



2 Bicknell Avenue

Statutory Community Consultation
June 16, 2014

Presentation Outline

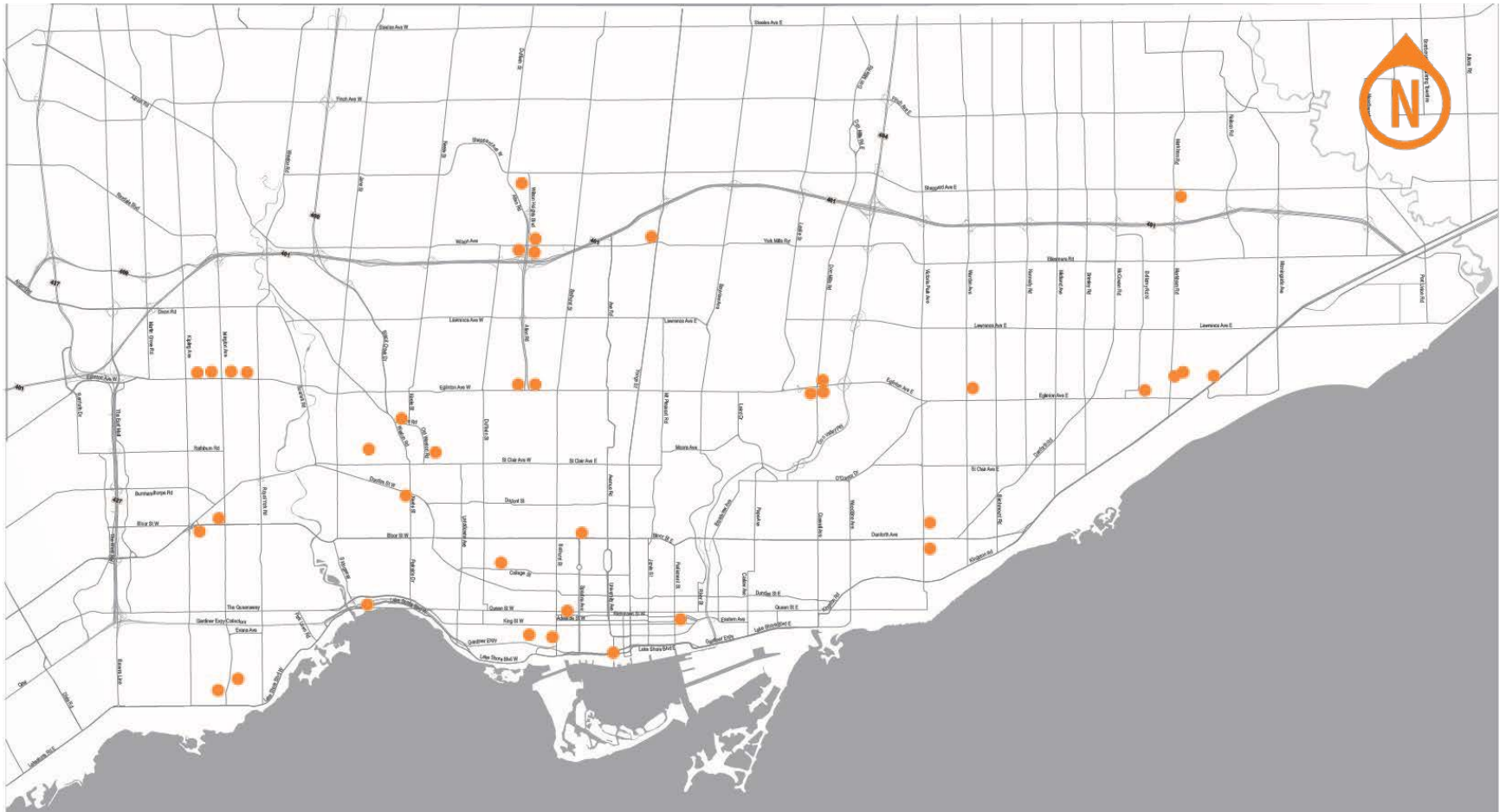


1. BUILD TORONTO Overview
2. Development Objectives
