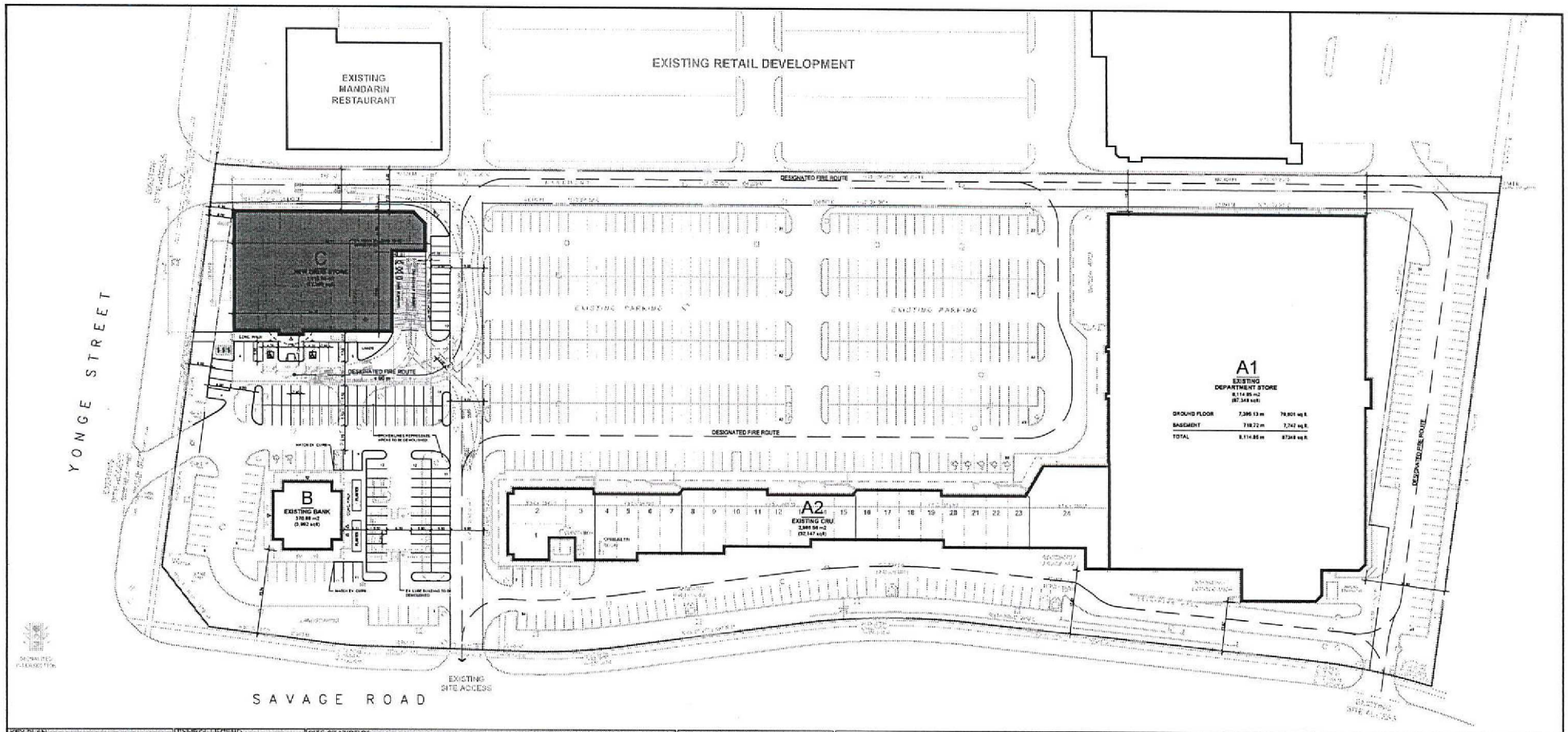

KEY PLAN

SYMBOL LEGEND

SITE STATISTICS

ZONING		UC-R: REGIONAL URBAN CENTRE	
SITE AREA (DEVELOPMENT AREA)	44,320.0 m2	or	11.0 Ac
	REQUIRED		PROVIDED
LOT FRONTAGE (YONGE ST)	60.0 m		± 118.0 m
FRONT YARD (WEST)	3.0 m		NEW 6.0 m
EXTERIOR SIDE YARD (SOUTH)	3.0 m		EX. 13.87 m
REAR YARD (EAST)	9.0 m		EX. 21.93 m
INTERIOR SIDE YARD (NORTH)	3.0 m		EX. 18.47 m
BUILDING "A1" (MERCANTILE)	8,114.85 m2	or	87,348 sqft
BUILDING "A2" (CRU)	3,000.56 m2	or	32,147 sqft
BUILDING "B" (BANK)	370.00 m2	or	3,982 sqft
BUILDING "C" (MERCANTILE)	1,615.60 m2	or	17,390 sqft
(HC CAR EXISTING TO BE REMOVED)	97.20 m2	or	1,045 sqft
(LUNE SHOP TO BE DEMOLISHED)	129.02 m2	or	1,388 sqft
TOTAL	13,087.89 m2	or	140,877 sqft
	REQUIRED		PROVIDED
SITE COVERAGE	25.0%		27.78 %
BUILDING HEIGHT (MAX)	18.0 m		TBD

		REQUIRED	PROVIDED
FLOOR SPACE INDEX (MAX)		1.0	0.3
LANDSCAPED AREA		-	TBD
PAVED AREA		-	TBD
PARKING	LOCAL SHOPPING CENTRE REQUIRED 5.5 SPACES per 90 m2 of GFA REDUCTION 15% LESS	727.12 spaces 608.78 spaces	
TOTAL PARKING		691 spaces	692 spaces

TRUCK PROFILES

BAR SCALE

PROJECT NORTH

TRUE NORTH

NO	ISSUED	DATE
1	ISSUED FOR SITE PLAN APPROVAL	JULY 23, 2015

NO	REVISION	DATE

YONGE/SAVAGE

NEWMARKET, ONT.

