

To be held on Monday, March 27, 2017 at **2:00 p.m.** Committee Members are asked to meet in the **Council Chambers** at 395 Mulock Drive, Newmarket, Ontario.

Mayor Van Bynen, Chair.

NEW BUSINESS

**1. APPLICATION FOR SITE PLAN APPROVAL
470 CROSSLAND GATE (BLOCKS 121 AND 122) – WARD 7
(SOUTH OF DAVIS DRIVE, EAST OF CROSSLAND GATE)
OUR FILE NO.: D14-NP17-07
MARIANNEVILLE DEVELOPMENTS LIMITED**

Application for Site Plan Approval to permit the construction of 10 condominium detached dwelling units in Block 121 and 16 condominium detached dwelling units in Block 122.

Joanne Barnett of Marianneville Developments Limited; Richard Zelinka of Zelinka Priamo Ltd.; and Frank Marchio of Lakeview Homes will be present to address the Committee.

Plans attached: Coloured Renderings
Site Plan (Drawing No. 1) Rev. 2 dated Feb. 1, 2017
Landscape Key Plan (Drawing No. L100) Rev. 1 dated February 15, 2017
Landscape Plan (Drawing No. L101) Rev. 1, dated February 15, 2017
Landscape Details Plan (Drawing No. L200) Rev. 1 dated February 15, 2017
Building Elevations dated February 2017
Survey dated March 1, 2017, prepared by J. D. Barnes Limited

Documents attached: GIS photograph overlay map
Site Plan Accessibility Checklist
Convenience Commercial Development Standards Checklist together with a letter from Groundswell Urban Planners Inc. dated March 10, 2017
Notes to Committee

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

- VERIFY ALL DIMENSIONS.
- DO NOT SCALE DRAWINGS.
- REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- IT IS ADVISED THAT CONTRACTORS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ENSURE THE USE OF THE LATEST REVISED DRAWINGS.
- DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT.

City

 CHRISTIANITY TODAY TO OUR GOVERNMENT IS

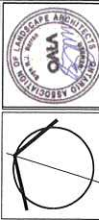
PROPOSED DECISIONS THAT

END OF CHAIN LINK LINE

[illegible]

DIRECTION OF EMIGRATING SERVICES

It is the responsibility of the Contractor and/or Owner to ensure that the drawings with the latest revisions are used for construction.



