

## INTERNAL MEMORANDUM

**DATE:** September 25, 2020

**TO:** B. Butler, Planning and Development Services  
S. Sample, Zoning Review, Planning and Development Services  
M. Bat, Traffic/Transportation Analyst  
G. Greidanus, Operational Services (Parks)  
J. Van Scheyndel, Corporate Services  
J. McDonald, Central York Fire Services  
M. Zawada, Accessibility Advisory Committee

**CC:** Mayor and Members of Council  
D. Waters, Director of Planning and Development Services  
Council Secretariat, Corporate Services

**FROM:** Rosanna Punit, Planning and Development Services

**Re:** **Site Plan Application**  
**Stibbard Holdings Inc.**  
**105 Addison Hall Circle**  
**Block 32, Plan 65M-4650**  
**File Number: SP-2020-10**

A Site Plan Application has been submitted to the Planning and Development Services department for review. The Applicant is proposing a new development on Block 32 of the Addison Hall Business Park, municipally known as 105 Addison Hall Circle. The Applicant is proposing a one-storey industrial building, with a total GFA of 6,942.50 square meters (74,730.89 square feet).

Please find enclosed digital copies of the submitted materials in conjunction with the subject application.

I would appreciate receiving your comments by **Friday October 16, 2020**.

Should you have any questions regarding the above noted proposal, please feel free to contact me.

Attach.

	REQUIRED	PROPOSED
ZONING	6-4R-443	NO CHANGE
FRONTYARD (MIN.)	8.0 METERS	FRONTYARD (MIN.) CIRCLE: 9.0 METERS FIRST COMMERCIAL DRIVE: 120.0 M
LOT AREA (MIN.)	0.000 5.0 M	95,865.27 S.M.
SETBACKS (MIN.)	FRONT	0.0 METERS
	REAR	0.0 METERS
	INTERIOR SIDE	7.5 METERS
	EXTERIOR SIDE	23.0 METERS
	INTERIOR SIDE	20.0 METERS
HEIGHT (MAX.)	3.0 STOREYS	1.0 STOREY
COVERAGE (MAX.)	60%	43.15%
LANDSCAPING (WIDTH ADJ. TO STREET (MIN.)	1.0 METERS	1.0 METERS

3. THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.
4. ALL WORKS ARE TO BE COMPLETED IN ACCORDANCE WITH THE STANDARD DRAINAGE AND PERFORMANCE SPECIFICATIONS OF THE GOVERNMENT OF AUSTRALIA AND THESE SHALL BE DEEMED TO CONSTITUTE PART OF THIS CONTRACT.
5. ANY CONFLICTS WITH EXISTING SPECIFICATIONS SHALL BE RECTIFIED AT THE OWNER'S EXPENSE.
6. ALL CONCRETE CURBS FROM EXISTING ROAD CURB TO STREET LINE SHALL BE BARRIER CURB WITH A MINIMUM CURB HEIGHT OF 150mm TO THE TOP OF CURB. ALL EXISTING CURBS TO THE DRIVEWAY CURB TO BE DISCONTINUED AT SIDEWALK AND TAPERED BACK 300mm MINIMUM.
7. ALL REQUIRED CURB CUTTING AT ENTRANCES AND CURB EXPRESSIONS AT SIDEWALK SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.
8. SIDEWALKS TO BE 150mm THICK THROUGH DRIVEWAY PER METER OF LENGTH OF SIDEWALK AND 100mm THICK THEREAFTER.
9. RETAINING WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND DETAILS PREPARED BY THE OWNER AND DOCUMENTS AND, IF LOW OR HIGH, AS CERTIFIED BY A PROFESSIONAL ENGINEER. A HANDRAIL IS REQUIRED WHEN HEIGHT EXCEEDS 1.0m (AS PER STANDARD SPECIFICATIONS).

NOTE: ALL EXISTING GRADES SHALL BE VERIFIED  
BEFORE CONSTRUCTION STARTS

LOT AREA (BLOCK 32):	16,085.57 S.M.	(3.97 ACRES)
<u>BUILDING A (INDUSTRIAL)</u>		
GROUND FLOOR:	6,942.50 S.M.	(74,730.895 S.F.)
BLDGS A' TOTAL GFA:	6,942.50 S.M.	(74,730.89 S.F.)
COVERAGE:	43.15%	
<u>PARKING REQUIRED:</u>		
INDUSTRIAL:		
3,000.00 @ 2 CAR / 100 S.M.	60 SPACES	
3,000.00 @ 1 CAR / 100 S.M.	30 SPACES	
942.50 @ 0.5 CAR / 100 S.M.	47 SPACES	
TOTAL PARKING REQUIRED:	95 SPACES	
PARKING PROVIDED:	95 SPACES	
PAVED AREA:	7,279.8 (45.2%)	
LANDSCAPE AREA:	1,865.87 (11.5%)	
ACCESSIBLE PARKING:	6 SPACES	



10.	SEP.09.20	ISSUED FOR SPA	F
9.	AUG.27.20	COORDINATED WITH CIVIL DWGS	F
8.	AUG.21.20	COORDINATED WITH LANDSCAPE DWGS	F
7.	JULY.20.20	REVISIONS AS REQUESTED BY THE CLIENT	F
6.	FEB.11.20	COORDINATED WITH CIVIL AND LANDSCAPE DWGS	F
5.	FEB.05.20	REVISIONS AS REQUESTED BY THE CLIENT	F
4.	JAN.20.20	COORDINATED WITH ELECTRICAL DWGS	F
3.	JAN.07.20	REVISIONS AS REQUESTED BY THE CLIENT	F
2.	JAN.06.20	COORDINATED WITH ELECTRICAL DWGS	F
1.	DEC.17.19	GENERAL REVISIONS AS PER CIVIL DWG	F
NO.	DATE	REVISIONS	

DATE	PARTICULARS	BT
	Issued for Design Approval	
-	Issued for Site Plan Approval	-
	Issued for Pricing and Budgeting	
	Issued for Building Permit	
	Issued for Tendering	
	Issued for Construction	
	Issued for Record Set of Drawings	

This drawing, as an instrument of service, is provided by and is the property of Venturianzi Gagliardi Architect Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Venturianzi Gagliardi Architect Inc. of any variations from the supplied information.

