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)

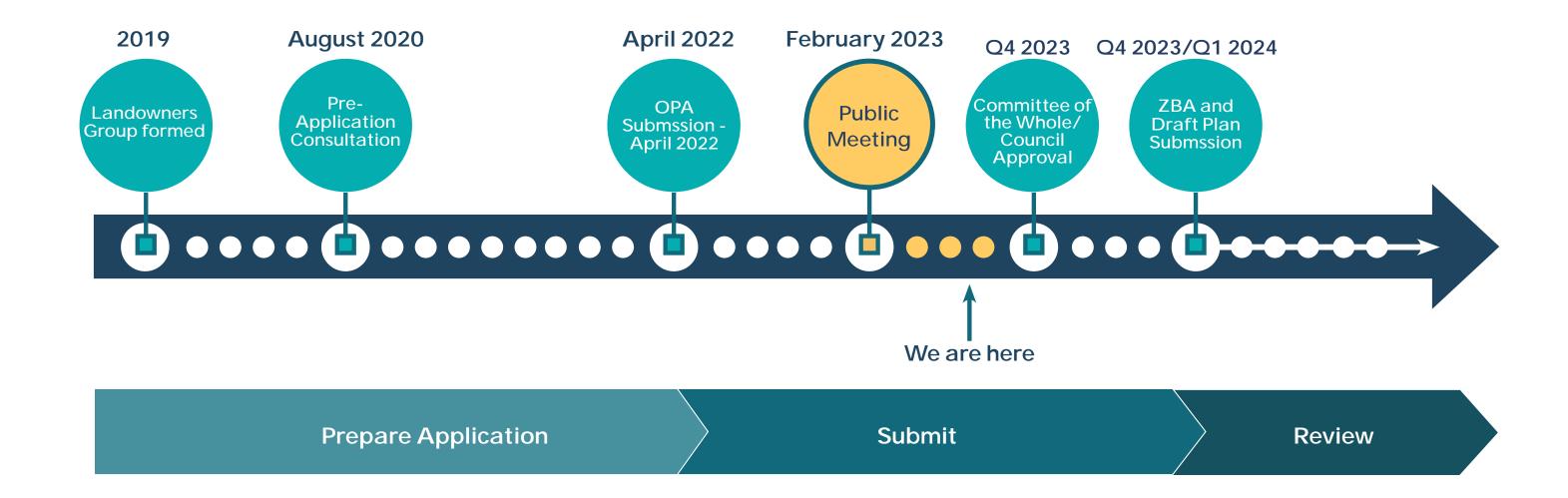
Public Realm Focused Working Group Session

April 25, 2023

Agenda

- 1. Introductions
- 2. What we heard
- 3. Proposed public realm strategy
- 4. Initial comments / reedback roundtable
- 5. Next Steps

Where we are in the Process



What We Heard

Questions:

- What is the difference between POPS and a Park?
- What are the sizes of the proposed parks?
- How will they be programmed?
- When will the public realm/parks be delivered?

Comments:

Would like to see trees and landscaping Like the idea of a piazza/square

Landowners Group

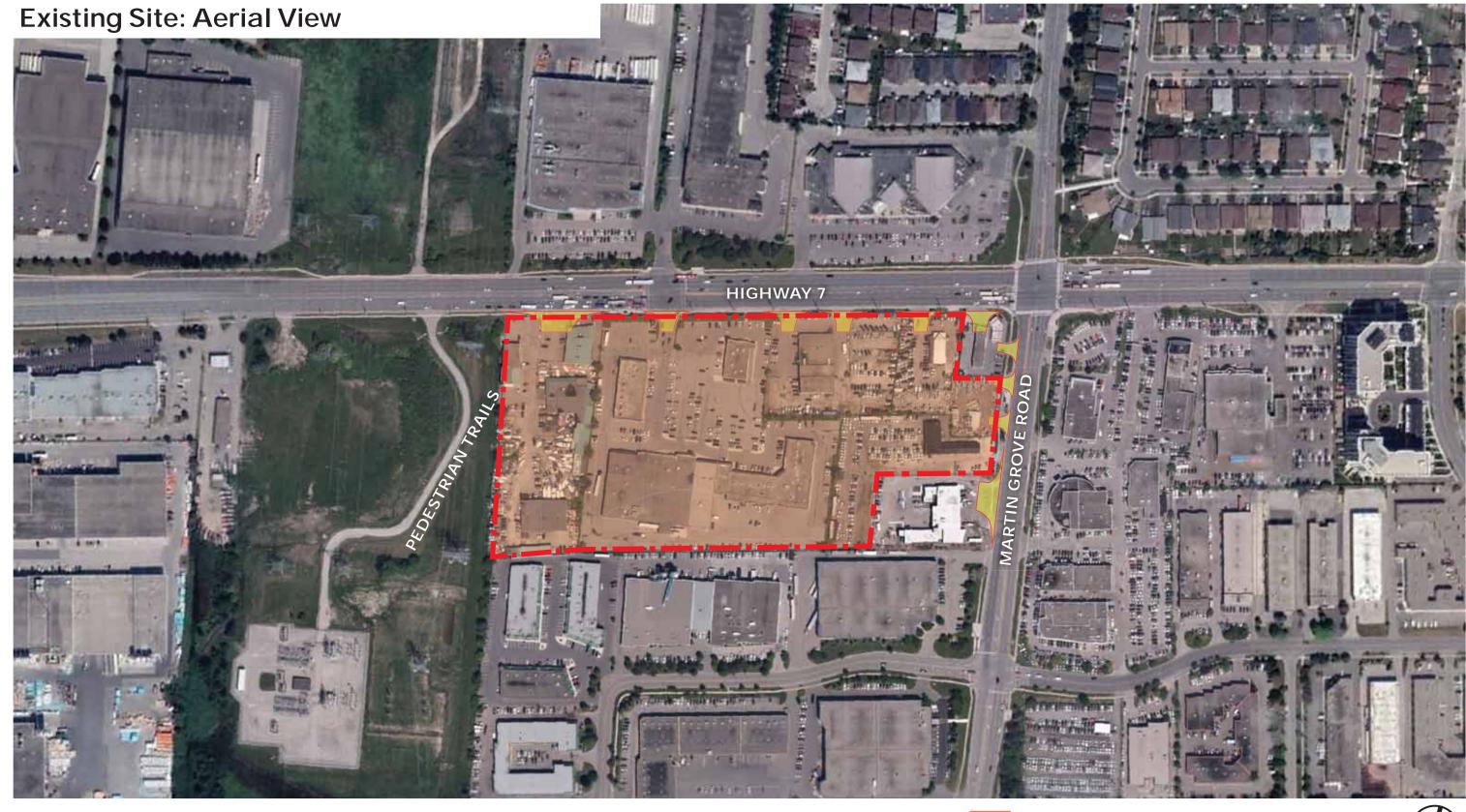
The Highway 7 and Martin Grove Landowners have come together to Reimagine the approximately 17 acres of land at the southwest quadrant of the Highway 7 and Martin Grove Road intersection.







Site and Surrounding Context







Public Realm

Municipal - Publicly Owned Spaces that create a livable environment for people through a well connected network of outdoor spaces that is safe, comfortable, sustainable and accessible. An active public realm and pedestrian environment supports the relationship of at grade uses and adjacencies and Includes:

- Rights-of-way & streetscapes
- Parks & Open Spaces (Including active / passive uses)
- Plazas & Courtyards
- Trails & Promenades

POPS

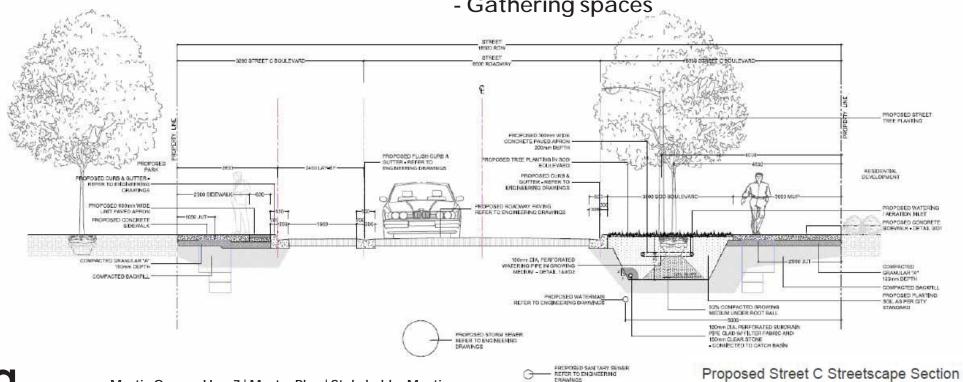
Privately Owned Publicly Accessible Spaces

These spaces are owned and maintained by the private development / Condo. Public access is typically provided though access easements / agreements to provide seamless transitions from public to private.

These spaces are designed to activate edges, access and circulation, provide seating, landscaping, site furnishings, and enhanced paving, and lighting. POPS can be designed to a variety of expressions including;

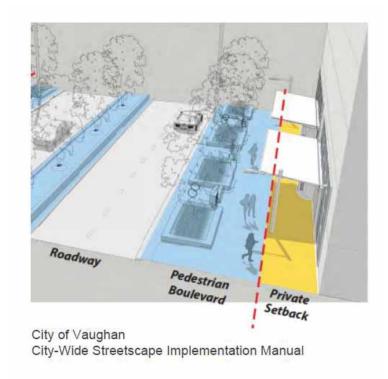
- Plazas
- Courtyards
- Forecourts
- Walkways/ Mid-block connections,
- Landscape setbacks,





Private Realm

Privately owned areas including atgrade entry courts, pedestrian walkways, vehicular driveways, terraces, gardens and landscaping. Private amenities have been proposed on roof terraces throughout to provide opportunities for active and passive uses integrated with the built-form.





