

590 Argus Road

OPA / ZBA APPLICATION

Oakville, Ontario

Drawing List

Landscape Architecture:

- L001 Title Sheet
- L101 Landscape Plan
- L102 Planting Plan
- L103 Tree Canopy Cover Plan
- L104 Pedestrian Circulation Plan
- L405 3rd Floor Amenity Space Plan
- L406 4th Floor Amenity Space Plan
- L501 Town of Oakville Details
- L502 Surfacing Details
- L503 Planting Details

Rev. No.	Date	Revision Notes
01	2023-03-20	ISSUED FOR OPA/ZBA
02	2023-10-24	ISSUED FOR OPA/ZBA
03	2024-02-27	ISSUED FOR OPA/ZBA
04	2024-03-20	ISSUED FOR OPA/ZBA

NOT FOR CONSTRUCTION

Zoning By-Law Amendment, Official Plan Amendment and Draft Plan of Subdivision 590 Argus Road
File: Z.1614.81, OPA 1614.81 & 24T-23001/1614

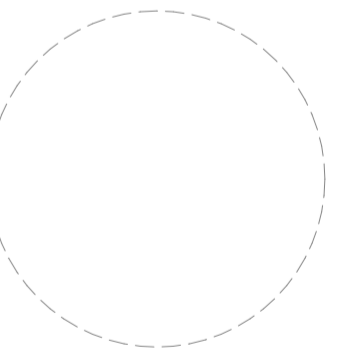
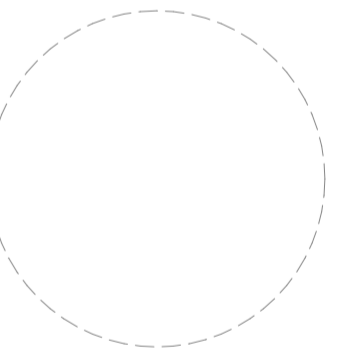
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Traffic Engineer
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R.J. Burnside & Associates Limited
1455 Pickering Parkway, Pickering ON
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Planning
Bousfields Inc.
3 Church Street, Toronto ON
M5E 1M2



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Project
590 Argus Road Development
Oakville, Ontario

Drawing
Title Sheet

Drawn By
TL
Scale
As Noted
Date
2024-03-20

Reviewed By
LW
Project No.
Drawing No.
L001

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01	2023-03-20	ISSUED FOR OPA/ZBA
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Project
590 Argus Road Development
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Drawing
Landscape Plan

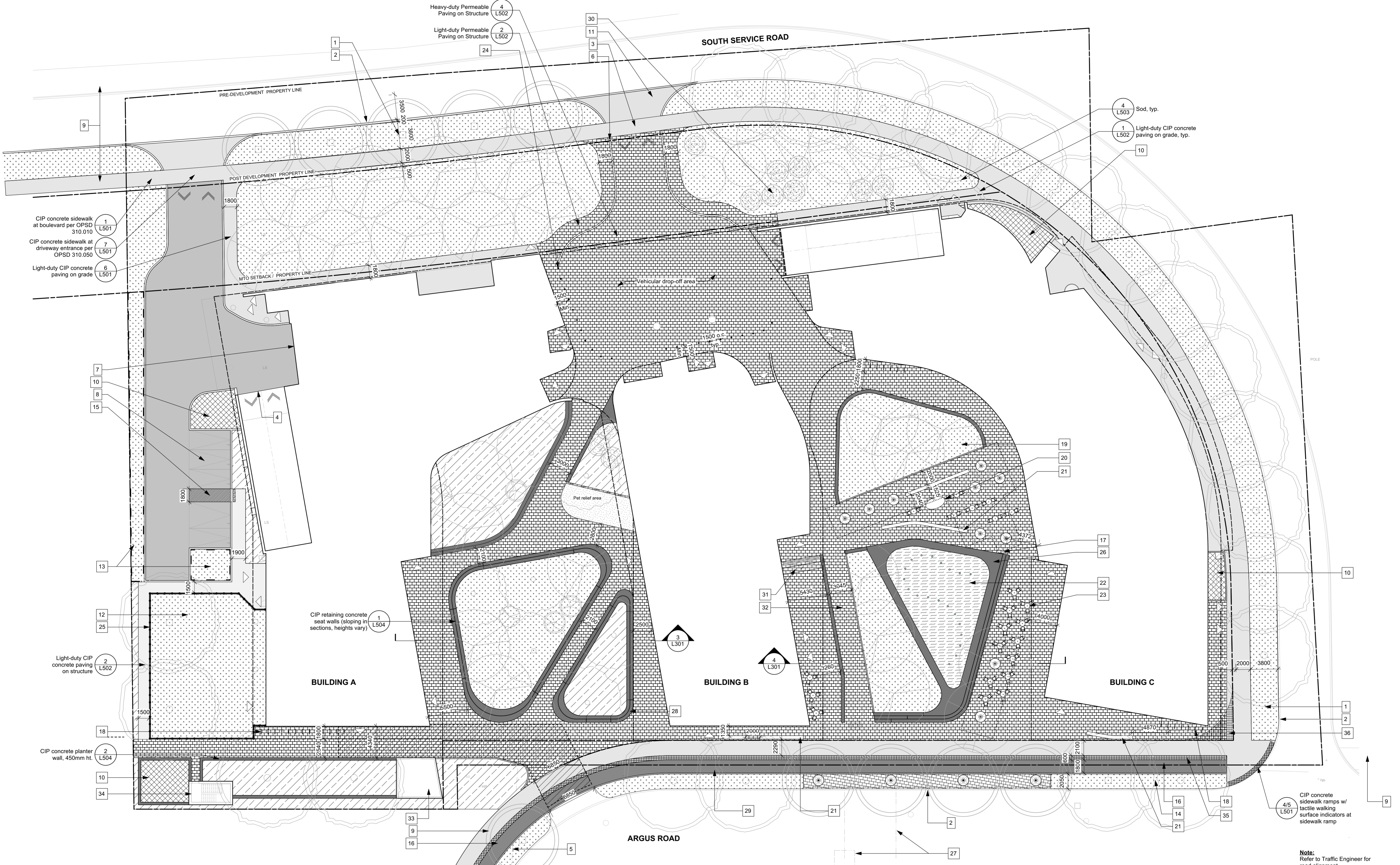
Drawn By
 TL

Reviewed By
 LW

Scale
 1:250

Date
 2024-03-20

Project No.
 Drawing No.
L101



L101 Notes

- 3800mm wide sod strip at South Service Road, typ.
- Concrete curb per Town of Oakville STD 6.1, refer to Civil
- CIP concrete sidewalk at driveway entrance per OPSD 310.050. See 7/L501.
- Parkade entry ramp, refer to Arch.
- Storm sewer pipe, refer to Civil
- 150mm h. CIP concrete curb at driveway
- Waste pick-up and loading access, refer to Arch.
- Loading/parking spaces for Potential Day Care, refer to Arch.
- Future sidewalk (by others)
- Air shaft grates, refer to Arch.
- Concrete vehicular curb ramps, refer to Civil and Traffic.
- Outdoor activity area for potential daycare, refer to Arch.
- Snow Storage, 97 sq m
- 2350mm wide sod strip at Argus Road, typ.
- Pedestrian Access w/ drop curb and tactile plate, refer to Arch.
- 1.8m bike lane, refer to Traffic and Civil Engineering
- Trench drain, refer to Civil
- Bike parking mounted to CIP concrete paving, typ.

- Sloped lawn, flush with CIP concrete planters walls
- Sculptural fireplace/chimney feature
- Freestanding Concrete Bench surface mounted to CIP footing, T.B.D
- Skim water feature with individual fountain jets and perimeter trench drains
- Moveable bistro seating
- Vehicular rated traffic bollards
- Fence on CIP concrete curb
- CIP retaining concrete seat walls (sloping in sections, heights vary)
- Water pipe, refer to Civil
- CIP retaining concrete seat walls (sloping in sections, heights vary)
- Flush concrete curb
- Coniferous trees located outside of view triangle, refer to Traffic Eng.
- CIP concrete stair, 2 risers
- Sloped walkway
- Switchgear room, refer to Arch.
- P1 access stairs, refer to Arch.
- 600mm tactile surface indicator between sidewalk and bike lane
- Denotes 7.5m Daylighting Corner Rounding & Surface Easement

Legend

- Proposed Property Boundary
- Line of building above
- Extent of underground parkade (refer to Arch.)
- Approx. extent of Structural Soil Cells
- Concrete Unit Pavers
- CIP Concrete Paving
- Water feature
- Asphalt Paving
- Sod
- Planting Beds w/ Natural Bark Mulch

Note:
 Refer to Traffic Engineer for road alignment



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Project
590 Argus Road Development
 Oakville, Ontario

Drawing
Planting Plan

Drawn By
 TL

Reviewed By
 LW

Scale
 1:250

Project No.

Date
 2024-03-20

Drawing No.
L102

L102 Notes

- Planting bed w/ natural bark mulch and shrub planting, typ. See 3/L503.
- Extent of soil cell system below
- Water pipe, refer to Civil
- Storm sewer pipe, refer to Civil
- 2350mm wide sod strip at Argus Road, typ.



PLANTING SCHEDULE

Symbol	Qty	Common Name	Botanical Name	Spacing	Scheduled Size
TREES ON R.O.W					
Deciduous Trees					
	17	Tulip Tree	<i>Liriodendron tulipifera</i>	8000	
	10	Red Maple	<i>Acer rubrum</i>	8000	

Symbol	Qty	Common Name	Botanical Name	Spacing	Scheduled Size
TREES ON PRIVATE PROPERTY					
Deciduous - Large Stature Trees					
	4	Tulip Tree	<i>Liriodendron tulipifera</i>	14000	
Deciduous - Medium Stature Trees					
	24	Honeylocust	<i>Gleditsia triacanthos var. inermis 'Skyline'</i>	8000	
	8	Turkish Hazel	<i>Corylus colurna</i>	5000	

Symbol	Qty	Common Name	Botanical Name	Spacing	Scheduled Size
Deciduous - Small Stature Trees (3-9m spread)					
	3	Ironwood	<i>Ostrya virginiana</i>	900	
	10	Showy Mountain Ash	<i>Sorbus decora</i>	900	
Coniferous Trees					
	3	Blue Colorado Spruce	<i>Picea pungens var. 'glauca'</i>	5500	
	11	Hoopsii Blue Spruce	<i>Picea pungens 'hoopsii'</i>	1524	Salt Tolerant, Drought Tolerant



Legend

- Proposed Property Boundary
- Line of building (above)
- Extent of underground parkade (refer to Arch.)
- Approx. extent of Structural Soil Cells
- Sod
- Planting Beds w/ Natural Bark Mulch

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Project
 590 Argus Road Development
 Oakville, Ontario

Drawing
Tree Canopy Cover Plan

Drawn By
 TL

Reviewed By
 LW

Scale
 1:250

Date
 2024-02-27

Drawing No.
L103

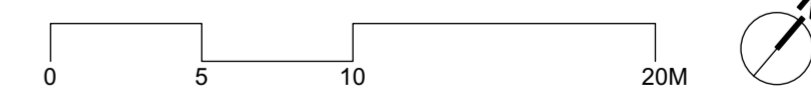
Canopy Calculation Chart Template

File Number
 File Name
 Canopy Cover Target 20%

Tree #	Species	Stature (S, M, L)	Soil Volume per Tree (m3)	Canopy Area (m2)	Canopy Area Sub-total (m2)
01-02	Liriodendron tulipifera	L	30	297	
03-04	Liriodendron tulipifera	L	30	297	
05-13	Gleditsia trachanthos var. inermis 'Skyline'	M	30	700.8	
14-16	Gleditsia trachanthos var. inermis 'Skyline'	M	30	235.5	
17	Gleditsia trachanthos var. inermis 'Skyline'	M	30	287.2	
18-19	Corylus colurna	M	30		
20	Corylus colurna	M	30		
21	Sorbus decora	S	30		
22	Ostrya virginiana	S	30		
23-25	Corylus colurna	M	30	424	
26-28	Gleditsia trachanthos var. inermis 'Skyline'	M	30		
29	Sorbus decora	S	30		
30-31	Ostrya virginiana	S	30		
32-33	Corylus colurna	M	30	157.2	
34-36	Gleditsia trachanthos var. inermis 'Skyline'	M	30	187.3	
37-44	Sorbus decora	S	30	56.5	
45-47	Gleditsia trachanthos var. inermis 'Skyline'	M	30	221.6	
48-49	Gleditsia trachanthos var. inermis 'Skyline'	M	30	146.4	
Subtotal of Proposed Canopy					3010.5
Existing Canopy on Site					N/A
Existing Canopy Overhanging Site					N/A
Subtotal of Existing Overhanging Canopy					N/A
Total # of Trees					49
Total Canopy Area (m2)					3010.5

Canopy Summary	
Total Site Area (m2)	12004
Site Canopy Cover	25.079%
Canopy Cover Target by Land Use	20%

