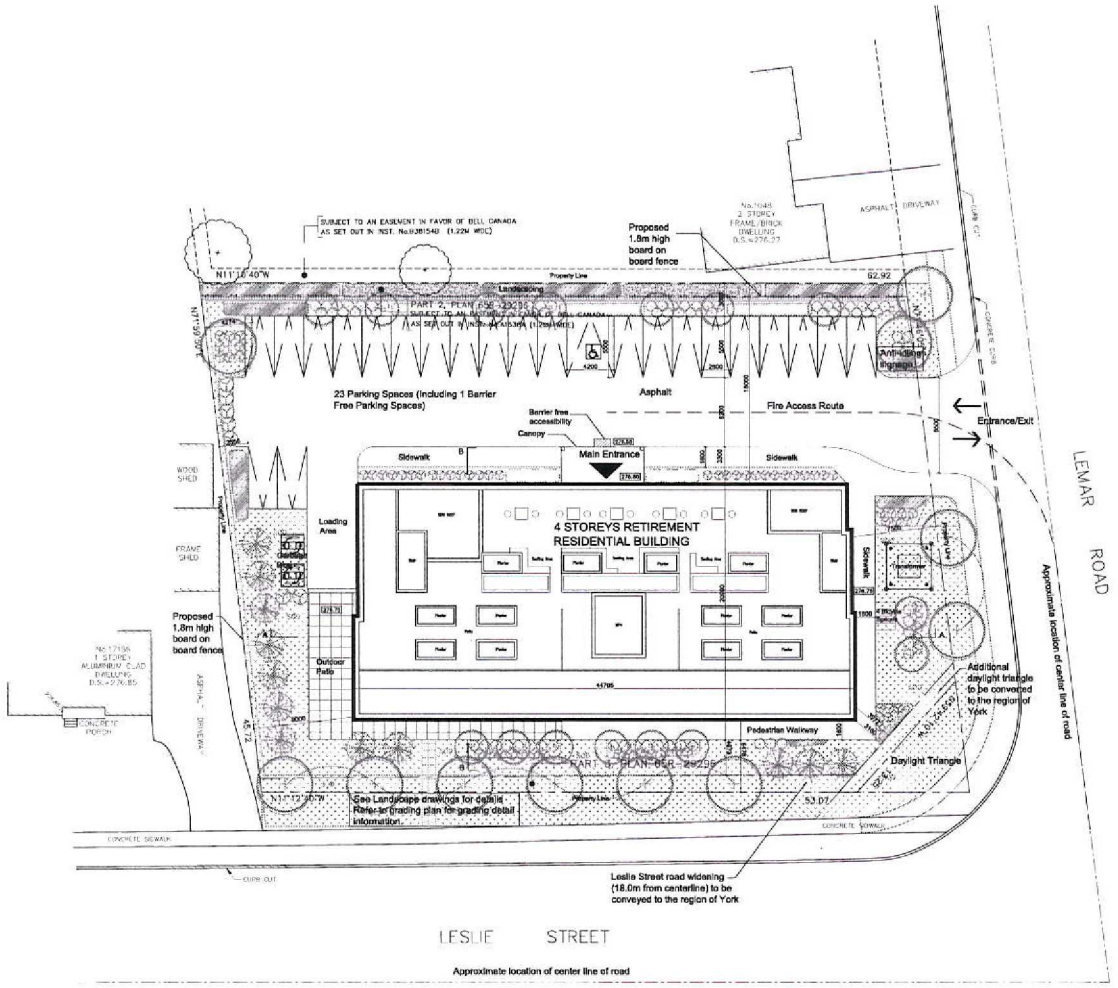




Key Plan N.T.S.

17210 Leslie Street Town of Newmarket
All of lot 77 and part of lot 76 Registered plan 443
Regional municipality of York
Project Statistics

Lot Area: 30,235 s.f. / 2,810 s.m.
Road Widening: 73.24 sq.m
Daylight Triangle: 67.73 sq.m (2.4%)
Proposed Used: Retirement Residents
Proposed units: 60
Proposed Building Height: 14.4 m
Proposed total GFA: 3,520 m²; FSI: 1.3
1st floor GFA: 880 m²
2nd floor GFA: 880 m²
3rd floor GFA: 880 m²
4th floor GFA: 880 m²
Lot Coverage: 33%
Proposed Parking Spaces: 23 (includes 1 barrier free parking space)
Proposed loading space: 1 (private pickup truck)
Note: 1. Garbage collection will be private pick-up.
2. All proposed and existing outdoor lighting will be directed away from abutting residential properties. All proposed lighting will follow the Town of Newmarket requirements.
3. Screening of the roof top heating, ventilation and cooling units will be screened to the satisfaction of the Town of Newmarket.

O.B.C. MATRIX

Practice Name: ryan company architect inc.
Certificate of Practice Number: 4827
Name of Project: Bliss Lohas Retirement Residents
Location: 17210 Leslie Street, Town of Newmarket

The information contained in this Ontario Building Code Matrix applies to drawings listed on this sheet.

Item	Ontario Building Code Data Matrix Parts 3	OBC Reference
1	Project Description: New construction of a 4-storey senior residents building consisting of 1 level of service basement, ground floor to 4th floor long term care units and wellthe restaurant and facilities.	
2	Applicable Regulations: Part 3 of the OBC applies to this project.	Division A Part 1.1.2
3	Major Occupancy(s): Group B2 - Care and Treatment	3.1.2
4	Building Area (m²): 825 sq.m.	
5	Gross Area: 3,520 sq.m.	
6	Number of Storeys: Above grade: 4 storey Below grade: 1 storey	
7	Number of Streets/Fire Fighter Access: 1	
8	Building Classification: Groups B2, Any Height, Any Area, Sprinklered; Groups A2, Ground Floor	3.2.2.56; 3.2.2.24
9	Sprinkler System Proposed: ■ entire building; ☐ basement; ☐ in lieu of roof rating not required; ☐ garbage chute & enclosure	
10	Standpipe required: ■ Yes ☐ No	3.2.9
11	Fire Alarm required: ■ Yes ☐ No	3.2.4
12	Water Service/Supply is Adequate: ■ Yes ☐ No	3.2.5.7
13	High Building: ☐ Yes ■ No	3.2.6
14	Permitted Construction: ☐ Combustible ☐ Combustible; Actual Construction: ■ Non-Combustible ☐ Non-Combustible; ☐ Both ☐ Both	3.2.2.45
15	Mezzanine(s) Area m²: N/A	
16	Occupant load based on: 160 Persons; ☐ m²/person ■ design of building	3.1.17
17	Barrier-free Design: ■ Yes ☐ No	3.8
18	Hazardous Substances: ☐ Yes ■ No	3.3.1.2 & 2.3.1.19
19	Required Fire Resistance Rating (FRR): Horizontal Assemblies — Floors 2 Hours; Roof 2 Hours; Mezzanine N/A Hours; Floor over basement 2 Hours — O.B.C.: 200 Hollow core slab; 200 Hollow core slab; 200 Hollow core slab. FRR of Supporting Members — Floors 2 Hours; Roof 2 Hours; Mezzanine N/A Hours; Floor over basement 2 Hours — O.B.C.: 140 concrete block	
20	Spatial Separation - Construction of Exterior Walls	3.2.3

