

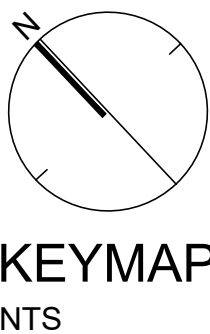
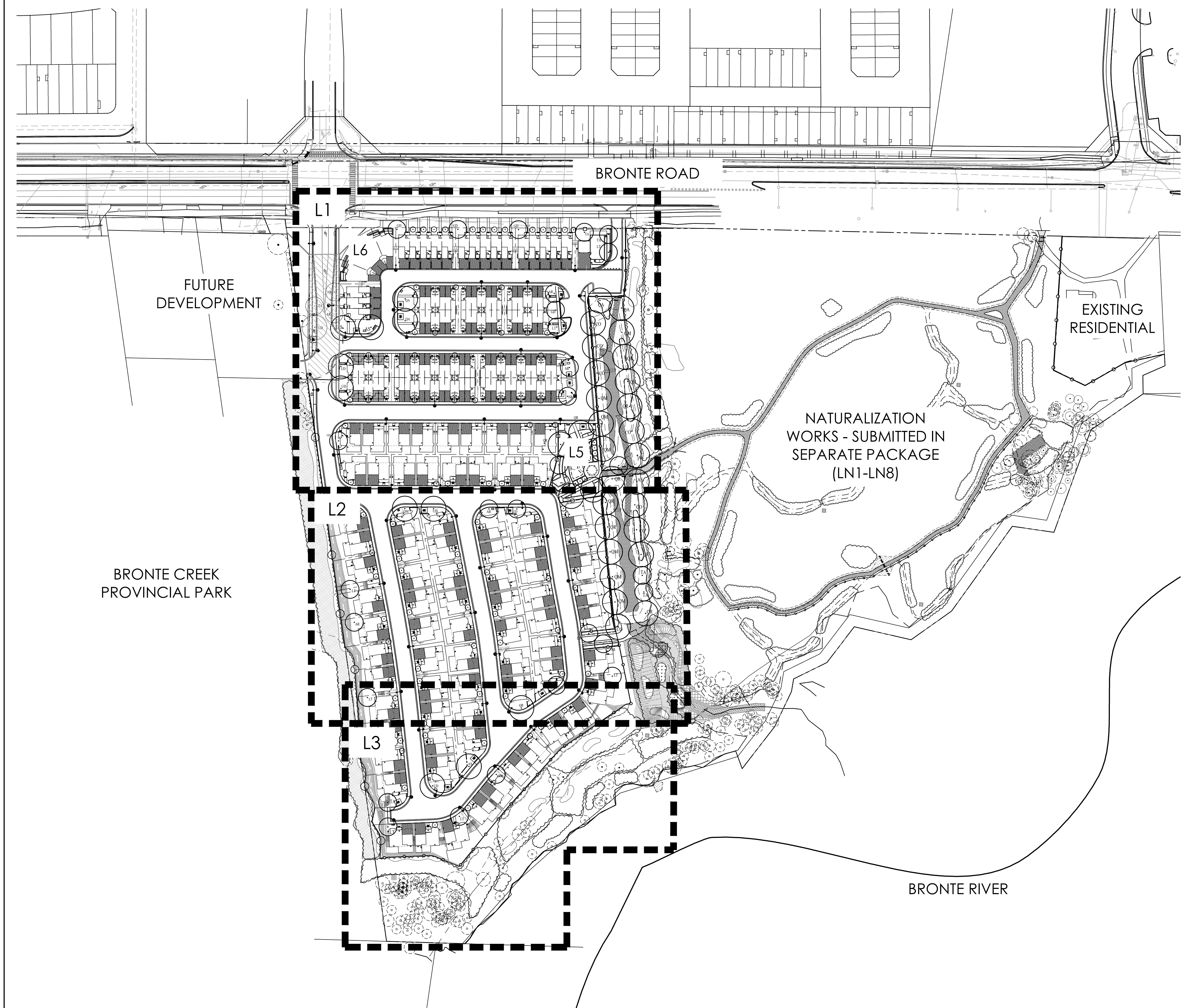
BRONTE RIVER LIMITED PARTNERSHIP

BRONTE RIVER
OAKVILLE, ON

SITE PLAN APPROVAL LANDSCAPE PACKAGE

List of Drawings

L1	Landscape Plan
L2	Landscape Plan
L2	Landscape Plan
L4	Canopy Coverage Plan
L5	Detail Plans - Outdoor Amenity
L6	Detail Plans - Entry Plan
D1	Planting Details & Notes
D2	Paving, Curb & Wall Details
D3	Steps & Railing Details
D4	Site Furnishings Details
D5	Fencing Details
D6	Play Area Details
D7	Shade Structure Details
D8	LID Sections & Fencing Details
D9	Engineering Curb Details



Issued for Client Review	July 5, 2024
Issued for Client Review	July 11, 2024
Issued for Client Review	July 17, 2024
Issued for Town Review - 1st submission	July 22, 2024
Issued for Client Review	December 10, 2024
Issued for Town Review - 2nd submission	December 11, 2024
Issued for Town Review - 3rd submission	April 2, 2025
Issued for Town Review - 4th submission	July 17, 2025
Issued for Town Review - 5th submission	September 5, 2025



ABBREVIATED PLANT LIST	
KEY	BOTANICAL NAME / COMMON NAME
Deciduous Trees	
AS	Acer saccharum / Sugar Maple
CO	Corya ovata / Shagbark Hickory
QA	Quercus alba / White Oak
QM	Quercus macrocarpa / Bur Oak
QR	Quercus rubra / Northern Red Oak
UD	Ulmus davidiana var. japonica Accolade / Accolade Elm
AR	Acer rubrum / Red Maple
GD	Gymnocladus dioica / Kentucky Coffee Tree
LT	Liriodendron tulipifera / Tulip Tree
TA	Tilia americana / Bosswood
AL	Amelanchier laevis / Allegheny Serviceberry
GB	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree
PS	Prunus serotina / Black Cherry
SR	Syringa reticulata 'Ivory Silk' / Ivory Silk Lilac
Shrubs	
csk	Cornus sericea 'Kelsey' / Kelsey Dwarf Dogwood
dil	Diervilla lonicera / Bush Honeysuckle
tcn	Taxus cuspidata 'Nana' / Dwarf Japanese Yew
a - LID Riparian Creek Margin Mix	
33%	Cornus stolonifera / Red Osier Dogwood
33%	Spiraea alba / Meadowsweet
34%	Salix discolor / Pussy Willow
b - LID Upland Mix	
40%	Amelanchier spicata / Shadbush
30%	Diervilla lonicera / Bush Honeysuckle
20%	Amelanchier arborea / Juneberry
10%	Rubus allegheniensis / Allegheny Blackberry
Perennials & Ornamental Grasses	
and	Andropogon gerardi / Big Bluestem
cal	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
ech	Echinacea purpurea / Purple Coneflower
hem	Hemerocallis Stella D'Oro / Daylily
pan	Perovskia atriplicifolia / Russian Sage
Refer to L3 for complete plant list.	

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE LANDSCAPE ARCHITECT.

LEGEND

- PROPERTY LINE
- CHAIN LINK FENCE
- DECORATIVE METAL FENCE
- PRIVACY FENCE
- TREE PRESERVATION FENCE - REFER TO ARBORIST REPORT & NATURALIZATION WORKS PKG.

PLANTING

- L1: PROPOSED LARGE STATURE TREE (14M DIAMETER)
- M1: PROPOSED MEDIUM STATURE TREE (10M DIAMETER)
- S1: PROPOSED SMALL STATURE TREE (3M DIAMETER)
- EXISTING TREE (REFER TO ARBORIST REPORT)
- PROPOSED SODDING
- BREAKOUT ZONE
- PROPOSED TERRASEEDING SEED MIX A (refer to L3)
- PROPOSED TERRASEEDING SEED MIX B (refer to L3)

DETAIL KEY

- DETAIL NUMBER
- SHEET NUMBER

PLANTING KEY

- TREE SPECIES QUANTITY
- SHRUB SPECIES QUANTITY

OAKVILLE STREET TREE SETBACK REQUIREMENTS:

STOP SIGN	10.0M	STREETLIGHT	3.0M
TRANSFORMER	3.0M FROM ACCESS DOOR (OPPOSITE SIDE OF ONCOMING TRAFFIC)		
	1.5M FROM ALL OTHER SIDES		

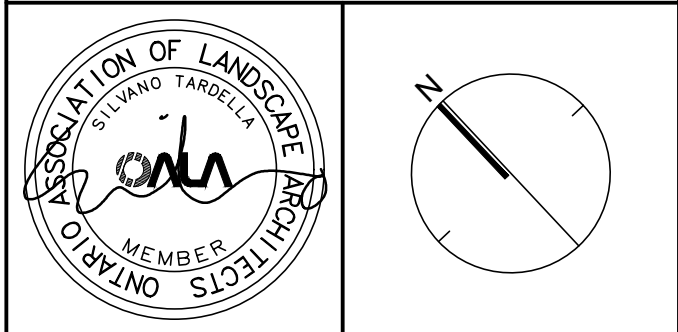
FIRE HYDRANT	3.0M	HYDRO VAULT	3.5M
HYDRO RD-CROSSING	2.5M	MAILBOX	1.5M
OVERHEAD WIRES	1.5M	HBTV	1.0M
UNION GAS LINES	1.2M	DRIVEWAY	1.5M
TRANSIT STOP	10.0M		

NOTE: ALL SNOW WILL BE REMOVED OFF SITE BY A PRIVATE COMPANY.

REFER TO L3

REVISIONS		
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3	Issued for Client Review	Jul.17/24
No.	Description	Date

CITY APPROVAL STAMP



NAK
design strategies

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PROJECT

BRONTE RIVER
Oakville, Ontario

OWNER

Bronte River Limited Partnership

TITLE

**SITE PLAN APPROVAL
LANDSCAPE PLAN**

DATE:	JUN.3/24	SHEET L2
SCALE:	1:300	
DRAWN:	SS	
CHECKED:	PD	
JOB NO.:	24008	

PLANTING NOTES

- CONTRACTOR TO VERIFY LOCATION OF ALL SERVICES PRIOR TO ANY EXCAVATION.
- LOCATIONS OF ALL PLANT MATERIALS TO BE STAKED BY THE CONTRACTOR AND VERIFIED IN THE FIELD BY THE LANDSCAPE ARCHITECT AND TOWN PRIOR TO THE EXCAVATION OF PITS.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
- DECIDUOUS TREES TO HAVE A MINIMUM 1800mm CLEAR STEM.
- ALL PLANTING BEDS AND TREE BASE TO BE COVERED WITH 50mm MINIMUM FINE 'GRO-BARK SPM MULCH'. CONIFEROUS PLANTING TO BE CONTINUOUSLY MULCHED WHEN IN A BED.
- CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS DAMAGED BY WORK TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
- THE MAINTENANCE GUARANTEE PERIOD SHALL EXTEND FOR TWO YEARS FROM THE DATE OF PERFORMANCE ACCEPTANCE.
- PERIODIC REVIEWS OF PLANTING SHALL BE CARRIED OUT BY THE LANDSCAPE ARCHITECT.
- ALL WOOD STAKES TO BE REMOVED AT THE COMPLETION OF THE 2 YEAR WARRANTY PERIOD UNLESS OTHERWISE DIRECTED BY THE TOWN REPRESENTATIVE.
- TREE WRAP SHALL BE INSTALLED ON CALIPER TREES FOLLOWING INITIAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
- ALL SHRUB BEDS SHALL BE CONTINUOUS WITH NO SOD BETWEEN PLANTS. EDGES OF BEDS TO BE DEFINED BY SMOOTH FLOWING LINES.
- HAND DIGGING OF TREE PITS OR MACHINE DIGGING IN COMBINATION WITH MANUAL EXPOSING OF UTILITY LINES AT REGULAR INTERVALS WILL BE REQUIRED.
- SODDED AREAS WILL BE ACCEPTED BY THE LANDSCAPE ARCHITECT FOLLOWING PERFORMANCE ACCEPTANCE, PROVIDED:
 - SOD IS PROPERLY ESTABLISHED.
 - TURF IS FREE OF DEAD SPOTS AND WEEDS.
 - SODDED AREAS HAVE BEEN CUT WITHIN 24 HOURS PRIOR TO ACCEPTANCE INSPECTION.
 - MINIMUM OF 3 WEEKS HAVE ELAPSED FOLLOWING LAYING OF SOD.
 - A MINIMUM OF TWO CUTS HAVE TAKEN PLACE.
- SEEDS ARE TO BE ACCEPTED BY THE LANDSCAPE ARCHITECT/TOWN/CH PROVIDED:
 - SEEDS ARE PROPERLY ESTABLISHED.
 - TURF IS FREE OF DEAD SPOTS AND WEEDS.
 - NO SURFACE SOIL IS VISIBLE WHEN GRASS HAS BEEN CUT TO A HEIGHT OF 50mm.
 - SEEDS ARE TO BE TESTED AND ANALYZED FOR N, P, K, Mg, SOLUBLE SALT CONTENT, ORGANIC MATTER AND pH VALUE, ETC.
- ADJUST FERTILIZER REQUIREMENTS AND OTHER ADDITIVES FOR THE MAINTENANCE PROGRAM TO CONFORM TO SOIL TESTING REPORT RECOMMENDATIONS.
- DEPTH OF TOPSOIL INDICATED IS COMPACTED DEPTH.
- SPREAD TOPSOIL ON PREPARED SUBGRADE OF THE WORK SITE.
- FINE-GRADE TOPSOIL TO PRODUCE A SMOOTH EVEN SURFACE, FREE OF DEBRIS, SOD, STONES AND ROOTS OVER 25mm DIAMETER.
- COMPACT TO 78-83% STANDARD PROCTOR DENSITY.
- MEET AND MATCH ALL EXISTING SODDED AREAS, CURBS, SIDEWALKS, AREA DRAINS, AND CATCHBASIN FRAMES, ASPHALT AND OTHER SURFACE AREAS IN A SMOOTH, UNIFORM LINE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE AND MAINTAIN ALL PLANTINGS FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF ACCEPTANCE OF THE PLANTING, OR TO THE END OF THE SUBDIVISION MAINTENANCE PERIOD WHICHEVER IS LATER. TREES AND SHRUBS FOUND TO BE DEAD, DEFECTIVE OR NOT IN A HEALTHY GROWING CONDITION AT THE END OF THIS PERIOD SHALL BE REPLACED AND RE-GUARANTEED FOR AN ADDITIONAL TWO (2) YEARS FROM THE DATE OF REPLACEMENT.
- ALL TREES WITHIN 10M OF A STREET CORNER OR TRAFFIC SIGN MUST BE CLEARED OF BRANCHES UP TO A TRUNK HEIGHT OF 1.85M.
- NURSERY STOCK MUST BE LOCATED IN EITHER HALTON, PEEL, YORK REGION OR HAMILTON WENTWORTH COUNTY.
- A TOWN FORESTER OR LANDSCAPE ARCHITECT SHALL INSPECT ALL PROPOSED TREE & SHRUB MATERIAL AT THE NURSERY PRIOR TO DELIVERY TO THE SITE. THIS INSPECTION SHOULD BE CARRIED DONE JOINTLY WITH THE PROJECT LANDSCAPE ARCHITECT.

PROPOSED SEED MIXES

NOTES:

- ALL SEED MIXES REQUIRE A VALID CERTIFICATE OF SEED ANALYSIS FROM A SEED TESTING LABORATORY APPROVED BY THE CANADIAN FOOD INSPECTION AGENCY (PER OPSS 804).
- SEED AT A 2:1 RATIO OF NURSE CROP TO NATIVE SEED MIXTURE (I.E. MIX TWO PARTS NURSE CROP WITH ONE PART NATIVE SEED MIX) AND SOW AT A RATE OF 30kg/ha
- ENSURE ALL SEED MAKES DIRECT CONTACT WITH THE SOIL.

BOTANICAL NAME COMMON NAME

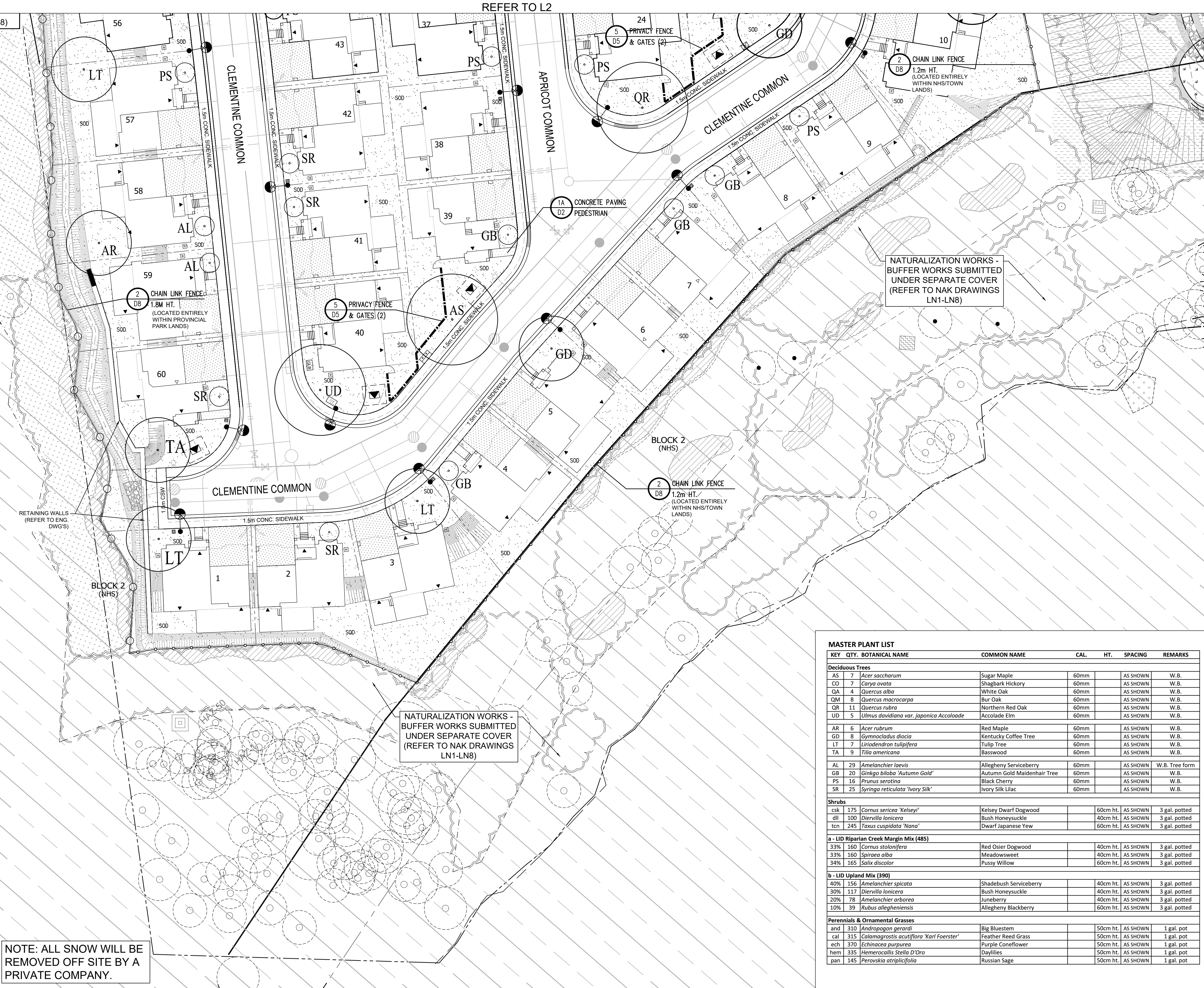
NURSE CROP	SEED RATE: 30kg/ha
% BY WEIGHT	
35% SECALE CEREALE	RYE
25% AVENA SATIVA	OATS
20% AGROSTIS STOLONIFERA	CREeping BENT GRASS
20% FESTUCA RUBRA SSP. RUBRA	RED FESCUE

SEED MIX A - CONSERVATION HALTON MEADOW MARSH MIX SEED RATE: 25kg/ha

% BY WEIGHT	
1% CAREX BEBBI	BEBBS SEDGE
1% LOBELIA SIPHILITICA	BLUE LOBELIA
15% VERBENA HASTATA	BLUE VERVAIN
2% EUPATORIUM PERFOLIATUM	BONESET
5% SCIRPUS ATROVIRENS	DARK GREEN BULRUSH
25% CAREX VULPINOIDEA	FOX SEDGE
1% EUTHAMIA GRAMINIFOLIA	GRASS LEAVED GOLDENROD
10% CAREX GRANULARIS	MEADOWWIPEN FIELD SEDGE
1% SYMPHYOTRICHUM PUNICEUM	PURPLE STEMMED ASTER
5% JUNCUS EFFUSUS	SOFT RUSH
2% EUPATORIUM MACULATUM	SPOTTED JOE PYE WEED
1% MMILLIS RINGENS	MONKEY FLOWER
2% CAREX STIPATA	STALK GRASS SEDGE
2% GLYCERIA GRANDIS	TALL MANNA GRASS
2% SCIRPUS CYPERINUS	WOOL GRASS
25% POA PALUSTRIS	FOWL BLUEGRASS
100%	