A. BALDASSARRA
Architect Inc.

7800 Jane Street, Suite 200
Concord, Ontario L4K 4R6
Tel: (905) 660-0722
Fax: (905) 660-7019

ONTARIO ASSOCIATION OF ARCHITECTS
A. BALDASSARRA
LICENSE 3454

DRAWING TITLE: SITE PLAN

DRAWN BY: DW	SCALE: 1:500
DATE: JULY 2015	CHECKED BY:
PROJECT NO: P-1347	DRAWING NO: A-1.0

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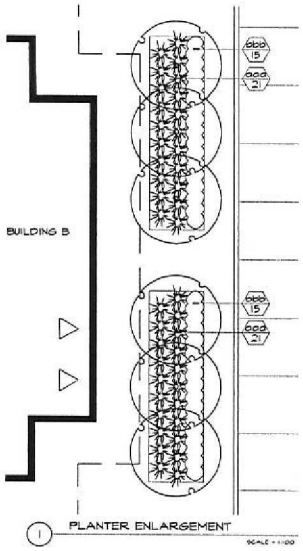
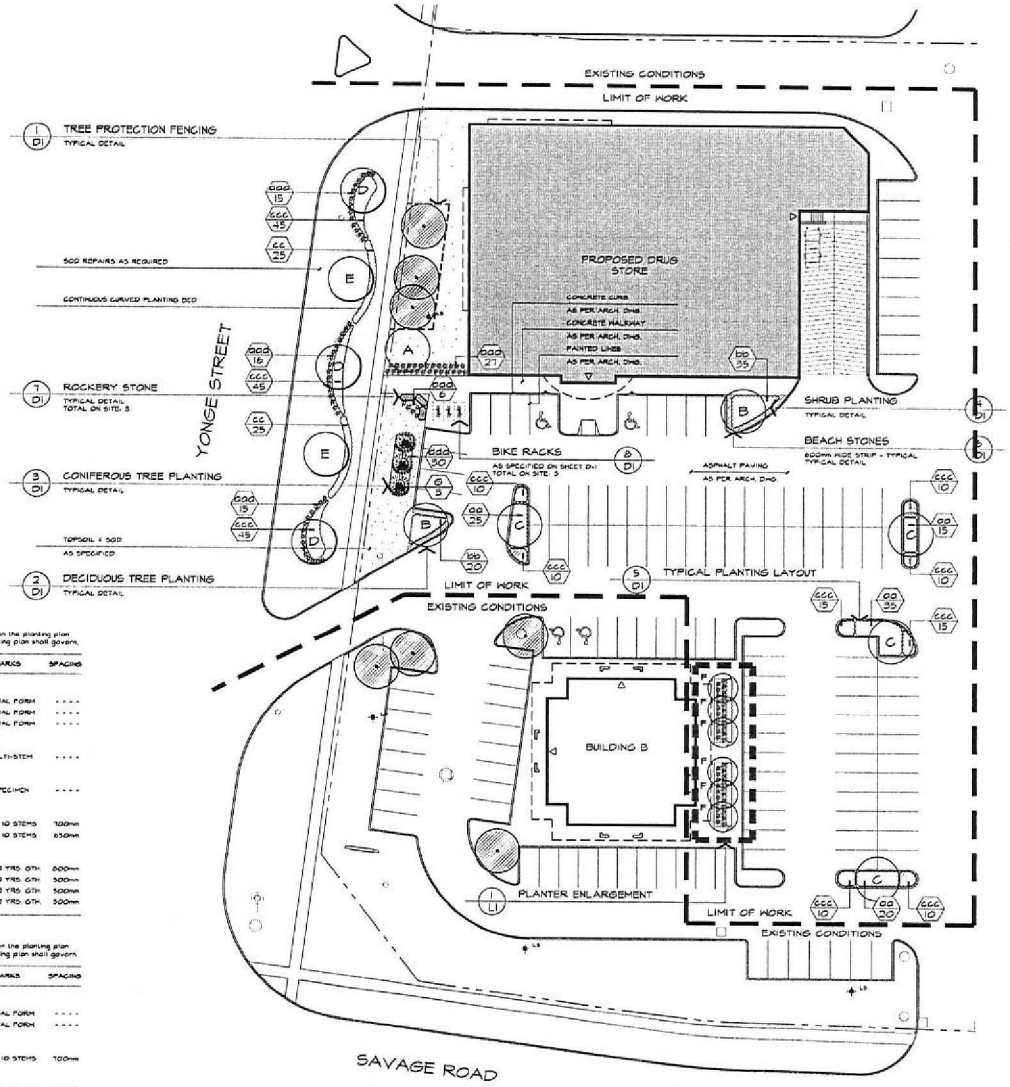




ON SITE PLANT LIST

In the event of a discrepancy between the planting plan and the plant list quantities, the planting plan shall govern.

