PLANNING AND BUILDING SERVICES
Town of Newmarket
395 Mulock Drive
P.O. Box 328, STN Main
Newmarket, ON L3Y 4X7
www.newmarket.ca
planning@newmarket.ca
T: 905.953.5321
F: 905.953.5140

TO: Region of York, Community Planning and Development Services
Heritage Newmarket
Lake Simcoe Region Conservation Authority
Rogers Cable TV
York Region District School Board
York Catholic District School Board
Bell Canada
Bell Canada/Right-of-Way-Call Centre
Newmarket Hydro
Enbridge Consumers Gas
Hydro One Networks Inc.
Health and Social Services
Conseil scolaire de district catholique Centre-Sud
Canada Post
York Regional Police

DATE: December 14, 2015

SUBJECT: **Application for Official Plan & Zoning By-Law Amendments**
16333 Leslie Street – Northeast corner of Leslie Street and Veterans Way
Block 102, Plan 65M-3963
724903 Ontario Inc.
Files: D14-NP1523 (ZBA) and D9-NP1523(OPA)

Please find attached a copy of the above captioned Official Plan and Zoning By-law Amendment application, proposed site plan, perspective/elevations landscape plans, floor plans and shadow study. The applicant is proposing to re-designate the subject lands from the Commercial designation to the Emerging Residential designation and to rezone the subject lands from the Convenience Commercial (CC) zone to the Residential Townhouse Condominium Plan Dwelling (R4-CP) to permit a site plan containing 10 residential townhouse units on a private road on the subject lands.

Please direct any comments you may have on this proposal to the Planning Department by January 22, 2015.

Dave Ruggle, BAA, MCIP, RPP
Senior Planner – Community Planning

Copy: Mayor Tony Van Bynen
R.N. Shelton, Chief Administrative Officer
Tom Vegh, Councillor Ward 1
Janice Robinson, Goldberg Group

Attachments: Application, Perspective/Elevations, Site Plan, Landscape Plan, Floor Plans, Shadow Study

Newmarket

PLANNING & BUILDING SERVICES
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T: 905.953.5321
F: 905.953.5140

PLANNING APPLICATION FORM

USE FOR ALL APPLICATIONS

FOR OFFICE USE

RECEIVED BY:

DATE RECEIVED:

APPLICATION FEE:

FILE NUMBER: D9NP1523
D14NP1523

APPLICATION IS SUBMITTED FOR: (Mark all appropriate boxes)

- [x] OFFICIAL PLAN AMENDMENT
- [ ] DRAFT PLAN OF SUBDIVISION
- [x] ZONING BYLAW AMENDMENT
- [ ] DRAFT PLAN OF CONDOMINIUM
- [ ] SITE PLAN APPROVAL
- [ ] PART LOT CONTROL
- [ ] AMENDMENT TO SITE PLAN APPROVAL
- [ ] OTHER: _____

REGISTERED OWNER: 724903 Ontario Inc.
ADDRESS: 330 New Huntington Rd CITY: Vaughan
POSTAL CODE: L4H 4C9 PHONE: 905-856-7751 FAX: 905-856-7764
E-MAIL ADDRESS: raubry@redwoodproperties.ca

PLEASE LIST ADDITIONAL PROPERTY OWNERS ON AN ATTACHED SHEET

BENEFICIAL OWNER: (If applicable)

ADDRESS: CITY:
POSTAL CODE: PHONE: FAX:
E-MAIL ADDRESS:

AGENT: (If other than either of the above) Goldberg Group Att: J. Robinson
ADDRESS: 2098 Avenue Road CITY: Toronto
POSTAL CODE: M5M 4A8 PHONE: 416-322-6364 ext. 2105 FAX:
E-MAIL ADDRESS: jrobinson@goldberggroup.ca

SEND INVOICES TO: (Mark appropriate boxes)

- [x] OWNER
- [ ] BENEFICIAL OWNER
- [ ] AGENT

SEND CORRESPONDENCE TO: (Mark appropriate boxes)

- [x] OWNER
- [ ] BENEFICIAL OWNER
- [x] AGENT

LOCATION AND DESCRIPTION OF PROPERTY

MUNICIPAL ADDRESS: 16333 Leslie Street

LOT: 28 CONCESSION: Con. 3

~~LOT:~~ Block 102 REGISTERED PLAN: 65M-3963

AND/OR

PART: REFERENCE PLAN (If relevant):

LOT AREA (ha): 2838.9 m^2 LOT FRONTAGE (m): 39.77 LOT DEPTH (m): 53m

Veterans Way

EXISTING STRUCTURES: (Give height & floor area)

Vacant

PROPOSED STRUCTURES: (Give height & floor area)

GFA: 3052 sq.m

DOES THE APPLICANT HAVE AN INTEREST IN ANY ADJACENT LANDS? IF YES, PLEASE DESCRIBE:

Yes, remaining unbuilt lots in Copper Hills subdivision

LAND USES

PRESENT USE: Vacant

PROPOSED USE: Townhouses

PRESENT OFFICIAL PLAN DESIGNATION: Commercial

PROPOSED OFFICIAL PLAN DESIGNATION: (If applicable) Emerging Residential

PRESENT ZONING BYLAW CLASSIFICATION: CC-78

PROPOSED ZONING BYLAW CLASSIFICATION: (If applicable) R4

- [x] Pre-consultation with municipal staff on application - Date: Sept. 29, 2015
- [x] Indicate whether this application conforms to the Provincial Policy Statements (2005)
- [x] Indicate whether this application conforms (or does not conflict) with all other Provincial Plans

(Further details may be required in a Planning Justification Report) ✓

PROPOSED TENURE TYPE: (If applicable)

☐ FREEHOLD ☒ CONDOMINIUM ☐ RENTAL

Common Element

SERVICING

SANITARY SERVICING: ☒ MUNICIPAL ☐ PRIVATE SEPTIC SYSTEM

☐ OTHER: _____

WATER SUPPLY: ☒ MUNICIPAL ☐ PRIVATE WELL

☐ OTHER: _____

DATE OF ACQUISITION OF LAND

BY OWNER: 1989

AND IN THE CASE OF A BENEFICIAL OWNER, ANTICIPATED DATE OF CLOSING:

The personal information on this form is collected under the *Planning Act*, R.S.O. 1990, c.P.13, as amended. The information is used for the purpose of processing your application. If you have any questions about this collection of personal information, please contact the Planning Division, Town of Newmarket, at (905) 953-5321.

DECLARATION

I Janice Robinson

of the City of Missisauga

in the Region of Peel

SOLEMNLY DECLARE THAT:

ALL THE WITHIN STATEMENTS AND THE STATEMENTS CONTAINED IN ALL OF THE EXHIBITS TRANSMITTED HEREWITH, ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH AND BY VIRTUE OF THE CANADA EVIDENCE ACT.

FOR PURPOSES OF THE *MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT*, I AUTHORIZE AND CONSENT TO THE USE BY OR DISCLOSURE TO ANY PERSON OR PUBLIC BODY OF ANY PERSONAL INFORMATION IN THIS APPLICATION THAT IS COLLECTED UNDER THE AUTHORITY OF THE *PLANNING ACT* FOR THE PURPOSE OF PROCESSING YOUR APPLICATION.

Declared before me at the _____ of _____

in the CITY of TORONTO

this 9TH day of NOVEMBER A.D. 2015

Lorraine Eloida Santos, a Commissioner, etc., Province of Ontario, for Goldberg Group. Expires February 24, 2017.

A Commissioner, etc.

Signature of Owner, Beneficial Owner or Agent

CERTIFICATE

(TO BE SIGNED BY OWNER, EVEN IF AGENT HAS BEEN APPOINTED)

As of the date of this application, I am the registered owner of the lands described in the application, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I authorize the submission of this application on my behalf by:

_____ AND/OR Janice Robinson

(Please Print) BENEFICIAL OWNER (If applicable) — (Please Print) WHOM I HAVE APPOINTED AS MY AGENT

With the submission of my application, I hereby undertake to not permit the cutting down of any trees or the disturbance of any vegetative cover in any way as it exists on the land which is the subject of this application without the prior written approval of the Town.

I hereby also undertake to not permit the demolition and/or destruction of any building and/or structure in any way as it exists on the land which is the subject of this application without the prior written approval of the Town.

I hereby also undertake to have any sign, which is required to be erected to provide notification of a public meeting, removed within seven days after the public meeting is held.

I hereby acknowledge that the Town or its representatives, and applicable public agencies have permission to access the property for the purposes of reviewing this application.

I hereby agree and acknowledge that the information contained in this application and any supporting information, including reports, studies, and drawings, provided with this application by me, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56, I hereby consent to the Town of Newmarket making this application and its supporting information available to the general public, including copying, posting on the Town's website and/or releasing a copy of the application and any of its supporting information to any third party upon their request, and as part of a standard distribution of copies of such documentation, I consent to the Town releasing copies of any of the documentation to additional person, including but not limited to members of Council and ratepayers' associations.

DATE: Nov 10, 2015 SIGNED: _____

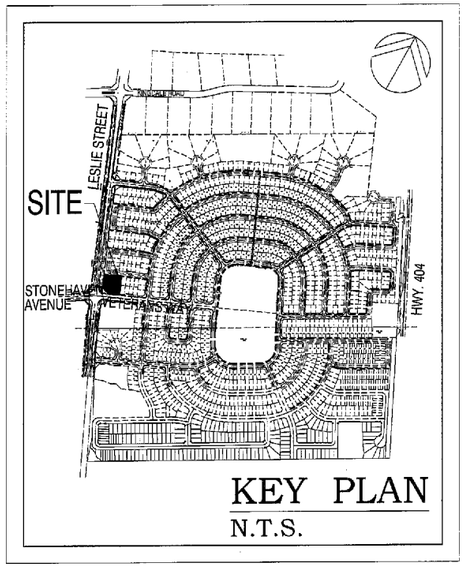
Signature of Owner

Edward Goldstein

Print Name of Owner

(AFFIX CORPORATE SEAL IF APPLICABLE)

REVISED: 03/14



KEY PLAN
N.T.S.

