

Martin Grove & Highway 7

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

March 15, 2023

Agenda

1. Introductions
2. Overview of Martin Grove and HWY 7 proposal
3. Recap of project objectives
4. Initial comment/feedback roundtable
5. Stakeholder engagement terms of reference
6. Next steps

Project Team

giannone
petricone
associates

Architecture & Urban Design

WESTON
CONSULTING



Urban Planning

 BA Group

Transportation

 the mbtw group

Landscape Architect

FORA

Landowners Rep

SIRATI & PARTNERS

Environmental Engineering

 SCHAEFFERS
CONSULTING ENGINEERS

Civil Engineer

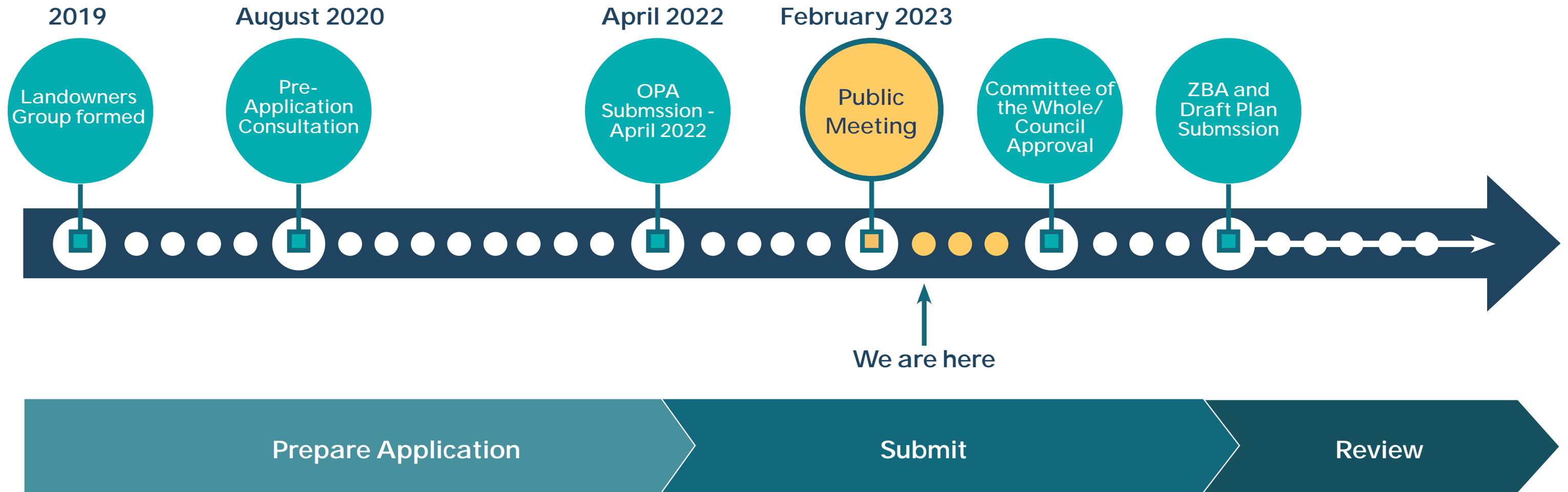
RWDI

Wind & Air Quality Consultant

SLR 

Acoustic Consultant

Where we are in the Process

