



Date	No.	Description
REVISION RECORD		

023-08-31	Issued for Rezoning Application ZBA: 22 168468 ESC 24 OZ
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## ISSUE RECORD

## BDP. Quadrangle

Quadrangle Architects Limited  
 The Well, 8 Spadina Avenue, Suite 2100, Toronto, ON  
 M5V 0G8  
 1 416 598 1240 [www.bdpquadrangle.com](http://www.bdpquadrangle.com)

4180 KINGSTON ROAD  
TORONTO, ONTARIO  
for  
For NADG

19081 CE LK  
PROJECT SCALE DRAWN REVIEWED

### North South Building Section

A452.S

Note: This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.



# 4180 Kingston Road Toronto, ON

Tower Shadow Study  
**WITHOUT PREJUDICE**

For NADG  
13 May 2025

t 416 598 1240  
[www.bdpquadrangle.com](http://www.bdpquadrangle.com)

**Quadrangle Architects Limited**  
The Well, 8 Spadina Avenue, Suite 2100  
Toronto, ON M5V 0S8

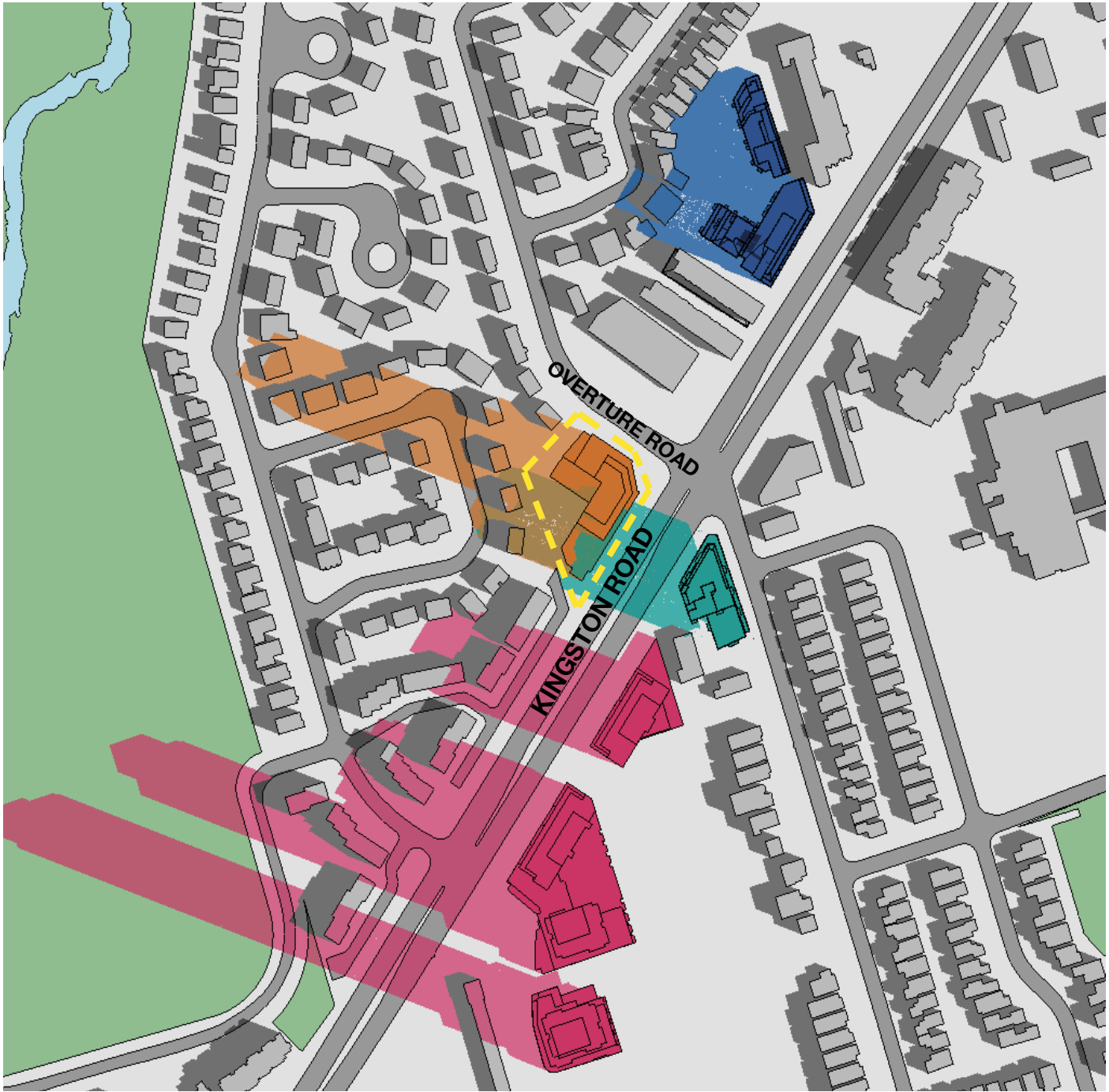


Existing Conditions



March 21 | 9:18 AM

Proposed



March 21 | 9:18 AM

Under Appeal █  
Proposed context █

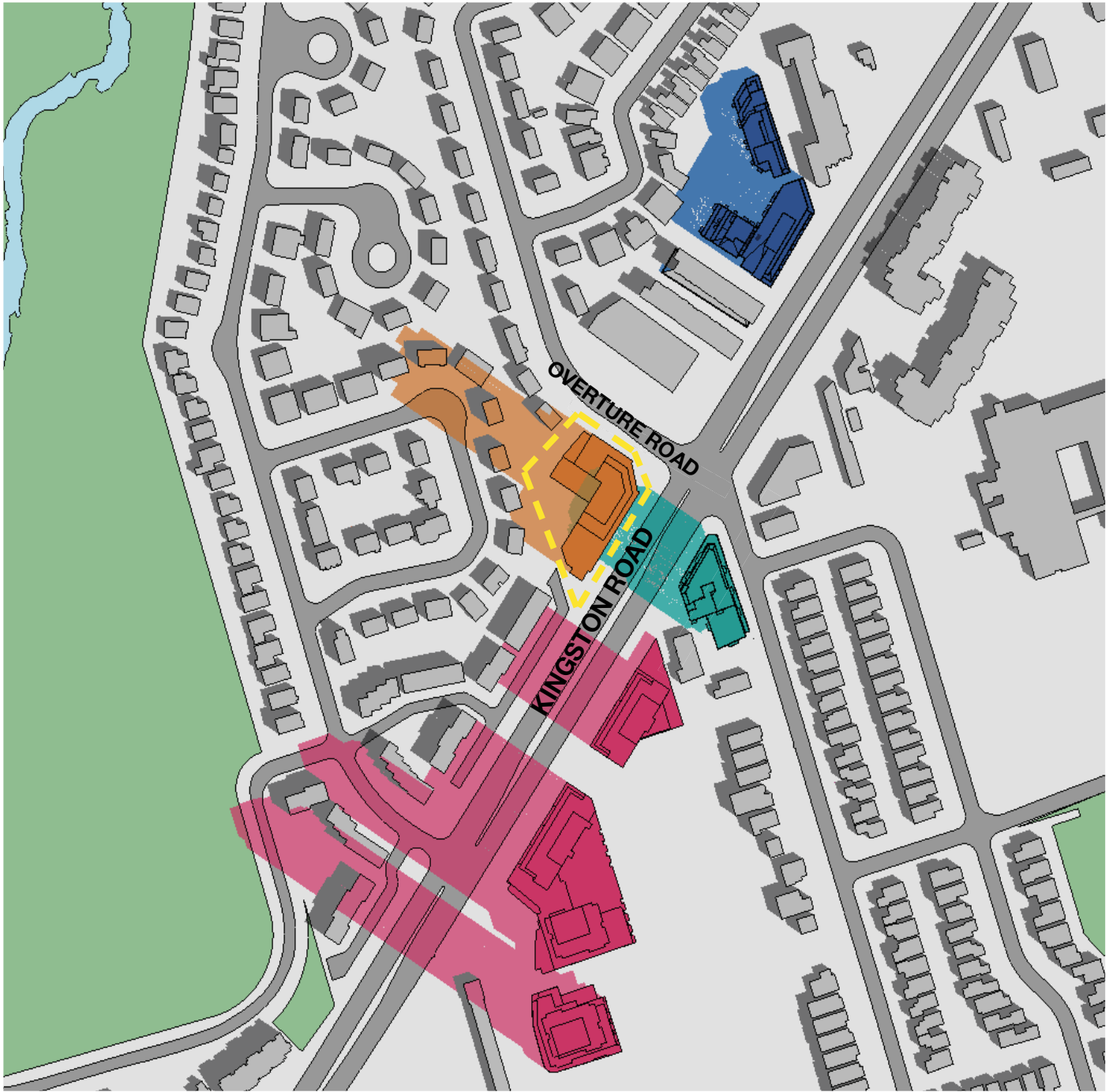
Existing Shadows █  
Development Site Boundary - - -  
Applicant Proposal █  
Approved not yet Constructed █

Existing Conditions



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March 21 | 11:18 AM

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March 21 | 4:18 PM

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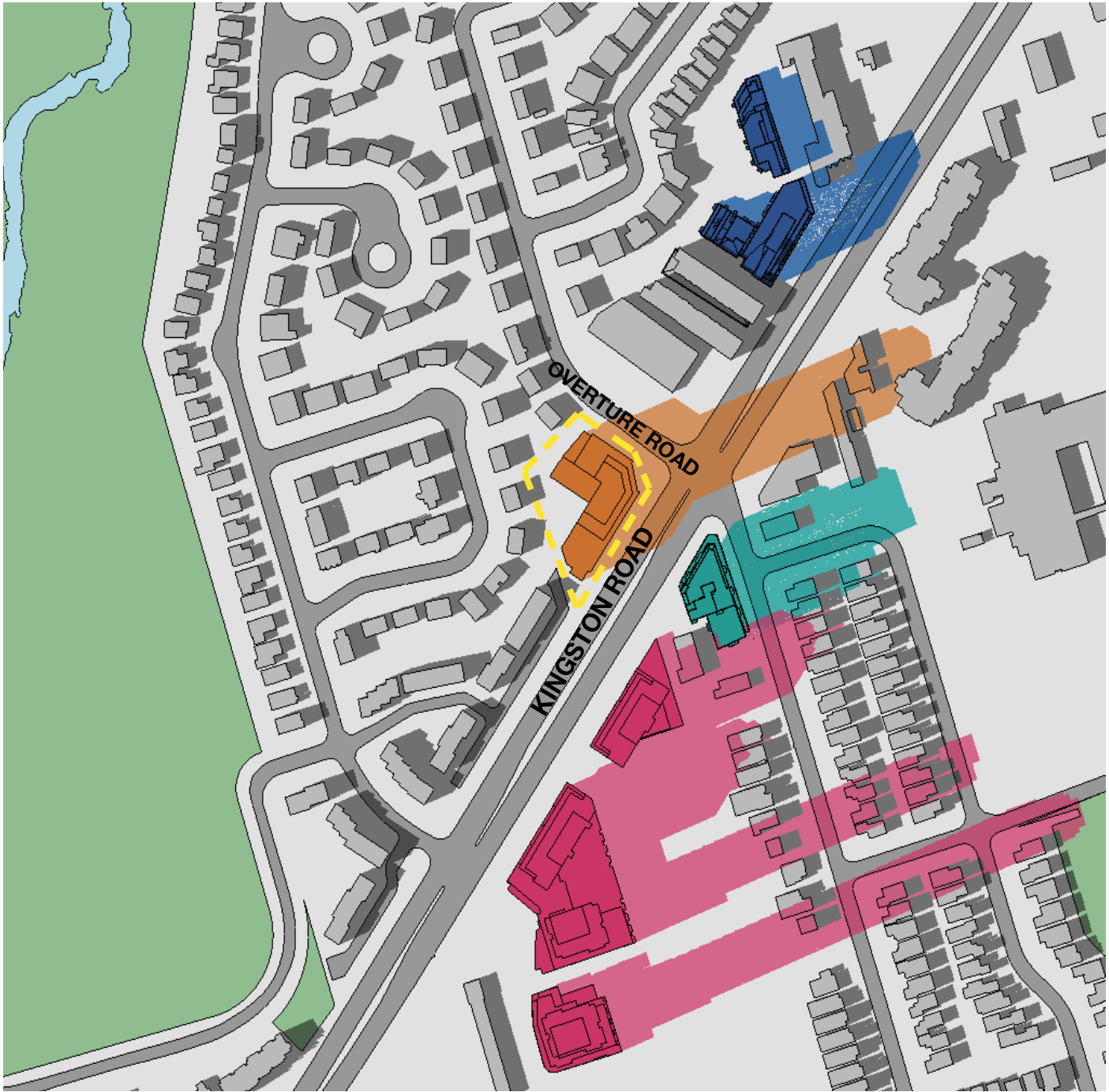


