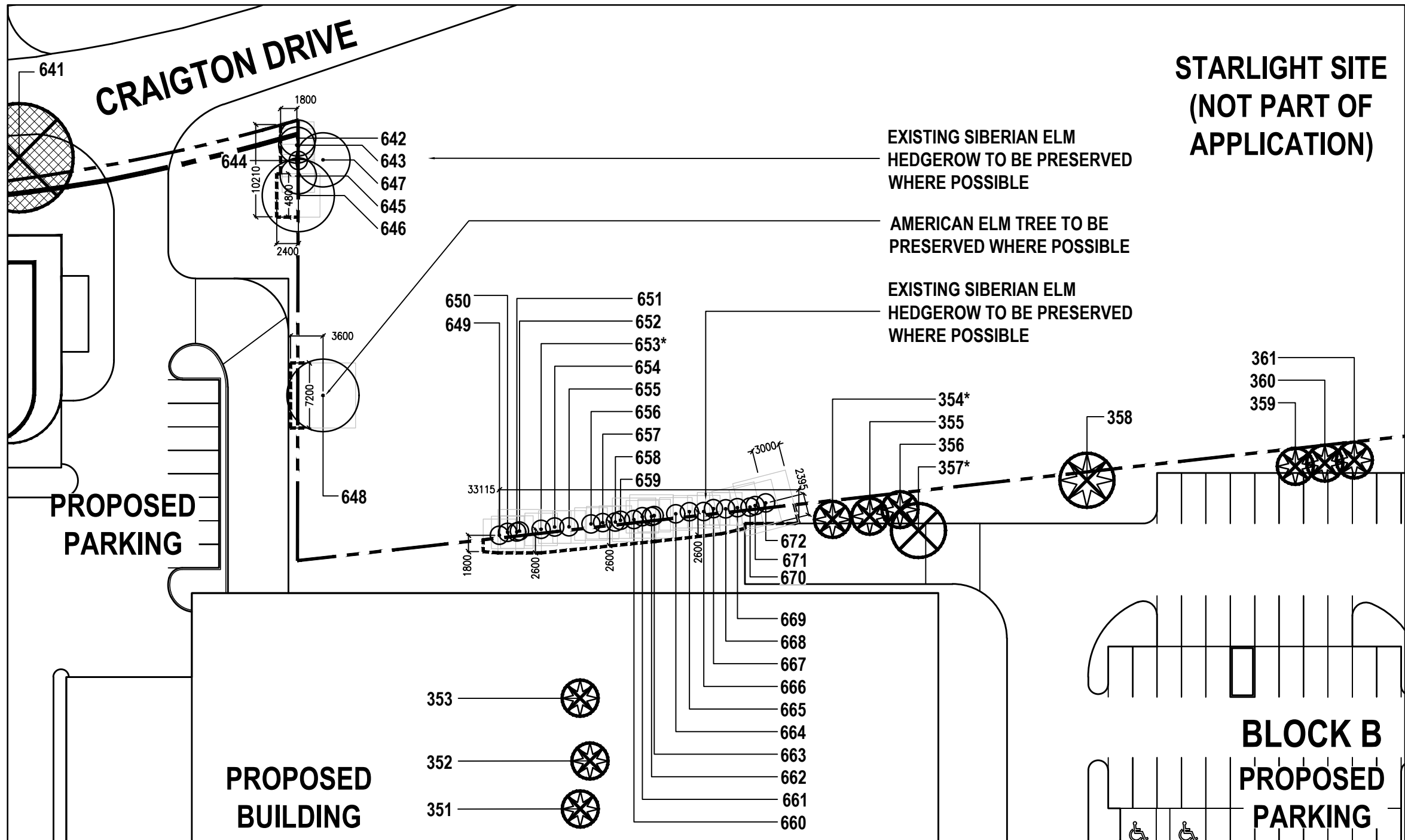
