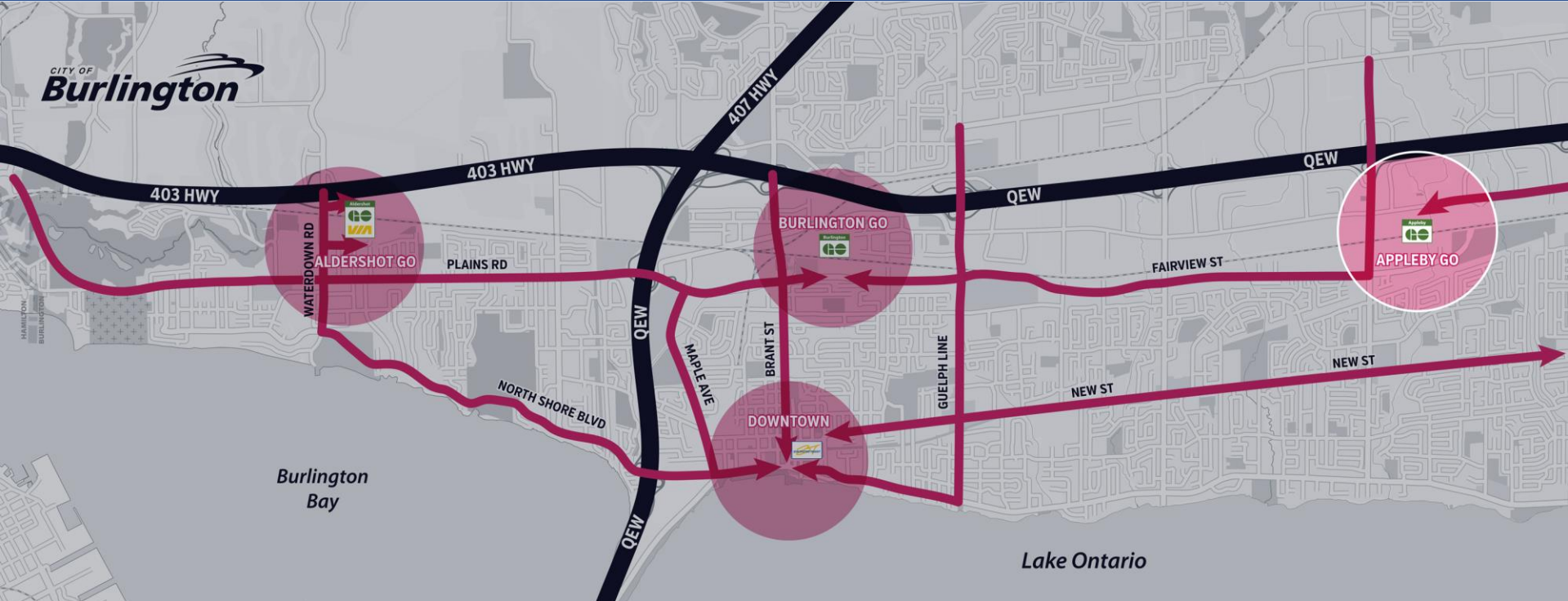
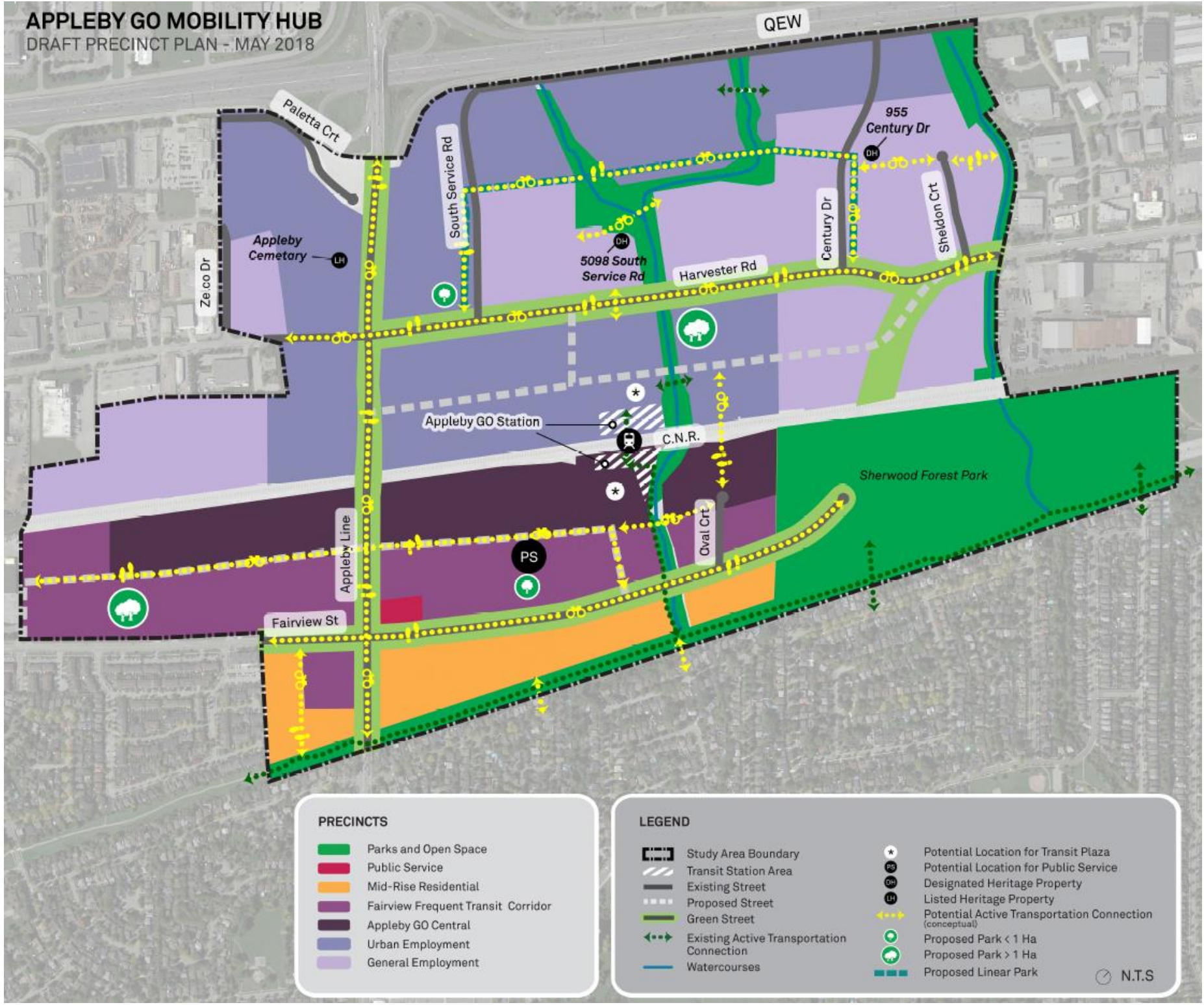


