



Town of Newmarket **AGENDA**

Heritage Newmarket Advisory Committee

Tuesday, November 7, 2017 at 7:00 PM

Mulock Room, 395 Mulock Drive

Additions & Corrections to Agenda

Declarations of Interest

Presentations/Deputations

Approval of Minutes

- | | |
|--|--------|
| 1. Heritage Newmarket Advisory Committee Meeting Minutes of October 3, 2017 | Page 1 |
| 2. Heritage Newmarket Advisory Committee Meeting Minutes of October 17, 2017 | Page 7 |

Correspondence

- | | |
|--|---------|
| 3. Correspondence from the Ministry of Citizenship and Immigration, dated September 2017 regarding a nomination for Outstanding Achievement Award for Voluntarism. | Page 9 |
| 4. Correspondence from the Planning and Building Services Department regarding a Public Meeting to consider a proposed Zoning By-Law Amendment (17645 Yonge St.) | Page 10 |
| 5. Correspondence from the Planning and Building Services Department regarding a Zoning By-law Amendment application (175 Deerfield Road) | Page 11 |

Items

- | | |
|---|---------|
| 6. Application to Register By-law (By-law 2017-42 – Amends Designation Lands) | Page 29 |
| 7. Operating Results for the Nine Months ending September 30, 2017 | Page 33 |
| 8. Pickering College Building Update | Page 34 |

Reports of Committee Members

9. **Designated Property Maintenance and Concerns:**

- a) Site Plaques
- b) Residence Plaques
- c) Heritage Location Plaques
- d) Stickwood Walker Farm Discussion

10. Sub Committee Reports

- a) Architecture, Recreation, Culture, Heritage (ARCH) Committee
- b) Elman W. Campbell Museum Board
- c) Lower Main Street South Heritage Conservation District Advisory Group
- d) Newmarket Historical Society Board of Directors

New Business

Adjournment

The meeting of the Heritage Newmarket Advisory Committee was held on Tuesday, October 3, 2017 in the Mulock Room, 395 Mulock Drive, Newmarket.

Members Present: Councillor Hempen
Athol Hart, Chair
Joan Seddon
Rohit Singh
Billie Locke, Vice Chair
Malcom Watts (arrived at 7:15 PM)

Absent: Soni Felix Raj

Staff Present: M. White, Planner
K. Saini, Deputy Town Clerk, Recording Secretary

The meeting was called to order at 7:01 PM with Athol Hart in the Chair.

Additions and Corrections to the Agenda

None.

Declarations of Pecuniary Interest

None.

Presentations

None.

Approval of Minutes

1. Heritage Newmarket Advisory Committee Minutes of September 12, 2017

Moved by: Councillor Hempen

Seconded by: Billie Locke

1. That the Heritage Newmarket Advisory Committee Minutes of October 3, 2017, be approved.

Carried

Correspondence

2. Correspondence from the Planning and Building Services Department regarding an application for Draft Plan for Condominium (Glenway Subdivison)

Moved by: Joan Seddon

Seconded by: Rohit Singh

1. That the correspondence from the Planning and Building Services Department regarding an application for Draft Plan for Condominium (Glenway Subdivison) be received for information purposes.

Carried

3. Correspondence from the Committee of Adjustment regarding the property known as 400 Park Avenue

Moved by: Councillor Hempen

Seconded by: Joan Seddon

1. That the correspondence from the Committee of Adjustment regarding the property known as 400 Park Avenue be received for information purposes.

Carried

4. Correspondence from the Committee of Adjustment regarding the property known as 217 Park Avenue

Moved by: Councillor Hempen
Seconded by: Joan Seddon

1. That the correspondence from the Planning and Building Services Department regarding the property known as 217 Park Avenue be received for information purposes.

Carried

Items

5. 171 Church Street Discussion

Moved by: Joan Seddon
Seconded by: Rohit Singh

1. That the Heritage Newmarket Advisory Committee recommend to Council that the property known as 171 Church Street not be removed from the municipal registry.

Carried

6. 487 Queen Street Discussion

Discussion regarding a plaque for 487 Queen Street ensued. It was noted that the property owner requested a plaque be erected on the property, and that the property owner would be willing to pay for the plaque.

Moved by: Councillor Hempen
Seconded by: Billie Locke

1. That Athol Hart be requested to meet with the property owner of 487 Queen Street to discuss a plaque for the property with a recommendation of a cast plaque with a brown background colour

Carried

7. Stickwood Farm Discussion

There was discussion of the Stickwood Farm, and photographs were circulated. There was discussion regarding re-painting the Stickwood Farm property (doors, garage door, windows, etc.), and undertake any other necessary work to ensure that the property is maintained in accordance with the Building Code and heritage standards.

It was requested that this item be added to the Committee's next agenda for discussion.

Moved by: Billie Locke
Seconded by: Malcom Watts

1. That Athol Hart and Malcom Watts be requested to conduct an evaluation of the property.

Carried

8. Designated Property Maintenance Concerns

a) Site Plaques

This matter was discussion as part of item 9a).

b) Residence Plaques

There was no discussion on this matter.

c) Heritage Location Plaques

There was no discussion on this matter.

9. Sub-Committee Reports

a) Architecture, Recreation, Culture, Heritage (ARCH) Committee

Athol Hart provided the Committee with an update from ARCH Committee with regards to ceramic plaques. He noted that he has sample plaques from a Newmarket business owner who is looking to donate the plaques to the Town.

Moved by: Rohit Singh
Seconded by: Joan Seddon

1. That the Committee move forward with the plaque project, and use historical photographs as part of the plaques.

Carried

b) Elman W. Campbell Museum Board

Billie Locke provided an update from the Board. There was discussion regarding the shape and size of a sign, and that sign content still needs to be determined.

It was noted that the Lower Main Street South Heritage Conservation District Advisory Group is involved in the authorization of a new sign.

c) Lower Main Street South Heritage Conservation District Advisory Group

There was no report from this Sub-Committee.

d) Newmarket Historical Society Board of Directors

There was no report from this Sub-Committee.

New Business**10. Remembrance Day**

Athol advised the Committee that name of veterans will be projected in the Library from September 22 until sunset on November 11 to commemorate Remembrance Day in 2017. It was noted that the Royal Canadian Legion was involved in this initiative.

11. Heritage Homes Photographs

Moved by: Billie Locke
Seconded by: Joan Seddon

1. That photographs of Heritage homes be printed in hardcopy for the files.

Carried

12. Property Standards By-law Review

The Committee consented to holding a meeting on October 17, 2017 to review staff's draft changes to the Property Standards By-law.

Adjournment

Moved by: Rohit Singh
Seconded by: Malcom Watts

1. That the Heritage Newmarket Advisory Committee adjourn at 8:12 PM.

Carried

Date

A. Hart, Chair

The meeting of the Heritage Newmarket Advisory Committee was held on Tuesday, October 17, 2017 in the Mulock Room, 395 Mulock Drive, Newmarket.

Members Present: Councillor Hempen
Joan Seddon
Malcom Watts
Billie Locke, Vice Chair

Absent: Rohit Singh
Athol Hart, Chair

Staff Present: L. Long, Supervisor, Municipal By-law Enforcement
H. Leznoff, Council/Committee Coordinator

The meeting was called to order at 7:30 PM with Billie Locke in the chair.

Additions and Corrections to the Agenda

None.

Declarations of Pecuniary Interest

None.

Presentations

None.

Approval of Minutes

None.

Correspondence

None.

Items

1. Review of Property standards By-law

The Supervisor, Municipal By-law Enforcement and Committee members reviewed the proposed amendments to the Property Standards By-law, specifically Section 50 which addressed heritage properties and heritage related definitions. The Committee discussed the follow topics: heritage fencing and heritage attributes defined in the by-law, repair requirements including materials for repair of heritage properties, the potential for consultation with the Property Standards Committee when a heritage property is being discussed, the process for a property to receive an order under the By-law and the timeframes for compliance, enforcement and penalties for noncompliance, and how the By-law will better protect heritage properties.

The Newmarket Heritage Advisory Committee and expressed support for including a Heritage section in the Property Standards By-law.

Adjournment

Moved by: Joan Seddon
Seconded by: Malcom Watts

1. That the Heritage Newmarket Advisory Committee adjourn at 8:48 PM

Carried

Date

B. Locke, Vice Chair

Ministry of Citizenship
and Immigration

Minister

6th Floor, 400 University Avenue
Toronto ON M7A 2R9
Tel.: 416 325-6200
Fax: 416 325-6195

Ministère des Affaires civiles
et de l'Immigration

Ministre

400, avenue University, 6^e étage
Toronto ON M7A 2R9
Tél. : 416 325-6200
Télééc. : 416 325-6195



September 2017

Dear Colleagues,

It is my pleasure to invite you to submit a nomination for the **June Callwood Outstanding Achievement Award for Voluntarism.**

Volunteers are the backbone and strength of communities across Ontario. This award recognizes the exceptional leadership, innovation and creativity in voluntarism and community service that contribute to a strong and dynamic province. Recipients of this award may include individual volunteers, volunteer groups, or volunteer management individuals or groups from a not-for-profit or charitable organization.

To submit a nomination for this award:

1. Visit ontario.ca/honoursandawards.
2. Select the **Volunteering** category.
3. Click on **June Callwood Outstanding Achievement Award for Voluntarism.**
4. Download the PDF form.
5. Read the eligibility criteria and instructions carefully.
6. Fill out the form and submit it **no later than December 5, 2017**. Instructions for submitting your nomination package can be found on the website.

To ensure that outstanding volunteers and volunteer managers across the province receive the recognition they deserve, please share this information with your constituents. This invitation has also been distributed to volunteer and community organizations, libraries, municipalities and regional provincial government offices.

If you have questions about this program, please call 416-314-7526, toll free 1-877-832-8622, TTY 416-327-2391, or email ontariohonoursandawards@ontario.ca.

Thank you for your support of this important recognition program.