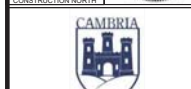
Construction must conform to all applicable codes and requirements of authorities having jurisdiction. This drawing is not to be scaled.

Venchiarelli Gastaldi Architect Inc. is not responsible for any environmental conditions.

This drawing is not to be used for construction purposes until the architectural seal is

signed by the Architect of Record

	ASPE
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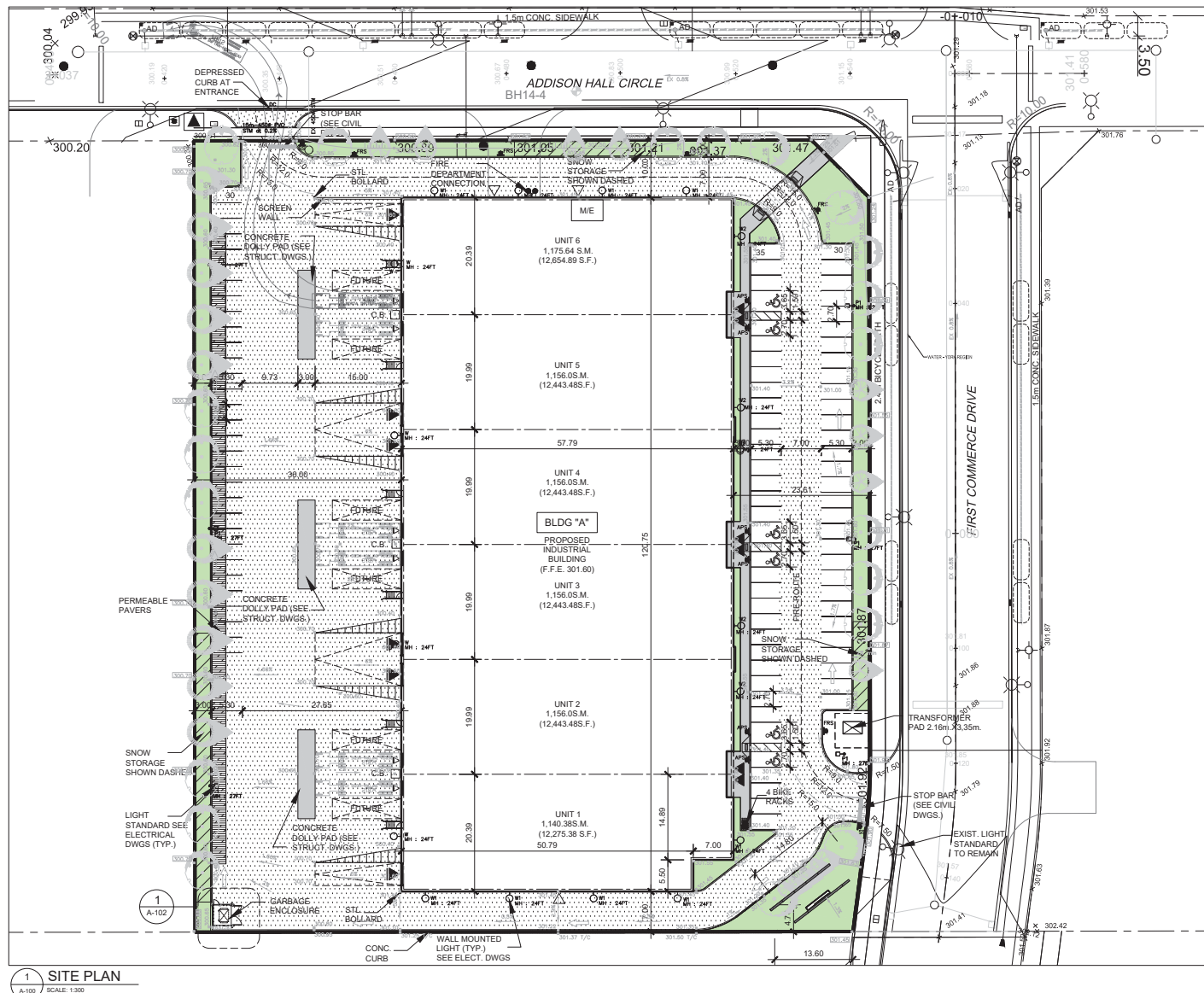
**VGA** Vencianutti Gagliardi Architect Inc.  
2057 John Street, Unit 10, Warham, ON L3R 2W7  
T 905-477-1061 F 905-477-0367  
www.vgaarch.com

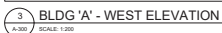
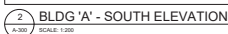
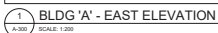
BLOCK 32 - ADDISON HALL CIRCLE

DRAWING NAME  
SITE PLAN  
CITY FILE #

SCALE	D
1:300	S
DRAWN BY	S
RA	
CHKD BY	
RDG	

PROJECT NO.	
SPA	





- |                |                                |                      |
|----------------|--------------------------------|----------------------|
| SCALE<br>1:200 | DATE OF<br>DWG.<br>SEP.09.2020 | PROJECT NO.<br>19099 |
| DRAWN BY<br>RA | SHEET NO.<br><b>A-300</b>      |                      |
| CHKD BY<br>RDG | SPR                            |                      |