

To be held on Monday, June 22, 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 SITE PLAN APPROVAL p. 1
17210 LESLIE STREET – WARD 2
(SOUTH WEST CORNER OF LESLIE STREET AND LEMAR ROAD)
OUR FILE NO.: D11-NP1509
2395189 ONTARIO LTD.

Application for Site Plan Approval to permit a new four storey, 60 unit residential retirement building with roof top garden and a 23 space parking lot on the subject institutional lands.

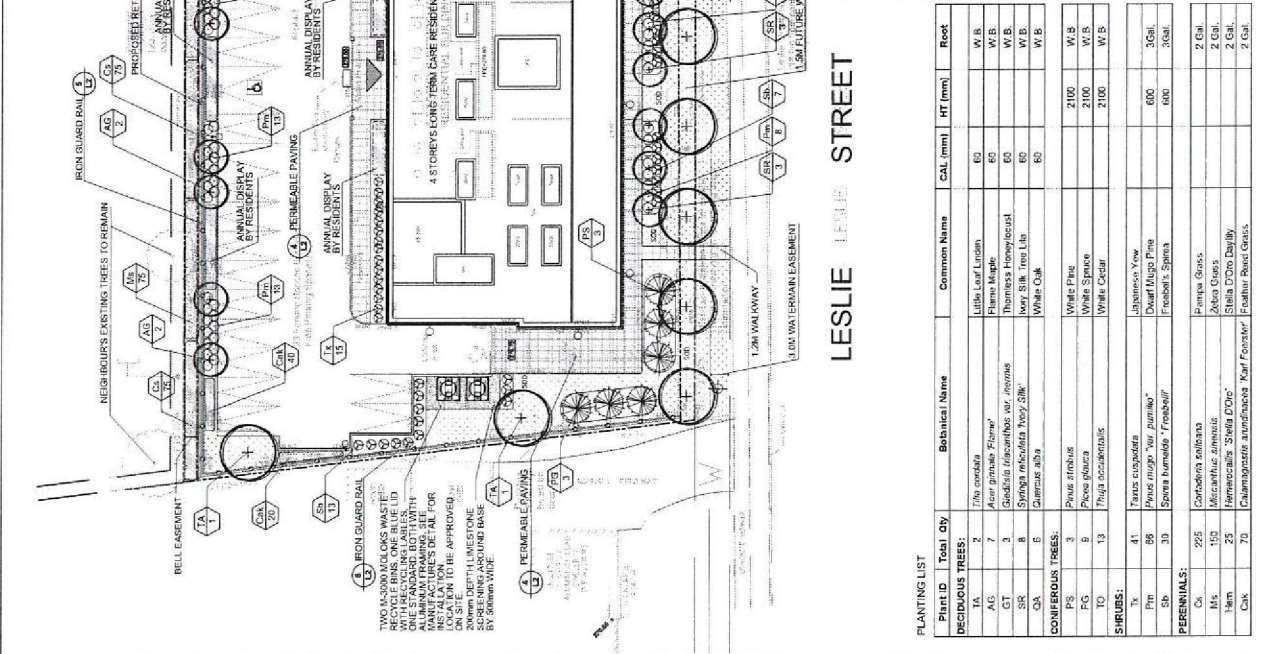
Diane Yu of Y+S International Design Ltd. and Duff Ryan, Architect will be present to address the Committee.

- Plans attached:
- Site Plan (Drawing No. 01 Rev. 1 dated June 12, 2015)
 - Landscape Plan (Drawing No. L1 Rev. B dated June 9, 2015)
 - Roof Garden Plan & Details (Drawing No. L2 Rev. B dated June 9, 2015)
 - East Elevation (Drawing No. 08 Rev. 1 dated June 12, 2015)
 - West Elevation (Drawing No. 09 Rev. 1 dated June 12, 2015)
 - South and North Elevation (Drawing No. 10 Rev. 1 dated June 12, 2015)
 - Colour Elevation (Drawing No. 13 Rev. 1 dated June 12, 2015)
 - Topographic Survey dated April 5, 2014, prepared by Mandarin Surveyors Limited

- Documents attached:
- GIS photograph overlay maps
 - Site Plan Accessibility Checklist
 - Yonge-Davis Development Standards Checklist together

with memorandum from Y+S International Design Ltd.

