



- 1 Building extents entirely within environmental setbacks
- 2 Residential buildings height + unit reduction
- 3 Enlarged entrance/drop-off
- 4 On-site fire truck turnaround
- 5 Dedicated visitor/guest vehicle entrance to P1 from the drop-off
- 6 Increased parking stall size, and additional dedicated stalls for large vehicles
- 7 South vehicle entrance ramped down 1.5m for increased visual and audio separation from neighbours to south
- 8 Noise barrier for additional sound protection for neighbours to south
- 9 Orientation of the hotel tower adjusted for more sky view from S. Shore Blvd
- 10 Building C massing adjusted to mitigate impact to S. Shore Blvd

1. PLANTING SHALL BE PERFORMED BY A QUALIFIED LANDSCAPE ARCHITECT OR CONSULTANT.
2. STAKED PLANTING LOCATIONS TO BE REVIEWED BY CONSULTANT AND CHANGED AS REQUIRED.
3. PLANTS TO BE NURSERY-GROWN, GOOD QUALITY SPECIES AND TYPE, FORM AND CHARACTER SPECIFIED. PLANTS TO BE NO 1 GRADE IN ACCORDANCE WITH CANADIAN STANDARDS FOR NURSERY STOCK, MOST RECENT EDITION OF CANADIAN NURSERY LANDSCAPE ASSOCIATION. PLANTS TO HAVE NORMAL, WELL-DEVELOPED BRANCHES, THICK, FIBROUS ROOT SYSTEMS, AND BE HEALTHY, FREE FROM DISEASES. PLANTS TO BE GROWN UNDER CLIMATIC AND SOIL CONDITIONS SIMILAR TO THOSE AT THE SITE FOR AT LEAST TWO YEARS PRIOR TO USE ON THIS PROJECT.
4. SPECIMEN PLANTS TO BE EXCEPTIONALLY GOOD QUALITY PERTAINING TO THE SPECIES AND OF TYPE, FORM, CHARACTER OR HABIT OF THE PLANTS SPECIFIED.
5. CLUMP PLANTING TO HAVE A MINIMUM OF THREE STEMS ARISING OUT OF ONE ROOT SYSTEM, WELL BRANCHED FROM THE BOTTOM UPWARDS. MADE CLUMPS WILL NOT BE ACCEPTED.
6. CONTAINER-GROWN PLANTS (POTS, CANS, TUBS OR BOXES) TO HAVE SUFFICIENT ROOTS TO HOLD PLANTS TOGETHER AFTER REMOVAL OF CONTAINERS, BUT WITHOUT BEING ROOT-BOUND. CONTAINERS NOT TO BE REMOVED UNTIL PLANTS ARE READY FOR PLANTING.
7. BALLED AND BURGLAPPED AND STRING-BALLED PLANTS TO HAVE A COMPACT NATURAL BALL OF EARTH, 80% MINIMUM, WRAPPED IN BURLAP AND TIGHTLY BOUND WITH ROPE THAT UPON DELIVERY, THE SOIL IN THE BALL IS STILL FIRM AND COMPACT AROUND THE SMALL FEEDING ROOTS. BALL SIZE TO CONFORM TO CANADIAN STANDARDS FOR NURSERY STOCK. ROOT BALLS SHALL INCLUDE 75% OF FIBROUS AND FEEDER ROOT SYSTEM.
8. CROWN PRUNING: PRUNE AT PLANTING TO CAREFULLY REMOVE DEAD, BROKEN, DAMAGED AND INTERFERING BRANCHES AND HARMFUL BRANCH UNIFORM WHEN AND WHERE APPLICABLE. DO NOT CUT LEADER.
