



157 - 165 CROSS AVENUE, OAKVILLE

DRAWING LIST:

LANDSCAPE

L001	COVER
L100.a	GROUND FLOOR LAYOUT PLAN - INTERIM CONDITION
L100.b	GROUND FLOOR LAYOUT PLAN - ULTIMATE CONDITION
L101	SOIL VOLUME AND CANOPY COVER PLAN
L102	CIRCULATION PLAN
L500	DETAILS
L501	DETAILS

DEVELOPER

Distrikt Capital Corp.
1-90 Wingold Avenue
Toronto, ON M6B 1P5
T: 416.628.8038
Contact: Clarence Qian
Email: czqian@distrikt.com

ARBORIST

KUNTZ FORESTRY CONSULTING Inc.
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Email: consult@kuntzforestry.ca

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Trafalgar Engineering Ltd.
1-481 Morden Road
Oakville, ON L6K 3W6
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Email: jnelson@trafalgareng.com

TRAFFIC

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45 St. Clair Avenue W
Toronto, ON M4V 1K9
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Email: Arnott@bagroup.com

WIND

RWDI
600 Southgate Drive
Guelph, ON N1R 8J8
T: 519.823.1311 x2445
Contact: Scott Bell
Email: scott.bell@rwdi.com

PLANNING

Bousfields Inc.
3 Church Street
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T: 416.947.9744
Contact: Claire Ricker
Email: cricker@bousfields.ca

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LEGEND

ISSUE

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1	2024-02-14 ISSUED FOR REZONING



Janet
Rosenberg
& Studio

Landscape Architecture and Urban Design
416-598-0554 # 416-598-0718 www.janetrosenberg.com
148 Kennedy Avenue, Toronto Ontario M5C 3S5 Canada

COVER

SCALE:
DRAWN:
CHECKED:
PROJECT NUMBER: 23-940
DRAWING DATE: 2024-02-14

L001

NOTES

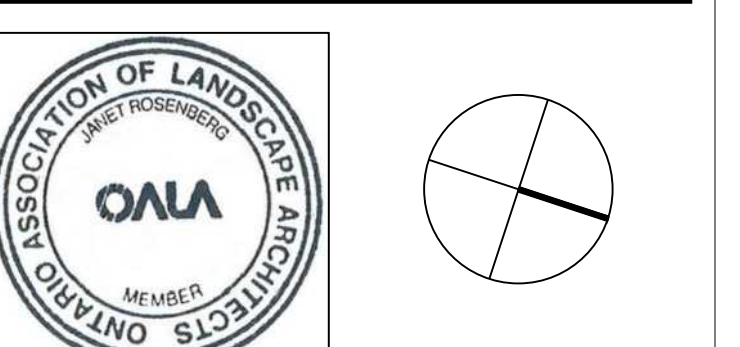
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LEGEND

- TREE GRATE
- PLANTING BED
- SOD
- LIGHT DUTY CONCRETE UNIT PAVING
- BICYCLE PARKING
- CAFE CHAIRS AND TABLE
- PROPOSED BENCH
- SOIL CELL EXTENT

ISSUE

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- 2024-02-14 ISSUED FOR REZONING
2024-03-15 ISSUED FOR PRE-CONSULTATION



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148 Roswell Avenue, Toronto Ontario M6C 3J3 Canada

DISTRKT

157-165 CROSS AVENUE
OMVILLE, ONTARIO

GROUND FLOOR LAYOUT PLAN - INTERIM CONDITION

SCALE: 1:200
DRAWN: JP
CHECKED: LR, SG
PROJECT NUMBER: 23-940
DRAWING DATE: 2024-01-05

L100.a



NOTES

The following notes shall apply to all drawings and associated documents:

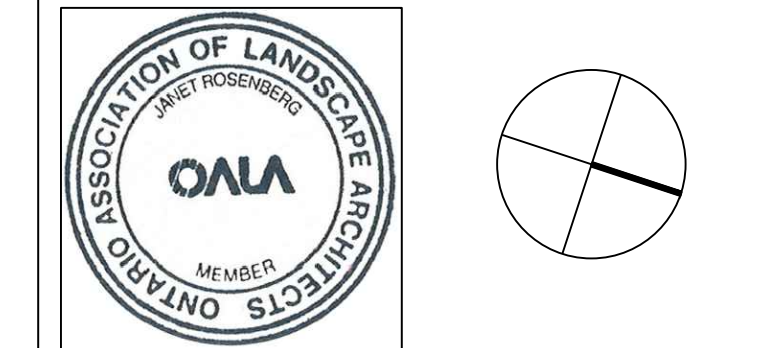
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- LEGEND**
- PROPOSED DECIDUOUS TREE
 - PROPOSED DECIDUOUS SHRUB
 - TREE GRATE
 - PLANTING BED
 - SOD
 - LIGHT DUTY CONCRETE UNIT PAVING
 - LIGHT DUTY CONCRETE UNIT PAVING
 - BICYCLE PARKING
 - CAFE CHAIRS AND TABLE
 - PROPOSED BENCH
 - SOIL CELL EXTENT

ISSUE

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2 2024-02-14 ISSUED FOR REZONING
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148 Rossmore Avenue, Toronto Ontario M6C 2S3 Canada

DISTRIKT

157-165 CROSS AVENUE
OMNIVILLE, ONTARIO

GROUND FLOOR LAYOUT - ULTIMATE CONDITION

SCALE: 1:200
DRAWN: JP
CHECKED: LR, SG
PROJECT NUMBER: 23-940
DRAWING DATE: 2024-01-05

L100.b



Development application guidelines ■ **Canopy cover plan and canopy calculation chart**

CANOPY CALCULATION CHART TEMPLATE ON-SITE

Submit a separate chart for on-site condition and for streetscape (municipal right-of-way)
 [1] References direction for completing canopy cover plan and chart

FILE NUMBER _____

FILE NAME _____

CANOPY COVER TARGET [1] 20 % (based on land use)

Tree #	Species	Soil		Canopy Area (m ²)	Canopy Subtotal (m ²)
		Volume per Tree (m ³) [2]	Area (m ²) [3]		
Proposed Canopy On Site					
28-33	TBD	M	30	340.5	406.5
34	TBD	M	30	66	
Subtotal of proposed canopy					
Existing Canopy On Site [4]					
Subtotal of existing canopy					
multiplied by bonus factor of 1.5					
Existing Canopy Overhanging Site [4]					
Subtotal of existing overhanging canopy					
Total # of Trees					Total Canopy Area (m ²)
6					406.5

Canopy Summary
 Total Site Area 7568 m²
 Site Canopy Cover 5.4 %
 Canopy Cover Target by Land Use [1] 20 %

Parking Area Summary [5]
 Total Parking Spaces Proposed 0
 Total # of Trees in or within 5m of Parking Area 0

Development application guidelines ■ **Canopy cover plan and canopy calculation chart**

CANOPY CALCULATION CHART TEMPLATE STREETScape

Submit a separate chart for on-site condition and for streetscape (municipal right-of-way)
 [1] References direction for completing canopy cover plan and chart

FILE NUMBER _____

FILE NAME _____

CANOPY COVER TARGET [1] 20 % (based on land use)

Tree #	Species	Soil		Canopy Area (m ²)	Canopy Subtotal (m ²)
		Volume per Tree (m ³) [2]	Area (m ²) [3]		
Proposed Canopy On Site					
1-7	TBD	M	30	467	2176
8-13	TBD	M	30	404	
14-17	TBD	M	30	255	
18-20	TBD	M	30	210	
21-23	TBD	M	30	208	
24-28	TBD	L	30	614	
Subtotal of proposed canopy					
Existing Canopy On Site [4]					
Subtotal of existing canopy					
multiplied by bonus factor of 1.5					
Existing Canopy Overhanging Site [4]					
Subtotal of existing overhanging canopy					
Total # of Trees					Total Canopy Area (m ²)
6					2176

Canopy Summary
 Total Site Area 7568 m²
 Site Canopy Cover 28.6 %
 Canopy Cover Target by Land Use [1] 20 %

Parking Area Summary [5]
 Total Parking Spaces Proposed 0
 Total # of Trees in or within 5m of Parking Area 0

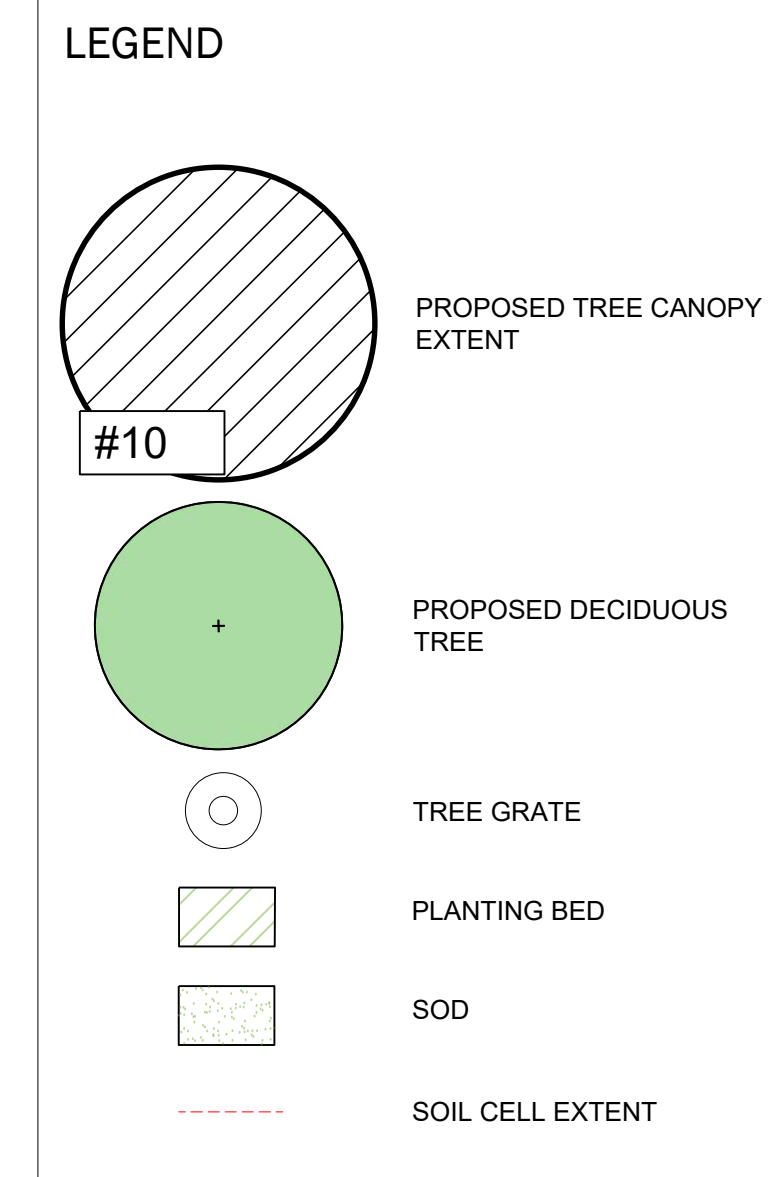
3 (V.JUL2016)  3 (V.JUL2016) 



