

# 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)

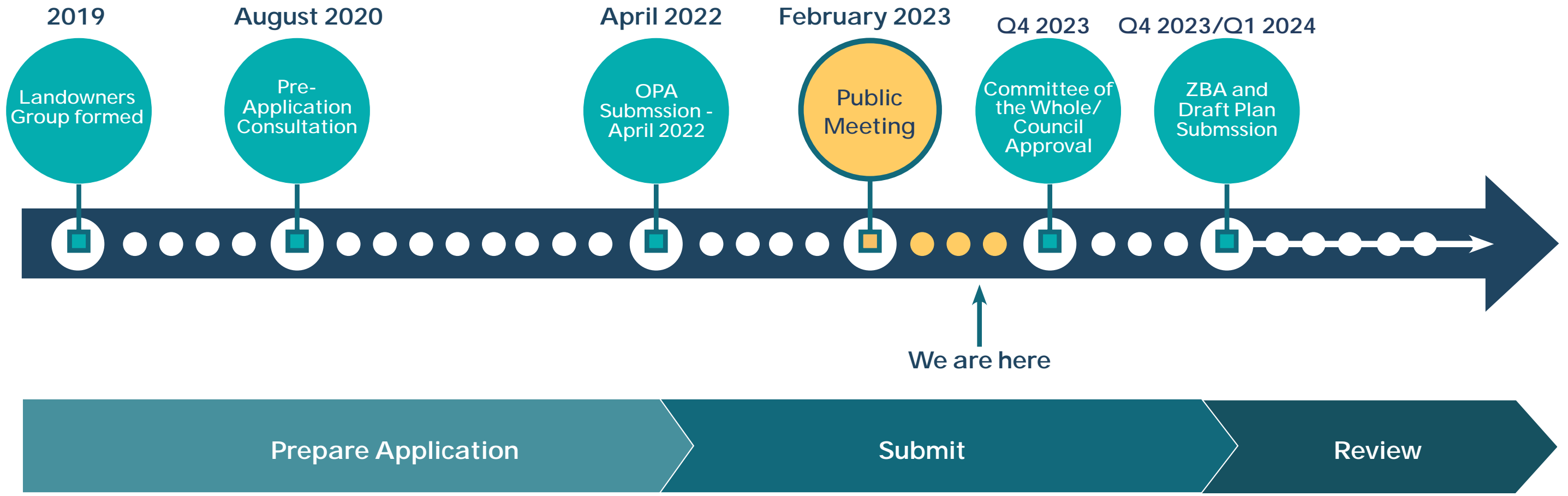
Public Realm Focused Working Group Session

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

Existing Site: Aerial View







# Placemaking Precedents



THE AMERICANA AT BRAND, GLENDALE CALIFORNIA



THE AMERICANA AT BRAND, GLENDALE CALIFORNIA



# Placemaking Precedents



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

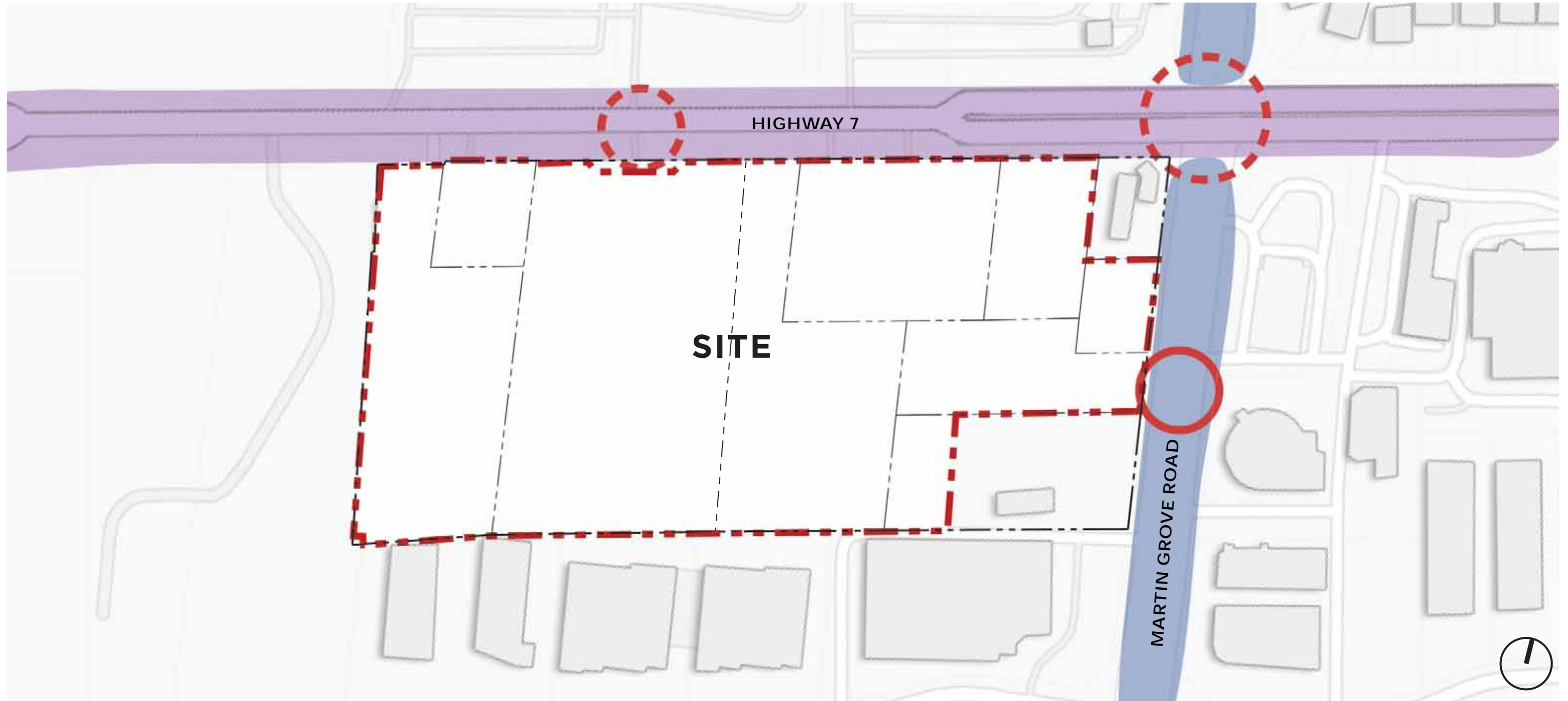







GRANGE PARK, TORONTO



# Concept Diagram

## Existing Intersection

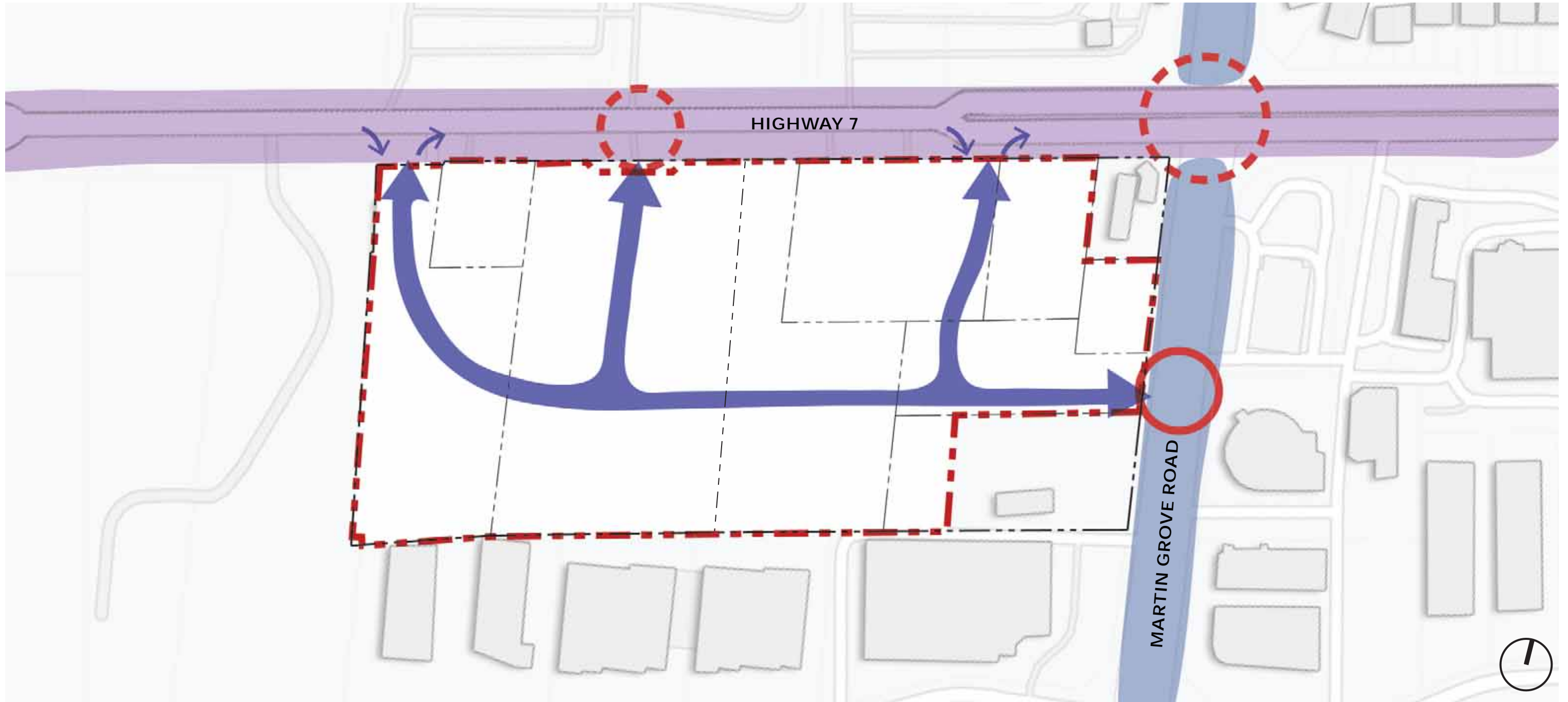


-  PROPOSED PUBLIC ROAD
-  PROPOSED PRIVATE ROAD/  
DRIVEWAY ACCESS
-  PEDESTRIAN CONNECTION
-  EXISTING SIGNALIZED INTERSECTION
-  PROPOSED SIGNALIZED INTERSECTION
-  RIGHT-IN / RIGHT-OUT