- Review Notes



PLANTING LIST			Plant ID	Total Qty	Botanical Name	Common Name	CAL (mm)	RT (mm)	Root
DECIDUOUS TREES:									
TA	2			<i>Litsea cordata</i>			60		W.B.
AG	7			<i>Azadirachta indica</i>			60		W.B.
GT	3			<i>Gleditsia triacanthos var. venosa</i>	Thornless Honey-suckle		60		W.B.
SR	8			<i>Strychnos nuxvomica</i>	Tree Sili		60		W.B.
QA	6			<i>Quercus alba</i>	White Oak		60		W.B.
CONIFEROUS TREES:									
PS	3			<i>Pinus strobus</i>	White Pine		2100		W.B.
PG	9			<i>Pinus glauca</i>	White Spruce		2100		W.B.
TD	13			<i>Taxus canadensis</i>	White Cedar		2100		W.B.
SHRUBS:									
Tx	41			<i>Taxus canadensis</i>	Japanese Yew				
Prn	96			<i>Prunus mugo</i>	Dwarf Nutsedge		600		3cal.
Sb	310			<i>Spiraea bumalda</i>	Prunoid. Spiraea		600		3cal.
PERENNIALS:									
Ca	225			<i>Campanula medium</i>	Prunoid. Grass				2 Cal.
Alm	102			<i>Alchemilla mollis</i>	Prunoid. Grass				2 Cal.
Stm	102			<i>Stemodia</i>	Prunoid. Grass				2 Cal.
Cok	70			<i>Cornifolia</i>	Prunoid. Grass				2 Cal.

PLANTING LIST

Plant ID	Total Qty	Botanical Name	Common Name	Oil (mm)	HT (mm)	Root
CC	4	Quercus canadensis	Red Oak	3	2100	1 Cal
PM	16	Prunus mugo 'var. pumila'	Dwarf Mugo Pine			1 Cal
BU	12	Buxus Green Winter	Green Winter Box			2 Cal
HH	125	Hemerocallis Stella D'Oro	Stella D'Oro Daylily			2 Cal

LEGEND

PROPOSED DECIDUOUS TREE

PROPOSED CONIFEROUS TREE

PROPOSED SHRUB

PROPOSED PERENNIAL

PROPOSED ANNUAL

PROPOSED MULCH

NOTES:

- ALL PLANTING TO BE DONE BY 15th SEPTEMBER 2015
- ALL PLANTING TO BE DONE BY 15th SEPTEMBER 2015
- ALL PLANTING TO BE DONE BY 15th SEPTEMBER 2015

Y+S

7777 Highway 101
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GREEN-WHY LANDSCAPE INC.

17210 Leslie Street
NEWARK, ONTARIO
L4R 0A7
TEL: 905-881-1396

BUSS LOHAS RETIREMENT RESIDENTS

17210 Leslie Street
NEWARK, ONTARIO
L4R 0A7
TEL: 905-881-1396

ROOF GARDEN PLAN & DETAILS

L2

IRON GUARD RAILING

NTS

SECTION

ELEVATION

NOTES:

- ALL IRON GUARD RAILING TO BE DONE BY 15th SEPTEMBER 2015
- ALL IRON GUARD RAILING TO BE DONE BY 15th SEPTEMBER 2015
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TERRACE DECKING

NTS

SECTION

ELEVATION

NOTES:

- ALL TERRACE DECKING TO BE DONE BY 15th SEPTEMBER 2015
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- ALL TERRACE DECKING TO BE DONE BY 15th SEPTEMBER 2015

WOOD BENCH

NTS

SECTION

ELEVATION

NOTES:

- ALL WOOD BENCH TO BE DONE BY 15th SEPTEMBER 2015
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VEGETABLE PLANTING BOX

