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#	DATE	DESCRIPTION
1	2022-05-26	Issued for ZBA



CLIENT
Distrikt
MUNICIPALITY
City of Oakville
PROJECT
166 South Service Road E
Oakville, Ontario
MUNICIPAL FILE NUMBER

SHEET
Interim Landscape
Concept Plan
L-01

adesso design inc.
landscape architecture

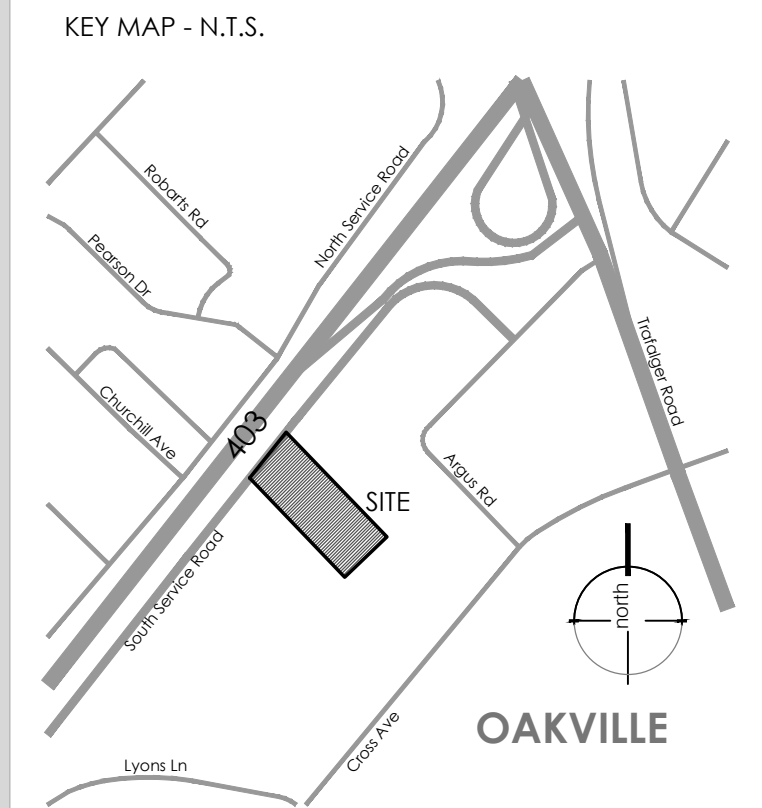
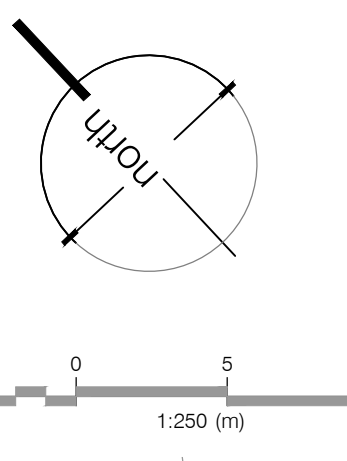
218 Locke Street South, 2nd Floor
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www.adessodesigninc.ca

PRECEDENTS



PLAZA SPACE WITH SEATING AND PLANTING ANGULAR PLAZA SPACE WITH RAISED PLANTERS AND SEATING BIKE RACKS PLANTER WALL WITH BUILT IN SEATING FEATURE PAVING PATTERNS WATER FEATURE ANGULAR CONCRETE PLANTERS FREE STANDING BENCH TIERED AMPHITHEATER

FILED PROJECT: 2021-11-238 - 166 South Service Road East, Oakville, ON. Current Drawings: 21-238-01.dwg (Landscape) / Interim Landscape
DATE PLOTTED: 2022-05-26 11:05:08 AM. PLOTTED BY: J. GALAX. MAY 26, 2022 11:05:07 AM.



