Town of Newmarket
AGENDA

SITE PLAN REVIEW COMMITTEE MEETING

Council Chambers, 395 Mulock Drive
Monday, October 23, 2017 at +/- 2:00 p.m.

To be held on Monday, October 23, 2017 at **2:00 p.m.** Committee Members are asked to meet in the **Council Chambers** at 395 Mulock Drive, Newmarket, Ontario.

Councillor Broome, Chair.

NEW BUSINESS

1. APPLICATION FOR SITE PLAN APPROVAL
680 GORHAM STREET – WARD 2
(SOUTH SIDE OF GORHAM STREET, WEST OF MAPLE STREET)
OUR FILE NO.: D11-NP17-16
MAPLE LANE LANDS & DEVELOPMENT CO. LTD.

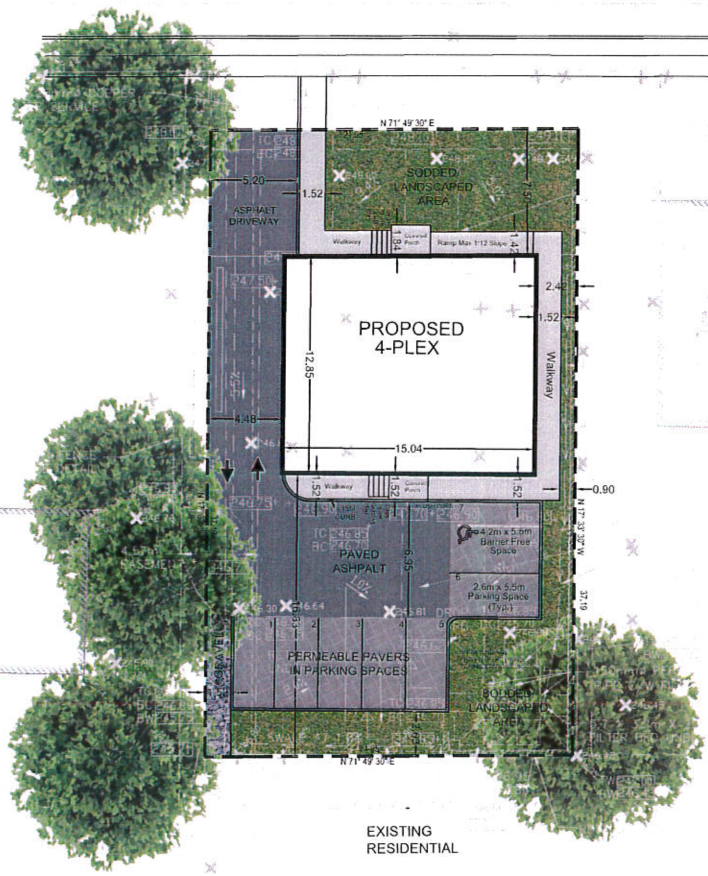
Application for Site Plan Approval to permit the construction of a two-storey, four unit rental residential building with 7 parking spaces to be located at the rear of the property.

Angela Sciberras of Macaulay Shiomi Howson Ltd. will be present to address the Committee.

Plans attached:
- Coloured Renderings
- Site Plan (Drawing No. A16-1558_SP01) Rev. 3 dated September 8, 2017
- Landscape Plan (Drawing No. L-01) Rev. 3 dated September 20, 2017
- Landscape Details (Drawing No. L-02) Rev. 3 dated September 20, 2017
- North Elevation Plan dated November 13, 2016
- East Elevation Plan dated November 13, 2016
- West Elevation Plan dated November 13, 2016
- South Elevation Plan dated November 13, 2016
- Survey dated January 29, 2003, prepared by David Horwood Limited

Documents attached:
- GIS photograph overlay map
- Site Plan Accessibility Checklist
- Convenience Commercial Development Standards Checklist together with a memorandum from Macaulay Shiomi Howson Ltd. dated August 9, 2017
- Notes to Committee

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



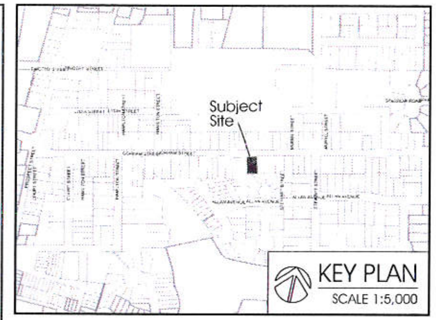
BENCH MARK
ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM O.H.G. PRECISE BENCHMARK No. 484-88 HAVING AN ELEVATION OF 264.573m.

NOTES

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

Name of Practice: RAMSAY BUILT
Name of Project: RESIDENTIAL FOURPLEX NEW CONSTRUCTION
Location: 684 GORHAM ST, NEWMARKET, ONTARIO
(Matrix Forming Part of OBC Building Audit Report)

Item	Ontario Building Code Data Matrix Part 3 or 9	BC Reference Part 3	BC Reference Part 9
1	Project Description: X New, Addition, Change of Use, Alteration; Part 11: 11.1 to 11.4	1.1.2 [A]	1.1.2 [A] & 9.10.1.3
2	Major Occupancy(s): GROUP C - RESIDENTIAL	3.1.2.1.(1)	9.10.2
3	Building Area: 194.27 SQ.M	1.4.1.2 [A]	1.4.1.2 [A]
4	Gross Area: 404.11 SQ.M	1.4.1.2 [A]	1.4.1.2 [A]
5	Number of Storeys: Above Grade: 2, Below Grade: 1	1.4.1.2 [A] & 3.2.1.1	1.4.1.2 [A] & 9.10.4
6	Number of Streets/Fire Fighter Access: 1	3.2.2.10 & 3.2.5	9.10.20
7	Building Classification: GROUP C - RESIDENTIAL	3.2.2.7x, 3.2.2.55	9.10.2
8–24	[illegible]	[illegible]	[illegible]



Site Statistics
[per Zoning By-Law 2010-40]

FACTOR	Required	Proposed
Zoning:	R3-K	R3-K
Site Area:	min. 715 m²	816.01 m² 0.08 ha [0.20 ac]
Landscaped Open Space:		226.86 m² 27.8%
Total Non-Permeable Surfaces:		483.94 m²
Lot Frontage:	21.3m	21.95 m
Coverage:	max. 35%	23.8%
Bldg. Footprint:		194.27 m²
Total GFA:		404.11 m²
Total Net Floor Area: (Excludes common hallways, stairways, washrooms, and basement)		277.59 m²
Parking per By-Law		
Parameters:	1.5sp/du plus 0.25 visitor sp/du	
Spaces:	7 sp. [incl. 1 B.F. sp]	7 sp. [incl. 1 B.F. sp]
Stall Size:	2.6 m x 5.5 m	2.6 m x 5.5 m
Zone Standards:		
Front Yard:	7.5 m	7.5 m
Rear Yard:	7.5 m	16.83 m
Interior Side Yard:	1.8 m	2.42 m 4.48 m
Height:	11.0 m 2 storeys	9.87 m 2 storeys

PLAN OF SURVEY AND TOPOGRAPHY
David Horwood Ltd., Ontario Land Surveyors, January 2003, Project No.: 4927

No.	REVISION	DATE
03	Revise to R3-K zoning standards	Sept. 8, 2017
02	Update per engineering drawing	July 25, 2017
01	Site Plan Submission	Dec. 8, 2016

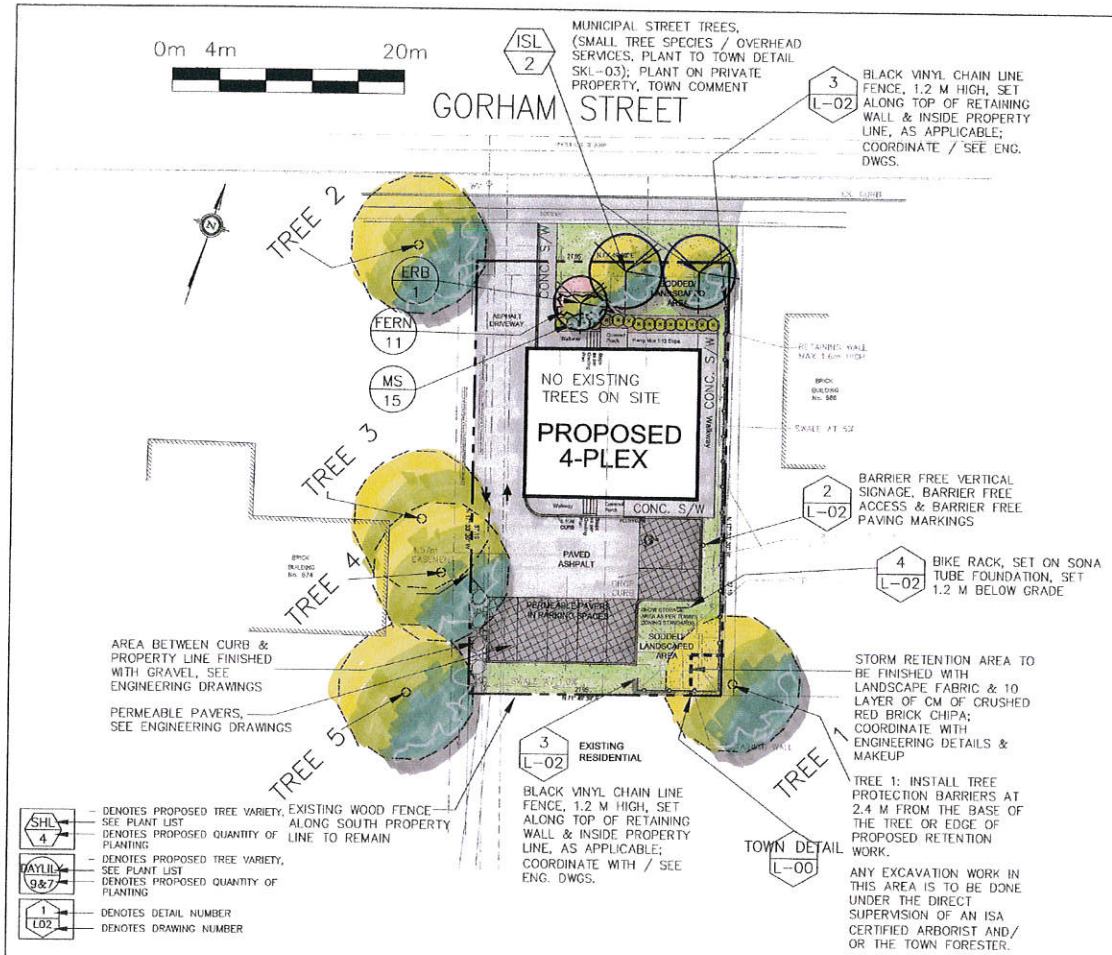
Site Plan
680 Gorham Street
Part of LOT 9, PLAN 53
TOWN OF NEWMARKET
REGIONAL MUNICIPALITY OF YORK

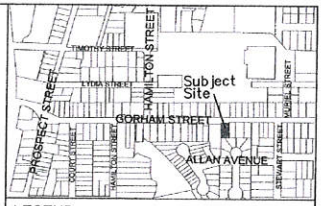
R.P.P.

