

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.**
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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.**

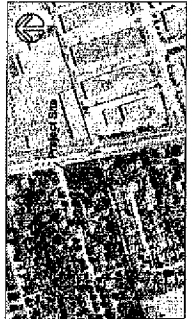
The meeting adjourned at approximately 3:06 p.m. The next regular meeting of the Site Plan Review Committee is expected to be held on September 14, 2015.

June 23, 2015
Dated



Director, Planning & Building Services

NO.	DATE	DESCRIPTION



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: 28,339 sq. ft. (2.611 ha.)
- Front Width: 72.21 met.
- Depth: 375.73 m (1,216 ft.)
- Proposed Deck: 2nd Floor Deck
- Proposed Structure: 2nd Floor Deck
- Proposed Height: 4.0 m
- Proposed Area: 1,325 sq. ft. (123.5 sq. m)
- 2nd Floor: 674 sq. m (14,250 sq. ft.)
- 4th Floor: 674 sq. m (14,250 sq. ft.)
- 6th Floor: 674 sq. m (14,250 sq. ft.)

- L10 Coverage: 23%
- Proposed Footing System: 22 (Revisions 1 barrier free parking space)
- Proposed Footing System: 1 (Storage parking space)
- Note: 1. Change collection sign to private parking.
- 2. All impervious and existing outdoor lighting will be shielded away from adjacent residential properties. All proposed lighting will follow the terms of the approved lighting ordinance.
- 3. Screening of the roof and heating, ventilation and cooling units will be screened to the satisfaction of the Town of Newmarket.

O.B.C. MATRIX

NO.	DESCRIPTION	REVISIONS	DATE	BY	CHECKED

Bliss Lohas
17210 Leslie Street
Town of Newmarket

N

Site Plan

Y+S

1220

J-402 91