SEED MIX B - CONSERVATION HALTON UPLAND DRY MEADOW MIX SEED RATE: 25kg/ha

% BY WEIGHT	
15% RUDECKIA HIRTA	BLACK EYED SUSAN
30% ANDROPOGON GERARDII	BIG BLUESTEM
1% SYMPHYOTRICHUM CORDIFOLIUS	BLUE WOOD ASTER
2% SOLIDAGO CANADENSIS	CANADA GOLDENROD
1% ANEMONE CANADENSIS	CANADA ANEMONE
5% ASCLEPIAS SYRIACA	COMMON MILKWEED
2% OENOTHERA BIENNIS	EVENING PRIMROSE
1% EUTHAMIA GRAMINIFOLIA	GRASS LEAVED
20% GOLDENROD SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM
12% CAREX GRANULARIS	MEADOWWIPEN FIELD
1% SEDGE SYMPHYOTRICHUM NOVAE-ANGLIAE	NEW ENGLAND ASTER
5% CLEMATIS VIRGINIANA	VIRGINS BOWER
5% MONARDA FISTULOSA	WILD BERGAMONT
100%	



MASTER PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	HT.	SPACING	REMARKS
Deciduous Trees							
AS	7	Acer saccharum	Sugar Maple	60mm	AS SHOWN	W.B.	
CO	7	Carya ovata	Shagbark Hickory	60mm	AS SHOWN	W.B.	
QA	4	Quercus alba	White Oak	60mm	AS SHOWN	W.B.	
QM	8	Quercus macrocarpa	Bur Oak	60mm	AS SHOWN	W.B.	
QR	11	Quercus rubra	Northern Red Oak	60mm	AS SHOWN	W.B.	
UD	5	Ulmus davidiana var. japonica Accolaade	Accolade Elm	60mm	AS SHOWN	W.B.	
AR	6	Acer rubrum	Red Maple	60mm	AS SHOWN	W.B.	
GD	8	Gymnocladus dioica	Kentucky Coffee Tree	60mm	AS SHOWN	W.B.	
LT	7	Liriodendron tulipifera	Tulip Tree	60mm	AS SHOWN	W.B.	
TA	9	Tilia americana	Basswood	60mm	AS SHOWN	W.B.	
AL	29	Amelanchier laevis	Allegheny Serviceberry	60mm	AS SHOWN	W.B. Tree form	
GB	20	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	60mm	AS SHOWN	W.B.	
PS	16	Prunus serotina	Black Cherry	60mm	AS SHOWN	W.B.	
SR	25	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	60mm	AS SHOWN	W.B.	
Shrubs							
sk	175	Cornus sericea 'Kelsey'	Kelsey Dwarf Dogwood	60cm ht.	AS SHOWN	3 gal. potted	
dl	100	Diervilla lonicera	Bush Honeysuckle	40cm ht.	AS SHOWN	3 gal. potted	
tcn	245	Taxus cuspidata 'Nana'	Dwarf Japanese Yew	60cm ht.	AS SHOWN	3 gal. potted	
a - UD Riparian Creek Margin Mix (485)							
33%	160	Cornus stolonifera	Red Osier Dogwood	40cm ht.	AS SHOWN	3 gal. potted	
33%	160	Spiraea alba	Meadowsweet	40cm ht.	AS SHOWN	3 gal. potted	
34%	165	Salix discolor	Pussy Willow	60cm ht.	AS SHOWN	3 gal. potted	
b - UD Upland Mix (390)							
40%	156	Amelanchier spicata	Shadelush Serviceberry	40cm ht.	AS SHOWN	3 gal. potted	
30%	117	Diervilla lonicera	Bush Honeysuckle	40cm ht.	AS SHOWN	3 gal. potted	
20%	78	Amelanchier arborea	Juneberry	40cm ht.	AS SHOWN	3 gal. potted	
10%	39	Rubus allegheniensis	Allegheny Blackberry	60cm ht.	AS SHOWN	3 gal. potted	
Perennials & Ornamental Grasses							
and	310	Andropogon gerardii	Big Bluestem	50cm ht.	AS SHOWN	1 gal. pot	
cal	315	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	50cm ht.	AS SHOWN	1 gal. pot	
ech	370	Echinacea purpurea	Purple Coneflower	50cm ht.	AS SHOWN	1 gal. pot	
hem	335	Hemerocallis Stella D'Oro	Daylilies	50cm ht.	AS SHOWN	1 gal. pot	
pan	145	Perovskia atriplicifolia	Russian Sage	50cm ht.	AS SHOWN	1 gal. pot	

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- LEGEND
- PROPERTY LINE
 - CHAIN LINK FENCE
 - DECORATIVE METAL FENCE
 - PRIVACY FENCE
 - TREE PRESERVATION FENCE - REFER TO ARBORIST REPORT & NATURALIZATION WORKS PKG.

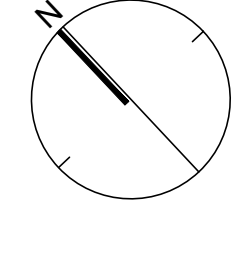
- PLANTING
- L1 PROPOSED LARGE STATURE TREE (14M DIAMETER)
 - M1 PROPOSED MEDIUM STATURE TREE (10M DIAMETER)
 - S1 PROPOSED SMALL STATURE TREE (3M DIAMETER)
 - EXISTING TREE (REFER TO ARBORIST REPORT)
 - PROPOSED SODDING
 - BREAKOUT ZONE
 - PROPOSED TERRASEEDING SEED MIX A (refer to L3)
 - PROPOSED TERRASEEDING SEED MIX B (refer to L3)
 - DETAIL KEY
 - DETAIL NUMBER
 - SHEET NUMBER

- PLANTING KEY
- TREE SPECIES
 - SHRUB SPECIES
 - QUANTITY
 - QUANTITY
- OAKVILLE STREET TREE SETBACK REQUIREMENTS:
- | | | | |
|--------------------|---|---------------------------|------|
| STOP SIGN | 10.0M | STREETLIGHT | 3.0M |
| TRANSFORMER | 3.0M FROM ACCESS DOOR (OPPOSITE SIDE OF ONCOMING TRAFFIC) | 1.5M FROM ALL OTHER SIDES | |
| FIRE HYDRANT | 3.0M | HYDRO VAULT | 3.5M |
| HYDRO RD. CROSSING | 2.5M | MAILBOX | 1.5M |
| OVERHEAD WIRES | 1.5M | HBTV | 1.0M |
| UNION GAS LINES | 1.2M | DRIVEWAY | 1.5M |
| TRANSIT STOP | 10.0M | | |

REVISIONS

No.	Description	Date
9	Issued for Town Review (5th submission)	Sept.5/25
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CITY APPROVAL STAMP



NAK design strategies

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PROJECT

BRONTE RIVER
Oakville, Ontario

OWNER

Bronte River Limited Partnership

TITLE

SITE PLAN APPROVAL
LANDSCAPE PLAN

DATE: JUN.3/24

SCALE: 1:300

DRAWN: SS

CHECKED: PD

JOB NO.: 24008

SHEET

L3



CANOPY CALCULATION CHART							
KEY	Botanical Name	Common Name	Size/Remarks	Qty	Crown Area per tree (m2)	Canopy Area Sub-total (m2)	% of Total Canopy Area
Large Stature Trees (14+m spread)							
AS	ACER SACCHARUM	SUGAR MAPLE	60mm cal., W.B.	7	154.0	1,078	7.1%
CO	CARYA OVATA	SHAGBARK HICKORY	60mm cal., W.B.	7	154.0	1,078	7.1%
QA	QUERCUS ALBA	WHITE OAK	60mm cal., W.B.	4	154.0	616	4.1%
QM	QUERCUS MACROCARPA	BURR OAK	60mm cal., W.B.	8	154.0	1,232	8.2%
QR	QUERCUS RUBRA	RED OAK	60mm cal., W.B.	11	154.0	1,694	11.2%
UD	ULMUS DAVIDIANA VA. JAPONICA ACCOLADE	ACCOLADE ELM	60mm cal., W.B.	5	154.0	770	5.1%
LARGE STATURE TREE SUBTOTAL				42		6,468	
Medium Stature Trees (10-13m spread)							
AR	ACER RUBRUM	RED MAPLE	60mm cal., W.B.	7	78.5	550	7.1%
GD	GYMNOCLADUS DIOICIA	KENTUCKY COFFEE TREE	60mm cal., W.B.	8	78.5	628	8.2%
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	60mm cal., W.B.	7	78.5	550	7.1%
TA	TILIA AMERICANA	BASSWOOD	60mm cal., W.B.	9	78.5	707	9.2%
MEDIUM STATURE TREE SUBTOTAL				31		2,434	
Small Stature Trees (3-9m spread)							
AL	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	60mm cal., B&B	7	7.0	49	7.1%
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	60mm cal., B&B	8	7.0	56	8.2%
PS	PRUNUS SEROTINA	BLACK CHERRY	60mm cal., B&B	6	7.0	42	6.1%
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC	60mm cal., B&B	4	7.0	28	4.1%
SMALL STATURE TREE SUBTOTAL				25		175	
Small Stature Trees (3-9m spread) - insufficient soil volume							
AL	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	60mm cal., B&B	22			
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	60mm cal., B&B	12			
PS	PRUNUS SEROTINA	BLACK CHERRY	60mm cal., B&B	10			
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC	60mm cal., B&B	21			
CANOPY COVERAGE							
TREE TOTAL				98		9,077	m ²
NATURALIZATION WORKS - 3m Band						2,200	m ²
OVERLAP						685	m ²
TOTAL (excluding overlap)						10,592	m ²
Canopy Summary							
Site Area						52,865	m ²
Site Canopy Cover						20.0%	
Land Use Canopy Cover Target						20%	

CANOPY CALCULATION CHART			
FILE NUMBER			
Bronte River - 1300, 1316, 1326, 1342 and 1350 Bronte Road			
FILE NAME			
CANOPY COVER TARGET 20% (BASED ON LAND USE)			
TREE #	SPECIES	CATEGORY S, M, L	SOIL VOLUME per TREE (m³)
T1	Gymnocladus dioica	M	30
T2	Gymnocladus dioica	M	30
T3	Gymnocladus dioica	M	30
T4	Ginkgo biloba 'Autumn Gold'	M	32
T5	Tilia americana	M	32
T6	Tilia americana	M	32
T8	Acer rubrum	M	25
T9	Gymnocladus dioica	M	50
T10	Liriodendron tulipifera	M	15
T11	Quercus alba	L	30
T12	Quercus alba	L	43
T13	Carya ovata	L	30
T14	Quercus macrocarpa	L	43
T15	Carya ovata	L	30
T16	Quercus rubra	L	43
T17	Carya ovata	L	30
T18	Quercus alba	L	43
T19	Quercus macrocarpa	L	30
T20	Quercus rubra	L	43
T21	Quercus macrocarpa	L	30
T22	Carya ovata	L	43
T23	Quercus macrocarpa	L	30
T24	Tilia americana	M	30
T25	Acer saccharum	L	43
T26	Quercus rubra	L	24
T27	Acer saccharum	L	34
T28	Quercus rubra	L	24
T29	Carya ovata	L	34
T30	Quercus rubra	L	24
T31	Carya ovata	L	34
T32	Quercus macrocarpa	L	24
T33	Quercus rubra	L	34
T34	Quercus macrocarpa	L	24
T35	Tilia americana	M	34
T36	Quercus macrocarpa	L	24
T37	Tilia americana	M	34
T38	Quercus rubra	L	24
T39	Carya ovata	L	24
T40	Tilia americana	M	35
T41	Acer rubrum	M	60
T42	Liriodendron tulipifera	M	45
T43	Gymnocladus dioica	M	38
T44	Quercus rubra	L	26
T45	Ginkgo biloba 'Autumn Gold'	S	15
T46	Ginkgo biloba 'Autumn Gold'	S	15
T47	Gymnocladus dioica	M	32
T48	Acer saccharum	L	45
T49	Ulmus davidiana va. Japonica Accolade	L	45
T50	Liriodendron tulipifera	M	22.5
T51	Ginkgo biloba 'Autumn Gold'	S	22.5
T52	Liriodendron tulipifera	M	33.5
T53	Tilia americana	M	33.5
T54	Acer rubrum	M	35
T55	Amelanchier laevis	S	15
T56	Amelanchier laevis	S	15
T57	Prunus serotina	S	35
T58	Liriodendron tulipifera	M	37.5
T59	Acer rubrum	M	40
T60	Liriodendron tulipifera	M	47
T61	Amelanchier laevis	M	40
T62	Amelanchier laevis	M	15.5
T63	Amelanchier laevis	M	15.5
T64	Quercus macrocarpa	L	32
T65	Ulmus davidiana va. Japonica Accolade	L	32
T66	Ulmus davidiana va. Japonica Accolade	L	30
T67	Syringa reticulata 'Ivory Silk'	S	16.5
T68	Syringa reticulata 'Ivory Silk'	S	16.5
T69	Ginkgo biloba 'Autumn Gold'	S	33
T70	Acer rubrum	M	33
T71	Gymnocladus dioica	M	33
T72	Syringa reticulata 'Ivory Silk'	S	30
T73	Acer saccharum	L	36
T74	Acer saccharum	L	36
T75	Tilia americana	M	41
T76	Tilia americana	M	41
T77	Quercus rubra	L	41
T78	Quercus rubra	L	41
T79	Acer rubrum	M	28
T80	Acer rubrum	M	28
T81	Quercus alba	L	41.5
T82	Quercus alba	L	41.5
T83	Acer saccharum	L	49
T84	Acer saccharum	L	40
T85	Syringa reticulata 'Ivory Silk'	S	24
T86	Ulmus davidiana va. Japonica Accolade	L	24
T87	Ulmus davidiana va. Japonica Accolade	L	24
T88	Ginkgo biloba 'Autumn Gold'	S	24
T89	Gymnocladus dioica	M	30
T90	Ginkgo biloba 'Autumn Gold'	S	15
T91	Ginkgo biloba 'Autumn Gold'	S	15
T92	Amelanchier laevis	S	41
T93	Prunus serotina	S	26
T94	Prunus serotina	S	17.5
T95	Prunus serotina	S	17.5
T96	Ginkgo biloba 'Autumn Gold'	S	35
T97	Amelanchier laevis	S	35
T98	Ginkgo biloba 'Autumn Gold'	S	32
T99	Prunus serotina	S	15

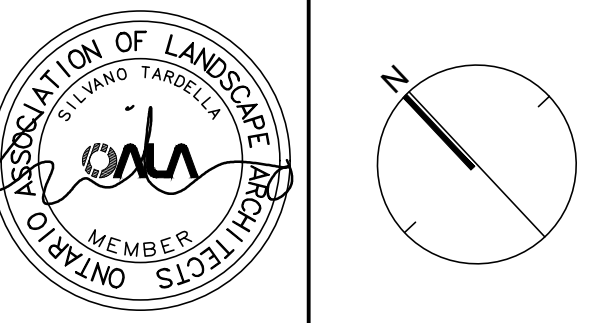
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- LEGEND
- PROPERTY LINE
 - CHAIN LINK FENCE
 - DECORATIVE METAL FENCE
 - PRIVACY FENCE
 - TREE PRESERVATION FENCE - REFER TO ARBORIST REPORT & NATURALIZATION WORKS PKG.

- PLANTING
- PROPOSED LARGE STATURE TREE (14M DIAMETER)
 - PROPOSED MEDIUM STATURE TREE (10M DIAMETER)
 - PROPOSED SMALL STATURE TREE (3M DIAMETER)
 - EXISTING TREE (REFER TO ARBORIST REPORT)
 - PROPOSED SODDING
 - BREAKOUT ZONE
 - PROPOSED TERRASEEDING - SEED MIX A (refer to L3)
 - PROPOSED TERRASEEDING - SEED MIX B (refer to L3)
- SOIL DEPTHS
- 750MM DEPTH
 - 500MM DEPTH

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No.	Description	Date

CITY APPROVAL STAMP



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421 RONCESVALLES AVENUE, TORONTO, ON M6R 2N1 CANADA
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PROJECT

BRONTE RIVER
Oakville, Ontario

OWNER

Bronte River Limited Partnership

TITLE

**SITE PLAN APPROVAL
CANOPY COVERAGE PLAN**

DATE: JUN.3/24

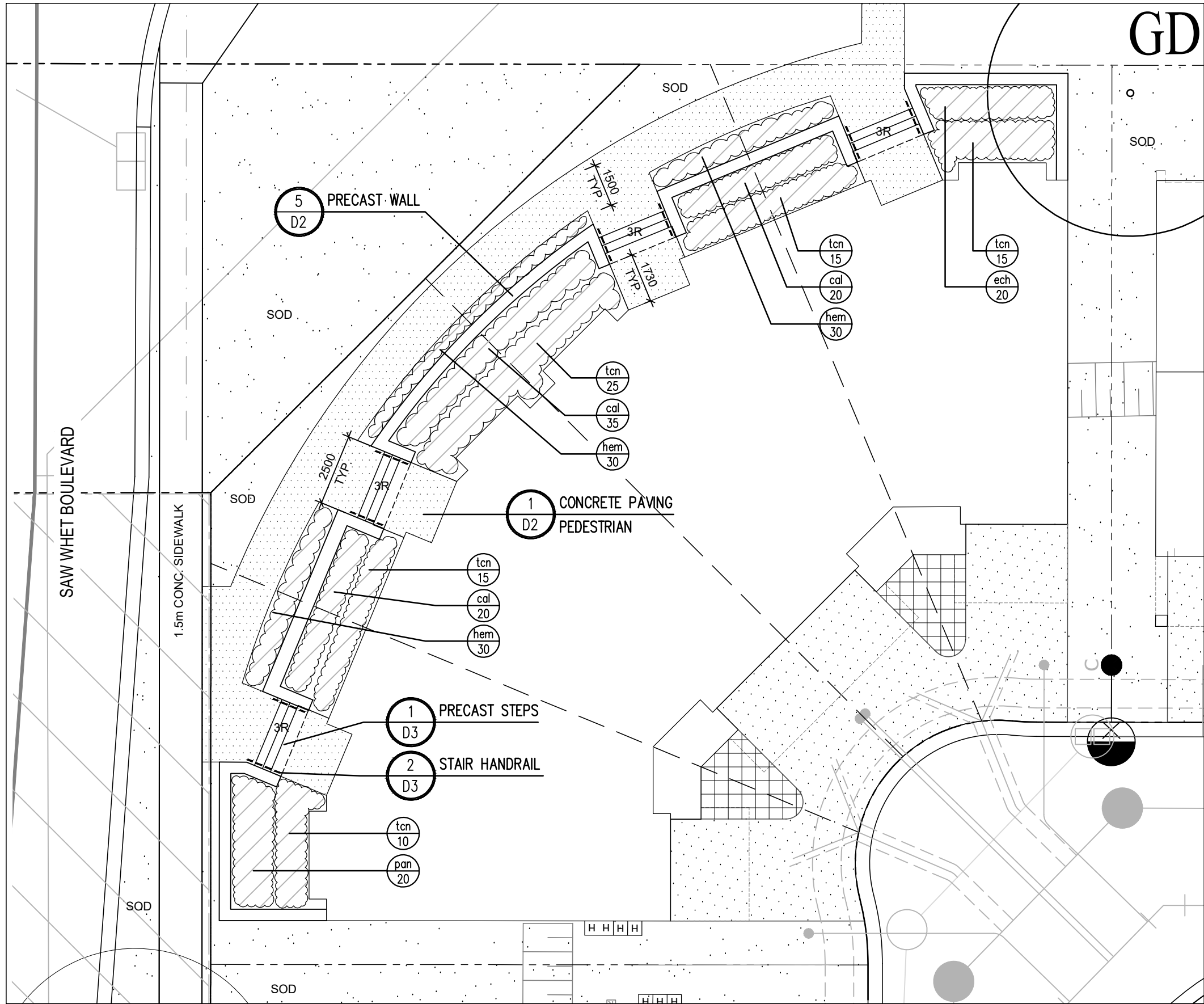
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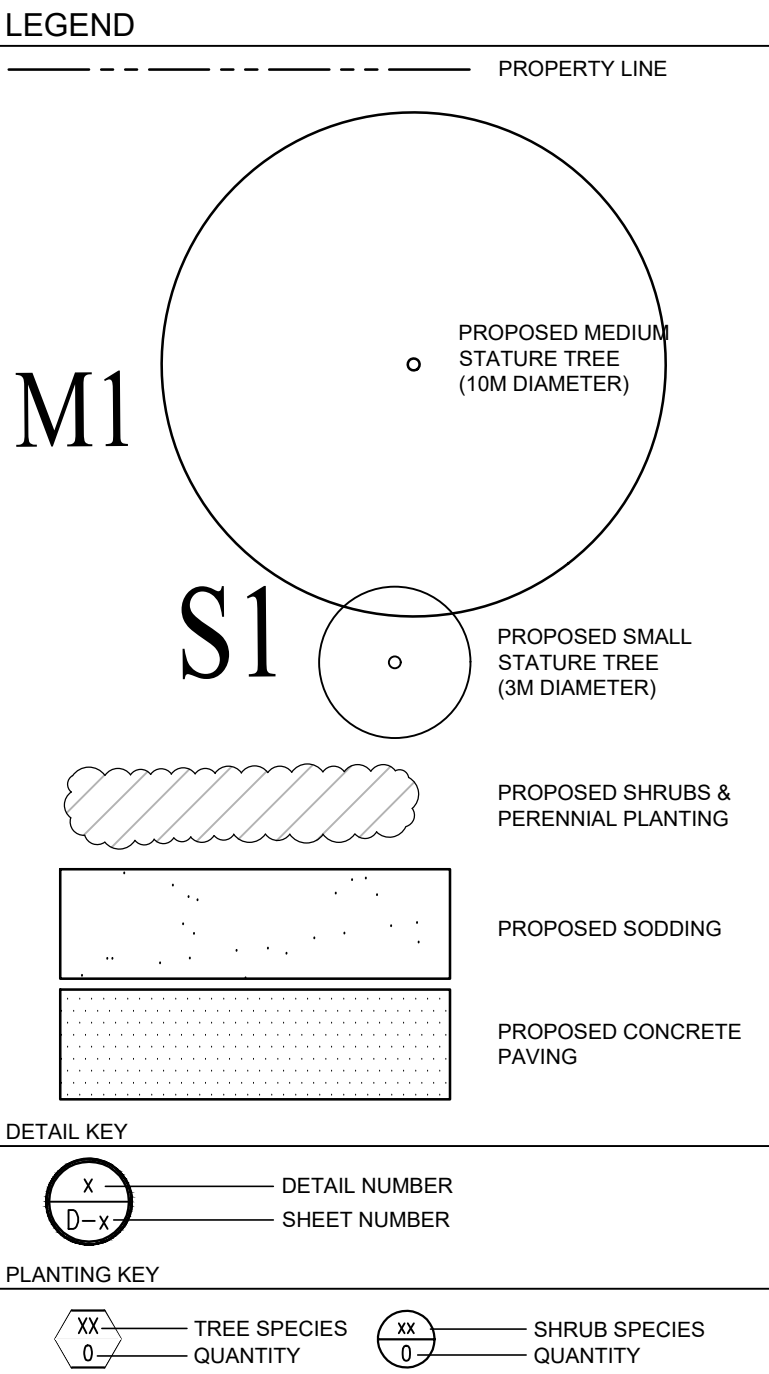
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JOB NO.: 24008

