17680 Leslie Street

2491082 Ontario Inc. D09-NP21-04 (OPA) D14-NP21-04 (ZBA)



Context

100

Lesme Street

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Happy All Day eakfast & Lunch Takeou

Subject Property

Builing Pi

Google

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Wayne Drive, waynoou

Little Caesars Pizza Takaout • Dalivary

E

Holy Cross Lutheran Church (ELCIC)

Hamilio

WayneDr

420

LifeLabs

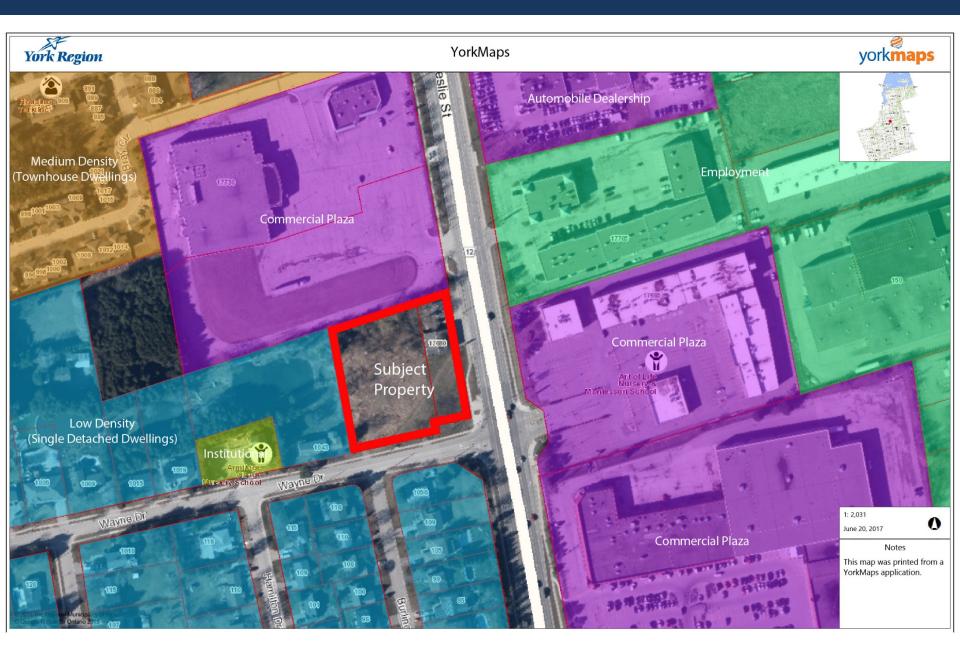
25

Site Condition

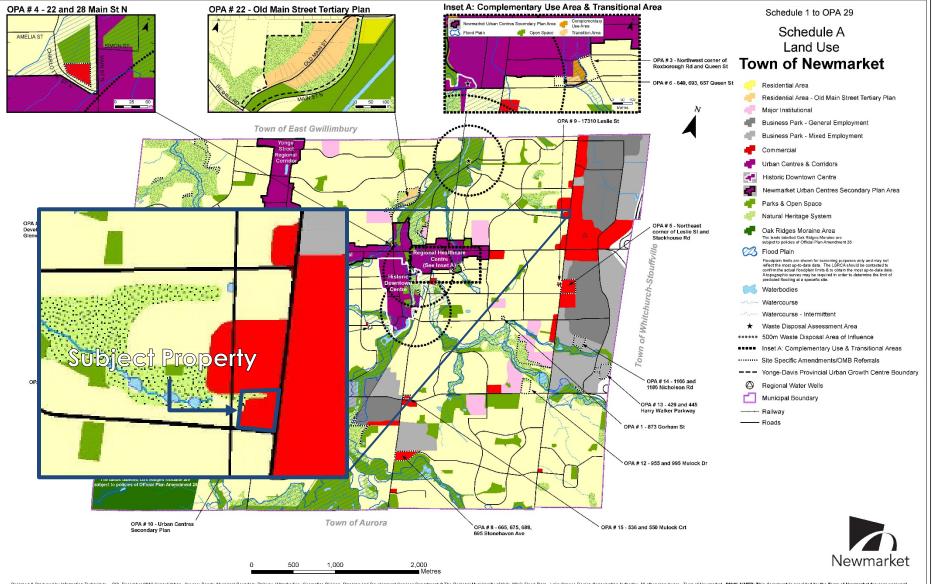


Google

Adjacent Properties

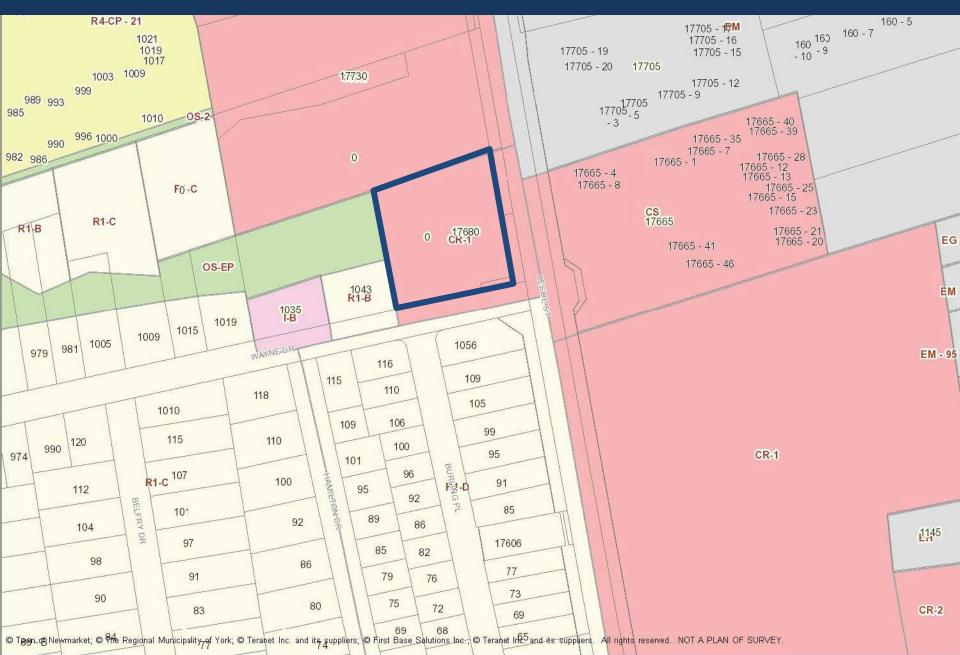


Official Plan Designation

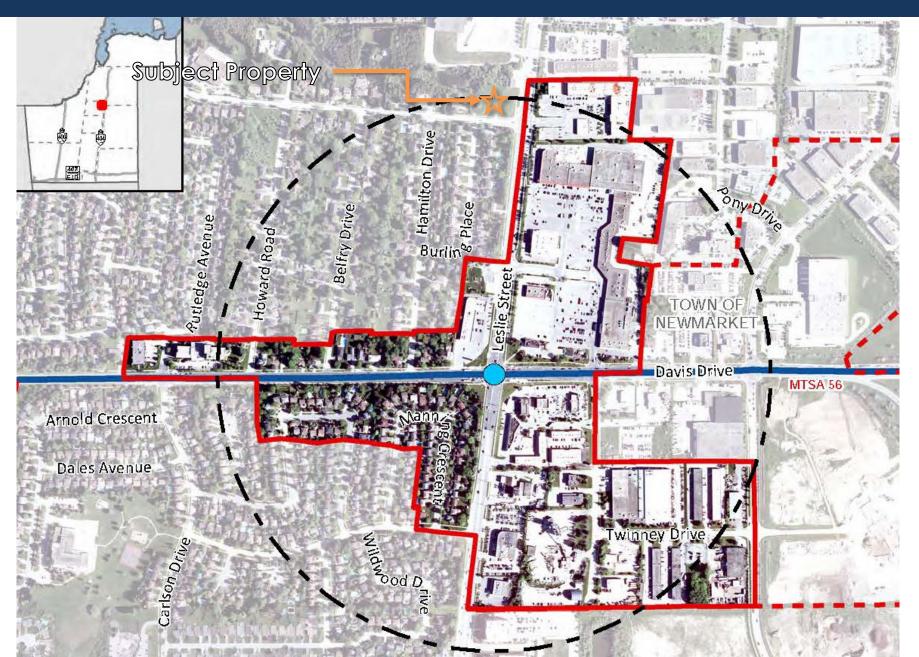


Designed & Produced by Information Technology – GIS. December 2016 Consolidation. Source: Roads, Municipal Boundary, Raiway, Waterbodies- Geomatos Disision, Planning and Development Services Department to The Regional Municipality of York, 2013; Flood Plain – Laive Since Region Conservation Authority; Al other map Jayees – Town of Newmarket. DISCLAIMER: This document is provided by the Town of Newmarket for your personal, non-commercial use. The Information depicted on this map has been completed from various sources. While every effort has been made to accurately depict the information, data/mapping errors may exist. This map has been produced for illustrative purposes only. It is not a substitute for a legal survey. Printed: 2020-12-04