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS	SPACING
DECIDUOUS TREES									
A	1	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	60mm	3500mm	1500mm	B.B.	EQUAL FORM	- - - -
B	3	GLEDITSIA TRIACANTHOS VAR. INERMIS SHADEMASTER	SHADEMASTER HONEYLOCUST	60mm	3500mm	1500mm	B.B.	EQUAL FORM	- - - -
C	4	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	60mm	3500mm	1500mm	B.B.	EQUAL FORM	- - - -
ORNAMENTAL TREE									
F	6	PYRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR	50mm	2500mm	1200mm	B.B.	MULTI-STEM	- - - -
CONIFEROUS TREES									
G	3	PICEA PUNGENS	COLORADO SPRUCE	- - - -	2000mm	1000mm	B.B.	SPECIMEN	- - - -
DECIDUOUS SHRUBS									
bb	95	SPIREARIA BORDIFOLIA 'SCM'	DWARF FALSE SPIREA	- - - -	600mm	- - - -	POTTED	MIN. 10 STEMS	700mm
dd	55	SPIREA JAPONICA 'GOLD FLAME'	GOLD FLAME SPIREA	- - - -	600mm	- - - -	POTTED	MIN. 10 STEMS	650mm
GRASSES AND PERENNIALS									
ddd	73	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	- - - -	- - - -	- - - -	1 gal. POT	MIN. 2 YRS. GTH.	600mm
eee	50	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	- - - -	- - - -	- - - -	1 gal. POT	MIN. 2 YRS. GTH.	500mm
ccc	90	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	- - - -	- - - -	- - - -	1 gal. POT	MIN. 2 YRS. GTH.	500mm
aaa	50	HOSTA FORTUNEI 'ALBOMARGINATA'	VARIEGATED PLANTAIN LILY	- - - -	- - - -	- - - -	1 gal. POT	MIN. 2 YRS. GTH.	500mm

STREETSCAPE PLANT LIST

In the event of a discrepancy between the planting plan and the plant list quantities, the planting plan shall govern.

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS	SPACING
DECIDUOUS STREET TREES									
D	3	ACER CAMPESTRE	HEDGE MAPLE	60mm	3500mm	1500mm	B.B.	EQUAL FORM	- - - -
E	2	GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	60mm	3500mm	1500mm	B.B.	EQUAL FORM	- - - -
DECIDUOUS SHRUBS									
cc	50	BERBERIS THUNBERGII 'SHERRY BOMB'	SHERRY BOMB BARBERRY	- - - -	600mm	- - - -	POTTED	MIN. 10 STEMS	700mm
GRASSES AND PERENNIALS									
ddd	48	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	- - - -	- - - -	- - - -	POTTED	MIN. 10 STEMS	600mm
ccc	135	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	- - - -	- - - -	- - - -	POTTED	MIN. 10 STEMS	500mm

KEY MAP

LEGEND

- EXISTING TREE TO BE PRESERVED
- DECIDUOUS STREET TREE
- ON SITE DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB PLANTING
- BEACH STONES
- ROCKERY STONE

BASE INFORMATION OBTAINED ELECTRONICALLY FROM A. BALDASSARRA ARCHITECT INC (TEL: 905 660 0721)

NO.	DATE	VERSION	BY
0	JULY 21 2015	ISSUED FOR FIRST SUBMISSION	LH

All information hereon to be checked and verified at the site and any discrepancies must be reported to and clarified by the landscape architect before commencing work. All drawings, specifications, details, digital information, etc., prepared by the landscape architect are instruments of service and as such are his property and must be returned at his request.

ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO — OALA MEMBER

ALEXANDER FORSYTH & ASSOCIATES LANDSCAPE ARCHITECTS
845 Don Mills Road, Second Tower, Suite 210
Toronto, Ontario, Canada M3C 1W3
P 416.444.5701
F 416.444.5708
www.dualweb.com

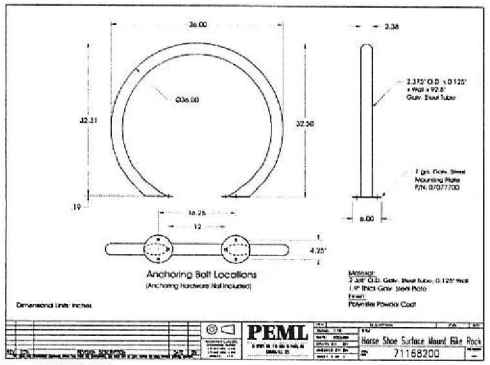
project
16635 YONGE STREET & SAVAGE ROAD
16635 YONGE STREET
NEWMARKET, ONTARIO

A. BALDASSARRA ARCHITECT INC

drawing
LANDSCAPE PLAN

date: JULY 16, 2015	drawn: LH
scale*: 1:200	file: 3006 L1 RD-150721
direction: N	project no.: 3006
	sheet no.: L-1

