

PAVING NOTE:

- 50% OF THE SITE'S NON-ROOF HARDSCAPE WILL BE TREATED WITH THE PAVING MATERIAL WITH AN SRI OF AT LEAST 29

IRRIGATION NOTE:

- PROVIDE IRRIGATION FOR ALL STREET TREES.
- IRRIGATION TO BE PROVIDED FOR VARIOUS ZONES.
- A WATER PROGRAM WILL BE PROVIDED FOR TREES FOR AT LEAST THE FIRST 2 YEARS AFTER PLANTING.

0.4m ROAD ALLOWANCE NOTE:

THE 0.4m WIDE STRIP OF LAND ALONG THE DONWAY WEST FRONTAGE OF THE SITE WILL BE CONVEYED TO THE CITY IN AN UNENCUMBERED MANNER FOR A NOMINAL SUM, TO THE SATISFACTION OF THE CITY.

SIDEWALK NOTE:

- NEW RECONSTRUCTED 2.1m WIDE CONCRETE SIDEWALK ALONG THE DEVELOPMENT SITE FRONTAGES WILL BE BUILT TO THE SATISFACTION OF THE CITY AND AT NO COST TO THE MUNICIPALITY.
- IT MUST BE CLEAR OF ANY ENCUMBRANCES SUCH AS UTILITY POLES, FIRE HYDRANTS, BIKE RINGS, STREET FURNITURE, SPECIALIZED PAVING AREAS, LANDSCAPING, ETC.

SOIL VOLUME NOTE:

- TREES WILL BE PROVIDED WITH 30 M³ OF SOIL VOLUME.

PAVING SCHEDULE

SYMBOL	DESCRIPTION	FINISH/COLOUR
(A)	UNIT PAVING	Light Grey Colour (HIGH SRI> 29)
(B)	CONCRETE PAVING	BROOM FINISH (HIGH SRI> 29)
(C)	ASPHALT PAVING	(LOW SRI< 29)
(C.S)	CONCRETE SIDEWALK	BROOM FINISH (HIGH SRI> 29)

LEGEND

- PROPERTY LINE
- P1 LEVEL OUTLINE
- LINE OF BUILDING ABOVE
- OH OVERHEAD HYDRO WIRES
- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED PLANTING
- PROPOSED SOD
- CONCRETE PAVING
- LOCKSTONE PAVING
- PROPOSED 'LOOP BIKE RACK' BY LANDSCAPE FORMS
- IRRIGATION CONNECTION HOSE BIB
- PROPOSED 10' POLE LIGHT
- PROPOSED 12' POLE LIGHT
- PROPOSED BOLLARD LIGHT (P1 LEVEL)
- PROPOSED WALL LIGHT (P1 LEVEL)
- DOG BIN
- LANDSCAPE ACCESS FROM P1 LEVEL

SITE AREA: 9707.58 SQM (Excluding Parkland & 0.4m Road Allowance)

TREES REQUIRED (PER TGS): 9707.58 x 0.4 / 66 = 58.83 = 59 TREES

SOIL REQUIRED (PER TGS): 65.272 x 30m³ = 1764.9 m³

PROPOSED NEW TREES: 59 TREES

SOIL VOLUME PROPOSED: 1958.17 m³



NOT FOR CONSTRUCTION

No.	Description	Date
2	ISSUED FOR REZONING	OCT 27 23
1	ISSUED FOR REZONING	JAN 28 22

