

To be held on Monday, October 26, 2015 at **2:00 p.m.** Committee Members are asked to meet in the **Council Chambers** at 395 Mulock Drive, Newmarket, Ontario.

Councillor Kerwin, Chair.

New Business

1. **APPLICATION FOR SITE PLAN APPROVAL** p. 1
17844 LESLIE STREET – WARD 3
(SOUTH WEST CORNER OF LESLIE STREET AND JANETTE STREET)
OUR FILE NO.: D14-NP1410
2398804 ONTARIO INC.

Application for Site Plan Approval to permit a new motor vehicle service station along with a 154 m² convenience store with a take-out food establishment and four island gas pumps covered by a canopy.

Nicole Sampogna, Associate Planner of Evans Planning Inc. will be present to address the Committee.

Plans attached:

- Site Plan (Drawing No. SP-1 dated July 2014)
- Landscape Plan (Drawing No. L-1 dated September 16, 2014)
- Landscape Details (Drawing No. LD-1 dated September 16, 2014)
- Building A Floor Plan & Elevations (Drawing No. A401 dated August 2014)
- Topographic Survey dated April 9, 2014, prepared by Vladimir Dosen Surveying O.L.S.

Documents attached:

- GIS photograph overlay map
- Site Plan Accessibility Checklist
- Business Park Development Standards Checklist together with the response
- Review Notes

2. **APPLICATION FOR AMENDMENT TO SITE PLAN APPROVAL**
16635 YONGE STREET – WARD 6
(NORTH EAST CORNER OF YONGE STREET AND SAVAGE ROAD)
OUR FILE NO.: D11-NP1516
SKAMARI INVESTMENTS INC.

p. 12

Application for Amendment to Site Plan Approval to permit a new freestanding drug store building having a gross floor area of 1,615.60 m².

Mauro Cristini, Project Planner of Metrus Properties will be present to address the Committee.

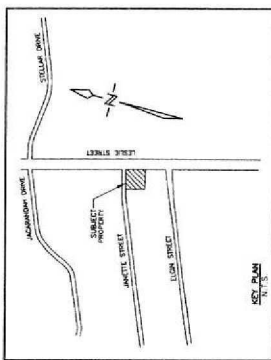
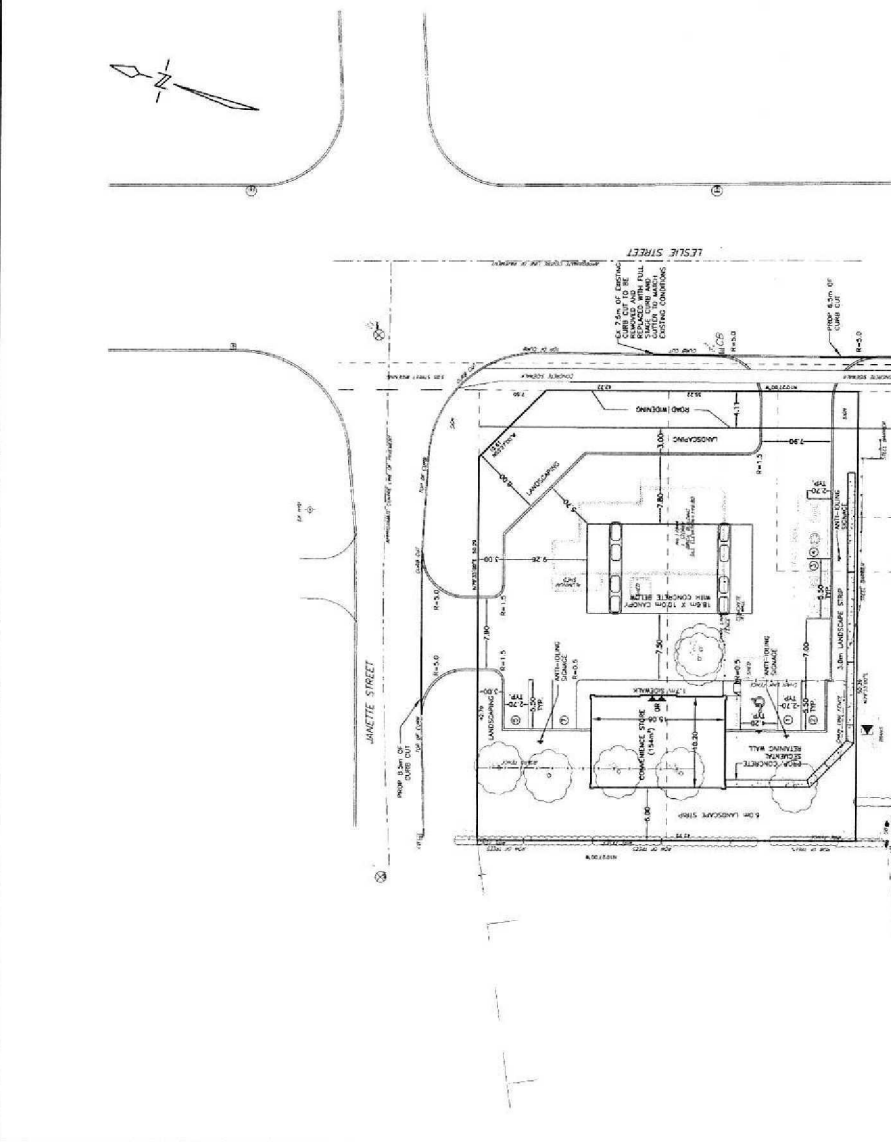
Plans attached:

- Site Plan (Drawing No. A-1.0 Rev. 1 dated July 23, 2015)
- Landscape Plan (Drawing No. L-1 Rev. 0 dated July 21, 2015)
- Landscape Details (Drawing No. D-1 Rev. 0 dated July 21, 2015)
- Elevations (Drawing No. A-3.0 Rev. 1 dated July 23, 2015)
- Surveyor's Real Property Report dated April 30, 1993, prepared by T. M. Purcell of Lloyd & Purcell Ltd., O.L.S.

Documents attached:

- GIS photograph overlay maps
- Site Plan Accessibility Checklist
- Yonge-Davis Development Standards Checklist together with a Memo from Mauro Cristini of Metrus Properties dated September 23, 2015
- Review Notes

