

Martin Grove & Highway 7

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

Public Meeting
February 7, 2023

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 

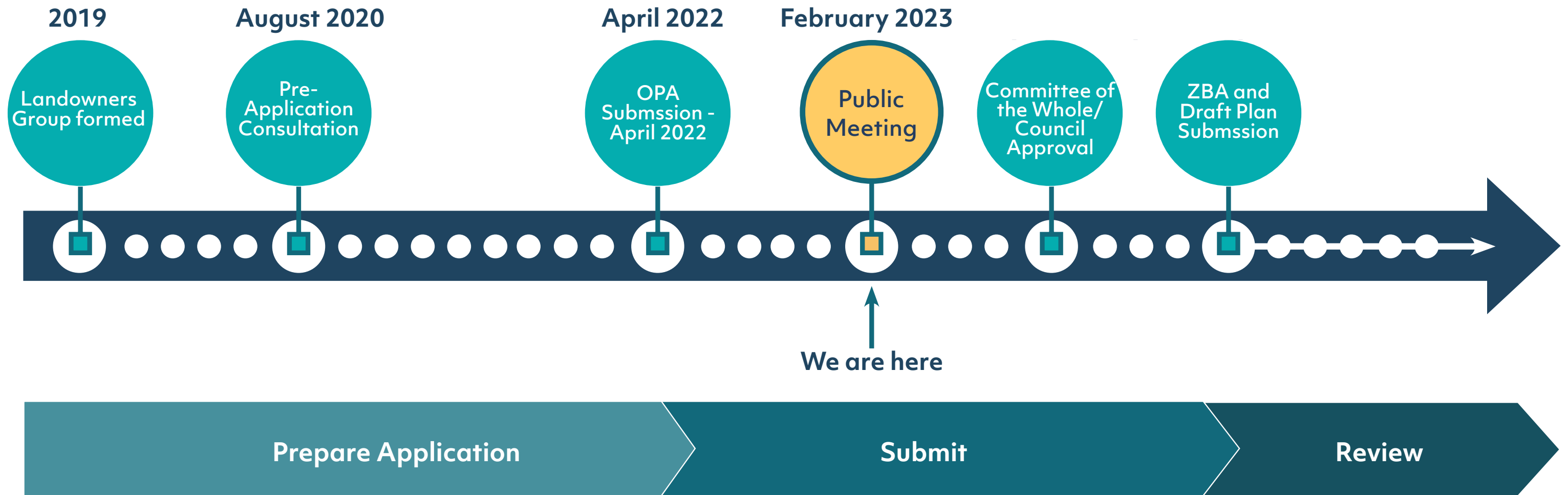
Acoustic Consultant

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.



