

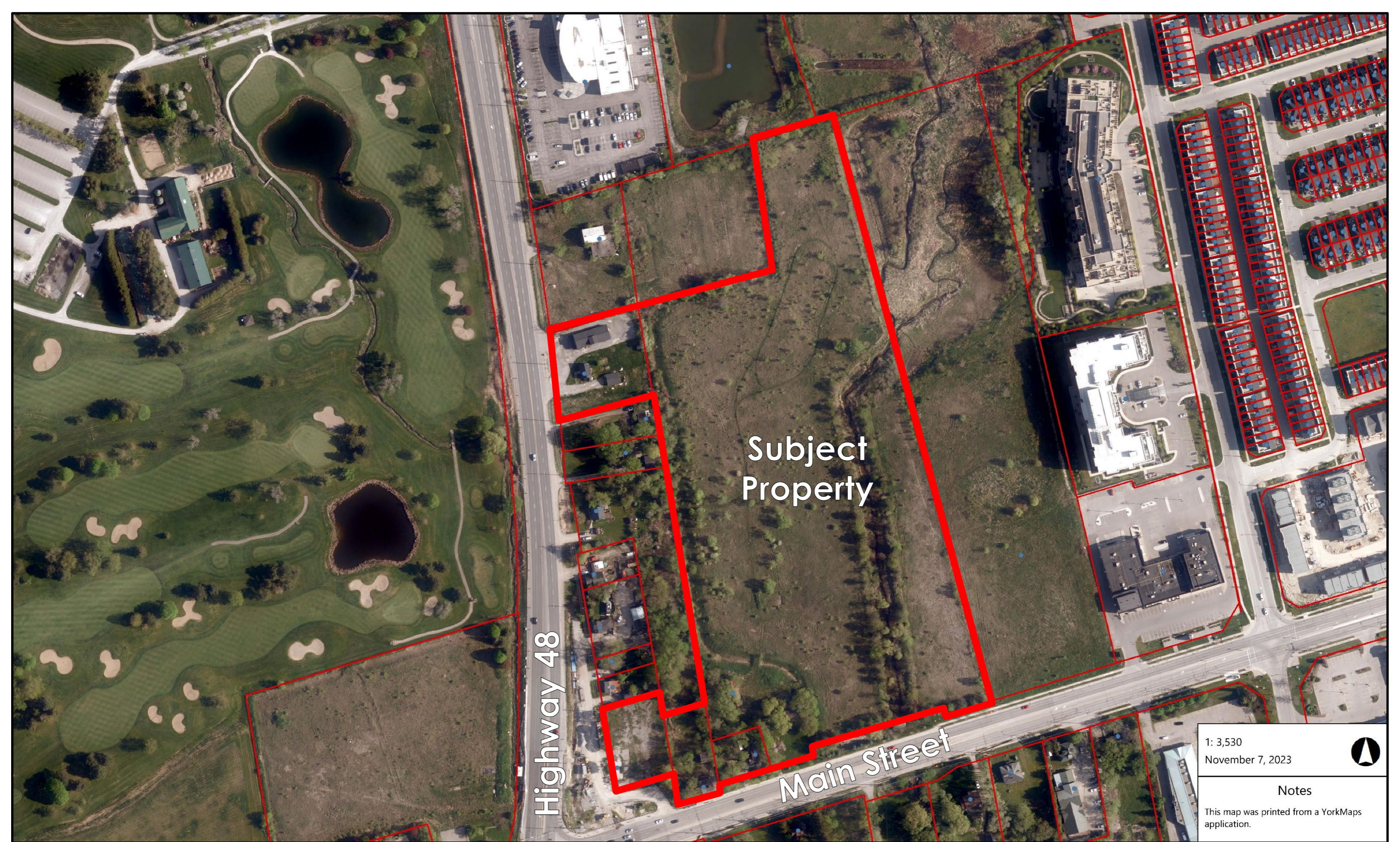


**G O L D B E R G
G R O U P**

**5262-5318 MAIN STREET
12371 HIGHWAY 48**

Official Plan Amendment | OPA16.003
Zoning By-law Amendment | ZBA16.016
Draft Plan Of Subdivision | 19T(2)-16.003

OCTOBER 2, 2024



Subject
Property

Highway 48

Main Street

1: 3,530
November 7, 2023



Notes

This map was printed from a YorkMaps application.

