



# Town of Newmarket

## Agenda

### Site Plan Review Committee

Date: Monday, March 4, 2019  
Time: 2:00 PM  
Location: Council Chambers  
Municipal Offices  
395 Mulock Drive  
Newmarket, ON L3Y 4X7

Pages

1. Additions & Corrections to the Agenda

2. Declarations of Pecuniary Interest

3. Presentations

3.1 Site Plan Approval Process

1

**Note:** Ted Horton, Planner will be in attendance to provide a presentation on this matter.

4. Deputations

5. Items

5.1 Selection of Chair and Vice-Chair of the Site Plan Review Committee

5.2 Application For Site Plan Approval Block 120, Plan 65M-4587 – Ward 7 (South Of Davis Drive, West Of Crossland Gate & Hydro Corridor) Our File No.: D11-NP-18-21 Marianneville Developments Limited

13

Application for Site Plan Approval to permit the development of 26 condominium detached single dwellings on the subject lands (plans and documents attached).

**Note:** Richard Zelinka of Zelinka Priamo Ltd will be in attendance to provide a presentation on this application.

1. That the presentation regarding application for Site Plan Approval for File Number D-11-NP-18-21 be received; and,

2. That staff be directed to continue the technical review of the application to ensure conformity with the Zoning By-law, Official Plan, and all other applicable policies; and,
3. That the staff comments as provided in the "Notes to Committee" dated March 4, 2019 be addressed to the satisfaction of staff; and,
4. That staff be directed to ensure full consideration is given to all comments provided by Committee.

**6. Adjournment**





# Site Plan Approval Process

Ted Horton, Planner



# Overview

- Planning overview
- Site Plan Approval Process Manual
- Types of applications
- Process & role of Site Plan Review Committee (SPRC)
- Questions and conclusion



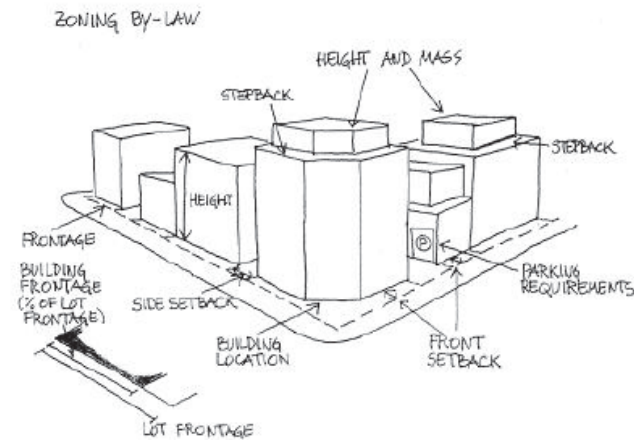
# Planning Overview: Policy



# Planning Overview: Zoning



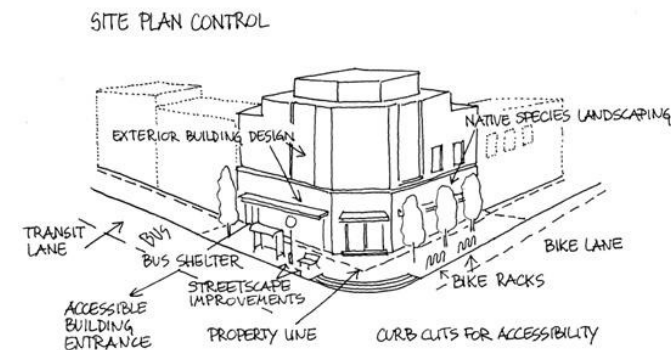
- Planning Act S. 34
- Tool to control land use
- Implement policies of the:
  - Provincial Policy Statement (2014)
  - Provincial plans
  - York Region Official Plan
  - Official Plan



# Planning Overview: Site Plans



- Planning Act S. 41
- Tool to review and control development
- Implement policies of the:
  - Official Plan
  - Zoning By-law



# Planning Overview: Site Plans



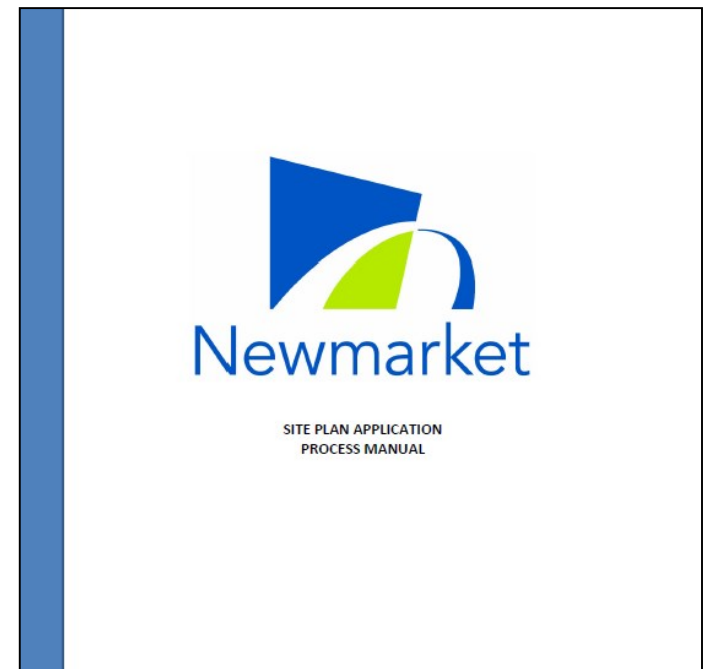
<b>Town of Newmarket</b> <ul style="list-style-type: none"> <li>• Town of Newmarket Official Plan</li> <li>• Urban Centres Secondary Plan</li> <li>• The applicable Zoning By-law(s)</li> <li>• Engineering Design Standards</li> <li>• Streetscape Master Plan</li> <li>• Water/Wastewater Master Plan</li> <li>• Stormwater Master Plan</li> <li>• Tree Policy</li> <li>• Parkland Dedication By-law</li> <li>• Development Charges By-law</li> <li>• Traffic By-law</li> <li>• Noise By-law</li> </ul>	<b>Lake Simcoe Region Conservation Authority</b> <ul style="list-style-type: none"> <li>• South Georgian Bay Lake Simcoe Source Protection Plan</li> <li>• Lake Simcoe Protection Plan</li> <li>• LSCRA Ecological Offsetting Plan</li> <li>• Watershed Development Guidelines</li> </ul>
<b>Regional Municipality of York</b> <ul style="list-style-type: none"> <li>• York Region Official Plan</li> <li>• Site Plan Submission Requirements</li> </ul>	<b>Utilities and Service Providers</b> <ul style="list-style-type: none"> <li>• Bell Canada Building and Conduit Requirements</li> <li>• Canada Post Standards for Builders and Developers</li> </ul>
<b>Ministry of Transportation</b> <ul style="list-style-type: none"> <li>• Policies and Standards for Impacts on the Provincial Transportation System</li> <li>• Ontario Traffic Manuals</li> </ul>	<b>Provincial Legislation</b> <ul style="list-style-type: none"> <li>• Ontario Building Code</li> <li>• Accessibility for Ontarians with Disabilities Act</li> </ul>



# Site Plan Approval Process Manual



- Types of applications
- Process
- Studies and plans
- Standards
- Checklists
- Appendices



# Types of Applications



## Exempt

- Minor additions, low-density residential, minor changes to approved plans



## Quick

- Exterior works such as LID, lots created through consent, parking lots



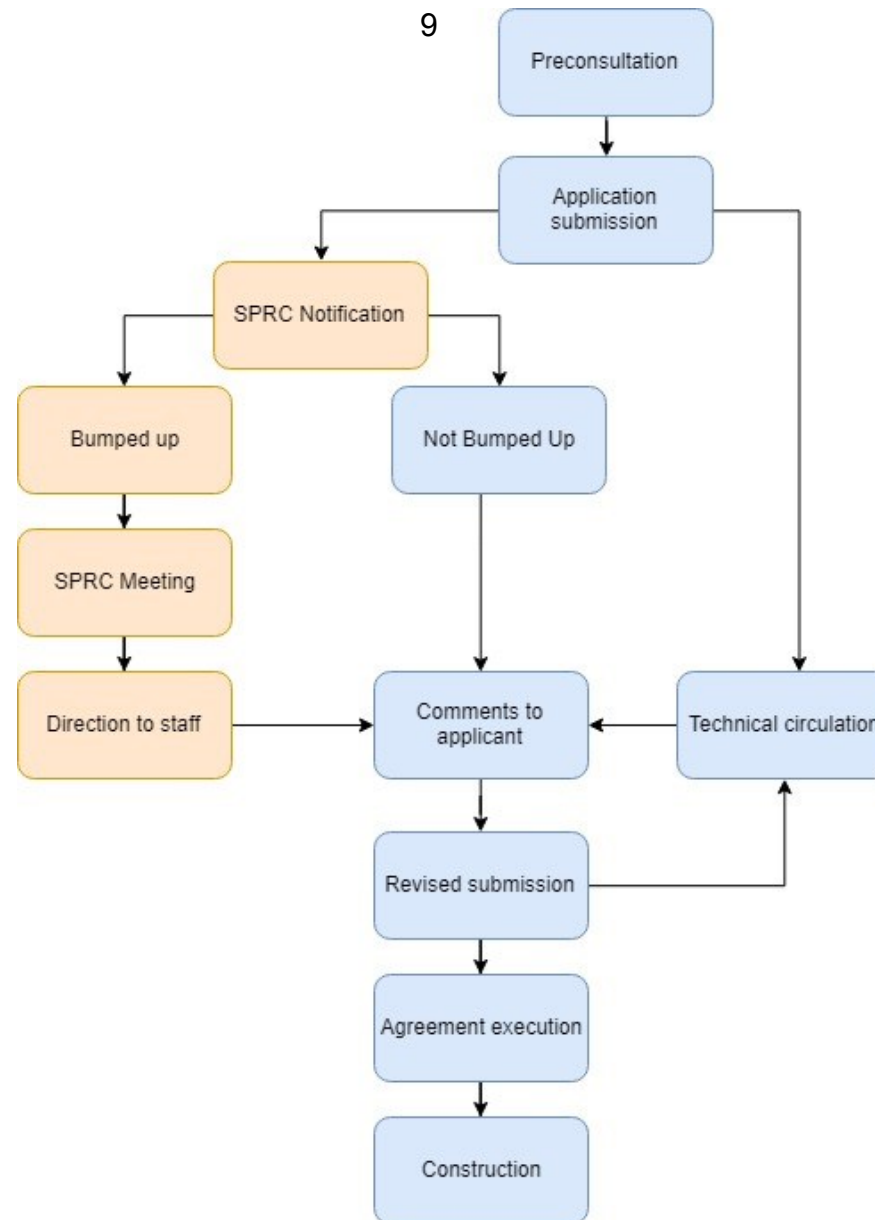
## Routine

- All other development





# Process



# Conclusion

- Planning overview
- Site Plan Approval Process Manual
- Role of Council and SPRC
- Questions and conclusion