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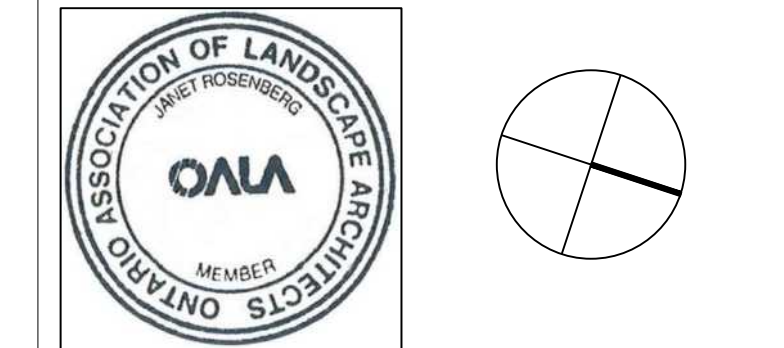
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ISSUE

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2024-02-14 ISSUED FOR REZONING



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 # 210 018 8100 # 416 934 1716 www.janetrose.com
 148 Keesee Avenue, Toronto Ontario M6G 2G3 Canada

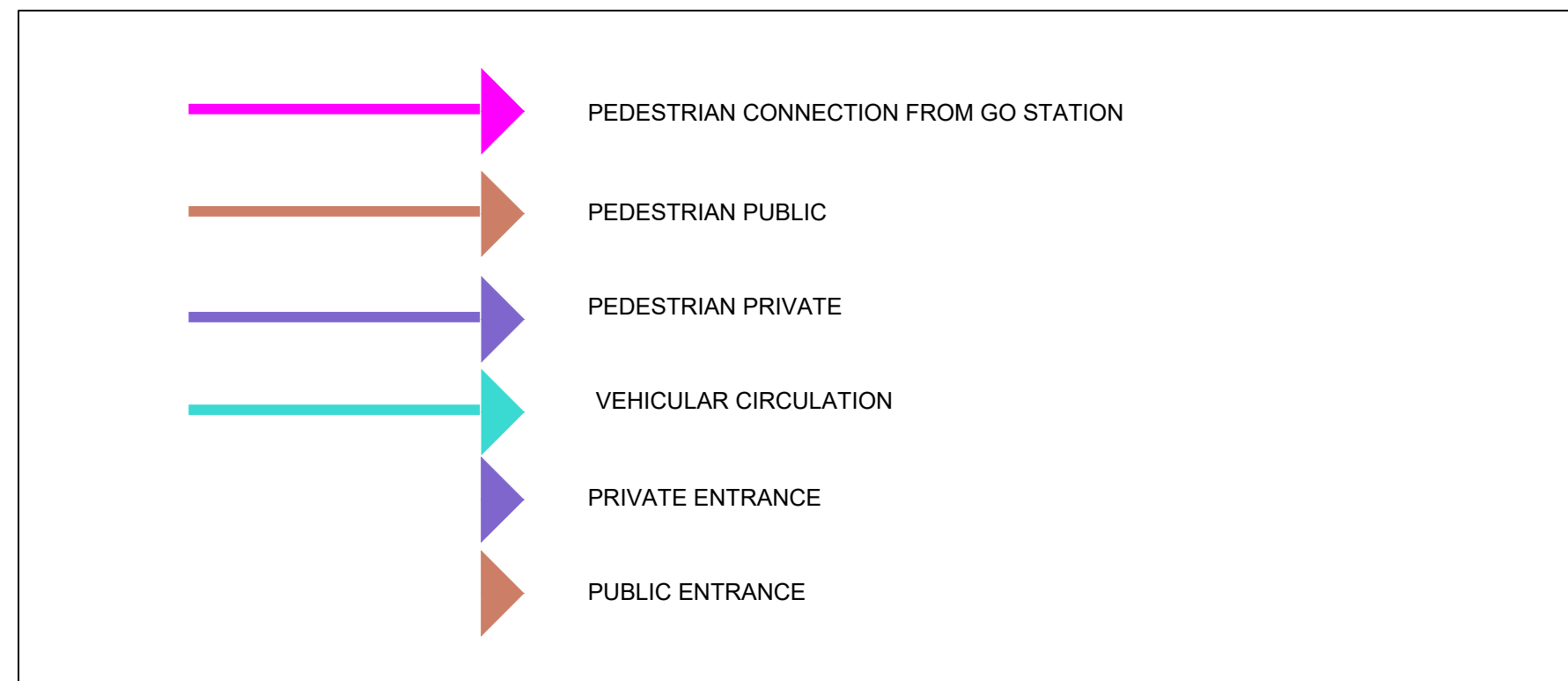
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157-165 CROSS AVENUE
 OAKVILLE, ONTARIO

SOIL VOLUME AND CANOPY COVER PLAN

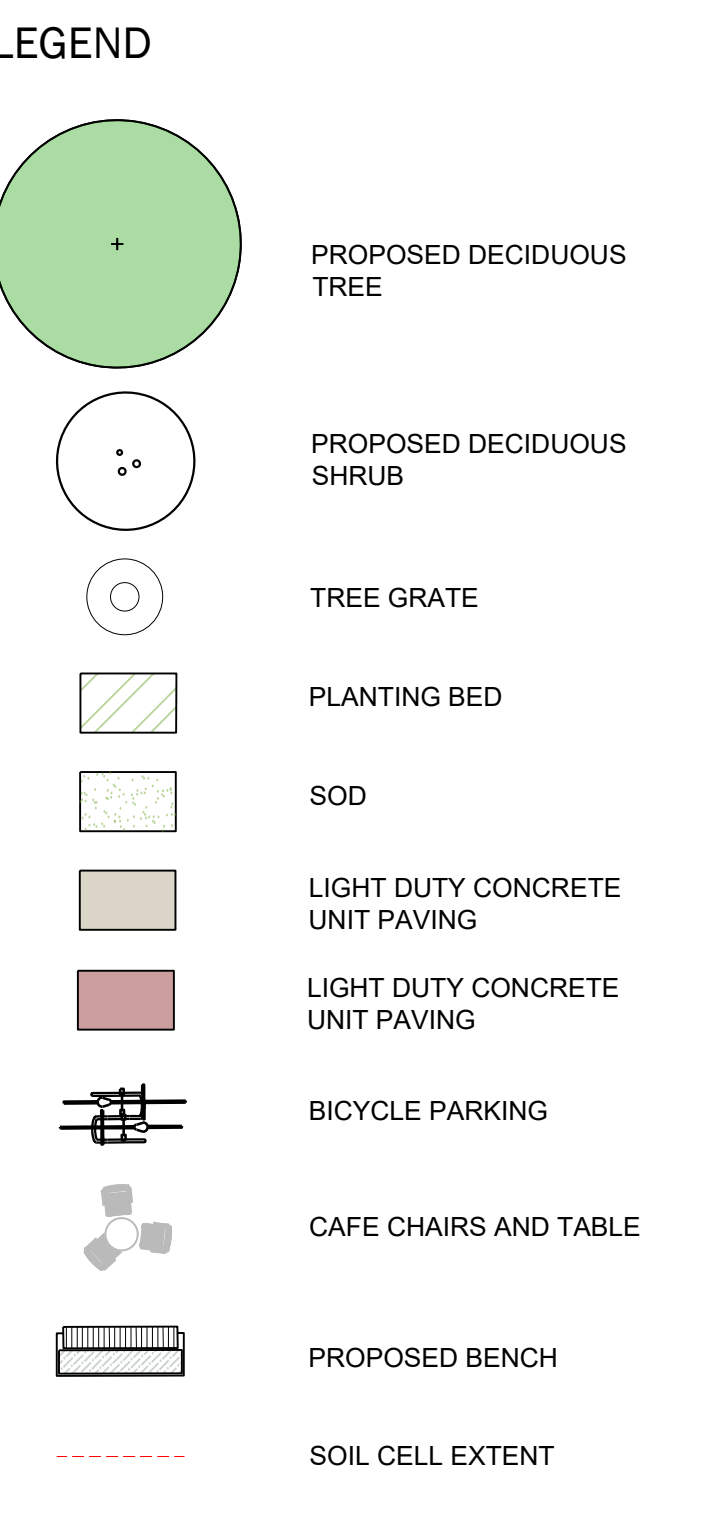
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 DRAWN: JP
 CHECKED: LR, SG
 PROJECT NUMBER: 23-040
 DRAWING DATE: 2023-09-12

L101



NOTES

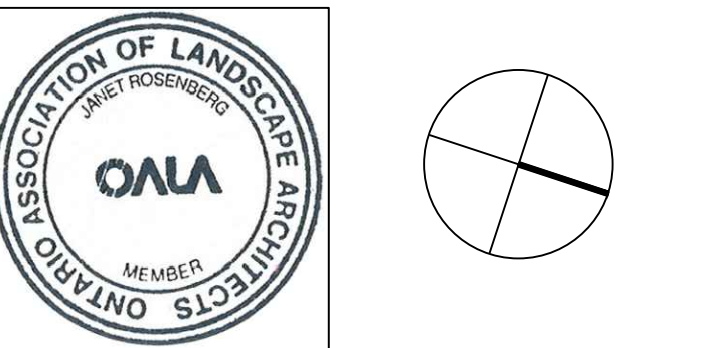
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ISSUE

