Town of Newmarket
AGENDA

SITE PLAN REVIEW COMMITTEE

Monday, March 30, 2015 at +/- 2:00 PM
Council Chambers

Agenda compiled on 26/03/2015 at 3:56 PM

To be held on Monday, March 30, 2015 at **2:00 p.m.** Committee Members are asked to meet in the **Council Chambers** at 395 Mulock Drive, Newmarket, Ontario.

Councillor Vegh, Chair.

New Business

1. APPLICATION FOR AMENDMENT TO SITE PLAN APPROVAL p. 1
18106 AND 18110 YONGE STREET – WARD 7
(NORTH OF DAVIS DRIVE, WEST SIDE OF YONGE STREET)
OUR FILE NO.: D11-NP1508
THE REGIONAL MUNICIPALITY OF YORK

Application for Amendment to Site Plan Approval to permit an addition having a gross floor area of 3,310 m2 to the existing bus storage facility and a new Emergency Medical Services facility having a gross floor area of 555 m^2 together with a parking lot expansion on the subject lands.

Martin Silver, Manager of Capital Delivery of The Regional Municipality of York and Lauren Capilongo, Associate of Malone Given Parsons Ltd. will be present to address the Committee.

The following people will also be in attendance:

York Region Transit:

- Rick Takagi, Director, Operations, TRN - Transit
- Kyle Catney, Acting Program Manager, TRN - Transit
- Dave Partington, Manager, Capital Assets, TRN - Transit

Emergency Medical Services:

- Tim Balsdon, Superintendent/Supervisor of EMS, Community and Health Services – Emergency Medical Services
- Blair Croker, Commander/Program Manager, Fleet and Facilities, Community and Health Services – Emergency Medical Services

Property Service Branch:

- Martin Silver, Manager, Capital Delivery, Corporate Services – Property Services (Capital Delivery)
- Vikas More, Project Manager, Corporate Services – Property Services (Capital Delivery)
- Erica Tsang Trinaistich, Property Services Portfolio Coordinator, Corporate Services – Property Services

Howe Gastmeier Chapnik Limited:

- Sheeba Paul, Senior Acoustical Engineer

Cole Engineering:

- Joseph Gowrie, Transportation Engineer

Plans attached: Concept Site Plan (Drawing No. SP-1 Rev. 1 dated September 9, 2014)
Site Plan (Drawing No. A1.1 Rev. 3 dated February 2, 2015)
EMS Station Planting Plan & Details (Drawing No. L1 dated March 2015)
YRT Landscape Plan (West) (Drawing No. L1 dated March 2015)
YRT Landscape Plan (East) (Drawing No. L2 dated March 2015)
YRT Maintenance Facility Elevations Plan (Drawing No. SP-2 Rev. 1 dated September 8, 2014)
EMS Station Elevations Plan (Drawing No. A5.1 Rev. 3 dated February 2, 2015)
Plan of Survey prepared by E.R. Garden Ltd.

Documents attached: GIS photograph overlay map
Site Plan Accessibility Checklist
Business Park Development Standards Checklist together with memorandum
Review Notes

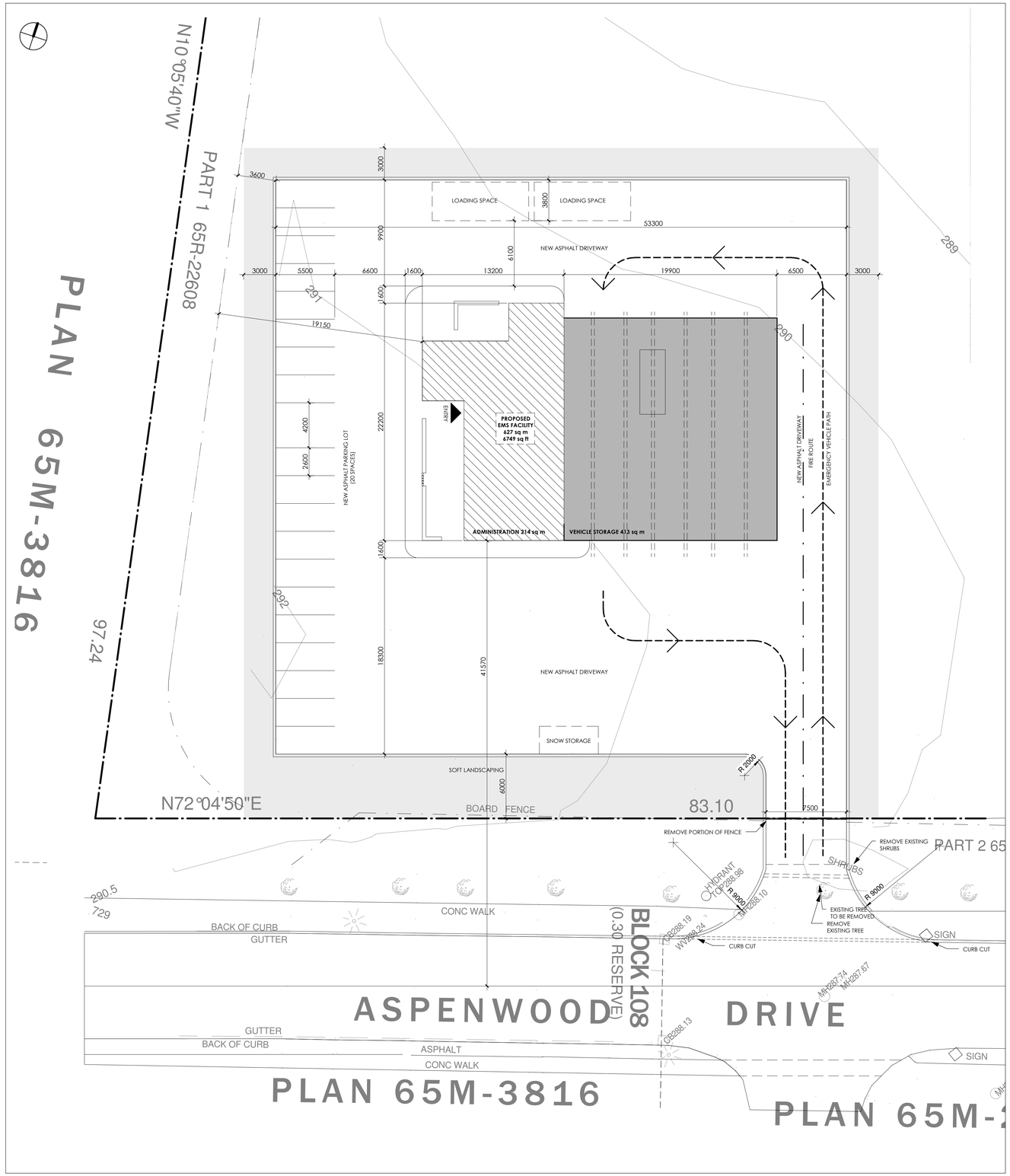
2. APPLICATION FOR TELECOMMUNICATION TOWER p. 10
1151 RINGWELL DRIVE – WARD 3
(NORTH OF DAVIS DRIVE, EAST OF LESLIE STREET)
OUR FILE NO.: D11-NP1506
MALGORZATA MIESOWICZ (ROGERS COMMUNICATIONS INC.)

Application for Telecommunications Facility to permit a new 40 metre monopole tower to be erected on the subject lands.

Cathy Bilotta, Director, Projects and Administration of Standard Land Company Inc. will be present to address the Committee.

