

RECEIVERSHIP SALE

1015, 1025 & 1029 DAVIS DRIVE *Newmarket . Ontario*

1.39-AC. RESIDENTIAL DEVELOPMENT OPPORTUNITY WITH FLEXIBLE BUILT-FORM PERMITTED



EXCELLENT DAVIS
DRIVE EXPOSURE



MULTIPLE ROAD
FRONTAGES & ACCESS



CONNECTIVITY TO HWY
404 & AMENITIES



CBRE



OFFERING

Residential Development Opportunity

CBRE Limited is pleased to present for sale on behalf of the Court-appointed Receiver, a contiguous assembly of residential properties located at the prominent corner of Davis Drive and Hamilton Drive, within the sought-after Huron Heights-Leslie Valley community of Newmarket, ON. 1015, 1025 & 1029 Davis Drive (collectively the "Site" and/or "Property") benefits from strong frontage, visibility and access along a key east-west arterial corridor. It is well-situated with a corner configuration offering multiple road frontages and access points. Site configuration, and in-place planning designations support consideration for a range of intensified residential or mixed built-form uses, subject to municipal approvals. This policy supported optionality allows any prospective purchaser flexibility to customize development plans to suit their preference. The Site is well-located one block west of Leslie Street, and less than a 5 minute drive from Highway 404 offering excellent regional connectivity to Toronto and the rest of the GTA.



ADDRESS	1015, 1025 & 1029 Davis Drive, Newmarket, Ontario
MAIN INTERSECTION	Davis Drive & Hamilton Drive
PIN	035590021, 035590022, 035590023
LOT DIMENSIONS	Frontage along Davis Dr.: ± 296.29 ft. Depth along Hamilton Dr.: ± 205.15 ft.
SITE AREA	± 1.39 acres
YORK REGION URBAN STRUCTURE	Urban Area
YORK REGION OFFICIAL PLAN LAND USE	Community Area
TOWN OF NEWMARKET OFFICIAL PLAN LAND USE	Residential Area
ZONING	(H)R4-R-164: Residential Townhouse Dwelling 3 Zone with Exception 164 and a Holding Provision

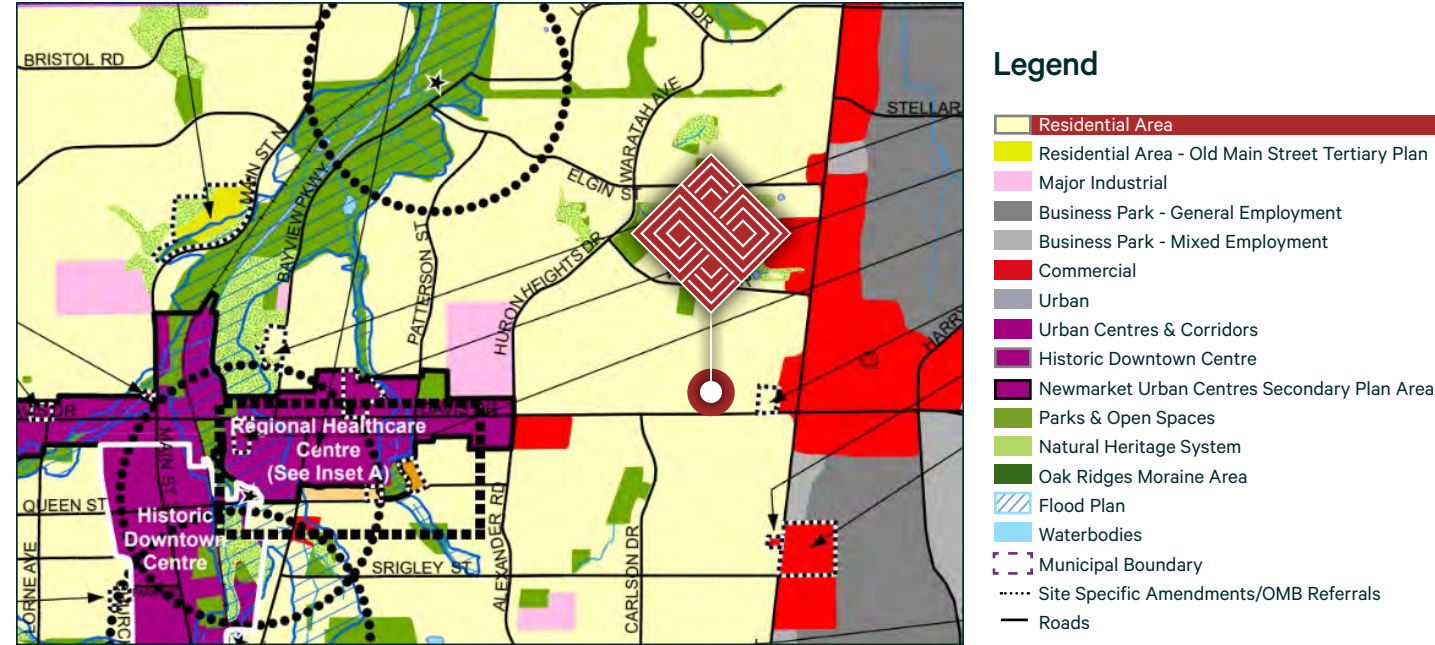
- PRIME CORNER EXPOSURE**
Prominent corner location at Davis Drive and Hamilton Drive with strong frontage and visibility.
- SCALE & FLEXIBILITY**
Contiguous site configuration offering scale and flexibility for a range of development outcomes, subject to approvals.
- ESTABLISHED GROWTH AREA**
Located within an evolving urban corridor supported by nearby amenities, services, and transit.