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2024-02-14
2024-01-15

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Landscape Architecture and Urban Design
418 Kavanagh Avenue, Toronto, Ontario M5S 2S3 Canada

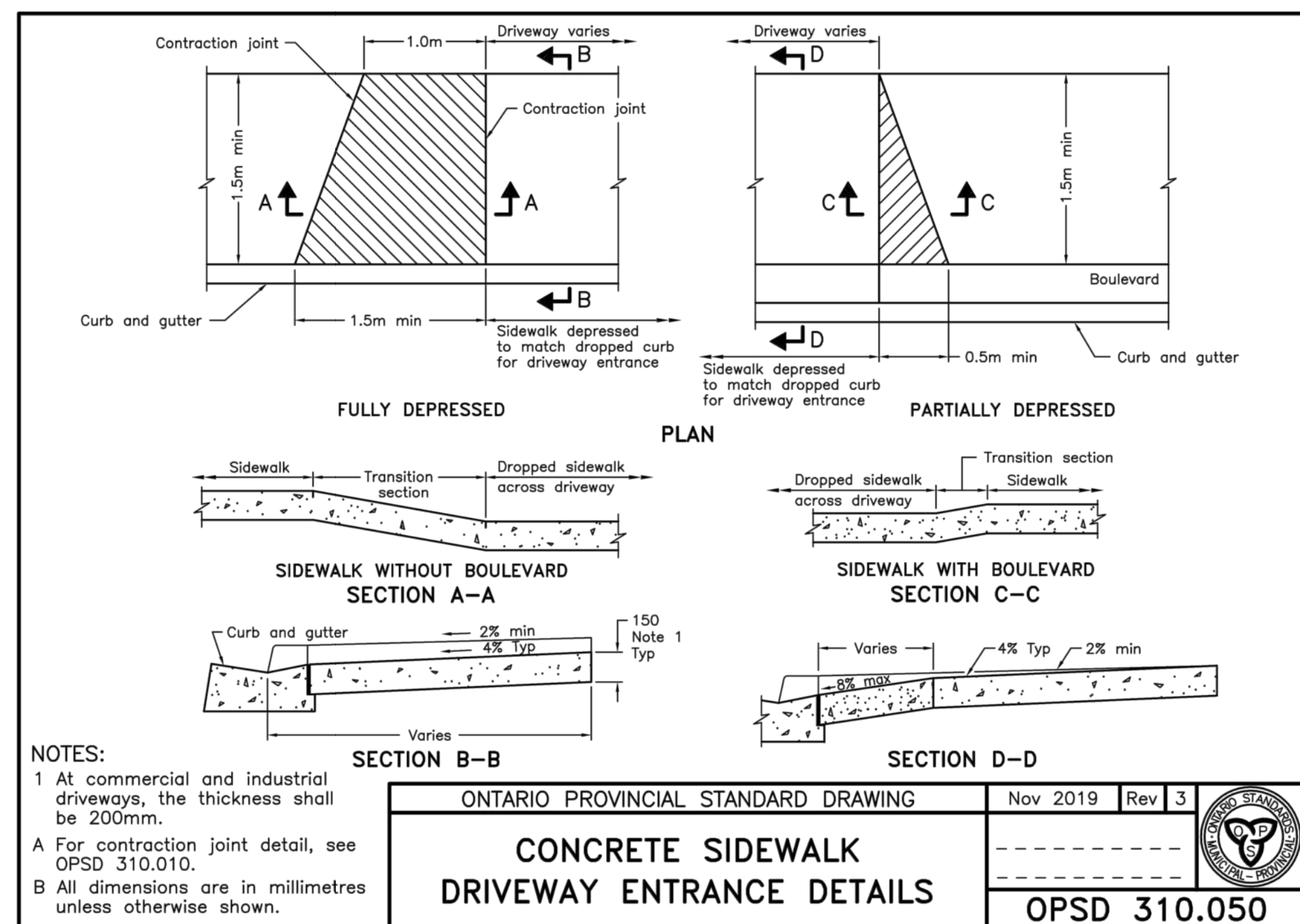
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157-165 CROSS AVENUE
OMVILLE, ONTARIO