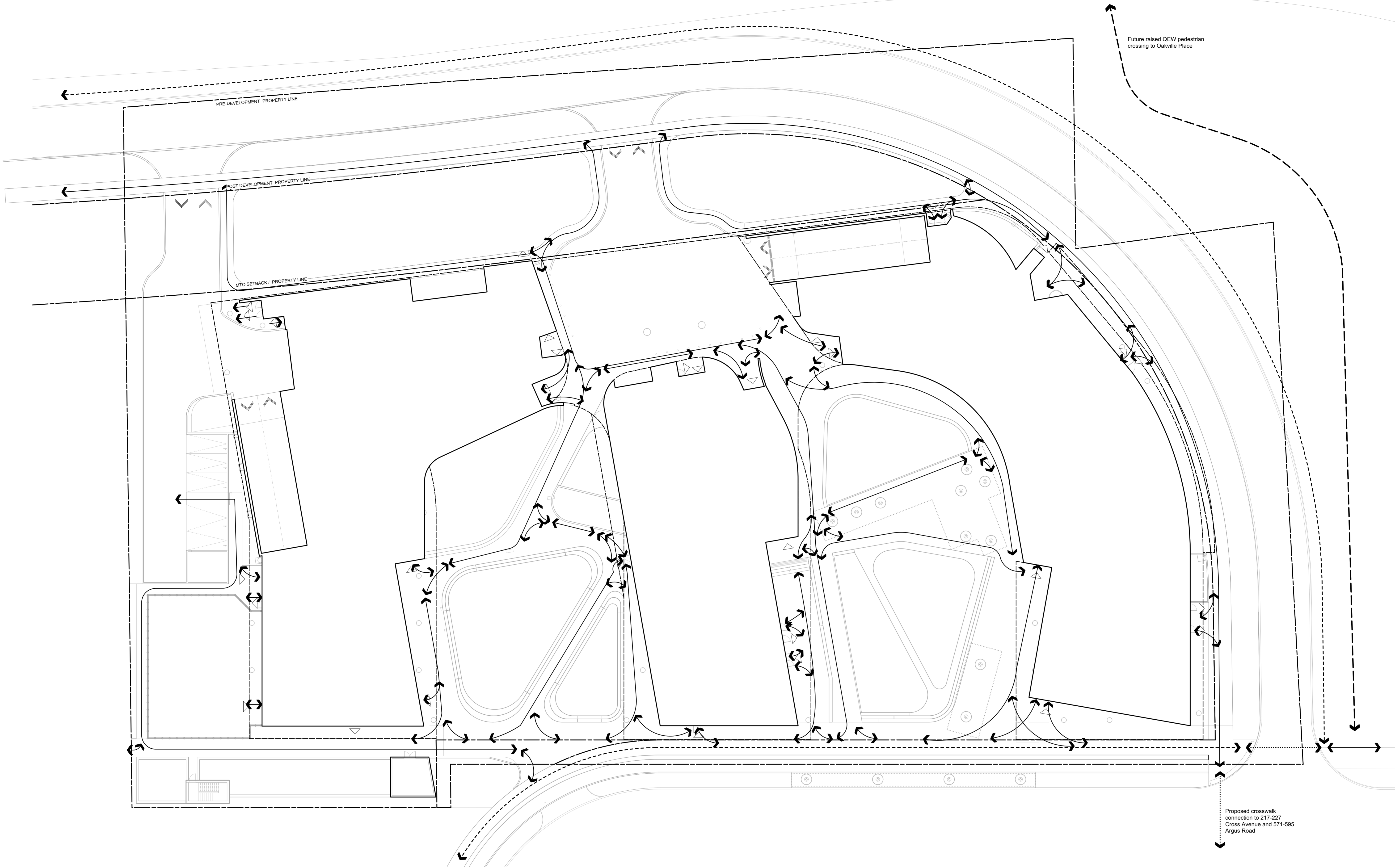
Parking Area Summary	
Total Parking Spaces Proposed	N/A
Total # of Trees in or within 5m of Parking Area	N/A



Legend

- Proposed Property Boundary
- - - Line of building (above)
- - - - - Extent of underground parkade (refer to Arch.)
- Approx. extent of Structural Soil Cells
- Tree Canopy Area

Note:
 Refer to Traffic Engineer for road alignment



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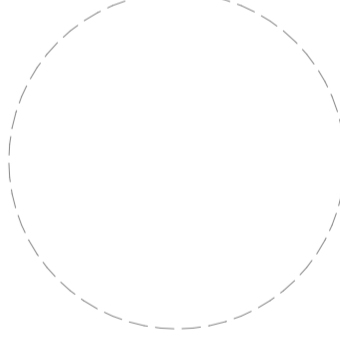
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Project
590 Argus Road Development
 Oakville, Ontario

Drawing
Pedestrian Circulation Plan

Drawn By
 TL

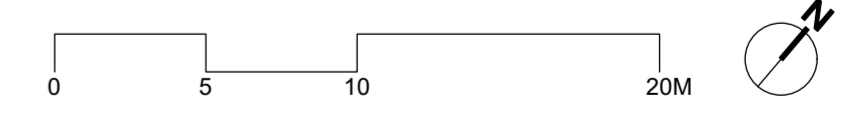
Reviewed By
 LW

Scale
 1:250

Project No.

Date
 2024-02-27

Drawing No.



- Legend**
- Proposed Property Boundary
 - - - Line of building (above)
 - - - - - Extent of underground parkade (refer to Arch.)
 - Proposed Pedestrian Sidewalk Connections
 - Proposed Pedestrian Connections
 - Proposed Crosswalk Connections
 - Future Pedestrian Connection



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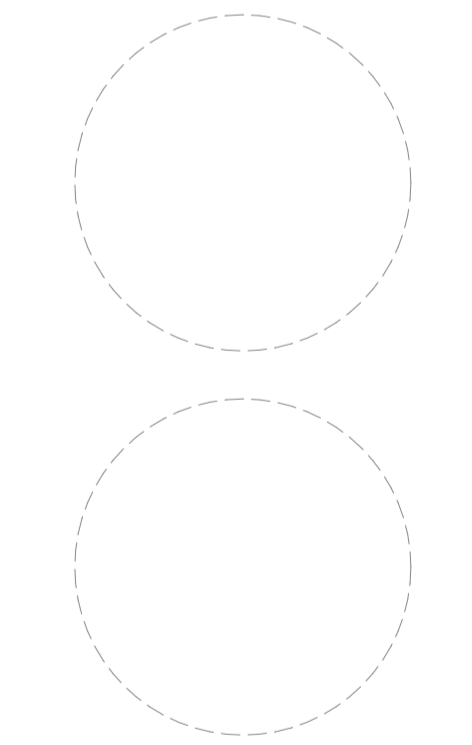
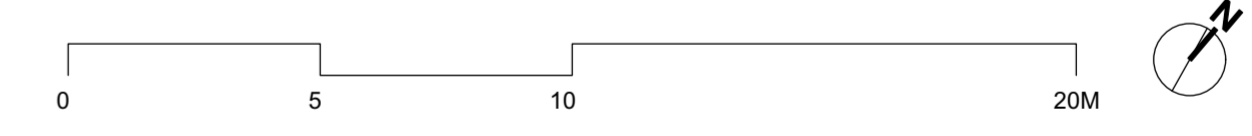
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Project
590 Argus Road Development
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Drawing
3rd Floor Amenity
Space Plan - Diagram

