

17680 Leslie Street

2491082 Ontario Inc.

D09-NP21-04 (OPA)

D14-NP21-04 (ZBA)





Site Condition



Wayne Drive

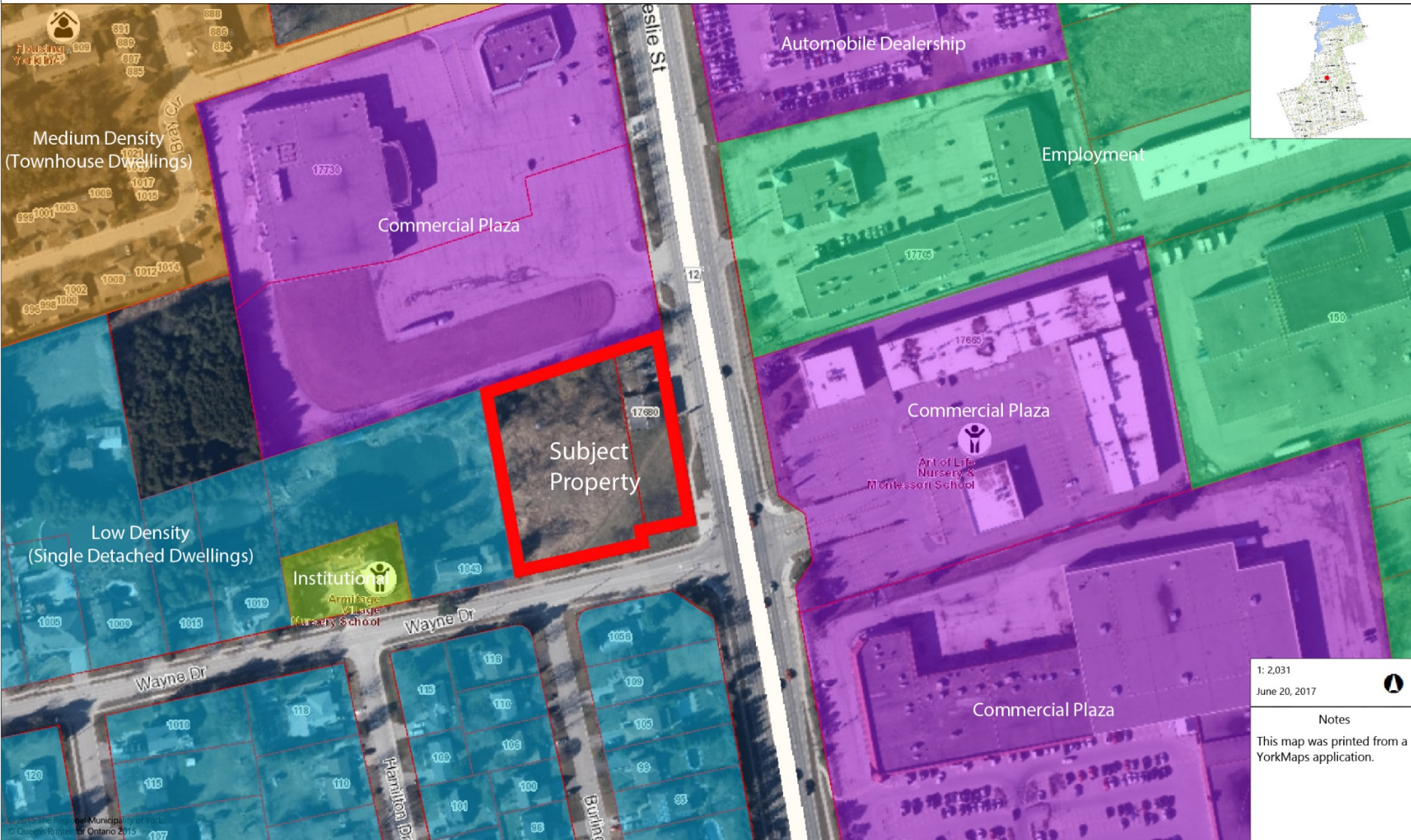
Leslie Street

Google

Adjacent Properties



YorkMaps



1: 2,031

June 20, 2017

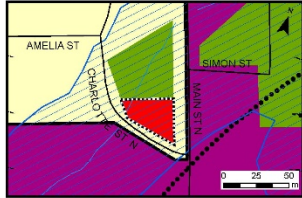


Notes

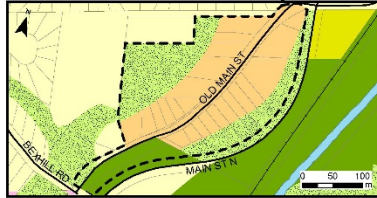
This map was printed from a YorkMaps application.

