



Emery Village Business Improvement Area

Streetscape Manual for Landowners



April 2, 2009



Disclaimer Notes

These guidelines are intended to be used strictly as a reference guide only.

Duplication of these details in whole or in part is prohibited without the written consent of Emery Village BIA and Terraplan landscape Architects Inc.

The landowner's consultant will be responsible for creating the appropriate layout plans, planting plans, paving plans and landscape details.

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1.0 INTRODUCTION

1.1 BACKGROUND

The Emery Village BIA was formulated in 2003 and is Canada's largest Business Improvement Area with over 2,000 businesses. The BIA's mandate is to initiate and oversee community improvements such as beautifying the streetscape, creating a sense of place, instilling civic pride in the neighbourhood, and celebrating the rich cultural history.

In 2005, the BIA approved the Capital Works Master Plan for the Emery Village BIA prepared by Terraplan Landscape Architects, which was later endorsed by the City of Toronto. The Capital Works Master Plan outlines the vision and objectives for community improvements within the BIA, as well as a hierarchy of streetscape improvements ranging from Gateways, to intersection enhancements, to linear corridors, to streetscape classifications. Conceptual designs for the community improvements in the Master Plan provide the vision for the general layout of streetscape improvements.

During the Master Plan process, the BIA began to develop more detailed design ideas for the Emery Village BIA improvements. The Design Theme identified through the Master Plan process (which is to create a distinct, upscale, modern community while at the same time commemorating the rich settlement history of Emery Village) was used to develop a palette of street furniture and paving patterns unique to Emery Village. The design details developed by the BIA are outlined in the following manual.

The intent of the Emery Village BIA Streetscape Manual for Landowners is to provide a detailed description of the streetscape improvements that will be implemented throughout the BIA. All new development in Emery Village should be designed using the standards outlined in this manual to create a distinct, upscale identity. The BIA looks forward to working together with its business community members to create an outstanding streetscape that will enhance the attractiveness, appeal and quality of life in the business community.



1.2 SCOPE

The Streetscape Manual for Landowners applies to all properties located within the Emery Village BIA.

The BIA is currently engaged in a number of streetscape enhancement projects in which the design standards outlined in this document are being implemented. By consistently applying these design standards, a distinct image is being created.

New development projects in Emery Village BIA are also required to implement the design standards in this manual for the public portion of the roadway. The BIA encourages all landowners to extend the BIA streetscape treatment into the adjacent private lands to ensure that there is a seamless transition between the public and private lands.

Different design standards apply depending on the location of the property. The more intensified streetscape treatments are located in the Historic Village Centre and along the Mixed use Corridors.

1.3 DESIGN THEME

To create a distinct, identifiable, and unforgettable image for Emery Village, a palette of colours and materials has been selected for streetscape improvements that expresses both the historic and contemporary, upscale character. Colours for capital improvements will be black, stainless steel and the colours within the Emery Village logo - royal blue, black and red-orange, while materials will include ornamental metal, coloured, textured and patterned concrete, stone, neon tubing and plant material.

Both historic and contemporary landscape styles will be used, as well as a fusion of the two. The Village Centre will be primarily historic, the Community Edges will be contemporary, and the middle ground will contain a fusion of the two styles.



stainless steel



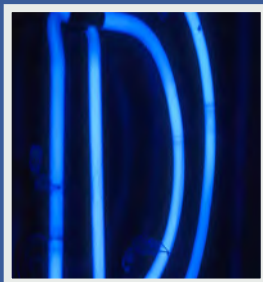
ornamental metal



coloured concrete



stone



neon tubing



plant material



STYLES

Historic



Contemporary



Fusion



1.4 HISTORIC INTERPRETATION AREAS

The Emery Village BIA is a strong advocate of celebrating the rich settlement history of the area.

Extensive research, analysis and design of the historic interpretation possibilities in Emery Village have been conducted and are outlined in The Emery Village Historic Interpretation Landscape Plan and the Emery Village Historic Names Selection Report. Primary historic interpretation areas are identified in these documents, as well as secondary and tertiary sites.

Each new development proposal in Emery Village will be evaluated within the context of these documents by the City of Toronto and the Emery Village BIA. If the proposed new development is located in an area identified as a historical interpretation area, the design concept outlined in the Emery Village Historic Interpretation Landscape Master Plan will be incorporated into all site plan approval drawings and constructed by the landowner.

The Emery Village BIA will work together with the landowner on the placement and layout of historical elements to ensure that the public and private realms are cohesively designed. Landowners should refer to the Emery Village Historic Interpretation Landscape Master Plan to determine if their property is within a historic interpretation zone, and to see which design guidelines are applicable.

The cost for all historic interpretation will be at the expense of the Landowner.

1.5 HOW TO USE THIS MANUAL

For all new rezoning, plan of subdivision, and site plan approval applications in the Emery Village BIA, the BIA will require landowners to incorporate the design details in this document into the design of the public portion of the road right-of-way as part of the development approval drawing submission for the City of Toronto. See Section 7.0 Implementation for a detailed description of the development approval process and the division of responsibilities during construction and the maintenance/warranty period.

1.1 LANDSCAPE LAYOUT

To decide which type of landscape layout applies to your property, it must first be determined if your property is located in the Historic Village Centre, along a Mixed Use Corridor (outside of the Historic Village Centre), or in the Industrial Core, see map below:

Historic Village Centre

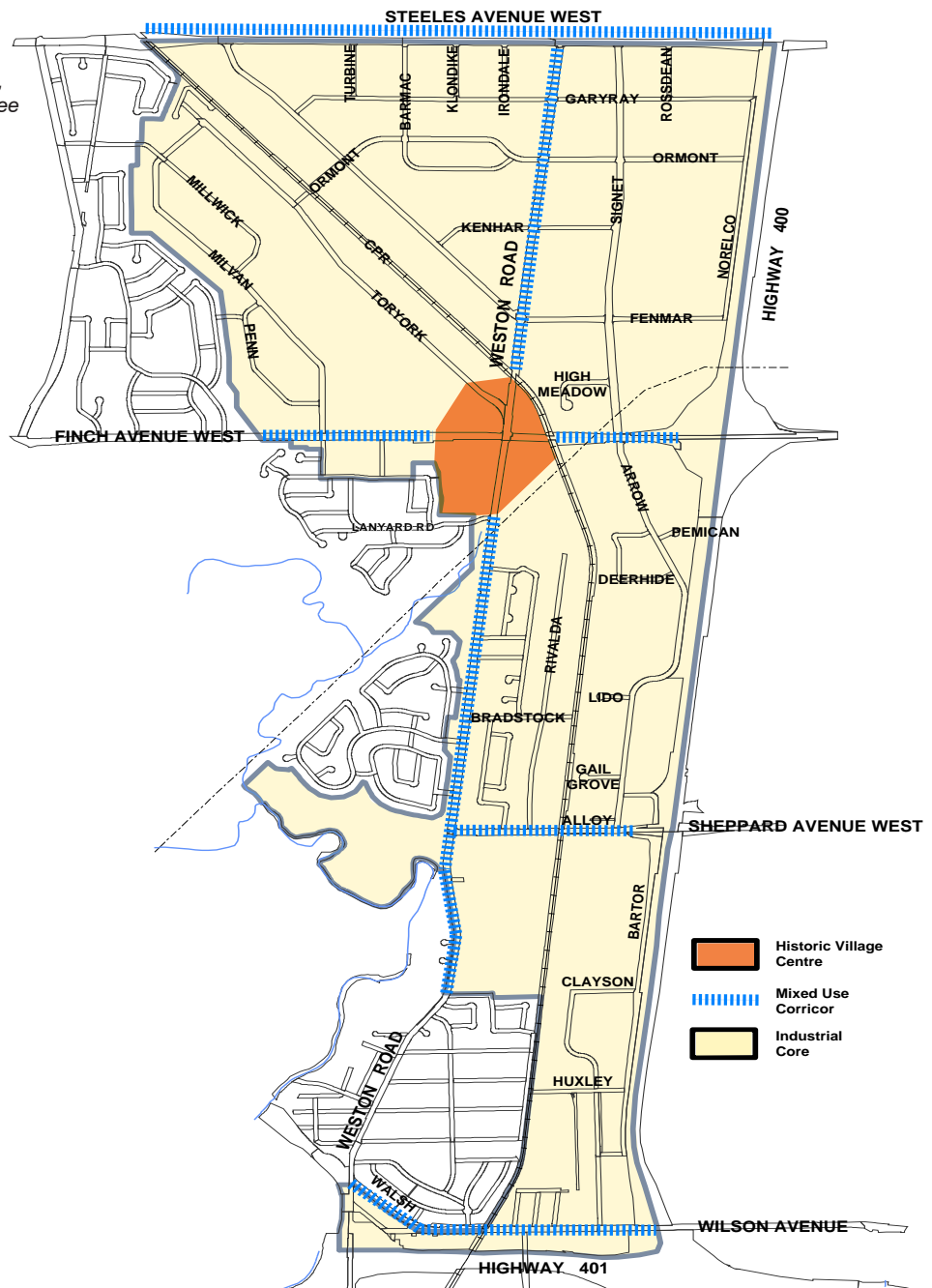
parts of Finch Avenue, Toryork Drive, Weston Road within the boundary, see map on next page

Mixed Use Corridors (outside of the Historic Village Centre)

Steeles Avenue
Finch Avenue
Sheppard Avenue
Weston Road
Wilson Avenue
Walsh Avenue

Industrial Core

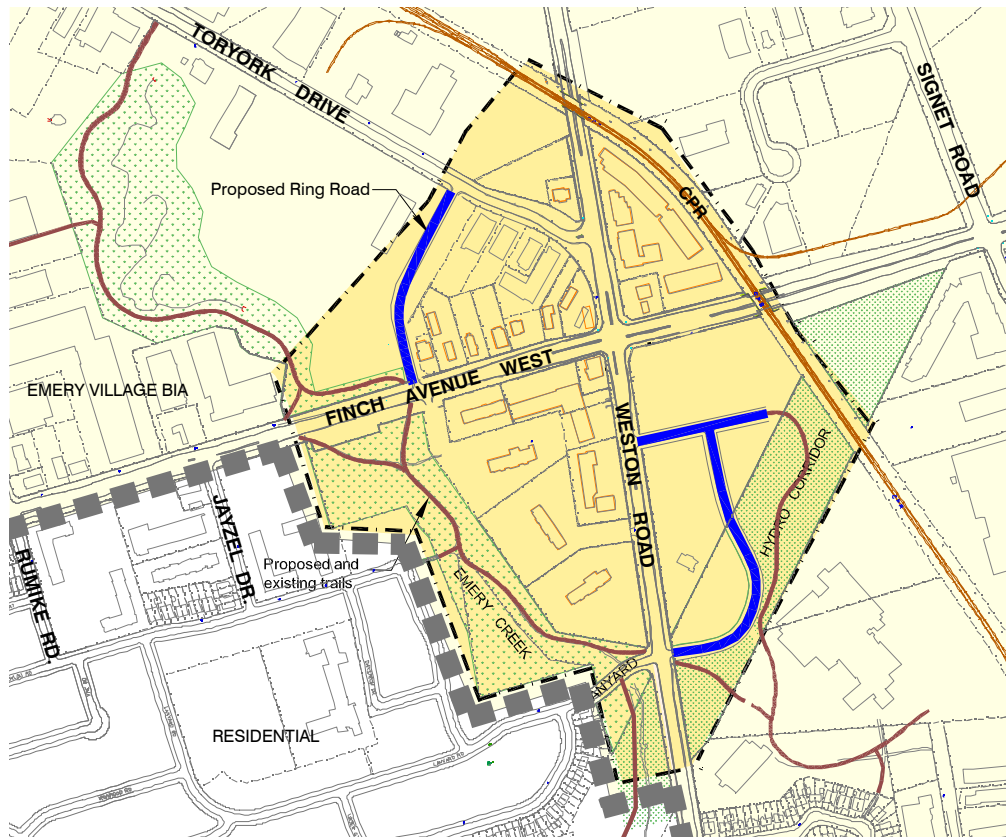
Alloy Court
Arrow Road
Barmac Drive
Bartor Avenue
Bradstock Road
Clayson Road
Deerhide Crescent
Fenmar Drive
Gail Grove
Garyray Drive
HighMeadow Place
Huxley Road
Irondale Drive
Jayzel Drive
Kenhar Drive
Klondike Drive
Lido Road
Millport Drive
Milvan Drive
Millwick Drive
Norelco Drive
Ormont Drive
Pemican Court
Penn Drive
Rivalda Road
Rossdean Drive
Rumike Road
Signet Drive
Toryork Drive
Turbine Drive
Wendall Avenue



When it has been determined which of the three areas the property is located in, see the chart below to determine the landscape layout(s) that apply:

If the property is located in the **Historic Village Centre**, see pages 7-23 for the landscape layout that applies to the property.

- If the property is located along Finch, Weston, Toryork, see pages 7-19
- If the property is located along the proposed Ring Road or an internal road, see pages 20-23.
- If the property is located at a major intersection (see map on page 8), see page 9.
- If the property is located at a minor intersection (see map on page 8), see page 9.



**HISTORIC
VILLAGE
CENTRE**

If the property is located along a **Mixed Use Corridor located outside of the Historic Village Centre**, see pages 24-29.

If the property is located in the **Industrial Core**, see pages 30-37.

Landowners should use the details shown in the landscape layouts as prototypes for applying the design concept to the lands in the road right-of-way adjacent to the property. Landowners should use the dimensions, setbacks, spacing, materials, colours, choice of street furniture, etc. and illustrate how the layout is applied to the full extent of the road right-of-way in front of their property. It will be insufficient for the landowner to copy the layouts shown and paste them into the landowner's landscape drawings to use as an example of the layout required.



.2 DESIGN DETAILS

Street Furniture

Construction details for the Street Furniture are located on pages 38-59. Landowners may cut and paste the details on these pages to use in their design development and construction drawings. If any adjustments need to be made to suit the site, they must receive approval from the Emery Village BIA prior to approval of the drawings.

Please note the following:

Footings

The footing details for street furniture, poles and structures give a general description of the size, materials and configuration only. As noted on the details, shop drawings must be prepared by a structural engineer to the approval of the Emery Village BIA.

Other Details

Details for the concrete sidewalk, curb, roll curb, and/or curb-and-gutter, asphalt paving, Street Trees, planting and sod should be obtained from the City of Toronto. These standard details should be inserted into the landowner's landscape drawings. If any adjustments need to be made to suit the site, they must receive approval from the City of Toronto and the Emery Village BIA prior to approval of the drawings.

.3 ENCROACHMENT AGREEMENTS

Installing street furniture, landscaping, lamp poles and other structures in the public road right-of-way requires an encroachment agreement with the City of Toronto before installation or planting.

The Transportation Services Division will review all encroachment requests, including those proposed in connection with development applications. All encroachment requests for street furniture, lamp poles and other structures in the road allowance will require Council approval.

.4 FUNDS IN-LIEU

Where streetscaping in the municipal right-of-way is not feasible directly in front of the landowner's property, funds-in-lieu may be applied to other BIA capital initiatives, including but not limited to the construction of the Flag Pole project.

2.0 HISTORIC VILLAGE CENTRE

The historic centre of Emery Village is located at the intersection of Weston Road and Finch Avenue West. In the 19th century, this area contained a blacksmith shop, a general store (where the current gas station and convenience store is located on the northwest corner), a schoolhouse, church, train station and meeting hall, offering opportunities for citizens to meet, greet, socialize, shop, dine, worship and learn. Today, the area contains the largest amount of pedestrian activity within the BIA much as it did one hundred years ago.

The history of this important area will be commemorated through capital improvement projects within the public realm by the Emery Village BIA. To ensure consistency with the BIA's efforts, the following streetscape improvements apply to private sector developments facing the streetscape that are located in the Historic Village Centre area on the map below.



2.1 STREETScape Hierarchy and Layout

Within the Historic Village Centre, the intersection of Weston Road and Finch Avenue will be the focal point, containing the most intense and intricate landscape treatment, as detailed in a separate document. The major roadways are Weston Road, Finch Avenue and Toryork Drive, all of which will contain on-street parallel parking to promote the adjacent commercial and community uses and to create a traditional “Main Street” appearance. The minor roadways are the proposed Ring Road and all internal roadways, which will be constructed of “cobblestone” style paving material to promote the “Village” feeling.

ALL STREETS IN THE HISTORIC VILLAGE CENTRE

- City of Toronto standard details will be used as indicated.
- the Landowner will be responsible for the historical interpretation elements in the streetscape, refer to the Emery Village BIA Historic Interpretation Master Plan

within the road right-of-way

- the paving pattern and placement of street furniture will be installed as per the details associated with the street type (ie. major/minor intersection, ring road, internal road, driveway).
- no substitutions of product type, colour, model or style will be permitted so that there is a consistent image created throughout the Historic Village Centre.
- the Landowner must make arrangements with Toronto Hydro to bury hydro lines at the landowner’s expense.

adjacent built form and landscaping on private property

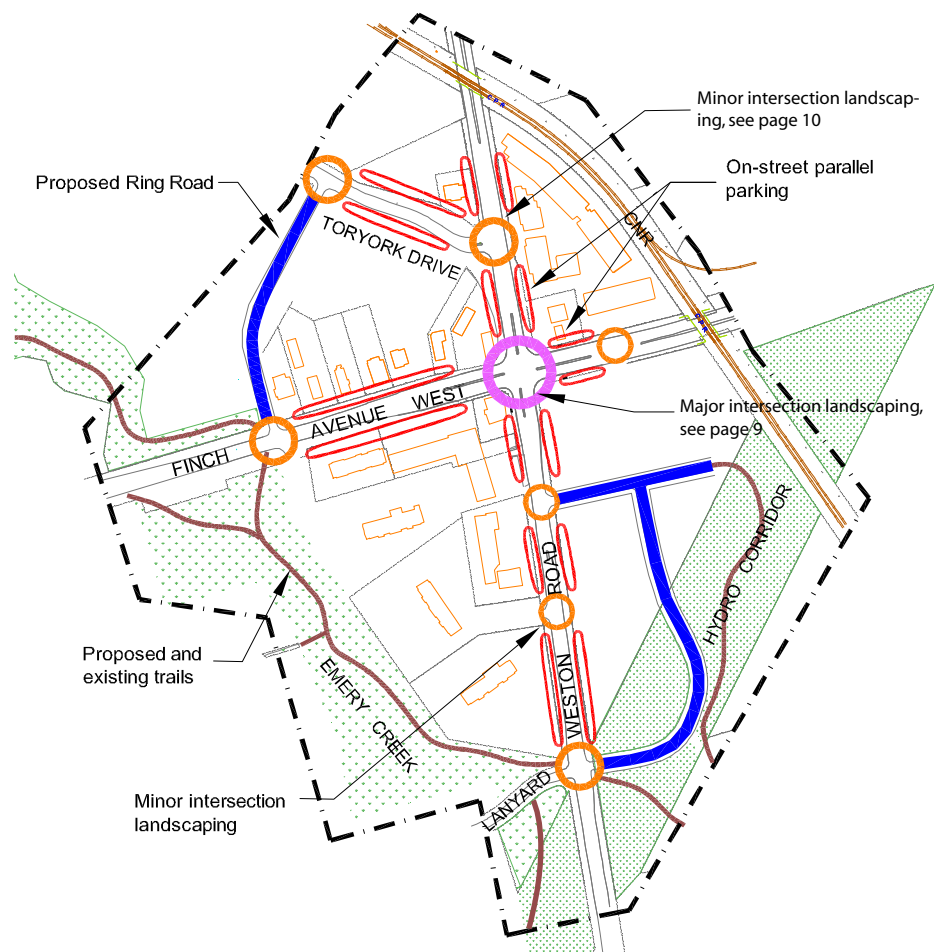
- buildings should be setback a sufficient distance from the property line to permit a row of street trees to be installed.
- a mixture of hard and soft landscaping should be used to define the area between the building facade and the public right-of-way.
- the paving pattern in the public-right-of-way should extend onto the adjacent private property to create a unified appearance throughout the streetscape. Landowners should use the same colour and style of concrete unit pavers as specified in this document.
- all street furniture should be the same model, colour and style as those specified in this document, see Section 4.0.

major intersections

- signalized intersections will have decorative paving between all curbs, as illustrated on the next page.

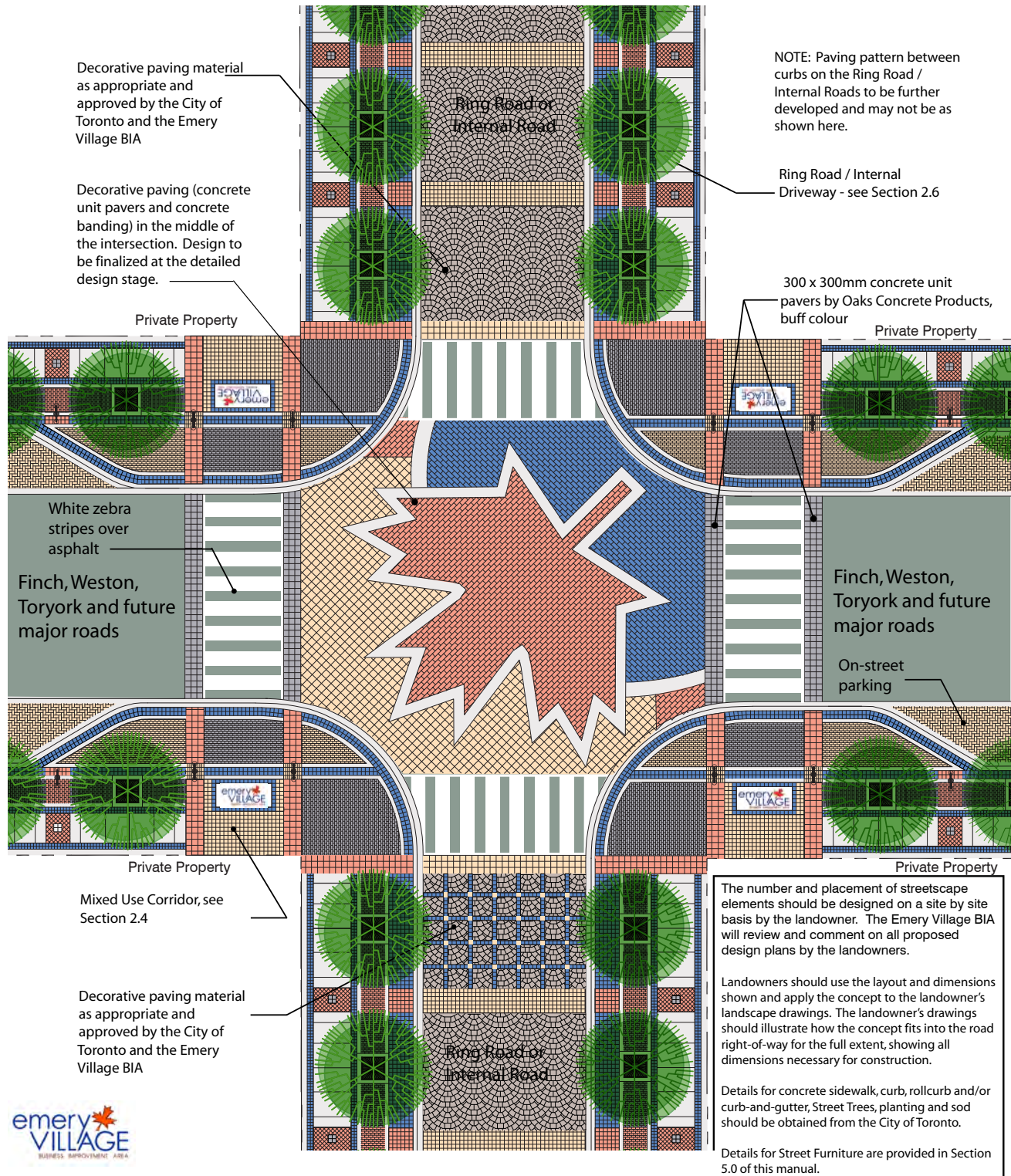
minor intersections

- decorative paving between curbs will occur on the Ring Road and internal roads only, not on Finch, Weston or Toryork - see illustration on page 10.



2.2 MAJOR INTERSECTION IN THE HISTORIC VILLAGE CENTRE

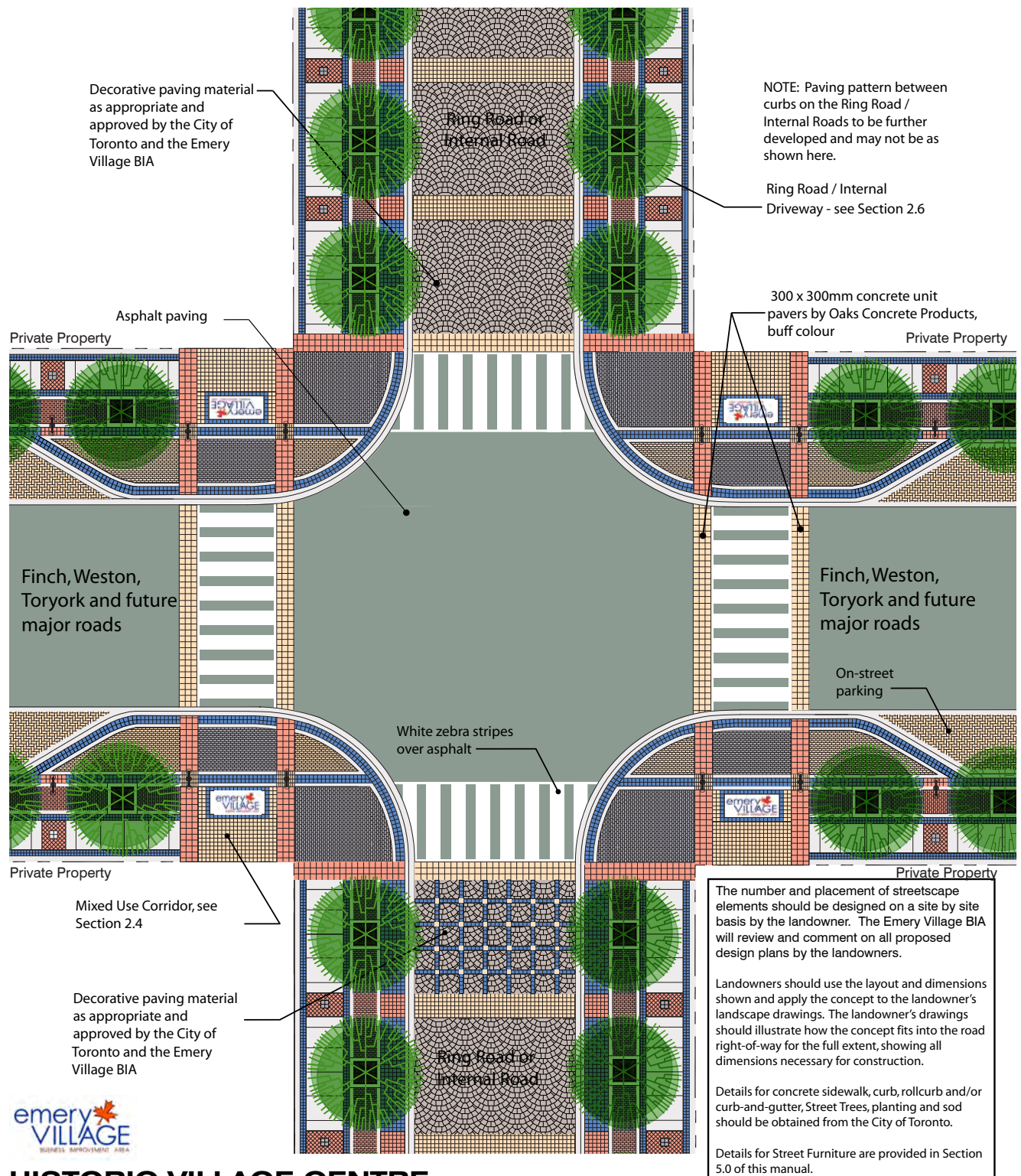
See map on page 8 for the location of major intersections within the historic village centre.



HISTORIC VILLAGE CENTRE
Major Intersection Paving Pattern
Finch Avenue, Weston Road and Toryork Road

2.3 MINOR INTERSECTION IN THE HISTORIC VILLAGE CENTRE

See map on page 8 for the location of minor intersections within the historic village centre.