<p>Project Name: NEW PETRO-COLD - NEW MARKET</p> <p>Client: NEW PETRO-COLD - NEW MARKET</p> <p>Site Address: 10000 Highway 100, New Market, Ontario</p> <p>Project Number: 114037</p> <p>Scale: 1:250</p> <p>Drawn By: K.C.K.</p> <p>Design By: K.C.K.</p> <p>Checked By: R.A.L.</p> <p>Date: JULY 2014</p>	
<p>Site Plan</p> <p>1. New Petro-Cold - New Market</p> <p>2. New Petro-Cold - New Market</p> <p>3. New Petro-Cold - New Market</p> <p>4. New Petro-Cold - New Market</p> <p>5. New Petro-Cold - New Market</p> <p>6. New Petro-Cold - New Market</p> <p>7. New Petro-Cold - New Market</p> <p>8. New Petro-Cold - New Market</p> <p>9. New Petro-Cold - New Market</p> <p>10. New Petro-Cold - New Market</p> <p>11. New Petro-Cold - New Market</p> <p>12. New Petro-Cold - New Market</p> <p>13. New Petro-Cold - New Market</p> <p>14. New Petro-Cold - New Market</p> <p>15. New Petro-Cold - New Market</p> <p>16. New Petro-Cold - New Market</p> <p>17. New Petro-Cold - New Market</p> <p>18. New Petro-Cold - New Market</p> <p>19. New Petro-Cold - New Market</p> <p>20. New Petro-Cold - New Market</p> <p>21. New Petro-Cold - New Market</p> <p>22. New Petro-Cold - New Market</p> <p>23. New Petro-Cold - New Market</p> <p>24. New Petro-Cold - New Market</p> <p>25. New Petro-Cold - New Market</p> <p>26. New Petro-Cold - New Market</p> <p>27. New Petro-Cold - New Market</p> <p>28. New Petro-Cold - New Market</p> <p>29. New Petro-Cold - New Market</p> <p>30. New Petro-Cold - New Market</p> <p>31. New Petro-Cold - New Market</p> <p>32. New Petro-Cold - New Market</p> <p>33. New Petro-Cold - New Market</p> <p>34. New Petro-Cold - New Market</p> <p>35. New Petro-Cold - New Market</p> <p>36. New Petro-Cold - New Market</p> <p>37. New Petro-Cold - New Market</p> <p>38. New Petro-Cold - New Market</p> <p>39. New Petro-Cold - New Market</p> <p>40. New Petro-Cold - New Market</p> <p>41. New Petro-Cold - New Market</p> <p>42. New Petro-Cold - New Market</p> <p>43. New Petro-Cold - New Market</p> <p>44. New Petro-Cold - New Market</p> <p>45. New Petro-Cold - New Market</p> <p>46. New Petro-Cold - New Market</p> <p>47. New Petro-Cold - New Market</p> <p>48. New Petro-Cold - New Market</p> <p>49. New Petro-Cold - New Market</p> <p>50. New Petro-Cold - New Market</p> <p>51. New Petro-Cold - New Market</p> <p>52. New Petro-Cold - New Market</p> <p>53. New Petro-Cold - New Market</p> <p>54. New Petro-Cold - New Market</p> <p>55. New Petro-Cold - New Market</p> <p>56. New Petro-Cold - New Market</p> <p>57. New Petro-Cold - New Market</p> <p>58. New Petro-Cold - New Market</p> <p>59. New Petro-Cold - New Market</p> <p>60. New Petro-Cold - New Market</p> <p>61. New Petro-Cold - New Market</p> <p>62. New Petro-Cold - New Market</p> <p>63. New Petro-Cold - New Market</p> <p>64. New Petro-Cold - New Market</p> <p>65. New Petro-Cold - New Market</p> <p>66. New Petro-Cold - New Market</p> <p>67. New Petro-Cold - New Market</p> <p>68. New Petro-Cold - New Market</p> <p>69. New Petro-Cold - New Market</p> <p>70. New Petro-Cold - New Market</p> <p>71. New Petro-Cold - New Market</p> <p>72. New Petro-Cold - New Market</p> <p>73. New Petro-Cold - New Market</p> <p>74. New Petro-Cold - New Market</p> <p>75. New Petro-Cold - New Market</p> <p>76. New Petro-Cold - New Market</p> <p>77. New Petro-Cold - New Market</p> <p>78. New Petro-Cold - New Market</p> <p>79. New Petro-Cold - New Market</p> <p>80. New Petro-Cold - New Market</p> <p>81. New Petro-Cold - New Market</p> <p>82. New Petro-Cold - New Market</p> <p>83. New Petro-Cold - New Market</p> <p>84. New Petro-Cold - New Market</p> <p>85. New Petro-Cold - New Market</p> <p>86. New Petro-Cold - New Market</p> <p>87. New Petro-Cold - New Market</p> <p>88. New Petro-Cold - New Market</p> <p>89. New Petro-Cold - New Market</p> <p>90. New Petro-Cold - New Market</p> <p>91. New Petro-Cold - New Market</p> <p>92. New Petro-Cold - New Market</p> <p>93. New Petro-Cold - New Market</p> <p>94. New Petro-Cold - New Market</p> <p>95. New Petro-Cold - New Market</p> <p>96. New Petro-Cold - New Market</p> <p>97. New Petro-Cold - New Market</p> <p>98. New Petro-Cold - New Market</p> <p>99. New Petro-Cold - New Market</p> <p>100. New Petro-Cold - New Market</p>	



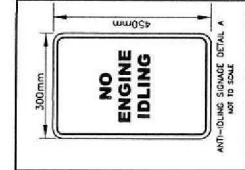
BENCHMARK
 ONE AND ONE HALF STORY BRICK HOUSE ON SOUTH SIDE OF DAVIS DRIVE, 150m WEST OF INTERSECTION OF JANEETIE STREET AND DAVIS DRIVE. ELEV. 288.775

DEVELOPMENT STATISTICS

PROPERTY AREA	2034m ²
CONVENIENCE STORE	154m ²
CONVENIENCE STORE HEIGHT	6.0m
LANDSCAPED AREA	7.4%
CANOPY AREA	630.18m ²
CANOPY HEIGHT	5.0m
PARKING SPACES REQUIRED	8
PARKING SPACES PROVIDED	8

NOTES

1. ALL BARRIER FREE ENTRANCES AND BARRIER FREE PARKING OF TRAVEL.
2. THE OWNER/CONTRACTOR SHALL SUPPLY ALL ACCESSIBLE SIGNS AS SET OUT IN THE TOWN OF NEWMARKET BY-LAWS AND DESIGN.
3. ALL CURB RAMP AS PER DOC 18.6.2(3)



SITE PLAN

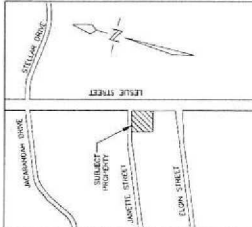
D.B. Middle & Associates Limited
 CONSULTING ENGINEERS AND PLANNERS
 10000 Highway 100, New Market, Ontario
 PHONE: (905) 875-1000 FAX: (905) 875-1001
 E-MAIL: info@dbmiddle.com

PROJECT NO.	114037
SCALE	1:250
DRAWN BY	K.C.K.
DESIGN BY	K.C.K.
CHECKED BY	R.A.L.
DATE	JULY 2014



client

consultants



KEY PLAN	NT
----------	----

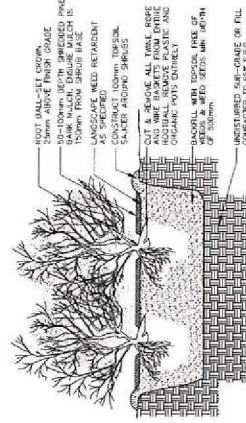
no	revision	date	by
----	----------	------	----

TREES		KEY	BOTANICAL NAME	COMMON NAME	CAL	HT.	SPRD.	ROOT	REMARKS
2	✓	Non return		Red Maple	90mm	400m		W.B.	FULL FORM
3	✓			Hickory	90mm	400m		W.B.	FULL FORM
4	✓	Self coppice		Madroña Tree	90mm	400m		W.B.	FULL FORM
5	✓			Madroña Tree	90mm	400m		W.B.	FULL FORM
6	✓	Shade Moba		Tuff Tree	90mm	400m		W.B.	FULL FORM
7	✓	Undersize 10-10m		Chastelard Ornamental Pear	90mm	400m		W.B.	FULL FORM
8	✓	Purple calleryana "Candider"		White Fir	200mm			W.B.	FULL FORM
9	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
10	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
11	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
12	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
13	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
14	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
15	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
16	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
17	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
18	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
19	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
20	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
21	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
22	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
23	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
24	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
25	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
26	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
27	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
28	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
29	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
30	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
31	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
32	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
33	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
34	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
35	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
36	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
37	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
38	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
39	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
40	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
41	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
42	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
43	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
44	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
45	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
46	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
47	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
48	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
49	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
50	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
51	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
52	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
53	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
54	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
55	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
56	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
57	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
58	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
59	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
60	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
61	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
62	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
63	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
64	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
65	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
66	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
67	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
68	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
69	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
70	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
71	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
72	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
73	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
74	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
75	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
76	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
77	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
78	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
79	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
80	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
81	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
82	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
83	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
84	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
85	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
86	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
87	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
88	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
89	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
90	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
91	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
92	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
93	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
94	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
95	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
96	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
97	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
98	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
99	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM
100	✓	Asian coccab		White Fir	250m			W.B.	FULL FORM

PERENNIALS		BOTANICAL NAME	COMMON NAME	ROOT
27.		<i>Veronica filiformis</i> "Pierrot My First"	Pierrot My First, Blue Robin	1 Gal
28.		<i>Mazusoid Swends</i> "Hymn Book"	Hymn Book, Mazusoid	1 Gal
29.		<i>Veronica 'Crested Halo'</i>	Crested Halo, Spinehall	1 Gal
30.		<i>Veronica 'Crested Halo'</i>	Crested Halo, Spinehall	1 Gal

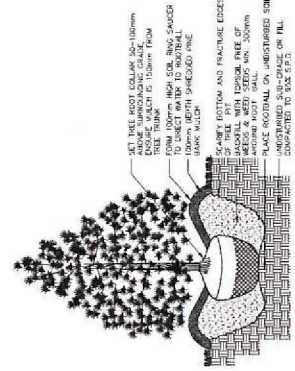
Existing Tree to be Retained

Note: See Tree Inventory, Preservation and Replacement Plan and Report by Kuntz Forestry Consulting Inc. dated 14 April 2014 for additional information regarding trees to be removed and preserved and preservation recommendations.