# APPLEBY GO MOBILITY HUB



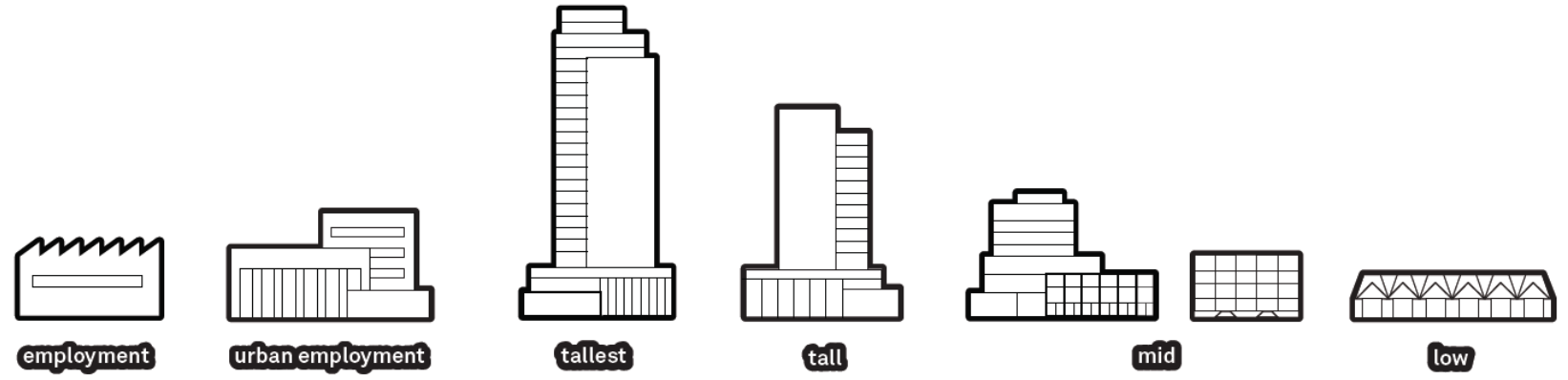
## APPENDIX C PACKAGE

# DRAFT APPLEBY GO PRECINCTS



## PROPOSED FUTURE BUILDING TYPES WITHIN THIS HUB

The draft precinct plan for the Appleby GO Mobility Hub includes the following building types:



Please note that the draft precinct plan, precinct boundaries, associated intention statements and key directions are preliminary and subject to change as a result of on-going technical studies and community and stakeholder feedback.