Wall	Area of EBF (m²)	L.D (m)	L/D or H/L	Permitted Max. % of Opening	Proposed % of Opening	FRR (hrs)	Listed Design or Description	Comb Const.	Comb. Const. Noc Cladding	Non-Comb. Const.
North	360	77.80		100%	13.8%					✓
South	360	9.8		100%	17%					✓
East	840	23.44		100%	33%					✓
West	430	19.8		100%	53.5%					✓

ISSUE

No.	DATE	DESCRIPTION
1	Jun 12, 2015	SPA Submission

No.	DATE	DESCRIPTION

REVISIONS

DRAWING STATUS
STATUS APPROVAL
DATE

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Bliss Lohas
17210 Leslie Street
Town of Newmarket

N

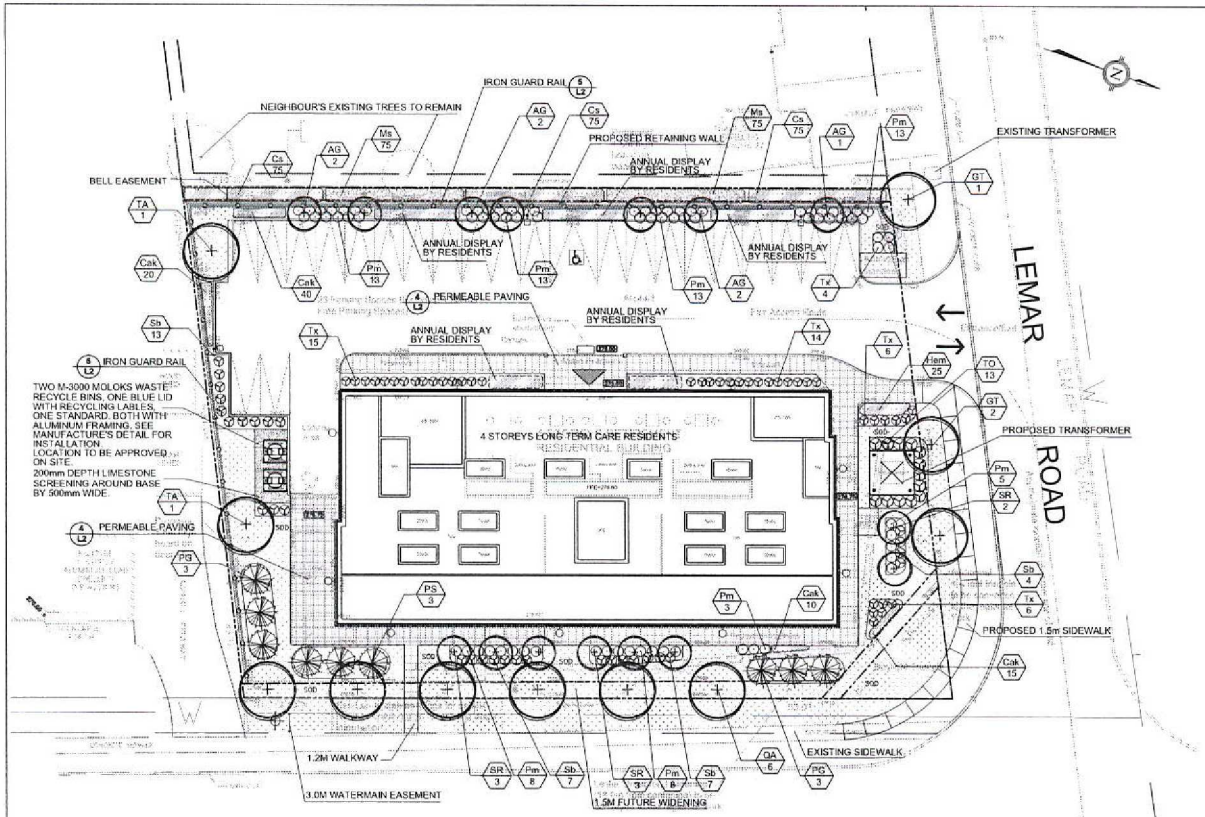
DRAWING TITLE
Site Plan

DRAWN BY	DATE	SCALE	CHECKED BY
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Y+S International Design Ltd
34 John Cary Dr., Markham, ON L3R 5E7
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dlann@ypluss.com
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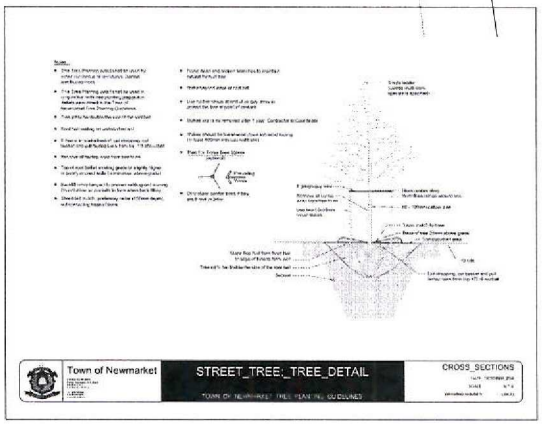
ONTARIO ASSOCIATION OF ARCHITECTS
D. Lann
LICENCE 4027