# Concept Diagram

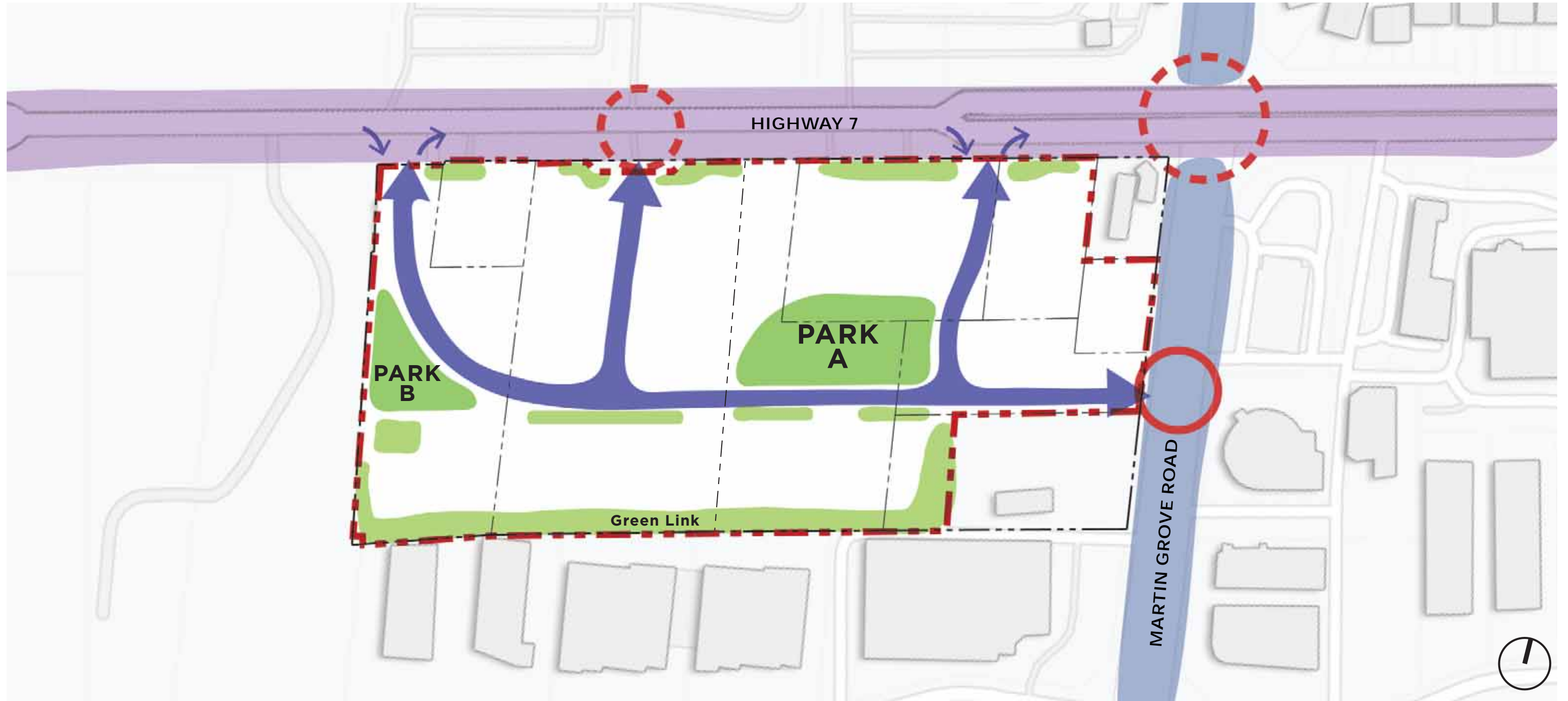
## Street Network



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

# Concept Diagram

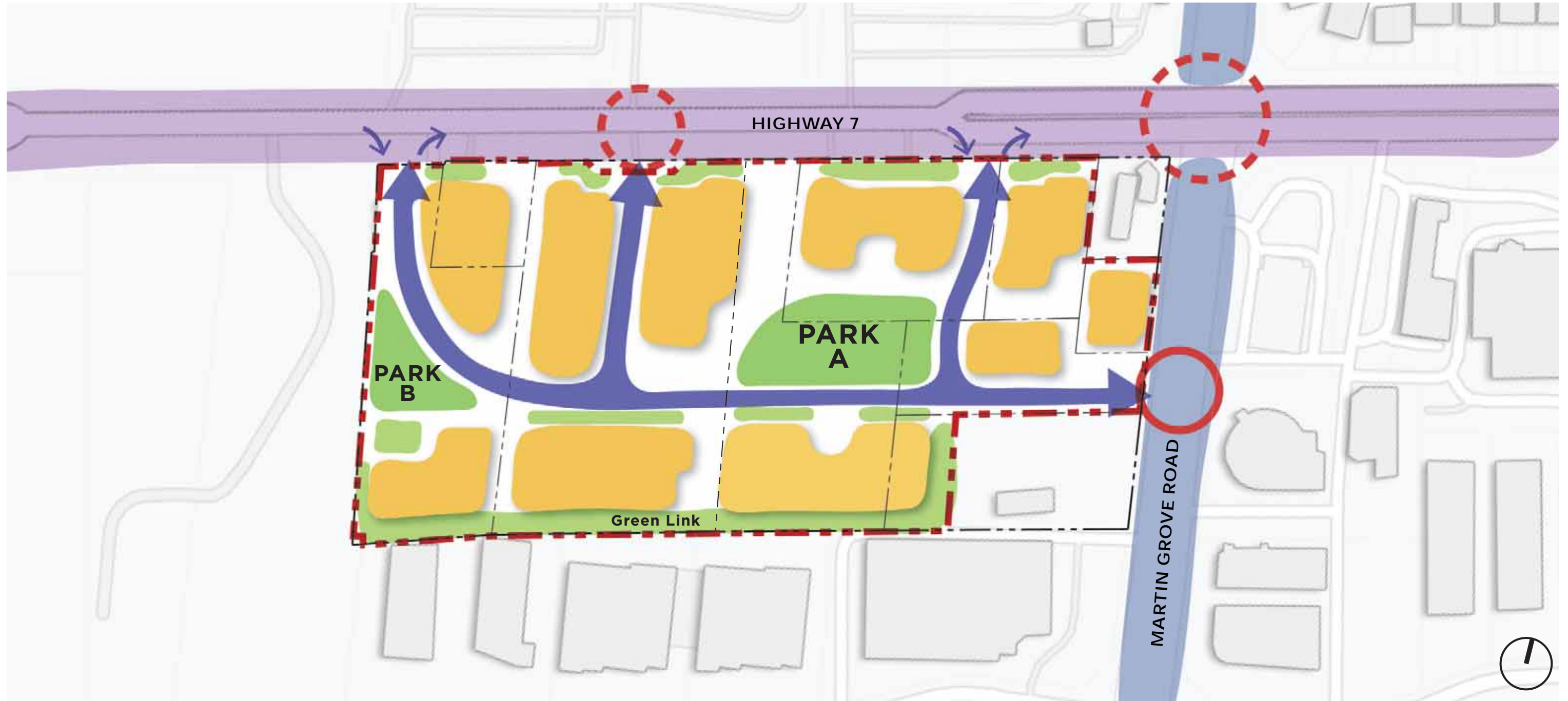
## Parks and Open Space



- 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

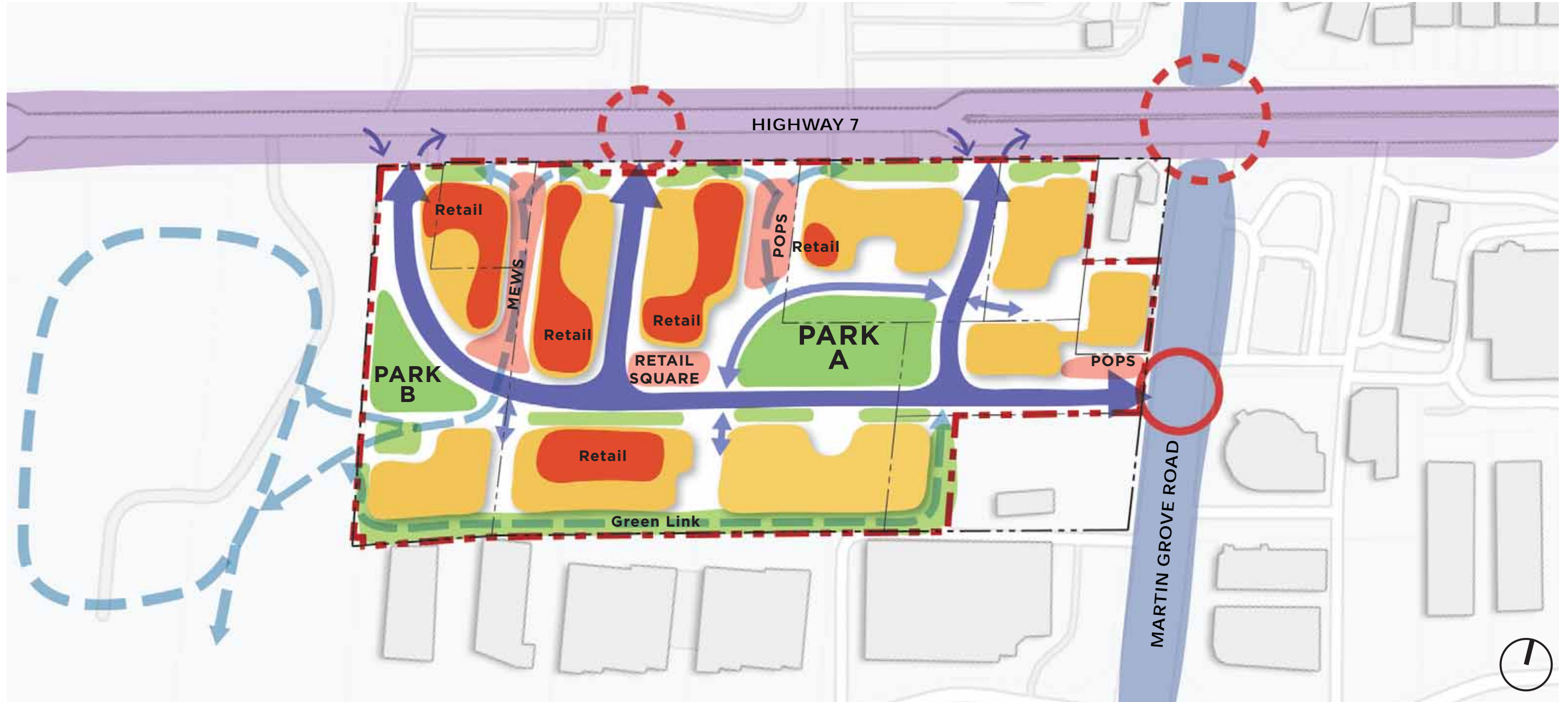
## Pedestrian Connection



- 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** (1.31 AC)  
public parks

**10.6 %**  
parkland  
dedication

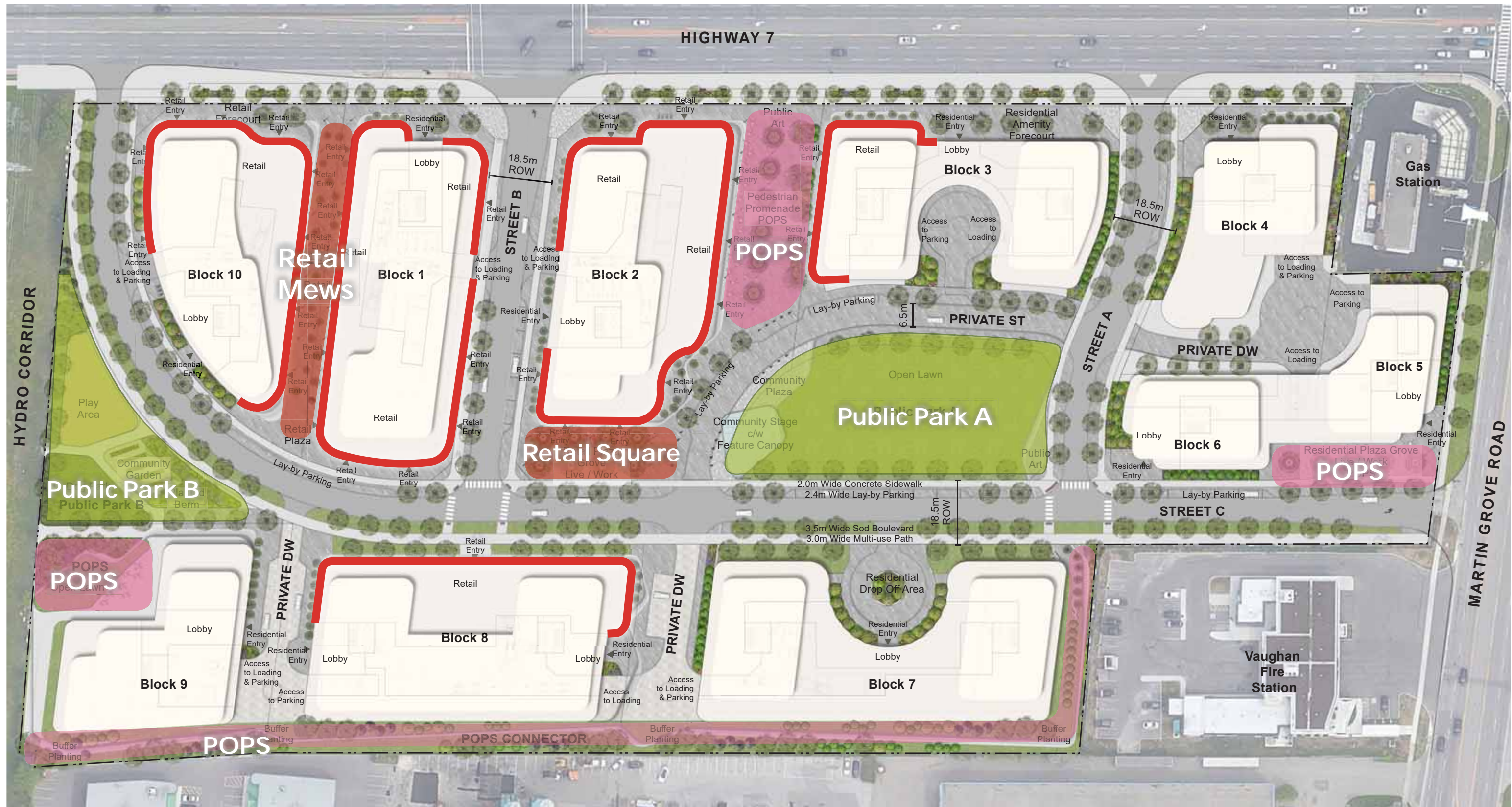
**0.52 ha** (1.28 AC)  
POPS

**4.01**  
FSI (gross)





# Ground Floor Uses





# Landscape Concept Plan



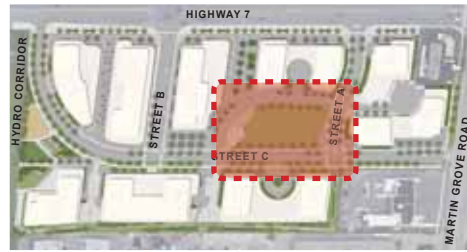




Primary Vehicular Circulation ----- Secondary Vehicular Circulation ----- Pedestrian Connection ----- Multi-use Pathway ----- Potential Public Art Location ★ Play Area ● Canopy Feature ● POPS ●