# Questions?

Ted Horton, Planner





# Marianneville Developments Ltd.

## Application for Site Plan Approval Block 120





# Site Context

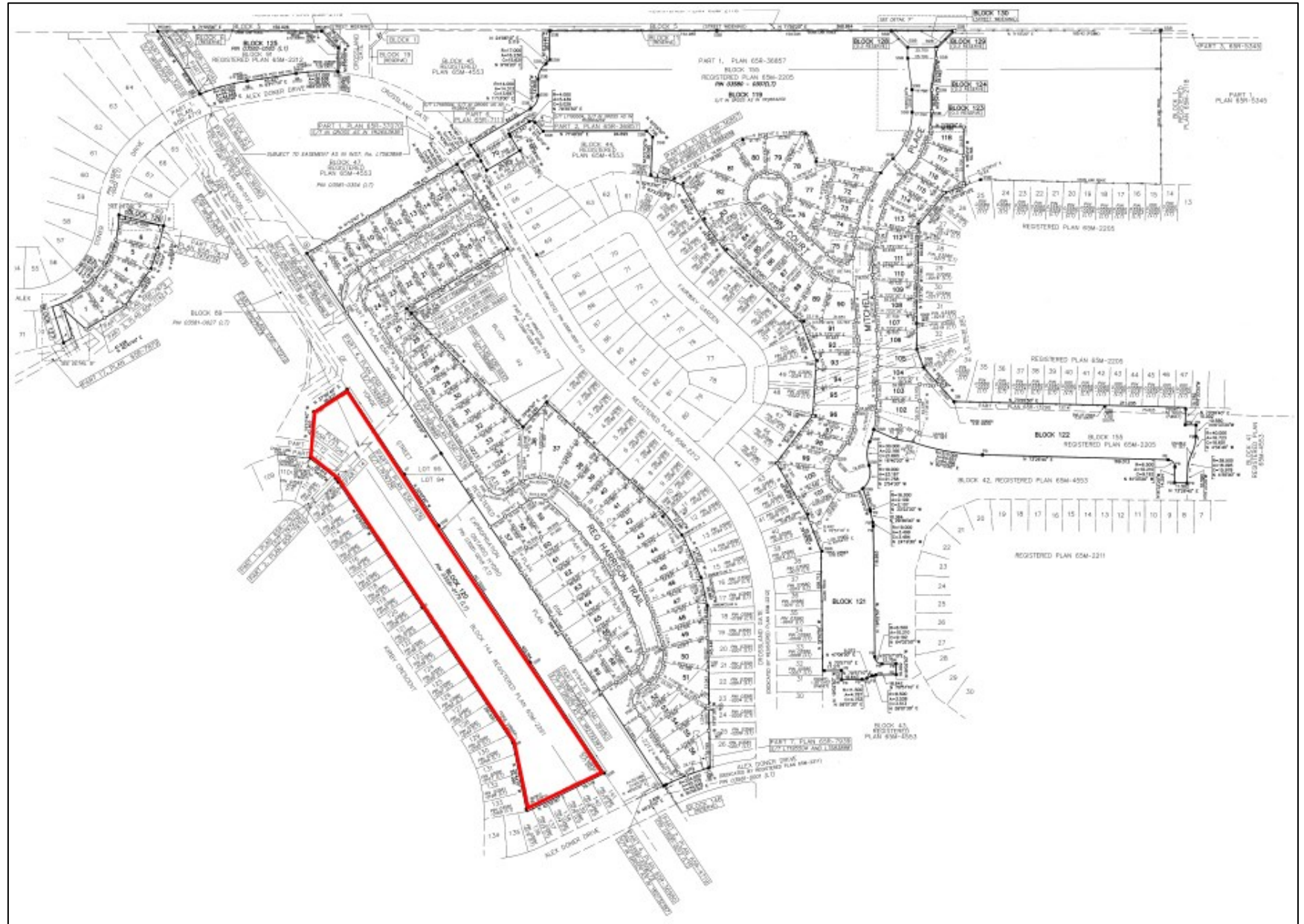




# Existing Conditions







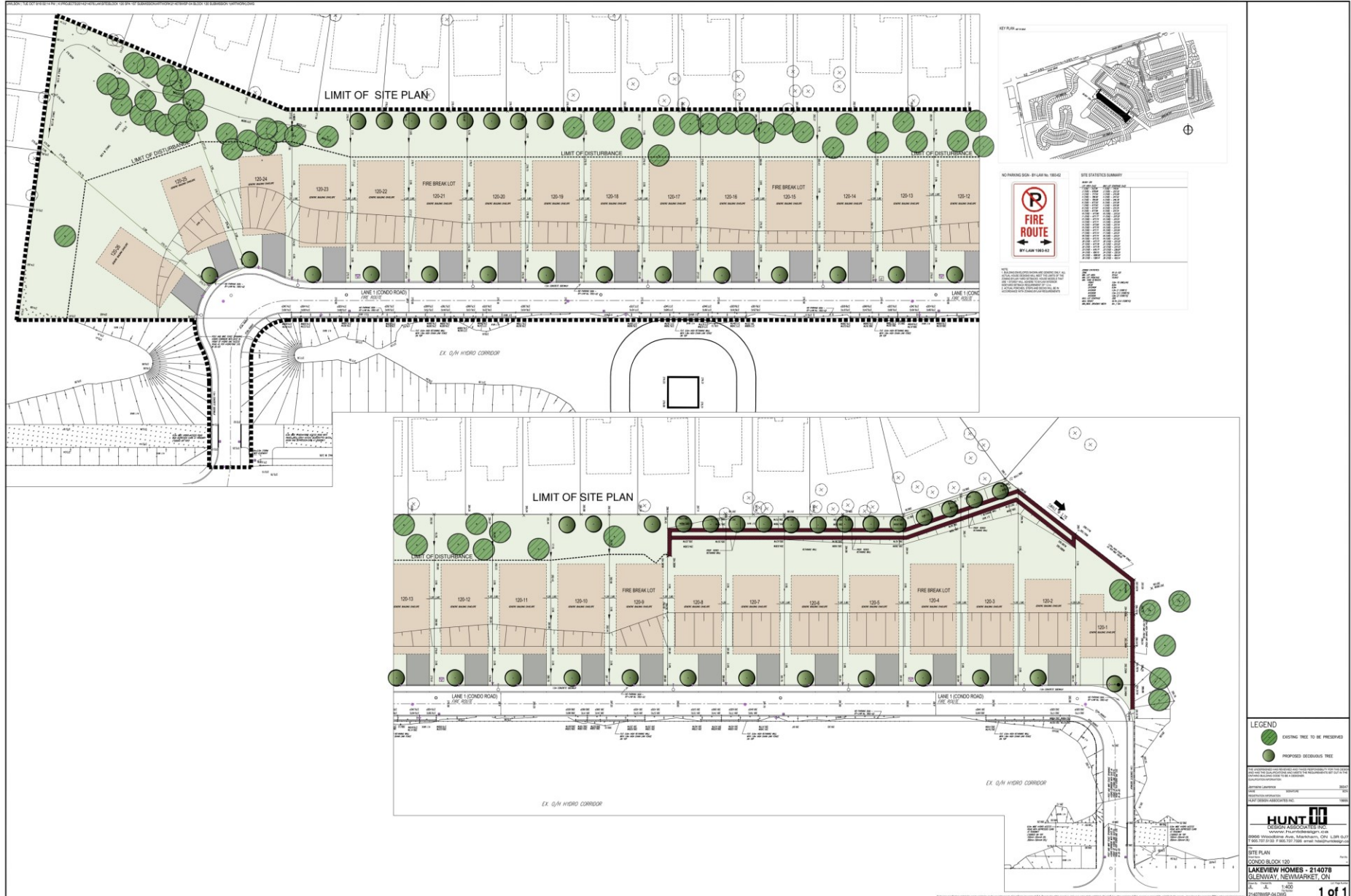


# Development Plan Concept





# Site Plan



# Elevations (Front)

19



# Elevations (Rear)

20  
MODEL 1 - REARS



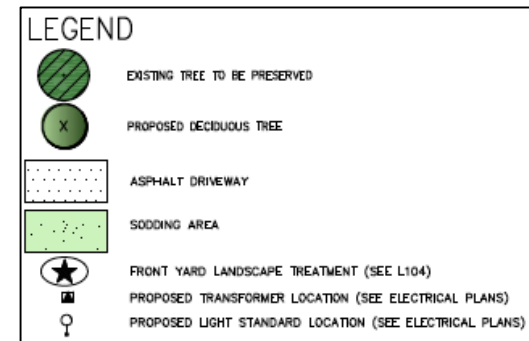
MODEL 2



MODEL 3 - REARS

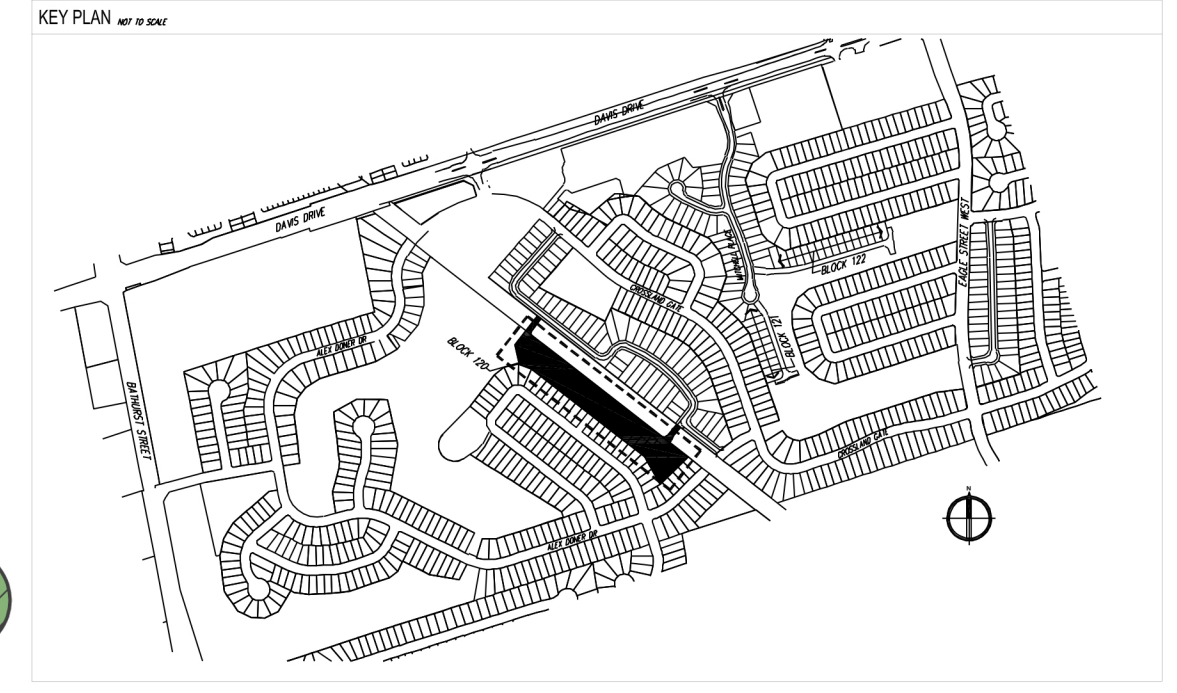
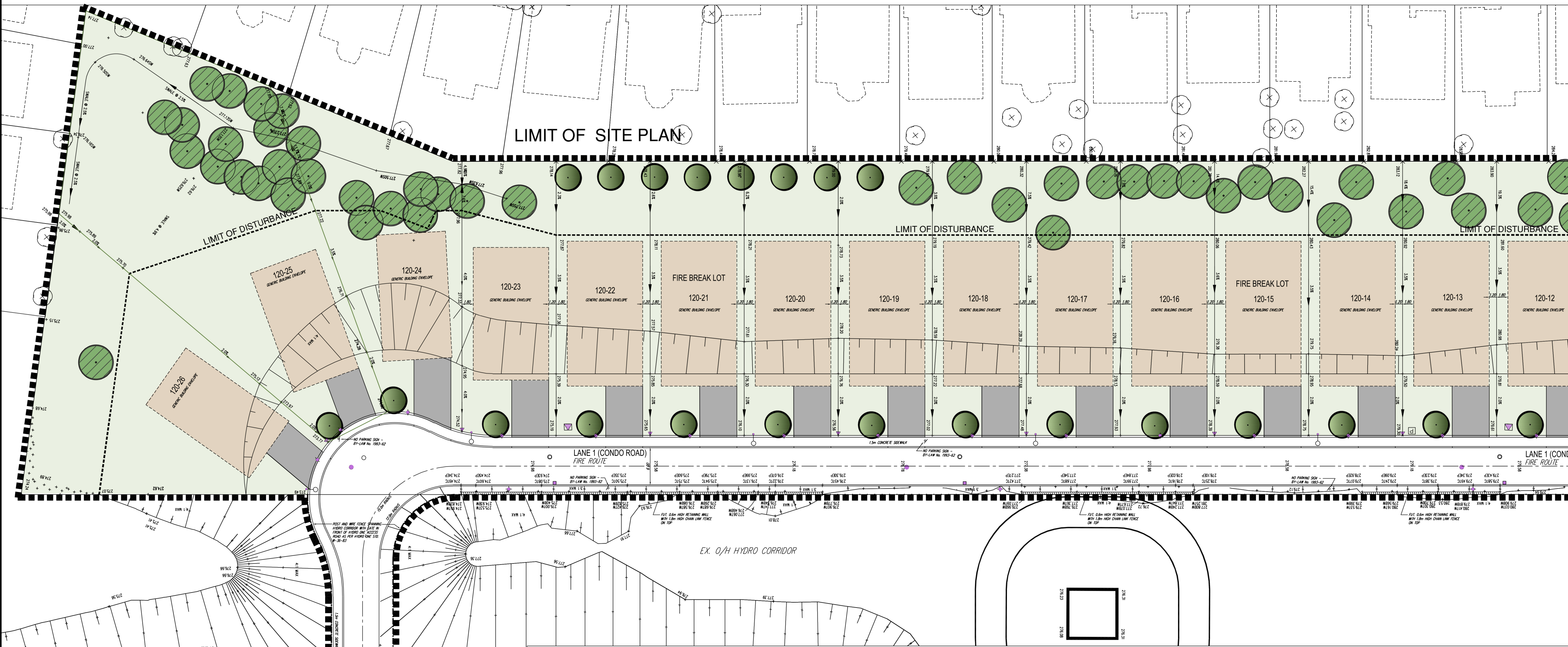












NO PARKING SIGN - BY-LAW No. 1993-62

NOTE:  
 1. BUILDING ENVELOPES SHOWN ARE GENERIC ONLY. ALL ACTUAL HOUSES SHALL MEET THE LIMITS OF THE ZONING BY-LAW VARIATION. HOUSE MODELS THAT ARE IDENTICAL WILL BE IDENTICAL TO THE INTERIOR.  
 2. SETBACK REQUIREMENT OF 1.2 m.  
 3. ACTUAL PORCHES, STEPS AND DECKS WILL BE IN ACCORDANCE WITH ZONING BY-LAW REQUIREMENTS.

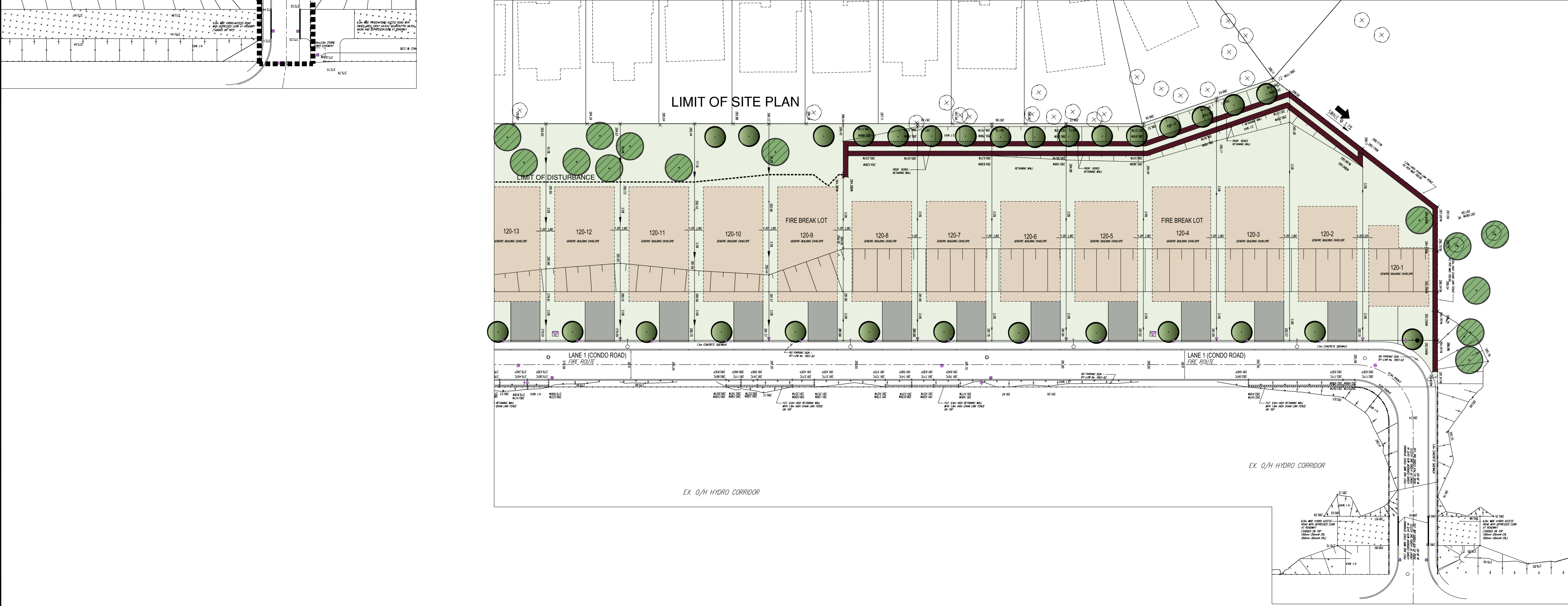
SITE STATISTICS SUMMARY

GROUP

UNIT TYPE	UNIT COUNT	TOTAL AREA (sq. ft.)
1-BED	1	1,100
2-BED	1	1,100
3-BED	1	1,100
4-BED	1	1,100
5-BED	1	1,100
6-BED	1	1,100
7-BED	1	1,100
8-BED	1	1,100
9-BED	1	1,100
10-BED	1	1,100
TOTAL	10	11,000

CONDO ENVELOPES

UNIT TYPE	AREA (sq. ft.)
1-BED	1,100
2-BED	1,100
3-BED	1,100
4-BED	1,100
5-BED	1,100
6-BED	1,100
7-BED	1,100
8-BED	1,100
9-BED	1,100
10-BED	1,100
TOTAL	11,000



**LEGEND**

- EXISTING TREE TO BE PRESERVED
- PROPOSED DECIDUOUS TREE

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

Registration Information:  
Name: **Jamaine Lawrence**  
Signature: *[Signature]*  
Hunt Design Associates Inc. 19995

**HUNT DESIGN ASSOCIATES INC.**  
www.hunt-design.ca  
8966 Woodbine Ave., Markham, ON L3R 0J7  
T 905.737.5133 F 905.737.7326 email: hda@hunt-design.ca

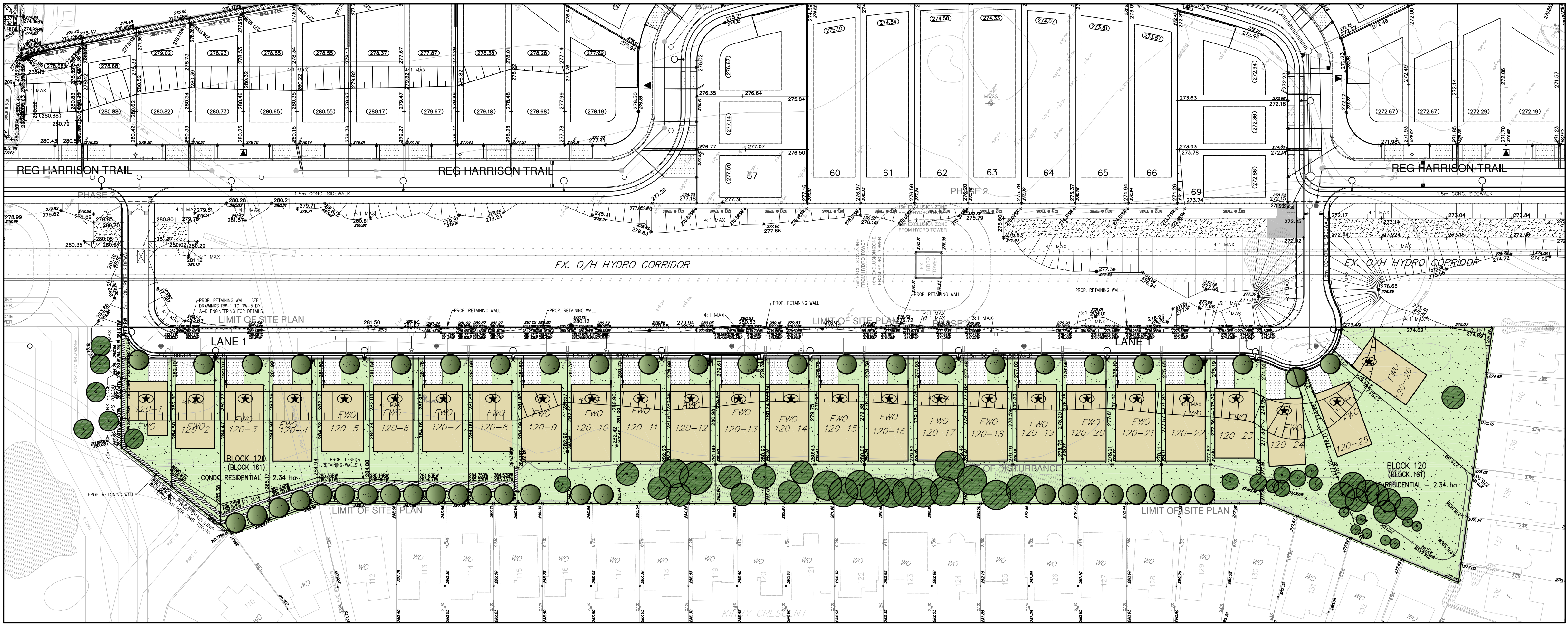
**SITE PLAN**  
CONDO BLOCK 120  
**LAKEVIEW HOMES - 214078**  
**GLENWAY, NEWMARKET, ON**

Scale: 1:400  
Date: JUL 2014  
Page Number: 1 of 1

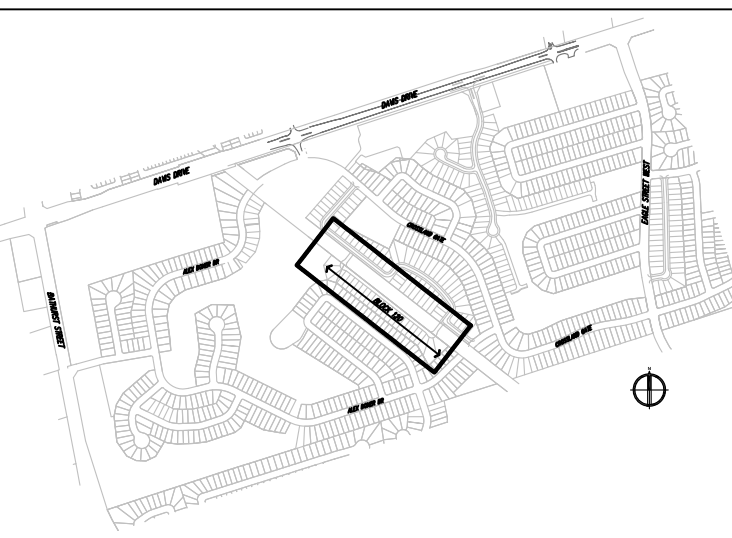








- GENERAL NOTES**
- VERIFY ALL DIMENSIONS.
  - DO NOT SCALE DRAWINGS.
  - REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
  - IT IS ADVISED THAT CONTRACTORS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ENSURE THE USE OF THE LATEST REVISED DRAWINGS.
  - DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT.



- LEGEND**
- EXISTING TREE TO BE PRESERVED
  - PROPOSED DECIDUOUS TREE
  - ASPHALT DRIVEWAY
  - SOODING AREA
  - FRONT YARD LANDSCAPE TREATMENT (SEE L104)
  - PROPOSED TRANSFORMER LOCATION (SEE ELECTRICAL PLANS)
  - PROPOSED LIGHT STANDARD LOCATION (SEE ELECTRICAL PLANS)

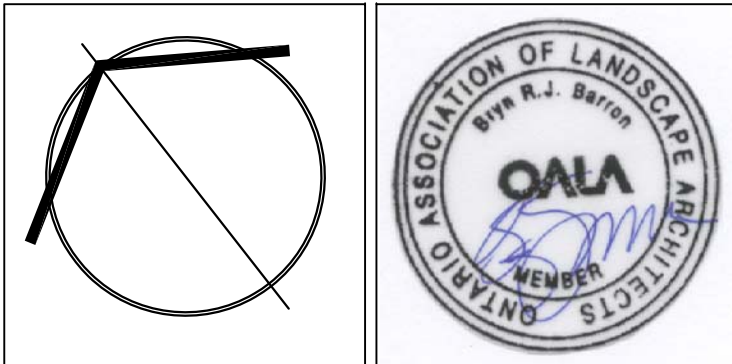
No.	DATE	REVISION	BY
2.	OCT. 02, 2018	ISSUED FOR SUBMISSION	J.B.
1.	SEPT.10, 2018	ISSUED FOR REVIEW	J.B.

ACCEPTED:

DIRECTOR OF ENGINEERING SERVICES

DATE

It is the responsibility of the Contractor and/or Owner to ensure that the drawings with the latest revisions are used for construction.



**SBK** 5770 HURONTARIO STREET, SUITE 320  
MISSISSAUGA, ONTARIO, L5R 3G5  
T: 416.695.4949 F: 905.712.3101  
WWW.STRYBOS.COM

**STRYBOS BARRON KING**  
LANDSCAPE ARCHITECTURE

PROJECT:

**CONDO BLOCK 120**

TOWN OF NEWMARKET, ONTARIO  
REGIONAL MUNICIPALITY OF YORK

MARIANNEVILLE DEVELOPMENTS LIMITED

DRAWING TITLE:

**LANDSCAPE MASTERPLAN**

SCALE: 1:750	PROJECT No. 18-5208
DATE: OCT 2018	
DRAWN BY: M.D.	DRAWING No.
CHECKED BY: B.B.	L103 of 6







MODEL 1



MODEL 1 - REARS



MODEL 2



MODEL 2



MODEL 3



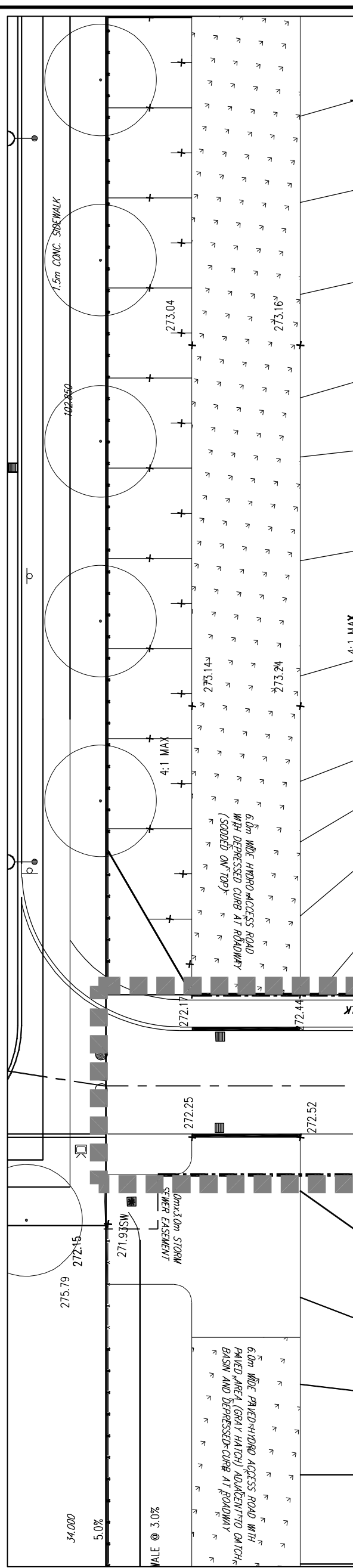
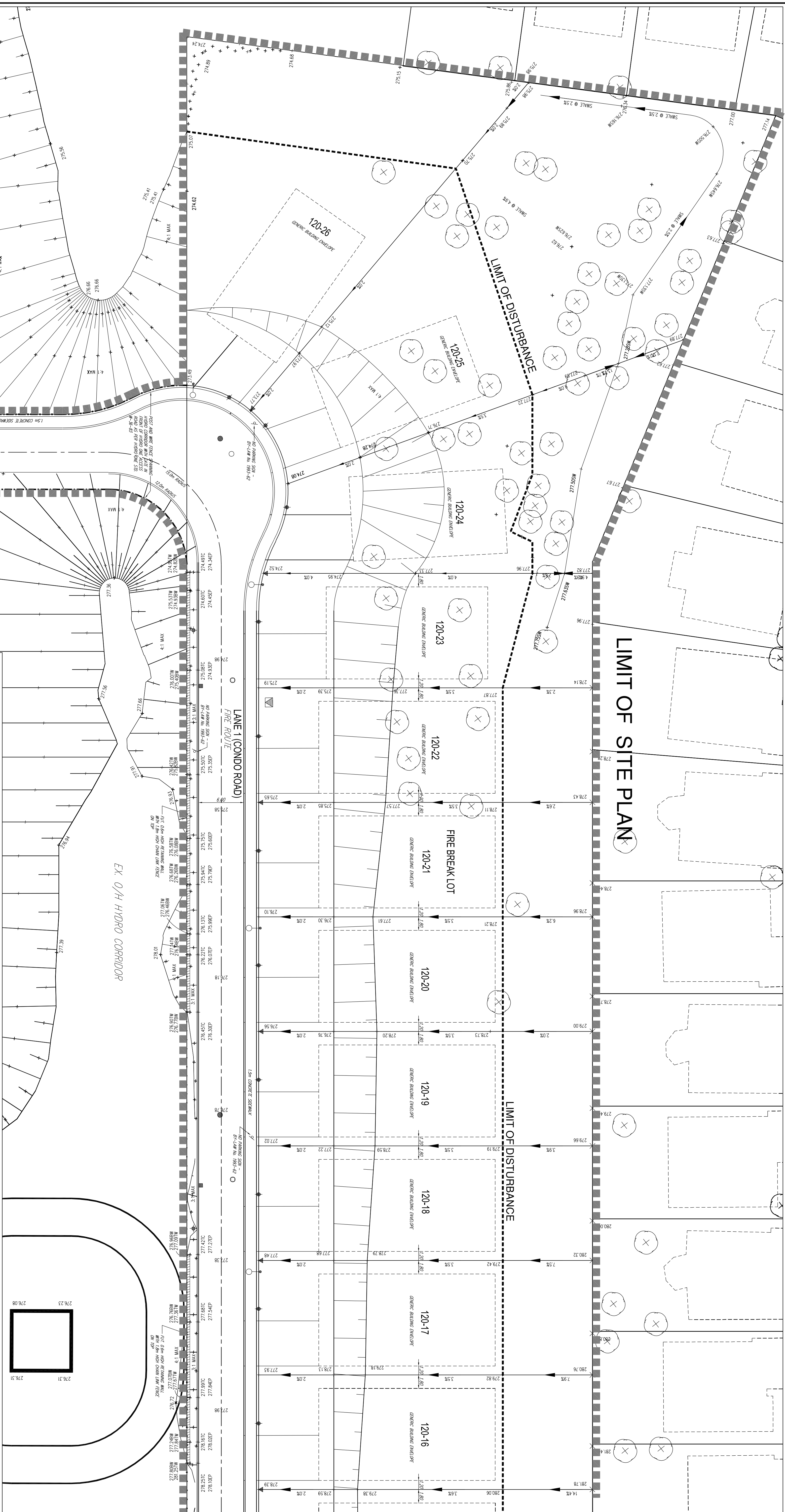
MODEL 3 - REARS









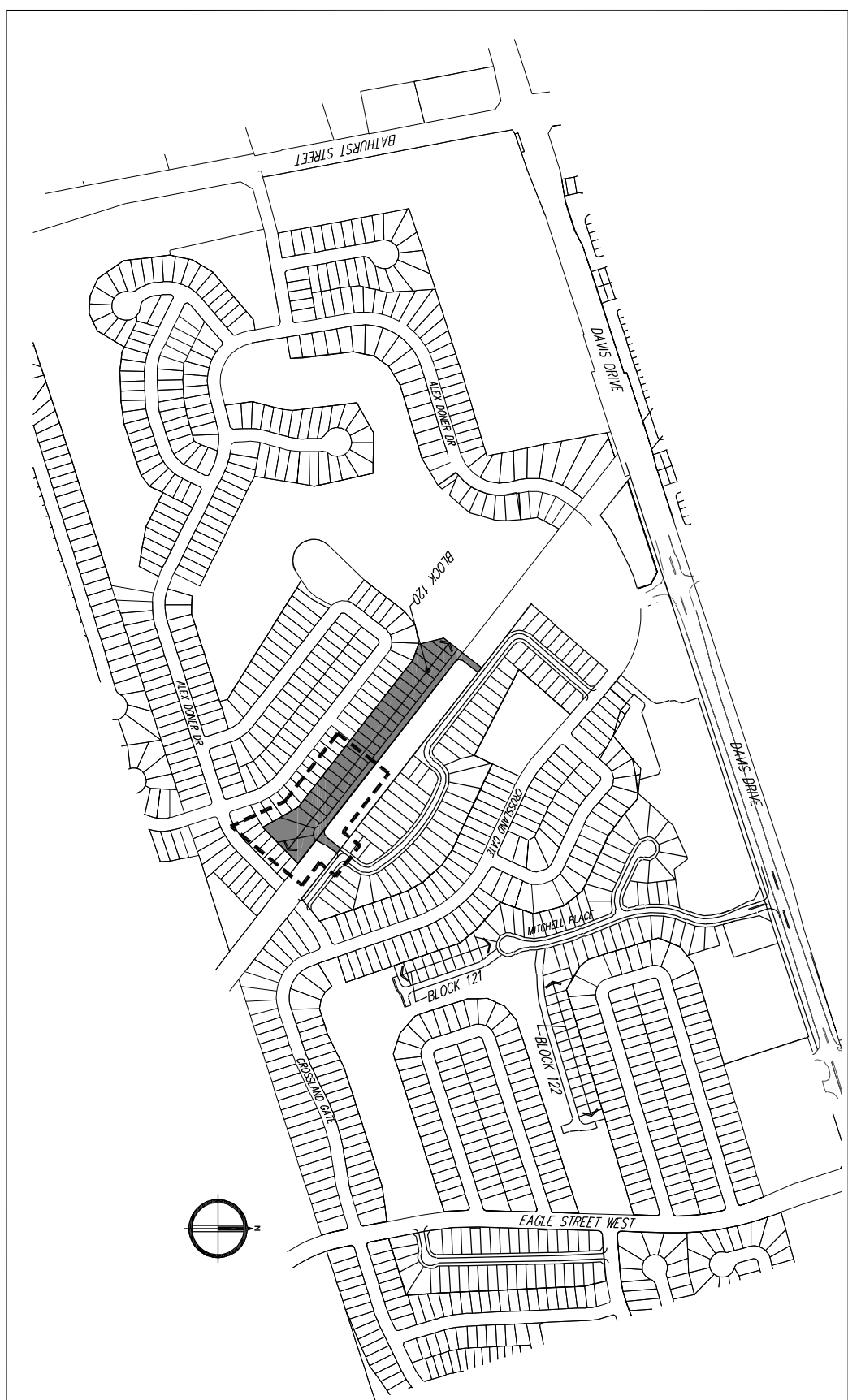


1. BUILDING ENVELOPES SHOWN ARE GENERIC ONLY. ALL ACTUAL HOUSE DESIGNS WILL MEET THE LIMITS OF THE ZONING BYLAW VARY SETBACKS. HOUSE MODELS THAT ARE 1 STOREY WILL ADHERE TO BYLAW INTERIOR SIDEWALK SETBACK REQUIREMENT OF 12 m.  
2. ACTUAL PORCHES, STEPS AND DECKS WILL BE IN ACCORDANCE WITH ZONING BYLAW REQUIREMENTS

## SITE STATISTICS SUMMARY

BON 102		MUT 123 (BONCE 142)	
1 (100)	15 (49)	1 (100)	19 (58)
1 (100)	6 (18)	2 (100)	31 (51)
2 (100)	1 (1)	4 (100)	10 (16)
3 (100)	1 (1)	4 (100)	28 (42)
4 (100)	1 (1)	5 (100)	1 (1)
5 (100)	2 (2)	6 (100)	36 (56)
6 (100)	1 (1)	7 (100)	1 (1)
7 (100)	6 (17)	8 (100)	31 (49)
8 (100)	6 (17)	9 (100)	31 (49)
9 (100)	1 (1)	10 (100)	30 (47)
10 (100)	6 (17)	11 (100)	31 (49)
11 (100)	1 (1)	12 (100)	31 (49)
12 (100)	6 (17)	13 (100)	31 (49)
13 (100)	1 (1)	14 (100)	31 (49)
14 (100)	6 (17)	15 (100)	31 (49)
15 (100)	6 (17)	16 (100)	31 (49)
16 (100)	6 (17)	17 (100)	31 (49)
17 (100)	6 (17)	18 (100)	31 (49)
18 (100)	6 (17)	19 (100)	31 (49)
19 (100)	6 (17)	20 (100)	31 (49)
20 (100)	6 (17)	21 (100)	31 (49)
21 (100)	6 (17)	22 (100)	31 (49)
22 (100)	6 (17)	23 (100)	31 (49)
23 (100)	6 (17)	24 (100)	31 (49)
24 (100)	6 (17)	25 (100)	31 (49)
25 (100)	6 (17)	26 (100)	31 (49)
26 (100)	6 (17)	27 (100)	31 (49)
27 (100)	6 (17)	28 (100)	31 (49)
28 (100)	6 (17)	29 (100)	31 (49)
29 (100)	6 (17)	30 (100)	31 (49)
30 (100)	6 (17)	31 (100)	31 (49)

ZONING STATISTICS	
ZONE	R1-D-122
MIN LOT AREA	51,000 sq
MIN LOT FRONTAGE	15.0m/2
MIN YARD SET BACKS	
FRONT	7.0m TO LINE/LINE
REAR	6.0m
EXPANDED	6.0m
INTERIOR	1.2m (1.5 STOREY)
INTERIOR	1.5m (1.5 STOREY)
INTERIOR	1.8m (2 STOREY)
MAX LOT COVERAGE	15%
MAX HEIGHT	12.0m (2 STOREY)
MIN MAX CONCRETE WIDTH	6m / 9m



**KEY PLAN** NOT TO SCALE

**STRUCTURE OF THE EYE**

- ① **Cornea** - The front part of the eye that helps focus light.
- ② **Iris** - The colored part of the eye that controls the amount of light entering.
- ③ **Pupil** - The opening in the center of the iris that allows light to enter.
- ④ **Lens** - A transparent structure that focuses light onto the retina.
- ⑤ **Retina** - The light-sensitive tissue at the back of the eye that converts light into electrical signals.
- ⑥ **Optic Nerve** - The nerve that carries electrical signals from the retina to the brain.

**FUNCTIONS OF THE EYE**

- ① **Cornea** - Refracts light entering the eye.
- ② **Iris** - Controls the amount of light entering the eye.
- ③ **Pupil** - Allows light to enter the eye.
- ④ **Lens** - Focuses light on the retina.
- ⑤ **Retina** - Converts light into electrical signals.
- ⑥ **Optic Nerve** - Carries signals to the brain.

AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE OWNED BILLING CODE TO BE A DESIGNER	
QUALIFICATION INFORMATION	
FIRM/INDIVIDUAL NAME	38047
BUSINESS NAME	8234
REGISTRATION INFORMATION	
HUNT DESIGN ASSOCIATES INC.	19886

**HUNT**

**DESIGN ASSOCIATES INC.**  
 www.huntassociates.com  
 8966 Woodbine Ave., Markham, ON L3R 0J9  
 (905) 947-3162 / 1-866-937-1220 email: hsa@huntassociates.com

**PLAN**

CONDO BLOCK 120

**LAKEMEN HOMES - 214078**  
 GLENVIEW / NEWMARKET, ON

Unit Type: Condo  
 1250  
 1 Bedroom

214078/MS-04-DWG

3 of 3



# LIMIT OF SITE PLAN

## LIMIT OF DISTURBANCE

## FIRE BREAK LOT

## FIRE BREAK LOT

1. BUILDING ENVELOPES SHOWN ARE GENERIC ONLY. ALL ACTUAL HOUSE DESIGNS WILL MEET THE LIMITS OF THE ZONING BYLAW YARD SETBACKS. HOUSE MODELS THAT ARE 1 STORY WILL ADHERE TO BYLAW INTERIOR SIDEYARD SETBACK REQUIREMENT OF 1.2 m.  
2. ACTUAL PORCHES, STEPS AND DECKS WILL BE IN ACCORDANCE WITH ZONING BYLAW REQUIREMENTS

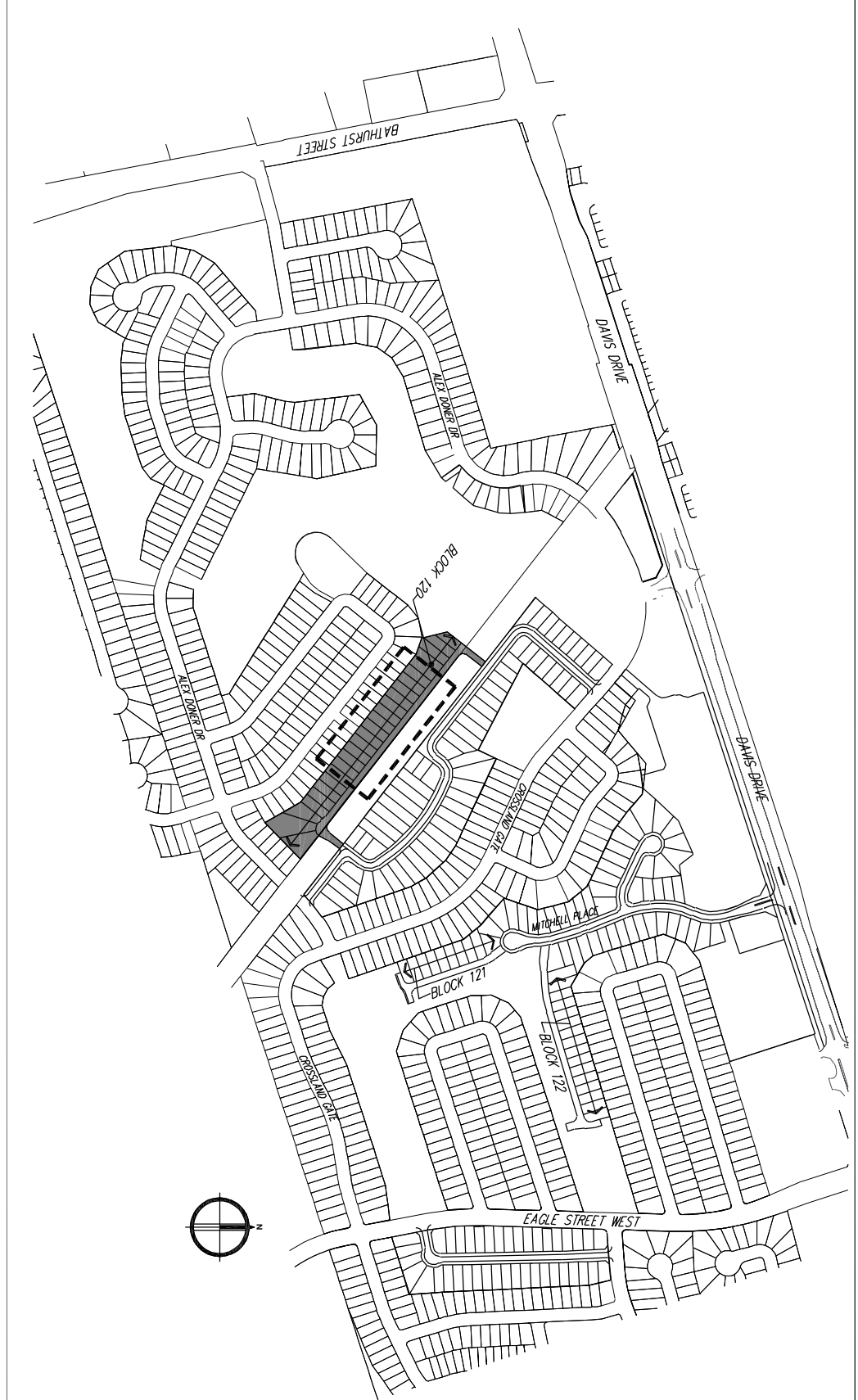


NO PARKING SIGN - BY-LAW No. 1993-62	SITE STATISTICS SUMMARY
--------------------------------------	-------------------------

1 (7/20) - 53.89	1 (7/20) - 178.55
2 (7/20) - 63.86	2 (7/20) - 211.12
3 (7/20) - 70.85	3 (7/20) - 242.67
4 (7/20) - 76.83	4 (7/20) - 267.88
5 (7/20) - 78.69	5 (7/20) - 264.78
6 (7/20) - 67.53	6 (7/20) - 215.25
7 (7/20) - 67.53	7 (7/20) - 215.25
8 (7/20) - 67.53	8 (7/20) - 215.25
9 (7/20) - 67.53	9 (7/20) - 215.25
10 (7/20) - 67.53	10 (7/20) - 215.25
11 (7/20) - 67.53	11 (7/20) - 215.25
12 (7/20) - 67.53	12 (7/20) - 215.25
13 (7/20) - 67.53	13 (7/20) - 215.25
14 (7/20) - 67.53	14 (7/20) - 215.25
15 (7/20) - 67.53	15 (7/20) - 215.25
16 (7/20) - 67.53	16 (7/20) - 215.25
17 (7/20) - 67.53	17 (7/20) - 215.25
18 (7/20) - 67.53	18 (7/20) - 215.25
19 (7/20) - 67.53	19 (7/20) - 215.25
20 (7/20) - 67.53	20 (7/20) - 215.25
21 (7/20) - 67.53	21 (7/20) - 215.25
22 (7/20) - 67.53	22 (7/20) - 215.25
23 (7/20) - 67.53	23 (7/20) - 215.25
24 (7/20) - 67.53	24 (7/20) - 215.25
25 (7/20) - 67.53	25 (7/20) - 215.25
26 (7/20) - 67.53	26 (7/20) - 215.25
27 (7/20) - 67.53	27 (7/20) - 215.25
28 (7/20) - 67.53	28 (7/20) - 215.25
29 (7/20) - 67.53	29 (7/20) - 215.25
30 (7/20) - 67.53	30 (7/20) - 215.25

TRAINING STATIONS	RI-D-122
ZONE	51km <sup>2</sup>
MAX LOT AREA	15.6km <sup>2</sup>
MAX LOT PERCENTAGE	
MAX ROAD SECTORS/COR	
FRONT	7.6m TO DOWNLING
REAR	8.0m
EXTERIOR	6.0m
INTERIOR	1.2m (1 STOREY)
INTERIOR	1.5m (1.5 STOREY)
MAX LOT COVERAGE	1.8m (2 STOREY)
INTERIOR	3.5m
MAX HEIGHT	12.1m (2.0 STOREY)
MAX OVERHANG/DEPTH	6m / 6m

## KEY PLAN



**CONDO BLOCK 120**

**LAKEMYR HOMES - 214078**

**GLENNVIEW, NEWARK/IE, ON**

**214078WS-4-DWG**

DATE: 11/28/2017

2 of 3

**HUNT ASSOCIATES INC.**

DESIGN ASSOCIATES INC.