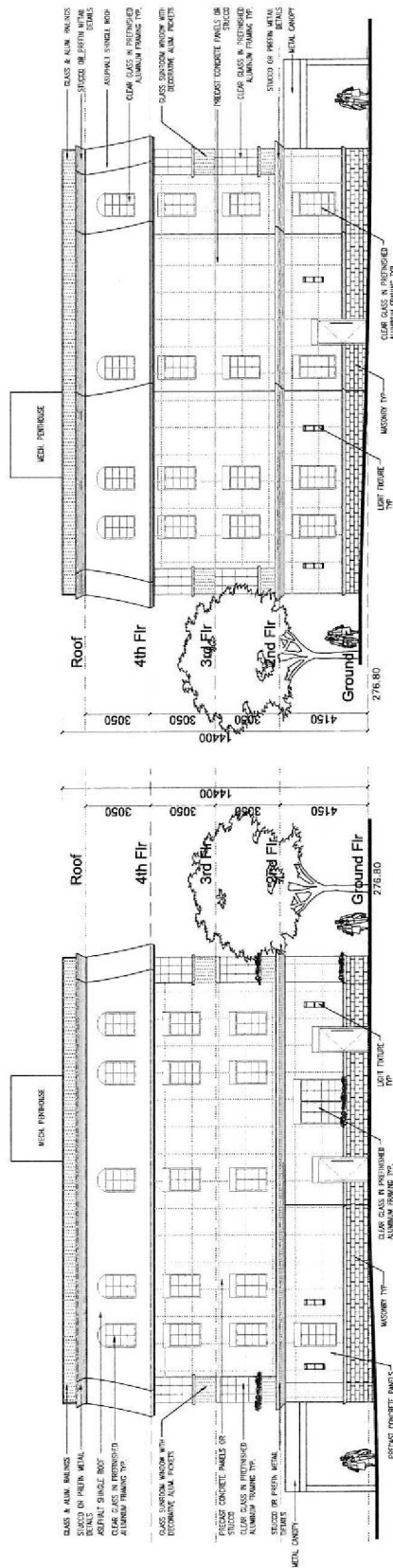
NTS

SECTION

ELEVATION

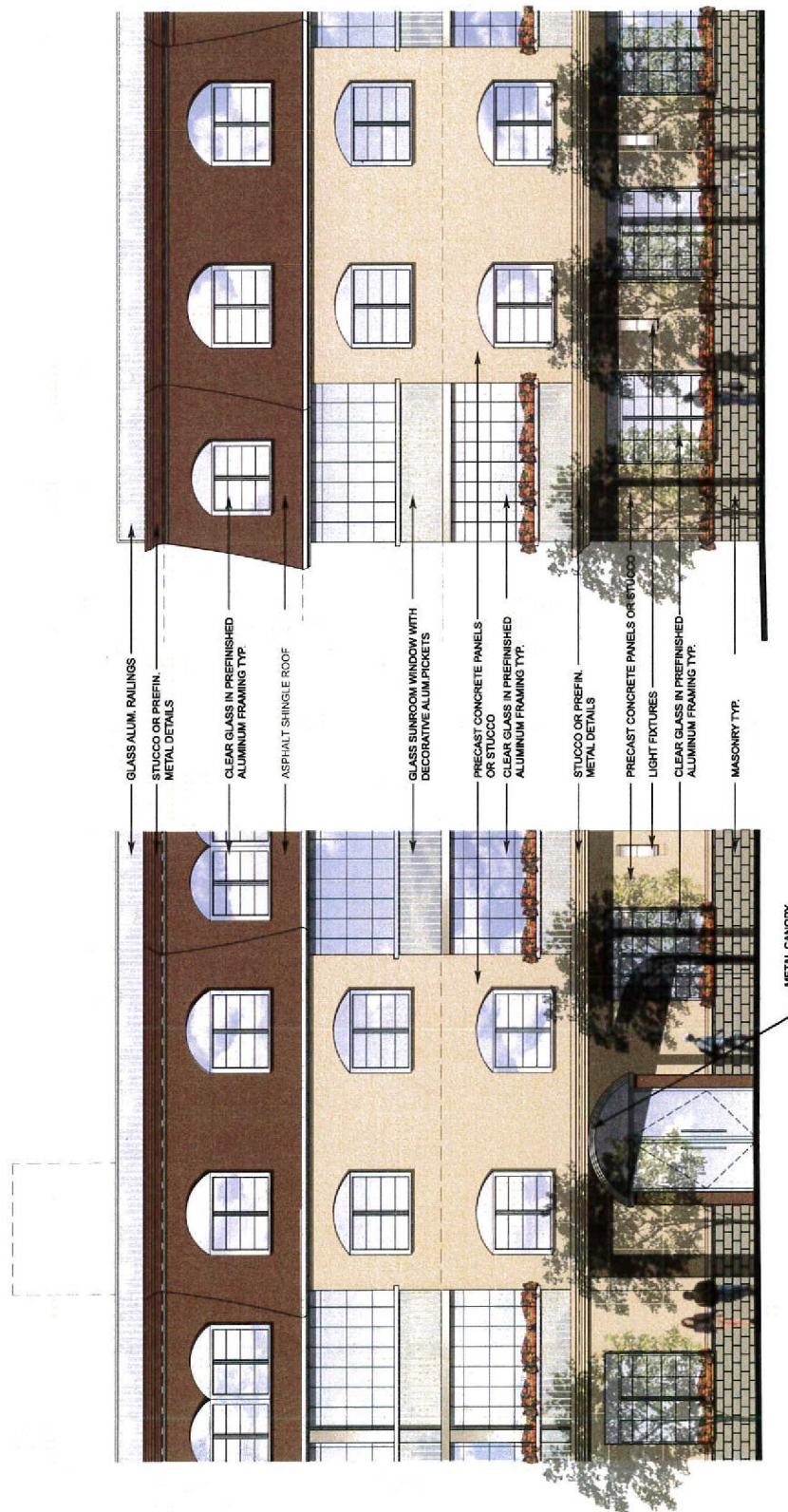
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South Elevation

