

For Sale: Development Land

1015 King Street E, Oshawa

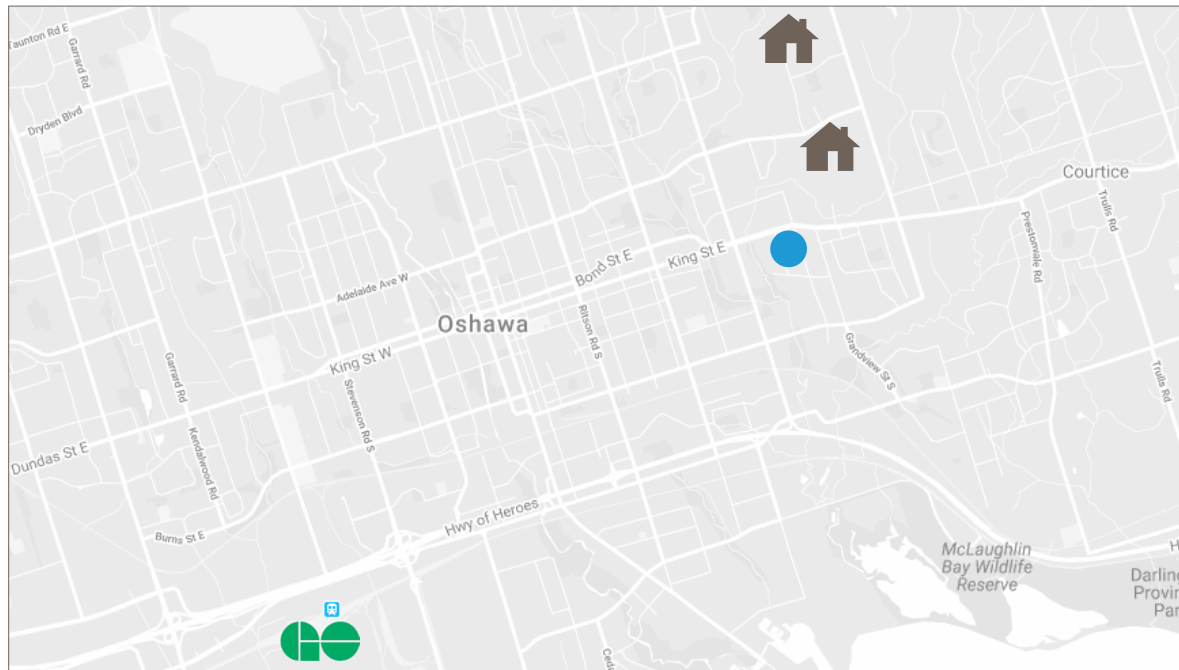
Draft Plan Approved Residential and Commercial Lands

Lennard:

201-60 Columbia Way, Markham
905.752.2220

lennard.com

1015 King Street E



● Subject Property
 🏠 New Housing Development
 ⊕ Oshawa Go Station

Legal Description

PINs #163380015, #163380017, #163380324

Total Area

3.23 acres

Planning

Draft Plan Approved as of July, 2017 for 17 single detached dwellings and 1 ac of commercial lands

