



86 LYNN WILLIAMS STREET

APPLICATION FOR ZONING BY-LAW AMENDMENT

PROJECT TEAM

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LANDSCAPE SHEET LIST

Sheet Number	Sheet Name	Current Revision	Revision Date
L-000	COVER SHEET- LANDSCAPE	1	2023 10 06
L-001	LANDSCAPE STATISTICS	1	2023 10 06
L-003	TREE PROTECTION PLAN	1	2023 10 06
L-100	GROUND FLOOR LANDSCAPE & PLANTING PLAN	1	2023 10 06
L-101	GROUND FLOOR SOIL PLAN	1	2023 10 06
L-102	LEVEL 7, 43 MPH - LANDSCAPE & PLANTING PLAN	1	2023 10 06
L-200	STREET SECTIONS	1	2023 10 06
L-201	ROOFTOP LANDSCAPE SECTIONS	1	2023 10 06
L-301	LANDSCAPE DETAILS	1	2023 10 06
L-302	LANDSCAPE DETAILS	1	2023 10 06

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4. Discrepancies indicated on plans between the hours of finished surfaces unless otherwise noted.
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6. These documents are not to be used for construction unless specifically noted for such purpose.

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86 LYNN WILLIAMS STREET

TORONTO
Project North True North

SCALE
PROJECT NO. 201803
ISSUE DATE 12/22/22

COVER SHEET- LANDSCAPE

L-000

Toronto Green Standard Version 4.0 Mid to High Rise Residential and all New Non-Residential Development

General Project Description	Proposed
TOTAL GROSS FLOOR AREA	34,192 m ²
BREAKDOWN OF PROJECT COMPONENTS (m ²)	
RESIDENTIAL	33,392 m ²
RETAIL	800 m ²
COMMERCIAL	N/A
INDUSTRIAL	N/A
INSTITUTIONAL / OTHER	N/A
TOTAL NUMBER OF RESIDENTIAL UNITS	588

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Low Emissions Transportation	Required	Proposed	Proposed %
NUMBER OF PARKING SPACES	194	110	-
NUMBER OF PARKING SPACES WITH EVSE (RESIDENTIAL)	76	77	101.3%
NUMBER OF PARKING SPACES WITH EVSE (NON-RESIDENTIAL)	3	4	133%
Cycle Infrastructure	Required	Proposed	Proposed %
NUMBER OF LONG-TERM BICYCLE PARKING SPACES (ALL-USES)	530	530	100%
NUMBER OF LONG-TERM BICYCLE PARKING (RESIDENTIAL AND ALL OTHER USES) LOCATED ON:			
A) FIRST STOREY OF BUILDING		0	0%
B) SECOND STOREY OF BUILDING		0	0%
C) FIRST LEVEL BELOW-GROUND		530	100%
D) SECOND LEVEL BELOW-GROUND		0	0%
E) OTHER LEVELS BELOW-GROUND		0	0%
NUMBER OF SHORT-TERM BICYCLE PARKING SPACES	118	118	100%
NUMBER OF SHOWER AND CHANGE FACILITIES	N/A	N/A	N/A
Tree Canopy	Required	Proposed	Proposed %
TOTAL SOIL VOLUME (40% OF THE SITE AREA = 66m ² X 30m)	523 m ³	648.8 m ³	>123.9%
SOIL VOLUME PROVIDED WITHIN THE SITE AREA (m ³)		648.8 m ³	
SOIL VOLUME PROVIDED WITHIN THE PUBLIC BOULEVARD (m ³)		0	

Section 2: For Site Plan Control Applications

Cycle Infrastructure	Required	Proposed	Proposed %
NUMBER OF SHORT-TERM BICYCLE PARKING SPACES (ALL USES) AT-GRADE OR ON FIRST LEVEL BELOW GRADE	118	118	100%
NUMBER OF PUBLICLY ACCESSIBLE BICYCLE PARKING SPACES	118	118	100%
NUMBER OF ENERGIZED OUTLETS FOR ELECTRIC BICYCLES	80	80	100%
Tree Canopy	Required	Proposed	Proposed %
TOTAL SITE AREA (M ²)		2,880 m ²	
TOTAL SOIL VOLUME (40% OF THE SITE AREA = 66 m ² X 30 m)	523 m ³	648.8 m ³	22.5%
TOTAL NUMBER OF TREES PLANTED		19	0.7%
NUMBER OF SURFACE PARKING SPACES (IF APPLICABLE)		0	0.0%
NUMBER OF SHADE TREES LOCATED IN SURFACE PARKING AREA	N/A	N/A	0.0%
Landscaping & Biodiversity	Required	Proposed	Proposed %
TOTAL NON-ROOF HARDSCAPE AREA (m ²)		1,550.5 m ²	
TOTAL NON-ROOF HARDSCAPE AREA TREATED FOR URBAN HEAT ISLAND (MINIMUM RESIDENTIAL 75% OR NON-RESIDENTIAL 50%) (M ²)	1,163 m ²	1,349 m ²	87%
AREA OF NON-ROOF HARDSCAPE TREATED WITH: (INDICATE M ²)			
A) HIGH-ALBEDO SURFACE MATERIAL		0 m ²	100%
B) OPEN-GRID PAVEMENT		1,349 m ²	87%
C) SHADE FROM TREE CANOPY		0 m ²	0%
D) SHADE FROM HIGH-ALBEDO STRUCTURES		0 m ²	0%
E) SHADE FROM ENERGY GENERATION STRUCTURES		0 m ²	0%
PERCENTAGE OF LOT AREA AS SOFT LANDSCAPING (NON-RESIDENTIAL ONLY)	N/A	N/A	N/A
TOTAL NUMBER OF PLANTS		180	
TOTAL NUMBER OF NATIVE PLANTS AND % OF TOTAL PLANTS		90%	180
AVAILABLE ROOF SPACE (M ²)		813 m ²	
AVAILABLE ROOF SPACE PROVIDED AS GREEN ROOF (M ²)	488 m ²	691 m ²	85%
AVAILABLE ROOF SPACE PROVIDED AS COOL ROOF (M ²)		N/A	
AVAILABLE ROOF SPACE PROVIDED AS SOLAR PANELS (M ²)		N/A	
Bird Collision Deterrence	Required	Proposed	Proposed %
TOTAL AREA OF GLAZING OF ALL ELEVATIONS WITHIN 16M ABOVE GRADE		1325 m ²	
TOTAL AREA OF TREATED GLAZING (MINIMUM 85% OF TOTAL AREA OF GLAZING WITHIN 16M ABOVE GRADE) (M ²)	1126 m ²	1325 m ²	100%
PERCENTAGE OF GLAZING WITHIN 16M ABOVE GRADE TREATED WITH:			
A) VISUAL MARKERS		1325 m ²	100%
B) NON-REFLECTIVE GLASS		0 m ²	0%
C) BUILDING INTEGRATED STRUCTURES		0 m ²	0%

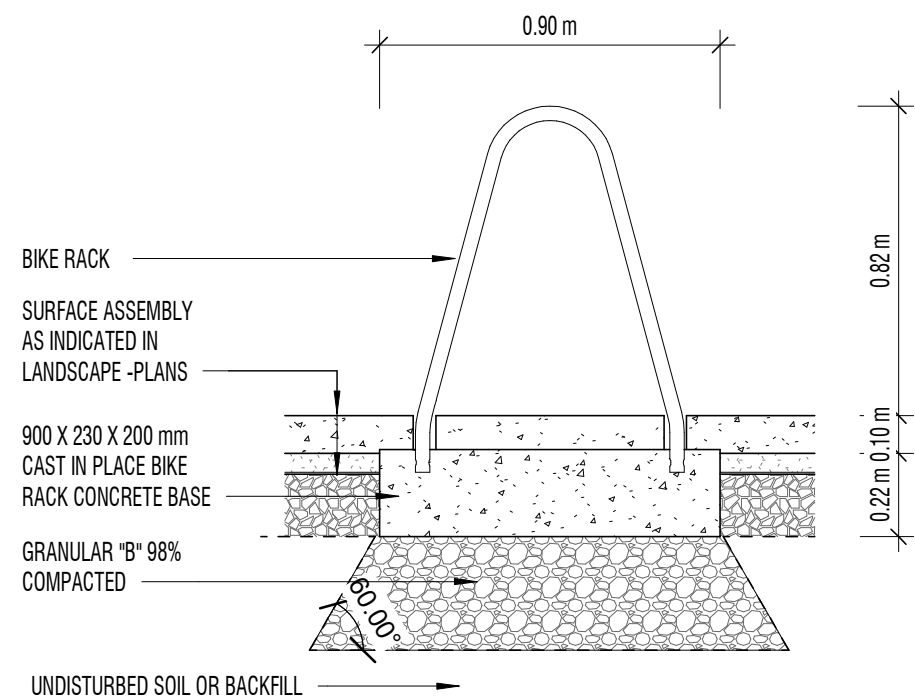
GREEN ROOF STATISTICS	PROPOSED	
GROSS FLOOR AREA, AS DEFINED IN GREEN ROOF BYLAW (m ²)	33,191 m ²	
TOTAL ROOF AREA (m ²)	1,775 m ²	
AREA OF RESIDENTIAL PRIVATE TERRACES (m ²)	71.7m ²	
ROOFTOP OUTDOOR AMENITY SPACE, IF IN A RESIDENTIAL BUILDING (m ²)	890 m ²	
AREA OF RENEWABLE ENERGY DEVICES (m ²)	0 m ²	
TOWER(S) ROOF AREA WITH FLOOR PLATE LESS THAN 750 m ² (m ²)	0 m ²	
TOTAL AVAILABLE ROOF SPACE (m ²)	813 m ²	
GREEN ROOF COVERAGE	REQUIRED	PROPOSED
COVERAGE OF AVAILABLE ROOF SPACE (m ²)	488 m ²	691 m ²
COVERAGE OF AVAILABLE ROOF SPACE (%)	60%	85%

NOTE: Gross Floor Area, as defined in the Green Roof Bylaw (November 9, 2017) refers to the total area of each floor level of a building, above and below average grade, measured from the exterior of the main wall of each floor level, including voids at the level of each floor, such as an atrium, mezzanine, stairwell, escalator, elevator, ventilation duct or utility shaft, but excluding areas used for the purpose of parking or loading.

4.0 BIKE SUMMARY

SHORT-TERM BICYCLE PARKING: TYPICAL BICYCLE RING AT GRADE

BICYCLE PARKING LAYOUTS ARE DESIGNED TO COMPLY WITH CITY OF TORONTO GUIDELINES FOR THE DESIGN AND MANAGEMENT OF BICYCLE PARKING FACILITIES



LEVEL	BIKE PARKING	
	LONG-TERM	SHORT-TERM
P1	530	0
Level 1	0	118
	530	118

GENERAL NOTES:

- ALL TREES, SHRUBS, AND VINES ARE NATIVE SPECIES. NO INVASIVE SPECIES WILL BE PLANTED.
- A TREE WATERING AND MAINTENANCE PROGRAM IS TO BE PROVIDED FOR A MINIMUM OF FOUR (4) YEARS AFTER PLANTING.
- LANDSCAPING WILL BE IRRIGATED USING NON-POTABLE WATER. PASSIVE AND ACTIVE IRRIGATION IS TO BE PROVIDED FOR ALL TREES. GREYWATER TO BE USED.
- SOIL IS RETAINED ON-SITE OR ADJUSTED OR REPLACED WITH SOIL OF EQUAL OR BETTER QUALITY.
- SOIL FOR ALL TREE PLANTING TO BE A SANDILY LOAM TEXTURE PROFILE (50-60% SAND, 20-40% SILT, 6-10% CLAY, 2-5% ORGANIC MATTER BY DRY WEIGHT) WITH A MAXIMUM PH OF 7.5.
- PEDESTRIAN CLEARWAY MEETS 'TORONTO VIBRANT STREETS POLICY' MINIMUM WIDTH 2.1m.
- ALL GROUND LEVEL GRATES WILL HAVE A POROSITY OF 20mm X 20mm OR 10mm X 40mm.
- FOR EXISTING LOCATION, SIZE, NUMBER, AND SPECIES OF EXISTING TREES TO BE RETAINED AND PROTECTED UNDER THE CITY OF TORONTO TREE BY-LAWS, REFER TO TREE PROTECTION PLAN.
- ROOFTOP LIGHTING WILL BE DIRECTED DOWNWARD AND SCHEDULED TO TURN OFF BETWEEN 11 PM AND 6 AM. ALL PROPOSED LIGHTING FIXTURES TO BE DARK SKY COMPLIANT.
- FIRST 4 m OF ANY GLAZING ABOVE AND WITHIN 2.5 m OF ROOFTOP VEGETATION FEATURES TO BE TREATED WITH BIRD FRIENDLY GLAZING STRATEGIES.

1.0 PLANTING SUMMARY

PLANTING SCHEDULE - TREES						
TAG	COMMON NAME	BOTANICAL NAME	SIZE / HEIGHT	CONDITION	QTY	REMARKS

Level 1

	OM	BURR OAK	QUERCUS MACROCARPA	WB	4	
	AF	FREEMAN MAPLE	ACER x FREEMAN	WB	6	
	HL	HONEY LOCUST	GLEDITSIA TRIACANTHOS	WB	3	
	LT	TULIP POPLAR (LIRIODENDR ON TULIPIFERA)	LIRIODENDRON TULIPIFERA	WB	6	
					19	

PLANTING SCHEDULE - SHRUBS & VINES

TAG	COMMON NAME	BOTANICAL NAME	SIZE / HEIGHT	CONDITION	QTY	REMARKS
-----	-------------	----------------	---------------	-----------	-----	---------

Level 7

	RT	STAGHORN SUMAC	DROUGHT TOLERANT, NATIVE SPECIES	WB	161	
					161	

SOIL VOLUME FOR TREE PLANTING (AT GRADE)

PLANTING AREA	AREA	DEPTH	SOIL VOLUME	NO. OF TREES	SOIL VOLUME / TREE	IRRIGATION PROVIDED
1	139.31 m ²	1.3 m	181.1 m ³	5	36.2 m ³	
2	116.85 m ²	1.3 m	151.9 m ³	4	38 m ³	
3	194.81 m ²	1.3 m	253.3 m ³	8	31.7 m ³	
4	47.82 m ²	1.3 m	62.3 m ³	2	31.1 m ³	
TOTAL: 4			648.8 m³	19		

GREEN ROOF SCHEDULE

MARK	DESCRIPTION	LOCATION	AREA	MANUF.	SPEC.	PLANT SPACING (TRMM)	ESTIMATE Q. QTY.
GR EX	EXTENSIVE GREEN ROOF	MPH	64.89 m ²	BORROOF OR APPROVED EQ	ECO-SYSTEM WITH MEADOW BLANDES/ WILDCLOWERS, 150mm DEPTH	200 mm	1770
GR EX	EXTENSIVE GREEN ROOF	MPH ROOF	332.53 m ²	BORROOF OR APPROVED EQ	ECO-SYSTEM WITH MEADOW BLANDES/ WILDCLOWERS, 150mm DEPTH	200 mm	3363
			397.22 m²				11133
GR IN	INTENSIVE GREEN ROOF	Level 7	217.81 m ²	BORROOF OR APPROVED EQ	TRIANGULAR SPACING	300 mm	2054
			217.81 m²				2054
GR MP	PERENNIAL MIX 1	Level 43	76.22 m ²		TRIANGULAR SPACING	300 mm	621
			76.22 m²				621
TOTAL			691.25 m²				13388

2.0 HARDSCAPE SUMMARY

HARDSCAPE SCHEDULE						
Type Comments	MARK	DESCRIPTION	LOCATION	AREA	MANUF.	SPEC.
KO TURF	K01	K9 TURF	Level 1	8.65 m ²		
HARDSCAPE	CS1	PROPOSED CONCRETE SIDEWALK CLIP STANDARD 150x150x4 - FRENCH DRAIN	Level 1	192.74 m ²		
HARDSCAPE	PP1	UNLOCK 2" X 9" PERMEABLE PAVEMENT TOWNHALL, SURFACING PREP	Level 1	1428.14 m ²	UNLOCK	
				1629.53 m²		
HARDSCAPE	RP1	PAVERS ON PEDESTAL	Level 7	542.41 m ²	UNLOCK	
HARDSCAPE - PRIVATE	RP1	PAVERS ON PEDESTAL	Level 7	76.81 m ²	UNLOCK	
				619.22 m²		
HARDSCAPE	RP1	PAVERS ON PEDESTAL	Level 43	200.81 m ²	UNLOCK	
				200.81 m²		
Level 43 TOTAL				200.81 m²		

3.0 LIGHTING SUMMARY

LIGHT FIXTURE SCHEDULE			
Type Mark	Type Comments	Count	Lamp

L1	Compatible with 4", 5" and 6" pole diameters only	11	
----	---	----	--

Level 1

CL1		21	T-12
CSL		2	
EL		3	
WL2		22	25.3W LED

Level 7

CL1		8	T-12
WL1		53	W LED

Level 43

CL1		10	T-12
WL1		30	W LED
		160	

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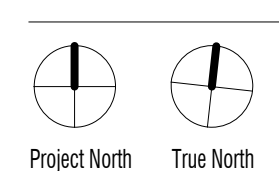
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86 LYNN WILLIAMS STREET

TORONTO



SCALE As indicated
PROJECT NO. 201803
ISSUE DATE 08/11/23

**LANDSCAPE
STATS/TGS**

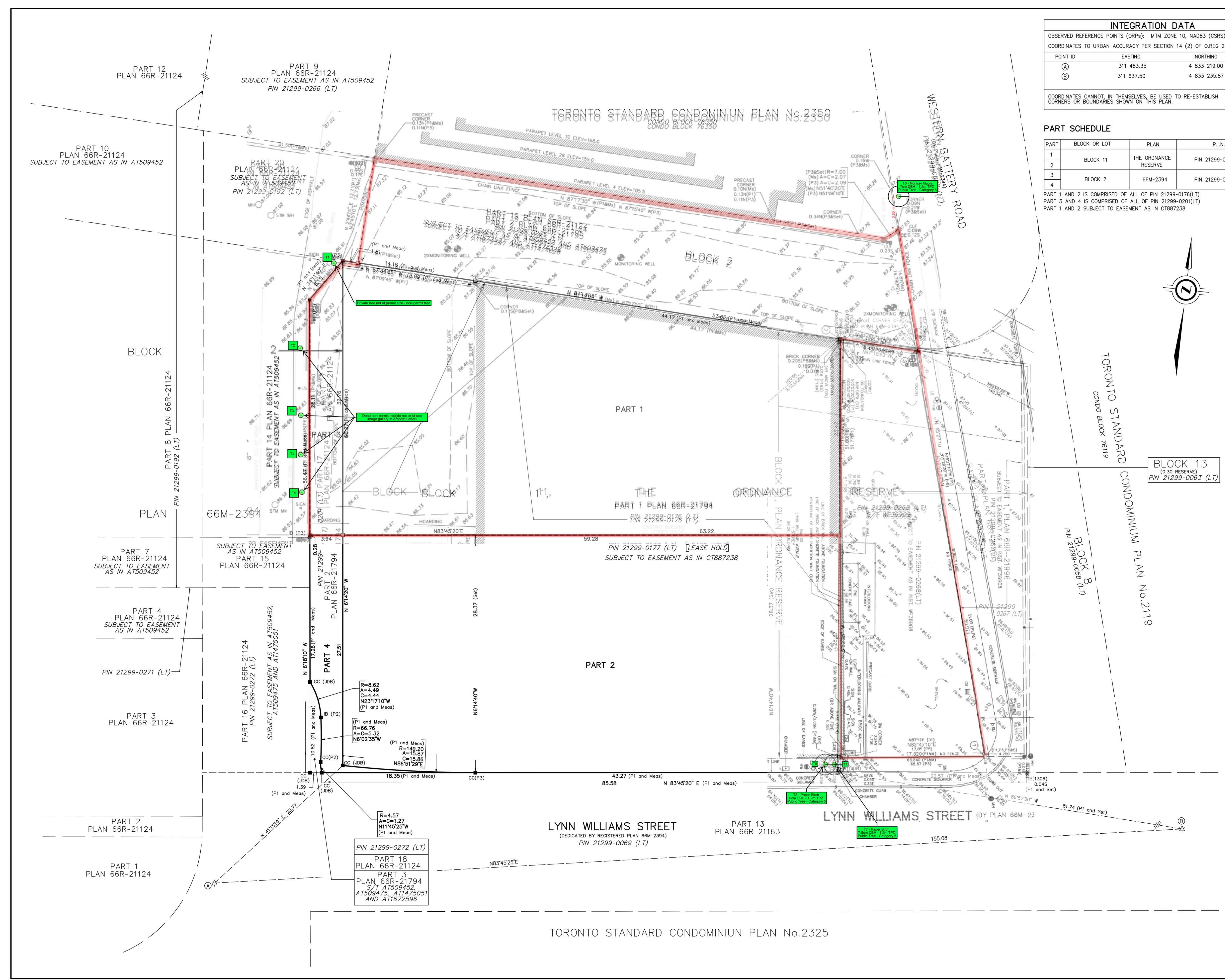
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INTEGRATION DATA

OBSERVED REFERENCE POINTS (ORP): MTM ZONE 10, NAD83 (CSRS) (2010.0).
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O. REG 216/10.