JOB NO. J-002
DWG. NO. 01



PLANTING LIST

Plant ID	Total Qty	Botanical Name	Common Name	CAL (mm)	HT (mm)	Root
DECIDUOUS TREES:						
TA	2	*Tilia cordata*	Little Leaf Linden	60		W.B.
AG	7	*Acer ginnala 'Flame'*	Flame Maple	60		W.B.
GT	3	*Gleditsia triacanthos var. inermis*	Thornless Honeylocust	60		W.B.
SR	8	*Syringa reticulata 'Ivory Silk'*	Ivory Silk Tree Lila	60		W.B.
QA	6	*Quercus alba*	White Oak	60		W.B.
CONIFEROUS TREES:						
PS	3	*Pinus strobus*	White Pine		2100	W.B.
PG	9	*Picea glauca*	White Spruce		2100	W.B.
TO	13	*Thuja occidentalis*	White Cedar		2100	W.B.
SHRUBS:						
Tx	41	*Taxus cuspidata*	Japanese Yew			
Pm	86	*Pinus mugo "var. pumilio"*	Dwarf Mugo Pine		600	3Gal.
Sb	30	*Spirea bumalda 'Froebelli'*	Froebel's Spirea		600	3Gal.
PERENNIALS:						
Cs	225	*Cortaderia selloana*	Pampa Grass			2 Gal.
Ms	150	*Miscanthus sinensis*	Zebra Grass			2 Gal.
Hem	25	*Hemerocallis 'Stella D'Oro'*	Stella D'Oro Daylily			2 Gal.
Cak	70	*Calamagrostis arundinacea 'Karl Foerster'*	Feather Reed Grass			2 Gal.



PLANTING NOTES:

1. Any existing trees, shrubs and herbaceous plants, unless noted for removal, are to be protected from construction damage with approved fencing. Do not alter grades or compact soil around the base of an existing tree. Do not disturb or expose roots of any existing tree.

2. Topsoil to be stockpiled separately from subsoil during excavation. If topsoil will be stockpiled for more than 4 weeks, stockpiles will not exceed 2.5m in height to ensure continued viability of soil microorganisms.

3. Plant materials specified for this project will conform to the Canadian Nursery Trades Association (C.N.T.A.) for size, variety and condition as indicated on the plant list shown on these drawings. Any plant materials which do not conform (in the opinion of the Landscape Architect) will be promptly removed from the site and replaced by the Contractor at no additional cost to the project.

4. Plant materials collected from wild sources will not be accepted. The Landscape Architect reserves the right to require that supplier invoices be submitted for inspection and approval prior to acceptance.

5. The Landscape Architect is to be contacted for inspection and written approval prior to any plant material installation. All plant locations to be staked and clearly labeled for approval prior to planting. The Landscape Architect reserves the right to reject any plant materials that have not been inspected and approved.

6. The Landscape Architect reserves the right to refuse acceptance of any plant displaying poor growth habits, injury or disease. Any plant material that is rejected by the Landscape Architect will be promptly removed from the site and replaced with material on the Landscape Plan approved by the Town.

7. Remove dead or damaged branches on trees or shrubs. All pruning shall be performed in accordance with standard horticultural practices and appropriate timing for each species.

8. Plants are not to be installed or transplanted during extreme heat, drought or other undesirable conditions. Thoroughly water all plant materials immediately after installation. Contractor not to proceed in uncertainty. Contact Landscape Architect for direction.

9. All plant materials will be planted in soil native to the site. No additional soils or additives will be permitted unless specified.

10. The Contractor is required to water plants as required or as directed by the Landscape Architect during construction and the warranty period. Plants will be watered within 48 hours of written request by the Owner or Owner's representative. Failure to do so after the second request shall result in work being undertaken by others. The cost of this work shall be deducted from the total contract price or holdback and otherwise recovered for the contractor.

11. All deciduous & coniferous trees are to be planted and staked in accordance with the tree planting details shown in the drawings. Remove stakes and wires at the end of warranty period or earlier, as directed by Landscape Architect.

12. All shrubs are to be planted in accordance with the shrub planting detail shown in the drawings.

13. Any lawn areas disturbed by construction will be re-sodded with Canada No. 1 sod. Sod to be delivered to site within 24 hours of being harvested and laid within 36 hours thereafter.

14. The Contractor is responsible for all maintenance & replacement of dead plant materials during the warranty period until final acceptance.

15. The Landscape Architect reserves the right to extend the Contractor's warranty responsibilities for an additional year if, at the end of the initial warranty period leaf development and growth is not sufficient to ensure future survival as determined by the Landscape Architect.

16. Imported topsoil: one part topsoil of good horticulture quality, free of any foreign material, lumps, ice, clay, stumps, rocks, quack grass and noxious weeds, one part sand, and one part peat moss. Native topsoil: one part topsoil (as above), one part sand, three parts native soil, or as directed by the City.

17. Fertilizer shall be delivered mixed as specified, in standard size, unopened containers, showing weight analysis and name of manufacturer. They shall be stored in a weather proof place in such a manner that the fertilizer will be kept dry so that its effectiveness is not impaired.

SODDING NOTES:

1. Sodded areas as shown on the Planting Plan is to be certified Canada No. 1 Cultivated turf Sod, with strong Fibrous root system, thick and heavy growth conforming to requirements of Nursery Sod Growers Association of Alberta and of the following mix or approved equal:
   - 40% Blend of (3) Varieties of Kentucky Bluegrass
   - 40% Creeping Red Fescue
   - 20% Perennial Ryegrass
   - Use latest approved cultivars of grass in ON

   Areas to be sodded shall have a minimum 150mm topsoil base.

2. Loosen soil surface prior to sodding. Eliminate bumps and hollows. Roll lightly wherever topsoil is excessively loose.

3. Prior to sodding, obtain approval that finished grade and depth and compaction rates of topsoil are satisfactory.

4. Deliver sod to site within 24 hours of being lifted and lay within 36 hours of being lifted. During dry weather protect sod from drying, and water sod as necessary to ensure its vitality and prevent the loss of soil in handling. Dry sod will be rejected.

5. Lay sod during growing season. Lay sod in rows, perpendicular to slope, and with joints staggered. Butt sections closely without overlapping or leaving gaps between sections. Cut out irregular or thin sections with sharp implements.

