

SITE STATISTICS:	
AREA TO BE DEVELOPED	100,000 sq. ft.
EXISTING BUILDING AREA	5,000 sq. ft.
PARKING LOT TOTAL AREA	10,000 sq. ft.
TOTAL	105,000 sq. ft.

PARKING REQUIREMENTS
 BASED ON ONE SPACE PER 1000 sq. ft. OF TOTAL OFFICE AREA.
 PARKING PROVIDED: 1000 sq. ft. / 1000 sq. ft. = 10 SPACES
 PARKING PROVIDED BY ADJACENT PROPERTY (A.B.): 0 SPACES

PARKING STATISTICS:
 MANAGEMENT PARKING SPACES: 10
 ELIMINATED BY: 0
 TOTAL: 10

LEGAL DESCRIPTION OF PROPERTY
 PART OF L11719, A.C., CORNER SECTION 15, T.5S., R.10E., S.12W., DISTRICT OF YAMASKA, COUNTY OF SHERBROOKE, PROVINCE OF QUEBEC, CANADA.

TOPOGRAPHIC BENCH MARK
 LEGAL ELEVATION POINTS ARE SHOWN BY THE NUMBER OF FEET ABOVE MEAN SEA LEVEL (MSL) IN THE FOLLOWING TABLE:

PARKING LOT CONSTRUCTION
 CONSTRUCTION OF PARKING LOT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CANADIAN NATIONAL BUILDING CODE (CNBC) AND THE CANADIAN NATIONAL FIRE CODE (CNFC).

LEGEND

- EXISTING PARKING
- PROPOSED PARKING
- EXISTING SIDE OF PARKING LOT
- PROPOSED SIDE OF PARKING LOT
- PERMITTED SIDEWALK
- EXISTING SIDEWALK
- EXISTING DRIVE
- PROPOSED DRIVE

NO.	DESCRIPTION	DATE	BY

REVISIONS

AMCANDEVECON LIMITED
 120 BAYVIEW PARKWAY
 NEWMARKET, ONTARIO
 TEL: (905) 709-8800
 FAX: (905) 709-8801

AMERICAN REGISTERED PROFESSIONAL ENGINEER
 A.B. KELTUNG
 120 BAYVIEW PARKWAY
 NEWMARKET, ONTARIO
 TEL: (905) 709-8800
 FAX: (905) 709-8801