Drawn By
 TL

Reviewed By
 LW

Scale
 As Noted

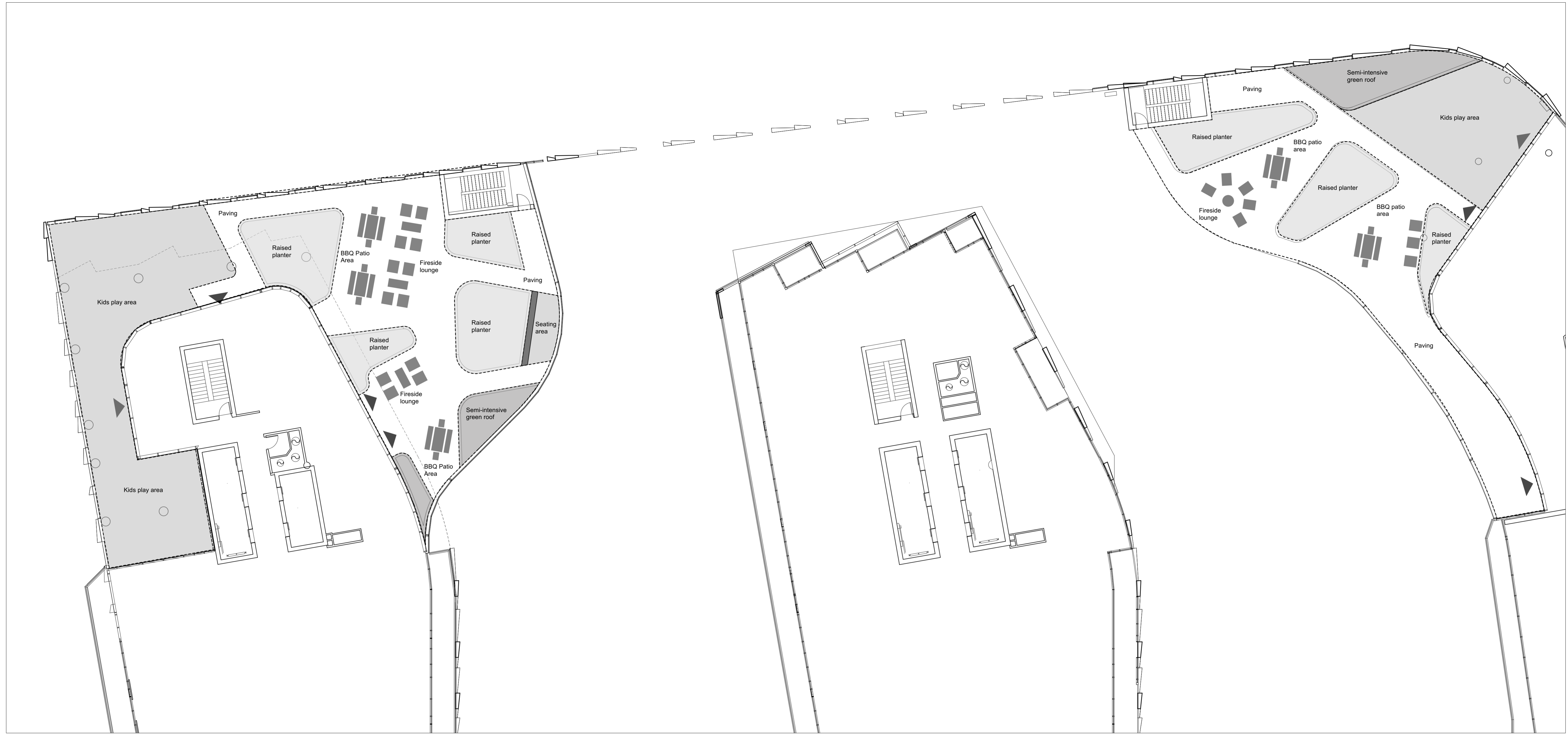
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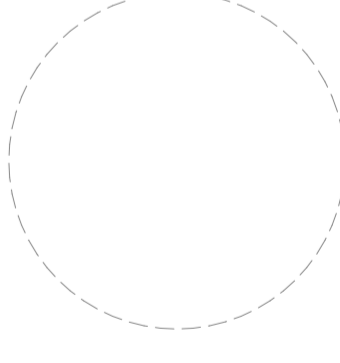
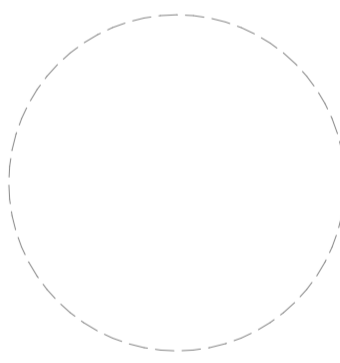
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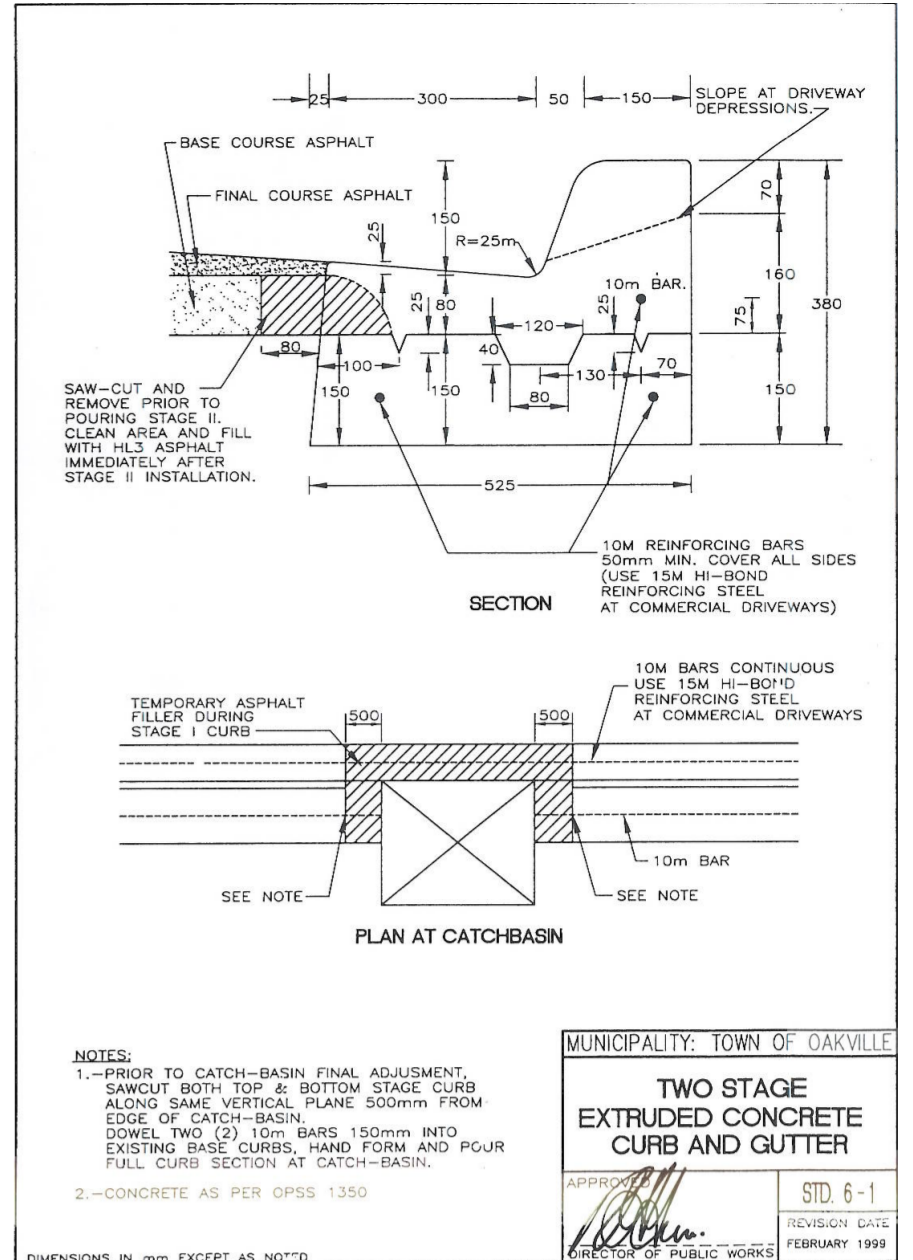
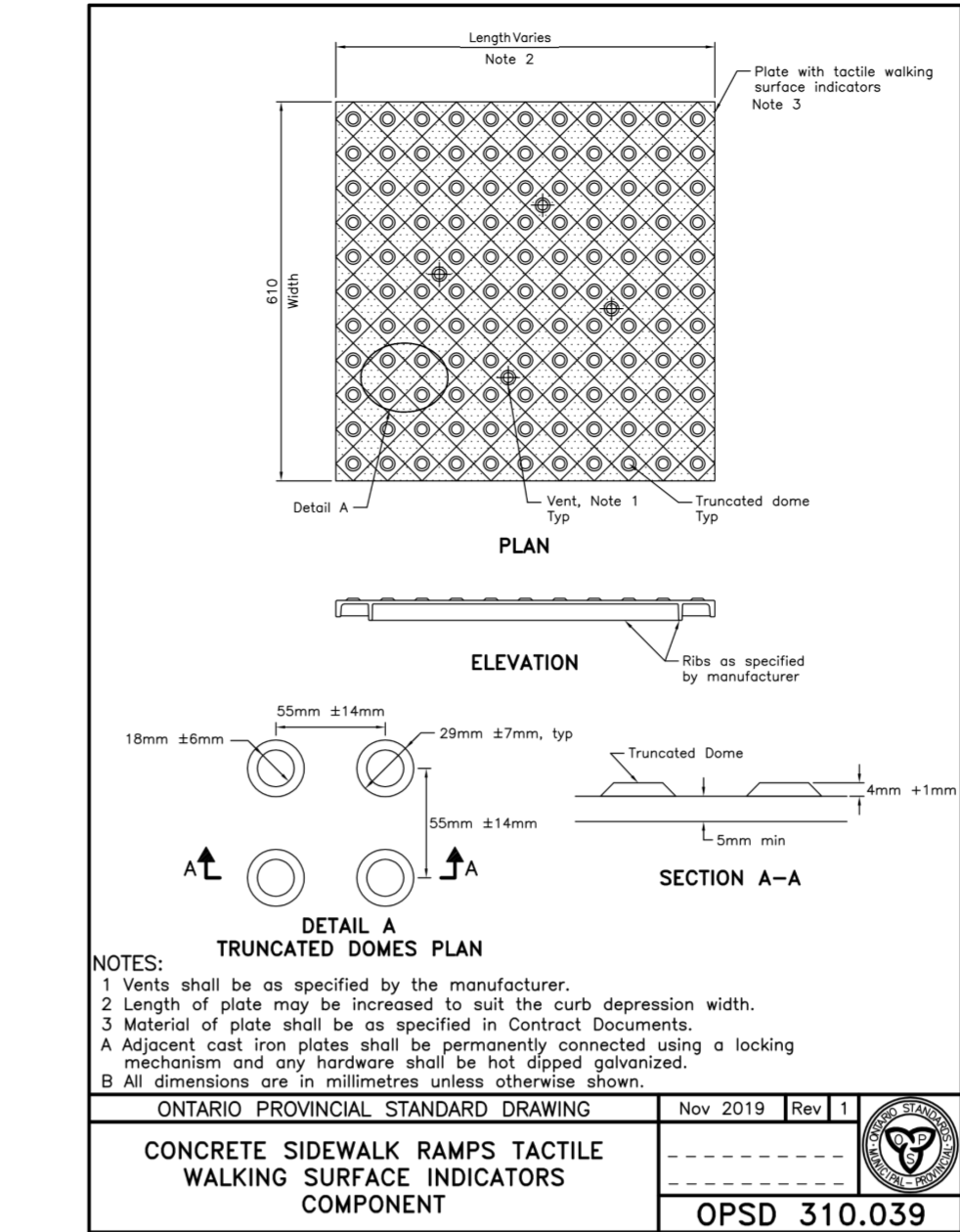
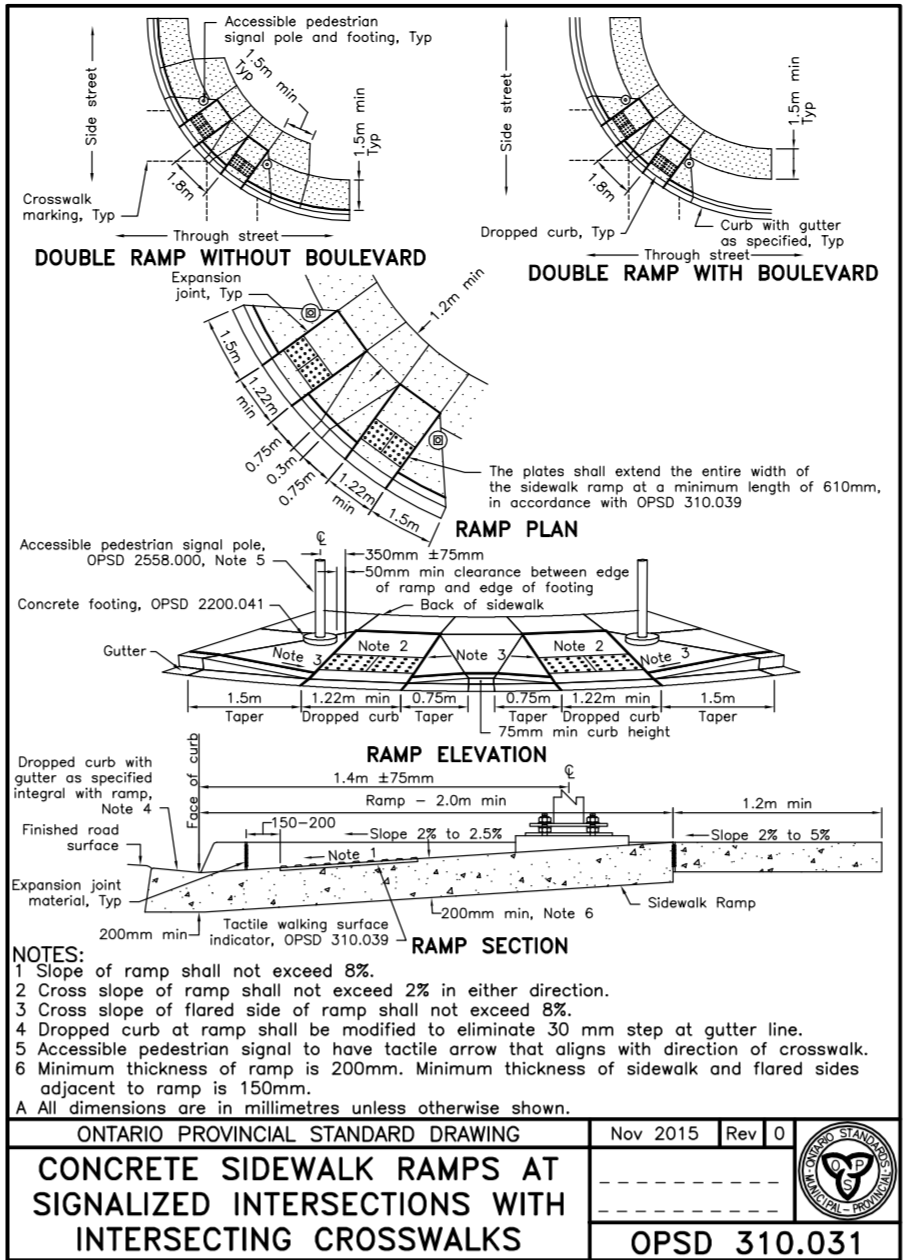
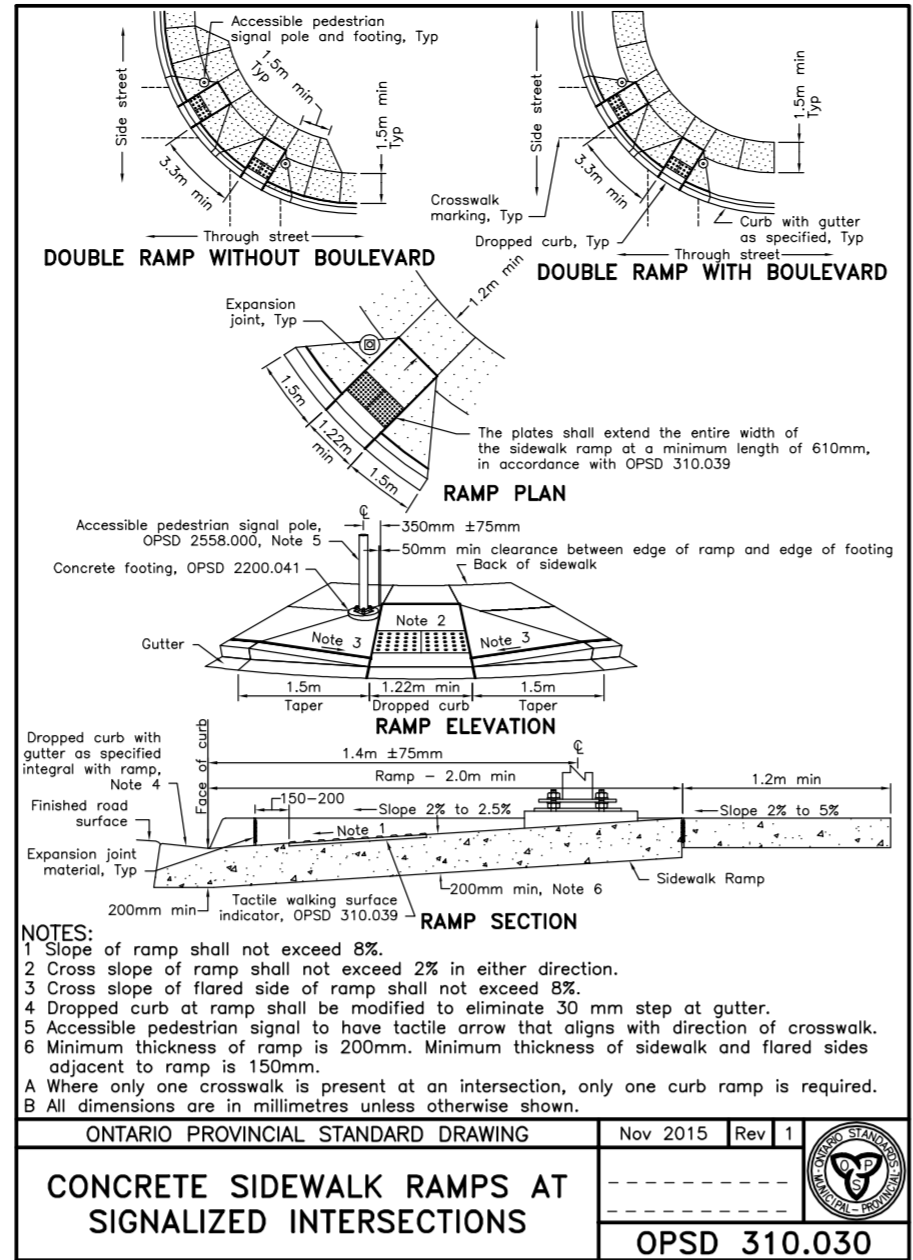
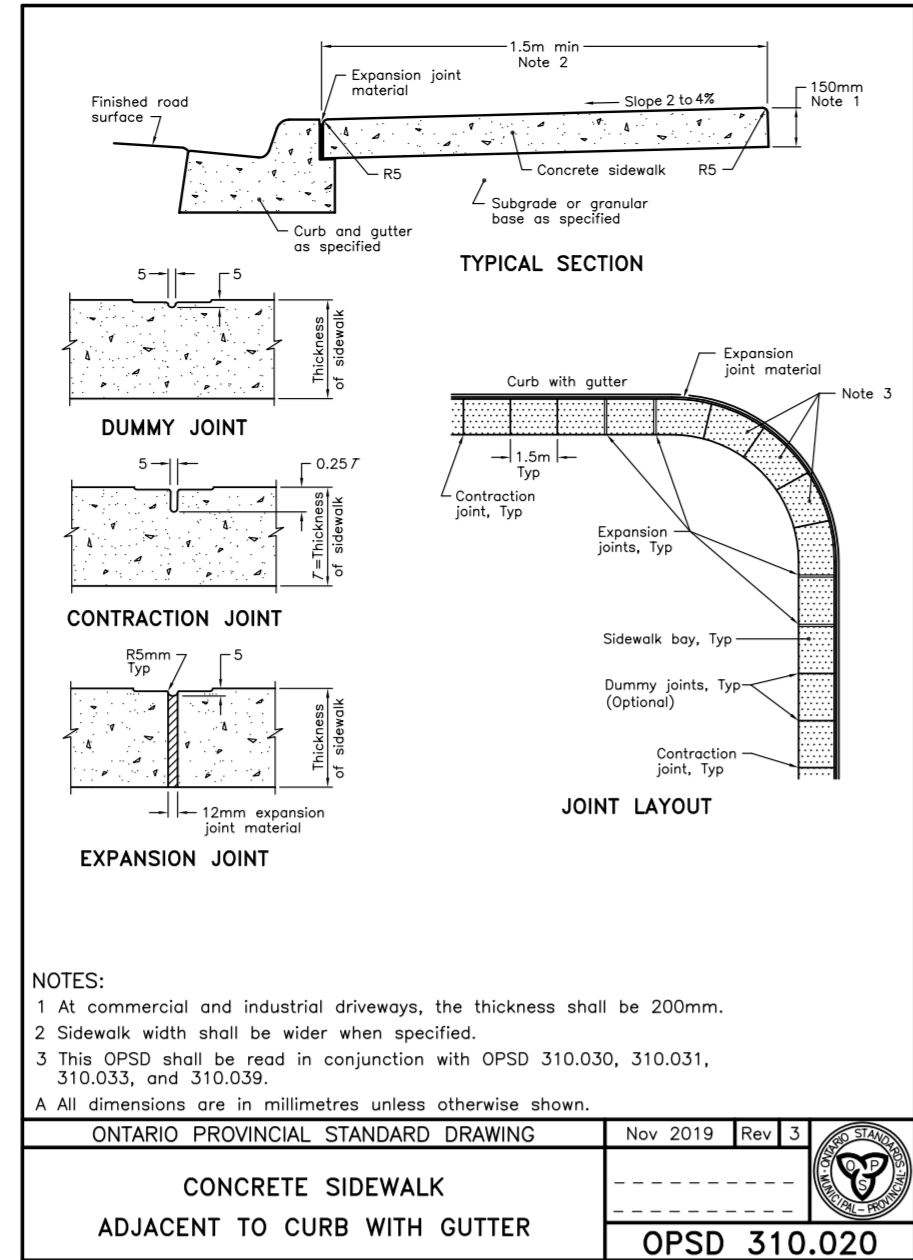
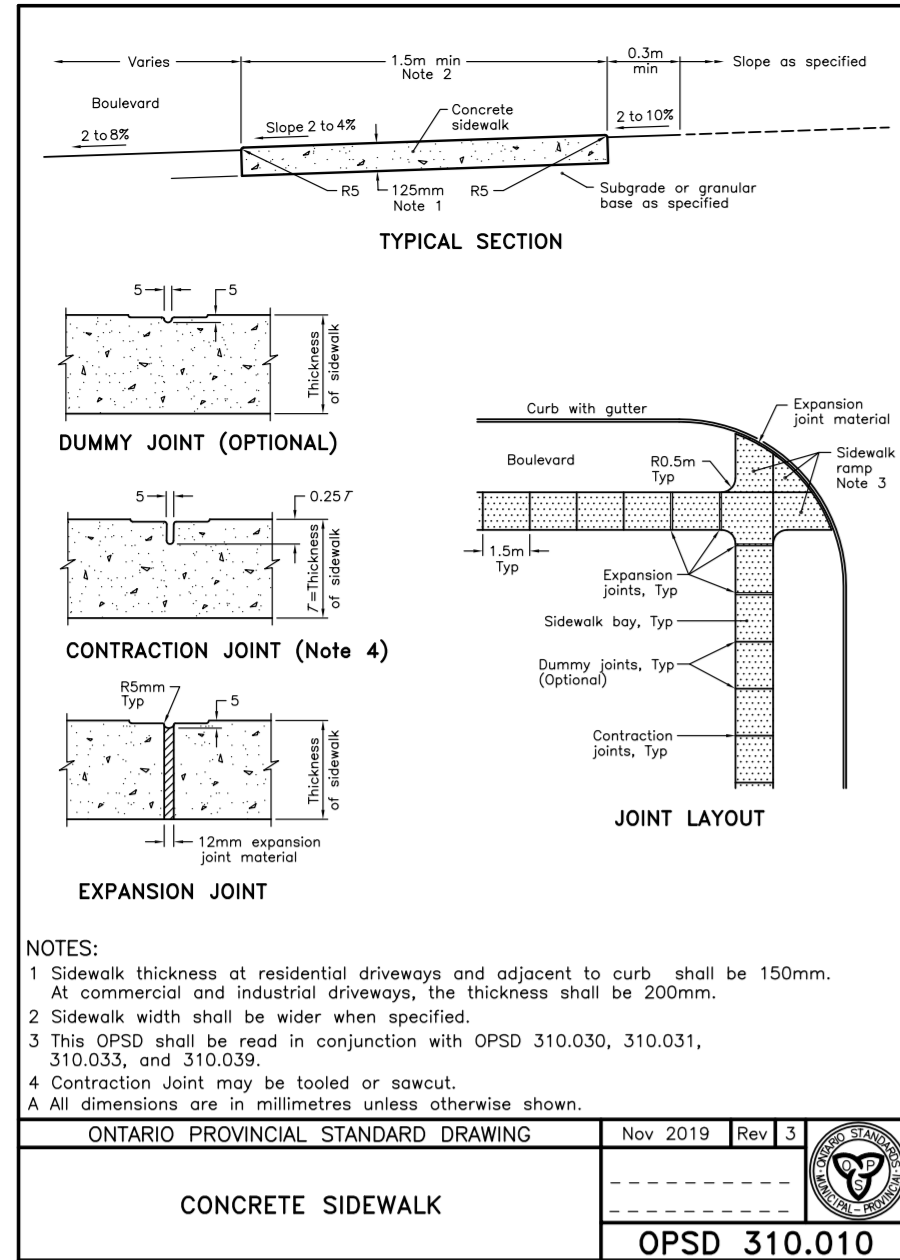
Drawing
4th Floor Amenity
Space Plan - Diagram