Sincerely,

Laura Albanese
Minister



PLANNING & BUILDING SERVICES

Town of Newmarket

395 Mulock Drive

P.O. Box 328, STN Main

Newmarket, ON L3Y 4X7

www.newmarket.ca

planning@newmarket.ca

T: 905.953.5321

F: 905.953.5140

LEGISLATIVE SERVICES

INCOMING MAIL

REFD
TO

COPY
TO

OCT 18 2017

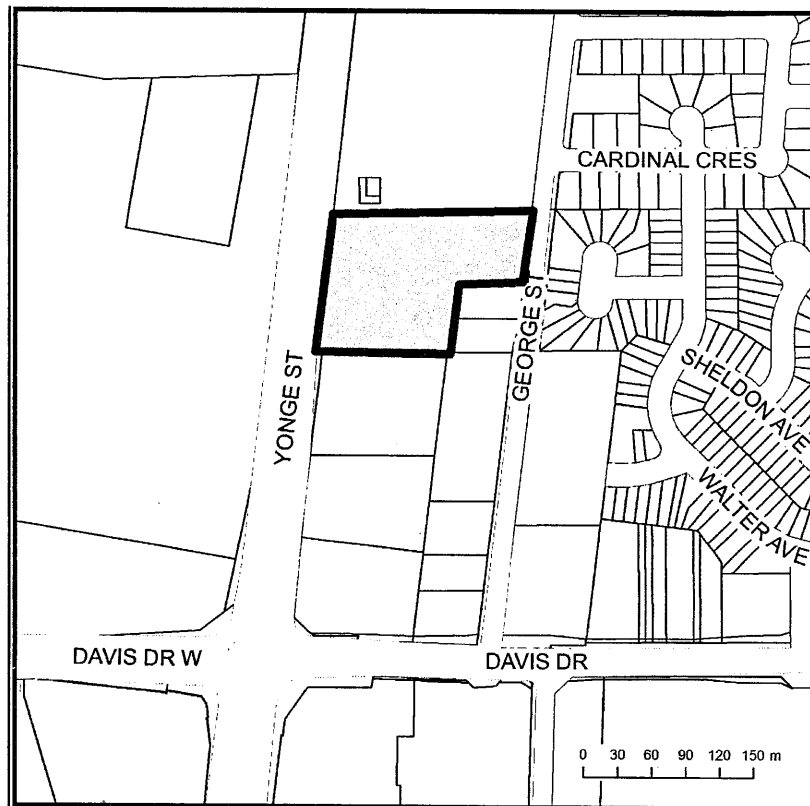
PUBLIC MEETING CONCERNING PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

TAKE NOTICE that the Council of the Corporation of the Town of Newmarket will hold a Public Meeting on:

MONDAY NOVEMBER 6, 2017 AT 7:00 P.M.

in the **Council Chambers at the Municipal Offices, 395 Mulock Drive**, to consider a proposed Zoning By-Law Amendment under Section 34 of the Planning Act, RSO 1990, c. P. 13 as amended and a proposed Official Plan amendment under Section 17 of the Planning Act, RSO 1990, c. P. 13 as amended.

An application has been submitted for an Official Plan Amendment and Zoning By-Law Amendment for lands located at 17645 Yonge Street. The net effect of this application is to permit a proposed mixed use development consisting of 530 residential apartment units and 1,919 square meters of commercial space within a 4 storey podium and three towers of 21, 19 and 17 storeys.



ANY PERSON may attend the public meeting to make written or verbal representation either in support of or in opposition to the proposed Official Plan and Zoning By-Law Amendments. If you wish to use the Town's audio/visual system, please contact the Clerk's Office not later than noon on the day of the meeting to make the appropriate arrangements. Should you be unable to attend the public meeting, your written submission will be received up to the time of the meeting.

IF YOU WISH TO BE NOTIFIED of the adoption of the proposed Official Plan and Zoning By-Law Amendments, you must make a written request to the Town of Newmarket, 395 Mulock Drive, P.O. Box 328, STN MAIN NEWMARKET, ON L3Y 4X7

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Town of Newmarket before the by-law is passed, the person or public body is not entitled to appeal the decision of the Town of Newmarket to the Ontario Municipal Board.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting, or make written submissions to the Town of Newmarket before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there is reasonable grounds to do so.

ADDITIONAL INFORMATION relating to the proposed Official Plan and Zoning By-Law Amendments is available for inspection between 8:30 a.m. and 4:30 p.m. on weekdays at the Municipal Offices, 395 Mulock Drive; Newmarket.

Dated October 17, 2017

Direct any inquiries to the
Planning Department 905-953-5321
Please refer to File No. D9-NP 17 14
(Official Plan Amendment), D14-NP17 14
(Zoning By-law Amendment)



PLANNING AND BUILDING SERVICES

Town of Newmarket
395 Mulock Drive
P.O. Box 328, STN Main
Newmarket, ON L3Y 4X7

www.newmarket.ca
planning@newmarket.ca
T: 905.953.5321
F: 905.953.5140

TO: Heritage Newmarket
Rogers Cable TV
York Region District School Board
York Catholic District School Board
Bell Canada
Newmarket Hydro
Enbridge Consumers Gas
Hydro One Networks Inc.
Health and Social Services
Conseil scolaire de district catholique Centre-Sud
Canada Post
York Regional Police

DATE: October 17, 2017

SUBJECT: Application for Zoning By-law Amendment
175 Deerfield Road
Town of Newmarket
File No.: D14NP1720 (ZBA)

Please find attached a copy of the above captioned Zoning By-law Amendment application. The applicant is proposing to rezone the subject lands from the existing Regional Urban Centre (UC-R) zone to a Regional Urban Centre Exception (UC-R-X) zone to permit:

A residential development comprised of two fifteen-storey buildings and one nine-storey residential building each on a four-storey podium, including 462 residential dwelling units.

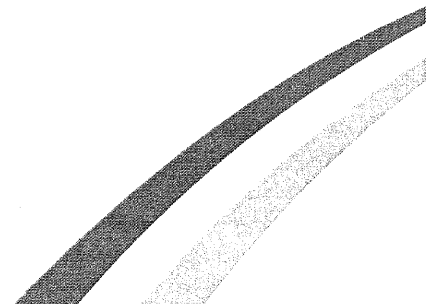
Please direct any comments you may have on this proposal to the Planning Department by December 6, 2017.

Regards,

Ted Horton
Planner

Copy: Mayor Tony Van Bynen
R.N. Shelton, Chief Administrative Officer
Bob Kwapis, Councillor Ward 5

Attachments: Application, Site Plan, Survey



This architectural site plan depicts the University of Illinois at Chicago (UIC) campus. The plan is oriented with North at the top. Key features include:

- Buildings:** Numerous buildings are shown, each labeled with its name and number. Notable buildings include the "UIC CAMPUS CENTER" (Building 100), "UIC LIBRARY" (Building 101), "UIC MUSEUM OF ART" (Building 102), "UIC CENTER FOR THE STUDIES OF WOMEN" (Building 103), "UIC CENTER FOR THE STUDIES OF MEN" (Building 104), "UIC CENTER FOR THE STUDIES OF RACE" (Building 105), "UIC CENTER FOR THE STUDIES OF ETHNICITY" (Building 106), "UIC CENTER FOR THE STUDIES OF GENDER" (Building 107), "UIC CENTER FOR THE STUDIES OF SEXUALITY" (Building 108), "UIC CENTER FOR THE STUDIES OF RELIGION" (Building 109), "UIC CENTER FOR THE STUDIES OF ENVIRONMENT" (Building 110), "UIC CENTER FOR THE STUDIES OF HEALTH" (Building 111), "UIC CENTER FOR THE STUDIES OF SOCIETY" (Building 112), "UIC CENTER FOR THE STUDIES OF CULTURE" (Building 113), "UIC CENTER FOR THE STUDIES OF POLITICS" (Building 114), "UIC CENTER FOR THE STUDIES OF ECONOMICS" (Building 115), "UIC CENTER FOR THE STUDIES OF LAW" (Building 116), "UIC CENTER FOR THE STUDIES OF MEDICINE" (Building 117), "UIC CENTER FOR THE STUDIES OF ENGINEERING" (Building 118), "UIC CENTER FOR THE STUDIES OF SCIENCE" (Building 119), "UIC CENTER FOR THE STUDIES OF TECHNOLOGY" (Building 120), "UIC CENTER FOR THE STUDIES OF ARTS" (Building 121), "UIC CENTER FOR THE STUDIES OF LETTERS" (Building 122), "UIC CENTER FOR THE STUDIES OF HUMANITIES" (Building 123), "UIC CENTER FOR THE STUDIES OF SOCIAL SCIENCES" (Building 124), "UIC CENTER FOR THE STUDIES OF NATURAL SCIENCES" (Building 125), "UIC CENTER FOR THE STUDIES OF PHYSICAL SCIENCES" (Building 126), "UIC CENTER FOR THE STUDIES OF EARTH SCIENCES" (Building 127), "UIC CENTER FOR THE STUDIES OF ASTRONOMY" (Building 128), "UIC CENTER FOR THE STUDIES OF COSMOLOGY" (Building 129), "UIC CENTER FOR THE STUDIES OF PARTICLE PHYSICS" (Building 130), "UIC CENTER FOR THE STUDIES OF QUANTUM MECHANICS" (Building 131), "UIC CENTER FOR THE STUDIES OF RELATIVITY" (Building 132), "UIC CENTER FOR THE STUDIES OF COSMOLOGY" (Building 133), "UIC CENTER FOR THE STUDIES OF PARTICLE PHYSICS" (Building 134), "UIC CENTER FOR THE STUDIES OF QUANTUM MECHANICS" (Building 135), "UIC CENTER FOR THE STUDIES OF RELATIVITY" (Building 136), "UIC CENTER FOR THE STUDIES OF COSMOLOGY" (Building 137), "UIC CENTER FOR THE STUDIES OF PARTICLE PHYSICS" (Building 138), "UIC CENTER FOR THE STUDIES OF QUANTUM MECHANICS" (Building 139), "UIC CENTER FOR THE STUDIES OF RELATIVITY" (Building 140).
- Parking Lots:** Several parking lots are shown, including "UIC CAMPUS CENTER PARKING LOT", "UIC LIBRARY PARKING LOT", "UIC MUSEUM OF ART PARKING LOT", "UIC CENTER FOR THE STUDIES OF WOMEN PARKING LOT", "UIC CENTER FOR THE STUDIES OF MEN PARKING LOT", "UIC CENTER FOR THE STUDIES OF RACE PARKING LOT", "UIC CENTER FOR THE STUDIES OF ETHNICITY PARKING LOT", "UIC CENTER FOR THE STUDIES OF GENDER PARKING LOT", "UIC CENTER FOR THE STUDIES OF SEXUALITY PARKING LOT", "UIC CENTER FOR THE STUDIES OF RELIGION PARKING LOT", "UIC CENTER FOR THE STUDIES OF ENVIRONMENT PARKING LOT", "UIC CENTER FOR THE STUDIES OF HEALTH PARKING LOT", "UIC CENTER FOR THE STUDIES OF SOCIETY PARKING LOT", "UIC CENTER FOR THE STUDIES OF CULTURE PARKING LOT", "UIC CENTER FOR THE STUDIES OF POLITICS PARKING LOT", "UIC CENTER FOR THE STUDIES OF ECONOMICS PARKING LOT", "UIC CENTER FOR THE STUDIES OF LAW PARKING LOT", "UIC CENTER FOR THE STUDIES OF MEDICINE PARKING LOT", "UIC CENTER FOR THE STUDIES OF ENGINEERING PARKING LOT", "UIC CENTER FOR THE STUDIES OF SCIENCE PARKING LOT", "UIC CENTER FOR THE STUDIES OF TECHNOLOGY PARKING LOT", "UIC CENTER FOR THE STUDIES OF ARTS PARKING LOT", "UIC CENTER FOR THE STUDIES OF LETTERS PARKING LOT", "UIC CENTER FOR THE STUDIES OF HUMANITIES PARKING LOT", "UIC CENTER FOR THE STUDIES OF SOCIAL SCIENCES PARKING LOT", "UIC CENTER FOR THE STUDIES OF NATURAL SCIENCES PARKING LOT", "UIC CENTER FOR THE STUDIES OF PHYSICAL SCIENCES PARKING LOT", "UIC CENTER FOR THE STUDIES OF EARTH SCIENCES PARKING LOT", "UIC CENTER FOR THE STUDIES OF ASTRONOMY PARKING LOT", "UIC CENTER FOR THE STUDIES OF COSMOLOGY PARKING LOT", "UIC CENTER FOR THE STUDIES OF PARTICLE PHYSICS PARKING LOT", "UIC CENTER FOR THE STUDIES OF QUANTUM MECHANICS PARKING LOT", "UIC CENTER FOR THE STUDIES OF RELATIVITY PARKING LOT", "UIC CENTER FOR THE STUDIES OF COSMOLOGY PARKING LOT", "UIC CENTER FOR THE STUDIES OF PARTICLE PHYSICS PARKING LOT", "UIC CENTER FOR THE STUDIES OF QUANTUM MECHANICS PARKING LOT", "UIC CENTER FOR THE STUDIES OF RELATIVITY PARKING LOT".
- Infrastructure:** The plan shows "UIC CAMPUS CENTER", "UIC LIBRARY", "UIC MUSEUM OF ART", "UIC CENTER FOR THE STUDIES OF WOMEN", "UIC CENTER FOR THE STUDIES OF MEN", "UIC CENTER FOR THE STUDIES OF RACE", "UIC CENTER FOR THE STUDIES OF ETHNICITY", "UIC CENTER FOR THE STUDIES OF GENDER", "UIC CENTER FOR THE STUDIES OF SEXUALITY", "UIC CENTER FOR THE STUDIES OF RELIGION", "UIC CENTER FOR THE STUDIES OF ENVIRONMENT", "UIC CENTER FOR THE STUDIES OF HEALTH", "UIC CENTER FOR THE STUDIES OF SOCIETY", "UIC CENTER FOR THE STUDIES OF CULTURE", "UIC CENTER FOR THE STUDIES OF POLITICS", "UIC CENTER FOR THE STUDIES OF ECONOMICS", "UIC CENTER FOR THE STUDIES OF LAW", "UIC CENTER FOR THE STUDIES OF MEDICINE", "UIC CENTER FOR THE STUDIES OF ENGINEERING", "UIC CENTER FOR THE STUDIES OF SCIENCE", "UIC CENTER FOR THE STUDIES OF TECHNOLOGY", "UIC CENTER FOR THE STUDIES OF ARTS", "UIC CENTER FOR THE STUDIES OF LETTERS", "UIC CENTER FOR THE STUDIES OF HUMANITIES", "UIC CENTER FOR THE STUDIES OF SOCIAL SCIENCES", "UIC CENTER FOR THE STUDIES OF NATURAL SCIENCES", "UIC CENTER FOR THE STUDIES OF PHYSICAL SCIENCES", "UIC CENTER FOR THE STUDIES OF EARTH SCIENCES", "UIC CENTER FOR THE STUDIES OF ASTRONOMY", "UIC CENTER FOR THE STUDIES OF COSMOLOGY", "UIC CENTER FOR THE STUDIES OF PARTICLE PHYSICS", "UIC CENTER FOR THE STUDIES OF QUANTUM MECHANICS", "UIC CENTER FOR THE STUDIES OF RELATIVITY", "UIC CENTER FOR THE STUDIES OF COSMOLOGY", "UIC CENTER FOR THE STUDIES OF PARTICLE PHYSICS", "UIC CENTER FOR THE STUDIES OF QUANTUM MECHANICS", "UIC CENTER FOR THE STUDIES OF RELATIVITY".
- Other Features:** The plan includes "UIC CAMPUS CENTER", "UIC LIBRARY", "UIC MUSEUM OF ART", "UIC CENTER FOR THE STUDIES OF WOMEN", "UIC CENTER FOR THE STUDIES OF MEN", "UIC CENTER FOR THE STUDIES OF RACE", "UIC CENTER FOR THE STUDIES OF ETHNICITY", "UIC CENTER FOR THE STUDIES OF GENDER", "UIC CENTER FOR THE STUDIES OF SEXUALITY", "UIC CENTER FOR THE STUDIES OF RELIGION", "UIC CENTER FOR THE STUDIES OF ENVIRONMENT", "UIC CENTER FOR THE STUDIES OF HEALTH", "UIC CENTER FOR THE STUDIES OF SOCIETY", "UIC CENTER FOR THE STUDIES OF CULTURE", "UIC CENTER FOR THE STUDIES OF POLITICS", "UIC CENTER FOR THE STUDIES OF ECONOMICS", "UIC CENTER FOR THE STUDIES OF LAW", "UIC CENTER FOR THE STUDIES OF MEDICINE", "UIC CENTER FOR THE STUDIES OF ENGINEERING", "UIC CENTER FOR THE STUDIES OF SCIENCE", "UIC CENTER FOR THE STUDIES OF TECHNOLOGY", "UIC CENTER FOR THE STUDIES OF ARTS", "UIC CENTER FOR THE STUDIES OF LETTERS", "UIC CENTER FOR THE STUDIES OF HUMANITIES", "UIC CENTER FOR THE STUDIES OF SOCIAL SCIENCES", "UIC CENTER FOR THE STUDIES OF NATURAL SCIENCES", "UIC CENTER FOR THE STUDIES OF PHYSICAL SCIENCES", "UIC CENTER FOR THE STUDIES OF EARTH SCIENCES", "UIC CENTER FOR THE STUDIES OF ASTRONOMY", "UIC CENTER FOR THE STUDIES OF COSMOLOGY", "UIC CENTER FOR THE STUDIES OF PARTICLE PHYSICS", "UIC CENTER FOR THE STUDIES OF QUANTUM MECHANICS", "UIC CENTER FOR THE STUDIES OF RELATIVITY", "UIC CENTER FOR THE STUDIES OF COSMOLOGY", "UIC CENTER FOR THE STUDIES OF PARTICLE PHYSICS", "UIC CENTER FOR THE STUDIES OF QUANTUM MECHANICS", "UIC CENTER FOR THE STUDIES OF RELATIVITY".

- | | |
|---|------------------------------|
|  | LEGEND |
|  | EXISTING ELEVATION |
|  | PROPOSED ELEVATION |
|  | TOP OF ASHLAR |
|  | TOP OF CONCRETE |
|  | VERTICAL SURVEY POINT |
|  | MECHANICAL EQUIPMENT |
|  | PAVED SURFACE |
|  | SPRINKLER SYSTEM |
|  | SWITCH CONNECTION |
| <p>NOTES:</p> <p>1. ALL ELEVATIONS ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED.</p> <p>2. ALL ELEVATIONS ARE TO THE TOP OF THE CONCRETE OR MASONRY UNLESS OTHERWISE NOTED.</p> <p>3. ALL ELEVATIONS ARE TO THE TOP OF THE FINISH SURFACES UNLESS OTHERWISE NOTED.</p> <p>4. ALL ELEVATIONS ARE TO THE TOP OF THE FINISH SURFACES UNLESS OTHERWISE NOTED.</p> <p>5. ALL ELEVATIONS ARE TO THE TOP OF THE FINISH SURFACES UNLESS OTHERWISE NOTED.</p> <p>6. ALL ELEVATIONS ARE TO THE TOP OF THE FINISH SURFACES UNLESS OTHERWISE NOTED.</p> <p>7. ALL ELEVATIONS ARE TO THE TOP OF THE FINISH SURFACES UNLESS OTHERWISE NOTED.</p> <p>8. ALL ELEVATIONS ARE TO THE TOP OF THE FINISH SURFACES UNLESS OTHERWISE NOTED.</p> <p>9. ALL ELEVATIONS ARE TO THE TOP OF THE FINISH SURFACES UNLESS OTHERWISE NOTED.</p> <p>10. ALL ELEVATIONS ARE TO THE TOP OF THE FINISH SURFACES UNLESS OTHERWISE NOTED.</p> | |

This drawing is the property of the Architect and may not be reproduced or used without the express consent of this Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.

REVISION RECORD
—

405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729
WWW.RAWDESIGN.CA

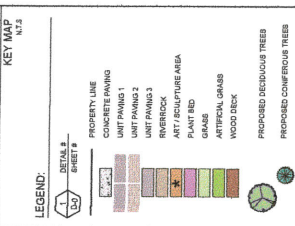
16039

175 DEERFIELD
NEWMARKET
—
ROSECORP

SITE PLAN

1:400

A100



NO.	DESCRIPTION	QTY	UNIT
1	PROPOSED DECIDUOUS TREES	100	EA
2	PROPOSED CONIFEROUS TREES	50	EA
3	PROPOSED DECIDUOUS TREES	100	EA
4	PROPOSED CONIFEROUS TREES	50	EA