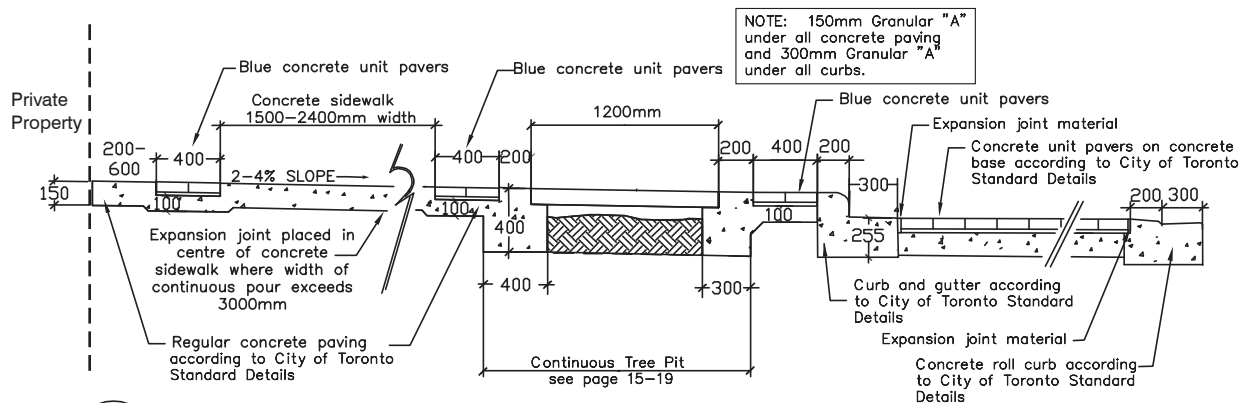
HISTORIC VILLAGE CENTRE

Minor Intersection Paving Pattern

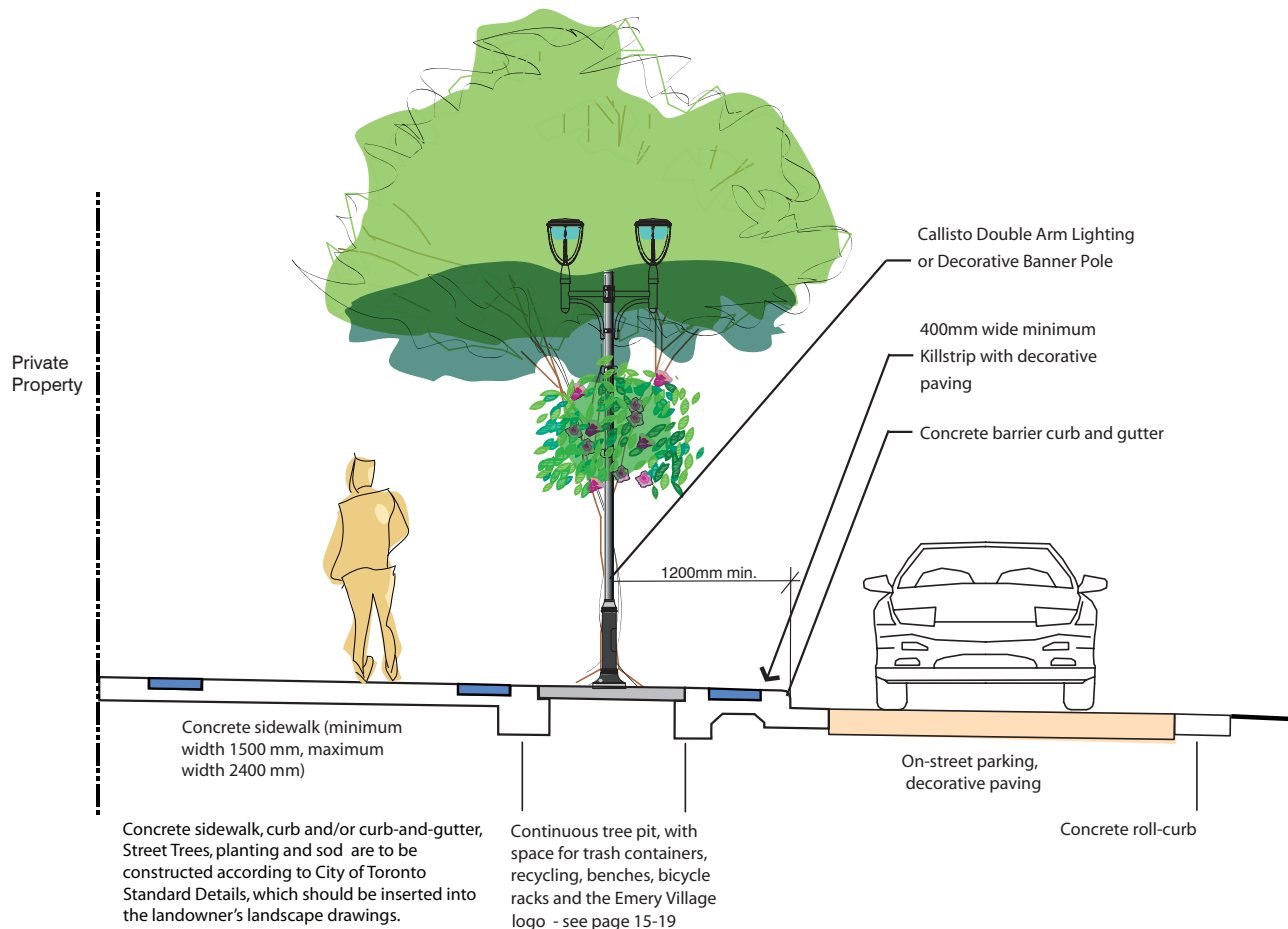
Emery Village BIA

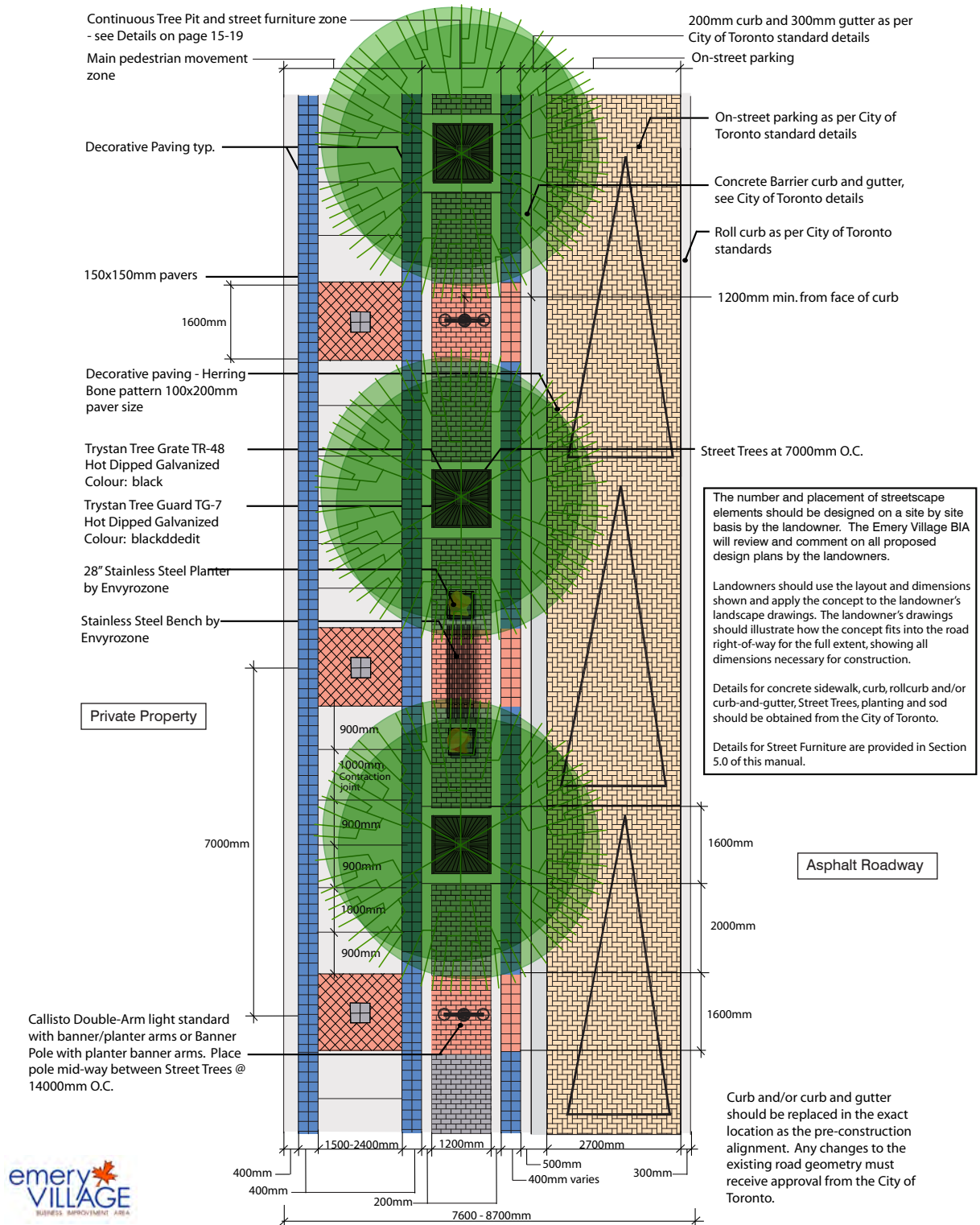
2.4 FINCH AVENUE, WESTON ROAD AND TORYORK ROAD IN THE HISTORIC VILLAGE CENTRE

The main thoroughfares in the Historic Village Centre will accommodate the most pedestrian and vehicular traffic. These roads will have on-street parallel parking where there are ground-floor retail or community uses on the adjacent property. At building entries and other significant areas, on-street parking will be replaced by a larger landscaped boulevard containing street furniture and historical interpretation features. Street Trees will be planted in a continuous tree pit, according to the standards outlined in this document.

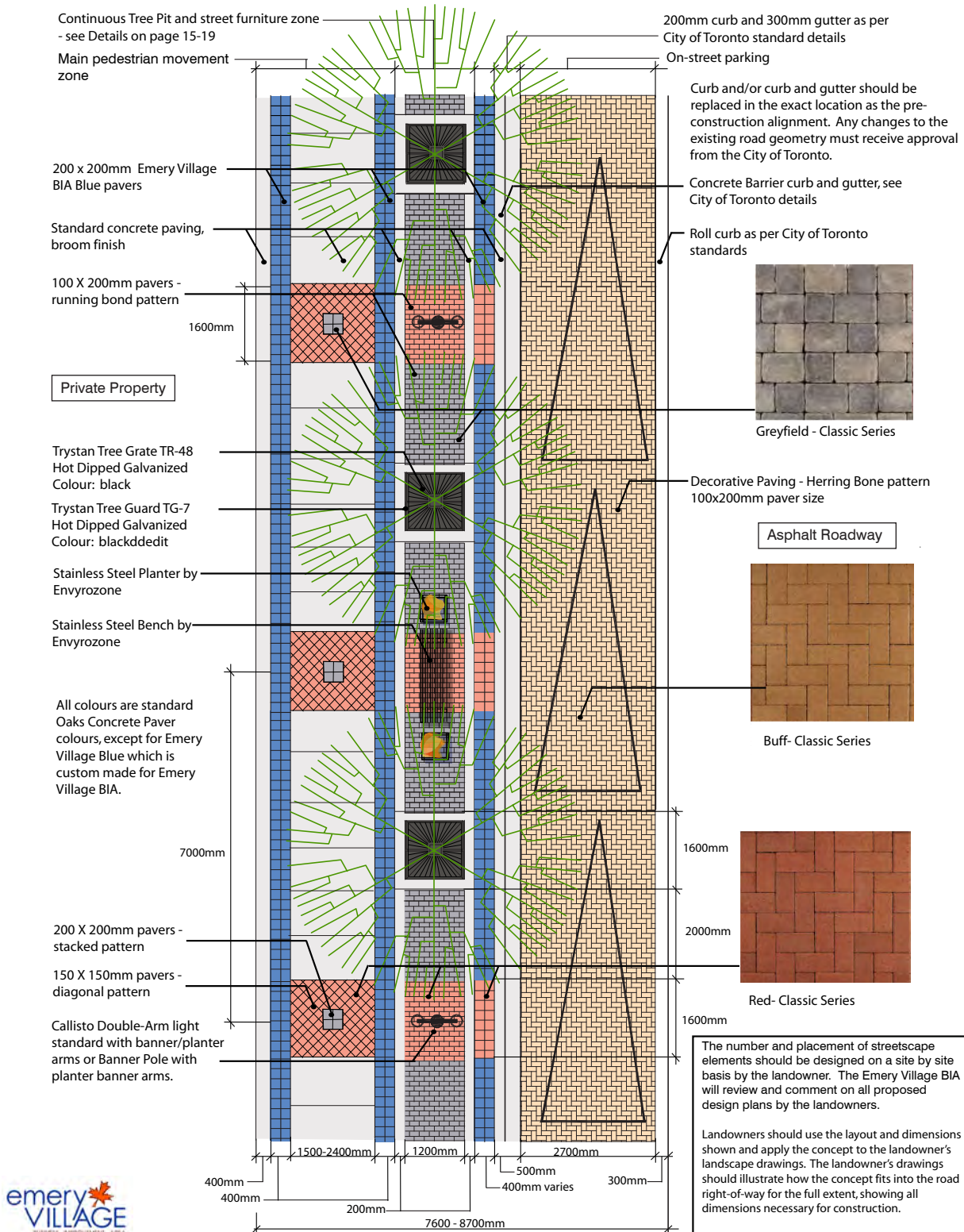


TYPICAL SECTION FOR FINCH, WESTON, TORYORK
EMERY VILLAGE HISTORIC CENTRE





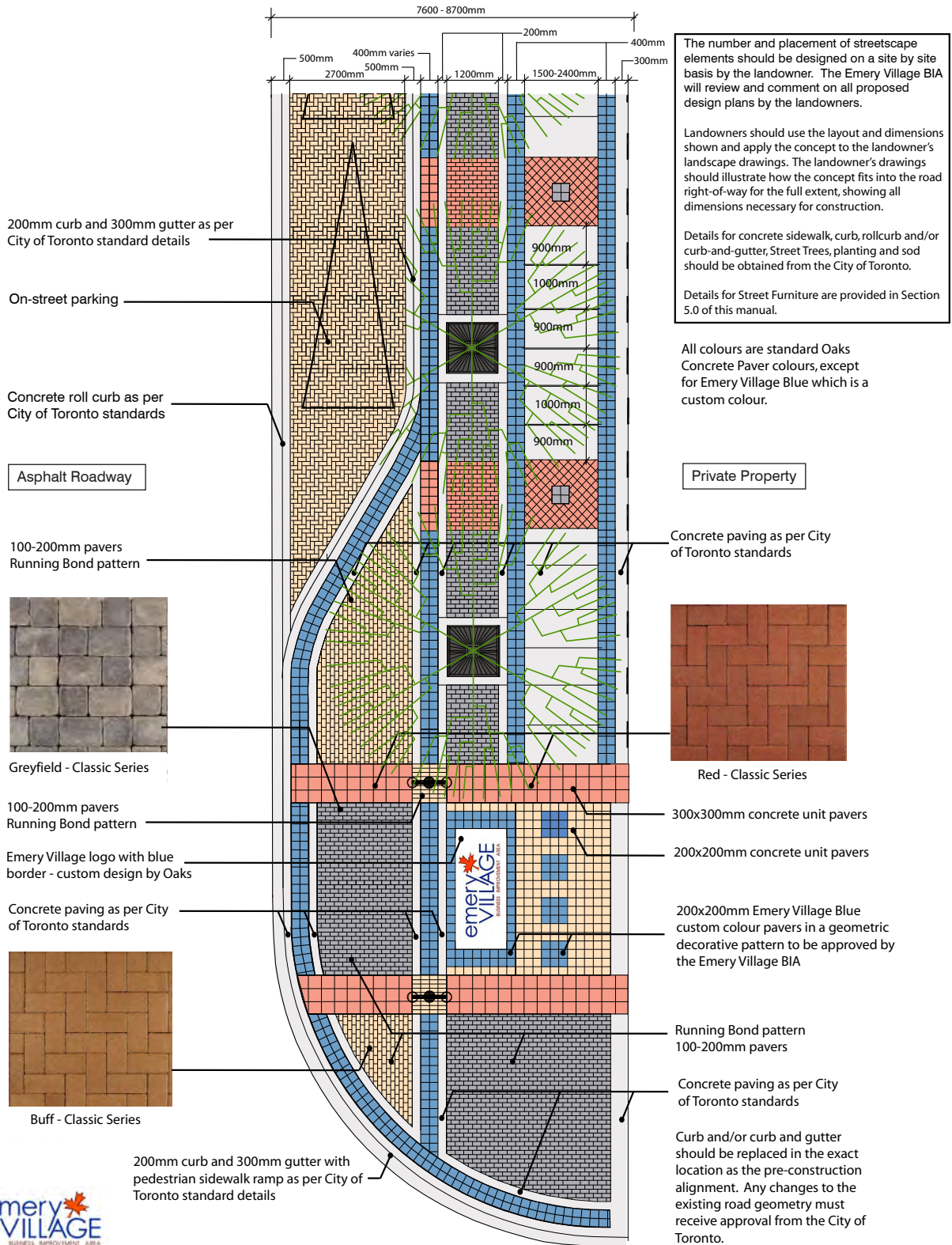
HISTORICAL VILLAGE CENTRE Street and On-street Parking Layout Finch Avenue, Weston Road and TorYork Road



HISTORIC VILLAGE CENTRE

Paving colours and patterns

Finch Avenue, Weston Road and Toryork Road



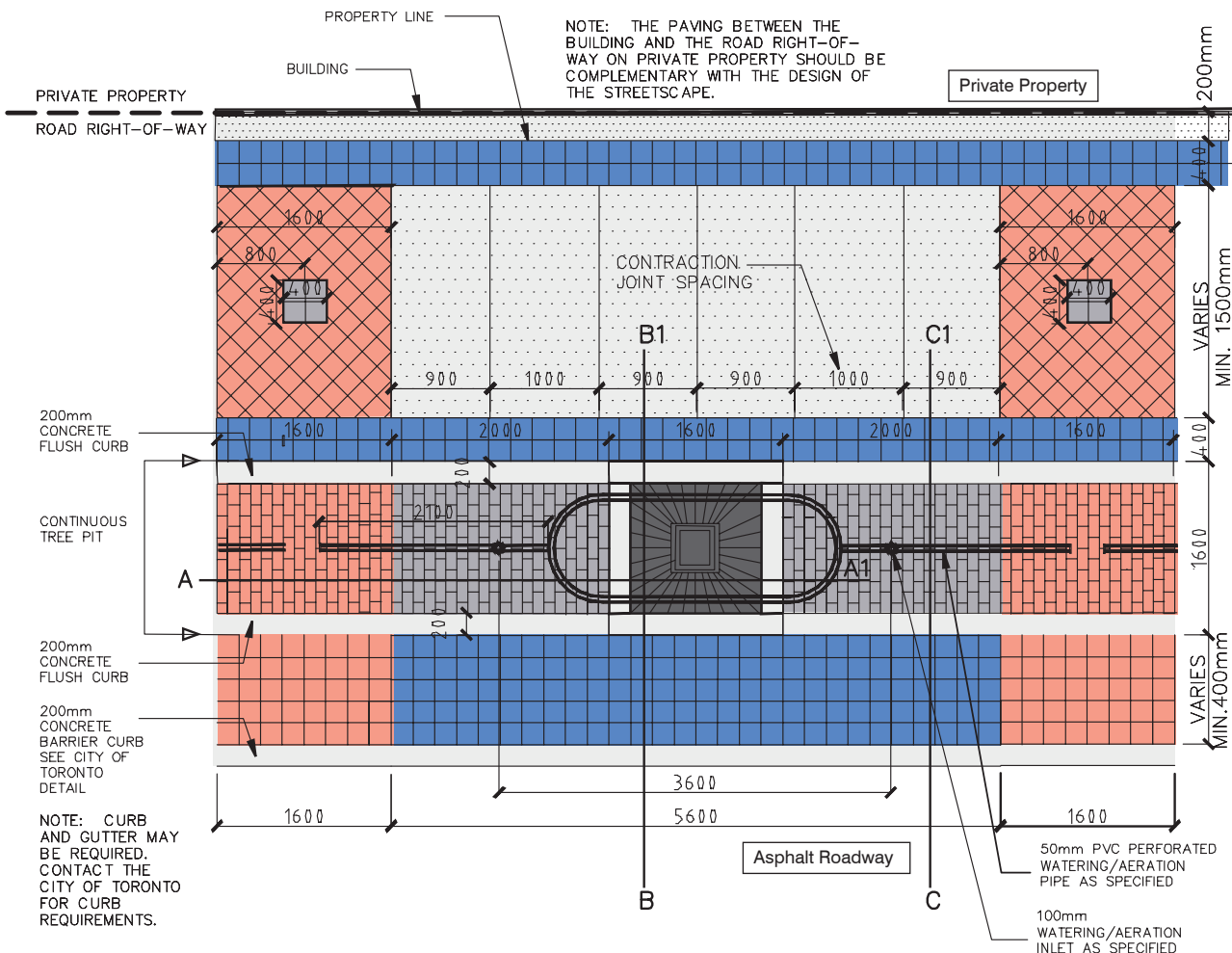
HISTORIC VILLAGE CENTRE

Typical corner paving and on-street parking design

Finch Avenue, Weston Road and TorYork Road

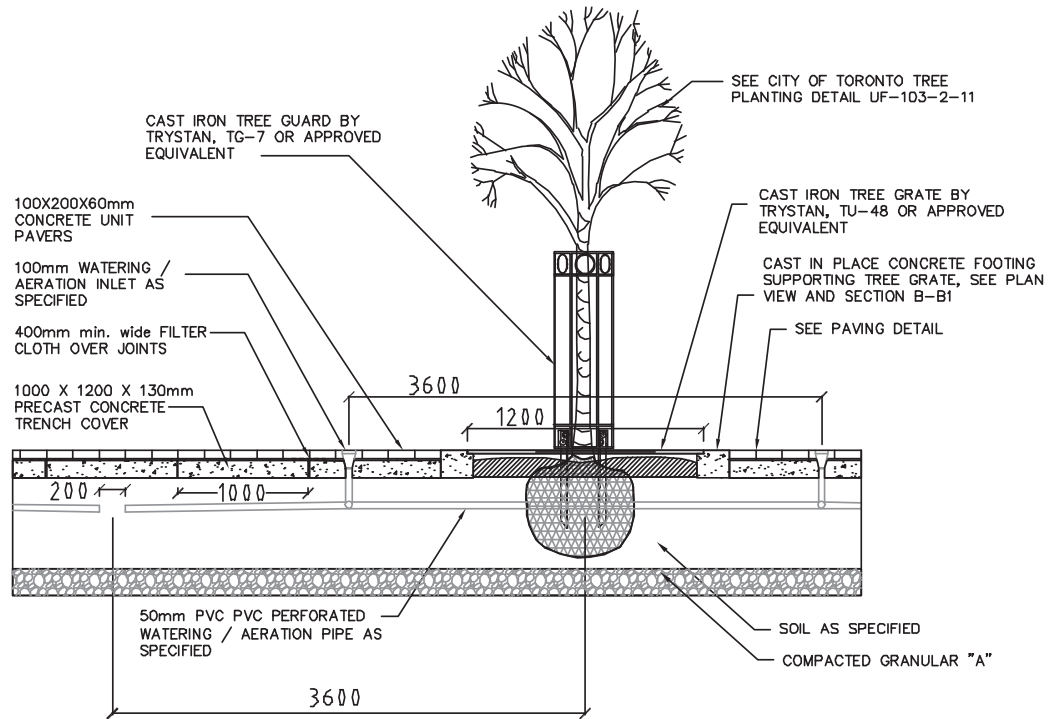
2.5 CONTINUOUS TREE PIT IN HISTORIC VILLAGE CENTRE

The Continuous Tree Pit is a standard City of Toronto detail that has been modified to accommodate the Emery Village BIA paving pattern and the use of cast iron tree grates, and will be applied to Finch Avenue, Weston Road and Torkyork Road within the Historic Village Centre. The landowner should use the layout below (Part 1) and apply the concept to the site on the landscape drawings. Part 2-5 of the continuous tree pit details on page 16-19 may be cut and pasted directly into the landowner's drawings, with the landowner making any necessary adjustments based on site conditions and geometry.

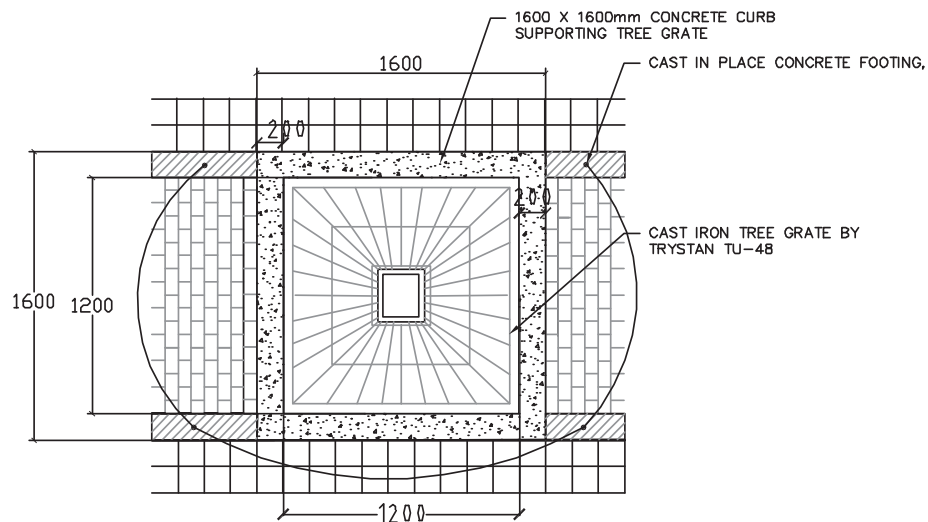


HISTORIC VILLAGE CENTRE Continuous Tree Pit Part 1 of 5

CONTINUOUS TREE PIT IN HISTORIC VILLAGE CENTRE - PART 2

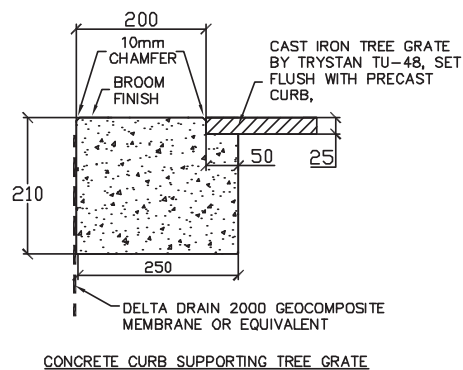
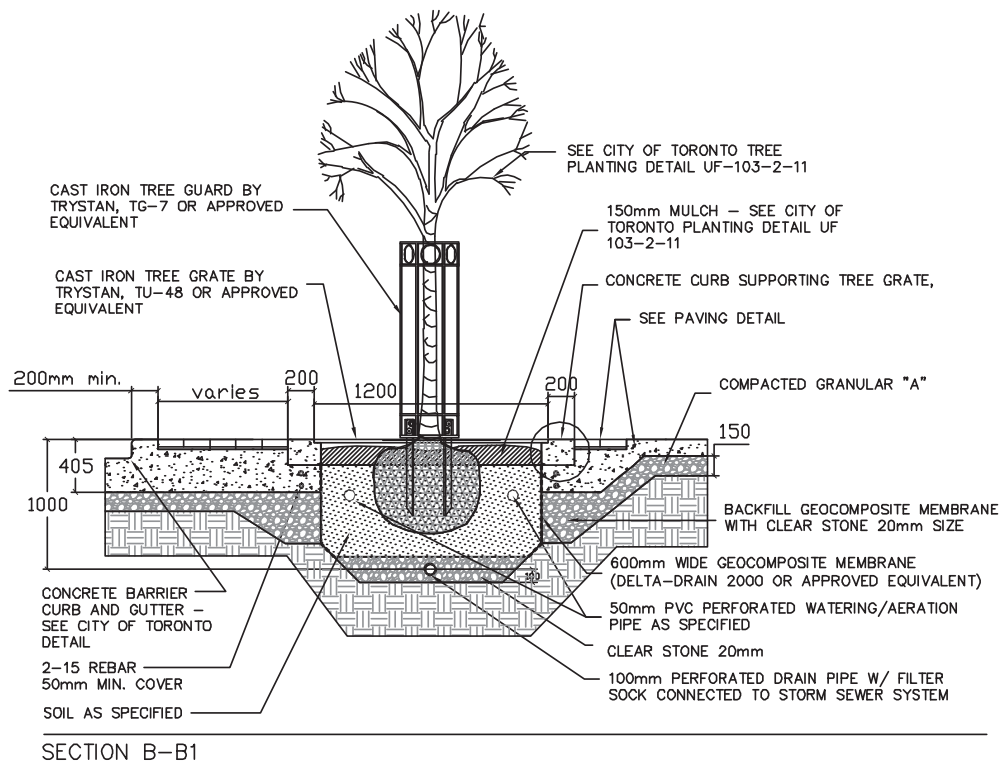


