

TOWNSHIP OF WELLINGTON NORTH DEPUTATION REQUEST FORM

Name / Spokesperson:

Name of Group or Organization (if applicable):

Address:

Email:

Phone:

Date of Meeting:

Topic of Deputation:

Please attach your presentation/notes specify what action would you like the Township of Wellington North to take with respect to your matter

Estimated Municipal Financial Impact

Capital \$:

Annual Operating \$:

Signature:

Date:

Date & time received by Clerk:

Deputation requests must be submitted by 3:00 p.m. on the Monday preceding a Council Meeting.

If you wish to depute on a matter appearing on a published agenda, a request must be submitted by 11:00 am on the day of the meeting.



VIA EMAIL

June 23, 2025

Mayor and Members of Council
Township of Wellington North
7490 Sideroad 7 W, PO Box 125
Kenilworth, Ontario, N0G 2E0

Attention: Karren Wallace, Director Legislative Services/Clerk

**Re: Township of Wellington North Council Meeting, June 23, 2025
Staff Report INF 2025-010
Comments and Request for Deferral on Behalf of CP REIT Ontario
Properties Limited**
Our File: CHO/MTF/23-01

We are the planning consultants for CP REIT Ontario Properties Limited ("Choice") who is the landowner of the property located at 504 Main St. N., in the Township of Wellington North (the "Choice Lands").

We write this letter to express our client's concern with Staff Report INF 2025-010, and request that a decision on this matter be deferred. Our client only became aware of the Staff Report (which has substantial implication for the Choice Lands) in the afternoon of Thursday June 19th, and has not agreed to the financial commitments (\$307,000) that the Staff Report recommends imposing on Choice.

BACKGROUND

Choice has submitted applications for the infill development of the vacant south portion of the Choice Lands. Choice has an active application for Site Plan Approval, which proposes the development of one new commercial unit totaling approximately 1,575 sq.m of additional commercial space. The Choice Lands are developed with existing commercial uses, including a No Frills grocery store. The Site Plan Approval application proposes a new pedestrian pathway through the site, creating a pedestrian connection from Main Street to the existing and proposed commercial uses.

Previous applications were approved by Council to facilitate development of the Choice Lands. Official Plan Amendment ("OPA") and Zoning By-law Amendment ("ZBA") applications were submitted on May 23, 2024 (File No. OP-2024-01 and File No. ZBA 09/24) and adopted by County of Wellington Council on February 5, 2025, and by the Township of Wellington North on March 10, 2025, respectively.

We have reviewed Staff Report INF 2025-010 and have the below preliminary comments and may provide further comments as required.

STAFF REPORT INF 2025-010 AND THE REQUEST

Staff Report INF 2025-010 recommends a motion that would include approval of a "cost sharing approach" between the Township of Wellington North and Choice, which would **require that Choice provide \$307,000 towards the Mount Forest Drive Urbanization as a condition of approval of development of the Choice Lands.**

Choice was not consulted as to the recommended cost sharing agreement, and does not agree to provide the municipality with \$307,000 as a condition of development.

PRELIMINARY COMMENTS

Overall, we have concerns that Township Staff did not consult with Choice prior to the release of Staff Report INF 2025-010 with the recommended Cost Sharing Agreement to facilitate urbanization of Mount Forest Drive. **We respectfully request that Council defer Staff Report INF 2025-010 to allow further consultation between Township Staff and Choice.**

By way of background, we met with Township Staff on March 4, 2025, to discuss the SPA comments, specifically as it relates to the requested sidewalks along Mount Forest Drive. At this meeting, we continued to express that it is our opinion that the requested sidewalk along Mount Forest Drive is unreasonable. Following the meeting, we followed up with Staff on April 3, 2025, via email, continuing to express our opinion. On May 12, 2025, Staff advised via email they would be completing a “probable cost estimate” for the requested sidewalk and infrastructure upgrades and would follow up with us once completed. On June 19, 2025, Staff provided us with Staff Report INF 2025-010 for the June 23, 2025 Council Meeting. **Accordingly, Choice is surprised and highly concerned that Staff did not consult as to the proposed Cost Sharing Agreement, prior to providing Council with a recommendation.**

We continue to have the opinion that the urbanization of Mount Forest Drive should not be a pre-requisite of the further development of the Choice Lands. In our submission, the recommendation to impose a \$307,000 condition of development of the Choice Lands is unreasonable and without basis, for the following reasons:

- There are no plans for Mount Forest Drive to be extended past where the road is currently developed. Beyond Choice’s lands, Mount Forest Drive leads into a dead end, where there are agricultural uses that are considered outside of the Township’s “Built Boundary”. **Mount Forest Drive does not provide a broader connection to the community, and there are no plans for this road to do so. Sidewalk connections along Mount Forest Road are unnecessary to facilitate development of the southerly portion of the Choice Lands, and there are alternatives that Choice has proposed to facilitate pedestrian connectivity.**
- We note there is currently a sidewalk along Main St. N, along the entire frontage of the Choice Lands. Additionally, there is a proposed pedestrian connection being proposed from the existing sidewalk along Main St. N to the existing and proposed commercial buildings. **The existing and proposed pedestrian connections (as shown in the enclosed Site Plan) are sufficient to accommodate the future pedestrian traffic to the existing and proposed retail uses.** We note that a Transportation Impact Study (TIS) and addendum were prepared for the OPA, ZBA, and SPA applications, and the TIS did not conclude that the requested Mount Forest Road sidewalks are required to support an increase in pedestrian traffic, as a result of the proposed development.
- The Staff Report encloses a concept site plan dated May 2, 2024. The concept plan referenced by the Staff Report is outdated, reflect plans submitted through a prior ZBA application, and does not accurately reflect what Choice submitted to the municipality for Site Plan Approval. We enclose the site plan dated December 10, 2024, submitted to the municipality as part of the proposed Site Plan Approval application, which depicts pedestrian connections to Main Street North, which is intended to address the comments related to pedestrian accessibility.

- **Based on our review of the County of Wellington Official Plan, there is no policy that would require Choice to commit \$307,000 towards the urbanization of Mount Forest Drive.** As per Policy 12.5.4, “Local roadways include both urban and rural roads under the jurisdiction of a local municipal government. The following policies apply to local roads ... d) urban collector roads and ***most [emphasis added]*** local urban roads will be served by sidewalks on at least one side”. We note that Mount Forest Drive would be considered a “local urban road”; therefore, the above policy provides flexibility in the requirement of a sidewalk, as it is not appropriate to construct a sidewalk on all local urban roads. Mount Forest Drive does not provide broader connectivity within the municipality, and is a dead-end condition immediately east of the Choice Lands.
- The Staff Report makes reference to the County Official Plan, but does not cite the policy being referenced. **We note that Policy 10.1.3 is not applicable to the proposed Site Plan Approval application, as no new lots are being created.** The reference in the Staff Report is to take into consideration a number of matters “when considering new lot creation, including by plan of subdivision”. Choice is not proposing any new lots, by way of plan of subdivision or consent. Choice has an application for review for Site Plan Approval. **In our submission, the Staff Report does not provide an accurate analysis of the Official Plan policies.**
- The Staff Report states “Traffic counts were completed on April 29, 2025, along Mount Forest Drive with 2,588 vehicles and Main St. N, south of Mount Forest Drive had 11,826 vehicles.” **We are unclear what this statement is intended to convey, and seek clarity.**
- Township of Wellington North By-law No. 059-18 (as amended by By-law 118-19) is a By-law for the imposition of Development Charges (“DCs”). Section 2.1 of By-law 059-89 notes that “Roads and Related” are a category of service that DCs are imposed to cover. **Schedule “A” of By-law 059-89 identifies that “Roads Bridges, Culverts, Sidewalks and Streetlights” are all “100% Eligible” services. It is therefore our understanding that the proposed Mount Forest Drive Urbanization is to be funded by DCs collected by the municipality, not a cost sharing agreement as recommended by Staff.**

Choice requests that Staff Report INF 2025-010 be deferred, for the reasons noted above.