DESIGNED BY
J.S.
DATE
JULY 2017
SCALE
1:300

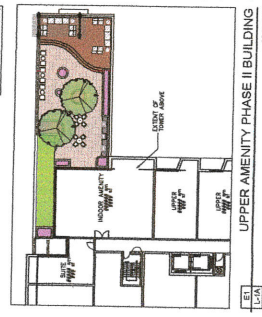
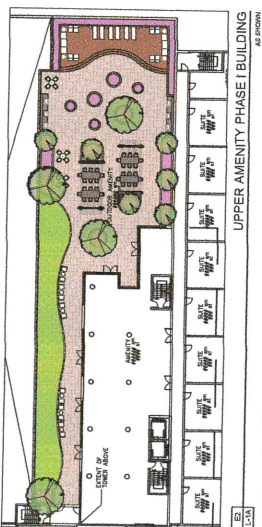
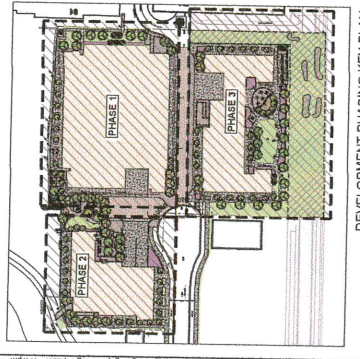
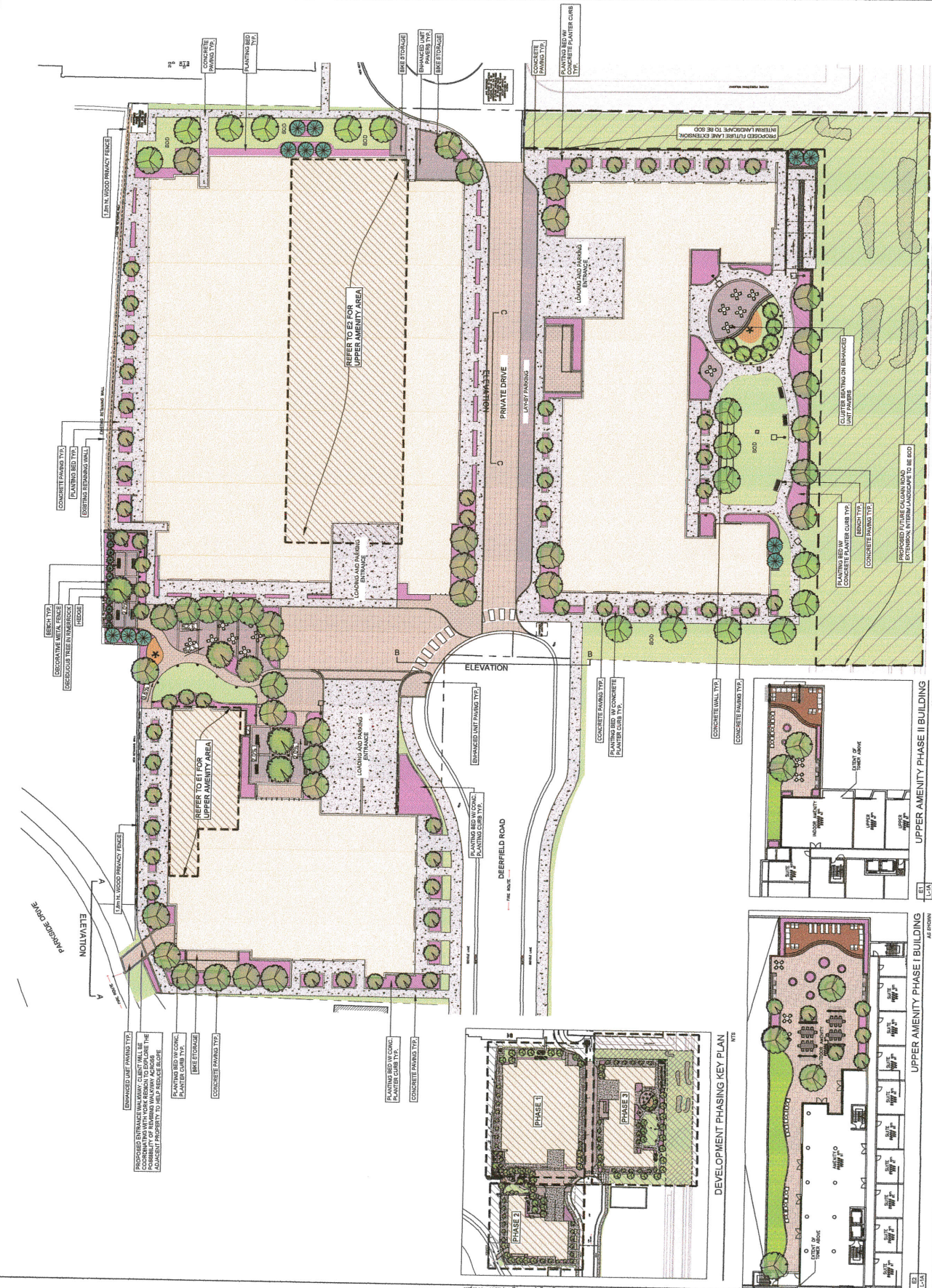
LANDSCAPE AND STREETSCAPE PLAN

drawing number
L-11A
client
ROSECORP

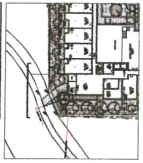
project site
**175 DEERFIELD
NEWMARKET**

project number
2017-026

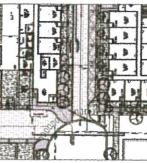
landscape
planning
limited



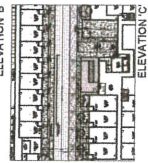
ELEVATION KEY MAPS



ELEVATION A



ELEVATION B



ELEVATION C

NO. 1	DATE	DESCRIPTION
1	10/17/17	ISSUED FOR PERMIT
2	10/17/17	ISSUED FOR PERMIT
3	10/17/17	ISSUED FOR PERMIT
4	10/17/17	ISSUED FOR PERMIT
5	10/17/17	ISSUED FOR PERMIT
6	10/17/17	ISSUED FOR PERMIT
7	10/17/17	ISSUED FOR PERMIT
8	10/17/17	ISSUED FOR PERMIT
9	10/17/17	ISSUED FOR PERMIT
10	10/17/17	ISSUED FOR PERMIT

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DESIGNED BY
J.S.

REVIEWED BY
C.B.

DATE
JULY 2017

AS SHOWN

LANDSCAPE AND
STREETSCAPE
ELEVATIONS

drawing title

drawing number

L-1B

ROSECORP

project title

175 DEERFIELD
NEWMARKET

sheet number

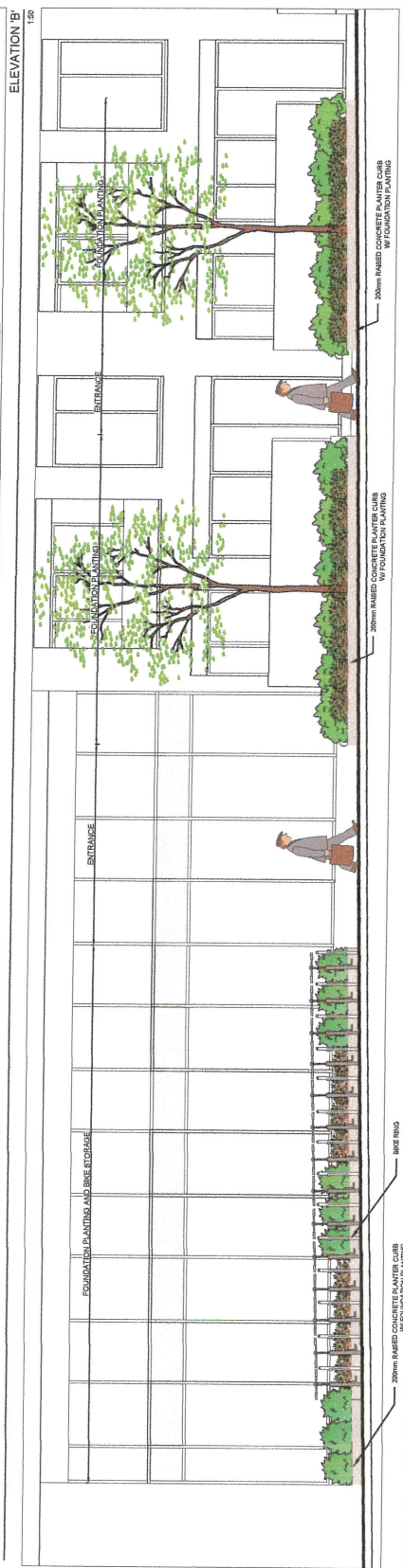
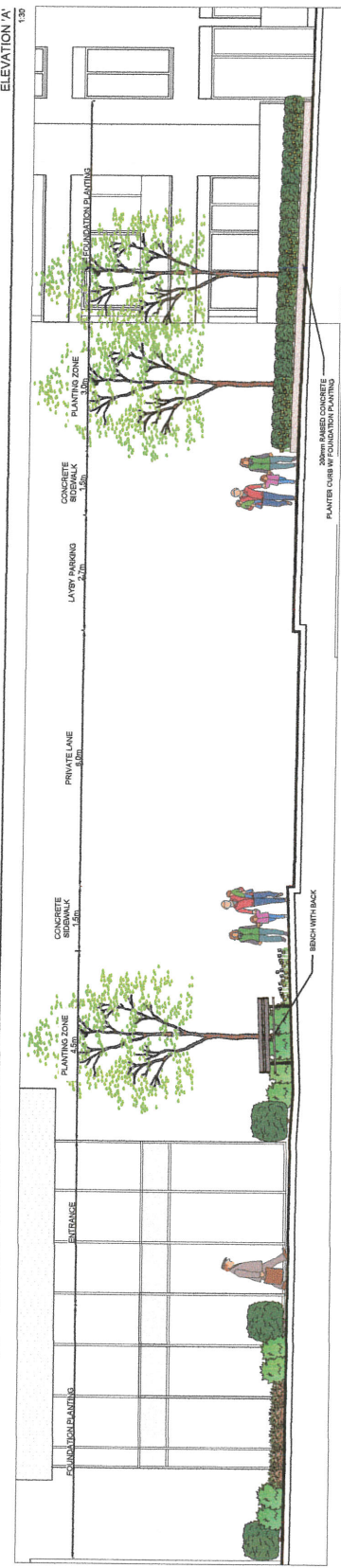
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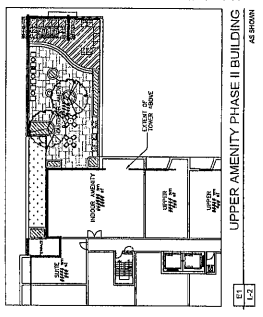
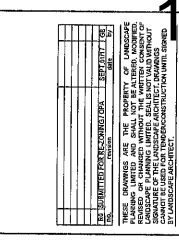
landscape
planning
limited

