

---

The meeting of Site Plan Review Committee was held on Monday, May 15, 2017 at 2:00 p.m. in the Council Chambers at 395 Mulock Drive, Newmarket.

**Members**

**Present:** Mayor Van Bynen  
Regional Councillor Taylor  
Councillor Bisanz  
Councillor Broome  
Councillor Hempen  
Councillor Kerwin  
Councillor Kwapis

**Members**

**Absent:** Councillor Twinney  
Councillor Vegh

**Staff:**

Bob Shelton, Chief Administrative Officer  
Peter Noehammer, Commissioner, Development & Infrastructure Services  
Rick Nethery, Director of Planning & Building Services  
Linda Traviss, Senior Planner – Development  
Matthew Peverini, Committee Secretary

The meeting was called to order at 2:00 p.m. No conflicts of interest were declared.

Mayor Van Bynen in the Chair.

**1. APPLICATION FOR SITE PLAN APPROVAL  
400 PARK AVENUE – WARD 5  
(WEST OF MAIN STREET SOUTH)  
OUR FILE NO.: D14-NP17-11  
400 PARK AVENUE INC.**

---

Application for Site Plan Approval to permit the construction of 14 new townhouse dwelling units fronting Botsford Street and Church Street and 11 apartment dwelling units within the existing former school building.

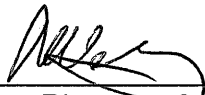
Daniel Berholz of The Rose Corporation; Brad Rogers of Groundswell Urban Planners Inc; and Matthew Bernstein of Terraplan Landscape Architects were present to address the Committee.

**The Site Plan Review Committee recommends:**

- 1. THAT the Application for Site Plan Approval to permit the construction of 14 new townhouse dwelling units fronting Botsford Street and Church Street and 11 apartment dwelling units within the existing former school building be approved in principle and referred to staff for processing, subject to the following:**
  - a. THAT the applicant obtain Official Plan and Zoning By-law Amendments to permit the proposed uses;**
  - b. AND THAT the preliminary review comments be addressed to the satisfaction of Town Staff.**
- 2. AND THAT Daniel Berholz, The Rose Corporation, 156 Duncan Mill Road, Suite 12, TORONTO, ON M3B 3N2, be notified of this decision;**
- 3. AND THAT Brad Rogers, Groundswell Urban Planners Inc., 30 West Beaver Creek Road, Unit 109, RICHMOND HILL, ON L4B 3K1, be notified of this decision.**

The meeting adjourned at approximately 2:48 p.m. The next regular meeting of the Site Plan Review Committee is expected to be held on June 6, 2017.

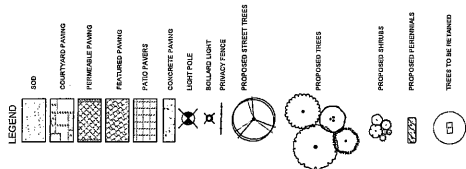
May 16/17  
Dated

  
\_\_\_\_\_  
Director, Planning & Building Services



## GENERAL NOTES

1. ALL DRAWINGS ARE IN METRIC SCALE. DIMENSIONS UNDER 1000 MM ARE SHOWN AS DIMENSIONS UNDER 1000 MM.
2. ALL DIMENSIONS ARE TO FACE OF CURB AND FACE OF SIDEWALK.
3. EXISTING UNDERGROUND UTILITIES SHOWN ON THE DRAWINGS ARE PLOTTED FROM ORIGINAL SITE DRAWINGS AND/OR SITE TOPOGRAPHIC SURVEY. EVERY ATTEMPT HAS BEEN MADE TO SHOW ALL UTILITY LINES WHERE THEY EXIST.
4. ALL PAVING SHOWN ON THE DRAWINGS ARE SCHEMATIC DETAILS FOR PAVERS AND PAVING PATTERN ARE TO BE DETERMINED.



| id | name                       | size    | type | date | comment |
|----|----------------------------|---------|------|------|---------|
| 1  | FILED FOR 91A              | 2570402 | LC   |      |         |
| 2  | FILED FOR 91A AND PC720005 | 2570410 | LC   |      |         |
| 3  | FILED FOR 91A AND PC720005 | 2570403 | LC   |      |         |
| 4  | FILED FOR 91B              | 2570411 | LC   |      |         |

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE MESSAGE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

