

To be held on Monday, December 14, 2015 at **2:30 p.m.** Committee Members are asked to meet in the **Council Chambers** at 395 Mulock Drive, Newmarket, Ontario.

Councillor Kerwin, Chair.

Items

1. **APPLICATION FOR AMENDMENT TO SITE PLAN APPROVAL** p. 1
120 BAYVIEW PARKWAY – WARD 3
(NORTH OF DAVIS DRIVE, WEST SIDE OF BAYVIEW PARKWAY)
OUR FILE NO.: D14-NP1521
LAKE SIMCOE REGION CONSERVATION AUTHORITY

Application for Amendment to Site Plan Approval to permit the reconstruction of the existing parking lot to expand the capacity from 63 to 83 spaces, improve emergency access and introduce Low Impact Development (LID) measures for stormwater management.

Mike Walters, Chief Administrative Officer of Lake Simcoe Region Conservation Authority and Andrea Keeping, Project Manager, Water Resources of Candevcon Limited will be present to address the Committee.

Plans attached:

- Coloured Renderings
- Site Plan (Drawing No. SP-1 dated December 4, 2015)
- Landscape Plan (Drawing No. L-1 dated November 10, 2015)
- Details (Drawing No. L-D1 dated November 10, 2015)
- Details (Drawing No. L-D2 dated November 10, 2015)
- Survey dated September 16, 2004, prepared by Lloyd & Purcell Ltd. O.L.S.

Documents attached:

- GIS photograph overlay map
- Site Plan Accessibility Checklist
- Business Park Development Standards Checklist together with a memorandum from Steve Auger of Candevcon Limited dated December 3, 2015
- Notes to Committee

2. **APPLICATION FOR SITE PLAN APPROVAL**
445 HARRY WALKER PARKWAY SOUTH – WARD 2
(NORTH OF MULOCK DRIVE, EAST SIDE OF HARRY WALKER PKWY. S.)
OUR FILE NO.: D14-NP1522
THE REGIONAL MUNICIPALITY OF YORK

p. 15

Application for Site Plan Approval to permit the construction of a new EMS facility having a gross floor area of 672 m2 and an associated 20 space parking lot.

Chris Kubbinga, Principal of Thomas Brown Architects Inc. will be present to address the Committee.

Plans attached:

- Coloured Renderings
- Overall Site Plan (Drawing No. A 1.1 dated December 4, 2015)
- Site Plan Design (Drawing No. A 1.2 dated December 4, 2015)
- Landscape Plan and Details (Drawing No. L1 dated December 2015)
- Building Elevations (Drawing No. A 1.3 dated December 4, 2015)
- Existing Site Survey (Drawing No. A 1.0 dated December 4, 2015)

Documents attached:

- GIS photograph overlay map
- Site Plan Accessibility Checklist
- Business Park Development Standards Checklist together with a letter from Sebastian Lubczynski of Thomas Brown Architects
- Notes to Committee

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

TOTAL LOT AREA	800,000.00sq'	
BUILDING CONTEMPOR	1,097,48sq'	1.1%
EXISTING BUILDING HEIGHT	3.5m	
EXISTING PAVED AREA	2,420.00sq'	2.5%
PROPOSED PAVED AREA	3,002.50sq'	3.0%

SITE STATISTICS:

PARKING REQUIREMENTS

BASED ON ONE SPACE PLUS 27% OF TOTAL OFFICE FLOOR AREA.
 PARKING REQUIRE (1) 1,067,400 ÷ 27% = 41 SPACES
 (A) PARKING REQUIREMENT SHALL BE 41 SPACES (A B S.)

PARKING STATISTICS:

STANDARD PARKING SPOTS	77
MANAGEMENT FEE	4
ELECTRICITY	2
TOTAL	83

LEGAL DESCRIPTION OF PROPERTY

PART OF LOT 46 & W. CONCESSION 1, E.V.S.
GEORGIAN TOWNSHIP OF EAST OUELLE
NOW IN THE TOWNSHIP OF NEUMARKE
REGIONAL MUNICIPALITY OF YORK
REFERENCE: LLOYD & PURCELL LTD (JOB No. 03-205)

TOPOGRAPHIC BENCHMARK

STATION, TEMPORARY BENCH-MARK RAILWAY SPIKE IN EAST SIDE OF GRADE POLE LOCATED ON THE NORTH SIDE OF SOUTH BERRYWAY ENTRANCE TO 32 INDIAN AVENUE (ELEVATION 241.560)

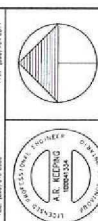
PARKING LOT CONSTRUCTION

LEGEND

5

EXISTING PARKING
PROPOSED PARKING
EXISTING EDGE OF PAVEMENT
PROPOSED EDGE OF PAVEMENT
HERBACE TREES
PROPOSED STORM SEWER

1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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LAKE SIMCOE REGION
CONSERVATION AUTHORITY
ADMINISTRATION OFFICE
LID RETROFIT PROJECT

120 BAYVIEW PARKWAY
NEWMARKET ONTARIO

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SITE PLAN
PROPOSED

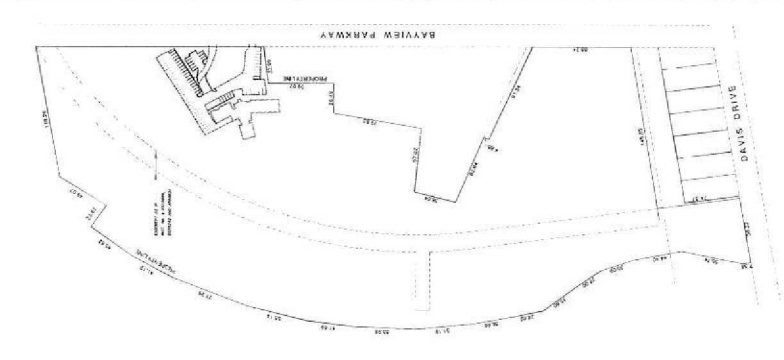
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APPROVED BY	DRAWING No.
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A.K.	

SP-1	AS SHOWN
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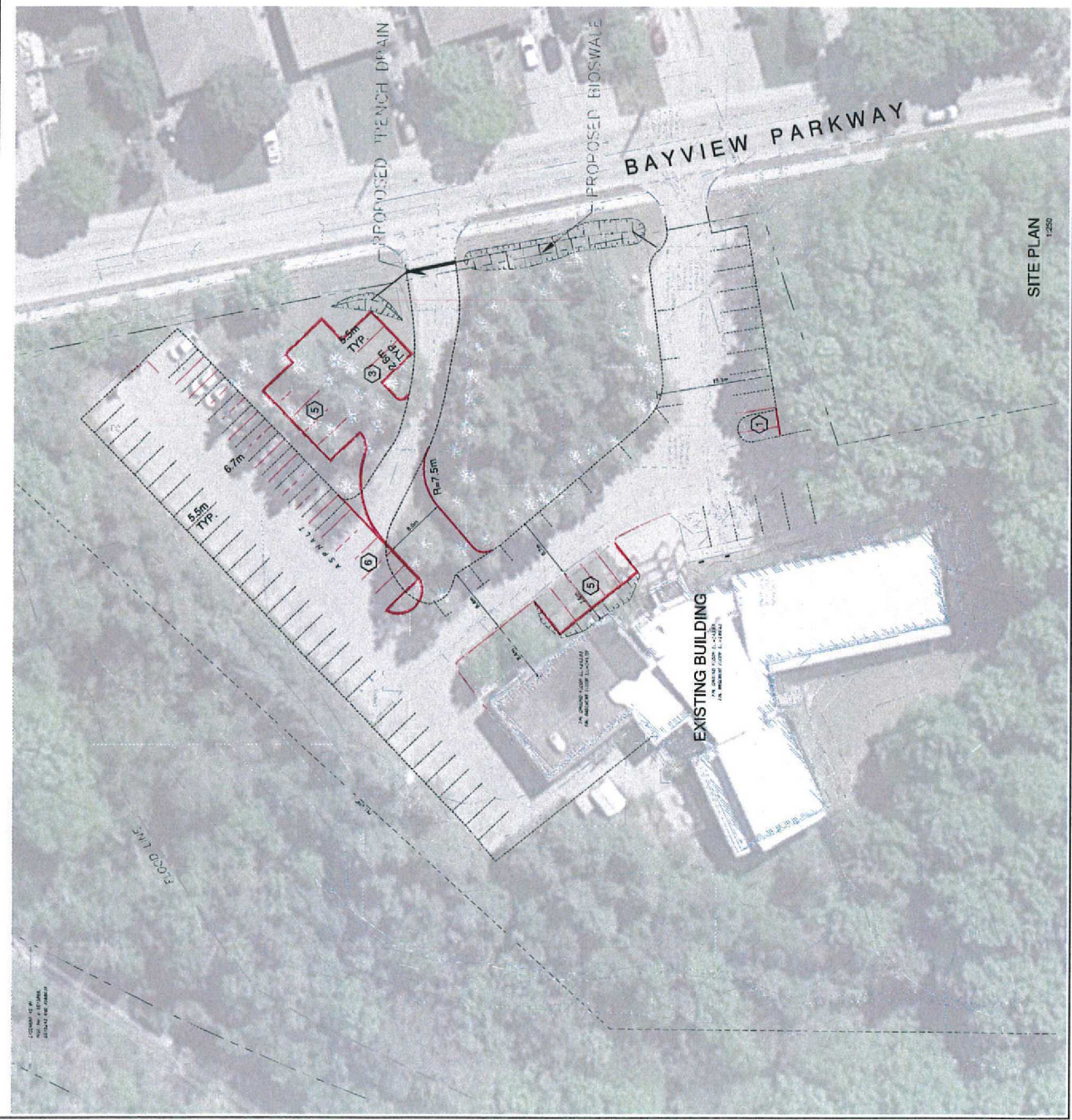
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LOCATION PLAN N.T.S.