Martin Grove + Hwy 7 | Master Plan | Stakeholder Meeting





THE AMERICANA AT BRAND, GLENDALE CALIFORNIA

THE AMERICANA AT BRAND, GLENDALE CALIFORNIA





PORT CREDIT VILLAGE, MISSISSAUGA

PORT CREDIT VILLAGE, MISSISSAUGA









SHOPS AT DON MILLS, TORONTO







YORKVILLE PARK, TORONTO



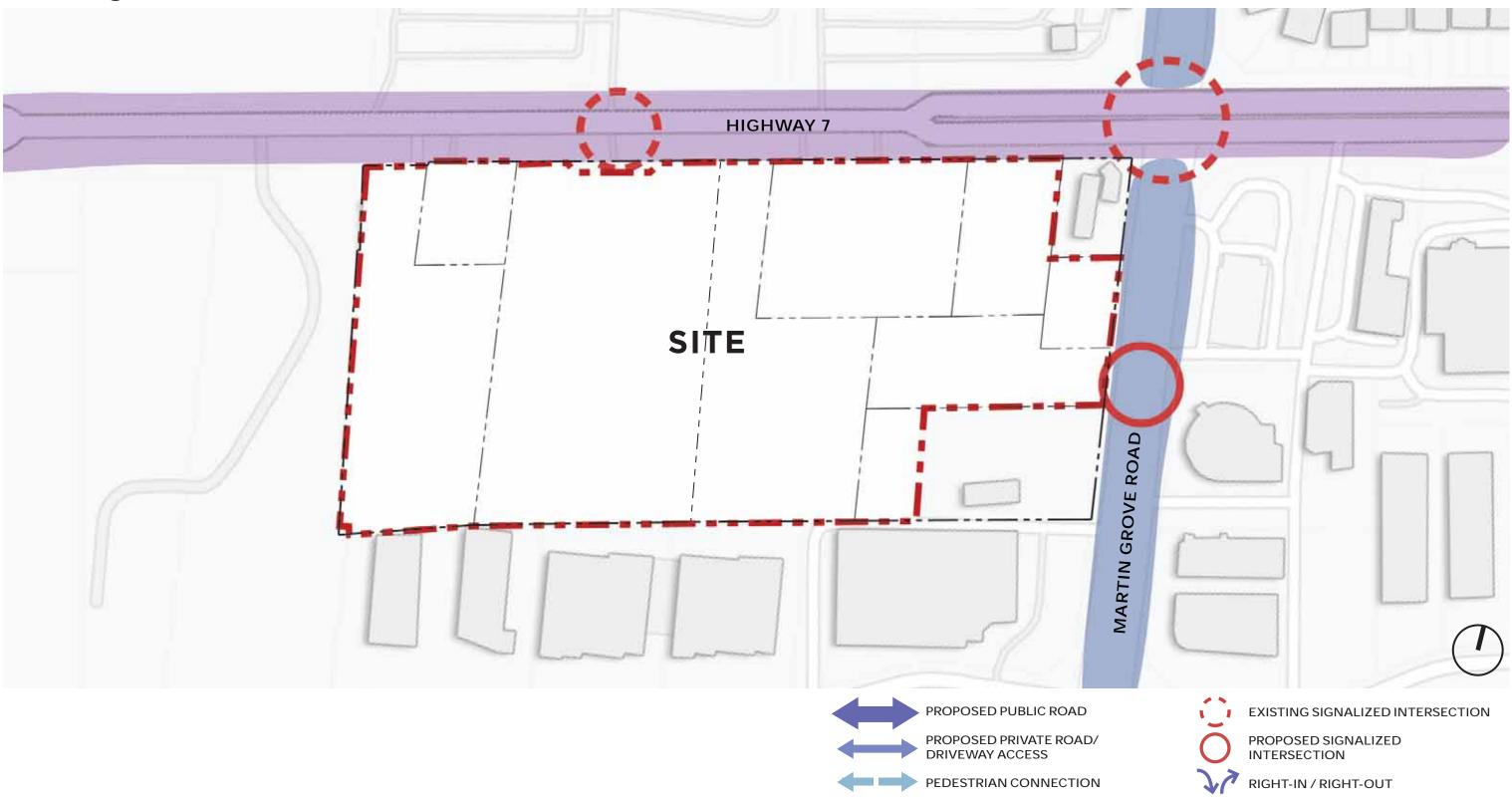
SHOPS AT DON MILLS, TORONTO



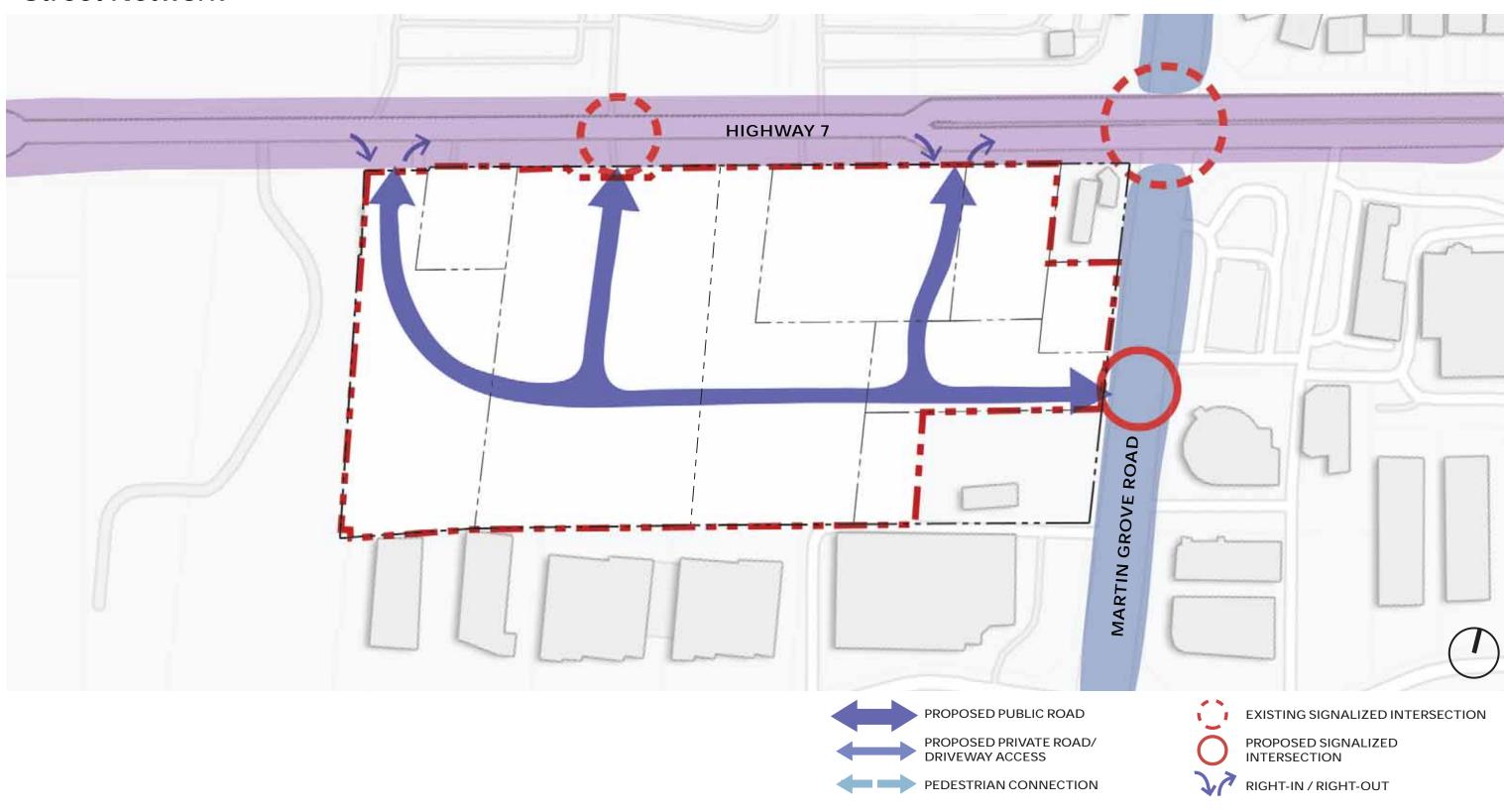
GRANGE PARK, TORONTO



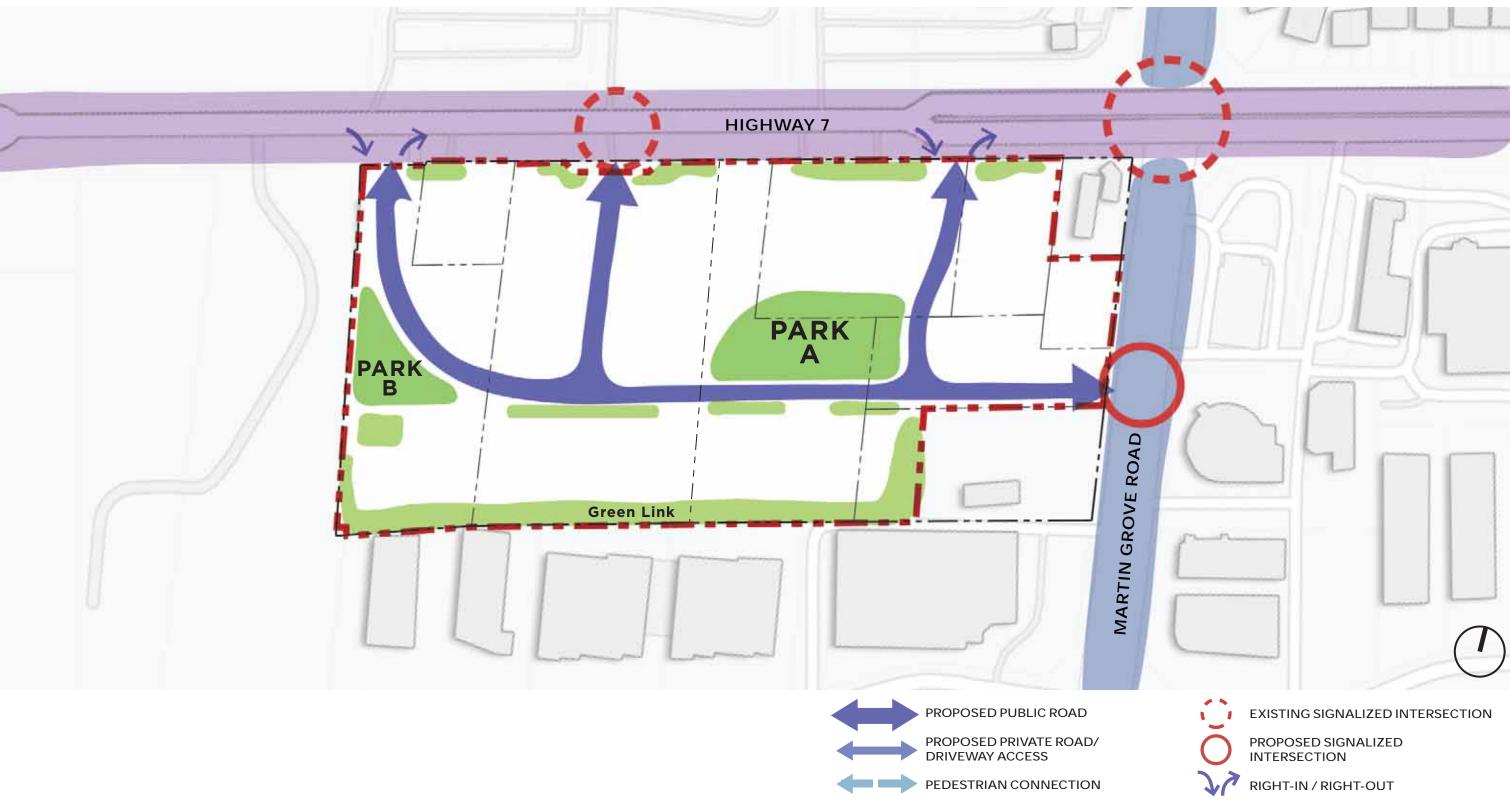