**terraplan**  
LANDSCAPE ARCHITECTS  
VISION. DELIVERED.

24. *Procurement (Ch. 4, Secs 4625, 4626, 4627, 4628, 4629, 4630, 4631, 4632, 4633, 4634, 4635, 4636, 4637, 4638, 4639, 4640, 4641, 4642, 4643, 4644, 4645, 4646, 4647, 4648, 4649, 4650, 4651, 4652, 4653, 4654, 4655, 4656, 4657, 4658, 4659, 4660, 4661, 4662, 4663, 4664, 4665, 4666, 4667, 4668, 4669, 4670, 4671, 4672, 4673, 4674, 4675, 4676, 4677, 4678, 4679, 4680, 4681, 4682, 4683, 4684, 4685, 4686, 4687, 4688, 4689, 4690, 4691, 4692, 4693, 4694, 4695, 4696, 4697, 4698, 4699, 4700, 4701, 4702, 4703, 4704, 4705, 4706, 4707, 4708, 4709, 4710, 4711, 4712, 4713, 4714, 4715, 4716, 4717, 4718, 4719, 4720, 4721, 4722, 4723, 4724, 4725, 4726, 4727, 4728, 4729, 4730, 4731, 4732, 4733, 4734, 4735, 4736, 4737, 4738, 4739, 4740, 4741, 4742, 4743, 4744, 4745, 4746, 4747, 4748, 4749, 4750, 4751, 4752, 4753, 4754, 4755, 4756, 4757, 4758, 4759, 4760, 4761, 4762, 4763, 4764, 4765, 4766, 4767, 4768, 4769, 4770, 4771, 4772, 4773, 4774, 4775, 4776, 4777, 4778, 4779, 4780, 4781, 4782, 4783, 4784, 4785, 4786, 4787, 4788, 4789, 4790, 4791, 4792, 4793, 4794, 4795, 4796, 4797, 4798, 4799, 4800, 4801, 4802, 4803, 4804, 4805, 4806, 4807, 4808, 4809, 4810, 4811, 4812, 4813, 4814, 4815, 4816, 4817, 4818, 4819, 4820, 4821, 4822, 4823, 4824, 4825, 4826, 4827, 4828, 4829, 4830, 4831, 4832, 4833, 4834, 4835, 4836, 4837, 4838, 4839, 4840, 4841, 4842, 4843, 4844, 4845, 4846, 4847, 4848, 4849, 4850, 4851, 4852, 4853, 4854, 4855, 4856, 4857, 4858, 4859, 4860, 4861, 4862, 4863, 4864, 4865, 4866, 4867, 4868, 4869, 4870, 4871, 4872, 4873, 4874, 4875, 4876, 4877, 4878, 4879, 4880, 4881, 4882, 4883, 4884, 4885, 4886, 4887, 4888, 4889, 4890, 4891, 4892, 4893, 4894, 4895, 4896, 4897, 4898, 4899, 4900, 4901, 4902, 4903, 4904, 4905, 4906, 4907, 4908, 4909, 4910, 4911, 4912, 4913, 4914, 4915, 4916, 4917, 4918, 4919, 4920, 4921, 4922, 4923, 4924, 4925, 4926, 4927, 4928, 4929, 4930, 4931, 4932, 4933, 4934, 4935, 4936, 4937, 4938, 4939, 4940, 4941, 4942, 4943, 4944, 4945, 4946, 4947, 4948, 4949, 4950, 4951, 4952, 4953, 4954, 4955, 4956, 4957, 4958, 4959, 4960, 4961, 4962, 4963, 4964, 4965, 4966, 4967, 4968, 4969, 4970, 4971, 4972, 4973, 4974, 4975, 4976, 4977, 4978, 4979, 4980, 4981, 4982, 4983, 4984, 4985, 4986, 4987, 4988, 4989, 4990, 4991, 4992, 4993, 4994, 4995, 4996, 4997, 4998, 4999, 5000, 5001, 5002, 5003, 5004, 5005, 5006, 5007, 5008, 5009, 5010, 5011, 5012, 5013, 5014, 5015, 5016, 5017, 5018, 5019, 5020, 5021, 5022, 5023, 5024, 5025, 5026, 5027, 5028, 5029, 5030, 5031, 5032, 5033, 5034, 5035, 5036, 5037, 5038, 5039, 5040, 5041, 5042, 5043, 5044, 5045, 5046, 5047, 5048, 5049, 5050, 5051, 5052, 5053, 5054, 5055, 5056, 5057, 5058, 5059, 5060, 5061, 5062, 5063, 5064, 5065, 5066, 5067, 5068, 5069, 5070, 5071, 5072, 5073, 5074, 5075, 5076, 5077, 5078, 5079, 5080, 5081, 5082, 5083, 5084, 5085, 5086, 5087, 5088, 5089, 5090, 5091, 5092, 5093, 5094, 5095, 5096, 5097, 5098, 5099, 5100, 5101, 5102, 5103, 5104, 5105, 5106, 5107, 5108, 5109, 5110, 5111, 5112, 5113, 5114, 5115, 5116, 5117, 5118, 5119, 5120, 5121, 5122, 5123, 5124, 5125, 5126, 5127, 5128, 5129, 5130, 5131, 5132, 5133, 5134, 5135, 5136, 5137, 5138, 5139, 5140, 5141, 5142, 5143, 5144, 5145, 5146, 5147, 5148, 5149, 5150, 5151, 5152, 5153, 5154, 5155, 5156, 5157, 5158, 5159, 5160, 5161, 5162, 5163, 5164, 5165, 5166, 5167, 5168, 5169, 5170, 5171, 5172, 5173, 5174, 5175, 5176, 5177, 5178, 5179, 5180, 5181, 5182, 5183, 5184, 5185, 5186, 5187, 5188, 5189, 5190, 5191, 5192, 5193, 5194, 5195, 5196, 5197, 5198, 5199, 5200, 5201, 5202, 5203, 5204, 5205, 5206, 5207, 5208, 5209, 5210, 5211, 5212, 5213, 5214, 5215, 5216, 5217, 5218, 5219, 5220, 5221, 5222, 5223, 5224, 5225, 5226, 5227, 5228, 5229, 5230, 5231, 5232, 5233, 5234, 5235, 5236, 5237, 5238, 5239, 5240, 5241, 5242, 5243, 5244, 5245, 5246, 5247, 5248, 5249, 5250, 5251, 5252, 5253, 5254, 5255, 5256, 5257, 5258, 5259, 5260, 5261, 5262, 5263, 5264, 5265, 5266, 5267, 5268, 5269, 5270, 5271, 5272, 5273, 5274, 5275, 5276, 5277, 5278, 5279, 5280, 5281, 5282, 5283, 5284, 5285, 5286, 5287, 5288, 5289, 5290, 5291, 5292, 5293, 5294, 5295, 5296, 5297, 5298, 5299, 5300, 5301, 5302, 5303, 530*