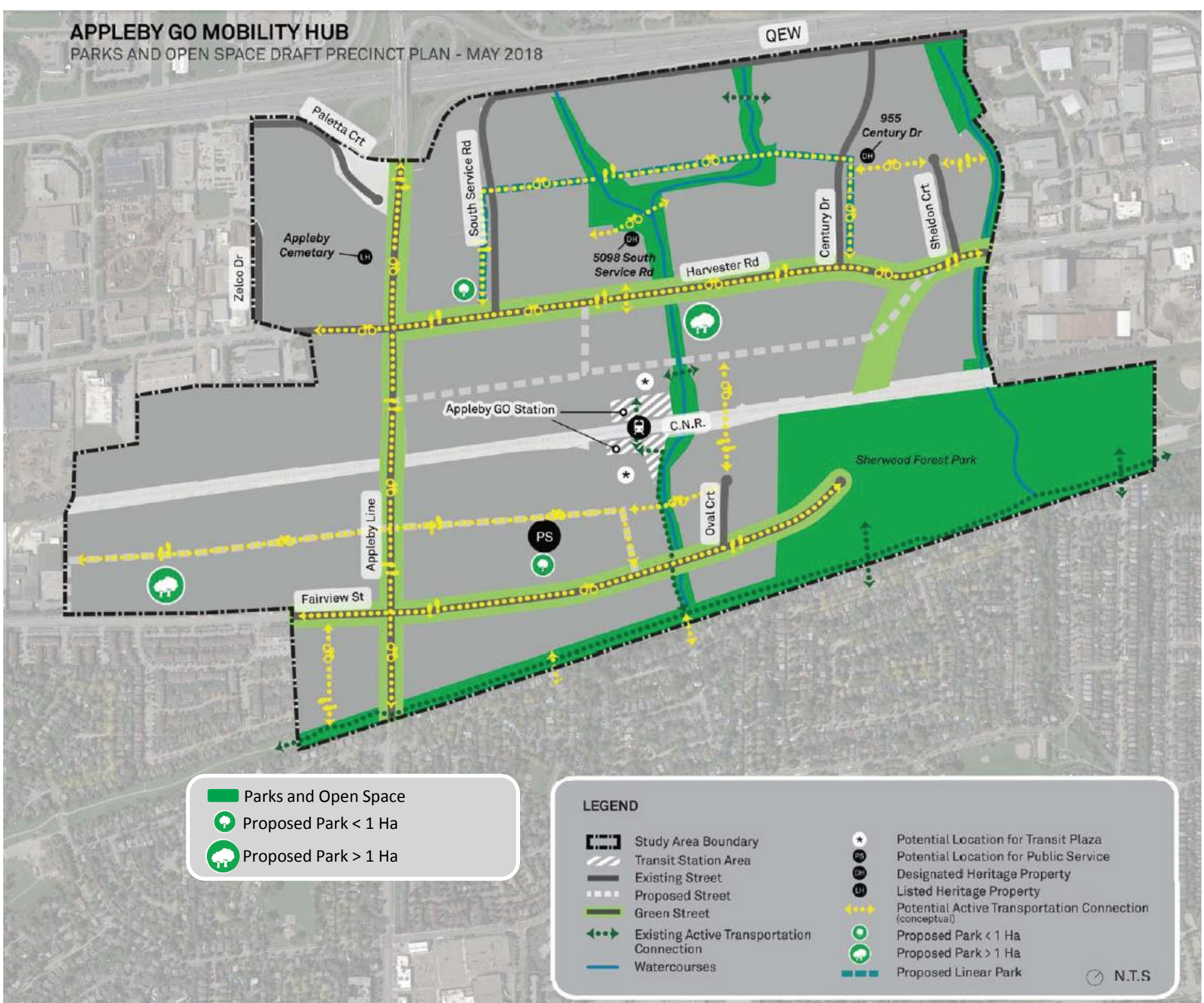
# PARKS AND OPEN SPACE PRECINCT

## INTENTION STATEMENT

The Mobility Hub **Parks and Open Space Precinct** will create a parks and open space network consisting of current and future parks, open spaces and key linkages within the mobility hub to serve the residents and employees of the mobility hub and the surrounding area. In addition, the precinct will recognize the need to maintain and enhance public access to parks and open spaces and identify key linkages to ensure pedestrian and cycling access within, to and from the Mobility Hub and the adjacent areas.

