

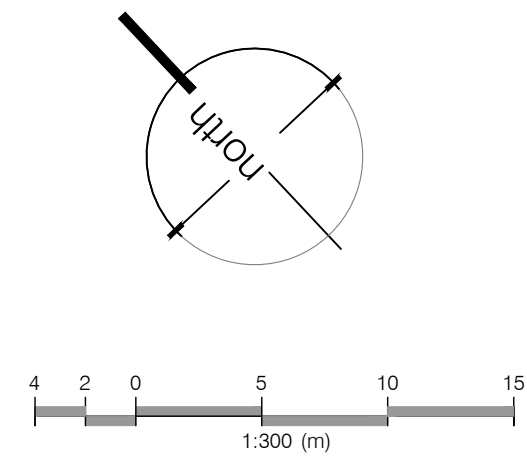
ISSUED FOR OPA/ZBA RESUBMISSION
MARCH 26, 2024

SHEET	DRAWING
L-01	Tree Protection Plan
L-02	Tree Protection Plan (Inventory)
L-03	Concept Landscape Plan
L-04	Canopy Cover Plan

DISTRIKT
1-90 Wingold Ave
Toronto, ON

adesso design inc.
landscape architecture





Tree 23-24



The map illustrates the proposed site location in Oakville, Ontario. The site is a rectangular area situated south of the intersection of Highway 403 and Highway 10. The site is bounded by Highway 403 to the west and Highway 10 to the east. Surrounding roads include Eastport Rd, Wellington Dr, Church Ave, Lyons Ln, and Great Ave. A north arrow is shown in the bottom right corner, indicating that North is towards the top of the map.

property line

2



10

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ISSUED FOR REVIEW & COMMENTS ONLY