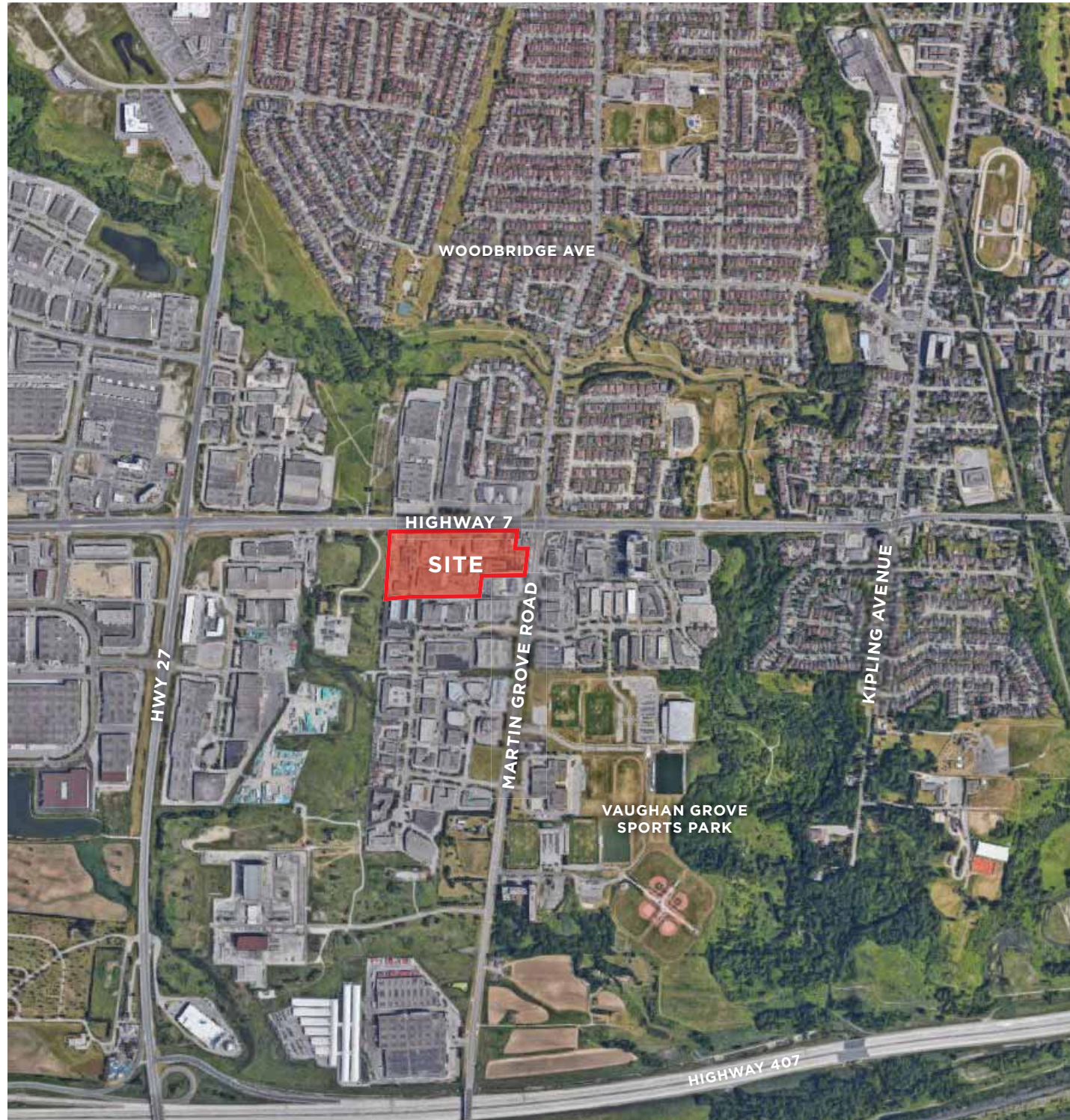


Landowners Group

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 Retail



Existing Retail



Existing Retail

Site and Surrounding Context

Existing Site: Aerial View



EXISTING CURB CUT



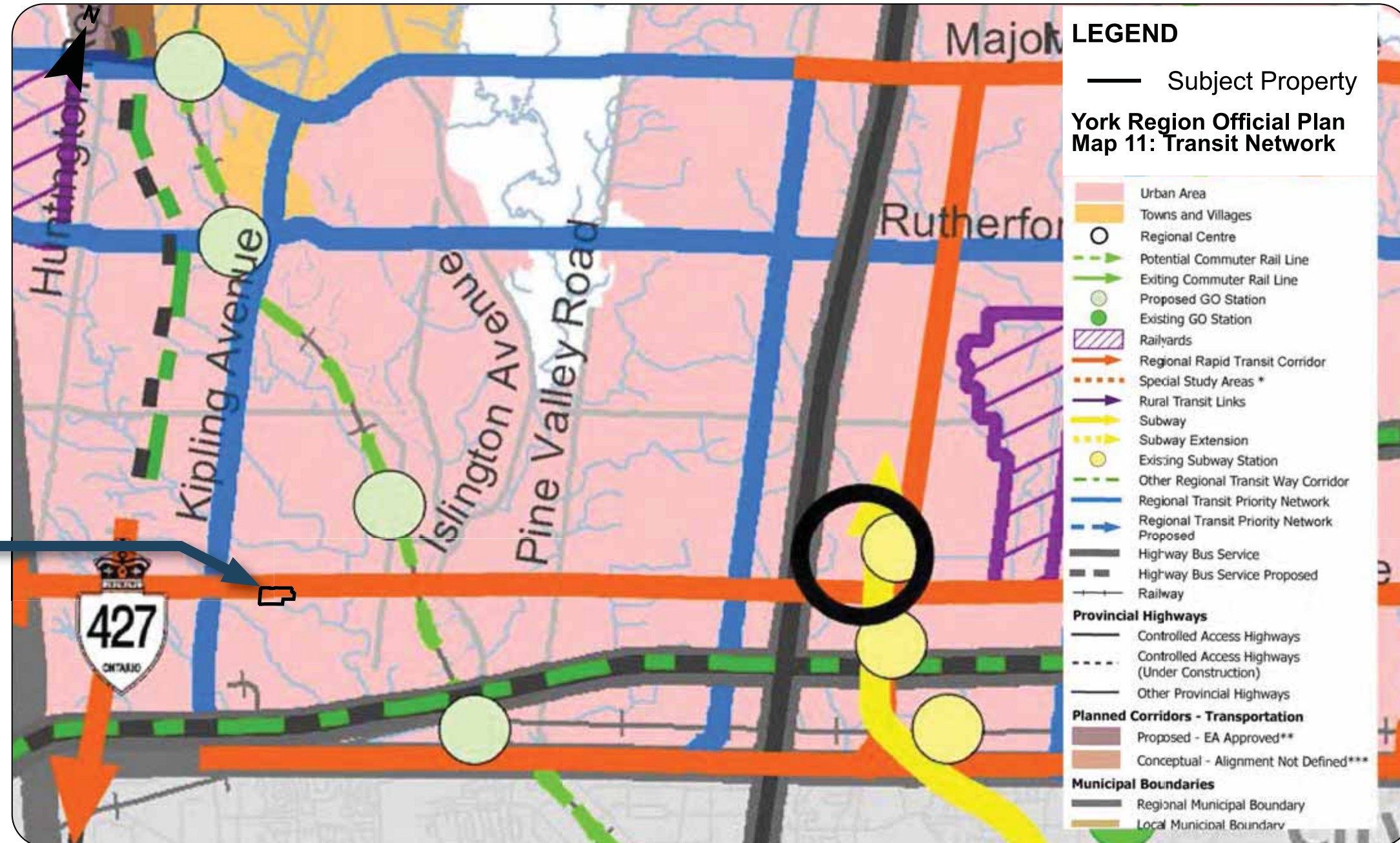
Scale Comparison - Woodbridge Avenue



Planning Policy

York Region Official Plan - Transit Network

Site



Site located on Regional Rapid Transit Corridor

Planning Policy

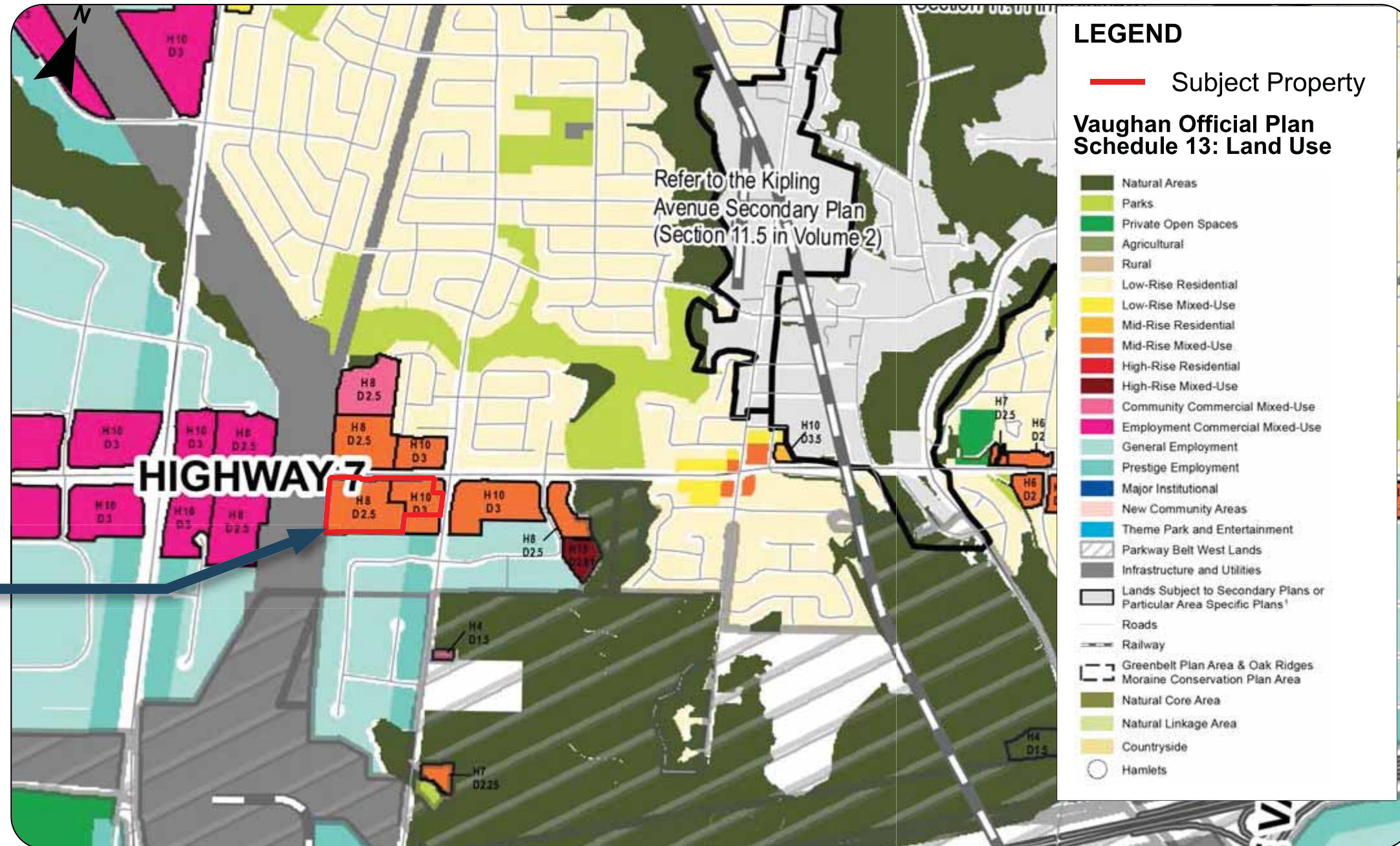
Vaughan Official Plan - Urban Structure



Site located on Regional Intensification Corridor

Planning Policy

Vaughan Official Plan - Land Use



Site

Site currently designated as Mid-Rise Mixed-Use

Guiding Principles



