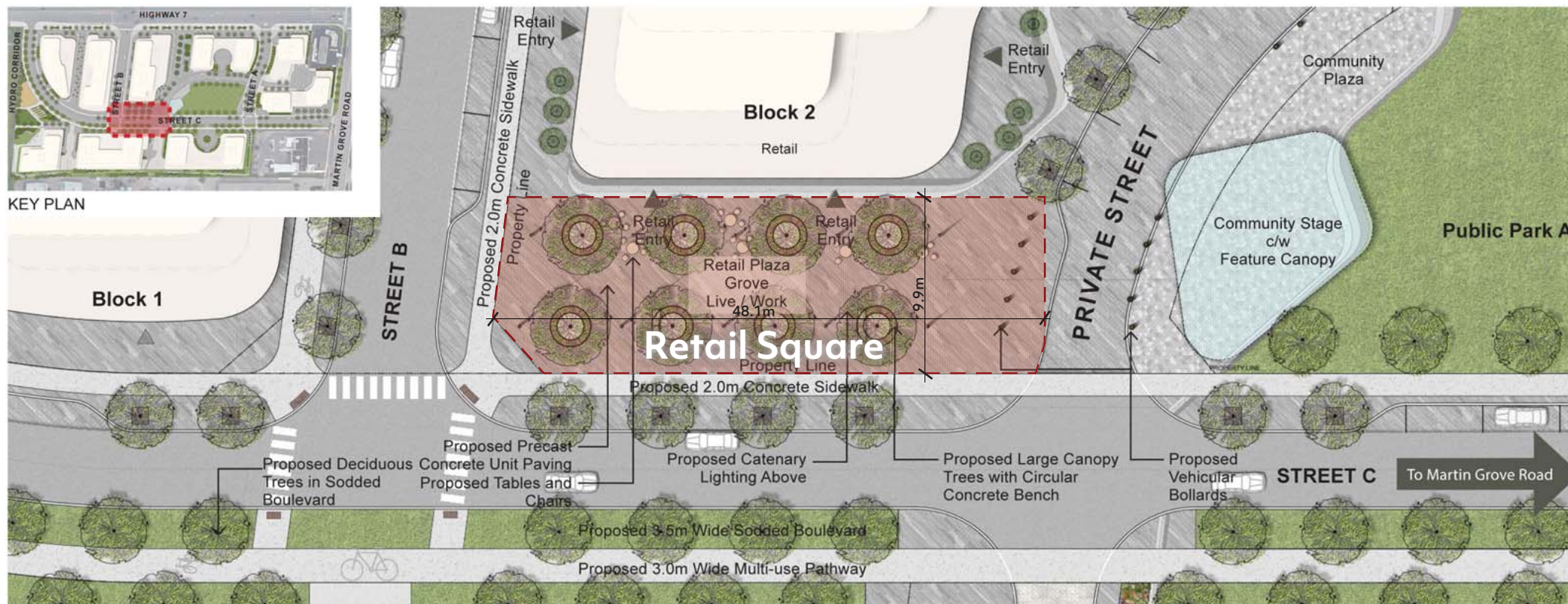
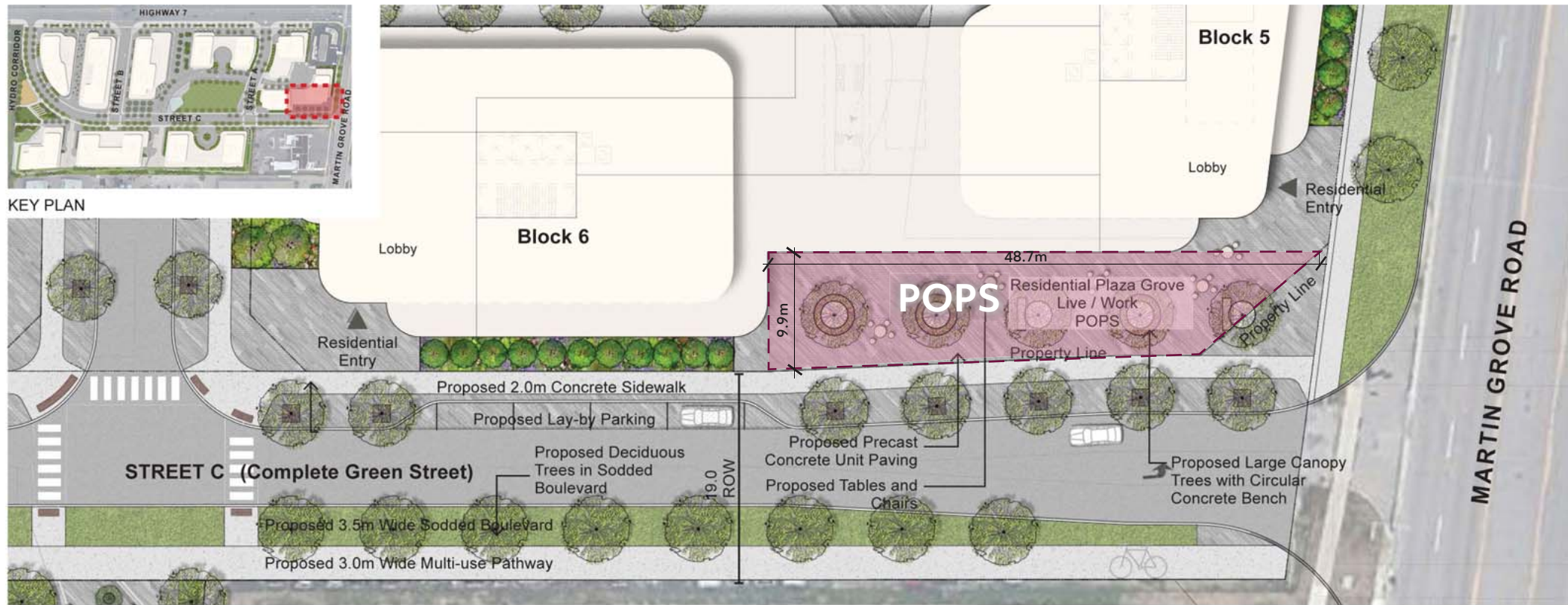