Existing Intersection



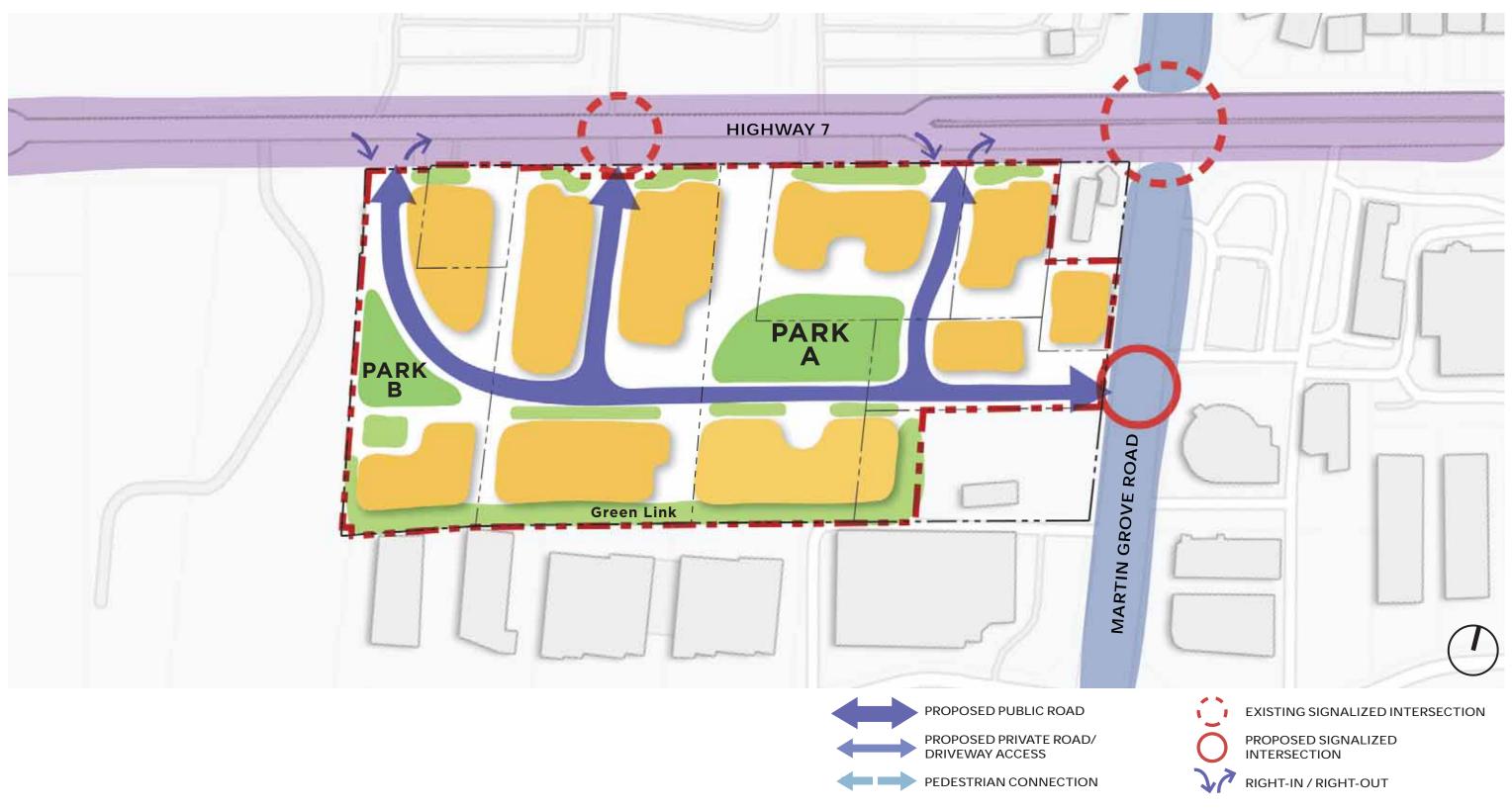
Street Network



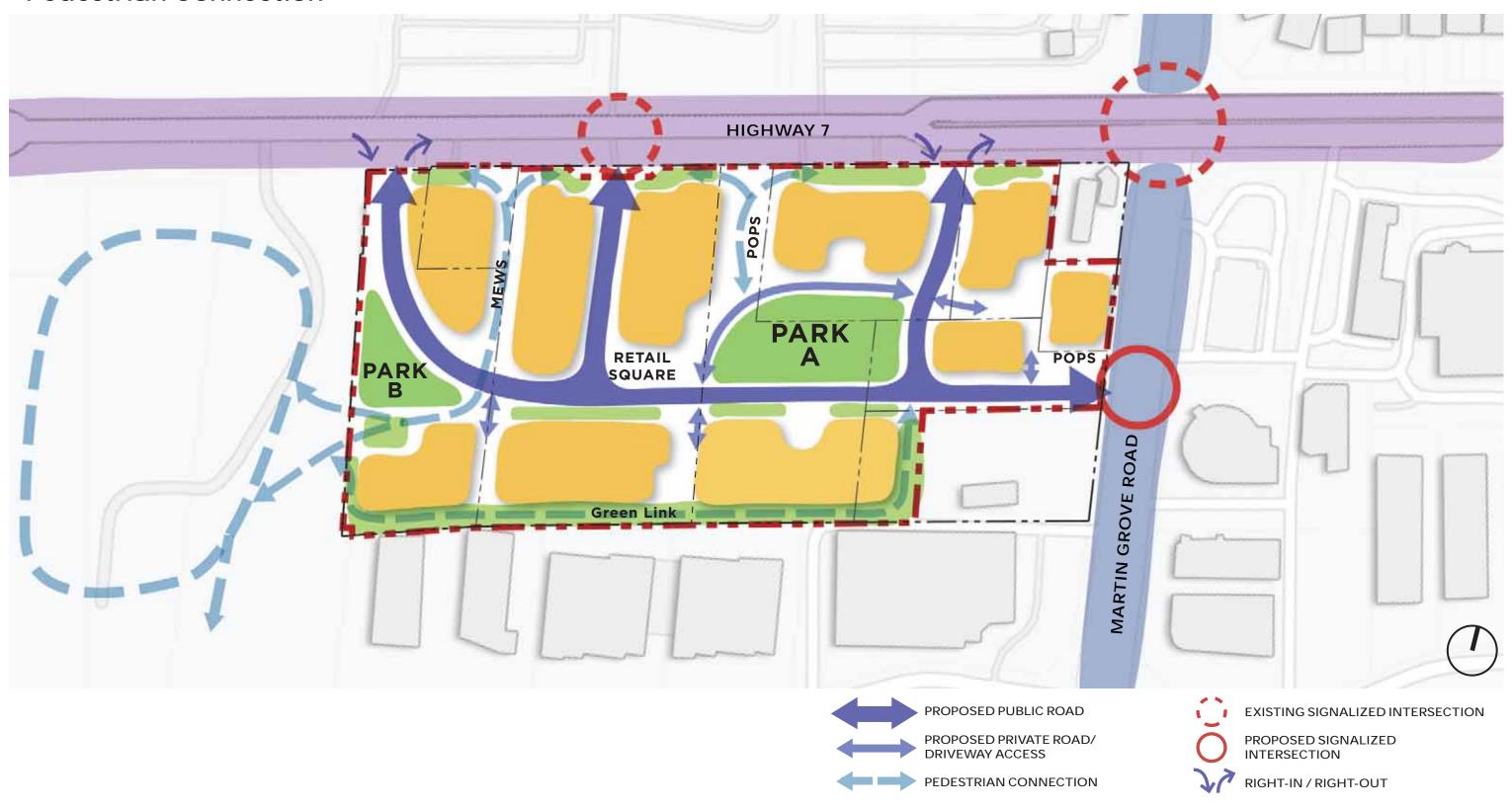
Parks and Open Space



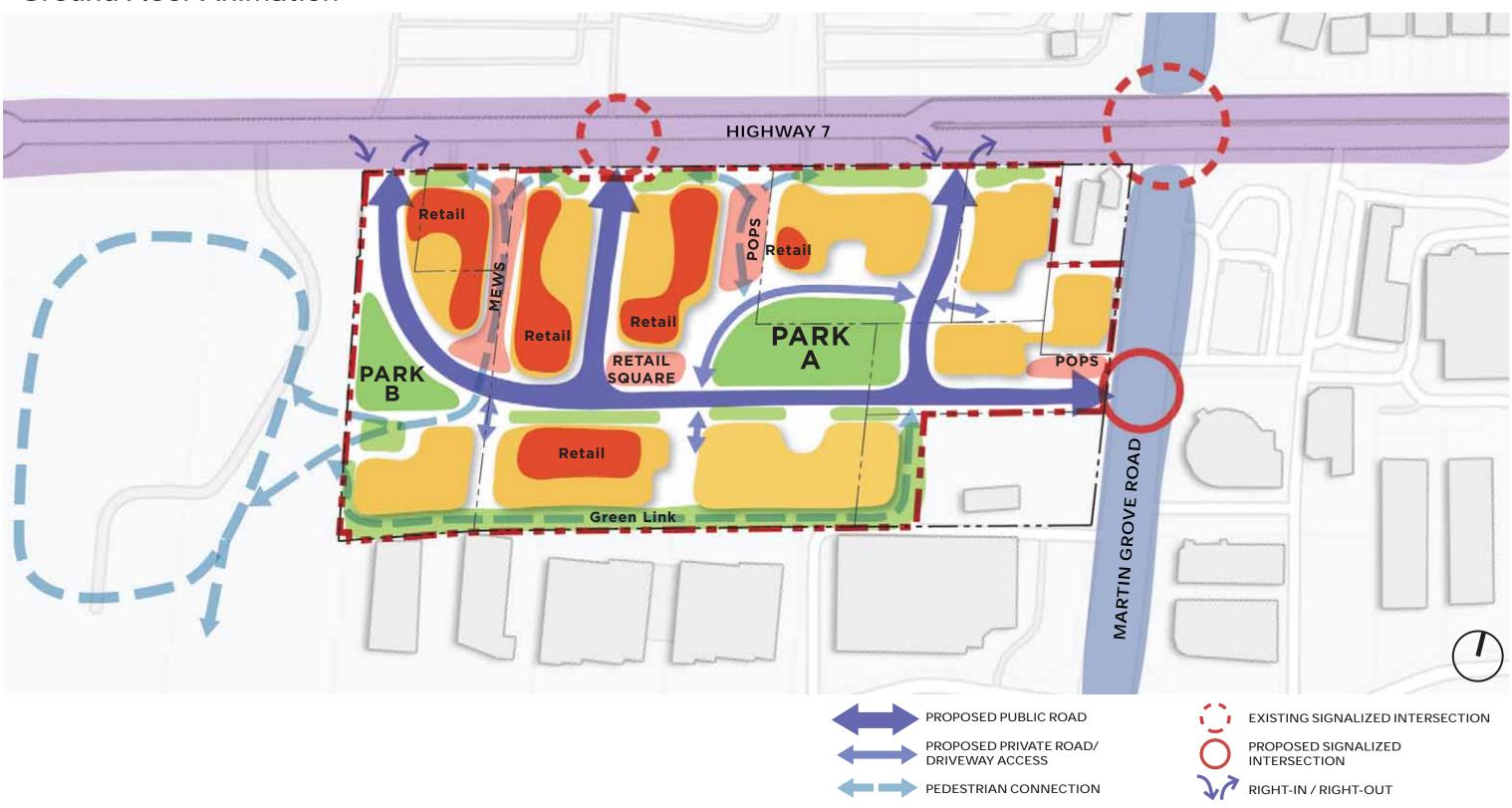
Blocks



Pedestrian Connection



Ground Floor Animation



Master Plan

6.96 ha (17.2 AC) site area

3,390 residential units

7,670 m² (82,563 SF) retail GFA

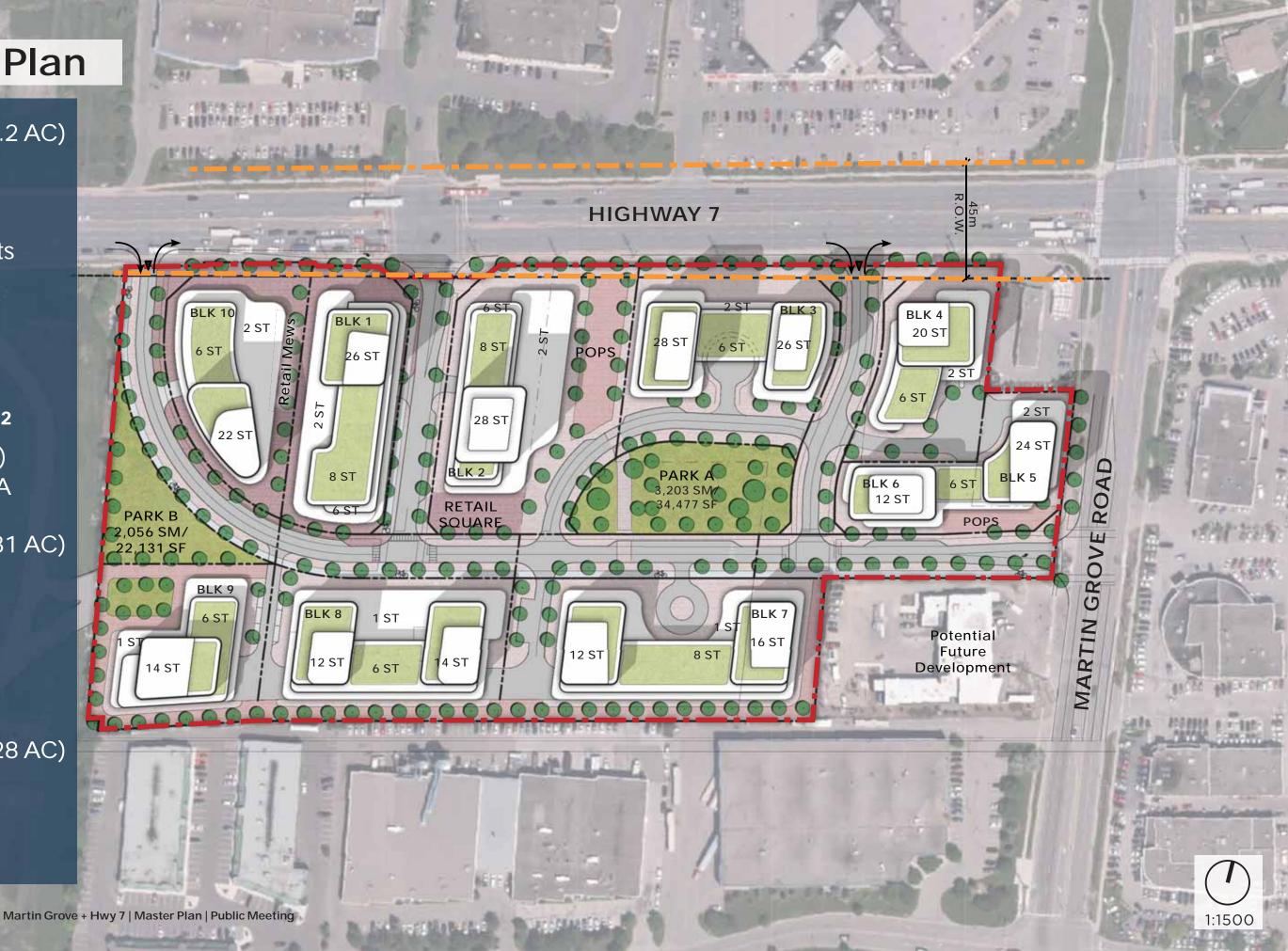
229,624 m² (2,471,657 SF) residential GFA