SECTION A-A1

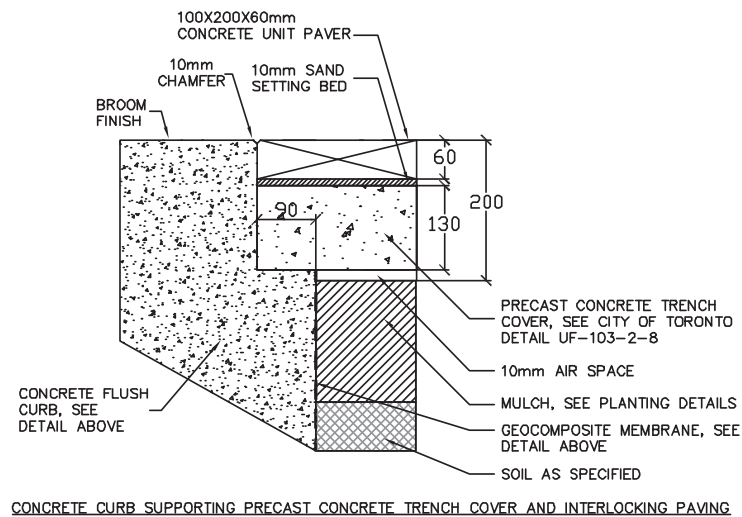
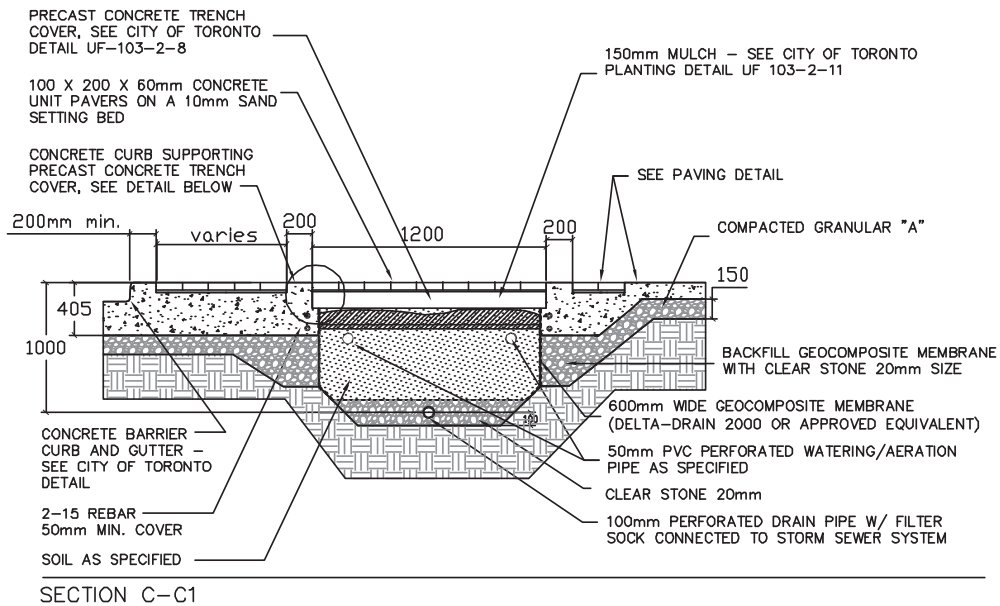


PLAN VIEW - CONCRETE CURB SUPPORTING TREE GRATE

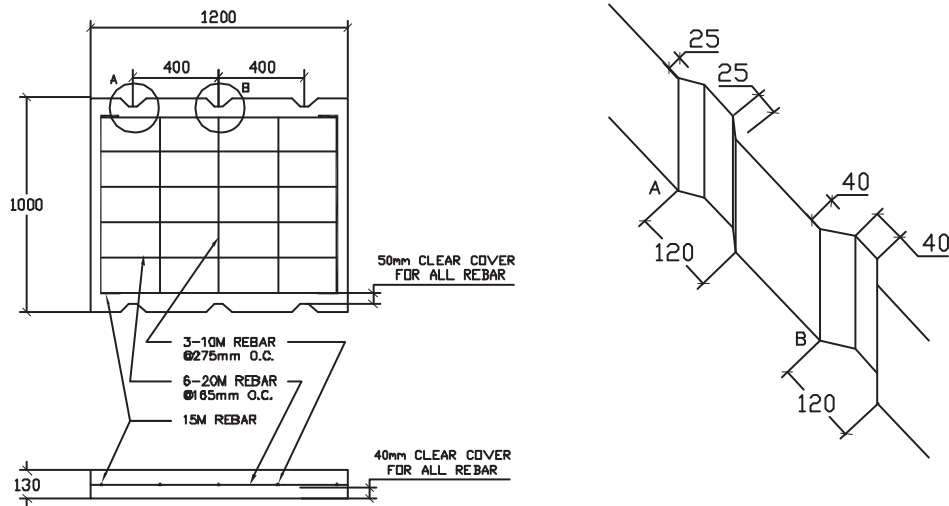
CONTINUOUS TREE PIT IN HISTORIC VILLAGE CENTRE - PART 3



CONTINUOUS TREE PIT IN HISTORIC VILLAGE CENTRE - PART 4



CONTINUOUS TREE PIT IN HISTORIC VILLAGE CENTRE - PART 5



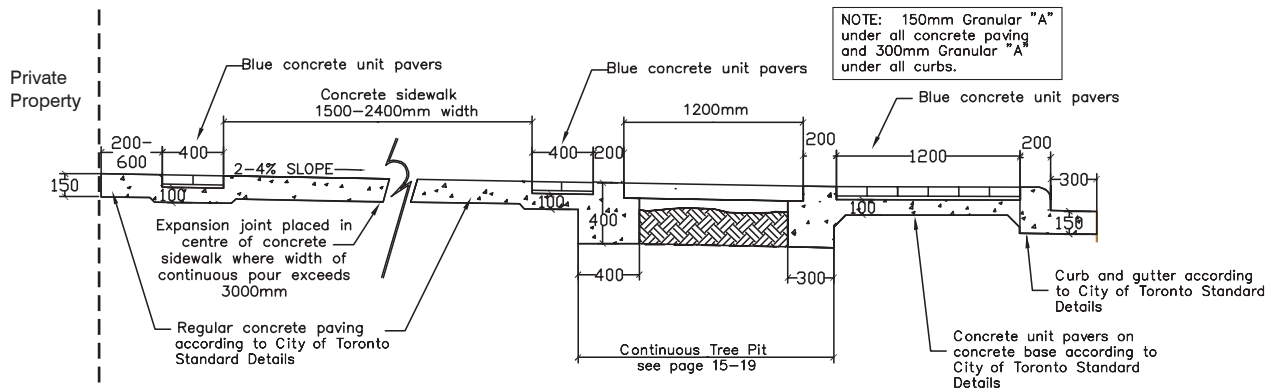
PRECAST CONCRETE SOIL TRENCH COVER

TREE PLANTING SPECIFICATIONS AS PER CITY OF TORONTO DETAIL UF-103-2-11

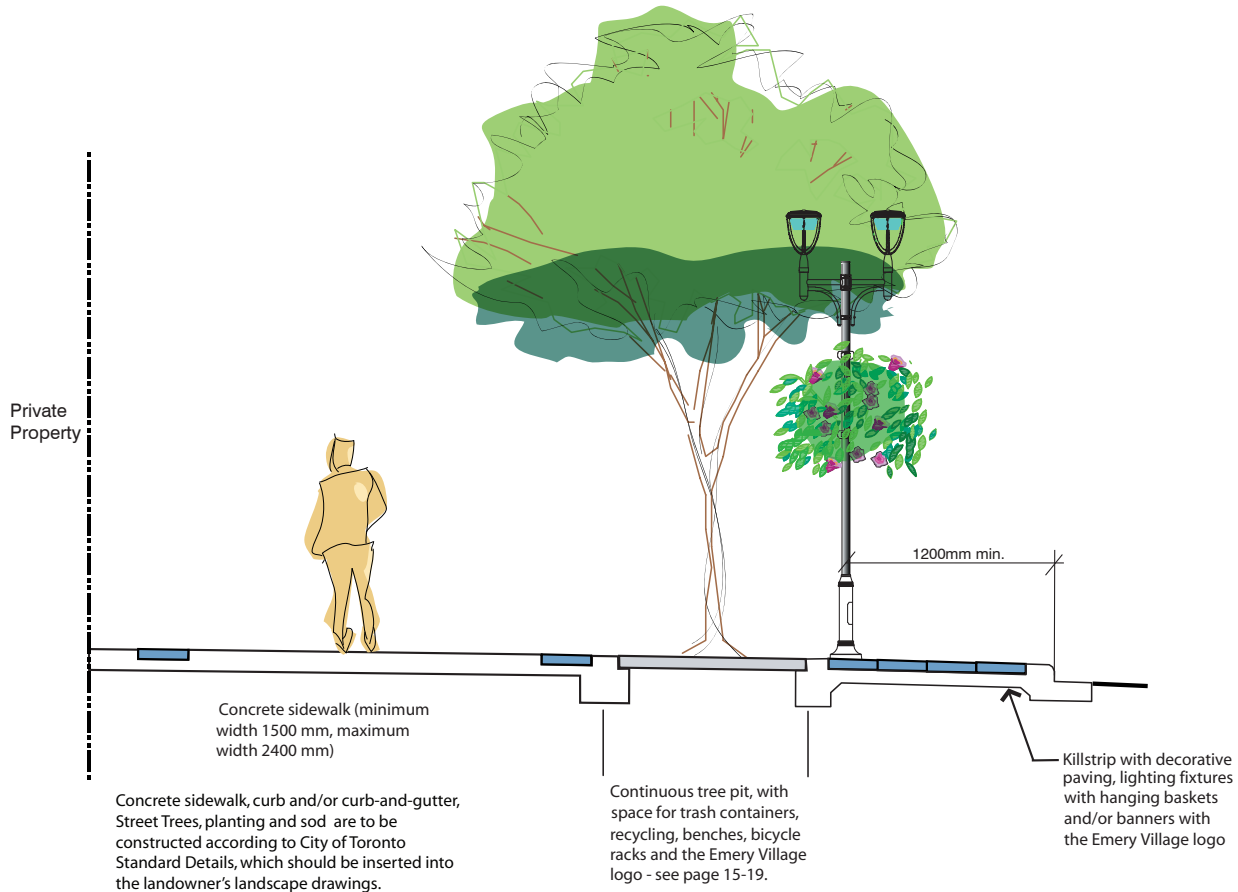
1. LOOSEN SURFACE SOIL OF PLANTING HOLE.
2. PLACE ROOTBALL ON UNDISTURBED OR COMPACTED SOIL.
3. PLANT TREE SO TOP OF THE ROOTBALL IS LEVEL WITH FINISHED SOIL HEIGHT.
4. CUT, LOOSEN AND ROLL BACK APPROX. $\frac{1}{2}$ OF TWINE, BURLAP AND WIRE ON ROOTBALL. ALL TWINE AND BURLAP MUST BE BIO-DEGRADABLE.
5. BACKFILL WITH NATIVE SOIL IN 150mm LIFTS AND TAMP TO PREVENT AIR POCKETS.
6. BACKFILL AND COMPACT THE FIRST 2 LIFTS FIRMLY WITH FEET TO STABILIZE ROOTBALL.
7. CAREFULLY REMOVE ANY LOOSE SOIL AROUND TRUNK. TOP OF ROOTBALL SHOULD NOT BE DISTURBED OR COVERED WITH SOIL.
8. WHEN $\frac{2}{3}$ OF DEPTH OF PLANTING PIT HAS BEEN BACKFILLED, FILL REMAINING SPACE WITH WATER. ONCE WATER HAS PENETRATED SOIL, BACKFILL TO FINISH GRADE. SOAK BACKFILL TO ENSURE FULL CONTACT BETWEEN ROOTBALL AND BACKFILL. FORM A SOIL SAUCER 25mm IN DEPTH AND FILL WITH WATER.
9. AFTER WATER HAS BEEN ABSORBED, COVER WITH 100mm OF MULCH TAPERED TO GROUND LEVEL AT THE TRUNK. KEEP MULCH 150mm FROM TRUNK.
10. PRUNE TO REMOVE DAMAGED BRANCHES. DO NOT REMOVE LEADER.
11. REMOVE WRAP FROM TRUNK AND INSPECT FOR DAMAGE.

2.6 RING ROAD, NEW INTERNAL ROADS AND NEW DRIVEWAYS

The secondary roads in the Historic Village Centre (the Ring Road, new Internal Roads and new driveways that function as roadways by providing access to multiple units) will be similar in design and expression to the major roads, but will likely not have on-street parking in designated parking bays. These roads will be characterized by significant decorative paving between curbs so that a historic, cobblestone-style streetscape is created.

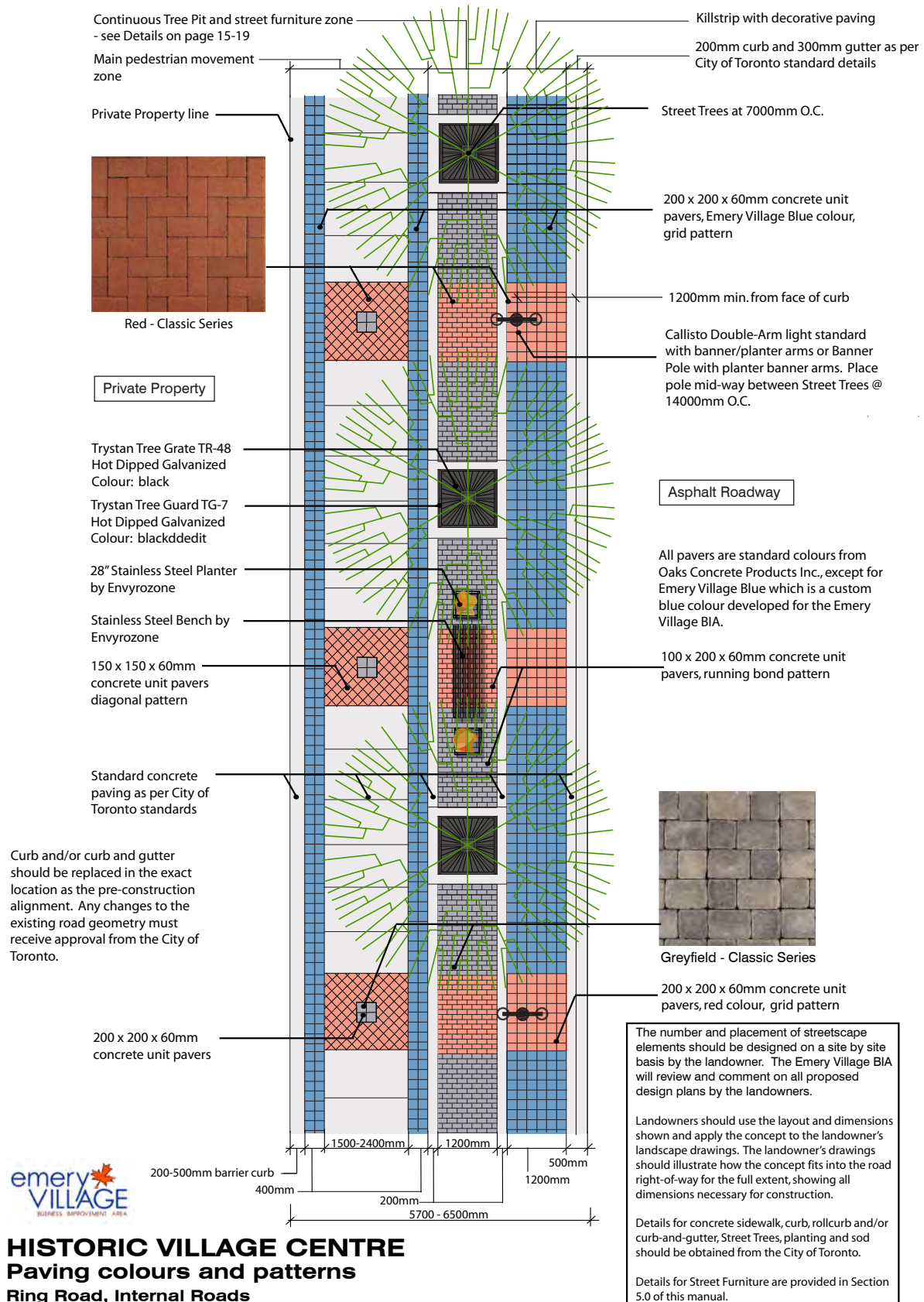


TYPICAL RING ROAD /INTERNAL ROAD SECTION
EMERY VILLAGE HISTORIC CENTRE





Terraplan Landscape Architects



The number and placement of streetscape elements should be designed on a site by site basis by the landowner. The Emery Village BIA will review and comment on all proposed design plans by the landowners.

Landowners should use the layout and dimensions shown and apply the concept to the landowner's landscape drawings. The landowner's drawings should illustrate how the concept fits into the road right-of-way for the full extent, showing all dimensions necessary for construction.

Details for concrete sidewalk, curb, rollcurb and/or curb-and-gutter, Street Trees, planting and sod should be obtained from the City of Toronto.

Details for Street Furniture are provided in Section 5.0 of this manual.

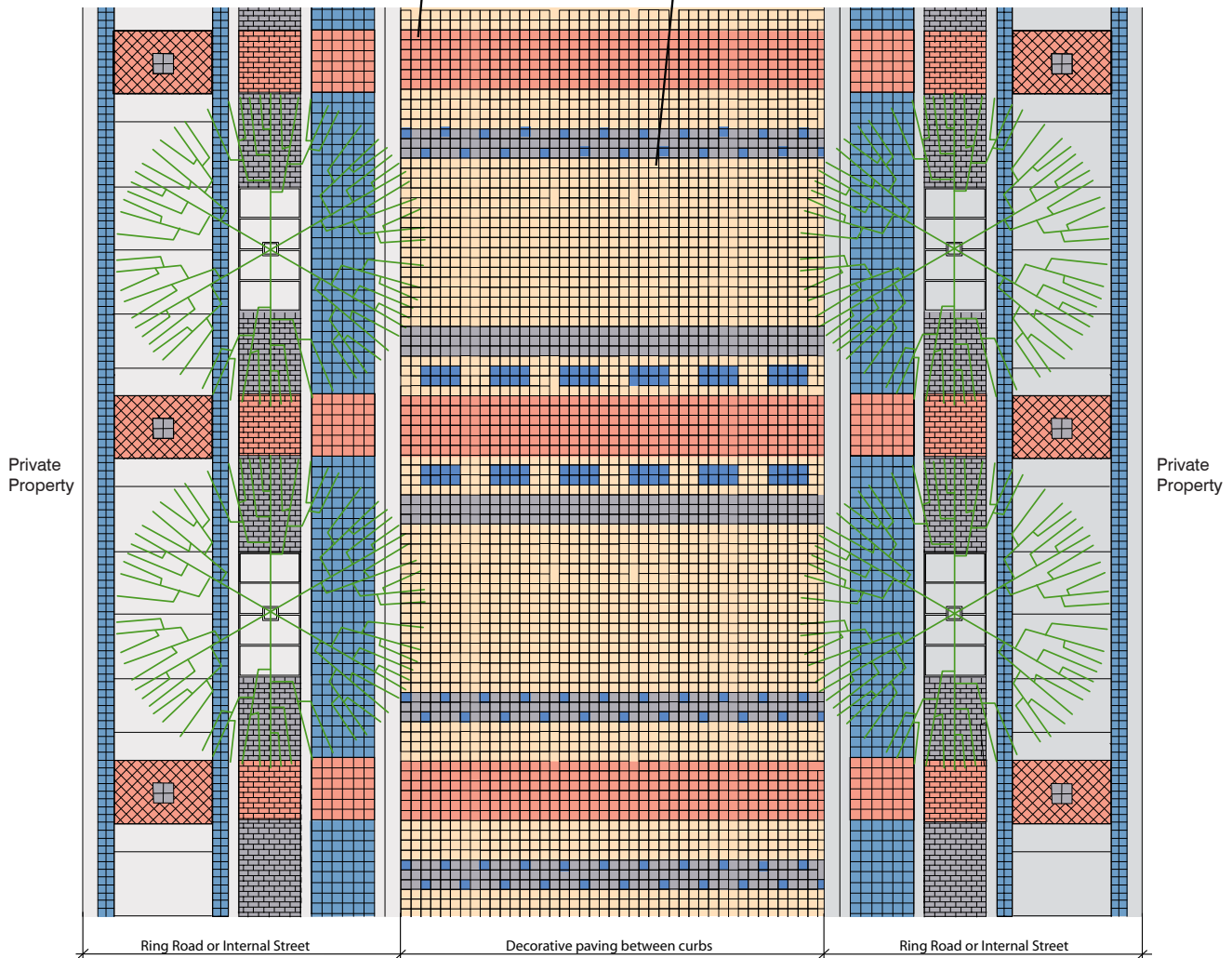


Red- Classic Series



Buff- Classic Series

Curb and/or curb and gutter should be replaced in the exact location as the pre-construction alignment. Any changes to the existing road geometry must receive approval from the City of Toronto.



The design is under revision and may change from the layout shown above



HISTORIC VILLAGE CENTRE Decorative Paving Between Curbs All Internal Streets

3.0 MIXED USE CORRIDORS

***Steeles Avenue
Finch Avenue
Weston Road
Sheppard Avenue
Walsh Avenue
Wilson Avenue***

The Mixed Use Corridors located along Finch Ave., Sheppard Ave., Steeles Ave. Weston Road. Walsh Avenue and Wilson Avenue are the primary access routes in the community. These streets contain a mixture of retail, residential and employment land uses.



According to the Emery Village Capital Works Master Plan, Mixed Use Corridors will be upgraded by including the following in the streetscape:

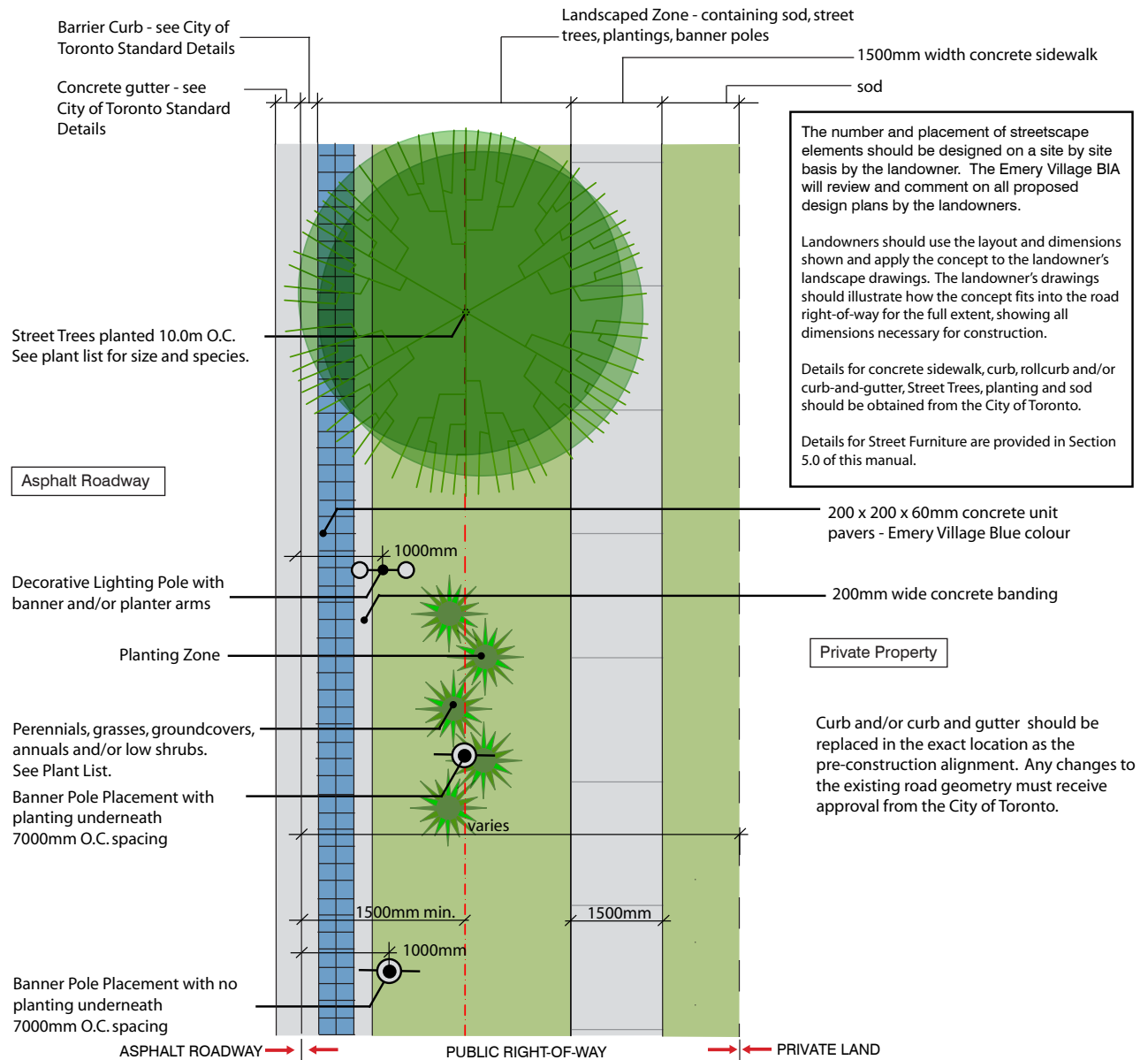
- Decorative Lighting and/or banners attached to all existing hydro poles that are in good condition and are not leaning over.
- Banner Poles with arms for the Emery Village BIA logo and/or hanging baskets placed in selected locations with planting in the boulevards
- Upgraded sidewalks and killstrips with decorative paving.
- Planting to screen views to parking lots.
- Street trees at a spacing of 8.0 - 10.0m O.C.
- New barrier curbs with a double row of Emery Village BIA blue concrete pavers along the entire length.

At specific intersections, focal points with enhanced landscaping and identity signage will be installed in the following locations (see Capital Works Master Plan for design guidelines):

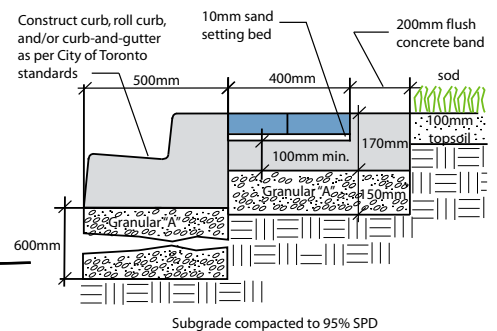
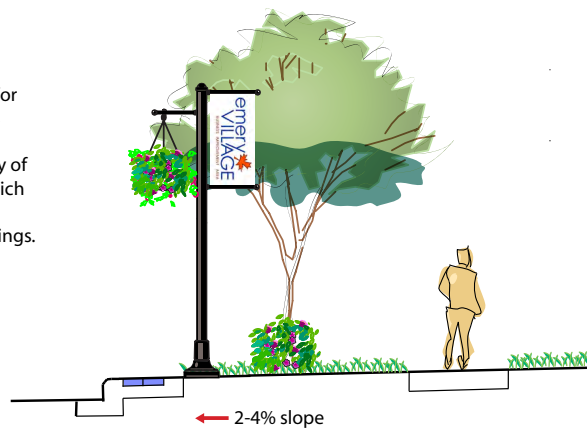
- Steeles Avenue - at Fenmar Drive, Barmac Drive and Weston Road
- Finch Avenue - at Milvan Drive, Signet Drive and at Highway 400
- Sheppard Avenue - at Weston Road, Rivalda Road and Arrow Road
- Weston Road - at Fenmar Road
- Wilson Avenue - at Clayson Road
- Walsh Avenue - at Weston Road



The diagram on the following page shows an example of the above design improvements applied to the existing streetscape. Landowners will take the design concept and apply it to their specific site, which will then be reviewed by the Emery Village BIA to ensure that the design intentions are upheld.

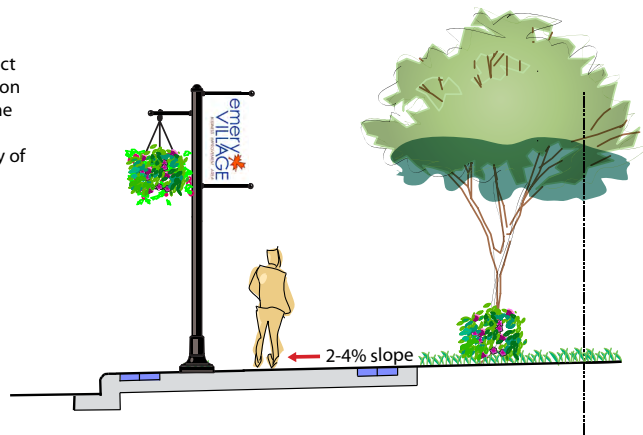
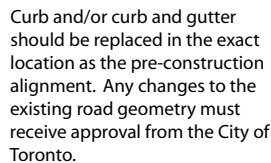


Concrete sidewalk, curb and/or curb-and-gutter, Street Trees, planting and sod are to be constructed according to City of Toronto Standard Details, which should be inserted into the landowner's landscape drawings.