3. Neighbourhood Context
4. Proposed Concept

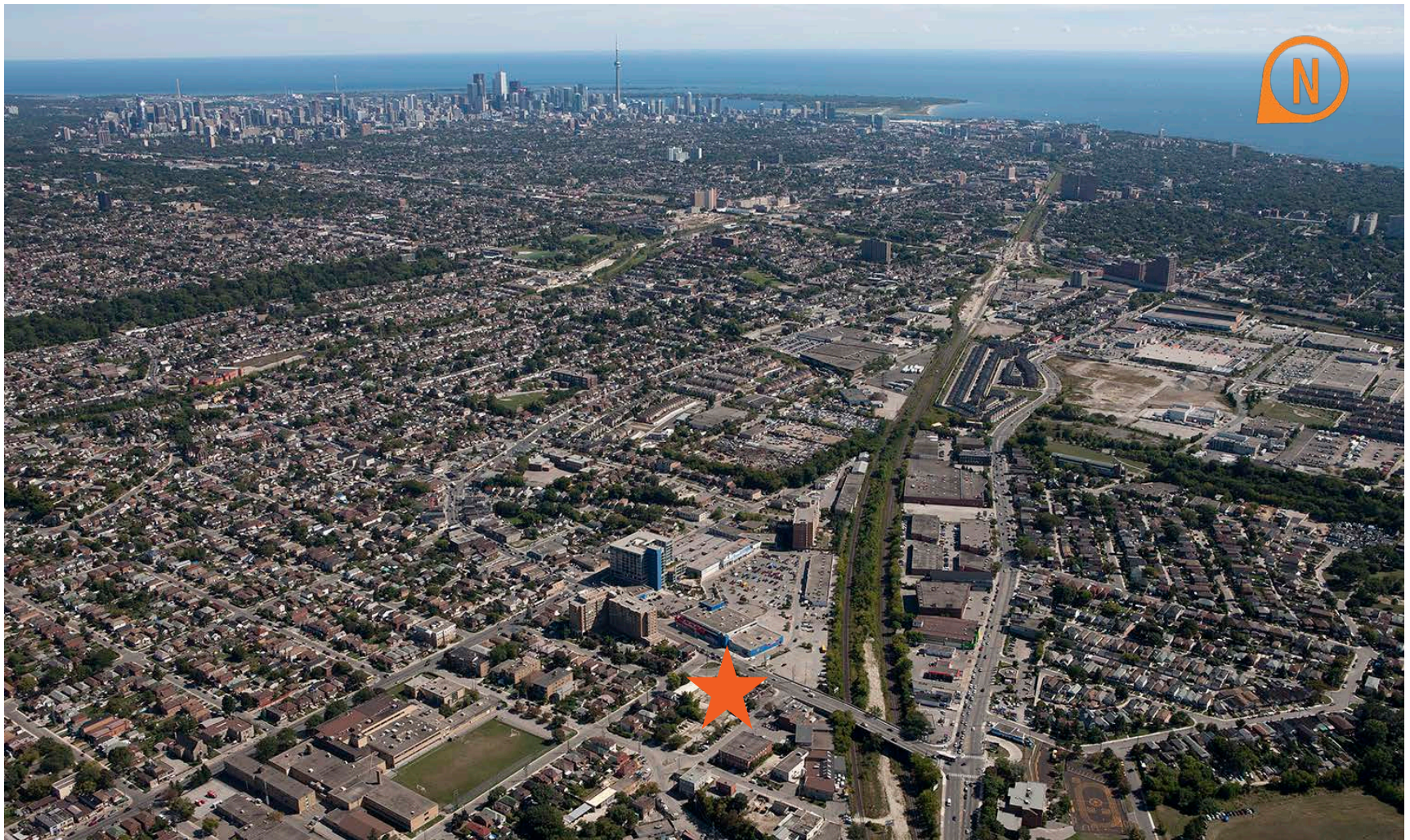
Generate a reasonable net financial return by unlocking the value of properties given to us by the City.