Retail Square



Residential POPS / Retail Square



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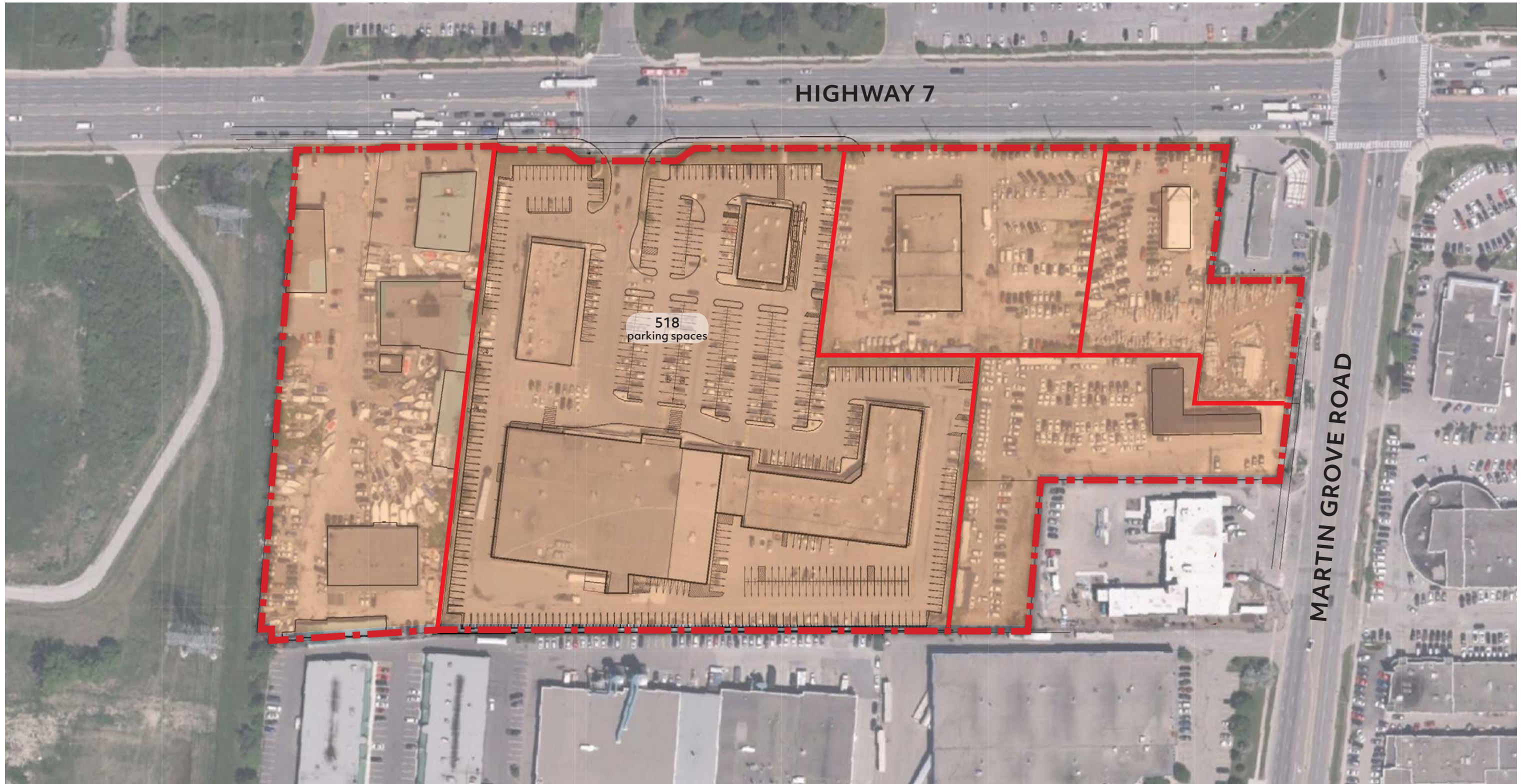
Updated Master Plan - Full Build Out