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Community Planning

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Project

230 & 240 THE DONWAY WEST

NORTH YORK ONTARIO

Title

LANDSCAPE MASTERPLAN GROUND FLOOR

Date February 2020 Sheet

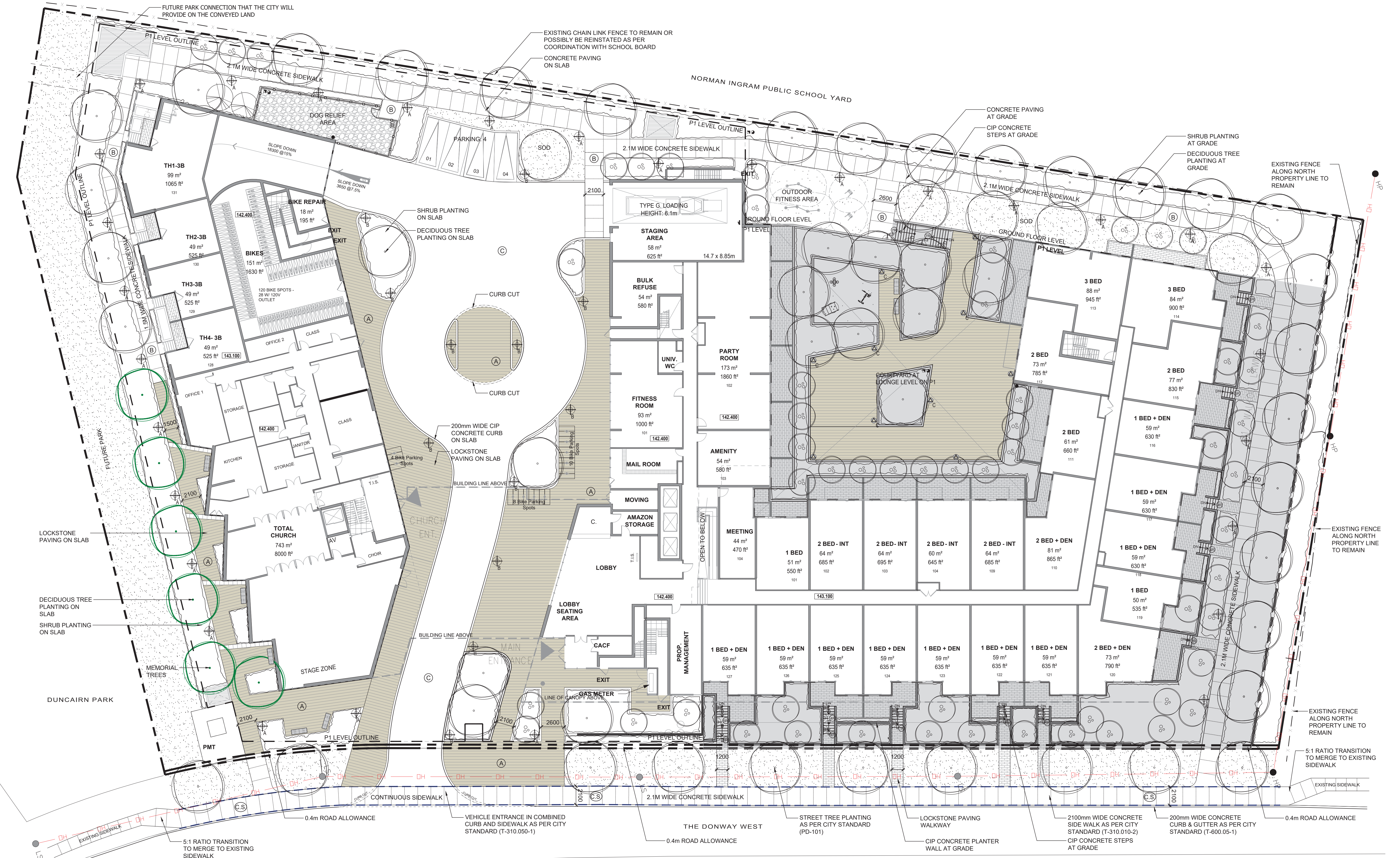
Scale 1:200

Drawn LS

Checked SVK

Job No. 2-21-012

L1



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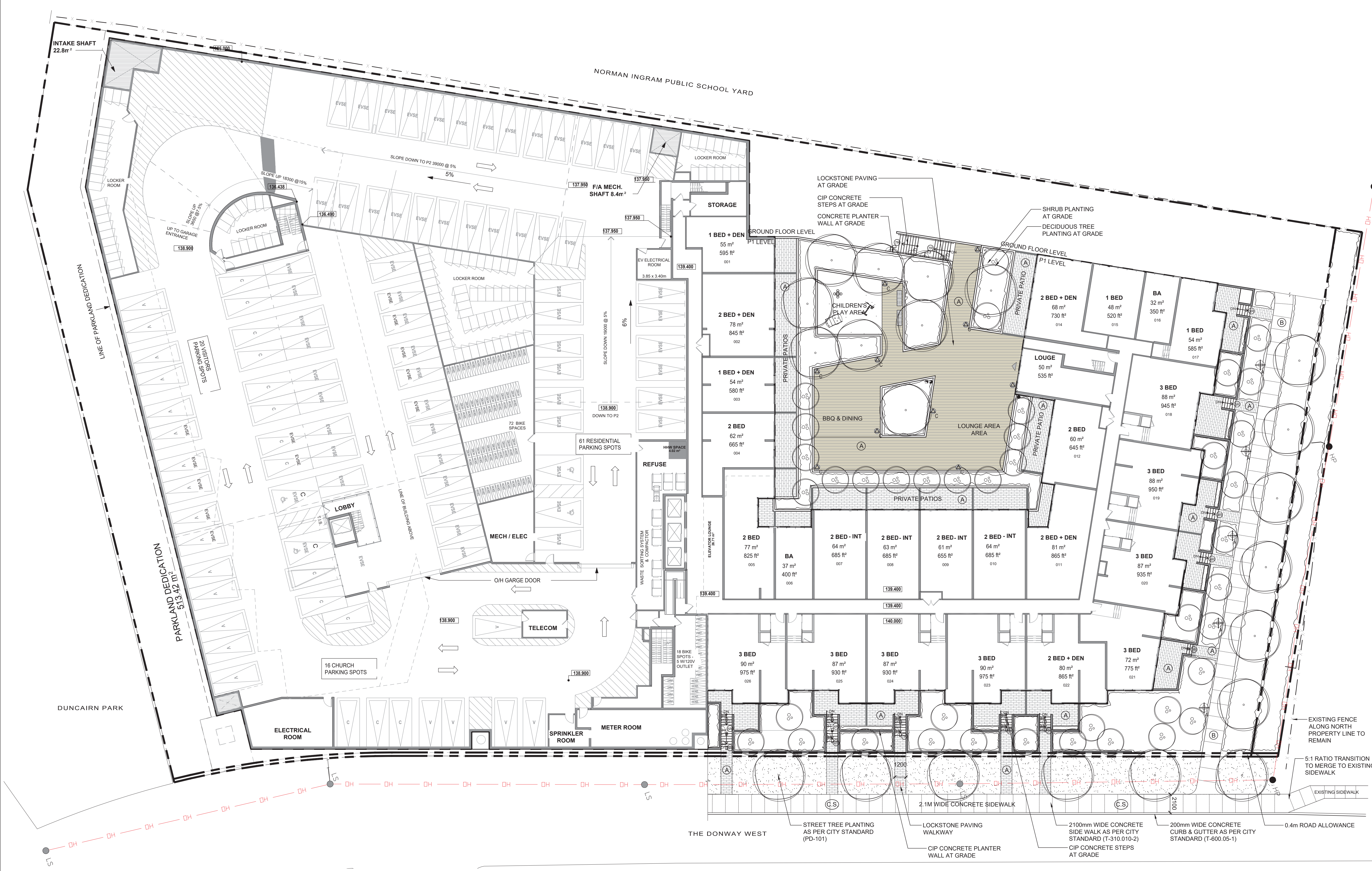
PAVING SCHEDULE

SYMBOL	DESCRIPTION	FINISH/COLOUR
(A)	UNIT PAVING	Light Grey Colour (HIGH SRI> 29)
(B)	CONCRETE PAVING	BROOM FINISH (HIGH SRI> 29)
(C.S)	CONCRETE SIDEWALK	BROOM FINISH (HIGH SRI> 29)

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LEGEND

- PROPERTY LINE
- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED PLANTING
- PROPOSED SOD
- CONCRETE PAVING
- LOCKSTONE PAVING
- PROPOSED 10' POLE LIGHT
- PROPOSED BOLLARD LIGHT
- PROPOSED WALL LIGHT
- PROPOSED LOOP BIKE RACK BY LANDSCAPE FORMS
- IRRIGATION CONNECTION
- HOSE BIB



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2	ISSUED FOR REZONING	OCT 27.23
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Project
230 & 240 THE DONWAY WEST

NORTH YORK ONTARIO

Title
LANDSCAPE MASTERPLAN P1 LEVEL

Date	February 2020	Sheet
Scale	1:200	
Drawn	LS	
Checked	SVK	
Job No.	2-21-012	

L1A



Sample Statistics Template
Toronto Green Standard Version 3.0
Soil volume for Tree Planting

Soil Area	Soil Area (in plan; m ²)	Soil Depth (m)*	Soil Volume (m ³)	Tree Quantity	Soil Volume per tree (m ³)	Irrigation provided (Yes/No)
1	38.65	1	38.65	1	38.65	Yes
2	37.40	1	37.40	1	37.40	Yes
3	75.00	1	75.00	2	37.50	Yes
4	47.00	1	47.00	1	47.00	Yes
5	31.50	1	31.50	1	31.50	Yes
6	47.30	1	47.30	1	47.30	Yes
7	73.00	1	73.00	2	36.50	Yes
8	30.80	1	30.80	1	30.80	Yes
9	177.60	1.1	195.36	6	32.56	Yes
10	178.00	1.6	284.80	9	31.64	Yes
11	91.90	1	91.90	3	30.63	Yes
12	30.00	1	30.00	1	30.00	Yes
13	146.00	1.6	233.60	7	33.37	Yes
14	32.60	1	32.60	1	32.60	Yes
15	32.00	1	32.00	1	32.00	Yes
16	52.40	1.2	62.88	2	31.44	Yes
17	36.30	1	36.30	1	36.30	Yes
18	31.20	1	31.20	1	31.20	Yes
19	41.90	0.8	33.52	1	33.52	Yes
20	45.80	0.8	36.64	1	36.64	Yes
21	42.80	1.4	120.00	4	30.00	Yes
22	75.20	0.8	33.60	1	33.60	Yes
23	253.40	1.1	278.74	9	30.97	Yes
24	39.80	0.9	44.38	1	44.38	Yes
24	10.70	0.8	44.38	1	44.38	Yes
Total			1958.17	59		