PLAN OF SUBDIVISION OF
PART OF
LOTS 28 AND 29, CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF WHITCHURCH, COUNTY OF YORK)
TOWN OF NEWMARKET
REGIONAL MUNICIPALITY OF YORK
REGISTERED PLAN 65M-3963

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM THE 3° MTM COORDINATE SYSTEM NAD 83, ZONE 10, CENTRAL MERIDIAN 79 30' WEST LONGITUDE USING HORIZONTAL CONTROL MONUMENTS HAVING PUBLISHED VALUES AS FOLLOWS:

HCM 00919734532 NORTHING 4875511.196, EASTING 306690.084
HCM 00919500562 NORTHING 4876670.992, EASTING 311973.465.

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES.

SITE STATISTICS - 16333 LESLIE STREET (NEWMARKET)

TOTAL SITE AREA	**2,838.9 m² (30,557 ft²)**	
TOTAL UNITS	**10 UNITS (4 STOREY UNITS)**	
FLOOR SPACE INDEX (FSI)	**1.07**	
GROSS FLOOR AREA (G.F.A):	PER UNIT m2	PER UNIT SQ. FT.
PROPOSED 4 STOREY TOWNS (TYPICAL)		
GROUND FLOOR AREA	68.7 m²	740 ft²
2ND FLOOR AREA	104.8 m²	1128 ft²
3RD FLOOR AREA	109.0 m²	1173 ft²
4TH FLOOR AREA	22.7 m²	244 ft²
TOTAL AREA	305.2 m²	3285 ft²
TOTAL BUILDING AREA (x 10 UNITS)	**3,052.0 m²**	**32,850 ft²**
TOTAL BUILDING COVERAGE	**1,059.1 m²**	**11,400 ft²**
BUILDING COVERAGE TOTAL SITE AREA 1059.1 m² /2838.9 m² = 37.31%		
PROPOSED BUILDING HEIGHT	UNITS 1-6	UNITS 7-10
	13.45m	**14.00m**
PARKING	PROVIDED	REQUIRED
	20 SPACES	15 SPACES
TOTAL	**20 SPACES**	**15 SPACES**
VISITORS PARKING (0.25 PER UNIT)	2 SPACES	2.5 SPACES
NOTE:		

LEGEND

- STORM CONNECTION
- SANITARY CONNECTION
- WATER CONNECTION
- HYDRO CONNECTION
- DOUBLE CATCH BASIN
- CATCH BASIN
- STREET LIGHT
- HYDRANT
- TRANSFORMER
- CABLE TV PEDESTAL
- BELL PEDESTAL
- ENTRANCE DOOR LOCATION
- GARAGE DOOR LOCATION
- MAIL — COMMUNITY MAILBOX
- ENGINEERED FILL LOT
- VALVE AND CHAMBER
- SANITARY MANHOLE
- STORM MANHOLE
- AIR-CONDITIONING UNIT
- 100.00 — PROPOSED GRADE
- 100.00 — EXISTING GRADE
- 100.00 — PROPOSED SWALE GRADE
- DOWNSPOUT LOCATION
- TELECOM. JUNCTION BOX
- PROPOSED BERM
- SWALE DIRECTION
- HYDRO METER
- GAS METER
- F.FLR. — FINISHED FLOOR ELEVATION
- T/WALL — TOP OF FOUNDATION WALL
- F.SLAB — FIN. BASEMENT FLOOR SLAB
- U/FTG. — UNDERSIDE FOOTING ELEVATION

16333 LESLIE STREET
BLOCK 102 OF 65M3963
Copper Hills Subdivision
Newmarket
Owner 724903 Ontario Inc.

No:	DATE:	WORK DESCRIPTION
16		
17		
16		
15		
14		
13		
12		
11		
10		
9		
8		
7		
6	NOV. 18 2015	ISSUED FOR CONSULTANT SUBMISSION
5	NOV 12 2015	ISSUED FOR CONSULTANTS COORDINATION
4	NOV. 10 2015	ISSUED FOR CONSULTANTS COORDINATION
3	NOV. 5 2015	ISSUED FOR CONSULTANTS COORDINATION
2	NOV. 4 2015	ISSUED TO CLIENT FOR REVIEW
1	AUG. 11 2015	ISSUED TO CLIENT FOR REVIEW

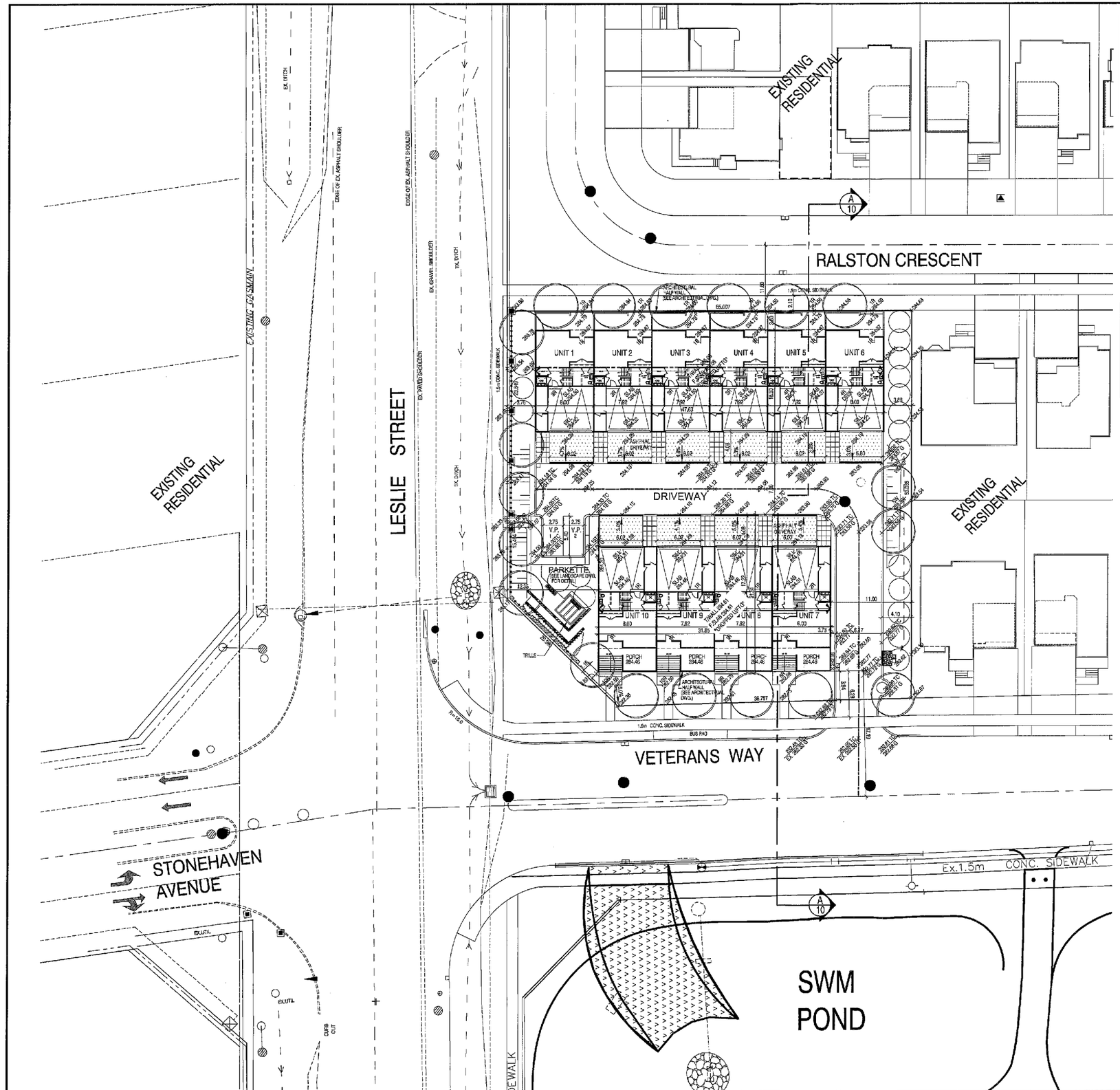
jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.ca

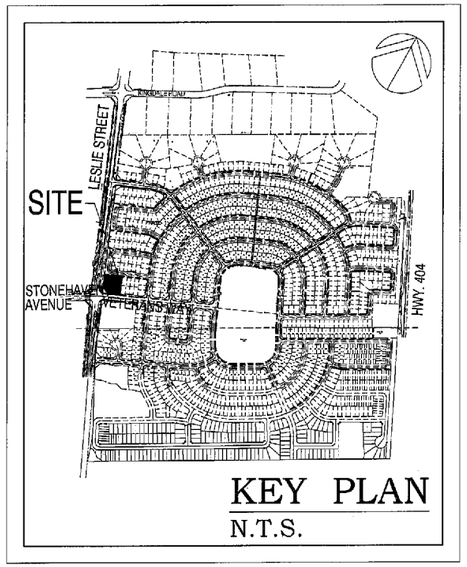
CONTEXT SITE PLAN

PRESTON HOMES
16333 LESLIE STREET

BILD

TYPE: SP
SCALE: 1:500
PROJ. No.: 15-56
No.: 1





LEGEND

- STORM CONNECTION
- SANITARY CONNECTION
- WATER CONNECTION
- HYDRO CONNECTION
- DOUBLE CATCH BASIN
- CATCH BASIN
- STREET LIGHT
- HYDRANT
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- HYDRO METER
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- F.FLR. — FINISHED FLOOR ELEVATION
- T/WALL — TOP OF FOUNDATION WALL
- F.SLAB — FIN. BASEMENT FLOOR SLAB
- U/FTG. — UNDERSIDE FOOTING ELEVATION

ALL DIMENSIONS SHALL TAKEN ONLY WHEN ALLOWED BY ARCHITECTURAL DRAWINGS OR THE ARCHITECT. PRECEDENCE WHERE DIMENSIONS DIFFER, ARE GIVEN ON THIS SHEET TO AVOID DESIGN GROUP RIGHT TO CLARIFICATION OF OPTIONS.

LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER THE SMALLER SCALE DRAWINGS. DIMENSIONS ON ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS. DIMENSIONS VERIFIED PRIOR TO THE ERECTION OF A BUILDING THEREOF. NOTIFY THE ARCHITECT AND ENGINEER OF ANY ERRORS BEFORE PROCEEDING WITH WORK.

ALL CONTRACTORS SHALL BE SATISFIED PRIOR TO POURING FOOTINGS.

