

BEACHMARK NO. 475-83
 ONE AND ONE HALF STORY BRICK HOUSE ON SOUTH SIDE OF DAVIS DRIVE,
 1.5km WEST OF JUNCTION OF WOODBINE AVE AND DAVIS DRIVE. 0.5km
 EAST OF SUTTON AND 28.7m SOUTH OF CENTRELINE OF DAVIS DRIVE.
 TABLET IS SET HORIZONTALLY IN EAST FACE OF STONE FOUNDATION.
 ELEV. 286.75

PROPERTY AREA (INCLUDING AND NOT INCL.)	203.34m ²
CONVENIENCE STORE	154m ²
CONVENIENCE STORE HEIGHT	6.0m
COVERAGE	7.4%
LANDSCAPED AREA	632.60m ²
CANOPY AREA	186m ²
CANOPY HEIGHT	5.0m
PARKING SPACES REQUIRED	8
PARKING SPACES PROVIDED	8

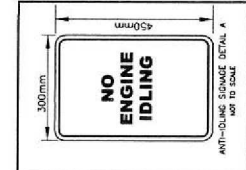
1. ALL BARRIER FREE ENTRANCES AND BARBER FREE PATHS OF TRAVEL MUST COMPLY WITH THE TOWN'S ACCESSIBLE DESIGN STANDARDS
2. THE OWNER/CONTRACTOR SHALL SUPPLY ALL ACCESSIBLE SIGNS AS SET OUT IN THE TOWN OF NEWMARKET BY-LAWS AND DESIGN CRITERIA AS PER OBC 3.8.3.1
3. ALL CURB RAMPS AS PER OBC 3.8.2(3)

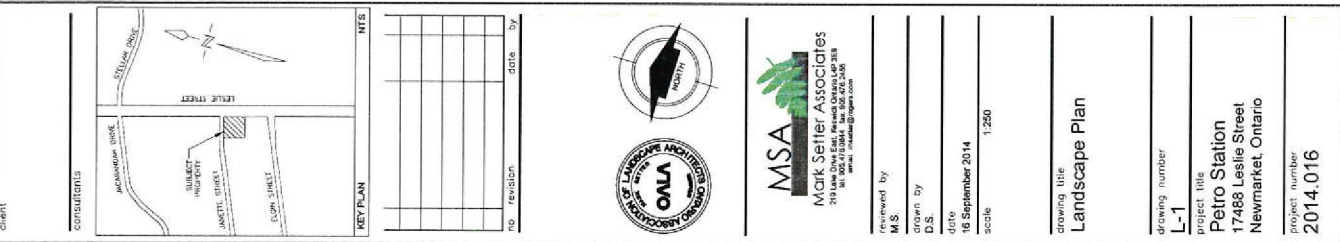
INVOICES		
NO.	DATE	REVISION
		1

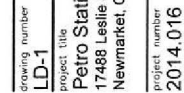
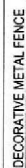
SITE PLAN

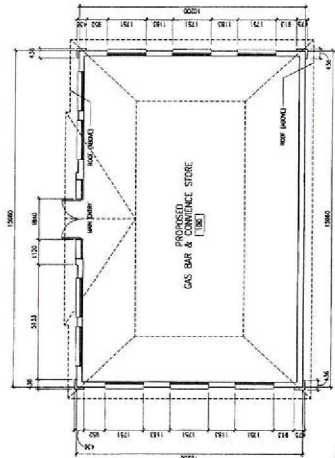
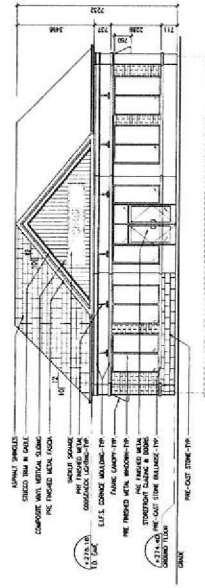
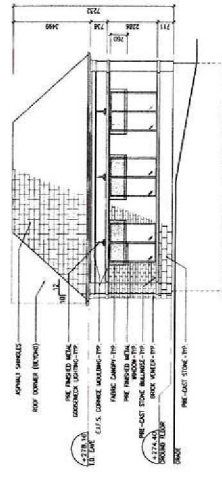
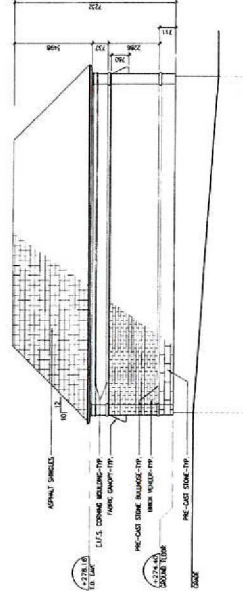
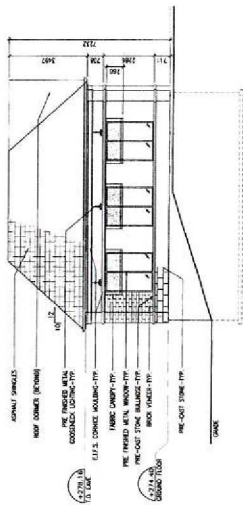


