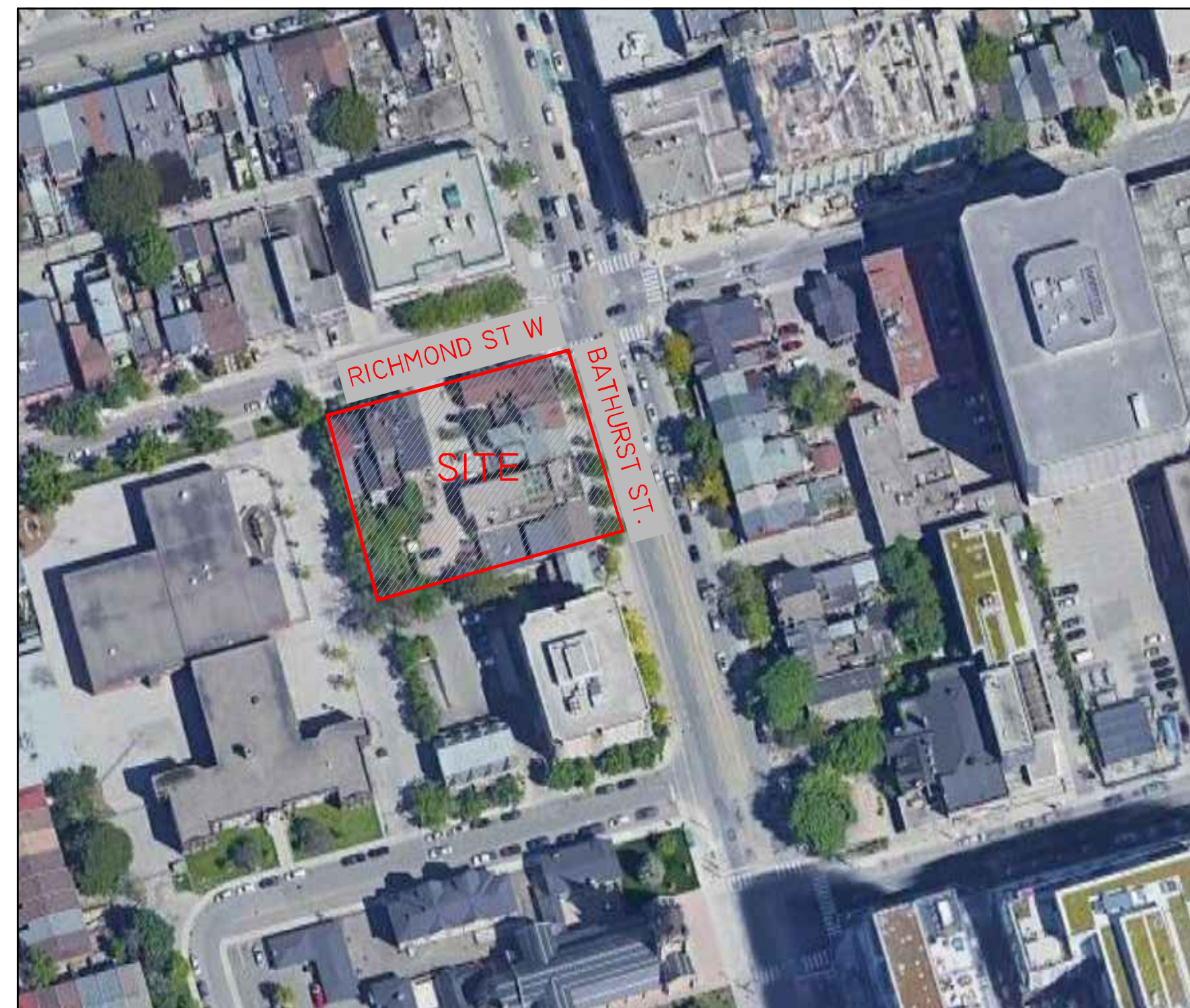


# BATHURST & RICHMOND

CITY OF TORONTO

## ISSUED FOR SPA1/ZBA2 SUBMISSION

APRIL 2022



### DRAWING LIST:

LTP	TREE PRESERVATION PLAN & DETAILS
L100	LANDSCAPE PLAN
L101	PUBLIC UTILITIES PLAN, SOIL VOLUME PLAN & SECTIONS
L102	EXTERIOR AMENITY PLAN, GREEN ROOF & DETAILS
L200	LANDSCAPE DETAILS
L201	LANDSCAPE DETAILS
L202	LANDSCAPE DETAILS

**CLIENT:**

**ORIGINATE DEVELOPMENTS**

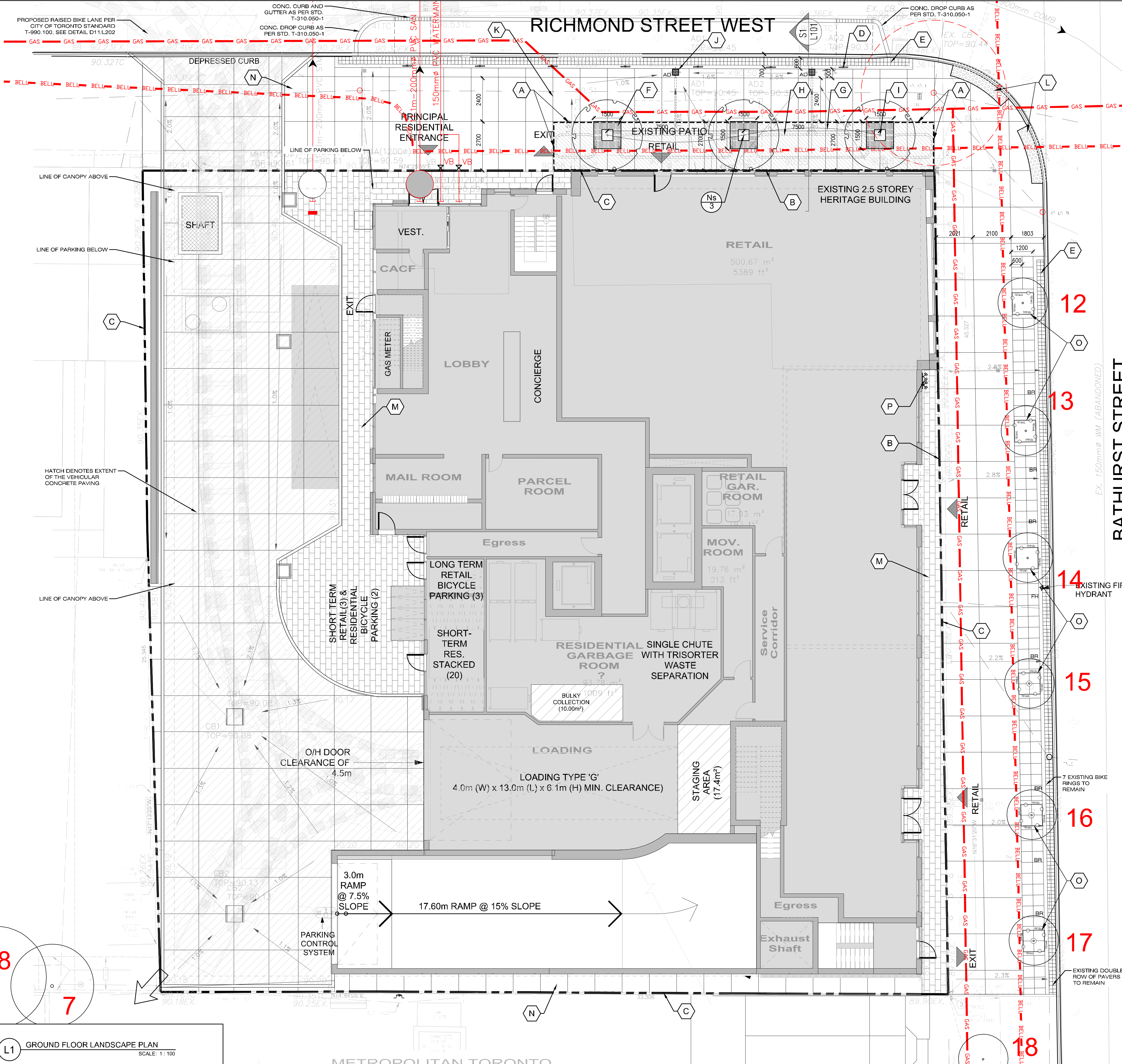
**LANDSCAPE ARCHITECT:**

MARTEN-NIKZAD LANDSCAPE ARCHITECTS INC.



1387 BAYVIEW AVENUE, UNIT 105  
TORONTO, ONTARIO, M4G 3A5

T: 416-245-2299  
E: studio@mnlarch.ca



- (A) EXTENT OF CONTINUOUS SOIL TRENCH BELOW, SOIL VOLUME PROVIDED 60 x 1.5 = 90 cu.m. FOR 3 TREES
- (B) PROVIDE EXPANSION JOINT AT PROPERTY LINE. SEE DETAIL D4/L201
- (C) PROPERTY LINE
- (D) 7 PROPOSED CITY OF TORONTO BIKE RINGS, SEE DETAIL D6/L201
- (E) PROPOSED DOUBLE ROW OF PRECAST UNIT PAVERS ON CONCRETE BASE TO CITY OF TORONTO STANDARDS, SEE PAVING NOTES AND DETAILS D1, D2/L201
- (F) PROPOSED MONZA TREE GRATE, SEE DETAIL D7/L201
- (G) HATCH DENOTES THE EXTENT OF THE CONTINUOUS SOIL TRENCH BELOW
- (H) Ø100MM PVC PERFORATED WATERING/AERATION PIPE, TO MEET CITY STANDARDS SEE DETAILS D1&D2/L200
- (I) (5) PROPOSED STREET TREES IN A CONTINUOUS SOIL TRENCH, SEE DETAILS D1-D9/L200
- (J) PASSIVE IRRIGATION/AERATION CATCHMENT & DISTRIBUTION SYSTEM TO MEET CITY STANDARDS
- (K) PROPOSED 2.1M PEDESTRIAN CLEARWAY
- (L) EXISTING TACTILE WALKING SURFACE INDICATORS TO REMAIN
- (M) PROPOSED PRECAST CONCRETE UNIT PAVING ON CONCRETE BASE, TYPE1, SEE DETAIL D8/L202
- (N) PROPOSED CONCRETE PAVING TO MEET CITY OF TORONTO STANDARDS
- (O) PROPOSED TREE PROTECTION HOARDING, SEE DETAIL D1/ LTP
- (P) SIAMESE CONNECTIONS

**OWNER'S NOTE:**

-THE OWNER SHALL ARRANGE FOR THE PLANTING OF TREES IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN AND TO THE SATISFACTION OF URBAN FORESTRY, ON BEHALF OF THE GENERAL MANAGER OF PARKS, FORESTRY AND RECREATION. ANY PROPOSED REVISIONS TO THE PLANTING PLAN MUST FIRST BE APPROVED BY URBAN FORESTRY.

-THE OWNER SHALL NOTIFY URBAN FORESTRY IN WRITING WITHIN TWO WEEKS OF TREE PLANTING TO ARRANGE FOR AN INSPECTION OF THE SITE.

-THE OWNER SHALL MAINTAIN ALL NEW TREE PLANTINGS WITHIN THE CITY ROAD ALLOWANCE IN GOOD CONDITION FOR THE GUARANTEE PERIOD. TREES WILL BE INSPECTED DURING AND PRIOR TO THE END OF THE RENEWABLE GUARANTEE PERIOD. IF THE TREES ARE IN GOOD CONDITION AT THE END OF THE RENEWABLE GUARANTEE PERIOD, THE CITY WILL ASSUME MAINTENANCE AND OWNERSHIP OF THE TREES.

-THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OR REPLACEMENT OF ALL NEW TREE PLANTINGS WITHIN THE CITY ROAD ALLOWANCE. IF DURING OR AT THE END OF THE RENEWABLE GUARANTEE PERIOD THE TREES ARE NOT IN GOOD CONDITION, REQUIRE MAINTENANCE OR REQUIRE REPLACEMENT, THE OWNER WILL BE RESPONSIBLE FOR RECTIFYING THE PROBLEM AS DETERMINED BY AND TO THE SATISFACTION OF THE GENERAL MANAGER OF PARKS, FORESTRY & RECREATION.

**TREE PLANTING NOTE:**

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 (OR AS SPECIFIED IF LARGER). EACH TREE SHALL 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 BALL. THE TREE IS THEN TO BE PLANTED WITH THIS LEVEL TO BE CONSIDERED THE TOP OF ROOT-BALL FOR ALL OTHER INSTRUCTIONS. 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 CITY'S DISCRETION.

**TREE PLANTING NOTE:**

- TREES ARE NOT TO BE PLANTED LESS THAN 1.0m FROM CURBS, UNDERGROUND UTILITIES, SIDEWALKS AND DRIVEWAYS, 2.0m FROM FIRE HYDRANTS AND TRANSFORMERS, 4.0m FROM LIGHT STANDARDS
- CONTRACTOR TO SUPPLY MIN. 150mm (6") OF TOPSOIL FOR ALL SODDED AREAS AS PART OF LANDSCAPE WORKS
- ALL SHRUB BEDS TO HAVE MIN. 450mm (18") OF TRIPLE MIX AS PER SHRUB PLANTING DETAIL
- BEFORE THE STAKEOUT THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND SERVICES IN ROAD ALLOWANCES AND BUFFER STRIPS
- ALL INDIVIDUAL TREE SAUCERS AS PER TREE PLANTING DETAIL.
- DRAWING IS IN METRIC SCALE
- REPAIR ALL DAMAGE RESULTING FROM CONSTRUCTION WORK AT NO EXTRA COST
- DO NOT STOCKPILE CONSTRUCTION MATERIALS ON SITE WITHOUT OWNER'S APPROVAL OR DIRECTION. (STOCKPILING MATERIALS ADJACENT TO OR WITHIN EXISTING TREE DRILINES IS PROHIBITED).
- KEEP SITE CLEAN AND USABLE BY OTHERS OUTSIDE CONSTRUCTION ZONE/LIMIT OF WORK PROVIDE SNOW FENCING AROUND CONSTRUCTION SITE WHEN NEEDED.
- REPORT ANY DISCREPANCIES BETWEEN ARCHITECTURAL/LANDSCAPE AND SITE SERVICES DRAWINGS.
- ALL PLANTING TO BE IN CONTINUOUS BEDS TO CITY STANDARDS. ALL PLANTS TO BE OF QUALITY NURSERY CLAY GROWN STOCK.
- PLANT QUANTITIES ON LANDSCAPE PLANS SUPERCEDE PLANT LIST TOTALS. ANY DISCREPANCIES WHICH ARE NOT REPORTED TO THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- THE OWNER AND CITY MUST BE NOTIFIED IN WRITING OF ANY CHANGES TO OR SUBSTITUTION OF PROPOSED PLANT MATERIALS PRIOR TO INSTALLATION. SUBSTITUTIONS ARE NOT ACCEPTABLE WITHOUT OBTAINING PRIOR APPROVAL.
- NO TREES SHALL BE PLANTED UNDER OVERHEAD WIRES
- ENSURE POSITIVE DRAINAGE, MIN. 1.0% ON HARD SURFACES, MIN. 2.0% ON SOFT AREAS
- NO LIMESTONE SCREENINGS OR CRUSHER RUN LIMESTONE IS TO BE USED AROUND (6 METERS) OF ANY EXISTING OR NEWLY PLANTED TREES.
- FIRE ROUTE SHALL BE CONSTRUCTED TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT.