ALL DIMENSIONS AND GRADES HAVE NOT BEEN FIELD VERIFIED DURING DESIGN. THEY OF THE WORK, AND THE ARCHITECT AND ENGINEER TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

THE DRAWINGS ON THIS SHEET ARE THE PROPERTY OF THE ARCHITECT AND ARE THE PROPERTY OF JARDIN DESIGN GROUP INC. THE DRAWING IS NOT TO BE SCALED.

PLAN OF SUBDIVISION OF PART OF LOTS 28 AND 29, CONCESSION 3

(GEOGRAPHIC TOWNSHIP OF WHITCHURCH, COUNTY OF YORK)

TOWN OF NEWMARKET

REGIONAL MUNICIPALITY OF YORK

REGISTERED PLAN 65M-3963

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM THE 3° MTM COORDINATE SYSTEM NAD 83, ZONE 16, CENTRAL MERIDIAN 79° 30' WEST LONGITUDE USING HORIZONTAL CONTROL MONUMENTS HAVING PUBLISHED VALUES AS FOLLOWS:

HCM 00919734532	NORTHING 4875511.195	EASTING 309990.064
HCM 00919600562	NORTHING 4876670.832	EASTING 311975.465

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES.

SITE STATISTICS - 16333 LESLIE STREET (NEWMARKET)

TOTAL SITE AREA	**2,838.9 m² (30,557 ft²)**	
TOTAL UNITS	**10 UNITS (4 STOREY UNITS)**	
FLOOR SPACE INDEX (FSI)	**1.07**	
GROSS FLOOR AREA (G.F.A):	PER UNIT m2	PER UNIT SQ. FT.
PROPOSED 4 STOREY TOWNS (TYPICAL)		
GROUND FLOOR AREA	69.7 m²	749 ft²
2ND FLOOR AREA	134.8 m²	1451 ft²
3RD FLOOR AREA	109.0 m²	1173 ft²
4TH FLOOR AREA	22.7 m²	244 ft²
TOTAL AREA	365.2 m²	3885 ft²
TOTAL BUILDING AREA (x 10 UNITS)	**3,652.0 m²**	**32,850 ft²**
TOTAL BUILDING COVERAGE	**1,059.1 m²**	**11,400 ft²**
BUILDING COVERAGE TOTAL SITE AREA 1059.1 m² /2838.9 m² = 37.31%		
PROPOSED BUILDING HEIGHT	UNITS 1-6	UNITS 7-10
	13.45m	**14.00m**
PARKING	PROVIDED	REQUIRED
	20 SPACES	15 SPACES
TOTAL	**20 SPACES**	**15 SPACES**
VISITORS PARKING (0.25 PER UNIT)	2 SPACES	2.5 SPACES
NOTE:		

16333 LESLIE STREET
BLOCK 102 OF 65M3963
Copper Hills Subdivision
Newmarket
Owner 724903 Ontario Inc.

No.	DATE	WORK DESCRIPTION
18		
17		
16		
15		
14		
13		
12		
11		
10		
9		
8		
7		
6		
5	NOV 15 2016	ISSUED FOR SPA/ZBA SUBMISSION
4	NOV 12 2016	ISSUED FOR CONSULTANTS COORDINATIONS
3	NOV 10 2016	ISSUED FOR CONSULTANTS COORDINATIONS
2	NOV. 8 2016	ISSUED FOR CONSULTANTS COORDINATIONS
1	NOV. 4 2016	ISSUED TO CLIENT FOR REVIEW

jardin DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesign.co

SITE PLAN

PRESTON HOMES
16333 LESLIE STREET

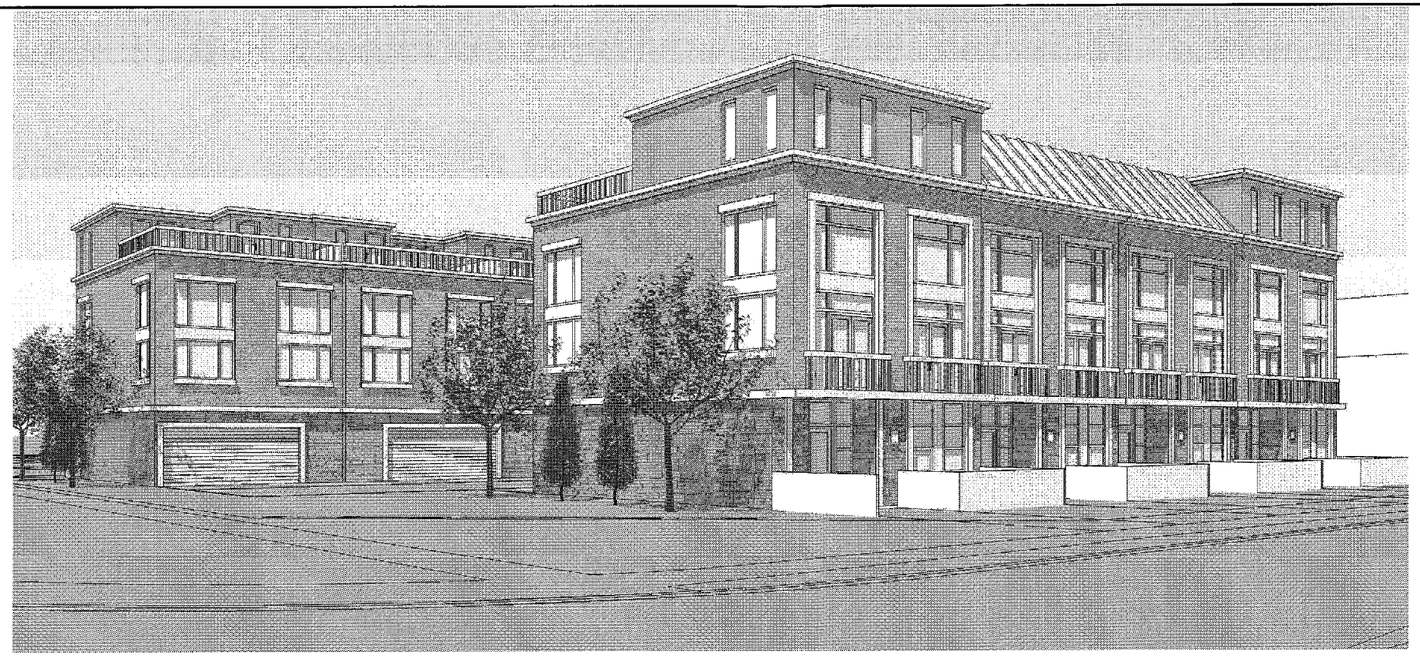
BILD

TYPE: SP

SCALE: 1:250

PROJ. No. 15-56

No. 1A



PERSPECTIVE VIEW
SOUTH WEST CORNER

PERSPECTIVE VIEW
SOUTH WEST

4 STOREY TOWNS

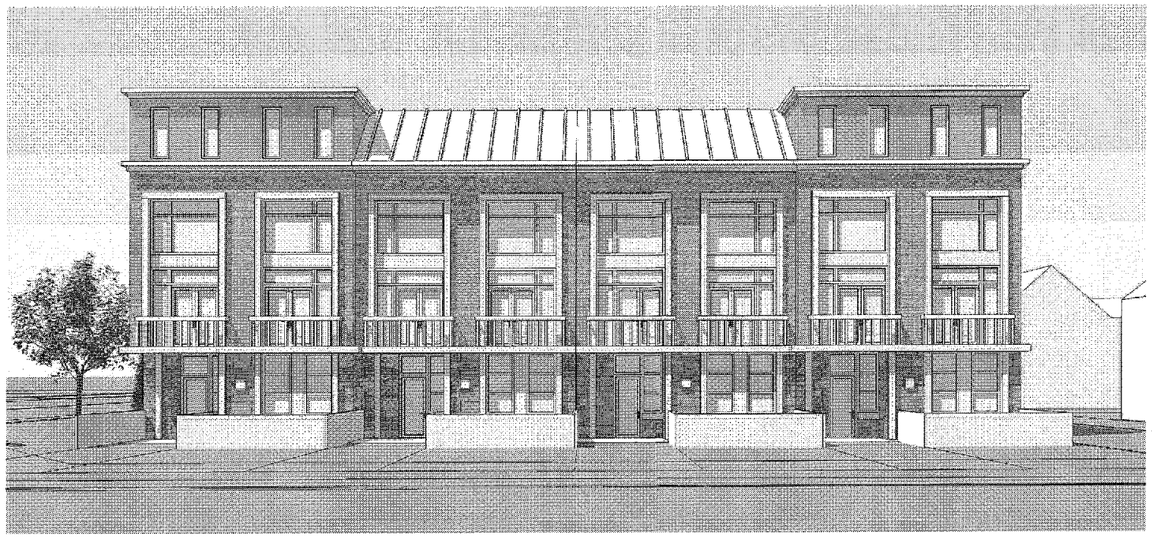
No.	DATE	WORK DESCRIPTION
10		
9		
8		
7		
6		
5		
3	NOV. 18, 2015	ISSUED FOR OWNER SUBMISSION
2	NOV. 18, 2014	REVISED AND RE-ISSUED TO CLIENT FOR REVIEW
1	OCT. 28, 2013	ISSUED TO CLIENT FOR REVIEW

jardin
DESIGN GROUP INC
44 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3R3
TEL: 905-660-3377 FAX: 905-660-3713
EMAIL: info@jardindesign.ca

PERSPECTIVE VIEWS

PRESTON HOMES
16333 LESLIE AVENUE

BILD	DWN T	MSA ----
	SCALE 1/8"=1'-0"	
	PROJ. No. 15-56	DWG. No. 2



PERSPECTIVE VIEW
SOUTH ELEVATION

PERSPECTIVE VIEW
NORTH WEST

4 STOREY TOWNS

NO.	DATE	WORK DESCRIPTION
10		
9		
8		
7		
6		
5		
4		
3	YOU. 15, 2015	ISSUED FOR CONSTRUCTION
2	YOU. 05, 2015	REVISED AND RE-ISSUED TO CLIENT FOR REVIEW
1	OCT. 31, 2015	ISSUED TO CLIENT FOR REVIEW

jardin
DESIGN GROUP INC
54 JARDIN DR, SUITE 5A
VAUGHAN ONT. L4L 5R7
TEL: 905 856-5377 FAX: 905 560-3713
EMAIL: info@jardindesign.ca