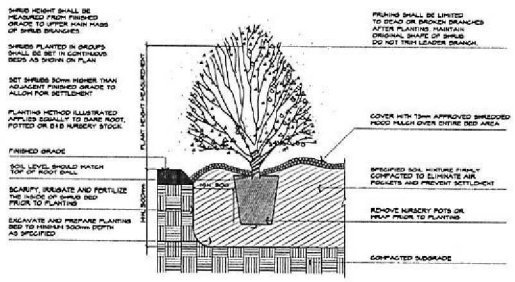
*ON ITEM SCALE IS APPLICABLE ONLY WHEN POINTED ON ARCHITECTURAL SIZE SHEET



8 BIKE RACK

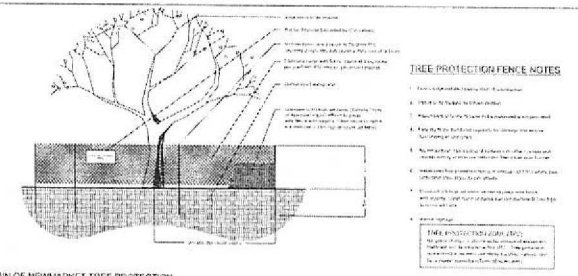
MANUFACTURER: PARIS EQUIPMENT MANUFACTURING (1-800-267-6818)
PRODUCT: HORSE SHOE BICYCLE RACK (DRH-HC-P) OR APPROVED EQUAL
SIZE: CHERRY RED AS APPROVE BY CLIENT PRIOR TO ORDERING
QUANTITY: 3

NTS



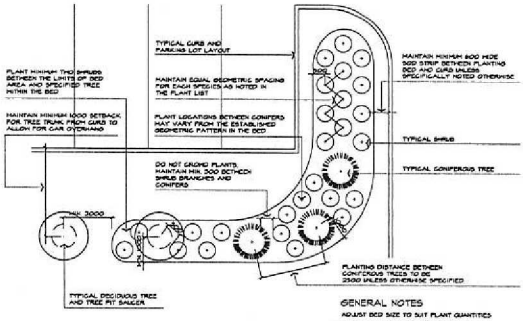
4 SHRUB PLANTING DETAIL
TYPICAL INSTALLATION

NTS
ABAL P3014121



1 TREE PROTECTION FENCING
TOWN OF NEWMARKET STANDARD DETAIL

NTS

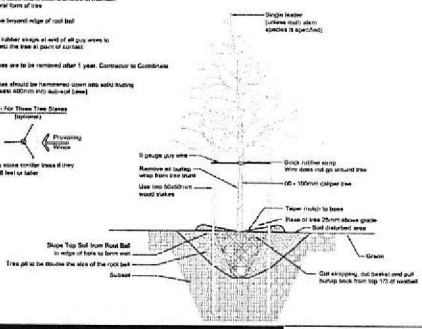


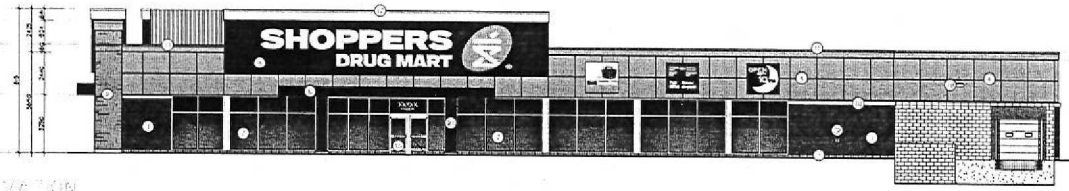
5 TYPICAL PLANTING LAYOUT
SYMBOLS REPRESENT INSTALLED PLANT SIZE

NTS
ABAL P4014-40030

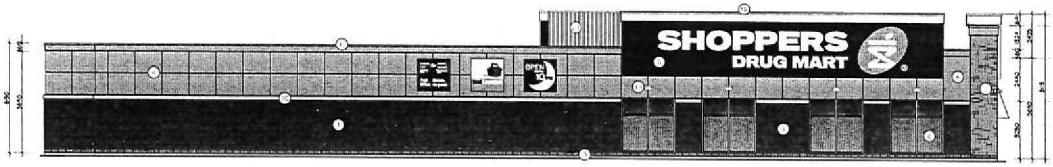
Notes:

- This Tree Planting detail shall be used for stand alone or individual, based and Burlap trees.
- Tree Tree Planting detail shall be used in conjunction with tree planting specification details as outlined in the Town of Newmarket Tree Planting Guidelines.
- Tree pit to be double the size of the root ball.
- Root ball resting on undisturbed soil.
- If tree is in a wire basket, cut wire prong, cut basket and pull burlap back from top 1/3 of rootball.
- Remove all burlap wrap from tree trunk.
- Top of root ball at existing grade or slightly higher in poorly drained soils (50mm max. above grade).
- Backfill firmly tamped to prevent settling and leaving Do not allow air pockets to form when back filling.
- Shredded mulch, preferably cedar (100mm depth), not contacting base of trunk.
- Prune dead and broken branches to maintain natural form of tree.
- Stake beyond edge of root ball.
- Use rubber straps at end of all guy wires to protect the tree at point of contact.
- Stakes are to be removed after 1 year. Contractor to Coordinate.
- Stakes should be hammered down into solid footing (at least 400mm into sub-soil base).
- Plan for Three Tree Stakes (optional).
- Only space conifer trees if they are 8 feet or taller.



