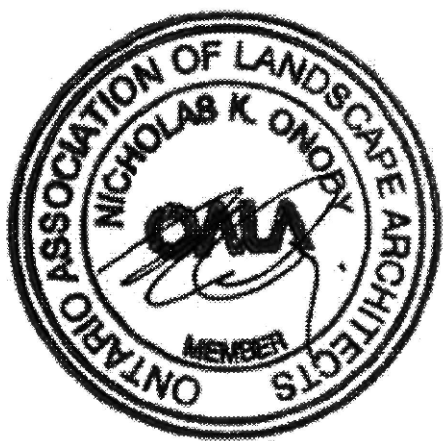


FOR
NBIM 2172 WYECROFT LP

APPLICATION NUMBER
XXXXXX

- **PROPERTY LINE**
- **EXTENT OF PROPOSED
UNDERGROUND GARAGE**
- **TREE PROTECTION ZONE**
- **EXISTING DECIDUOUS TREE**
- **EXISTING CONIFEROUS TREE**
- **EXISTING TREE, NON-REGULATED
($<30\text{cm}$ DBH)**
- **PROPOSED DECIDUOUS TREE**
- **PROPOSED ORNAMENTAL TREE**
- **PROPOSED PLANTING**
- **PROPOSED SOD**
- **LOCKSTONE PAVING**
- **PROPOSED PLAY SURFACE**
- **CONCRETE PLANTER CURB**
- **PROPOSED METAL PICKET
FENCE**
- **EXISTING LIGHT
POLE**



REVISIONS:		
NO.	DESCRIPTION.	DATE. BY.
1	ISSUED FOR REZONING	14 JULY, 2025 DL

DRAWING TITLE :

L1

PROJECT
2172 WYECROFT ROAD
OAKVILLE, ON

FOR
NBIM 2172 WYECROFT LP

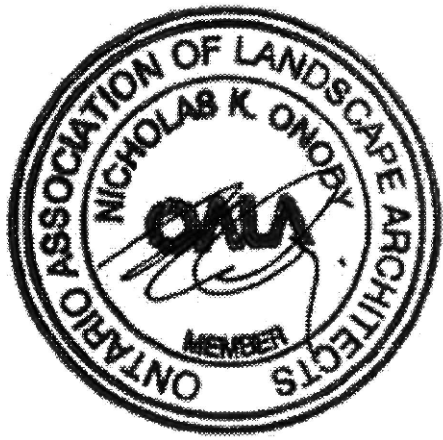
PROJECT NUMBER
240806

APPLICATION NUMBER
XXXXXX

LEGEND

- PROPERTY LINE
- - - EXTENT OF PROPOSED UNDERGROUND GARAGE
- - - TREE PROTECTION ZONE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING TREE, NON-REGULATED (<30cm DBH)
- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED PLANTING
- PROPOSED SOD
- LOCKSTONE PAVING
- PROPOSED PLAY SURFACE
- CONCRETE PLANTER CURB
- PROPOSED METAL PICKET FENCE
- EXISTING LIGHT POLE

