

To be held on Monday, January 19, 2015 at **2:00 p.m.** Committee Members are asked to meet in the **Council Chambers** at 395 Mulock Drive, Newmarket, Ontario.

Mayor Van Bynen, Chair.

## **New Business**

1. APPLICATION FOR AMENDMENT TO SITE PLAN APPROVAL p. 1  
145 HARRY WALKER PARKWAY – WARD 3  
(NORTH OF DAVIS DRIVE, EAST OF LESLIE STREET)  
OUR FILE NO.: D11-NP1502  
THE REGIONAL MUNICIPALITY OF YORK

Application for Amendment to Site Plan Approval to permit renovations to the existing office and warehouse building and expansion of the parking lot on the subject lands.

Paul Vincent of URS Architects & Engineers Canada Inc., Martin Silver, Manager, Capital Delivery, Property Services Branch and Priya Ashta, Project Manager, Capital Delivery, Property Services Branch of The Regional Municipality of York will be present to address the Committee.

### Plans submitted:

- Site Demolition Plan (Drawing No. A12 Rev. 3 dated January 9, 2015)
- Proposed Site Plan (Drawing No. A13 Rev. 3 dated January 9, 2015)
- Landscape Plan (Tree Protection and Inventory Plan) (Drawing No. L01 Rev. 1 dated January 9, 2015)
- Overall Proposed Exterior Elevations (Drawing No. A61 Rev. 3 dated January 9, 2015)
- Partial Demolition Elevations (Drawing No. A62 Rev. 3 dated January 9, 2015)
- Partial Proposed Elevations (Drawing No. A63 Rev. 2 dated January 9, 2015)
- Plan of Survey and Topography dated May 29, 2014, prepared by Lloyd & Purcell Ltd., Ontario Land Surveyors

### Documents attached:

- GIS photograph overlay map
- Site Plan Accessibility Checklist
- Business Park Development Standards Checklist, together with

memorandum from Paul Vincent of URS Architects & Engineers Canada Inc.  
dated January 9, 2015

- Review Notes

2. APPLICATION FOR SITE PLAN APPROVAL  
470 CROSSLAND GATE – WARD 7  
(SOUTH OF DAVIS DRIVE, EAST OF BATHURST STREET)  
OUR FILE NO.: D11-NP1412  
MARIANNEVILLE DEVELOPMENTS LIMITED

p. 11

Application for Site Plan Approval to permit 74 townhouse units within 13 buildings on the subject lands.

Richard Zelinka of Zelinka Priamo Ltd. and Richard Vink of VA3 Design will be present to address the Committee.

Plans submitted:

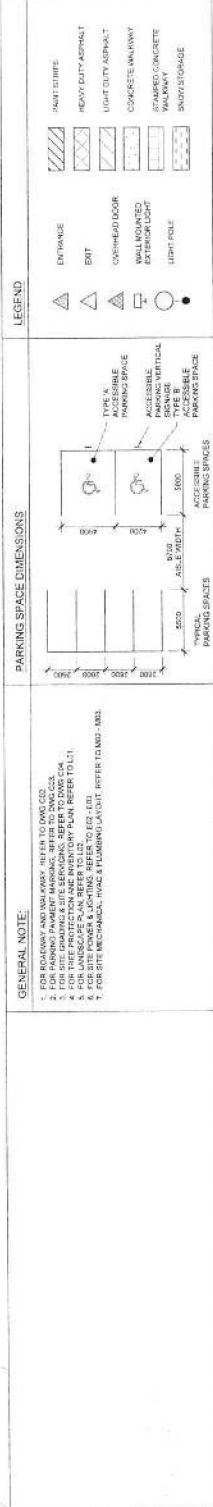
- Site Plan of Subdivision (Drawing No. 1 Rev. 1 dated December 16, 2014)
- Block 159 Landscape Plan (Drawing No. F1 Rev. A dated November 7, 2014)
- Block 159 Details (Drawing No. F2 Rev. A dated November 7, 2014)
- Block 159 Details (Drawing No. F3 Rev. A dated November 7, 2014)
- Block 159 Tree Removal Plan (Drawing No. R1 Rev. A dated November 7, 2014)
- Letter from VA3 Design dated January 8, 2015
- Building 1 Block Elevations (Drawing No. 2/12 Rev. 1 dated December 16, 2014)
- Building 6 Block Elevations (Drawing No. 4/12 Rev. 1 dated December 16, 2014)
- Building 7 Block Elevations (Drawing No. 6/12 Rev. 1 dated December 16, 2014)
- Building 8 Block Elevations (Drawing No. 8/12 Rev. 1 dated December 16, 2014)
- Building 9 Block Elevations (Drawing No. 10/12 Rev. 1 dated December 16, 2014)
- Building 10 Block Elevations (Drawing No. 12/12 Rev. 1 dated December 16, 2014)
- Compiled Plan of Survey dated February 29, 2012, prepared by J.D. Barnes Limited
- Draft Plan of Subdivision dated April 2014, prepared by Zelinka Priamo Ltd.

Documents attached:

- GIS photograph overlay map
- Site Plan Accessibility Checklist

- Convenience Commercial Development Standards Checklist, together with letter from Joanne Barnett of Kerbel Group Inc. dated December 23, 2014
- Review Notes

**Full-size drawings are available for viewing by contacting the  
Councillors Office or Planning and Building Services**

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1 NORTH ELEVATION  
SCALE 1"=10'

2 SOUTH ELEVATION  
AET SCALE 1:100

EAST ELEVATION

WEST ELEVATION  
SCALE 1:100

Business Park Development Standards Checklist		Yes	No
<b>Green Initiatives:</b>			
* Building to be oriented and designed to take advantage of passive solar heating and shading for cooling	EXIST		
* Provide anti-idling signage	X		
* Parking supply does not exceed minimum required by zoning bylaw		X	
* Provide landscaped areas and trees within parking lot to provide shade and break-up expanse of paved areas – consider stands of trees	X		
* Provide each tree with appropriate volume of high quality soil	X		
* Provide energy efficient exterior lighting	X		
* Rainwater collected, treated (if necessary) and used for irrigation			X
* Provide storage facilities for recyclable materials and organic wastes	X		
□ Provide dedicated parking spaces for high occupancy vehicles	X		
□ Provide bicycle storage racks	X		
□ Provide plant materials that are suitable for site conditions and that are drought resistant (where applicable)	X		
□ Provide alternative power sources, i.e. wind and/or solar power			X
□ Provide green roof with 100% coverage			X
□ Provide green roof with 50% minimum coverage and balance of roof space covered with light coloured roofing materials			X
□ Innovative methods of reducing stormwater flows	X		
□ Provide alternative paving materials			X
<b>Character:</b>			
* Buildings should be constructed of high quality materials such as clay brick, stone or comparable material	EXIST		
* Glazed areas should be maximized along street frontages to encourage safe and comfortable pedestrian use	X		
* Avoid conflicts between pedestrian and vehicular routes, e.g. when possible, avoid locating parking along major drive aisles, street access driveways or in front of building entrances and service areas.	X		
* Provide safe and convenient pedestrian connections between parking and buildings	X		
* Rooftop mechanical equipment and loading areas must be screened visually and acoustically on all sides	X		
* Building signage must complement overall design of building architecture and surrounding buildings	X		
□ Provide public art or cash-in-lieu			X
□ Building projections such as bay features, cornices, canopies, patios, porches, and porticos are encouraged			X
□ Provide façade treatments that break down massing and articulates depth, verticality and street edge	X		
□ Align buildings close to street/sidewalk to help define street edge and enhance access to public realm			X
□ Lighting for individual buildings should be integrated into architecture	X		
□ Provide connection to Town's trail system			X
<b>Boulevard Enhancements:</b>			
* All trees that are 30cm or more DBH retained	X		
* New trees planted on boulevard conform with Town's planting guidelines	X		
□ Provide plant materials that are suitable for site conditions and that are drought resistant (where applicable)	X		
□ Provide benches, garbage and/or recycling receptacles, public art, planters and/or bicycle racks <sup>1</sup>	X		
□ Provide alternatives to grass	X		
□ Provide alternative paving materials <sup>1</sup>			X