0 5 10m
1:150

PREPARED BY:
MSH land use planning consultants
Toronto 416.487.4101
Newmarket 905.868.8230
www.mshplan.ca
BOUNDLESS INGENUITY

DATE:	December 6, 2016
SCALE:	1 : 125
DESIGN:	CHECKED:
PROJECT No.: A16-1558	DWG No.: A16-1558_SP01





LEGEND

- DENOTES APPROX LOCATION OF EXISTING TREES TO REMAIN & PROTECTED; SEE ARBORIST REPORT BY SHADY LANE TREE SERVICE FOR TREE PRESERVATION FENCE / NOTES TOWN DETAIL DWG L-00
- DENOTES PROPOSED DECIDUOUS TREE PLANTING, SEE TOWN OF NEWMARKET STANDARD DETAIL, SKL-03 DWG. L-02
- DENOTES PROPOSED SHRUBBERY PLANTING, SEE PLANTING DETAIL 1, DWG L-02
- DENOTES PROPOSED VERTICAL BARRIER FREE PARKING SIGNAGE, DETAIL 2, DWG. L-02
- DENOTES PROPOSED BLACK VINYL CHAIN LINK FENCE, 1.2 M HIGH; SEE DETAIL 3, DWG. L-02 & ENGINEERING DWGS. / RETAINING WALL DETAILS
- BIKE RACK — DENOTES PROPOSED BIKE RACK; SEE DETAIL 4, DWG L-02; 1 UNIT / 2 SPACES
- DENOTES PROPOSED PERMEABLE PAVERS, SEE ENGINEERING DRAWINGS
- DENOTES PROPOSED AREAS FINISHED WITH GRAVEL, SEE ENGINEERING DRAWINGS
- DENOTES PROPOSED AREA FINISHED WITH 15 CM TOPSOIL & NURSERY SOD, SEE LANDSCAPE NOTES
- CONC. S/W — DENOTES PROPOSED CONCRETE SIDEWALK PAVING SEE ENG. DWGS. AND/OR OPSD DETAILS

DATE	REV. NO.	DESCRIPTION REVISION RECORD	BY
SEPT.20, 2017	3	REISSUED FOR SITE PLAN APPROVAL BASED ON SITE PLAN & ENG. DWGS. DATED SEPT. 2017 & TOWN COMMENTS DATED SEPT. 2017	DWK
June.29, 2017	2	ISSUED FOR SITE PLAN APPROVAL; BASED ON ARBORIST REPORT DATED JUNE 29, 2017	DWK
June.21, 2017	1	ISSUED FOR REVIEW, BASED ON SITE PLAN & ENG. DWGS. DATED JANUARY, 2017	DWK

CLIENT:
MAPLE LANE HOMES
3565 KING ROAD, SUITE 109,
KING CITY, ONTARIO L7B 1M3
TEL: 905-833-1937 FAX: 905-833-1939
EMAIL: maple.lane@rogers.com

MUNICIPALITY:
TOWN OF NEWMARKET
PLANNING FILE NO.: D11-17-16

PROJECT TITLE:
684 GORHAM STREET NEWMARKET, ONTARIO

land use planning consultants
MSH
BOUNDLESS INGENUITY

BaseTech Consulting Inc.
309 Raywood Crescent, Newmarket, Ontario L3Y 1A6
Phone : (905)-251-7720
e-mail : basetechconsulting@rogers.com

DWK DOUGLAS W. KERR & ASSOCIATES LTD.
LANDSCAPE ARCHITECT
1595 SIXTEENTH AVENUE, SUITE 301
RICHMOND HILL, ONTARIO L4B 3N9
Tel 416-410-5190, Fax 905-709-7433
email: dwkerr@interlog.com

This drawing shall not be used for construction purposes until signed by the Landscape Architect
SEPT., 20, 2017 Date

ACCEPTED
ORIGINAL SIGNED BY: RACHEL PRUDHOMME
DIRECTOR OF ENGINEERING & ENVIRONMENTAL SERVICES
DATE

SCALE 1:200,METRIC | DATE SEPTEMBER,20,2017 | DRAWING NO. L-01
DRAWN BY DWK | JOB NO. 16-1621
DRAWING TITLE ILLUSTRATION LANDSCAPE PLAN

READ IN CONJUNCTION WITH ARBORIST REPORT BY SHADY LANE TREE SERVICES DATED JUNE 29, 2017

LIST OF PLANT MATERIAL

NOTE: QUANTITIES INDICATED ON PLANS TO GOVERN

SYMBOL	QUANT.	BOTANICAL NAME	COMMON NAME	SPREAD	HEIGHT	CALIPER	ROOT	SPACING	REMARKS
ISL	2	SYRINGE RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	250 CM	60 MM		WB	AS INDICATED	TRUE TO FORM, TOWN STREET TREE
ERB	1	CERCIS CANADENSIS	EASTERN REDBUD	150 CM			WB	AS INDICATED	TRUE TO FORM
MS	15	SPIRAEA LATIFOLIA	MEADOWSWEET	50 CM			POT	AS INDICATED	TRUE TO FORM
FERN	11	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN			2 GAL. POT		0.8 M O/C	2 YEAR PLANTS

BARRIER FREE ENTRANCE

NORTH

WALL AREA	1076.00
LIMITING DISTANCE	34%
OPENINGS ALLOWED	365.84
OPENINGS PROVIDED	231.00

FACING GORHAM STREET

PROPOSED 4-PLEX

2016.11.13

Page Number 4 of 7

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB. REPORT ANY DISCREPANCIES TO RAMSAY BUILT BEFORE PROCEEDING WITH THE WORK. ALL THE DRAWINGS & SPECIFICATIONS ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF RAMSAY BUILT.

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPECIFICATIONS AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 350/06.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION

Douglas Ramsay — NAME — 46319 — BCIN — SIGNATURE

REGISTRATION INFORMATION

RAMSAY BUILT — 102311 — BCIN

MAPLE LANE HOMES

684 GORHAM STREET, NEWMARKET

Drawn By DR — Checked By DR — Scale 3/16"=1'-0"

RAMSAY BUILT

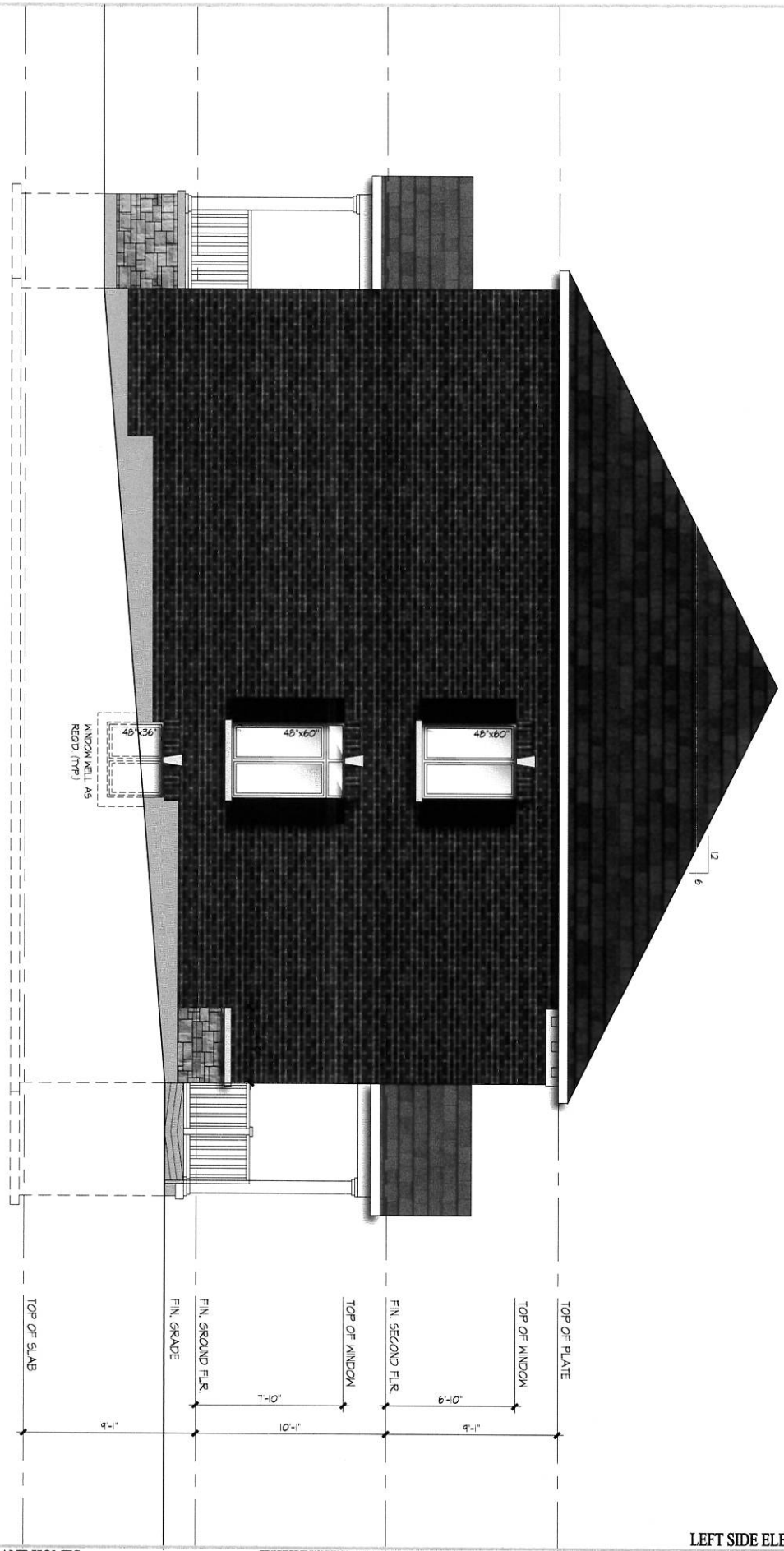
RESIDENTIAL DESIGN

711 Abingdon Court, Pickering, ON L1W 3M7 T 905.391.6470 www.ramsaybuilt.ca design@ramsaybuilt.ca

LEFT SIDE ELEVATION
EAST

REFER TO FRONT ELEVATION FOR TYPICAL NOTES.

