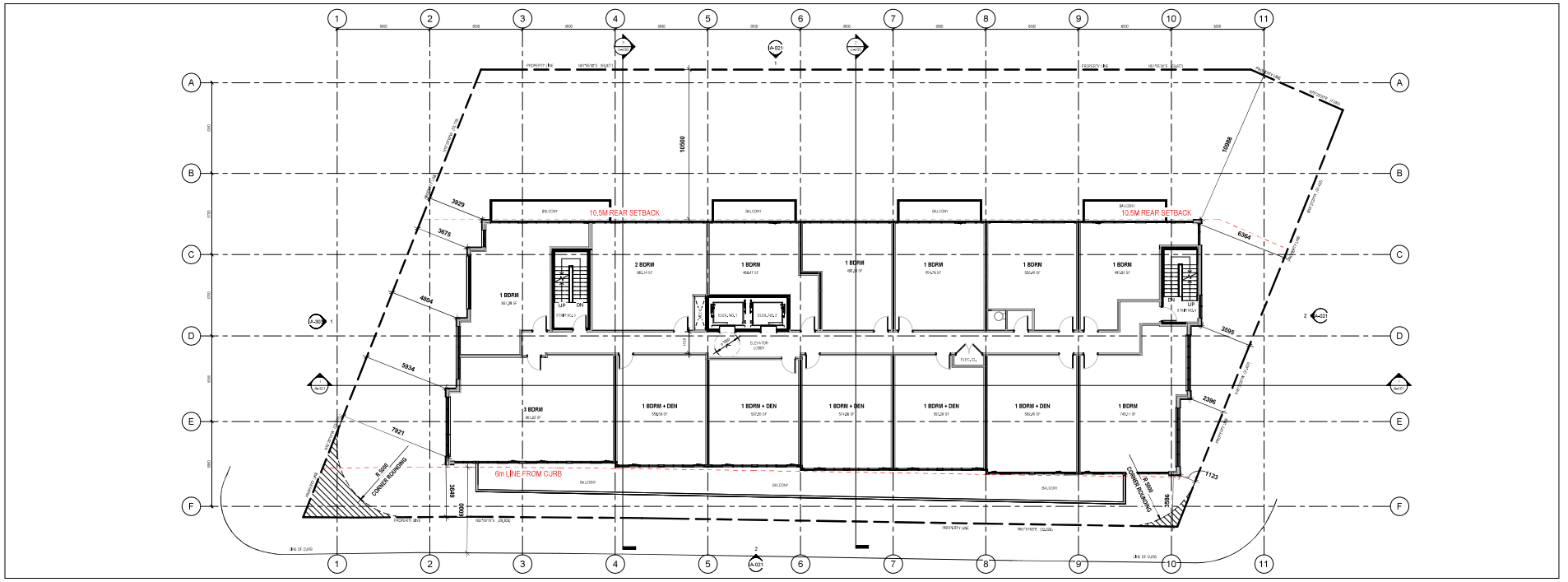
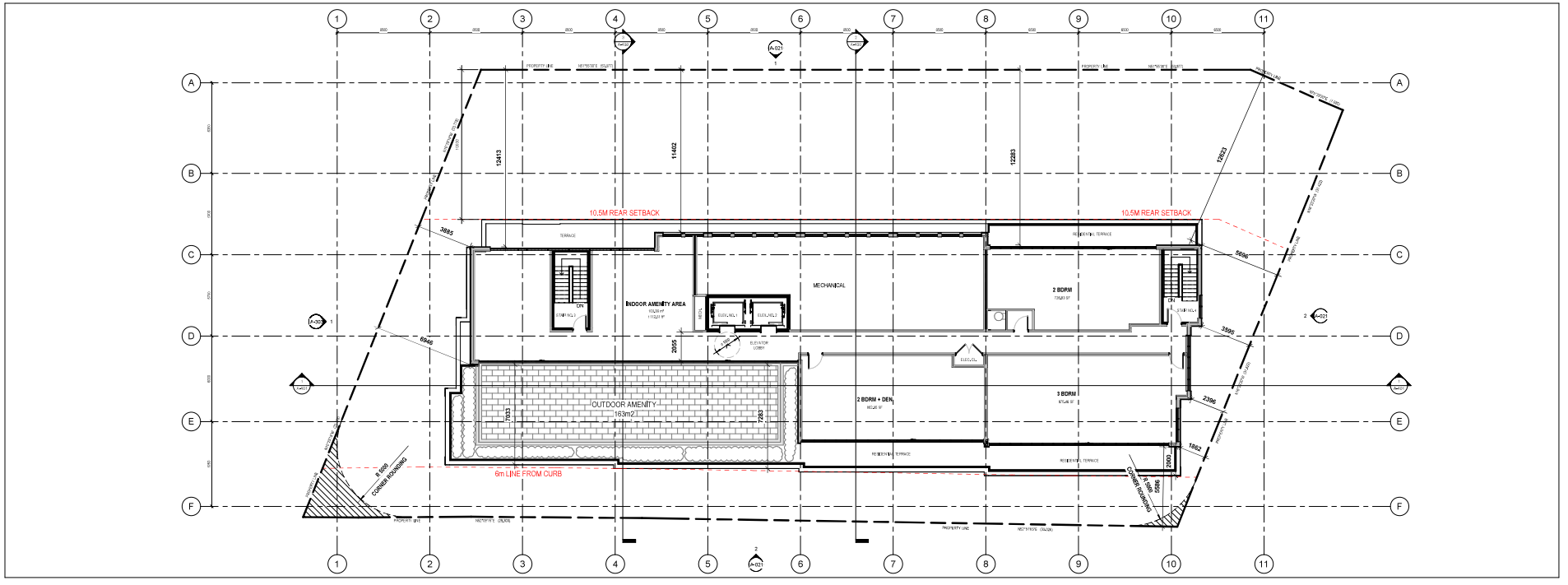


1. 10TH FLOOR PLAN
1 : 100



2. MPH FLOOR PLAN
1 : 100

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No.	DATE	ISSUED

TRUE NORTH
PROJECT NORTH

CLIENT
K2 Developments Manager Inc.

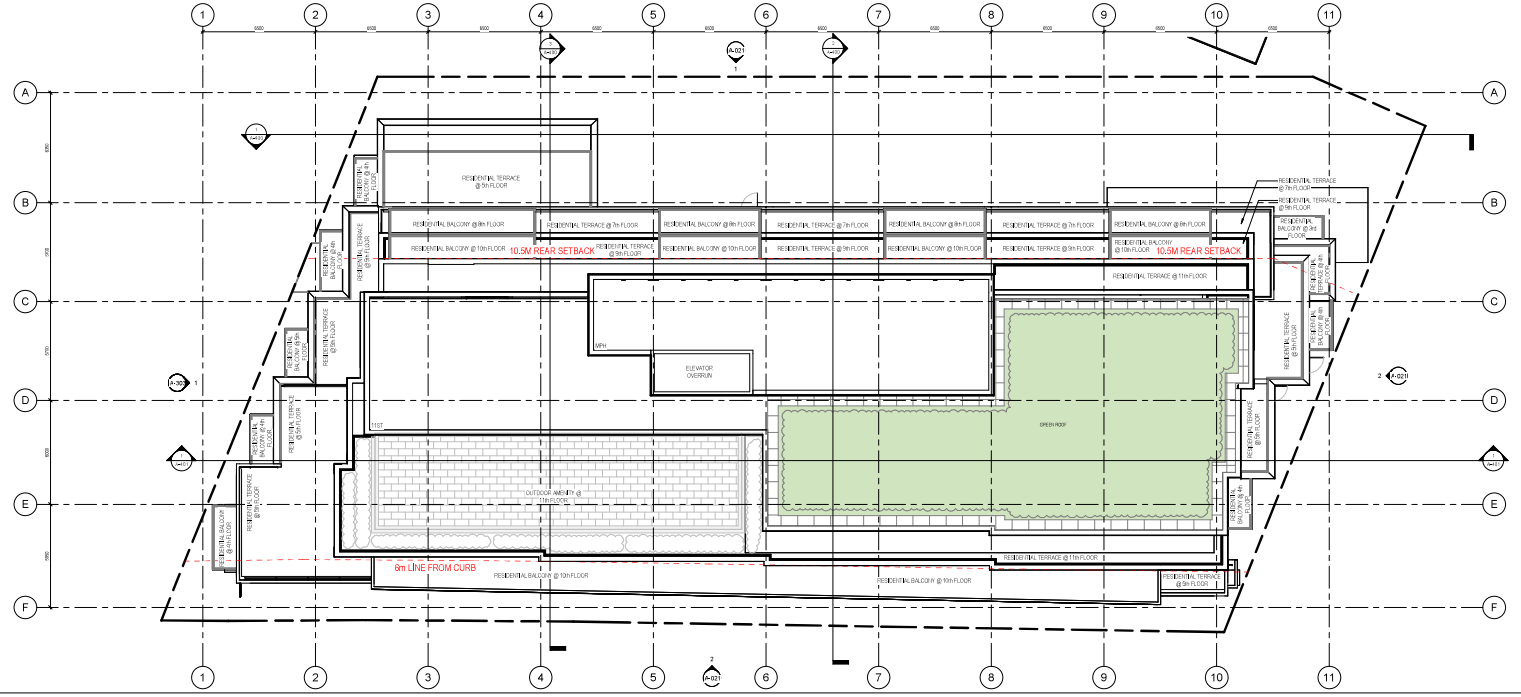
ADDRESS
K2 RESIDENCE
1552 - 1572 KINGSTON ROAD
SCARBOROUGH, ON M1N 1R9

DRAWING
10th & MPH Floor Plan

PROJECT NUMBER	DATE
24005	2-AUG-2025
SCALE	PLOTTED DATE
1 : 100	2-AUG-2025

A-107

RESEVED



1 TOP OF MPH (TBD)
1 : 100

A-108

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TRUE NORTH
PROJECT NORTH

No.	DATE	ISSUED

Ontario Association of Architects
Registered Member
NEIL L. ROWCROFT
LICENCE

Zoning By-Law Amendment application
No.21 191161 ESC 20 OZ

Site Plan Control Application
No.21 191163 ESC 20 SA

CLIENT
K2 Developments Manager Inc.

ADDRESS
K2 RESIDENCE
1552 - 1572 KINGSTON ROAD
SCARBOROUGH, ON M1N 1R9

DRAWING
Roof Floor Plan

PROJECT NUMBER	DATE
24005	24-AUG-2021
SCALE	PLOTTED DATE
1 : 100	24-AUG-2021

EXTERIOR MATERIALS LEGEND	
1	PANEL SYSTEM (Colour A)
2	PANEL SYSTEM (Colour B)
3	PANEL SYSTEM (Colour C)
4	PRECAST STAMPED BRICK (Colour A)
5	VISION GLASS
6	SPANDREL PANEL (Colour A)
7	SPANDREL PANEL (Colour B)
8	RECESSED PANEL
9	RECESSED PANEL W/ VERTICAL PATTERN
10	GLASS BALCONY RAILING
11	BIRD FRIENDLY GLAZING*

* Glazing within the first 12 m of the building above grade (including balcony railings) as per TGS Tier 1

** All exterior lighting to be Dark Sky Compliant

2 SOUTH ELEVATION
1 : 100

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No.	DATE	ISSUED
005		
004		
003	21-AUG-2025	FOR OLT
002	23-AUG-2024	FOR REZONING & SPA RESUBMISSION
001	09-JUL-2021	FOR REZONING & SPA

ONTARIO ASSOCIATION OF ARCHITECTS
ROD L. ROWBOTHAM
LICENCE
5084

DRAWINGS ARE INTENDED TO CONVEY SCOPE OF WORK AND INDICATE GENERAL AND APPROXIMATE LOCATION, ARRANGEMENT AND SIZES OF MATERIALS AND PRODUCTS.

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE IN EFFECT AT THE TIME.

Zoning By-Law Amendment Application
No. 21 191601 ESC 20 OZ

Site Plan Control Application
No. 21 191603 ESC 20 SA

CLIENT
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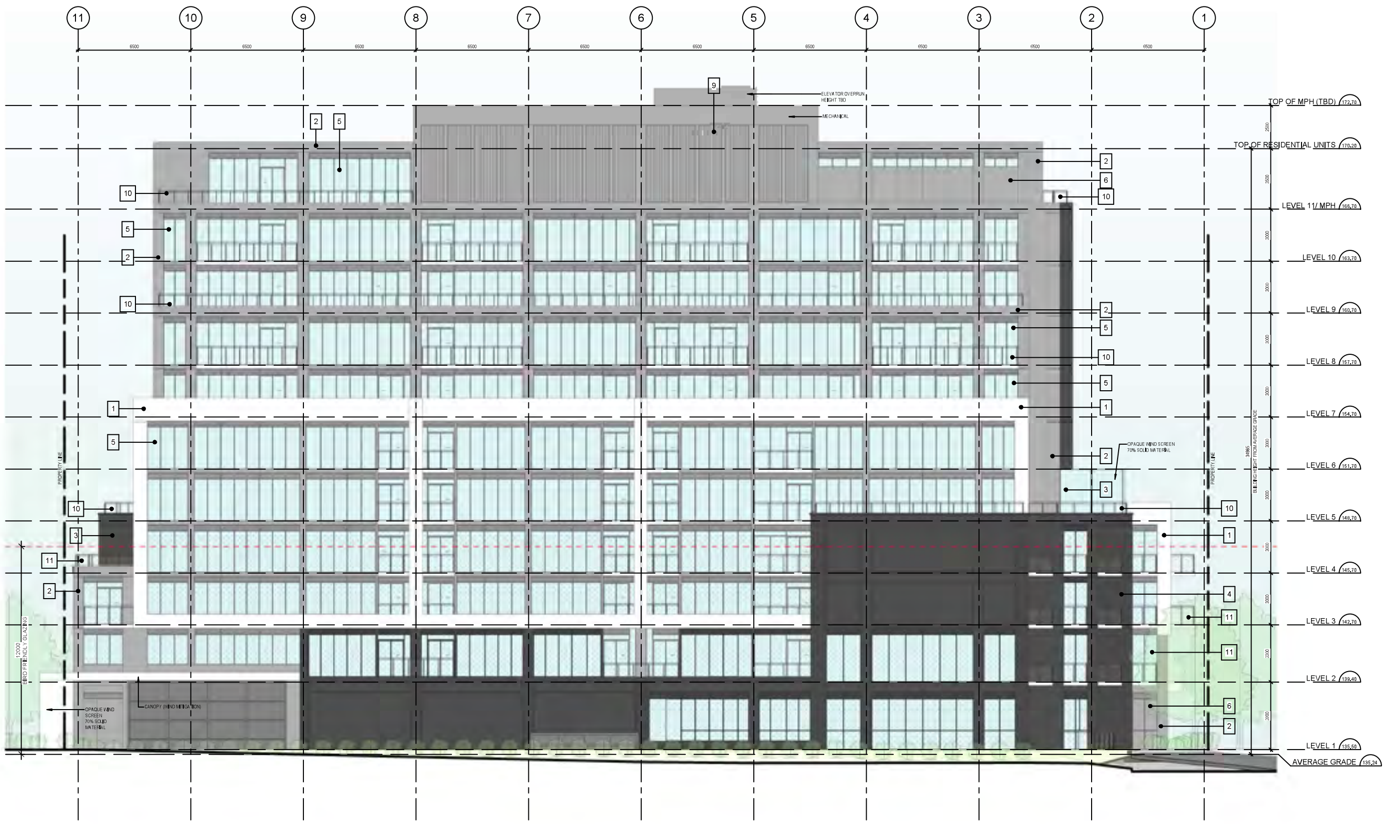
ADDRESS
K2 RESIDENCE
1552 – 1572 KINGSTON ROAD
SCARBOROUGH, ON M1N 1R9

DRAWING
Building Elevation – South

PROJECT NUMBER	DATE
24005	21-AUG-2025
SCALE	**PLOTTED DATE**
As indicated	21-AUG-2025

A-300



EXTERIOR MATERIALS LEGEND	
1	PANEL SYSTEM (Colour A)
2	PANEL SYSTEM (Colour B)
3	PANEL SYSTEM (Colour C)
4	PRECAST STAMPED BRICK (Colour A)
5	VISION GLASS
6	SPANDREL PANEL (Colour A)
7	SPANDREL PANEL (Colour B)
8	RECESSED PANEL
9	RECESSED PANEL W/ VERTICAL PATTERN
10	GLASS BALCONY RAILING
11	BIRD FRIENDLY GLAZING*

* Glazing within the first 12 m of the building above grade (including balcony railings) as per TGS Tier 1

** All exterior lighting to be Dark Sky Compliant

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No.	Date	Revision

No.	DATE	ISSUED
003	21-AUG-2025	FOR OLT
002	23-AUG-2024	FOR REZONING & SPA RESUBMISSION
001	09-JUL-2021	FOR REZONING & SPA

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LICENCE
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Zoning By-Law Amendment Application
No. 21 191601 ESC 20 OZ

Site Plan Control Application
No. 21 191603 ESC 20 SA

CLIENT

K2 Developments Manager Inc.