L4



1 ENTRY DETAIL PLAN
1:150

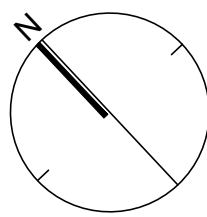


ABBREVIATED PLANT LIST	
KEY	BOTANICAL NAME / COMMON NAME
Deciduous Trees	
AS	<i>Acer saccharum</i> / Sugar Maple
CO	<i>Carya ovata</i> / Shagbark Hickory
QA	<i>Quercus alba</i> / White Oak
QM	<i>Quercus macrocarpa</i> / Bur Oak
QR	<i>Quercus rubra</i> / Northern Red Oak
UD	<i>Ulmus davidiana</i> var. <i>japonica</i> Accolade / Accolade Elm
AR	<i>Acer rubrum</i> / Red Maple
GD	<i>Gymnocladus dioica</i> / Kentucky Coffee Tree
LT	<i>Liriodendron tulipifera</i> / Tulip Tree
TA	<i>Tilia americana</i> / Basswood
Shrubs	
csk	<i>Cornus sericea</i> 'Kelsey' / Kelsey Dwarf Dogwood
dli	<i>Diervilla lonicera</i> / Bush Honeysuckle
tcn	<i>Taxus cuspidata</i> 'Nana' / Dwarf Japanese Yew
a - LID Riparian Creek Margin Mix	
33%	<i>Cornus stolonifera</i> / Red Osier Dogwood
33%	<i>Spiraea alba</i> / Meadowsweet
34%	<i>Salix discolor</i> / Pussy Willow
b - LID Upland Mix	
40%	<i>Amelanchier spicata</i> / Shadbush
30%	<i>Diervilla lonicera</i> / Bush Honeysuckle
20%	<i>Amelanchier arborea</i> / Juneberry
10%	<i>Rubus allegheniensis</i> / Allegheny Blackberry
Perennials & Ornamental Grasses	
and	<i>Andropogon gerardi</i> / Big Bluestem
cal	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Feather Reed Grass
ech	<i>Echinacea purpurea</i> / Purple Coneflower
hem	<i>Hemerocallis Stella D'Oro</i> / Daylily
pan	<i>Perovskia atriplicifolia</i> / Russian Sage
Refer to L3 for complete plant list.	

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PROJECT

BRONTE RIVER
Oakville, Ontario

OWNER

Bronte River Limited Partnership

TITLE

SITE PLAN APPROVAL
DETAIL PLANS

DATE: JUN.3/24
SCALE: 1:150
DRAWN: SS
CHECKED: PD
JOB NO.: 24008

SHEET

L6

SPECIFICATIONS FOR TREE PLANTING
(Development & Environmental Engineering, Dec. 2015)

SPECIES AND STANDARDS OF TREES

Final tree species choice is to be approved by Development Engineering Urban Forestry. Species and cultivars of trees, as well as the standard for that species and cultivar are to comply with the Canadian Standards for Nursery Stock, Canadian Nursery Landscape Association, as revised.

ORIGIN

Information concerning the geographical origin of seed or cuttings used to produce the trees used in this contract shall be made available to Development Engineering Urban Forestry on demand. If the plant material is of an origin unsuitable climatically to the Oakville area in the opinion of Dev. Eng. Urban Forestry, it will be refused.
Nursery planting stock must be located in either Halton, Peel, York Region or Hamilton Wentworth County.

FORM AND VIGOUR OF TREES

All trees shall be true to type, structurally sound with no evidence of dead branches, sunscald, frost cracks, abraded or broken bark and be free of insect or disease infestation. All trees shall have full, well developed crowns with **one distinctive vertical leader**, and root system typical of the species. All parts shall be moist and show active green cambium when cut. All trees must meet these specifications at the time of planting. The project Arborist or Landscape Architect is to confirm compliance with the standards.
Development & Environmental Engineering is to inspect all proposed trees for planting at the nursery prior to delivery to the site. This inspection should be carried done jointly with the project Landscape Architect.

CONFORMITY TO SPECIES AND VARIETY

All trees shall conform to species and/or variety named in the species list. No substitutions will be accepted unless approved by Development Engineering Urban Forestry.

SIZE OF TREES

Unless otherwise stated by Development Engineering Urban Forestry all deciduous trees planted shall be 300 cm - 350 cm (9'8 and 11'5) in overall height, and at least 60 mm in caliper.
All 300 cm trees must have a minimum of 185 cm of clear stem, measured from the ground, unless approved by Development Engineering Urban Forestry.

SHIPPING OF TREES

Trees must be transported to the planting site in a manner that will minimize damage to crowns, boles or roots. Balled and burlapped (B/B) trees must have no cracks in the ball to be accepted. Trees, whether balled or burlapped, must have their root systems in a moist state at all times.

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TEMPORARY STORAGE

If conditions preclude immediate use of tree stock, balled and burlapped trees shall be stored in a sheltered spot protected from sun and wind. The root balls shall be kept in a moist state at all times by watering as required.

PLANTING AND TREE SPECIES LOCATIONS

Residential Street Trees

All street tree planting locations must conform to the approved Street Tree Planting Plan and any deviation to the plan must be approved by Development Engineering Urban Forestry.

Commercial Street Trees

Street tree planting locations shall be installed as per either the approved Landscaping Plan or Street Tree Planting Plan that forms part of the development project and any change from the plan must be approved by Development Engineering Urban Forestry.

Tree Species Mix Configuration

Tree groupings are not to exceed 3 of any one species type in a row on one side of the road, and no more than 4 trees in total for groupings that are divided with the opposite side of the road.

BACKFILLING

Backfilling* is to be placed in layers approximately 15 cm in depth and firmly tamped in place in such a manner that the tree retains its vertical position without support. Particular care is to be taken to ensure that no air pockets remain under or around roots and that damage does not occur to the root system. The fill shall be thoroughly watered immediately after planting.
Backfilled soil is to be placed to bring the top level of the root ball 7.5 cm higher than the existing surrounding grade to allow for settling.

At grade, a ridge of soil located at the edge of the planting hole shall be formed to a height of 9 cm, to act as a catch basin for any subsequent watering's and to retain mulch.

Balled and burlapped trees shall have the burlap cut and removed to approximately one-half the root ball height to prevent the burlap from acting as a wick thereby drying out the ball. All ropes used to contain the root ball shall be cut unless made of 100% natural fabric that will decay.
For root balls encased in wire baskets the entire wire basket must be cut and removed prior to the backfilling phase.

PRUNING

The crown of the tree shall be pruned from the bottom up at the time of planting to remove all dead and damaged branches. **The terminal or leader is not to be pruned unless broken.** All cuts shall be made using approved standards and guidelines for pruning set out by the ANS (Agro pruning standards (2001 Edition), and the Illustrated Guide to Pruning, 2nd Edition (2002 ISA).

H:\DEVELOPMENT ENGINEERING\Urban Forestry\Tree Planting Standards\SPECIFICATIONS FOR TREE PLANTING.docx H:\DEVELOPMENT ENGINEERING\Urban Forestry\Tree Planting Standards\SPECIFICATIONS FOR TREE PLANTING.docx H:\DEVELOPMENT ENGINEERING\Urban Forestry\Tree Planting Standards\SPECIFICATIONS FOR TREE PLANTING.docx

leaving no stubs. On all cuts over 2 cm in diameter and bruises or scars on the bark, the injured cambium shall be traced back to living tissue and removed. Wounds shall be smoothed and shaped so as not to retain water. Large wounds produced by any means other than branch pruning may render the tree unacceptable, requiring replacement subject to the directions of Development Engineering Urban Forestry.

STAKING

All balled and burlapped trees shall, immediately after planting, be supported by two wooden stakes driven outside the ball in line with the direction of the prevailing wind (west-east).

For this type of tree, B/B, the stakes are to be driven at least 70 cm below grade line. The stakes must be driven deep enough that there is at least 5 cm between the top of the stakes and the first branch. Stake placement shall be such that no main roots are severed by the stake being driven into the ground. Metal stakes are prohibited.

MULCHING

The following specification will be applied: non shredded woodchips measuring between 2.5 cm and 5.0 cm in width and placed to a depth of between 5.0 cm to 7.5 cm spread the following distance from the root collar:

DBH (cm)	average radius from root collar (m)
0 to 10	1.8
11 to 40	2.4

Woodchips are not to be in contact with the tree trunk and must be applied no later than 48 hours after planting.

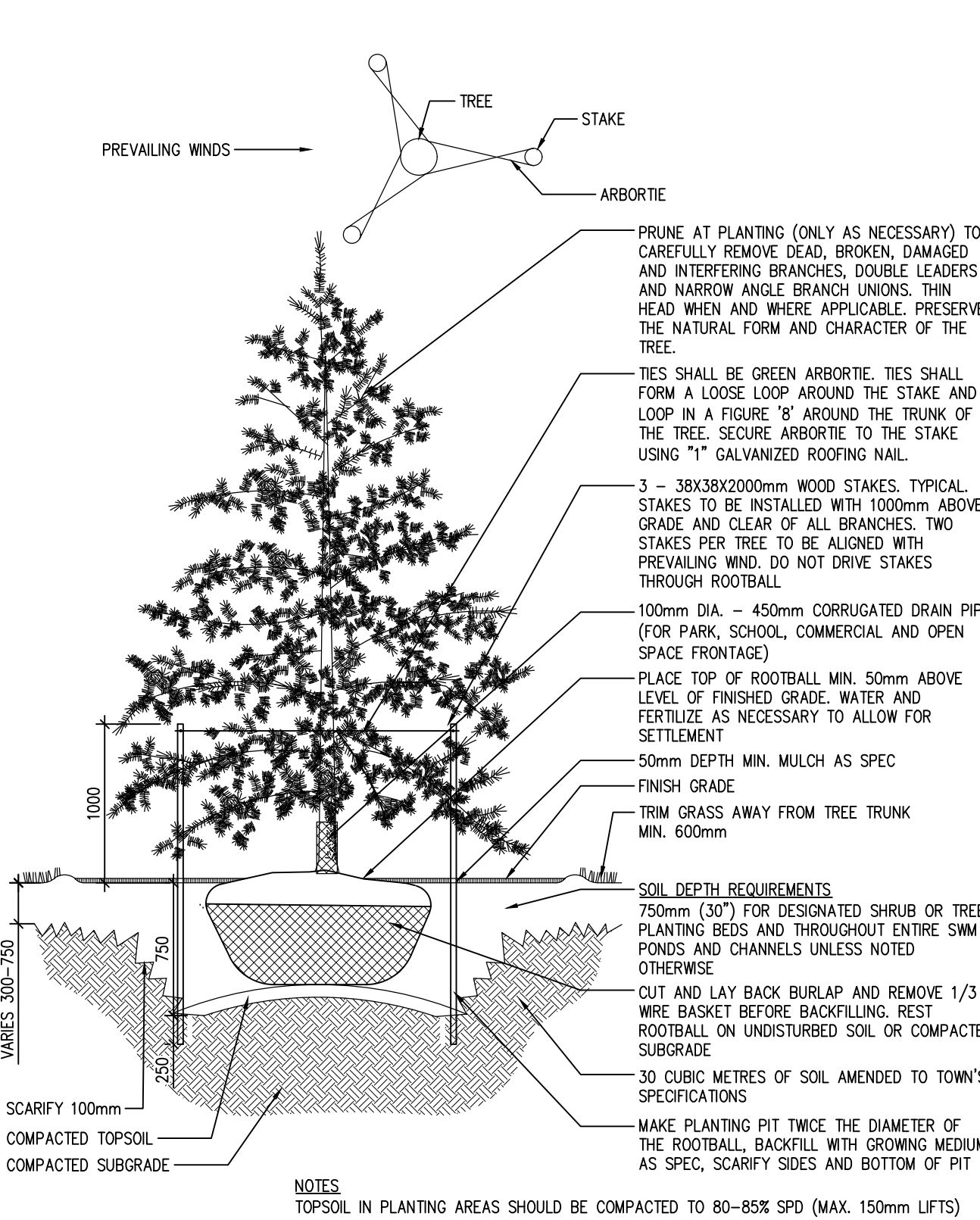
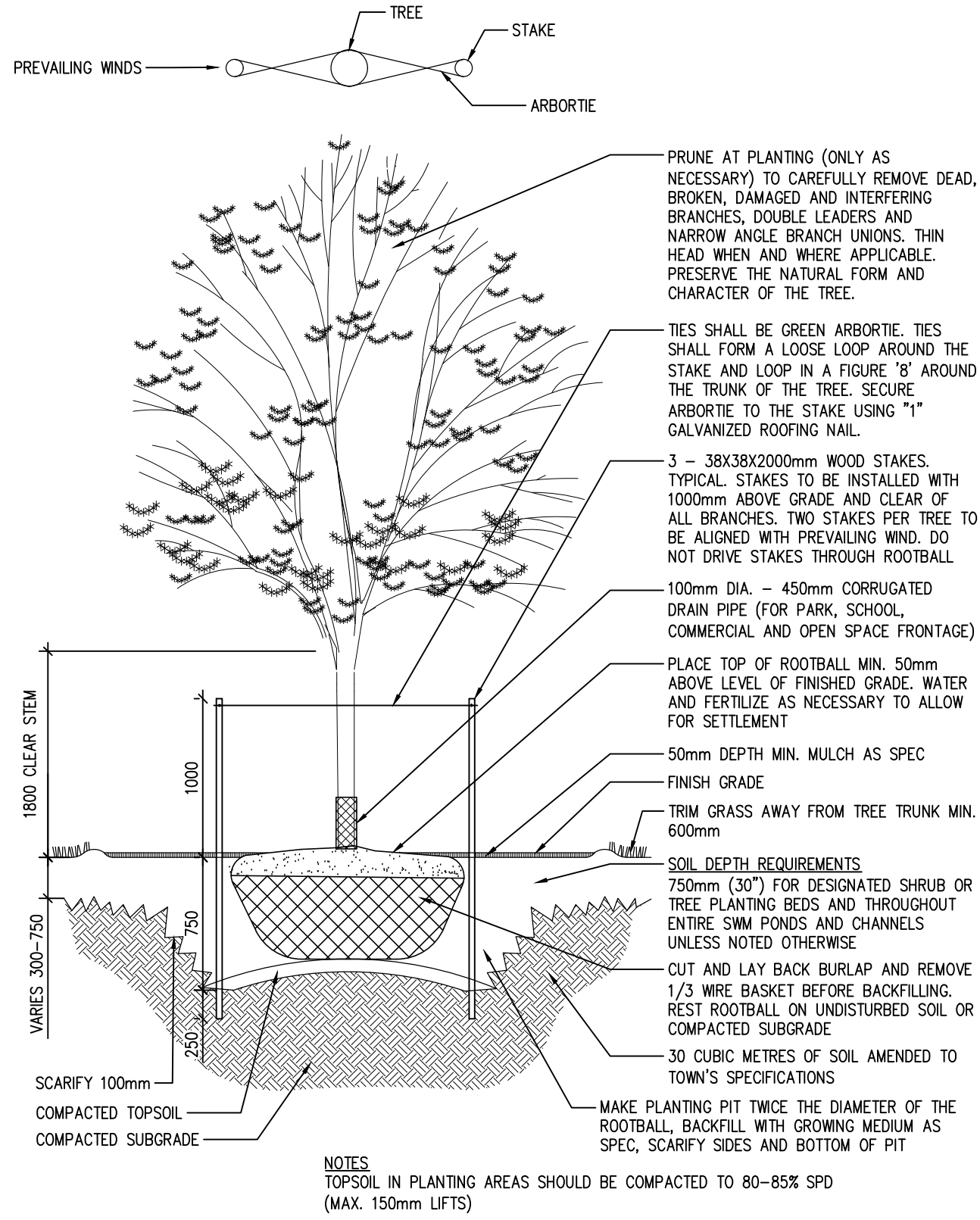
All plantings shall be inspected by the project Arborist or Landscape Architect for compliance. Plantings which do not meet the specifications listed above, or which need straightening or correction as to settling, will not be accepted by the town until such problems are corrected.