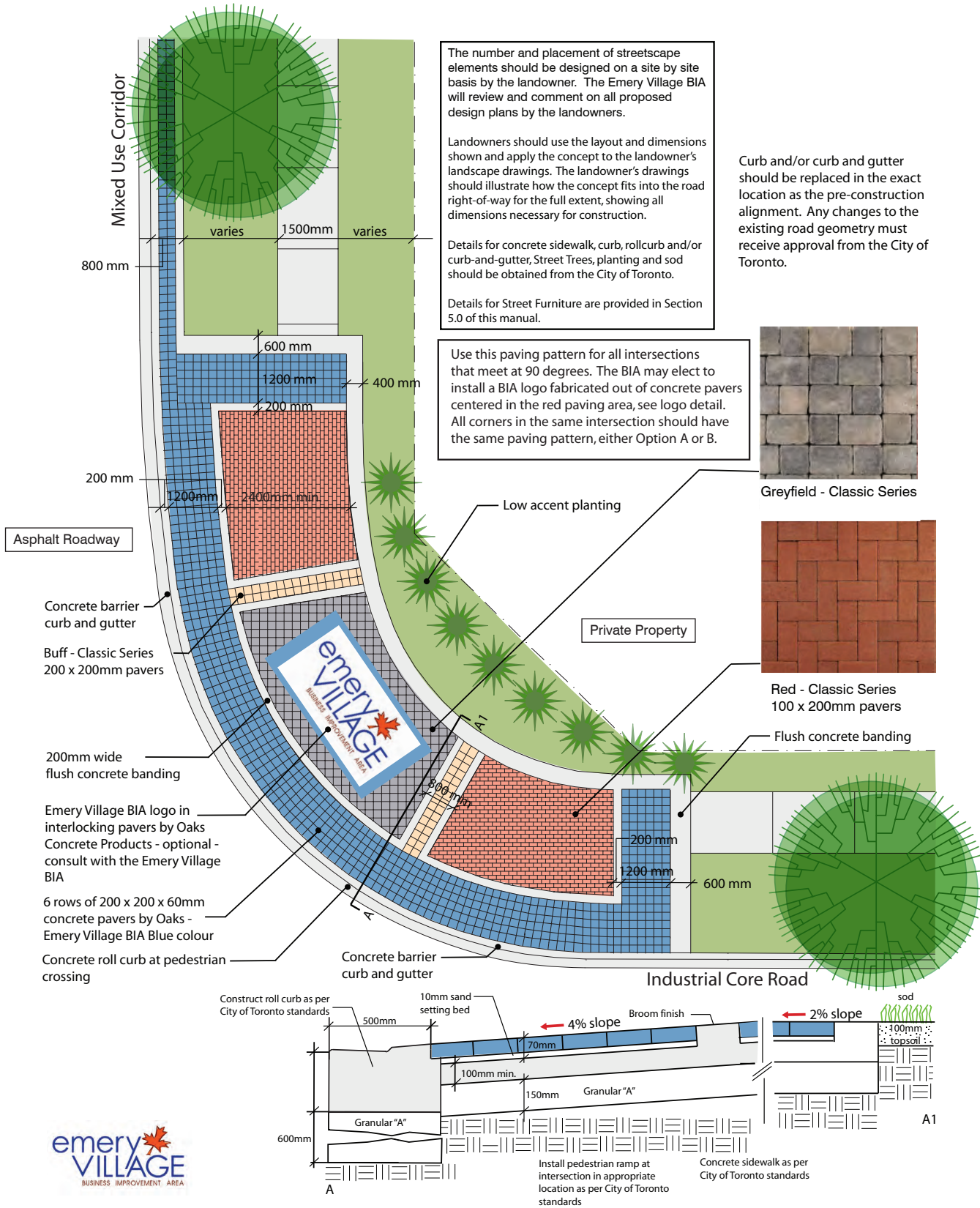
MIXED USE CORRIDORS - Option A Street Layout

Steeles Avenue, Finch Avenue, Weston Road, Sheppard Avenue, Walsh Avenue, Wilson Avenue



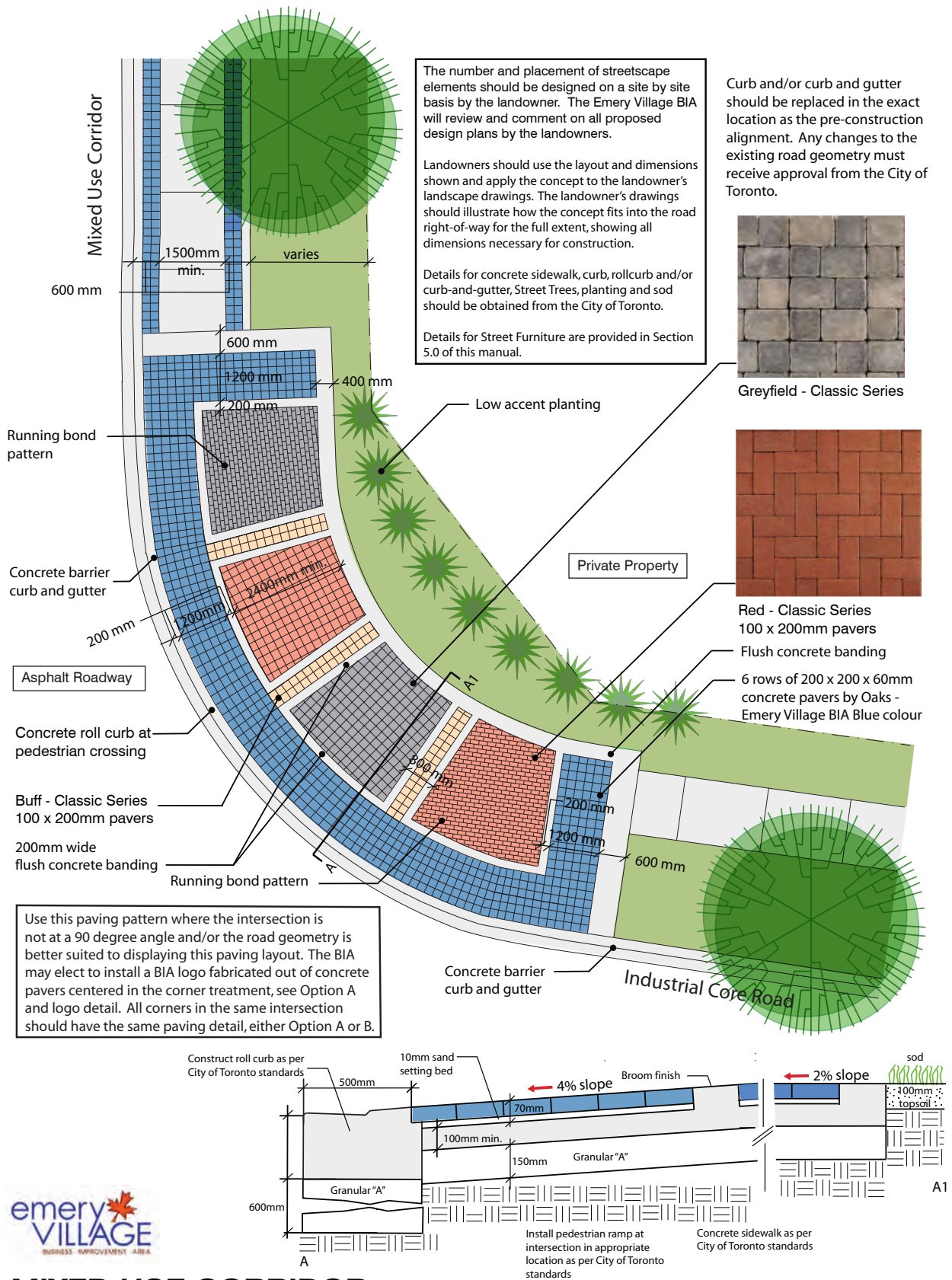
Details for Street Furniture are provided in Section 5.0 of this manual.

Terraplan Landscape Architects



MIXED USE CORRIDOR Intersection Paving Option A

Steeles Avenue, Finch Avenue, Weston Road, Sheppard Avenue, Walsh Avenue, Wilson Avenue



MIXED USE CORRIDOR Intersection Paving Option B

Steeles Avenue, Finch Avenue, Weston Road, Sheppard Avenue, Walsh Avenue, Wilson Avenue

29

4.0 INDUSTRIAL CORE ROADS

The streets in the Industrial Core are all streets other than the Mixed use Corridors (see Section 3.0).

They will be tree-lined streets containing a sidewalk, plantings, banner poles and sodded boulevards. The requirements for different sites will vary depending upon the condition and quality of the existing streetscape, the character of the adjacent development, the location of the site (whether it is in a prominent location) and the design of the proposed new development.

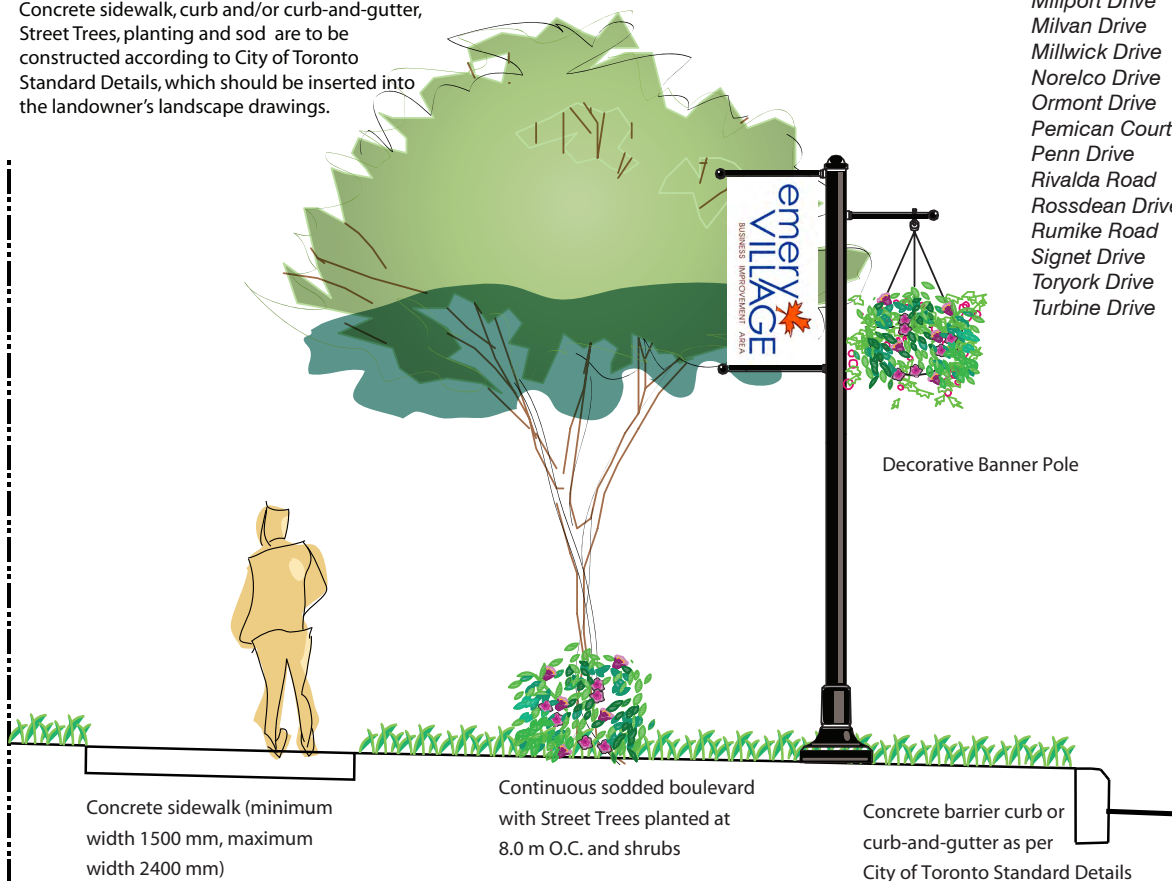


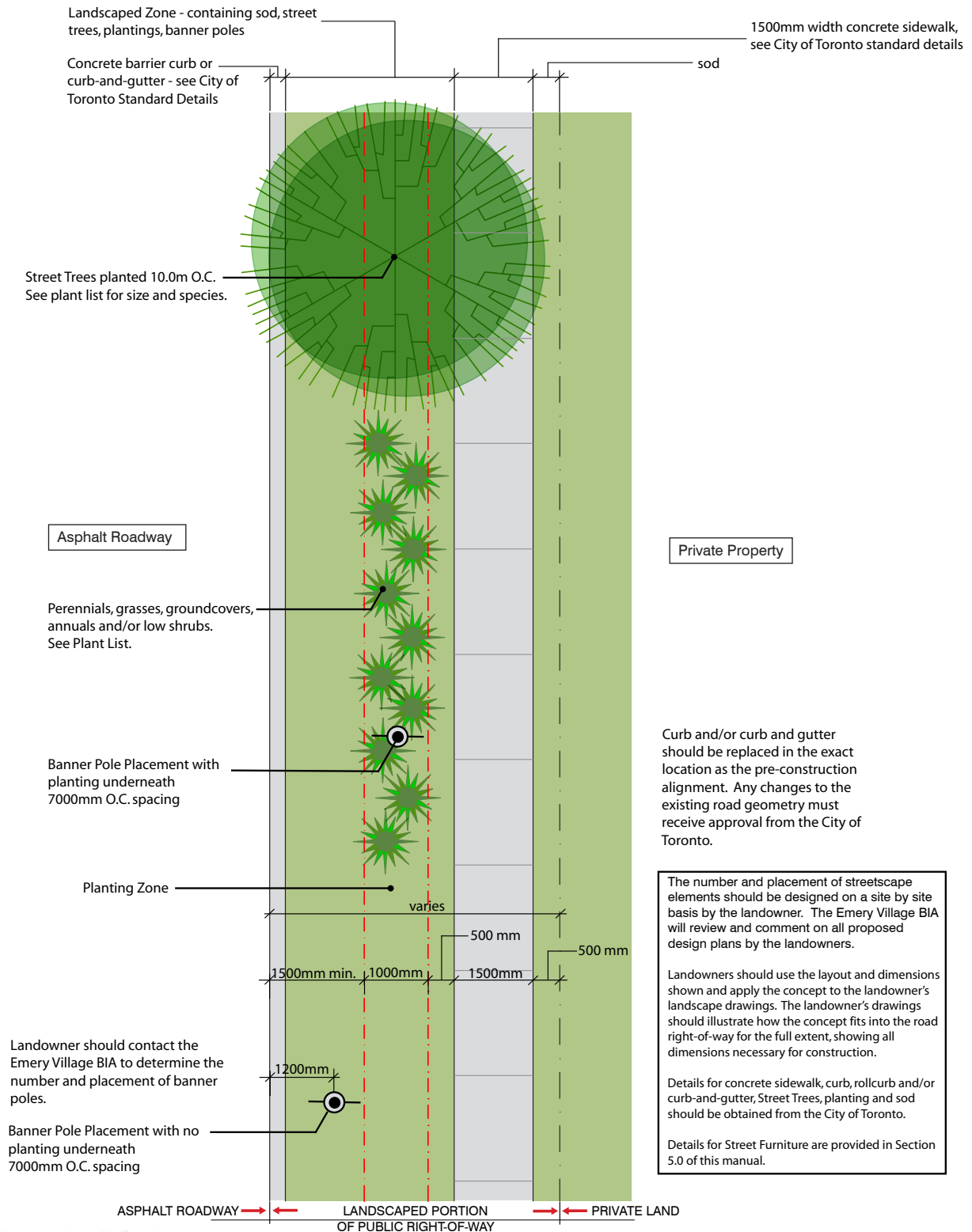
Concrete sidewalk, curb and/or curb-and-gutter, Street Trees, planting and sod are to be constructed according to City of Toronto Standard Details, which should be inserted into the landowner's landscape drawings.

Industrial Core

Alloy Court
Arrow Road
Barmac Drive
Bartor Avenue
Bradstock Road
Deerhide Crescent
Fenmar Drive
Gail Grove
Garyray Drive
HighMeadow Place
Irondale Drive
Jayzel Drive
Kenhar Drive
Klondike Drive
Lido Road
Millport Drive
Milvan Drive
Millwick Drive
Norelco Drive
Ormont Drive
Pemican Court
Penn Drive
Rivalda Road
Rossdean Drive
Rumike Road
Signet Drive
Toryork Drive
Turbine Drive

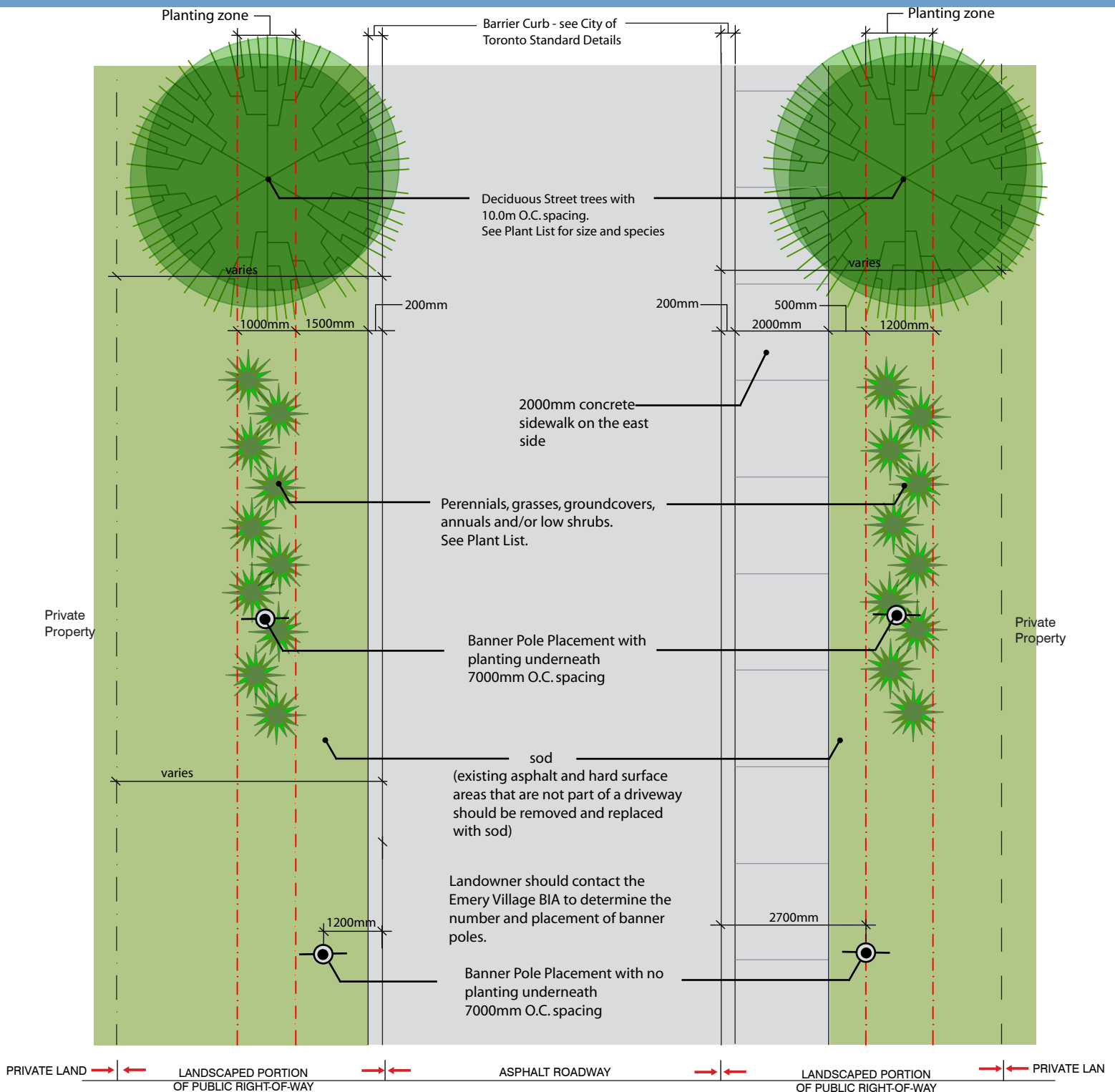
Private
Property





INDUSTRIAL CORE Street Layout

All Streets except for Rivalda Road and the east side of Arrow, Norelco and Bartor



INDUSTRIAL CORE Street Layout Rivalda Road

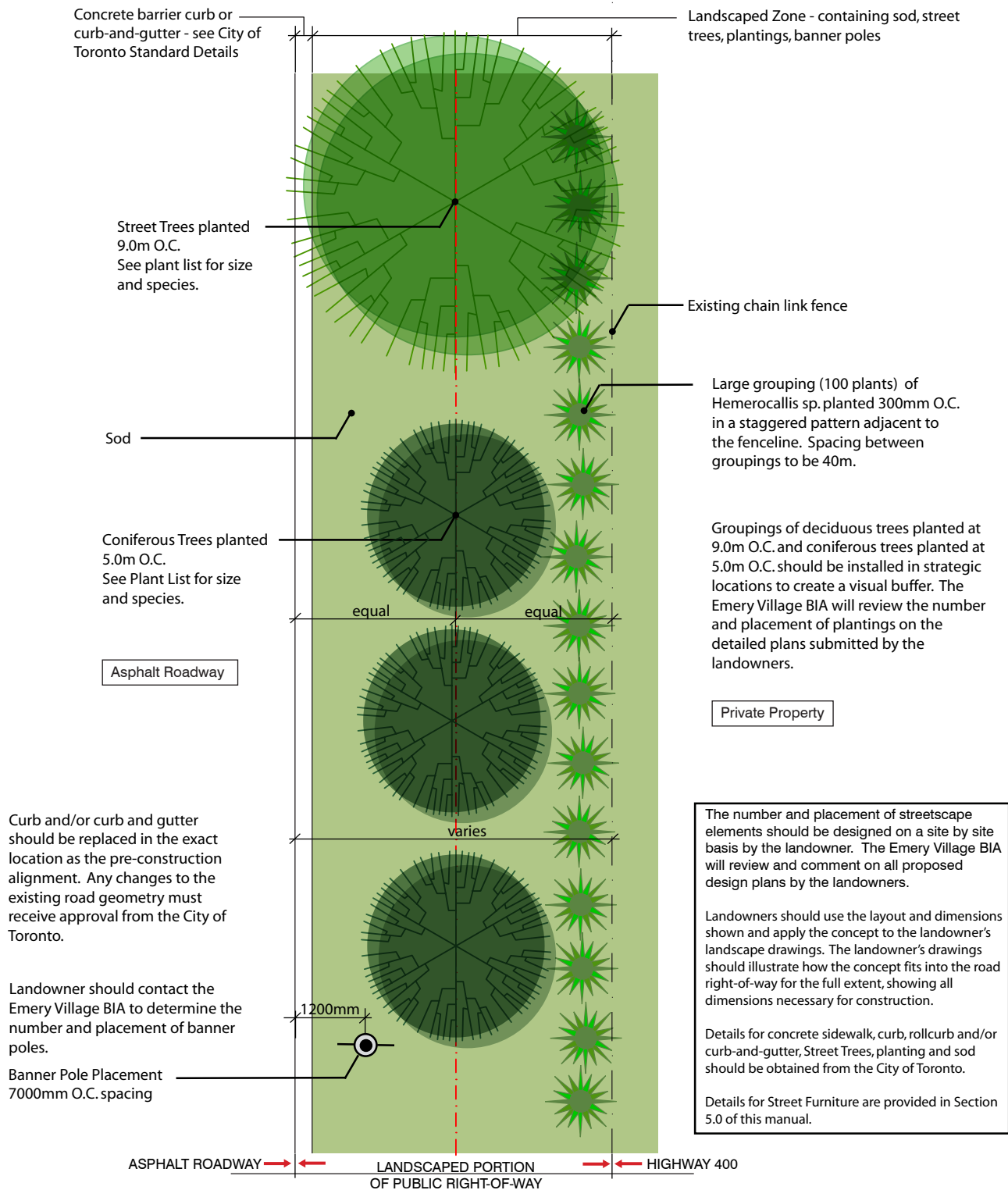
The number and placement of streetscape elements should be designed on a site by site basis by the landowner. The Emery Village BIA will review and comment on all proposed design plans by the landowners.

Landowners should use the layout and dimensions shown and apply the concept to the landowner's landscape drawings. The landowner's drawings should illustrate how the concept fits into the road right-of-way for the full extent, showing all dimensions necessary for construction.

Details for concrete sidewalk, curb, rollcurb and/or curb-and-gutter, Street Trees, planting and sod should be obtained from the City of Toronto.

Details for Street Furniture are provided in Section 5.0 of this manual.

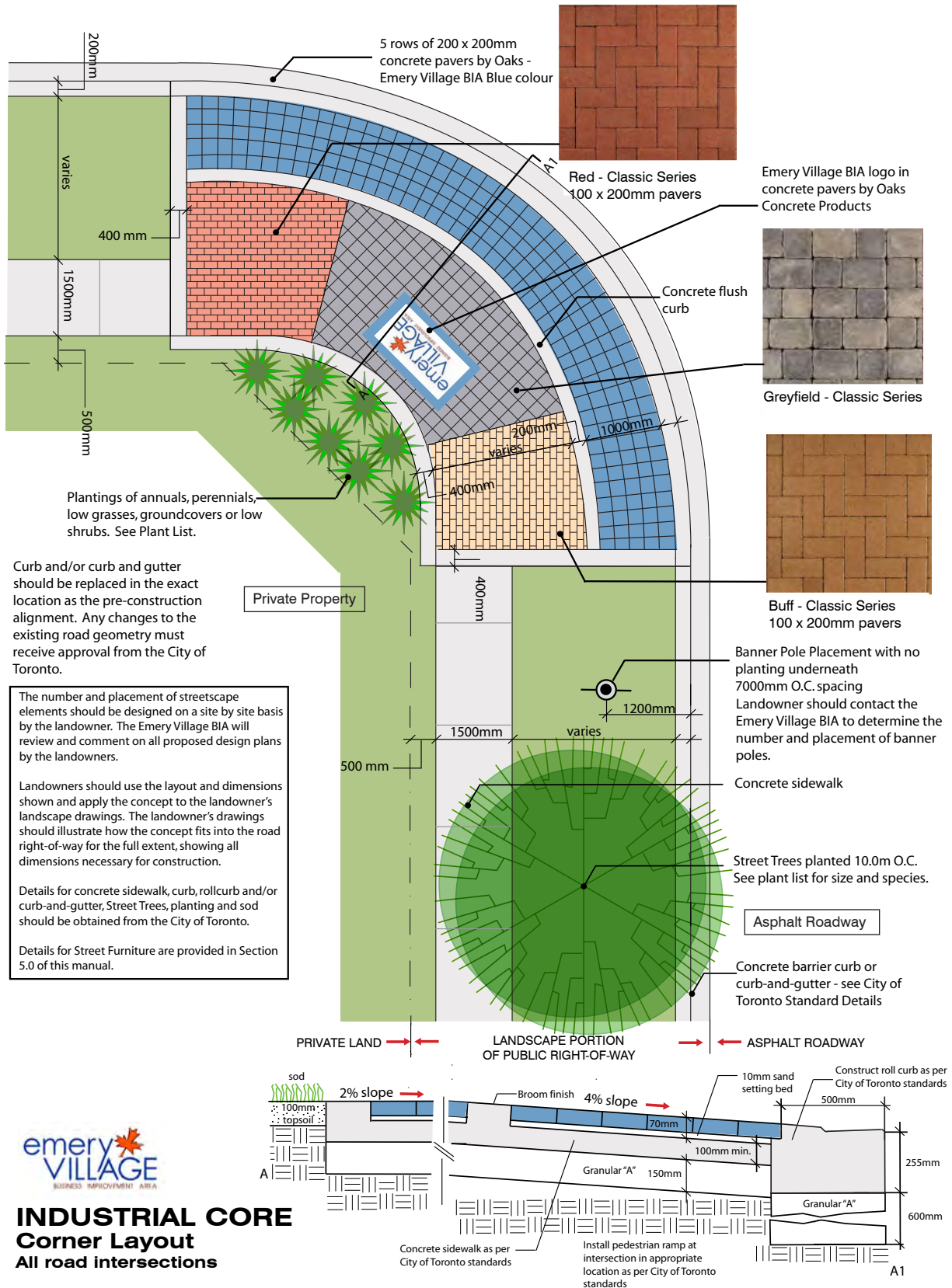
Curb and/or curb and gutter should be replaced in the exact location as the pre-construction alignment. Any changes to the existing road geometry must receive approval from the City of Toronto.