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March 21 | 6:18 PM

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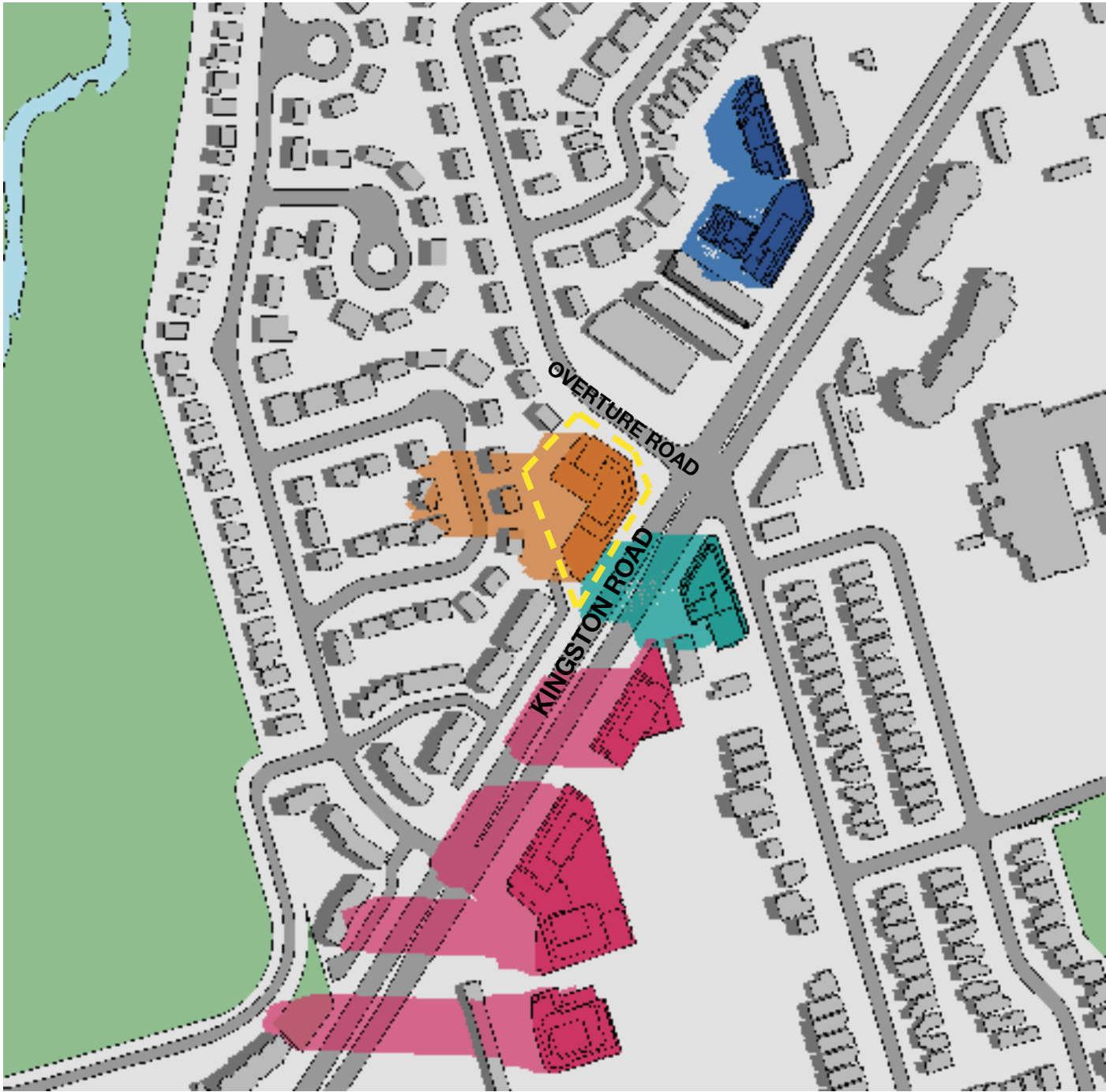
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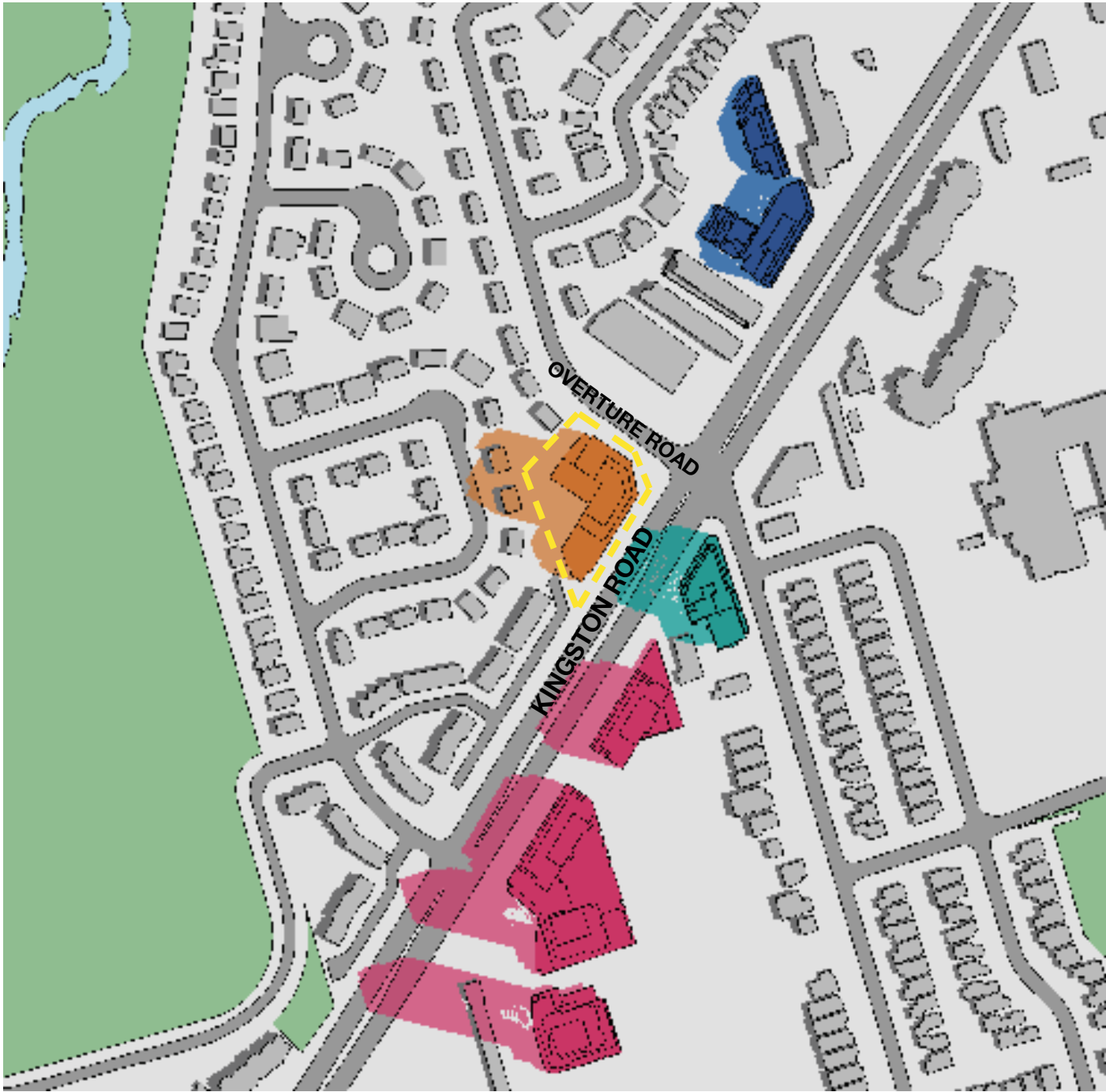


