

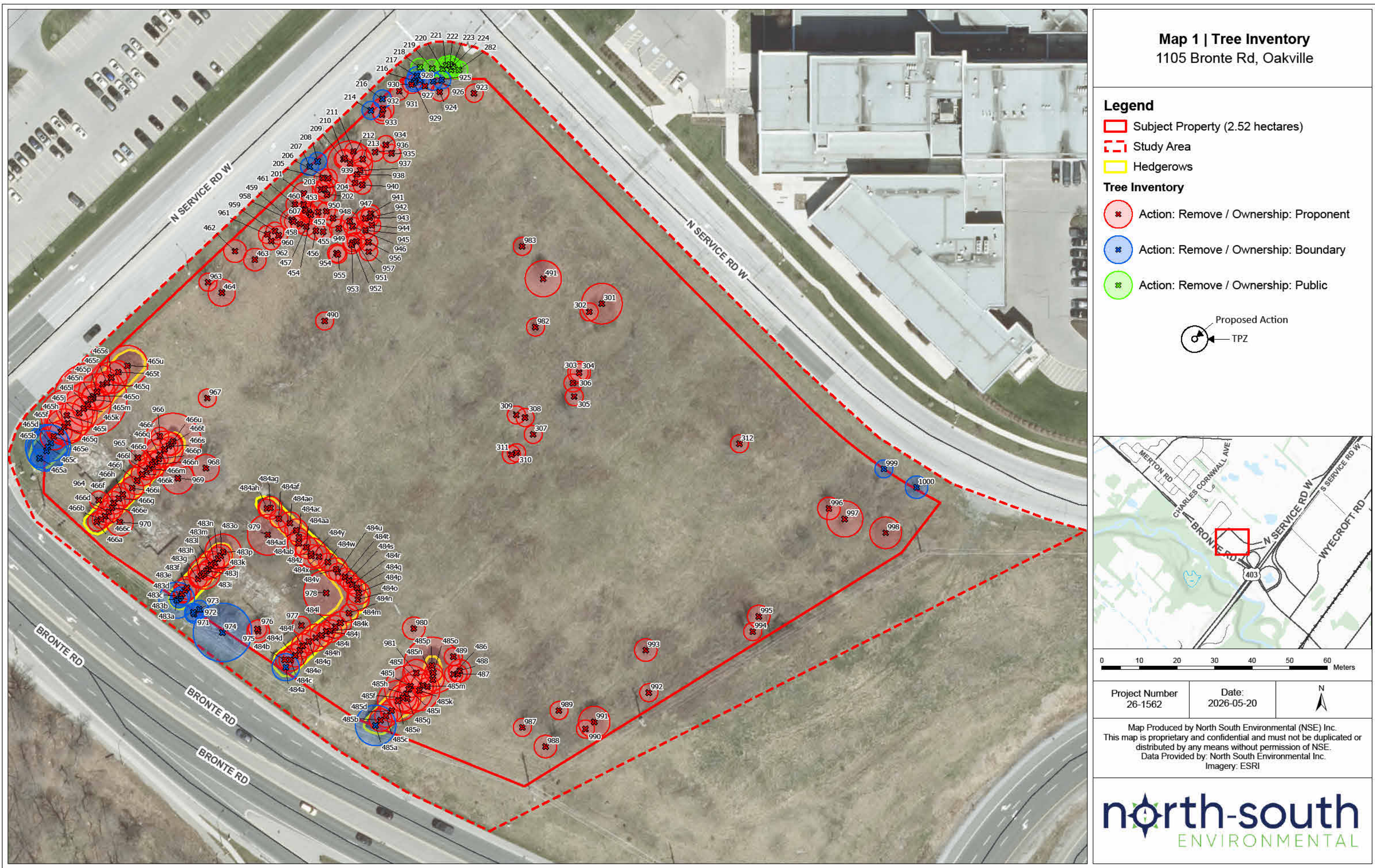


Table 2. Summary of Trees Inventoried

Scientific Name	Common Name	Tree Vigor Class						Total
		Excellent	Good	Fair	Poor	Very Poor	Dead	
<i>Acer platanoides</i>	Norway Maple	1						2
<i>Acer rubrum</i>	Red Maple		1	1				2
<i>Betula papyrifera</i>	Paper Birch		1	1				2
<i>Fraxinus americana</i>	White Ash		1	3	3	3	1	11
<i>Fraxinus pennsylvanica</i>	Green Ash		2	2	2	9	1	16
<i>Juglans nigra</i>	Black Walnut		3					3
<i>Malus baccata</i>	Siberian Crabapple		2					2
<i>Morus alba</i>	White Mulberry		1	2				3
<i>Populus balsamifera</i>	Balsam Poplar		1					1
<i>Populus deltoides</i>	Eastern Cottonwood		3					3
<i>Populus grandidentata</i>	Large-toothed Aspen	2	1					3
<i>Populus tremuloides</i>	Trembling Aspen	7	53	7	1		1	69
<i>Prunus serotina</i>	Black Cherry		2					2
<i>Pyrus communis</i>	Common Pear		1					1
<i>Quercus macrocarpa</i>	Bur Oak		4					4
<i>Quercus rubra</i>	Northern Red Oak		4					4
<i>Rhamnus cathartica</i>	European Buckthorn		1					1
<i>Rhus typhina</i>	Staghorn Sumac	1	1					2
<i>Salix amygdaloides</i>	Peach-leaved Willow		1					1
<i>Syringa sp.</i>	Lilac sp.							1
<i>Thuja occidentalis</i>	Eastern White Cedar		91	14	1	1	1	108
Grand Total		11	172	33	7	13	4	240

4.2. Crown Canopy Loss

Total canopy loss calculated for 240 trees to be removed was 4,575.82 m² (Table 3). The species with the highest canopy loss were Eastern White Cedar (1,233.88 m²), followed by Trembling Aspen (889.42 m²).

Table 3. Summary of Area of Canopy Cover Loss by species.

Scientific Name	Common Name	Number of Trees Removed	Canopy Cover Loss (m) ²
<i>Acer platanoides</i>	Norway Maple	2	140.38
<i>Acer rubrum</i>	Red Maple	2	157.43
<i>Betula papyrifera</i>	Paper Birch	2	149.12
<i>Fraxinus americana</i>	White Ash	11	512.12
<i>Fraxinus pennsylvanica</i>	Green Ash	16	328.11

Scientific Name	Common Name	Number of Trees Removed	Canopy Cover Loss (m) ²
<i>Juglans nigra</i>	Black Walnut	3	146.87
<i>Malus baccata</i>	Siberian Crabapple	2	132.5
<i>Morus alba</i>	White Mulberry	3	101.92
<i>Populus balsamifera</i>	Balsam Poplar	1	27.7
<i>Populus deltoides</i>	Eastern Cottonwood	3	23.85
<i>Populus grandidentata</i>	Large-toothed Aspen	3	67.01
<i>Populus tremuloides</i>	Trembling Aspen	69	63.45
<i>Prunus serotina</i>	Black Cherry	2	89.42
<i>Pyrus communis</i>	Common Pear	1	62.49
<i>Quercus macrocarpa</i>	Bur Oak	4	12.57
<i>Quercus rubra</i>	Northern Red Oak	4	116.16
<i>Rhamnus cathartica</i>	European Buckthorn	1	238.58
<i>Rhus typhina</i>	Staghorn Sumac	2	58.86
<i>Salix amygdaloides</i>	Peach-leaved Willow	1	54.55
<i>Syringa sp.</i>	Lilac sp.	1	36.97
<i>Thuja occidentalis</i>	Eastern White Cedar	108	1233.88
Total		240	4575.82

4.3. Trees of Special Significance

No Species at Risk trees were inventoried or incidentally encountered during the tree inventory. Trees may provide habitat for Species at Risk birds or bats and mitigation for potential SAR habitat is discussed in further sections. No formal bat habitat assessment was completed; however, some incidental notes on potential habitat can be found in the Tree Inventory Table (Appendix 2). No Heritage Trees were present on the property (Forests Ontario, 2026).

5. Recommended Action and Compensation

All 240 trees that were inventoried are identified to be removed (see Table 2 for summary). Of these, 43 are exempt from compensation requirements. One is exempt from compensation requirements as a highly invasive species, European Buckthorn. Forty-two trees are exempt from compensation requirements since they are private trees less than 15 cm DBH. Additionally, twenty-three ash trees identified as private trees infested with Emerald Ash Borer may be exempt if approved by the Designated Official.

Issued

No.	Date	Description
1	01/23/2026	Issued for SPA
2	02/11/2026	Issued for SPA - R1
3	02/27/2026	Issued for SPA Design Development
4	03/13/2026	Issued for 100% Design Development
5	06/23/2026	Documents
6	06/09/2026	Issued for SPA Resubmission No. 1
7	07/17/2026	Documents
8	10/02/2026	Issued for SPA Resubmission No. 2

Table A1. Tree Inventory Table													
Tree No.	Common Name	Scientific Name	Canopy Loss (m) ²	Height (m)	Tree "Vital Signs"				Tree Health	Ownership	MPZ (m)	Proposed Action	Replacement Tree No.
					Crown Spread (m)	Trunk Integrity	Tree Vigor	Crown Structure					
101	Black Walnut	<i>Juglans nigra</i>	14.6	12	4	A	Good	Good	Good	Private	2.4	Remove	2
102	Black Walnut	<i>Juglans nigra</i>	14.6	12	4	A	Good	Good	Good	Private	2.4	Remove	2
103	Black Walnut	<i>Juglans nigra</i>	14.6	12	4	A	Good	Good	Good	Private	2.4	Remove	2
104	Black Walnut	<i>Juglans nigra</i>	14.6	12	4	A	Good	Good	Good	Private	2.4	Remove	2
105	Black Walnut	<i>Juglans nigra</i>	14.6	12	4	A	Good	Good	Good	Private	2.4	Remove	2
106	Black Walnut	<i>Juglans nigra</i>	14.6	12	4	A	Good	Good	Good	Private	2.4	Remove	2
107	Black Walnut	<i>Juglans nigra</i>	14.6	12	4	A	Good	Good	Good	Private	2.4	Remove	2
108	Black Walnut	<i>Juglans nigra</i>	14.6	12	4	A	Good	Good	Good	Private	2.4	Remove	2
109	Black Walnut	<i>Juglans nigra</i>	14.6	12	4	A	Good	Good	Good	Private	2.4	Remove	2
110	Black Walnut	<i>Juglans nigra</i>	14.6	12	4	A	Good	Good	Good	Private	2.4	Remove	2
111	Black Walnut	<i>Juglans nigra</i>	14.6	12	4	A	Good	Good	Good	Private	2.4	Remove	2
112	Black Walnut	<i>Juglans nigra</i>	14.6	12	4	A	Good	Good	Good	Private	2.4	Remove	2
113	Black Walnut	<i>Juglans nigra</i>	14.6	12	4	A	Good	Good	Good	Private	2.4	Remove	2
114	Black Walnut	<i>Juglans nigra</i>	14.6	12	4	A	Good	Good	Good	Private	2.4	Remove	2
115	Black Walnut	<i>Juglans nigra</i>	14.6	12	4	A	Good	Good	Good	Private	2.4	Remove	2
116	Black Walnut	<i>Juglans nigra</i>	14.6	12	4	A	Good	Good	Good	Private	2.4	Remove	2
117	Black Walnut	<i>Juglans nigra</i>	14.6	12	4	A	Good	Good	Good	Private	2.4	Remove	2
118	Black Walnut	<i>Juglans nigra</i>	14.6	12	4	A	Good	Good	Good	Private	2.4	Remove	2
119	Black Walnut	<i>Juglans nigra</i>	14.6	12	4	A	Good	Good	Good	Private	2.4	Remove	2
120	Black Walnut	<i>Juglans nigra</i>	14.6	12	4	A	Good	Good	Good	Private	2.4	Remove	2
121	Black Walnut	<i>Juglans nigra</i>	14.6	12	4	A	Good	Good	Good	Private	2.4	Remove	2
122	Black Walnut	<i>Juglans nigra</i>	14.6	12	4	A	Good	Good	Good	Private	2.4	Remove	2
123	Black Walnut	<i>Juglans nigra</i>	14.6	12	4	A	Good	Good	Good	Private	2.4	Remove	2
124	Black Walnut	<i>Juglans nigra</i>	14.6	12	4	A	Good	Good	Good	Private	2.4	Remove	2
125	Black Walnut	<i>Juglans nigra</i>	14.6	12	4	A	Good	Good	Good	Private	2.4	Remove	2
126	Black Walnut	<i>Juglans nigra</i>	14.6	12	4	A	Good	Good	Good	Private	2.4	Remove	2
127	Black Walnut	<i>Juglans nigra</i>	14.6	12	4	A	Good	Good	Good	Private	2.4	Remove	2
128	Black Walnut	<i>Juglans nigra</i>	14.6	12	4	A	Good	Good	Good	Private	2.4	Remove	2
129	Black Walnut	<i>Juglans nigra</i>	14.6	12	4	A	Good	Good	Good	Private	2.4	Remove	2
130	Black Walnut	<i>Juglans nigra</i>	14.6	12	4	A	Good	Good	Good	Private	2.4	Remove	2
131	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	N/A
132	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	3
133	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	4
134	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	5
135	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	6
136	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	7
137	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	8
138	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	9
139	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	10
140	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	11
141	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	12
142	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	13
143	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	14
144	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	15
145	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	16
146	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	17
147	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	18
148	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	19
149	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	20
150	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	21
151	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	22
152	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	23
153	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	24
154	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	25
155	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	26
156	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	27
157	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	28
158	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	29
159	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	30
160	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	31
161	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	32
162	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	33
163	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	34
164	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	35
165	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	36
166	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	37
167	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	38
168	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	39
169	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	40
170	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	41
171	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	42
172	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	43
173	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	44
174	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	45
175	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	46
176	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	47
177	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	48
178	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	49
179	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	50
180	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	51
181	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	52
182	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	53
183	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	54
184	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	55
185	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	56
186	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	57
187	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	58
188	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	59
189	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	60
190	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	61
191	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	62
192	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	63
193	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	64
194	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	65
195	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	66
196	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	67
197	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	68
198	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	69
199	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	70
200	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	71
201	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	72
202	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	73
203	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	74
204	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	75
205	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	76
206	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	77
207	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	78
208	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	79
209	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	80
210	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	81
211	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	82
212	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	83
213	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	84
214	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	85
215	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	86
216	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	87
217	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	88
218	European Beech	<i>Fagus sylvatica</i>	8.8	8	3	B	Good	Good	Good	Public	1.4	Remove	89
219	European Beech												

Issued		
No.	Date	Description
1	02/11/2026	Issued for SPA - R1
2	02/27/2026	Issued for 90% Design Development
3	03/13/2026	Issued for 100% Design Development
4	05/22/2026	Issued for 30% Construction Documents
5	06/05/2026	Issued for SPA Resubmission No. 1
6	07/17/2026	Issued for 60% Construction Documents
7	10/02/2026	Issued for SPA Resubmission No. 2



PROPOSED TREE REMOVAL

TREE REMOVAL

*NOTE: ALL EXISTING TREES TO BE REMOVED. SEE L102a - ARBORIST PLAN BY NORTH SOUTH ENVIRONMENTAL FOR EXISTING TREE SCHEDULE. SEE L102c for COMPOSITE PLAN WITH PROPOSED SITE LAYOUT.

NUMBER OF TREES REMOVED: 240
NUMBER OF PROPOSED TREES: 154

NOTE: ALL 240 TREES THAT WERE INVENTORIED ARE IDENTIFIED TO BE REMOVED. OF THESE, 43 ARE EXEMPT FROM COMPENSATION REQUIREMENTS. ONE IS EXEMPT FROM COMPENSATION REQUIREMENTS AS HIGHLY INVASIVE SPECIES, EUROPEAN BUCKTHORN. FORTY-TWO TREES ARE EXEMPT FROM COMPENSATION REQUIREMENTS SINCE THEY ARE PRIVATE TREES LESS THAN 15 CM DBH. ADDITIONALLY, TWENTY-THREE ASH TREES IDENTIFIED A PRIVATE TREES INFESTED WITH EMERALD ASH BORER MAY BE EXEMPT IS APPROVED BY THE DESIGNATED OFFICIAL.

NOT FOR
CONSTRUCTION

Contractor Must Check & Verify all Dimensions on the Job.
Do Not Scale Drawings.
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This Drawing is Not to be Used for Construction Until Signed by the Architect.

HRPS HQ + REOC
SP.1530.019
25003

Tree Removal Plan
As indicated
L102b



PROPOSED TREE REMOVAL

TREE REMOVAL

***NOTE: ALL EXISTING TREES TO BE REMOVED - BASED ON PROPOSED SITE LAYOUT - PROGRAM AND REGRADING REQUIREMENTS.**

REFER TO L102a - ARBORIST PLAN BY NORTH SOUTH ENVIRONMENTAL FOR EXISTING TREE SCHEDULE.

NOT FOR CONSTRUCTION



HARDSCAPE AND SOFTSCAPE AREAS (ON PROPERTY)	
TYPE	AREA
HARDSCAPE	13280 m ²
SOFTSCAPE	14120 m ²
	27400 m ²

TOTAL SITE AREA: 25,144m²
LANDSCAPED AREA: 4,130m²

LANDSCAPE COVERAGE RATIO: 16.4%

Issued

No.	Date	Description
1	01/23/2026	Issued for SPA
2	02/11/2026	Issued for SPA - R1
3	02/27/2026	Issued for 80% Design Development
4	03/13/2026	Issued for 100% Design Development
5	05/23/2026	Issued for 20% Construction Documents
6	06/09/2026	Issued for Minor Variance Application
7	06/09/2026	Issued for SPA Resubmission No. 1
8	07/11/2026	Issued for 60% Construction Documents
9	10/02/2026	Issued for SPA Resubmission No. 2

LEGEND

Landscape Plan Symbols

—	PROPERTY LINE
—	ZONING BOUNDARY
—	MTD SETBACK
—	LANDSCAPE SETBACK
▲	MAIN ENTRANCE
▲	PEDESTRIAN ENTRY/EXIT
➡	VEHICULAR ENTRY/EXIT
○	SECURITY BOLLARD
○ LS	EXISTING LIGHT STANDARD
○	NEW LIGHT STANDARD
○	BOLLARD LIGHTING
○ UP	UTILITY POLE
○	EV CHARGER
○	SIAMSE CONNECTION
—	TACTILE WARNING INDICATOR
—	CROSSWALK
—	STORMWATER TANK, REFER TO CIVIL
—	INFILTRATION GALLERY, REFER TO CIVIL
—	DUCT BANK, REFER TO ELECTRICAL
—	MAINTENANCE HOLE, REFER TO CIVIL
—	CATCH BASIN, REFER TO CIVIL
—	HOSEBIB
—	ASPHALT PAVING
—	CONCRETE PAVING EXPOSED AGGREGATE
—	WALKING TRAIL / BOUND PERMEABLE GRANULAR
—	HIGH ALBEDO CONCRETE PAVING
—	SOD
—	SWEET GRASS (HIEROCHLOA ODORATA)
—	CREeping JUNIPER (JUNIPERUS HORIZONTALIS)
—	SWITCH GRASS (Panicum VIRGATUM)
—	TUFTED HAIR GRASS (DESCHAMPSIA CESPYTOSA)
—	INDIGENOUS COMMUNITY PLANTING

NOT FOR
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25003

Landscape Plan
As Indicated

L103

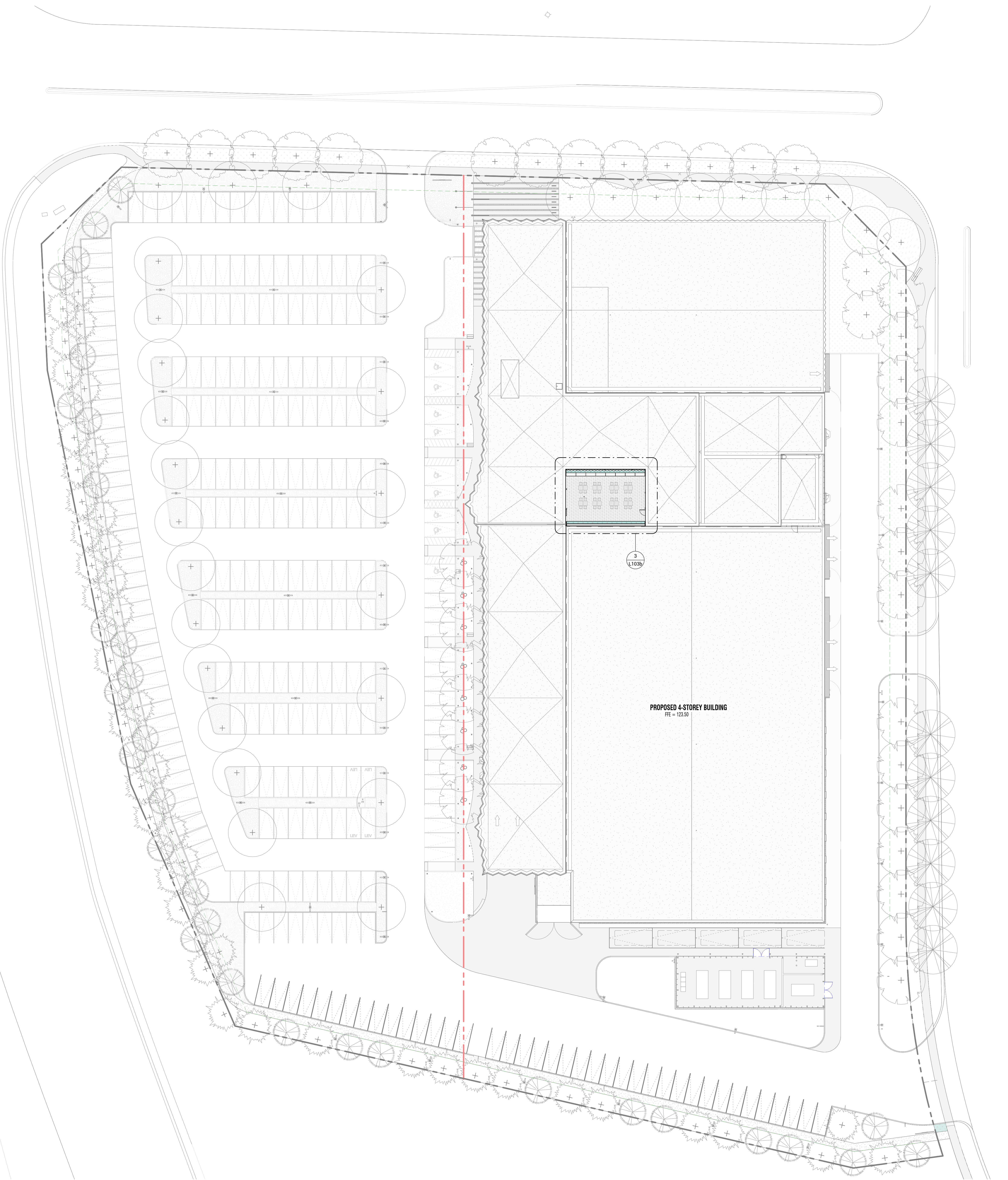
North Service Rd. N.