1. ALL ROOT WALLS REMOVED FROM POTS TO BE SCAMPERED PRIOR TO SETTING IN GROUND.
2. PRUNE ONLY LEAD OR DAMAGED BRANCHES. RETAIN NATURAL SHAPE. PRUNING TO BE DONE BY ISA CERTIFIED ARBORIST.
3. FIRMLY HAND COMPACT OR WATER TOPSOIL IN 150MM LAYERS TO ELIMINATE AIR POCKETS AND PREVENT SETTLEMENT.
4. PLANT GROUPS OF SHRUBS IN CONTINUOUS TOPSOIL BEDS WITH CONTINUOUS MULCH.
5. WATER THOROUGHLY AFTER PLANTING.

TYPICAL SHRUB PLANTING

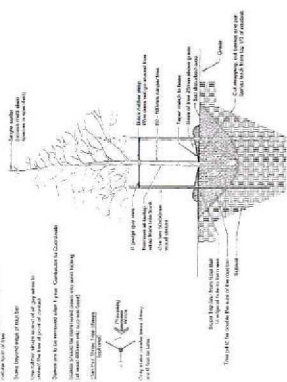


DO NOT PRUNE LEADER, PRUNE ONLY DEAD OR DAMAGED BRANCHES AFTER INSTALLATION FINISHING TO BE DONE BY ISA CERTIFIED ARBORIST

SOAK BACKFILLED AREA TO ENSURE FULL CONTACT BETWEEN ROOTBALL & BACKFILL

CUT, LOOSEN & ROLL BACK APPROX. $\frac{1}{2}$ OF TWINE, BURLAP & WIRE ON ROOTBALL. ALL TWINE & BURLAP MUST BE BIO-DEGRADABLE.

CONIFEROUS TREE PLANTING



STREET_TREE:_TREE_DETAIL



Town of Newmarket
 10000 Highway 7
 Newmarket, Ontario L3Y 5G5
 Tel: 905.882.2200
 Fax: 905.882.2201
 www.townofnewmarket.ca



Mark Setter Associates
219 Lake Drive East, Kestwick, Ontario L4P 3E9
tel. 905.478.0044 fax. 905.476.2455

reviewed by
M.S.

drawn by
D.S.

date _____

scale	AS SH
-------	-------

drawing title
1 and 2

Landscape Details

drawing number

LD-1
project 1

Petro Station
17488 Leslie Street

17400 Leslie Street
Newmarket, Ontario

project number

2014.016

consultants

KEY PLAN

NTS

ELEVATION OF BRICK PIERS & DECORATIVE METAL FENCING

120

DECORATIVE METAL FENCE TO BE
IRON EAGLE CANADIAN II WITH

— CONCRETE CAP

2432

1

CONCRETE BASE


ELEVATION OF BRICK PIERS & DECORATIVE METAL FENCING

120

[illegible]

Panel, 1000 mm	Panel, 1800 mm	Panel, 2400 mm
100 mm (4") 125 mm (5") 150 mm (6") 175 mm (7") 200 mm (8") 225 mm (9") 250 mm (10") 275 mm (11") 300 mm (12") 325 mm (13") 350 mm (14") 375 mm (15") 400 mm (16") 425 mm (17") 450 mm (18") 475 mm (19") 500 mm (20") 525 mm (21") 550 mm (22") 575 mm (23") 600 mm (24") 625 mm (25") 650 mm (26") 675 mm (27") 700 mm (28") 725 mm (29") 750 mm (30") 775 mm (31") 800 mm (32") 825 mm (33") 850 mm (34") 875 mm (35") 900 mm (36") 925 mm (37") 950 mm (38") 975 mm (39") 1000 mm (40")	2250 mm (9 1/2") 2500 mm (9 7/8")	2625 mm (10 3/4") 3000 mm (11 3/4") 3375 mm (13 1/4") 3750 mm (14 3/4") 4125 mm (16 1/4") 4500 mm (17 3/4") 4875 mm (19 1/4") 5250 mm (20 3/4") 5625 mm (22 1/4") 6000 mm (23 3/4") 6375 mm (25 1/4") 6750 mm (26 3/4") 7125 mm (28 1/4") 7500 mm (29 3/4") 7875 mm (31 1/4") 8250 mm (32 3/4") 8625 mm (34 1/4") 9000 mm (35 3/4") 9375 mm (37 1/4") 9750 mm (38 3/4") 10125 mm (40 1/4") 10500 mm (41 3/4") 10875 mm (43 1/4") 11250 mm (44 3/4") 11625 mm (46 1/4") 12000 mm (47 3/4") 12375 mm (49 1/4") 12750 mm (50 3/4") 13125 mm (52 1/4") 13500 mm (53 3/4") 13875 mm (55 1/4") 14250 mm (56 3/4") 14625 mm (58 1/4") 15000 mm (59 3/4") 15375 mm (61 1/4") 15750 mm (62 3/4") 16125 mm (64 1/4") 16500 mm (65 3/4") 16875 mm (67 1/4") 17250 mm (68 3/4") 17625 mm (70 1/4") 18000 mm (71 3/4") 18375 mm (73 1/4") 18750 mm (74 3/4") 19125 mm (76 1/4") 19500 mm (77 3/4") 19875 mm (79 1/4") 20250 mm (80 3/4") 20625 mm (82 1/4") 21000 mm (83 3/4") 21375 mm (85 1/4") 21750 mm (86 3/4") 22125 mm (88 1/4") 22500 mm (89 3/4") 22875 mm (91 1/4") 23250 mm (92 3/4") 23625 mm (94 1/4") 24000 mm (95 3/4") 24375 mm (97 1/4") 24750 mm (98 3/4") 25125 mm (100 1/4") 25500 mm (101 3/4") 25875 mm (103 1/4") 26250 mm (104 3/4") 26625 mm (106 1/4") 27000 mm (107 3/4") 27375 mm (109 1/4") 27750 mm (110 3/4") 28125 mm (112 1/4") 28500 mm (113 3/4") 28875 mm (115 1/4") 29250 mm (116 3/4") 29625 mm (118 1/4") 30000 mm (119 3/4") 30375 mm (121 1/4") 30750 mm (122 3/4") 31125 mm (124 1/4") 31500 mm (125 3/4") 31875 mm (127 1/4") 32250 mm (128 3/4") 32625 mm (130 1/4") 33000 mm (131 3/4") 33375 mm (133 1/4") 33750 mm (134 3/4") 34125 mm (136 1/4") 34500 mm (137 3/4") 34875 mm (139 1/4") 35250 mm (140 3/4") 35625 mm (142 1/4") 36000 mm (143 3/4") 36375 mm (145 1/4") 36750 mm (146 3/4") 37125 mm (148 1/4") 37500 mm (149 3/4") 37875 mm (151 1/4") 38250 mm (152 3/4") 38625 mm (154 1/4") 39000 mm (155 3/4") 39375 mm (157 1/4") 39750 mm (158 3/4") 40125 mm (160 1/4") 40500 mm (161 3/4") 40875 mm (163 1/4") 41250 mm (164 3/4") 41625 mm (166 1/4") 42000 mm (167 3/4") 42375 mm (169 1/4") 42750 mm (170 3/4") 43125 mm (172 1/4") 43500 mm (173 3/4") 43875 mm (175 1/4") 44250 mm (176 3/4") 44625 mm (178 1/4") 45000 mm (179 3/4") 45375 mm (181 1/4") 45750 mm (182 3/4") 46125 mm (184 1/4") 46500 mm (185 3/4") 46875 mm (187 1/4") 47250 mm (188 3/4") 47625 mm (190 1/4") 48000 mm (191 3/4") 48375 mm (193 1/4") 48750 mm (194 3/4") 49125 mm (196 1/4") 49500 mm (197 3/4") 49875 mm (199 1/4") 50250 mm (200 3/4") 50625 mm (202 1/4") 51000 mm (203 3/4") 51375 mm (205 1/4") 51750 mm (206 3/4") 52125 mm (208 1/4") 52500 mm (209 3/4") 52875 mm (211 1/4") 53250 mm (212 3/4") 53625 mm (214 1/4") 54000 mm (215 3/4") 54375 mm (217 1/4") 54750 mm (218 3/4") 55125 mm (220 1/4") 55500 mm (221 3/4") 55875 mm (223 1/4") 56250 mm (224 3/4") 56625 mm (226 1/4") 57000 mm (227 3/4") 57375 mm (229 1/4") 57750 mm (230 3/4") 58125 mm (232 1/4") 58500 mm (233 3/4") 58875 mm (235 1/4") 59250 mm (236 3/4") 59625 mm (238 1/4") 60000 mm (239 3/4") 60375 mm (241 1/4") 60750 mm (242 3/4") 61125 mm (244 1/4") 61500 mm (245 3/4") 61875 mm (247 1/4") 62250 mm (248 3/4") 62625 mm (250 1/4") 63000 mm (251 3/4") 63375 mm (253 1/4") 63750 mm (254 3/4") 64125 mm (256 1/4") 64500 mm (257 3/4") 64875 mm (259 1/4") 65250 mm (260 3/4") 65625 mm (262 1/4")<