MINIMUM ROOT BALL DIAMETER

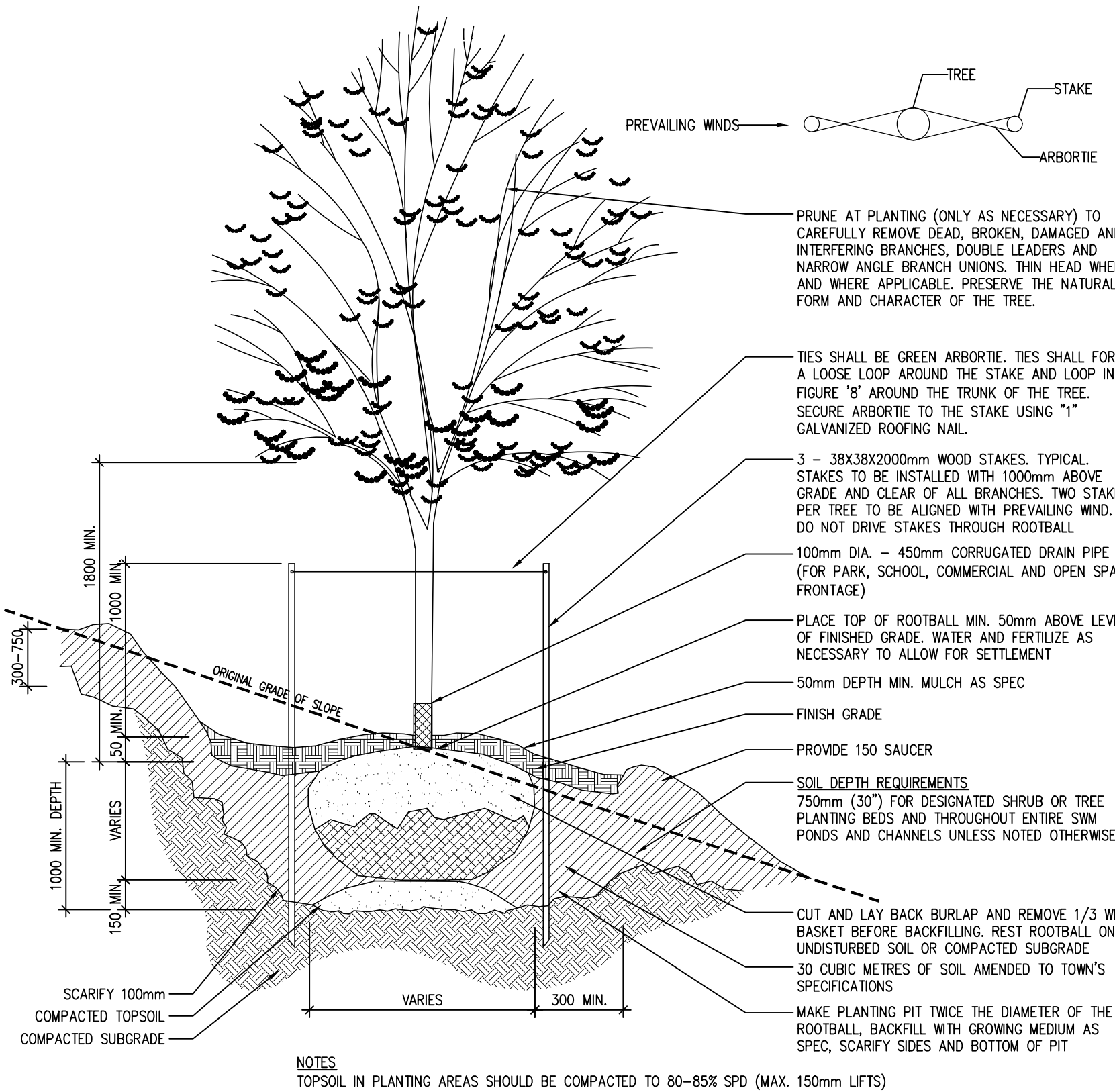
The minimum acceptable root ball diameter for balled and burlapped trees shall be:

70 cm for 60 mm caliper trees
85 cm for 75 mm caliper trees
100 cm for 100 mm caliper trees
65 cm for 150 cm tall conifer stock

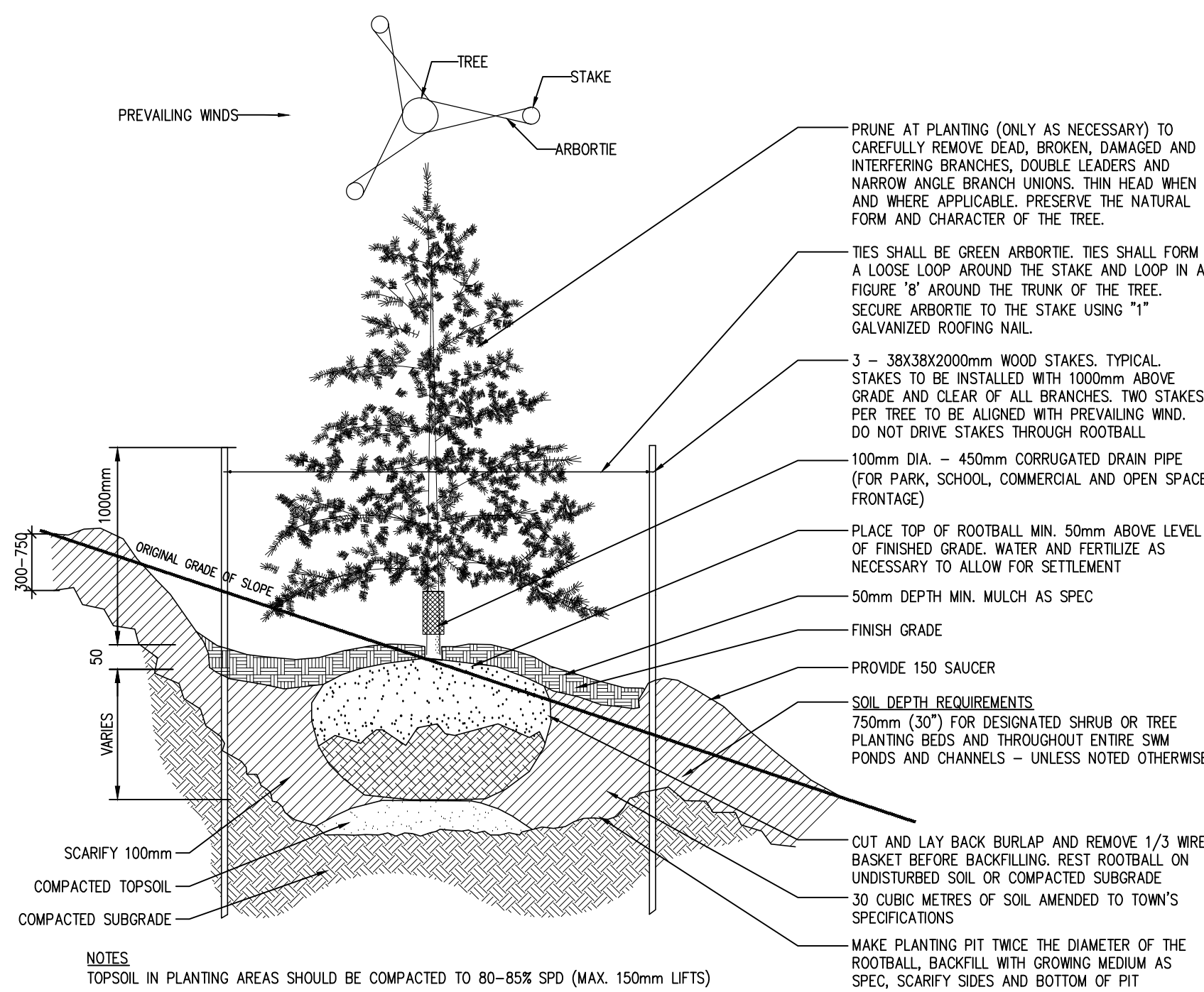
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1 TOWN OF OAKVILLE PLANTING SPECIFICATIONS
N.T.S.

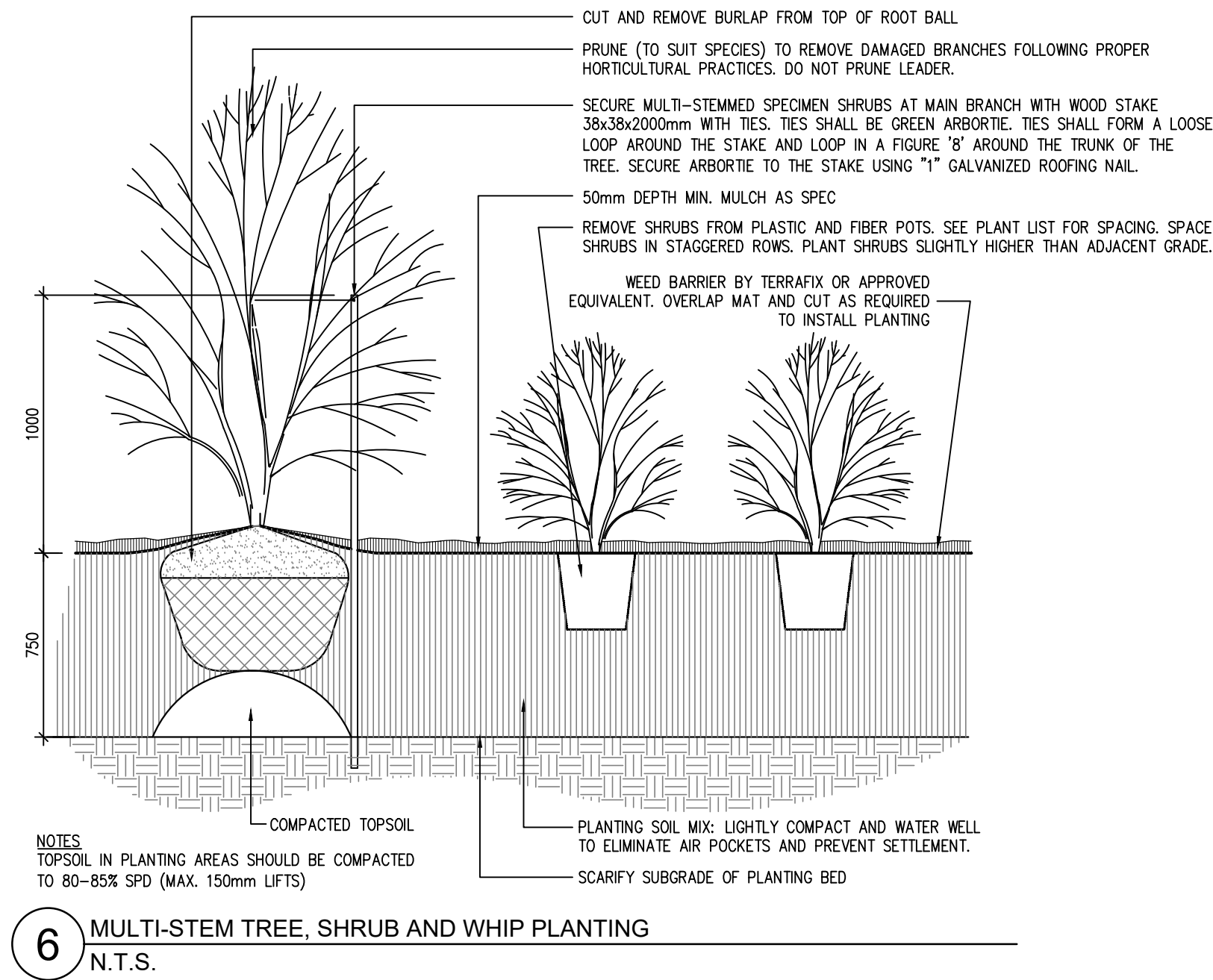


4 DECIDUOUS TREE PLANTING ON SLOPE
N.T.S.

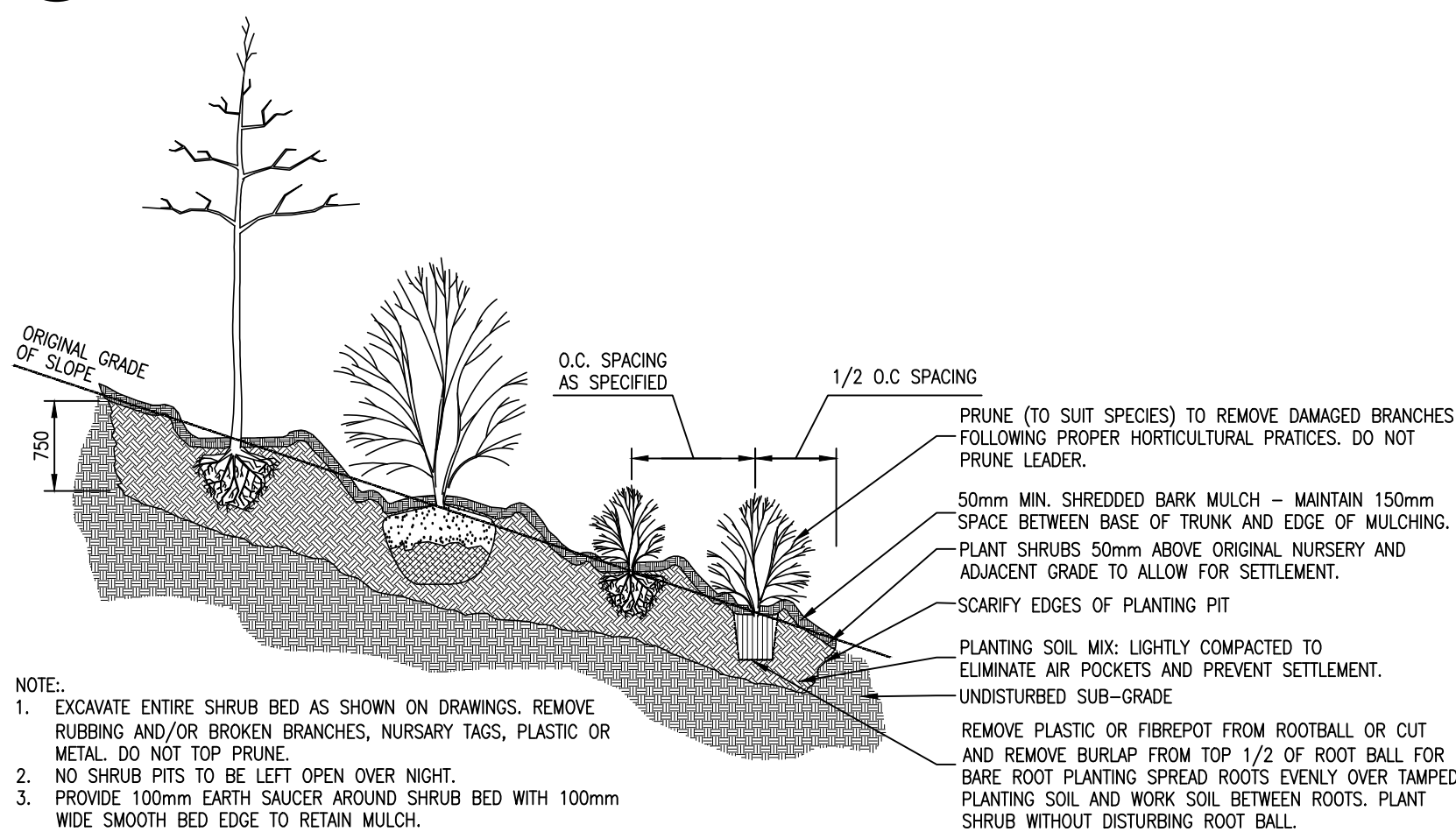


5 CONIFEROUS TREE PLANTING ON SLOPE
N.T.S.

2 DECIDUOUS TREE PLANTING
N.T.S.



6 MULTI-STEM TREE, SHRUB AND WHIP PLANTING
N.T.S.



7 MULTI-STEM TREE, SHRUB AND WHIP PLANTING ON SLOPE
N.T.S.

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PROJECT

BRONTE RIVER
Oakville, Ontario

OWNER

Bronte River Limited Partnership

TITLE

PLANTING DETAILS & NOTES

DATE: JUN.3/24

SCALE: AS SHOWN

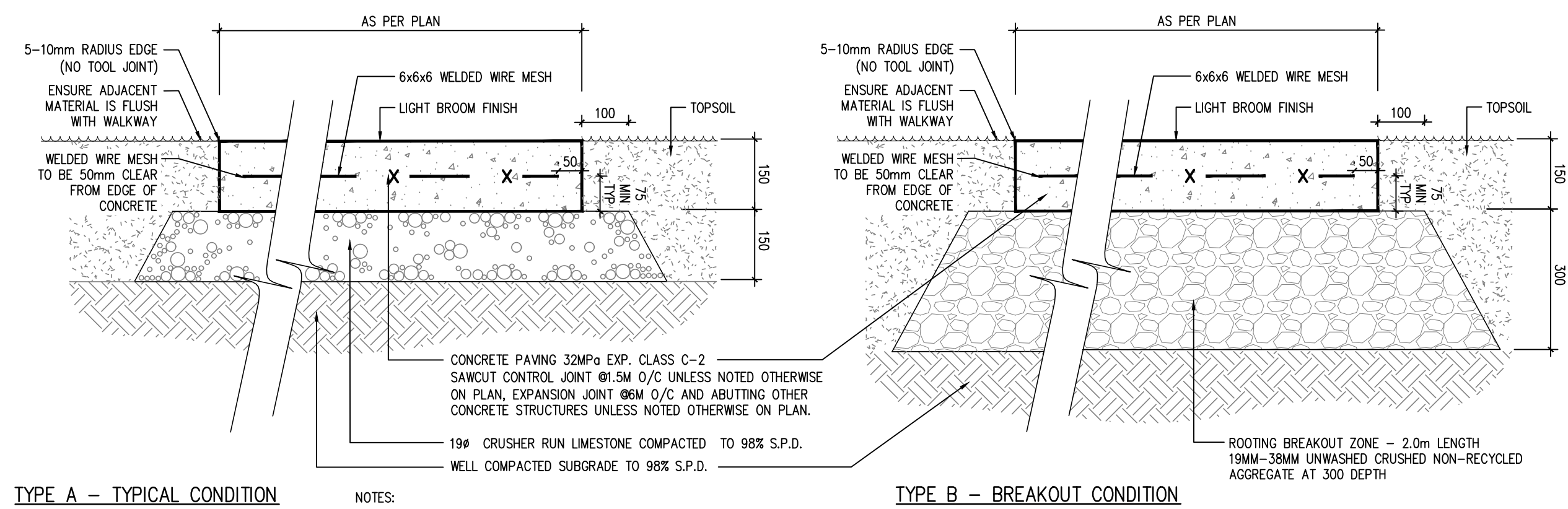
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CHECKED: PD

JOB NO.: 24008

SHEET

D1



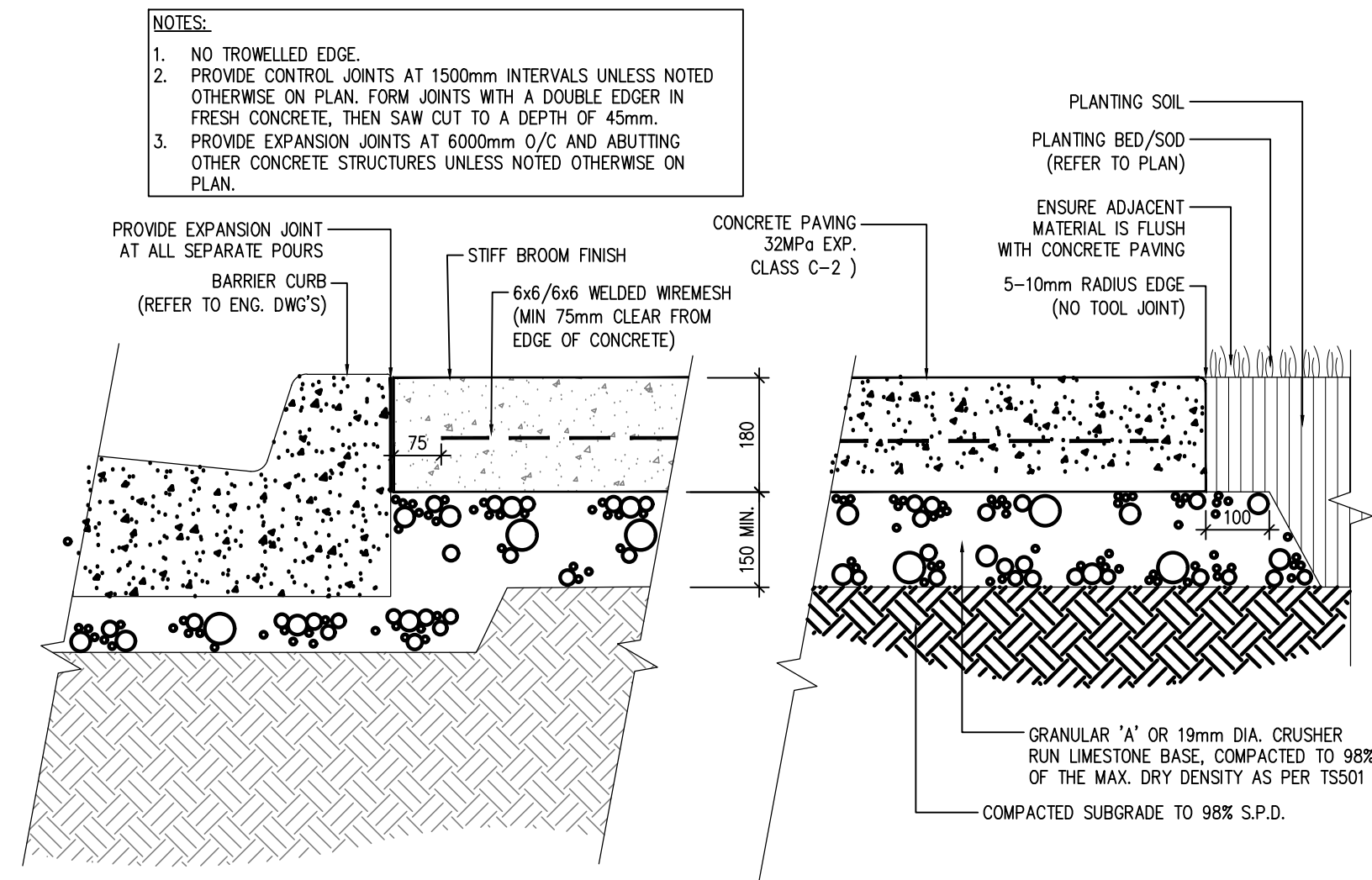
TYPE A - TYPICAL CONDITION

TYPE B - BREAKOUT CONDITION

- NOTES:
1. NO TROWELLED EDGE.
 2. FINISH CONCRETE WITH MEDIUM TEXTURE BROOM FINISH.
 3. PROVIDE CONTROL JOINTS AT 1500mm INTERVALS UNLESS NOTED OTHERWISE. FORM JOINTS WITH A DOUBLE EDGER IN FRESH CONCRETE, THEN SAW CUT TO A DEPTH OF 45mm.
 4. PROVIDE EXPANSION JOINTS AT SPACING 6000mm MAX.