0.53 ha (1.31 AC) public parks

10.6 % parkland dedication

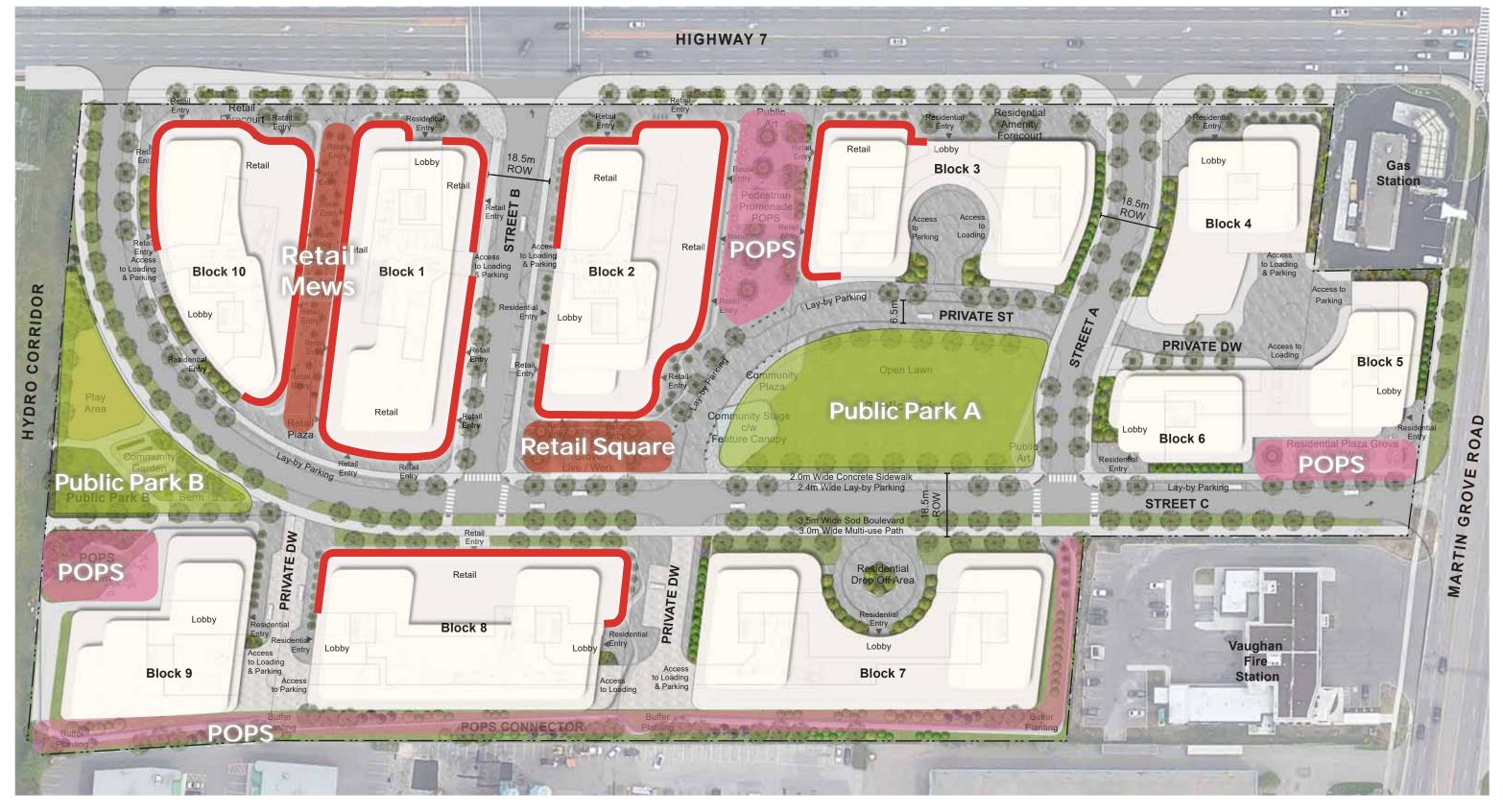
0.52 ha (1.28 AC) POPS

4.01 FSI (gross)





Ground Floor Uses







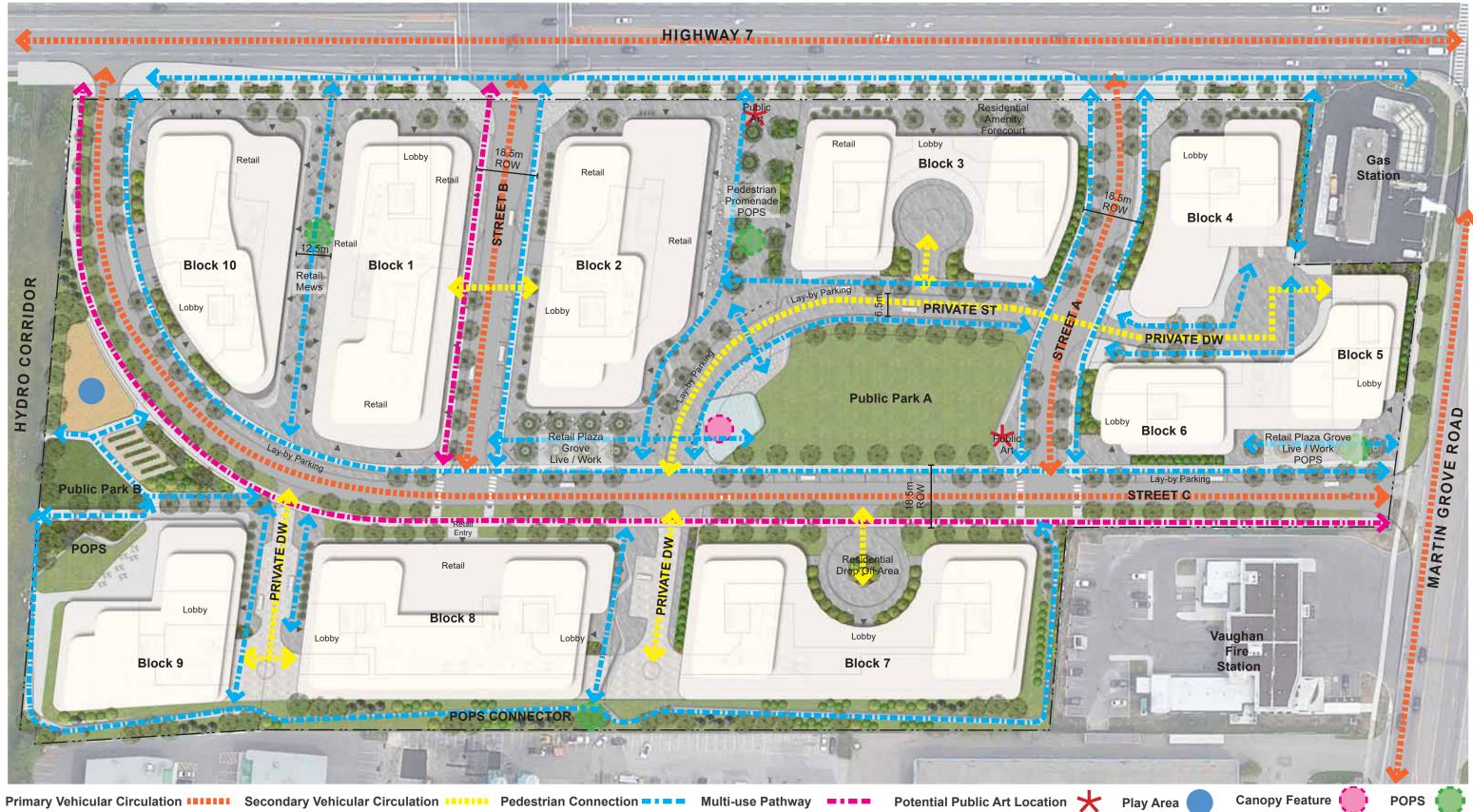
Landscape Concept Plan







Public Realm Plan







Public Park A









Public Park A





Berczy Park, Toronto

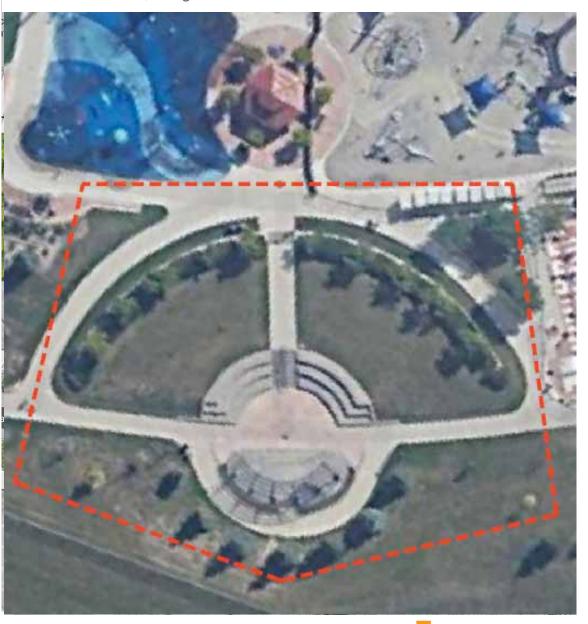


Public Park A



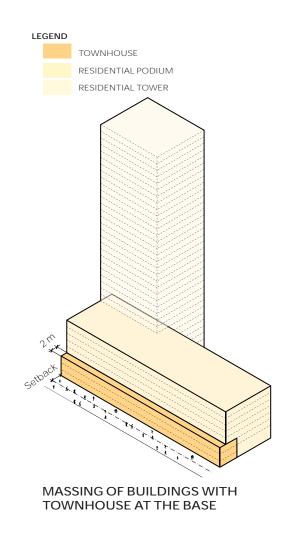


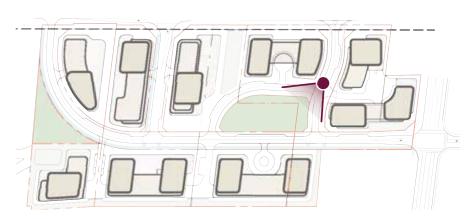
North Thornhill Park, Vaughan



Central Park and Townhomes











Public Park B











Public Park B





Matthew Park, Vellore Village, Vaughan





Public Park B