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PROJECT
166 South Service Road E
Oakville, Ontario

MUNICIPAL FILE NUMBER

SHEET
Landscape Concept Plan
L-02

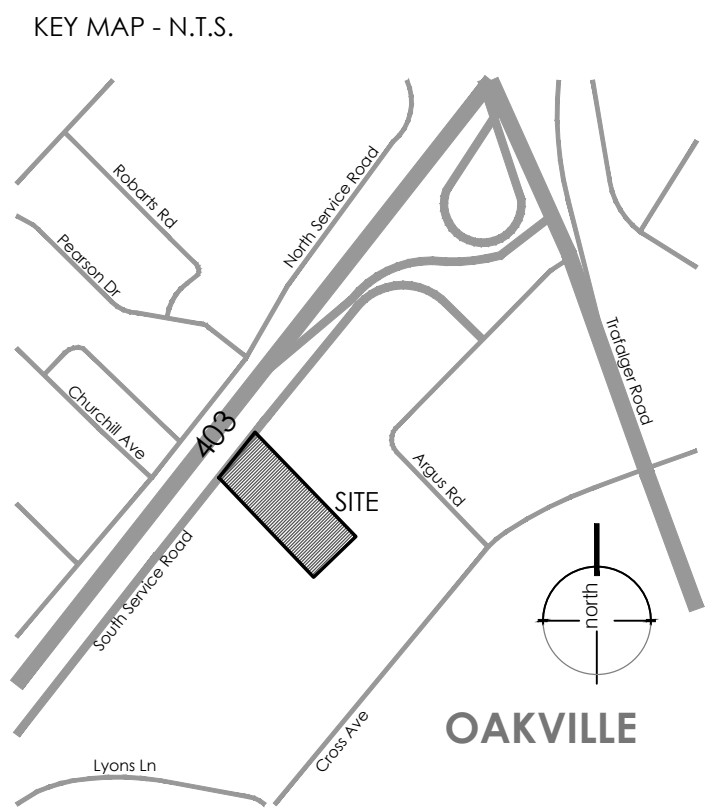
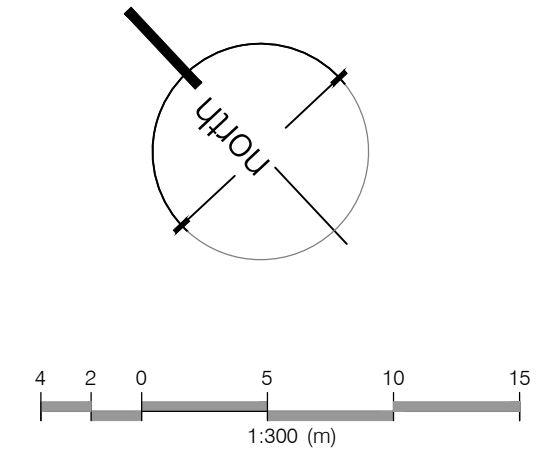
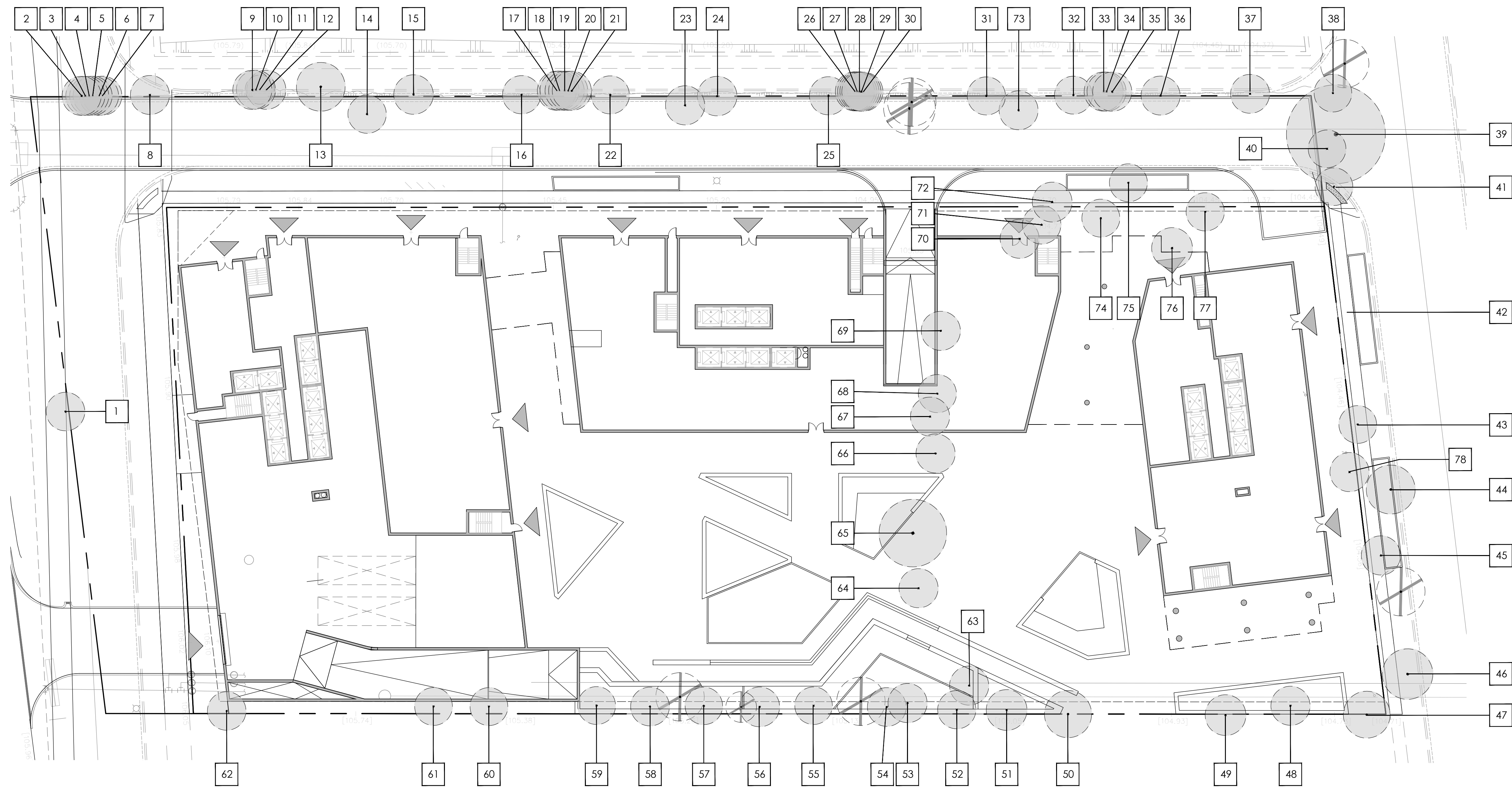
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PRECEDENTS