North Elevation



SURVEY BY: S.Z.	CAD No: 2013-142TP	JOB No: 2013-142
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Location Map

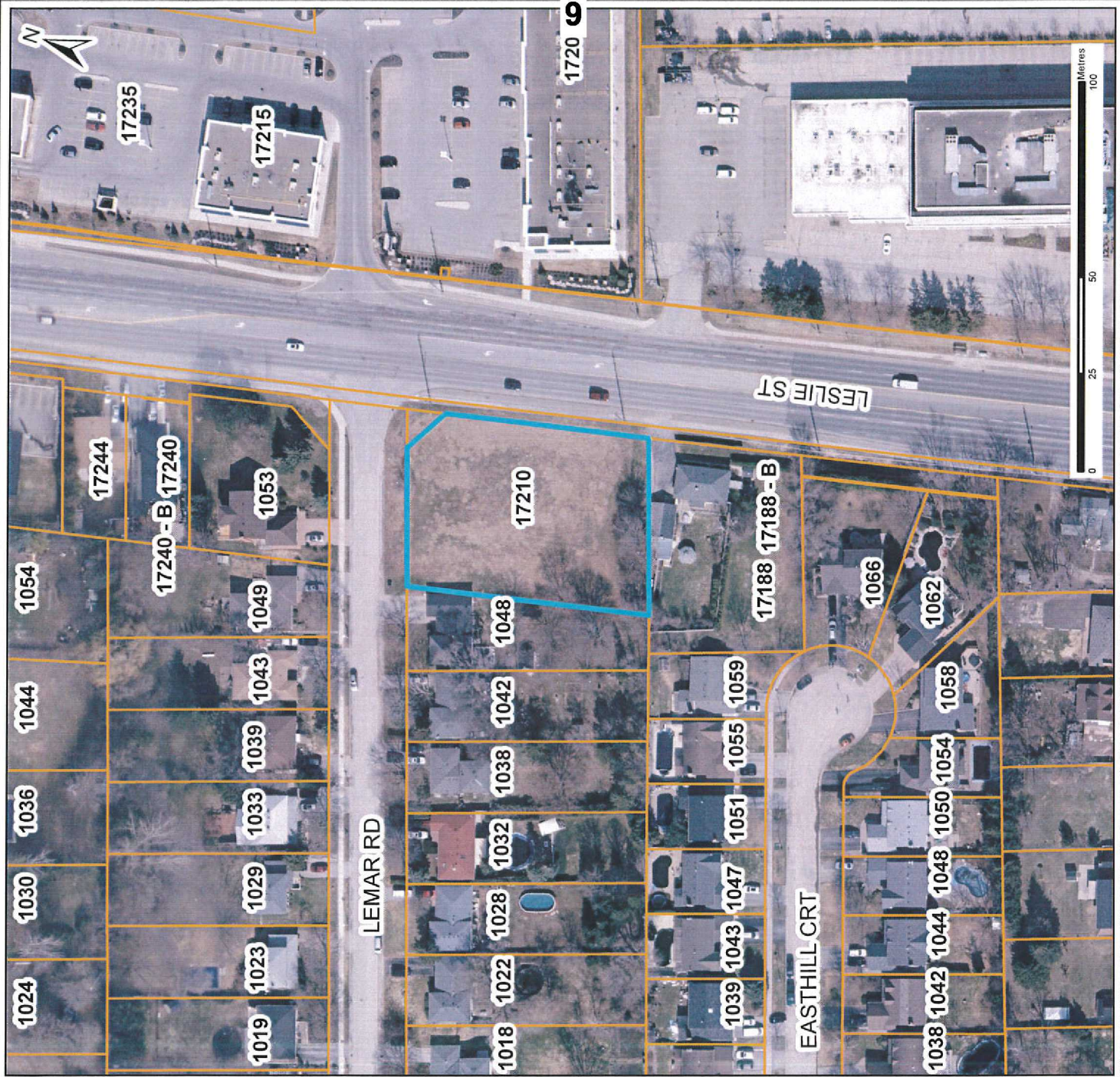
2395189 Ontario Ltd.
17210 Leslie Street