**SOIL VOLUME NOTE:**

A MINIMUM OF 30 m³ OF QUALITY SOIL PER EVERY ONE TREE AND ONLY LARGE GROWING SHADE TREES ARE CONSIDERED UNDER THE TORONTO GREEN STANDARD REQUIREMENTS.

THE REQUIRED MINIMUM SOIL VOLUME TO BE PROVIDED FOR TREES PLANTED IN HARDSCAPING AS PER TGS REQUIREMENTS, EC 2.2 URBAN FOREST: ENCOURAGE TREE GROWTH.

SOIL VOLUME CALCULATIONS:  
 RICHMOND ST. WEST  
 90m² (60 x 1.5m DEPTH OF SOIL) FOR THREE TREES  
 30m³ PER TREE

**PAVING NOTE:**

CONCRETE PAVING SRI RATING 38

GRANITE PAVERS AT APRON TO BE 'DOUBLE HOLLAND' BY UNILOCK, SIZE: 200x200x60mm, COLOUR: 'GRANITE'. TO BE INSTALLED ON CONCRETE BASE TO CITY OF TORONTO STANDARDS.

**WATERING PROGRAM:**

ALL NEWLY PLANTED TREES TO BE IRRIGATED FOR AT LEAST TWO YEARS AFTER PLANTING

**IRRIGATION NOTE:**

PASSIVE IRRIGATION/AERATION CATCHMENT & DISTRIBUTION SYSTEM TO MEET CITY STANDARDS

**PLANT LIST**

ITEM	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS	NATIVE	DROUGHT TOLERANT
Ns	3	Nyssa sylvatica	Black Gum	70 mm. cal.	W.B.	Uniform Specimen	YES	YES

**LEGEND:**

- (●) EXISTING DECIDUOUS TREE TO REMAIN
- (○) EXISTING DECIDUOUS TREE TO BE REMOVED
- (---) PROPOSED BIKE RING
- (---) TREE PROTECTION ZONE
- (---) PROPERTY LINE

**KEY MAP**

**NOTES:**

- THE CITY BOULEVARD IS DESIGNED IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE CANADIAN HIGHWAY BRIDGE DESIGN CODE.
- DESIGNED TO WITHSTAND VEHICULAR IMPACT LOADS IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE CANADIAN HIGHWAY BRIDGE DESIGN CODE.

**PROJECT NORTH**      **GEODETTIC NORTH**

REV	DESCRIPTION	DATE
2	ISSUED FOR SPA1/20A3	APR 15, 22
1	ISSUED FOR REVISION	MAY 26, 21

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Printed:

**MARTEN-NIKZAD LANDSCAPE ARCHITECTS INC.**

1330 BAYVIEW AVENUE, SUITE 150 TORONTO, ONTARIO, M4M 1B6      T: 416-291-5298 F: 416-291-5299

**PROJECT ADDRESS:**

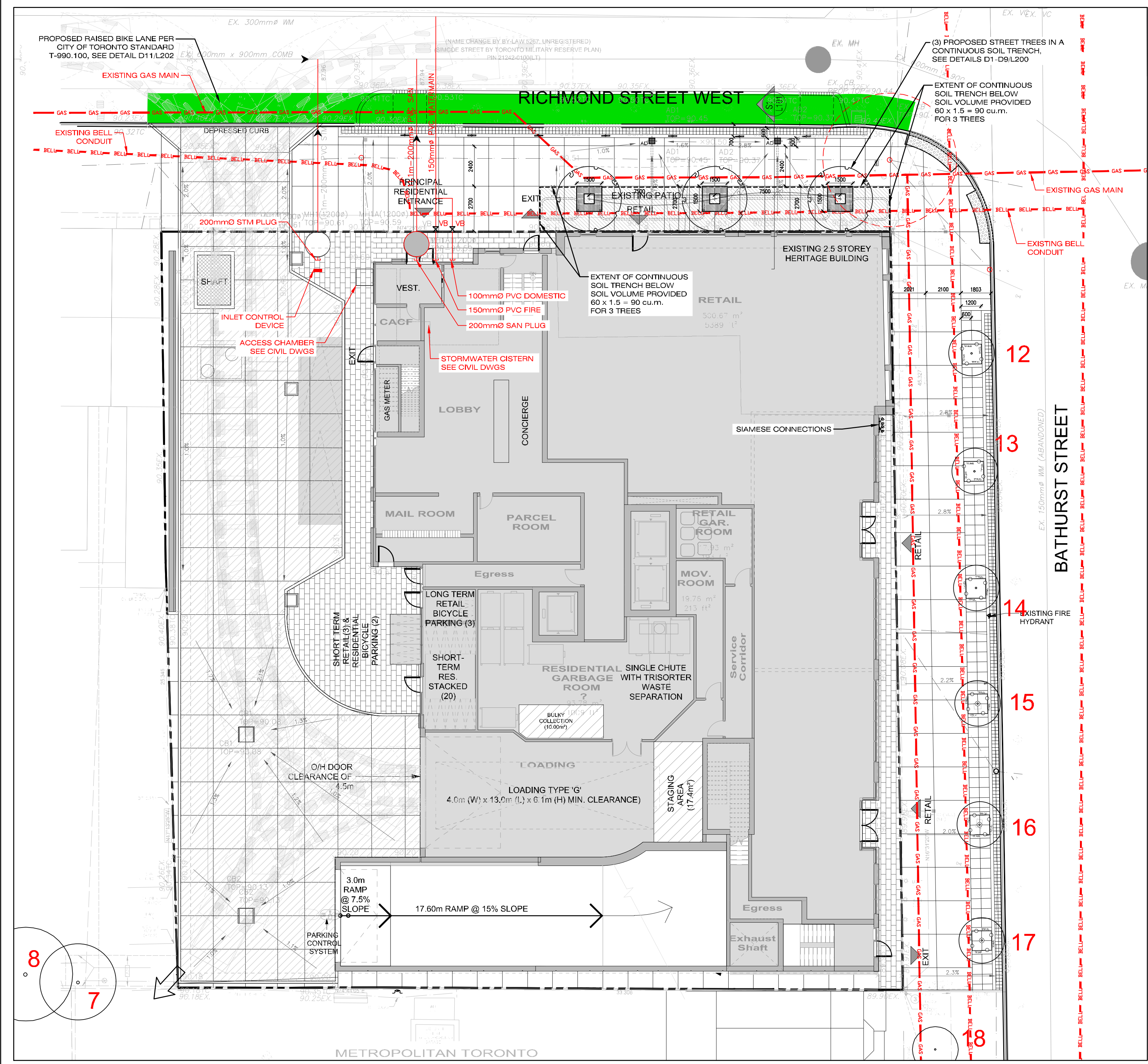
**BATHURST & RICHMOND**

152-164 Bathurst Street and 625-627 Richmond Street, Toronto

**LANDSCAPE PLAN**

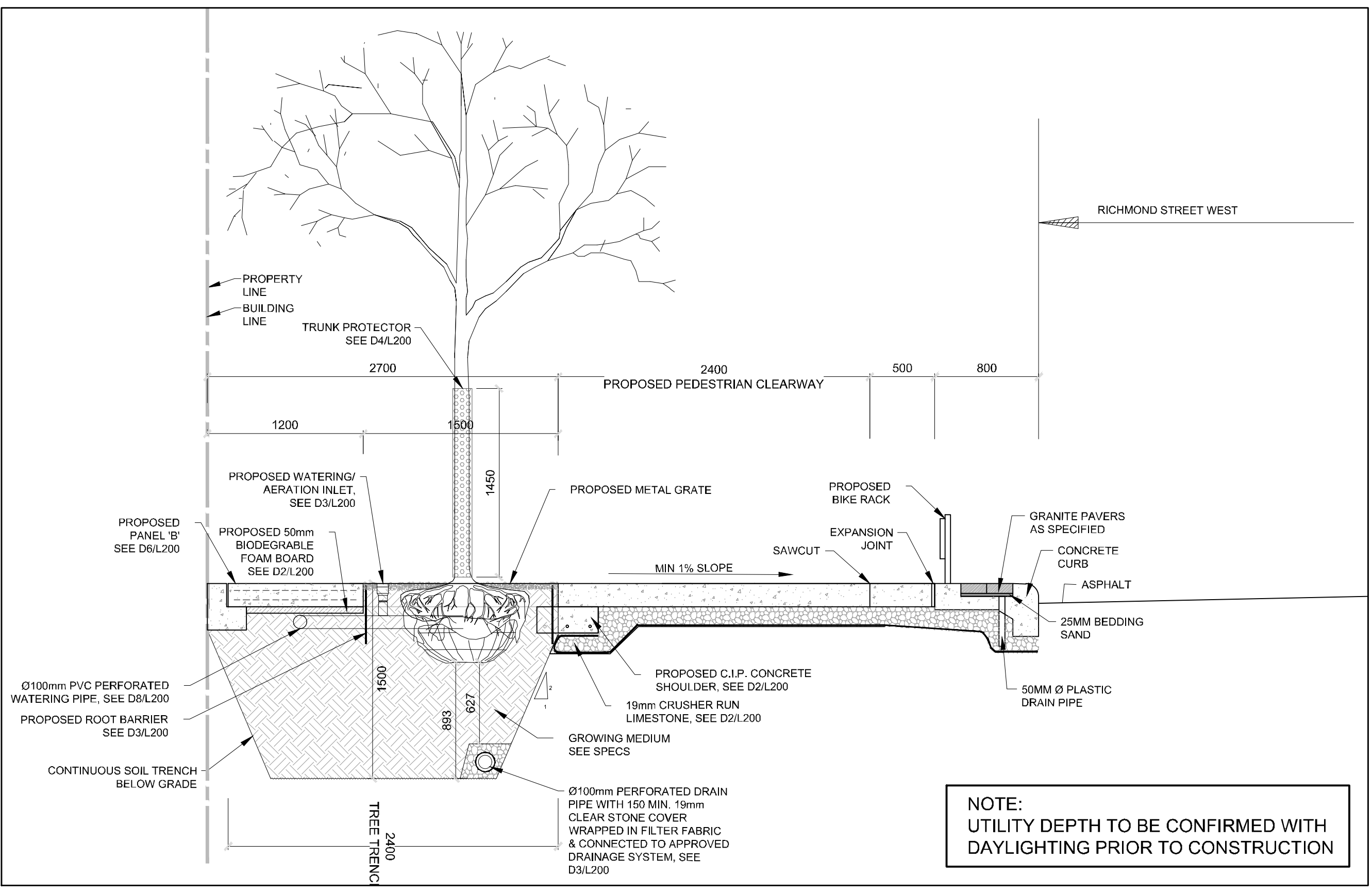
PROJECT No. 21-648  
 SCALE AS SHOWN  
 DATE APR 2021  
 DWG. FILE 21-648.DWG  
 SITE PLAN APPLICATION NO.:  
 DWG. No. **L100**

**L1 GROUND FLOOR LANDSCAPE PLAN**  
 SCALE: 1:100



L1 PUBLIC UTILITIES & SOIL VOLUME PLAN  
SCALE: 1:200

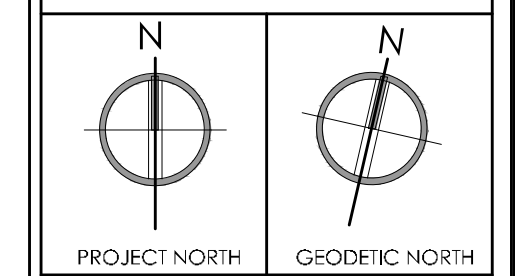
**SOIL VOLUME NOTE:**  
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THE REQUIRED MINIMUM SOIL VOLUME TO BE PROVIDED FOR TREES PLANTED IN HARDSCAPING AS PER TGS REQUIREMENTS. EC 2.2 URBAN FOREST. ENCOURAGE TREE GROWTH.  
SOIL VOLUME CALCULATIONS:  
RICHMOND ST. WEST  
90m<sup>2</sup> (60 x 1.5m DEPTH OF SOIL) FOR THREE TREES  
30m<sup>3</sup> PER TREE



S1 RICHMOND ST. W. SECTION  
SCALE: 1:30

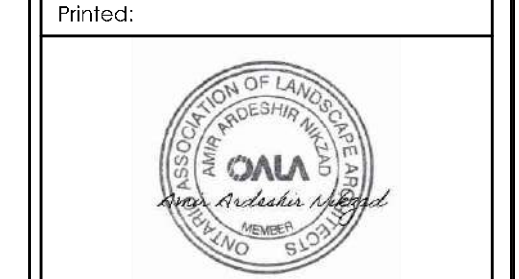


- LEGEND:
- EXISTING DECIDUOUS TREE TO REMAIN
  - EXISTING DECIDUOUS TREE TO BE REMOVED
  - PROPOSED BICYCLE RING
  - TREE PROTECTION ZONE
  - PROPERTY LINE



NOTES:  
THE CITY BOULEVARD IS:  
-DESIGNED IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE CANADIAN HIGHWAY BRIDGE DESIGN CODE  
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REV	DESCRIPTION	DATE
2	ISSUED FOR SP11/20A3	APR 15, 22
1	ISSUED FOR REVISION	MAY 26, 21



MARTEN-NIKZAD  
LANDSCAPE ARCHITECTS INC.



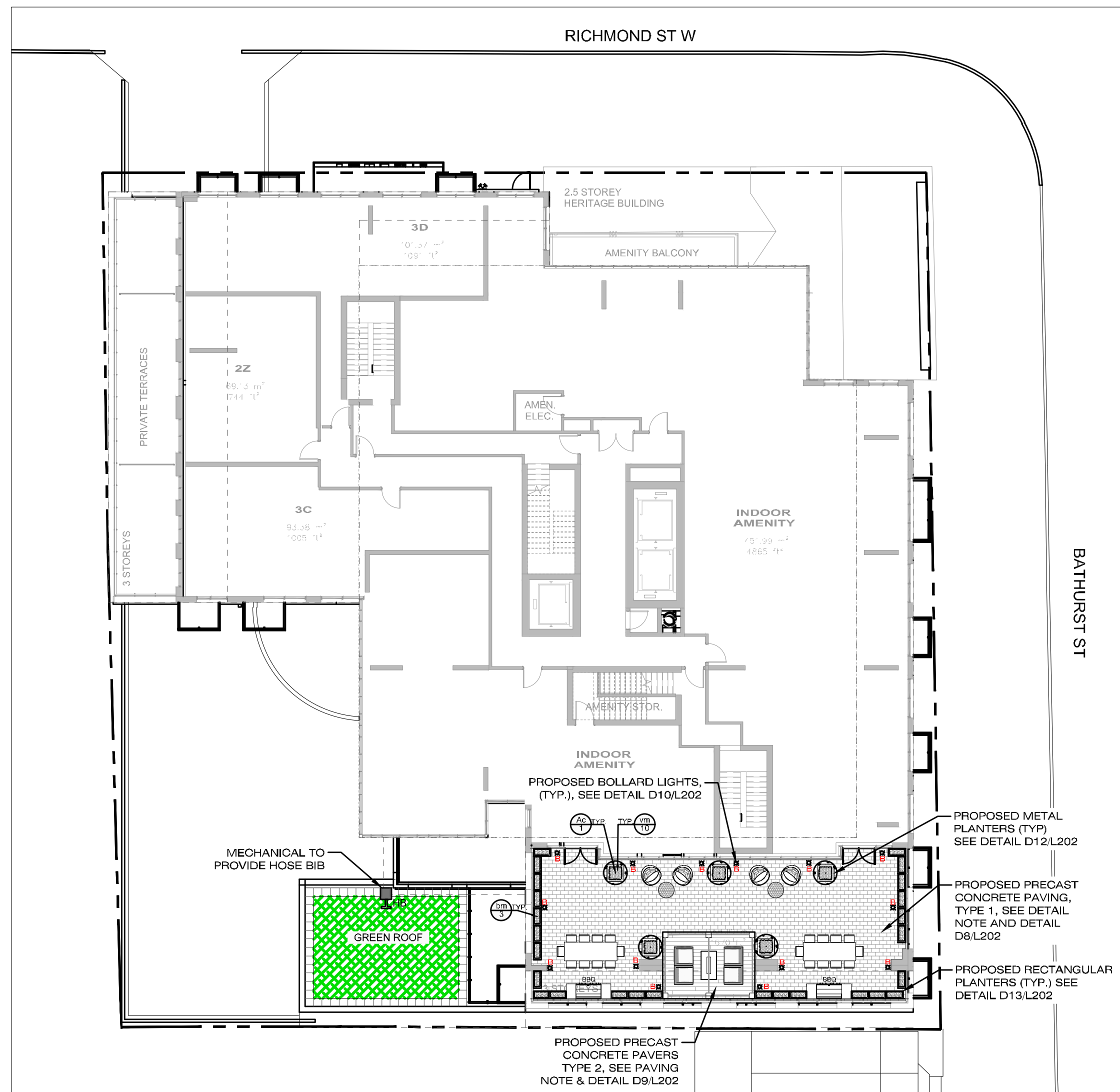
PROJECT ADDRESS:  
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625-627 Richmond Street, Toronto