WALL AREA	450.00
LIMITING DISTANCE	10%
OPENINGS ALLOWED	45.00
OPENINGS PROVIDED	44.00



LEFT SIDE ELEVATION

RAMSAY BUILT
RESIDENTIAL DESIGN
711 Abingdon Court, Pickering, ON L1W 3M7 T 905.391.6470 www.ramsaybuilt.ca design@ramsaybuilt.ca

MAPLE LANE HOMES
684 GORHAM STREET, NEWMARKET

Drawn By DR | Checked By DR | Scale 3/16"=1'-0"

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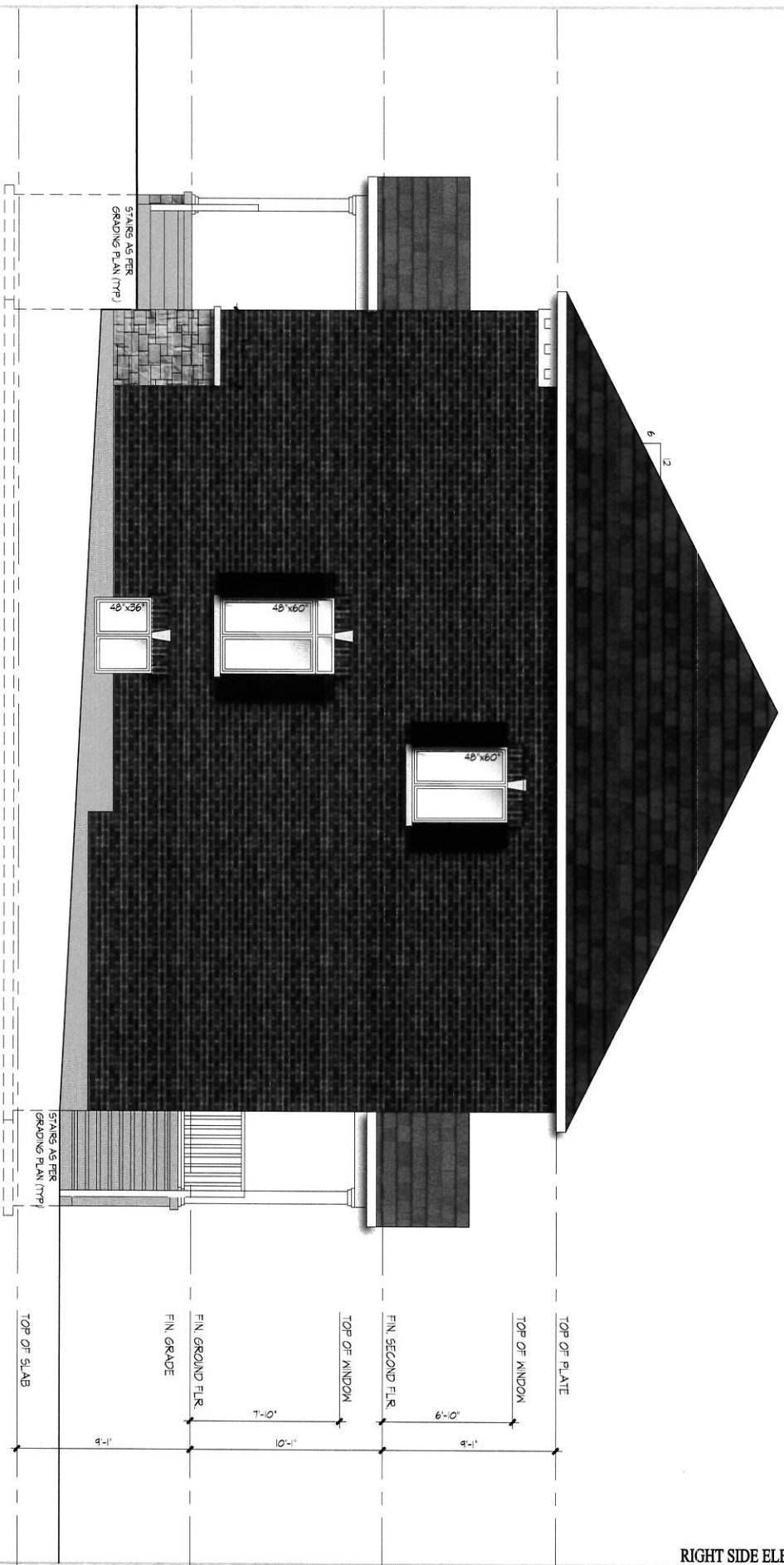
PROPOSED 4-PLEX
2016.11.13

RIGHT SIDE ELEVATION
WEST

REFER TO FRONT ELEVATION FOR TYPICAL NOTES.

WALL AREA	1041
LIMITING DISTANCE	108
OPENINGS ALLOWED	187.38
OPENINGS PROVIDED	56.00



RIGHT SIDE ELEVATION

RAMSAY BUILT
RESIDENTIAL DESIGN
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MAPLE LANE HOMES
684 GORHAM STREET, NEWMARKET

Drawn By	Checked By	Scale
DR	DR	3/16"=1'-0"

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NAME SIGNATURE BCIN

REGISTRATION INFORMATION
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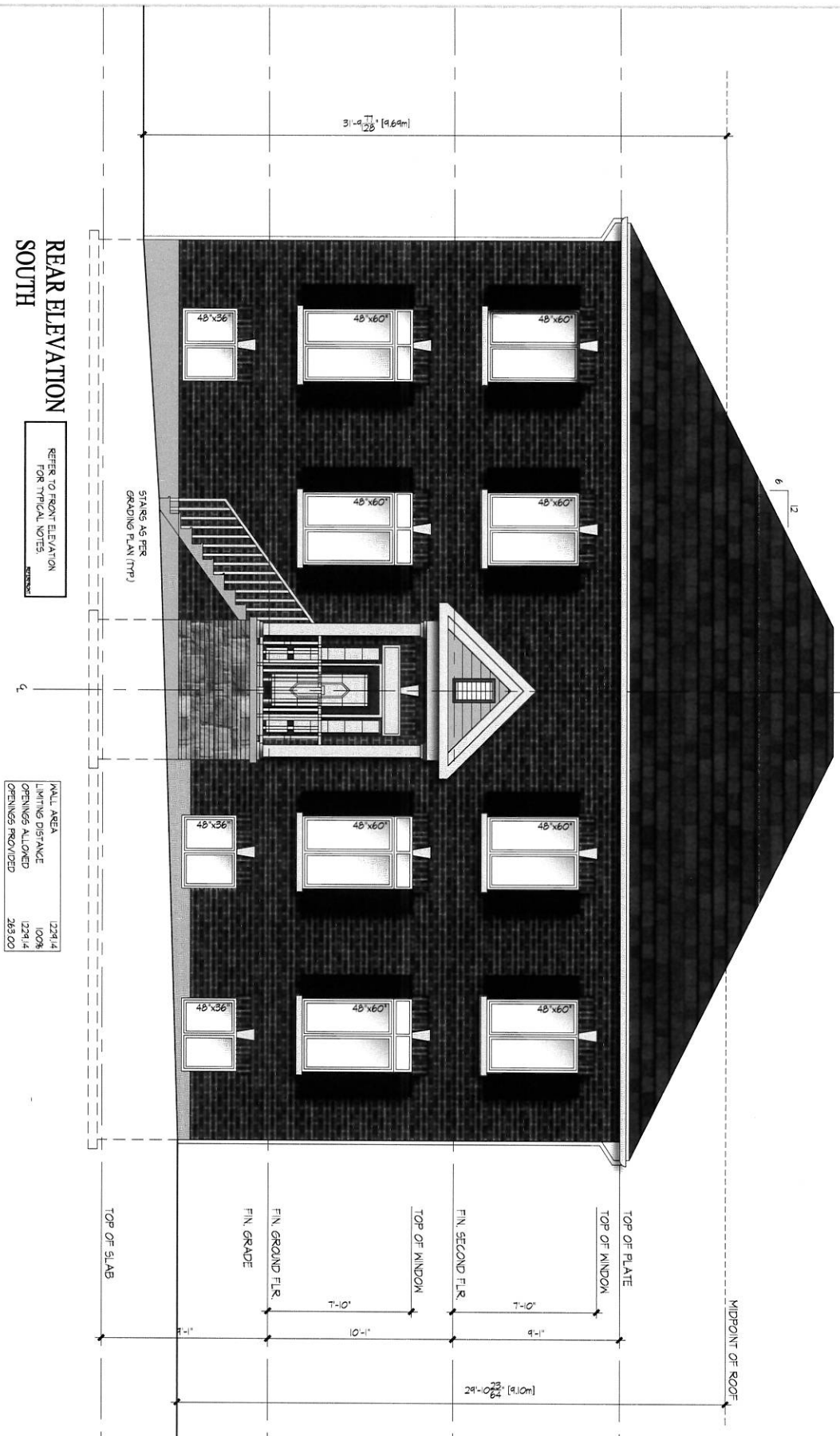
PROPOSED 4-PLEX
2016.11.13

REAR ELEVATION
SOUTH

REFER TO FRONT ELEVATION FOR TYPICAL NOTES.



WALL AREA	1229.4
LIMITING DISTANCE	100%
OPENINGS ALLOWED	1229.4
OPENINGS PROVIDED	263.00

RAMSAY BUILT
RESIDENTIAL DESIGN
711 Abingdon Court, Pickering, ON L1W 3M7 T 905.391.6470 www.ramsaybuilt.ca designs@ramsaybuilt.ca

MAPLE LANE HOMES
684 GORHAM STREET, NEWMARKET

Drawn By DR | Checked By DR | Scale 3/16"=1'-0"

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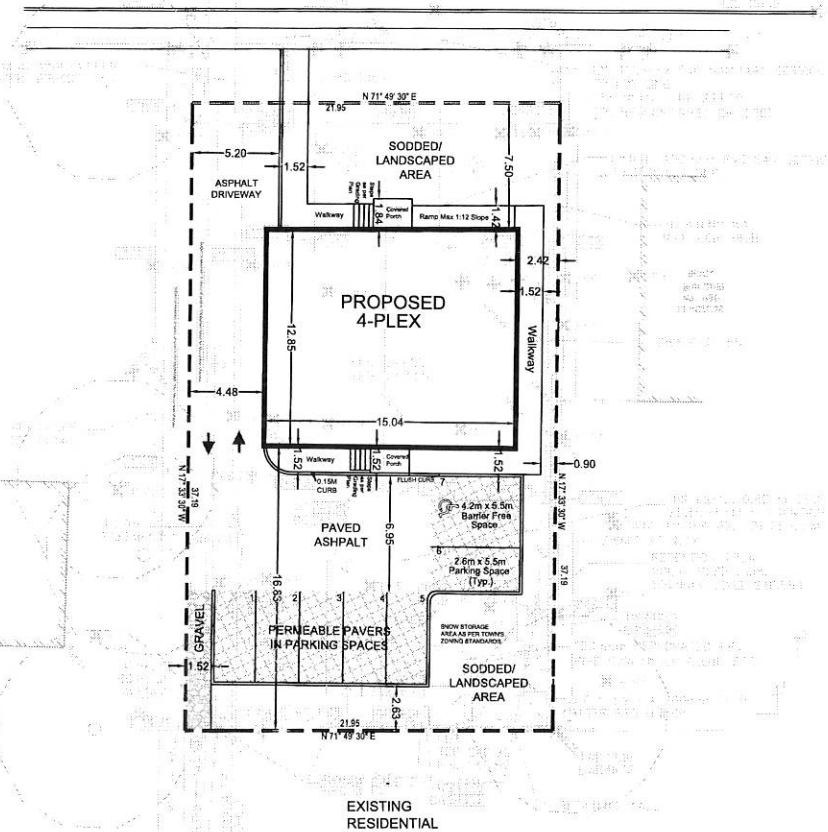
REAR ELEVATION
PROPOSED 4-PLEX
2016.11.13



BENCH MARK

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM D.N.D. PRECISE BENCHMARK No. 494–88 HAVING AN ELEVATION OF 264.573m.