# Public Park A



KEY PLAN





# Public Park A

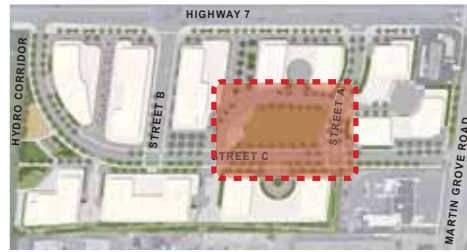


Berczy Park, Toronto





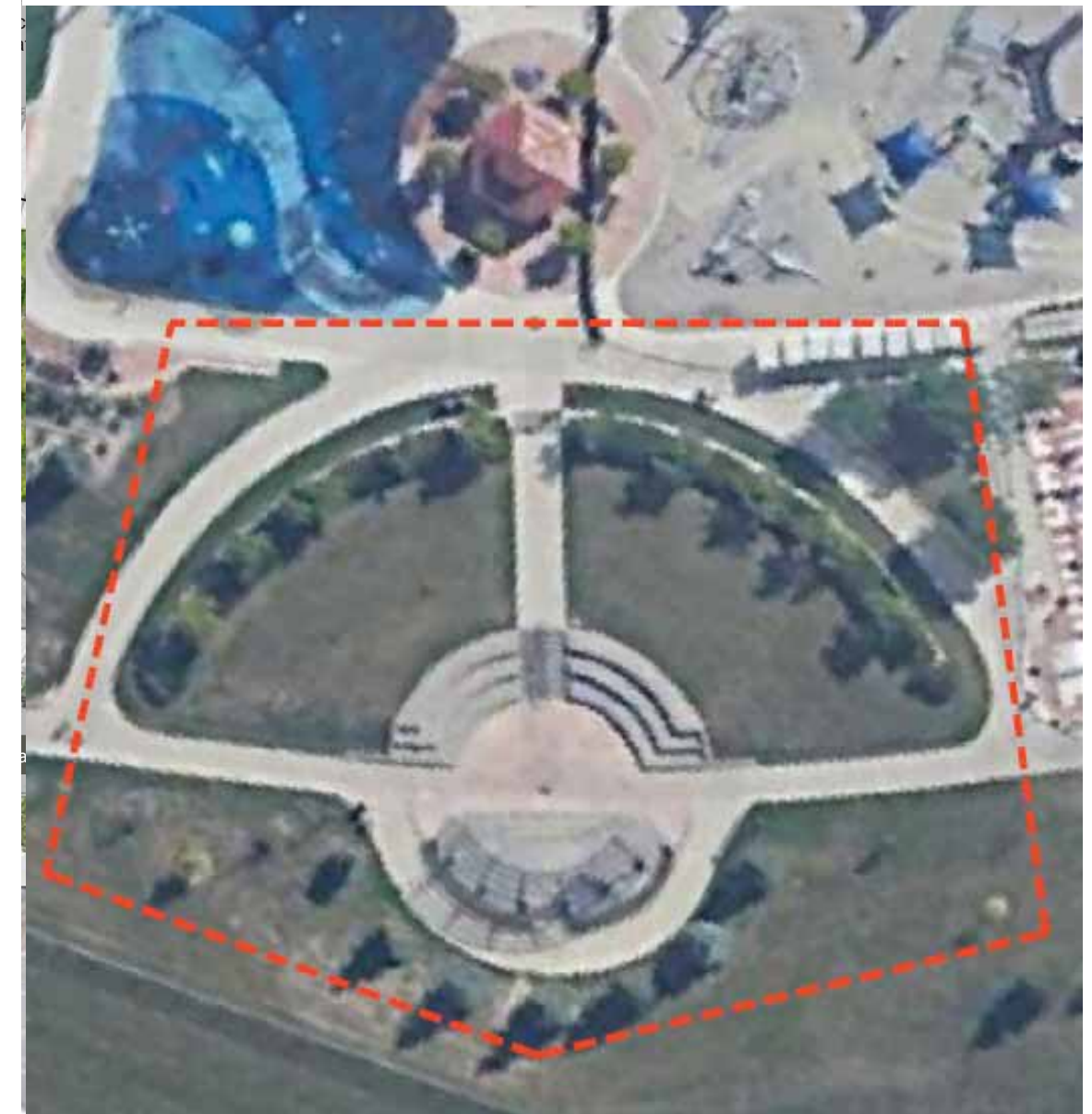
# Public Park A



KEY PLAN

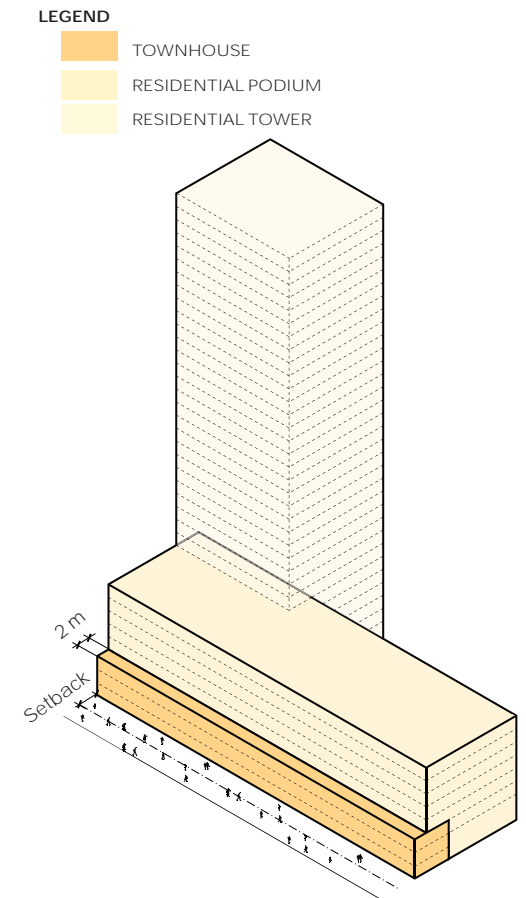


North Thornhill Park, Vaughan

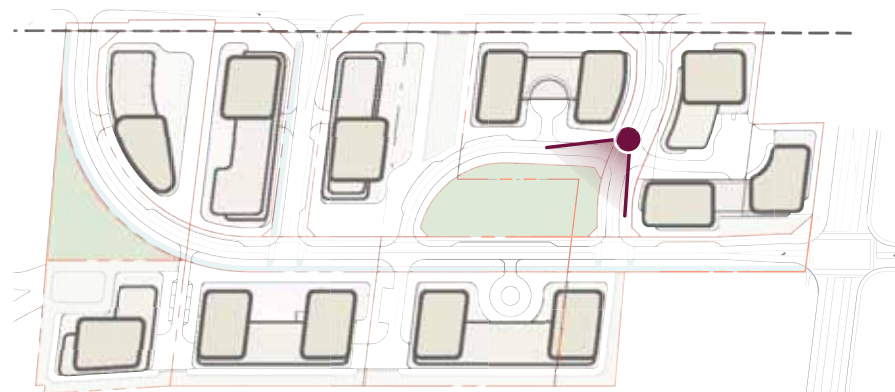




# Central Park and Townhomes



MASSING OF BUILDINGS WITH TOWNHOUSE AT THE BASE





# Public Park B



KEY PLAN





# Public Park B



KEY PLAN



Matthew Park, Vellore Village, Vaughan





# Public Park B



Grange Park, Toronto

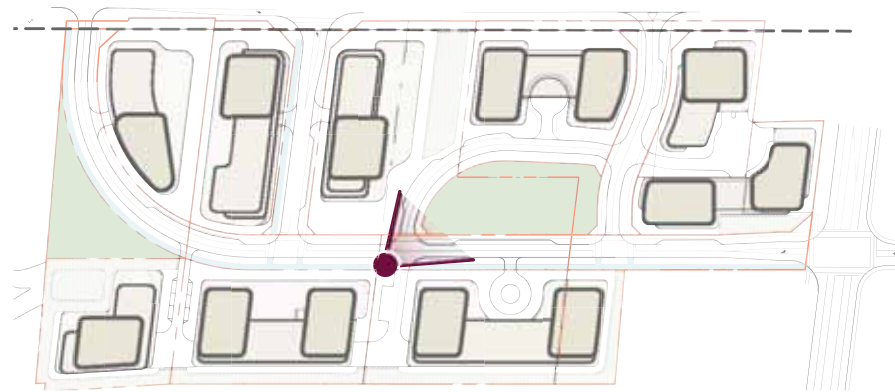




# Pedestrian Promenade POPS

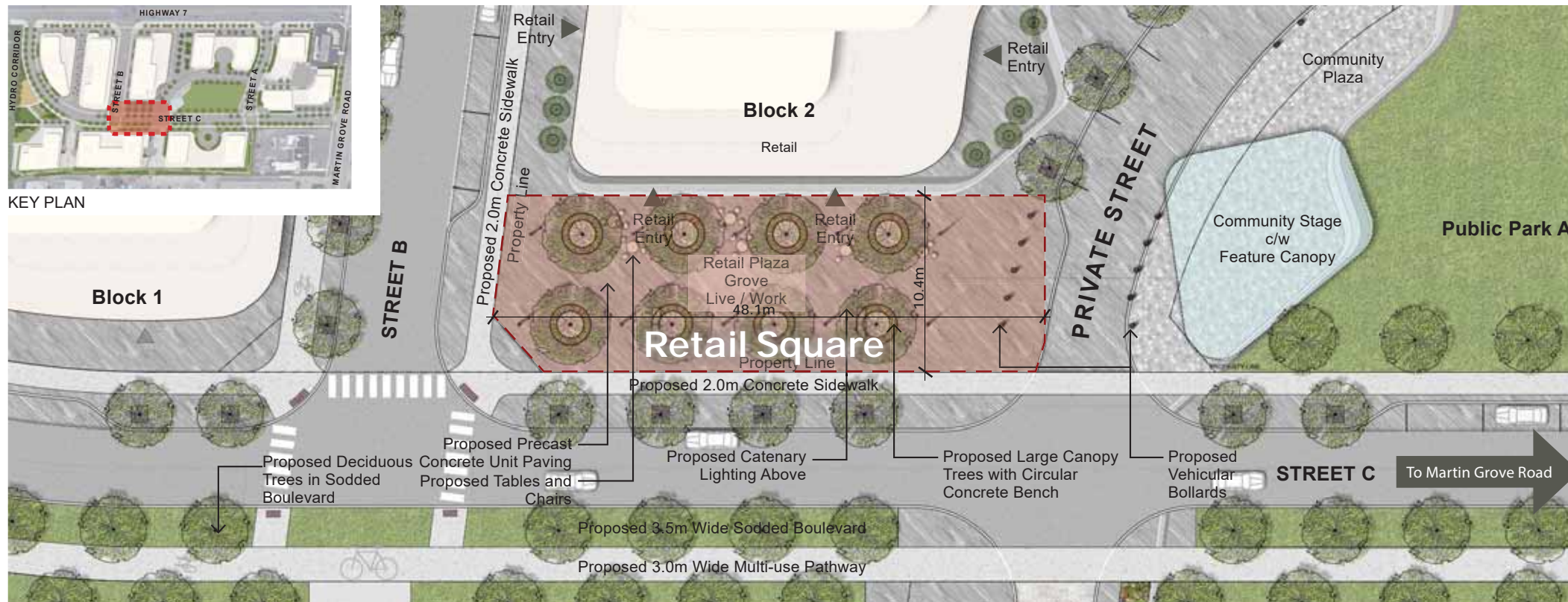
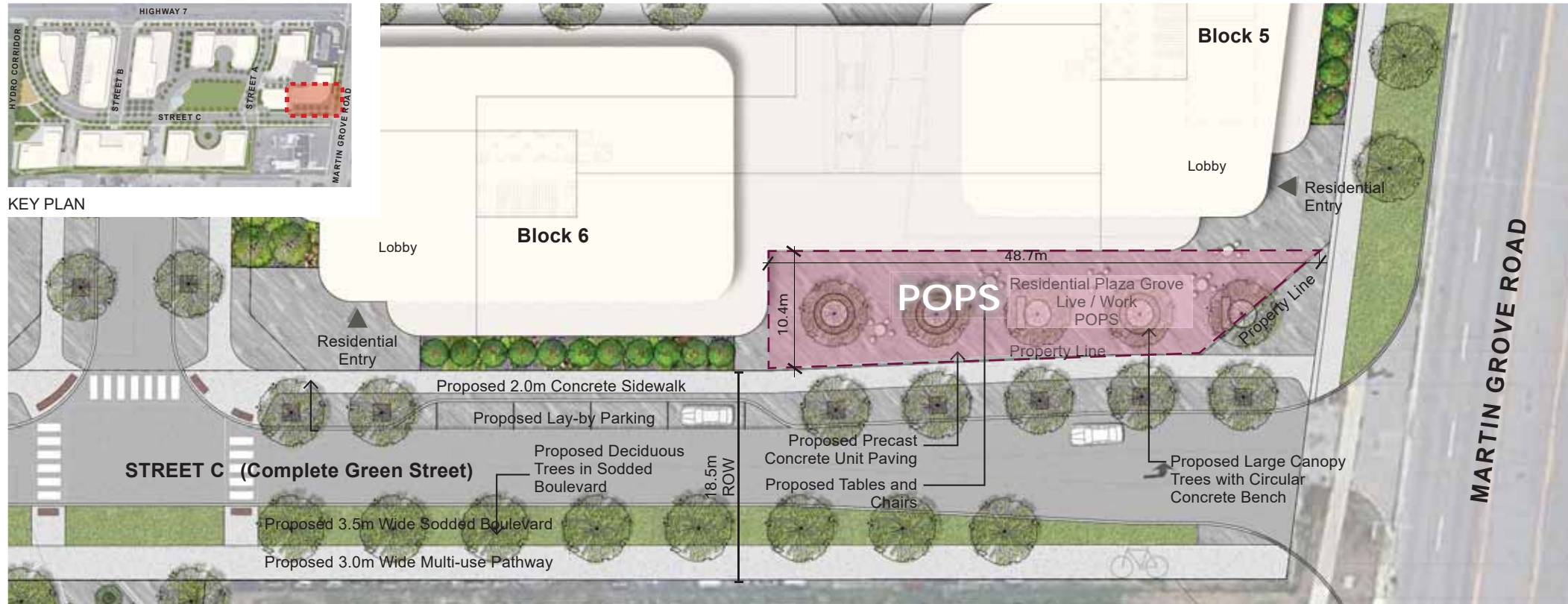