* Soil depth excludes drainage layer

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LEGEND

- PROPERTY LINE
- - - P1 LEVEL OUTLINE
- - - LINE OF BUILDING ABOVE
- OH --- OVERHEAD HYDRO WIRES
- PROPOSED DECIDUOUS TREE
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SOIL VOLUME PROPOSED: 1958.17 m³

784mm HIGH SOIL CELL

- IRRIGATION NOTE:**
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Revision		

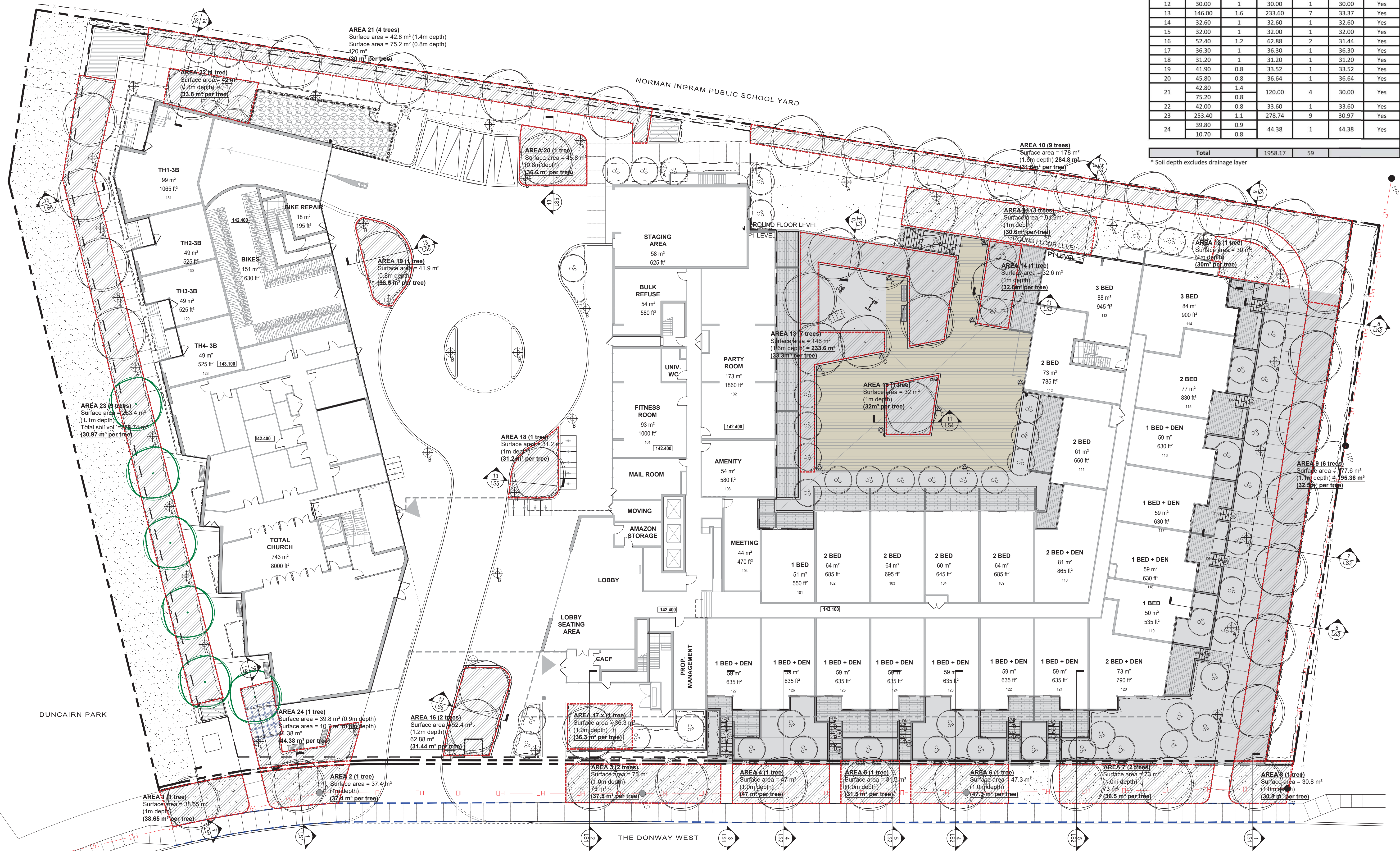
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Project
230 & 240 THE DONWAY WEST
NORTH YORK ONTARIO