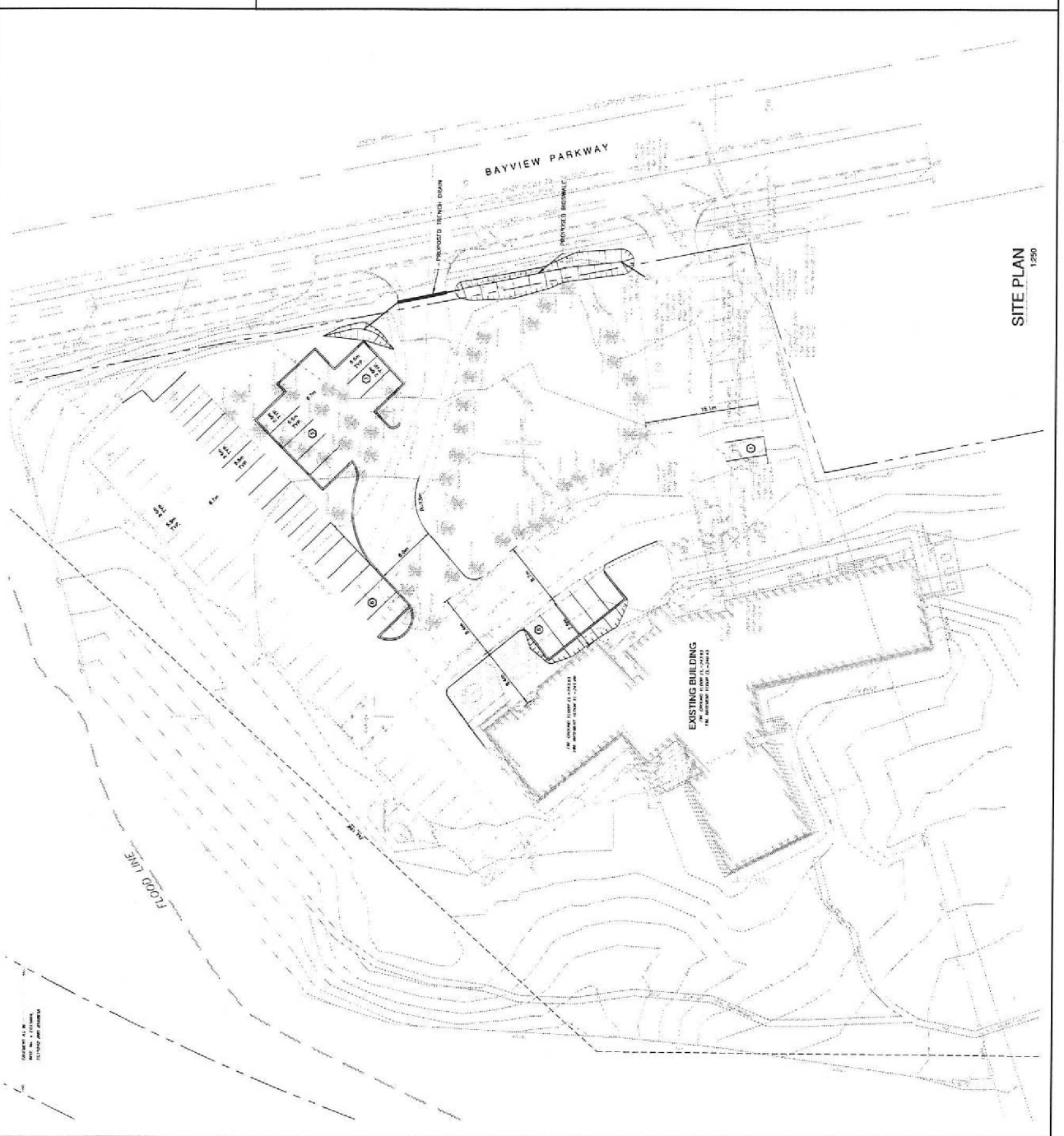
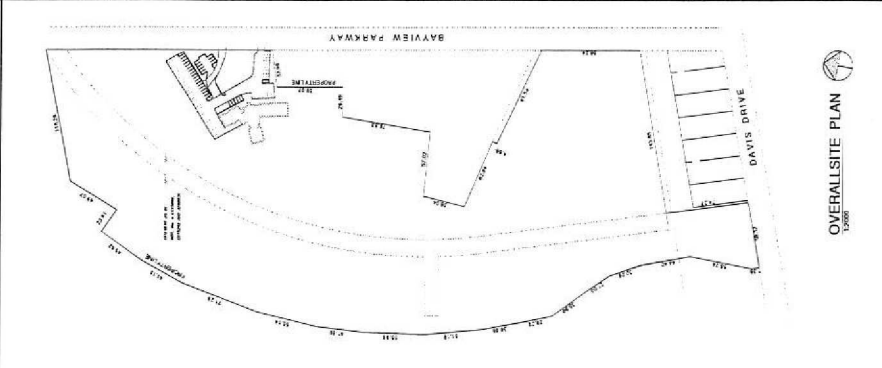
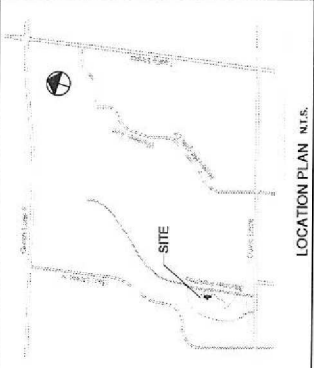
**LAKE SIMCOE REGION
 CONSERVATION AUTHORITY
 ADMINISTRATION OFFICE
 LID RETROFIT PROJECT**

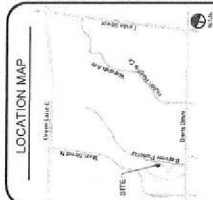
120 BAYVIEW PARKWAY
 NEWMARKET, ONTARIO

**SITE PLAN
 PROPOSED**

PROJECT NO.	E15019
DATE	DEC. 4B, 2015
SCALE	AS SHOWN
DRAWN BY	A.S. SHOWN
CHECKED BY	A.K.
DESIGNED BY	N.J.L.W.

SP-1





GENERAL NOTES

1. THE INFORMATION ON THIS PLAN IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE DESIGNER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE ACCURACY OF THE DATA.

2. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE SITE AND HAS FOUND THE DATA TO BE REASONABLY ACCURATE.

