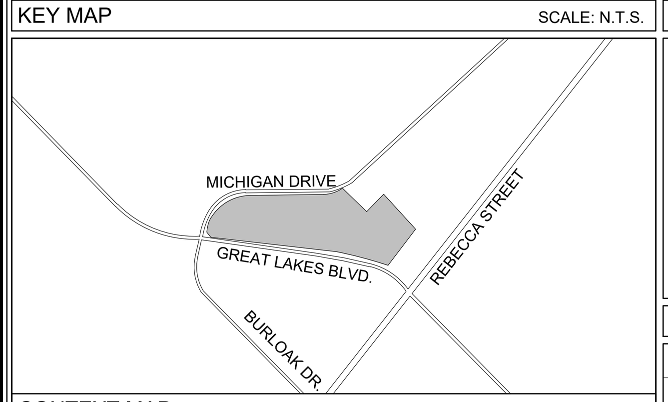
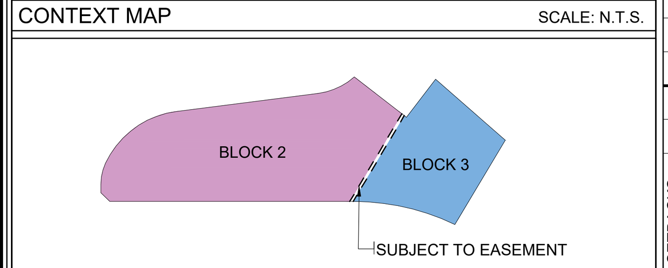
KEY MAP
SCALE: N.T.S.



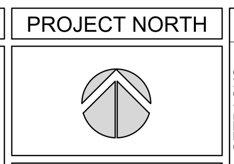
CONTEXT MAP
SCALE: N.T.S.



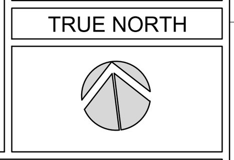
LEGAL DESCRIPTION

PLAN OF SURVEY OF
PART OF BLOCKS 2 AND 3
REGISTERED PLAN 20M-1135
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON
AS PREPARED BY:
NANFARA & NG SURVEYORS INC.
PROFESSIONAL LAND SURVEYORS

PROJECT NORTH



TRUE NORTH



SITE STATISTICS

SITE AREA	106,172.39 m2	or	26.40 acres	or	10.62 ha
SITE AREA- BLOCK 2	73,524.66 m2	or	18.32 acres	or	7.36 ha
SITE AREA- BLOCK 3	32,647.73 m2	or	8.08 acres	or	3.26 ha
ZONING	E2 sp:355 - BUSINESS EMPLOYMENT				

		REQUIRED	PROVIDED
	LOT FRONTAGE	30.00 m (MIN)	+/- 582.54 m
SETBACKS BLOCK 2	FLANKAGE LOT (WEST) GREAT LAKES BLVD.	3.00 m	25.50 m
SETBACKS BLOCK 2	FRONT YARD (NORTH) MICHIGAN DRIVE	3.00 m	8.58 m
SETBACKS BLOCK 2	REAR YARD (EAST)	3.00 m	43.95 m
SETBACKS BLOCK 2	INTERIOR SIDE YARD (SOUTH)	3.00 m	5.61 m

	LOT FRONTAGE	30.00 m (MIN)		+/- 162.73m
SETBACKS BLOCK 3	FRONT YARD (WEST) GREAT LAKES BLVD.	3.00 m		19.12 m
SETBACKS BLOCK 3	REAR YARD (NORTH)	3.00 m		8.69 m
SETBACKS BLOCK 3	INTERIOR SIDE YARD (EAST)	3.00 m		17.24 m
SETBACKS BLOCK 3	INTERIOR SIDE YARD (SOUTH)	3.00 m		8.61 m
G.F.A.- BLOCK 2	BUILDING A	3,312.32 m2	or	35,654 sf
G.F.A.- BLOCK 2	OFFICE	172.67 m2	or	1,859 sf
G.F.A.- BLOCK 2	WAREHOUSE	3,068.81 m2	or	33,032 sf
G.F.A.- BLOCK 2	MECH. / ELECTR.	70.84 m2	or	763 sf
G.F.A.- BLOCK 2	BUILDING B	11,783.19 m2	or	126,833 sf
G.F.A.- BLOCK 2	OFFICE	770.03 m2	or	8,371 sf
G.F.A.- BLOCK 2	WAREHOUSE	10,909.54 m2	or	117,347 sf
G.F.A.- BLOCK 2	MECH. / ELECTR.	103.62 m2	or	1,115 sf
G.F.A.- BLOCK 2	BUILDING C	18,345.16 m2	or	197,466 sf
G.F.A.- BLOCK 2	OFFICE	827.25 m2	or	8,904 sf
G.F.A.- BLOCK 2	WAREHOUSE	17,414.26 m2	or	187,477 sf
G.F.A.- BLOCK 2	MECH. / ELECTR.	103.62 m2	or	1,115 sf
G.F.A.- BLOCK 3	BUILDING D	16,635.43 m2	or	179,062 sf
G.F.A.- BLOCK 3	OFFICE	887.33 m2	or	9,551 sf
G.F.A.- BLOCK 3	WAREHOUSE	15,644.48 m2	or	168,396sf
G.F.A.- BLOCK 3	MECH. / ELECTR.	103.62 m2	or	1,115 sf
G.F.A.- BLOCK 3	TOTAL BUILDING G.F.A.	50,076.89 m2	or	539,023 sf
BLOCK 2	SITE COVERAGE	33,440.67 m2	or	45.48 %
BLOCK 2	LANDSCAPED AREA (MIN. 10%)	10,613.26 m2	or	14.43 %
BLOCK 2	PAVED AREA	29,470.73 m2	or	40.09 %

BLOCK 3	SITE COVERAGE	16,635.43 m2	or	50.95 %
BLOCK 3	LANDSCAPED AREA (MIN. 10%)	3,733.39 m2	or	11.44 %
BLOCK 3	PAVED AREA	12,278.91 m2	or	37.61%
		REQUIRED		PROVIDED
PARKING- BLOCK 2	WAREHOUSING 1.0 space / 100 m2 for first 7,500 m2 of GFA 7,500 m2 @ 1.0 space / 100 m2 1.0 space / 200 m2 for additional GFA 25,941.46m2 @ 1.0 space / 200 m2	75 spaces 130 spaces		
PARKING- BLOCK 2	TOTAL PARKING	205 spaces		254 spaces
PARKING- BLOCK 2	ACCESSIBLE PARKING TYPE A & B SPACES- 201 to 1000 2 + 2% of total provided	7 spaces		12 spaces
PARKING- BLOCK 2	BICYCLE SPACES 2 + 0.25 spaces / 1,000 m2 GFA (30 spaces max)	11 spaces		6 Rings/ 12 spaces
PARKING- BLOCK 3	WAREHOUSING 1.0 space / 100 m2 for first 7,500 m2 of GFA 7,500 m2 @ 1.0 space / 100 m2 1.0 space / 200 m2 for additional GFA 9,135.43m2 @ 1.0 space / 200 m2	75 spaces 46 spaces		
PARKING- BLOCK 3	TOTAL PARKING	121 spaces		121 spaces
PARKING- BLOCK 3	ACCESSIBLE PARKING TYPE A & B SPACES- 101 to 200 1 + 3% of total provided 2 Spaces/ Ring	5 spaces		4 spaces
PARKING- BLOCK 3	BICYCLE SPACES 2 + 0.25 spaces / 1,000 m2 GFA (30 spaces max)	5 spaces		3 Rings/ 6 spaces

BUILDING 'A'		
DOCK LEVEL DOORS		5 spaces
DRIVE IN DOORS		1 space
BUILDING 'B'		
DOCK LEVEL DOORS		22 spaces
DRIVE IN DOORS		2 spaces
BUILDING 'C'		
DOCK LEVEL DOORS		36 spaces
DRIVE IN DOORS		2 spaces
BUILDING 'D'		
DOCK LEVEL DOORS		20 spaces
DRIVE IN DOORS		1 space
	REQUIRED	PROVIDED
BUILDING HEIGHT	N/A	- m
SNOW STORAGE- BLOCK 2	4,420.61 m2	1,279.29 m2 or 4.22%
SNOW STORAGE- BLOCK 3	1,841.84 m2	756.23 m2 or 6.09%

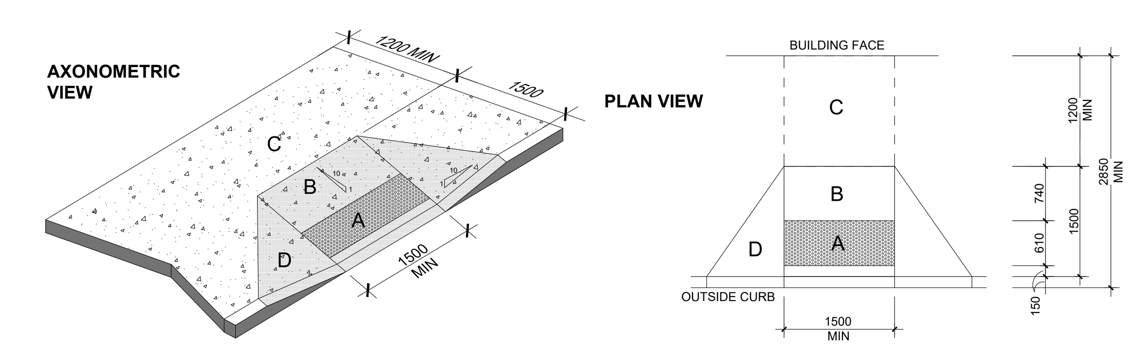
NOTES

1. EXCESS SNOW TO BE REMOVED OFF-SITE BY PRIVATE CONTRACTOR
2. ALL ROOF TOP MECHANICAL UNITS SHALL BE ADEQUATELY SCREENED FROM PUBLIC VIEWS BY THE APPLICANT. THE DESIGN, PLACEMENT AND SCREENING OF THE UNITS SHOULD COMPLEMENT THE BUILDING ARCHITECTURE WITH RESPECT TO FORM, MATERIALS AND COLOUR.

SYMBOL LEGEND

	MAN DOOR
	LOADING DOCK DOOR
	DRIVE-IN / OVERHEAD DOOR
FH	HYDRANT + VALVE
FDC	FIRE DEPARTMENT CONNECTION / SIAMESE
CB	CATCH BASIN
SANMH	SANITARY MAN HOLE
CB/MH	CATCH BASIN / MAN HOLE
SMH	STORM MAN HOLE
HP	HYDRO POLE STANDARD / UTILITY POLE
BR	BIKE RACK (2-3 BIKES)
HT	HYDRO TRANSFORMER
	ACCESSIBLE PARKING SPACE
	ACCESSIBLE PARKING SPACE SIGNAGE
SNW	SNOW STORAGE AREA
G	REFUSE STORAGE BINS
	STOP SIGNS
	FIRE ROUTE SIGNS
B	CONC. FILLED STEEL BOLLARDS, EXT. TYPE A, IN ACCORDANCE MS-25 WITH, DRAWING A-0.0

CURB RAMP DETAILS



- CURB RAMP MUST HAVE A MINIMUM CLEAR WIDTH OF 1500mm, EXCLUSIVE OF ANY FLARED SIDES.
- THE RUNNING SLOPE OF THE CURB MUST,
  - i. BE A MAX OF 1:8, WHERE ELEVATION IS LESS THAN 75mm, AND
  - ii. BE A MAX OF 1:10, WHERE ELEVATION IS LESS 75mm OR GREATER AND 200mm OR LESS.
- THE MAX SLOPE ON THE FLARED SIDE OF THE CURB RAMP MUST BE NO MORE THAN 1:10.
- CURB RAMP MUST HAVE A TACTILE WALKING SURFACE INDICATOR THAT,
  - HAVE RAISED TACTILE PROFILES COMPOSED OF TRUNCATED DOMES,,
  - HAVE A HIGH TONAL CONTRAST WITH THE ADJACENT SURFACE,
  - ARE LOCATED AT THE BOTTOM OF THE CURB RAMP,
  - ARE SET BACK BETWEEN 150mm AND 200mm FROM THE CURB EDGE,
  - EXTEND THE FULL WIDTH OF THE CURB RAMP,
  - ARE A MIN OF 610mm IN DEPTH, AND
  - BE SLIP-RESISTANT.

A TACTILE SURFACE / DETECTABLE HAZARD INDICATOR 150mm FROM EDGE OF CURB AND 610mm IN DEPTH

B SLOPE SURFACE @ 1:10 (max)

C LANDING / UNINTERRUPTED SPACE OF NOT LESS THAN 1100mm

D FLARED SIDES WITH MAX SLOPE OF 1:10

THE INFORMATION PROVIDED HERE WAS ASSEMBLED FROM **OBC 3.8.3.2.** AND **O. REG. 191/11**: INTEGRATED ACCESSIBILITY STANDARDS under the ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT, 2005 updated JUL 2016.

No.	ISSUED	DATE
1	ISSUED FOR CLIENT REVIEW	JULY 7, 2021
2	ISSUED FOR SPA	JULY 21, 2021
3	RE-SSSUED FOR SPA	NOV. 5, 2021
4	RE-SSSUED FOR SPA	MAR. 2, 2022

No.	REVISION	DATE

BALDASSARRA
Architects Inc.
30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | **www.baldassarra.ca**

OWNERS INFORMATION:
LPF Realty Office Inc.

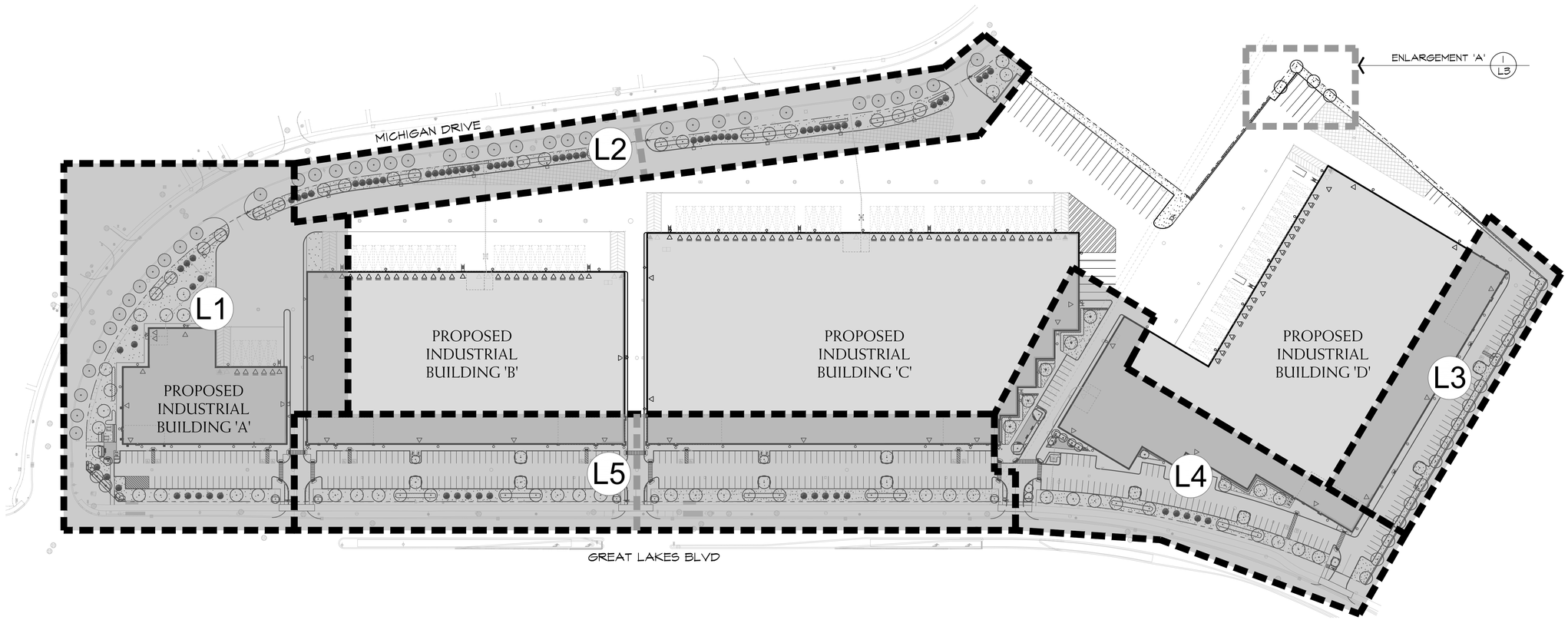
Fengate- Oakville

Oakville, ON

Site Plan

DATE:	DRAWN BY:	CHECKED:	SCALE:
JUNE 2021	HP		1:1000

PROJECT No.	DRAWING No.
22-21	A-1.0



OAK WEST

ISSUED FOR THIRD SPA SUBMISSION
FEBRUARY 25, 2022

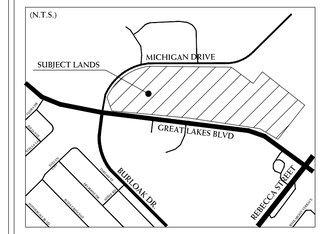
MP-1 OVERALL SITE PLAN

L-1 LANDSCAPE PLAN
L-2 LANDSCAPE PLAN
L-3 LANDSCAPE PLAN
L-4 LANDSCAPE PLAN
L-5 LANDSCAPE PLAN

C-1 TREE CANOPY COVERAGE PLAN
C-2 TREE CANOPY COVERAGE PLAN
C-3 TREE CANOPY COVERAGE PLAN
C-4 TREE CANOPY COVERAGE PLAN
C-5 TREE CANOPY COVERAGE PLAN

D-1 LANDSCAPE DETAILS & SPECIFICATIONS
D-2 LANDSCAPE DETAILS
D-3 LANDSCAPE DETAILS

KEY PLAN



BASE INFORMATION OBTAINED ELECTRONICALLY FROM BALDASSARRA ARCHITECTS INC. (JOB NO. P-21009, TEL. 905-660-0722)

no.	date	version	by
3.	FEB 25 2022	ISSUED FOR THIRD SPA SUBMISSION	SO/LB
2.	NOV 5 2021	ISSUED FOR SECOND SPA SUBMISSION	SO/LB
1a.	JUL 21 2021	ISSUED FOR SPA	SO/LB
1.	JUN 29 2021	ISSUED FOR CLIENT REVIEW	SO/LB

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ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
MONICA E. CLARKE
OALA
MEMBER