METRIC

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

NOTES

Name of Practice: RAMSAY BUILT

Name of Project: RESIDENTIAL FOURPLEX NEW CONSTRUCTION

Location: 684 GORHAM ST, NEWMARKET, ONTARIO

(Matrix Forming Part of OBC Building Audit Report)

Item	Ontario Building Code Data Matrix Part 3 or 9			BC Reference (References are to Division B unless noted [A] for Division A or [C] for Division C)	
1	Project Description:	X New / Addition / Alteration / Change of Use	Part 11 / 11.3 to 11.4	Part 3	X Part 9
				1.1.2. [A]	1.1.2. [A] & 9.10.1.3.
2	Major Occupancy proposed: GROUP C - RESIDENTIAL			3.1.2.1.(1)	9.10.2
3	Building Area: 193.11 SQ.M			1.4.1.2. [A]	1.4.1.2. [A]
4	Gross Area: 404.11 SQ.M			1.4.1.2. [A]	1.4.1.2. [A]
5	Number of Storeys: Above Grade: 2 Below Grade: 1			1.4.1.2. [A] & 3.2.1.1.	1.4.1.2 [A] & 9.10.4.
6	Number of Streets/Fire Fighter Access: 1			3.2.2.10 & 3.2.5.	9.10.20.
7	Building Classification: GROUP C - RESIDENTIAL			3.2.2.76. 3.2.2.93.	9.10.2
8	Sprinkler System Proposed: NOT REQUIRED			3.2.2. 3.2.1.5. 3.2.2.17. INDEX	9.10.8.2. INDEX
9	Standpipe required:	☐ Yes √ No		3.2.9.	N/A
10	Fire Alarm required:	☐ Yes √ No		3.2.4.	9.10.18.2
11	Water Service/Supply is Adequate:	√ Yes ☐ No		3.2.5.7.	N/A
12	High Building:	☐ Yes √ No		3.2.6.	N/A
13	Construction Restrictions: / Actual Construction:	X Combustible permitted / X Combustible	☐ Non-Combustible required / ☐ Non-Combustible	Both / Both	9.10.6.
14	Mezzanine(s) Area m²: N/A			3.2.1.1.(3)-(6)	9.10.4.1.
15	Occupant load BASED ON DESIGN OF BUILDING: Basement: 0 (Storage) 1st Floor Building: 10 2nd Floor Building: 10			3.1.17.	9.9.1.3. 3.1.17.1
16	Barrier-free Design: YES			3.8.	9.5.2.
17	Hazardous Substances:	☐ Yes √ No		3.3.1.2. & 3.3.1.19.	9.10.1.3 (4)
18	Required Fire Resistance Rating (FRR)	Horizontal Assemblies: FRR (Hours)	Listed Design No. or Description (SB-2)	3.2.1.4.	9.10.8. 9.10.9.
		Floors: 45 MIN	SB – 2		
		Roof : NOT REQ.	N/A		
		Mezzanine: N/A	N/A		
		FRR of Supporting Members	Listed Design No. Or Description (SB-2)		
		Floors: 45 MIN	SB-2		
		Roof : NOT REQ.			
		Mezzanine: N/A			
19	Spatial Separation - Construction of Exterior Walls			3.2.3.1.A.	9.10.14. 9.10.14.5.

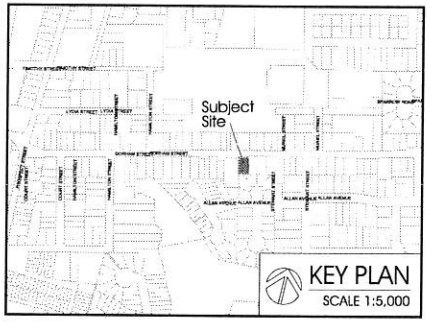
Wall	Area of (SF (m²)	L.D (m)	L/H or H/L	Permitted Max % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb Const	Comb. Constr. None, Cladding	Non-comb. Constr.
North	100	6	N/A	34	21	0	SB-2	X		
South	114	16.8	N/A	100	21	0	SB-2	X		
East	88	2	N/A	10	5	0	SB-2	X		
West	97	3	N/A	18	5	0	SB-2	X		

20	Plumbing Fixture Requirements	BC Reference: Part 3	X Part 9

Male/Female Count @ ___ %/ ___ % except as noted otherwise

	Occupant Load	BC Table Number	Fixtures Required	Fixtures Provided		
Basement:						
1st Floor:						
2nd Floor:						

21 Other (describe): _____



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Site Plan

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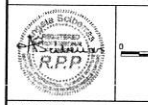
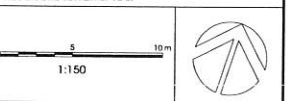
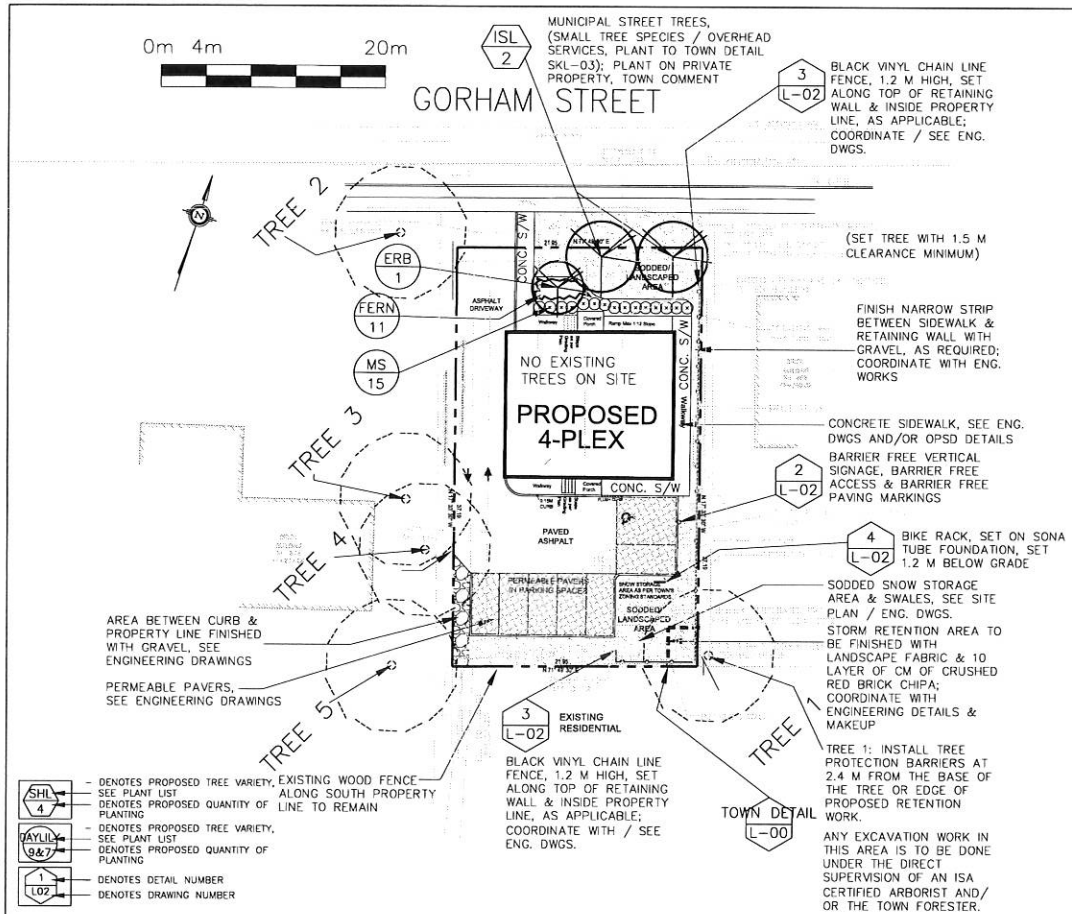
TOWN OF NEWMARKET
REGIONAL MUNICIPALITY OF YORK





PREPARED BY:
land use planning consultants
MSH
BOUNDLESS INGENUITY
Toronto 416.487.4101
Newmarket 905.868.8230
www.mshplan.ca

DATE:	December 6, 2016
SCALE:	1 : 125
DESIGN:	CHECKED:
PROJECT No.: A16-1558	DWG No.: A16-1558_SP01



CONSTRUCTION NOTES:

1. FOR LAYOUT OF SERVICE ENGINEERING, ROAD CURBS, RETAINING WALLS, & ASPHALT/VEHICULAR PAVING/BASE MAKEUP SIDEWALK / DRIVEWAY / ENTRANCE PORCH / STEPS / RAILINGS & GRADING; SEE ARCH. DWGS / SITE PLAN & ENGINEERING DWGS., TO GOVERN
2. READ ALL CONSTRUCTION DRAWINGS/DOCUMENTS IN CONJUNCTION, LANDSCAPE DRAWINGS TO BE USED ONLY FOR LAYOUT AND INSTALLATION/PLANTING OF OF LANDSCAPE MATERIALS.
3. ALL GRADING, & TREE STAKE OUT TO BE COMPLETED AND APPROVED, BEFORE FINAL LANDSCAPING BEGINS.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO:

1. Determine the location all existing services and obtain necessary stake-outs before any excavation.
2. Use figured dimensions as opposed to scaling and verify all dimensions at the site before commencing the work.
3. Report all discrepancies to the Landscape Architect and resolve before commencing the work.

READ IN CONJUNCTION WITH ARBORIST REPORT BY SHADY LANE TREE SERVICES DATED JUNE 29, 2017

LIST OF PLANT MATERIAL

NOTE: QUANTITIES INDICATED ON PLANS TO GOVERN

SYMBOL	QUANT.	BOTANICAL NAME	COMMON NAME	SPREAD	HEIGHT	CALIPER	ROOT	SPACING	REMARKS
ISL	2	SYRINGE RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	250 CM	60 MM		WB	AS INDICATED	TRUE TO FORM, TOWN STREET TREE
ERB	1	CERCIS CANADENSIS	EASTERN REDBUD	150 CM			WB	AS INDICATED	TRUE TO FORM
MS	15	SPIRAEA LATIFOLIA	MEADOWSWEET	50 CM			POT	AS INDICATED	TRUE TO FORM
FERN	11	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN			2 GAL. POT		0.8 M O/C	2 YEAR PLANTS

LANDSCAPE SPECIFICATION & CONSTRUCTION NOTES:

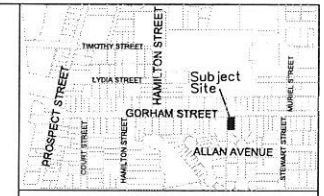
1. GENERALLY, LANDSCAPE WORK TO CONFORM WITH THE ONTARIO LANDSCAPE STANDARD GUIDELINES / SPECIFICATIONS, AVAILABLE FROM: http://www.horttrades.com/landscape-guidelines-2 1- 800-265-5656
CONFORM TO ALL ONTARIO BUILDING CODE REQUIREMENTS, LATEST EDITION
LANDSCAPE CONSTRUCTION TO BE COMPLETED BY A CONTRACTOR, (& SUBCONTRACTORS), WITH MINIMUM 5 YEARS CANADIAN EXPERIENCE IN THE SUCCESSFUL EXECUTION OF WORK OF THIS TYPE.
2. USE PLANTING MATERIAL TRUE TO NAME, SIZES, OR GRADES AS SPECIFIED, AND CONFORMING TO THE 'CANADIAN NURSERY TRADES ASSOCIATION METRIC GUIDE SPECIFICATIONS AND STANDARDS'.
3. CHECK ALL QUANTITIES AND REPORT ANY ERRORS/DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND AGREE BEFORE PROCEEDING.
4. **MATERIALS AND WORKMANSHIP NOT MEETING SPECIFICATIONS WILL REJECTED, AT TIME OF INSPECTIONS.**
5. ALL TREES SHALL BE BALLED AND BURLAPPED AND ALL SHRUBS SHALL BE POT GROWN. PLANTING MATERIAL SIZES ARE MINIMUM.
6. WHEN PLANTING MATERIALS SUPPLIED IN WIRE BASKETS THE TOP 2/3 OF THE BASKET SHALL BE CUT AND REMOVED FROM
CONTRACTOR MUST CONTACT ALL UTILITY COMPANIES FOR STAKE OUTS PRIOR TO ANY EXCAVATION OR PLANTING.
7. SPECIFIED MIX FOR TREE / SHRUB PLANTING: TOPSOIL SHALL BE A FERTILE, FRIABLE, NATURAL SANDY LOAM. IT SHALL BE FREE OF STONES, SUBSOIL, REFUSE OR OTHER EXTRANEOUS MATERIALS, AND CAPABLE OF SUSTAINING HEALTHY PLANT GROWTH. THE CONTRACTOR SHALL NOT USE TOPSOIL WHILE IN A FROZEN OR MUDDY CONDITION. TEN PER CENT PEATMOSS AND TEN PERCENT WELL ROTTED FARMYARD MANURE SHOULD BE MIXED INTO THE TOPSOIL.
THE SPECIFIED MIX SHALL BE SUBJECT TO THE APPROVAL OF THE TOWN/CITY'S AUTHORITY.
CONTRACTOR SHALL IMPORT / PROVIDE TOPSOIL MIX, AS SPECIFIED FOR ALL PLANTING, (PROVIDE TOPSOIL TEST FOR APPROVAL, IF REQUIRED).
PROVIDE 90 CM TOPSOIL FOR TREE PLANTING.
8. FINISH ALL PLANTING AREAS WITH 100mm OF MULCH, GROW BARK SPM, (SHREDDED PINE BARK) AS NOTED, OR APPROVED EQUAL. FOR CURBED PLANTER, FINISH GRADE OF TOPSOIL SHALL BE 125 mm BELOW TO OF CURB, BERM TO CENTRE AT 10 TO 1 SLOPE; THEN ADD 100 mm OF MULCH, GROW BARK SPM, AVAILABLE FROM BARK MULCH INC., WATERLOO, ONTARIO 519-885-3411. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL PLANTING AREAS CLEAR OF WEEDS, AT TIME OF SITE INSPECTIONS.
9. ALL SOD SHALL CONFORM TO THE 'CANADIAN NURSERY SOD GROWERS SPECIFICATIONS'. SOD SHALL BE INSTALLED UPON ARRIVAL, AND SHALL BE SMOOTHLY LAID WITH TIGHT JOINTS ON MINIMUM 15 cm OF CLEAN TOPSOIL AND RECOMMENDED MINIMUM 30cm OF CLEAN FILL. SOD SHALL BE COMPOSED OF 50% CREEPING RED FESCUE AND 50% KENTUCKY BLUEGRASS OR APPROVED EQUAL. PEG SOD ON SLOPES OF 3:1 & SWALES.
CONTRACTOR RESPONSIBLE TO MAINTAIN GRASS FOR 1 MONTH AFTER INSTALLATION; WATER & CUT/REMOVE CLIPPINGS, (ALLOW 2 CUTS)
DO NOT ASSUME TOPSOIL ON SITE; PROVIDE 15 CM TOPSOIL, OR TESTED / APPROVED EXISTING TOPSOIL, IF AVAILABLE; FOR ALL SODDED AREAS.
10. WARRANTY ON ALL PLANT MATERIAL, (INCLUDING TRANSPLANTED MATERIAL), SHALL BE FOR TWO YEARS FROM DATE OF FINAL ACCEPTANCE OF CONSTRUCTION. REPLACEMENTS ARE TO BE GUARANTEED FOR AN ADDITIONAL ONE YEAR.
11. THIS DRAWING TO BE USED ONLY FOR LAYOUT AND CONSTRUCTION / PLANTING OF LANDSCAPE MATERIALS.
12. CONTRACTOR TO SCHEDULE MINIMUM 5 DAYS, FOR REQUEST FOR REGULAR SITE INSPECTION, BY LANDSCAPE ARCHITECT.

STREET TREE LAYOUT NOTES:

1. STREET TREE PLANS TO BE USED FOR CONCEPTUAL LAYOUT ONLY. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH APPROVED UTILITY CO-ORDINATION DRAWINGS.
2. THE OFFICES OF HYDRO, BELL, GAS, CABLE T.V. AND THE TOWN'S WATERWORKS DEPARTMENT MUST BE CONTACTED FOR THE PRECISE LOCATIONS BEFORE ANY DIGGING CAN COMMENCE. ALL UTILITIES MUST BE STAKED OUT PRIOR TO TREE PLANTING.
3. ALL TREE LOCATIONS MUST BE VERIFIED ON SITE BY CONTRACTOR AND APPROVED BY THE OWNER'S ENGINEERING CONSULTANT PRIOR TO EXCAVATION.
4. BECAUSE OF THE PROXIMITY OF UNDERGROUND SERVICES, IT IS ANTICIPATED THAT STREET TREE PLANTING PITS WILL REQUIRE TO BE EXCAVATED BY HAND.
5. STANDARD STREET TREE LOCATIONS:
15 M LOTS 5.0 M FROM SITE LOT LINE, (NO TREE ON LOTS WITH HYDRANT)
12 M LOTS 3.5M FROM SITE LOT LINE, (NO TREE ON LOTS WITH HYDRANT AND/OR TRANSFORMER / PEDESTAL)
9.75 M LOTS 2.4 M FROM SITE LOT LINE, (NO TREE ON LOTS WITH HYDRANT AND/OR TRANSFORMER / PEDESTAL)
DISTANCES FROM:

FIRE HYDRANTS	3.0 M
HYDRO VAULT	1.2 M FORM SIDES AND 3.0 M FROM LOCKED DOOR
LIGHT STANDARD	4.6 M
BELL/CABLE PEDESTALS	1.0 M
BURIED LINES	1.0 M, (WHERE POSSIBLE)
EDGE OF DRIVEWAY	1.5 M, (RESIDENTIAL)
FROM STOP SIGNS	10.0 M

STREET TREE OFFSET FORM THE STREET LINE OR CURB ARE AS PER TOWN SUBDIVISION STANDARDS FOR THE CURRENT ROAD CROSS SECTION.
6. STREET TREES IN NON-STANDARD LOCATION TO BE PLANTED 1.5 MIN FROM CURBSTOPS, WATER SERVICE/SEWER CONNECTIONS AND VALVES.
7. GUIDELINE FOR STREET TREE LOCATION FROM THE INTERSECTION OF THE STREETLINE AT ROAD INTERSECTIONS:
MINOR RESIDENTIAL COLLECTOR ROADS
LOCAL STREETS
SUBJECT TO CONFIRMATION THAT SIGHT LINES ARE MAINTAINED FOR EACH INTERSECTION.
8. ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE TOWN.
9. TREES SHALL BE GUARANTEED UNTIL FINAL ASSUMPTION OF THE SUBDIVISION.
10. SOD BOULEVARD AREAS FROM STREET LINE TO CURB.



LEGEND

- 12 – DENOTES APPROX LOCATION OF EXISTING TREES TO REMAIN & PROTECTED; SEE ARBORIST REPORT BY SHADY LANE TREE SERVICE FOR TREE PRESERVATION FENCE / NOTES TOWN DETAIL DWG L-00
- DENOTES PROPOSED DECIDUOUS TREE PLANTING, SEE TOWN OF NEWMARKET STANDARD DETAIL, SKL-03 DWG. L-02
- DENOTES PROPOSED SHRUBBERY PLANTING, SEE PLANTING DETAIL 1, DWG L-02
- DENOTES PROPOSED VERTICAL BARRIER FREE PARKING SIGNAGE, DETAIL 2, DWG. L-02
- DENOTES PROPOSED BLACK VINYL CHAIN LINK FENCE, 1.2 M HIGH; SEE DETAIL 3, DWG. L-02 & ENGINEERING DWGS. / RETAINING WALL DETAILS
- BIKE RACK – DENOTES PROPOSED BIKE RACK; SEE DETAIL 4, DWG L-02; 1 UNIT / 2 SPACES
- DENOTES PROPOSED PERMEABLE PAVERS, SEE ENGINEERING DRAWINGS
- DENOTES PROPOSED AREAS FINISHED WITH GRAVEL, SEE ENGINEERING DRAWINGS
- DENOTES PROPOSED AREA FINISHED WITH 15 CM TOPSOIL & NURSERY SOD, SEE LANDSCAPE NOTES
- CONC. S/W – DENOTES PROPOSED CONCRETE SIDEWALK PAVING SEE ENG. DWGS. AND/OR OPSD DETAILS

DATE	REV. NO.	DESCRIPTION REVISION RECORD	BY
SEPT.20, 2017	3	REISSUED FOR SITE PLAN APPROVAL BASED ON SITE PLAN & ENG. DWGS. DATED SEPT. 2017 & TOWN COMMENTS DATED SEPT. 2017	DWK
June.29, 2017	2	ISSUED FOR SITE PLAN APPROVAL; BASED ON ARBORIST REPORT DATED JUNE 29, 2017	DWK
June.21, 2017	1	ISSUED FOR REVIEW, BASED ON SITE PLAN & ENG. DWGS. DATED JANUARY, 2017	DWK

CLIENT:
MAPLE LANE HOMES
3565 KING ROAD, SUITE 109,
KING CITY, ONTARIO L7B 1M3
TEL: 905-833-1937 FAX: 905-833-1939
EMAIL: maple.lane@rogers.com

MUNICIPALITY:
TOWN OF NEWMARKET
PLANNING FILE NO.: D11-17-16

PROJECT TITLE:
684 GORHAM STREET
NEWMARKET, ONTARIO

land use planning consultants
MSH
BOUNDLESS INGENUITY
BaseTech Consulting Inc.
309 Raywood Crescent
Newmarket, Ontario
L3Y 1A8
Phone : (905)-251-7720
e-mail : basetechconsulting@rogers.com
DWK DOUGLAS W. KERR & ASSOCIATES LTD.
LANDSCAPE ARCHITECT
1595 SIXTEENTH AVENUE, SUITE 301
RICHMOND HILL, ONTARIO L4B 3N9
Tel 416-410-5190, Fax 905-709-7433
email: dwkerr@interlog.com

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS – OALA

This drawing shall not be used for construction purposes until signed by the Landscape Architect

SEPT., 20, 2017
Date

ACCEPTED
SIGNED BY: RACHEL PRUDHOMME
DIRECTOR OF ENGINEERING & ENVIRONMENTAL SERVICES
DATE

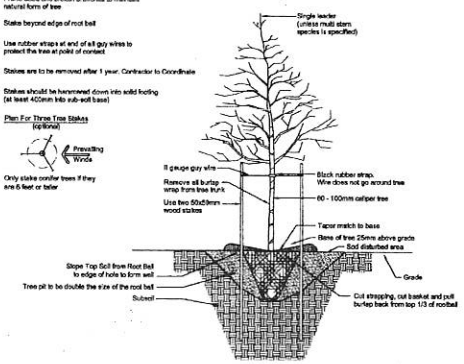
SCALE	1:200,METRIC	DATE SEPTEMBER,20,2017	DRAWING NO. L-01
DRAWN BY	DWK	JOB NO. 16-1621	
DRAWING TITLE	LANDSCAPE PLAN		

Notes:

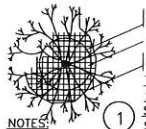
- This Tree Planting detail shall be used for either coniferous or deciduous. Basket and Burlap trees
- This Tree Planting detail shall be used in conjunction with tree planting preparation details as outlined in the Town of Newmarket Tree Planting Guidelines.
- Tree pit to be double the size of the root ball
- Root ball resting on undisturbed soil
- If tree is in a wire basket, cut strapping, cut basket and pull burlap back from top 1/3 of rootball
- Remove all burlap wrap from tree trunk
- Top of root ball at existing grade or slightly higher in poorly drained soils (50mm max. above grade)
- Backfill firmly tamped to prevent settling and leaning Do not allow air pockets to form when back filling
- Shredded mulch, preferably cedar (100mm depth), not contacting base of trunk
- Prune dead and broken branches to maintain natural form of tree
- Stake beyond edge of root ball
- Use rubber straps at end of all guy wires to protect the tree at point of contact
- Stakes are to be removed after 1 year. Contractor to Coordinate
- Stakes should be hammered down into solid footing (at least 400mm into sub-soil base)
- Plan For Three Tree Stakes (optional)

Prevailing Winds

- Only stake conifer trees if they are 6 feet or taller



Town of Newmarket	STREET_TREE:_TREE_DETAIL	CROSS_SECTIONS
		DATE: OCTOBER_2008
		SCALE: N.T.S.
		DRAWING NUMBER: LSK-03

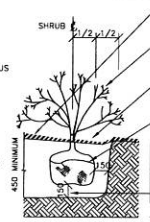


TYPICAL SHRUB BED PLAN
SCALE N.T.S

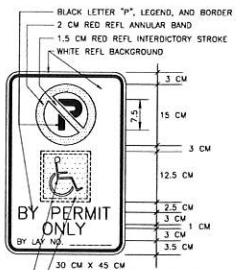
SHRUB BED PLANTING DETAILS
SCALE N.T.S.