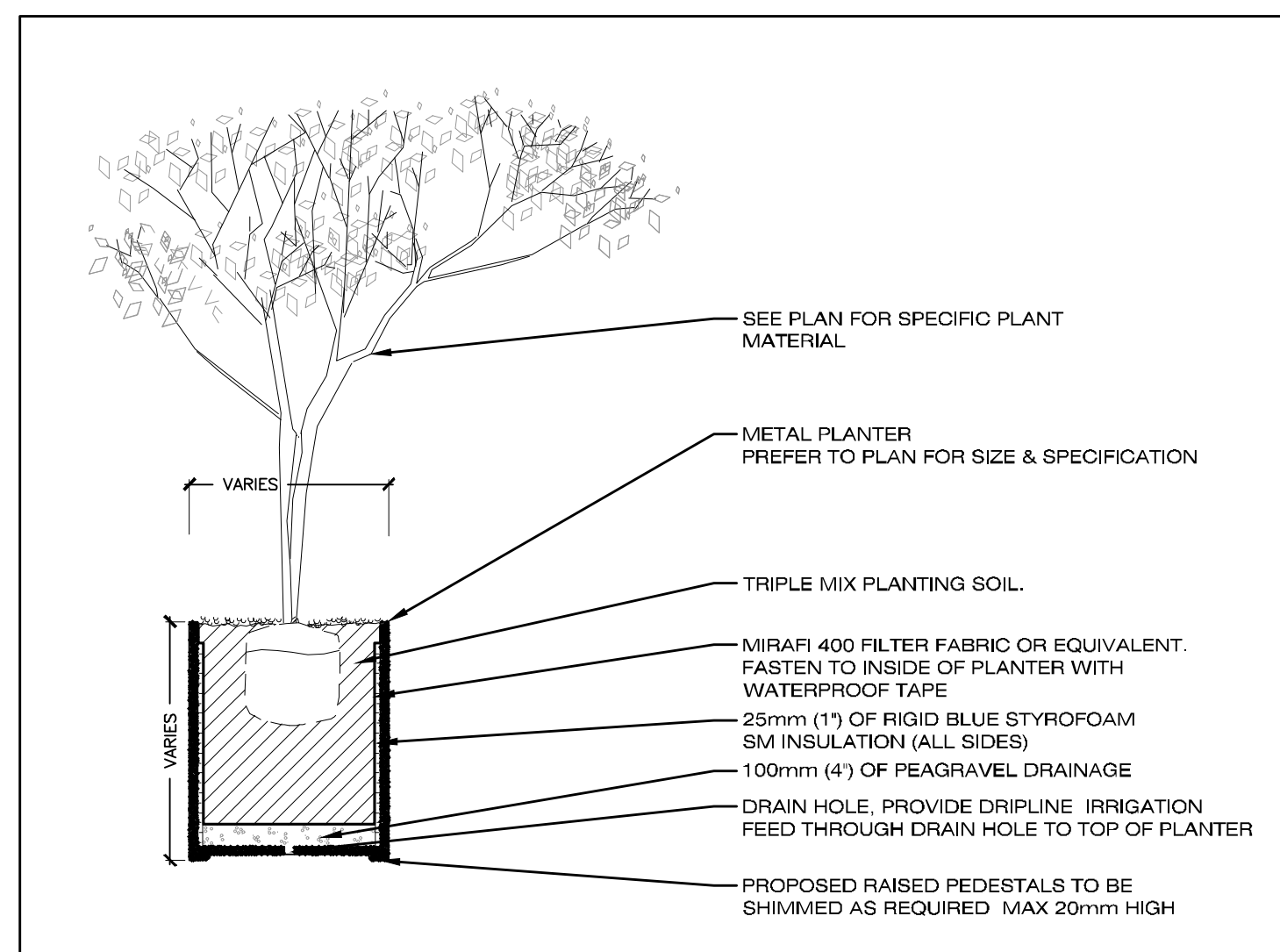
**PUBLIC UTILITIES  
AND SOIL VOLUME  
PLAN & SECTIONS**

PROJECT No. 21-648  
SCALE AS SHOWN  
DATE APR 2021  
DWG. FILE 21-648.DWG  
SITE PLAN APPLICATION NO.:

DWG. No. **L101**

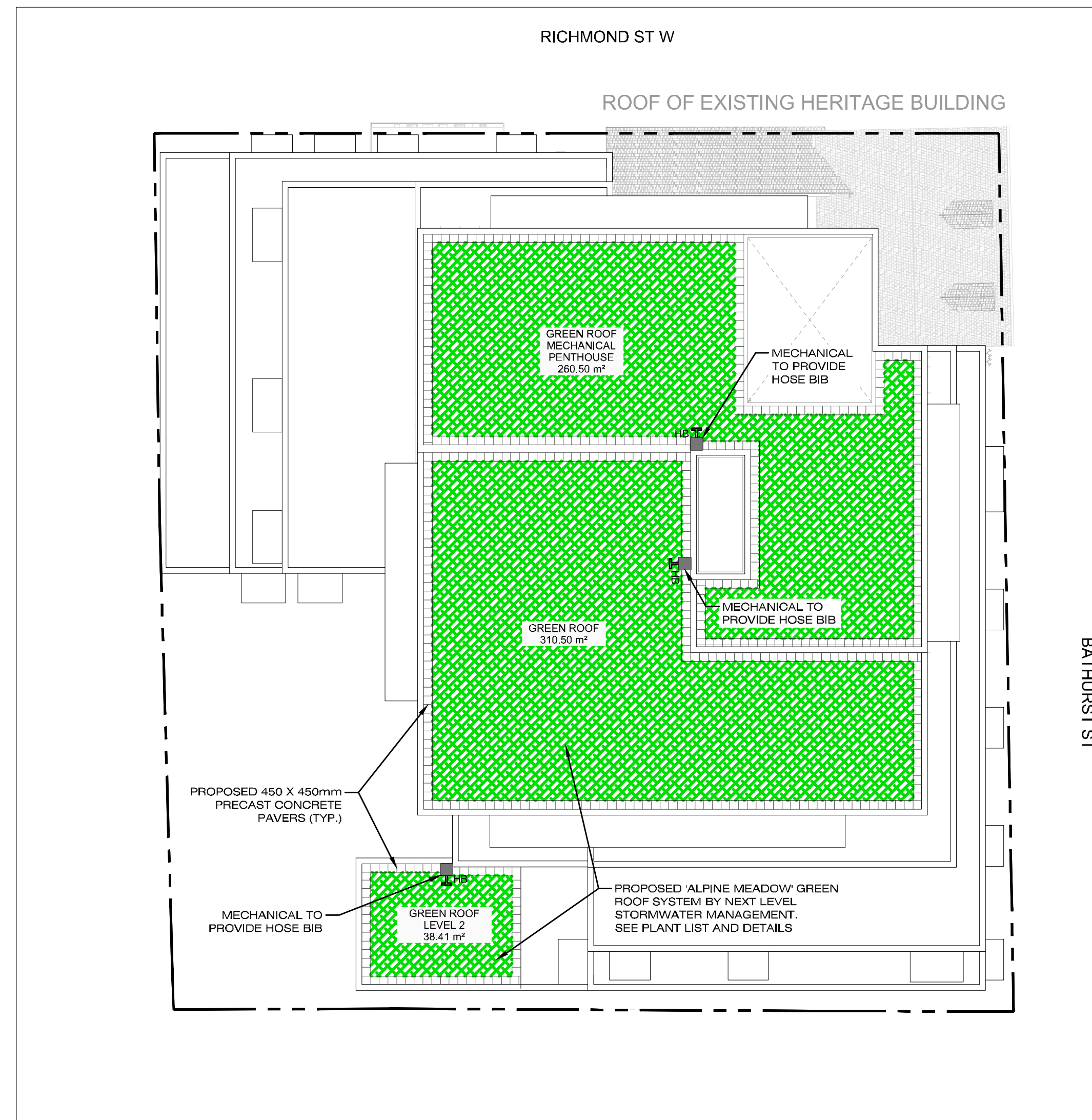


L1 4TH FLOOR EXTERIOR AMENITY PLAN SCALE: 1:200



D1 PLANTER DETAIL SCALE: N.T.S.

KEY	QTY.	BOTANICAL NAME	COMMON NAME	Cal.	Spnd.	Hgt.	Root	Remarks	NATIVE	DROUGHT TOLERANT
<b>DECIDUOUS MULTI-STEM TREES</b>										
Ac	5	<i>Amenlancheier canadensis</i>	Downey Serviceberry			150cm Ht.	W.B.	Uniform Specimen	Yes	Yes
<b>DECIDUOUS SHRUBS</b>										
bm	76	<i>Buxus microphylla</i> 'Green Velvet'	Green Velvet Boxwood			30cm	Pat	Full Bushy Specimen	No	Yes
<b>PERENNIALS &amp; GRASSES</b>										
vm	50	<i>Viola minor</i>	Periwinkle			1/2 Gal.	Pat	Full Bushy Specimen	No	No



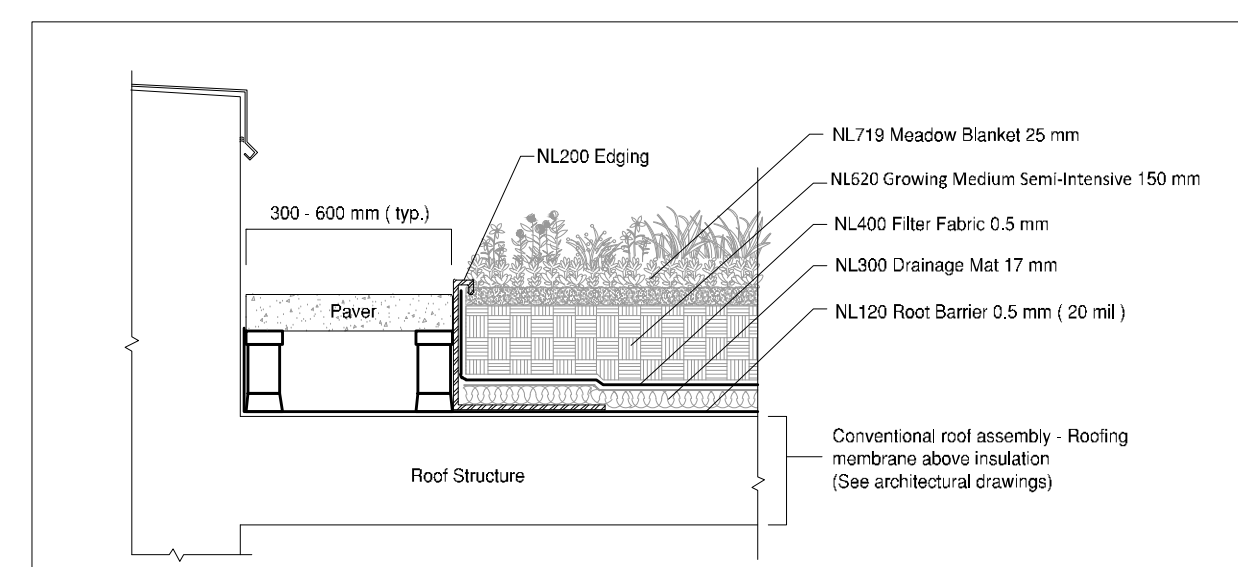
L2 GREEN ROOF SCALE: 1:200

SEDUM MIX:  
NL719 Meadow Blanket  
Next Level Stormwater Management

Plant list		
<i>Bouteloua curtipendula</i>	<i>Symphotrichum laeve</i>	<i>Lobelia siphilitica</i>
<i>Carex brevior</i>	<i>Campanula rotundifolia</i>	<i>Dianthus carthusianorum</i>
<i>Asclepias incarnata</i>	<i>Monarda fistulosa</i>	<i>Saponaria ocyroides</i>
<i>Schizachyrium scoparium</i>	<i>Verbena stricta</i>	<i>Sedum stoloniferum</i>
<i>Dianthus arenarius</i>	<i>Hieracium aurantiacum</i>	<i>Sedum album</i>

**NOTES:**  
PRIOR TO INSTALLATION OF THE GREEN ROOF, THE ARCHITECT OR ENGINEER SHALL CAUSE TO BE CONDUCTED THE FLOOD TEST AND SUBMIT A REPORT DOCUMENTING A SUCCESSFUL TEST, SIGNED BY THE ARCHITECT OR ENGINEER, TO THE CHIEF BUILDING OFFICIAL.

**NOTES:**  
- BUILDER TO SUPPLY EXTERNAL HOSE BIB CONNECTION TO GREEN ROOF FOR WATERING AND MAINTENANCE PURPOSES  
- FOR ROOF PROFILE AND DRAINAGE SEE ARCHITECTURAL DRAWINGS  
- ROOT BARRIER (INSTALLED BY ROOFING CONTRACTOR) THE ROOT BARRIER IS LOOSE LAID AND SHALL BE INSTALLED WITH A MINIMUM OF 30cm (12") OVERLAP. THE ENDS OF ROOT BARRIER ROLLS ALSO NEED TO BE OVERLAPPED. STAGGERING OF ADJACENT ROLLS TO AVOID CREATING A SEAM PERPENDICULAR TO THE LENGTH OF THE ROLL IS OPTIONAL. THE ROOT BARRIER ROLLS SHALL BE INSTALLED WORKING OUT FROM THE DRAINS. EACH SUBSEQUENT ROLL SHALL OVERLAP THE PREVIOUS ROLL BY 30cm (12") IN SHINGLE FASHION TO FACILITATE WATER FLOW TOWARDS THE DRAINS AND MINIMIZE WATER SEEPAGE BETWEEN THE ROLLS.  
- INSULATION, FILTER FABRIC, STONE BALLAST TO BE SUPPLIED AND INSTALLED BY ROOFING CONTRACTOR.  
- CONTACT SUPPLIER NEXT LEVEL STORMWATER MANAGEMENT AT 416-637-5772 FOR PRICING OR A LIST OF APPROVED INSTALLERS.  
- XEROFLO'S 2 YEAR VEGETATION WARRANTY IS CONDITIONAL UPON INSTALLER'S 2 YEAR MAINTENANCE PROGRAM TO ENSURE GREEN ROOF COVERAGE AFTER WARRANTY PERIOD.