	SCALE: 1:250	PROJECT NO: 114037
	DRAWN BY: K.G.K.	DRAWING NO:
	DESIGN BY: K.G.K.	SP-1
	CHECKED BY: P.M.L.	
DATE: JULY 2014		







[illegible]

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

**SKETCH SHOWING
TOPOGRAPHIC DETAIL OF
LOT 41 AND PART OF LOT 40
REGISTERED PLAN 378
TOWN OF NEWMARKET
REGIONAL MUNICIPALITY OF YORK
SCALE 1:200**

VLADIMIR DOSEN SURVEYING, O.L.S.

ON BEHALF OF THE PROPRIETOR, THE SURVEYOR
OF THE TOWN OF NEWMARKET, O.L.S.

ON BEHALF OF THE PROPRIETOR, THE SURVEYOR
OF THE TOWN OF NEWMARKET, O.L.S.

NOTES AND LEGEND

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- SSBB DENOTES SHORT STANDARD IRON BAR
- RB DENOTES ROUND IRON BAR
- W DENOTES WITNESS
- PL DENOTES REGISTERED PLAN 378
- P1 DENOTES PLAN 658-1787 (L-135-38)
- P2 DENOTES PLAN 658-3057
- P3 DENOTES PLAN 658-3057
- OW DENOTES OWNERS UNKNOWN
- UB DENOTES UTILITY BOX
- UP DENOTES UTILITY POLE
- CB DENOTES CATCH BASIN
- WV DENOTES WATER VALVE
- 130.10 DENOTES EXISTING ELEVATION
- DENOTES IRREGULAR TREE
- DENOTES CONSPICUOUS TREE

BEARING NOTE:

BEARINGS ARE ASTROMONOMIC AND ARE
BASED ON THE NORTH ARROW SHOWN
AS SHOWN ON REGISTERED PLAN 378
HAVING A BEARING OF N102°27'00" E

DISCLAIMER:
THIS REPORT WAS PREPARED FOR
PETROBRAS (BRASIL) PETROLEO S.A.
AND THE SURVEYOR ACCEPTS NO
RESPONSIBILITY FOR USE BY
OTHER PARTIES.

BENCHMARK NOTE:
ELEVATIONS ARE LOCAL

NOTE:
THIS REPORT WAS PREPARED FOR
PETROBRAS (BRASIL) PETROLEO S.A.
AND THE SURVEYOR ACCEPTS NO
RESPONSIBILITY FOR USE BY
OTHER PARTIES.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