POINT ID	EASTING	NORTHING
1	311 483.35	4 833 219.00
2	311 637.50	4 833 235.87

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

PART SCHEDULE

PART	BLOCK OR LOT	PLAN	P.I.N.	PLAN (sq.m.)
1	BLOCK 11	THE ORDINANCE RESERVE	PIN 21299-0176(LT)	1669.9
2	BLOCK 2	66M-2394	PIN 21299-0201(LT)	1674.8
3	BLOCK 2	66M-2394	PIN 21299-0201(LT)	120.7
4	BLOCK 2	66M-2394	PIN 21299-0201(LT)	103.6

PART 1 AND 2 IS COMPRISED OF ALL OF PIN 21299-0176(LT)
PART 3 AND 4 IS COMPRISED OF ALL OF PIN 21299-0201(LT)
PART 1 AND 2 SUBJECT TO EASEMENT AS IN C1887238

CENTRAL TREE CARE LTD

Tree Location Map dated May 25, 2023.

Tree Location Map must be used in conjunction with the Arborist Letter, dated May 25, 2023.

Trees on and within 6.0m of the subject property were inventoried. Permit Trees TPZ have their radius included in their TPZ ordinance.

Legend

- Tree stem location
- TPZ of Permit Tree
- Boundary of the subject properties

PLAN OF SURVEY OF PART OF BLOCK 11 THE ORDINANCE RESERVE AND PART OF BLOCK 2 PLAN 66M-2394 CITY OF TORONTO

SCALE 1 : 200

THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200

J.D. BARNES LIMITED
ONTARIO LAND SURVEYORS

NOTES

BEARINGS ARE MTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 10, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999893.

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - CH DENOTES SURVEY MONUMENT UNABLE TO BE SET
 - CC DENOTES CUT CROSS
 - IB DENOTES IRON BAR
 - P1 DENOTES PLAN OF SURVEY BY J.D. BARNES LTD., OLS DATED APRIL 14, 2020 (O.S. No. 20-15-017-00)
 - P2 DENOTES PLAN 66R-21794
 - P3 DENOTES SPIN BY SCHAFER OZALDOV BENNET LTD., OLS DATED FEBRUARY 23, 2015 (O.S. No. 10-148-05)
 - NI DENOTES NO IDENTIFIER
 - 922 DENOTES SCHAFER OZALDOV BENNET LTD., OLS
 - 1306 DENOTES DELPH & JENKINS LIMITED, OLS.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON August 11, 2022.

DATE: August 11, 2022

M.L. FISHER
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXXX

J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS
180 BURNHAMTHORPE BLVD. SUITE 100, MISSISSAUGA, ON L5R 6K8
T: (905) 477-3600 F: (905) 477-3382 www.jdbarnes.com

DRAWN BY: J.L. CHECKED BY: M.F.P. REFERENCE NO.: 20-15-017-01
PLOTTED: 10/25/2022 DATED: August 11, 2022

CENTRAL TREE CARE LTD

WESLEY SUTHERLAND ISA CERTIFIED ARBORIST
418 St. Quentin Avenue, Toronto, ON M9M 2M8
P: 416 285 4750 F: 416 285 4749
wesley@centraltreecare.com centraltreecare.com

Since 1996

May 25, 2023

Urban Forestry, Tree Protection & Plan Review
Toronto & East York District
50 Booth Avenue
Toronto, ON M4M 2M2
T: (416) 392-0567
f: jsp@toronto.ca

Collecdev Inc.
Attn: Ahmed Khafagy
365 Bloor St. E #1400
Toronto, ON M4W 3L4
T: (416) 214-3235
E: ahafagy@collecdev.com

Re: 86 Lynn Williams St. & 70 Lynn Williams St. (Ward 10)

Arborist Letter

Central Tree Care Ltd. has been retained by the Collecdev Inc. to provide an arborist letter for submission to the City of Toronto for ZBA app. as part of the site development application at 86 Lynn Williams St. & 70 Lynn Williams St. (Ward 10). This letter and attached documents aim to satisfy the conditions set forth by the COA, which include a list of trees protected by the relevant City of Toronto bylaws, photographs of the relevant trees on site, and a survey showing their locations and tree protection zones (TPZ).

All trees governed by TPR on or within 6.0m of the property were inventoried in the below table, as well, the subject trees were photographed in the below Image Documentation section. The tree locations and tree protection zones are indicated on the attached Tree Location Map. The proposed work includes:

- Modifications to the existing structure to build a multi-story complex.

TREE INVENTORY

Trees located within the work area were inspected on May 23, 2023.

Tree #	Common	Scientific	Health	Structure	DBH (cm)	TPZ (m)	Comments
1	Freemans Maple	Acer x pennsylvanicum	Fair/Poor	Poor	12	-	N.A.
2					8	-	N.A.
3			100% Dead		5	-	N.A.
4					5	-	N.A.
5					5	-	N.A.
6	Norway Spruce	Abies balsamea	Good	Good	5	1.2	5
7	Paper Birch	Betula papyrifera	Poor	Fair	7.5	1.2	5
8	Paper Birch	Betula papyrifera	Poor	Fair	6	1.2	5

Category #: N.A. are undeciduous non-permit trees growing on private property, not protected.
5. Trees of all diameters situated within the City road allowance adjacent to the subject site.

Limitations

Inspection of the trees on site was limited to a visual assessment from the ground only. No inspection via climbing, exploration below grade, probing, or coring were conducted, unless stated otherwise. Any observations and data collected from site are based on conditions at the time of inspection. Diameters of trees located on neighbouring properties were estimated to avoid trespassing. It must be noted that trees are living organisms and their conditions are subject to change.

This letter was completed using the following documents:

- Site survey prepared by KRCMAR Surveyors Inc., dated April 12th, 2023, DWG NAME: 21-1368701
- Site survey prepared by J.D. BARNES LIMITED, dated August 11, 2020, REFERENCE NO. 20-15-017-01
- Site survey prepared by J.D. BARNES LIMITED, dated April 14, 2020, REFERENCE number 20-15-017-00

If there are any questions or concerns regarding the contents of this letter, please feel free to contact me at wesley@centraltreecare.com.

Thank you,

c/o Wesley Sutherland ON-2185A
Mike Spensley ON-1379A
Central Tree Care Ltd.



7. Tree Protection Plan Details

The following diagrams provide details for tree protection barriers and sediment protection barriers:

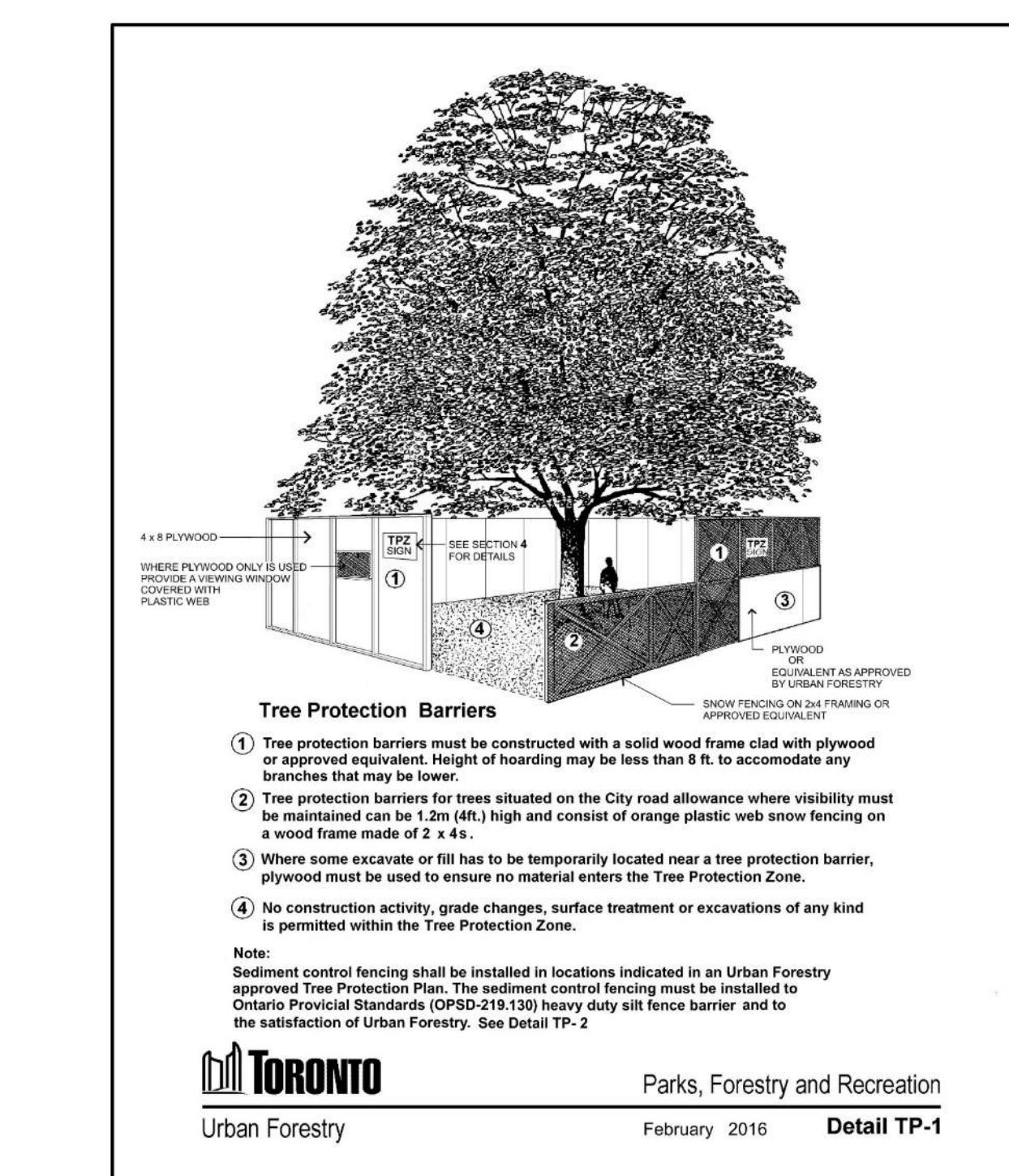


Figure 4: Urban Forestry Detail TP-1

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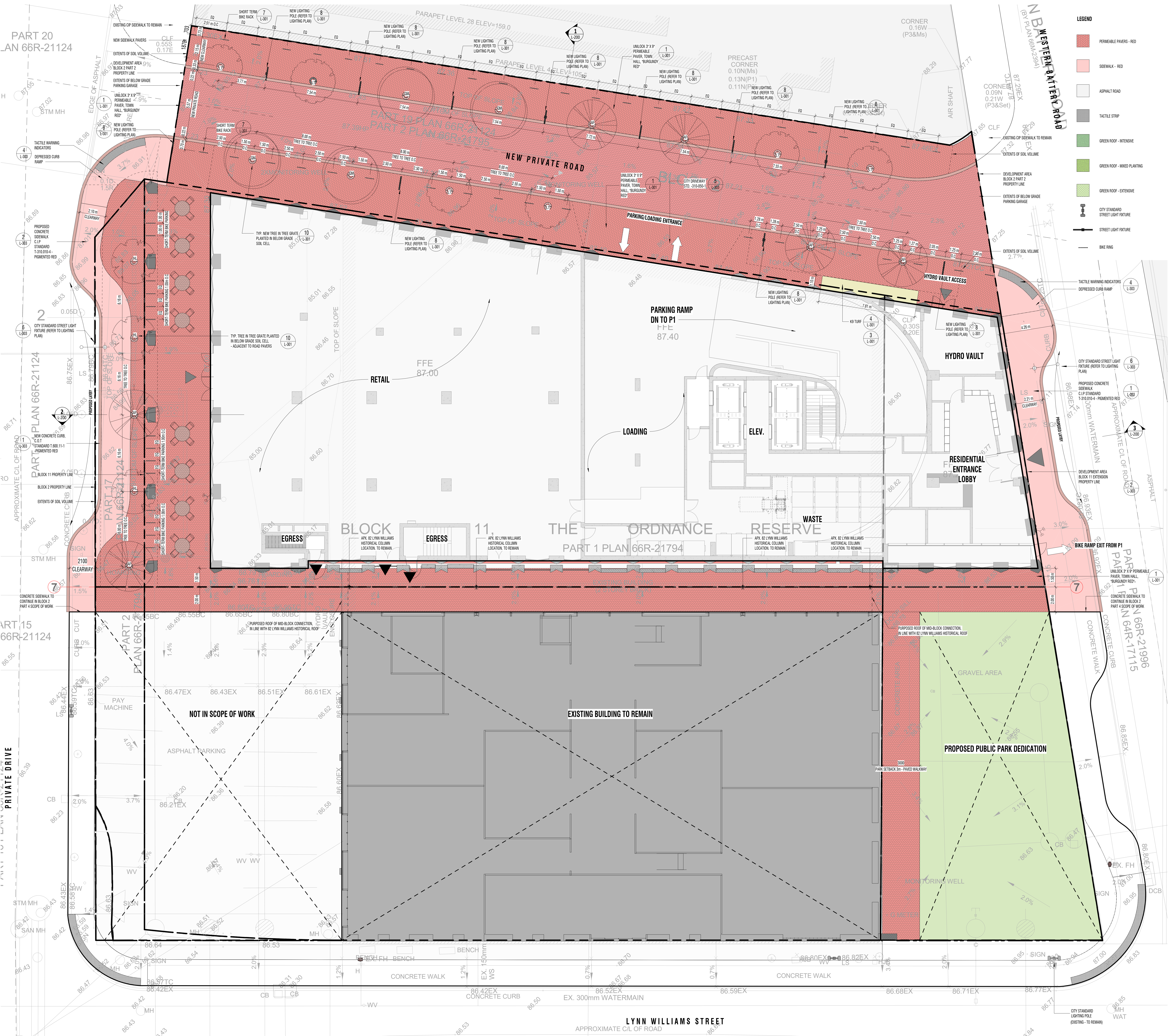
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Toronto, ON, Canada M5J 2Y9
416 915 1701

86 LYNN WILLIAMS STREET

TORONTO
Project North
True North

SCALE
PROJECT NO. 201803
ISSUE DATE 08/11/23

TREE PROTECTION PLAN
L-003



LEGEND

- PERMEABLE PAVERS - RED
- SIDEWALK - RED
- ASPHALT ROAD
- TACTILE STRIP
- GREEN ROOF - INTENSIVE
- GREEN ROOF - MIXED PLANTING
- GREEN ROOF - EXTENSIVE
- CITY STANDARD STREET LIGHT FIXTURE
- STREET LIGHT FIXTURE
- BIKE RING

- GENERAL NOTES:**
- ALL TREES, SHRUBS, AND VINES ARE NATIVE SPECIES. NO INVASIVE SPECIES WILL BE PLANTED.
 - A TREE WATERING AND MAINTENANCE PROGRAM IS TO BE PROVIDED FOR A MINIMUM OF FOUR (4) YEARS AFTER PLANTING.
 - LANDSCAPING WILL BE IRRIGATED USING NON-POTABLE WATER. PASSIVE AND ACTIVE IRRIGATION IS TO BE PROVIDED FOR ALL TREES. GREYWATER TO BE USED.
 - SOIL IS RETAINED ON-SITE OR ADJUSTED OR REPLACED WITH SOIL OF EQUAL OR BETTER QUALITY.
 - SOIL FOR ALL TREE PLANTING TO BE A SAND/LOAM TEXTURE PROFILE (50-60% SAND, 20-40% SILT, 6-10% CLAY, 2-5% ORGANIC MATTER BY DRY WEIGHT) WITH A MAXIMUM PH OF 7.5.
 - PEDESTRIAN CLEARWAY MEETS TORONTO URBAN STREETS POLICY MINIMUM WIDTH 2.1m.
 - ALL GROUND LEVEL GRATES WILL HAVE A POROSITY OF 20mm X 20mm OR 10mm X 40mm.
 - FOR EXISTING LOCATION, SIZE, NUMBER, AND SPECIES OF EXISTING TREES TO BE RETAINED AND PROTECTED UNDER THE CITY OF TORONTO TREE BY-LAWS, REFER TO TREE PROTECTION PLAN.
 - ROOFTOP LIGHTING WILL BE DIRECTED DOWNWARD AND SCHEDULED TO TURN OFF BETWEEN 11 PM AND 6 AM. ALL PROPOSED LIGHTING FIXTURES TO BE DARK SKY COMPLIANT.
 - FIRST 4m OF ANY GLAZING ABOVE AND WITHIN 2.5m OF ROOFTOP VEGETATION FEATURES TO BE TREATED WITH BIRD FRIENDLY GLAZING STRATEGIES.

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PLANTING SCHEDULE - TREES

TAG	COMMON NAME	BOTANICAL NAME	SIZE / HEIGHT	CONDITION	QTY	REMARKS
GM	BURR OAK	QUERCUS MACROCARPA	WB	4		
AF	FREEMAN MAPLE	ACER x FREEMANI	WB	6		
HL	HONEY LOCUST	GLEDTISIA TRICANTHOS	WB	3		
LT	TULIP POPLAR (LIRIODENDRON TULIPIFERA)	LIRIODENDRON TULIPIFERA	WB	6		
						19

PLANTING SCHEDULE - SHRUBS & VINES

TAG	COMMON NAME	BOTANICAL NAME	SIZE / HEIGHT	CONDITION	QTY	REMARKS
RT	STAGHORN SUMAC	DROUGHT TOLERANT; NATIVE SPECIES	WB	161		
						161

SOIL VOLUME FOR TREE PLANTING (AT GRADE)

PLANTING AREA	AREA	DEPTH	SOIL VOLUME	NO. OF TREES	SOIL VOLUME / TREE	REGULATION PROVIDED
1	139.31 m ²	1.3 m	181.1 m ³	8	36.2 m ³	
2	116.85 m ²	1.3 m	151.9 m ³	4	38 m ³	
3	194.99 m ²	1.3 m	253.5 m ³	8	31.7 m ³	
4	62.92 m ²	1.3 m	81.8 m ³	2	31.1 m ³	
TOTAL 4			668.3 m ³	19		

HARDSCAPE SCHEDULE

Type/Comments	MARK	DESCRIPTION	LOCATION	AREA	MANUF.	SPEC.
K9 TURF	K9T	K9 TURF	Level 1	8.85 m ²		
HARDSCAPE	CSI	PROPOSED CONCRETE SIDEWALK CIP STANDARD TO 310.014 - POLYMERED RED	Level 1	192.74 m ²		
HARDSCAPE	PP1	UNLOCK P-X P PERMEABLE PAVERS TOWN HALL 'BURGUNDY RED'	Level 1	1428.14 m ²		
Level 1: 12				1629.53 m ²		
HARDSCAPE	RP1	PAVERS ON PEDESTAL	Level 7	542.41 m ²		UNLOCK
HARDSCAPE - PRIVATE	RP1	PAVERS ON PEDESTAL	Level 7	76.03 m ²		UNLOCK
Level 7: 3				618.44 m ²		
HARDSCAPE	RP1	PAVERS ON PEDESTAL	Level 43	200.01 m ²		UNLOCK
Level 43: 4				200.01 m ²		
TOTAL				2448.77 m ²		

BICYCLE PARKING

LEVEL	LONG-TERM	SHORT-TERM	TOTAL
P1	50*	0	50
Level 1	0	118	118
Level 43	0	118	118

*REQUIRED SHORT-TERM BIKE PARKING ACCORDING TO TSS-410-118

1 LEVEL 1 LANDSCAPE & PLANTING PLAN
A301 L-100 1:100

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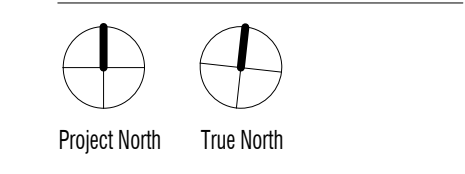
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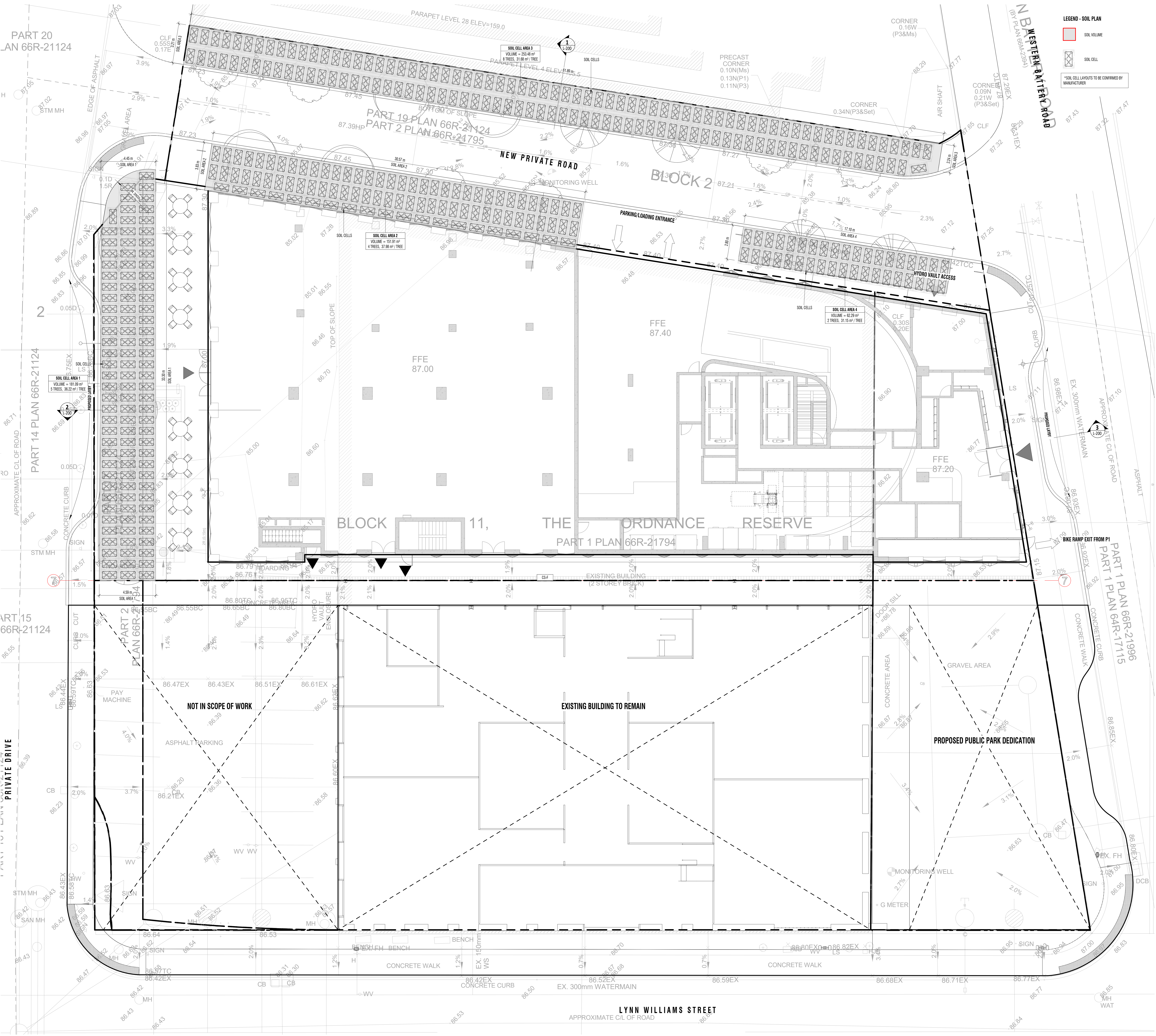
86 LYNN WILLIAMS STREET