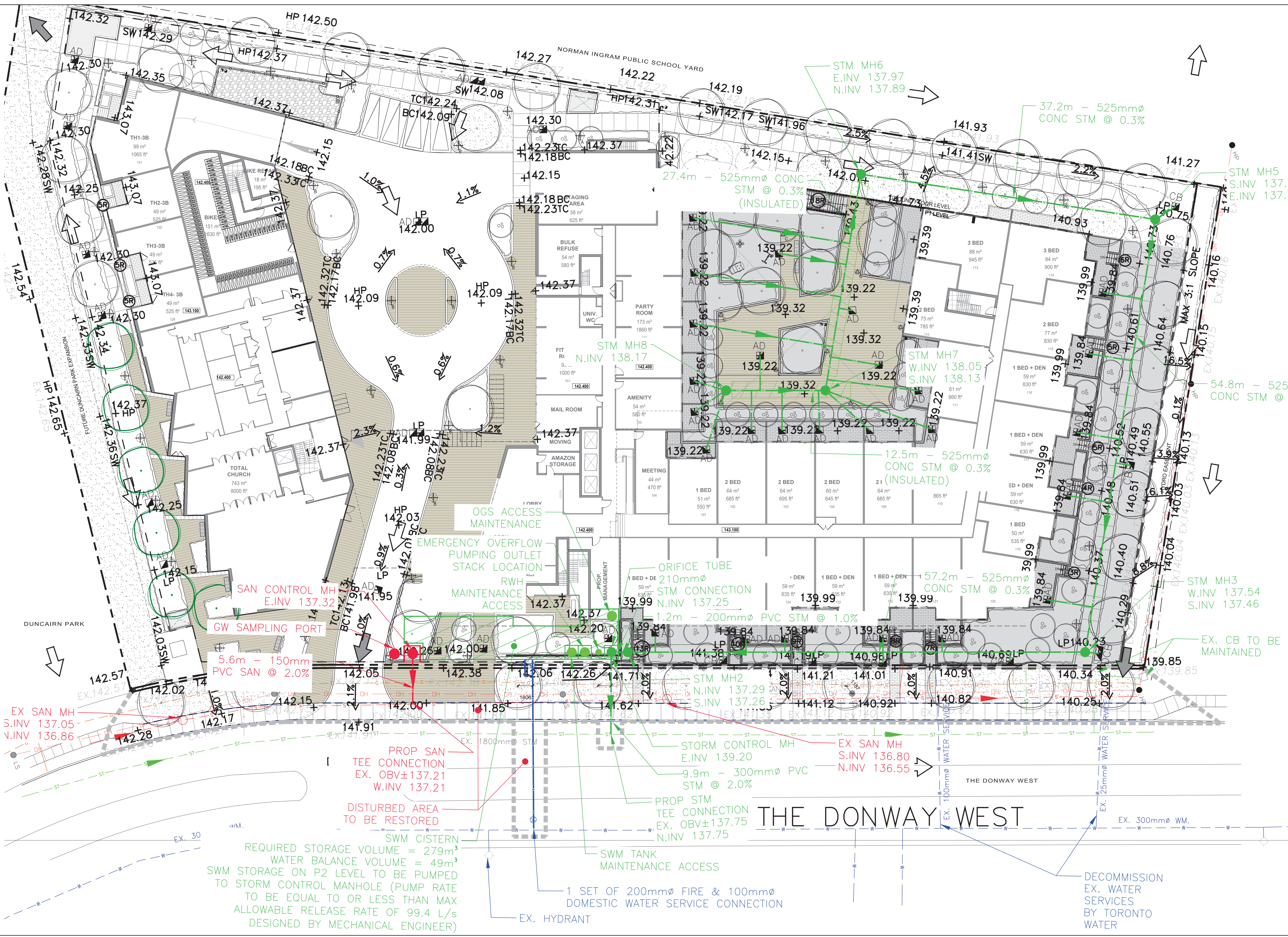
SOIL VOLUME PLAN

Date February 2020 Sheet
Scale 1:200
Drawn LS
Checked SVK
Job No. 2-21-012

L1B



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Revision

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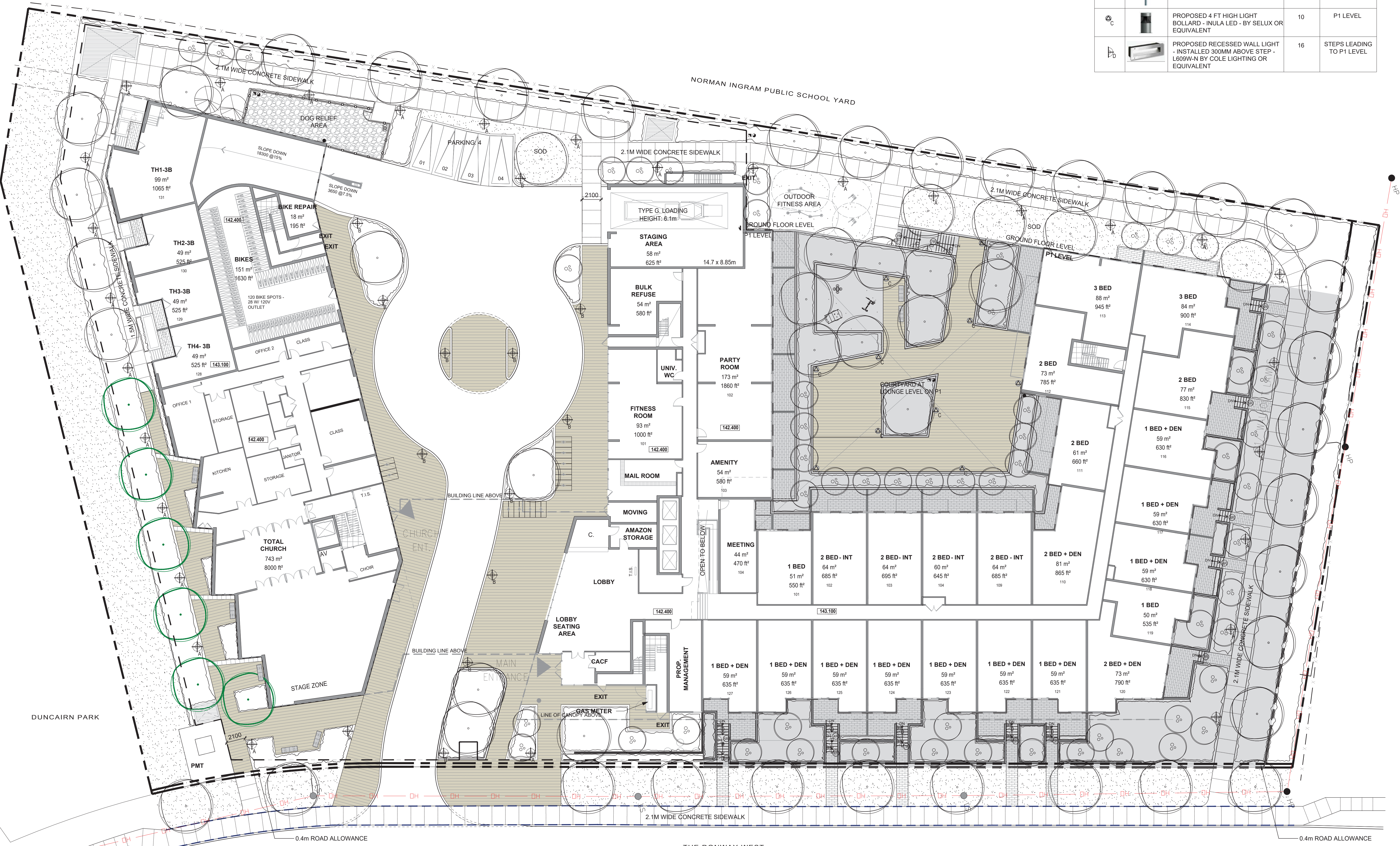
Project	230 & 240 THE DONWAY WEST	
Title	COMPOSITE UTILITIES PLAN	
Date	February 2020	Sheet
Scale	1:200	L2
Drawn	LS	
Checked	SVK	
Job No.	2-21-012	

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SYMBOL	IMAGE	DESCRIPTION	QUANTITY	LOCATION
		PROPOSED 10 FT HIGH POLE LIGHT - SATURN CUT-OFF LED - BY SELUX OR EQUIVALENT	30	GROUND FLOOR
		PROPOSED 12 FT HIGH POLE LIGHT - SATURN CUT-OFF LED - BY SELUX OR EQUIVALENT	12	GROUND FLOOR
		PROPOSED 4 FT HIGH LIGHT BOLLARD - INULA LED - BY SELUX OR EQUIVALENT	10	P1 LEVEL
		PROPOSED RECESSED WALL LIGHT - SATURN CUT-OFF LED - BY SELUX OR EQUIVALENT	16	STEPS LEADING TO P1 LEVEL

LEGEND

- PROPERTY LINE
- P1 LEVEL OUTLINE
- LINE OF BUILDING ABOVE
- OVERHEAD HYDRO WIRES
- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED PLANTING
- PROPOSED SOD
- CONCRETE PAVING
- LOCKSTONE PAVING
- PROPOSED 'LOOP BIKE RACK' BY LANDSCAPE FORMS
- IRRIGATION CONNECTION HOSE BIB
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- PROPOSED WALL LIGHT (P1 LEVEL)
- DOG BIN