NOTES:

1) PLANTING METHOD ILLUSTRATED SHALL APPLY TO BARE-ROOT STOCK & BALLED STOCK.
2) SET SHRUBS 70mm HIGHER THAN SURROUNDING GRADE TO ALLOW FOR FOR SETTLEMENT.
3) SHRUBS PLANTED IN GROUPS SHALL BE SET IN CONTINUOUS BEDS
4) THE ABOVE DETAIL DOES NOT REPRESENT ANY PARTICULAR SPECIES
5) BERM SHRUB PLANTING AREAS TO CENTRE AT APPROX. 10:1 SLOPE; PROVIDE SHARP SPADED EDGE NEXT TO ALL SODDED AREAS.



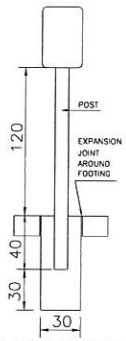
TYPICAL SHRUB BED SECTION
SCALE N.T.S.



1 – SIGN FACE

3 – SIGN LOCATION FOR MULTIPLE PARKING BAYS

BARRIER FREE PARKING SIGNAGE DETAIL (SEE PLAN FOR APPLICABLE APPLICATION)
SCALE N.T.S



2 – MOUNTING DETAIL

SIGN A SIGN B

BARRIER FREE PARKING SIGNAGE REQUIREMENTS

1) ALL BARRIER FREE PARKING STALLS SHALL BE DESIGNATED BY SIGNAGE AS PER LOCAL BY-LAWS
2) ONE SIGN PER BAY IS REQUIRED UNLESS A ROW OF SEVERAL BAYS IS PROVIDED IN WHICH CASE, A SIGN AT EACH END OF THE ROW WITH APPROPRIATE DIRECTIONAL ARROWS AS PER DRAWING 3 – SIGN LOCATION FOR MULTIPLE PARKING STALLS; IS ACCEPTABLE
3) THE REQUIRED SIGN(S) MUST BE MOUNTED AT LEAST 0.0 M AND NOT MORE THAN 2.0 M FROM THE FACE OF THE CURB AT A HEIGHT OF 1.2 M ABOVE THE TOP OF CURB ELEVATION. SIGNS MUST NOT OBSTRUCT THE SIDEWALK.
4) WHERE AN UNOBSTRUCTED BUILDING FACE IS LOCATED NO MORE THAN 2.0 M FROM THE FACE OF THE CURB AT THE BARRIER FREE BAY, THE REQUIRED SIGN(S) MAY BE MOUNTED ON THE BUILDING FACE.

SIGN FACE

1) 0.064 GAUGE ALUMINUM SIGN BLANK
2) WHITE BACKGROUND
3) HOLES – METRO PUNCH

MOUNTING

THE SIGN FACE MUST BE SECURED

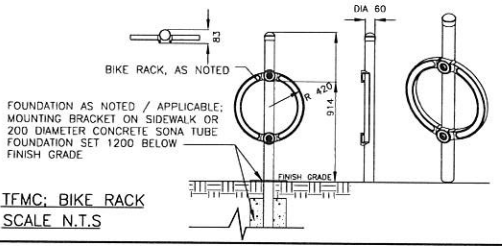
1) TO A POST WITH TWO GALVANIZED 12 MM HEX HEAD BOLTS AND NUTS WITH FLAT WASHERS ON BOTH SIDES.
2) TO A MASONRY BUILDING FACE WITH TWO GALVANIZED 50 MM LONG 6 MM DIAMETER HEX HEAD LAG BOLTS WITH FLAT WASHERS IN LEAD SHIELD MASONRY ANCHORS.
3) TO A METAL BUILDING FACE WHERE THE MINIMUM METAL THICKNESS IS 2 MM WITH TWO # 10 PLATED, SELF-TAPPING SHEET-METAL SCREWS WITH FLAT WASHERS.

POST

1) 100 MM X 100 MM PRESSURE TREATED WOOD OR 75 MM DIAMETER GALVANIZED STANDARD STEEL PIPE
2) POST TO BE CAST IN PLACE IN 300 MM DIAMETER CONCRETE FOOTING.

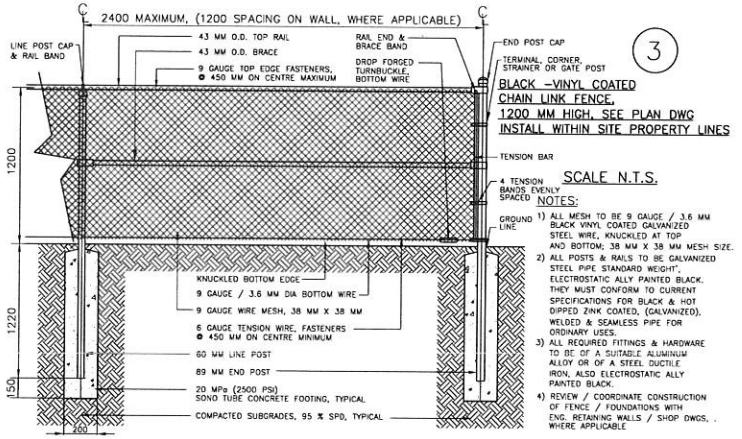
NOTES:

1) AVAILABLE, TORONTO FABRICATING & MFG. CO.
TEL 905-891-2516 FAX 905-891-7446
1021 RANGEVIEW ROAD,
MISSISSAUGA ONTARIO L5E 1H2
2) FINISH: POWDER COAT, GLOSS BLACK
3) MOUNTING DIRECT BURIAL, (OR TO SUIT SITE CONDITIONS; TO MANUF. SPECIFICATIONS, IE., 200 DIAMETER SONA TUBE CONCRETE BASE SET 1200 BELOW FINISH GRADE



4 TFMC: BIKE RACK
SCALE N.T.S

READ IN CONJUNCTION / COORDINATE WITH ENG. RETAINING WALL, FENCE / RAILING BASE TO RETAINING WALL AND/OR SHOP DRAWINGS



3

BLACK –VINYL COATED CHAIN LINK FENCE, 1200 MM HIGH, SEE PLAN DWG INSTALL WITHIN SITE PROPERTY LINES

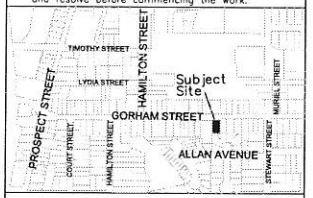
SCALE N.T.S.

NOTES:

1) ALL MESH TO BE 9 GAUGE / 3.6 MM BLACK VINYL COATED GALVANIZED STEEL WIRE, KNUCKLED AT TOP AND BOTTOM; 38 MM X 38 MM MESH SIZE.
2) ALL POSTS & RAILS TO BE GALVANIZED STEEL PIPE STANDARD WEIGHT', ELECTROSTATIC ALLY PAINTED BLACK. THEY MUST CONFORM TO CURRENT SPECIFICATIONS FOR BLACK & HOT DIPPED ZINK COATED, (GALVANIZED), WELDED & SEAMLESS PIPE FOR ORDINARY USES.
3) ALL REQUIRED FITTINGS & HARDWARE TO BE OF A SUITABLE ALUMINUM ALLOY OR OF A STEEL DUCTILE IRON, ALSO ELECTROSTATIC ALLY PAINTED BLACK.
4) REVIEW / COORDINATE CONSTRUCTION OF FENCE / FOUNDATIONS WITH ENG. RETAINING WALLS / SHOP DWGS. , WHERE APPLICABLE

IT IS THE CONTRACTOR'S RESPONSIBILITY TO:

1. Determine the location all existing services and obtain necessary stake-outs before any excavation.
2. Use figured dimensions as opposed to scaling and verify all dimensions at the site before commencing the work.
3. Report all discrepancies to the Landscape Architect and resolve before commencing the work.



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CLIENT:
MAPLE LANE HOMES
3565 KING ROAD, SUITE 109,
KING CITY, ONTARIO L7B 1M3
TEL: 905-833-1937 FAX: 905-833-1939
EMAIL: maple.lane@rogers.com

MUNICIPALITY
TOWN OF NEWMARKET
PLANNING FILE NO.: D11-17-16

PROJECT TITLE:
684 GORHAM STREET
NEWMARKET, ONTARIO

land use planning consultants
MSH
BOUNDLESS INGENUITY

BaseTech Consulting Inc.
309 Raywood Crescent
Newmarket, Ontario
L3Y 1A6
Phone : (905)-251-7720
e-mail : basetechconsulting@rogers.com

DWK DOUGLAS W. KERR & ASSOCIATES LTD.
LANDSCAPE ARCHITECT
1595 SIXTEENTH AVENUE, SUITE 301
RICHMOND HILL, ONTARIO L4B 3N9
Tel 416-410-5190, Fax 905-709-7433
email: dwkerr@interlog.com

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS

This drawing shall not be used for construction purposes until signed by the Landscape Architect

SEPT., 20, 2017
Date

ACCEPTED

ORIGINAL SIGNED BY
RACHEL PRUDHOMME
DIRECTOR OF ENGINEERING & ENVIRONMENTAL SERVICES

DATE

SCALE N.T.S.	DATE SEPTEMBER,20,2017	DRAWING NO.	L-02
DRAWN BY DWK	JOB NO. 16-1621		
DRAWING TITLE LANDSCAPE DETAILS			

BARRIER FREE ENTRANCE
NORTH

WALL AREA	076.00
LIMITING DISTANCE	5.49
OPENINGS ALLOWED	565.84
OPENINGS PROVIDED	251.00

FACING GORHAM STREET
PROPOSED 4-PLEX
2016.11.13

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB. REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
ALL THE DRAWINGS & SPECIFICATIONS ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF RAMSAY BUILT.

