APPENDIX 'D'

Business Park Development Standards Checklist	Yes	No
Green Initiatives:		
❋ Building to be oriented and designed to take advantage of passive solar heating and shading for cooling	EXIST	
❋ Provide anti-idling signage	X	
❋ Parking supply does not exceed minimum required by zoning bylaw		X
❋ Provide landscaped areas and trees within parking lot to provide shade and break-up expanse of paved areas – consider stands of trees	X	
❋ Provide each tree with appropriate volume of high quality soil	X	
❋ Provide energy efficient exterior lighting	X	
❋ Rainwater collected, treated (if necessary) and used for irrigation		X
❋ Provide storage facilities for recyclable materials and organic wastes	X	
❑ Provide dedicated parking spaces for high occupancy vehicles	X	
❑ Provide bicycle storage racks	X	
❑ Provide plant materials that are suitable for site conditions and that are drought resistant (where applicable)	X	
❑ Provide alternative power sources, i.e. wind and/or solar power		X
❑ Provide green roof with 100% coverage		X
❑ Provide green roof with 50% minimum coverage and balance of roof space covered with light coloured roofing materials		X
❑ Innovative methods of reducing stormwater flows	X	
❑ Provide alternative paving materials		X
Character:		
❋ Buildings should be constructed of high quality materials such as clay brick, stone or comparable material	EXIST	
❋ Glazed areas should be maximized along street frontages to encourage safe and comfortable pedestrian use	X	
❋ Avoid conflicts between pedestrian and vehicular routes, e.g. when possible, avoid locating parking along major drive aisles, street access driveways or in front of building entrances and service areas.	X	
❋ Provide safe and convenient pedestrian connections between parking and buildings	X	
❋ Rooftop mechanical equipment and loading areas must be screened visually and acoustically on all sides	X	
❋ Building signage must complement overall design of building architecture and surrounding buildings	X	
❑ Provide public art or cash-in-lieu		X
❑ Building projections such as bay features, cornices, canopies, patios, porches, and porticos are encouraged		X
❑ Provide façade treatments that break down massing and articulates depth, verticality and street edge	X	
❑ Align buildings close to street/sidewalk to help define street edge and enhance access to public realm		X
❑ Lighting for individual buildings should be integrated into architecture	X	
❑ Provide connection to Town's trail system		X
Boulevard Enhancements:		
❋ All trees that are 30cm or more DBH retained	X	
❋ New trees planted on boulevard conform with Town's planting guidelines	X	
❑ Provide plant materials that are suitable for site conditions and that are drought resistant (where applicable)	X	
❑ Provide benches, garbage and/or recycling receptacles, public art, planters and/or bicycle racks[1]	X	
❑ Provide alternatives to grass	X	
❑ Provide alternative paving materials[1]		X

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

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

URS

Memorandum

Date:	January 9, 2015
To:	**Linda Traviss** Town of Newmarket
From:	Paul Vincent
c.c.	Priya Ashta – The Regional Municipality of York Paul Turco - The Regional Municipality of York
Reference:	URS Project No: 32969226
Subject:	145 Harry Walker Parkway North, Newmarket Conformity with Development Standards Checklist

---

Hello Linda:

As part of the site plan application for the captioned project, please refer to the items below for detailing the conformity of Business Park Development Standards Checklist.

Green initiatives:

Mandatory requirements:

- *Building to be* oriented *and designed to take advantage of passive solar heating and shading for cooling*
    - The project scope of work is mainly renovation of an existing building and provides additional parking spaces. New curtain walls are added on the north and west elevations and in combination of new skylights to provide daylighting to the open office area. Translucent glasses are used for glazing of the skylights and a portion glazing on the curtain wall to reduce solar gain.
- *Provide* anti-*idling signage*
    - Anti-idling signage is provided in the parking area.
- *Parking supply does not exceed minimum required by zoning bylaw.*
    - The number of new parking spaces exceeds the minimum requirement of zoning bylaw. Please refer to the attached parking justification for detail.

URS Architects & Engineers Canada Inc.
4th Floor, 30 Leek Crescent
Richmond Hill, ON Canada L4B 4N4
Tel: 905.882.9190
Fax: 905.882.4399
www.urs.ca

- *Provide landscape areas and trees within parking lot to provide shade and break-up expanse of paved areas*
    - New trees and islands are provided in the south additional parking spaces.
- *Provide each tree with appropriate volume of high quality soil*
    - The new trees and shrubs are planted with appropriate volume of high quality soil. Please refer to landscape drawings for details.
- *Provide energy efficient exterior lighting*
    - LED lightings are to be used for exterior lightings.
- *Rainwater collected, treated (if necessary) and used for irrigation*
    - Local species are selected for new plants. No irrigation system to be used.
- *Provide storage facilities for recyclable materials and organic waste*
    - Separated bins are used for storage of recyclables, cardboard and organic wastes at the outdoor garbage area.

Optional:

- *Provide dedicated parking spaces for high occupancy vehicles*
    - Carpool parking spaces are provided as per zoning requirements.
- *Provide bicycle storage racks*
    - Bicycle storage racks are provided as per zoning requirements. These racks are located indoor in the warehouse secured area.
- *Provide plant materials that are suitable for site conditions and that are drought resistant.*
    - New plants are chosen for their ability to tolerant salt and drought conditions and little maintenance requirements.
- *Provide green roof with 50% minimum coverage and balance of roof space covered with light coloured roofing materials*
    - New light coloured roofing will be re-installed on the existing roof above the renovated area.
- *Innovative method of reducing stormwater flows*
    - Flows from the additional parking area would be conveyed along a new swale and discharged into a new storm sewer that runs along the north property limits. A combined storage capacity of storm sewer and swale would reduce the stormwater flow. Please refer to the stormwater management report for detail.