Bronte Rd.

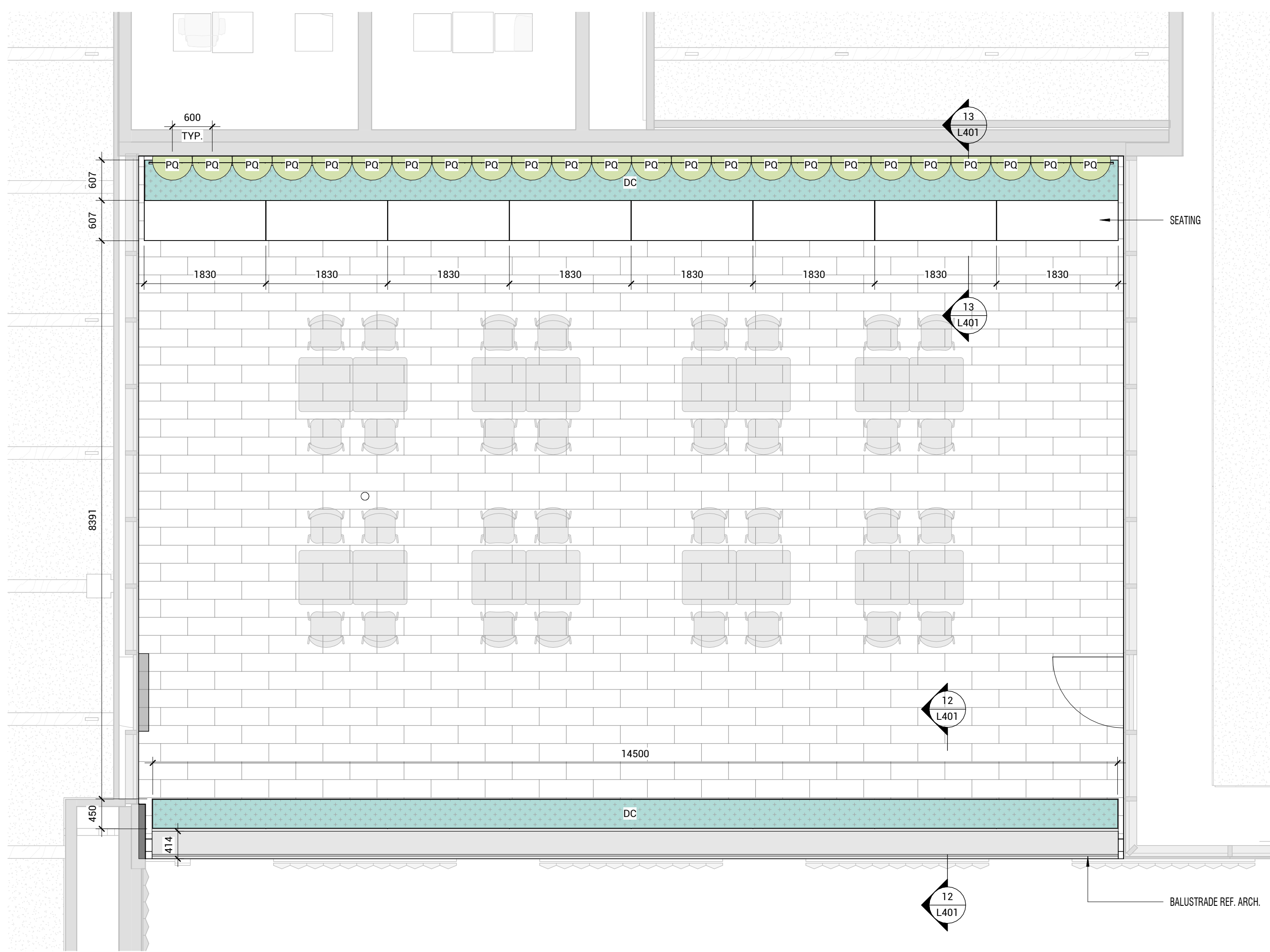
North Service Rd. W

PROPOSED 4-STORY BUILDING
FTE = 123.50

Landscape Plan
1 : 250
1 L103



Landscape Roof Plan 1:300



Landscape Terrace - Enlarged Plan 1:50

PLANTING - TERRACE GRASSES									
SYM	TAG	BOTANICAL NAME	COMMON NAME	QTY	SPACING	AREA	SIZE	NATIVE	DROUGHT TOLERANT
DC		DESCHAMPSIA CESPIITOSA	TUFTED HAIR GRASS	86	450 mm	15.06	2 GAL.	*	*
TOTAL				86		15.06			

PLANTING - TERRACE VINES							
SYM	TAG	BOTANICAL NAME	COMMON NAME	QTY	SPACING	NATIVE	DROUGHT TOLERANT
PQ		PARthenocissus QUINQUEFOLIA	VIRGINIA CREEPER	25	600mm	*	*
TOTAL				25			

HARDSCAPE ROOF		
SYM	DESCRIPTION	AREA
	CONCRETE PAVERS	153.88
TOTAL		153.88

LEGEND
Landscape Plan Symbols

- PROPERTY LINE
- ZONING BOUNDARY
- MTD SETBACK
- LANDSCAPE SETBACK
- MAIN ENTRANCE
- PEDESTRIAN ENTRY/ EXIT
- VEHICULAR ENTRY/ EXIT
- SECURITY BOLLARD
- EXISTING LIGHT STANDARD
- NEW LIGHT STANDARD
- BOLLARD LIGHTING
- UTILITY POLE
- EV CHARGER
- SIAMESE CONNECTION
- TACTILE WARNING INDICATOR
- CROSSWALK
- STORMWATER TANK, REFER TO CIVIL
- INFILTRATION GALLERY, REFER TO CIVIL
- DUCT BANK, REFER TO ELECTRICAL
- MAINTENANCE HOLE, REFER TO CIVIL
- CATCH BASIN, REFER TO CIVIL
- HOSEBIB
- ASPHALT PAVING
- CONCRETE PAVING EXPOSED AGGREGATE
- WALKING TRAIL / BOUND PERMEABLE GRANULAR
- HIGH ALBEDO CONCRETE PAVING
- SOD
- SWEET GRASS (HIEROCHLOE ODORATA)
- CREeping JUNIPER (JUNIPERUS HORIZONTALIS)
- SWITCH GRASS (PANICUM VIRGATUM)
- TUFTED HAIR GRASS (DESCHAMPSIA CESPIITOSA)
- INDIGENOUS COMMUNITY PLANTING



Issued		
No.	Date	Description
1	01/23/2026	Issued for SPA
2	02/11/2026	Issued for SPA - R1
3	02/27/2026	Issued for 80% Design Development
4	03/13/2026	Issued for 100% Design Development
5	06/23/2026	Issued for 20% Construction Documents
6	06/09/2026	Issued for Minor Variance Application
7	06/09/2026	Issued for SPA Resubmission No. 1
8	07/11/2026	Issued for 60% Construction Documents
9	10/02/2026	Issued for SPA Resubmission No. 2

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4	03/13/2026	Issued for 100% Design Development
5	05/22/2026	Issued for 30% Construction Documents
6	06/05/2026	Issued for SPA Resubmission No. 1
7	07/17/2026	Issued for 60% Construction Documents
8	10/02/2026	Issued for SPA Resubmission No. 2

PLANTING - SHADE TREES										
SYM	TAG	BOTANICAL NAME	COMMON NAME	QTY	SIZE	CONDITION	NATIVE	ORIGHT FOLYMAN	SA TOLE	
DECIDUOUS										
	AC	AMELANCHER CANADENSIS	SERVICEBERRY	31	75mm CAL	WB	•	•	•	
	AF	ACER x FREEMANNI	AUTUMN BLAZE MAPLE	11	75mm CAL	WB	•	•	•	
	BN	BETULA NIGRA	RIVER BIRCH (TREE FORM)	16	75mm CAL	WB	•	•	•	
	BP	BETULA PAPIRIFERA	PAPER BIRCH (TREE FORM)	8	75mm CAL	WB	•	•	•	
	PT	POPULUS TREMILOIDES	TREMBLING ASPEN (TREE FORM)	32	75mm CAL	WB	•	•	•	
	QM	QUERCUS MACROCARPA	BURR OAK	13	75mm CAL	WB	•	•	•	
CONIFERUS										
	PS	PAUIS STROBUS	EASTERN WHITE PINE	43	200mm HEIGHT	WB	•	•	•	
TOTAL				154						

PLANTING - GROUND COVER										
SYR	TAG	BOTANICAL NAME	COMMON NAME	QTY	SPACING	AREA	SIZE	NATIVE	DROUGHT TOLERANT	IRRIG.
DC		DEICHPSA CESPITOSA	TUFFED HART GRASS	930	450 mm	156.92	2.0AL	•	•	•
HD		HERPOGLOSSA CORDATA	SWEET GRASS	875	450 mm	117.88	2.0AL	•	•	•
ID		INDENSOLO COMBUSTI GARDEN	SOL BEE PREPARATION ONLY	0	0 mm	166.68	N/A	•	•	•
JR		JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	3119	600 mm	97.84	3.0AL	•	•	•
PV		PANICUM VIRGATUM	SWITCH GRASS	4989	450 mm	86.97	2.0AL	•	•	•
				9830		1386.54				

*IRRIGATION SYSTEM TO BE PROVIDED FOR ALL PLANTING AREA

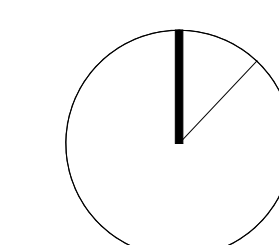


LEGEND

Landscape Plan Symbols

- | | |
|--|--|
| | PROPERTY LINE |
| | ZONING BOUNDARY |
| | MTO SETBACK |
| | LANDSCAPE SETBACK |
| | MAIN ENTRANCE |
| | PEDESTRIAN ENTRY/ EXIT |
| | VEHICULAR ENTRY/ EXIT |
| | SECURITY BOLLARD |
| | EXISTING LIGHT STANDARD |
| | NEW LIGHT STANDARD |
| | BOLLARD LIGHTING |
| | UTILITY POLE |
| | EV CHARGER |
| | SIAMESE CONNECTION |
| | TACTILE WARNING INDICATOR |
| | CROSSWALK |
| | STORMWATER TANK, REFER TO CIVIL |
| | INFILTRATION GALLERY, REFER TO CIVIL |
| | DUCT BANK, REFER TO ELECTRICAL |
| | MAINTENANCE HOLE, REFER TO CIVIL |
| | CATCH BASIN, REFER TO CIVIL |
| | HOSEBIB |
| | ASPHALT PAVING |
| | CONCRETE PAVING EXPOSED AGGREGATE |
| | WALKING TRAIL / BOUND PERMEABLE GRANULAR |
| | HIGH ALBEDO CONCRETE PAVING |
| | SOD |
| | SWEET GRASS (HIEROCHLOA ODORATA) |
| | CREEPING JUNIPER (JUNIPERUS HORIZONTALIS) |
| | SWITCH GRASS (PANICUM VIRGATUM) |
| | TUFTED HAIR GRASS (DESCHAMPSIA CESPIITOSA) |
| | INDIGENOUS COMMUNITY PLANTING |

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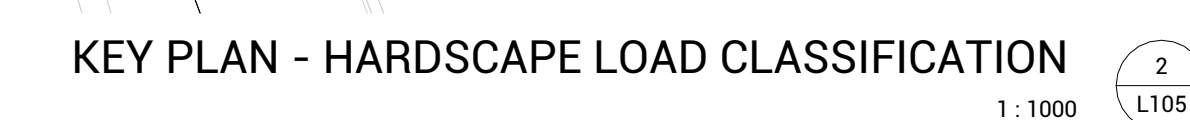
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25003

Planting Plan
As indicated

L104



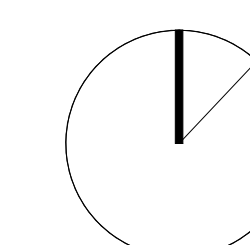
- | Issued | | |
|--------|------------|---------------------------------------|
| No. | Date | Description |
| 1 | 01/23/2026 | Issued for SPA |
| 2 | 02/11/2026 | Issued for SPA - R1 |
| 3 | 02/27/2026 | Issued for 90% Design Development |
| 4 | 03/13/2026 | Issued for 100% Design Development |
| 5 | 05/22/2026 | Issued for 30% Construction Documents |
| 6 | 06/05/2026 | Issued for SPA Resubmission No. 1 |
| 7 | 07/17/2026 | Issued for 60% Construction Documents |
| 8 | 10/02/2026 | Issued for SPA Resubmission No. 2 |

LEGEND

Landscape Plan Symbols

- | | |
|--|--------------------------------------|
| | PROPERTY LINE |
| | ZONING BOUNDARY |
| | MTO SETBACK |
| | LANDSCAPE SETBACK |
| | MAIN ENTRANCE |
| | PEDESTRIAN ENTRY/EXIT |
| | VEHICULAR ENTRY/EXIT |
| | SECURITY BOLLARD |
| | EXISTING LIGHT STANDARD |
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| | CROSSWALK |
| | STORMWATER TANK, REFER TO CIVIL |
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| | DUCT BANK, REFER TO ELECTRICAL |
| | MAINTENANCE HOLE, REFER TO CIVIL |
| | CATCH BASIN, REFER TO CIVIL |
| | HOSEBIB |

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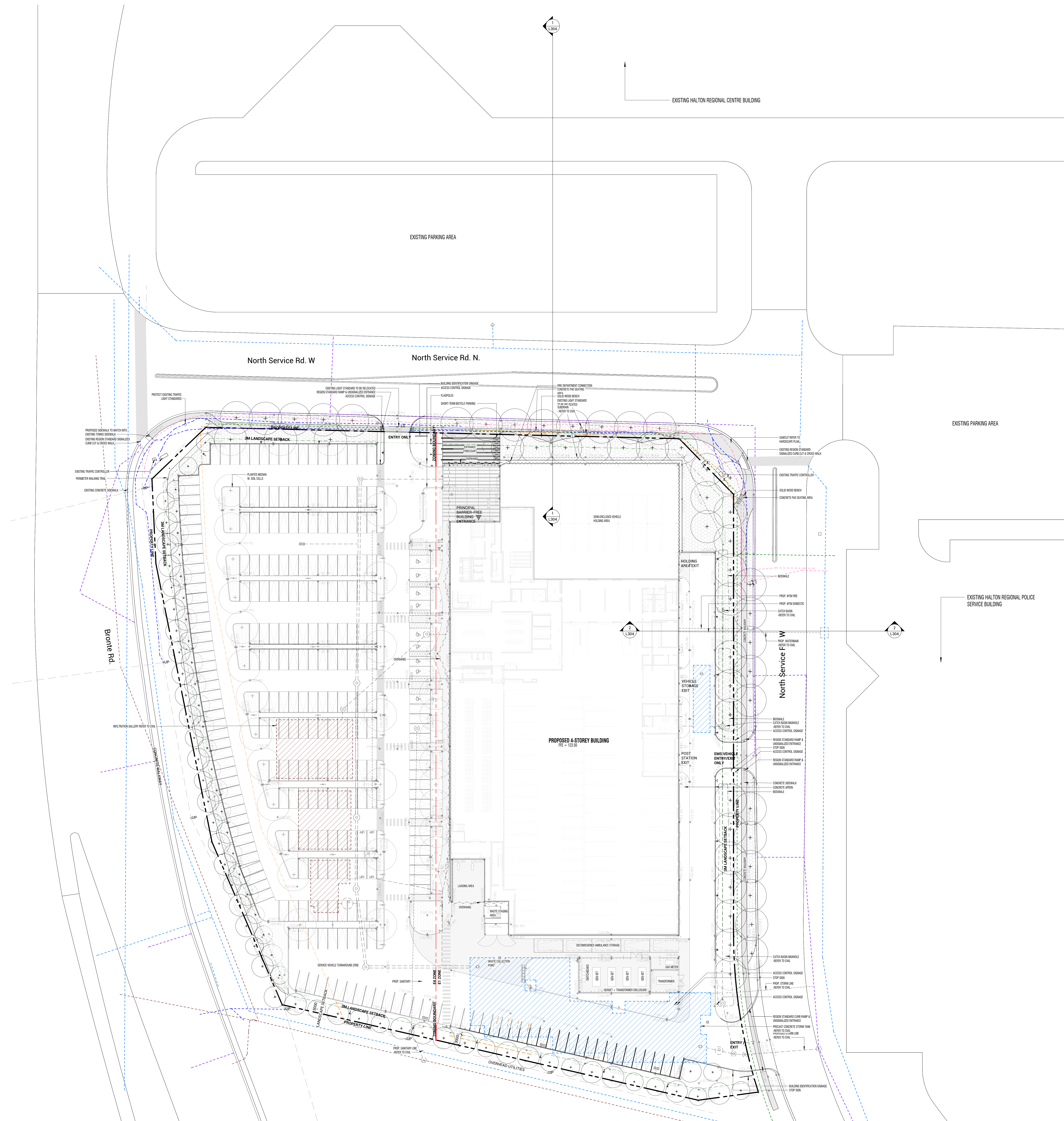
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25003

Hardscape Plan
As indicated

L105



No.	Date	Description
1	02/11/2026	Issued for SPA - R1
2	02/27/2026	Issued for 90% Design Development
3	03/12/2026	Issued for 100% Design Development
4	05/22/2026	Issued for 30% Construction Documents
5	06/05/2026	Issued for Minor Variance Application
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8	10/02/2026	Issued for SPA Resubmission No. 2



- UNDERGROUND UTILITIES**
- BELL
 - FIBRE OPTIC
 - GAS
 - HYDRO
 - SANITARY
 - STORM
 - WATER SERVICE
- LEGEND**
- Landscape Plan Symbols**
- PROPERTY LINE
 - ZONING BOUNDARY
 - MTO SETBACK
 - LANDSCAPE SETBACK
 - MAIN ENTRANCE
 - PEDESTRIAN ENTRY/ EXIT
 - VEHICULAR ENTRY/ EXIT
 - SECURITY BOLLARD
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 - MAINTENANCE HOLE, REFER TO CIVIL
 - CATCH BASIN, REFER TO CIVIL
 - HOSEBIB

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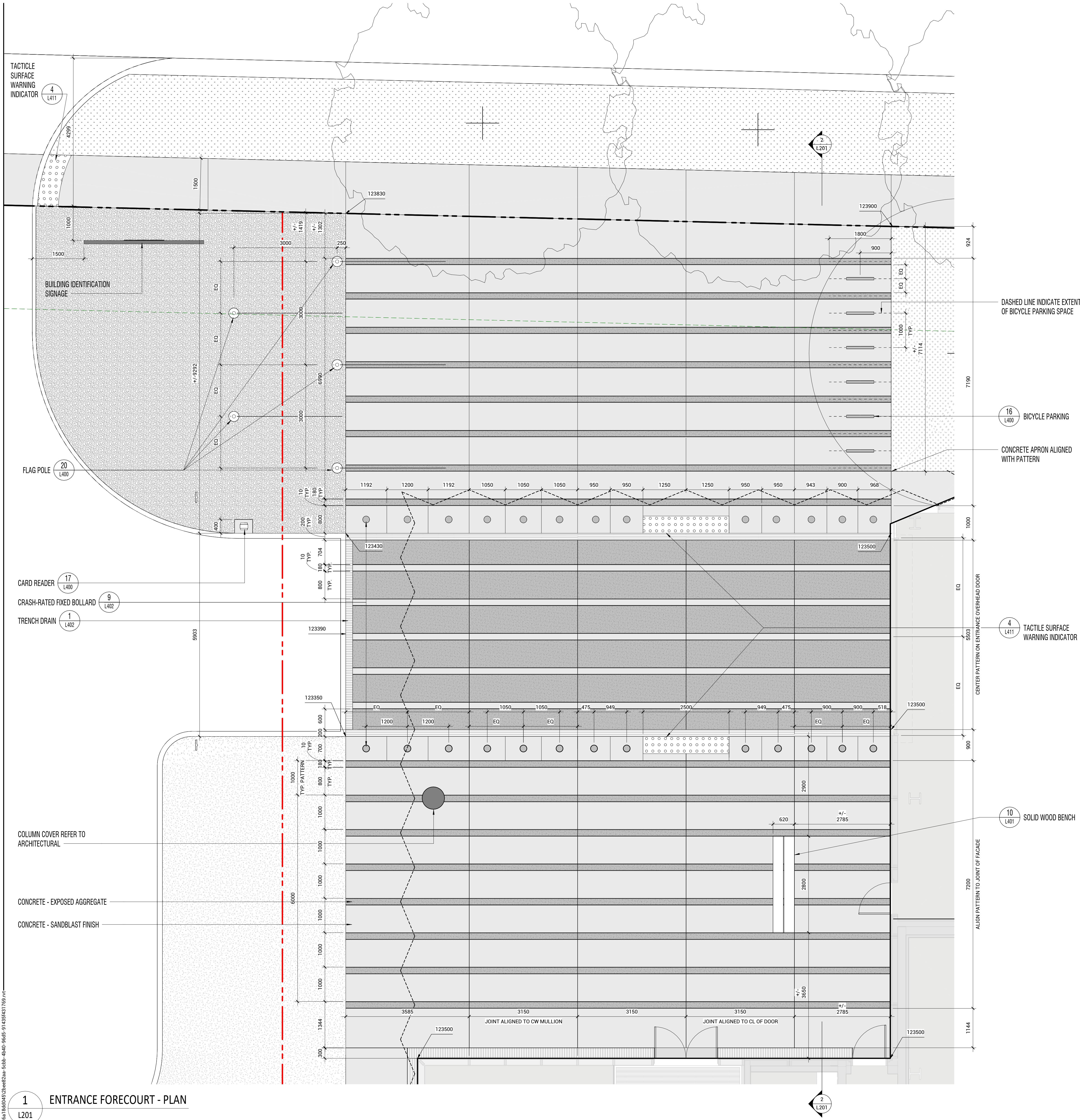
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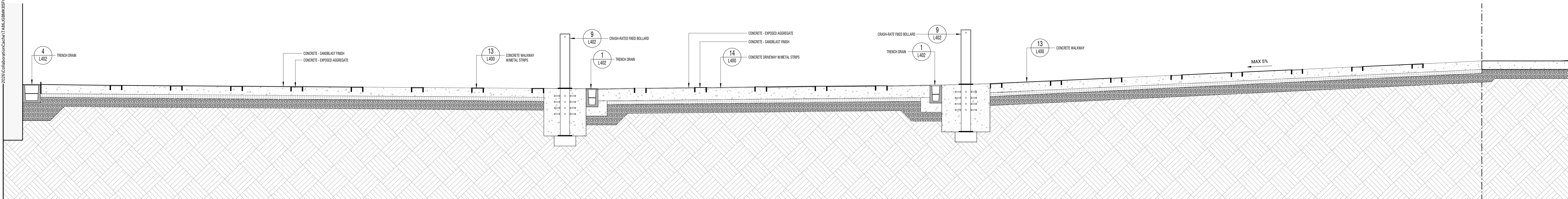
Streetscape Plan
As Indicated
L107