ALEXANDER BUDREVICS
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project

OAK WEST
GREAT LAKES BLVD & MICHIGAN DRIVE
OAKVILLE, ONTARIO

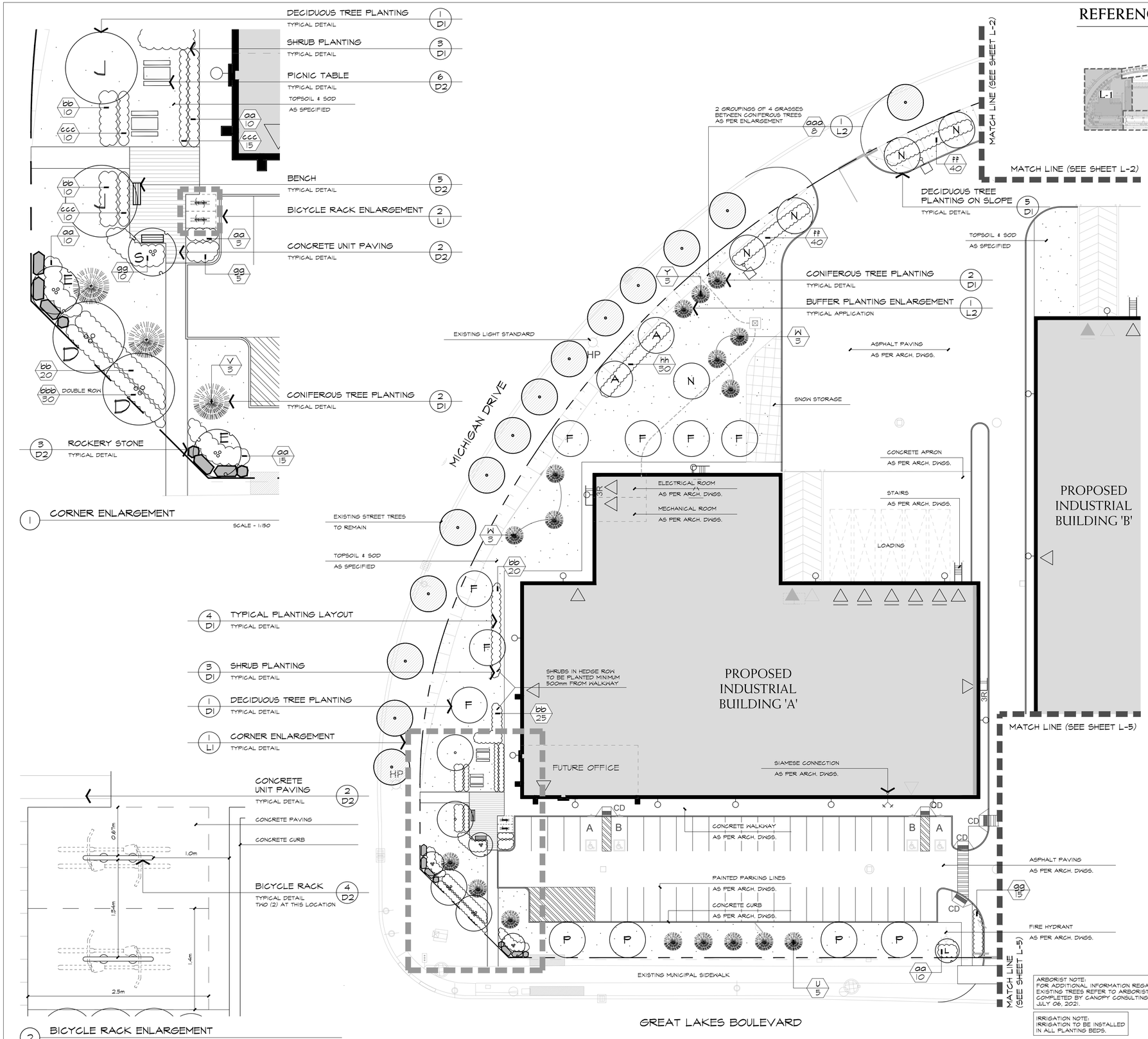
BALDASSARRA ARCHITECTS

drawing

OVERALL SITE PLAN

date JUNE 24 , 2021	drawn LB
scale* 1:1000	file 3491 MP1V3-220225
direction	project no. 3491
	sheet no. MP-1

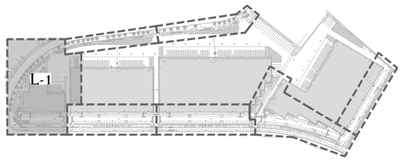
*NOTED SCALE IS APPLICABLE ONLY WHEN PRINTED ON ARCH D (24"x36") SIZE SHEET



ARBORIST NOTE:
FOR ADDITIONAL INFORMATION REGARDING EXISTING TREES REFER TO ARBORIST REPORT COMPLETED BY CANOPY CONSULTING DATED JULY 06, 2021.

IRRIGATION NOTE:
IRRIGATION TO BE INSTALLED IN ALL PLANTING BEDS.

REFERENCE PLAN



LEGEND

- EXISTING STREET TREES TO REMAIN
- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED SHRUBS, PERENNIALS AND GRASSES
- SODDED AREA
- SNOW STORAGE
- CONCRETE UNIT PAVING
- BICYCLE RACK
- ROCKERY STONE
- SITE FURNITURE

BASE INFORMATION OBTAINED ELECTRONICALLY FROM BALDASSARRA ARCHITECTS INC. (JOB NO. P-21009, TEL. 905-660-0722)

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REFERENCE PLANT LIST

KEY	COMMON NAME
	DECIDUOUS TREES
A	EMBERS MAPLE
B	COMMON HACKBERRY
C	AUTUMN BLAZE MAPLE
D	CLUMP PAPER BIRCH
E	EASTERN REDBUD
F	AMERICAN BEECH
G	STREET KEEPER HONEYLOCUST
H	TULIP TREE
J	AMERICAN SYCAMORE
K	SWAMP WHITE OAK
L	PYRAMIDAL ENGLISH OAK
M	BASSWOOD
N	KENTUCKY COFFEE TREE
P	STERLING SILVER LINDEN
Q	JEFFERSON ELM
R	PRINCETON ELM
	ORNAMENTAL TREES
S	ALLEGHENY SERVICEBERRY
	CONIFEROUS TREES
T	NORWAY SPRUCE
U	COLORADO SPRUCE
V	BLUE COLORADO SPRUCE
W	EASTERN WHITE PINE
Y	WHITE SPRUCE
	CONIFEROUS SHRUBS
aa	MOOR-DENSE JUNIPER
bb	DENSE YEW
	DECIDUOUS SHRUBS
cc	LYNWOOD GOLD FORSYTHIA
dd	NEARLY WILD ROSE
ee	BLUE ARCTIC WILLOW
ff	FALSE SPIREA
gg	GOLDFLAME SPIREA
hh	BRIDALWREATH SPIREA
	PERENNIALS AND GRASSES
aaa	KARL FOERSTER FEATHER REED GRASS
bbb	STELLA D'ORO DAYLILY
ccc	SHOWY STONECROP

REFER TO SHEET L-3 FOR MASTER PLANT LIST

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project

OAK WEST

GREAT LAKES BLVD & MICHIGAN DRIVE
OAKVILLE, ONTARIO

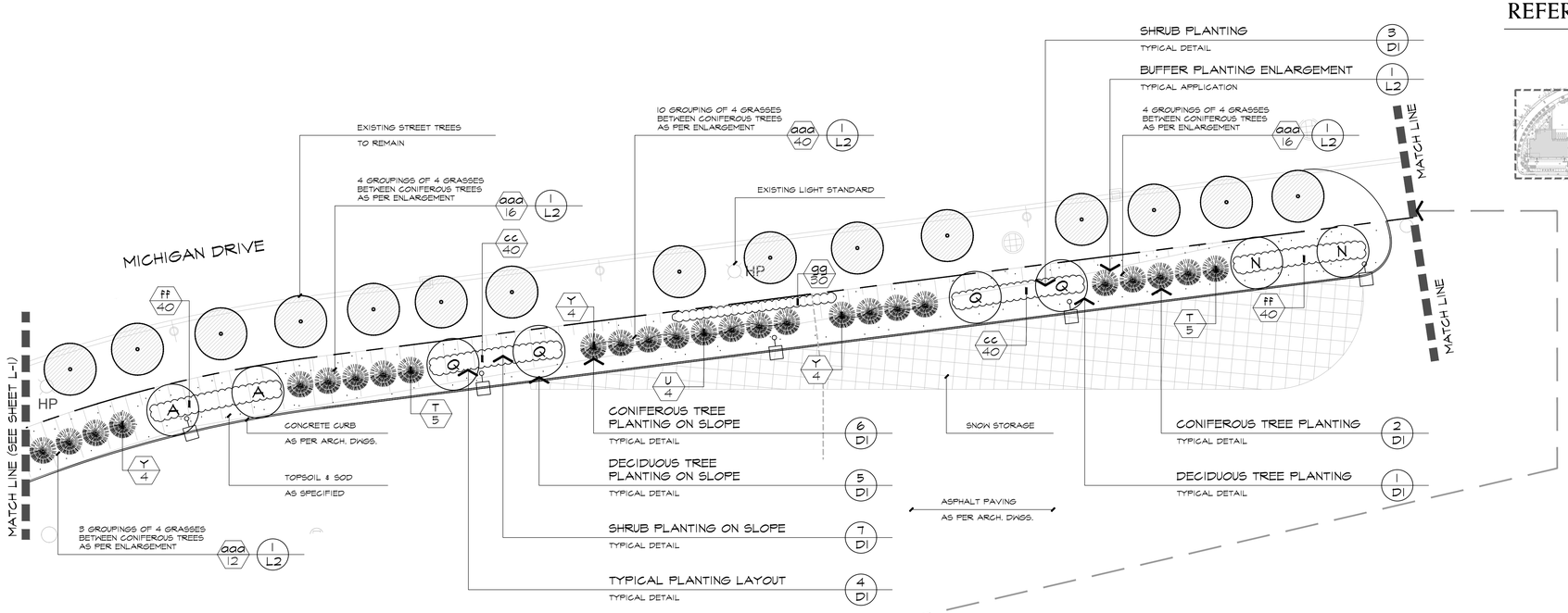
BALDASSARRA ARCHITECTS

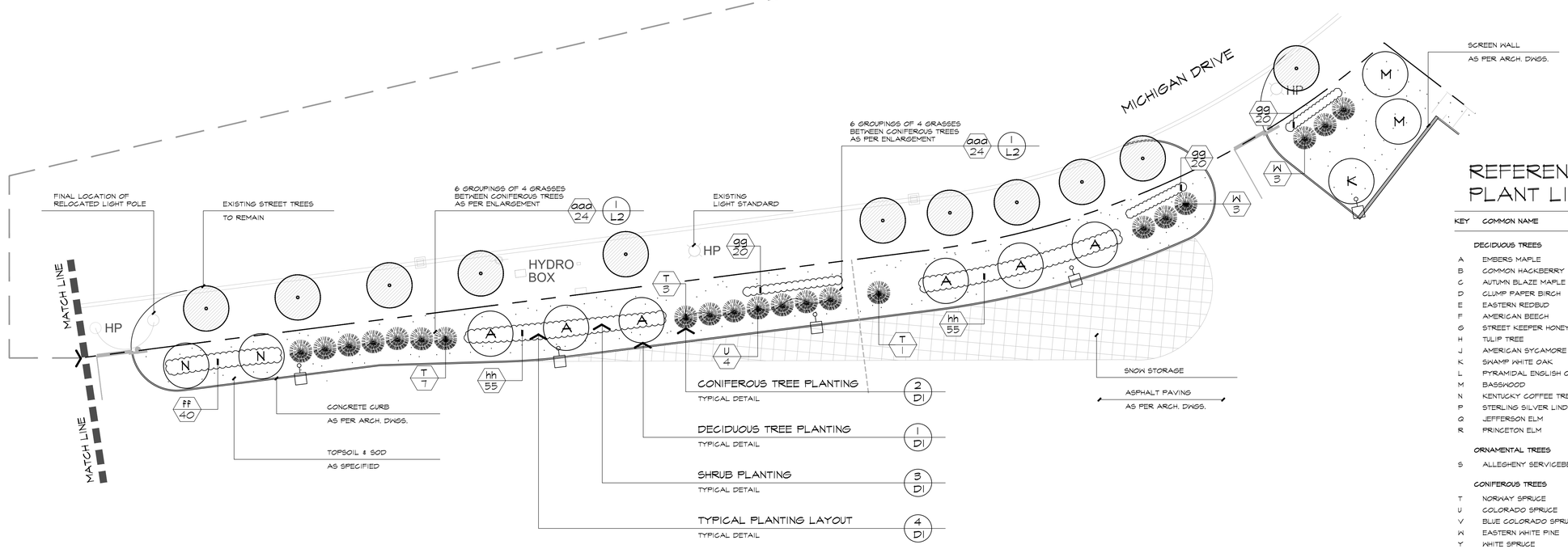
drawing

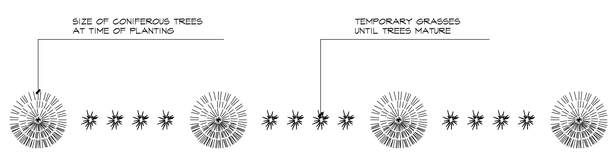
LANDSCAPE PLAN

date	JUNE 24 , 2021	drawn	LB
scale*	1:300	file	3491 L1 V3-220225
direction		project no.	3491
		sheet no.	L-1

*NOTED SCALE IS APPLICABLE ONLY WHEN PRINTED ON ARCH D (24"x36") SIZE SHEET







1 BUFFER PLANTING DETAIL

SCALE - 1:50

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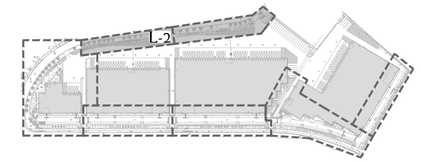
REFERENCE PLAN



LEGEND

- EXISTING STREET TREES TO REMAIN
- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED SHRUBS
- SODDED AREA
- SNOW STORAGE

REFERENCE PLANT LIST

KEY	COMMON NAME
DECIDUOUS TREES	
A	EMBERS MAPLE
B	COMMON HACKBERRY
C	AUTUMN BLAZE MAPLE
D	CLUMP PAPER BIRCH
E	EASTERN REDBUD
F	AMERICAN BEECH
G	STREET KEEPER HONEYLOCUST
H	TULIP TREE
J	AMERICAN SYCAMORE
K	SWAMP WHITE OAK
L	PYRAMIDAL ENGLISH OAK
M	BASSWOOD
N	KENTUCKY COFFEE TREE
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ORNAMENTAL TREES	
S	ALLEGHENY SERVICEBERRY
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Y	WHITE SPRUCE
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aa	MOOR-DENSE JUNIPER
bb	DENSE YEW
DECIDUOUS SHRUBS	
cc	LYNWOOD GOLD FORSYTHIA
dd	NEARLY WILD ROSE
ee	BLUE ARCTIC WILLOW
ff	FALSE SPIREA
gg	GOLDFLAME SPIREA
hh	BRIDALWREATH SPIREA
PERENNIALS AND GRASSES	
aaa	KARL FOERSTER FEATHER REED GRASS
bbb	STELLA D'ORO DAYLILY
ccc	SHOWY STONECROP

REFER TO SHEET L-3 FOR MASTER PLANT LIST

BASE INFORMATION OBTAINED ELECTRONICALLY FROM BALDASSARRA ARCHITECTS INC. (JOB NO. P-21009, TEL. 905-660-0722)

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3.	FEB 25 2022	ISSUED FOR THIRD SPA SUBMISSION	SO/LB
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OAK WEST

GREAT LAKES BLVD & MICHIGAN DRIVE
OAKVILLE, ONTARIO

BALDASSARRA ARCHITECTS

drawing

LANDSCAPE PLAN

date: JUNE 24 , 2021	drawn: LB
scale*: 1:300	file: 3491 L2 V3-220225
direction	project no.: 3491
	sheet no.: L-2

*NOTED SCALE IS APPLICABLE ONLY WHEN PRINTED ON ARCH D (24"x36") SIZE SHEET

MASTER PLANT LIST

PROJECT NAME:
OAK WEST (3491)

In the event of a discrepancy between the planting plan and the plant list quantities, the planting plan shall govern.