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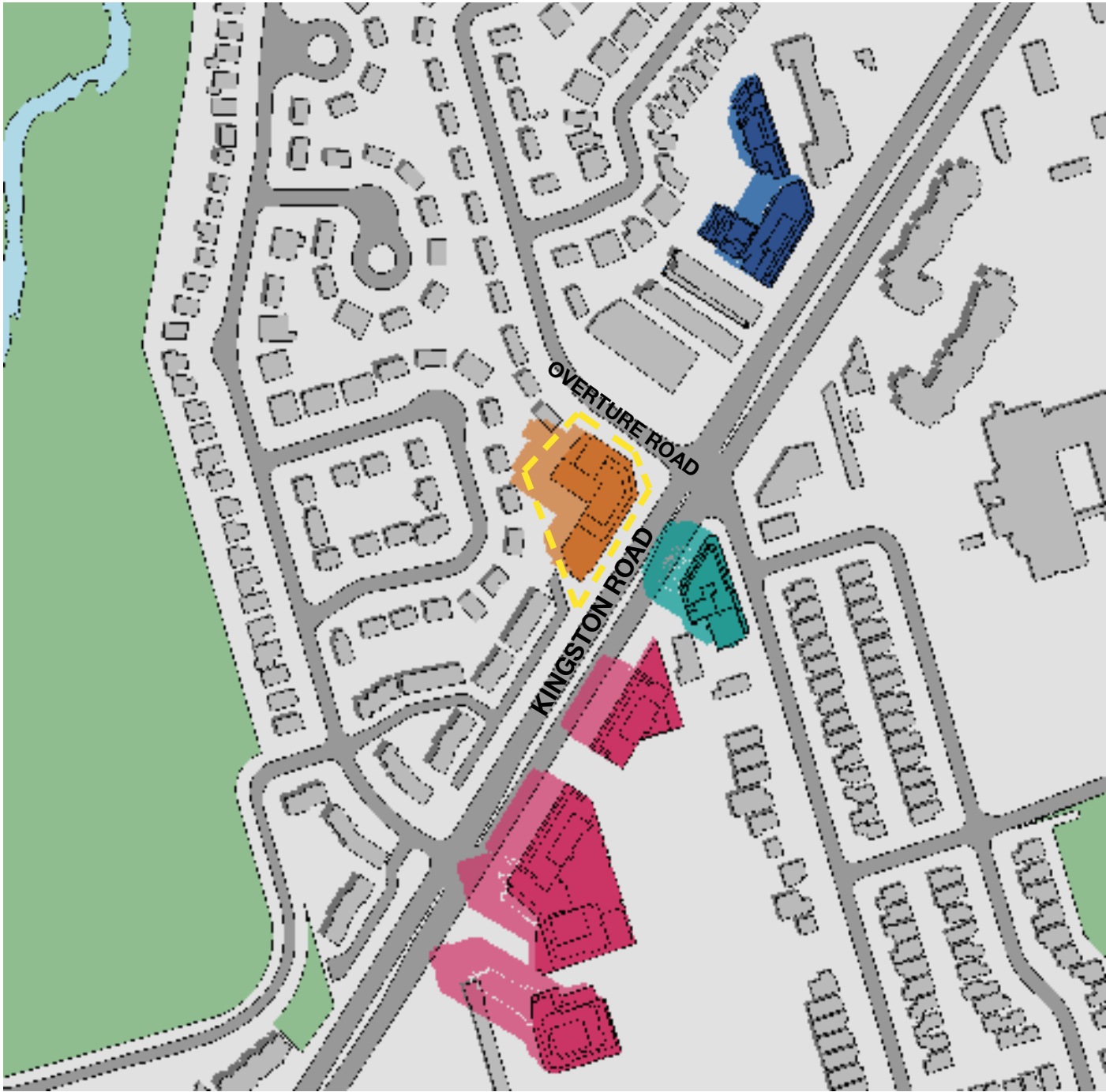


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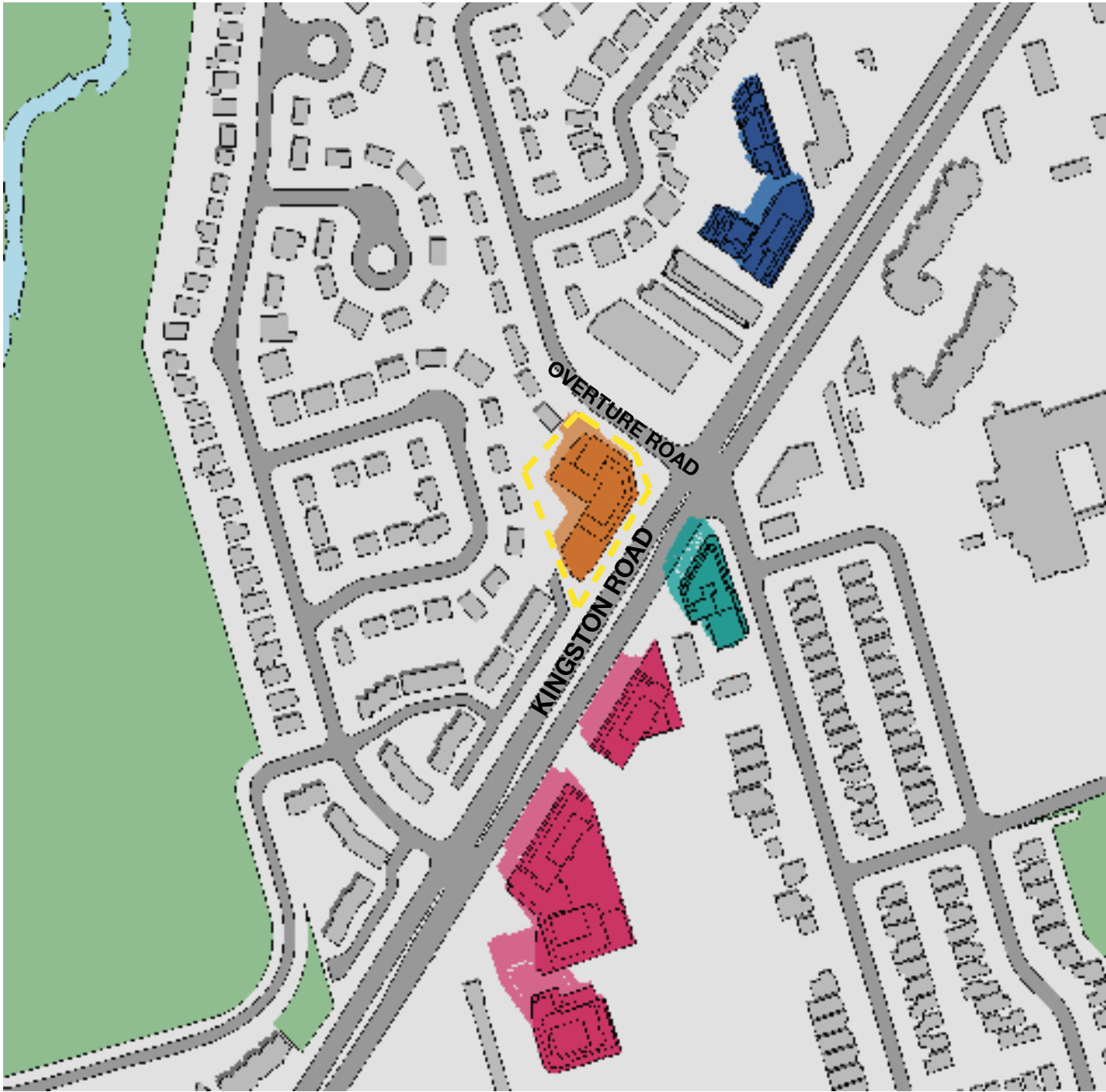
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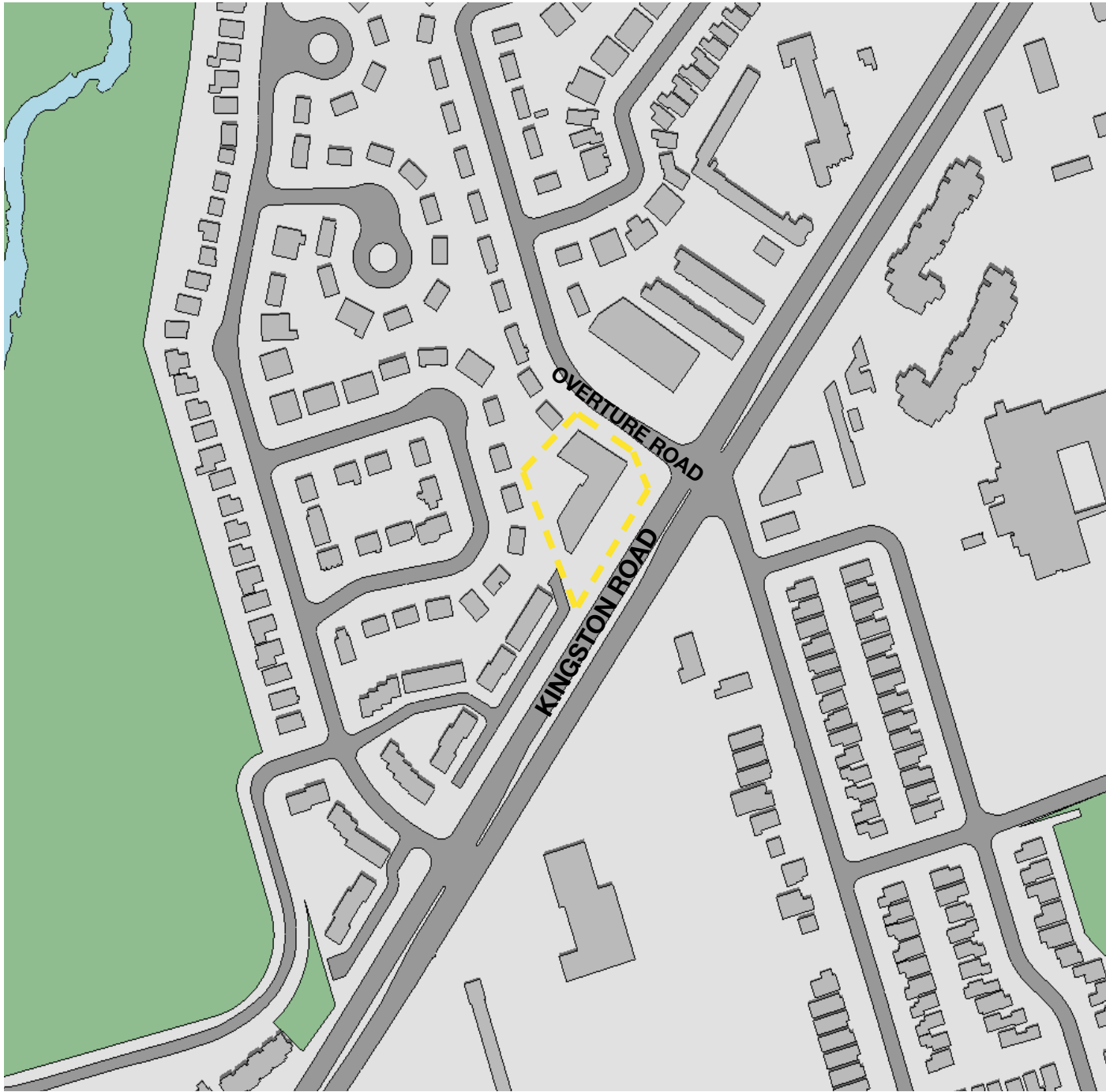
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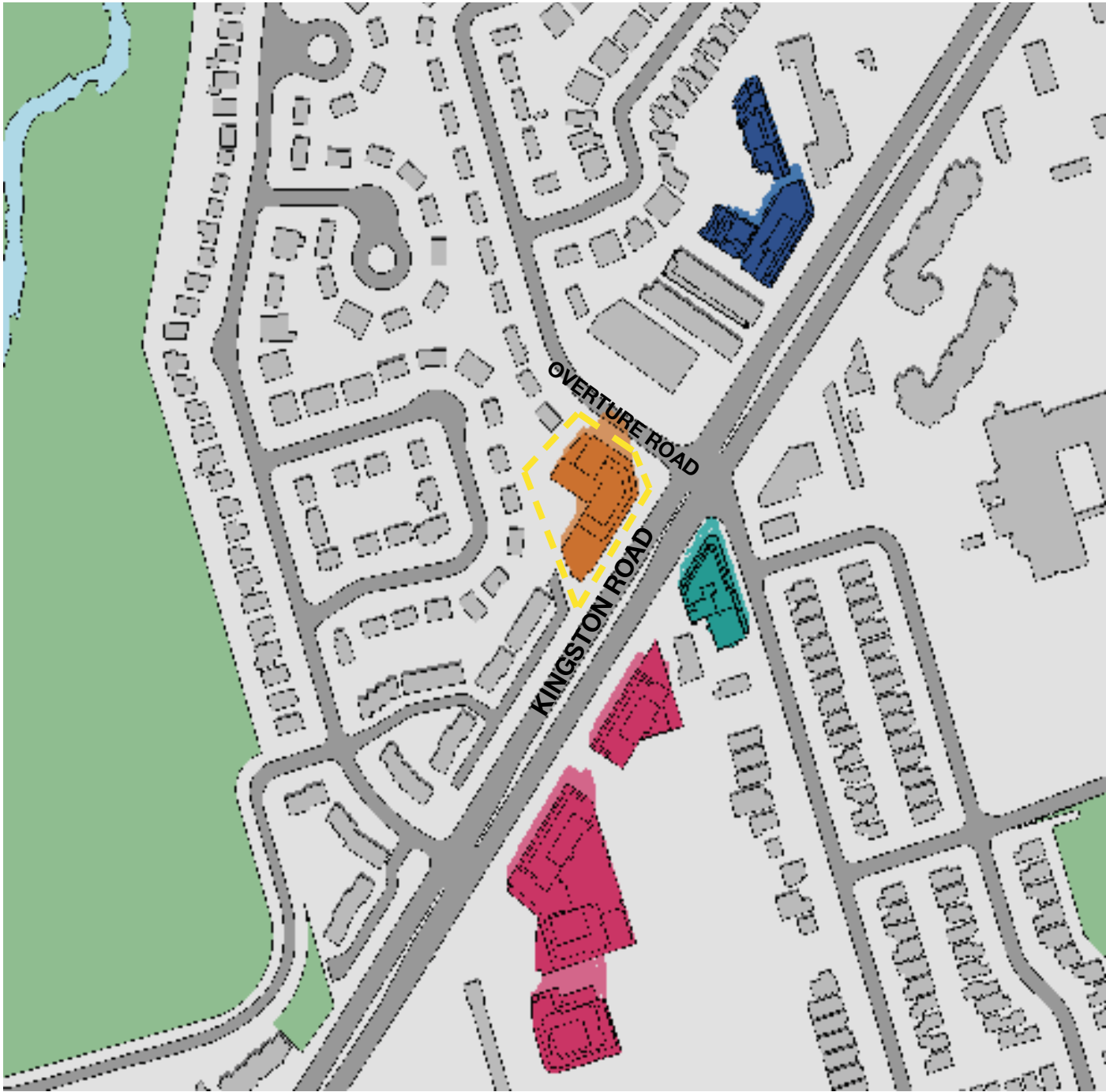