TORONTO



SCALE: As indicated
PROJECT NO: 201903
ISSUE DATE: 08/11/23

GROUND FLOOR LANDSCAPE & PLANTING PLAN
L-100



LEGEND - SOIL PLAN

- SOIL VOLUME
- SOIL CELL

*SOIL CELL LAYOUTS TO BE CONFIRMED BY MANUFACTURER

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TORONTO GREEN STANDARDS 4 REQUIREMENTS:

TREES:

#REQUIRED TREES = $(2880m^2 \times 0.4) / 66m^2 = 17.45$
 #PROVIDED TREES = 19

SOIL:

REQUIRED SOIL = 18^*30m^3
 PROVIDED SOIL = 648.8 m³

SOIL VOLUME FOR TREE PLANTING (AT GRADE)					
PLANTING AREA	AREA	DEPTH	SOIL VOLUME	NO. OF TREES	PROVIDED
1	181.0 m ²	1.3 m	181.1 m ³	5	38.2 m ³
2	151.9 m ²	1.3 m	151.9 m ³	4	38.2 m ³
3	154.98 m ²	1.3 m	203.9 m ³	8	37.2 m ³
4	62.59 m ²	1.3 m	62.3 m ³	2	31.1 m ³
TOTAL:			648.8 m³	19	

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1 LEVEL 1 SOIL VOLUME PLAN
 A301 L-101 1:100

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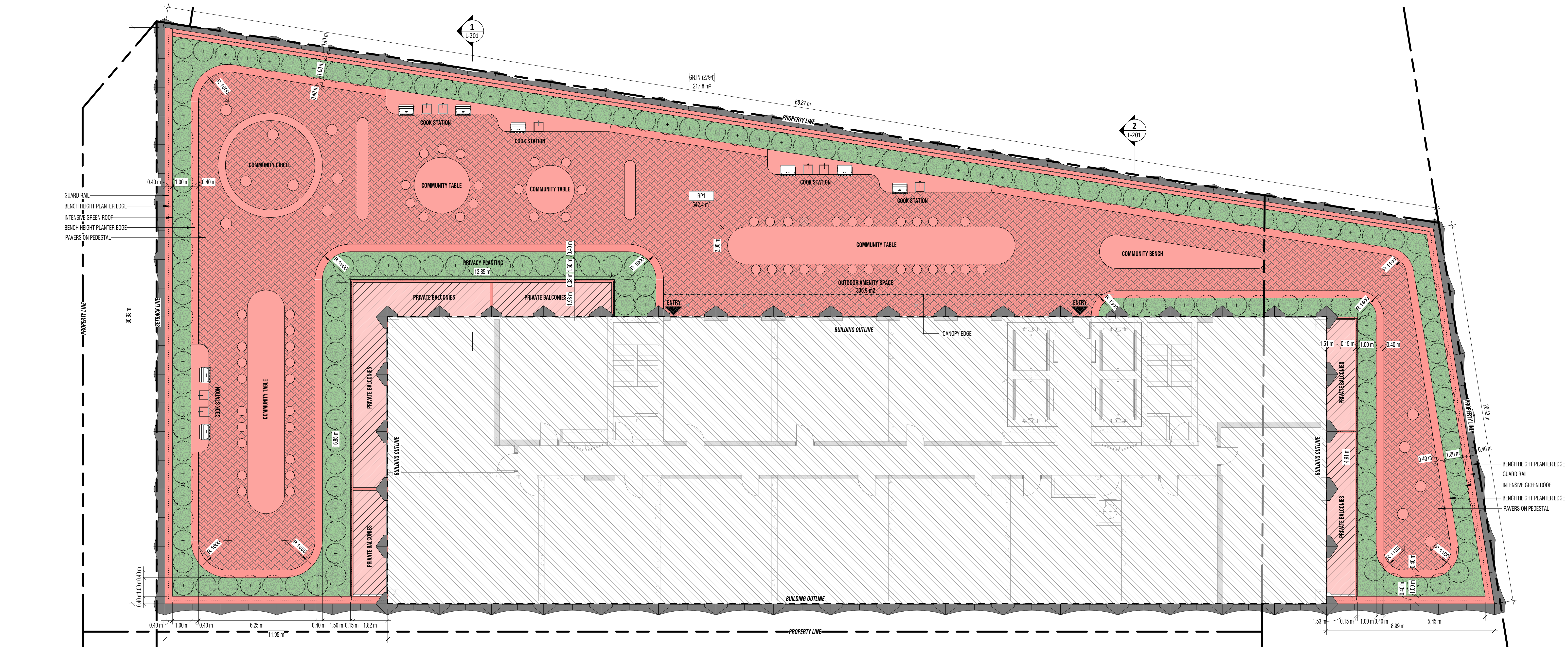
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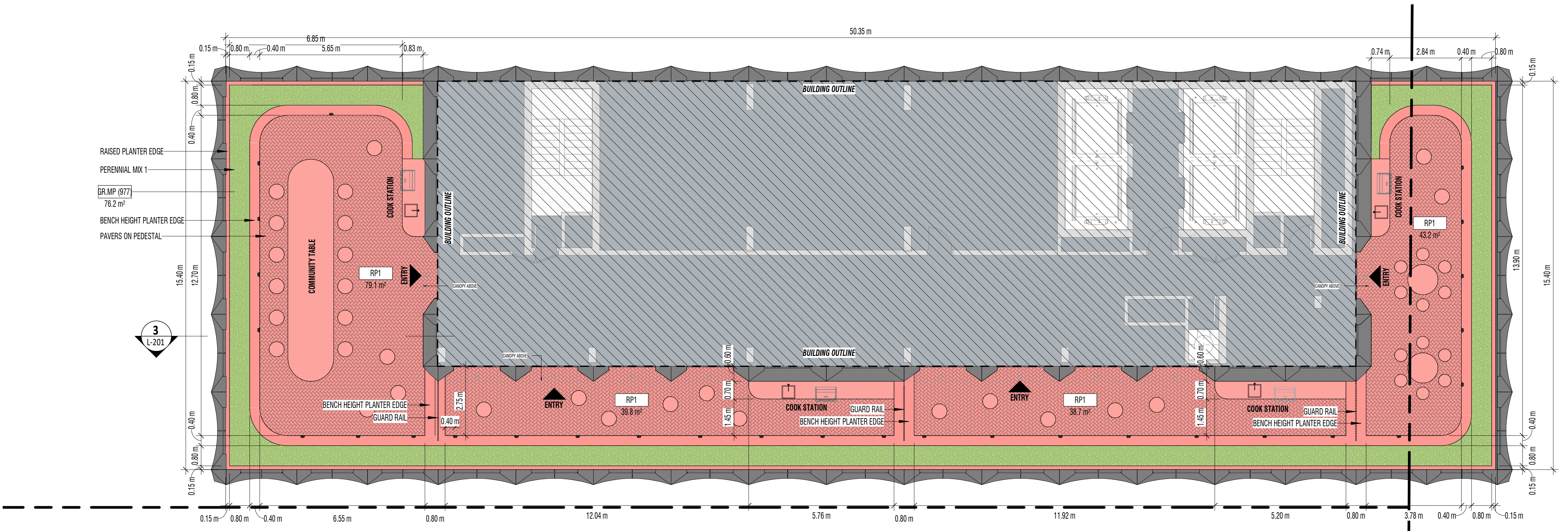
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GROUND FLOOR SOIL PLAN

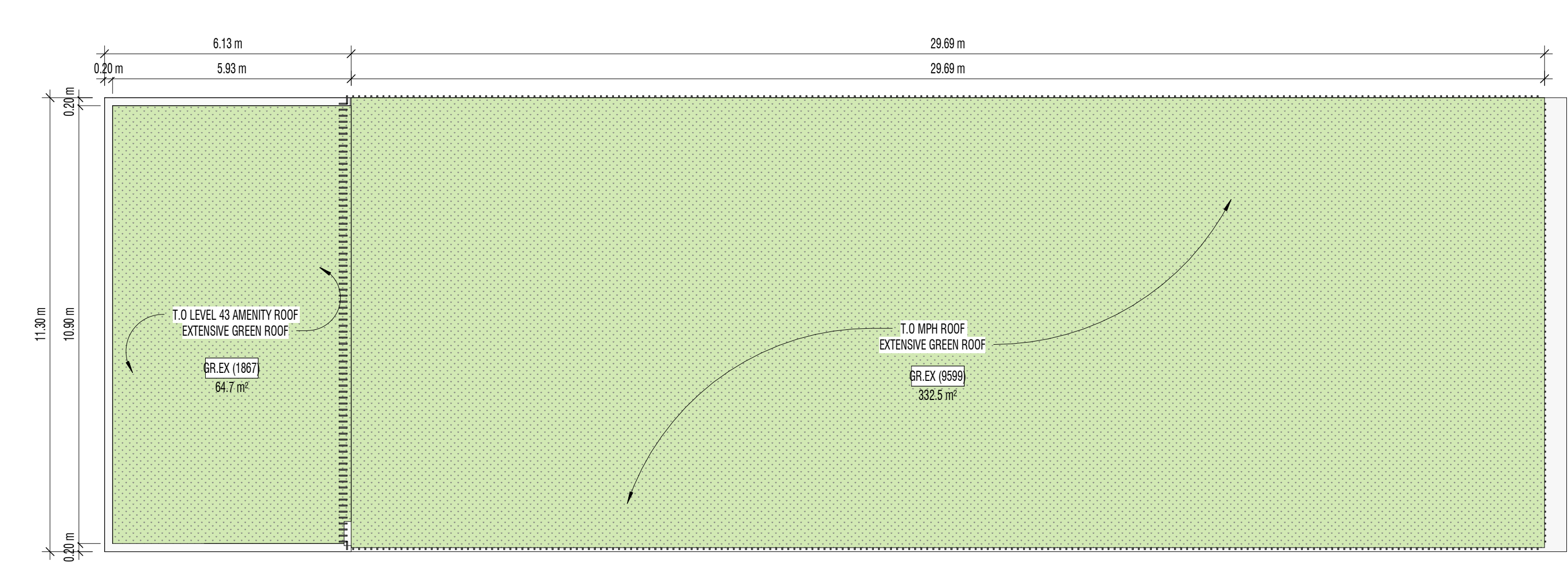
L-101



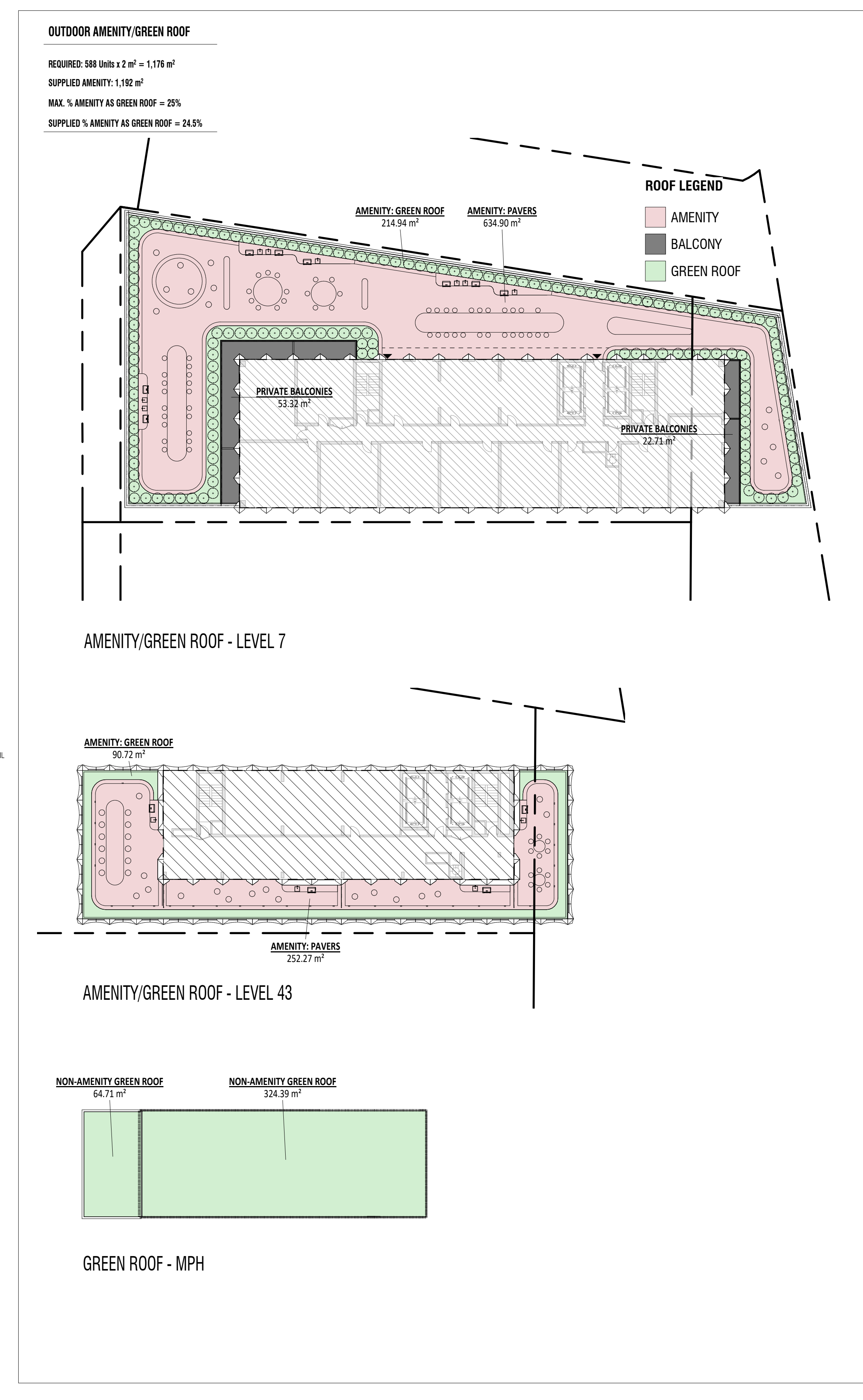
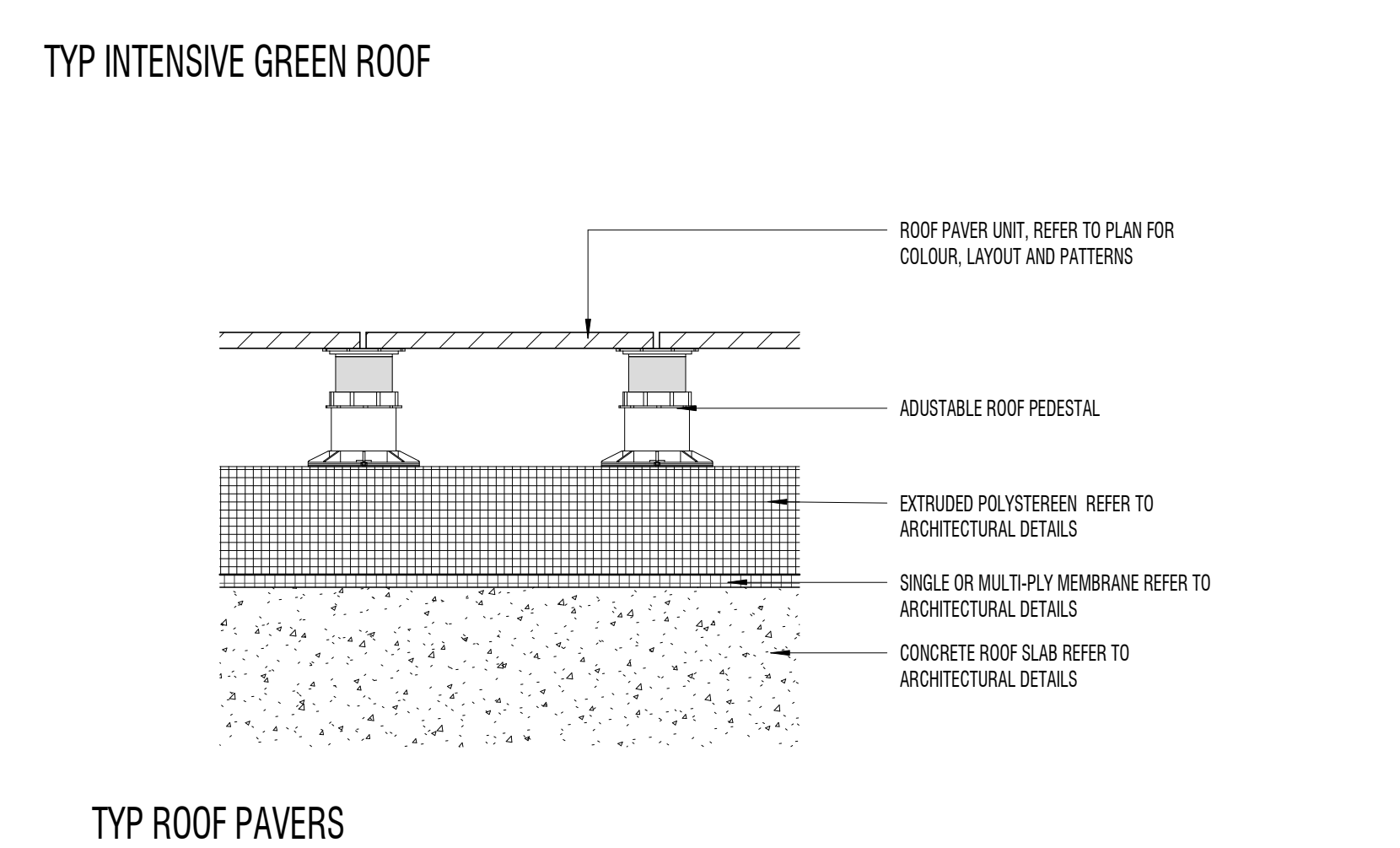
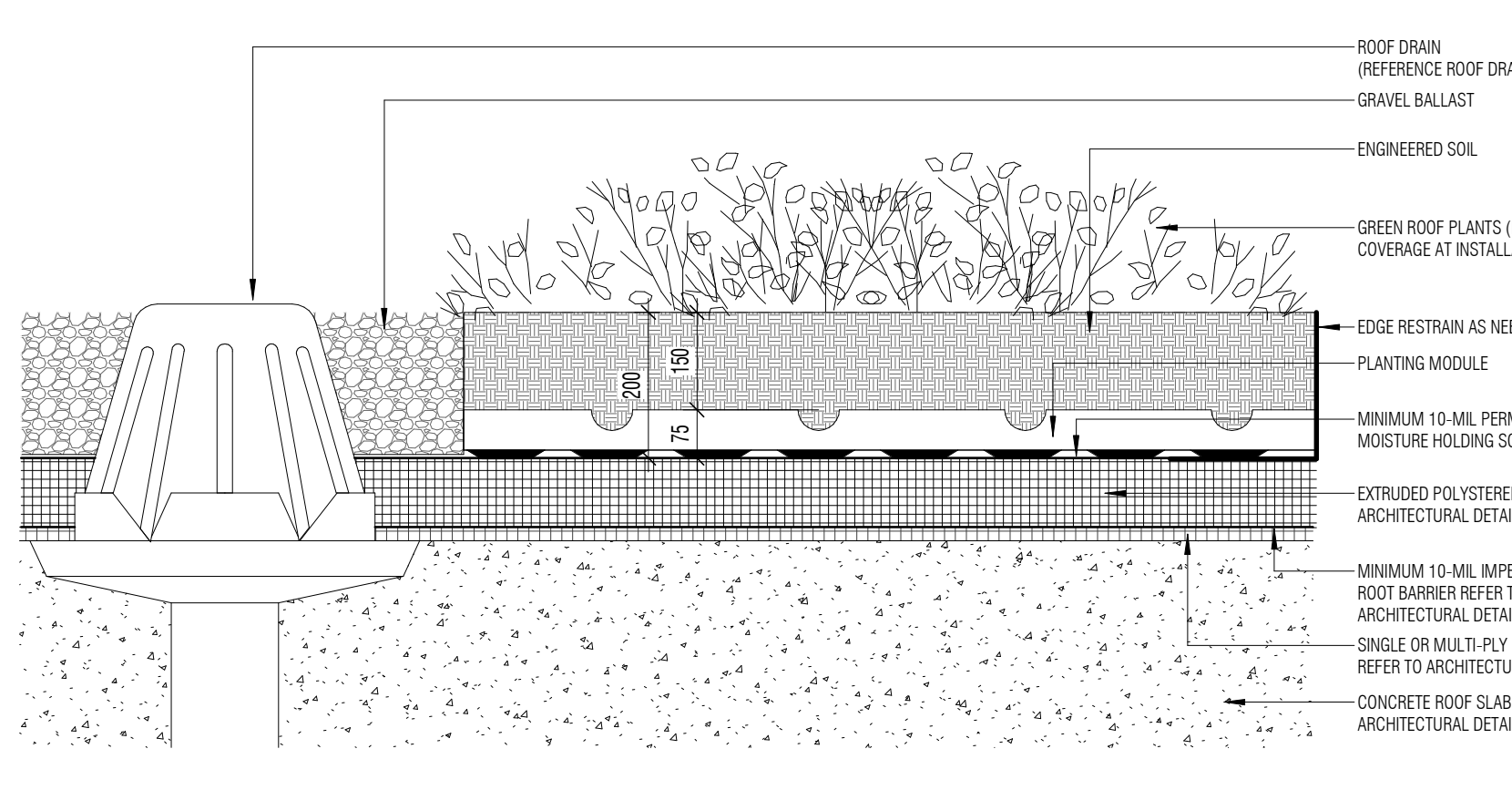
1 Level 7 - LANDSCAPE AND PLANTING PLAN
A301 L-102 1:100