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS	SPACING
		DECIDUOUS TREES							
A	10	ACER RUBRUM 'EMBERS'	EMBERS MAPLE	60mm	3500mm	1500mm	W.B.	EQUAL FORM	- - - -
B	10	CELTIS OCCIDENTALIS	COMMON HACKBERRY	60mm	3500mm	1200mm	S.B.	EQUAL FORM	- - - -
C	7	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	60mm	3500mm	1500mm	W.B.	EQUAL FORM	- - - -
D	7	BETULA PAPYRIFERA (CLUMP)	CLUMP PAPER BIRCH	3x60mm	3500mm	1200mm	W.B.	MULTI-STEM	- - - -
E	3	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD	3x60mm	3500mm	1200mm	W.B.	MULTI-STEM	- - - -
F	7	FAGUS GRANDIFOLIA	AMERICAN BEECH	60mm	3500mm	1200mm	W.B.	EQUAL FORM	- - - -
G	3	GLEDITSIA TRIACANTHOS 'STREET KEEPER'	STREET KEEPER HONEYLOCUST	60mm	3500mm	1500mm	W.B.	EQUAL FORM	- - - -
H	13	LIRIODENDRON TULIPIFERA	TULIP TREE	60mm	3500mm	1500mm	W.B.	EQUAL FORM	- - - -
J	2	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	60mm	3500mm	1500mm	W.B.	EQUAL FORM	- - - -
K	8	QUERCUS BICOLOR	SWAMP WHITE OAK	60mm	3500mm	1500mm	W.B.	EQUAL FORM	- - - -
L	10	QUERCUS ROBUR 'FASTIGIATA'	PYRAMIDAL ENGLISH OAK	60mm	3500mm	1500mm	W.B.	EQUAL FORM	- - - -
M	7	TILIA AMERICANA	BASSWOOD	60mm	3500mm	1500mm	W.B.	EQUAL FORM	- - - -
N	9	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	60mm	3500mm	1500mm	S.B.	EQUAL FORM	- - - -
P	10	TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	60mm	3500mm	1500mm	W.B.	EQUAL FORM	- - - -
Q	4	ULMUS AMERICANA 'JEFFERSON'	JEFFERSON ELM	60mm	3500mm	1500mm	W.B.	EQUAL FORM	- - - -
R	12	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	60mm	3500mm	1500mm	W.B.	EQUAL FORM	- - - -
		ORNAMENTAL TREES							
S	6	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	3x50mm	2500mm	1200mm	W.B.	MULTI-STEM	- - - -
		CONIFEROUS TREES							
T	21	PICEA ABIES	NORWAY SPRUCE	- - - -	2000mm	1000mm	W.B.	SPECIMEN	- - - -
U	28	PICEA PUNGENS	COLORADO SPRUCE	- - - -	2000mm	1000mm	W.B.	SPECIMEN	- - - -
V	3	PICEA PUNGENS 'GLAUCA'	BLUE COLORADO SPRUCE	- - - -	2500mm	1000mm	W.B.	SPECIMEN	- - - -
W	12	PINUS STROBUS	EASTERN WHITE PINE	- - - -	2000mm	1000mm	W.B.	SPECIMEN	- - - -
Y	15	PICEA GLAUCA	WHITE SPRUCE	- - - -	2000mm	1000mm	W.B.	SPECIMEN	- - - -
		CONIFEROUS SHRUBS							
aa	228	JUNIPERUS SABINA 'MOOR-DENSE'	MOOR-DENSE JUNIPER	- - - -	- - - -	500mm	POTTED	MIN. 15 CANDLES	800mm
bb	290	TAXUS MEDIA 'DENSIFORMIS'	DENSE YEW	- - - -	- - - -	600mm	POTTED	MIN. 15 CANDLES	800mm
		DECIDUOUS SHRUBS							
cc	80	FORSYTHIA INTERMEDIA 'LYNWOOD GOLD'	LYNWOOD GOLD FORSYTHIA	- - - -	600mm	- - - -	POTTED	MIN. 10 STEMS	750mm
dd	230	ROSA RUGOSA 'NEARLY WILD'	NEARLY WILD ROSE	- - - -	600mm	- - - -	POTTED	MIN. 10 STEMS	650mm
ee	100	SALIX PURPUREA 'NANA'	BLUE ARCTIC WILLOW	- - - -	400mm	- - - -	POTTED	MIN. 10 STEMS	750mm
ff	200	SORBARIA SORBIFOLIA	FALSE SPIREA	- - - -	600mm	- - - -	POTTED	MIN. 10 STEMS	750mm
gg	200	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIREA	- - - -	600mm	- - - -	POTTED	MIN. 10 STEMS	650mm
hh	140	SPIRAEA X VANHOUTTEI	BRIDALWREATH SPIREA	- - - -	1000mm	- - - -	POTTED	MIN. 10 STEMS	1000mm
		PERENNIALS AND GRASSES							
aaa	195	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	- - - -	- - - -	- - - -	1 gal. POT	MIN. 2 YRS. GTH.	500mm
bbb	130	HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	- - - -	- - - -	- - - -	1 gal. POT	MIN. 2 YRS. GTH.	400mm
ccc	35	SEDUM SPECTABILE 'AUTUMN FIRE'	SHOWY STONECROP	- - - -	- - - -	- - - -	1 gal. POT	MIN. 2 YRS. GTH.	400mm

ARBORIST NOTE:
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IRRIGATION NOTE:
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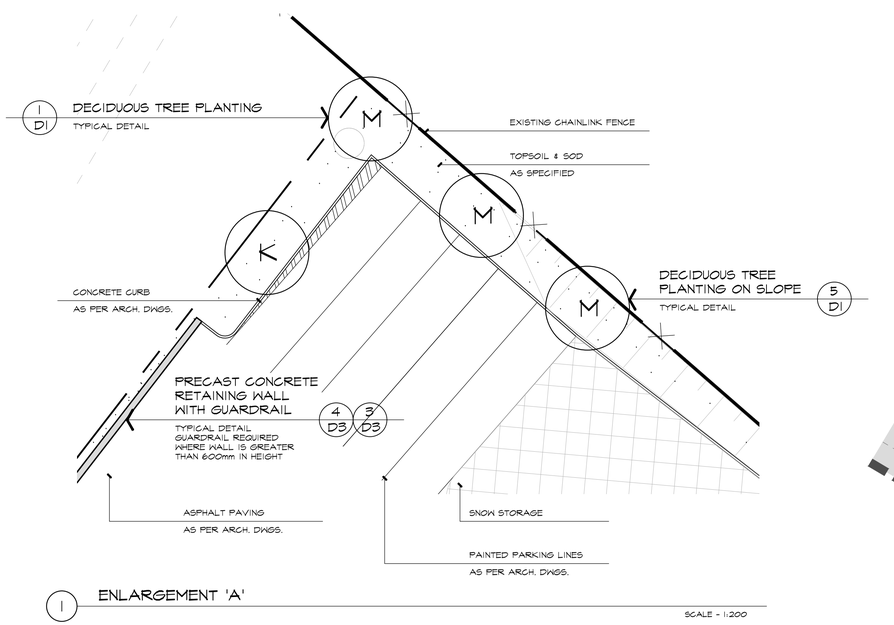
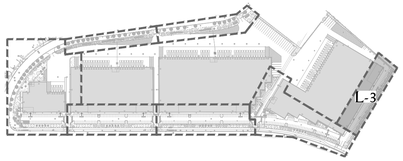
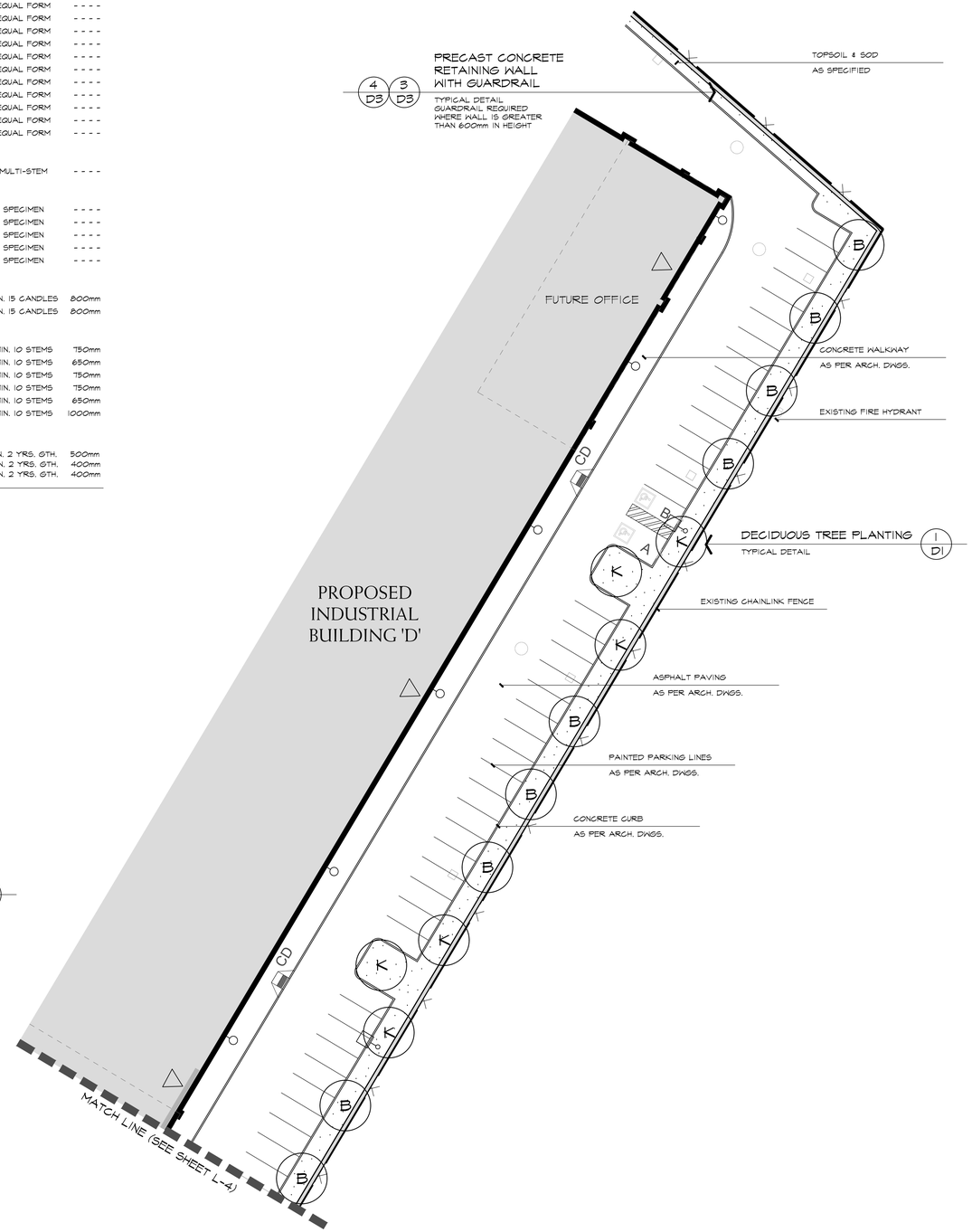


1 ENLARGEMENT 'A'

SCALE - 1:200

REFERENCE PLAN





LEGEND

- PROPOSED DECIDUOUS TREES
- SODDED AREA
- CHAINLINK FENCE
- RETAINING WALL

BASE INFORMATION OBTAINED ELECTRONICALLY FROM BALDASSARRA ARCHITECTS INC. (JOB NO. P-21009, TEL. 905-660-0722)

no.	date	version	by
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project

OAK WEST
GREAT LAKES BLVD & MICHIGAN DRIVE
OAKVILLE, ONTARIO

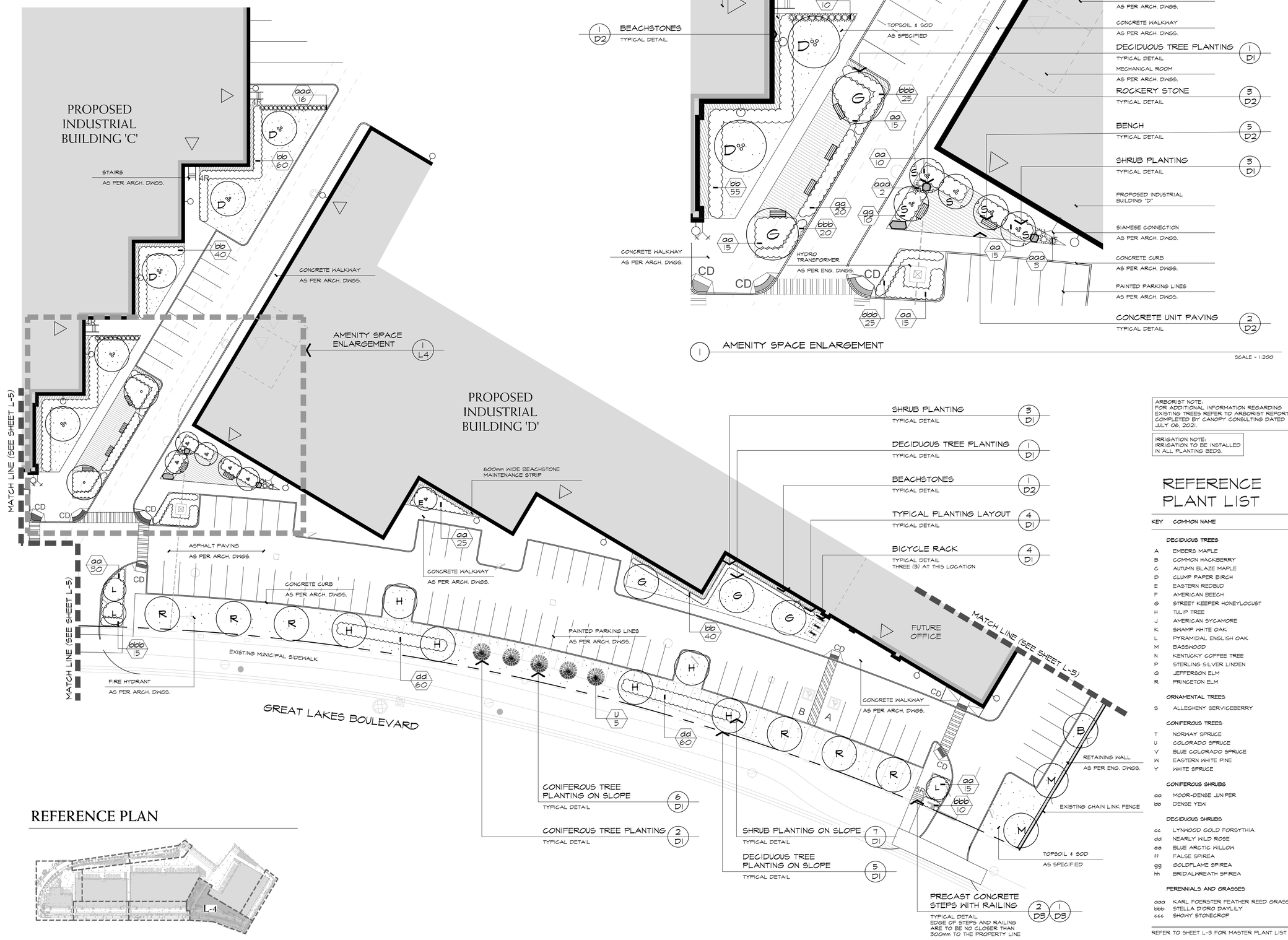
BALDASSARRA ARCHITECTS

drawing

LANDSCAPE PLAN

date	JUNE 24 , 2021	drawn	LB
scale*	1:300	file	3491 L3 V3-220225
direction		project no.	3491
		sheet no.	L-3

*NOTED SCALE IS APPLICABLE ONLY WHEN PRINTED ON ARCH D (24"x36") SIZE SHEET



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IRRIGATION NOTE:
IRRIGATION TO BE INSTALLED IN ALL PLANTING BEDS.

REFERENCE PLANT LIST

KEY	COMMON NAME
	DECIDUOUS TREES
A	EMBERS MAPLE
B	COMMON HACKBERRY
C	AUTUMN BLAZE MAPLE
D	CLUMP PAPER BIRCH
E	EASTERN REDBUD
F	AMERICAN BEECH
G	STREET KEEPER HONEYLOCUST
H	TULIP TREE
J	AMERICAN SYCAMORE
K	SWAMP WHITE OAK
L	PYRAMIDAL ENGLISH OAK
M	BASSWOOD
N	KENTUCKY COFFEE TREE
P	STERLING SILVER LINDEN
Q	JEFFERSON ELM
R	PRINGETON ELM
	ORNAMENTAL TREES
S	ALLEGHENY SERVICEBERRY
	CONIFEROUS TREES
T	NORWAY SPRUCE
U	COLORADO SPRUCE
V	BLUE COLORADO SPRUCE
W	EASTERN WHITE PINE
Y	WHITE SPRUCE
	CONIFEROUS SHRUBS
aa	MOOR-DENSE JUNIPER
bb	DENSE YEW
	DECIDUOUS SHRUBS
cc	LYNWOOD GOLD FORSYTHIA
dd	NEARLY WILD ROSE
ee	BLUE ARCTIC WILLOW
ff	FALSE SPIREA
gg	GOLDFLAME SPIREA
hh	BRIDALWREATH SPIREA
	PERENNIALS AND GRASSES
aaa	KARL FOERSTER FEATHER REED GRASS
bbb	STELLA D'ORO DAYLILY
ccc	SHOWY STONECROP

REFER TO SHEET L-3 FOR MASTER PLANT LIST

REFERENCE PLAN

LEGEND

- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED SHRUBS, PERENNIALS AND GRASSES
- SITE FURNITURE
- CONCRETE UNIT PAVING
- BEACHSTONES
- SODDED AREA
- BICYCLE RACK
- ROCKERY STONE
- CHAIN LINK FENCE
- RETAINING WALL

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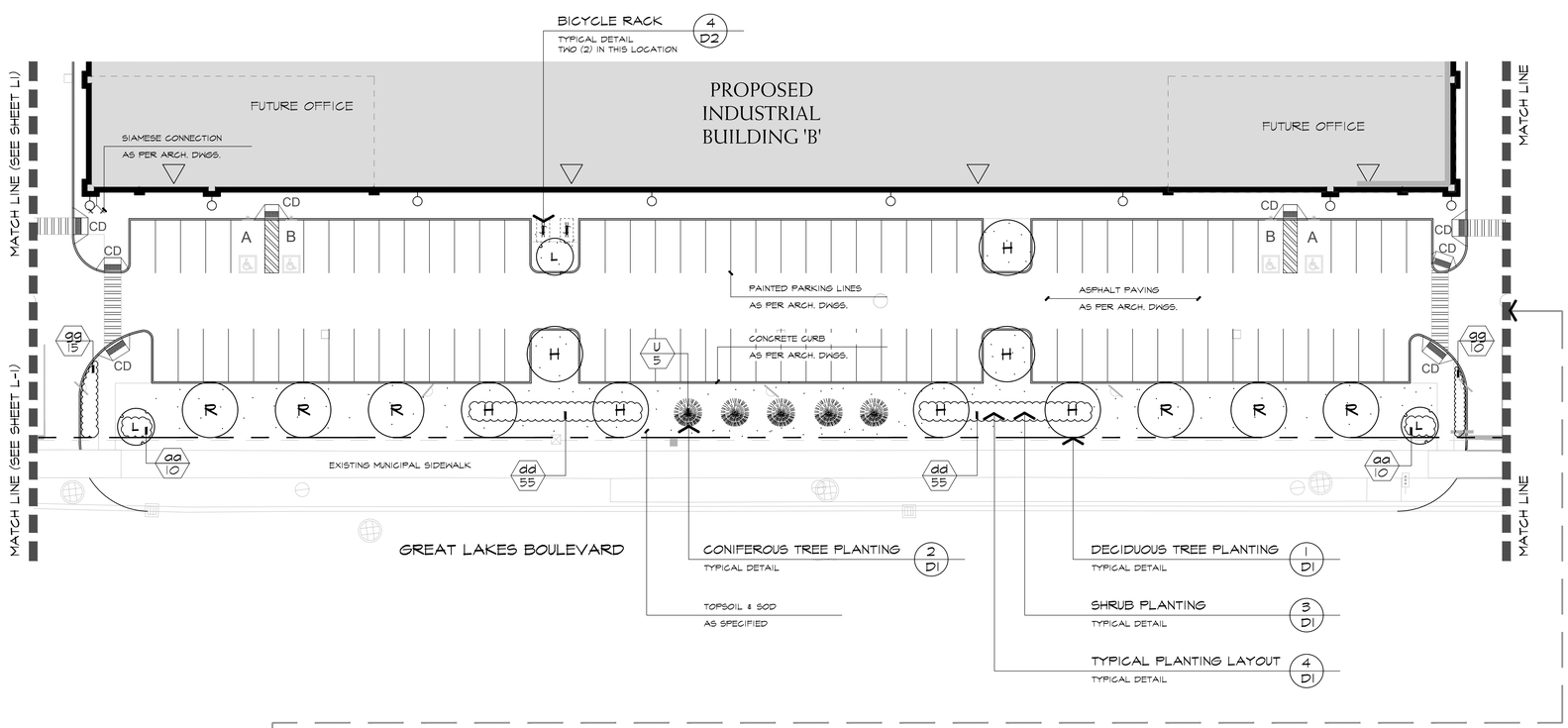
BALDASSARRA ARCHITECTS

drawing

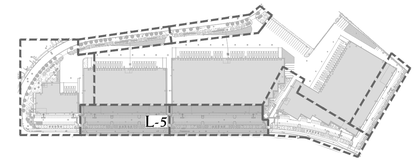
LANDSCAPE PLAN

date JUNE 24 , 2021	drawn LB
scale* 1:300	file 3491 L4 V3-220225
direction	project no. 3491
	sheet no. L-4