S B K
5770 HURONTARIO STREET, SUITE 3205
MISSISSAUGA, ONTARIO, L5M 3Z5
T) 416.605.4949 F) 905.712.3101
WWW.STIRBYOCS.COM

STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE

PROJECT
CONDO BLOCKS 121 & 122

TOWN OF NEWMARKET, ONTARIO
REGIONAL MUNICIPALITY OF YORK
LAKEVIEW GROUP OF COMPANIES

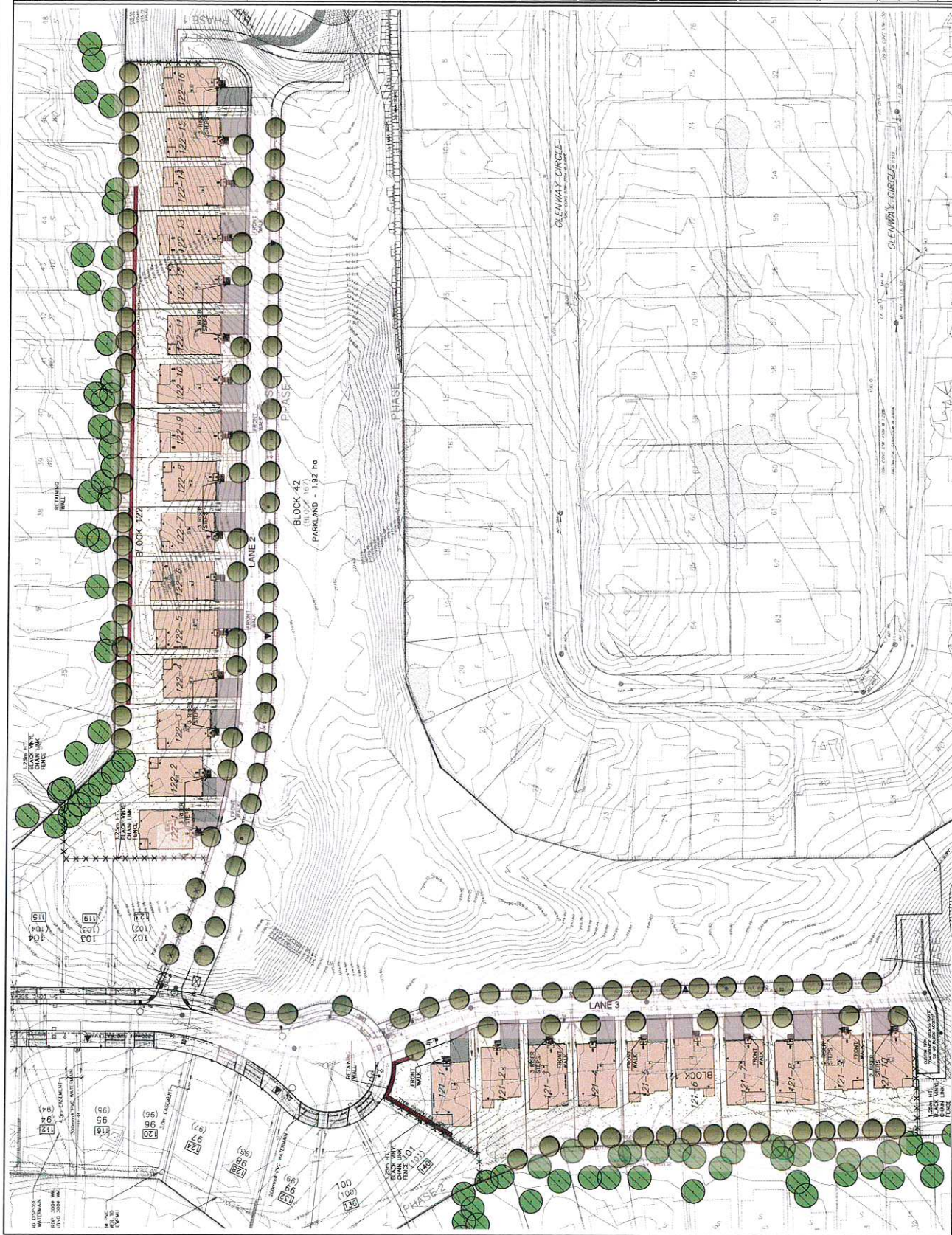
DRAWING TITLE

LANDSCAPE COLOUR PLAN

SCALE 1:500	PROJECT No.
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DATE	FEB. 14, 2017	17-4977
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DRAWN BY: P.H.	DRAWING No. 1101
CHECKED BY:	1 OF 1





TYPICAL REAR ELEVATION EXAMPLE 2



TYPICAL REAR ELEVATION EXAMPLE 1

TYPICAL REAR ELEVATION EXAMPLE 2 - DECK CONDITION

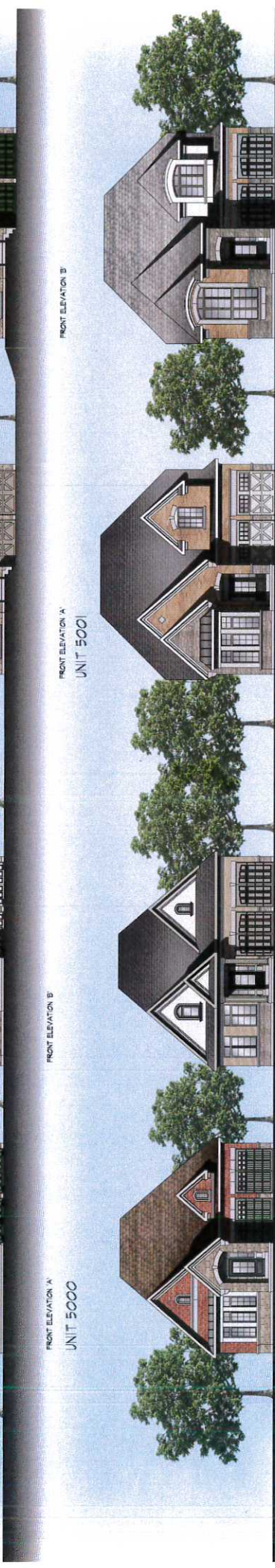


FRONT ELEVATION 'A'
UNIT 5000

FRONT ELEVATION 'B'

FRONT ELEVATION 'A'
UNIT 5001

FRONT ELEVATION 'B'



FRONT ELEVATION 'A'
UNIT 5002

FRONT ELEVATION 'B'

FRONT ELEVATION 'A'
UNIT 5003

FRONT ELEVATION 'B'

TOPSOIL. USE ONLY MIXED TOPSOIL OF FERTILE, FINELY NATURAL LOAM CONTAINING NOT LESS THAN 4% ORGANIC MATTER FOR CLAY LOAMS AND 2% WHEREIN ORGANIC MATTER FOR SAND LOAMS WITH AN ACIDITY RANGE OF 5.5 TO 7.5 pH. ALL TOPSOIL SHOULD BE FREE OF SUBSOIL, CLAY, STONES, ROOTS, EXCESS WATER, FROST AND OTHER EXTRANEOUS MATTER.

(UNLESS OTHERWISE SPECIFIED)
 = PHOSPHATE PLANTING SOIL BY EQUALLY MIXING FOUR PARTS SANDY TOPSOIL, ONE PART ORGANIC SOIL ADDITIVE, WITH 500g BONE MEAL AND 750g COMMERCIAL FERTILIZER PER CUBIC METER. THE FOREGOING RATES ARE SUBJECT TO ADJUSTMENT ON RECEIPT OF TOPSOIL ANALYSIS REPORT.