Drawn By
 TL
 Scale
 As Noted

Reviewed By
 LW
 Project No.

Date
 2023-10-24

Drawing No.



1 CIP Concrete Sidewalk at Boulevard
Scale: NTS

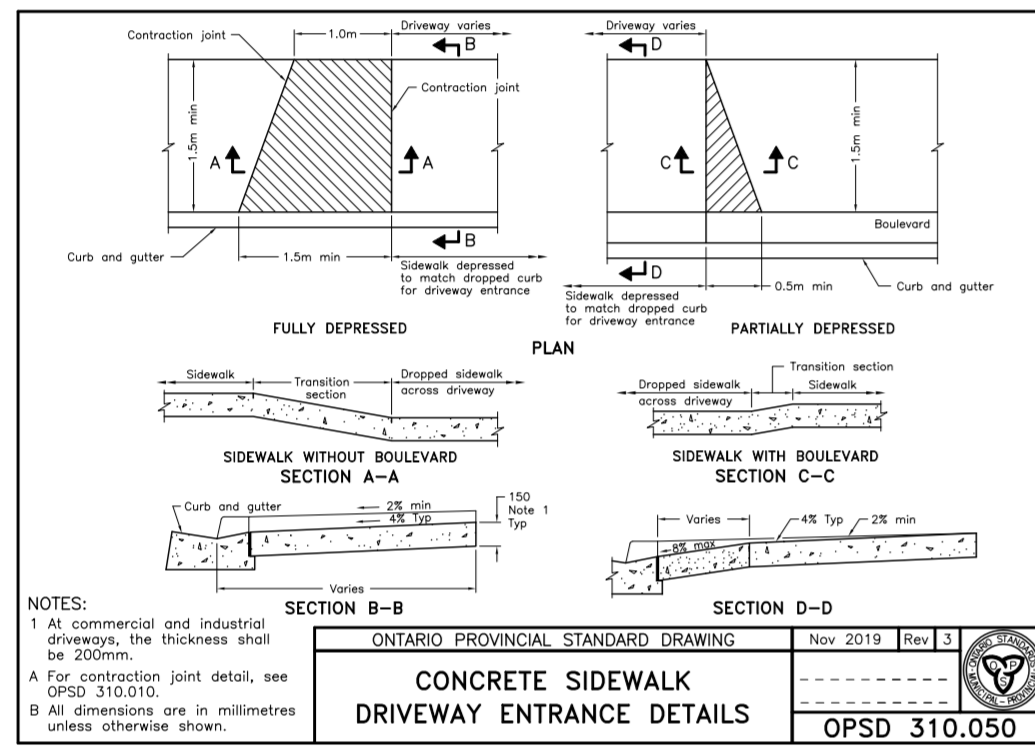
2 CIP Concrete Sidewalk with Curb and Gutter
Scale: NTS