89866 Woodbine Ave., Unit 10

Markham, Ontario L3R 9V9

TEL: 905-771-3133 FAX: 905-771-7256 email: hunt@huntassociates.com

**CONDO BLOCK 120**

**LAKEMYR HOMES - 214078**

**GLENNVIEW, NEWARK/IE, ON**

**214078WS-4-DWG**

DATE: 11/28/2017

2 of 3

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	11/28/2017	ISSUED FOR PERMIT
2	11/28/2017	ISSUED FOR PERMIT
3	11/28/2017	ISSUED FOR PERMIT
4	11/28/2017	ISSUED FOR PERMIT
5	11/28/2017	ISSUED FOR PERMIT
6	11/28/2017	ISSUED FOR PERMIT
7	11/28/2017	ISSUED FOR PERMIT
8	11/28/2017	ISSUED FOR PERMIT
9	11/28/2017	ISSUED FOR PERMIT
10	11/28/2017	ISSUED FOR PERMIT
11	11/28/2017	ISSUED FOR PERMIT
12	11/28/2017	ISSUED FOR PERMIT
13	11/28/2017	ISSUED FOR PERMIT
14	11/28/2017	ISSUED FOR PERMIT
15	11/28/2017	ISSUED FOR PERMIT
16	11/28/2017	ISSUED FOR PERMIT
17	11/28/2017	ISSUED FOR PERMIT
18	11/28/2017	ISSUED FOR PERMIT
19	11/28/2017	ISSUED FOR PERMIT
20	11/28/2017	ISSUED FOR PERMIT
21	11/28/2017	ISSUED FOR PERMIT
22	11/28/2017	ISSUED FOR PERMIT
23	11/28/2017	ISSUED FOR PERMIT
24	11/28/2017	ISSUED FOR PERMIT
25	11/28/2017	ISSUED FOR PERMIT
26	11/28/2017	ISSUED FOR PERMIT
27	11/28/2017	ISSUED FOR PERMIT
28	11/28/2017	ISSUED FOR PERMIT
29	11/28/2017	ISSUED FOR PERMIT
30	11/28/2017	ISSUED FOR PERMIT
31	11/28/2017	ISSUED FOR PERMIT
32	11/28/2017	ISSUED FOR PERMIT
33	11/28/2017	ISSUED FOR PERMIT
34	11/28/2017	ISSUED FOR PERMIT
35	11/28/2017	ISSUED FOR PERMIT
36	11/28/2017	ISSUED FOR PERMIT
37	11/28/2017	ISSUED FOR PERMIT
38	11/28/2017	ISSUED FOR PERMIT
39	11/28/2017	ISSUED FOR PERMIT
40	11/28/2017	ISSUED FOR PERMIT
41	11/28/2017	ISSUED FOR PERMIT
42	11/28/2017	ISSUED FOR PERMIT
43	11/28/2017	ISSUED FOR PERMIT
44	11/28/2017	ISSUED FOR PERMIT
45	11/28/2017	ISSUED FOR PERMIT
46	11/28/2017	ISSUED FOR PERMIT
47	11/28/2017	ISSUED FOR PERMIT
48	11/28/2017	ISSUED FOR PERMIT
49	11/28/2017	ISSUED FOR PERMIT
50	11/28/2017	ISSUED FOR PERMIT
51	11/28/2017	ISSUED FOR PERMIT
52	11/28/2017	ISSUED FOR PERMIT
53	11/28/2017	ISSUED FOR PERMIT
54	11/28/2017	ISSUED FOR PERMIT
55	11/28/2017	ISSUED FOR PERMIT
56	11/28/2017	ISSUED FOR PERMIT
57	11/28/2017	ISSUED FOR PERMIT
58	11/28/2017	ISSUED FOR PERMIT
59	11/28/2017	ISSUED FOR PERMIT
60	11/28/2017	ISSUED FOR PERMIT
61	11/28/2017	ISSUED FOR PERMIT
62	11/28/2017	ISSUED FOR PERMIT
63	11/28/2017	ISSUED FOR PERMIT
64	11/28/2017	ISSUED FOR PERMIT
65	11/28/2017	ISSUED FOR PERMIT
66	11/28/2017	ISSUED FOR PERMIT
67	11/28/2017	ISSUED FOR PERMIT
68	11/28/2017	ISSUED FOR PERMIT
69	11/28/2017	ISSUED FOR PERMIT
70	11/28/2017	ISSUED FOR PERMIT
71	11/28/2017	ISSUED FOR PERMIT
72	11/28/2017	ISSUED FOR PERMIT
73	11/28/2017	ISSUED FOR PERMIT
74	11/28/2017	ISSUED FOR PERMIT
75	11/28/2017	ISSUED FOR PERMIT
76	11/28/2017	ISSUED FOR PERMIT
77	11/28/2017	ISSUED FOR PERMIT
78	11/28/2017	ISSUED FOR PERMIT
79	11/28/2017	ISSUED FOR PERMIT
80	11/28/2017	ISSUED FOR PERMIT
81	11/28/2017	ISSUED FOR PERMIT
82	11/28/2017	ISSUED FOR PERMIT
83	11/28/2017	ISSUED FOR PERMIT
84	11/28/2017	ISSUED FOR PERMIT
85	11/28/2017	ISSUED FOR PERMIT
86	11/28/2017	ISSUED FOR PERMIT
87</		





## SITE STATISTICS SUMMARY

LOC AREA	LOC CODE	MAX LOT CHANGE	MAX LOT AREA
21 (200)	21-000	21-000	21-000
21 (200)	21-001	21-001	21-001
21 (200)	21-002	21-002	21-002
21 (200)	21-003	21-003	21-003
21 (200)	21-004	21-004	21-004
21 (200)	21-005	21-005	21-005
21 (200)	21-006	21-006	21-006
21 (200)	21-007	21-007	21-007
21 (200)	21-008	21-008	21-008
21 (200)	21-009	21-009	21-009
21 (200)	21-010	21-010	21-010
21 (200)	21-011	21-011	21-011
21 (200)	21-012	21-012	21-012
21 (200)	21-013	21-013	21-013
21 (200)	21-014	21-014	21-014
21 (200)	21-015	21-015	21-015
21 (200)	21-016	21-016	21-016
21 (200)	21-017	21-017	21-017
21 (200)	21-018	21-018	21-018
21 (200)	21-019	21-019	21-019
21 (200)	21-020	21-020	21-020
21 (200)	21-021	21-021	21-021
21 (200)	21-022	21-022	21-022
21 (200)	21-023	21-023	21-023
21 (200)	21-024	21-024	21-024
21 (200)	21-025	21-025	21-025
21 (200)	21-026	21-026	21-026
21 (200)	21-027	21-027	21-027
21 (200)	21-028	21-028	21-028
21 (200)	21-029	21-029	21-029
21 (200)	21-030	21-030	21-030
21 (200)	21-031	21-031	21-031
21 (200)	21-032	21-032	21-032
21 (200)	21-033	21-033	21-033
21 (200)	21-034	21-034	21-034
21 (200)	21-035	21-035	21-035
21 (200)	21-036	21-036	21-036
21 (200)	21-037	21-037	21-037
21 (200)	21-038	21-038	21-038
21 (200)	21-039	21-039	21-039
21 (200)	21-040	21-040	21-040
21 (200)	21-041	21-041	21-041
21 (200)	21-042	21-042	21-042
21 (200)	21-043	21-043	21-043
21 (200)	21-044	21-044	21-044
21 (200)	21-045	21-045	21-045
21 (200)	21-046	21-046	21-046
21 (200)	21-047	21-047	21-047
21 (200)	21-048	21-048	21-048
21 (200)	21-049	21-049	21-049
21 (200)	21-050	21-050	21-050
21 (200)	21-051	21-051	21-051
21 (200)	21-052	21-052	21-052
21 (200)	21-053	21-053	21-053
21 (200)	21-054	21-054	21-054
21 (200)	21-055	21-055	21-055
21 (200)	21-056	21-056	21-056
21 (200)	21-057	21-057	21-057
21 (200)	21-058	21-058	21-058
21 (200)	21-059	21-059	21-059
21 (200)	21-060	21-060	21-060
21 (200)	21-061	21-061	21-061
21 (200)	21-062	21-062	21-062
21 (200)	21-063	21-063	21-063
21 (200)	21-064	21-064	21-064
21 (200)	21-065	21-065	21-065
21 (200)	21-066	21-066	21-066
21 (200)	21-067	21-067	21-067
21 (200)	21-068	21-068	21-068
21 (200)	21-069	21-069	21-069
21 (200)	21-070	21-070	21-070
21 (200)	21-071	21-071	21-071
21 (200)	21-072	21-072	21-072
21 (200)	21-073	21-073	21-073
21 (200)	21-074	21-074	21-074
21 (200)	21-075	21-075	21-075
21 (200)	21-076	21-076	21-076
21 (200)	21-077	21-077	21-077
21 (200)	21-078	21-078	21-078
21 (200)	21-079	21-079	21-079
21 (200)	21-080	21-080	21-080
21 (200)	21-081	21-081	21-081
21 (200)	21-082	21-082	21-082
21 (200)	21-083	21-083	21-083
21 (200)	21-084	21-084	21-084
21 (200)	21-085	21-085	21-085
21 (200)	21-086	21-086	21-086
21 (200)	21-087	21-087	21-087
21 (200)	21-088	21-088	21-088
21 (200)	21-089	21-089	21-089
21 (200)	21-090	21-090	21-090
21 (200)	21-091	21-091	21-091
21 (200)	21-092	21-092	21-092
21 (200)	21-093	21-093	21-093
21 (200)	21-094	21-094	21-094
21 (200)	21-095	21-095	21-095
21 (200)	21-096	21-096	21-096
21 (200)	21-097	21-097	21-097
21 (200)	21-098	21-098	21-098
21 (200)	21-099	21-099	21-099
21 (200)	21-100	21-100	21-100







GENERAL NOTES:

- TOPSOIL:
- USE EVENLY MIXED TOPSOIL OF FERTILE, FRIABLE NATURAL LOAM CONTAINING NOT LESS THAN 4% ORGANIC MATTER FOR CLAY LOAMS AND 2% MINIMUM ORGANIC MATTER FOR SAND LOAMS WITH AN ACIDITY RANGE OF 5.5 TO 7.5 pH.. ALL TOPSOIL SHOULD BE FREE OF SUBSOILS, CLAY, STONES, ROOTS, EXCESS WATER, FROST AND OTHER EXTRANEOUS MATTER.
- PLANTING:
- (UNLESS OTHERWISE SPECIFIED)
- PREPARE PLANTING SOD BY EVENLY MIXING FOUR PARTS SANDY TOPSOIL, ONE PART ORGANIC SOIL ADDITIVE WITH 500g BONE MEAL AND 750g COMMERCIAL FERTILIZER PER CUBIC METER. THE FOREGOING RATES ARE SUBJECT TO ADJUSTMENT ON RECEIPT OF TOPSOIL ANALYSIS REPORT.
  - EXCAVATE AND PROVIDE PLANTING SOILS AS PER PLANTING DETAILS.
  - PROVIDE ALL SHRUBS AND TREES ACCORDING TO THE GUIDE SPECIFICATIONS FOR NURSERY STOCK OF THE CANADIAN NURSERY TRADE ASSOCIATION WITH REGARD TO QUALITY AND GRADING AND SIZED AS PER PLANT LIST.
  - SPRAY ALL PLANTINGS IN LEAF WITH ANTIDISCICANT. PROVIDE TREES WITH STAKES.
  - PLANTS ARE TO BE No. 1 NURSERY GROWN, UNDER PROPER CULTURAL PRACTICES, IN PARTICULAR WITH RESPECT TO AMPLE SPACING, PEST AND DISEASE CONTROL, AND BRANCH AND ROOT PRUNING.
  - TREES ARE TO HAVE STURDY, STRAIGHT TRUNKS.
  - TREES SHALL BE WELL BRANCHED AND BALANCED WITH A STRONG CENTRAL LEADER.
  - DECIDUOUS SHADE TREES SHALL BE FREE OF BRANCHES NOT LESS THAN 1.8m ABOVE THE GROUND.
  - ALL SHRUBS ARE TO BE PLANTED IN CONTINUOUS BEDS.
  - DO NOT SOD BETWEEN PLANTS. EXCAVATE ENTIRE AREA OF SHRUB BED UNIFORMLY TO SPECIFIED DEPTH AND FILL WITH SPECIFIED PLANTING SOIL.

- SODDING:
- PREPARE A MINIMUM 300mm DEPTH OF TOPSOIL WITH A 10–6–4 COMMERCIAL FERTILIZER AT 7.3kg/100sq.m AND SUPER PHOSPHATE AT 5kg/100sq.m.. THE PROPORTIONS SPECIFIED ARE SUBJECT TO ADJUSTMENT DEPENDING ON TOPSOIL ANALYSIS REPORT
  - LAY No. 1 NURSERY SOD ON ALL AREAS OF THE PROJECT NOT COVERED BY BUILDINGS OR PAVING.
  - IMMEDIATELY AFTER INSTALLATION, SOD MUST BE WATERED AND ROLLED.

- HYDRO SEEDING:
- HYDROSEED ALL DISTURBED AREAS AS WELL AS AREAS INDICATED ON PLANS.
  - USE APPROPRIATE SEED MIX IN AREAS AS SPECIFIED.
  - ENSURE THAT AREAS TO BE SEEDD HAVE BEEN CULTIVATED TO A DEPTH OF 25mm AND ARE MOIST TO DEPTH OF 150mm BEFORE SEEDING, FINE GRADE AREA FREE OF HUMPS AND HOLLOWES IF REQUIRED.
  - OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF TOPSOIL GRADE AND DEPTH BEFORE STARTING TO SEED.
  - FERTILIZER TO BE 8–32–16 AND TO BE APPLIED AT A RATE OF 300KG/HECTARE.
  - TACKIFIER, IF REQUIRED, TO BE APPLIED AT A RATE OF 88KG/HECTARE.
  - INDICATE AREAS OF TACKIFIER USE TO LANDSCAPE ARCHITECT PRIOR TO APPLICATION.
  - APPLY SEED MIX AT A RATE OF 150KG/HECTARE.
  - SEEDING TO BE COMPLETED BETWEEN APRIL 1 AND MAY 15 OR BETWEEN AUGUST 15 AND SEPTEMBER 30.

- MAINTENANCE & ACCEPTANCE:
- ALL PLANT MATERIAL SHALL BE MAINTAINED BY THE CONTRACTOR IMMEDIATELY AFTER ANY PLANTING HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL THE DATE OF FINAL ACCEPTANCE.
  - SUCH MAINTENANCE SHALL INCLUDE ALL MEASURES NECESSARY TO ESTABLISH AND MAINTAIN ALL PLANTS IN AN ACCEPTABLE, VIGOROUS AND HEALTHY GROWING CONDITION INCLUDING CULTIVATION AND WEEDING, WATERING WHEN REQUIRED, PRUNING AND MAINTENANCE OF ALL ACCESSORIES.
  - AT TIME OF INSPECTION FOR INITIAL & FINAL ACCEPTANCE, ALL PLANTING BEDS AND TREE PITS SHALL BE FRESHLY CULTIVATED, FREE OF WEEDS, LEAVES, BROKEN BRANCHES AND RUBBISH AND SHALL BE IN A NEAT AND TIDY CONDITION.
  - ALL PLANT MATERIAL TO BE GUARANTEED FOR A PERIOD OF 2 (TWO) YEARS FROM THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND LOCAL AUTHORITY UNLESS OTHERWISE NOTED.
  - MAINTAIN PLANTING BEDS AND TREE PITS FREE OF WEEDS THROUGHOUT THE GUARANTEE PERIOD.
  - THE DEVELOPER SHALL REGULARLY REMOVE DEBRIS FROM THE WETLAND UNTIL THE COMPLETION OF ALL BUILDING CONSTRUCTION WITHIN THE DEVELOPMENT.

- TREE LOCATION:
- NO TREES SHALL BE PLANTED UNDER OVERHEAD WIRES OR OVER UNDERGROUND SERVICES.
  - TREES ARE NOT TO BE PLANTED LESS THAN:
    - 1m FROM CURBS, UNDERGROUND UTILITIES, SIDEWALKS, DRIVEWAYS, BELL/CABLE PEDESTAL
    - 3m FROM FIRE HYDRANTS
    - 1.2m FROM SIDE OF HYDRO TRANSFORMER & 3m FROM DOOR
    - 4.6m FROM LIGHT STANDARDS
    - 9m FROM STOP SIGNS
  - THE CONTRACTOR IS TO STAKE OUT LOCATIONS OF TREE PITS. THIS STAKE OUT IS TO BE INSPECTED BEFORE THE EXCAVATION OF ANY TREE PITS.
  - BEFORE THIS STAKE OUT, THE CONTRACTOR IS TO REQUEST A STAKE OUT ALL UNDERGROUND SERVICES.
  - THE LANDSCAPE ARCHITECT AND THE MUNICIPALITY MAY, AT THEIR DISCRETION REDISTRIBUTE TREE LOCATIONS, PRIOR TO PLANTING IN ORDER TO MINIMIZE CONFLICTS WITH UTILITIES, DRIVEWAYS AND INTERSECTION VISIBILITY.

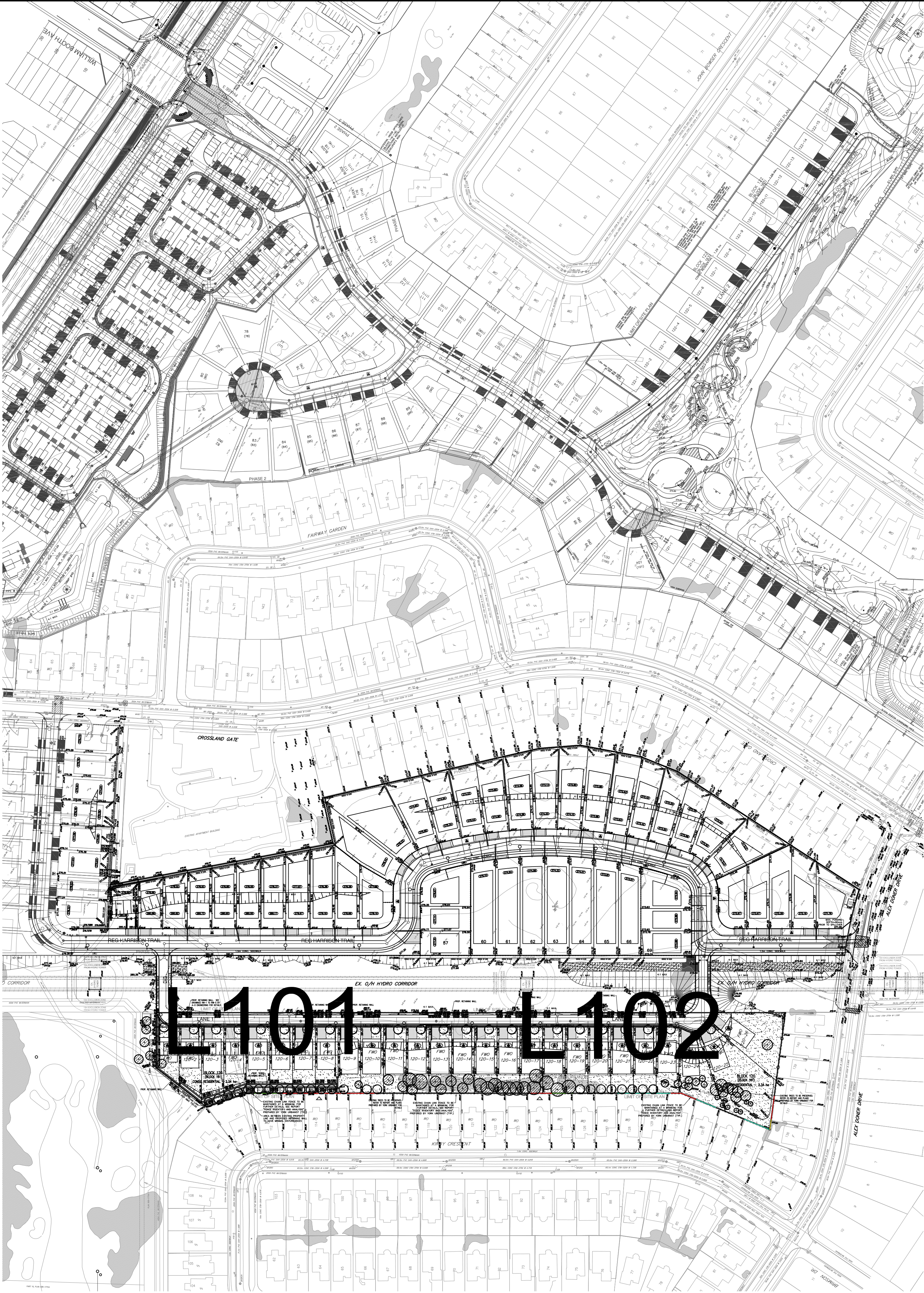
- RODENT PROTECTION:
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND SHRUBS FROM RODENT INJURY FOR THE DURATION OF THE GUARANTEE PERIOD.
  - PROTECTIVE WIRE MESH GUARDS SHALL BE EMPLOYED AROUND ALL DECIDUOUS TREES. GUARDS SHALL BE INSTALLED PRIOR TO THE APPLICATION OF MULCH AND SHOULD BE PLACED A MINIMUM OF 50mm OUT FROM THE TREE TRUNK ON ALL SIDES, SUFFICIENT MESH SHOULD BE CUT TO COMPLETE THIS CIRCUMFERENCE AS WELL AS TO PROVIDE A MINIMUM OF 25mm OVERLAP.
  - THE WIRE MESH GUARDS MUST BE OF GALVANIZED STEEL 12mm SQUARE MESH, 19 GAUGE AND SUPPLIED IN 600mm ROLLS. THE WIRE MESH CAN BE FASTENED WITH ANY ACCEPTABLE GALVANIZED WIRE TIE. ALL SHRUBS AND CONIFEROUS TREES SHALL HAVE AN APPLICATION OF 'SKOOT' OR APPROVED EQUIVALENT RODENT FORMULA, TO BE APPLIED AT THE END OF OCTOBER. FOLLOW MANUFACTURER'S DIRECTIONS FOR APPLICATION.