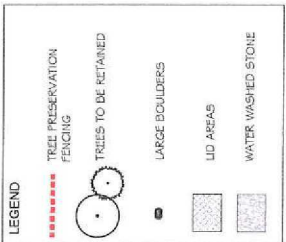
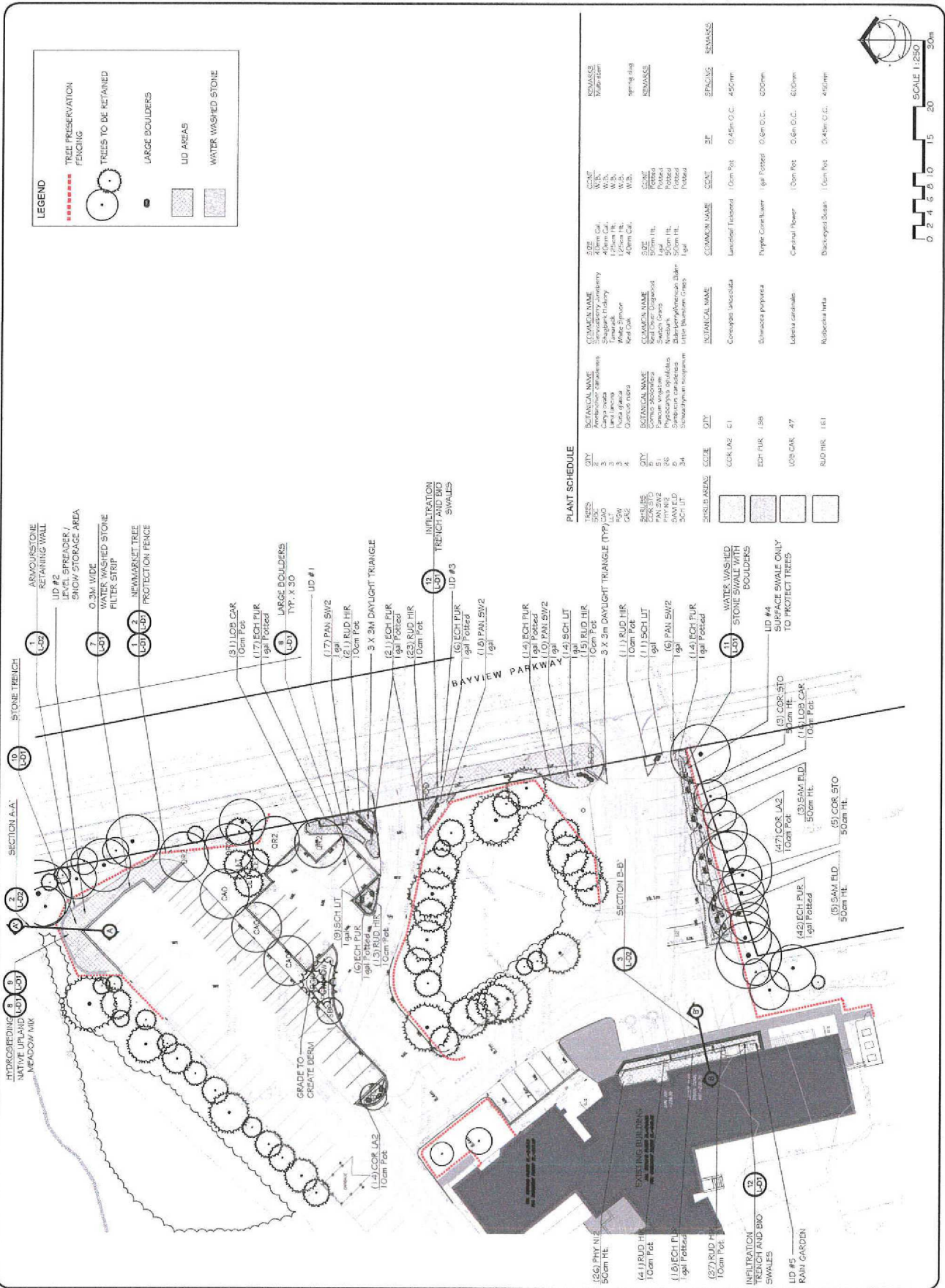


OVERALL SITE PLAN
1"=600'



SITE PLAN
1:250





GENERAL NOTES

1. THE LANDSCAPE DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE CONSULTANT HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE EXISTING CONDITIONS.

2. THE LANDSCAPE DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE CONSULTANT HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE EXISTING CONDITIONS.

3. THE LANDSCAPE DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE CONSULTANT HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE EXISTING CONDITIONS.

REVISIONS

NO.	DATE	DESCRIPTION
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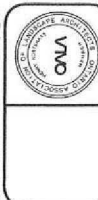
ENGINEER & PLANNER

CANDEVECON LIMITED

CONSULTANTS AND PLANNERS

100 BAYVIEW PARKWAY, SUITE 100, MARKHAM, ONTARIO L3R 9V7

TEL: 416-490-7400



HENRY KORTEKAAS & ASSOCIATES INC.

LANDSCAPE ARCHITECTS

ENVIRONMENTAL & RECREATIONAL PLANNERS

100 BAYVIEW PARKWAY, SUITE 100, MARKHAM, ONTARIO L3R 9V7

TEL: 416-490-7400

LSRCA ADMINISTRATION OFFICE

LID RETROFIT

100 BAYVIEW PARKWAY, SUITE 100, MARKHAM, ONTARIO L3R 9V7

TEL: 416-490-7400

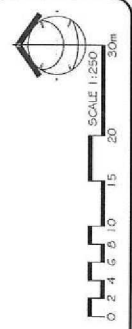
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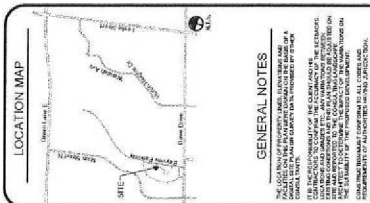
DATE	BY	CHKD	APP'D
2015-10-14	JK	JK	JK