3 Level 43 - LANDSCAPE AND PLANTING PLAN
A301 L-102 1:100



4 MPH - GREEN ROOF PLAN
A301 L-102 1:100



- LEGEND**
- PERMEABLE PAVERS - RED
 - SIDEWALK - RED
 - ASPHALT ROAD
 - TACTILE STRIP
 - GREEN ROOF - INTENSIVE
 - GREEN ROOF - MIXED PLANTING
 - GREEN ROOF - EXTENSIVE
 - CITY STANDARD STREET LIGHT FIXTURE
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PLANTING SCHEDULE - TREES

TAG	COMMON NAME	BOTANICAL NAME	SIZE / HEIGHT	CONDITION	QTY	REMARKS
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Level 1

QM	BURR OAK	QUERCUS MACROCARPA	WB	4		
AF	FREEMAN MAPLE	ACER x FREEMAN	WB	6		
HL	HONEY LOCUST	GLEDTISIA TRIACANTHOS	WB	3		
LT	TULIP POPLAR (LIRIODENDRON TULIPIFERA)	LIRIODENDRON TULIPIFERA	WB	6		
						19

PLANTING SCHEDULE - SHRUBS & VINES

TAG	COMMON NAME	BOTANICAL NAME	SIZE / HEIGHT	CONDITION	QTY	REMARKS
-----	-------------	----------------	---------------	-----------	-----	---------

Level 7

RT	STAGHORN SUMAC	Rhus typhina	WB	161		
						161

GREEN ROOF SCHEDULE

MARK	DESCRIPTION	LOCATION	AREA	MANUF.	SPEC.	PLANT SPACING (FRAME)	ESTIMATE QTY
GR-EX	EXTENSIVE GREEN ROOF	MPH	64.80 m ²	BORROF OR APPROVED EQ	ECO-SYSTEM WITH MEADOW BLENDING / MULCH, 100mm DEPTH	200 mm	1770
GR-EX	EXTENSIVE GREEN ROOF	MPH ROOF	332.53 m ²	BORROF OR APPROVED EQ	ECO-SYSTEM WITH MEADOW BLENDING / MULCH, 100mm DEPTH	200 mm	5083
							397.33 m ²
GR-IN	INTENSIVE GREEN ROOF	Level 7	217.81 m ²	BORROF OR APPROVED EQ	TRIANGULAR SPACING	300 mm	2554
							217.81 m ²
							2554
GR-MX	PERENNIAL MIX 1	Level 43	76.22 m ²		TRIANGULAR SPACING	300 mm	821
							76.22 m ²
							821
							891.25 m ²
							13988

- GREEN ROOF PLANTS (BIODIVERSE, NATIVE POLLINATORS)**
- ASTER LAEVIS (SMOOTH ASTER)
 - CAMPANULA ROTUNDFOLIA (BELLEFLOWER)
 - SCAB TROPICORAM (SPRING BARK)
 - DESCHAMPSIA CESPITOSA (TUFTED HAIR GRASS)
 - VERBENA SIMPLEX (SLENDER VERBENA)
 - MONARDA FESTUCOSA (WILD BERGAMOT)
 - PANICUM VIRGATUM (SWITCH GRASS)
 - SCORPIS PALLOSA (PALE PURPLE CUCKERBUNT)
 - SCHIZOPHYLLUM OCCIDUALIS (LITTLE BLUESTEM)
 - CAREX PENNSYLVANICA (SEED)

HARDSCAPE SCHEDULE

Type Comments	MARK	DESCRIPTION	LOCATION	AREA	MANUF.	SPEC.
K9 TURF	K9T	K9 TURF	Level 1	8.85 m ²		
HARDSCAPE	CS1	PROPOSED CONCRETE SIDEWALK C/20 STAGHORN 100/30/4+ PROMEXED RED	Level 1	182.74 m ²		
HARDSCAPE	PP1	UNLOCK 7 X 9 PERMEABLE PAVER, TORONTO, TORONTO ROOF	Level 1	1428.14 m ²		UNLOCK
Level 1: 12				1629.53 m ²		
HARDSCAPE	RP1	PAVERS ON PEDESTAL	Level 7	542.47 m ²		UNLOCK
HARDSCAPE - PRIVATE	RP1	PAVERS ON PEDESTAL	Level 7	79.03 m ²		UNLOCK
Level 7: 9				621.50 m ²		
HARDSCAPE	RP1	PAVERS ON PEDESTAL	Level 43	200.89 m ²		UNLOCK
Level 43: 4				200.89 m ²		
				2448.77 m ²		

GREEN ROOF STATISTICS

STATISTIC	PROPOSED
GROSS FLOOR AREA, AS DEFINED IN GREEN ROOF BYLAW (m ²)	39,191 m ²
TOTAL ROOF AREA (m ²)	1,775 m ²
AREA OF RESIDENTIAL PRIVATE TERRACES (m ²)	71.7m ²
ROOFTOP OUTDOOR AMENITY SPACE, IF IN A RESIDENTIAL BUILDING (m ²)	890 m ²
AREA OF RENEWABLE ENERGY DEVICES (m ²)	0 m ²
TOWER(S) ROOF AREA WITH FLOOR PLATE LESS THAN 750 m ² (m ²)	0 m ²
TOTAL AVAILABLE ROOF SPACE (m ²)	813 m ²
GREEN ROOF COVERAGE	
COVERAGE OF AVAILABLE ROOF SPACE (m ²)	488 m ² 691 m ²
COVERAGE OF AVAILABLE ROOF SPACE (%)	60% 85%

NOTE: Gross Floor Area, as defined in the Green Roof Bylaw (November 9, 2017) refers to the total area of each floor level of a building, above and below average grade, measured from the exterior of the main wall of each floor level, including voids at the level of each floor, such as an atrium, mezzanine, staircase, elevator, ventilation duct or utility shaft, but excluding areas used for the purpose of parking or loading.

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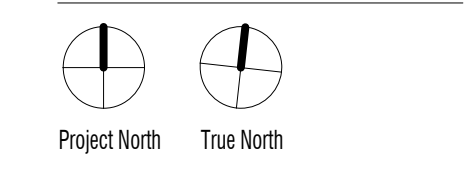
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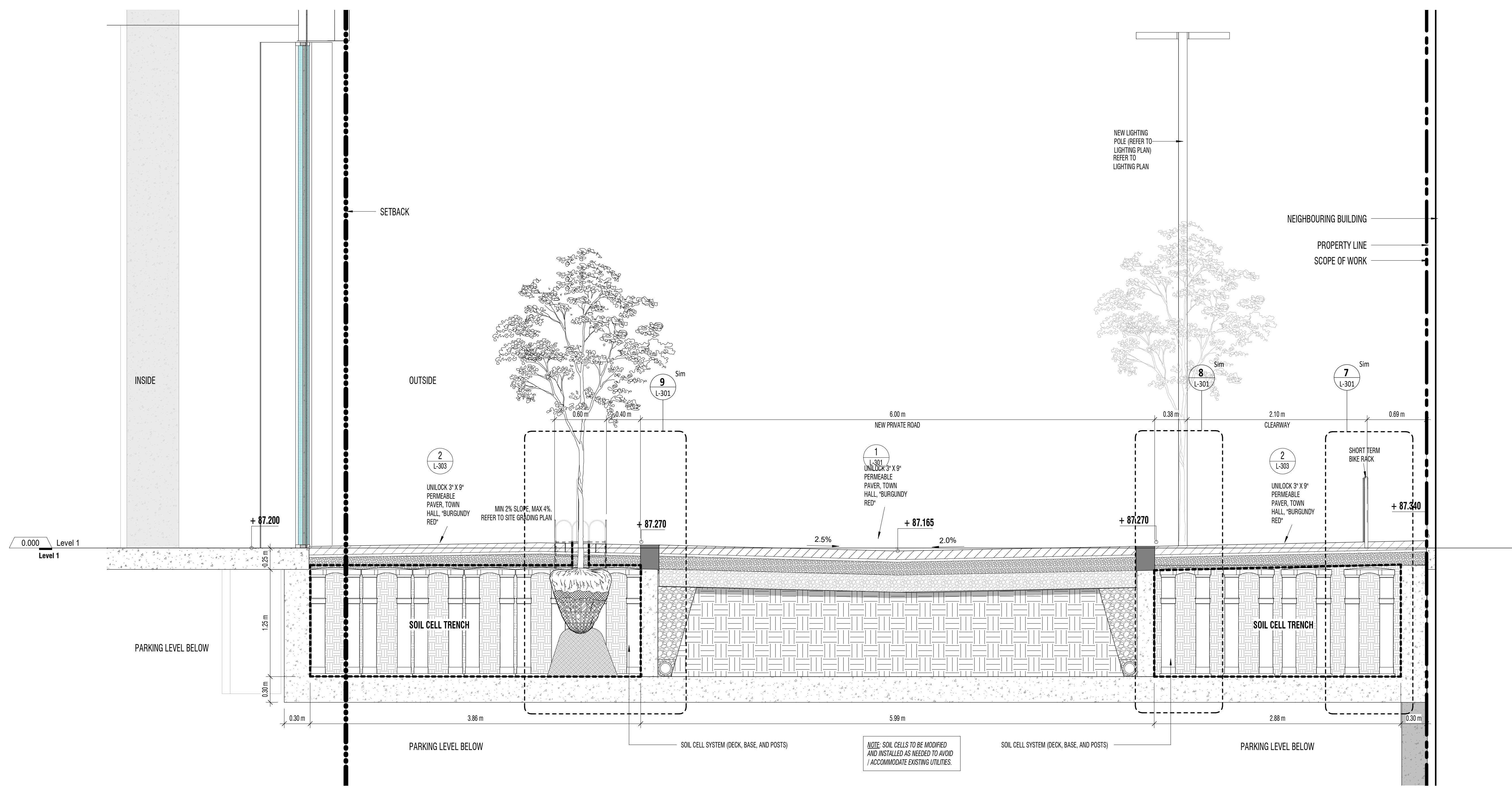
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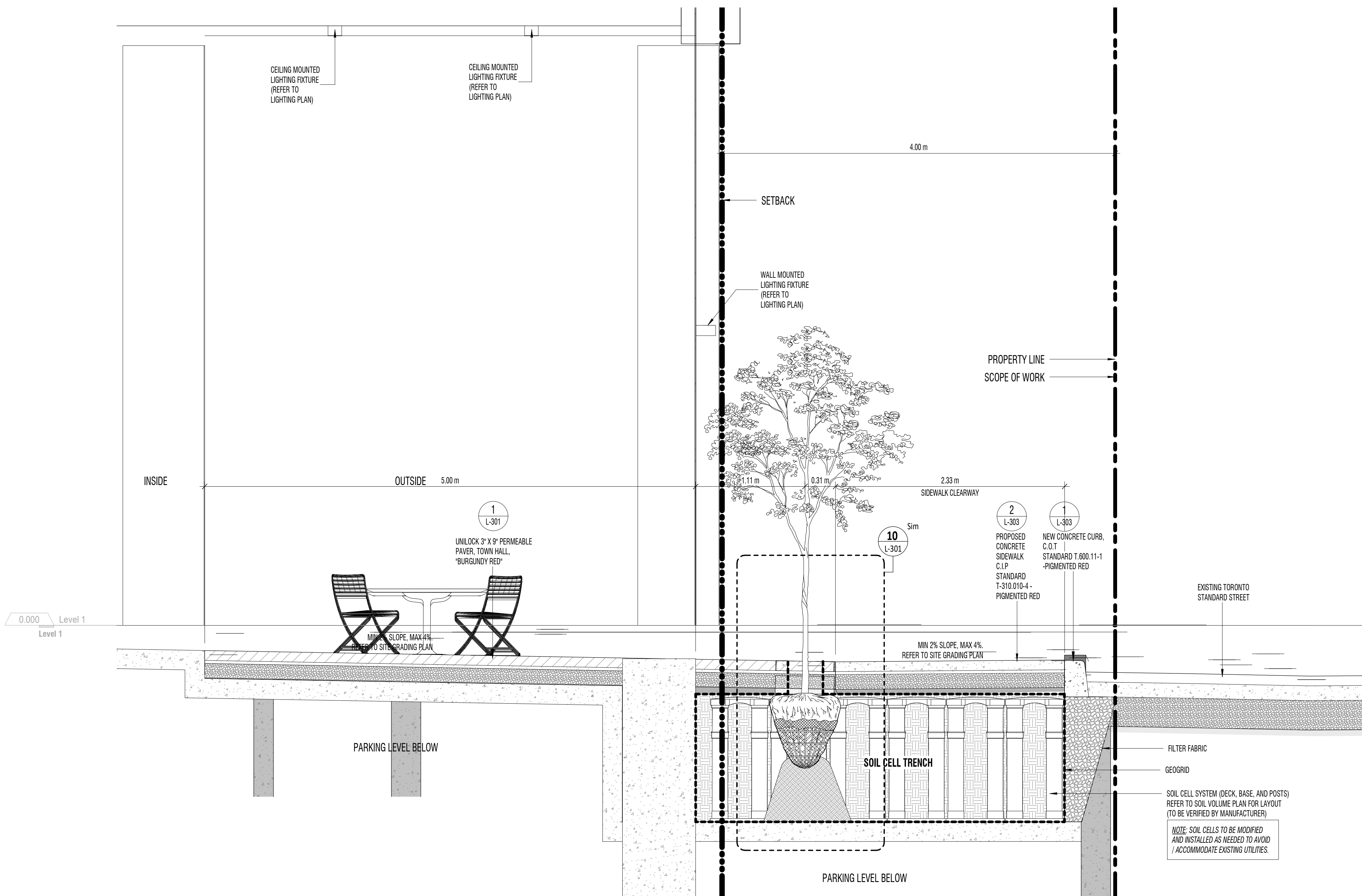


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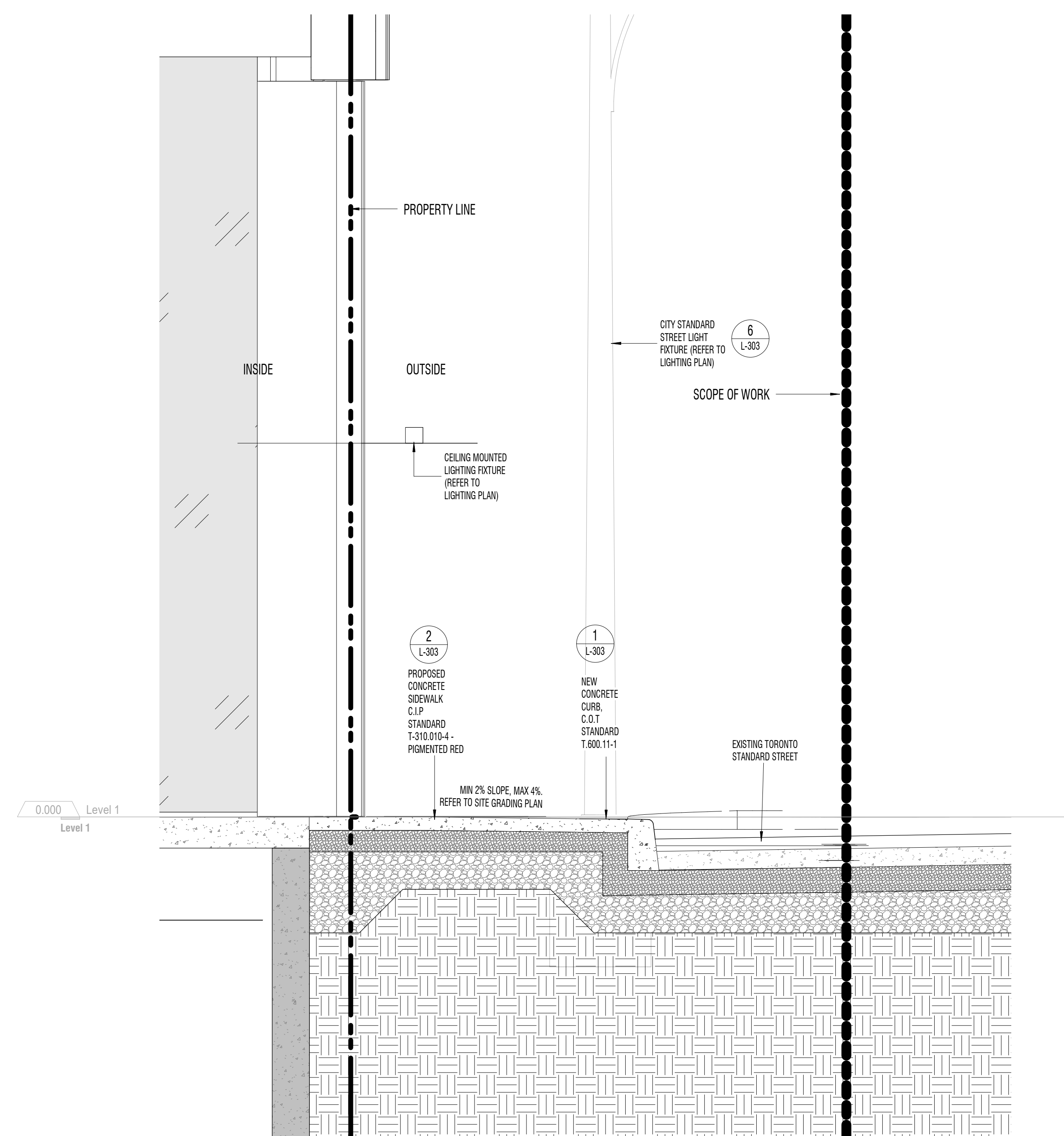
LEVEL 7, 43, MPH - LANDSCAPE & PLANTING PLAN
L-102