LIBRARY

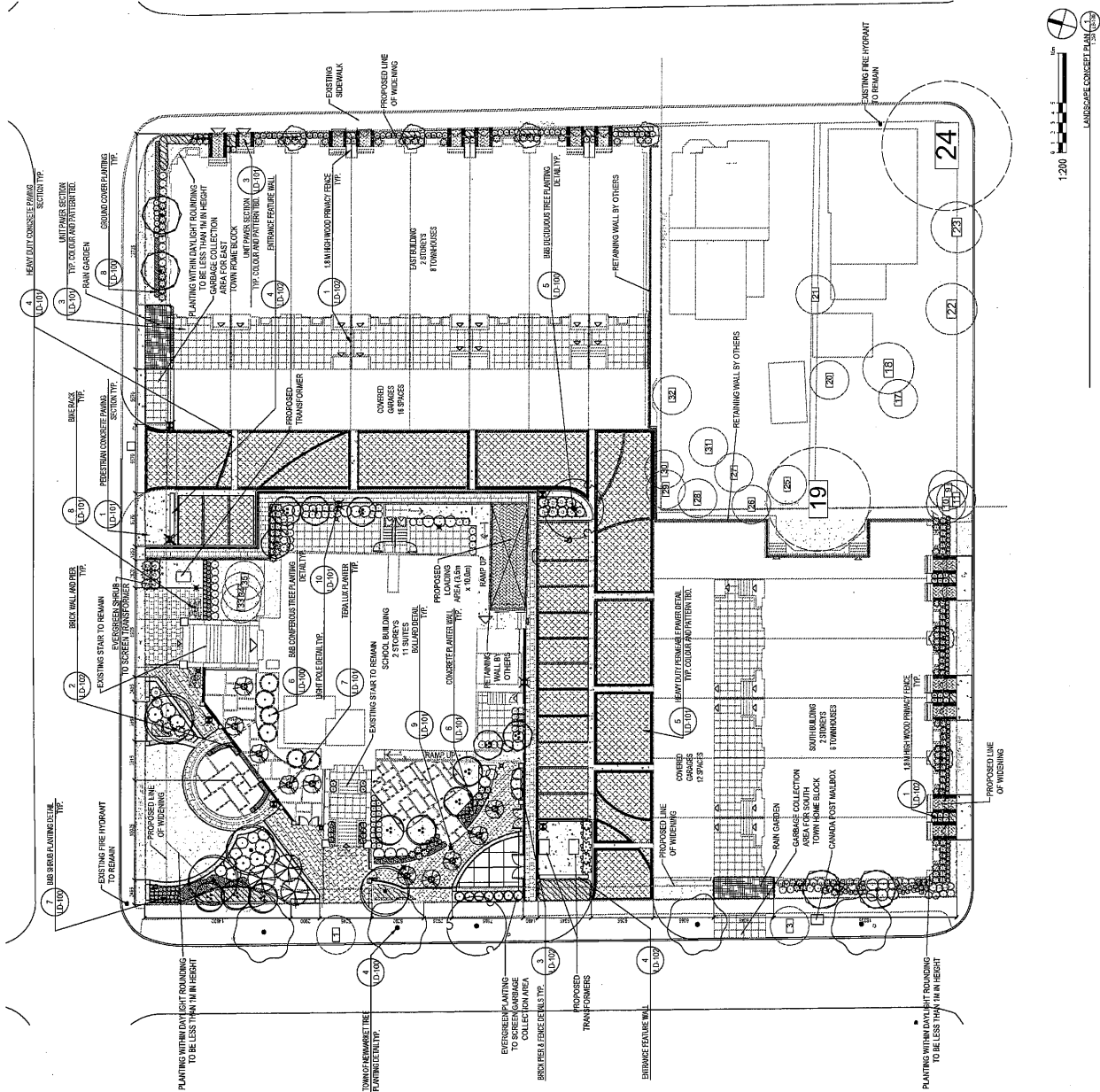
400 PARK AVENUE  
400 PARK AVENUE  
NEWMARKET, ONTARIO

**PROJECT**  
**LANDSCAPE CONCEPT PLAN**



|          |          |
|----------|----------|
| PLANT    | AS       |
| RECEIVED | ME       |
| DATE     | AS SHOWN |

LS-100



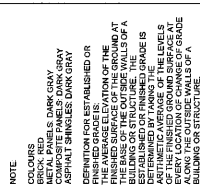
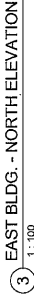
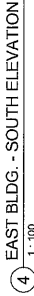
1:200

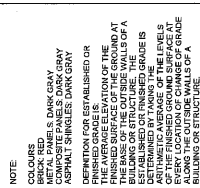
0 1 2 3 4 5 m

LANDSCAPE CONCEPT PLAN

1:200 (12-20)



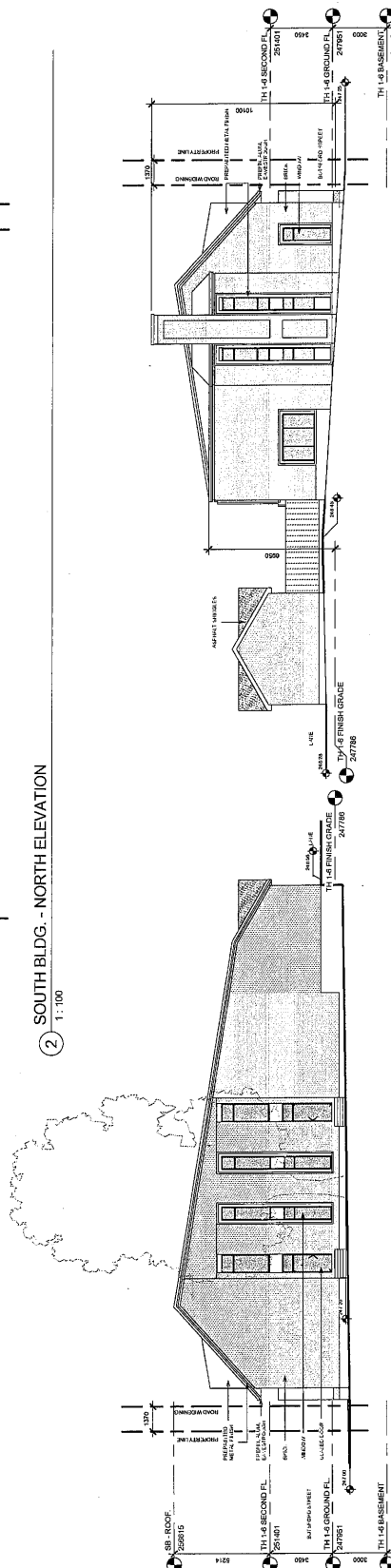
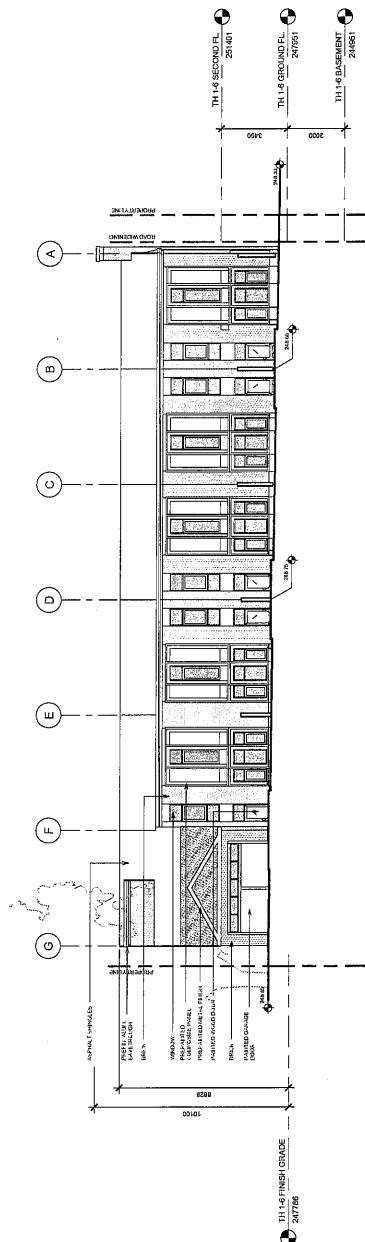
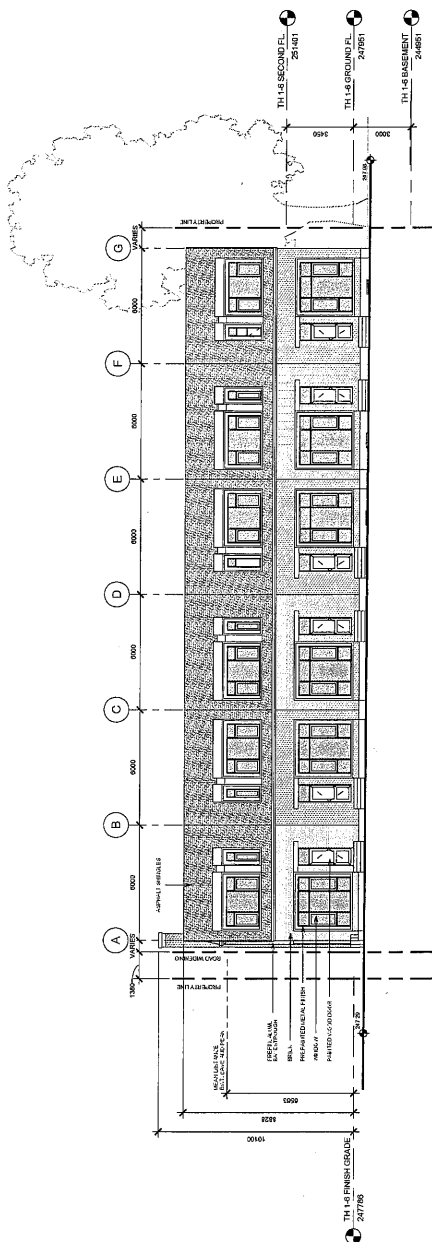
[illegible]