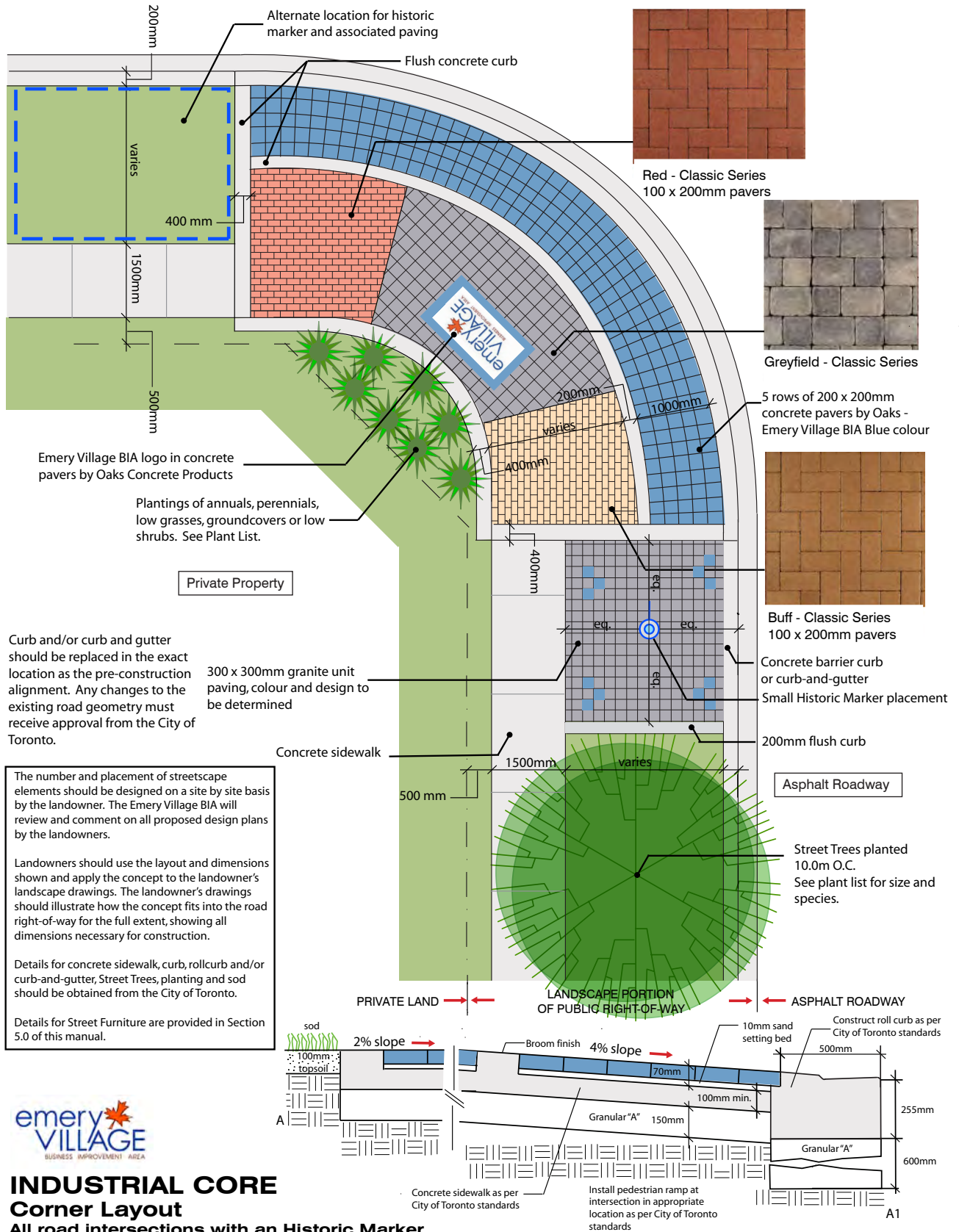
INDUSTRIAL CORE

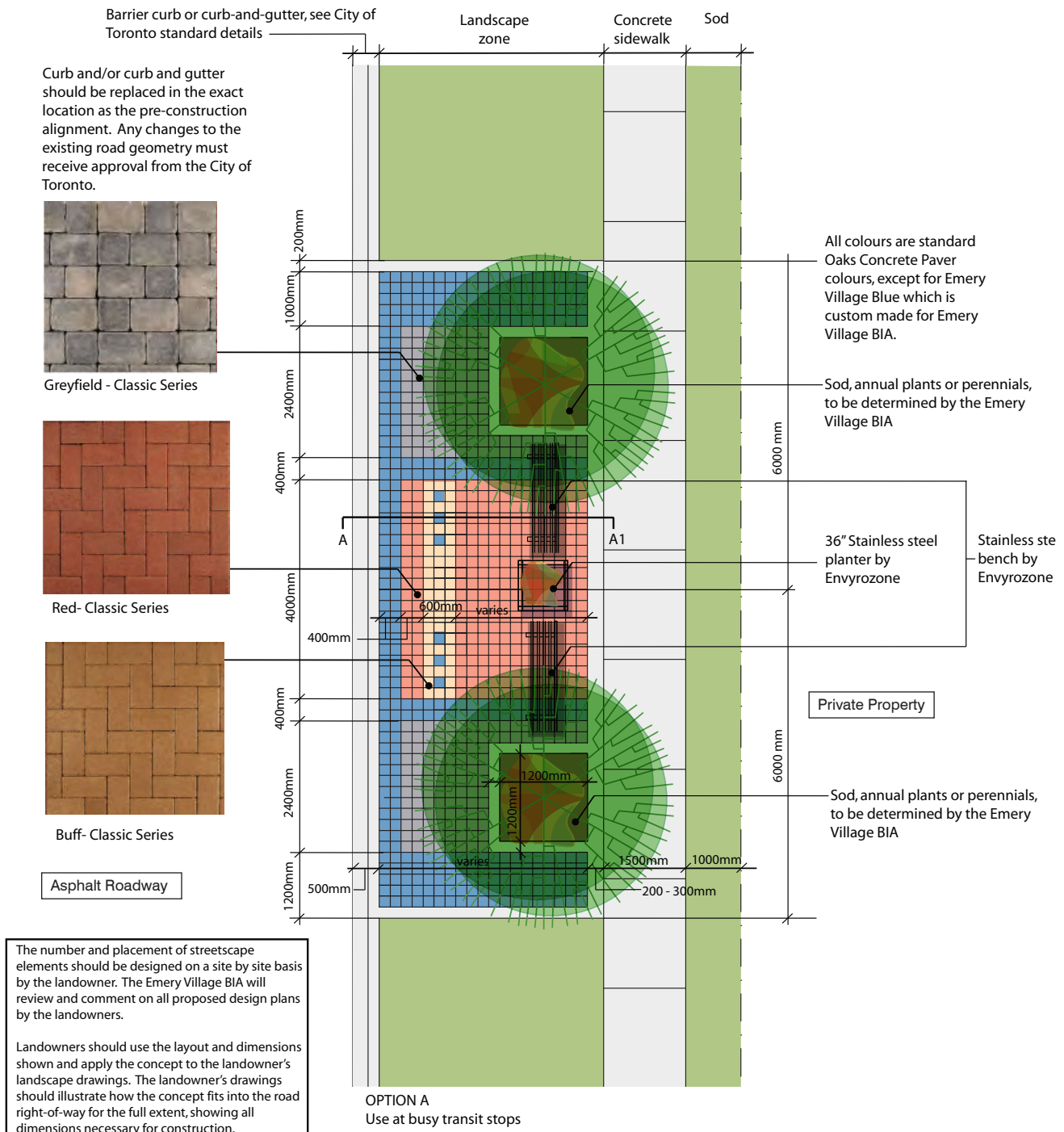
Street Layout

East side of Arrow, Norelco and Bartor adjacent to Highway 400



INDUSTRIAL CORE Corner Layout All road intersections





The number and placement of streetscape elements should be designed on a site by site basis by the landowner. The Emery Village BIA will review and comment on all proposed design plans by the landowners.

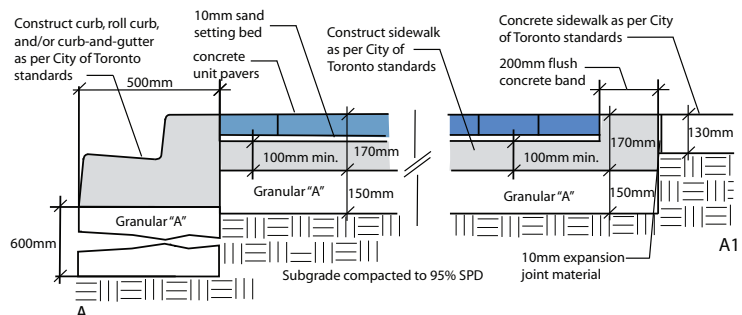
Landowners should use the layout and dimensions shown and apply the concept to the landowner's landscape drawings. The landowner's drawings should illustrate how the concept fits into the road right-of-way for the full extent, showing all dimensions necessary for construction.

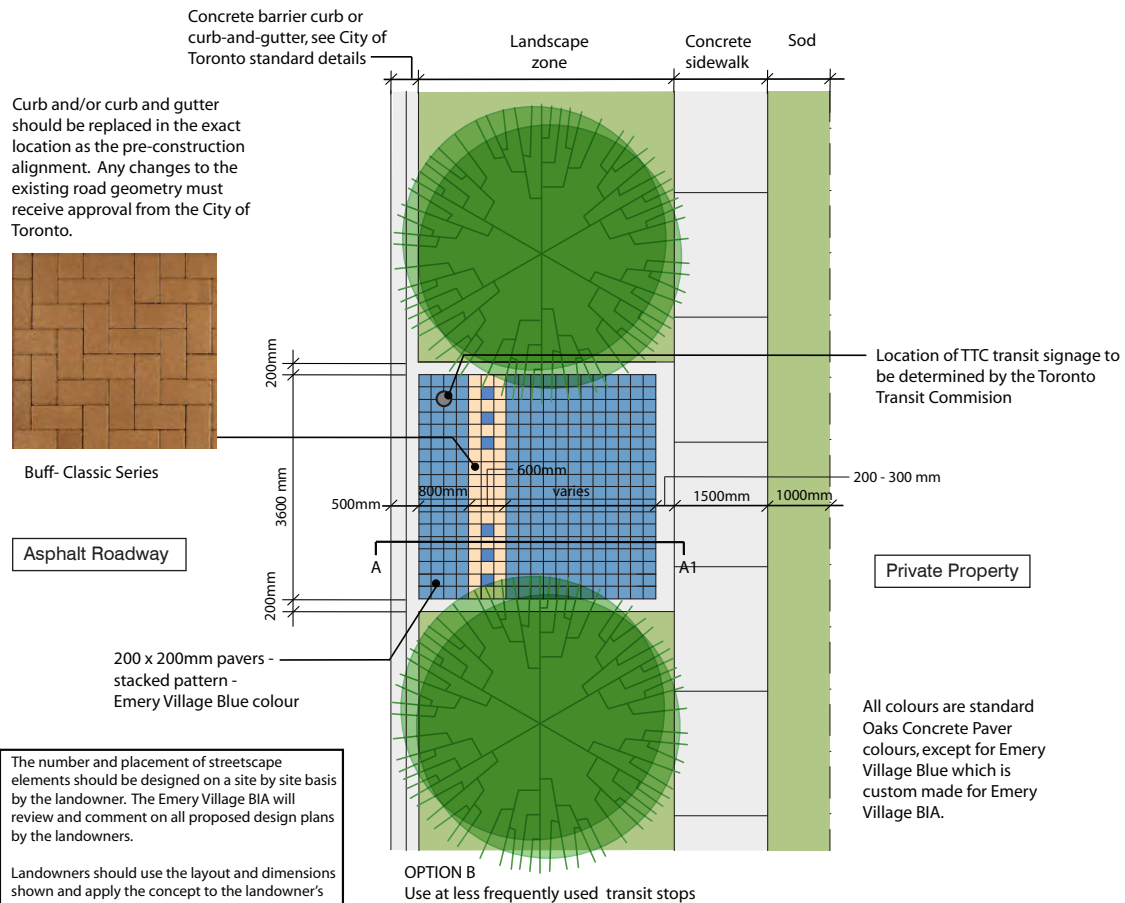
Details for concrete sidewalk, curb, rollcurb and/or curb-and-gutter, Street Trees, planting and sod should be obtained from the City of Toronto.

Details for Street Furniture are provided in Section 5.0 of this manual.



INDUSTRIAL CORE Bus Stop Landscaping Option A All roads

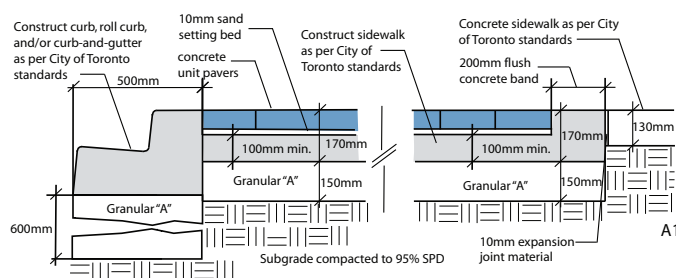




INDUSTRIAL CORE

Bus Stop Landscaping Option B

All roads

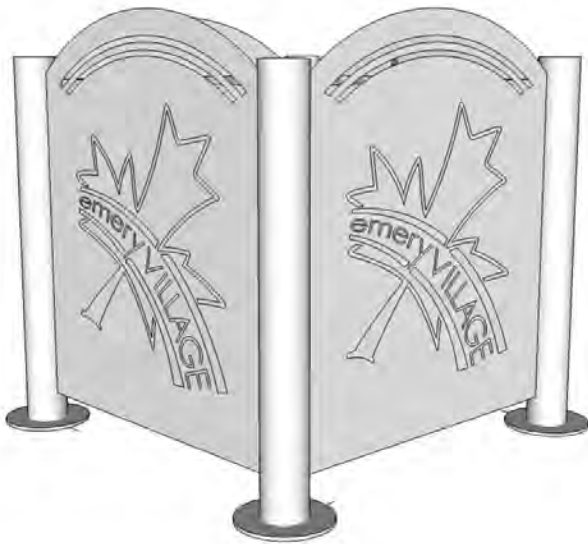


5.0 STREET FURNITURE

The Emery Village BIA has gone through an extensive series of design sessions to select the street furniture that best projects the image that the BIA wants to create within Emery Village.

Landowners can insert the following design details into design development and construction drawings.

For all details requiring a footing, a note is included in each detail that the contractor is responsible for providing shop drawings for the approval of the landowner's landscape architect. The details give a general description of the footing size, rebar requirements and wiring conduit location only.



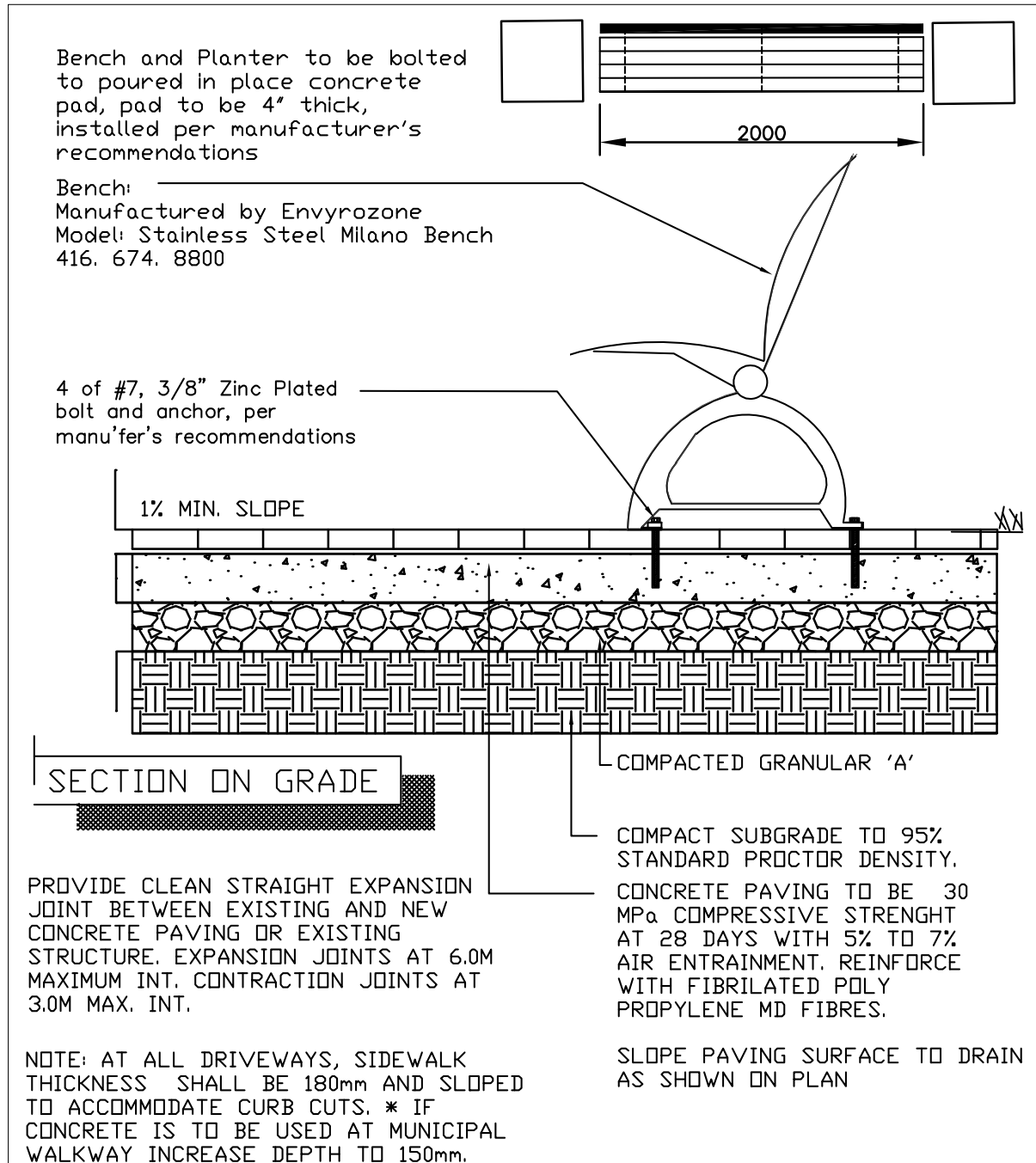
5.1 STAINLESS STEEL BENCH

Stainless steel Milano Bench by Envirozone

Material: 18 gauge stainless steel

Finish: Brushed #4

Dimensions: 31" (h) x 23" (w) x 80" (l)



5.2 WASTE RECEPTACLES

Where waste receptacles are provided adjacent to a public roadway, the following product should be used:

Manufacturer: Envirozone
25 Claireville Drive
Toronto, ON
M9W 5Z7
(416) 674-8800
(416) 647-4600 (fax)
www.envirozone.com

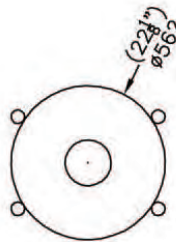
Product: Mirage Stainless Steel
Waste Receptacle

Finish: Brushed #4

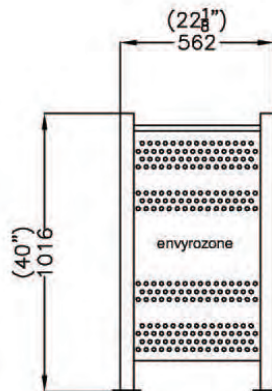
Dimensions: 22 1/8" x 22 1/8" x 40"

Lid: Removable

Details The Emery Village Logo
will be emblazoned
onto the top circular
panel



INSTALL TO MANUFACTURER
SPECIFICATIONS AND
RECOMMENDATIONS



MODEL MIRAGE S
18 GAUGE STAINLESS STEEL
BRUSHED #4 FINISH
FLOOR MOUNTED POSTS (4)
REMOVABLE LID WITH
8" OPENING IN CENTER
22 1/8" x 22 1/8" x 40" (h)

DIAGRAMS NOT EXACT

5.3 FLAG POLES

Height and Diameter of Flagpole

Flagpoles should have a standard height of 29 feet, a butt diameter of 5" and a top diameter of 3".

Mountings of Flagpole

The flagpoles will be ground mounted and attached to a reinforced concrete footing of a suitable size with an anchor bolt assembly. The footing should be constructed to withstand seasonal elements and wind speeds.

Break-away Flagpoles

Flagpoles should be constructed and installed with a "break-away" feature that will minimize personal injury and property damage in the event of a vehicular impact.

Location and Setbacks for Flagpole

The location of the flagpoles will be determined on a site-by-site basis and subject to the City of Toronto standard setbacks including but not limited to a minimum of 0.5m from the back of the curb, maintaining a 5.5m min. clearance from the paved portion of the road to the bottom of the flag, maintaining a 2.75m min. clearance from the sidewalk to the bottom of the flag, and satisfying the setbacks set by the Utility Companies for overhead wires and underground cables, conduits and feeds. In general, flagpoles should be aligned with other streetscape elements such as lighting fixtures and decorative banner poles.

Material and Colour of Flagpole

The flagpole should be fabricated of aluminum due to its relative low cost and weather resistance. The flagpole should have a black anodized finish that is consistent with the other streetscape elements (ie. decorative banner poles, lighting fixtures). The top should have a revolving black cap fabricated of aluminum.

Rigging of Flagpole

The flagpole should have an internal halyard system with a locked door that will prevent unauthorized tampering, and allow the flag to be easily raised and lowered for half-masting and maintenance.

Dimensions of Canadian Flag

The flag should have a 2:1 ratio of length to width as described by the Canadian Heritage Department. The size of the flag should be a standard 3'9" x 7'6" to ensure consistency with the height of the pole.

Number of Canadian Flags per Flagpole

A total of three Canadian flags should be provided per flagpole (one flag to be raised with the flagpole and two replacement flags). Only the Canadian flag will be flown on the flagpole.

Material and Colour of Canadian Flag

Each Canadian flag should be made of high quality nylon with lock stitching to provide optimal durability. The Colour should adhere to the Canadian Heritage Guidelines: the painting colours are FIP red No. 509-211 and white (513-201, the printing ink is FIP red - General Printing Ink No. 0-712, Inmont Canada Ltd No. 4T51577, Monarch Inks No. 62539/0 or Sinclair and Valentine No. RL163929/0).

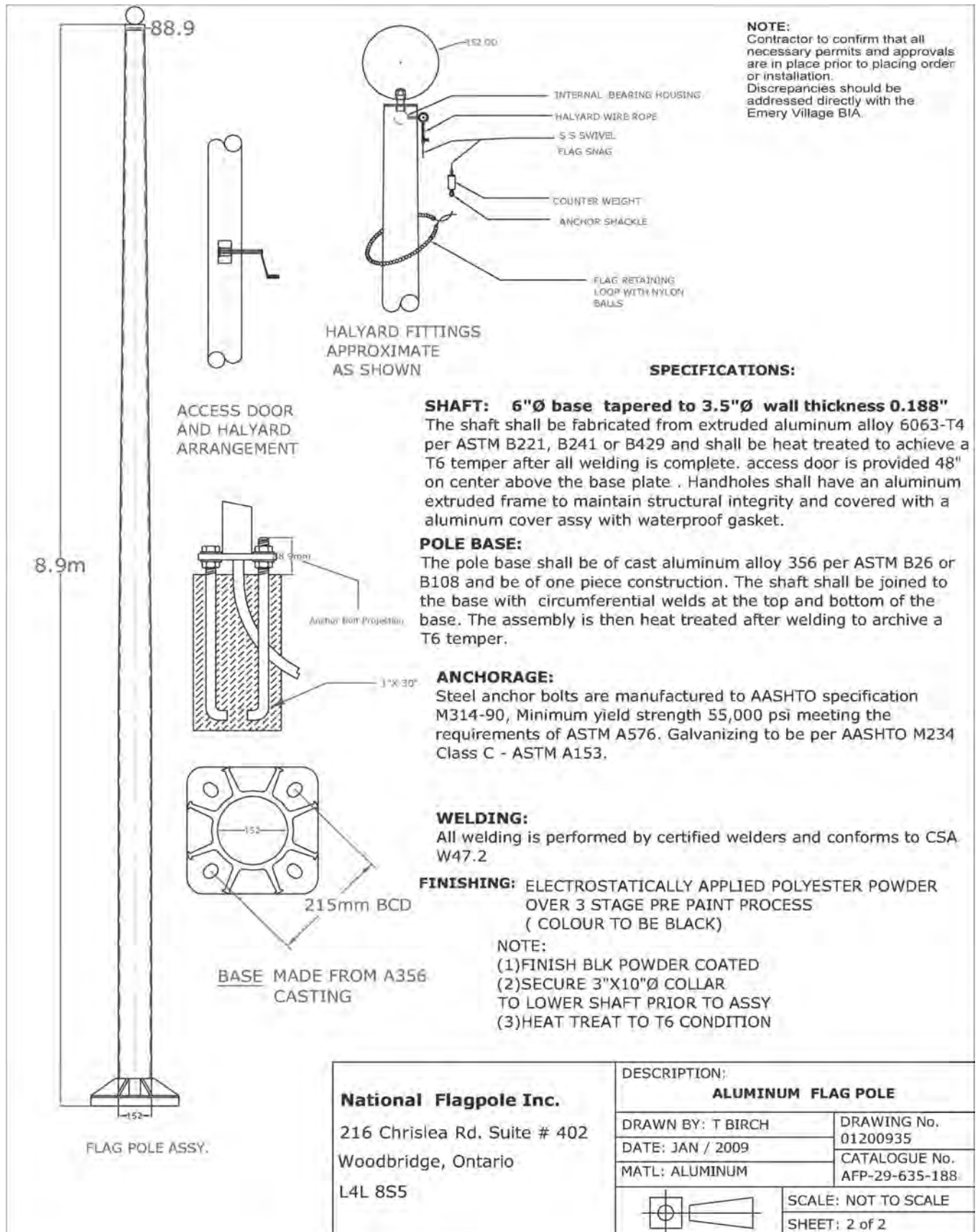
Payment-in-lieu of Flagpole

There will be instances where flagpoles cannot be located within the right-of-way portion of the roadway due to conflicts with utilities and the inability to achieve the required setbacks. In these instances, the landowner will make a payment-in-lieu of the flagpole to the Emery Village BIA for the cost of the flagpole.

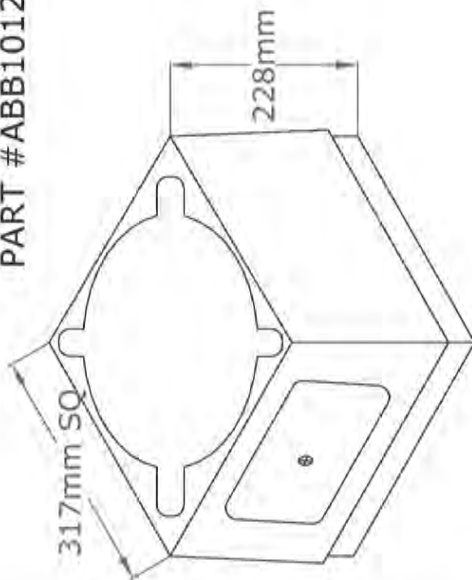
Number of Flagpoles per Lot Frontage

Landowners with property frontages less than or equal to 30m (100 ft) are required to include at least one flagpole within the public portion of the road right-of-way. Properties with frontages greater than 30.0m (100 ft.) are required to include two or more flagpoles within the public portion of the road right-of-way, to be determined on a site-by-site basis in consultation with the Emery Village BIA. The location and design details of flagpoles should be shown on all development approval, site plan and tender drawings.