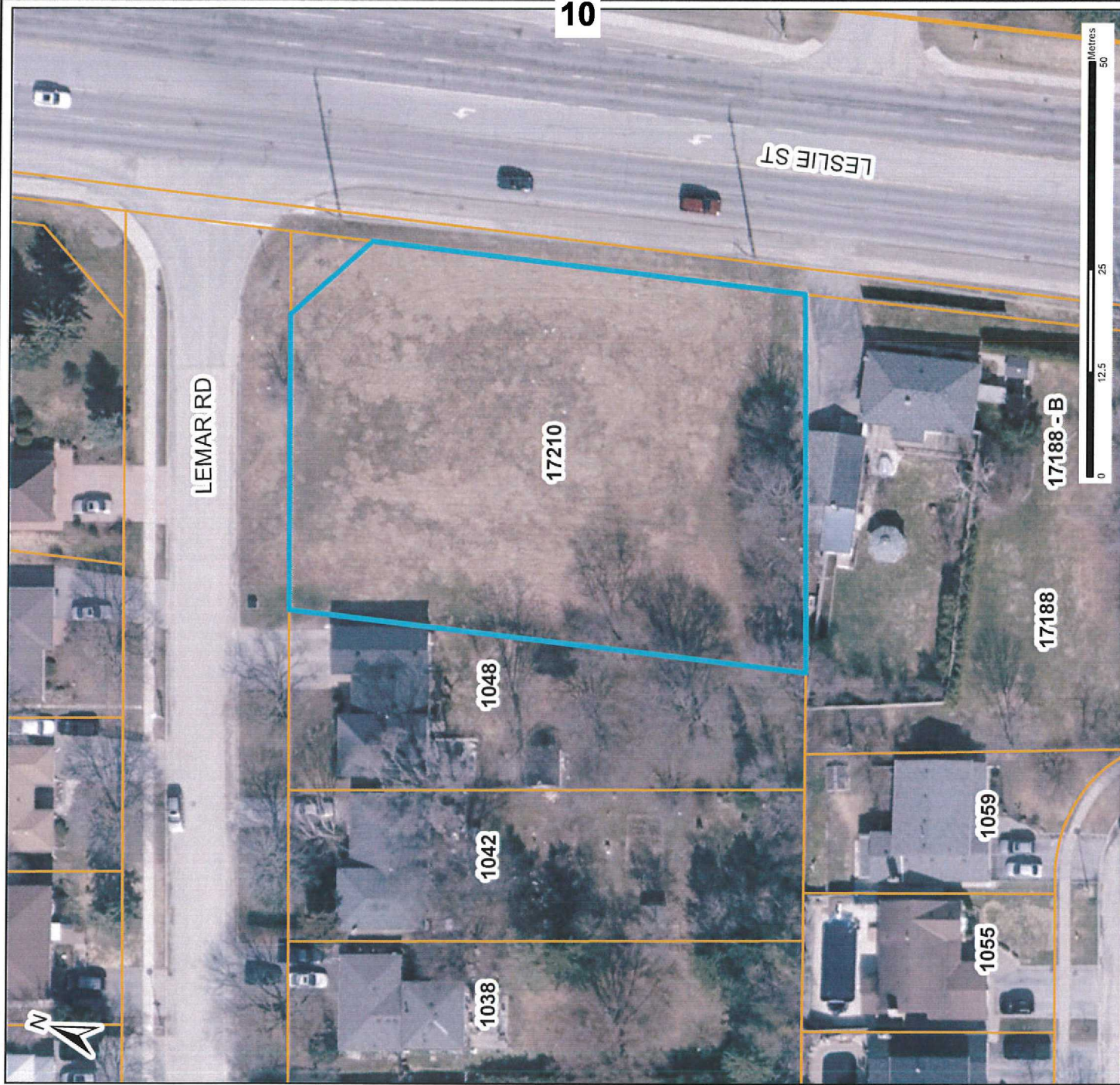


Designed & produced by Information Technology - GIS
Printed: 14/04/2015

Legend

- Subject Lands
- Property Lines
- Land Parcels





Location Map
 2395189 Ontario Ltd.
 17210 Leslie Street



Designed & produced by Information Technology - GIS
 Printed: 14/04/2015

Legend

- Subject Lands
- Property Lines
- Land Parcels

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 Access and detail of signage illustrated on site plan as per Sign Bylaw?	✓									
➤	Provision for dedicated pedestrian walkways to promote safe access to facilities?	✓									
➤	Provision for dedicated pedestrian walkways to promote safe access to facilities?										
Access to parking areas (OBC 3.8.2.2)											
➤	Barrier-free path of travel from entrance to parking	✓									
Barrier-free walkway requirements (OBC 3.8.3.2):											
➤	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?	✓									
Curb Ramp Requirements (OBC 3.8.3.2(3) & (4)):											
➤	Provision of curb ramps where difference in elevation between levels in the access route is not more than 200 mm?†	✓									
Barrier-Free Ramp Requirements (OBC 3.8.3.4):											
➤	Maximum ramp slope is 1:12?	✓									
➤	Minimum ramp width between handrails is 900 mm?	✓									
➤	Minimum level area at top and bottom of ramp is 1,670 mm x 1,670 mm?	✓									
➤	Provision of level landing areas with a minimum dimension of 1,670 mm x width of ramp at intervals of not more than 9 m along its length?	✓									
➤	Handrails not less than 865mm and not more than 965 mm high?	✓									
➤	Extension of handrails horizontally not less than 300 mm beyond top and bottom of ramp?	✓									
Barrier-Free Entrance Requirements (OBC 3.8.1.2 and 3.8.3.3):											
➤	Is principal entrance to building barrier-free compliant?	✓									
<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>											
<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?	✓									
➤	Is the width of the door opening a minimum of 860 mm?	✓									
➤	If required, does main accessible entrance have a power door operator?	✓									
Accessibility Signage Requirements (OBC 3.8.3.1)											
➤	Signs incorporating the International Symbol of Access required to be permanently mounted to identify barrier-free building entrances and ramps?	✓									