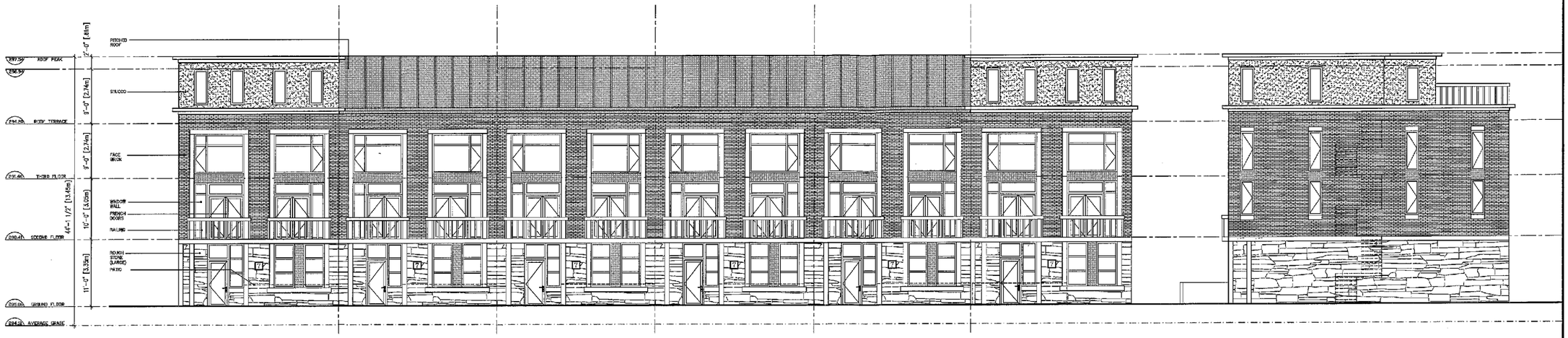
PERSPECTIVE VIEWS

PRESTON HOMES
16333 LESLIE AVENUE

BILD

DFT. T	ARB. —
SCALE 1/8"=1'-0"	
PROJ. NO. 15-56	DWG. NO. 3

4 STOREY TOWNS



UNIT 6
3300 END

UNIT 5
3285 INTERIOR

UNIT 4
3285 INTERIOR

UNIT 3
3285 INTERIOR

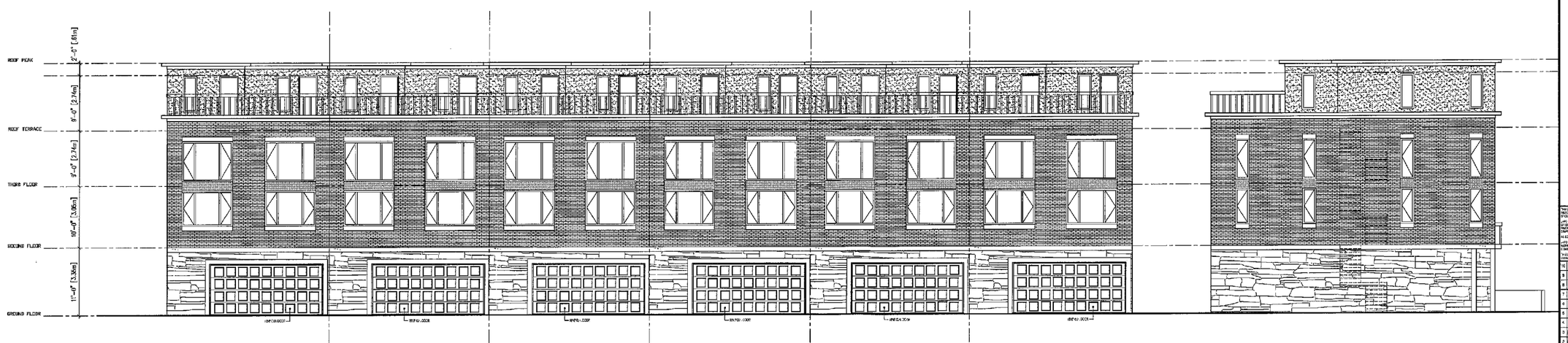
UNIT 2
3285 INTERIOR

UNIT 1
3300 END

FRONT ELEVATION
(NORTH BLOCK)

UNIT 1
3300 SIDE

SIDE ELEVATION
(NORTH BLOCK)



UNIT 1
3300 END

UNIT 2
3285 INTERIOR

UNIT 3
3285 INTERIOR

UNIT 4
3285 INTERIOR

UNIT 5
3285 INTERIOR

UNIT 6
3300 END

REAR ELEVATION
(NORTH BLOCK)

UNIT 6
3300 SIDE

SIDE ELEVATION
(NORTH BLOCK)

No.	DATE	WORK DESCRIPTION
10		
9		
8		
7		
6		
5		
4		
3	NOV. 18, 2015	ISSUED FOR CONZON SUBMISSION
2	NOV. 05, 2015	REVISED WINDOWS AS PER CLIENT FOR REVIEW
1	OCT. 28, 2015	ISSUED TO CLIENT FOR REVIEW

jardin
DESIGN GROUP INC
54 JARDIN DR. SUITE 3A
VAUGHAN ONT. L4K 3R3
TEL: 905.660.5877 FAX: 905.660.0713
EMAIL: info@jardindesign.ca

NORTH BLOCK ELEVATIONS

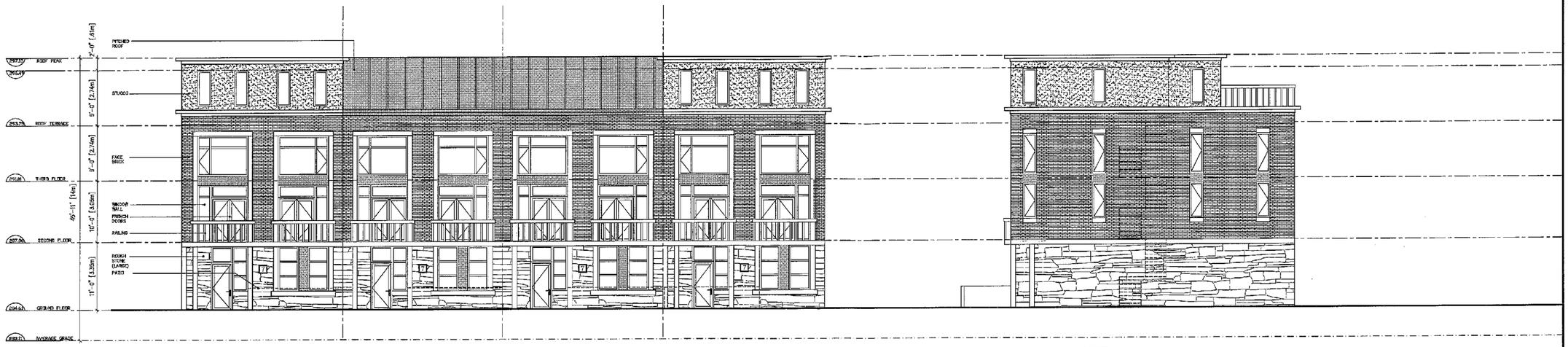
PRESTON HOMES
16333 LESLIE AVENUE

BILD

CITY: T	AREA: —
SCALE: 1/8"=1'-0"	
PROJ. No.: 15-56	DWG. No.: 4

DRAWN: | DRAWING NAME:

4 STOREY TOWNS



UNIT 10
3300 END

UNIT 9
3285 INTERIOR

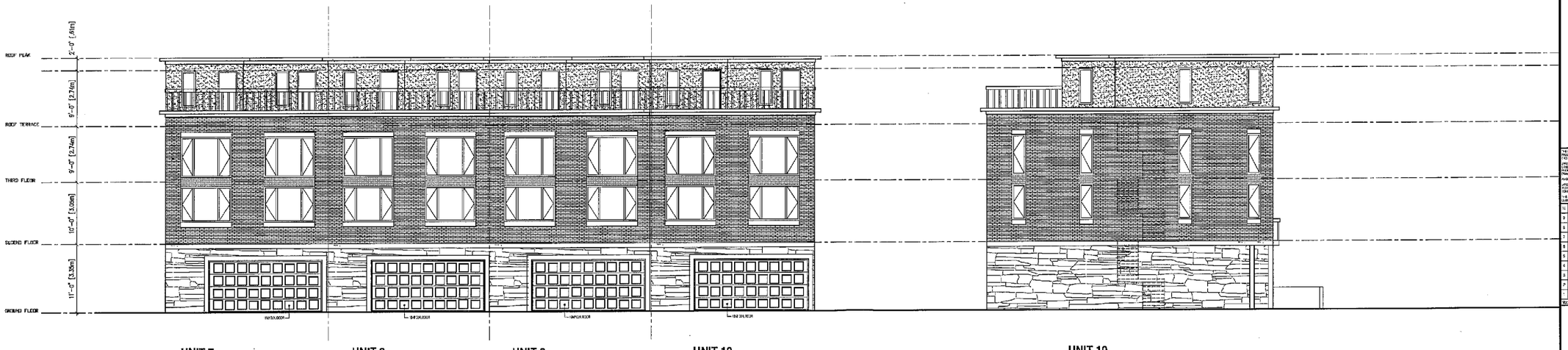
UNIT 8
3285 INTERIOR

UNIT 7
3300 END

FRONT ELEVATION
(SOUTH BLOCK)

UNIT 7
3300 SIDE

SIDE ELEVATION
(SOUTH BLOCK)



UNIT 7
3300 END

UNIT 8
3285 INTERIOR

UNIT 9
3285 INTERIOR

UNIT 10
3300 END

REAR ELEVATION
(SOUTH BLOCK)

UNIT 10
3300 SIDE

SIDE ELEVATION
(SOUTH BLOCK)

No.	DATE	WORK DESCRIPTION
1		
2		
3		
4		
5		
6		
7	NOV. 16, 2015	ISSUED FOR OWNER SUBMISSION
8	NOV. 26, 2015	REVISED AND RE-ISSUED TO CLIENT FOR REVIEW
9	DEC. 22, 2015	ISSUED TO CLIENT FOR REVIEW