\* **Mandatory**<sup>1</sup> subject to Public Works Services and/or Engineering Services acceptance□ **Optional – select one from each category**



# Memorandum

Date: January 9, 2015

To: **Linda Traviss**  
Town of Newmarket

From: Paul Vincent

c.c. Priya Ashta – The Regional Municipality of York  
Paul Turco - The Regional Municipality of York

Reference: URS Project No: 32969226

Subject: 145 Harry Walker Parkway North, Newmarket  
Conformity with Development Standards Checklist

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Hello Linda:

As part of the site plan application for the captioned project, please refer to the items below for detailing the conformity of Business Park Development Standards Checklist.

**Green initiatives:**

Mandatory requirements:

- *Building to be oriented and designed to take advantage of passive solar heating and shading for cooling*
  - The project scope of work is mainly renovation of an existing building and provides additional parking spaces. New curtain walls are added on the north and west elevations and in combination of new skylights to provide daylighting to the open office area. Translucent glasses are used for glazing of the skylights and a portion glazing on the curtain wall to reduce solar gain.
- *Provide anti-idling signage*
  - Anti-idling signage is provided in the parking area.
- *Parking supply does not exceed minimum required by zoning bylaw.*
  - The number of new parking spaces exceeds the minimum requirement of zoning bylaw. Please refer to the attached parking justification for detail.

## Memorandum – Conformity of Business Park Development Standards Checklist

January 9, 2015

Page 2...

- *Provide landscape areas and trees within parking lot to provide shade and break-up expanse of paved areas*
  - New trees and islands are provided in the south additional parking spaces.
- *Provide each tree with appropriate volume of high quality soil*
  - The new trees and shrubs are planted with appropriate volume of high quality soil. Please refer to landscape drawings for details.
- *Provide energy efficient exterior lighting*
  - LED lightings are to be used for exterior lightings.
- *Rainwater collected, treated (if necessary) and used for irrigation*
  - Local species are selected for new plants. No irrigation system to be used.
- *Provide storage facilities for recyclable materials and organic waste*
  - Separated bins are used for storage of recyclables, cardboard and organic wastes at the outdoor garbage area.

## Optional:

- *Provide dedicated parking spaces for high occupancy vehicles*
  - Carpool parking spaces are provided as per zoning requirements.
- *Provide bicycle storage racks*
  - Bicycle storage racks are provided as per zoning requirements. These racks are located indoor in the warehouse secured area.
- *Provide plant materials that are suitable for site conditions and that are drought resistant.*
  - New plants are chosen for their ability to tolerant salt and drought conditions and little maintenance requirements.
- *Provide green roof with 50% minimum coverage and balance of roof space covered with light coloured roofing materials*
  - New light coloured roofing will be re-installed on the existing roof above the renovated area.
- *Innovative method of reducing stormwater flows*
  - Flows from the additional parking area would be conveyed along a new swale and discharged into a new storm sewer that runs along the north property limits. A combined storage capacity of storm sewer and swale would reduce the stormwater flow. Please refer to the stormwater management report for detail.



# Memorandum – Conformity of Business Park Development Standards Checklist

January 9, 2015

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## Character:

### Mandatory requirements:

- *Buildings should be constructed of high quality materials such as clay brick, stone or comparable materials.*
  - The project scope of work is mainly renovation of an existing building and construction of additional parking spaces. New aluminum frame curtain walls are to be constructed for fenestration to the open office area.
- *Glazed area should be maximized along street frontage to encourage safe and comfortable pedestrian use*
  - One of the new curtain walls is located along the street frontage and the glazed area is designed to maximize on the existing exterior wall.
- *Avoid conflicts between pedestrian and vehicular routes, e.g. when possible, avoid locating parking along major drive aisles, street access driveways or in front of building entrances and service areas*
  - New pedestrian walkways are constructed along the perimeter of the existing building adjacent to the existing and new parking area. Where is required to cross along driveway, signs and concrete paving are constructed to differentiate the driveway and the crosswalk.
- *Provide safe and convenient pedestrian connection between parking and building.*
  - Please refer to note above.
- *Rooftop mechanical equipment and loading area must be screened visually and acoustically on all sides.*
  - No new rooftop mechanical equipment is proposed to use on the project. Air handling units are placed indoor at the second floor. The condensing units are screened with wood fence or located behind the transformer yard at the ground level.
- *Building signage must complement overall design of building architecture and surrounding building.*
  - No signage is proposed to install on the building envelope. A new metal ground sign is to be constructed with integration of landscape along the street frontage.

### Optional:

- *Provide façade treatments that breakdown massing and articulate depth, verticality and street edge*
  - The two new curtain walls are designed to breakdown the solid massing of metal siding from the existing building.



Memorandum – Conformity of Business Park Development Standards Checklist  
January 9, 2015  
Page 4...

- *Lighting for individual buildings should be integrated into architecture*
  - Light pollution reduction principals will be incorporated to follow dark sky protocols and avoid significant spill onto adjacent properties. Site lighting will consist of high efficiency lighting fixtures mounted on galvanized steel poles, located to illuminate parking areas. This will be augmented by perimeter building luminaries, located at egress doors, around overhead doors and as required on the building façade. Glare and light spill will be controlled at all times through quality luminaire selection, proper photometry, and limits on brightness. Please do not hesitate to contact us if you have any question.

#### **Boulevard Enhancements:**

Mandatory requirements:

- *All trees that are 30cm or more DGH retained*
  - Conform as indicated on the landscape drawings
- *New trees planted on boulevard conform with Town's planting guideline*
  - Conform as indicated on the landscape drawings

Optional:

- *Provide plant materials that are suitable for site conditions and that are drought resistant*
  - New plants are chosen for their ability to tolerate salt and drought conditions and little maintenance requirements. Please refer to landscape drawing for detail.
- *Provide benches, garbage and or recycling receptacles, public art, planters and/or bicycle racks*
  - An existing patio is located along the street frontage includes benches, planters and stamped concrete paving. A new memorial tree in the patio and new planters along the street frontage are to be planted for boulevard enhancement.
- *Provide alternative paving materials*
  - A reconstruction of entrance interlocking paver in replacement of stamped concrete paving created a welcome and durable entrance area along the street frontage.