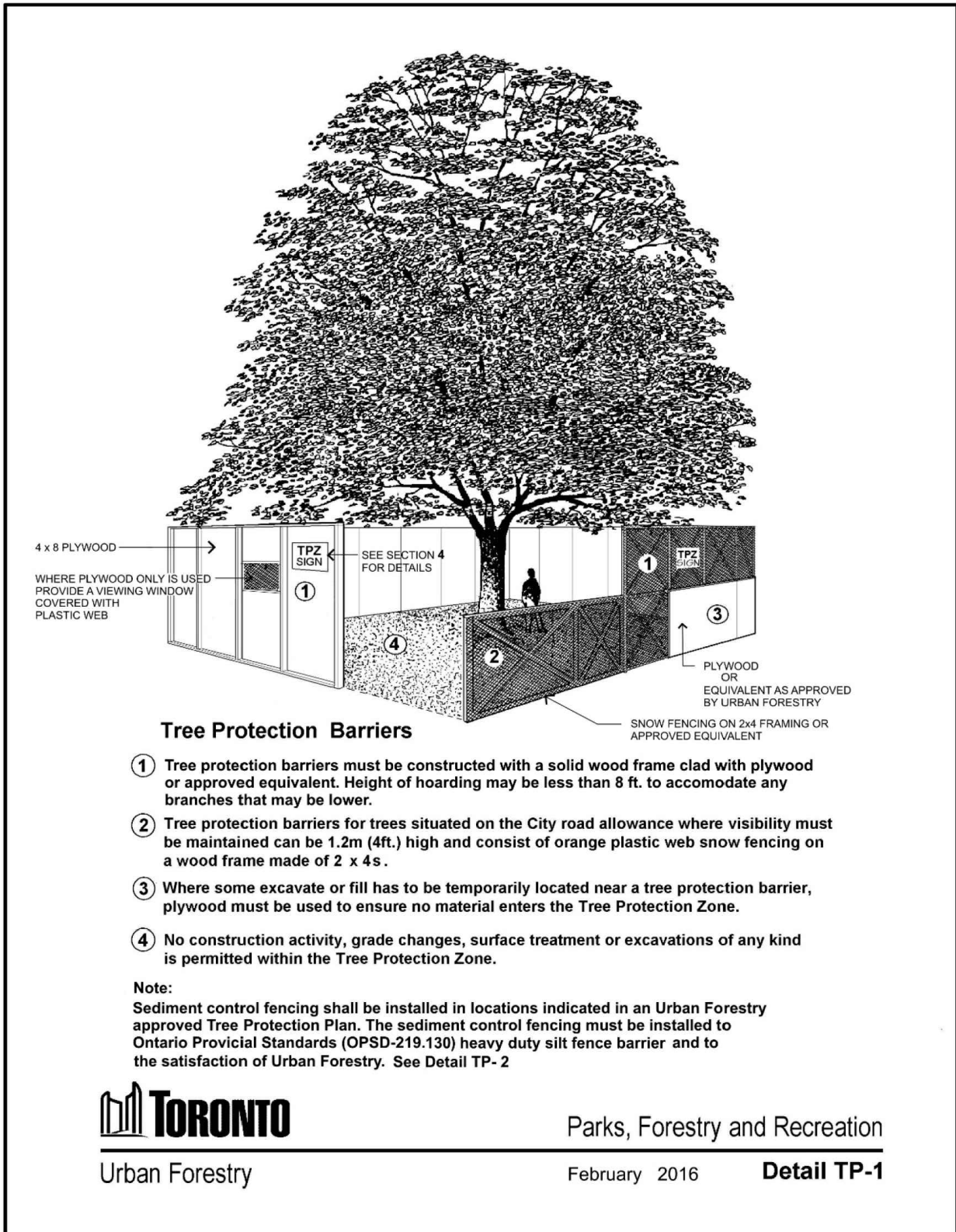