* Criteria: consider visibility from building, orientation

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

Yonge-Davis Development Standards Checklist (includes Hospital Core & Complementary Areas)		Yes	No
Green Initiatives:			
* 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		✓	
* Provide bicycle storage racks		✓	
* Provide anti-idling signage		✓	
* Parking supply does not exceed minimum required by zoning bylaw		✓	
* Provide landscaped areas and trees within parking lot to provide shade and break-up expanse of paved areas – consider stands of trees		✓	
* 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		✓	
* 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			
□ Provide green roof with 100% coverage			
□ Provide green roof with 50% minimum coverage and balance of roof space covered with light coloured roofing materials			
□ Innovative methods of reducing stormwater flows			
□ Provide alternative paving materials		✓	
Character:			
* 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 façade treatments that break down massing and articulates depth, verticality and street edge		✓	
* Surface parking to be on side or rear of building to increase street presence		✓	
* 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.		✓	
* Provide safe and convenient pedestrian connections between parking and buildings		✓	
* Rooftop mechanical equipment and loading areas must be visually and acoustically screened on all sides		✓	
* Building signage must complement overall design of building architecture and surrounding buildings		✓	
□ Provide public art or cash-in-lieu			
□ Building projections such as bay features, cornices, canopies, patios, porches, and porticos are encouraged		✓	
□ Lighting for individual buildings should be integrated into architecture			
□ Provide connection to Town's trail system			
Boulevard Enhancements:			
* All trees that are 30cm or more DBH retained		✓	
* 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 ¹			
□ Provide alternatives to grass			
□ Provide alternative paving materials ¹			

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

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Interconnected Design Ltd.

17210 Leslie St., Newmarket
Memo Detailing Conformity with Standard
Prepare Date: April 6th, 2015

Green Initiatives:	
Building to be oriented and designed to take advantage of passive solar heating and shading for cooling	Yes. This is a 4-storey retirement residential building. The orientation of the building is west-east. The both sides can take good advantage of the passive solar heating. The onsite trees can provide shades for cooling in the morning and the afternoon.
Provide dedicated parking spaces for high occupancy vehicles	Yes. 23 parking spaces in total are provided for residents and visitors including one barrier free parking space.
Provide bicycle storage racks	Yes. 4 bicycle spaces with racks are provided onsite.
Provide anti-idling signage	Yes. We will provide anti-idling signage at the entrance of the site.
Parking supply does not exceed minimum required by zoning bylaw	Yes. 23 parking spaces in total are provided for residents and visitors including one barrier free parking space.
Provide landscaped areas and trees within parking lot to provide shade and break-up expanse of paved areas – consider stand trees	Yes. The parking lot is located at north side of the site. Trees and soft landscaping are provided for buffer area and shade. Landscape area & stands of trees are provided along the side of the proposed parking lot and outdoor patio area. The trees will provide shade and break-up expense of paved area.

34 John Gary Dr. Markham, ON L3R 5E7 Canada
www.ypluss.com 1-647-588-5857 diane@ypluss.com

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Intermedial Design Ltd

Provide each tree with appropriate volume of high quality soil	<p>Yes. We will provide all trees very healthy living environment, high quality soil. The proposed large growing trees (tree ID: GT, TA, QA, PG & PS are on open sodded area, there are approximate 30cu.m (5mx6mx1mdepth) soil volume for each tree. The proposed smaller trees (tree ID: SR) are close to the proposed patio paving & parking lot, about 20cu.m soil volume (2mx10mx1m depth) is available for each trees. Except the boulevard trees are to be planted in the native soil, the rest of the proposed trees will be planted in backfill area; planting note #16 indicates the soil for tree planting.</p>
Provide energy efficient exterior lighting	<p>Yes. We are going to use high efficient LED outdoor lightings.</p>
Rainwater collected, treated (if necessary) and used for irrigation	<p>Yes. Onsite rainwater will be collected, treated and used for irrigation.</p>
Provide storage facilities for recyclable materials and organic wastes	<p>Yes. Two Moloks waste recycle bins are provide on the side of the loading area on the south of the building. One is for recyclable materials, one is for organic waste. Garbage collection will be private pick up.</p>
Provide plant materials that are suitable for site conditions and that are drought resistant (where applicable)	<p>Yes. Typical planting materials suitable for South Ontario are considered to use onsite. All the proposed trees, shrubs & perennials are hardy to the area. They are also drought resistant species.</p>
Innovative methods of reducing stormwater flows	<p>Yes. We considered carefully about stormwater management. All details are indicated in the SWM report conducted by Cole Engineering Group.</p>
Character:	

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Intermodal Design Ltd.