We will continue to review **Staff Report INF 2025-010** in more detail, and subject to any further information provided by Staff, we may provide additional comments or details with respect to the comments already provided. We would appreciate that our office continues to be provided with notice of any and all future considerations that directly refer to the Choice Lands.

Yours very truly,

ZELINKA PRIAMO LTD.



Rob MacFarlane, MPL, MCIP, RPP
Senior Associate

cc. CP REIT Ontario Properties Limited (via email)

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PT LT 33 CON-1 DIV 1 EOR EGRESSANT (NOW TOWN OF MOUNT FOREST) PTS 1.2, 361, 89375 EXCEPT PT 2 61810132

SITE PLAN LEGEND

- PROPOSED ENTRANCE ARROW
- PROPOSED EXIT ARROW
- EXISTING FIRE HYDRANT
- PROPOSED SIAMESE CONNECTION
- PROPOSED SIGN
- FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
- CONCRETE SIDEWALK
- LANDSCAPING
- PROPOSED PAINTED LINES
- PROPOSED CONCRETE PAD
- PAINTED LINE FOR STOP SIGN
- EXTENT OF OPA AREA
- EXTENT OF WORK

6	2024-12-10	ISSUED FOR SPA 1ST SUBMISSION	WLA
5	2024-11-05	ISSUED FOR REVIEW	AMC
4	2024-10-31	ISSUED FOR REVIEW	AMC
3	2024-10-28	ISSUED FOR REVIEW	MBB
2	2024-09-02	ISSUED FOR REDZONING SUBMISSION	MBB
1	2023-12-04	ISSUED FOR REVIEW	AMC
#	DATE	DESCRIPTION	BY

ChoiceProperties

PROJECT 504 MAIN STREET N.

MOUNT FOREST, ON

SITE PLAN

PROJECT NO.
02.235P02
PROJECT DATE
2024-04-22
DRAWN BY
WLA
CHECKED BY
JJJ
SCALE
AS NOTED

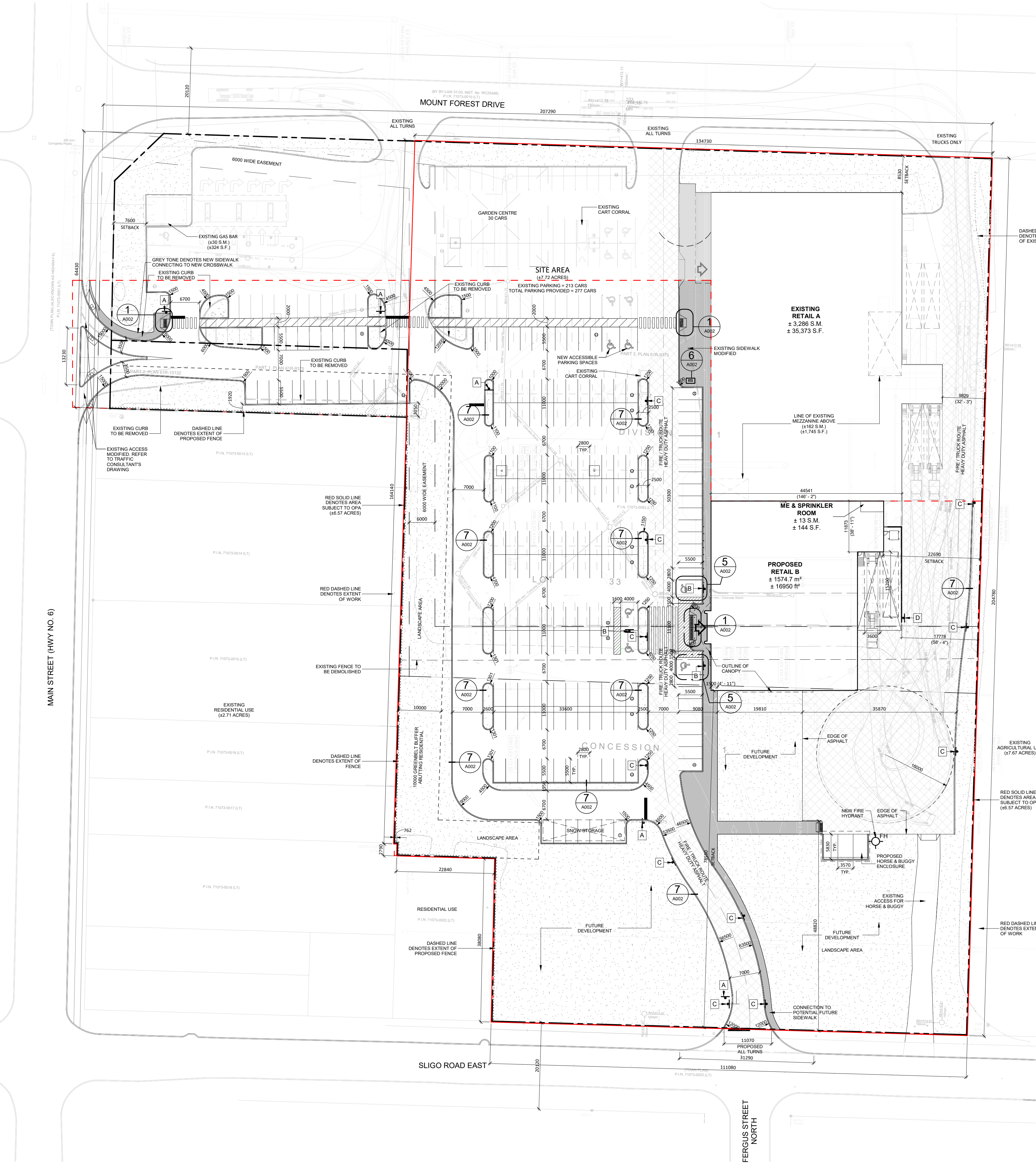
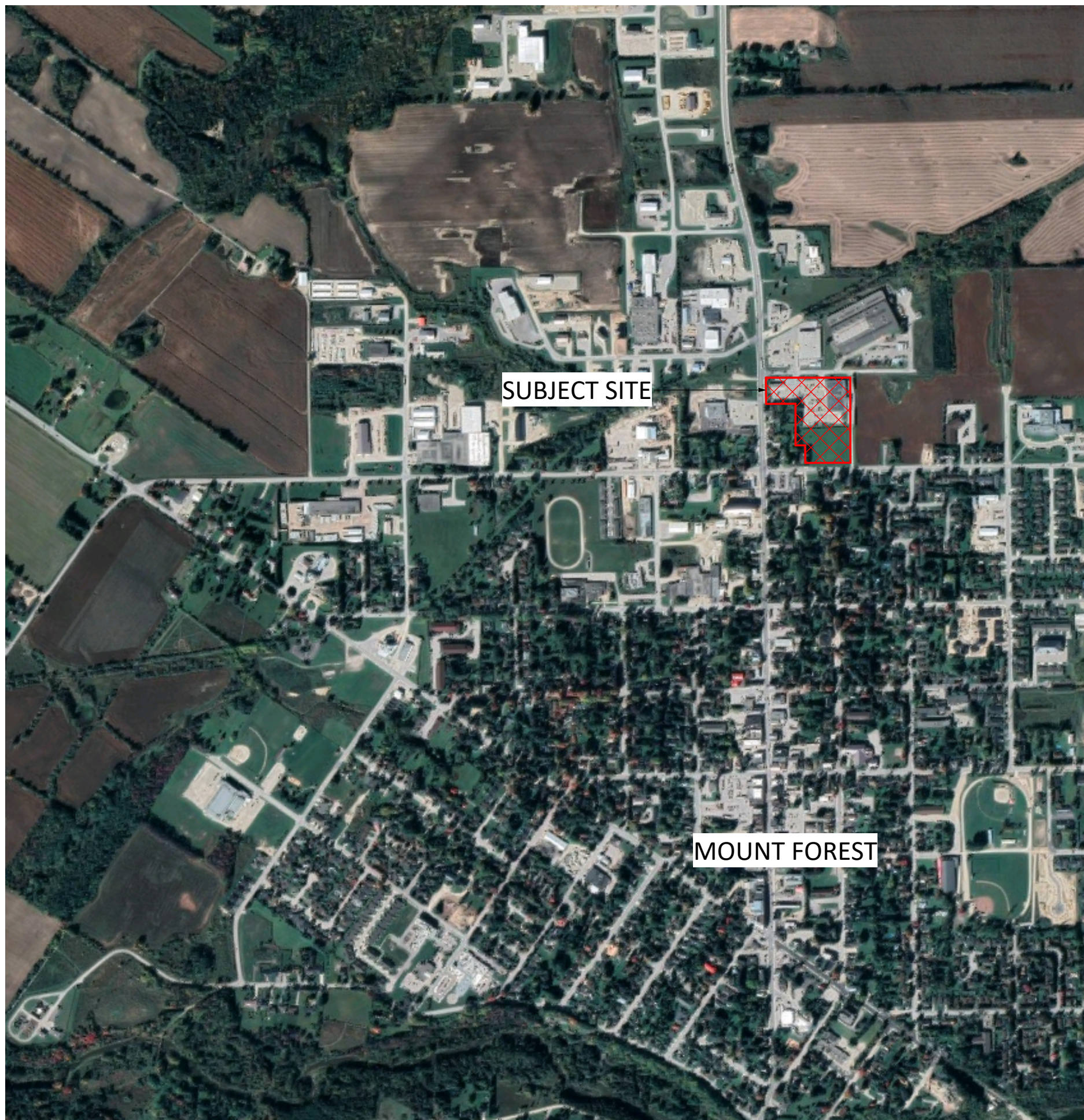