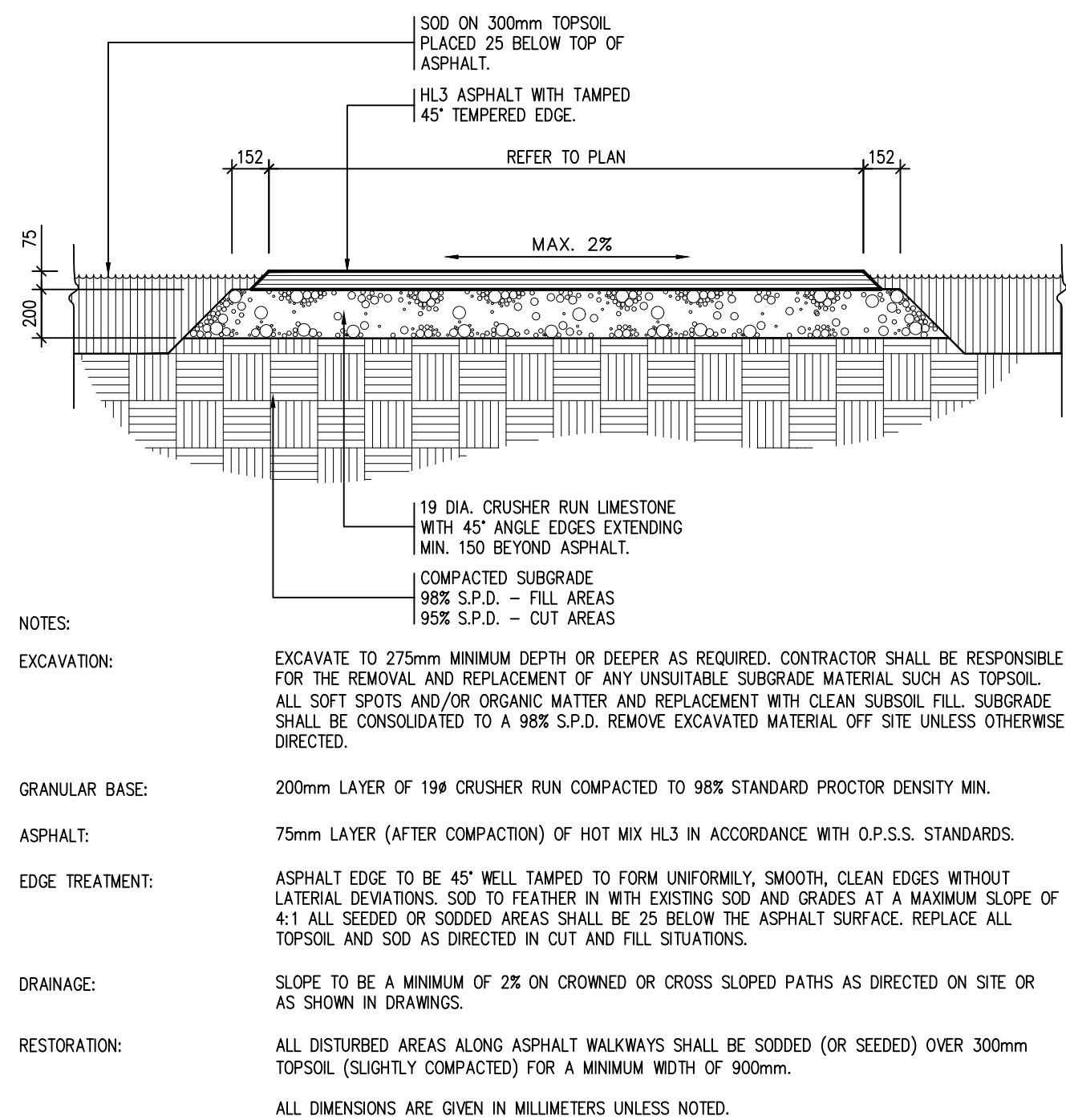
1 CONCRETE PAVING - PEDESTRIAN

1:10



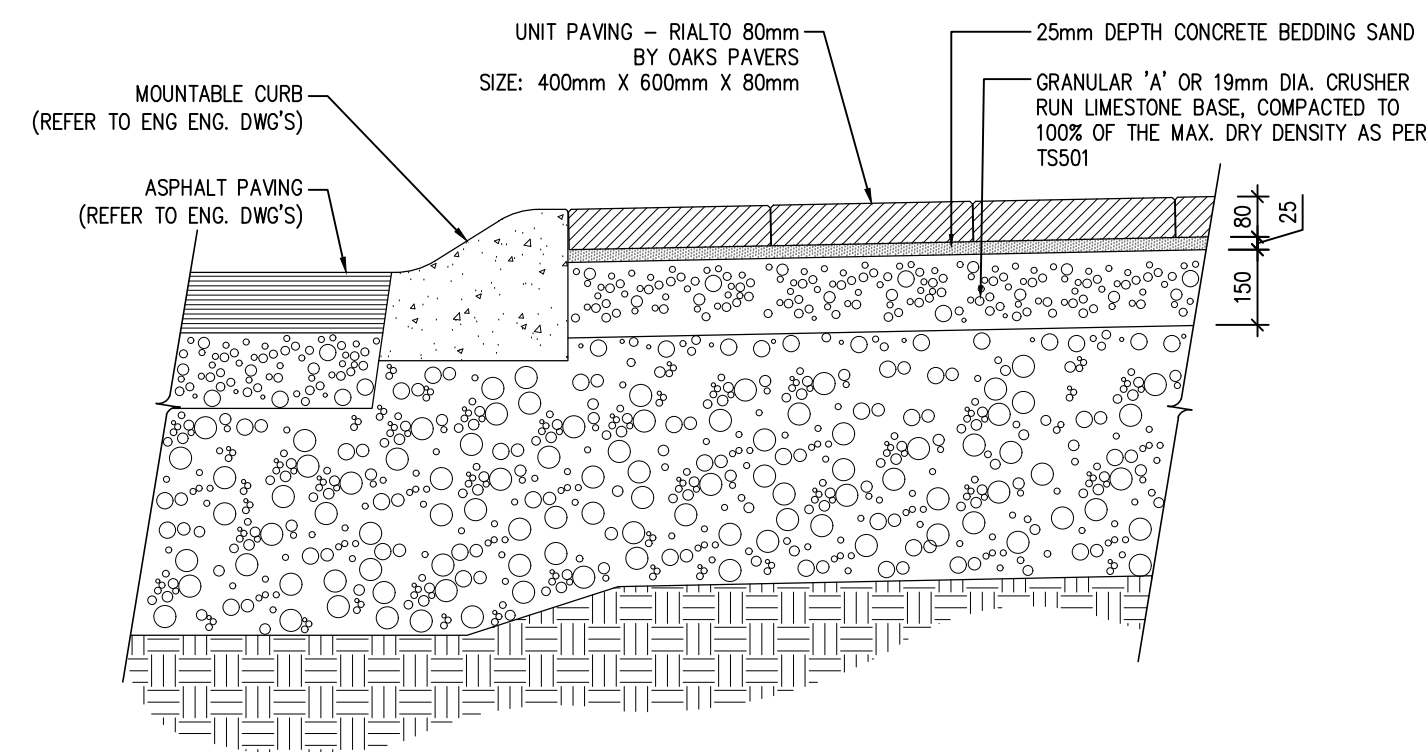
2 CONCRETE PAVING - HEAVY DUTY

1:10



3 ASPHALT WALKWAY

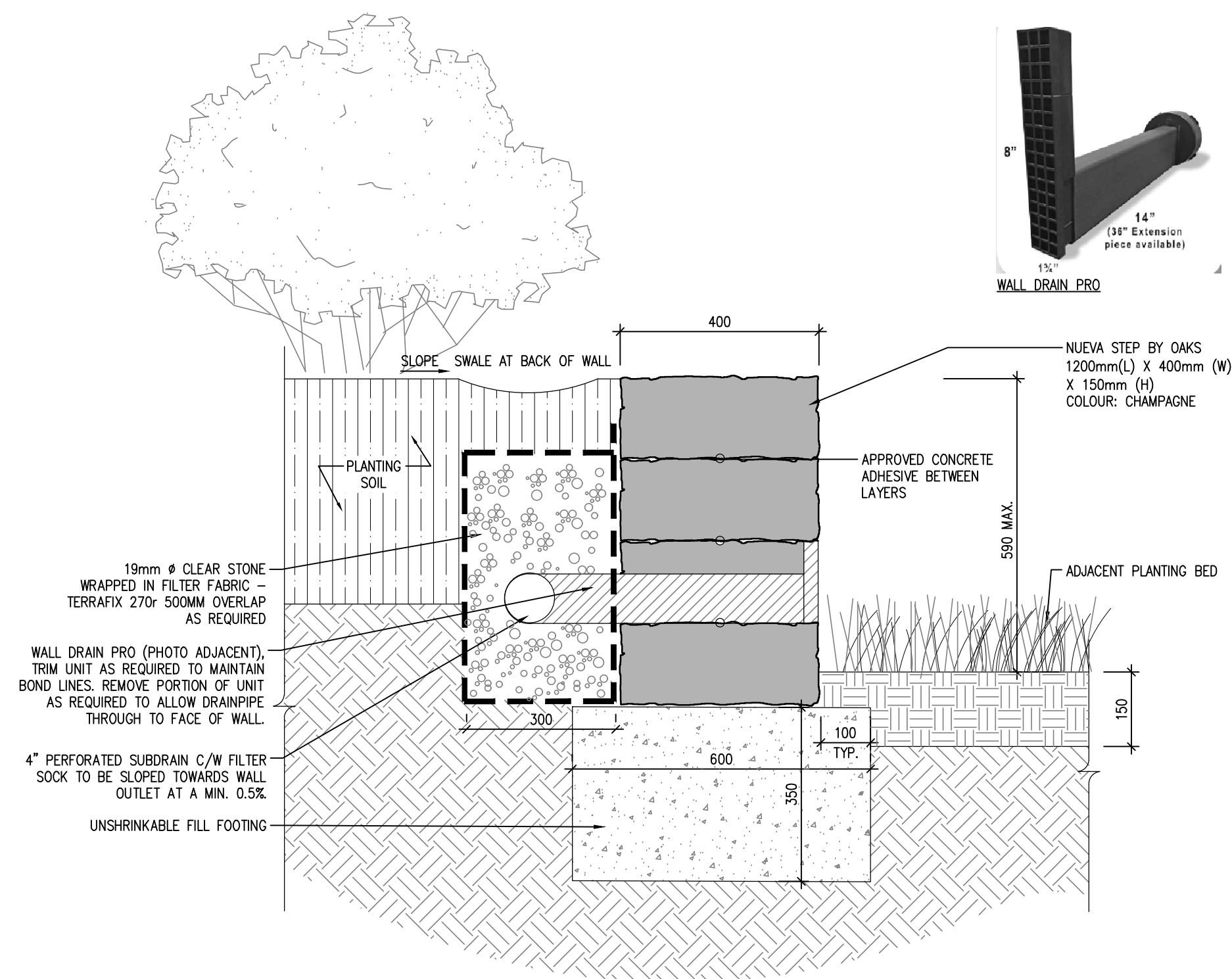
N.T.S.



UNIT PAVING - BETWEEN DRIVEWAYS

6 UNIT PAVING AT DRIVEWAYS

1:15



5 PRECAST WALL

1:10

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PROJECT

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Oakville, Ontario

OWNER

Bronte River Limited Partnership

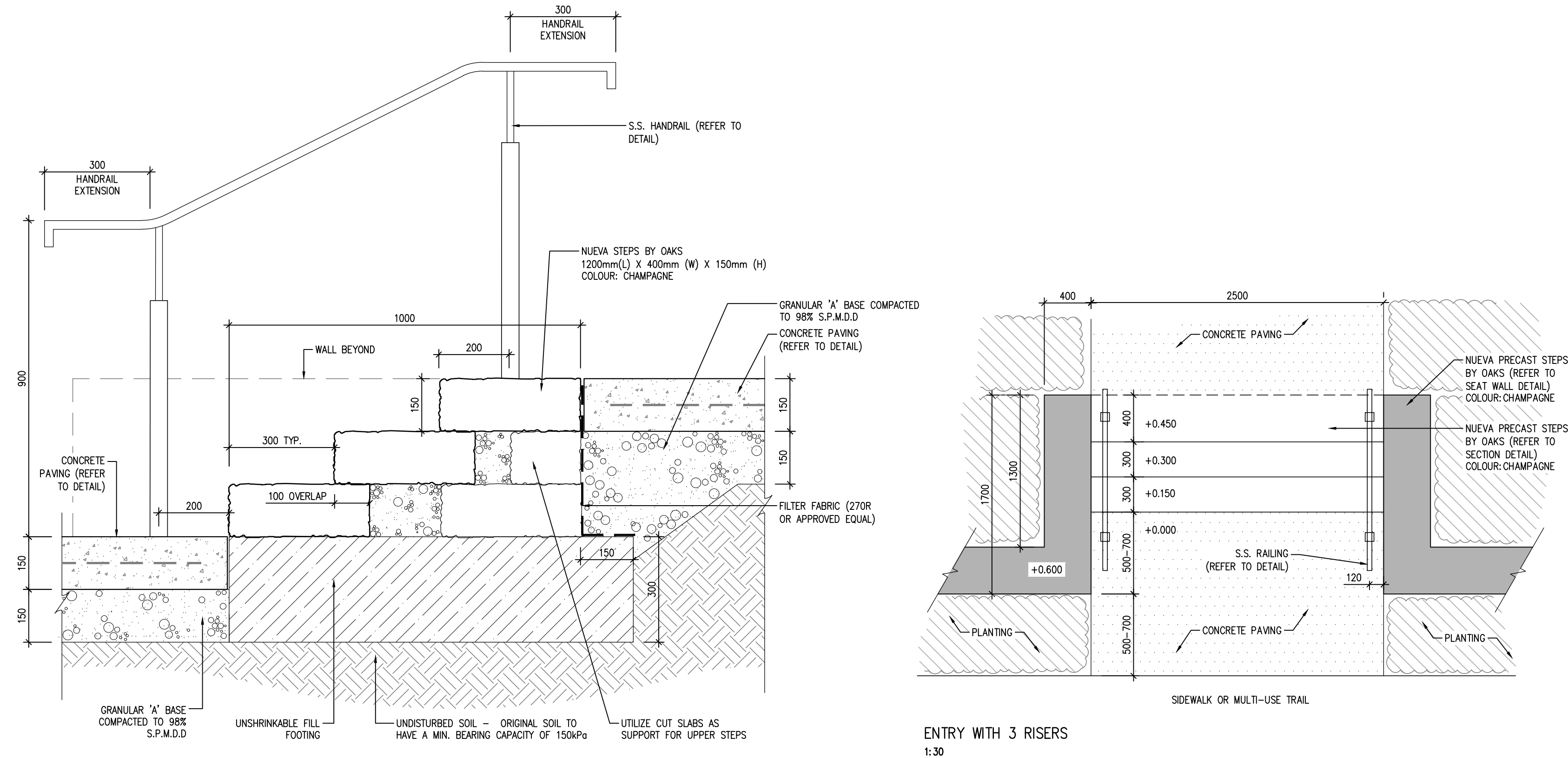
TITLE

**PAVING, CURB & SEAT
WALL DETAILS**

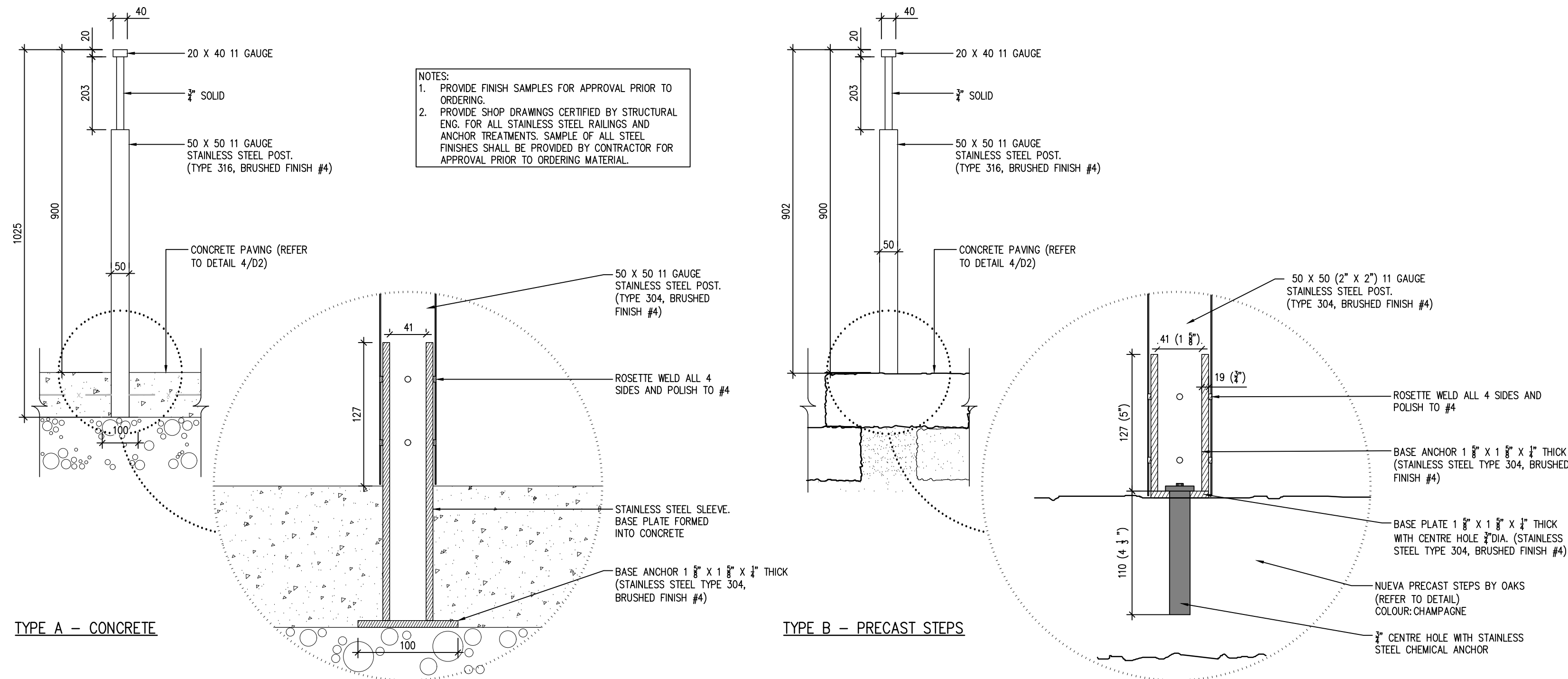
DATE: JUN.3/24
SCALE: AS SHOWN
DRAWN: SS
CHECKED: PD
JOB NO.: 24008

SHEET

D2



1 PRECAST STEPS
1:10



2 STAIR HANDRAIL
1:10

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PROJECT

BRONTE RIVER
Oakville, Ontario

OWNER

Bronte River Limited Partnership

TITLE

STEPS & RAILING DETAILS

DATE: JUN.3/24
SCALE: AS SHOWN
DRAWN: SS
CHECKED: PD
JOB NO.: 24008

SHEET
D3

MTB-2300-00003



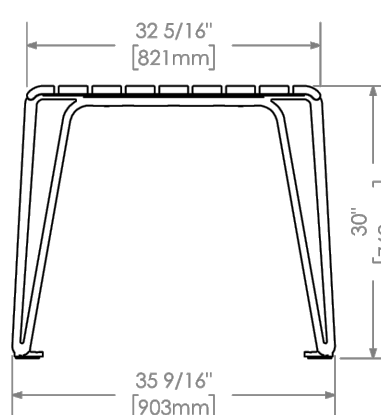
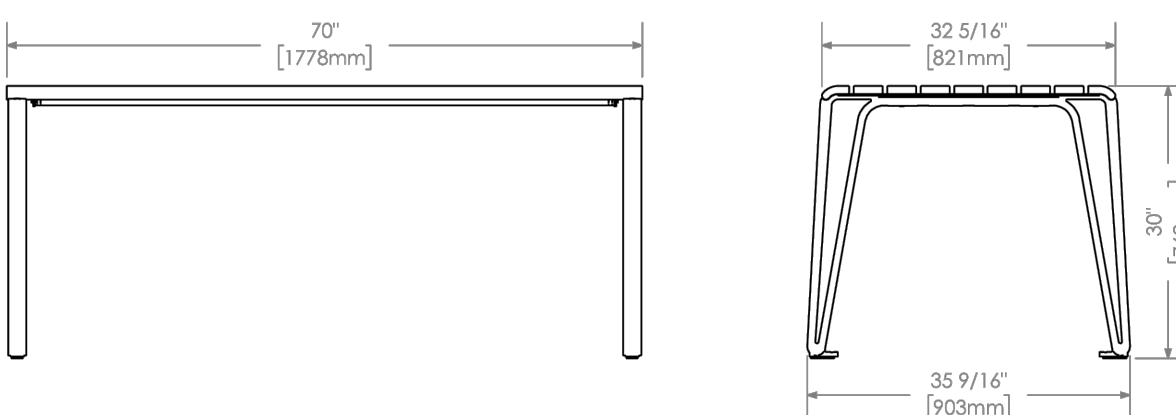
MATERIALS: The table legs are aluminum castings. The table top is made from Ipe wood. All brackets are made of steel.