2 of 4

PLANT SCHEDULE

PLANT	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	COMMENTS
1. LID #1	1	Large Boulder	Large Boulder	1.0m dia	For water washed stone filter strip
2. LID #2	1	Large Boulder	Large Boulder	1.0m dia	For water washed stone filter strip
3. LID #3	1	Large Boulder	Large Boulder	1.0m dia	For water washed stone filter strip
4. LID #4	1	Large Boulder	Large Boulder	1.0m dia	For water washed stone filter strip
5. LID #5	1	Large Boulder	Large Boulder	1.0m dia	For water washed stone filter strip
6. LID #6	1	Large Boulder	Large Boulder	1.0m dia	For water washed stone filter strip
7. LID #7	1	Large Boulder	Large Boulder	1.0m dia	For water washed stone filter strip
8. LID #8	1	Large Boulder	Large Boulder	1.0m dia	For water washed stone filter strip
9. LID #9	1	Large Boulder	Large Boulder	1.0m dia	For water washed stone filter strip
10. LID #10	1	Large Boulder	Large Boulder	1.0m dia	For water washed stone filter strip
11. LID #11	1	Large Boulder	Large Boulder	1.0m dia	For water washed stone filter strip
12. LID #12	1	Large Boulder	Large Boulder	1.0m dia	For water washed stone filter strip
13. LID #13	1	Large Boulder	Large Boulder	1.0m dia	For water washed stone filter strip
14. LID #14	1	Large Boulder	Large Boulder	1.0m dia	For water washed stone filter strip
15. LID #15	1	Large Boulder	Large Boulder	1.0m dia	For water washed stone filter strip
16. LID #16	1	Large Boulder	Large Boulder	1.0m dia	For water washed stone filter strip
17. LID #17	1	Large Boulder	Large Boulder	1.0m dia	For water washed stone filter strip
18. LID #18	1	Large Boulder	Large Boulder	1.0m dia	For water washed stone filter strip
19. LID #19	1	Large Boulder	Large Boulder	1.0m dia	For water washed stone filter strip
20. LID #20	1	Large Boulder	Large Boulder	1.0m dia	For water washed stone filter strip





REVISIONS

NO.	DATE	BY	DESCRIPTION
1	01/10/00	XXX	ISSUED FOR BIDDING
2			
3			
4			
5			
6			
7			
8			
9			
10			

THIS DOCUMENT IS UNCLASSIFIED. DATE 01/10/00 BY XXX

☐ CONCEPTUAL ☐ TENDER
☐ PRELIMINARY ☐ CONTRACT
☒ SITE PLAN ☒ CONSTRUCTION
☐ PERMIT ☐ AS-BUILT

ENGINEER & PLUMBER

BOB CANDEVCON LIMITED
CONSULTING ENGINEERS AND PLUMBERS

100 CONSUMERS DRIVE
TEL. (942) 624-2832

WINSTON, ONTARIO L1R 1C4
FAX: (905) 244-8811

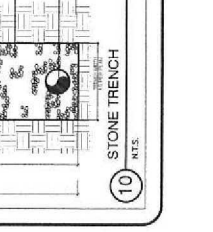
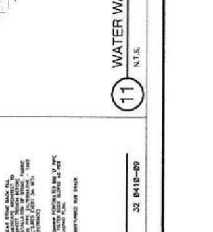
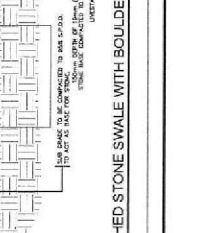
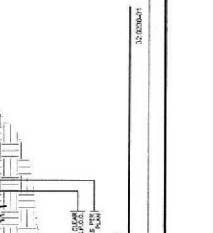
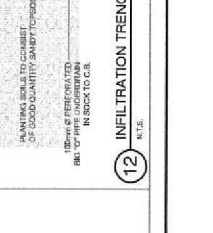
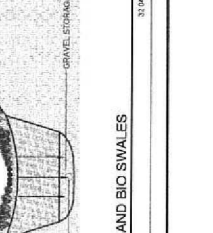
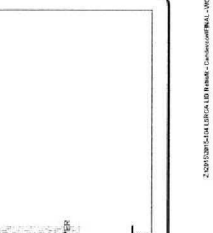
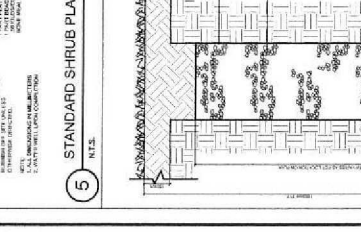
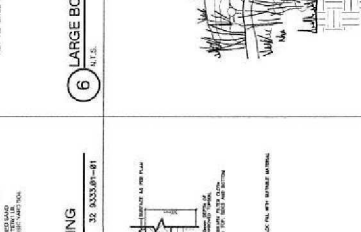
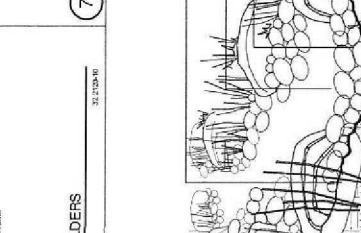
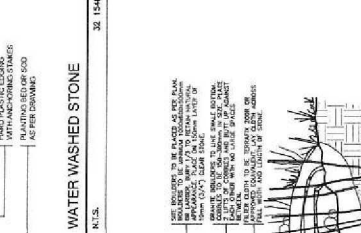
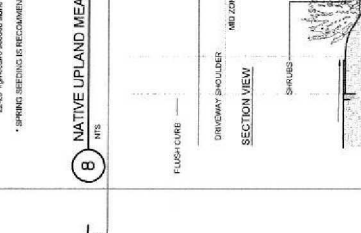
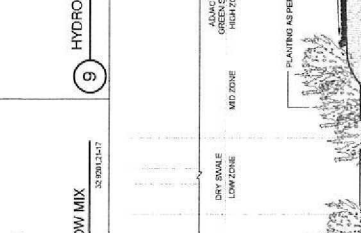
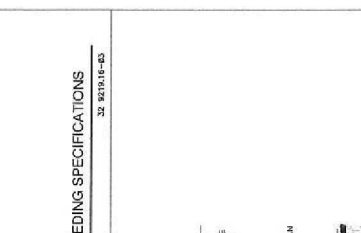
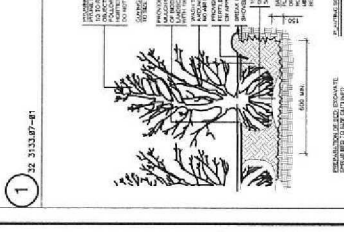
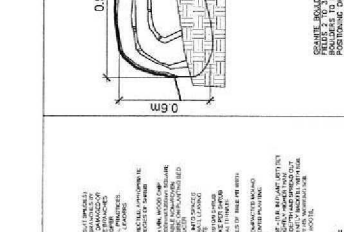
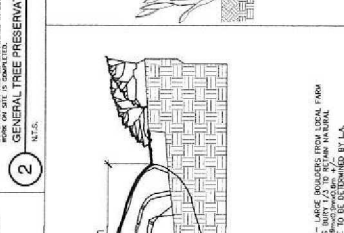
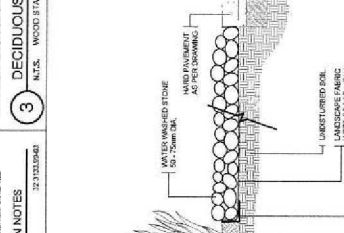
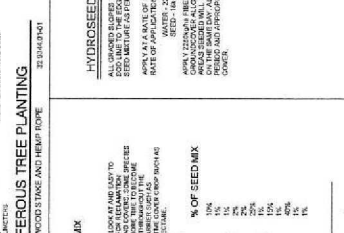
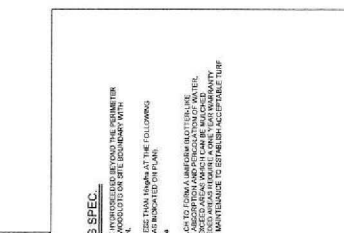
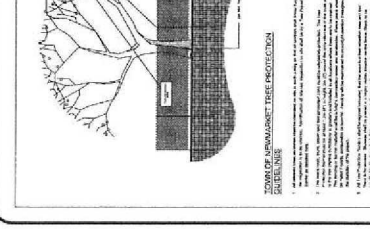
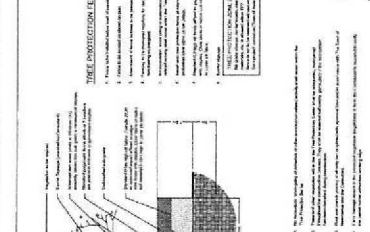
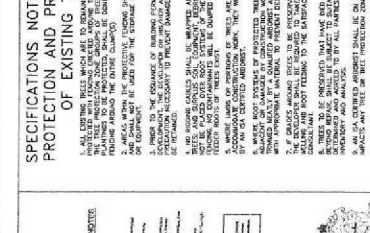
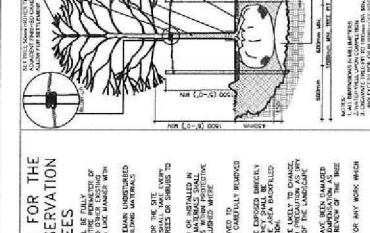
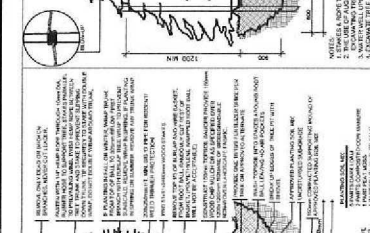
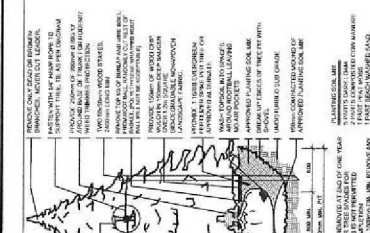
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LSRCA ADMINISTRATION OFFICE
LUD RETROFIT
129 BAYVIEW PALISADAY NEW MARKET, ON
DETAILS