9. ROOT BALL CUT AND REMOVE ALL WIRE, ROPE, BURLAP AND TRIMME FROM AROUND THE TOP 1.0 TO 1.0 OF THE ROOT BALL.
10. BACKFILL: SOIL TO BE BACKFILLED IN 150 MM LAYERS AND CONCURRENTLY TAMPED AND/OR WATERED TO MINIMIZE AIR POCKETS. COMPACT LIFTS FIRMLY WITH FEET TO STABILIZE ROOTBALL.
11. WATERING: ENSURE THAT TREES ARE THOROUGHLY WATERED AT PLANTING.
12. PLANTING AREA: TREES NOT TO BE SIX (6) INCHES IN DIAMETER. SOIL PREPARATION AREA TO BE SIX (6) INCHES IN DIAMETER. SCARIFY SOIL PREPARATION AREA TO A DEPTH OF 100 MM.
13. PLANTING DEPTH: LOOSEN SURFACE OF PLANTING HOLE. ALL TREES TO BE PLACED SO THAT THE ROOT COLLAR IS POSITIONED 50 TO 75 MM HIGHER THAN SURROUNDING GRADE.
14. CONTRACTOR TO WARRANT PLANT MATERIAL AS ITENED ON PLANT LIST FOR FULL GROWTH SEASON (1 YEAR). END OF WARRANTY INSPECTION TO BE CONDUCTED DURING WARRANTY PERIOD. DEFECTIVE MATERIAL THAT HAS DIED OR FAILED TO PERFORM SATISFACTORILY.
15. REPLACEMENTS TO BE PLANTED IN THE NEXT PLANTING SEASON. WARRANTY PERIOD ON REPLACEMENT PLANT MATERIAL EQUAL TO ORIGINAL WARRANTY PERIOD. REPLACEMENTS AND WARRANTY CONTINUED UNTIL PLANT MATERIAL IS ACCEPTABLE. REPLACEMENT PLANTS TO BE TAGGED VISIBLY AND CONSULTANT TO BE NOTIFIED IN WRITING DATE REPLACEMENTS WERE MADE.
16. DRAINAGE SYSTEM TO BE USED FOR TREES 80MM CALIPER AND GREATER.
17. DRAINAGE PIPES TO BE FLEXIBLE HIGH DENSITY POLYETHYLENE (HDPE) 80MM (3-1/2 INCH) FULLY PERFORATED COMPLETE WITH ONE-Piece SCHEDULED FILTER SOCK, NOT PERFORATED AT PASS THROUGH TO RISER PIPES. MANUFACTURER'S STANDARD CONNECTOR FITTINGS AND CAPS.
18. IRRIGATION AND AERATION SYSTEM TO BE IRRIGATION PIPE 50MM DIAMETER, SET AROUND SHOULDER OF ROOT BALL AND CONNECTED TO TREE. ACCEPTABLE PRODUCTS: GUTHERN 'ROOTRAIN URBAN' SYSTEM INCLUDING ROOTRAIN PIPING, TEES, CONNECTORS AND URBAN INLETS.
19. ALL PLANTING MATERIALS, GRANULAR MATERIALS, AND IMPORTED SOILS MUST BE ENVIRONMENTALLY SOUND, MEETING TREE CARE AND PROTECTION AND HAVING AN ENVIRONMENTAL QUALITY THAT MEETS THE MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS STANDARDS APPLICABLE FOR RESIDENTIAL PROPERTY USE AND COMMERCE OUTDOOR SOIL THAT ARE LISTED IN TABLE 3 OF THE APRIL 15, 2011 SOIL, GROUND WATER AND SEDIMENT STANDARDS FOR USE UNDER PART 1 OF THE ACT DOCUMENT.