- * HYDROLOGICALLY DISTURBED AREAS AS WELL AS AREAS INDICATED ON PLANS.
* UNDESIRABLE NATURAL VEGETATION AND AREAS AS SPECIFIED.
* AREAS WITHIN THE PROJECT LIMITS THAT HAVE BEEN CULTIVATED TO A DEPTH OF 25mm AND ARE MOSTLY TO DEPTH OF 150mm BEFORE SEEDING. FINE GRADE AREA PRICE OF \$1.00 PER SQ. YD. WILL BE APPLIED TO THESE AREAS.
* SEEDING SHALL BE DONE TO A DEPTH OF 25mm AND DEPTH BEFORE STARTING TO SEED.
* OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF TOPSOIL GRADE AND DEPTH BEFORE STARTING TO SEED.

- * * * INDICATE AREAS OF TACKLER USE TO LANDSCAPE ARCHITECT PRIOR TO APPLICATION.
- * * * APPLY SEED MIX AT A RATE OF 150KG/HECTARE.
- * * * SOWING TO BE COMPLETED BETWEEN APRIL 1 AND MAY 15 OR BETWEEN AUGUST 15 AND SEPTEMBER 30.

- NOTE:**
- NO TREES SHALL BE PLANTED UNDER OVERHEAD WIRES OR OVER UNDERGROUND SERVICES.
 - TREES ARE NOT TO BE PLANTED LESS THAN:
 - 10' FROM CURBS, UNDERGROUND UTILITIES, SIDEWALKS, DRIVEWAYS, BELL/CABLE PEDESTAL.

- 4.6m FROM LIGHT STANDARDS
- 9m FROM STEP SIZES
- THE CONTRACTOR IS TO STAKE OUT LOCATIONS OF THE PITS. THIS STAKE OUT IS TO BE INSPECTED BEFORE THE EXCAVATION OF ANY THREE PITS.

- RODENT PROTECTION:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND SHRUBS FROM RODENT INJURY FOR THE DURATION OF THE GUARANTEED PERIOD. * THE PROTECTIVE MESH CHAINS SHALL BE EMPLOYED AROUND ALL JEOPARDIZED TREES, CHAINS SHALL BE INSTALLED PRIOR TO THE APPLICATION OF MULCH AND SHOULD BE

* THE WIRE MESH GUARDS MUST BE OF GALVANIZED STEEL, 18 GAUGE AND SUPPLIED IN 600mm ROLLS. THE WIRE MESH CAN BE FASTENED WITH ANY ACCEPTABLE GALVANIZED WIRE, ALL SHIELDS AND CONTOURING TRILLS SHALL HAVE AN APPLICATION OF "SKOOT" OR APPROVED EQUIVALENT RODENT FORMULA, TO BE APPLIED TO THE SHAFT OF THE GUARD.

- * SAND FOR JOINTS SHALL BE A CLEAN, NATURAL GRAVEL, CRUSHED STONE OR ROCK.

- * INTERLOCKING, NEW COAT PROTECTS TO FIBERGLASS JOINTS, JOINTS, CUTS WITHOUT DAMAGED EDGES, AND TO FIT POLYURETHANE.
- * AFTER COMPLETION OF INSTALLATION, COMPACT PAVING BY MEANS OF A VIBRATING PLATE TAMPER.
- * FILL THE JOINTS WITH FINE SAND, BY BRUSHING AND SWEEPING, HOSE PAVING WITH FINE WATER SPRAY.



SCALE 1:1500	PROJECT NO. 17-4977
DATE FEB. 14, 2017	DRAWING NO. L100 1 OF 3
DRAWN BY P.H.	CHECKED BY S.B.

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- VERIFY ALL DIMENSIONS.
- CONTRACTOR TO BE RESPONSIBLE FOR DISCOVERED ERRORS, OMISSIONS OR CONFLICTS TO THE LANDSCAPE DESIGN.
- IT IS ADVISED THAT CONTRACTORS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO THE USE OF THE LATEST REVISED DRAWINGS.
- THE USE OF THE LATEST REVISED DRAWINGS IS THE PROPERTY OF THE LANDSCAPE ARCHITECT.

LOCATION MAP

N.E.S.

LEGEND

- EXISTING TREE TO BE MAINTAINED
- PROPOSED EXISTING TREE
- RETAIL KEY: RETAIL NUMBER
- RETAIL KEY: TREE NUMBER
- X - X - X - BACK WALK DRIVE (MAY 1000)

NO.	DATE	FOR	BY
1	FEB. 15, 2017	FOR SUBMISSION	N.E.
2		REVISION	N.E.

ACCEPTED

DATE: _____

REVISION: _____

BY: _____

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO ENSURE THAT THE DRAWINGS WITH THE LATEST REVISIONS ARE USED FOR CONSTRUCTION.