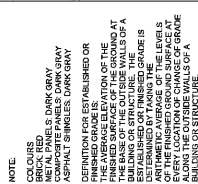
[illegible]400 PARK AVENUE  
NEW YORK, N.Y. 10022

OWNER: 450 Park Avenue Inc.  
1156 Duncan Mill Road, Unit 12 M3B 3N2

|            |
|------------|
| 1:100      |
| PLOT DATE: |
| 05/04/2017 |
| DRAWN BY:  |
| SC         |
| FILE NO.:  |

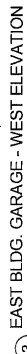
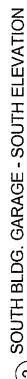
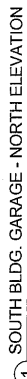
A302

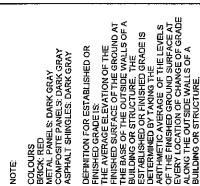




| NO. | DATE       |
|-----|------------|
| 6   | 2017-04-06 |
| 5   | 2017-01-20 |
| 4   | 2016-11-23 |
| 3   | 2016-10-28 |
| 2   | 2016-09-30 |
| 1   | 2016-06-18 |

|                |                                       |
|----------------|---------------------------------------|
| PROJECT TITLE: | 400 PARK AVENUE                       |
| OWNER:         | 400 Park Avenue Bldg.                 |
|                | 36 Hudson MM Road, 10th Fl, NYC 10022 |
| INSPECT NORTH: | SCALE:                                |
|                | 1:100                                 |
|                | PLOT DATE:                            |
|                | 05/04/2017                            |
|                | CONVERT BY:                           |
|                | S.C.                                  |
|                | PLOT NO.:                             |
|                | 16-010                                |
|                | A303                                  |





| NO. | REMARKS / ISSUED FOR    | DATE       |
|-----|-------------------------|------------|
| 6   | ISSUED FOR SPA          | 2017-04-06 |
| 5   | RE-ISSUED FOR GPA & RZA | 2017-04-20 |
| 4   | ISSUED FOR REVIEW       | 2016-11-23 |
| 3   | PRELIMINARY PRICING     | 2016-10-30 |
| 2   | ISSUED FOR GPA & RZA    | 2016-08-13 |
| 1   | ISSUED FOR COORDINATION | 2016-08-19 |