Context Map











- **Official Plan Amendment** sought to implement site specific provisions for the height and density
 - Applications submitted prior to adoption of the Gateway Mixed Use Area/Western Approach Land Use Study (OPA 145) to assist the Town in its consideration of the area by providing clear indication of desired development format and detailed technical information.
- **Zoning By-law Amendment** to apply the appropriate zone categories to the various development/environmental protection blocks
- **Draft Plan of Subdivision** to establish blocks for future road, stormwater management, environmental, and development lands
- Future applications for **Site Plan Control** to be filed for individual development blocks at future date





Legend of Environmental Lines

-  Watercourse
-  Centreline of Creek plus 30m
-  Centreline of Creek plus 40m
-  Regional Floodline
-  Regional Floodline plus 10m
-  Meanderbelt
-  Meanderbelt plus 30m
-  100m Forested Corridor

Draft Plan of Subdivision





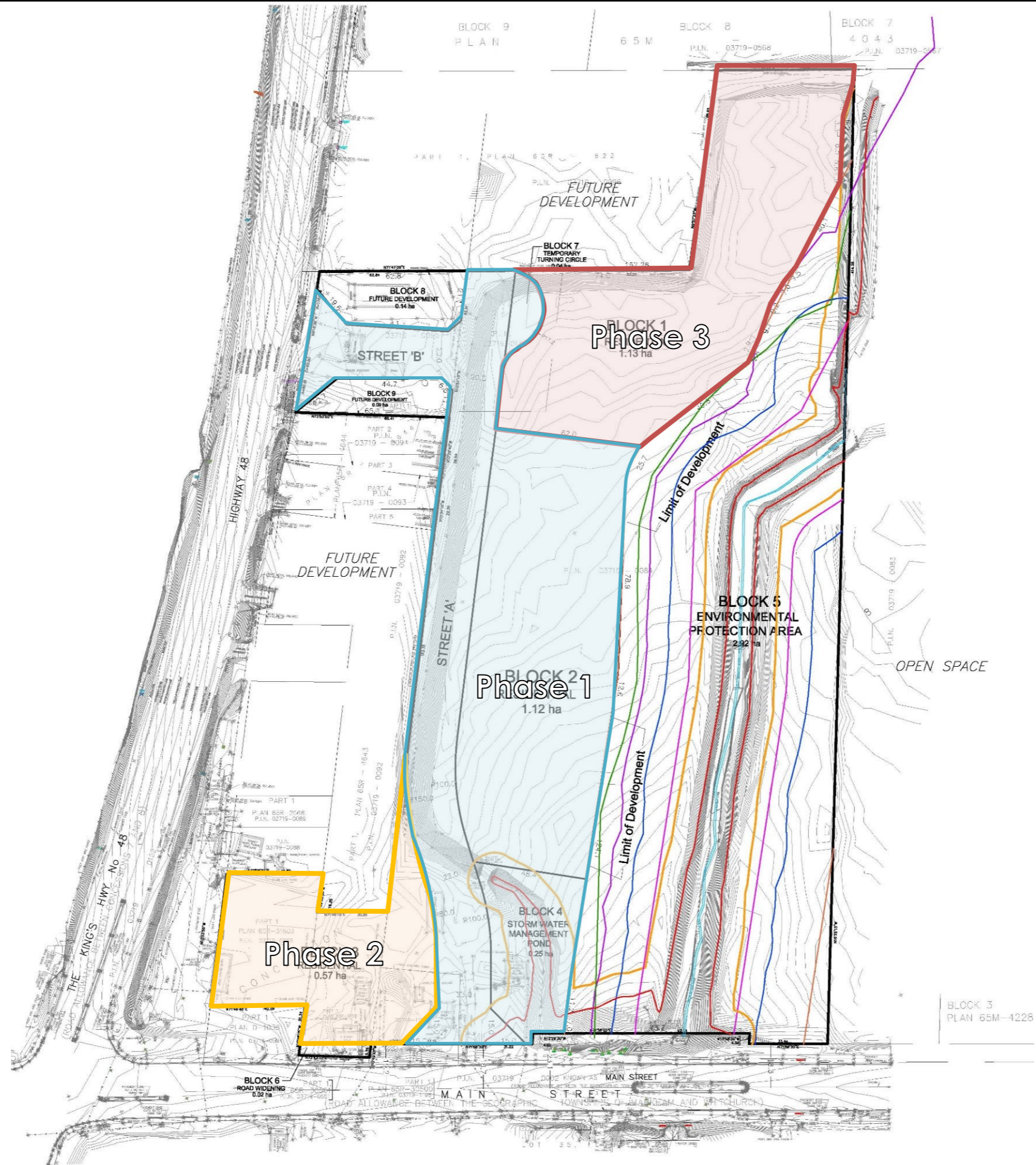
Landscape
Water Drain
School

MSA
SMA
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Conceptual Site Plan