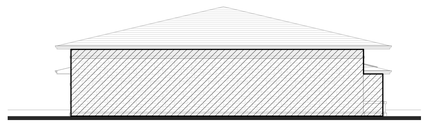
Documents attached:
- Site Plan dated November 6, 2014 (Rev. 1 January 12, 2015), prepared by Alex Marton Limited, Ontario Land Surveyors
- Site Selection Report prepared by Cathy Bilotta of Standard Land Company Inc. dated February 23, 2015
- GIS photograph overlay maps
- Review Notes

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

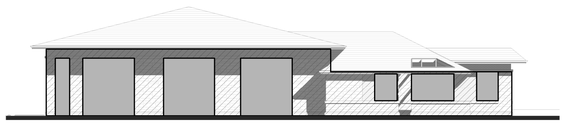


1 A1.1 SITE PLAN
1 : 200

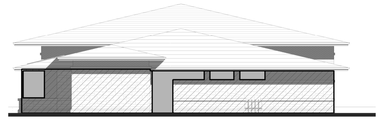

SITE
YONGE ST
ASPENWOOD DR
Country Wide Cir
Country Wide Blvd
Tamarack Cres
Tamarack Trail
Tamarack Ct
Tamarack Dr
Tamarack Rd
Tamarack Way
Tamarack Circle
Tamarack Crt
Tamarack Terr
Tamarack Lane
Tamarack Path
Tamarack Gate
Tamarack Mews
Tamarack Row
Tamarack Square
Tamarack Plaza
Tamarack Boulevard
Tamarack Avenue
Tamarack Street
Tamarack Road
Tamarack Drive



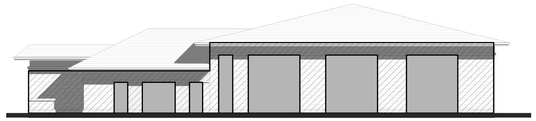
1 A0.2 PART3-EAST ELEVATION
1 : 200



2 A0.2 PART3-NORTH ELEVATION
1 : 200



4 A0.2 PART3-WEST ELEVATION
1 : 200



3 A0.2 PART3-SOUTH ELEVATION
1 : 200

PROJECT SUMMARY:
THIS SITE PLAN PERMIT APPLICATION IS FOR THE CONSTRUCTION OF THE NEW EMERGENCY SERVICES STATION. BUILDING IS SPRINKLED AND DIVIDED INTO ADMINISTRATION (214 sq.m) AND EMERGENCY VEHICLE GRARAGE (413 sq.m)

FIRST NAME: ATA ARCHITECTS INC.
CERTIFICATE OF PRACTICE NUMBER: 211 LAKESHORE ROAD OAKVILLE, ONTARIO

NAME OF PROJECT: **EMS STATION 18110 YONGE ST.**
LOCATION: 18110 YONGE ST., NEWMARKET, ONTARIO

ITEM	ONTARIO'S 2006 BUILDING CODE DATA MATRIX PART 3 OR 9			OBC REFERENCE (REFERENCES ARE TO DIVISION B UNLESS NOTED (A) FOR DIVISION A OR (C) FOR DIVISION C.		
1	PROJECT DESCRIPTION:	☒ NEW ☐ ADDITION ☐ ALTERATION ☐ CHANGE OF USE	☐ PART 11 11.1 to 11.4	☒ PART 3 1.1.2.[A]	☐ PART 9 1.1.2.[A] & 9.10.1.3.	
2	MAJOR OCCUPANCY(S)	**GROUP F, DIVISION 3, 1 STOREY, SPRINKLERED**		3.2.2.81.	9.10.2.	
3	BUILDING AREA (m2) TOTAL BUILDING 1 FUTURE OFFICE VEHICLE STORAGE	EXISTING **0** NEW **627m2** TOTAL **627m2** EXISTING **0** NEW **214m2** TOTAL **214m2** EXISTING **0** NEW **413m2** TOTAL **413m2**		1.4.1.2[A]	1.4.1.2[A]	
4	GROSS AREA (m2)	EXISTING **0** NEW **627m2** TOTAL **627m2**		1.4.1.2[A]	1.4.1.2[A]	
5	NUMBER OF STOREYS	ABOVE GRADE **1**	BELOW GRADE **0**	1.4.2.1[A] & 3.2.1.1.		
6	NUMBER OF STREETS/FIRE FIGHTER ACCESS	**1**		3.2.2.10. & 3.2.5.	1.4.2.1[A] & 9.10.4	
7	BUILDING CLASSIFICATION	**GROUP F, DIVISION 3, 1 STOREY, SPRINKLERED**		3.2.2.81.	9.10.2	
8	SPRINKLER SYSTEM PROPOSED	☒ ENTIRE BUILDING ☐ SELECTED COMPARTMENT ☐ SELECTED FLOOR AREAS ☐ BASEMENT ☐ IN LIEU OF ROOF RATING ☐ NOT REQUIRED		3.2.2.20.-.83 3.2.1.5. 3.2.2.17. INDEX	9.10.8.2 INDEX	
9	STANDPIPE - REQUIRED					
10	FIRE ALARM REQUIRED	☒ Yes ☐ No		3.2.4.	9.10.18.	
11	WATER SUPPLY IS ADEQUATE	☐ Yes ☐ No		3.2.5.7.	N/A	
12	HIGH BUILDING	☐ Yes ☒ No		3.2.6.	N/A	
13	CONSTRUCTION RESTRICTIONS ACTUAL CONSTRUCTION	☐ COMBUSTIBLE PERMITTED ☒ NON-COMBUSTIBLE REQUIRED ☐ BOTH ☐ COMBUSTIBLE ☒ NON-COMBUSTIBLE ☐ BOTH		3.2.2.20.-.83	9.10.6.	
15	OCCUPANT LOAD	**BASED ON DESIGN OF BUILDING**		3.1.17.1	9.9.1.3	
16	BARRIER-FREE DESIGN	☒ YES ☐ NO (EXPLAIN)		3.8.	9.5.2.	
17	HAZARDOUS SUBSTANCES	☒ YES ☐ NO		3.3.1.2. & 3.3.1.19.	9.10.1.3.(4)	
18	REQUIRED FIRE RESISTANCE RATING	VERTICAL ASSEMBLIES FRR (HOURS)	DESCRIPTION	3.2.2.20.-.83 &3.2.1.4.	9.10.8. 9.10.9.	
		WALL 1.5 HOUR	SEPARATION BETWEEN OFFICE AND STORAGE GARAGE			
		FRR OF SUPPORTING MEMBERS	N/A			
		FLOOR 0 HOUR				
		ROOF 0 HOUR	N/A			
		MEZZANINE 0 HOUR	N/A			
19	SPATIAL SEPARATION			3.2.3.	9.10.14.	

TYPICAL UNIT WALL (SEE PLAN)	AREA OF EBF (M2)	L.D (M)	U.P.O. (M2)	PROPOSED % U.P.O.	OBC TABLE 3.2.3.1.D.	FRR (HOURS)	
NORTH WALL	137	108	61	45%	100%	0	
SOUTH WALL	139	41.5(TO CENTRE LINE OF STREET)	59	46%	100%	0	
EAST WALL	103	N/A	0.0	0.0%	0.0%	0	
WEST WALL	68	19	11	16%	100%	0	

OBC - PART 3, 9
1 : 10

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REVISIONS

NUMBER	DATE	REMARKS
003	2015 02 02	ISSUED FOR SPA
002	2014 12 11	ISSUED FOR REVIEW
001	2014 09 05	ISSUED FOR REVIEW

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE CONSULTANTS AND SHALL NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION. DOCUMENTS ARE TO BE RETURNED UPON COMPLETION OF THE PROJECT.

ATA ARCHITECTS

ATA ARCHITECTS INC.
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OAKVILLE ONTARIO L6J 1H7
T 905 849 6986 F 905 849 4369
E info@ataarchitectsinc.com
www.ataarchitectsinc.com

SEALS

PROJECT TITLE

EMS STATION 18110 YONGE ST.