Official Plan Designation

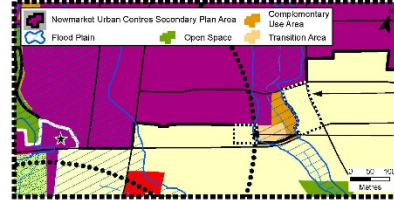
OPA # 4 - 22 and 28 Main St N



OPA # 22 - Old Main Street Tertiary Plan



Inset A: Complementary Use Area & Transitional Area



Schedule 1 to OPA 29

Schedule A Land Use

Town of Newmarket

- Residential Area
 - Residential Area - Old Main Street Tertiary Plan
 - Major Institutional
 - Business Park - General Employment
 - Business Park - Mixed Employment
 - Commercial
 - Urban Centres & Corridors
 - Historic Downtown Centre
 - Newmarket Urban Centres Secondary Plan Area
 - Parks & Open Space
 - Natural Heritage System
 - Oak Ridges Moraine Area
- The lands labelled Oak Ridges Moraine are subject to policies of Official Plan Amendment 28

- Flood Plain
- Waterbodies
- Watercourse
- Watercourse - Intermittent
- Waste Disposal Assessment Area
- 500m Waste Disposal Area of Influence
- Inset A: Complementary Use & Transitional Areas
- Site Specific Amendments/OMB Referrals
- Yonge-Davis Provincial Urban Growth Centre Boundary
- Regional Water Wells
- Municipal Boundary
- Railway
- Roads

Subject Property

OPA # 10 - Urban Centres
Secondary Plan

Town of Aurora

OPA # 8 - 665, 675, 688,
695 Stonehaven Ave

OPA # 15 - 536 and 550 Mulock Crt

OPA # 12 - 955 and 995 Mulock Dr

OPA # 1 - 873 Gorham St

OPA # 13 - 429 and 445
Harry Walker Parkway

OPA # 14 - 1165 and
1185 Nicholson Rd

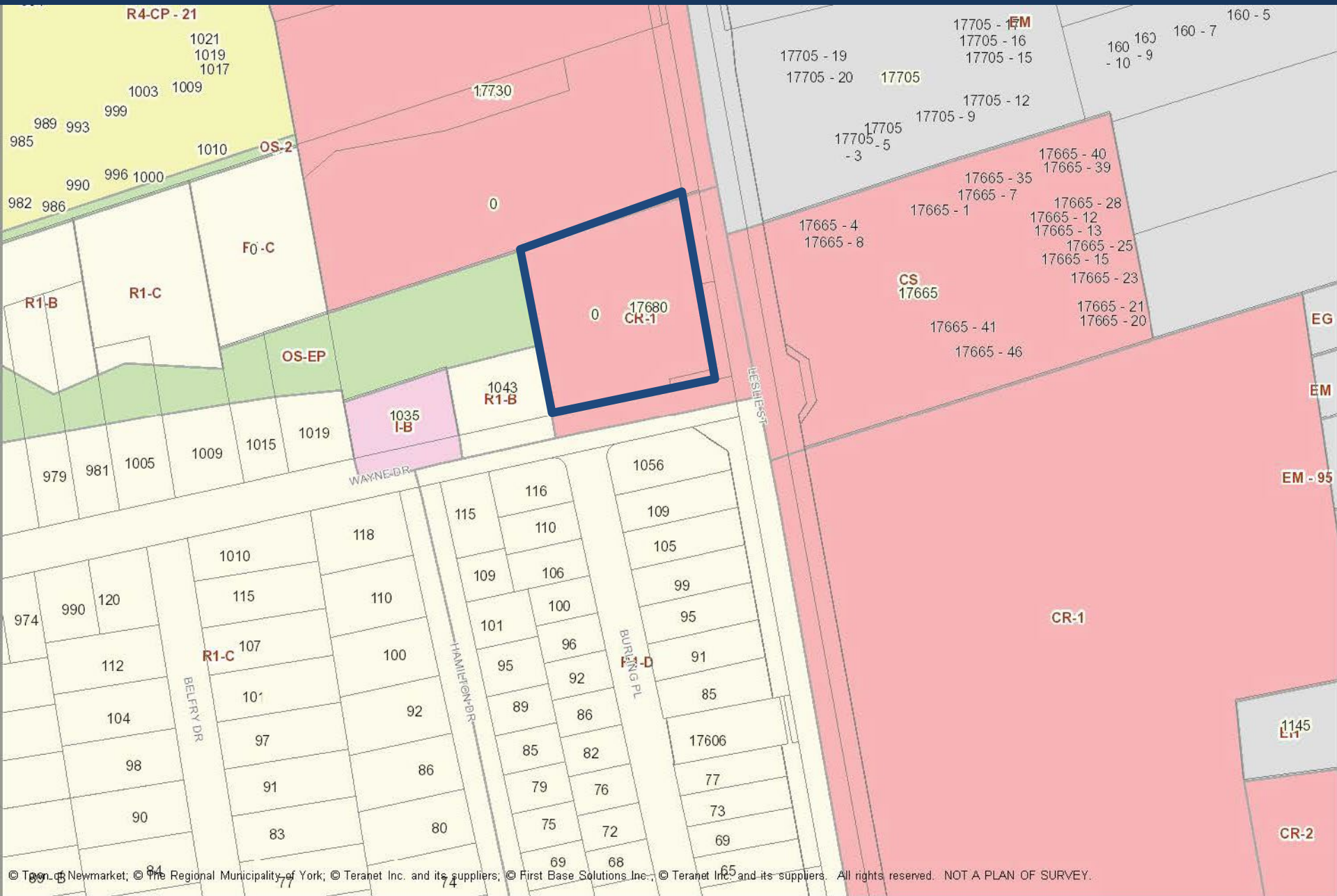
OPA # 5 - Northeast
corner of Leslie St and
Stackhouse Rd