TREE REMOVAL INFORMATION PLAN - SCALE 1:750



ENLARGEMENT A - SIBERIAN ELM HEDGEROW TREE PROTECTION PLAN - SCALE 1:500



Toronto
Parks, Forestry & Recreation

Tree Protection Zone (TPZ)

All construction related activities, including grade alteration, excavation, soil compaction, any materials or equipment storage, disposal of liquid and vehicular traffic are NOT permitted within this TPZ.

This tree protection barrier must remain in good condition and must not be removed or altered without authorization of City of Toronto, Urban Forestry.

Concerns or inquiries regarding this TPZ can be directed to:
311 or 311@toronto.ca

A sign that is similar to the illustration above may be required to be mounted on all sides of a tree protection barrier for trees protected by the Street Tree By-law and the Private Tree By-law. The sign should be a minimum of 40cm x 60cm and made of white corrugated plastic board or equivalent material. The sign may also be acquired from Urban Forestry Tree Protection and Plan Review (TPPR) district service counters.

WITHOUT
PREJUDICE

Key Plan

Legend

- LIMIT OF DEVELOPMENT
- ☼ EXISTING CONIFEROUS TREE TO BE PRESERVED
- EXISTING TREE TO BE PRESERVED
- ⊗ EXISTING TREE BELOW 30cm DBH TO BE REMOVED
- ⊗ EXISTING TREE ABOVE 30cm DBH TO BE REMOVED
- ⊗ EXISTING HEDGEROW (UNDER 30 DBH)
- TREE PROTECTION ZONE - MINIMUM AREA
- TREE PROTECTION FENCE LOCATION
- * DENOTES TREES WITH NO TAG

CERTIFIED ARBORIST
ISA

MEMBER
ISA

Inspection Conducted on November 4th, 2019 By
Mike Hulezale - ISA Certified Arborist No. ON-2406A

No	Date	Revisions	By
3.0	June 16, 2021	Confidential and Without Prejudice Submission #3 - For 3.95 Settlement	JSJ
2.0	Apr. 28, 2021	Confidential and Without Prejudice Submission #2 - For 3.95 Settlement	JSJ
1.0	Nov. 03, 2020	Confidential and Without Prejudice Submission #1	JSJ

This drawing, as an instrument of service, is provided by, and is the property of the MBTW Group. The contractor shall check and verify all dimensions and report all errors and omissions to the Landscape Architect whose seal is affixed to this drawing before proceeding with the work. This drawing is not to be scaled.

Designed By:

North Arrow

the mbtw group
Landscape Architecture | Urban Design | Design Services | Construction | Project Management | Urban Design
255 West Beaver Creek, Unit 14 | Toronto, Ontario, Canada M2B 1S8
T: (416) 448-7767 F: (416) 448-1883 | www.mbtw.com

Project Name:

1880 Eglinton Avenue / Golden Mile

Municipality: Scarborough, ON

Sheet Title:

Tree Protection Plan

Designed:	Drawn:	Scale:	Drawing No.:
JJ	MC	AS SHOWN	TP-1

Date of Drawing: July 2020

Job No.: CPR004

43	344	Tilia cordata	Little Leaf Linden	14	4	8	Fair	Canopy sparse.	0
44	344	Tilia cordata	Little Leaf Linden	16	4	8	Good		0
45	347	Tilia cordata	Little Leaf Linden	22	4	8	Good		0
46	348	Tilia cordata	Little Leaf Linden	24	6	8	Poor	25% canopy is dead	0
47	349	Tilia cordata	Little Leaf Linden	21	6	8	Good		0
48	350	Tilia cordata	Little Leaf Linden	20	4	8	Good		0
49	351	Picea abies	Norway spruce	22	2	4	Good		0
50	352	Picea abies	Norway spruce	16	2	4	Good		0
51	353	Picea abies	Norway spruce	21	2	4	Good		0
52	354	Picea pungens	Colorado Blue spruce	18	2	4	Fair	Canopy sparse. (No tag)	0
53	355	Picea pungens	Colorado Blue spruce	15	2	4	Poor	25% of canopy is dead.	0
54	356	Picea pungens	Colorado Blue spruce	10	2	3	TD	Terminal decline. 85% of canopy is dead.	0
55	357	Aesculus hippocastanum	Horse-chestnut	28	3	6	Fair	Large wound of south side of trunk at 2m from grade. (No tag)	0
56	358	Acer negundo	Manitoba Maple	15	3	6	Poor	Canopy sparse.	0
57	359	Picea abies	Norway spruce	16	2	4	Fair	Canopy sparse.	0
58	360	Picea abies	Norway spruce	13	2	4	Fair	Canopy sparse.	0
59	361	Picea abies	Norway spruce	16	2	4	Fair	Canopy sparse.	0
60	362	Picea abies	Norway spruce	20	3	6	TD	90% of canopy is dead.	0
61	363	Picea abies	Norway spruce	20	3	6	Good		0
62	364	Picea abies	Norway spruce	25	3	6	TD	50% of canopy is dead.	0
63	365	Picea abies	Norway spruce	29	3	6	TD		0
64	366	Aesculus hippocastanum	Horse-chestnut	22	3	6	Poor	Severe leaf scorch and foliage defoliation. Terminal decline. 75% of canopy is dead.	0
65	367	Picea glauca	White Spruce	23	3	6	TD		0
66	368	Picea glauca	White Spruce	12	2	2	Poor	Top of canopy removed.	0
67	369	Picea pungens	Colorado Blue spruce	25	4	6	Good		0
68	370	Picea pungens	Colorado Blue spruce	31	4	6	Good		1
69	371	Picea pungens	Colorado Blue spruce	30	4	6	Good		1
70	372	Picea pungens	Colorado Blue spruce	28	4	6	Good		0
71	373	Picea pungens	Colorado Blue spruce	28	4	6	Good		0
72	374	Picea pungens	Colorado Blue spruce	21	4	6	Good		0
73	375	Picea pungens	Colorado Blue spruce	32	4	8	Good		1
74	376	Picea pungens	Colorado Blue spruce	26	4	8	Good		0
75	377	Picea pungens	Colorado Blue spruce	24	4	8	Good		0

05	652	Ulmus pumila	Siberian Elm	33	2	8	Fair	Trees pruned and topped to form hedge	2
06	653	Ulmus pumila	Siberian Elm	27	2	8	Fair	Trees pruned and topped to form hedge. (No tag)	0
07	654	Ulmus pumila	Siberian Elm	16	2	8	Fair	Trees pruned and topped to form hedge	0
08	655	Ulmus pumila	Siberian Elm	20	2	8	Fair	Trees pruned and topped to form hedge	0
09	656	Ulmus pumila	Siberian Elm	24	2	8	Fair	Trees pruned and topped to form hedge	0
10	657	Ulmus pumila	Siberian Elm	22	2	8	Fair	Trees pruned and topped to form hedge	0
11	658	Ulmus pumila	Siberian Elm	18	2	8	Fair	Trees pruned and topped to form hedge	0
12	659	Ulmus pumila	Siberian Elm	20	2	8	Fair	Trees pruned and topped to form hedge	0
13	660	Ulmus pumila	Siberian Elm	33	2	8	Fair	Trees pruned and topped to form hedge	2
14	661	Ulmus pumila	Siberian Elm	17	2	8	Fair	Trees pruned and topped to form hedge	0
15	662	Ulmus pumila	Siberian Elm	32	2	8	Fair	Trees pruned and topped to form hedge. 2 trunk clump.	2
16	663	Ulmus pumila	Siberian Elm	15	2	8	Fair	Trees pruned and topped to form hedge. Decay at base	0
17	664	Ulmus pumila	Siberian Elm	15	2	8	Poor	Trees pruned and topped to form hedge. Scar at base	0
18	665	Ulmus pumila	Siberian Elm	10	1	6	Poor	Trees pruned and topped to form hedge	0
19	666	Ulmus pumila	Siberian Elm	20	2	8	Fair	Trees pruned and topped to form hedge	0
20	667	Ulmus pumila	Siberian Elm	16	2	8	Fair	Trees pruned and topped to form hedge	0
21	668	Ulmus pumila	Siberian Elm	20	2	8	Fair	Trees pruned and topped to form hedge	0
22	669	Ulmus pumila	Siberian Elm	36	2	8	Fair	Trees pruned and topped to form hedge. 2 leader at 2m from grade	2
23	670	Ulmus pumila	Siberian Elm	25	2	8	Fair	Trees pruned and topped to form hedge	0
24	671	Ulmus pumila	Siberian Elm	32	2	8	Fair	Trees pruned and topped to form hedge	2
25	672	Ulmus pumila	Siberian Elm	42	2	8	Fair	Trees pruned and topped to form hedge	2
26	1053	Malus hybrid	Crabapple	4	2	2	REMOVED	Tree removed as of Nov. 4, 2019	0