NORTH



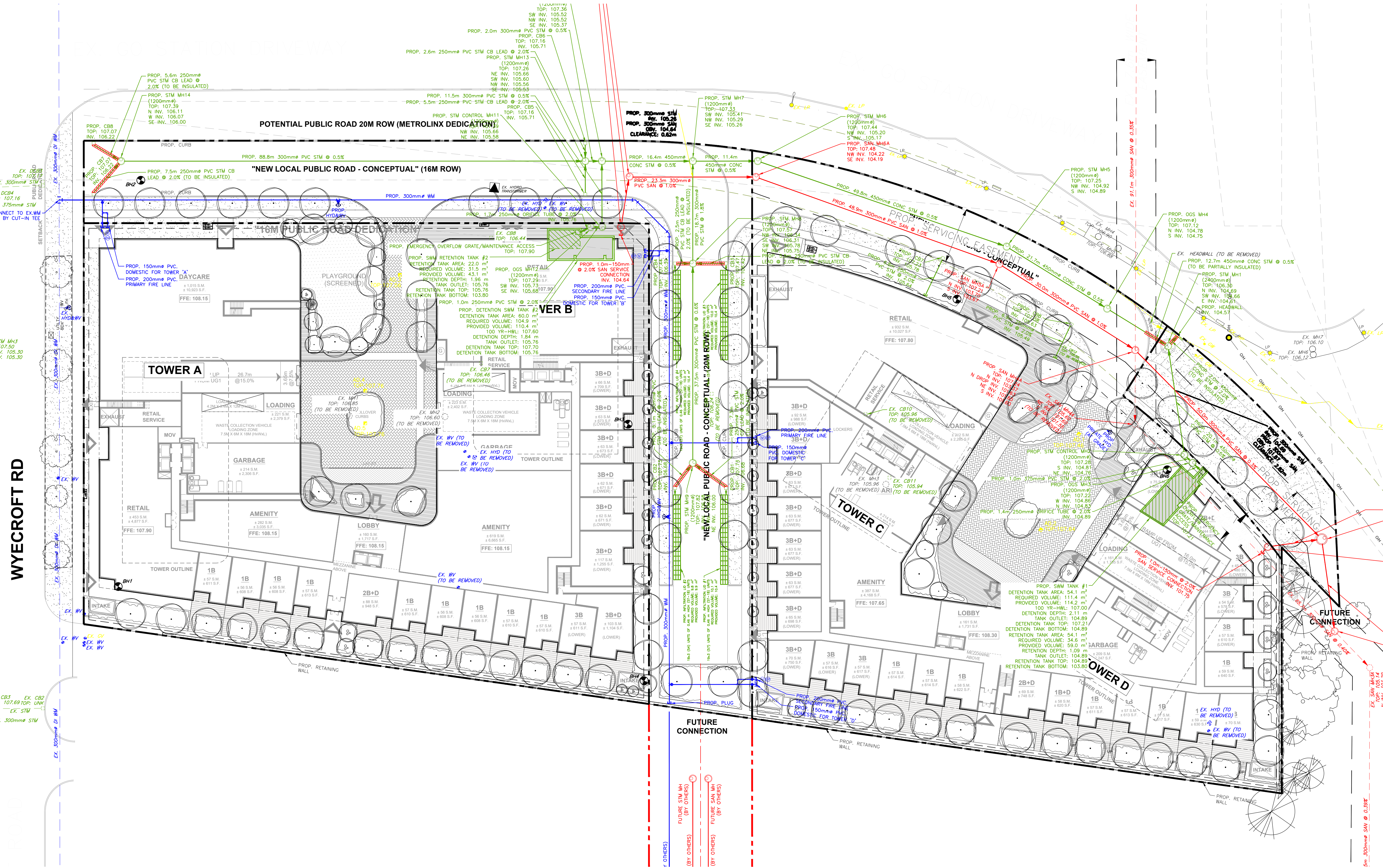
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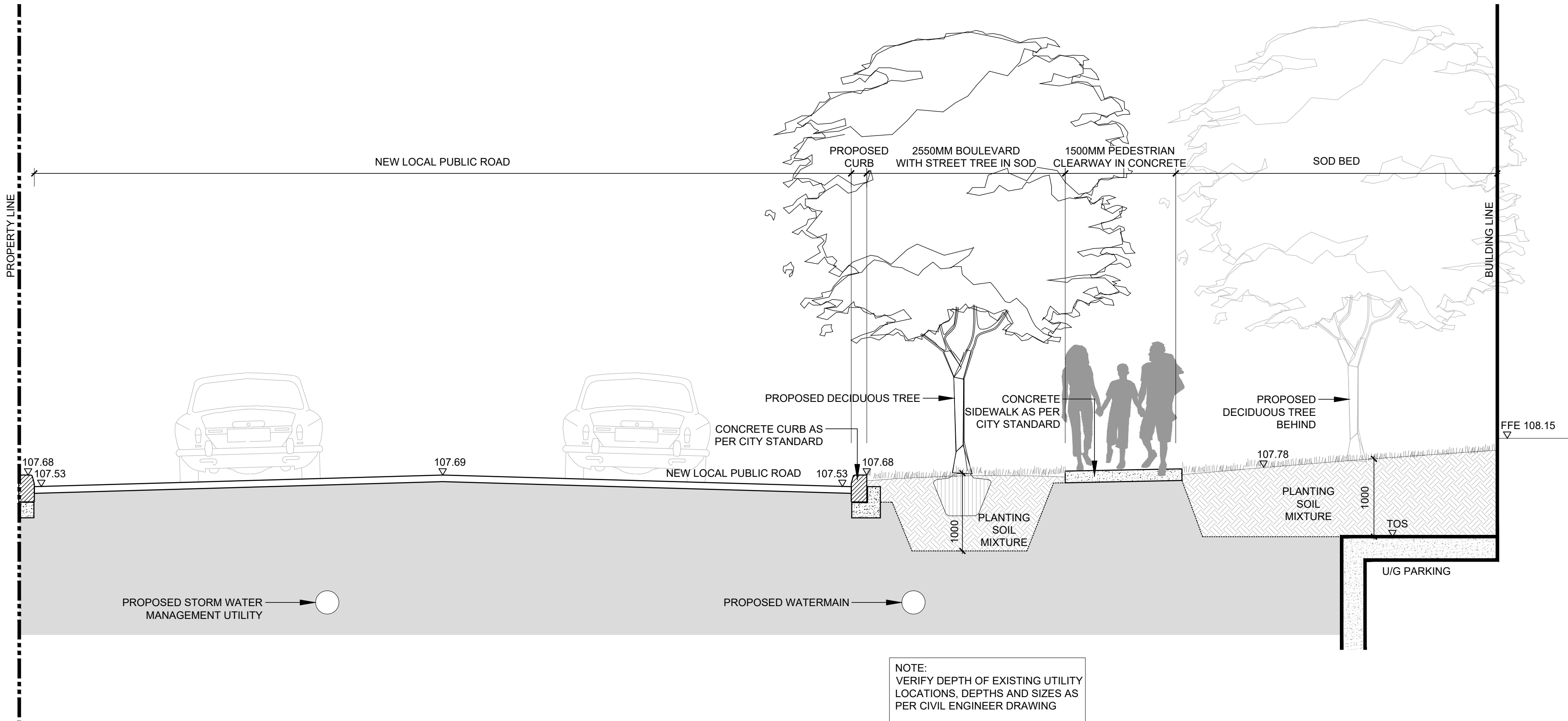
REVISIONS:
NO. DESCRIPTION. DATE. BY.

1 ISSUED FOR REZONING 14 JULY, 2025 DL
DESIGNED BY: DL CHECKED BY: TG

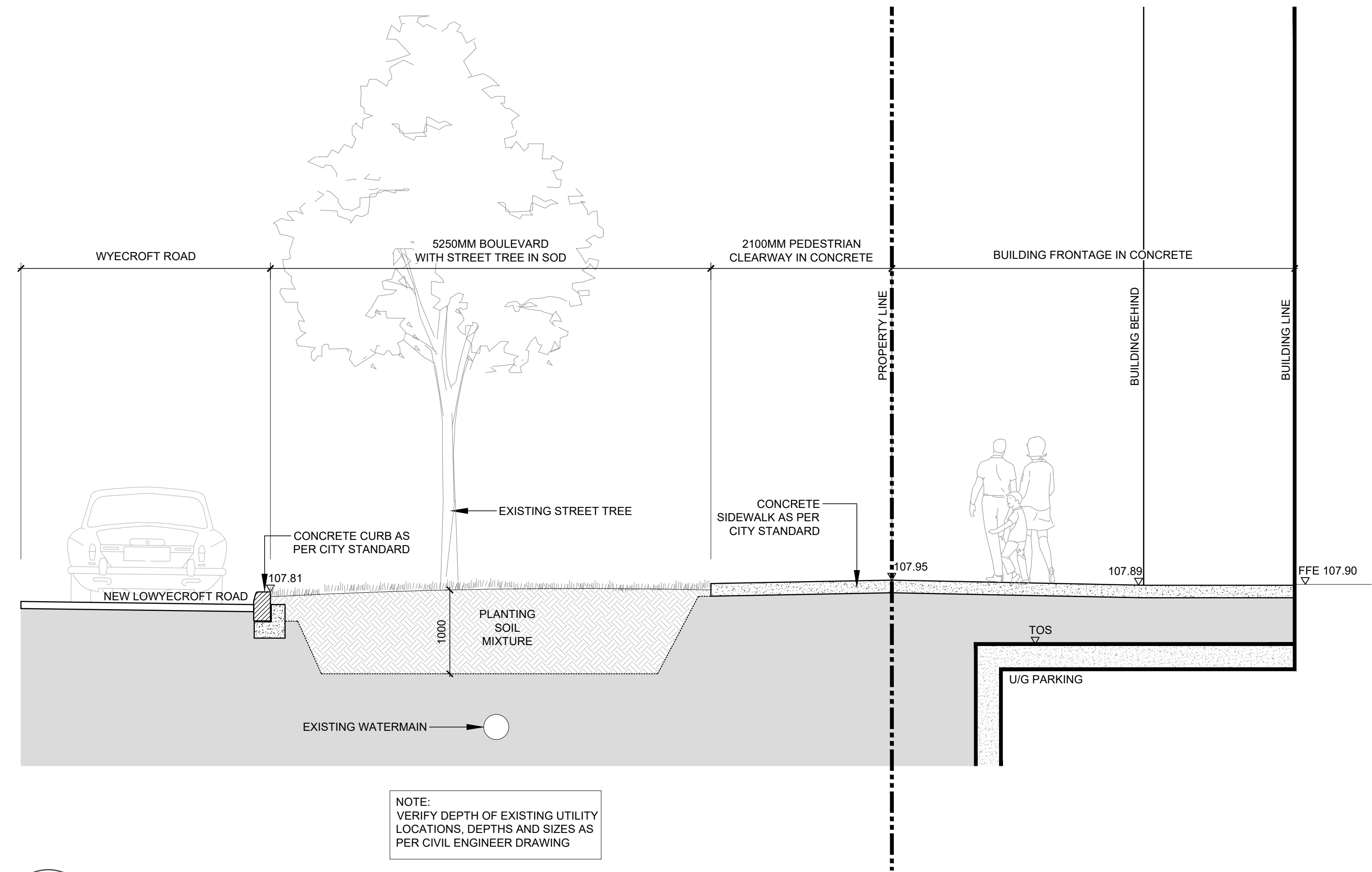
DRAWING TITLE:

COMPOSITE UTILITY PLAN
1:350

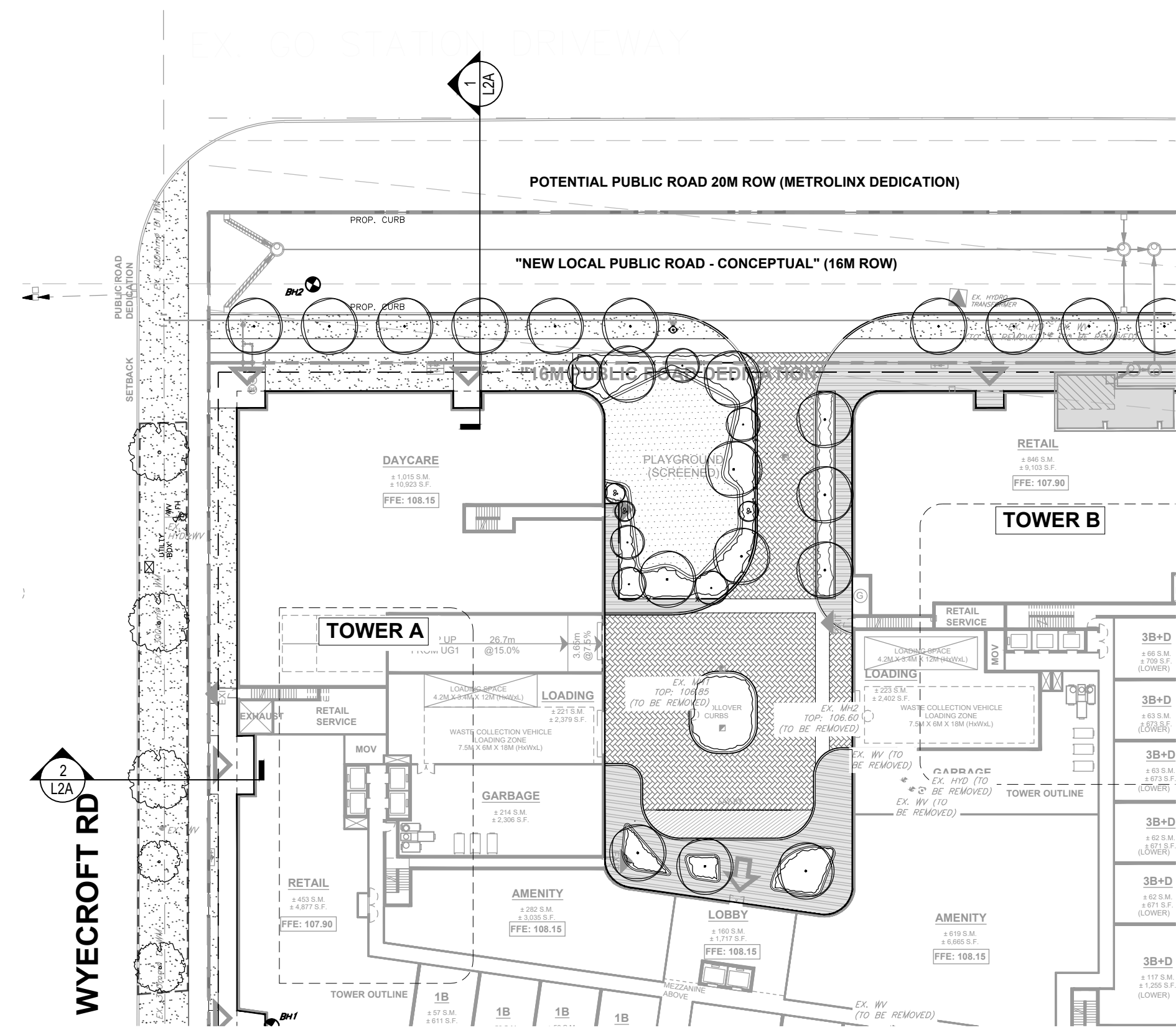




1
L2A
STREETSCAPE SECTION THROUGH EXISTING GO STATION DRIVEWAY
1:40

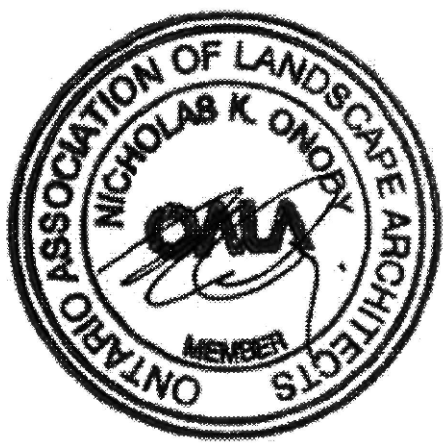


2
L2A
STREETSCAPE SECTION THROUGH WYECROFT ROAD
1:40



KEY PLAN
SCALE 1:500

NORTH



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REVISIONS:			
NO.	DESCRIPTION.	DATE.	BY.
1	ISSUED FOR REZONING	14 JULY, 2025	DL

DESIGNED BY: DL
CHECKED BY: TG

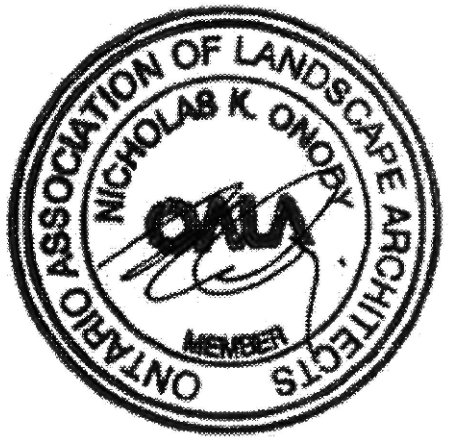
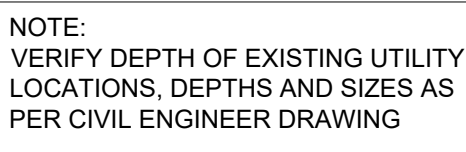
DRAWING TITLE :