3 CIP Concrete Sidewalk Ramps
Scale: NTS

4 CIP Concrete Sidewalk Ramps w/ Intersecting Crosswalks
Scale: NTS

5 Tactile Walking Surfacing Indicators at Sidewalk Ramp
Scale: NTS

6 CIP Concrete Curb and Gutter
Scale: NTS



7 CIP Concrete Sidewalk at Driveway Entrance
Scale: NTS

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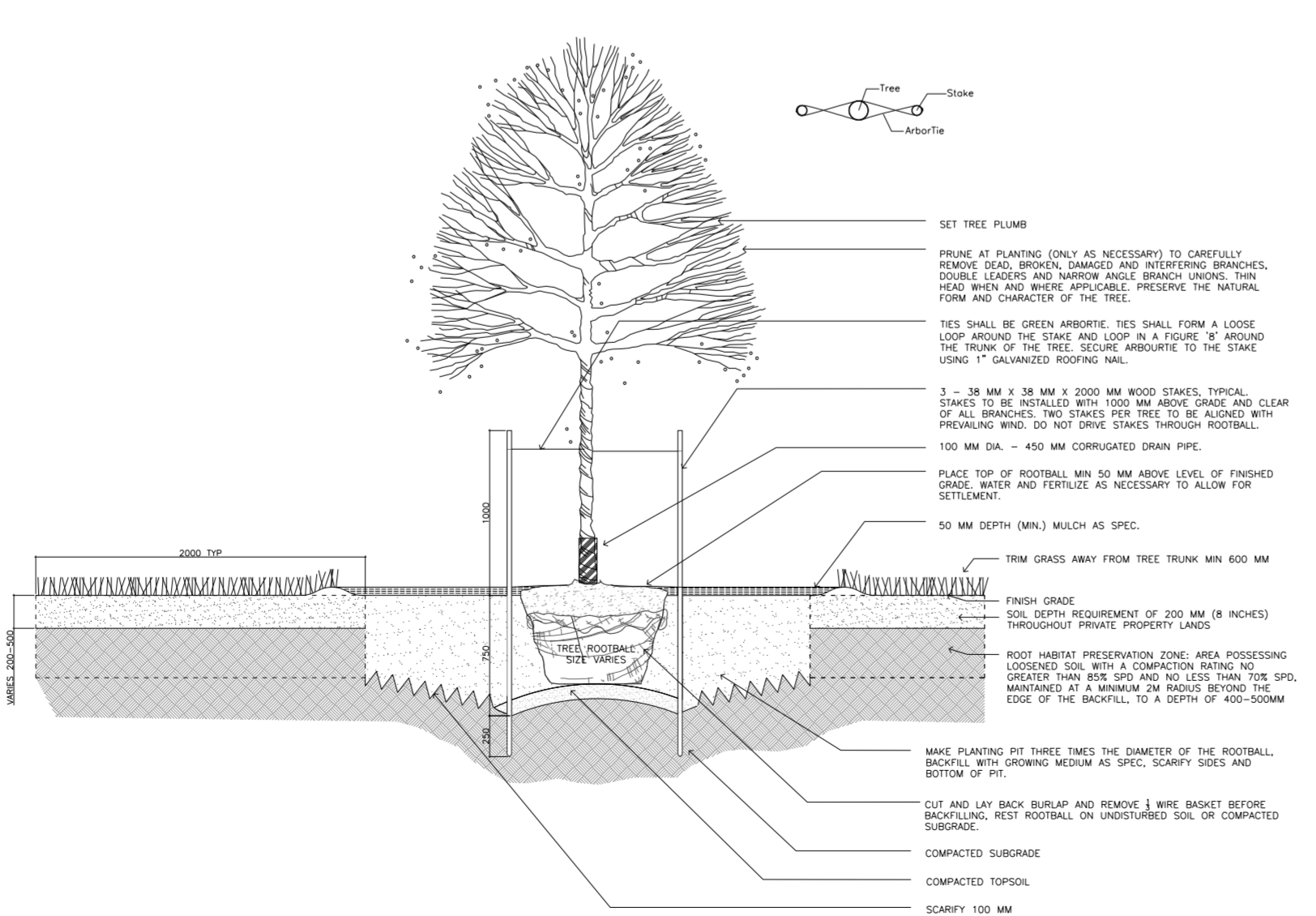
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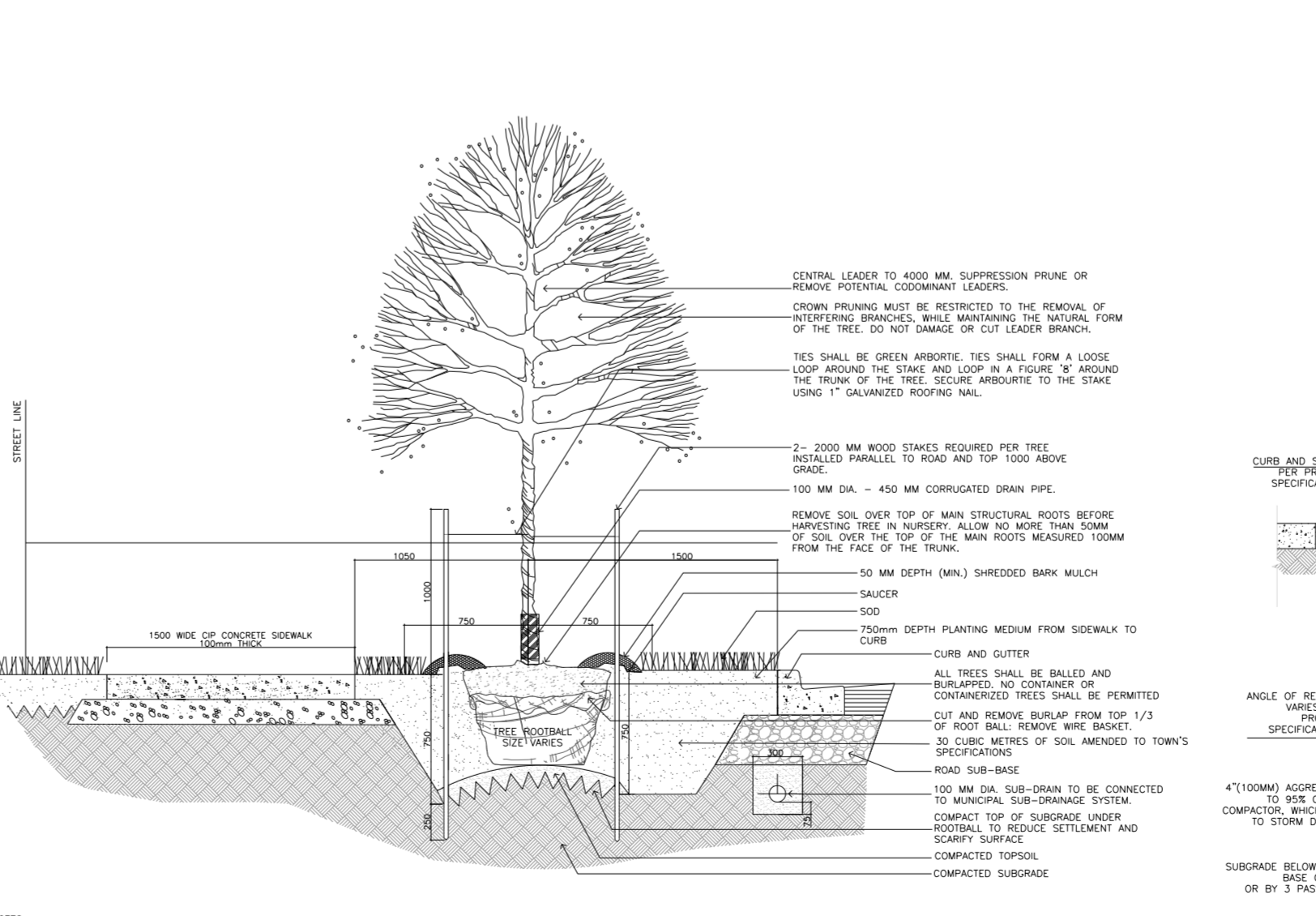
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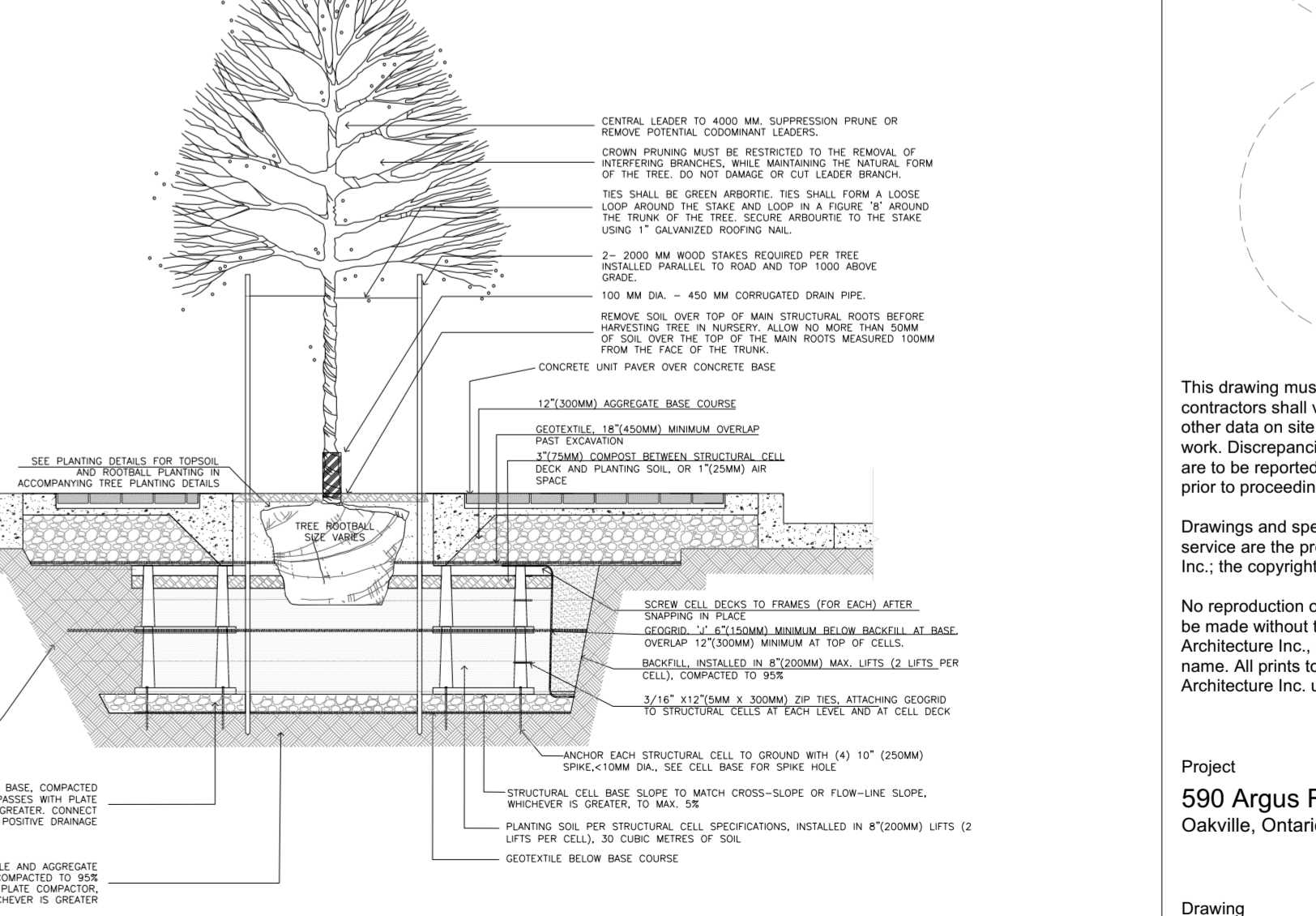
Planning
 Bousfields Inc.
 3 Church Street, Toronto ON
 M5E 1M2



1 TREE PLANTING ON PRIVATE PROPERTY
Scale: NTS



2 2.55m Wide Public Boulevard Tree Planting Detail
Scale: NTS



3 Tree Planting in Typical Streetscape, Using Structural Cells
Scale: NTS

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Project
590 Argus Road Development
 Oakville, Ontario

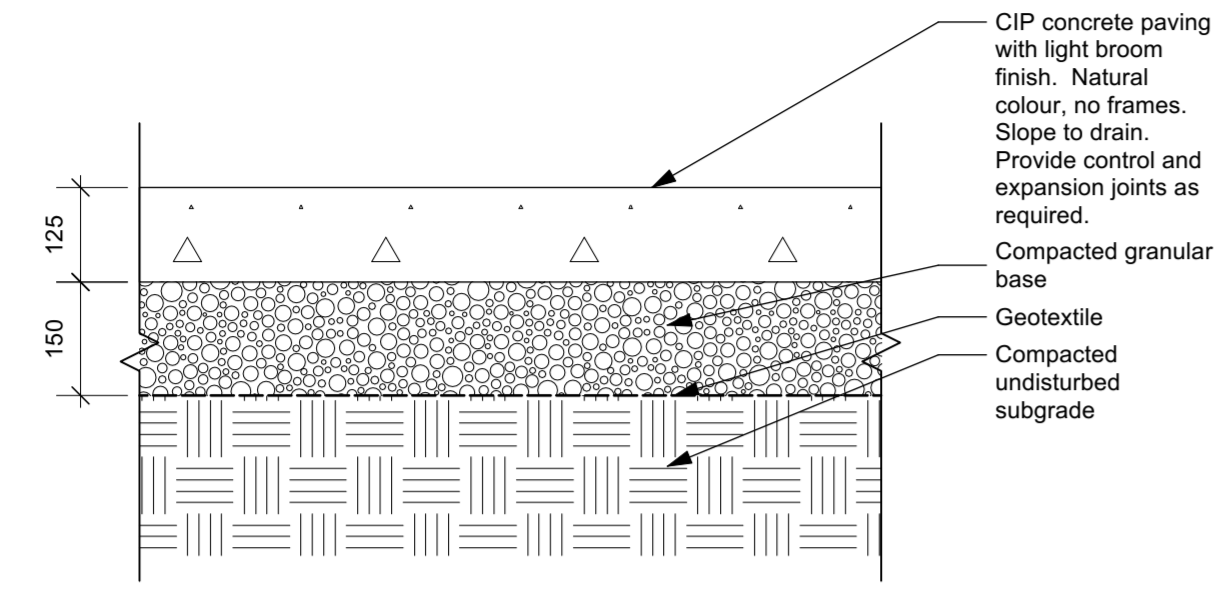
Drawing
 Town of Oakville Details

Drawn By
 TL
 Scale
 As Noted
 Date
 2024-02-27

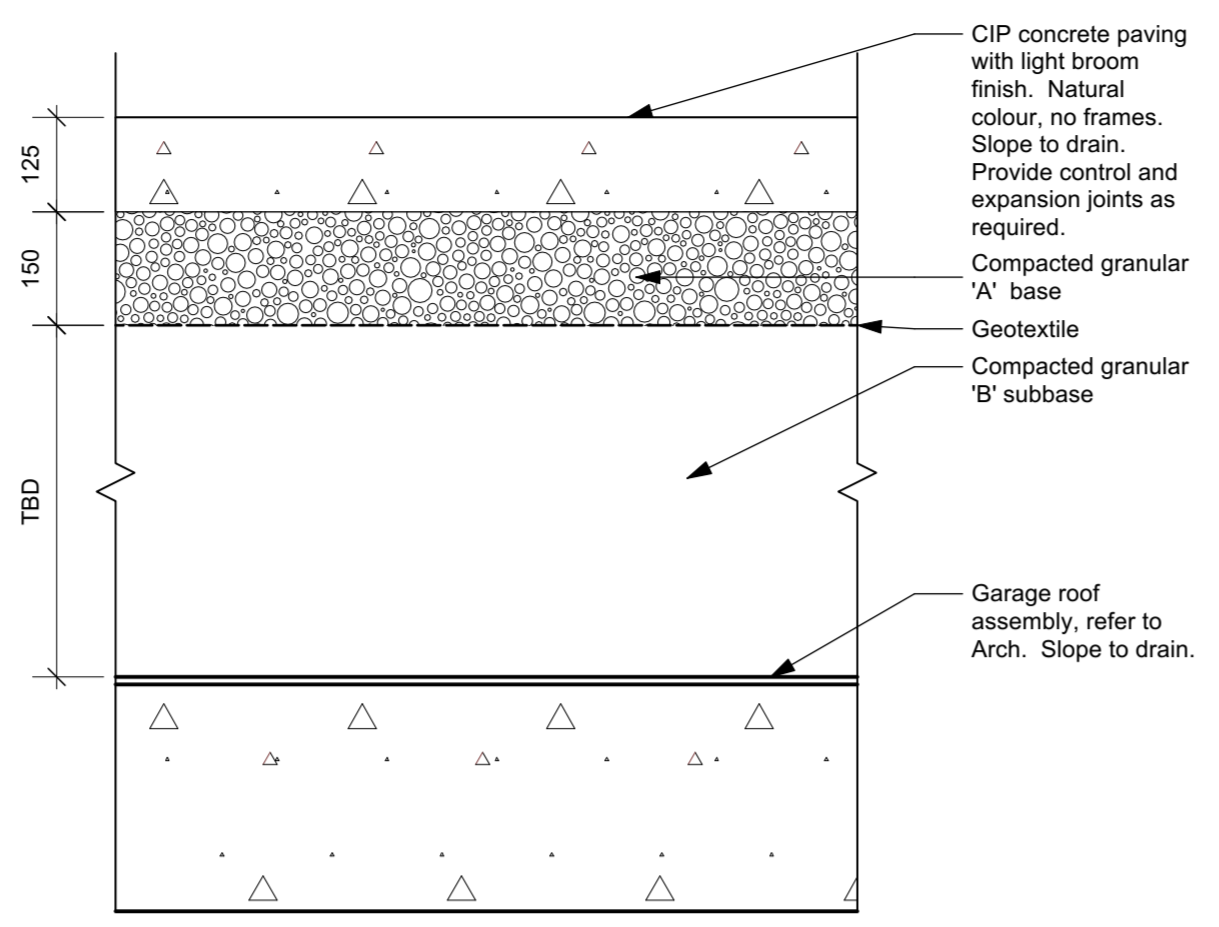
Reviewed By
 LW
 Project No.
 Drawing No.
L501