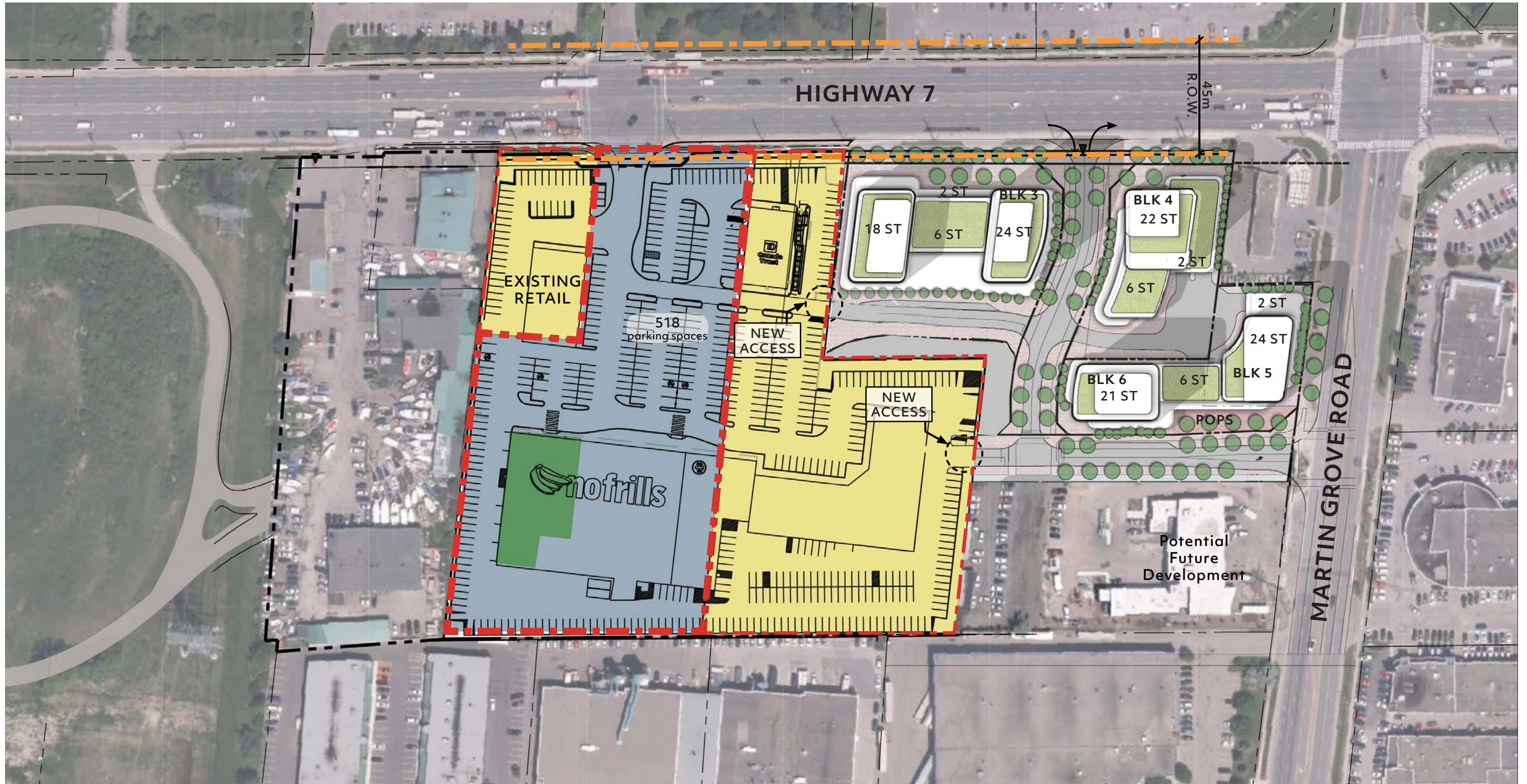


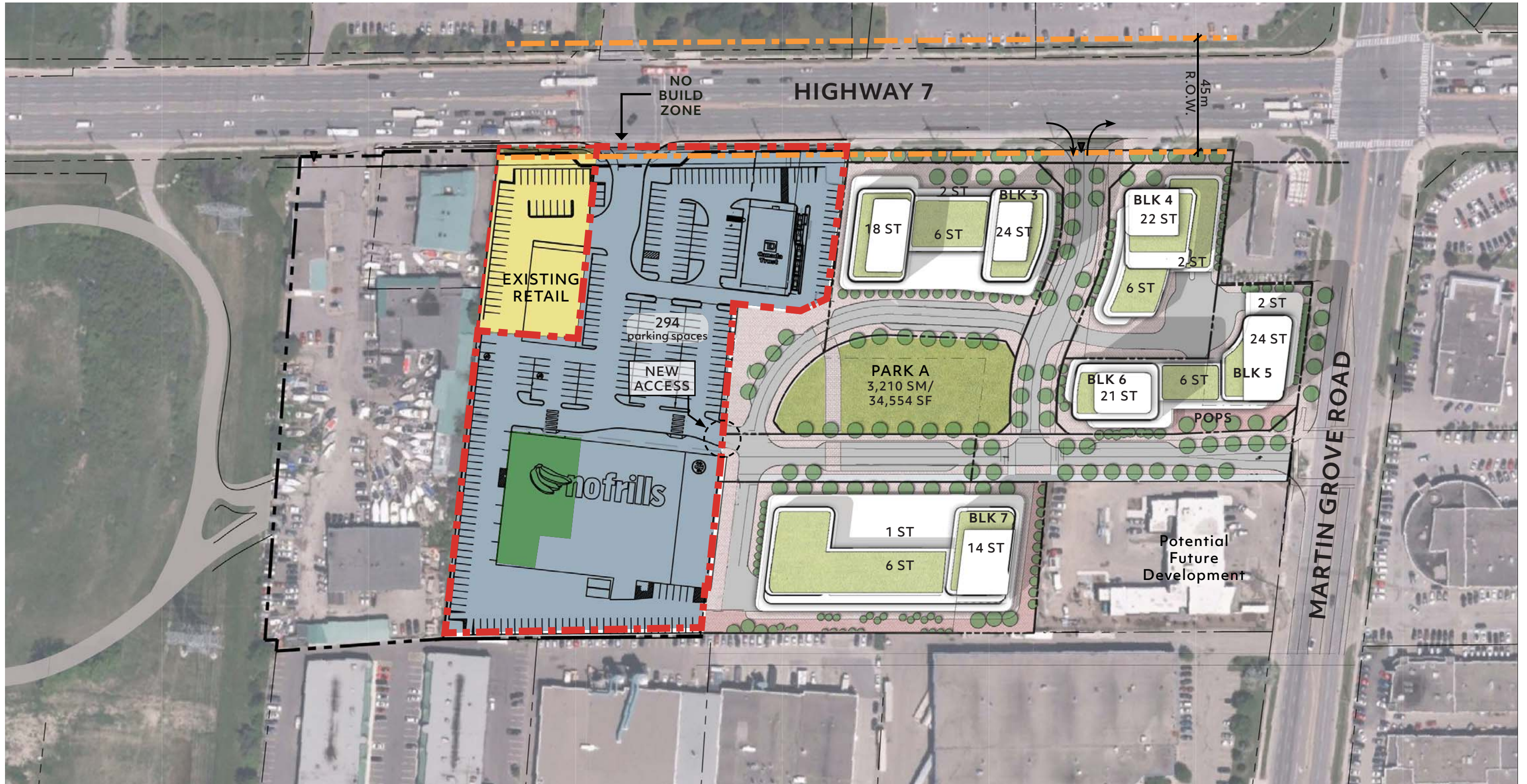
Creating a flexible plan that can be successfully delivered over 20+ years