*NOTED SCALE IS APPLICABLE ONLY WHEN PRINTED ON ARCH D (24"x36") SIZE SHEET



REFERENCE PLAN



LEGEND

- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED SHRUBS, PERENNIALS AND GRASSES
- SODDED AREA
- BICYCLE RACK

REFERENCE PLANT LIST

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A	EMBERS MAPLE
B	COMMON HACKBERRY
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F	AMERICAN BEECH
G	STREET KEEPER HONEYLOCUST
H	TULIP TREE
J	AMERICAN SYCAMORE
K	SWAMP WHITE OAK
L	PYRAMIDAL ENGLISH OAK
M	BASSWOOD
N	KENTUCKY COFFEE TREE
P	STERLING SILVER LINDEN
Q	JEFFERSON ELM
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	ORNAMENTAL TREES
S	ALLEGHENY SERVICEBERRY
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T	NORWAY SPRUCE
U	COLORADO SPRUCE
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W	EASTERN WHITE PINE
Y	WHITE SPRUCE
	CONIFEROUS SHRUBS
aa	MOOR-DENSE JUNIPER
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	DECIDUOUS SHRUBS
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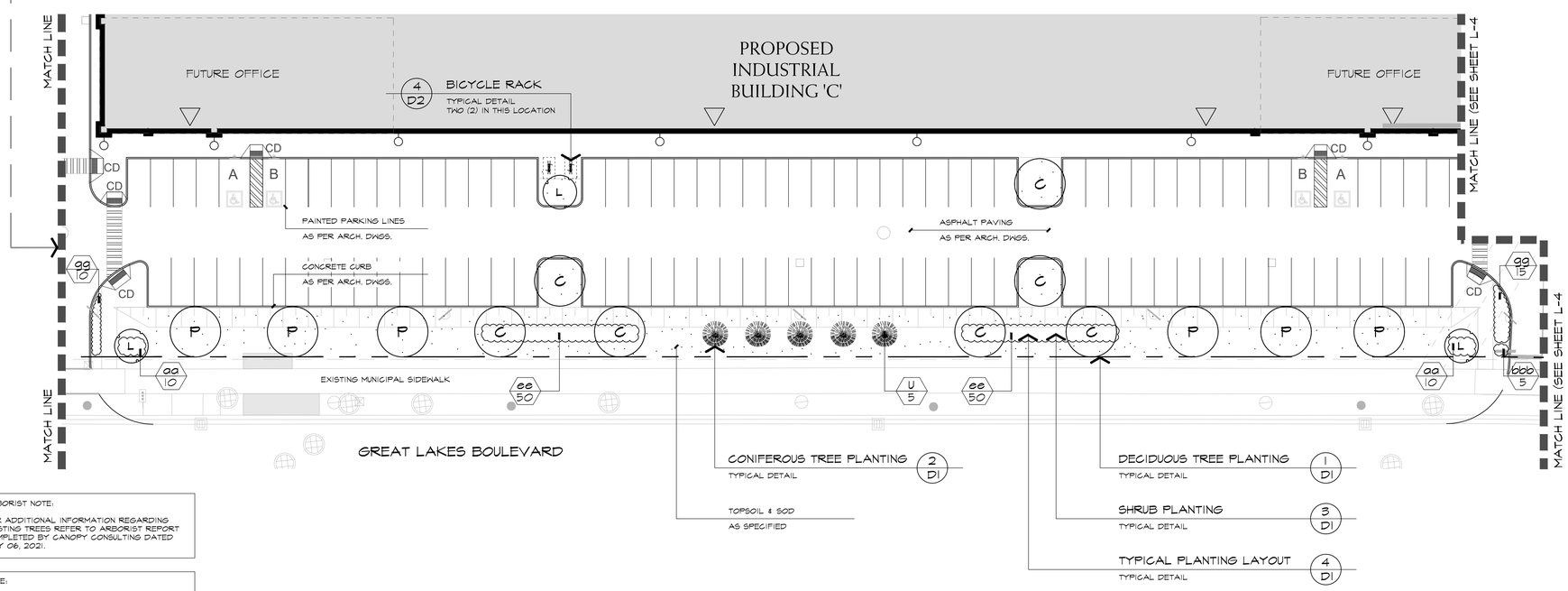
gg	GOLDFLAME SPIREA
hh	BRIDALWREATH SPIREA
	PERENNIALS AND GRASSES
aaa	KARL FOERSTER FEATHER REED GRASS
bbb	STELLA D'ORO DAYLILY
ccc	SHOWY STONECROP

REFER TO SHEET L-3 FOR MASTER PLANT LIST



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NOTE:

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BALDASSARRA ARCHITECTS

drawing

LANDSCAPE PLAN

date	JUNE 24 , 2021	drawn	LB
scale*	1:300	file	3491 L5 V3-220225
direction		project no.	3491
		sheet no.	L-5

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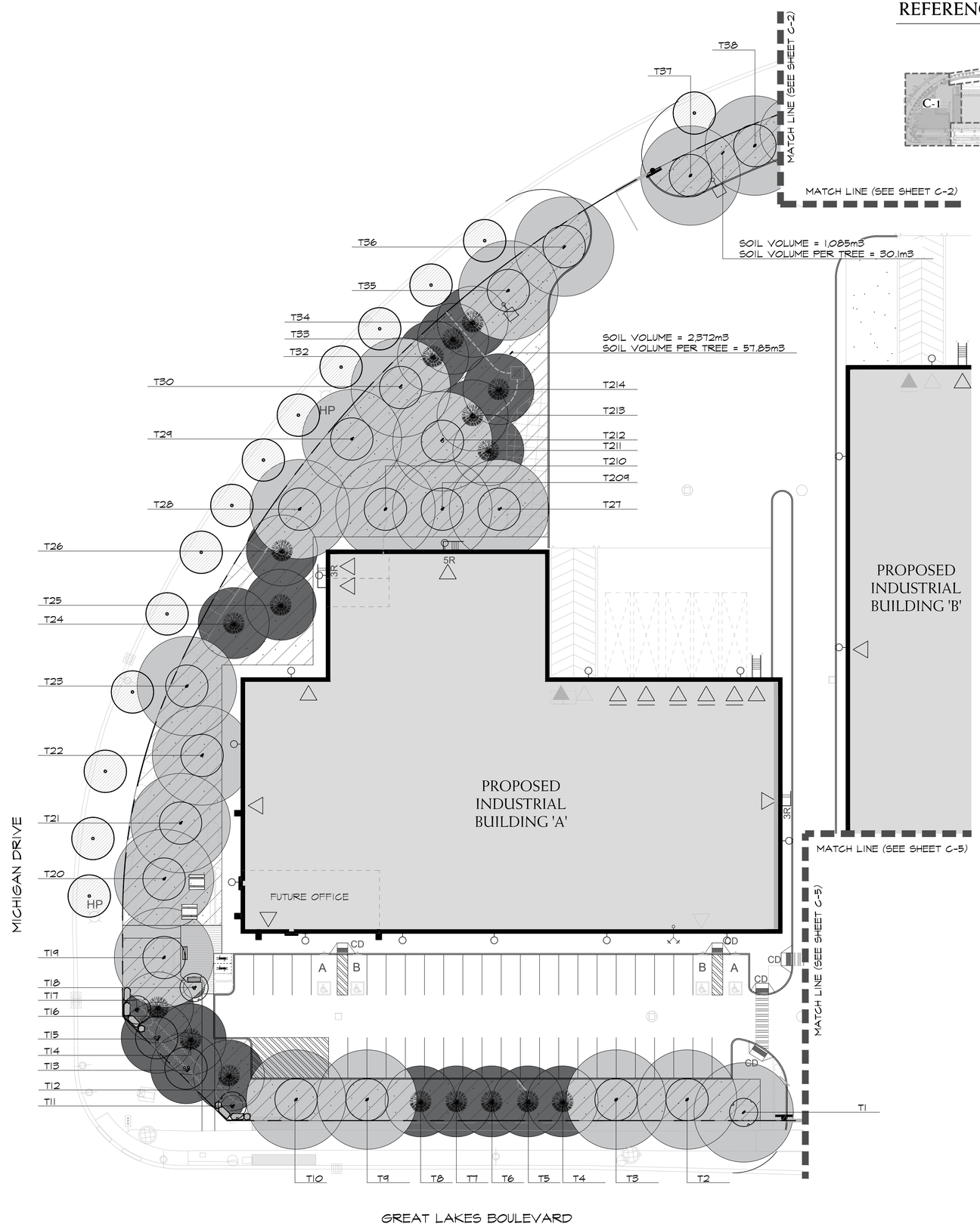
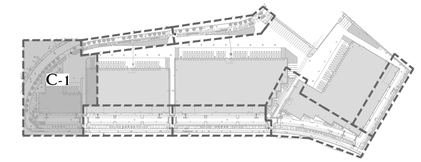


REFERENCE PLAN



LEGEND

- EXISTING STREET TREES TO REMAIN
- CANOPY COVERAGE
- PROPOSED SHRUBS
- SODDED AREA
- SNOW STORAGE
- BICYCLE RACK
- ROCKERY STONE

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drawing

TREE CANOPY COVERAGE PLAN

date JUNE 24 , 2021	drawn LB
scale* 1:300	file 3491 C1 V3-220225
direction	project no. 3491
	sheet no. C-1

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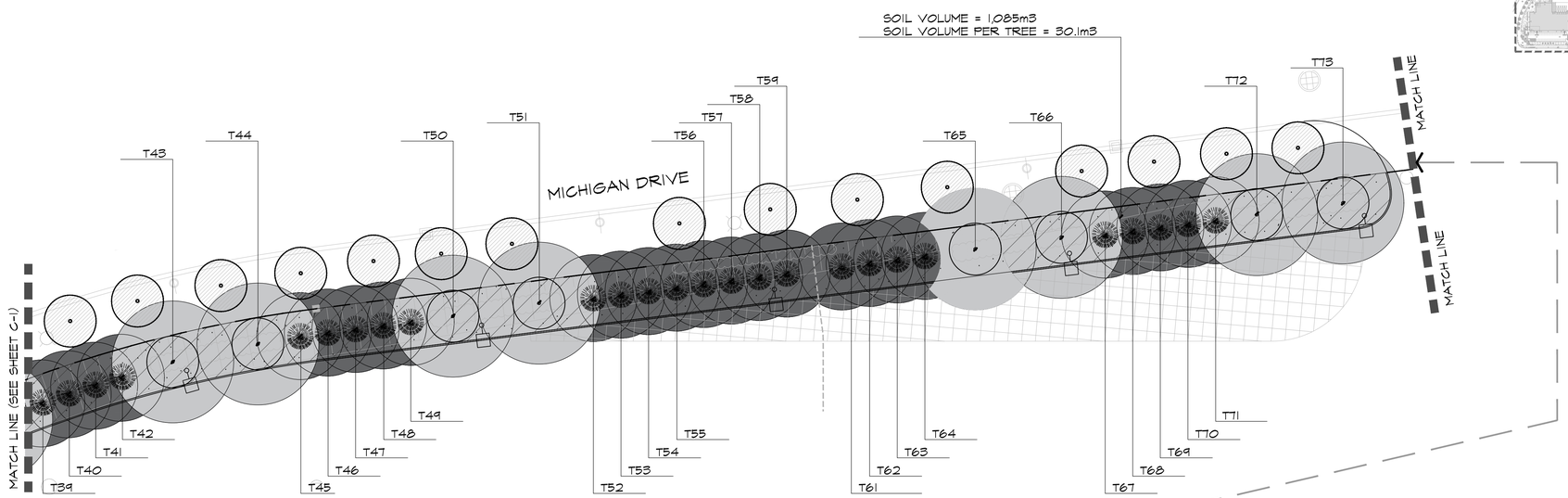

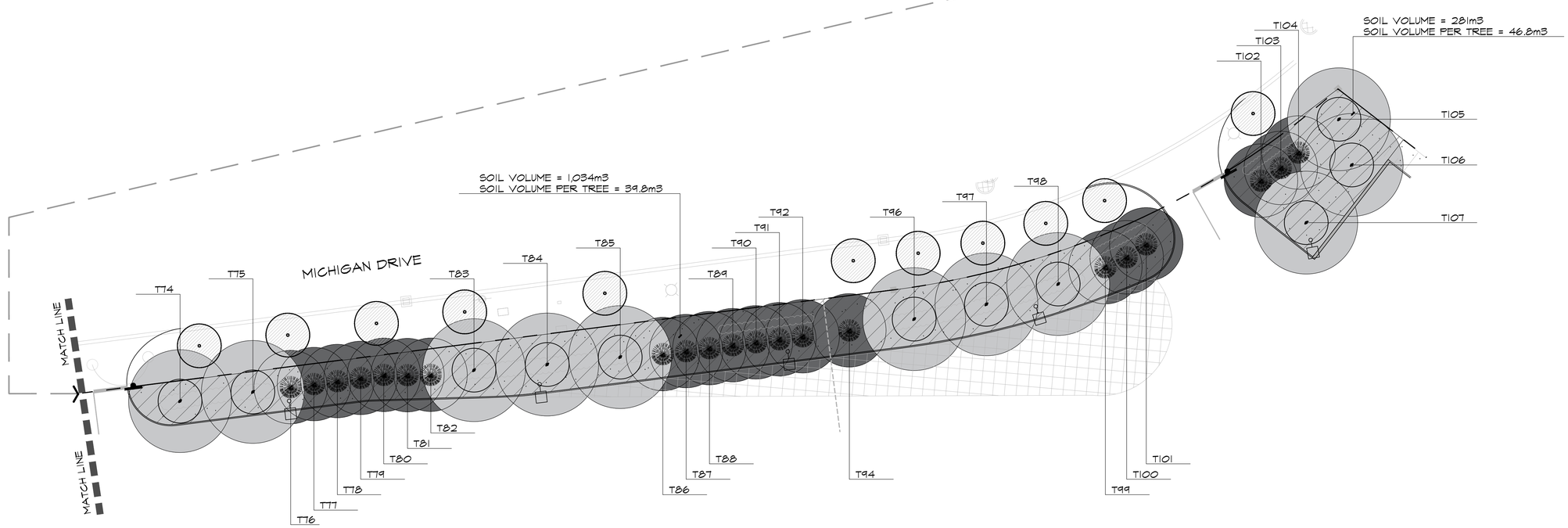

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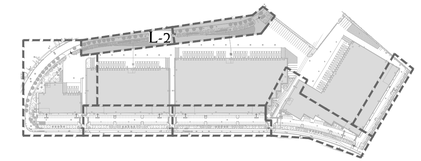

LEGEND

EXISTING STREET TREES TO REMAIN

CANOPY COVERAGE

PROPOSED SHRUBS

SODDED AREA

SNOW STORAGE

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drawing

TREE CANOPY COVERAGE PLAN

date JUNE 24 , 2021	drawn LB
scale* 1:300	file 3491 C2 V3-220225
direction	project no. 3491
	sheet no. C-2

*NOTED SCALE IS APPLICABLE ONLY WHEN PRINTED ON ARCH D (24"x36") SIZE SHEET

TOWN OF OAKVILLE CANOPY CALCULATION CHART

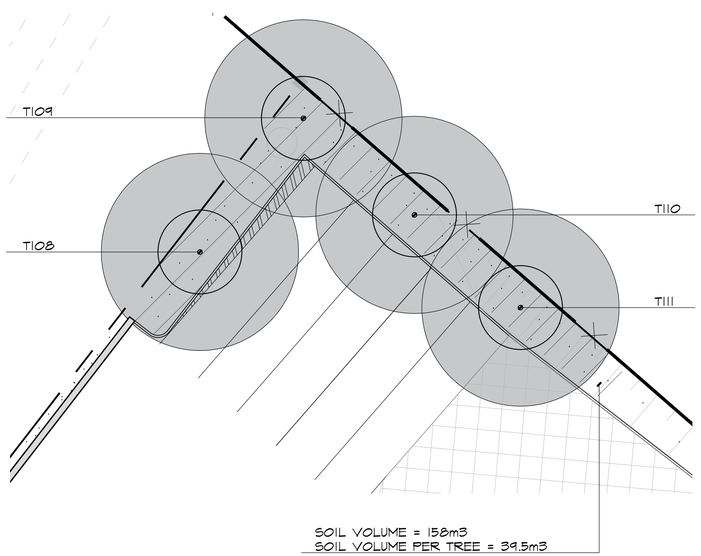
FILE NAME Oak West
FILE NUMBER: 3491
CANOPY COVER TARGET: 20% Based on employment land use