URBAN FORESTRY TREE PLANTING NOTES:

1. THE OWNER/APPLICANT ACKNOWLEDGES AND AGREES THAT ALL TREES MUST BE PLANTED AS PER THE PLANS WITH THE APPROVED SITE PLAN, LANDSCAPE PLAN, PLANTING DETAILS AND TYPICAL STANDARD DETAILS, AND ANY OTHER PLANS WHICH ARE CONNECTED WITH THE TREE PLANTING PROCESS.
2. NO DISTURBANCE TO EXISTING GRADE IS PERMITTED AT ANY TIME WITHIN ANY TPE. PRIOR TO MOVING OR REMOVING ANY TPE, PERMISSION FROM URBAN FORESTRY IS REQUIRED.

WATERING PROGRAM:

1. THE OWNER WILL OVERSEE AND EXECUTE A WATERING PROGRAM TO SUPPORT THE TREES IN THE FIRST TWO YEARS TO ENSURE THAT TREES ARE ESTABLISHED. THE WATERING PROGRAM WILL CONSIST OF DELIVERING A WATER DISTRIBUTION SYSTEM WITHIN THE SOIL CELLS, MANUALLY FED BY WATER FROM THE BUILDING VIA NEIGHBORING ROSES, HAND WATERING TO SUPPORT ESTABLISHMENT AND WASH AWAY SALT FROM SURFACE. MANAGEMENT OPERATIONS ON THE SURROUNDING LANDSCAPE IS REQUIRED FOR ALL OTHER TREES.
2. WATERING SCHEDULE:
 - 1 TO 2 WEEKS AFTER PLANTING THEY WILL BE WATERED DAILY
 - 2 TO 3 WEEKS THEY WILL BE WATERED EVERY 2 TO 3 DAYS AND
 - AFTER 12 WEEKS THEY WILL BE WATERED WEEKLY THROUGH THE SPRING SUMMER AND FALL SEASONS UNTIL ROOTS ARE ESTABLISHED. WATERING WILL BE APPLIED AT 1-1.5 GALLONS PER INCH OF STEM CALIPER PER IRRIGATION USING TECHNIQUES TO CREATE A SLOW INFILTRATION OF WATER AROUND THE TREE ROOT BALL SUPPORTED BY THE PIPING SUPPLIED IN THE SOIL CELLS.

1 GREEN ROOF PLAN
A301 L-102 1 : 250

GREEN ROOF AREAS					
TYPE	AREA	%	SOIL VOLUME	PRODUCT	POLLINATOR SPECIES
BALLAST ROOF	1210 m ²	25%	151.44 m ³	150 mm	
LOW PLANTER BED - MEADOW / PERENNIAL GRASSES	3045 m ²	75%	456.75 m ³	150 mm	BORODIP "ECO-SYSTEM" OR EQ.
	4255 m ²	100%	608.20 m ³		
TOTAL	4255 m ²	100%	608.20 m ³		

GREEN ROOF PLANTS (NATIVE POLLINATORS)	
ASTER LAEVIS	SMOOTH ASTER
CAMPANULA ROTUNDFOLIA	BELLFLOWER
GEUM TRIFLORUM	PRAIRIE SMOKE
DESCHAMPSIA CECITOSA	TUFTED HAIR GRASS
VERBENA SIMPLEX	SLENDER VERNAIN
MONARDA FISTULOSA	WILD BERGAMOT
PANICUM VIRGATUM	SWITCH GRASS
ECINACEA PALLIDA	PALE PURPLE CONEFLOWER
SHIZAPHYRIUM SCOPARIUM	LITTLE BLUESTEM
CAREX PENNSYLVANICA	SEDGE