1 NEW PRIVATE ROAD STREET SECTION
L-100 L-200 1 : 25



2 WESTWARD STREET SECTION
L-100 L-200 1 : 25



3 Western Battery Rd. Street Section
L-100 L-200 1 : 25

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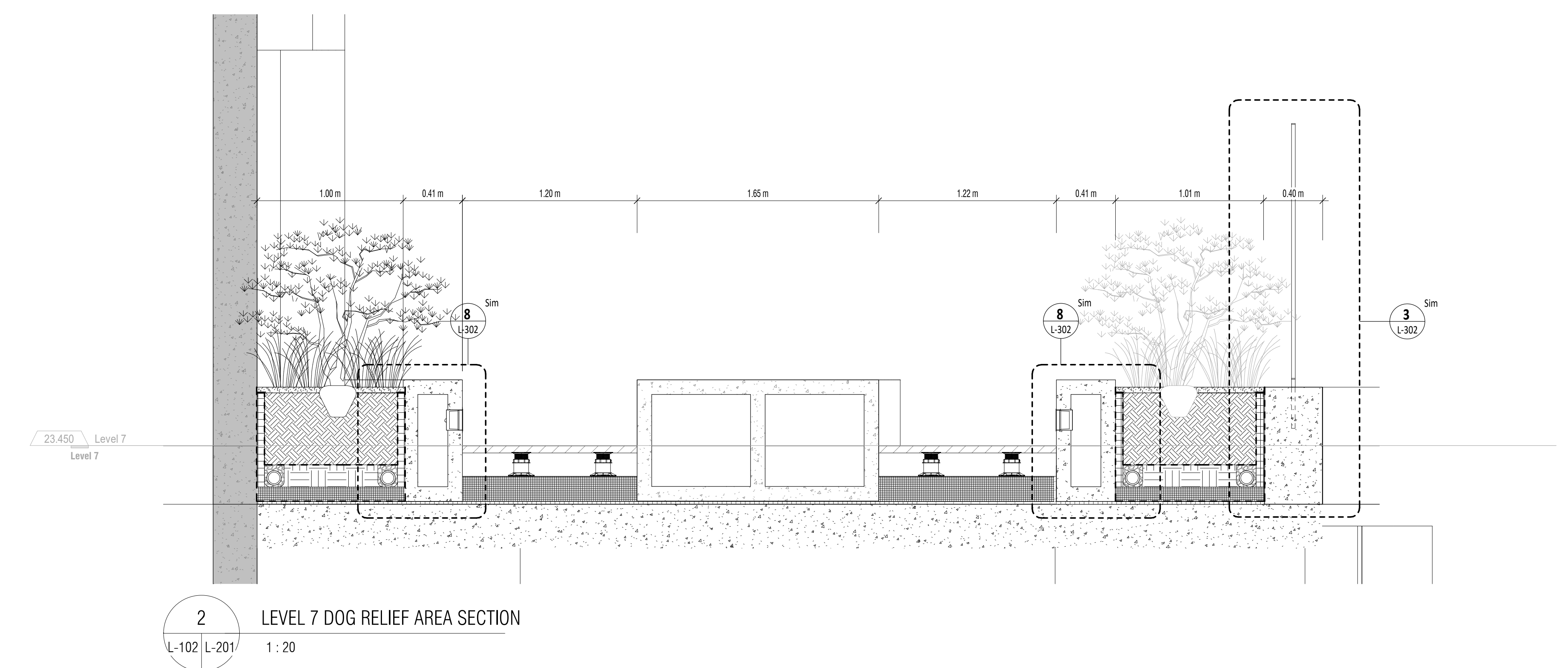
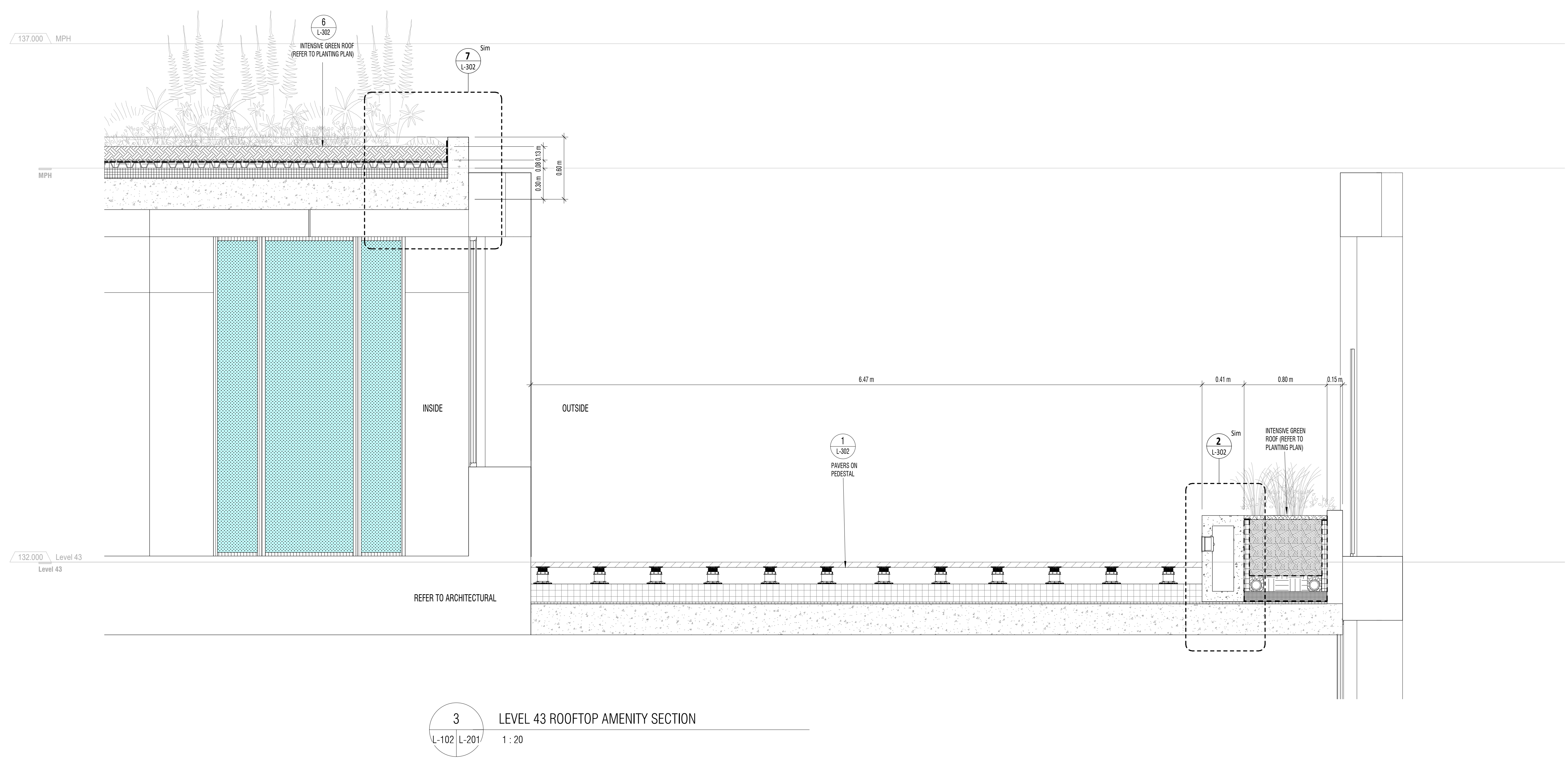
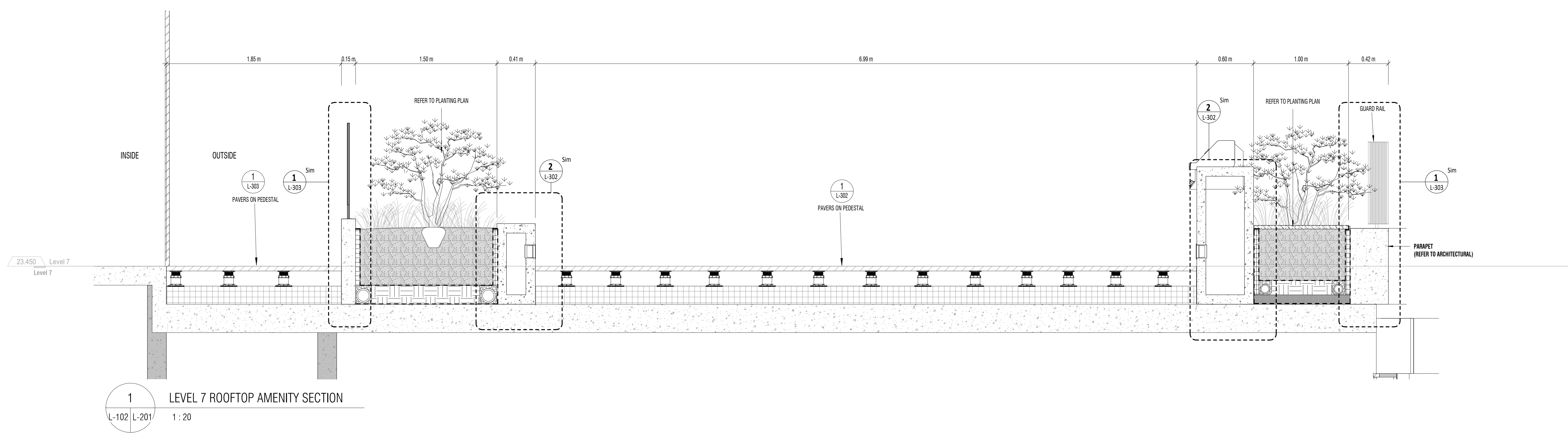
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STREET SECTIONS

L-200

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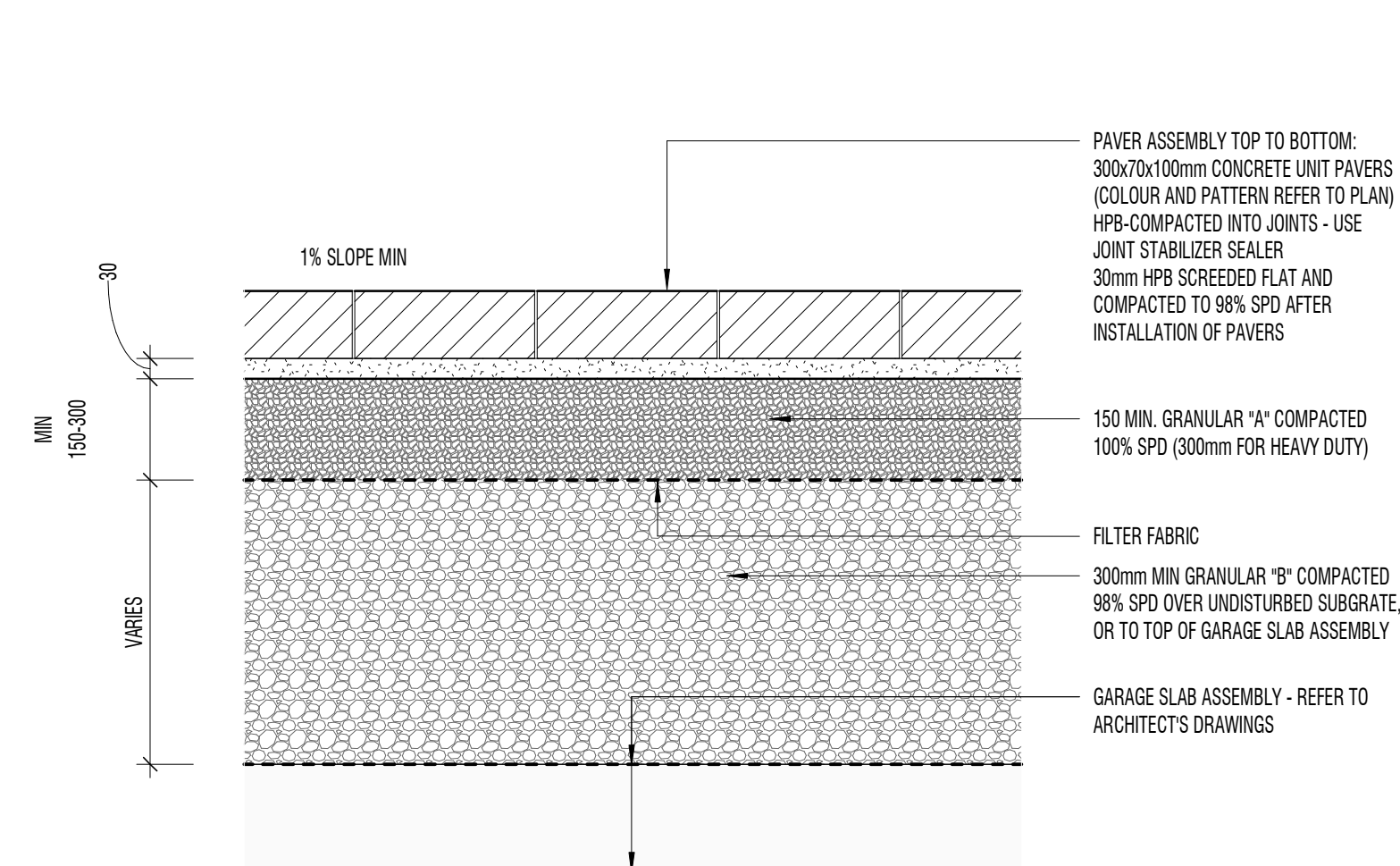
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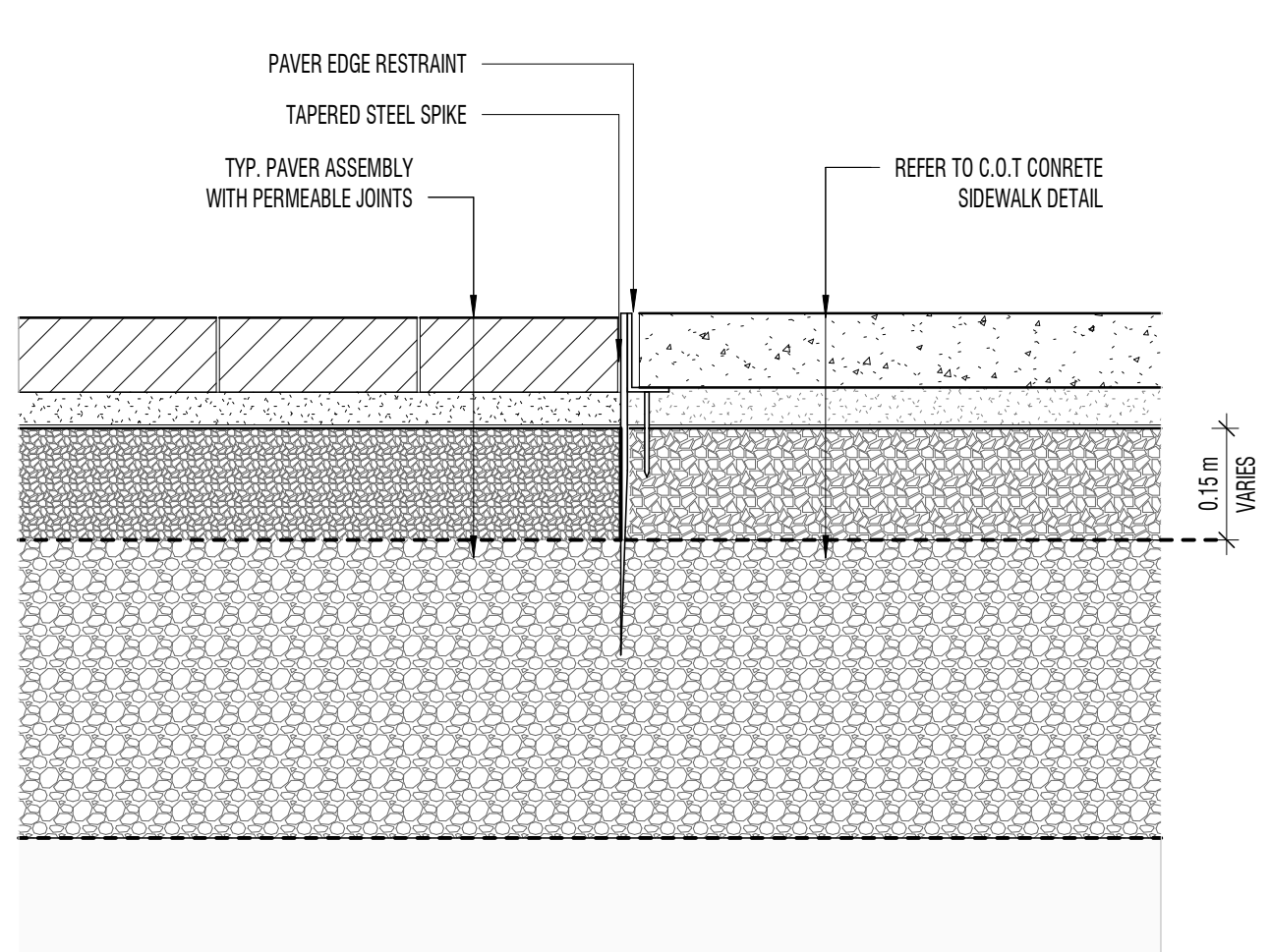
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ROOFTOP LANDSCAPE SECTIONS
 L-201

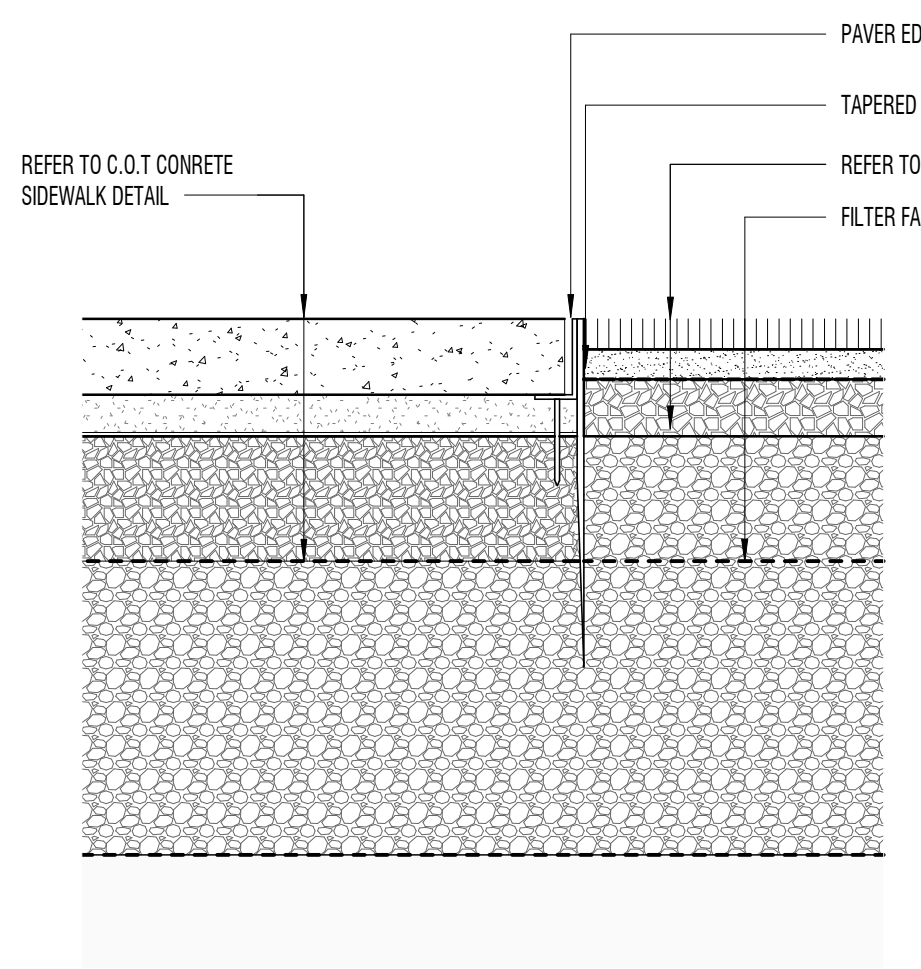
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 6. These documents are not to be used for construction unless specifically noted for such purpose.



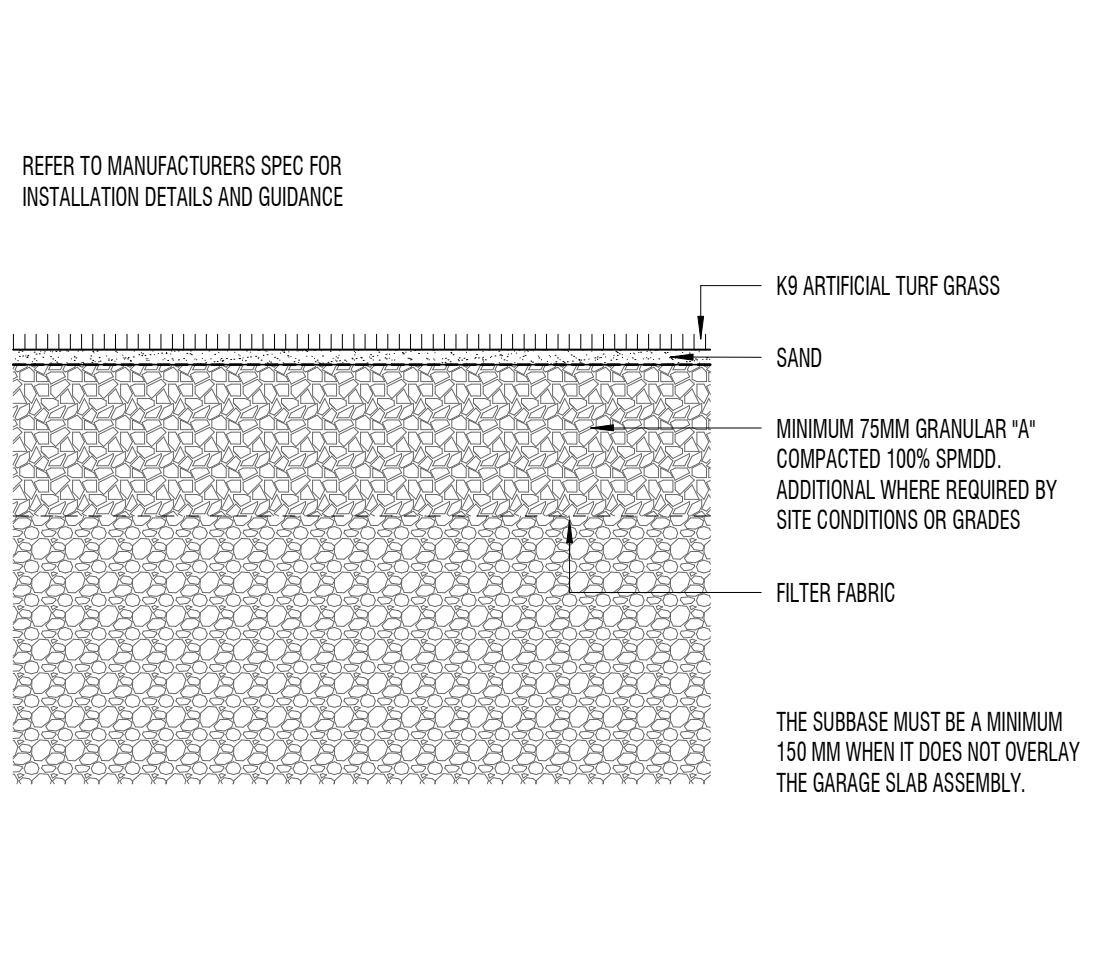
1 TYP. PAVER ASSEMBLY WITH PERMEABLE JOINTS
 L-301 1 : 10