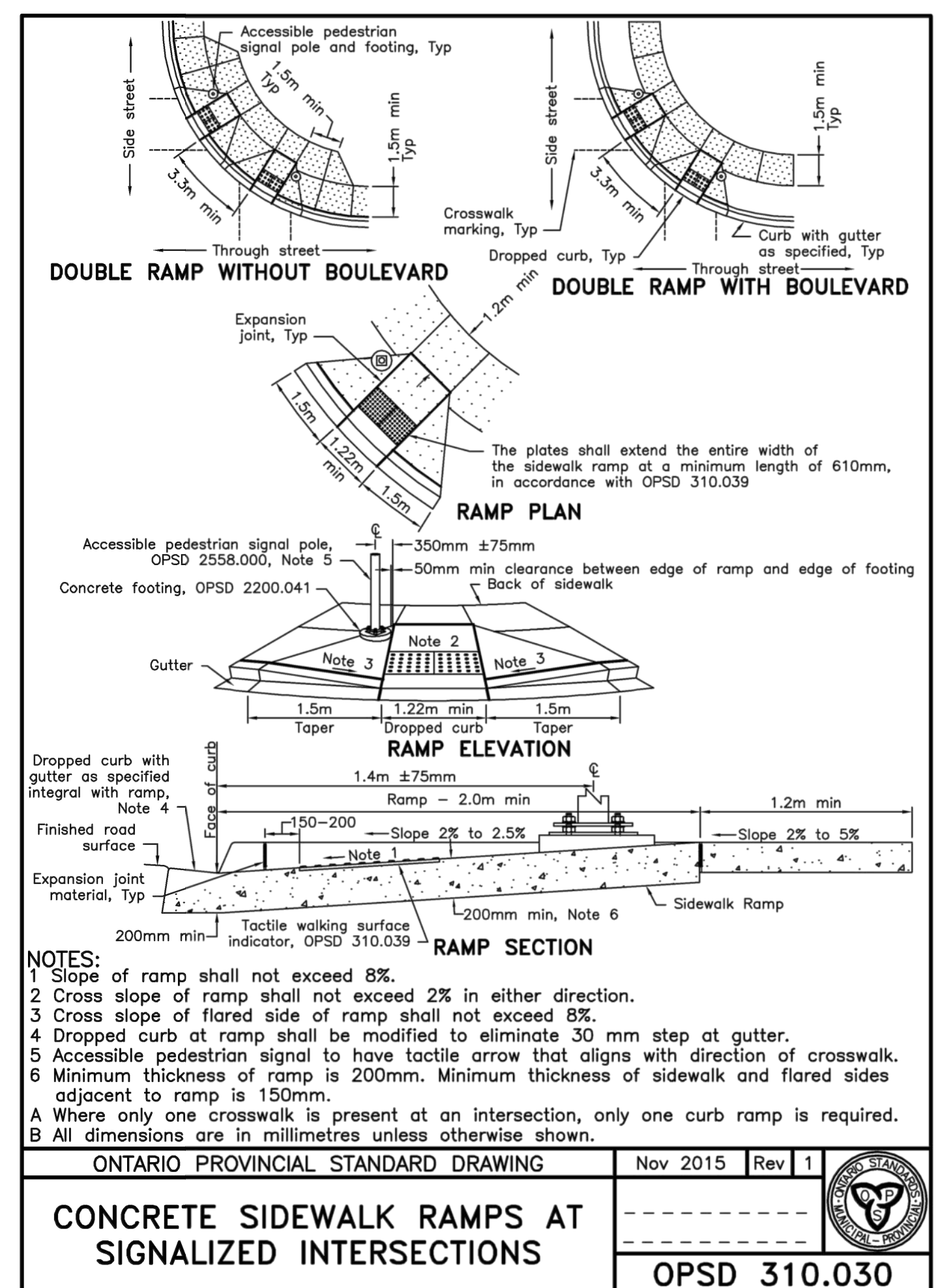
PEDESTRIAN CIRCULATION PLAN - ULTIMATE CONDITION

SCALE: 1:200
DRAWN: JP
CHECKED: LR, SG
PROJECT NUMBER: 23-940
DRAWING DATE: 2024-01-05

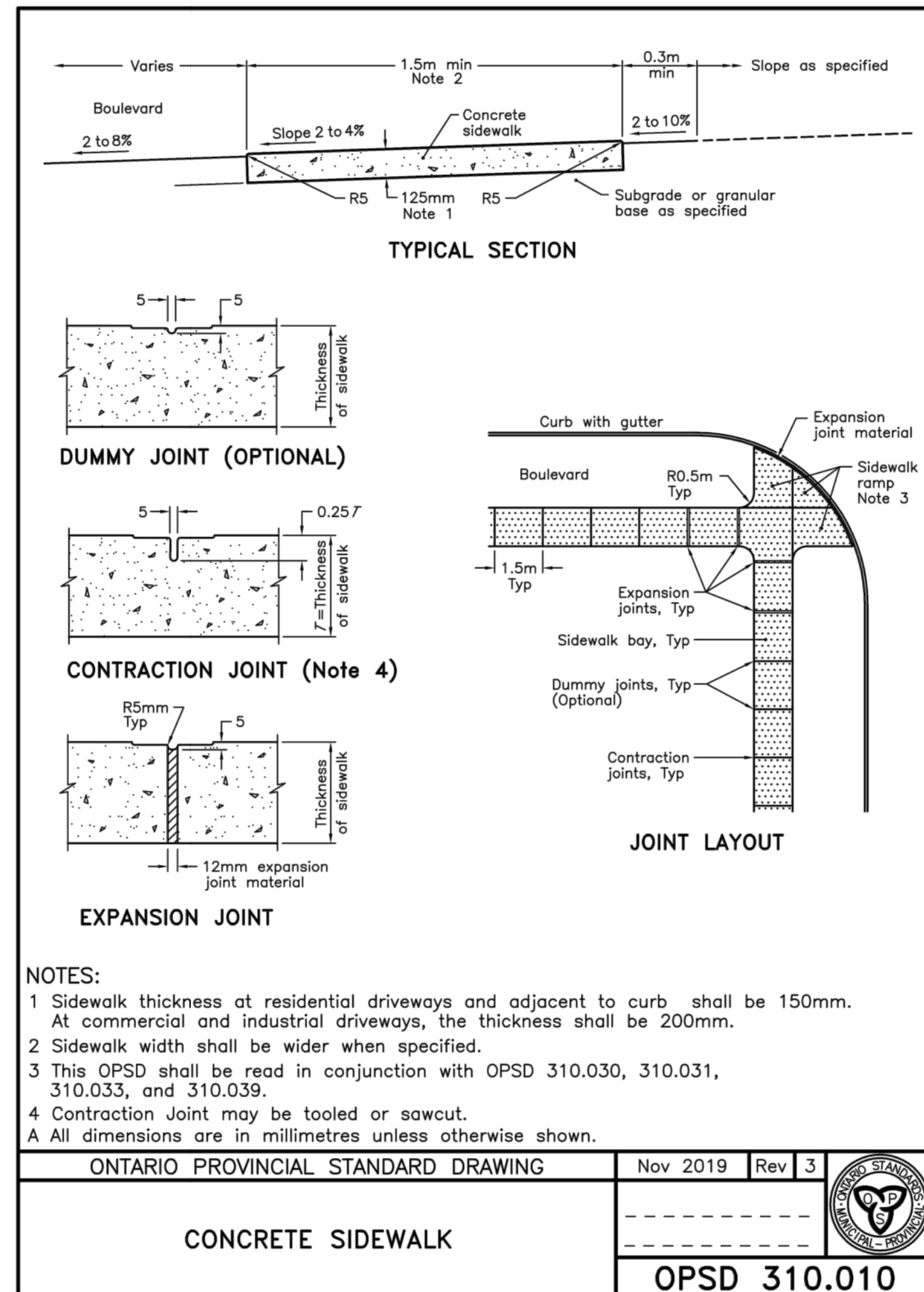
L102



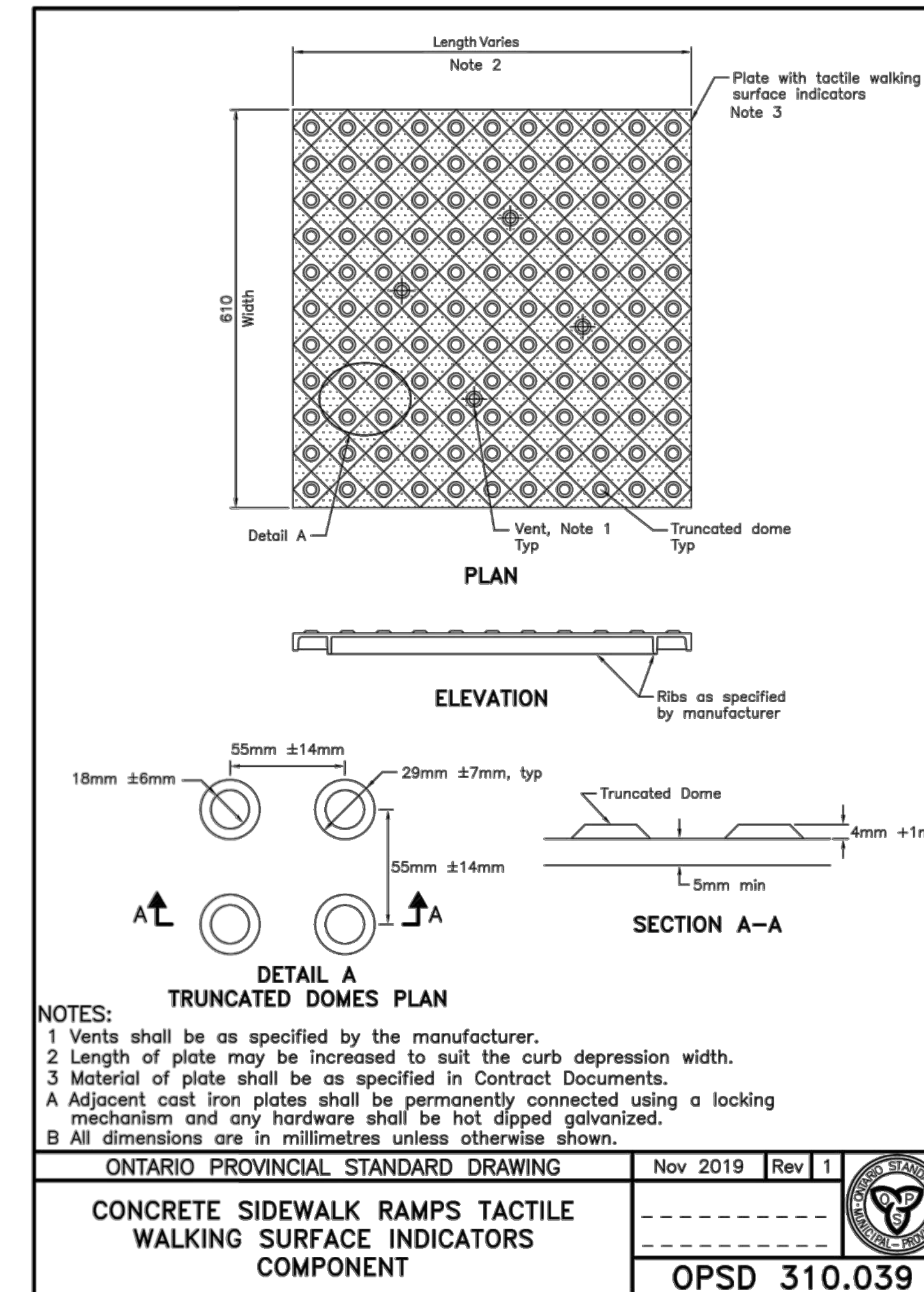
1 CONCRETE SIDEWALK AT DRIVEWAY ENTRANCE
SCALE: NTS



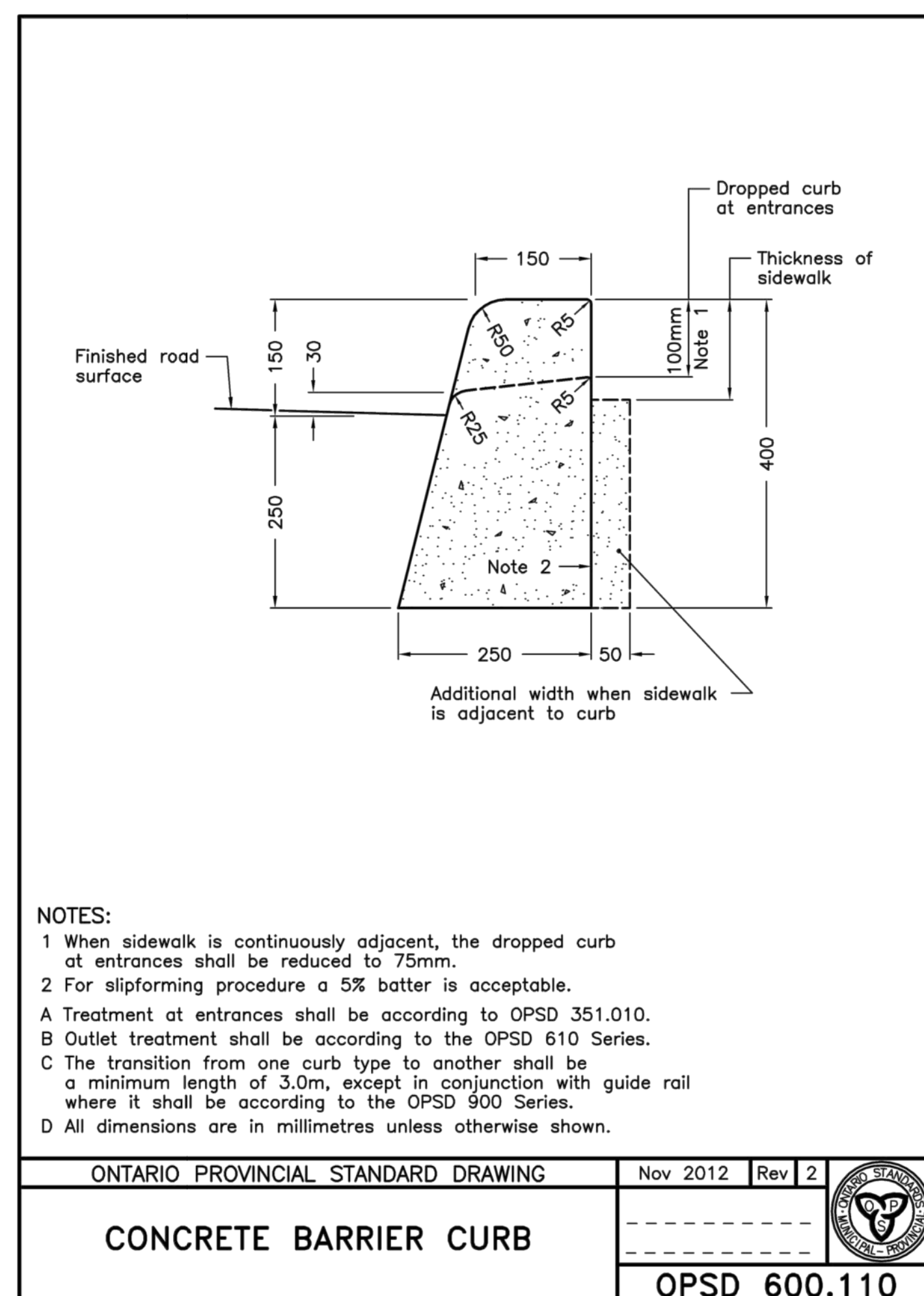
2 CONCRETE SIDEWALK RAMP AT SIGNALIZED INTERSECTIONS
SCALE: NTS



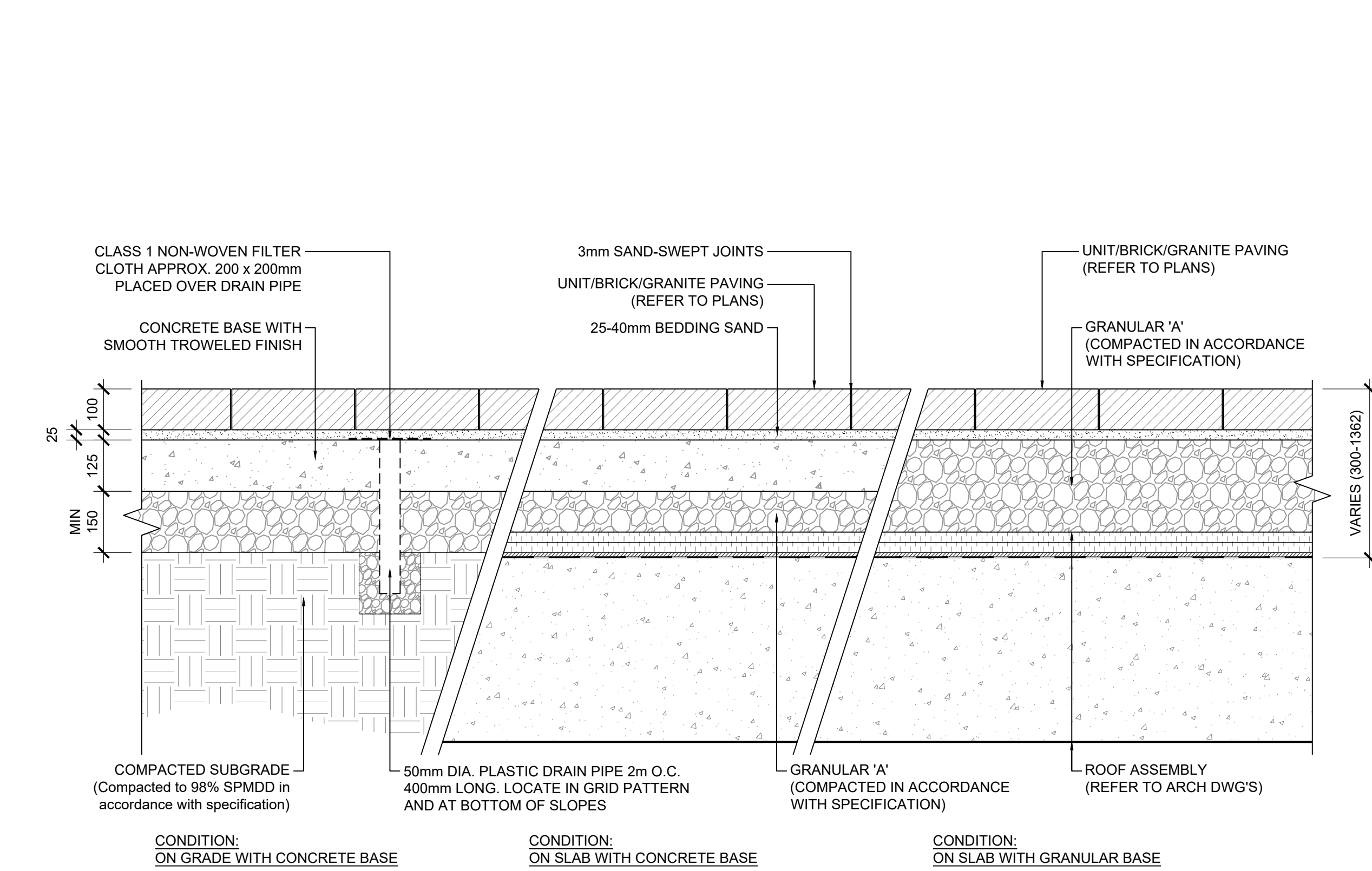
3 CIP CONCRETE SIDEWALK AND BOULEVARD
SCALE: NTS



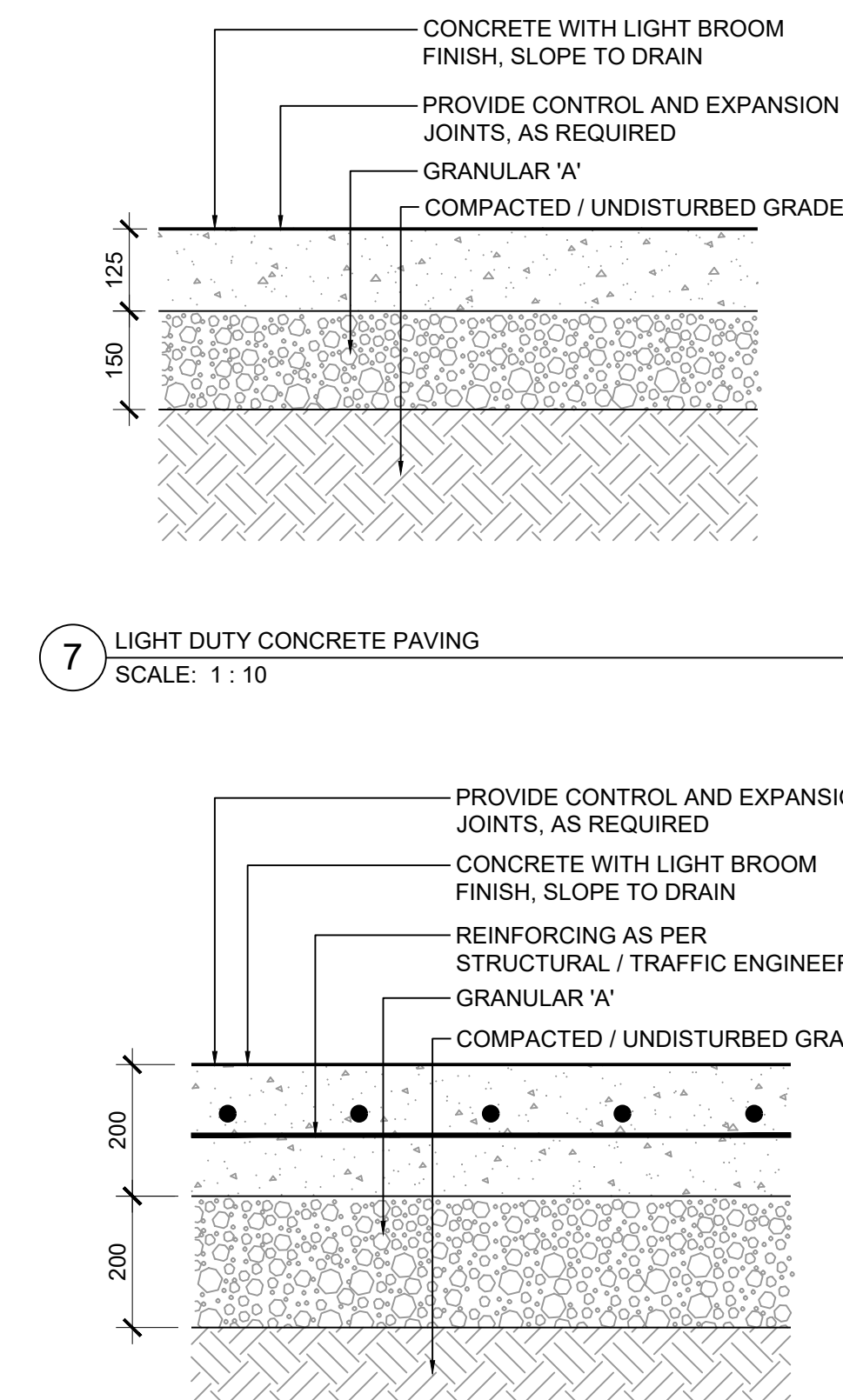
4 TACTILE WALKING SURFACE INDICATORS AT SIDEWALK RAMP
SCALE: NTS



5 CONCRETE CURB
SCALE: NTS



6 LIGHT DUTY CONCRETE UNIT PAVING
SCALE: 1 : 10



7 LIGHT DUTY CONCRETE PAVING
SCALE: 1 : 10

8 HEAVY DUTY CONCRETE PAVING
SCALE: 1 : 10

Eterna 100mm

Pavers: Eterna, Luna and Cloudburst
Stone: Mosaic, Columbia Stone
Clay: Brick, Ridge, Gray, Red

SIZE	THICKNESS	WEIGHT	AREA
100x300 Stone	3.8 x 11.81"	10.5 (23.6lb)	1.13 sq. ft.
100x400 Stone	3.8 x 15.75"	13.7 (30.2lb)	1.51 sq. ft.
200x400 Stone	7.67 x 23.62"	27.4 (60.4lb)	3.02 sq. ft.