DELIVER TO	ST	AS SHOWN	L-D1 Colours 3 of 4
OFF ORDER	HJK	DATE NOV. 10, 2015	
ZET NO.			2015-104
			File #2015-104.DWG

1

Z. QIN, S. ZHANG, L. LI, J. CAI, Y. WU, H. CHEN, AND X. HUO



LOCATION MAP

GENERAL NOTES

THIS LANDSCAPE ARCHITECTURE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.

REVISIONS

NO.	DATE	DESCRIPTION
1	2015-10-10	ISSUED FOR PERMIT

ENGINEER & PLANNER

CANDEVECON LIMITED
 LANDSCAPE ARCHITECTS
 10000 14th Avenue NW, Suite 100
 Edmonton, Alberta T6H 1K6
 TEL: 780-443-1500
 FAX: 780-443-1501

HENRY KORTEKAAS & ASSOCIATES INC.

LANDSCAPE ARCHITECTS
 ENVIRONMENTAL & RECREATIONAL PLANNERS
 10000 14th Avenue NW, Suite 100
 Edmonton, Alberta T6H 1K6
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LSRCA ADMINISTRATION OFFICE LTD. RETROFIT

10000 14th Avenue NW, Suite 100
 Edmonton, Alberta T6H 1K6
 TEL: 780-443-1500
 FAX: 780-443-1501

DETAILS

AS SHOWN
 NOV. 10, 2015
 2015-104
 4 of 4

1 ARMOURSTONE RETAINING WALL

329501-403
 N.T.S.

2 SECTION A-A

N.T.S.

3 SECTION B-B

1:50

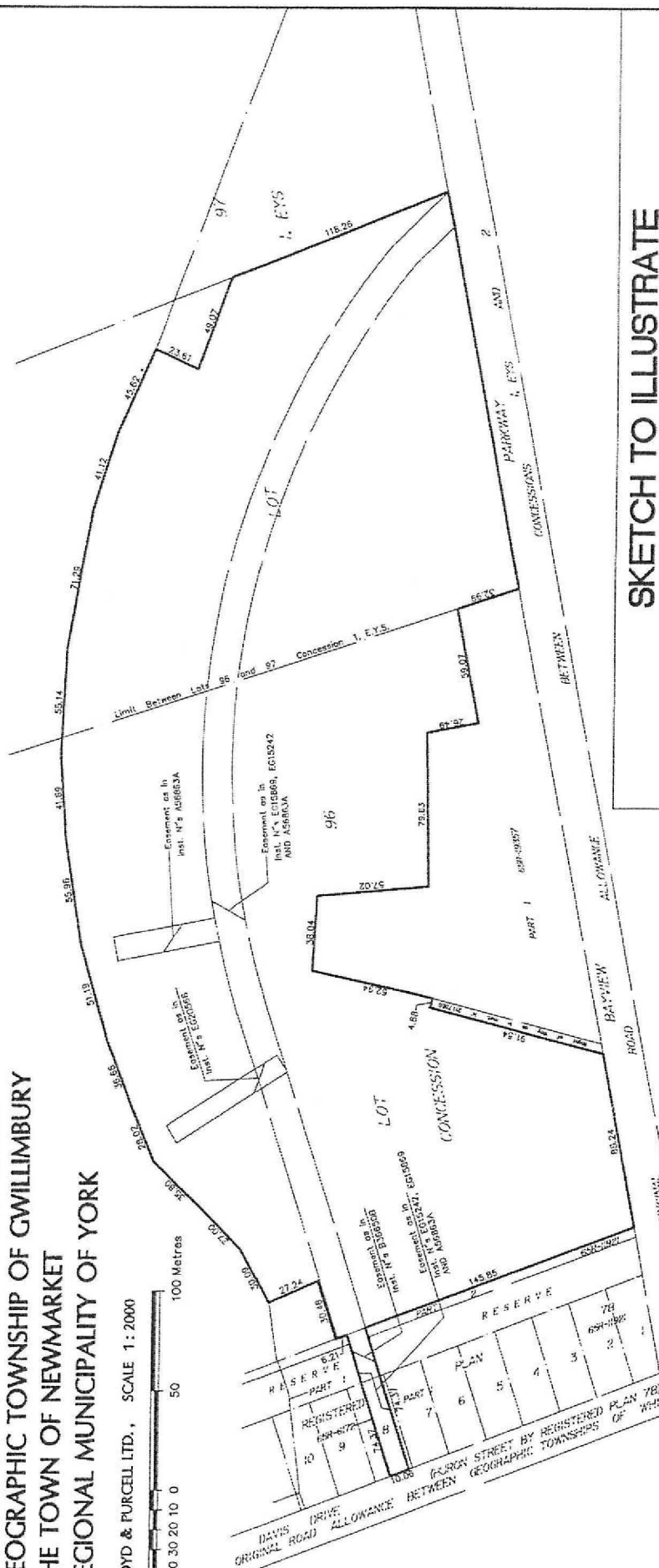
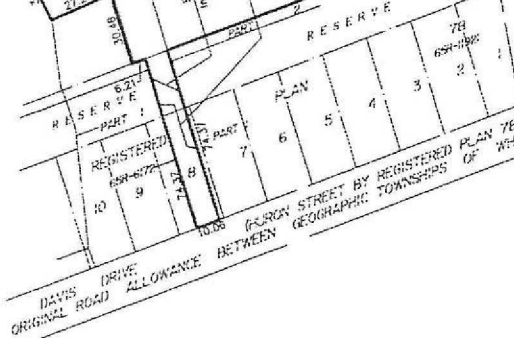
2015-104-104 LSRCA Ltd. Project: 329501-403 LSRCA Ltd. Project: 329501-403 LSRCA Ltd. Project: 329501-403 LSRCA Ltd. Project: 329501-403 LSRCA Ltd. Project: 329501-403

PART OF LOT 96 AND 97

CONCESSION 1, EAST OF YONGE STREET
GEOGRAPHIC TOWNSHIP OF GWILLIMBURY
THE TOWN OF NEWMARKET

REGIONAL MUNICIPALITY OF YORK

LLOYD & PURCELL LTD., SCALE 1:2000



SKETCH TO ILLUSTRATE

(PREPARED FOR LAKE SIMCOE REGION CONSERVATION AUTHORITY)

LLOYD & PURCELL LTD.