Where we are in the Process



Site and Surrounding Context



Existing Retail



Existing Retail



Existing Retail

Site and Surrounding Context

Existing Site: Aerial View

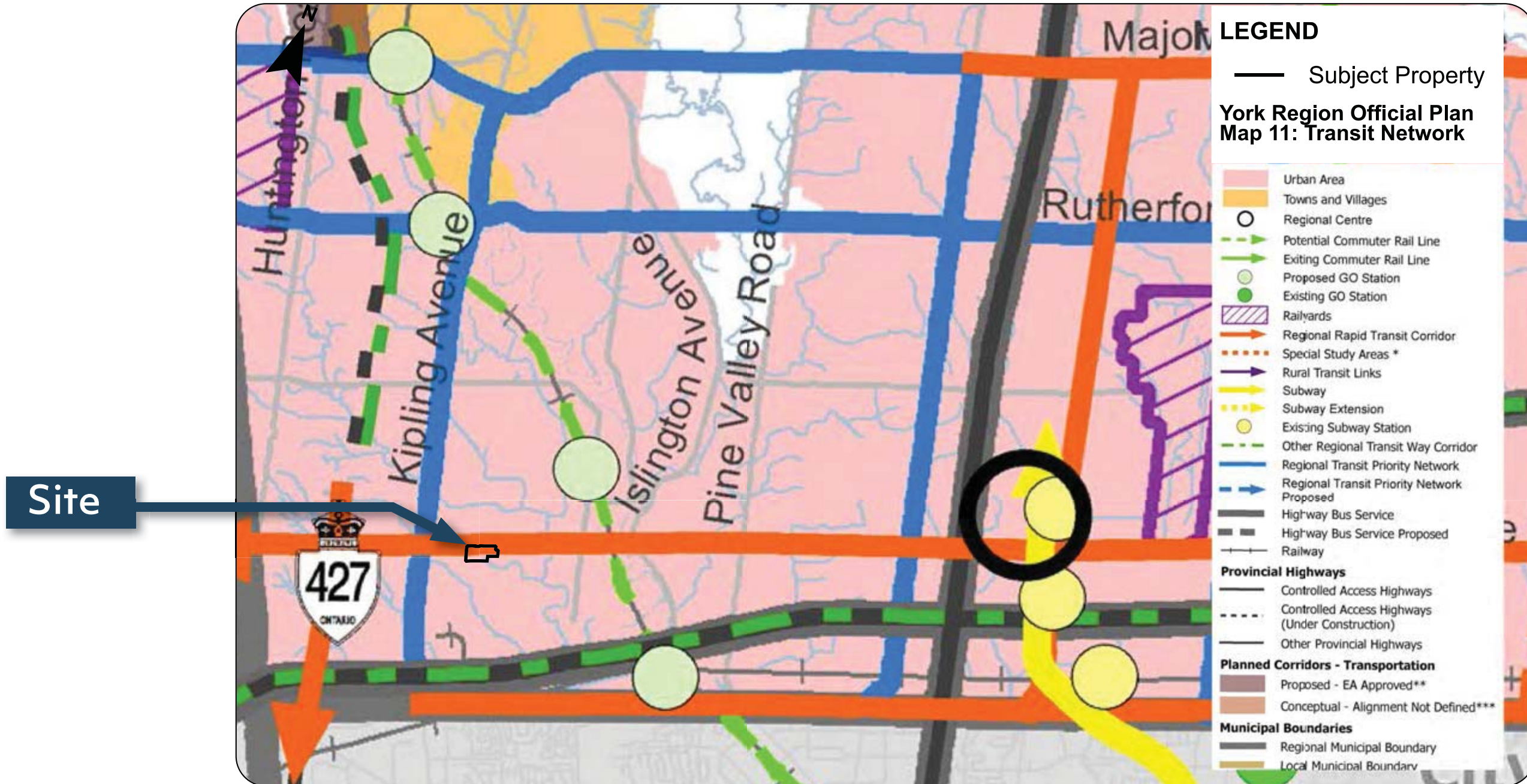


EXISTING CURB CUT



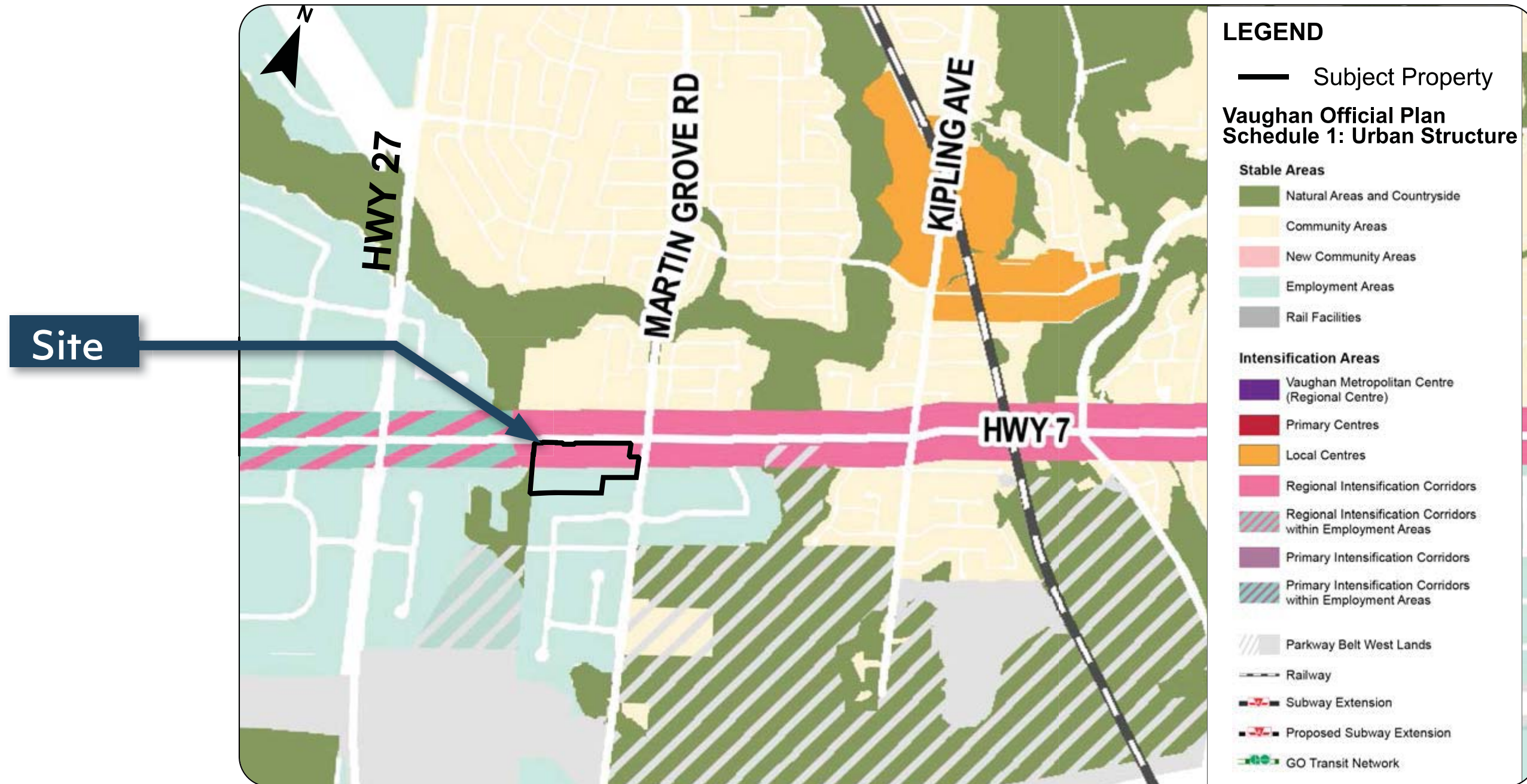
Planning Policy

York Region Official Plan - Transit Network



Planning Policy

Vaughan Official Plan - Urban Structure



Planning Policy

Vaughan Official Plan - LandUse



Guiding Principles



Establish a dynamic Mixed-Use Community



Include a diversity of housing units for people of all ages

Guiding Principles



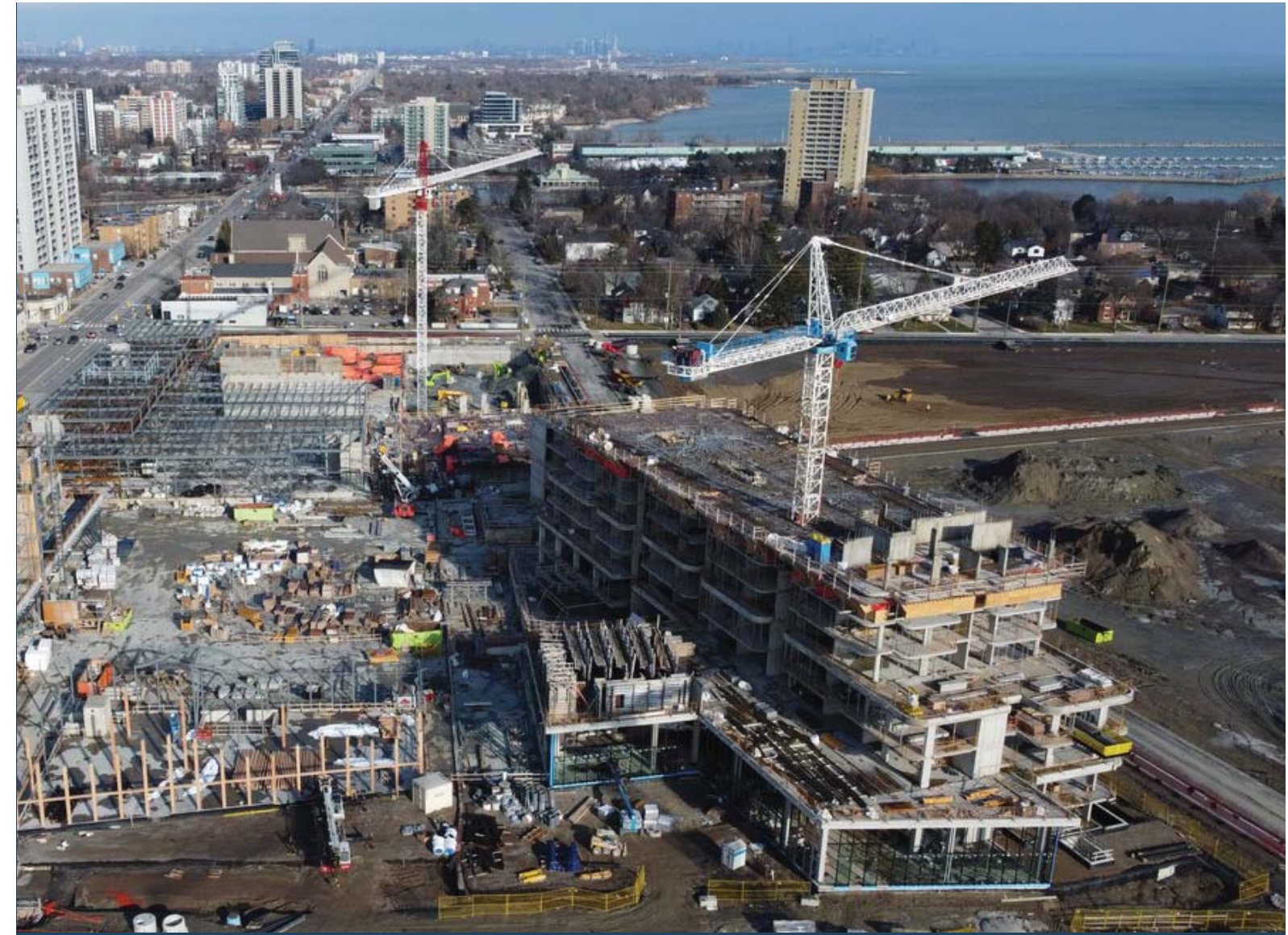
Create an animated & enhanced Public Realm



