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The meeting of Site Plan Review Committee was held on Monday, June 22, 2015 at 2:00 p.m. in the Council Chambers at 395 Mulock Drive, Newmarket.

**Members**

**Present:** Regional Councillor Taylor  
Councillor Bisanz  
Councillor Hempen  
Councillor Kerwin  
Councillor Sponga  
Councillor Twinney  
Councillor Vegh

**Members**

**Absent:** Mayor Van Bynen  
Councillor Broome-Plumley

**Staff:**

Peter Noehammer, Commissioner, Development & Infrastructure Services  
Rick Nethery, Director, Planning & Building Services  
Linda Traviss, Senior Planner – Development

**Accessibility**

**Advisory**

**Committee:** No members were present

The meeting was called to order at 2:02 p.m. No conflicts of interest were declared.

Councillor Vegh in the Chair.

## **NEW BUSINESS**

- 1. APPLICATION FOR SITE PLAN APPROVAL  
17210 LESLIE STREET – WARD 2  
(SOUTH WEST CORNER OF LESLIE STREET AND LEMAR ROAD)  
OUR FILE NO.: D11-NP1509  
2395189 ONTARIO LTD.**
- 

Application for Site Plan Approval to permit a new four storey, 60 unit residential retirement building with roof top garden and a 23 space parking lot on the subject institutional lands.

Diane Yu of Y+S International Design Ltd. and Duff Ryan of Ryan Company Architect Inc. were present to address the Committee.

Johann & Anneliese Wiggers of 17188 Leslie Street, NEWMARKET, ON L3Y 9A7, addressed Committee and expressed concerns regarding parking and garbage storage.

Tracy McCulloch of 1048 Lemar Road, NEWMARKET, ON L3Y 1S1, addressed Committee and expressed concerns regarding parking, retaining wall, fencing and Bell easement.

### **The Site Plan Review Committee recommends:**

- 1. Application for Site Plan Approval to permit a new four storey, 60 unit residential retirement building with roof top garden and a 23 space parking lot on the subject institutional lands be approved in principle and referred to staff for processing, subject to the following:**
  - a. THAT the preliminary review comments provided to the applicant be addressed to the satisfaction of Town staff;**
  - b. THAT the applicant work with the residents to the west and south of the subject property to address matters relating to retaining walls, fencing, landscaping and garbage storage;**
- 1. AND THAT Jasmine Lea Wang, 2395189 Ontario Ltd., 77 Steeles Avenue East, NORTH YORK, ON M2M 3Y4, be notified of this decision;**
- 2. AND THAT Diane Yu, Y+S International Design Ltd., 34 John Gary Drive, MARKHAM, ON L3R 5E7, be notified of this decision;**
- 3. AND THAT Duff Ryan, Ryan Company Architect Inc., 96 Borden Street, TORONTO, ON M5S 2N1, be notified of this decision.**

The meeting adjourned at approximately 3:06 p.m. The next regular meeting of the Site Plan Review Committee is expected to be held on September 14, 2015.

June 23, 2015  
Dated

  
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Director, Planning & Building Services

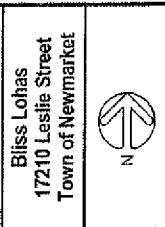
ISSUE	DATE	DESCRIPTION
1	12/20/10	2/12/2010

REV.	DATE	DESCRIPTION

**REVISIONS**

1. 12/20/10 2/12/2010

**BLISS LOHAS**  
17210 Leslie Street  
Town of Newmarket



**Site Plan**

**Y+S**

Y+S CONSULTANTS  
1000 SHEPPARD AVENUE EAST  
SUITE 100  
SCARBOROUGH, ONTARIO M1B 3Y7  
416-291-4887  
www.y+s.com

DATE: 12/20/10  
SCALE: 1:200

PROJECT NO.: 10-002-01



**Key Plan N.T.S.**

17210 Leslie Street Town of Newmarket  
All of lot 77 and part of lot 76 Registered plan 443  
Regional Municipality of York

**Project Statistics**

Lot Area: 86,276.517 2,883 sq ft  
 Base: 160.00 ft  
 Depth: 537.51 ft  
 Proposed Use: Residential (see notes)  
 Proposed Lot Area: 86,276.517 sq ft  
 Proposed Lot Area: 86,276.517 sq ft  
 Proposed Lot Area: 86,276.517 sq ft

**LAF Coverage: 37%**

Proposed Parking: 22 (includes 1 barrier free parking space)  
 Proposed Loading Space: 1 (includes pickup truck)

**Notes:**  
 1. All proposed structures shall be set back from the front and side property lines by a minimum of 10.00 m.  
 2. All proposed structures shall be set back from the rear property line by a minimum of 10.00 m.  
 3. Screening of the rear two parking, loading and loading docks shall be screened by the installation of the Town of Newmarket.

**O.B.C. MATRIX**

Item	Requirement	Proposed	Compliance
1	Minimum lot area	86,276.517 sq ft	Compliant
2	Minimum lot width	160.00 ft	Compliant
3	Minimum lot depth	537.51 ft	Compliant
4	Minimum lot area (excluding parking)	86,276.517 sq ft	Compliant
5	Minimum lot width (excluding parking)	160.00 ft	Compliant
6	Minimum lot depth (excluding parking)	537.51 ft	Compliant
7	Minimum lot area (including parking)	86,276.517 sq ft	Compliant
8	Minimum lot width (including parking)	160.00 ft	Compliant
9	Minimum lot depth (including parking)	537.51 ft	Compliant
10	Minimum lot area (excluding parking and loading)	86,276.517 sq ft	Compliant
11	Minimum lot width (excluding parking and loading)	160.00 ft	Compliant
12	Minimum lot depth (excluding parking and loading)	537.51 ft	Compliant
13	Minimum lot area (including parking and loading)	86,276.517 sq ft	Compliant
14	Minimum lot width (including parking and loading)	160.00 ft	Compliant
15	Minimum lot depth (including parking and loading)	537.51 ft	Compliant

