

CPRM April 5, 2022

PL-26-22

Delegation material from Mike Crough

1860-1900 APPLEBY LINE Statutory Public Meeting



IBI GROUP

ICP Developers Inc.

1860-1900 APPLEBY LINE

April 5, 2022

Overview of the Site and Planning Context



Neighbourhood Context



Site Context

1860-1900 APPLEBY LINE



Google Earth

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Aerial View from South

1860-1900 APPLEBY LINE



Google Earth
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Aerial View from West

1860-1900 APPLEBY LINE



Aerial View from North

1860-1900 APPLEBY LINE

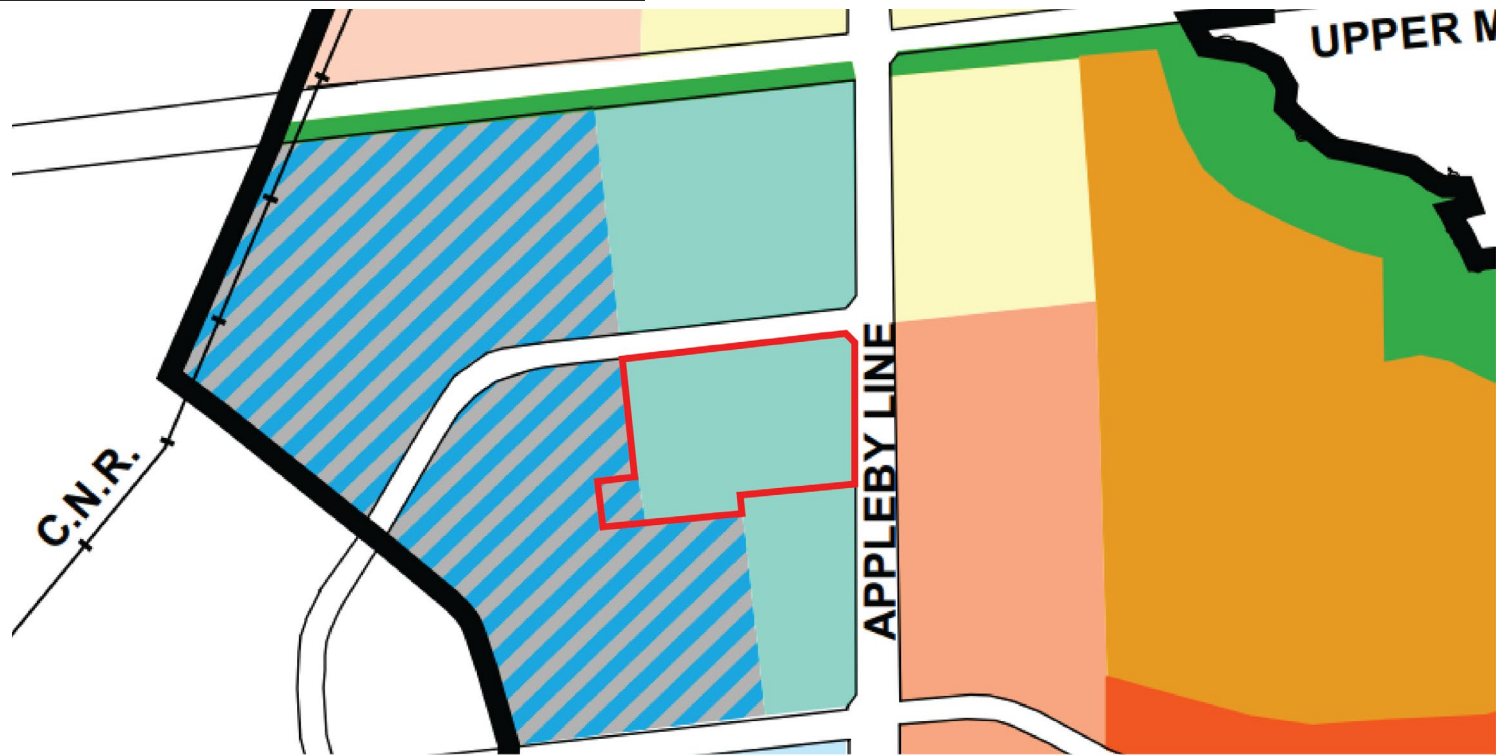


1860 Appleby Line














Google Earth