Incorporate and Enhance Existing Retail



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



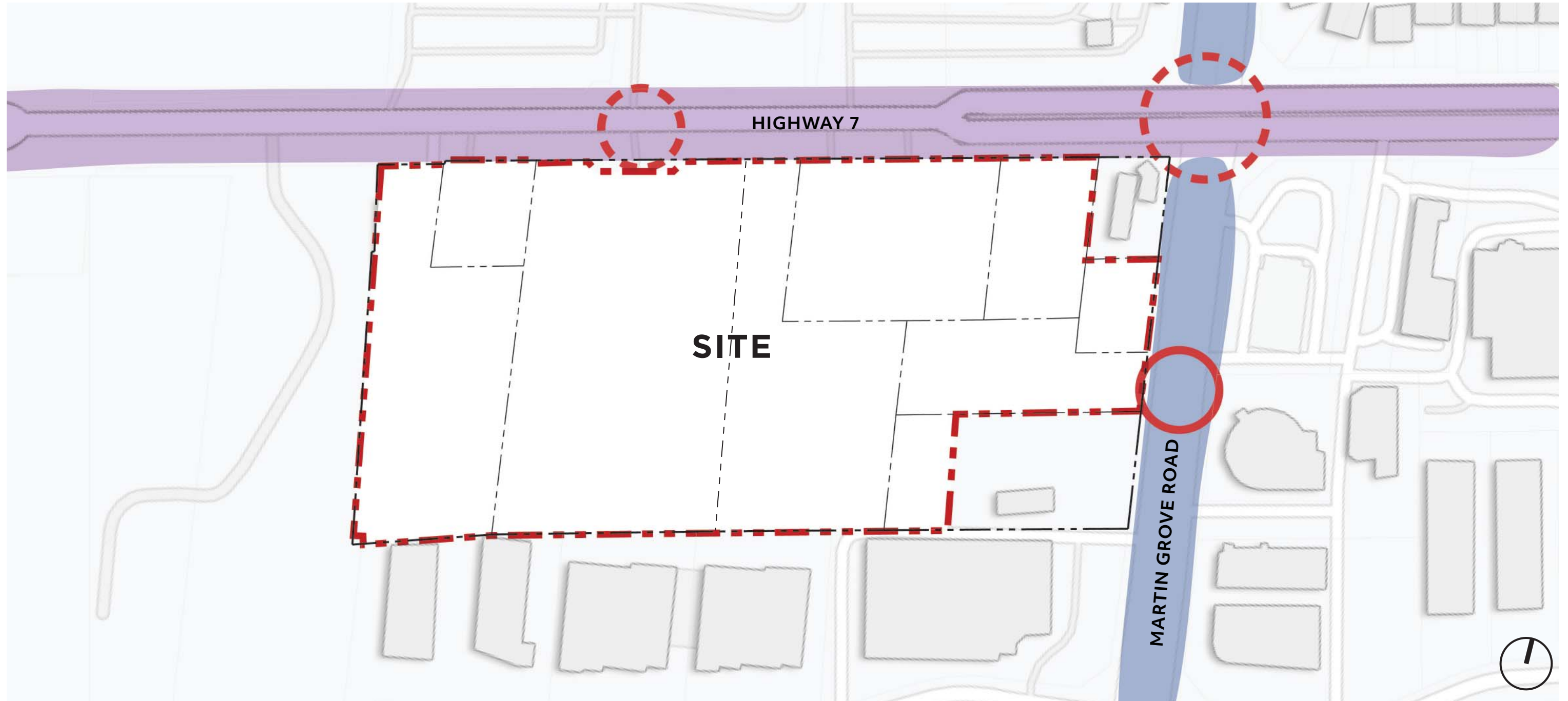
YORKVILLE PARK, TORONTO



GRANGE PARK, TORONTO

Concept Diagram

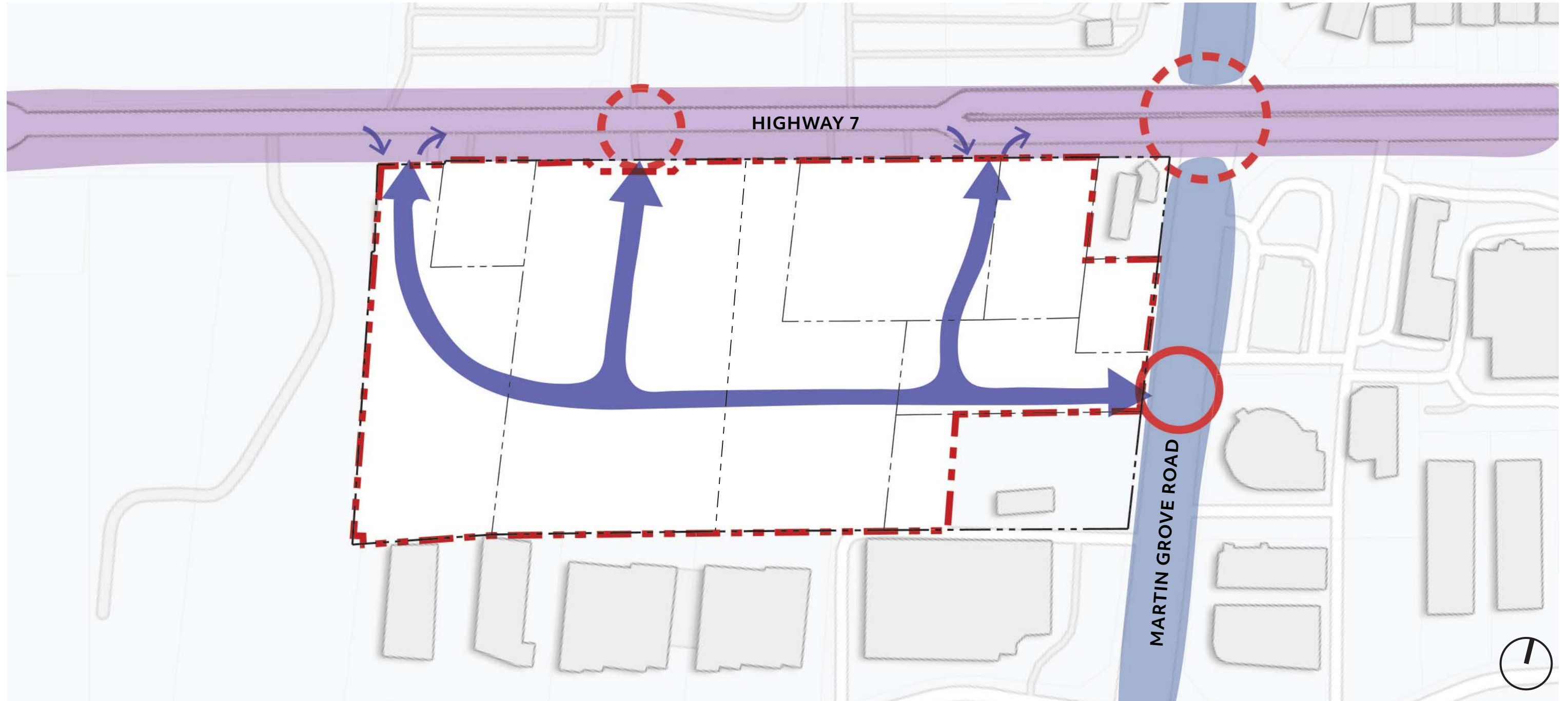
Existing Intersection



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

Concept Diagram

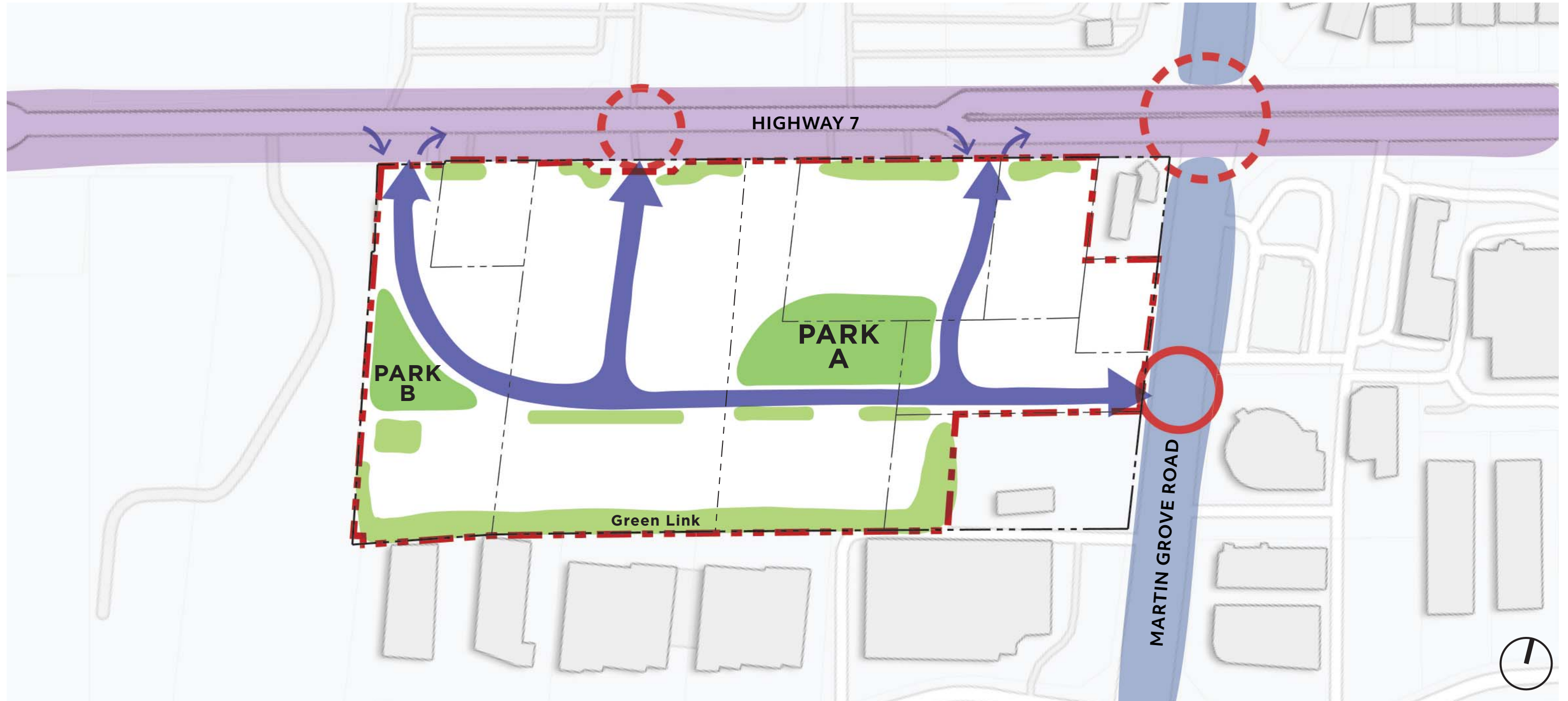
Street Network



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

Concept Diagram