Issued		
No.	Date	Description
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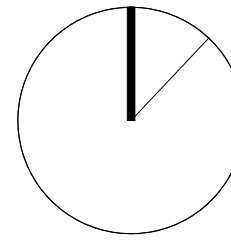


1 ENTRANCE FORECOURT - PLAN
L201



2 ENTRANCE FORECOURT - SECTION
L201

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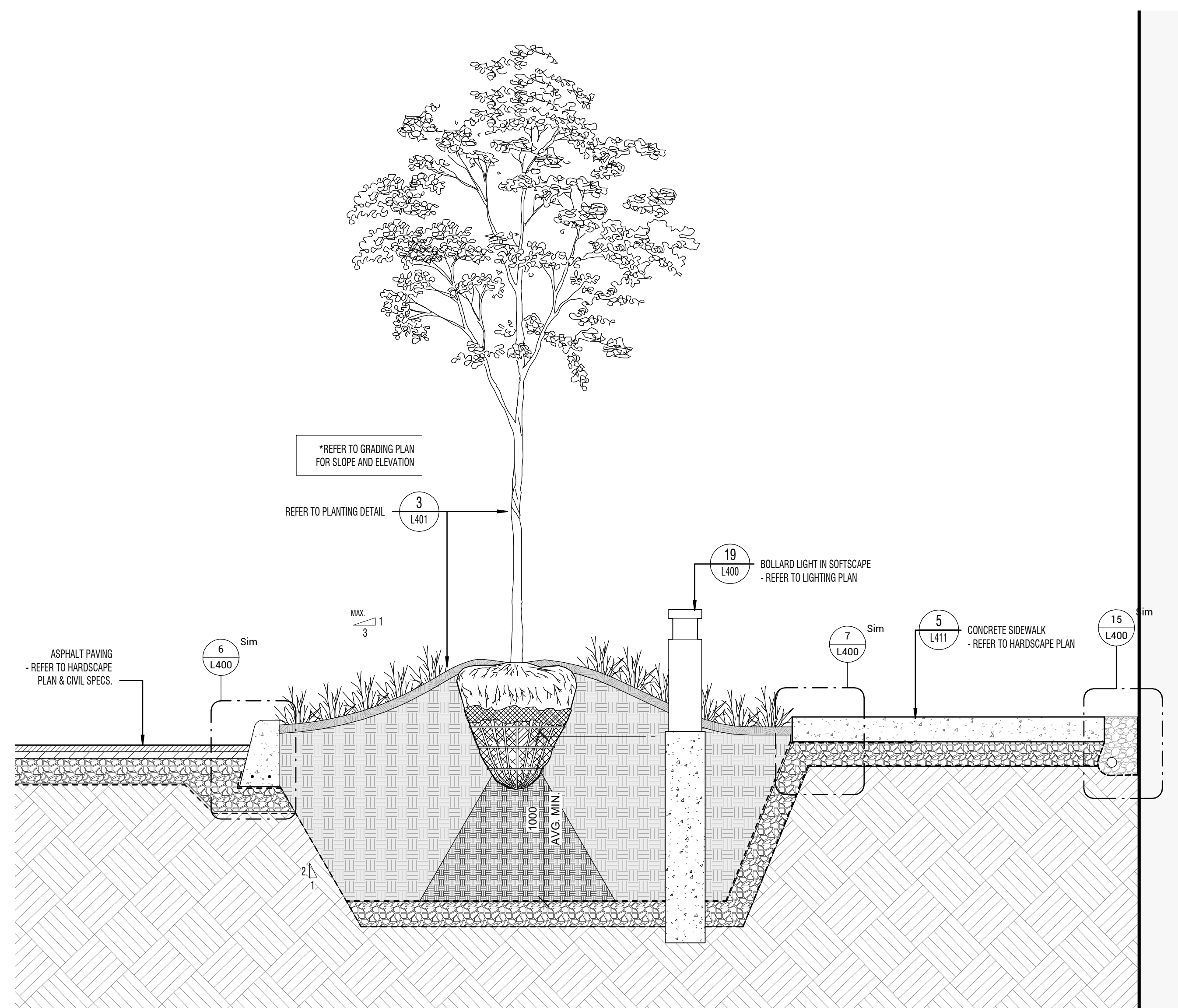
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25003

Enlarged Plan - Entrance Forecourt
As indicated

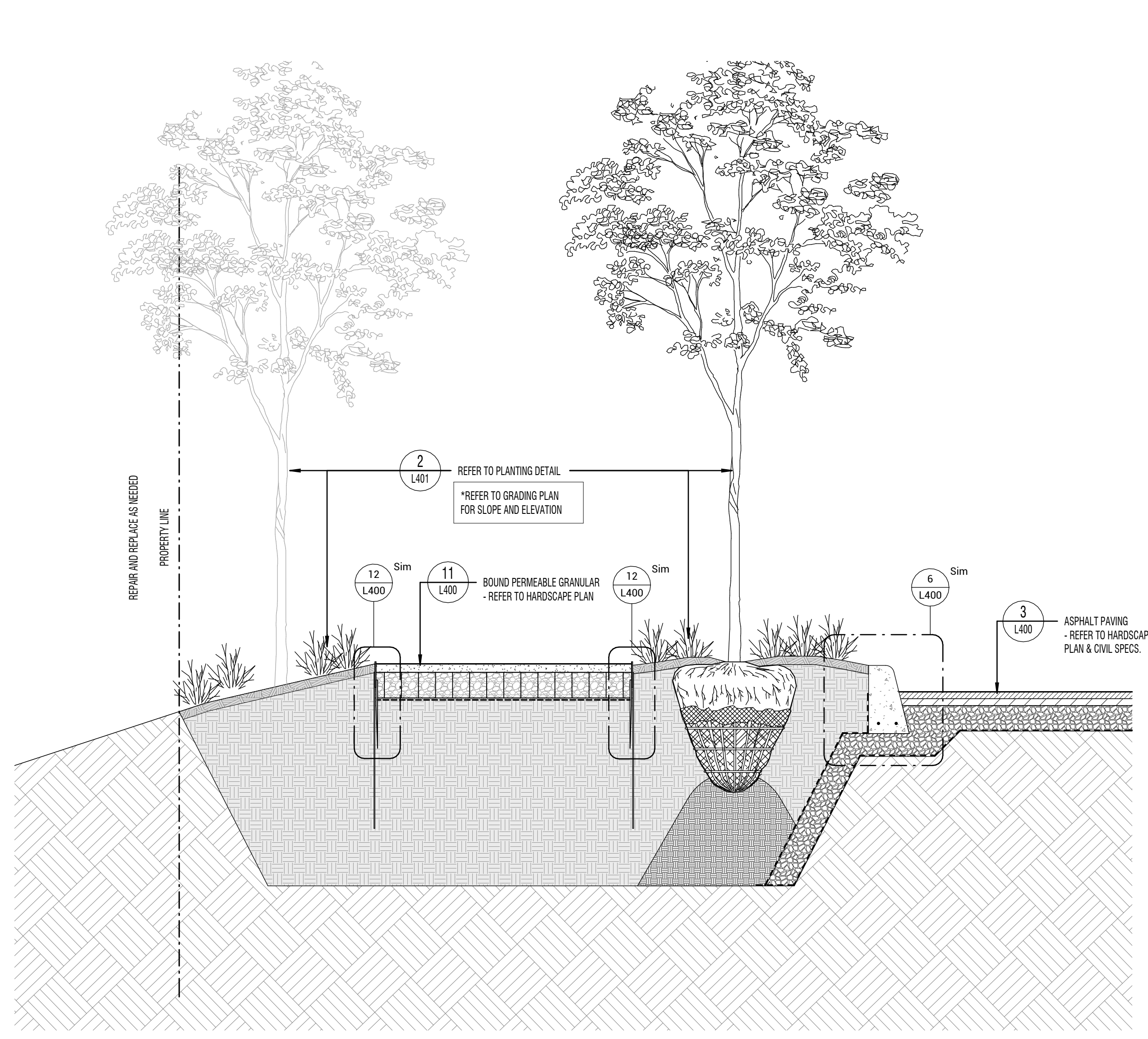
L201



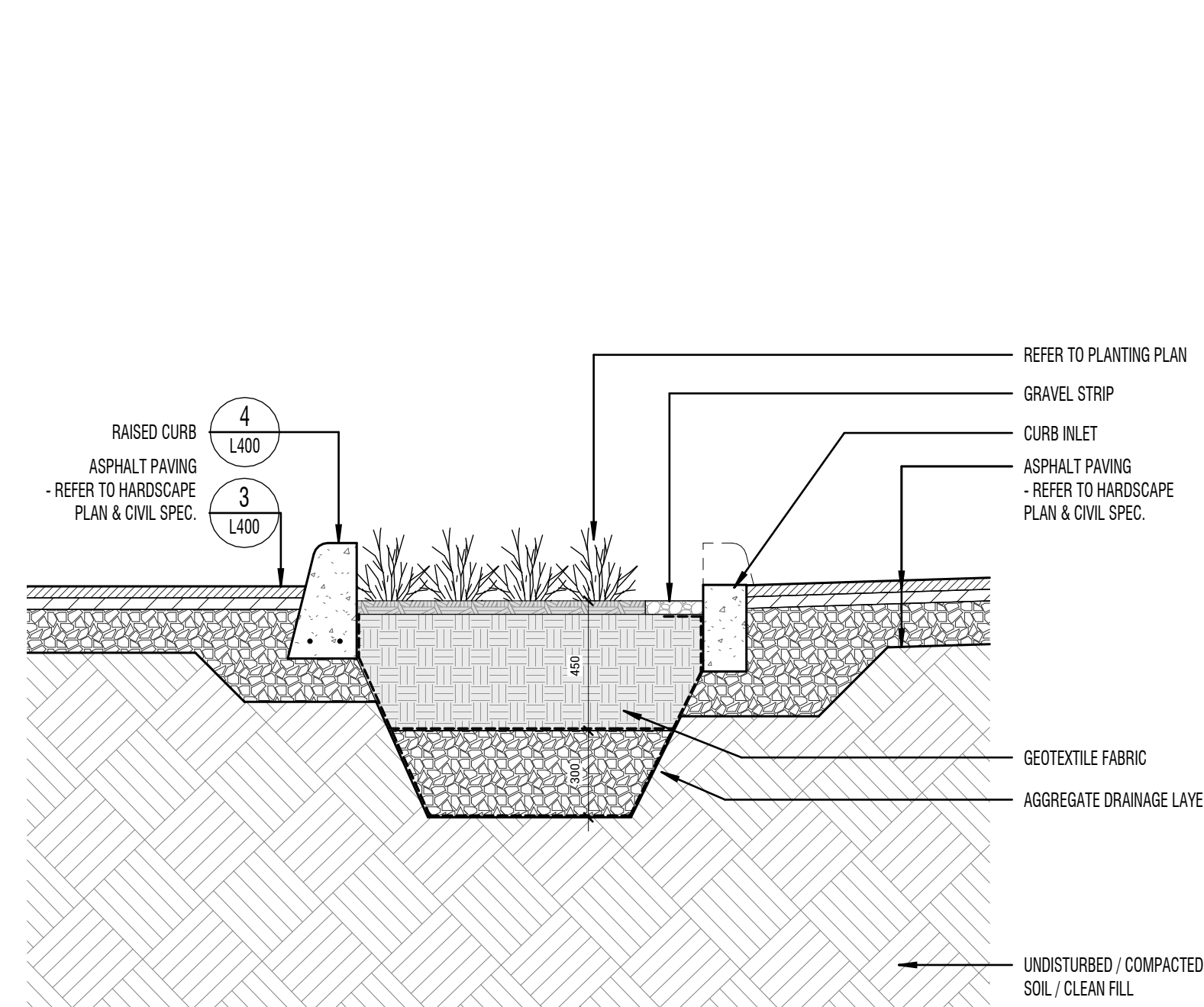
Issued		
No.	Date	Description
1	01/23/2026	Issued for SPA
2	02/11/2026	Issued for SPA - R1
3	02/27/2026	Issued for 90% Design Development
4	03/13/2026	Issued for 100% Design Development
5	06/23/2026	Issued for 20% Construction Documents
6	06/09/2026	Issued for SPA Resubmission No. 1
7	07/17/2026	Issued for 60% Construction Documents
8	10/02/2026	Issued for SPA Resubmission No. 2