# Residential POPS / Retail Square





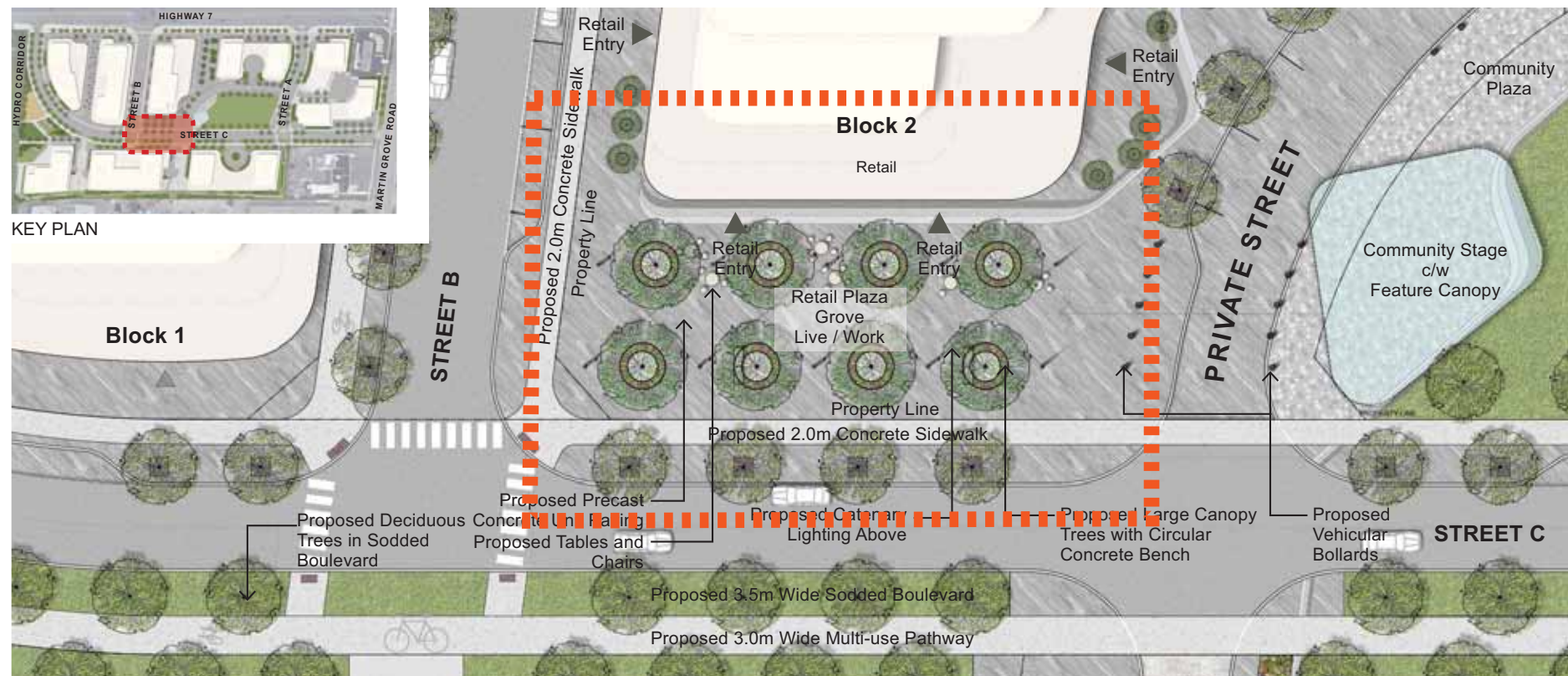
# Retail Square



Vaughan City Hall, Vaughan



KEY PLAN

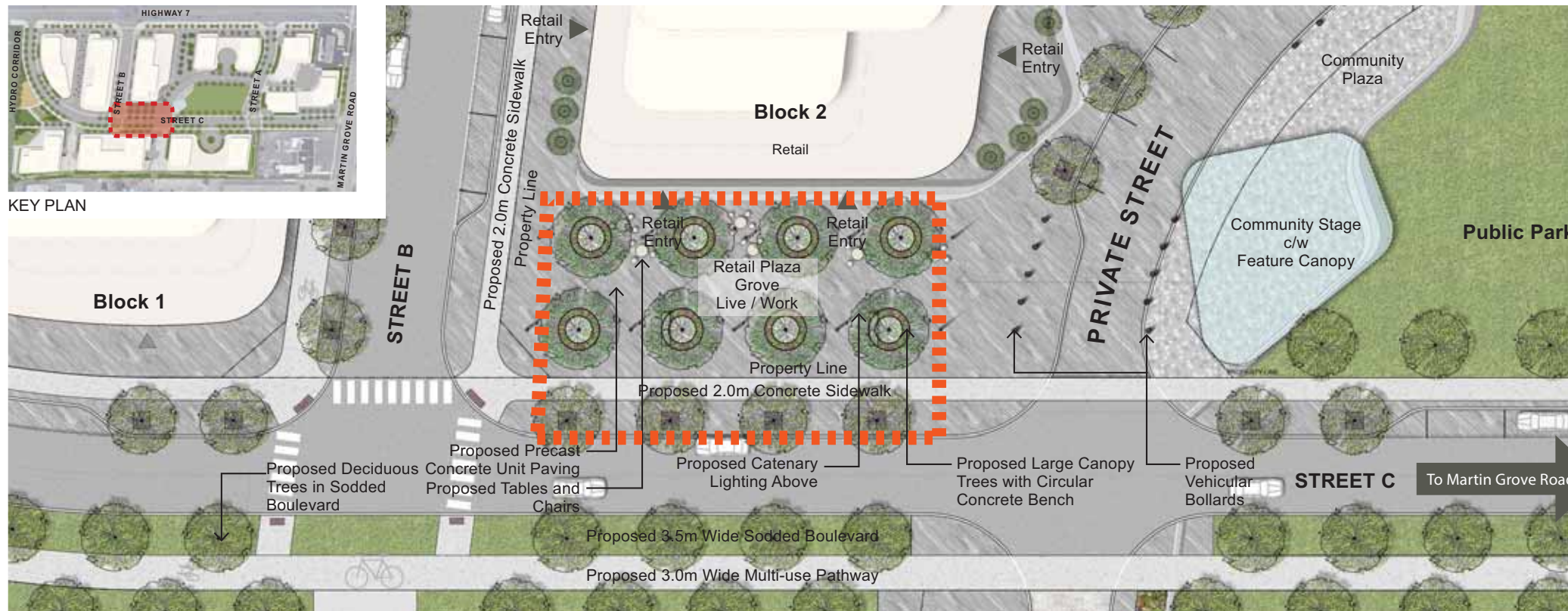




# Retail Square

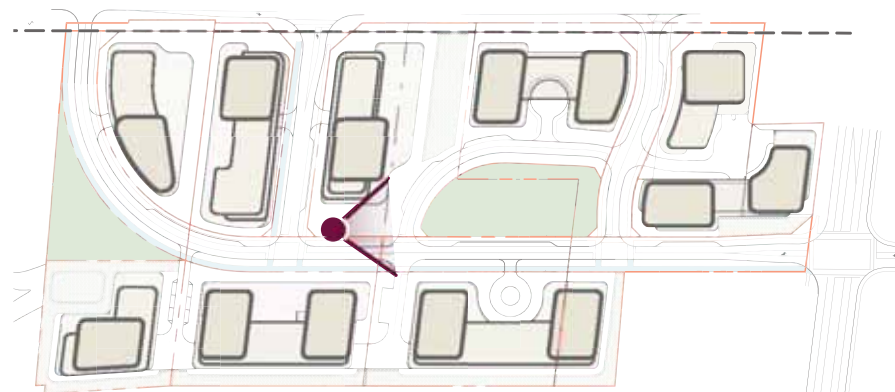
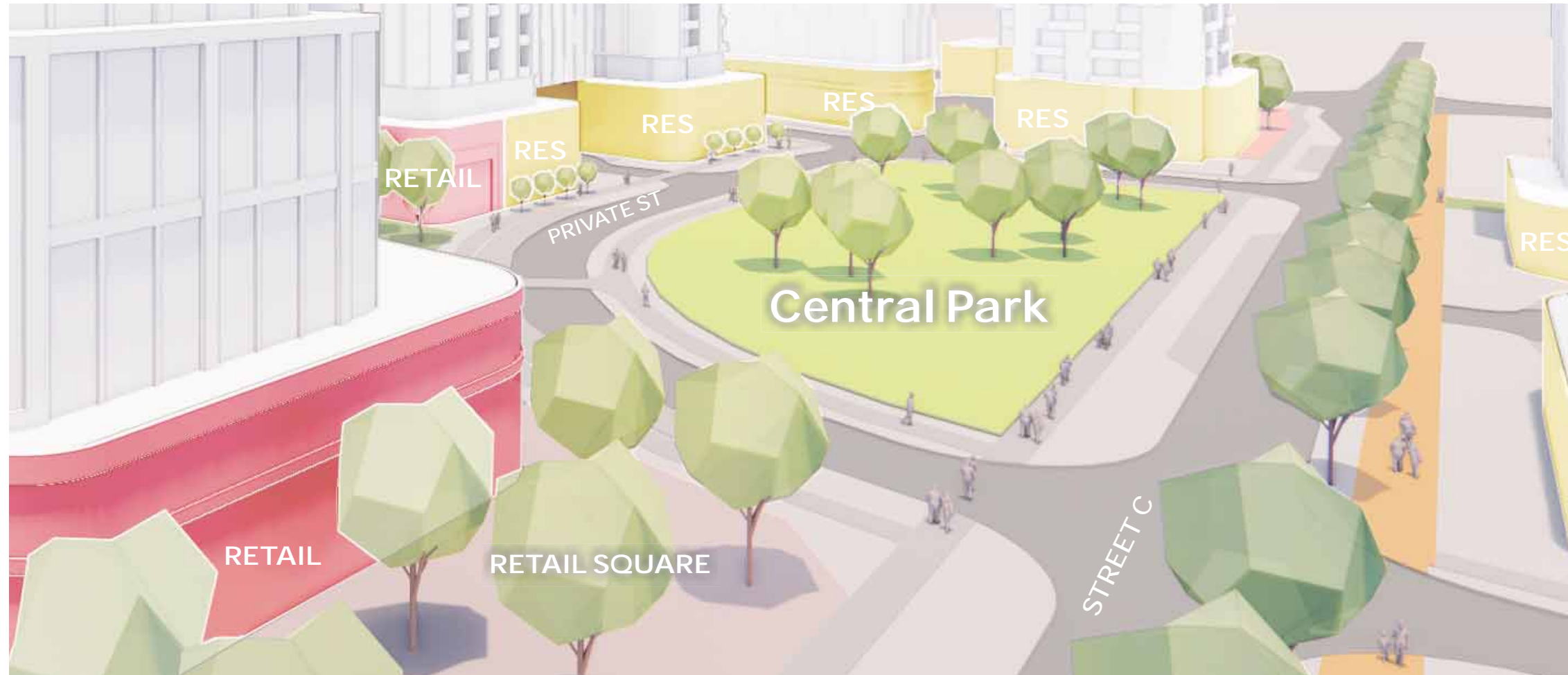