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

#	DATE	DESCRIPTION
1	2022-05-26	Issued for ZBA
2	2023-12-05	Issued for ZBA 2
3	2024-03-26	Issued for ZBA 3

Distrikt

Town of Oakville

PROJECT
66 South Service Road E
Oakville, Ontario

MUNICIPAL FILE NUMBER

Free Protection Plan

-01

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Tree #	Species (Common Name)	Species (Botanical Name)	DBH (cm)	TI	CS	CV	Dripline (m)	mTPZ (m)	Crown Class	Ownership	Comments	Recommendation	Potential Impacts from Construction
1	Red Oak	Quercus rubra	13.7	F	F	F	2	2.4	D	Road Allowance	Union at 0.4 m, stem wounds, heavy witches broom	REMOVE	Conflicts with proposed sidewalk
2	Columnar Swedish Aspen	Populus tremula 'Erecta'	17	G	G	G	2	2.4	CD	Neighbouring		REMOVE	Conflicts with proposed road
3	Columnar Swedish Aspen	Populus tremula 'Erecta'	15	G	G	G	2	2.4	CD	Neighbouring		REMOVE	Conflicts with proposed road
4	Columnar Swedish Aspen	Populus tremula 'Erecta'	12	G	G	G	2	2.4	CD	Neighbouring		REMOVE	Conflicts with proposed road
5	Columnar Swedish Aspen	Populus tremula 'Erecta'	16	G	G	G	2	2.4	CD	Neighbouring		REMOVE	Conflicts with proposed road
6	Columnar Swedish Aspen	Populus tremula 'Erecta'	12	G	G	G	2	2.4	CD	Neighbouring		REMOVE	Conflicts with proposed road
7	Columnar Swedish Aspen	Populus tremula 'Erecta'	18	G	G	G	2	2.4	CD	Neighbouring		REMOVE	Conflicts with proposed road
8	Little-leaf Linden	Tilia cordata	23	G	G	G	3	2.4	D	Neighbouring	Epicormic branching	REMOVE	Conflicts with proposed road
9	Columnar Swedish Aspen	Populus tremula 'Erecta'	22	FG	G	G	2	2.4	CD	Neighbouring	Stem wound	REMOVE	Conflicts with proposed road
10	Columnar Swedish Aspen	Populus tremula 'Erecta'	14	G	G	G	1	2.4	CD	Neighbouring		REMOVE	Conflicts with proposed road
11	Columnar Swedish Aspen	Populus tremula 'Erecta'	10	G	G	G	1	1.8	CD	Neighbouring		REMOVE	Conflicts with proposed road
12	Columnar Swedish Aspen	Populus tremula 'Erecta'	15	G	G	G	1	2.4	CD	Neighbouring		REMOVE	Conflicts with proposed road
13	Silver Maple	Acer saccharinum	41	FG	FG	FG	5	3.0	D	Neighbouring	Union at 2 m, 10% crown dieback	REMOVE	Conflicts with proposed road
14	Siberian Elm	Ulmus pumila	14	F	G	G	3	2.4	D	On Property	Sweep, growing out of asphalt	REMOVE	Conflicts with proposed road
15	Little-leaf Linden	Tilia cordata	21	FG	G	G	3	2.4	D	Neighbouring	swollen flare	REMOVE	Conflicts with proposed road
16	Little-leaf Linden	Tilia cordata	17	G	G	G	2	2.4	D	Neighbouring	Pruning wounds	REMOVE	Conflicts with proposed road
17	Columnar Swedish Aspen	Populus tremula 'Erecta'	17	G	G	G	2	2.4	CD	Neighbouring		REMOVE	Conflicts with proposed road
18	Columnar Swedish Aspen	Populus tremula 'Erecta'	17	G	G	G	2	2.4	CD	Neighbouring		REMOVE	Conflicts with proposed road
19	Columnar Swedish Aspen	Populus tremula 'Erecta'	16	G	G	G	2	2.4	CD	Neighbouring		REMOVE	Conflicts with proposed road
20	Columnar Swedish Aspen	Populus tremula 'Erecta'	16	P	G	G	2	2.4	CD	Neighbouring	Stem wounds - canker	REMOVE	Conflicts with proposed road
21	Columnar Swedish Aspen	Populus tremula 'Erecta'	19	G	G	G	2	2.4	CD	Neighbouring		REMOVE	Conflicts with proposed road
22	Little-leaf Linden	Tilia cordata	24	G	G	G	3	2.4	D	Boundary		REMOVE	Conflicts with proposed road
23	Norway Maple	Acer platanoides	11	FG	G	G	2	2.4	I	On Property	Union at 1.5 m	REMOVE	Conflicts with proposed road
24	Little-leaf Linden	Tilia cordata	29	G	G	G	4	2.4	D	Boundary		REMOVE	Conflicts with proposed road
25	Little-leaf Linden	Tilia cordata	27	FG	FG	G	4	2.4	D	Boundary	Union at 2 m	REMOVE	Conflicts with proposed road
26	Columnar Swedish Aspen	Populus tremula 'Erecta'	18	G	G	G	1	2.4	CD	Neighbouring		REMOVE	Conflicts with proposed road
27	Columnar Swedish Aspen	Populus tremula 'Erecta'	15	FG	G	G	1	2.4	CD	Neighbouring	Stem spiralling around Tree 28	REMOVE	Conflicts with proposed road
28	Columnar Swedish Aspen	Populus tremula 'Erecta'	16	G	G	G	2	2.4	CD	Neighbouring		REMOVE	Conflicts with proposed road
29	Columnar Swedish Aspen	Populus tremula 'Erecta'	11	G	G	G	2	2.4	CD	Neighbouring		REMOVE	Conflicts with proposed road
30	Columnar Swedish Aspen	Populus tremula 'Erecta'	11	G	G	G	2	2.4	CD	Neighbouring		REMOVE	Conflicts with proposed road
31	Little-leaf Linden	Tilia cordata	28	FG	FG	G	4	2.4	D	Boundary	Union at 2 m	REMOVE	Conflicts with proposed road
32	Little-leaf Linden	Tilia cordata	32	G	G	G	4	2.4	D	Boundary		REMOVE	Conflicts with proposed road
33	Columnar Swedish Aspen	Populus tremula 'Erecta'	19	G	G	G	2	2.4	CD	Neighbouring		REMOVE	Conflicts with proposed road
34	Columnar Swedish Aspen	Populus tremula 'Erecta'	14	G	G	G	2	2.4	CD	Neighbouring		REMOVE	Conflicts with proposed road
35	Columnar Swedish Aspen	Populus tremula 'Erecta'	16	G	G	G	2	2.4	CD	Neighbouring		REMOVE	Conflicts with proposed road
36	Little-leaf Linden	Tilia cordata	33	FG	FG	G	4	2.4	CD	Boundary	Multiple branch attachments, girdling root, stem wound	REMOVE	Conflicts with proposed road
37	Little-leaf Linden	Tilia cordata	24	FG	G	G	4	2.4	CD	Neighbouring	Stem wounds, pruning wounds	REMOVE	Conflicts with proposed road
38	Little-leaf Linden	Tilia cordata	33	G	G	G	5	2.4	CD	Neighbouring		REMOVE	Conflicts with proposed road
39	Willow species	Salix sp.	96	FG	FG	G							