Zoning By-law



Proposed Major Transit Station Area



Applications

- Official Plan Amendment
 - Re-designate the subject property from the 'Commercial' and 'Natural Heritage System' land uses to a Site Specific 'Residential Area' designation
 - Permit the stacked townhouse building type
- Zoning By-law Amendment
 - Implement appropriate Zone Category and development standards
- Future Applications
 - Site Plan Control
 - Draft Plan of Condominium (Standard)

Proposed Site Plan



Proposed Site Plan

- LEXISTING ASPINIT 18,480 LANDSCAPED VALEA 3 445 36.000 BUILDING ' 4 STOREYS - 18 UNITS 5 12 200 EST. GRADE - 271.4 BUILDING AREA - 505 10 M2 G.F.+271.94 G.F.-273.44 GF.-273.74 GE -979.94 £F-979.54 6.F.-171.84 G.F.+273.14 GE-274.04 INCIDES (B 20 221.08 221.18 ROPCKED 1.5 ALWIDE SIDEWAL 1-STOREY LIMIT OF UNDERGROUND Parking garage NESCAPID AREA **ESLIE STREET** GARBAGE LINIT OF UNDERGROUND ENCLOSURE **FARKING GARAG** UP @ 5.0% (33,3 M2) STAIR 17 CARS TOTAL 3.785 05-272.27 GE-170 B 272.66 LANDSCAPED AREa GF.-773.6 6.F.-274.34 GF.+272.24 6.F.-273.34 6.E-271.94 BUILDING 'C' 2 800 BUILDING 'B' 4 STOREYS - 14 UNITS EST. 6840E = 273.14 2 (385 BUILDING AREA - 382.50 M2 18.495 4 STOREYS - 20 UNITS EST. GRADE -5.200 3.200 BUILDING AREA - 562.10 M2 6.E-171.9 21.000 G.F.-273.94 6 F = 974 A E LANDSCAPE 3.000 18.000 6.F.-773.44 6.F.-274.24 61-20124 C/L OF FIRE 6.1.-274.9 GJ.+274.24 BICYCLES (0) 2 800 272.41 OUTLINE OF Below Gradi Detention GJ.-274.54 6.1.-275.24 20.485 (UNITING 1 660 R ¥¥⁸³ ⊊ RAMP UP LANDSCAFED 21.685 (UNITING DISTANCE) STAIR Landscared MRD4 600 DI FROPOSID 1.3 WIDE SIDEWAL 195 G.F.=275.54 5.485 IP@ 5.0% G.F.-273.74 G.F.=273.44 G.F.-274.04 G.F.=274.34 G.F.=274.64 6.F.=274.94 G.F.=275.24 G.F.=275.54 2 CARS BUILDING 'D' 21.000 G.F.=275.84 3 CARS 33 000 4 STOREYS 36 UNITS STAIR 20.485 BUS STOP BUILDING AREA - 1 065 60 M2 2.800 2,800 7.000 15.000 OUTLIKE DE G F = 274 64 G.F.-274.94 G.F.-275.24 G.F.-275.54 EXISTING BELOW GRADE INFILTRATION FACILITY 2,400 1-STOREY 6.F.=273.44 6.F.-273.74 G.F.-274.04 G.F.-274.34 DWELLING AREA TO BE CONVEYED TO REGION 18.570 -E - 6.0 AREA TO BE _____ 8:68 -11.500 11.500 11.500 8 - 17.0 CENTRE LINE OF R.O.W WAYNE DRIVE
- 0.671 ha net site area
- 88 Stacked townhouse dwellings
- 4-storeys
- 134 Parking Spaces
 - 17 at grade
 - 117 underground