18110 YONGE ST.
NEWMARKET ONTARIO

DRAWING TITLE

ONTARIO BUILDING CODE

DRAWN BY

AC

SCALE

As indicated

DATE

2015 02 02

CHECKED BY

SA

PROJECT NUMBER

14-1028

DRAWING NUMBER

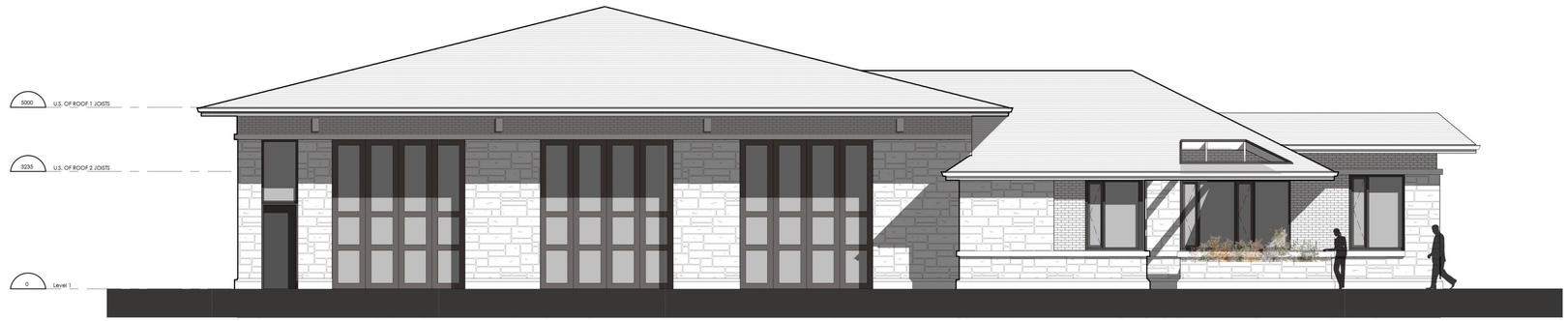
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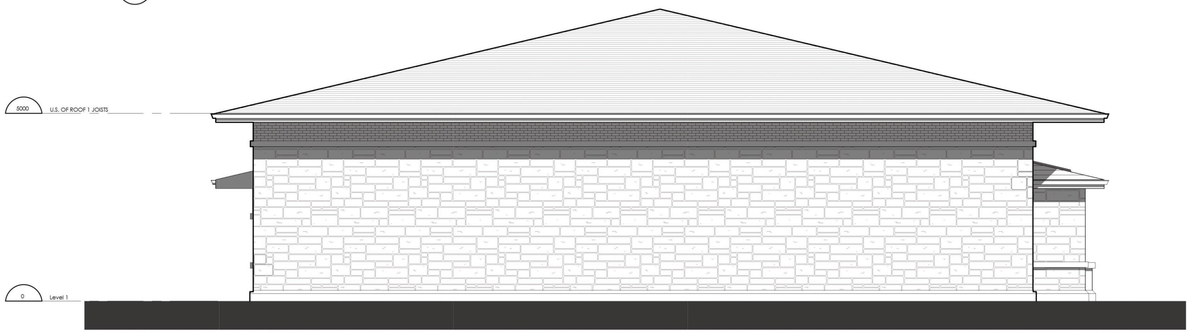
1 / A5.1 WEST ELEVATION
1 : 75



2 / A5.1 SOUTH - ELEVATION
1 : 75



3 / A5.1 NORTH ELEVATION
1 : 75



4 / A5.1 EAST ELEVATION
1 : 75

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REVISIONS

NUMBER	DATE	REMARKS
003	2015 02 02	ISSUED FOR SPA
002	2014 12 11	ISSUED FOR REVIEW
001	2014 09 05	ISSUED FOR REVIEW

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E info@ataarchitectsinc.com
www.ataarchitectsinc.com

SEALS

PROJECT TITLE

EMS STATION 18110
YONGE ST.

18110 YONGE ST.
NEWMARKET ONTARIO

DRAWING TITLE

ELEVATIONS

DRAWN BY

AC

SCALE

1 : 75

DATE

2015 02 02

CHECKED BY

SA

PROJECT NUMBER

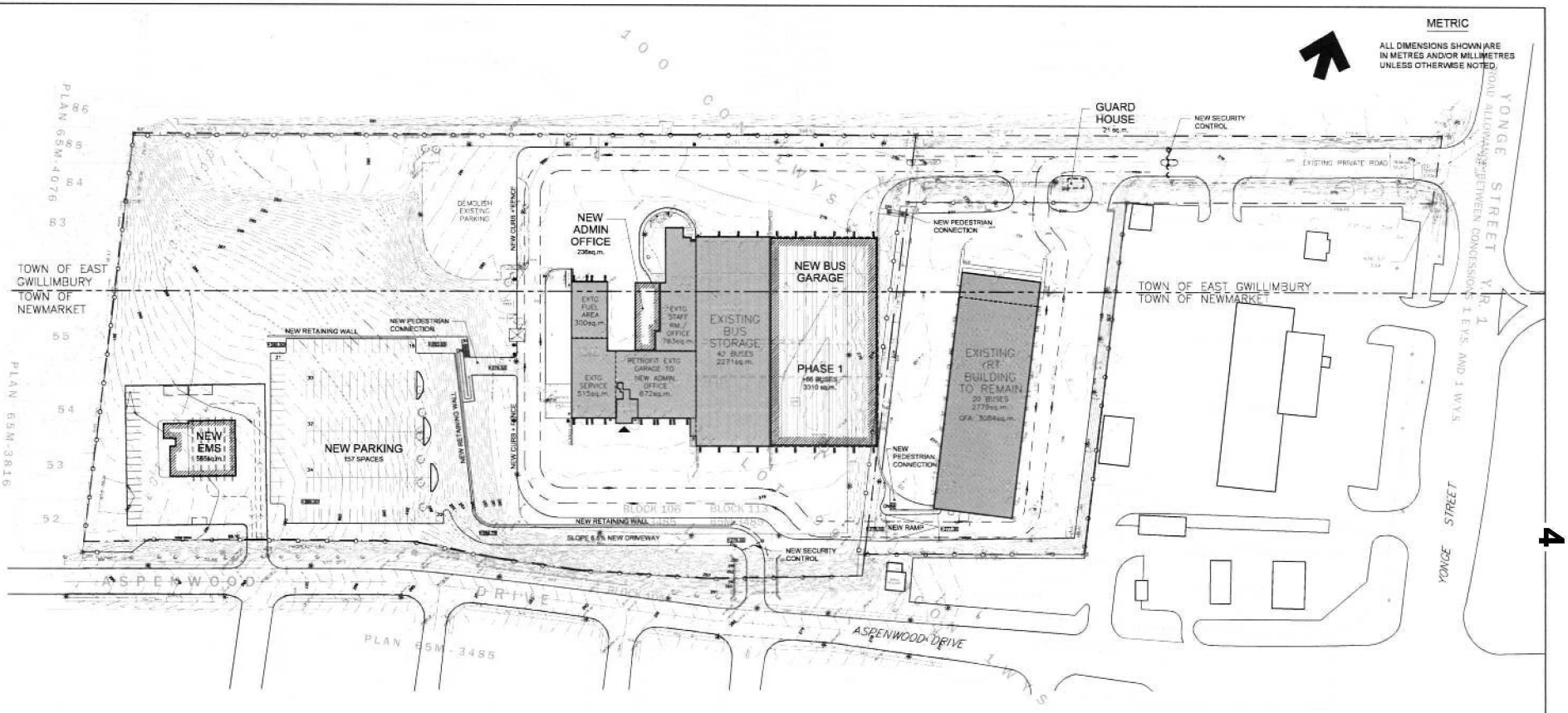
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DRAWING NUMBER

A5.1

METRIC

ALL DIMENSIONS SHOWN ARE IN METRES AND/OR MILLIMETRES UNLESS OTHERWISE NOTED.





2 SP-1 KEY PLAN
SCALE: NOT TO SCALE

	18106 - YRT	18110 Yonge Street - Former GO Building					Both Sites
	Existing Area (sq.m)	Existing Area (sq.m)	Demolish Area (sq.m)	Retrofit Area (sq.m)	Expansions Area (sq.m)	Sub-Total Area (sq.m)	Total Area (sq.m)
Site Area:	11305	48687	-	-	-	-	60052
Building area:	2779	4518	-	-	3546	8064	10843
Building coverage (%):	24%	9%	-	-	-	17%	18%
Ground Floor:							
Service / Wash Bay	135	812	0	0	0	812	947
Maintenance Bay	1115	672	-672	0	0	0	1115
Storage Garage	1000	2271	0	0	3310	5581	6581
Administration / Office	529	763	0	672	236	1671	2200
Sub-Total:	2779	4518	-	-	3546	8064	10843
Second Floor:							
Administration / Office	305	0	0	0	0	0	0
Sub-Total:	305	0	0	0	0	0	305
Gross Floor Area:	3084	4518	0	0	3546	8064	11148
Parking on site:	Spaces	Spaces			New Spaces		
Car Parking	0	79	-79	0	157	157	157
Bus Parking / Storage	70	45	-3	0	66	108	128

Site Information - 18106 & 18110 Yonge Street

PART 1 - PLAN OF

PART OF LOT 99, CONCESSION 1 WEST OF YONGE STREET
GEOGRAPHIC TOWNSHIP OF EAST GWILLIMBURY

TOWN OF NEWMARKET - REGIONAL MUNICIPALITY OF YORK
AND PART OF LOT 100, CONCESSION 1 WEST OF YONGE STREET
GEOGRAPHIC TOWNSHIP OF EAST GWILLIMBURY
TOWN OF EAST GWILLIMBURY - REGIONAL MUNICIPALITY OF YORK