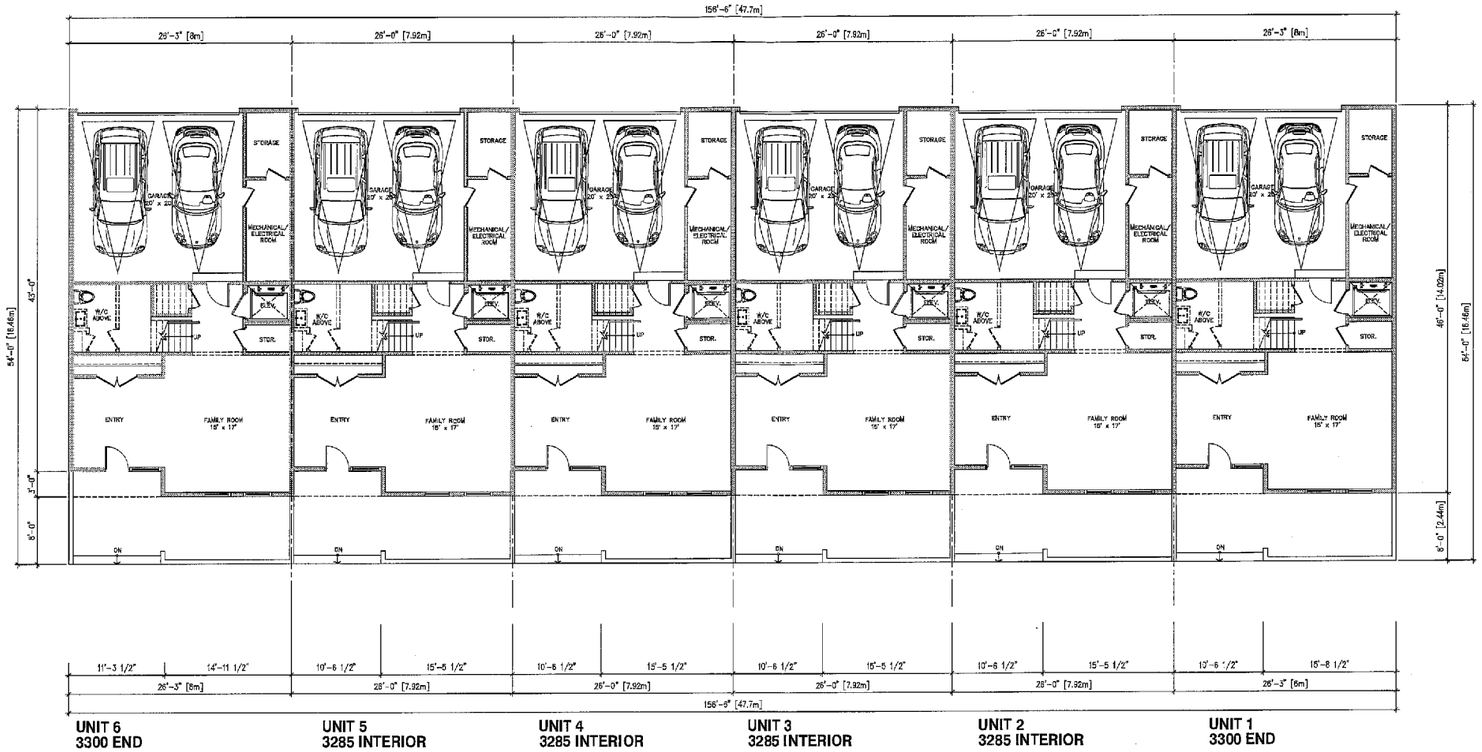
jardin
DESIGN GROUP INC
54 JARDIN DR. SUITE 3A
VAUGHAN, ONT. L4K 3P3
TEL: 905 660-3377 FAX: 905 660-3713
EMAIL: info@jardindesgrp.com

SOUTH BLOCK ELEVATIONS

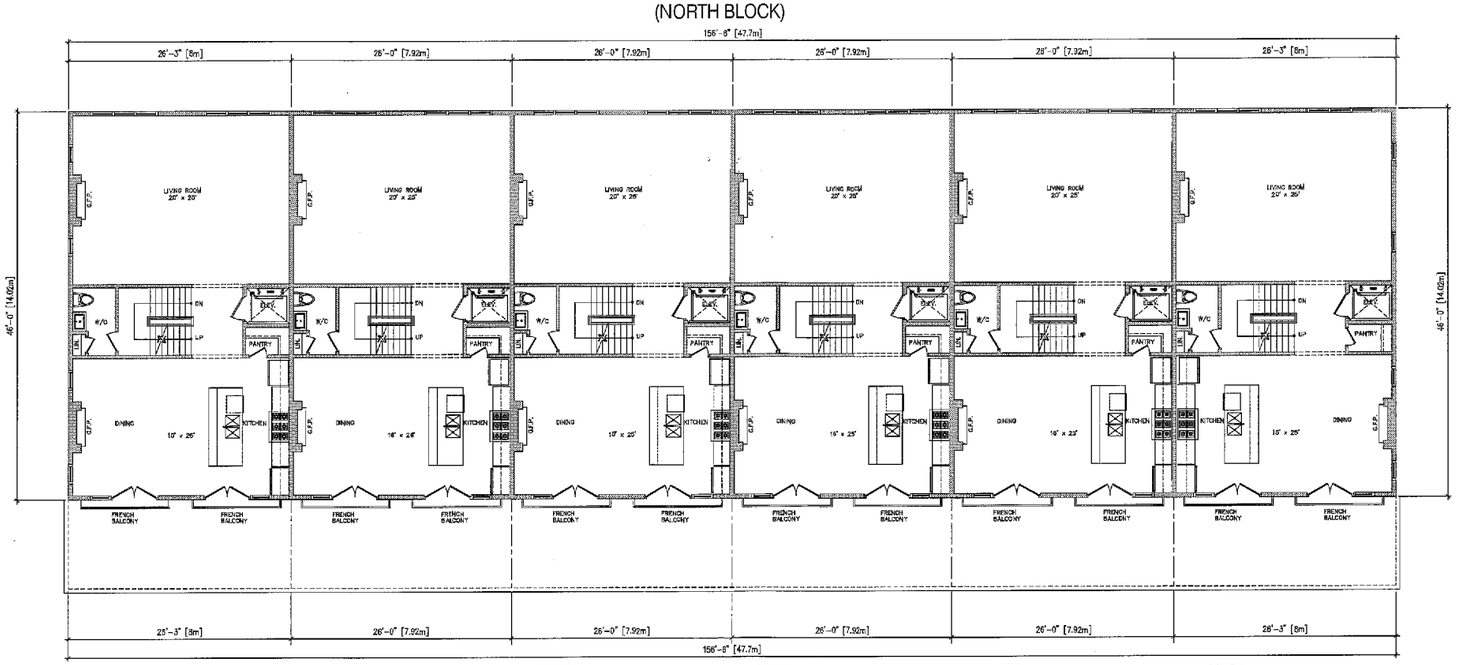
PRESTON HOMES
16333 LESLIE AVENUE

BILD

STD. T	AREA —
SCALE 1/8"=1'-0"	
PROJ. NO. 15-58	SHT. NO. 5



GROUND FLOOR PLAN
(NORTH BLOCK)



SECOND FLOOR PLAN
(NORTH BLOCK)

NO.	DATE	REVISION DESCRIPTION
3		
2		
1		
4		
3	NOV. 18 2015	ISSUED FOR CONTRA SUBMISSION
2	NOV. 03 2015	REVISED AND RE-ISSUED TO CLIENT FOR REVIEW
1	OCT. 28 2015	ISSUED NO CLIENT FOR REVIEW

jardin
DESIGN GROUP INC
88 JARDIN DR. SUITE 3A
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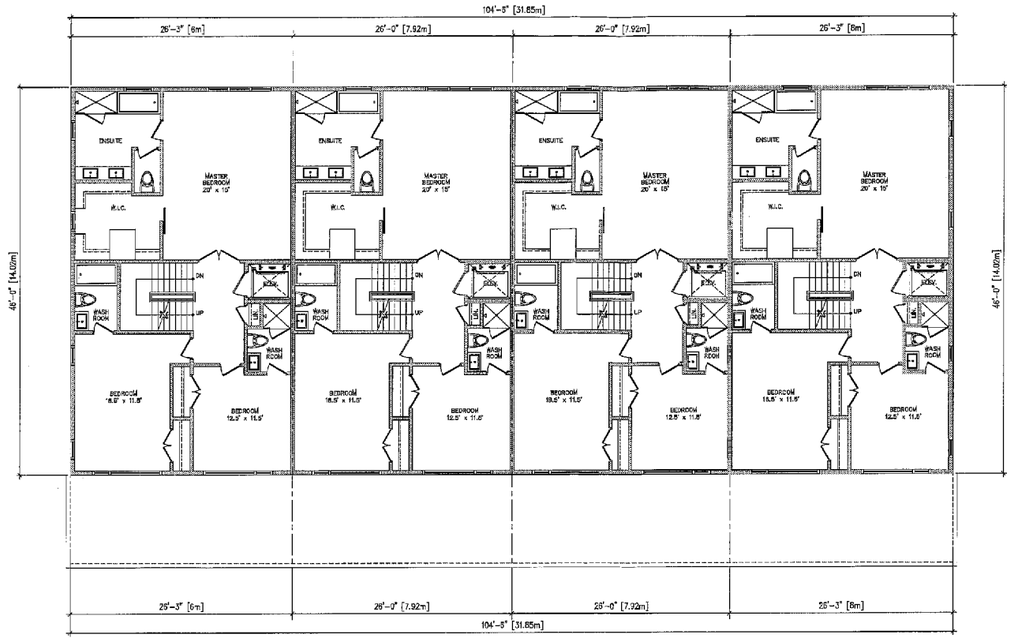
EMAIL: info@jardindesigngroup