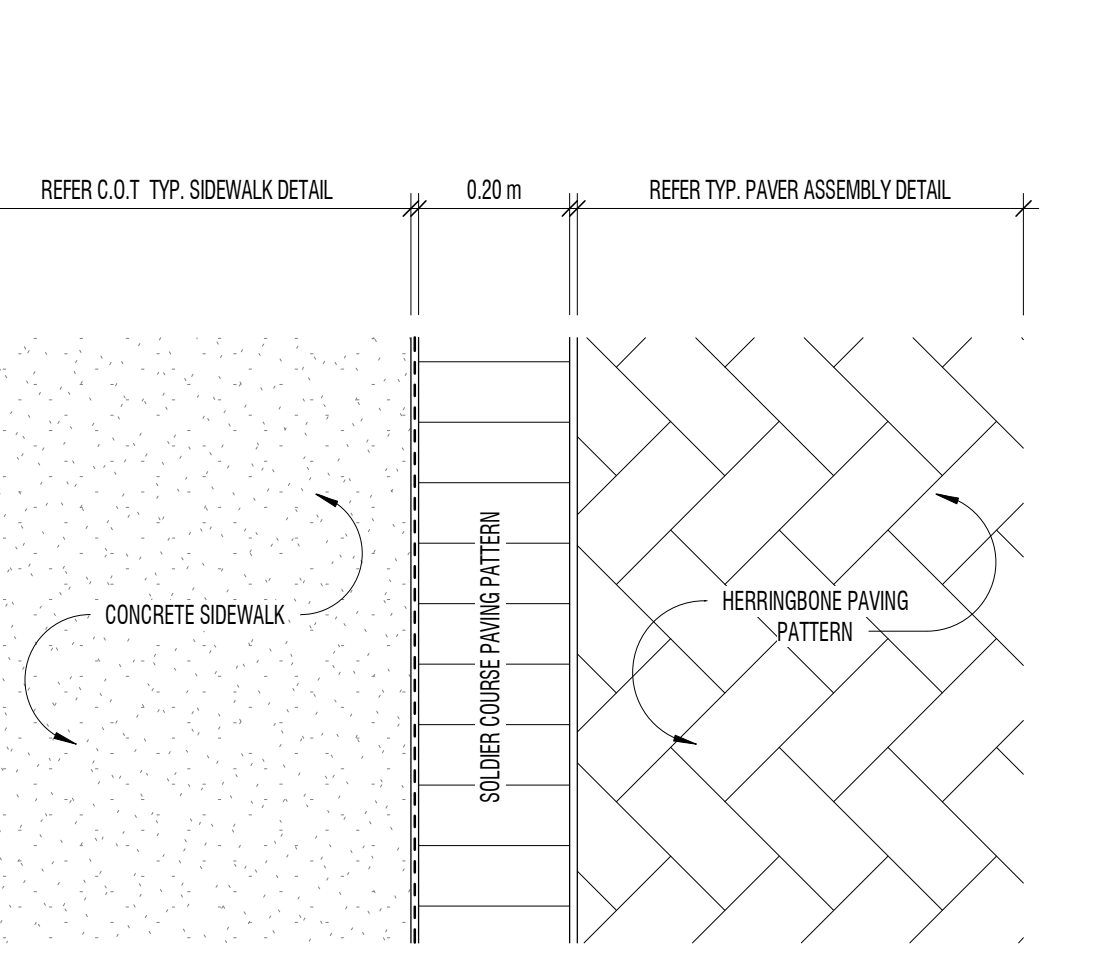
2 TYP. PAVER ASSEMBLY TO C.O.T CONCRETE SIDEWALK - SECTION
 L-301 1 : 10



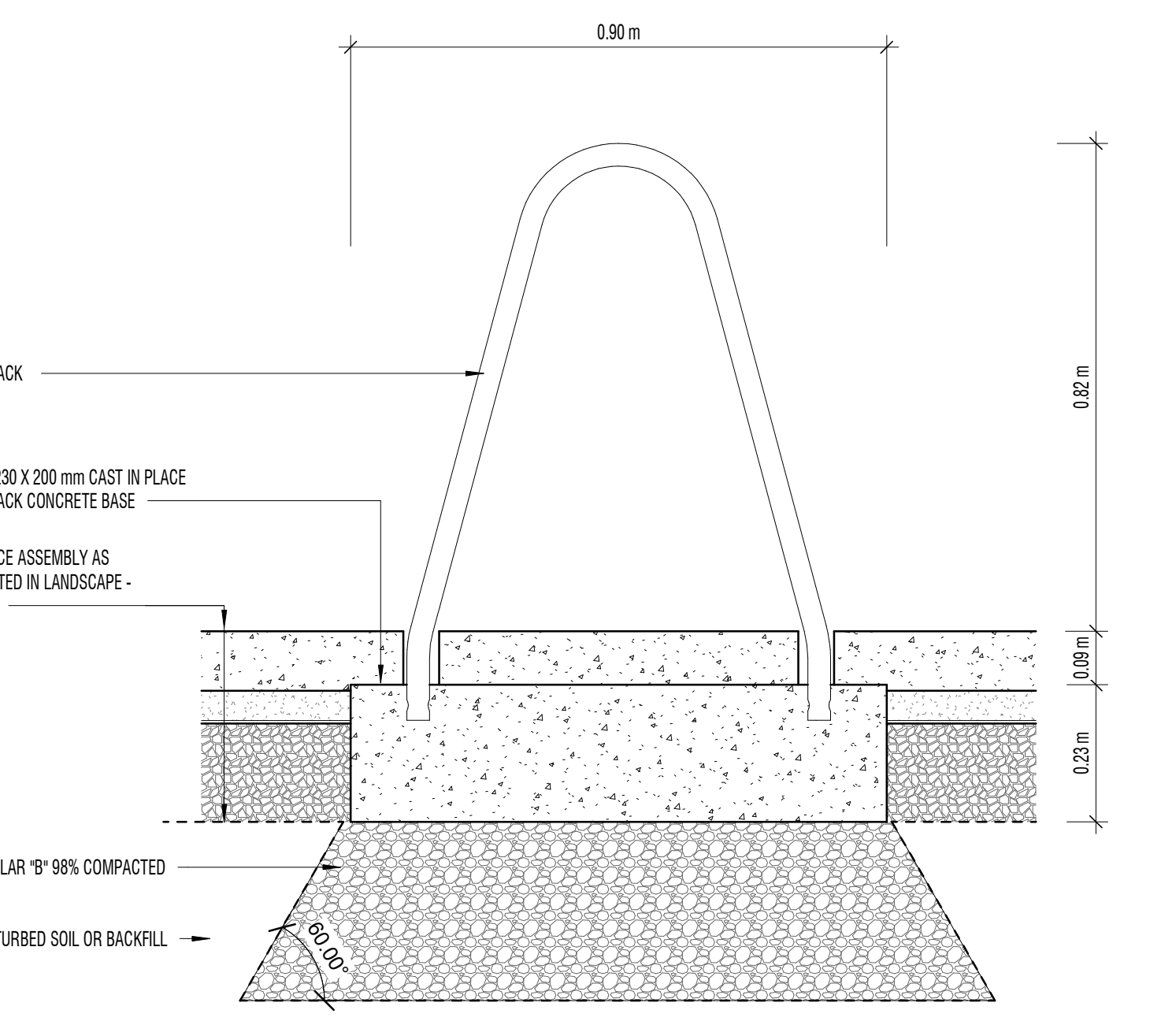
3 TYP. K9 TURF EDGE
 L-301 1 : 10



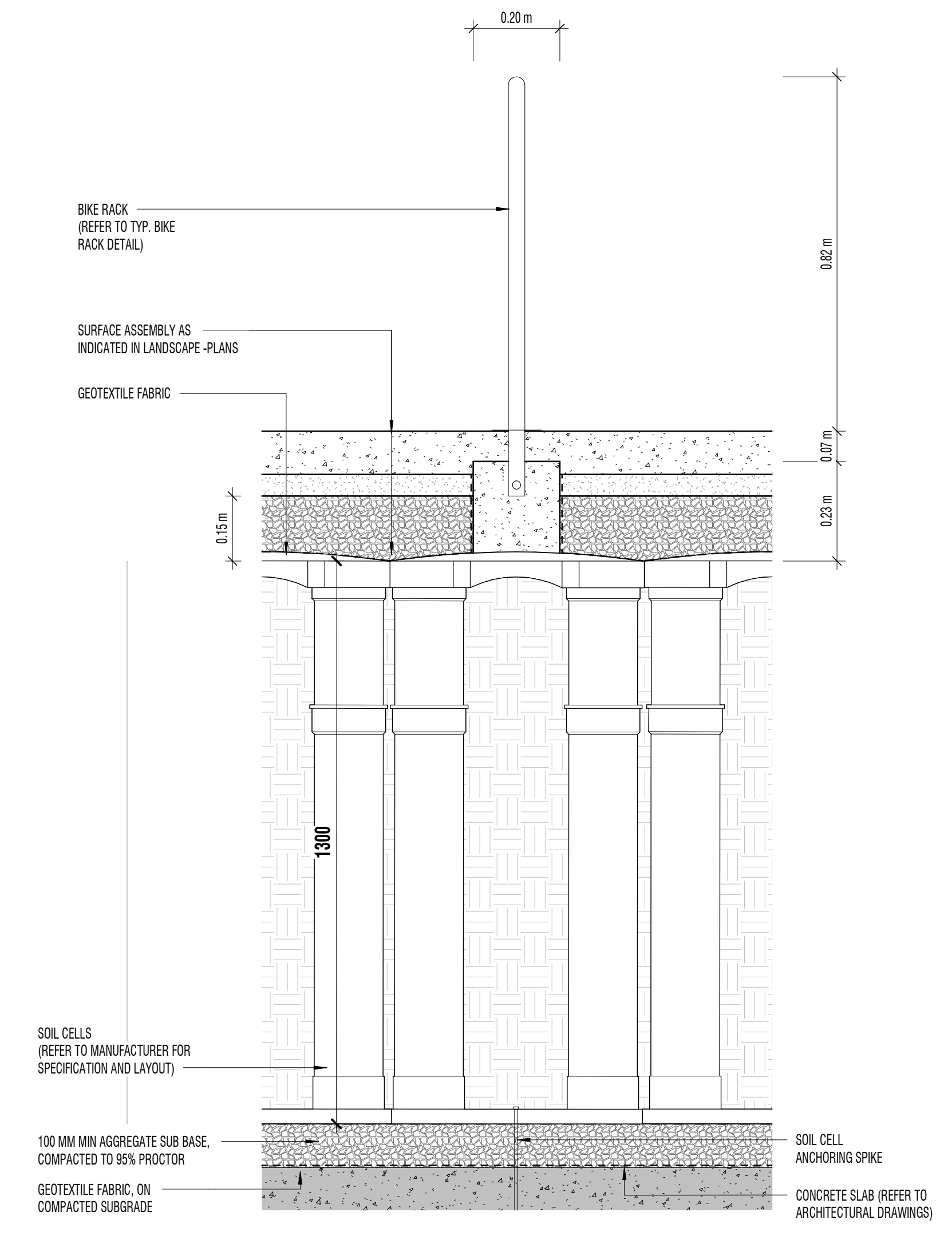
4 TYP. K9 TURF ASSEMBLY
 L-301 1 : 20



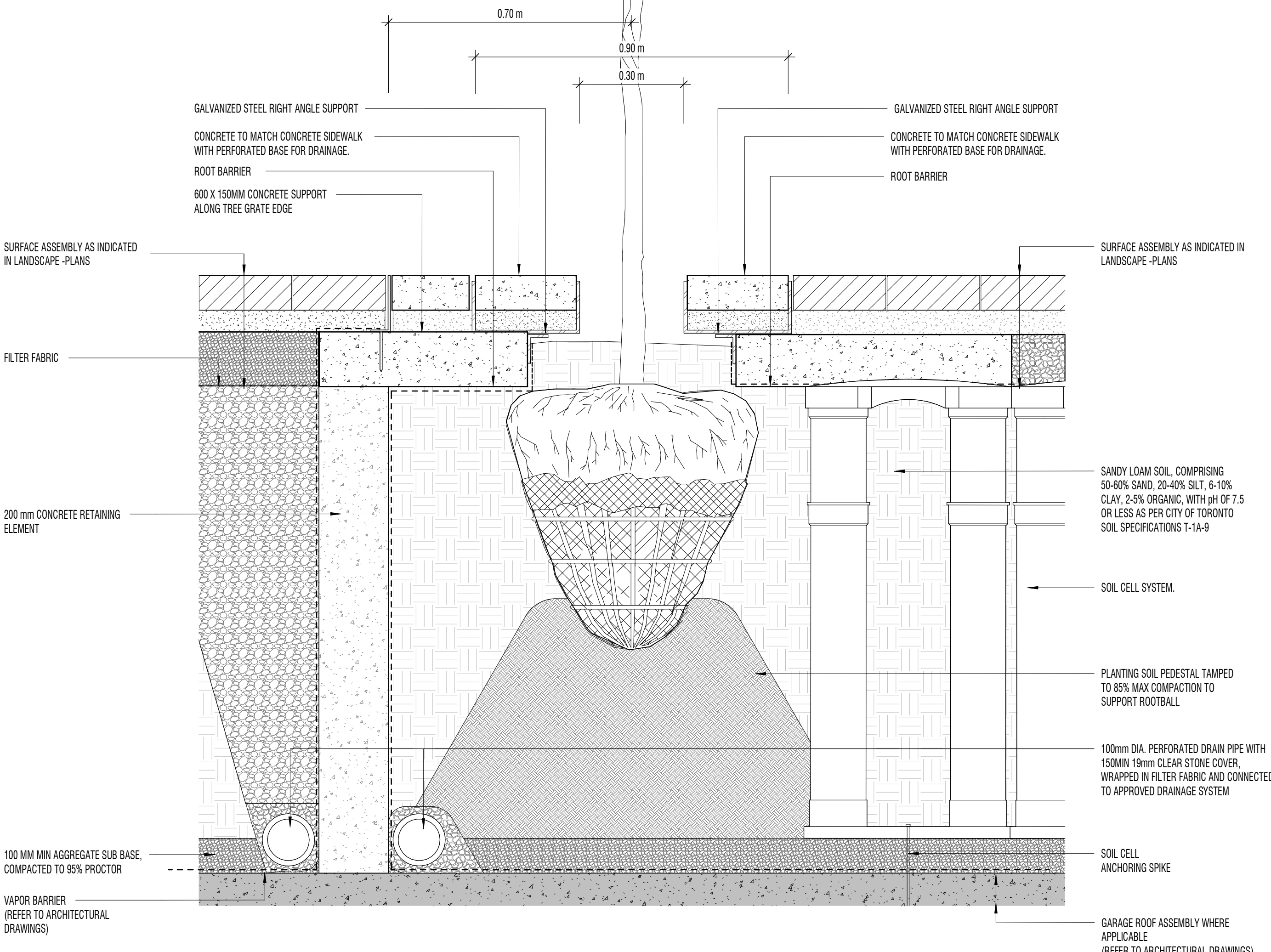
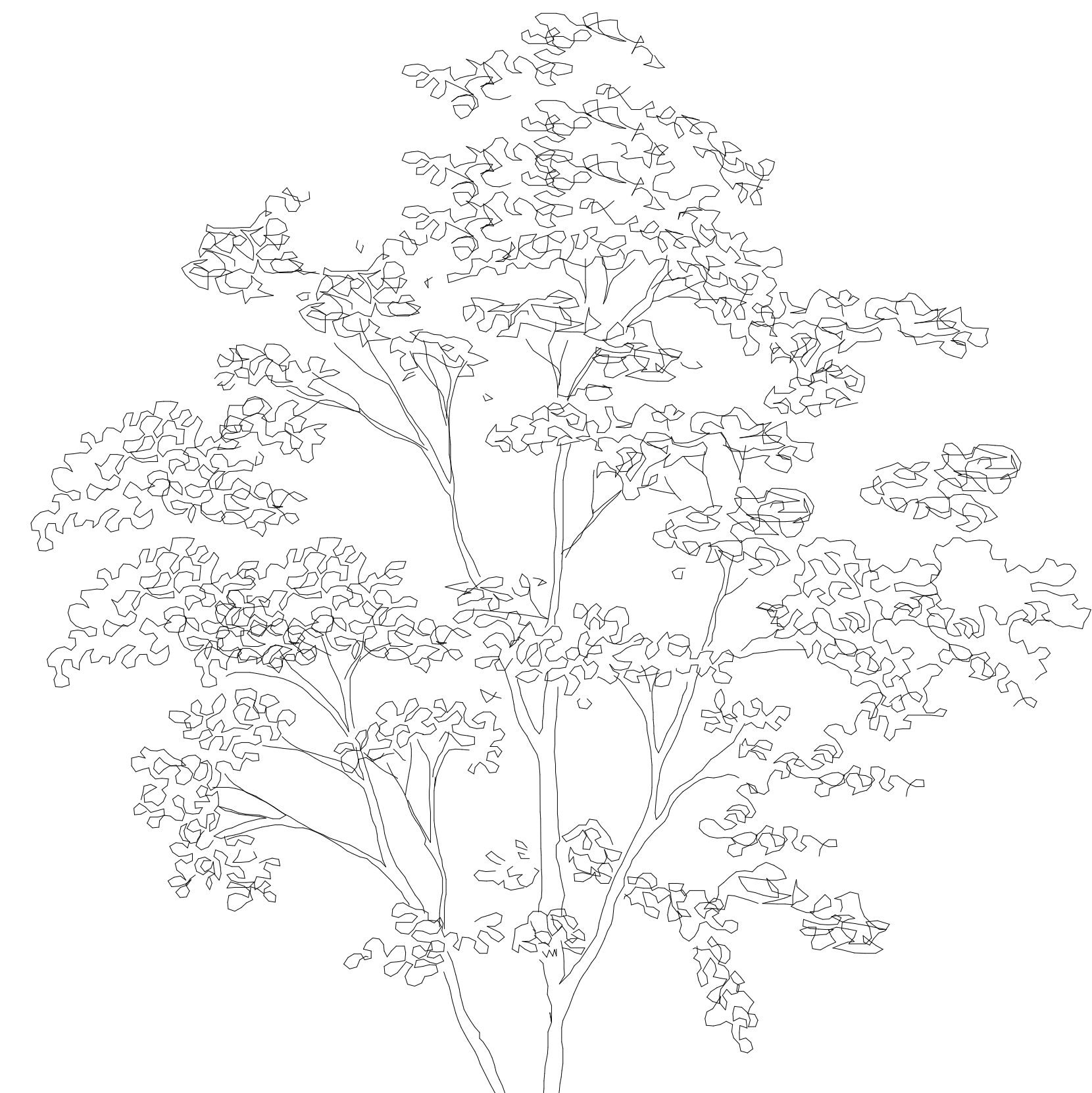
5 TYP. PAVER ASSEMBLY TO C.O.T CONCRETE SIDEWALK - PLAN
 L-301 1 : 10