The grid contains 16 photographs arranged in two rows of eight. The top row shows various outdoor scenes: a parking lot with a red car, a street with trees, a parking lot with several cars, a large tree with yellow leaves, a parking lot with a white truck, a street with trees, a parking lot with a white truck, and a street with trees. The bottom row shows: a street with trees, a parking lot with a white truck, a street with trees, a large tree with yellow leaves, a parking lot with a white truck, a street with trees, a parking lot with a white truck, and a street with trees.

[illegible]

STORMWATER MANAGEMENT:

- LANDSCAPE DESIGN TO ACCOMMODATE APPROPRIATE STORMWATER MANAGEMENT MEASUREMENTS AS REQUIRED BY THE CITY.
- THE DESIGN WILL INCORPORATE STORMWATER REUSE FOR LANDSCAPE IRRIGATION.

LANDSCAPE DESIGN:

- MORE THAN 50% OF THE PLANT SPECIES ARE NATIVE TO ONTARIO.
- MORE THAN 50% OF THE PLANT SPECIES ARE DROUGHT TOLERANT.
- NO POTABLE WATER WILL BE USED FOR IRRIGATION.
- HIGH ALBEDO PAVEMENTS HAVE BEEN MAXIMIZED ON SITE.
- SOIL DEPTHS WILL BE MAXIMIZED AT TREE PLANTING LOCATIONS TO ENSURE THE REQUIRED SOIL VOLUME PER TREE IS MET.
- LIGHTING IS DARK SKY FRIENDLY.
- SITE FURNISHINGS ARE CONSTRUCTED OF DURABLE, LOW MAINTENANCE AND RECYCLABLE MATERIAL.
- PEDESTRIAN SCALE LIGHTING TO BE PROVIDED.

SEDIMENT CONTROL MEASURES:

- EROSION AND SEDIMENT CONTROL GUIDELINES TO BE UPHELD DURING CONSTRUCTION.

PRELIMINARY ZBA TAGS

CYCLING INFRASTRUCTURE:

PROPOSED:

SHORT TERM BICYCLE PARKING SPACES: 414
(WITHIN OR NEAR PROPERTY LINE/ RESIDENTIAL: 344)
(WITHIN PARK/ NON-RESIDENTIAL: 70)

TREE PLANTING & SOIL VOLUME

REQUIRED:

TOTAL TREES: $(52,998\text{m}^2 \times 0.40\text{m}^2 / 66\text{m}^2 = 321.2\text{m}^2)$ [322] TREES