OPA # 9 - 17310 Leslie St

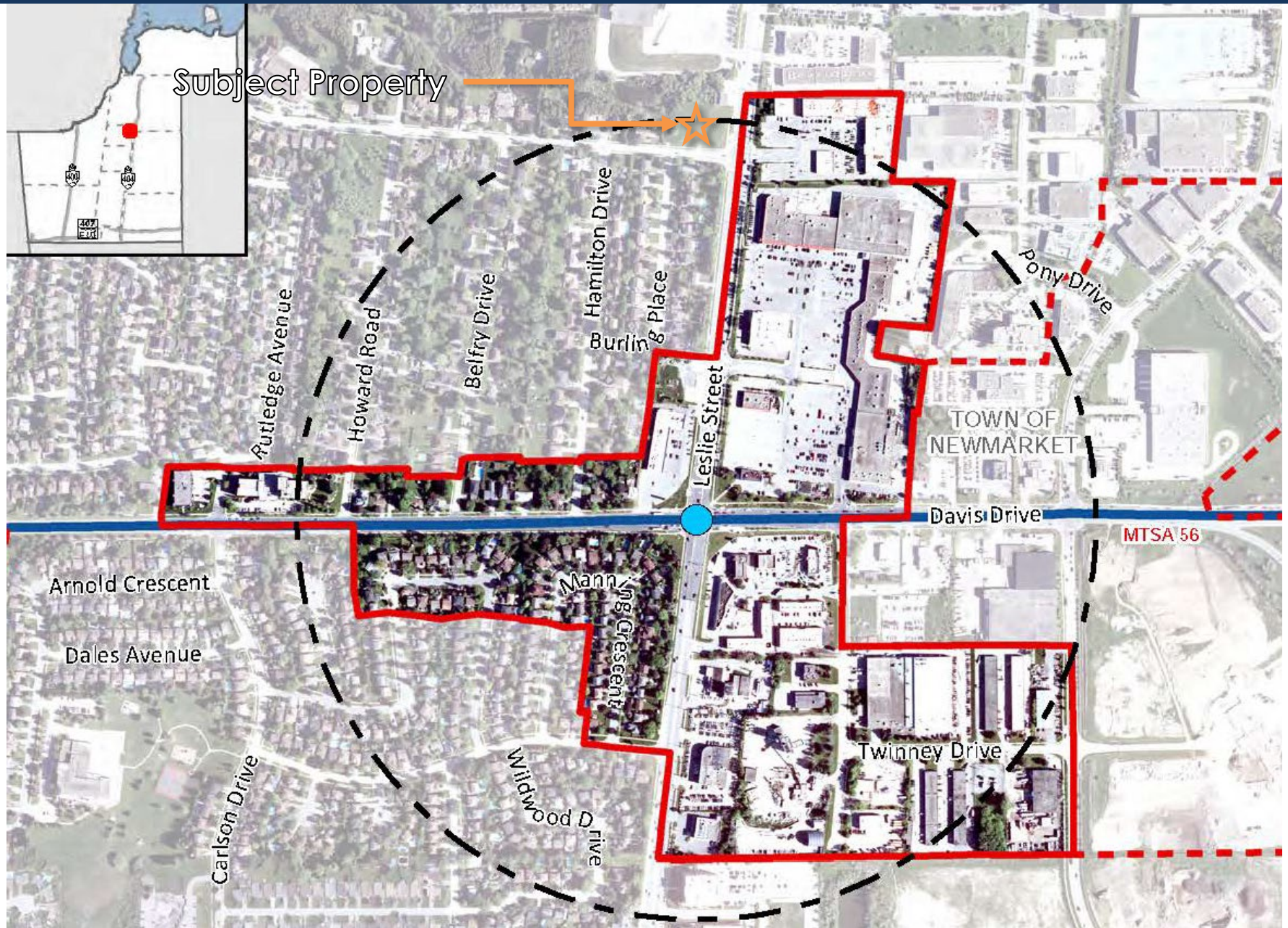
Town of East Gwillimbury

0 500 1,000 2,000
Metres

Zoning By-law



Proposed Major Transit Station Area



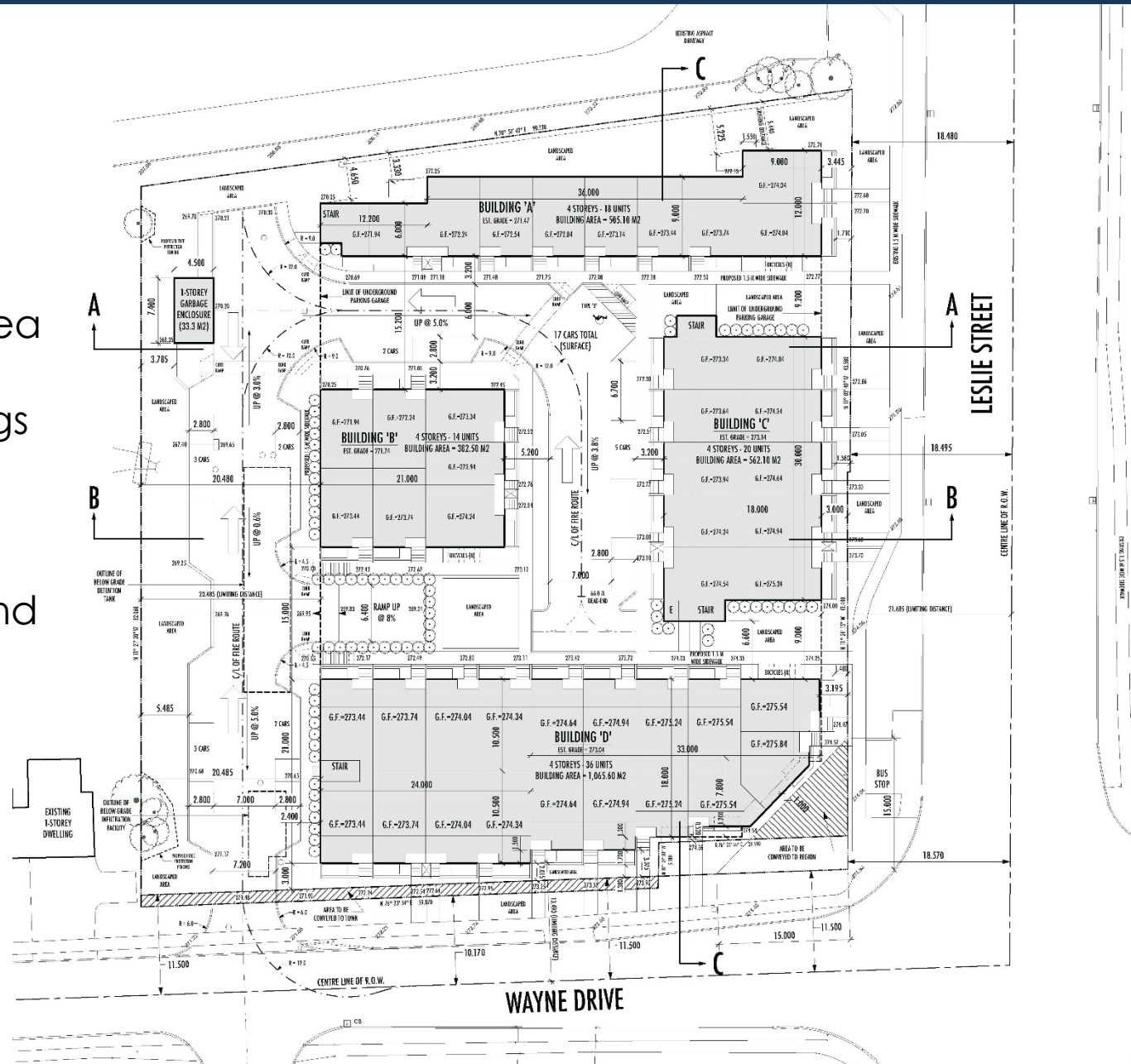
- **Official Plan Amendment**
 - Re-designate the subject property from the 'Commercial' and 'Natural Heritage System' land uses to a Site Specific 'Residential Area' designation
 - Permit the stacked townhouse building type
- **Zoning By-law Amendment**
 - Implement appropriate Zone Category and development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

Proposed Site Plan



Proposed Site Plan

- 0.671 ha net site area
- 88 Stacked townhouse dwellings
- 4-storeys
- 134 Parking Spaces
 - 17 at grade
 - 117 underground



Conceptual Building Renderings



Conceptual Building Renderings



Conceptual Building Renderings



Conceptual Building Renderings