ST. LANDSCAPE ARCHITECT ASSOCIATION

QALA

3770 HARTWELL STREET, SUITE 200
WILLOWDALE, ONTARIO, L3R 9V9
WWW.STLANDSCAPEARCHITECT.COM

STRYBOS BARRON KING
LANDSCAPE ARCHITECT

PROJECT: CONDO BLOCKS 121 & 122

TOWN OF NEWMARKET, ONTARIO
REGIONAL MUNICIPALITY OF YORK

LAKEVIEW GROUP OF COMPANIES

DRAWING TITLE: LANDSCAPE PLAN

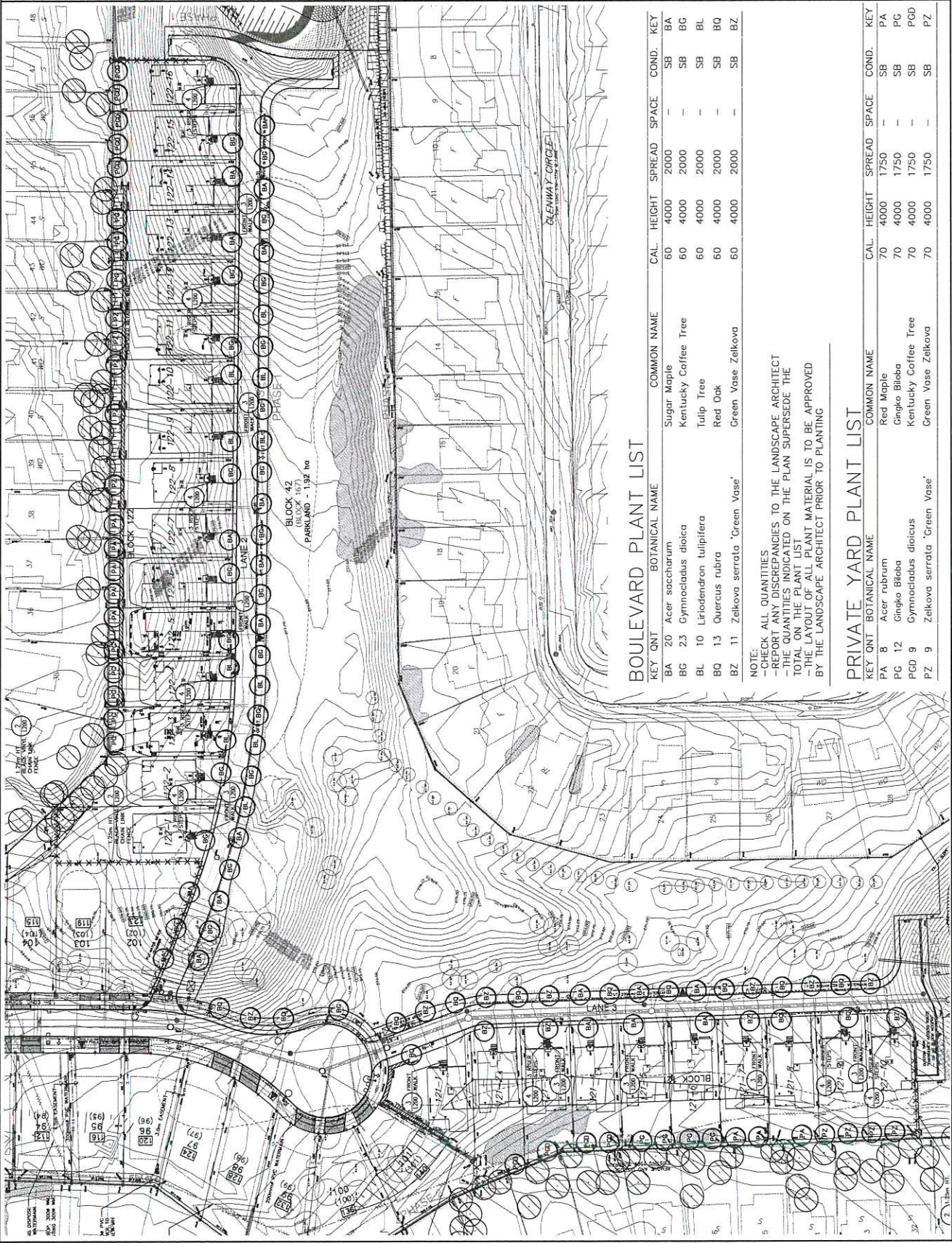
SCALE: 1:500

DATE: FEB. 14, 2017

DRAWING NO. 17-4977

CHECKED BY: L101

DATE: 1 OF 3



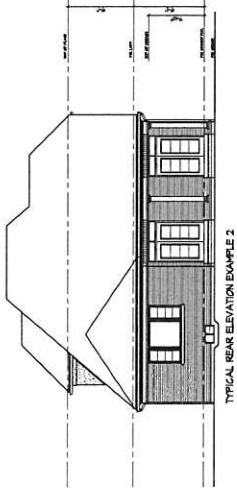
BOULEVARD PLANT LIST

KEY	QNT	BOTANICAL NAME	COMMON NAME	CAL.	HEIGHT	SPREAD	SPACE	COND.	KEY
BA	20	Acer saccharum	Sugar Maple	60	4000	2000	-	SB	BA
BC	23	Gymnocladus dioica	Kentucky Coffee Tree	60	4000	2000	-	SB	BC
BL	10	Liriodendron tulipifera	Tulip Tree	60	4000	2000	-	SB	BL
BQ	13	Quercus rubra	Red Oak	60	4000	2000	-	SB	BQ
BZ	11	Zelkova serrata 'Green Vase'	Green Vase Zelkova	60	4000	2000	-	SB	BZ