[illegible]

	IRON EAGLE II SERIES CANADIAN EAGLE	SHOWING No. C-01
CONSUMER'S TITLE _____	DATE _____	MAKE AND YEAR _____
POST _____	TEL. 904-705-2559	FAX 904-706-2520

BPP TRADING INC. 1251 ORCHARD BLVD. WILMINGTON, NC
 E-mail: info@bpptrading.com

DECORATIVE METAL FENCE

NTS

METRIC

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

SKETCH SHOWING
TOPOGRAPHIC DETAIL OF
LOT 41 AND PART OF LOT 40
REGISTERED PLAN 378
TOWN OF NEWMARKET
REGIONAL MUNICIPALITY OF YORK
SCALE 1:200

VLADIMIR DOSEN SURVEYING, O.L.S.

© 1997-2014 V.D.S. ALL RIGHTS RESERVED. THIS PLAN IS THE PROPERTY OF V.D.S. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

NOTES AND LEGEND

□ DENOTES SURVEY MONUMENT PLANTED
■ DENOTES SURVEY MONUMENT FOUND
SSBB DENOTES SHORT STANDARD IRON BAR
RBB DENOTES ROUND IRON BAR
M DENOTES MEASURED
W DENOTES WITNESS
FL DENOTES REGISTERED PLAN 378
P1 DENOTES PLAN 658-1787 (L-135-38)
P2 DENOTES PLAN 658-3057
P3 DENOTES PLAN 658-3057
OW DENOTES UNKNOWN
UB DENOTES UTILITY BOX
UP DENOTES UTILITY POLE
CB DENOTES CATCH BASIN
M DENOTES MANHOLE
WV DENOTES WATER VALVE
130.10 DENOTES EXISTING ELEVATION
⊙ DENOTES DECIDUOUS TREE
⊙ DENOTES CONIFEROUS TREE

BEARING NOTE:

BEARINGS ARE ASTROMATIC AND ARE
BASED ON THE NORTH ARROW
LIMIT OF LOTS 40 TO 43, BOTH INCLUSIVE
AS SHOWN ON REGISTERED PLAN 378
HAVING A BEARING OF N102°27'00" W

DISCLAIMER:
THIS REPORT WAS PREPARED FOR
PETROBRAS (BRASIL) PETROLEO S.A.
AND THE FIELD WORK WAS PERFORMED
DURING THE WINTER MONTHS AND
THEY ARE NOT TO BE USED FOR
OTHER PURPOSES.

BENCHMARK NOTE:

ELEVATIONS ARE LOCAL

NOTE:
THIS REPORT IS A PLAN OF SURVEY.
BOUNDARY DATA TAKEN FROM VARIOUS PLANS AND SMALL
NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