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- LEGEND
- property line
 - UNIT 2 vegetation unit (refer to chart)
 - 2 existing tree number (refer to chart)
 - existing vegetation to remain
 - existing vegetation to be removed
 - dead vegetation to be removed
 - existing elevations

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NOTE:
Vegetation inventory undertaken by Jeremy Jackson, ISA Certified Arborist (ON-1089A) 2022-01-07.

REVISIONS/ SUBMISSIONS

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MUNICIPALITY
City of Oakville

PROJECT
166 South Service Road E
Oakville, Ontario

MUNICIPAL FILE NUMBER

SHEET
Tree Protection Plan **L-1**

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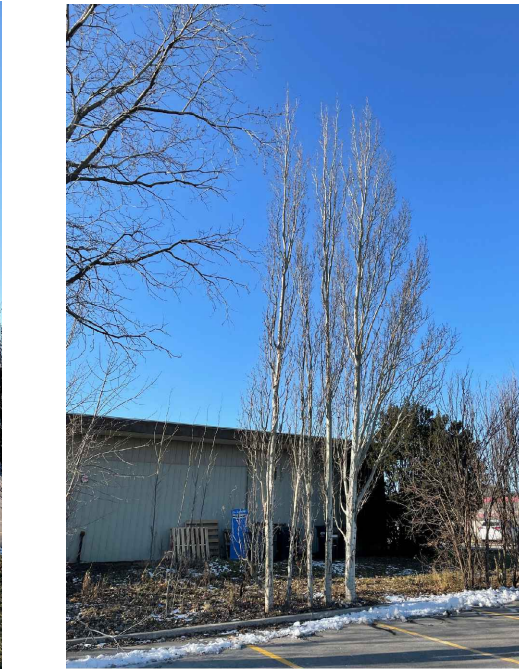
Tree 1



