

# SLESSOR SQUARE NEWMARKET, ON

Groundswell Urban Planners was retained by Dwight Slessor Holdings Limited to obtain Municipal land use planning approvals to redevelop and intensify the property. The property is 1.86 hectares (4.60 acres) and is located just north of Davis Drive having frontage on both Yonge Street and George Streets. The site was one of several dealerships that were downsized through restructuring by General Motors and represented a unique opportunity due to its location, to redevelop comprehensively as the lands were currently under-utilized and vacant. The redevelopment plans implement the Town's vision for the Yonge-Davis Provincial Growth Centre by proposing a very dense form of development in a location that makes use of existing and planned infrastructure. There is a direct signalized entry into the property with the Upper Canada Mall directly opposite the site.

Groundswell Urban Planners presented the redevelopment plans to Council and the Public at the Public Information Meeting and the Statutory Public Meeting. After the Public Meeting, Groundswell Urban Planners worked with the Project Team to address Staff, Region, and Public comments. After several minor amendments to the 4-phased development concept plan, approval for the zoning bylaw amendment was granted to permit two buildings with Yonge Street frontage to a maximum height of 21 and 19 stories and the other two buildings with George Street frontage to a maximum height of 8 stories. In summary, approximately 725,000 sq. ft. of residential development (862 units) was approved in addition to 98,000 sq. ft. of commercial retail space fronting onto Yonge Street. Approximately 1,175 underground parking spaces will be required once all of the development is built out. Permitted land uses in the approved zoning bylaw include residential, commercial, long term care facility, and a retirement residence.

SCOPE:	SITE PLANNING AND DESIGN, DRAFT PLAN OF SUBDIVISION, ZONING BY-LAW AMENDMENT, PLANNING JUSTIFICATION REPORT, PUBLIC CONSULTATION, ONTARIO MUNICIPAL BOARD
LAND USE:	RESIDENTIAL, MIXED-USE
SITE AREA:	0.70HA (1.73 ACRES)
YIELD:	174 UNITS (VARIOUS SIZES)



**groundswell**  
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