Information for this Site Plan has been taken from a survey by:
E.R.Garden Limited, Ontario Land Surveyor, September 2014

1 SP-1 SITE PLAN
SCALE: 1:750

YRT PROJECT NO.: -

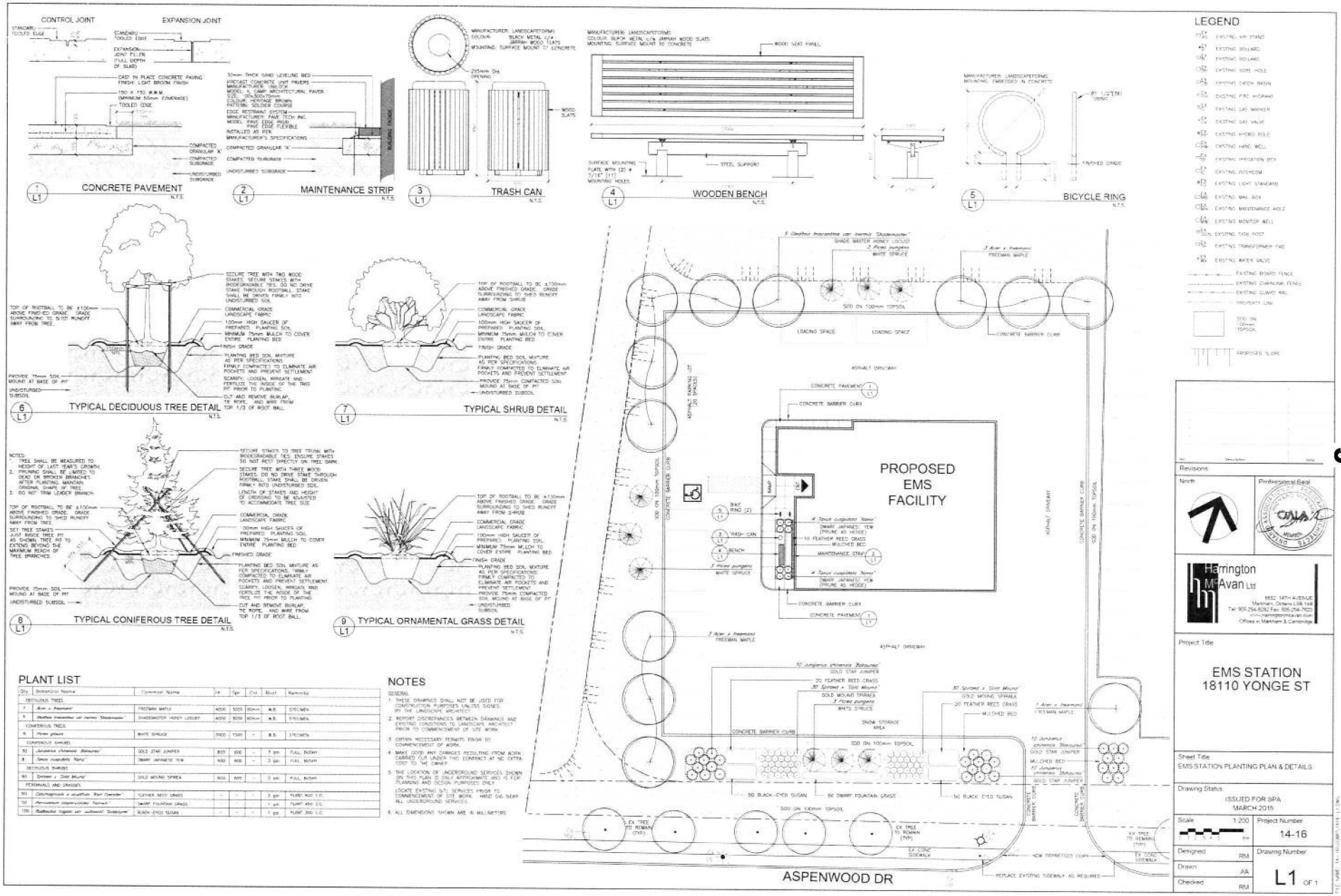
REFERENCE DRAWINGS		ISSUE			REVISIONS		
		1	SEP/09/14	ISSUE FOR REVIEW			
DWG NO.	TITLE	NO.	DATE	ISSUED FOR	REV.	DATE	

DRAWN BY: RP	DESIGNED BY: SL
CHECKED BY: JRD	APPROVED BY: JRD
SCALE: 1:750 (10 0 10 20 30m) FULL SIZE ONLY	
1:750	

AECOM

YORK REGION TRANSIT
NORTH OPERATIONS AND MAINTENANCE FACILITY
CONCEPT SITE PLAN

CONTRACT NO.	DWG. NO.	REV.	SHEET
	-	0	SP-1



PLANT LIST

Qty	Botanical Name	Common Name	Ht	Spr	Cal	Root	Remarks
DECIDUOUS TREES							
7	*Acer x freemanii*	FREEMAN MAPLE	4000	3000	80mm	B.B.	SPECIMEN
5	*Gleditsia triacanthos var. inermis 'Shademaster'*	SHADEMASTER HONEY LOCUST	4000	3000	80mm	B.B.	SPECIMEN
CONIFEROUS TREES							
6	*Picea glauca*	WHITE SPRUCE	5000	1500	–	B.B.	SPECIMEN
CONIFEROUS SHRUBS							
30	*Juniperus chinensis 'Blaauw'*	GOLD STAR JUNIPER	600	600	–	7 gal.	FULL BUSH
8	*Taxus cuspidata 'Nana'*	DWARF JAPANESE YEW	600	600	–	3 gal.	FULL BUSH
DECIDUOUS SHRUBS							
60	*Spiraea x 'Gold Mound'*	GOLD MOUND SPIREA	600	600	–	3 gal.	FULL BUSH
PERENNIALS AND GRASSES							
90	*Calamagrostis x acutiflora 'Karl Foerster'*	FEATHER REED GRASS	–	–	–	1 gal.	PLANT 600 O.C.
50	*Pennisetum alopecuroides 'Hameln'*	DWARF FOUNTAIN GRASS	–	–	–	1 gal.	PLANT 450 O.C.
100	*Rudbeckia hirta var. sullivantii 'Goldsturm'*	BLACK-EYED SUSAN	–	–	–	1 gal.	PLANT 300 O.C.

NOTES

GENERAL

1. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE LANDSCAPE ARCHITECT.
2. REPORT DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS TO LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF SITE WORK.
3. OBTAIN NECESSARY PERMITS PRIOR TO COMMENCEMENT OF WORK.
4. MAKE GOOD ANY DAMAGES RESULTING FROM WORK CARRIED OUT UNDER THIS CONTRACT AT NO EXTRA COST TO THE OWNER.
5. THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY.

   LOCATE EXISTING SITE SERVICES PRIOR TO COMMENCEMENT OF SITE WORK. HAND DIG NEAR ALL UNDERGROUND SERVICES.
6. ALL DIMENSIONS SHOWN ARE IN MILLIMETERS

Revisions

North

Professional Seal

Harrington McAvan Ltd
6882 14TH AVENUE
Markham, Ontario L3R 1A8
Tel 905-294-8282 Fax 905-294-7922
www.harringtonmcavan.com
Offices in Markham & Cambridge