PLANNING *Overview*

The in-place policy designations permit a wide variety of built-form, unit-type, scale and mixed-use allowing developers the flexibility to customize their development plans to suit their preference.

TOWN OF NEWMARKET OFFICIAL PLAN LAND USE – RESIDENTIAL AREA

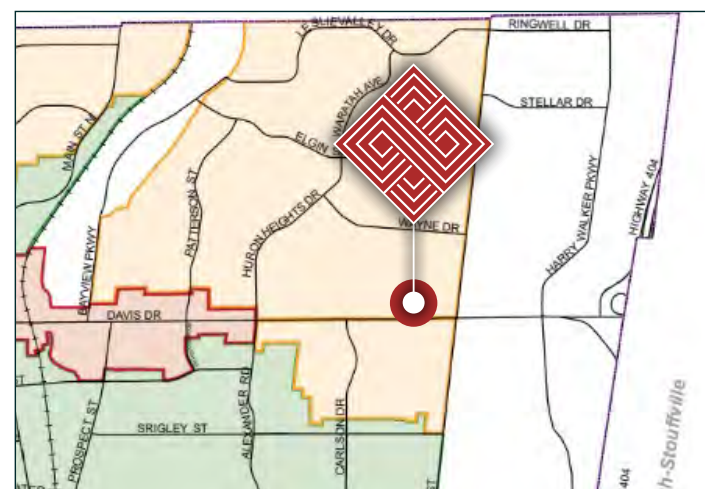


The site is designated as a Residential Area in the Town of Newmarket's Official Plan

RESIDENTIAL AREA

The Residential Area designation encourages a range of housing types, tenures, and sizes. Residential Areas shall predominantly contain single-detached and semi-detached dwellings. Rowhouses, townhouses, duplex, triplex, and quadruplex are also permitted provided that the applicant can demonstrate that the proposed development is compatible with the existing character of the neighbourhood through a Compatibility Analysis Study, to the satisfaction of the Town. Local institutional uses such as elementary schools, group homes and special need housings; home occupations; accessory dwelling units in single-detached and semi-detached dwellings; convenience commercial uses; conservation uses; and park and open space uses are additionally permitted in the Residential Area designation.

The site is located in a Traditional Suburban Residential Character Area. The Traditional Suburban Residential Character Area was developed between the 1940s and 1990s. It is generally characterized by curvilinear street patterns; long blocks with few intersections; landscaped boulevards; discontinuous sidewalks on one side of the street; rectangular and pie-shaped lots; building heights between 1 and 2 storeys; and a limited range of architectural expression and styles.