Establish a dynamic Mixed-Use Community



Include a diversity of housing units for people of all ages

Guiding Principles



Create an animated & enhanced Public Realm



Incorporate and Enhance Existing Retail

Guiding Principles



Respond to Existing Lease Obligations



Allow for Phased Development



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



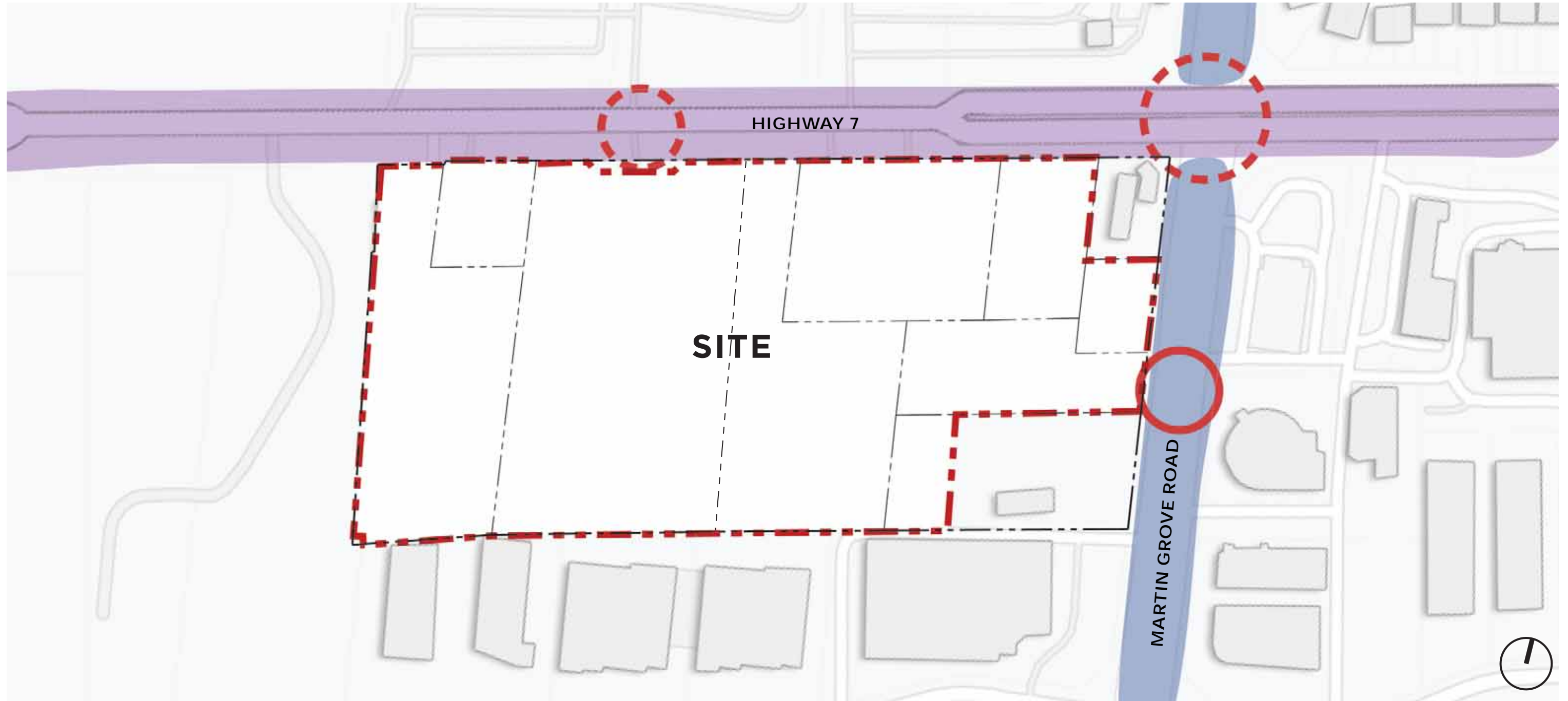
YORKVILLE PARK, TORONTO



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

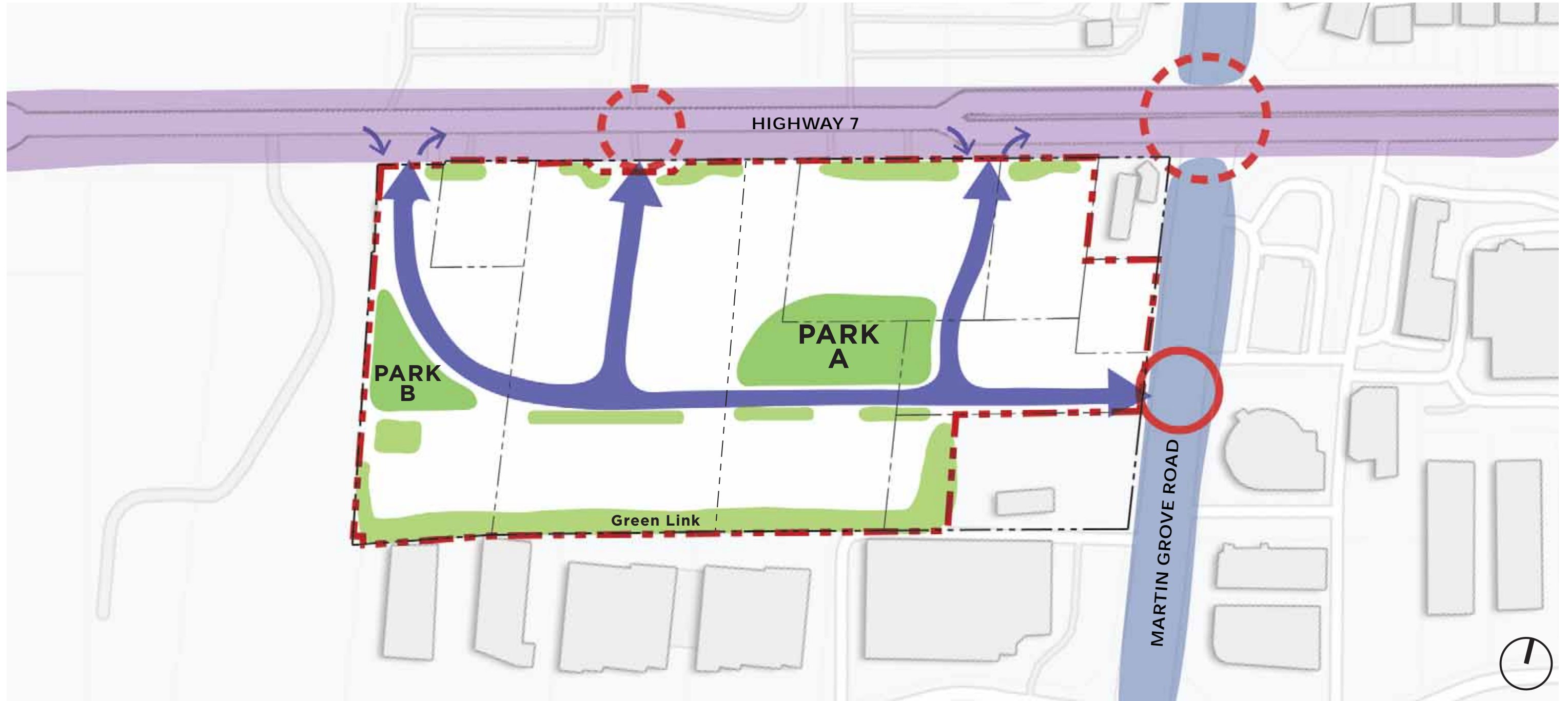
Street Network



- 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

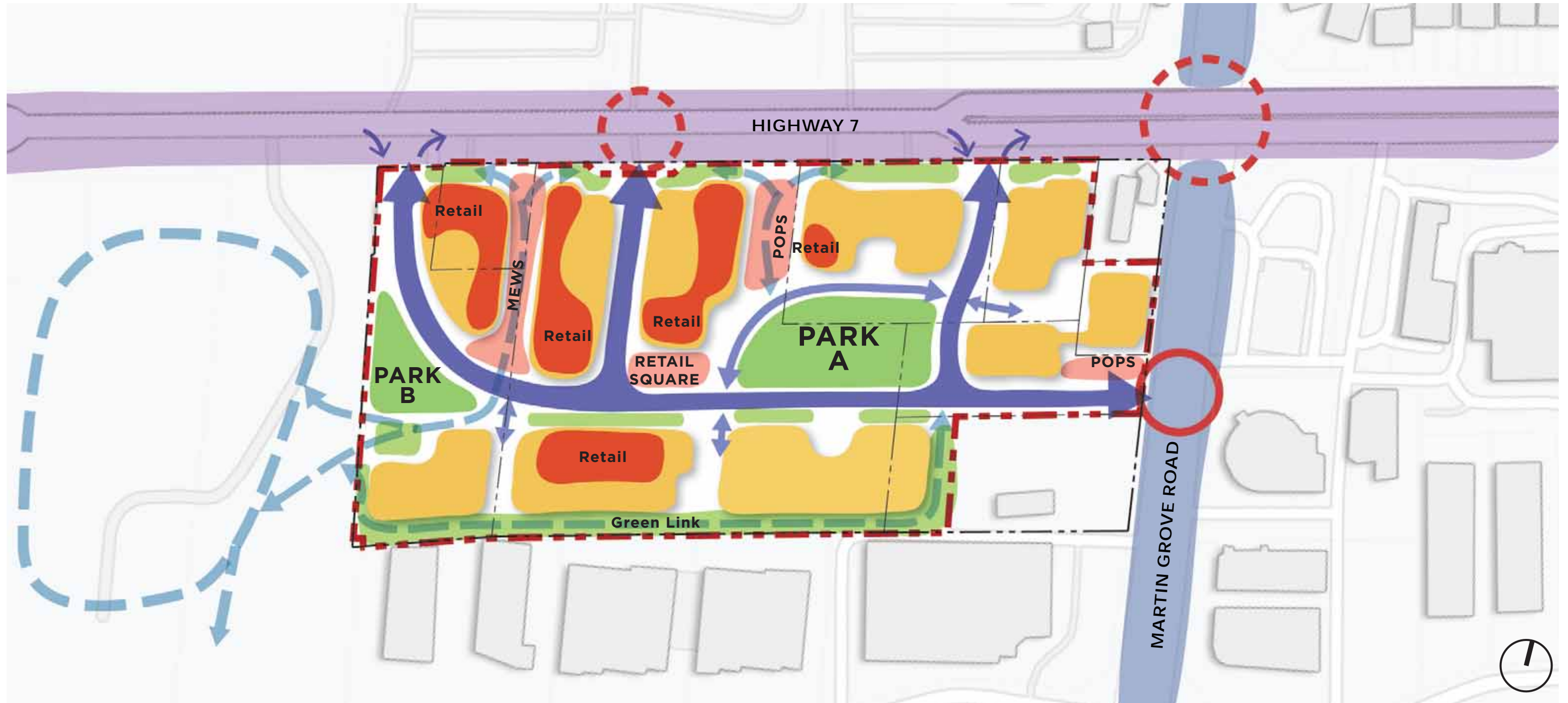
Pedestrian Connection



- 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 m²
(82,563 SF)
retail GFA