Tree 2-7



Tree 8



Tree 9-12



Tree 13



Tree 15



Tree 16



Tree 17-21



Tree 22



Tree 23-24



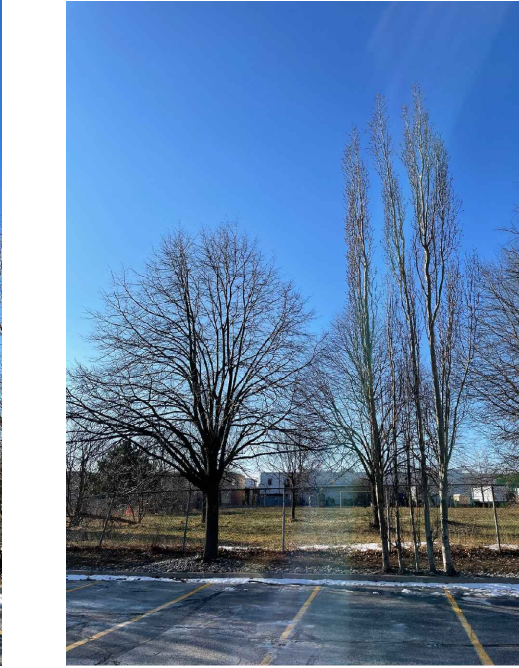
Tree 25-30



Tree 31



Tree 32



Tree 32-36



Tree 37



Tree 38



Tree 38-41



Tree 42



Tree 43

EXISTING VEGETATION IDENTIFICATION TABLE

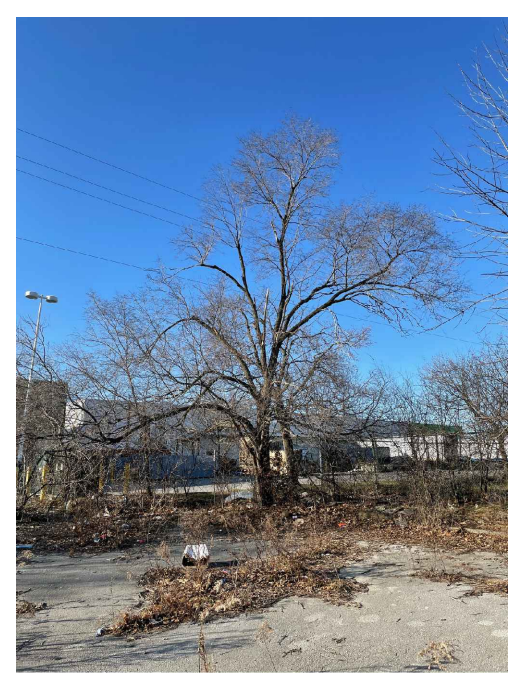
Table with columns: Tree #, Species (Common Name), Species (Botanical Name), DBH (cm), TI, CS, CV, Dripline (m), mPZ (m), Crown Class, Ownership, Comments, Recommendation, Potential Impacts from Construction. Contains 78 rows of tree data.