ZONING

(H)R4-R-164: RESIDENTIAL TOWNHOUSE DWELLING 3 ZONE WITH EXCEPTION 164 AND A HOLDING PROVISION

Permitted Uses

- Dwelling, Back-to-Back Townhouse
- Dwelling, Quadruplex
- Dwelling, Maisonette
- Dwelling, Townhouse
- Dwelling, Stacked Townhouse
- Home Occupation
- Private home daycare
- Accessory residential

Exception 164

- Semi-detached dwellings

Zoning Standards

Minimum Lot Area (per unit): n/a

Number of Townhouse Units (maximum): 24 units

Number of Semi-Detached Units (maximum): 4 units

Lot frontage on a private road (minimum): 5.5 m

Setback from south property line (Davis Drive) (minimum): 3.0 m

Setback from north property line (minimum): 10.0 m

Setback from east property line (Hamilton Drive)(minimum): 3.0 m

Setback from west property line (minimum): 1.4 m

Setback from a garage to private road (minimum): 5.5 m

Setback from the front main wall of a building to a private road (minimum): 5.5 m

Setback from the side wall of a townhouse dwelling to a private road (minimum): 1.2 m

Maximum Lot Coverage (excl. road widening): 35 %

Maximum Building Height (including rooftop access enclosure and mechanical penthouse): 3 storeys – 13.9 m; 2 storeys – 11 m

Building Separation (minimum): 2.0 m

Permitted Encroachments: Balconies, canopies, and bay windows are permitted to project a maximum of 1.5 metres from a main building wall. Balconies, canopies, and bay windows are not permitted to encroach into the required setback on the west property line. Decks, porches, and exterior stairs shall be permitted to project from the front and rear of any townhouse dwelling not more than 3.0 metres.

Minimum off-street parking requirement (outside of the garage): 1.5 spaces per townhouse unit and 0.25 spaces per unit for visitors
2.0 spaces per semi-detached unit

Minimum Visitor Parking Area: 6 visitor spaces total (including 1 barrier free space)

Setback to Visitor Parking Area from Side Lot Line (minimum): 3.0 m

Minimum private road width: 6.0 m

Rooftop Enclosure: The rooftop enclosure is permitted to occupy a maximum of 48% of the roof area.

Landscape Buffer: The minimum required width of a landscape buffer shall be 1.4 metres, where the interior side lot line of a R4 or R5 Zone abuts a lower density Residential Zone (west property line only).

Parking Spaces: The minimum required parking spaces per dwelling unit may be located on the parcels of tied land (POTL) or within the common element condominium block.

Holding Provision

The site is subject to a holding provision, (H)R4-R-164. Until the holding provision is removed, the site may only be used for the uses that existed when By-Law 2023-15 was passed. These existing uses cannot be expanded or enlarged unless the Town of Newmarket Council approves an amendment to this by-law or removes the "(H)" holding symbol. The conditions to remove the holding provision are listed below:

- Sufficient servicing capacity is available, and has been allocated by the Town
- That the Owner has signed the Town's site plan agreement and has posted all performance security contemplated therein
- That compensation, in accordance with the Town's Tree Preservation, Protection, Replacement and Enhancement Policy has been provided to the Town for the removal of trees on the site
- A Clean Record of Site Condition has been acknowledged by the Ministry

The LOCATION

RESTAURANTS

- 1 The Big Catch
- 2 St. Louis Bar & Grill
- 3 Wild Wing
- 4 Sunset Grill
- 5 Tim Hortons
- 6 Orsini's
- 7 The Lion Pub & Grill
- 8 Pita Pit
- 9 Harvey's
- 10 McDonald's
- 11 barBURRITO

SHOPPING & GROCERIES

- 1 No Frills
- 2 Home Hardware
- 3 LCBO
- 4 Vince's Market
- 5 Upper Canada Mall
- 6 Canadian Tire
- 7 Winners
- 8 Walmart
- 9 Nature's Emporium
- 10 Dollarama

HOTELS

- 1 Newmarket Hotel
- 2 Comfort Inn
- 3 Best Western Voyageur Place

HOSPITAL

- 1 Southlake Regional Health Centre
- 2 Glox General Hospital

SCHOOLS

- 1 Newmarket High School
- 2 Newmarket Montessori Academy
- 3 Prince Charles Public School
- 4 Notre Dame Catholic ES
- 5 Sacred Heart Catholic HS
- 6 Huron Heights Secondary School