LANDSCAPE SECTIONS
1:40

L2A

FOR
NBIM 2172 WYECROFT LP

APPLICATION NUMBER
XXXXXX



REVISIONS:			
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1 ISSUED FOR REZONING 14 JULY, 2025 DL

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TG

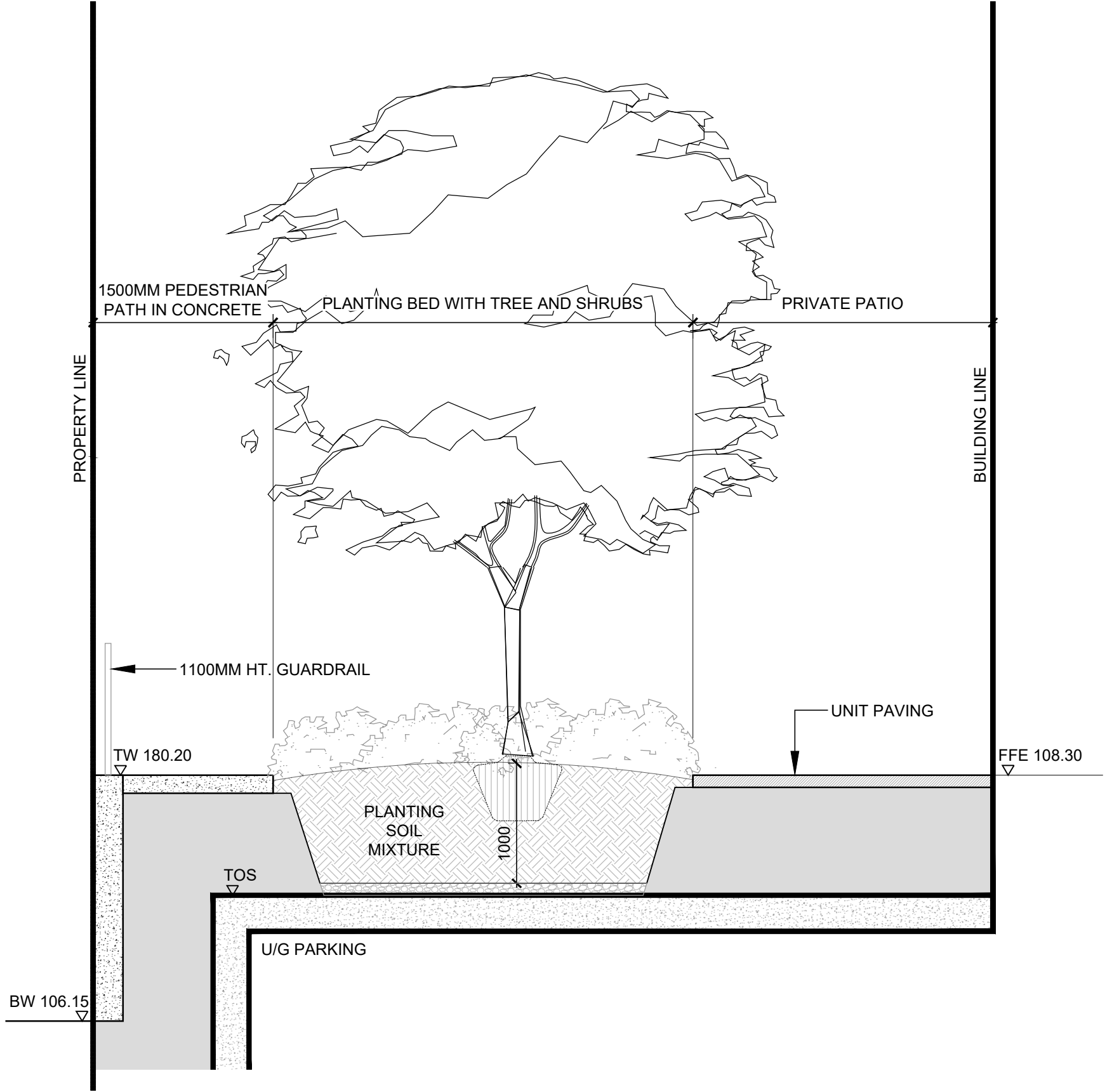
DRAWING TITLE :