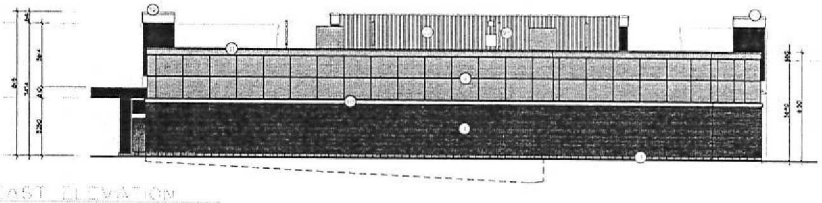


NORTH ELEVATION



SOUTH ELEVATION

WEST ELEVATION



EAST ELEVATION

LEGEND

1. FACE BRICK – BRICK TO BE HEBRON BRICK "BRANDYWINE" BY I-XL BRICK.
2. ARCHITECTURAL STONE CLADDING – STONE TO BE "SAVAGE CORTONA STONE" BY BRAMPTON BRICK
3. GRD. FACE CONCRETE BLOCK – CAMBRIDGE SERIES "LANCASTER" BY INGIVALE YORK BLOCK INC COLOUR: LIGHT GREY, SMOOTH FINISH, GROUT COLOUR: STANDARD GREY
4. E.I.F.S. SYSTEM – STUCCO PANELS W/ 1" REVEALS, DRYVIT SYSTEMS SANDBLAST TEXTURE COLOUR NO. NA2-13-10-26-25 "SHOPPERS WHITE" DURABOND 99-S003C-10716
5. E.I.F.S. SYSTEM – SIGNAGE FASCIA RED STUCCO – DRYVIT SYSTEMS SANDBLAST TEXTURE COLOUR NO. NA2-13-10-26-12 "SHOPPERS RED 2002". ENTIRE FACADE TO HAVE 3/4" THK. PLYWD. BACKING BY LANDLORD.
6. RED E.I.F.S. SYSTEM – PARGUSED CANOPY FINISHED IN RED STUCCO – DRYVIT SYSTEMS COLOUR NO. NA2-13-10-26-12 "SHOPPERS RED 2002", DURABOND 99-S003C-9166.
7. STOREFRONT GLAZING: FIXED IN THERMAL GLAZING IN CLEAR ANODIZED ALUMINUM FRAMES W/ SEALED CLEAR GLAZING UNITS
8. SPANDRELL GLAZING IN CLEAR ANODIZED ALUMINUM FRAMES W/CHANGEABLE VINYL GRAPHICS APPLIED ON THEM BY TENANT (TYP. WHERE SHOWN)
9. RESERVED
10. PRECAST CONCRETE SILL – IN NATURAL FINISH
11. WALL EIFS SYSTEM: DRYVIT NO. NA2-13-10-26-25 "SHOPPERS WHITE" DURABOND 99-S003C-10716 ON WALL MOULDING: CANAMOULD SEM-010 SANDBLAST TEXTURE FINISH WITH PREFINISHED METAL FLASHING TO MATCH, GREY PREFINISHED METAL FLASHING & SIDING: STONE GREY STELCO: QC 8305 MOMEST: QC6071
12. E.I.F.S. SYSTEM – CORNICE EIFS SYSTEM, DRYVIT COLOUR NO. NA2-13-10-26-26 "CAMBRIDGE WHITE" DURABOND 99-S004C-8430, ON CORNICE MOULDING – CANAMOULD PROFILE NO. SUM-009, SANDBLAST TEXTURE FINISH, ABOVE RED FASCIA WITH PREFINISHED METAL FLASHING TO MATCH, WHITE PREFINISHED METAL FLASHING & SIDING: CAMBRIDGE WHITE, STELCO: QC8855, MOMEST: QC6161
13. RESERVED
14. RESERVED
15. CLEAR TEMPERED GLASS & CLEAR ANODIZED ALUMINUM DOOR
16. RESERVED
17. RESERVED
18. RESERVED
19. WALL-MOUNTED SCONCE LIGHTING BY LANDLORD. CONNECTION TO ELECTRICAL PANEL BY TENANT. REFER TO ELECTRICAL DRAWINGS.
20. RESERVED
21. PROJECTING COLUMNS AT BOTH SIDES OF ENTRANCE VESTIBULE TO FINISHED IN RED STUCCO SIMILAR TO PARGUSED CANOPY. RED EIFS SYSTEM: DRYVIT NO. NA2-13-10-26-12 "SHOPPERS RED 2002" DURABOND 99-S003C-9166
22. SIAMESE CONNECTION
23. WHITE PREFINISHED METAL FLASHING & SIDING: CAMBRIDGE WHITE, STELCO: QC8855, MOMEST: QC6161
24. RESERVED
25. ACOUSTICAL ROOF SCREENS. SEE SECTION 1/A-5.3
26. FABRIC AWNING

№	ISSUED	DATE
1	ISSUED FOR SPA	JULY 02, 2015

№	REVISION	DATE

YONGE/SAVAGE

NEWMARKET, ONT.