Character:

Mandatory requirements:

- *Buildings should be constructed of high quality materials such as clay brick, stone or comparable materials.*
    - The project scope of work is mainly renovation of an existing building and construction of additional parking spaces. New aluminum frame curtain walls are to be constructed for fenestration to the open office area.
- *Glazed area should be maximized along street frontage to encourage safe and comfortable pedestrian use*
    - One of the new curtain walls is located along the street frontage and the glazed area is designed to maximize on the existing exterior wall.
- *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*
    - New pedestrian walkways are constructed along the perimeter of the existing building adjacent to the existing and new parking area. Where is required to cross along driveway, signs and concrete paving are constructed to differentiate the driveway and the crosswalk.
- *Provide safe and convenient pedestrian connection between parking and building.*
    - Please refer to note above.
- *Rooftop mechanical equipment and loading area must be screened visually and acoustically on all sides.*
    - No new rooftop mechanical equipment is proposed to use on the project. Air handling units are placed indoor at the second floor. The condensing units are screened with wood fence or located behind the transformer yard at the ground level.
- *Building signage must complement overall design of building architecture and surrounding building.*
    - No signage is proposed to install on the building envelope. A new metal ground sign is to be constructed with integration of landscape along the street frontage.

Optional:

- *Provide façade treatments that breakdown massing and articulate depth, verticality and street edge*
    - The two new curtain walls are designed to breakdown the solid massing of metal siding from the existing building.

- *Lighting for individual buildings should be integrated into architecture*
    - Light pollution reduction principals will be incorporated to follow dark sky protocols and avoid significant spill onto adjacent properties. Site lighting will consist of high efficiency lighting fixtures mounted on galvanized steel poles, located to illuminate parking areas. This will be augmented by perimeter building luminaries, located at egress doors, around overhead doors and as required on the building façade. Glare and light spill will be controlled at all times through quality luminaire selection, proper photometry, and limits on brightness. Please do not hesitate to contact us if you have any question.

Boulevard Enhancements:

Mandatory requirements:

- *All trees that are 30cm or more DGH retained*
    - Conform as indicated on the landscape drawings
- *New trees planted on boulevard conform with Town's planting guideline*
    - Conform as indicated on the landscape drawings

Optional:

- *Provide plant materials that are suitable for site conditions and that era drought resistant*
    - New plants are chosen for their ability to tolerant salt and drought conditions and little maintenance requirements. Please refer to landscape drawing for detail.
- *Provide benches, garbage and or recycling receptacles, public art, planters and/or bicycle racks*
    - An existing patio is located along the street frontage includes benches, planters and stamped concrete paving. A new memorial tree in the patio and new planters along the street frontage are to be planted for boulevard enhancement.
- *Provide alternative paving materials*
    - A reconstruction of entrance interlocking paver in replacement of stamped concrete paving created a welcome and durable entrance area along the street frontage.

Yours very truly,

URS Architects & Engineers Canada Inc.

Paul Vincent, OAA, AAA, AIBC
Vice President

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 Accessibility 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	
Barrier-free walkway requirements (OBC 3.8.3.2):		
➢ Barrier-free path of travel from parking space to barrier free entrance?†	X	
➢ 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?	N/A	
➢ *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?	X	
Curb Ramp Requirements (OBC 3.8.3.2(3)):		
➢ Provision of curb ramps where difference in elevation between levels in the access route is not more than 200 mm?‡	X	
Barrier-Free Ramp Requirements (OBC 3.8.3.4):		
➢ Maximum ramp slope is 1:12?	N/A	
➢ Minimum ramp width between handrails is 870 mm?	N/A	
➢ Minimum level area at top and bottom of ramp is 1.5 m x 1.5 m?	N/A	
➢ Provision of level landing areas with a minimum dimension of 1.5 m x 1.5 m at intervals of not more then 9 m in the ramp's surface?	N/A	
➢ Handrails not less than 865mm and not more than 965 mm high?	N/A	
➢ Extension of handrails horizontally not less than 300 mm beyond ramp?	N/A	
Barrier-Free Entrance Requirements (OBC 3.8.1.2 and 3.8.3.3):		
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	X	

Number of Pedestrian Entrances	Minimum Number of Barrier-Free Entrances Required
1 to 3	1
4 to 5	2
6 and above	Not less than 50 %

➢ Threshold at accessible entrance does not exceed 13 mm?	X	
➢ Is the width of the door opening a minimum of 810 mm	X	
➢ Does main accessible entrance have an automatic door opener? >Otherwise is door hardware easy to operate?	X	
Accessibility Signage Requirements (OBC 3.8.3.1)		
➢ Signs incorporating the International Symbol of Accessibility for Disabled Persons required to be permanently mounted to identify barrier-free building entrances?	X	

* Criteria: consider visibility from building orientation
† Ensure garbage containers, bicycle racks, outward opening doors and hand railings do not interfere with travel path
‡ Curb cuts/ramps should not cross into traffic lanes or other parked vehicles and be signed to prevent obstruction