1. The Owner and Contractor must be aware of the Migratory Birds Convention Act, 1994 - specifically:
 - No free 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.
 - A permit must be obtained during a 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.

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

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

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.

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

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)

DBH = Diameter at Breast Height (cm)

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

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

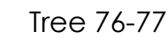
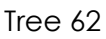
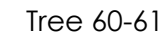
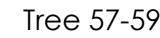
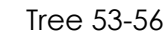
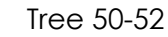
Crown Vireo (CVO): G = Good, F = Fair, P = Poor

Crown vigor (CV). G = Good, F = Fair, P = Poor

Crown Class: D = Dominant, CD = Codominant, I =

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.



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

#	DATE	DESCRIPTION
1	2022-05-26	Issued for ZBA
2	2023-12-05	Issued for ZBA 2
3	2024-03-26	Issued for ZBA 3

MP

ASSOCIATION OF LANDSCAPE ARCHITECTS
SCOTT P. HENDERSON
MEMBER
ONTARIO

PROJECT
166 South Service Road E
Oakville, Ontario

MUNICIPAL FILE NUMBER

SHEET
Tree Protection Plan

adesso design inc.
landscape architecture



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Hamilton, ON L8N 2B9
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KEY MAP - N.T.S.



LEGEND

- property line
- proposed deciduous tree
- proposed shrub
- proposed perennial
- existing elevation
- proposed elevation
- min. 150mm topsoil, fine grade & sod
- C.I.P. concrete
- precast concrete unit pavers
- artificial turf
- proposed lighting

ON SITE SNOW STORAGE

Total Hardscape (m ²)	1852m ²	
Required Snow Storage in Softscape (m ²)	277.80m ²	15%
Provided Snow Storage in Softscape (m ²)	291.69m ²	15.73%

- ALL SNOW STORAGE AREAS ARE MIN. 1.5m AWAY FROM ANY TREE.
- PLANT MATERIAL ADJACENT TO SNOW STORAGE AREAS SELECTED TO TOLERANT SALT AND WINTER CONDITIONS.

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REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	2022-05-26	Issued for ZBA
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3	2024-03-26	Issued for ZBA 3

STAMP



CLIENT
Distrikt
MUNICIPALITY
Town of Oakville

PROJECT
166 South Service Road East
Oakville, Ontario

MUNICIPAL FILE NUMBER

SHEET
Concept Landscape
Plan

L-03

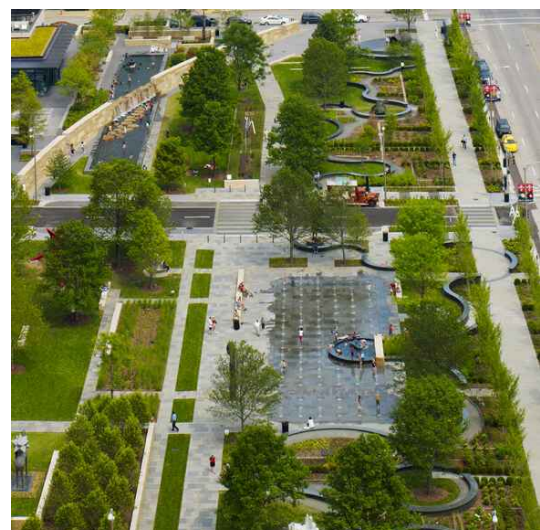
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PLAZA SPACE WITH SEATING AND PLANTING



SCULPTURE GARDEN (City Garden Sculpture Park - St. Louis, MO.)