A. BALDASSARRA
Architect Inc.

7800 Jane Street, Suite 200
Concord, Ontario L4K 4R6
Tel: (905) 660-0722
Fax: (905) 660-7019

ONTARIO ASSOCIATION OF ARCHITECTS
A. BALDASSARRA
LICENCE
5504

DRAWING TITLE: ELEVATIONS

DRAWN BY	SCALE
DW	AS NOTED
DATE: JULY 2015	CHECKED BY
PROJECT NO: P-1347	DRAWING NO: A-3.0

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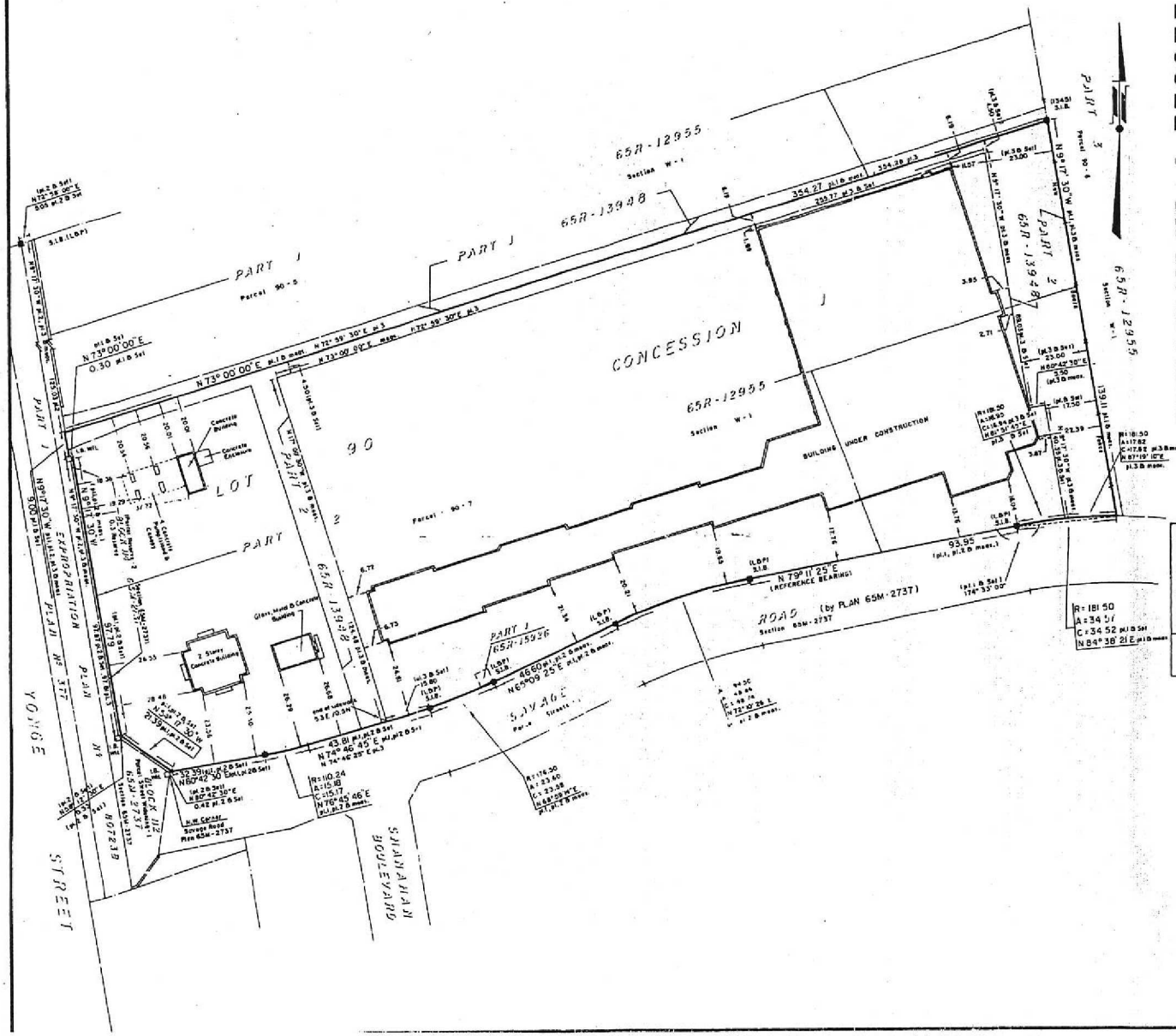

SURVEYOR'S REAL PROPERTY REPORT
SHEET 1 OF 2
PLAN OF
PART OF LOT 90
CONCESSION I
GEOGRAPHIC TOWNSHIP OF WHITCHURCH
NOW IN THE TOWN OF NEWMARKET
REGIONAL MUNICIPALITY OF YORK

LLOYD & PURCELL LTD., 1993, SCALE 1:1000

30 15 0 30 metres

NOTE:

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

BEARING REFERENCE:

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF SAVAGE ROAD AS SHOWN ON PLAN 65M-2737 HAVING A BEARING OF N 79° 11' 25" E

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LEGEND:

S.I.B.	STANDARD IRON BAR
I.B.	IRON BAR
■	FOUND
□	SET
meas.	MEASURED
1345	GUIDO PAPA O.L.S.
pl.1	PLAN 65R-12955
pl.2	PLAN 65M-2737
pl.3	PLAN 65R-13948