FINISH: The Maglin Powdercoat System provides a durable finish on all aluminum castings. The wood boards are treated with penetrating sealers. The steel brackets are e-coated and powdercoated.

INSTALLATION: The table is delivered pre-assembled. The legs have 7/16" holes for anchoring.

TO SPECIFY: Select MTB-2300-00003
Choose:
- Powdercoat Color

HEIGHT: 30" (76.2cm)	LENGTH: 70" (177.8cm)	DEPTH: 35 9/16" (90.3cm)	WEIGHT: 140 lbs (63.4kg)
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MAGLIN™
Site Furniture

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F 877 260 3393
www.maglin.com
sales@maglin.com

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- Details and specifications may vary due to continuing improvements of our products.

1 PICNIC TABLE
N.T.S.

MBE-2300-00025



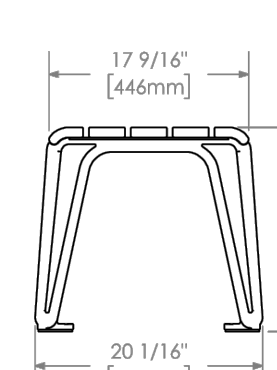
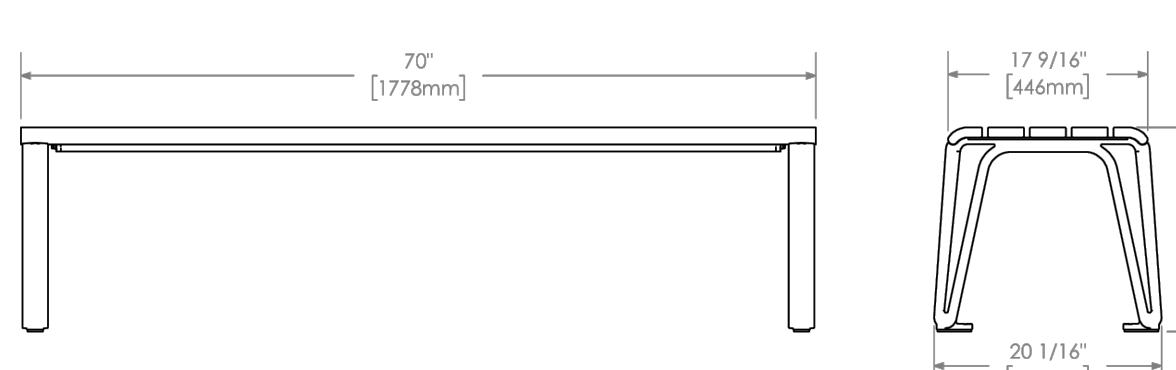
MATERIALS: The legs are aluminum castings. The boards are made from Ipe wood. All brackets are made of steel.

FINISH: The Maglin Powdercoat System provides a durable finish on all aluminum castings. The wood boards are treated with penetrating sealers. The steel brackets are e-coated and powdercoated.

INSTALLATION: The bench is delivered pre-assembled. The legs have 7/16" holes for anchoring.

TO SPECIFY: Select MBE-2300-00025
Choose:
- Powdercoat Color

HEIGHT: 18" (45.7cm)	LENGTH: 70" (177.8cm)	DEPTH: 20 1/16" (50.9cm)	WEIGHT: 80 lbs (36.3kg)
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2 BENCH ON CONCRETE PAD
1:20

MBE-2300-00015



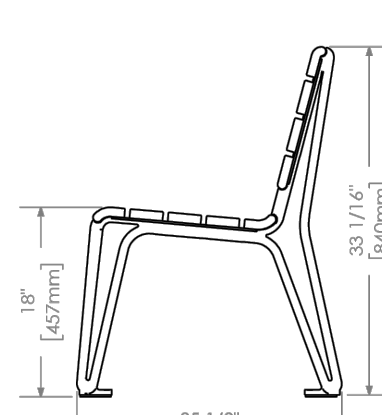
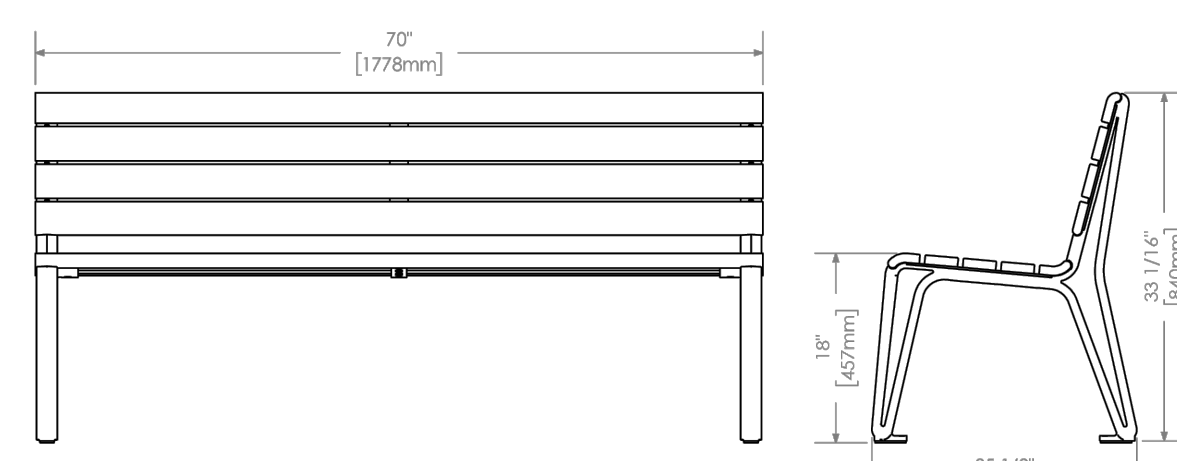
MATERIALS: The legs are aluminum castings. The boards are made from Ipe wood. All brackets are made of steel.

FINISH: The Maglin Powdercoat System provides a durable finish on all aluminum castings. The wood boards are treated with penetrating sealers. The steel brackets are e-coated and powdercoated.

INSTALLATION: The bench is delivered pre-assembled. The legs have 7/16" holes for anchoring.

TO SPECIFY: Select MBE-2300-00015
Choose:
- Powdercoat Color

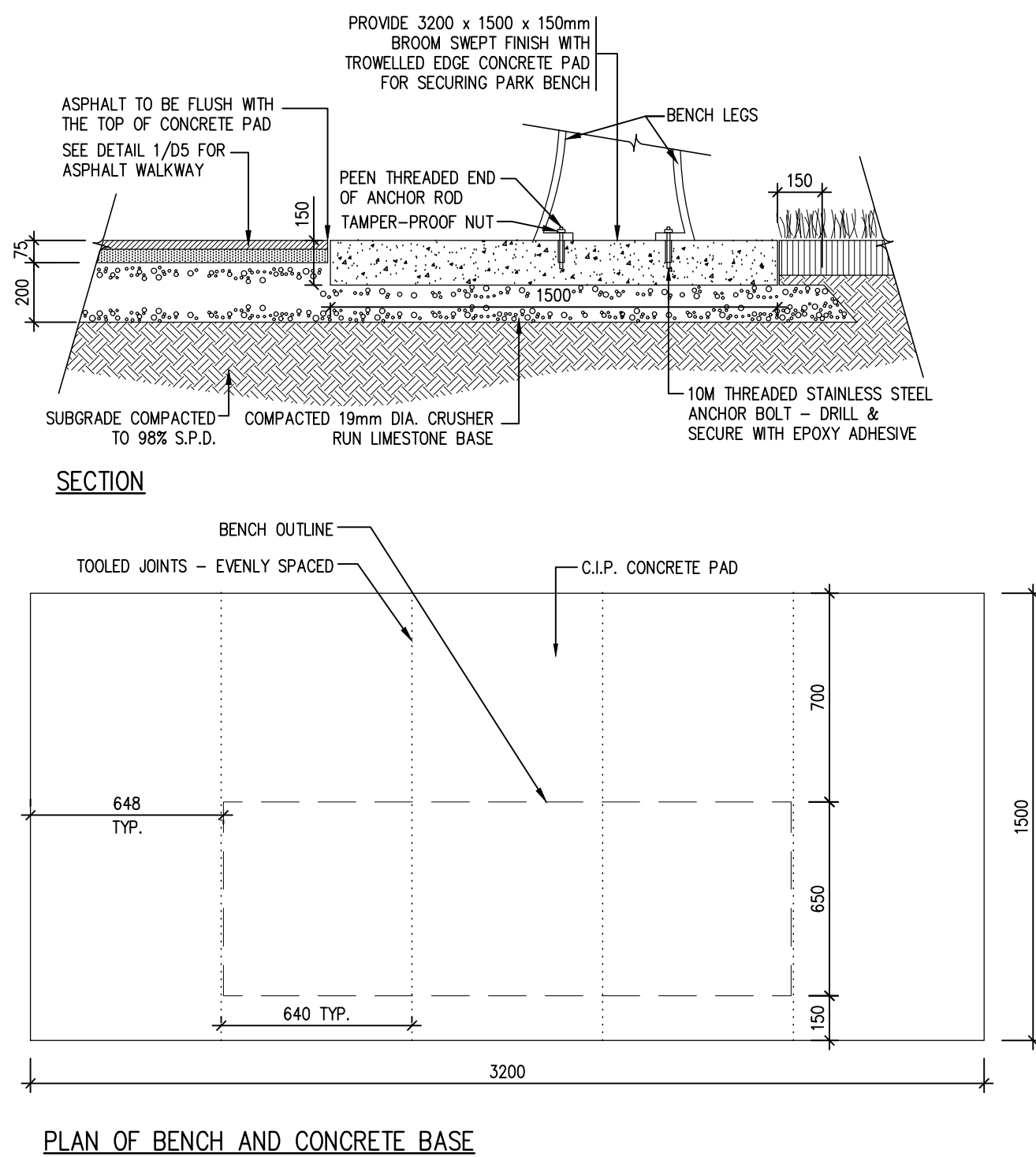
HEIGHT: 33 1/16" (84cm)	LENGTH: 70" (177.8cm)	DEPTH: 25 1/2" (64.7cm)	WEIGHT: 115 lbs (52.1kg)
-------------------------	-----------------------	-------------------------	--------------------------



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SECTION

PLAN OF BENCH AND CONCRETE BASE

MBR-2300-00001



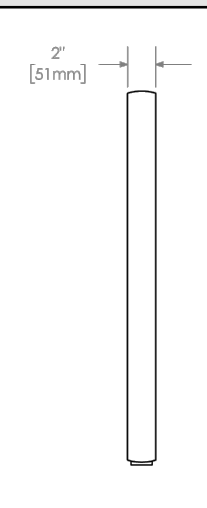
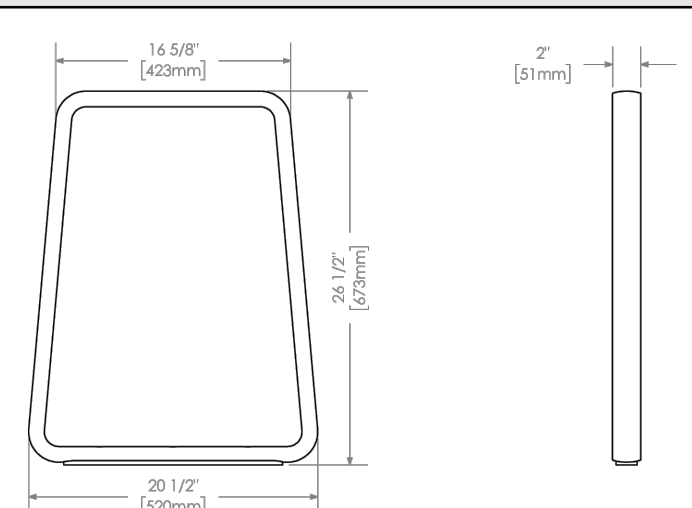
DESCRIPTION: 2300 Series - Iconic Bike Rack: Cast Aluminum, Surface Mount, 2 Bike Configuration

FINISH: The Maglin Powdercoat System provides a durable finish on all aluminum castings.

INSTALLATION: The bike rack is delivered in parts. Reference INSTALL_MBR-2300-00001 PDF for more information.

TO SPECIFY: Select MBR-2300-00001
Choose:
- Powdercoat Color

HEIGHT: 26 1/2" (67.3cm)	LENGTH: 20 1/2" (52cm)	WIDTH: 2" (5.1cm)	WEIGHT: 18 lbs (8kg)
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Sustainability Facts

Unit Size One (1) MBR-2300-00001 Bike Rack

Carbon footprint (GWP) 139 kg CO2-Eq
Measured in kilograms of carbon dioxide equivalent

Total energy use (TPE) 2480 MJ-Eq
Measured in megajoules of energy equivalent

Water use (WUP) 1.9 m3 water
Measured in cubic metres of water

Material recyclability 100%

LEED v4.1 Credits

Type III Environmental Product Declaration

Material Inventory

Low VOC finishes

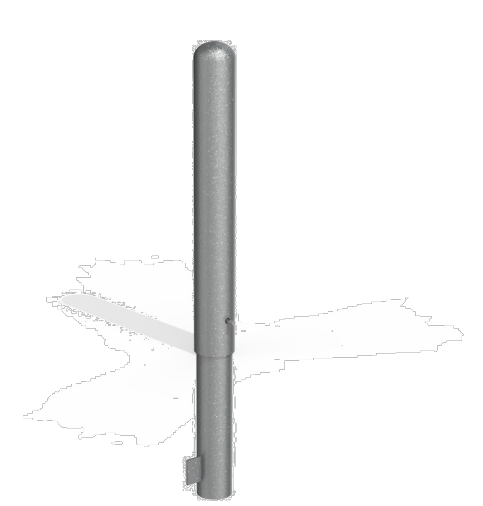
Free of Red List substances

Full PFD can be reviewed for more information:
<https://www.epdregulation.com/maglin/>

3 BIKE RACK
N.T.S.

MBO-0500-00008

Legacy # MTB500-B4



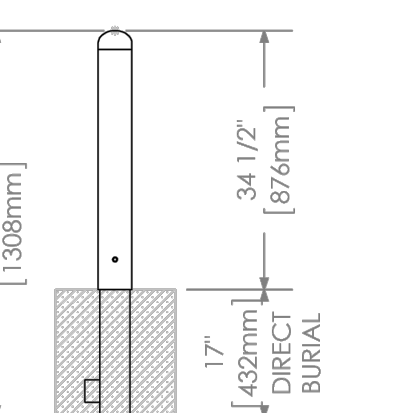
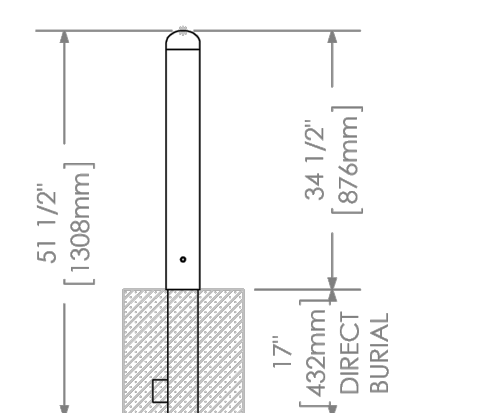
MATERIALS: The bollard is constructed of H.S. steel tube.

FINISH: The bollard is protected with E-Coat rust proofing and finished with the Maglin Powdercoat System.

INSTALLATION: Base Type - B4 Base tubing sleeve is set into concrete. Bollard slides over sleeve and is fastened together by a pin through the outer and inner tubes. A padlock can be used to lock the bollard in position.

TO SPECIFY: Select MBO-0500-00008
Choose:
- Powdercoat Color

HEIGHT: 34.5" (87.6cm)	DIAMETER: 4.5" (11.4cm)	WEIGHT: 45.51lbs (20.6kg)
------------------------	-------------------------	---------------------------



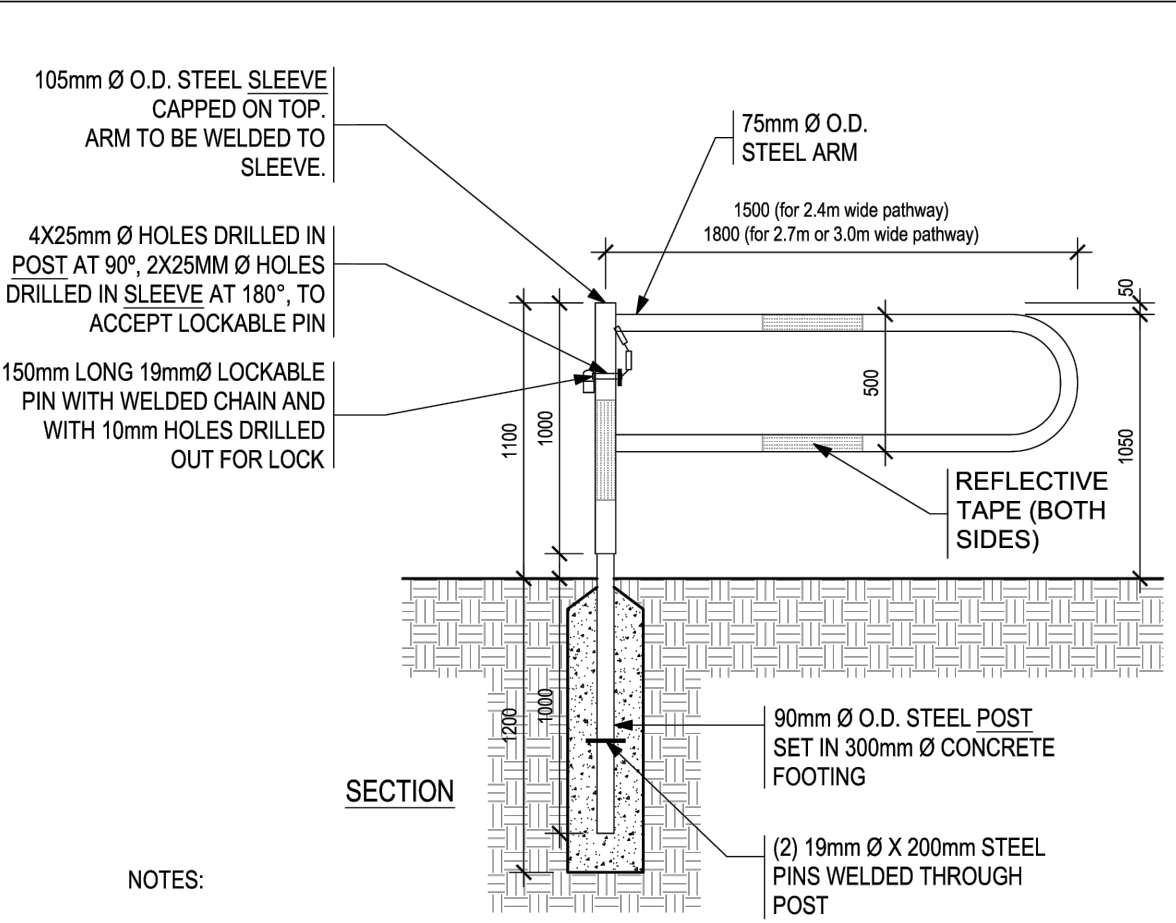
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4 REMOVABLE BOLLARD
N.T.S.

500 SERIES



105mm Ø O.D. STEEL SLEEVE
CAPPED ON TOP.
ARM TO BE WELDED TO SLEEVE.

75mm Ø O.D. STEEL ARM

1500 (for 2.4m wide pathway)
1800 (for 2.7m or 3.0m wide pathway)

4X25mm Ø HOLES DRILLED IN POST AT 90°. 2X25mm Ø HOLES DRILLED IN SLEEVE AT 180°. TO ACCEPT LOCKABLE PIN

150mm LONG 19mm Ø LOCKABLE PIN WITH WELDED CHAIN AND WITH 10mm HOLES DRILLED OUT FOR LOCK

REFLECTIVE TAPE (BOTH SIDES)

90mm Ø O.D. STEEL POST SET IN 300mm Ø CONCRETE FOOTING

(2) 19mm Ø X 200mm STEEL PINS WELDED THROUGH POST

SECTION

PLAN

NOTE: REFER TO L1-L3 PLANS FOR LAYOUT OF P-GATES AT EACH LOCATION.