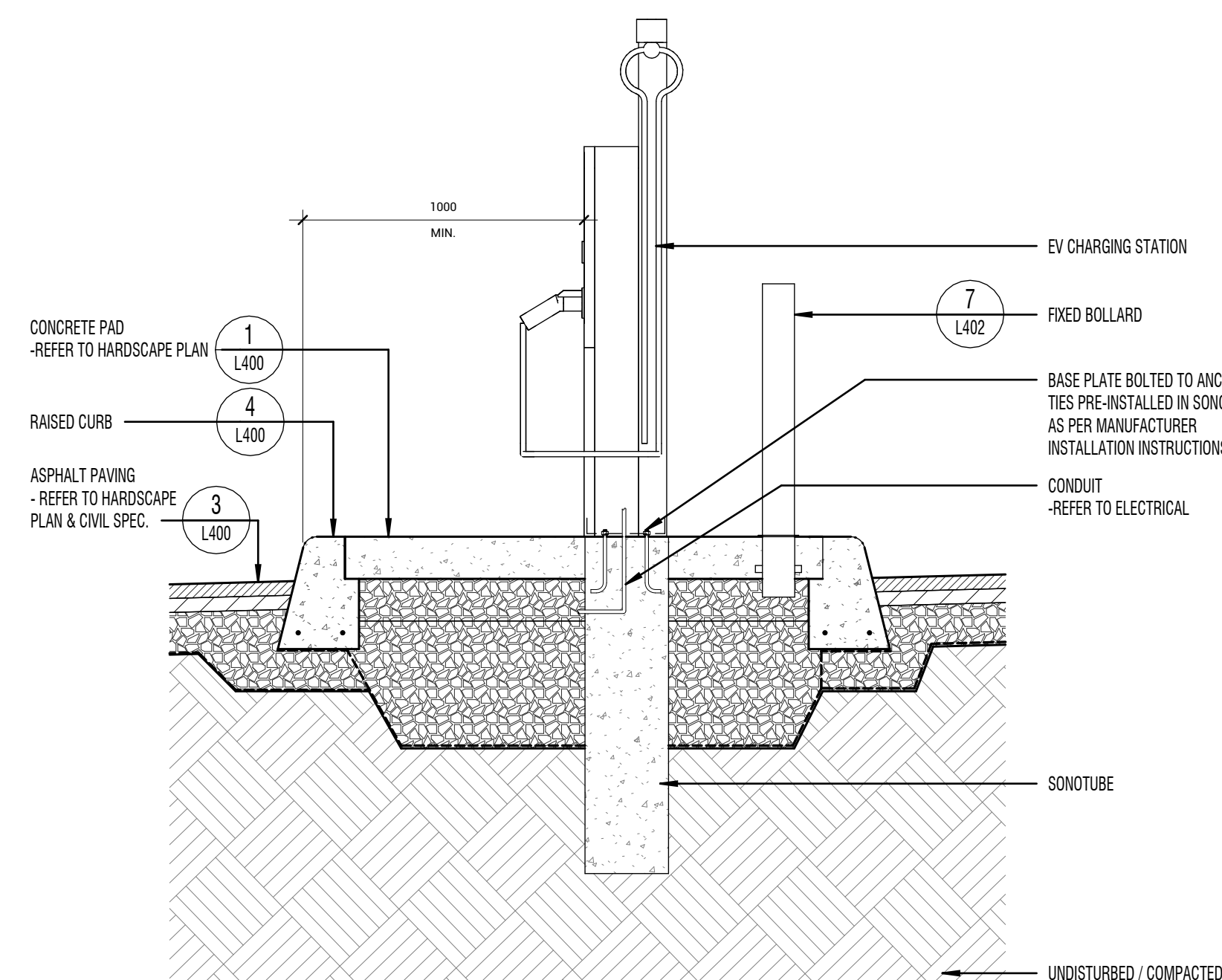
1 BERMED POLLINATOR GARDEN TYP.
L301



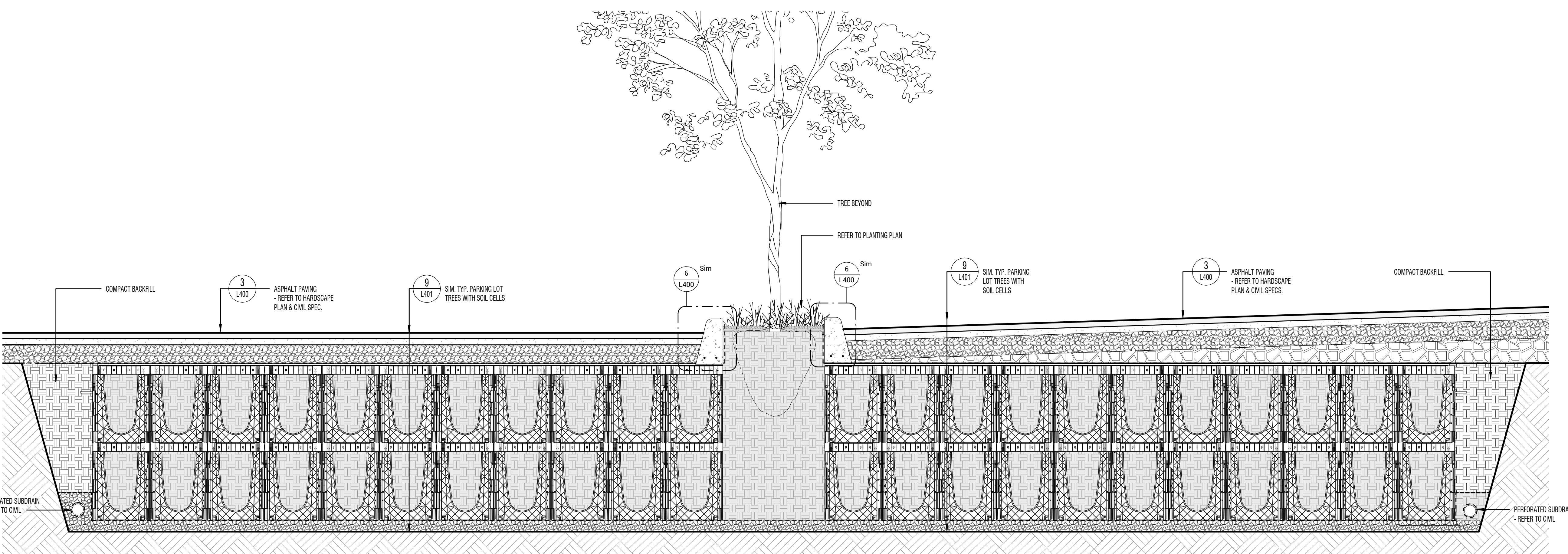
2 PERIMETER WALKING TRAIL TYP.
L301



3 PARKING MEDIAN TYP.1 - BIORETENTION
L301



4 PARKING MEDIAN TYP.2 - EV CHARGER
L301



6 PARKING MEDIAN TYP.3 - SOIL CELLS
L301

NOT FOR
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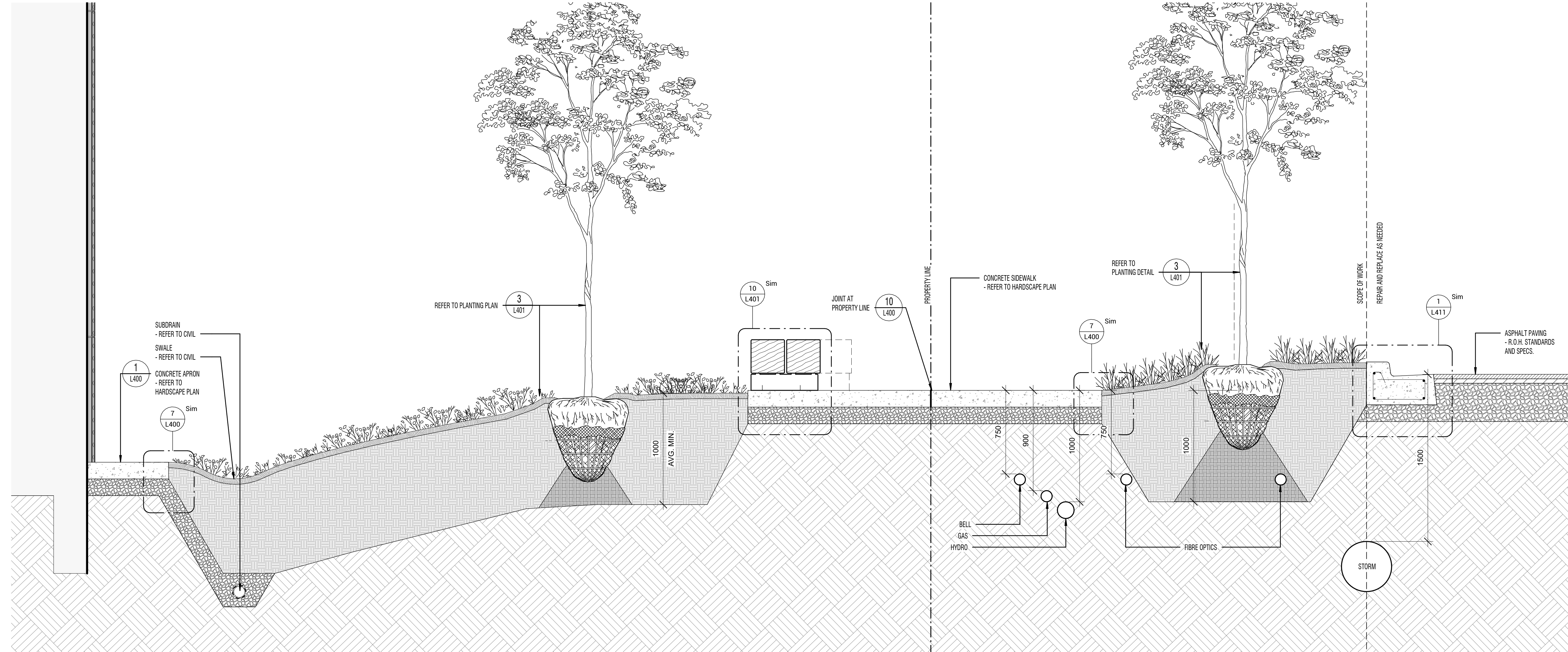
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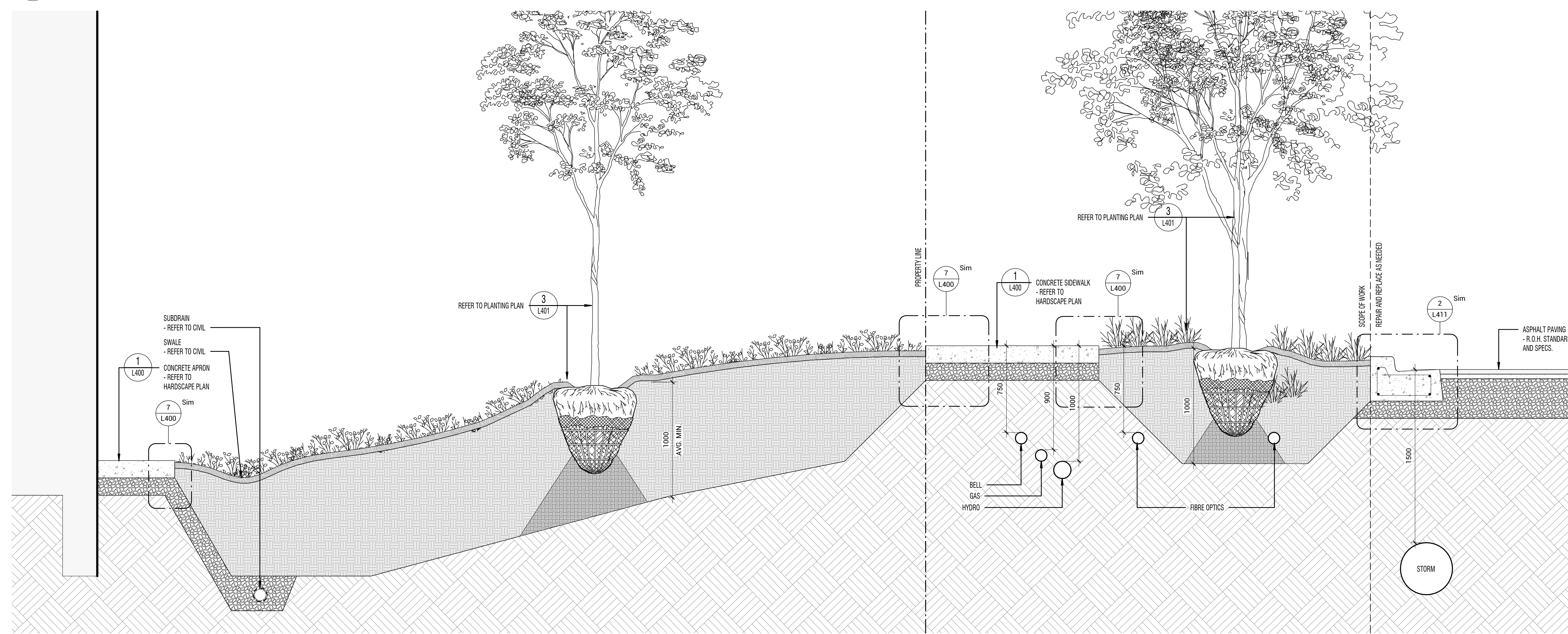
Landscape Sections

1 : 20

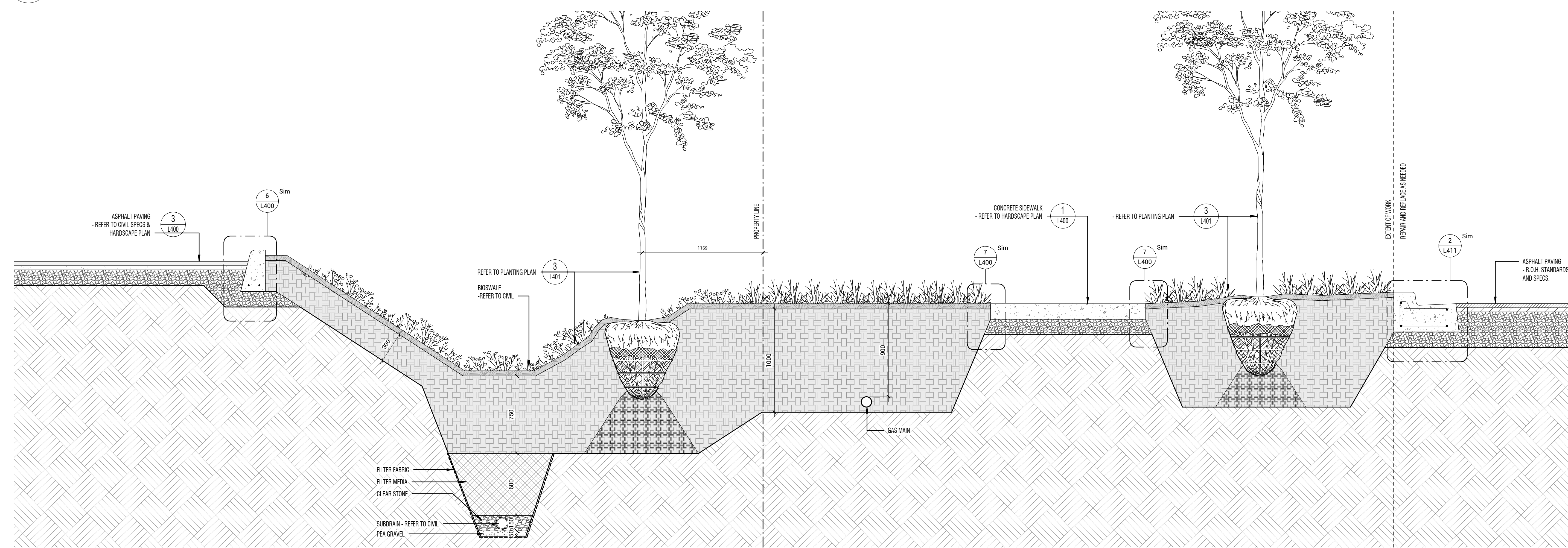
L301



1 NORTH SERVICE RD.W (NORTH SIDE) 1
L302



2 NORTH SERVICE RD.W (NORTH SIDE) 2
L302



3 NORTH SERVICE RD. W (EAST SIDE) TYP.
L302

Issued		
No.	Date	Description
1	01/23/2026	Issued for SPA
2	02/11/2026	Issued for SPA - R1
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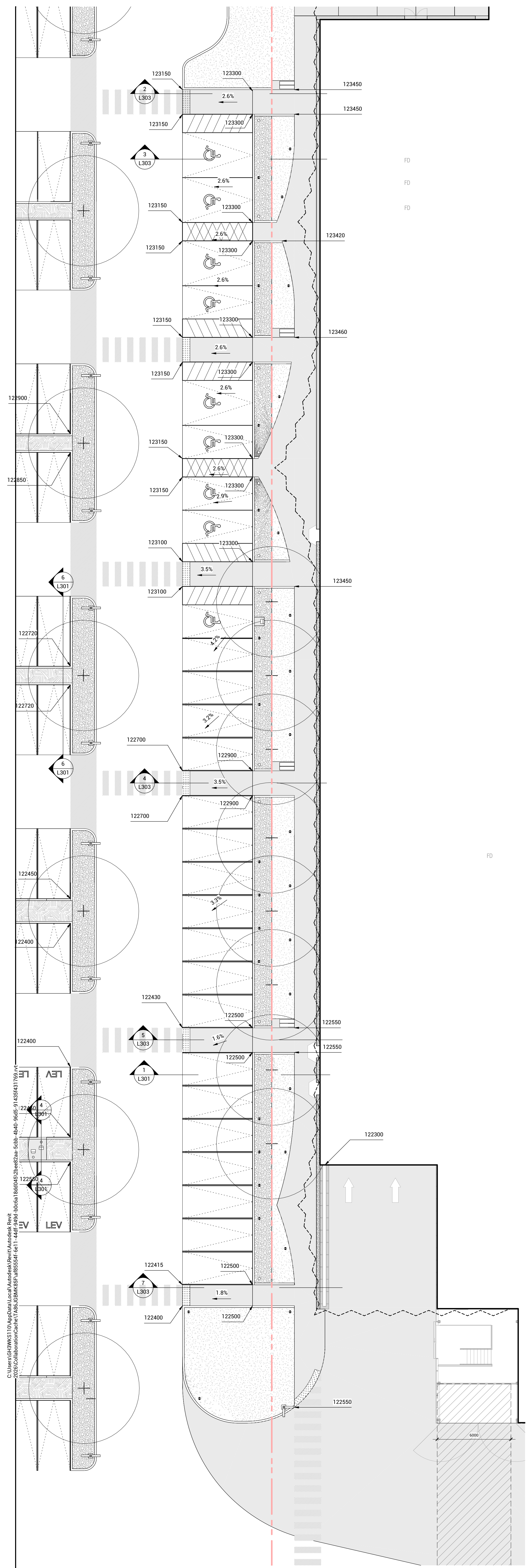
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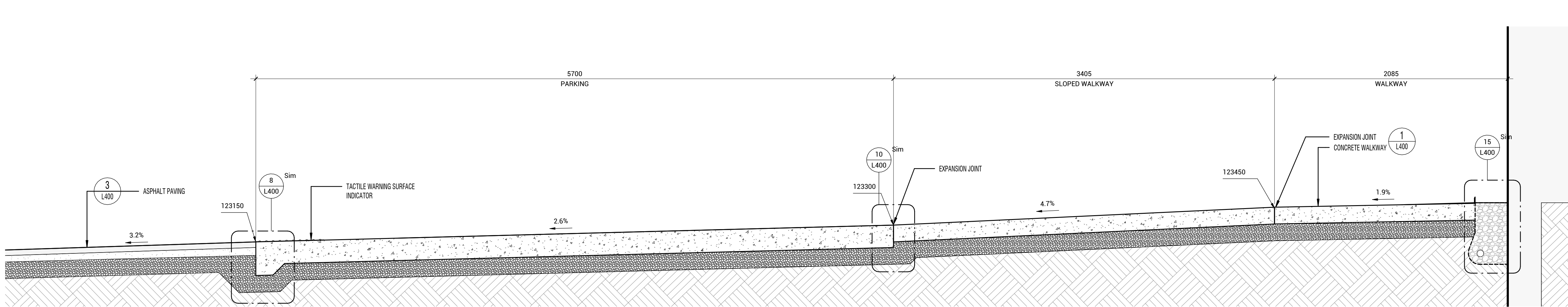
Landscape Sections

1:20

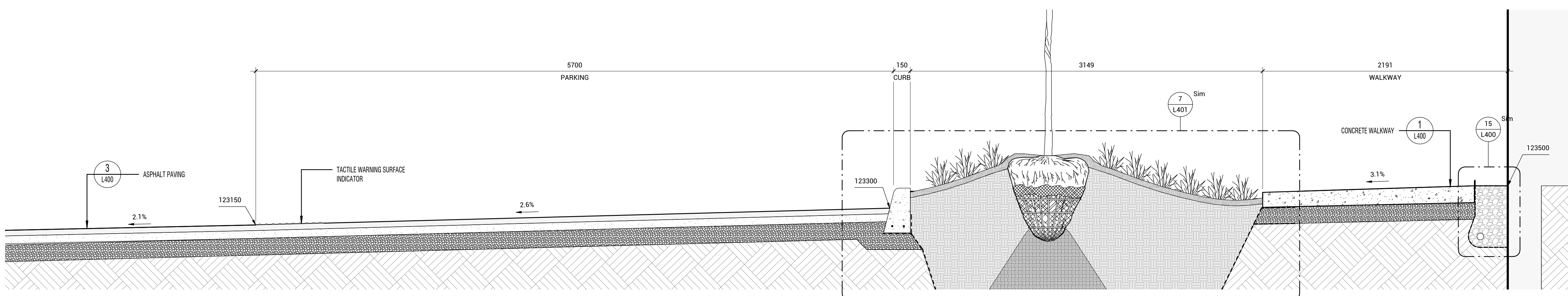
L302



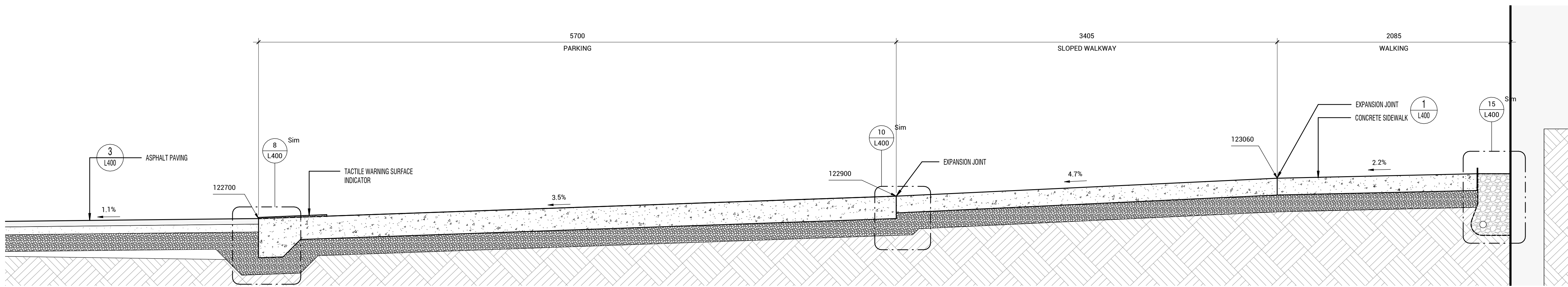
West Walkway and Parking 1:150



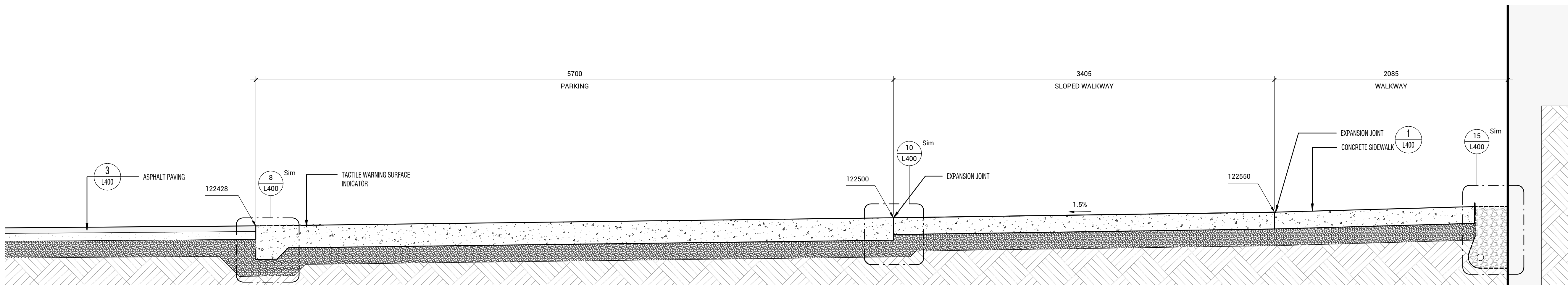
SLOPED WALKWAY - PATH TYP. 1:20



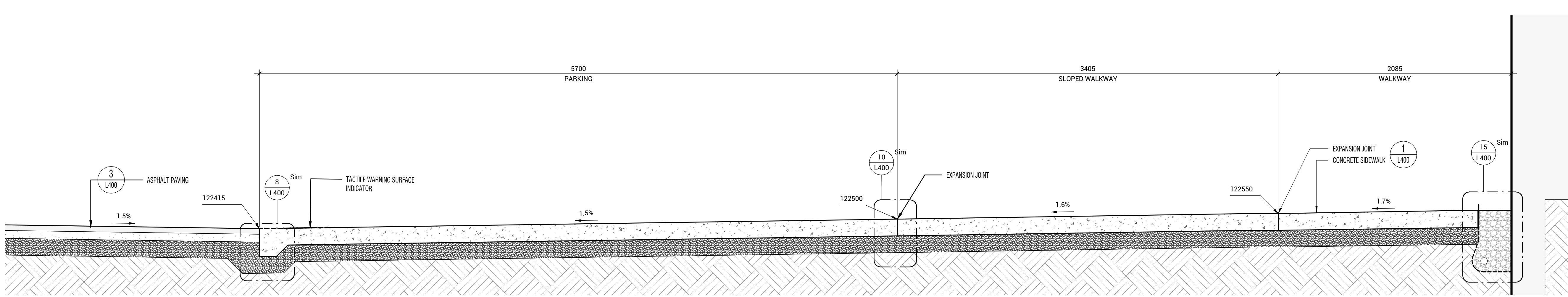
SLOPED WALKWAY - PARKING TYP. 1:20



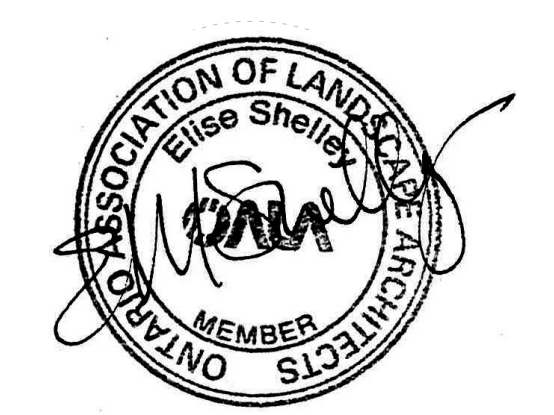
SLOPED WALKWAY - PATH 1 1:20



SLOPED WALKWAY - PATH 2 1:20



SLOPED WALKWAY - PATH 3 1:20



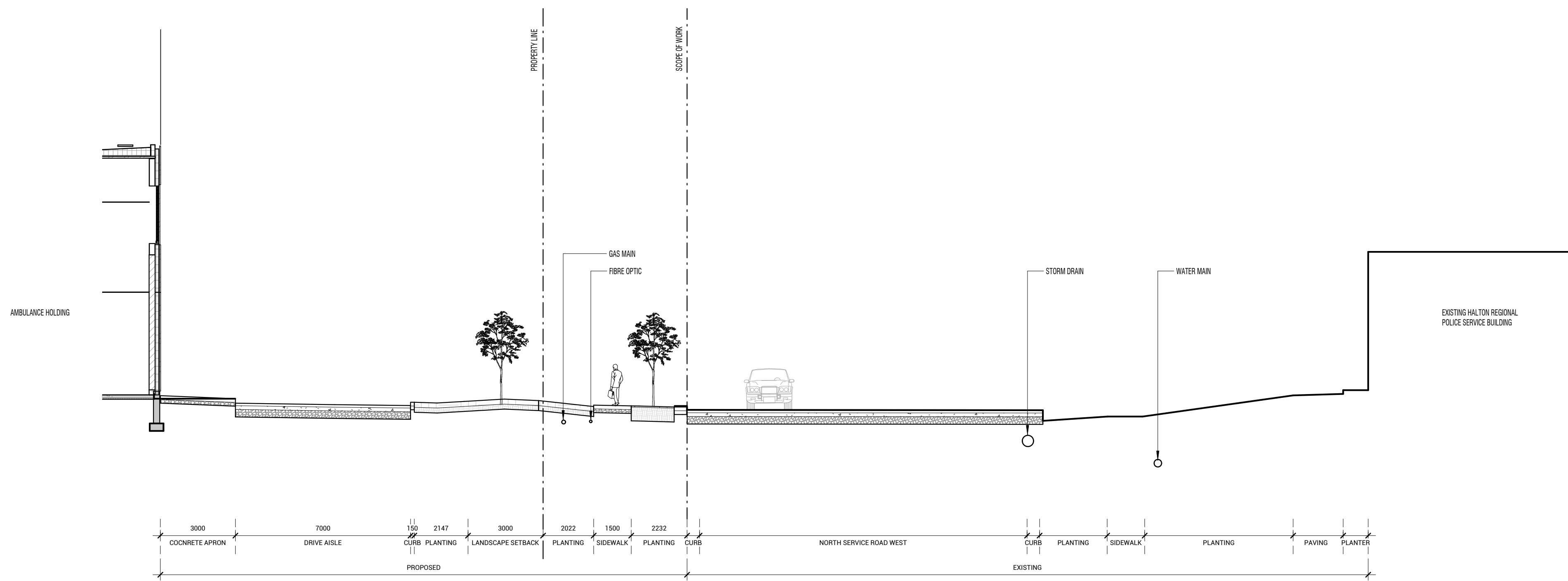
No.	Date	Description
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1
L304
STREETSCAPE SECTION - N-S THROUGH NORTH SERVICE RD W



NOTE: DEPTHS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND BASED ON TYPICAL INSTALLATION PRACTICES. ACTUAL LOCATIONS AND DEPTHS SHALL BE VERIFIED BY SUE QUALITY LEVEL B/A INVESTIGATION.

2
L304
STREETSCAPE SECTION - E-W THROUGH NORTH SERVICE RD W



VIEW LOOKING WEST AT NORTH SERVICE ROAD NORTH SIDE.



VIEW LOOKING NORTH FROM NORTH SERVICE ROAD EAST SIDE ADJACENT TO HALTON REGIONAL POLICE SERVICE HEADQUARTERS.