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Aerial View from East

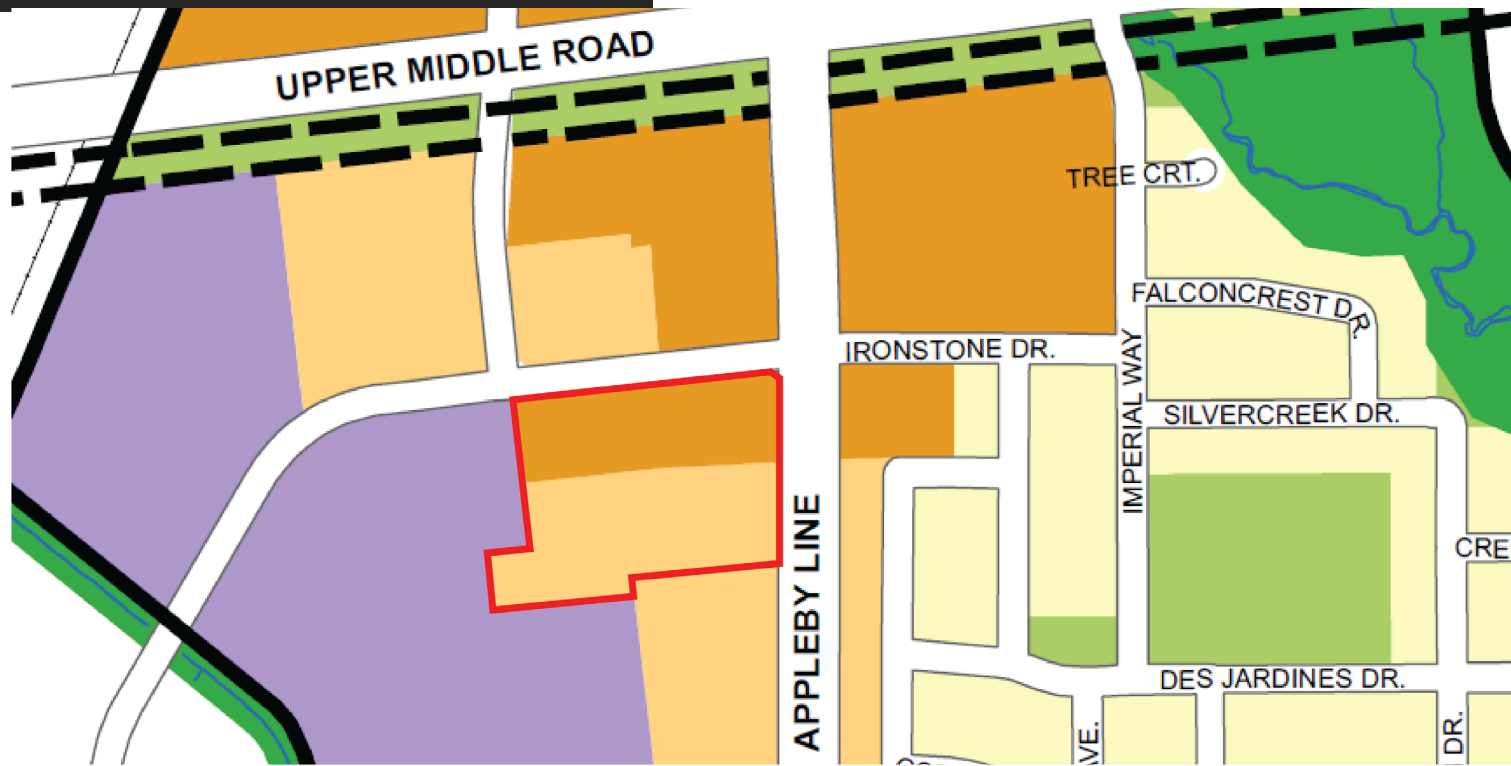


Legend

- | | | | |
|---|-------------------------------------|---|--------------------------------------|
|  | Mixed Use Centre Planning Area |  | Uptown Commercial |
|  | Uptown Commercial / Residential I |  | Uptown Employment |
|  | Uptown Commercial / Residential II |  | Uptown General Employment |
|  | Uptown Commercial / Residential III |  | Uptown Office Business Park |
|  | Uptown Medium Density Residential |  | Uptown Mixed Use Corridor Employment |
|  | Uptown High Density Residential |  | Open Space |
|  | Watercourse | | |