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- LAYOUT OF GATES TO BE STAKED OUT FOR APPROVAL PRIOR TO INSTALLATION.
- ALL POSTS, SLEEVES, AND ARMS TO BE MINIMUM OF 5mm WALL THICKNESS.
- ALL STEEL COMPONENTS TO BE HOT DIPPED GALVANIZED AFTER FABRICATION.
- ALL WELDS TO BE 5MM CONTINUOUS SEAM AND GROUND SMOOTH.
- ALL EXPOSED STEEL COMPONENTS TO BE PRIMED WITH 1 COAT OF GALVANIZED METAL PRIMER AND 2 COATS OF 'SAFETY YELLOW' GALVANIZED METAL PAINT.
- THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.

drawing title: N.T.S.

scale: N.T.S.

drawn by: DS

checked by: JO

date: AUGUST, 2019

drawing no.: F-8

Parks and Open Space Department

OAKVILLE

5 P-GATE
N.T.S.

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE LANDSCAPE ARCHITECT.

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5	Issued for Client Review	Dec.10/24
4	Issued for Town Review (1st submission)	Jul.22/24
3	Issued for Client Review	Jul.17/24
No.	Description	Date

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PROJECT

BRONTE RIVER
Oakville, Ontario

OWNER

Bronte River Limited Partnership

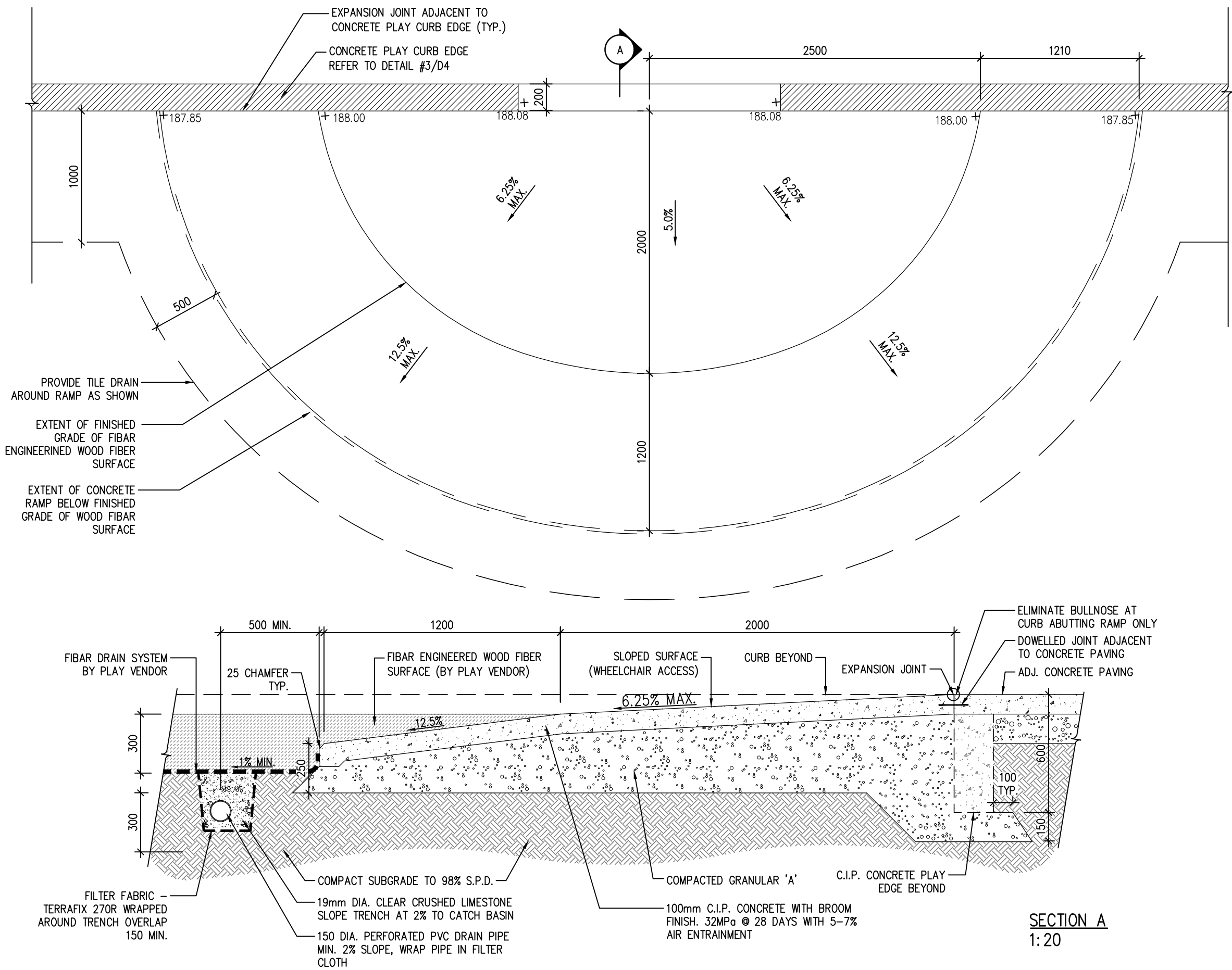
TITLE

SITE FURNISHINGS DETAILS

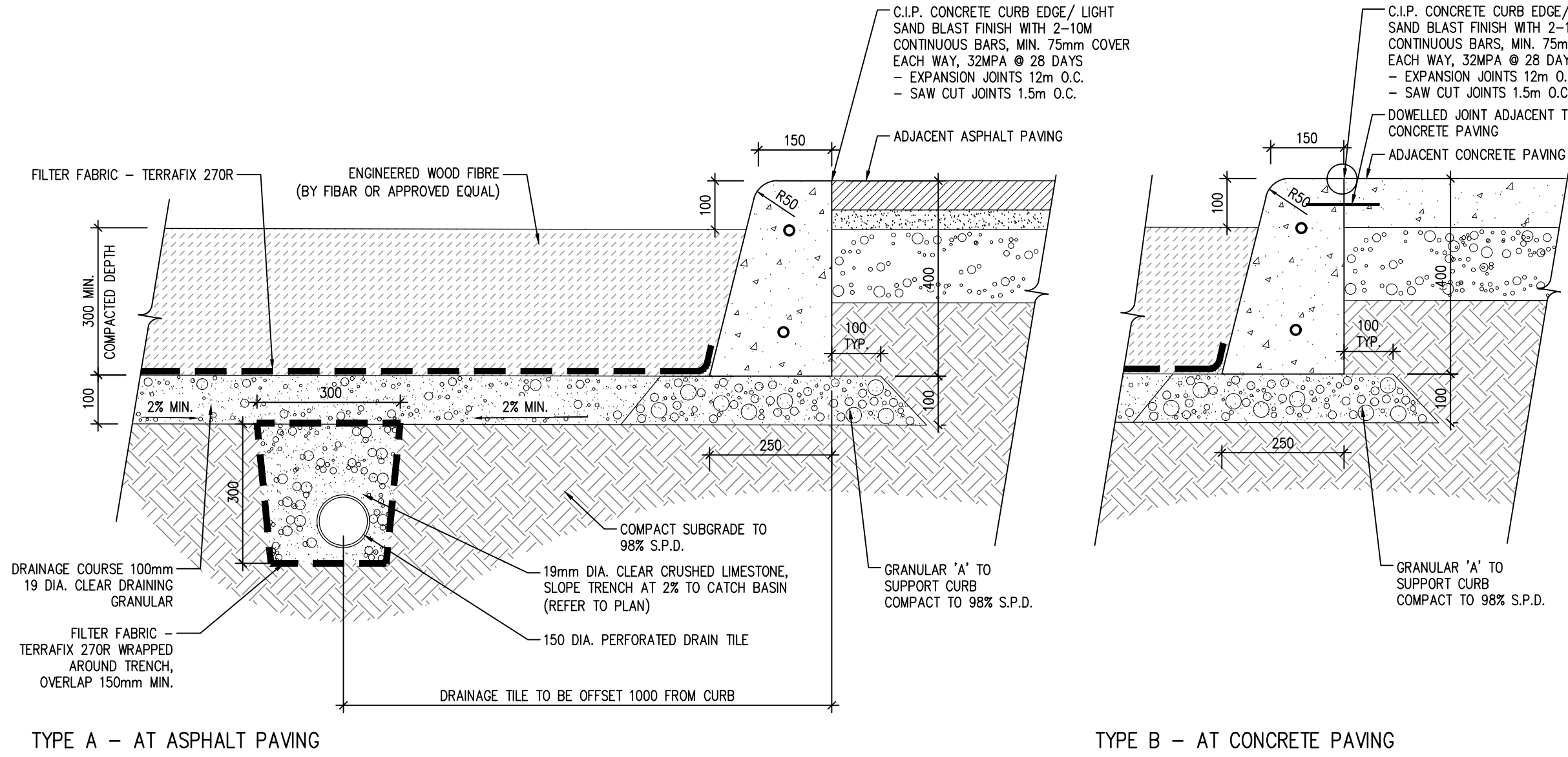
DATE: JUN.3/24
SCALE: AS SHOWN
DRAWN: SS
CHECKED: PD
JOB NO.: 24008

SHEET

D4



1 ACCESSIBLE PLAY RAMP
AS NOTED



2 PLAY CURB EDGE
1:10

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE LANDSCAPE ARCHITECT.

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PROJECT

BRONTE RIVER
Oakville, Ontario

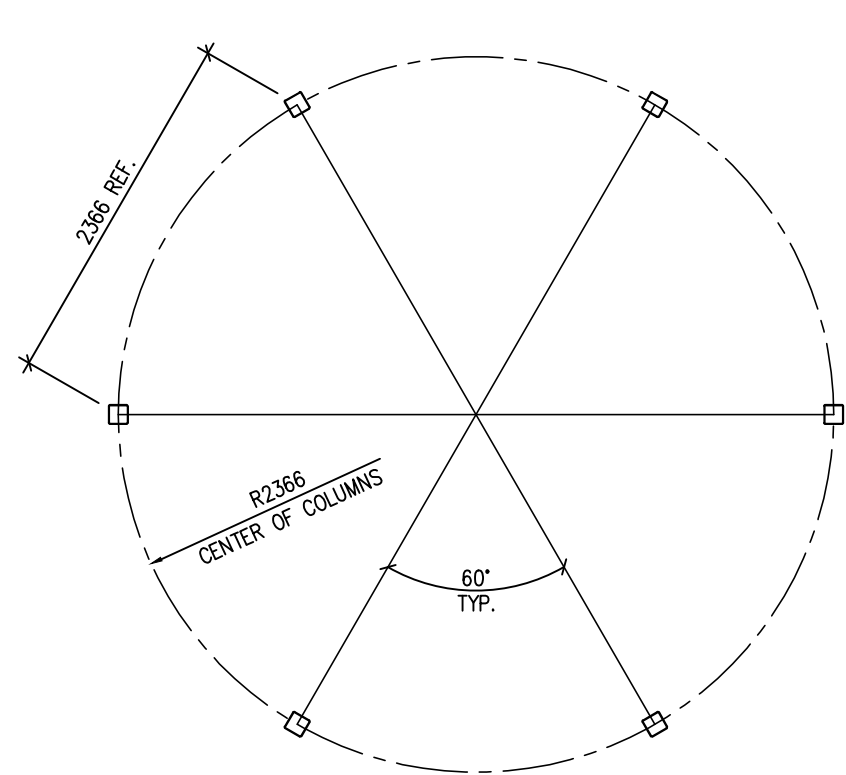
OWNER

Bronte River Limited Partnership

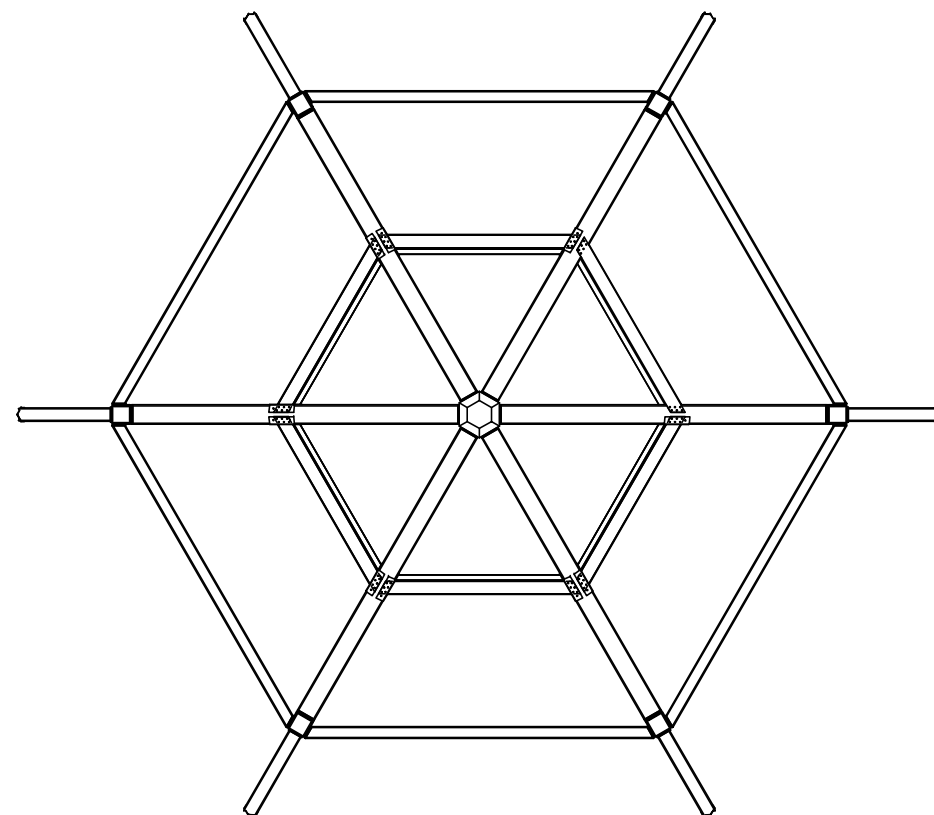
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PLAY AREA DETAILS

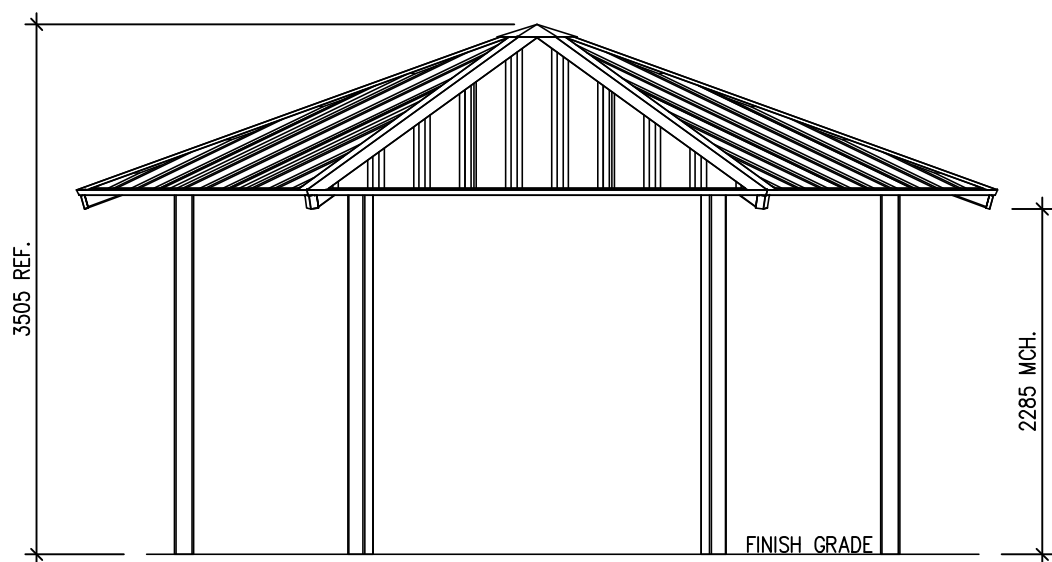
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SCALE:	AS SHOWN	
DRAWN:	SS	
CHECKED:	PD	
JOB NO.:	24008	



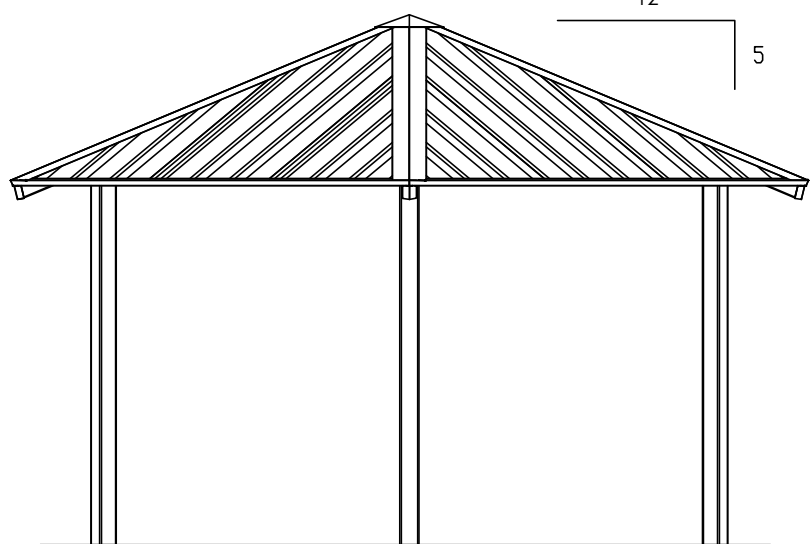
CENTER OF COLUMN LAYOUT



FRAME PLAN



GAZEBO ELEVATION



FRAME ELEVATION

NOTES:

FOR FINAL TIGHTENING, USE TURN OF NUT METHOD: USING A SPUD WRENCH, TIGHTEN AS MUCH AS POSSIBLE WITH A NORMAL MAN'S STRENGTH. THEN, USING AN EXTENSION, TIGHTEN AN ADDITIONAL 1/3 TURN.

FRAME MUST BE PLUMB, SQUARE AND BOLTS TIGHTENED BEFORE INSTALLING PURLINS, IF REQUIRED. PURLINS MUST BE PARALLEL TO THE EAVE BEAMS AND TENSION MEMBERS.

FASTENERS:

ALL BOLTS USED FOR STRUCTURAL CONNECTIONS ARE ASTM A325. DO NOT SUBSTITUTE WITH A LESSEER GRADE. INSPECTION OF HIGH STRENGTH BOLTING, IF REQUIRED, TO BE PER CHAPTER 17 OF THE UNIFORM BUILDING CODE 1994 EDITION.

POLYGON MODEL:

HXE 20

FRAME AND ORNAMENTATION FINISH:

POWDER-COATED - TO BE DETERMINED

METAL ROOF FINISH:

TO BE DETERMINED - PROVIDE SAMPLES

(COLOURS TO BE CONFIRMED WITH LANDSCAPE ARCHITECT & CLIENT BEFORE ORDERING AND INSTALLATION)

MATERIAL SPECIFICATIONS

TUBULAR SHAPES: ASTM A500 GRADE B 46 KSI

COLD FORMED CEES: A570 GRADE 55

CONNECTION BOLTS: ASTM A325

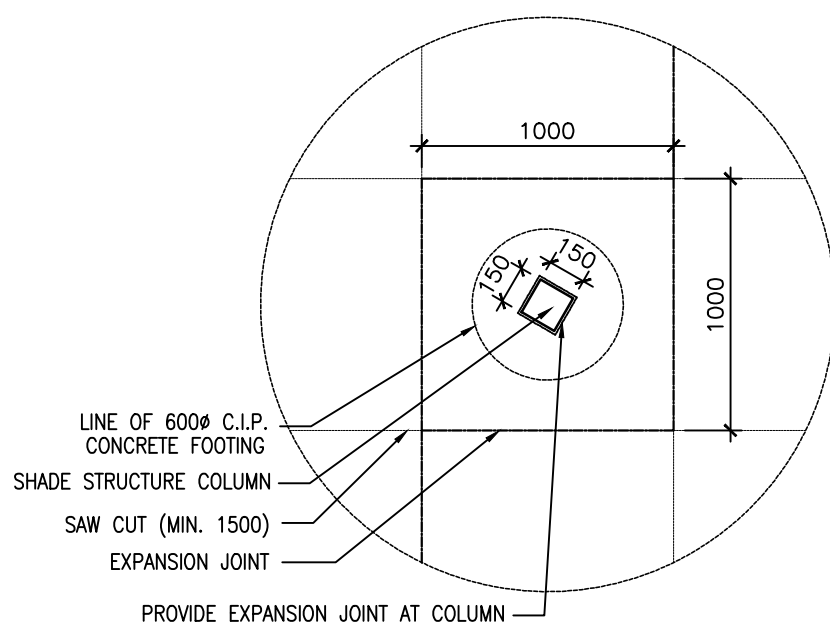
CONNECTION PLATES: ASTM A36

ANCHOR BOLTS: ASTM A307

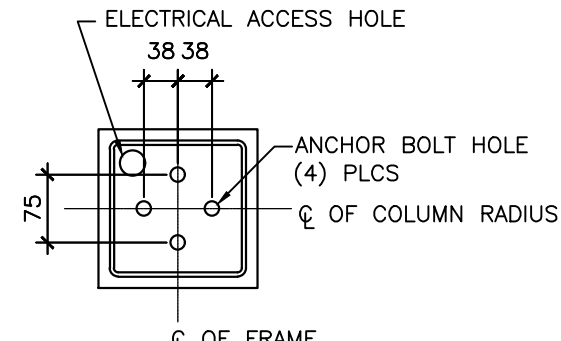
WELDING PROCESS: GAS METAL ARC WELDING

WELDING ELECTRODES: E70xx

- NOTES:
- THIS DRAWING IS FOR INFORMATION PURPOSES ONLY.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING BUILDING PERMITS. CONTRACTOR TO PROVIDE SHOP DRAWINGS INCLUDING STRUCTURAL FOOTING DESIGN, STAMPED BY A QUALIFIED PROFESSIONAL ENGINEER. THIS IS REQUIRED FOR REVIEW AND APPROVAL BY THE TOWN OF OAKVILLE.
 - PAINT COLOUR SAMPLES ARE REQUIRED PRIOR TO ORDERING THE SHADE STRUCTURE.