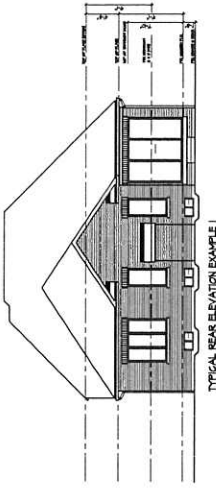
NOTE:
-CHECK ALL QUANTITIES
-REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT
-THE QUANTITIES INDICATED ON THE PLAN SUPERSEDE THE
-THE LAYOUT OF ALL PLANT MATERIAL IS TO BE APPROVED
BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING

PRIVATE YARD PLANT LIST

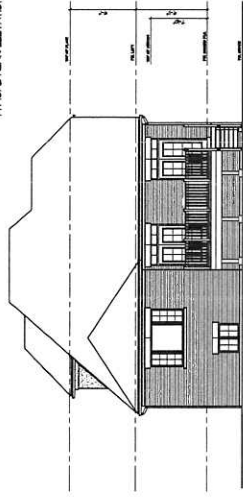
KEY	QNT	BOTANICAL NAME	COMMON NAME	CAL.	HEIGHT	SPREAD	SPACE	COND.	KEY
PA	8	Acer rubrum	Red Maple	70	4000	1750	-	SB	PA
PG	12	Ginkgo biloba	Ginkgo Biloba	70	4000	1750	-	SB	PG
PGD	9	Gymnocladus dioica	Kentucky Coffee Tree	70	4000	1750	-	SB	PGD
PZ	9	Zelkova serrata 'Green Vase'	Green Vase Zelkova	70	4000	1750	-	SB	PZ



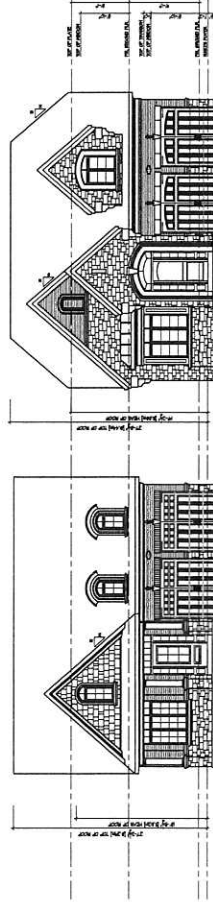
TYPICAL REAR ELEVATION EXAMPLE 2



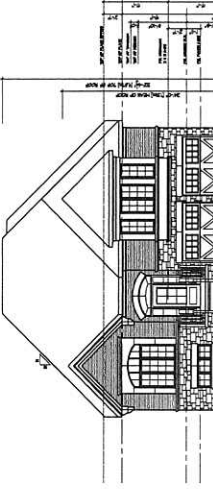
TYPICAL REAR ELEVATION EXAMPLE 1



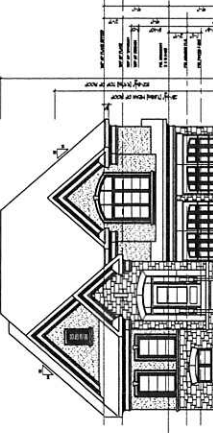
TYPICAL REAR ELEVATION EXAMPLE 2 - DECK CONDITION



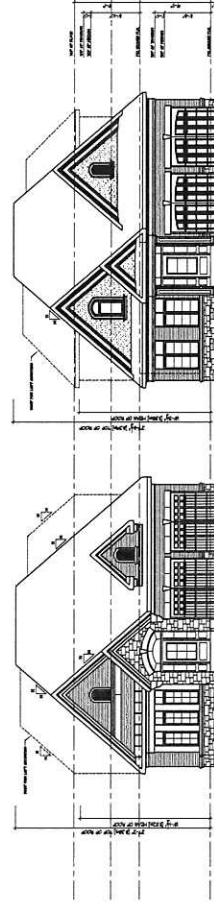
FRONT ELEVATION 'A'
UNIT 5000



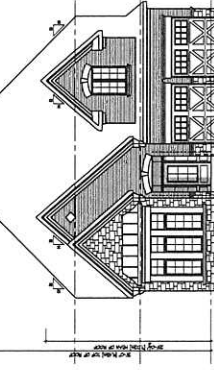
FRONT ELEVATION 'A'
UNIT 5001



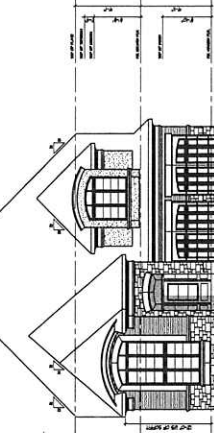
FRONT ELEVATION 'B'