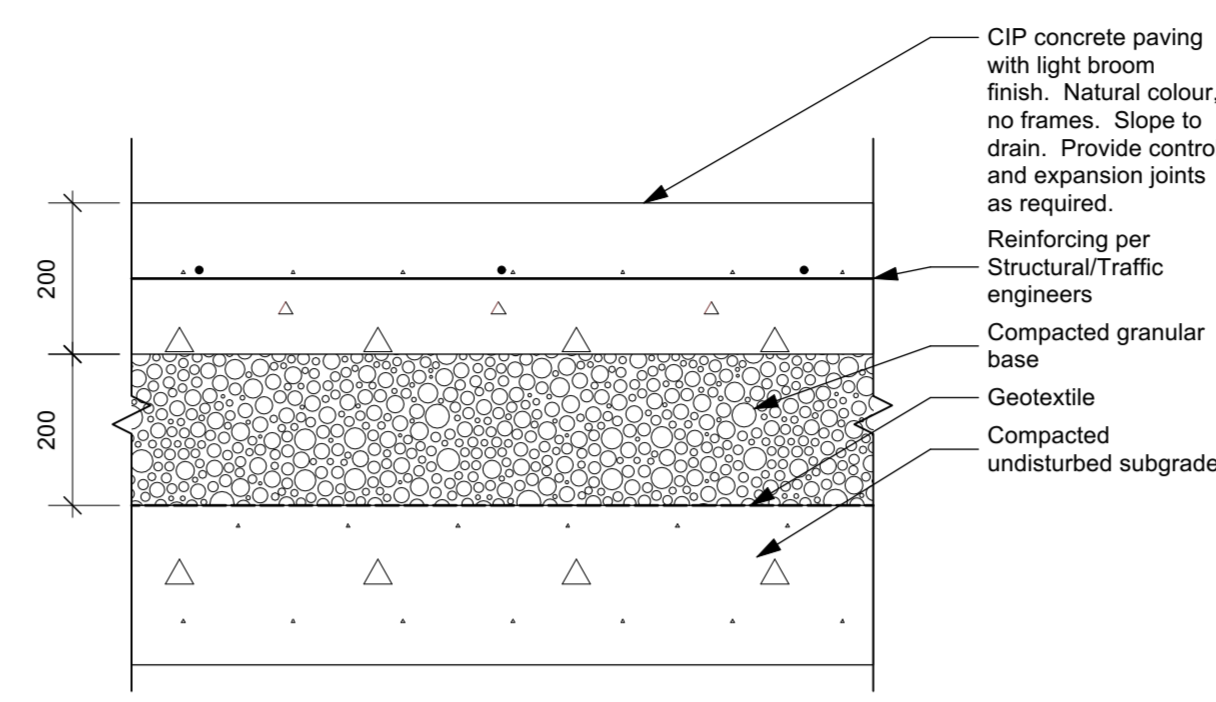
Rev. No.	Date	Revision Notes
01	2023-03-20	ISSUED FOR OPA/ZBA
02	2023-10-24	ISSUED FOR OPA/ZBA
03	2024-02-14	ISSUED FOR OPA/ZBA
04	2024-02-27	ISSUED FOR OPA/ZBA
05	2024-03-20	ISSUED FOR OPA/ZBA



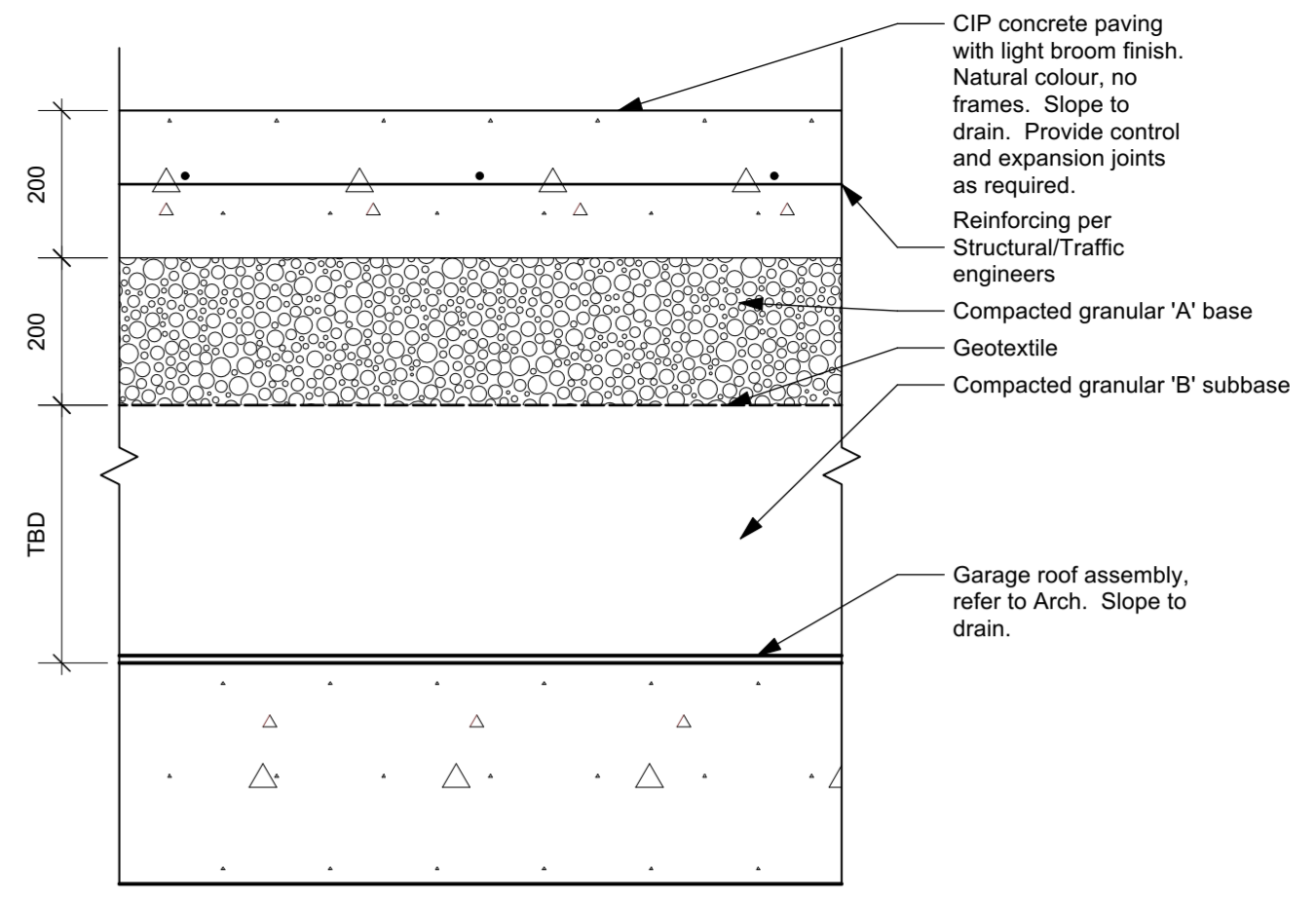
1 Light-duty CIP Concrete Paving on Grade
 Scale: 1:10



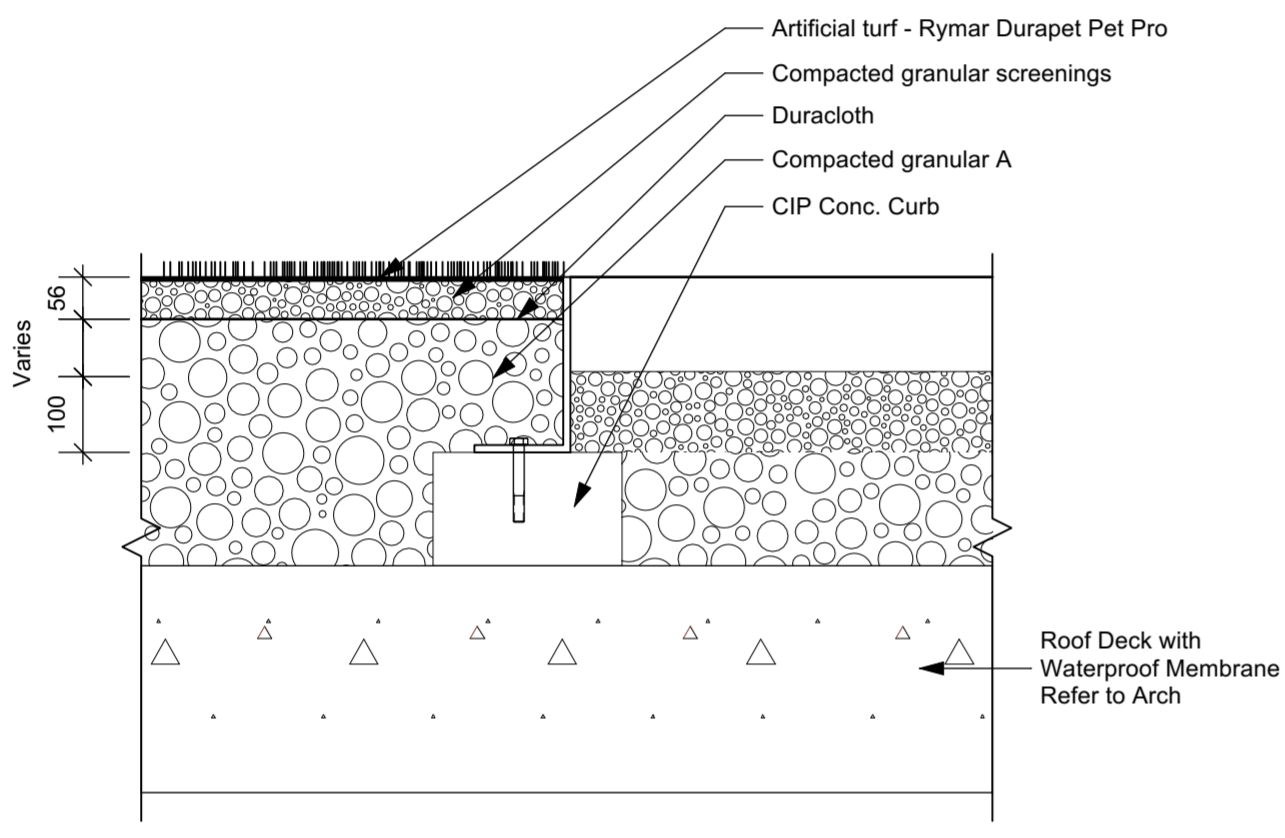
2 Light-duty CIP Concrete Paving on Structure
 Scale: 1:10



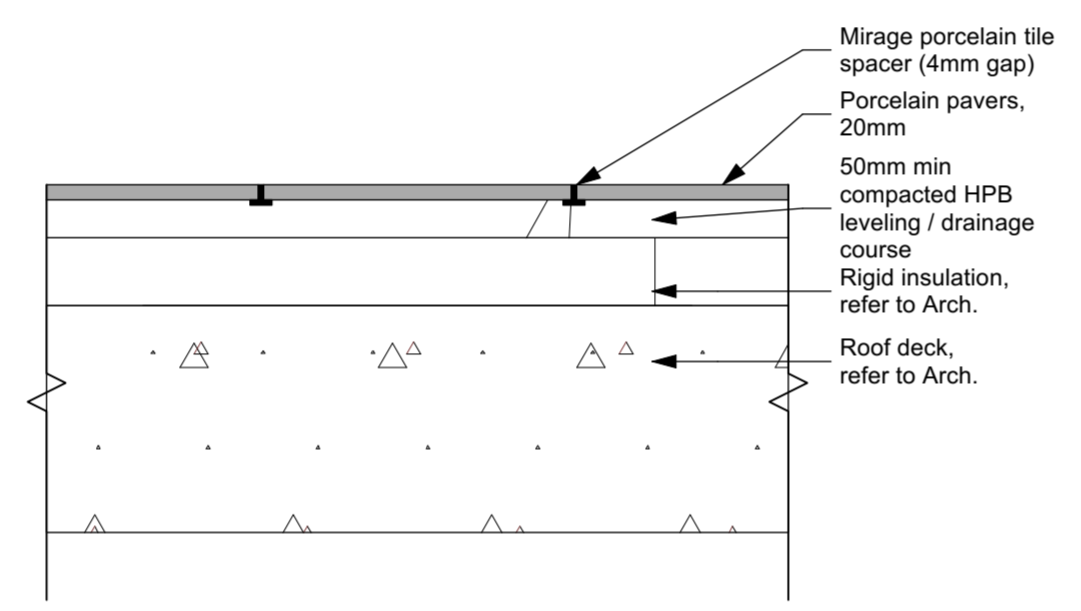
3 Heavy-duty CIP Concrete Paving on Grade
 Scale: 1:10