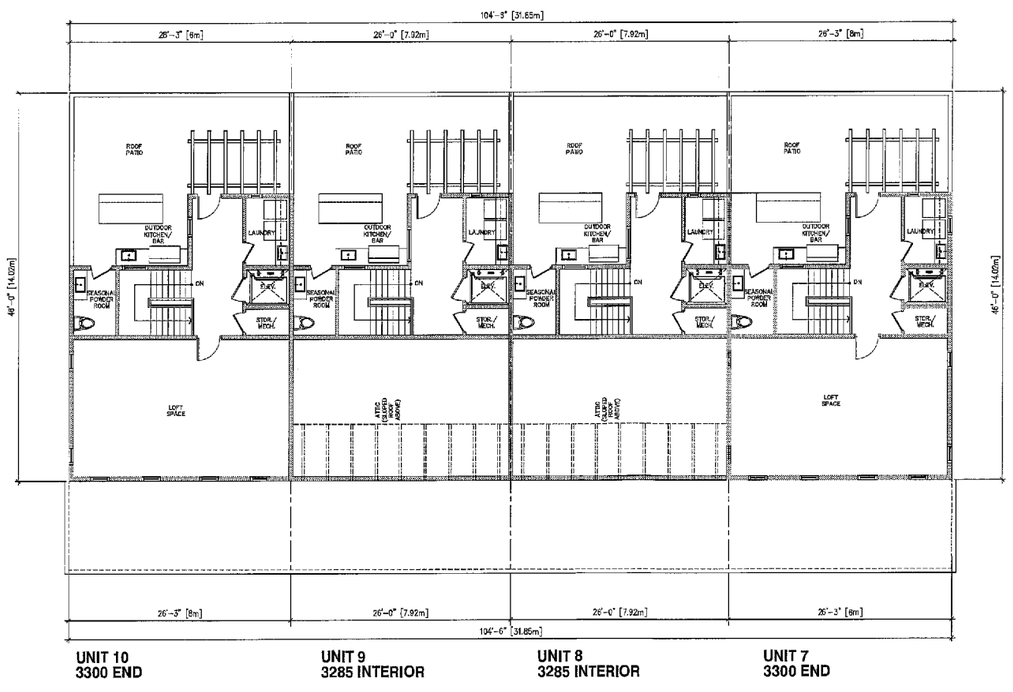
NORTH BLOCK FLOOR PLANS

PRESTON HOMES
16333 LESLIE AVENUE

BILD	PLAN T	AREA —
	SCALE 1/8"=1'-0"	
	FILE NO. 15-56	SHEET NO. 6



THIRD FLOOR PLAN
(SOUTH BLOCK)



FOURTH FLOOR PLAN
(SOUTH BLOCK)

4 STOREY TOWNS

NO.	DATE	WORK DESCRIPTION
10		
9		
8		
7		
6		
5		
4		
3	NOV. 18, 2015	ISSUED FOR CLIENT SUBMISSION
2	NOV. 02, 2015	REVISED AND RE-ISSUED TO CLIENT FOR REVIEW
1	OCT. 26, 2015	ISSUED TO CLIENT FOR REVIEW

jardin
DESIGN GROUP INC
641 JAMIESON DR., SUITE 3A
VAUGHAN ONT. L4K 3P3
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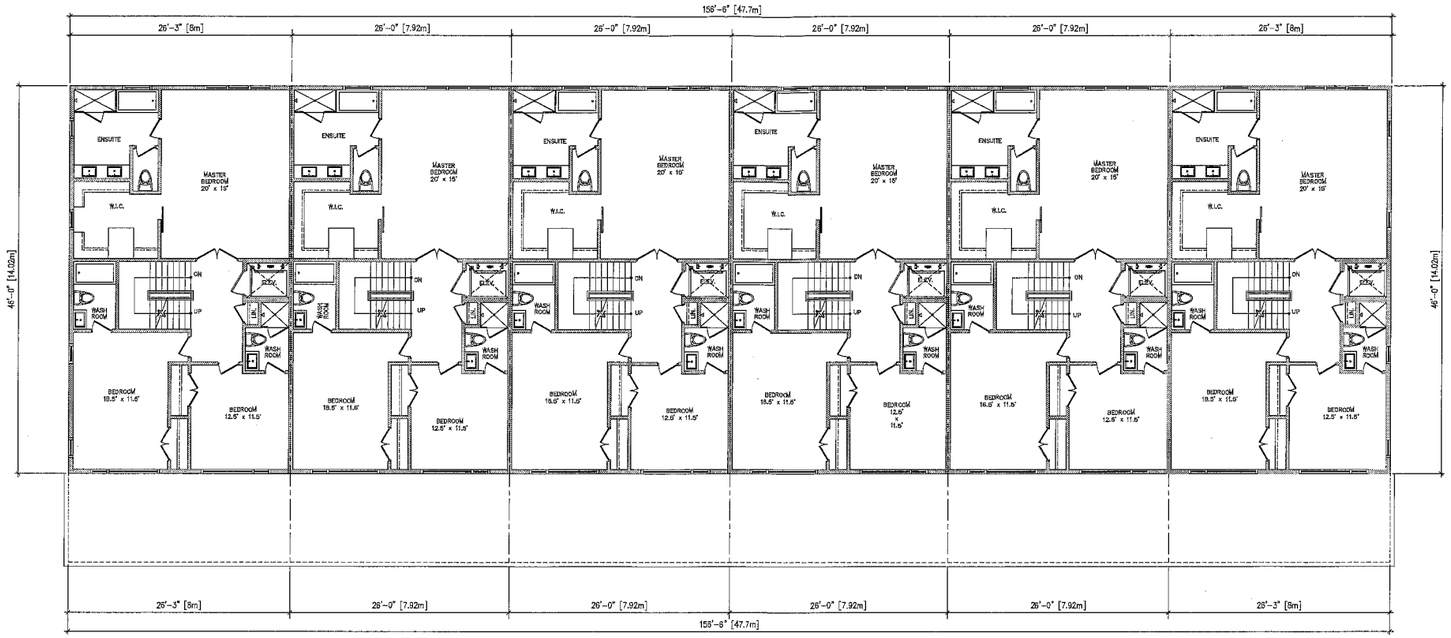
EMAIL: info@jardindesign.ca

SOUTH BLOCK FLOOR PLANS

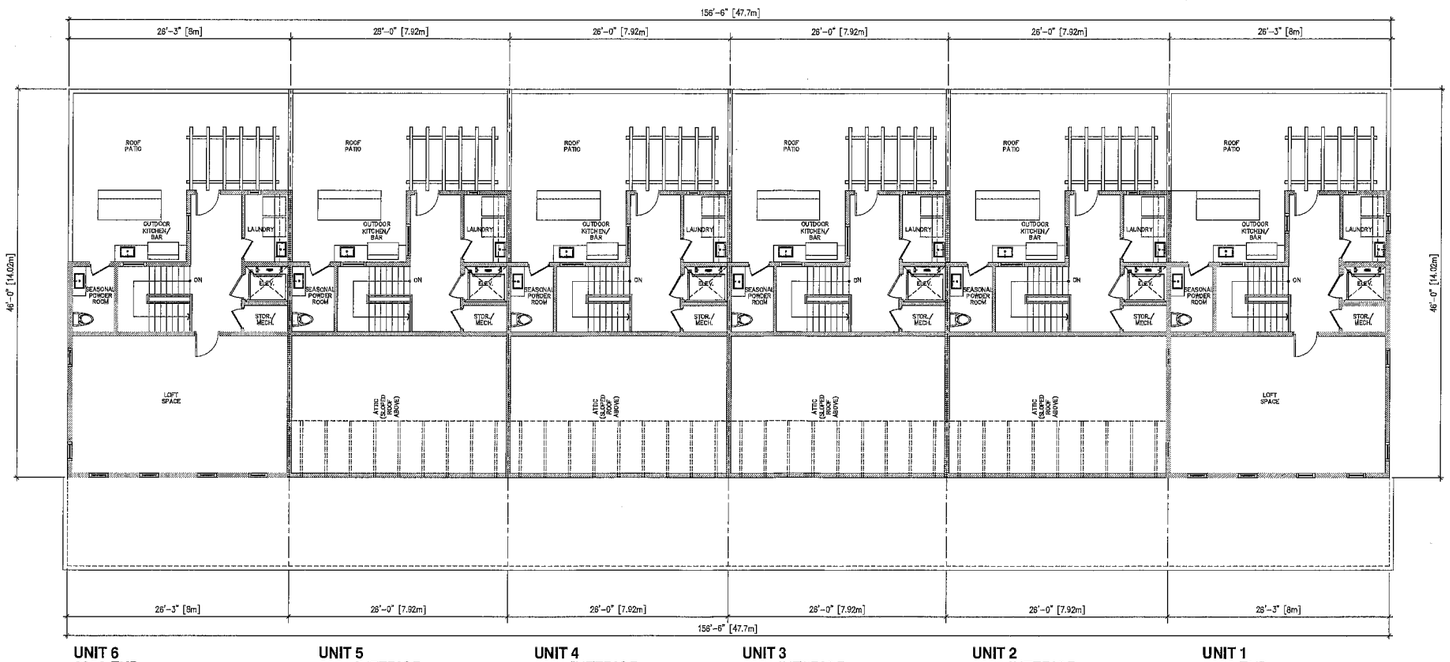
PRESTON HOMES
16333 LESLIE AVENUE

BILD

DATE	AREA
T	—
SCALE	
1/8"=1'-0	
PROJ. NO.	DWG. NO.
15-56	9



THIRD FLOOR PLAN
(NORTH BLOCK)



FOURTH FLOOR PLAN
(NORTH BLOCK)

A-04

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND DESCRIPTIONS ON THIS DRAWING PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE REPORTED TO JARDIN DESIGN GROUP INC. PRIOR TO COMMENCEMENT OF WORK.

JARDIN DESIGN GROUP INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL OR MECHANICAL INFORMATION SHOWN ON THESE DRAWINGS BY OTHERS. CONSTRUCTION STARTED BEFORE DRAWINGS ARE MARKED "ISSUED FOR CONSTRUCTION" SHALL BEAR NO RESPONSIBILITY FOR THE WORK DONE.

ALL COVERTS, LETTERING AND TEXT MUST FOLLOW MUNICIPAL ZONING BY-LAWS.

JARDIN DESIGN GROUP INC. HAS NOT DETERMINED THE HORIZONTAL SLOPING, SOIL BEARING CAPACITY OR ANY OTHER SITE CONDITIONS THAT MAY AFFECT THE CONSTRUCTION OF THE BUILDING. CONSTRUCTION TO CLOSELY FOLLOW THE PLAN AS DESIGNED WITH THE CONTRACT DOCUMENTS.

THE DESIGNER IS RESPONSIBLE FOR THE DESIGN TO BE IN COMPLIANCE WITH THE ONTARIO BUILDING CODE 2012 AND ONTARIO BUILDING CODE 2012 SUPPLEMENTARY STANDARDS.