Tree #	Species	Stature (S, M, L)	Soil Volume per Tree (m3)	Crown Cover Area	Canopy Cover Area
Proposed Canopy On Site					
1	PYRAMIDAL ENGLISH OAK	L	57.85	154.0	108.0
2	STERLING SILVER LINDEN	L	57.85	154.0	127.0
3	STERLING SILVER LINDEN	L	57.85	154.0	154.0
4	COLORADO SPRUCE	M	57.85	78.5	18.5
5	COLORADO SPRUCE	M	57.85	78.5	48.8
6	COLORADO SPRUCE	M	57.85	78.5	78.5
7	COLORADO SPRUCE	M	57.85	78.5	47.4
8	COLORADO SPRUCE	M	57.85	78.5	20.0
9	STERLING SILVER LINDEN	L	57.85	154.0	127.0
10	STERLING SILVER LINDEN	L	57.85	154.0	154.0
11	EASTERN REDBUD	S	57.85	7.0	1.7
12	BLUE COLORADO SPRUCE	M	57.85	78.5	58.0
13	CLUMP PAPER BIRCH	M	57.85	78.5	28.0
14	BLUE COLORADO SPRUCE	M	57.85	78.5	78.5
15	CLUMP PAPER BIRCH	M	57.85	78.5	40.0
16	BLUE COLORADO SPRUCE	M	57.85	78.5	6.8
17	EASTERN REDBUD	S	57.85	7.0	0.0
18	ALLEGHENY SERVICEBERRY	S	57.85	7.0	1.0
19	AMERICAN SYCAMORE	L	57.85	154.0	136.0
20	AMERICAN SYCAMORE	L	57.85	154.0	108.1
21	AMERICAN BEECH	L	57.85	154.0	127.0
22	AMERICAN BEECH	L	57.85	154.0	127.0
23	AMERICAN BEECH	L	57.85	154.0	154.0
24	EASTERN WHITE PINE	M	57.85	78.5	61.6
25	EASTERN WHITE PINE	M	57.85	78.5	78.5
26	EASTERN WHITE PINE	M	57.85	78.5	28.6
27	AMERICAN BEECH	L	57.85	154.0	105.6
28	AMERICAN BEECH	L	57.85	154.0	137.3
29	EMBERS MAPLE	L	57.85	154.0	154.0
30	EMBERS MAPLE	L	57.85	154.0	126.4
32	WHITE SPRUCE	M	57.85	78.5	38.9
33	WHITE SPRUCE	M	57.85	78.5	29.9
34	WHITE SPRUCE	M	57.85	78.5	6.3
35	KENTUCKY COFFEE TREE	L	57.85	154.0	127.0
36	KENTUCKY COFFEE TREE	L	57.85	154.0	154.0
37	KENTUCKY COFFEE TREE	L	30.1	154.0	154.0
38	KENTUCKY COFFEE TREE	L	30.1	154.0	127.0
39	WHITE SPRUCE	M	30.1	78.5	3.1
40	WHITE SPRUCE	M	30.1	78.5	64.2
41	WHITE SPRUCE	M	30.1	78.5	18.7
42	WHITE SPRUCE	M	30.1	78.5	3.6
43	EMBERS MAPLE	L	30.1	154.0	127.0
44	EMBERS MAPLE	L	30.1	154.0	154.0
45	NORWAY SPRUCE	M	30.1	78.5	1.2
46	NORWAY SPRUCE	M	30.1	78.5	10.1
47	NORWAY SPRUCE	M	30.1	78.5	75.0
48	NORWAY SPRUCE	M	30.1	78.5	10.0
49	NORWAY SPRUCE	M	30.1	78.5	1.1
50	JEFFERSON ELM	L	30.1	154.0	127.0
51	JEFFERSON ELM	L	30.1	154.0	154.0
52	WHITE SPRUCE	M	30.1	78.5	3.7
53	WHITE SPRUCE	M	30.1	78.5	18.9
54	WHITE SPRUCE	M	30.1	78.5	31.4
55	WHITE SPRUCE	M	30.1	78.5	31.4
56	COLORADO SPRUCE	M	30.1	78.5	31.4
57	COLORADO SPRUCE	M	30.1	78.5	31.4
58	COLORADO SPRUCE	M	30.1	78.5	31.4
59	COLORADO SPRUCE	M	30.1	78.5	31.4
61	WHITE SPRUCE	M	30.1	75.8	3.5
62	WHITE SPRUCE	M	30.1	78.5	31.4
63	WHITE SPRUCE	M	30.1	78.5	78.5
64	WHITE SPRUCE	M	30.1	78.5	2.7
65	JEFFERSON ELM	L	30.1	154.0	111.3
66	JEFFERSON ELM	L	30.1	154.0	154.0
67	NORWAY SPRUCE	M	30.1	78.5	1.3
68	NORWAY SPRUCE	M	30.1	78.5	10.5
69	NORWAY SPRUCE	M	30.1	78.5	74.7
70	NORWAY SPRUCE	M	30.1	78.5	9.4
71	NORWAY SPRUCE	M	30.1	78.5	1.0
72	KENTUCKY COFFEE TREE	L	30.1	154.0	127.0
73	KENTUCKY COFFEE TREE	L	30.1	154.0	154.0
74	KENTUCKY COFFEE TREE	L	39.8	154.0	154.0
75	KENTUCKY COFFEE TREE	L	39.8	154.0	127.0
76	NORWAY SPRUCE	M	39.8	78.5	1.5
77	NORWAY SPRUCE	M	39.8	78.5	11.4
78	NORWAY SPRUCE	M	39.8	78.5	30.6
79	NORWAY SPRUCE	M	39.8	78.5	78.5
80	NORWAY SPRUCE	M	39.8	78.5	31.4
81	NORWAY SPRUCE	M	39.8	78.5	16.1
82	NORWAY SPRUCE	M	39.8	78.5	2.9
83	EMBERS MAPLE	L	39.8	154.0	127.0
84	EMBERS MAPLE	L	39.8	154.0	154.0
85	EMBERS MAPLE	L	39.8	154.0	127.0
86	NORWAY SPRUCE	M	39.8	78.5	2.7
87	NORWAY SPRUCE	M	39.8	78.5	15.5
88	NORWAY SPRUCE	M	39.8	78.5	31.4
89	COLORADO SPRUCE	M	39.8	78.5	31.2
90	COLORADO SPRUCE	M	39.8	78.5	31.7
91	COLORADO SPRUCE	M	39.8	78.5	78.5
92	COLORADO SPRUCE	M	39.8	78.5	31.4
94	NORWAY SPRUCE	M	39.8	78.5	15.2
96	EMBERS MAPLE	L	39.8	154.0	127.4
97	EMBERS MAPLE	L	39.8	154.0	154.0
98	EMBERS MAPLE	L	39.8	154.0	128.5
99	EASTERN WHITE PINE	M	39.8	78.5	5.3
100	EASTERN WHITE PINE	M	39.8	78.5	22.7
101	EASTERN WHITE PINE	M	39.8	78.5	78.5
102	EASTERN WHITE PINE	M	46.8	78.5	24.9
103	EASTERN WHITE PINE	M	46.8	78.5	19.0
104	EASTERN WHITE PINE	M	46.8	78.5	30.3
105	BASSWOOD	L	46.8	154.0	154.0
106	BASSWOOD	L	46.8	154.0	87.2
107	SWAMP WHITE OAK	L	46.8	154.0	127.0
108	SWAMP WHITE OAK	L	39.5	154.0	144.1
109	BASSWOOD	L	39.5	154.0	131.2
110	BASSWOOD	L	39.5	154.0	127.0
111	BASSWOOD	L	39.5	154.0	154.0
112	COMMON HACKBERRY	L	33.6	154.0	127.0
113	COMMON HACKBERRY	L	33.6	154.0	127.0
114	COMMON HACKBERRY	L	33.6	154.0	127.0
115	COMMON HACKBERRY	L	33.6	154.0	133.6
116	SWAMP WHITE OAK	L	33.6	154.0	154.0
117	SWAMP WHITE OAK	L	33.6	154.0	69.6
118	SWAMP WHITE OAK	L	33.6	154.0	154.0
119	COMMON HACKBERRY	L	33.6	154.0	104.8
120	COMMON HACKBERRY	L	33.6	154.0	127.0
121	COMMON HACKBERRY	L	33.6	154.0	127.0
122	SWAMP WHITE OAK	L	33.6	154.0	104.6
123	SWAMP WHITE OAK	L	33.6	154.0	105.3
124	SWAMP WHITE OAK	L	33.6	154.0	127.0
125	COMMON HACKBERRY	L	33.6	154.0	127.0
126	COMMON HACKBERRY	L	33.6	154.0	127.0
127	COMMON HACKBERRY	L	33.6	154.0	127.0
128	BASSWOOD	L	33.6	154.0	127.0
129	BASSWOOD	L	33.6	154.0	154.0
130	PYRAMIDAL ENGLISH OAK	L	48	154.0	105.0
131	PRINCETON ELM	L	48	154.0	127.0
132	PRINCETON ELM	L	48	154.0	127.0
133	PRINCETON ELM	L	48	154.0	127.0
134	TULIP TREE	L	48	154.0	154.0
135	TULIP TREE	L	48	154.0	107.0
136	TULIP TREE	L	48	154.0	154.0
137	COLORADO SPRUCE	M	48	78.5	14.0
138	COLORADO SPRUCE	M	48	78.5	48.7
139	COLORADO SPRUCE	M	48	78.5	78.5
140	COLORADO SPRUCE	M	48	78.5	47.4
141	COLORADO SPRUCE	M	48	78.5	22.0
142	TULIP TREE	L	48	154.0	154.0
143	TULIP TREE	L	48	154.0	100.0
144	TULIP TREE	L	48	154.0	154.0
145	PRINCETON ELM	L	48	154.0	127.0
146	PRINCETON ELM	L	48	154.0	154.0
147	PRINCETON ELM	L	48	154.0	154.0
148	PYRAMIDAL ENGLISH OAK	L	20	154.0	54.0
149	PYRAMIDAL ENGLISH OAK	L	20	154.0	120.8
150	STREET KEEPER HONEYLOCUST	M	39.0	78.5	74.0
151	CLUMP PAPER BIRCH	L	73.0	154.0	154.0
152	STREET KEEPER HONEYLOCUST	M	39.0	78.5	78.5
153	CLUMP PAPER BIRCH	M	73.0	78.5	72.0
154	CLUMP PAPER BIRCH	M	75.0	78.5	78.5
155	CLUMP PAPER BIRCH	M	126.5	78.5	78.5
156	CLUMP PAPER BIRCH	M	126.5	78.5	78.5
157	ALLEGHENY SERVICEBERRY	S	8.1	7.0	7.0
158	EASTERN REDBUD	S	8.1	7.0	7.0
159	ALLEGHENY SERVICEBERRY	S	8.1	7.0	7.0
160	ALLEGHENY SERVICEBERRY	S	8.65	7.0	7.0
161	ALLEGHENY SERVICEBERRY	S	8.65	7.0	7.0
163	EASTERN REDBUD	S	31	7.0	7.0
164	STREET KEEPER HONEYLOCUST	M	58	78.5	78.5
165	STREET KEEPER HONEYLOCUST	M	58	78.5	78.5
166	STREET KEEPER HONEYLOCUST	M	58	78.5	78.1
167	PYRAMIDAL ENGLISH OAK	L	52.5	154.0	126.0
168	STERLING SILVER LINDEN	L	52.5	154.0	136.2
169	STERLING SILVER LINDEN	L	52.5	154.0	136.2
170	STERLING SILVER LINDEN	L	52.5	154.0	144.2
171	AUTUMN BLAZE MAPLE	L	52.5	154.0	151.2
172	AUTUMN BLAZE MAPLE	L	52.5	154.0	79.4
173	AUTUMN BLAZE MAPLE	L	30	154.0	140.0
174	AUTUMN BLAZE MAPLE	L	52.5	154.0	154.0
175	COLORADO SPRUCE	M	52.5	78.5	44.9
176	COLORADO SPRUCE	M	52.5	78.5	48.8
177	COLORADO SPRUCE	M	52.5	78.5	78.5
178	COLORADO SPRUCE	M	52.5	78.5	47.4
179	COLORADO SPRUCE	M	52.5	78.5	46.3
180	AUTUMN BLAZE MAPLE	L	52.5	154.0	154.0
181	AUTUMN BLAZE MAPLE	L	52.5	154.0	85.3
182	AUTUMN BLAZE MAPLE	L	52.5	154.0	154.0
183	STERLING SILVER LINDEN	L	52.5	154.0	140.2
184	STERLING SILVER LINDEN	L	52.5	154.0	150.5
185	STERLING SILVER LINDEN	L	52.5	154.0	140.2
186	PYRAMIDAL ENGLISH OAK	L	52.5	154.0	102.0
187	PYRAMIDAL ENGLISH OAK	L	46.7	154.0	100.8
188	PRINCETON ELM	L	46.7	154.0	127.0
189	PRINCETON ELM	L	46.7	154.0	127.0
190	PRINCETON ELM	L	46.7	154.0	127.0
191	TULIP TREE	L	46.7	154.0	154.0
192	TULIP TREE	L	46.7	154.0	85.3
193	TULIP TREE	L	30	154.0	140.0
194	TULIP TREE	L	46.7	154.0	154.0
195	COLORADO SPRUCE	M	46.7	78.5	15.7
196	COLORADO SPRUCE	M	46.7	78.5	48.8
197	COLORADO SPRUCE	M	46.7	78.5	78.5
198	COLORADO SPRUCE	M	46.7	78.5	47.4
199	COLORADO SPRUCE	M	46.7	78.5	17.2
200	TULIP TREE	L	46.7	154.0	154.0
201	TULIP TREE	L	46.7	154.0	85.3
202	PYRAMIDAL ENGLISH OAK	L	16	154.0	135.0
203	TULIP TREE	L	46.7	154.0	154.0
204	PRINCETON ELM	L	46.7	154.0	127.0
205	PRINCETON ELM	L	46.7	154.0	127.0
206	PRINCETON ELM	L	46.7	154.0	127.0
207	PYRAMIDAL ENGLISH OAK	L	46.7	154.0	107.0
208	PYRAMIDAL ENGLISH OAK	L	16	154.0	131.0
209	AMERICAN BEECH	L	57.85	154.0	105.6
210	AMERICAN BEECH	L	57.85	154.0	135.0
211	EASTERN WHITE PINE	M	57.85	78.5	17.9
212	KENTUCKY COFFEE TREE	L	57.85	154.0	84.3
213	EASTERN WHITE PINE	M	57.85	78.5	7.0
214	EASTERN WHITE PINE	M	57.85	78.5	74.3

Total # of Trees	Total Canopy Area
209	17,735.49

Canopy Summary

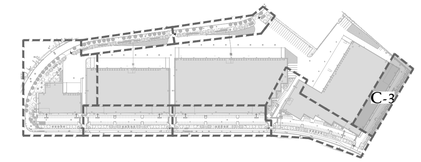
Site Area (m2)	106,172.38
Site Canopy Cover	16.70%
Land use Canopy Cover Target	20.00%

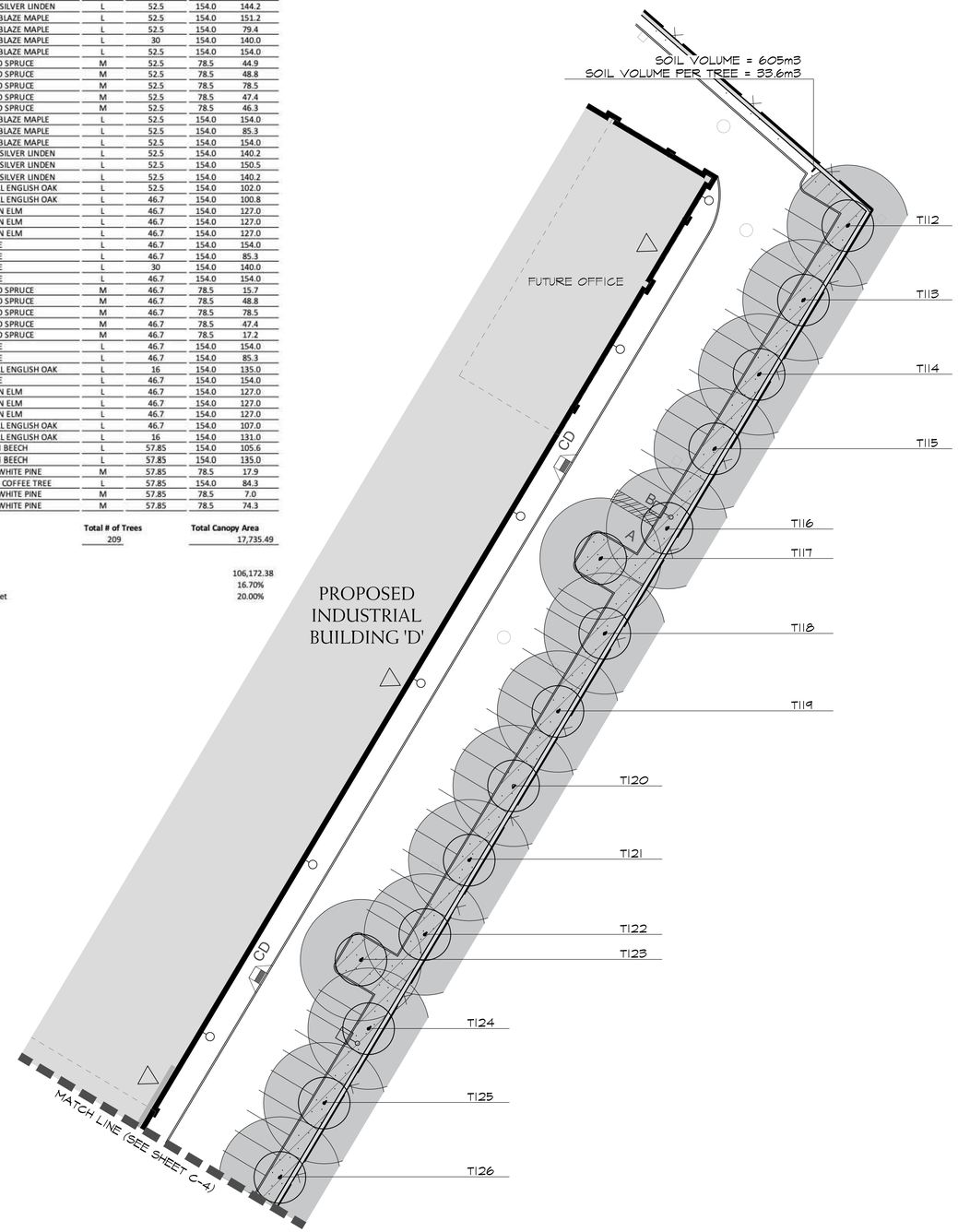


1 ENLARGEMENT 'A'

SCALE - 1:200

REFERENCE PLAN





LEGEND

CANOPY COVERAGE

SODDED AREA

CHAINLINK FENCE

BASE INFORMATION OBTAINED ELECTRONICALLY FROM BALDASSARRA ARCHITECTS INC. (JOB NO. P-21009, TEL. 905-660-0722)

no.	date	version	by
3.	FEB 25 2022	ISSUED FOR THIRD SPA SUBMISSION	SO/LB
2.	NOV 5 2021	ISSUED FOR SECOND SPA SUBMISSION	SO/LB
1a.	JUL 21 2021	ISSUED FOR SPA	SO/LB
1.	JUN 29 2021	ISSUED FOR CLIENT REVIEW	SO/LB

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MONICA E. CLARKE
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MEMBER