DRAWING NO. A001 REV. 6

STATISTICS

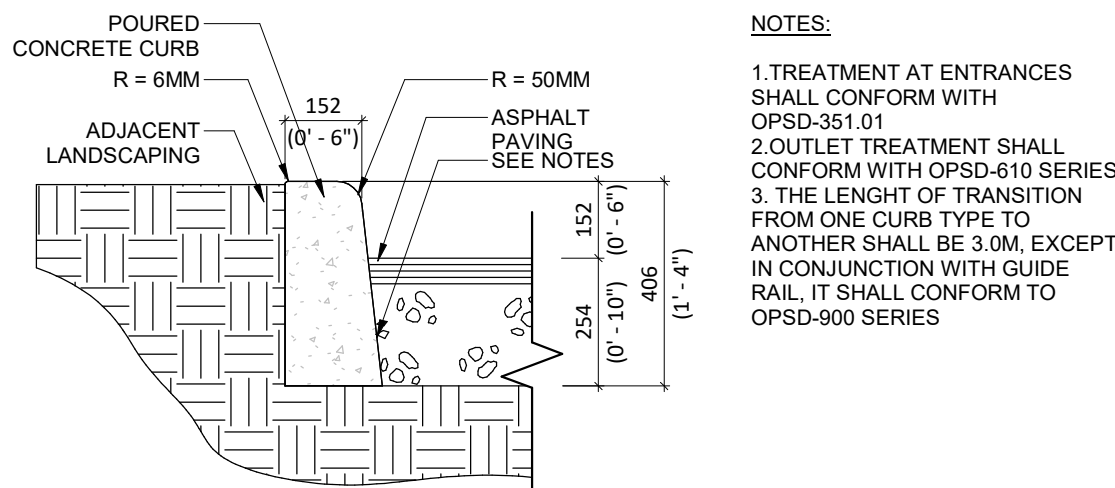
TOTAL SITE AREA	±7.72 ACRES	±3.12 HA.
AREA SUBJECT TO OPA	±6.57 ACRES	±2.66 HA.
EXISTING RETAIL A AREA	±35,372 S.F.	±3,286 S.M.
MEZZANINE AREA	±1,745 S.F.	±162 S.M.
PROPOSED RETAIL B AREA	±16,950 S.F.	±1,575 S.M.
ME & SPRINKLER ROOM	±145 S.F.	±13 S.M.
TOTAL RETAIL AREA(GFA)	±52,322 S.F.	±4,861 S.M.
TOTAL BUILDING AREA	±54,212 S.F.	±5,036 S.M.
EXISTING GAS BAR AREA	±324 S.F.	±30 S.M.
TOTAL BUILDING AREA (INCL. GB)	±54,536 S.F.	±5,067 S.M.
TOTAL GFA (INCL. GB)	±52,646 S.F.	±4,891 S.M.
EXISTING RETAIL A HEIGHT	20.77 FT	6.33 M
EXISTING GAS BAR HEIGHT	17.23 FT	5.25 M
PROPOSED RETAIL B SIGNAGE PORTAL	26.58 FT	8.1 M
EXISTING PARKING		213 CARS
PROPOSED PARKING PROVIDED WITHOUT G.C. (30 CARS)	5.29/1,000 S.F.	5.7/100 S.M.
PROPOSED PARKING PROVIDED WITH G.C. (30 CARS)	4.72/1,000 S.F.	247 CARS
PROPOSED LANDSCAPED AREA		29%
EXISTING LANDSCAPED AREA		46%
PROPOSED COVERAGE		16%
EXISTING COVERAGE		11%

PROPOSED ZONING: C4 SHOPPING CENTRE COMMERCIAL ZONE WELLINGTON NORTH ZONING BY-LAW 66-01	REQUIRED	PROPOSED
LOT AREA	2.3 HA.	3.12 HA.
MIN. LOT FRONTAGE	60.0 M	64.4 M
MIN. FRONT YARD SETBACK	7.6 M	7.6 M
MIN. EXTERIOR SIDE YARD SETBACK	7.6 M	8.5 M (MOUNT FOREST DRIVE) 7.6 M (SLIGO ROAD EAST)
MIN. EXTERIOR SIDE YARD SETBACK	7.6 M	
MIN. INTERIOR SIDE YARD SETBACK	6.0 M	N/A
MIN. REAR YARD SETBACK	6.0 M	22.7 M
MAX. BUILDING HEIGHT	10.5 M	8.1 M
MIN. LANDSCAPED AREA	6%	29%
MAX. LOT COVERAGE	N/A	16%
PARKING SPACE DIMENSIONS	2.8M X 5.5M (15.4 SQM AREA)	2.8M X 5.5M (15.4 SQM AREA)
ACCESSIBLE PARKING DIMENSIONS	2.4M X 5.5M	2.4M X 5.5M
MIN. PARKING SPACES WITHOUT G.C.	272 CARS	277 CARS
(1/18 S.M. GFA)	4.97/100 S.M.	5.06/100 S.M.
MIN. PARKING SPACES WITH G.C.	242 CARS	247 CARS
(1/18 S.M. GFA)	4.42/100 S.M.	4.52/100 S.M.
MIN. ACCESSIBLE PARKING SPACE	13 SPACES	13 SPACES
MIN. LOADING SPACES	6 SPACES (15.2M x 3.6M)	6 SPACES
MAX. FLOOR AREA PER COMMERCIAL UNIT	THE GREATER OF 2,080 S.M. OR HALF OF TOTAL BLDG FLOOR AREA.	PROPOSED BUILDING B: ± 1,575 S.M.
MAX. FLOOR AREA OF A RETAIL FOOD STORE	5,000 S.M.	EXISTING BUILDING A: ± 3,286 S.M.