No.	DATE:	WORK DESCRIPTION:
10		
9		
8		
7		
6		
5		
4		
3	NOV. 18, 2015	ISSUED FOR OPINION SUBMISSION.
2	NOV. 03, 2015	REVISED AND REISSUED TO CLIENT FOR REVIEW
1	OCT. 28, 2015	ISSUED TO CLIENT FOR REVIEW

jardin
DESIGN GROUP INC
54 JARDIN DR. SUITE 5A
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EMAIL: info@jardindesigninc.o

NORTH BLOCK FLOOR PLANS

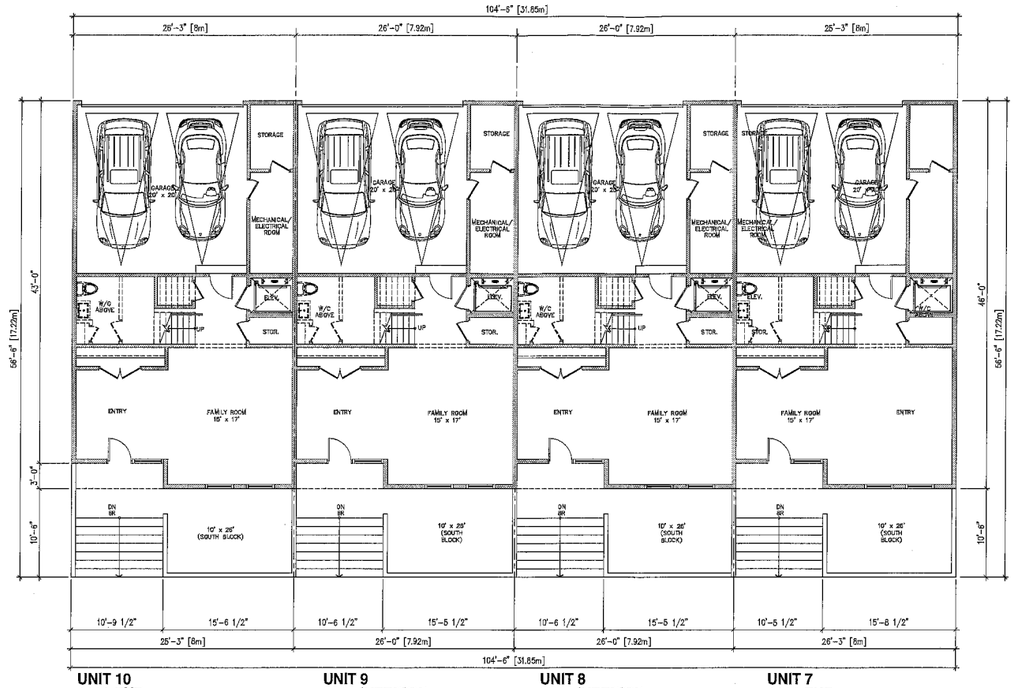
PRESTON HOMES
16333 LESLIE AVENUE

BILD

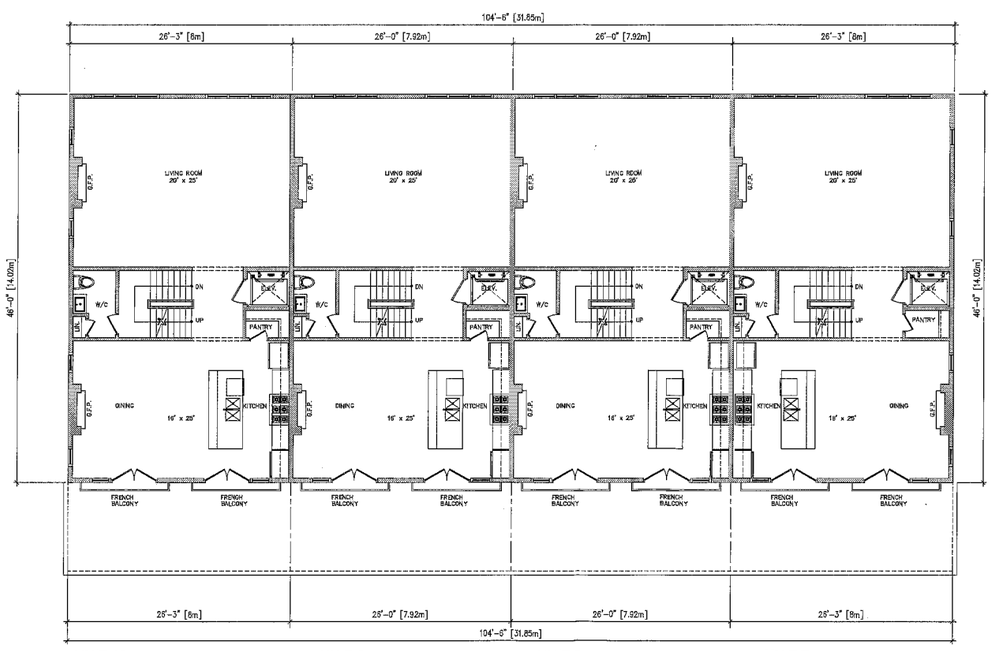
REV: T	AREA: —
SCALE: 1/8"=1'-0"	
PROJ. No.: 15-56	DWG. No.: 7

DRAWN BY:

DRAWING NAME: —



GROUND FLOOR PLAN
(SOUTH BLOCK)



SECOND FLOOR PLAN
(SOUTH BLOCK)

4 STOREY TOWNS

No.	DATE:	WORK DESCRIPTION:
10		
9		
8		
7		
6		
5		
4		
3	NOV. 19, 2019	ISSUED FOR CRAZIA SUBMISSION.
2	NOV. 05, 2019	REVISED AND RE-ISSUED TO CLIENT FOR REVIEW.
1	OCT. 25, 2019	ISSUED TO CLIENT FOR REVIEW

jardin
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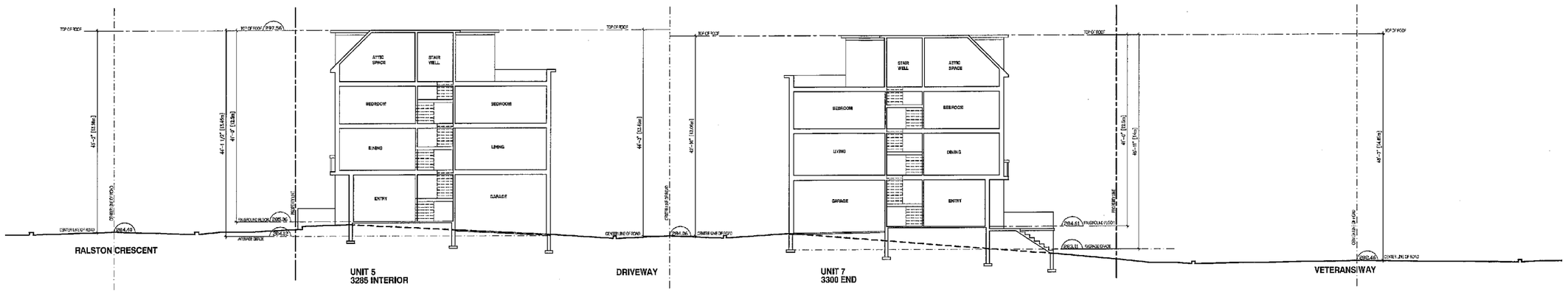
SOUTH BLOCK FLOOR PLANS

PRESTON HOMES
16333 LESLIE AVENUE

BILD	FILE: T	AREA: —
	SCALE: 1/8"=1'-0"	
	PROJ. No.: 15-56	DWG. No.: 8



TYPICAL ROAD
CROSS SECTION 'A-A'

4 STOREY TOWNS

NO	DATE	WORK DESCRIPTION
8		
7		
6		
5		
4		
3		
2		
1	NOV. 15, 2016	ISSUED FOR OWNER SUBMISSION

jardin
DESIGN GROUP INC
64 JARDIN DR. SUITE 3A
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STREET CROSS SECTION

PRESTON HOMES
16333 LESLIE AVENUE

BILD

TYPE	SUB.
T	—

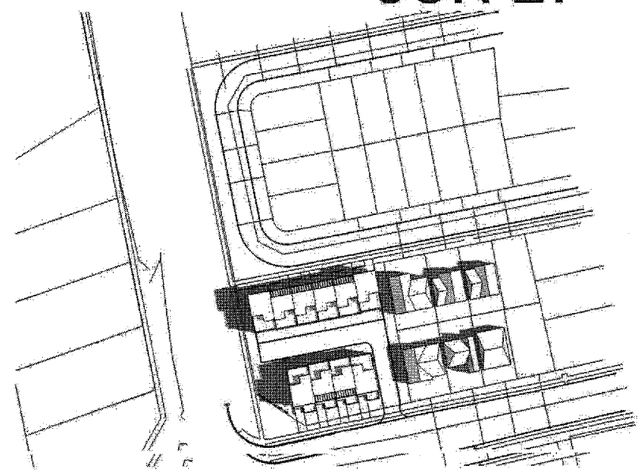
SCALE: 3/32"=1'-0"

PROJ. NO.: 15-56

DWG. NO.: 10

JUN 21

9 AM



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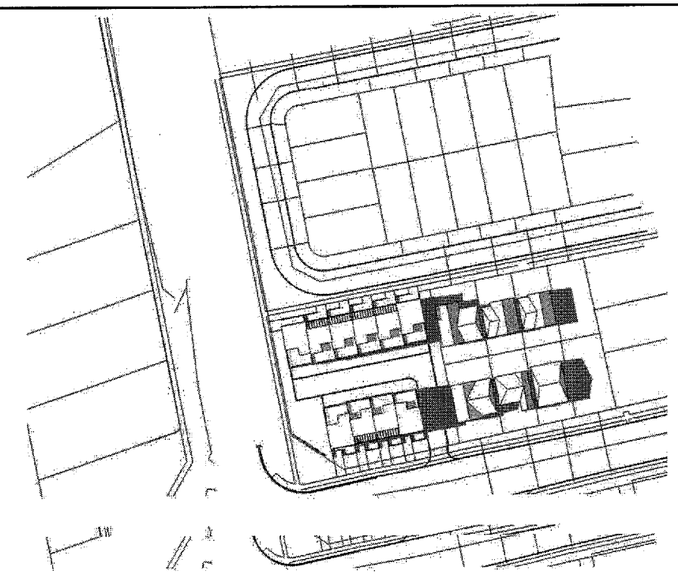