PART #ABB1012



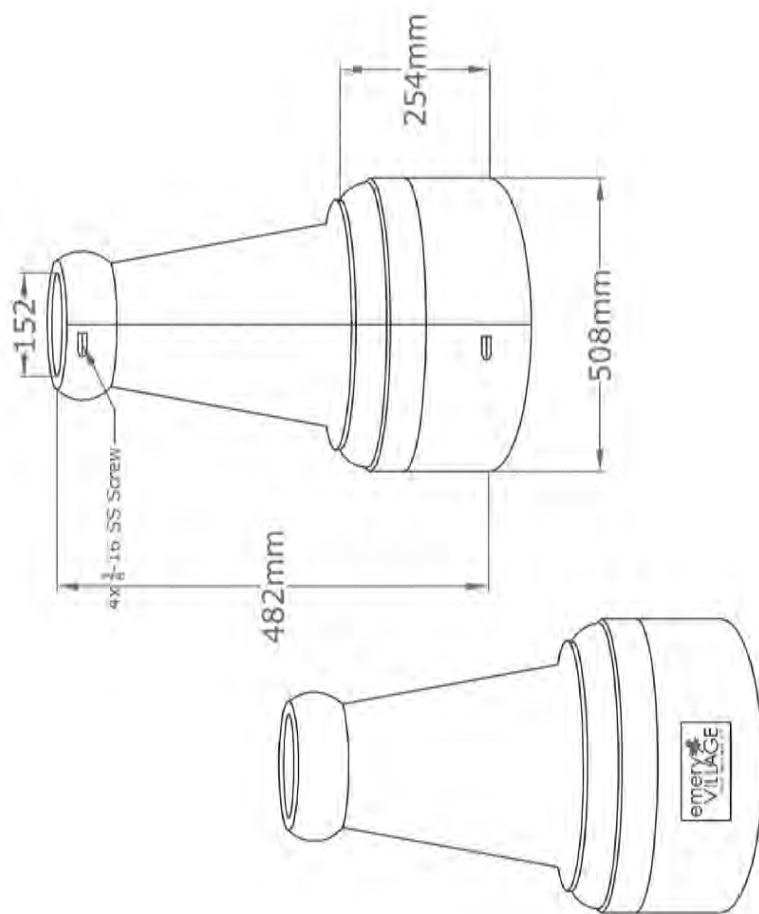
Breakaway Base features:
266mm to 304mm BCD at
the top
and 254mm-323mm BCD
at the bottom

NOTE:

FINISH BLK POLYESTER POWDER COATED
EMERY VILLAGE TO BE ON NAME PLATE
EMBOSS ON POLE BASE WITH MAPLE LEAF SYMBOL
ALL CAST BASE IS MADE FROM 356 ALUMINIUM ALLOYED

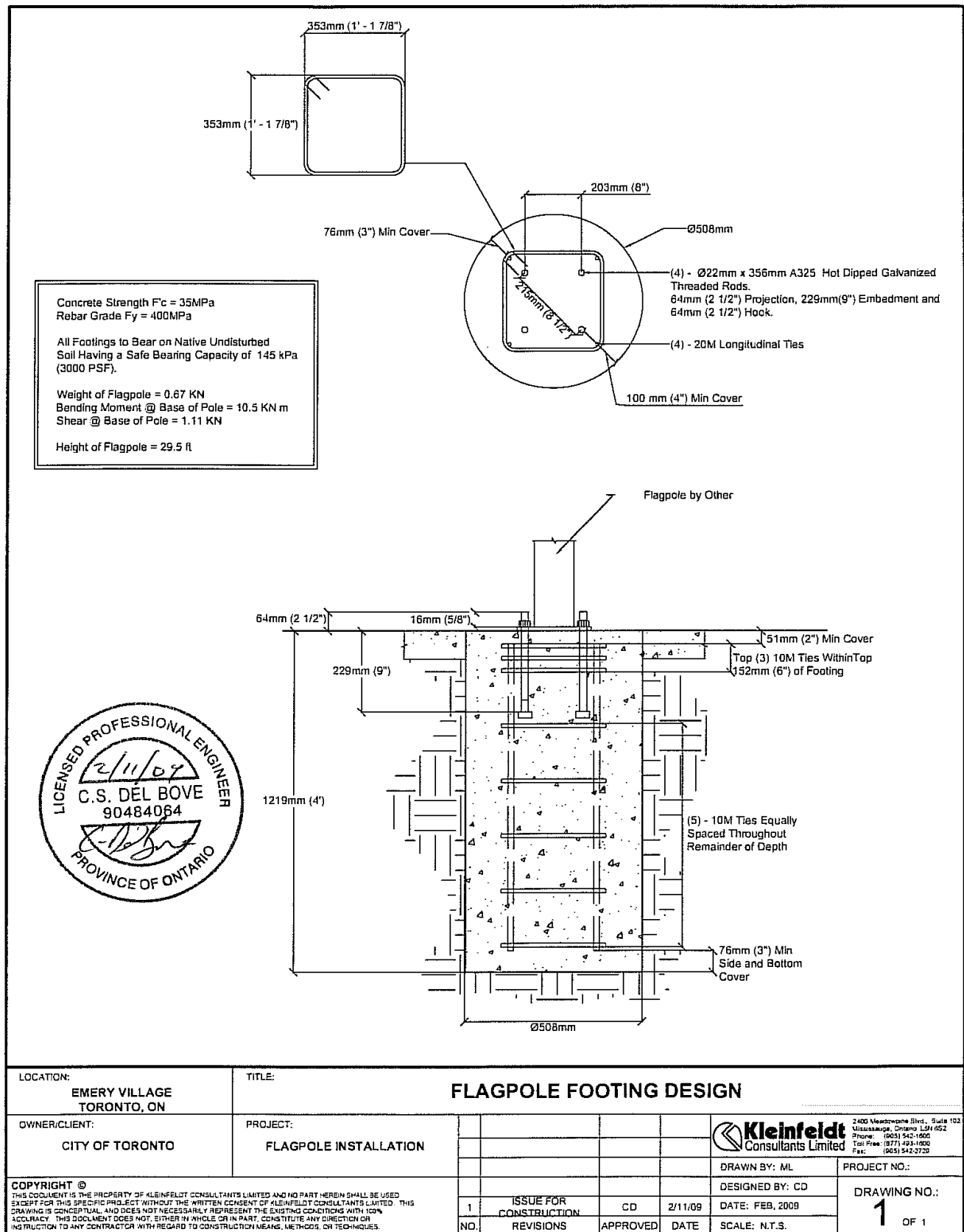
NOTE:

Contractor to confirm that all necessary permits and approvals are in place
prior to placing order or installation.
Discrepancies should be addressed directly with the Emery Village BIA.



PART #DCB6205

DESCRIPTION:		Decorative Cast Base	
National Flagpole Inc.		DRAWN BY: T BIRCH	DRAWING No. 01200935
216 Chrislea Rd. Suite # 402		DATE: JAN / 2009	CATALOGUE No. DCB-6205
Woodbridge, Ontario		MATL: ALUMINIUM	
L4L 8S5		SCALE: NOT TO SCALE	
		SHEET: 1 of 2	



5.4 BOLLARDS

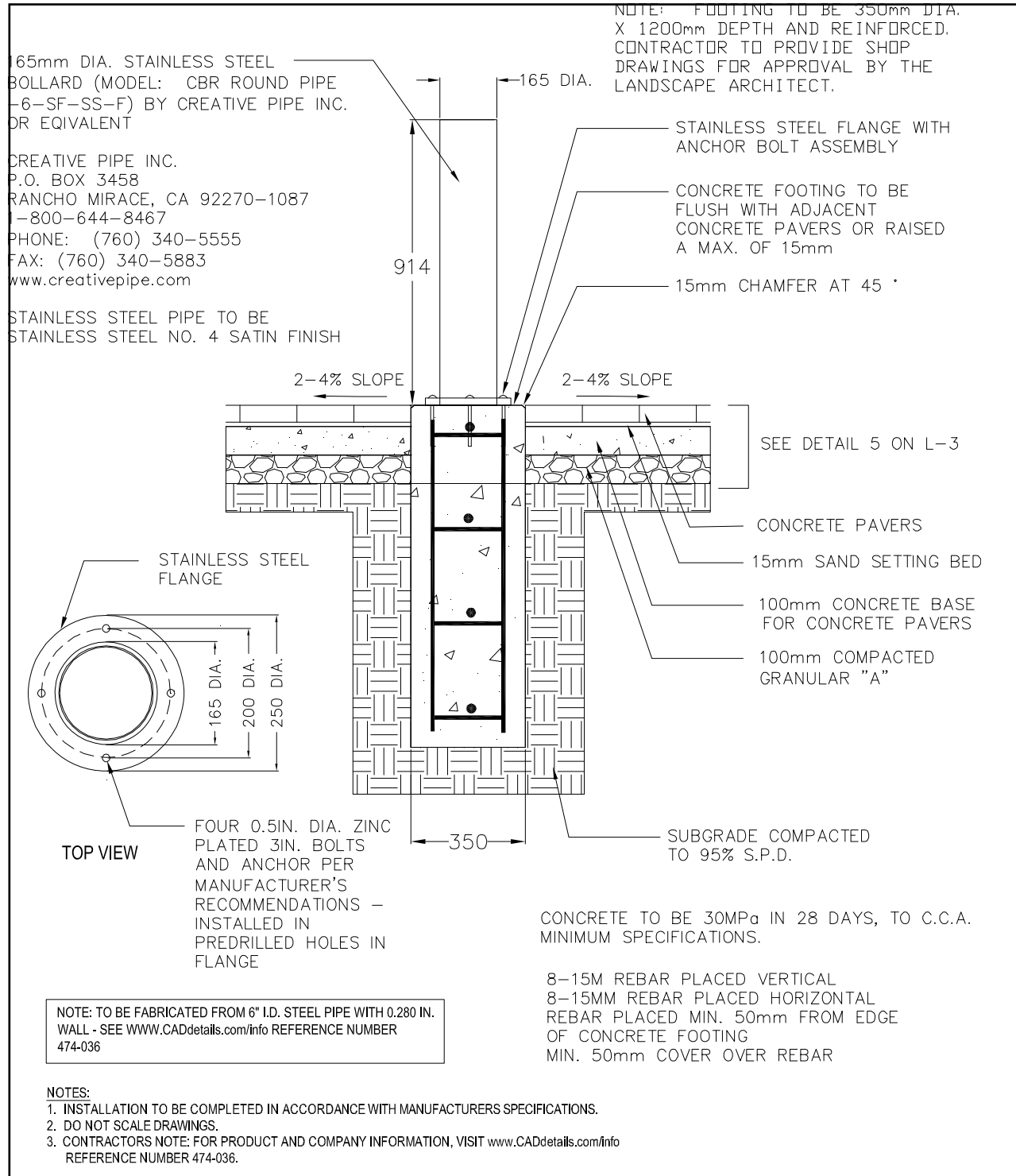
Stainless steel bollard CBR by Creative Pipe Inc.

Material: Stainless steel

Finish: Stainless Steel

Size: 8" dia. x 36" ht.

Mounting: Surface Flanged (F), Removable



5.5 BICYCLE RACKS

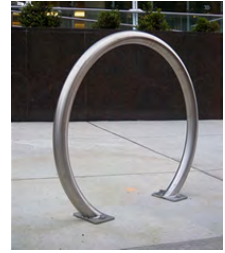
Stainless steel horseshoe bicycle rack by Creative Pipe

Material: 2 3/8" O.D. Schedule 40 Steel Pipe

Finish: Hot-dipped galvanized finish

Size: 36" Length, 32.5" Height

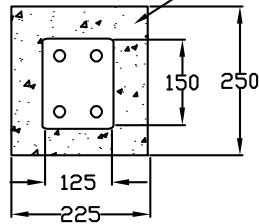
Mounting: Flanged Surface Mount



STAINLESS STEEL BICYCLE RACK BY
CREATIVE PIPE INC. - HORSESHOE
RACK HS2-F-SS
- OR EQUIVALENT

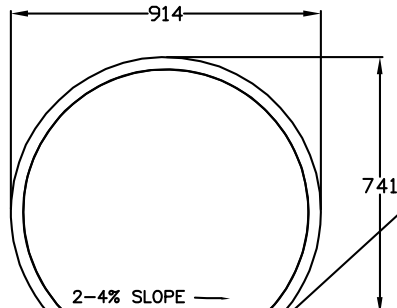
CREATIVE PIPE INC.
P.O. Box 2458 | Rancho Mirage,
California 92270-1087 USA
Toll Free: 1.800.644.8467 | Telephone:
760.340.5555 | Fax: 760.340.5883
Email: sales@creativepipe.com

FLANGE TOP VIEW



INSTALL TO MANUFACTURER'S
SPECIFICATIONS

CONCRETE BASE FOR
FLANGE



FLANGE BOLTED TO
CONCRETE BASE (SEE
BELOW)

CONTINUOUS
TREE PIT - SEE
DETAIL 14 ON
M-1610-030
AND M-1610-031

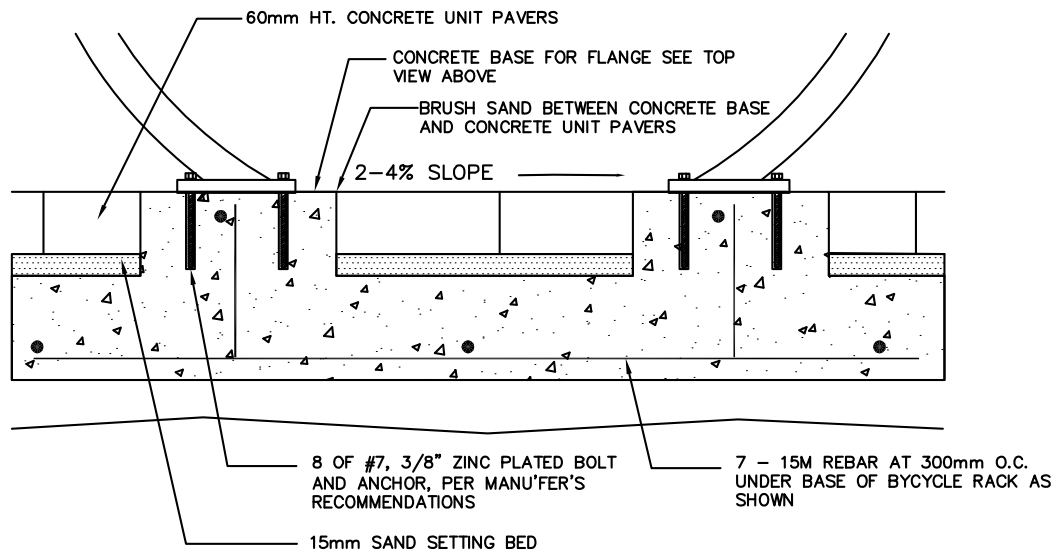
CONCRETE UNIT PAVERS

15mm SAND SETTING BED

30MPa CONCRETE WITH 5%-7% AIR
ENTRAINMENT REINFORCED TO CCA
STANDARDS WITH FIBRILATED POLY
PROPYLENE MD FIBRES

50mm AIR SPACE

PLANTING MEDIUM -
SEE DETAIL 1 AND 2



5.6 PLANTERS

Stainless Steel Planter with Emery Village BIA logo by Envirozone

Material: 14 gauge mild steel sheet metal

16 gauge 3" square tubing

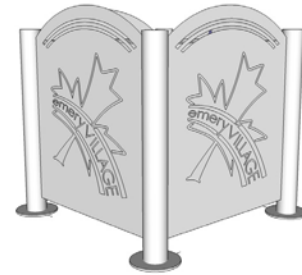
Finish: Powder Coating, standard colour selection

Liner Size: 28" x 28" x 24" ht., or

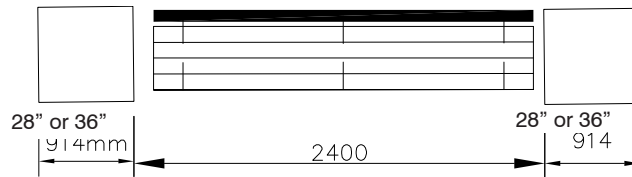
36" x 36" x 36" ht.

Liner Material: 16 gauge galvanized steel

Mounting: Free standing or 3/8 16 anchors

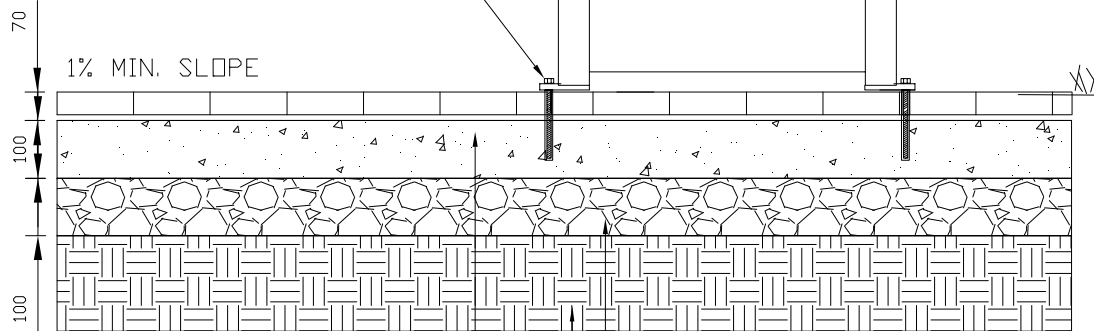


Bench and Planter to be bolted to poured in place concrete pad, pad to be 4" thick, installed per manufacturer's recommendations



Planter:
Manufactured by Envirozone
Model: Heritage Planter
Emery Village Logo to be embazoned on sides, provide shop drawings for approval.

8 of #7, 3/8" Zinc Plated bolt and anchor, per manu'fer's recommendations



SECTION ON GRADE

PROVIDE CLEAN STRAIGHT EXPANSION JOINT BETWEEN EXISTING AND NEW CONCRETE PAVING OR EXISTING STRUCTURE. EXPANSION JOINTS AT 6.0M MAXIMUM INT. CONTRACTION JOINTS AT 3.0M MAX. INT.

NOTE: AT ALL DRIVEWAYS, SIDEWALK THICKNESS SHALL BE 180mm AND SLOPED TO ACCOMMODATE CURB CUTS. * IF CONCRETE IS TO BE USED AT MUNICIPAL WALKWAY INCREASE DEPTH TO 150mm.

COMPACTED GRANULAR 'A'

COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY. CONCRETE PAVING TO BE 30 MPa COMPRESSIVE STRENGTH AT 28 DAYS WITH 5% TO 7% AIR ENTRAINMENT. REINFORCE WITH FIBRILATED POLY PROPYLENE MD FIBRES.

SLOPE PAVING SURFACE TO DRAIN AS SHOWN ON PLAN

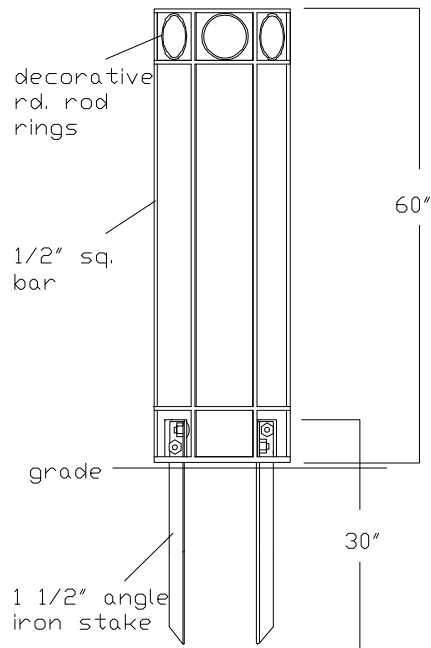
5.7 TREE GUARD

Metal Tree Guard by Trystan Site Furnishings - TG7

Material: Cast iron, hot dip galvanized prior to painting

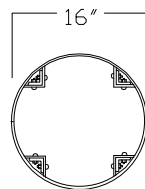
Size: 60" ht. 16" dia.

Colour: Black

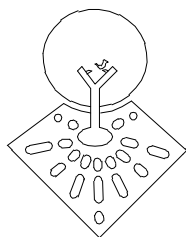


TG7 treeguard

TREE GRATE TO BE TRYSTAN
TG7 OR APPROVED
EQUIVALENT



Note: hot dip
galvanized prior
to painting



Trystan

1302 Swan St., Ayr,
Ontario, Canada N0B 1E0

Phone 519-632-7427

Fax 519-632-8271

Toll Free 1-877-348-5845

E-mail: info@trystanproducts.com

Web Site: www.trystanproducts.com

NOTE: TREE GUARD TO BE PAINTED BLACK. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS

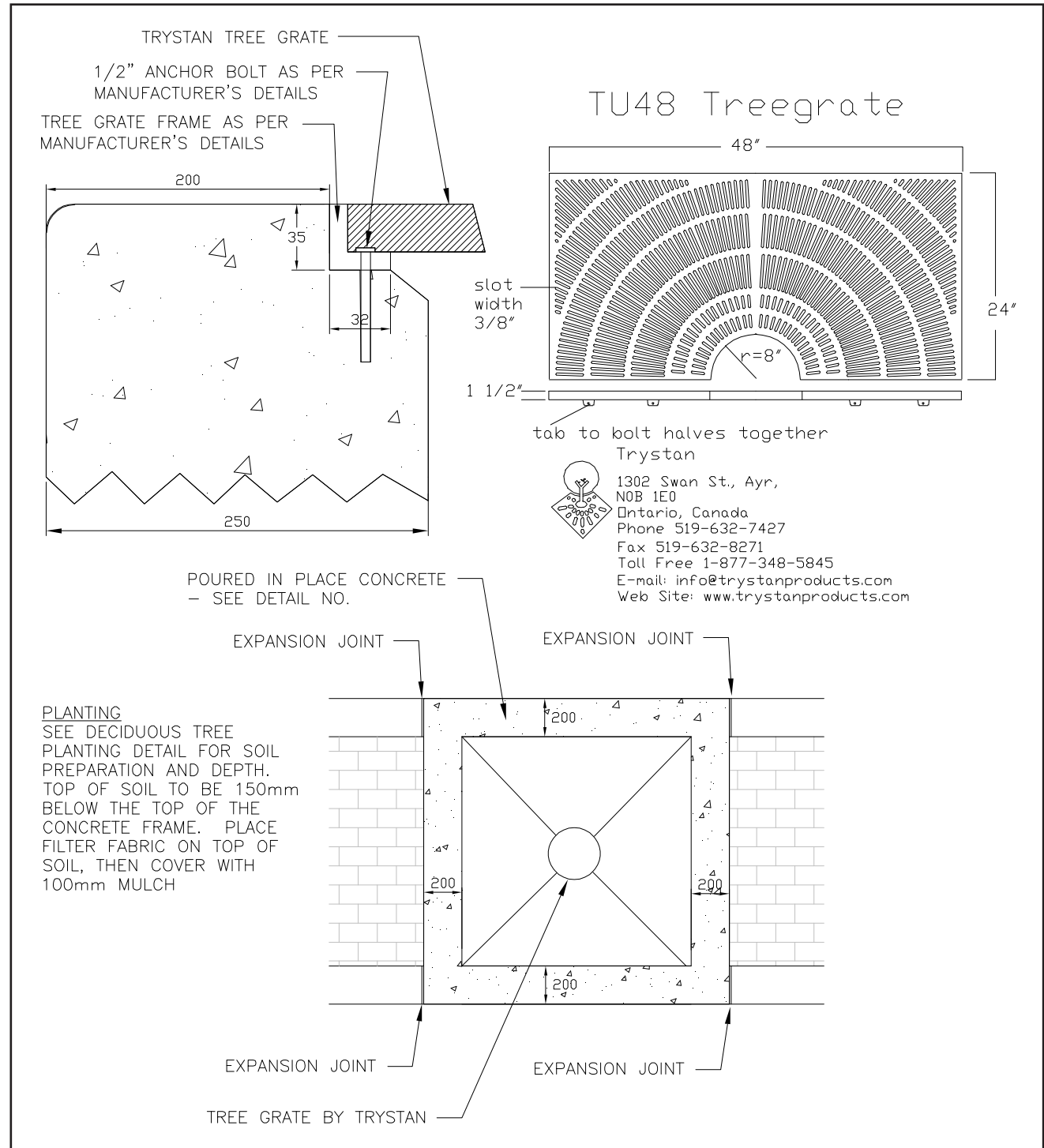
5.8 TREE GRATE

Metal Tree Guard by Trystan Site Furnishings - TU-48

Material: Cast iron, hot tip galvanized prior to painting, slip resistant coating

Size: 48" x 48" x 1"

Colour: Black



5.9 STREET SIGNS

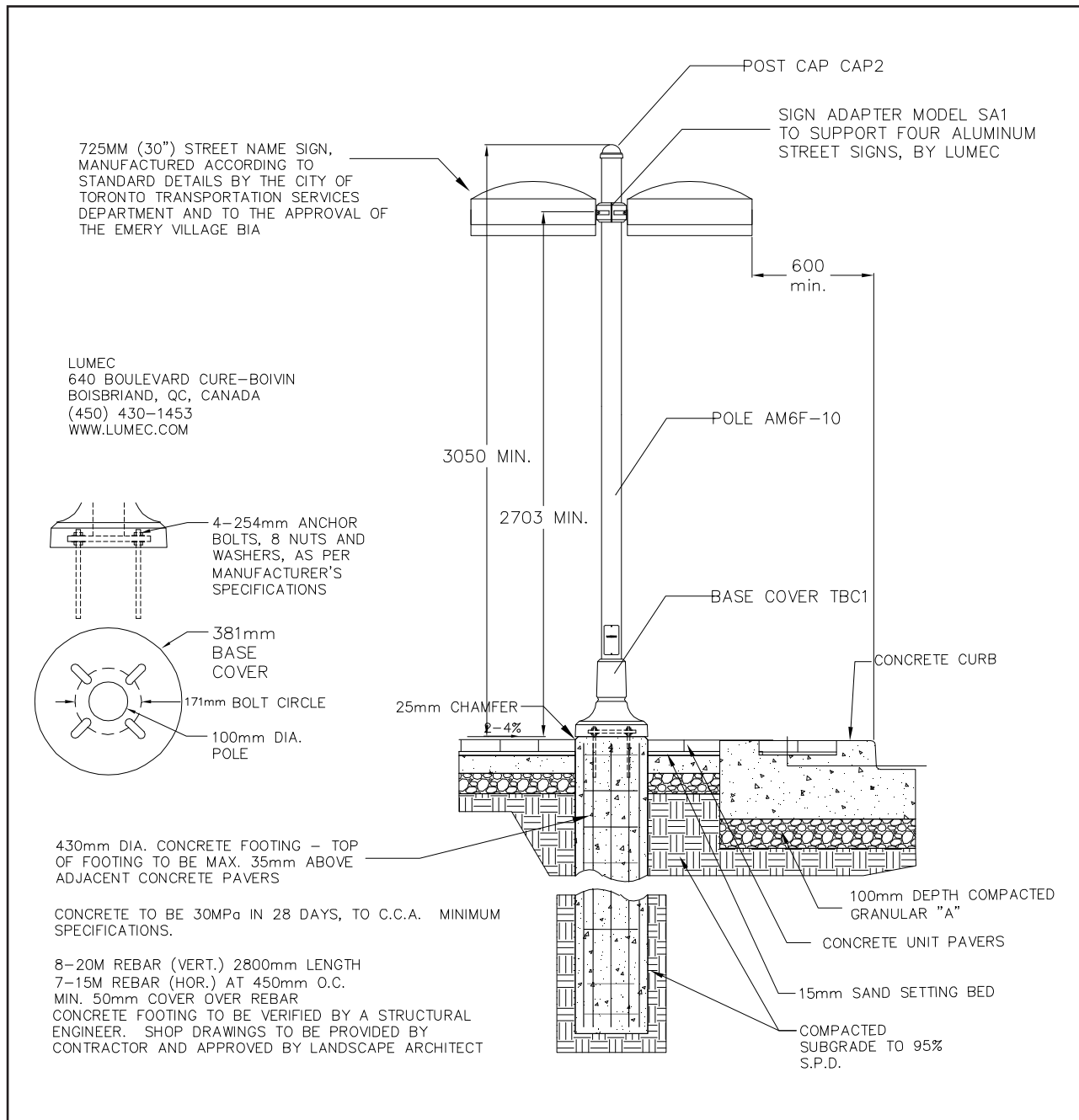
Lumec Callisto Pole and Base with attachment for a street sign

