

## AREA CONTEXT /ZONING

APPLICANT: DOUGSON INVESTMENTS INC. (VILLAGE NISSAN)  
SOUTH SIDE OF FUTURE SOUTH UNIONVILLE AVENUE  
EAST OF KENNEDY ROAD

FILE No: SC. 09111655 (SH)



DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW

CHK BY: SH

SCALE 1:

SUBJECT PROPERTY

DATE: 061609

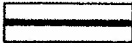
FIGURE No.2

SC09111655 DGN 08/06/2009 2:22:35 PM



# AIR PHOTO (2007)

APPLICANT: DOUGSON INVESTMENTS INC. (VILLAGE NISSAN)  
 SOUTH SIDE OF FUTURE SOUTH UNIONVILLE AVENUE  
 EAST OF KENNEDY ROAD  
 FILE No: SC. 09111655 (SH)

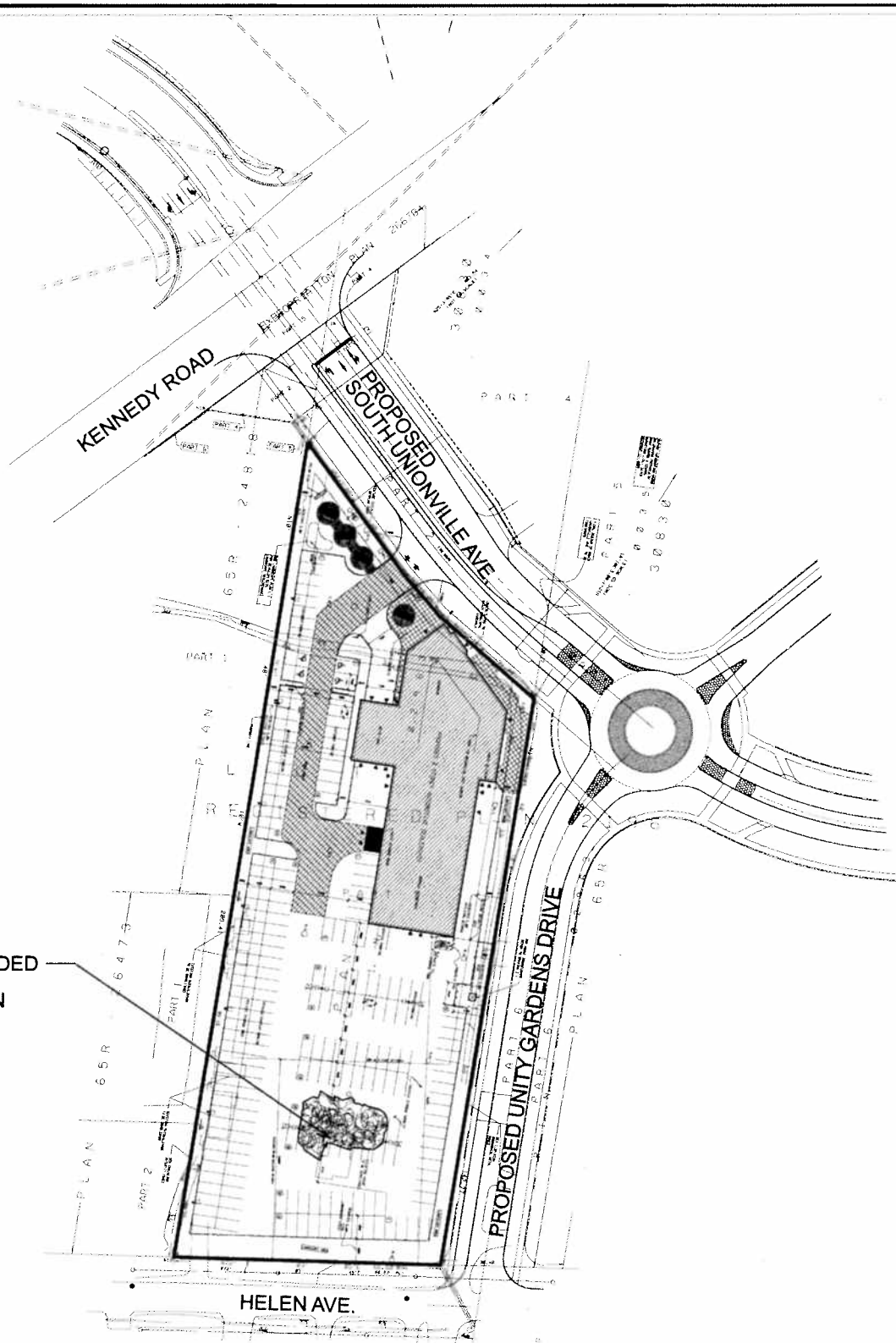
 SUBJECT PROPERTY  
 DATE: 06/16/09

**MARKHAM** DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW CHK BY: SH SCALE 1:

FIGURE No.3





TREES RECOMMENDED  
FOR PRESERVATION

# SITE PLAN

APPLICANT: DOUGSON INVESTMENTS INC. (VILLAGE NISSAN)  
 SOUTH SIDE OF FUTURE SOUTH UNIONVILLE AVENUE  
 EAST OF KENNEDY ROAD  
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DEVELOPMENT SERVICES COMMISSION

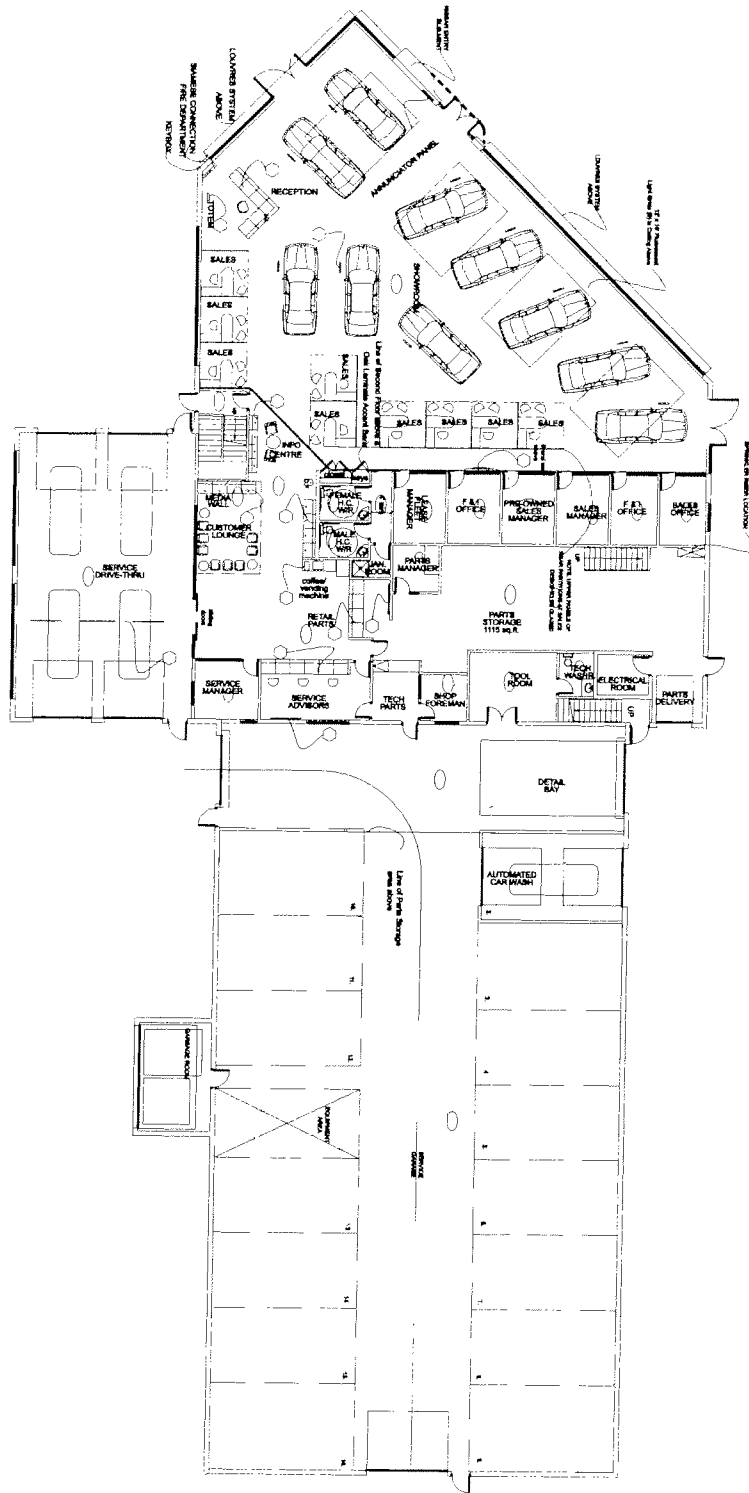
DWN BY: CPW

CHK BY: SH

SCALE 1:

DATE: 06/16/09

FIGURE No.4



# GROUND FLOOR PLAN

APPLICANT: DOUGSON INVESTMENTS INC. (VILLAGE NISSAN)  
SOUTH SIDE OF FUTURE SOUTH UNIONVILLE AVENUE  
EAST OF KENNEDY ROAD

FILE No: SC. 09111655 (SH)

DATE: 06/16/09



DEVELOPMENT SERVICES COMMISSION

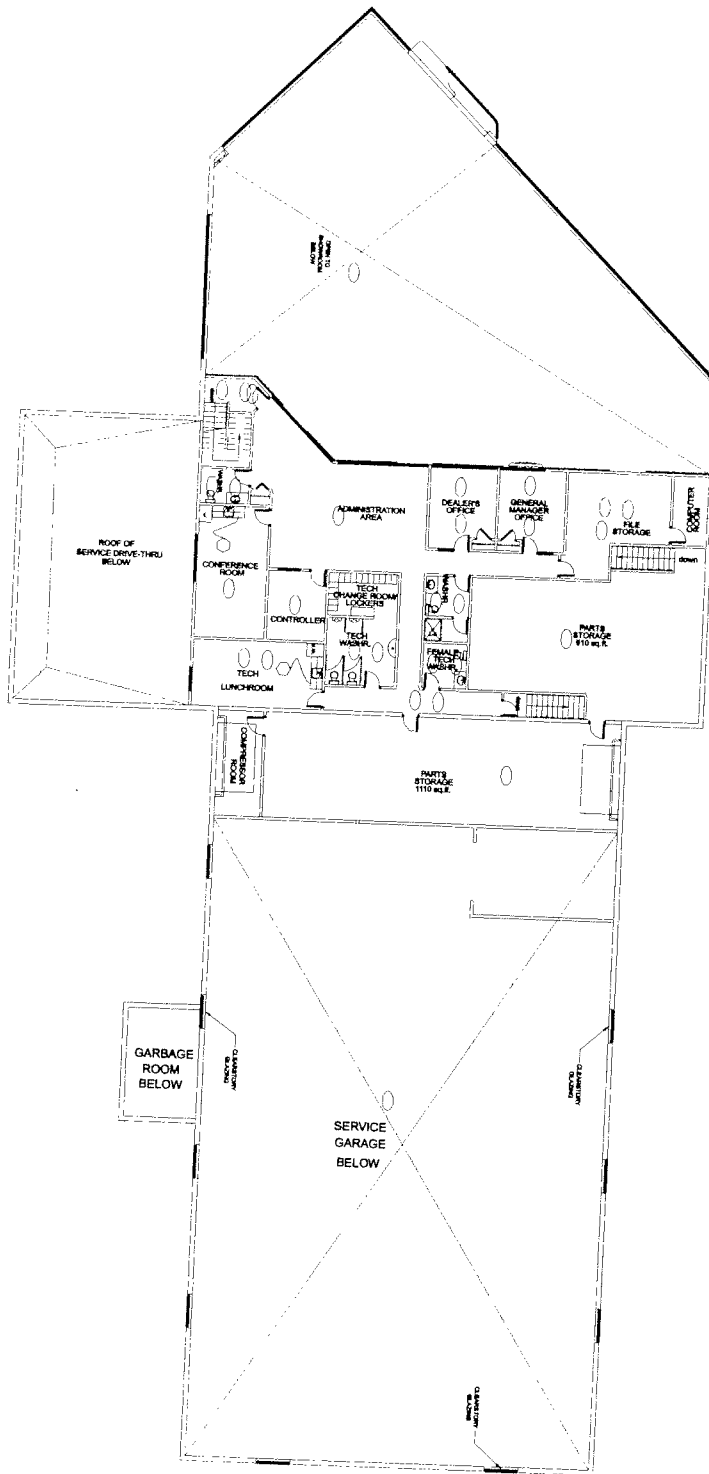
DWN BY: CPW

CHK BY: SH

SCALE 1:

FIGURE No.5

SC09111655.DGN 04/06/2009 2:39:44 PM



# SECOND FLOOR PLAN

APPLICANT: DOUGSON INVESTMENTS INC. (VILLAGE NISSAN)  
SOUTH SIDE OF FUTURE SOUTH UNIONVILLE AVENUE  
EAST OF KENNEDY ROAD