ALL CONSTRUCTION TO CONFORM TO THESE PLANS AND SPECIFICATIONS AND TO ONTARIO BUILDING CODE 2012 AND ALL OTHER APPLICABLE LAWS, AND CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 350/06.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

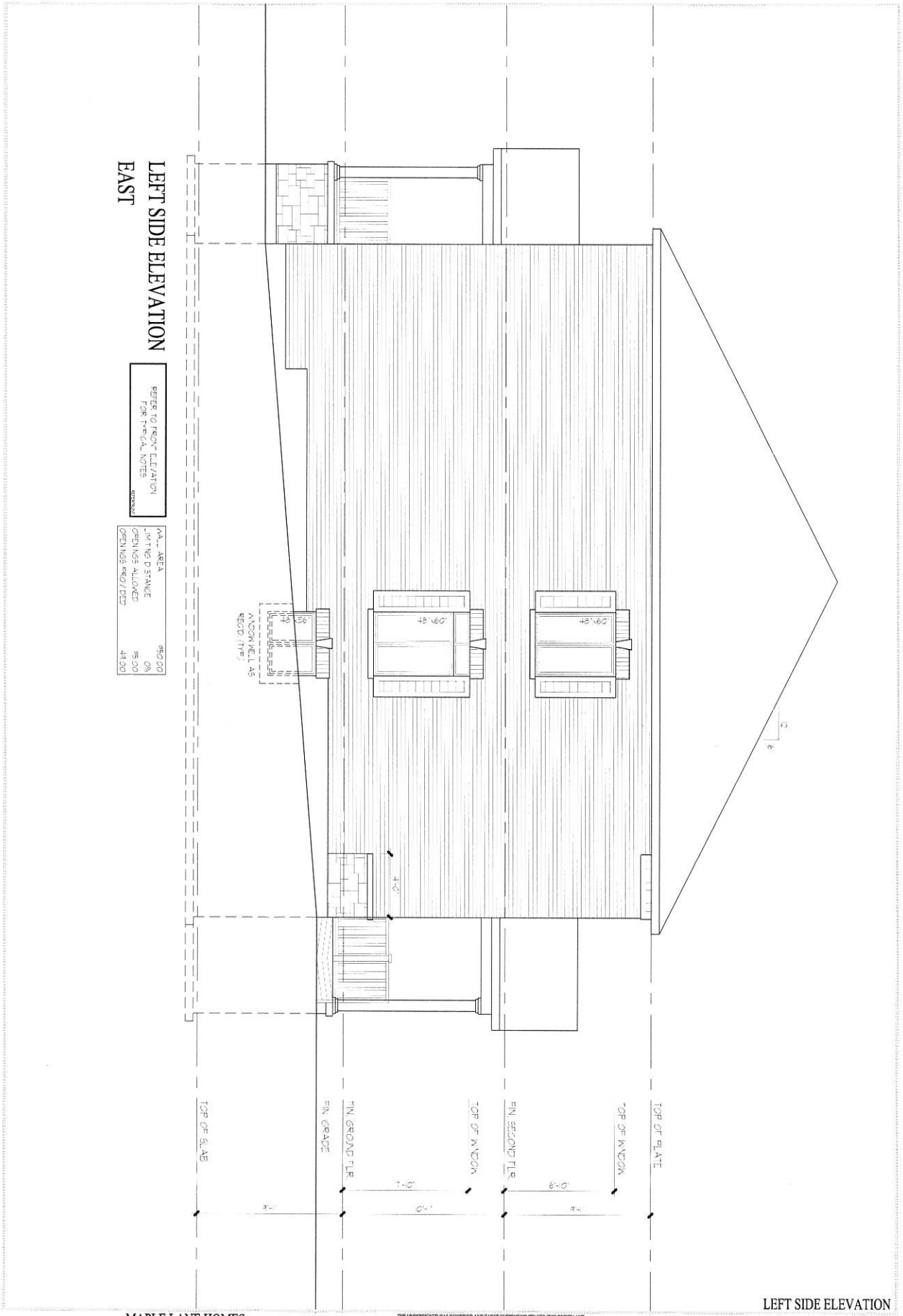
Douglas Ramsay	SIGNATURE	46319
NAME		46319
REGISTRATION INFORMATION		102311
RAMSAY BUILT		

MAPLE LANE HOMES
684 GORHAM STREET, NEWMARKET

RAMSAY BUILT
RESIDENTIAL DESIGN
711 Abingdon Court, Pickering, ON L1W 3M7 T 905.591.6470 www.ramsaybuilt.ca design@ramsaybuilt.ca

Drawn By DR | Checked By DR | Scale 3/16"=1'-0"

Page Number 4 of 7



LEFT SIDE ELEVATION

PROPOSED 4-PLEX
2016.11.13

RAMSAY BUILT
RESIDENTIAL DESIGN
711 Abingdon Court, Pickering, ON L1W 3M7 T 905.391.6470 www.ramsaybuilt.ca designs@ramsaybuilt.ca

MAPLE LANE HOMES
684 GORHAM STREET, NEWMARKET

Drawn By DR | Checked By DR | Scale 3/16"=1'-0"

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
QUALIFICATION INFORMATION Douglas Ramsay 46319
NAME SIGNATURE BCIN
REGISTRATION INFORMATION RAMSAY BUILT 102311

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB. REPORT ANY DISCREPANCIES TO RAMSAY BUILT BEFORE PROCEEDING WITH THE WORK. ALL THE DRAWINGS & SPECIFICATIONS ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF RAMSAY BUILT.

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RIGHT SIDE ELEVATION
WEST

REFER TO FRONT ELEVATION FOR TYPICAL NOTES

WALL AREA	94
LIMITING DISTANCE	10%
OPENINGS ALLOWED	9.4 SQ
OPENINGS PROVIDED	56.00

RIGHT SIDE ELEVATION

PROPOSED 4-PLEX
2016.11.13

RAMSAY BUILT
RESIDENTIAL DESIGN
711 Abingdon Court, Pickering, ON L1W 3M7 T 905.391.6470 www.ramsaybuilt.ca designu@ramsaybuilt.ca

MAPLE LANE HOMES
684 GORHAM STREET, NEWMARKET

Drawn By: DR | Checked By: DR | Scale: 3/16"=1'-0"

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
QUALIFICATION INFORMATION: Douglas Ramsay — 46319
NAME — SIGNATURE — BCIN
REGISTRATION INFORMATION: RAMSAY BUILT — 102311

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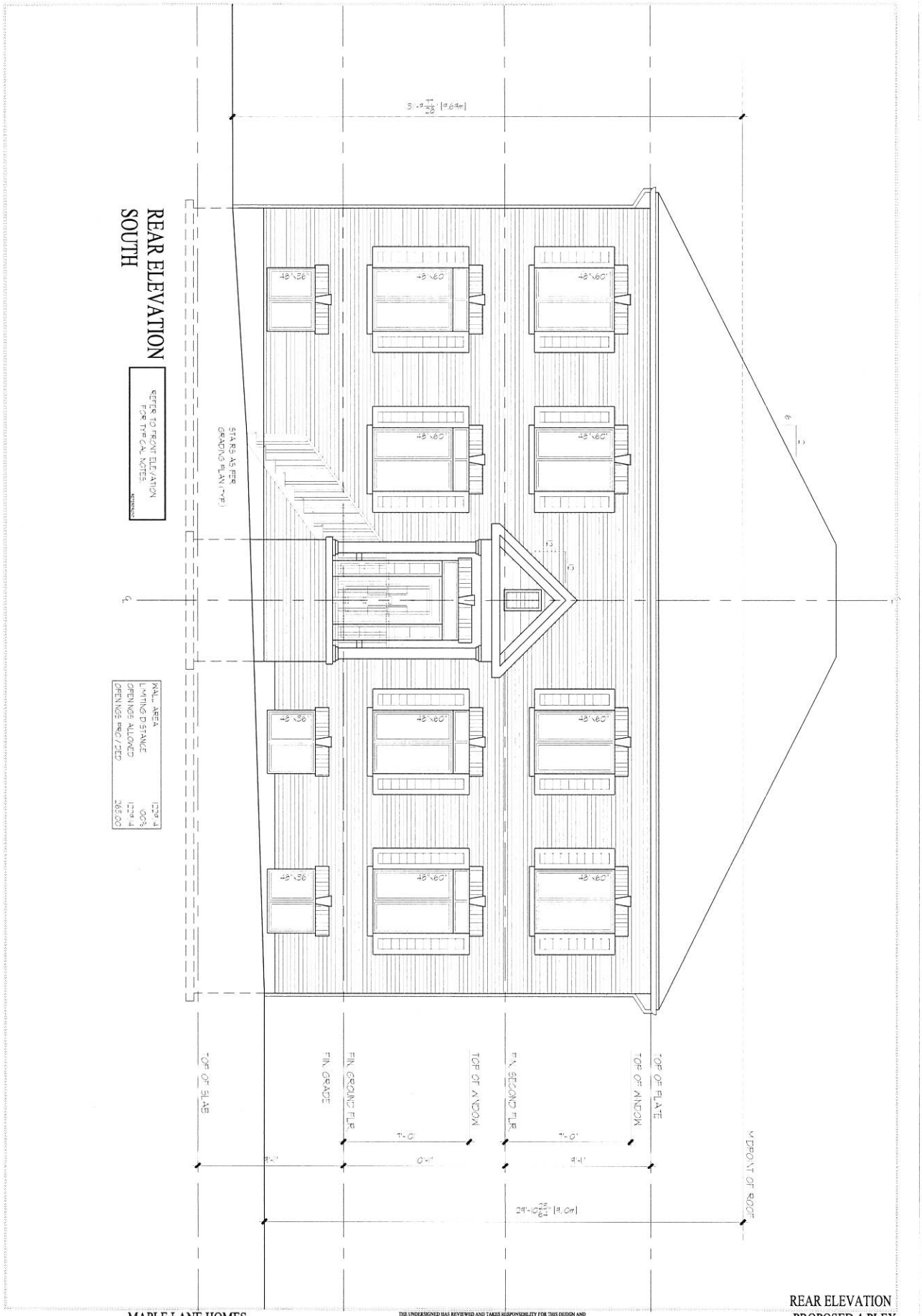

REAR ELEVATION
PROPOSED 4-PLEX
2016.11.13

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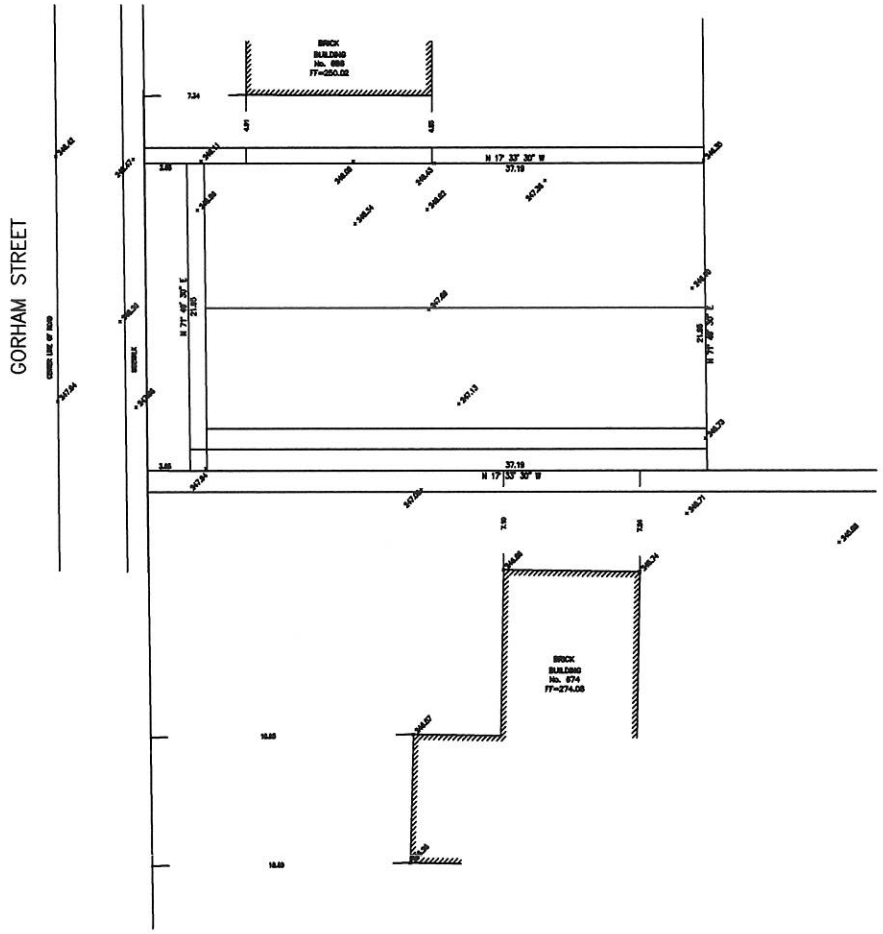
SKETCH OF

PART OF LOT 9
PLAN 53

TOWN OF NEWMARKET
REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 200

David Horwood Ltd., Ontario Land Surveyors
2 0 0 3



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

BENCHMARK

ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM O.H.O. PRECISE BENCHMARK No. 404-69 HAVING AN ELEVATION OF 264.573 m.

