

Attachment 2 – Developments Pending to Receive Servicing Allocation Subject to Town Approval/OLT Decisions

This list is provided for reference only. It does not represent staffs' support or Council's approval of the following developments. The amount of allocation listed below may be subject to change.

Development	Priority Area	Allocation Required	Application Status
Redwood Phase 3 (17645 Yonge Street)	1	Building 3: 168 apartment units (328 persons)	Finalizing Site Plan Agreement. Buildings 1 and 2 will be constructed before Building 3.
Marianneville Developments Woodspring Limited (Woodspring Avenue, Block 194, 65M 3820) I&I Project	3	124 condo townhouse units (327 persons)	Awaiting third Zoning By-law Amendment submission.
741, 745, 747, 753, 757, and 763 Gorham Street & 233 Muriel Street	3	72 townhouse units (168 persons)	Developer-led PIC held in December 2022. Awaiting resubmission for Zoning By-law Amendment and draft Plan of Subdivision.
Forest Green Homes (16920 and 16860 Leslie Street)	3	Phase 2 148 townhouse units (390 persons)	OPA and Zoning By-law Amendment approved with Holding provisions. Draft approval for Plan of Subdivision issued March 2024.
Millford Development Limited (55 Eagle Street)	3	To be confirmed	Partial Ontario Land Tribunal settlement reached for OPA and Zoning By-law Amendment. Awaiting final Order from OLT.
66 Roxborough Road	3	9 townhouse units (21 persons – accounted for a credit of one existing single detached unit 3.25 persons)	Dormant since statutory public meeting (October 2020).

Development	Priority Area	Allocation Required	Application Status
231 Old Main Street	3	16 semi-detached units and one affordable triplex (49 persons – accounted for credit of one existing single detached unit 3.25 persons)	Zoning By-law Amendment under review.
17680 Leslie Street	Not in priority area – currently designated Commercial	88 townhouse units (232 persons)	Public meeting held. Awaiting resubmission for OPA and Zoning By-law Amendment.
LIM Developments (Newmarket) Inc. (535 Davis Drive West)	Not in priority area – Natural Heritage System, ORM	226 apartment units (441 persons)	PIC held in October 2021. Awaiting resubmission for OPA and Zoning By-law Amendment.
Algibon Investments Inc. (301 Mulock Drive and 500 Cane Parkway)	Not in priority area – currently designated Mixed Employment	392 apartment units (765 persons)	Revised OPA and Zoning By-law Amendment under review. Public Meeting held March 25, 2024.
Marianneville Stonehaven Ltd. (600 Stonehaven Avenue) I&I Reduction Project	3	Phase 2 – 126 townhouse units (332 persons)	Official Plan Amendment, Zoning By-law Amendment approved. Draft Approval issued for Draft Plan of Subdivision. Awaiting submission of site plan applications for condominium townhouse blocks.
615, 625, 631 Davis Drive and 29, 33, 39 Bolton Ave	1	767 apartment units (1490 persons – accounted for a credit of two existing single detached units 6.5 persons)	Official Plan Amendment and Zoning By-law Amendment applications deemed complete. Public Meeting is scheduled for April 29 th , 2024.

Development	Priority Area	Allocation Required	Application Status
281 Main Street North Phases 1 and 2	3	19 townhouse units (47 persons – accounted for a credit of one existing detached unit 3.25 persons)	Site plan submission received November 2023. Minor Variance application submitted to increase the number of units.
17615 Yonge Street (Dymon Capital)	1	215 apartment units (420 persons)	Pre-application stage for Official Plan Amendment and Zoning By-law Amendment.
113-121 Main Street North	3	20 townhouse units (47 persons – accounted for two existing single detached units 6.5 persons)	Pre-application stage for Zoning By-law Amendment.
62 Bayview Parkway	Not currently in priority area – designated Major Institutional	247 apartment units (482 persons)	Pre-application stage for Official Plan Amendment and Zoning By-law Amendment.
1041-1051 Davis and 15 & 23 Hamilton	Not currently in priority area – designated commercial	24 townhouse units (51 persons – accounted for a credit of four single detached units 13 persons)	Pre-application stage for Official Plan Amendment and Zoning By-law Amendment.
Shining Hill Secondary Plan	Not currently in priority area – designated Oak Ridges Moraine Area and Urban	2000-3000 units (targeting 5,000 to 7,000 people)	Pre-application stage for Secondary Plan Official Plan Amendment.

Development	Priority Area	Allocation Required	Application Status
1015-1029 Davis Drive and 22 Hamilton Drive	3	24 townhouse units and 4 semi-detached units (62 persons accounted for a credit of four existing single detached units 13 persons)	No movement in the last year.
201 Davis Drive	1	Allocation required for 69 additional apartment units (135 persons)	Previously allocated for 147 apartment units as part of a different planning application. 1 st pre-application submission received for revised Official Plan Amendment and Zoning By-law Amendment submitted.
16756 and 16764 Bayview Ave	3	70 apartment units (130 persons accounted for a credit for 2 existing single detached units 6.5 persons)	Official Plan Amendment and Zoning By-law Amendment under review.
ESTIMATED TOTAL ALLOCATION REQUIRED: 5917 PERSONS plus 5000-7000 people for Shining Hill Secondary Plan (subject to final unit count at the time of approval)			