



January 21, 2025

Town of East Gwillimbury
19000 Leslie Street
Sharon, Ontario
L0G1V0

Attention: Victoria Moore,
Manager of Planning

**Re: Application for Revision to a Draft Approved Plan of Subdivision
Plan of Subdivision 19T-14001
18508 Leslie Street, East Gwillimbury
The Acorn Development Corporation**

The Acorn Development Corporation is the owner of the ~0.144-ac (0.356-ha) parcel of land known municipally as 18508 Leslie Street (hereafter the “Subject Lands”). The Subject Lands are located immediately adjacent to Block 164 of approved Plan of Subdivision 19T-14001 which is also owned by The Acorn Development Corporation. Enclosed please find an application for Revision to Approved Plan of Subdivision 19T-14001 to add the Subject Lands to the Approved Plan of Subdivision.

By means of background, the Subject Lands were acquired in July 2021, approximately 6 years after the issuance of Draft Plan Approval 19T-14001. The Subject Lands have since been rezoned (ZBL 2023-069) to Mixed-Use Five Zone [MU5 (84)(H1)] to match the zoning of the adjacent Block 164. Both 18508 and Block 164 are now zoned Mixed Use (MU5) with a site-specific exception 84 with a Holding Provision (H1) which permits a variety of residential and non-residential uses including standalone townhouse dwellings, back-to-back townhouse dwellings, multiple dwellings, and apartment buildings

More recently, in September 2021 an application was submitted for Site Plan Control inclusive of both 18508 Leslie Street and Block 164 for a proposed residential development composed of Stacked Townhouses. This application is City File No. SPA.21.15. The proposed development has been revised from the original submission and will now be proposing a combination of Back-to-Back Townhouses, Rear Lane Townhouses, and preservation in-situ of an existing home. A third submission is now being prepared to reflect this revised direction for the project. The re-submission will propose a total of 44 units composed of 19 rear lane townhouses, 24 back-to-back townhouse, and retention of an existing house.

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For the proposed development the ownership will be in the form of a Freehold Common Element Condominium. Lands to be developed using a Common Element Condominium require that all the lands be within a block in a registered plan of subdivision, hence, to facilitate the future condominium, we are now requesting the addition of the Subject Lands to Block 164 on approved Draft Plan of Subdivision 19T-14001. A portion of the Subject Lands, as shown on the Revised Draft Plan of Subdivision will be dedicated to the Region as a Road Widening Block.

As the development of the Subject Lands and Block 164 is now being reviewed through a Site Plan Control application we view this application as largely an administrative one to allow for the proposed condominium. In this regard, we hope staff will agree this is a minor change and will only require a limited circulation with primarily administrative and factual changes to the draft plan of subdivision and related conditions of approval. The more detailed review of the development should remain under the purview of the Site Plan Control application.

Lastly, the 53 SDE units of servicing allocation granted by Council for this development is sufficient and will not be affected by this application as the lands to be added to the draft plan were already factored into the proposed site plan for the Medium Density Block 164 when the allocation request was granted.

Enclosed please find the following documents provided in support of the application for Revision to a Draft Approved Plan of Subdivision;

- Completed application form
- Application fee
- Revised Draft Plan of Subdivision prepared by Bousfields Inc.
- Plan 65R-39761 (survey of Subject Lands)
- Parcel page and map for PIN 03433-2695 (confirming ownership)

Should you have any questions on the enclosed materials or require additional information please do not hesitate to contact the undersigned at (647) 448-0763 or mresnick@baifdev.com.

Yours truly,

THE ACORN DEVELOPMENT CORPORATION



Mark Resnick, MCIP, RPP
Vice-President, Development Planning