Project Title

EMS STATION
18110 YONGE ST

Sheet Title
EMS STATION PLANTING PLAN & DETAILS

Drawing Status
ISSUED FOR SPA
MARCH 2015

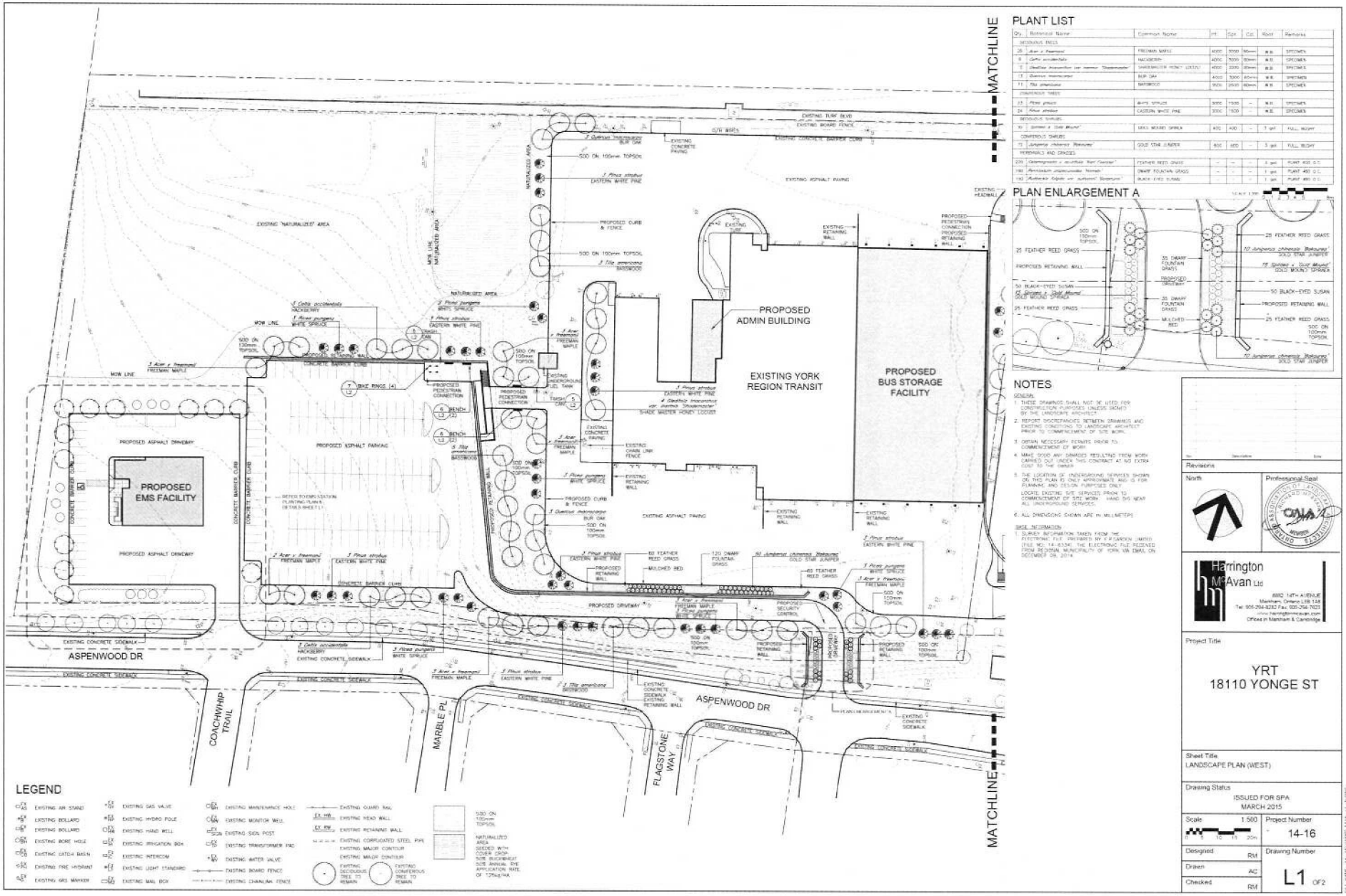
Scale 1:200

Project Number 14-16

Designed RM
Drawn AA
Checked RM

Drawing Number L1 OF 1

5



PLANT LIST

Qty.	Botanical Name	Common Name	Ht.	Spr.	Cal.	Root	Remarks
DECIDUOUS TREES							
25	*Acer x freemanii*	FREEMAN MAPLE	4000	3000	80mm	B & B	SPECIMEN
9	*Celtis occidentalis*	HACKBERRY	4000	3000	80mm	B & B	SPECIMEN
5	*Gleditsia triacanthos var inermis 'Shademaster'*	SHADEMASTER HONEY LOCUST	4000	3000	80mm	B & B	SPECIMEN
17	*Quercus macrocarpa*	BUR OAK	4000	3000	80mm	B & B	SPECIMEN
11	*Tilia americana*	BASSWOOD	4000	3000	80mm	B & B	SPECIMEN
CONIFEROUS TREES							
23	*Picea glauca*	WHITE SPRUCE	3000	1500	-	B & B	SPECIMEN
24	*Pinus strobus*	EASTERN WHITE PINE	3000	1500	-	B & B	SPECIMEN
DECIDUOUS SHRUBS							
30	*Spiraea x 'Grefsheim' Mound*	GREFSHEIM MOUNDED SPIREA	600	600	-	3 gal	FULL BUSHY
CONIFEROUS SHRUBS							
75	*Juniperus chinensis 'Kaizuka'*	GOLD STAR JUNIPER	600	600	-	3 gal	FULL BUSHY
PERENNIALS AND GRASSES							
235	*Calamagrostis x acutiflora 'Karl Foerster'*	FEATHER REED GRASS	-	-	-	1 gal	PLANT 450 O.C.
190	*Pennisetum alopecuroides 'Hameln'*	DWARF FOUNTAIN GRASS	-	-	-	1 gal	PLANT 450 O.C.
150	*Rudbeckia fulgida var. sullivantii 'Goldsturm'*	BLACK-EYED SUSAN	-	-	-	1 gal	PLANT 450 O.C.

PLAN ENLARGEMENT A

NOTES

GENERAL

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2. REPORT DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS TO LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF SITE WORK.
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5. THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY.
   LOCATE EXISTING SITE SERVICES PRIOR TO COMMENCEMENT OF SITE WORK. HAND DIG NEAR ALL UNDERGROUND SERVICES.
6. ALL DIMENSIONS SHOWN ARE IN MILLIMETERS

BASE INFORMATION

1. SURVEY INFORMATION TAKEN FROM THE ELECTRONIC FILE PREPARED BY R.F.GARDEN LIMITED (FILE NO. 14-8334). THE ELECTRONIC FILE RECEIVED FROM RICHMOND HILL MUNICIPALITY OF YORK VIA EMAIL ON DECEMBER 09, 2014.

LEGEND

EXISTING AIR STAND
EXISTING BOLLARD
EXISTING BOLLARD
EXISTING BORE HOLE
EXISTING CATCH BASIN
EXISTING FIRE HYDRANT
EXISTING GAS MARKER
EXISTING GAS VALVE
EXISTING HYDRO POLE
EXISTING HAND WELL
EXISTING IRRIGATION BOX
EXISTING INTERCOM
EXISTING LIGHT STANDARD
EXISTING MAIL BOX
EXISTING MAINTENANCE HOLE
EXISTING MONITOR WELL
EXISTING SIGN POST
EXISTING TRANSFORMER PAD
EXISTING WATER VALVE
EXISTING BOARD FENCE
EXISTING CHAINLINK FENCE
EXISTING GUARD RAIL
EXISTING HEAD WALL
EXISTING RETAINING WALL
EXISTING CORRUGATED STEEL PIPE
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING DECIDUOUS TREE TO REMAIN
EXISTING CONIFEROUS TREE TO REMAIN
SOD ON 100mm TOPSOIL
NATURALIZED AREA SEEDED WITH COVER CROP. SOW BUCKWHEAT SUN ANNUAL RYE APPLICATION RATE OF 125kg/HA

Revisions

North

Professional Seal

Harrington McAvan Ltd
6882 14TH AVENUE
Markham, Ontario L3S 1A8
Tel: 905-294-8282 Fax: 905-294-7023
www.harringtonmcavan.com
Offices in Markham & Cambridge

Project Title
YRT
18110 YONGE ST

Sheet Title
LANDSCAPE PLAN (WEST)

