

Heritage & Intensification

A special presentation by Shawky Fahel, President/CEO of the JG Group of Companies

- 1) A Brief History of the JG Group of Companies
- 2) A Few Heritage Projects Completed by the JG Group
- 3) Heritage & Intensification – Key Challenges to Redevelopment
- 4) 1847 Riverbank Lofts – A Case In Point

A Few of our Heritage Projects

Laywer's Hall, 1868, Brantford

Before JG



A Few of our Heritage Projects

Lawywer's Hall, 1868, Brantford

After JG



A Few of our Heritage Projects

Wilkes House, 1870, Brantford

Before JG



A Few of our Heritage Projects

Wilkes House, 1870, Brantford

After JG



A Few of our Heritage Projects

Market Village, 1945, Kitchener

Before JG



A Few of our Heritage Projects

Market Village, 1945, Kitchener

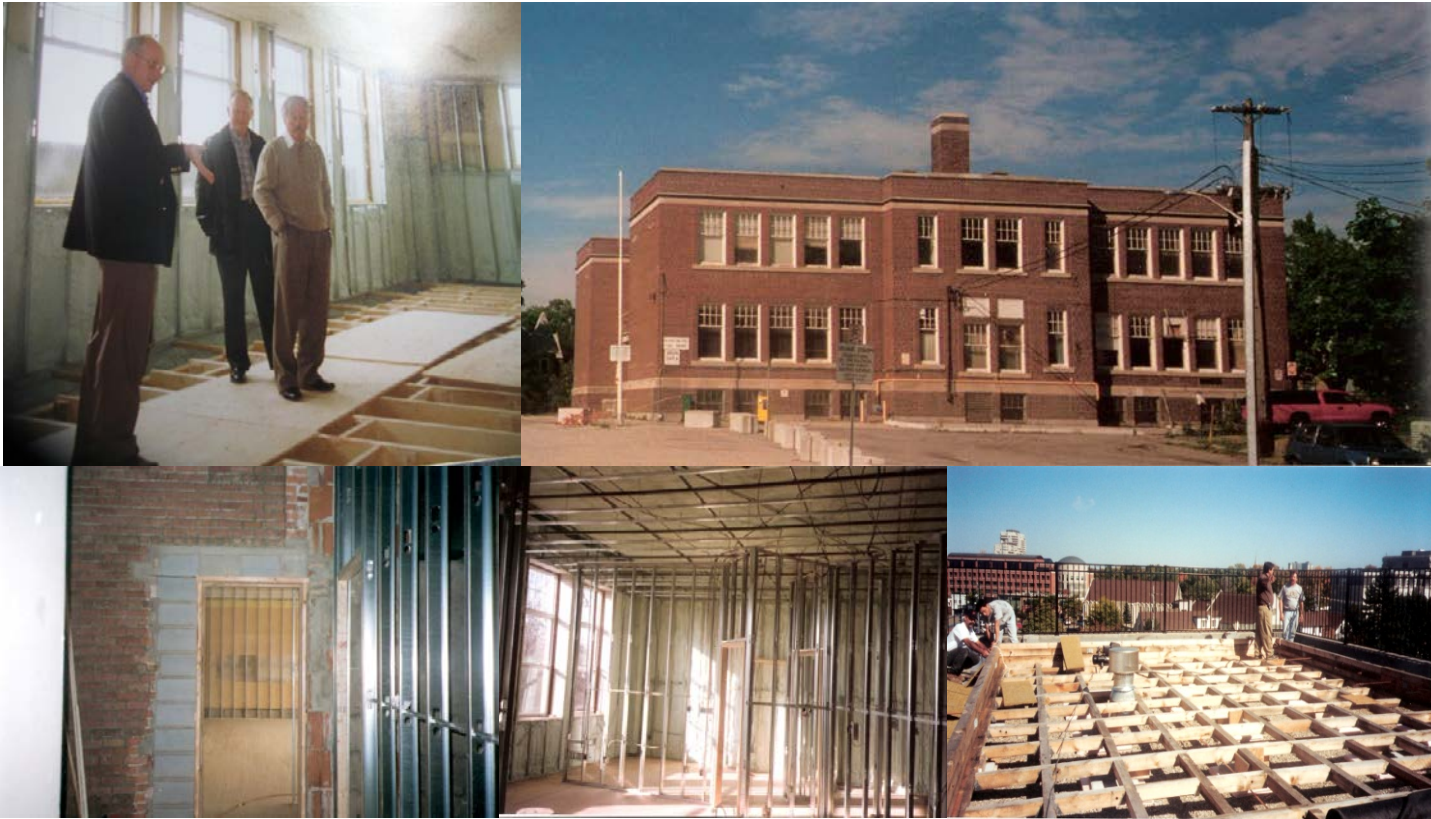
After JG



A Few of our Heritage Projects

@LEX Live/Work Condos, 1902, Waterloo

Before JG



A Few of our Heritage Projects

@LEX Live/Work Condos, 1902, Waterloo

After JG



- **Key Challenges to Redevelopment:**

- Site Specific By-Laws
- Applying Different Standards
- Full Community Collaboration
- Regulations and Approval Processes
- Zoning Permits and Planning Departments
- S.S.R.A and M.O.E
- Land Conservation Studies

• Key Elements In the Development Process:

- Regulation – regulations for heritage and intensification redevelopments can not have the same types of regulations new buildings have applied to them.
- Stakeholders – all relevant community parties need to be abreast of the plans for development and it is always a good idea to get all parties involved on-side.
- By-Laws – such laws need to be site-specific and there needs to be room for compromise in the redevelopment of old heritage and intensification properties.
- City/Region – must be flexible in how they design the standards for various types of developments in order to build better communities.

Former American Standard Site

- American Standard 1847 - A case in point...



Former American Standard Site

- American Standard 1847 - A case in point...



Former American Standard Site

- American Standard 1847 - A case in point...



Building Better Communities

- In Consideration of:

- Hespeler River Activation Master Plan
- Places to Grow Act – 2005
- 2006 Greater Golden Horseshoe Growth Plan
- 2006 Regional Growth Management Strategy
- Community Core Plan for Hespeler Village
- Refurbishing the Downtown Core
- Intensification of Urban Uses Through In-Fill
- **Continuous Improvement Plan**

- Integrated Technology:

- Universal Smart Designs
- LEED Design
- Solar
- Hydro
- Green Roof
- Adaptive Re-Use
- Speed Multi-Purpose Resource
- Multi-use Projects
- Public Open Space

Thank You for Your Attention

- To learn more about our company's exciting projects, please visit us at:
www.jgggroup.ca

JG Group of Companies

173 Roger Street, Waterloo, Ontario,
Canada, N2J 1B1

P 519.579.0832
F 519.579.8780