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Development Phasing

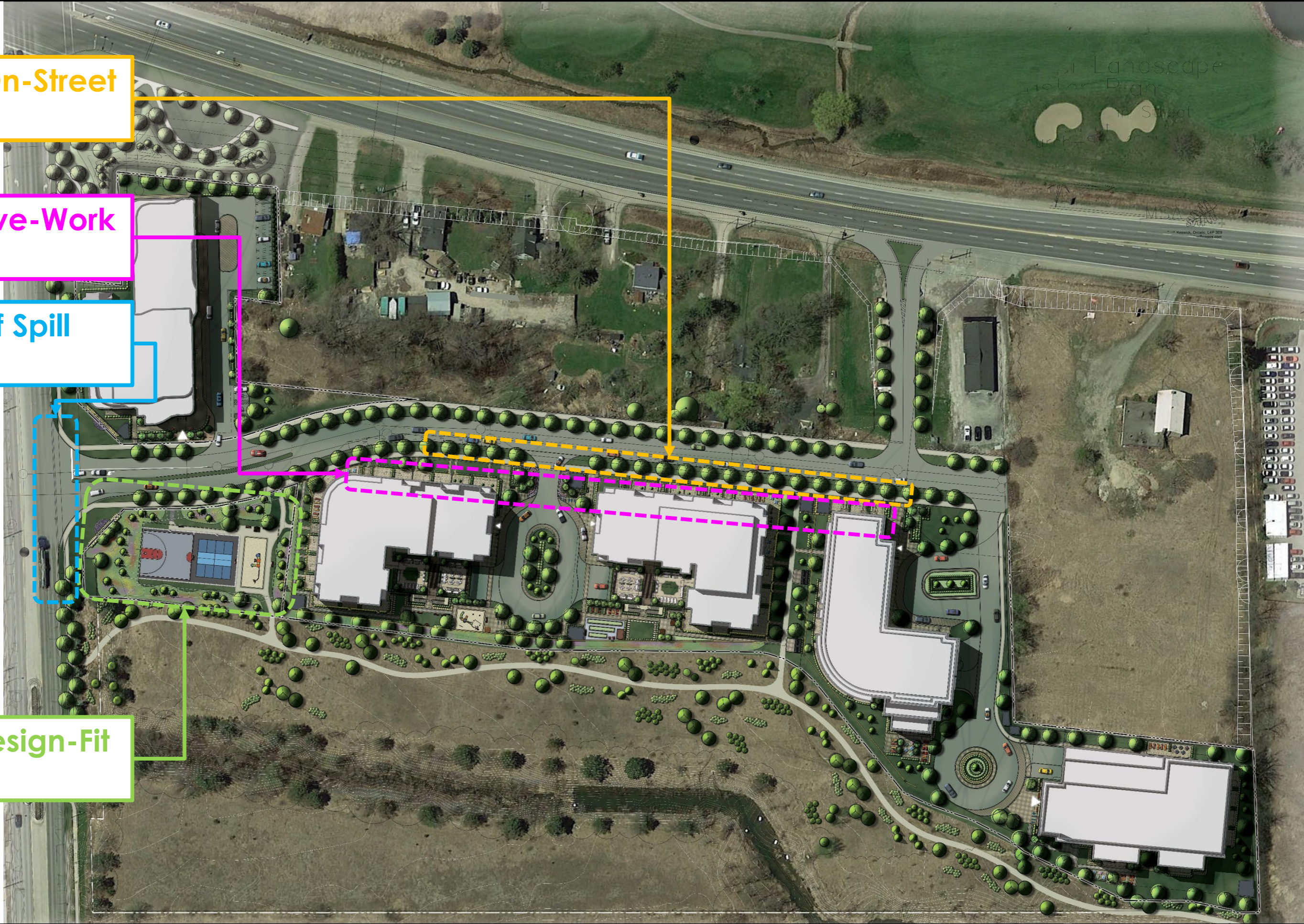


Inclusion of On-Street Parking

Addition of Live-Work Units

Refinement of Spill Conditions

Suggested Design-Fit Plan



Revisions



GOLDBERG GROUP

Site Area	7.16 hectares
Open Space	2.92 hectares (+/- 40.78% of site)
Public Streets	2 – Street 'A' and Street 'B'
Non-Residential Floor Area	464.54 m ² (5,000 ft ²) in Building 'A' 15 Live-work units within Buildings 'B', 'C', 'D'
Unit Count	800 (estimated)
Unit Mix <i>(estimated)</i>	413 one-bedroom units (+/- 51.6%) 341 two-bedroom units (+/- 42.6%) 46 three-bedroom units (+/- 5.75%)
Building Height	
<i>Building A</i>	20 Storeys – 150 units
<i>Building B</i>	20 Storeys – 185 units
<i>Building C</i>	15 Storeys – 155 units
<i>Buildings D & E</i>	10 Storeys – 160 and 150 units
Density	2.39 FSI 201.36 UPH
Parking	1.25 spaces/unit, plus 0.2 visitor spaces/unit
Bicycle Parking	186 spaces (estimated)
Amenity Area	Indoor: 4,221.88 m ² Outdoor: 2,686.97 m ² +/-8.64 m ² per unit



