

APPENDIX 'E'

Convenience Commercial Development Standards Checklist (includes Hospital Transition Area)		Yes	No
Green Initiatives:			
* Provide bicycle storage racks		✓	
* Provide anti-idling signage		✓	
* Parking supply does not exceed minimum required by zoning bylaw		✓	
* Provide each tree with appropriate volume of high quality soil		✓	
* Provide energy efficient exterior lighting		✓	
* Rainwater collected, treated (if necessary) and used for irrigation		✓	
* Provide storage facilities for recyclable materials and organic wastes (individual garages)		✓	
□ Building to be oriented and designed to take advantage of passive solar heating and shading for cooling			✓
□ Provide dedicated parking spaces for high occupancy vehicles		N/A	
□ Provide landscaped areas and trees within parking lot to provide shade and break-up expanse of paved areas – consider stands of trees		✓	
□ Provide plant materials that are suitable for site conditions and that are drought resistant (where applicable)		✓	
□ Provide alternative power sources, i.e. wind and/or solar power		N/A	
□ Provide green roof with 100% coverage		N/A	
□ Provide green roof with 50% minimum coverage and balance of roof space covered with light coloured roofing materials		N/A	
□ Innovative methods of reducing stormwater flows		N/A	
□ Provide alternative paving materials (where practical & appropriate)		✓	
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		✓	
* Provide pitched roof designs to integrate commercial buildings into residential community		✓	
* Buildings should be constructed of high quality materials such as clay brick, stone or comparable material		✓	
* 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		✓	
* Building signage must complement overall design of building architecture and surrounding buildings		N/A	
* Rooftop mechanical equipment and loading areas must be screened visually and acoustically on all sides		N/A	
□ Explore opportunities for public art		N/A	
□ Provide façade treatments that break down massing and articulates depth, verticality and street edge		✓	
□ Align buildings close to street/sidewalk to help define street edge and enhance access to public realm		✓	
□ 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.		✓	
□ Lighting for individual buildings should be integrated into architecture		✓	
□ Provide connection to Town's trail system (through ex. sidewalk/trail system)		✓	
Boulevard Enhancements:			
* All trees that are 30cm or more DBH retained		N/A	
* New trees planted on boulevard conform with Town's planting guidelines		✓	
□ Provide plant materials that are suitable for site conditions and that are drought resistant (where applicable)		✓	
□ Provide benches, garbage and/or recycling receptacles, public art, planters and/or bicycle racks ¹		N/A	
□ Provide alternatives to grass		N/A	
□ Provide alternative paving materials ¹		N/A	

* **Mandatory**

¹ subject to Public Works Services and/or Engineering Services acceptance

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



December 23, 2014

Ms. Linda Travis, Senior Planner - Development
Town of Newmarket – Planning & Building Services
395 Mulock Drive
Newmarket, ON L3Y 4X7

**Reference: Application for Site Plan Approval
Glenway Subdivision – Block 159
Memo re: Appendix E Checklist**

Ms. Travis,

Further to the preconsultation meeting on December 15, 2014, Marianneville Developments has completed 'Appendix E' from the Town's Site Plan Manual with respect to the Site Plan application for Block 159 of the Glenway subdivision. While this checklist is not geared to low or medium-density residential developments, it has been completed to the best of our ability.

Green Initiatives

- All of the mandatory items have been achieved where appropriate for a townhouse development
- Landscaping elements have been included in the design of this block to provide breaks between paved areas and drought-tolerant plants are proposed – please refer to the landscape plans included with this submission
- Alternative paving materials will be considered where practical and appropriate

Character

- Many of the mandatory items have been addressed and incorporated into the design. However, items pertaining to building signage and rooftop mechanical equipment are not applicable to this townhouse development
- Nearly all of the optional items are agreed to and have been considered; every attempt has been made to respect pedestrians' safety and security while providing connections to the trail system and between buildings and parking areas

Boulevard Enhancements

- Due to existing site conditions and the demolition of the previous Glenway Country Club, it is not possible to retain trees on the site
- Marianneville will provide suitable plant materials that are drought resistant – refer to the landscape plans included with this submission

Sincerely,

MARIANNEVILLE DEVELOPMENTS LIMITED

for **Joanne Barnett, MCIP, RPP**
Vice President

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Site Plan Accessibility Checklist	Yes	No								
➤ Minimum number of required barrier-free parking spaces as per Zoning Bylaw?	✓									
➤ Minimum size of barrier-free parking stall as per Zoning Bylaw?	✓									
➤ Location of required signage – maximum distance from stall as per Sign Bylaw?	✓									
➤ Location of parking space within reasonable proximity of barrier-free building entrance?*	✓									
➤ Parking space allows immediate access to barrier-free walkway?	✓									
➤ Opportunity for primary location with drop-off or with no vehicle lane crossing?	✓									
➤ 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?	✓									
➤ Provision for dedicated pedestrian walkways to promote safe access to facilities?										
Barrier-free walkway requirements (OBC 3.8.3.2):										
➤ Barrier-free path of travel from parking space to barrier free entrance?†	✓									
➤ Exterior walkway is slip resistant, continuous and even surfaced?	✓									
➤ Exterior walkway designed to drain easily?	✓									
➤ Minimum width of 1100 mm and a gradient not exceeding 1:20?										
➤ Gradient exceeding 1:20 to be of barrier free path designed as a ramp?										
➤ <i>Guideline:</i> Provision of change of surface materials or painted lines in locations where a barrier-free access traverses a driveway, fire route or parking aisle?	✓									
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?‡	✓									
Barrier-Free Ramp Requirements (OBC 3.8.3.4):										
➤ Maximum ramp slope is 1:12?		↑								
➤ Minimum ramp width between handrails is 870 mm?		h/a								
➤ Minimum level area at top and bottom of ramp is 1.5 m x 1.5 m?		↓								
➤ Provision of level landing areas with a minimum dimension of 1.5 m x 1.5 m at intervals of not more than 9 m in the ramp's surface?		h/a								
➤ Handrails not less than 865mm and not more than 965 mm high?		h/a								
➤ Extension of handrails horizontally not less than 300 mm beyond ramp?		h/a								
Barrier-Free Entrance Requirements (OBC 3.8.1.2 and 3.8.3.3):										
<i>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</i>										
<table border="1" style="margin: auto;"> <thead> <tr> <th style="text-align: center;">Number of Pedestrian Entrances</th> <th style="text-align: center;">Minimum Number of Barrier-Free Entrances Required</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1 to 3</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: center;">4 to 5</td> <td style="text-align: center;">2</td> </tr> <tr> <td style="text-align: center;">6 and above</td> <td style="text-align: center;">Not less than 50 %</td> </tr> </tbody> </table>	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 %		↑
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?		h/a								
➤ Is the width of the door opening a minimum of 810 mm		h/a								
➤ Does main accessible entrance have an automatic door opener? >Otherwise is door hardware easy to operate?		h/a								
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?		↓								

* 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