Asking Price

\$3,200,000



Subject Property Parcel Outline

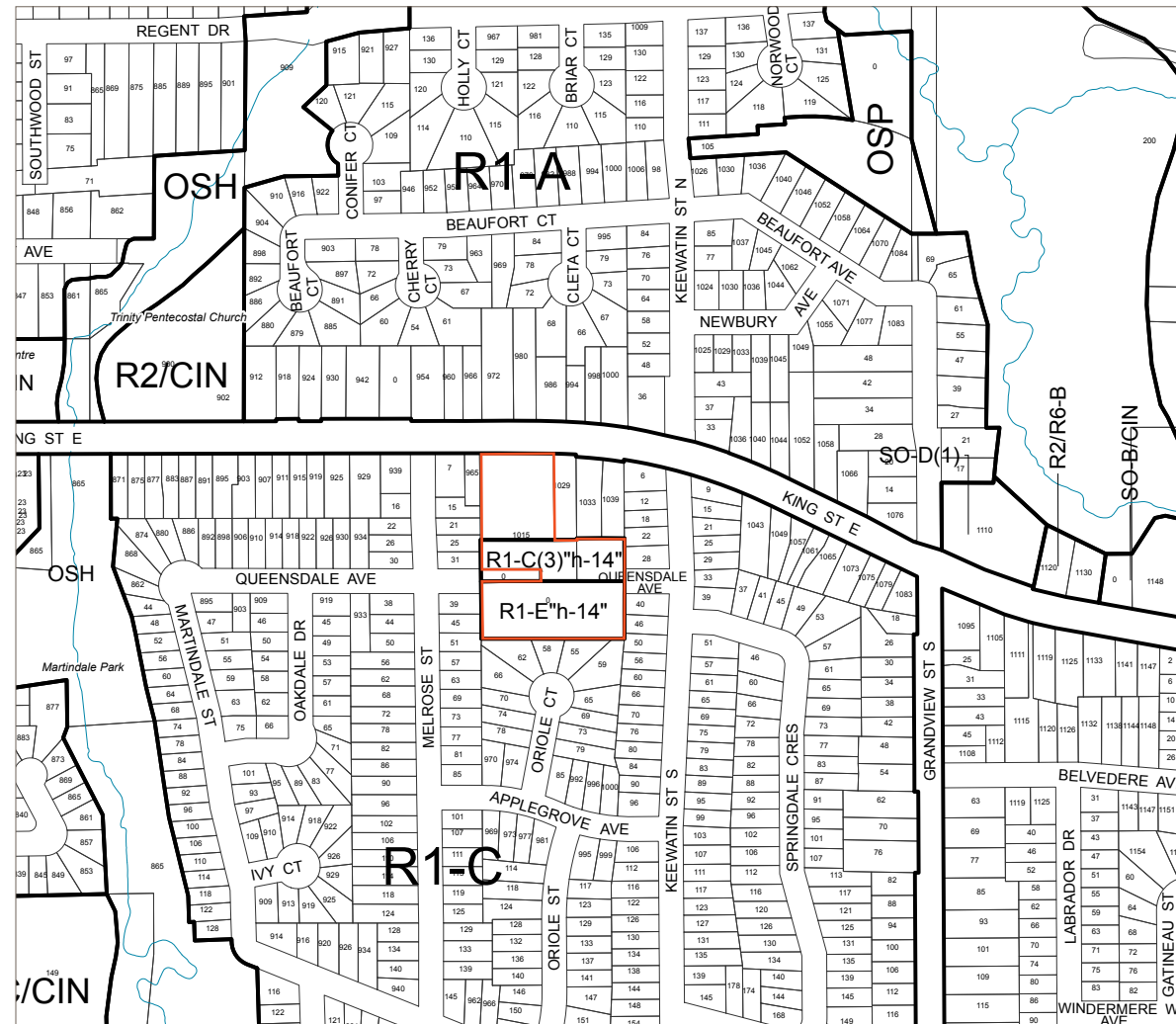
Commercial Block

Residential Blocks

1015 King Street E

Zoning

The Property is zoned R1-C(3) "h-14" for lots 1-6 and R1-E "h-14" for Lots 7-17. The zoning aligns with the approved Draft Plan. Block 18 (Commercial land fronting on King Street E) is zoned R1-C.



 Subject Property Parcel Outline

Draft Plan Overview

Site Statistics	Size
Gross Area of Draft Plan (Including 0.7 ac City Owned Lands)	3.3 ac
Net Area of Single Detached Dwelling Lots (Lot 1 -17)	1.73 ac
Number of Proposed Single Detached Dwellings	17
Net Residential Density of Single Detached Dwellings	9.8 units/ac
Minimum Lot Frontage of Single Detached Dwelling Lots	32.5 ft - 11 lots 62 ft - 6 lots
Net Area of Future Development Block 18	1 ac

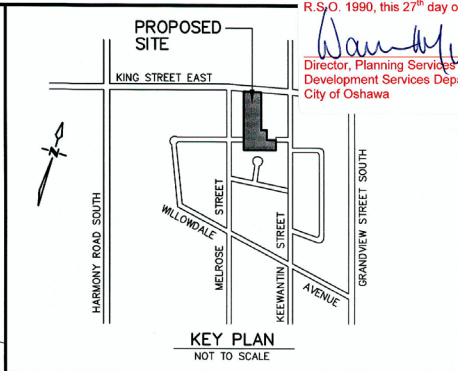
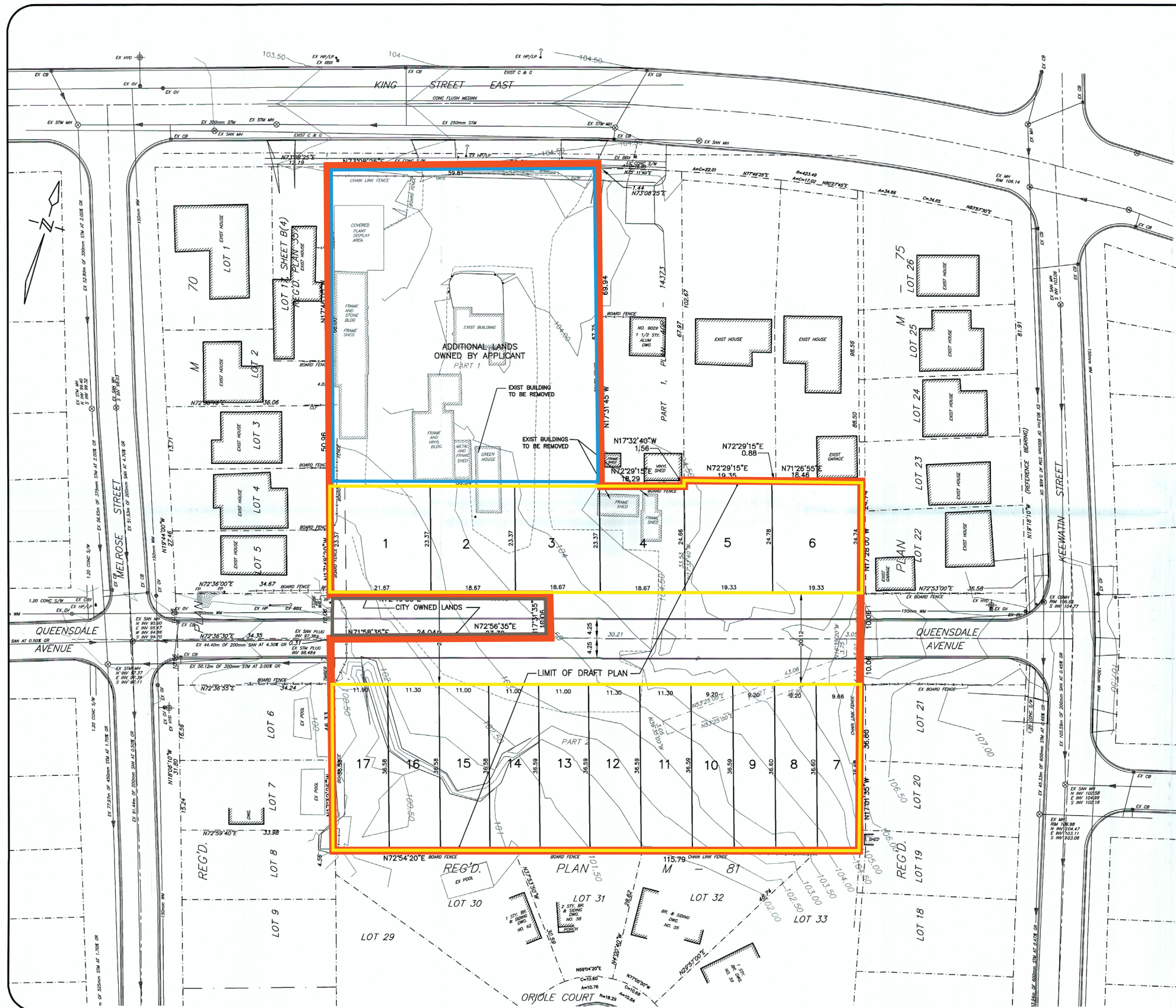
Lot Breakdown