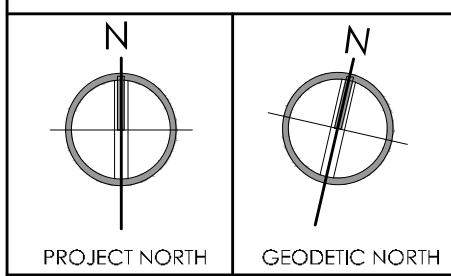


D2 GREEN ROOF DETAIL SCALE: N.T.S.



LEGEND: KEY MAP

- PRECAST CONCRETE PAVO PAVERS
- SEDUM PLANTINGS
- PROPERTY LINE
- PROPOSED BOLLARD LIGHTS



NOTES:

REV	DESCRIPTION	DATE
2	ISSUED FOR SPA1/2BA3	APR 15, 22
1	ISSUED FOR WORKING	MAY 26, 21

Issues/Revisions

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MARTEN-NIKZAD LANDSCAPE ARCHITECTS INC.



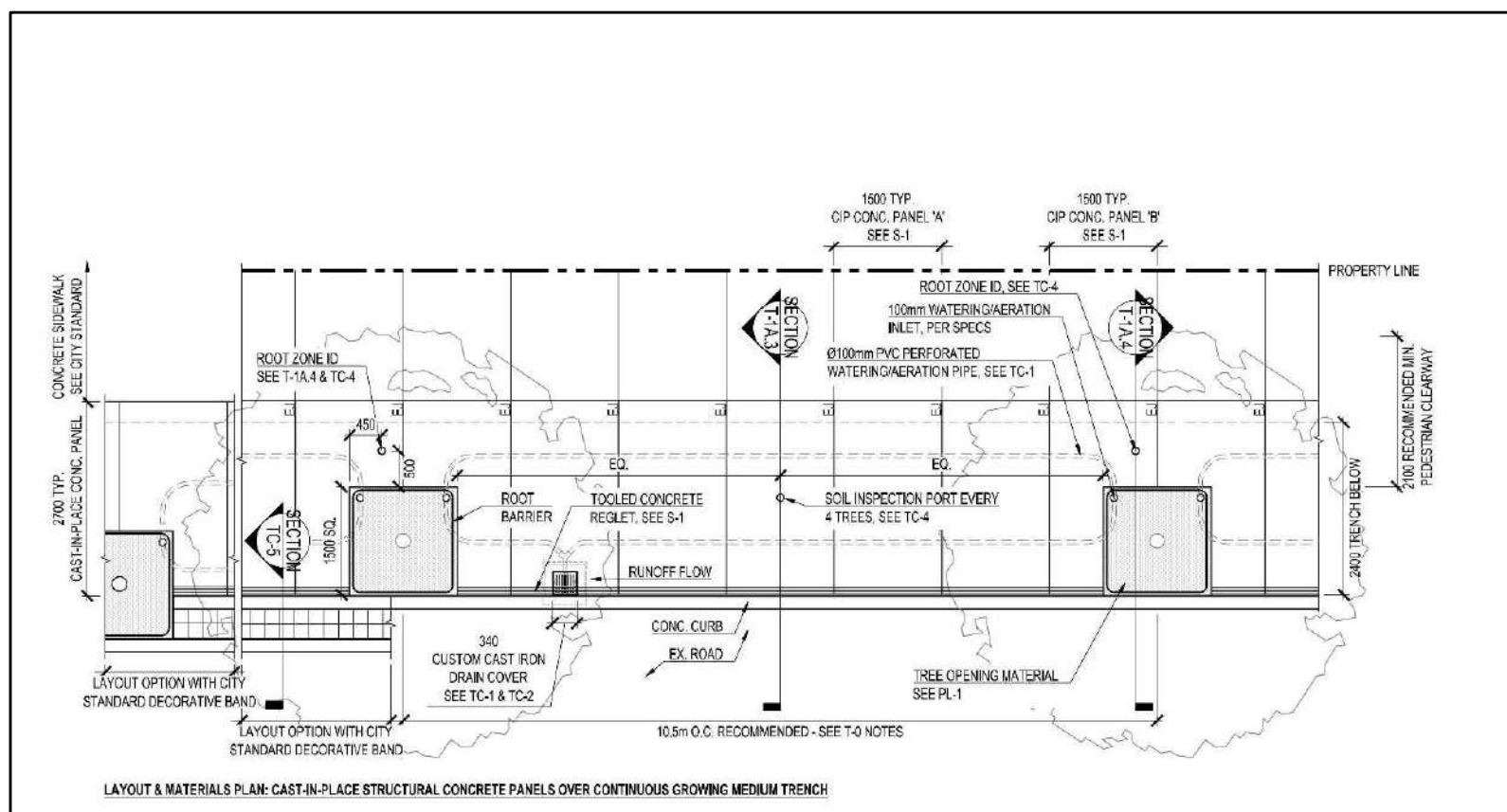
PROJECT ADDRESS:

BATHURST & RICHMOND  
152-164 Bathurst Street and  
625-627 Richmond Street, Toronto

**EXTERIOR AMENITY PLAN, GREEN ROOF & DETAILS**

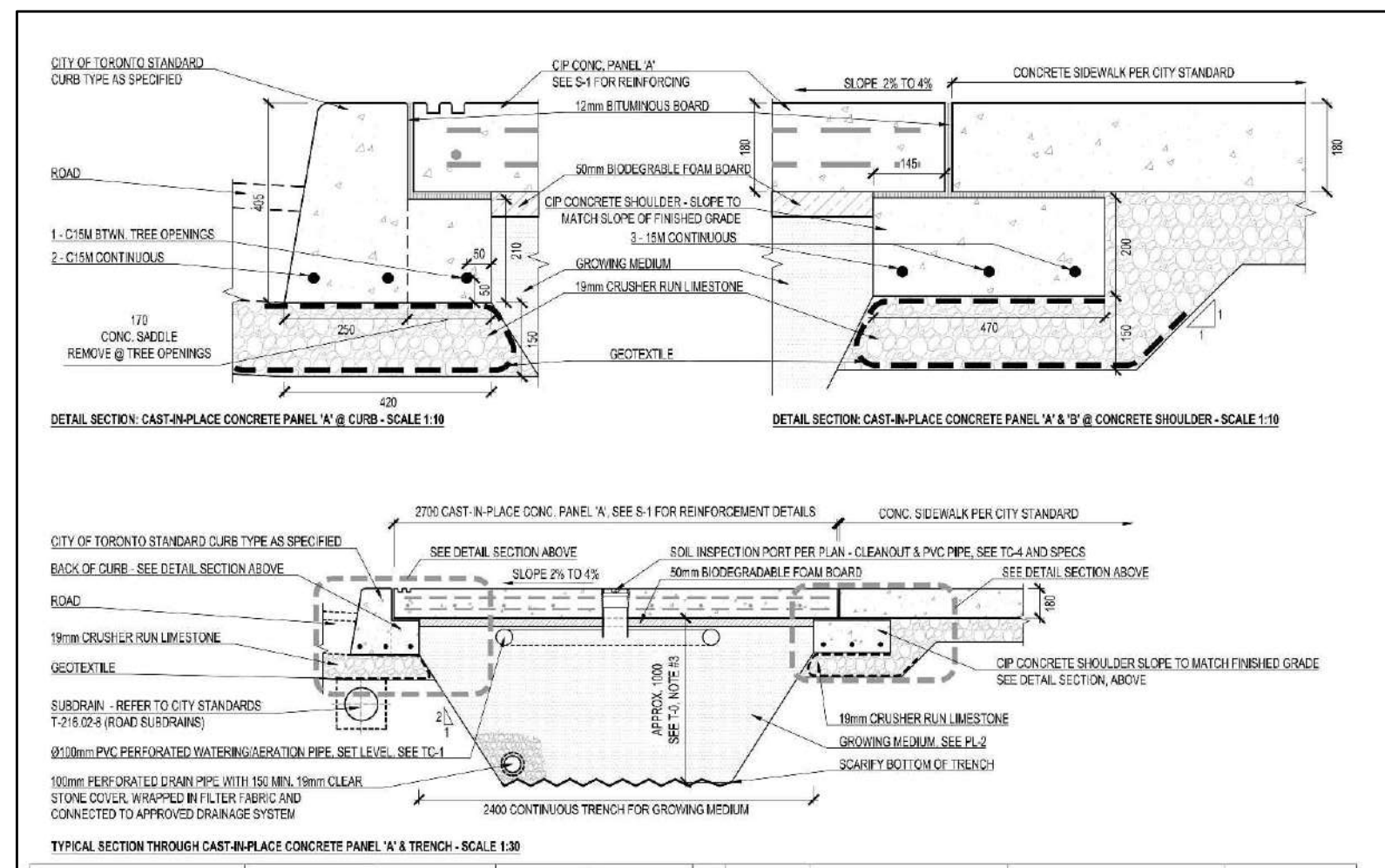
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DATE APR 2021  
DWG. FILE 21-648.DWG  
SITE PLAN APPLICATION NO.:

DWG. No. **L102**



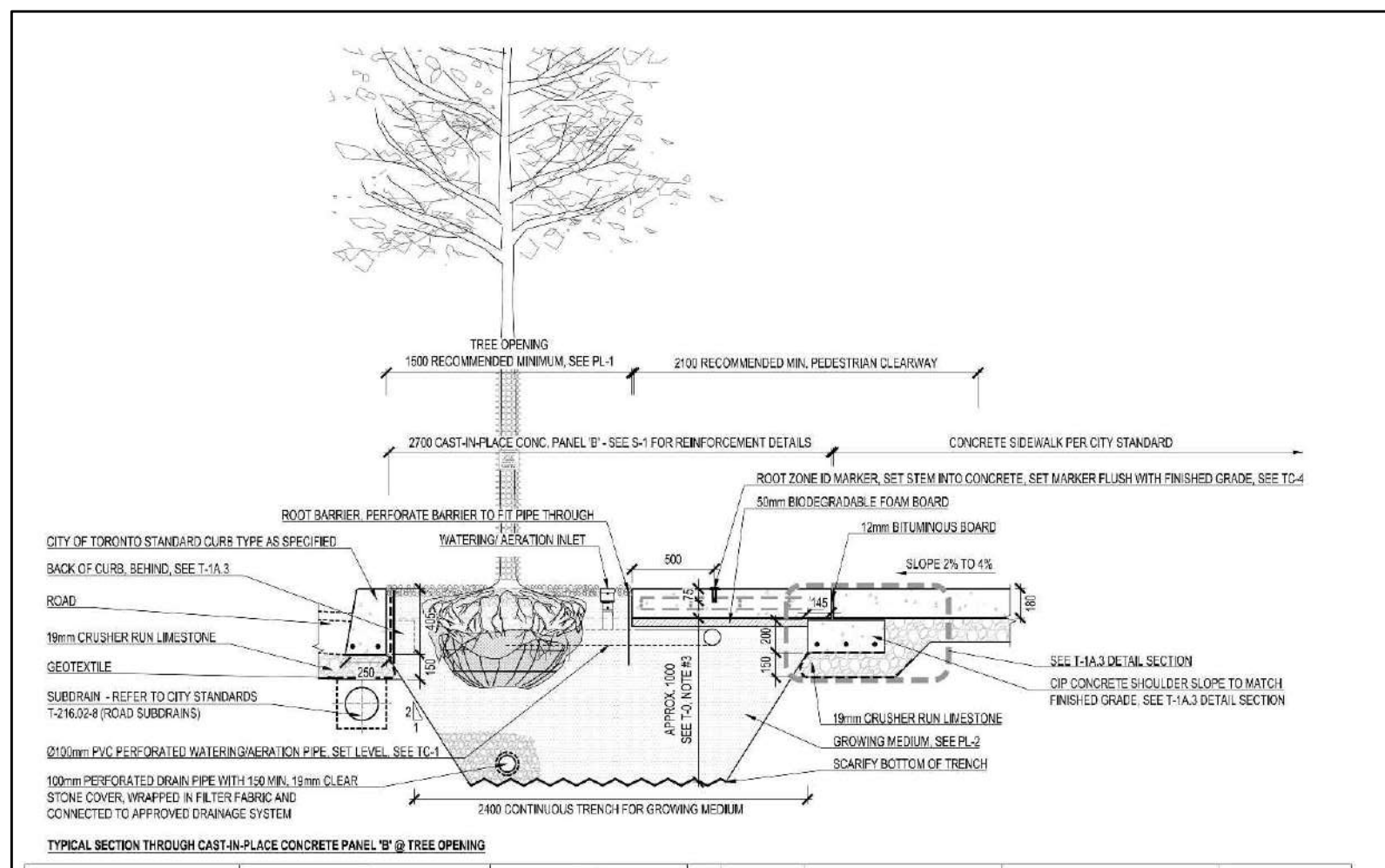
<b>dtah</b>	<b>ARUP</b>	<b>K+S-BENTUS</b>	TYPE I-A CAST-IN-PLACE STRUCTURAL CONCRETE PANELS OVER CONTINUOUS GROWING MEDIUM TRENCH	All dimensions are in millimeters unless otherwise stated.																
TREE PLANTING SOLUTIONS IN HARD BOULEVARD SURFACES	URBAN TREE UFI	NOV 9/17	LAYOUT & MATERIALS PLAN																	
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D1



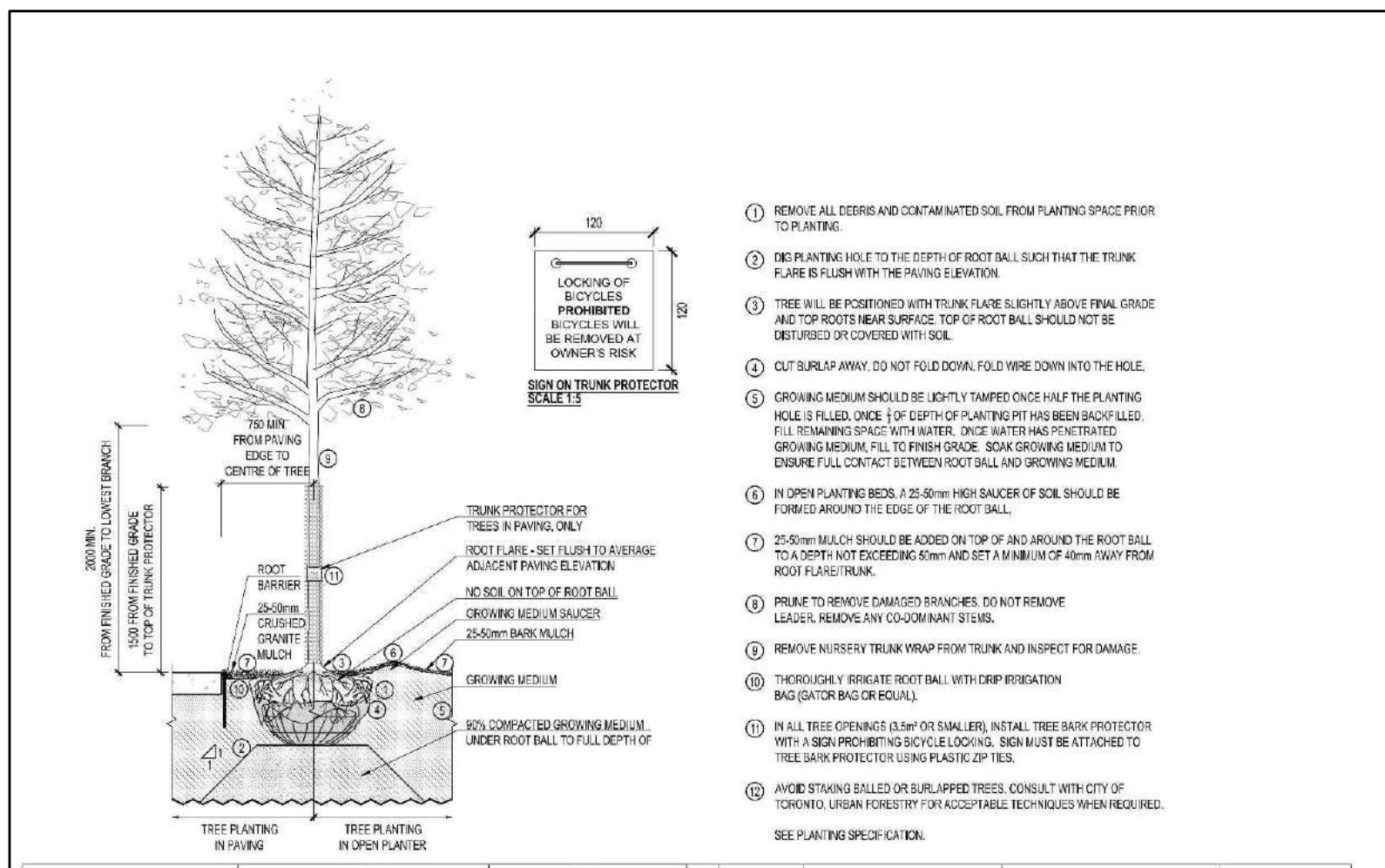
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D2



