

152 SHANLEY



AGENDA

- Introduction
- About Us
- Site History
- Vision for the Site
- Timeline
- Environmental Remediation
- Next Steps
- Questions

ABOUT US

- **Shannondale Developments** is a Toronto-based real estate investment and development group focused on mid-market opportunities in the GTA and Southern Ontario

We strive to add value by creating quality, community-oriented developments and lasting relationships with our partners. As developers, owners, and operators we focus on flexibility, long-term horizons, and end users.

With a combined 65+ years of experience, **Shannondale** has developed numerous projects in Toronto and the surrounding area and currently manages over 250,000 square feet of real estate.



Stantec Inc is a global engineering and construction firm. Founded in 1954 Stantec has over 62 years of experience as one of Canada's leading multidisciplinary engineering firms and currently has over 20,000 employees working in offices in over 400 locations.

WHO WE WORK WITH

metro



UpperOakville
shopping centre



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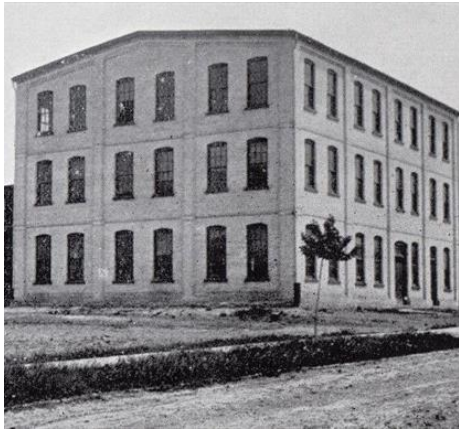


onehealthclubs

thyssenkrupp



SITE HISTORY



1887

- Building constructed in 1887 as a furniture factory



1990's-2018

- Building was largely abandoned
- Site became contaminated with chlorinated solvents
- Structural integrity of the building decreased



2019

- Building deemed unsafe by City of Kitchener



Present Day

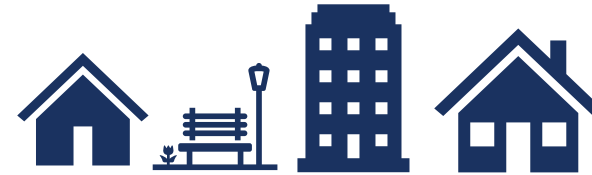
- Shannondale purchased the property in late 2019
- The building could not be contained due to structural deficiencies and nature of contamination

GOALS FOR THE SITE

- Remediate the site to provincial standards



- Develop **Gentle Density** that is **Sensitive** to the neighbourhood context and respects the Site's **Heritage**



- **Enhance** and contribute to the existing **Community** and foster a **Sense of Place**



TIMELINE

2020

2021

2022

2023

2024

2025

Planning & Approvals

Demolition

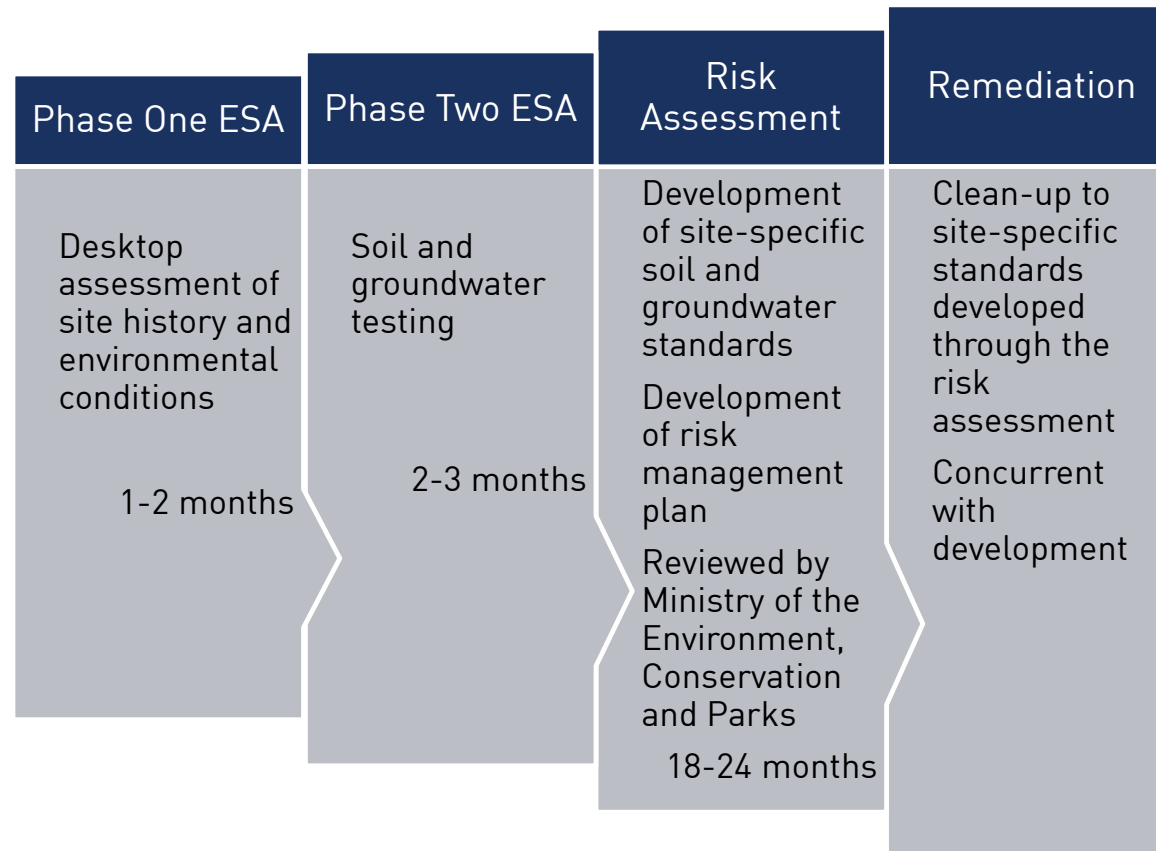
Design

Environmental Work

Construction



ENVIRONMENTAL REMEDIATION



NEXT STEPS

Near Term

- Assemble Project and Design Team:
 - Architect
 - Engineering Consultants
- Develop Remediation Plan



Medium Term

- Begin Remediation Work
- Conceptual Design and Development



Long Term

- Planning and Approvals
- Complete Remediation
- Construction