Yours very truly,

**URS Architects & Engineers Canada Inc.**

Paul Vincent, OAA, AAA, AIBC  
Vice President



## APPENDIX 'A'

Site Plan Accessibility Checklist		Yes	No								
➤ Minimum number of required barrier-free parking spaces as per Zoning Bylaw?		X									
➤ Minimum size of barrier-free parking stall as per Zoning Bylaw?		X									
➤ Location of required signage – maximum distance from stall as per Sign Bylaw?		X									
➤ Location of parking space within reasonable proximity of barrier-free building entrance?		X									
➤ Parking space allows immediate access to barrier-free walkway?		X									
➤ Opportunity for primary location with drop-off or with no vehicle lane crossing?		X									
➤ Parking space designated with a vertical sign and pavement markings with the International Symbol of Accessibility and detail of signage illustrated on site plan as per Sign Bylaw?		X									
➤ Provision for dedicated pedestrian walkways to promote safe access to facilities?		X									
<b>Barrier-free walkway requirements (OBC 3.8.3.2):</b>											
➤ Barrier-free path of travel from parking space to barrier free entrance? <sup>†</sup>		X									
➤ Exterior walkway is slip resistant, continuous and even surfaced?		X									
➤ Exterior walkway designed to drain easily?		X									
➤ Minimum width of 1100 mm and a gradient not exceeding 1:20?		X									
➤ Gradient exceeding 1:20 to be of barrier free path designed as a ramp?		N/A									
➤ <i>Guideline:</i> Provision of change of surface materials or painted lines in locations where a barrier-free access traverses a driveway, fire route or parking aisle?		X									
<b>Curb Ramp Requirements (OBC 3.8.3.2(3)):</b>											
➤ Provision of curb ramps where difference in elevation between levels in the access route is not more than 200 mm? <sup>†</sup>		X									
<b>Barrier-Free Ramp Requirements (OBC 3.8.3.4):</b>											
➤ Maximum ramp slope is 1:12?		N/A									
➤ Minimum ramp width between handrails is 870 mm?		N/A									
➤ Minimum level area at top and bottom of ramp is 1.5 m x 1.5 m?		N/A									
➤ Provision of level landing areas with a minimum dimension of 1.5 m x 1.5 m at intervals of not more than 9 m in the ramp's surface?		N/A									
➤ Handrails not less than 865mm and not more than 965 mm high?		N/A									
➤ Extension of handrails horizontally not less than 300 mm beyond ramp?		N/A									
<b>Barrier-Free Entrance Requirements (OBC 3.8.1.2 and 3.8.3.3):</b>											
<i>Minimum number of barrier-free entrances are not less than specified in the table below and shall lead from the outdoors at sidewalk level or a ramp</i>		X									
<table border="1"> <thead> <tr> <th>Number of Pedestrian Entrances</th> <th>Minimum Number of Barrier-Free Entrances Required</th> </tr> </thead> <tbody> <tr> <td>1 to 3</td> <td>1</td> </tr> <tr> <td>4 to 5</td> <td>2</td> </tr> <tr> <td>6 and above</td> <td>Not less than 50 %</td> </tr> </tbody> </table>		Number of Pedestrian Entrances	Minimum Number of Barrier-Free Entrances Required	1 to 3	1	4 to 5	2	6 and above	Not less than 50 %		
Number of Pedestrian Entrances	Minimum Number of Barrier-Free Entrances Required										
1 to 3	1										
4 to 5	2										
6 and above	Not less than 50 %										
➤ Threshold at accessible entrance does not exceed 13 mm?		X									
➤ Is the width of the door opening a minimum of 810 mm		X									
➤ Does main accessible entrance have an automatic door opener? ➤ Otherwise is door hardware easy to operate?		X									
<b>Accessibility Signage Requirements (OBC 3.8.3.1)</b>											
➤ Signs incorporating the International Symbol of Accessibility for Disabled Persons required to be permanently mounted to identify barrier-free building entrances?		X									

<sup>†</sup> Criteria: consider visibility from building orientation

<sup>†</sup> Ensure garbage containers, bicycle racks, outward opening doors and hand railings do not interfere with travel path

<sup>†</sup> Curb cuts/ramps should not cross into traffic lanes or other parked vehicles and be signed to prevent obstruction