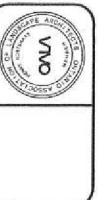
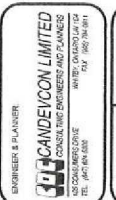
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REVISIONS

NO.	DATE	DESCRIPTION

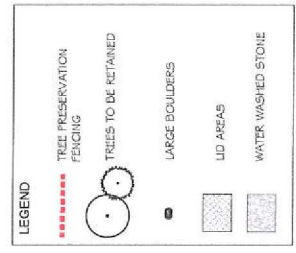


HENRY KORTEKAAS & ASSOCIATES INC
 LANDSCAPE ARCHITECTS
 ENVIRONMENTAL & RECREATIONAL PLANNERS

LSRCA ADMINISTRATION OFFICE
 LID RETROFIT
 120 BAYVIEW PARKWAY, SUITE 101

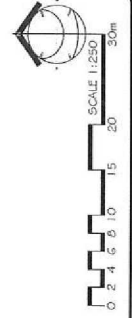
LANDSCAPE PLAN

DATE	1:250
DATE	NOV 10, 2015
DATE	2015-104
DATE	2 of 4



PLANT SCHEDULE

TREES	QTY	SIZE	COMMON NAME	BOTANICAL NAME	ORIGIN	REMARKS
1. LARIX	3	45cm CA	Swamp Cypress	Pinus palustris	USA	1.0m Pot
2. QUERCUS	3	1.2m HT	White Oak	Quercus alba	USA	1.0m Pot
3. QUERCUS	4	40cm CA	White Oak	Quercus alba	USA	1.0m Pot
4. QUERCUS	4	40cm CA	White Oak	Quercus alba	USA	1.0m Pot
5. QUERCUS	5	45cm CA	White Oak	Quercus alba	USA	1.0m Pot
6. QUERCUS	5	45cm CA	White Oak	Quercus alba	USA	1.0m Pot
7. QUERCUS	5	45cm CA	White Oak	Quercus alba	USA	1.0m Pot
8. QUERCUS	5	45cm CA	White Oak	Quercus alba	USA	1.0m Pot
9. QUERCUS	5	45cm CA	White Oak	Quercus alba	USA	1.0m Pot
10. QUERCUS	5	45cm CA	White Oak	Quercus alba	USA	1.0m Pot
11. QUERCUS	5	45cm CA	White Oak	Quercus alba	USA	1.0m Pot
12. QUERCUS	5	45cm CA	White Oak	Quercus alba	USA </tr	