- UNIT PAVING:
- PAVERS SHALL BE PRECAST CONCRETE UNIT PAVERS WITH MIN. 58.65 M.P.A. (8500 P.S.I.) COMPRESSIVE STRENGTH, AND A WATER ABSORPTION NOT EXCEEDING 5% AND A FREEZE–THAW RESISTANCE EQUAL TO C.S.A.–A82–2 (1967).
  - SETTING BED SHALL CONSIST OF SHARP, CLEAN, COARSE CONCRETE SAND OR APPROVED LIMESTONE SCREENINGS.
  - SAND FOR JOINTS SHALL BE A CLEAN, NATURAL GRAVEL, CRUSHED STONE OR ROCK.
  - INSTALL GRANULAR BASE AND COMPACT TO A MINIMUM 98% STANDARD PROCTOR DENSITY UNTIL THE MIN. SPECIFIED DEPTH AS DETAILED, HAS BEEN ESTABLISHED.
  - LOOSELY PLACED CONCRETE SAND OR SCREENINGS TO A UNIFORM DEPTH OF 50mm (2") MIN..
  - MAINTAIN JOINTS UNIFORM AND CLOSELY BUTTED THROUGHOUT.
  - WHERE NECESSARY, SAW CUT PAVERS TO PRODUCE A SHARP, VERTICAL CUT WITHOUT DAMAGED EDGES, AND TO FIT ACCURATELY.
  - AFTER COMPLETION OF INSTALLATION, COMPACT PAVING BY MEANS OF A VIBRATING PLATE TAMPER.
  - FILL THE JOINTS WITH FINE SAND, BY BRUSHING AND SWEEPING, HOSE PAVING WITH FINE WATER SPRAY.

- UTILITIES:
- APPLICANT IS RESPONSIBLE FOR OBTAINING NECESSARY APPROVALS FROM THE UTILITY COMPANIES FOR WORKS WITHIN THE MUNICIPAL BOULEVARD.
  - ALL UTILITIES WITHIN THE BOULEVARDS MUST BE LOCATED PRIOR TO COMMENCING CONSTRUCTION WITHIN THE BOULEVARD.

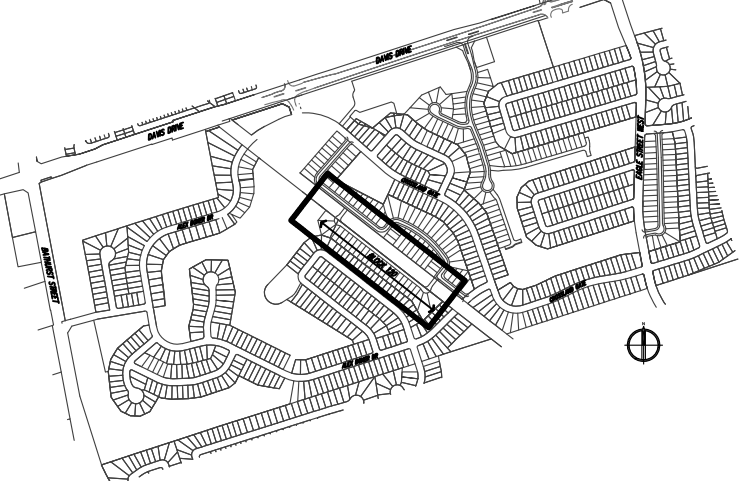
LIST OF SHEETS

- L100 KEY PLAN
- L101 LANDSCAPE PLAN
- L102 LANDSCAPE PLAN
- L103 TYPICAL HOUSE FRONTAGE LANDSCAPE PLAN
- L200 DETAILS



GENERAL NOTES

- VERIFY ALL DIMENSIONS.
- DO NOT SCALE DRAWINGS.
- REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- IT IS ADVISED THAT CONTRACTORS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ENSURE THE USE OF THE LATEST REVISED DRAWINGS.
- DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT.



LOCATION MAP

N.T.S

LEGEND

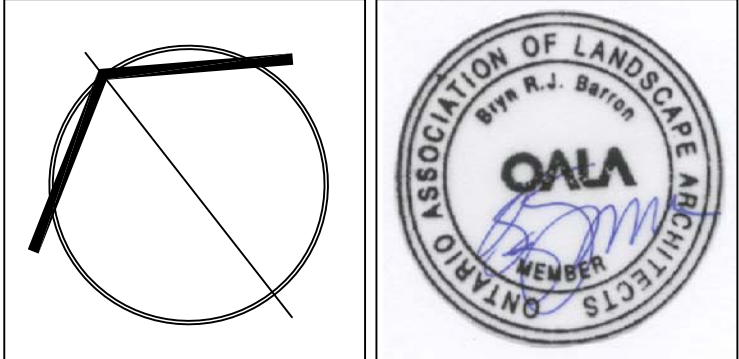
2.	OCT. 02, 2018	ISSUED FOR SUBMISSION	J.B.
1.	SEPT.10, 2018	ISSUED FOR REVIEW	J.B.
No.	DATE.	REVISION.	BY.

ACCEPTED:

\_\_\_\_\_  
DIRECTOR OF ENGINEERING SERVICES

DATE \_\_\_\_\_

It is the responsibility of the Contractor and/or Owner to ensure that the drawings with the latest revisions are used for construction.



**SBK**

5770 HURONTARIO STREET, SUITE 320  
MISSISSAUGA, ONTARIO, L5R 3G5  
T: 416.695.4949 F: 905.712.3101  
WWW.STRYBOS.COM

**STRYBOS BARRON KING**  
LANDSCAPE ARCHITECTURE

PROJECT:

**CONDO BLOCK 120**

TOWN OF NEWMARKET, ONTARIO  
REGIONAL MUNICIPALITY OF YORK

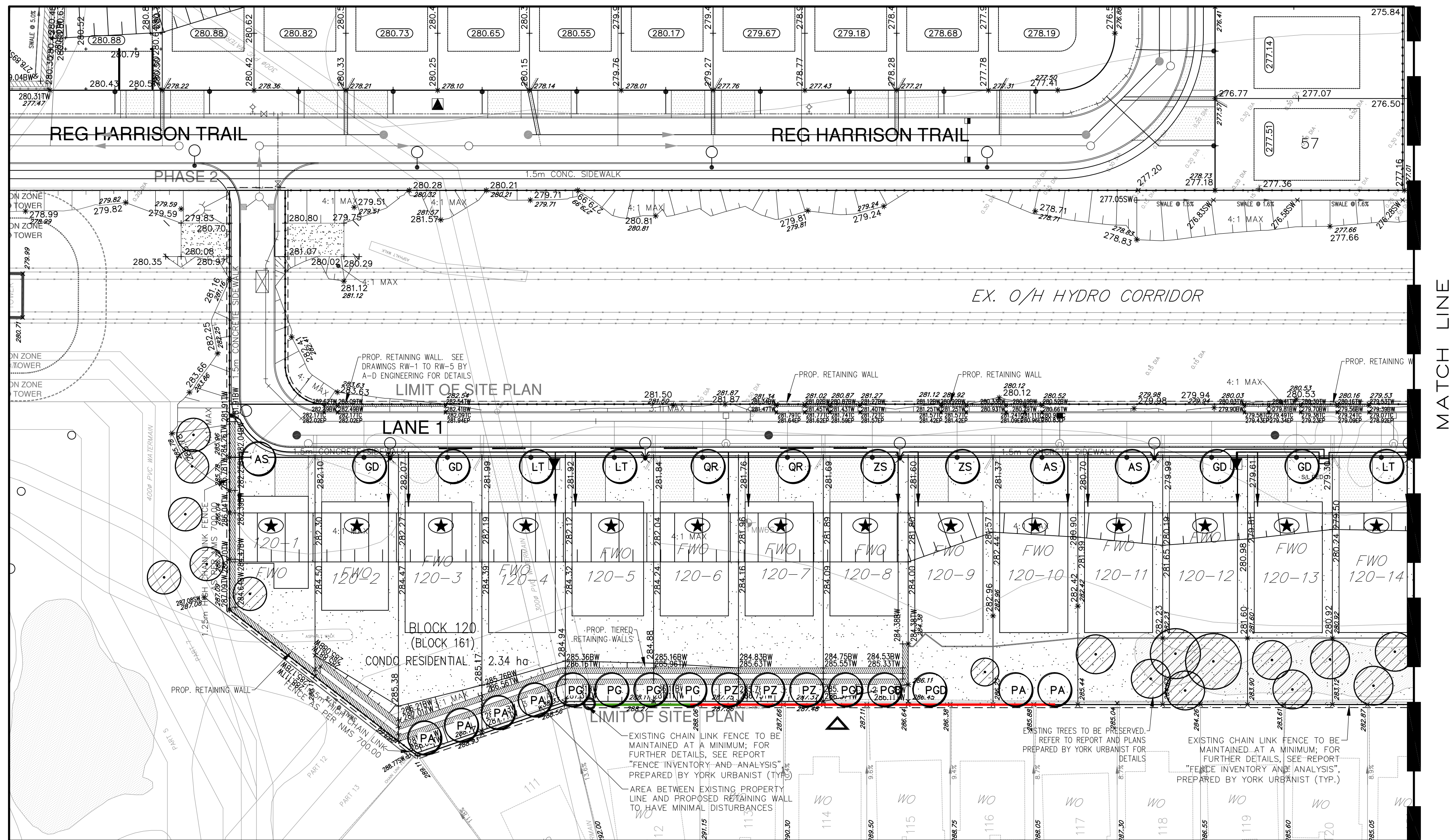
MARIANNEVILLE DEVELOPMENTS LIMITED

DRAWING TITLE:

**KEY PLAN**

SCALE:	PROJECT No.
1:1500	18–5208
DATE:	DRAWING No.
OCT 2018	L100 of 5
DRAWN BY:	
M.D.	
CHECKED BY:	
B.B.	





## MASTER BOULEVARD PLANT LIST

KEY	QNT	BOTANICAL NAME	COMMON NAME	CAL.	HEIGHT	SPREAD	SPACE	COND.
AS	5	Acer saccharum	Sugar Maple	60	4000	2000	-	WB
GD	6	Gymnocladus dioica	Kentucky Coffee Tree	60	4000	2000	-	WB
LT	6	Liriodendron tulipifera	Tulip Tree	60	4000	2000	-	WB
QR	4	Quercus rubra	Red Oak	60	4000	2000	-	WB
ZS	4	Zelkova serrata 'Green Vase'	Green Vase Zelkova	60	4000	2000	-	WB

## NOTE:

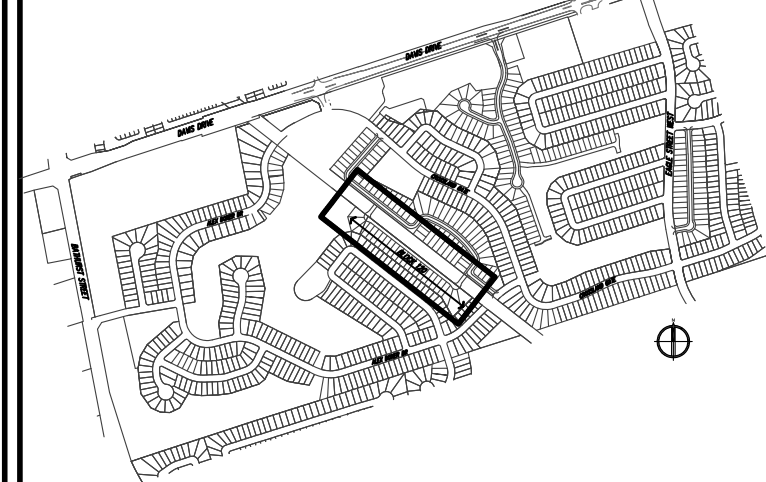
-CHECK ALL QUANTITIES  
 -REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT  
 -THE QUANTITIES INDICATED ON THE PLAN SUPERSEDE THE TOTAL ON THE PLANT LIST  
 -THE LAYOUT OF ALL PLANT MATERIAL IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING

## MASTER PRIVATE BACK YARD PLANT LIST

KEY	QNT	BOTANICAL NAME	COMMON NAME	CAL.	HEIGHT	SPREAD	SPACE	COND.	KEY
PA	6	Acer rubrum	Red Maple	70	4000	1750	-	WB	PA
PG	8	Ginkgo Biloba	Ginkgo Biloba	70	4000	1750	-	WB	PG
PGD	3	Gymnocladus dioica	Kentucky Coffee Tree	70	4000	1750	-	WB	PGD
PZ	7	Zelkova serrata 'Green Vase'	Green Vase Zelkova	70	4000	1750	-	WB	PZ

## GENERAL NOTES

- VERIFY ALL DIMENSIONS.
- DO NOT SCALE DRAWINGS.
- REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- IT IS ADVISED THAT CONTRACTORS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ENSURE THE USE OF THE LATEST REVISED DRAWINGS.
- DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT.



LOCATION MAP

N.T.S.

## LEGEND

- EXISTING TREE TO BE PRESERVED
- PROPOSED DECIDUOUS TREE
- DETAIL KEY: DETAIL NUMBER : SHEET NUMBER
- BLACK VINYL CHAIN LINK FENCE
- POST AND WIRE FENCE
- ASPHALT DRIVEWAY
- SODDING AREA
- FRONT YARD LANDSCAPE TREATMENT (SEE L103)
- PROPOSED TRANSFORMER LOCATION (SEE ELECTRICAL PLANS)
- PROPOSED LIGHT STANDARD LOCATION (SEE ELECTRICAL PLANS)
- RETAIN PLANTS IN FENCE
- HOMEOWNER VNES OR HEDGE (NO REPAIR NEEDED)
- FENCE REPAIR TO GLENWAY CHAINLINK FENCE
- HOMEOWNER ADDITION TO FENCE (NO REPAIR NEEDED)
- REMOVE GATE, REPLACE WITH FENCE
- TOP CAP REPAIR

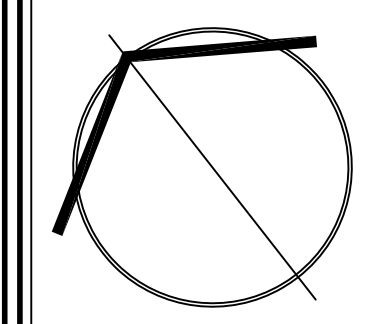
2.	OCT. 02, 2018	ISSUED FOR SUBMISSION	J.B.
1.	SEPT.10, 2018	ISSUED FOR REVIEW	J.B.
No.	DATE.	REVISION.	BY.

## ACCEPTED:

DIRECTOR OF ENGINEERING SERVICES

DATE

It is the responsibility of the Contractor and/or Owner to ensure that the drawings with the latest revisions are used for construction.



**SBK** 5770 HURONTARIO STREET, SUITE 320  
 MISSISSAUGA, ONTARIO, L5R 3G5  
 T: 416.695.4949 F: 905.712.3101  
 WWW.STRYBOS.COM

**STRYBOS BARRON KING**  
 LANDSCAPE ARCHITECTURE

## PROJECT:

## CONDO BLOCK 120

TOWN OF NEWMARKET, ONTARIO  
 REGIONAL MUNICIPALITY OF YORK

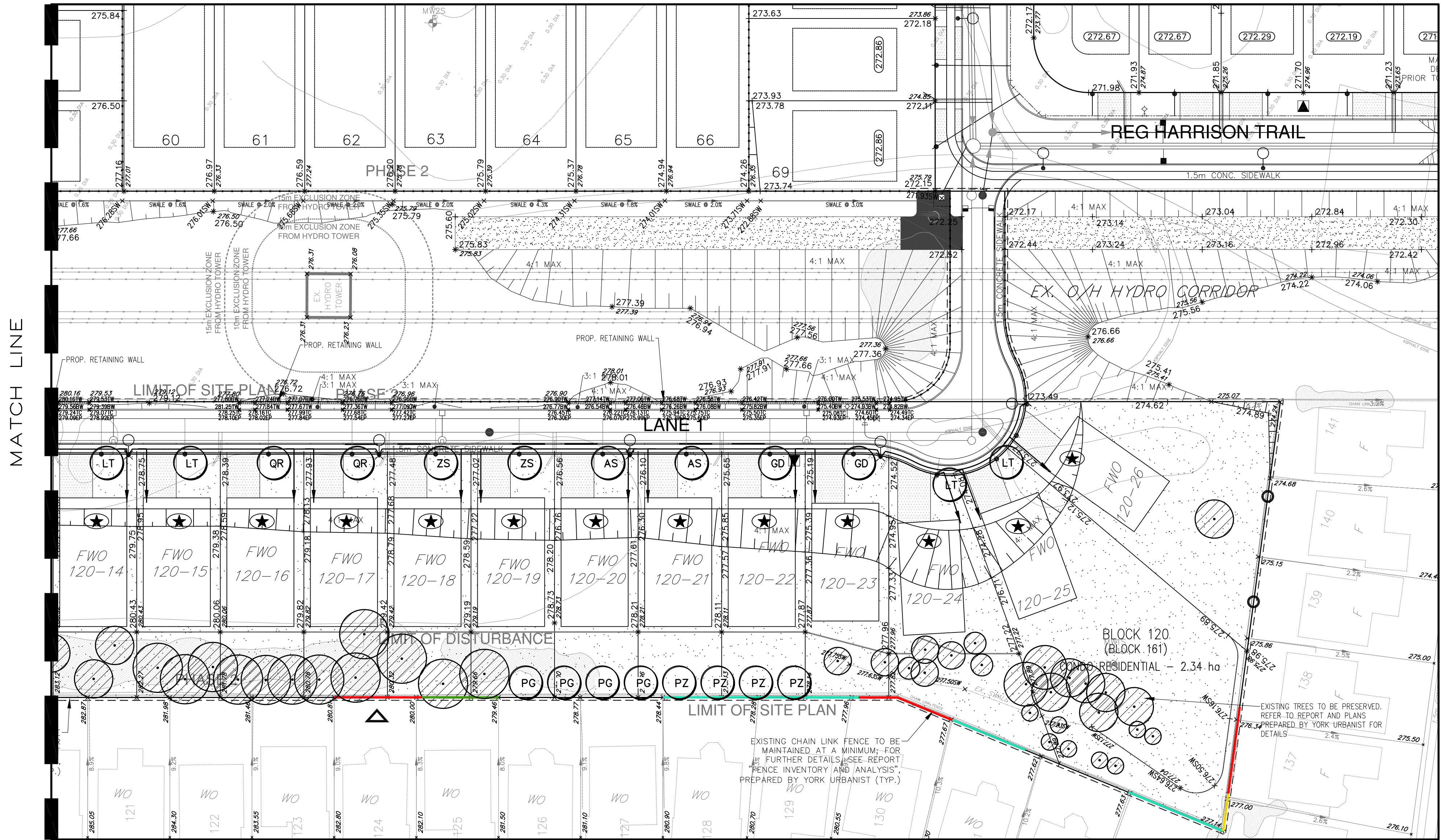
MARIANNEVILLE DEVELOPMENTS LIMITED

## DRAWING TITLE:

LANDSCAPE PLAN

SCALE: 1:400	PROJECT No. 18-5208
DATE: OCT 2018	
DRAWN BY: M.D.	DRAWING No. L101
CHECKED BY: B.B.	of 5





MASTER BOULEVARD PLANT LIST

KEY QNT	BOTANICAL NAME	COMMON NAME	CAL.	HEIGHT	SPREAD	SPACE	COND.
AS 5	Acer saccharum	Sugar Maple	60	4000	2000	-	WB
GD 6	Gymnocladus dioica	Kentucky Coffee Tree	60	4000	2000	-	WB
LT 6	Liriodendron tulipifera	Tulip Tree	60	4000	2000	-	WB
QR 4	Quercus rubra	Red Oak	60	4000	2000	-	WB
ZS 4	Zelkova serrata 'Green Vase'	Green Vase Zelkova	60	4000	2000	-	WB