## KEY DIRECTIONS

- Recognize and preserve Sherwood Forest Park and the Centennial Multi-use pathway.
- Identify new public parks, gathering spaces and linear connections throughout the hub to serve current and future residents and employees of the hub and the surrounding neighbourhoods;
- Provide a range and variety of parks and open spaces, which may include privately-owned publicly accessible spaces, to serve the amenity needs of the hubs.



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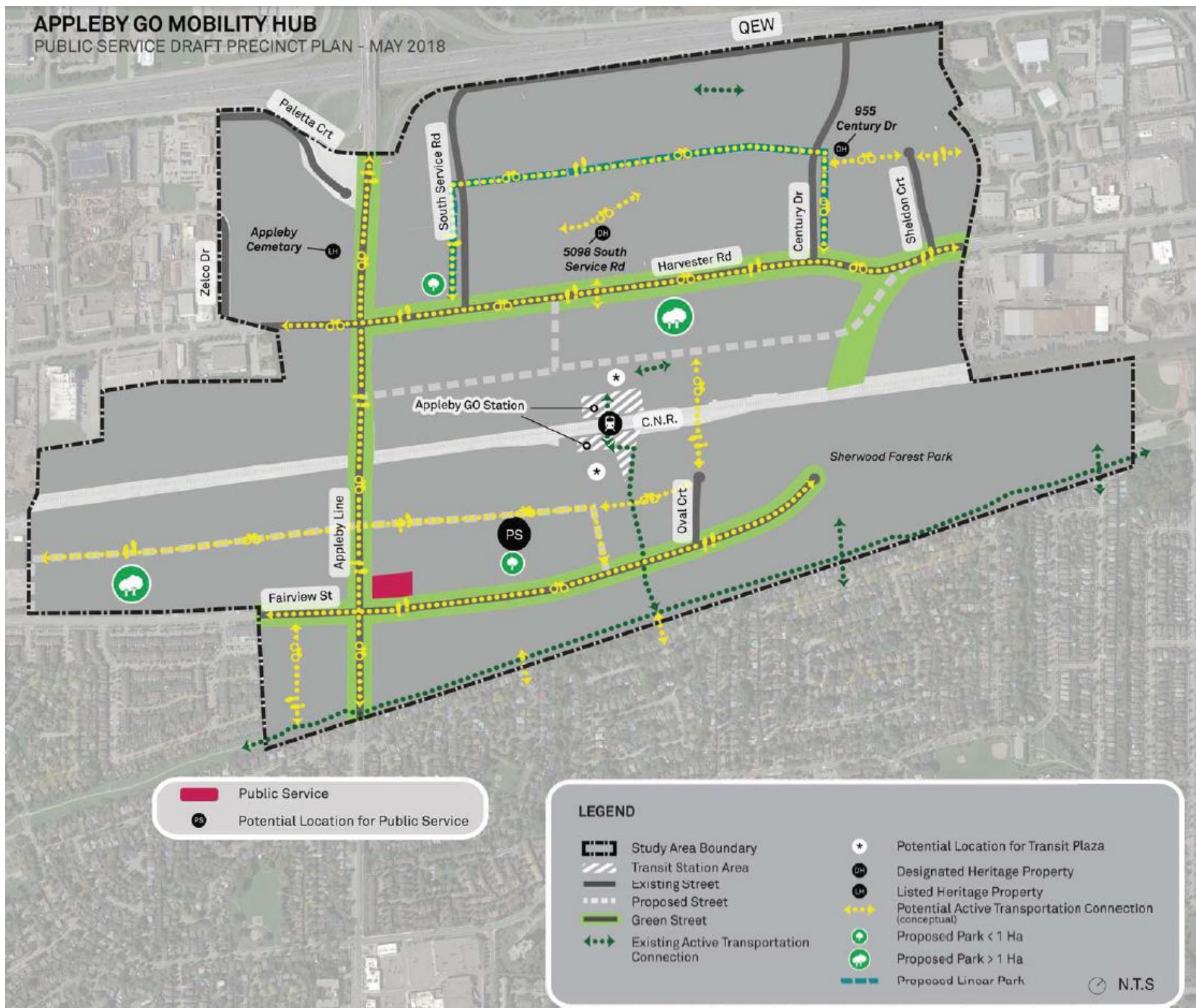
# PUBLIC SERVICE PRECINCT