FILE No: SC. 09111655 (SH)

DATE: 06/16/09



DEVELOPMENT SERVICES COMMISSION

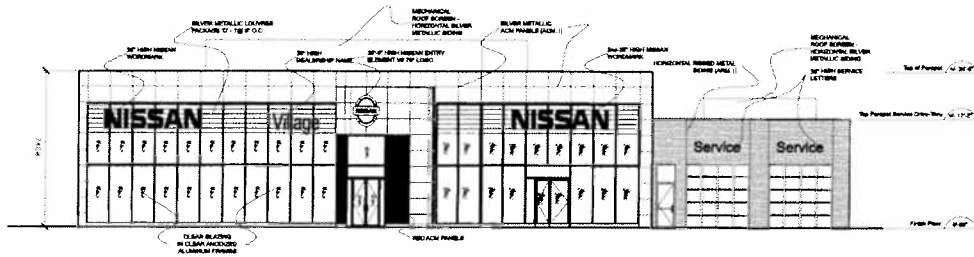
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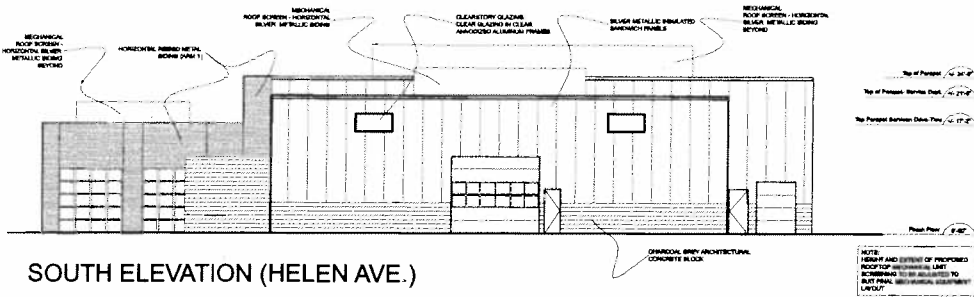
SCALE 1:

FIGURE No.6

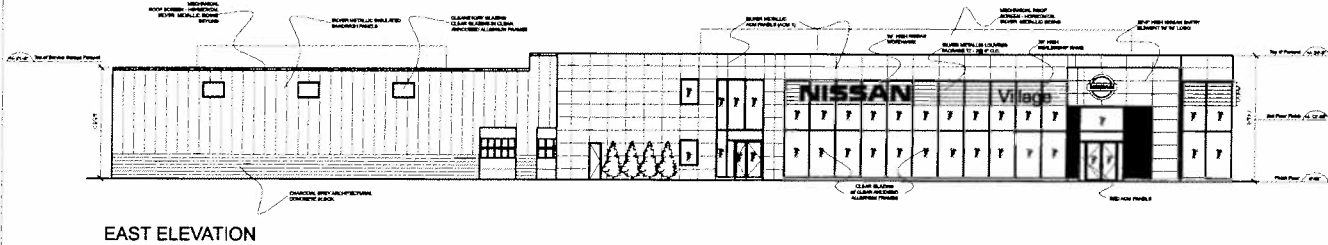
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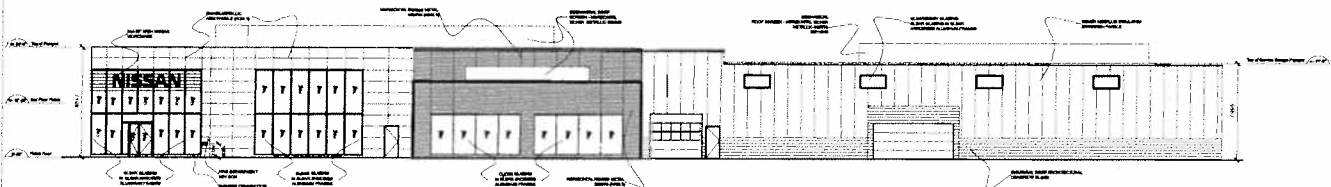
NORTH ELEVATION (SOUTH UNIONVILLE AVE)



SOUTH ELEVATION (HELEN AVE.)