Issued		
No.	Date	Description
1	02/11/2026	Issued for SPA - R1
2	02/27/2026	Issued for 90% Design Development
3	03/12/2026	Issued for 100% Design Development
4	05/22/2026	Issued for 30% Construction Documents
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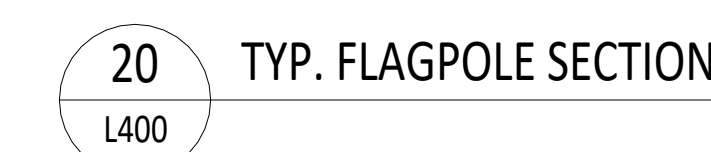
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Streetscape Sections
1:125
L304



Issued		
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1	01/23/2026	Issued for SPA
2	02/11/2026	Issued for SPA - R1
3	02/27/2026	Issued for 90% Design Development
4	03/13/2026	Issued for 100% Design Development
5	05/22/2026	Issued for 30% Construction Documents
6	06/05/2026	Issued for SPA Resubmission No. 1
7	07/17/2026	Issued for 60% Construction Documents
8	10/02/2026	Issued for SPA Resubmission No. 2



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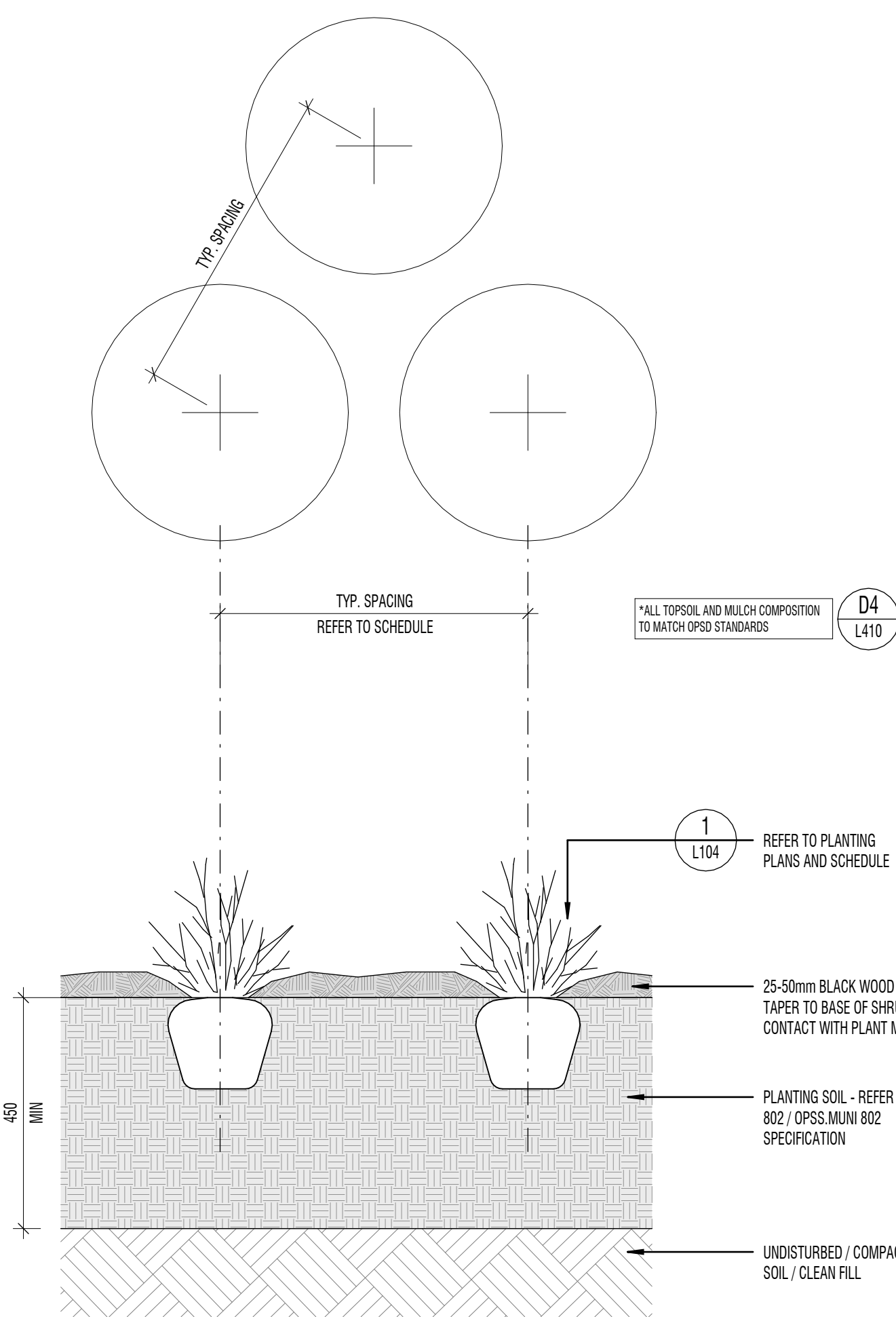
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SP.1530.019
25003

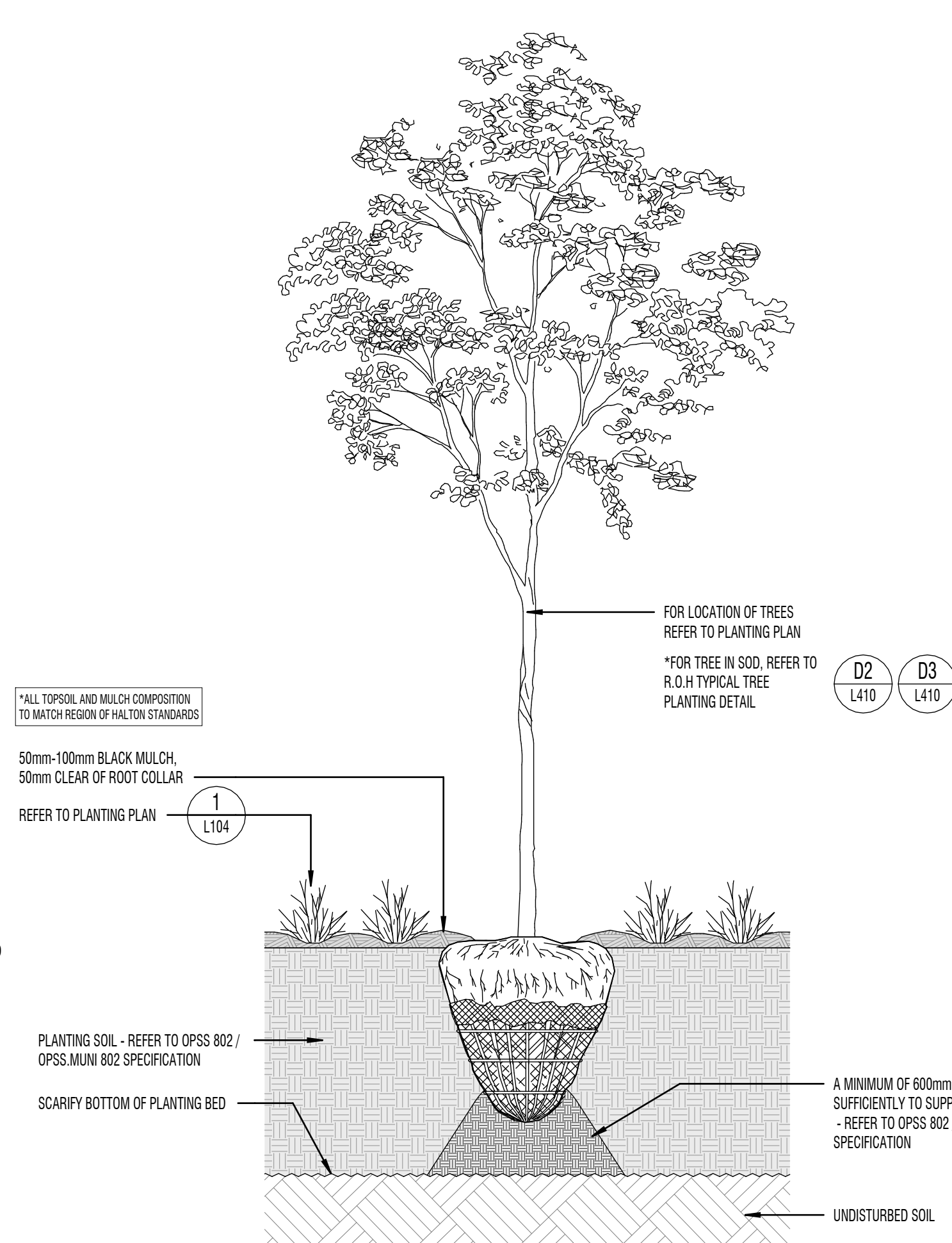
Landscape Section Details
As indicated

L400

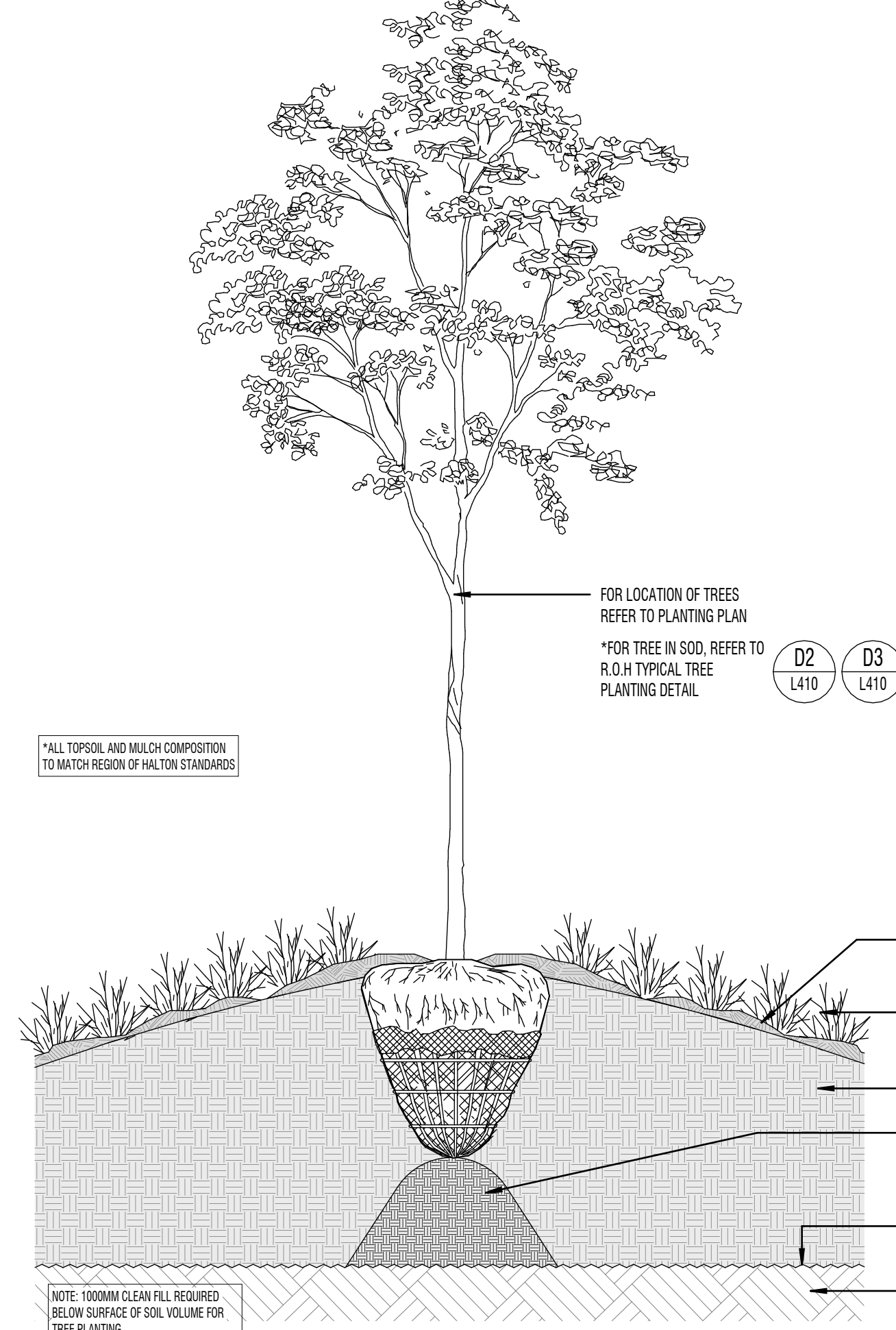
Issued		
No.	Date	Description
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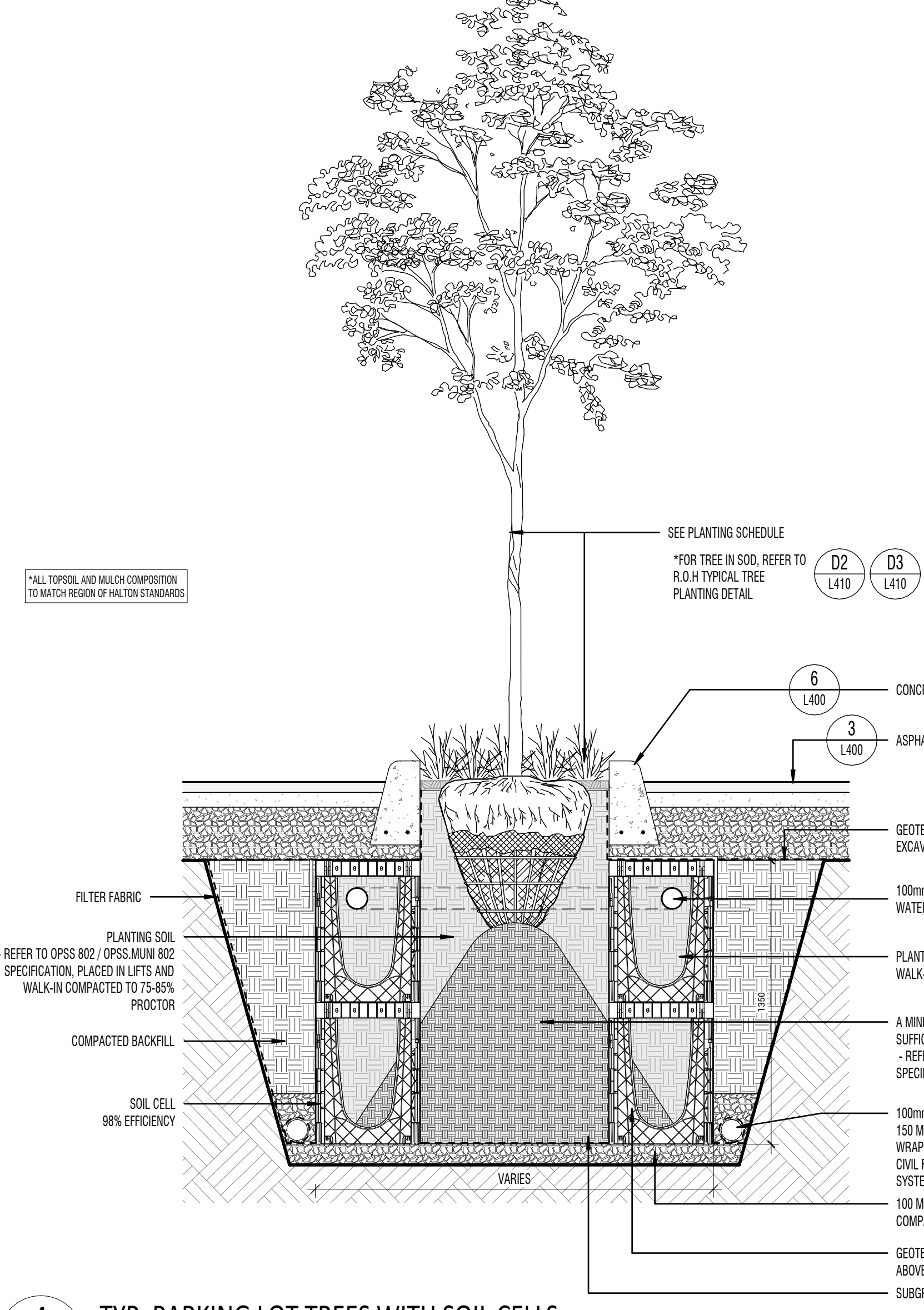
1 TYP. PLANTING DETAIL
L401



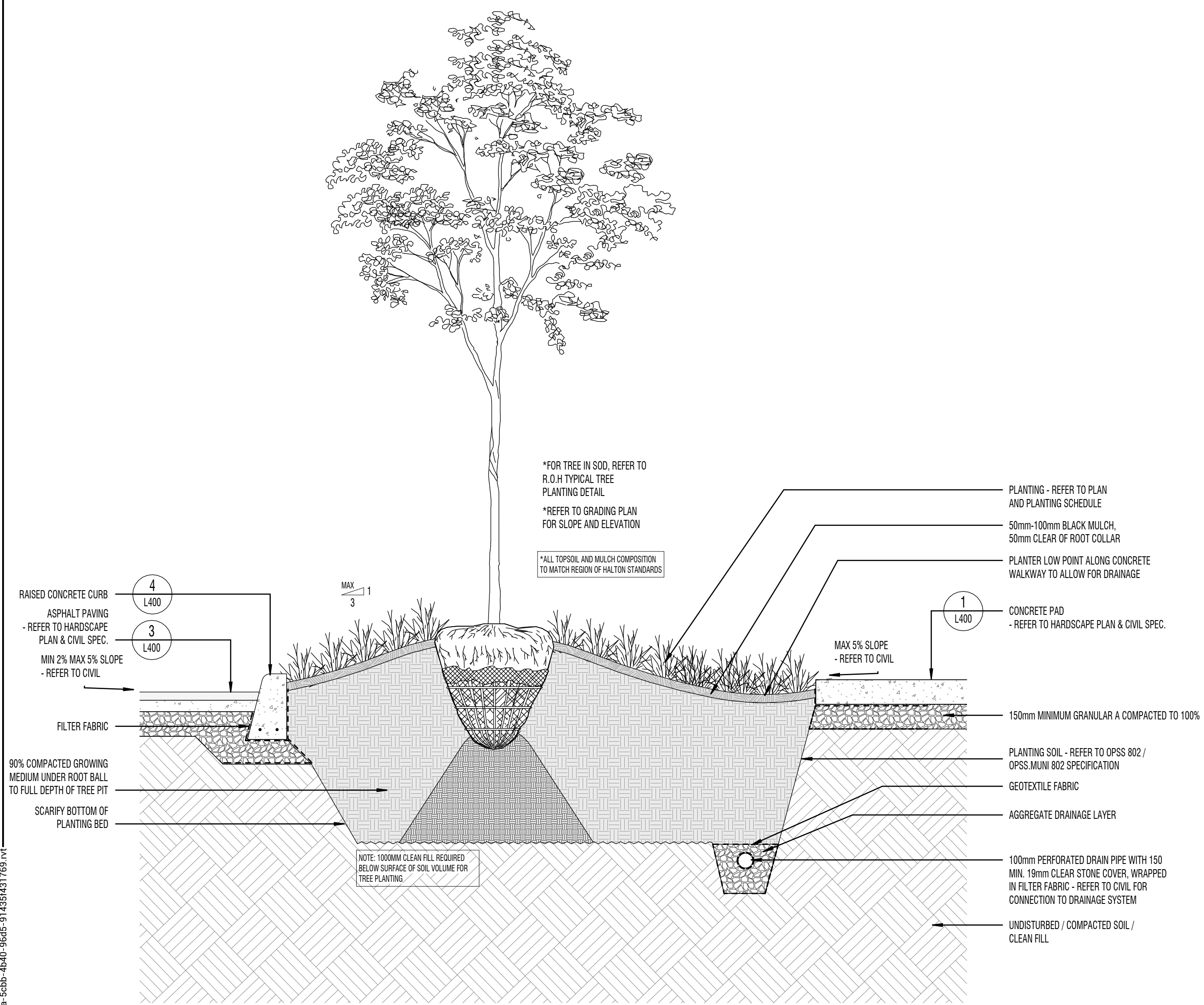
2 TYP. TREE IN PLANTING BED
L401



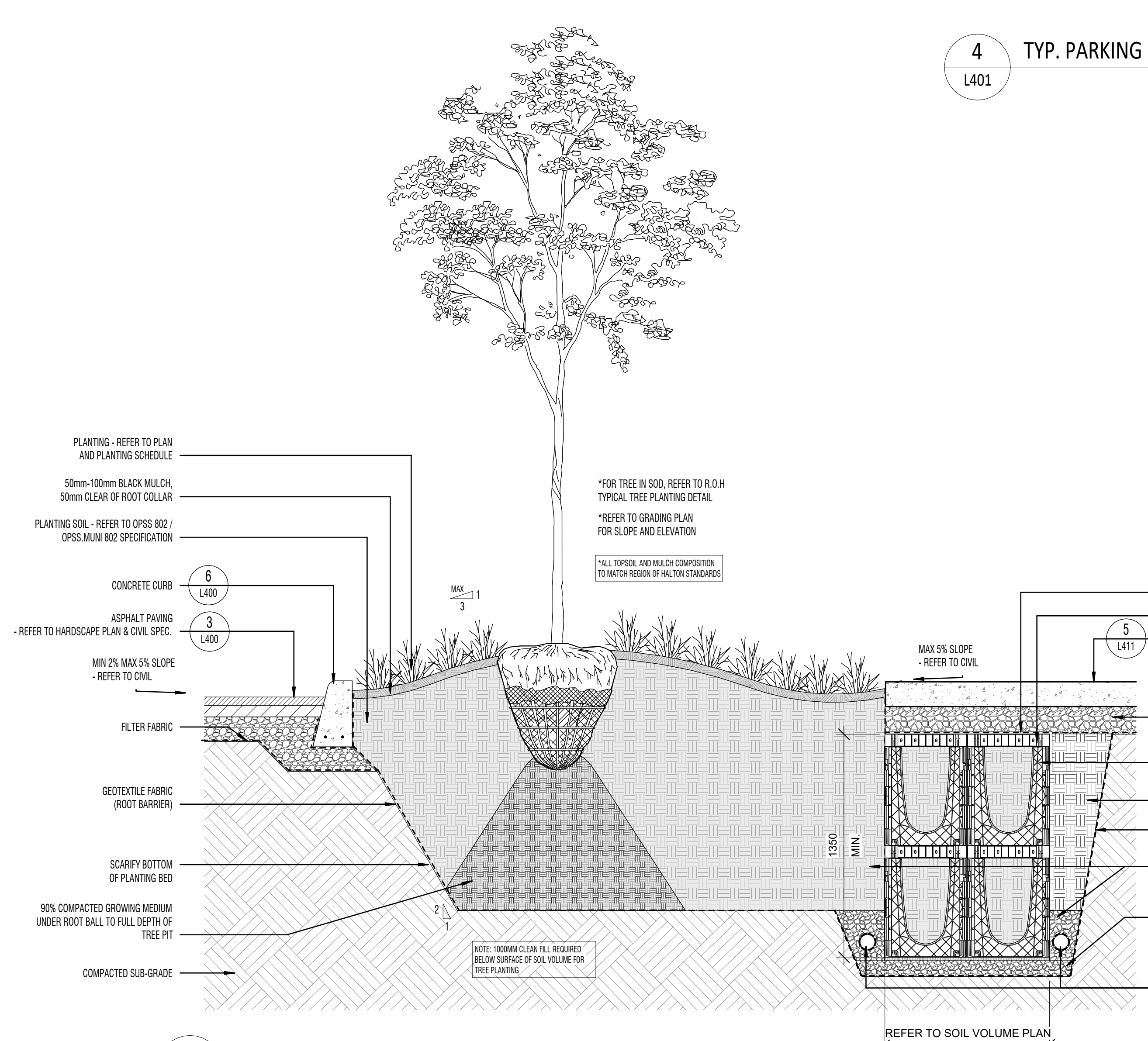
3 TYP. TREE IN MOUNDED PLANTING BED
L401