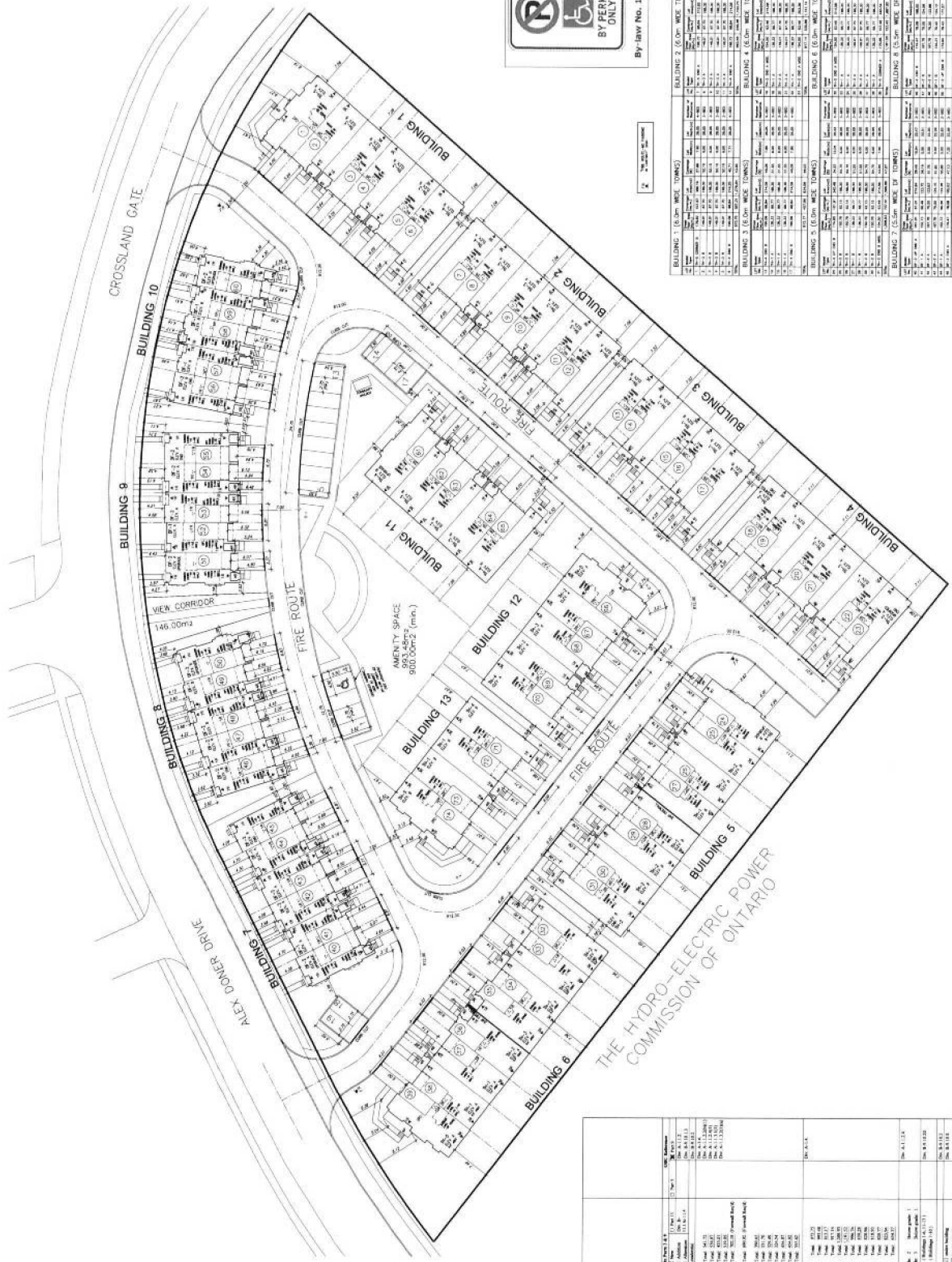


**SITE PLAN REVIEW – 145 HARRY WALKER PARKWAY**

The Regional Municipality of York

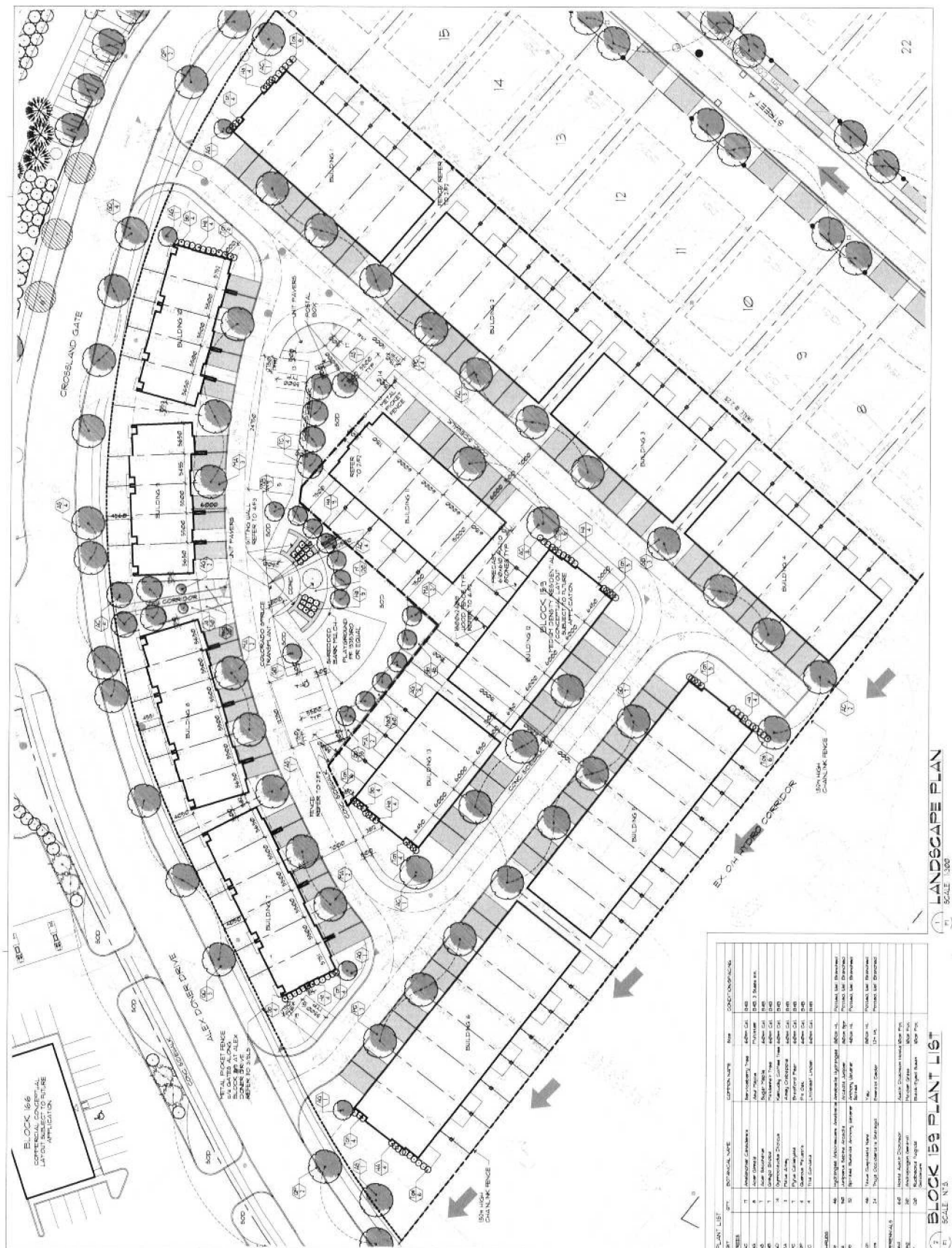
- Property is zoned Heavy Employment (EH) by By-law Number 2010-40
- Use is permitted as “public use”
- Parking numbers are satisfactory
- Property is within Wellhead Protection Area and a Source Water Impact Assessment and Mitigation Plan may be required
- Area at front of building to be redesigned to address pedestrian and traffic flow including barrier free access
- Unobstructed access from Harry Walker Parkway sidewalk to main entrance of building to be provided
- Barrier free parking spaces to be located against face of building
- Walkways that cross a laneway or roadway to be delineated by different type of material – painted lines are not acceptable to define islands or walkways
- Additional landscaping (mixture of trees, shrubs and perennials) requested along frontage of property; provide landscaping against face of building
- Town’s Consulting Arborist to review Arborist Report and Tree Removal/Preservation Plan
- Construction Management Plan (CMP) required prior to issuance of any building permit
- Site Plan to be revised to indicate heavy duty asphalt for fire route; turning radii for fire access; and must include Ontario Building Code Data Matrix

**THIS APPLICATION WILL REQUIRE A PUBLIC INFORMATION CENTRE (PIC) BE HELD, UNLESS OTHERWISE DIRECTED BY COMMITTEE**

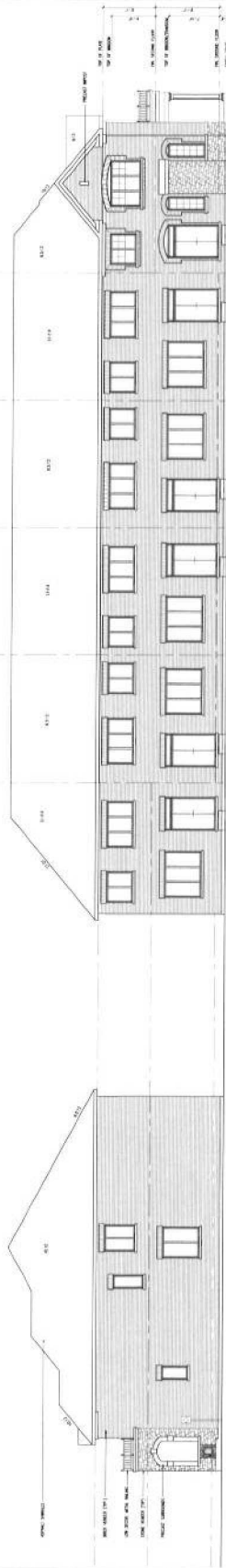
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CONTACT LIST	
Joseph S. Gage Vice President North Park Sales 605-128 341 Fax 310-520-2222 E-mail jgage@npsales.com 10000 Wilshire Blvd., Suite 1000 Beverly Hills, CA 90210	Gerald R. Butler General Manager 9700 Wilshire Blvd., Suite 411 Beverly Hills, CA 90210 310-515-1111 Fax 310-515-1110 E-mail gbutler@butter.com 10000 Wilshire Blvd., Suite 1000 Beverly Hills, CA 90210