EAST ELEVATION



WEST ELEVATION

# ELEVATIONS

APPLICANT: DOUGSON INVESTMENTS INC. (VILLAGE NISSAN)  
SOUTH SIDE OF FUTURE SOUTH UNIONVILLE AVENUE  
EAST OF KENNEDY ROAD

FILE No: SC.09111655 (SH)

DATE: 06/16/09



DEVELOPMENT SERVICES COMMISSION

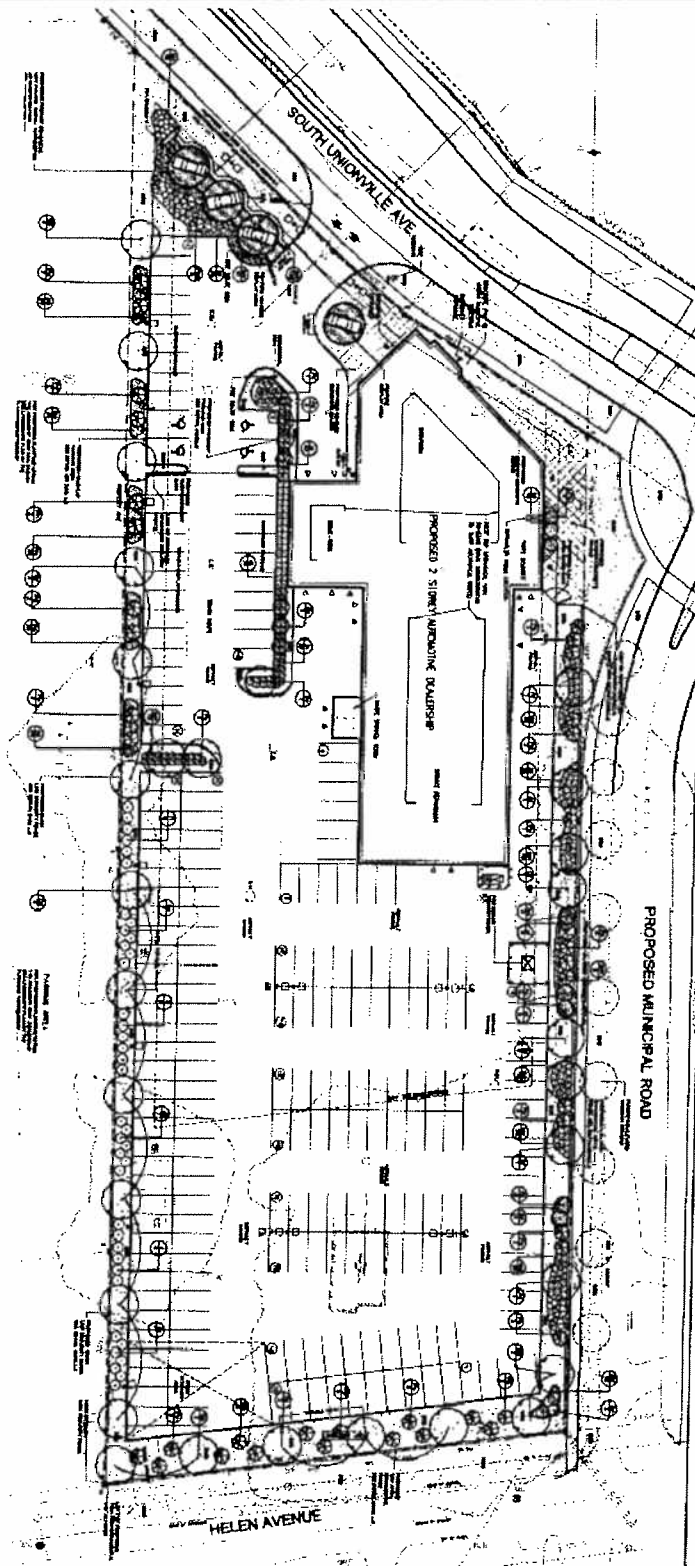
DWN BY: CPW

CHK BY: SH

SCALE: 1:

FIGURE No.7

SC09111655.DGN 04/06/2009 2:52:20 PM



# LANDSCAPE PLAN

APPLICANT: DOUGSON INVESTMENTS INC. (VILLAGE NISSAN)  
SOUTH SIDE OF FUTURE SOUTH UNIONVILLE AVENUE  
EAST OF KENNEDY ROAD

FILE No: SC. 09111655 (SH)



DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW

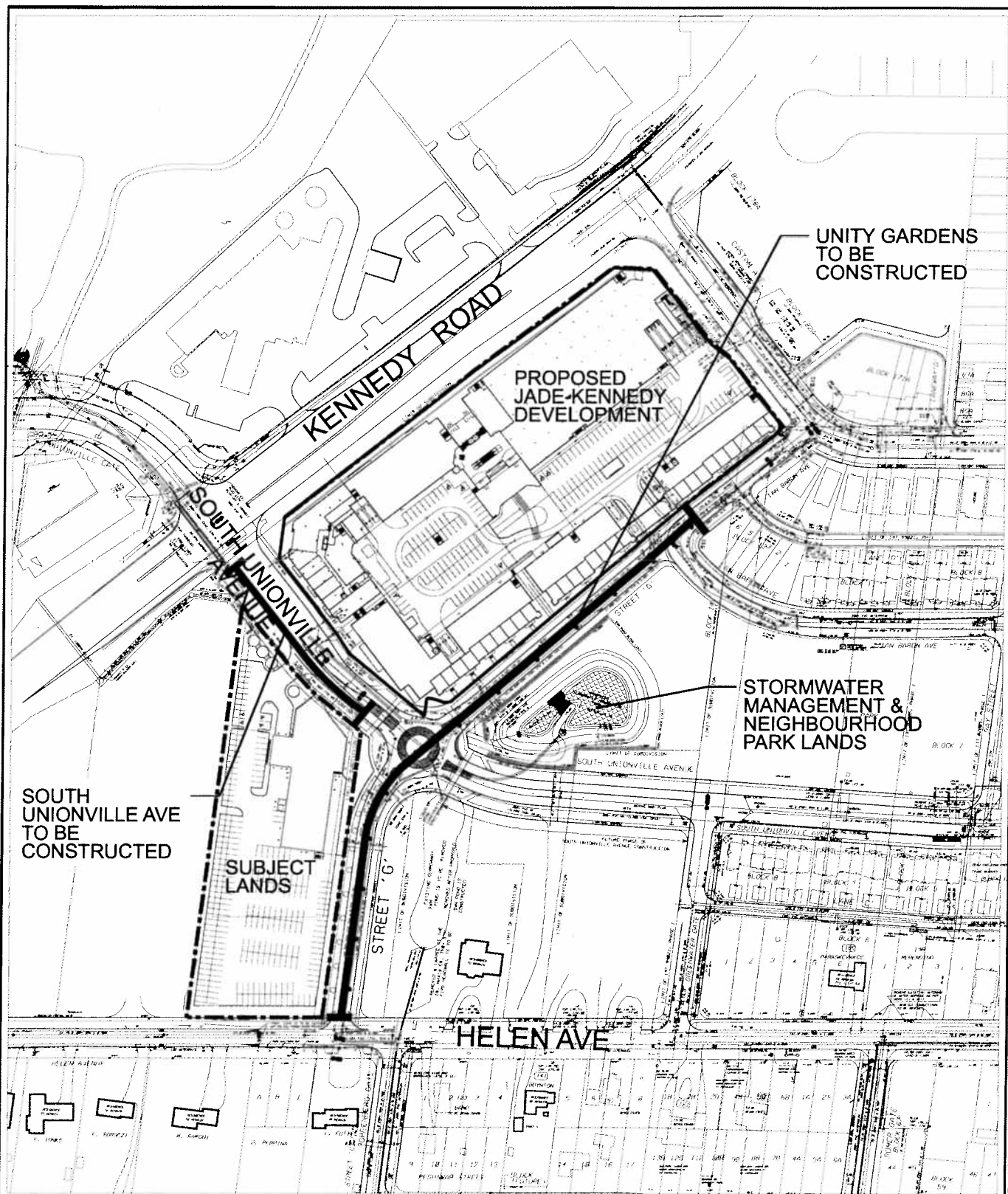
CHK BY: SH

SCALE 1:

DATE: 06/16/09

FIGURE No.8





# EXTERNAL CONVEYANCES AND WORKS

APPLICANT: DOUGSON INVESTMENTS INC. (VILLAGE NISSAN)  
SOUTH SIDE OF FUTURE SOUTH UNIONVILLE AVENUE  
EAST OF KENNEDY ROAD.