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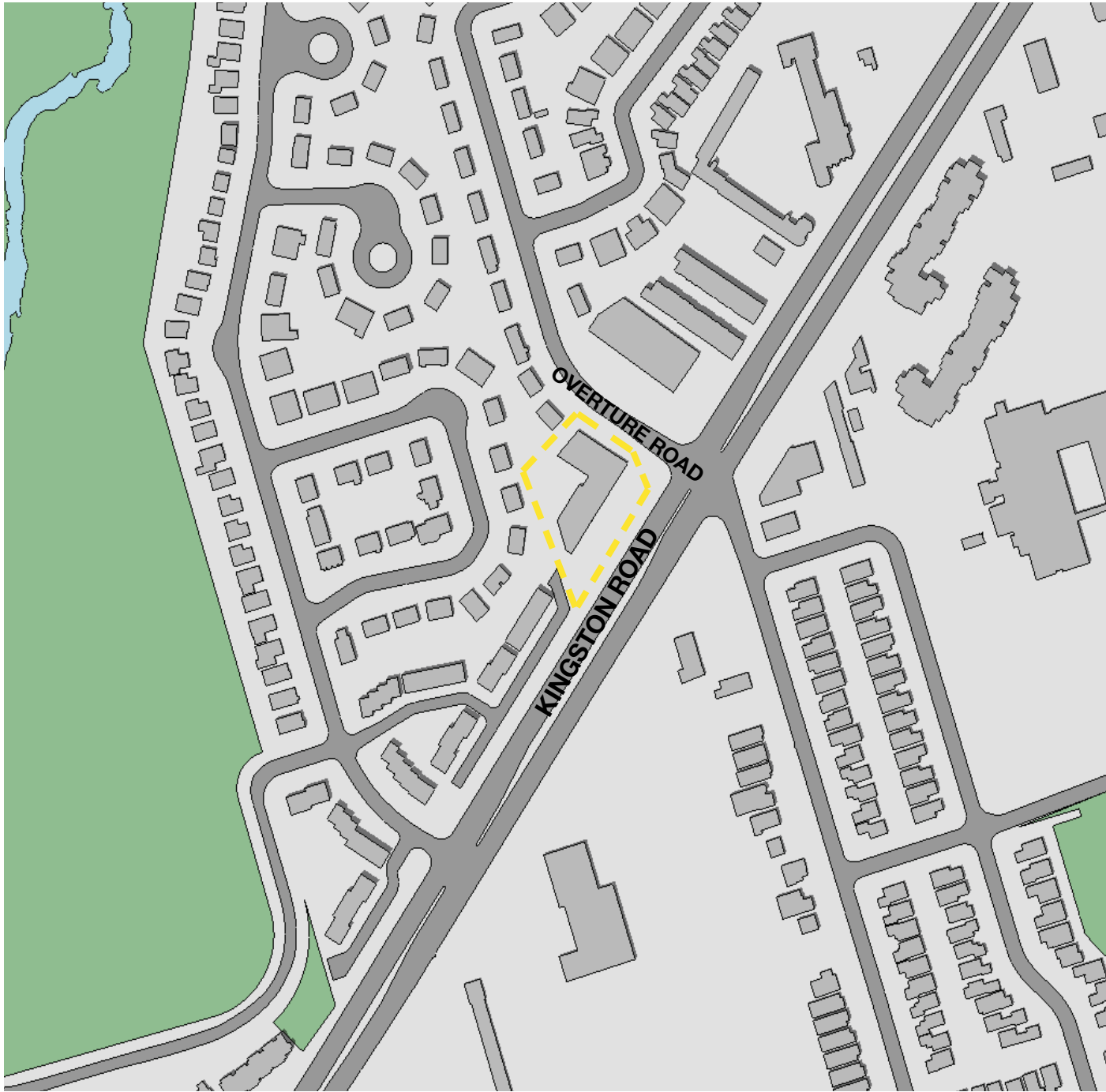
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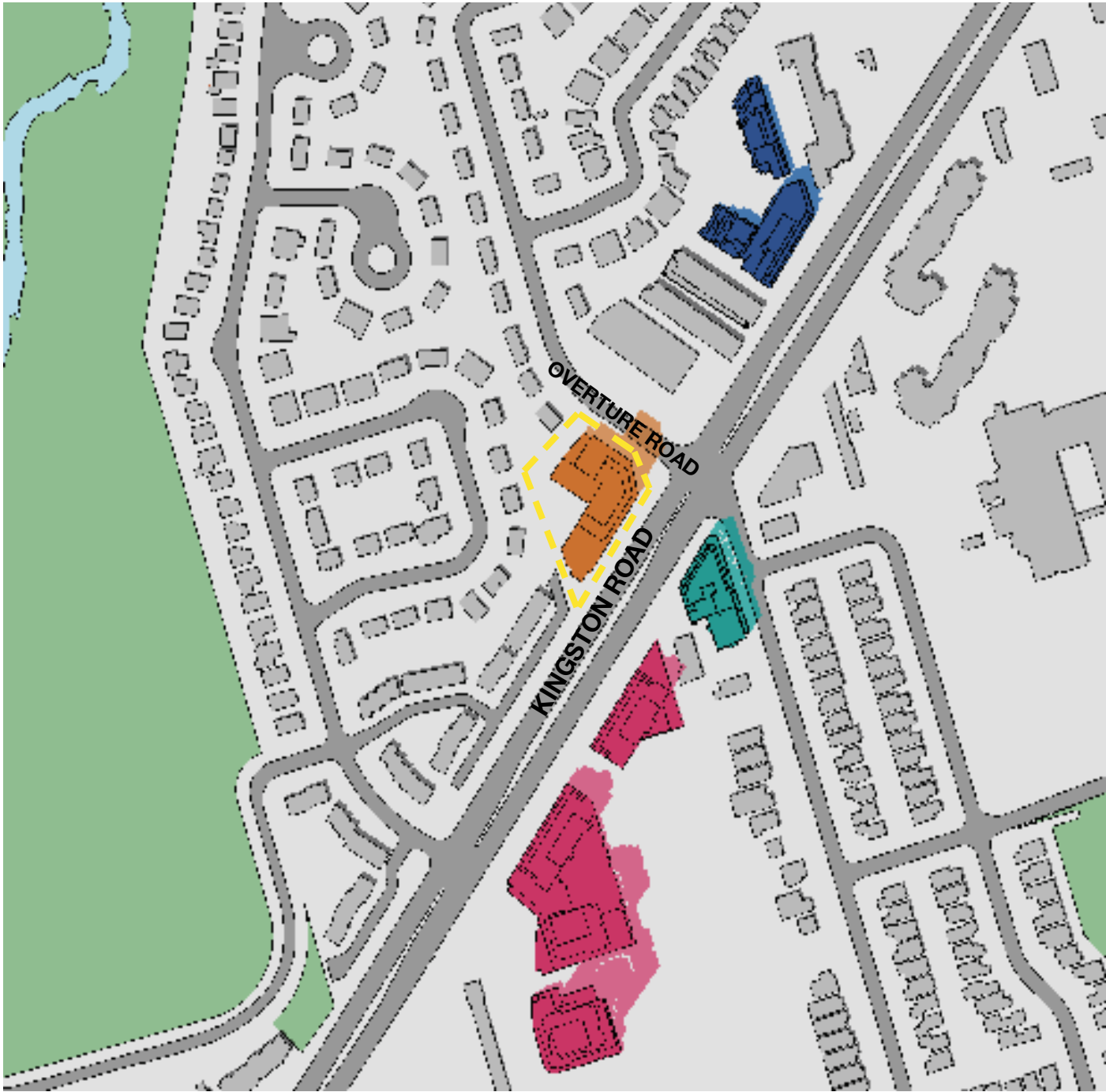


