



2000 CITY PARK DR.

## REVISED MASTERPLAN

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**OPA ZBA**

June 2025

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# APPLICATION OVERVIEW



CBP has been collaborating closely with the City and its consulting team over the past few years to develop a comprehensive master plan for 1900 and 2000 City Park Drive, supporting an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA). Following multiple iterations and input from the City, the plan has evolved significantly. Most recently, feedback from the Urban Design Review Panel (UDRP) has been integrated into the revised concept.

## East-West High Street

Road network has been reduced with the introduction of an EW street.

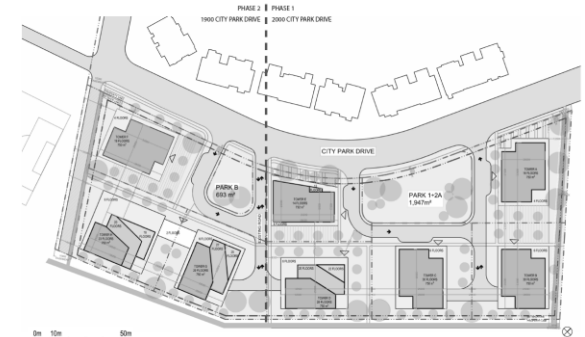
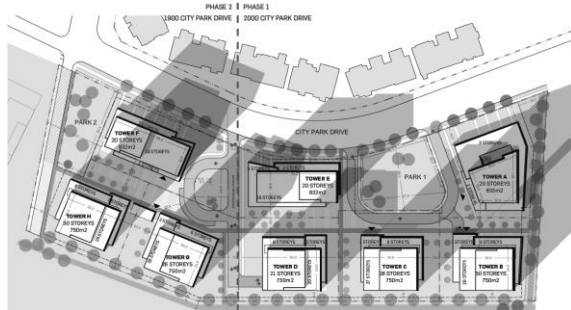
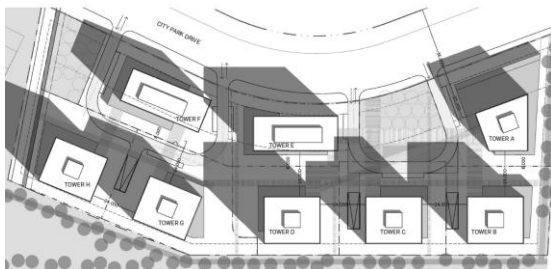
## Revised Parkland

The Parkland has shifted southwest to mitigate shadow impacts from surrounding towers.

## Removal of 1900 City Park Dr.

1900 City Park Dr continues to operate as an income producing property with no immediate development plans anticipated.

With the plan revisions, CBP is looking to finalize City comments and advance to City Council for approvals. Upon securing zoning, CBP intends to sever the 1900 lands and pursue an Exemption from Part Lot Control to facilitate lot creation on the 2000 site. CBP remains committed to advancing detailed design for Phase I (Lot A), delivering housing along a key transit corridor.



# APPLICATION OVERVIEW

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Revised Submission includes:

- Revised Architectural Package (Neuf Architects)
- A100 Site Plan with dimensions (Neuf Architects)
- Adequacy of Public Services (Novatech)
- Revised TIA (Novatech)
- Response to Fourth Review Comments (Novatech)
- Lot Creation Memo (Nelligan Law)
- Sun Shadow Analysis