### ELEVATIONS - School

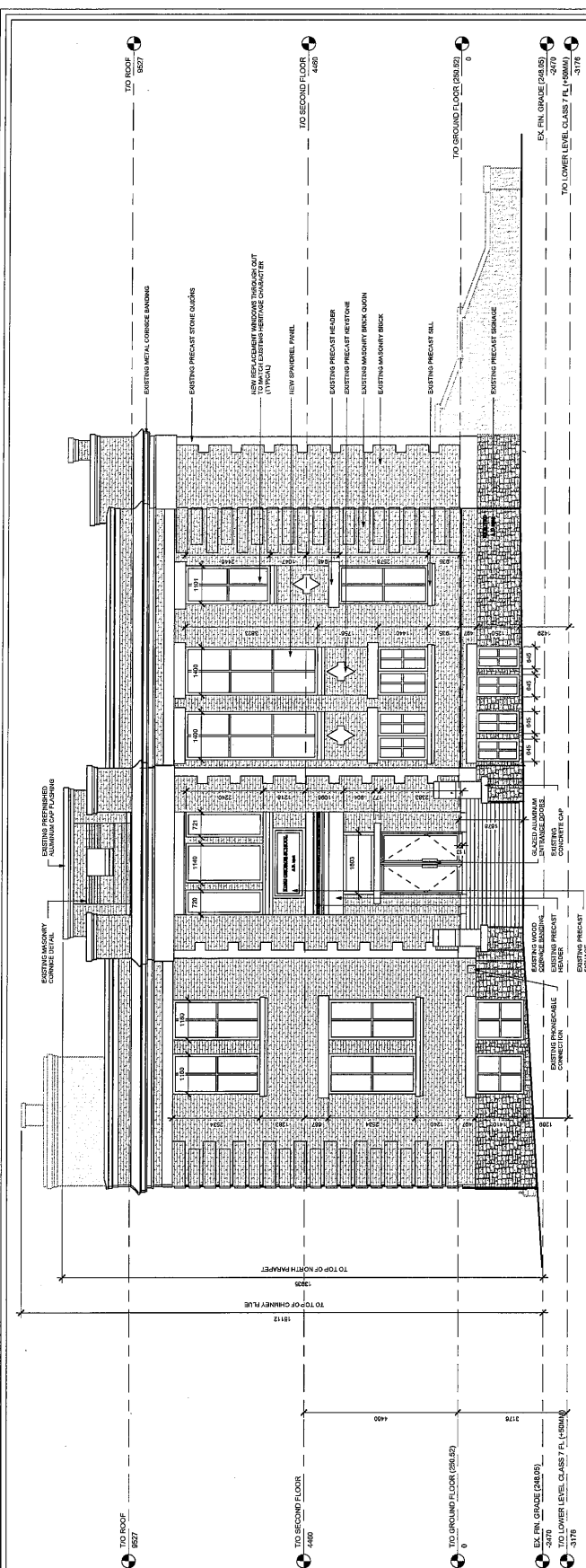
100 PARK AVENUE

WINNER: 400 Park Avenue Inc.,  
55 Duncan Mill Road, Unit 12 M3B

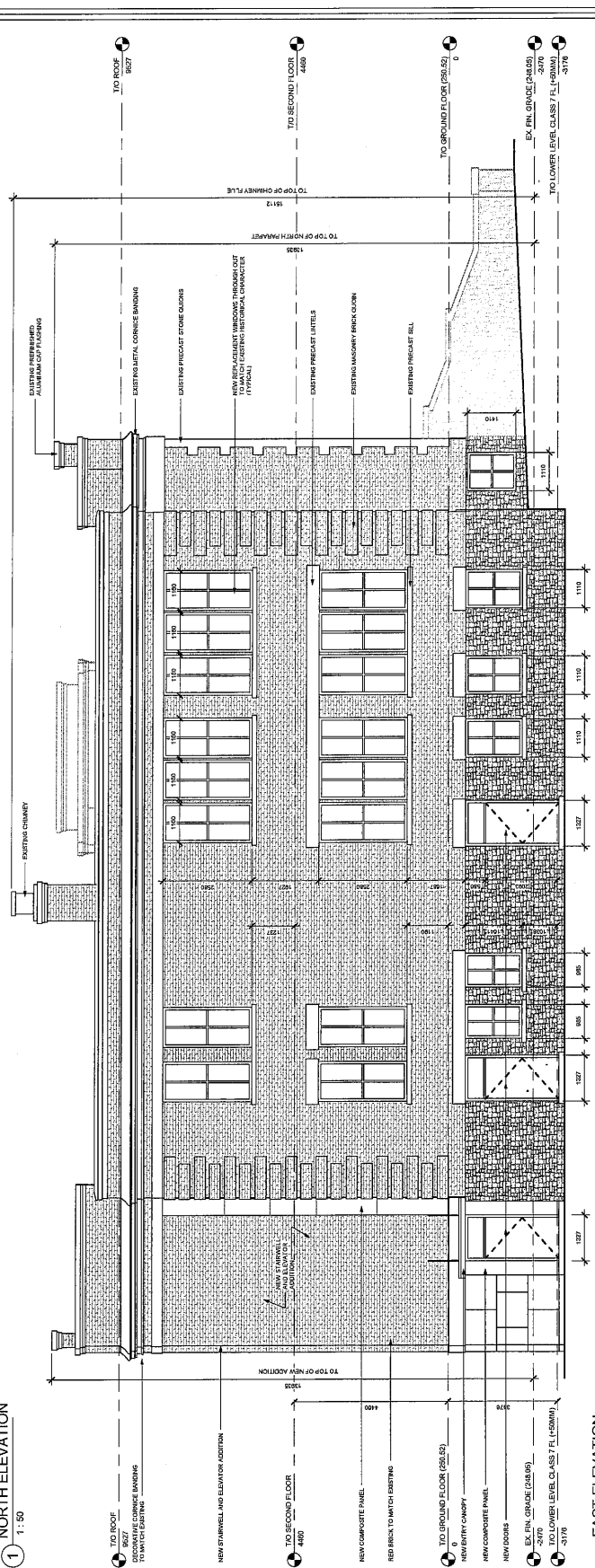
| Subject | 1: | 2: | 3: | 4: | 5: | 6: | 7: | 8: | 9: | 10: | 11: | 12: | 13: | 14: | 15: | 16: | 17: | 18: | 19: | 20: | 21: | 22: | 23: | 24: | 25: | 26: | 27: | 28: | 29: | 30: | 31: | 32: | 33: | 34: | 35: | 36: | 37: | 38: | 39: | 40: | 41: | 42: | 43: | 44: | 45: | 46: | 47: | 48: | 49: | 50: | 51: | 52: | 53: | 54: | 55: | 56: | 57: | 58: | 59: | 60: | 61: | 62: | 63: | 64: | 65: | 66: | 67: | 68: | 69: | 70: | 71: | 72: | 73: | 74: | 75: | 76: | 77: | 78: | 79: | 80: | 81: | 82: | 83: | 84: | 85: | 86: | 87: | 88: | 89: | 90: | 91: | 92: | 93: | 94: | 95: | 96: | 97: | 98: | 99: | 100: |
|---------|----|----|----|----|----|----|----|----|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|
| 1       | 2  | 3  | 4  | 5  | 6  | 7  | 8  | 9  | 10 | 11  | 12  | 13  | 14  | 15  | 16  | 17  | 18  | 19  | 20  | 21  | 22  | 23  | 24  | 25  | 26  | 27  | 28  | 29  | 30  | 31  | 32  | 33  | 34  | 35  | 36  | 37  | 38  | 39  | 40  | 41  | 42  | 43  | 44  | 45  | 46  | 47  | 48  | 49  | 50  | 51  | 52  | 53  | 54  | 55  | 56  | 57  | 58  | 59  | 60  | 61  | 62  | 63  | 64  | 65  | 66  | 67  | 68  | 69  | 70  | 71  | 72  | 73  | 74  | 75  | 76  | 77  | 78  | 79  | 80  | 81  | 82  | 83  | 84  | 85  | 86  | 87  | 88  | 89  | 90  | 91  | 92  | 93  | 94  | 95  | 96  | 97  | 98  | 99  | 100 |      |

FILE NO.