6. Water sod immediately after laying to obtain moisture penetration into top 150mm of topsoil. Maintain sodded areas from start of installation until final acceptance.

KEY MAP



LEGEND

- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS
- PROPOSED PERENNIALS
- PROPOSED SODDING AREA
- PROPOSED PAVING AREA
- PROPERTY LINE

APRIL 09, 2015

NO.	ISSUED FOR	DATE
A	ISSUED FOR SPA	April. 09, 2015
B	REVISED AS PER SITE PLAN CHANGES	June. 09, 2015

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T. 416.670.3396

BLISS LOHAS RETIREMENT RESIDENTS
17210 Leslie Street
NEWMARKET, ONTARIO

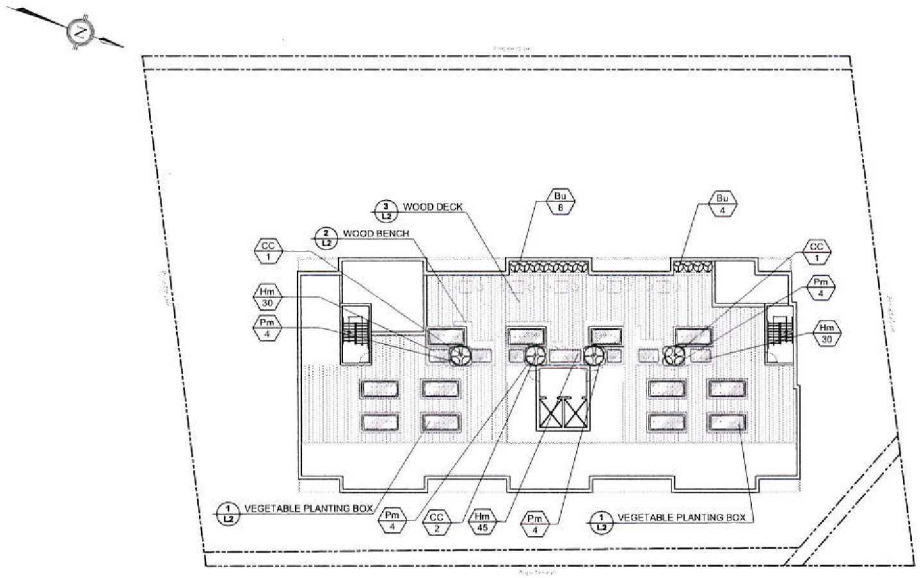
LANDSCAPE PLAN

PROJECT NUMBER:

DRAWN BY:	CHECKED BY:
JT	DS
DATE:	SCALE:
June. 2015	1:200

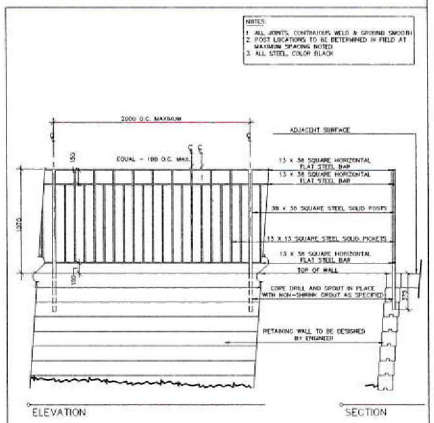
DRAWING NUMBER:

L1



PLANTING LIST

Plant ID	Total Qty	Botanical Name	Common Name	CAL (mm)	HT (mm)	Root
CC	4	*Cercis canadensis*	Red Bud	3 Stems	2100	
Pm	16	*Pinus mugo "var. pumilio"*	Dwarf Mugo Pine			3 Gal.
Bu	12	*Buxus 'Green Velvet'*	Green Velvet Box			3Gal.
Hm	105	*Hemerocallis 'Stella D'Oro'*	Stella D'Oro Daylily			2 Gal.



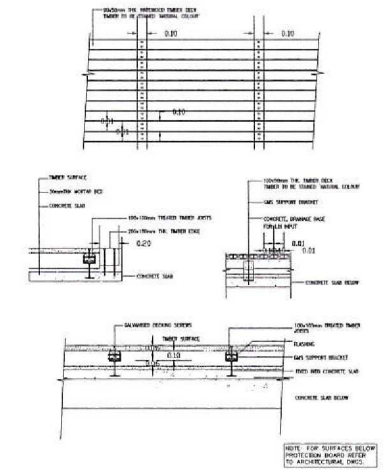
5 IRON GUARD RAILING NTS



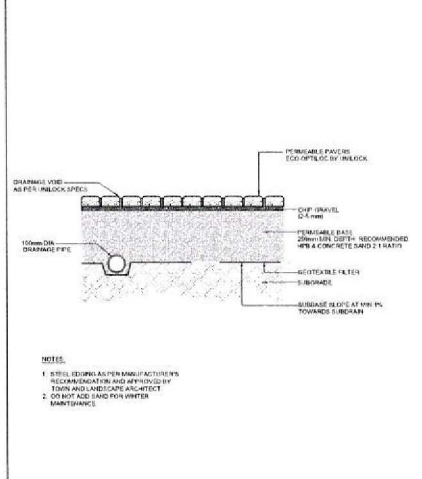
1 VEGETABLE PLANTING BOX



2 WOOD BENCH



3 TERRACE DECKING NTS



4 PERMEABLE UNIT PAVING NTS

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LEGEND

- PROPOSED DECIDOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS
- PROPOSED SODDING AREA
- PROPERTY LINE

APRIL 09, 2015

NO.	ISSUED FOR	DATE
A	ISSUED FOR SPA	April 09, 2015
B	REVISED AS PER SITE PLAN CHANGES	June 09, 2015

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BLISS LOHAS RETIREMENT RESIDENTS
17210 Leslie Street
NEWMARKET, ONTARIO

ROOF GARDEN
PLAN & DETAILS

PROJECT NUMBER:

DRAWN BY:	CHECKED BY:
JT	SW
DATE:	SCALE:
June 2015	1:200

DRAWING NUMBER:
L2



ISSUE

No.	DATE	DESCRIPTION
1	Jun 12, 2015	SPA Submission

No.	DATE	DESCRIPTION

REVISIONS

DRAWING STATUS

STATUS APPROVAL

DATE

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Town of Newmarket

DRAWING TITLE

East Elevation

DRAWN BY	DATE	SCALE	CHECKED BY
MANT	15.06.12	1:100	

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LICENCE
KIRY

JOB No.	DWG. No.
J-002	08



ISSUE

No.	DATE	DESCRIPTION
1	Jan 12 2015	SPA Submission

No.	DATE	DESCRIPTION

REVISIONS

DRAWING STATUS

STATUS APPROVAL

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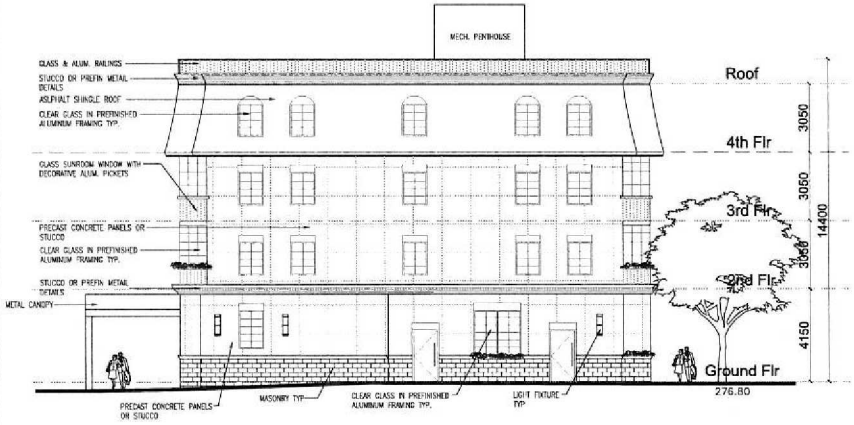
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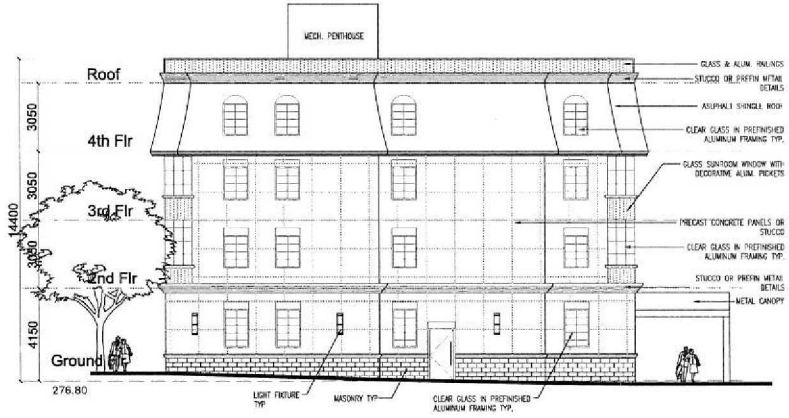
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LICENCE 4227

JOB NO.	DWG NO.
J-002	09



South Elevation



North Elevation

ISSUE

No.	DATE	DESCRIPTION
1	Jun 12, 2015	SPA Submission

No.	DATE	DESCRIPTION

REVISIONS

DRAWING STATUS

STATUS APPROVAL

DATE

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Town of Newmarket

South and North Elevation

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JOB No. J-002

DWG No. 10



ISSUE

No.	DATE	DESCRIPTION
1	Jun 12, 2015	SPA Submission

No.	DATE	DESCRIPTION

REVISIONS

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STATUS APPROVAL
DATE

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Bliss Lohas
17210 Leslie Street
Town of Newmarket

DRAWING TITLE

Color Elevations

DRAWN BY	DATE	SCALE	CHECKED BY
NAME	15.06.12	1:50	

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Markham
ON L3R 5B7
1-647-588-5857

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LICENCE 4027

JOB No.	DWG No.
J-002	13

DATE

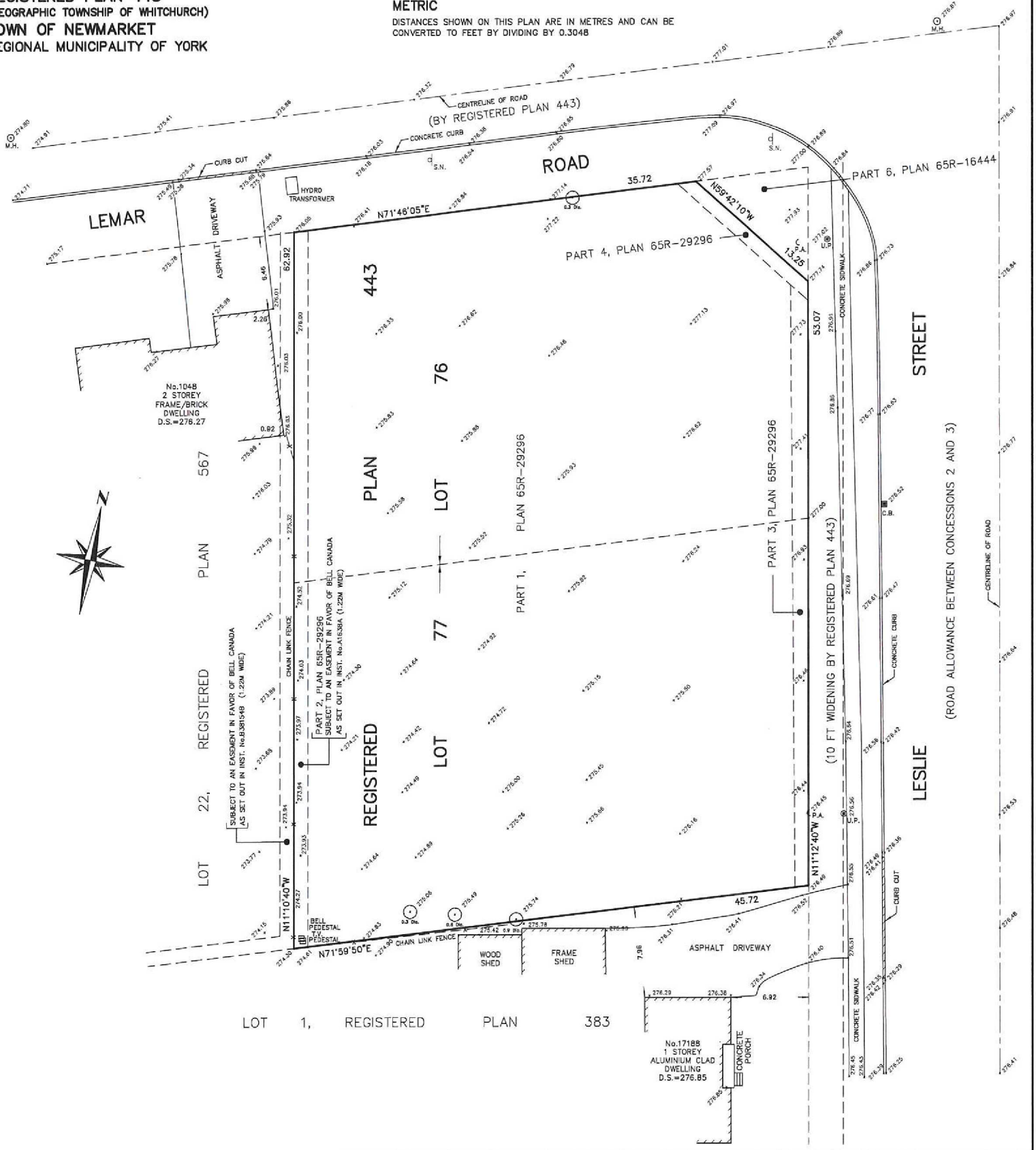
TOPOGRAPHIC SURVEY OF
LOT 77 AND PART OF LOT 76
REGISTERED PLAN 443
(GEOGRAPHIC TOWNSHIP OF WHITCHURCH)
TOWN OF NEWMARKET
REGIONAL MUNICIPALITY OF YORK