400x600 Stone	15.75 x 23.62"	109.8 (242.0lb)	12.08 sq. ft.

Special Order
Minimum quantities apply. Speak with your OAKS Dealer/Representative for details.

PRODUCT	THICKNESS	SIZE	DRIVEWAY	PARKING LOT	RESIDENTIAL ROAD	MAIN STREET	EMERGENCY ROUTE	INDUSTRIAL AREA	EMERGENCY
Eterna	100mm		✓	✓	✓	✓	✓	✓	✓
	200x400		✓	✓	✓	✓	✓	✓	✓
	400x600		✓	✓	✓	✓	✓	✓	✓

Special Order
Minimum quantities apply. Speak with your OAKS Dealer/Representative for details.

PRODUCT	THICKNESS	SIZE	DRIVEWAY	PARKING LOT	RESIDENTIAL ROAD	MAIN STREET	EMERGENCY ROUTE	INDUSTRIAL AREA	EMERGENCY
DARK OAK			✓	✓	✓	✓	✓	✓	✓
OLIVE			✓	✓	✓	✓	✓	✓	✓
FILM			✓	✓	✓	✓	✓	✓	✓
TERRA COTTA			✓	✓	✓	✓	✓	✓	✓

OAKS PAVERS
CA 1.800.709.OAKS (6257) | US 1.800.876.OAKS (6257)

9 ETERNA UNIT PAVES
SCALE: NTS

Hanover® Prest® Pavers | STANDARD COLORS WITH TUDOR® FINISH

The eight standard colors shown are available in a wide range of paver sizes and thicknesses. Custom color blending can be accommodated, as well as custom aggregate blending. Hanover's Tudor® finish is an architectural feature which gives the surface a granite-like appearance. It is a surface equally suited to urban and municipal projects.