ADDRESS

K2 RESIDENCE

1552 – 1572 KINGSTON ROAD
SCARBOROUGH, ON M1N 1R9

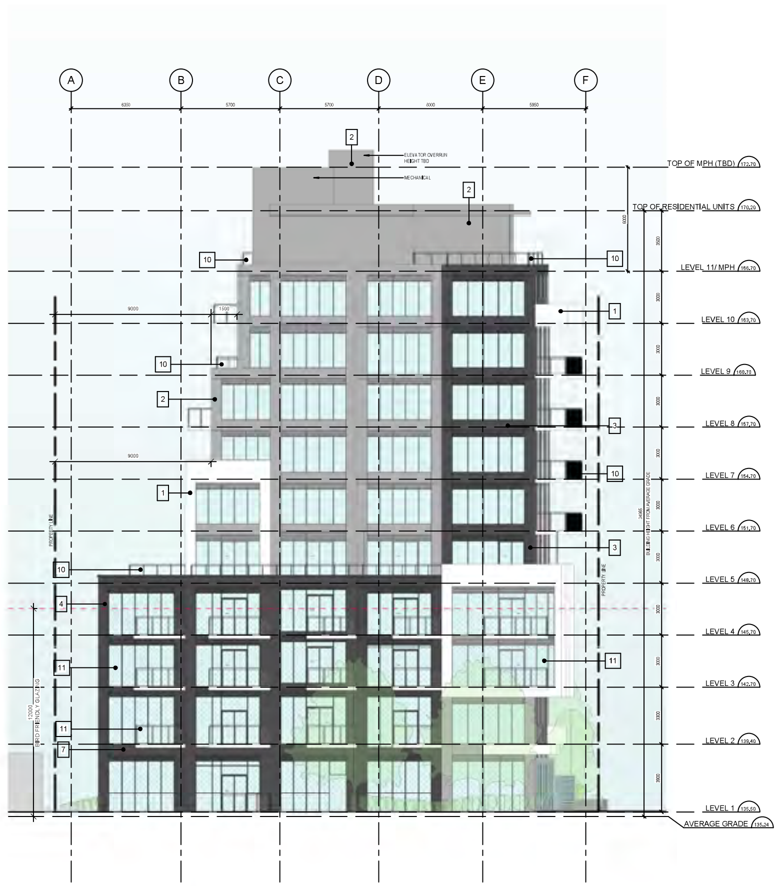
DRAWING

Building Elevations – North

PROJECT NUMBER	DATE
24005	21-AUG-2025
SCALE	PLOTTED DATE
As indicated	21-AUG-2025

1 NORTH ELEVATION
1 : 100

A-301

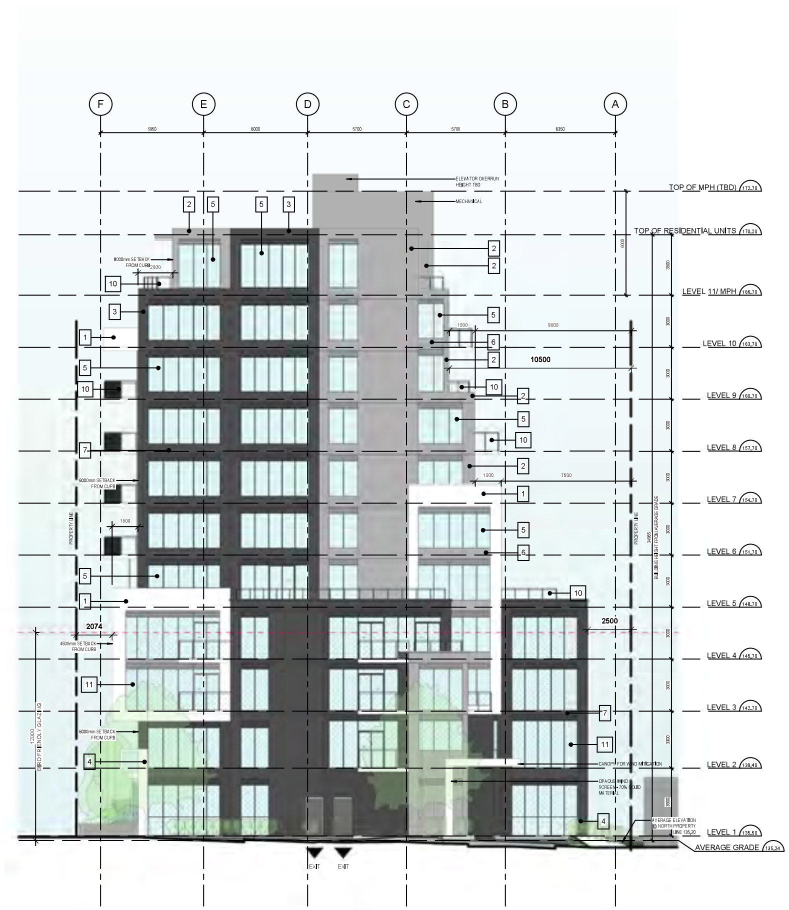


① WEST ELEVATION
1 : 100

EXTERIOR MATERIALS LEGEND	
1	PANEL SYSTEM (Colour A)
2	PANEL SYSTEM (Colour B)
3	PANEL SYSTEM (Colour C)
4	PRECAST STAMPED BRICK (Colour A)
5	VISION GLASS
6	SPANDREL PANEL (Colour A)
7	SPANDREL PANEL (Colour B)
8	RECESSED PANEL
9	RECESSED PANEL W/ VERTICAL PATTERN
10	GLASS BALCONY RAILING
11	BIRD FRIENDLY GLAZING*

* Glazing within the first 12 m of the building above grade (including balcony railings) as per TGS Tier 1

** All exterior lighting to be Dark Sky Compliant



② EAST ELEVATION
1 : 100

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No.	Date	Revision

No.	DATE	ISSUED
005		
004		
003	21-AUG-2025	FOR OLT
002	23-AUG-2024	FOR REZONING & SPA RESUBMISSION
001	09-JUL-2021	FOR REZONING & SPA

ONTARIO ASSOCIATION OF ARCHITECTS
ROD L. ROWBOTHAM
LICENCE
5084

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Zoning By-Law Amendment Application
No. 21 191601 ESC 20 OZ

Site Plan Control Application
No. 21 191603 ESC 20 SA

CLIENT

K2 Developments Manager Inc.

ADDRESS

K2 RESIDENCE

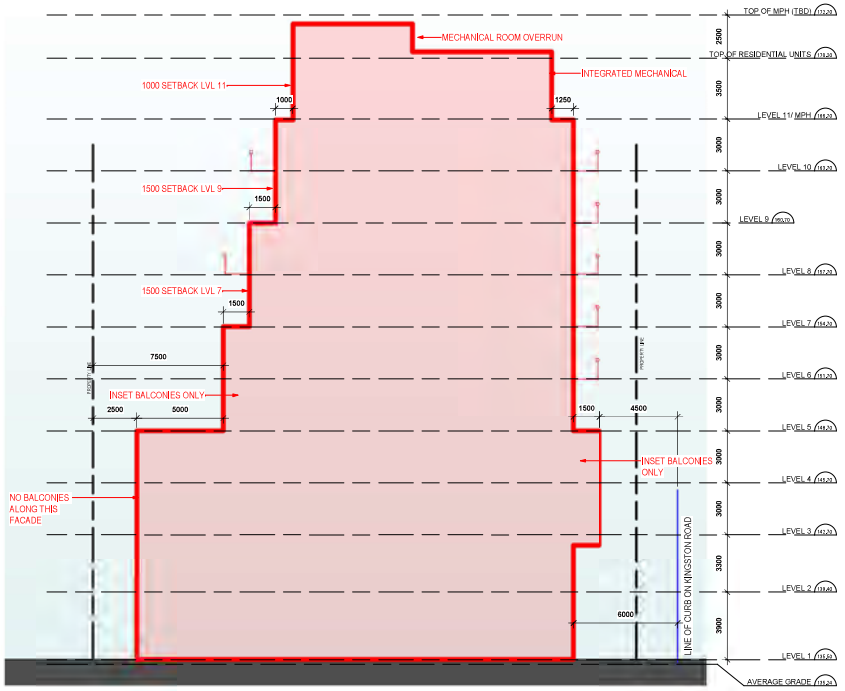
1552 - 1572 KINGSTON ROAD
SCARBOROUGH, ON M1N 1R9

DRAWING

Building Elevations - West & East

PROJECT NUMBER	DATE
24005	21-AUG-2025
SCALE	PLOTTED DATE
As indicated	21-AUG-2025

A-302



1 WEST ELEVATION
1 : 100

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No.	DATE	ISSUED

Zoning By-Law Amendment application
No. 21 181163 ESC 20 OZ

Site Plan Control Application
No. 21 181163 ESC 20 SA

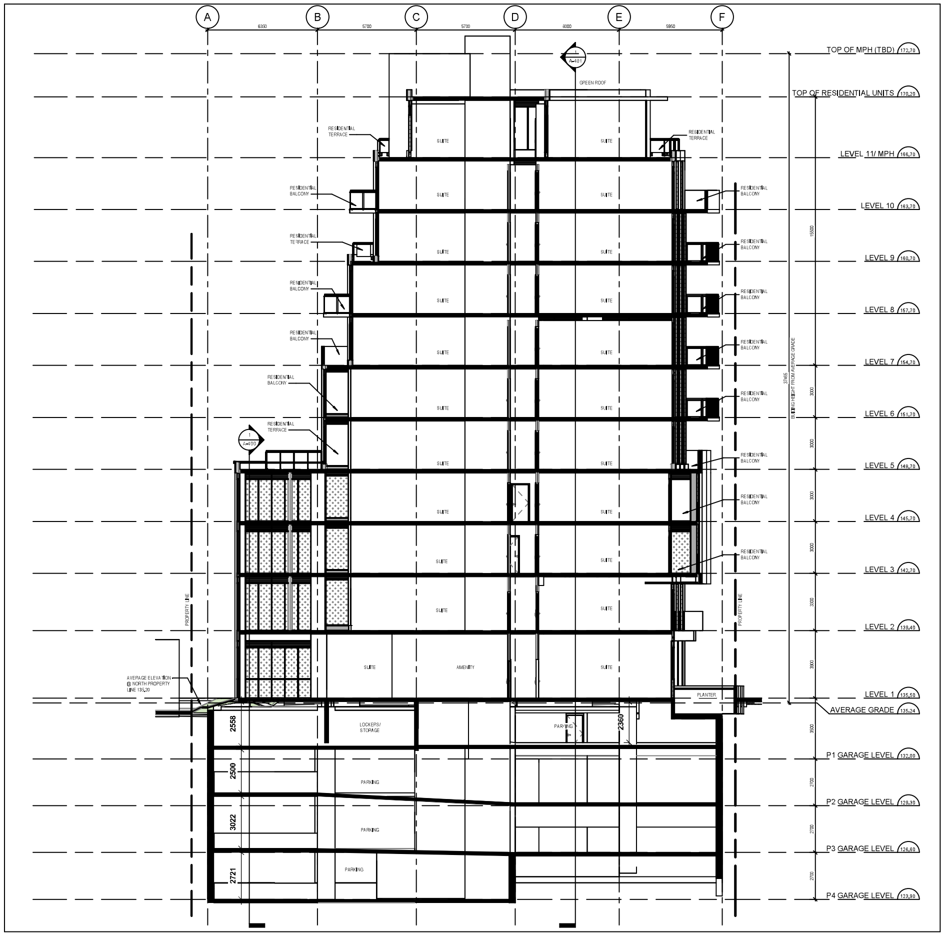
CLIENT
K2 Developments Manager Inc.

ADDRESS
K2 RESIDENCE
1552 - 1572 KINGSTON ROAD
SCARBOROUGH, ON M1N 1R9

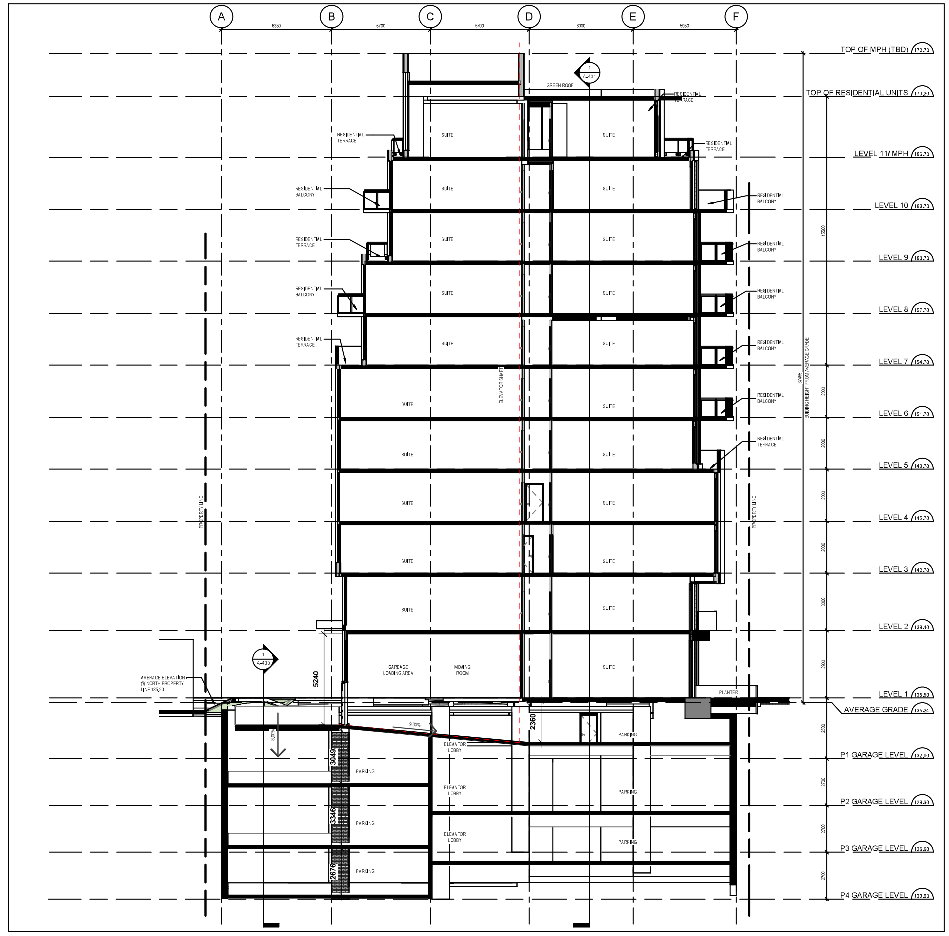
DRAWING
Building Elevations - West Massing Study

PROJECT NUMBER	DATE
24005	24-AUG-2021
SCALE	PLOTTED DATE
1 : 100	24-AUG-2021

A-303



③ BUILDING SECTION 3
1 : 100



② BUILDING SECTION 2
1 : 100

① BUILDING SECTION 1
1 : 100

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No.	Date	Revision

No.	DATE	ISSUED
005		
004		
003	21-AUG-2025	FOR OLT
002	23-AUG-2024	FOR REZONING & SPA RESUBMISSION
001	09-JUL-2021	FOR REZONING & SPA

ONTARIO ASSOCIATION OF ARCHITECTS
ROD L. ROWBOTHAM
LICENCE
5084

DRAWINGS ARE INTENDED TO CONVEY SCOPE OF WORK AND INDICATE GENERAL AND APPROXIMATE LOCATION, ARRANGEMENT AND SIZES OF MATERIALS AND PRODUCTS.

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE IN EFFECT AT THE TIME.

Zoning By-Law Amendment Application
No. 21 191601 ESC 20 OZ

Site Plan Control Application
No. 21 191603 ESC 20 SA

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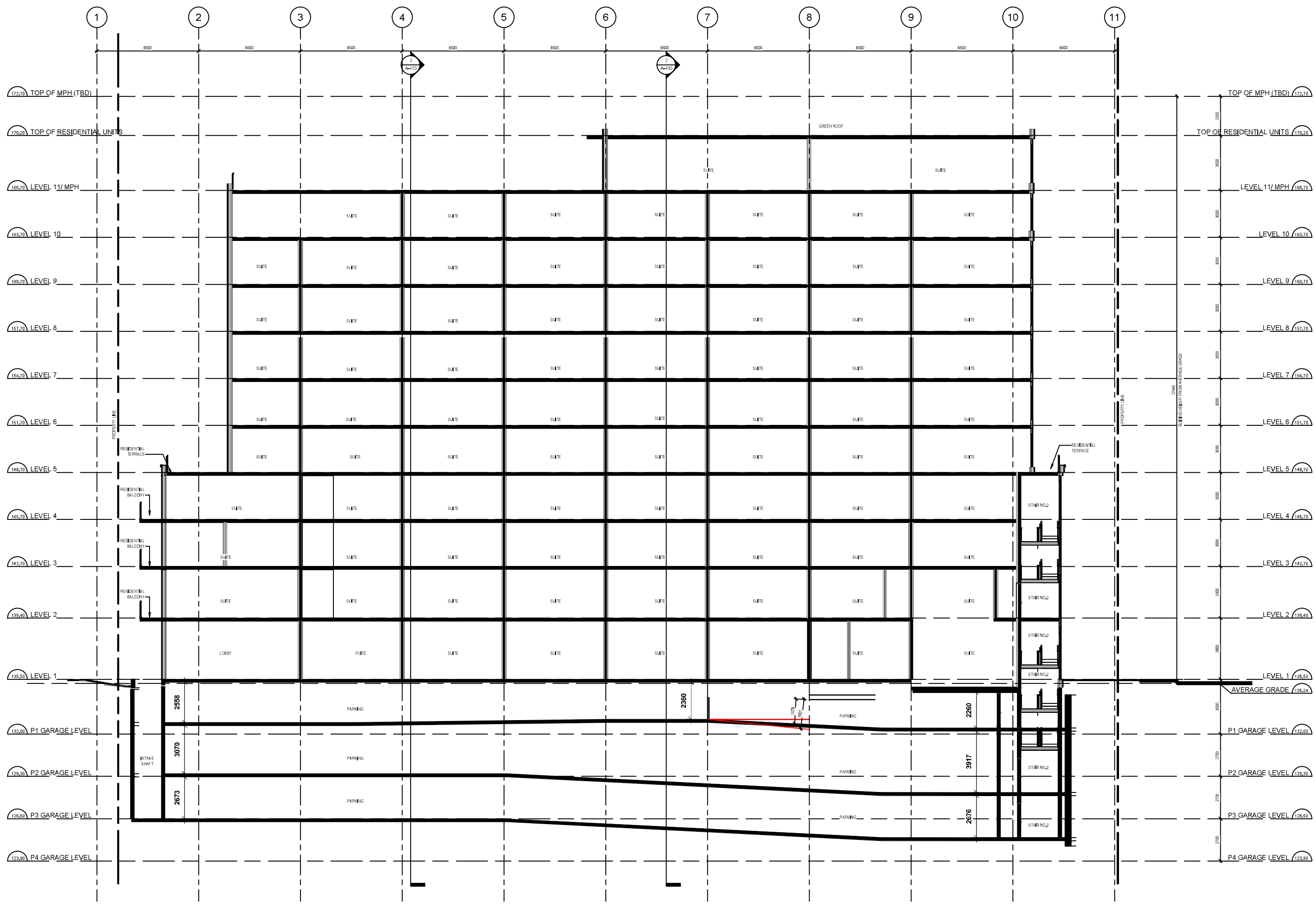
1552 - 1572 KINGSTON ROAD
SCARBOROUGH, ON M1N 1R9