2. THE SURVEY WAS COMPLETED ON THE 10th DAY OF MARCH, 2014

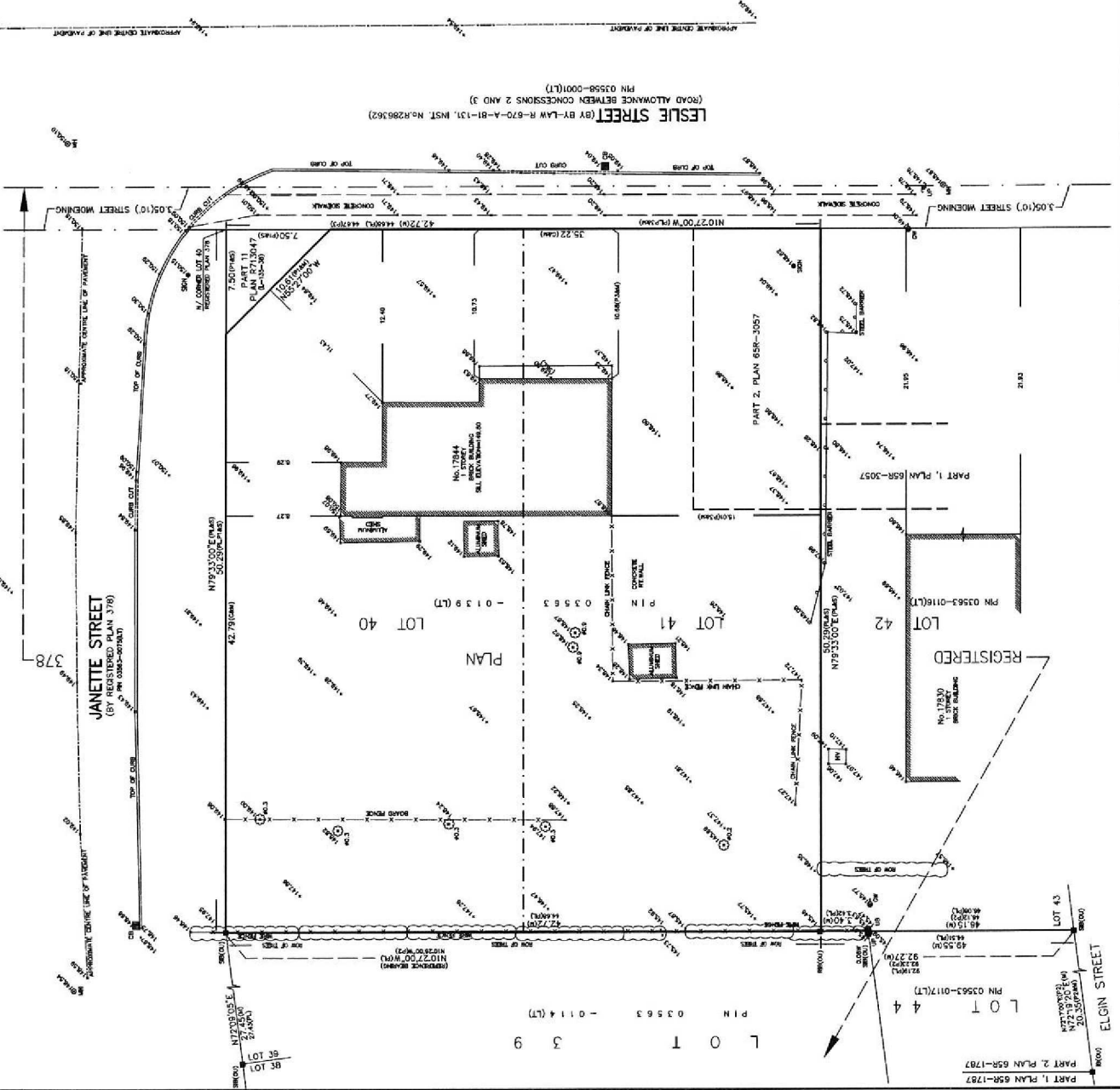
DATE: APRIL 9, 2014

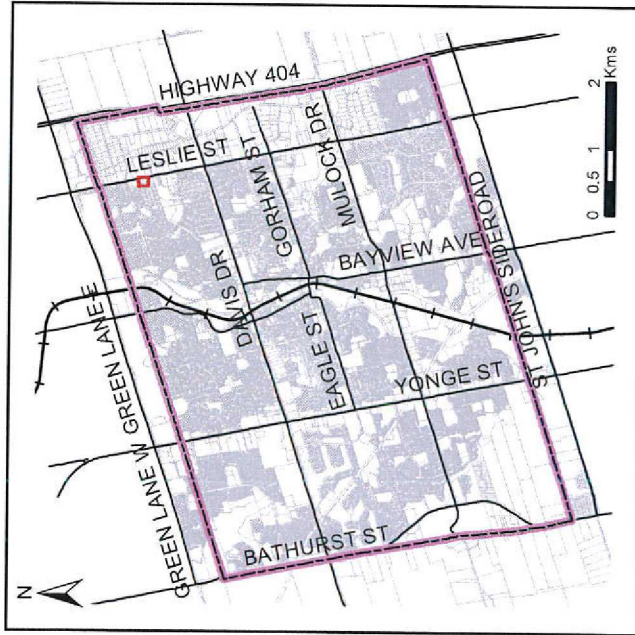
VLADIMIR DOSEN, B.Sc.
CHARTERED LAND SURVEYOR

VLADIMIR DOSEN SURVEYING

ONTARIO LAND SURVEYORS
555 DAVENPORT AVENUE
TORONTO, ONTARIO M4M 1J2
PHONE (416) 466-0440 EMAIL: vlad@dosens.com

JOB No. 14034
FILE 14-019
DRAWN BY: KUMAR
CHECKED BY: VD





Location Map

2398804 Ontario Inc.
17844 Leslie Street



Designed & produced by Information Technology - GIS
User-generated by Staff Online GIS on: 19/10/2015

- Legend**
- Subject Lands
 - Railway
 - Land Parcel
 - Municipal Boundary



SOURCES: 2014 Colour Ortho Imagery - First Base Solutions Inc., 2014 Orthophotography, Land Parcel Boundaries - © Teranet Inc. and its suppliers. All rights reserved. NOT A PLAN OF SURVEY. 2015. Roads, Railway, Water Features - Geomatics Division ©2015 The Regional Municipality of York. All other data - Newmarket, 2015. DISCLAIMER: This mapping is based on the POLARIS parcel fabric product compiled using Land Registry System records and recent surveys and control points where available. This mapping is a representation of the information, data mapping errors may exist. While every effort has been made to accurately depict the information, data mapping errors may exist. This map has been produced for illustrative purposes only. IT IS NOT A SUBSTITUTE FOR A LEGAL SURVEY.