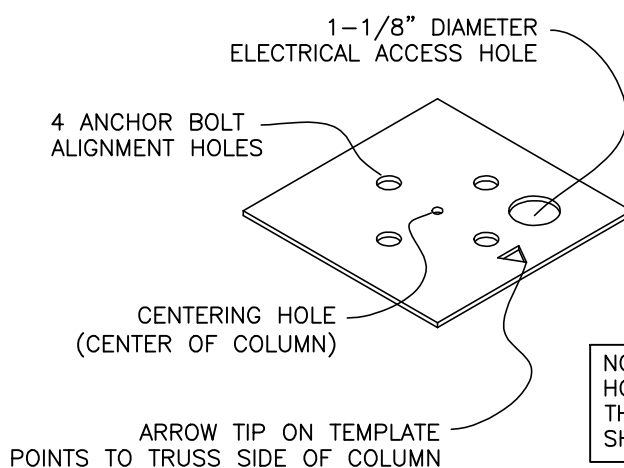


CONCRETE PAVING DETAIL PLAN



NOTE:

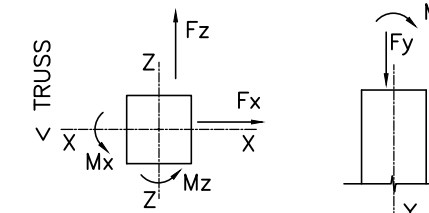
ANCHOR BOLT DESIGN VALUES REQUIRE THAT FOOTING CONCRETE EXTEND A MINIMUM OF 12" FROM THE CENTER OF THE COLUMN TO THE EDGE OF FOOTING.



ANCHOR BOLT INSTALLATION TEMPLATE FOR SETTING ANCHOR BOLTS

DO NOT USE FOR CONSTRUCTION

DESIGN IMPROVEMENTS MAY RESULT IN CHANGES TO LOADS/DIMENSIONS. ONLY USE DRAWINGS PROVIDED WITH SHELTER FOR CONSTRUCTION.



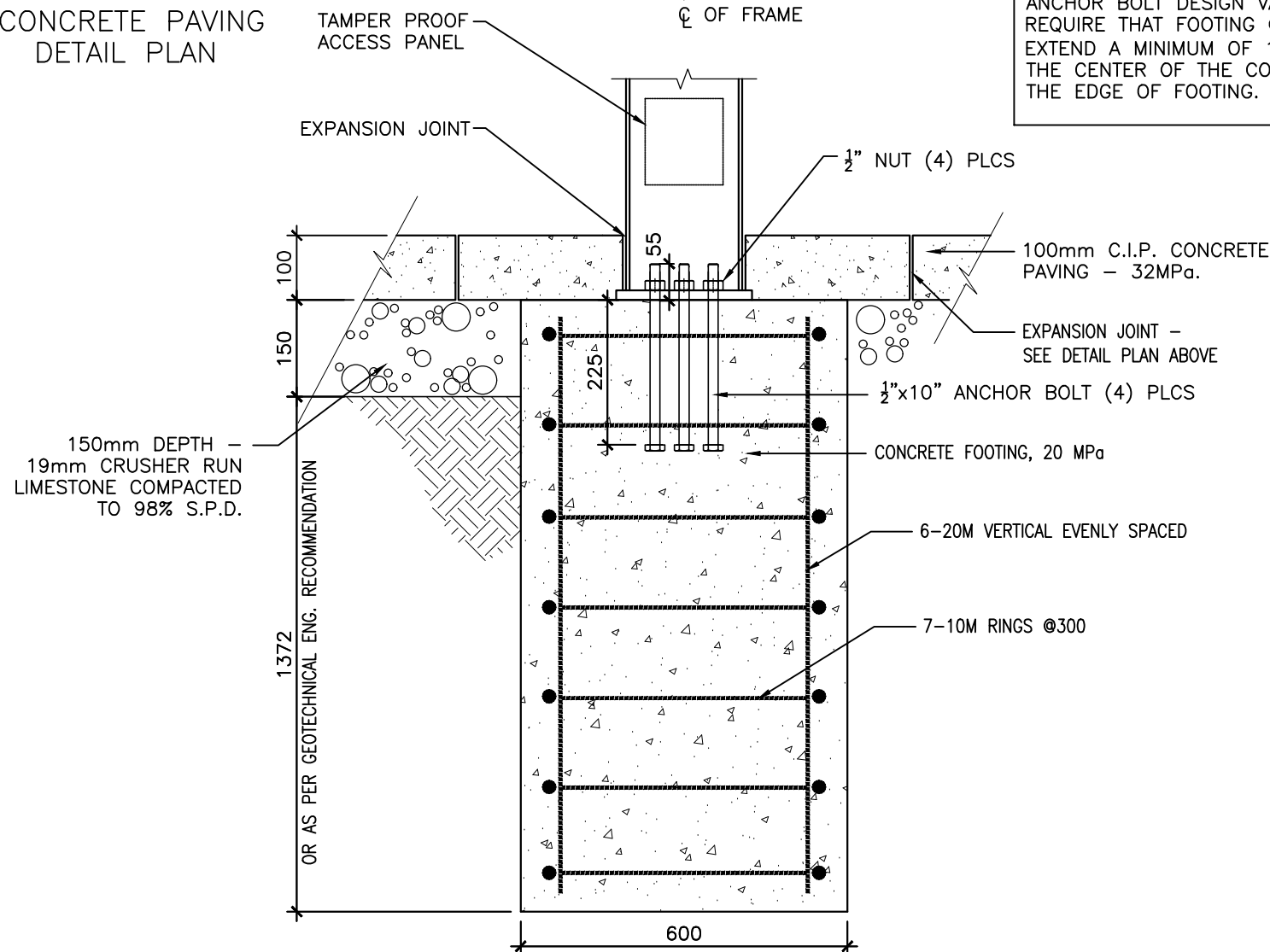
FOUNDATION

LOADS TO FOUNDATION (KIPS, FT., KIPS)		REACTIONS				
LOAD COMBINATION	AXIAL(FY)	SHEAR(FX)	SHEAR(FZ)	MOMENT(MX)	MOMENT(MZ)	
DEAD+LIVE	D+L(A)(FX)	D+L(FY)	D+L(FZ)	D+L(MZ)	D+L(MY)	
DEAD + WIND -X	D+W-X(FX)	D+W-X(FY)	D+W-X(FZ)	D+W-X(MZ)	D+W-X(MY)	
DEAD+WIND-Z	D+W-Z(FX)	D+W-Z(FY)	D+W-Z(FZ)	D+W-Z(MZ)	D+W-Z(MY)	
DEAD	D(FY)	D(FX)	D(FZ)	D(MZ)	D(MX)	

NOTE:

1- THE DESIGN OF THE FOUNDATION MUST BE PERFORMED BY A LICENSED ENGINEER FAMILIAR WITH THE LOCAL SOIL CONDITIONS. THIS DRAWING IS NOT A FOUNDATION DESIGN. IT IS SUBMITTED FOR REFERENCE OF ANCHOR BOLT LOCATIONS.

2- THE BUILDING HAS BEEN DESIGNED AS AN OPEN STRUCTURE - UNLESS NOTED OTHERWISE. IF WALLS ARE TO BE ADDED TO THE STRUCTURE THE POLYGON ENGINEERING DEPARTMENT MUST BE CONSULTED.



TYP ANCHOR BOLT CONNECTION

NOTE:

MINIMUM ALLOWABLE SOIL BEARING CAPACITY TO BE 150KPa.

1 SHADE STRUCTURE - POLYGON MODEL NO. HXE-20 OR APPROVED EQUAL N.T.S.

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE LANDSCAPE ARCHITECT.

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PROJECT

BRONTE RIVER
Oakville, Ontario

OWNER

Bronte River Limited Partnership

TITLE

SHADE STRUCTURE DETAILS

DATE: JUN.3/24

SCALE: AS SHOWN

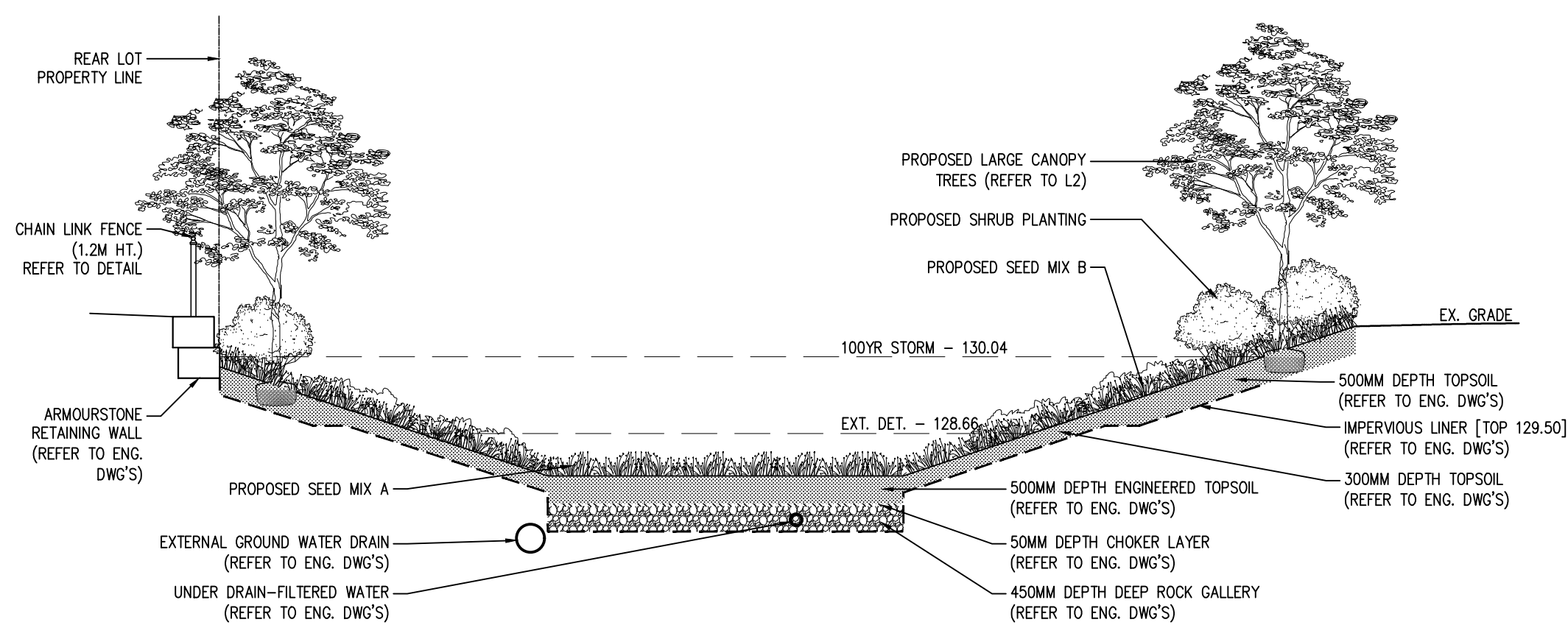
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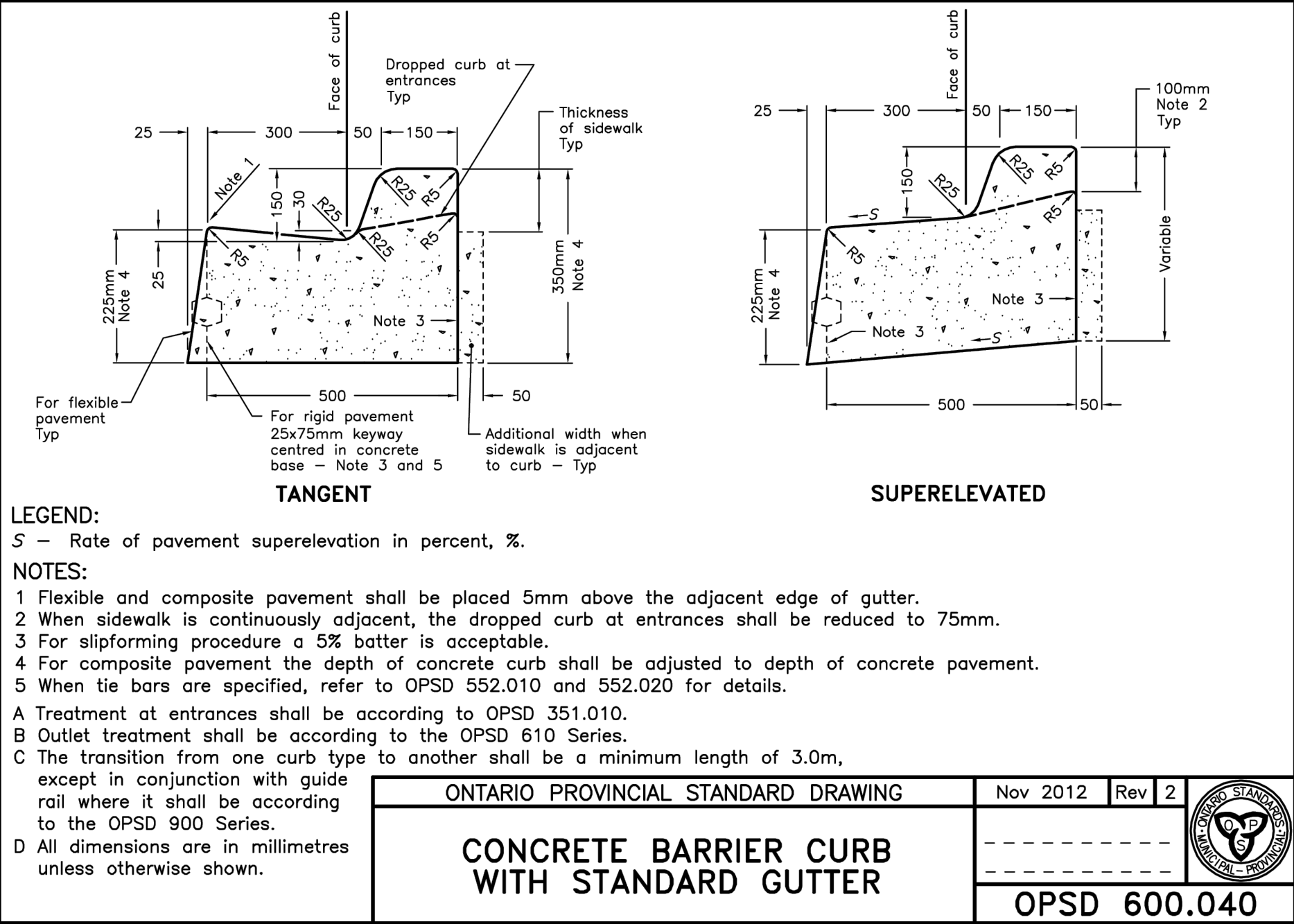
CHECKED: PD

JOB NO.: 24008

SHEET

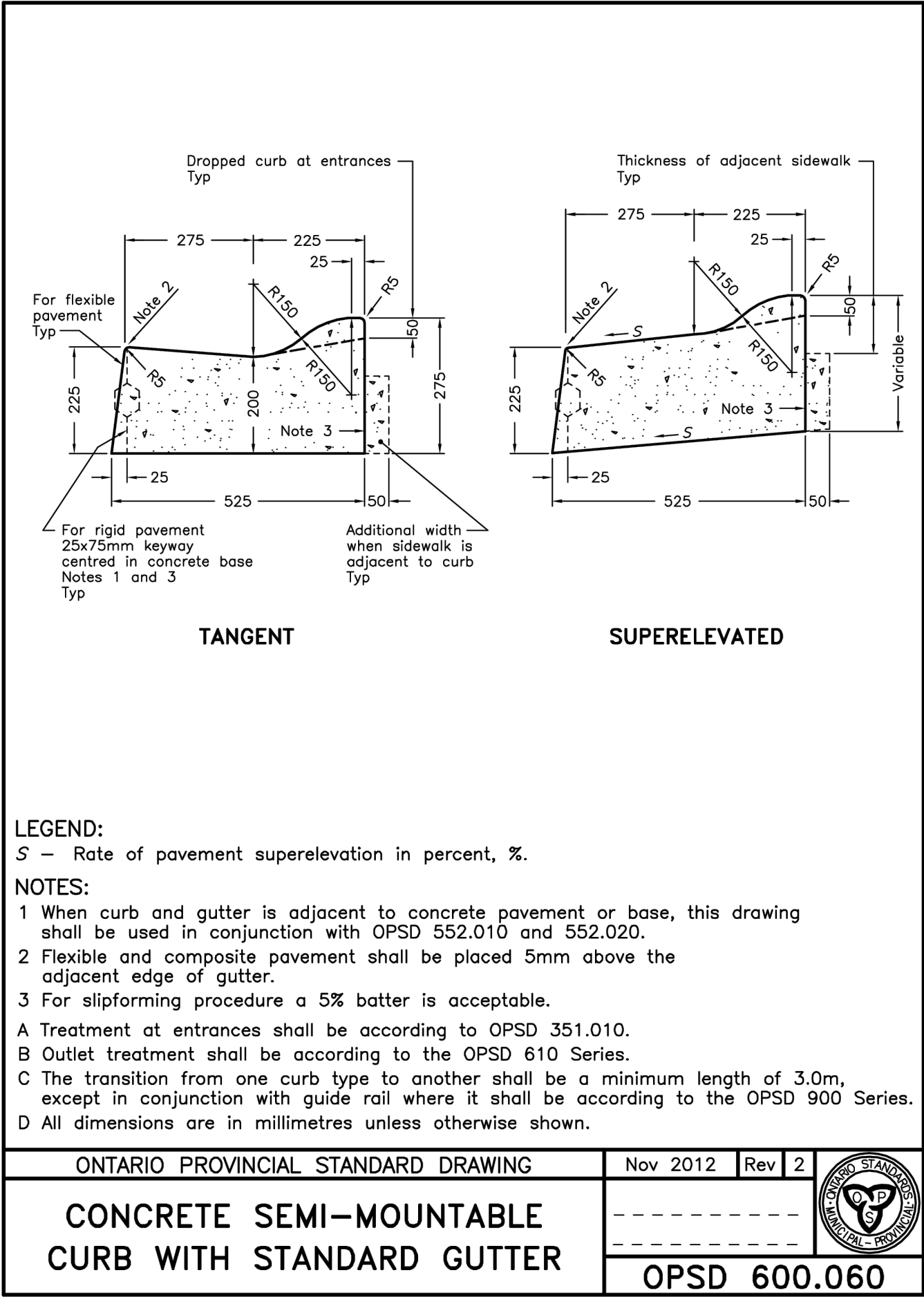
D7





NOTES:

- THIS DRAWING IS FOR REFERENCE PURPOSES ONLY.
- REFER TO ENGINEERING DRAWING AG-1 ABOVE GROUND SERVICING PLAN FOR SPECIFIC LOCATIONS OF EACH TYPE OF CURB.



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OWNER

Bronte River Limited Partnership

TITLE

**ENGINEERING
CURB DETAILS**

DATE: JUN.3/24
SCALE: AS SHOWN
DRAWN: SS
CHECKED: PD
JOB NO.: 24008

SHEET

D9