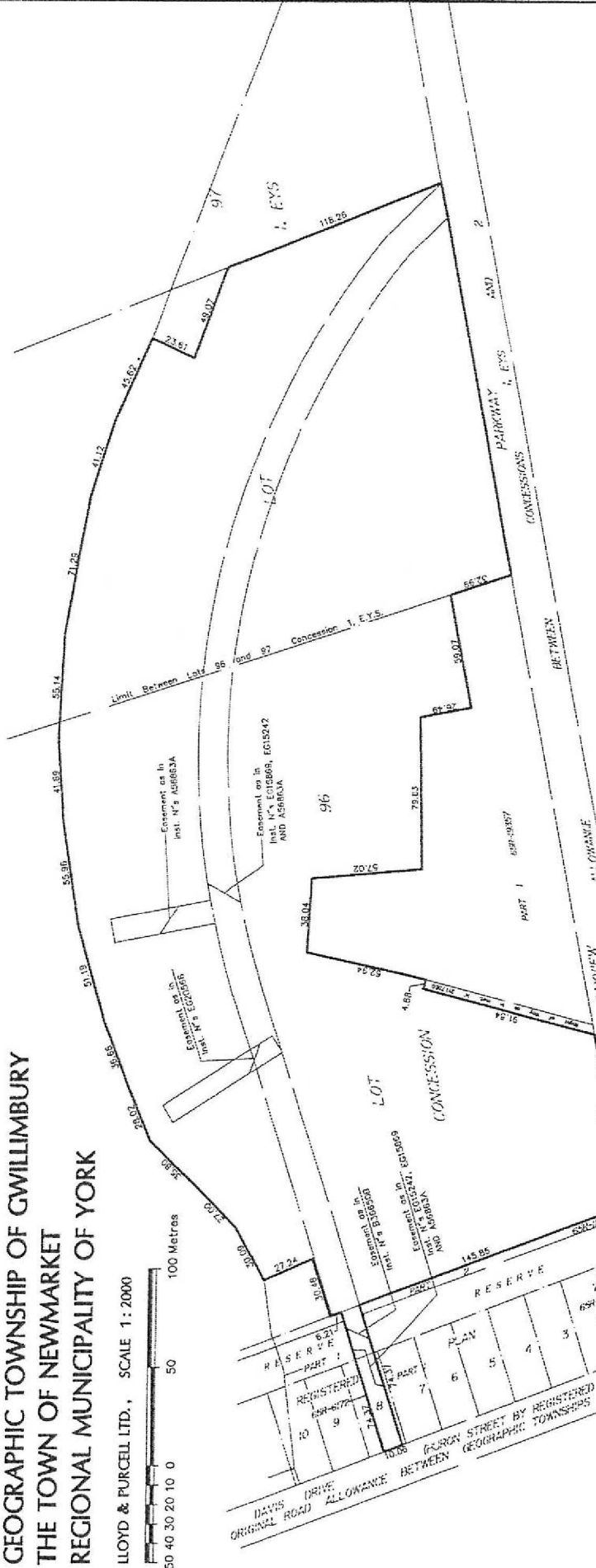


PART OF LOT 8 AND PART OF RESERVE REGISTERED PLAN 78

PART OF LOT 96 AND 97

**CONCESSION 1, EAST OF YONGE STREET
GEOGRAPHIC TOWNSHIP OF GWILLIMBURY
THE TOWN OF NEWMARKET
REGIONAL MUNICIPALITY OF YORK**

LLOYD & PURCELL LTD., SCALE 1:2000



SKETCH TO ILLUSTRATE

(PREPARED FOR LAKE SIMCOE REGION CONSERVATION AUTHORITY)

LLOYD & PURCELL LTD.

ONTARIO LAND SURVEYORS

1228 GORHAM STREET, UNIT 2B, NEWMARKET, ONTARIO, L3Y 7V1
(905) 895-6416 Fax (905) 853-5837 E-MAIL: L.p@ontariolandsurveyors.ca
TORONTO LINE (905) 479-6500 Fax (905) 479-6515
WWW.ONTARIOLANDSURVEYORS.CA

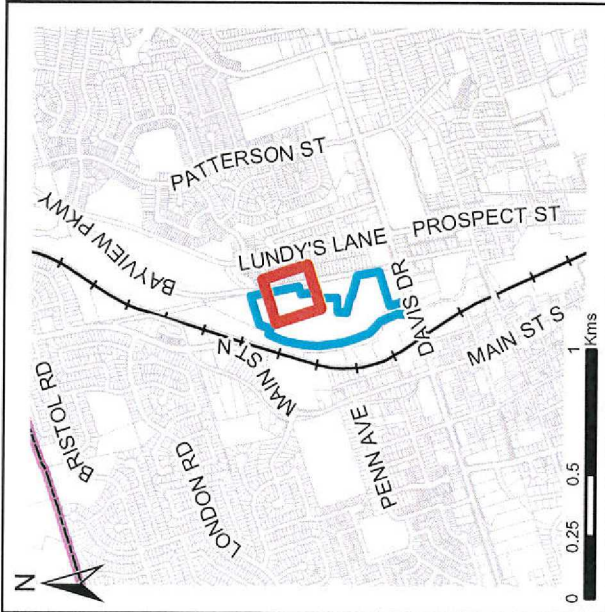


CAD: RLS 15/09/04 PC: JOB: 04-572

CALC: CHK'D: BI 16/09/04 FILE: G2-I EYS-96-25-2

NOTE

BOUNDARY COMPILED FROM LLOYD & PURCELL LTD. OFFICE RECORDS AND REGISTRY OFFICE RECORDS.






Location Map 120 Bayview Parkway Conservation Authority



Designed & produced by Information Technology - GIS
Printed: 08/12/2015

Legend

-  Subject Lands
-  Property Lines
-  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 © 2015 The Regional Municipality of York. All other data - Town of 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 earth's surface and provides estimates of area and distance. The information depicted on this map has been compiled from various sources. 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.