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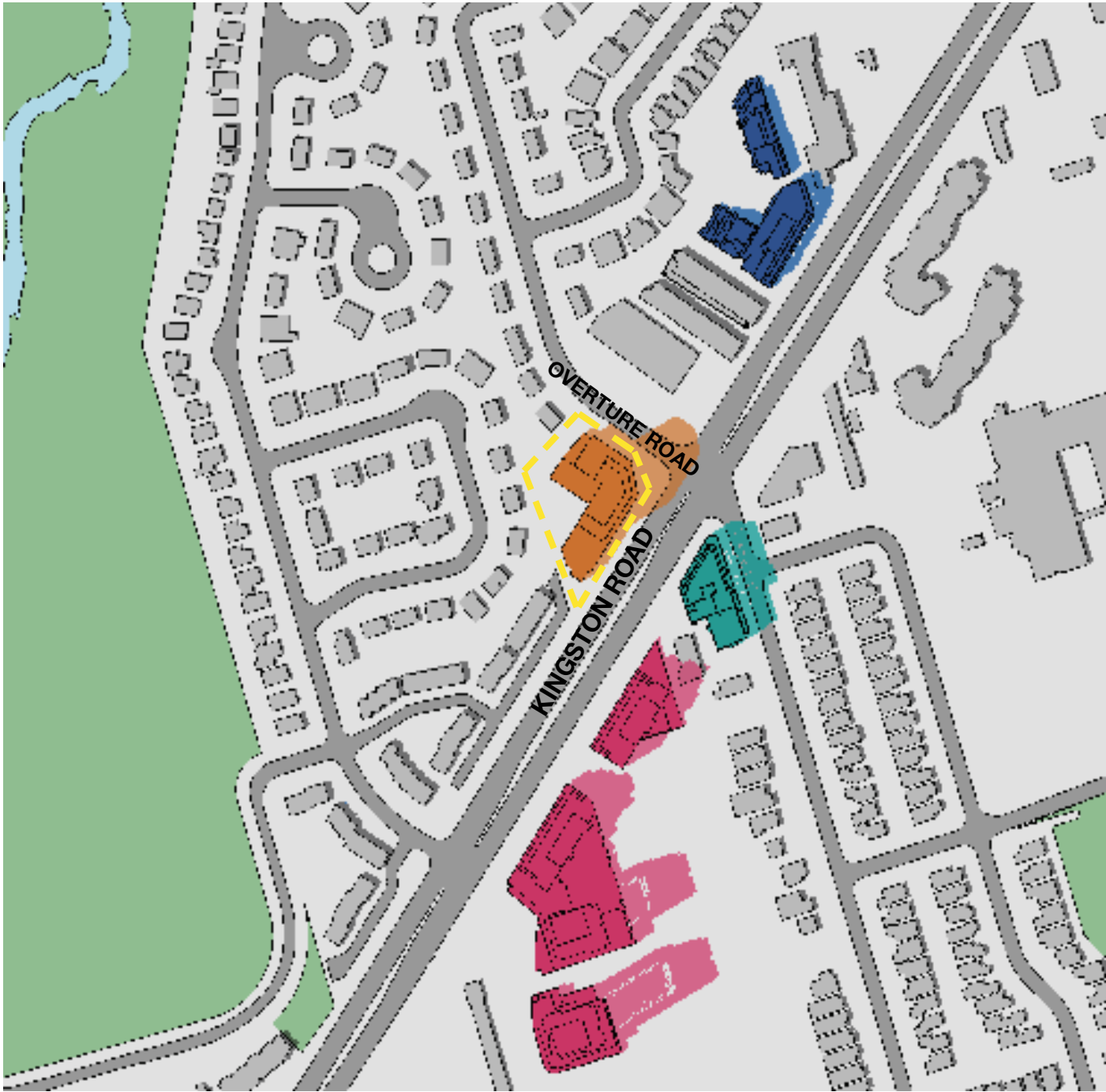
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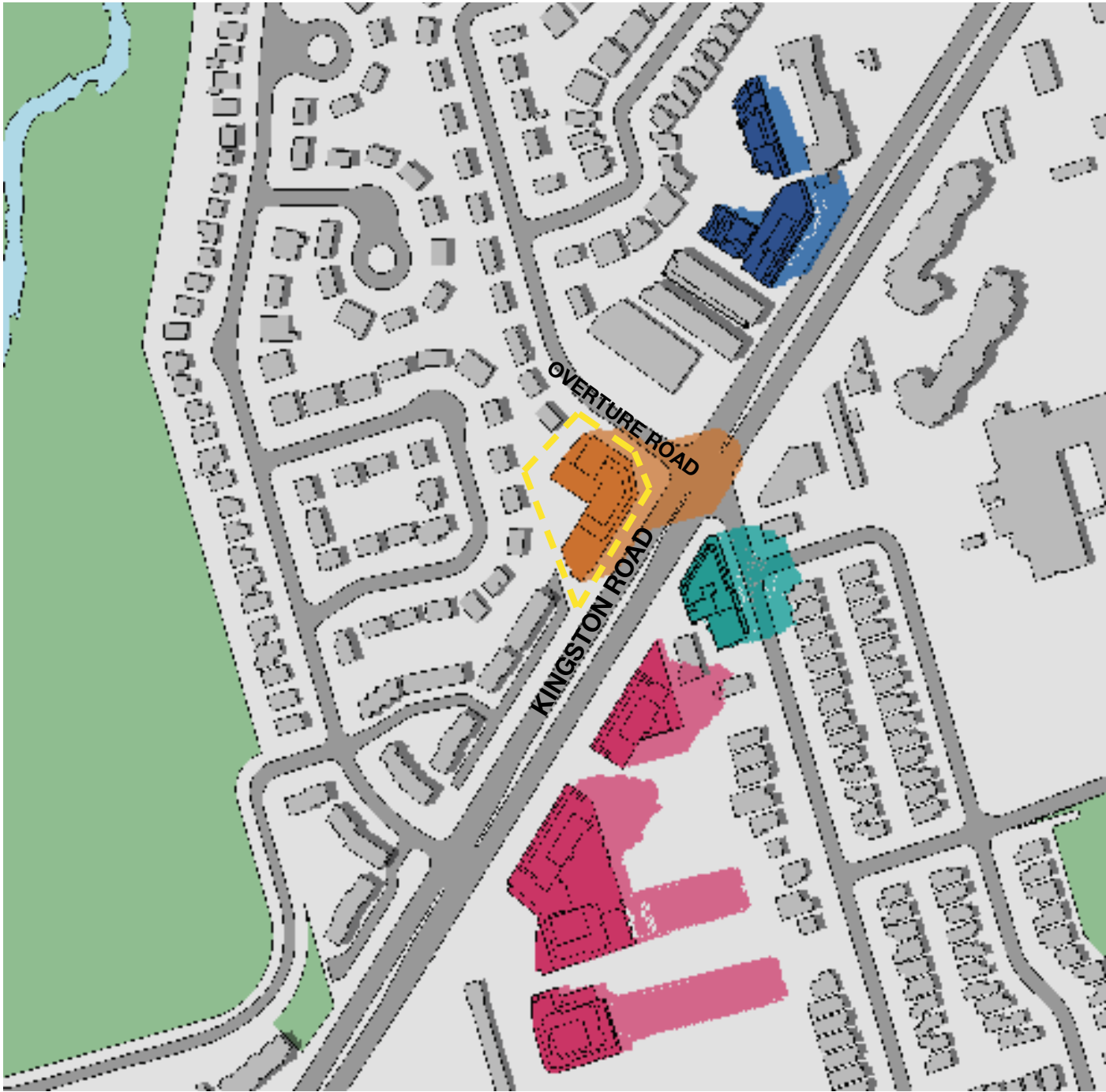


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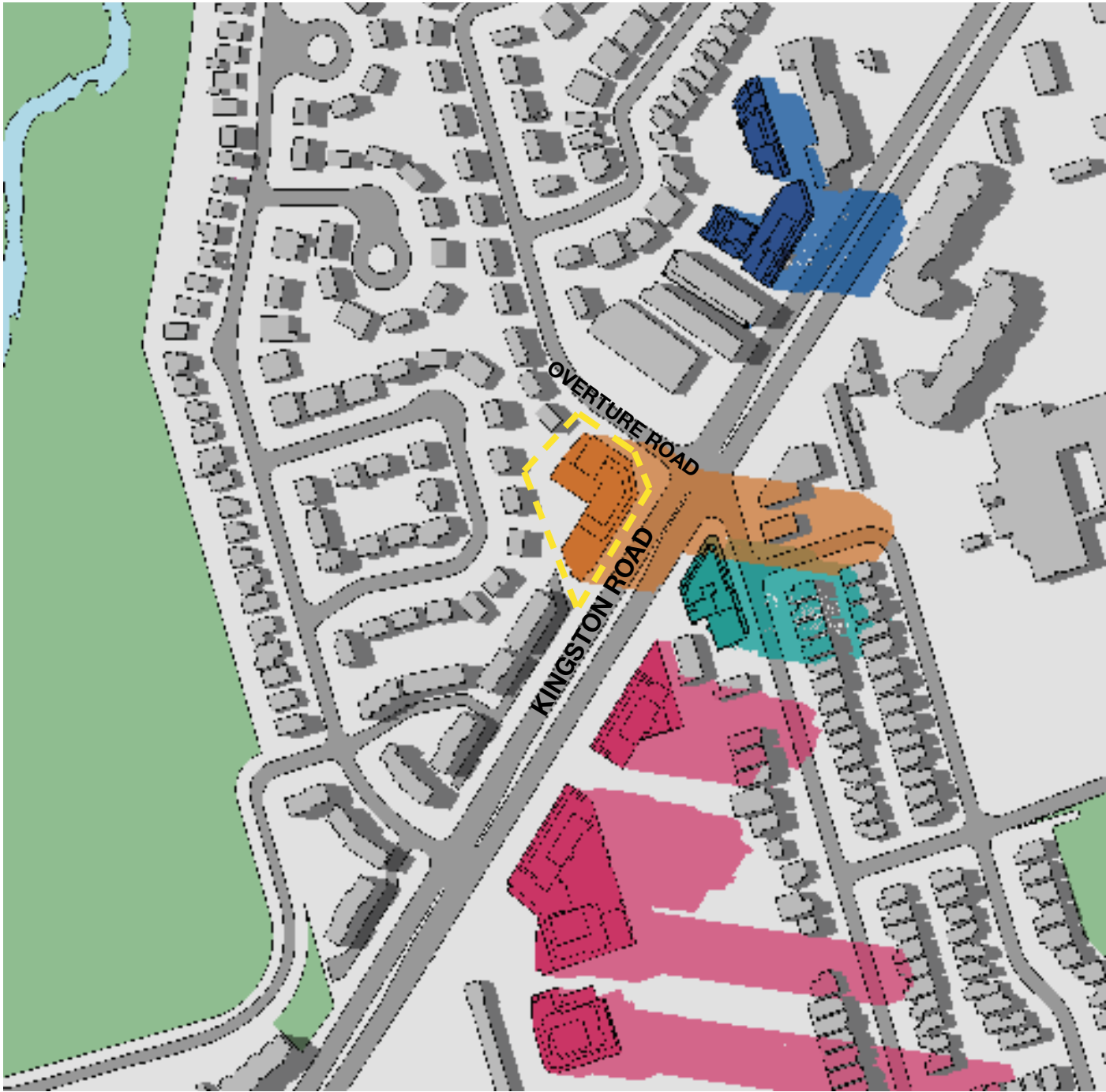