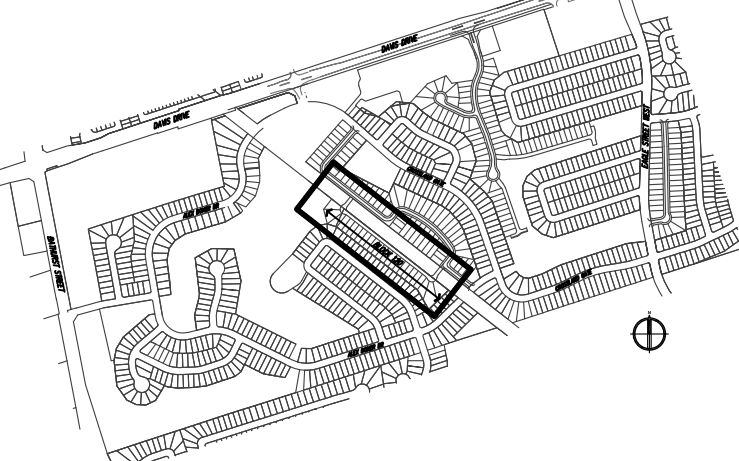
NOTE:  
-CHECK ALL QUANTITIES  
-REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT  
-THE QUANTITIES INDICATED ON THE PLAN SUPERSEDE THE TOTAL ON THE PLANT LIST  
-THE LAYOUT OF ALL PLANT MATERIAL IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING

MASTER PRIVATE BACK YARD PLANT LIST

KEY QNT	BOTANICAL NAME	COMMON NAME	CAL.	HEIGHT	SPREAD	SPACE	COND.	KEY
PA 6	Acer rubrum	Red Maple	70	4000	1750	-	WB	PA
PG 8	Ginkgo Biloba	Ginkgo Biloba	70	4000	1750	-	WB	PG
PGD 3	Gymnocladus dioicis	Kentucky Coffee Tree	70	4000	1750	-	WB	PGD
PZ 7	Zelkova serrata 'Green Vase'	Green Vase Zelkova	70	4000	1750	-	WB	PZ

GENERAL NOTES

- VERIFY ALL DIMENSIONS.
- DO NOT SCALE DRAWINGS.
- REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- IT IS ADVISED THAT CONTRACTORS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ENSURE THE USE OF THE LATEST REVISED DRAWINGS.
- DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT.



LOCATION MAP

N.T.S.

LEGEND

- EXISTING TREE TO BE PRESERVED
- PROPOSED DECIDUOUS TREE
- DETAIL KEY: DETAIL NUMBER
- SHEET NUMBER
- BLACK VINYL CHAIN LINK FENCE
- POST AND WIRE FENCE
- ASPHALT DRIVEWAY
- SODDING AREA
- FRONT YARD LANDSCAPE TREATMENT (SEE L103)
- PROPOSED TRANSFORMER LOCATION (SEE ELECTRICAL PLANS)
- PROPOSED LIGHT STANDARD LOCATION (SEE ELECTRICAL PLANS)
- RETAIN PLANTS IN FENCE
- HOMEOWNER VINES OR HEDGE (NO REPAIR NEEDED)
- FENCE REPAIR TO GLENWAY CHAINLINK FENCE
- HOMEOWNER ADDITION TO FENCE (NO REPAIR NEEDED)
- REMOVE GATE, REPLACE WITH FENCE
- TOP CAP REPAIR

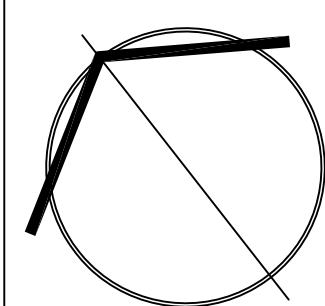
2.	OCT. 02, 2018	ISSUED FOR SUBMISSION	J.B.
1.	SEPT.10, 2018	ISSUED FOR REVIEW	J.B.
No.	DATE.	REVISION.	BY.

ACCEPTED:

DIRECTOR OF ENGINEERING SERVICES

DATE

It is the responsibility of the Contractor and/or Owner to ensure that the drawings with the latest revisions are used for construction.



**SBK** 5770 HURONTARIO STREET, SUITE 320  
MISSISSAUGA, ONTARIO, L5R 3G5  
T: 416.695.4949 F: 905.712.3101  
WWW.STRYBOS.COM

**STRYBOS BARRON KING**  
LANDSCAPE ARCHITECTURE

PROJECT:

CONDO BLOCK 120

TOWN OF NEWMARKET, ONTARIO  
REGIONAL MUNICIPALITY OF YORK

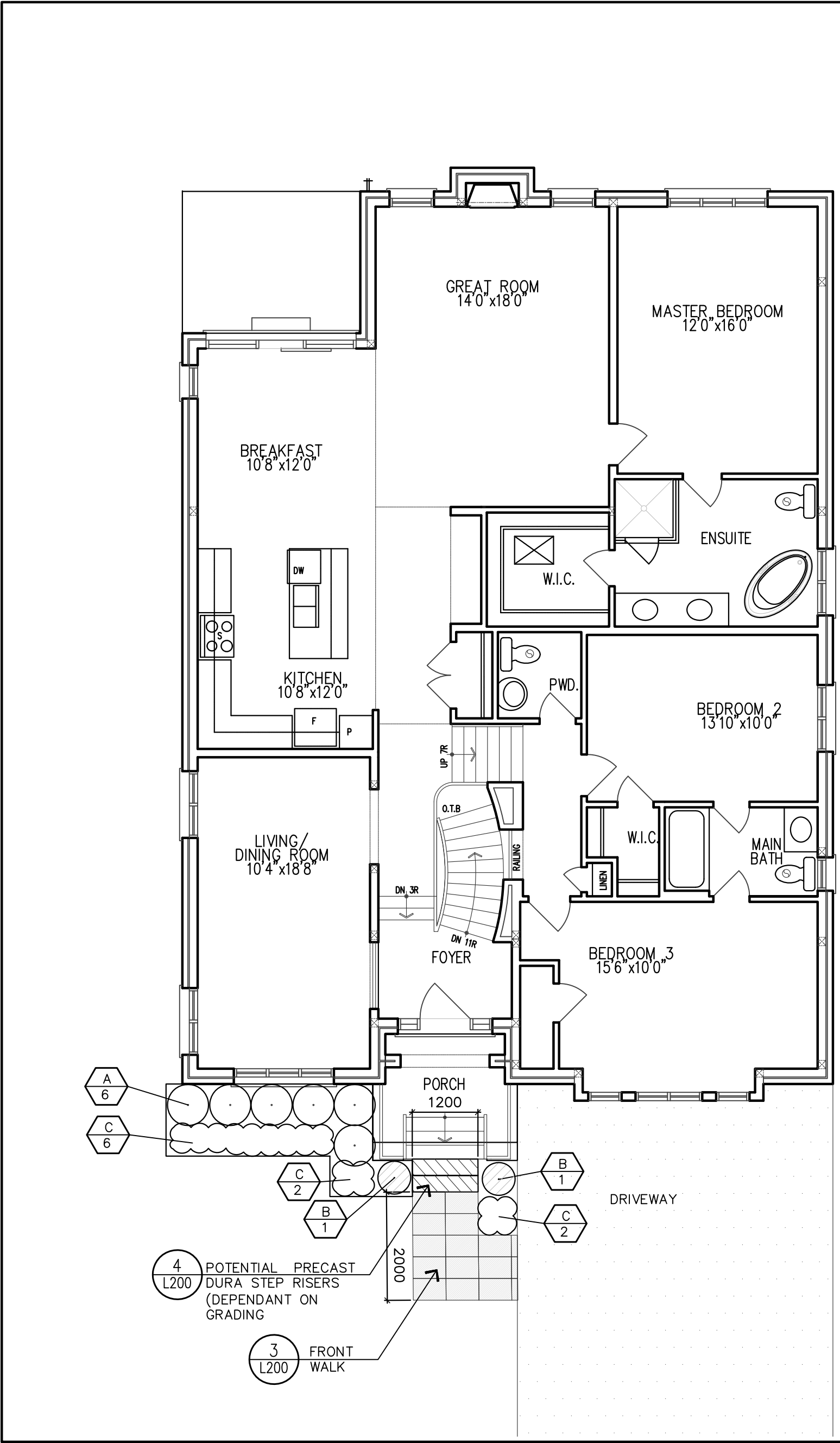
MARIANNEVILLE DEVELOPMENTS LIMITED

DRAWING TITLE:

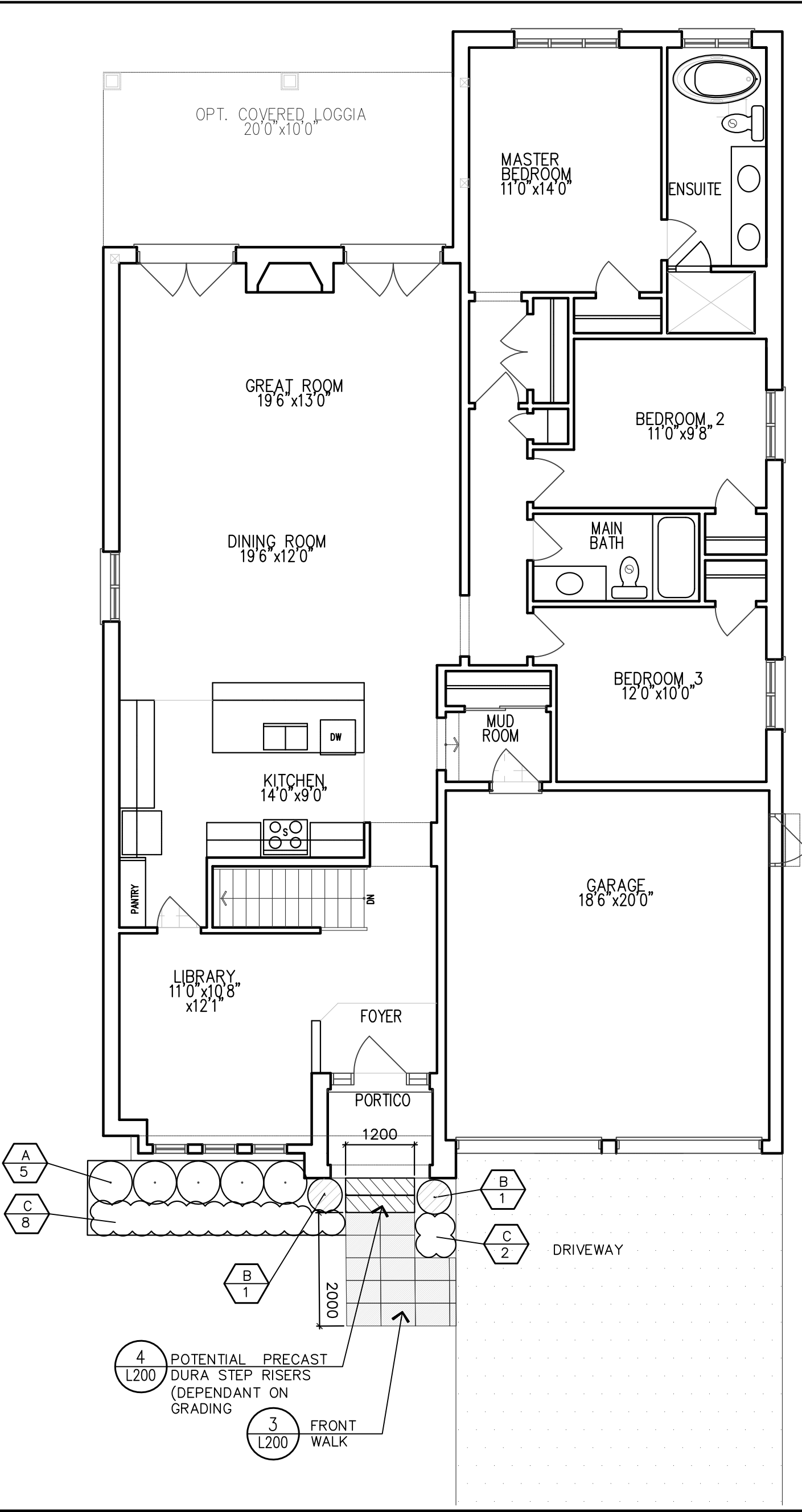
LANDSCAPE PLAN

SCALE: 1:400	PROJECT No. 18-5208
DATE: OCT 2018	
DRAWN BY: M.D.	DRAWING No.
CHECKED BY: B.B.	L102 of 5





HOUSE TYPE 5001



HOUSE TYPE 5002



HOUSE TYPE 5003

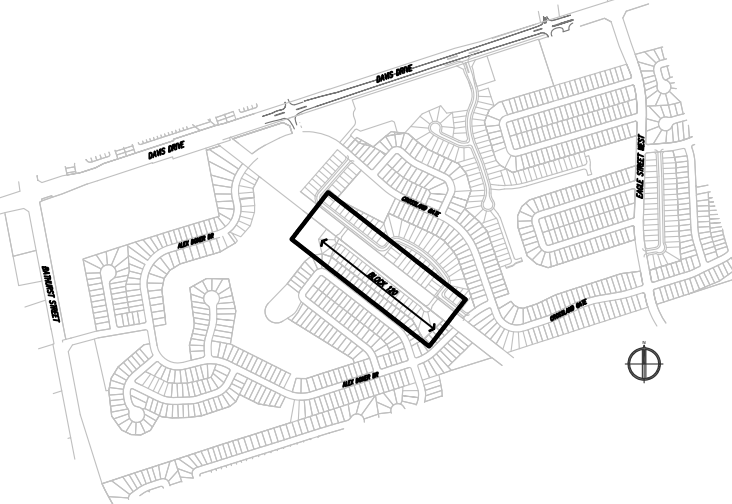
NOTE:  
THE FRONT YARD LANDSCAPE TREATMENTS THAT WILL BE OFFERED TO PURCHASERS SHALL VARY DEPENDING ON THE HOME MODEL PURCHASED FOR EACH POTL (LOT) AND THE SPECIFIC LOT SITINGS. THE PLANTING ARRANGEMENT WILL BE ADJUSTED TO SUIT EACH SITING AND WILL BE SELECTED FROM THE "POTENTIAL PLANT LIST" PROVIDED ON THIS SHEET

POTENTIAL PLANT LIST FOR FRONT YARD LANDSCAPE TREATMENT

BOTANICAL NAME	COMMON NAME	CAL.	HEIGHT	SPREAD	SPACE	COND.
A – SHRUBS						
Philadelphus 'Snowbelle'	Snowbelle Mock Orange	–	600	–	750	CG
Physocarpus opulifolius 'Burgundy Candy'	Burgundy Candy Ninebark	–	600	–	750	CG
Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	–	600	–	750	CG
Potentilla fruticosa 'Pink Beauty'	Pink Beauty Potentilla	–	600	–	750	CG
Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	–	600	–	750	CG
Spiraea x bumalda 'Gold Flame'	Gold Flame Spiraea	–	600	–	750	CG
Syringa meyeri 'Palibin'	Dwarf Korean Lilac	–	600	–	750	CG
Weigela florida 'Alexandra'	Wine & Roses Weigela	–	600	–	750	CG
Thuja occidentalis 'Danica'	Danica Cedar	–	600	–	750	CG
Thuja occidentalis 'Golden Globe'	Golden Globe Cedar	–	600	–	750	CG
B – ORNAMENTAL GRASSES						
Calamagrostis x acutiflora 'Karl'	Karl Feather Reed Grass	–	2 gal	–	500	CG
Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	–	2 gal	–	500	CG
Panicum virgatum 'Prairie Fire'	Prairie Fire Switch Grass	–	2 gal	–	500	CG
Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	–	2 gal	–	500	CG
C – PERENNIALS						
Hemerocallis 'Leebea Orange Crush'	Leebea Orange Crush Daylily	–	2 gal	–	400	CG
Hemerocallis 'Pardora's Box'	Pardora's Box Daylily	–	2 gal	–	400	CG
Hemerocallis 'Purple De Oro'	Purple De Oro Daylily	–	2 gal	–	400	CG
Hemerocallis 'Ruby Stella'	Ruby Stella Daylily	–	2 gal	–	400	CG
Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	–	2 gal	–	400	CG
Heuchera 'Berry Smoothie'	Berry Smoothie Coral Bells	–	2 gal	–	400	CG
Heuchera 'Black Beauty'	Black Beauty Coral Bells	–	2 gal	–	400	CG
Heuchera 'Blackberry Ice'	Blackberry Ice Coral Bells	–	2 gal	–	400	CG
Heuchera 'Cajun Fire'	Cajun Fire Coral Bells	–	2 gal	–	400	CG
Hosta 'Autumn Frost'	Autumn Frost Hosta	–	2 gal	–	400	CG
Hosta 'Ginko Craig'	Ginko Craig Hosta	–	2 gal	–	400	CG
Hosta 'June Fever'	June Fever Hosta	–	2 gal	–	400	CG
Hosta 'Touch of Class'	Touch of Class Hosta	–	2 gal	–	400	CG
Rudbeckia hirta 'Autumn Colours'	Autumn Colours Gloriosa Daisy	–	2 gal	–	400	CG
Rudbeckia fulgida 'Little Goldstar'	Little Goldstar Black-Eyed Susan	–	2 gal	–	400	CG

GENERAL NOTES

- VERIFY ALL DIMENSIONS.
- DO NOT SCALE DRAWINGS.
- REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- IT IS ADVISED THAT CONTRACTORS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ENSURE THE USE OF THE LATEST REVISED DRAWINGS.
- DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT.



LOCATION MAP

LEGEND

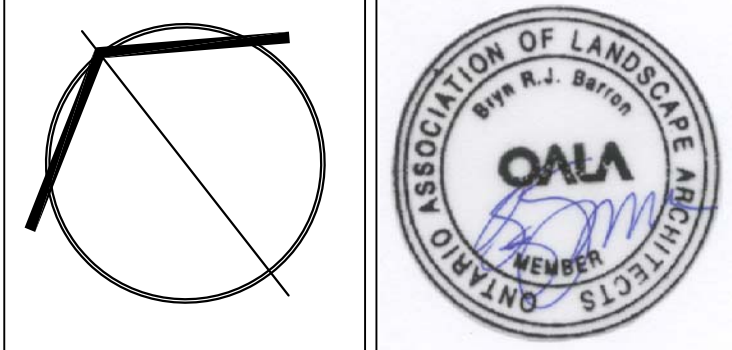
- PROPOSED PLANTING BED
- PLANT KEY: PLANT KEY : NUMBER OF PLANTS
- LX DETAIL KEY: DETAIL NUMBER : SHEET NUMBER
- ✕ ✕ BLACK VINYL CHAIN LINK FENCE
- ASPHALT DRIVEWAY
- PRECAST CONCRETE PAVERS

No.	DATE.	REVISION.	BY.
2.	OCT. 02, 2018	ISSUED FOR SUBMISSION	J.B.
1.	SEPT.10, 2018	ISSUED FOR REVIEW	J.B.

ACCEPTED:

DIRECTOR OF ENGINEERING SERVICES  
DATE

It is the responsibility of the Contractor and/or Owner to ensure that the drawings with the latest revisions are used for construction.