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230 & 240 THE DONWAY WEST

NORTH YORK ONTARIO

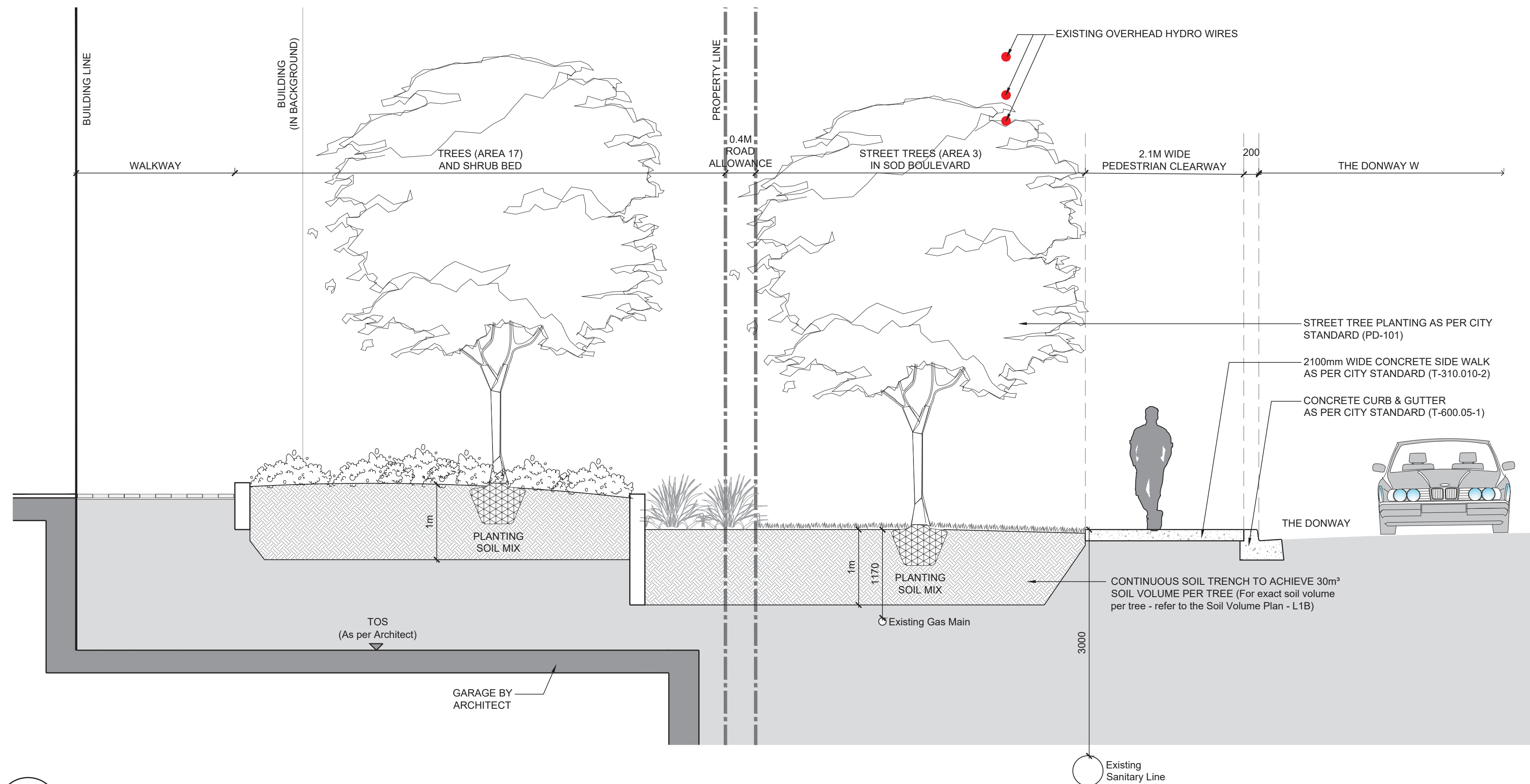
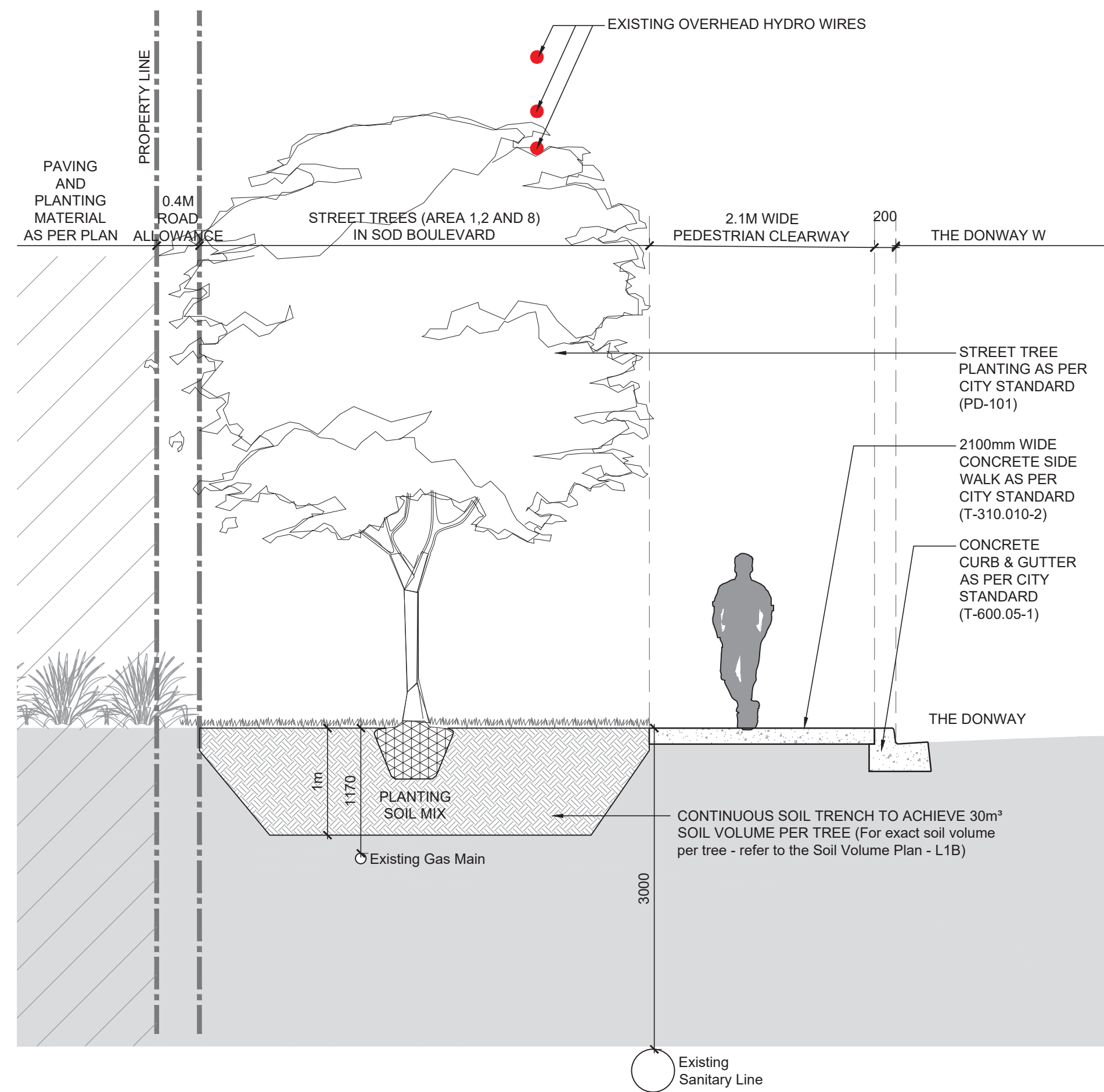
Title