Buildings should be constructed of high quality materials such as clay brick, stone or comparable material	Yes. The main building materials are high quality precast, stone, concrete, clay brick, etc.
Glazed areas should be maximized along street frontages to encourage safe and comfortable pedestrian use	Yes. There are quite a lot of the glazing areas such as regular windows, glass sunroom windows and glass doors, etc. Sufficient exterior lighting fixtures are also provided to ensure a safe and pedestrian friendly environment.
Provide façade treatments that break down massing and articulates depth, verticality and street edge	Yes. The design of the building is mainly considered as European Contracted Style with some decorated modern elements. Cornices, delicate precast details and reveals are used to breakdown the massing with special design of the windows and balconies.
Surface parking to be on side or rear of building to increase street presence	Yes. The surface parking is provided at the rear of the building.
Align buildings close to street/sidewalk to help define street edge and enhance access to public realm	Yes. The building orientation is paralleled to Leslie street with a nice and warm pedestrian walkway and landscape buffer area in between.
Avoid conflict 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.	Yes. Pedestrian walkway and driveway are separated.
Provide safe and convenient pedestrian connections between parking and buildings	Yes. The pedestrian paths are very continuous and safe between building and parking lot.
Rooftop mechanical equipment and loading areas must be visually and acoustically	Yes. Rooftop mechanical equipment is screened by the building enclosure and green roof

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Interiors and Design Ltd.

screened on all sides	garden. The loading area is surrounding by landscape, such as shrubs and high grasses. We will also consider short wooden fence (1.1m height) if it is necessary.
Building signage must complement overall design of building architecture and surrounding buildings	Yes. Building Signage will be located on top of the building facing Leslie Street. The shape and colour of the design are incorporated into the main building design.
Building projections such as bay features, cornices, canopies, patios, porches, and porticos are encouraged	Yes. The building adopts all kinds of design features such as outdoor patios, roof garden, cornices, balcony windows, canopy etc.
Boulevard Enhancement:	
All trees that are 30cm or more DBH retained	Yes. There is no existing tree are 30cm or more along the street boulevard of Leslie Street & Lemar Rd.
New trees planted on boulevard conform with Town's planting guidelines	Yes. The proposed boulevard trees (white oak & honey locust) are planted confirm with the town's planting guidelines: they are in the tree selection list for the Town of Newmarket, the trees are planted 10m apart, with 60mm cal. Our landscape plan has indicated it. See Landscape Plan Drawings.
Provide plant materials that are suitable for site conditions and that are drought resistant (where applicable)	Yes. The proposed boulevard trees (white oak & honey locust) are native & hardy species, they are also drought resistant. See Landscape Plan Drawings.

REVIEW NOTES

17210 LESLIE STREET
2395189 Ontario Ltd.

- Property is zoned Minor Institutional (I-B-70) Bylaw Number 2010-40, as amended
- Use is permitted
- Proposed parking, building setbacks and coverage are satisfactory
- A portion of southerly buffer strip does not meet minimum by-law width – relief to be obtained or plan to be revised
- Clarification is required regarding type and location of fencing along southerly and westerly boundaries
- Clearance will be required from Bell Canada for installation of retaining wall and landscaping within easement along westerly side of property
- Additional plantings (mixture of trees, shrubs and perennials) to be provided along southerly boundary, Lemar Street and Leslie Street
- Proposed landscaping within Region boulevard may require an encroachment agreement
- Sidewalk connection to be provided from northeast corner of building to boulevard sidewalk
- Hydrant location, Siamese connection location, and fire route signage locations to be shown on Plans; include fire turning radius and turning radius at entrance for westbound vehicles
- Town's Consulting Arborist to review Arborist Report and Tree Removal and Protection Plan
- Construction Management Plan required prior to the issuance of any building permit
- Approval required from Region of York