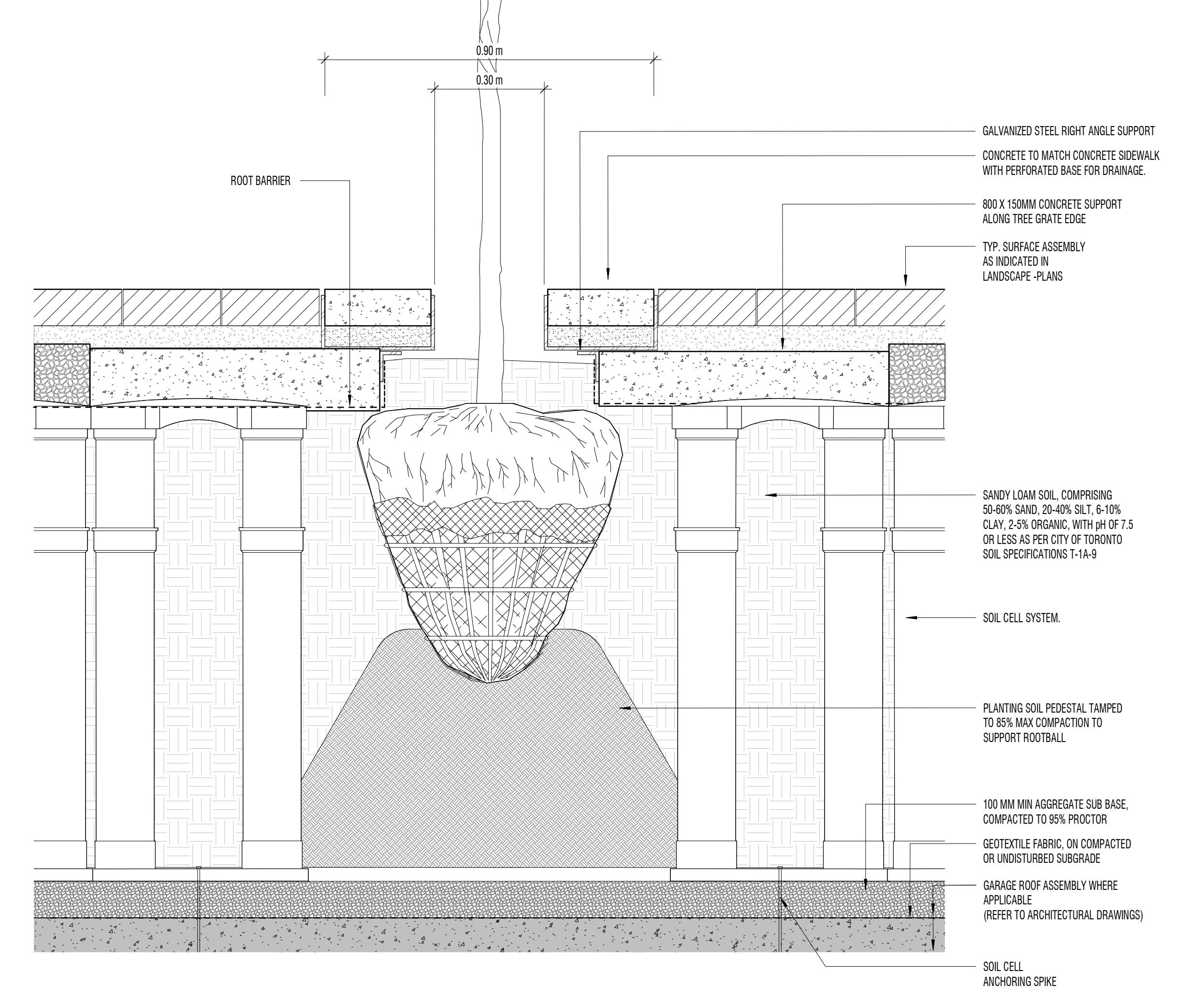
6 TYP. BIKE RACK DETAIL
 L-301 1 : 10



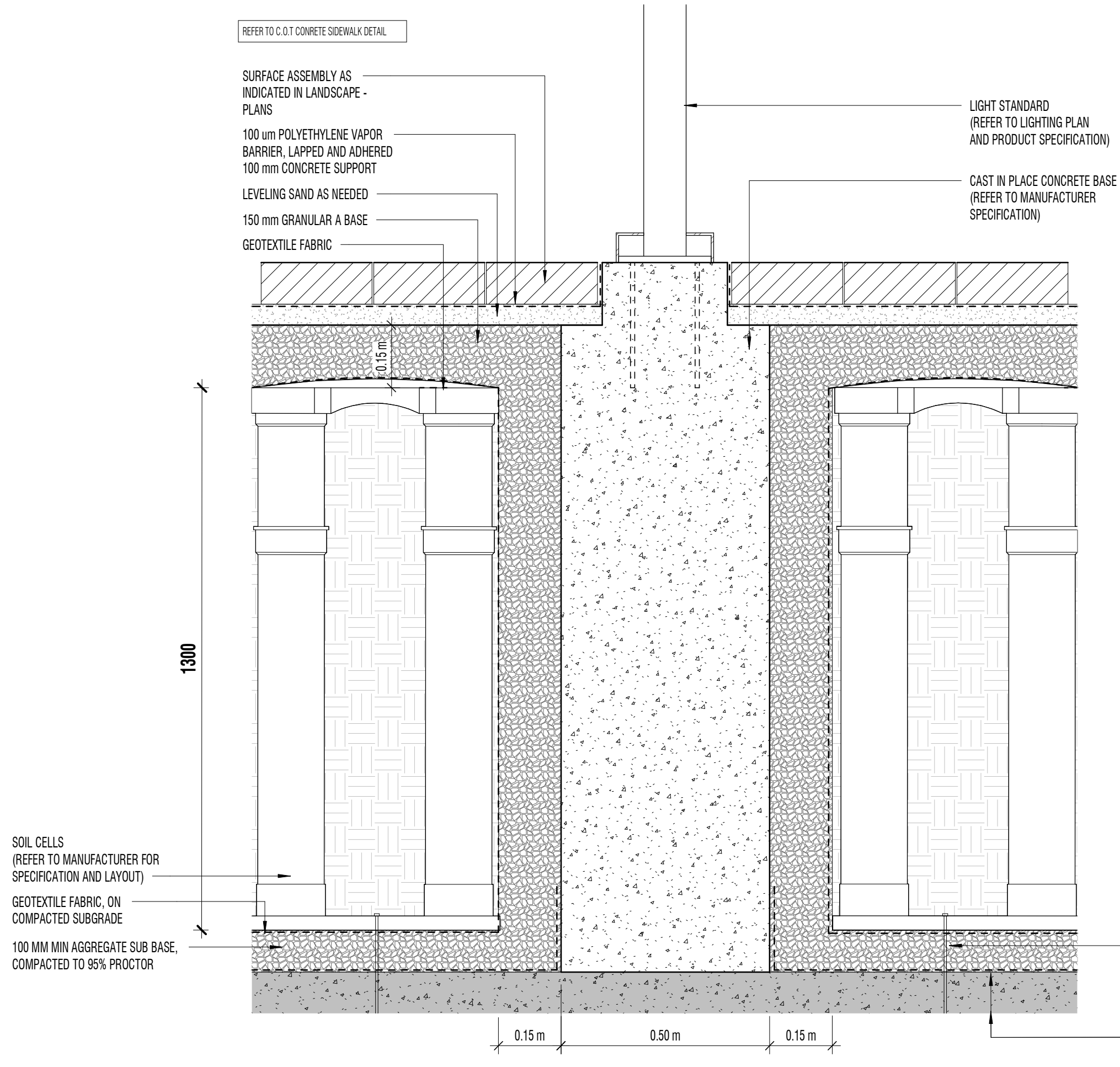
7 TYP. BIKE RACK OVER SOIL CELL
 L-200 L-301 1 : 10



9 TYP. TREE IN SOIL CELLS IN PAVERS - ADJACENT TO ROAD - PAVERS
 L-200 L-301 1 : 10

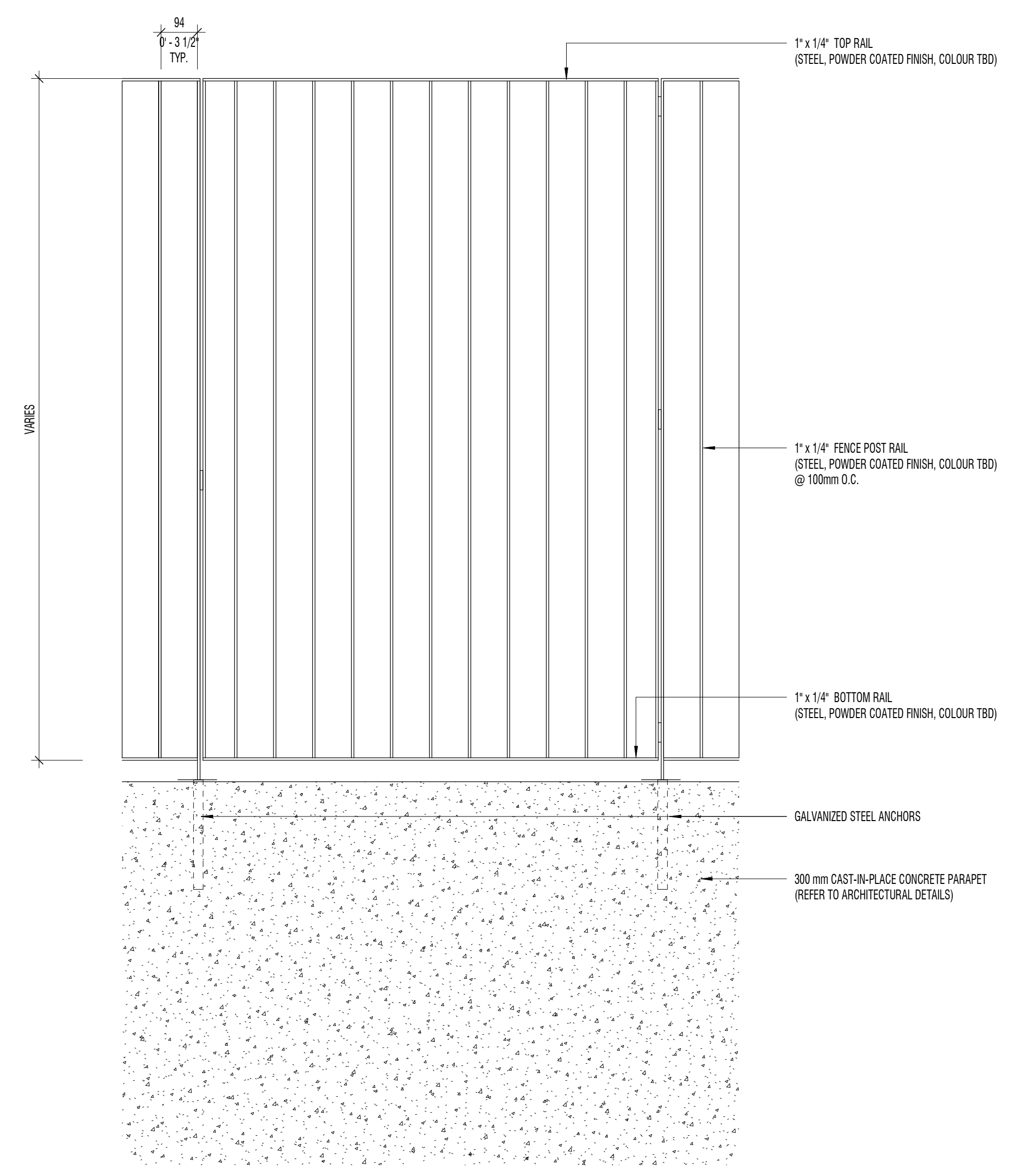


10 TYP. TREE IN SOIL CELLS IN PAVERS
 L-200 L-301 1 : 10

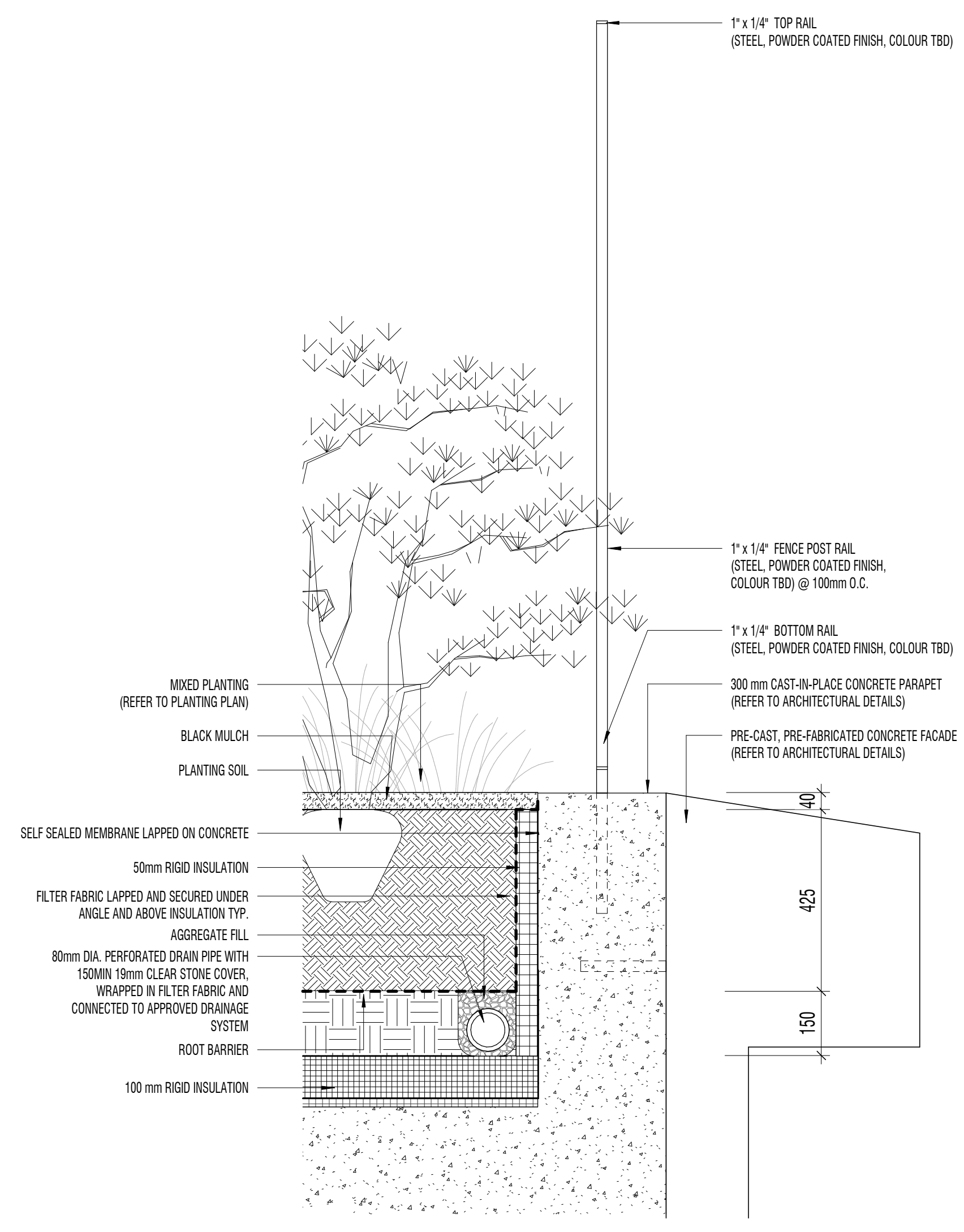


8 TYP. NEW LIGHTING POLE OVER SOIL CELL
 L-200 L-301 1 : 10

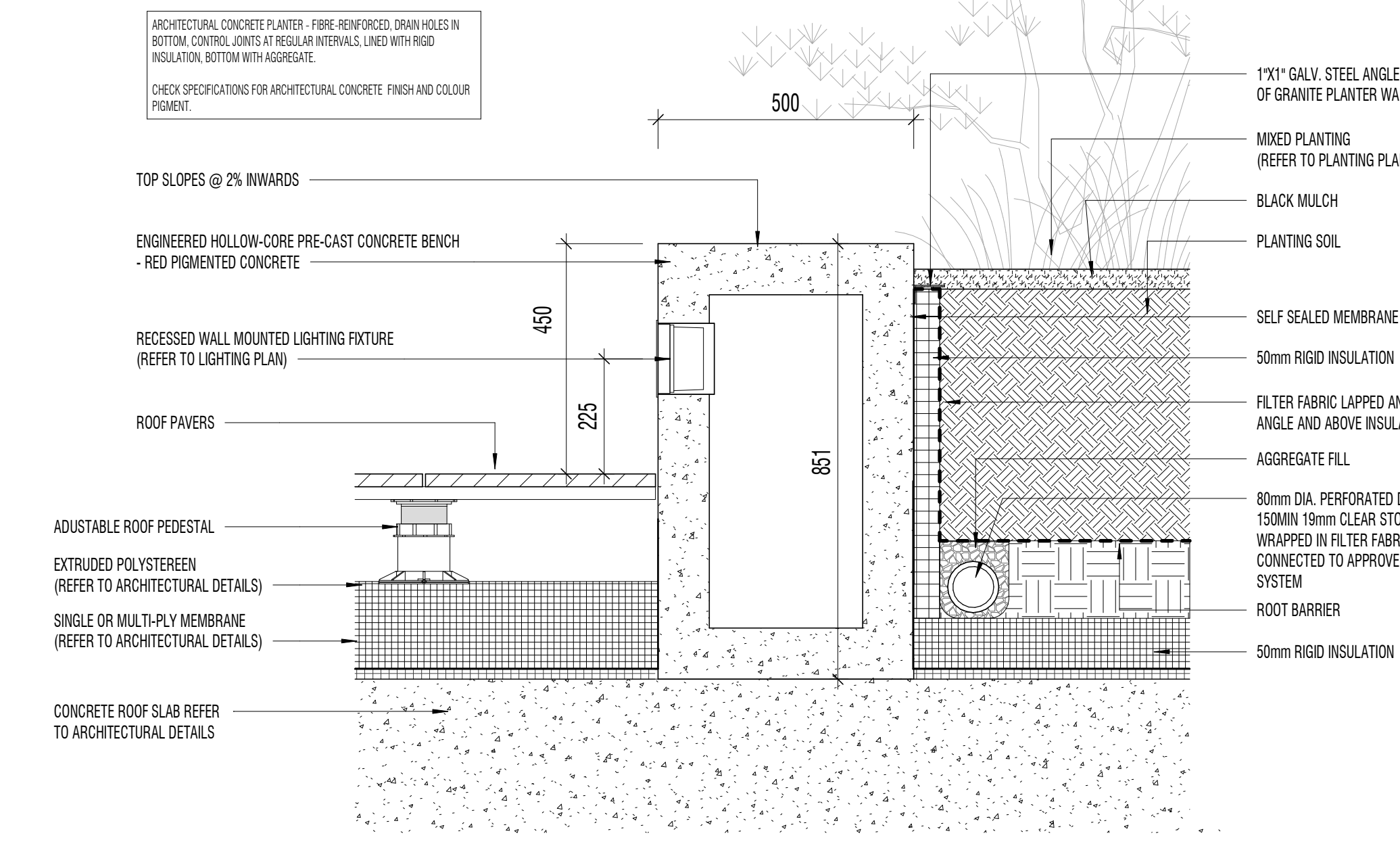
- GENERAL NOTES:**
1. Drawings are not to be scaled. Contractor will verify all existing conditions and dimensions required to perform the work and will report any discrepancies with the Contract Documents to the Architect before commencing work.
 2. The Architectural Drawings are to be read in conjunction with all other Contract Documents including the Project Manual and the Structural, Mechanical and Electrical Drawings. In cases of difference between the Contractor's documents with respect to the quantity, sizes or scope of work, the greater shall apply.
 3. Positions of exposed or finished Mechanical or Electrical devices, fittings and valves are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
 4. Dimensions indicated on plans between the faces of finished surfaces unless otherwise noted.
 5. The Architect has not been retained for supervision of construction and assumes no responsibility for means, methods and techniques of construction.
 6. These documents are not to be used for construction unless specifically noted for such purpose.