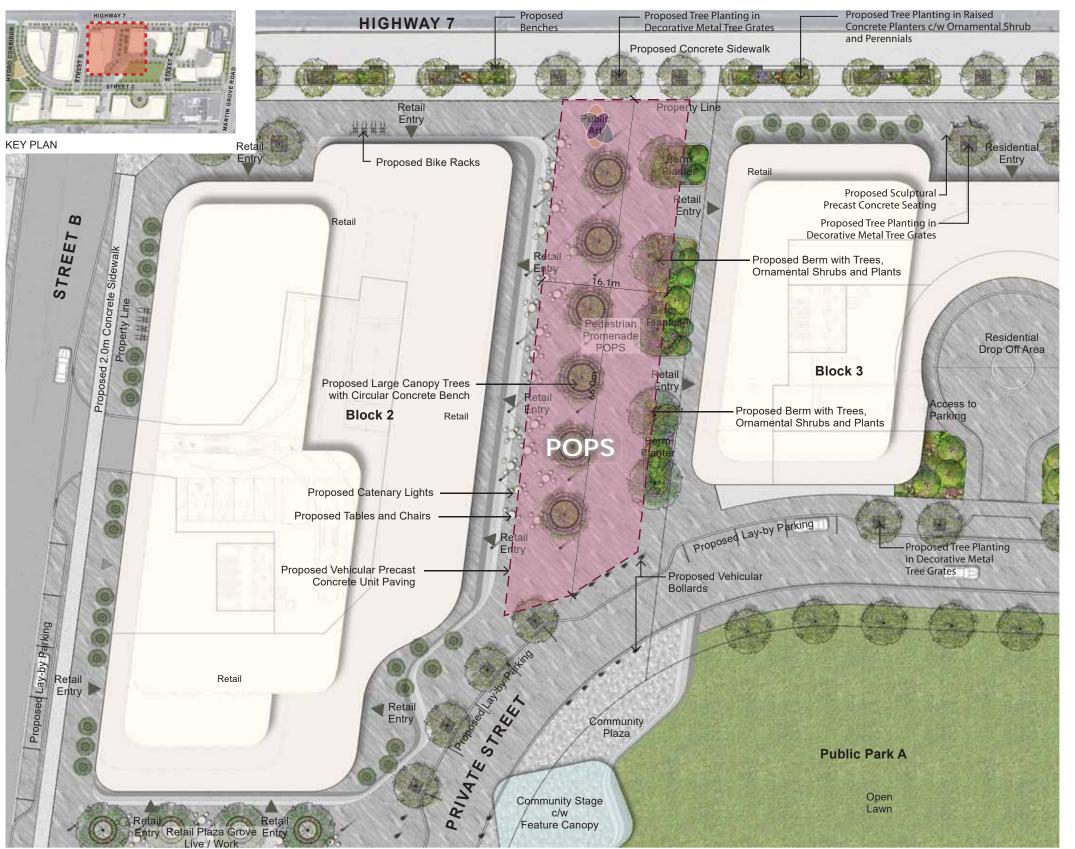


Grange Park, Toronto





Pedestrian Promenade POPS





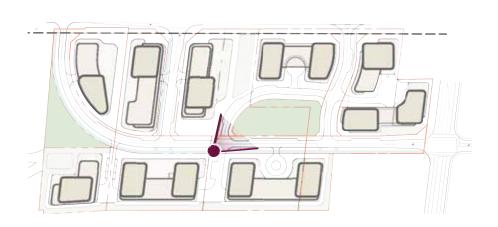






POPS Connector



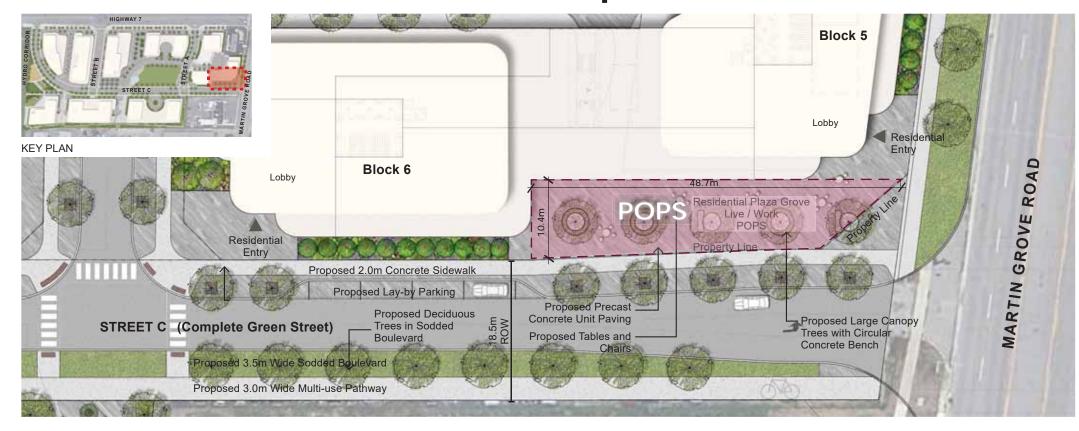








Residential POPS / Retail Square







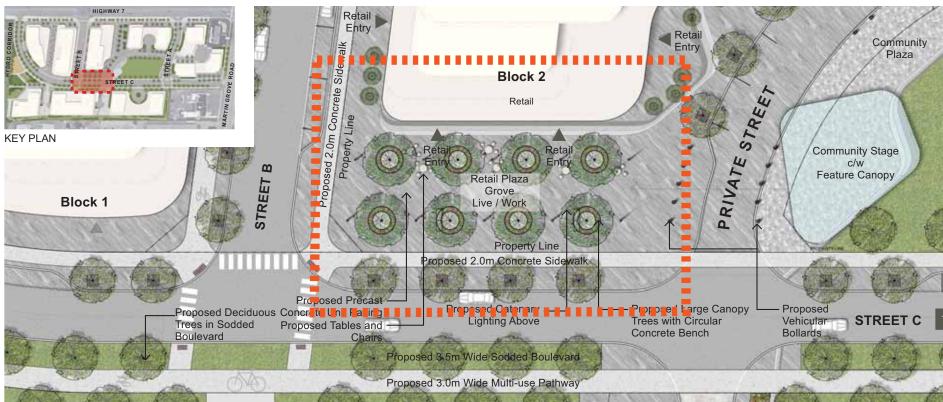






Retail Square







Vaughan City Hall, Vaughan



Retail Square



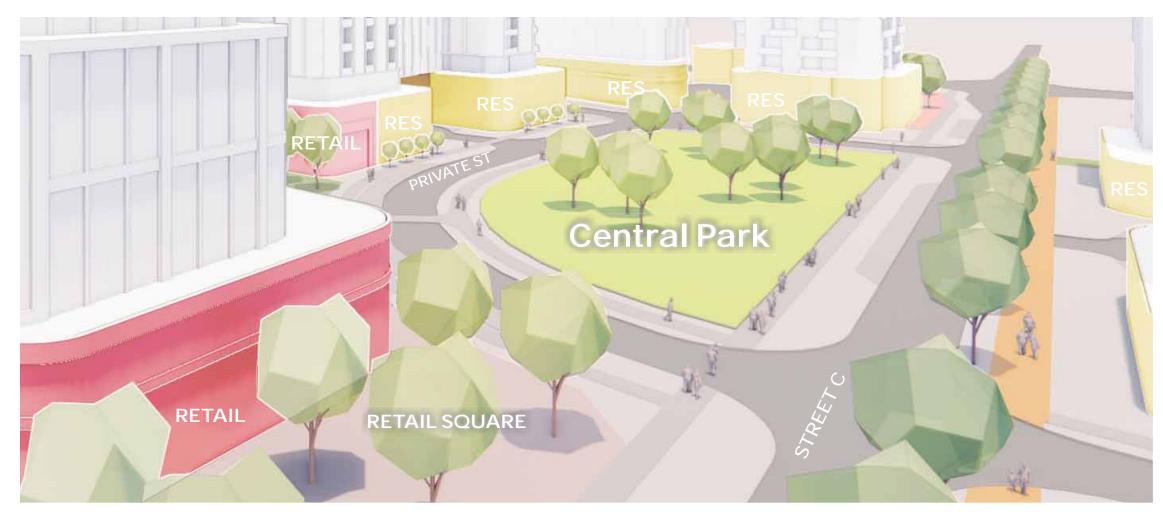


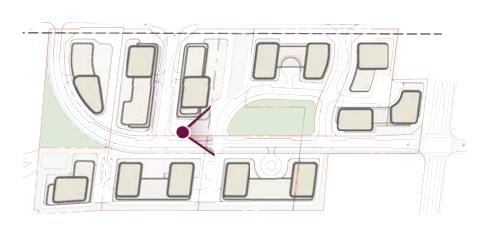


Yorkville Park, Toronto



Retail Square











Pedestrian Mews





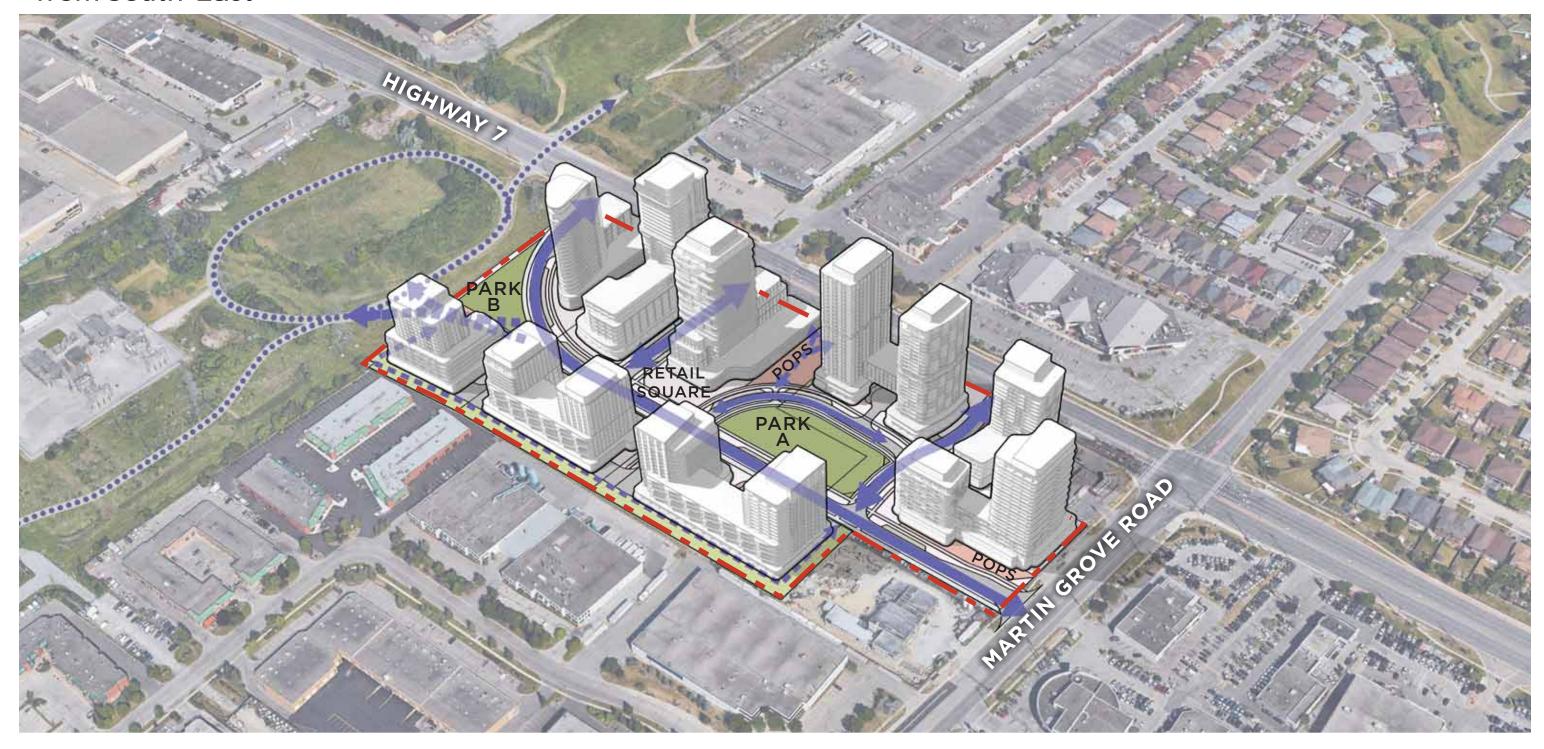




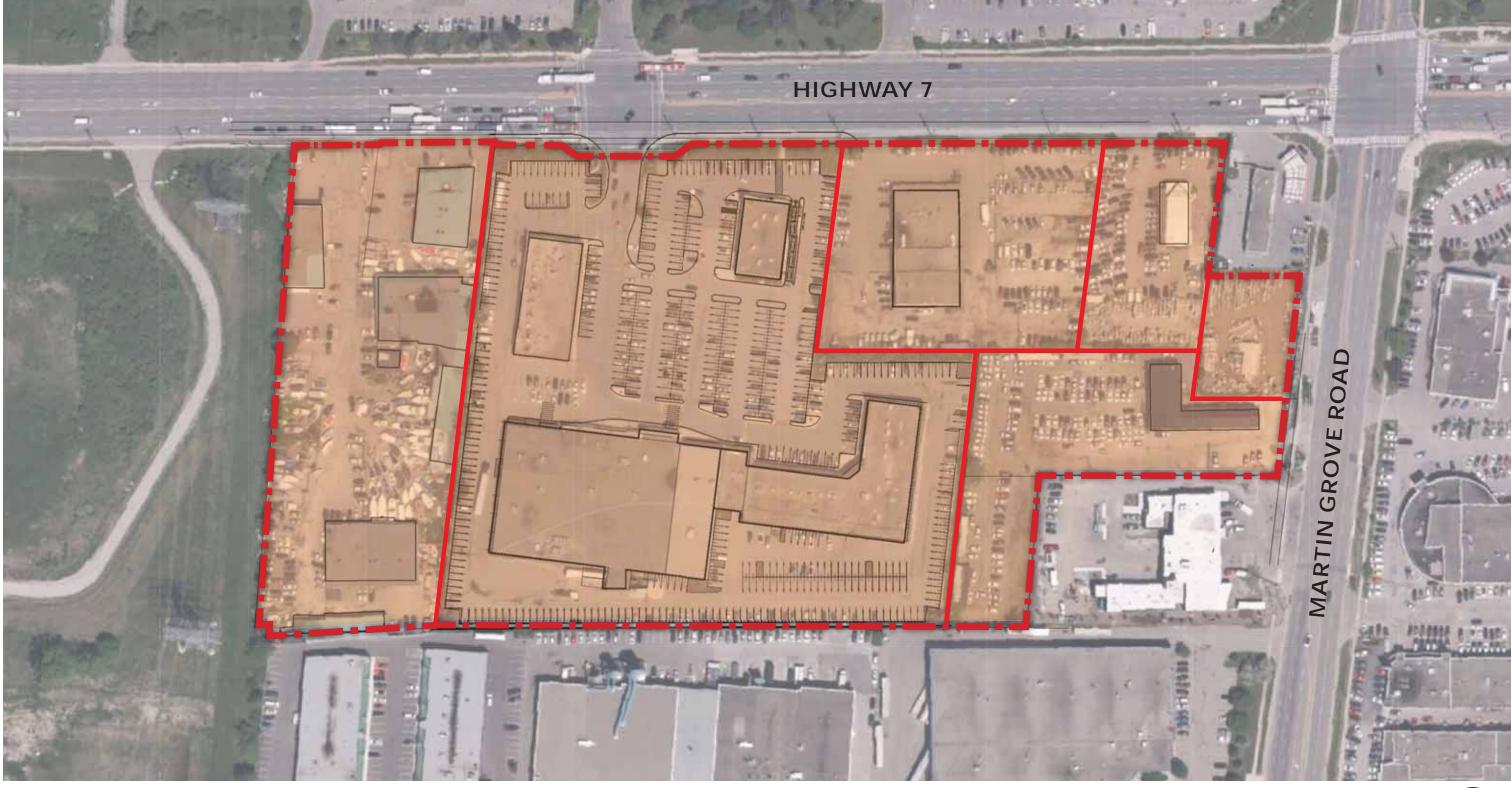


Aerial View

from South-East