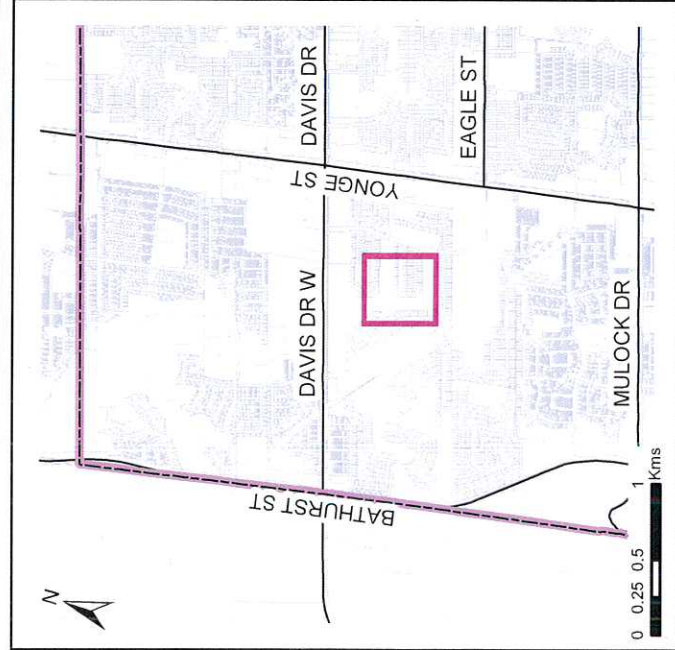
FRONT ELEVATION 'A'
UNIT 5002



FRONT ELEVATION 'A'
UNIT 5003



FRONT ELEVATION 'B'