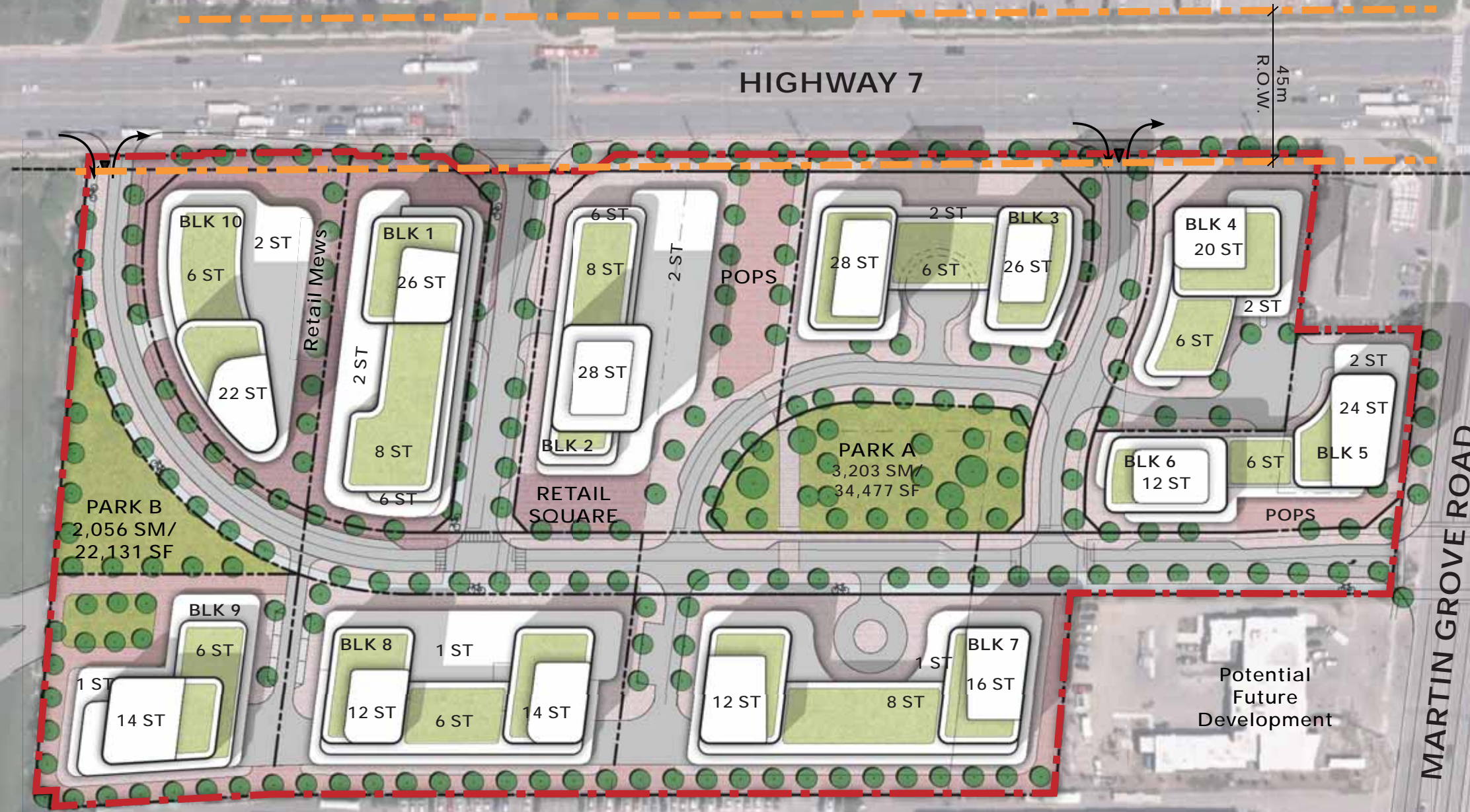
229,624 m²
(2,471,657 SF)
residential GFA

0.53 ha
public parks

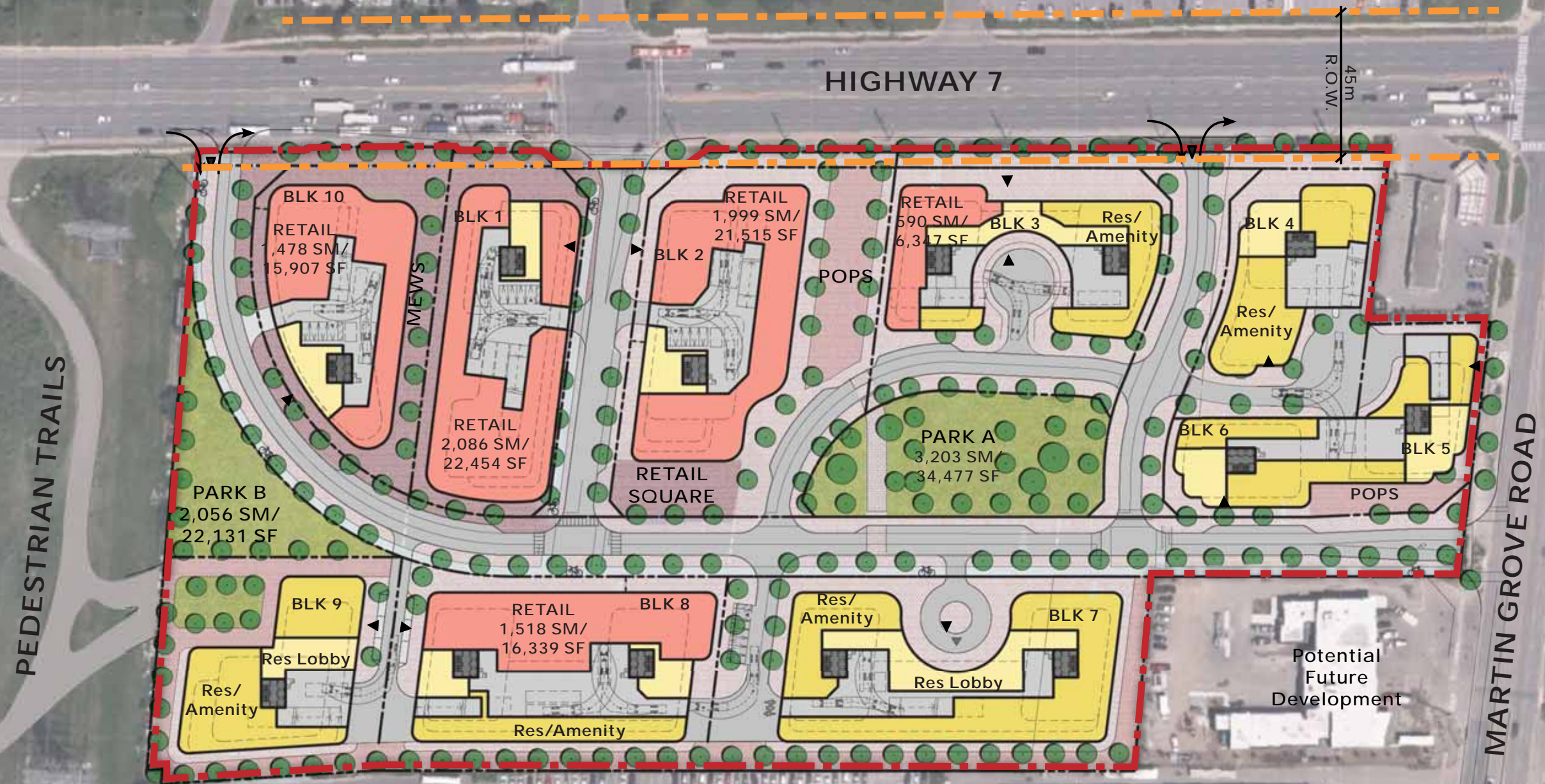
10.6 %
parkland
dedication




0.52 ha
POPS

4.01
FSI (gross)



Ground Floor Plan



	Retail		Residential Lobby
	Loading/Service		Residential Amenity / Units



1:1500

Landscape Concept Plan



Public Realm Plan



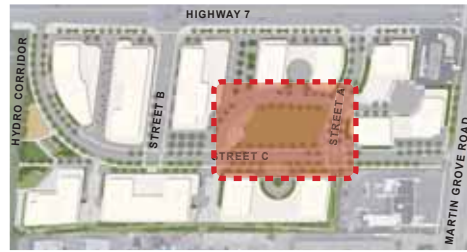
Primary Vehicular Circulation ----- Secondary Vehicular Circulation ----- Pedestrian Connection ----- Multi-use Pathway ----- Potential Public Art Location ★ Play Area ● Canopy Feature ● POPS ●