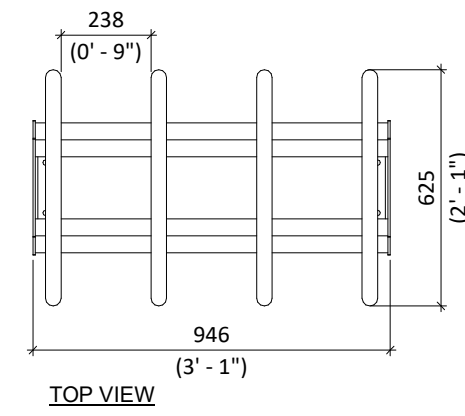
1 SITE PLAN
A001 1:500

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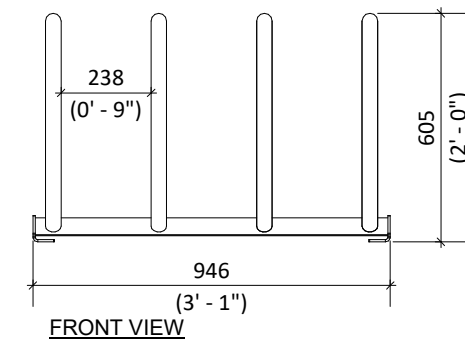


NOTES:

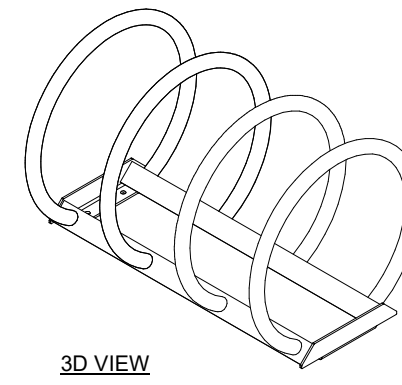
1. TREATMENT AT ENTRANCES SHALL CONFORM WITH OPSD-351.01
2. OUTLET TREATMENT SHALL CONFORM WITH OPSD-610 SERIES
3. THE LENGTH OF TRANSITION FROM ONE CURB TYPE TO ANOTHER SHALL BE 3.0M, EXCEPT IN CONJUNCTION WITH GUIDE RAIL, IT SHALL CONFORM TO OPSD-900 SERIES



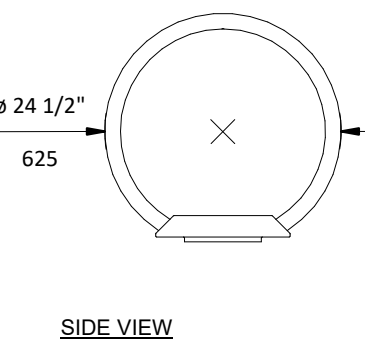
TOP VIEW



FRONT VIEW



3D VIEW



SIDE VIEW

MAGLIN SITE FURNITURE INC.
350 SERIES

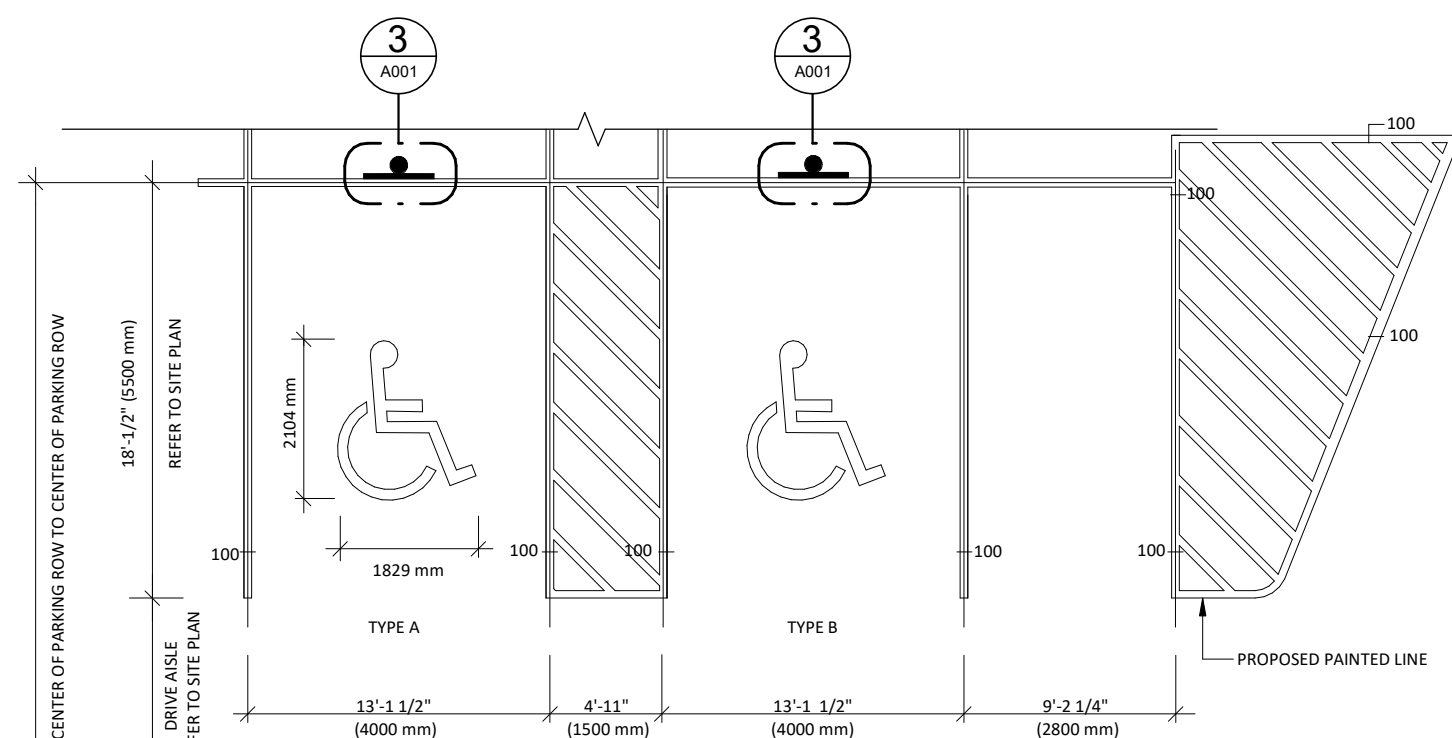
MBR350-4-S

MATERIALS:
FINISH: Bike Rack is constructed using H.S. steel tube, formed steel and solid steel angle. All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.
INSTALLATION: The bike rack is delivered pre-assembled. It is available with a surface mount installation.

DIMENSIONS:
Height: 23.81" (60.48cm)
Length: 37.25" (94.82 cm)
Diameter: 24.43" (62.56 cm)
Weight: 79.4 lbs (36.0 kg)

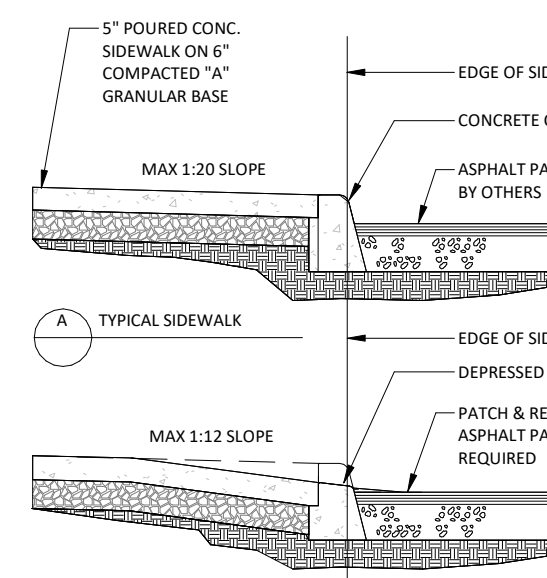
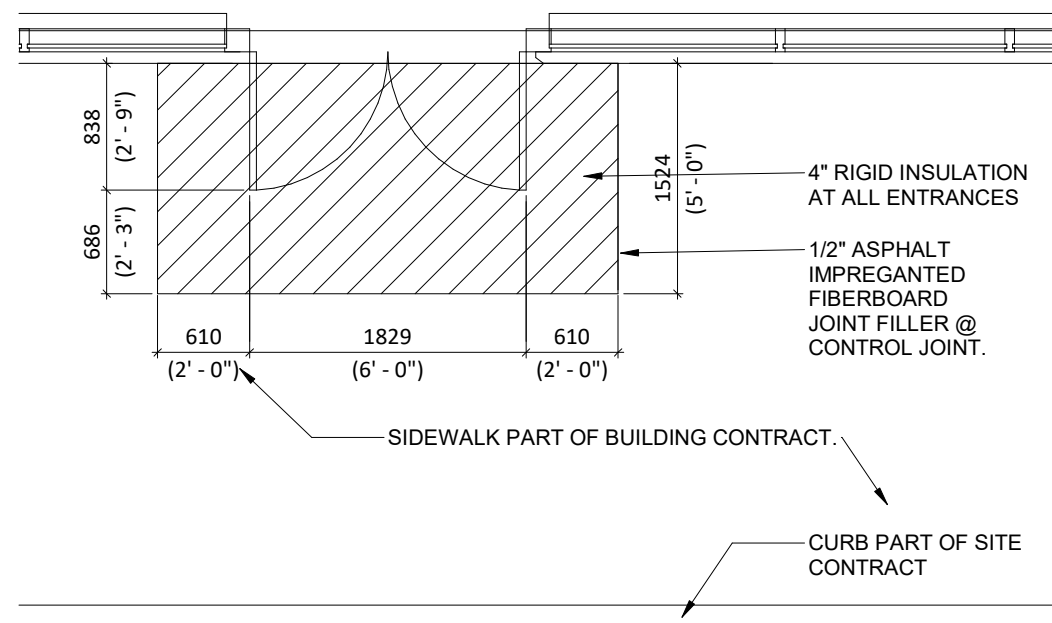
7 CONCRETE CURB SECTION
1 : 15