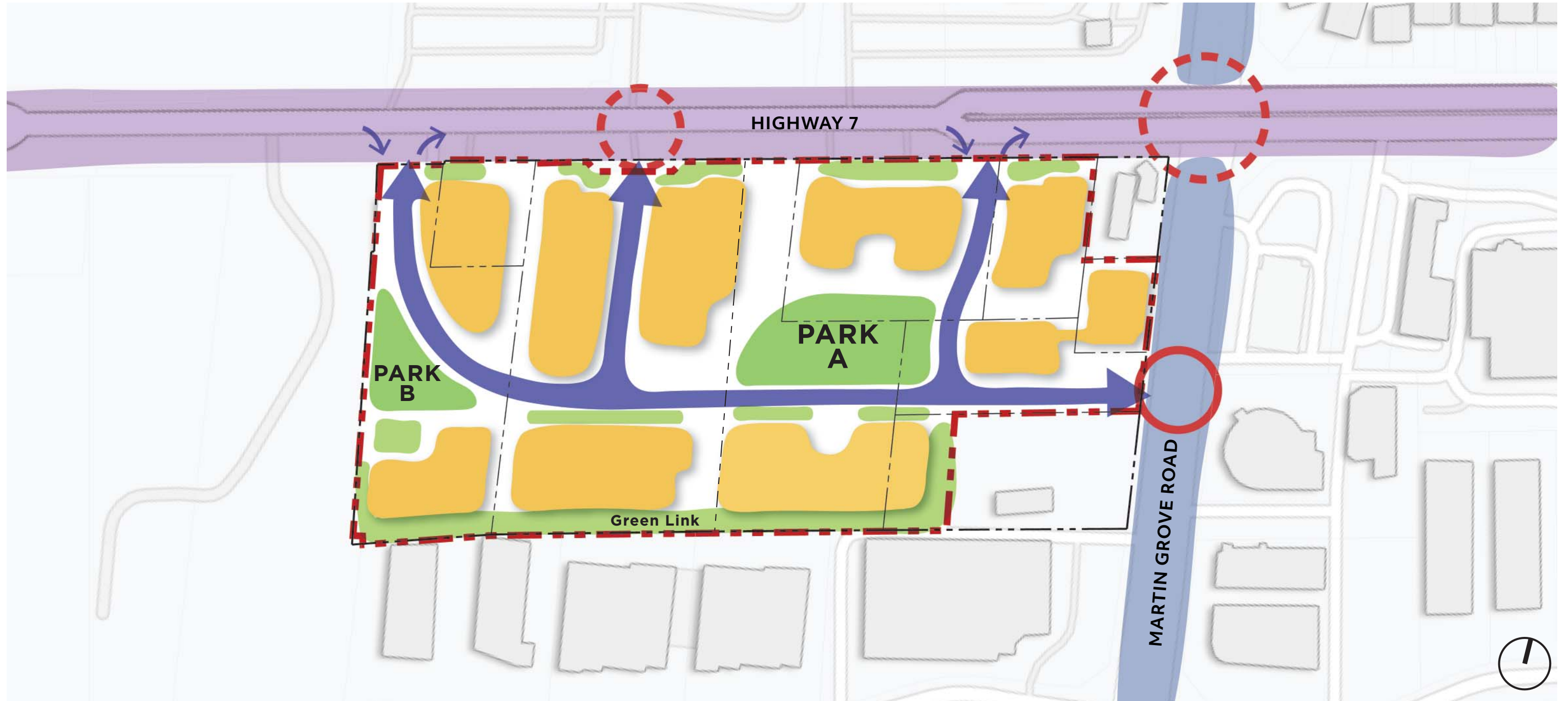
Parks and Open Space



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

Concept Diagram

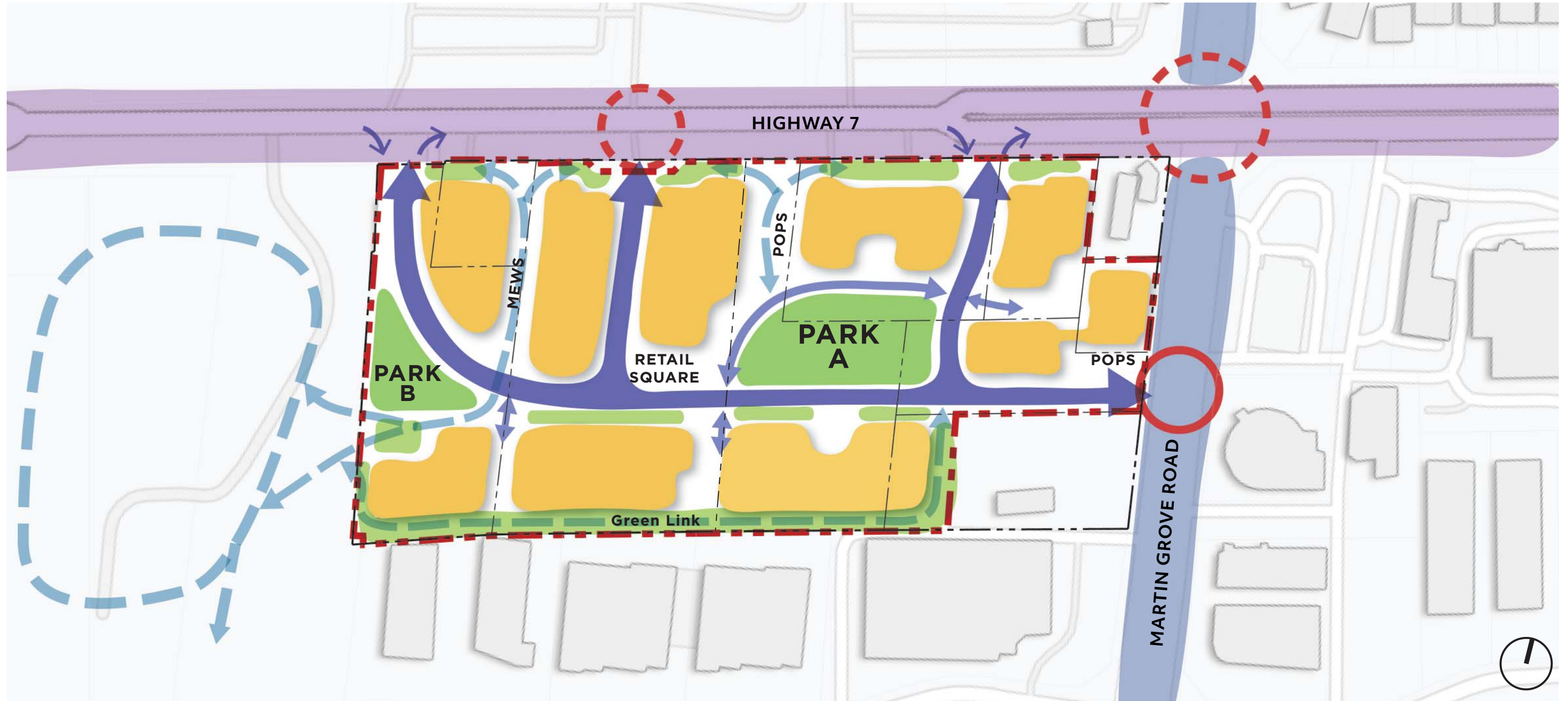
Blocks



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

Concept Diagram

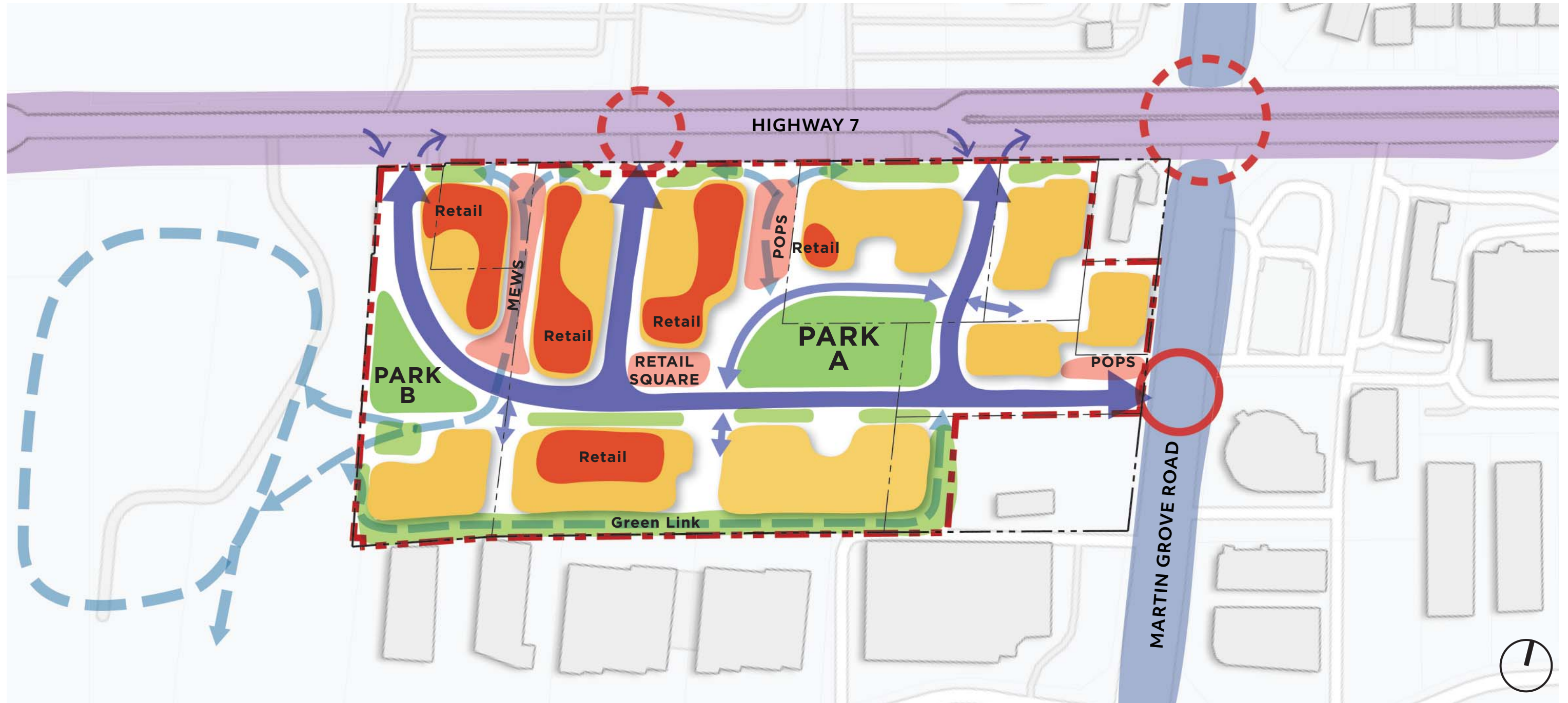
Pedestrian Connection



- 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

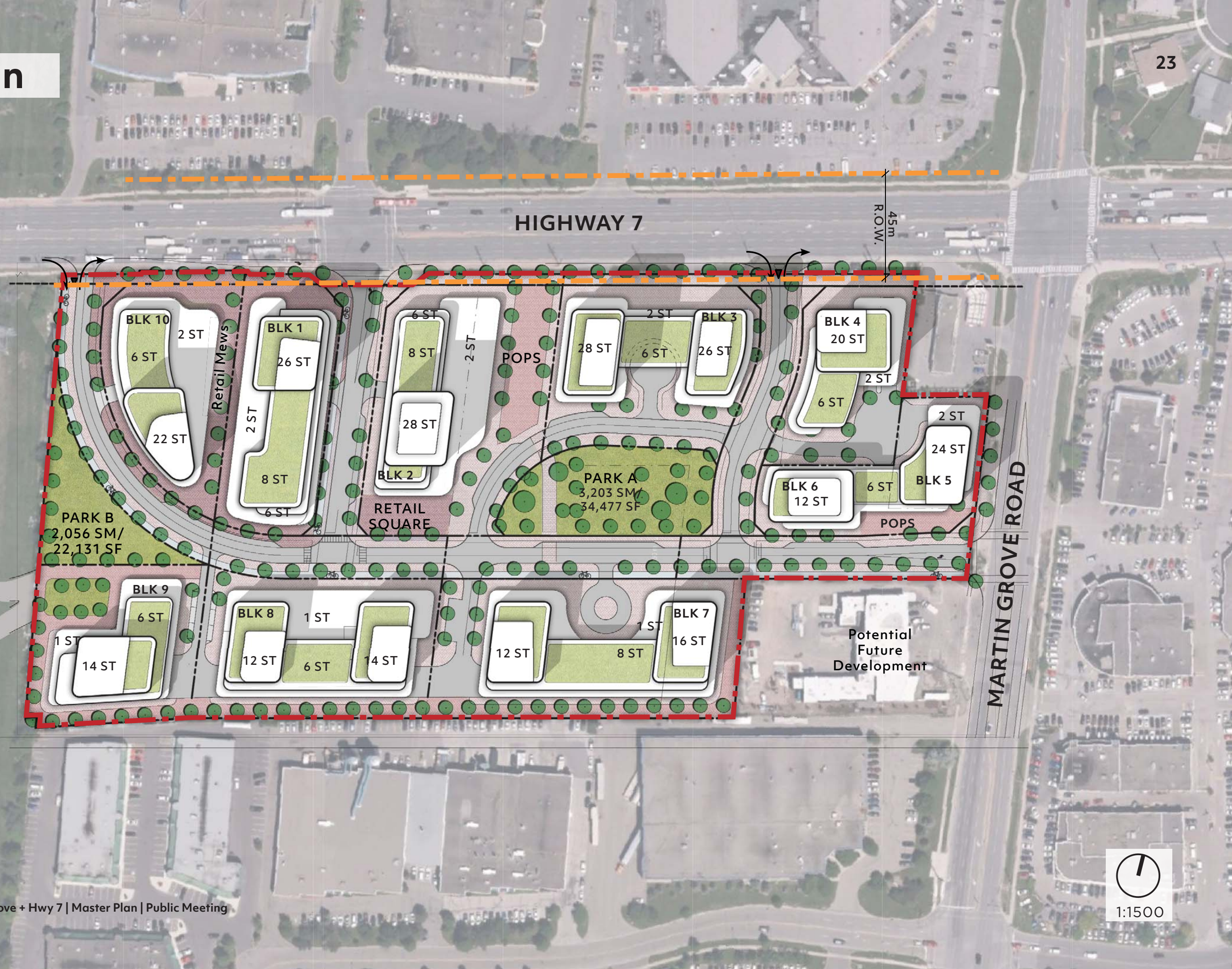
229,624 m²
(2,471,657 SF)
residential GFA