S2 by Santiago Calatrava



WINDSCREEN



SCULPTURAL PLAYGROUND



WATER FEATURE



TIERED AMPHITHEATER



FEATURE PAVING PATTERNS



BIKE RACKS



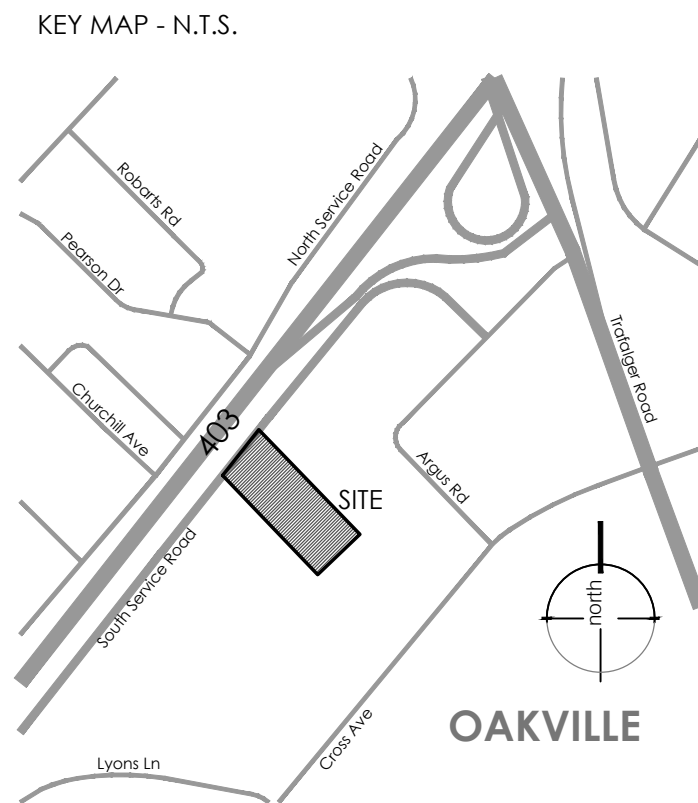
BUILT IN SEATING



ANGULAR CONCRETE PLANTERS



FREE STANDING BENCH



property line

proposed small stature tree

proposed medium stature tree

proposed large stature tree

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MP

A circular professional seal for the Ontario Association of Landscape Architects. The outer ring contains the text "ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS" at the top and "MEMBER" at the bottom. The center of the seal features the name "SCOTT P. HENDERSON" and the year "2014". A blue ink signature is written across the seal.

PROJECT
66 South Service Road E
Oakville, Ontario

Canopy Cover Plan



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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 (14+m spread)					
13-15	Quercus palustris	3	30.00	138.20	414.60
16-17	Ulmus x 'Pioneer'	2	30.00	142.57	285.14
25	Ginkgo biloba	1	33.03	156.00	156.00
26	Ulmus x 'Pioneer'	1	37.51	156.00	156.00
27	Ulmus x 'Pioneer'	1	31.04	156.00	156.00
28-29	Quercus rubra	2	41.96	144.50	289.00
Proposed Medium Stature Trees (10-13m spread)					
1-3	Ginkgo biloba	3	59.69	78.50	235.50
4-7	Acer rubrum	4	160.20	78.50	314.00
11	Gleditsia triacanthos f. inermis	1	37.44	78.50	78.50
12	Gleditsia triacanthos f. inermis	1	30.00	78.50	78.50
18-19	Ulmus x Homestead	2	30.00	78.50	157.00
20	Gleditsia triacanthos f. inermis	1	30.00	78.50	78.50
21-23	Tilia americana 'Redmond'	3	37.44	78.50	235.50
24	Ginkgo biloba	1	34.75	78.50	78.50
Proposed Small Stature Trees (3-9m spread)					
8-10	Syringa rectulata	3	30.00	7.00	21.00
	TOTAL TREES	29		TOTAL CANOPY (sq. m.)	2733.74
Canopy Summary					
	Net Site Area (sq.m.)				12840.00
	Site Canopy Coverage (%)				21.29%
	Land Use Canopy Cover Target (%)				20.00%