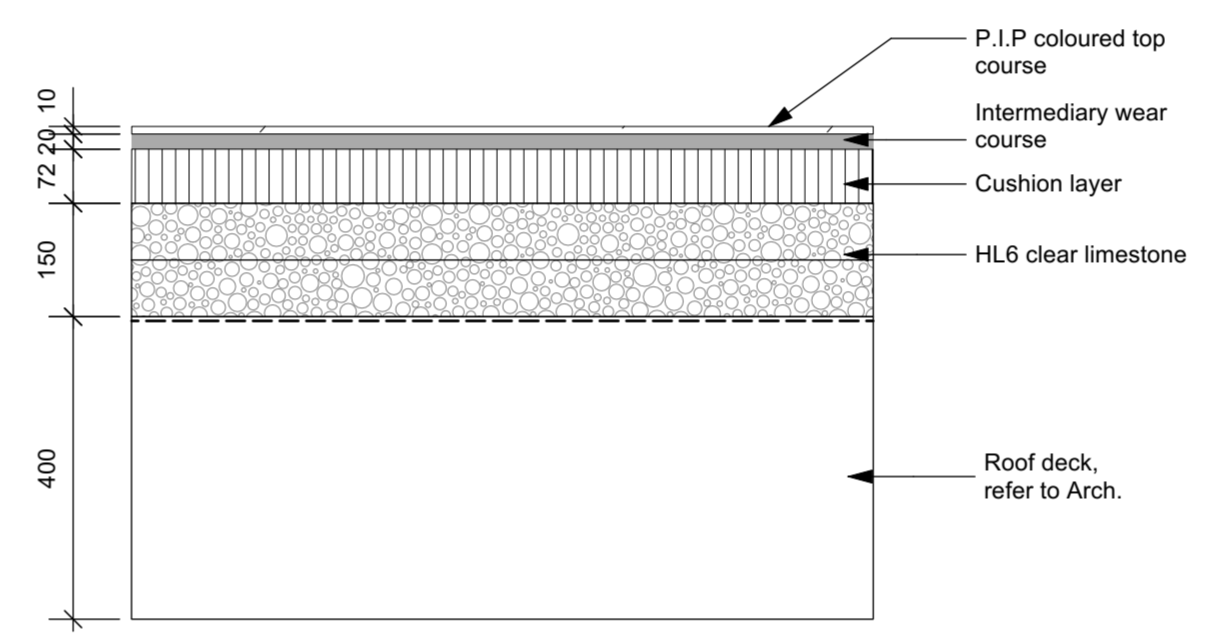
4 Heavy-duty CIP Concrete Paving on Structure
 Scale: 1:10



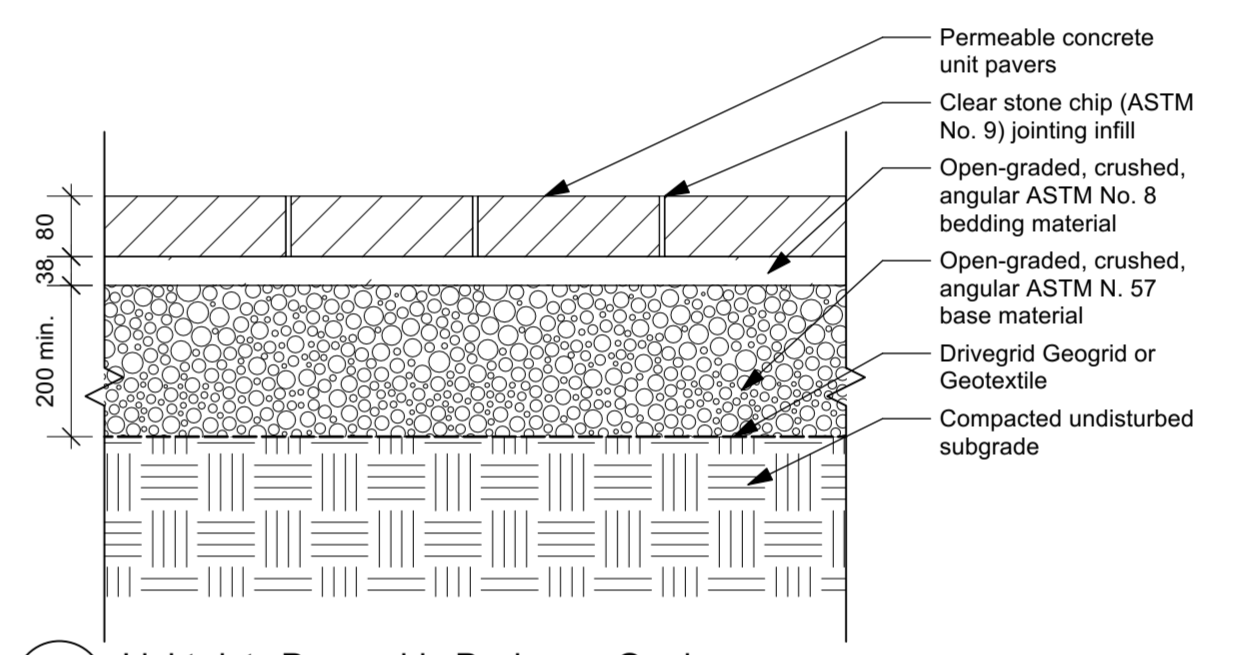
5 Artificial Turf on Roof Deck, typ.
 Scale: 1:10



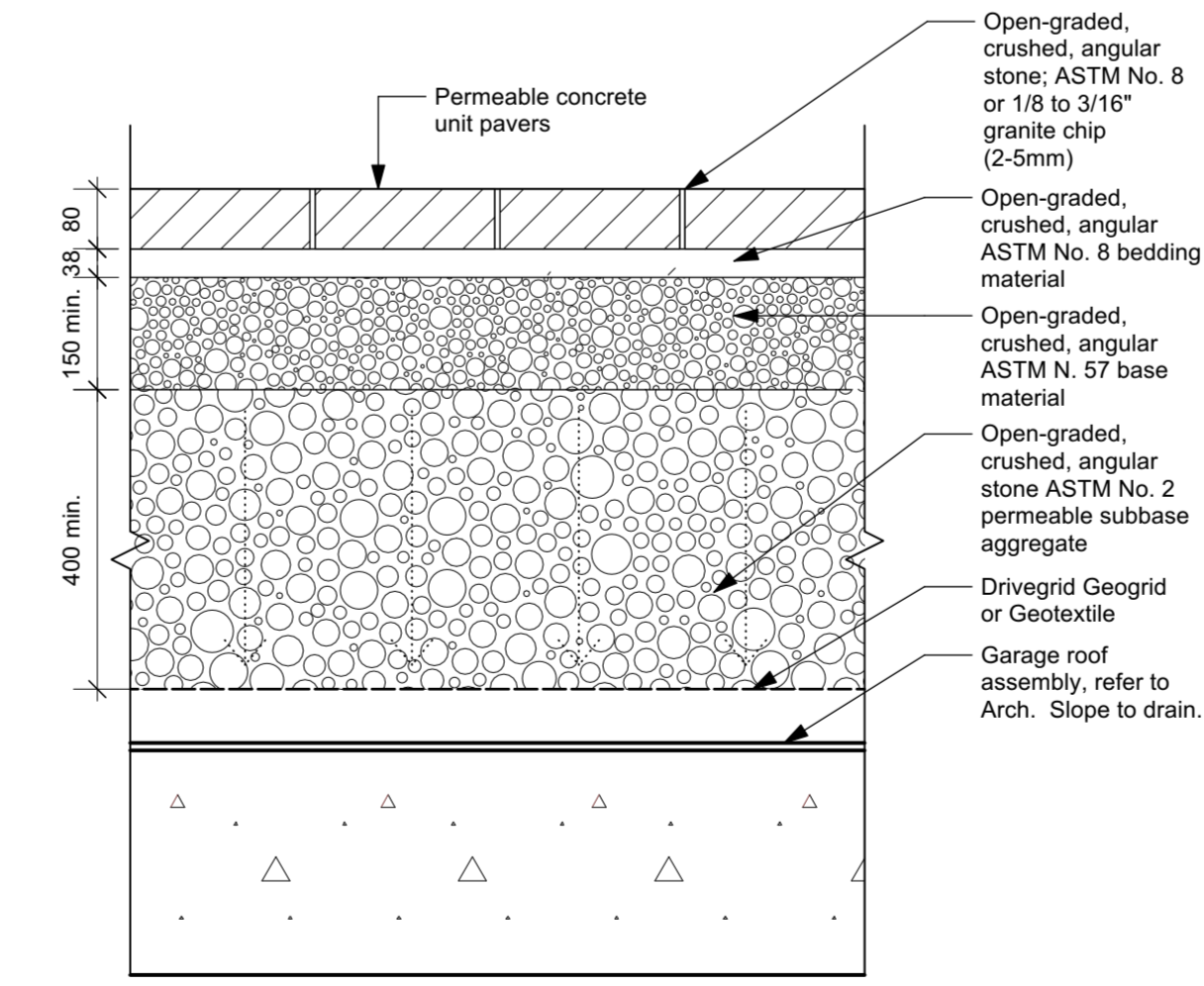
6 Porcelain Paver
 Scale: 1:10



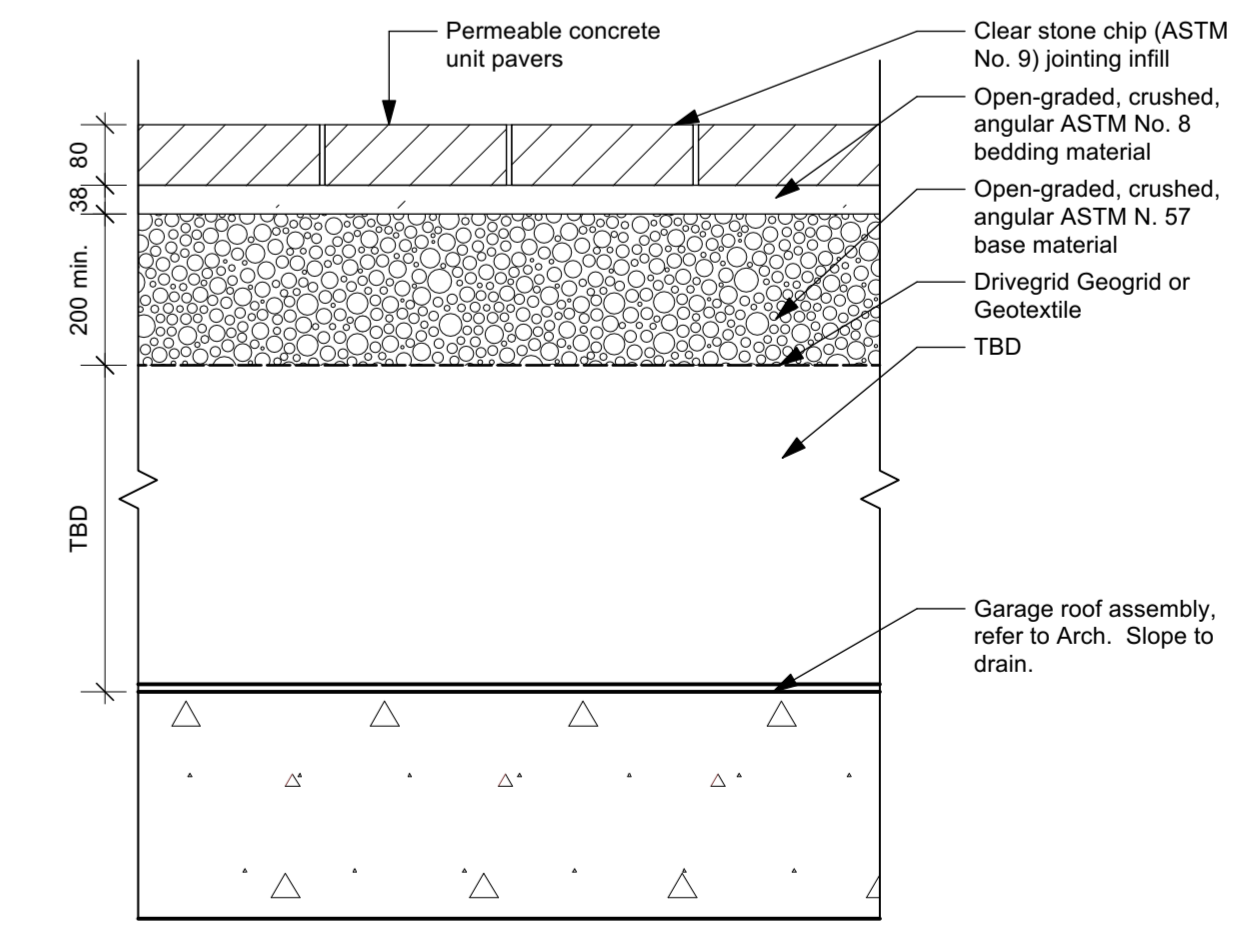
7 Rubber Play Surfacing
 Scale: 1:10



8 Light-duty Permeable Paving on Grade
 Scale: 1:10



9 Heavy-duty Permeable Paving on Structure
 Scale: 1:10



10 Light-duty Permeable Paving on Structure
 Scale: 1:10

NOT FOR CONSTRUCTION

Zoning By-law Amendment, Official Plan Amendment and Draft Plan of Subdivision
590 Argus Road
 File: Z.1614.81, OPA 1614.81 & 24T-23001/1614

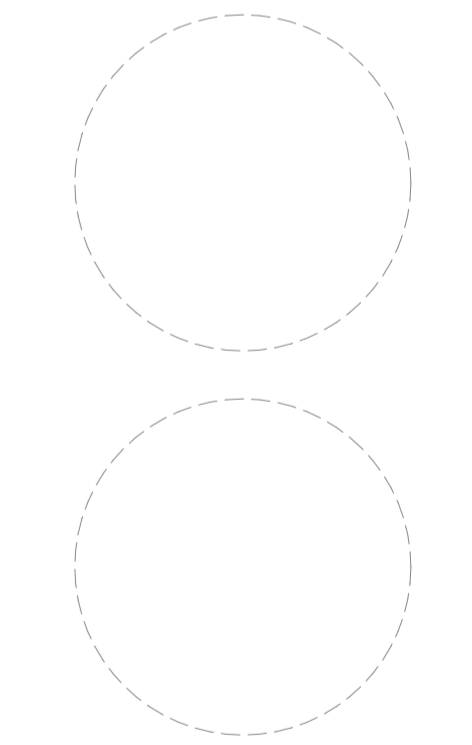
Architect
 Teeple Architects Inc.
 5 Carleton Street, Toronto ON
 M4V 1V2