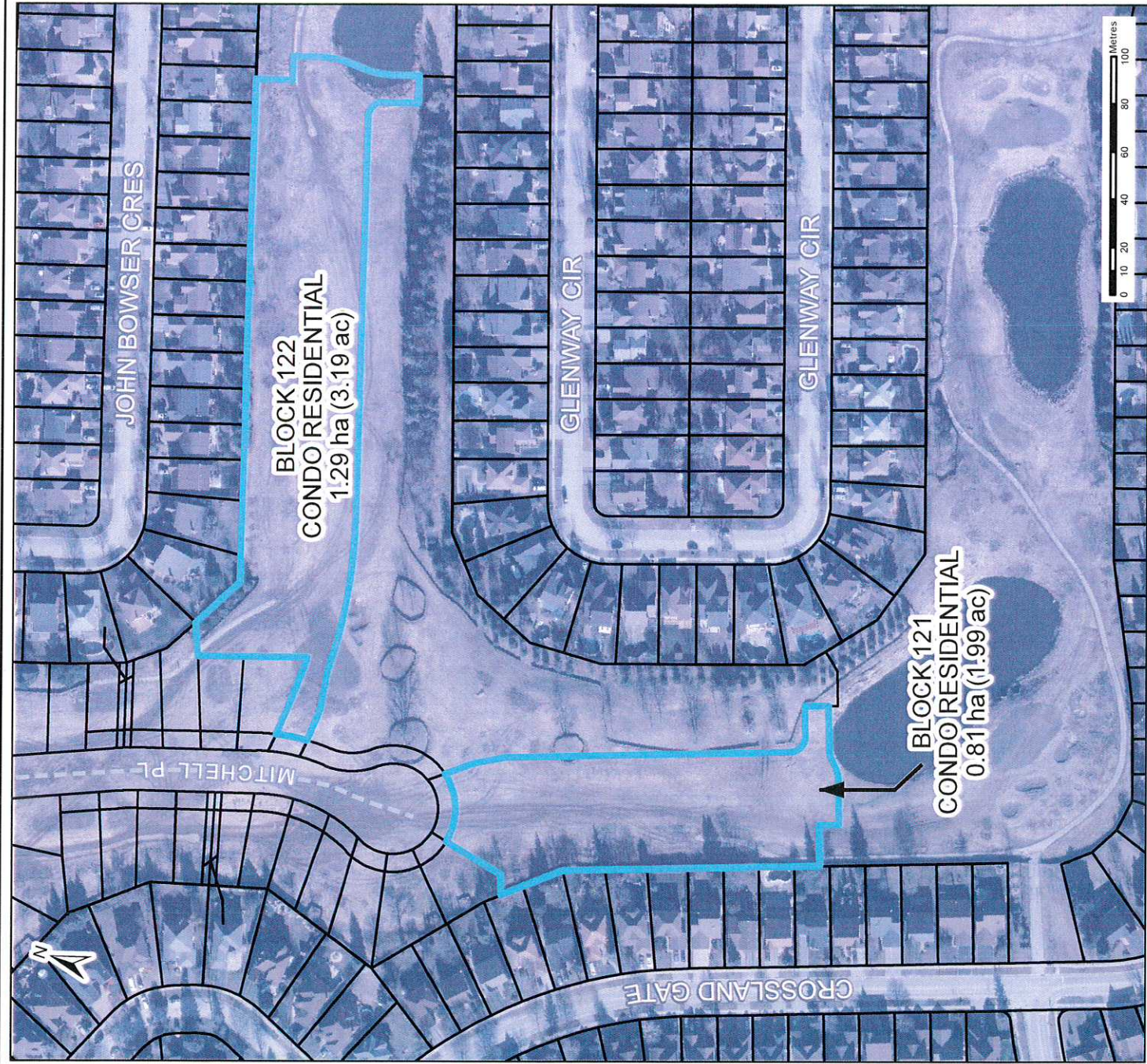


Marianneville Developments Limited Blocks 121 and 122



Designed & produced by Information Technology - GIS
Printed: 3/21/2017

- Legend**
- Municipal Boundary
 - Proposed Road
 - Blocks_Glenway
 - Land Parcel



Site Plan Accessibility Checklist		Yes	No								
➤	Minimum number of required barrier-free parking spaces as per Zoning Bylaw?										
➤	Minimum size of barrier-free parking stall as per Zoning Bylaw?										
➤	Location of required signage – maximum distance from stall as per Sign Bylaw?										
➤	Location of parking space within reasonable proximity of barrier-free building entrance?*										
➤	Parking space allows immediate access to barrier-free walkway?										
➤	Opportunity for primary location with drop-off or with no vehicle lane crossing?										
➤	Parking space designated with a vertical sign and pavement markings with the International Symbol of Access and detail of signage illustrated on site plan as per Sign Bylaw?										
➤	Provision for dedicated pedestrian walkways to promote safe access to facilities?										
➤	Provision for dedicated pedestrian walkways to promote safe access to facilities?										
✱	Access to parking areas (OBC 3.8.2.2)										
➤	Barrier-free path of travel from entrance to parking										
✱	Barrier-free walkway requirements (OBC 3.8.3.2):										
➤	Exterior walkway is slip resistant, continuous and even surfaced?										
➤	Exterior walkway designed to drain easily?										
➤	Minimum width of 1100 mm and a gradient not exceeding 1:20?										
➤	Gradient exceeding 1:20 to be of barrier free path designed as a ramp?										
➤	<i>Guideline:</i> Provision of change of surface materials or painted lines in locations where a barrier-free access traverses a driveway, fire route or parking aisle?										
✱	Curb Ramp Requirements (OBC 3.8.3.2(3) & (4)):										
➤	Provision of curb ramps where difference in elevation between levels in the access route is not more than 200 mm?†										
✱	Barrier-Free Ramp Requirements (OBC 3.8.3.4):										
➤	Maximum ramp slope is 1:12?										
➤	Minimum ramp width between handrails is 900 mm?										
➤	Minimum level area at top and bottom of ramp is 1,670 mm x 1,670 mm?										
➤	Provision of level landing areas with a minimum dimension of 1,670 mm x width of ramp at intervals of not more than 9 m along its length?										
➤	Handrails not less than 865mm and not more than 965 mm high?										
➤	Extension of handrails horizontally not less than 300 mm beyond top and bottom of ramp?										
✱	Barrier-Free Entrance Requirements (OBC 3.8.1.2 and 3.8.3.3):										
➤	Is principal entrance to building barrier-free compliant?										
	<i>Minimum number of barrier-free entrances are not less than specified in the table below and shall lead from the outdoors at sidewalk level or a ramp</i>										
	<table border="1"> <thead> <tr> <th>Number of Pedestrian Entrances</th> <th>Minimum Number of Barrier-Free Entrances Required</th> </tr> </thead> <tbody> <tr> <td>1 to 3</td> <td>1</td> </tr> <tr> <td>4 to 5</td> <td>2</td> </tr> <tr> <td>6 and above</td> <td>Not less than 50 %</td> </tr> </tbody> </table>	Number of Pedestrian Entrances	Minimum Number of Barrier-Free Entrances Required	1 to 3	1	4 to 5	2	6 and above	Not less than 50 %		
Number of Pedestrian Entrances	Minimum Number of Barrier-Free Entrances Required										
1 to 3	1										
4 to 5	2										
6 and above	Not less than 50 %										
➤	Threshold at accessible entrance does not exceed 13 mm?										
➤	Is the width of the door opening a minimum of 860 mm?										
➤	If required, does main accessible entrance have a power door operator?										
✱	Accessibility Signage Requirements (OBC 3.8.3.1)										
➤	Signs incorporating the International Symbol of Access required to be permanently mounted to identify barrier-free building entrances and ramps?										

✱ OBC 3.8 applies to all buildings except low-density dwellings.