2
L2B

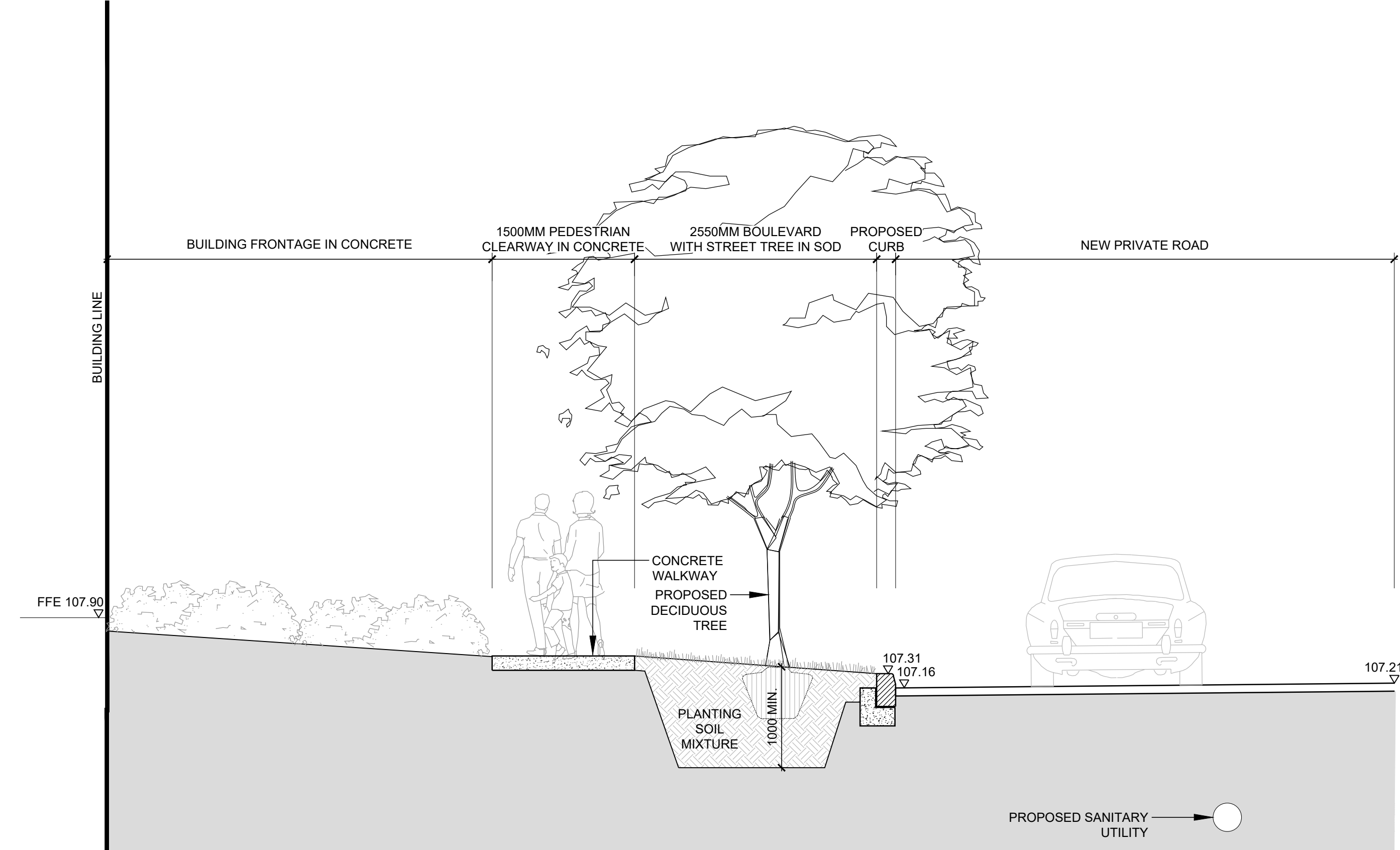
STREETSCAPE SECTION THROUGH CENTER BLOCK NEW LOCAL PUBLIC ROAD

1:40

L2B

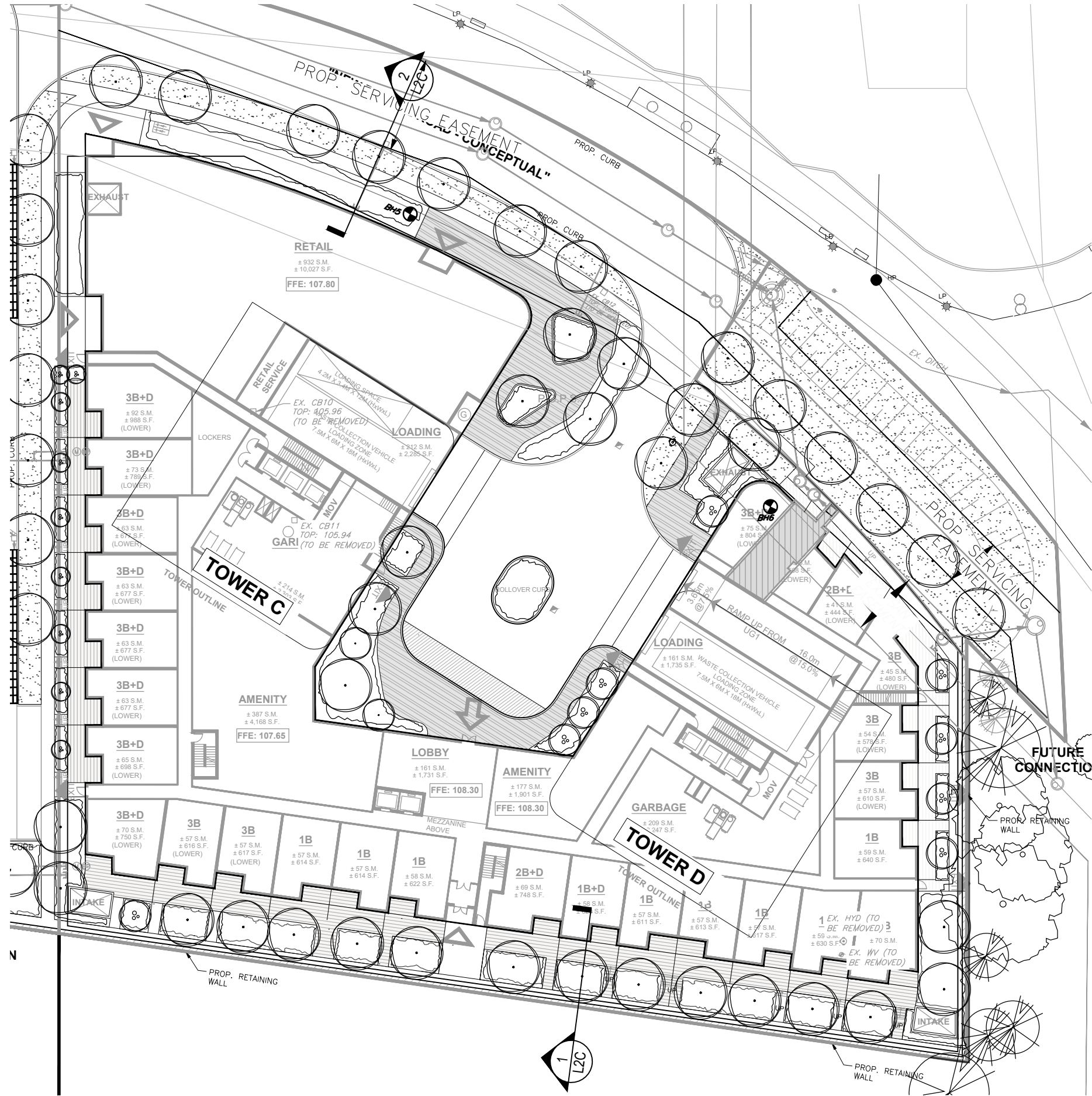


1 SECTION THROUGH PRIVATE PATIO
L2C 1:40



NOTE:
VERIFY DEPTH OF EXISTING UTILITY
LOCATIONS, DEPTHS AND SIZES AS
PER CIVIL ENGINEER DRAWING

2 STREETSCAPE SECTION THROUGH NEW PRIVATE ROAD
L2C 1:40



KEY PLAN
SCALE 1:500

O2
366 ADELAIDE STREET EAST . SUITE 437
TORONTO, M5A3X9, ONTARIO, CANADA
T 416.340.8100 F 416.340.8300 www.o2design.com

PROJECT
2172 WYECROFT ROAD
OAKVILLE, ON

FOR
NBIM 2172 WYECROFT LP

PROJECT NUMBER
240806

APPLICATION NUMBER
XXXXXX

NORTH



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REVISIONS:			
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1	ISSUED FOR REZONING	14 JULY, 2025	DL