# WHAT WE HEARD

City provided comments from Sept 2023 – Apr 2025



**SHADOW IMPACTS**



**TOWER HEIGHTS + VARIABILITY**



**PARK SIZE + LOCATION**



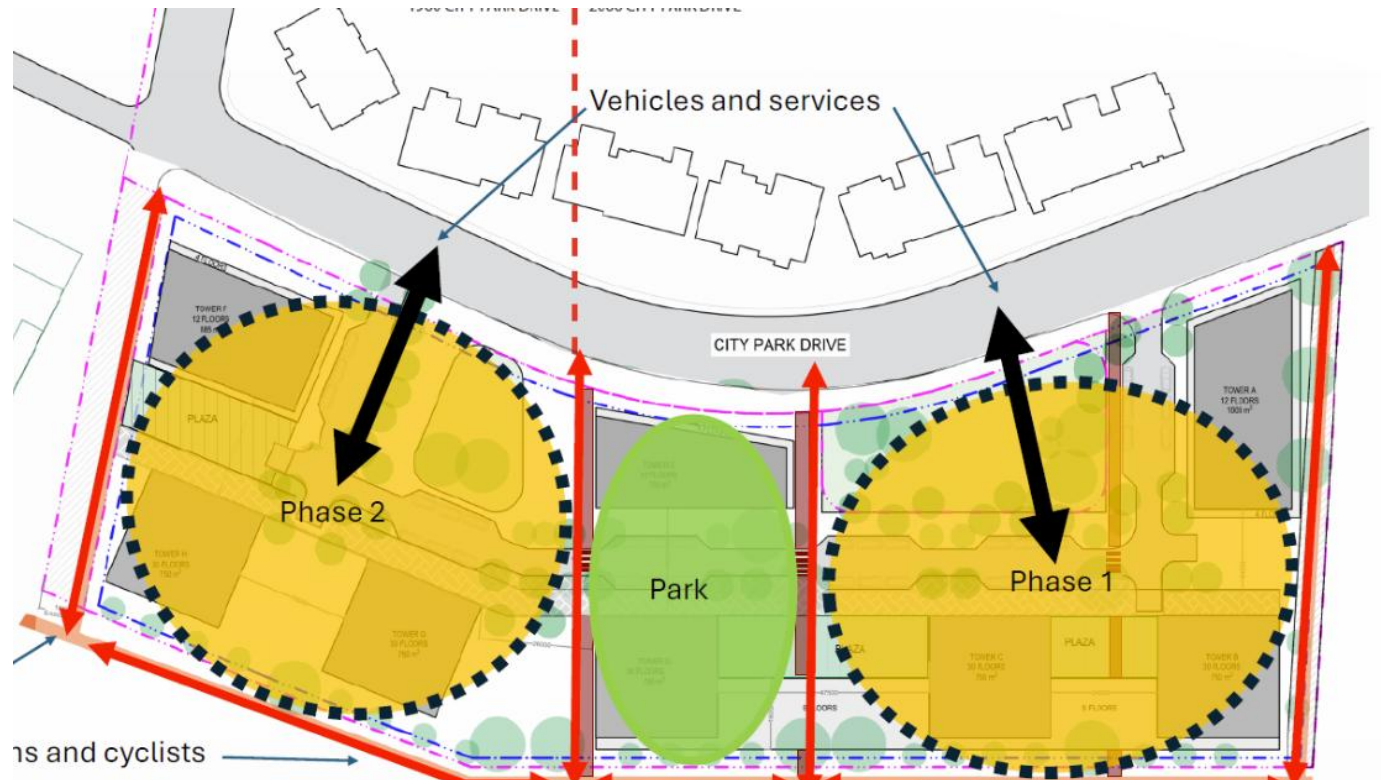
**SITE ACCESS + UNDERGROUND**



**SERVICING**



**LOT CREATION + SITE PHASING**



# REVISED MASTERPLAN - REMOVE 1900 LANDS



Previous submissions included the 1900 City Park Dr. lands within the rezoning despite the existing income producing asset.

With another 10-15 years in the life of the asset and potential for future dispositions, the masterplan has been revised to remove 1900 City Park Dr. from the rezoning application + concept.

The removal of 1900 City Park Dr. now limits the rezoning 2000 City Park Dr. which has more definite development timelines and further minimizes urban design constraints with shadowing on parkland.

# REVISED MASTERPLAN - RIGHT SIZE PARKLAND



Per the City's suggestion, parkland location has shifted southwest to minimize shadow impacts of Tower on Lot E. The park has also been re-sized per the revised masterplan area without the 1900 Lands.

LOT	AREA (sm)
A	2,282
B	2,484
C	2,136
D	2,136
E	1,497
Park	1,560

# REVISED MASTERPLAN - SHADOW IMPACTS

The new net shadow must not result in an average of 50% of any public space being cast in shadow for 5 or more hourly interval times during September.



PLAN			
PARK SIZE (sm)	1560		
	SUN AREA (sm)	% SHADE	% SUN
8AM	352	77.4%	22.6%
9AM	594	61.9%	38.1%
10AM	790	49.4%	50.6%
11AM	701	55.1%	44.9%
12PM	649	58.4%	41.6%
1PM	1393	10.7%	89.3%
2PM	1494	4.2%	95.8%
3PM	1231	21.1%	78.9%
4PM	859	44.9%	55.1%
5PM	1077	31.0%	69.0%
6PM	1387	11.1%	88.9%

Average 10AM-2PM	33%
Average 11AM-3PM	32%
Average 12PM-4PM	28%
Average 1PM-5PM	21%

New net shadows do not result in an average of 50% of any public space being case in shadow for 5 or more hours. The average shadow impacts across 5 hours are noted above.



A bar chart with four bars of increasing height from left to right, representing the years 1990, 2000, 2005, and 2010. The bars are dark red. The height of the bars increases significantly over time, indicating a growing number of people with a degree.



Proposed Severance Line maintains servicing for 1900 City Park Drive as well as access to City Park Dr.

Severance to occur through Consent via the Committee of Adjustment.