Properties Across the City



Contextual Aerial Photo

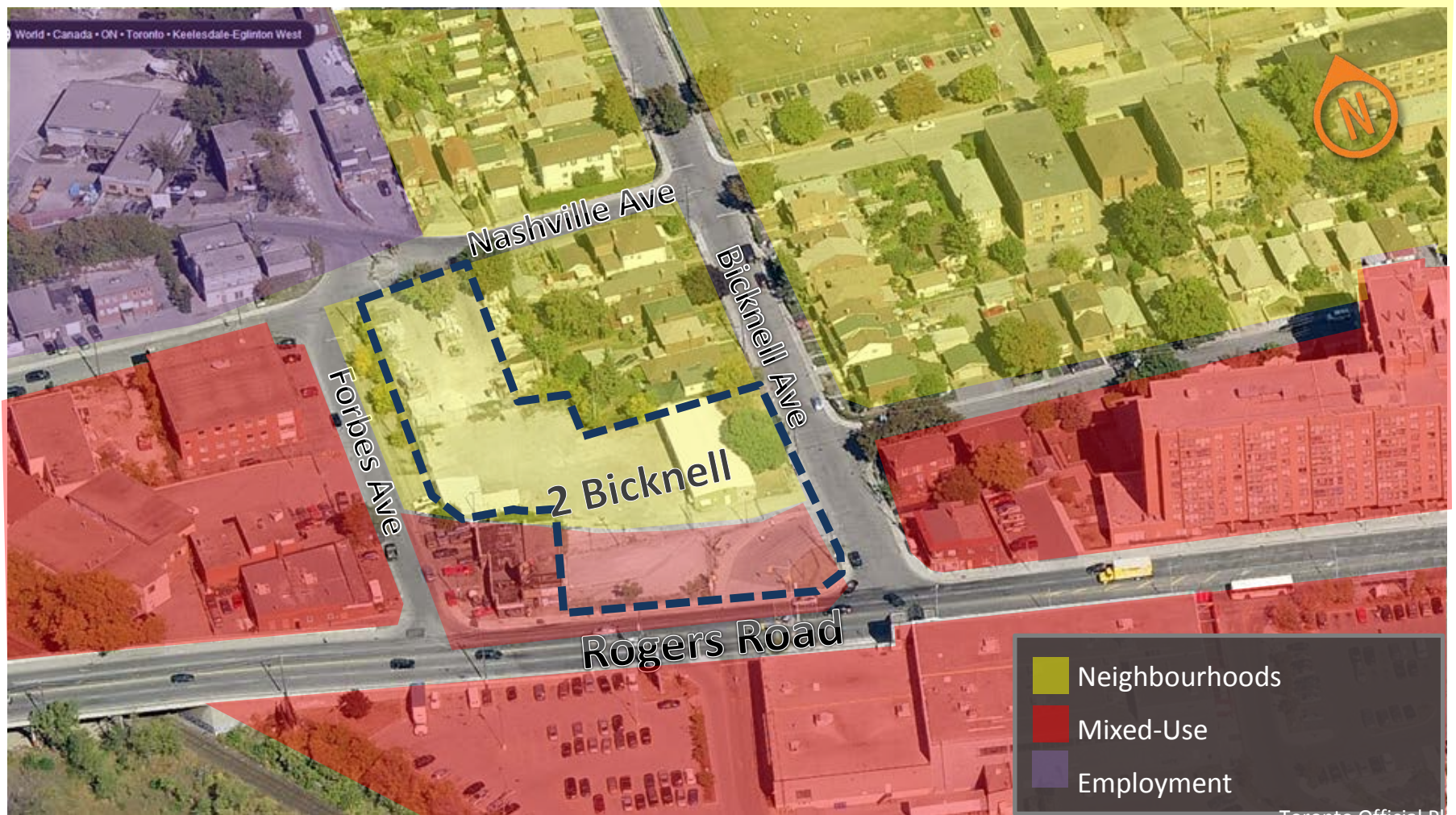


Development Objectives



- Repurpose an underutilized site
- Reintegrate into a well-established residential neighbourhood
- Enhance the streetscape/urban design
- High quality look and feel
- Create ownership opportunities

Area Context





Proposed Concept

Building Types

BICKNELL AVE.