2. THE SURVEY WAS COMPLETED ON THE 10th DAY OF MARCH, 2014

DATE: APRIL 9, 2014

VLADIMIR DOSEN, B.Sc.
CHARTERED LAND SURVEYOR

VLADIMIR DOSEN SURVEYING

ONTARIO LAND SURVEYORS
555 DAVENPORT AVENUE
TORONTO, ONTARIO M5S 1J2
PHONE (416) 466-0440 EMAIL: vlad@vldosen.com

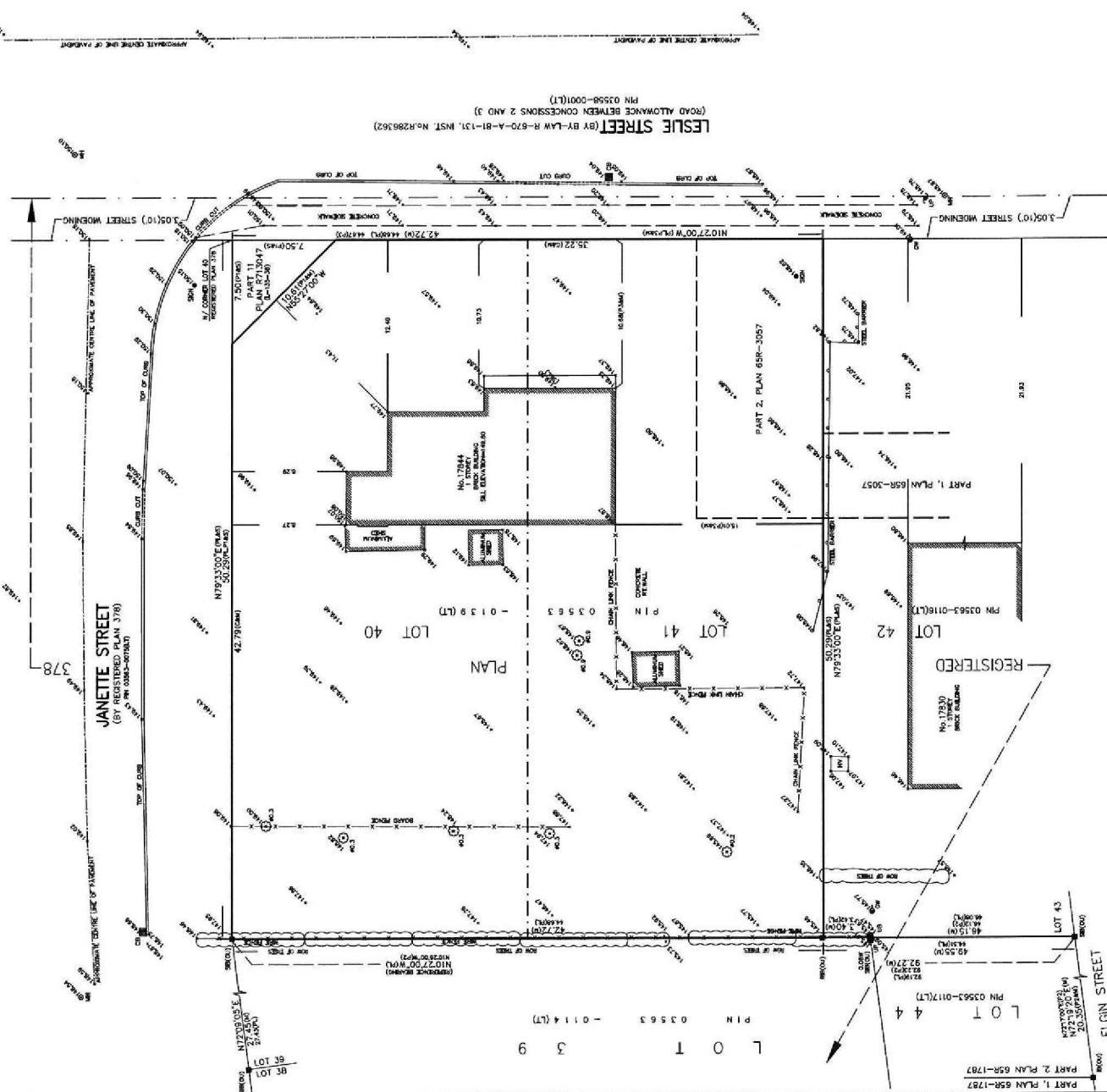
JOB No. 14034

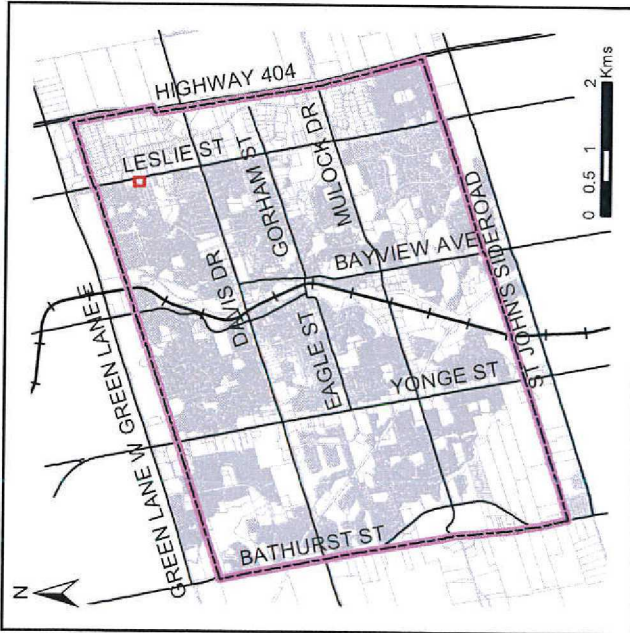
FILE 14-019

CAD FILE 17844 LESLIE STREET

DRAWN BY: KUMAR

CHECKED BY: VD





Location Map

2398804 Ontario Inc.
17844 Leslie Street



Designed & produced by Information Technology - GIS
User-generated by Staff Online GIS on: 19/10/2015

- Legend**
- Subject Lands
 - Railway
 - Land Parcel
 - Municipal Boundary

SOURCES: 2014 Colour Ortho Imagery - First Base Solutions Inc., 2014 Orthophotography, Land Parcel Boundaries - © Teranet Inc. and its suppliers. All rights reserved. NOT A PLAN OF SURVEY. 2015. Roads, Railway, Water Features - Geomatics Division ©2015 The Regional Municipality of York. All other data - Newmarket, 2015. DISCLAIMER: This mapping is based on the POLARIS parcel fabric product compiled using Land Registry System records and recent surveys and control points where available. This mapping is a representation of the information, data mapping errors may exist. While every effort has been made to accurately depict the information, data mapping errors may exist. This map has been produced for illustrative purposes only. IT IS NOT A SUBSTITUTE FOR A LEGAL SURVEY.

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?	✓									
Barrier-free walkway requirements (OBC 3.8.8.2):											
➤	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?	N/A									
Curb Ramp Requirements (OBC 3.8.8.2(3)):											
➤	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 870 mm?	N/A									
➤	Minimum level area at top and bottom of ramp is 1.5 m x 1.5 m?	✓									
➤	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									
Barrier-Free Entrance Requirements (OBC 3.8.1.2 and 3.8.3.3):											
<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 810 mm	✓									
➤	Does main accessible entrance have an automatic door opener? ➤ Otherwise is door hardware easy to operate?	✓									
Accessibility Signage Requirements (OBC 3.8.3.1)											
➤	Signs incorporating the International Symbol of Accessibility for Disabled Persons required to be permanently mounted to identify barrier-free building entrances?	✓									

* Criteria: consider visibility from building, orientation

† 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

Business Park Development Standards Checklist		Yes	No
Green Initiatives:			
✳	Building to be oriented and designed to take advantage of passive solar heating and shading for cooling	✓	
✳	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 dedicated parking spaces for high occupancy vehicles		✓
□	Provide bicycle storage racks		✓
□	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	✓	
✳	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 screened visually and acoustically 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		✓
□	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		✓
□	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**

Response to Appendix 'D'

Green Initiatives

1. Building is oriented and designed to take advantage of passive solar heating and shading for cooling.
2. Anti-idling signage has been added to the Site Plan.
3. Parking does not exceed minimum required by zoning by-law.
4. Landscape areas with trees and shrubs have been provided adjacent to all parking/paved areas
5. Ample area is provided for each tree to have the appropriate volume of high quality soil as per Town's Detail (shown on drawing)
6. Building will be built with energy efficient exterior lighting.
7. Rainwater is collected in an infiltration gallery behind the store and will naturally irrigate the surrounding area.
8. Recyclable and organic materials will be sorted and stored appropriately within the internal refuse room.
9. No
10. No
11. Trees have been selected from the Town's Tree Section list and for their suitability to their location on the site. Shrubs and perennials were chosen for their appropriateness due to hardiness and drought tolerance.
12. No
13. No
14. No
15. Infiltration gallery is used as an innovative method to reduce stormwater flows.
16. No

Character

1. Building will be constructed with high quality materials.
2. Glazing will be maximized along the Leslie Street frontage.
3. Conflicts have been avoided between pedestrian and vehicular routes.
4. Walkways have been provided for safe connections between parking and building.
5. Rooftop mechanical will be screened visually and acoustically.
6. Building signage will complement overall design of the building.
7. No
8. No
9. Pillars and decorative metal fencing with trees and planting have been provided adjacent to the property line and at the daylight triangle to provide some verticality and presence at the front of the property and enhance the street and sidewalk edge
10. No
11. Lighting has been integrated into architecture
12. No

Boulevard Enhancements

1. Trees have been removed for development but retained where possible along the edge of the property and on the adjacent property
2. All new trees conform to the Town's planting guidelines and have been selected from the Town's Tree Selection List. As well Town planting detail have been shown on L-1 drawing
3. Trees have been selected from the Town's Tree Section list and for their suitability to their location on the site. Shrubs and perennials were chosen for their appropriateness due to hardiness and drought tolerance.
4. No
5. No
6. No

REVIEW NOTES

17844 LESLIE STREET

2398804 Ontario Inc.

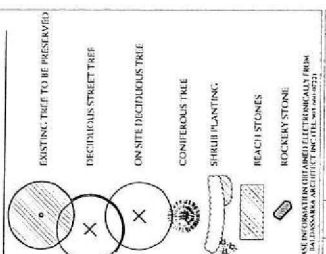
- Property is zoned Automotive Commercial Exception 127 (H) (CS-127) with a holding symbol by By-law Number 2010-40, as amended by By-law Number 2015-28
- Land use will be permitted at such time as Council passes a by-law removing 'H' prefix subject to applicant addressing condition for removal (requirements of Section 10.4 – Contaminated Lands – policies of Official Plan to be addressed to satisfaction of Director of Engineering Services)
- Parking numbers and building setbacks appear satisfactory; spaces 3 and 4 may need to be relocated from area of underground fuel storage tanks
- Bicycle parking spaces are required in accordance with provisions of zoning by-law
- Tanker truck movements to be shown on Site Plan
- Details of garbage storage required; show location of enclosure on plans
- Snow storage areas to be shown on plans
- Zoning By-law requires provision of an opaque wooden fence 1.8 metres in height along westerly property line
- Daylighting triangle to be clearly shown on all plans
- Stormwater to be maintained on site; incorporate elements of low impact development into site
- Construction Management Plan (CMP) required prior to issuance of any building permit
- Compliance with Town's Tree Preservation, Protection, Replacement and Enhancement Policy is required
- Final noise assessment report to be submitted for review; report will be peer reviewed
- Region of York approval required