DESIGNED BY: DL
CHECKED BY: TG

DRAWING TITLE :

LANDSCAPE SECTIONS
1:40

L2C

PROJECT
2172 WYECROFT ROAD
OAKVILLE, ON

FOR
NBIM 2172 WYECROFT LP

PROJECT NUMBER
240806

APPLICATION NUMBER
XXXXXX

LEGEND

- PROPERTY LINE
- - - EXTENT OF PROPOSED UNDERGROUND GARAGE
- - - TREE PROTECTION ZONE
- EXISTING DECIDUOUS TREE
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- PROPOSED SOD
- LOCKSTONE PAVING
- PROPOSED PLAY SURFACE
- CONCRETE PLANTER CURB
- PROPOSED METAL PICKET FENCE
- EXISTING LIGHT POLE

NORTH



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REVISIONS:
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1 ISSUED FOR REZONING 14 JULY, 2025 DL

DESIGNED BY: DL
CHECKED BY: TG

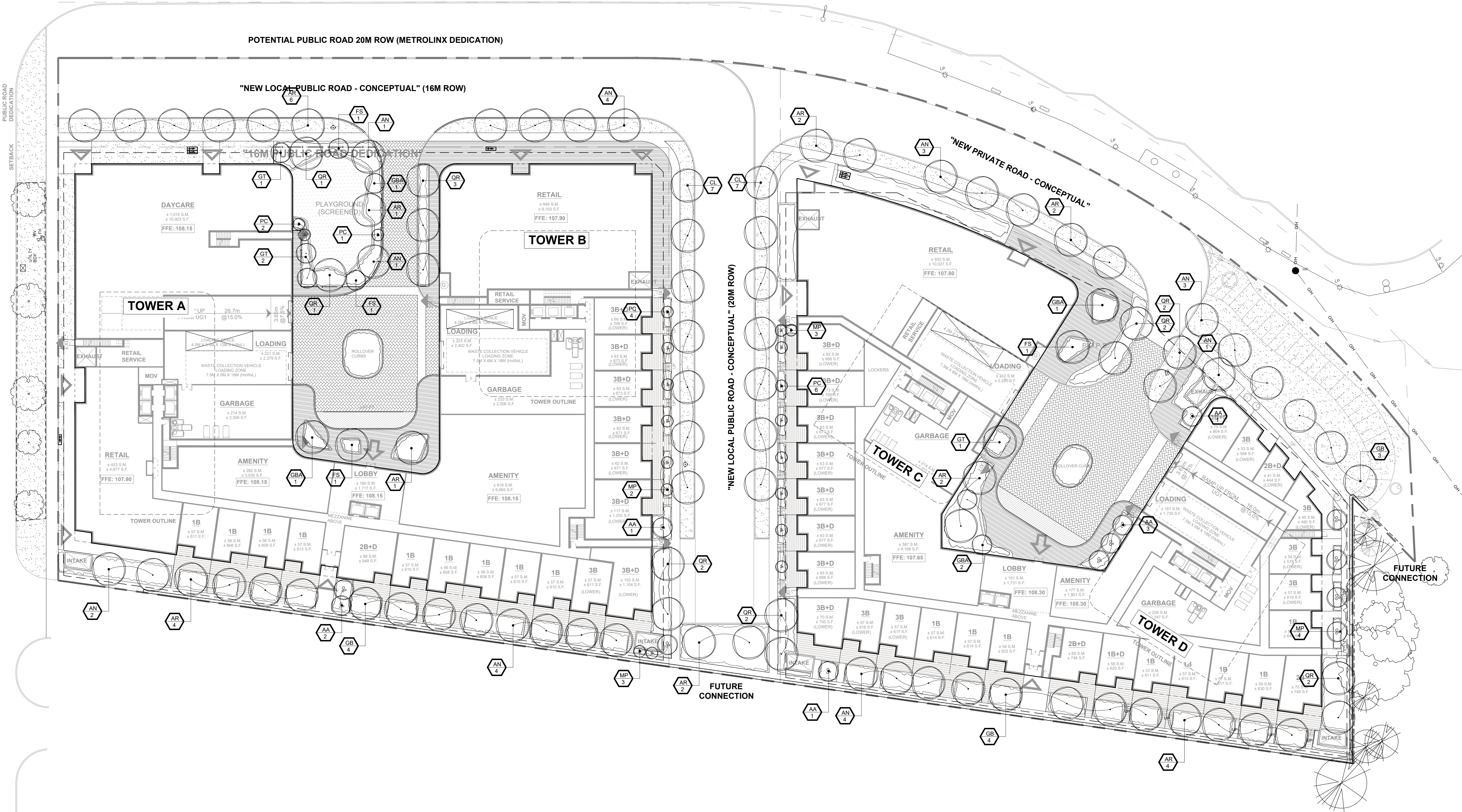
DRAWING TITLE :

PLANTING PLAN
1:350

PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE (MM)	HEIGHT (CM)	ROOT	REMARKS
DECIDUOUS TREES							
AN	23	ACER NIGRUM	BLACK MAPLE	70	-	B&B	NATIVE/ADAPTIVE; DROUGHT TOLERANT
AR	24	ACER REBRUM	RED MAPLE	70	-	B&B	NATIVE/ADAPTIVE; DROUGHT TOLERANT
CL	14	CARYA LACINIOSA	SHELLBARK HICKORY	70	-	B&B	NATIVE/ADAPTIVE; DROUGHT TOLERANT
FS	5	FAGUS SYLVATICA 'ROSEA-MARGINATA'	TRICOLOUR BEECH	70	-	B&B	-
GT	4	GLEDITSIA TRIACANTHOS	HONEY LOCUST	70	-	B&B	NATIVE/ADAPTIVE; DROUGHT TOLERANT
GB	11	GINKGO BILOBA	MAIDENHAIR TREE	70	-	B&B	NATIVE/ADAPTIVE; DROUGHT TOLERANT
GBA	5	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	70	-	B&B	DROUGHT TOLERANT
QR	16	QUERCUS RUBRA	RED OAK	70	-	B&B	NATIVE/ADAPTIVE; DROUGHT TOLERANT
MULTI-STEM TREES							
AA	8	AMELANCHIER ARBOREA	SERVICEBERRY	-	200	POTTED	NATIVE/ADAPTIVE; DROUGHT TOLERANT
MP	12	MALUS 'PRAIRIE FIRE'	PRAIRIE FIRE CRABAPPLE	-	200	POTTED	DROUGHT TOLERANT
PC	13	PYRUS CALLERYANA	CALLERY PEAR	-	200	POTTED	DROUGHT TOLERANT