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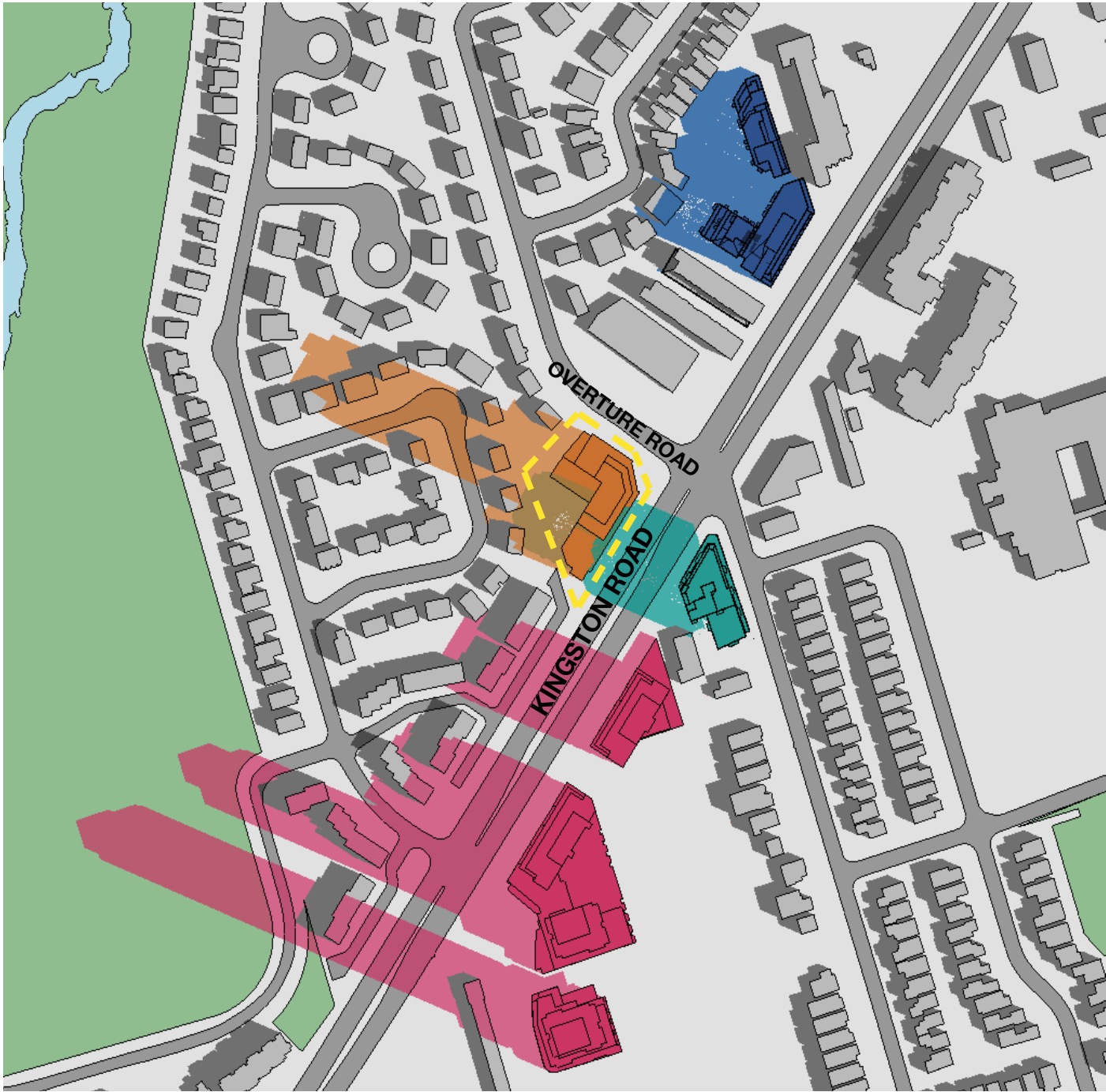


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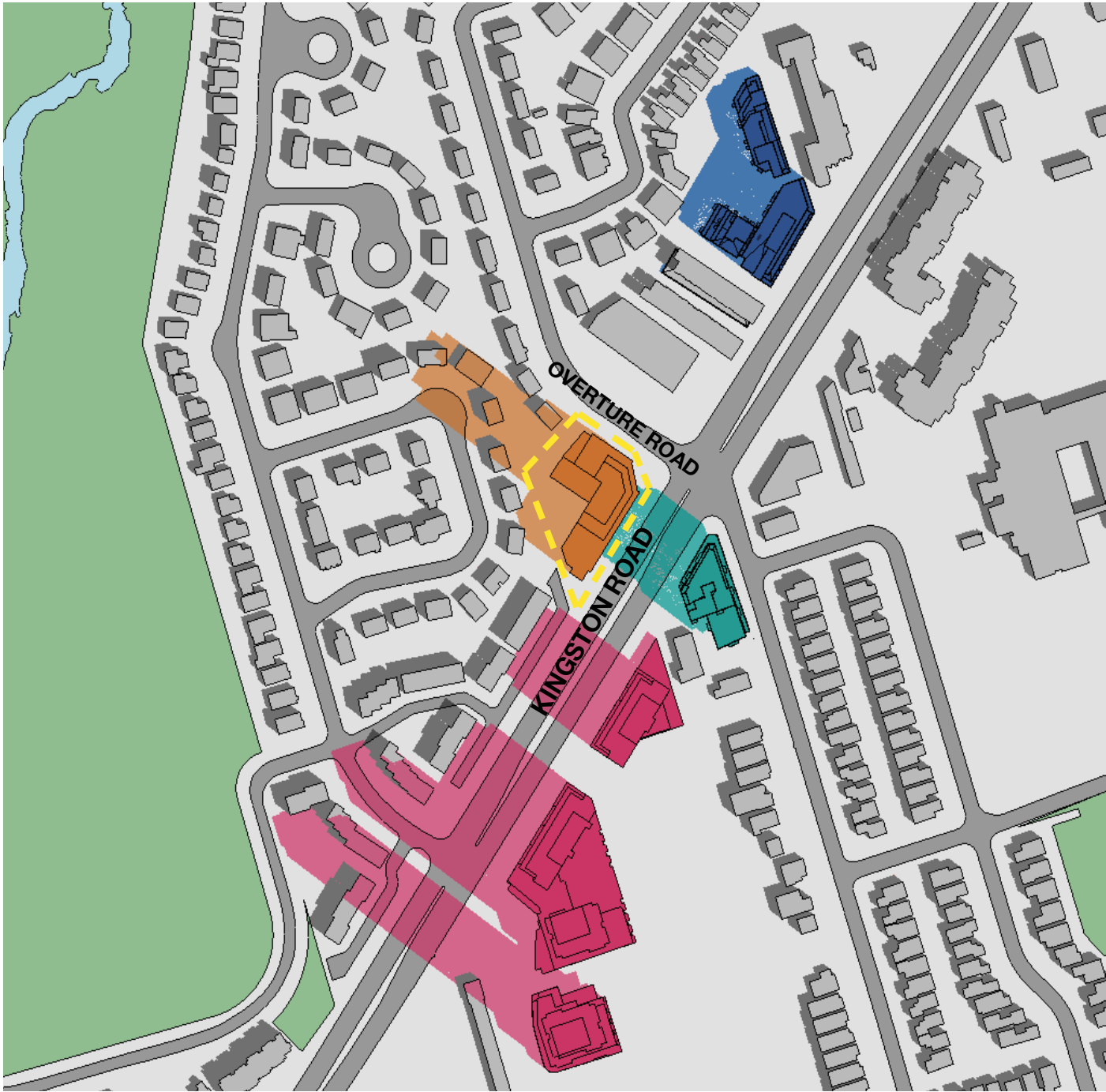


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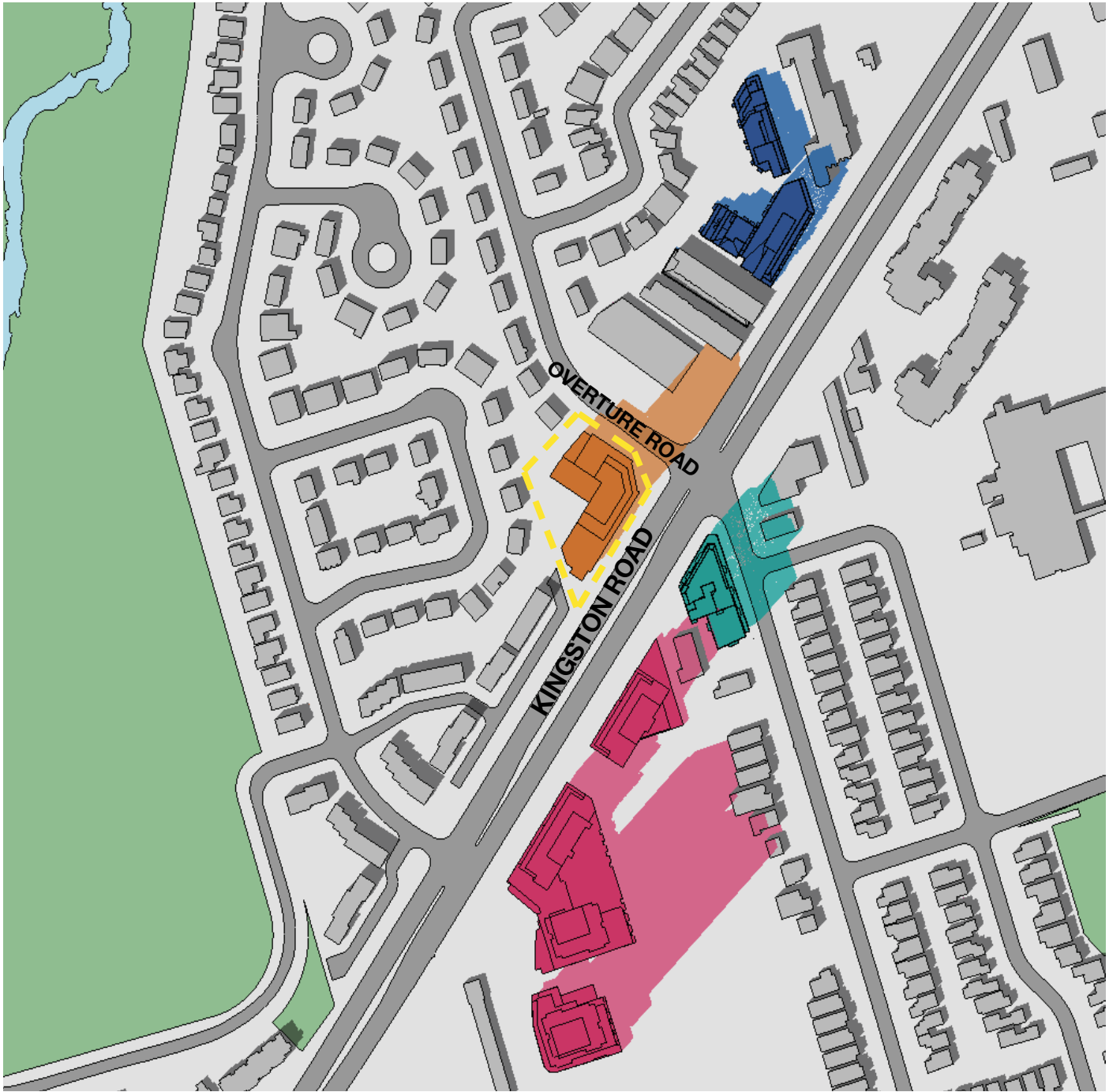