0.53 ha
public parks

10.6 %
parkland
dedication

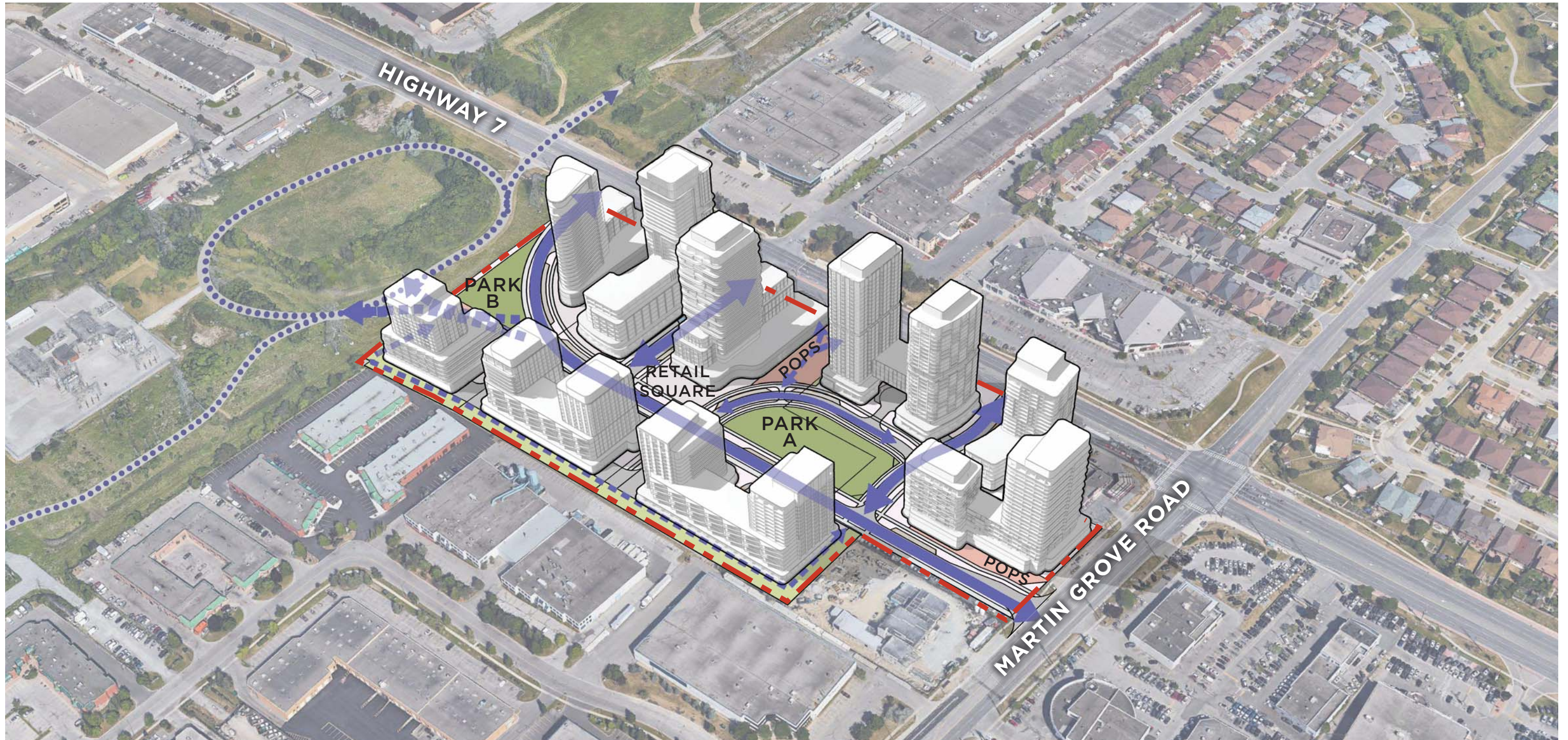
0.52 ha
POPS

4.01
FSI (gross)

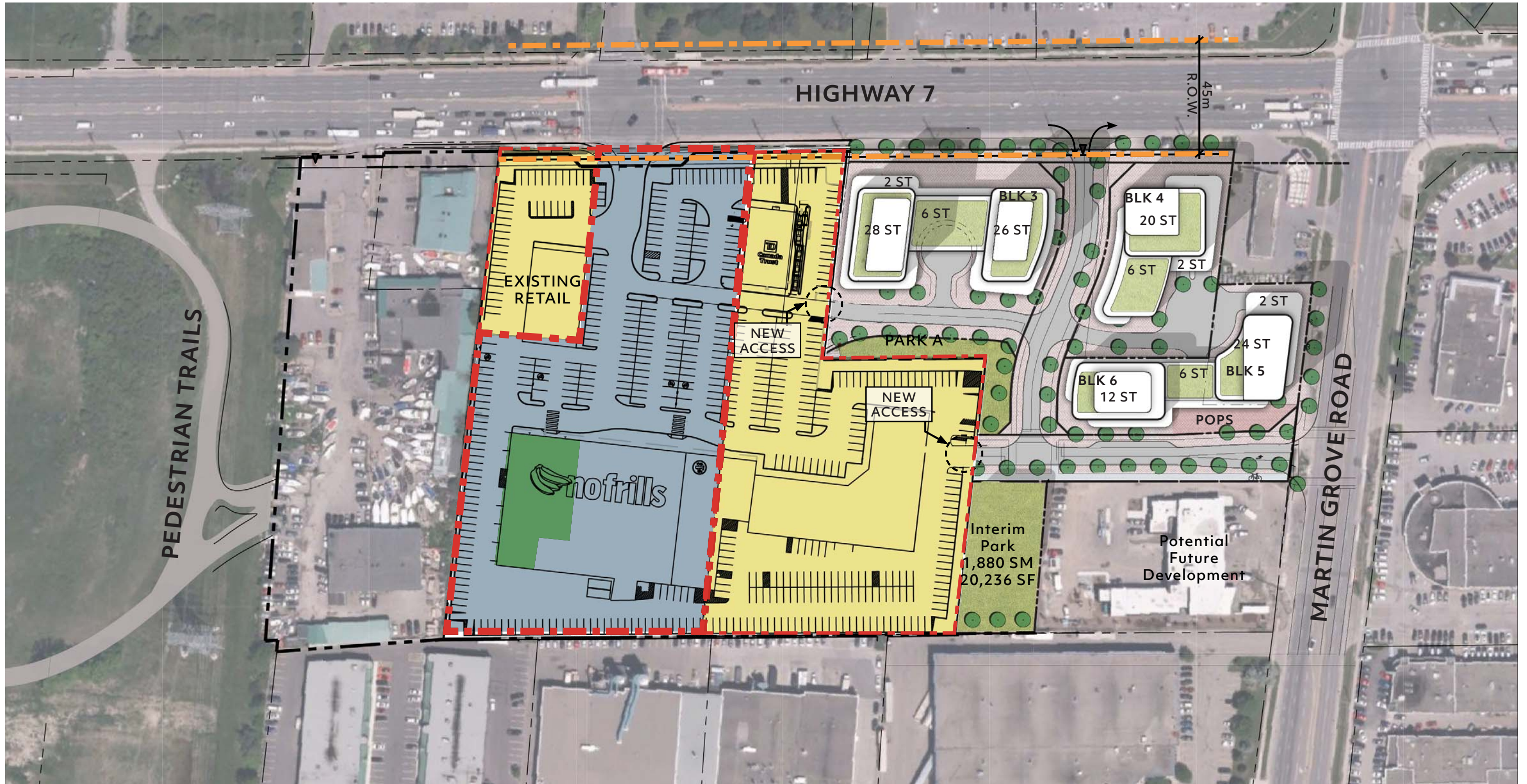


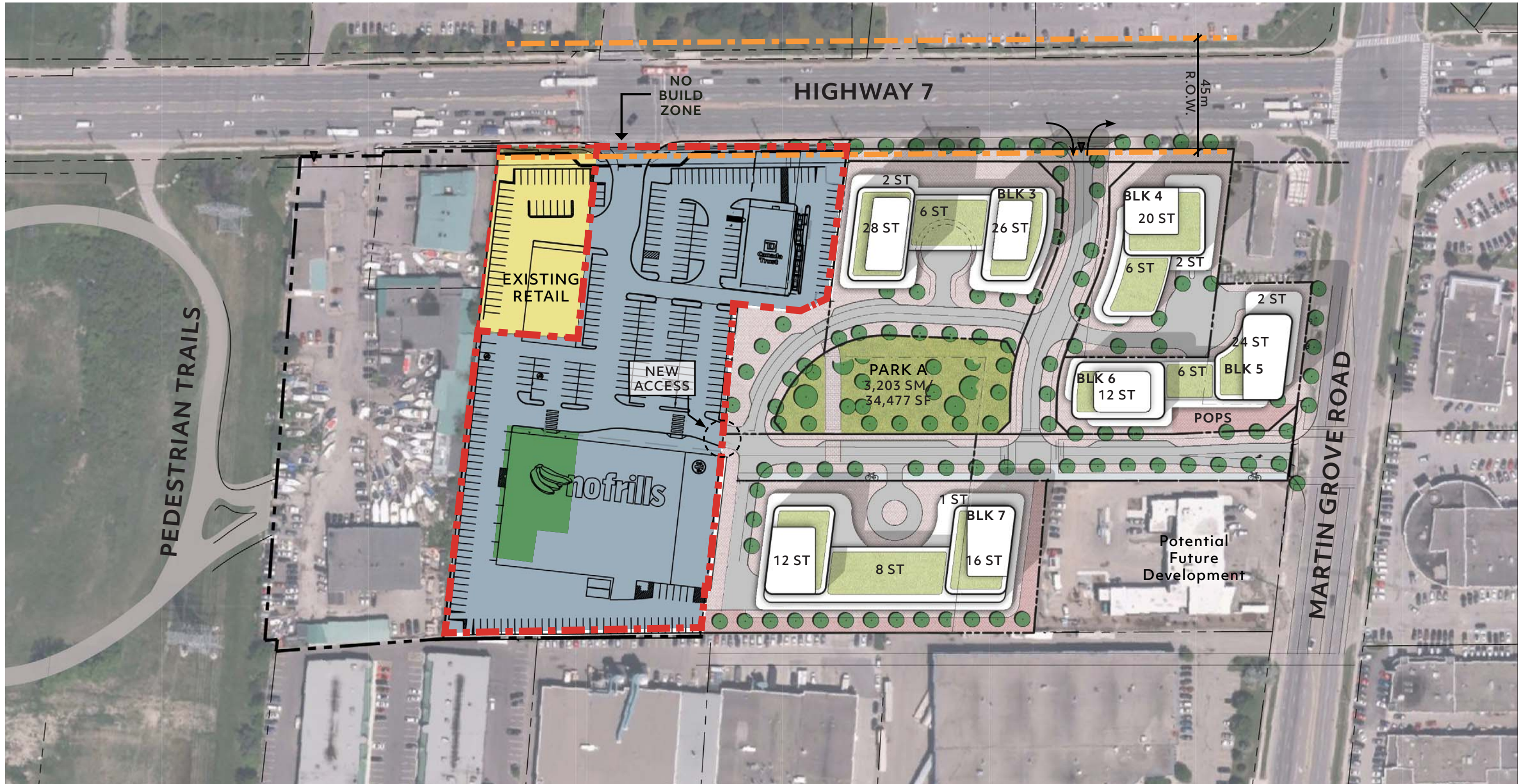