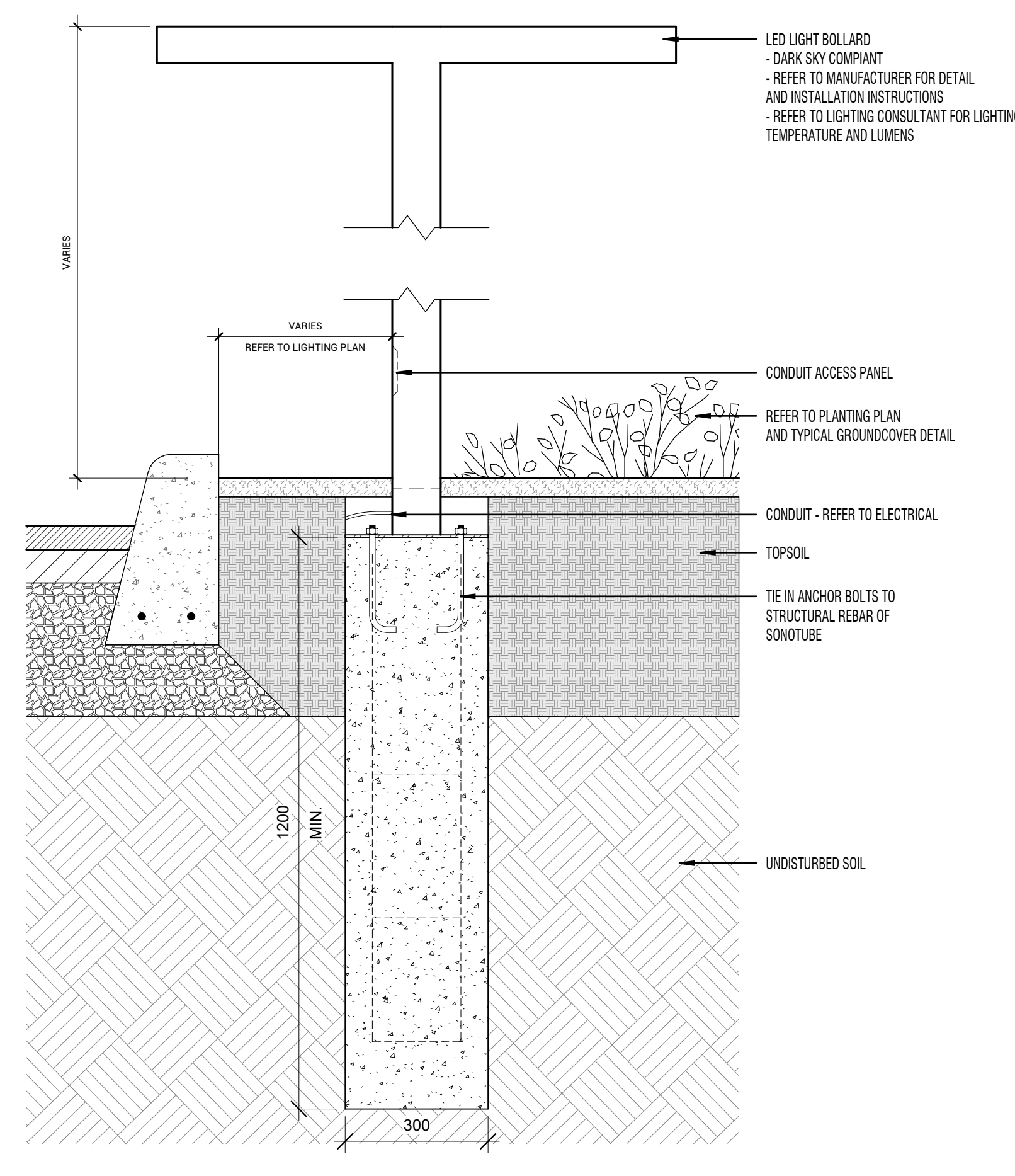
4 TYP. PARKING LOT TREES WITH SOIL CELLS
L401



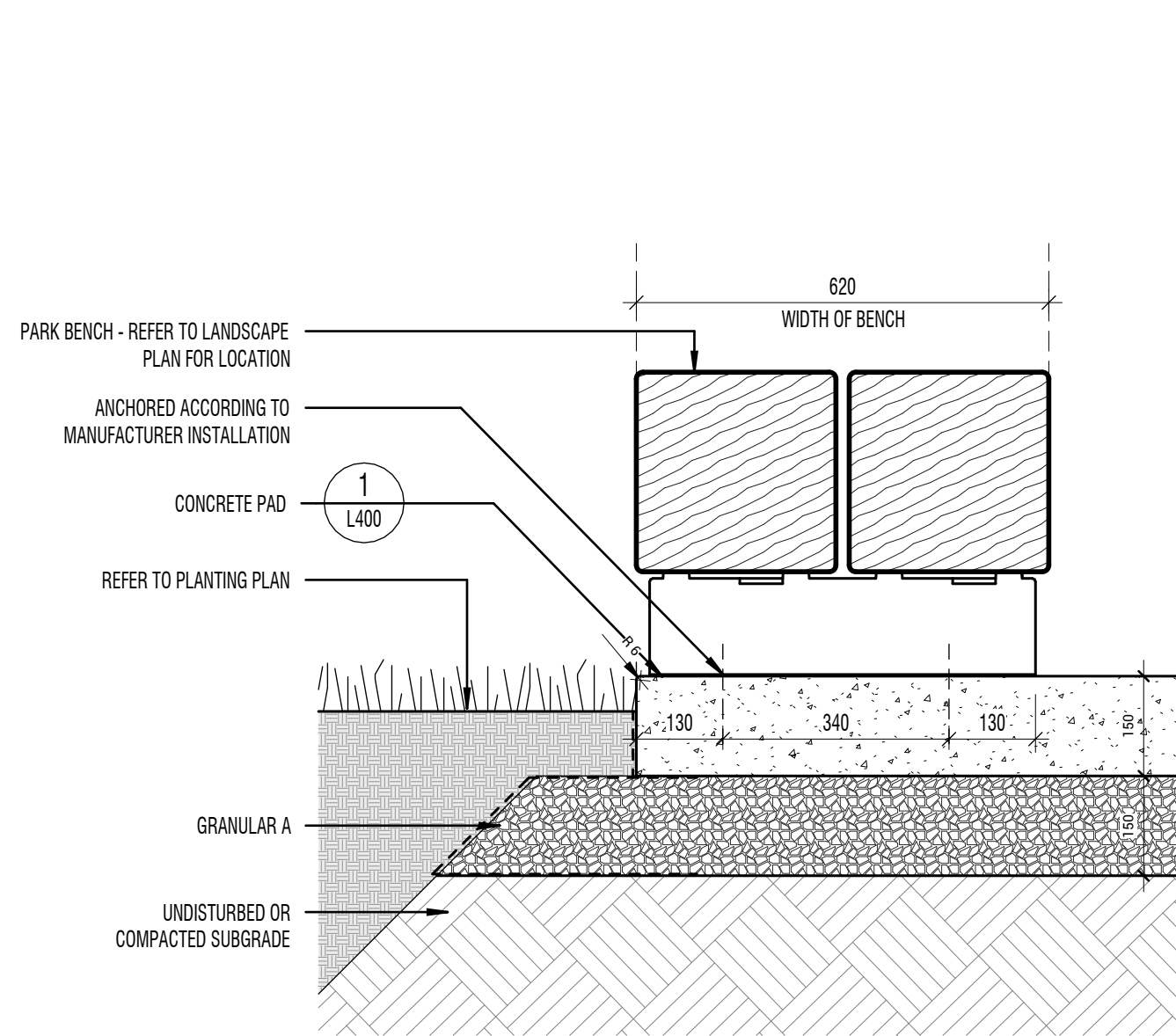
7 TYP. TREE PLANTING IN PLANTER BED DETAIL.
L401



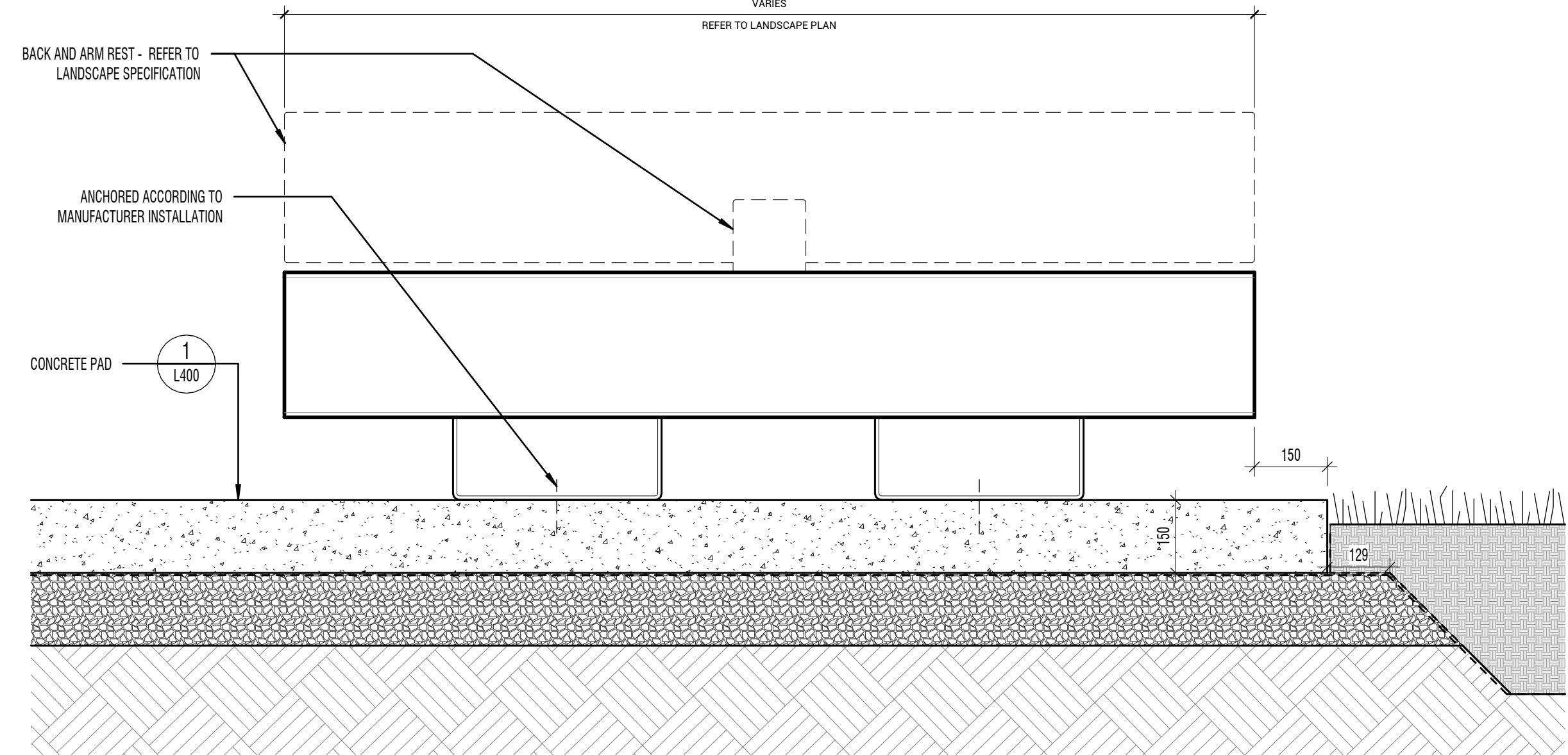
8 TYP. TREE PLANTING IN PLANTER BED DETAIL w. SOIL CELLS
L401



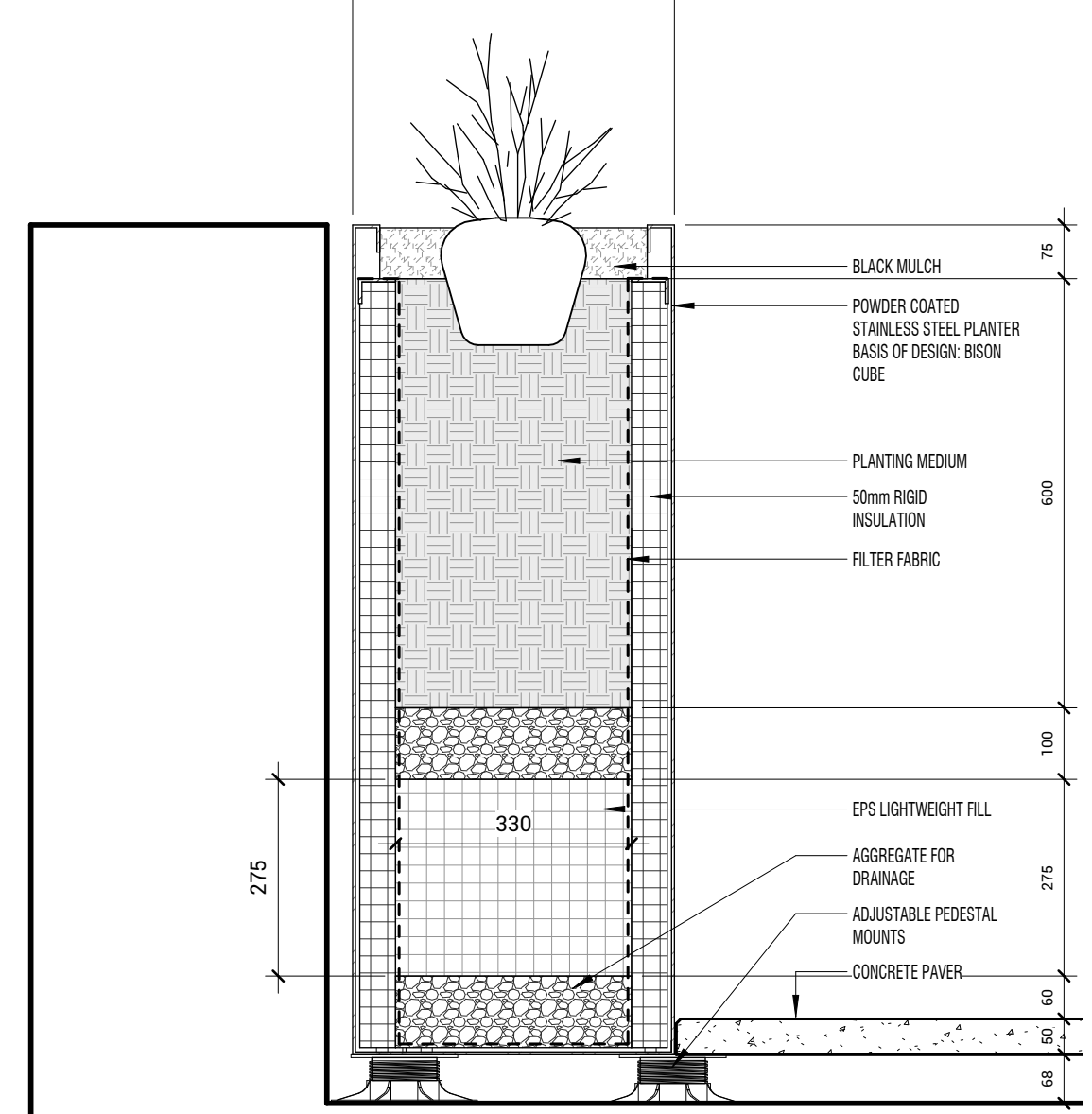
9 TYP. LIGHT STAND ON SONOTUBE
L401



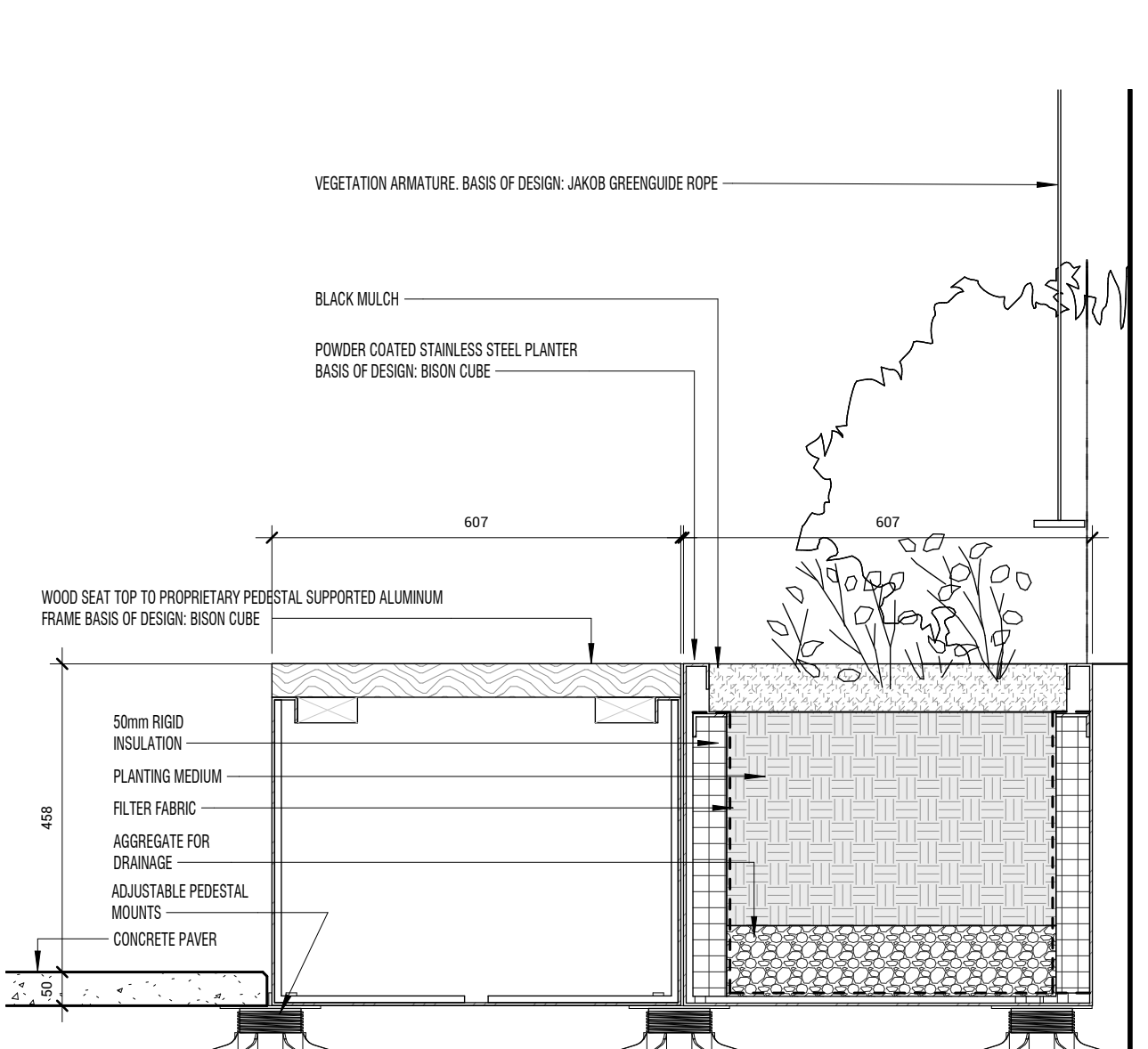
10 TYP. SOLID WOOD BENCH
L401



11 TYP. SOLID WOOD BENCH ELEVATION
L401



12 PLANTER @ ROOF TERRACE BALUSTRADE
L401



13 PLANTER @ ROOF TERRACE WALL FACE
L401

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25003

Landscape Section Details
As indicated

L401



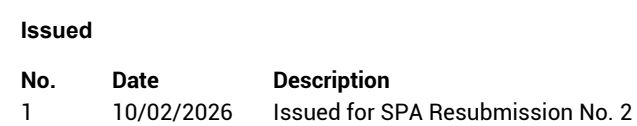
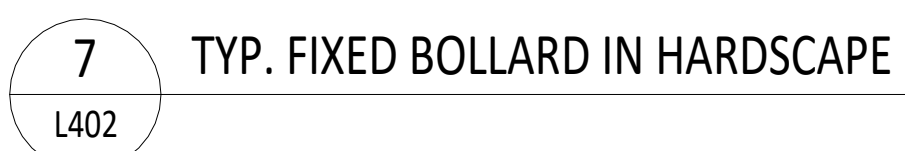
2 DRAIN COVER - ANRIN KE-150
L402