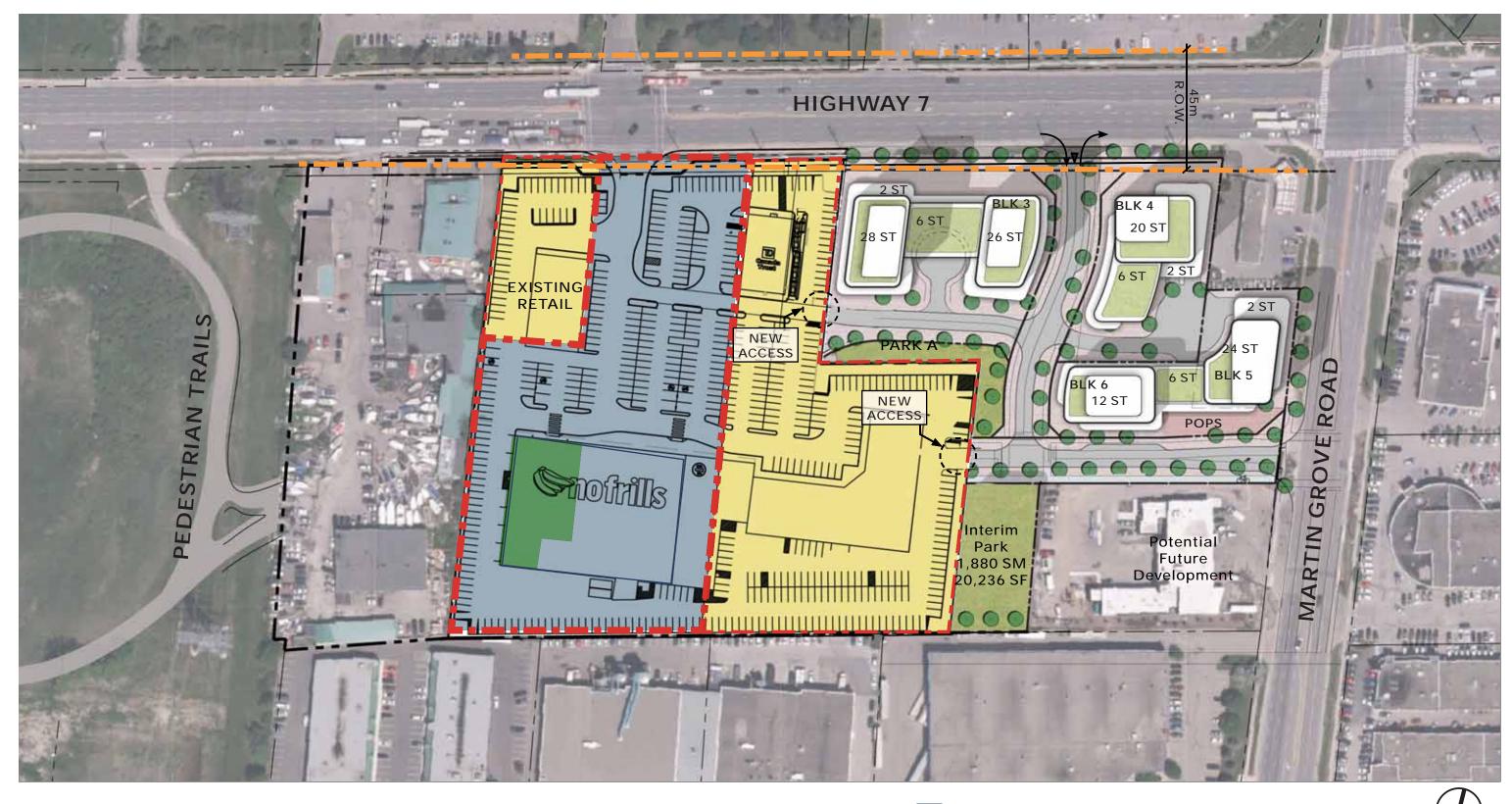


Existing Site

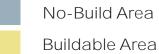




Master Plan - Phase 1

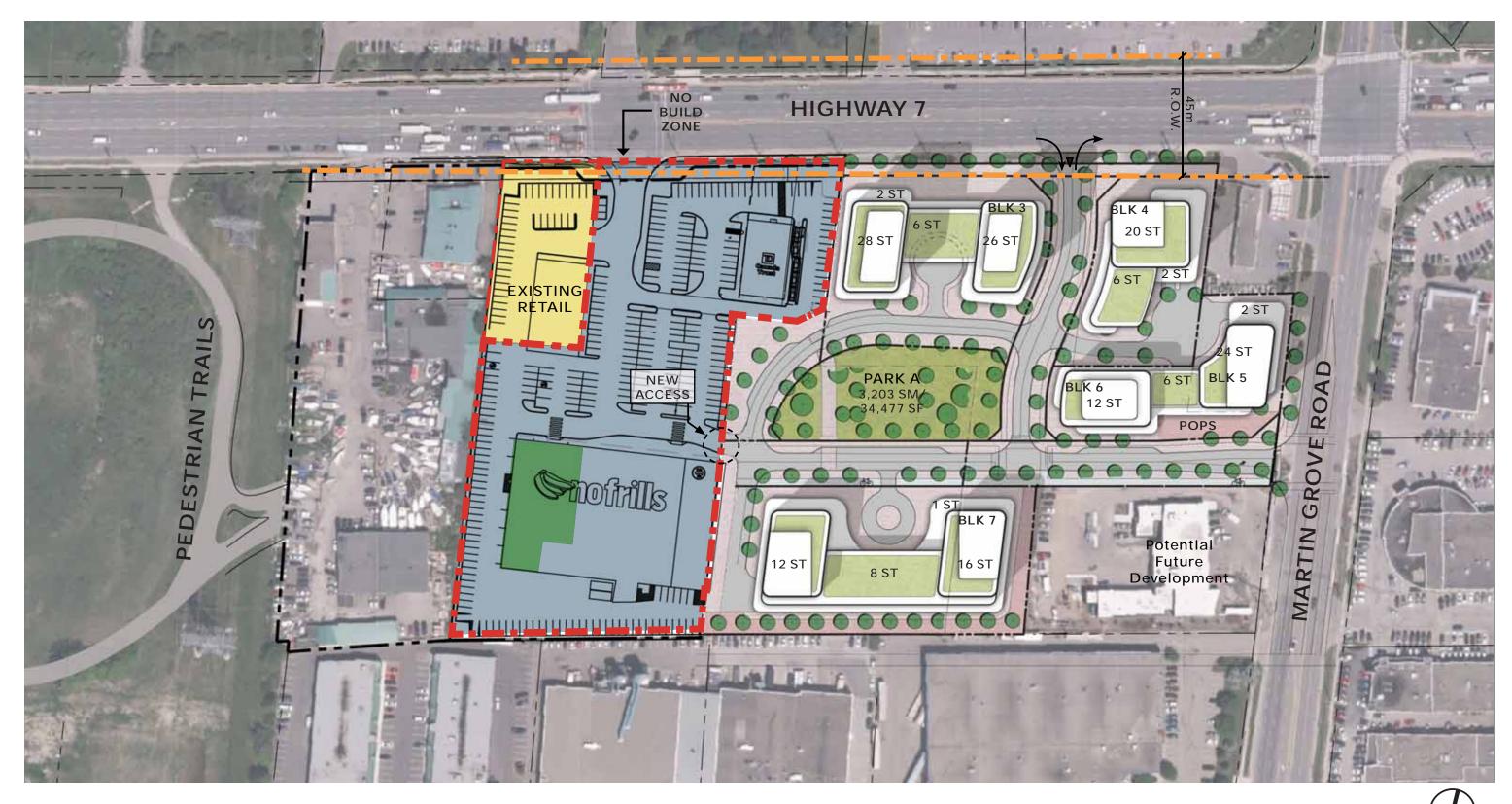




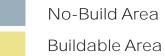




Master Plan - Phase 2







Master Plan - Full Build Out







Aerial View - Phasing



PHASE 1 Blocks 3, 4, 5 & 6

Total GFA: 103,562 m² (1,114,740 SF) Residential GFA: 87, 438 m² (941,179 SF) Retail GFA: 590 m² (6,347 SF)

Total Units: 1258



PHASE 2
Blocks 7 & Park A

Total GFA: 33, 464 m² (360,200 SF) Residential GFA: 28, 444 m² (306,170 SF) Retail GFA: 0m² (0 SF)

Total Units: 406

PARK

PARK

PARK

PARK

PARK