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NOTES:  
1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. FINISH GRADE IS INDICATED BY A DOTTED LINE.  
3. ELEVATIONS ARE SHOWN FROM FINISH GRADE.  
4. SEE PLAN FOR WINDOW SIZES AND LOCATIONS.  
5. SEE SECTION FOR ROOF PITCH AND MATERIALS.  
6. SEE SECTION FOR FLOOR FINISHES.  
7. SEE SECTION FOR WALL FINISHES.  
8. SEE SECTION FOR CEILING FINISHES.  
9. SEE SECTION FOR DOOR AND WINDOW THRESHOLDS.  
10. SEE SECTION FOR STAIRS AND ELEVATORS.  
11. SEE SECTION FOR MECHANICAL AND ELECTRICAL.  
12. SEE SECTION FOR PLUMBING AND HEATING.  
13. SEE SECTION FOR PAINTS AND COATINGS.  
14. SEE SECTION FOR LANDSCAPE ARCHITECTURE.  
15. SEE SECTION FOR INTERIORS ARCHITECTURE.  
16. SEE SECTION FOR EXTERIORS ARCHITECTURE.  
17. SEE SECTION FOR STRUCTURAL ARCHITECTURE.  
18. SEE SECTION FOR CIVIL ARCHITECTURE.  
19. SEE SECTION FOR TRANSPORTATION ARCHITECTURE.  
20. SEE SECTION FOR ENVIRONMENTAL ARCHITECTURE.  
21. SEE SECTION FOR HISTORIC ARCHITECTURE.  
22. SEE SECTION FOR MONUMENTAL ARCHITECTURE.  
23. SEE SECTION FOR RELIGIOUS ARCHITECTURE.  
24. SEE SECTION FOR EDUCATIONAL ARCHITECTURE.  
25. SEE SECTION FOR GOVERNMENT ARCHITECTURE.  
26. SEE SECTION FOR INDUSTRIAL ARCHITECTURE.  
27. SEE SECTION FOR AGRICULTURAL ARCHITECTURE.  
28. SEE SECTION FOR RECREATION ARCHITECTURE.  
29. SEE SECTION FOR HEALTH CARE ARCHITECTURE.  
30. SEE SECTION FOR LABOR ARCHITECTURE.  
31. SEE SECTION FOR CULTURAL ARCHITECTURE.  
32. SEE SECTION FOR SPECIALTY ARCHITECTURE.  
33. SEE SECTION FOR OTHER ARCHITECTURE.



6 TH-4 END  
ELEV. 'B' REV.  
RIGHT SIDE ELEVATION

6 TH-4 END  
ELEV. 'B' REV.  
REAR ELEVATION

1 TH-5 COR.  
ELEV. 'B'

2 TH-3  
ELEV. 'B' REV.

3 TH-3  
ELEV. 'B'

4 TH-3  
ELEV. 'B' REV.

5 TH-3  
ELEV. 'B'

6 TH-4 END  
ELEV. 'B' REV.

1 TH-5 COR.  
ELEV. 'B'

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ELEV. 'B' REV.

3 TH-3  
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6 TH-4 END  
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1 TH-5 COR.  
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1 TH-5 COR.  
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ELEV. 'B' REV.

1 TH-5 COR.  
ELEV. 'B'

2 TH-3  
ELEV. 'B' REV.

BUILDING 1

**VAB**  
**DESIGN**

3000 West 10th Ave.  
Tampa, FL 33607  
Tel: 813.281.1234  
Fax: 813.281.1235  
www.vabdesign.com

MARIANNEVILLE DEVELOPMENTS LTD.  
2000 West 10th Ave.  
Tampa, FL 33607  
Tel: 813.281.1234  
Fax: 813.281.1235  
www.marianneville.com

DATE: 11/11/11  
BY: [Signature]  
CHECKED: [Signature]  
APPROVED: [Signature]

PROJECT: BUILDING 1  
SHEET: 1/12



BUILDING 6

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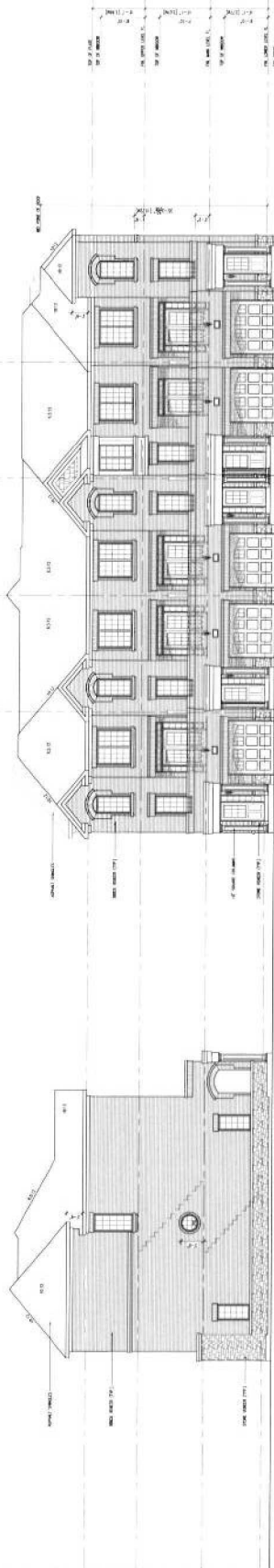
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

I hereby authorize the undersigned to sell or lease the property described in the above description, and to execute all documents necessary to carry out the above purpose, and to execute all documents necessary to carry out the above purpose, and to execute all documents necessary to carry out the above purpose.	I hereby authorize the undersigned to sell or lease the property described in the above description, and to execute all documents necessary to carry out the above purpose, and to execute all documents necessary to carry out the above purpose, and to execute all documents necessary to carry out the above purpose.
Signature of Owner <i>R. L. R. L.</i> Name of Owner R. L. R. L. Address of Owner R. L. R. L. City of Owner R. L. R. L. State of Owner R. L. R. L.	Signature of Agent Name of Agent Address of Agent City of Agent State of Agent
I hereby authorize the undersigned to sell or lease the property described in the above description, and to execute all documents necessary to carry out the above purpose, and to execute all documents necessary to carry out the above purpose, and to execute all documents necessary to carry out the above purpose.	I hereby authorize the undersigned to sell or lease the property described in the above description, and to execute all documents necessary to carry out the above purpose, and to execute all documents necessary to carry out the above purpose, and to execute all documents necessary to carry out the above purpose.
Signature of Owner Name of Owner Address of Owner City of Owner State of Owner	Signature of Agent Name of Agent Address of Agent City of Agent State of Agent

NOTES:  
1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. ALL MATERIALS AND FINISHES ARE TO BE AS SHOWN ON THE SPECIFICATIONS.  
3. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.  
4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.  
5. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.