3 TRENCH DRAIN - ANRIN KE-150
L402

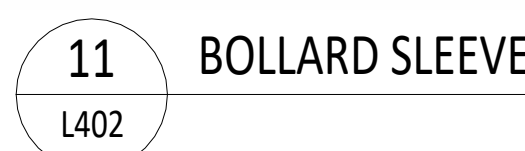


5 DRAIN COVER - ANRIN KE-200
L402

6 TRENCH DRAIN - ANRIN KE-200



8 FIXED BOLLARD SPECIFICATION
L402

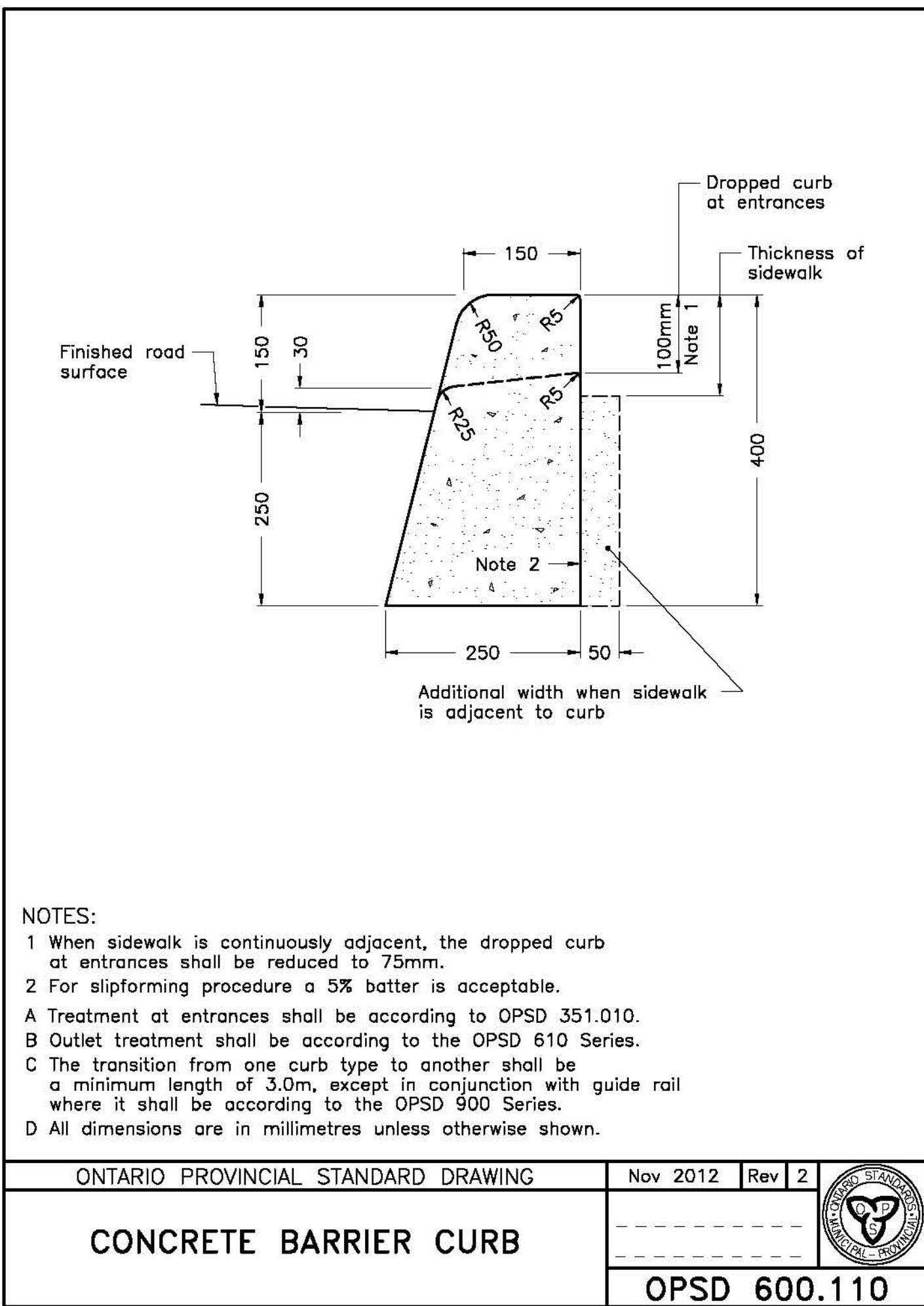


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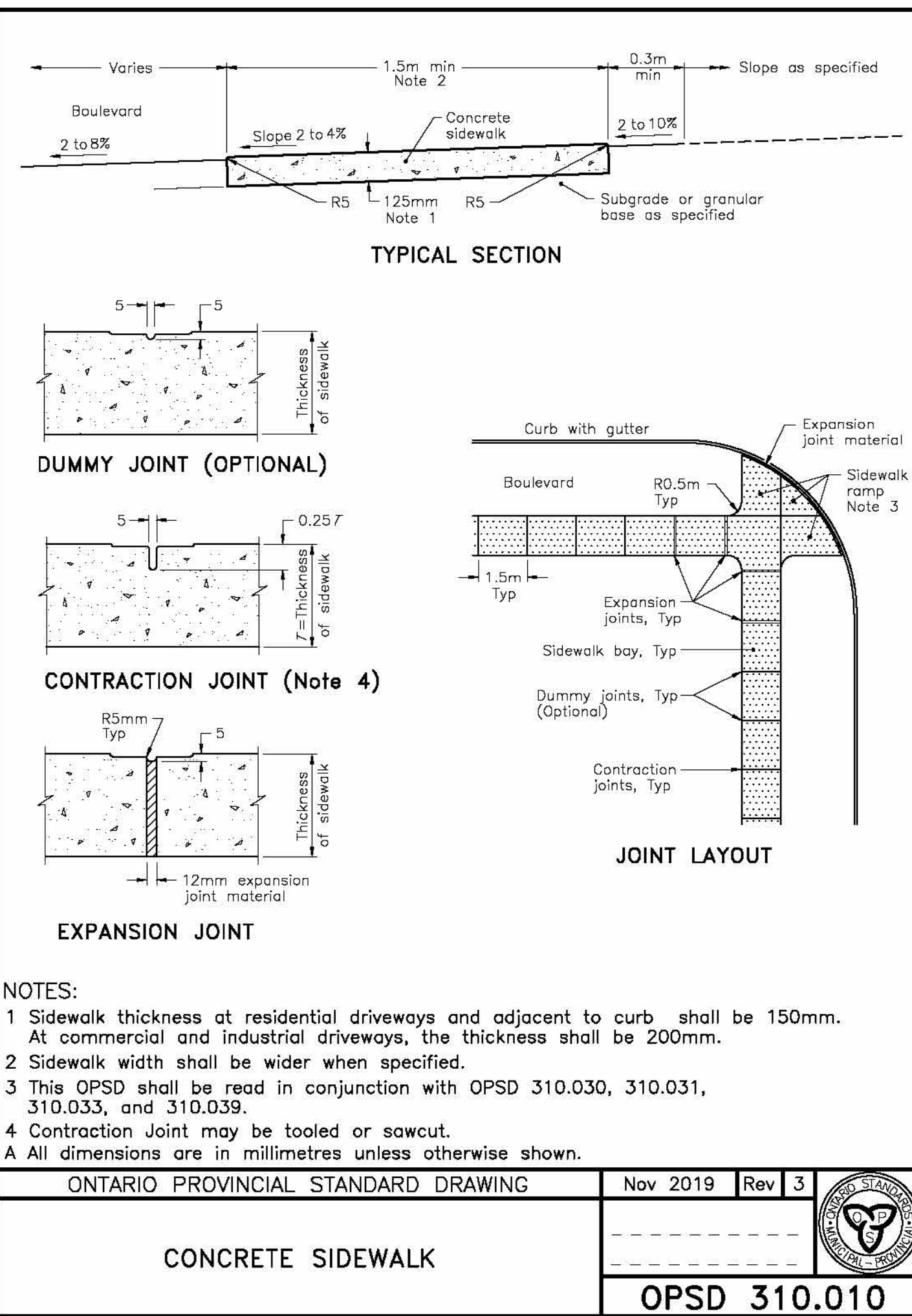
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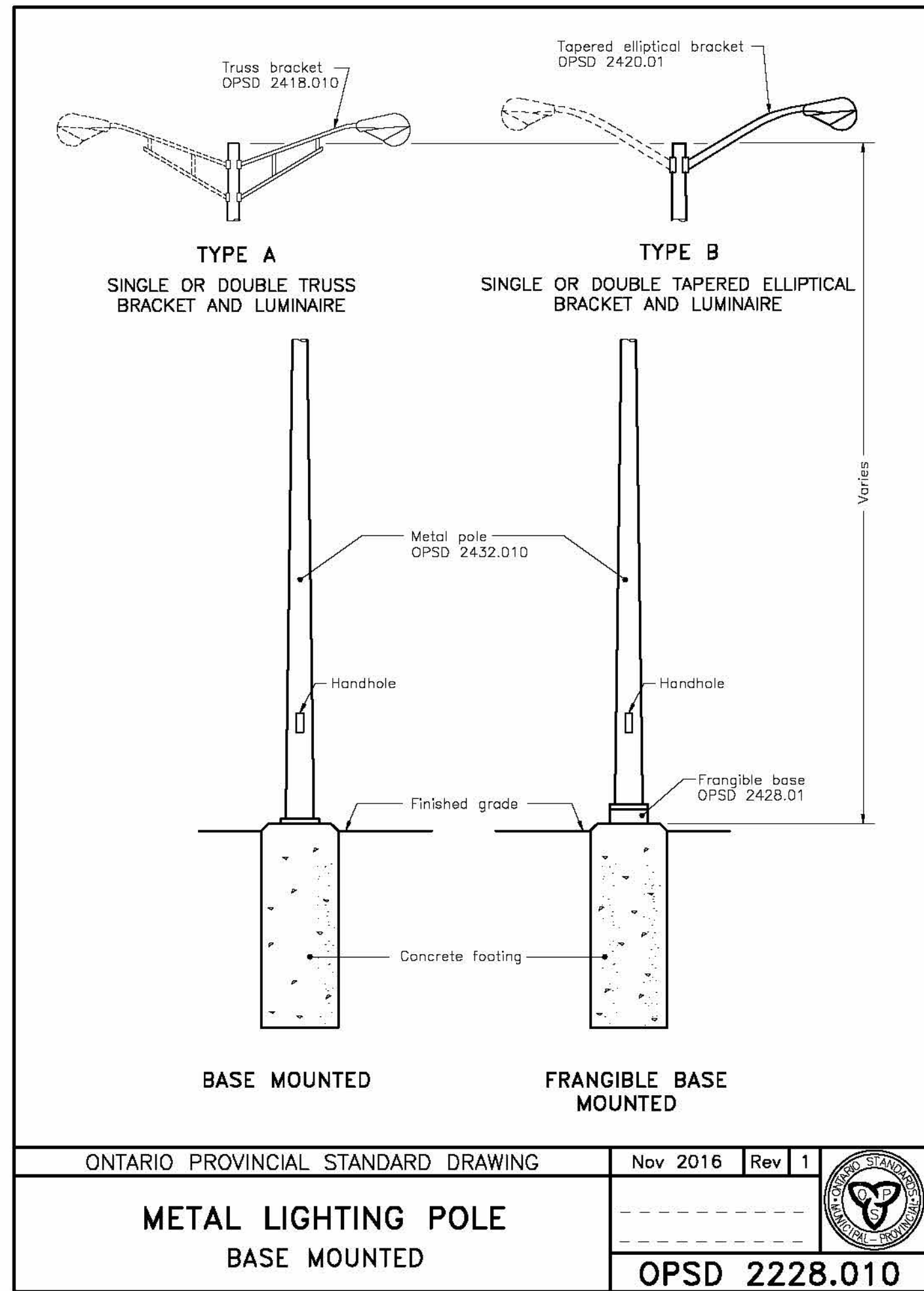
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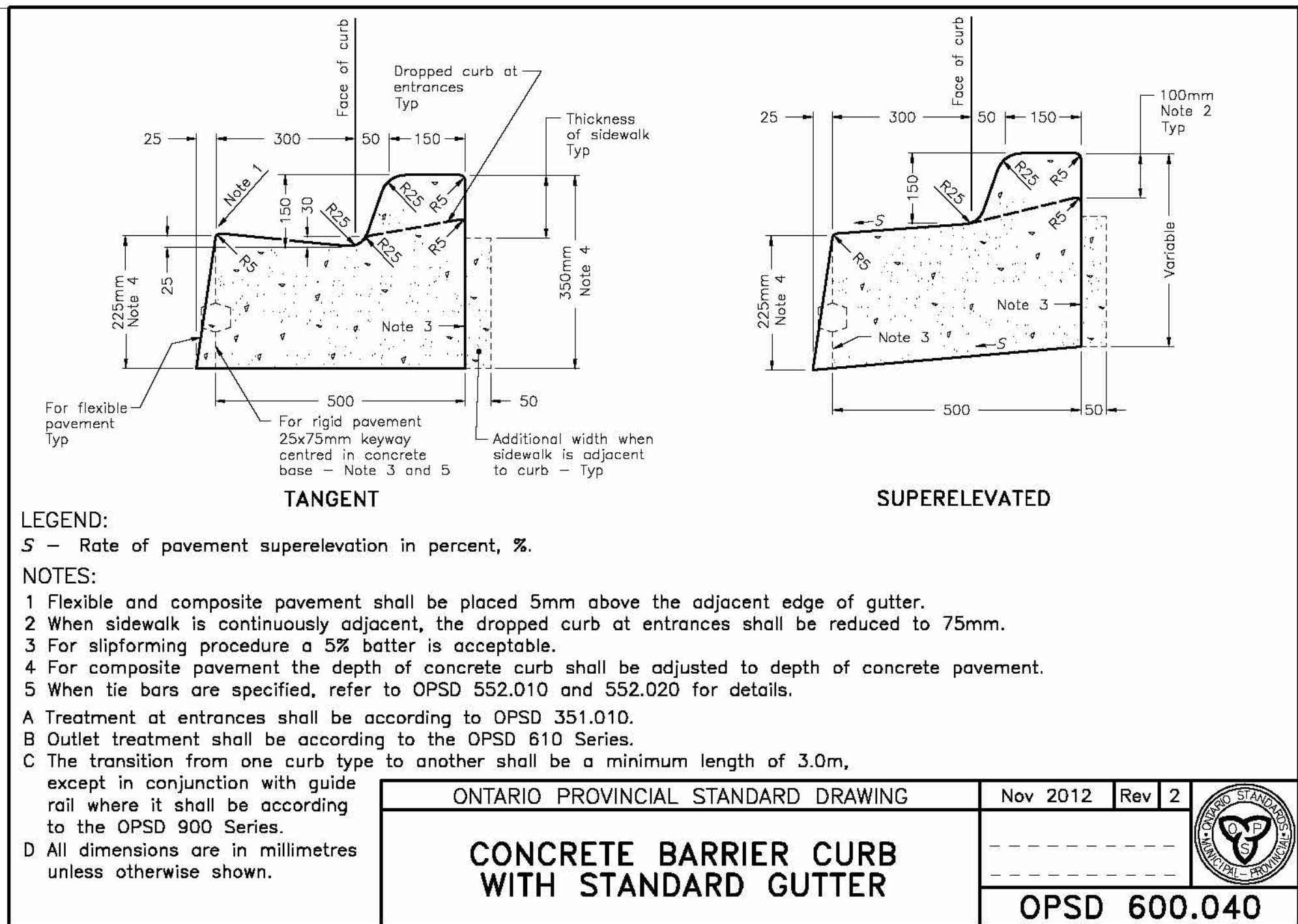
1 CONCRETE BARRIER CURB