Yorkville Park, Toronto





# Retail Square





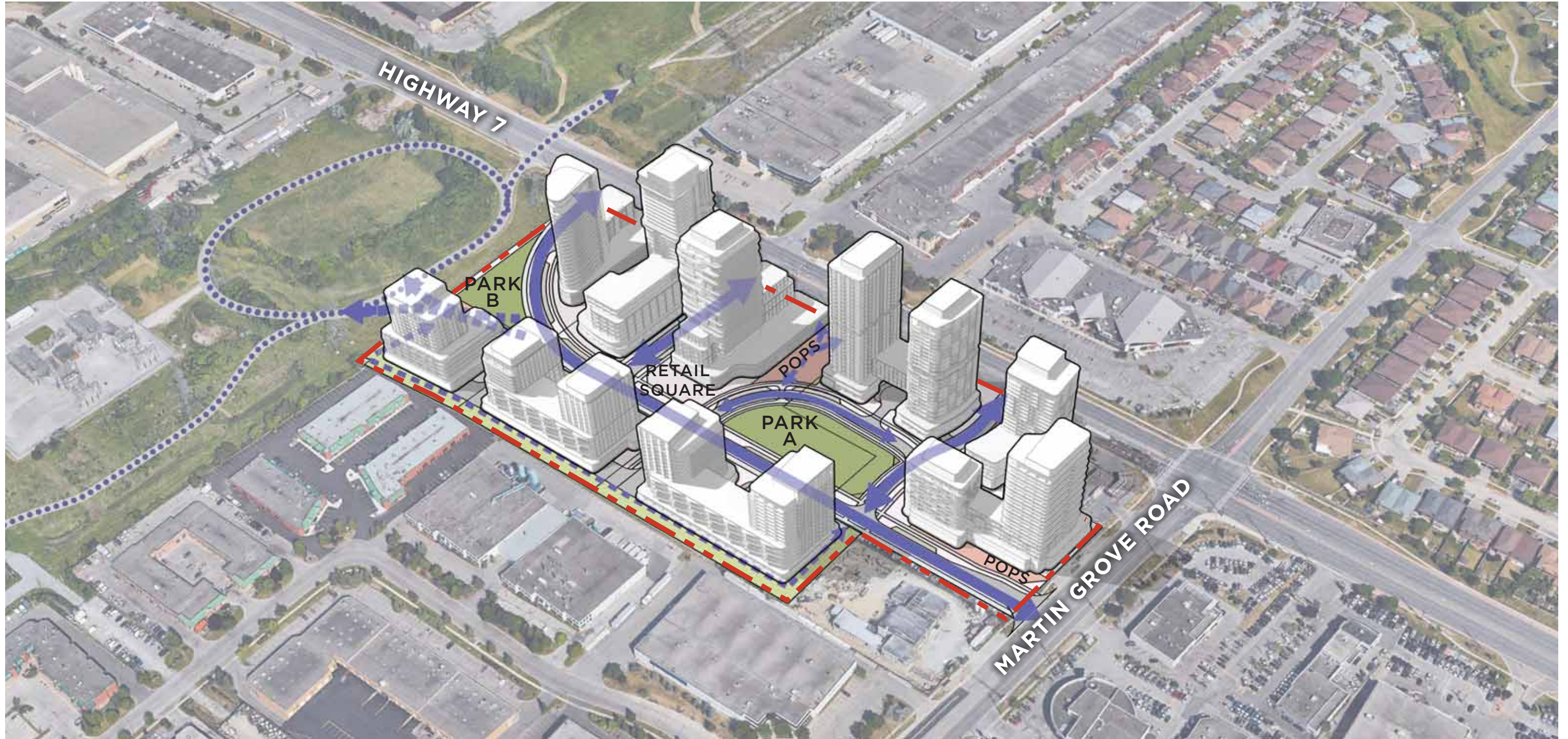
# Pedestrian Mews





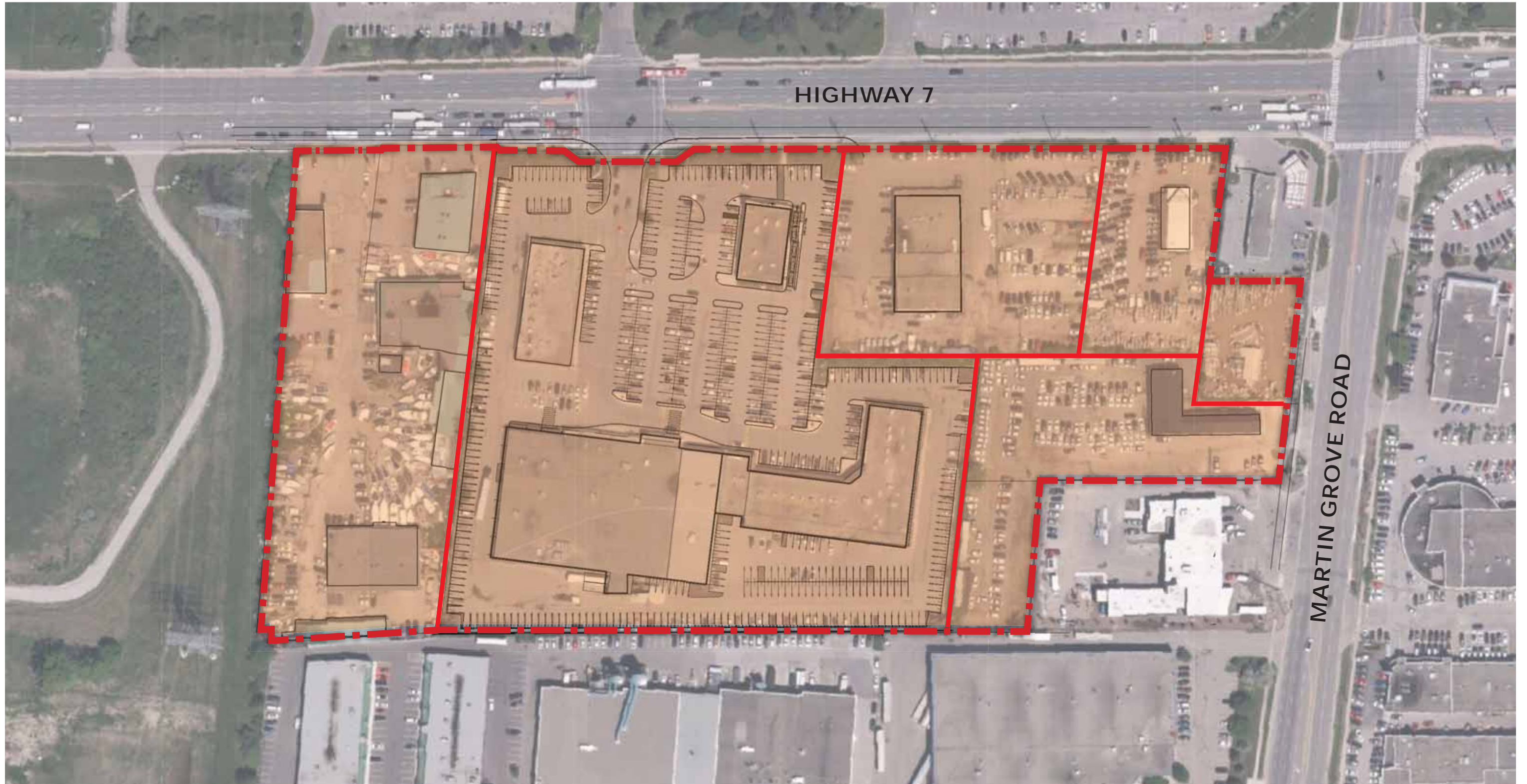
# Aerial View

from South-East

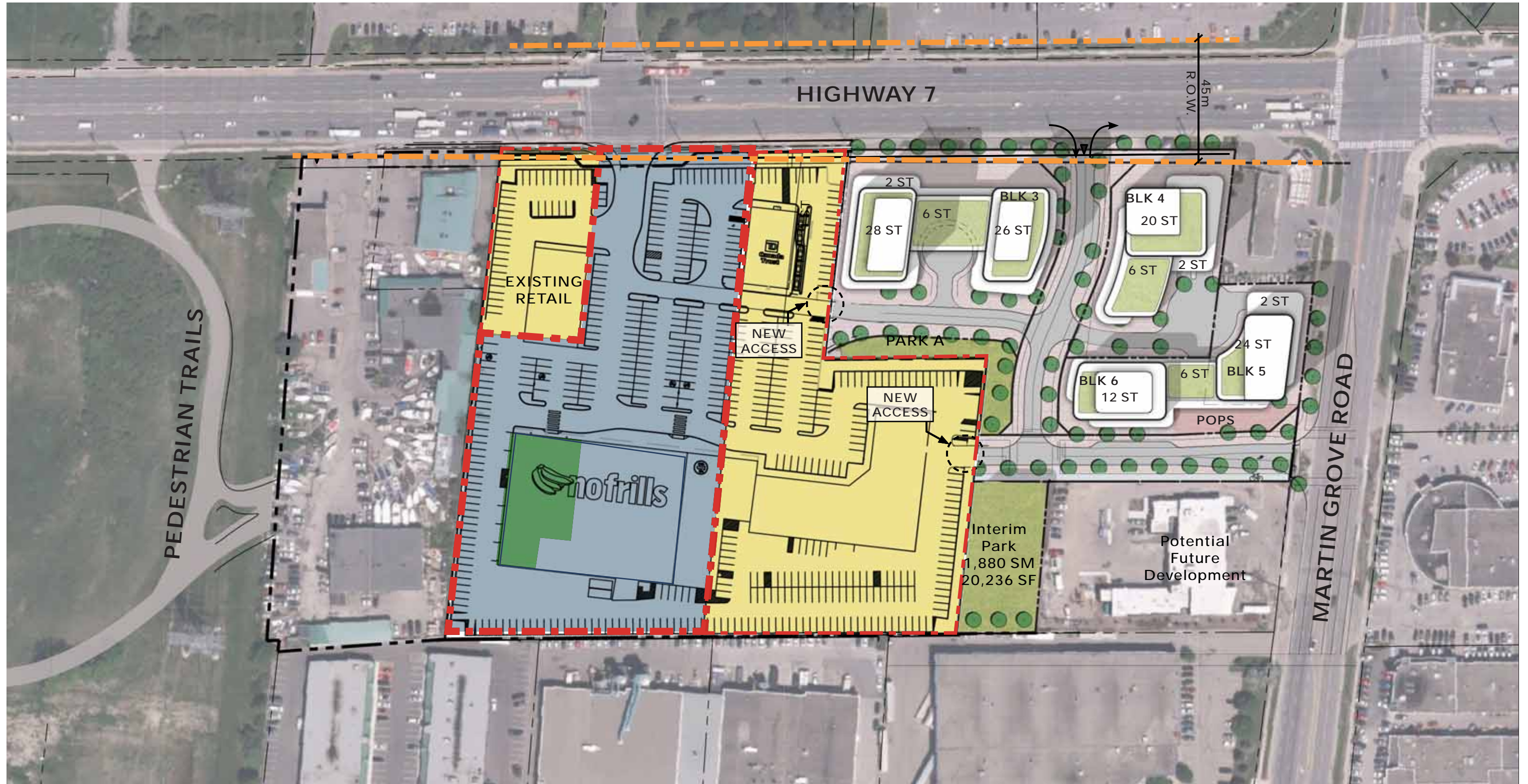




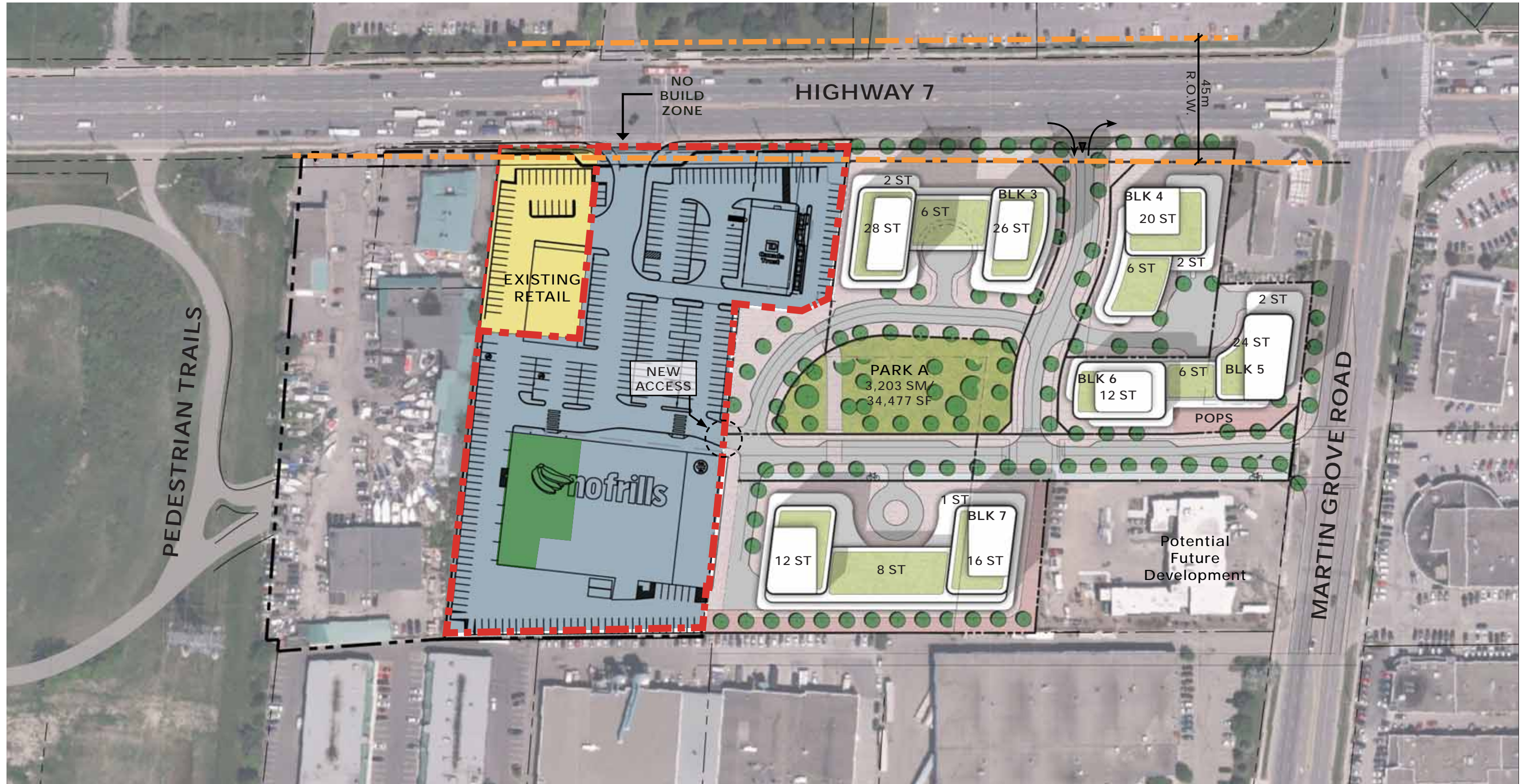
# Existing Site





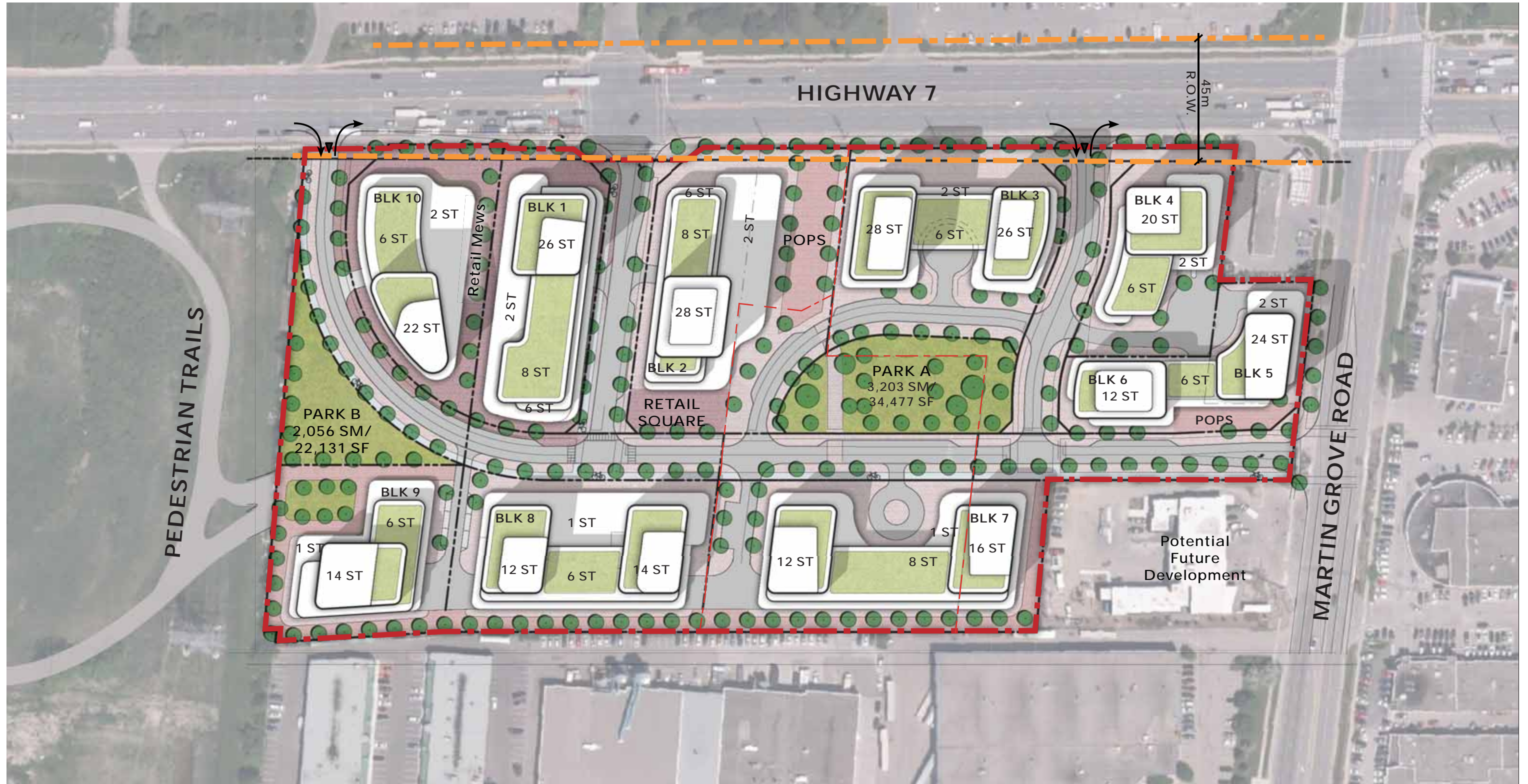