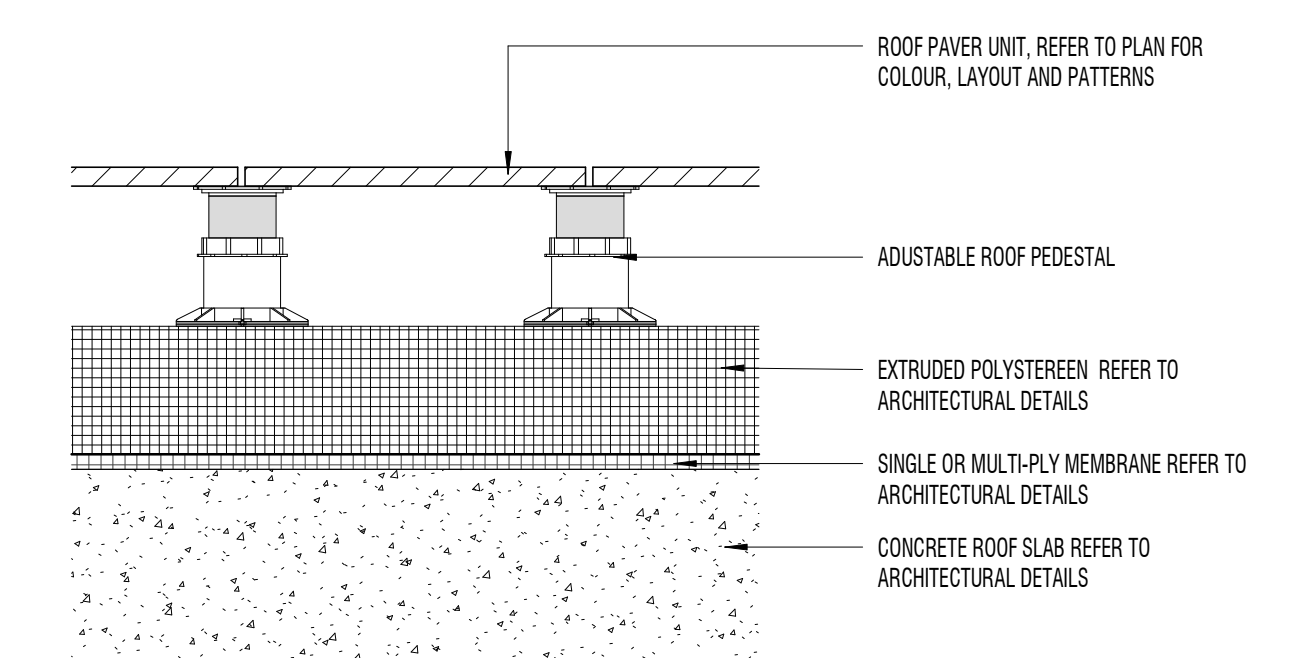
4 TYP. ROOFTOP RAISED PLANTER AND GUARD AT PARAPET – ELEVATION
 1:10



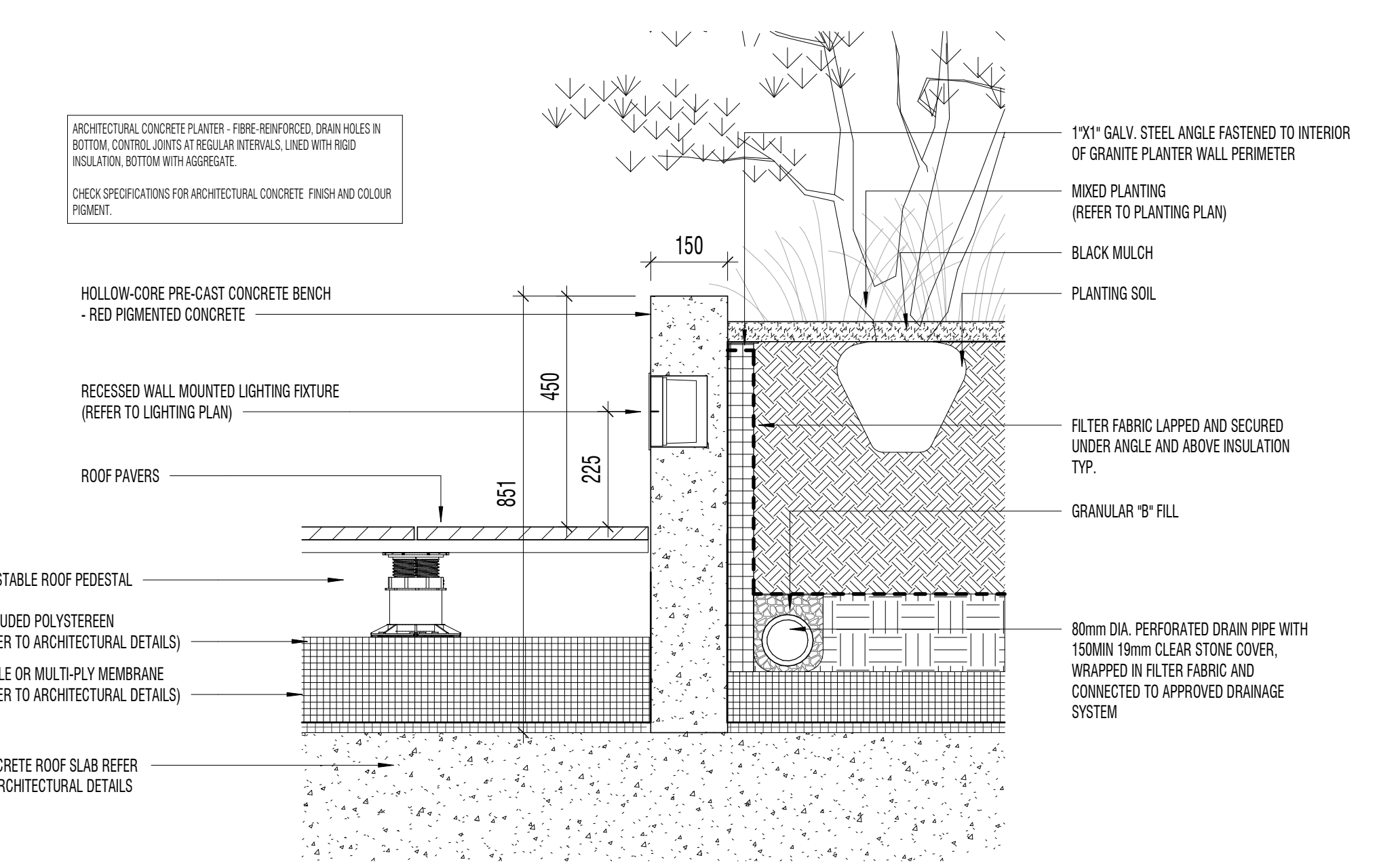
3 TYP. ROOFTOP RAISED PLANTER AND GUARD AT PARAPET – SECTION
 1:10



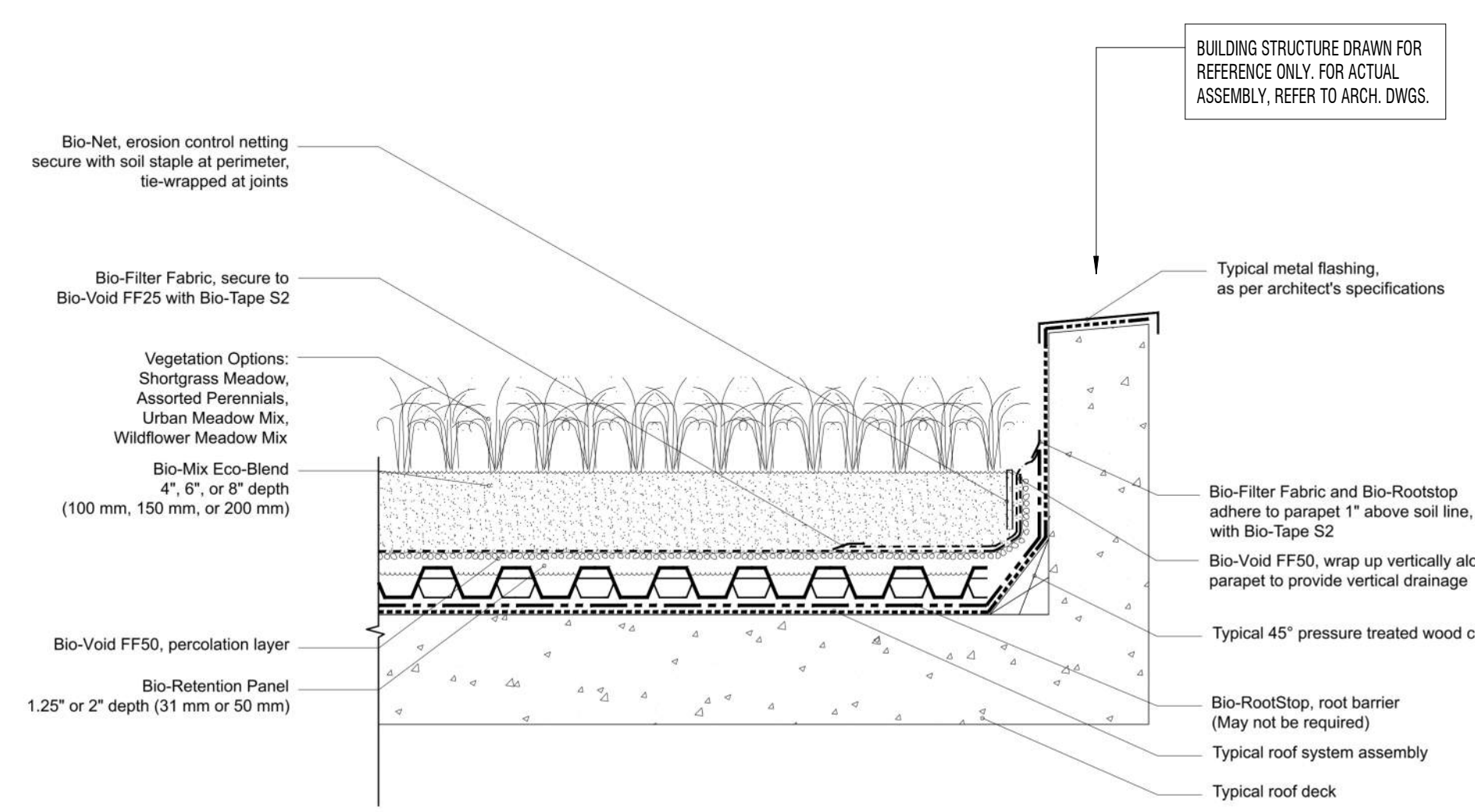
2 TYP. ROOFTOP RAISED PLANTER W. CONCRETE BENCH
 1:10



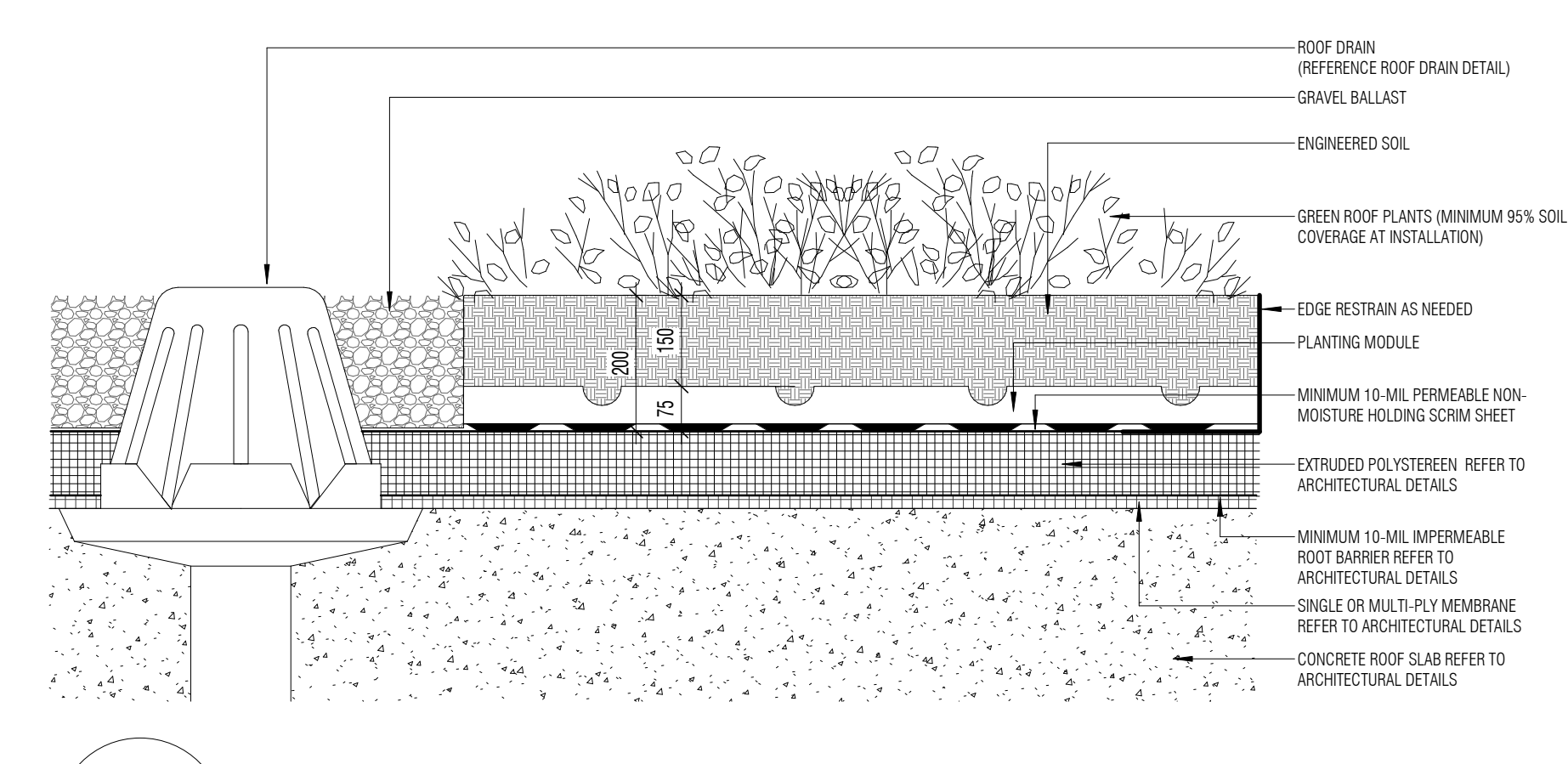
1 TYP. ROOF PAVERS
 1:10



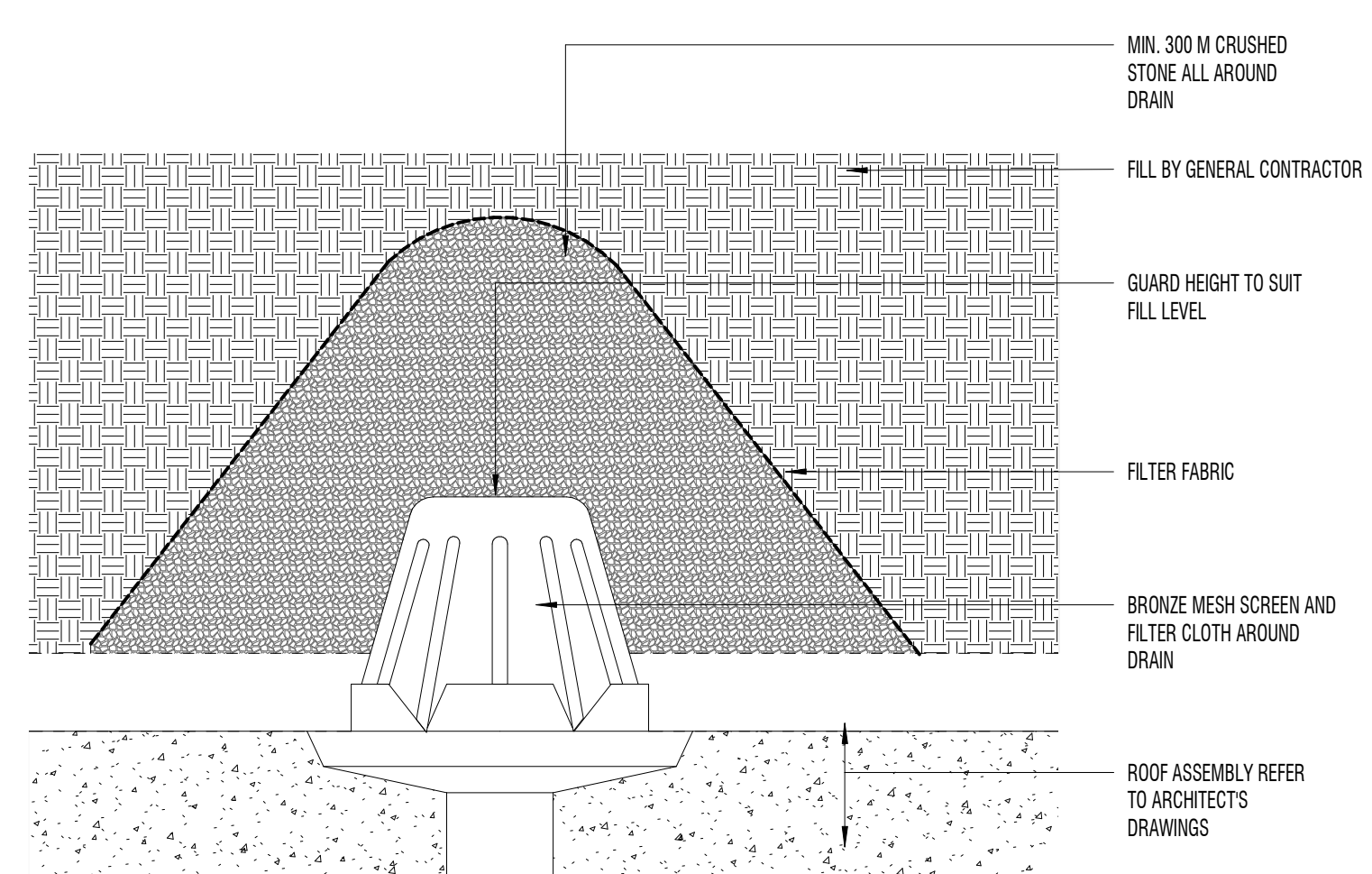
8 TYP. ROOFTOP RAISED PLANTER
 1:10



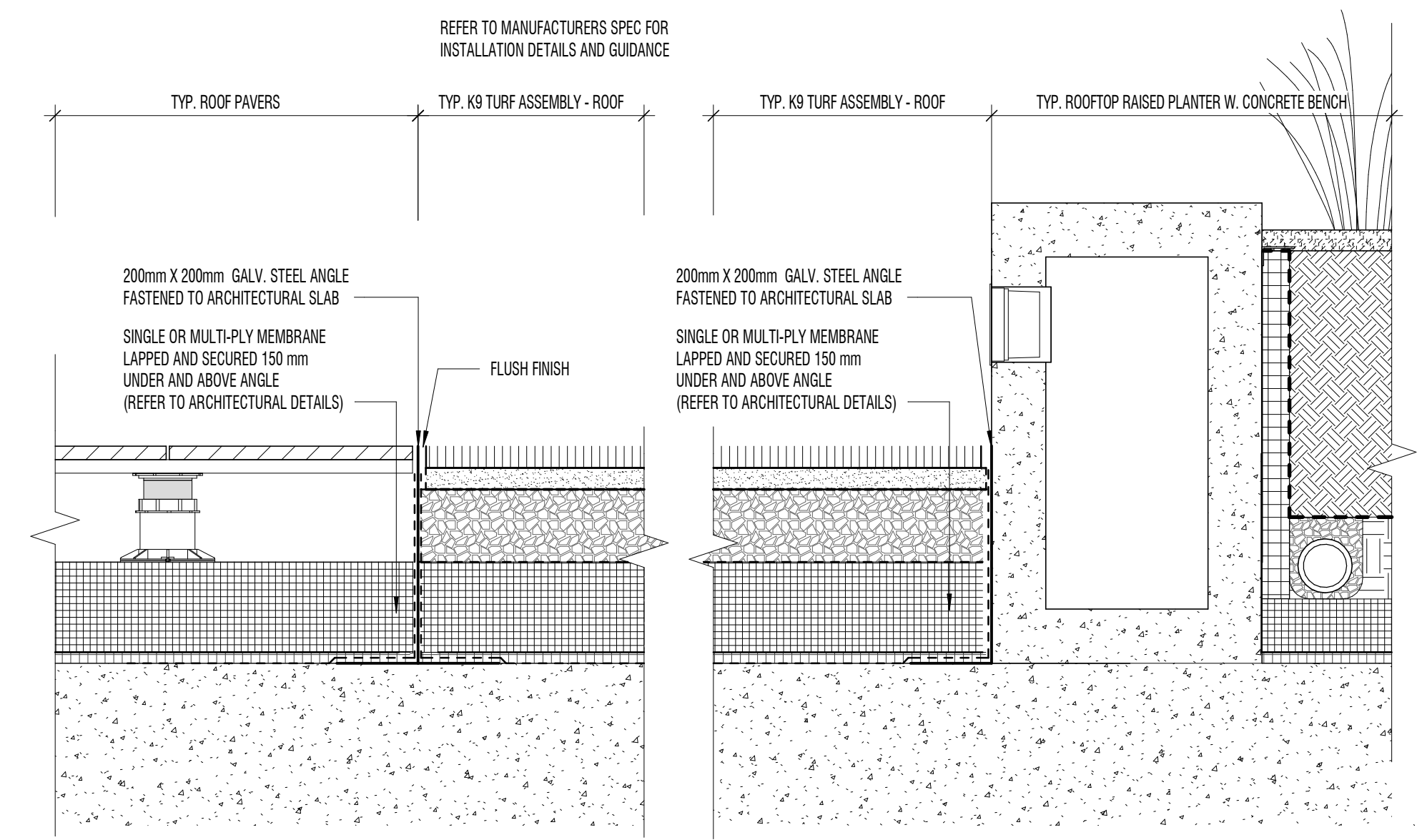
7 TYP. INTENSIVE GREEN ROOF AT PARAPET
 1:10



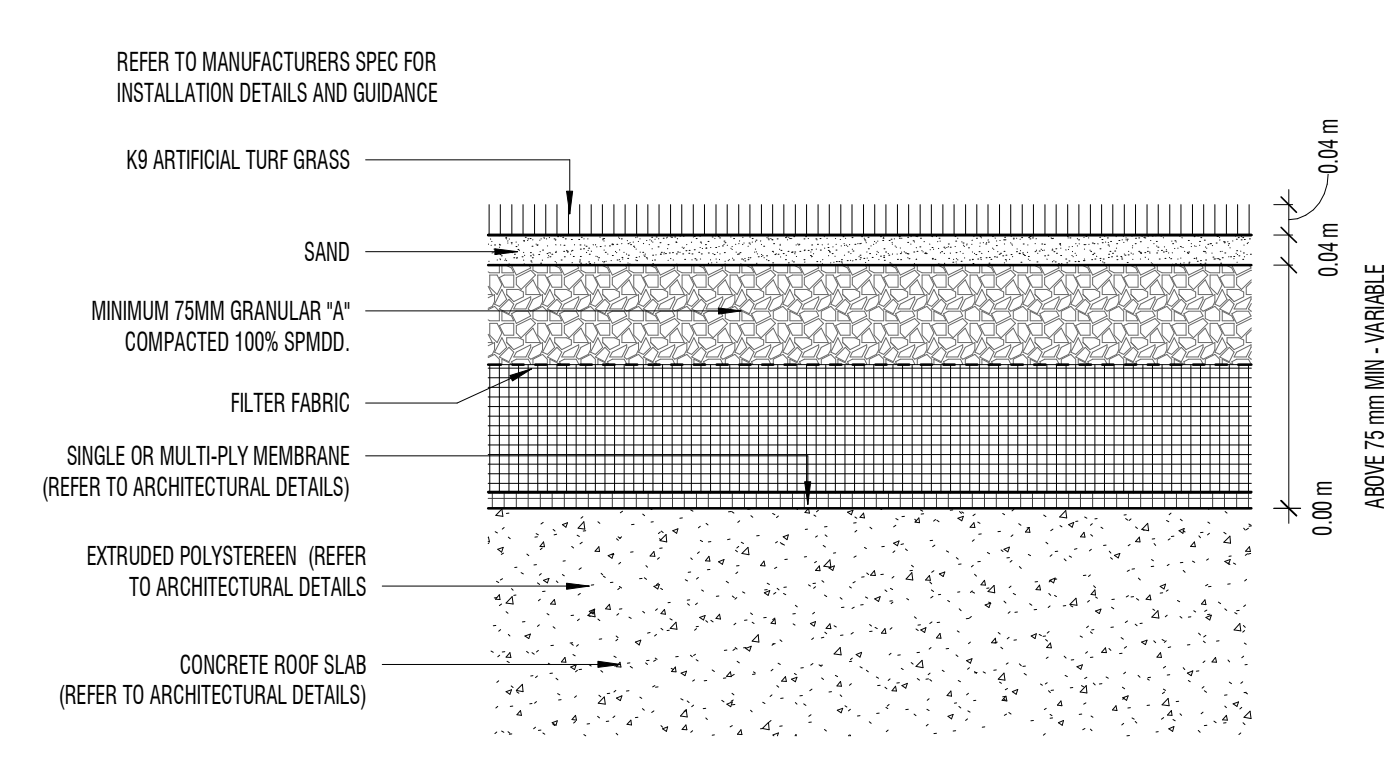
6 TYP. INTENSIVE GREEN ROOF
 1:10



5 TYP. DRAIN AT ROOF AND GARAGE
 1:10



10 TYP. K9 TURF ASSEMBLY EDGE CONDITIONS – ROOF
 1:10



09 TYP. K9 TURF ASSEMBLY - ROOF
 1:10