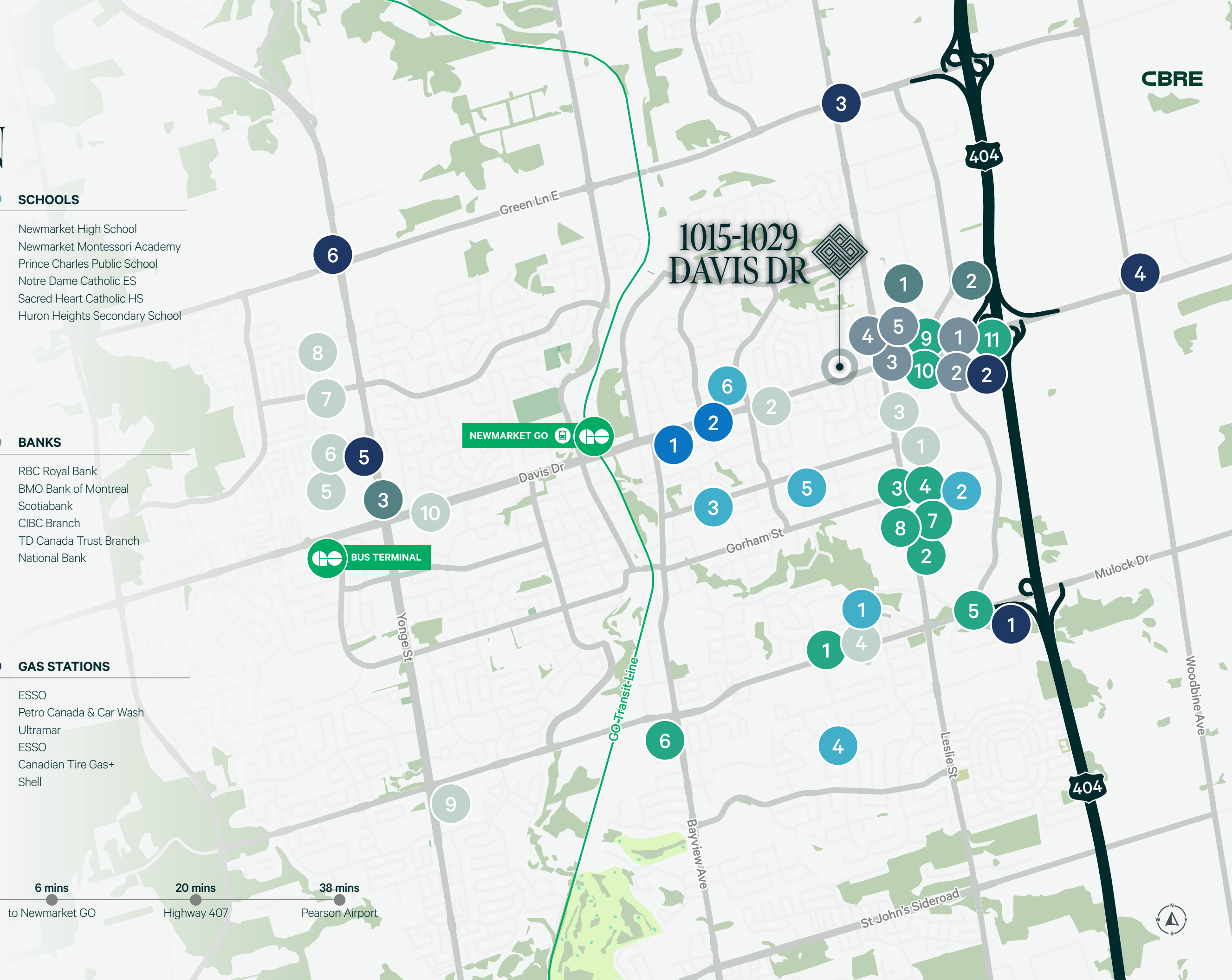
BANKS

- 1 RBC Royal Bank
- 2 BMO Bank of Montreal
- 3 Scotiabank
- 4 CIBC Branch
- 5 TD Canada Trust Branch
- 6 National Bank

GAS STATIONS

- 1 ESSO
- 2 Petro Canada & Car Wash
- 3 Ultramar
- 4 ESSO
- 5 Canadian Tire Gas+
- 6 Shell

DRIVE TIMES



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CBRE

ASKING PRICE:

\$4,100,000

OFFERING PROCESS

The offering process and any available due diligence will be made available to interested parties via the online CBRE Data Room. Submit a CA using the link below to gain access.

[DOWNLOAD CA](#)

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