6 BIKE RACK DETAIL - 5 SPACES
1 : 20

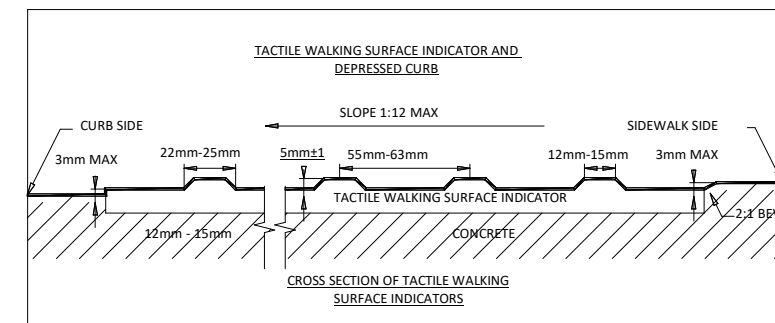


NOTES:

1. REFER TO SITE PLAN FOR SPECIFIC PROJECT SITE PLANNING DIMENSIONS.
2. ALL PARKING LOT LINE STRIPING TO BE PAINTED WITH PARK PAINT "1 MP, YELLOW" OR EQUIVALENT.
3. ALL PARKING DIMENSIONS SHOWN ARE MINIMUM. CONFIRM REQUIRED SIZES WITH LOCAL AUTHORITY HAVING JURISDICTION.
4. REFER TO SITE PLAN FOR END CONDITION (8" LINE OR HATCHED PAINTED ISLAND)