 Proposed Severance Line



# LOT CREATION - PART LOT CONTROL



## 1. Sever 1900 City Park Dr. 2. Part Lot Control

1. Lot A - 16-storey Tower + Shared private driveway
2. Lot B - 30-storey Tower
3. Lot C - 30-storey Tower
4. Lot D - 30-storey Tower
5. Lot E - 12-storey Tower

Lot A to maintain ownership of shared driveway and all other lots to share in Joint use + Maintenance Agreement for access (traffic + servicing).

Lot creation to occur via application for exemption from Part Lot Control from the existing underlying subdivision.



Shared Access



Proposed Severance Line

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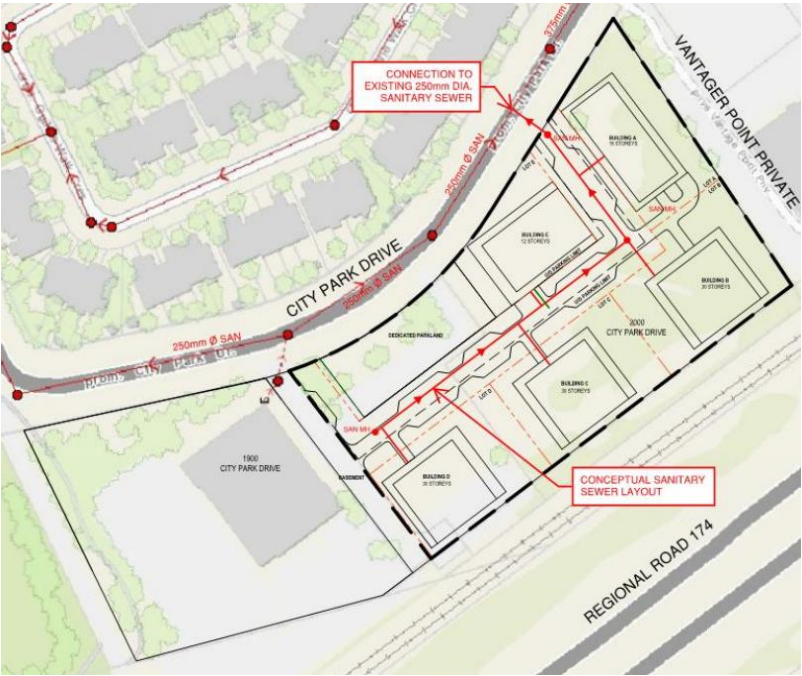
Shared Access



Proposed Severance Line



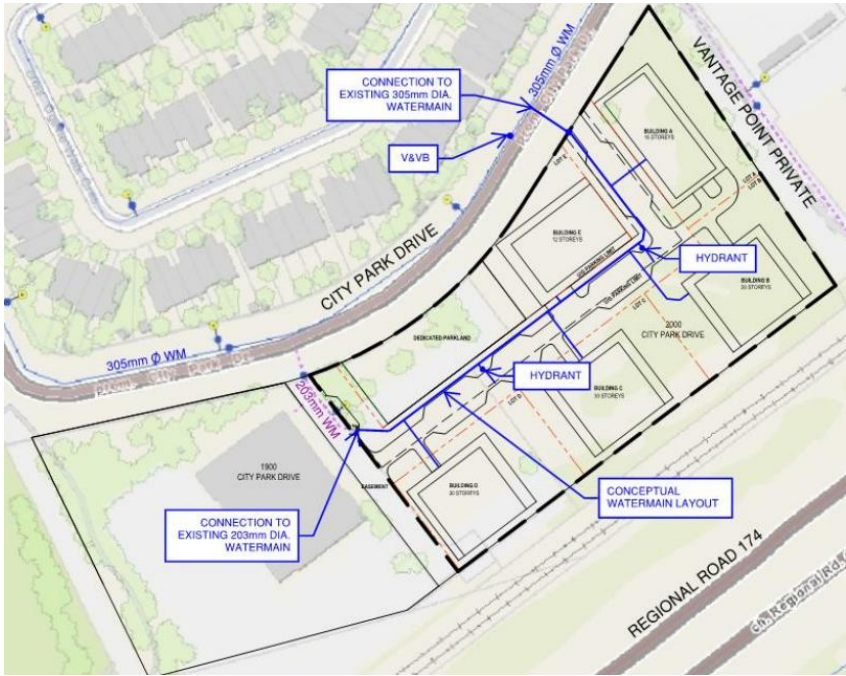
# REVISED MASTERPLAN - PROPOSED SERVICING



Sanitary



Storm



Water



# NEXT STEPS

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- City review of submission
- Recommendation to Planning Committee
- OPA ZBA Approval at City Council
- Consent to Sever Application\*
- Part Lot Control Application\*

\*Application may occur in advance of OPA ZBA Council approval.