Aerial View

from South-East

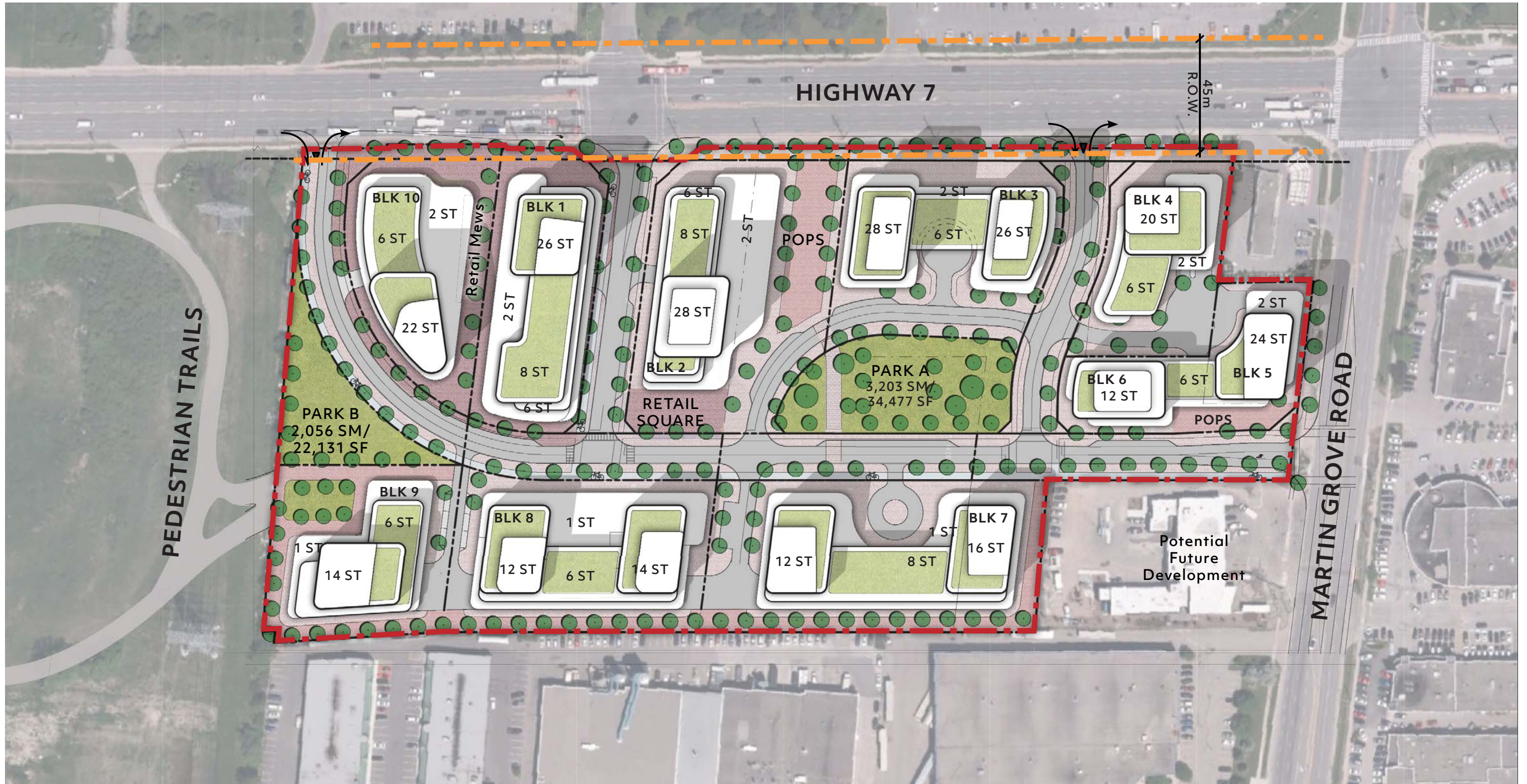


Master Plan - Phase 1



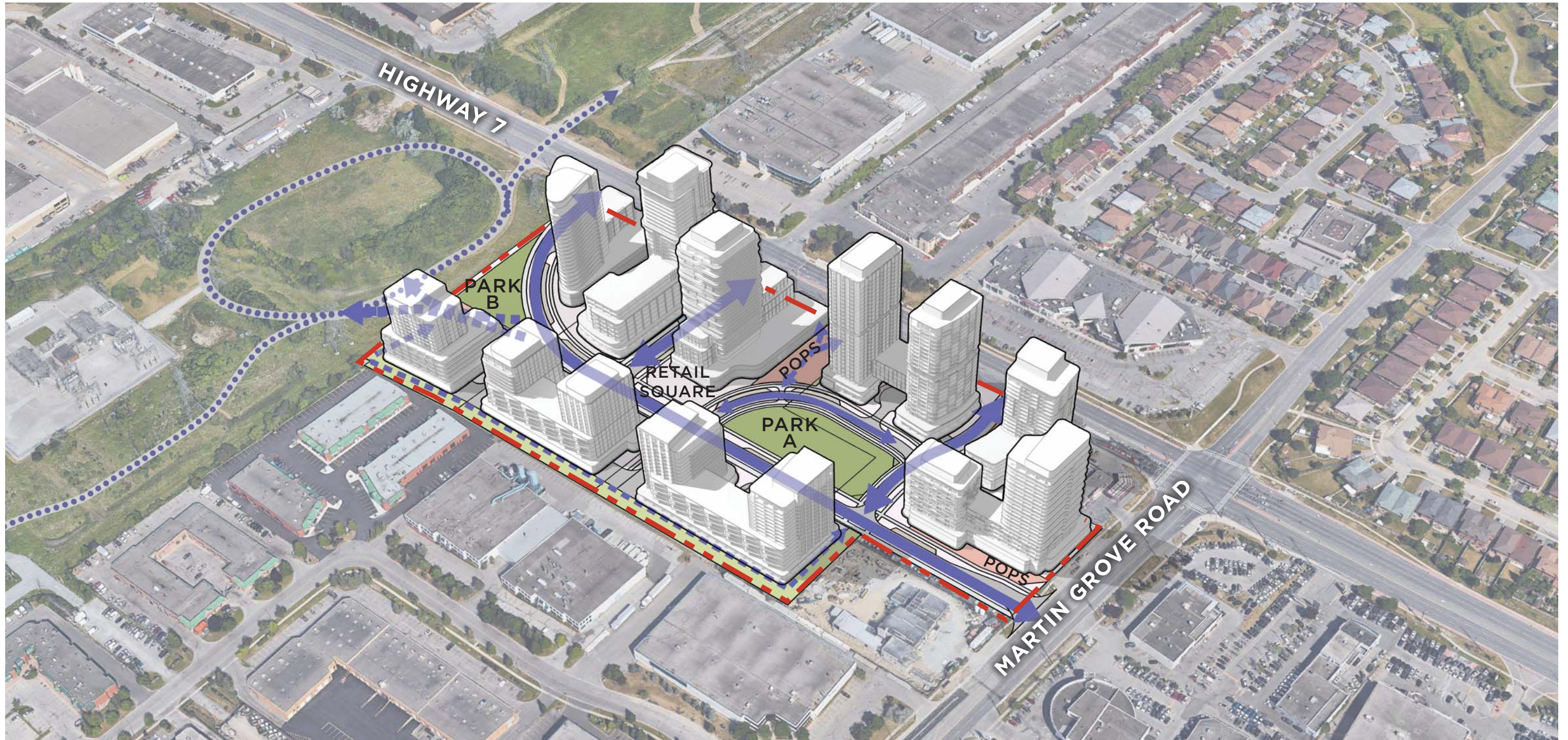


Master Plan - Full Build Out



Aerial View

from South-East



Thank You !