Phasing Strategy

Existing Site



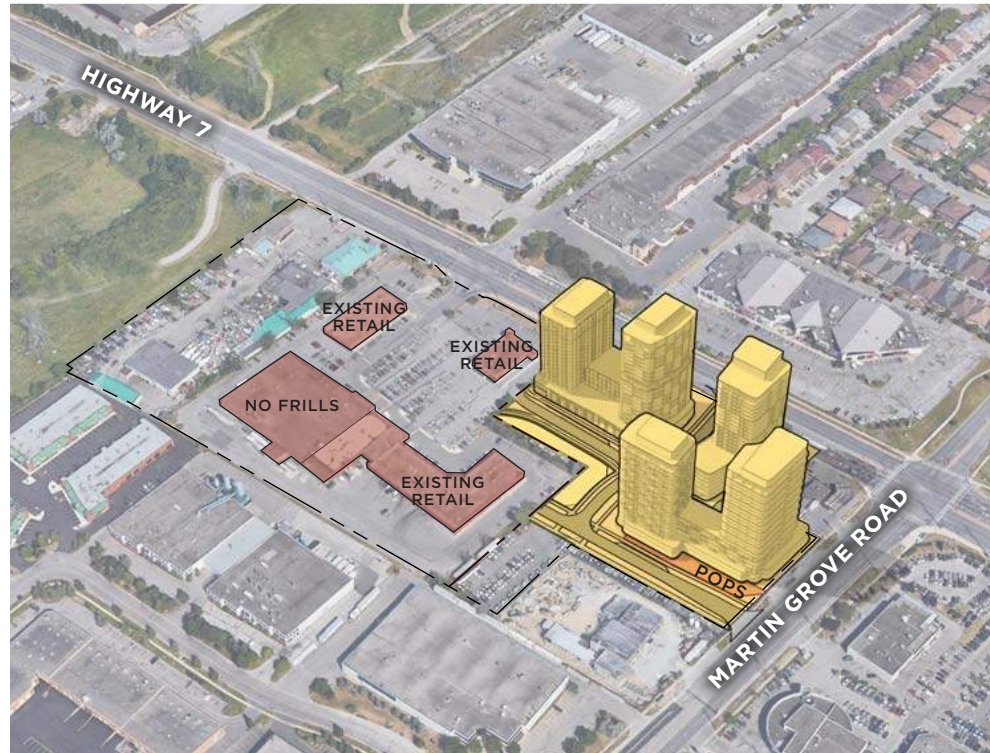




Master Plan - Full Build Out



Aerial View - Phasing



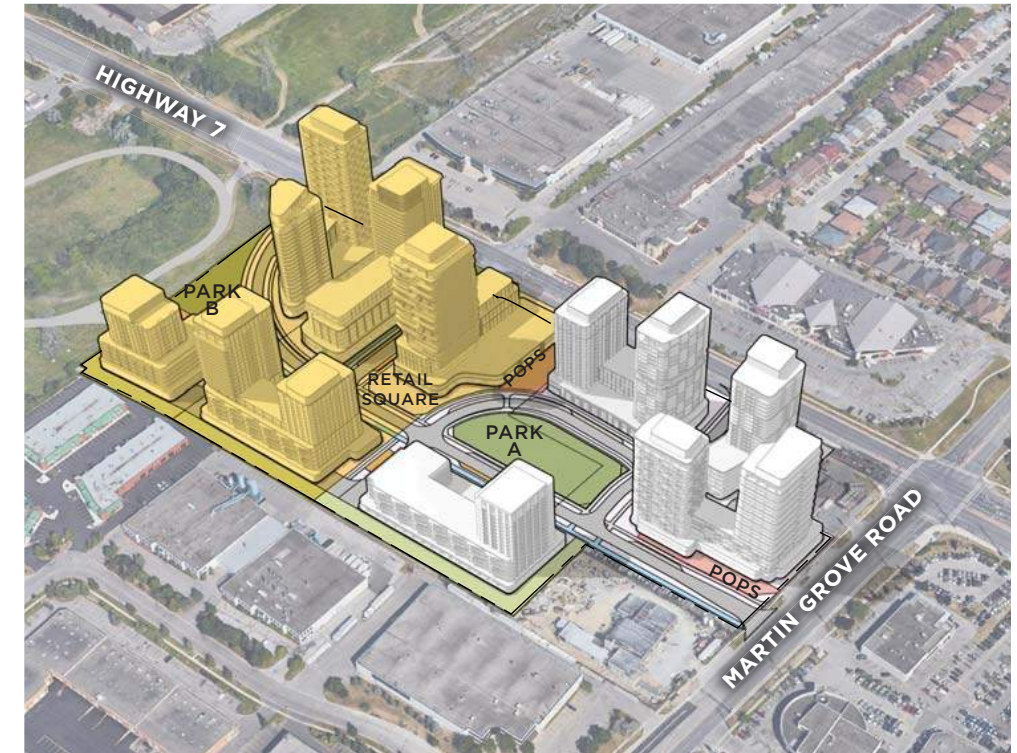
PHASE 1
Blocks 3, 4, 5 & 6

Total GFA:	102,089 m ²	(1,098,877 SF)
Residential GFA:	86,776 m ²	(934,049 SF)
Retail GFA:	590 m ²	(6,347 SF)
Total Approx. Units:	1240	



PHASE 2
Blocks 7 & Park A

Total GFA:	25,810 m ²	(277,817 SF)
Residential GFA:	21,939 m ²	(236,149 SF)
Retail GFA:	0m ²	(0 SF)
Total Approx. Units:	313	