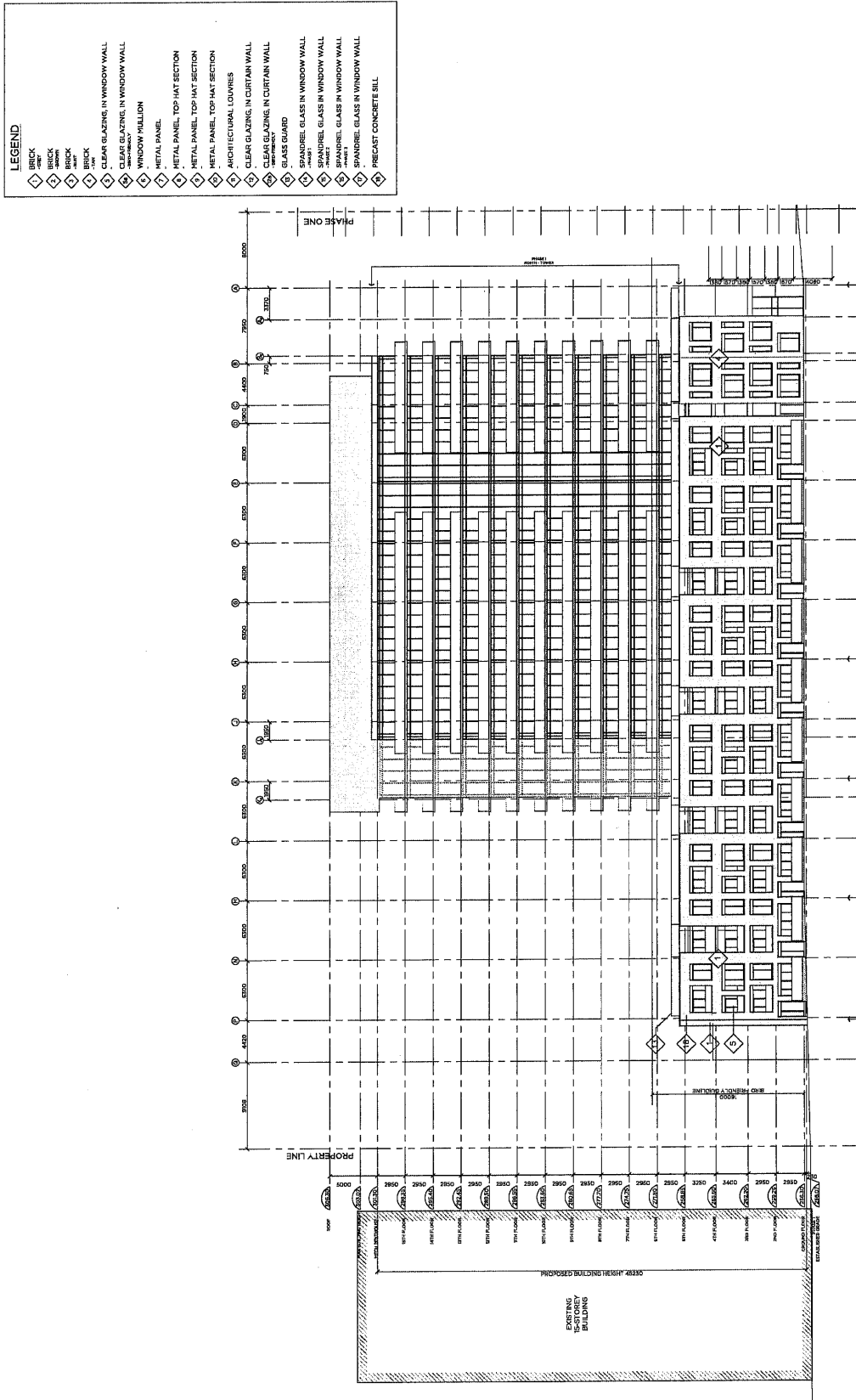
50 Harwood Road, Suite 202
Scarborough, ON M1S 4B6
Tel: 416-291-1111 Fax: 416-291-1112
www.landscapingplanning.ca



14







NORTH

RAW

405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 598 9729
WWW.RAWDESIGN.CA

LEGEND

- 1 BRICK
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- 3 BRICK
- 4 BRICK
- 5 BRICK
- 6 CLEAR GLAZING IN WINDOW WALL
- 7 CLEAR GLAZING IN WINDOW WALL
- 8 WINDOW MULLION
- 9 METAL PANEL
- 10 METAL PANEL TOP HAT SECTION
- 11 METAL PANEL TOP HAT SECTION
- 12 METAL PANEL TOP HAT SECTION
- 13 ARCHITECTURAL LOUPES
- 14 CLEAR GLAZING IN CURTAIN WALL
- 15 CLEAR GLAZING IN CURTAIN WALL
- 16 GLASS GUARD
- 17 SPANDREL GLASS IN WINDOW WALL
- 18 SPANDREL GLASS IN WINDOW WALL
- 19 SPANDREL GLASS IN WINDOW WALL
- 20 SPANDREL GLASS IN WINDOW WALL
- 21 PRECAST CONCRETE SILL

FOR BIRD COLLISION PREVENTION, ANY GLAZING SHALL BE APPLIED TO THE BUILDING FACADES IN A MANNER THAT PROVIDES A MINIMUM OF 1/8" (3.2mm) GLASS WITH AN EXCEPTION OF GLASS WINDOWS SMALLER THAN 20" (508mm) HIGH.

BIRD FRIENDLY GLAZING

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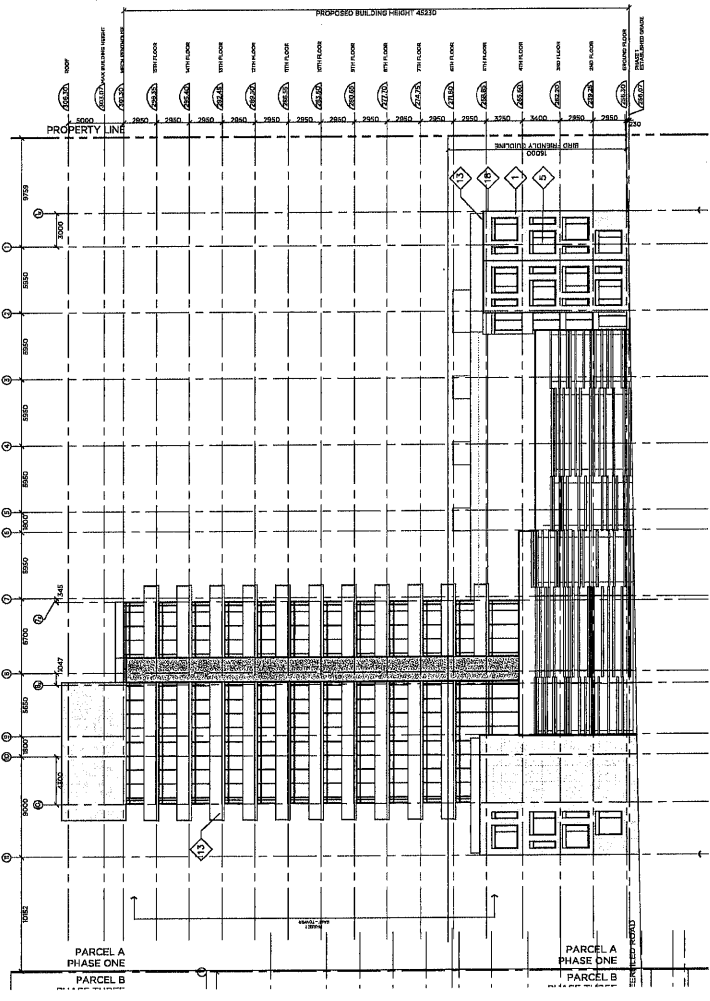
2017 08 31 FOR 28A

VISION RECORD

RAW

400-317-16039
175 DEERFIELD
NEWMARKET
ROSECORP

EAST ELEVATION
PARCEL A
PHASE 1
1:200
A403A





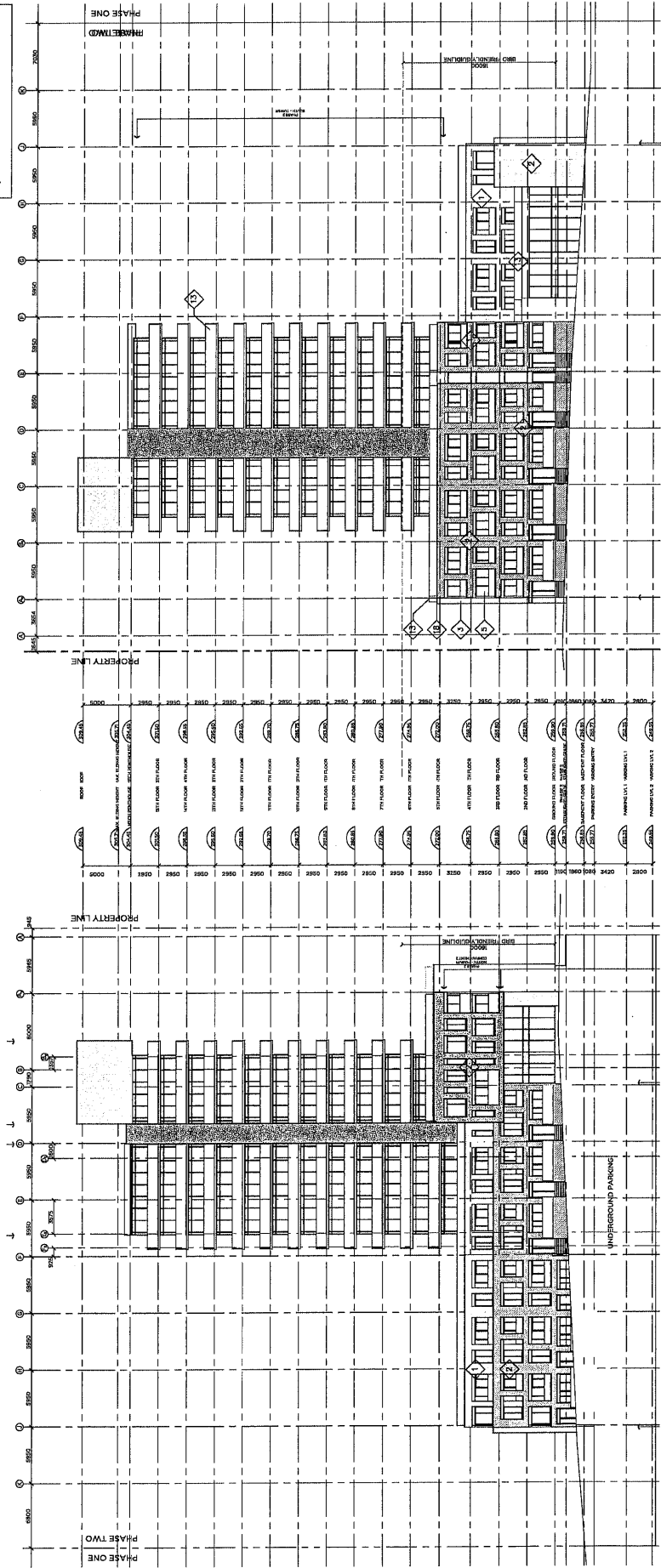
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| 8 | CLEAR GLAZING IN WINDOW WALL |
| 9 | METAL PANEL |
| 10 | METAL PANEL, TOP/HAT SECTION |
| 11 | METAL PANEL, TOP/HAT SECTION |
| 12 | METAL PANEL, TOP/HAT SECTION |
| 13 | ARCHITECTURAL LOUVERES |
| 14 | CLEAR GLAZING IN CURTAIN WALL |
| 15 | CLEAR GLAZING IN CURTAIN WALL
-INTERIOR VIEW- |
| 16 | GLASS CLADDING |
| 17 | SPANDREL GLASS IN WINDOW WALL |
| 18 | SPANDREL GLASS IN WINDOW WALL
-INTERIOR VIEW- |
| 19 | SPANDREL GLASS IN WINDOW WALL |
| 20 | SPANDREL GLASS IN WINDOW WALL |
| 21 | PREFAB CONCRETE SILL |