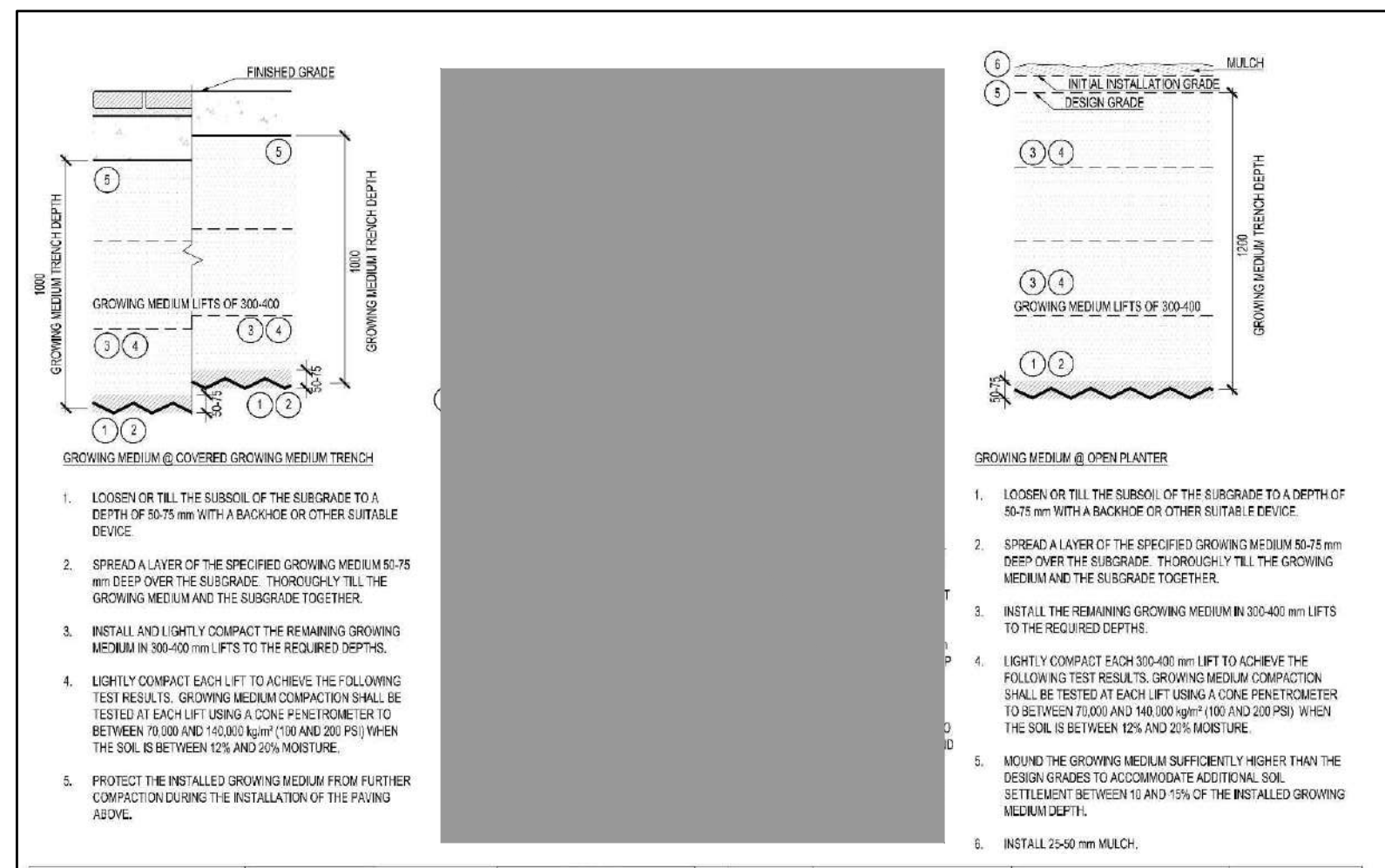
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D3



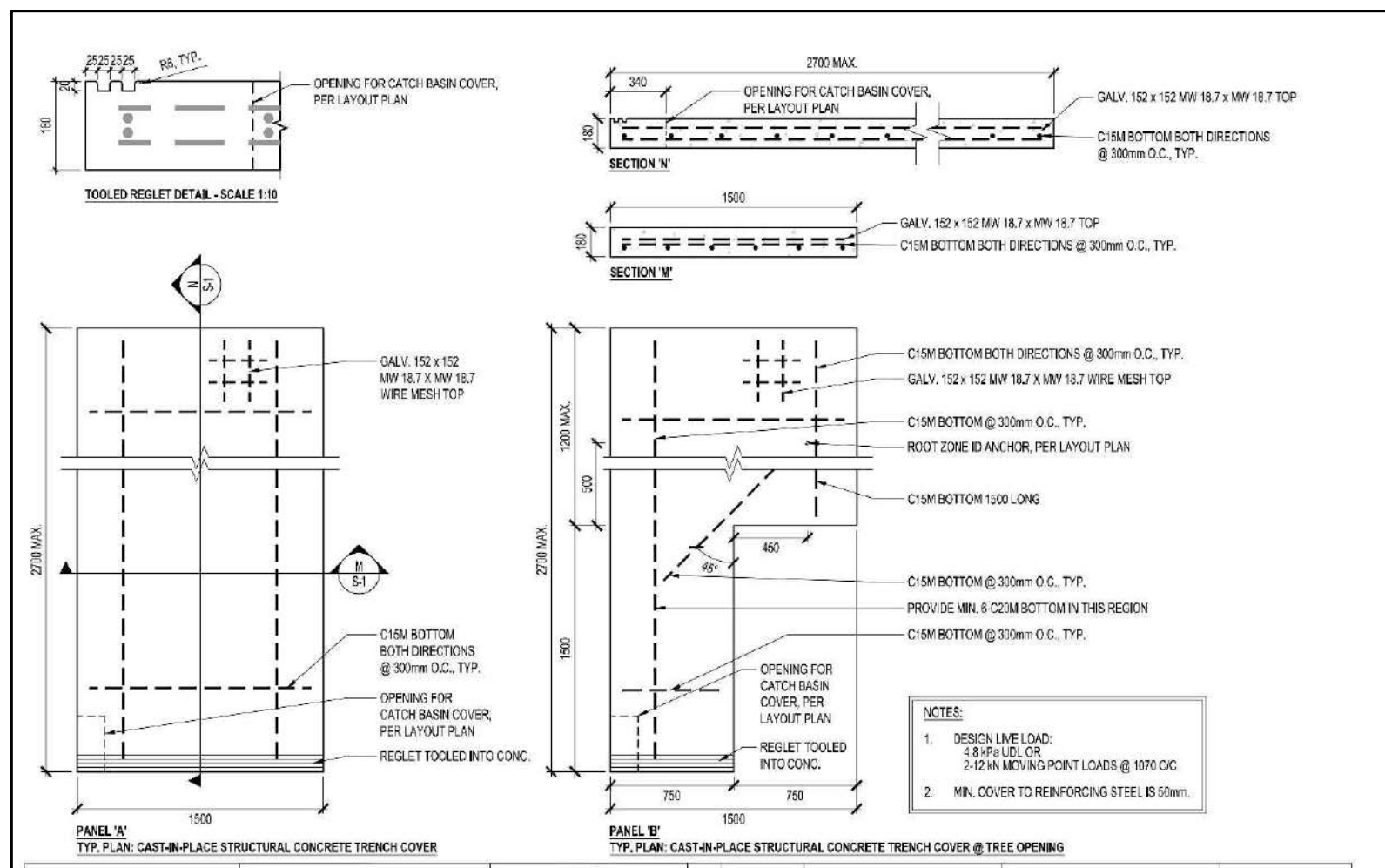
<b>dtah</b>	<b>ARUP</b>	<b>K+S-BENTUS</b>	PLANTING DETAILS	All dimensions are in millimeters unless otherwise stated.																
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D4



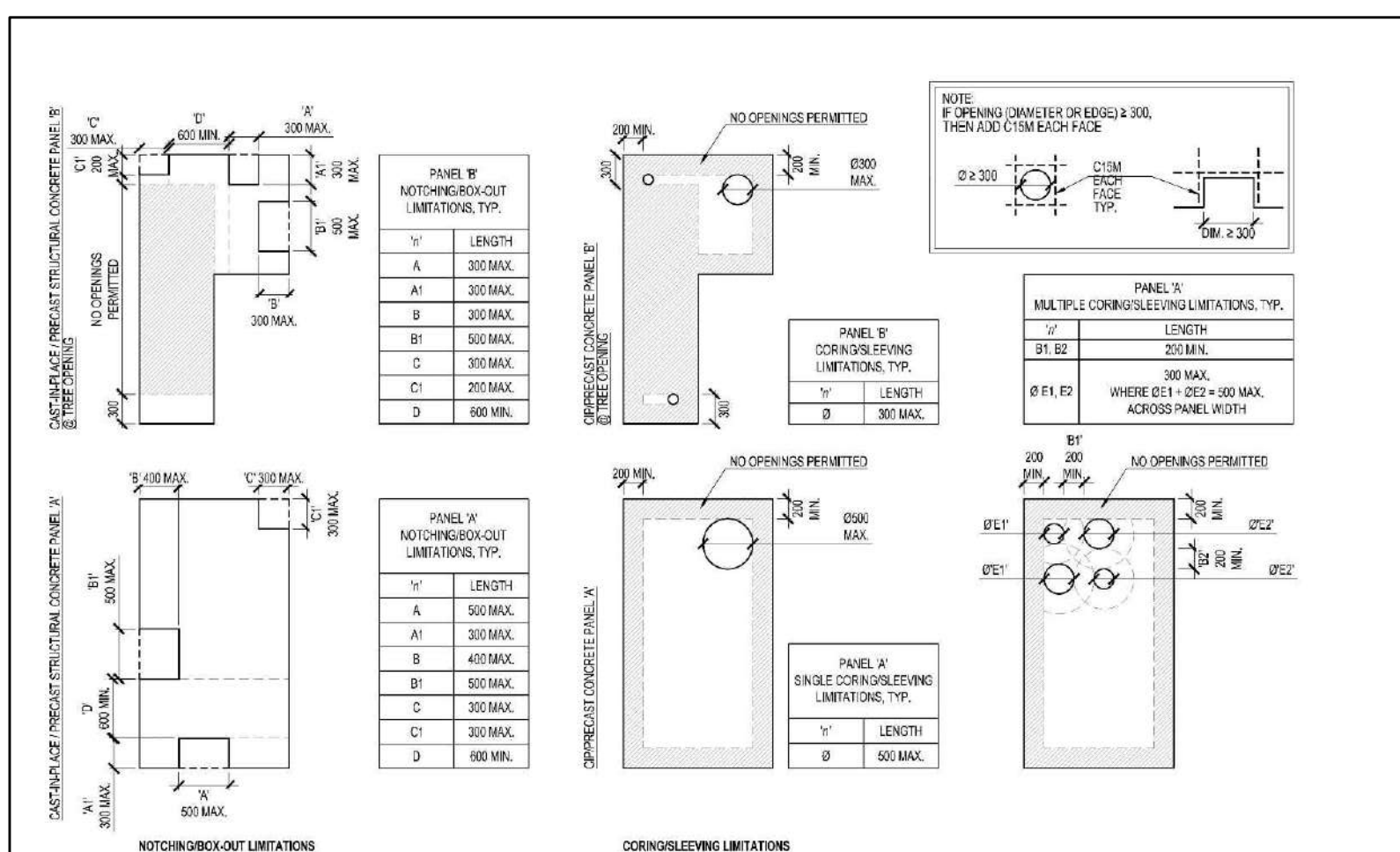
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TREE PLANTING SOLUTIONS IN HARD BOULEVARD SURFACES	URBAN TREE UFI	NOV 9/17	GROWING MEDIUM DETAILS																	
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D5



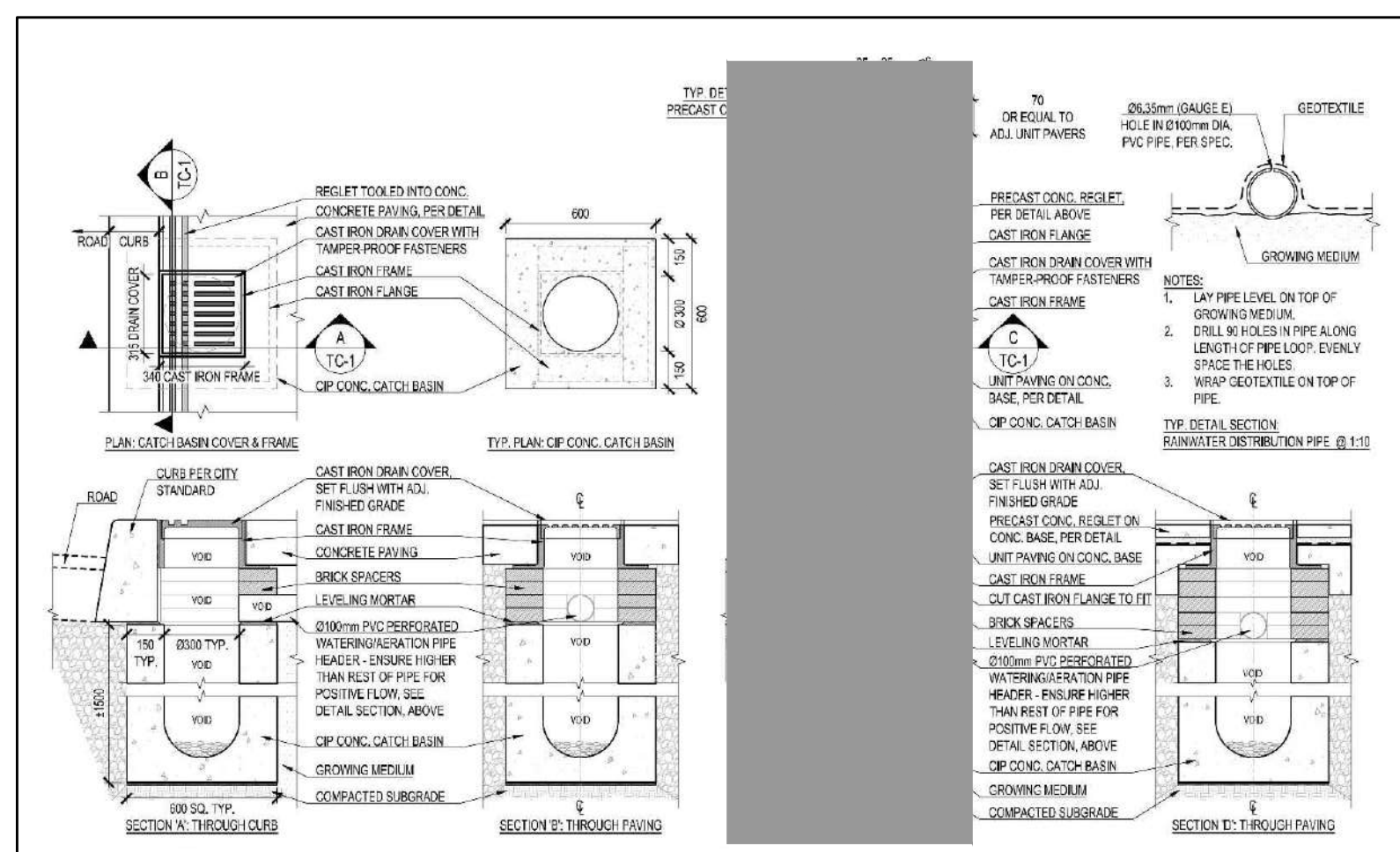
<b>dtah</b>	<b>ARUP</b>	<b>K+S-BENTUS</b>	STRUCTURAL DESIGN	All dimensions are in millimeters unless otherwise stated.																
TREE PLANTING SOLUTIONS IN HARD BOULEVARD SURFACES	URBAN TREE UFI	NOV 9/17	TYPICAL CAST-IN-PLACE STRUCTURAL CONCRETE PANEL																	
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D6