ONTARIO LAND SURVEYORS

1228 CORHAM STREET, UNIT 28, NEWMARKET, ONTARIO, L3Y 7V1
(905) 895-6416 Fax (905) 853-5837 E-MAIL: L_p@ontariolandsurveyors.ca
TORONTO LINE (905) 479-6500 Fax (905) 479-6515
WWW.ONTARIOLANDSURVEYORS.CA

TEL: (905) 475-6545 FAX: (905) 475-6546
WWW.ONTARIOLANDSURVEYORS.CA

CAD: RLS 15/09/04

PC:

PC:

JOB: 04-572

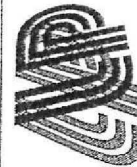
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CHK'D: BI 16/09/04

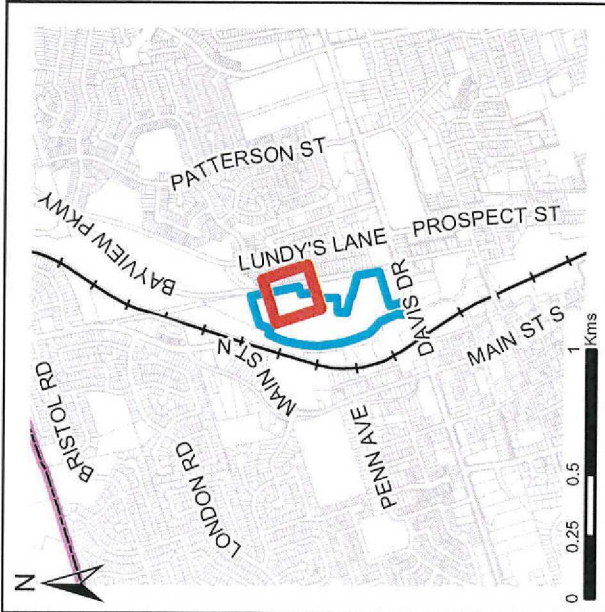
REF ID: A55-06-05-3

NOTE

BOUNDARY COMPILED FROM LLOYD & PURCELL LTD.
OFFICE RECORDS AND REGISTRY OFFICE RECORDS.



**LLOYD &
PARCELL 144**



Location Map 120 Bayview Parkway Conservation Authority



Designed & produced by Information Technology - GIS
Printed: 08/12/2015

Legend

- Subject Lands
- Property Lines
- Municipal Boundary



SOURCES: 2015 Colour Ortho Imagery - First Base Solutions Inc., 2015 Orthophotography: Land Parcel Boundaries - © Teranet Inc. and its suppliers. All rights reserved. NOT A PLAN OF SURVEY. 2015: The Regional Municipality of York. All other data - Town of 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 earth's surface and distance. The information depicted on this map has been compiled from various sources. 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.

G:\Projects\10\Development and Infrastructure\Map Documents\Linda Travers_120_Bayview_Parkway_Location_Map.mxd

Site Plan Accessibility Checklist		Yes	No								
➤	Minimum number of required barrier-free parking spaces as per Zoning Bylaw?	X									
➤	Minimum size of barrier-free parking stall as per Zoning Bylaw?	X									
➤	Location of required signage – maximum distance from stall as per Sign Bylaw?	X									
➤	Location of parking space within reasonable proximity of barrier-free building entrance?*	X									
➤	Parking space allows immediate access to barrier-free walkway?	X									
➤	Opportunity for primary location with drop-off or with no vehicle lane crossing?	X									
➤	Parking space designated with a vertical sign and pavement markings with the International Symbol of Access and detail of signage illustrated on site plan as per Sign Bylaw?	X									
➤	Provision for dedicated pedestrian walkways to promote safe access to facilities?	X									
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Access to parking areas (OBC 3.8.2.2)											
➤	Barrier-free path of travel from entrance to parking	X									
Barrier-free walkway requirements (OBC 3.8.3.2):											
➤	Exterior walkway is slip resistant, continuous and even surfaced?	X									
➤	Exterior walkway designed to drain easily?	X									
➤	Minimum width of 1100 mm and a gradient not exceeding 1:20?	X									
➤	Gradient exceeding 1:20 to be of barrier free path designed as a ramp?	X									
➤	<i>Guideline:</i> Provision of change of surface materials or painted lines in locations where a barrier-free access traverses a driveway, fire route or parking aisle?	X									
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?†	X									
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?	N/A									
➤	Minimum level area at top and bottom of ramp is 1,670 mm x 1,670 mm?	N/A									
➤	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?	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 top and bottom of ramp?	N/A									
Barrier-Free Entrance Requirements (OBC 3.8.1.2 and 3.8.3.3):											
➤	Is principal entrance to building barrier-free compliant?	X									
<i>Minimum number of barrier-free entrances are not less than specified in the table below and shall lead from the outdoors at sidewalk level or a ramp</i>		X									
<table border="1"> <thead> <tr> <th>Number of Pedestrian Entrances</th> <th>Minimum Number of Barrier-Free Entrances Required</th> </tr> </thead> <tbody> <tr> <td>1 to 3</td> <td>1</td> </tr> <tr> <td>4 to 5</td> <td>2</td> </tr> <tr> <td>6 and above</td> <td>Not less than 50 %</td> </tr> </tbody> </table>		Number of Pedestrian Entrances	Minimum Number of Barrier-Free Entrances Required	1 to 3	1	4 to 5	2	6 and above	Not less than 50 %		
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➤	If required, does main accessible entrance have a power door operator?	X									
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?	X									

* 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

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		N/A	
✱ Provide anti-idling signage		X	
✱ Parking supply does not exceed minimum required by zoning bylaw		X	
✱ Provide landscaped areas and trees within parking lot to provide shade and break-up expanse of paved areas – consider stands of trees		X	
✱ Provide each tree with appropriate volume of high quality soil		X	
✱ Provide energy efficient exterior lighting		N/A	
✱ Rainwater collected, treated (if necessary) and used for irrigation		X	
✱ Provide storage facilities for recyclable materials and organic wastes		X	
□ Provide dedicated parking spaces for high occupancy vehicles		X	
□ Provide bicycle storage racks		X	
□ Provide plant materials that are suitable for site conditions and that are drought resistant (where applicable)		X	
□ Provide alternative power sources, i.e. wind and/or solar power		X	
□ Provide green roof with 100% coverage			X
□ Provide green roof with 50% minimum coverage and balance of roof space covered with light coloured roofing materials			X
□ Innovative methods of reducing stormwater flows		X	
□ Provide alternative paving materials		X	
Character:			
✱ Buildings should be constructed of high quality materials such as clay brick, stone or comparable material		X	
✱ Glazed areas should be maximized along street frontages to encourage safe and comfortable pedestrian use			X
✱ Avoid conflicts between pedestrian and vehicular routes, e.g. when possible, avoid locating parking along major drive aisles, street access driveways or in front of building entrances and service areas.			X
✱ Provide safe and convenient pedestrian connections between parking and buildings		X	
✱ Rooftop mechanical equipment and loading areas must be screened visually and acoustically on all sides		N/A	
✱ Building signage must complement overall design of building architecture and surrounding buildings		X	
□ Provide public art or cash-in-lieu		N/A	
□ Building projections such as bay features, cornices, canopies, patios, porches, and porticos are encouraged		N/A	
□ Provide façade treatments that break down massing and articulates depth, verticality and street edge		N/A	
□ Align buildings close to street/sidewalk to help define street edge and enhance access to public realm		N/A	
□ Lighting for individual buildings should be integrated into architecture		N/A	
□ Provide connection to Town's trail system		X	
Boulevard Enhancements:			
✱ All trees that are 30cm or more DBH retained		X	
✱ New trees planted on boulevard conform with Town's planting guidelines		X	
□ Provide plant materials that are suitable for site conditions and that are drought resistant (where applicable)		X	
□ Provide benches, garbage and/or recycling receptacles, public art, planters and/or bicycle racks ¹		N/A	
□ Provide alternatives to grass		X	
□ Provide alternative paving materials ¹		X	

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



PROVIDING CONSULTING SERVICES IN: MUNICIPAL ENGINEERING
STRUCTURAL ENGINEERING
TRAFFIC, ROAD, BRIDGES
TRANSPORTATION PLANNING
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GTA WEST OFFICE

9358 GOREWAY DRIVE
BRAMPTON, ONTARIO L6P 0M7
905-794-0600

GTA EAST OFFICE

THE DURHAM CORPORATE CENTRE
103 CONSUMERS DRIVE
WHITBY, ONTARIO L1N 1C4
647-624-3300

MEMORANDUM

DATE: December 3, 2015

TO:	Linda Traviss		
CC:	Steve Auger		
FROM:	Andrea Keeping		
PROJECT NAME:	LSRCA LID Retrofit	PROJECT NO.	E15019
SUBJECT:	Conformity with Development Standards Checklist		

The proposed Site Plan modifications have resulted from the initiation of the Low Impact Development (LID) Retrofit Project at LSRCA's Administrative Office at 120 Bayview Parkway in the Town of Newmarket. The proposed parking lot addition includes the implementation of 5 LID measures including a vegetated filter strip, flow spreader, two bioswales and a rain garden.