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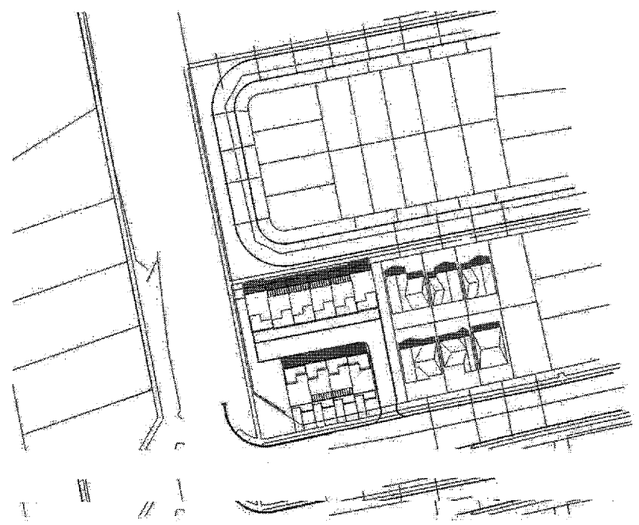

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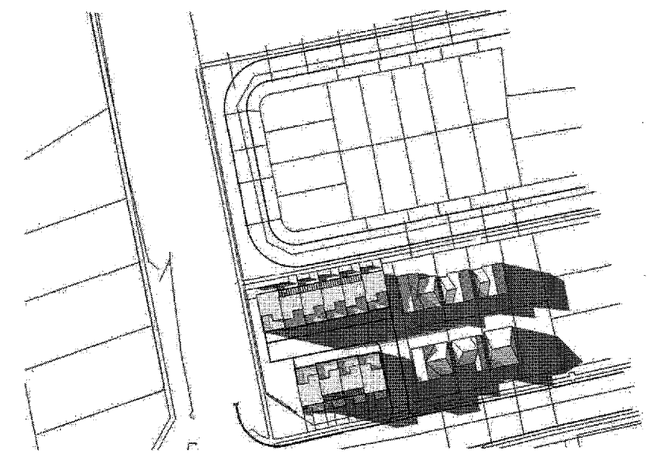

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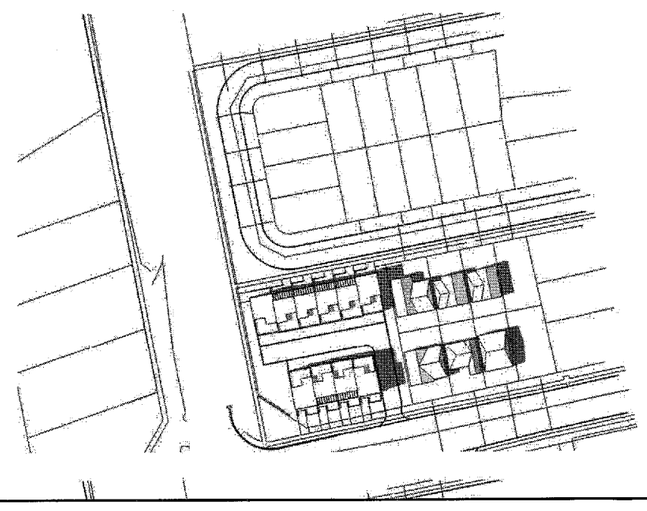

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NO.	DATE	YYMMDD	DESCRIPTION
10			
9			
8			
7			
6			
5			
4			
3	NOV. 18, 2015	151118	ISSUED FOR REVIEW WITH BUILDING DIVISION
2	NOV. 05, 2015	151105	REVISED LAND RE-ISSUE TO CLIENT FOR REVIEW
1	OCT. 06, 2015	151006	ISSUED TO CLIENT FOR REVIEW

jardin
DESIGN GROUP INC
81 JARDIN DR. SUITE 5A
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EMAIL: info@jardindesigngroup.ca

SHADOW STUDIES

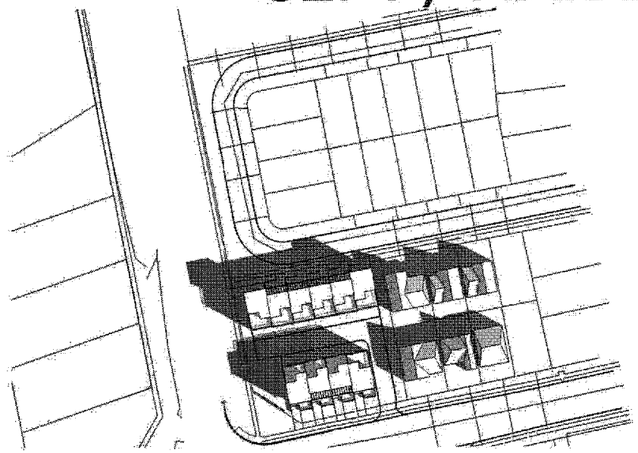
PRESTON HOMES
16333 LESLIE AVENUE

BILD

PROJ.	DWN.
T	—
SCALE	3/32 = 1'-0"
PROJ. NO.	DWG. NO.
15-56	11

SEPT / MAR 21

9 AM



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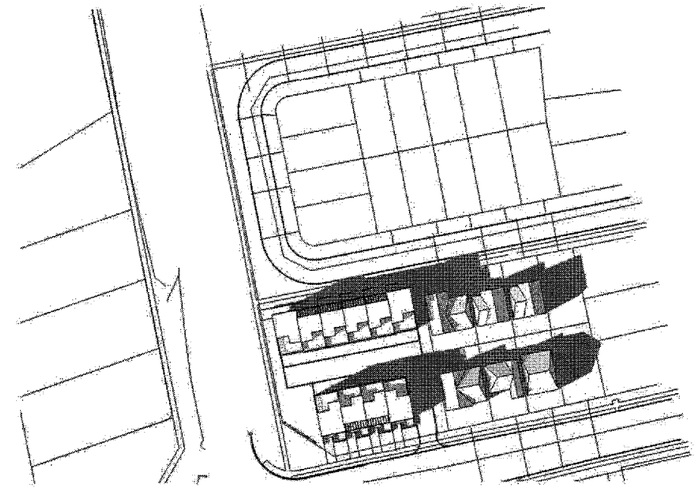

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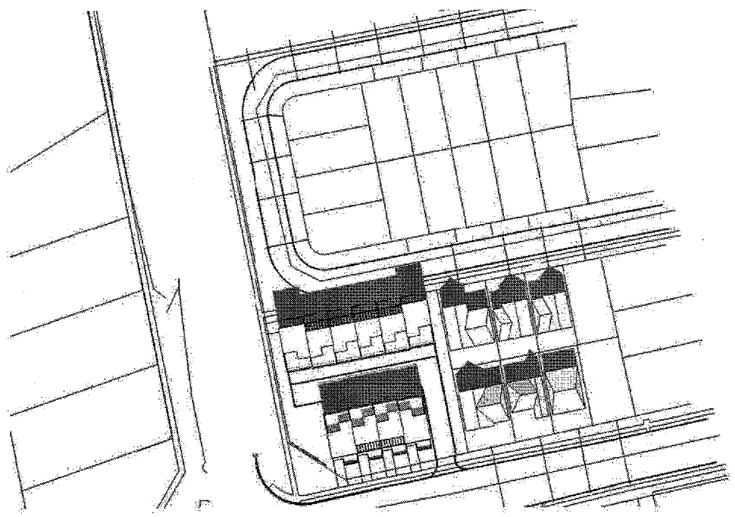

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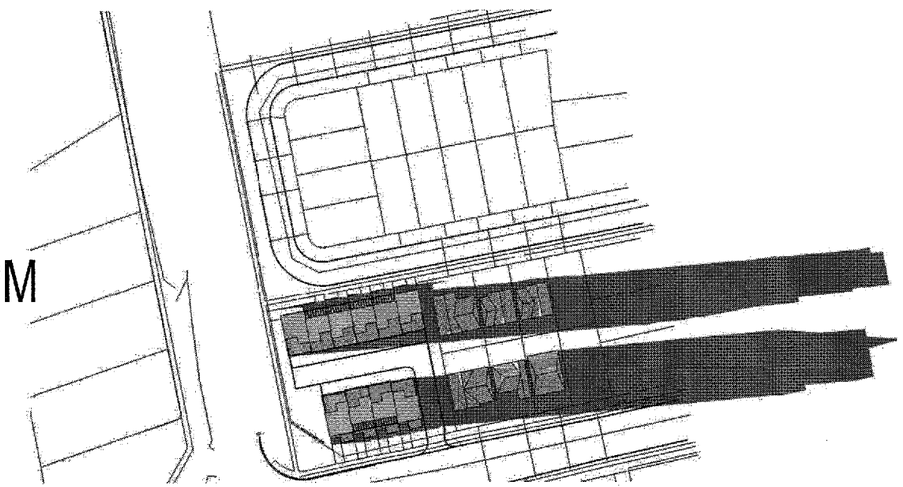

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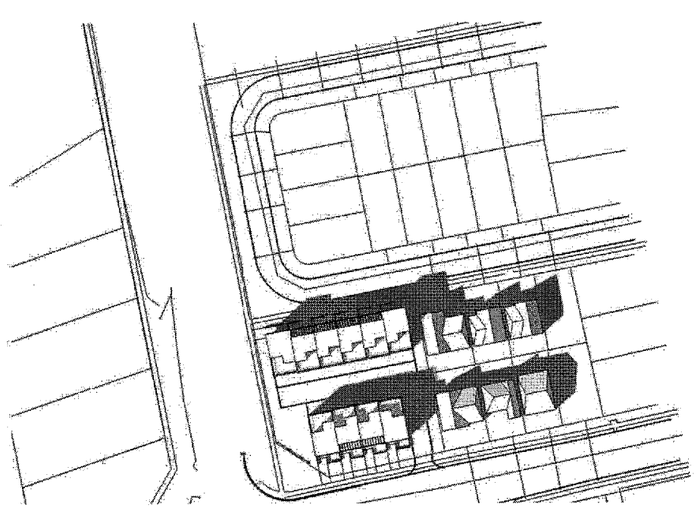

4 STOREY TOWNS

NO.	DATE	WORK DESCRIPTION
3	NOV. 16, 2015	ISSUED FOR COMMENTS SUBMISSION
2	NOV. 06, 2015	REVISED AND RE-ISSUED TO CLIENT FOR REVIEW
1	OCT. 06, 2015	ISSUED TO CLIENT FOR REVIEW

jardin
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SHADOW STUDIES

PRESTON HOMES
18333 LESLIE AVENUE

BILD

TYPE	REV. #
T	—
SCALE: 3/32"=1'-0"	
PROJ. No. 15-55	DWG. No. 12