## INTENTION STATEMENT

The Mobility Hub **Public Service Precinct** will accommodate current and future public services within the Mobility Hub including healthcare, education, emergency and protective services, cultural activities and civic administration, among others. Lands identified as public service may accommodate such uses either wholly or in part as part of a public-private partnership.

## KEY DIRECTIONS

- Include within the precinct existing public services located in the Appleby GO Mobility Hub including Fire Station #4.
- Identify additional lands within the Appleby GO Mobility Hub which may be required to accommodate future public services in anticipation of future population and employment growth.
- Permit the opportunity for public services to be located within private developments through joint Public-Private Partnerships.
- Require the provision of Transportation Demand Management (TDM) and traffic mitigation measures within developments, such as car-share, transit passes, shared parking facilities, etc.



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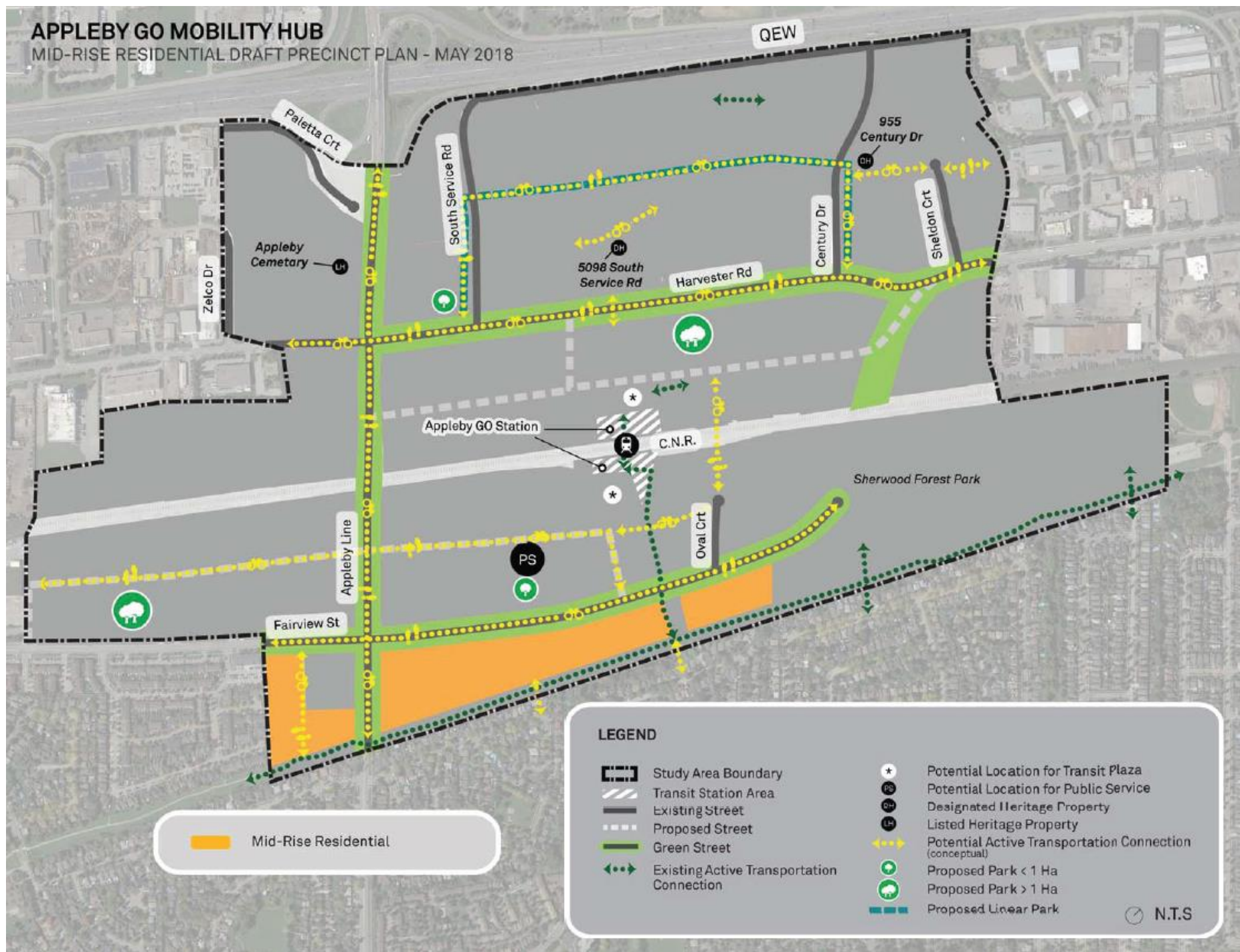
# MID-RISE RESIDENTIAL PRECINCT