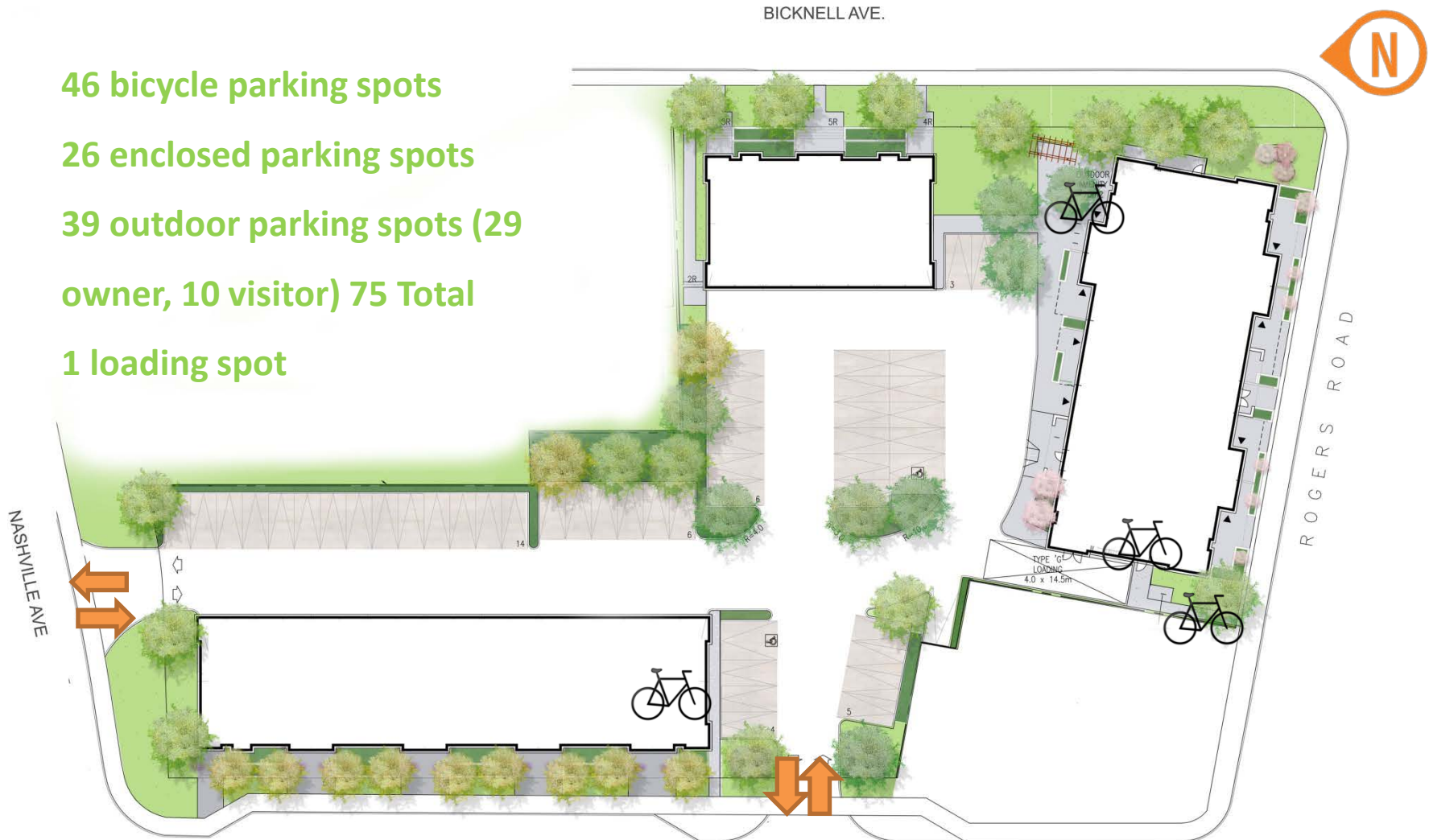


Heights



Access

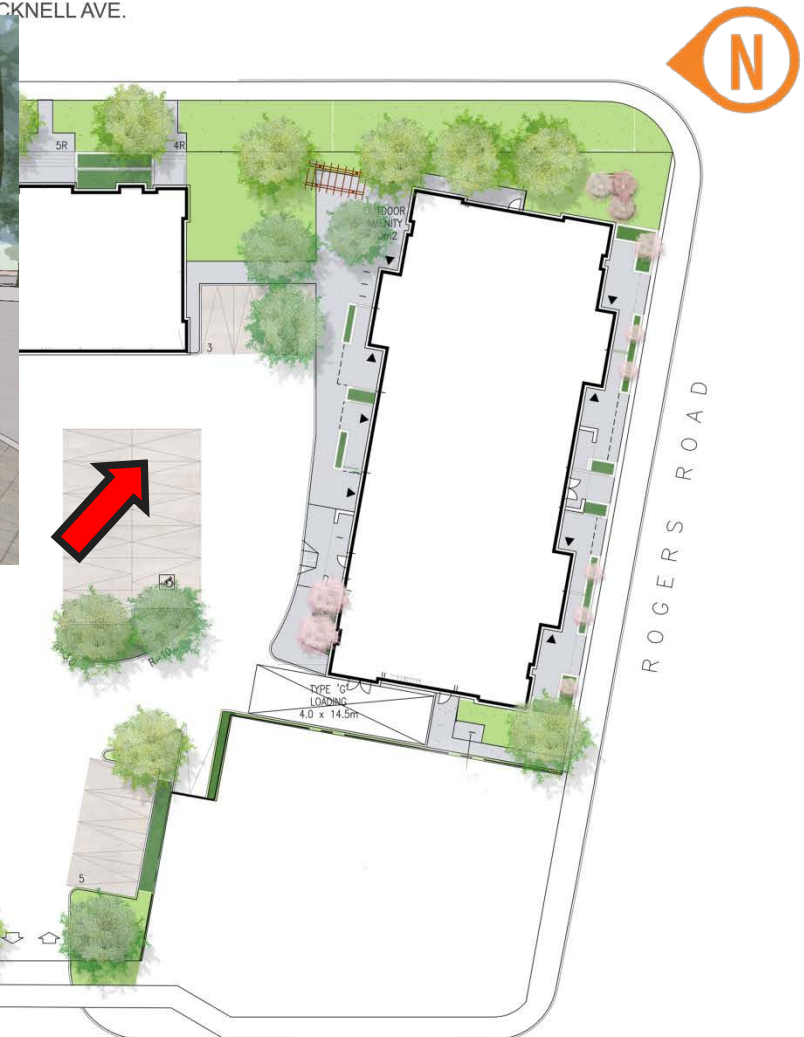
- 46 bicycle parking spots
- 26 enclosed parking spots
- 39 outdoor parking spots (29 owner, 10 visitor) 75 Total
- 1 loading spot



