

**PROJECT**  
**2172 WYECROFT ROAD**  
 OAKVILLE, ON

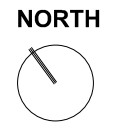
**FOR**  
 NBIM 2172 WYECROFT LP

**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
- CONCRETE PLANTER CURB
- - - PROPOSED FENCE AND GATE
- PROPOSED SOLID SCREEN
- EXISTING LIGHT POLE



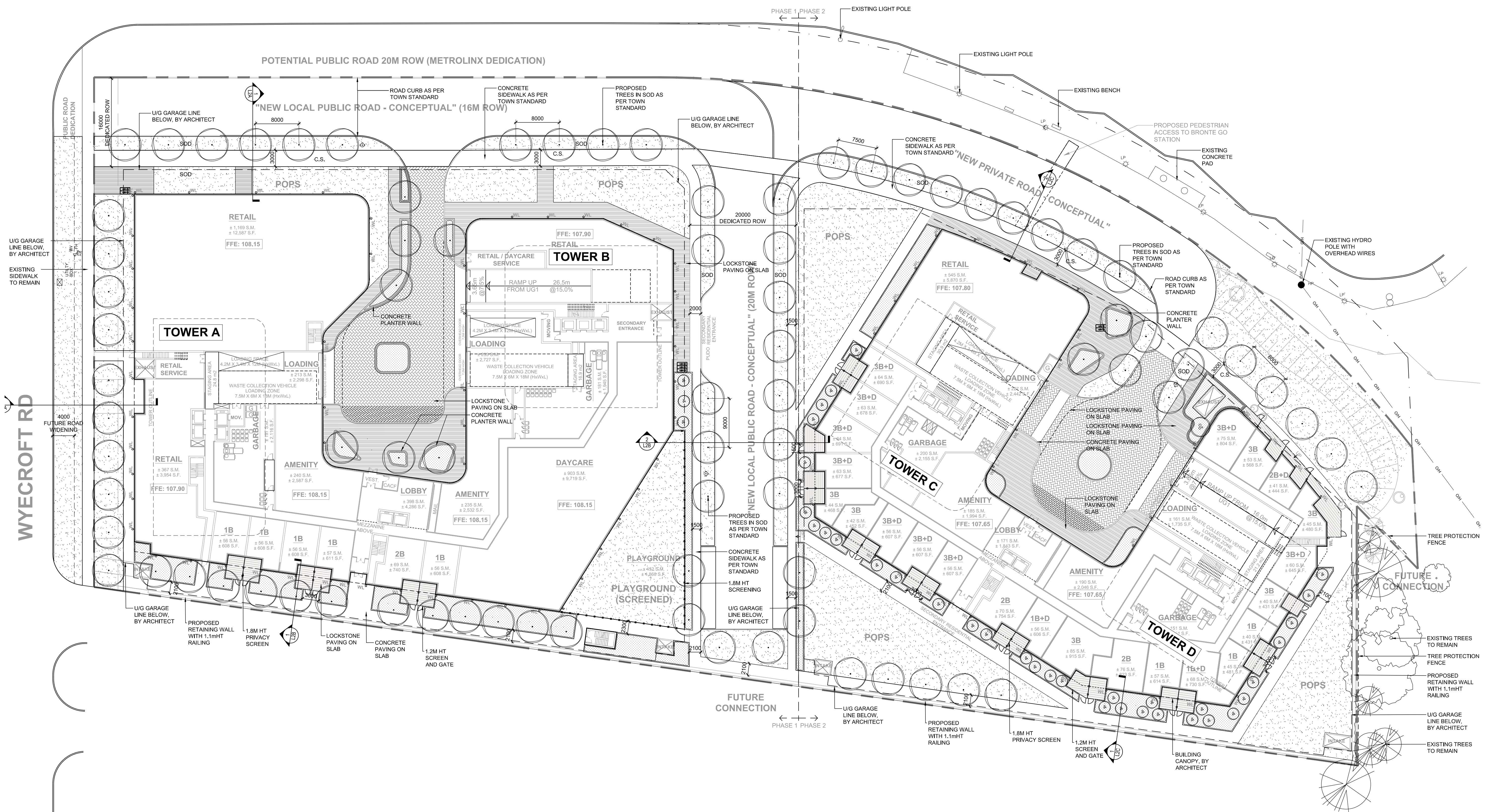
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|            | 2   | ISSUED FOR REZONING | 17 MAR, 2026  | HP  |
|            | 1   | ISSUED FOR REZONING | 14 JULY, 2025 | DL  |

DESIGNED BY: **DL** CHECKED BY: **TG**

DRAWING TITLE:

**LANDSCAPE MASTERPLAN**  
 1:350



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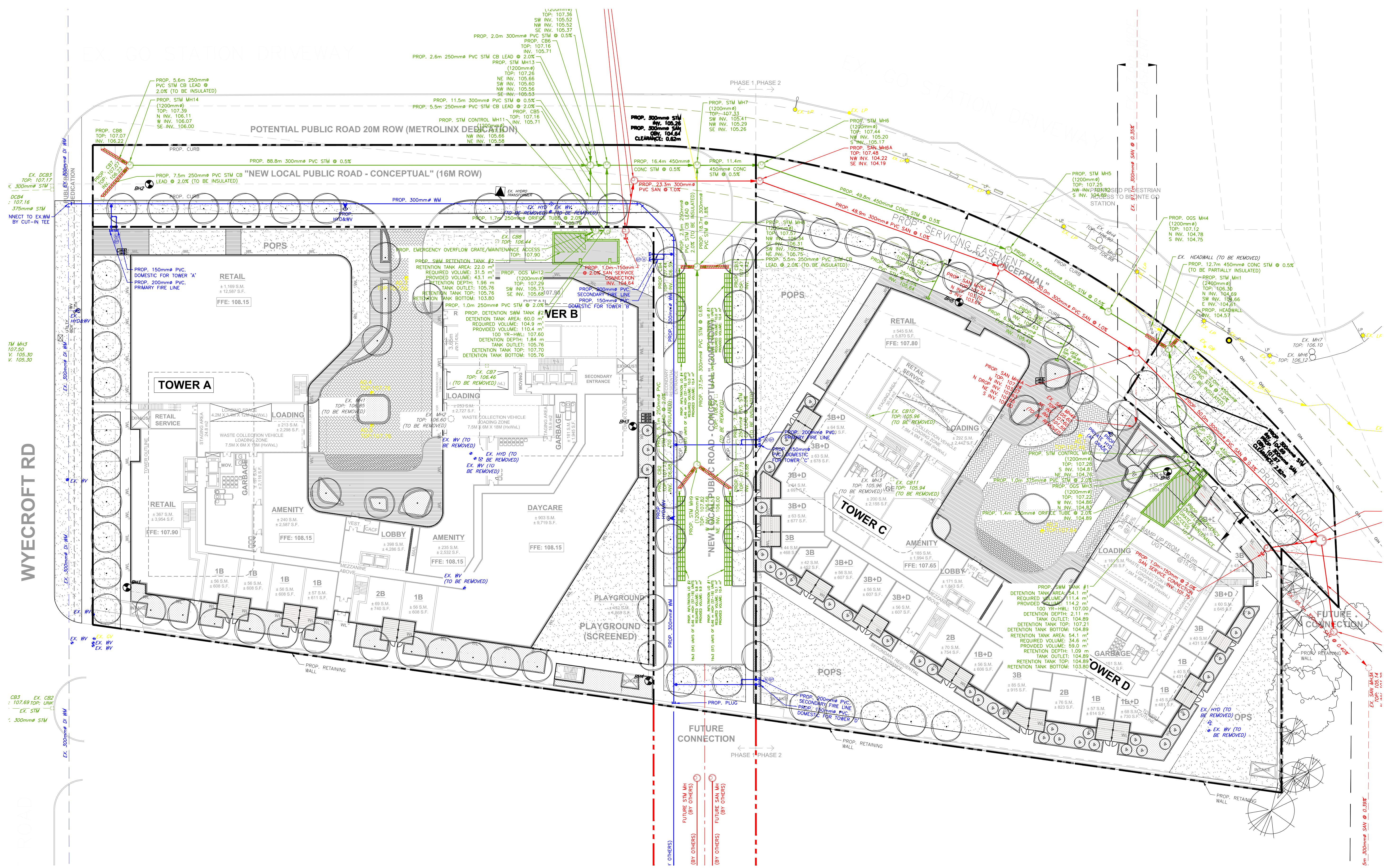
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**COMPOSITE UTILITY PLAN**  
 1:350