A304



1 NORTH ELEVATION  
1:50



2 EAST ELEVATION  
1:50

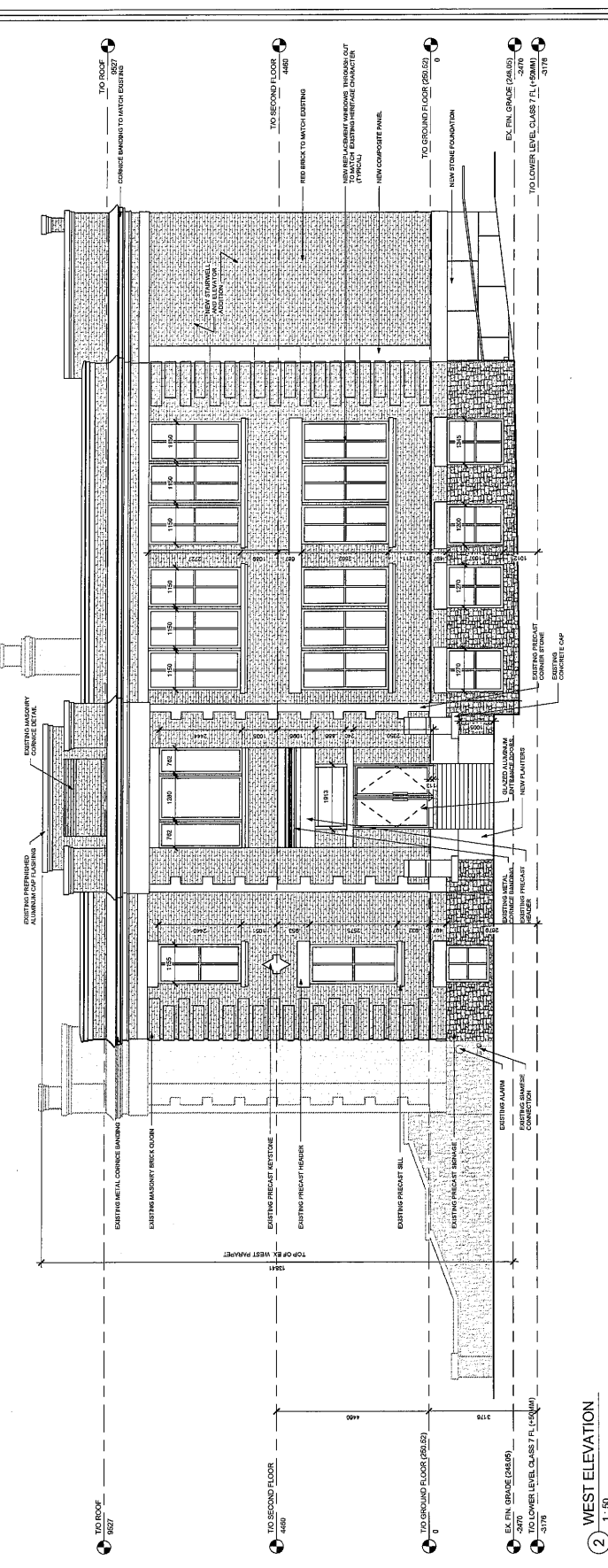
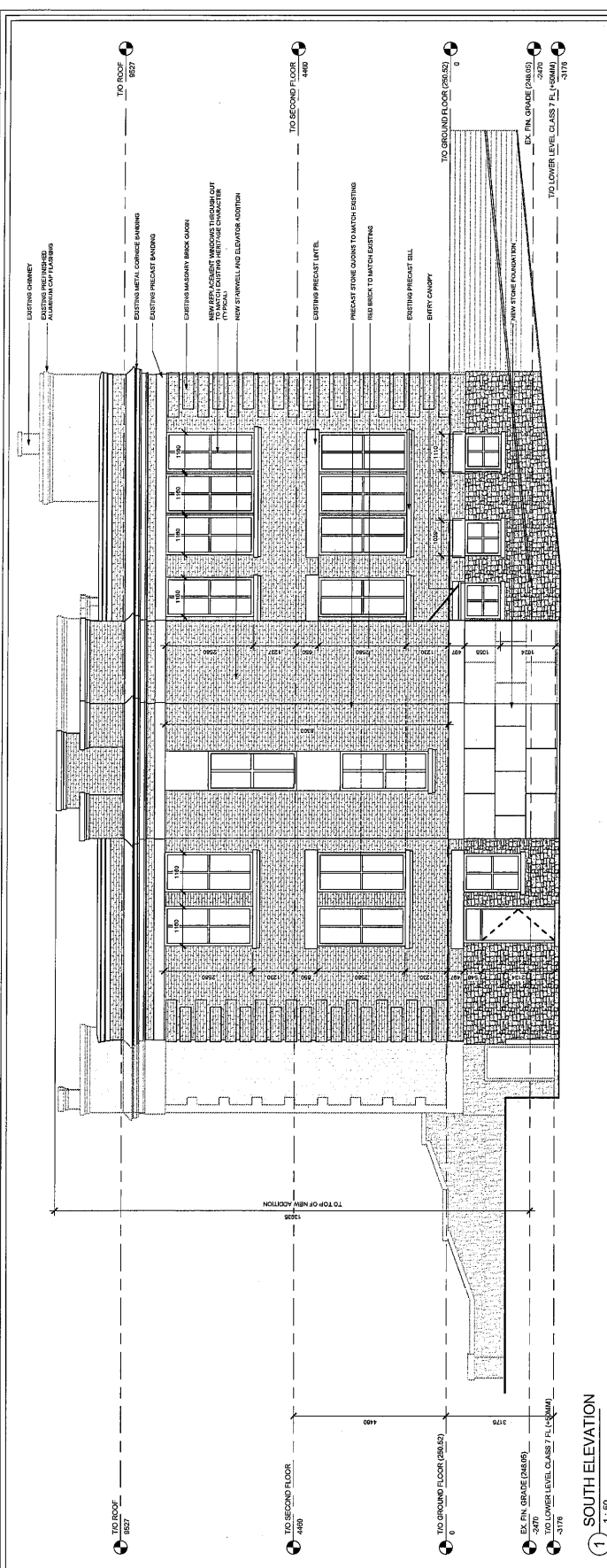






**AUDAX**  
Architectural Design & Construction Inc.  
1000 Highway 101, Suite 101  
St. John's, NL A1B 1X1  
Tel: (709) 576-1111  
Fax: (709) 576-1112  
www.audax.ca

**NOTE:**  
COLOURS:  
BRICK: RED & DARK GRAY  
COMPOSITE PANELS: DARK GRAY  
ASPHALT: SINGLES, DARK GRAY  
DERIVATION FOR ESTABLISHED OR  
THE AVERAGE ELEVATION OF THE  
THE BASE OF THE OUTSIDE WALLS OF A  
ESTABLISHED OR FINISHED DRIVE IS  
DETERMINED BY TAKING THE  
OF THE FINISHED GROUND SURFACE AT  
ALONG THE OUTSIDE WALLS OF A  
BUILDING OR STRUCTURE.



|      |                       |            |
|------|-----------------------|------------|
| 6    | SHIELD FOR SPA        | 2017-10-16 |
| 5    | SHIELD FOR SPA & R.A. | 2017-10-16 |
| 4    | SHIELD FOR SPA        | 2017-10-16 |
| 3    | PRELIMINARY DESIGN    | 2017-10-16 |
| 2    | SHIELD FOR SPA & R.A. | 2017-10-16 |
| 1    | SHIELD FOR SPA & R.A. | 2017-10-16 |
| 0    | PRELIMINARY DESIGN    | 2017-10-16 |
| DATE |                       |            |