PHASE 3
Blocks 1, 2, 8, 9 & Park B

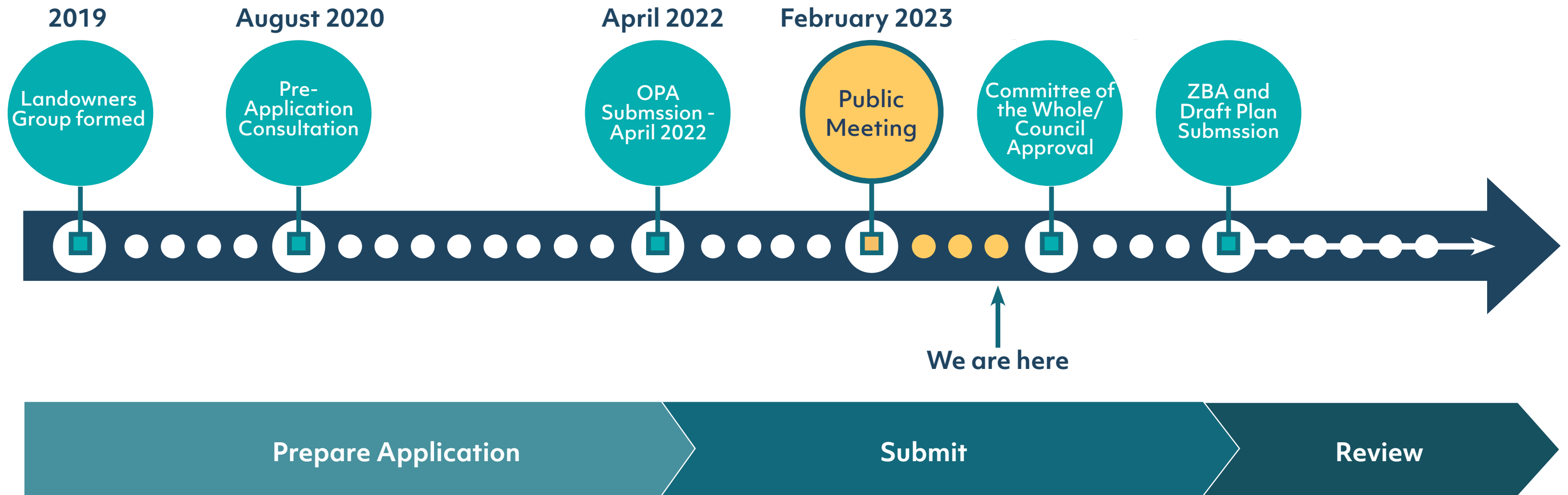
Total GFA:	165,265 m ²	(1,778,898 SF)
Residential GFA:	140,475 m ²	(1,512,060 SF)
Retail GFA:	7,081 m ²	(76,216 SF)
Total Approx. Units:	2007	

<u>Master Plan Summary</u>		
Total GFA:	293,164 m ²	(3,155,591 SF)
Total Residential GFA:	249,190 m ²	(2,682,258 SF)
Total Retail GFA:	7671 m ²	(82,570 SF)
Total Approx. Units:	3560	

June 13th Community Meeting

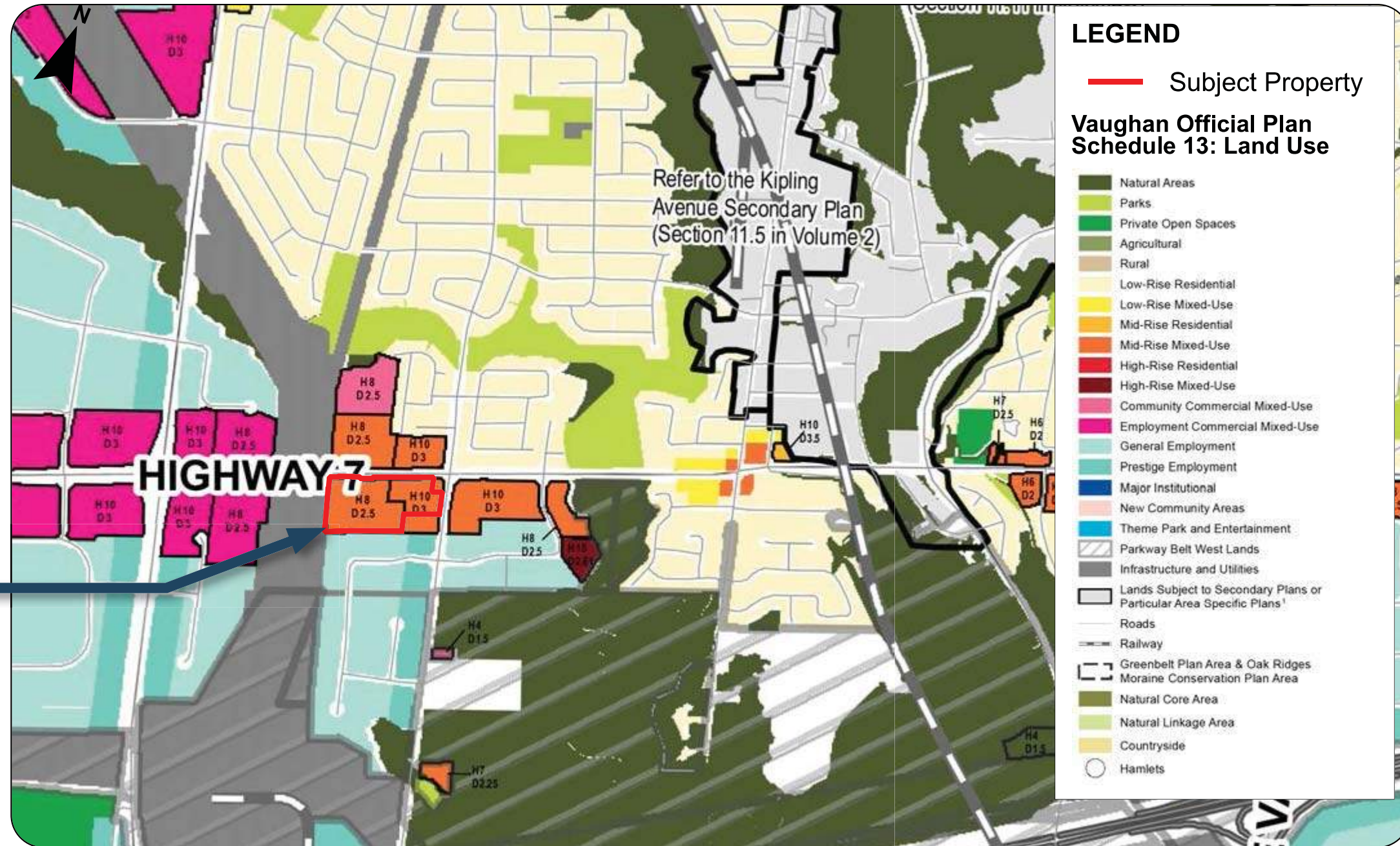
Balance of OPA Process + Next Steps

Where we are in the Process



Planning Policy

Vaughan Official Plan - Land Use



Site

Site currently designated as Mid-Rise Mixed-Use

Thank You !