Please feel free to contact

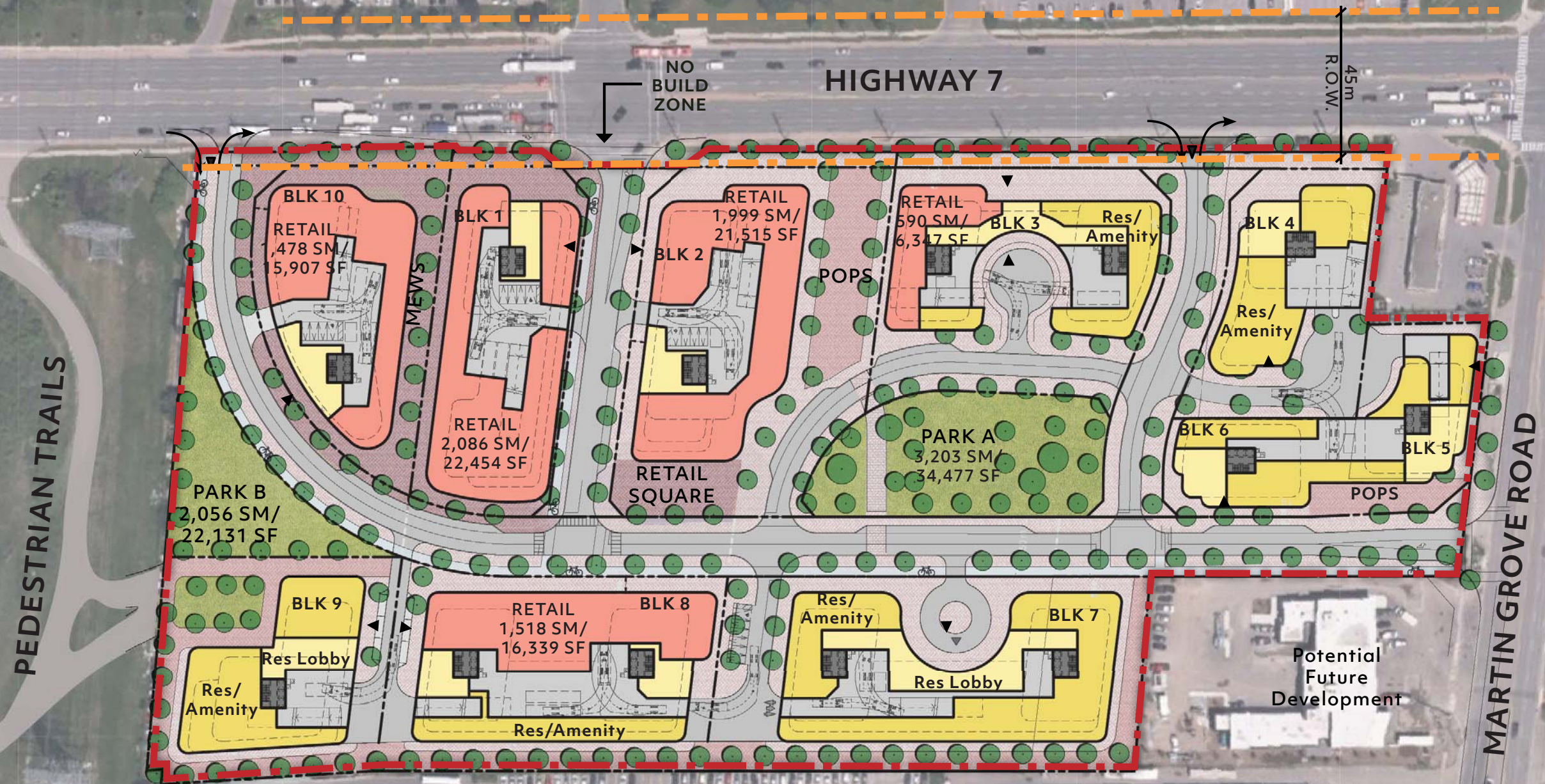
MG_HWY7@foradevelopments.com



with any questions/comments


APPENDIX

Ground Floor Plan

Ground Floor Plan



	Retail		Residential Lobby
	Loading/Service		Residential Amenity / Units



1:1500

APPENDIX

Scale Comparison

Scale Comparison - Woodbridge Avenue



APPENDIX

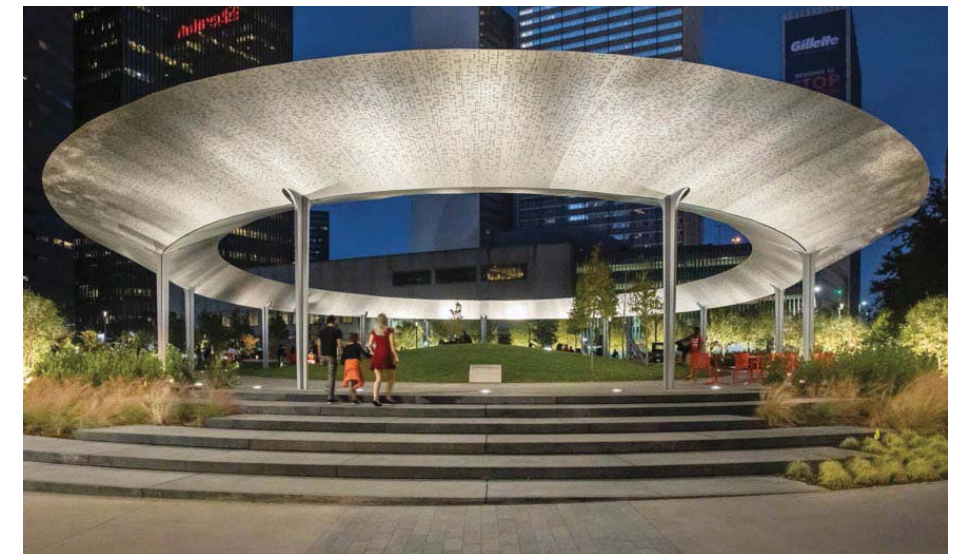
Landscape Concept

Landscape Concept Plan





Public Park A



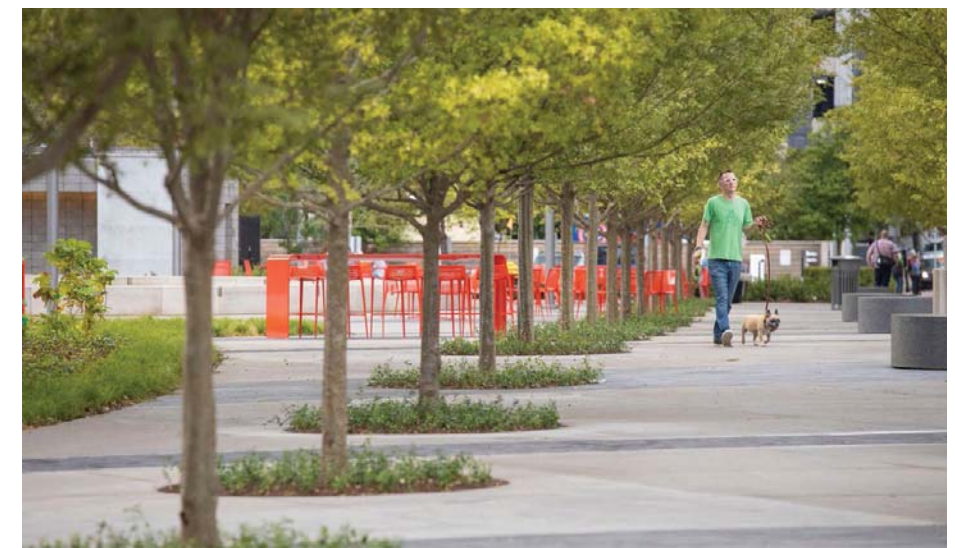
Public Park B



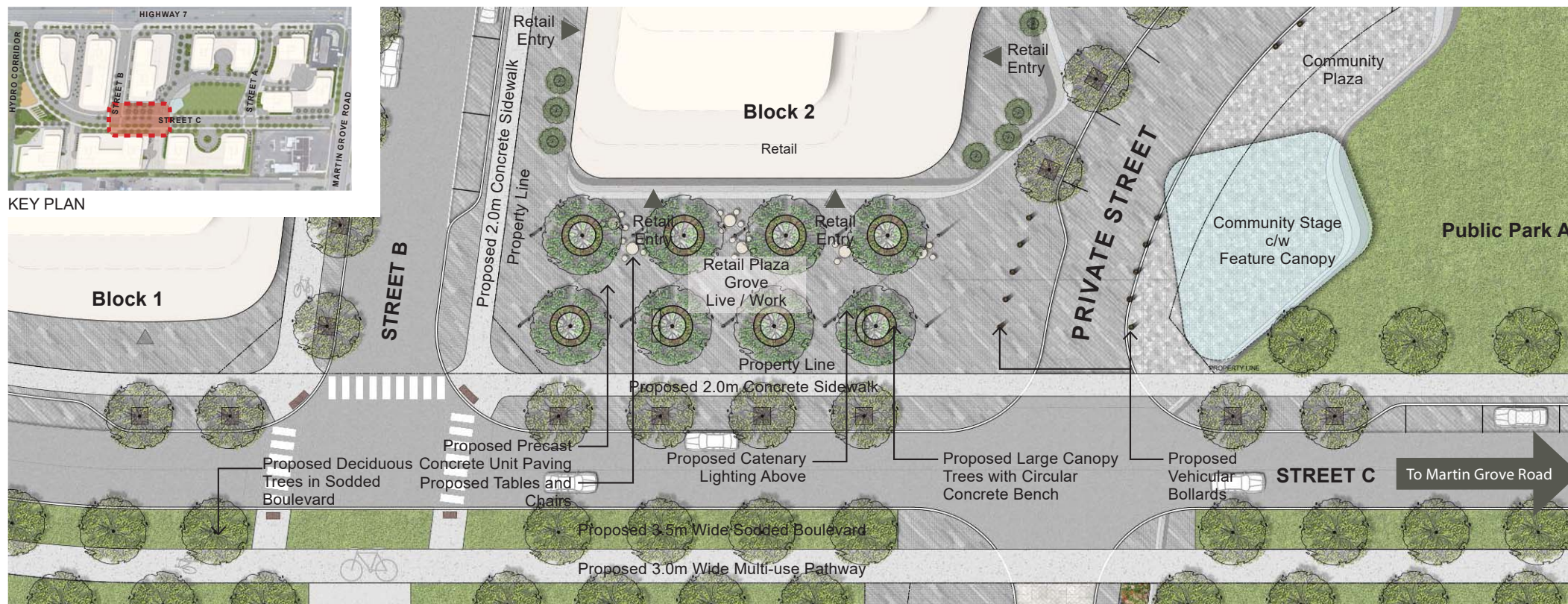
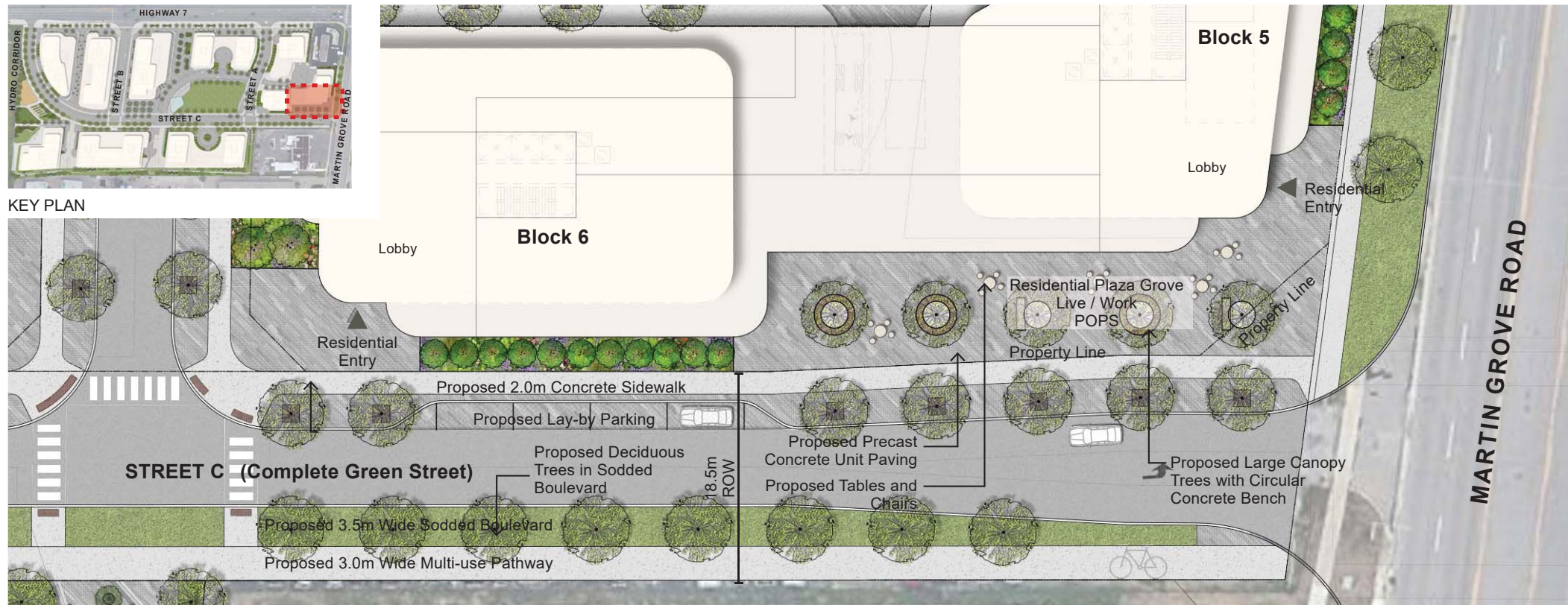
KEY PLAN