LANDSCAPE LIGHTING PLAN

Date	February 2020	Sheet
Scale	1:200	
Drawn	LS	
Checked	SVK	
Job No.	2-21-012	

L3

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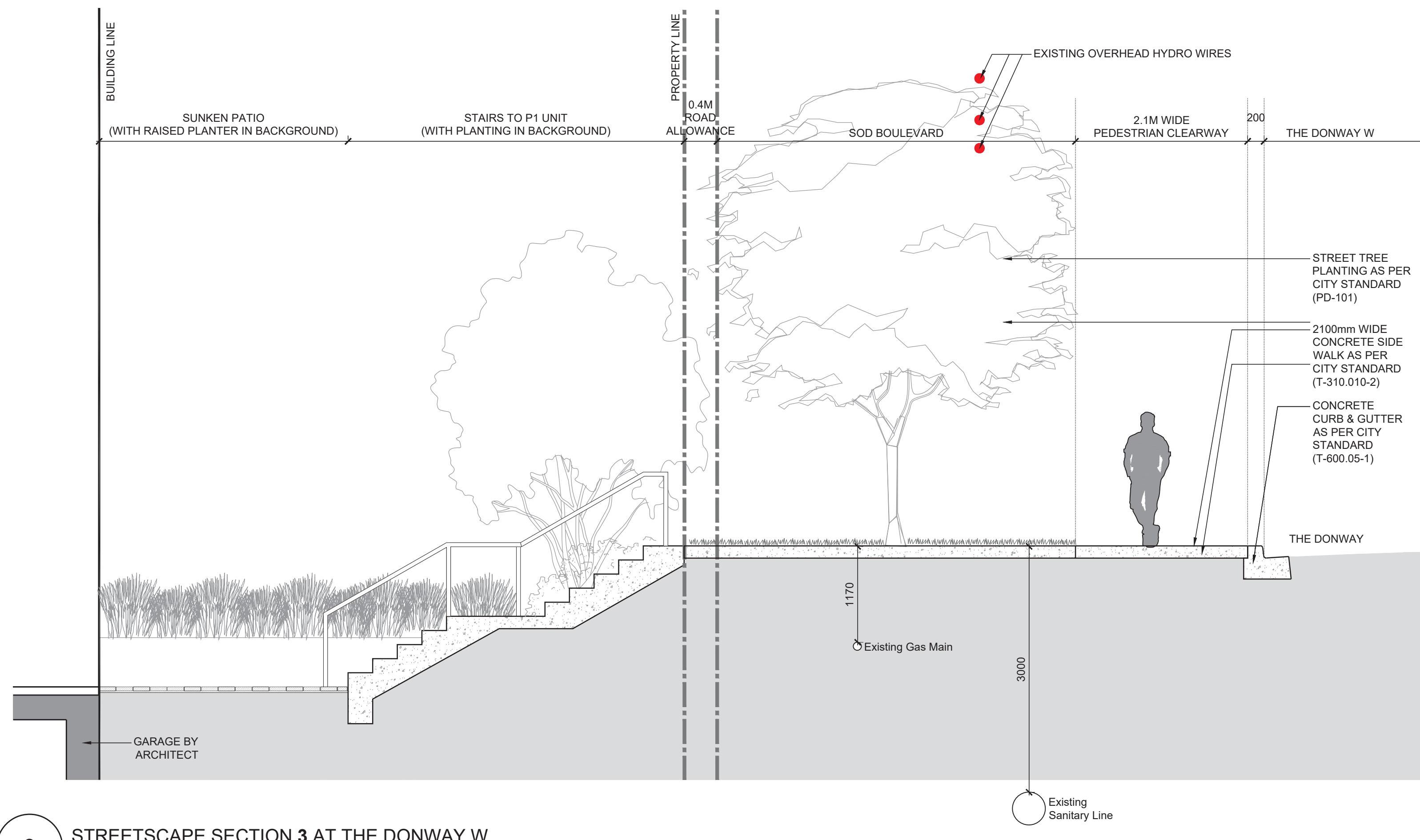


1 STREETScape SECTION 1 (SOIL AREAS 1, 2 AND 8) AT THE DONWAY W

Scale 1:40

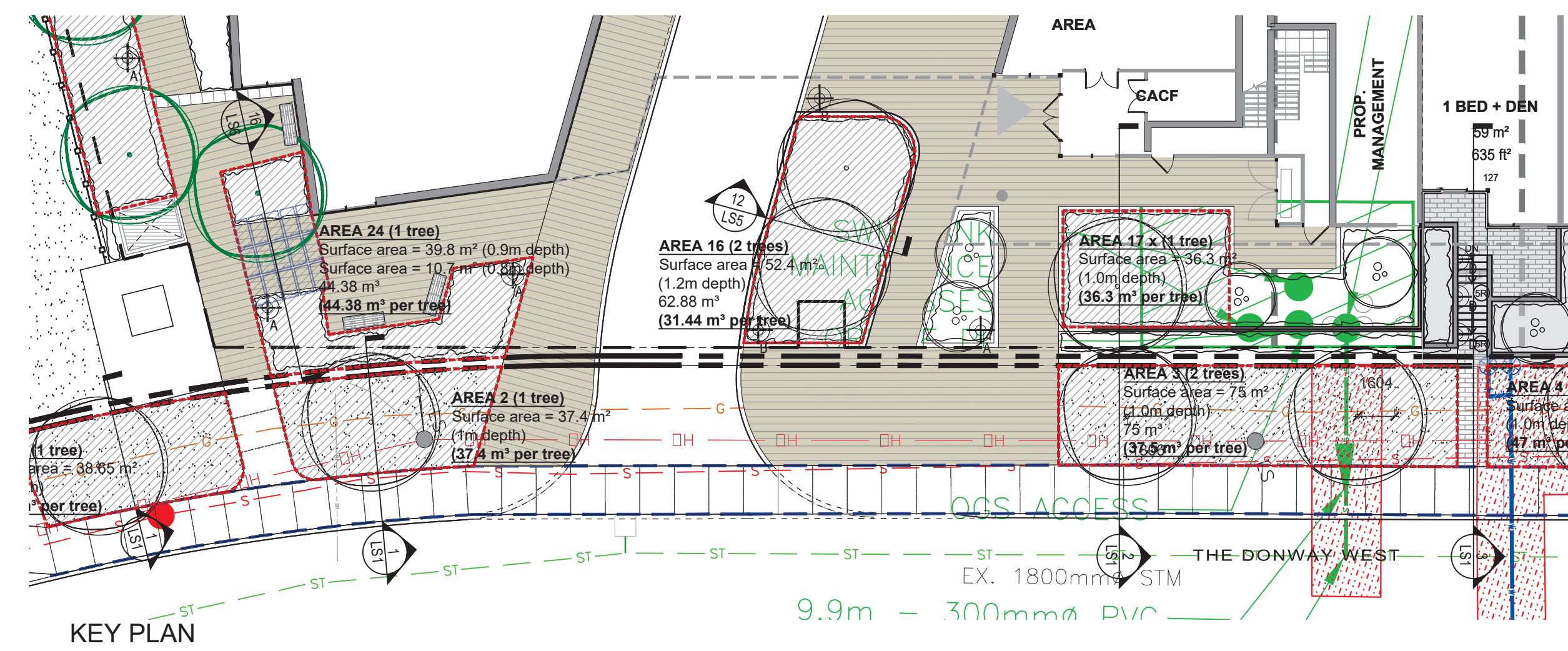
2 STREETScape SECTION 2 (SOIL AREA 3) AT THE DONWAY W