Tree 44



Tree 45



Tree 46



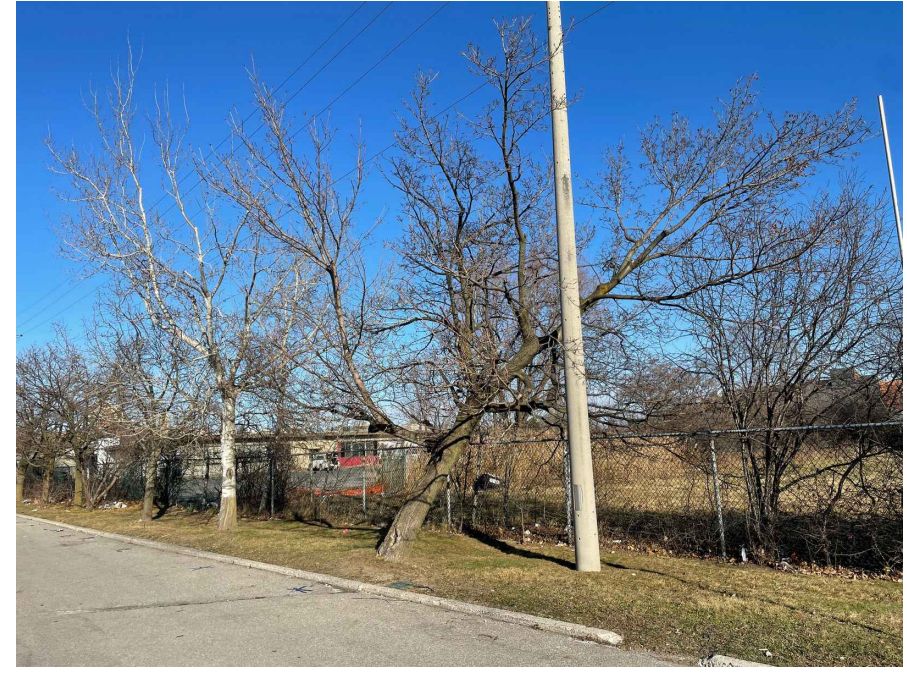
Tree 47



Tree 48



Tree 49



Tree 50-52



Tree 53-56



Tree 57-59



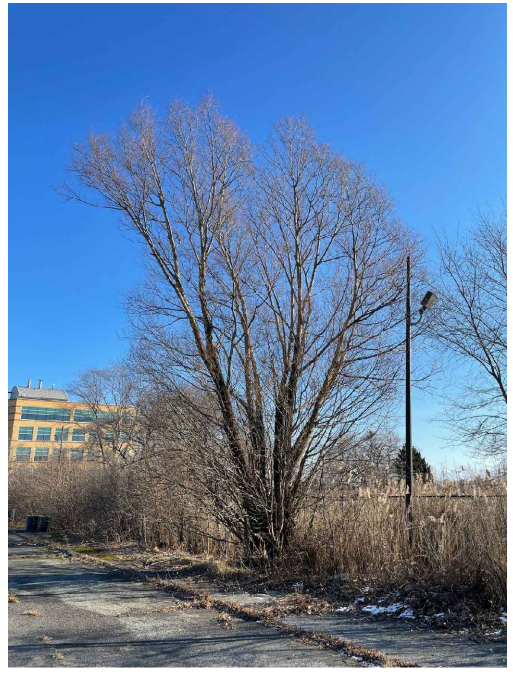
Tree 60-61



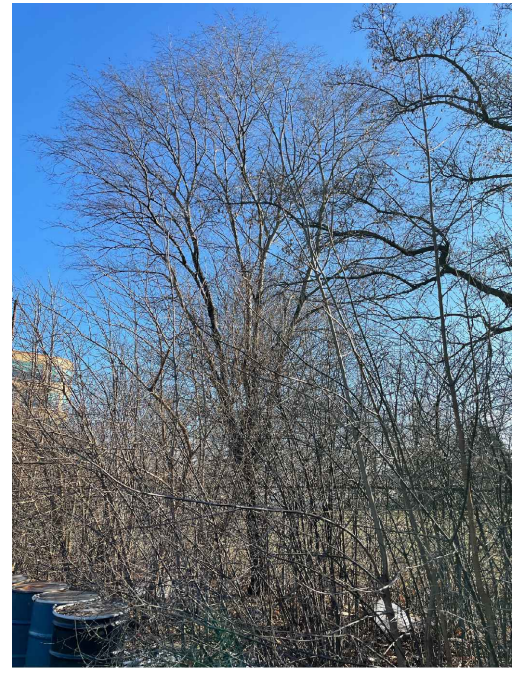
Tree 62



Tree 64



Tree 65



Tree 69



Tree 70-72



Tree 76-77

MIGRATORY BIRDS AND NESTS:

- 1. The Owner and Contractor must be aware of the Migratory Birds Convention Act, 1994 - specifically:
- No tree removal or construction activity shall contravene the Act.
- Construction activities with the potential to harm migratory birds or their nest should be restricted from March 15 to August 31.
- If work must occur during the migratory bird breeding season, a nest survey should be taken by a qualified avian biologist.
- A mitigation plan (showing active nests and appropriate buffers) may be required for review and approval by the Canadian Wildlife Services.

TREE REMOVAL:

- 1. No trees shall be removed prior to municipal approvals of the Tree Management/Tree Preservation Plan.

BOUNDARY TREES:

- 2. Note that boundary trees are protected under the Ontario Forestry Act. Boundary trees are defined in the Forestry Act (Section 10.2) and are considered shared or co-owned property. The Forestry Act indicates that it is a prosecutable offense for one co-owner to injure or cut down a boundary tree without the other co-owner's permission.
3. Written permission from the neighbouring property owner is required prior to removal or injury of any boundary tree (shared ownership) or any tree that is not fully on the subject property.
4. An ISA certified Arborist should be on site prior to any work being performed within the rootzone of a boundary or neighbouring tree to perform root pruning as required.

* CROWN CLASS

- Dominant - (D) Emergent canopy (receives full sunlight)
Co-dominant - (C) Not fully emergent (top of canopy receives sunlight)
Intermediate - (I) Sub-canopy tree (receives partial sunlight)

** CONDITION - consideration of trunk integrity, crown structure and crown vigor
Good - few or no issues related to trunk integrity, crown structure or crown vigor
Fair - minor issues related to trunk integrity, crown structure (form, some dead or damaged branches) or crown vigor (20-80% healthy foliage)
Poor - issues with trunk integrity such as cavities or exposed dead wood, poor crown structure (poor form, no clear leader, significant dead or damaged branches) or poor crown vigor (<20% healthy foliage)

CONDITION OF TREES

The decision to remove or retain a tree is subject to the forecasted development impacts: the structural condition of the tree (e.g. cracks, cavities, decay, weak branching, leaning, hazard potential), the biological condition of the tree (e.g. pest or disease concerns, overall health) and the suitability of the tree in its location (e.g. hardness, soil conditions, soil tolerance, visual obstruction, available soil volume)

CHART LEGEND/CODES

DBH = Diameter at Breast Height (cm)

Trunk Integrity (TI): G = Good, F = Fair, P = Poor

Crown Structure (CS): G = Good, F = Fair, P = Poor

Crown Vigor (CV): G = Good, F = Fair, P = Poor

Crown Class: D = Dominant, CD = Codominant, I = Intermediate, S = Suppressed

NOTE: Written permission from the neighbouring property owner is required prior to removal or injury of any boundary tree (shared ownership) or any tree that is not fully on the subject property.

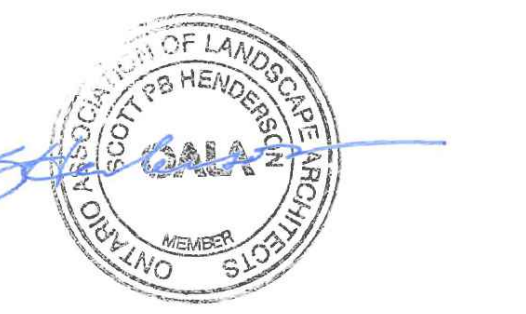
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NOTE:
Vegetation inventory undertaken by XXX, ISA Certified Arborist (ON-XXXXX) on DATE.