## INTENTION STATEMENT

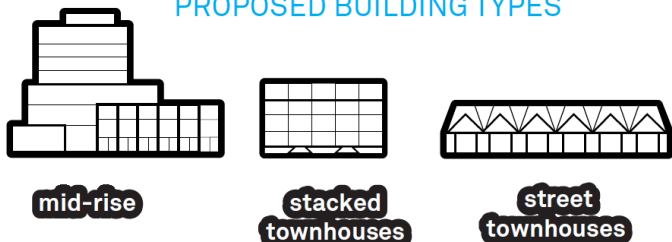
The Mobility Hub **Mid-Rise Residential Precinct** will support the development of compact urban residential communities within the mobility hub. This precinct will provide a variety of housing forms at a lower scale and intensity not otherwise provided for in the mobility hub and which will accommodate a wide range of demographics through the development of family-oriented housing, ground-oriented housing, associated supporting amenities and other community features. Development will be in the form of low and/or mid-rise building forms consisting of 11 storeys or less and may serve as a transition to adjacent precincts and/or areas.

## KEY DIRECTIONS

- Establish a maximum building height of 11 storeys in a mid-rise or low-rise form.
- Provide opportunities for a range of low-rise and mid-rise building types including new ground-oriented housing formats (such as townhomes).
- Permit opportunities for commercial activities at street level on strategic streets.
- Require the provision of Transportation Demand Management (TDM) and traffic mitigation measures within developments, such as car-share, transit passes, shared parking facilities, etc.
- Provide for a range of units types and sizes (i.e. "Missing Middle").



## PROPOSED BUILDING TYPES



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# FAIRVIEW FREQUENT TRANSIT CORRIDOR PRECINCT

**INTENTION STATEMENT**

The **Fairview Corridor Precinct** will accommodate a significant concentration of residential, retail and commercial uses which are located in close proximity to, and support, the planned frequent transit corridor within the hub along Fairview Street. Developments will be in the form of tall mixed-use buildings and contribute towards the creation of a lively, vibrant and people-oriented place.