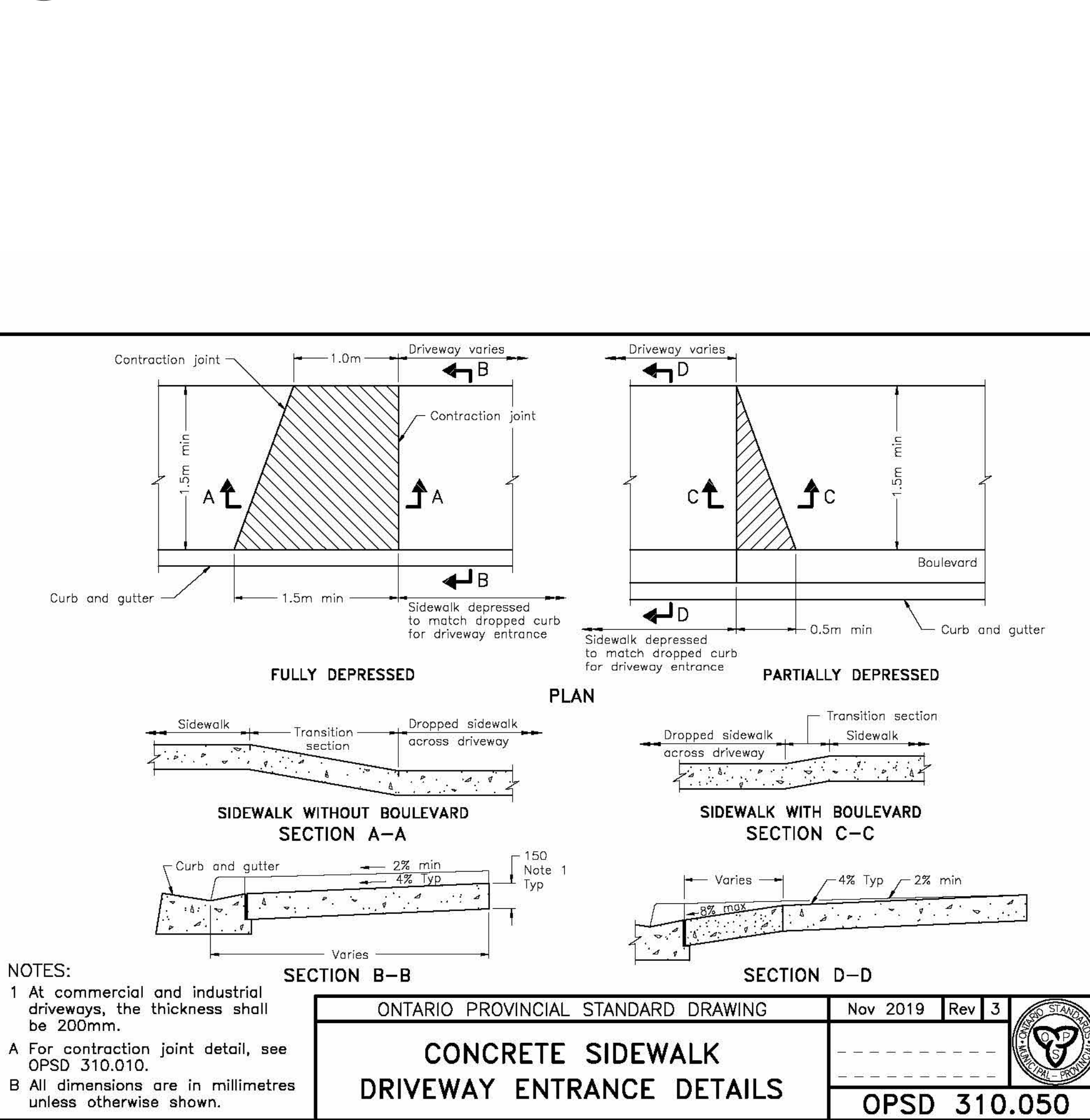
5 CONCRETE SIDEWALK



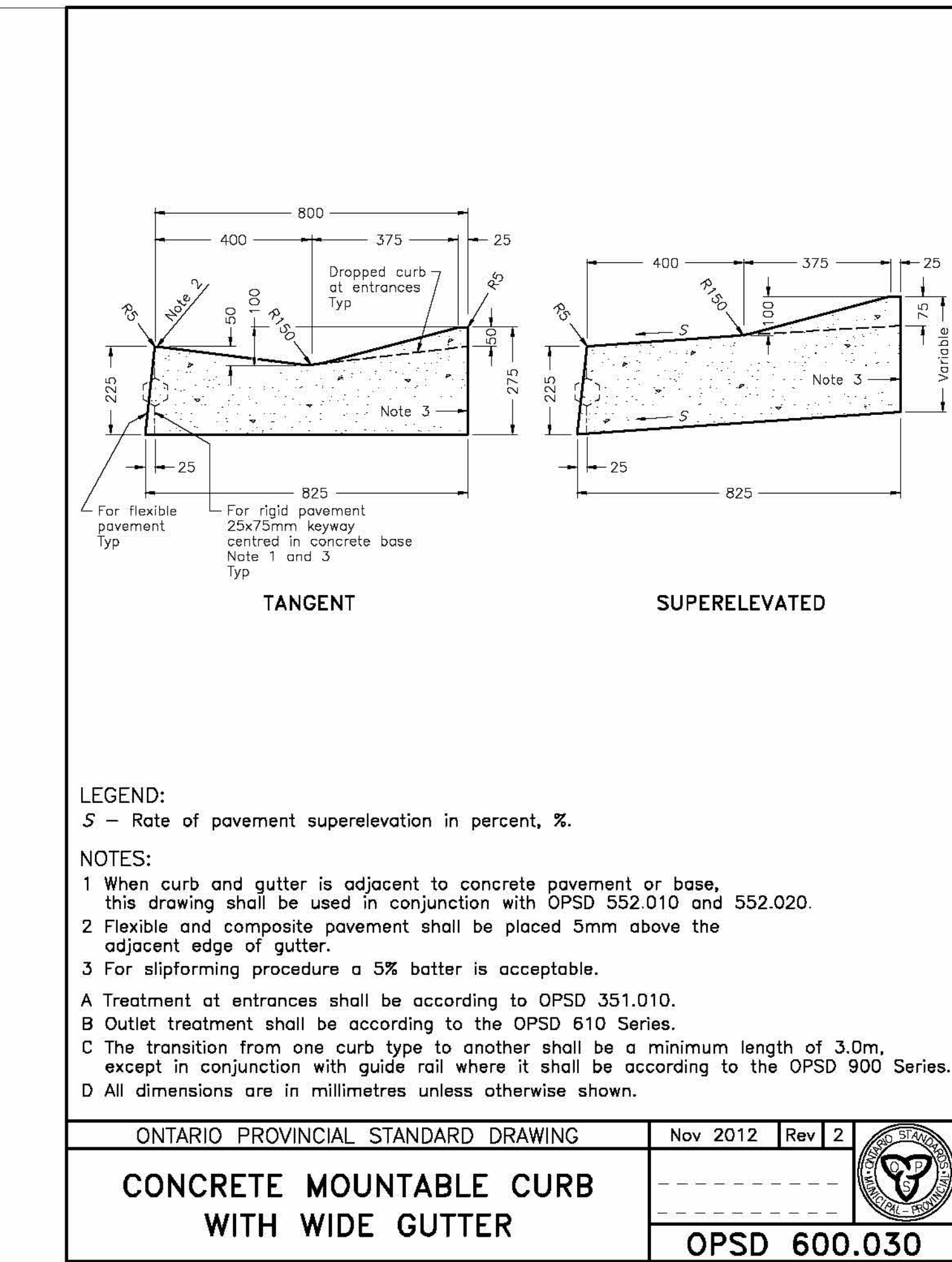
9 METAL LIGHTING POLE



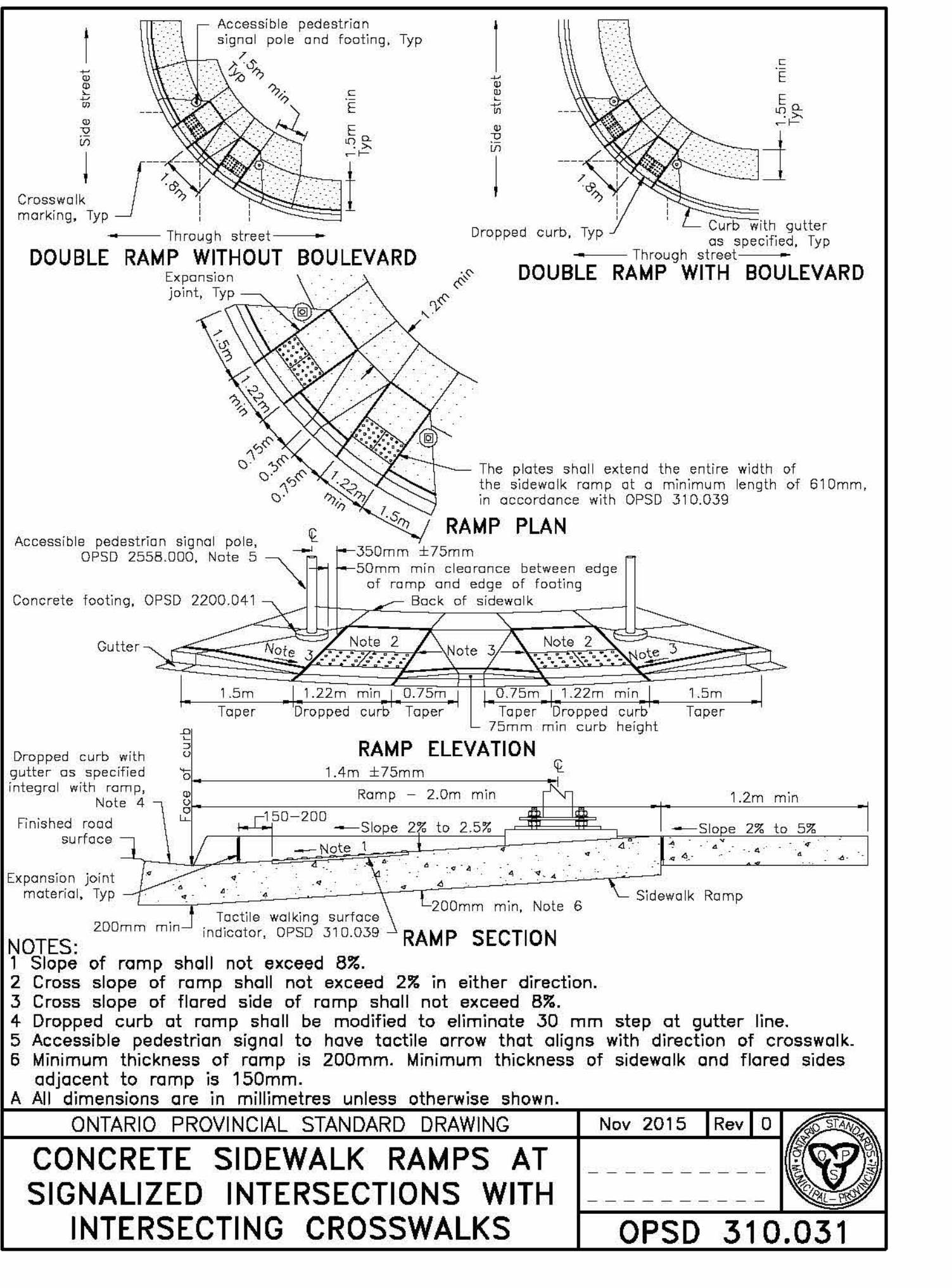
2 CONCRETE BARRIER CURB W. GUTTER



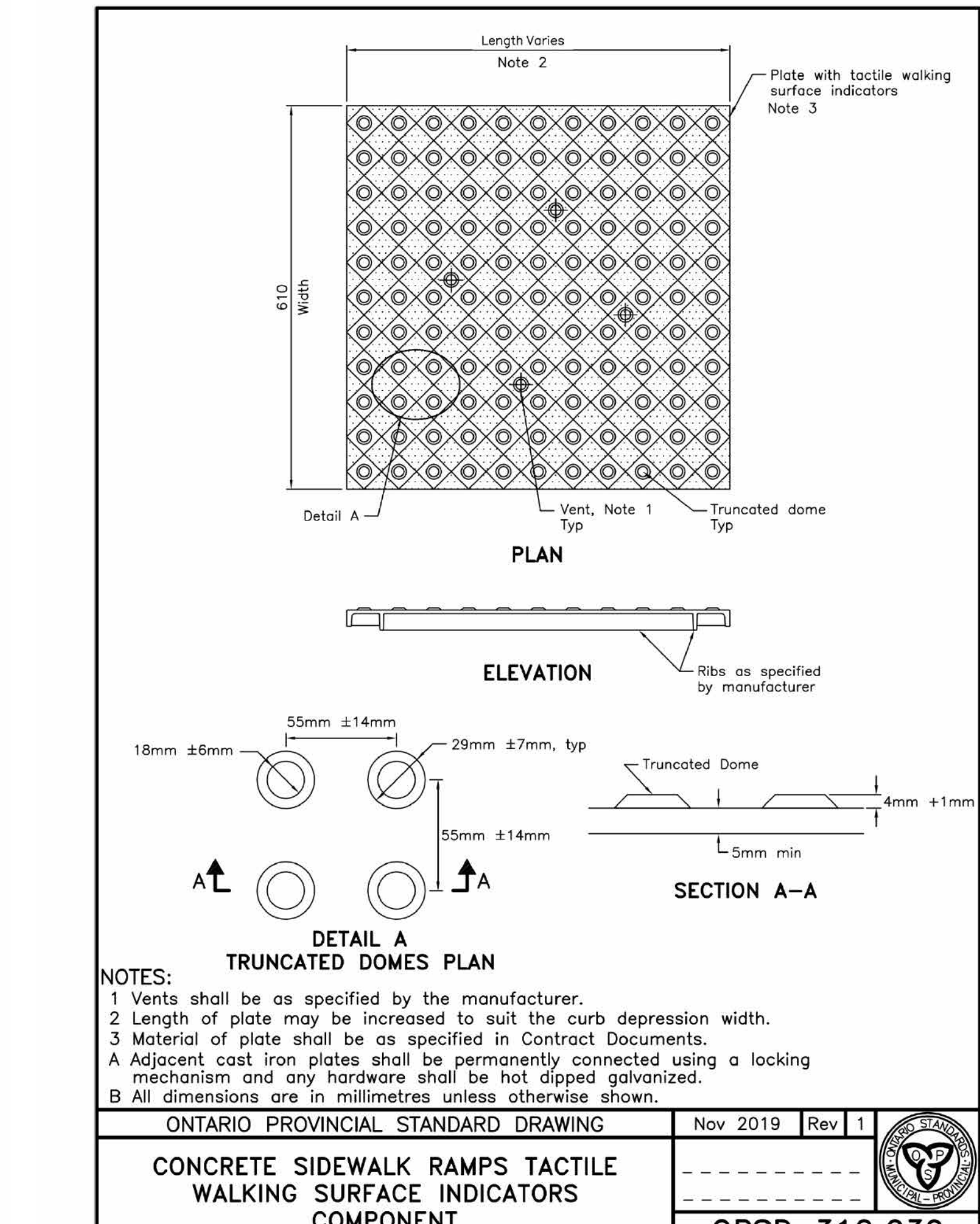
6 CONCRETE SIDEWALK AT DRIVEWAY ENTRANCE CURB CUT



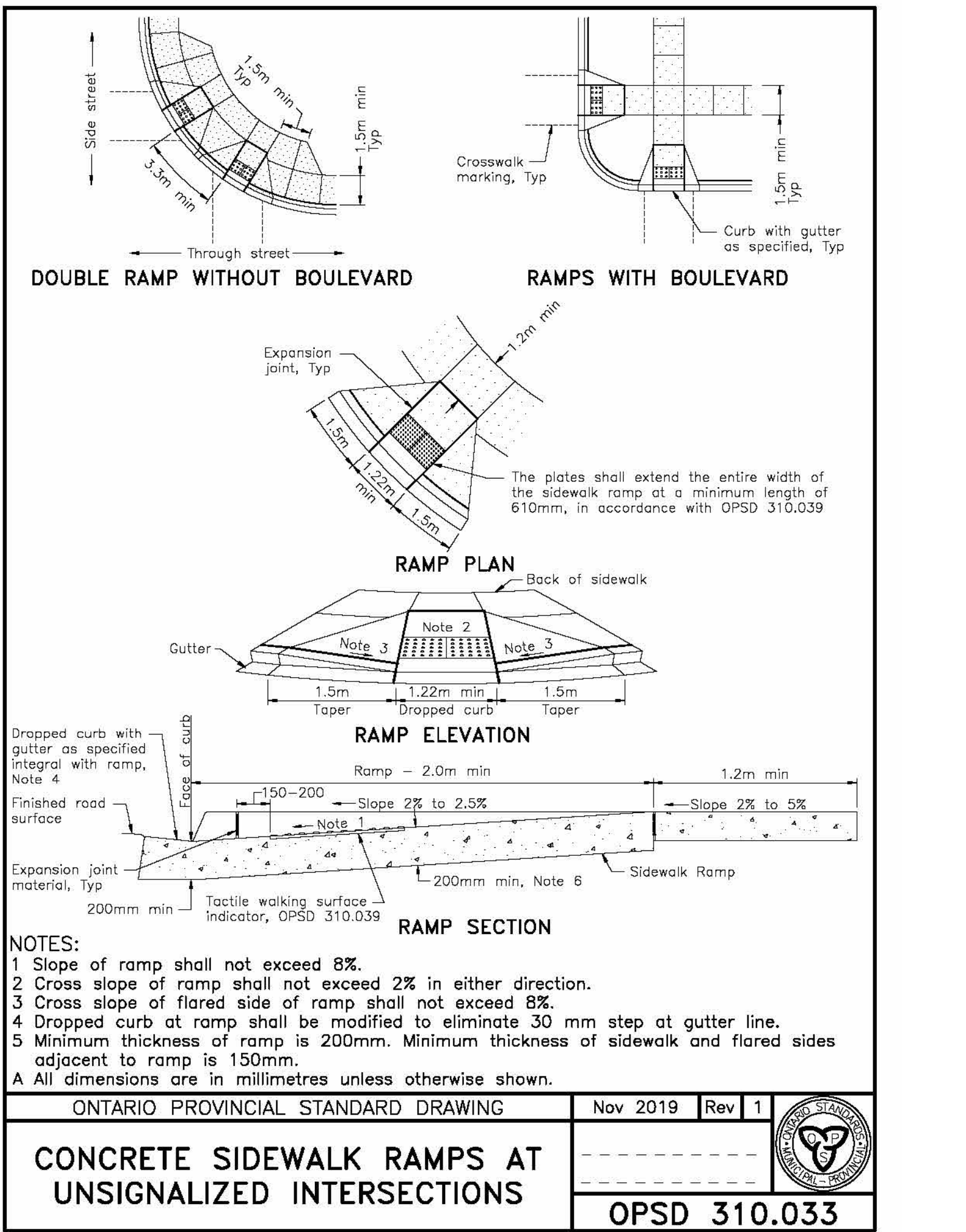
3 CONCRETE MOUNTABLE CURB W. GUTTER



7 CONCRETE SIDEWALK RAMPS AT SIGNALIZED INTERSECTION



4 TACTILE SURFACE



8 CONCRETE SIDEWALK RAMPS AT UNSIGNALIZED INTERSECTIONS

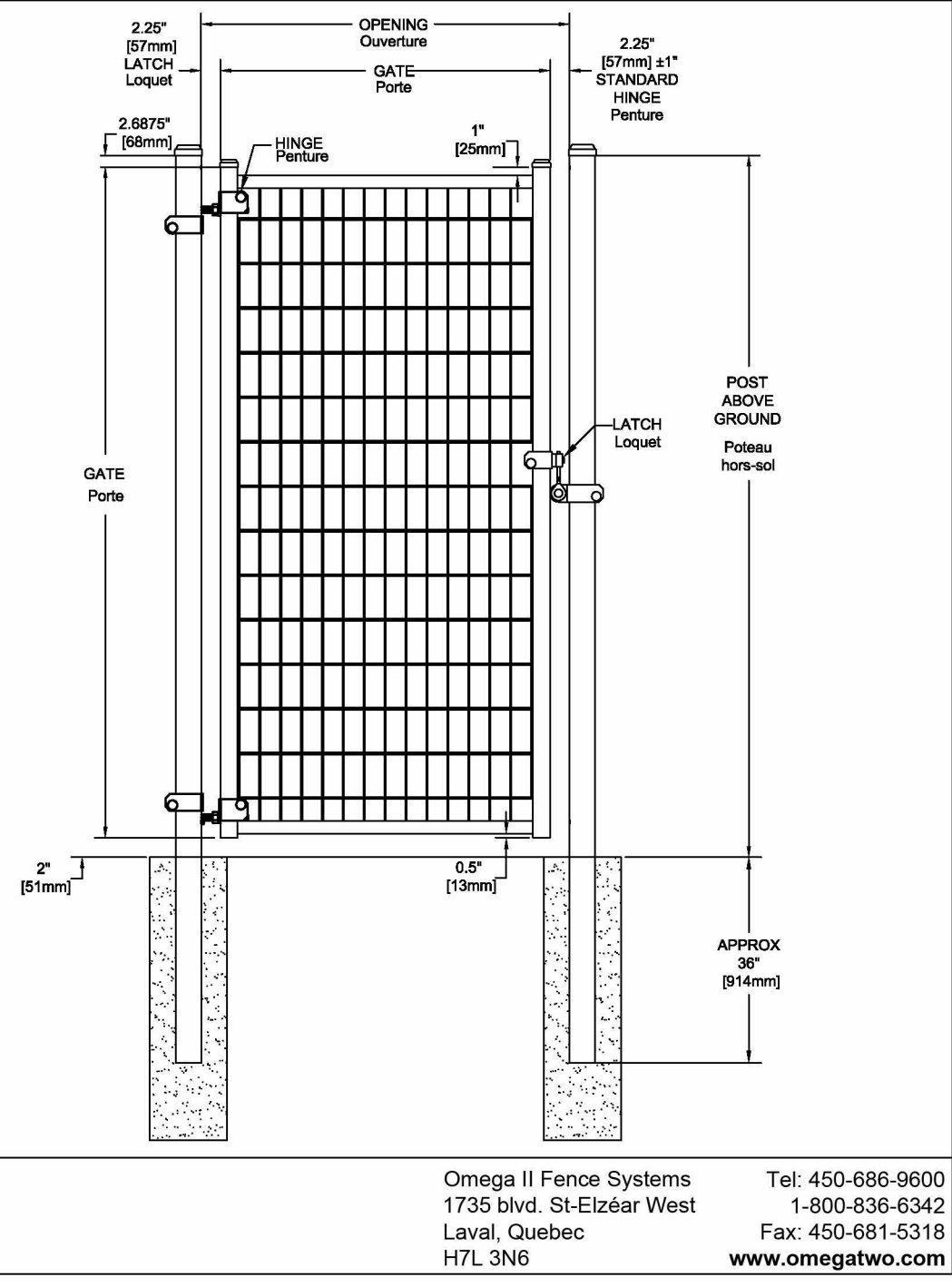
*BASIS OF DESIGN FOR SINGLE SWING GATE DETAIL

OMEGA 10 SINGLE SWING GATE MODEL GPG10

Barrière OMEGA 10 à battant simple modèle GPG10

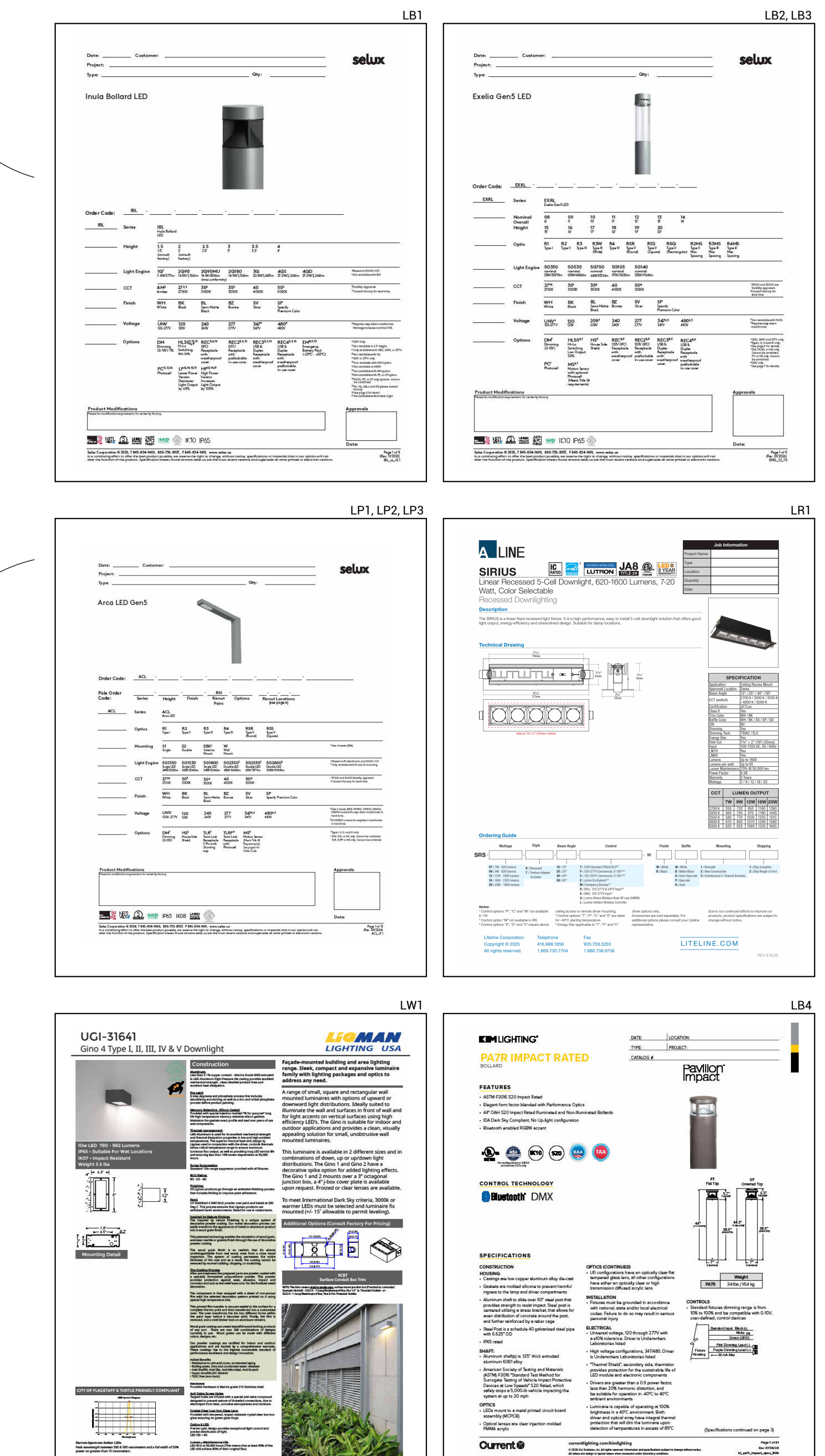
GATE POST DIMENSIONS			
PANEL (H)	OPENING	POSTS	
4'	3' to 7'	3" x 3" 11ga	
6.5'	3' to 6'	3" x 3" 11ga	
8'	3' to 5'	3" x 3" 11ga	
6.5'	7'	4" x 4" 11ga	
8'	6' & 7'	4" x 4" 11ga	

Dimensions des poteaux de porte			
Panneau (H)	Ouverture	Poteaux	
4'	3' à 7'	3" x 3" 11ga	
6.5'	3' à 6'	3" x 3" 11ga	
8'	3' à 5'	3" x 3" 11ga	
6.5'	7'	4" x 4" 11ga	
8'	6' & 7'	4" x 4" 11ga	



11 OMEGA 10 SINGLE SWING GATE

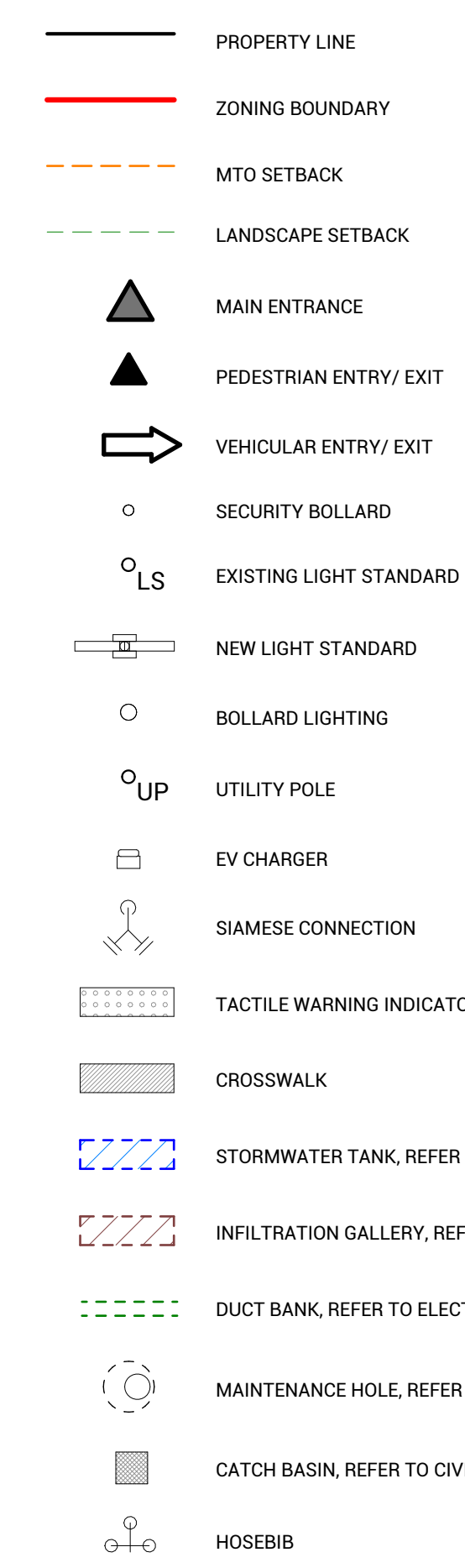
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LIGHT FIXTURE SCHEDULE		
TYPE	TOTAL	DESCRIPTION
LB1	32	LED Bollard
LB2	14	Post Mount Light
LB3	25	LED Bollard (Solar)
LB4	6	Impact Bollard
UP1	19	Pole Mounted Fixture
UP2	27	Pole Mounted Fixture
UP3	3	Pole Mounted Fixture
UR1	63	Recessed Light
LW1	15	Clear diffuser - Down

- GENERAL NOTES:**
- ALL EXTERIOR LIGHTING DEVICES SHALL BE FULL CUT-OFF TO DIRECT ILLUMINATION DOWNWARD, DARK SKY COMPLIANT TO REDUCE LIGHT POLLUTION AND SKYGLARE, AND SHALL BE MITIGATED AT THE SOURCE SO THAT NO LIGHT (0.0 FC) WILL BE DIRECTLY PROJECTED ONTO ADJACENT PROPERTIES.

- ANY ROOFTOP ARCHITECTURAL ILLUMINATION SHALL BE DIRECTED DOWNWARD AND TURNED OFF BETWEEN 11PM AND 6AM
- Landscape Plan Symbols**



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