



**IBI GROUP**  
200 East Wing – 360 James Street North  
Hamilton ON L8L 1H5 Canada  
tel 905 546 1010  
[ibigroup.com](http://ibigroup.com)

2021-05-25

Dear Owner or Resident:

## **INVITATION TO UPCOMING VIRTUAL NEIGHBOURHOOD PRE-APPLICATION CONSULTATION MEETING TO DISCUSS POTENTIAL DEVELOPMENT AT 1860-1900 APPLEBY LINE**

On behalf of our client, ICP Developers Inc., IBI Group is pleased to invite you to a Virtual Neighbourhood Pre-Application Meeting to discuss a potential future development for the property at 1860-1900 Appleby Line. Please refer to the attached air photo for the location of this property. No planning applications have been formally submitted yet, and no decisions have been made by the City. Rather, this Consultation meeting will provide the opportunity to:

1. Hear from the developer and the consulting team about the details of the potential development;
2. Hear from City staff on the planning application process and future opportunities for public engagement;
3. Hear from the Ward Councillor and/or Mayor on Council's role in the planning process;
4. Ask questions and provide comments;
5. Get information on how to be involved when the formal applications are submitted in the future.

### **Details of the Meeting**

**Date:** Thursday, June 17, 2021

**Time:** 6:30-8:00 pm

**Location:** Virtual – Zoom (Webinar ID: 993 7486 3744)

#### **Draft Agenda:**

- Welcome and Introductions (5 mins; Developer)
- Overview of the Planning Process (10 mins; City Staff)
- Overview of Potential Development (15 mins; Developer)
- Question, Answer and Comment Period (55 mins; All)
- Wrap-up and Next Steps (5 mins; Developer)

### **Details of the Potential Development**

A potential 18 storey mixed-use building as Phase 1 of a multi-phase comprehensive mixed-use development of the property. The Phase 1 building is currently proposed to consist of 440 m<sup>2</sup> of retail space, 1820 m<sup>2</sup> of medical office space, and 170 residential units, supported by a total of 203 parking spaces within limited surface and three levels of underground parking areas. The

dwelling mix is proposed as 16 studio units, 15 1-bedroom units, 77 1 bedroom + den units, and 62 2 bedroom/2 bedroom + den units. The proposed building design is a tower with podium base, with an overall height of 58.2 m (excluding mechanical penthouse). This Phase 1 building will initially fit within the context of the existing multi-unit mixed use plaza, while initiating the phased transition of the property to a comprehensive mixed-use redevelopment over time. As the long-term vision of the site is to transition to an intensified mixed-use development, the potential development concept includes an overall plan, model views and essential site details of showing two additional potential buildings within the northerly portion of the property, shown as Phase 2 and 3 respectively, additional underground parking areas, and the replacement of surface parking with a Privately-Owned Public Space (POPS) area. As the proposal will be condominium in tenure, this POPS area will function as communal outdoor open space.

A webpage has been set up dedicated to this proposal. Information can be viewed at [www.burlington.ca/1860Appleby](http://www.burlington.ca/1860Appleby).

**Please see attached pages for conceptual renderings.**

## **How to Join the Meeting and Who to Contact**

You may join the virtual Open House via Zoom, a web browser, or through regular phone dial-in.

**In order to attend the virtual meeting using the Zoom application, you must use the provided information:**

**Webinar ID: 993 7486 3744**

<https://zoom.us/j/99374863744>

**Telephone: 1-647-374-4685 (audio only)**

This Notice has been mailed to all property owners within a 120m radius of the property for the potential development. There is no need to RSVP via email or phone to the undersigned. However, if you are unsure of how to join, would like guidance on using the Zoom application, and/or would like to discuss anything about the potential development or the meeting, please contact the Developers Planning Consultant, Mr Mike Crough of IBI Group, directly at:

**Mr. Mike Crough, MCIP, RPP**  
**Associate Director, Practice Lead – Planning**  
**IBI Group**

**Email: [mike.crough@ibigroup.com](mailto:mike.crough@ibigroup.com)**

**Phone: 905-546-1010 ext. 63114**

Yours Truly,

**IBI Group**



Mike Crough, MCIP, RPP  
Associated Director, Practice Lead - Planning

cc. Councillor Stolte, via email  
Mayor Meed Ward., via email;  
Melissa Morgan, Planner II, City of Burlington, via email

# Air Photo of Property



# Potential Development Concept Plans