DRAWING

Building Sections

PROJECT NUMBER	DATE
24005	21-AUG-2025
SCALE	**PLOTTED DATE**
1 : 100	21-AUG-2025

A-400



1 BUILDING SECTION 4
1 : 100

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No.	Date	Revision

No.	DATE	ISSUED
005		
004		
003	21-AUG-2025	FOR OLT
002	23-AUG-2024	FOR REZONING & SPA RESUBMISSION
001	09-JUL-2021	FOR REZONING & SPA

ONTARIO ASSOCIATION OF ARCHITECTS
ROD L. ROWBOTHAM
LICENCE
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Zoning By-Law Amendment Application
No. 21 191601 ESC 20 OZ

Site Plan Control Application
No. 21 191603 ESC 20 SA

CLIENT
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ADDRESS
K2 RESIDENCE
1552 - 1572 KINGSTON ROAD
SCARBOROUGH, ON M1N 1R9

DRAWING
Building Sections

PROJECT NUMBER	DATE
24005	21-AUG-2025
SCALE	PLOTTED DATE
1 : 100	21-AUG-2025

A-401

LOOKING NORTH-WEST ON EASTWOOD AVE

LOOKING SOUTH-EAST ON KALMAR AVE

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No.	DATE	ISSUED
1	2020-03	ZBA
2	2020-05	ZBA Resubmission
3	2020-07	ZBA Resubmission

ONTARIO ASSOCIATION OF ARCHITECTS
REG'D. L. ROWSOMAN
LICENCE
2004

Zoning By-Law Amendment application
No.21 191661 ESC 20 OZ

Site Plan Control Application
No.21 191663 ESC 20 SA

CLIENT

K2 Developments Manager Inc.

ADDRESS

K2 RESIDENCE
1552 - 1572 KINGSTON ROAD
SCARBOROUGH, ON M1N 1R9

DRAWING

Perspectives

PROJECT NUMBER	DATE
24005	2-NOV-2021
SCALE	PLOTTED DATE
	2-NOV-2021

A-601

LOOKING SOUTH-WEST ON EASTWOOD AVE

LOOKING SOUTH-WEST ON EASTWOOD AVE

KINGSTON RD ELEVATION STUDY

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No.	Date	Revision

No.	DATE	ISSUED
005		
004		
003	21-AUG-2025	FOR OLT
002	23-AUG-2024	FOR REZONING & SPA RESUBMISSION
001	29-JUL-2021	FOR REZONING & SPA

ONTARIO ASSOCIATION OF ARCHITECTS
ROD L. ROWBOTHAM
LICENCE
5084

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ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE IN EFFECT AT THE TIME.

Zoning By-Law Amendment Application
No. 21 191601 ESC 20 OZ

Site Plan Control Application
No. 21 191603 ESC 20 SA

CLIENT
K2 Developments Manager Inc.

ADDRESS
K2 RESIDENCE
1552 - 1572 KINGSTON ROAD
SCARBOROUGH, ON M1N 1R9

DRAWING
Perspectives

PROJECT NUMBER	DATE
24005	21-AUG-2025
SCALE	PLOTTED DATE
	21-AUG-2025

A-602

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No.	DATE	ISSUED

Ontario Association of Architects
Reg'd L. Rowbotham
Licence
2005

Zoning By-Law Amendment Application
No.21 191183 ESC 20 OZ

Site Plan Control Application
No.21 191183 ESC 20 SA

CLIENT

K2 Developments Manager Inc.

ADDRESS

K2 RESIDENCE
1572 - 1572 KINGSTON ROAD
SCARBOROUGH, ON M1N 1R9

DRAWING

MPH Perspective

PROJECT NUMBER	DATE
24005	2-AUG-2021
SCALE	PLOTTED DATE
	2-AUG-2021

A-603

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No.	DATE	ISSUED

ONTARIO ASSOCIATION OF ARCHITECTS
ROD L. ROWBOTHAM
LICENCE
5084

DRAWINGS ARE INTENDED TO CONVEY SCOPE OF WORK AND INDICATE GENERAL AND APPROXIMATE LOCATION, ARRANGEMENT AND SIZES OF MATERIALS AND PRODUCTS.

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Zoning By-Law Amendment Application
No. 21 191601 ESC 20 OZ

Site Plan Control Application
No. 21 191603 ESC 20 SA

CLIENT

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ADDRESS

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SCARBOROUGH, ON M1N 1R9

DRAWING

Perspectives

PROJECT NUMBER	DATE
24005	21-AUG-2025
SCALE	PLOTTED DATE
	21-AUG-2025

A-604

GENERAL NOTES:

MAINTENANCE and ACCEPTANCE:

- ALL PLANT MATERIAL SHALL BE MAINTAINED BY THE CONTRACTOR IMMEDIATELY AFTER ANY PLANTING HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL THE DATE OF FINAL ACCEPTANCE.
- SUCH MAINTENANCE SHALL INCLUDE ALL MEASURES NECESSARY TO ESTABLISH AND MAINTAIN ALL PLANTS IN AN ACCEPTABLE, VIGOROUS AND HEALTHY GROWING CONDITION INCLUDING CULTIVATING AND WEEDING, WATERING WHEN REQUIRED, PRUNING AND MAINTENANCE OF ALL ACCESSORIES.
- AT TIME OF INSPECTION FOR INITIAL & FINAL ACCEPTANCE, ALL PLANTS AND SHRUB BED AND TREE PITS SHALL BE FREELY CULTIVATED FREE OF WEEDS, LEAVES, BROKEN BRANCHES AND RUBBISH AND SHALL BE IN A NEAT AND TIDY CONDITION.
- ALL PLANT MATERIAL TO BE GUARANTEED FOR A PERIOD OF 2 (TWO) YEARS FROM THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND LOCAL AUTHORITY UNLESS OTHERWISE NOTED.
- MAINTAIN PLANTING BEDS AND TREE PITS FREE OF WEEDS THROUGHOUT THE GUARANTEE PERIOD.
- THE DEVELOPER SHALL REGULARLY REMOVE DEBRIS FROM THE METLAND UNTIL THE COMPLETION OF ALL BUILDING CONSTRUCTION WITHIN THE DEVELOPMENT.

UTILITIES:

- APPLICANT IS RESPONSIBLE FOR OBTAINING NECESSARY APPROVALS FROM THE UTILITY COMPANIES FOR WORKS WITHIN THE MUNICIPAL BOULEVARD.
- ALL UTILITIES WITHIN THE BOULEVARDS MUST BE LOCATED PRIOR TO COMMENCING CONSTRUCTION WITHIN THE BOULEVARD.

SODDING:

- PREPARE A MINIMUM 100mm DEPTH OF TOPSOIL WITH 5-10-5 OR COMMERCIAL FERTILIZER AT 7.3Kg/100Sq.m. AND SUPER PHOSPHATE AT 5Kg/100Sq.m. THE PROPORTIONS SPECIFIED ARE SUBJECT TO ADJUSTMENT DEPENDING ON TOPSOIL ANALYSIS REPORT.
- SOD ALL BOULEVARD SOD ON ALL AREAS OF THE PROJECT NOT COVERED BY BUILDINGS OR PAVING. IMMEDIATELY AFTER INSTALLATION, SOD MUST BE WATERED AND ROLLED.

TREE LOCATION:

- NO TREES SHALL BE PLANTED UNDER OVERHEAD WIRES OR OVER UNDERGROUND SERVICES.
- TREES ARE NOT TO BE PLANTED LESS THAN 1M FROM CURBS, UNDERGROUND UTILITIES, SIDEWALKS AND DRIVEWAYS, 3m FROM FIRE HYDRANTS AND TRANSFORMERS, AND 4m FROM LIGHT STANDARDS.
- THE CONTRACTOR IS TO STAKE OUT LOCATIONS OF TREE PITS. THIS STAKE OUT IS TO BE INSPECTED BEFORE THE EXCAVATION OF ANY TREE PITS.
- BEFORE THIS STAKE OUT, THE CONTRACTOR IS TO REQUEST A STAKE OUT ALL UNDERGROUND SERVICES.
- THE LANDSCAPE ARCHITECT AND THE MUNICIPALITY MAY, AT THEIR DISCRETION REDISTRIBUTE TREE LOCATIONS, PRIOR TO PLANTING, IN ORDER TO MINIMIZE CONFLICTS WITH UTILITIES, DRIVEWAYS AND INTERSECTION VISIBILITY.

CARPENTRY

(UNLESS OTHERWISE SPECIFIED)

- ALL LUMBER SHALL BE NO. 1 GRADE WESTERN CEDAR UNLESS OTHERWISE STATED, AND SHALL BE STAMPED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE LATEST NLGA STANDARD GRADING RULES.
- PRESSURE TREATED WOOD SHALL BE EITHER PINE, SPRUCE, OR FIR. THIS WOOD SHALL BE PRESSURE TREATED WITH A.C.A.-6 (ALKALINE COPPER QUAT TYPE B) OR OTHER APPROVED WATERBORNE CHEMICAL IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF C.S.A.-080.
- ALL CEDAR LUMBER IS TO BE STAINED WITH ONE COAT OF A LATEX STAIN AS APPROVED BY THE LANDSCAPE ARCHITECT BEFORE APPLICATION.
- ALL WOOD SHALL BE SELECTED FOR UNIFORM APPEARANCE AND SHALL BE FREE OF STRUCTURALLY UNSOUND AND SHALL BE FREE OF SPLITS, CRACKS AND LOOSE AND OPEN KNOTS.
- ALL WOOD SHALL BE DRESSED FOUR SIDES.
- ALL SPIKES AND NAILS SHALL BE "ARDOX" SPIRAL SHANK.
- ALL SPIKES, NAILS, BOLTS, NUTS AND ANY OTHER METAL FASTENERS AND CONNECTORS SHALL BE HOT DIPPED, GALVANIZED IN ACCORDANCE WITH C.S.A.-G84.
- CONCRETE FOR FOOTINGS SHALL HAVE A COMPRESSIVE STRENGTH OF 20.7 M.P.A. IN 28 DAYS (MIN.)
- MAKE ALL TIMBER CUTS STRAIGHT AND PLUMB TO REQUIRED LINES. TOUCH UP ALL FIELD CUTS ON PRESSURE TREATED WOOD WITH ONE COAT OF APPROVED PRESERVATIVE PRIOR TO ASSEMBLY.
- COUNTERSINK ALL BOLTS, NUTS, PLATES, ANCHORS, ETC. IN ORDER TO BE FLUSH WITH WOOD SURFACE AND AS DETAILED.

PLANTING:

(UNLESS OTHERWISE SPECIFIED)

- PREPARE PLANTING SOIL BY EVENLY MIXING FOUR PARTS SANDY TOPSOIL, ONE PART ORGANIC SOIL ADDITIVE WITH 500g. BONE MEAL AND 750g COMMERCIAL FERTILIZER PER CUBIC METER. THE FOREGOING RATES ARE SUBJECT TO ADJUSTMENT ON RECEIPT OF TOPSOIL ANALYSIS REPORT.
- EXCAVATE AND PROVIDE PLANTING SOILS AS PER DETAIL DRAWINGS.
- PROVIDE ALL SHRUBS AND TREES CONFORMING TO THE GUIDE SPECIFICATIONS FOR NURSERY STOCK OF THE CANADIAN NURSERY TRADE ASSOCIATION WITH REGARD TO QUALITY AND GRADING AND SIZED AS PER PLANT LIST.
- SPRAY ALL PLANTINGS IN LEAF WITH ANTIDESICCANT. PROVIDE TREES WITH STAKES.
- PLANTS ARE TO BE No. 1 NURSERY GROWN, UNDER PROPER CULTURAL PRACTICES, IN PARTICULAR WITH RESPECT TO AMPLE SPACING, PEST AND DISEASE CONTROL, WATERING AND FERTILIZATION.
- TREES ARE TO HAVE STURDY, VIGOROUS TRUNKS.
- TREES SHALL BE WELL BRANCHED AND BALANCED WITH A STRONG CENTRAL LEADER.
- DECIDUOUS SHADE TREES SHALL BE FREE OF BRANCHES NOT LESS THAN 1.8m ABOVE THE GROUND.
- ALL SHRUBS ARE TO BE PLANTED IN CONTINUOUS BEDS.
- DO NOT SOD BETWEEN PLANTS. EXCAVATE ENTIRE AREA OF SHRUB BED UNIFORMLY TO SPECIFIED DEPTH AND FILL WITH SPECIFIED PLANTING SOIL.

UNIT PAVING:

- PAVERS SHALL BE PRECAST CONCRETE UNIT PAVERS WITH MIN. 58.65 M.P.A. (8500 P.S.I.) COMPRESSIVE STRENGTH, AND A WATER ABSORPTION NOT EXCEEDING 5% AND A FREEZE-THAW RESISTANCE EQUAL TO C.S.A.-A82-2 (1967).
- SETTING BED SHALL CONSIST OF SHARP, CLEAN, COARSE CONCRETE SAND OR APPROVED LIMESTONE SCREENINGS. SAND FOR JOINTS SHALL BE A CLEAN, NATURAL GRAVEL, CRUSHED STONE OR ROCK.
- INSTALL GRANULAR BASE AND COMPACT TO A MINIMUM 98% STANDARD PROCTOR DENSITY UNTIL THE MIN. SPECIFIED DEPTH AS DETAILED, HAS BEEN ESTABLISHED.
- LOOSELY PLACED CONCRETE SAND OR SCREENINGS TO A UNIFORM DEPTH OF 50mm. (2"), MIN..
- MAINTAIN JOINTS UNIFORM AND CLOSELY BUTTED THROUGHOUT.
- WHERE NECESSARY, SAW CUT PAVERS TO PRODUCE A SHARP, VERTICAL CUT WITHOUT DAMAGED EDGES, AND TO FIT ACCURATELY.
- AFTER COMPLETION OF INSTALLATION, COMPACT PAVING BY MEANS OF A VIBRATING PLATE TAMPER.
- FILL THE JOINTS WITH FINE SAND, BY BRUSHING AND SWEEPING, HOSE PAVING WITH FINE WATER SPRAY.

RODENT PROTECTION:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND SHRUBS FROM RODENT INJURY FOR THE DURATION OF THE GUARANTEE PERIOD. PROTECTIVE WIRE MESH GUARDS SHALL BE INSTALLED AROUND ALL DECIDUOUS TREES. GUARDS SHALL BE INSTALLED PRIOR TO THE APPLICATION OF MULCH AND SHOULD BE PLACED A MINIMUM OF 50mm OUT FROM THE TREE TRUNK ON ALL SIDES. SUFFICIENT WIRE SHOULD BE CUT TO COMPLETE THIS CIRCUMFERENCE AS WELL AS TO PROVIDE A MINIMUM OF 25mm OVERLAP.
- THE WIRE MESH GUARDS MUST BE OF GALVANIZED STEEL 12mm SQUARE MESH, 19 GAUGE AND SUPPLIED IN 600mm ROLLS. THE WIRE MESH CAN BE FASTENED WITH ANY ACCEPTABLE GALVANIZED WIRE TIE. ALL SHRUBS AND CONIFEROUS TREES SHALL HAVE AN APPLICATION OF "SKOOT" OR APPROVED EQUIVALENT RODENT FORMULA, TO BE APPLIED AT THE END OF OCTOBER. FOLLOW MANUFACTURER'S DIRECTIONS FOR APPLICATION.

TOPSOIL:

- USE EVENLY MIXED TOPSOIL OF FERTILE, FRIABLE NATURAL LOAM CONTAINING NOT LESS THAN 4% ORGANIC MATTER FOR CLAY LOAMS AND 2% MINIMUM ORGANIC MATTER FOR SAND LOAMS WITH AN ACIDITY RANGE OF 6.5 TO 7.5 pH.
- ALL TOPSOIL SHOULD BE FREE OF SUBSOILS, CLAY, STONES, ROOTS, EXCESS WATER, FROST AND OTHER EXTRANEOUS MATTER.

NOTE: TREE WATERING PROGRAM:

THE FOLLOWING WATERING REQUIREMENTS ARE TO BE UNDERTAKEN BY THE CONTRACTOR FOR TREES PLANTED WITHIN THE SITE AND THE CITY RIGHT OF WAY.