The following table outlines how the proposed Site Plan conforms to the Business Park development Standards.

Green Initiatives	
Anti-Idling Signage	New Anti-Idling Signage will be included for the proposed 5 parking spaces adjacent to the building.
Parking Supply	Twenty (20) additional spaces are being proposed. This will allow for ample parking for staff and visitor use. Additional it will provide spaces for the LSRCA's fleet vehicles including green vehicles.
Landscaped Areas and Trees	Although trees will be removed, the removals have been minimized and isolated to trees that are in poor health or are currently causing a hazard. Compensation will be provided along with additional new plantings.
Energy Efficient Exterior Lighting	Currently there are solar powered lights in the existing parking lot. These will be investigated for the parking addition.
Rainwater Collection for Irrigation	A new rain garden is proposed adjacent to the building. This LID measure will utilize runoff from the roof.
High Occupancy Vehicles	The LSRCA parking lot currently has 6 high occupancy parking spaces. The proposed Site Plan is planning to maintain these spots; however, they may be relocated based on final design.

Bicycle Storage Racks	Bicycle Storage Racks are being proposed to tie into the green initiatives and integration with public transit and the existing trail system.
Alternate Power Sources	<p>The current lights in the parking lot are solar powered. These will be maintained and if required, new lighting will also be solar powered.</p> <p>There are also two parking space designated for electric vehicles with a power station. These two spaces will be maintained with the proposed Site Plan amendment</p>
Innovative Methods for Reducing Stormwater	The focus of this project is the implementation of LID measures. The five LID measures will act towards improving water quality, decreasing runoff and increasing infiltration.
Alternative Paving Materials	Permeable pavement is being investigated for the new parking area. Heated sidewalks are also being investigated to run along the eastern side of the building to the entrance way, reducing the amount salt application needed to provide a safe entrance way to the facility during winter conditions.
Character	
Public Art	To tie in with the proposed LID measures, LSRCA is looking at renovating their entrance feature/sign.
Boulevard Enhancements	
Provide Benches and/or bicycle racks	Consideration will be given for additional bicycle racks in the new Smart Commute designated area (with a minimum of six parking spots to match carpool parking spots currently designated on-site), in the southeast corner of the property in close proximity to the pedestrian sidewalk.
Alternatives to grass	The LID measures and proposed plantings will provide alternatives to grass in select areas.
Alternative paving materials	Permeable pavement is being investigated for the new parking area. Additionally heated sidewalks are being investigate adjacent to the building. This will help with snow/ice reducing the amount of salt required.

NOTES TO COMMITTEE

Property: 120 Bayview Avenue

Owner: Lake Simcoe Region Conservation Authority

Application: Amendment to Site Plan Approval to permit the reconstruction of the existing parking lot to expand the capacity from 63 to 83 spaces, improve emergency access and introduce Low Impact Development (LID) measures for stormwater management. No changes are proposed for the existing office building.

STAFF RECOMMENDATIONS

The Site Plan Review Committee directs:

1. That the Application for Amendment to Site Plan Approval to permit the reconstruction of the existing parking lot to expand the capacity from 63 to 83 spaces, improve emergency access and introduce Low Impact Development (LID) measures for stormwater management be approved in principle and referred to staff for processing, subject to the following:
 - a. That the preliminary review comments be addressed to the satisfaction of Town staff;
 - b. AND THAT the application be referred to a Public Information Centre.

Preliminary Staff Comments to be Addressed

- Arborist Report and Tree Preservation and Removal Plan to be peer reviewed by Town's Consulting Arborist
- Environmental Impact Study required; study will be peer reviewed
- Property is within Wellhead Protection Area (WHPA-D) – applicant to obtain Section 59 Notice from Region of York
- Consideration to be given to installation of pedestrian walkway from sidewalk to building
- Construction Management Plan required prior to work commencing
- Public Information Centre to be held unless Committee directs otherwise

Next Steps

If Committee approves the application in principle and refers it to staff for processing, the next step in the process is for the applicant to submit to the Town the first technical submission which will be reviewed by staff.

The following plans and reports are required as part of the first technical submission:

- Site Plan
- Landscape Plan
- Phase One Environmental Site Assessment
- Stormwater Management Report
- Servicing/Grading Plan
- Geotechnical Report
- Sediment and Erosion Control Plan
- Construction Management Plan
- Environmental Impact Study
- Section 59 Notice under *Clean Water Act, 2006*
- Arborist Report
- Tree Inventory, Preservation and Removal Plan
- Cost Estimates (civil and landscaping)

The Contractor shall verify all dimensions prior to construction of the work. All joint and connection details shall be approved by the Architect and shall be submitted upon completion of the design.

ISSUE OR REVISION			
NO.	DESCRIPTION	DATE	BY
1	ISSUE FOR PERMIT	2015.12.04	

YORK REGION EMS #19

17

ARRY WALKER PARKWAY SOUTH, NEWMARKET

THOMAS BROWN ARCHITECTS

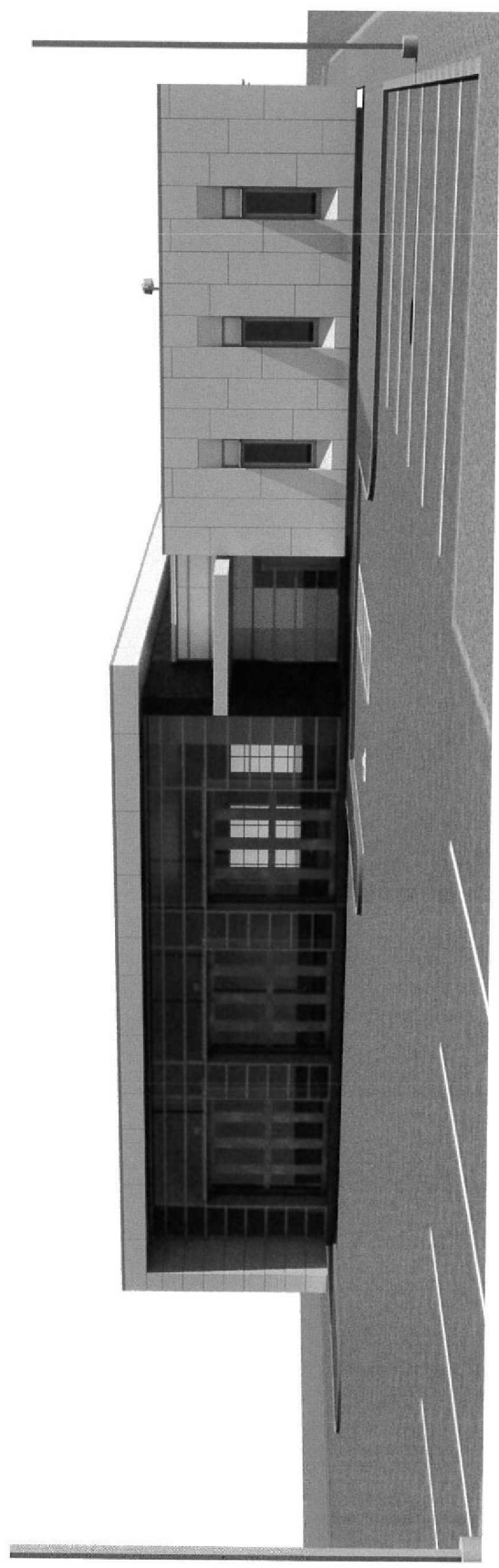
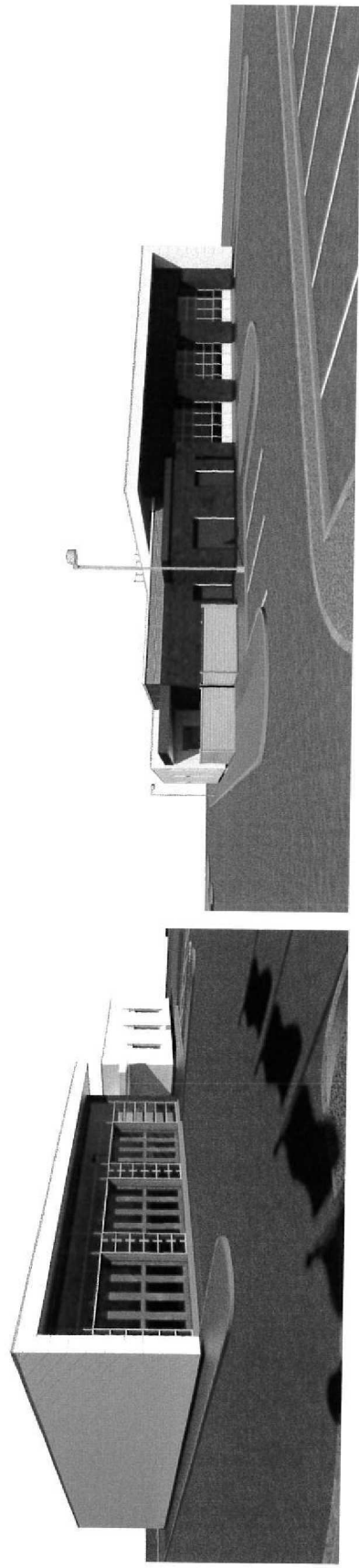
100 Hudson Avenue, Suite 200
Newark, NJ 07102
Phone: 973.261.1100
Fax: 973.261.1101
www.thomasbrownarchitects.com