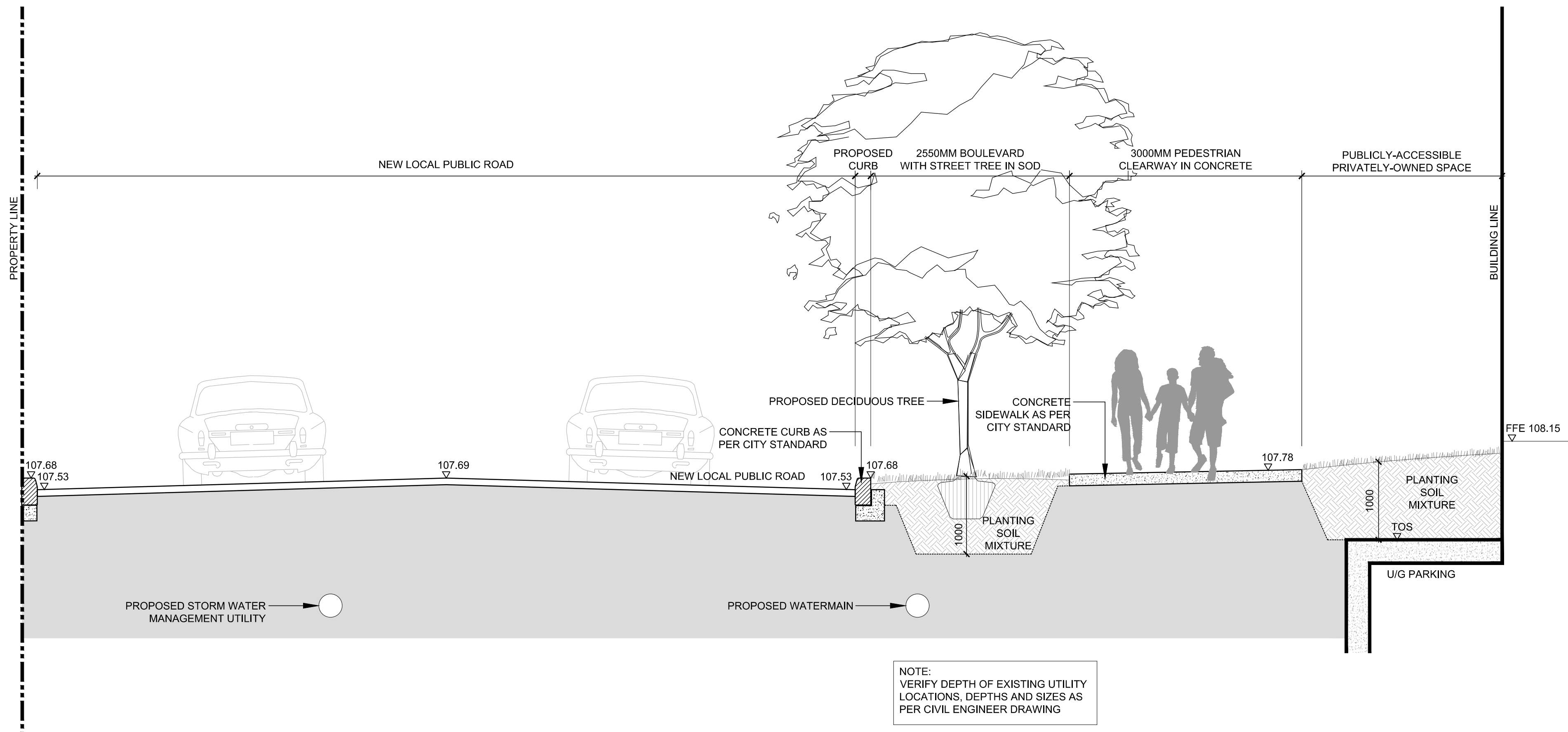
**WYECROFT RD**

**POTENTIAL PUBLIC ROAD 20M ROW (METROLINX DEDICATION)**

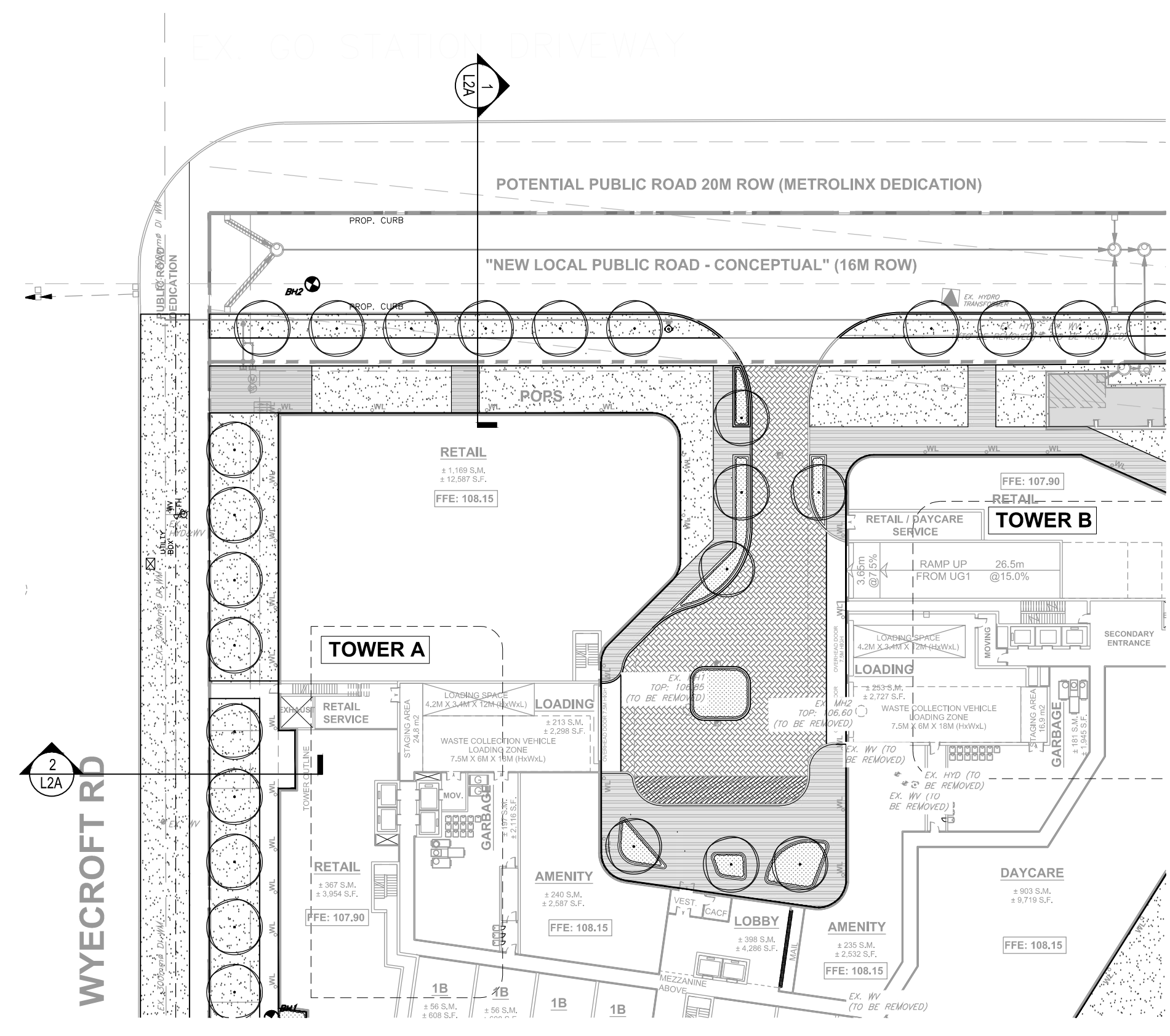
**"NEW LOCAL PUBLIC ROAD - CONCEPTUAL" (16M ROW)**