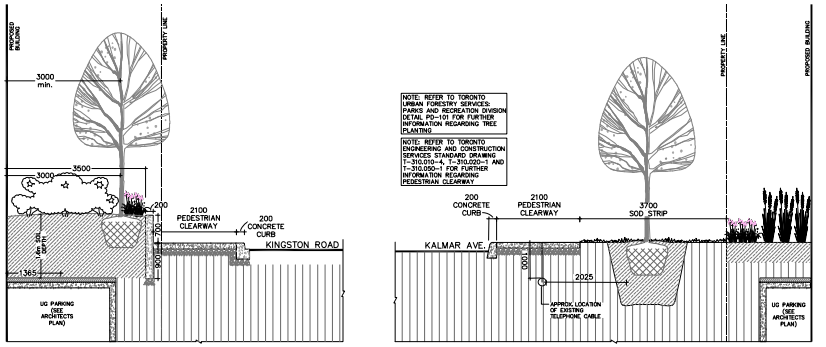
- ONCE THE ROOT BALL IS INSTALLED, THE TREE PITS ARE TO BE SATURATED WITH WATER TO REDUCE TRANSPLANT SHOCK AND ENCOURAGE EARLY ROOT ESTABLISHMENT.
- THE TREE PLANTING SCHEDULE MUST CONSIDER REGULARLY WATERING FOR THE DURATION OF THE 2 YEAR WARRANTY PERIOD.
- WATERING MUST OCCUR REGULARLY AT APPROXIMATELY ONCE A WEEK INTERVALS DURING THE GROWING SEASON OR AS DEEMED NECESSARY DURING THE SUMMER.
- TO ENSURE PROPER ROOT ZONE WATERING, WATER SHOULD BE APPLIED AT THE SURFACE WITHIN THE TREE WELLS, THROUGH THE USE OF A TRUCK MOUNTED WATER TANK, HOSE OR ALTERNATIVE METHOD APPROVED BY THE MUNICIPALITY AND CONSULTANT.
- DEPENDING UPON SPECIES OF TREE, SOIL AND WEATHER CONDITIONS, APPROXIMATELY 25 TO 30 LITRES OF WATER SHOULD BE APPLIED DURING EACH WATERING.
- WATER IS TO BE APPLIED AT A SUITABLE LOW RATE TO ENSURE THROUGH, DEEP PENETRATION OF THE ROOT SYSTEM AND MINIMIZE WASTAGE.
- WATERING APPLICATION SHOULD OCCUR IN THE MORNING WHEN EVAPORATION IS LOW.
- TREES SHOULD NOT BE WATERED EVERYDAY AS THIS WILL LEAD TO A LACK OF OXYGEN TO THE ROOT SYSTEM CAUSING ROOT ROT, AND LEAF CHLOROSIS. DURING WATERING SESSIONS, THE CANOPY MUST NOT BE SPRAYED AS THIS MAY PROMOTE SUBSOILED OR PROMOTE FOLIAR DISEASES.
- DURING THE SUMMER, IT MAY BE NECESSARY TO WATER MORE FREQUENTLY DEPENDING ON THE EXTENT OF HEAT, WIND AND DROUGHT.
- WATERING REQUIREMENTS MUST BE MONITORED BY THE CONTRACTOR UTILIZING A TRAINED HORTICULTURIST OR ARBORIST WHO PERIODICALLY INSPECTS THE TREES TO DETERMINE IF THERE IS VISIBLE FOLIAGE WILT OR OVERLY DRY SOILS WITHIN THE ROOT ZONE AREA.

NOTE: SOD, SEED & PLANT MATERIAL WATERING SCHEDULE

- ALL AREAS OF SEED/SOD AND PLANT MATERIAL ARE TO BE WATERED IMMEDIATELY AFTER INSTALLATION AND PERIODICALLY FOLLOWING INSTALLATION (AS CONDITIONS REQUIRE), TO ENSURE SUFFICIENT MOISTURE FOR GERMINATION (SEED) AND HEALTHY ESTABLISHMENT THROUGHOUT THE MAINTENANCE PERIOD.

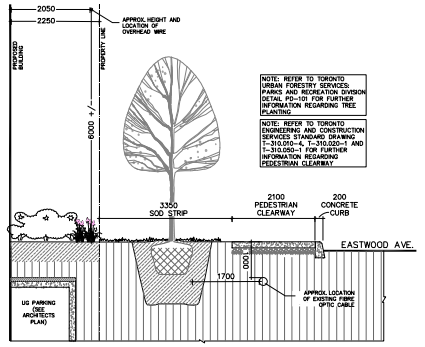
OWNERS NOTE: URBAN FORESTRY

- THE OWNER/APPLICANT ACKNOWLEDGES AND AGREES THAT ALL TREES MUST BE PLANTED AS PER THE PLANS, APPROVED BY URBAN FORESTRY AND MUST ARRIVE ON SITE IN BALLED AND BURLAPPED CONDITION, WITH A MINIMUM CALIPER OF 70mm. THE OWNER SHALL ENSURE THAT EACH TREE WILL HAVE THE BURLAP AND WIRE CAGE OPENED AND SOIL BRUSHED AWAY UNTIL THE FIRST PROPER ROOT IS FOUND INDICATING THE TOP OF THE REAL ROOT CROWN. THE OWNER SHALL ENSURE THAT THE TREE IS THEN PLANTED WITH THIS LEVEL (REAL ROOT CROWN), TO BE CONSIDERED THE TOP OF ROOT BALL AS PER THE URBAN FORESTRY PLANTING DETAILS AND ANY/ALL OTHER INSTRUCTIONS. THE OWNER ACKNOWLEDGES AND AGREES THAT ANY TREE FOUND PLANTED WITH THE FIRST PROPER ROOT MORE THAN 2.5cm BELOW PLANTING LEVEL WILL BE REJECTED AND REQUIRE REPLACEMENT OR REPLANTING AT THE DISCRETION OF THE GENERAL MANAGER OF PARKS, FORESTRY AND RECREATION.
- THE OWNER/APPLICANT ACKNOWLEDGES AND AGREES THAT THE PLANTING AREAS OF THE SITE AND THE STREET ALLOWANCE TO BE DE-COMPACTED, AS PREPARATION FOR PLANTING, BY EXCAVATING 100-120mm (OR THE DEPTH OF THE PROPOSED SOIL VOLUME CALCULATION) OF THE EXISTING SOIL. SCARIFY THE OPEN FACES AND BOTTOM, AND REPLACE WITH NEW TOP SOIL, (CITY STANDARD SOIL REQUIREMENTS) PRIOR TO TREE PLANTING. THE OWNER SHALL FURTHER PROVIDE PROOF (PHOTOS) OF THE PLANTING PREPARATION PROCESS INDICATING ALL STAGES IN ACCORDANCE WITH THE APPROVED SITE PLAN, LANDSCAPE PLAN, PLANTING DETAILS AND TORONTO STANDARD DETAILS, AND ANY OTHER PLANS WHICH ARE CONNECTED WITH THE TREE PLANTING PROCESS.

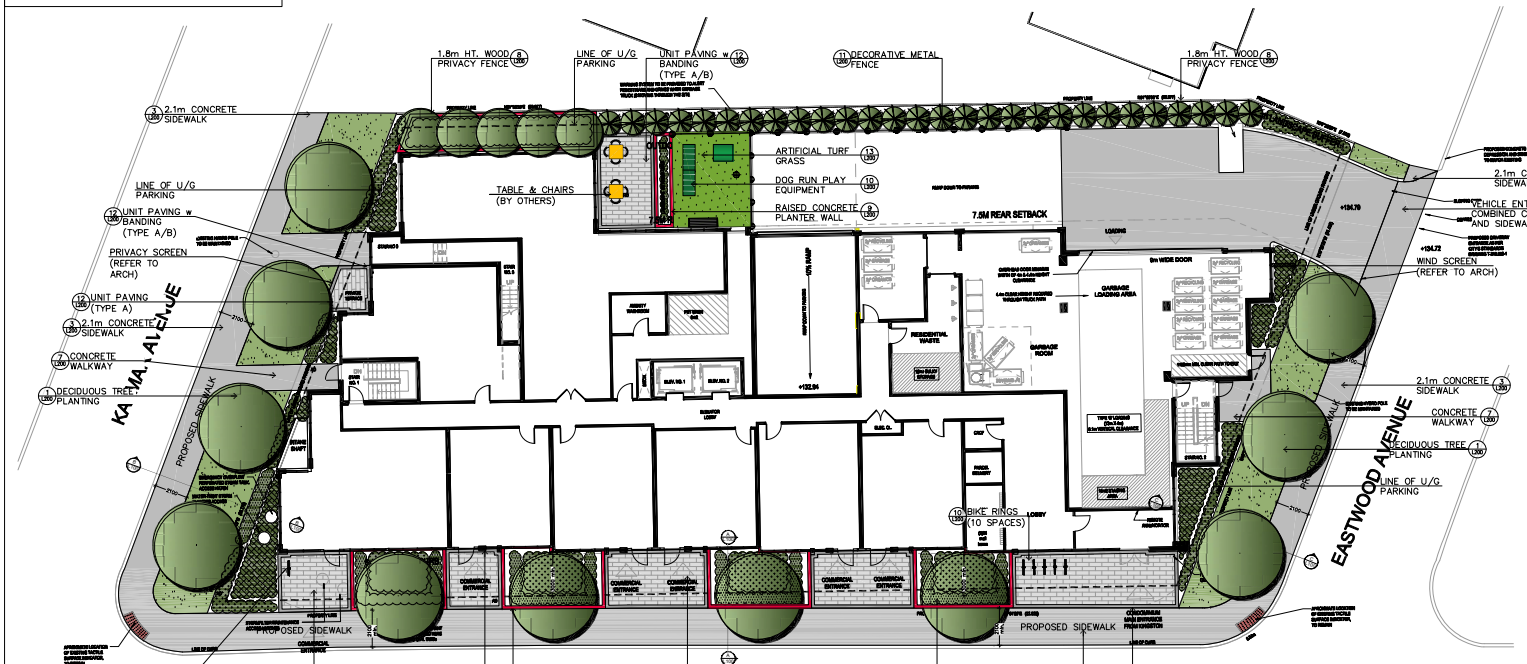


A–A L200 SECTION A–A: KINGSTON ROAD 1:50

B–B L200 SECTION B–B: KALMAR AVENUE 1:50



C–C L200 SECTION C–C: EASTWOOD AVENUE 1:50



GENERAL NOTES

- VERIFY ALL DIMENSIONS.
- DO NOT SCALE DRAWINGS.
- REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- IT IS ADVISED THAT CONTRACTORS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ENSURE THE USE OF THE LATEST REVISED DRAWINGS.
- DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT.

KEY MAP (N.T.S.)

LEGEND

- DECIDUOUS TREES
- PERENNIAL/GRASSES/ ORNAMENTAL PLANTING
- HIGH ALBEDO CONCRETE PAVING
- HIGH ALBEDO UNIT PAVING
- SODDING
- RAISED CONCRETE PLANTER
- PROPERTY LINE
- EXTENT OF UG GARAGE
- TGS SOIL VOLUME AREA
- SITE FURNITURE
- PROPOSED CITY STANDARD BIKE RINGS

EXISTING UTILITIES:

- BELL
- CATV
- CONDUIT
- FIBRE OPTIC
- GAS SERVICE
- HYDRO OVERHEAD WIRE
- WATER SERVICE
- EXISTING HYDROPOLE

NOTE:
AN AUTOMATED IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL PLANT MATERIAL ON SITE.

No.	DATE.	REVISION.	BY.
7.	AUG. 12, 2025	ISSUED FOR REVIEW	S.V.
6.	JUL. 25, 2025	ISSUED FOR REVIEW	S.V.
5.	JUL. 15, 2025	ISSUED FOR REVIEW	S.V.
4.	AUG. 23, 2024	ISSUED FOR SPA SUBMISSION	S.V.
3.	JULY 17, 2024	ISSUED FOR REVIEW	S.V.
2.	JULY 04, 2024	ISSUED FOR REVIEW	S.V.
1.	JUNE 28, 2021	ISSUED FOR SPA SUBMISSION	S.V.

It is the responsibility of the Contractor and/or Owner to ensure that the drawings with the latest revisions are used for construction.

STRYBOS BARRON KING LANDSCAPE ARCHITECTURE
5770 HURONTARIO STREET, SUITE 320
MISSISSAUGA, ONTARIO, L5R 3G5
T: 416.695.4949 F: 905.712.3101
WWW.STRYBOS.COM

PROJECT.
PROPOSED RESIDENTIAL DEVELOPMENT
HAMMERSMITH CORP.
1552 KINGSTON ROAD
SCARBOROUGH, ON

DRAWING TITLE.
LANDSCAPE PLAN: GROUND FLOOR

SCALE. 1:125	PROJECT No. 21–5592
DATE. APRIL 12, 2021	
DRAWN BY. J.M.	DRAWING No. L100
CHECKED BY. S.V.	

GENERAL NOTES:

MAINTENANCE and ACCEPTANCE:

- ALL PLANT MATERIAL SHALL BE MAINTAINED BY THE CONTRACTOR IMMEDIATELY AFTER ANY PLANTING HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL THE DATE OF FINAL ACCEPTANCE.
- SUCH MAINTENANCE SHALL INCLUDE ALL MEASURES NECESSARY TO ESTABLISH AND MAINTAIN ALL PLANTS IN AN ACCEPTABLE, VIGOROUS AND HEALTHY GROWING CONDITION INCLUDING CULTIVATING AND WEEDING, WATERING WHEN REQUIRED, PRUNING AND MAINTENANCE OF ALL ACCESSORIES.
- AT TIME OF INSPECTION FOR INITIAL & FINAL ACCEPTANCE, ALL PLANTING BEDS AND TREE PITS SHALL BE FRESHLY CULTIVATED, FREE OF WEEDS, LEAVES, BROKEN BRANCHES AND RUBBISH AND SHALL BE IN A NEAT AND TIDY CONDITION.
- ALL PLANT MATERIAL TO BE GUARANTEED FOR A PERIOD OF 2 (TWO) YEARS FROM THE DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND LOCAL AUTHORITY UNLESS OTHERWISE NOTED.
- MAINTAIN PLANTING BEDS AND TREE PITS FREE OF WEEDS THROUGHOUT THE GUARANTEE PERIOD.
- THE DEVELOPER SHALL REGULARLY REMOVE DEBRIS FROM THE WETLAND UNTIL THE COMPLETION OF ALL BUILDING CONSTRUCTION WITHIN THE DEVELOPMENT.

UTILITIES:

- APPLICANT IS RESPONSIBLE FOR OBTAINING NECESSARY APPROVALS FROM THE UTILITY COMPANIES FOR WORKS WITHIN THE MUNICIPAL BOULEVARD.
- ALL UTILITIES WITHIN THE BOULEVARDS MUST BE LOCATED PRIOR TO COMMENCING CONSTRUCTION WITHIN THE BOULEVARD.

SODDING:

- PREPARE A MINIMUM 100mm DEPTH OF TOPSOIL WITH A 10-6-4 COMMERCIAL FERTILIZER AT 7.3Kg./100Sq.m. AND SUPER PHOSPHATE AT 5Kg./100Sq.m.. THE PROPORTIONS SPECIFIED ARE SUBJECT TO ADJUSTMENT DEPENDING ON TOPSOIL ANALYSIS REPORT.
- LAY No. 1 NURSERY SOD ON ALL AREAS OF THE PROJECT NOT COVERED BY BUILDINGS OR PAVING.
- IMMEDIATELY AFTER INSTALLATION, SOD MUST BE WATERED AND ROLLED.

TREE LOCATION:

- NO TREES SHALL BE PLANTED UNDER OVERHEAD WIRES OR OVER UNDERGROUND SERVICES.
- TREES ARE NOT TO BE PLANTED LESS THAN 1M FROM CURBS, UNDERGROUND UTILITIES, SIDEWALKS AND DRIVEWAYS, 2m FROM FIRE HYDRANTS AND TRANSFORMERS, AND 4m FROM LIGHT STANDARDS.
- THE CONTRACTOR IS TO STAKE OUT LOCATIONS OF TREE PITS. THIS STAKE OUT IS TO BE INSPECTED BEFORE THE EXCAVATION OF ANY TREE PITS.
- BEFORE THIS STAKE OUT, THE CONTRACTOR IS TO REQUEST A STAKE OUT ALL UNDERGROUND SERVICES.
- THE LANDSCAPE ARCHITECT AND THE MUNICIPALITY MAY, AT THEIR DISCRETION REDISTRIBUTE TREE LOCATIONS, PRIOR TO PLANTING, IN ORDER TO MINIMIZE CONFLICTS WITH UTILITIES, DRIVEWAYS AND INTERSECTION VISIBILITY.

CARPENTRY

(UNLESS OTHERWISE SPECIFIED)

- ALL LUMBER SHALL BE No. 1 GRADE WESTERN CEDAR UNLESS OTHERWISE STATED, AND SHALL BE STAMPED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE LATEST NLGA STANDARD GRADING RULES.
- PRESSURE TREATED WOOD SHALL BE EITHER PINE, SPRUCE, OR FIR. THIS WOOD SHALL BE PRESSURE TREATED WITH A.C.Q.-B (ALKALINE COPPER QUAT TYPE B) OR OTHER APPROVED WATERBORNE CHEMICAL IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF C.S.A.-080.
- ALL CEDAR LUMBER IS TO BE STAINED WITH ONE COAT OF A LATEX STAIN AS APPROVED BY THE LANDSCAPE ARCHITECT BEFORE APPLICATION.
- ALL WOOD SHALL BE SELECTED FOR UNIFORM APPEARANCE AND SIZE, SHALL BE STRUCTURALLY SOUND AND SHALL BE FREE OF SPLITS, CRACKS AND LOOSE AND OPEN KNOTS.
- ALL WOOD SHALL BE DRESSED FOUR SIDES.
- ALL SPIKES AND NAILS SHALL BE "ARDOX" SPIRAL SHANK.
- ALL SPIKES, NAILS, BOLTS, NUTS AND ANY OTHER METAL FASTENERS AND CONNECTORS SHALL BE HOT DIPPED, GALVANIZED IN ACCORDANCE WITH C.S.A.-G64.
- CONCRETE FOR FOOTINGS SHALL HAVE A COMPRESSIVE STRENGTH OF 20.7 M.P.A. IN 28 DAYS (MIN.)
- MAKE ALL TIMBER CUTS STRAIGHT AND PLUMB TO INSURE A TIGHTLY BUTTED FLUSH JOINT.PAINT ALL CUTS TO PRESSURE TREATED WOOD, WITH ONE COAT OF APPROVED PRESERVATIVE PRIOR TO ASSEMBLY.
- COUNTERSINK ALL BOLTS, NUTS, PLATES, ANCHORS, ETC. IN ORDER TO BE FLUSH WITH WOOD SURFACE AND AS DETAILED.