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 28th DAY OF APRIL 1993

30/04/93

T. M. PURCELL
ONTARIO LAND SURVEYOR

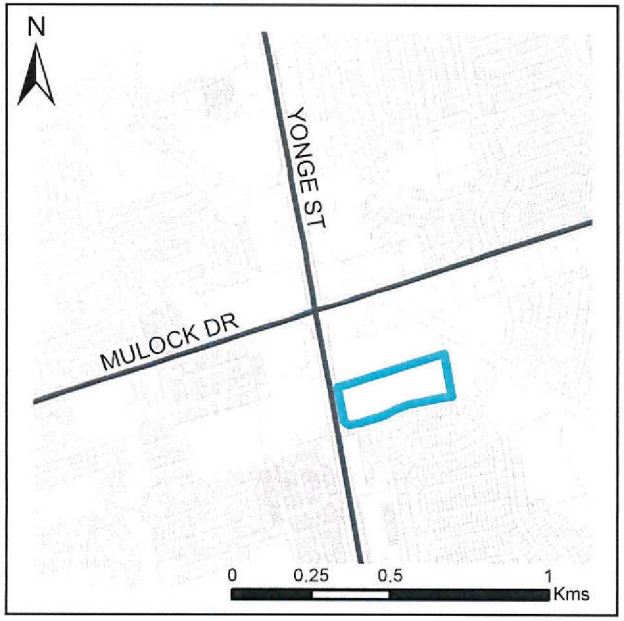
NOTE: ALL BUILDING TIES HEREON ARE TO CONCRETE FOUNDATION UNLESS OTHERWISE INDICATED. (ALL BUILDINGS ARE UNDER CONSTRUCTION)

SHEET 2

THIS PLAN MUST BE READ IN CONJUNCTION WITH A SURVEY REPORT DATED THE 30th DAY OF APRIL 1993

THIS REPORT WAS PREPARED FOR METRUS PROPERTIES LIMITED AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

LLOYD & PURCELL LTD. ONTARIO LAND SURVEYORS
1228 GORHAM ST., UNIT 28, NEWMARKET, ONTARIO, L3Y-7V1, 895-6416, FILE Nº WI-I-90-24-II



Location Map

Skamari Investments Inc.
16635 Yonge Street

Newmarket

Designed & produced by Information Technology - GIS
Printed: 10/21/2015

Legend

- Subject Lands
- Property Line
- Municipal Boundary

Sources: 2015 Colour Ortho Imagery – First Base Solutions Inc., 2015 Orthophotography; Land Parcel Boundaries - © Teranet Inc. and its suppliers. All rights reserved. NOT A PLAN OF SURVEY. 2015; Roads - Geomatics Division © The Regional Municipality of York, 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 earth's surface and provides estimates of area and distance. This document is provided by the Town of Newmarket for your personal, non-commercial use. The information depicted on this map has been compiled from various sources. While every effort has been made to accurately depict the information, data and/or mapping errors may exist. This map has been produced for illustrative purposes only. It is not a substitute for a legal survey.**

G:\Projects 10\Development and Infrastructure Services\Planning\Map Documents\16635_YongeSt_LocationMap_SitePlanReview.mxd

Location Map

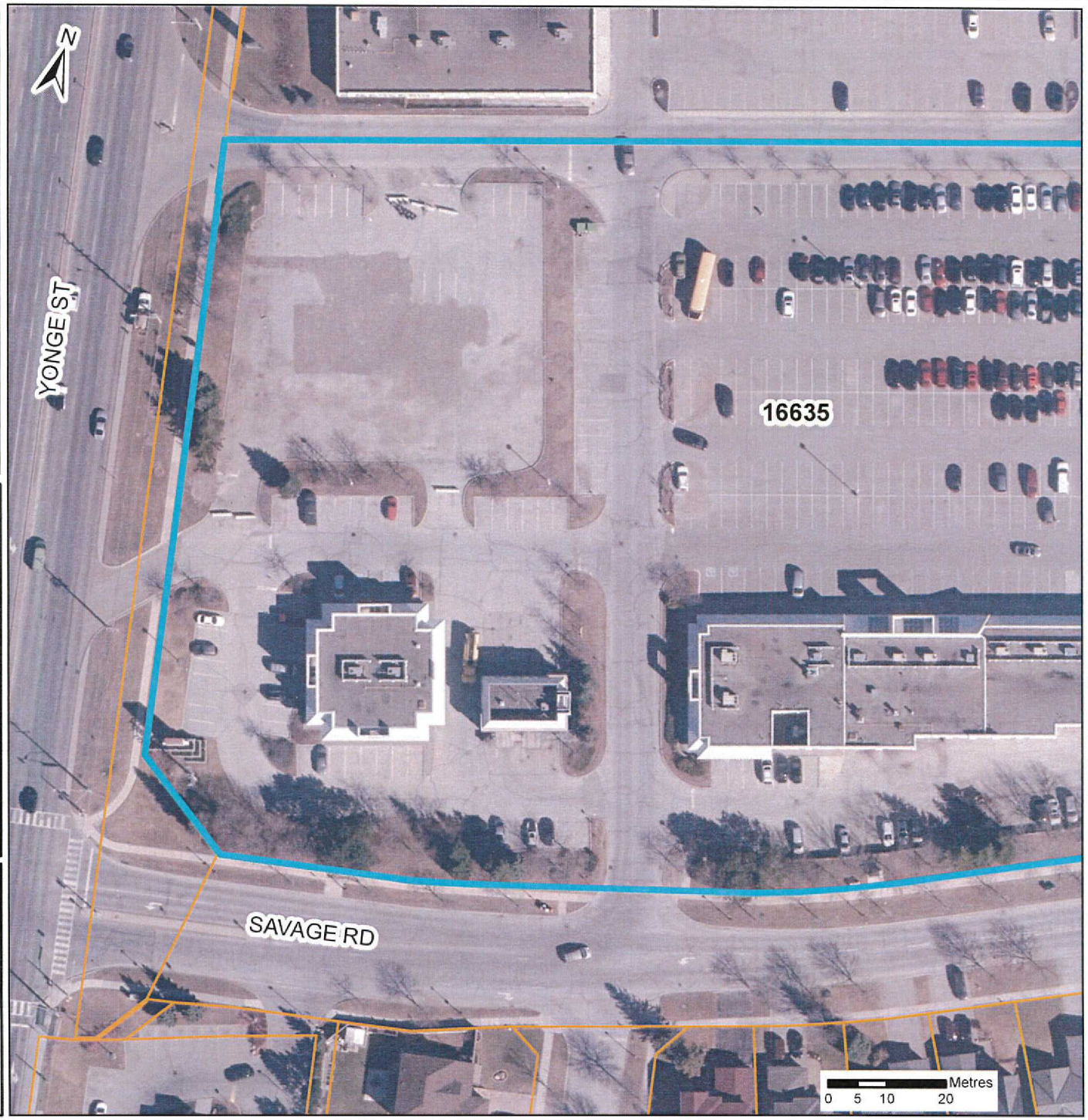
Skamari Investments Inc.
16635 Yonge Street