**PHASE 1 PHASE 2**

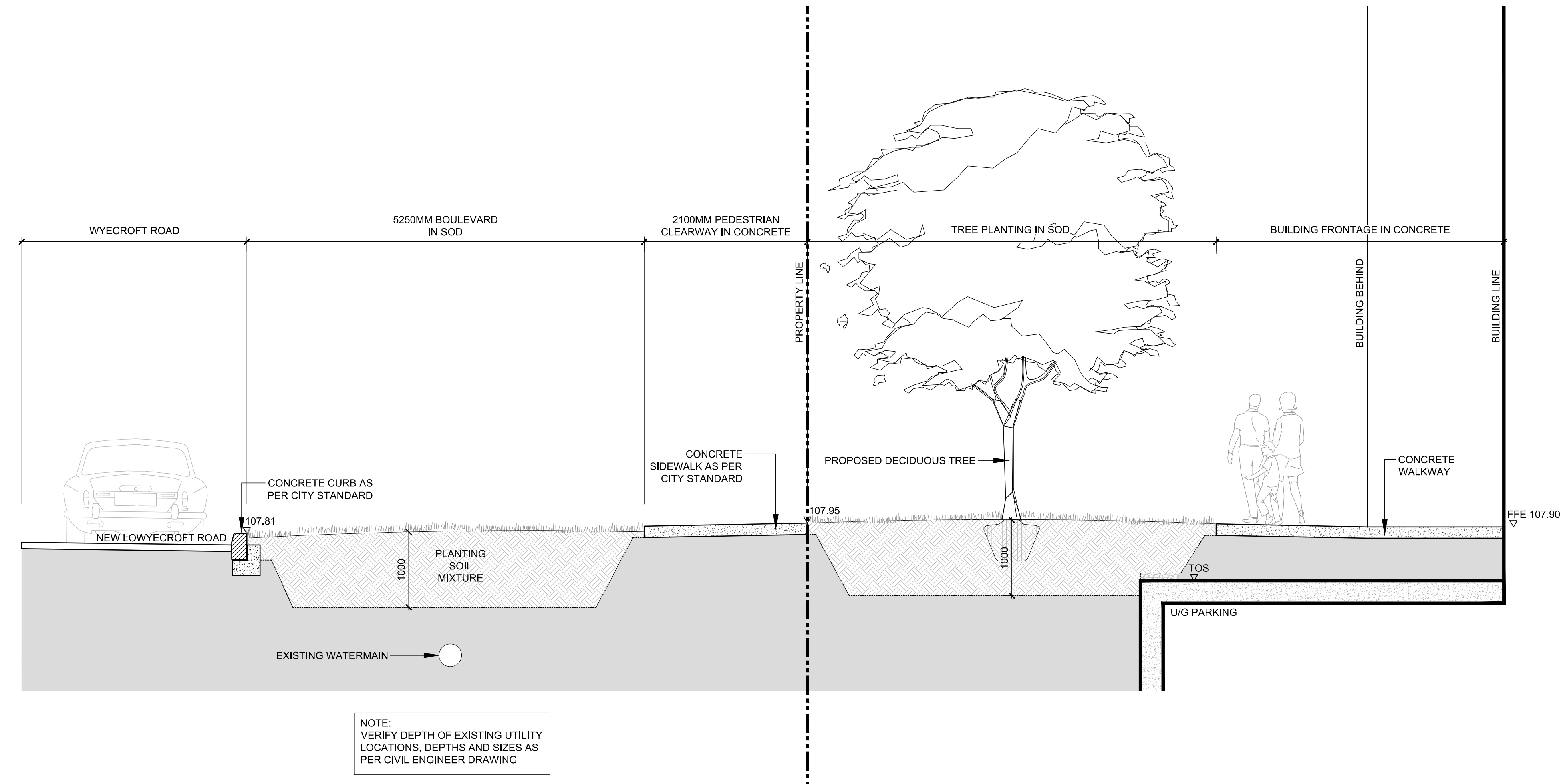
**FUTURE CONNECTION**



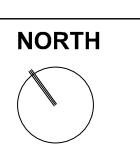
**1** STREETScape SECTION THROUGH EXISTING GO STATION DRIVEWAY  
 L2A 1:40