Access

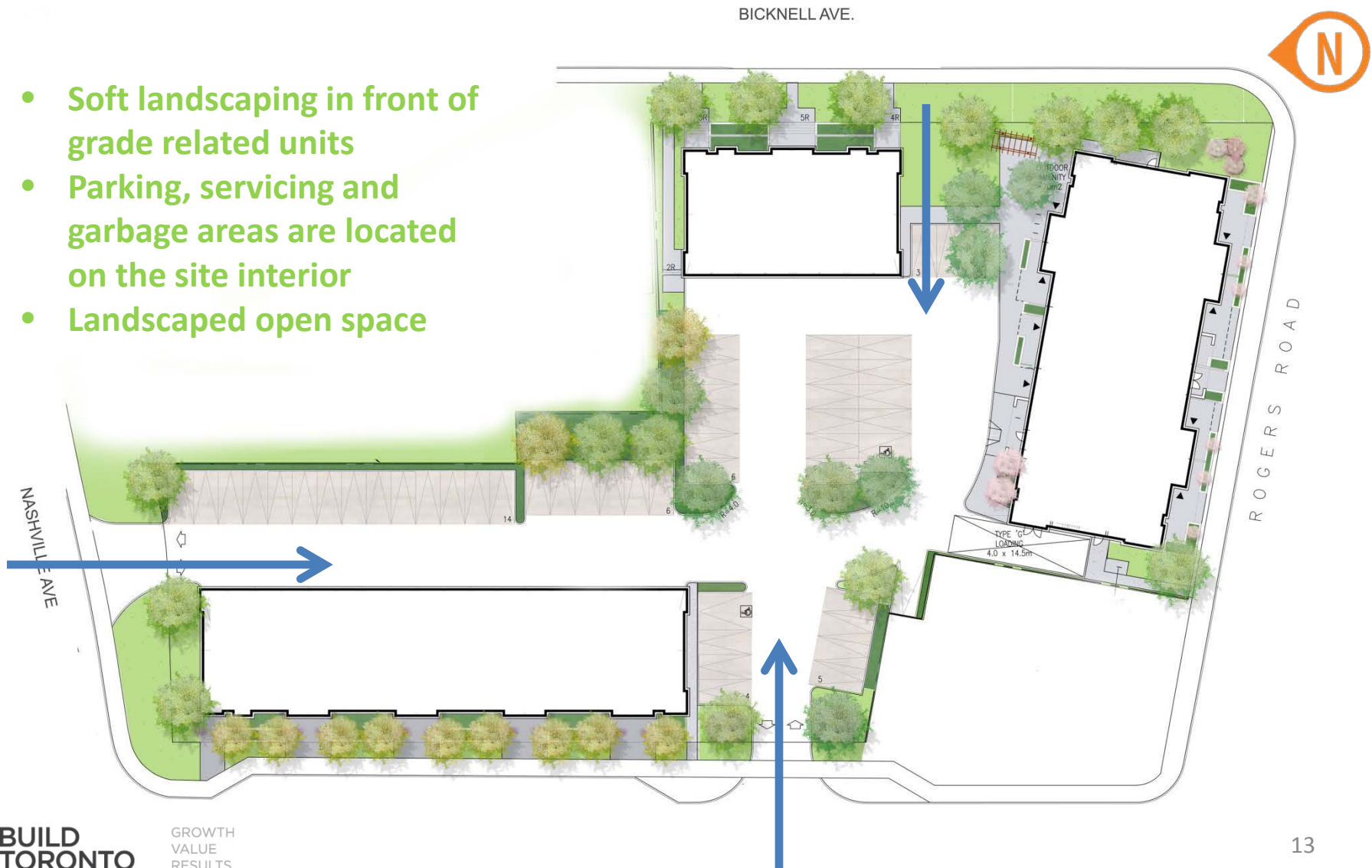


RICKNELL AVE.