Drawing Status
ISSUED FOR SPA
MARCH 2015

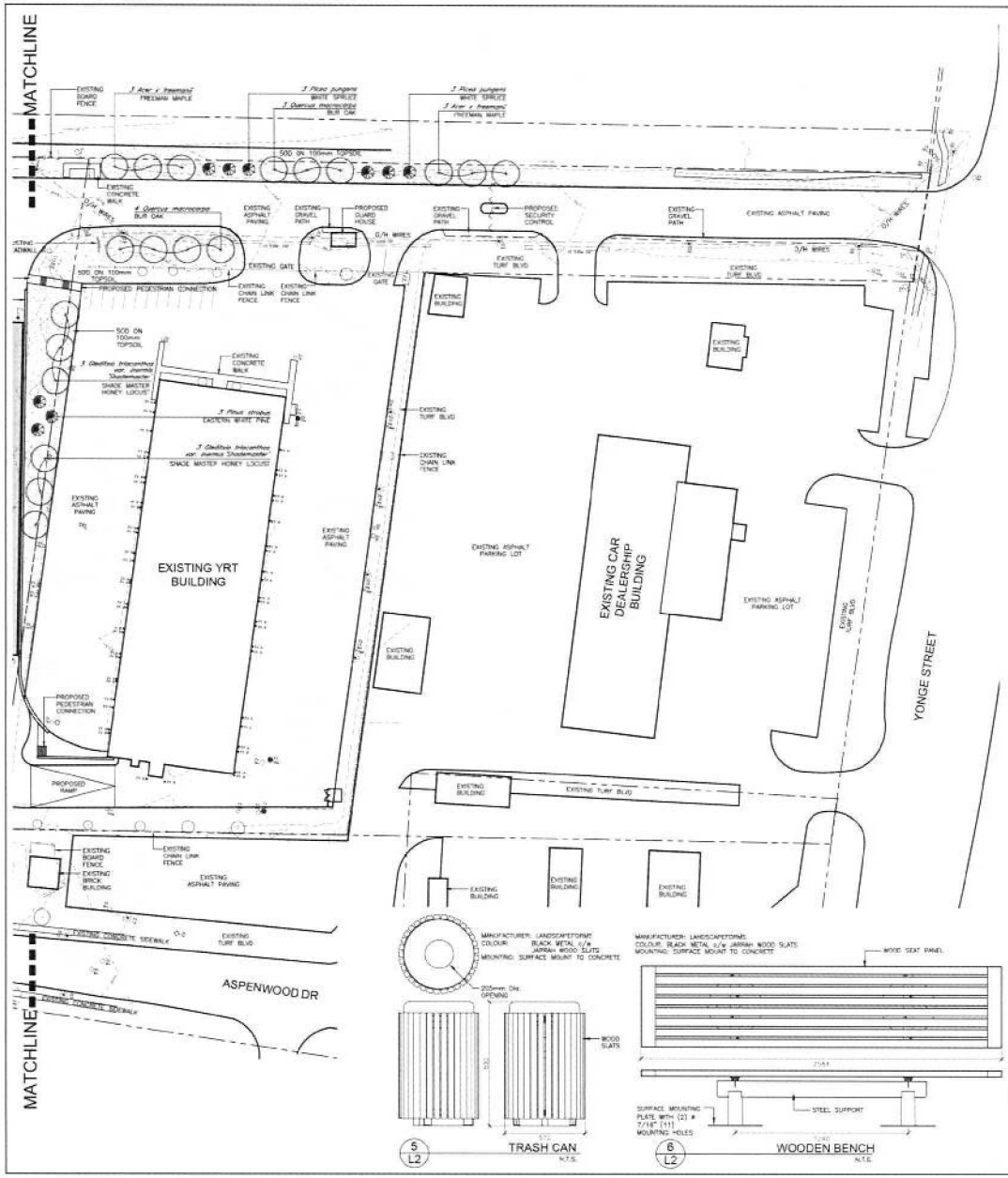
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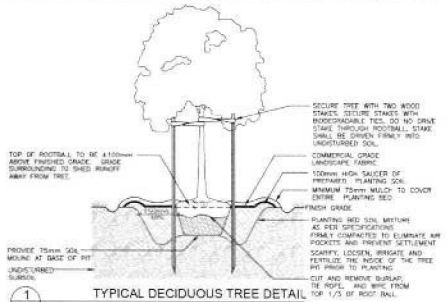
Project Number
14-16

Designed RM
Drawn AC
Checked RM

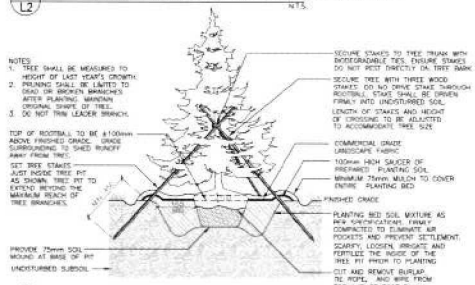
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L1 OF 2

FILE NAME: 14-16 COMPLETE - L1 - N.DWG
FILE DATE: MARCH 16, 2015

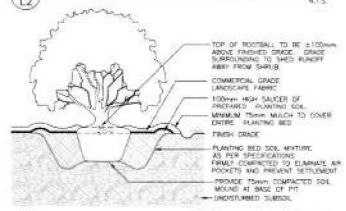




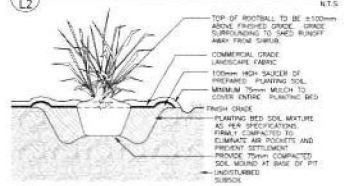
1/L2 TYPICAL DECIDUOUS TREE DETAIL N.T.S.



2/L2 TYPICAL CONIFEROUS TREE DETAIL N.T.S.



3/L2 TYPICAL SHRUB DETAIL N.T.S.



4/L3 TYPICAL ORNAMENTAL GRASS DETAIL N.T.S.

LEGEND

EXISTING AIR STAND
EXISTING BOLLARD
EXISTING BOLLARD
EXISTING BORE HOLE
EXISTING CATCH BASIN
EXISTING FIRE HYDRANT
EXISTING GAS MARKER
EXISTING GAS VALVE
EXISTING HYDRO POLE
EXISTING HAND WELL
EXISTING IRRIGATION BOX
EXISTING INTERCOM
EXISTING LIGHT STANDARD
EXISTING MAIL BOX
EXISTING MAINTENANCE HOLE
EXISTING MONITOR WELL
EXISTING SIGN POST
EXISTING TRANSFORMER PAD
EXISTING WATER VALVE
EXISTING BOARD FENCE
EXISTING CHAINLINK FENCE
EXISTING GUARD RAIL
EXISTING HEAD WALL
EXISTING RETAINING WALL
EXISTING CORRUGATED STEEL PIPE
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING DECIDUOUS TREE TO REMAIN
EXISTING CONIFEROUS TREE TO REMAIN
SOD ON 100mm TOPSOIL

NOTES

GENERAL

1. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE LANDSCAPE ARCHITECT.
2. REPORT DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS TO LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF SITE WORK.
3. OBTAIN NECESSARY PERMITS PRIOR TO COMMENCEMENT OF WORK.
4. MAKE GOOD ANY DAMAGES RESULTING FROM WORK CARRIED OUT UNDER THIS CONTRACT AT NO EXTRA COST TO THE OWNER.
5. THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY.

   LOCATE EXISTING SITE SERVICES PRIOR TO COMMENCEMENT OF SITE WORK. HAND DIG NEAR ALL UNDERGROUND SERVICES.
6. ALL DIMENSIONS SHOWN ARE IN MILLIMETRES.

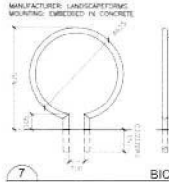
BASE INFORMATION

1. SURVEY INFORMATION TAKEN FROM THE ELECTRONIC FILE, PREPARED BY E.R.GARDEN (UNITED FILE NO. 14-653x). THE ELECTRONIC FILE RECEIVED FROM REGIONAL MUNICIPALITY OF YORK VIA EMAIL ON DECEMBER 09, 2014.



5/L2 TRASH CAN N.T.S.

6/L2 WOODEN BENCH N.T.S.



7/L2 BICYCLE RING N.T.S.