**SBK**  
5770 HURONTARIO STREET, SUITE 320  
MISSISSAUGA, ONTARIO, L5R 3G5  
T: 416.895.4949 F: 905.712.3101  
WWW.STRYBOS.COM  
**STRYBOS BARRON KING**  
LANDSCAPE ARCHITECTURE

PROJECT.

CONDO BLOCK 120

TOWN OF NEWMARKET, ONTARIO  
REGIONAL MUNICIPALITY OF YORK

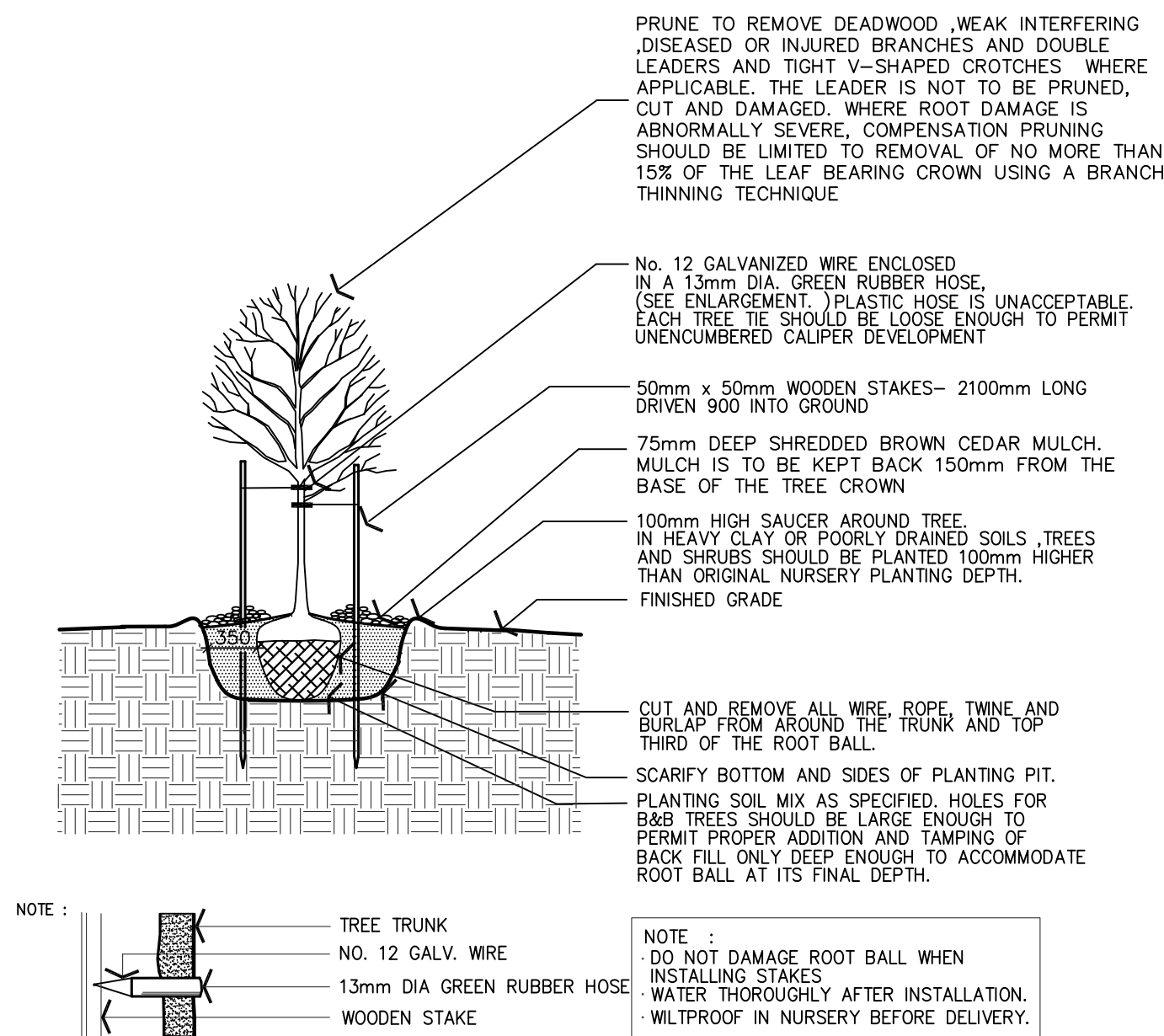
MARIANNEVILLE DEVELOPMENTS LIMITED

DRAWING TITLE.

TYPICAL HOUSE FRONTAGE  
LANDSCAPE PLAN

SCALE. 1:75	PROJECT No. 18-5208
DATE. OCT 2018	
DRAWN BY. M.D.	DRAWING No. L103
CHECKED BY. B.B.	of 5



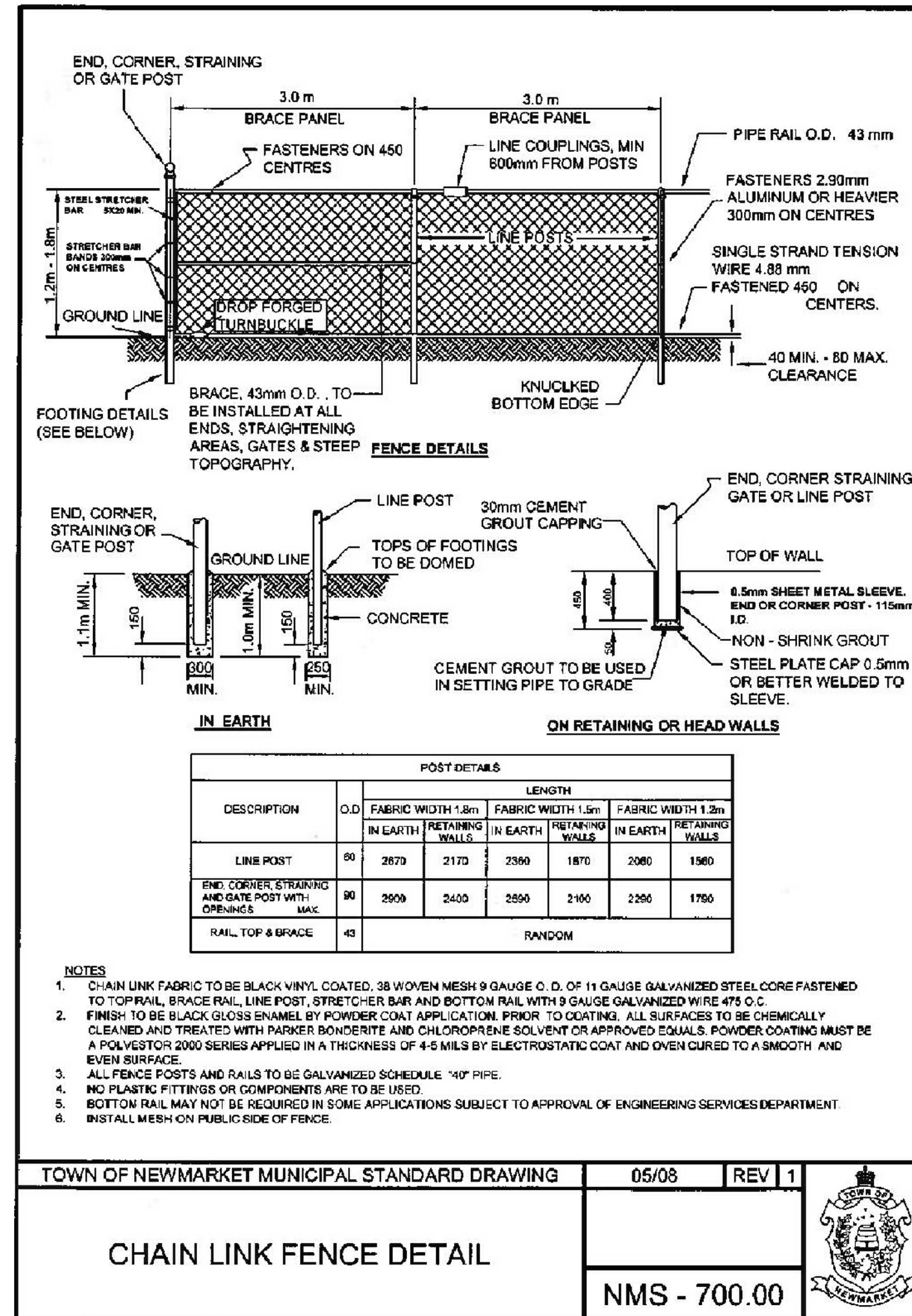


DECIDUOUS TREE PLANTING DETAIL

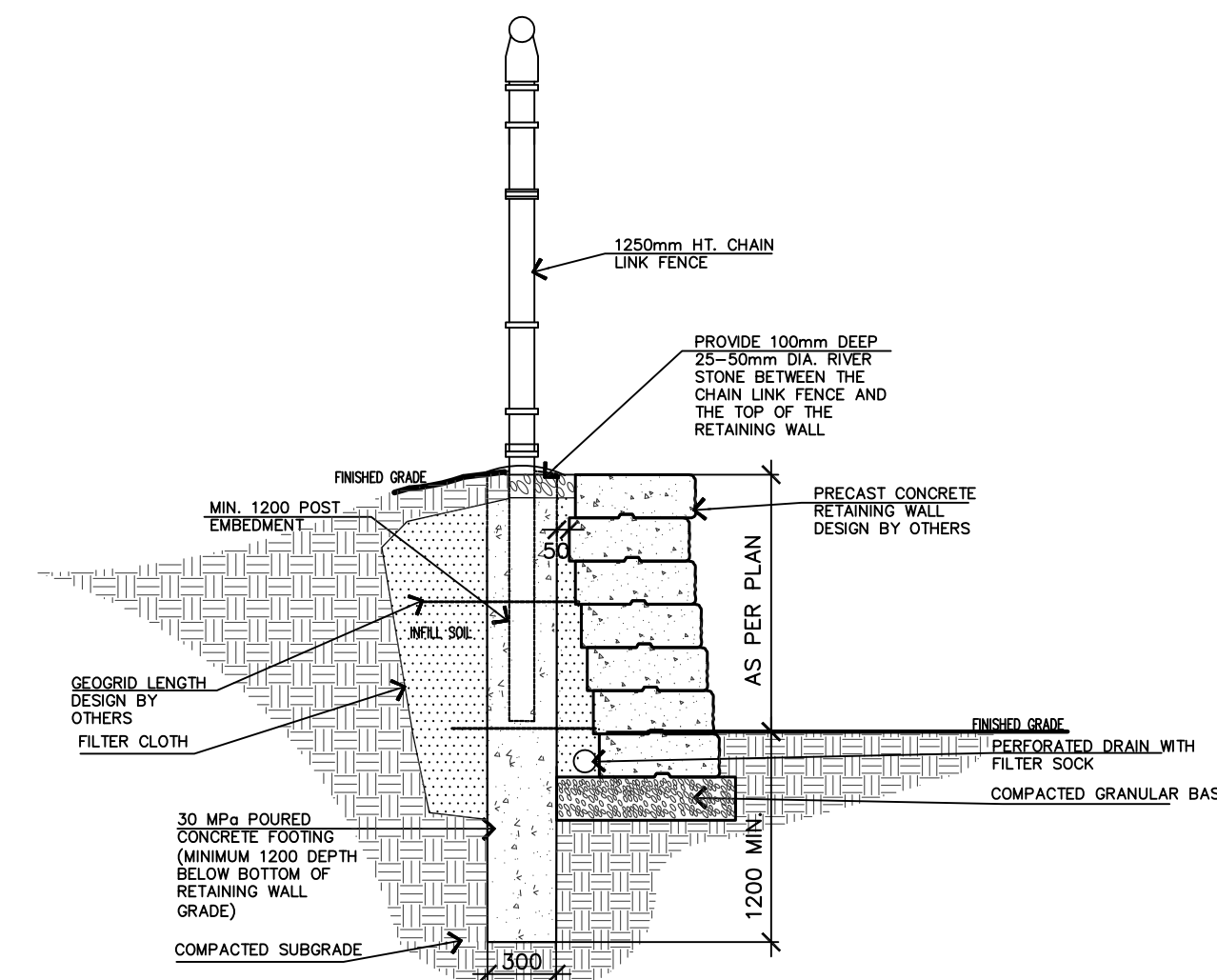


## PLANTING DETAILS

FOR TREES LESS THAN 80 mm CALIPER

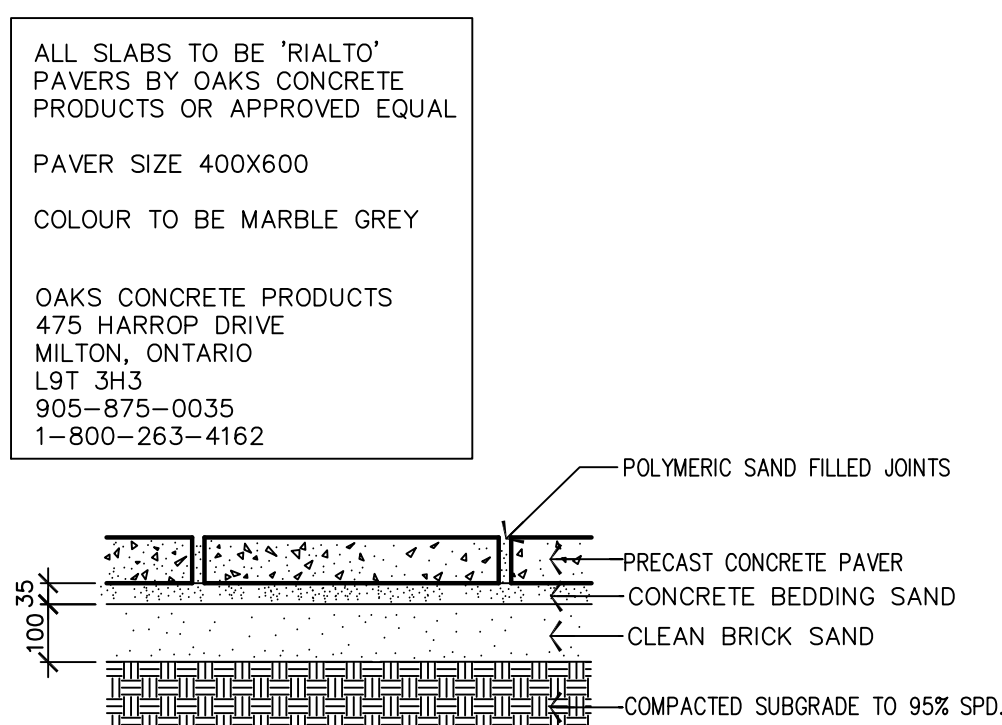


2 BLACK VINYL CHAINLINK FENCE

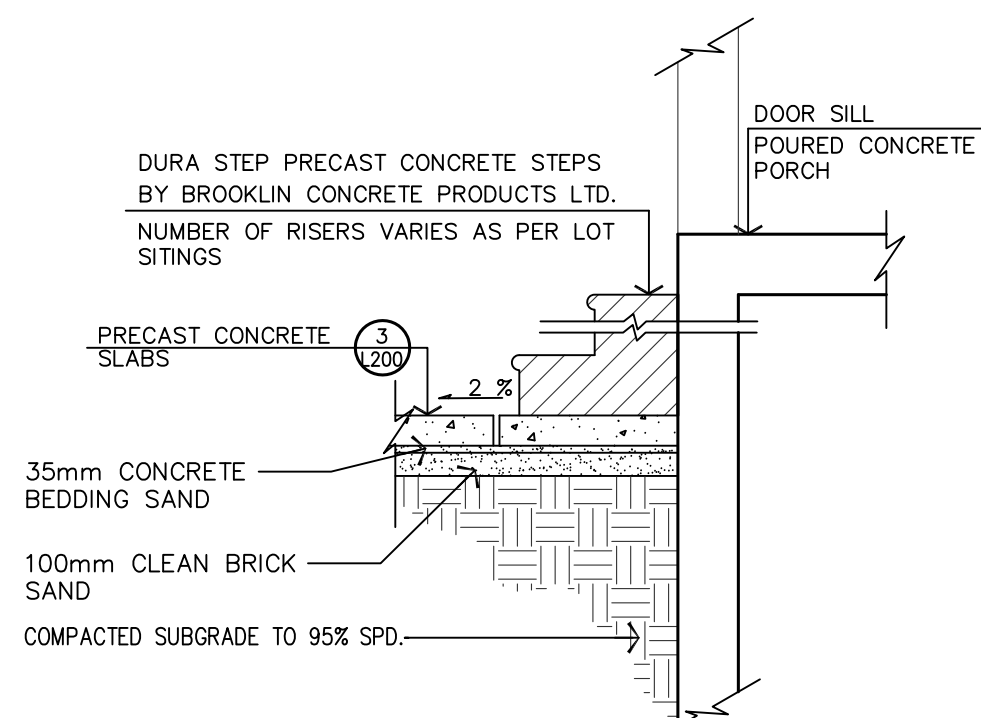
$$\frac{2}{1200}$$


CHAIN LINK FENCE ADJACENT TO RETAINING WALL

N.T.S.



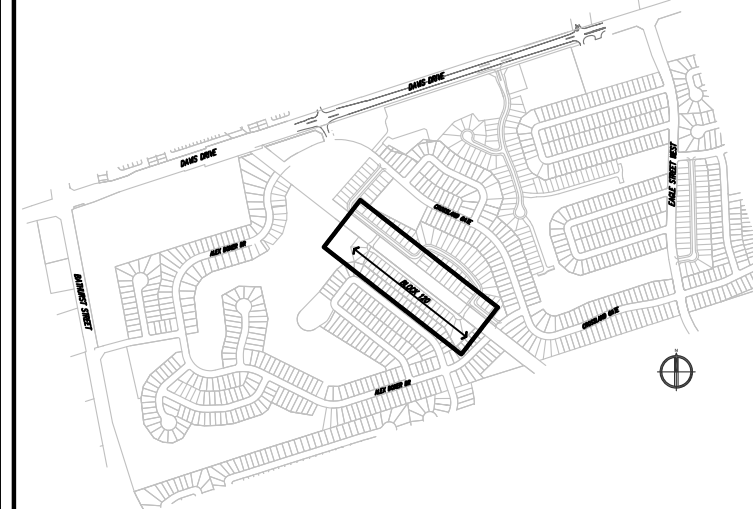
3 PRECAST CONCRETE SLABS

$$\frac{3}{1200}$$


#### 4 PRECAST CONCRETE DURA STEP

NTS.

- ## GENERAL NOTES
- VERIFY ALL DIMENSIONS.
  - DO NOT SCALE DRAWINGS.
  - REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
  - IT IS ADVISED THAT CONTRACTORS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ENSURE THE USE OF THE LATEST REVISED DRAWINGS.
  - DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT.



LOCATION MAP N.T.S

N.T.S

## LEGEND

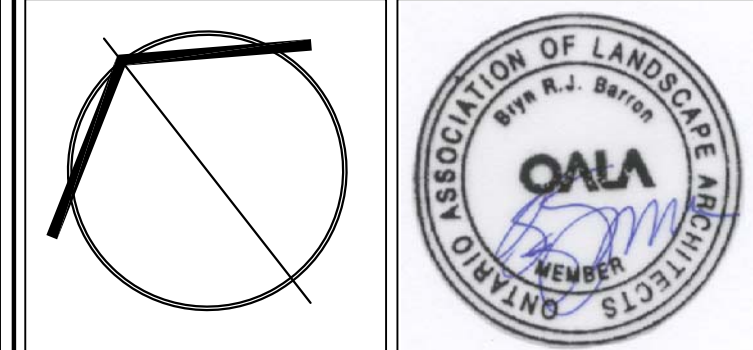
2.	OCT. 02, 2018	ISSUED FOR SUBMISSION	J.B.
1.	SEPT.10, 2018	ISSUED FOR REVIEW	J.B.
No.	DATE.	REVISION.	BY.

ACCEPTED:

**DIRECTOR OF ENGINEERING SERVICES**

DATE \_\_\_\_\_

It is the responsibility of the Contractor and/or Owner to ensure that the drawings with the latest revisions are used for construction.



PROJECT.