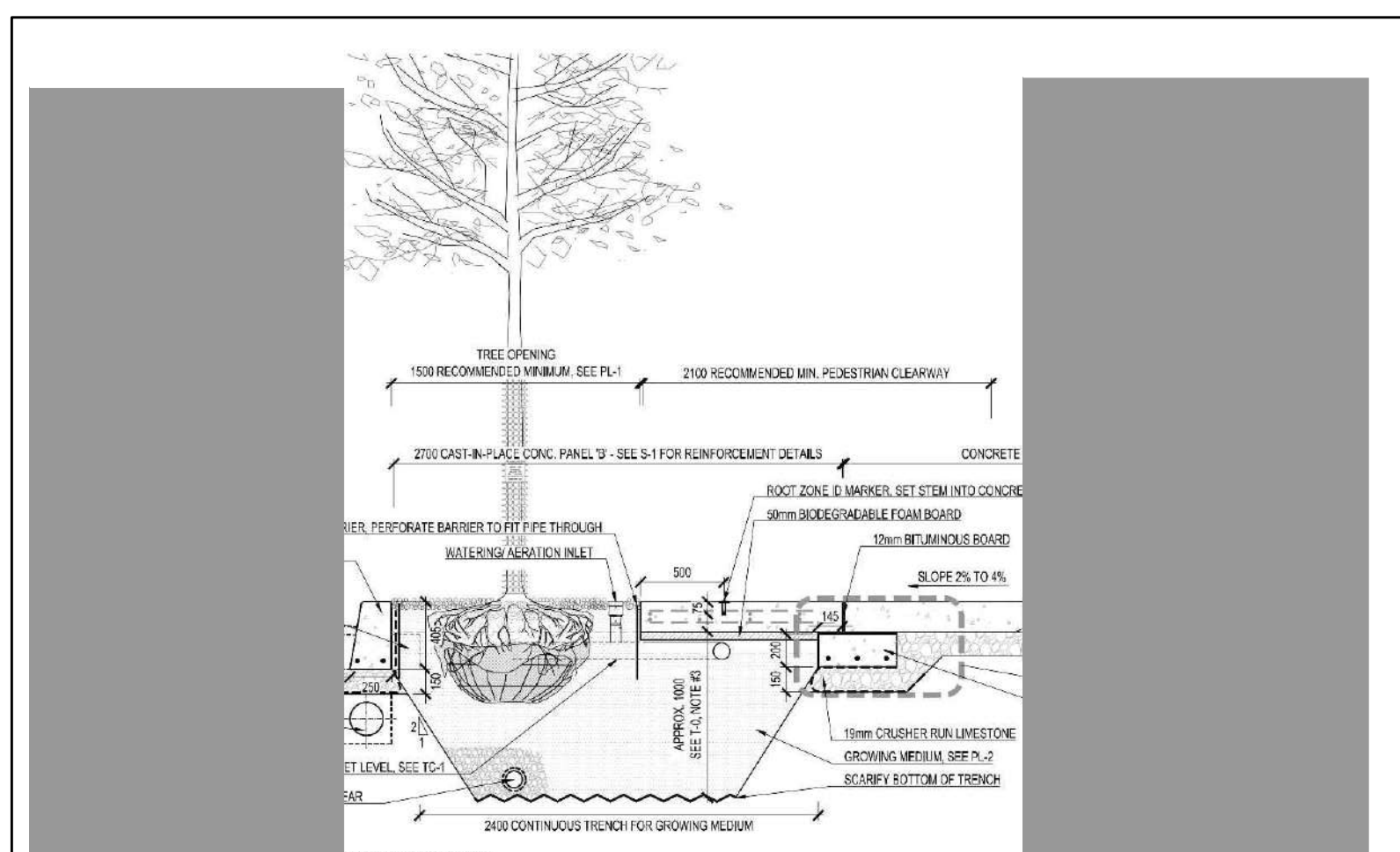
<b>dtah</b>	<b>ARUP</b>	<b>K+S-BENTUS</b>	STRUCTURAL DESIGN	All dimensions are in millimeters unless otherwise stated.																
TREE PLANTING SOLUTIONS IN HARD BOULEVARD SURFACES	URBAN TREE UFI	NOV 9/17	LIMITATIONS FOR CONCRETE PANELS & NOTCHING/SCOUR																	
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D7



<b>dtah</b>	<b>ARUP</b>	<b>K+S-BENTUS</b>	TYPICAL COMPONENTS	All dimensions are in millimeters unless otherwise stated.																
TREE PLANTING SOLUTIONS IN HARD BOULEVARD SURFACES	URBAN TREE UFI	NOV 9/17	SANITARY DISTRIBUTION SYSTEM DETAILS																	
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D8



<b>dtah</b>	<b>ARUP</b>	<b>K+S-BENTUS</b>	TYPE I-A CAST-IN-PLACE STRUCTURAL CONCRETE PANELS OVER CONTINUOUS GROWING MEDIUM TRENCH	All dimensions are in millimeters unless otherwise stated.																
TREE PLANTING SOLUTIONS IN HARD BOULEVARD SURFACES	URBAN TREE UFI	NOV 9/17	TYPICAL SECTION THROUGH PANEL 'B' @ TREE OPENING																	
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D9



LEGEND: KEY MAP

PROJECT NORTH

GEODEIC NORTH

NOTES:

THE CITY BOULEVARD IS DESIGNED IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE CANADIAN HIGHWAY BRIDGE DESIGN CODE. DESIGNED TO WITHSTAND VEHICULAR IMPACT LOADING IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE CANADIAN HIGHWAY BRIDGE DESIGN CODE.

2 ISSUED FOR SPAT/20A3 APR 15 22

1 ISSUED FOR REVISION MAY 26 21

REV DESCRIPTION DATE

Issues/Revisions

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MARTEN-NIKZAD LANDSCAPE ARCHITECTS INC.

1339 BAYVIEW AVENUE, SUITE 100 TORONTO, ONTARIO, M4B 3R6

PROJECT ADDRESS:

BATHURST & RICHMOND

152-164 Bathurst Street and 625-627 Richmond Street, Toronto

LANDSCAPE DETAILS

PROJECT No. 21-648

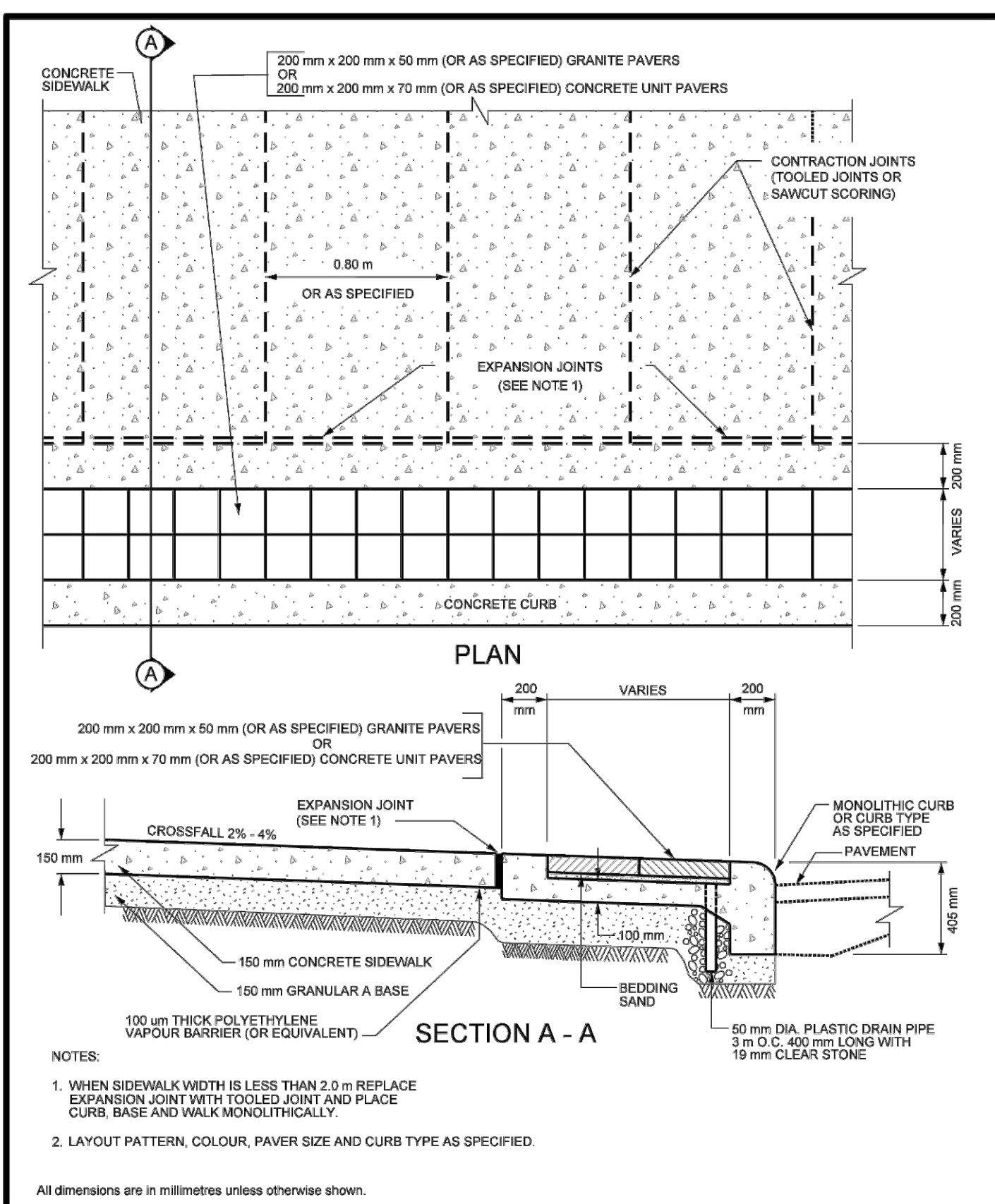
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DATE APR 2021

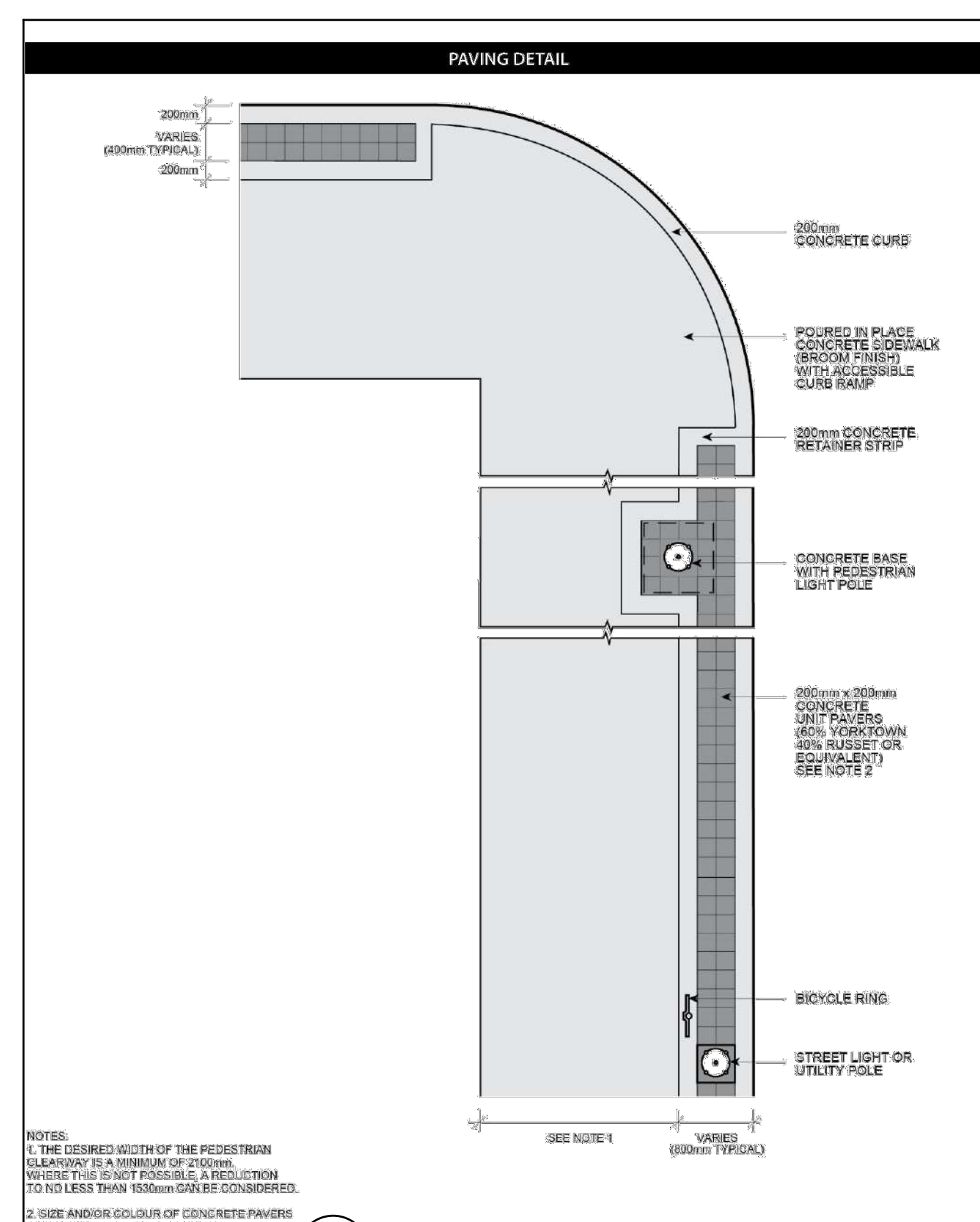
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SITE PLAN APPLICATION No.:

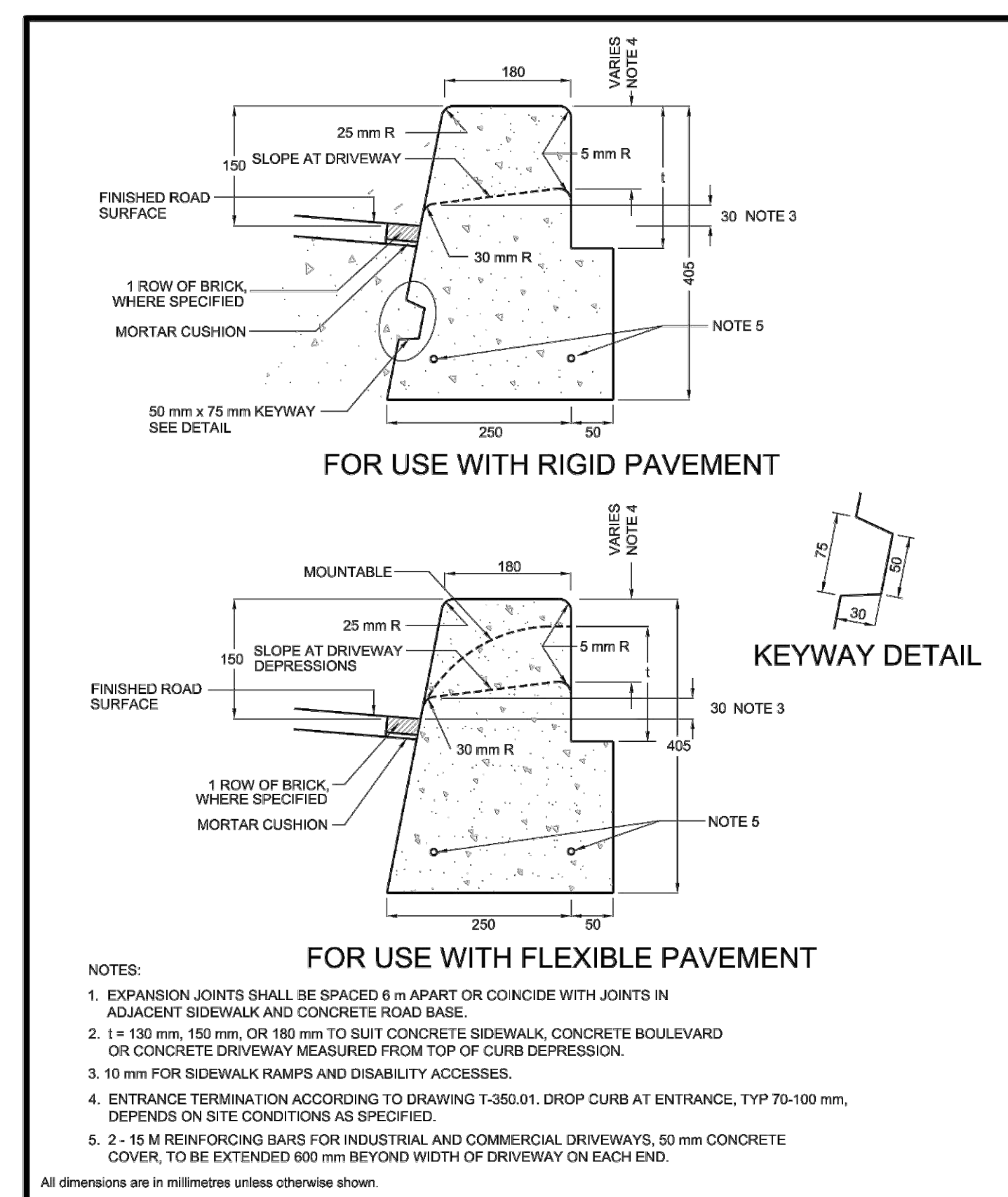
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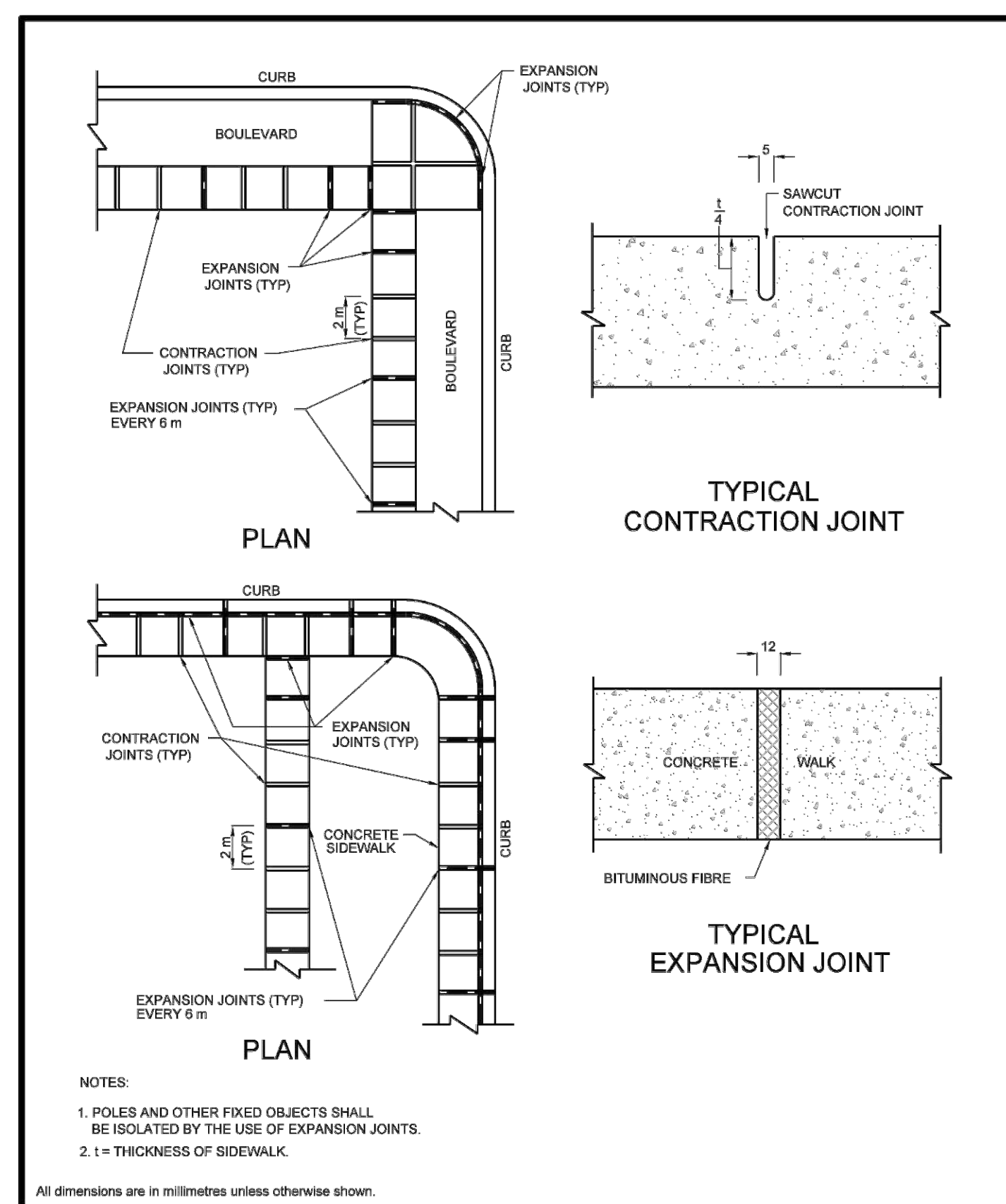
ENGINEERING & CONSTRUCTION SERVICES STANDARD DRAWING		REV 3	APR 2015
	<b>D1</b> SIDEWALK PAVED WITH UNIT PAVER BAND AT CURB	T-310.020-2	
NTS		SHEET 1	



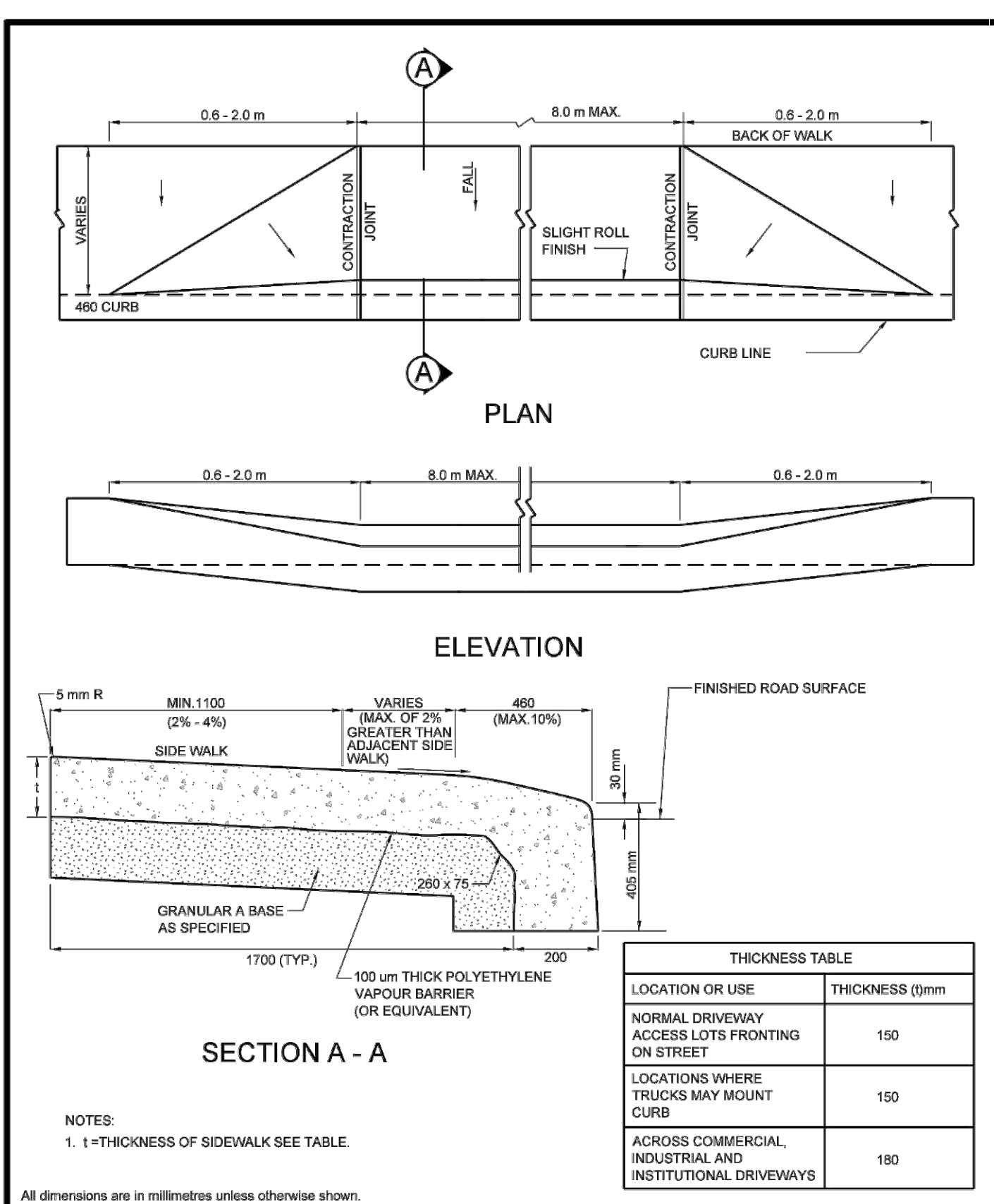
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NTS		SHEET 1	



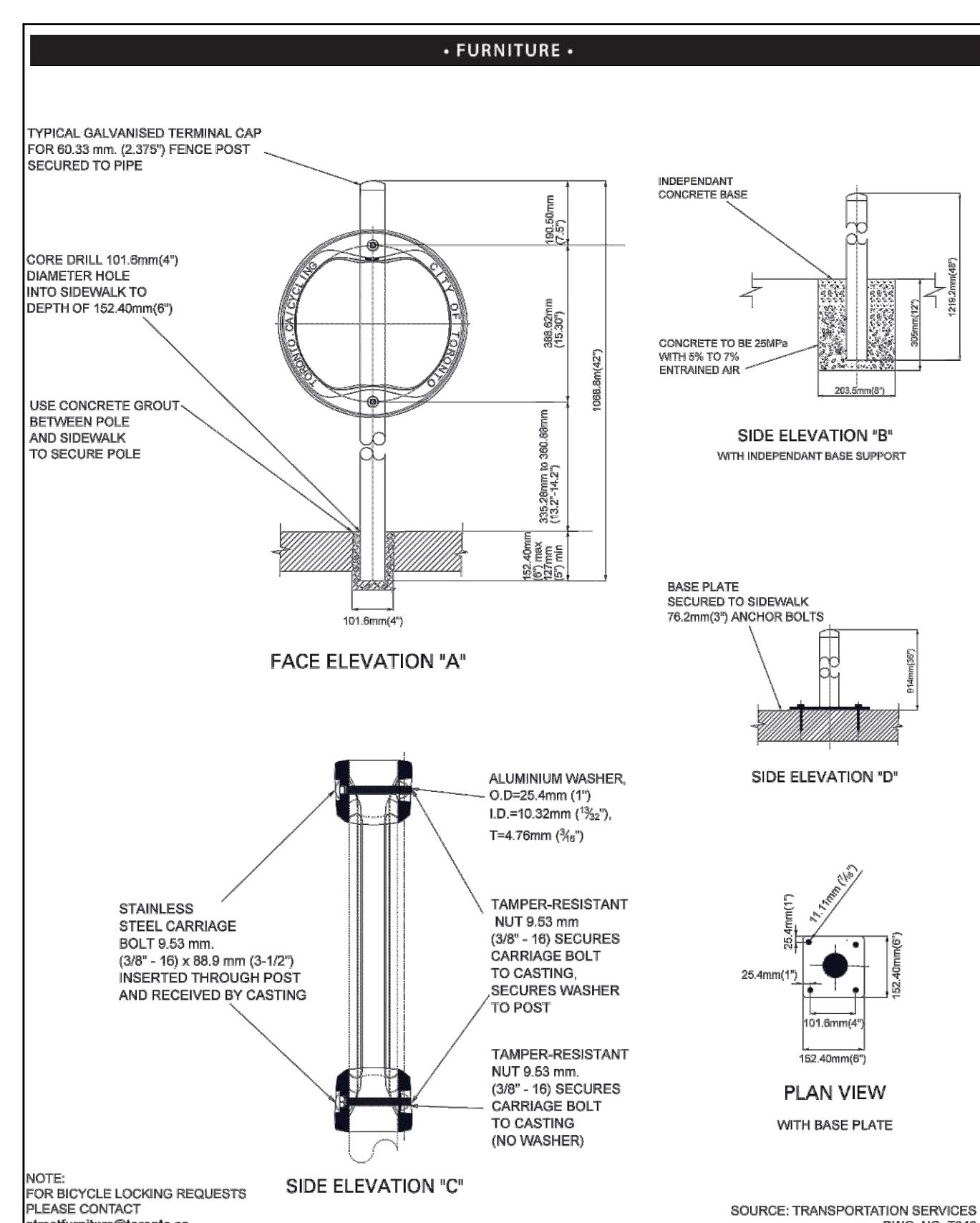
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NTS		SHEET 1	