KEY MAP



LEGEND

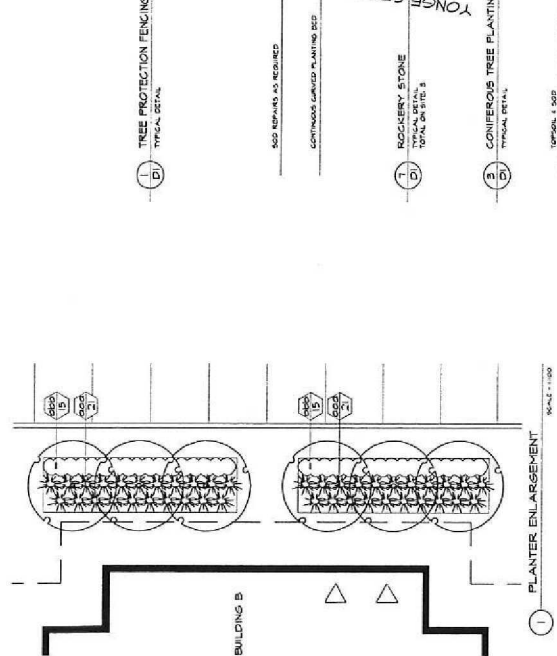
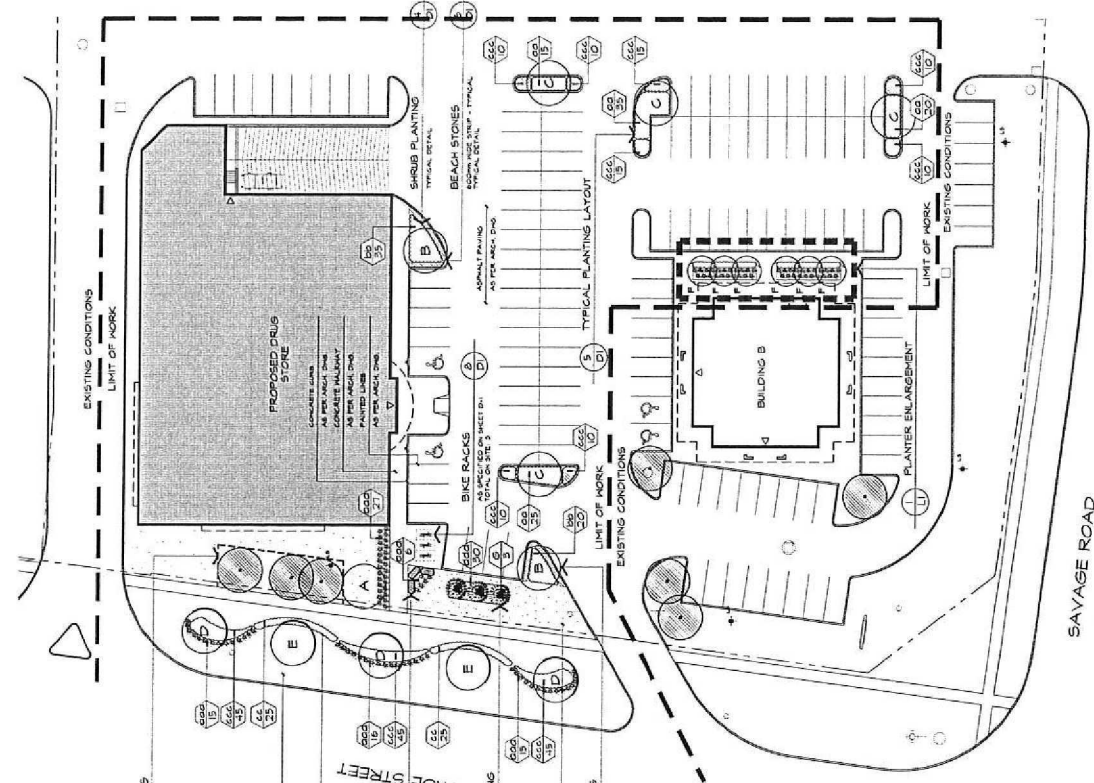


13



16635 YONGE STREET &
SAVAGE ROAD
RICHMOND HILL, ONTARIO
A. BALDASSARRA ARCHITECT INC.
Drawing

DATE: JULY 14, 2015
SCALE: 1:300
PROJECT NO: 31006
DRAWING NO: L-1

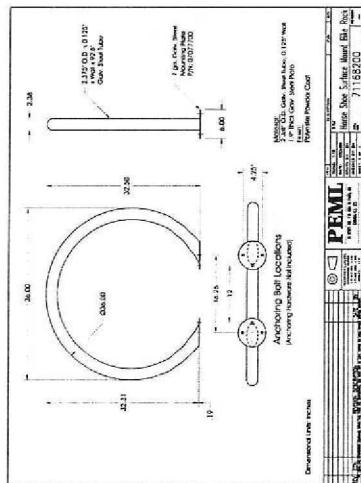


ON SITE PLANT LIST

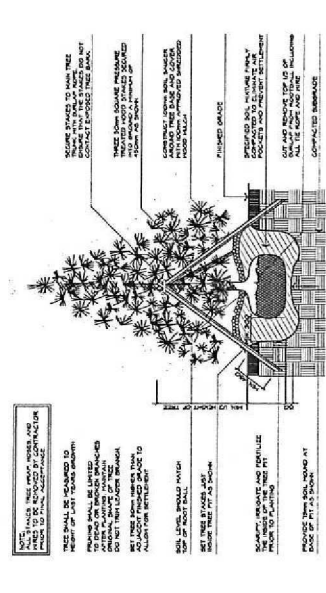
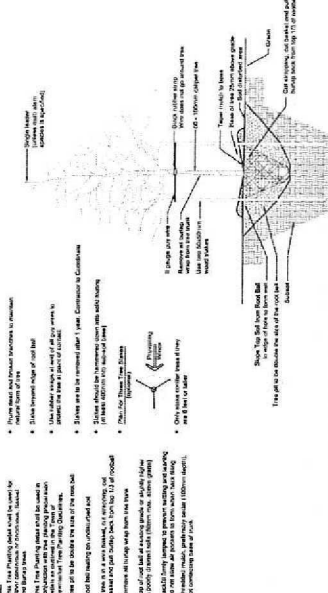
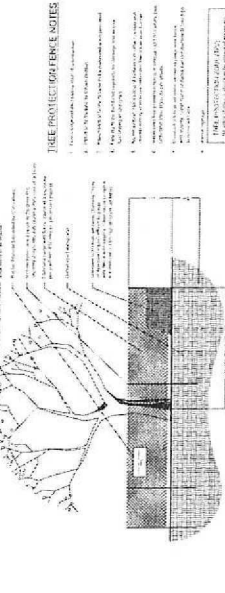
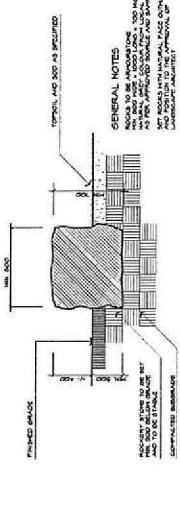
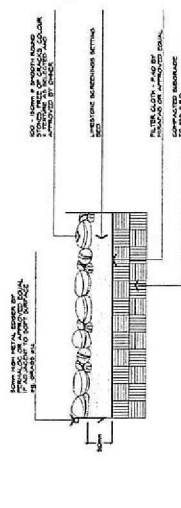
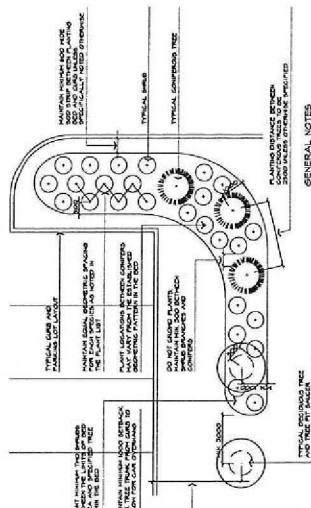
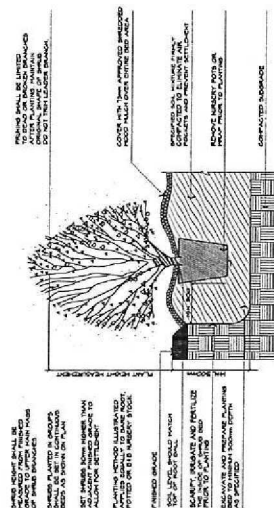
KEY QUANTITY	BOTANICAL NAME	COMMON NAME	CULTURE	HEIGHT	SPREAD	ROOT	REMARKS	SPACING
1	ALNUS GLABRA	ALDER	100mm	100mm	100mm	100mm	100mm	100mm
2	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
3	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
4	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
5	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
6	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
7	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
8	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
9	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
10	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
11	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
12	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
13	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
14	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
15	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
16	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
17	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
18	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
19	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
20	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
21	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
22	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
23	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
24	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
25	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
26	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
27	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
28	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
29	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
30	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm

STREETSCAPE PLANT LIST

KEY QUANTITY	BOTANICAL NAME	COMMON NAME	CULTURE	HEIGHT	SPREAD	ROOT	REMARKS	SPACING
1	ALNUS GLABRA	ALDER	100mm	100mm	100mm	100mm	100mm	100mm
2	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
3	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
4	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
5	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
6	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
7	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
8	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
9	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
10	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
11	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
12	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
13	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
14	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
15	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
16	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
17	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
18	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
19	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
20	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
21	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
22	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
23	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
24	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
25	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
26	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
27	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
28	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
29	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm
30	QUERCUS ROBUR	ACORN	100mm	100mm	100mm	100mm	100mm	100mm



SPECIFICATIONS

[illegible]

project
16635 YONGE STREET &
SAVAGE ROAD
16635 YONGE STREET
NEWMARKET, ONTARIO
A. BALDASSARRA ARCHITECT INC.