Pedestrian Promenade POPS



Retail / Residential Plazas



Pedestrian Mews

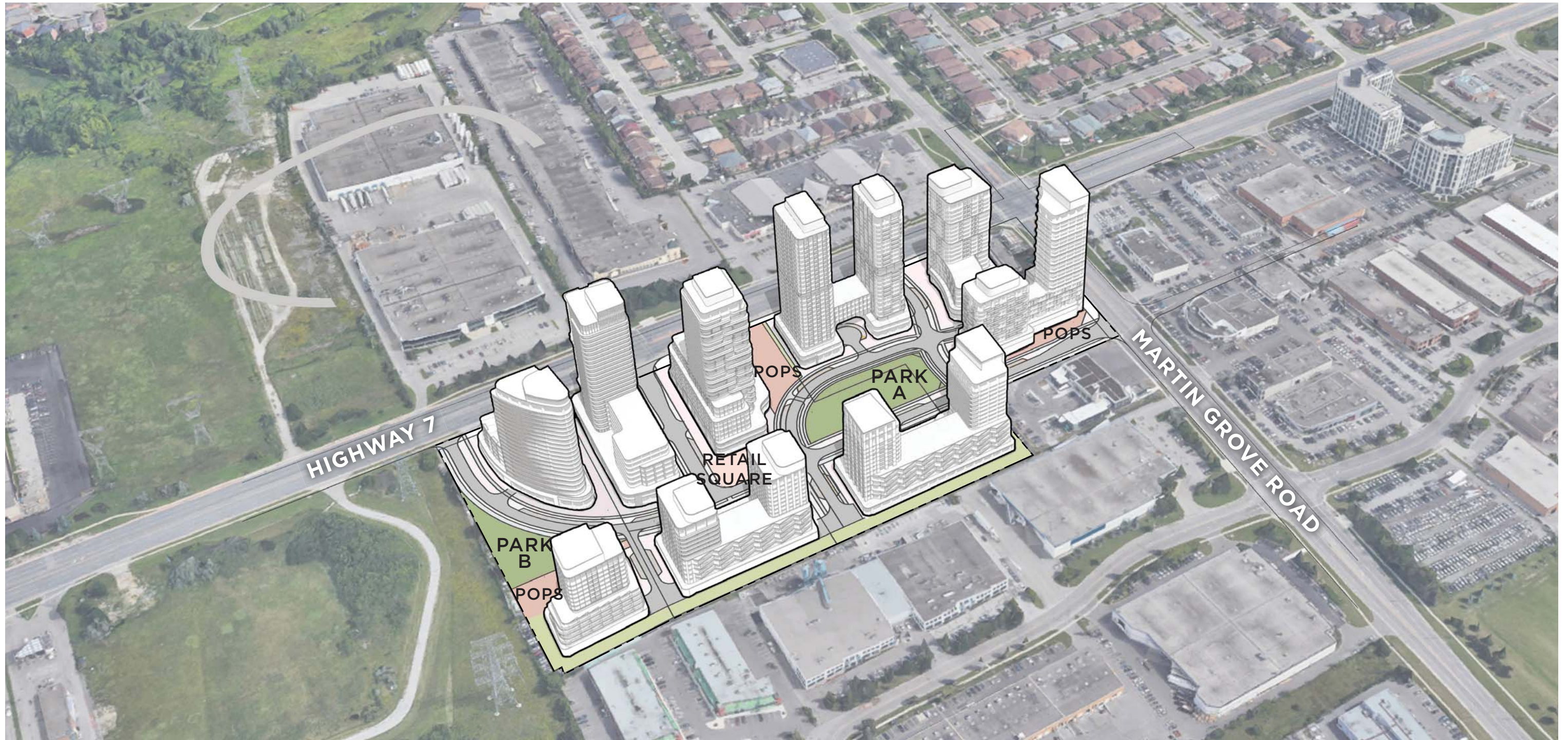


APPENDIX

Landscape

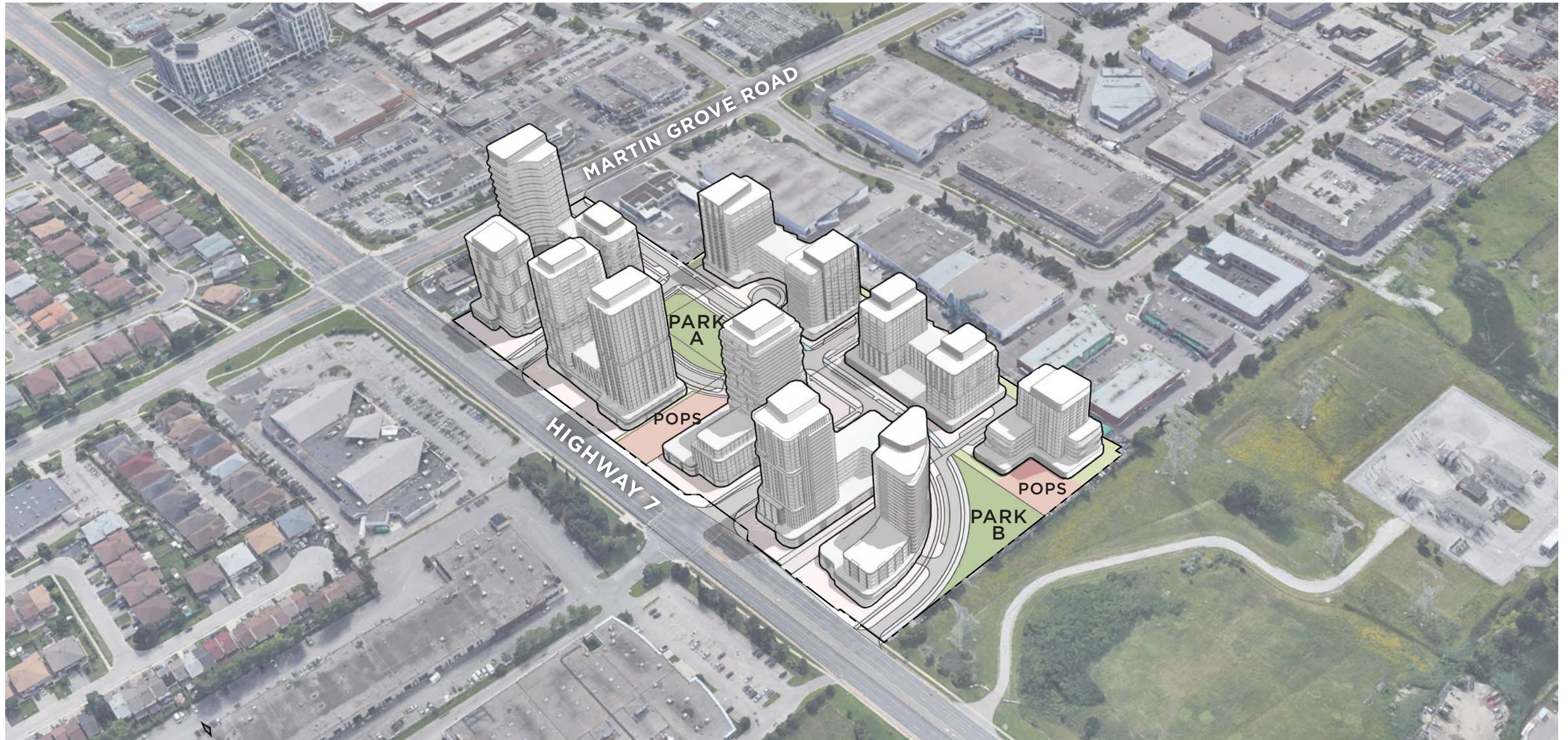
Aerial View

from South-West



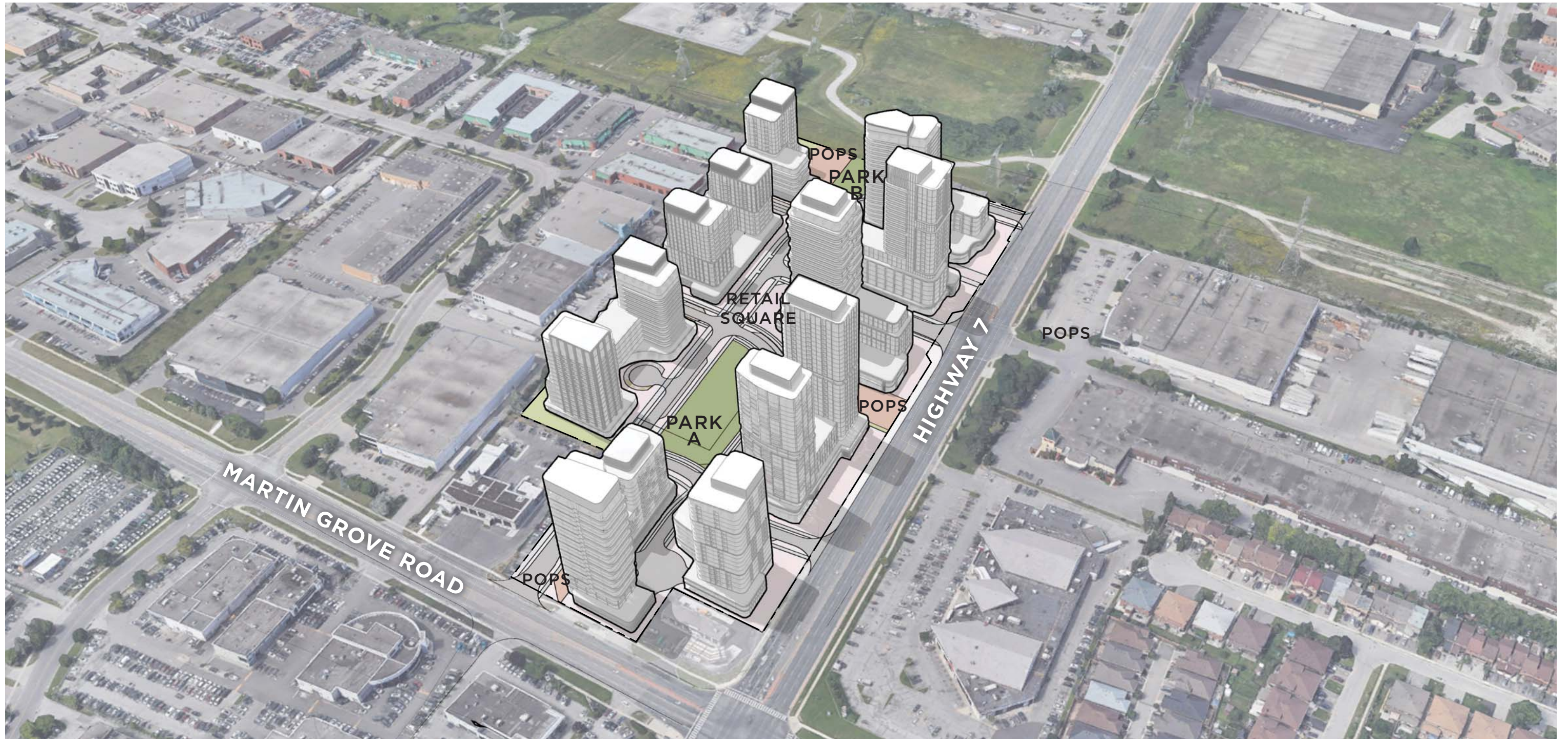
Aerial View

from North-West

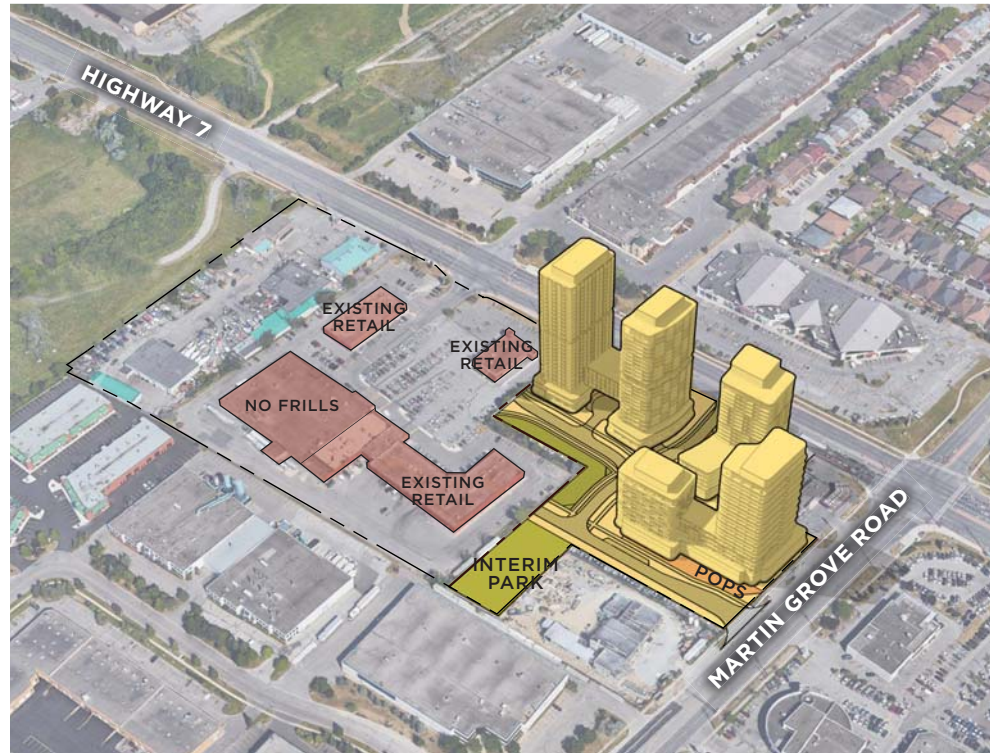


Aerial View

from North-East

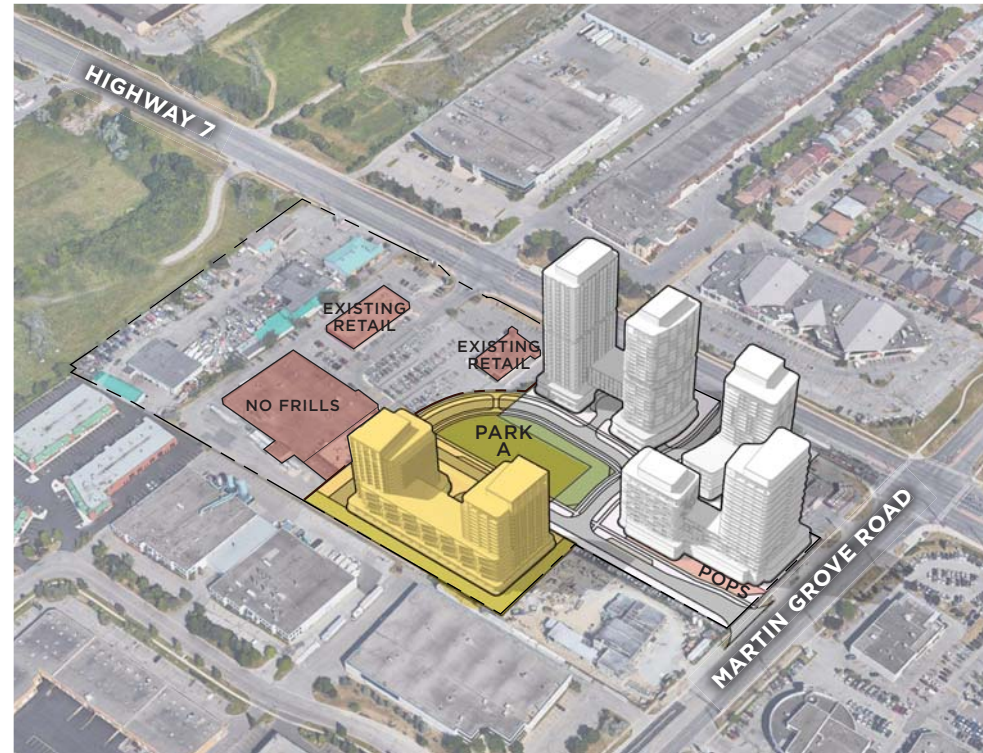


Aerial View - Phasing



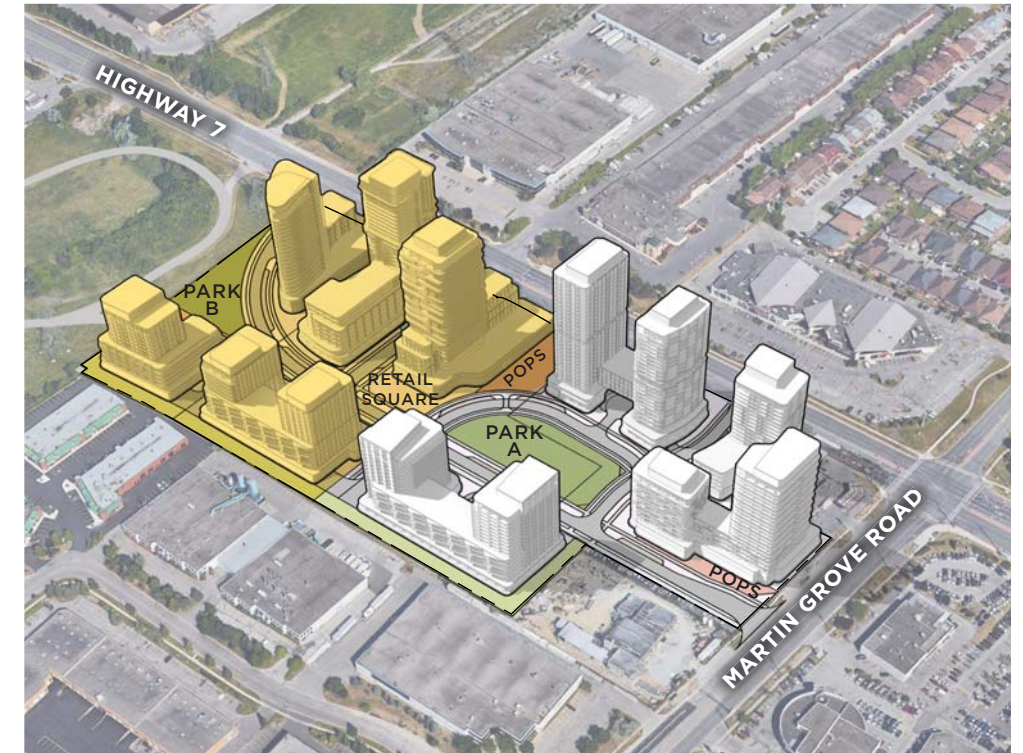
PHASE 1
Blocks 3, 4, 5 & 6

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	

APPENDIX

Sun/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