Color	Material
Quarry Red	Charcoal
Natural*	Red 15
Tan	Brown
Green	Creom
Limestone Gray	

Prest® Paver Product Data | CUSTOM COLORS WITH GROUND FINISH

Texture is as important to the appearance of the installation as color and pattern. Hanover's Ground finish provides a smooth surface revealing the aggregates beneath. Custom color and aggregate blending is available when quantities permit.

Matrix	Color
Super Black	Matrix #1111
	Matrix #1171
	Matrix #1049
	Matrix #1185
	Matrix #1109
	Matrix #1151
	Matrix #1240

SLATEFACE® PREST® PAVES COLORS

The Slateface® Paver has been designed to reproduce the texture, color and appearance of natural slate. Stocked in Hanover's BlueStone and Tennessee Flagstone colors, its irregular top surface was developed from actual sections of stone.

Color	Material
BlueStone (M237A)	Tennessee Flagstone (M237B)
Matrix #1428	Matrix #1175
Matrix #1217	Matrix #1914

HANOVER UNIT PAVES
SCALE: NTS

10 HANOVER UNIT PAVES
SCALE: NTS

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ASSOCIATION OF LANDSCAPE ARCHITECTS
ONARIO

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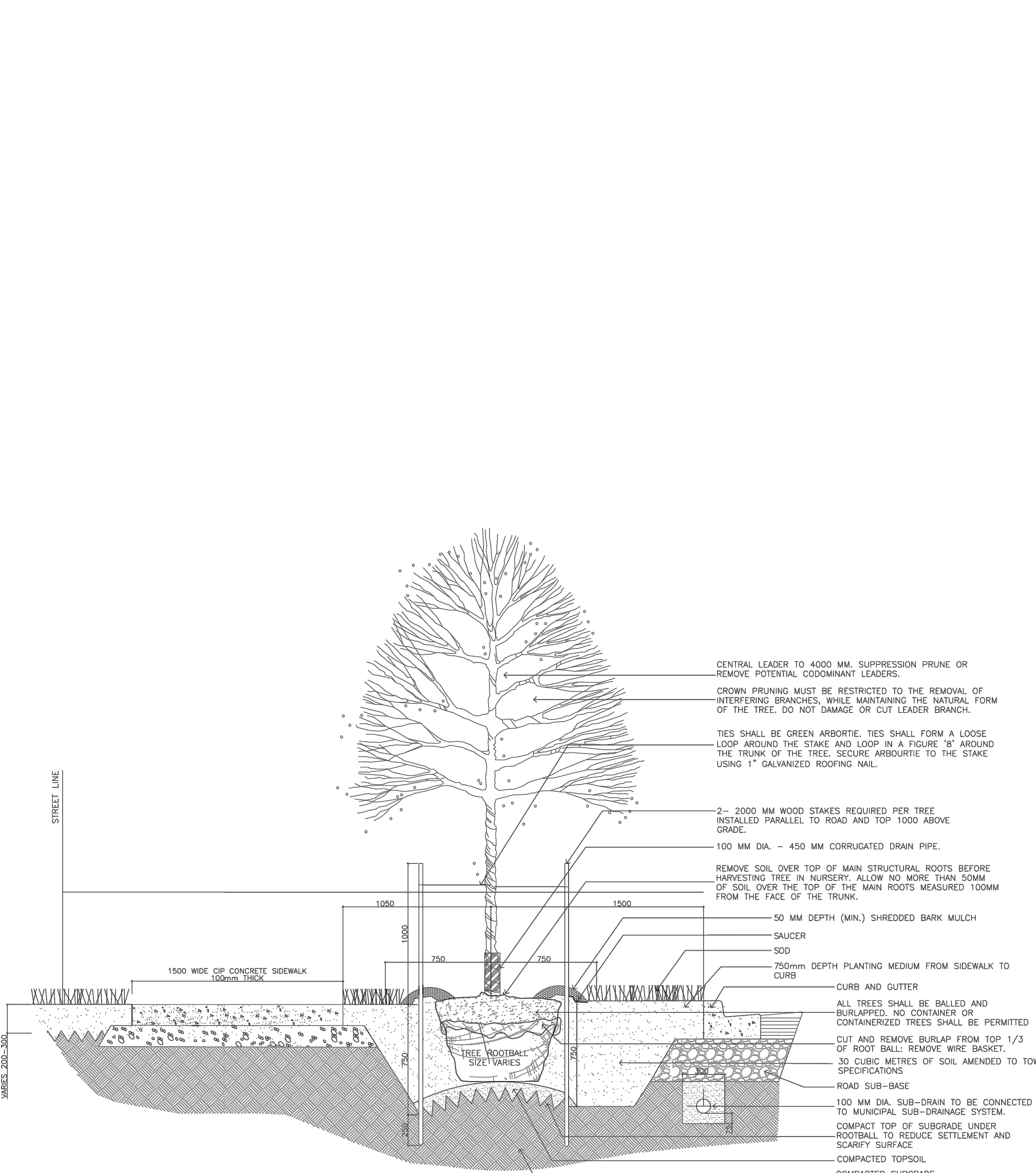
DISTRIKT

157-165 CROSS AVENUE
OMNIVILLE, ONTARIO

LANDSCAPE DETAILS

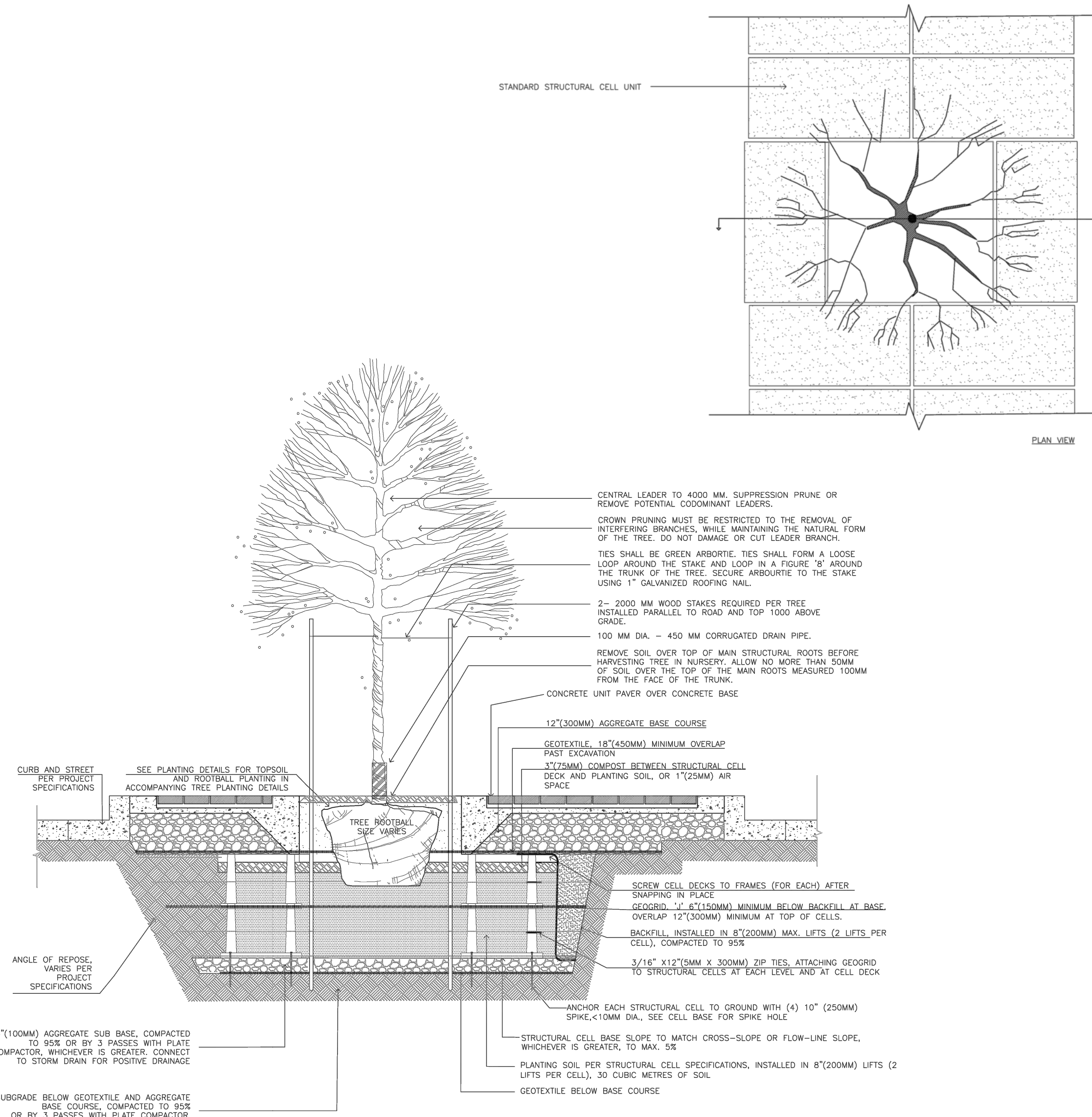
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CHECKED: GH
PROJECT NUMBER: 23-940
DRAWING DATE: 2023-09-12