Martin Grove + Hwy 7 | Master Plan | Stakeholder Meeting



Public Park A



KEY PLAN



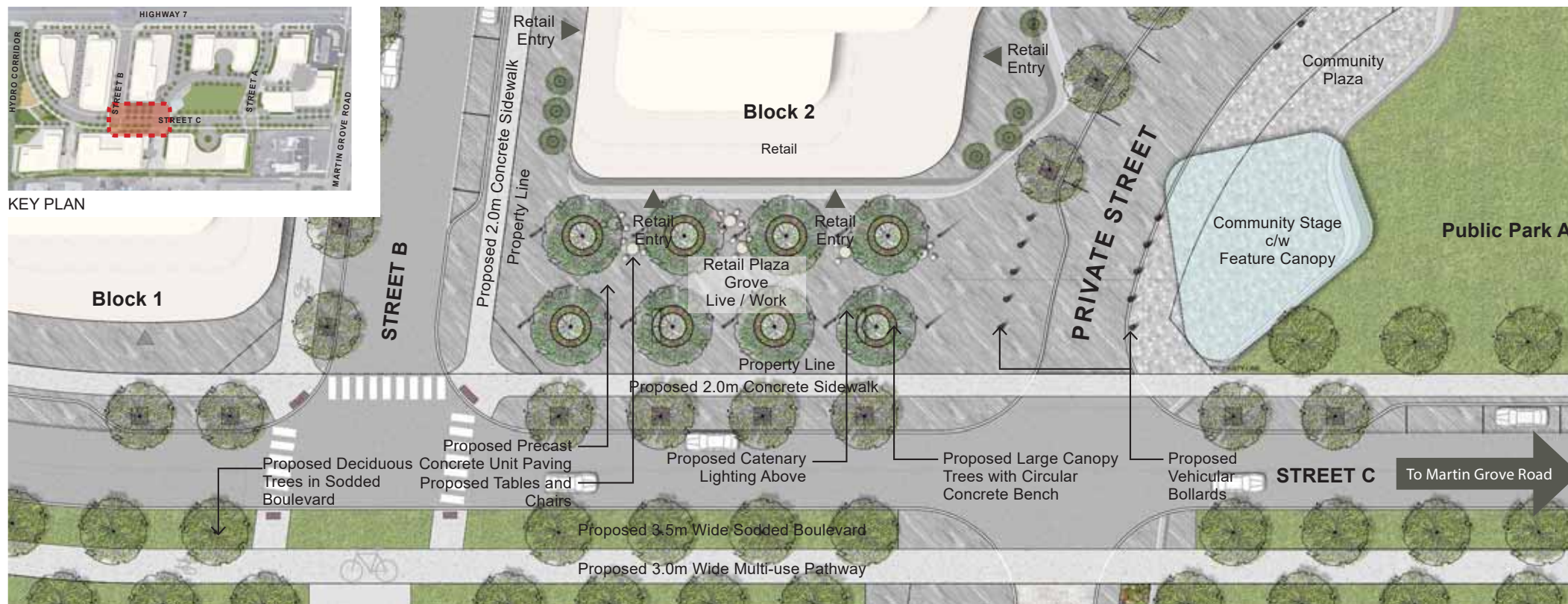
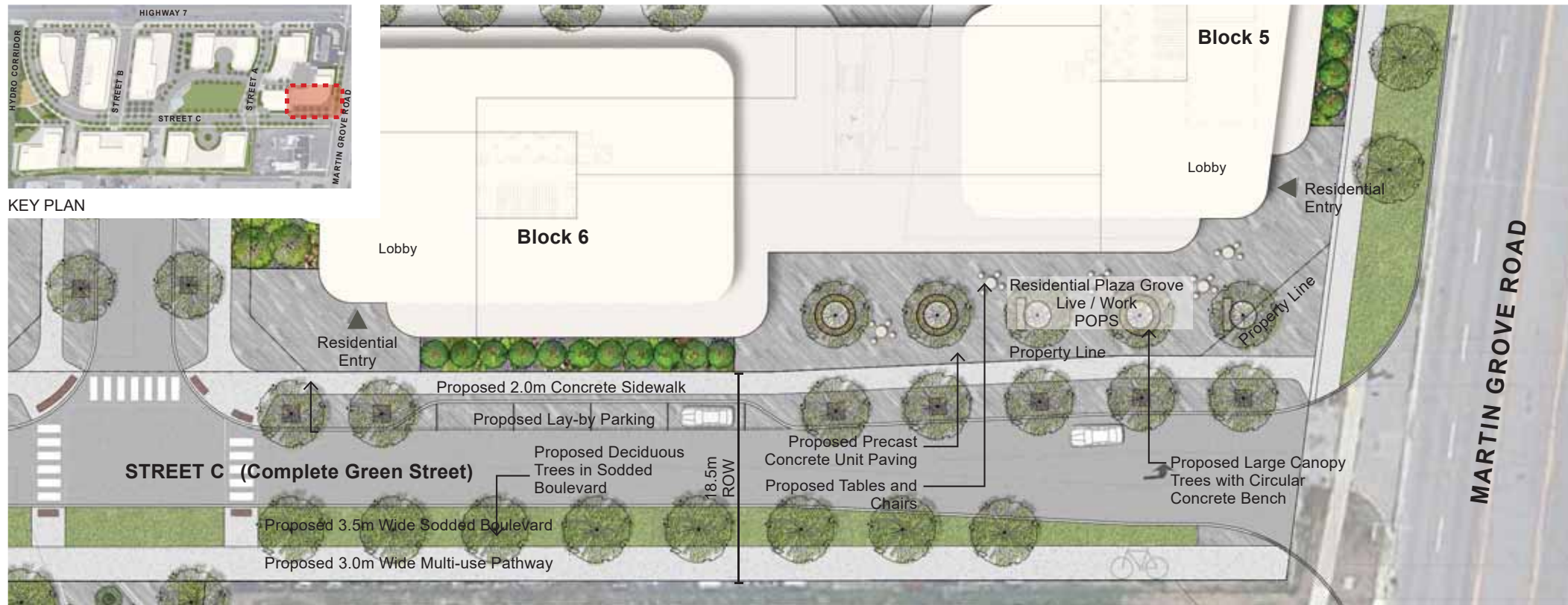
Public Park B