Please feel free to contact

MG_HWY7@foradevelopments.com

with any questions/comments

APPENDIX

Massing Aerial Views

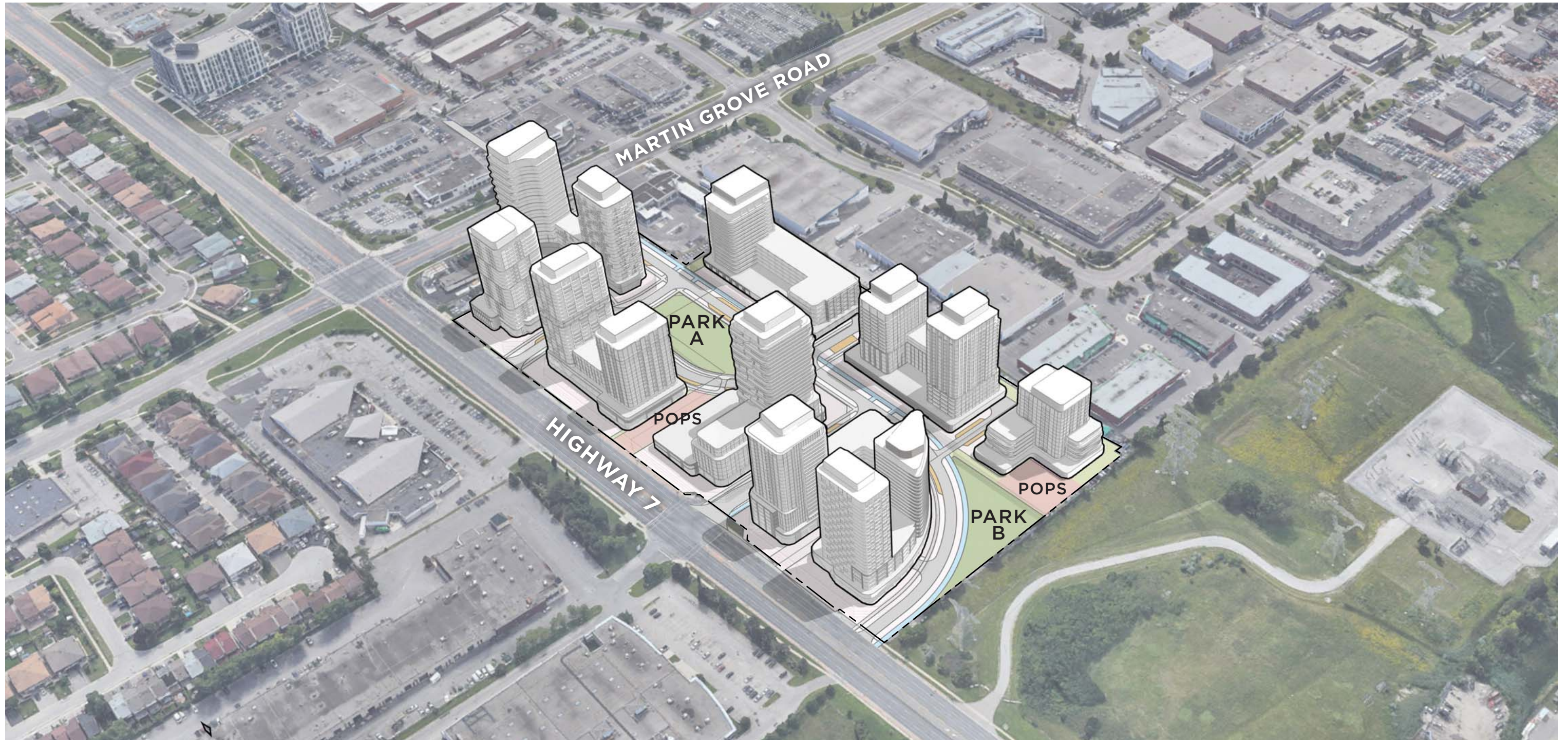
Aerial View

from South-West



Aerial View

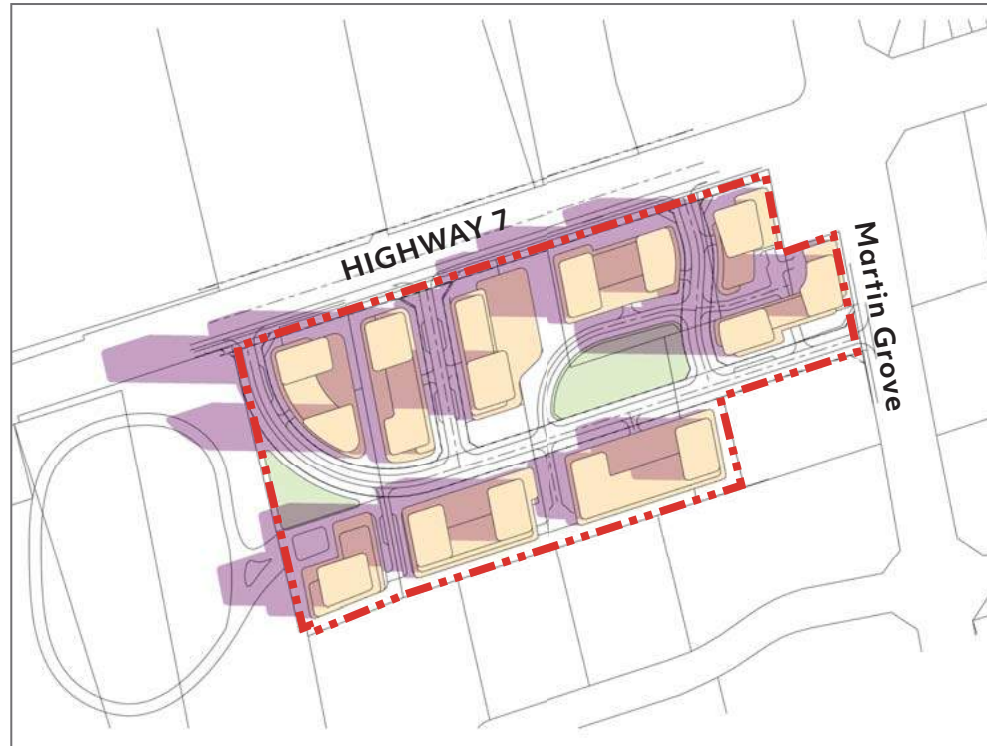
from North-West



APPENDIX

Sun/Shadow Studies

Sun/Shadow Study - June 21



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Sun/Shadow Study - June 21