L500



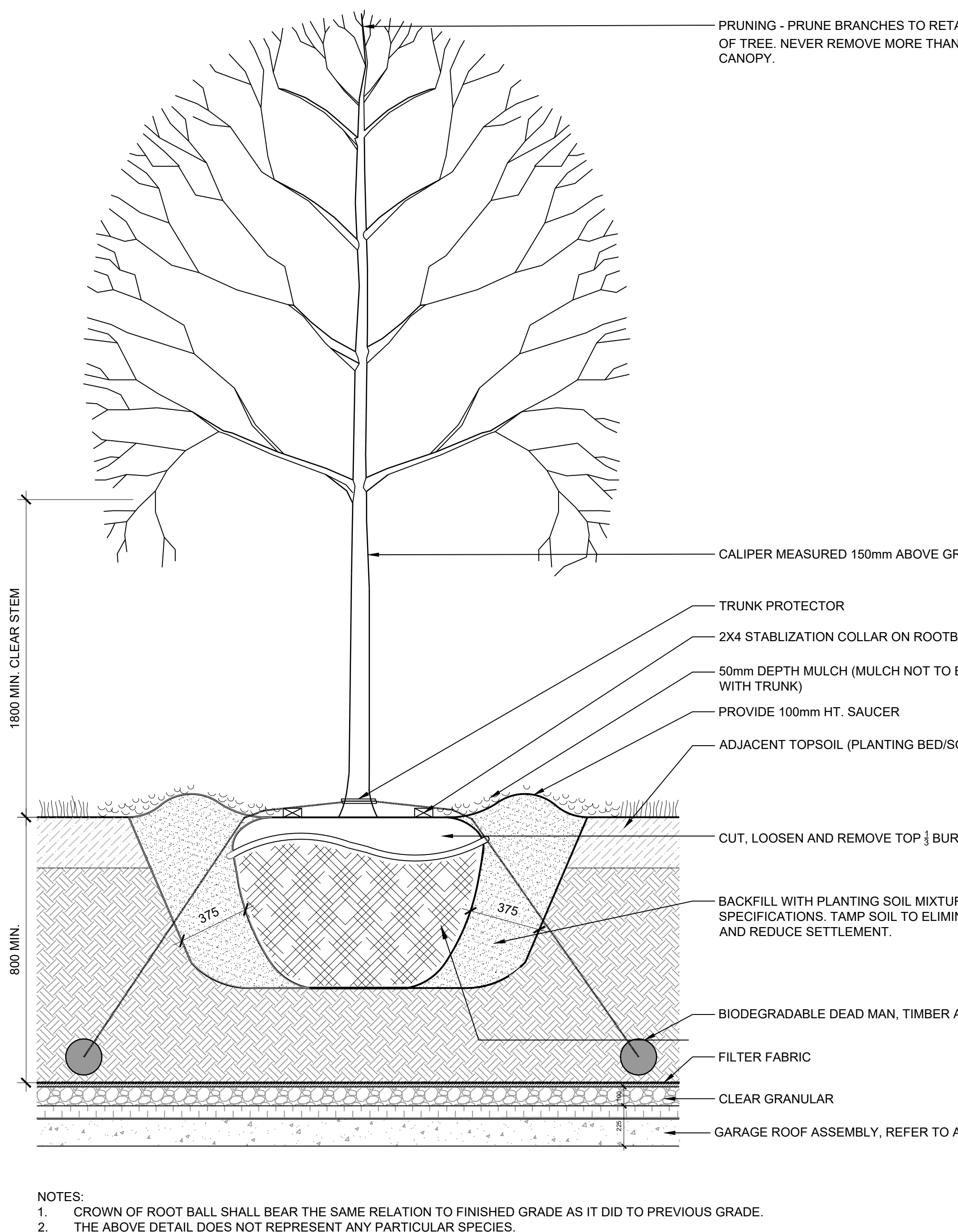
2.55m WIDE PUBLIC BOULEVARD TREE PLANTING DETAIL
SCALE: 1:20

1 TREE PLANTING IN PUBLIC BOULEVARD (TYP.)
SCALE: NTS

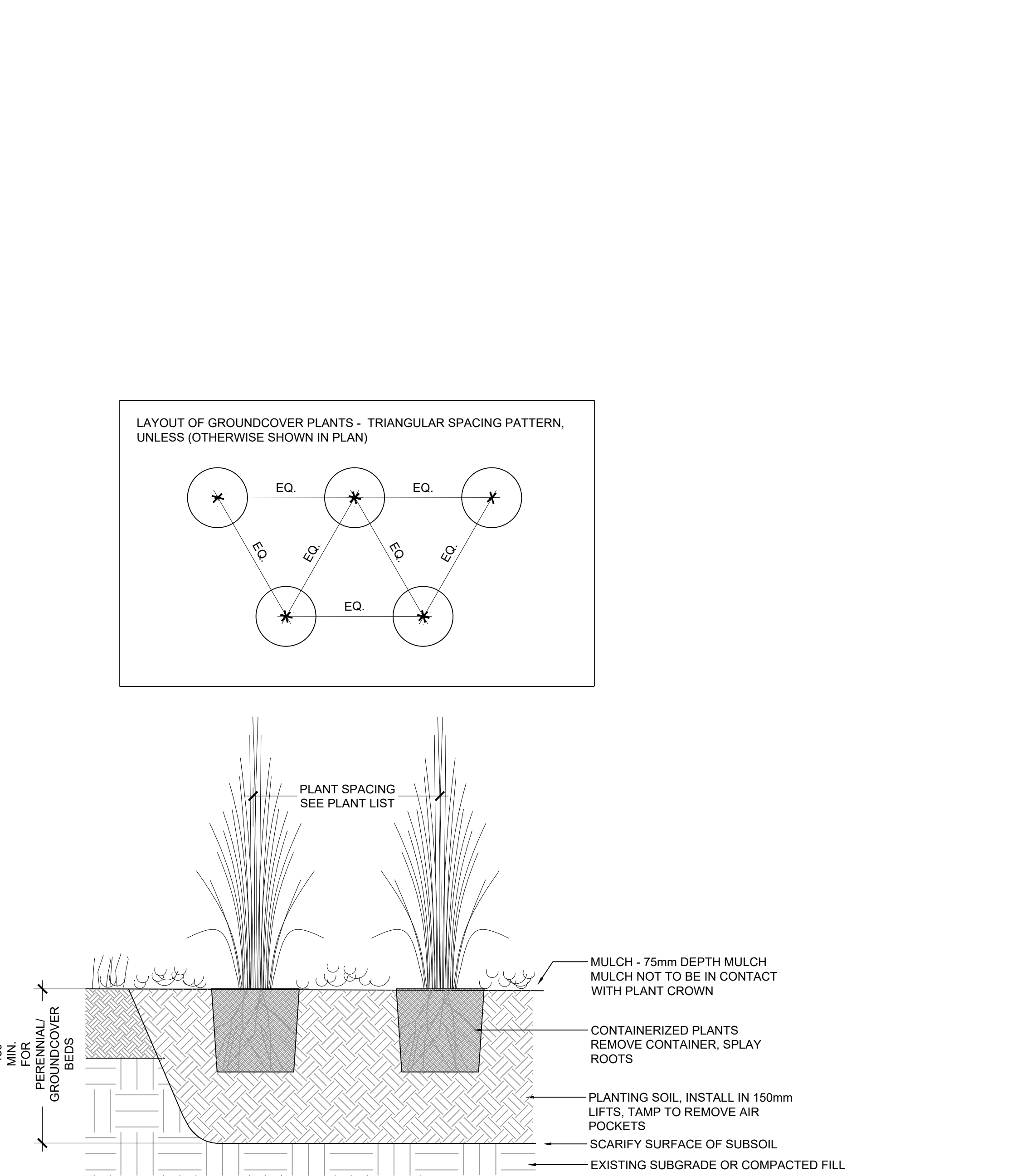


4 TREE PLANTING IN TYPICAL STREETSCAPE, USING STRUCTURAL CELLS
SCALE: 1:40

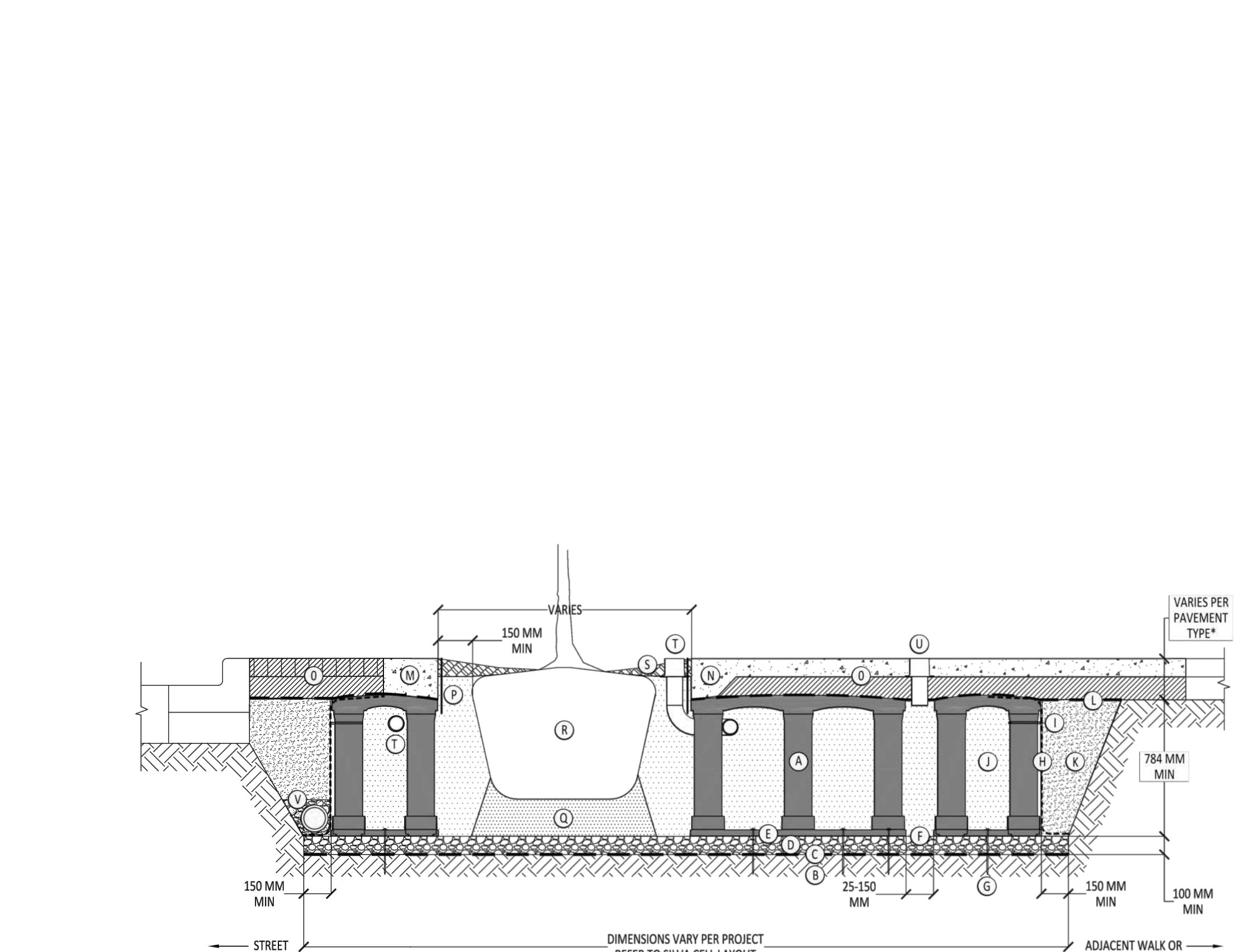
2 TREE PLANTING IN PUBLIC BOULEVARD USING STRUCTURAL SOIL CELLS
SCALE: NTS



4 DECIDUOUS TREE PLANTING ON SLAB
SCALE: 1:20

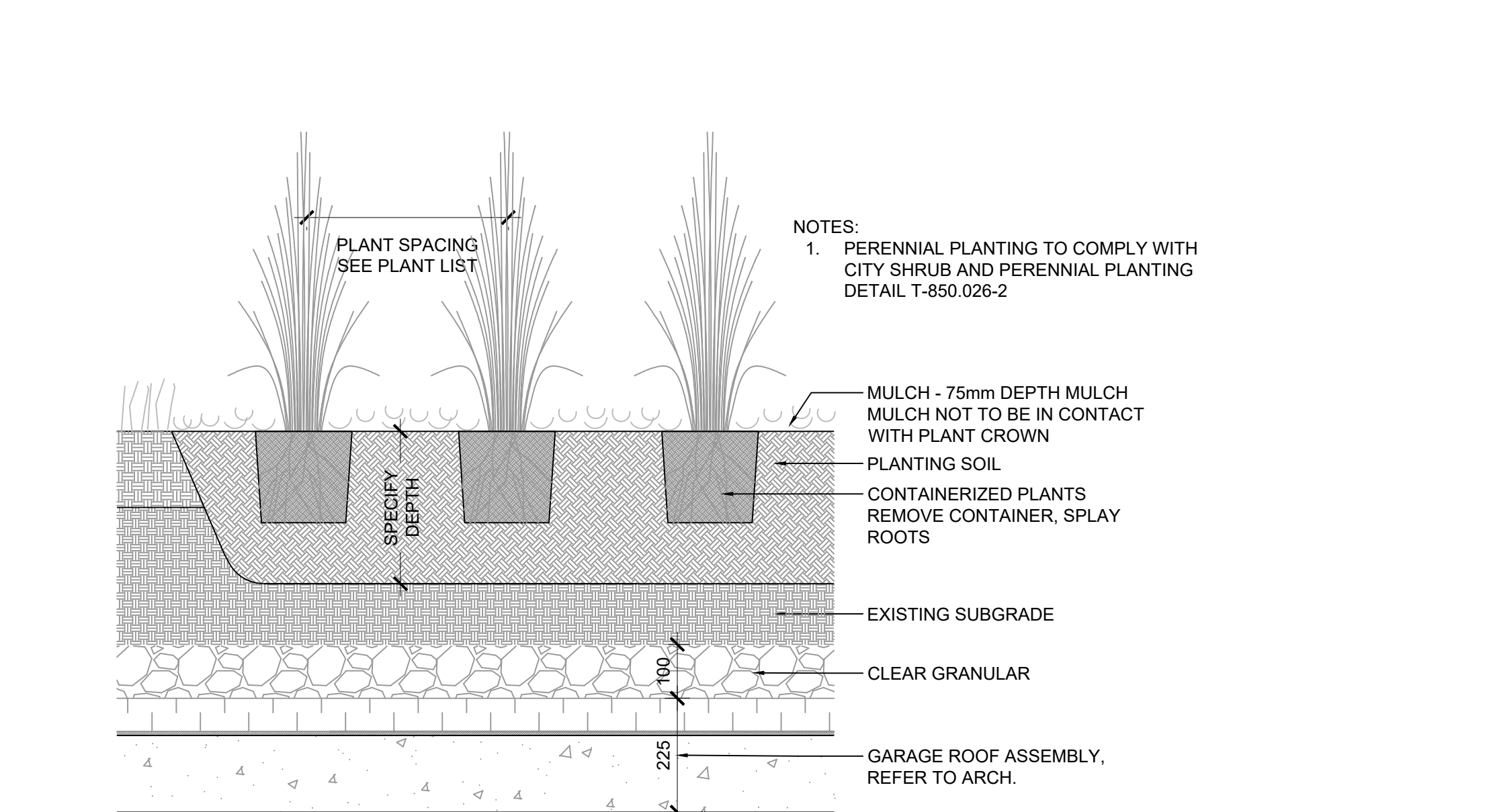


5 HERBACEOUS PLANTING - TYP.
SCALE: 1:10

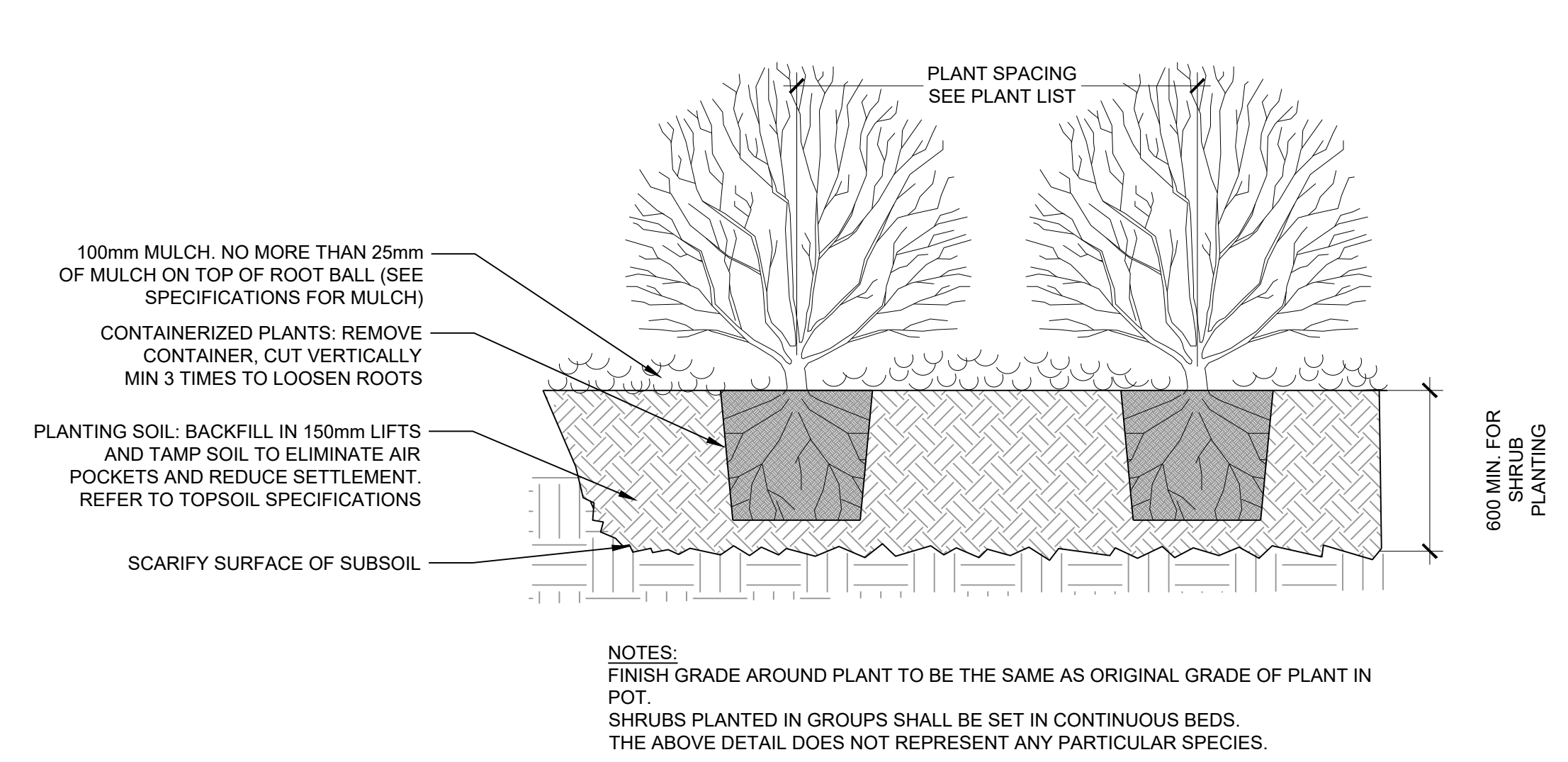


SILVA CELL SYSTEM 2X
SCALE: NTS

3 SILVA CELL SYSTEM 2X (TYP.)
SCALE: NTS



6 PERENNIAL PLANTING ON SLAB
SCALE: 1:10



7 SHRUB PLANTING - TYP.
SCALE: 1:10

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3. These Contract Documents are the property of the Landscape Architect. The Landscape Architect bears no responsibility for the interpretation of these documents by the Contractor. User written application for Landscape Architect will provide professional certification or professional information regarding the status of the Contract Documents. The Landscape Architect will review Shop Drawings submitted by the Contractor for design conformance only.
4. Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the Landscape Architect before commencing work.
5. Fixtures of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on Landscape Architectural drawings. The location shown on the Landscape Architectural drawings govern over the Mechanical and Electrical drawings. Those items not clearly shown will be located as directed by the Landscape Architect.
6. These drawings are not to be used for construction unless noted below as "Issued for Construction".
7. All work to be carried out in accordance with the Code and Bylaws of the authority having jurisdiction.
8. The Designer of these plans and specifications grants no warranty or representation in any way about the constructability of the represented by them. All contractors and subcontractors shall verify constructability and building and all other items that they can properly construct the work represented by these plans.

LEGEND

ISSUE

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2024-05-14 ISSUED FOR REZONING
2024-01-10 ISSUED FOR PRE-CONSULTATION



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DISTRIKT

157-165 CROSS AVENUE
DANVILLE, ONTARIO

LANDSCAPE DETAILS

SCALE: AS SHOWN
DRAWN: LR
CHECKED: GH
PROJECT NUMBER: 23-040
DRAWING DATE: 2023-09-12

L501