REVISIONS/ SUBMISSIONS

Table with columns: #, DATE, DESCRIPTION. Row 1: 1, 2022-05-26, Issued for ZBA.

STAMP



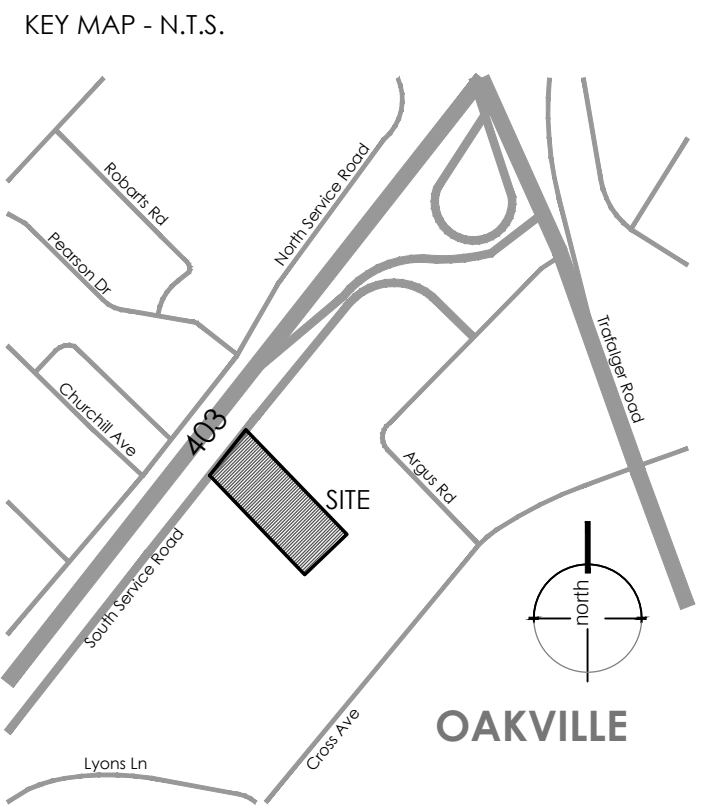
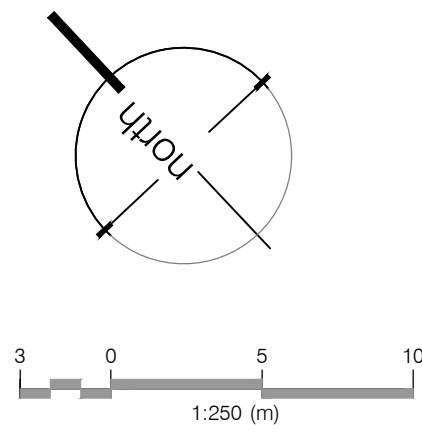
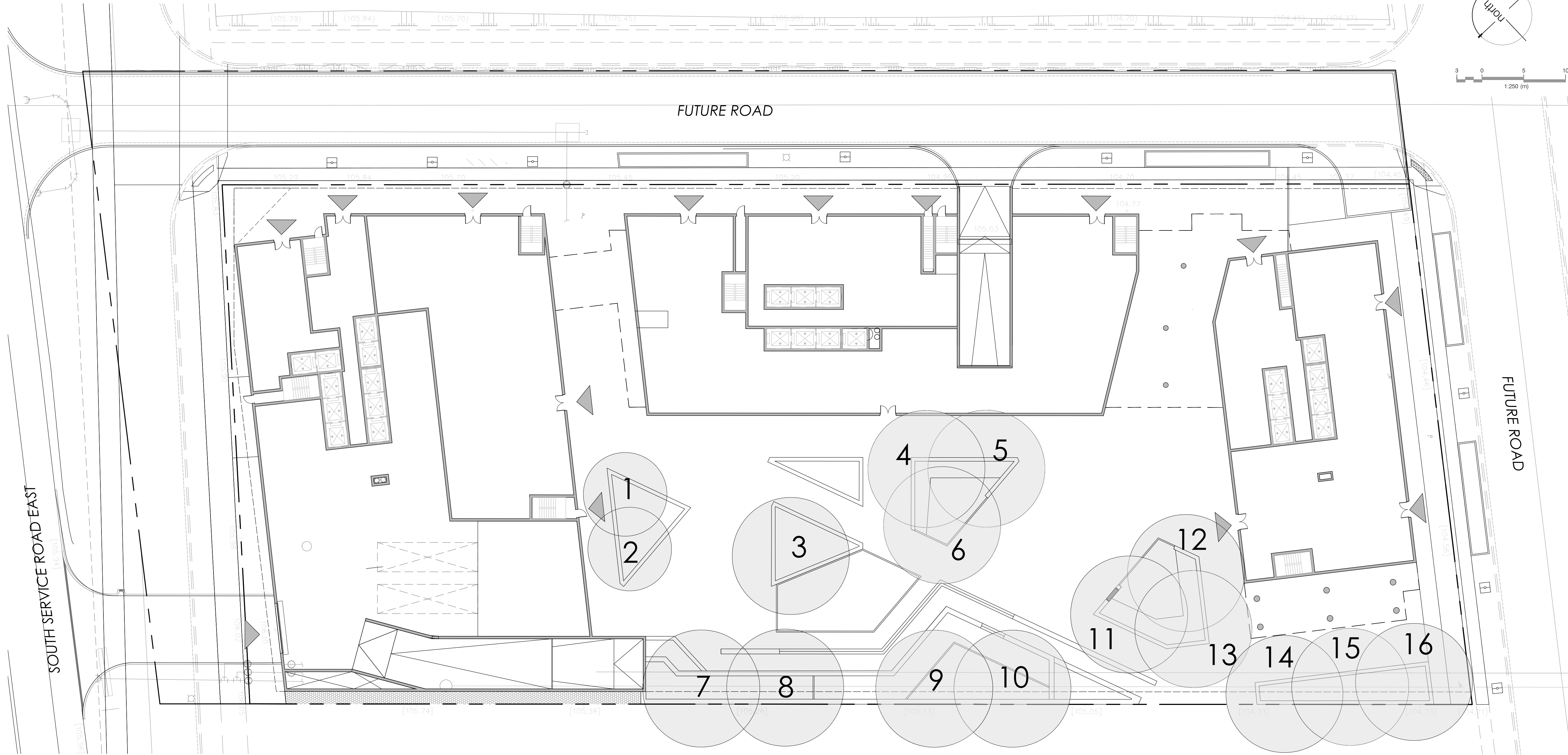
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Municipality
City of Oakville