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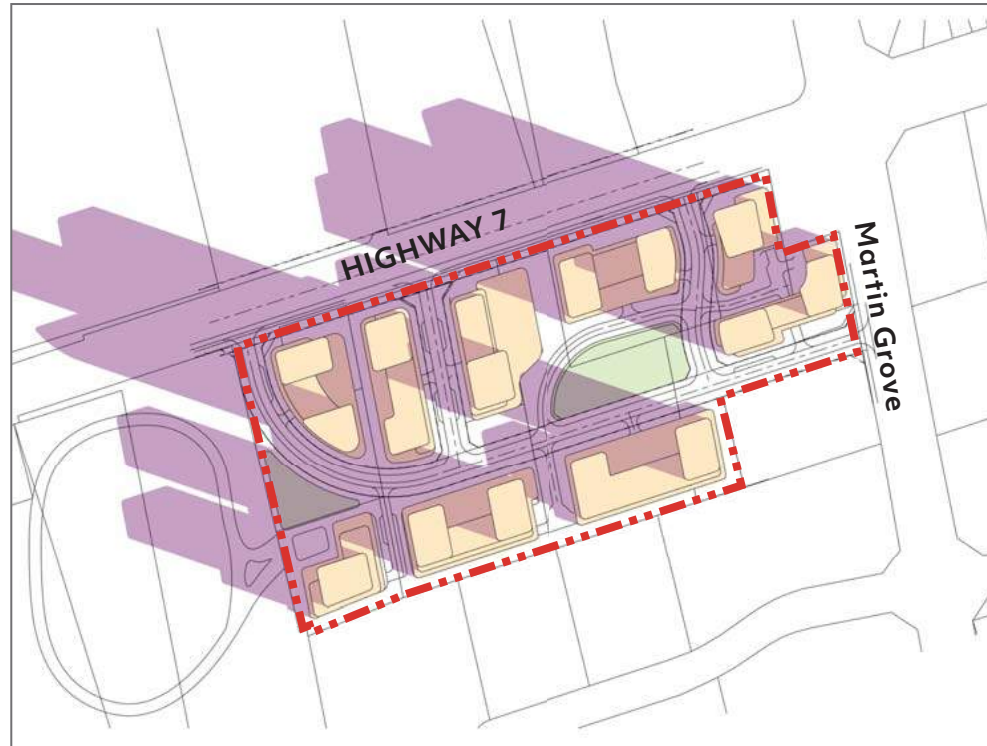


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Sun/Shadow Study - March/September 21



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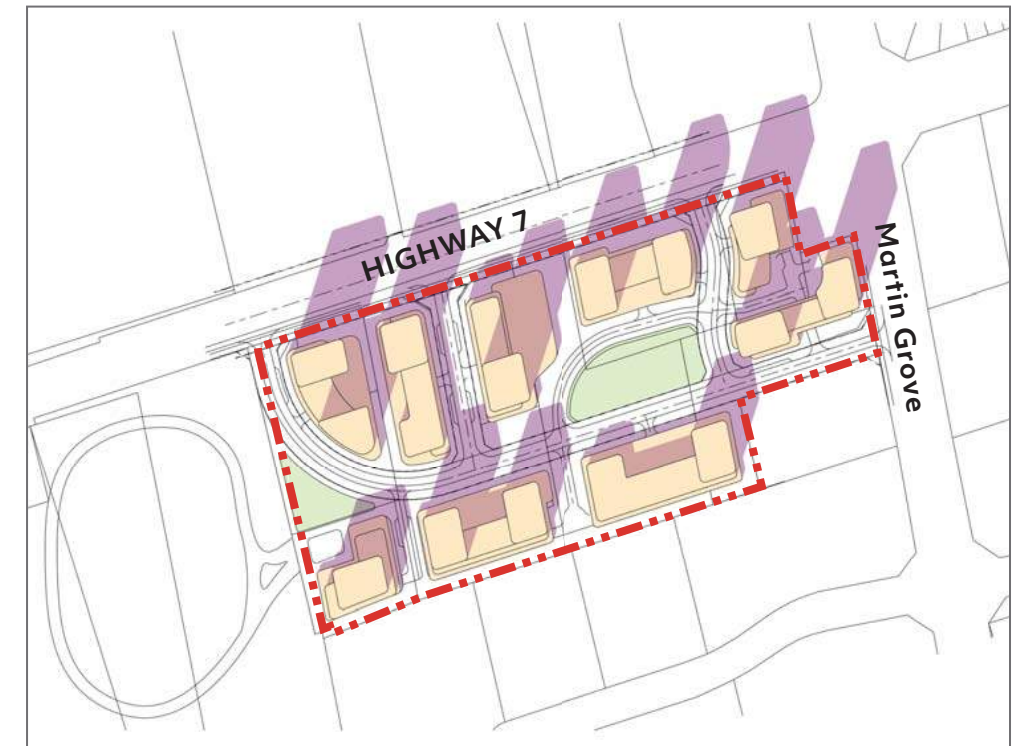
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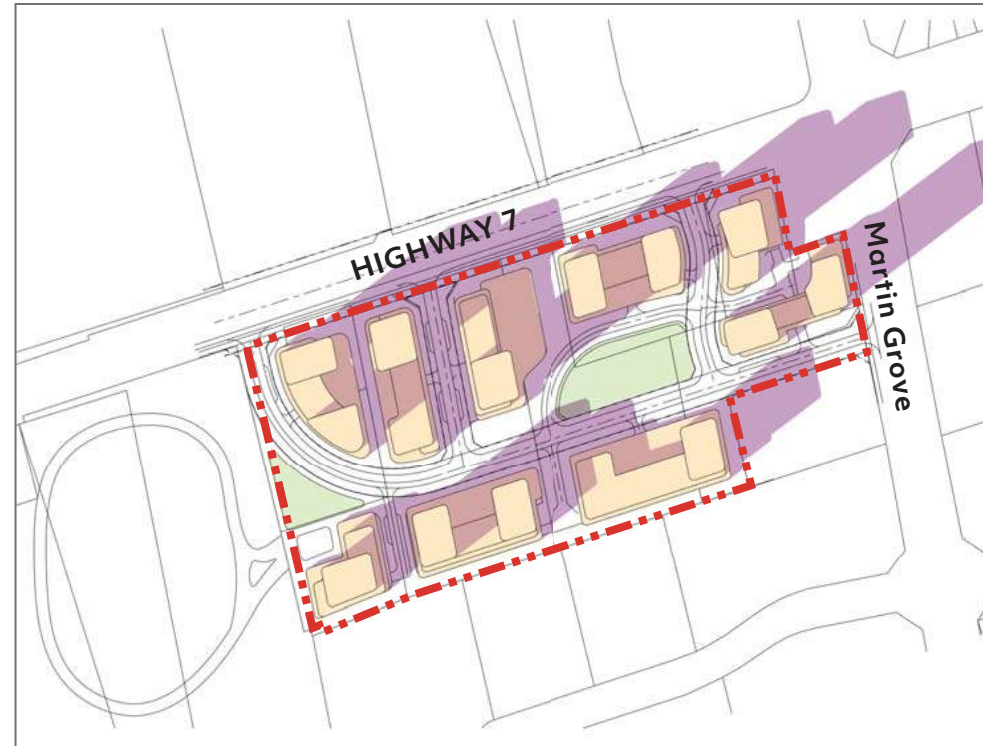