RETAIL 909

PARK

RETAIL 909

PARK

RETAIL 909

PARK

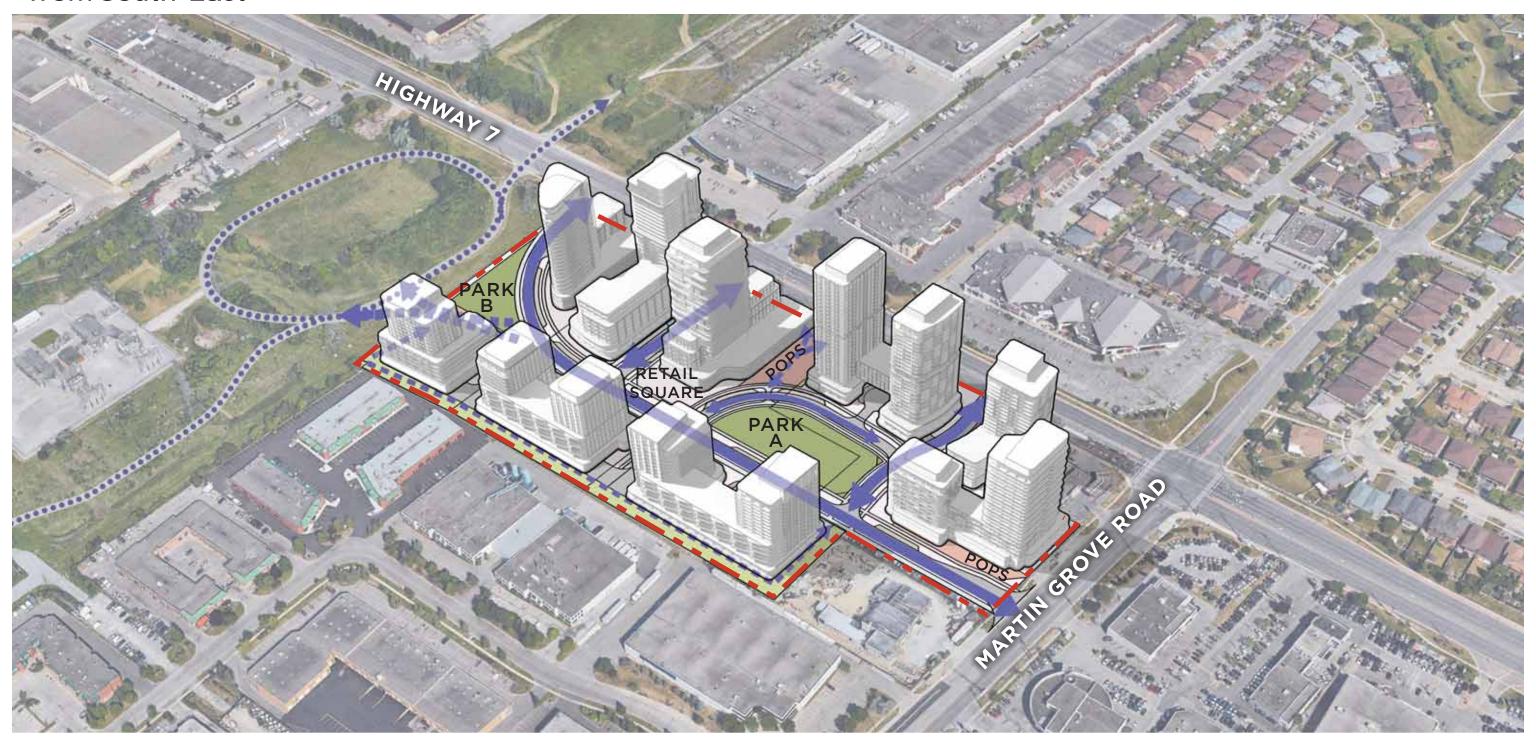
PHASE 3
Blocks 1, 2, 8, 9 & Park B

Total GFA: 142, 144 m² (1,530,030 SF) Residential GFA: 113, 742 m² (1,224,308 SF) Retail GFA: 7,081 m² (76,216 SF)

Total Units: 1726



from South-East



Thank You!

Please feel free to contact

MG_HWY7@foradevelopments.com

with any questions/comments



APPENDIX

Plans & Massing Aerial Views

Master Plan HIGHWAY 7 BLK 10 BLK 1 20 ST 6 ST 26 ST 28 ST PARK A 3,203 SM 34,477 SF BLK 5 BLK 6 12 ST RETAIL SQUARE Potential 16 ST 8 ST Future Development Martin Grove + Hwy 7 | Master Plan | Public Meeting 1:1500