SCALE 1:250
10m 5 0 5 10 15 METRES

MANDARIN SURVEYORS LIMITED, O.L.S. ©

METRIC

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



LEGEND

D.S.	DENOTES FINISHED SILL ELEVATION AT ENTRY
N,S,E,W	DENOTES NORTH, SOUTH, EAST, WEST
C.L.F.	DENOTES CHAIN LINK FENCE
W.V.	DENOTES WATER VALVE
C.B.	DENOTES CATCH BASIN
M.H.	DENOTES MANHOLE
U.P.	DENOTES UTILITY POLE
S.N.	DENOTES STREET SIGN
P.A.	DENOTES POLE ANCHOR
	DENOTES CONIFEROUS TREE
	DENOTES DECIDUOUS TREE

BENCHMARK NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC, VERTICAL DATUM HTv2.0, ARE DERIVED FROM SOKKIA POWERNET NETWORK.

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR MORTGAGE OR TRANSACTION PURPOSES.

DUE TO SNOW COVERAGE AT THE TIME OF THIS SURVEY SOME ABOVE GROUND FEATURES MAY BE ABSENT.

CERTIFICATE

THE FIELD OBSERVATIONS REPRESENTED ON THIS PLAN WERE COMPLETED ON THE 31st DAY OF MARCH , 2014

APRIL 5 , 2014
DATE

Z. ZENG
ONTARIO LAND SURVEYOR

MANDARIN SURVEYORS LIMITED
ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR
WWW.MANDARINSURVEYOR.COM
42 RAVENCLIFF CRESCENT PHONE: (647)430-1366 FAX: (647)799-4068
TORONTO, ONTARIO, M1T 1R8 E-MAIL: MANDARINSURVEYOR@GMAIL.COM