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ELEV. 'B' (REV)

47 DF-2  
ELEV. 'B' (REV)

48 DF-2  
ELEV. 'B' (REV)

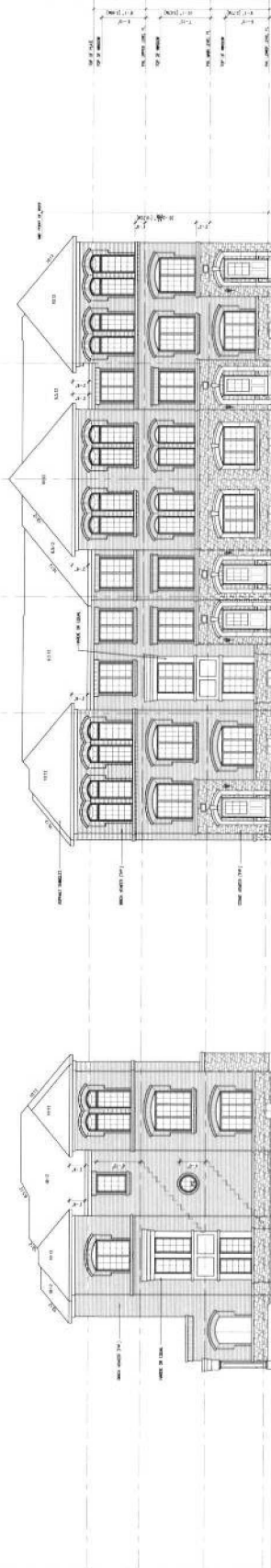
49 DF-2  
ELEV. 'B' (REV)

50 DF-2 UPGRADED END  
ELEV. 'B'

REAR ELEVATION

46 DF-2 END  
ELEV. 'B' (REV)

RIGHT SIDE ELEVATION



46 DF-2 END  
ELEV. 'B' (REV)

47 DF-2  
ELEV. 'B' (REV)

48 DF-2  
ELEV. 'B' (REV)

49 DF-2  
ELEV. 'B' (REV)

50 DF-2 UPGRADED END  
ELEV. 'B'

FRONT ELEVATION

50 DF-2 UPGRADED END  
ELEV. 'B'

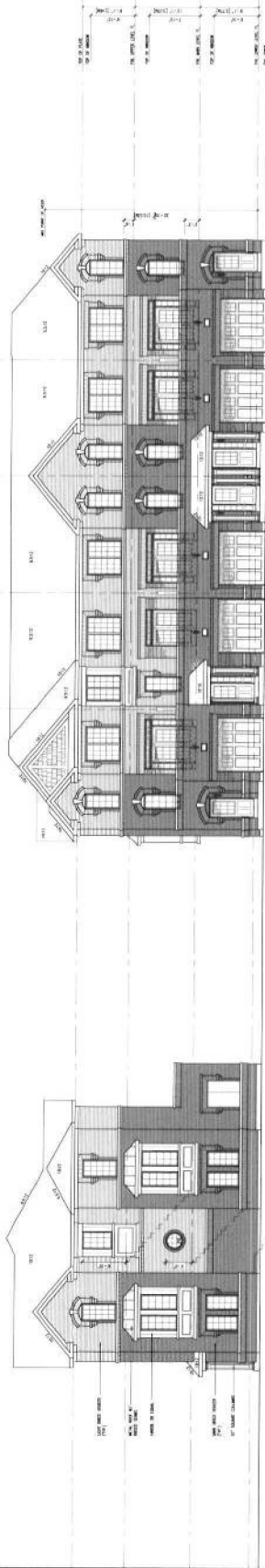
LEFT SIDE ELEVATION

**VAB**  
DESIGN

MARIANVILLE DEVELOPMENTS LTD.  
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BUILDING 8  
SECTION 8  
8/12

NOTES:  
1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. FINISH GRADE IS INDICATED BY A DOTTED LINE.  
3. ELEVATIONS ARE SHOWN FROM FINISH GRADE.  
4. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.  
5. SEE MECHANICAL AND ELECTRICAL SCHEDULES FOR EQUIPMENT AND FIXTURES.  
6. SEE STRUCTURAL DRAWINGS FOR FOUNDATION AND FRAMING.  
7. SEE LANDSCAPE ARCHITECTURE DRAWINGS FOR PLANTING AND HARDSCAPE.  
8. SEE CIVIL ENGINEERING DRAWINGS FOR UTILITIES AND PAVEMENT.  
9. SEE INTERIOR ARCHITECTURE DRAWINGS FOR FLOORING, WALLS, AND CEILING.  
10. SEE EXTERIOR ARCHITECTURE DRAWINGS FOR ROOFING, Siding, AND TRIM.



51 3F-2 UPGRADED END  
ELEV. 'A' (REV)

RIGHT SIDE ELEVATION

51 3F-2 UPGRADED END  
ELEV. 'A' (REV)

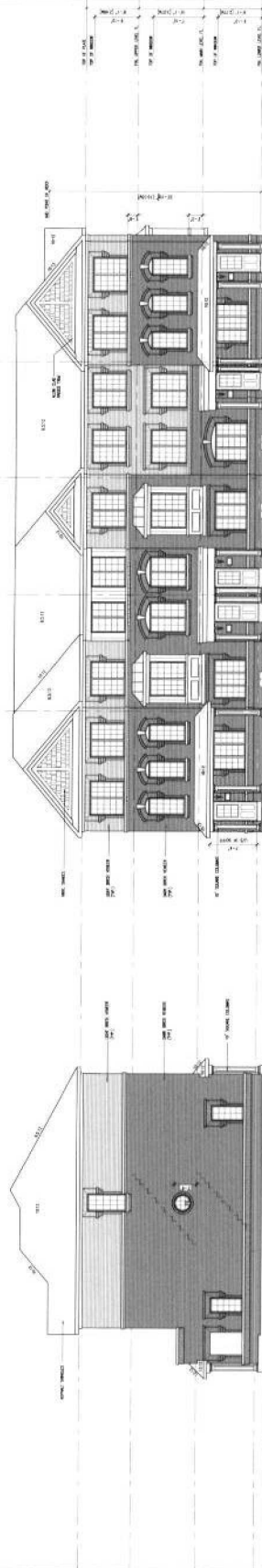
52 3F-1  
ELEV. 'A' (REV)

53 3F-2  
ELEV. 'A'

54 3F-2 MOD.  
ELEV. 'A' (REV)

55 3F-2 END  
ELEV. 'A'

REAR ELEVATION



55 3F-2 END  
ELEV. 'A'

LEFT SIDE ELEVATION

55 3F-2 END  
ELEV. 'A'

54 3F-2 MOD.  
ELEV. 'A' (REV)

53 3F-2  
ELEV. 'A'

52 3F-1  
ELEV. 'A' (REV)

51 3F-2 UPGRADED END  
ELEV. 'A' (REV)

FRONT ELEVATION



BUILDING 9

**VAB DESIGN**  
VAB DESIGN LLC  
11111 VAB DRIVE  
SUITE 100  
COLUMBIA, MD 21046  
TEL: 410.730.1111  
WWW.VABDESIGN.COM

**MARIANVILLE DEVELOPMENTS LTD.**  
11111 VAB DRIVE  
SUITE 100  
COLUMBIA, MD 21046  
TEL: 410.730.1111  
WWW.MARIANVILLEDEVELOPMENTS.COM