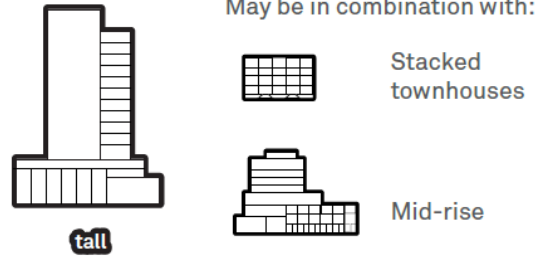
**KEY DIRECTIONS**

- Establish a maximum building height of 19 storeys.
- Introduce a requirement for buildings to incorporate a podium element to create a pedestrian scaled environment at street level.

- Introduce a requirement for building heights to terrace away from public parks, where applicable.
- Ensure new development is permeable to provide active transportation linkages to and from the frequent transit corridor.
- Introduce new building setback requirements from the sidewalk at street level to allow for potential patio spaces, greenery and/or other elements that will enhance the public realm and pedestrian experience and enjoyment.
- Require developments to achieve a minimum of two uses within a building.
- Require the provision of Transportation Demand Management (TDM) and traffic mitigation measures within developments, such as car-share, transit passes, shared parking facilities, etc.



**PROPOSED BUILDING TYPES**



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# APPLEBY GO CENTRAL PRECINCT