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project

OAK WEST

GREAT LAKES BLVD & MICHIGAN DRIVE
OAKVILLE, ONTARIO

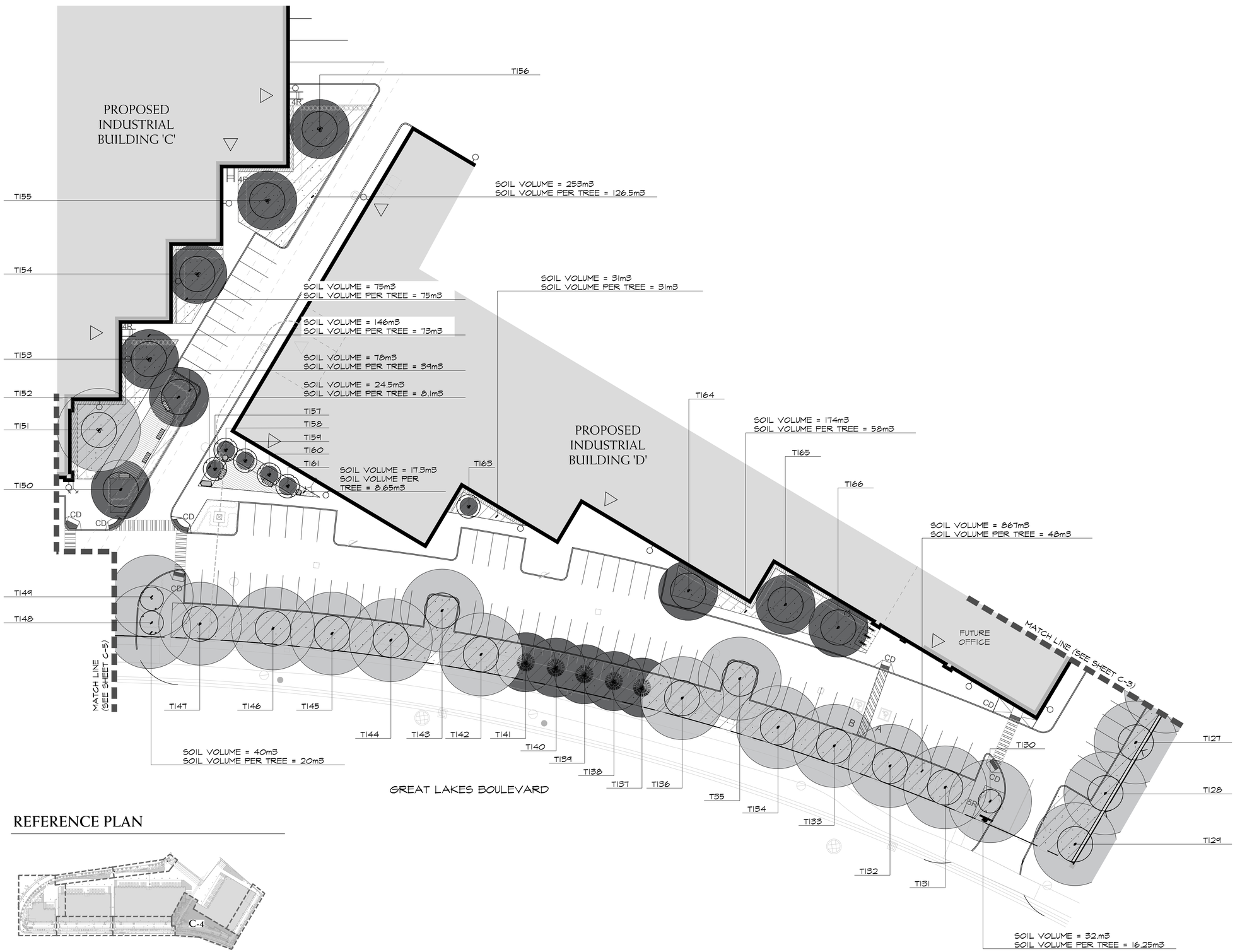
BALDASSARRA ARCHITECTS

drawing

TREE CANOPY COVERAGE PLAN

date JUNE 24 , 2021	drawn LB
scale* 1:300	file 3491 C3 V3-220225
direction	project no. 3491
	sheet no. C-3

*NOTED SCALE IS APPLICABLE ONLY WHEN PRINTED ON ARCH D (24"x36") SIZE SHEET



REFERENCE PLAN

LEGEND

- CANOPY COVERAGE
- PROPOSED SHRUBS, PERENNIALS AND GRASSES
- SITE FURNITURE
- CONCRETE UNIT PAVING
- BEACHSTONES
- SODDED AREA
- BICYCLE RACK
- ROCKERY STONE
- CHAINLINK FENCE

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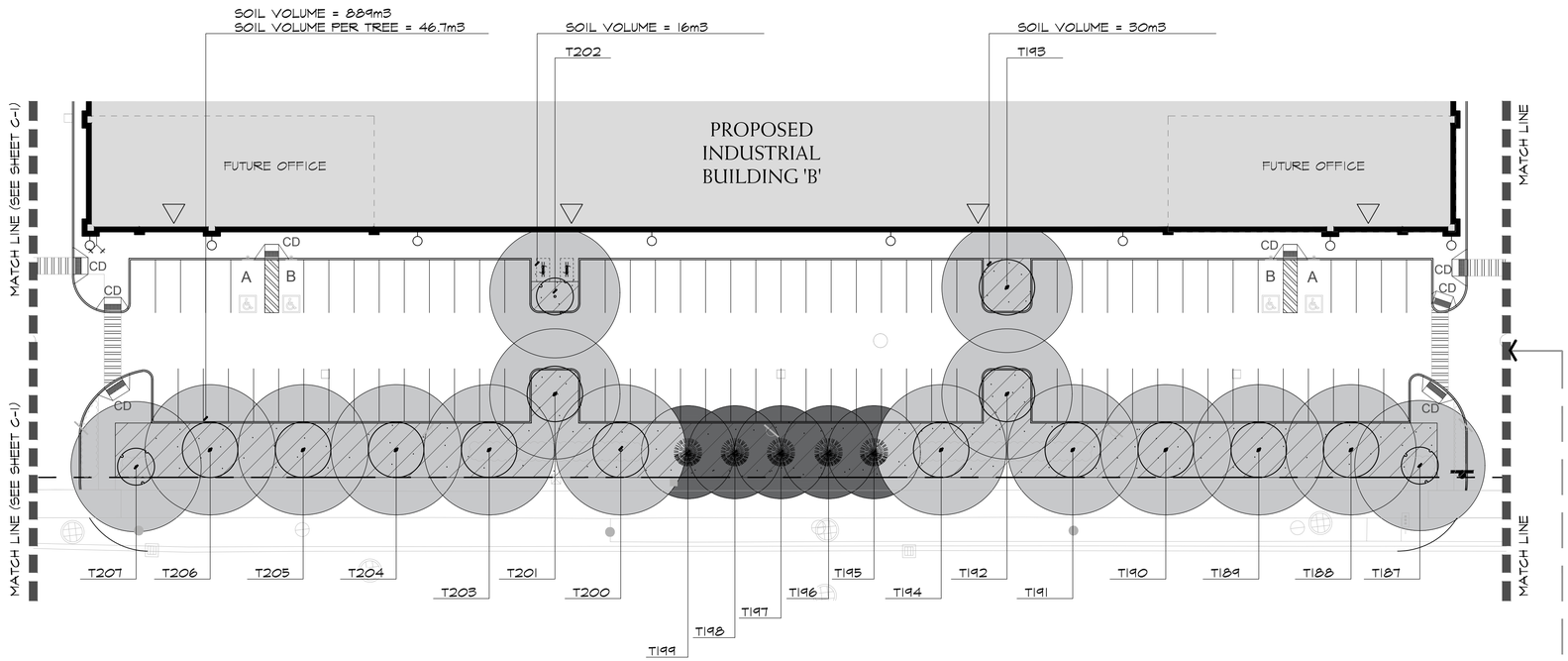
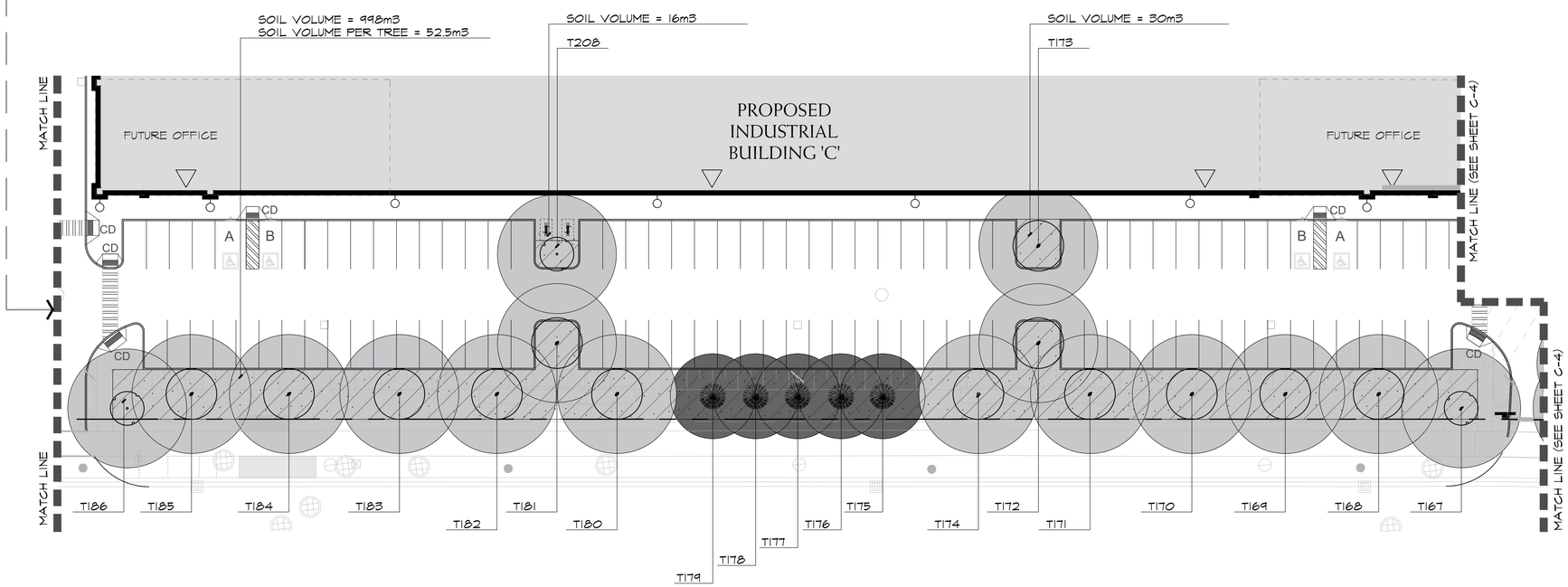
drawing

TREE CANOPY COVERAGE PLAN

date	JUNE 24 , 2021	drawn	LB
scale*	1:300	file	3491 C4 V3-220225
direction		project no.	3491
		sheet no.	C-4

*NOTED SCALE IS APPLICABLE ONLY WHEN PRINTED ON ARCH D (24"x36") SIZE SHEET





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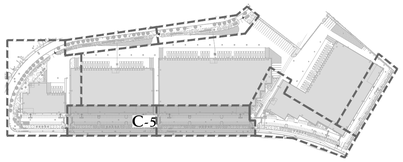

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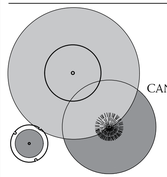

CANOPY COVERAGE

PROPOSED SHRUBS, PERENNIALS AND GRASSES

SODDED AREA

BICYCLE RACK

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date JUNE 24 , 2021	drawn LB
scale* 1:300	file 3491 C5 V3-220225
direction	project no. 3491
	sheet no. C-5

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SPECIFICATIONS

GENERAL

THESE SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH THE GENERAL CONDITIONS OF THE CONTRACT AS PREPARED BY AND AVAILABLE AT THE OFFICE OF ALEXANDER BUDREVICS & ASSOCIATES LTD.

PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL:

1. FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, AND SPECIFICATIONS OF THIS PROJECT,
2. VISIT THE SITE TO ASCERTAIN AND TAKE ACCOUNT OF EXISTING CONDITIONS AND ANY DEVIATIONS FROM THE PLANS IN WORK BY OTHERS, AND
3. FINALIZE ALL DESIGN ALTERNATIVES IN CONSULTATION WITH THE LANDSCAPE ARCHITECT.

PRIOR TO EXCAVATING, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES. IN THE EVENT OF A CONFLICT BETWEEN A PROPOSED TREE LOCATION AND AN UNDERGROUND SERVICE, THE EXACT LOCATION OF THE TREE SHALL BE DETERMINED ON SITE BY THE LANDSCAPE ARCHITECT.

THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR ANY DAMAGE TO EXISTING UTILITIES, STRUCTURES, FACILITIES, ETC. DONE IN THE PERFORMANCE OF HIS WORK.

ALL SITE WORK SHALL CONFORM TO THE CANADIAN NATIONAL MASTER CONSTRUCTION SPECIFICATIONS. A COPY OF WHICH CAN BE OBTAINED FROM CONSTRUCTION SPECIFICATIONS CANADA,
Tel. (416) 777-2198, Fax. (416) 777-219, Email: info@csc-dcc.ca
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE THOROUGHLY FAMILIAR WITH THESE SPECIFICATIONS AND THEIR IMPLICATIONS FOR THIS PROJECT.

SOFT LANDSCAPING

PLANT MATERIALS

ALL PLANTS SHALL BE INSTALLED TRUE TO SPECIFIED NAMES, SIZES, GRADES, ETC. AND SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION.

ALL PLANTS SHALL BE NURSERY GROWN.

IN THE EVENT OF A DISCREPANCY IN PLANT QUANTITY BETWEEN THE PLANTING PLAN AND THE PLANT LIST, THE PLANTING PLAN SHALL GOVERN.

THE CONTRACTOR SHALL MAKE PLANTS AVAILABLE FOR INSPECTION BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. MATERIAL NOT CONFORMING TO THE SPECIFICATIONS SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE OWNER OR THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY OF THE MATERIAL ON SITE.

THE LANDSCAPE ARCHITECT MAY, UPON COMPLETION OF THE WORK AND NOTWITHSTANDING PRIOR APPROVAL AT SOURCE, REJECT PLANT MATERIAL NOT CONFORMING TO THE SPECIFICATIONS.

THE CONTRACTOR SHALL USE STANDARD INDUSTRY METHODS FOR PLANTING TREES. TREES SHALL BE TURNED TO GIVE THE BEST APPEARANCE; THEY SHALL ALSO BE GUYED AND STAKED IMMEDIATELY AFTER PLANTING AND AS DETAILED ON THE DRAWINGS.

BED PREPARATION

THE CONTRACTOR SHALL BACKFILL TREE PITS AND PLANTING BEDS TO SPECIFIED DEPTHS WITH EITHER PRE-MIXED TOPSOIL (VIZ., "TRIPLE-MIX") OR A MIXTURE COMPRISED OF:
6 PARTS SANDY LOAM
1 PART FINELY PULVERIZED CANADIAN PEAT MOSS
1 PART WELL-ROTTED FARM MANURE, WITH "AGRIFORM" 20-10-5 TABLETS (OR APPROVED EQUAL) ADDED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

THE CONTRACTOR SHALL CONSTRUCT TREE PITS AND SHRUB BEDS WITH SOIL SAUCERS, MULCH, AND SUBSURFACE DRAINAGE AS DETAILED.

THE CONTRACTOR SHALL CONSTRUCT SHRUB BEDS IN CONTINUOUS FORMS, THE SHAPE OF WHICH SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR OWNER. ON SLOPES, SHRUB BEDS SHALL BE FASHIONED TO ALLOW FOR PROPER DRAINAGE.

TOPSOIL & FINE GRADING

THE CONTRACTOR SHALL PLACE 150mm OF RICH TOPSOIL ON APPROVED SUBGRADES. TOPSOIL SHALL BE IMPORTED WHERE REQUIRED. 10-6-4 FERTILIZER SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AT A RATE OF 7.32 kg/100m² FOR SODDED AREAS; THE MIXTURE AND RATE OF APPLICATION SHALL BE ADJUSTED FOR SEEDED AREAS.

MINOR GRADE DEFICIENCIES AND IRREGULARITIES SHALL BE ELIMINATED PRIOR TO SODDING.

SODDING

THE CONTRACTOR SHALL SOD ALL AREAS SO INDICATED ON THE DRAWINGS. SOD SHALL BE FRESHLY CUT NO.1 GRADE NURSERY-GROWN TURF 50-75mm THICK.

SOD FOR SUNNY, EXPOSED AREAS SHALL BE 50% KENTUCKY BLUEGRASS AND 50% MERION BLUEGRASS. SOD FOR SHADED AREAS SHALL BE 50% NUGGET KENTUCKY BLUEGRASS AND 50% CREEPING RED FESCUE.

SOD SHALL BE PLACED ON PREPARED TOPSOIL, WITH JOINTS STAGGERED AND SECTIONS ABUTTED TIGHTLY. IMMEDIATELY AFTER LAYING, IRRIGATION SUFFICIENT TO ENSURE MOISTURE PENETRATION TO A DEPTH OF 100mm SHALL BE APPLIED.

SOD SHALL BE MACHINE ROLLED TO ENSURE UNIFORM CONTACT WITH TOPSOIL. SOD ON ALL SLOPES SHALL BE PEGGED WHERE REQUIRED.

HARD LANDSCAPING

METALWORK

PRIOR TO ORDERING MATERIAL FOR THIS PORTION OF WORK, THE CONTRACTOR SHALL SUBMIT SAMPLES OF ALL PROPOSED METALWORK FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT AND/OR THE OWNER WITH RESPECT TO STYLE, COLOUR, AND FINISH. THE CONTRACTOR MAY ALSO BE ASKED TO SUBMIT SAMPLES OF ALTERNATIVES TO THE MATERIALS SPECIFIED ON THE DRAWINGS.

LENGTHS FOR FENCING SHALL BE MEASURED IN THE FIELD BY THE CONTRACTOR; SCALED MEASUREMENTS FROM THE DRAWINGS SHALL NOT BE RELIED UPON FOR DETERMINING THE NUMBER OF SECTIONS OF FENCE OR THE SIZE OF GATES THAT WILL BE NEEDED.

MAINTENANCE

THE CONTRACTOR SHALL MAINTAIN ALL LANDSCAPED AREAS FOR A PERIOD OF FOUR (4) GROWING MONTHS FROM THE DATE OF SUBSTANTIAL COMPLETION.