LANDSCAPE DETAILS

100	3006 (D)	001-150721
project no.		3006
host no.		D-1

[illegible]

NEWMARKET, ONT.

7800 Jane Street, Suite 200
Concord, Ontario L4K 4R6
Tel: (905) 660-0722
Fax: (905) 660-7019

DRAWN BY	DW	NAME	AS NOTED
DATE	JULY 2015	PROJECT NO	P-1347
		DRAWING NO	A-3.0

SURVEYOR'S REAL PROPERTY REPORT
SHEET 1 OF 2
PLAN OF
PART OF LOT 90
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF WHITCHURCH
NOW IN THE TOWN OF NEWMARKET
REGIONAL MUNICIPALITY OF YORK

LLOYD & PURCELL LTD., 1993, SCALE 1:1000
 30 15 0 30 metres

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

BEARING REFERENCE:
 BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF SWAGE ROAD AS SHOWN ON PLAN 65M-2737 HAVING A BEARING OF N79°11'25"E

© COPYRIGHT 1993 LLOYD & PURCELL LTD.

THE REPRODUCTION, ALTERATION, OR USE OF THIS REPORT, IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION OF LLOYD & PURCELL LTD. IS STRICTLY PROHIBITED.

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 28th DAY OF APRIL 1993

30/04/93

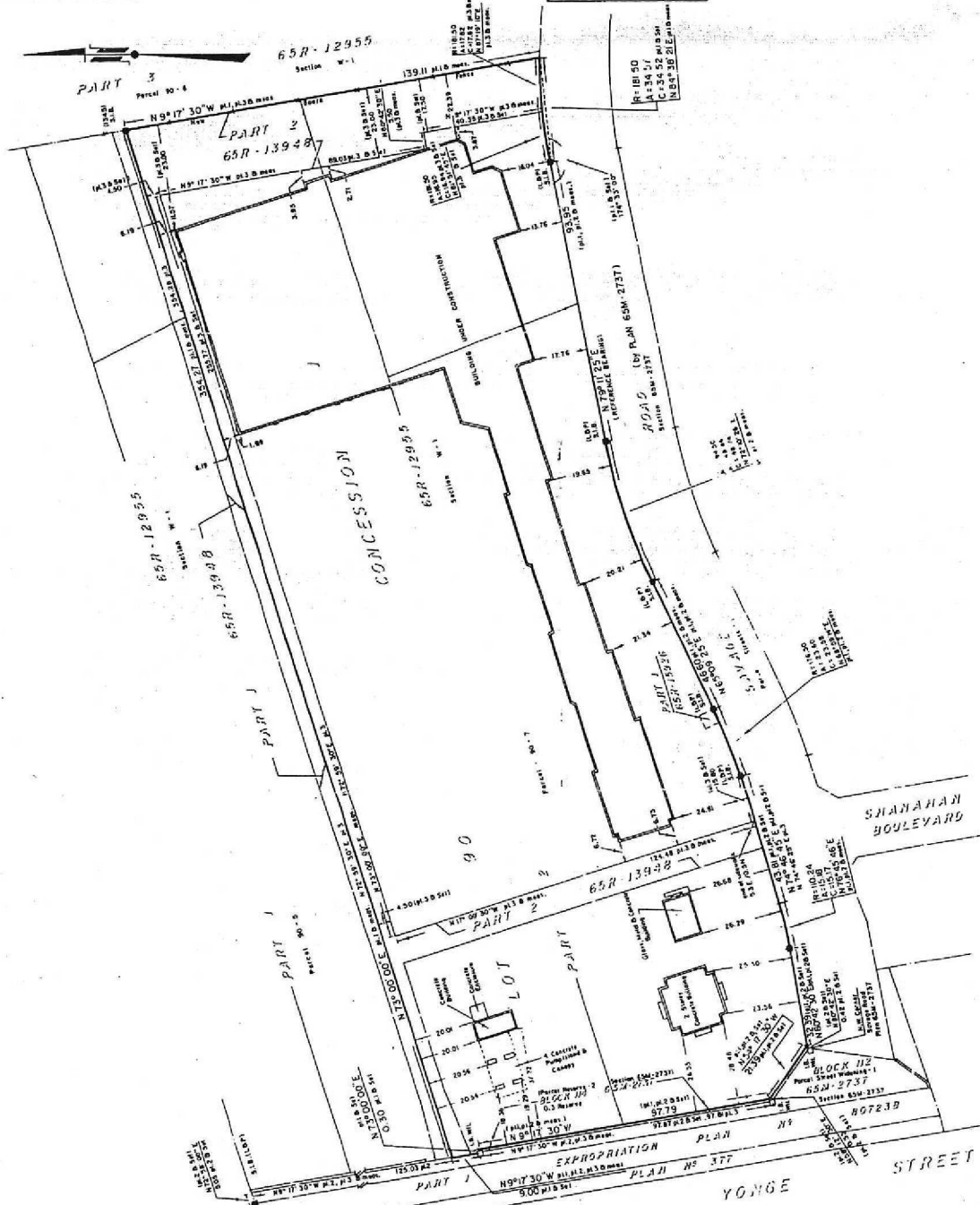
ONTARIO LAND SURVEYOR

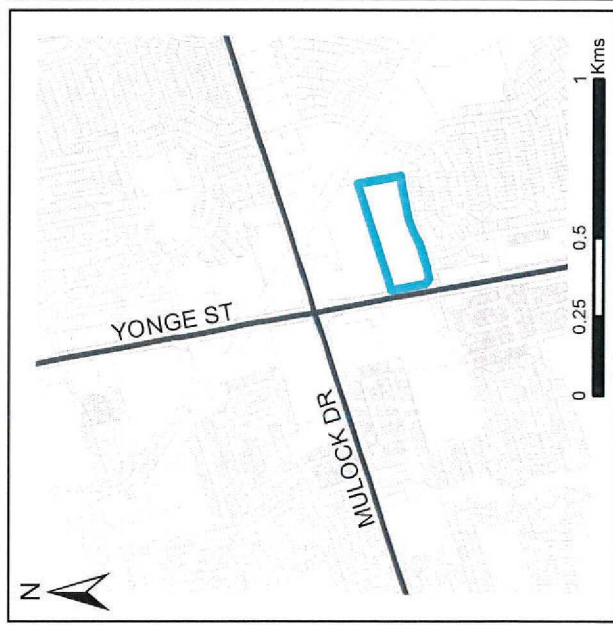
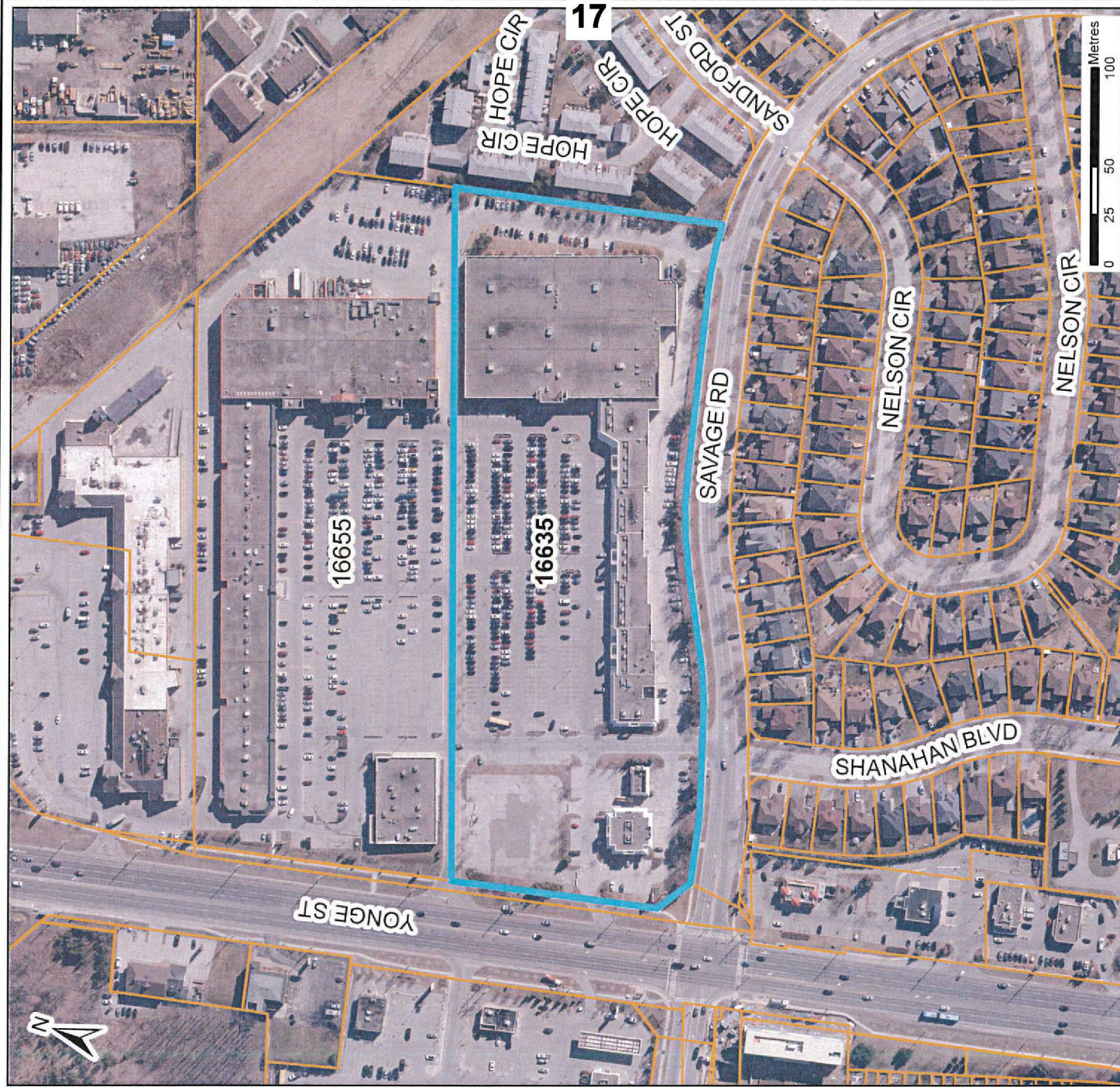
NOTE: ALL BUILDING FOUNDATIONS ARE TO CONCRETE FOUNDATION UNLESS OTHERWISE INDICATED. (ALL BUILDINGS ARE UNDER CONSTRUCTION)

SHEET 2
 THIS PLAN MUST BE READ IN CONJUNCTION WITH A SURVEY REPORT DATED THE 20th DAY OF APRIL 1993

THIS REPORT WAS PREPARED FOR METRUS PROPERTIES LIMITED AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES

LLOYD & PURCELL LTD. ONTARIO LAND SURVEYORS
 1228 GERRARD ST. UNIT 28, NEWMARKET, ONTARIO, L3Y-7Y1, 855-6410, FILE NO. L-90-24-II








Location Map
 Skamari Investments Inc.
 16635 Yonge Street



Newmarket

Designed & produced by Information Technology - GIS
 Printed: 10/21/2015

Legend

-  Subject Lands
-  Property Line
-  Municipal Boundary

APPENDIX 'A'

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? — No		✓	X								
➤ 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?		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?		TBD									
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?		N/A									
➤ 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			X
* Provide dedicated parking spaces for high occupancy vehicles	TBD		
* Provide bicycle storage racks	✓		
* Provide anti-idling signage	TBD		
* 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	✓		
* Provide each tree with appropriate volume of high quality soil	✓		
* Provide energy efficient exterior lighting	✓		
* Rainwater collected, treated (if necessary) and used for irrigation	✓		X
* 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)	✓		
<input type="checkbox"/> Provide alternative power sources, i.e. wind and/or solar power			X
<input type="checkbox"/> Provide green roof with 100% coverage			X
<input type="checkbox"/> Provide green roof with 50% minimum coverage and balance of roof space covered with light coloured roofing materials			X
<input type="checkbox"/> Innovative methods of reducing stormwater flows			X
<input type="checkbox"/> Provide alternative paving materials			X
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			X
* 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.			X
* 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	✓		
<input type="checkbox"/> Provide public art or cash-in-lieu			X
<input checked="" type="checkbox"/> Building projections such as bay features, cornices, canopies, patios, porches, and porticos are encouraged	✓		
<input type="checkbox"/> Lighting for individual buildings should be integrated into architecture	✓		