PLANTING:

(UNLESS OTHERWISE SPECIFIED)

- PREPARE PLANTING SOIL BY EVENLY MIXING FOUR PARTS SANDY TOPSOIL, ONE PART ORGANIC SOIL ADDITIVE WITH 500g. BONE MEAL AND 750g COMMERCIAL FERTILIZER PER CUBIC METER. THE FOREGOING RATES ARE SUBJECT TO ADJUSTMENT ON RECEIPT OF TOPSOIL ANALYSIS REPORT.
- EXCAVATE AND PROVIDE PLANTING SOILS AS PER PLANTING DETAILS.
- PROVIDE ALL SHRUBS AND TREES ACCORDING TO THE GUIDE SPECIFICATIONS FOR NURSERY STOCK OF THE CANADIAN NURSERY TRADE ASSOCIATION WITH REGARD TO QUALITY AND GRADING AND SIZED AS PER PLANT LIST.
- SPRAY ALL PLANTINGS IN LEAF WITH ANTIDESICCANT. PROVIDE TREES WITH STAKES.
- PLANTS ARE TO BE No. 1 NURSERY GROWN, UNDER PROPER CULTURAL PRACTICES, IN PARTICULAR WITH RESPECT TO AMPLE SPACING, PEST AND DISEASE CONTROL, AND BRANCH AND ROOT PRUNING.
- TREES ARE TO HAVE STURDY, STRAIGHT TRUNKS.
- TREES SHALL BE WELL BRANCHED AND BALANCED WITH A STRONG CENTRAL LEADER.
- DECIDUOUS SHADE TREES SHALL BE FREE OF BRANCHES NOT LESS THAN 1.8m ABOVE THE GROUND.
- ALL SHRUBS ARE TO BE PLANTED IN CONTINUOUS BEDS.
- DO NOT SOD BETWEEN PLANTS. EXCAVATE ENTIRE AREA OF SHRUB BED UNIFORMLY TO SPECIFIED DEPTH AND FILL WITH SPECIFIED PLANTING SOIL.

UNIT PAVING:

- PAVERS SHALL BE PRECAST CONCRETE UNIT PAVERS WITH MIN. 58.65 M.P.A. (8500 P.S.I.) COMPRESSIVE STRENGTH, AND A WATER ABSORPTION NOT EXCEEDING 5% AND A FREEZE-THAW RESISTANCE EQUAL TO C.S.A.-A82-2 (1967).
- SETTING BED SHALL CONSIST OF SHARP, CLEAN, COARSE CONCRETE SAND OR APPROVED LIMESTONE SCREENINGS.
- SAND FOR JOINTS SHALL BE A CLEAN, NATURAL GRAVEL, CRUSHED STONE OR ROCK.
- INSTALL GRANULAR BASE AND COMPACT TO A MINIMUM 98% STANDARD PROCTOR DENSITY UNTIL THE MIN. SPECIFIED DEPTH AS DETAILED, HAS BEEN ESTABLISHED.
- LOOSELY PLACED CONCRETE SAND OR SCREENINGS TO A UNIFORM DEPTH OF 50mm. (2"), MIN..
- MAINTAIN JOINTS UNIFORM AND CLOSELY BUTTED THROUGHOUT.
- WHERE NECESSARY, SAW CUT PAVERS TO PRODUCE A SHARP, VERTICAL CUT WITHOUT DAMAGED EDGES, AND TO FIT ACCURATELY.
- AFTER COMPLETION OF INSTALLATION, COMPACT PAVING BY MEANS OF A VIBRATING PLATE TAMPER.
- FILL THE JOINTS WITH FINE SAND, BY BRUSHING AND SWEEPING, HOSE PAVING WITH FINE WATER SPRAY.

RODENT PROTECTION:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND SHRUBS FROM RODENT INJURY FOR THE DURATION OF THE GUARANTEE PERIOD. PROTECTIVE WIRE MESH GUARDS SHALL BE EMPLOYED AROUND ALL DECIDUOUS TREES. GUARDS SHALL BE INSTALLED PRIOR TO THE APPLICATION OF MULCH AND SHOULD BE PLACED A MINIMUM OF 50mm OUT FROM THE TREE TRUNK ON ALL SIDES. SUFFICIENT MESH SHOULD BE CUT TO COMPLETE THIS CIRCUMFERENCE AS WELL AS TO PROVIDE A MINIMUM OF 25mm OVERLAP.
- THE WIRE MESH GUARDS MUST BE OF GALVANIZED STEEL 12mm SQUARE MESH, 19 GAUGE AND SUPPLIED IN 600mm ROLLS. THE WIRE MESH CAN BE FASTENED WITH ANY ACCEPTABLE GALVANIZED WIRE TIE. ALL SHRUBS AND CONIFEROUS TREES SHALL HAVE AN APPLICATION OF "SKOOT" OR APPROVED EQUIVALENT RODENT FORMULA, TO BE APPLIED AT THE END OF OCTOBER. FOLLOW MANUFACTURER'S DIRECTIONS FOR APPLICATION.

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- USE EVENLY MIXED TOPSOIL OF FERTILE, FRIABLE NATURAL LOAM CONTAINING NOT LESS THAN 4% ORGANIC MATTER FOR CLAY LOAMS AND 2% MINIMUM ORGANIC MATTER FOR SAND LOAMS WITH AN ACIDITY RANGE OF 5.5 TO 7.5 pH..
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- THE TREE PLANTING SCHEDULE MUST CONSIDER REGULARLY WATERING FOR THE DURATION OF THE 4 YEAR WARRANTY PERIOD.
- WATERING MUST OCCUR REGULARLY AT APPROXIMATELY ONCE A WEEK INTERVALS DURING THE GROWING SEASON OR AS DEEMED NECESSARY DURING THE SUMMER.
- TO ENSURE PROPER ROOT ZONE WATERING, WATER SHOULD BE APPLIED AT THE SURFACE WITHIN THE TREE WELLS, THROUGH THE USE OF A TRUCK MOUNTED WATER TANK WITH HOSE OR ALTERNATIVE METHOD APPROVED BY THE MUNICIPALITY AND CONSULTANT.
- DEPENDING UPON SPECIES OF TREE, SOIL AND WEATHER CONDITIONS, APPROXIMATELY 25 TO 30 LITRES OF WATER SHOULD BE APPLIED DURING EACH WATERING.
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- WATERING APPLICATION SHOULD OCCUR IN THE MORNING WHEN EVAPORATION IS LOW.
- TREES SHOULD NOT BE WATERED EVERYDAY AS THIS WILL LEAD TO A LACK OF OXYGEN TO THE ROOT SYSTEM CAUSING ROOT ROT, AND LEAF CHLOROSIS. DURING WATERING SESSIONS, THE CANOPY MUST NOT BE SPRAYED AS THIS MAY PROMOTE SUNSCALED OR PROMOTE FOLIAR DISEASES.
- DURING THE SUMMER, IT MAY BE NECESSARY TO WATER MORE FREQUENTLY DEPENDING ON THE EXTENT OF HEAT, WIND AND DROUGHT.
- WATERING REQUIREMENTS MUST BE MONITORED BY THE CONTRACTOR UTILIZING A TRAINED HORTICULTURIST OR ARBORIST WHO PERIODICALLY INSPECTS THE TREES TO DETERMINE IF THERE IS VISIBLE FOLIAGE WILT OR OVERLY DRY SOILS WITHIN THE ROOT ZONE AREA.

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- THE OWNER/APPLICANT ACKNOWLEDGES AND AGREES THAT ALL TREES MUST BE PLANTED AS PER THE PLANS, APPROVED BY URBAN FORESTRY AND MUST ARRIVE ON SITE IN BALLED AND BURLAPPED CONDITION, WITH A MINIMUM CALIPER OF 70mm. THE OWNER SHALL ENSURE THAT EACH TREE WILL HAVE THE BURLAP AND WIRE CAGE OPENED AND SOIL BRUSHED AWAY UNTIL THE FIRST PROPER ROOT IS FOUND INDICATING THE TOP OF THE REAL ROOT CROWN. THE OWNER SHALL ENSURE THAT THE TREE IS THEN PLANTED WITH THIS LEVEL (REAL ROOT CROWN), TO BE CONSIDERED THE TOP OF ROOT BALL AS PER THE URBAN FORESTRY PLANTING DETAILS AND ANY/ALL OTHER INSTRUCTIONS. THE OWNER ACKNOWLEDGES AND AGREES THAT ANY TREE FOUND PLANTED WITH THE FIRST PROPER ROOT MORE THAN 2.5cm BELOW PLANTING LEVEL WILL BE REJECTED AND REQUIRE REPLACEMENT OR REPLANTING AT THE DISCRETION OF THE GENERAL MANAGER OF PARKS, FORESTRY AND RECREATION.
- THE OWNER/APPLICANT ACKNOWLEDGES AND AGREES THAT THE PLANTING AREAS OF THE SITE AND THE STREET ALLOWANCE TO BE DE-COMPACTED, AS PREPARATION FOR PLANTING, BY EXCAVATING 100-120cm (OR THE DEPTH OF THE PROPOSED SOIL VOLUME CALCULATION) OF THE EXISTING SOIL, SCARIFY THE OPEN FACES AND BOTTOM, AND REPLACE WITH NEW TOP SOIL, (CITY STANDARD SOIL REQUIREMENTS) PRIOR TO TREE PLANTING. THE OWNER SHALL FURTHER PROVIDE PROOF (PHOTOS) OF THE PLANTING PREPARATION PROCESS INDICATING ALL STAGES IN ACCORDANCE WITH THE APPROVED SITE PLAN, LANDSCAPE PLAN, PLANTING DETAILS AND TORONTO STANDARD DETAILS, AND ANY OTHER PLANS WHICH ARE CONNECTED WITH THE TREE PLANTING PROCESS.

TORONTO GREEN STANDARDS LANDSCAPE STATISTICS:

AQ 3.2 – SIDEWALK SPACE

A 2.1m WIDE PEDESTRIAN CLEARWAY HAS BEEN PROVIDED FOR KINGSTON PUBLIC WALKWAY, EASTWOOD & KALMAR.

AQ 4.1 – URBAN HEAT ISLAND REDUCTION

TOTAL NON-ROOF HARDSCAPE = $286m^2$
TOTAL HARDSCAPE TREATED FOR URBAN HEAT ISLAND REDUCTION = $286m^2$ (100% TREATED)

URBAN HEAT ISLAND REDUCTION TREATMENT OPTIONS
A) HIGH ALBEDO CONCRETE PAVING (SRI <29)
B) HIGH ALBEDO PAVERS (SRI <29)

EC – URBAN FORESTRY

SITE AREA = $1,942m^2$
(1,942 X 40%)/66 = 11.76
12.27 X $30m^3$ = $353m^3$ SOIL REQUIRED
$429.7m^3$ PROVIDED

11 PUBLIC DECIDUOUS TREES PROVIDED WITHIN THE R.O.W.

SOIL VOLUME CHART

Soil Area	Soil Area (m^2)	Soil Depth (m)*	Soil Volume (m^3)	Tree Quantity	Soil Volume per tree (m^3)	Irrigation provided (Yes/No)
1	34.5	1.6	55	1	55	No
2	23	1.6	37	1	37	No
3	56	1.6	90	2	45	No
4	20	1.6	32	1	32	No
5	21.5	1.6	34.4	1	34.4	No
6	21.5	1.6	34.3	1	34.4	No
7	20	1.6	32	1	32	No
8	43	1.6	69	2	34.5	No
9	29	1.6	46	1	46	No
Totals	268.5		429.7	11		

NOTE:

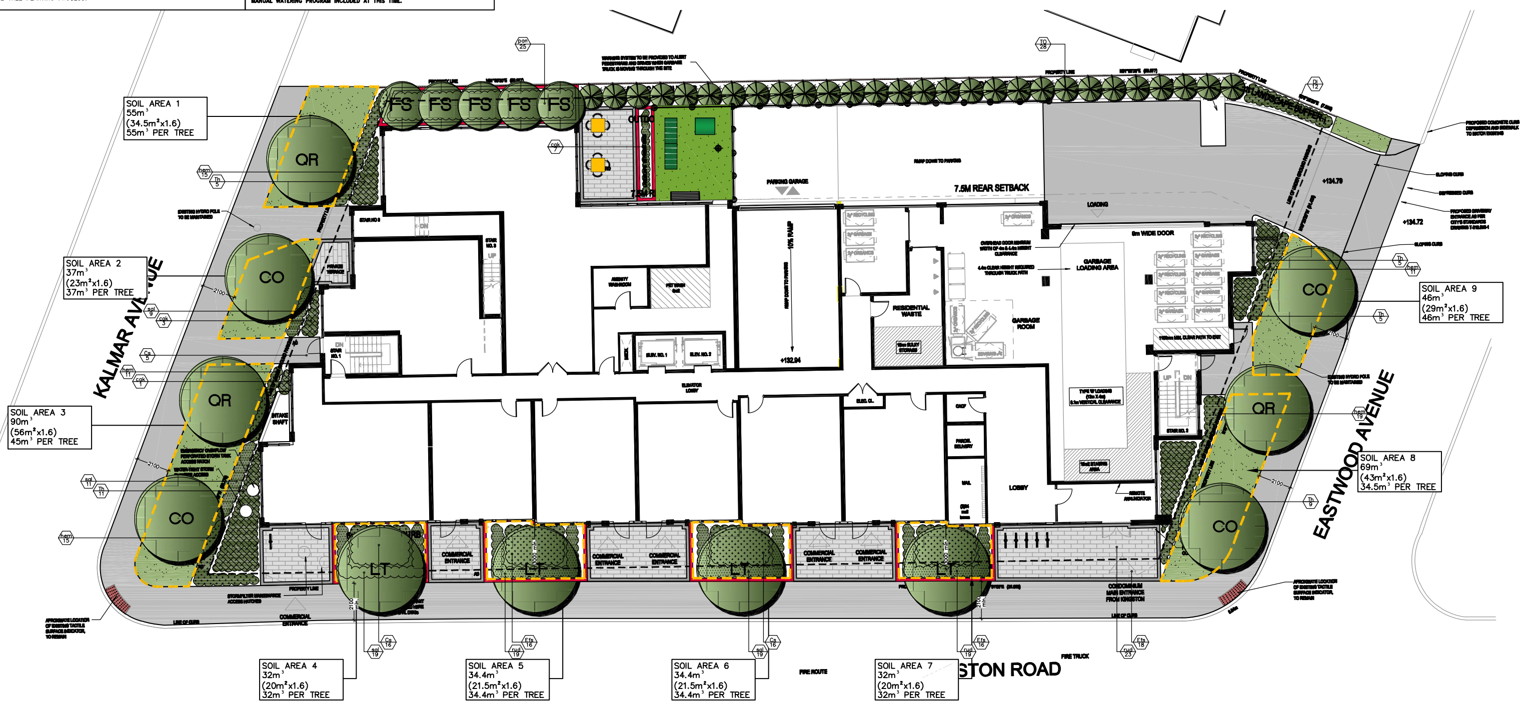
IRRIGATION NOT CURRENTLY PROVIDED. TO BE DETERMINED AT A LATER DATE. MANUAL WATERING PROGRAM INCLUDED AT THIS TIME.

PLANT LIST

NOTE:
-CHECK ALL QUANTITIES.
-REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
-THE QUANTITIES INDICATED ON THE PLAN SUPERCEDE THE TOTALS OF THE PLANT LIST.
-THE LAYOUT OF ALL PLANT MATERIAL IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
-SODDING TO BE DROUGHT TOLERANT.

ON: ONTARIO NATIVE
DT: DROUGHT TOLERANT
ST: SALT TOLERANT
FS: FULL SUN
PS: PARTIAL SHADE
SH: FULL SHADE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CAL.	SPACING	COND.	REMARKS	ON	DT	ST	EXPOSURE
DECIDUOUS TREES													
CO	4	Celtis occidentalis	Common Hackberry	4000	2000	70	as shown	WB	FULL FORM	✓	✓		FS/PS/SH
LT	4	Liriodendron tulipifera	Tulip Tree	4000	2000	70	as shown	WB	FULL FORM	✓			FS/PS
QR	3	Quercus rubra	Red Oak	4000	2000	70	as shown	WB	FULL FORM	✓	✓		FS
CONIFEROUS TREES													
TO	28	Thuja occidentalis	Emerald Cedar	2000	1500	50	as shown	WB	FULL FORM	✓			FS/PS/SH
ORNAMENTAL TREES													
FS	5	Fagus sylvatica 'Dawyck Green'	Dawyck Green Beech	2000	1500	50	as shown	WB	FULL FORM	✓			FS/PS/SH
DECIDUOUS SHRBS													
DI	12	Diervilla lonicera	Bush Honeysuckle	600	–	–	700	CG	FULL FORM	✓	✓	✓	FS/PS/SH
Efs	32	Euonymus fortunei 'Sunspot'	Sunspot Euonymus	600	–	–	750	CG	FULL FORM		✓		FS/PS/SH
Cs	21	Cornus sericea	Red Osier Dogwood	600	–	–	750	CG	FULL FORM	✓	✓		FS/PS
Th	35	Taxus media hicksii	Hicks Yew	600	–	–	750	CG	FULL FORM			✓	FS/PS/SH
ORNAMENTAL GRASSES													
cak	11	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2GAL	–	–	500	CG2	FULL FORM		✓		FS/PS
pan	25	Pannicum virgatum	Switch Grass	2GAL	–	–	500	CG2	FULL FORM	✓		✓	FS/PS
PERENNIALS													
hem	71	Hemerocalis 'Stella D'Oro'	Stella D'Oro Daylily	2GAL	–	–	500	CG2	FULL FORM		✓	✓	FS/PS
rud	61	Rudebeckia hirta	Black Eyed Susan	2GAL	–	–	500	CG2	FULL FORM	✓	✓		FS/PS
sal	39	Salvia nemorosa	Perennial Salvia	2GAL	–	–	500	CG2	FULL FORM		✓		FS



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KEY MAP (N.T.S.)