MAINTENANCE SHALL INCLUDE:

- PROPER IRRIGATION TO ENSURE OPTIMUM GROWTH OF TREES, SHRUBS, AND SOD
- GRASS MOWING TO MAINTAIN AN APPROXIMATE HEIGHT OF 50mm
- THE CULTIVATION AND WEEDING OF TREE PITS AND PLANTING BEDS
- INSECT AND DISEASE CONTROL

AT THE END OF THE SPECIFIED MAINTENANCE PERIOD, PROVIDED ALL PLANT MATERIAL IS ALIVE AND IN A HEALTHY GROWING CONDITION, THE OWNER WILL ASSUME THE RESPONSIBILITY OF MAINTAINING THE LANDSCAPE WORK.

PERFORMANCE ACCEPTANCE (SUBSTANTIAL COMPLETION)

WRITTEN NOTICE OF PERFORMANCE ACCEPTANCE BY THE LANDSCAPE ARCHITECT FOR SUBSTANTIAL COMPLETION OF THE PROJECT LANDSCAPE WORKS SHALL MARK THE START OF THE GUARANTEE PERIOD.

SHOULD LOCAL LAW REQUIRE MUNICIPAL ACCEPTANCE, THE LANDSCAPE ARCHITECT WILL SUBMIT THE SUBSTANTIAL COMPLETION CERTIFICATE TO THE MUNICIPALITY SO THAT THEY MAY PROCEED TO INSPECT THE WORK, ISSUE THEIR PERFORMANCE ACCEPTANCE CERTIFICATE, AND REDUCE THE AMOUNT OF SECURITIES.

GUARANTEE

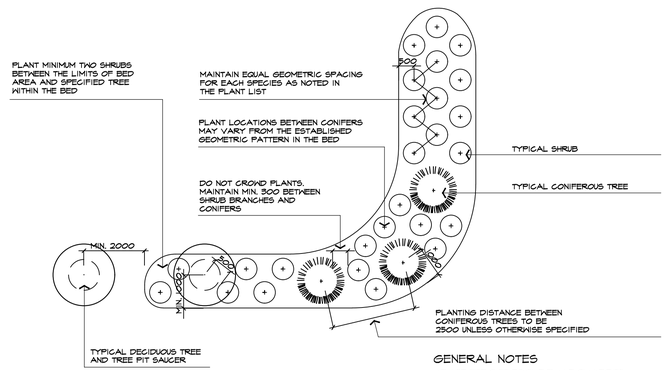
ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWO (2) YEARS FROM THE DATE ON THE PERFORMANCE ACCEPTANCE CERTIFICATE ISSUED BY THE LANDSCAPE ARCHITECT. PLANTS THAT EXPIRE OR OTHERWISE FAIL TO THRIVE DURING THE GUARANTEE PERIOD SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

SIMILARLY, ALL OTHER LANDSCAPE WORK PERFORMED UNDER THIS CONTRACT SHALL BE FULLY GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF PERFORMANCE ACCEPTANCE BY THE LANDSCAPE ARCHITECT.

FINAL ACCEPTANCE

ALL WORK SHALL BE INSPECTED AT THE END OF THE GUARANTEE PERIOD BY THE LANDSCAPE ARCHITECT. ANY DEFICIENCIES SHALL BE RECTIFIED BY THE CONTRACTOR TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND THE OWNER. THE LANDSCAPE ARCHITECT WILL THEN ISSUE A FINAL ACCEPTANCE CERTIFICATE.

SHOULD LOCAL LAW REQUIRE MUNICIPAL ACCEPTANCE, THE LANDSCAPE ARCHITECT WILL SUBMIT THE FINAL ACCEPTANCE CERTIFICATE TO THE MUNICIPALITY SO THAT THEY MAY PROCEED TO INSPECT THE WORK, GIVE FINAL APPROVAL, AND RELEASE ALL OUTSTANDING LANDSCAPE SECURITIES.



GENERAL NOTES

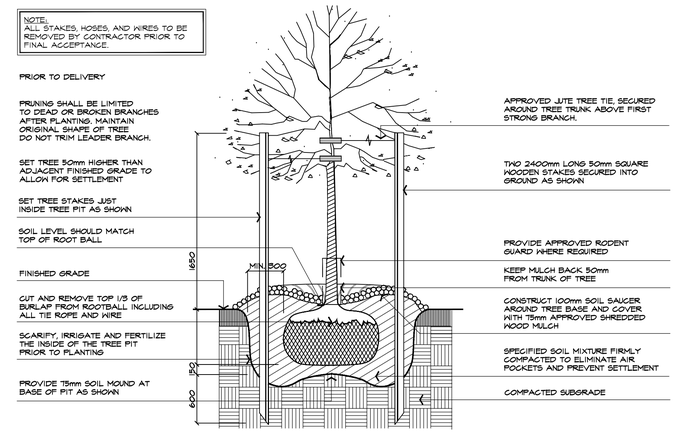
ADJUST BED SIZE TO SUIT PLANT QUANTITIES

ENSURE SOD DOES NOT ENCROACH MINIMUM SETBACK DIMENSIONS

ALL DIMENSIONS ARE GIVEN IN MILLIMETERS

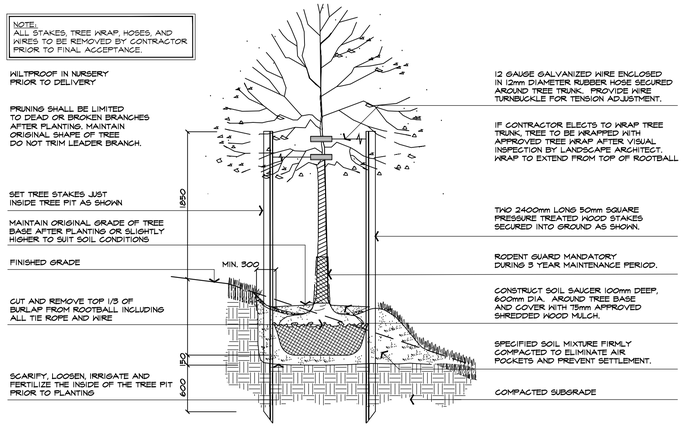
4 TYPICAL PLANTING LAYOUT - LAWN AREA — NTS

SYMBOLS REPRESENT INSTALLED PLANT SIZE — ABAL P402-030305



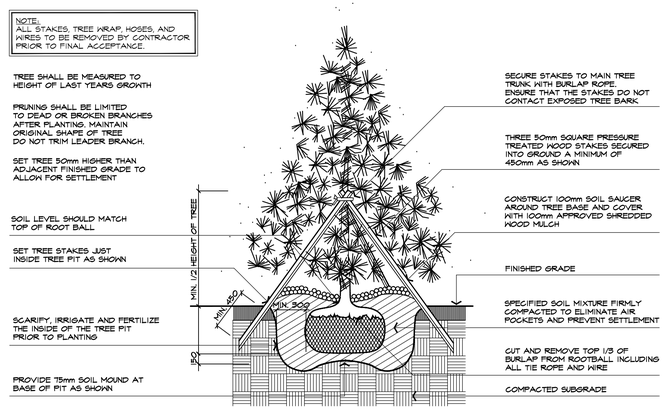
1 DECIDUOUS TREE PLANTING DETAIL — NTS

TYPICAL INSTALLATION FOR 75mm CALIPER TREES OR LESS — ABAL P101-121217



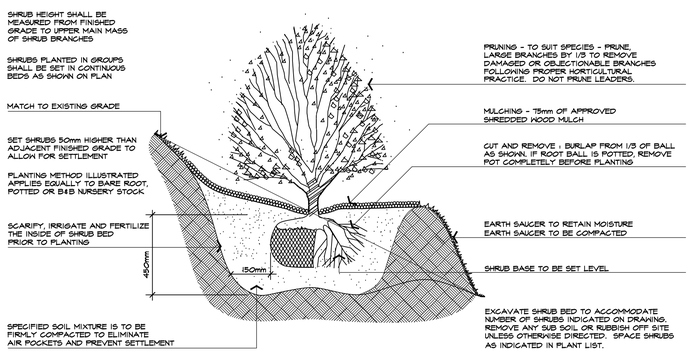
5 DECIDUOUS TREE PLANTING ON SLOPE DETAIL — NTS

ABAL P303-051027



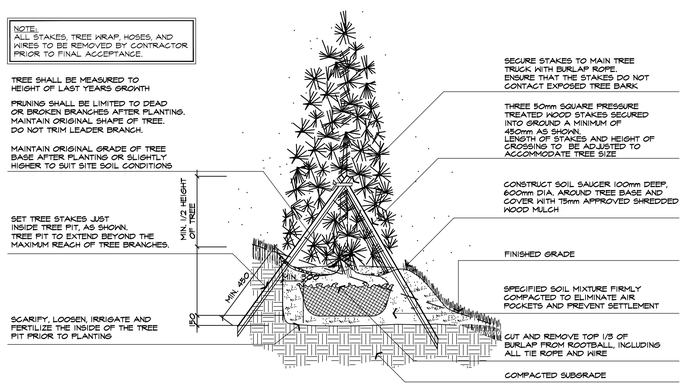
2 CONIFEROUS TREE PLANTING DETAIL — NTS

TYPICAL INSTALLATION FOR 2000mm HEIGHT TREES OR LESS — ABAL P201-121217



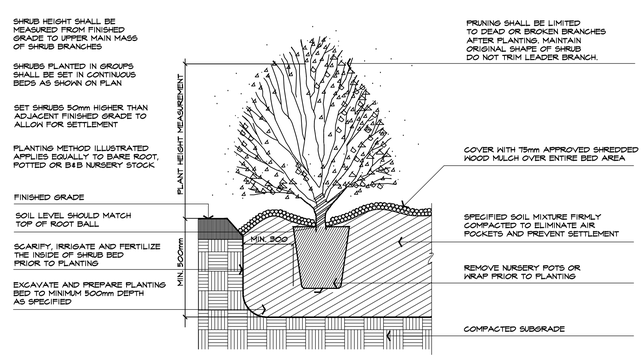
7 SHRUB PLANTING ON SLOPE DETAIL — NTS

ABAL P302-040305



6 CONIFEROUS TREE PLANTING ON SLOPE DETAIL — NTS

ABAL P304-000119



3 SHRUB PLANTING DETAIL — NTS

TYPICAL INSTALLATION — ABAL P301-121217

no.	date	version	by
3.	FEB 25 2022	ISSUED FOR THIRD SPA SUBMISSION	SO/LB
2.	NOV 5 2021	ISSUED FOR SECOND SPA SUBMISSION	SO/LB
1a.	JUL 21 2021	ISSUED FOR SPA	SO/LB
1.	JUN 29 2021	ISSUED FOR CLIENT REVIEW	SO/LB

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project

OAK WEST
GREAT LAKES BLVD & MICHIGAN DRIVE
OAKVILLE, ONTARIO

BALDASSARRA ARCHITECTS

drawing

LANDSCAPE DETAILS & SPECIFICATIONS

date	JUNE 24 , 2021	drawn	LB
scale*	AS SHOWN	file	3491 D1 V3-220225
direction		project no.	3491
		sheet no.	D-1

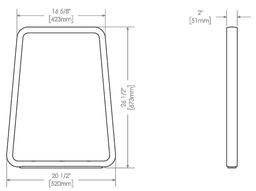
*NOTED SCALE IS APPLICABLE ONLY WHEN PRINTED ON ARCH D (24"x36") SIZE SHEET

ICONIC

MBR-2300-00001

MATERIALS:	The bike rack frame is made from solid cast aluminum. All brackets are made of steel. Tamper resistant fasteners are stainless steel.
FINISH:	The Maglin Powdercoat System provides a durable finish on all aluminum castings.
INSTALLATION:	The bike rack is delivered in parts. Reference INSTALL_MBR-2300-00001 PDF for more information.
TO SPECIFY:	Select MBR-2300-00001 Choose: - Powdercoat Color

HEIGHT: 26 1/2" (67.3cm) LENGTH: 20 1/2" (52cm) WIDTH: 2" (5.1cm) WEIGHT: 18 lbs (8kg)



MAGLIN Site Furniture

T 800 718 5506
F 877 260 9393
www.maglin.com
sales@maglin.com

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4 BICYCLE RACK DETAIL NTS

ICONIC BIKE RACK BY MAGLIN (2300 SERIES) OR APPROVED EQUAL
COLOUR TO COMPLEMENT BUILDING
TO BE APPROVED BY OWNER PRIOR TO ORDERING
NINE (9) UNITS TOTAL ON SITE

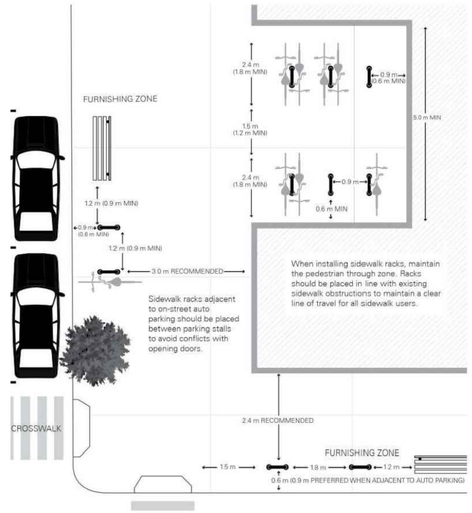
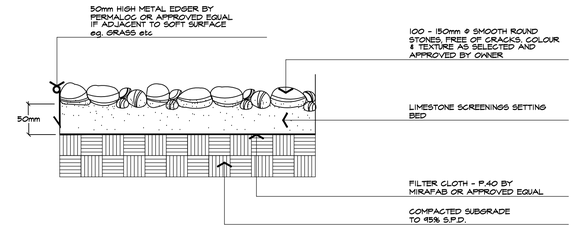


Figure 9.22 – Bike Parking Configuration Clearances

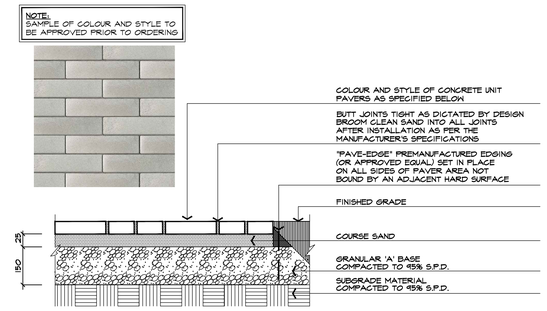
Adapted from Association of Pedestrian and Bicycle Professionals Essentials of Bike Parking report (2015)

BIKE PARKING CONFIGURATION CLEARANCES
ONTARIO TRAFFIC MANUAL - BOOK 18 - CYCLING FACILITIES



1 BEACHSTONES DETAIL NTS

ABAL H601-450518



2 CONCRETE UNIT PAVER DETAIL NTS

ABAL H501-070613

TYPICAL INSTALLATION
SUPPLIER: UNILOCK (DANNY GATTO - 416 697 0156)
PRODUCT: PROMENADE PLANK PAVER
COLOUR: OPAL BLEND (34 SRI VALUE)
*OR APPROVED EQUAL

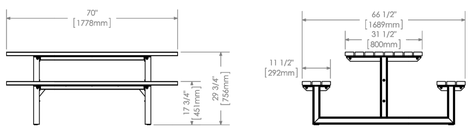
200 SERIES

MTB-0210-00024

Legacy #MLPT210-S-RB

MATERIALS:	Table frame is made from 3"x 2-3/8" structural I-Beam with mitered corners. Horizontal support beams are used for superior stability and structural integrity. Surface material is plastic - Brown color.
FINISH:	All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.
INSTALLATION:	The table is delivered pre-assembled. Holes (0.5") are provided for securing to base.
TO SPECIFY:	Select MBE-0210-00024 Choose: - Powdercoat Color

HEIGHT: 29.75" (75.6cm) LENGTH: 70" (177.8cm) WIDTH: 66.5" (168.9cm) WEIGHT: 385.39lbs (174.8kg)



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6 PICNIC TABLE NTS

210 CLUSTER SEATING BY MAGLIN (200 SERIES) OR APPROVED EQUAL
COLOUR TO COMPLEMENT BUILDING
TO BE APPROVED BY OWNER PRIOR TO ORDERING
TWO (2) UNITS TOTAL ON SITE

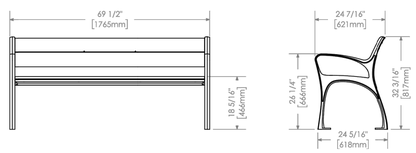
800 SERIES

MBE-0870-00011

Legacy # MLB870-PCC

MATERIALS:	Bench ends are made from solid cast aluminum. The seat employs high density paper composite (HDPC) slats - Charcoal color.
FINISH:	All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.
INSTALLATION:	The bench is delivered pre-assembled. Holes (0.5") are provided in each foot for securing to base.
TO SPECIFY:	Select MBE-0870-00011 Choose: - Powdercoat Color

HEIGHT: 32.2" (81.7cm) LENGTH: 69.5" (176.5cm) DEPTH: 24.4 (62.1cm) WEIGHT: 118.77lbs (53.9kg)



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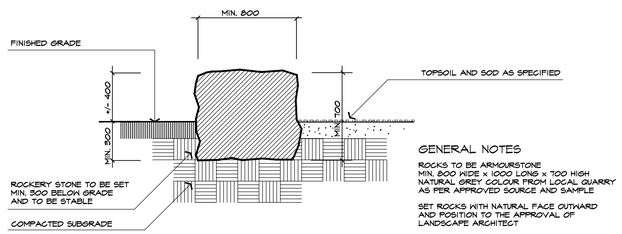
5 BENCH NTS

870 BACKED BENCH BY MAGLIN (800 SERIES) OR APPROVED EQUAL
COLOUR TO COMPLEMENT BUILDING
TO BE APPROVED BY OWNER PRIOR TO ORDERING
EIGHT (8) UNITS TOTAL ON SITE



GENERAL NOTES

ROCKS TO BE ARMOURSTONE
MIN. 800 WIDE x 1000 LONG x 700 HIGH
NATURAL GREY COLOUR FROM LOCAL QUARRY
AS PER APPROVED SOURCE AND SAMPLE

SET ROCKS WITH NATURAL FACE OUTWARD
AND POSITION TO THE APPROVAL OF
LANDSCAPE ARCHITECT

3 ROCKERY STONE DETAIL NTS

SINGLE TIER AT GRADE

ABAL R201-450617

no.	date	version	by
3.	FEB 25 2022	ISSUED FOR THIRD SPA SUBMISSION	SO/LB
2.	NOV 5 2021	ISSUED FOR SECOND SPA SUBMISSION	SO/LB
1a.	JUL 21 2021	ISSUED FOR SPA	SO/LB
1.	JUN 29 2021	ISSUED FOR CLIENT REVIEW	SO/LB

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MONICA E. CLARKE
OALA
MEMBER

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project

OAK WEST
GREAT LAKES BLVD & MICHIGAN DRIVE
OAKVILLE, ONTARIO

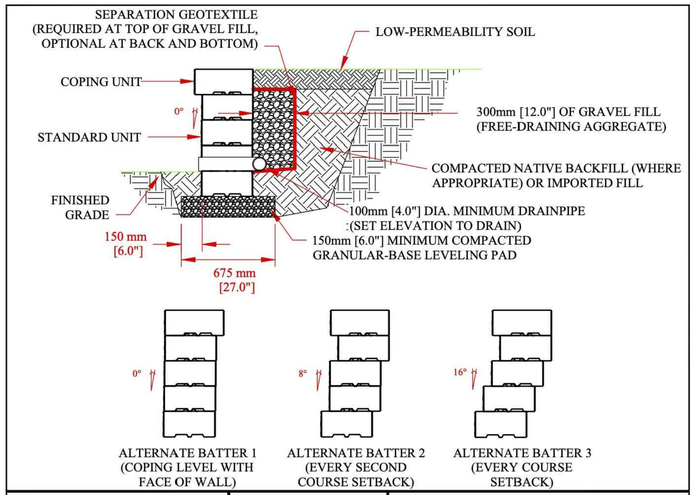
BALDASSARRA ARCHITECTS

drawing

LANDSCAPE DETAILS

date	JUNE 24 , 2021	drawn	LB
scale*	AS SHOWN	file	3491 D2 V3-220225
direction		project no.	3491
		sheet no.	D2

*NOTED SCALE IS APPLICABLE ONLY WHEN PRINTED ON ARCH D (24"x36") SIZE SHEET



OAKS LANDSCAPE PRODUCTS

This graphic represents a preliminary, non site-specific design. If used for construction, a registered professional engineer must be retained to review & approve the design, confirm site conditions, and inspect construction.