KEY PLAN  
 SCALE 1:500



**2** STREETScape SECTION THROUGH WYECROFT ROAD  
 L2A 1:40



**NOT FOR CONSTRUCTION**

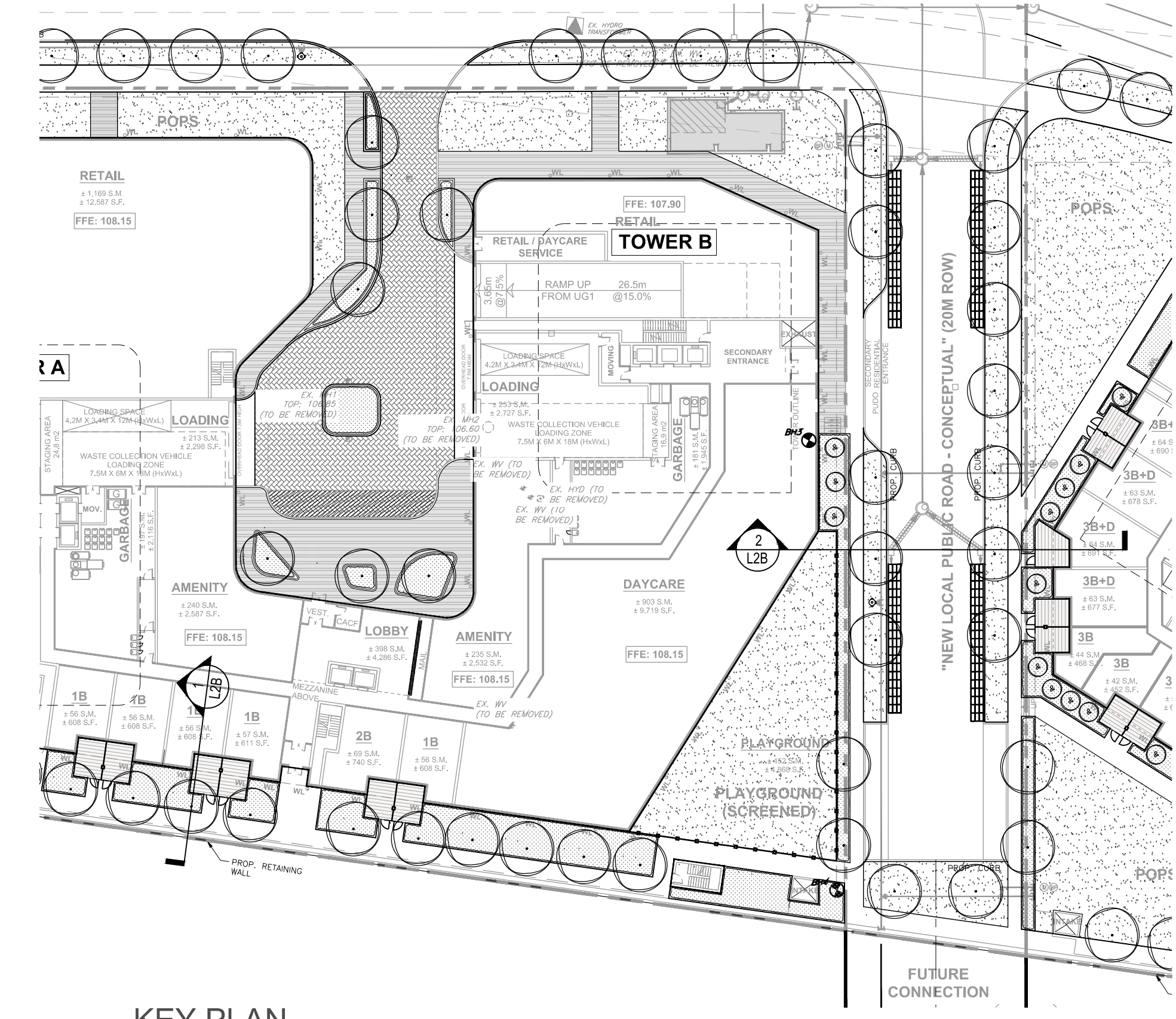
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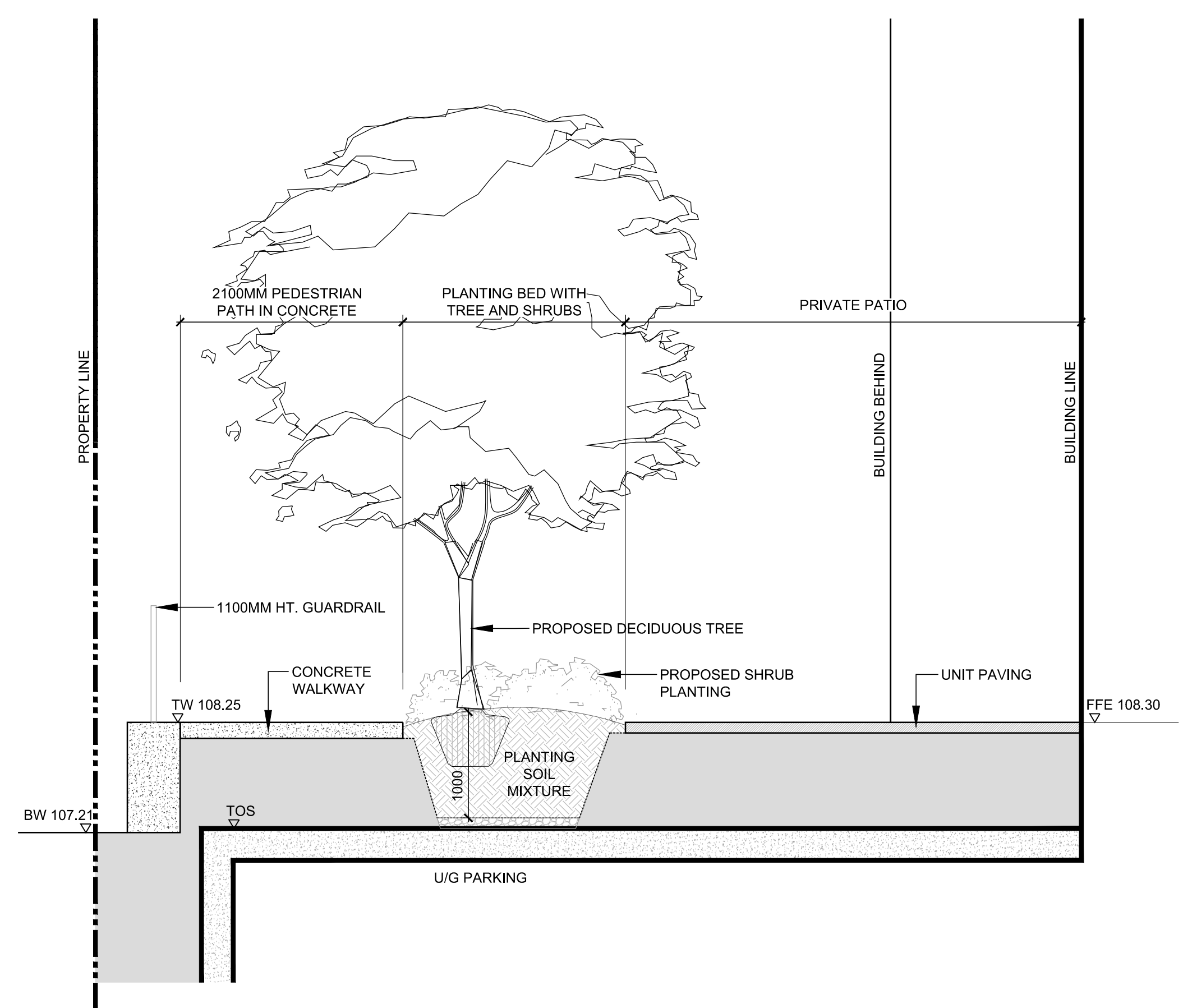
DRAWING TITLE:

LANDSCAPE SECTIONS  
 1:40

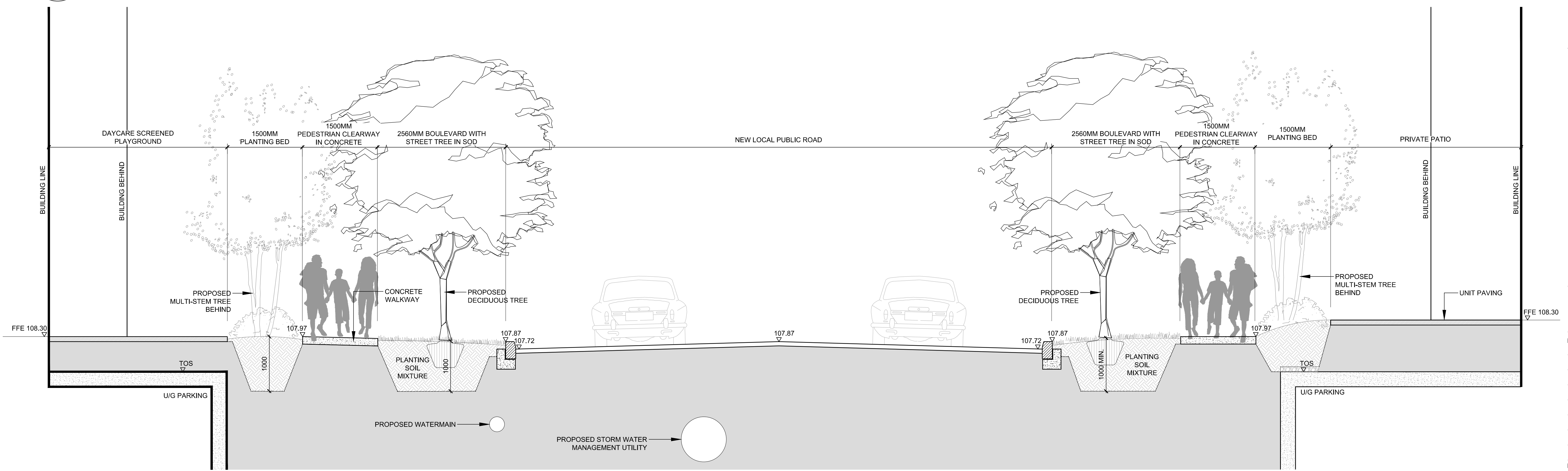
L2A



KEY PLAN  
 SCALE 1:500

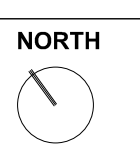


1 SECTION THROUGH PRIVATE PATIO  
 L2B 1:40



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

2 STREETSCAPE SECTION THROUGH CENTER BLOCK NEW LOCAL PUBLIC ROAD  
 L2B 1:40



**NOT FOR CONSTRUCTION**

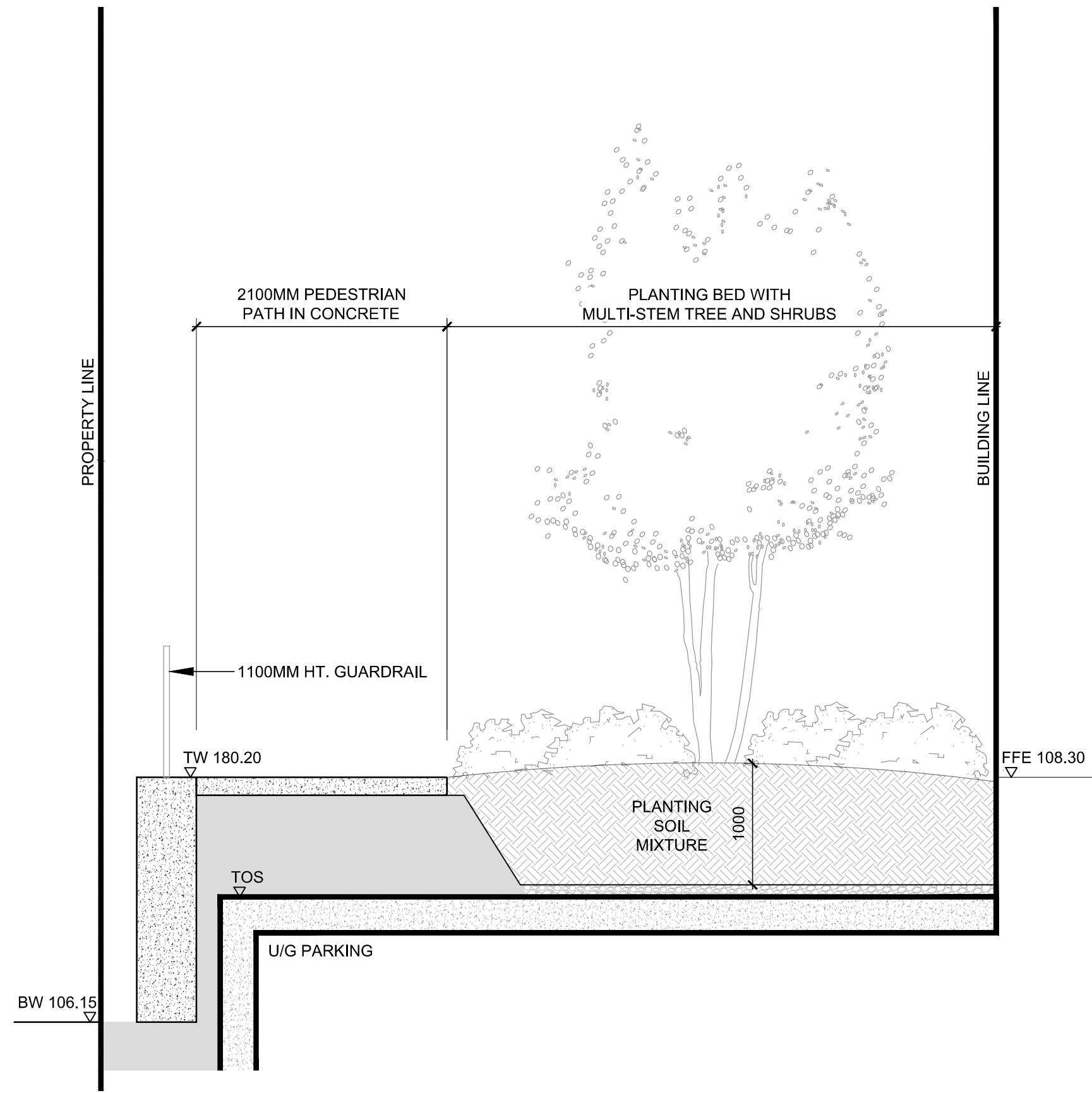
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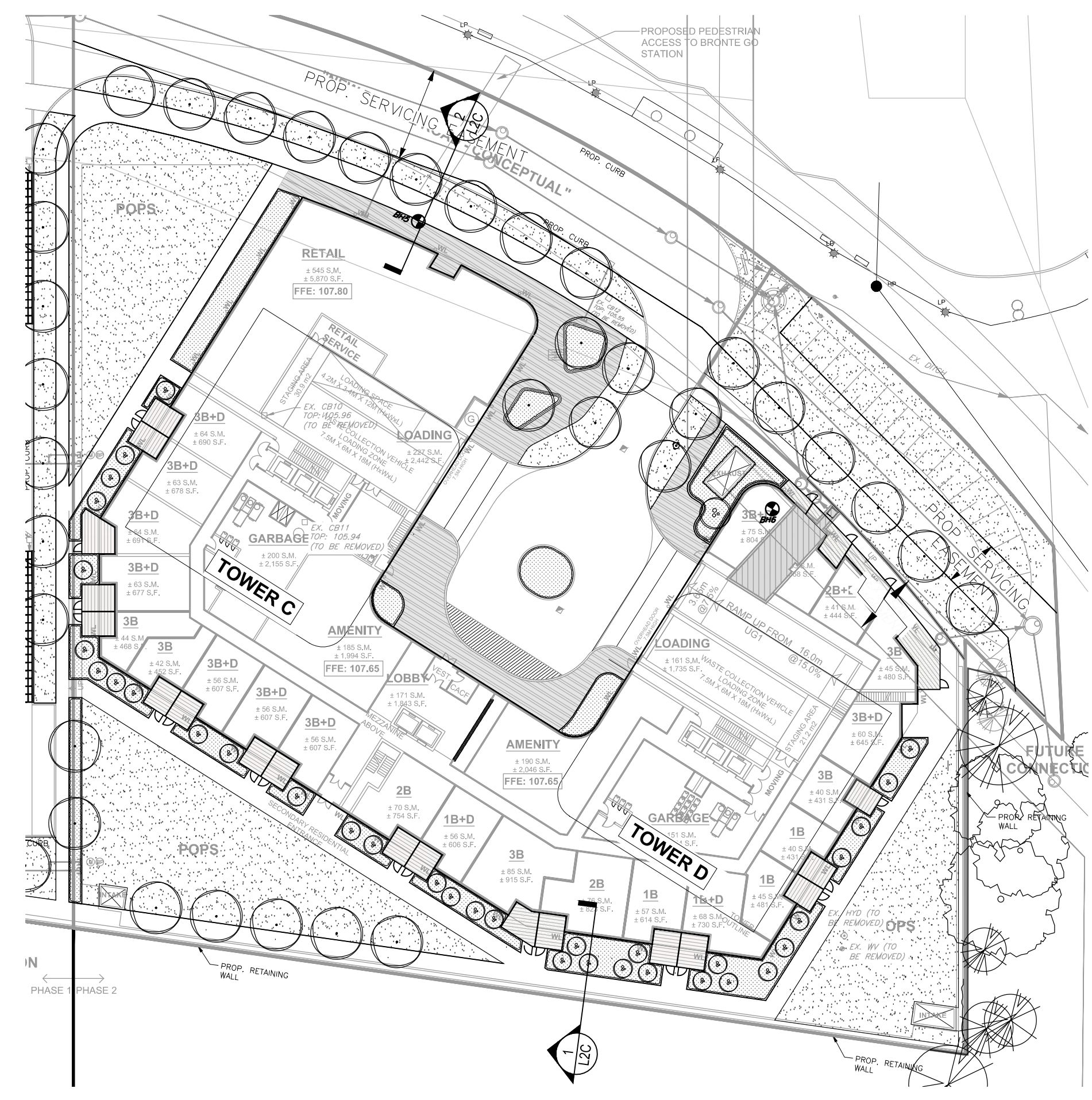
DRAWING TITLE:

LANDSCAPE SECTIONS  
 1:40

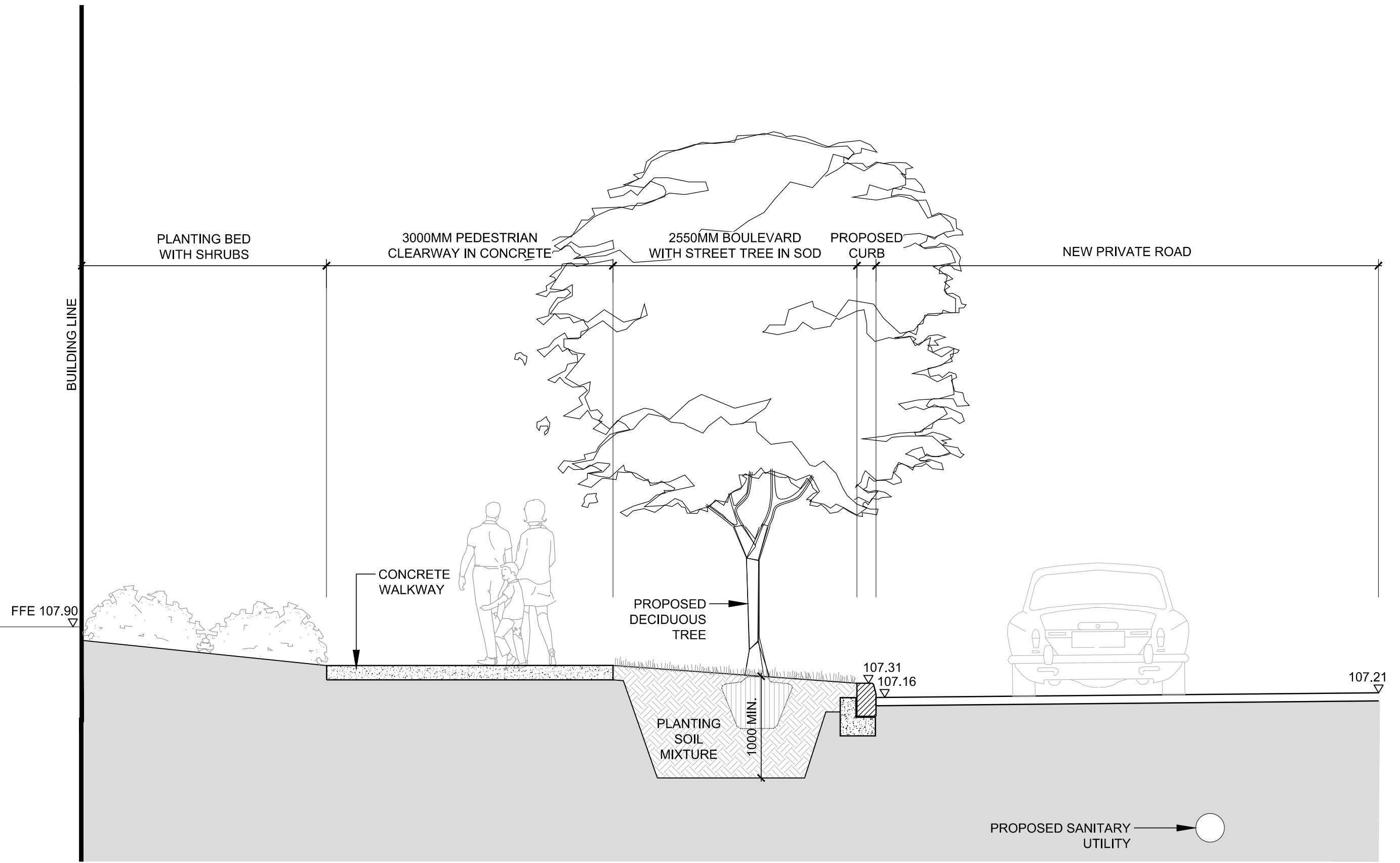
L2B



**1** SECTION THROUGH PRIVATE PATIO  
 L2C 1:40

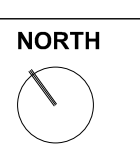


**KEY PLAN**  
 SCALE 1:500



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**2** STREETScape SECTION THROUGH NEW PRIVATE ROAD  
 L2C 1:40



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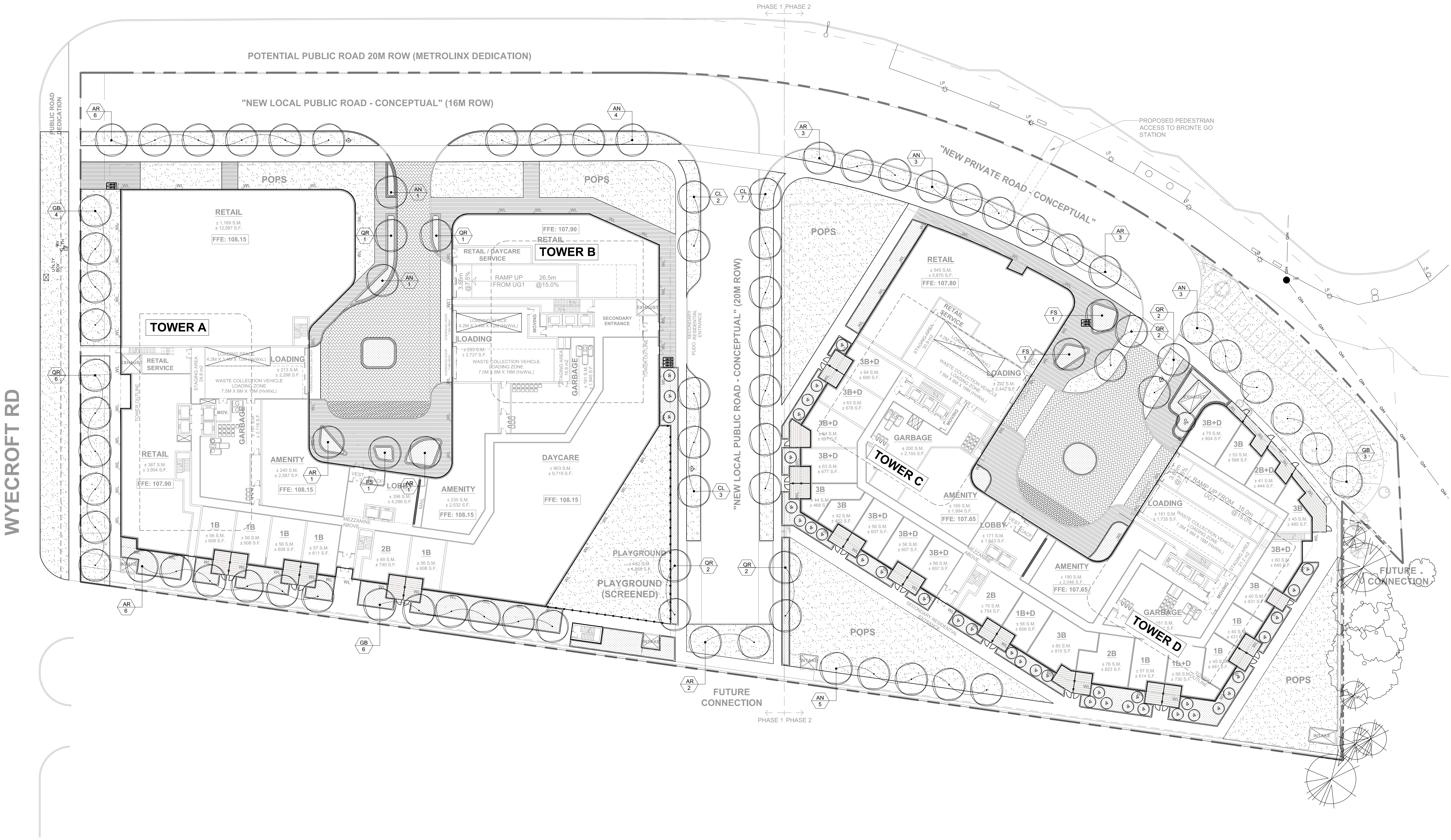
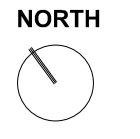
DRAWING TITLE :