2	2024/04/26	REVISED FOR DBA
1	2024/02/23	ISSUED FOR DBA
Rev.	Date	Issued

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Globzen
VINELAND

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Project North True North

SCALE: As indicated
PROJECT NO: 202302
ISSUE DATE: APRIL 26, 2024

GREEN ROOF
PLAN

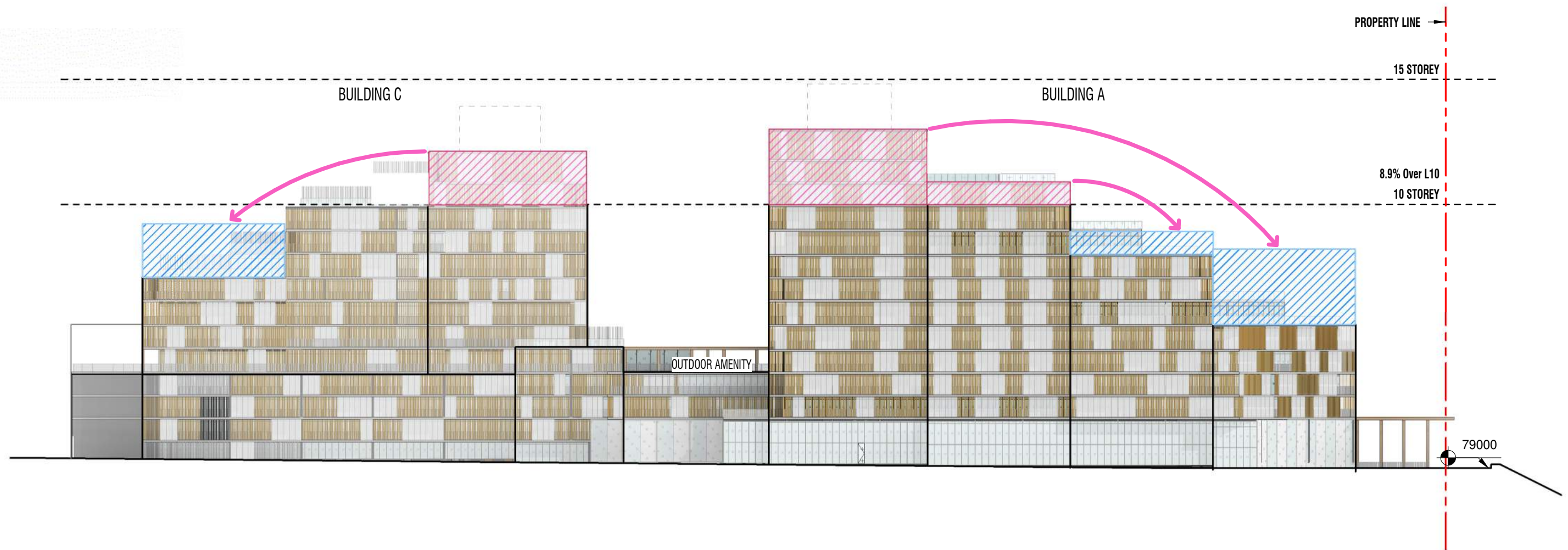
L-102



EAST ELEVATION - EAST BUILDING - REDUCTION

JULY 27, 2024
WITHOUT PREJUDICE

gh3*



EAST ELEVATION - EAST BUILDING - LOGIC

JULY 27, 2024
WITHOUT PREJUDICE

gh3*



JUNE 21 10AM - COMPARISON



JUNE 21 1PM - COMPARISON



JUNE 21 3PM - COMPARISON



JUNE 21 5PM - COMPARISON



JUNE 21 6PM - COMPARISON



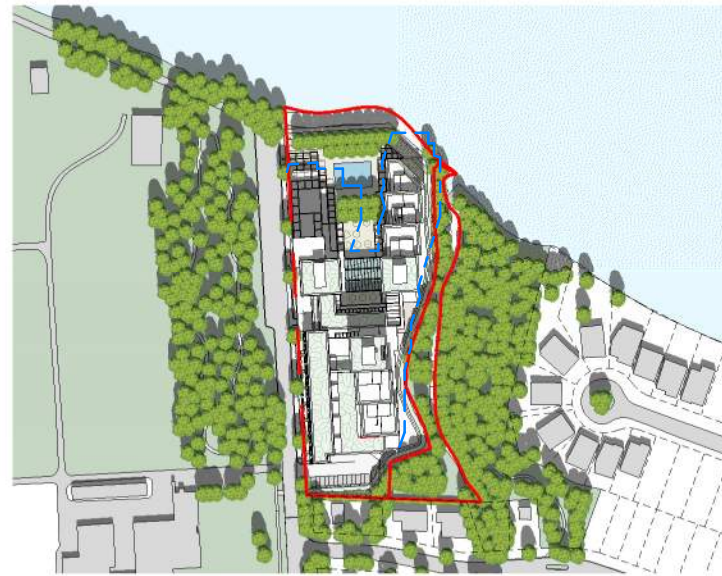
JUNE 21 7PM - COMPARISON

SOLAR DIAGRAMS - JUNE 21 COMPARISON

JULY 27, 2024
WITHOUT PREJUDICE



SEPT 21 10AM - COMPARISON



SEPT 21 1PM - COMPARISON



SEPT 21 3PM - COMPARISON



SEPT 21 5PM - COMPARISON



SEPT 21 6PM - COMPARISON



SEPT 21 7PM - COMPARISON

SOLAR DIAGRAMS - SEPTEMBER 21 COMPARISON

JULY 27, 2024
WITHOUT PREJUDICE







REVISED - 13 Storeys



10 Storeys