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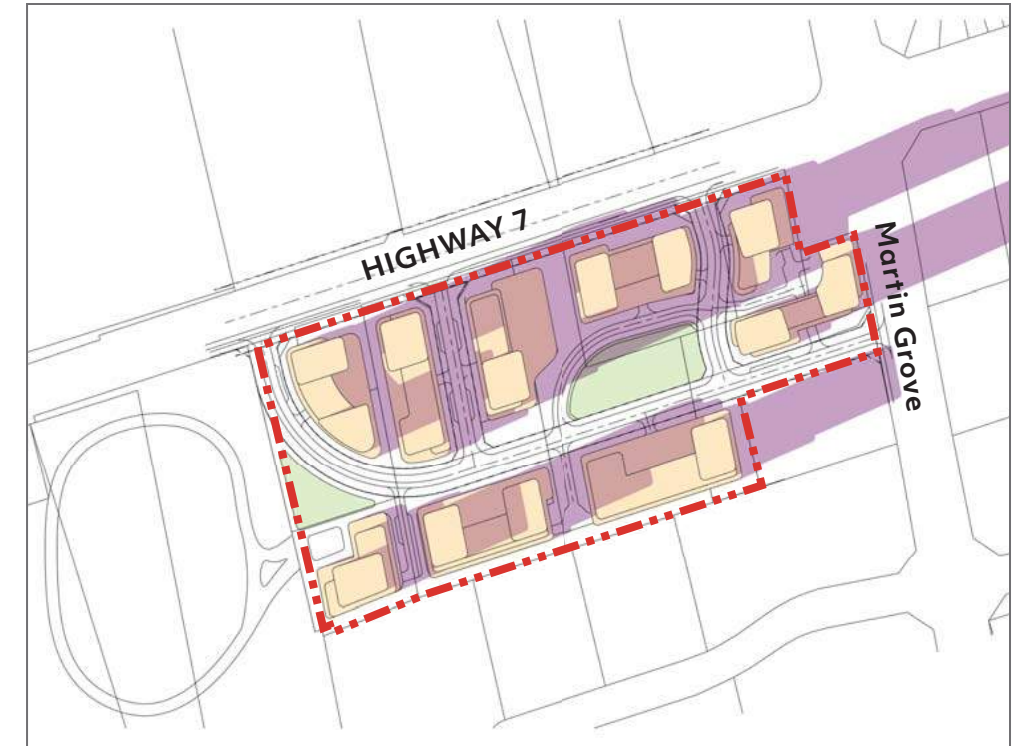
Sun/Shadow Study - March/September 21



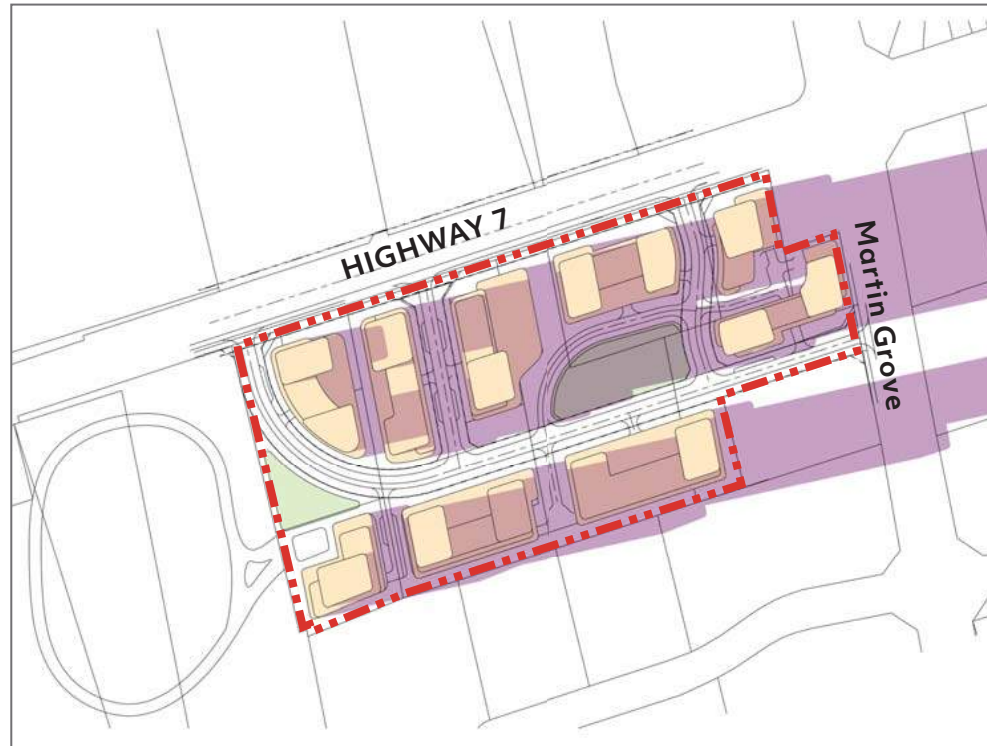
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