SURVEY BY: S.Z. | CAD No: 2013-142TP | JOB No: 2013-142



Location Map

2395189 Ontario Ltd.
17210 Leslie Street

Newmarket

Designed & produced by Information Technology - GIS
Printed: 14/04/2015

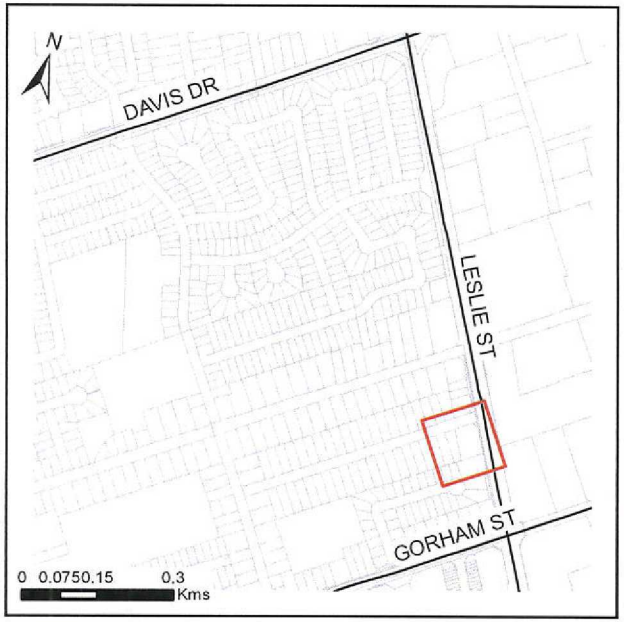
Legend

- Subject Lands
- Property Lines
- Land Parcels



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Location Map

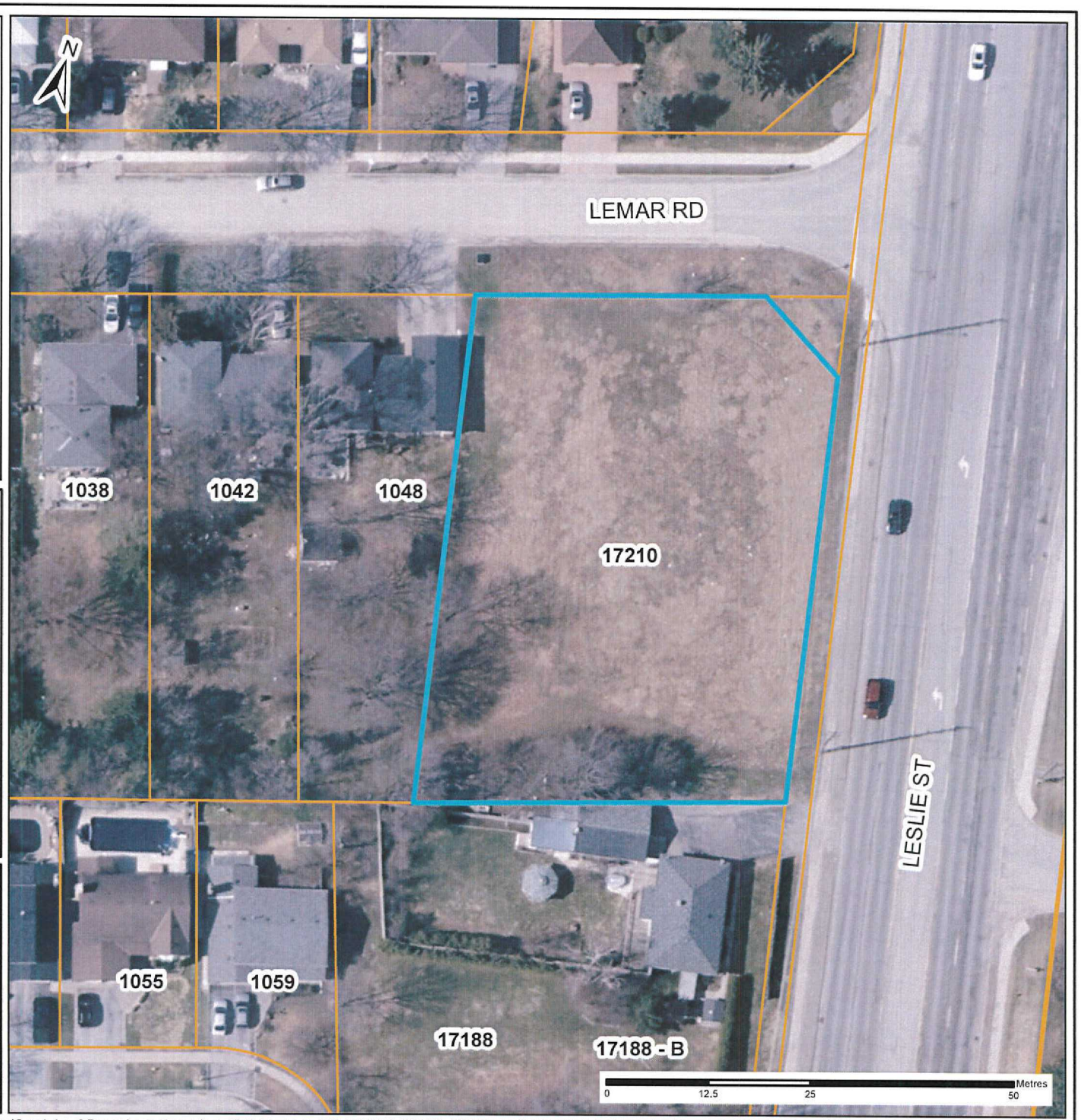
2395189 Ontario Ltd.
17210 Leslie Street

Newmarket

Designed & produced by Information Technology - GIS
Printed: 14/04/2015

Legend

- Subject Lands
- Property Lines
- Land Parcels



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APPENDIX 'A'

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 Access and detail of signage illustrated on site plan as per Sign Bylaw?	✓	
➢ Provision for dedicated pedestrian walkways to promote safe access to facilities?	✓	
➢ Provision for dedicated pedestrian walkways to promote safe access to facilities?		
Access to parking areas (OBC 3.8.2.2)		
➢ Barrier-free path of travel from entrance to parking	✓	
Barrier-free walkway requirements (OBC 3.8.3.2):		
➢ 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?	✓	
➢ *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?	✓	
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?†	✓	
Barrier-Free Ramp Requirements (OBC 3.8.3.4):		
➢ Maximum ramp slope is 1:12?	✓	
➢ Minimum ramp width between handrails is 900 mm?	✓	
➢ Minimum level area at top and bottom of ramp is 1,670 mm x 1,670 mm?	✓	
➢ 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?	✓	
➢ Handrails not less than 865mm and not more than 965 mm high?	✓	
➢ Extension of handrails horizontally not less than 300 mm beyond top and bottom of ramp?	✓	
Barrier-Free Entrance Requirements (OBC 3.8.1.2 and 3.8.3.3):		
➢ Is principal entrance to building barrier-free compliant?	✓	
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	✓	
➢ Threshold at accessible entrance does not exceed 13 mm?	✓	
➢ Is the width of the door opening a minimum of 860 mm?	✓	
➢ If required, does main accessible entrance have a power door operator?	✓	
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?	✓	

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 %

* 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 'B'

Yonge-Davis Development Standards Checklist (includes Hospital Core & Complementary Areas)		Yes	No
Green Initiatives:			
❋	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	✓	
❋	Provide bicycle storage racks	✓	
❋	Provide anti-idling signage	✓	
❋	Parking supply does not exceed minimum required by zoning bylaw	✓	
❋	Provide landscaped areas and trees within parking lot to provide shade and break-up expanse of paved areas – consider stands of trees	✓	
❋	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	✓	
❋	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		
❑	Provide green roof with 100% coverage		
❑	Provide green roof with 50% minimum coverage and balance of roof space covered with light coloured roofing materials		
❑	Innovative methods of reducing stormwater flows		
❑	Provide alternative paving materials	✓	
Character:			
❋	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 façade treatments that break down massing and articulates depth, verticality and street edge	✓	
❋	Surface parking to be on side or rear of building to increase street presence	✓	
❋	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.	✓	
❋	Provide safe and convenient pedestrian connections between parking and buildings	✓	
❋	Rooftop mechanical equipment and loading areas must be visually and acoustically screened on all sides	✓	
❋	Building signage must complement overall design of building architecture and surrounding buildings	✓	
❑	Provide public art or cash-in-lieu		
❑	Building projections such as bay features, cornices, canopies, patios, porches, and porticos are encouraged	✓	
❑	Lighting for individual buildings should be integrated into architecture		
❑	Provide connection to Town's trail system		
Boulevard Enhancements:			
❋	All trees that are 30cm or more DBH retained	✓	
❋	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]		
❑	Provide alternatives to grass		
❑	Provide alternative paving materials[1]		