LEGEND

DECIDUOUS TREES
PERENNIAL/GRASSES/ ORNAMENTAL PLANTING
HIGH ALBEDO CONCRETE PAVING
HIGH ALBEDO UNIT PAVING
SODDING
RAISED CONCRETE PLANTER
PROPERTY LINE
EXTENT OF UG GARAGE
TGS SOIL VOLUME AREA
SITE FURNITURE
PROPOSED CITY STANDARD BIKE RINGS

EXISTING UTILITIES:
BELL
CATV
CONDUIT
FIBRE OPTIC
GAS SERVICE
HYDRO OVERHEAD WIRE
WATER SERVICE
EXISTING HYDROPOLE

NOTE:
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No.	DATE.	REVISION.	BY.
7.	AUG. 12, 2025	ISSUED FOR REVIEW	S.V.
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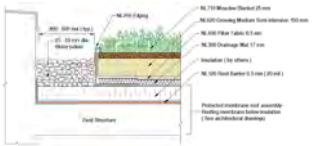
PROJECT.
PROPOSED RESIDENTIAL DEVELOPMENT
HAMMERSMITH CORP.
1552 KINGSTON ROAD
SCARBOROUGH, ON

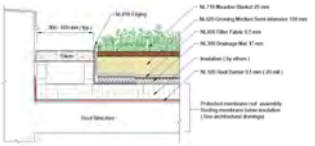
DRAWING TITLE.
LANDSCAPE PLANTING & SOIL VOLUME PLAN

SCALE. 1:125
DATE. APRIL 12, 2021
DRAWN BY. J.M.
CHECKED BY. S.V.
PROJECT No. 21-5592
DRAWING No. L101



Alpine Meadow Stone Edge Detail

Protected Membrane Roof

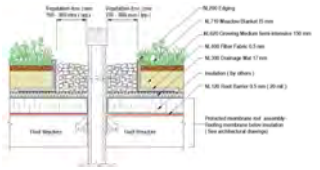


Alpine Meadow Paver Edge Detail

Protected Membrane Roof

Alpine Meadow Drain Detail

Protected Membrane Roof



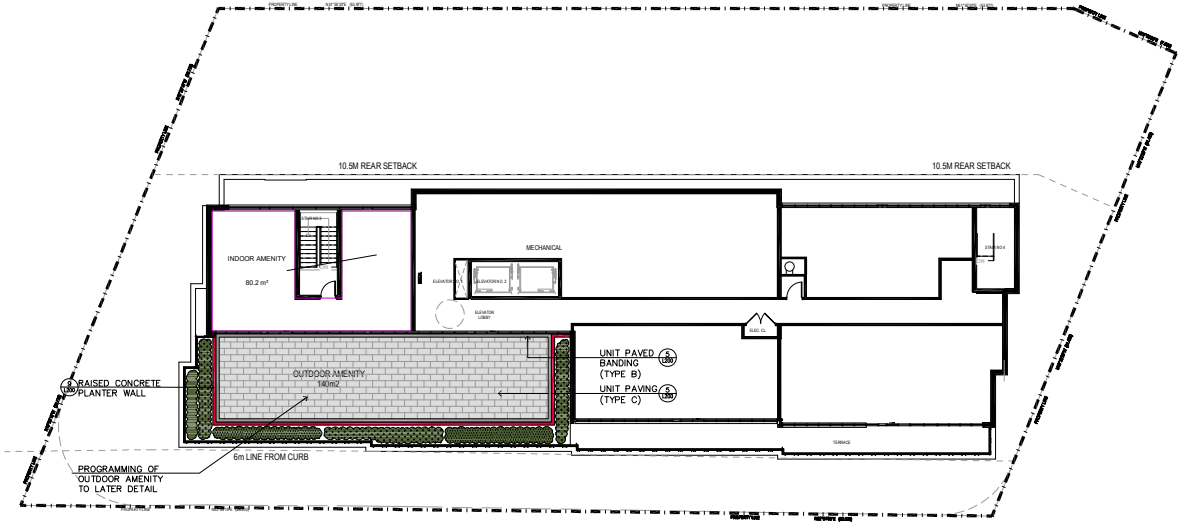
Apline Meadow Penetration Detail

Protected Membrane Roof

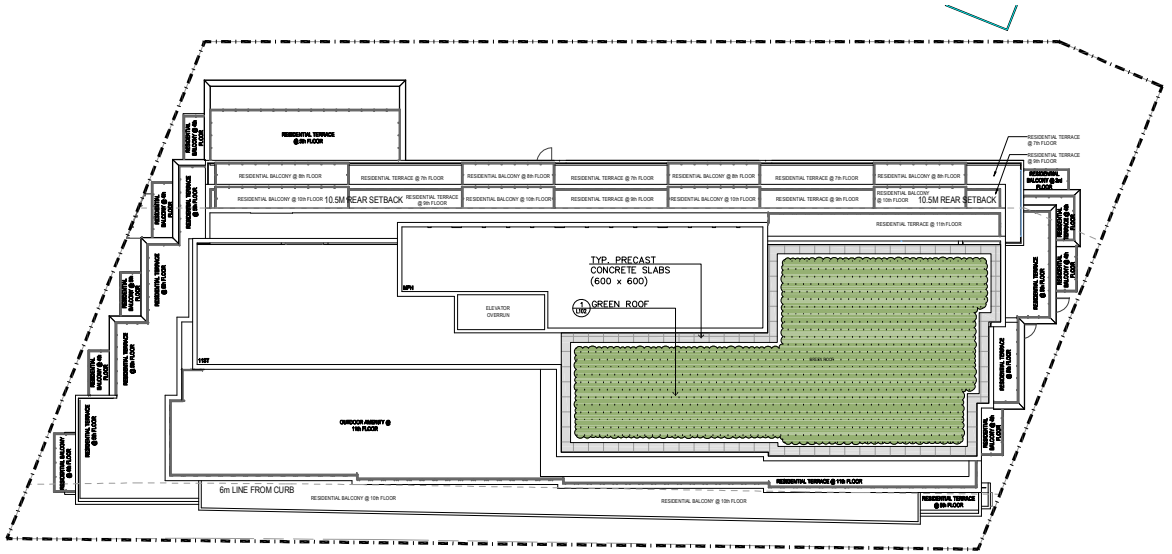
1 / L102 INTENSIVE GREEN ROOF SYSTEM (ALPINE MEADOW)

(GREEN ROOF MANUFACTURER TO PROVIDE 'UPLIFT STUDY' TO ENSURE PROPER STABILIZING LEVELS) N.T.S.

GREEN ROOF SUPPLIED BY NEXT LEVEL STORMWATER MANAGEMENT OR APPROVED EQUAL https://www.nlsm.ca/



2ND LEVEL AMENITY



GREEN ROOF (ROOF LEVEL)

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KEY MAP (N.T.S.)

LEGEND

- DECIDUOUS TREES
- PERENNIAL/GRASSES/ ORNAMENTAL PLANTING
- HIGH ALBEDO CONCRETE PAVING
- HIGH ALBEDO UNIT PAVING
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- RAISED CONCRETE PLANTER
- PROPERTY LINE
- EXTENT OF UG GARAGE
- TGS SOIL VOLUME AREA
- SITE FURNITURE
- PROPOSED CITY STANDARD BIKE RINGS

EXISTING UTILITIES:

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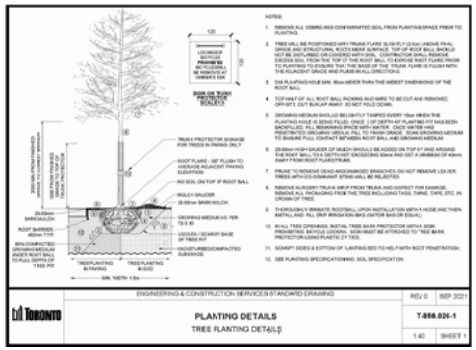
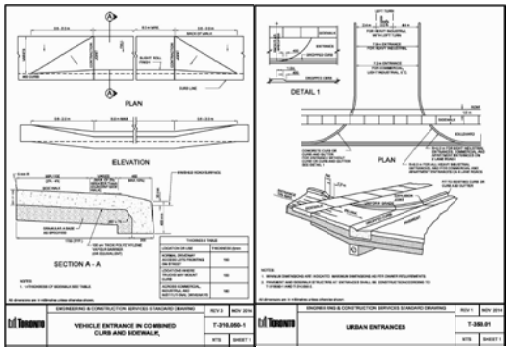
HAMMERSMITH CORP.
1552 KINGSTON ROAD
SCARBOROUGH, ON

DRAWING TITLE.
LEVEL 2 AMENITY
&
GREEN ROOF PLAN

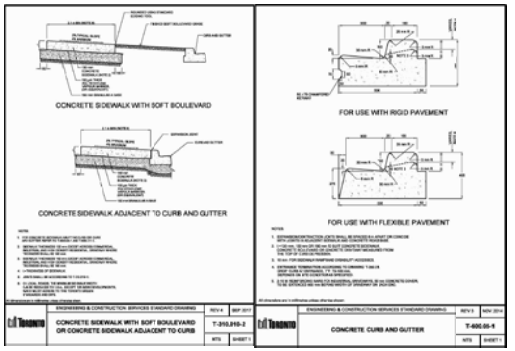
SCALE. 1:125	PROJECT No. 21–5592
DATE. APRIL 12, 2021	
DRAWN BY. J.M.	DRAWING No. L102
CHECKED BY. S.V.	



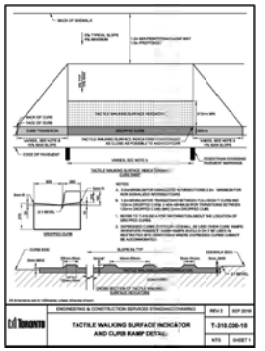
1 L200 DECIDUOUS TREE PLANTING IN TURF
FOR TREES LESS THAN 80 mm CALIPER



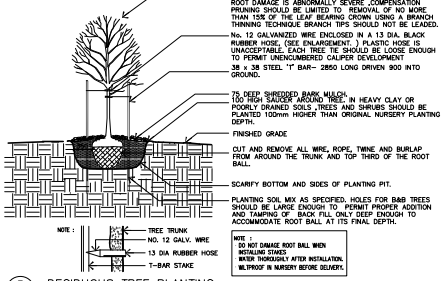
2 L200 CITY OF TORONTO VEHICULAR CROSSING AT SIDEWALK



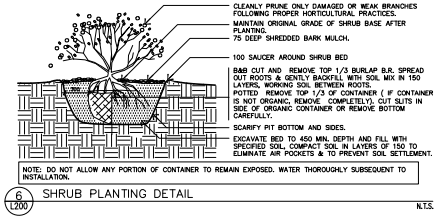
3 L200 CONCRETE CURB AND SIDEWALK
N.T.S.



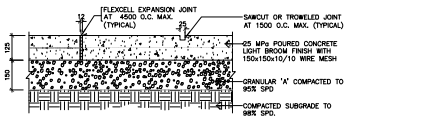
4 L200 TACTILE WALKING SURFACE INDICATOR



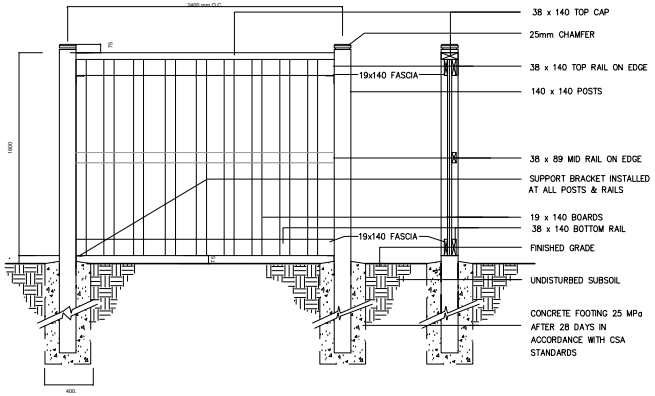
5 L200 DECIDUOUS TREE PLANTING
N.T.S.



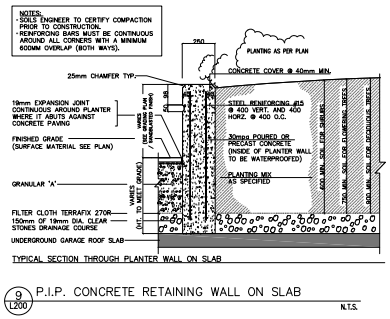
6 L200 SHRUB PLANTING DETAIL
N.T.S.



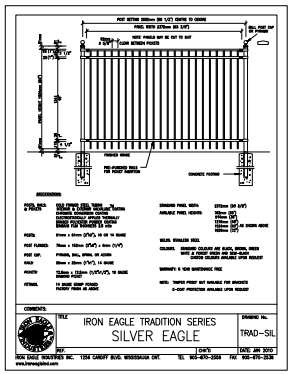
7 L200 CONCRETE PAVING
N.T.S.



8 L200 1.8m HT. WOODEN PRIVACY FENCE
N.T.S.



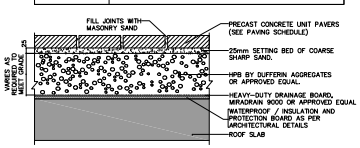
9 L200 P.I.P. CONCRETE RETAINING WALL ON SLAB
N.T.S.



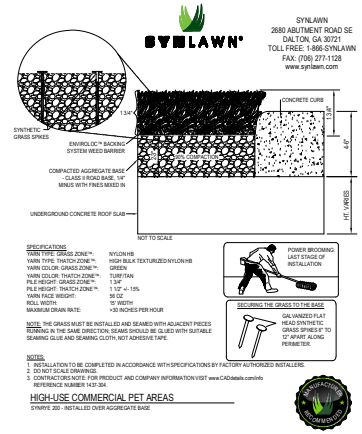
11 L200 DECORATIVE METAL SCREEN FENCE & GATE
N.T.S.
N.T.S.

PAVING SCHEDULE

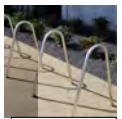
ON PLAN	PAVERS
	TYPE A (GROUND FLOOR PEDESTRIAN PAVING) PAVERS TO BE LINEA PAVERS BY TECHO-BLOC OR APPROVED EQUAL -COLOUR TO BE SHALE GREY (SRH-29)
	TYPE B (GROUND FLOOR BANDING) PAVERS TO BE VILLAGIO PAVERS BY TECHO-BLOC OR APPROVED EQUAL -COLOUR TO BE ONYX BLACK
	TYPE C (MPH AMENITY) SLABS TO BE TRAVERTINA RAW SLABS BY TECHO-BLOC OR APPROVED EQUAL -COLOUR TO BE IVORY (SRH-29)

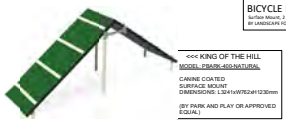


12 L200 PRECAST CONCRETE UNIT PAVERS
N.T.S.



13 L200 ARTIFICIAL TURF GRASS
N.T.S.





10 L200 SITE FURNITURE
N.T.S.

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KEY MAP (N.T.S.)

LEGEND

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LANDSCAPE ARCHITECTURE

PROJECT.
PROPOSED RESIDENTIAL DEVELOPMENT
HAMMERSMITH CORP.
1552 KINGSTON ROAD
SCARBOROUGH, ON

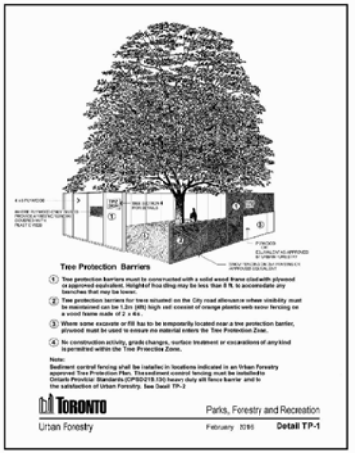
DRAWING TITLE.
CONSTRUCTION DETAILS

SCALE. 1:12B	PROJECT No. 21–5592
DATE. APRIL 12, 2021	
DRAWN BY. J.M.	DRAWING No. L200
CHECKED BY. S.V.	