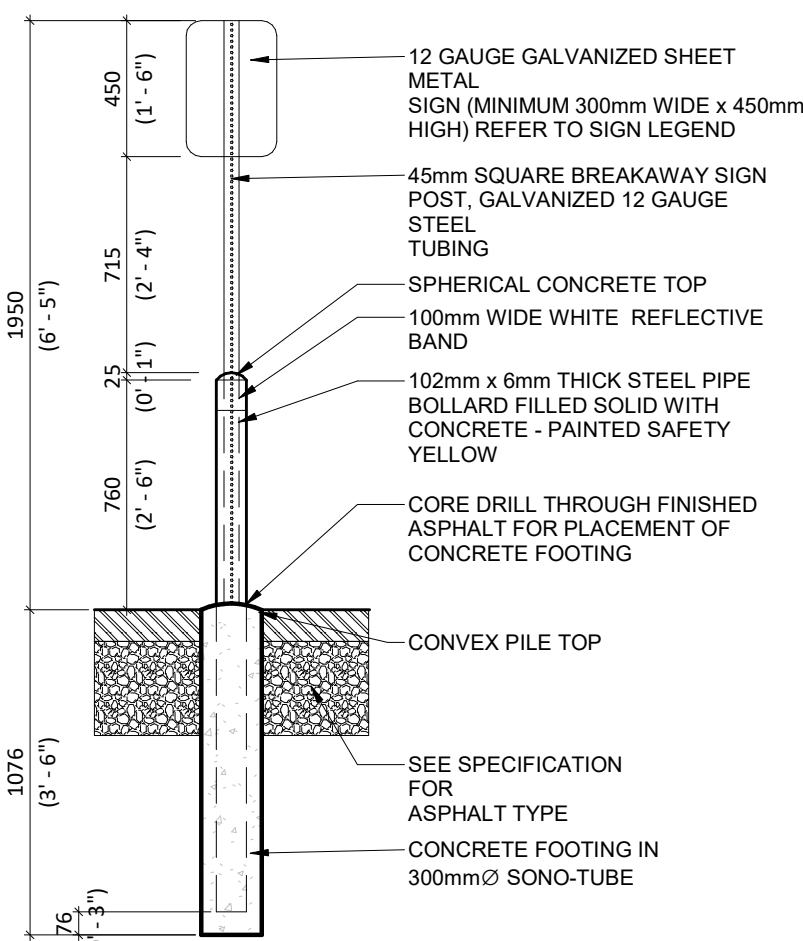
TYPICAL INTERNAL RAMP / SIDEWALK



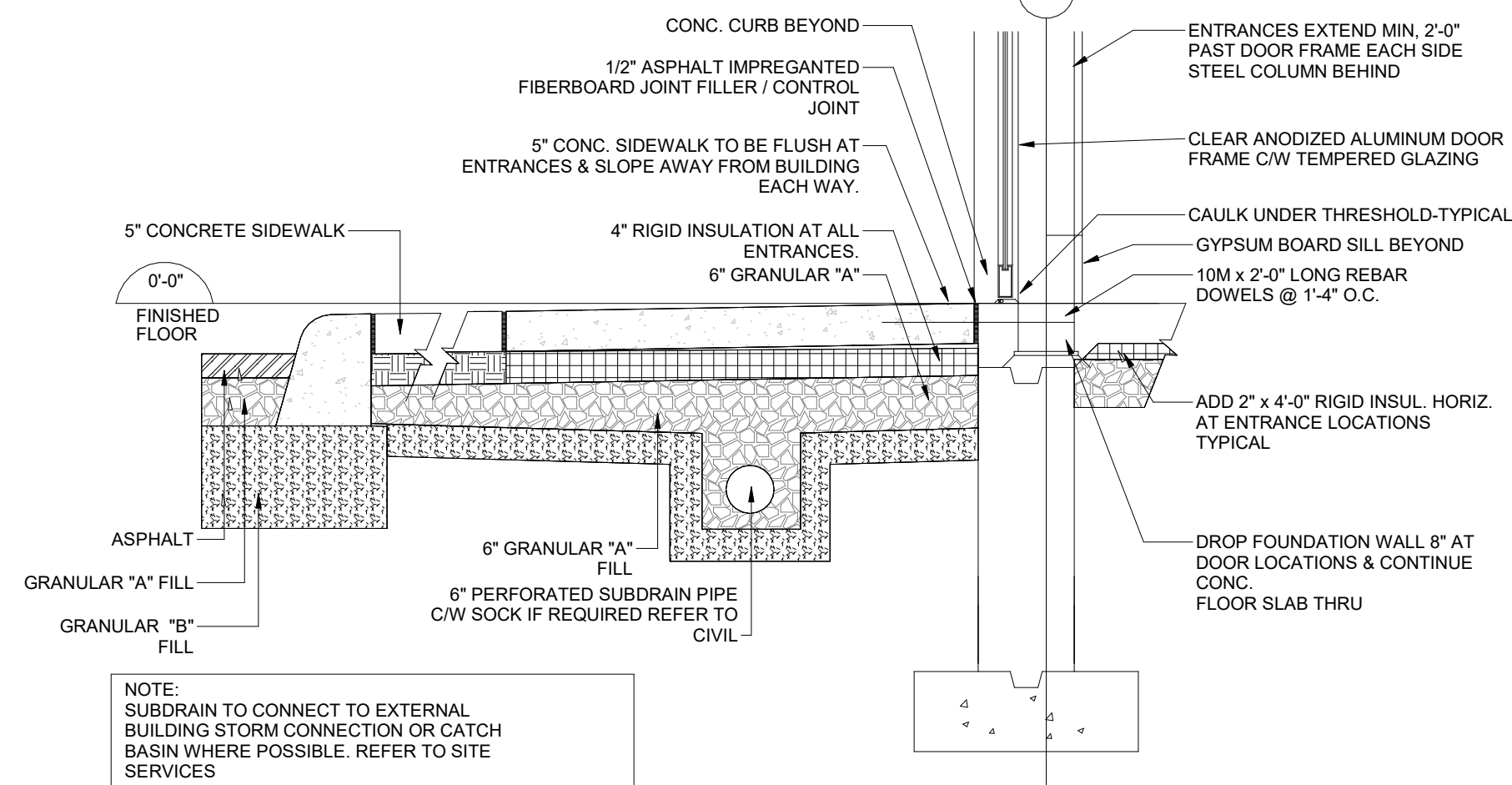
DETAIL OF TACTILE SURFACE

5 STANDARD PARKING DETAIL
A002 1 : 100

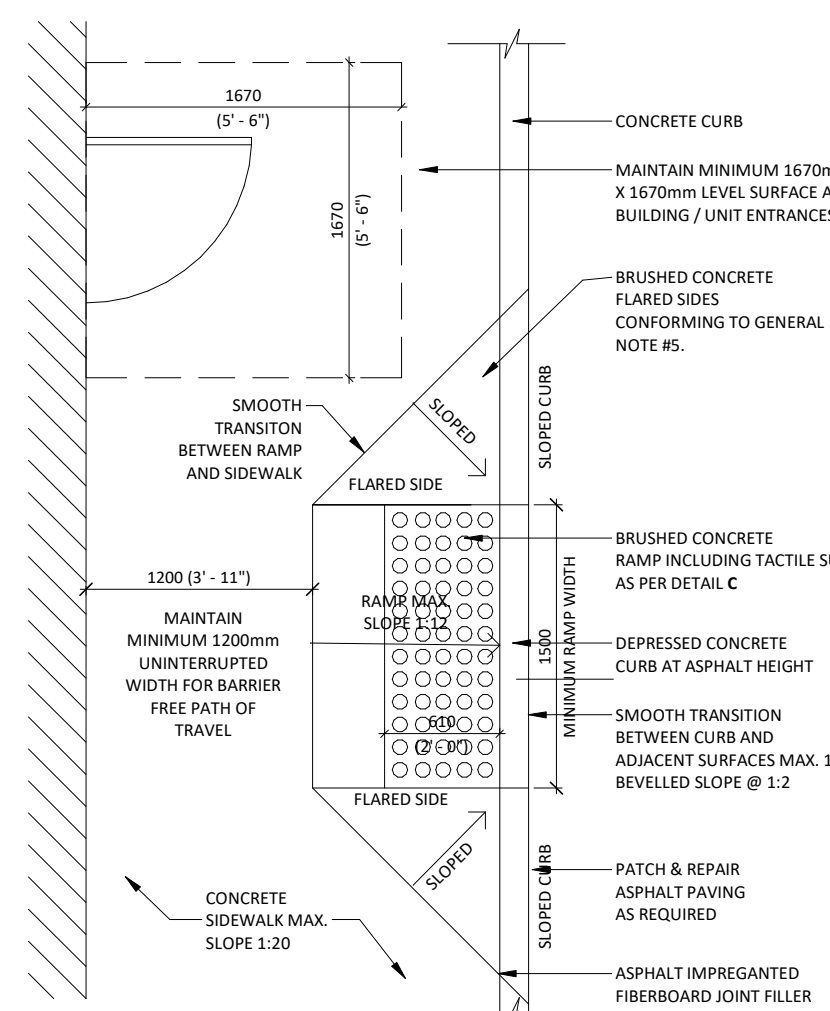
4 FROST SLAB PLAN
A002 1 : 50



3 ACCESSIBLE SIGN WITH BOLLARD
A002 1 : 25



2 FROST SLAB SECTION
A002 1 : 20



1 CURB RAMP
A002 1 : 40

GENERAL NOTES:

- G1. SIDEWALK SLOPES TO BE 1/8" / FT. (1%) MAX. IN ALL DIRECTIONS ALONG STOREFRONT, 1/4" / FT. (2%) MAX. IN OTHER AREAS.
- G2. EXPANSION JOINTS ARE TO BE AS SPECIFIED & AS LOCATED ON ARCHITECTURAL DOCUMENTS.
- G3. REINFORCING TO BE AS PER STRUCTURAL DOCUMENTS.
- G4. CONCRETE TO BE BROOM FINISHED AS PER ARCHITECTURAL SPECIFICATIONS.
- G5. CONSTRUCTION OF CURB RAMPS TO BE IN ACCORDANCE WITH THE REQUIREMENTS IN PROVINCE OF ONTARIO - DESIGN OF PUBLIC SPACES STANDARD - PART IV.1 OF ONTARIO REGULATION 55/11. IT MUST HAVE TACTILE WALKING SURFACE INDICATORS THAT:

- i) HAVE RAISED TACTILE PROFILES,
- ii) HAVE A HIGH TONAL CONTRAST WITH THE ADJACENT SURFACE,
- iii) ARE LOCATED AT THE BOTTOM OF THE CURB RAMP,
- iv) ARE SET BACK BETWEEN 150mm AND 200mm FROM THE CURB EDGE,
- v) EXTEND THE FULL WIDTH OF THE CURB RAMP, AND
- vi) ARE A MINIMUM OF 610mm IN DEPTH.

NOTES:

1. WHERE SIDEWALK IS CONTINUOUSLY ADJACENT, REDUCE THE DROPPED CURB AT ENTRANCES TO 3".
2. FOR SUPPORTING PROCEDURE A 5% BATTER IS ACCEPTABLE. A TREATMENT AT ENTRANCES SHALL CONFORM WITH OPSD-351.01.
3. OUTLET TREATMENT SHALL CONFORM WITH OPSD-610 SERIES.
4. THE LENGTH OF TRANSITION FROM ONE CURB TYPE TO ANOTHER SHALL BE 3.0M, EXCEPT IN CONJUNCTION WITH GUIDE RAIL, IT SHALL CONFORM TO OPSD-900 SERIES.

6	2024-12-10	ISSUED FOR SPA 1ST SUBMISSION	WLA
2	2024-08-02	ISSUED FOR REZONING SUBMISSION	MHB
1	2023-12-04	ISSUED FOR REVIEW	AMC
#	DATE	DESCRIPTION	BY

ChoiceProperties

PROJECT
504 MAIN STREET N.