WYECROFT RD



Development application guidelines ■ 3057 canopy cover plan and canopy calculation chart				
CANOPY CALCULATION CHART TEMPLATE				
Submit a separate chart for on-site condition and for development (municipal right-of-way)				
[R] References direction for compiling canopy coverage plan and chart				
FILE NAME				
FILE NUMBER				
CANOPY COVER TARGET [1]	10 % (based on land use)			
Tree #	Species	Category	Soil Volume per Tree (m³)	Canopy Area (m²)
Proposed Canopy On Site				
T1	Acer rubrum	L		
T2	Acer rubrum	L		
T3	Acer rubrum	L		
T4	Acer rubrum	L		
T5	Acer rubrum	L		
T6	Acer rubrum	L	134.6	
T7	Quercus rubra	M		
T8	Fagus sylvatica 'Rosae-marginal'	M		
T9	Acer rubrum	L		
T10	Acer rubrum	L		
T11	Girgiso biloba Autumn gold	M		
T12	Acer rubrum	L	87.3	584.4
T13	Acer rubrum	L		
T14	Fagus sylvatica 'Rosae-marginal'	M		
T15	Quercus rubra	L		
T16	Gleditsia triacanthos	M		
T17	Gleditsia triacanthos	M	67.5	181.8
T18	Quercus rubra	L		
T19	Quercus rubra	L		
T20	Quercus rubra	L	65.3	185.3
T21	Girgiso biloba Autumn gold	M		
T22	Fagus sylvatica 'Rosae-marginal'	M	26.7	38.5
T23	Acer rubrum	L	24.7	63.6
T24	Acer rubrum	L		
T25	Acer rubrum	L		
T26	Acer rubrum	L	98.5	248.9
T27	Acer rubrum	L		
T28	Carya laetifolia	L		
T29	Carya laetifolia	L		
T30	Carya laetifolia	L		
T31	Carya laetifolia	L		
T32	Carya laetifolia	L		
T33	Carya laetifolia	L		
T34	Carya laetifolia	L	183.0	
T35	Pinus californica	M	8.0	
T36	Pinus californica	M	8.0	
T37	Pinus californica	M	8.0	
T38	Pinus californica	M	8.0	
T39	Malus 'Prairie fire'	S	12.8	413.6
T40	Malus 'Prairie fire'	S		

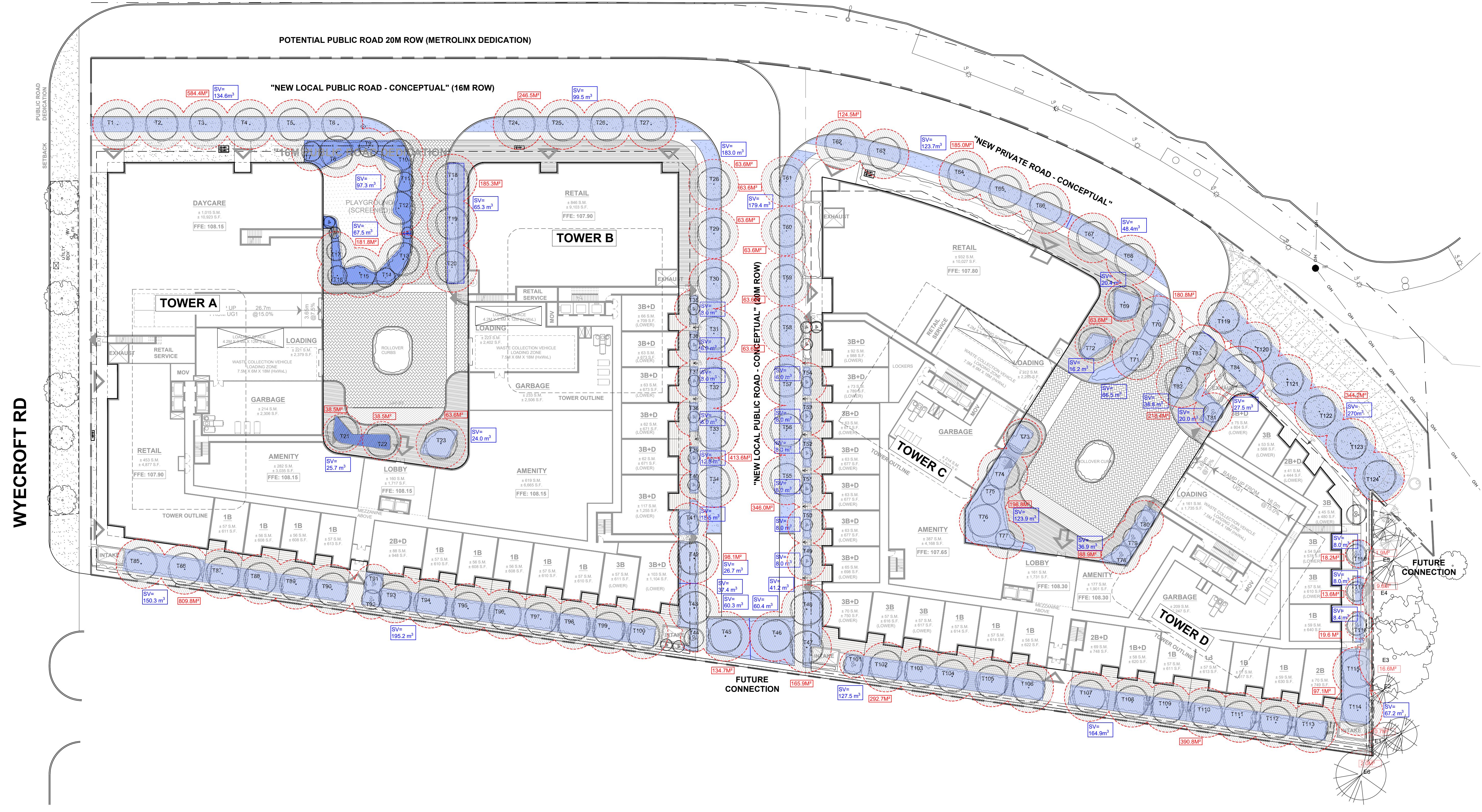
T41	Ameiandier arborea	M	18.5	
T42	Quercus rubra	L	26.7	68.1
T43	Quercus rubra	L		
T44	Malus 'Prairie fire'	S	37.4	
T45	Acer rubrum	L	60.3	134.7
T46	Acer rubrum	L	60.4	
T47	Quercus rubra	L		
T48	Quercus rubra	L	41.2	165.9
T49	Pinus californica	M	8.0	
T50	Pinus californica	M	8.0	
T51	Pinus californica	M	8.0	
T52	Pinus californica	M	8.0	
T53	Pinus californica	M	8.0	
T54	Pinus californica	M	8.0	
T55	Carya laetifolia	L		
T56	Carya laetifolia	L		
T57	Carya laetifolia	L	88.7	348.0
T58	Carya laetifolia	L		
T59	Carya laetifolia	L		
T60	Carya laetifolia	L		
T61	Carya laetifolia	L		
T62	Carya laetifolia	L	88.7	63.6
T63	Acer rubrum	L		
T64	Acer rubrum	L		
T65	Acer rubrum	L		
T66	Acer rubrum	L		
T67	Acer rubrum	L		
T68	Acer rubrum	L	123.7	185.0
T69	Acer rubrum	L		
T70	Acer rubrum	L	48.4	
T71	Girgiso biloba Autumn gold	M	20.4	
T72	Quercus rubra	L		
T73	Quercus rubra	L	66.5	160.8
T74	Fagus sylvatica 'Rosae-marginal'	M	18.2	63.6
T75	Gleditsia triacanthos	M		
T76	Gleditsia triacanthos	M		
T77	Girgiso biloba Autumn gold	M		
T78	Acer rubrum	L		
T79	Ameiandier arborea	M	123.9	188.8
T80	Ameiandier arborea	M		
T81	Ameiandier arborea	M	20.0	
T82	Quercus rubra	L	38.8	
T83	Acer rubrum	L	27.5	218.4
T84	Acer rubrum	L		
T85	Acer rubrum	L		
T86	Acer rubrum	L		
T87	Acer rubrum	L		
T88	Acer rubrum	L		
T89	Acer rubrum	L		
T90	Acer rubrum	L		
T91	Ameiandier arborea	M		
T92	Ameiandier arborea	M		
T93	Girgiso biloba	L		
T94	Girgiso biloba	L		