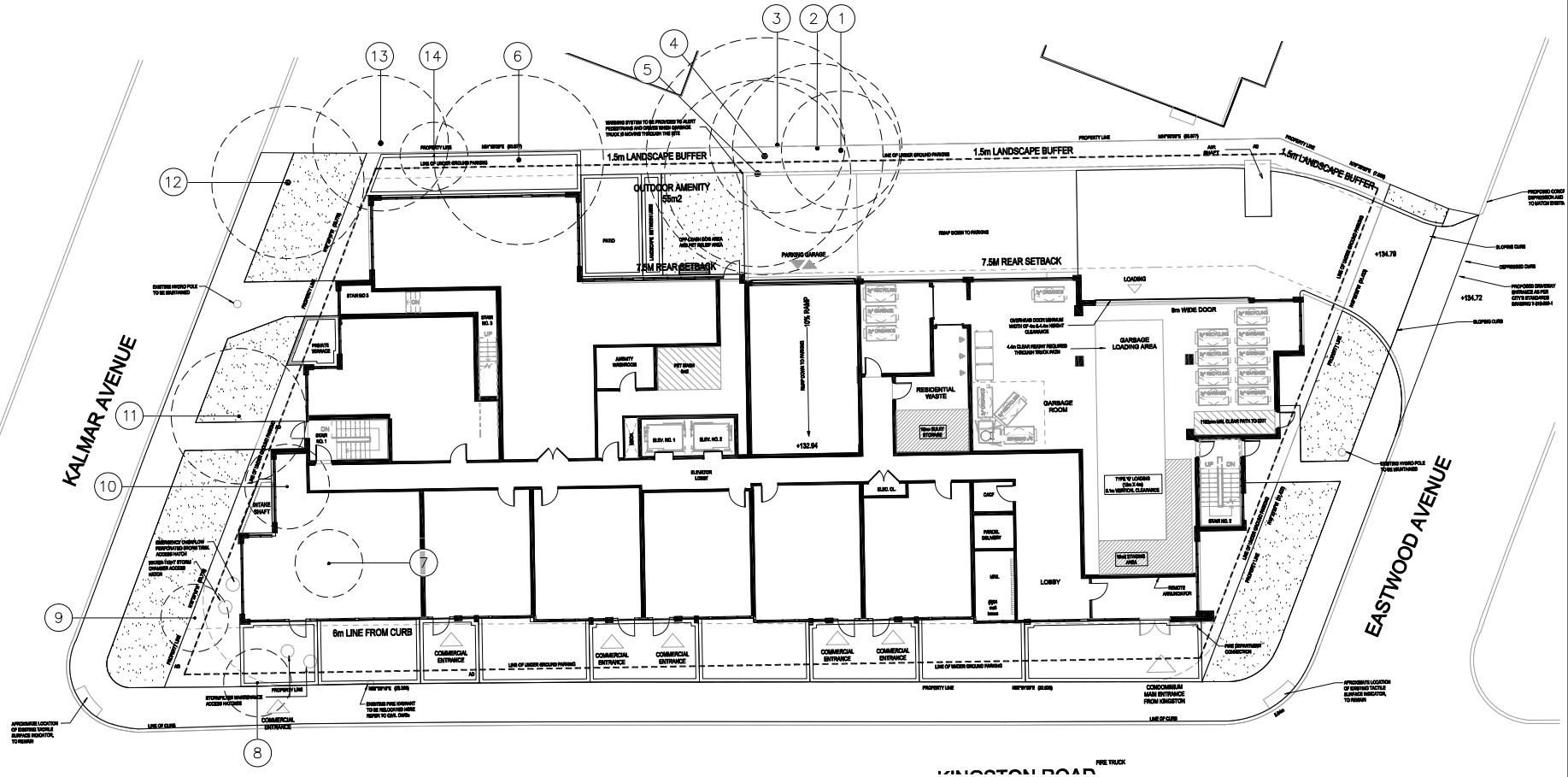
TREE PROTECTION NOTES AND SIGNAGE (FOR REFERENCE ONLY–ALL TREES TO BE REMOVED)

EXISTING TREE INVENTORY

KEY	SPECIES	CALIPER IN (cm)	CROWN IN (m)	HEALTH G/F/P	STRUCTURE	COMMENTS	PRESERVATION DIRECTION	TREE CATEGORY	MIN. TPZ	KEY
1	SIBERIAN ELM	21-25	7.0	POOR	DOUBLE LEADER	ONE SIDED FORM, CROWDING BY ADJACENT TREE, SIGNIFICANT DIEBACK AND LIMB FAILURES THROUGHOUT	REMOVE	EXEMPT	1.8	1
2	SIBERIAN ELM	23.0	10.0	POOR	MULTIPLE LEADERS	ONE SIDED FORM, CROWDING BY ADJACENT TREE, TOOPED LIMBS AND DIEBACK THROUGHOUT	REMOVE	EXEMPT	1.8	2
3	SIBERIAN ELM	23.0	8.0	POOR	ONE SIDED FORM	CROWDING BY ADJACENT TREE, DIEBACK ON LOWER BRANCHES,	REMOVE	EXEMPT	1.8	3
4	SIBERIAN ELM	33.0	14.0	FAIR	DOUBLE STEM	CROWDING BY ADJACENT TREE, DIEBACK ON LOWER BRANCHES, EPICORMIC GROWTH IN CROWN	REMOVE	1	2.4	4
5	SIBERIAN ELM	34.5	11.0	FAIR	DOUBLE STEM	ONE SIDED FORM, CROWDING BY ADJACENT TREE, WEAK CROTCH, DIEBACK ON LOWER BRANCHES	REMOVE	1	2.4	5
6	MANITOBA MAPLE	5-25	10.0	FAIR	MULTI-STEMMED	BROAD FORM, SEVERAL STEMS SPLIT FROM GRADE, FENCE INGROWN, BASAL DECAY, GROWING IN EXISTING FENCE LINE AND SHED	REMOVE	EXEMPT	1.8	6
7	WHITE CEDAR	WHIP-15	4.0	GOOD	GOOD FORM	MULTI-STEMMED, BRANCHING TO GRADE	REMOVE	EXEMPT	1.8	7
8	SIBERIAN ELM	14.0	4.0	GOOD	ASYMMETRICAL FORM	NATURALIZED TREE	REMOVE	EXEMPT	1.8	8
9	SIBERIAN ELM	WHIP-13	4.0	GOOD	DOUBLE STEM	DIEBACK ON LOWER BRANCHES, NATURALIZED TREE	REMOVE	EXEMPT	1.8	9
10	SIBERIAN ELM	10-14	5.0	GOOD	DOUBLE STEM	ONE SIDED FORM, CROWDED BY ADJACENT BUILDING	REMOVE	EXEMPT	1.8	10
11	SIBERIAN ELM	16-17	8.0	GOOD	MULTI-STEMMED	IRREGULAR FORM, NATURALIZED TREE GROWING OUT OF PATIO FOUNDATION CRACKS, STAIR RAILING INGROWN	REMOVE	5	1.8	11
12	HONEYLOCUST	31.0	9.0	POOR-FAIR	IRREGULAR FORM	CANOPY PRUNED DUE TO OVER HEAD WIRES, INTERNAL CROWN DIEBACK THROUGHOUT	REMOVE	5	2.4	12
13	MANITOBA MAPLE	28.0	8.0	POOR	ONE SIDED FORM	CROWDED BY ADJACENT BUILDING, CUT AND/OR BROKEN LIMBS, SUCKER GROWTH AT BASE, SIGNIFICANT CROWN DIEBACK	REMOVE	EXEMPT	1.8	13
14	NORWAY MAPLE	9.0	4.0	GOOD	MULTI-STEMMED	CLUSTER OF THREE NATURALIZED STEMS GROWING BESIDE ADJACENT BUILDING FOUNDATION	REMOVE	EXEMPT	1.2	14



CITY OF TORONTO TREE PROTECTION HOARDING
(FOR REFERENCE ONLY–ALL TREES TO BE REMOVED) N.T.S.



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KEY MAP (N.T.S.)

LEGEND

VEGETATION NUMBER KEY

EXISTING TREES TO BE REMOVED

MATTHEW G. CHERRIE
International Society of Arboriculture
Certified Arborist #ON-1644A
Date: APRIL 28, 2021

No.	DATE.	REVISION.	BY.
7.	AUG. 12, 2025	ISSUED FOR REVIEW	S.V.
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SBK
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LANDSCAPE ARCHITECTURE

PROJECT.
PROPOSED RESIDENTIAL DEVELOPMENT
HAMMERSMITH CORP.
1552 KINGSTON ROAD
SCARBOROUGH, ON

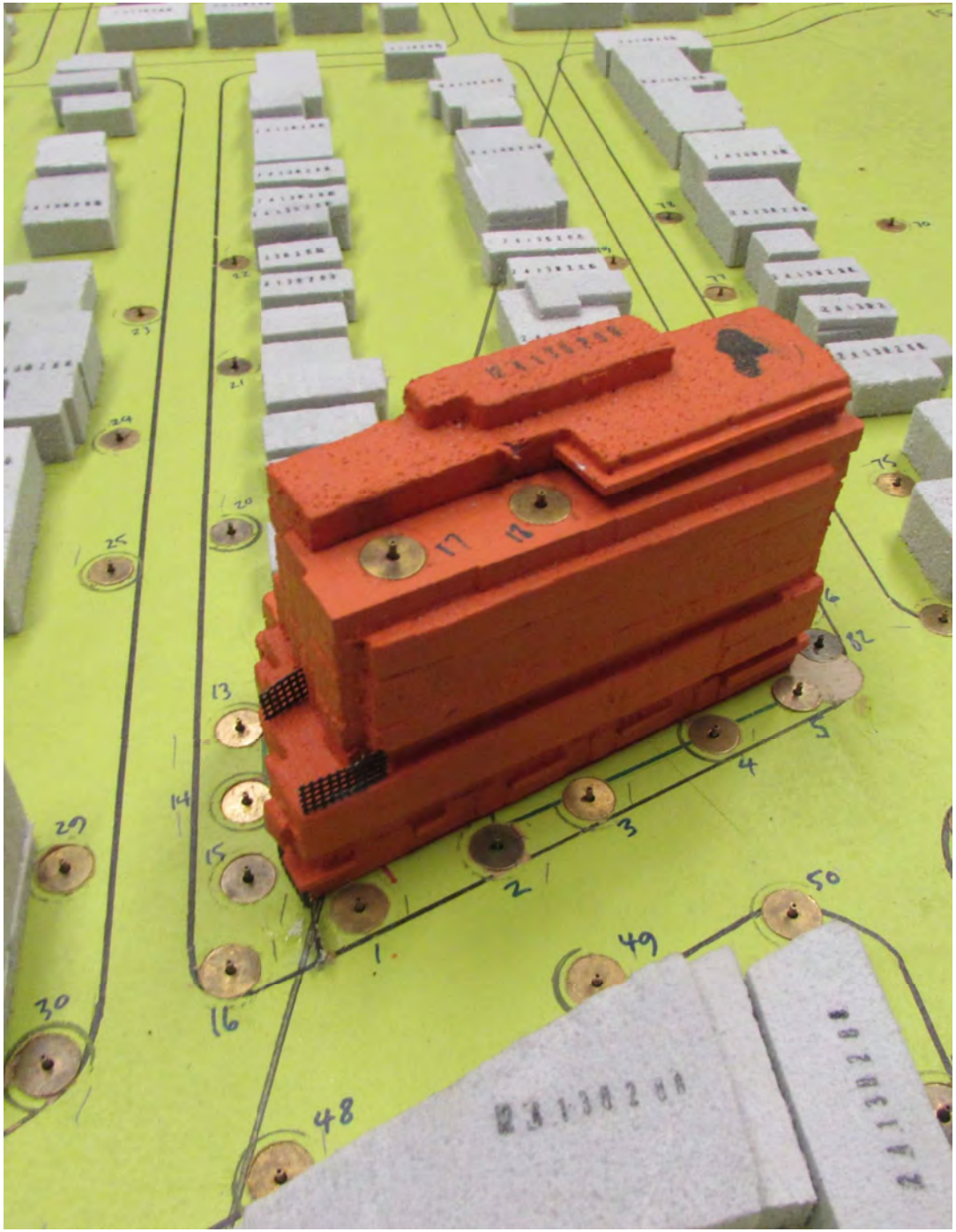
DRAWING TITLE.
EXISTING TREE INVENTORY AND REMOVALS PLAN

SCALE. 1:100	PROJECT No. 21–5592
DATE. APRIL 12, 2021	
DRAWN BY. J.M.	DRAWING No. V100
CHECKED BY. S.V.	

100 Stone Road West, Suite 201
Guelph, Ontario, N1G 5L3
226.706.8080 | SLRCONSULTING.COM

Date: August 27, 2025

Re: Pedestrian Wind Study
1552-1572 Kingston Road
Toronto, Ontario
SLR Project #241.V30288.00001



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1.0 Introduction

SLR Consulting (Canada) Ltd. (SLR) was retained by K2 GP Inc. to conduct a quantitative pedestrian wind study for the proposed development at 1552-1572 Kingston Road in Toronto, Ontario. The intent of this report is to address the City of Toronto's questions prior to the upcoming Ontario Land Tribunal hearings in late 2025. SLR previously completed a pedestrian wind assessment for the initial combined Official Plan Amendment (OPA) and Zoning Bylaw Amendment (ZBA) planning submission in 2024.

1.1 Existing Development

The proposed development is located at 1552-1572 Kingston Road, on the north side of the street between Eastwood Avenue and Kalmar Avenue. The site is currently occupied by five low-rise commercial buildings. Figure 1 provides an aerial view of the immediate study area.

Immediately surrounding the site are low-rise commercial and residential buildings in all directions. The play fields for the nearby Birch Cliff Public School are approximately 150 m to the northeast. Lake Ontario is approximately 500 m to the southeast.

Typically, developments with ZBA approval within a 500 m radius are included as existing surroundings. For this analysis, the following ZBA-approved developments were included in the surroundings: 1496 Kingston Road (constructed); 1615-1641 Kingston Road and 50-52 Birchcliff Avenue; 1665-1673 Kingston Road & 35 Birchcliff Avenue (constructed); and 1711 Kingston Road.

Note, that Project North is approximately 40° counterclockwise from True North. When referring to the building, Project North is used; when referring to wind directions, True North is used.

Figure 1: Aerial view of existing site & surroundings
Credit: Esri, Maxar, Earthstar Geographics, and the GIS User Community (Image Date March 20, 2021)

1.2 Proposed Development

The proposed development is an 11-storey residential building that is approximately 38 m tall, including the mechanical penthouse.

Figure 2 shows a 3D rendering of the proposed development.

1.3 Areas of Interest

Areas of interest for pedestrian wind conditions include those areas which pedestrians are expected to use on a frequent basis. Typically, these include sidewalks, main entrances, transit stops, plazas and parks.

The main entrance of the proposed development is situated near the southeast building corner, along Kingston Road. The six commercial entrances are located along the south building facade. Other secondary entrances and exits are located on the east, west, and north sides of the building. There is an outdoor amenity space at grade that is centrally located along the north facade. Additionally, there is an outdoor amenity terrace at Level 11. These areas of interest are shown in Figure 3.

Figure 2: 3D rendering of the proposed development
Credit: onespace unlimited inc.

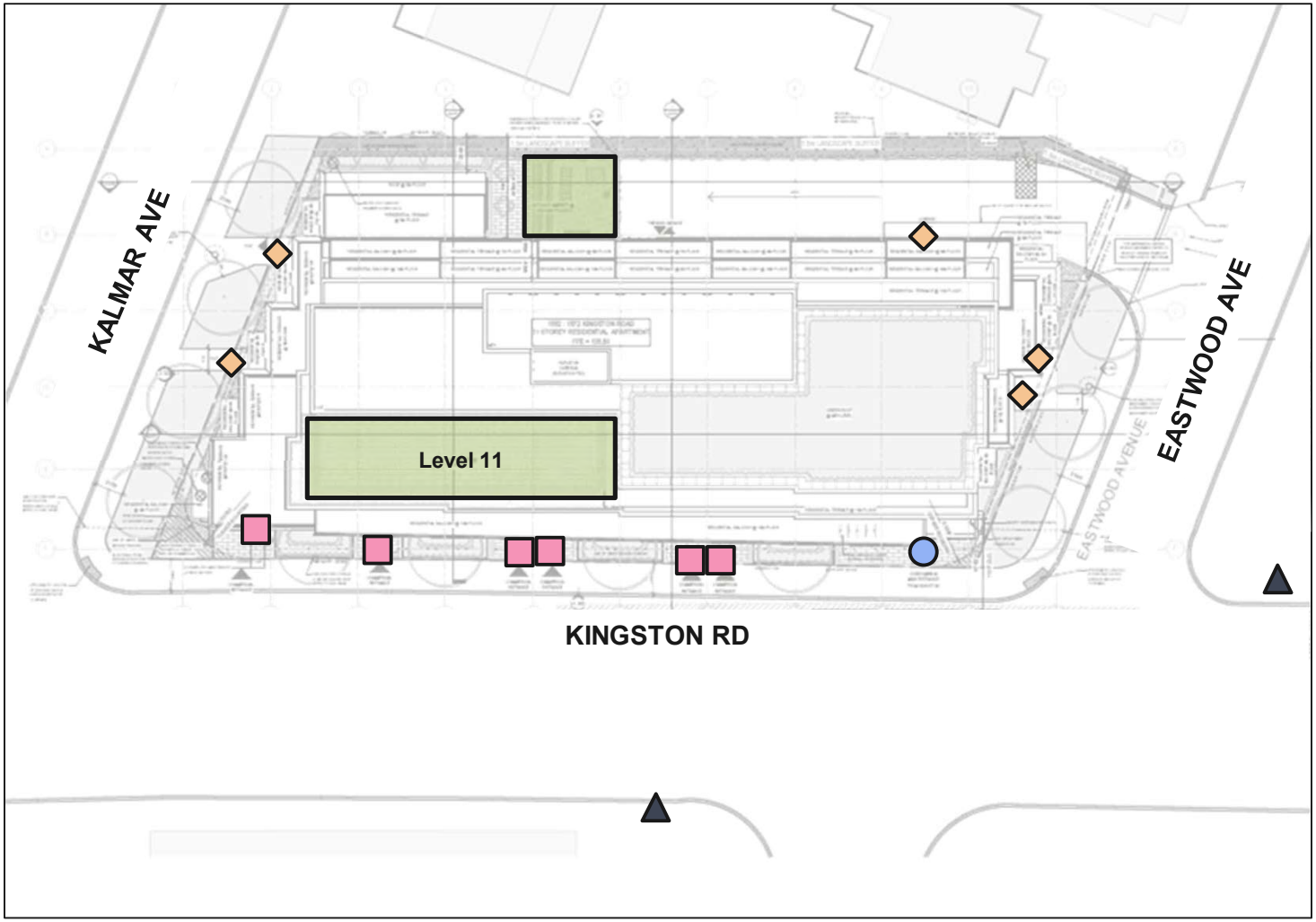


Figure 3: Site plan showing areas of interest
Credit: onespace unlimited inc.