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

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

Y+S

International Design Ltd

17210 Leslie St., Newmarket
Memo Detailing Conformity with Standard
Prepare Date: April 6th, 2015

Green Initiatives:	
Building to be oriented and designed to take advantage of passive solar heating and shading for cooling	Yes. This is a 4-storey retirement residential building. The orientation of the building is west-east. The both sides can take good advantage of the passive solar heating. The onsite trees can provide shades for cooling in the morning and the afternoon.
Provide dedicated parking spaces for high occupancy vehicles	Yes. 23 parking spaces in total are provided for residents and visitors including one barrier free parking space.
Provide bicycle storage racks	Yes. 4 bicycle spaces with racks are provided onsite.
Provide anti-idling signage	Yes. We will provide anti-idling signage at the entrance of the site.
Parking supply does not exceed minimum required by zoning bylaw	Yes. 23 parking spaces in total are provided for residents and visitors including one barrier free parking space.
Provide landscaped areas and trees within parking lot to provide shade and break-up expanse of paved areas – consider stand trees	Yes. The parking lot is located at north side of the site. Trees and soft landscaping are provided for buffer area and shade. Landscape area & stands of trees are provided along the side of the proposed parking lot and outdoor patio area. The trees will provide shade and break-up expense of paved area.

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Provide each tree with appropriate volume of high quality soil	Yes. We will provide all trees very healthy living environment, high quality soil. The proposed large growing trees (tree ID: GT, TA, QA , PG & PS are on open sodded area, there are approximate 30cu.m (5mx6mx1mdepth) soil volume for each tree. The proposed smaller trees (tree ID: SR) are close to the proposed patio paving & parking lot, about 20cu.m soil volume (2mx10mx1m depth) is available for each trees. Except the boulevard trees are to be planted in the native soil, the rest of the proposed trees will be planted in backfill area; planting note #16 indicates the soil for tree planting.
Provide energy efficient exterior lighting	Yes. We are going to use high efficient LED outdoor lightings.
Rainwater collected, treated (if necessary) and used for irrigation	Yes. Onsite rainwater will be collected, treated and used for irrigation.
Provide storage facilities for recyclable materials and organic wastes	Yes. Two Moloks waste recycle bins are provide on the side of the loading area on the south of the building. One is for recyclable materials, one is for organic waste. Garbage collection will be private pick up.
Provide plant materials that are suitable for site conditions and that are drought resistant (where applicable)	Yes. Typical planting materials suitable for South Ontario are considered to use onsite. All the proposed trees, shrubs & perennials are hardy to the area. They are also drought resistant species.
Innovative methods of reducing stormwater flows	Yes. We considered carefully about stormwater management. All details are indicated in the SWM report conducted by Cole Engineering Group.
Character:	

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Buildings should be constructed of high quality materials such as clay brick, stone or comparable material	Yes. The main building materials are high quality precast, stone, concrete, clay brick, etc.
Glazed areas should be maximized along street frontages to encourage safe and comfortable pedestrian use	Yes. There are quite a lot of the glazing areas such as regular windows, glass sunroom windows and glass doors, etc. Sufficient exterior lighting fixtures are also provided to ensure a safe and pedestrian friendly environment.
Provide façade treatments that break down massing and articulates depth, verticality and street edge	Yes. The design of the building is mainly considered as European Contracted Style with some decorated modern elements. Cornices, delicate precast details and reveals are used to breakdown the massing with special design of the windows and balconies.
Surface parking to be on side or rear of building to increase street presence	Yes. The surface parking is provided at the rear of the building.
Align buildings close to street/sidewalk to help define street edge and enhance access to public realm	Yes. The building orientation is paralleled to Leslie street with a nice and warm pedestrian walkway and landscape buffer area in between.
Avoid conflict 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.	Yes. Pedestrian walkway and driveway are separated.
Provide safe and convenient pedestrian connections between parking and buildings	Yes. The pedestrian paths are very continuous and safe between building and parking lot.
Rooftop mechanical equipment and loading areas must be visually and acoustically	Yes. Rooftop mechanical equipment is screened by the building enclosure and green roof

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screened on all sides	garden. The loading area is surrounding by landscape, such as shrubs and high grasses. We will also consider short wooden fence (1.1m height) if it is necessary.
Building signage must complement overall design of building architecture and surrounding buildings	Yes. Building Signage will be located on top of the building facing Leslie Street. The shape and colour of the design are incorporated into the main building design.
Building projections such as bay features, cornices, canopies, patios, porches, and porticos are encouraged	Yes. The building adopts all kinds of design features such as outdoor patios, roof garden, cornices, balcony windows, canopy etc.
Boulevard Enhancement:	
All trees that are 30cm or more DBH retained	Yes. There is no existing tree are 30cm or more along the street boulevard of Leslie Street & Lemar Rd.
New trees planted on boulevard conform with Town's planting guidelines	Yes. The proposed boulevard trees (white oak & honey locust) are planted confirm with the town's planting guidelines: they are in the tree selection list for the Town of Newmarket, the trees are planted 10m apart, with 60mm cal. Our landscape plan has indicated it. See Landscape Plan Drawings.
Provide plant materials that are suitable for site conditions and that are drought resistant (where applicable)	Yes. The proposed boulevard trees (white oak & honey locust) are native & hardy species, they are also drought resistant. See Landscape Plan Drawings.

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REVIEW NOTES

17210 LESLIE STREET
2395189 Ontario Ltd.

- Property is zoned Minor Institutional (I-B-70) Bylaw Number 2010-40, as amended
- Use is permitted
- Proposed parking, building setbacks and coverage are satisfactory
- A portion of southerly buffer strip does not meet minimum by-law width – relief to be obtained or plan to be revised
- Clarification is required regarding type and location of fencing along southerly and westerly boundaries
- Clearance will be required from Bell Canada for installation of retaining wall and landscaping within easement along westerly side of property
- Additional plantings (mixture of trees, shrubs and perennials) to be provided along southerly boundary, Lemar Street and Leslie Street
- Proposed landscaping within Region boulevard may require an encroachment agreement
- Sidewalk connection to be provided from northeast corner of building to boulevard sidewalk
- Hydrant location, Siamese connection location, and fire route signage locations to be shown on Plans; include fire turning radius and turning radius at entrance for westbound vehicles
- Town's Consulting Arborist to review Arborist Report and Tree Removal and Protection Plan
- Construction Management Plan required prior to the issuance of any building permit
- Approval required from Region of York