Scale 1:40



3 STREETScape SECTION 3 AT THE DONWAY W

Scale 1:40



KEY PLAN

1:200



NOT FOR CONSTRUCTION

2	ISSUED FOR REZONING	OCT 27.23
1	ISSUED FOR REZONING	AUG 16.22
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Project

230 & 240 THE DONWAY WEST

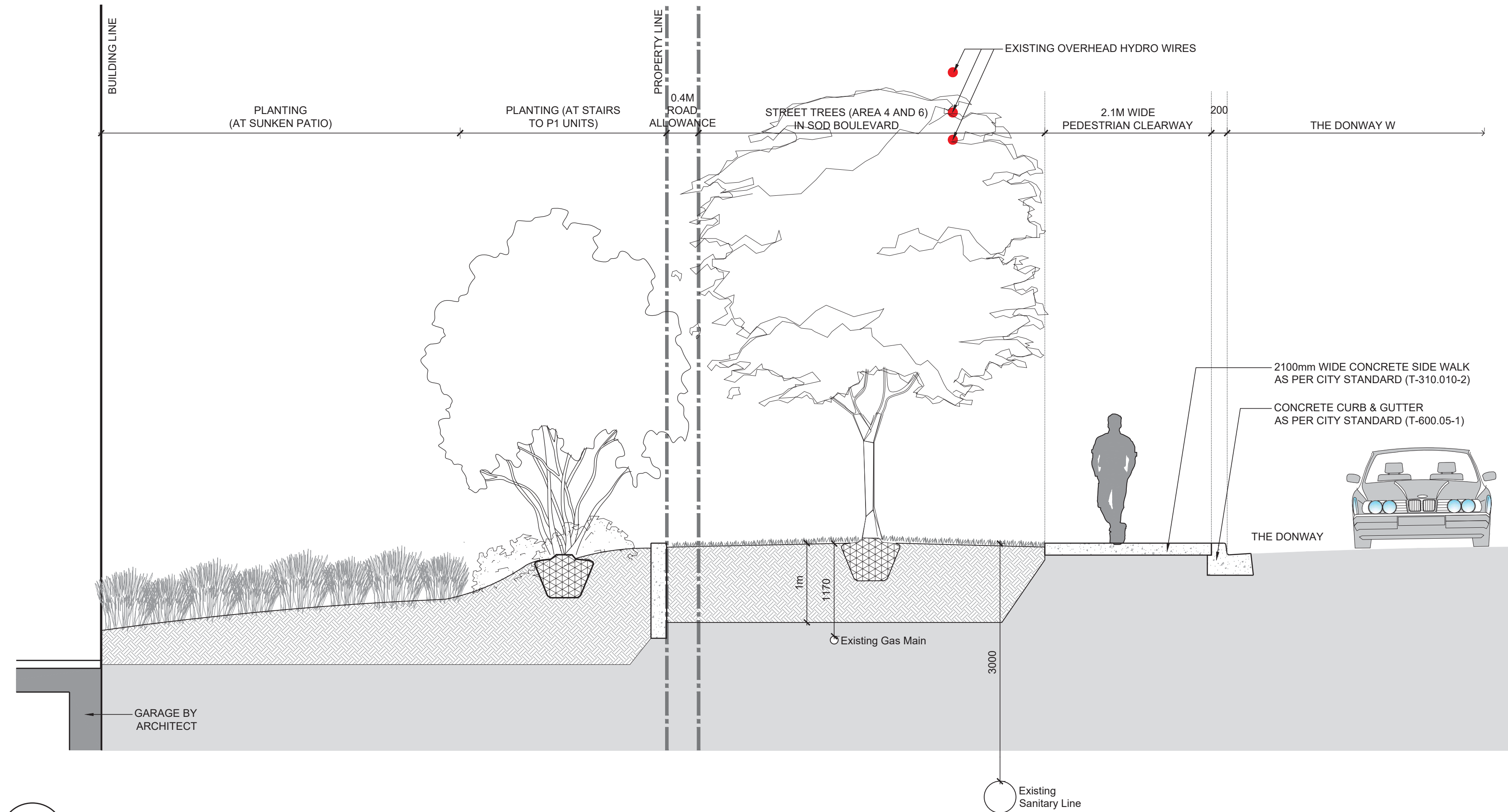
NORTH YORK ONTARIO

Title
STREETScape SECTIONS

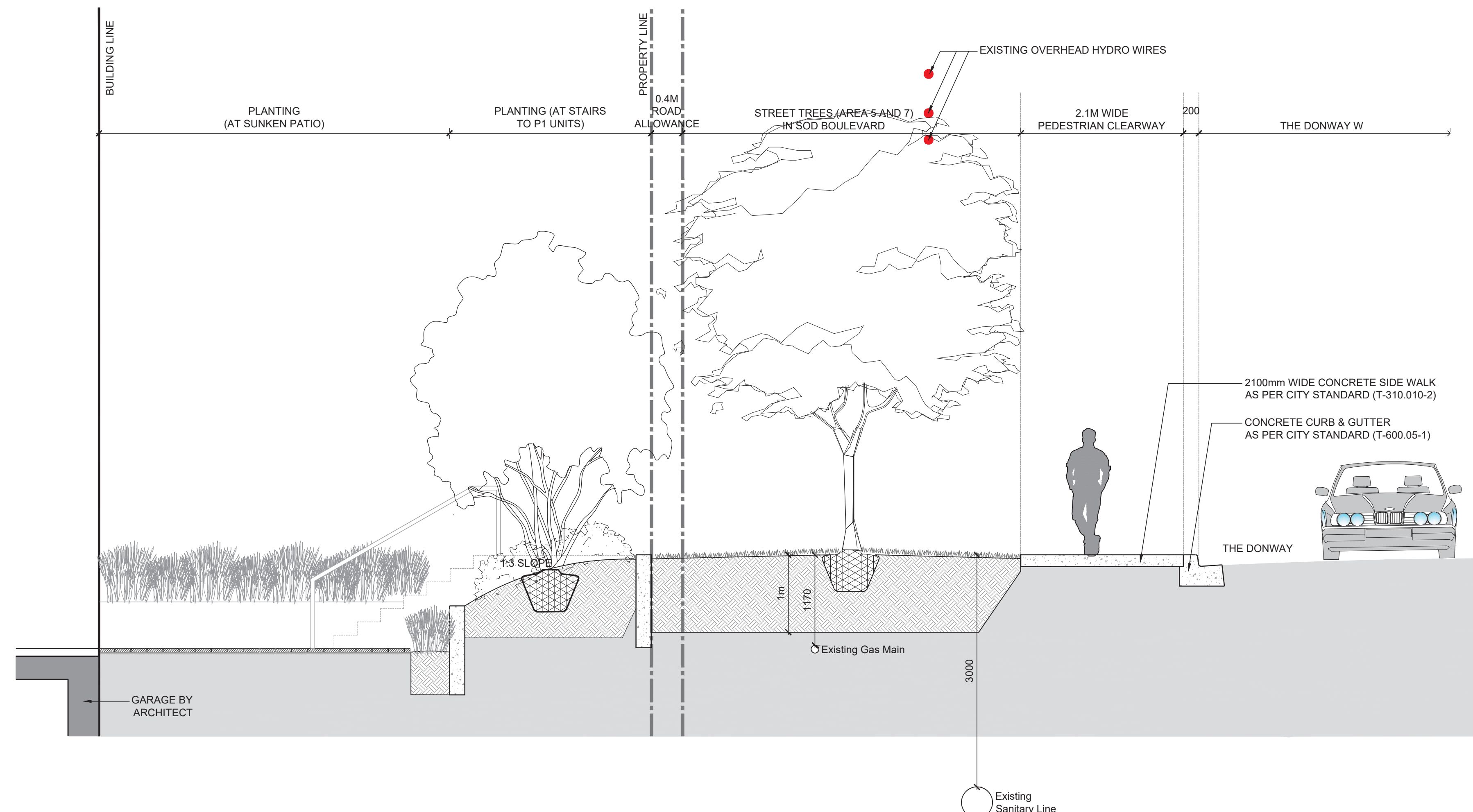
Date	February 2020	Sheet
Scale	As Mentioned	
Drawn	LS	