MOUNT FOREST, ON

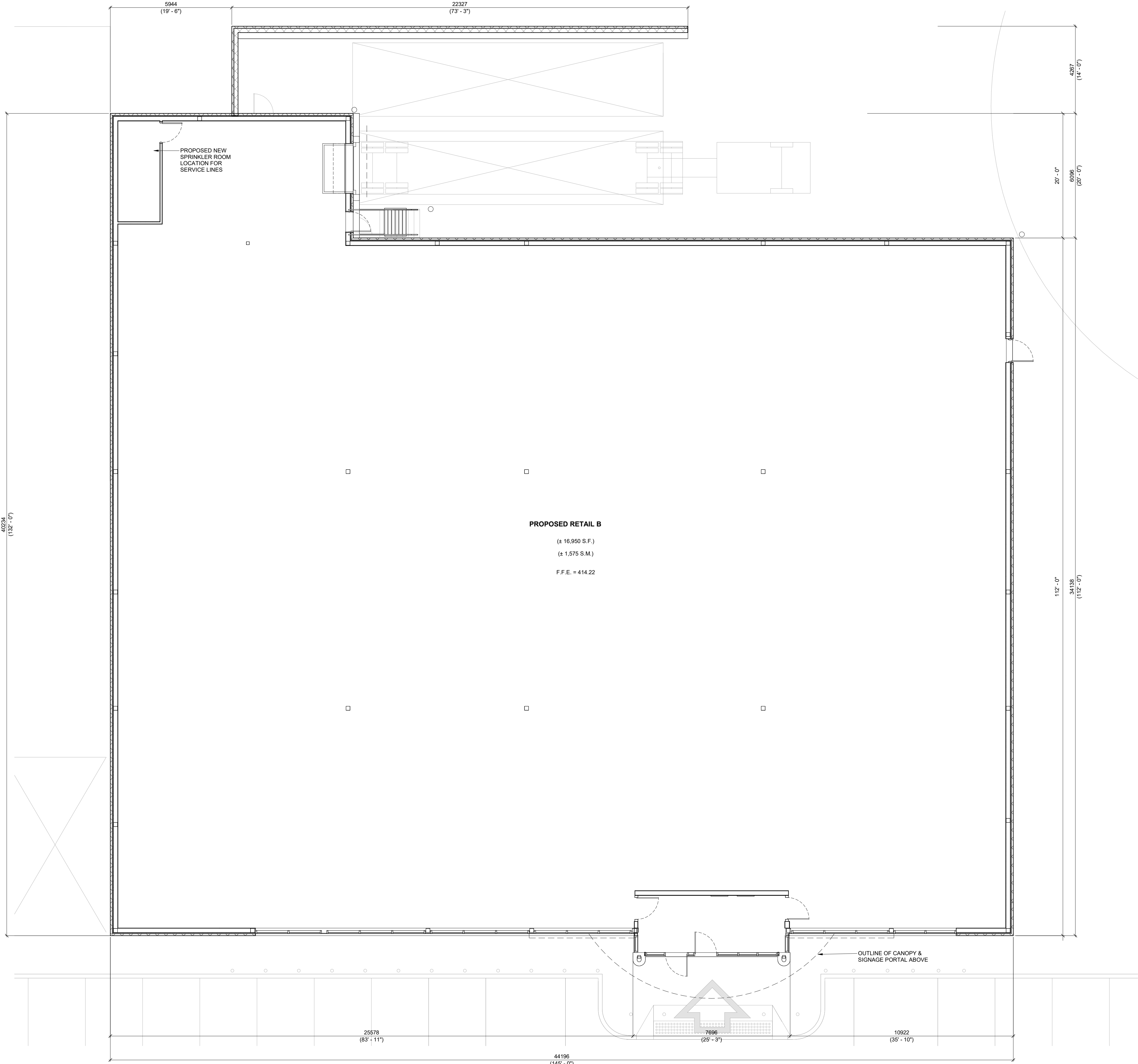
DRAWING
SITE DETAILS

PROJECT NO.
02.235P02
PROJECT DATE
2024-04-22
DRAWN BY
Author
CHECKED BY
JJJ
SCALE
As indicated



DRAWING NO.
A002
REV.
6

2024-12-10 10:20:03 AM



SDM - GROUND FLOOR PLAN KEYNOTES	
Key Value	Keynote Text
204	SIAMESE CONNECTION. ALL PIPING CONTAINED IN WALL CAVITY. REFER TO MECHANICAL AND CIVIL DRAWINGS.

TURNER FLEISCHER

67 Leslie Road
Toronto, ON, M5B 2T8
T 416 425 2222
turnerfleischer.com

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DRAWING LEGEND	
	NEW WALLS AND DOORS
	FUTURE INTERIOR FIT-OUT WALLS, DOORS OR BULKHEADS FOR REFERENCE ONLY. NOT INCLUDED IN SCOPE OF WORK.
	EXTENT/ LOCATION OF FROST SLAB. REFER TO DETAILS
	LINE DENOTES 1 HOUR FIRE RATED WALL
	LINE DENOTES VERTICAL STEEL BRACING. REFER TO STRUC. DWGS. FOR EXTENT & LOCATIONS
	ELECTRICAL PANELS FOR REFERENCE ONLY. REFER TO ELECTRICAL DRAWINGS.

2	2024-12-10	ISSUED FOR SPA 1ST SUBMISSION	WLA
#	DATE	DESCRIPTION	BY

ChoiceProperties

PROJECT

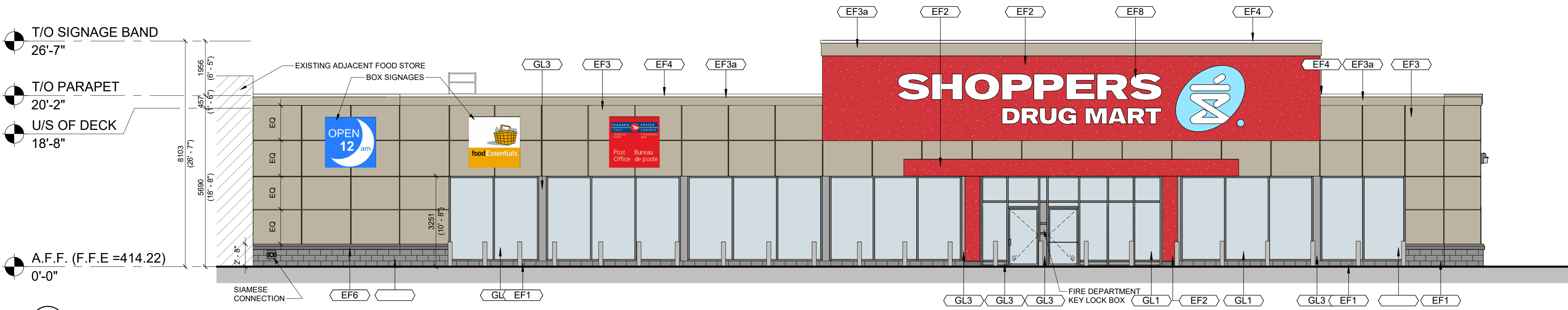
504 MAIN STREET N.

MOUNT FOREST, ON

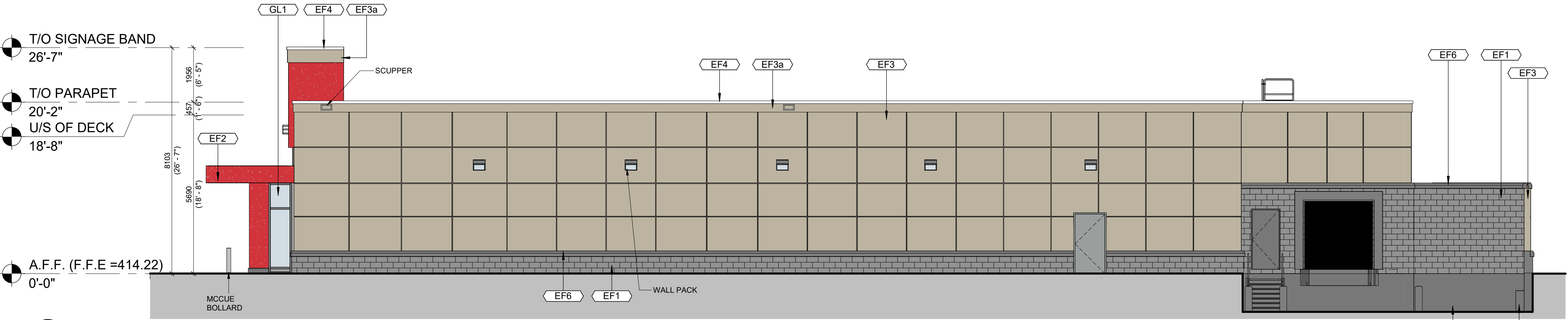
DRAWING

GROUND FLOOR PLAN

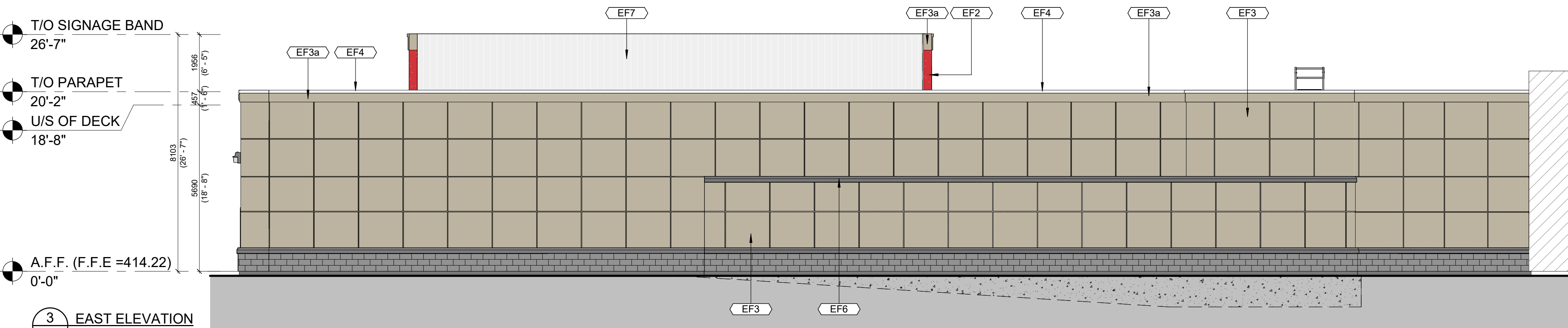
PROJECT NO. 02.235P03	
PROJECT DATE 2024-11-16	
DRAWN BY WLA	
CHECKED BY JLB	
SCALE 1/8" = 1'-0"±D	
DRAWING NO. A101	
REV. 2	



