

## **SITE PLAN REVIEW – 145 HARRY WALKER PARKWAY**

The Regional Municipality of York

- Property is zoned Heavy Employment (EH) by By-law Number 2010-40
- Use is permitted as “public use”
- Parking numbers are satisfactory
- Property is within Wellhead Protection Area and a Source Water Impact Assessment and Mitigation Plan may be required
- Area at front of building to be redesigned to address pedestrian and traffic flow including barrier free access
- Unobstructed access from Harry Walker Parkway sidewalk to main entrance of building to be provided
- Barrier free parking spaces to be located against face of building
- Walkways that cross a laneway or roadway to be delineated by different type of material – painted lines are not acceptable to define islands or walkways
- Additional landscaping (mixture of trees, shrubs and perennials) requested along frontage of property; provide landscaping against face of building
- Town’s Consulting Arborist to review Arborist Report and Tree Removal/Preservation Plan
- Construction Management Plan (CMP) required prior to issuance of any building permit
- Site Plan to be revised to indicate heavy duty asphalt for fire route; turning radii for fire access; and must include Ontario Building Code Data Matrix

**THIS APPLICATION WILL REQUIRE A PUBLIC INFORMATION CENTRE (PIC) BE HELD, UNLESS OTHERWISE DIRECTED BY COMMITTEE**