Revisions

North

Professional Seal

Harrington McAvan Ltd
6882 14TH AVENUE
Markham, Ontario L6B 1A8
Tel: 905-294-8280 Fax: 905-294-7623
www.harringtonmcavan.com
Offices in Markham & Cambridge

Project Title

YRT
18110 YONGE ST

Sheet Title
LANDSCAPE PLAN (EAST)
DETAILS

Drawing Status
ISSUED FOR SPA
MARCH 2015

Scale 1:500

Project Number 14-16

Designed RM
Drawn AC
Checked RM

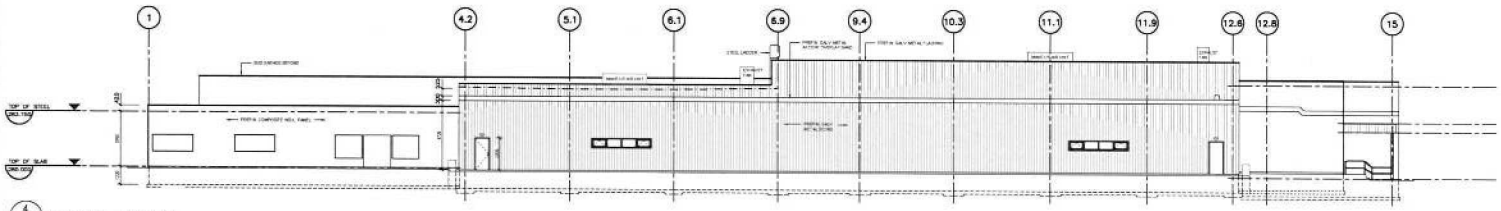
Drawing Number L2 OF 2

FILE NAME: 14-16 COMPLETE 11x17 - ALDRO
PLOT DATE: MARCH 16, 2015

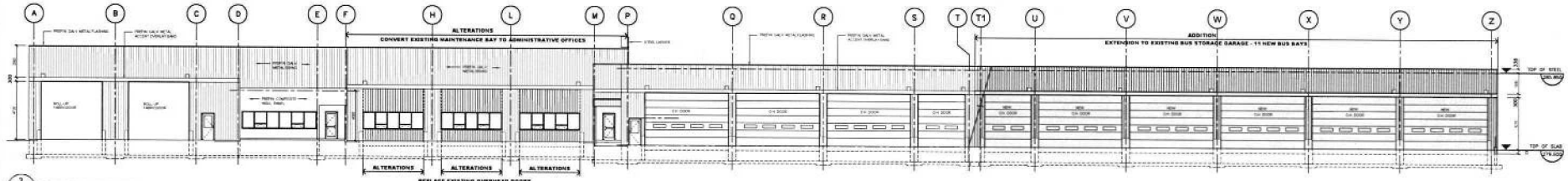
7

METRIC

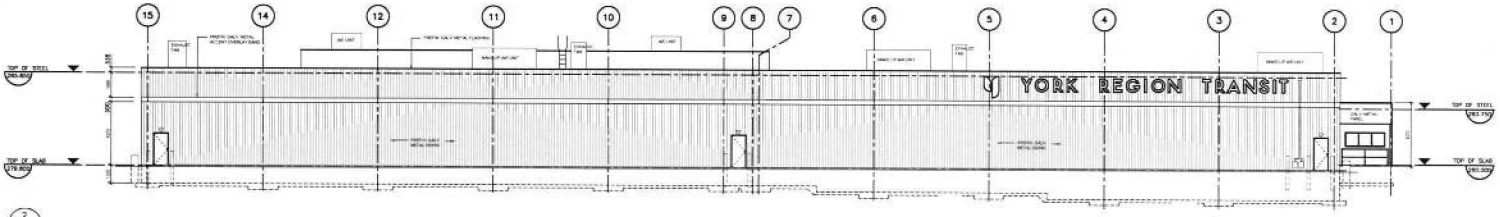
ALL DIMENSIONS SHOWN ARE IN METRES AND/OR MILLIMETRES UNLESS OTHERWISE NOTED.



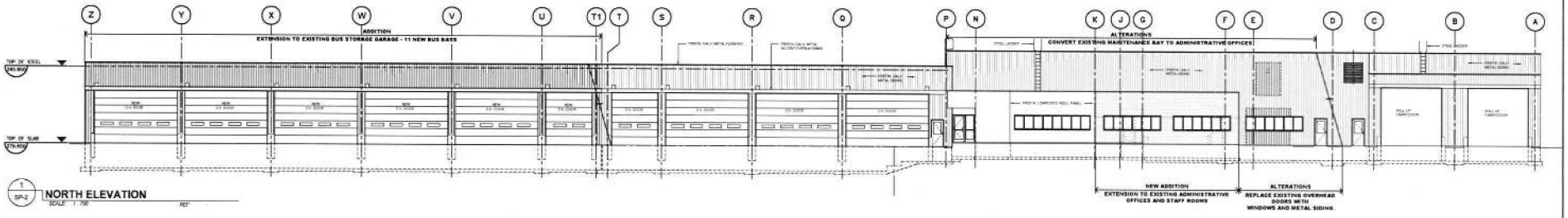
4 SP-2 **WEST ELEVATION**
SCALE: 1:750



3 SP-2 **SOUTH ELEVATION**
SCALE: 1:750



2 SP-2 **EAST ELEVATION**
SCALE: 1:750



1 SP-2 **NORTH ELEVATION**
SCALE: 1:750

YRT PROJECT NO.: -

REFERENCE DRAWINGS		ISSUE			REVISIONS		
SP-1	SITE PLAN	1	SEP/08/14	ISSUE FOR REVIEW			
DWG NO.	TITLE	NO.	DATE	ISSUED FOR	REV.	DATE	

DRAWN BY:	DESIGNED BY:
RP	SL
CHECKED BY:	APPROVED BY:
JRD	JRD

SCALE: 1:750 0 10 20 30m FULL SIZE ONLY
1:250

AECOM

YORK REGION TRANSIT
NORTH OPERATIONS AND MAINTENANCE FACILITY
ELEVATIONS

CONTRACT NO.	DWG. NO.	REV.	SHEET
	-	0	SP-2

SITE PLAN REVIEW – 18106 & 18110 YONGE STREET
The Regional Municipality of York

- Property is zoned Regional Urban Centre (UC-R) by By-law Number 2010-40, as amended
- As portion of property is located within Town of East Gwillimbury applicant has filed site plan approval applications with both municipalities
- Use of emergency service facility is permitted; bus garage is permitted as "public use"
- Minor Variances will be required to permit parking in exterior side yard, increase in number of parking spaces and reduction in number of loading spaces
- Consideration to be given to providing access to employee parking from Yonge Street
- Traffic Briefs, Noise Studies, and Arborist Report and Tree Protection Plan will be peer reviewed
- Construction Management Plan (CMP) required prior to issuance of any building permits
- Landscaping to include a mixture of trees, shrubs and perennials along Aspenwood Street frontage
- Landscaping to be provided in front of EMS facility where feasible; increased landscaping to be provided along westerly side of property
- Elements of low impact development to be incorporated into site
- Plans to be revised to indicate private hydrants on site, fire access route, Ontario Building Code Data Matrix, and siamese connections; addressing to be prominently displayed

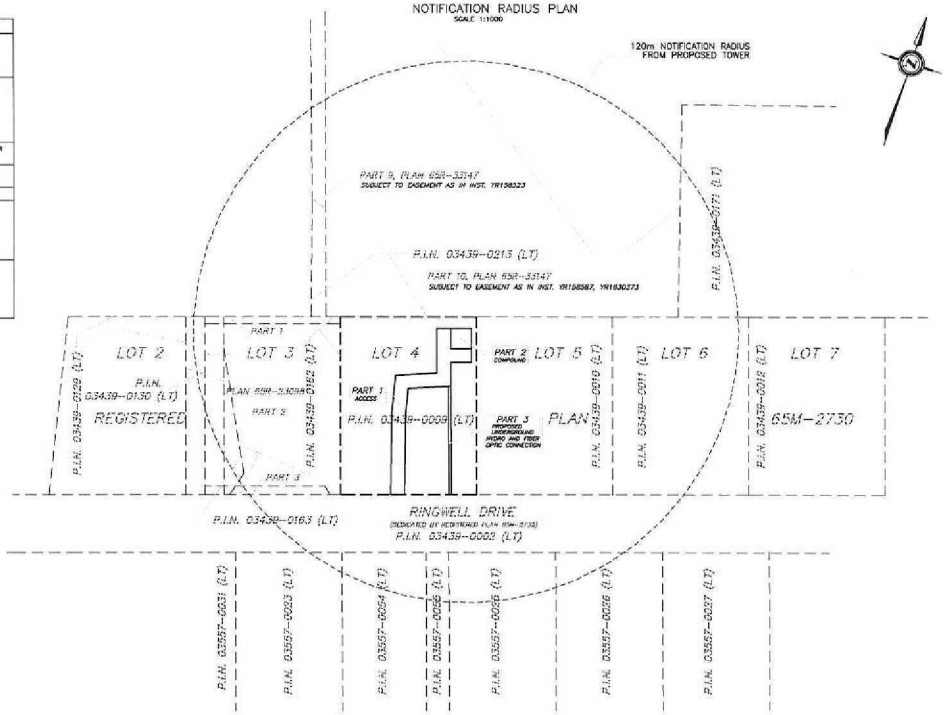
APPLICATION WILL REQUIRE A PUBLIC INFORMATION CENTRE (PIC) BE HELD, UNLESS OTHERWISE DIRECTED BY COMMITTEE