Existing Official Plan Schedule F: Land Use - Uptown Mixed Use Centre

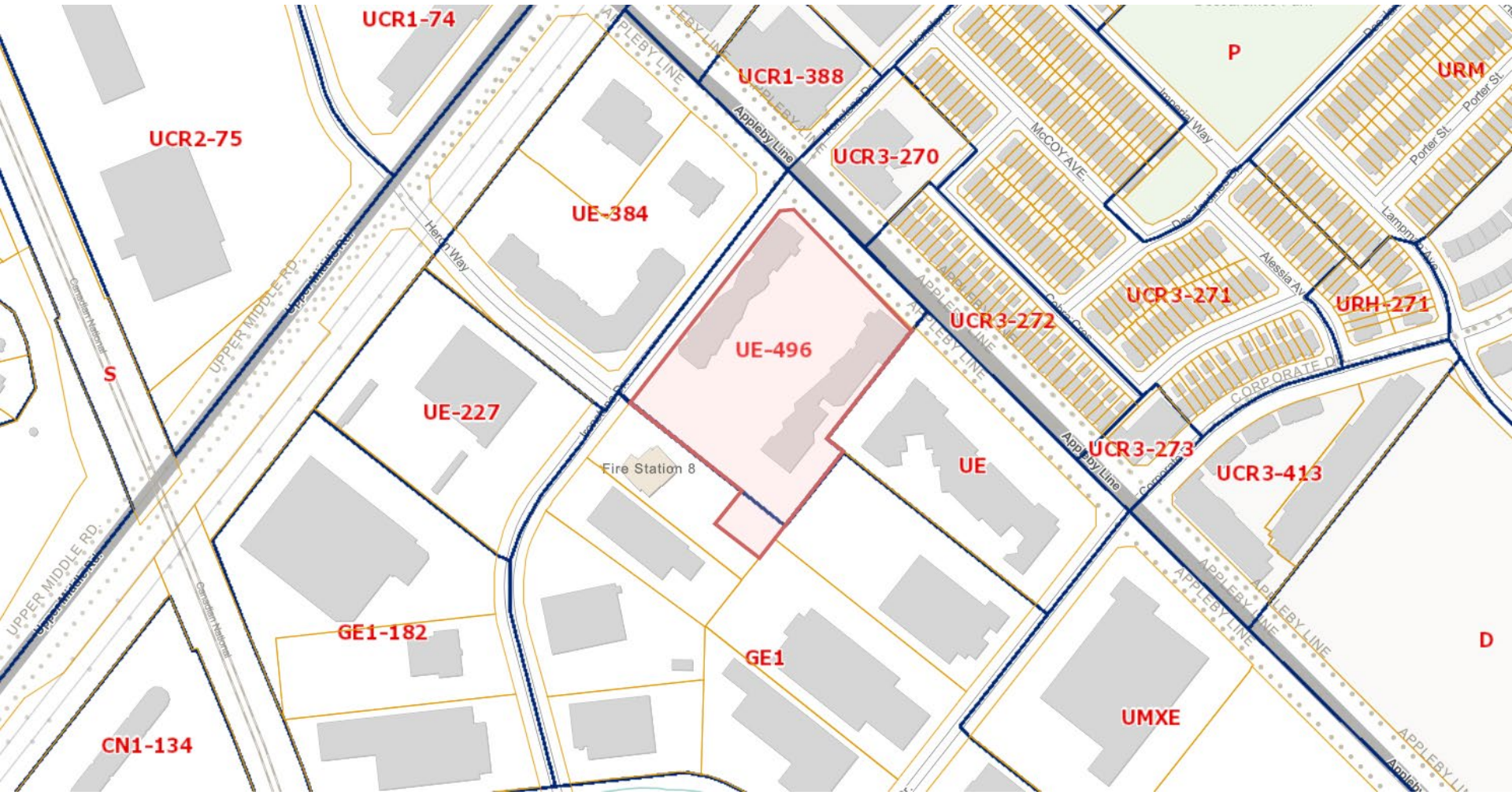
1860-1900 APPLEBY LINE



Legend

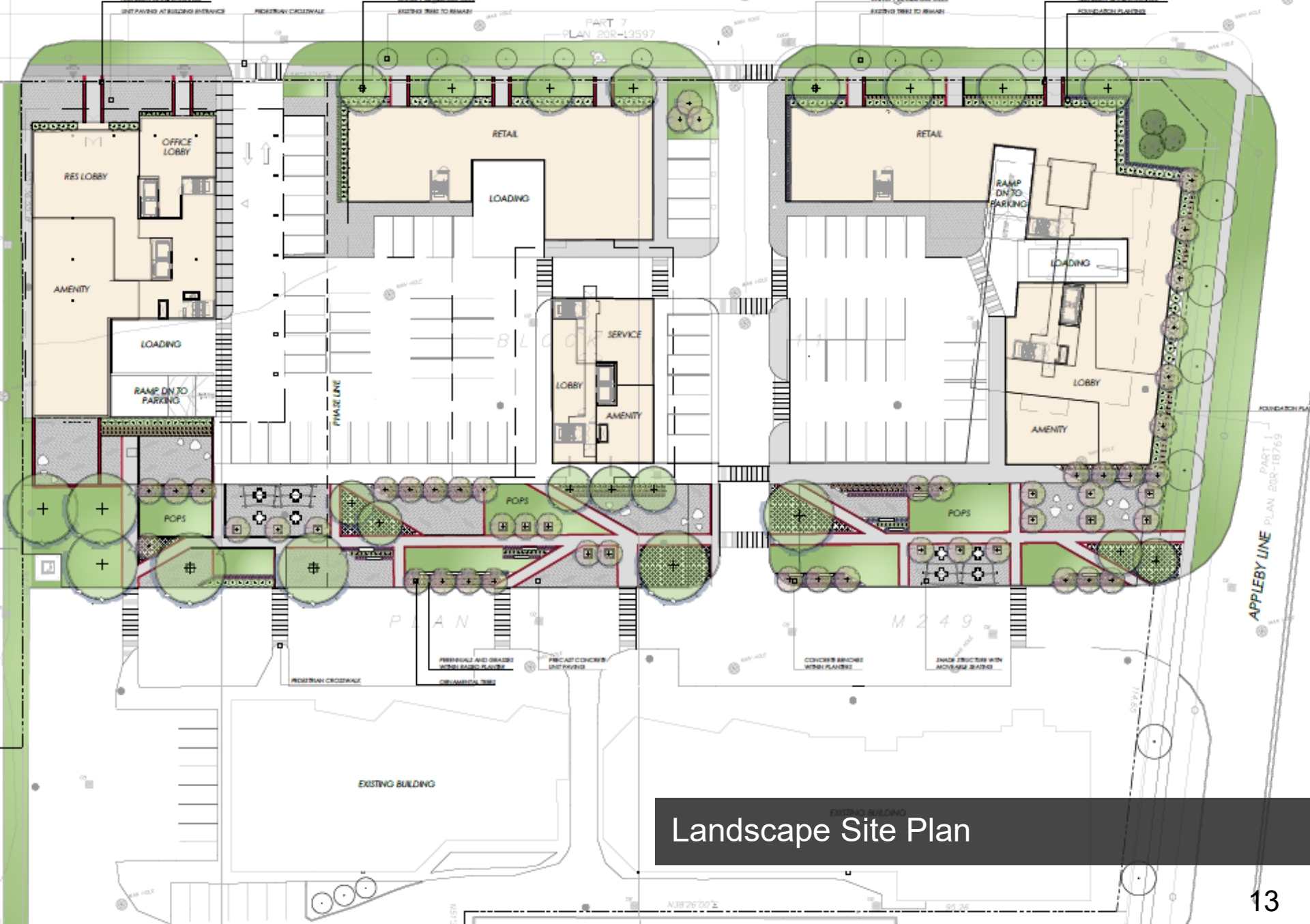
- Uptown Core
- Uptown Corridor
- Uptown Local Corridor
- Uptown Residential - Medium Density
- Uptown Business Corridor-Employment
- Uptown Business-Employment
- City's Natural Heritage System
- Uptown Major Parks and Open Space
- Utility Corridor
- Uptown Urban Centre Boundary