DAVID COMERY, O.L.S.

January 29, 2003
DATE

PROJECT No.: 4927

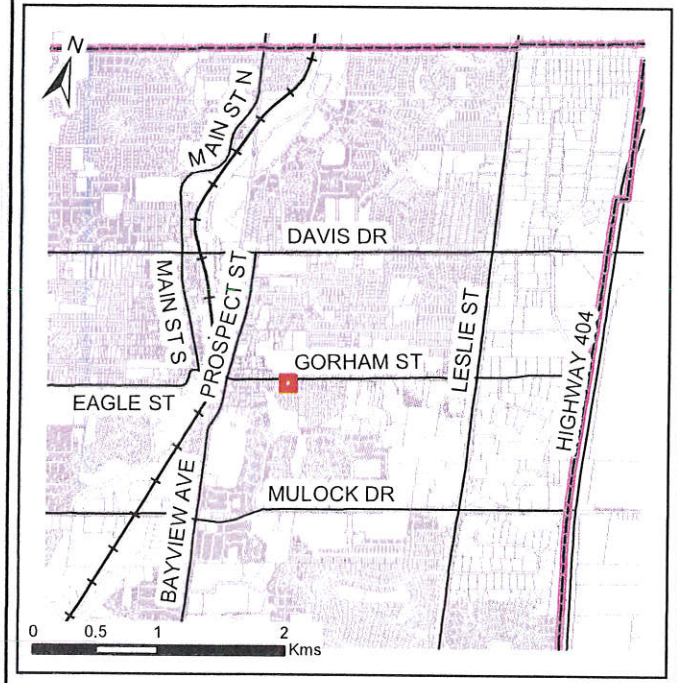
3980 14th avenue, unit 17 markham, ontario L3R 0B1
Bus: (905) 475-7255 Fax: (905) 475-1277 e-mail: markham@dhlsurveyors.com

markham

david horwood limited
ontario land surveyor canada lands surveyor

oakville

131 trafalgar road, 2nd floor oakville, ontario L6J 3G4
Bus: (905) 815-1404 Fax: (905) 815-1332 e-mail: oakville@dhlsurveyors.com



Location Map
680 Gorham Street

Newmarket

Designed & produced by Information Technology - GIS
Printed: 2017-09-05

Legend

- Subject Lands
- Land Parcel
- Municipal Boundary

G:\Projects 10\Development and Infrastructure Services\Planning\Map Documents\680GorhamSt_Location_ortho.mxd

APPENDIX 'A'

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	
➢ Provision for dedicated pedestrian walkways to promote safe access to facilities?	x	
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	
➢ *Guideline*: Provision of change of surface materials or painted lines in locations where a barrier-free access traverses a driveway, fire route or parking aisle?	NA	
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?	x	
➢ Minimum ramp width between handrails is 900 mm?	x	
➢ Minimum level area at top and bottom of ramp is 1,670 mm x 1,670 mm?		x
➢ Provision of level landing areas with a minimum dimension of 1,670 mm x width of ramp at intervals of not more then 9 m along its length?	NA	
➢ Handrails not less than 865mm and not more than 965 mm high?	x	
➢ Extension of handrails horizontally not less than 300 mm beyond top and bottom of ramp?	x	
Barrier-Free Entrance Requirements (OBC 3.8.1.2 and 3.8.3.3):		
➢ Is principal entrance to building barrier-free compliant?	x	
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		
Number of Pedestrian Entrances: 1 to 3 — Minimum Number of Barrier-Free Entrances Required: 1	x	
Number of Pedestrian Entrances: 4 to 5 — Minimum Number of Barrier-Free Entrances Required: 2		
Number of Pedestrian Entrances: 6 and above — Minimum Number of Barrier-Free Entrances Required: Not less than 50 %		
➢ Threshold at accessible entrance does not exceed 13 mm?	x	
➢ Is the width of the door opening a minimum of 860 mm?	x	
➢ If required, does main accessible entrance have a power door operator?	TBD	
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

APPENDIX 'E'

	Convenience Commercial Development Standards Checklist (includes Hospital Transition Area)	Yes	No
Green Initiatives:			
❋	Provide bicycle storage racks		x
❋	Provide anti-idling signage	x	
❋	Parking supply does not exceed minimum required by zoning bylaw	x	
❋	Provide each tree with appropriate volume of high quality soil	x	
❋	Provide energy efficient exterior lighting	x	
❋	Rainwater collected, treated (if necessary) and used for irrigation	NA	
❋	Provide storage facilities for recyclable materials and organic wastes	NA	
❑	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		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 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	TBD	
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	x	
❋	Provide pitched roof designs to integrate commercial buildings into residential community	NA	
❋	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		
❋	Provide safe and convenient pedestrian connections between parking and buildings	x	
❋	Building signage must complement overall design of building architecture and surrounding buildings	x	
❋	Rooftop mechanical equipment and loading areas must be screened visually and acoustically on all sides	NA	
❑	Explore opportunities for public art	NA	
❑	Provide façade treatments that break down massing and articulates depth, verticality and street edge	NA	
❑	Align buildings close to street/sidewalk to help define street edge and enhance access to public realm	NA	
❑	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	
❑	Lighting for individual buildings should be integrated into architecture	NA	
❑	Provide connection to Town's trail system	NA	
Boulevard Enhancements:			
❋	All trees that are 30cm or more DBH retained	NA	
❋	New trees planted on boulevard conform with Town's planting guidelines	NA	
❑	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]	NA	
❑	Provide alternatives to grass	NA	
❑	Provide alternative paving materials[1]	TBD	

❋ **Mandatory** [1] subject to Public Works Services and/or Engineering Services acceptance

❑**Optional – select one from each category**

MSH
INGENUITY

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F 416.487.5489
E mshmail@mshplan.ca

520 Industrial Pkwy S
Suite 202
Aurora, ON L4G 6W8
T 905.503.3440
F 905.503.3442

Memorandum

To:	Ted Horton
Organization:	Town of Newmarket Planning Services
From:	Angela Sciberras
Date:	August 9, 2017
Project:	680 Gorham Street

As per the requirements of the Town's Site Plan Approval Process Manual, the following briefly sets out the conformity with the Convenience Commercial Development Standards Checklist for the subject application:

Green Initiatives - Required

1. **Provide Bicycle Storage Racks**
   - No
2. **Anti-idling Signage**
   - To be installed on site
3. **Parking Supply does not Exceed Minimum Required by Zoning By-law**
   - The Site Specific Zoning By-law for the subject site requires a total of 7 parking spaces
4. **Provide Each Tree with Appropriate Volume of High Quality Soil**
   - Has been incorporated as part of the landscape plan design
5. **Provide Energy Efficient Exterior Lighting**
   - Energy efficient lighting will be utilized and strategically located in order to maximize benefit and minimize energy use
6. **Rainwater Collected & Used for Irrigation**
   - Not applicable
7. **Provide Storage Facilities for Recyclable Materials and Organic Wastes**
   - Blue & green bins will be utilized

Green Initiatives – Optional; To be Provided

8. **Building Orientation**
   - No
9. **Dedicated Parking Spaces for High Occupancy Vehicles**
   - No
10. **Landscaped Areas within Parking Lot**
   - No
11. **Drought Resistant Plant Materials**
   - Yes
12. **Alternative Power Sources**
   - No
13. **Green Roof with 100% Coverage**
   - No
14. **Green Roof with 50% Coverage and Light Coloured Roofing Materials**
   - No
15. **Innovative Methods of Reducing Stormwater Flows**
   - Yes
16. **Alternative Paving Materials**
   - To be determined

Character – Required

17. **Buildings Designed to Complement Residential Architecture in Neighbourhood**
   - Fourplex is a residential building and was specifically designed to maintain the residential character of the neighbourhood
18. **Provide Pitched Roof Design**
   - Yes
19. **Building Constructed of High Quality Materials**
   - Building will be a combination of brick and stone cladding and glazing
   - Roof to be asphalt shingles
20. **Glazed Areas should be Maximized Along Street Frontages**
   - Yes

Boulevard Enhancements – Optional

32. Drought Resistant Plant Materials

- Yes

33. Benches, Garbage and/or Recycling Receptacles, Public Art, Planters and/or Bicycles Racks

- Not applicable

34. Alternatives to Grass

- Not applicable

35. Alternative Paving Materials

- To be determined

I trust you will find this information satisfactory; however, should you have any questions, please do not hesitate to call.

MACAULAY SHIOMI HOWSON LTD.

Angela Sciberras, MCIP, RPP
Principal

NOTES TO COMMITTEE

Property:	680 Gorham Street (south side of Gorham Street, west of Maple Street)
Owner:	Maple Lane Lands & Development Co. Ltd.
Application:	Site Plan Approval to permit the construction of a two-storey, four unit rental residential building with 7 parking spaces to be located at the rear of the property.

STAFF RECOMMENDATION

The Site Plan Review Committee directs:

1. That the Application for Site Plan Approval to permit the construction of a two-storey, four unit rental residential building with 7 parking spaces to be located at the rear of the property 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

- Servicing allocation has not been granted by Council for this development and will be required prior to final approval
- Approval will be required from Lake Simcoe Region Conservation Authority as property is within a Recharge Management Area (WHPA-Q2)
- Approval will be required from Region of York, Water Resources Division as property is within Wellhead Protection Area (WHPA-D)
- Compliance with Town's Tree Policy will be required
- Construction Management Plan required prior to work commencing

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 to the Town:

- Site Plan
- Landscape Plan
- Building Elevations Plan
- Stormwater Management Report
- Functional Servicing Report
- Servicing Plan
- Grading Plan
- Geotechnical Report
- Sediment and Erosion Control Plan
- Arborist Report
- Composite Utility Plan
- Construction Management Plan
- Cost Estimates (civil and landscaping)