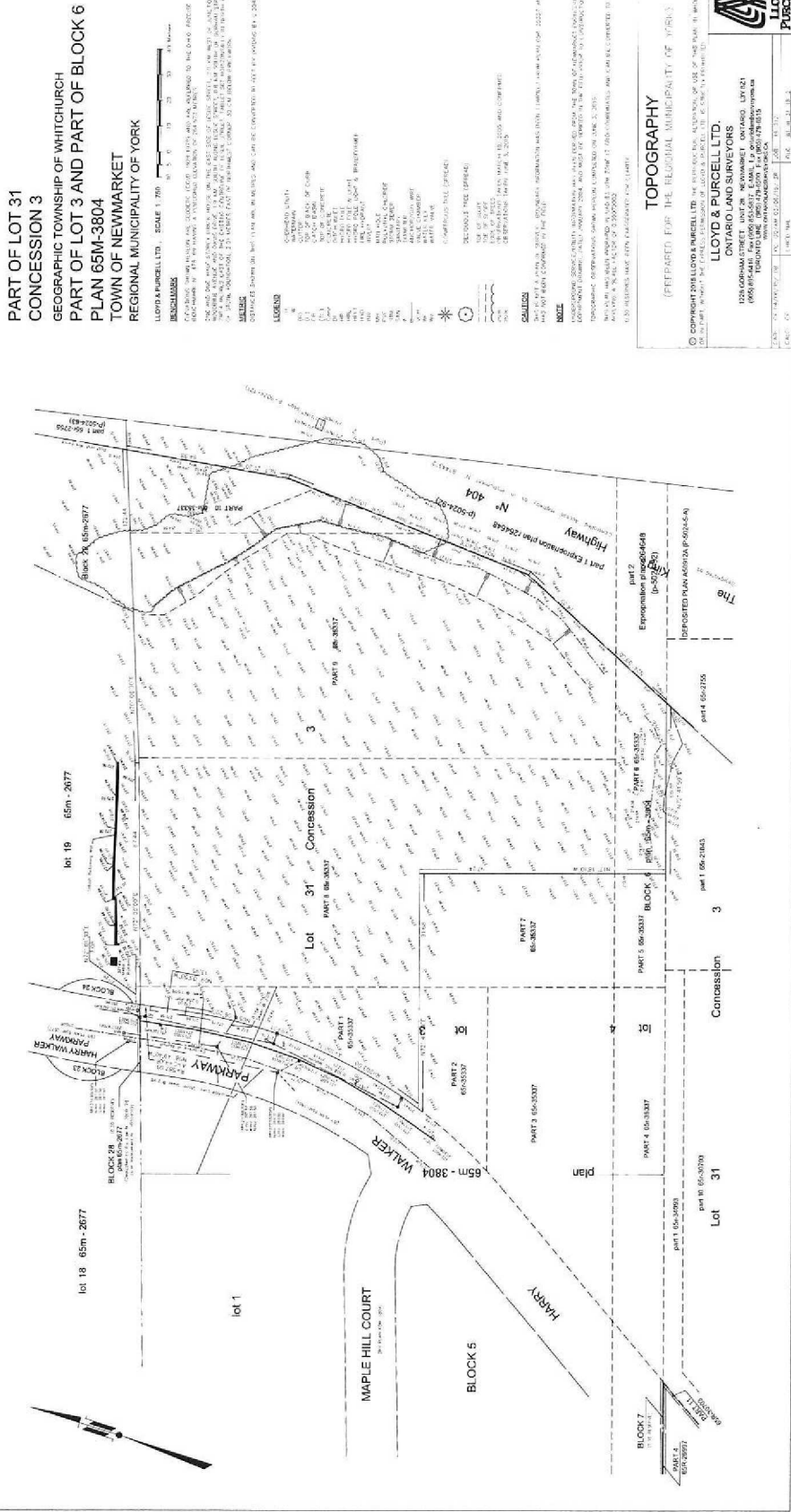
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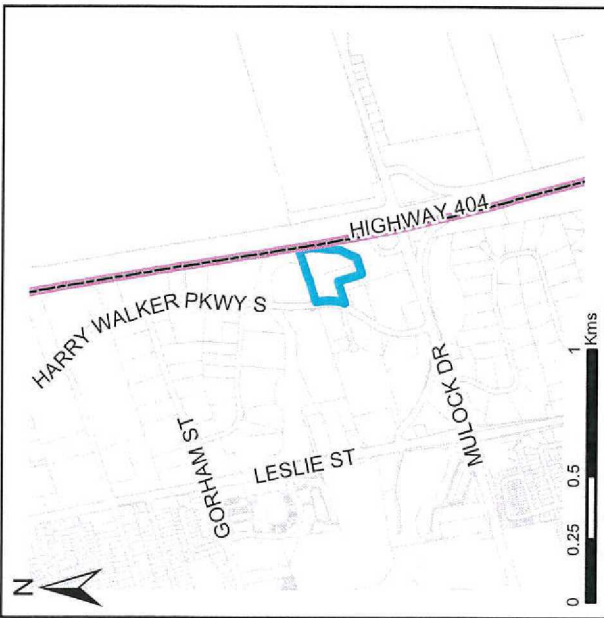
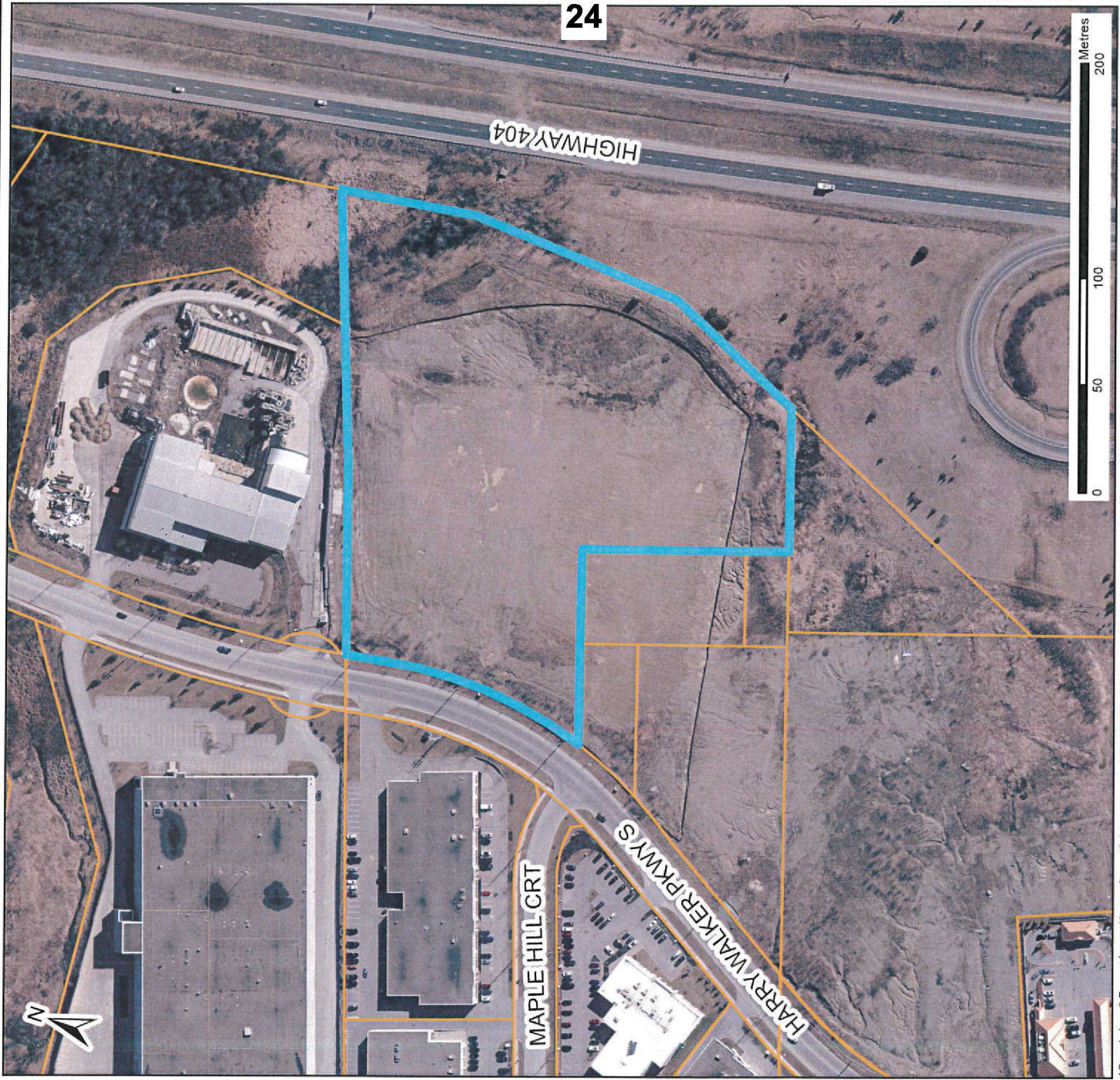
DATE	DEC 4 / 2015
SCALE	
DESIGNED BY	SRL
CHECKED BY	CBK
CONSTRUCTED BY	TBA
ENGINEER	SPA
PROJECT NO.	1417
DRAWING NO.	A 1.4
REVISION	1