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ISSUED RECORD
2017 08 31 FOR ZBA

REVISION RECORD



01 PHASE 2 SOUTH ELEVATION
SCALE 1/200

02 PHASE 2 NORTH ELEVATION
SCALE 1/200

O:\16039 175 Deerfield\Drawings\Current\16039 A401 ELEVATIONS.dwg / Wednesday, September 06, 2017 11:49:59 AM

LEGEND

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100	BRICK

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ISSUED RECORD
2017 08 31 FOR 28A

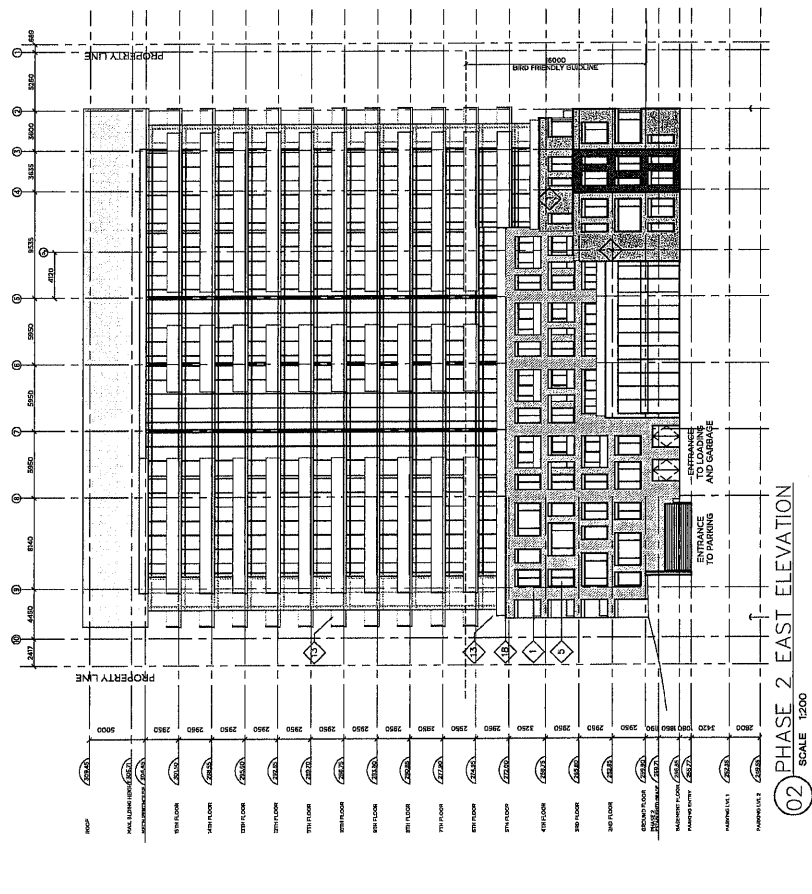
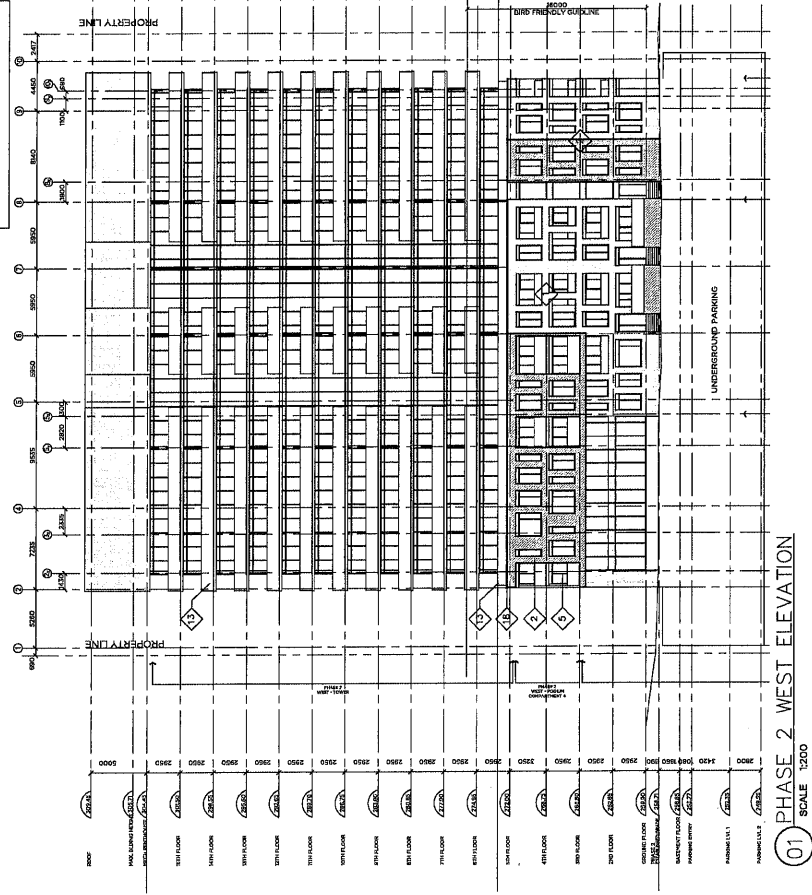
REVISION RECORD

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450.517 ADELPHI STREET WEST
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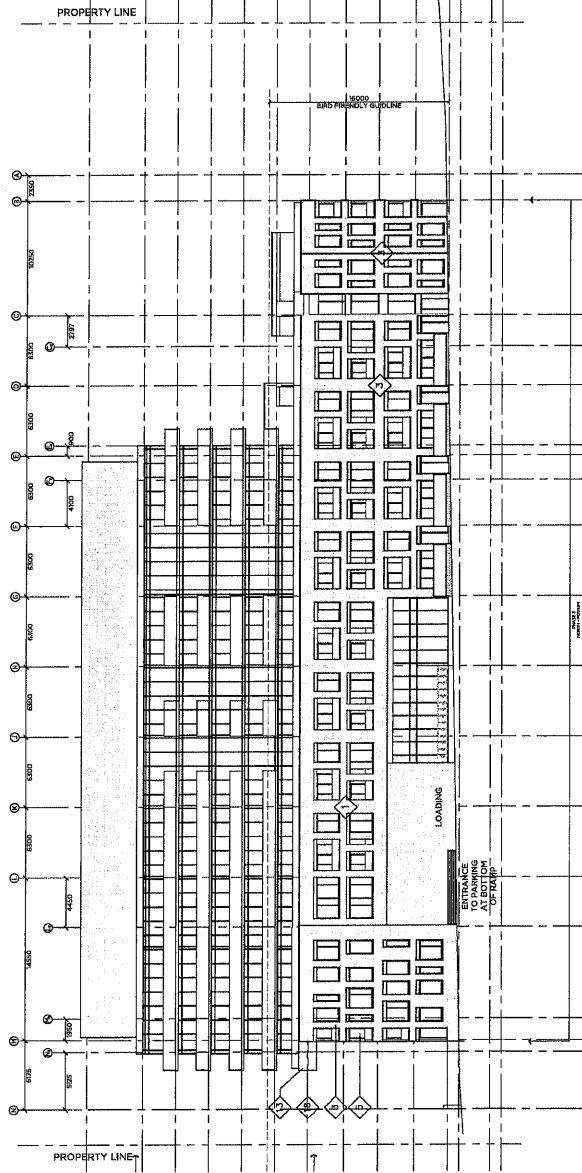
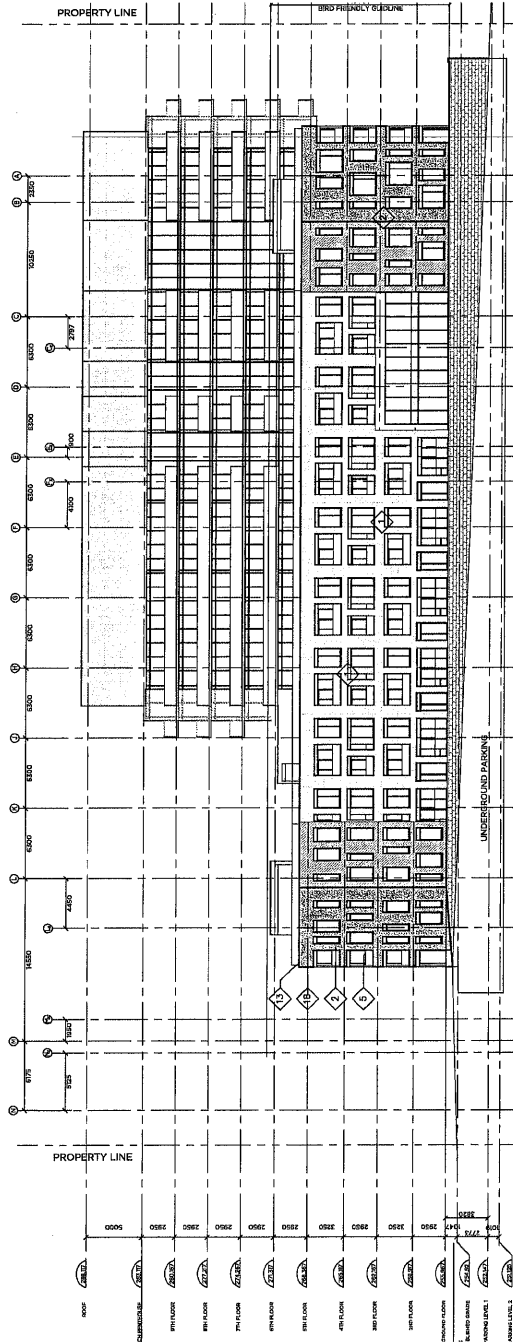
16039
175 DEERFIELD
NEWMARKET
ROSECORP