Adopted 2020 Official Plan Schedule E: Land Use - Uptown Urban Centre



Interactive Zoning Map: Zoning By-law 2020 – Uptown Employment 496

Details of the Development Proposal



Landscape Site Plan

1860-1900 APPLEBY LINE



AERIAL VIEW

17024 - 1900 APPLEBY LINE
JUNE 2021



1860-1900 APPLEBY LINE



17024 - 1900 APPLEBY LINE
JUNE 2021



AERIAL VIEW

1860-1900 APPLEBY LINE



AERIAL VIEW

17024 - 1900 APPLEBY LINE
JUNE 2021



1860-1900 APPLEBY LINE



EETVIEW FROM APPLEBY LINE

17024 - 1900 APPLEBY LINE
JUNE 2021



1860-1900 APPLEBY LINE

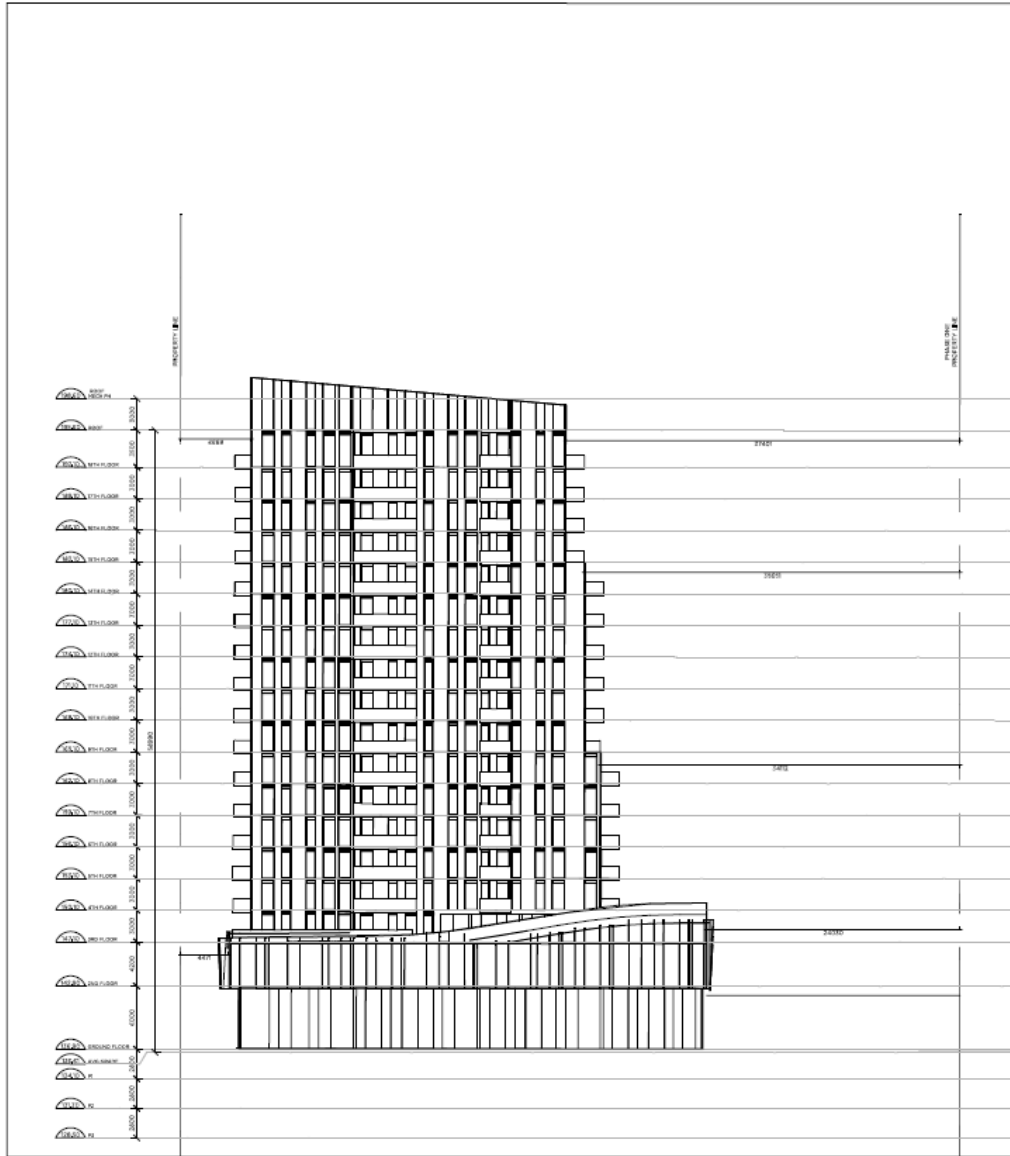


ASE 01 STREETVIEW

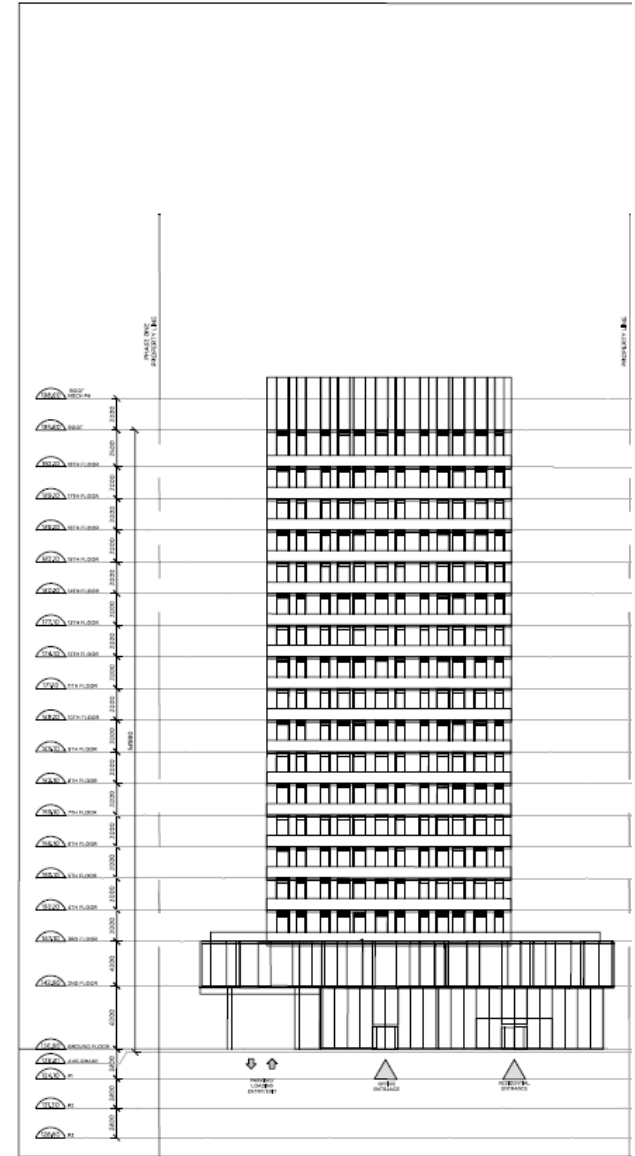
17024 - 1900 APPLEBY LINE
JUNE 2021



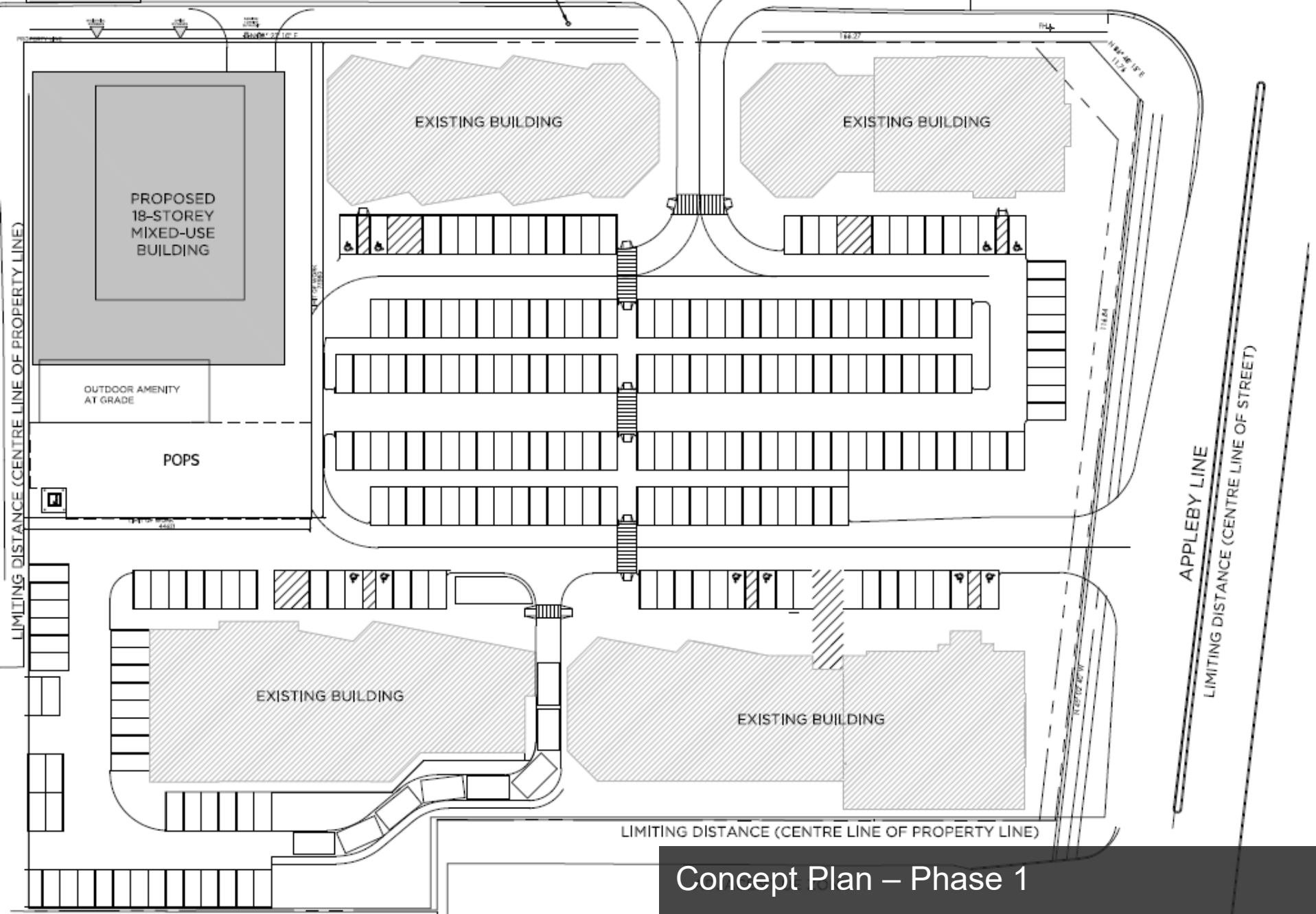
1860-1900 APPLEBY LINE



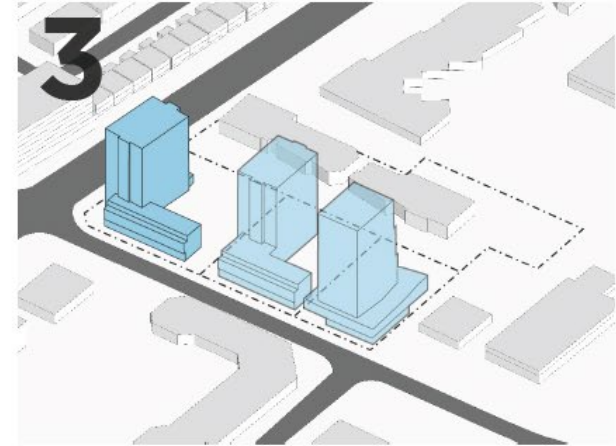
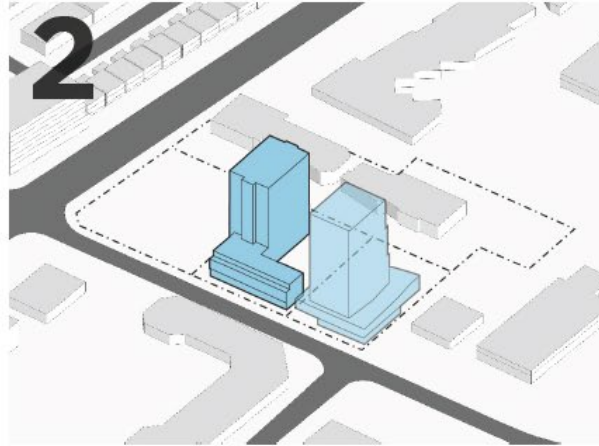
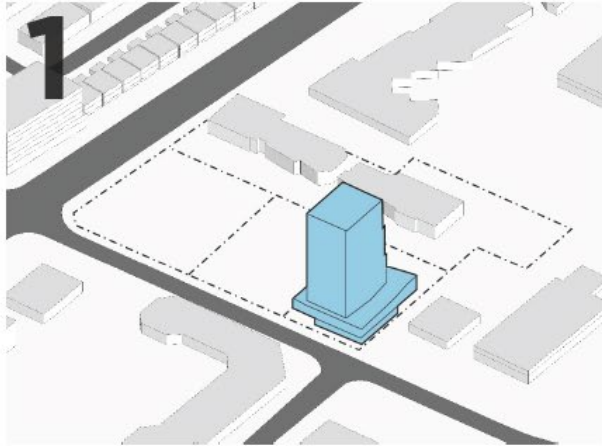
1 EAST BUILDING ELEVATION