Newmarket

Designed & produced by Information Technology - GIS
Printed: 10/21/2015

Legend

- Subject Lands
- Property Line
- Municipal Boundary



Sources: 2015 Colour Ortho Imagery – First Base Solutions Inc., 2015 Orthophotography; Land Parcel Boundaries - © Teranet Inc. and its suppliers. All rights reserved. NOT A PLAN OF SURVEY. 2015; Roads - Geomatics Division © The Regional Municipality of York, 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 earth's surface and provides estimates of area and distance. This document is provided by the Town of Newmarket for your personal, non-commercial use. The information depicted on this map has been compiled from various sources. While every effort has been made to accurately depict the information, data and/or mapping errors may exist. This map has been produced for illustrative purposes only. It is not a substitute for a legal survey.**

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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? — No	✓	X
➢ 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?	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?	TBD	
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?	N/A	
➢ 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		X
❋ Provide dedicated parking spaces for high occupancy vehicles	TBD	
❋ Provide bicycle storage racks	✓	
❋ Provide anti-idling signage	TBD	
❋ 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	✓	
❋ Provide each tree with appropriate volume of high quality soil	✓	
❋ Provide energy efficient exterior lighting	✓	
❋ Rainwater collected, treated (if necessary) and used for irrigation	✓	X
❋ 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		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	✓	
❋ 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		X
❋ 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.		X
❋ 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		X
☑ 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		X
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]		X

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

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

Memo

To: Linda L. Traviss, MCIP, RPP

From: Mauro Cristini

Date: September 23, 2015

Subject: **16635 Yonge Street – Proposed Shoppers Drug Mart**

Linda,

The following is a brief description of the proposed development at the above noted address in relation to the Yonge-Davis Development standards.

- New landscaped areas including trees for shade, drought resistant material etc.
- Bicycle storage rack will be provided
- Proposed development Including storage facility for recyclable material and compost
- Pedestrian connection to the municipal sidewalk (along Yonge St) will be constructed. This will provide pedestrians a connection to the adjacent trail system.
- The proposed free standing Shoppers Drug mart will a street presence along Yonge Street
- The building will be constructed primarily with stone/brick material.
- Canopies/glazing and cornices will articulate the building along the Yonge Street frontage.
- Our civil engineer will be considering permeable pavers when designing the service and grading for this development.
- This building will include "smart technology" through alternative power. Examples include Led lighting along with a computerized power system.
- An overall improvement to the site since this building will be replacing a previous gas bar that did not include smart technologies..
- A Shoppers Drug Mart (in place of a gas bar) will enhance the overall site as a more inviting building , therefore, enhancing the overall experience of the travelling public.

I trust the above noted items satisfactorily meet the objectives of green initiatives as stated in the Yonge-Davis Development guidelines.

Thank you.

Mauro Cristini
Metrus Properties

REVIEW NOTES

16635 YONGE STREET

Skamari Investments Inc.

- Property is zoned Regional Urban Centre (UC-R) by By-law Number 2010-40, as amended
- Use is permitted
- Proposed building does not meet front yard setback requirement – maximum front yard setback is 6.0 metres; minimum front yard setback is 3.0 metres
- Required number of parking spaces to be confirmed – by-law does not permit surplus parking
- Site Plan to be revised to indicate current conditions on site, e.g. new parking spaces in front of call centre not shown; call centre labelled as "department store", etc.
- Landscaping to include additional plantings on property along Yonge Street
- Break up large rows of parking in front of proposed building with landscaped islands
- Ontario Building Code Data Matrix to be included on Site Plan
- Property is within Wellhead Protection Area (WHPA-B) – applicant to obtain Section 59 Notice from Region of York
- Arborist Report and Tree Protection Plan will be peer reviewed
- Construction Management Plan (CMP) required prior to issuance of any building permits
- Elements of low impact development to be incorporated into site
- Region of York approval required