T95	Girgiso biloba	L		
T96	Girgiso biloba	L		
T97	Acer rubrum	L		
T98	Acer rubrum	L		
T99	Acer rubrum	L		
T100	Acer rubrum	L	185.2	509.8
T101	Ameiandier arborea	M		
T102	Acer rubrum	L		
T103	Acer rubrum	L		
T104	Acer rubrum	L		
T105	Acer rubrum	L		
T106	Acer rubrum	L		
T107	Girgiso biloba	L	137.5	292.7
T108	Girgiso biloba	L		
T109	Girgiso biloba	L		
T110	Acer rubrum	L		
T111	Acer rubrum	L		
T112	Acer rubrum	L		
T113	Acer rubrum	L	164.9	390.8
T114	Quercus rubra	L		
T115	Quercus rubra	L	67.2	97.1
T116	Malus 'Prairie fire'	S	8.4	19.8
T117	Malus 'Prairie fire'	S	8.0	13.9
T118	Acer rubrum	L	8.0	18.2
T119	Acer rubrum	L		
T120	Acer rubrum	L		
T121	Acer rubrum	L		
T122	Girgiso biloba	L		
T123	Girgiso biloba	L		
T124	Girgiso biloba	L	270	344.2

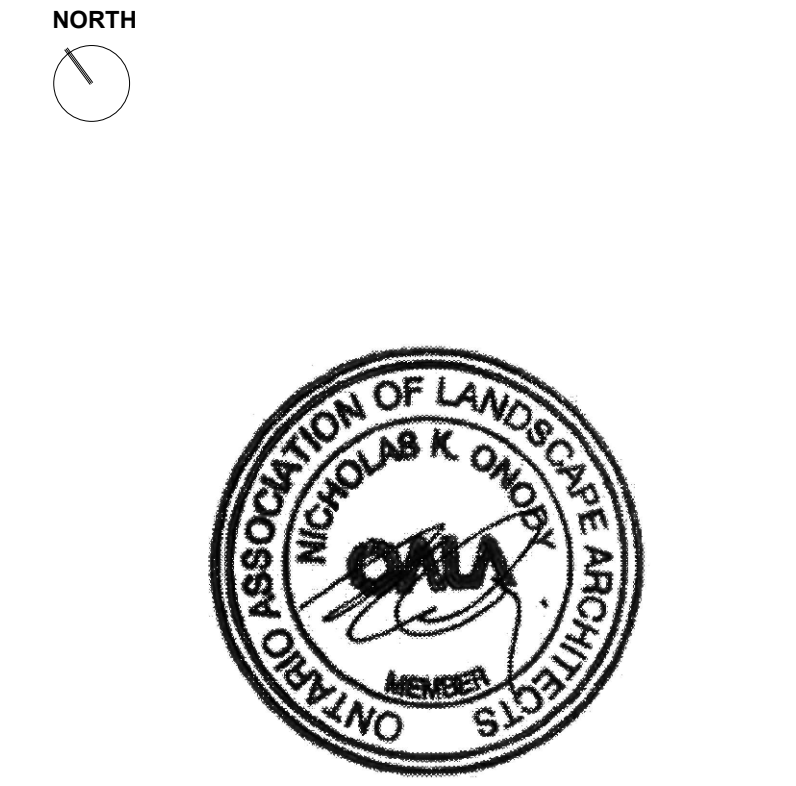
Existing Canopy On Site [5]			
		Subtotal of proposed canopy	3999.5
		Subtotal of existing canopy	
		multiplied by bonus factor of 1.5	
		Subtotal of existing overhanging canopy	38.2

Existing Canopy Overhanging Site [6]			
E1	Picea pungens		0.7
E2	Picea pungens		16.6
E3	Acer platanoides		9.8
E4	Acer platanoides		1.8
E5	Picea sylvatica		2.0
E6	Acer saccharinum		

total # of Trees	130	Total Canopy Area (m²)	3937.6
Canopy Summary			
Total Site Area			
Canopy Cover Target by Land Use [1]			
Proposed Site Canopy Cover by 2027			
Parking Area Summary [7]			
Total Parking Spaces Proposed			
Total # of Trees In or within 5m of Parking Area			
3 (4-FEB2025)			



- LEGEND
- PROPERTY LINE
 - - - EXTENT OF PROPOSED UNDERGROUND GARAGE
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 - PROPOSED PLANTING
 - PROPOSED SOD
 - LOCKSTONE PAVING
 - PROPOSED PLAY SURFACE
 - CONCRETE PLAYER CURB
 - PROPOSED METAL PICKET FENCE
 - EXISTING LIGHT POLE
 - PROJECTED CANOPY COVERAGE OF EXISTING TREES
 - PROJECTED CANOPY COVERAGE
 - LARGE STATURE TREES- 9m
 - MEDIUM STATURE TREES- 7m
 - SMALL STATURE TREES- 5m
 - SOIL VOLUME AREA



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REVISIONS:	NO.	DESCRIPTION.	DATE.	BY.
1	ISSUED FOR REZONING		14 JULY, 2025	DL

DESIGNED BY: DL
CHECKED BY: TG

DRAWING TITLE:

TREE CANOPY PLAN
1:350