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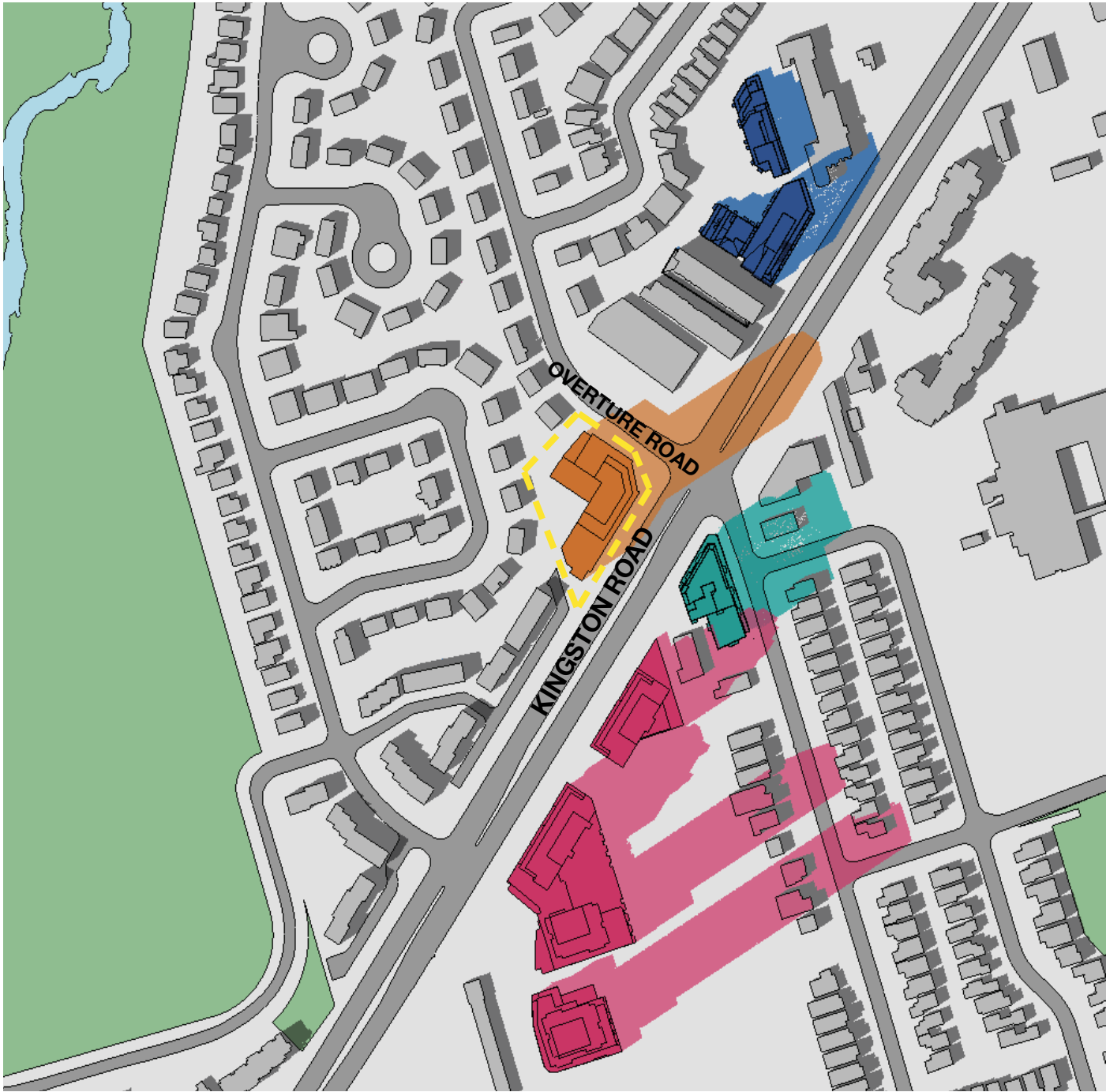


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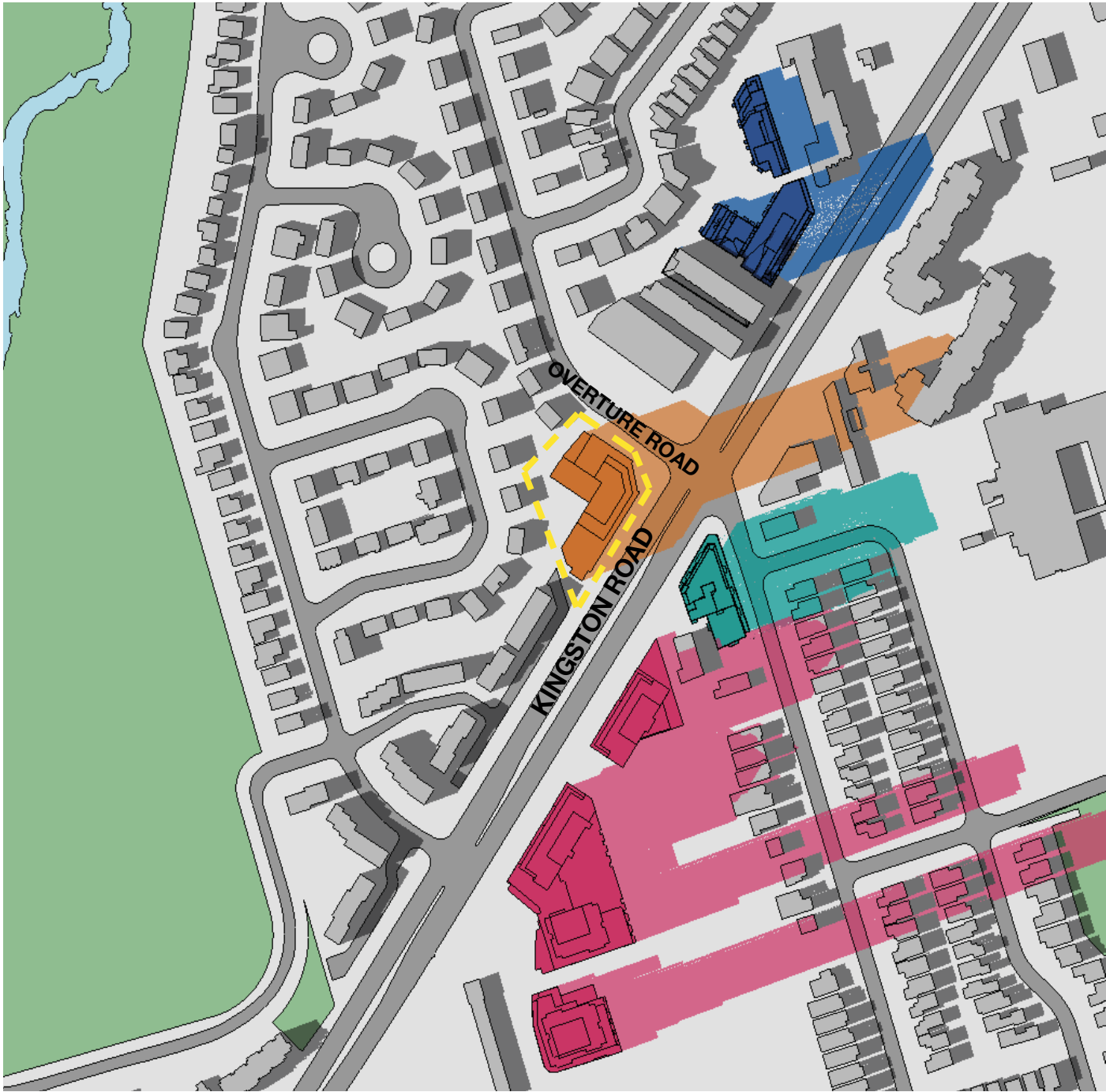


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June 27, 2025

North American Development Group  
2851 John Street, Suite One  
Markham, Ontario L3R 5R7

Attention: Pegah Abhari  
Manager, Development Services

Re: 4180 Kingston, Toronto, Ontario  
ZBA Submission Comments Response

Pegah,

We are writing in response to the City's comments regarding the proposed setbacks from the west/rear property line, specifically to address whether they provide sufficient width and soil depth to support both existing and future trees.

As outlined in the Arborist Report prepared by Kuntz, dated August 10, 2023, the tree preservation zones range from 3.19 meters (Tree #6, at the northwest corner) to 2.18 meters (Tree #13, near the south corner) along the west boundary.

The proposed basement has been set back 3.0 meters from the property line, with an additional 1.2 meters allocated for construction shoring. Construction hoarding will be installed at 3.0 meters from the property line, thereby ensuring that all designated tree preservation zones remain undisturbed.

Additionally, the revised basement setback will allow for greater width and depth of soil, enhancing conditions for the healthy establishment of new canopy trees.