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 3.8.8.2):											
➤	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?	N/A									
Curb Ramp Requirements (OBC 3.8.8.2(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?	N/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?	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):											
<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"> <thead> <tr> <th>Number of Pedestrian Entrances</th> <th>Minimum Number of Barrier-Free Entrances Required</th> </tr> </thead> <tbody> <tr> <td>1 to 3</td> <td>1</td> </tr> <tr> <td>4 to 5</td> <td>2</td> </tr> <tr> <td>6 and above</td> <td>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?	✓									
➤	Is the width of the door opening a minimum of 810 mm	✓									
➤	Does main accessible entrance have an automatic door opener? ➤ Otherwise is door hardware easy to operate?	✓									
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

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	✓	
✱	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 dedicated parking spaces for high occupancy vehicles		✓
□	Provide bicycle storage racks		✓
□	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	✓	
✱	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 screened visually and acoustically 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		✓
□	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		✓
□	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**

Response to Appendix 'D'

Green Initiatives

1. Building is oriented and designed to take advantage of passive solar heating and shading for cooling.
2. Anti-idling signage has been added to the Site Plan.
3. Parking does not exceed minimum required by zoning by-law.
4. Landscape areas with trees and shrubs have been provided adjacent to all parking/paved areas
5. Ample area is provided for each tree to have the appropriate volume of high quality soil as per Town's Detail (shown on drawing)
6. Building will be built with energy efficient exterior lighting.
7. Rainwater is collected in an infiltration gallery behind the store and will naturally irrigate the surrounding area.
8. Recyclable and organic materials will be sorted and stored appropriately within the internal refuse room.
9. No
10. No
11. Trees have been selected from the Town's Tree Section list and for their suitability to their location on the site. Shrubs and perennials were chosen for their appropriateness due to hardiness and drought tolerance.
12. No
13. No
14. No
15. Infiltration gallery is used as an innovative method to reduce stormwater flows.
16. No

Character

1. Building will be constructed with high quality materials.
2. Glazing will be maximized along the Leslie Street frontage.
3. Conflicts have been avoided between pedestrian and vehicular routes.
4. Walkways have been provided for safe connections between parking and building.
5. Rooftop mechanical will be screened visually and acoustically.
6. Building signage will complement overall design of the building.
7. No
8. No
9. Pillars and decorative metal fencing with trees and planting have been provided adjacent to the property line and at the daylight triangle to provide some verticality and presence at the front of the property and enhance the street and sidewalk edge
10. No
11. Lighting has been integrated into architecture
12. No

Boulevard Enhancements

1. Trees have been removed for development but retained where possible along the edge of the property and on the adjacent property
2. All new trees conform to the Town's planting guidelines and have been selected from the Town's Tree Selection List. As well Town planting detail have been shown on L-1 drawing
3. Trees have been selected from the Town's Tree Section list and for their suitability to their location on the site. Shrubs and perennials were chosen for their appropriateness due to hardiness and drought tolerance.
4. No
5. No
6. No

REVIEW NOTES

17844 LESLIE STREET

2398804 Ontario Inc.

- Property is zoned Automotive Commercial Exception 127 (H) (CS-127) with a holding symbol by By-law Number 2010-40, as amended by By-law Number 2015-28
- Land use will be permitted at such time as Council passes a by-law removing 'H' prefix subject to applicant addressing condition for removal (requirements of Section 10.4 – Contaminated Lands – policies of Official Plan to be addressed to satisfaction of Director of Engineering Services)
- Parking numbers and building setbacks appear satisfactory; spaces 3 and 4 may need to be relocated from area of underground fuel storage tanks
- Bicycle parking spaces are required in accordance with provisions of zoning by-law
- Tanker truck movements to be shown on Site Plan
- Details of garbage storage required; show location of enclosure on plans
- Snow storage areas to be shown on plans
- Zoning By-law requires provision of an opaque wooden fence 1.8 metres in height along westerly property line
- Daylighting triangle to be clearly shown on all plans
- Stormwater to be maintained on site; incorporate elements of low impact development into site
- Construction Management Plan (CMP) required prior to issuance of any building permit
- Compliance with Town's Tree Preservation, Protection, Replacement and Enhancement Policy is required
- Final noise assessment report to be submitted for review; report will be peer reviewed
- Region of York approval required