# Master Plan - Full Build Out





# Aerial View - Phasing



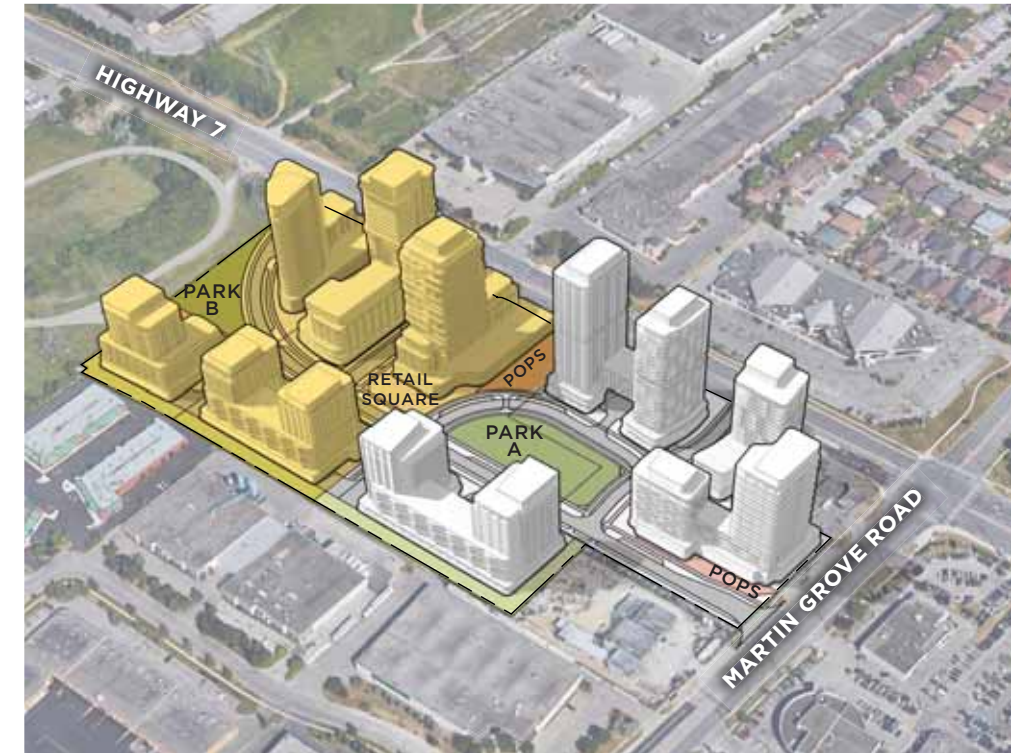
**PHASE 1**  
Blocks 3, 4, 5 & 6

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	



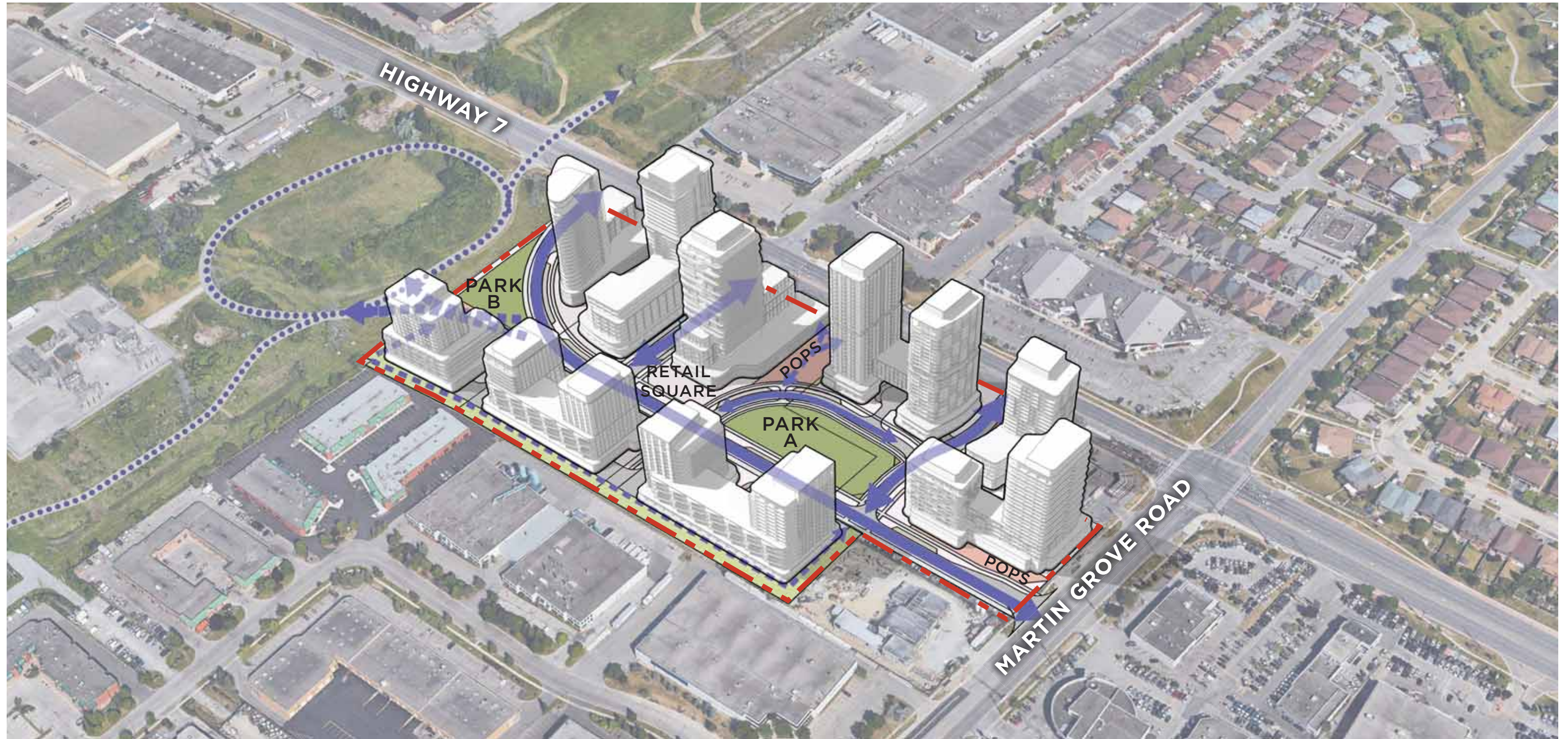
**PHASE 3**  
Blocks 1, 2, 8, 9 & Park B