ELEVATIONS
PARCEL A
PHASE 2
1250

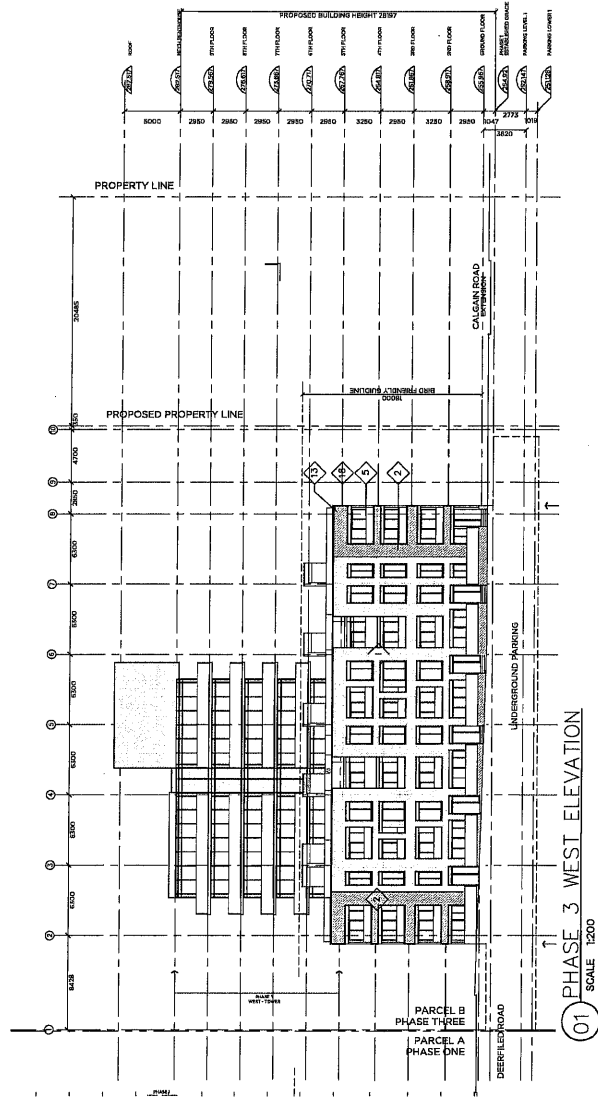
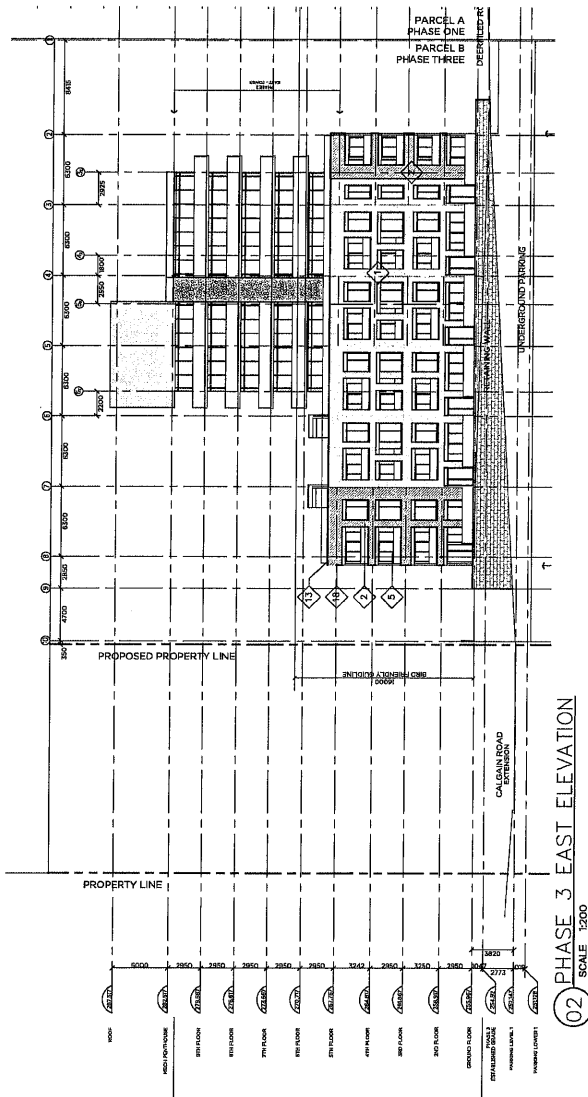
A402B



- LEGEND**
- 1 BRICK
 - 2 BRICK
 - 3 BRICK
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 - 5 CLEAR GLAZING IN WINDOW WALL
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 - 8 METAL PANEL
 - 9 METAL PANEL, TOP HAT SECTION
 - 10 METAL PANEL, TOP HAT SECTION
 - 11 METAL PANEL, TOP HAT SECTION
 - 12 ARCHITECTURAL LOUVER
 - 13 CLEAR GLAZING IN CURTAIN WALL
 - 14 CLEAR GLAZING IN CURTAIN WALL
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 - 16 SPANDREL GLASS IN WINDOW WALL
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 - 19 SPANDREL GLASS IN WINDOW WALL
 - 20 PRECAST CONCRETE SILL



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KITCHENER
WOODBRIDGE
LONDON
KINGSTON
BARRIE
BURLINGTON

September 19, 2017

Ted Horton
Planner
Town of Newmarket
395 Mulock Drive,
P.O. Box 328
Newmarket, ON
L3Y 4X7

Dear Mr. Horton:

**RE: 175 DEERFIELD ROAD, NEWMARKET
ZONING BY-LAW AMENDMENT APPLICATION
OUR FILE: 1677E**

On behalf of our client, The Rose Corporation (the "applicant"), we are pleased to submit the following Zoning By-law Amendment (hereinafter "ZBA") application for the lands municipally addressed as 175 Deerfield Road in the Town of Newmarket (hereinafter the "subject lands").

Please find enclosed the following required submission material for the ZBA development application provided in accordance with the Record of Pre-consultation Letter dated January 30, 2017 and correspondence with Mr. Horton on July 6, 2017. In addition, the submission materials below have been prepared by the consultant team in coordination with the related developments and reviewing agencies.

Administrative Items

- One (1) completed application form with signatures
- One (1) parcel abstract with legal description and PIN number
- One (1) CD containing all plans and reports
- One (1) cheque in the amount of \$23,128.49 made out to the "Town of Newmarket" representing the application fee
- One (1) cheque in the amount of \$1,000 made out to "York Region" representing the Region's review fee
- One (1) cheque in the amount of \$500 made out to "Lake Simcoe Conservation Authority" representing their review fee

Survey

- Thirty (30) full-size copies and one (1) 8.5" x 11" reduction of the Legal Survey, prepared by Lloyd & Purcell Ltd
- Thirty (30) full-size copies and one (1) 8.5" x 11" reduction of the Topographic Survey, prepared by Lloyd & Purcell Ltd

Architecture and Urban Design

- Twenty (20) full-size copies and twenty (20) 8.5" x 11" reductions of the elevation plans prepared by RAW Design
- Twenty (20) full-size copies and twenty (20) 8.5" x 11" reductions of the Site Plan, prepared by RAW Design
- Five (5) copies of the Viewshed Analysis, prepared by RAW Design
- Twelve (12) copies of the Shadow Study, prepared by RAW Design
- Five (5) copies of Transitional Angular Plane Analysis prepared by RAW Design
- Five (5) copies of the Urban Design and Landscaping Plan, prepared by Landscape Planning Limited
- Five (5) coloured copies of the Detail Rendering, infilling requirements for detailed architectural design plans, prepared by RAW Design

Planning

- Five (5) copies of the Planning Justification Report (including bonusing justification, and the draft zoning by-law), prepared by MHBC
- Five (5) copies of the Communication Implementation Plan, prepared by Jain Sustainability Consultants

Environmental

- Five (5) copies of the Sustainable Development Report, including energy efficiency plan, prepared by The Rose Corporation
- Five (5) copies of the Sourcewater Protection Plan Review, prepared by WSP fulfilling LSRC requirements for "an EIS that demonstrates that the quality and quantity of groundwater in the recharge area and the function of the recharge area will be protected, improved or restored"
- Five (5) copies of the Phase One Environmental Site Assessment, prepared by WSP
- Five (5) copies of the Hydrogeological Investigation, including Dewatering Plan and Annual Water Balance, prepared by WSP
- Five (5) copies of the WHPA-C Section 59 (sourcewater protection) Notice prepared by The Rose Corporation

Landscape Plans

- Twenty (20) full-size copies and twenty (20) 8.5" x 11" reductions of the Landscape and Streetscape Plans, prepared by Landscape Planning Limited
- Fifteen (15) full-size copies of the Planting Plans, prepared by Landscape Planning Limited

- Four (4) copies of the Landscape cost estimate of external work prepared by Landscape Planning Limited

Lighting

- Twenty (20) full-size copies of the Lighting/Photometric Plan, prepared by Jain Sustainability Consultants

Servicing, Stormwater Management, and Grading

- Five (5) copies of the Functional Servicing Report and Stormwater Management Plan, including and Pre-Post Drainage Plans, prepared by Crozier & Associates to fulfill the requirements for LID and LSPP conformity and servicing and infrastructure capacity analysis
- Eleven (11) full-size copies of the Site Servicing Plan, prepared by Crozier & Associates
- Nine (9) full-size copies of the Grading Plan for both "interim" and "future" conditions, prepared by Crozier & Associates

Transportation

- Five (5) copies of the Transportation Impact Report and Parking Justification Study prepared by Crozier & Associate
- Five (5) copies of the Transportation Demand Management Strategy Report prepared by Crozier & Associate

Other Reports

- Five (5) full-size copies of the Arborist Report and Tree Inventory Plan, prepared by GLN Farm and Forest
- Five (5) copies of the Archaeological Assessment, prepared by Archaeological Assessments Ltd along with a clearance letter from the Ministry of Tourism, Culture and Sport
- Five (5) copies of the Pedestrian-level Wind Study, prepared by RWDI Consulting Engineers and Scientists

In addition to the required submission material above, the following supportive material are provided to inform the review of the development application.

- Five (5) full-size copies of the floor plan and parking plan set, prepared by RAW Design (please note that these plans are preliminary)
- Five (5) full-size copies of the section set, prepared by RAW Design
- Nine (9) full-size copies of Calgain Road Extension Right of Way Plan and Profile, prepared by Crozier & Associates
- Eleven (11) full-size copies of the Erosion and Sediment Control Plan, prepared by Crozier & Associates

Please be advised that Brad Rogers of Groundswell is also involved with this project and will be assisting with this project

PROPOSAL

The Applicant is seeking approval for a Zoning By-law Amendment in order to permit the comprehensive planning and development the subject lands for two fifteen-storey residential buildings and one nine-storey residential building. The proposed amendments are consistent with the development permission of the Newmarket Urban Centres Secondary Plan.

The development of the subject lands will take place over three phases on two parcels (Parcel A north of Deerfield Road and Parcel B south of Deerfield Road), providing 462 residential units and 488 parking spaces across the three phases.