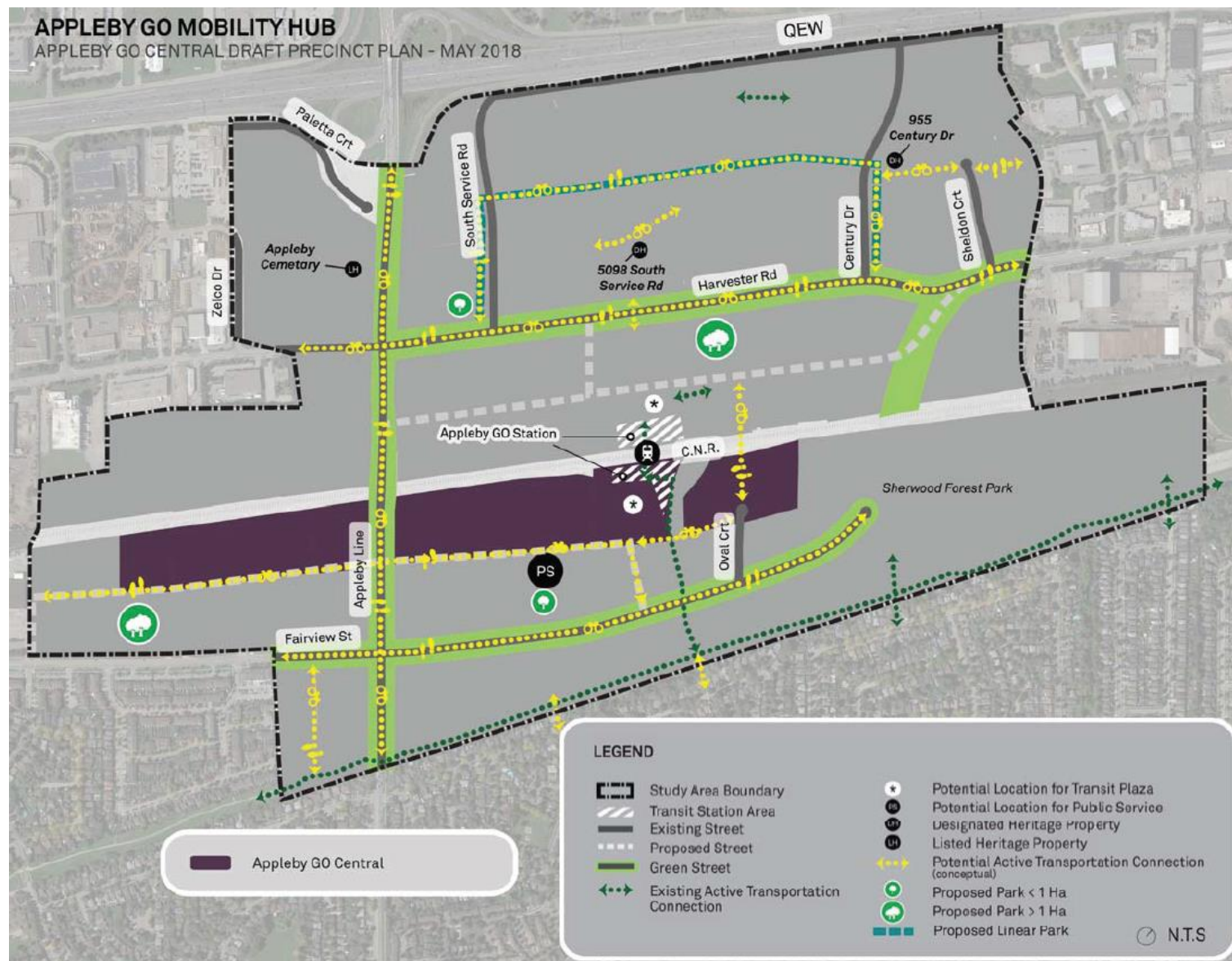
## INTENTION STATEMENT

The **Appleby GO Central Precinct** will establish a height peak within the Mobility Hub in close proximity to the rail corridor and GO station. The precinct will accommodate the most significant concentration of residential, retail and commercial uses and be the preeminent destination for office, affordable housing and urban format retail. Development will significantly contribute towards the creation of a complete transit-oriented community and achieve a high degree of compatibility with adjacent land uses and transportation infrastructure.

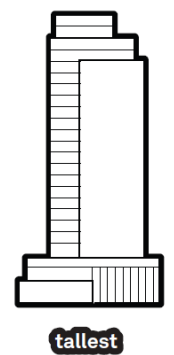
## KEY DIRECTIONS

- Establish a maximum building height of 30 storeys, where appropriate and compatible.
- Require developments to achieve a high standard of architectural and urban design excellence to create a distinct and identifiable landmark area within each hub.
- Introduce a requirement for buildings to incorporate a podium element to create a pedestrian scaled environment at street level.

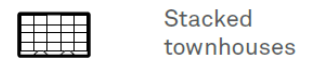
- Introduce a requirement for building heights to terrace away from public parks, where applicable.
- Provide residential developments that achieve a level of affordability and mix of unit sizes and bedrooms to attract people from a range of income and demographics to the areas in close proximity to the GO station.
- Require retail, office and/or other service commercial uses at street level within buildings.
- Incorporate a significant employment function within mixed use developments.
- Introduce new building setback requirements from the sidewalk at street level to allow for potential patio spaces, greenery and/or other elements that will enhance the public realm and pedestrian experience and enjoyment.
- Require developments to achieve a minimum of two uses within a building.
- Require the provision of Transportation Demand Management (TDM) and traffic mitigation measures within developments, such as car-share, transit passes, shared parking facilities, etc.



## PROPOSED BUILDING TYPES



May be in combination with:



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# URBAN EMPLOYMENT PRECINCT

## INTENTION STATEMENT

The Mobility Hub **Urban Employment Precinct** will provide opportunities for employment uses in a compact built form along major transportation corridors which are compatible with a wide range of uses in an urban environment. This precinct will consist of prestige employment uses, including but not limited to offices, research and development and information technology which provide a significant source of jobs and will contribute towards the mobility's hubs role as an employment destination within the City and Region. The precinct may also accommodate a wide range of ancillary retail and service commercial uses which will be intended to serve employees located within a development and/or the immediate area.

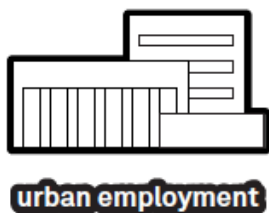
## KEY DIRECTIONS

- Establish high design and development standards to recognize the prestige nature of these areas.
- Permit opportunities for small scale retail and commercial uses at grade.

**APPLEBY GO MOBILITY HUB**  
URBAN EMPLOYMENT DRAFT PRECINCT PLAN - MAY 2018



## PROPOSED BUILDING TYPES



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# GENERAL EMPLOYMENT PRECINCT

## INTENTION STATEMENT

The Mobility Hub **General Employment Precinct** will provide opportunities for a broad range of employment uses including, but not limited to, light industrial and offices which provide a source of jobs that contribute towards the mobility's hubs role as an employment destination within the City and Region.

## KEY DIRECTIONS

- Limit outdoor storage and activities to achieve a higher degree of compatibility with surrounding uses.



## PROPOSED BUILDING TYPES



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