PROJECT
166 South Service Road E
Oakville, Ontario

MUNICIPAL FILE NUMBER

SHEET
Tree Protection Plan

L-2



- LEGEND
- property line
 - existing tree to remain
 - proposed large canopy tree
 - proposed medium canopy tree
 - existing elevation

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City of Oakville

PROJECT
166 South Service Road E
Oakville, Ontario

MUNICIPAL FILE NUMBER

SHEET
Canopy Cover Plan

L-3

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CANOPY CALCULATION CHART

Tree #	Species (Botanical Name)	Number of Trees	Soil Volume (meters cubed) per tree	Crown Area (meters squared) per tree	Canopy Area Subtotal (meters squared)
Proposed Large Stature Trees (14m spread)					
3	Liriodendron tulipifera	1	40.50	154.00	154.00
4-6	Quercus macrocarpa	3	21.60	78.50	328.89
7-10	Quercus palustris	4	49.52	154.00	555.58
11-13	Liriodendron tulipifera	3	29.38	154.00	331.46
14-16	Quercus macrocarpa	3	17.99	154.00	360.13
Proposed Medium Stature Trees (10-13m spread)					
1-2	Ulmus x 'Homestead'	2	23.75	78.50	139.04
TOTAL TREES		16		TOTAL CANOPY (meters squared)	1869.12
Canopy Summary					
Net Site Area					8952.9 sq m
Site Canopy Area					20.87%
Land Use Canopy Cover Target					20.00%

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