2.0 Approach

The objective of the wind tunnel study is to assist the design team and City Planning officials in making informed decisions about the building form considered and its influence on pedestrian comfort. This quantitative analysis involves the construction of a physical model of the development and surrounding features that influence wind flow. The physical model is instrumented with probes and tested in a wind tunnel. Afterwards, the wind tunnel data are combined with regional meteorological data; this analysis is then compared to the relevant wind criteria and standards in order to determine how appropriate the wind conditions are for the intended pedestrian usage.

2.1 Scale Model Construction

A 1:400 scale model of the proposed development was constructed based on up-to-date drawing information received by SLR on July 31, 2025, from onespace unlimited inc. This is the same architectural information that was circulated to the City on August 21, 2025.

The proximity model of the surrounding area was built in block form for a radius of approximately 480 m from the site centre. As existing buildings surrounding the site will influence wind characteristics, existing buildings, and those buildings with ZBA approval were included in the model for both the Existing and Proposed Configurations. Information regarding which approved developments to include within the existing surroundings was determined per Section 1.1.

SLR assessed two configurations, for comparison, as follows:

- **Existing Configuration:** Existing site with existing and ZBA-approved surroundings.
- **Proposed Configuration:** Proposed development with existing and ZBA-approved surroundings. The model included the following wind mitigation features: a corner-wrapping canopy around the northeast corner of the building; a semi-porous wind screen at the south edge of this corner canopy; a semi-porous wind screen at the southwest corner of the building; and, two wind screens around the perimeter of the private terrace at the southwest corner of Level 5.

Photographs of the wind tunnel model showing both the Existing Configuration and the Proposed Configuration are included in Figures 4a and 4b. The wind tunnel testing was completed on August 20, 2025.

2.2 Wind Tunnel

Wind tunnel tests were conducted in the Alan G. Davenport Wind Engineering Group Boundary-Layer Wind Tunnel Laboratory at the University of Western Ontario. The upstream test section of the wind tunnel included generic roughness blocks and turbulence-generating spires to modify the wind flow approaching the model. These features develop characteristics of the wind flow that are similar to the actual site. The test model is rotated on a turn-table to simulate different wind directions with the upstream terrain being changed as appropriate to reflect the various upwind conditions encountered around the site.

The test model was equipped with 82 omni-directional probes to record wind speed at the pedestrian-level (approximately 1.5 m above grade). The orientation of the model was rotated in 10° intervals on the turn-table to permit measurement of wind speed at each probe location for 36 wind directions. The wind tunnel data were then combined with the wind climate model for this region to predict the occurrence of wind speeds in the pedestrian realm and compare against wind criteria for comfort and safety.

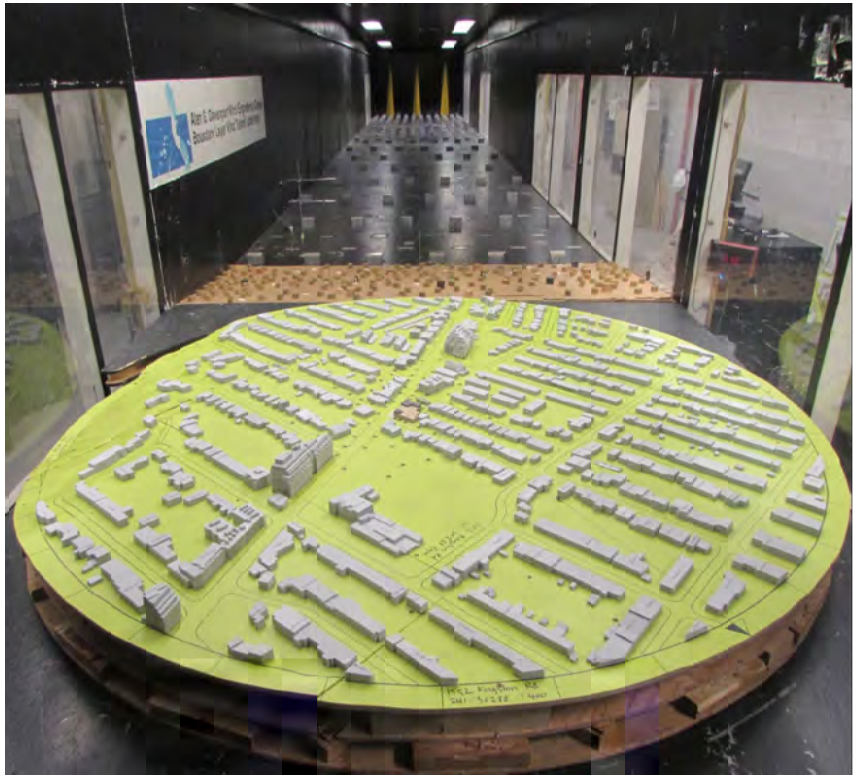
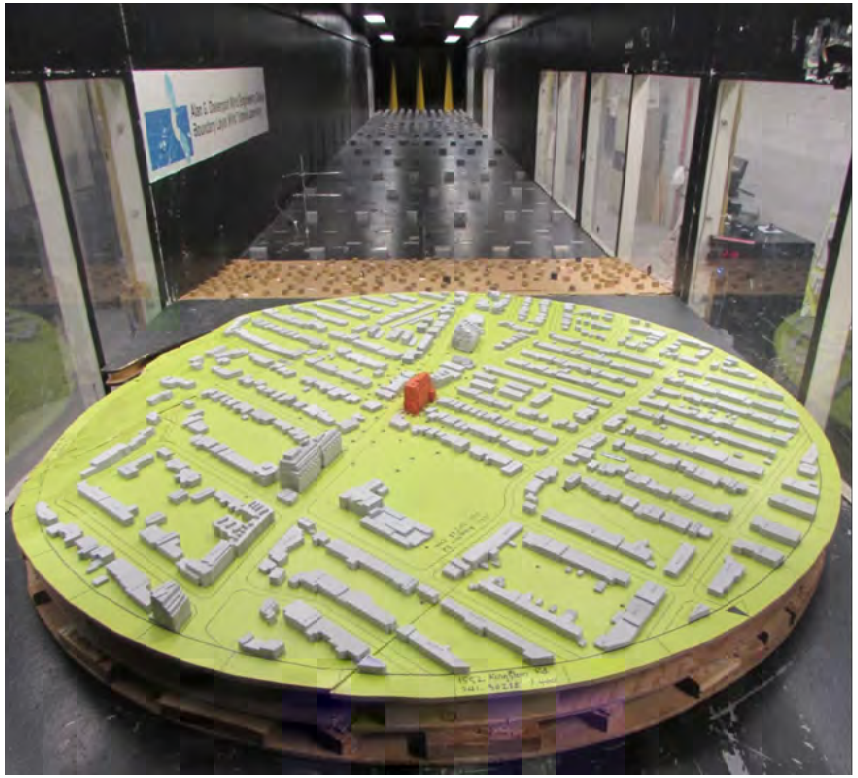


Figure 4a: Existing Configuration



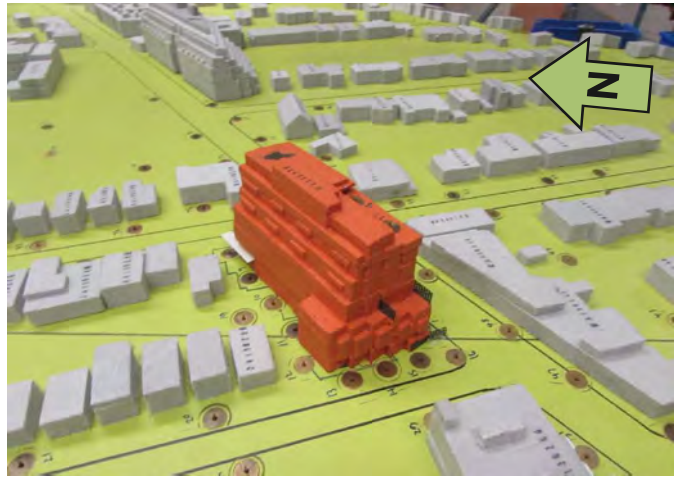


Figure 4b: Proposed Configuration

2.3 Wind Climate

Wind data recorded at Billy Bishop Toronto City Airport for the period of 1991 to 2020 was obtained and analyzed to create a wind climate model for the region. Annual and seasonal wind distribution diagrams ("wind roses") are shown in Figure 5. These diagrams illustrate the percentage of time wind blows from the 16 main compass directions. Of main interest are the longest peaks that identify the most frequently occurring wind directions. The annual wind rose indicates that winds approaching from the northeasterly and west through southwesterly directions are most prevalent. The seasonal wind roses readily show how the prevalent winds shift throughout the year.

The directions from which stronger winds (e.g., > 30 km/h) approach are also of interest as they have the highest potential of creating problematic wind conditions, depending upon site exposure and the building configurations. The wind roses in Figure 5 also identify the directional frequency of these stronger winds, as indicated in the figure's legend colour key. On an annual basis, strong winds occur from the northeast and west through southwest directions. All wind speeds and directions were included in the wind climate model.

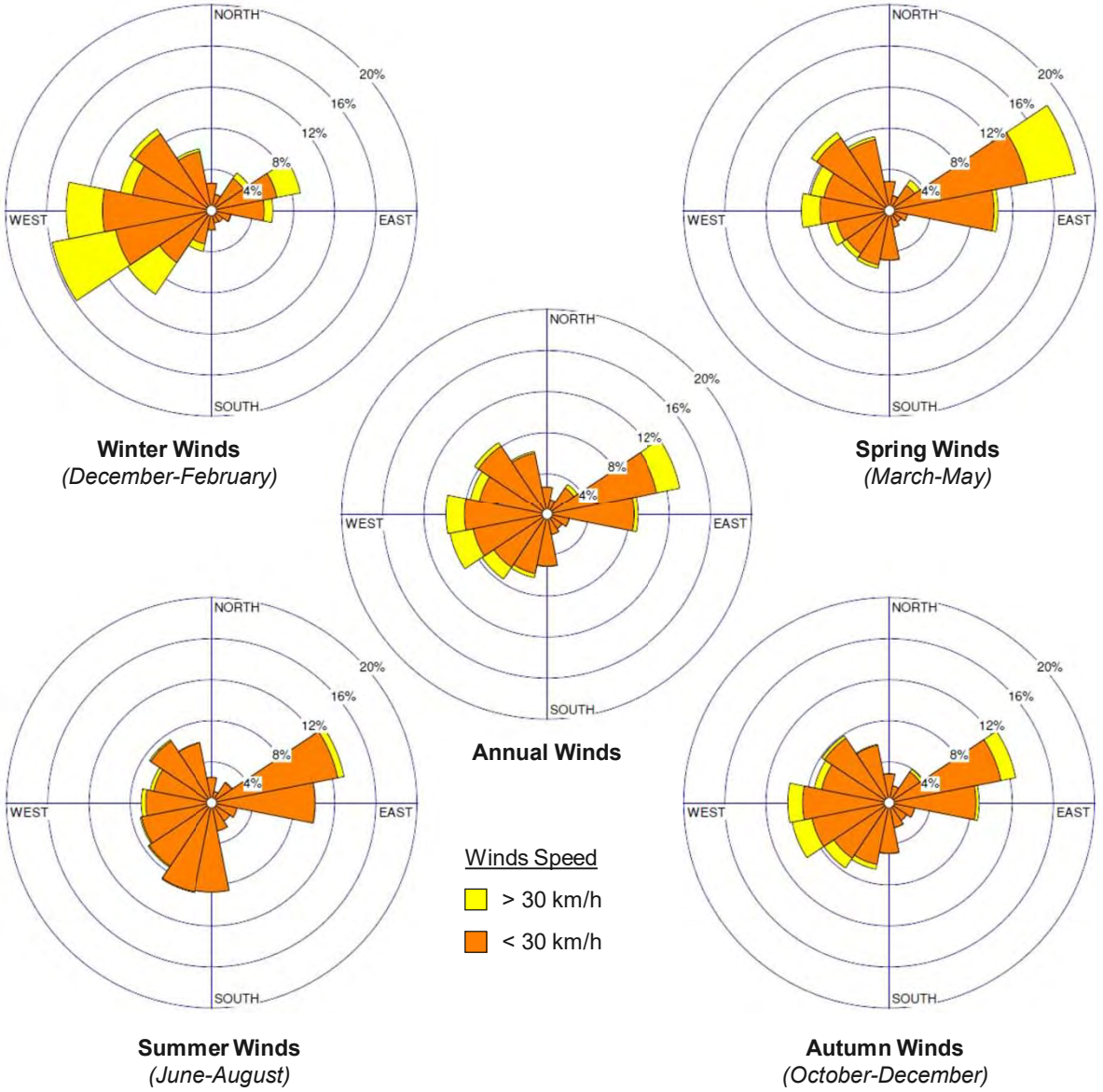


Figure 5: Wind Roses for Billy Bishop Toronto City Airport (1991-2020)

3.0 Pedestrian Wind Criteria

Wind comfort conditions are discussed in terms of being acceptable for certain pedestrian activities and are based on predicted wind force and the expected frequency of occurrence. Wind chill, clothing, humidity and exposure to direct sun, for example, all affect a person's thermal comfort; however, these influences are not considered in the wind comfort criteria.

The comfort criteria, which are based on certain predicted hourly GEM wind speeds being exceeded 20% of the time, are summarized in Table 1. By allowing for a 20% exceedance, it assumes wind speeds will be comfortable for the corresponding activity at least four out of five days. The comfort criteria consider only daytime hours, between 6:00 and 23:00. GEM is defined as the maximum of either mean wind speed or gust wind speed divided by 1.85.

The criterion for wind safety in the table is based on hourly gust wind speeds that are exceeded nine hours per year (approximately 0.1% of the time). When the criterion is exceeded, wind mitigation measures are advised. The wind safety criterion is shown in Table 2.

These criteria are based on the Pedestrian Level Wind Study Terms of Reference Guide of the City of Toronto, which came into effect in June of 2022.

Table 1: Wind Comfort Criteria

Comfort Category	GEM Wind Speed Exceeded 20% of the time	Description of Wind Comfort
Sitting	≤ 10 km/h	Calm or light breezes desired for outdoor restaurants and seating areas where one can read a paper without having it blown away.
Standing	≤ 15 km/h	Gentle breezes suitable for main building entrances and bus stops.
Walking	≤ 20 km/h	Moderate breezes that can be tolerated if one's objective is to walk, run or cycle without lingering.
Uncomfortable	> 20 km/h	Strong winds of this magnitude are considered a nuisance for most activities, and wind mitigation is typically recommended.

Table 2: Wind Safety Criterion

Safety Criterion	Gust Wind Speed Exceeded Once Per Year (0.1%)	Description of Wind Effects
Exceeded	> 90 km/h	Excessive gust speeds that can adversely affect a pedestrian's balance and footing. Wind mitigation is typically required.

4.0 Results

Figures 6a through 7b present graphical images of the wind comfort conditions for the summer and winter months around the proposed development. These typically represent the seasonal extremes of best and worst case. Appendix A presents the wind comfort conditions for the spring and autumn seasons. The “comfort zones” shown are based on an integration of wind speed and frequency for all 36 wind directions tested with the seasonal wind climate model. The presence of mature trees can lead to wind comfort levels that are marginally more comfortable than shown, during seasons when foliage is present. Appendix B presents wind comfort and safety conditions in tabular form.

There are generally accepted wind comfort levels that are desired for various pedestrian uses. However, in some climates, these may be difficult to achieve in the winter due to the overall climate. For sidewalks, walkways and pathways, wind conditions suitable for walking are desirable year-round but may not be feasible in the winter. For main entrances, transit stops, and public amenity spaces such as parks and playgrounds, wind conditions conducive to standing are preferred throughout the year. For on-site amenity areas, wind conditions suitable for sitting or standing are desirable during the summer, with stronger wind flows, conducive to walking, tolerated in the winter. The most stringent category of sitting is desirable during the summer for dedicated seating areas, such as patios, where calmer wind is expected for the comfort of patrons.

4.1 Building Entrances & Walkways (Locations 1-10, 12-16 & 82)

In the Existing Configuration, wind conditions on-site are comfortable for standing or sitting throughout the year (Figures 6a and 6b).

In the Proposed Configuration, wind conditions on-site are generally comfortable for walking or better throughout the year (Figures 7a and 7b). The one exception is at the northeast corner of the building, where uncomfortable wind conditions occur in the winter months (Location 8 in Figure 7b). We understand the design team will include a 1.8 m tall fence along the north edge of the property; this fence is expected to improve these wind conditions to be comfortable for walking in the area of concern. This mitigation can be addressed at the Site Plan Approval (SPA) phase of the project.

Wind conditions at the main residential entrance (Location 5) are suitable for standing in the summer (Figure 7a), and for walking in the winter (Figure 7b). Wind conditions at the secondary entrances and exits (Locations 6, 9, 13, and 14) are generally suitable for standing in the summer and for walking in the winter (Figures 7a and 7b), which is considered appropriate. Wind conditions at the retail entrances (Locations 2, 3, and 4) are suitable for standing or sitting throughout the year (Figures 7a and 7b).

To improve wind conditions at the main entrance, we suggest installing a vertical wind screen to the east of the entrance, at the building corner, to provide local wind shelter. In addition, we recommend reversing the door swing such that the hinge is on the east side; this should minimize the potential for damage.

Figure 6a: Existing Configuration – Pedestrian Wind Comfort Conditions – Summer

Figure 6b: Existing Configuration – Pedestrian Wind Comfort Conditions – Winter