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	



# Aerial View

from South-East





# Thank You !

Please feel free to contact

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

with any questions/comments







# APPENDIX

Plans & Massing Aerial Views

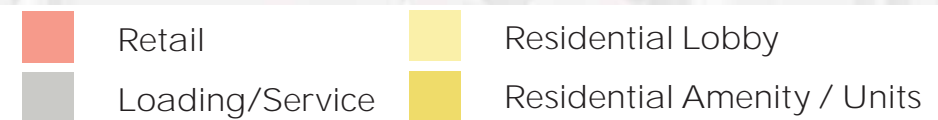
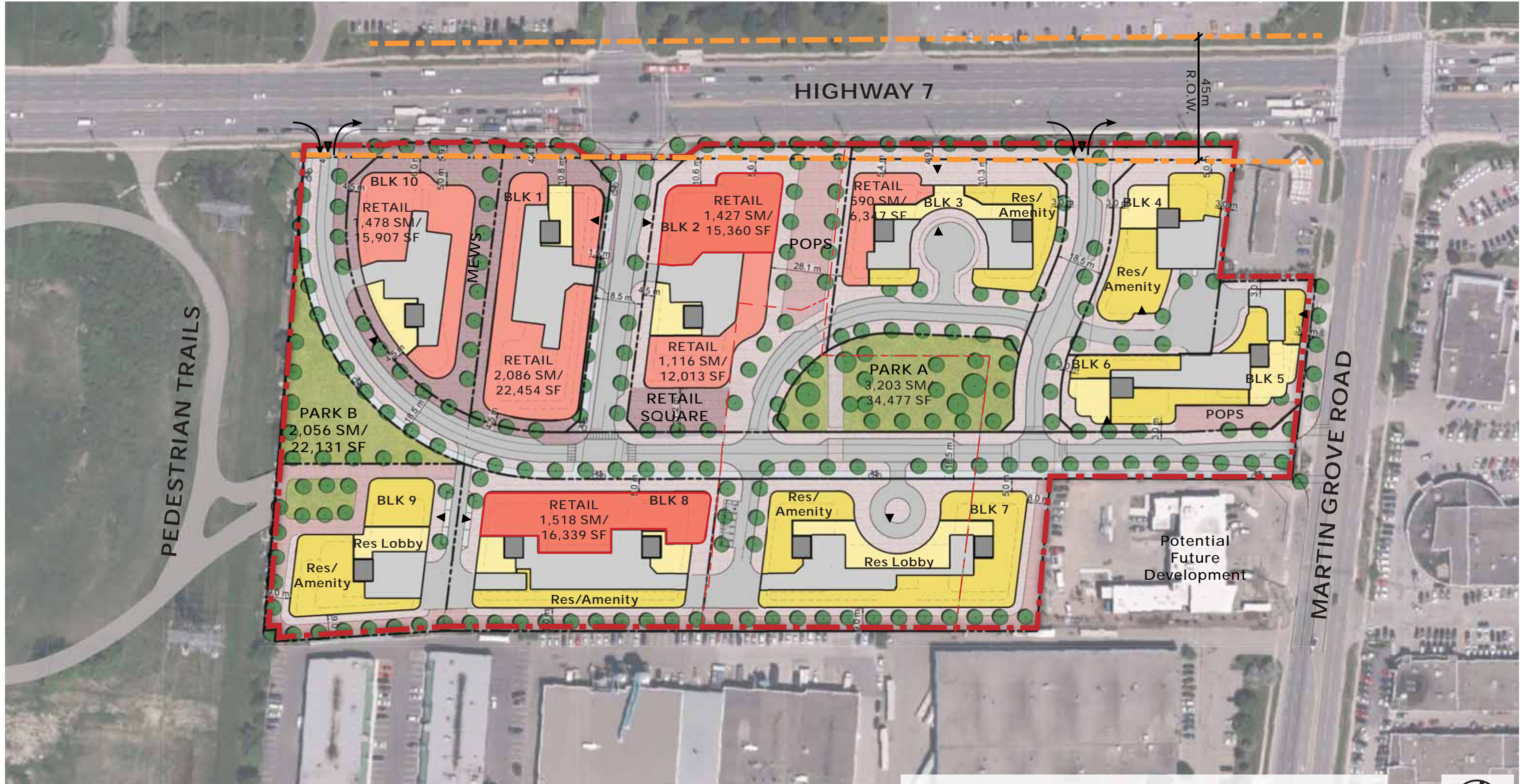