LANDSCAPE SECTIONS  
 1:40

| PLANTING SCHEDULE      |      |                                   |                   |           |             |      |                                   |
|------------------------|------|-----------------------------------|-------------------|-----------|-------------|------|-----------------------------------|
| KEY                    | QTY. | BOTANICAL NAME                    | COMMON NAME       | SIZE (MM) | HEIGHT (CM) | ROOT | REMARKS                           |
| <b>DECIDUOUS TREES</b> |      |                                   |                   |           |             |      |                                   |
| AN                     | 17   | ACER NIGRUM                       | BLACK MAPLE       | 70        | -           | B&B  | NATIVE/ADAPTIVE; DROUGHT TOLERANT |
| AR                     | 22   | ACER REBRUM                       | RED MAPLE         | 70        | -           | B&B  | NATIVE/ADAPTIVE; DROUGHT TOLERANT |
| CL                     | 12   | CARYA LACINIOSA                   | SHELLBARK HICKORY | 70        | -           | B&B  | NATIVE/ADAPTIVE; DROUGHT TOLERANT |
| FS                     | 3    | FAGUS SYLVATICA 'ROSEA-MARGINATA' | TRICOLOUR BEECH   | 70        | -           | B&B  | -                                 |
| GB                     | 13   | GINKGO BILOBA                     | MAIDENHAIR TREE   | 70        | -           | B&B  | NATIVE/ADAPTIVE; DROUGHT TOLERANT |
| QR                     | 16   | QUERCUS RUBRA                     | RED OAK           | 70        | -           | B&B  | NATIVE/ADAPTIVE; DROUGHT TOLERANT |

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PLANTING PLAN  
 1:350

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  - PROPOSED FENCE AND GATE
  - PROPOSED SOLID SCREEN
  - EXISTING LIGHT POLE
  - PROJECTED CANOPY COVERAGE OF EXISTING TREES
  - PROJECTED CANOPY COVERAGE LARGE STATURE TREES- 9m
  - PROJECTED CANOPY COVERAGE MEDIUM STATURE TREES- 7m
  - PROJECTED CANOPY COVERAGE SMALL STATURE TREES- 5m
  - SOIL VOLUME AREA

Development application guidelines ■ 3037 canopy cover plan and canopy calculation chart

**CANOPY CALCULATION CHART TEMPLATE**

Submit a separate chart for on-site condition and to developer (most recent right-of-way)

(\*) References direction for compiling canopy coverage plan and chart

FILE NUMBER \_\_\_\_\_

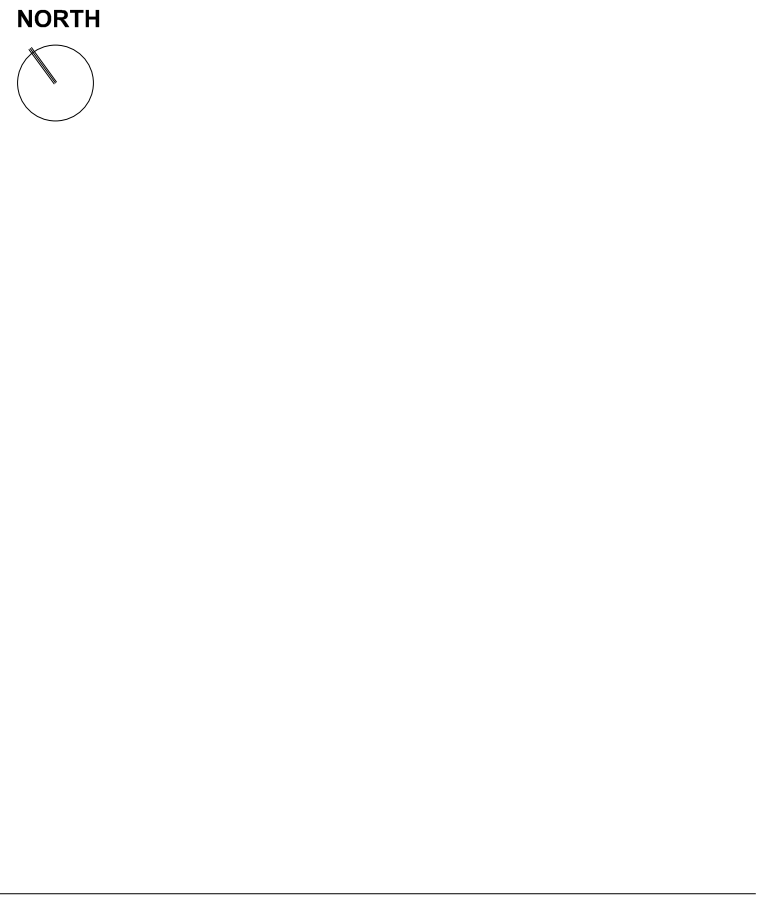
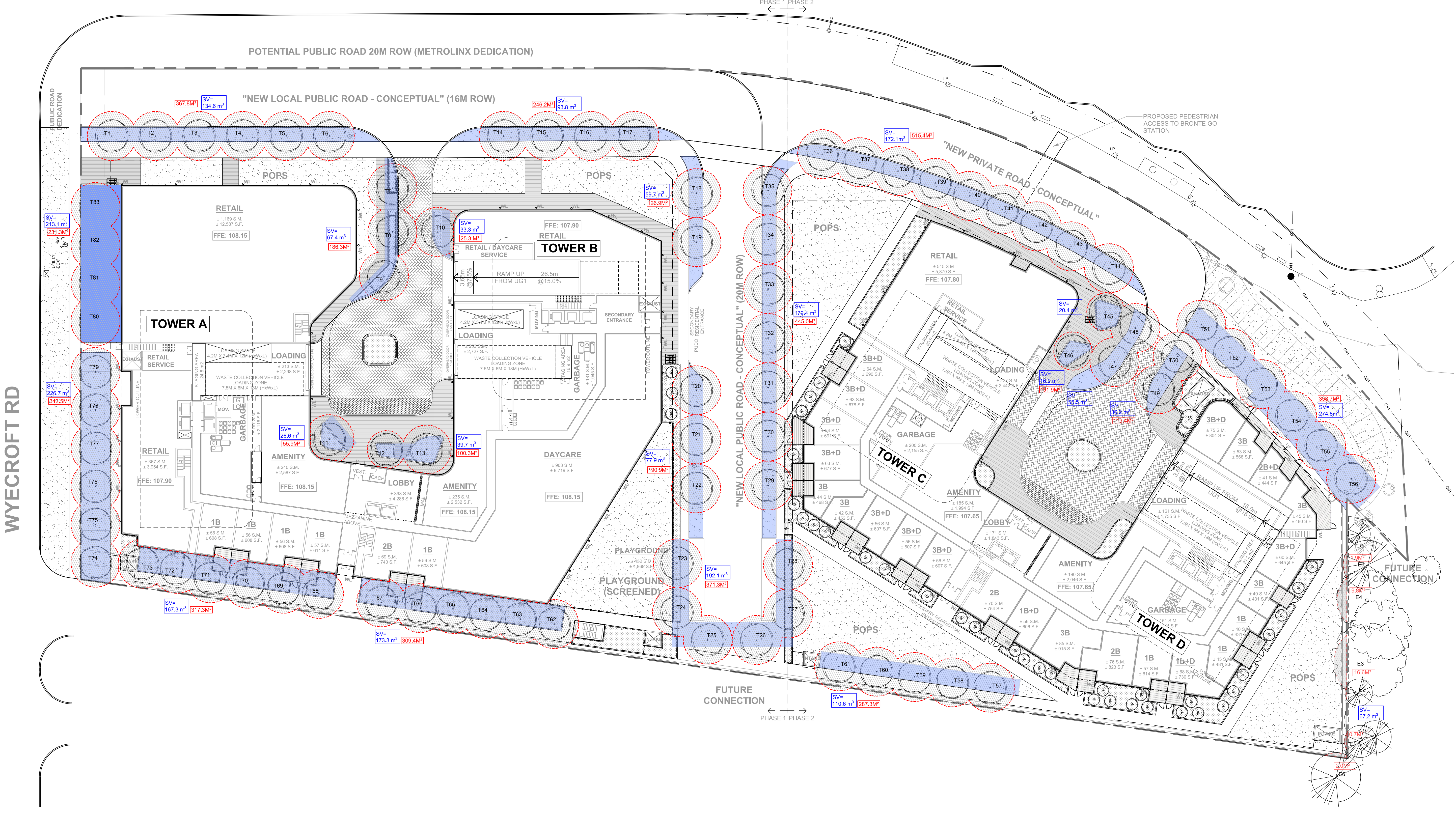
FILE NAME \_\_\_\_\_