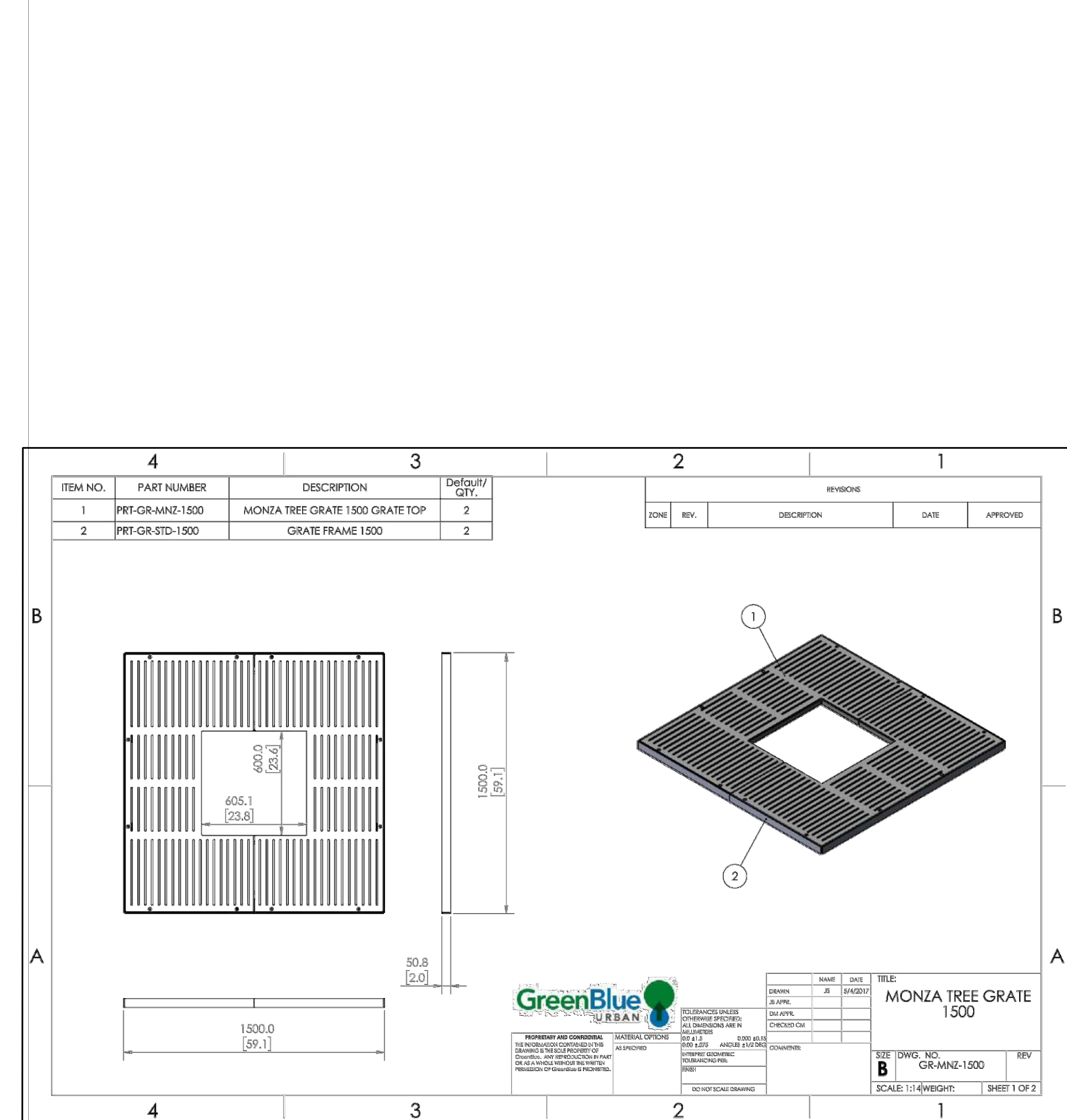
ENGINEERING & CONSTRUCTION SERVICES STANDARD DRAWING		REV 2	NOV 2016
	<b>D4</b> LOCATION AND DETAIL OF JOINTS FOR SIDEWALK	T-310.010-1	
NTS		SHEET 1	



ENGINEERING & CONSTRUCTION SERVICES STANDARD DRAWING		REV 3	NOV 2014
	<b>D5</b> VEHICLE ENTRANCE IN COMBINED CURB AND SIDEWALK	T-310.050-1	
NTS		SHEET 1	



Toronto Urban Design		Post and Ring Bicycle Stand	
	<b>D6</b>	F-7.1	
Streetscape Manual			



	<b>D7</b> PROPOSED MONZA TREE GRATE	SCALE: N.T.S.
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PROJECT NORTH

GEODETIC NORTH

ENGINEERING & CONSTRUCTION SERVICES STANDARD DRAWING		REV 2	NOV 2016
	<b>D4</b> LOCATION AND DETAIL OF JOINTS FOR SIDEWALK	T-310.010-1	
NTS		SHEET 1	

NOTES:  
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 -DESIGNED TO WITHSTAND VEHICULAR IMPACT LOADING IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE CANADIAN HIGHWAY BRIDGE DESIGN CODE

2	ISSUED FOR SPATIAL/BA3	APR 15, 22
1	ISSUED FOR REWORKING	MAY 26, 21

Issues/Revisions

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**MARTEN-NIKZAD**  
 LANDSCAPE ARCHITECTS INC.

1339 BAYVIEW AVENUE, UNIT 150  
 TORONTO, ONTARIO, M4B 1S6  
 T: 416-293-5298  
 F: 416-293-9627

PROJECT ADDRESS:

BATHURST & RICHMOND

152-164 Bathurst Street and  
 625-627 Richmond Street, Toronto

**LANDSCAPE DETAILS**

PROJECT No. 21-648

SCALE AS SHOWN

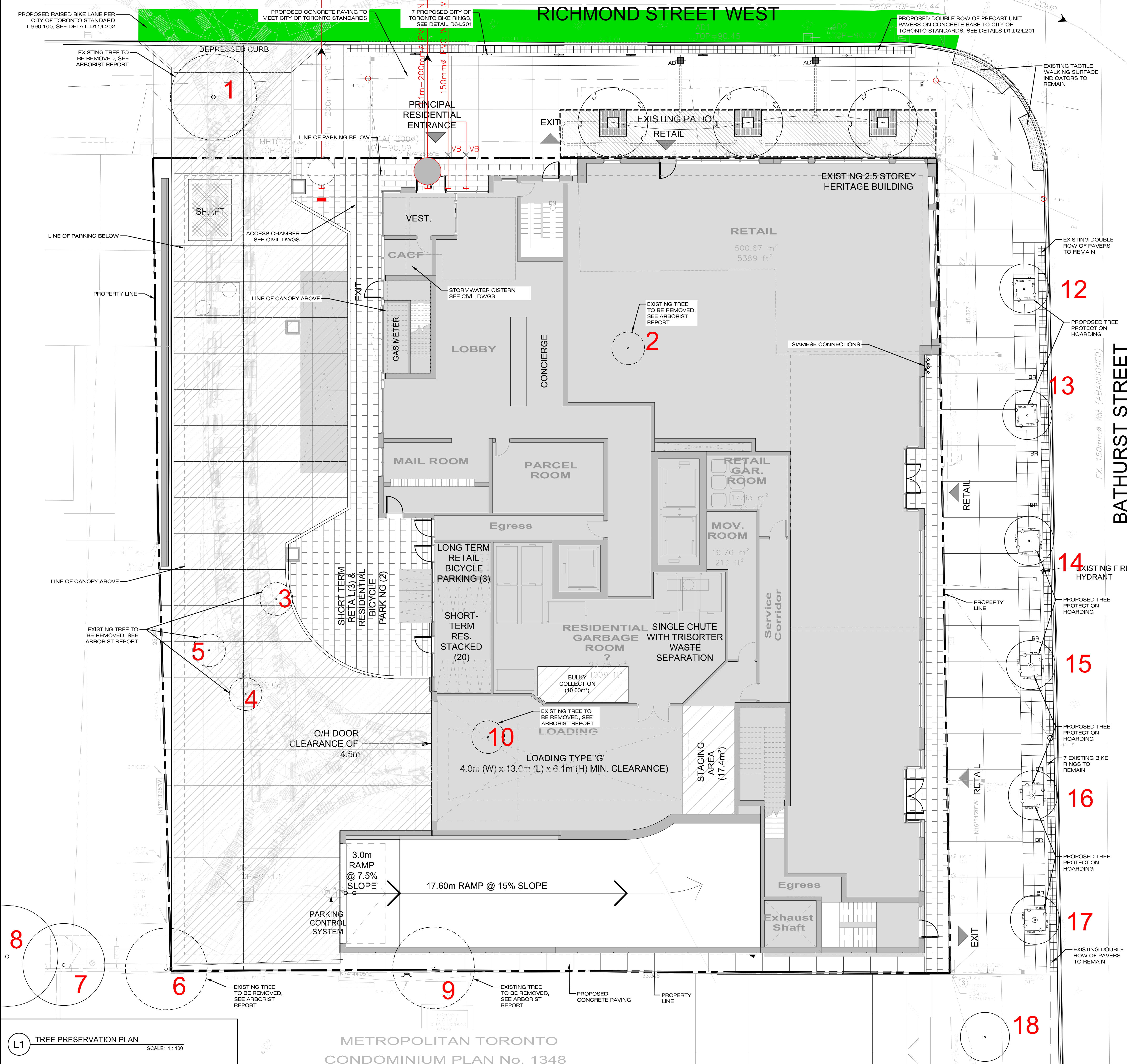
DATE APR 2021

DWG. FILE 21-648.DWG

SITE PLAN APPLICATION NO.:

DWG. No. **L201**





### TREE INVENTORY

152 to 164 Bathurst Street,  
623 and 627 Richmond Street West, Toronto

Inventory Date: March 11, 2021  
Arborist: Patricia Thomson  
Thomson Watson Consulting Arborists Inc.

Tree No.	Tree Species	Diameter (cm)	Condition	Tree Category					Comments	Protection Distance Required	
				1	2	3	4	5			
1	Ornamental Pear	38	fair							at front of 627 Richmond Street, very slow growth, trunk on slight lean to north, full canopy	2.4 m TPZ
2	Tree of Heaven	20	good							possible underground girdling roots to north, east and south, possible asphalt infestation (black soot on bark), trunk splits into two stems at 4 metres with included bark in union, growing well	2.4 m TPZ
3	Sugar Maple	27.5	good							growing up wood fence, tree splits into two stems at 16 cm with included bark in union and stems pressed together to above 1.4 metres - both main stems appear dead (bark off, no buds on remaining branches), sprouts to north are alive	2.4 m TPZ
4	Buckthorn	18, 18 caliper	poor							in raised bed with compact heap around trunk, tree splits into two stems at 4 metres from grade with included bark in union	2.4 m TPZ
5	Honeylocust	23.5	good							tree splits into two stems at 2 and 2.25 m with included bark in lower union, trunk against chain-link fence	2.4 m TPZ
6	Scots Elm	36	good	X	X					could be dead, large branches in canopy with bark falling off	2.4 m TPZ
7	Tree of Heaven	approx. 35	good	X	X					near chain-link fence, trunk splits into two stems at 2 metres with adequate union, root outcropped at north base, compacted soil to north of tree	2.4 m TPZ
8	Ash	approx. 50	poor	X	X					2 separate trees with multiple upright sprouts, base of trees against building	3.0 m TPZ
9	Tree of Heaven	36	fair	X	X					within sidewalk pit, slow growth, canopy extends to building	1.8 m TPZ
10	White Mulberry	10 max	fair							within sidewalk pit, full crown	1.8 m TPZ
11	Maple	4.5	dead							within sidewalk pit, slow growth, sprouts on trunk, small canopy, very low crown	1.8 m TPZ
12	Honeylocust	16	fair							within sidewalk pit, wounded root to west, sprouts on trunk, small canopy, very low crown	1.8 m TPZ
13	Honeylocust	10	poor-fair							within sidewalk pit, full crown	1.8 m TPZ
14	Elm	13.5	good							within sidewalk pit, full canopy, good growth, stems around trunk need to be removed, crack up east side of trunk from ground to 3 m	1.8 m TPZ
15	Hackberry	21	good							removed, crack up west side of trunk from ground to 3 m, slow growth	1.8 m TPZ
16	Hackberry	18	fair							within sidewalk pit, full crown	1.8 m TPZ
17	Honeylocust	18	good							within sidewalk pit, full crown	1.8 m TPZ
18	Red Maple	23.5	fair							within planting bed, girdling roots to south side of trunk with possible underground girdling roots in other directions, upright growth, slow growth	1.8 m TPZ

Tree Category 1- private trees subject property 30 cm +  
Category 2 - private trees adjacent properties 30 cm +  
Category 5 - municipal trees

Page 1  
TPZ= Tree Protection Zone

### TREES TO BE REMOVED FOR DEVELOPMENT

152 to 164 Bathurst Street,  
623 and 627 Richmond Street West, Toronto

Tree No.	Tree Species	Diameter (cm)	Condition	Reason for Removal
<b>MUNICIPAL TREES TO BE REMOVED</b>				
1	Ornamental Pear	38	fair	within entrance driveway to site
<b>PRIVATE TREES 30 CM + TO BE REMOVED</b>				
6	Scots Elm	36	good	at edge of property adjacent foundation
9	Tree of Heaven	36	fair	at edge of property adjacent to foundation
<b>PRIVATE TREES &lt;30 CM TO BE REMOVED</b>				
2	Tree of Heaven	20	good	within building footprint
3	Sugar Maple	27.5	good	within building footprint
4	Buckthorn	18, 18 caliper	poor	within building footprint
5	Honeylocust	23.5	good	within building footprint, at edge of property adjacent to foundation
10	White Mulberry	10 max	fair	within building footprint

#### Tree Protection Barriers

- Tree protection barriers must be constructed with a solid wood frame clad with plywood or approved equivalent. Height of hoarding may be less than 8 ft. to accommodate any branches that may be lower.
- Tree protection barriers for trees situated on the City road allowance where visibility must be maintained can be 1.2m (4ft) high and consist of orange plastic web snow fencing on a wood frame made of 2 x 4s.
- Where some excavate or fill has to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the Tree Protection Zone.
- No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.

Note: Sediment control fencing shall be installed in locations indicated in an Urban Forestry approved Tree Protection Plan. The sediment control fencing must be installed to Ontario Provincial Standards (OPSD-219.130) heavy duty silt fence barrier and to the satisfaction of Urban Forestry. See Detail TP-2

**Toronto** Urban Forestry  
Parks, Forestry and Recreation  
February 2016  
Detail TP-1

PROJECT ADDRESS:  
BATHURST & RICHMOND  
152-164 Bathurst Street and  
623-627 Richmond Street, Toronto

### TREE PRESERVATION PLAN & DETAILS

PROJECT No. 21-648  
SCALE AS SHOWN  
DATE APR 2021  
DWG. FILE 21-648.DWG  
SITE PLAN APPLICATION NO.:  
DWG. No. **LTP**

LEGEND:  
● EXISTING DECIDUOUS TREE TO REMAIN  
○ EXISTING DECIDUOUS TREE TO BE REMOVED  
— PROPOSED BIKE LANE  
○ TREE PROTECTION ZONE  
— PROPERTY LINE

PROJECT NORTH  
GEODEIC NORTH

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2 ISSUED FOR SPA1/03A3 APR 15, 22  
1 ISSUED FOR REVISION MAY 26, 21

REV	DESCRIPTION	DATE

Issues/Revisions:  
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**ASSOCIATION OF LANDSCAPE ARCHITECTS OF ONTARIO**  
**ALA**  
New Ontario Member

**MARTEN-NIKZAD**  
LANDSCAPE ARCHITECTS INC.

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mnikzad@martennikzad.com