**CLIENT:**  
MARIANVILLE DEVELOPMENTS LTD.

**PROJECT NAME:**  
BUILDING 9

**DATE:**  
10/12

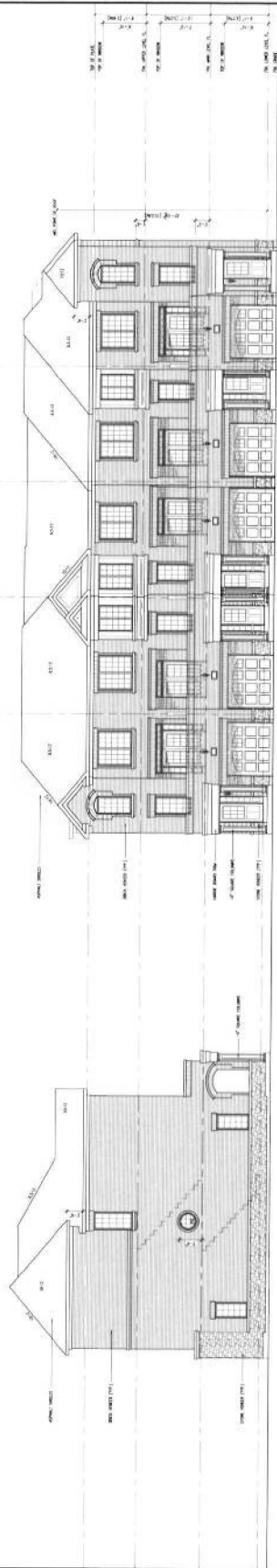
**SCALE:**  
AS SHOWN

**DESIGNER:**  
VAB DESIGN

**DATE:**  
10/12



1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
4. ALL DIMENSIONS ARE TO THE OUTSIDE UNLESS NOTED OTHERWISE.  
5. ALL DIMENSIONS ARE TO THE INSIDE UNLESS NOTED OTHERWISE.  
6. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS NOTED OTHERWISE.  
7. ALL DIMENSIONS ARE TO THE OUTSIDE UNLESS NOTED OTHERWISE.  
8. ALL DIMENSIONS ARE TO THE INSIDE UNLESS NOTED OTHERWISE.  
9. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS NOTED OTHERWISE.  
10. ALL DIMENSIONS ARE TO THE OUTSIDE UNLESS NOTED OTHERWISE.



56 DE-2 END  
ELEV. 'B' (REV)

57 DE-1  
ELEV. 'B'

58 DE-1  
ELEV. 'B' (REV)

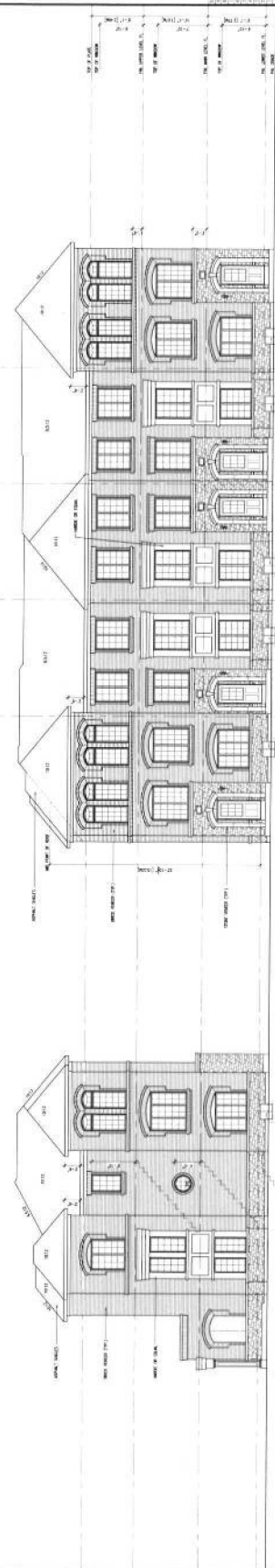
59 DE-1  
ELEV. 'B'

56 DE-2 END  
ELEV. 'B' (REV)

REAR ELEVATION

56 DE-2 END  
ELEV. 'B' (REV)

RIGHT SIDE ELEVATION



56 DE-2 END  
ELEV. 'B' (REV)

57 DE-1  
ELEV. 'B'

58 DE-1  
ELEV. 'B' (REV)

59 DE-1  
ELEV. 'B'

56 DE-2 UPGRADED END  
ELEV. 'B'

FRONT ELEVATION

56 DE-2 UPGRADED END  
ELEV. 'B'

LEFT SIDE ELEVATION

BUILDING 10

**VAB DESIGN**  
ARCHITECTS  
1111 11th Street, Suite 100  
Baltimore, MD 21202  
Tel: 410.521.1111  
Fax: 410.521.1112  
www.vabdesign.com

**MARIANNEVILLE DEVELOPMENTS LTD**  
CLERK  
1111 11th Street, Suite 100  
Baltimore, MD 21202  
Tel: 410.521.1111  
Fax: 410.521.1112  
www.marianneville.com

**BUILDING 10**  
DATE: 10/12/2012  
REV: 10/12/2012

## APPENDIX 'E'

Convenience Commercial Development Standards Checklist (includes Hospital Transition Area)		Yes	No
<b>Green Initiatives:</b>			
* Provide bicycle storage racks		✓	
* Provide anti-idling signage		✓	
* Parking supply does not exceed minimum required by zoning bylaw		✓	
* Provide each tree with appropriate volume of high quality soil		✓	
* Provide energy efficient exterior lighting		✓	
* Rainwater collected, treated (if necessary) and used for irrigation		✓	
* Provide storage facilities for recyclable materials and organic wastes (individual garages)		✓	
□ Building to be oriented and designed to take advantage of passive solar heating and shading for cooling			✓
□ Provide dedicated parking spaces for high occupancy vehicles		N/A	
□ Provide landscaped areas and trees within parking lot to provide shade and break-up expanse of paved areas – consider stands of trees		✓	
□ Provide plant materials that are suitable for site conditions and that are drought resistant (where applicable)		✓	
□ Provide alternative power sources, i.e. wind and/or solar power		N/A	
□ Provide green roof with 100% coverage		N/A	
□ Provide green roof with 50% minimum coverage and balance of roof space covered with light coloured roofing materials		N/A	
□ Innovative methods of reducing stormwater flows		N/A	
□ Provide alternative paving materials (where practical & appropriate)		✓	
<b>Character:</b>			
* Buildings to be designed to complement the residential architecture in neighbourhood, including projections such as bay features, cornices, canopies, patios, porches, and porticos are encouraged		✓	
* Provide pitched roof designs to integrate commercial buildings into residential community		✓	
* Buildings should be constructed of high quality materials such as clay brick, stone or comparable material		✓	
* Glazed areas should be maximized along street frontages to encourage safe and comfortable pedestrian use		✓	
* Provide safe and convenient pedestrian connections between parking and buildings		✓	
* Building signage must complement overall design of building architecture and surrounding buildings		N/A	
* Rooftop mechanical equipment and loading areas must be screened visually and acoustically on all sides		N/A	
□ Explore opportunities for public art		N/A	
□ Provide façade treatments that break down massing and articulates depth, verticality and street edge		✓	
□ Align buildings close to street/sidewalk to help define street edge and enhance access to public realm		✓	
□ Avoid conflicts between pedestrian and vehicular routes, e.g. when possible, avoid locating parking along major drive aisles, street access driveways or in front of building entrances and service areas.		✓	
□ Lighting for individual buildings should be integrated into architecture		✓	
□ Provide connection to Town's trail system (through ex. sidewalk/trail system)		✓	
<b>Boulevard Enhancements:</b>			
* All trees that are 30cm or more DBH retained		N/A	
* New trees planted on boulevard conform with Town's planting guidelines		✓	
□ Provide plant materials that are suitable for site conditions and that are drought resistant (where applicable)		✓	
□ Provide benches, garbage and/or recycling receptacles, public art, planters and/or bicycle racks <sup>1</sup>		N/A	
□ Provide alternatives to grass		N/A	
□ Provide alternative paving materials <sup>1</sup>		N/A	