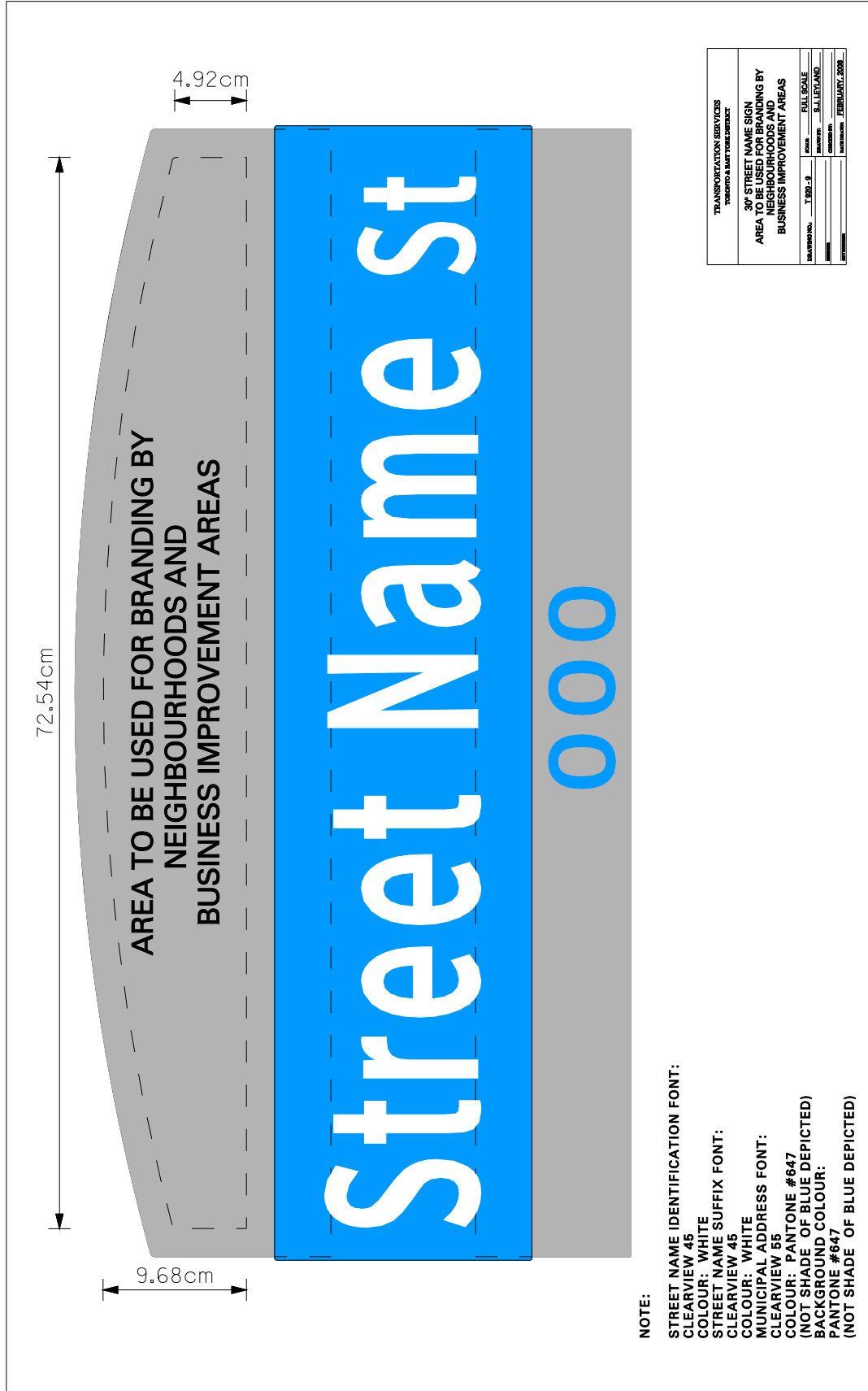
Pole: AMF6 Callisto Aluminum, 9' length

Base: TBC1 Decorative Base

Street Sign: To be supplied by the Emery Village BIA

Order No.: APR4F -9 - CAP2 - SAI - LBCI - BKT X





Order No.: APR4W - 14 -CAP2 - LBC2 - GFI - PSS16 - BACS25(2) - BKTXT



5.11 DECORATIVE POLE WITH DOUBLE BANNER - 14 FT.

Callisto pole and base with support arms by Lumec

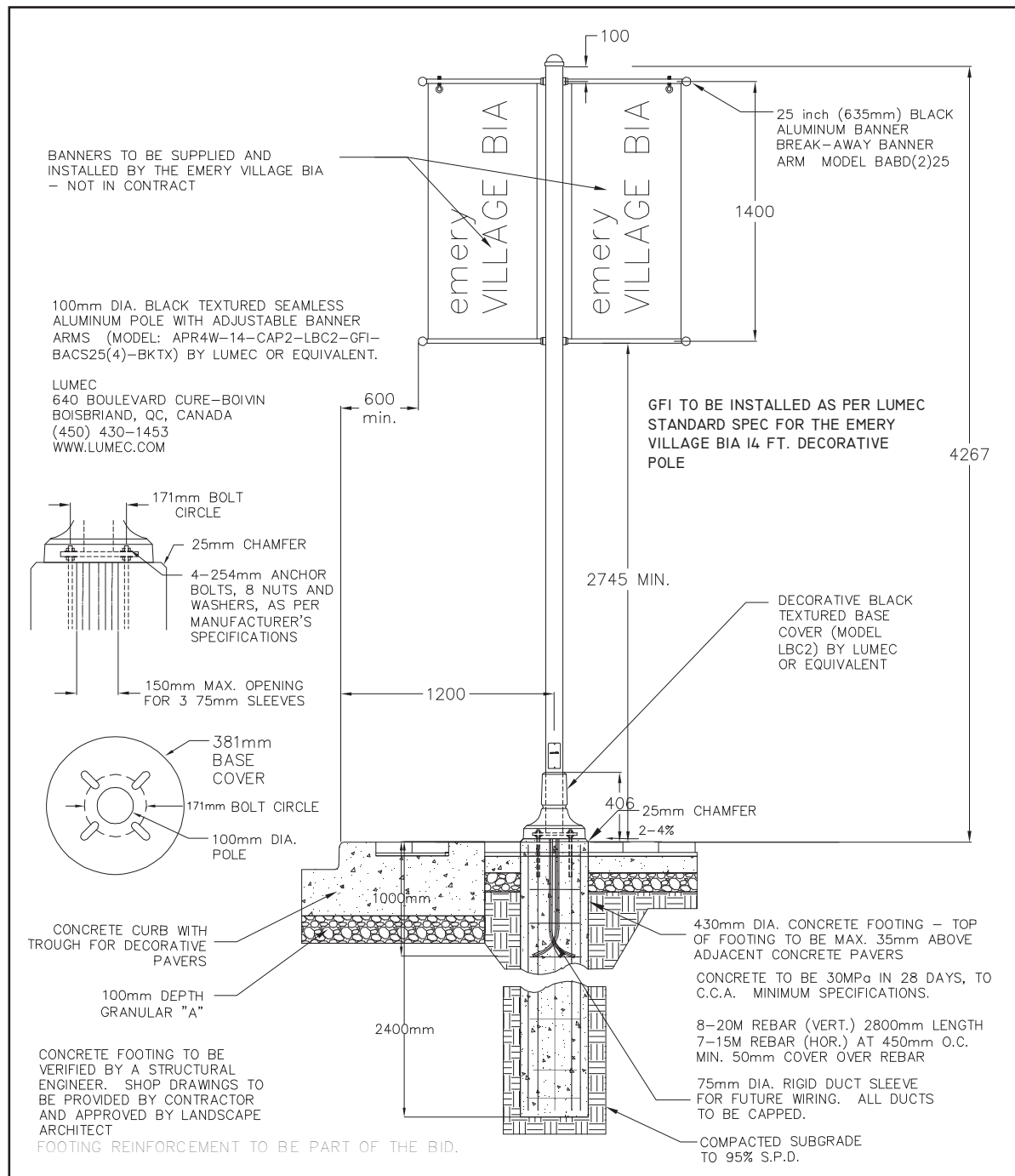
Pole: AMF6 Callisto Aluminum, 14' ht., Pole Cap CAP2

Base: LBC2 Decorative Base

Arms: Upper and lower support arms for 2 banners, two-way

Options: GFI and conduit for wiring

Order No.: APR4W -14 - CAP2 - LBC2 - GFI - BACS25(4) - BKT X



5.12 DECORATIVE POLE WITH DOUBLE PLANTER - 12 FT.

Callisto pole and base with support arms by Lumec

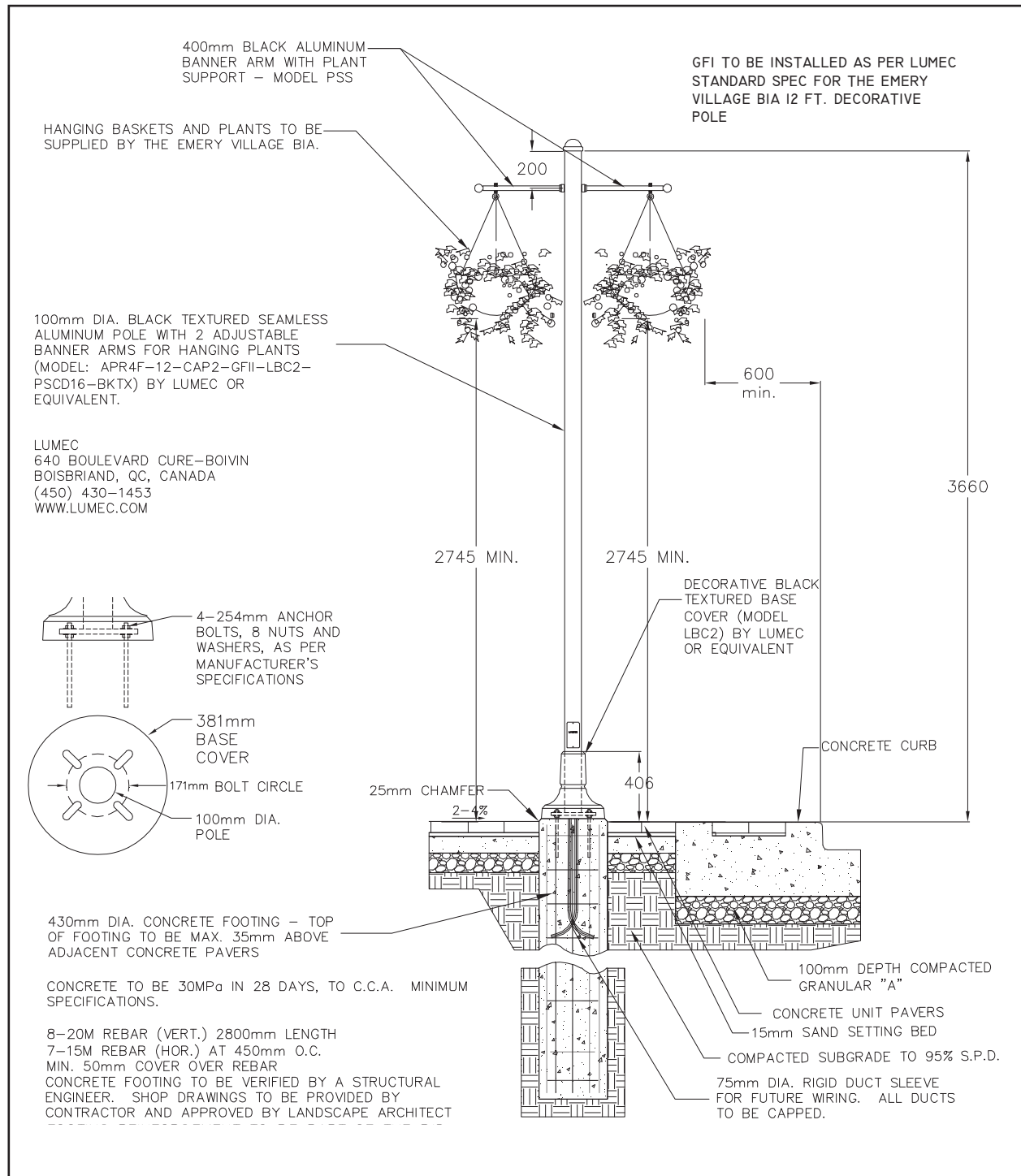
Pole: AMF6 Callisto Aluminum, 12' ht., Pole Cap CAP2

Base: LBC2 Decorative Base

Arms: Support arms for 2 planters, two-way

Options: GFI and conduit for wiring

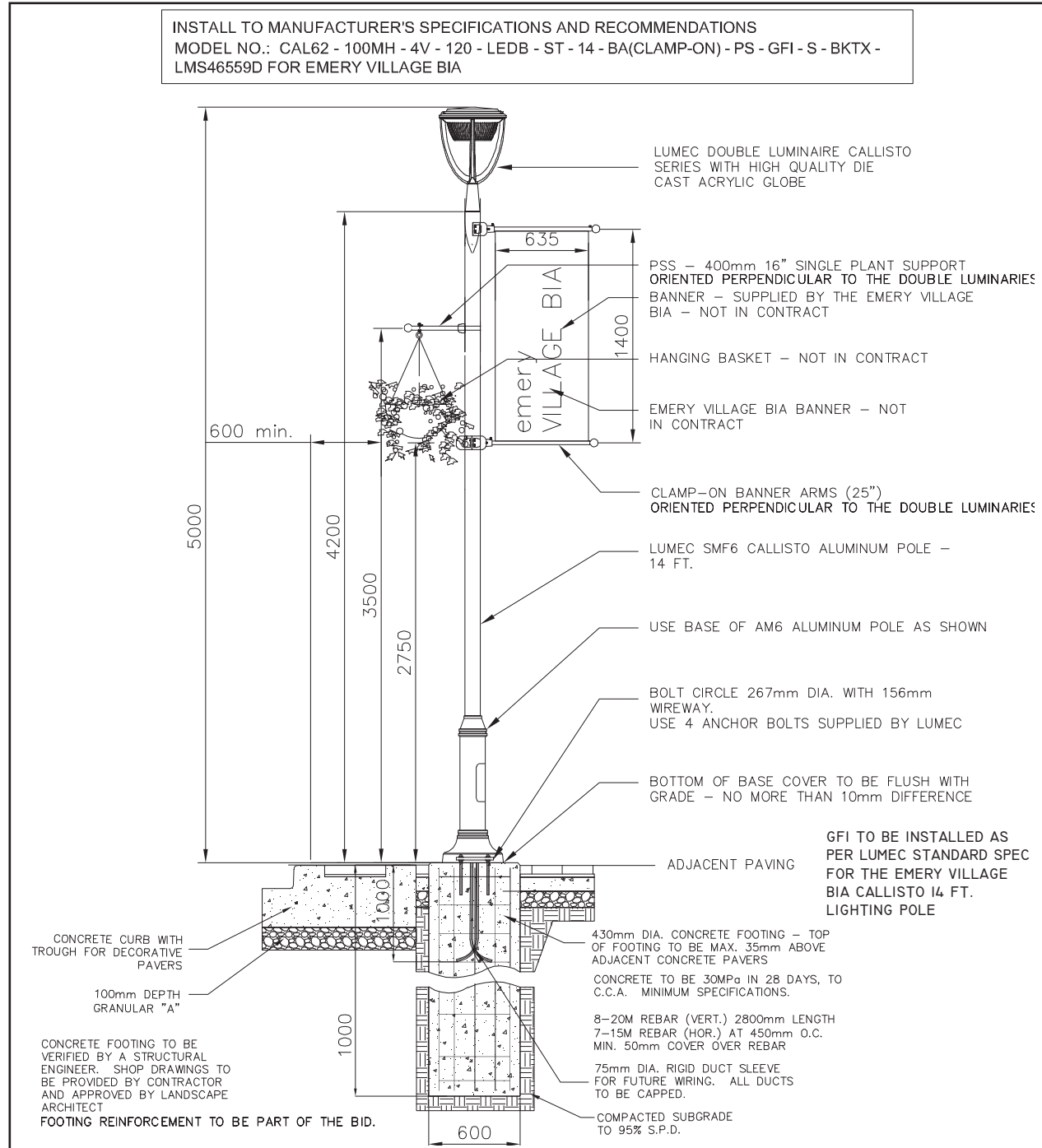
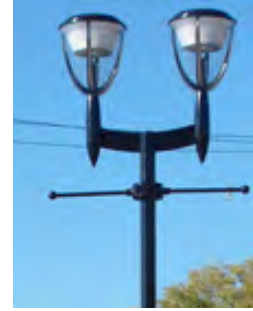
Order No.: APR4F - 12 - CAP2 - GFI - LBC2 - PSCD16 - BKT X



5.13 LUMEC LIGHTING WITH BANNER AND PLANTER - 14 FT. POLE

Callisto Lighting with double luminaire, banner and planter by Lumec

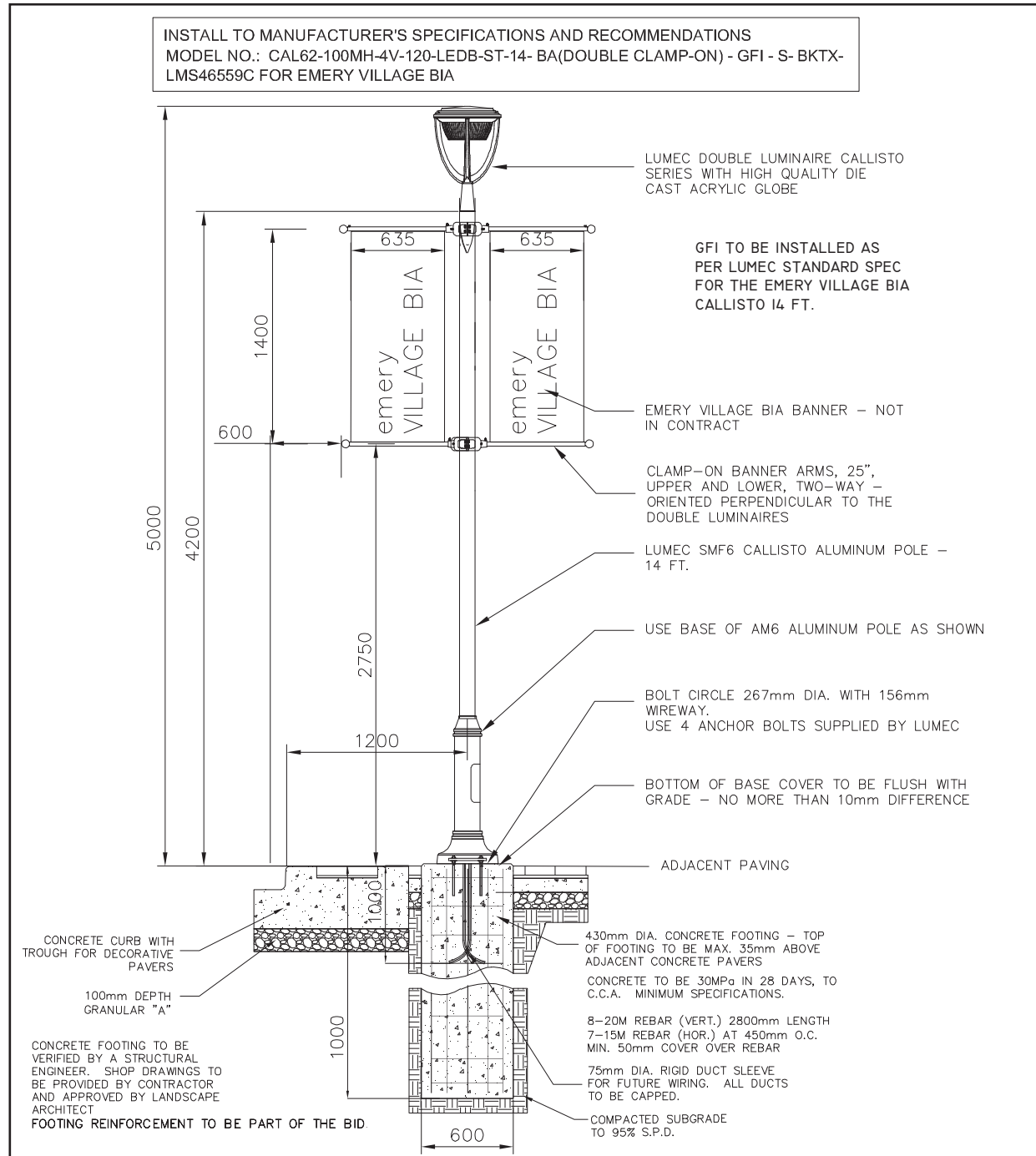
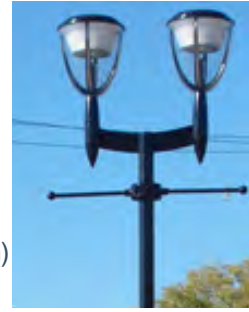
Pole: SMF6 Callisto Aluminum, 14 ft, pole cap CAP2
 Base: TBC1 Decorative Base
 Arms: Upper and lower support arms for a banner, one planter arm
 Options: GFI and conduit for wiring
 Order No. CAL62 - 100MH - 4V - 120 - LEDB - ST - 14 - BA(double clamp-on)
 - PS - GFI - S - BKTX - LMS46559D



5.14 LUMEC LIGHTING WITH DOUBLE BANNER - 14 FT. POLE

Callisto Lighting with double luminaire and double banner by Lumec

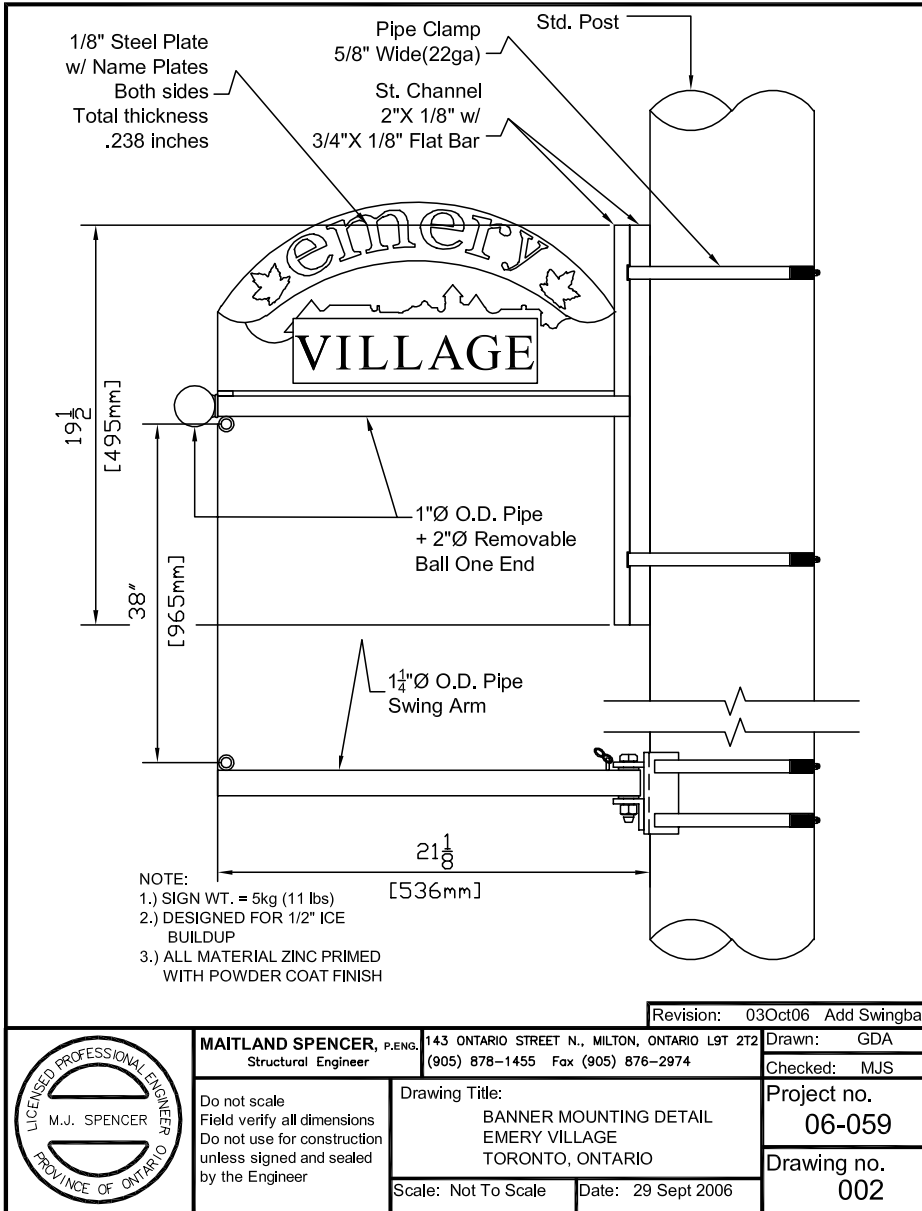
Pole: SMF6 Callisto Aluminum, 14 ft, pole cap CAP2
 Base: TBC1 Decorative Base
 Arms: Upper and lower support arms for 2 banners, two-way
 Options: GFI and conduit for wiring
 Order No. CAL62 - 100MH - 4V - 120 - LEDB - ST - 14 - BA(two-way clamp-on)
 - GFI - S - BKTX - LMS46559C



5.15 BANNERS ATTACHED TO EXISTING POLES

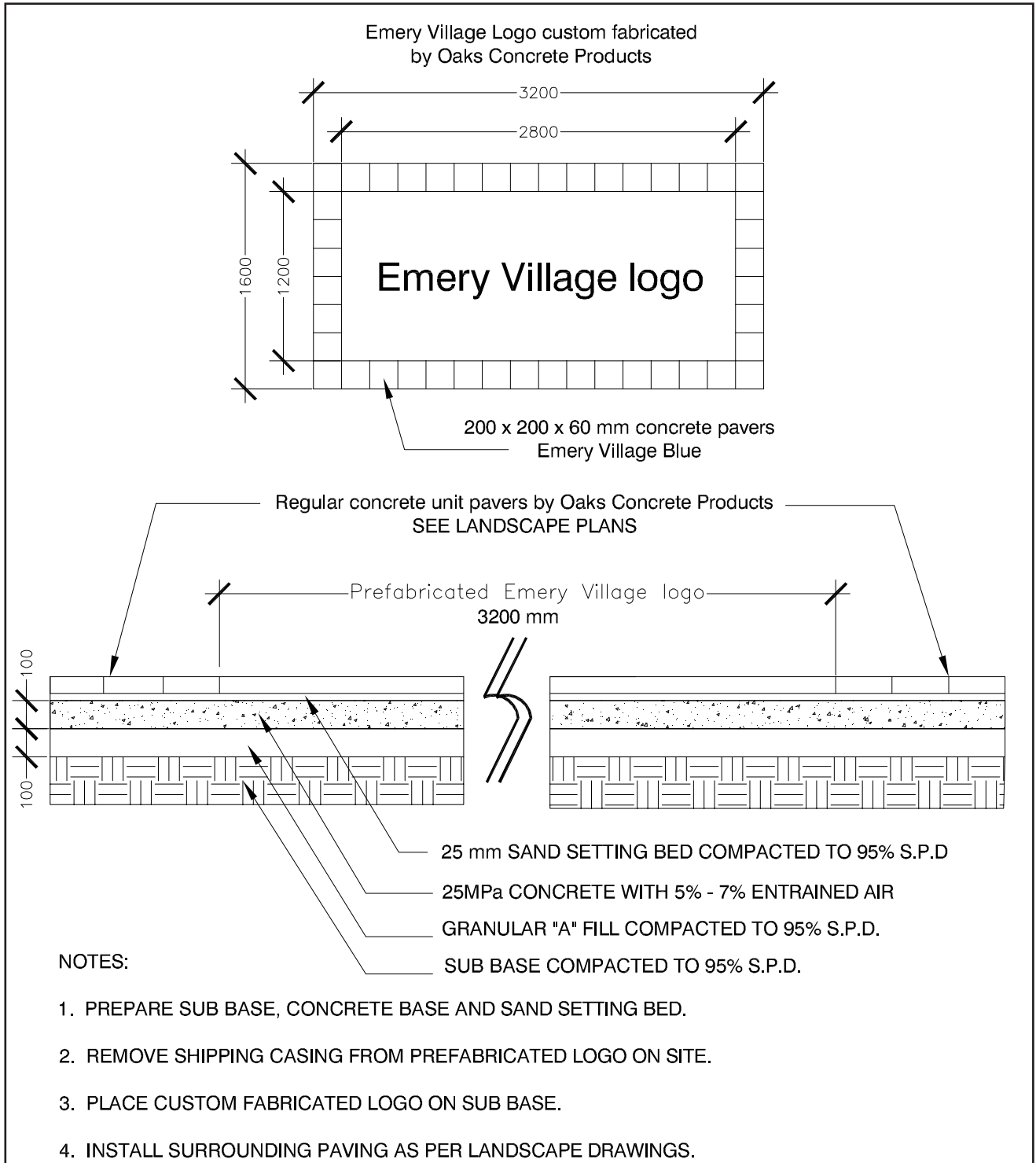
Banner Arm with Emery Village BIA logo by Classic Displays - attach to existing poles

Size: 22" length, 38" between banner arms



5.16 EMERY VILLAGE LOGO IN INTERLOCKING PAVERS

Custom fabricated Emery Village BIA logo in interlocking pavers by Oaks Concrete Products Inc.



6.0 PLANTING

6.1 DECIDUOUS TREES

High-branching, disease-resistant, drought and salt-tolerant, healthy deciduous varieties should be planted in the road right-of way and in continuous tree pits in the Historic Village Centre as per City of Toronto Engineering and Urban Forestry standards.

Deciduous Tree List

Emery Village is currently within the area affected by the Long Horn Beetle outbreak. The list of species below excludes those susceptible to Long Horn Beetle infestation.