**ELEVATIONS - School**

**PROJECT TITLE**  
400 PARK AVENUE

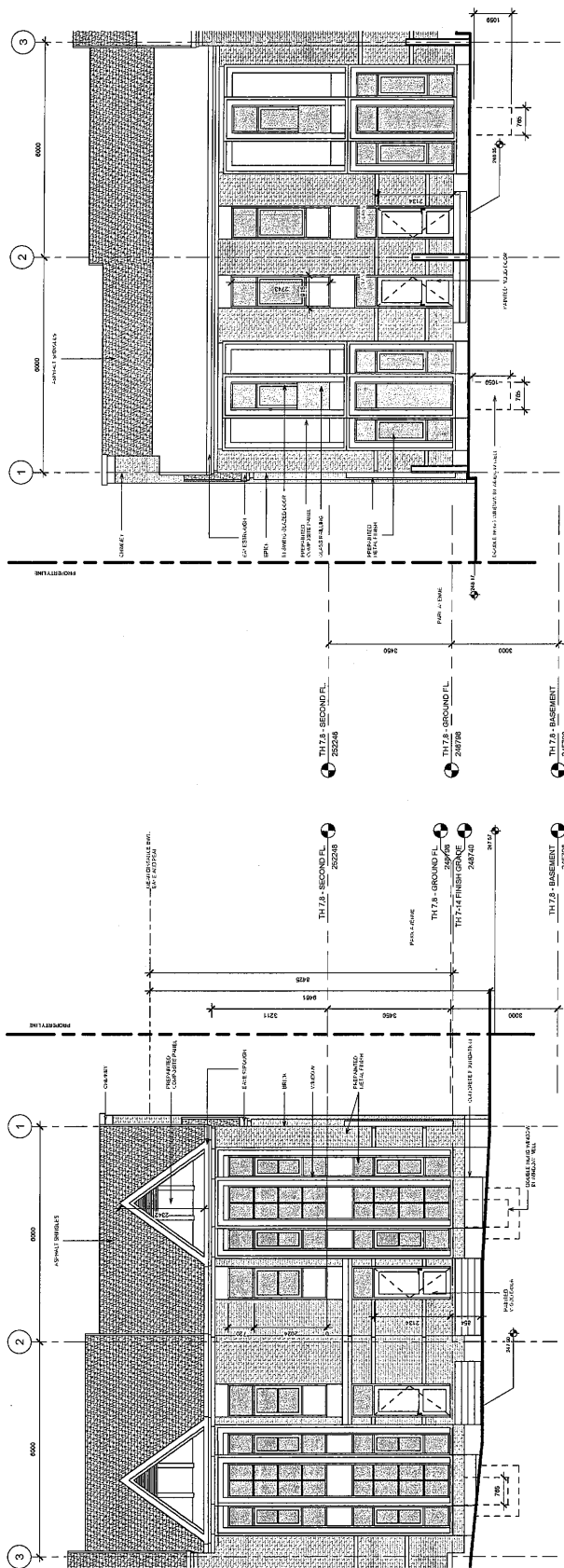
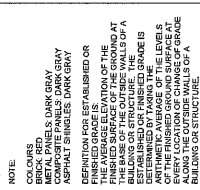
**OWNER**  
400 Park Avenue Inc.  
1000 Highway 101, Suite 101  
St. John's, NL A1B 1X1  
Tel: (709) 576-1111  
Fax: (709) 576-1112  
www.audax.ca

**DESIGNER**  
AUDAX Architectural Design & Construction Inc.  
1000 Highway 101, Suite 101  
St. John's, NL A1B 1X1  
Tel: (709) 576-1111  
Fax: (709) 576-1112  
www.audax.ca

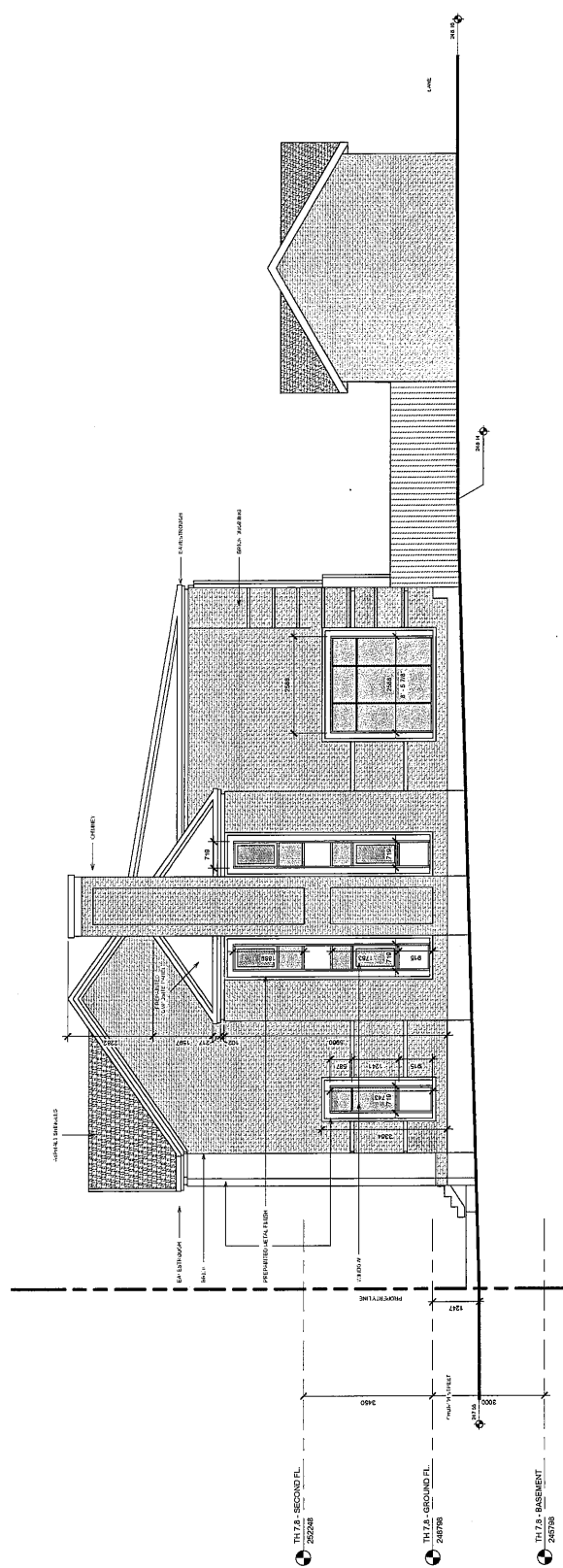
**DATE**  
2017-10-16

**SCALE**  
1:50

**PROJECT NO.**  
A305



1 EAST BLDG. - EAST ELEVATION DETAIL  
1:50



3 EAST BLDG. - NORTH ELEVATION DETAIL  
1:50

[illegible]