©\Projects\10\Development and Infrastructure Services\Planning\Map Documents\Land Traverses_120_Bayview_Parkway_Location_Map.mxd

Site Plan Accessibility Checklist		Yes	No								
➤	Minimum number of required barrier-free parking spaces as per Zoning Bylaw?	X									
➤	Minimum size of barrier-free parking stall as per Zoning Bylaw?	X									
➤	Location of required signage – maximum distance from stall as per Sign Bylaw?	X									
➤	Location of parking space within reasonable proximity of barrier-free building entrance?*	X									
➤	Parking space allows immediate access to barrier-free walkway?	X									
➤	Opportunity for primary location with drop-off or with no vehicle lane crossing?	X									
➤	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?	X									
➤	Provision for dedicated pedestrian walkways to promote safe access to facilities?	X									
➤	Provision for dedicated pedestrian walkways to promote safe access to facilities?	X									
Access to parking areas (OBC 3.8.2.2)											
➤	Barrier-free path of travel from entrance to parking	X									
Barrier-free walkway requirements (OBC 3.8.3.2):											
➤	Exterior walkway is slip resistant, continuous and even surfaced?	X									
➤	Exterior walkway designed to drain easily?	X									
➤	Minimum width of 1100 mm and a gradient not exceeding 1:20?	X									
➤	Gradient exceeding 1:20 to be of barrier free path designed as a ramp?	X									
➤	<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?	X									
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?†	X									
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?	N/A									
➤	Minimum level area at top and bottom of ramp is 1,670 mm x 1,670 mm?	N/A									
➤	Provision of level landing areas with a minimum dimension of 1,670 mm x width of ramp at intervals of not more than 9 m along its length?	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 top and bottom of ramp?	N/A									
Barrier-Free Entrance Requirements (OBC 3.8.1.2 and 3.8.3.3):											
➤	Is principal entrance to building barrier-free compliant?	X									
<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>		X									
<table border="1" style="margin-left: auto; margin-right: auto;"> <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?	X									
➤	Is the width of the door opening a minimum of 860 mm?	X									
➤	If required, does main accessible entrance have a power door operator?	X									
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?	X									

* 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

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		N/A	
* Provide anti-idling signage		X	
* 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		X	
* Provide each tree with appropriate volume of high quality soil		X	
* Provide energy efficient exterior lighting		N/A	
* Rainwater collected, treated (if necessary) and used for irrigation		X	
* Provide storage facilities for recyclable materials and organic wastes		X	
□ Provide dedicated parking spaces for high occupancy vehicles		X	
□ Provide bicycle storage racks		X	
□ Provide plant materials that are suitable for site conditions and that are drought resistant (where applicable)		X	
□ 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		X	
* Glazed areas should be maximized along street frontages to encourage safe and comfortable pedestrian use			X
* 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		X	
* Rooftop mechanical equipment and loading areas must be screened visually and acoustically on all sides		N/A	
* Building signage must complement overall design of building architecture and surrounding buildings		X	
□ Provide public art or cash-in-lieu		N/A	
□ Building projections such as bay features, cornices, canopies, patios, porches, and porticos are encouraged		N/A	
□ Provide façade treatments that break down massing and articulates depth, verticality and street edge		N/A	
□ Align buildings close to street/sidewalk to help define street edge and enhance access to public realm		N/A	
□ Lighting for individual buildings should be integrated into architecture		N/A	
□ Provide connection to Town's trail system		X	
Boulevard Enhancements:			
* All trees that are 30cm or more DBH retained		X	
* New trees planted on boulevard conform with Town's planting guidelines		X	
□ Provide plant materials that are suitable for site conditions and that are drought resistant (where applicable)		X	
□ Provide benches, garbage and/or recycling receptacles, public art, planters and/or bicycle racks ¹		N/A	
□ Provide alternatives to grass		X	
□ Provide alternative paving materials ¹		X	

* **Mandatory**

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

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

GTA WEST OFFICE

9358 GOREWAY DRIVE
BRAMPTON, ONTARIO L6P 0M7
905-794-0600

GTA EAST OFFICE

THE DURHAM CORPORATE CENTRE
103 CONSUMERS DRIVE
WHITBY, ONTARIO L1N 1C4
647-624-3300

MEMORANDUM

DATE: December 3, 2015

TO:	Linda Traviss
CC:	Steve Auger
FROM:	Andrea Keeping
PROJECT NAME:	LSRCA LID Retrofit
PROJECT NO.:	E15019
SUBJECT:	Conformity with Development Standards Checklist

The proposed Site Plan modifications have resulted from the initiation of the Low Impact Development (LID) Retrofit Project at LSRCA's Administrative Office at 120 Bayview Parkway in the Town of Newmarket. The proposed parking lot addition includes the implementation of 5 LID measures including a vegetated filter strip, flow spreader, two bioswales and a rain garden.

The following table outlines how the proposed Site Plan conforms to the Business Park development Standards.