Size: 70mm cal. minimum

ACER X FREEMANII - FREEMAN MAPLE
ACER RUBRUM - RED MAPLE

FAGUS SYLVATICA 'FASTIGIATA' - PYRAMIDAL BEECH
FAGUS SYLVATICA 'PURPUREA' - PURPLE EUROPEAN BEECH

NOTE: FAGUS SP. SHOULD NOT BE USED IN CONTINUOUS TREE PITS

GINKGO BILOBA - MAIDENHAIR TREE
GINKGO BILOBA 'MAGGAR' - MAGGAR MAIDENHAIR TREE
GINKGO BILOBA 'PRINCETON SENTRY' - PRINCETON SENTRY MAIDENHAIR TREE
GLEDITSIA TRIACANTHOS - THORNLESS HONEY-LOCUST
GLEDITSIA TRIACANTHOS 'SKYLINE' - SKYLINE HONEY-LOCUST
GLEDITSIA TRIACANTHOS 'SHADEMASTER' - SHADEMASTER HONEY-LOCUST
GYMNOCLADUS DIOICA - KENTUCKY COFFEE TREE

LIRIODENDRON TULIPIFERA - TULIP TREE

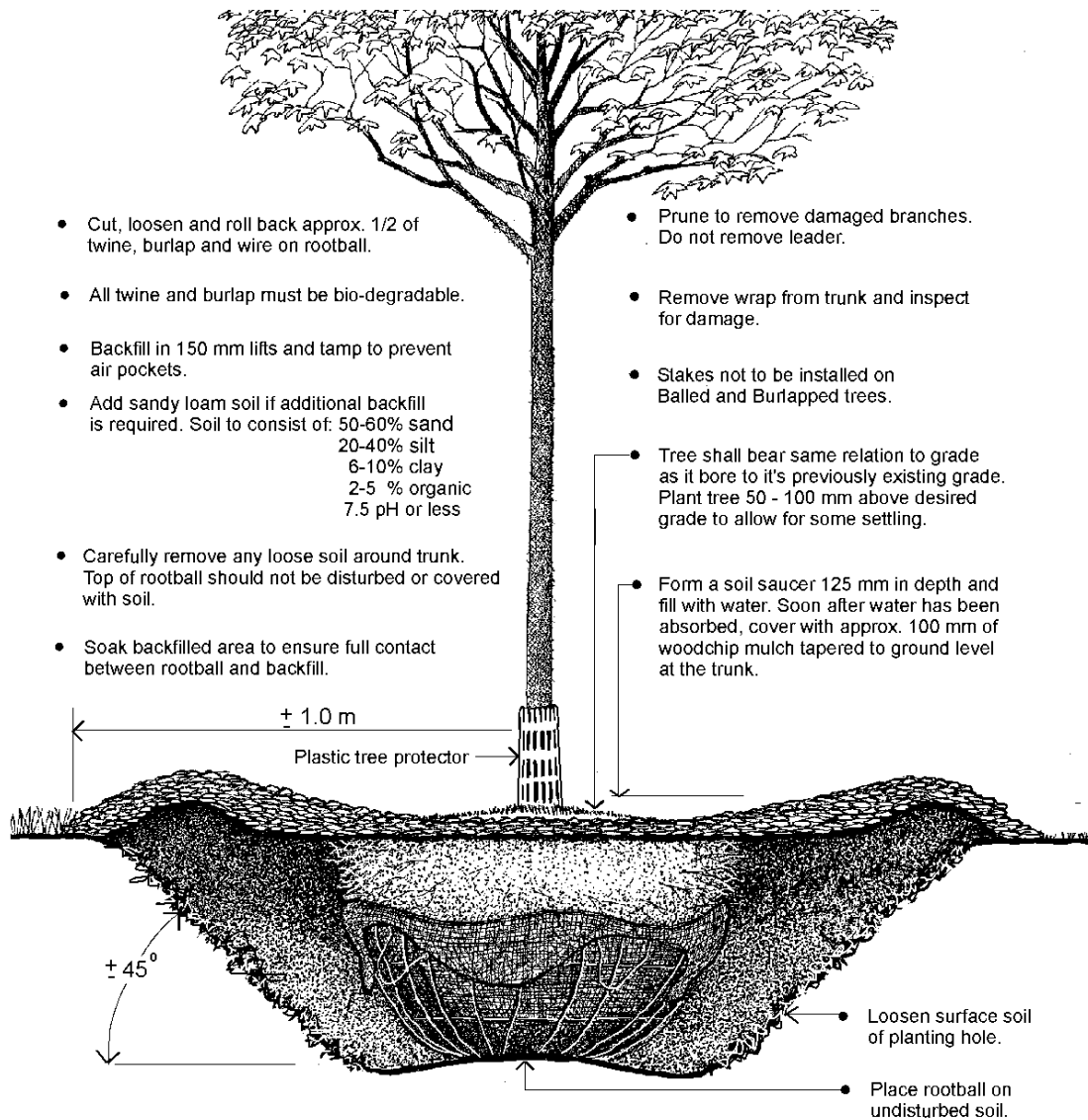
MAGNOLIA ACUMINATA - CUCUMBER TREE

PHELLODENDRON AMURENSE - AMUR CORK TREE
PLATANUS X ACERIFOLIA - LONDON PLANE TREE
PYRUS CALLERYANA 'BRADFORD' - BRADFORD PEAR
PYRUS CALLERYANA 'CHANTECLEER' - CHANTECLEER PEAR
PYRUS CALLERYANA 'REDSPIRE' - REDSPIRE PEAR

QUERCUS ALBA - WHITE OAK
QUERCUS MACROCARPA - BUR OAK
QUERCUS PALUSTRIS - PIN OAK
QUERCUS RUBRA - RED OAK
QUERCUS ROBUR 'FASTIGIATA' - PYRAMIDAL ENGLISH OAK

SASSAFRAS ALBIDUM - SASSAFRAS

TILIA AMERICANA - BASSWOOD
TILIA AMERICANA 'REDMOND' - REDMOND LINDEN
TILIA CORDATA - LITTLELEAF LINDEN
TILIA CORDATA 'GREENSPIRE' - GREENSPIRE LINDEN
TILIA CORDATA 'GREEN GLOBE' - GREENSPIRE LINDEN
TILIA CORDATA 'GLENLEVEN' - GLENLEVEL LINDEN
TILIA FALVESCENS 'DROPMORE' - DROPMORE LINDEN
TILIA FALVESCENS 'GLENLEVEN' - GLENLEVEN LINDEN



Planting Detail for Balled and Burlapped Trees in Turf



Urban Forestry Services

Parks and Recreation Division

June 2002

Detail PD -101

6.2 CONIFEROUS TREES

Coniferous trees may be used as accent plants in specific situations where there is a minimum separation of 8.0m from the curb. They should be installed in at-grade planting beds or raised planters as per City of Toronto Engineering and Urban Forestry standards.

Coniferous Tree List

Size: 1.8m ht. minimum

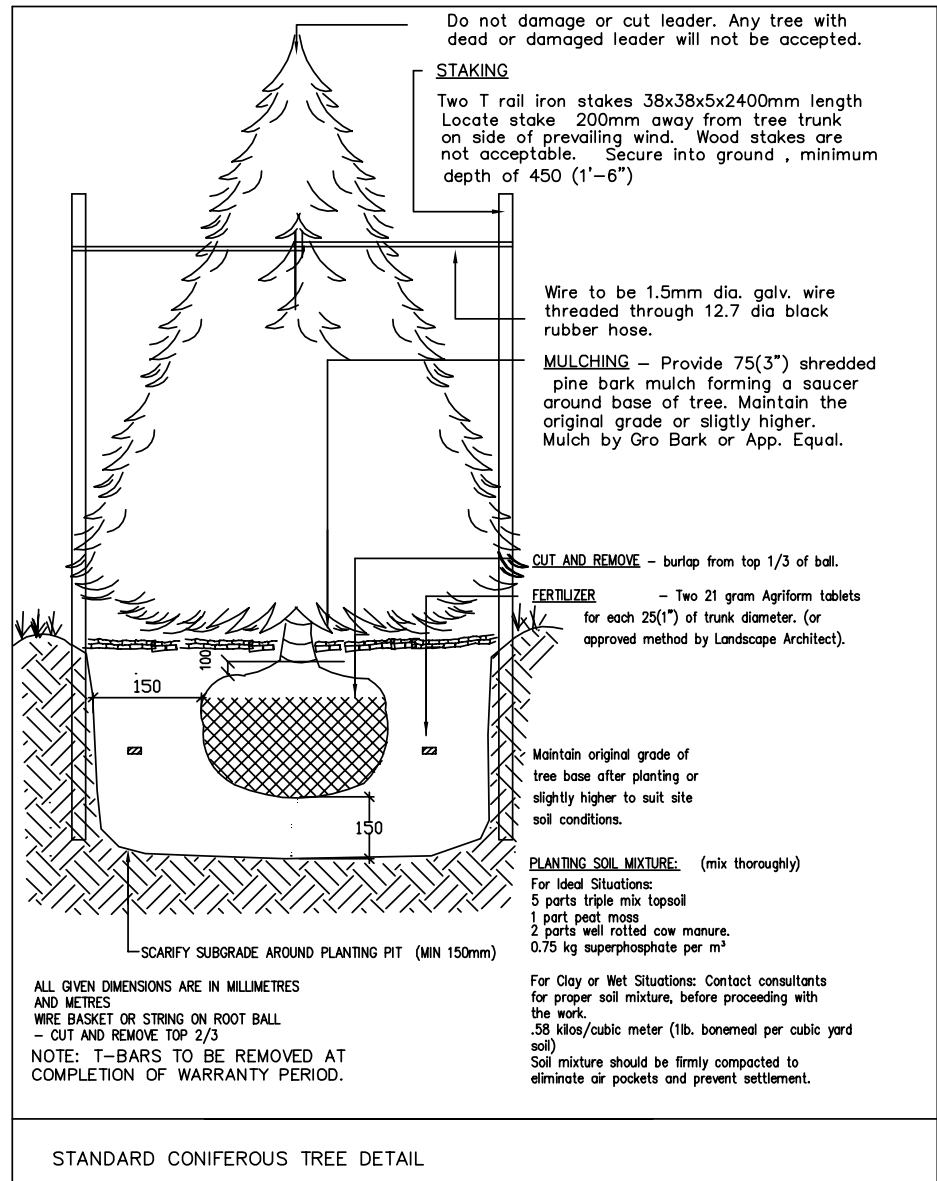
ABIES BALSAMEA - BALSAM FIR
 ABIES BALSAMEA 'NANA' - DWARF BALSAM FIR
 ABIES CONCOLOR - SILVER FIR
 ABIES FRASERI - FRASER FIR
 ABIES KOREANA - KOREAN FIR
 ABIES LASIOCARPA 'COMPACTA'
 - ROCKY MOUNTAIN FIR

PICEA ABIES - NORWAY
 SPRUCE
 PICEA GLAUCA - WHITE
 SPRUCE
 PICEA PUNGENS - COLORADO
 SPRUCE
 PICEA PUNGENS 'GLAUCA' -
 BLUE COLORADO SPRUCE
 PICEA PUNGENS 'HOOPSII' -
 HOOPSI BLUE SPRUCE
 PICEA PUNGENS 'KOSTER' -
 KOSTER'S SPRUCE

PINUS BANKSIANA - JACK
 PINE
 PINUS NIGRA - AUSTRIAN PINE
 PINUS RESINOSA - RED PINE
 PINUS SYLVESTRIS 'FASTIGIATA'
 - PYRAMIDAL SCOTS PINE
 PINUS SYLVESTRIS 'GLAUCA
 NANA' - DWARF SCOTS PINE

TSUGA CANADENSIS -
 CANADIAN HEMLOCK

THUJA OCCIDENTALIS - WHITE
 CEDAR
 THUJA OCCIDENTALIS
 'UNICORN' - UNICORN CEDAR



6.3 SHRUBS

Shrubs may be used planting beds as accent plants in specific locations. They should be installed at-grade or in raised planters as per City of Toronto Engineering and Urban Forestry standards.

Shrub List

Size: varies according to species and the site

Coniferous Shrubs

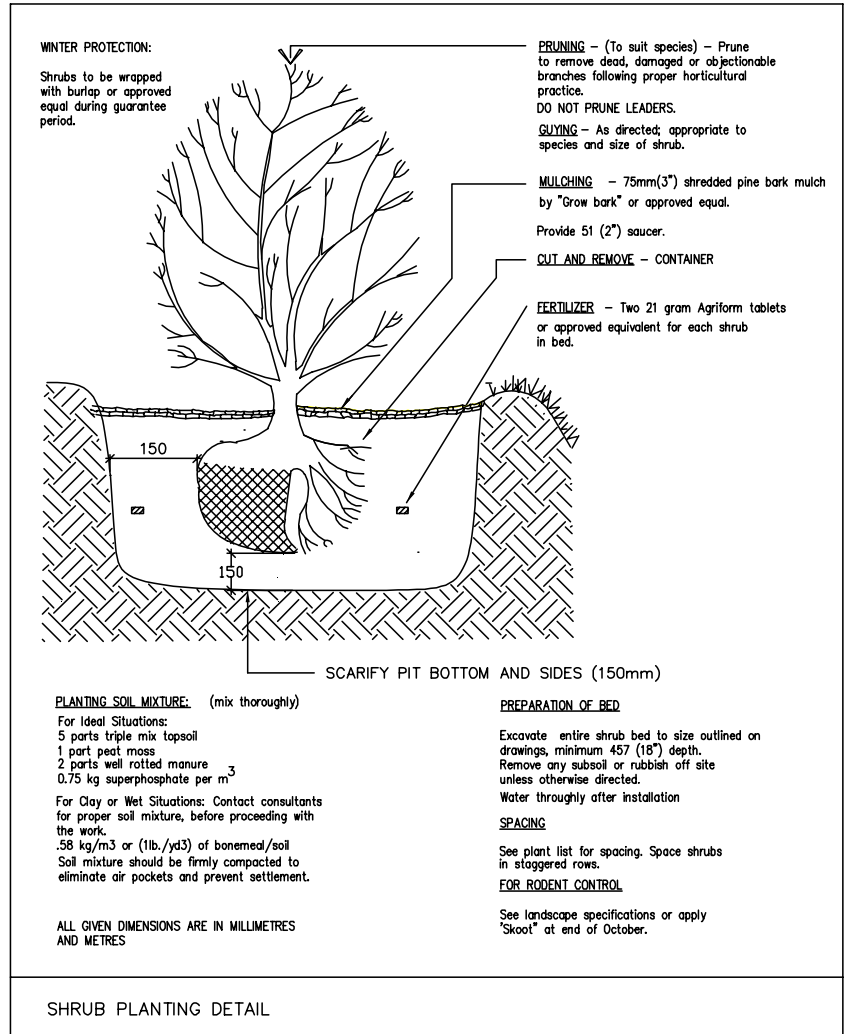
ARCTOSTAPHYLOS UVA-URSI - BEARBERRY

COTONEASTER DAMMERI 'CORAL BEAUTY' - CORAL BEAUTY COTONEASTER

EUONYMUS FORTUNEI 'COUNTRY GOLD' - COUNTRY GOLD EUONYMUS
 EUONYMUS FORTUNEI 'EMERALD GAIETY' - EMERALD GAIETY EUONYMUS
 EUONYMUS FORTUNEI 'EMERALD 'N' GOLD' - EMERALD 'N' GOLD EUONYMUS
 EUONYMUS FORTUNEI 'GOLD TIP' - GOLD TIP EUONYMUS
 EUONYMUS FORTUNEI 'SARCOXIE' - SARCOXIE EUONYMUS

JUNIPERUS COMMUNIS - EFFUSA COMMON JUNIPER
 JUNIPERUS CHINENSIS 'BLAAUW' - BLAAUW JUNIPER
 JUNIPERUS CHINENSIS 'GOLD COAST' - GOLD COAST JUNIPER
 JUNIPERUS CHINENSIS 'GOLD STAR' - GOLD STAR JUNIPER
 JUNIPERUS CHINENSIS 'MINT JULEP' - MINT JULIP JUNIPER
 JUNIPERUS CHINENSIS 'OLD GOLD' - OLD GOLD JUNIPER
 JUNIPERUS CHINENSIS 'PFITZERIANA COMPACTA' - COMPACT PFITZER JUNIPER
 JUNIPERUS CHINENSIS SARGENTII 'GLAUCA' - BLUE SARGENT JUNIPER
 JUNIPERUS HORIZONTALIS 'BLUE ACRES' - BLUE ACRES JUNIPER
 JUNIPERUS HORIZONTALIS 'BLUE CHIP' - BLUE CHIP JUNIPER
 JUNIPERUS HORIZONTALIS 'BAR HARBOUR' - BAR HARBOUR JUNIPER
 JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA' - COMPACT ANDORRA JUNIPER
 JUNIPERUS X MEDIA 'PFITZERIANA AUREA' - GOLDEN PFITZER JUNIPER
 JUNIPERUS PROCUMBENS 'NANA' - JAPANESE GARDEN JUNIPER
 JUNIPERUS 'RAMLOSA' - RAMLOSA JUNIPER
 JUNIPERUS SABINA - SAVIN JUNIPER
 JUNIPERUS SABINA 'ARCADIA' - ARCADIA JUNIPER
 JUNIPERUS SABINA 'BLUE DANUBE' - BLUE DANUBE JUNIPER
 JUNIPERUS SABINA 'TAMARISCIOFOLIA' - TAMARIX JUNIPER
 JUNIPERUS SABINA 'TAMARISCIFOLIA NEW BLUE' - BLUE TAMARIX JUNIPER
 JUNIPERUS SCOPULORUM 'WICHITA BLUE' - WICHITA BLUE JUNIPER
 JUNIPERUS VIRGINIANA 'GLAUCA HETZII' - HETZ'S JUNIPER

ILEX X MESERVEAE 'BLUE PRINCE' - BLUE PRINCE HOLLY
 ILEX X MESERVEAE 'BLUE PRINCESS' - BLUE PRINCESS HOLLY



MAHONIA AQUIFOLIUM - OREGON GRAPE
 MICROBIOTA DECUSSATA - SIBERIAN CYPRESS

PICEA ABIES 'NIDIFORMIS' - NEST SPRUCE
 PINUS MUGO 'PUMILO' - DWARF MUGHO PINE

Deciduous Shrubs

CORNUS ALBA 'ELEGANTISSIMA' - SILVERLEAF DOGWOOD
 CORNUS SERICEA 'FLAVIRAMEA' - YELLOW TWIG DOGWOOD
 CORNUS SERICEA 'KELSEY' - KELSEY DWARF DOGWOOD
 COTONEASTER HORIZONTALIS - ROCKSPRAY COTONEASTER

EUONYMUS ALATA 'COMPACTA' - DWARF BURNINGBUSH

FORSYTHIA OVATA 'OTTAWA' - EARLY FORSYTHIA

HIBISCUS SYRIACUS - ROSE-OF-SHARON

KERRIA JAPONICA 'PLENIFLORA' - DOUBLE KERRIA

LIGUSTRUM OBTUSIFOLIUM REGELIANUM - REGEL'S PRIVET

PHILADELPHUS CORONARIUS 'AUREUS' - GOLDEN MOCK-ORANGE
 PHILADELPHUS VIRGINALIS 'MINNESOTA SNOWFLAKE' - MINNESOTA SNOWFLAKE MOCK-ORANGE
 PHYSOCARPUS OPULIFOLIUS 'LUTEUS' - GOLDEN NINEBARK
 POTENTILLA FRUTICOSA 'McKAY'S WHITE' - McKAY'S POTENTILLA
 POTENTILLA FRUTICOSA 'PINK BEAUTY' - PINK BEAUTY POTENTILLA
 PRUNUS CISTENA - PURPLELEAF SAND CHERRY
 PRUNUS TRILOBA VAR. MULTIPLEX - DOUBLE FLOWERING ALMOND

RIBES ALPINUM - ALPINE CURRANT
 RIBES AUREUM - FLOWERING CURRANT

SORBARIA SORBIFOLIA - FALSE SPIREA
 SPIRAEA ALBIFLORA - JAPANESE WHITE SPIREA
 SPIRAEA BUMALDA 'ANTHONY WATERER' - ANTHONY WATERER SPIREA
 SPIRAEA BUMALDA 'CRISPA' - SPIREA CRISPA
 SPIRAEA BUMALDA 'DART'S RED' - SPIREA DART'S RED
 SPIRAEA BUMALDA 'GOLDFLAME' - GOLDFLAME SPIREA
 SPIRAEA BUMALDA 'GOLDMOUND' - GOLDMOUND SPIREA
 SPIRAEA JAPONICA 'FROEBELI' - FROEBEL'S SPIREA
 SPIRAEA JAPONICA 'FLAMING MOUND' - FLAMING MOUND SPIREA
 SPIRAEA JAPONICA 'LITTLE PRINCESS' - LITTLE PRINCESS SPIREA
 SPIREA JAPONICA 'MERTYANN' - DAKOTA GOLDCHARM SPIREA
 SPIRAEA JAPONICA 'NEON FLASH' - NEON FLASH SPIREA
 SPIRAEA NIPPONICA 'SNOWMOUND' - SNOWMOUND SPIREA
 SPIRAEA VANHOUTTEI - BRIDALWREATH SPIREA
 SPIRAEA VANHOUTTEI 'MEYERI 'NANA' - DWARF BRIDALWREATH SPIREA
 STEPHANANDRA INCISA 'CRISPA' - CUTLEAF STEPHANANDRA
 SYMPHORICARPUS CHENAULTI 'HANCOCK' - HANCOCK CORALBERRY
 SYRINGA MEYERI 'PALIBIN' - DWARF KOREAN LILAC

VIBURNUM OPULUS 'COMPACTUM' - COMPACT HIGH BUSH-CRANBERRY
 VIBURNUM OPULUS 'NANUM' - HEDGE VIBURNUM
 VIBURNUM TRILOBUM 'COMPACTUM' - DWARF HIGH BUSH-CRANBERRY

6.4 GROUNDCOVERS

Groundcovers include sod, ornamental grasses, perennials, vines and annuals. Since the list for these plants is extensive, the range and type of species will be considered on a case-by-case basis at the site plan approval stage.

7.0 IMPLEMENTATION

The purpose of the Emery Village Streetscape Manual for Landowners is to provide the information needed so that the BIA's landscape treatment will be implemented for development applications within the BIA in accordance with applicable legislation.

A collaborative effort between the City of Toronto, the Emery Village BIA and the landowner will be essential. The process to facilitate implementation of the BIA's landscape treatment is outlined below and in the charts that follow.

PART A DEVELOPMENT PROCESS FOR REZONING, PLAN OF SUBDIVISION AND SITE PLAN APPROVAL

Development applications in which the City can impose conditions of approval and/or will result in the construction of a particular built form include rezoning, plan of subdivision and site plan control applications.

The objective for including the Emery Village BIA in the development process for these applications is to ensure that the final built form installed by the landowner within the public portion of the road right-of-way expresses the design vision that the BIA would like to implement throughout its area of jurisdiction.

The BIA will work together with the landowner to ensure that landscape plans illustrate the design objectives, and the design details envisioned for the public portion of the road right-of-way.

SUBSTITUTIONS

No material, colour, size or style substitutions will be permitted for any of the landscape elements within this manual unless it is approved by the City of Toronto Planning Division in consultation with the Emery Village BIA and Transportation Services staff.

A 1.0 INITIAL CONTACT WITH THE CITY OF TORONTO

A landowner/applicant with a development proposal located within the Emery Village BIA that requires approval of site plan control, plan of subdivision or rezoning application through the City Planning Division is strongly encouraged to contact District Community Planning staff to arrange a pre-application consultation meeting.

At the meeting, planning staff will inform the proponent that the development will be reviewed in connection with the following documents, as endorsed by City Council:

- The Capital Improvements Master Plan for Emery Village
- Emery Village BIA Streetscape Manual for Landowners
- Emery Village BIA Historical Interpretation Landscape Master Plan

Planning staff will advise the landowner to contact the Emery Village BIA office to receive information about the appropriate sections of the above documents and the landscape details that the BIA requests be incorporated into the plans.

A 2.0 INITIAL CONTACT WITH EMERY VILLAGE BIA

Emery Village BIA staff will discuss the development application with the landowner or applicant and provide a description of the type of landscape treatment that is expected. The BIA staff will provide the appropriate landscape details from the Emery Village BIA Streetscape Manual for Landowners and other City endorsed documents, as applicable, and explain how to use them in the preparation of landscape drawings for the development application.

Emery Village BIA staff will also advise the landowner that the topographic survey of the proposed development should include the lands between the property line and the curb in the public r.o.w., and should include spot elevations located along the curb and the property line at 10m intervals and at significant changes in elevation. The survey should also include all at-grade utilities, poles, signs, street furniture.

A 3.0 FORMAL SUBMISSION OF A DEVELOPMENT APPLICATION

Upon receipt of a development application for rezoning, plan of subdivision and/or site plan control, the City of Toronto District Community Planning staff will circulate the application to the Emery Village BIA office and the City of Toronto Economic Development Division as part of the typical circulation process to other City Divisions.

A 4.0 INPUT FROM THE EMERY VILLAGE BIA DURING DEVELOPMENT APPROVAL

The development proposal will be reviewed by the Emery Village BIA staff within the context of the above three documents and any relevant current Council-approved planning and design documents for the Emery Village BIA. The BIA staff will prepare initial comments regarding the paving design, street furniture and historical interpretation envisioned for the site based on the appropriate sections of the City endorsed documents that apply. The comments will be provided to Planning staff, Transportation Services staff and the applicant with a copy to the City of Toronto Economic Development Division. Transportation Services staff, similarly will provide comments on the plans.

Should issues arise with regard to the landscape plan as a result of comments received from the BIA staff and other City Divisions, the issues shall be resolved among the parties involved and City Planning staff shall be advised of the resolution. Landscape development improvements will be negotiated, secured and implemented through the planning approvals process in accordance with applicable legislation.

NOTE: For site plan approval applications or other landscape plans prepared by the landowner, the Emery Village BIA will provide design details and specifications for the landscape treatment (street furniture, decorative lighting fixture, decorative paving, signage, historical interpretation, planting other than Street Trees) in the public portion of the road right-of-way, that the landowner should include as part of the Site Plan Approval / landscape plan submission. The landowner/applicant should obtain the appropriate details and specifications for the sidewalk, curb, sod and Street Trees from the City of Toronto Development Engineering and Urban Forestry Divisions, and incorporate them into the landscape drawings. The landowner will also prepare electrical plans for underground wiring and connections for decorative lighting fixtures according to City of Toronto and Toronto Hydro standards.

A 5.0 FINAL SUBMISSION

The Emery Village BIA will review each revision submission until an acceptable landscape development plan is achieved and shall provide a comment to City Planning staff and Transportation Services staff with a copy to the Economic Development Division when satisfied indicating that the plan meets the requirements as set out in the City endorsed documents to the satisfaction of the BIA.

A 6.0 FINAL APPROVAL

Planning applications will be approved through the regular approval process in the City of Toronto.

PART B CONSTRUCTION PROCESS

DEVELOPMENT PERMITS

As part of the overall Building Permit approval process, Toronto Building reviews the relevant Site Plan Approval drawings/documents that have been approved by the Planning Division to ensure they are consistent with the drawings/documents that have been submitted as part of the Building Permit application. Should there be any discrepancies between the approved Site Plan drawings/documents and the Building Permit application documents, the applicant will be required to resolve these discrepancies to the satisfaction of Toronto Building before the requested Building Permit may be issued.

The landowner will be responsible for obtaining all subsidiary permits for landscape treatment in the public portion of the road right-of-way including but not limited to electrical permits for decorative street lighting, encroachment agreements, and a streetscape permit.

CONSTRUCTION PERIOD

The landowner/applicant will carry out all aspects of contract administration and construction.

Site Inspections will be conducted during the construction period by the City of Toronto Development Engineering Division, the Emery Village BIA and Toronto Hydro to ensure quality control and safety for the landscape treatment within the public portion of the road right-of-way. The City of Toronto will perform site inspections for sidewalks, curbs, Street Trees and sod, while the Emery Village BIA will perform site inspections for street furniture, decorative paving, historic interpretation, and planting other than Street Trees.

The Emery Village BIA will report its findings to the Site Plan Technician for the City of Toronto for information. Upon notification by the owner or applicant of completion of the landscape development work, the City of Toronto Site Plan Technician will conduct inspections of the landscape development installation for the purpose of identifying to the landowner the deficiencies to be corrected and reducing or releasing the financial security retained by the City for the site and landscape development work.

The electrical installation (fixtures, wiring) installed by the landowner must be to the satisfaction of Toronto Hydro.

The landowner, the City of Toronto Development Engineering, the City of Toronto Urban Forestry, the Emery Village BIA, Toronto Hydro and the City of Toronto Site Plan Technician will work together to resolve conflicts and rectify problems.

LANDSCAPE MAINTENANCE AND WARRANTY PERIOD

Site Inspections will be conducted during the landscape maintenance and warranty period by the Emery Village BIA, the City of Toronto Site Plan Technician, and Urban Forestry.

During the maintenance period, the Emery Village BIA will perform site inspections for planting other than Street Trees and sod. Inspections for Street Trees will be conducted by the City of Toronto Urban Forestry. The Emery Village BIA will report its findings to the Site Plan Technician for the City of Toronto who determines the release/reduction of financial securities.

At the end of the landscape maintenance period, or upon notification by the owner or applicant of the correction of deficiencies, the City of Toronto Site Plan Technician will conduct inspections of the landscape



development installation for the purpose of reducing or releasing the financial security retained by the City for the landscape development work other than street trees. Any matters relating to the release or reduction of securities provided for street trees will be administered by City of Toronto Urban Forestry.

Throughout the process, the landowner, the City of Toronto Urban Forestry division, the Emery Village BIA, and the City of Toronto Site Plan Technician will work together to resolve the conflicts and rectify problems.

ASSUMPTION

At the end of the warranty period and following project close-out, the Emery Village BIA will assume responsibility for all street furniture, decorative lighting fixtures, decorative paving, historic interpretation, and planting other than Street Trees within the public r.o.w. including maintenance, repair and replacement. The respective divisions of the City of Toronto will assume responsibility for standard sidewalks, curbs, sod and Street Trees.

SITE PLAN APPROVAL, REZONING, PLAN OF SUBDIVISION

NOTE: the landowner should provide a topographic survey of the public portion of the r.o.w. in the development approval applications with spot elevations located along the curb and the property line at 10m intervals and at significant changes in elevation. The survey should include all at-grade utilities, poles, signs, street furniture.