Civil Engineer
 Trafalgar Engineering Limited
 1-481 Morden Road, Oakville ON
 L6K 2W6

Traffic Engineer
 BA Consulting Group Limited
 300-45 St. Clair Avenue West, Toronto ON
 M4V 1K9

Solid Waste Management
 R.J. Burnside & Associates Limited
 1455 Pickering Parkway, Pickering ON
 L1V 7G7

Planning
 Bousfields Inc.
 3 Church Street, Toronto ON
 M5E 1M2



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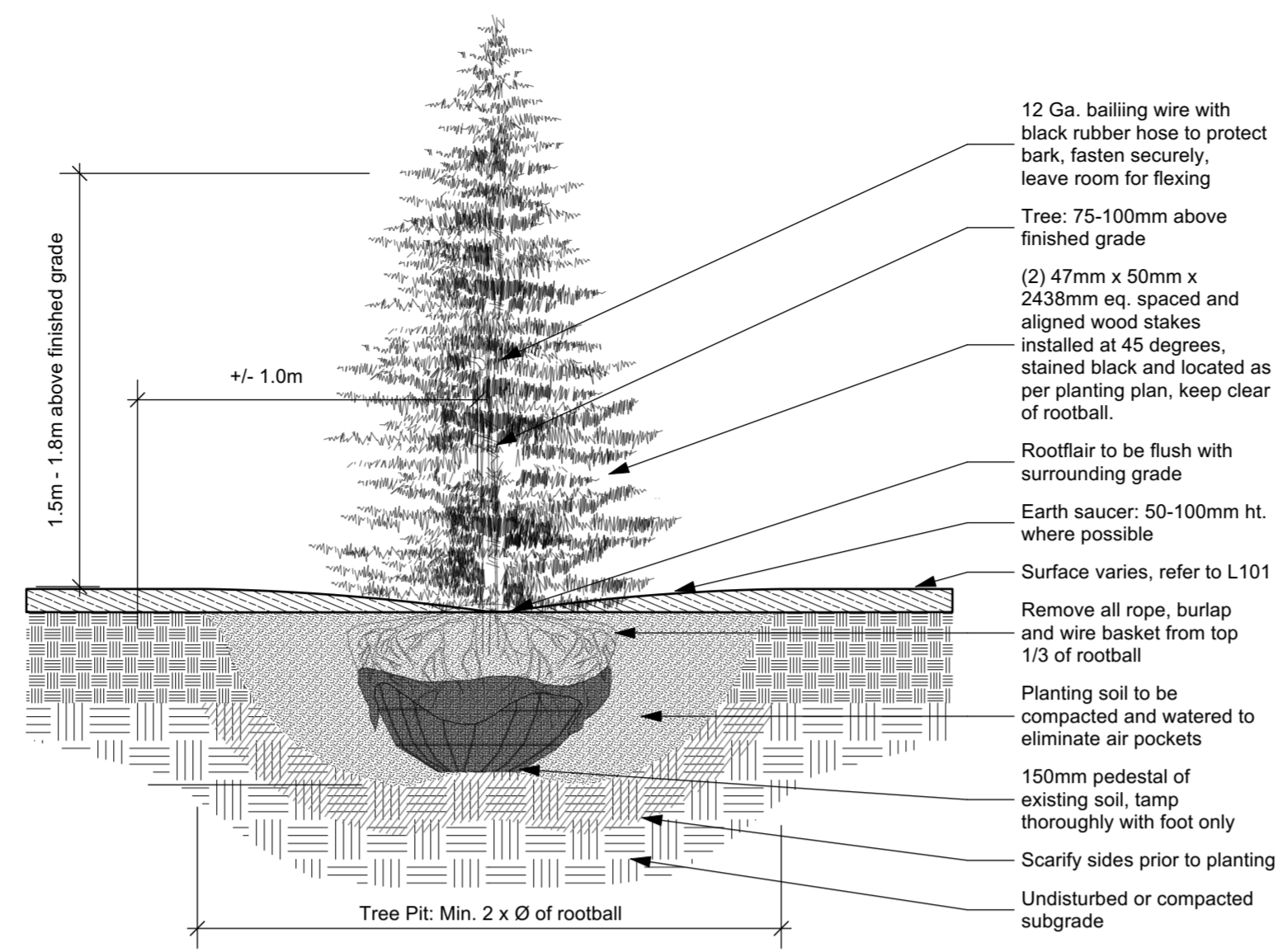
Project
590 Argus Road Development
 Oakville, Ontario

Drawing
Landscape Surfacing Details

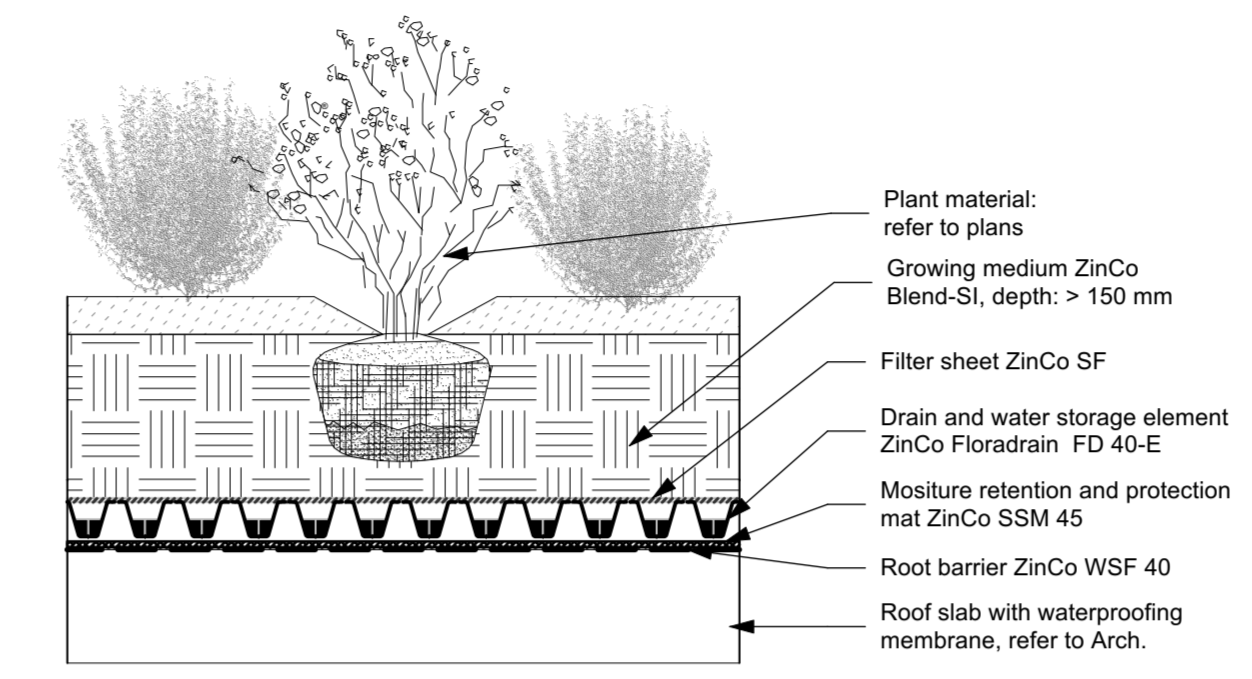
Drawn By
 TL
 Scale
 As Noted
 Date
 2024-02-27

Reviewed By
 LW
 Project No.
 Drawing No.
L502

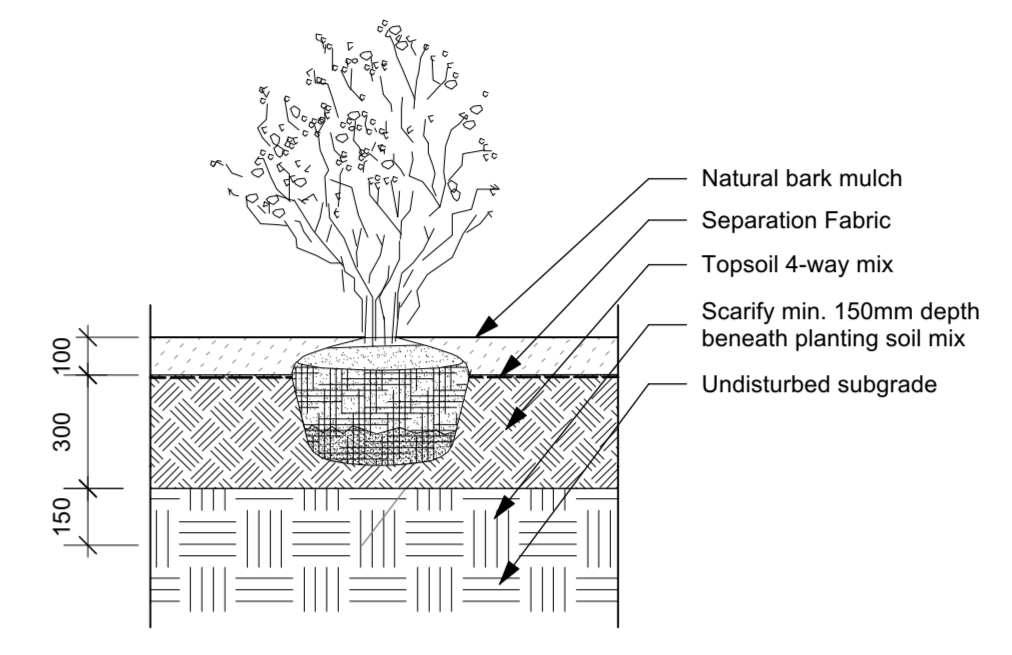
Rev. No.	Date	Revision Notes
01	2023-03-20	ISSUED FOR OPA/ZBA
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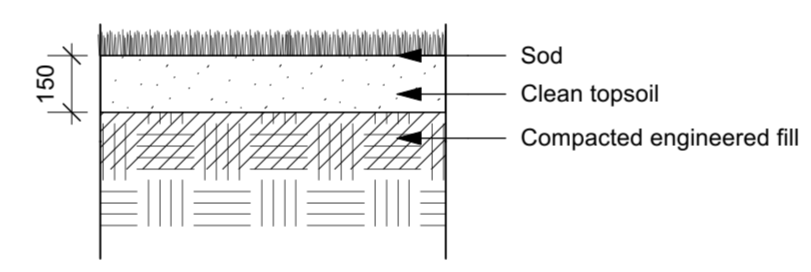
1 **Coniferous Tree Planting**
 Scale: 1:20



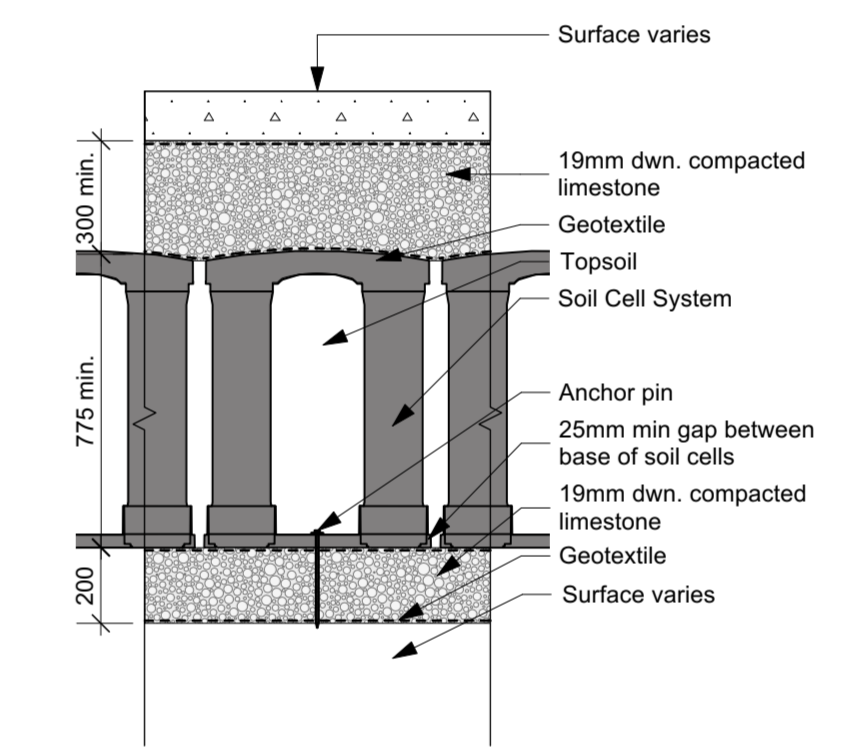
2 **Semi Intensive Green Roof Planting Perennial Garden by Zinco**
 Scale: 1:20



3 **Shrub planting, typ.**
 Scale: 1:20



4 **Sod**
 Scale: 1:20



5 **Soil Cell**
 Scale: 1:20

NOT FOR CONSTRUCTION

Zoning By-Law Amendment, Official Plan Amendment and Draft Plan of Subdivision
590 Argus Road
 File: Z.1614.81, OPA 1614.81 & 24T-23001/1614

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 3 Church Street, Toronto ON
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Drawing
Landscape Planting Details

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 Project No.

Drawing No.