KEY PLAN



Retail / Residential Plazas

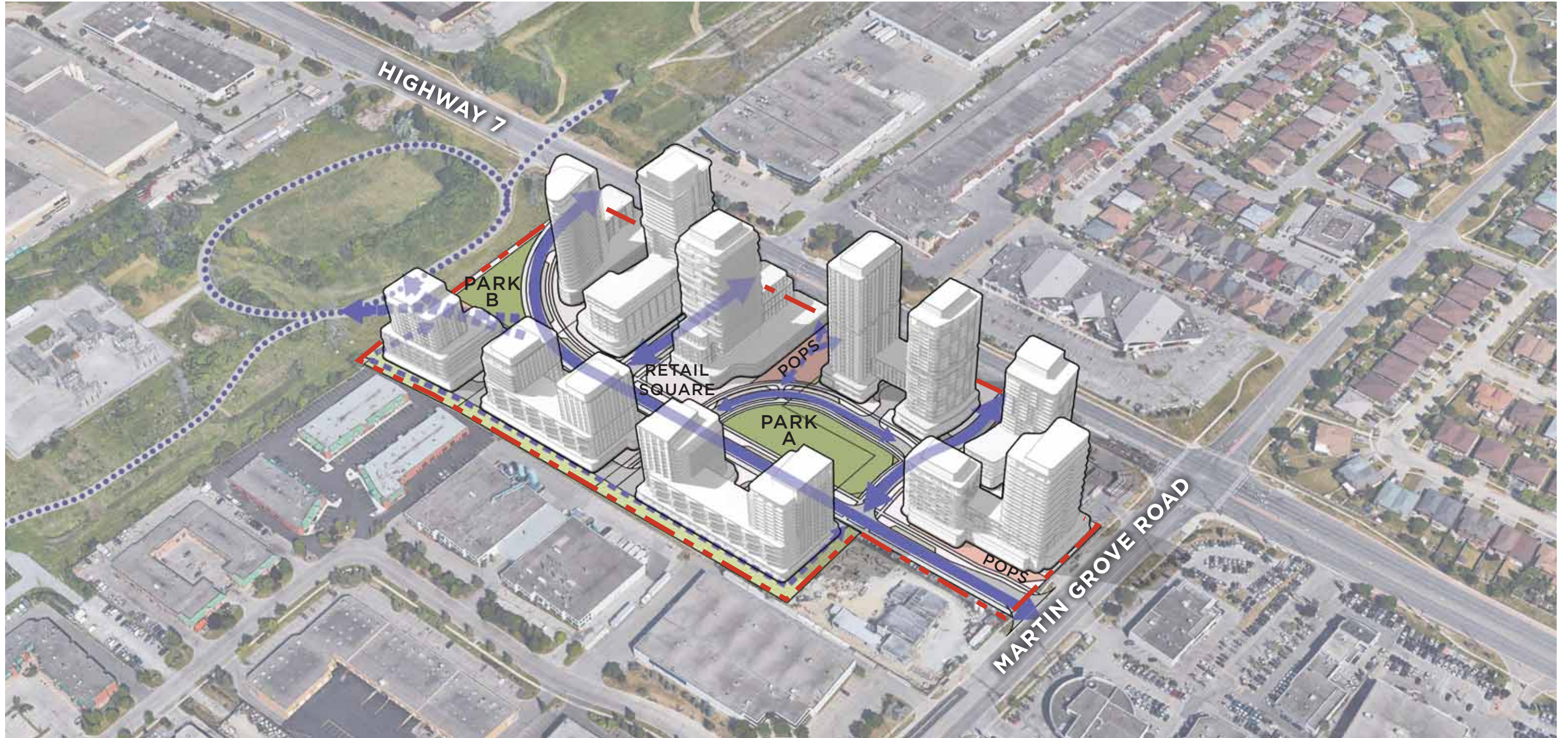


Pedestrian Mews

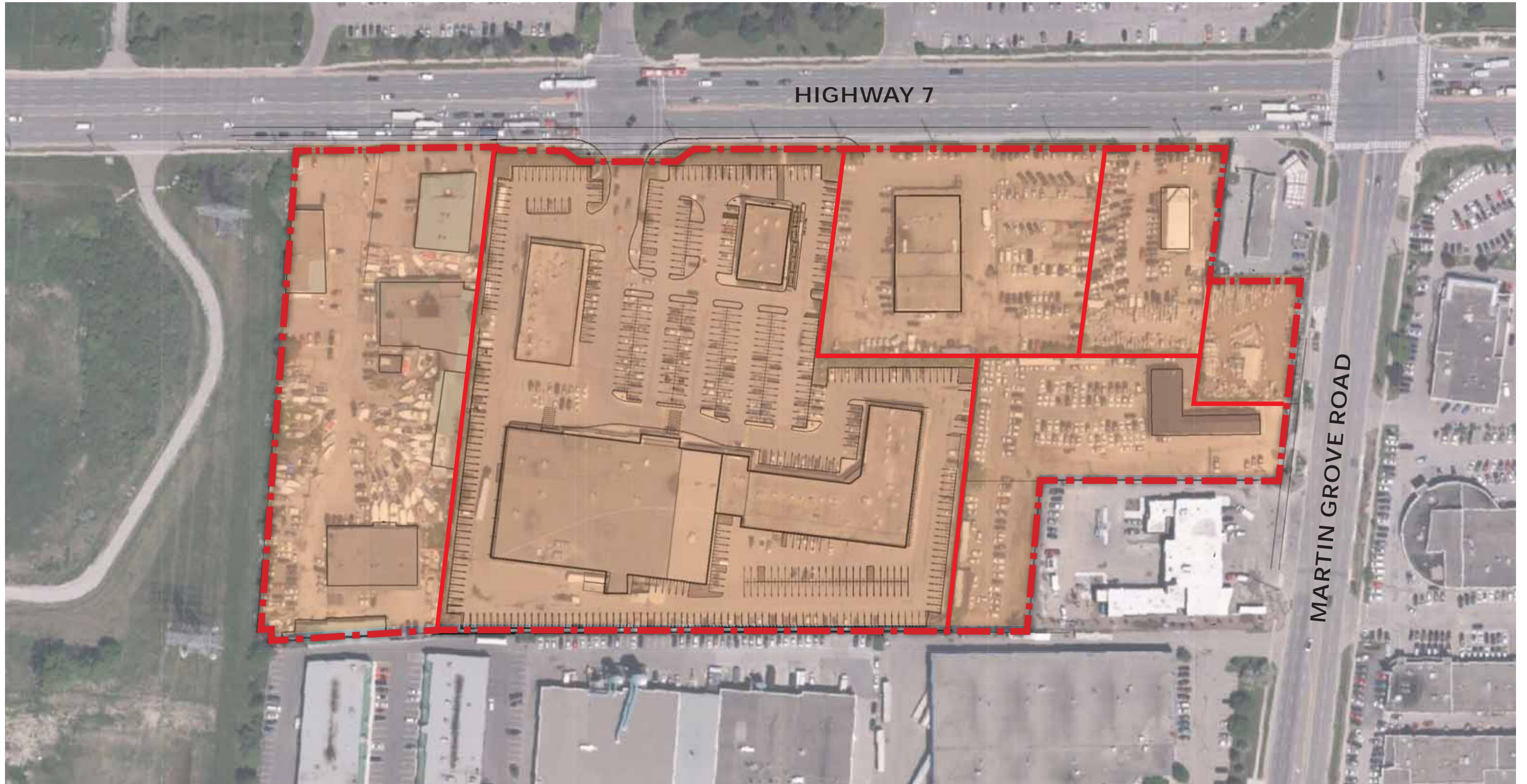


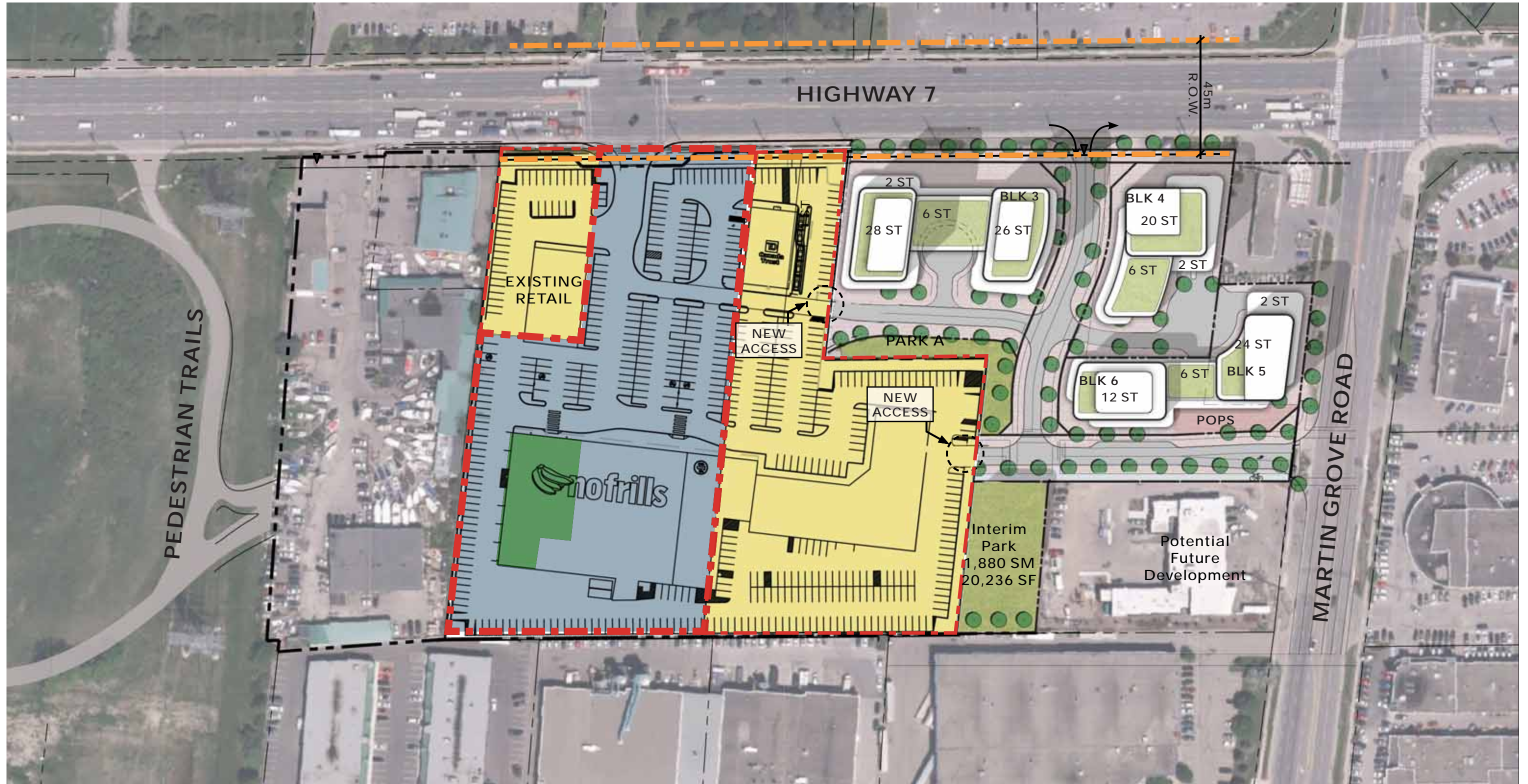
Aerial View

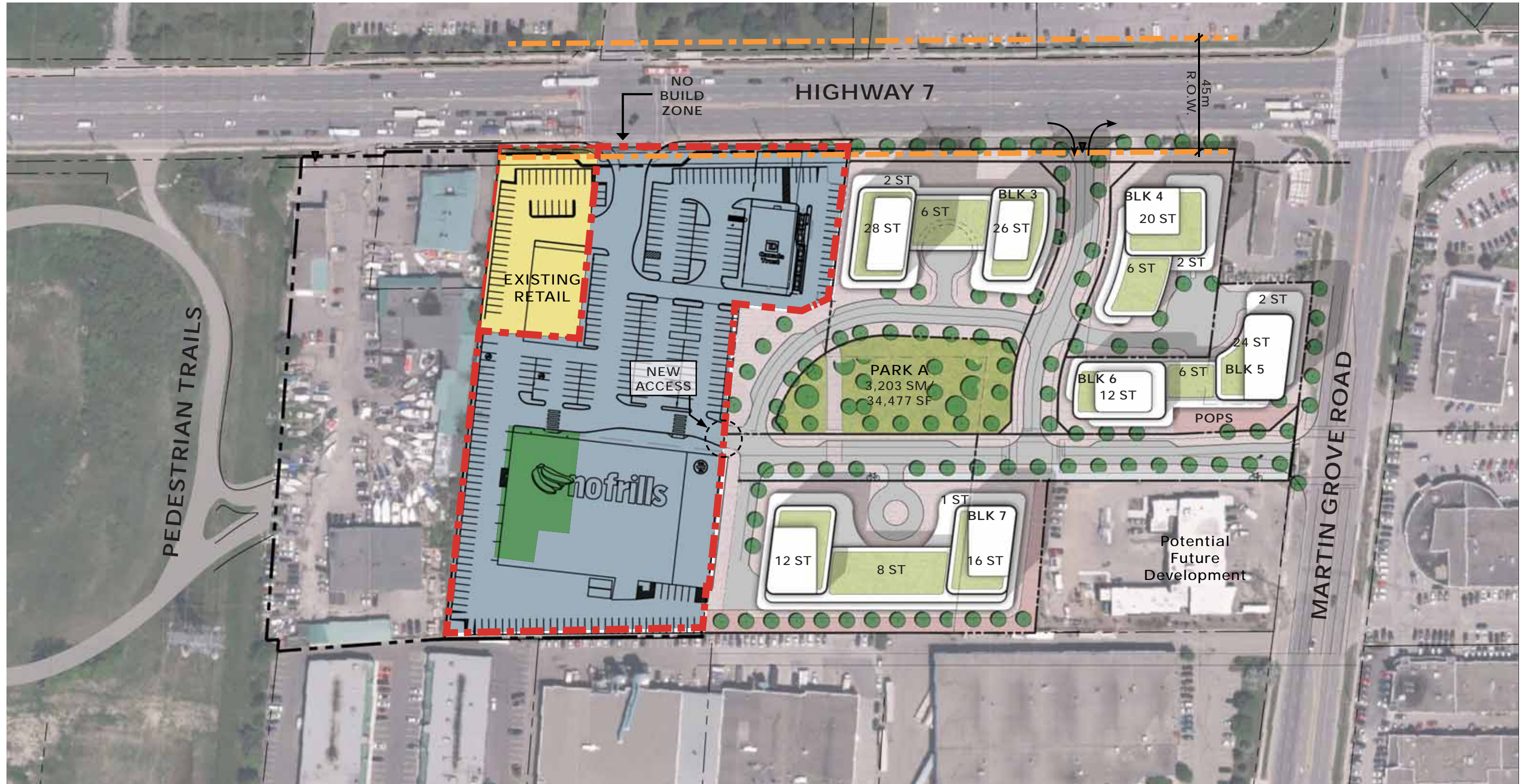
from South-East



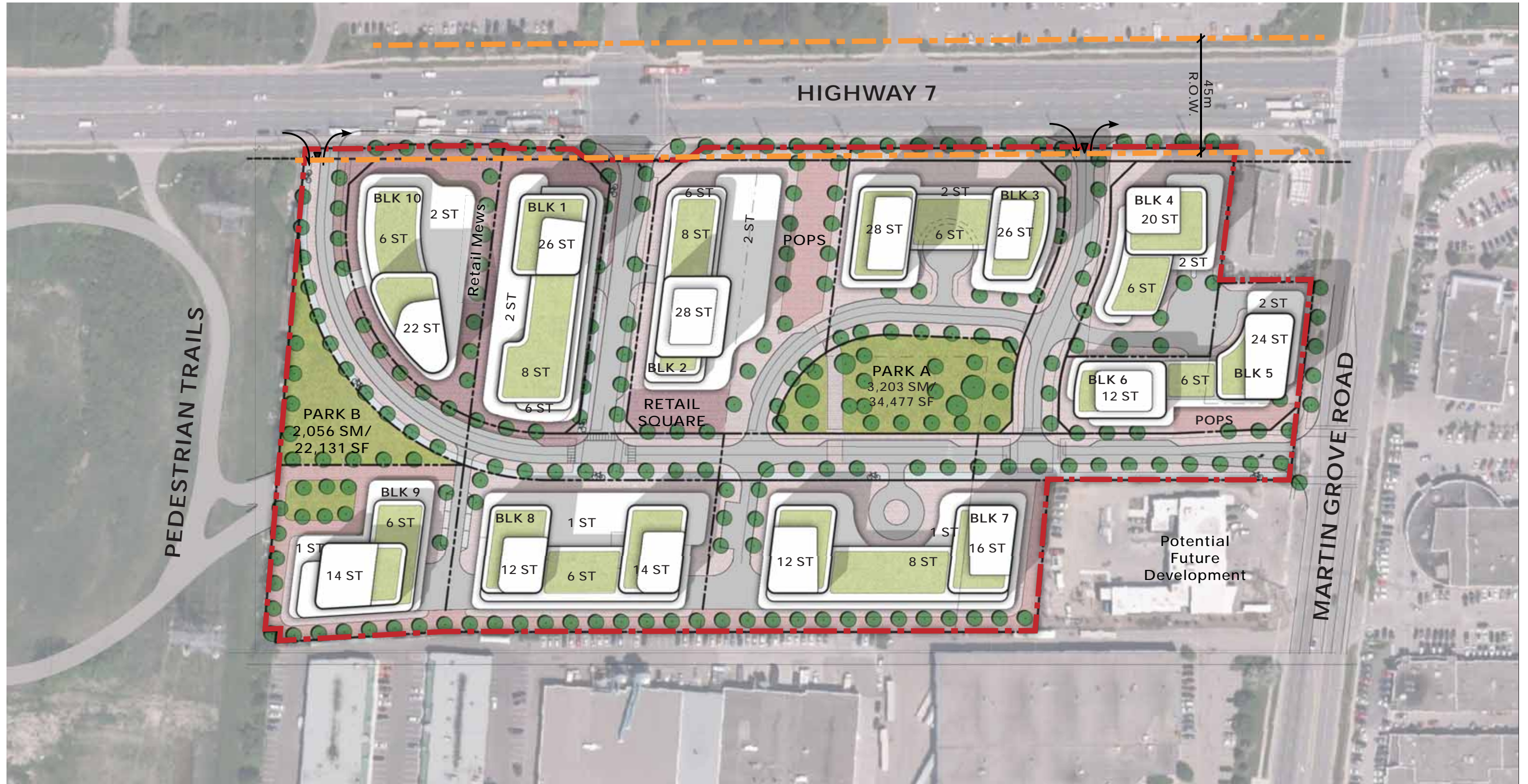
Existing Site



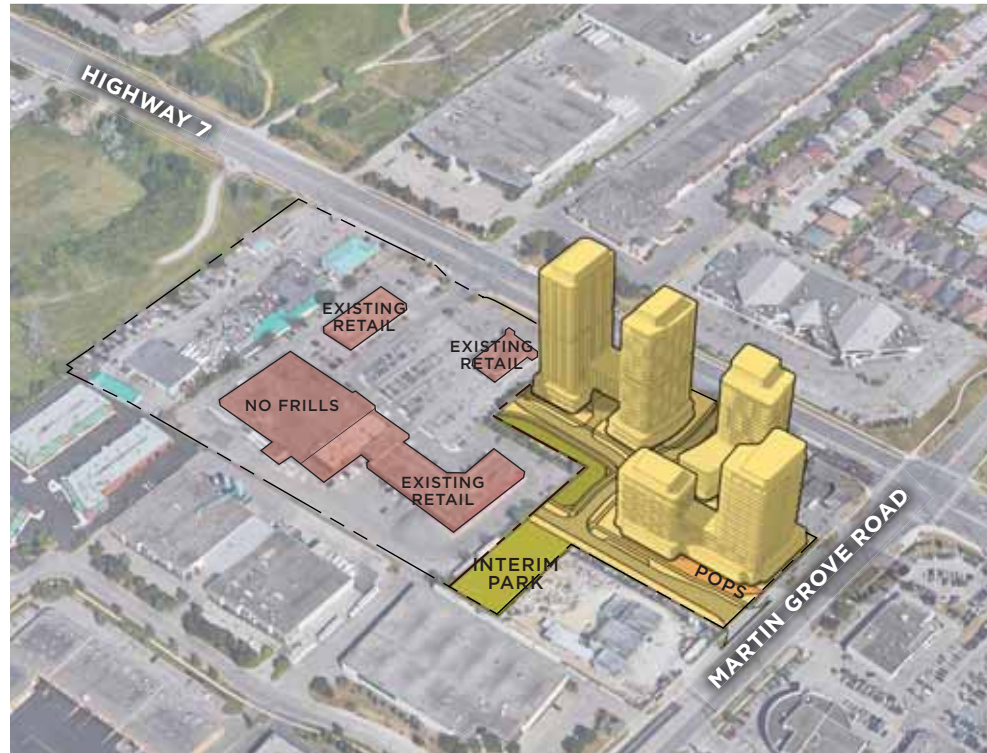




Master Plan - Full Build Out



Aerial View - Phasing



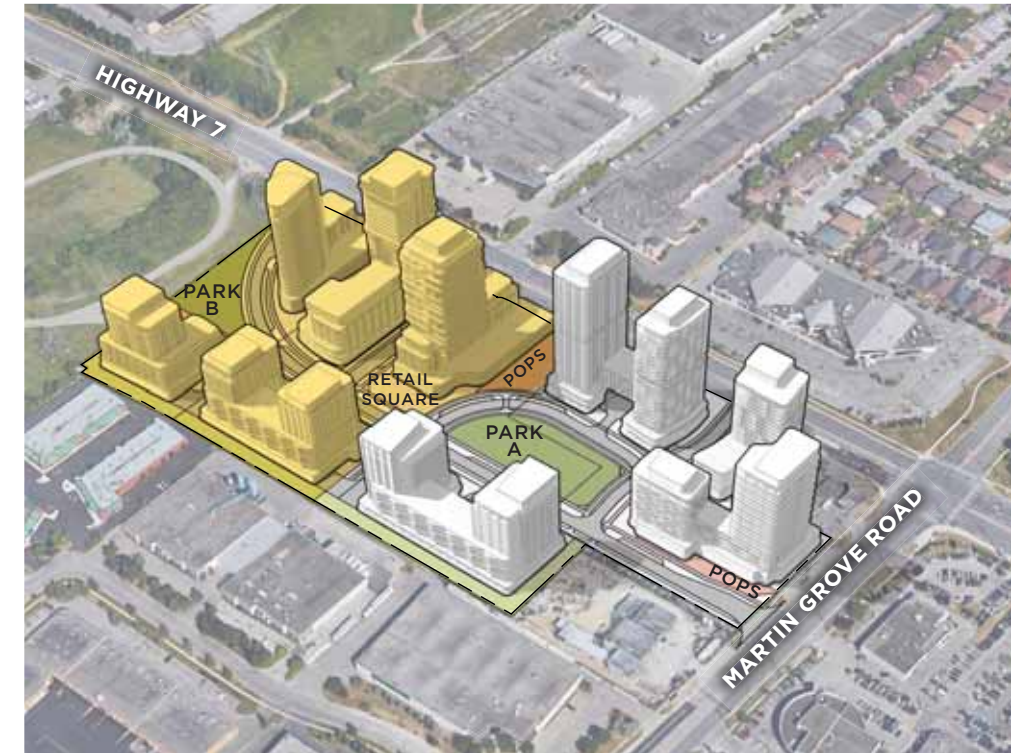
PHASE 1
Blocks 3, 4, 5 & 6