<input type="checkbox"/> Provide connection to Town's trail system			X
Boulevard Enhancements:			
* All trees that are 30cm or more DBH retained	✓		
* New trees planted on boulevard conform with Town's planting guidelines	✓		
<input type="checkbox"/> Provide plant materials that are suitable for site conditions and that are drought resistant (where applicable)	✓		
<input type="checkbox"/> Provide benches, garbage and/or recycling receptacles, public art, planters and/or bicycle racks ¹	✓		
<input type="checkbox"/> Provide alternatives to grass	✓		
<input type="checkbox"/> Provide alternative paving materials ¹			X

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



Memo

To: Linda L. Traviss, MCIP, RPP
From: Mauro Cristini
Date: September 23, 2015
Subject: 16635 Yonge Street – Proposed Shoppers Drug Mart

Linda,

The following is a brief description of the proposed development at the above noted address in relation to the Yonge-Davis Development standards.

- New landscaped areas including trees for shade, drought resistant material etc.
- Bicycle storage rack will be provided
- Proposed development Including storage facility for recyclable material and compost
- Pedestrian connection to the municipal sidewalk (along Yonge St) will be constructed. This will provide pedestrians a connection to the adjacent trail system.
- The proposed free standing Shoppers Drug mart will a street presence along Yonge Street
- The building will be constructed primarily with stone/brick material.
- Canopies/glazing and cornices will articulate the building along the Yonge Street frontage.
- Our civil engineer will be considering permeable pavers when designing the service and grading for this development.
- This building will include "smart technology" through alternative power. Examples include Led lighting along with a computerized power system.
- An overall improvement to the site since this building will be replacing a previous gas bar that did not include smart technologies..
- A Shoppers Drug Mart (in place of a gas bar) will enhance the overall site as a more inviting building , therefore, enhancing the overall experience of the travelling public.

I trust the above noted items satisfactorily meet the objectives of green initiatives as stated in the Yonge-Davis Development guidelines.

Thank you.

A handwritten signature in black ink, appearing to read "Mauro Cristini", written over a series of horizontal lines.

Mauro Cristini
Metrus Properties

REVIEW NOTES

16635 YONGE STREET

Skamari Investments Inc.

- Property is zoned Regional Urban Centre (UC-R) by By-law Number 2010-40, as amended
- Use is permitted
- Proposed building does not meet front yard setback requirement – maximum front yard setback is 6.0 metres; minimum front yard setback is 3.0 metres
- Required number of parking spaces to be confirmed – by-law does not permit surplus parking
- Site Plan to be revised to indicate current conditions on site, e.g. new parking spaces in front of call centre not shown; call centre labelled as “department store”, etc.
- Landscaping to include additional plantings on property along Yonge Street
- Break up large rows of parking in front of proposed building with landscaped islands
- Ontario Building Code Data Matrix to be included on Site Plan
- Property is within Wellhead Protection Area (WHPA-B) – applicant to obtain Section 59 Notice from Region of York
- Arborist Report and Tree Protection Plan will be peer reviewed
- Construction Management Plan (CMP) required prior to issuance of any building permits
- Elements of low impact development to be incorporated into site
- Region of York approval required