Connections and Urban Design

- Soft landscaping in front of grade related units
- Parking, servicing and garbage areas are located on the site interior
- Landscaped open space

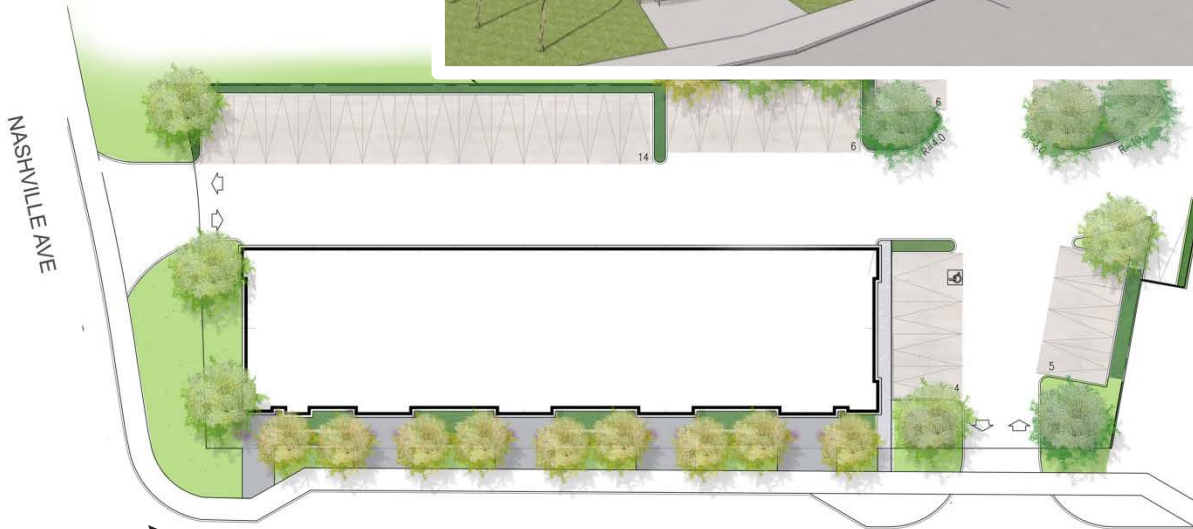


4 Storey-Apartment



- Reinforces street edge
- Publicly accessible open space to mark entry to the neighbourhood

3-Storey Stacked Townhouses



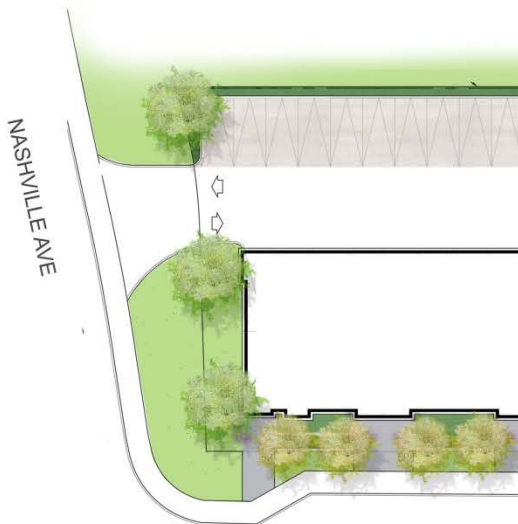
**BUILD
TOP**

GROWTH
VALUE
RESULTS

- Front entrances face existing streets
- Residential units create vibrant street edge
- Shared entry
- Landscaped front yard setbacks
- Rooftop terraces

3-Storey Stacked Townhouses

- Continues pattern of existing homes on Bicknell
- Transitional heights to four storeys at corner



Proposed Concept



Site Area 1.22ac

4-storey apartment on Rogers Rd.

3-storey stacked town homes on Bicknell Ave and Forbes Ave.

Total 68 units

46 bicycle parking spots

75 vehicular spots

Proposed Concept



- Intensifies underutilized land
- Appropriate scale/density to the existing neighbourhood
- Provides a range of housing options
- High quality design
- Positive addition to the established mixed-use neighbourhood
- Family-oriented community