# Master Plan





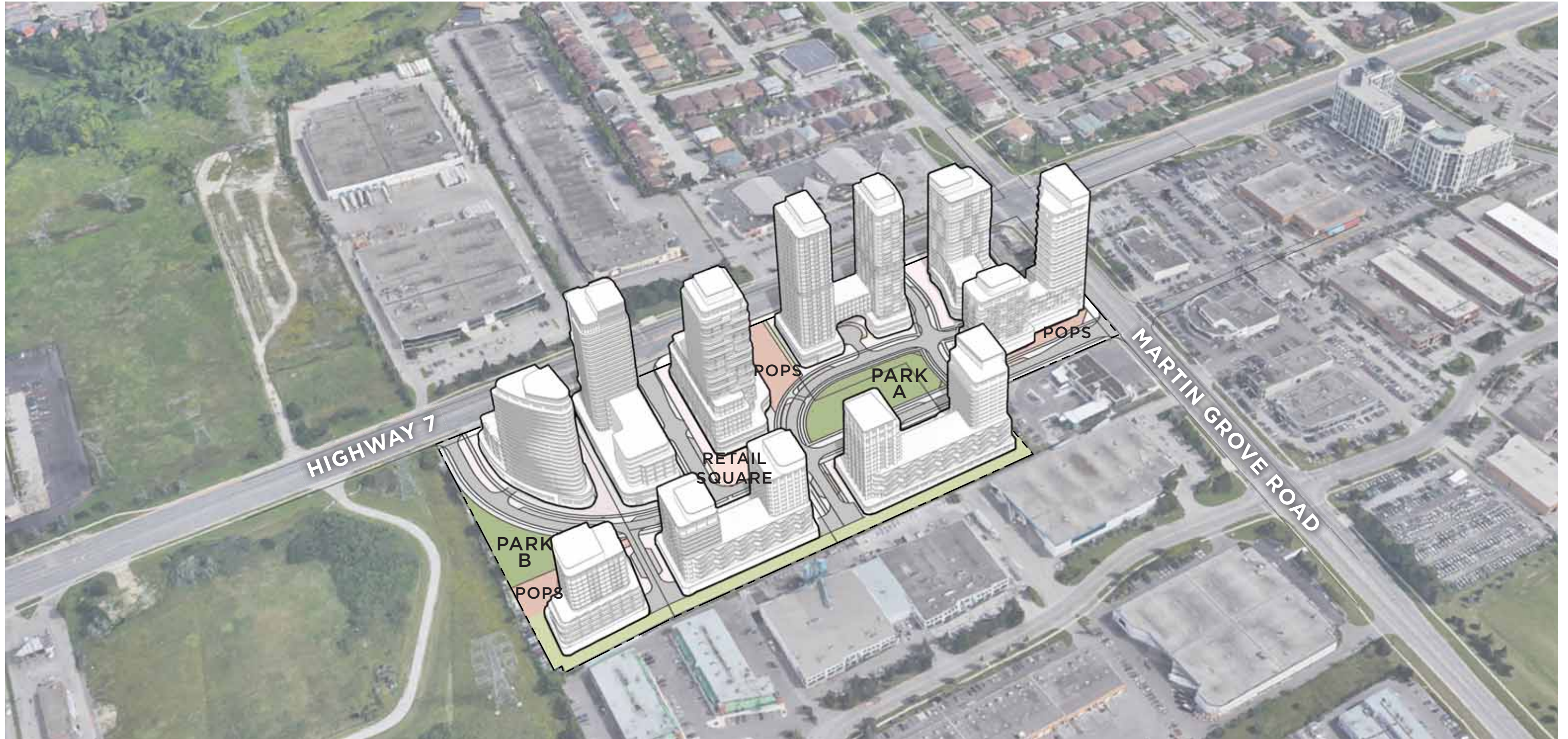
# Ground Floor Plan





# Aerial View

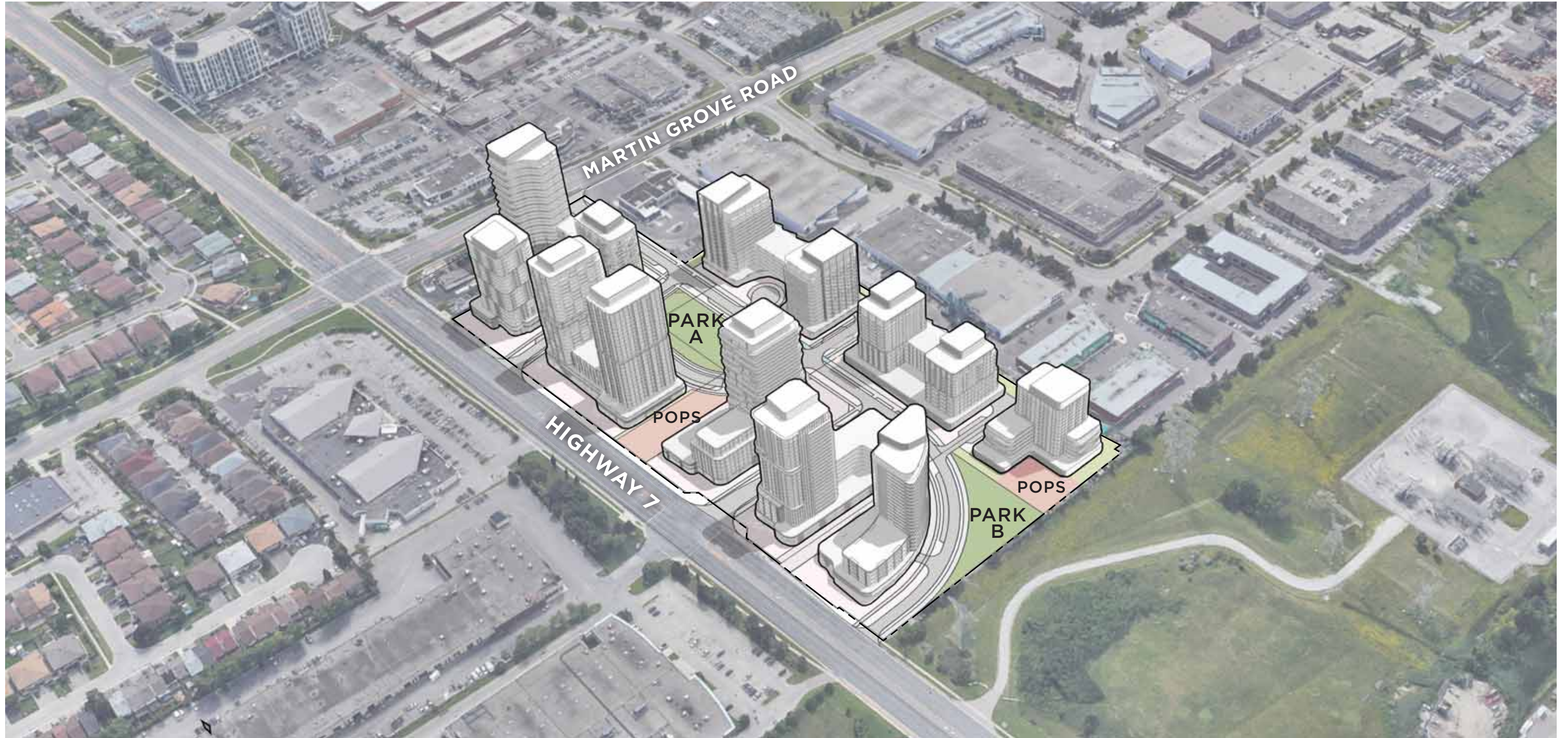
from South-West





# Aerial View

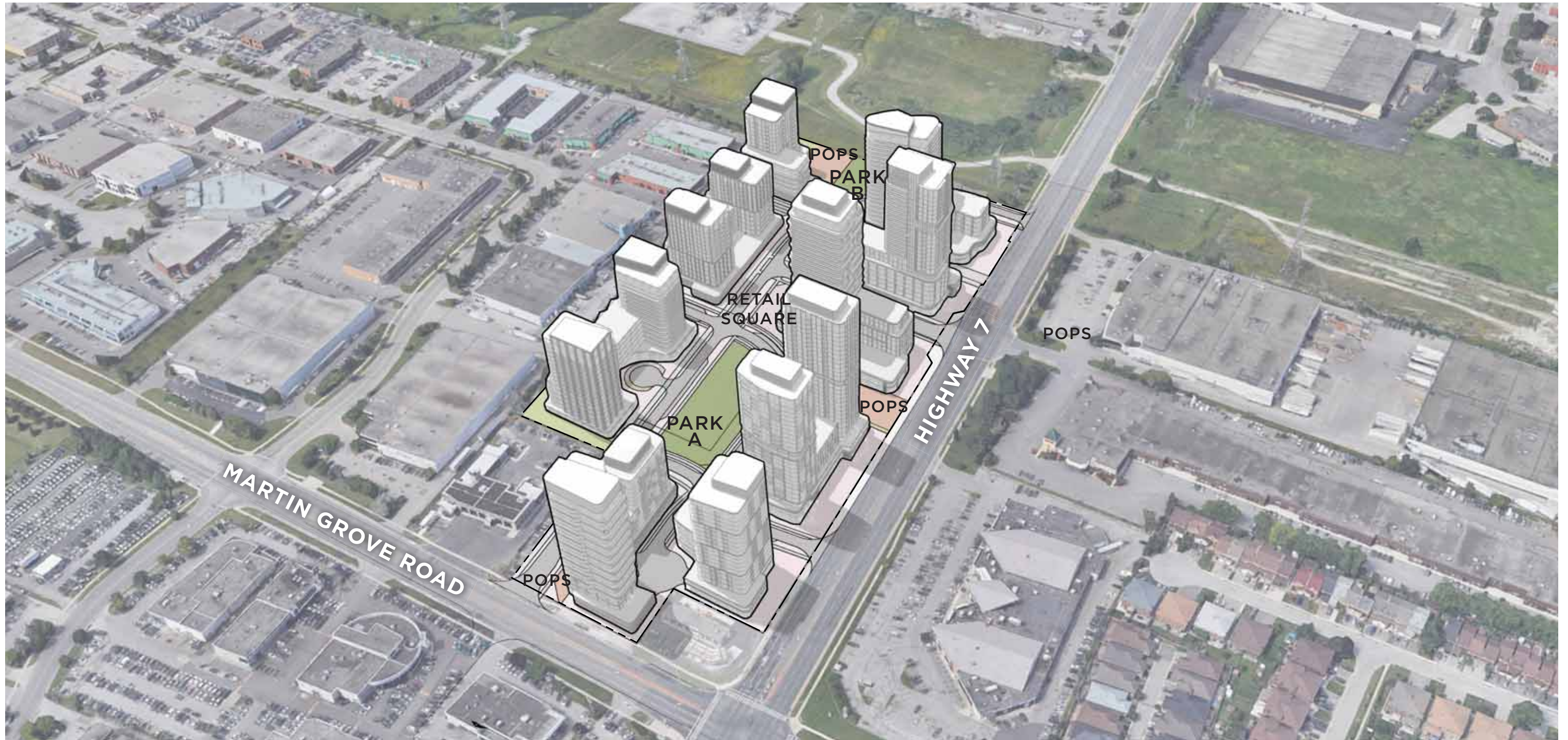
from North-West





# Aerial View

from North-East



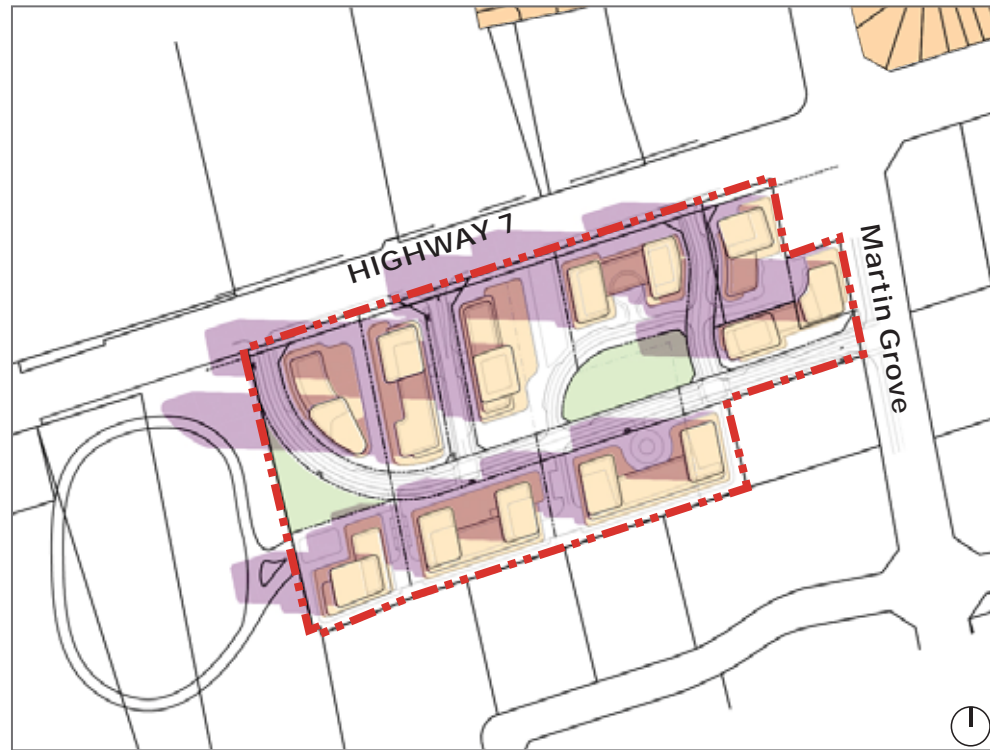


# APPENDIX

## Shadow Studies



# 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



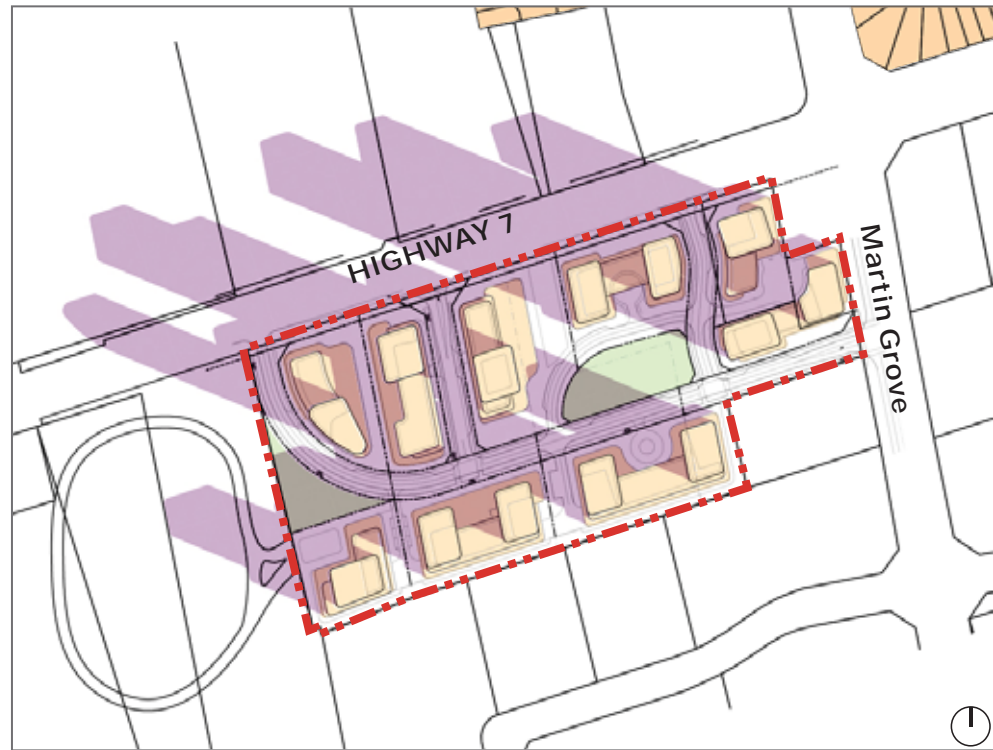
5:18 PM



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