CANOPY COVER TARGET (%) 19 % (based on land use)

| Tree #                         | Species     | Category | Soil Volume per Tree (m³) | Canopy Area (m²) | Canopy Sub-total (m²) |
|--------------------------------|-------------|----------|---------------------------|------------------|-----------------------|
| <b>Proposed Canopy On Site</b> |             |          |                           |                  |                       |
| T1                             | Acer rubrum | L        |                           |                  |                       |
| T2                             | Acer rubrum | L        |                           |                  |                       |
| T3                             | Acer rubrum | L        |                           |                  |                       |
| T4                             | Acer rubrum | L        |                           |                  |                       |
| T5                             | Acer rubrum | L        |                           |                  |                       |
| T6                             | Acer rubrum | L        |                           |                  |                       |
| T7                             | Acer rubrum | L        |                           |                  |                       |
| T8                             | Acer rubrum | L        |                           |                  |                       |
| T9                             | Acer rubrum | L        |                           |                  |                       |
| T10                            | Acer rubrum | L        |                           |                  |                       |
| T11                            | Acer rubrum | L        |                           |                  |                       |
| T12                            | Acer rubrum | L        |                           |                  |                       |
| T13                            | Acer rubrum | L        |                           |                  |                       |
| T14                            | Acer rubrum | L        |                           |                  |                       |
| T15                            | Acer rubrum | L        |                           |                  |                       |
| T16                            | Acer rubrum | L        |                           |                  |                       |
| T17                            | Acer rubrum | L        |                           |                  |                       |
| T18                            | Acer rubrum | L        |                           |                  |                       |
| T19                            | Acer rubrum | L        |                           |                  |                       |
| T20                            | Acer rubrum | L        |                           |                  |                       |
| T21                            | Acer rubrum | L        |                           |                  |                       |
| T22                            | Acer rubrum | L        |                           |                  |                       |
| T23                            | Acer rubrum | L        |                           |                  |                       |
| T24                            | Acer rubrum | L        |                           |                  |                       |
| T25                            | Acer rubrum | L        |                           |                  |                       |
| T26                            | Acer rubrum | L        |                           |                  |                       |
| T27                            | Acer rubrum | L        |                           |                  |                       |
| T28                            | Acer rubrum | L        |                           |                  |                       |
| T29                            | Acer rubrum | L        |                           |                  |                       |
| T30                            | Acer rubrum | L        |                           |                  |                       |
| T31                            | Acer rubrum | L        |                           |                  |                       |
| T32                            | Acer rubrum | L        |                           |                  |                       |
| T33                            | Acer rubrum | L        |                           |                  |                       |
| T34                            | Acer rubrum | L        |                           |                  |                       |
| T35                            | Acer rubrum | L        |                           |                  |                       |
| T36                            | Acer rubrum | L        |                           |                  |                       |
| T37                            | Acer rubrum | L        |                           |                  |                       |
| T38                            | Acer rubrum | L        |                           |                  |                       |
| T39                            | Acer rubrum | L        |                           |                  |                       |
| T40                            | Acer rubrum | L        |                           |                  |                       |

|     |                                       |   |       |       |  |
|-----|---------------------------------------|---|-------|-------|--|
| T41 | Acer rubrum                           | L |       |       |  |
| T42 | Acer rubrum                           | L |       |       |  |
| T43 | Acer rubrum                           | L |       |       |  |
| T44 | Acer rubrum                           | L |       |       |  |
| T45 | Acer rubrum                           | L |       |       |  |
| T46 | Fraxinus sylvatica 'Rosae-marginalis' | M | 26.4  | 516.4 |  |
| T47 | Quercus rubra                         | L | 16.2  |       |  |
| T48 | Quercus rubra                         | L | 55.5  | 191.9 |  |
| T49 | Quercus rubra                         | L | 36.2  | 119.4 |  |
| T50 | Acer rubrum                           | L |       |       |  |
| T51 | Acer rubrum                           | L |       |       |  |
| T52 | Quercus bicolor Autumn gold           | L |       |       |  |
| T53 | Acer rubrum                           | L |       |       |  |
| T54 | Quercus bicolor Autumn gold           | L |       |       |  |
| T55 | Quercus bicolor Autumn gold           | L |       |       |  |
| T56 | Quercus bicolor Autumn gold           | L |       |       |  |
| T57 | Acer rubrum                           | L | 274.8 | 358.7 |  |
| T58 | Acer rubrum                           | L |       |       |  |
| T59 | Acer rubrum                           | L |       |       |  |
| T60 | Acer rubrum                           | L |       |       |  |
| T61 | Acer rubrum                           | L |       |       |  |
| T62 | Quercus bicolor Autumn gold           | L | 110.8 | 287.3 |  |
| T63 | Quercus bicolor Autumn gold           | L |       |       |  |
| T64 | Quercus bicolor Autumn gold           | L |       |       |  |
| T65 | Quercus bicolor Autumn gold           | L |       |       |  |
| T66 | Quercus bicolor Autumn gold           | L |       |       |  |
| T67 | Quercus bicolor Autumn gold           | L |       |       |  |
| T68 | Acer rubrum                           | L | 173.3 | 309.4 |  |
| T69 | Acer rubrum                           | L |       |       |  |
| T70 | Acer rubrum                           | L |       |       |  |
| T71 | Acer rubrum                           | L |       |       |  |
| T72 | Acer rubrum                           | L |       |       |  |
| T73 | Acer rubrum                           | L |       |       |  |
| T74 | Quercus rubra                         | L | 167.3 | 317.3 |  |
| T75 | Quercus rubra                         | L |       |       |  |
| T76 | Quercus rubra                         | L |       |       |  |
| T77 | Quercus rubra                         | L |       |       |  |
| T78 | Quercus rubra                         | L |       |       |  |
| T79 | Quercus rubra                         | L |       |       |  |
| T80 | Quercus rubra                         | L | 226.7 | 342.5 |  |
| T81 | Quercus rubra                         | L |       |       |  |
| T82 | Quercus rubra                         | L |       |       |  |
| T83 | Quercus rubra                         | L | 213.1 | 231.3 |  |

|   |  |   |           |
|---|--|---|-----------|
| <b>Existing Canopy On Site (S)</b>          |  | Subtotal of proposed canopy                             | 4789.1    |
| <b>Existing Canopy Overhanging Site (S)</b> |  | Subtotal of existing canopy                             |           |
|   |  | multiplied by bonus factor of 1.5                       |           |
|   |  | Subtotal of existing overhanging canopy                 | 38.2      |
| <b>Total # of Trees</b>                     |  | <b>Total Canopy Area (m²)</b>                           | 4827.3    |
| <b>Canopy Summary</b>                       |  | <b>Total Site Area</b>                                  | 23615.3m² |
|   |  | <b>Canopy Cover Target by Land Use (%)</b>              | 19%       |
|   |  | <b>Proposed Site Canopy Cover by 2027</b>               | 23.3%     |
| <b>Parking Area Summary (P)</b>             |  | <b>Total Parking Spaces Proposed</b>                    | 0         |
|   |  | <b>Total # of Trees in or within 5m of Parking Area</b> | 0         |



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TREE CANOPY PLAN  
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