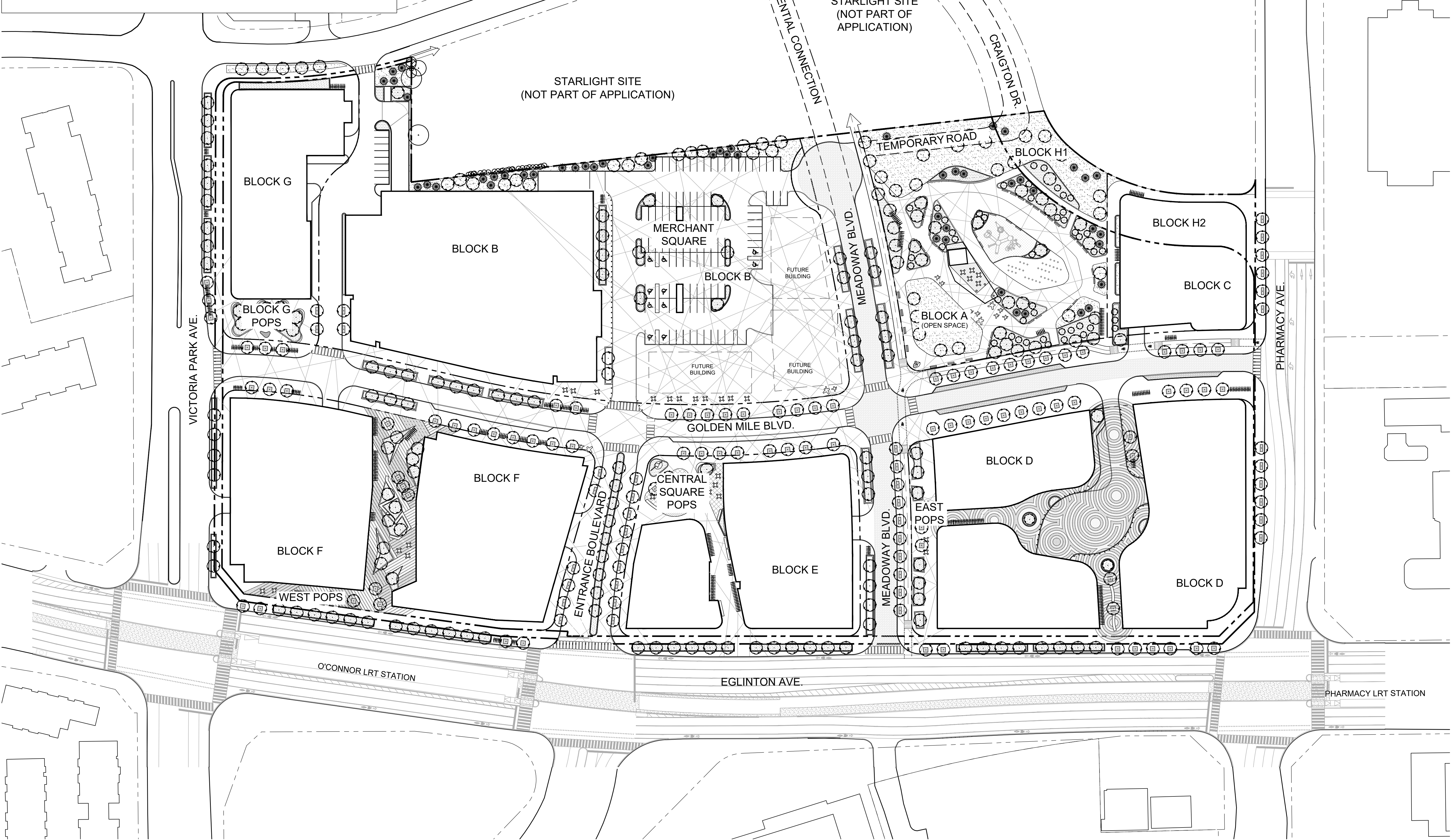
REQUIRED:

TOTAL SOIL VOLUME REQUIRED $(322 \times 30\text{m}^3 = 9,660\text{m}^3)$

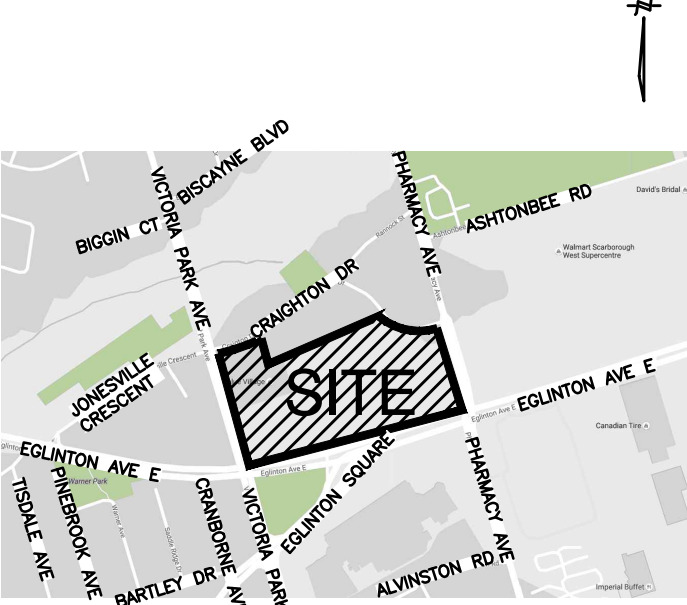
PROPOSED:

TOTAL TREES = 285

TOTAL SOIL VOLUME: $(285 \times 30\text{m}^3 = 8,550\text{m}^3)$



Key Plan

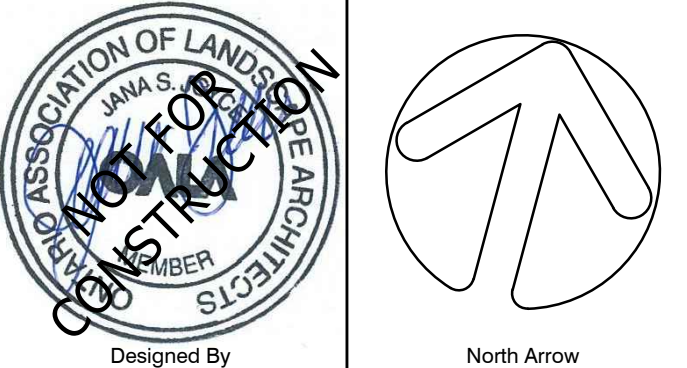


Legend

- LIMIT OF DEVELOPMENT
- LIMIT OF BLOCK
- PROPOSED BUILDING FOOTPRINT (FOR ARCHITECTURAL INFORMATION REFER TO DWGS PREPARED BY GIANNONE PETRICONE ASSOCIATES)
- PROPOSED PLAZA PAVING
- PROPOSED POPS PAVING
- PROPOSED ENHANCED VEHICULAR PAVING
- PROPOSED ENHANCED VEHICULAR LAYBY PAVING
- PROPOSED PLAY SURFACING
- PROPOSED PEDESTRIAN CROSSWALK
- PROPOSED STREET TREE PLANTING - TREE GRATE (MIN. 30m³ SOIL/ TREE)
- PROPOSED STREET TREE PLANTING - FLUSH CURBS w/ BUILT-IN SEATING (MIN. 30m³ SOIL/ TREE)
- PROPOSED STREET TREE PLANTING - RAISED PLANTER (MIN. 30m³ SOIL/ TREE)
- POTENTIAL LANDSCAPE SEATING
- POTENTIAL OUTDOOR MOVEABLE SEATING
- PROPOSED BIKE RACKS
- PROPOSED BOLLARDS

No	Date	Revisions	By
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the mbtw group
285 West Beaver Creek Rd. #1, Toronto, Ontario, Canada M2B 1B9
T: (416) 448-7767 F: (416) 448-1003 | www.mbtw.ca

Project Name:

1880 Eglinton Avenue / Golden Mile

Municipality: Scarborough, ON

Sheet Title:

Landscape Layout Plan

Designed: JJ	Drawn: MC	Scale: 1:750	Drawing No.: L-1
Date of Drawing: July 2020	Job No.: CPR004		