CONDO BLOCK 120

TOWN OF NEWMARKET, ONTARIO  
REGIONAL MUNICIPALITY OF YORK

MARIANNEVILLE DEVELOPMENTS LIMITED

DRAWING TITLE.

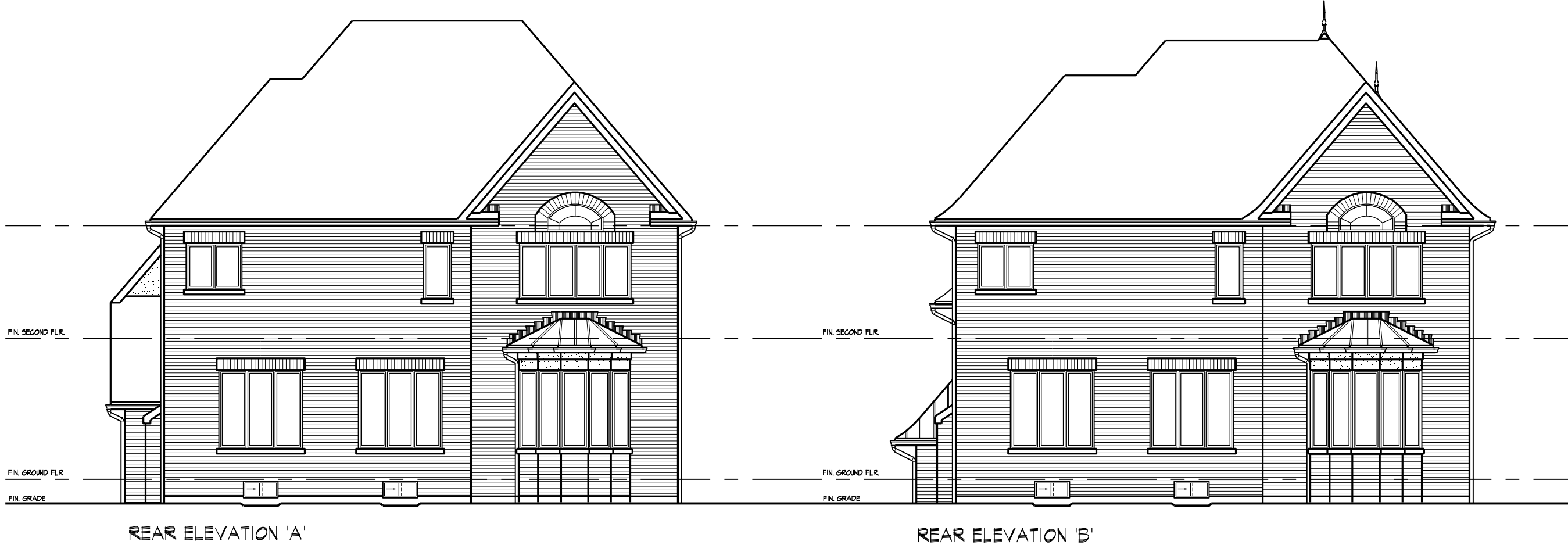
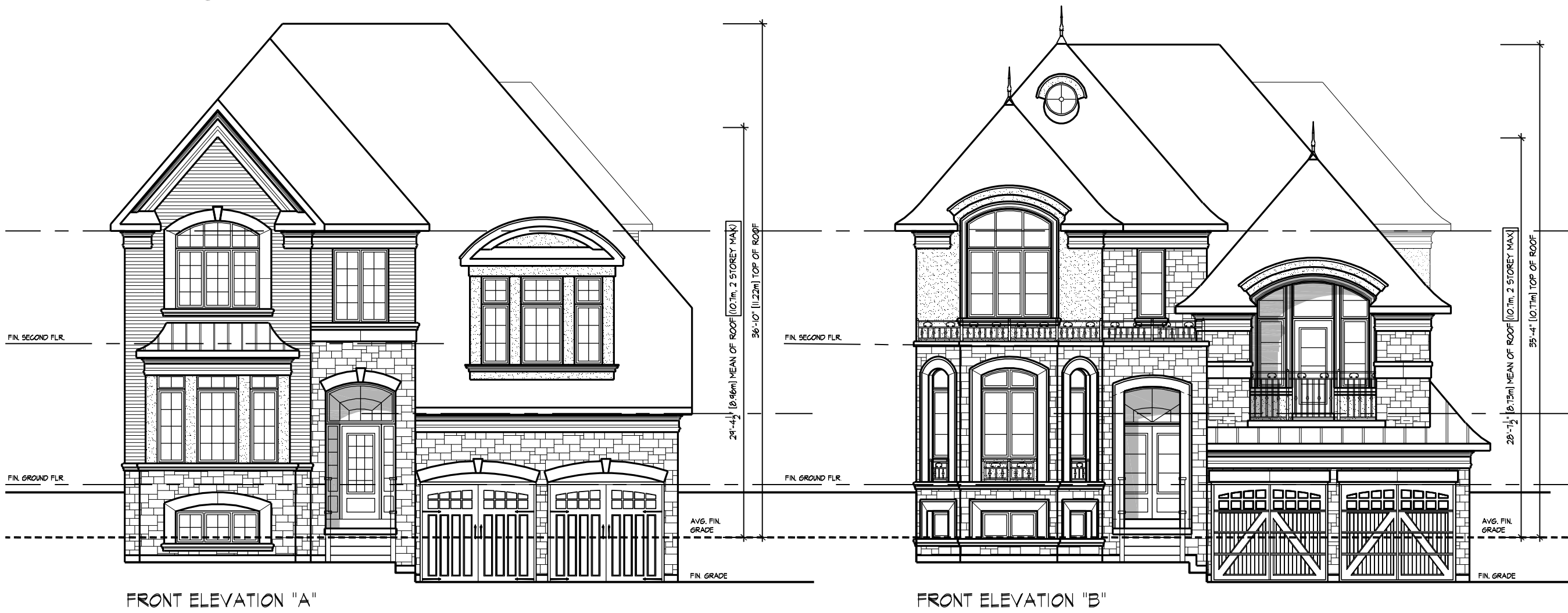
LANDSCAPE DETAILS

SCALE: AS SHOWN	PROJECT No.  18-5208
DATE: OCT 2018	
DRAWN BY: M.D.	DRAWING No.  L200 of 5
CHECKED BY: B.B.	

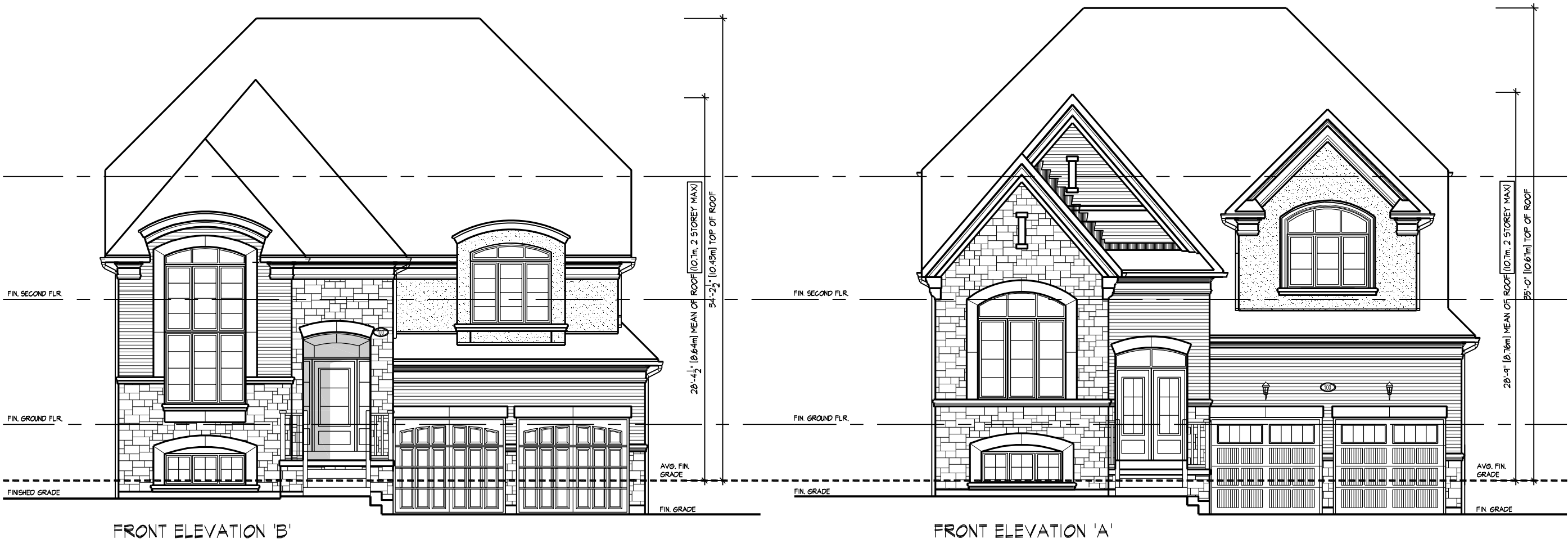




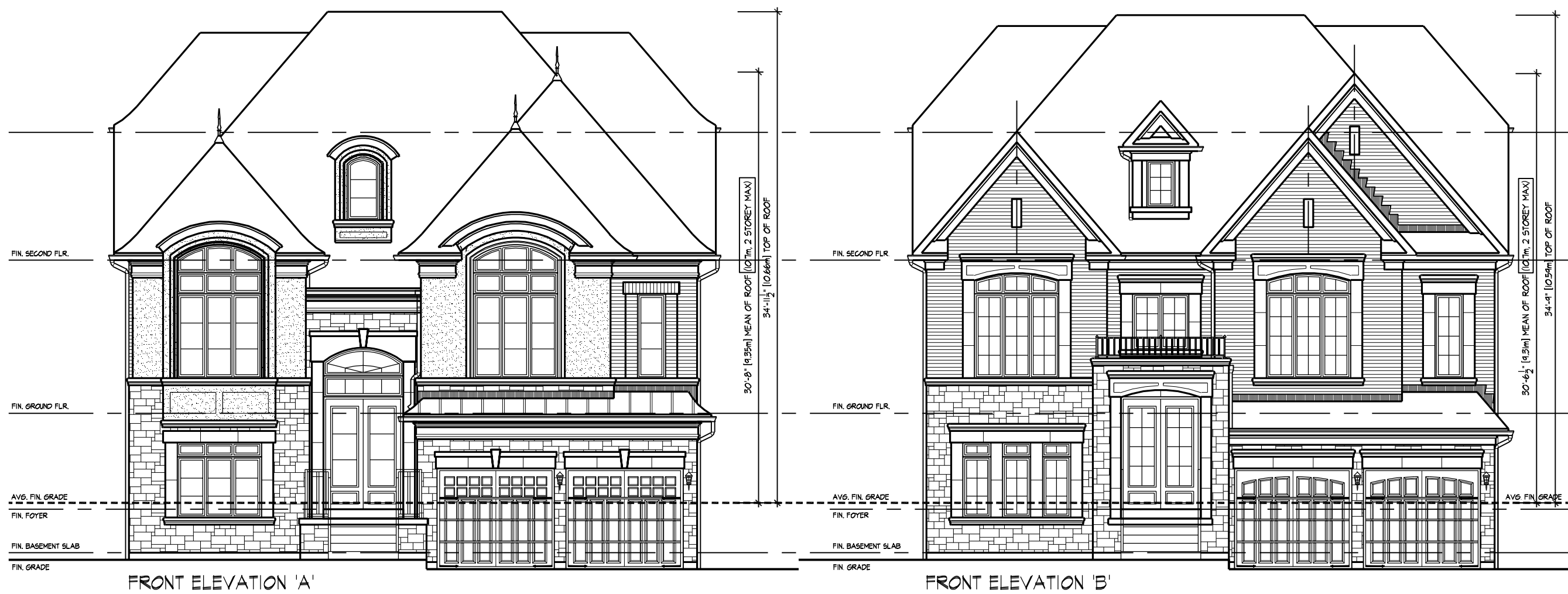
MODEL 1



MODEL 2



MODEL 3



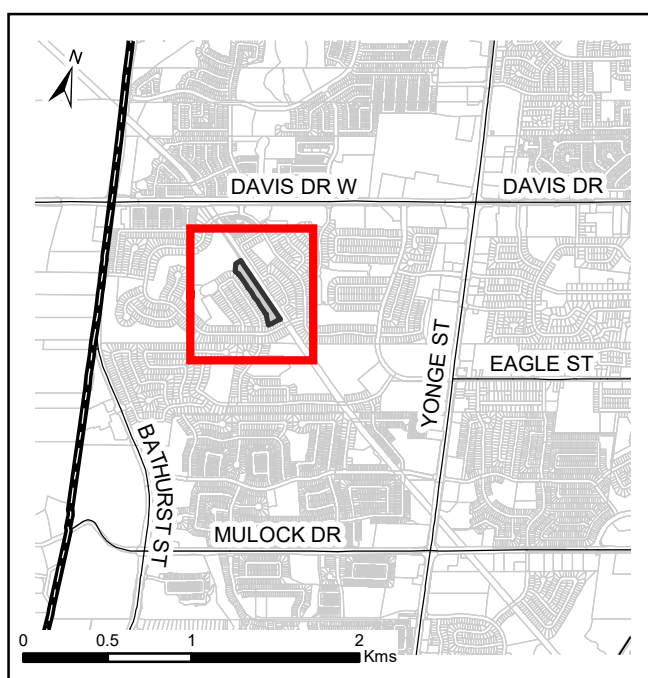
NOTE:  
BY-LAW ZONE: R1-D-122  
MAXIMUM STOREY HEIGHT: 3.6m  
MAX HEIGHT: 2 STOREYS, 10.7m

NOTE:  
1. HOUSE DESIGNS WILL MEET THE LIMITS OF THE ZONING  
BY-LAW HEIGHT AND STOREY RESTRICTIONS.  
2. GRADING CONDITIONS SHOWN ARE GENERIC ONLY.  
SEE PERMIT SITING FOR ACTUAL GRADING CONDITIONS AND  
BUILDING HEIGHT CALCULATIONS

5.			
4.			
3.			
2.			
1.	ISSUED FOR REVIEW	2019.01.15	JL
NO.	DESCRIPTION	YYYYMMDD	BY
REVISIONS			
THESE REVISIONS HAVE BEEN REVIEWED AND HAVE BEEN APPROVED FOR THE DESIGN AND THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.			
QUALIFICATION INFORMATION			
NAME	SIGNATURE	DATE	
DESIGN ASSOCIATES INC.		2019	
HUNT DESIGN ASSOCIATES INC.			
99566 Woodbine Ave., Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326 email: hdsai@huntdesign.ca			
LAKEVIEW HOMES - 214078 GLENWAY, NEWMARKET, ON			
CONDO BLOCKS 120			
ELEVATIONS FOR SPA			
REV.2019.01.15			
Scale	Drawn By	Checked By	
1/8"=1'-0"	JL	JL	
214078 - SPA ELEVATIONS BLOCK 120.dwg			1 of 1










## Location Map

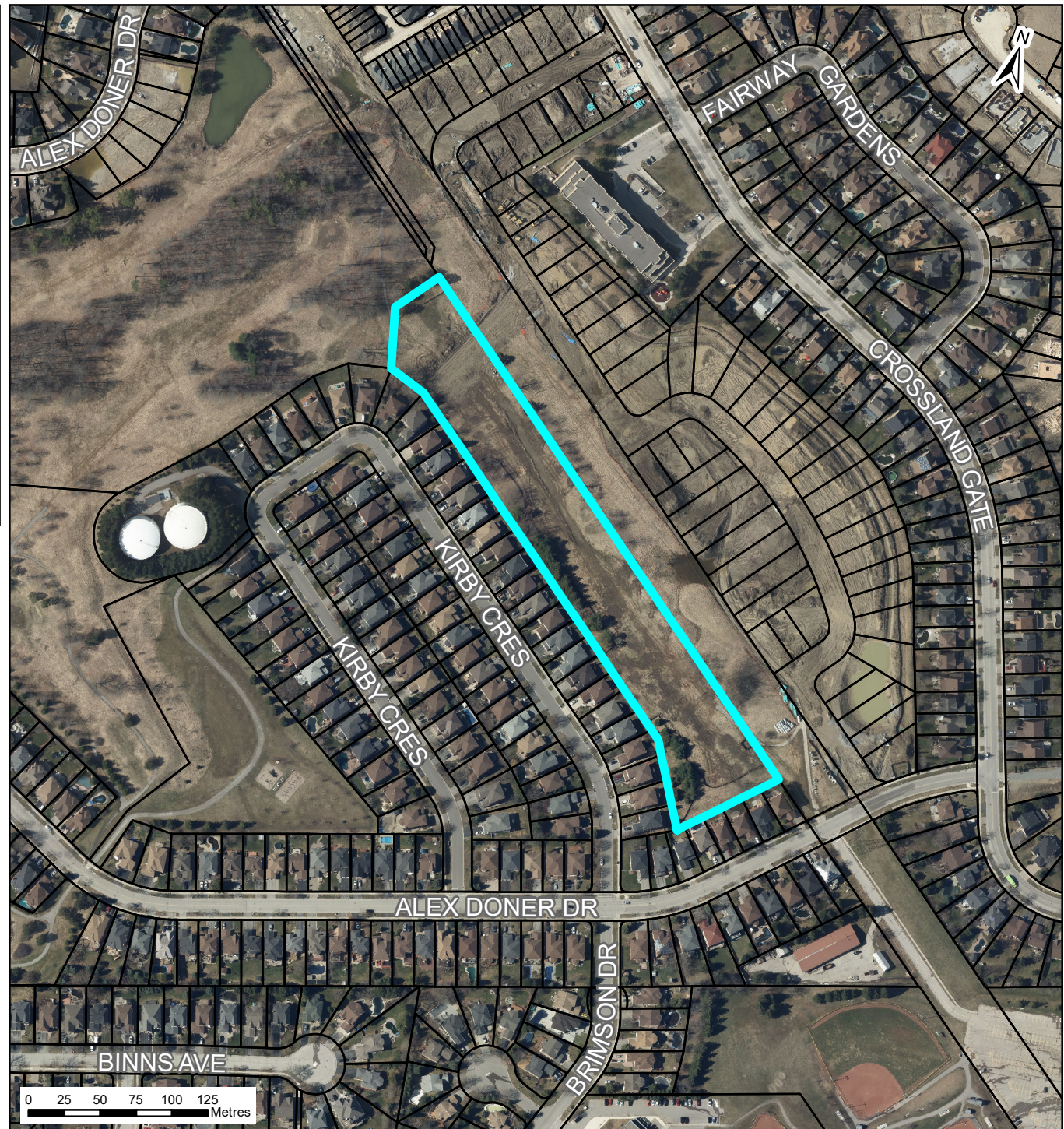
Marianneville Developments Limited  
Block 120, Plan 65M-4587



Designed & produced by Information Technology - GIS  
Printed: 2019-02-07

### Legend

-  Municipal Boundary
-  Subject Lands
-  Property Line









## **NOTES TO COMMITTEE**

Property: Block 120, Plan 65M-4587  
(south of Davis Drive, west of Crossland Gate & Hydro corridor)

Owner: Marianneville Developments Limited

Application: Site Plan Approval to permit the development of 26  
condominium detached single dwellings on the subject lands.

File Number: D11-NP-18-21

### **Staff Comments**

- Staff have reviewed and provided comments on the applicant's first submission
- Property is zoned Residential Detached Dwelling 15m Exception 122 Zone (H) (R1-D-122) by By-law Number 2010-40, as amended by By-law Number 2014-25 approved by Ontario Municipal Board
- Land use will be permitted at such time as Council passes a by-law removing 'H' prefix – removal of holding provision subject to applicant addressing conditions for removal (servicing allocation granted by Town, executing site plan agreement and posting performance securities)
- Servicing allocation has been granted by Council for 25 detached singles; servicing allocation for additional detached single is required
- Confirmation required that appropriate easements and/or conveyances are in place to provide access/egress through Hydro corridor
- Construction Management Plan required prior to work commencing
- Development to have regard for Compatibility Interface Plan

### **Next Steps**

The applicant is required to provide a second submission to the Town for further review. The Town will require the applicant to enter into a site plan agreement.