SCALE 1/200



2 NORTH BUILDING ELEVATION
SCALE 1/200



Concept Plan – Phase 1



PHASING DIAGRAM

17024 - 1900 APPLEBY LINE
JUNE 2021



Phasing

Key Development Details

- Three-phase development, comprised of one 18-storey mixed-use building (Phase 1) and two 16-storey mixed use-buildings (Phases 2 & 3)
- Phase 1 to be built without modification to existing buildings
- Phase 2 and 3 would each require demolition of a portion of the existing northerly building
- Existing commercial building on the southern portion will remain

Key Development Details

- Build-out proposed to contain 560 residential units, 1,581 m² of retail space and 1,820 m² of office space
- Proposal also includes indoor and outdoor amenity space, including proposed Privately-Owned Publicly Accessible Spaces (“POPS”) in a linear arrangement through the center of the site

Key Development Details

- Unit mix diversity:

| Phase | Unit Type | | | | Total |
|---------------|-----------|------------|-----------------|----------------------------|------------|
| | Studio | 1 Bedroom | 1 Bedroom + Den | 2 Bedroom/ 2 Bedroom + Den | |
| 1 | 16 | 15 | 77 | 62 | 170 |
| 2 | 15 | 78 | 36 | 72 | 201 |
| 3 | 12 | 78 | 36 | 63 | 189 |
| Totals | 43 | 171 | 149 | 197 | 560 |

Key Development Details

- Two vehicular accesses will be situated along the northern boundary of the subject lands
- Both accesses will lead to ramps to the underground parking
- Existing access to and from Appleby Line in the southern portion will be maintained
- Vehicular parking will include two levels of underground parking and some surface parking spaces
- Bike parking currently proposed in underground area

Key Development Details

- Phase 1 will eliminate approximately 40 parking spaces; approximately 239 surface parking spaces will remain

| | | Surface Parking | Underground L1 | Underground L2 | Total Parking |
|------------------------|------------------|-----------------|----------------|----------------|---------------|
| Phase 1 | Proposed Parking | 16 | 80 | 83 | 179 |
| | Existing Phase | 239 | | | 239 |
| Phases/Total Build Out | | | | | |
| Phase 2 | | 37 | 128 | 135 | 300 |
| Phase 3 | | 30 | 128 | 135 | 293 |
| Existing Phase | | 86 | | | 86 |
| Total Parking (red) | | | | | 858 |

Key Development Details

- 1,574 m² of amenity space will be located in the middle
- Proposed to operate as a Privately Owned and Operated Publicly Accessible Space (“POPS”)
- Will contain a central walkway connecting to Appleby Line with cross connections to existing commercial use on the south and Ironstone to the north

**We look forward to completing the initial review period,
and working with stakeholders and staff towards a
positive outcome**

Thank you!