FILE No: SC.09111655 (SH)

DATE: 061609



DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW

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SCALE 1:

FIGURE No.9

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## **APPENDIX A**

### **Conditions of Site Plan Approval Dougson Investments Inc. (Village Nissan) South side of future South Unionville Avenue, east of Kennedy Road**

Prior to the execution of the site plan agreement, the Owner shall submit:

1. site plans, grading, servicing and engineering drawings that comply with all requirements of the Town and authorized public agencies.
2. elevation drawings which incorporate appropriate Fatal Light Awareness Program (FLAP) components to ensure more bird-friendly buildings.
3. landscape Plans, including streetscape details, prepared by a Landscape Architect having membership with the Ontario Association of Landscape Architects.
4. a storm water management report and a functional servicing report.
5. a geotechnical report.
6. an environmental site assessment report (phases 1 and 2).

for endorsement or approval by the Town.

7. Written confirmation to the Town regarding the private arrangement with Jade-Kennedy for the required land conveyances and construction of the required infrastructure.

The Owner shall enter into a Site Plan Agreement with the Town, containing all standard and special provisions and requirements of the Town and other public agencies including, but not limited to, the following:

1. Provisions for the payment by the Owner of all applicable fees, recoveries, development charges, parkland dedications (including cash-in-lieu) and financial obligations related to applicable Developers Group Agreements.
2. Provisions to ensure implementation of the recommendations of the approved reports.
3. Provisions for satisfying all requirements of Town departments and public agencies, including York Region and the TRCA.
4. Provisions to secure the Owner's commitment to implement the proposed environmental and sustainability initiatives.
5. Provisions to prohibit the use of audible and visual annoyances such as outdoor paging systems, car alarms, promotional banners, flags, etc., that would negatively impact upon the adjoining residential community;
6. Provisions to prohibit the obstruction of Kennedy Road, South Unionville Avenue East and Unity Gardens Drive for the purposes of the loading or unloading of vehicles, by requiring all delivery trucks to load or off-load on-site only, and not on public roads. Alternatively vehicles can be stored in an off-site compound and driven individually to the site.

7. That the Owner shall covenant and agree in the site plan agreement not to park any display vehicles on the landscaped areas, or within any sight triangles.
8. That the owner shall indemnify the Town from claims if infrastructure (South Unionville Avenue, permanent stormwater management facility and associated municipal services) is not constructed to meet the time line of the development of this site.
9. That the Owner shall convey the lands to the Town required for the construction of South Unionville Avenue.

This endorsement shall lapse and site plan approval will not be issued, after a period of three years commencing on June 16, 2009, in the event that the site plan agreement is not executed within that period.

File path: Amanda\File 09 111655\Documents\Recommendation Report

**Village Nissan – Sustainable Design Considerations:**

Feb. 05, 2009

The new Village Nissan dealership is designed to meet Nissan Canada Inc.'s current global Image Program requirements. Village Nissan is committed to incorporating a responsible level of sustainable design criteria within the project and are considering many of the following items. Items have been listed according to the Canadian Green Building Council's LEED rating system categories:

**Sustainable sites:**

1. **Implement a sediment & erosion control plan during construction.**
2. **Prepare a stormwater management plan.**
3. **Reduce 'heat island effect'**
  - provide light coloured roof membrane
  - provide areas of light coloured pavers and concrete
  - provide broad canopy shade trees on site.
4. **Light pollution reduction**
  - minimize light trespass and glare by using exterior fixtures with full cut-off design.

**Water efficiency:**

1. **Provide indigenous water efficient landscaping.**

**Energy & atmosphere:**

1. **Provide controls and sensors for exterior & interior lighting.**
2. **Provide high level glazing in service garage to reduce daytime lighting energy requirements.**
3. **Provide well-designed building envelope to reduce energy use.**
  - insulation of service garage areas where historically building envelope has had poor thermal performance.
  - low-E and tinted glazing to reduce cooling costs.
  - high-level glazing in service garage to reduce lighting energy costs.

**Materials & resources:**

1. **Implement a plan for storage & collection of recyclables.**
2. **Use building materials with recycled content (eg. carpets)**
3. **Source locally produced building materials to reduce energy / transportation costs.**

**Indoor environmental quality:**

1. **Utilize low VOC-emitting construction materials (carpets, paints, adhesives, sealants)**
2. **Provide permanent entry grilles / grates to capture dirt and particulates at entrances.**
3. **Provide well-designed building envelope to improve indoor comfort.**
  - insulation of service garage areas to improve indoor comfort and employee productivity.
4. **Provide views to exterior**
  - maximize views to exterior for employees (example: glazed overhead doors in service garage, shared views for interior offices through common areas).