1:1500

Ground Floor Plan

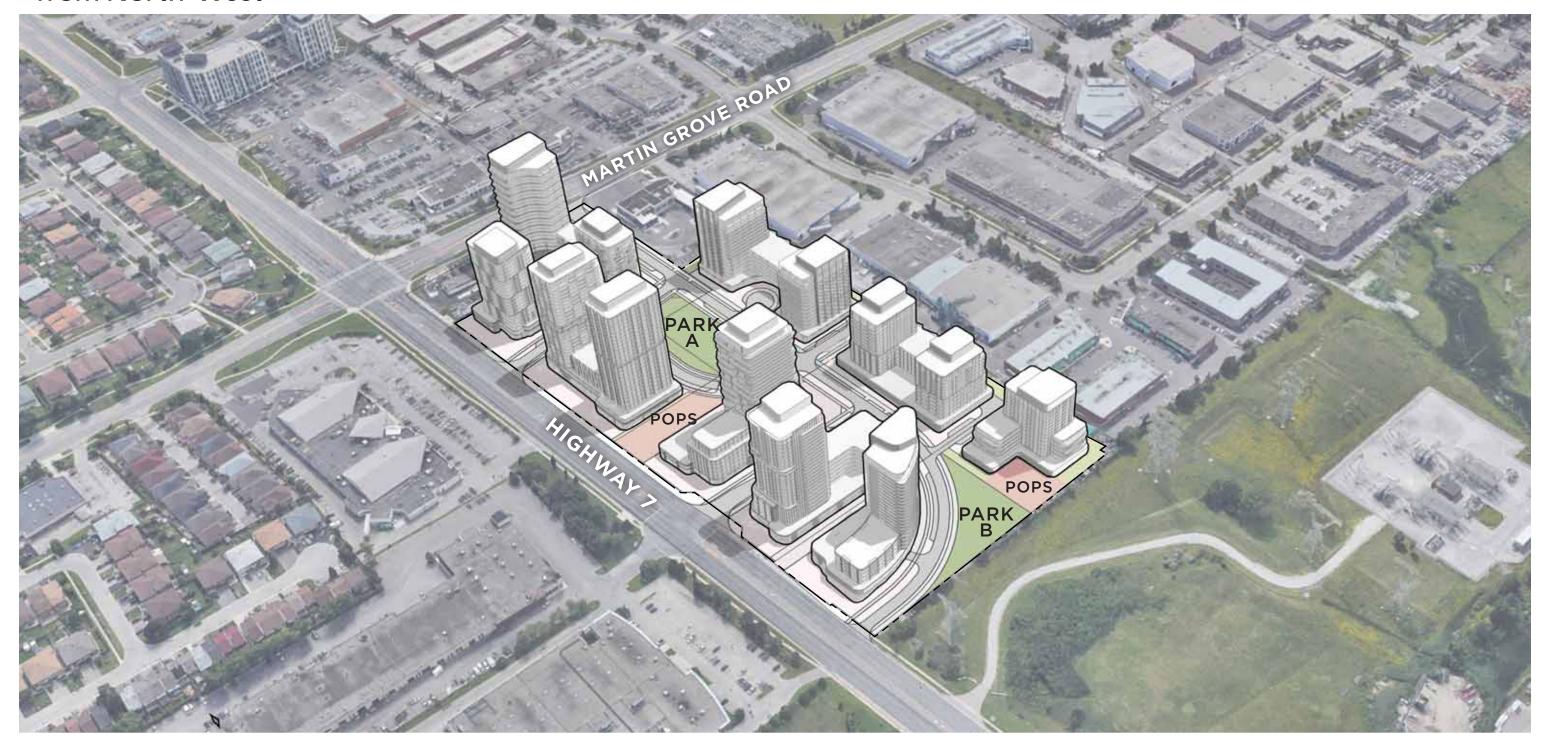


Martin Grove + Hwy 7 | Master Plan | Stakeholder Meeting

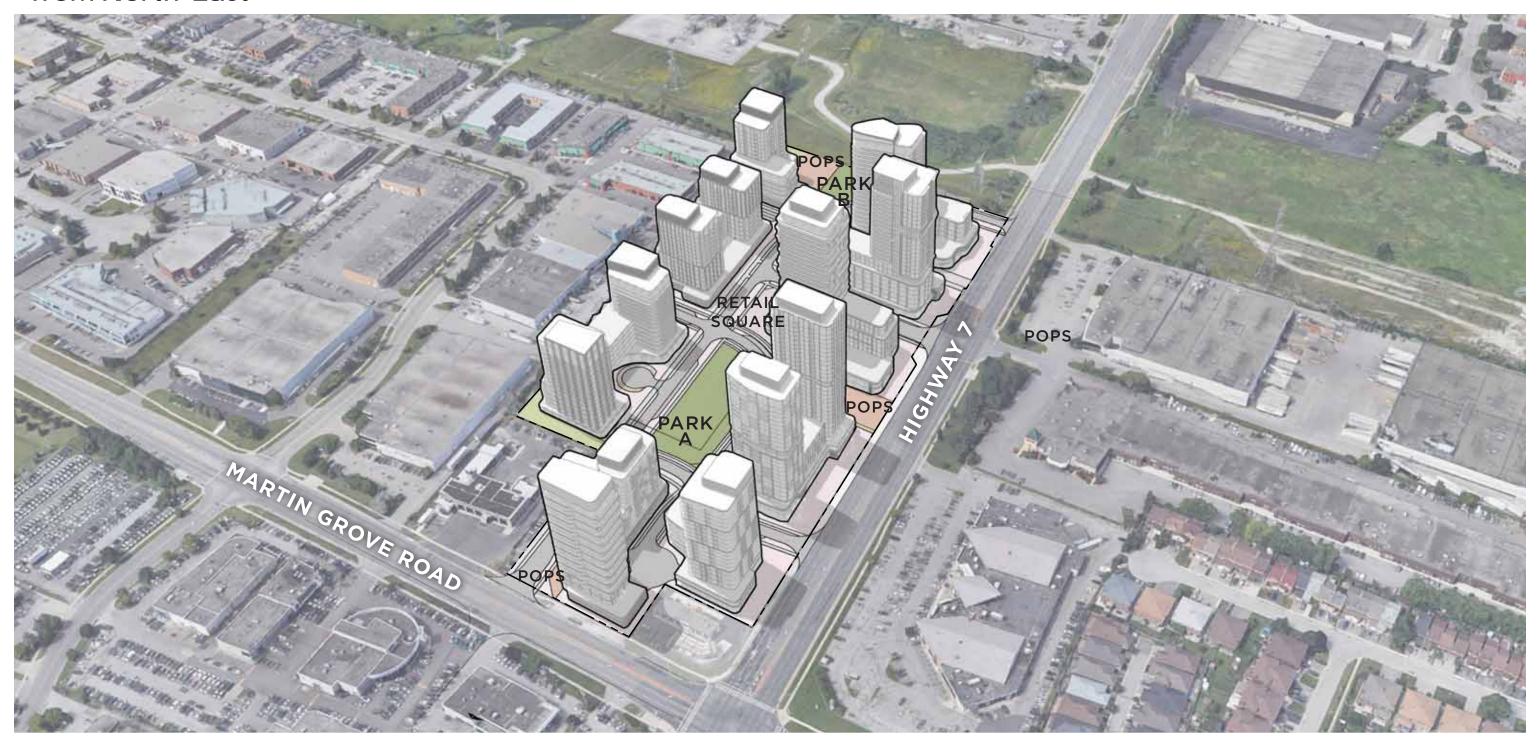
from South-West



from North-West



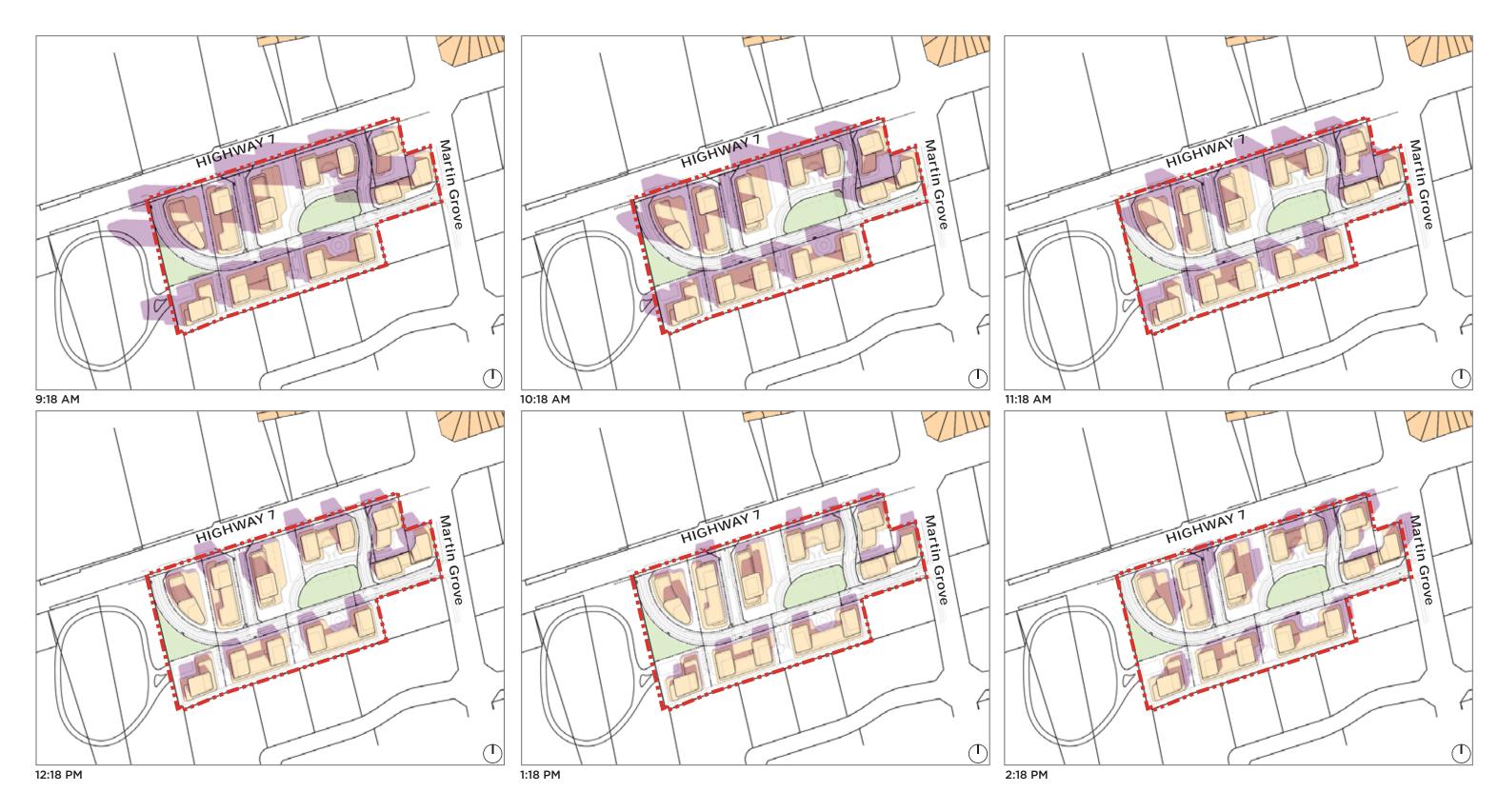
from North-East



APPENDIX

Shadow Studies

Sun/Shadow Study - June 21





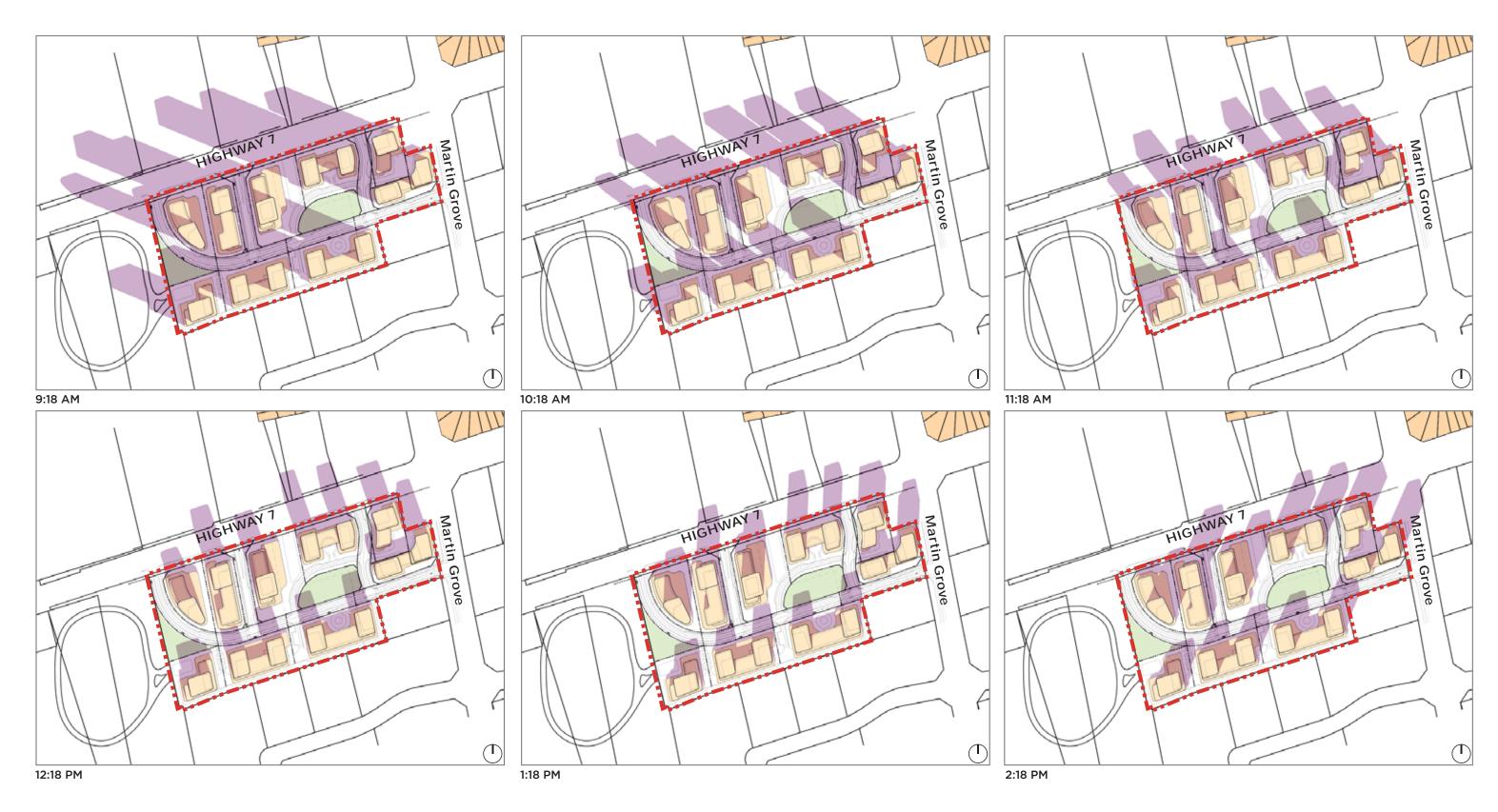
Sun/Shadow Study - June 21





6:18 PM

Sun/Shadow Study - March/September 21





Sun/Shadow Study - March/September 21





6:18 PM