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



PHASE 2
Blocks 7 & Park A

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

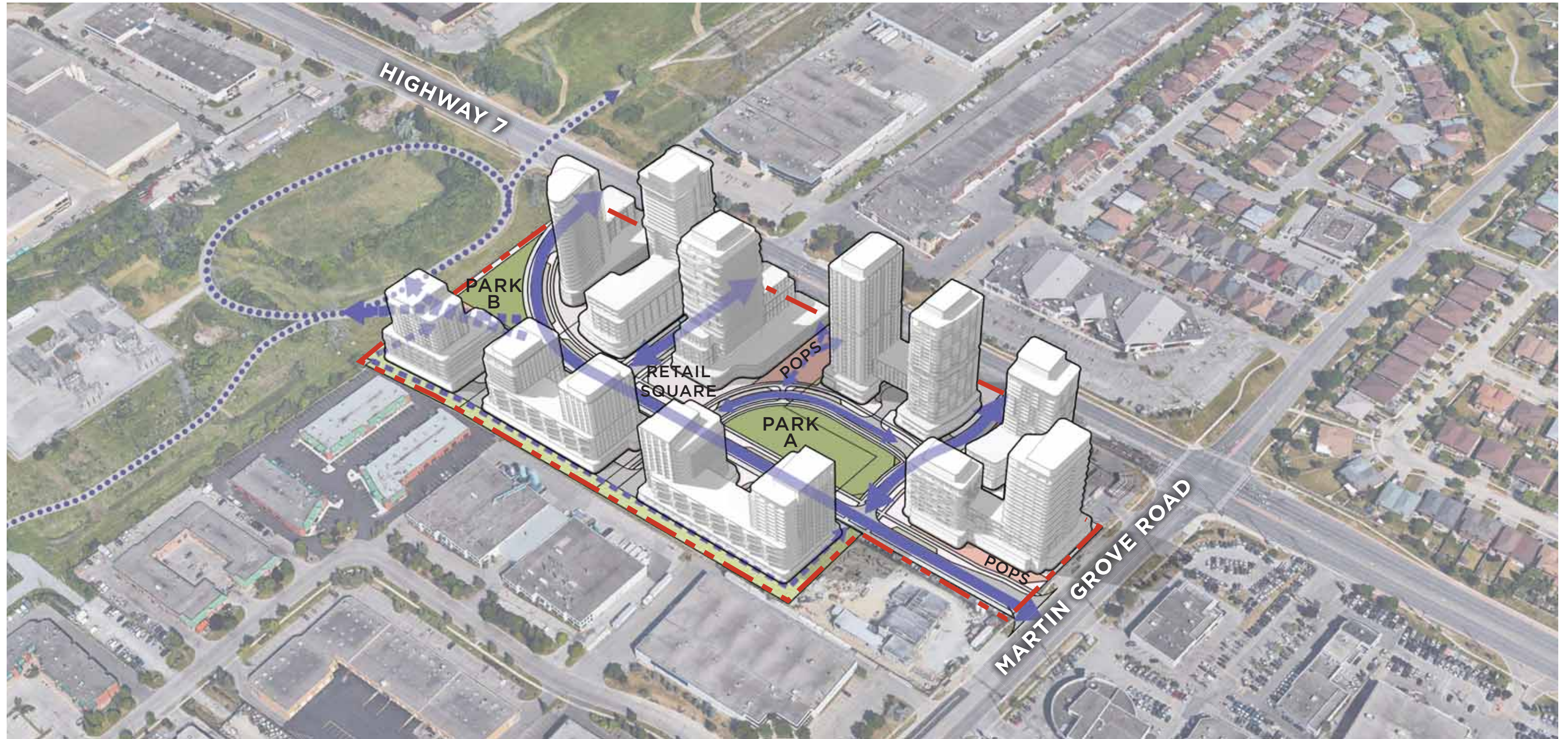


PHASE 3
Blocks 1, 2, 8, 9 & Park B

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

Aerial View

from South-East



Project Objectives

- Create a dynamic and implementable mixed-use community
- Deliver community amenities on-site
- Deliver a range of housing opportunities, including units to accommodate families and older adults
- Create a retail/commercial cluster, including protecting for a grocery store
- Create a plan that can be phased and will respect longer term lease arrangements
- Ensure efficiency for infrastructure delivery, including road, services and parking
- Secure OPA approval in Summer/Fall 2023 to allow for the subsequent required approvals to advance

Thank You !

Please feel free to contact

MG_HWY7@foradevelopments.com

with any questions/comments