Lot #	Size	Lot #	Size
1	71' x 77'	7	31' x 120'
2	61' x 77'	8	30' x 120'
3	61' x 77'	9	30' x 120'
4	61' x 81'	10	30' x 120'
5	63' x 81'	11	37' x 120'
6	63' x 81'	12	37' x 120'
		13	36' x 120'
		14	36' x 120'
		15	36' x 120'
		16	37' x 120'
		17	39' x 120'

1015 King Street E Draft Plan

Subject to the conditions dated July 4, 2017, this draft plan is approved under the Planning Act, R.S.O. 1990, this 27th day of July, 2017.

D.G. Biddle
 Director, Planning Services
 Development Services Department
 City of Oshawa



LAND USE SCHEDULE

PROPOSED USE	LOT/BLK #	# OF LOTS/BLKS	# OF UNITS	AREA (ha)
LOW DENSITY RESIDENTIAL				
SINGLE DETACHED (9.2m)	7 - 10	4	4	0.136
SINGLE DETACHED (11m)	11 - 17	7	7	0.288
WIDE/SHALLOW SINGLE DETACHED (19m)	1-5	6	6	0.270
RIGHT OF WAY				0.193
TOTALS		17	17	0.887

- Subject Property Parcel Outline
- Commercial Component
- Residential Component
- Portion of Draft Plan Approved Lands Owned by the City of Oshawa

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 OF THE PLANNING ACT

E-SOUTH-RESIDENTIAL
 WEST-RESIDENTIAL
 NORTH-RESIDENTIAL
 EAST-RESIDENTIAL
 H-PIPED MUNICIPAL WATER
 I-SANDY LOAM
 K-ALL MUNICIPAL SERVICES AVAILABLE

OWNER'S AUTHORIZATION
 I/WE, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZE D.G.BIDDLE AND ASSOC. TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARY OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

ONTARIO LAND SURVEYORS
 SIGNED: _____ O.L.S. _____
 DATE: _____ DATE: _____

NO.	REVISION	DATE	BY	APPROVED
1	SITING	28/2017	GY	KP

DRAFT PLAN OF SUBDIVISION
 1015 KING STREET EAST, OSHAWA
 PART OF LOT 12, SHEET 3B(4)
 REGISTERED PLAN 357
CITY OF OSHAWA
 REGIONAL MUNICIPALITY OF DURHAM

D.G. Biddle & Associates Limited
 consulting engineers and planners
 98 KING STREET EAST - OSHAWA, ON L1H 1B8
 PHONE (905) 576-8800 • FAX (905) 576-9730
 info@dbiddle.com

SCALE: 1:400	PROJECT NO. 110040
DRAWN BY: K.G.K./B.B.	DRAWING NO. DP-1
DESIGN BY: G.G./M.F.	
CHECKED BY: G.G./M.F.	
DATE: 09/06/2017	

RECEIVED
 JUL 28 2017
 DEVELOPMENT SERVICES

Creating Real Estate *Value*

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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage 2019.