Phase 1 consists of a 15-storey building with approximately 16,582 square metres (178,493 square feet) of gross floor area on the eastern portion of Parcel A. The proposed building will contain 174 units. 186 parking spaces will be provided in a three- storey aboveground parking structure that is integrated in the proposed four-storey podium. 44 bicycle parking spaces will be provided.

A 385 square metres (4,144 square feet) indoor amenity space and a 413 square metres (4,445 square feet) rooftop amenity space are located on the fourth floor. The residential entrance and lobby spaces are located at the southeastern corner of the building facing the Deerfield Road terminus. The loading and parking access are located immediately north of the residential lobby.

Ground-related residential units are provided along the northern, western and southern face of the ground floor. The ground floor of the building is setback 5.0 metres from the north property line, and 8.8 metres from the east property line.

It is contemplated that all proposed units in the Phase 1 building may have rental tenure. The tenure of all proposed buildings will be finalized at a later stage.

Phase 2 consists of a 15-storey building with approximately 14,602 square metres (157,180 square feet) of gross floor area on the western portion of Parcel A. The building will consist of 168 residential units. 172 parking spaces will be provided in three levels of underground and ground-level parking. 42 bicycle parking spaces are provided.

Indoor and outdoor amenity spaces are provided on the ground floor and the fifth floor of the building. The residential main entrance and lobby spaces are located at the northwestern corner of the building with facing Parkside Drive. Loading and parking access are located at the southeastern corner of the building. A secondary private entrance though an amenity space is also provided on the eastern side of the building.

Ground-related residential units are provided along the northern, western and southern face of the ground floor. The ground floor of the building is setback approximately 4.4 metres from the west property line, 6.3 metres from the north property line, and 4.2 metres from the south property line along the Deerfield frontage.

The proposed tenure of units in the Phase 2 building has not been finalized and may be entirely rental, entirely condominium or a combination of rental and condominium tenures.

Parcel A has a total land area of approximately 10,665 square metres (114,797 square feet) and has a combined gross floor area for Phase 1 and 2 of 31,184 square metres (335,664 square feet) for a combined density of 2.92 FSI.

Phase 3 consists of one nine-storey building with approximately 13,080 square metres (140,797 square feet) of gross floor area on Parcel B. The proposed mid-rise building has a four-storey podium. The proposed building has a total of 120 units. 130 parking spaces will be provided in two-level underground and ground-level parking. 34 bicycle parking spaces will also be provided.

Indoor amenity spaces of the building will be provided on the first and second floor on the south side. The building lobby will be north facing, and immediately west of the access for parking and loading. Due to grade change on Parcel B, multi-level units are provided along the north, west and east face of the podium.

As the planned Calgain Road extension will run along the southern edge of the subject lands, a portion of lands will be conveyed to the Town of Newmarket. As such, the future south property line of Parcel B will be 20 metres north of the current south property line. The proposed phase three building will be setback 7.3 metres from the future south property line, 12.0 metres from the west property line, and 12.6 metres from the east property line.

The proposed tenure of units in the Phase 3 building has not been finalized and may be entirely rental, entirely condominium or a combination of rental and condominium tenure.

Parcel B will have an area of approximately 5,344.66 square metres (57,531 square feet) after the conveyance of the planned Calgain Road extension, which has an area of 2,422.88 square metres (26,081 square feet). As such, the proposed development will have a FSI of 2.45 at full build-out.

Should you have any questions or require any additional material, please feel free to contact us.

Yours truly,

MHBC



Helen Huang, MscPI, MCIP, RPP
Planner and Urban Designer
cc. clients

Properties

<i>PIN</i>	03609 - 0082 LT
<i>Description</i>	PT LT 8 PL 81 NEWMARKET; PT LT 9 PL 81 NEWMARKET; PT BLK 109 PL 81 NEWMARKET; PT BLK F PL 262 NEWMARKET; PT BLK C PL 78 NEWMARKET; PT ONTARIO ST PL 78 NEWMARKET PTS 1, 2, 3 & 4, 65R16695, PTS 2 & 3, 65R13765, PTS 1 & 2, 65R18033; PT BLK C PL 78 NEWMARKET & PT BLK 109 PL 81 NEWMARKET AS IN R706124; S/T R630475 S/T EASEMENT OVER PT BLK C, PLAN 78, PT 8, 16, 65R33316, PT BLK F, PLAN 262, PT 16, 65R33316, AS IN YR1800314; SUBJECT TO AN EASEMENT IN GROSS OVER PT 1, 65R34224 AS IN YR1985686; TOWN OF NEWMARKET
<i>Address</i>	474 DAVIS DR NEWMARKET

Applicant(s)

This Order/By-law affects the selected PINs.

<i>Name</i>	CORPORATION OF THE TOWN OF NEWMARKET
<i>Address for Service</i>	395 Mulock Drive P.O. Box 328, Station Main Newmarket, ON L3Y 4X7

This document is being authorized by a municipal corporation Tony Van Bynen, Mayor and Lisa Lyons, Town Clerk.
This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Michele Brymer	395 Mulock Drive Newmarket L3Y 4X7	acting for Applicant(s)	Signed	2017 09 15
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Tel 905-895-5193

Fax 905-953-5136

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

THE CORPORATION OF THE TOWN OF NEWMARKET	395 Mulock Drive Newmarket L3Y 4X7	2017 09 15
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Tel 905-895-5193

Fax 905-953-5136

Fees/Taxes/Payment

Statutory Registration Fee	\$63.35
Total Paid	\$63.35

File Number

Applicant Client File Number : BYLAW 2017-42, AMENDS DESIGNATION LANDS



Corporation of the Town of Newmarket

By-law Number 2017- 42

A By-law to amend By-law Number 1987-110 which designates the property municipally known as 450 Davis Drive as being of architectural and historical value or interest (Newmarket Train Station)

Whereas By-law Number 1987-110 (the "Designating By-law") is a by-law to designate the property formerly known municipally as 450 Davis Drive, and currently known as 470 and 474 Davis Drive (the "Designated Property") as being of architectural and historical value or interest (Newmarket Train Station);

And whereas a portion of the Designated Property currently forms part of the reconstructed Davis Drive (the "Portion Lands");

And whereas the Newmarket Train Station is not located on the Portion Lands, and the purpose of this By-law is to correct the legal description of the Designated Property to exclude the Portion Lands;

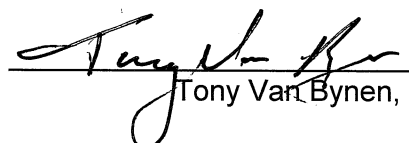
And whereas Newmarket's Heritage Advisory Committee was consulted on this matter and has provided no objection to the amendment to the legal description of the Designated Property;

And whereas no notice of objection regarding the proposed amendment to the Designating By-law has been filed by the owner of the Designated Property;

Therefore be it enacted by the Council of the Corporation of the Town of Newmarket as follows:

1. That the legal description for the Designated Property more particularly described in Schedule "A" hereto be amended and corrected to exclude the Portion Lands more particularly described in Schedule "B" hereto; and,
2. That the Town Clerk provide a copy of this By-law to the Ontario Heritage Trust; and,
3. That the Director of Legal Services or designate be authorized to cause a copy of this by-law to be registered against the Designated Property described in Schedule "A" attached hereto in the property Land Registry Office.

Enacted this 26th day of June 26, 2017.


Tony Van Bynen, Mayor


Lisa Lyons, Town Clerk

SCHEDULE "A" TO BY-LAW 2017-42

The Designated Property is described as:

Block C, Plan 78, Town of Newmarket, Regional Municipality of York.

SCHEDULE "B" TO BY-LAW 2017-42

The Portion Lands are described as:

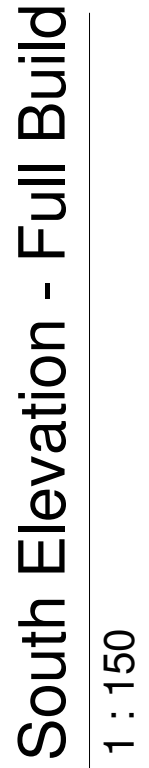
Part Block 109, Plan 81; Part Block F, Plan 262; Part Block C, Plan 78, and more particularly described as Parts 1, 2, 3, 4, 5, 6 and 7, Plan 65R-35465, Town of Newmarket, Regional Municipality of York, and identified as part of PIN 03609-0082(LT).

R55090002
CLKLIC

Corp. of the Town of Newmarket
Operating Results
Clerks & Licencing
For the Nine Months Ending September 30, 2017


10/10/17 13:18:36
Page 21 of 21

Description	Year To Date			Annual	
	Actual	Budget	Difference	Budget	Remaining Budget
58311 Heritage Newmarket - L.A.C.A.C					
REV Revenues					
EXP Expenses					
4216 Stationery & Office Supplies		344.00	344.00	460.00	460.00
4269 Misc.		318.00	318.00	425.00	425.00
4418 Advertising		227.00	227.00	304.00	304.00
4471 Mileage/Parking/Tolls		23.00	23.00	30.00	30.00
4472 Memberships & Subscriptions	75.00		(75.00)		(75.00)
4478 Conferences & Seminar Fees	1,706.89	37.00	(1,669.89)	50.00	(1,656.89)
4784 Plaques	40.00	877.00	837.00	1,170.00	1,130.00
EXP Expenses	1,821.89	1,826.00	4.11	2,439.00	617.11
58311 Heritage Newmarket - L.A.C.A.C	1,821.89	1,826.00	4.11	2,439.00	617.11



Orientation

Seal



salterpilonarchitecture

Exterior Elevations - Full Build

Date	June 23, 2017	Project No	15036	Drawing No	SPA
Drawn by	RS				
Scale	1 : 150				



Orientation

salterpilonarchitecture

For _____ Pickering College Newmarket Private School

Date	June 23, 2017	Project No	15036	Drawing No	SPA
Drawn by	Author				
Scale	1 : 150				



Seal

Orientation

ONTARIO ASSOCIATION
OF
ARCHITECTS

GERRY P. PILON
LICENCE
5042

salterpilonarchitecture

Drawing Title

Date	June 23, 2017	Project No	15036	Drawing No	SPA
Drawn by	RS				
Scale	1 : 150				

Link from the CCI Building to the Dining Hall

- Curtain wall to match existing student lounge and tie into the CCI building.
- Deep overhangs clad with composite wood soffit to reflect the design of the CCI Building.
- Pre-finished charcoal metal fascia



Link from the CCI Building to the Dining Hall

- Curtain wall to match existing student lounge and tie into the CCI building.
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- Pre-finished charcoal metal fascia

38