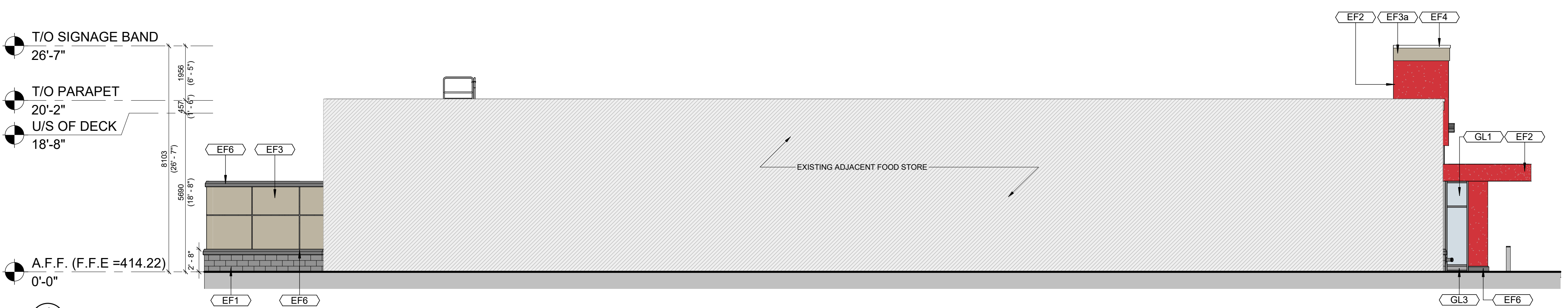
1 WEST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"

EXTERIOR DRAWING LEGEND	
	EXTENT OF 5/8" PLYWOOD BACKING FOR MOUNTING OF SIGNAGE AND FIXTURES. (FIRE RATED WHERE APPLICABLE)
	LINE DENOTES VERTICAL STEEL BRACING. REFER TO STRUC. DWGS. FOR EXTENT & LOCATIONS
	EXTENT OF TENANT SPACE
	ALUMIN. BLDG NUMBER SIGNAGE (COORD. W/ PERMIT). GC TO PROVIDE PLYWOOD BACKING WHERE REQUIRED.

SDM - EXTERIOR FINISHES SCHEDULE	
EF1	NAME: CONCRETE BLOCK MASONRY VENEER MANUFACTURER: RICHVALE YORK - STANDARD BLOCK SIZE: 3 1/2" W X 7 1/2" H X 16" L COLOUR: LIGHT GREY FINISH: SMOOTH FINISH MORTAR: SOLOMON COLOURS INC - 60X WHITE/STANDARD GREY
EF2	RED EIFS SYSTEM MANUFACTURER: DRYVIT NO. SDMA-04-1030(S) SIZE: COLOUR: 'SHOPPERS 2002 RED' FINISH: SANDBLAST MORTAR: MAINTENANCE: DEMANDIT DSC 400 'SDM RED' COMMENTS: NO ALTERNATIVES WILL BE ACCEPTED
EF3	NAME: WHITE EIFS SYSTEM MANUFACTURER: DRYVIT NO. NA2-13-10-26-25 SIZE: COLOUR: 'SHOPPERS WHITE' FINISH: SANDBLAST W/ 1" X 1/4" DEEP V-GROOVE REVEALS MORTAR: MAINTENANCE: DEMANDIT DSC 400 'SHOPPERS WHITE' COMMENTS: NO ALTERNATIVES WILL BE ACCEPTED
EF3a	CORNICE EIFS SYSTEM MANUFACTURER: DRYVIT NO. NA2-13-10-26-26 SIZE: COLOUR: 'CAMBRIDGE WHITE' FINISH: SANDBLAST MORTAR: MAINTENANCE: DEMANDIT DSC 400 'CAMBRIDGE WHITE' COMMENTS:
EF3b	WHITE EIFS: 'CAMBRIDGE WHITE' DRYVIT NO. NA2-13-10-26-26 (NO ALTERNATIVES WILL BE ACCEPTED) TEXTURE: SANDBLAST FINISH MAINTENANCE: DEMANDIT DSC 400 'SHOPPERS WHITE'
EF4	WHITE PREFINISHED METAL FLASHING MANUFACTURER: STELCO QC 8695 OR VICWEST QC 56161 COLOR: 'CAMBRIDGE WHITE' COMMENTS:
EF6	EXPOSED CONCRETE FINISH INFILLING FOR ALL EXPOSED CONCRETE WITHIN WALL W/ SLURRY MIX TO INFILL ALL VOIDS
EF7	WHITE PREFINISHED METAL FLASHING MANUFACTURER: STELCO QC 8695 OR VICWEST QC 56161 COLOR: 'CAMBRIDGE WHITE' COMMENTS:
EF8	SIGNAGE PROVIDE 3/4" EXTERIOR GRADE FIRE RETARDANT PLYWOOD BACKING BEHIND WALL SYSTEM FINISH FOR SIGNAGE MOUNTING. REFER TO ELEC. DWGS
GL1	STOREFRONT GLAZING: ROCK GLASS THERMALL BROKEN HYBRID SEALED UNITS TYPE: NON TINTED FIXED OPAQUE PANEL FRAME TYPE: KAWNEER 1600UT CURTAIN FRAME FRAME COLOUR: CLEAR ANODIZED ALUMINUM EXTERIOR GLAZING: 10MM ROCKGLASS SPACE: IN FACTOR SEALED AND SEPARATED WITH ARGON GAS INTERIOR GLAZING: 6MM CLEAR TEMPERED SOLAR 74 LOW E GLASS NOTE: ALL ROCKGLASS GLAZING PANEL TO BE LESS THE 72" WIDE
GL2	SPANDREL PANEL TYPE: NON TINTED FIXED OPAQUE PANEL FRAME TYPE: KAWNEER 1600UT W/ INSULATED BACK PAN FRAME COLOUR: CLEAR ANODIZED ALUMINUM EXTERIOR GLAZING: 6MM CLEAR GLAZING OPACI COATING ON SURFACE #02 SPACE: IN FACTOR SEALED AND SEPARATED WITH ARGON GAS INTERIOR GLAZING: 6MM CLEAR TEMPERED GLAZING WITH GREY SCRIM. OPACI FILM COLOUR: - INKAN NO. 0-125 (PROVIDE SAMPLE FOR APPROVAL) SIGNAGE GRAPHIC FILM: INSTALLED BY 3RD PARTY VENDOR ON SURFACE #1
GL3	ALUMINUM PANEL PANEL: 1/8" CLEAR ANODIZED TO MATCH GLAZING FRAME.

TURNER FLEISCHER

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2	2024-12-10	ISSUED FOR SPA 1ST SUBMISSION	WLA
#	DATE	DESCRIPTION	BY

ChoiceProperties

PROJECT
504 MAIN STREET N.

MOUNT FOREST, ON

DRAWING
SPA ELEVATIONS

PROJECT NO.
02.235P03
PROJECT DATE
2024-11-16
DRAWN BY
WLA
CHECKED BY
JLB
SCALE
1/8" = 1'-0"



DRAWING NO.
A102

REV.
2