\* **Mandatory**<sup>1</sup> subject to Public Works Services and/or Engineering Services acceptance□ **Optional – select one from each category**



December 23, 2014

Ms. Linda Travis, Senior Planner - Development  
Town of Newmarket – Planning & Building Services  
395 Mulock Drive  
Newmarket, ON L3Y 4X7

**Reference: Application for Site Plan Approval  
Glenway Subdivision – Block 159  
Memo re: Appendix E Checklist**

Ms. Traviss,

Further to the preconsultation meeting on December 15, 2014, Marianneville Developments has completed 'Appendix E' from the Town's Site Plan Manual with respect to the Site Plan application for Block 159 of the Glenway subdivision. While this checklist is not geared to low or medium-density residential developments, it has been completed to the best of our ability.

#### **Green Initiatives**

- All of the mandatory items have been achieved where appropriate for a townhouse development
- Landscaping elements have been included in the design of this block to provide breaks between paved areas and drought-tolerant plants are proposed – please refer to the landscape plans included with this submission
- Alternative paving materials will be considered where practical and appropriate

#### **Character**

- Many of the mandatory items have been addressed and incorporated into the design. However, items pertaining to building signage and rooftop mechanical equipment are not applicable to this townhouse development
- Nearly all of the optional items are agreed to and have been considered; every attempt has been made to respect pedestrians' safety and security while providing connections to the trail system and between buildings and parking areas

#### **Boulevard Enhancements**

- Due to existing site conditions and the demolition of the previous Glenway Country Club, it is not possible to retain trees on the site
- Marianneville will provide suitable plant materials that are drought resistant – refer to the landscape plans included with this submission

Sincerely,

**MARIANNEVILLE DEVELOPMENTS LIMITED**

*for* **Joanne Barnett, MCIP, RPP**  
Vice President

KERBEL GROUP INC.  
26 Lesmill Road, Unit 3, Toronto, Ontario M3B 2T5  
Telephone: 416-733-2202 Fax: 416-733-3129

Site Plan Accessibility Checklist		Yes	No
➤	Minimum number of required barrier-free parking spaces as per Zoning Bylaw?	✓	
➤	Minimum size of barrier-free parking stall as per Zoning Bylaw?	✓	
➤	Location of required signage – maximum distance from stall as per Sign Bylaw?	✓	
➤	Location of parking space within reasonable proximity of barrier-free building entrance?*	✓	
➤	Parking space allows immediate access to barrier-free walkway?	✓	
➤	Opportunity for primary location with drop-off or with no vehicle lane crossing?	✓	
➤	Parking space designated with a vertical sign and pavement markings with the International Symbol of Accessibility and detail of signage illustrated on site plan as per Sign Bylaw?	✓	
➤	Provision for dedicated pedestrian walkways to promote safe access to facilities?		
<b>Barrier-free walkway requirements (OBC 3.8.3.2):</b>			
➤	Barrier-free path of travel from parking space to barrier free entrance?†	✓	
➤	Exterior walkway is slip resistant, continuous and even surfaced?	✓	
➤	Exterior walkway designed to drain easily?	✓	
➤	Minimum width of 1100 mm and a gradient not exceeding 1:20?		
➤	Gradient exceeding 1:20 to be of barrier free path designed as a ramp?		
➤	<i>Guideline:</i> Provision of change of surface materials or painted lines in locations where a barrier-free access traverses a driveway, fire route or parking aisle?	✓	
<b>Curb Ramp Requirements (OBC 3.8.3.2(3)):</b>			
➤	Provision of curb ramps where difference in elevation between levels in the access route is not more than 200 mm?†	✓	
<b>Barrier-Free Ramp Requirements (OBC 3.8.3.4):</b>			
➤	Maximum ramp slope is 1:12?		↑
➤	Minimum ramp width between handrails is 870 mm?		h/a
➤	Minimum level area at top and bottom of ramp is 1.5 m x 1.5 m?		h/a
➤	Provision of level landing areas with a minimum dimension of 1.5 m x 1.5 m at intervals of not more than 9 m in the ramp's surface?		h/a
➤	Handrails not less than 865mm and not more than 965 mm high?		h/a
➤	Extension of handrails horizontally not less than 300 mm beyond ramp?		h/a
<b>Barrier-Free Entrance Requirements (OBC 3.8.1.2 and 3.8.3.3):</b>			
<i>Minimum number of barrier-free entrances are not less than specified in the table below and shall lead from the outdoors at sidewalk level or a ramp</i>			
Number of Pedestrian Entrances		Minimum Number of Barrier-Free Entrances Required	
1 to 3		1	
4 to 5		2	
6 and above		Not less than 50 %	
➤	Threshold at accessible entrance does not exceed 13 mm?		↑
➤	Is the width of the door opening a minimum of 810 mm		h/a
➤	Does main accessible entrance have an automatic door opener? >Otherwise is door hardware easy to operate?		h/a
<b>Accessibility Signage Requirements (OBC 3.8.3.1)</b>			
➤	Signs incorporating the International Symbol of Accessibility for Disabled Persons required to be permanently mounted to identify barrier-free building entrances?		h/a

\* Criteria: consider visibility from building, orientation

<sup>†</sup> Ensure garbage containers, bicycle racks, outward opening doors and hand railings do not interfere with travel path

‡ Curb cuts/ramps should not cross into traffic lanes or other parked vehicles and be signed to prevent obstruction.

**SITE PLAN REVIEW – 470 CROSSLAND GATE (PHASE 1)**

Marianneville Developments Limited

- Property is zoned Residential Townhouse Dwelling 1 Exception 124 (H) (R4-N-124) with a holding symbol 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 subject to applicant addressing conditions for removal (e.g. servicing allocation granted by Town; Owner executing site plan agreement and posting performance securities)
- Parking numbers and setbacks appear satisfactory
- Parking spaces 18, 19 and 14 to 17 inclusive to be relocated away from intersections
- Hammerhead required by Building Number 4
- Water shutoff valves by front steps may interfere with steps
- Record of Site Condition required as use is changing from commercial to residential
- Fire route signage to be in accordance with sign by-law; temporary street signage required during construction to assist emergency responders; signage to be visible from street; fire break lots will be required
- Construction Management Plan required prior to issuance of any building permit
- Property is within Wellhead Protection area and a Source Water Impact Assessment and Mitigation Plan may be required
- Town's Consulting Arborist to review Arborist Report and Tree Removal/Preservation Plan
- Street tree plantings to be in accordance with Town standards
- Plans should clearly identify limits of amenity area – suggest removing parking spaces 1 to 4 inclusive from amenity area