12/2/2015 3:54:12 PM









Location Map 445 Harry Walker Pky S Region of York



Newmarket

Designed & produced by Information Technology - GIS
Printed: 08/12/2015

Legend

- Subject Lands
- Property Lines
- Municipal Boundary

Site Plan Accessibility Checklist		Yes	No								
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* 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

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	●	
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□	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	●	
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□	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**

THOMASBROWN ARCHITECTS

December 4, 2015

Linda L. Traviss, MCIP, RPP
Senior Planner – Development
Planning and Building Services

Re: Site Plan Application 1415 Harry Walker Parkway

The following is a list of responses to the requirements noted in Appendix 'D' – Development Standards Checklist.

The following requirements are mandatory:

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

These requirements will all be met in the proposed design.

The orientation of the building has been situated to provide for the intended use of the building as an emergency response facility. Windows in the proposed design have been sized and positioned with the impact of passive solar heating and shading in mind. Anti-idling signage will be provided using signs prominently mounted within all parking areas. Landscaping has been provided within parking areas where feasible. All trees and planting will be planted in high quality soil. Exterior lighting shall be LED where feasible. Where feasible, rainwater will be collected and used to irrigate landscaped areas. Storage has been provided for recyclable materials and organic waste in a dedicated room within the building.

Provide bicycle storage racks.

One bike rack has been provided in the design.

Provide plant materials that are suitable for site conditions and that are drought resistant (where applicable)

All proposed plant selection will prioritize native species that are specifically noted for drought resistance.

Provide alternative power sources, i.e. wind and/or solar power.

The design provides for the potential future installation of a photovoltaic solar panel system.

Provide green roof with 50% minimum coverage and balance of roof space covered with light coloured roofing materials.

Green roofs will be provided for more than 50% of the available roof space.

Innovative methods of reducing stormwater flows.

The proposed design will provide a 50% green roof that will contribute to the reduction of stormwater flows. An infiltration gallery will also be designed that will contribute to the reduction of stormwater flows.

The following requirements are mandatory:

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

These requirements will all be met in the proposed design.

The proposed building will be constructed using a combination clay brick, and porcelain panel cladding which is a premium, durable material. The street elevation of the building incorporates a significant amount of glazing to encourage safe and comfortable pedestrian use. Parking areas are primarily for staff and have been laid out to minimize conflicts while maintaining the required vehicular flows within the site. Pedestrian connections from parking areas to the building have been provided using pedestrian sidewalks which provide a direct connection to the primary entrance of the building. Where parking spaces have to cross driveways, a sidewalk has been provided to establish a clear pedestrian path to the building.

Mechanical rooftop equipment will be minimal on this project as the building will be serviced by an internal furnace system. Rooftop fans will be located as far as possible from the roof edge to minimize visibility from the street and surrounding pedestrian views. Building signage will complement the building design and be in accordance with Client standards.

Building projections such as bay features, cornices, canopies, patios, porches, and porticos are encouraged.

The proposed design incorporates projecting soffits and an entrance canopy has been proposed. A patio for staff use is also proposed.

Provide façade treatments that break down massing and articulates depth, verticality and street edge.

The facades of the building provide a high level of articulation using three high quality materials.

Lighting for individual buildings should be integrated into architecture.

Lighting for the building will be provided at building entrances and perimeter building areas using wall mounted fixtures that will be integrated into the building. Pole mounted lighting for perimeter parking areas will be high quality and designed to relate to the surrounding area.

The following requirements are mandatory:

All trees that are 30cm or more DBH retained.
New trees planted on boulevard conform with the Town's planting guidelines.

These requirements will all be met in the proposed design.

Provide plant materials that are suitable for site conditions and that are drought resistant (where applicable).

All proposed plant selection will prioritize native species that are specifically noted for drought resistance.

Provide benches, garbage and/or recycling receptacles, public art, planters and/or bicycle racks.

Two benches and one bike rack have been provided in the design.

If you have any questions or require further clarification, please do not hesitate to contact our office.

Regards,

A handwritten signature in black ink, appearing to read 'Sebastian Lubczynski', written in a cursive style.

Sebastian Lubczynski
Senior Intern Architect

NOTES TO COMMITTEE

Property: 445 Harry Walker Parkway South

Owner: The Regional Municipality of York

Application: Site Plan Approval to permit the construction of a new EMS facility having a gross floor area of 672 m² and an associated 20 space parking lot.

STAFF RECOMMENDATIONS

The Site Plan Review Committee directs:

1. That the Application for Site Plan Approval to permit the construction of a new EMS facility having a gross floor area of 672 m² and an associated 20 space parking lot be approved in principle and referred to staff for processing, subject to the following:
 - a. That the preliminary review comments be addressed to the satisfaction of Town staff;
 - b. AND THAT the requirement for a Public Information Centre be waived.

Preliminary Staff Comments to be Addressed

- Parking spaces along northerly property line do not meet setback requirements
- Drawings to be revised to be consistent with each other
- Additional landscaping to be provided
- Consideration to be given to installation of pedestrian walkway through site to front door
- Arborist Report and Tree Preservation Plan to be peer reviewed by Town's Consulting Arborist
- Construction Management Plan required prior to work commencing
- Public Information Centre to be held unless Committee directs otherwise
- Permit may be required from Ministry of Transportation

Next Steps

If Committee approves the application in principle and refers it to staff for processing, the next step in the process is for the applicant to submit to the Town the first technical submission which will be reviewed by staff.

The following plans and reports are required as part of the first technical submission:

- Site Plan
- Landscape Plan
- Building Elevations Plan
- Phase One Environmental Site Assessment
- Phase Two Environmental Site Assessment
- Stormwater Management Report
- Functional Servicing Report
- Servicing Plan
- Grading Plan
- Geotechnical Report
- Sediment and Erosion Control Plan
- Construction Management Plan
- Traffic Impact Assessment Report
- Arborist Report
- Tree Inventory and Preservation Plan
- Cost Estimates (civil and landscaping)