Sincerely,

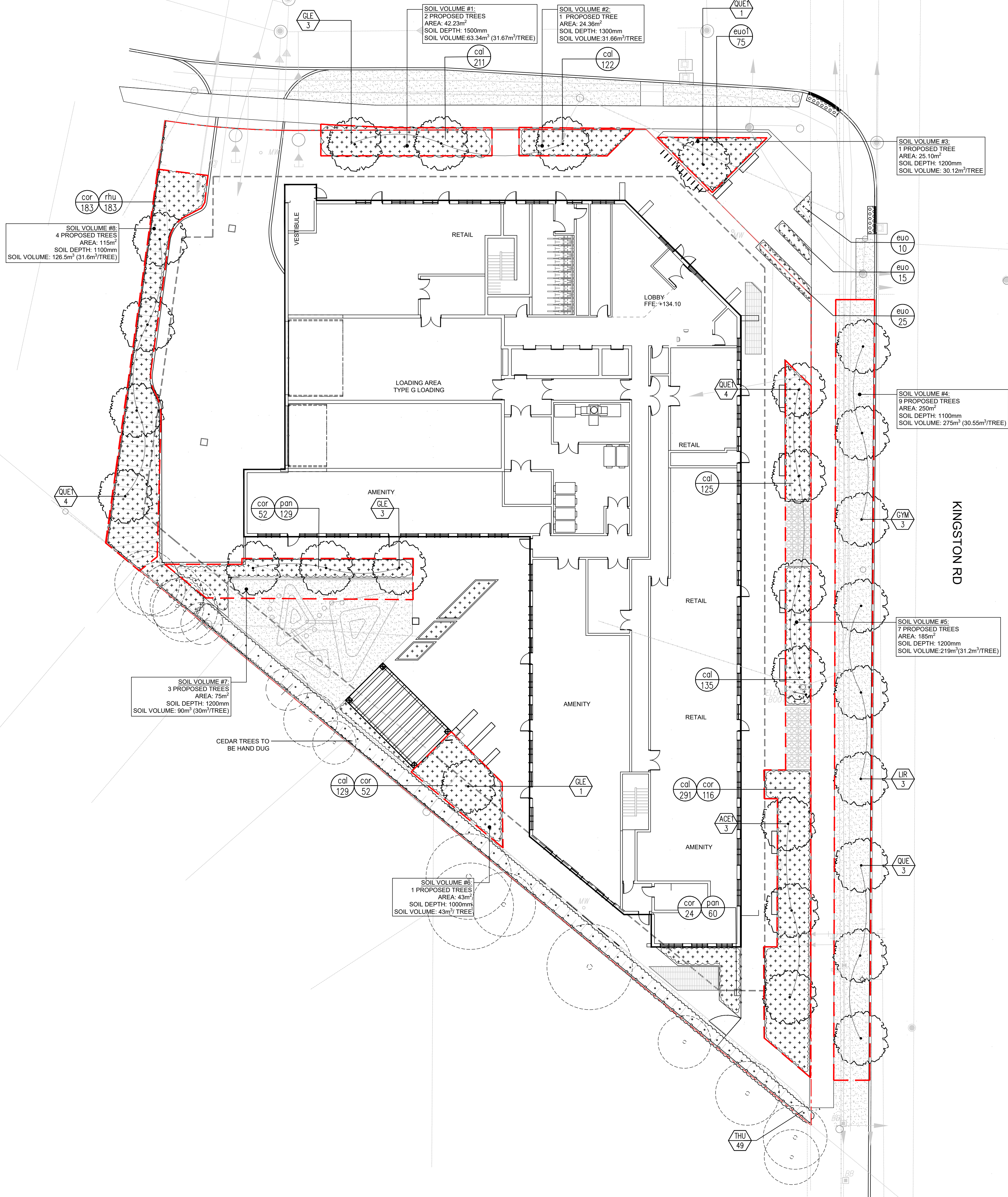


Eddie Wu  
BLA, OALA, BCSLA, APALA, SALA, CSLA, ASLA, LEED AP  
Senior Associate



WITHOUT PREJUDICE

OVERTURE RD



- LANDSCAPE NOTES:
1. A DRIP IRRIGATION SYSTEM TO BE INSTALLED THROUGHOUT THE ROOT ZONE AND WILL SUPPLY NON-POTABLE IRRIGATION FROM THE PROPERTY TO ALL TREES AND RAISED PLANTERS FOR AT LEAST THE FIRST FOUR (4) YEARS AFTER PLANTING. POTABLE WATER USED FOR IRRIGATION WILL BE REDUCED BY ~60%.
  2. A WATERING PROGRAM AND SCHEDULE WILL BE PROVIDED FOR THE TREES FOR AT LEAST THE FIRST FOUR (4) YEARS AFTER PLANTING. ALL LANDSCAPE TO BE IRRIGATED WITH AN ENERGY EFFICIENT SYSTEM.
  3. THE SOIL SHALL CONSIST OF: A MINIMUM OF 600mm OF SANDY LOAM SOIL, COMPRISING OF 50-60% SAND, 20-40% SILT, 6-10% CLAY, 2-5 PERCENT ORGANIC WITH PH OF 7.5 OR LESS. THE SANDY LOAM SOIL IS TO BE TOPPED WITH A MINIMUM 300mm OF MINIMUM 2 YEAR OLD WOODCHIP MULCH. THE FIRST LIFT OF MULCH MUST BE DUG-IN WITH SANDY LOAM SOIL.
  4. A MINIMUM OF 50% NATIVE SPECIES WILL BE PROVIDED FOR PLANTING.
  5. DROUGHT TOLERANT SPECIES WILL BE PROVIDED WHERE POTABLE WATER IS USED FOR IRRIGATION.
  6. NO INVASIVE SPECIES WILL BE PLANTED.
  7. MAXIMUM SOIL VOLUME ACHIEVABLE HAS BEEN ALLOCATED TO ALL TREES TO MEET TGS SOIL VOLUME (MIN. 30 M3 PER TREE).
  8. PAVING TO HAVE A MINIMUM SOLAR REFLECTIVITY OF MIN. 0.33 OR SRI OF MIN 29 FOR 75% OF THE AT-GRADE PAVING.
  9. REFER TO ARCHITECTURAL DRAWINGS FOR BICYCLE COUNTS.
  10. FOR ALL SITE SERVICING AND GRADING, REFER TO CIVIL DRAWINGS AND REPORT.
  11. LIGHTING AND PHOTOMETRIC PLANS TO BE PROVIDED IN SUBSEQUENT SUBMISSION BY OTHERS.
  12. ALL EXTERIOR LIGHT FIXTURES TO BE DARK SKY COMPLIANT.
  13. 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 60mm. THE OWNER SHALL ENSURE THAT EACH TREE WILL HAVE THE BURLAP AND WIRE CAGE OPENED AND SOIL BRUSHED AWAY UNTIL THE FIRST PROPER TOOT 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 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.
  14. THE OWNER/APPLICANT ACKNOWLEDGES AND AGREES THAT THE PLANTING AREAS OF THE SITE AND THE STREET ALLOWANCES 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, SCARIFYING THE OPEN FACES AND BOTTOM, AND REFILL WITH NEW TOP SOIL. (CITY STANDARD SOIL REQUIREMENTS) PRIOR TO TREE PLANTING. THE OWNER SHALL FURTHER PROVIDE PROOF (PHOTOS) OF THE PLANTING AND 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.
  15. REFER TO ARBORIST'S REPORT FOR TREE INVENTORY AND PRESERVATION PLAN
  16. MAXIMUM POROSITY OF VENTILATION GRATES TO BE 20mm X 20mm.
  17. ALL PLANT MATERIAL TO CONFORM TO THE CANADIAN NURSERY TRADES ASSOCIATION METRIC GUIDE SPECIFICATION AND STANDARDS.



Sample Statistics Template  
Toronto Green Standard Version 4.0  
Soil volume for Tree Planting

Soil Area	Location (City ROW private property)	Soil Area (m <sup>2</sup> )	Soil Depth (m)*	Soil Volume (m <sup>3</sup> )	Tree Quantity	Soil Volume per tree (m <sup>3</sup> )	Irrigation provided	Hard Surface or Soft Surface (Yes/No)	Soil Cells (Yes/No)
1	PP	42.23	1.50	63.35	2	31.67	Yes	No	No
2	PP	24.36	1.30	31.67	1	31.67	Yes	No	No
3	ROW	25.10	1.20	30.12	1	30.12	Yes	No	No
4	ROW	250.00	1.10	275.00	9	30.56	Yes	No	No
5	PP	185.00	1.20	222.00	7	31.71	Yes	No	Yes
6	PP	43.00	1.00	43.00	1	43.00	Yes	No	No
7	PP	75.00	1.20	90.00	3	30.00	Yes	No	No
8	PP	115.00	1.10	126.50	4	31.63	Yes	No	No
Totals		759.69		881.63	28				

	City ROW	Private Property
Site area considered for soil volume calculation is (Site area - POPs - Parkland)	4032.86 m <sup>2</sup>	

Total soil volume requirement per site development area: (40% of the site area / 66 x 30) 733.30 m<sup>3</sup>

Total soil volume achieved: 881.63 (120%) 305.12 576.51

Note:  
.. Soil areas vary between open pit off slab, open pit on slab and soil cells  
.. Soil depth excludes drainage layer  
.. Street trees and soil volume in r.o.w. to be confirmed pending daylighting / subsurface utility investigation.  
.. Area used to calculate soil volume requirement excluded dedicated parkland area and POPs area

4180 Kingston Road - Plant List

KEY	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING	CALIPER	REMARKS	NATIVE	DROUGHT
DECIDUOUS TREES									
ACE1	3	ACER SACCHARINUM	SILVER MAPLE	-	AS	70MM	WB	x	x
GLE	7	GLEDITSIA TRIACANTHOS VAR. INERMIS	SHADEMASTER HONEYLOCUS	-	AS	70MM	WB		x
GYM	3	GYMNOCALADUS DIOICUS	KENTUCKY COFFEETREE	-	AS	100MM	WB	x	x
LIR	3	LIRIODENDRON TULIPIFERA	TULIP TREE	-	AS	100MM	WB	x	x
QUE	3	QUERCUS MACROCARPA	BUR OAK	-	AS	70MM	WB	x	x
QUE1	9	QUERCUS RUBRA	RED OAK	-	AS	70MM	WB	x	x
CONIFEROUS TREE									
THU	49	THUJA OCCIDENTALIS 'FASTIGATA'	COLUMAR CEDAR	2000MM	AS	-	WB		x
SHRUBS / PERENNIALS									
cor	427	CORNUS SERICEA	RED OSIER DOGWOOD	800MM	600MM	-	3 GALLONS	x	x
euo	50	EUONYMUS FORTUNEI	EUONYMUS	400MM	600MM	-	3 GALLONS		x
euo1	75	EUONYMUS ALATUS	BURNING BUSH	400MM	600MM	-	3 GALLONS		x
thu	183	RHUS AROMATICA	FRAGRANT SUMAC	600MM	600MM	-	3 GALLONS	x	x
GRASSES									
cal	1013	CALAMAGROSTIS X ACUTIFLORA	KARL FOERSTER	50CM	500MM	-	1 GALLONS	x	x
pan	189	PANICUM VIRGATUM	SWITCH GRASS	50CM	500MM	-	1 GALLONS		x

PLANTING NOTES:  
1. AT LEAST TWO SPECIES FROM THE SELECTED PLAN MATERIAL WILL BE IN BLOOM AT ALL PERIODS OVER THE GROWING SEASON:  
- (CAL) CALAMAGROSTIS X ACUTIFLORA - KARL FOERSTER  
- (EUO) EUONYMUS FORTUNEI - EUONYMUS  
- (RHU) RHUS AROMATICA - FRAGRANT SUMAC.

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE LANDSCAPE ARCHITECT.

KEY MAP



LEGEND

- PROPERTY LINE
- LIMIT OF STRUCTURAL SLAB
- LINE OF BUILDING CANOPY ABOVE
- PROPOSED CHAIN LINK FENCE
- PROPOSED BOARD FENCE

PLANTING

- SOIL CELLS
- PROPOSED DECIDUOUS TREE
- PLANTING BED
- MULCH BED
- SOIL TRENCH
- EXISTING TREE TO REMAIN
- TREE PROTECTION ZONE
- EXISTING TREE TO BE REMOVED
- REFER TO ARBORIST REPORT FOR MORE DETAILS

SURFACES



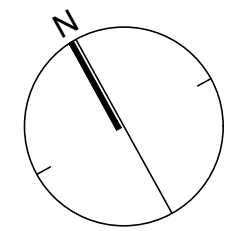
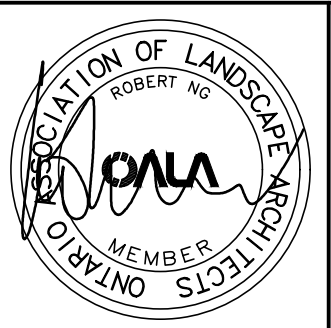
PLANTING KEYS

- TREE SPECIES
- QTY.
- SHRUB / PERENNIAL SPECIES
- QTY.

REVISIONS

No.	Description	Date
4	Issue for Update - Without Prejudice	Sep 18/25
3	Reissued for ZBA	Sep 01/23
2	Issued for ZBA	Jul 31/23
1	Issued for ZBA	May 06/22

CITY APPROVAL STAMP



NAK  
design strategies

421 RONCESVALLES AVENUE, TORONTO, ON M6R 2N1 CANADA  
T 416.340.8700 F 416.340.7100 [NAKDESIGNSTRATEGIES.COM](http://NAKDESIGNSTRATEGIES.COM)

PROJECT

4180 KINGSTON  
Toronto, Ontario

TITLE

PLANTING &  
SOIL VOLUME PLAN

DATE: MAY.11/20

SCALE: 1:200

DRAWN: SH

CHECKED: RN

JOB NO.: 20-117

SHEET

L101