* 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

Convenience Commercial Development Standards Checklist (includes Hospital Transition Area)		Yes	No
Green Initiatives:			
* Provide bicycle storage racks			
* Provide anti-idling signage			
* Parking supply does not exceed minimum required by zoning bylaw			
* Provide each tree with appropriate volume of high quality soil			
* Provide energy efficient exterior lighting			
* Rainwater collected, treated (if necessary) and used for irrigation			
* Provide storage facilities for recyclable materials and organic wastes			
□ Building to be oriented and designed to take advantage of passive solar heating and shading for cooling			n/a
□ Provide dedicated parking spaces for high occupancy vehicles			
□ Provide landscaped areas and trees within parking lot to provide shade and break-up expanse of paved areas – consider stands of trees			
□ Provide plant materials that are suitable for site conditions and that are drought resistant (where applicable)			
□ Provide alternative power sources, i.e. wind and/or solar power			
□ 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 to be designed to complement the residential architecture in neighbourhood, including projections such as bay features, cornices, canopies, patios, porches, and porticos are encouraged			n/a
* Provide pitched roof designs to integrate commercial buildings into residential community			n/a
* 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			n/a
* Provide safe and convenient pedestrian connections between parking and buildings			✓
* Building signage must complement overall design of building architecture and surrounding buildings			↑
* Rooftop mechanical equipment and loading areas must be screened visually and acoustically on all sides			↑
□ Explore opportunities for public art			n/a
□ Provide façade treatments that break down massing and articulates depth, verticality and street edge			↑
□ Align buildings close to street/sidewalk to help define street edge and enhance access to public realm			↑
□ Avoid conflicts between pedestrian and vehicular routes, e.g. when possible, avoid locating parking along major drive aisles, street access driveways or in front of building entrances and service areas.			↓
□ Lighting for individual buildings should be integrated into architecture			↓
□ Provide connection to Town's trail system			✓
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			n/a
□ 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**

March 10, 2017

Town of Newmarket – Planning & Building Services
Att: Ms. Linda Traviss, Senior Planner
395 Mulock Drive
Newmarket, ON L3Y 4X7

**Reference: Application for Site Plan Approval – Appendix E Conformity
Glenway Subdivision – Blocks 121 & 122 (formerly Blocks 162 & 163)**

Further to Staff's request at our preconsultation meeting on January 27, 2017, we have completed Appendix E for the above-referenced application for Site Plan Approval.

We note that Appendix E is intended for Commercial applications; therefore many of the requirements are not applicable to the proposed development. The following items on the checklist can be achieved:

- Lakeview intends to build the homes using a variety of quality of materials, including brick and stone.
- Private driveways for each home will provide a safe connection between parking and buildings
- The site plan includes easy access to the trail system, as the site is adjacent to new parkland
- Boulevard Enhancements – these have been dealt with through Subdivision approvals

We look forward to Staff's review and confirming a date to proceed to the SPRC.

Please do not hesitate to contact the undersigned with any questions.

Sincerely,

GROUNDSWELL URBAN PLANNERS INC.



Kerigan Kelly, MCIP, RPP
Senior Planner, Partner
kerigan@groundswellplan.com

c.c. Mr. Frank Marchio, Lakeview Homes

groundswell
URBAN PLANNERS INC.

GIVING YOU SOMETHING TO BUILD ON.

30 WEST BEAVER CREEK RD.
UNIT 109, RICHMOND HILL
ONTARIO, L4B 3K1

T 905.597.8204
F 905.597.8904

NOTES TO COMMITTEE

Property: 470 Crossland Gate (Block 160)
(south of Davis Drive, east of Crossland Gate)

Owner: Marianneville Developments Limited

Application: Site Plan Approval to permit the construction of 10 condominium detached dwelling units in Block 121 and 16 condominium detached dwelling units in Block 122.

STAFF RECOMMENDATION

The Site Plan Review Committee directs:

1. That the Application for Site Plan Approval to permit the construction of 10 condominium detached dwelling units in Block 121 and 16 condominium detached dwelling units in Block 122 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.

Preliminary Staff Comments to be Addressed

- Property is zoned Residential Detached Dwelling 15m Exception 123 Zone (H) (R1-D-123) by By-law Number 2010-40, as amended by By-law Number 2014-25 approved by Ontario Municipal Board
- Land use will be permitted at such time as Council passes a by-law removing 'H' prefix – removal of holding provision subject to applicant addressing conditions for removal (servicing allocation granted by Town, executing site plan agreement and posting performance securities)
- Servicing allocation was granted by Council on June 7, 2016
- Record of Site Condition required
- Consideration to providing mid-block connections to trail system
- Construction Management Plan required prior to work commencing
- Development to have regard for Compatibility Interface Plan

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
- Record of Site Condition
- Stormwater Management Report
- Functional Servicing Report
- Servicing Plan
- Grading Plan
- Geotechnical Report
- Sediment and Erosion Control Plan
- Construction Management Plan
- Cost Estimates (civil and landscaping)