Green Initiatives	
Anti-Idling Signage	New Anti-Idling Signage will be included for the proposed 5 parking spaces adjacent to the building.
Parking Supply	Twenty (20) additional spaces are being proposed. This will allow for ample parking for staff and visitor use. Additional it will provide spaces for the LSRCA's fleet vehicles including green vehicles.
Landscaped Areas and Trees	Although trees will be removed, the removals have been minimized and isolated to trees that are in poor health or are currently causing a hazard. Compensation will be provided along with additional new plantings.
Energy Efficient Exterior Lighting	Currently there are solar powered lights in the existing parking lot. These will be investigated for the parking addition.
Rainwater Collection for Irrigation	A new rain garden is proposed adjacent to the building. This LID measure will utilize runoff from the roof.
High Occupancy Vehicles	The LSRCA parking lot currently has 6 high occupancy parking spaces. The proposed Site Plan is planning to maintain these spots; however, they may be relocated based on final design.

Bicycle Storage Racks	Bicycle Storage Racks are being proposed to tie into the green initiatives and integration with public transit and the existing trail system.
Alternate Power Sources	<p>The current lights in the parking lot are solar powered. These will be maintained and if required, new lighting will also be solar powered.</p> <p>There are also two parking space designated for electric vehicles with a power station. These two spaces will be maintained with the proposed Site Plan amendment</p>
Innovative Methods for Reducing Stormwater	The focus of this project is the implementation of LID measures. The five LID measures will act towards improving water quality, decreasing runoff and increasing infiltration.
Alternative Paving Materials	Permeable pavement is being investigated for the new parking area. Heated sidewalks are also being investigated to run along the eastern side of the building to the entrance way, reducing the amount salt application needed to provide a safe entrance way to the facility during winter conditions.
Character	
Public Art	To tie in with the proposed LID measures, LSRCA is looking at renovating their entrance feature/sign.
Boulevard Enhancements	
Provide Benches and/or bicycle racks	Consideration will be given for additional bicycle racks in the new Smart Commute designated area (with a minimum of six parking spots to match carpool parking spots currently designated on-site), in the southeast corner of the property in close proximity to the pedestrian sidewalk.
Alternatives to grass	The LID measures and proposed plantings will provide alternatives to grass in select areas.
Alternative paving materials	Permeable pavement is being investigated for the new parking area. Additionally heated sidewalks are being investigate adjacent to the building. This will help with snow/ice reducing the amount of salt required.

NOTES TO COMMITTEE

Property: 120 Bayview Avenue

Owner: Lake Simcoe Region Conservation Authority

Application: Amendment to Site Plan Approval to permit the reconstruction of the existing parking lot to expand the capacity from 63 to 83 spaces, improve emergency access and introduce Low Impact Development (LID) measures for stormwater management. No changes are proposed for the existing office building.

STAFF RECOMMENDATIONS

The Site Plan Review Committee directs:

1. That the Application for Amendment to Site Plan Approval to permit the reconstruction of the existing parking lot to expand the capacity from 63 to 83 spaces, improve emergency access and introduce Low Impact Development (LID) measures for stormwater management be approved in principle and referred to staff for processing, subject to the following:
 - a. That the preliminary review comments be addressed to the satisfaction of Town staff;
 - b. AND THAT the application be referred to a Public Information Centre.

Preliminary Staff Comments to be Addressed

- Arborist Report and Tree Preservation and Removal Plan to be peer reviewed by Town's Consulting Arborist
- Environmental Impact Study required; study will be peer reviewed
- Property is within Wellhead Protection Area (WHPA-D) – applicant to obtain Section 59 Notice from Region of York
- Consideration to be given to installation of pedestrian walkway from sidewalk to building
- Construction Management Plan required prior to work commencing
- Public Information Centre to be held unless Committee directs otherwise

Next Steps

If Committee approves the application in principle and refers it to staff for processing, the next step in the process is for the applicant to submit to the Town the first technical submission which will be reviewed by staff.

The following plans and reports are required as part of the first technical submission:

- Site Plan
- Landscape Plan
- Phase One Environmental Site Assessment
- Stormwater Management Report
- Servicing/Grading Plan
- Geotechnical Report
- Sediment and Erosion Control Plan
- Construction Management Plan
- Environmental Impact Study
- Section 59 Notice under *Clean Water Act, 2006*
- Arborist Report
- Tree Inventory, Preservation and Removal Plan
- Cost Estimates (civil and landscaping)