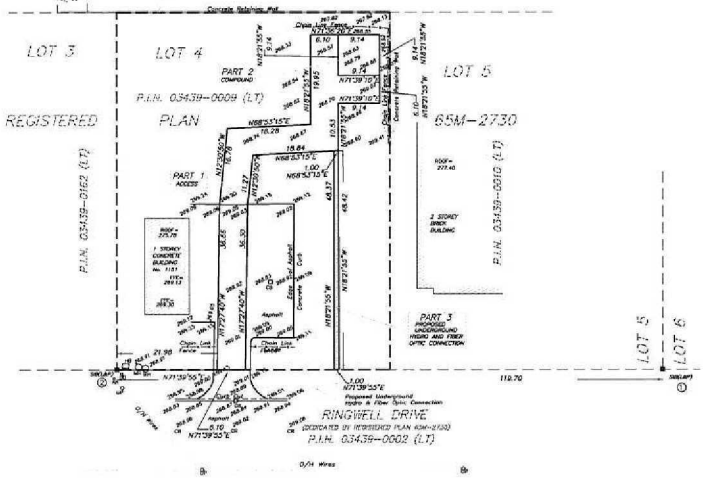
SITE DATA	EXISTING	PROPOSED
PROPERTY AREA	±0.0ha	
BUILDING AREA	208 sq.m.	
LOT COVERAGE	±4%	
AREA LEASED		
COMPOUND (PART 2)		84 sq.m.
ACCESS (PART 1)		616 sq.m.
PROPOSED HYDRO CONECTION (PART 3)		48 sq.m.
TOTAL		748 sq.m.
UNITS		1 PROPOSED RADIO EQUIPMENT SHELTER 1 PROPOSED PINWHEEL MONOPOLE
HEIGHT OF TOWER		40.00m
SETBACKS		
PROPOSED PINWHEEL MONOPOLE		
FRONT (RINGWELL DRIVE)		±72 m
REAR (NORTH)		±7 m
SIDE (EAST)		±5 m
PROPOSED RADIO EQUIPMENT SHELTER		
FRONT (RINGWELL DRIVE)		±71 m
REAR (NORTH)		±5 m
SIDE (EAST)		±8 m

KEY PLAN(NOT TO SCALE)

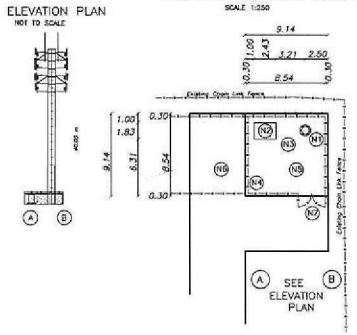


NOTIFICATION RADIUS PLAN
SCALE 1:1000





PROPOSED COMPOUND LAYOUT PLAN
SCALE 1:250



NOTES

(N1) PROPOSED PINWHEEL MONOPOLE:
PAINT COLOUR SUBJECT TO NAV CANADA REQUIREMENTS.
ANTENNA NUMBER AND LOCATIONS TO BE DETERMINED.
FOUNDATION DESIGN PENDING SOIL REPORT.

(N2) PROPOSED RADIO EQUIPMENT SHELTER ON REINFORCED CONCRETE SLAB.

(N3) HYDRO CONNECTION AND ROUTING TO BE DETERMINED BY QUALIFIED PERSONNEL IN CONSULTATION WITH LOCAL AUTHORITY.

(N4) PROPOSED 2.4 m HIGH CHAIN LINK SECURITY FENCE TOPPED WITH BARBED WIRE SURROUNDING THE COMPOUND.

(N5) REMOVE EXISTING TOPSOIL, PROOF ROLL SUBGRADE, ADD 300 mm GRANULAR A ACROSS CABINET AREA. FINISHED GRAVEL SURFACE TO BE MINIMUM 150 mm ABOVE EXISTING GRADE AND SLOPED AWAY FROM PROPOSED STRUCTURE AT MIN. 1% IN ALL SIDES TO PROVIDE ADEQUATE DRAINAGE.

(N6) PROPOSED GRAVEL ACCESS WAY.

(N7) PROPOSED CHAIN LINK GATE.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
SIB	-	STANDARD IRON BAR
LAP	-	LUHL & PURCELL LTD., O.L.S.
PIN	-	PROPERTY IDENTIFIER NUMBER
CR	-	CENTRELINE
UP	-	UTILITY POLE
AN	-	ANCHOR
O/H	-	OVERHEAD
MH	-	MANHOLE
HB	-	HYDRO BOX
BB	-	BELL BOX
293.65	-	ELEVATION ON THE GROUND
293.05	-	ELEVATION ON THE TOP OF CURB

SITE PLAN

PROPOSED
TELECOMMUNICATION INSTALLATION
1151 RINGWELL DRIVE

LOT 4
REGISTERED PLAN 65M-2730
TOWNSHIP OF EAST GWILLIMBURY
NOW IN THE TOWN OF NEWMARKET
REGIONAL MUNICIPALITY OF YORK

ALEX MARTON LIMITED
ONTARIO LAND SURVEYORS

SCALE 1 : 500

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SCHEDULE

PART	LOT	REGISTERED PLAN	P.I.N.	AREA sq.m
1	4	65M-2730	03439-0009 (LT)	616
2				84
3				48

INTEGRATION NOTE

BEARINGS SHOWN ARE GRID BEARINGS, AND DERIVED FROM OBSERVED REFERENCE POINTS (ORP'S) 1 AND 2 BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD 83 (CSRS) (1997.0 EPOCH).

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99976.

INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP's) DERIVED FROM CPS REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17, NAD 83 (CSRS) (1997.0). COORDINATE VALUES ARE TO URBAN ACCURACY PER SECTION 14 (2) OF O. REG 216/10

POINT ID	NORTHING	EASTING
ORP 1	4862041.450	525639.764
ORP 2	4862003.810	525526.187

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ELEVATION NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO BENCHMARK No.8
HAVING AN ELEVATION OF 262.50 METRES.
LOCATED ON 1 STOREY BRICK BUILDING HOUSING VARIOUS COMMERCIAL ENTERPRISES ON THE SOUTH SIDE OF DAVIS DRIVE No.826 (YR.31), 0.2 KM EAST OF ALEXANDER ROAD, TABLET SET HORIZONTALLY IN EAST WALL, 7.3 METRES SOUTH OF NORTHEAST CORNER AND 30 CM ABOVE GROUND LEVEL.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THE SURVEY WAS COMPLETED ON THE 24TH DAY OF OCTOBER, 2014

NOVEMBER 6, 2014
DATE

A. MARTON
ONTARIO LAND SURVEYOR

AMENDMENTS

No.	DESCRIPTION	DATE
1	TYPE OF TOWER REVISED	12.01.2015

Rogers™

LATITUDE N44°04'52.4"
LONGITUDE W79°25'54.6"
ELEVATION 268.6

SITE: GREEN LN & HWY404 (C4352)

ALEX MARTON LIMITED
ONTARIO LAND SURVEYORS
190 APPLEWOOD CRESCENT, UNIT 6,
CONCORD, ONTARIO, L4K 4E2
PHONE: 905-879-0000 FAX: 905-879-0770
E-MAIL: alex@amsurveying.on
WEBSITE: www.amsurveying.on

PARTY CHIEF : A.S	FILE NAME: 2014-175(C4352).DWG
DRAWN : I.K.	PLOT SCALE: 1:500
CHECKED : A.M.	PROJECT No. 2014-175

REVIEW NOTES

TELECOMMUNICATIONS FACILITY
1151 Ringwell Drive (Malgorzata Miesowicz)
Rogers Communications Inc.

In accordance with Council's "Policy for Establishing Telecommunications Tower/Antenna Facilities" applicants are required, following the consultation period, to proceed through the review process which includes review by staff and Site Plan Review Committee.

- Use is regulated by Industry Canada
- Applicant has consulted with Town staff in accordance with Town's protocol and provided notification to the Town of East Gwillimbury as the proposed tower is within 500 metres of a neighbouring municipality
- Application is exempt from public consultation in accordance with Town's protocol
- Committee may wish to request the applicant provide a donation to Town for a community benefit