**AUDAX**

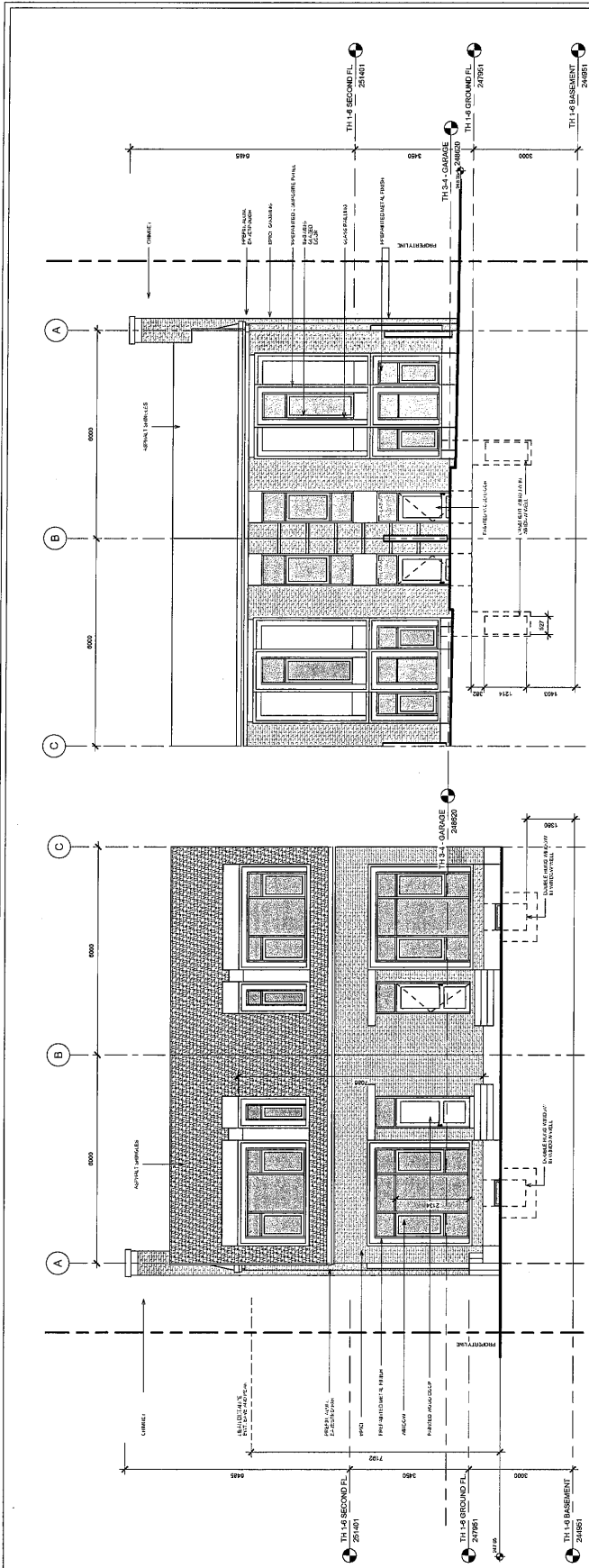
ENGINEERING, INC.

100 PARK AVENUE, 12TH FLOOR  
NEW YORK, NY 10022

TEL: 212-691-1000  
FAX: 212-691-1001  
WWW.AUDAXENGINEERING.COM

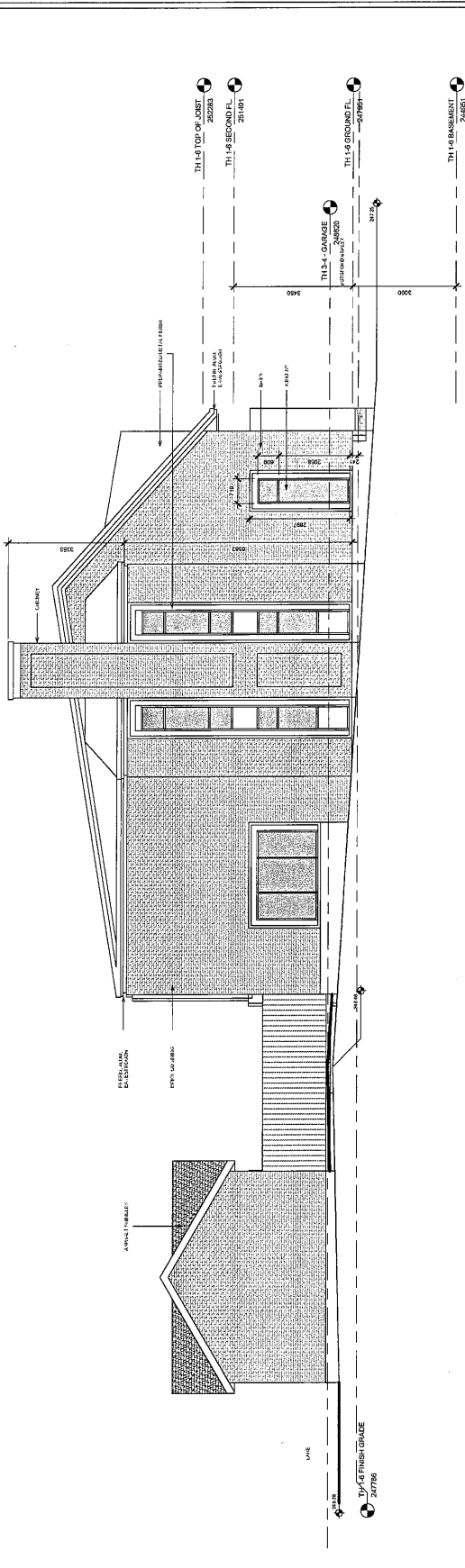
NOTE:  
1. FINISHES: BRICK, RED  
2. FINISHES: ASPHALT SHINGLES, DARK GRAY  
3. FINISHES: ASPHALT SHINGLES, DARK GRAY  
4. FINISHES: ASPHALT SHINGLES, DARK GRAY  
5. FINISHES: ASPHALT SHINGLES, DARK GRAY  
6. FINISHES: ASPHALT SHINGLES, DARK GRAY  
7. FINISHES: ASPHALT SHINGLES, DARK GRAY  
8. FINISHES: ASPHALT SHINGLES, DARK GRAY  
9. FINISHES: ASPHALT SHINGLES, DARK GRAY  
10. FINISHES: ASPHALT SHINGLES, DARK GRAY

|    |                    |            |            |
|----|--------------------|------------|------------|
| 1  | ISSUED FOR PERMITS | 2017/04/06 | 2017/04/06 |
| 2  | ISSUED FOR REVIEW  | 2017/04/06 | 2017/04/06 |
| 3  | ISSUED FOR PERMITS | 2017/04/06 | 2017/04/06 |
| 4  | ISSUED FOR REVIEW  | 2017/04/06 | 2017/04/06 |
| 5  | ISSUED FOR PERMITS | 2017/04/06 | 2017/04/06 |
| 6  | ISSUED FOR REVIEW  | 2017/04/06 | 2017/04/06 |
| 7  | ISSUED FOR PERMITS | 2017/04/06 | 2017/04/06 |
| 8  | ISSUED FOR REVIEW  | 2017/04/06 | 2017/04/06 |
| 9  | ISSUED FOR PERMITS | 2017/04/06 | 2017/04/06 |
| 10 | ISSUED FOR REVIEW  | 2017/04/06 | 2017/04/06 |



1 SOUTH BLDG. - SOUTH ELEVATION DETAIL  
1:50

2 SOUTH BLDG. - NORTH ELEVATION DETAIL  
1:50



3 SOUTH BLDG. - WEST ELEVATION DETAIL  
1:50

**WEST BLDG. 1-50 ELEVATIONS**

PROJECT TITLE: 400 PARK AVENUE

OWNER: 400 Park Avenue Inc.

100 PARK AVENUE, 12TH FLOOR  
NEW YORK, NY 10022

TEL: 212-691-1000  
FAX: 212-691-1001  
WWW.AUDAXENGINEERING.COM