Park Fit Plan



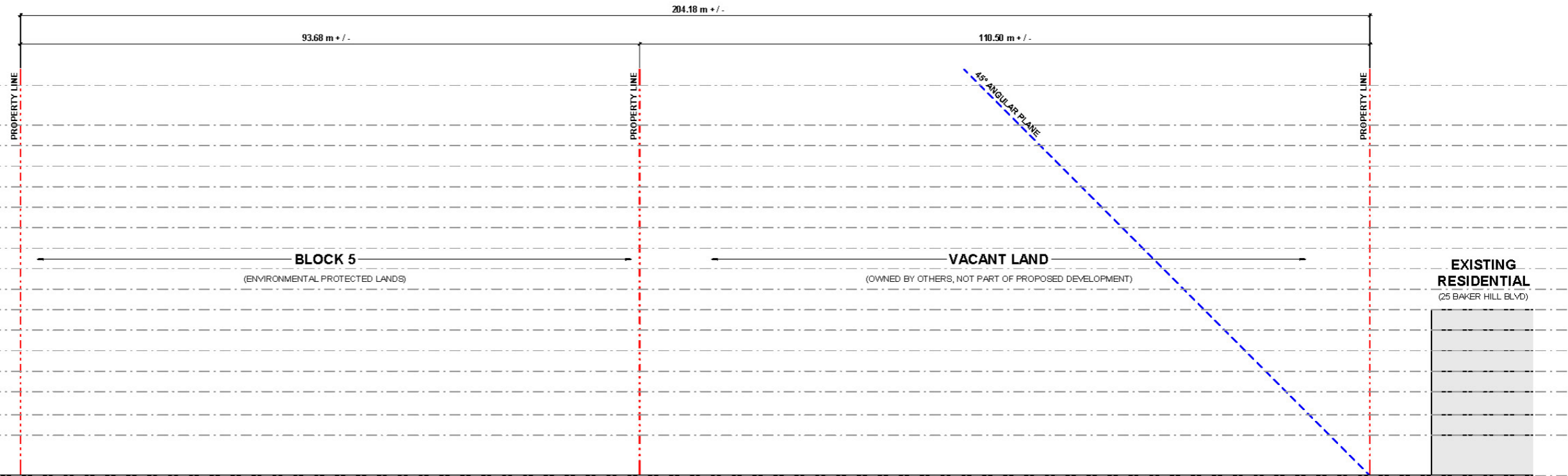
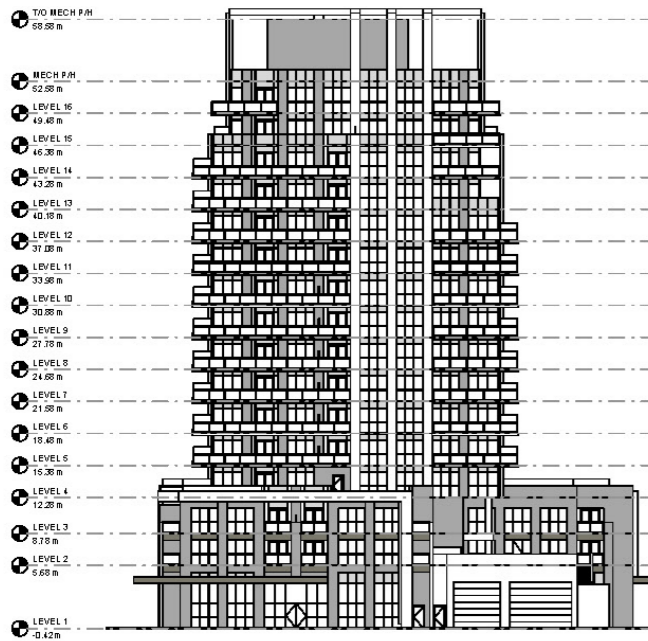
**GOLDBERG
GROUP**



Amenity



BUILDING C
(16 STOREYS)



EAST-WEST SITE SECTION





Aerial View | Looking Northeast



Aerial View | Looking Northwest



Intersection of Street A and Main Street



Conceptual Streetscape



Public Realm



Live-Work Units



THANK YOU | QUESTIONS?