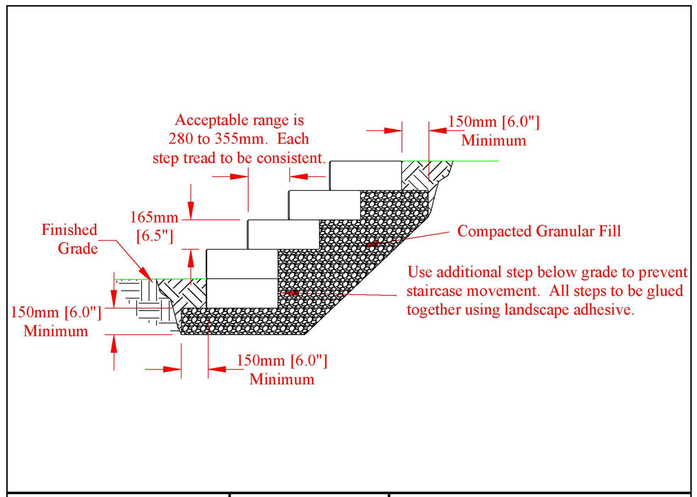
Proterra™ Retaining Wall System
Typical Single Depth Gravity Wall

3 PRECAST CONCRETE RETAINING WALL

NTS

MANUFACTURER: OAKS
(647-551-2922 - GLENN HEROLD)
PRODUCT: PROTERRA WALL
COLOUR: TO COMPLIMENT BUILDING/ENTRY FEATURE
(TO BE APPROVED BY OWNER PRIOR TO ORDERING)

OR APPROVED EQUAL



OAKS BY BRAMPTON BRICK

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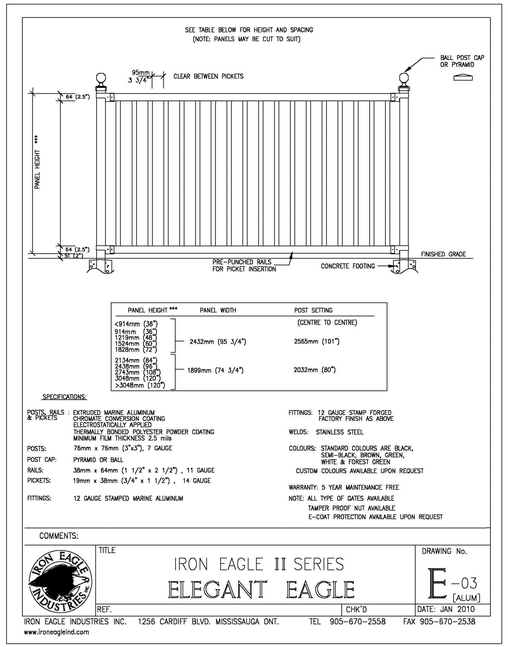
Aria Step System
Freestanding Staircase Construction

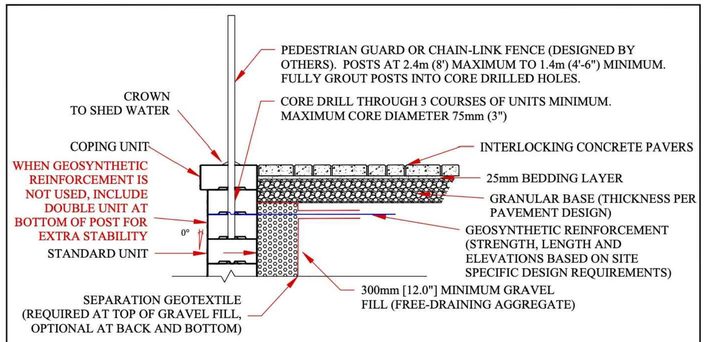
1 PRECAST CONCRETE STEPS

NTS

STEPS IN ONE (1) LOCATION AS SHOWN ON PLANS
MANUFACTURER: OAKS (647-551-2922 - GLENN HEROLD)
PRODUCT: ARIA STEP
COLOUR: TO COMPLIMENT BUILDING
(TO BE APPROVED BY OWNER PRIOR TO ORDERING)

OR APPROVED EQUAL
*INSTALLATION OF STEPS AS PER MANUFACTURER'S DETAIL





NOTES:
1. CORE HOLES TO BE A MINIMUM OF 125mm (5") FROM ANY EDGE OF THE UNIT.
2. USE 15 MPa (MINIMUM STRENGTH) NON-SHRINK GROUT CONFORMING TO CSA STANDARDS CAN3-A23.1 FOR CONTRETE MIX COMPONENTS, PLACING CURING AND TESTING
3. PEDESTRIAN GUARD OR CHAIN LINK FENCE TO BE DESIGN BY OTHERS IN ACCORDANCE WITH APPLICABLE ONTARIO BUILDING CODE REGULATIONS AND CSA STANDARDS
4. NOT INTENDED FOR VEHICLE IMPACT LOADS OR WHERE SOLID FENCES ARE BEING USED.

OAKS LANDSCAPE PRODUCTS

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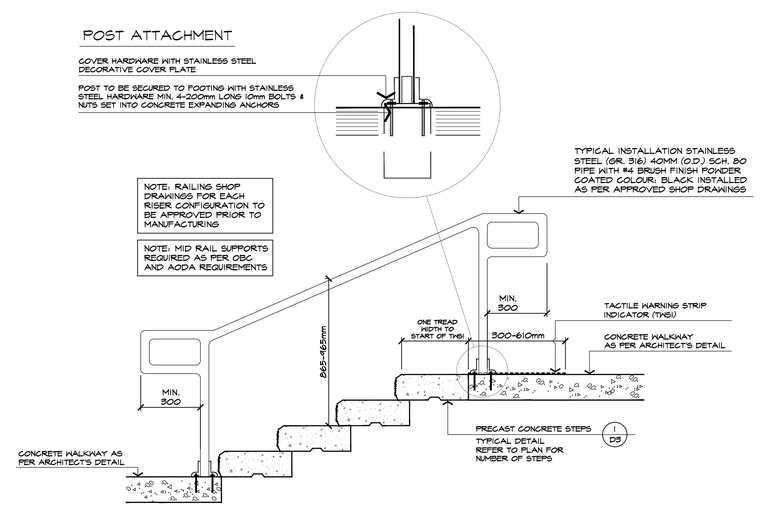
Proterra™ Retaining Wall System
Guard or Chain Link Fence
Core Drilled into Wall

4 GUARDRAIL DETAIL

N.T.S.

IRON EAGLE II SERIES - ELEGANT EAGLE
BY IRON EAGLE II ALUMINUM (905-670-2558)
1200mm HIGH
COLOUR: BLACK
TO BE SELECTED BY PRIOR TO CONSTRUCTION BY LANDSCAPE ARCHITECT

OR APPROVED EQUAL



2 RAILING DETAIL

NTS

HAND RAILING TO MEET CURRENT OBC STANDARDS AND TOWN OF OAKVILLE AODA REQUIREMENTS
QUANTITY AS SHOWN ON LANDSCAPE PLANS

*OR APPROVED EQUAL

ABAL ST401x-210115

no.	date	version	by
3.	FEB 25 2022	ISSUED FOR THIRD SPA SUBMISSION	SO/LB
2.	NOV 5 2021	ISSUED FOR SECOND SPA SUBMISSION	SO/LB
1a.	JUL 21 2021	ISSUED FOR SPA	SO/LB
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BALDASSARRA ARCHITECTS

drawing
LANDSCAPE DETAILS

date JUNE 24 , 2021	drawn LB
scale* AS SHOWN	file 3491 D3 V3-220225
direction	project no. 3491
	sheet no. D3

*NOTED SCALE IS APPLICABLE ONLY WHEN PRINTED ON ARCH D (24"x36") SIZE SHEET

MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

KITCHENER
WOODBRIDGE
LONDON
KINGSTON
BARRIE
BURLINGTON

March 25, 2022

Heather McCrae
Secretary Treasurer
Committee of Adjustment
Town of Oakville
1225 Trafalgar Road
Oakville, ON
L6H 0H3

Via email: coarequests@oakville.ca

Dear Ms. McCrae:

RE: PLANNING JUSTIFICATION LETTER - APPLICATION FOR MINOR VARIANCES
469, 499, 529 & 549 GREAT LAKES BOULEVARD, OAKVILLE
OUR FILE: 19357D

On behalf of our client, Michigan 2 Nominee Inc. (the "Owner"), we are pleased to submit a Minor Variance application for the lands municipally addressed 469, 499, 529 & 549 Great Lakes Boulevard in the Town of Oakville (the "Subject Lands"). This letter provides an overview of the redevelopment proposal as well as justification and rationale in support of the requested variances.

Background

The Subject Lands are lands bound by Michigan Drive to the north and east, and Great Lakes Boulevard to the south. Although there is no municipal address, the Subject Lands are legally known as Block 2, Plan 20M-1135, except Parts 1 & 2, Plan 20R-21150. The Subject Lands have an area of approximately 10.63 hectares and approximately 557 metres and 582.0 metres of frontage along Great Lakes Boulevard and Michigan Drive, respectively. Great Lakes Boulevard and Michigan Drive Avenue have right-of-ways measuring approximately 36 and 31 metres, respectively. The Subject Lands are currently vacant.

The Subject lands are proposed to be comprehensively developed as an industrial employment complex containing approximately 49,781.69 square metres of gross floor area (GFA), within four buildings supported by surface parking (375 parking spaces, including 16 accessible parking spaces). The proposed buildings to be developed on the Subject Lands are summarized below:

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Building	Description/Current Uses	Approximate GFA
Building A – 549 Great Lakes Drive	One-storey industrial building	3,312.32 m^2
Building B – 529 Great Lakes Drive	One-storey industrial building	11,783.67 m^2
Building C – 499 Great Lakes Drive	One-storey industrial building	18,345.47 m^2
Building D - 469 Great Lakes Drive	One-storey industrial building	16,635.43 m^2
	Total Existing GFA	**50,076.89 m^2**

The Subject Lands are currently the subject of a site plan application SP.1635.027/01 originally submitted July 28, 2021 which is currently being processed by Town staff. Through the review process comments were received in relation to zoning compliance which necessitated the need to seek minor variances to obtain relief from Zoning By-law 2014-004, in order to permit loading spaces between a main building wall and the flankage lot line. Due to the shape of the lot, a large portion of Subject Lands is located within the flankage yard abutting Michigan Drive, limiting the ability to locate loading spaces in an alternative location. The remainder of the proposed development is in compliance with all required minimum setbacks and zoning provisions.

In support of this application, please find enclosed the following:

- One (1) copy of the completed Minor Variance Application Form (signed);
- One (1) copy of the Site Plan, prepared by Baldassarra Architects Inc.
- One (1) copy of the Landscaping Plans, prepared by Alexander Budrevics & Associated Limited Landscape Architects

APPLICABLE ZONING BY-LAW

The Subject Lands are zoned *Business Employment (E2)* with *Special Provision 355* in Zoning By-law 2014-14. The current zoning permits a variety of employment uses including warehousing. *Special Provision 355* applies to the Subject Lands, which denotes that all lands shall be considered as one lot for the purposes of applying footnote 6 in the By-Law which is related to the maximum net floor area for accessory uses. The loading provision section of the Zoning By-law states that a loading space is not permitted between the main wall closest to the flankage lot line in a flankage yard. Based on the shape of the Subject Lands, a large portion of the site is considered to be the flankage yard abutting Michigan Drive.

The proposed development meets the Zoning By-law with the exception of the loading spaces located in a flankage yard.

REQUESTED VARIANCE

1. Permit loading spaces between the main wall closest to the flankage lot line in a flankage yard whereas Section 5.6 d) ii) prohibits loading spaces between the main wall closet to the flankage lot line in a flankage yard.

ANALYSIS AND JUSTIFICATION

Section 45(1) of the *Planning Act* identifies the four tests which must be satisfied in order for minor variances to be approved. The proposed variances meet the four tests, as demonstrated in the analysis below.

1. The variances maintain the general intent and purpose of the Official Plan

The Subject Lands are lands bound by Michigan Drive and Great Lakes Boulevard and are designated Business Employment on Schedule F – South West Land Use of the Official Plan.

The general policies of the Official Plan set out to preserve and create a livable community in order to achieve long term economic security within an environment that offers a diverse range of employment opportunities for residents. The Business Employment designation permits a number of employment uses such as, but not limited to, business office, manufacturing, and warehousing.

The loading spaces for the warehousing uses are an integral part of the warehousing function. The shape of the Subject Lands results in the loading being behind the buildings but exposed on the flankage side of the lot which is essentially the rear yard. The policies direct these uses to interior side yards and rear yards and the allowance of the functioning loading spaces in the flankage yard maintains the general intent and purpose of the Business Employment policies.

Therefore, it is our opinion that the proposed variances meet the general intent and purpose of the Official Plan.

2. *The variances maintain the general intent and purpose of the Zoning By-law*

The intent of the current Zoning By-Law provisions with respect to location of loading space permissions is to minimize the impact of truck operations on surrounding lands and to provide for loading in the rear yards. The proposed loading spaces are setback from the flankage lot line and are adequately screened from the road. Due to the abnormal shape of the Subject Lands, the flankage lot line along Michigan Drive is essentially the rear lot line.

Therefore, it is our opinion that the proposed variances meet the general intent and purpose of the Zoning By-law.

3. The requested variances are desirable for the appropriate development or use of the land.

The Subject Lands are designated and zoned for the proposed warehouse uses. The lands are currently vacant and underutilized. The proposed variances will allow for the Subject Lands to be developed to fully utilize the lands and provide employment uses, with the required loading, and integrated and connected development sites. Landscaping along the flankage yard has been upgraded with additional tree plantings and landscaping features. The proposed variances will not have any negative impacts on the immediately adjacent lands or surrounding community.

Therefore, it is our opinion that the proposed variances are desirable for the appropriate development of the land.

4. The requested variances are minor in nature.

The proposed variance is minor in nature and will not result in any unacceptable adverse impacts to the manner in which the proposed use will operate, both on the Subject Lands and in the surrounding area. The proposed location of loading spaces in the flankage yard is a minor deviation from the requirements of the By-Law. The abnormal shape of the Subject Lands has caused a large portion of the lot line to be considered a flankage yard that would otherwise be considered a rear lot line.

Therefore, it is our opinion that the proposed variances do not create any undue adverse impact and are minor in nature.

As per the analysis above, it is our opinion that the proposed variances meet the four tests as set out under Section 45(1) of the *Planning Act*.

The applicable municipal planning application fee will be paid under separate cover per direction provided by City Staff. The applicable Region of Halton fee will be paid under separate cover per direction provided by Region Staff.

If you require further information please do not hesitate to contact us. We look forward to this matter being scheduled at your earliest convenience.

Yours truly,
MHBC

Dana Anderson MA, FCIP, RPP, Partner

Jillian Sparrow, Planner

cc.: Andrew Konev, Fengate Asset Management - Michigan 2 Nominee Inc.
Anthony Girolami, Fengate Asset Management – Michigan 2 Nominee Inc.

Proposed Building 'A'

Use Employment / Warehouse	**Height (m)** 11.185 m	**Overall width and length (m)** 76.20 m by ± 54.0 m	**Total Floor Area (m^2)** 3,312.32 m^2
Front Yard Setback (m) 25.50 m	**Site Yard Setback (m)** N/A	**Side/flankage Yard Setback (m)** 8.58 m	**Rear Yard Setback (m)** N/A

Proposed Building 'B'

Use Employment / Warehouse	**Height (m)** 14.625 m	**Overall width and length (m)** 147.20 m by 80.00 m	**Total Floor Area (m^2)** 11,783.19 m^2
Front Yard Setback (m) 26.40 m	**Site Yard Setback (m)** N/A	**Side/flankage Yard Setback (m)** 40.0 m	**Rear Yard Setback (m)** N/A

Proposed Building 'C'

Use Employment / Warehouse	**Height (m)** 14.625 m	**Overall width and length (m)** 163.17 m by 98.0 m	**Total Floor Area (m^2)** 18,345.16 m^2
Front Yard Setback (m) 26.34 m	**Site Yard Setback (m)** N/A	**Side/flankage Yard Setback (m)** 46.56 m	**Rear Yard Setback (m)** N/A

Proposed Building 'D'

Use Employment / Warehouse	**Height (m)** 14.625 m	**Overall width and length (m)** 141.90 m by 140.07 m	**Total Floor Area (m^2)** 16,635.43 m^2
Front Yard Setback (m) 19.12 m	**Site Yard Setback (m)** 17.24 m	**Side/flankage Yard Setback (m)** N/A	**Rear Yard Setback (m)** 8.69 m