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Job No.	2-21-012	

LS1

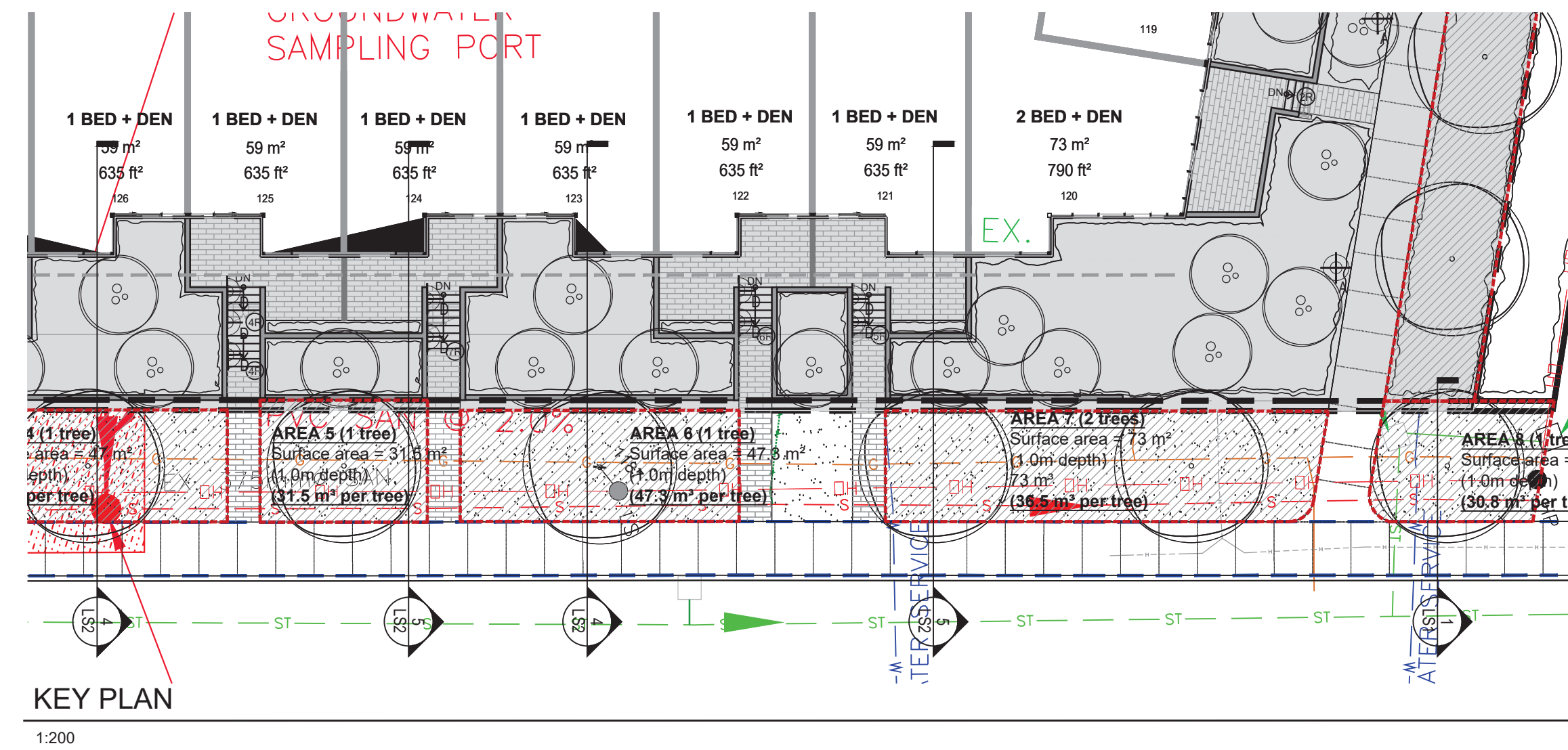
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4 STREETScape SECTION 4 (AREA 4 AND 6) AT THE DONWAY W
Scale 1:40



5 STREETScape SECTION 5 (AREA 5 AND 7) AT THE DONWAY W
Scale 1:40



KEY PLAN
1:200



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Revision	Description	Date
2		
1	ISSUED FOR REZONING	AUG 16.22

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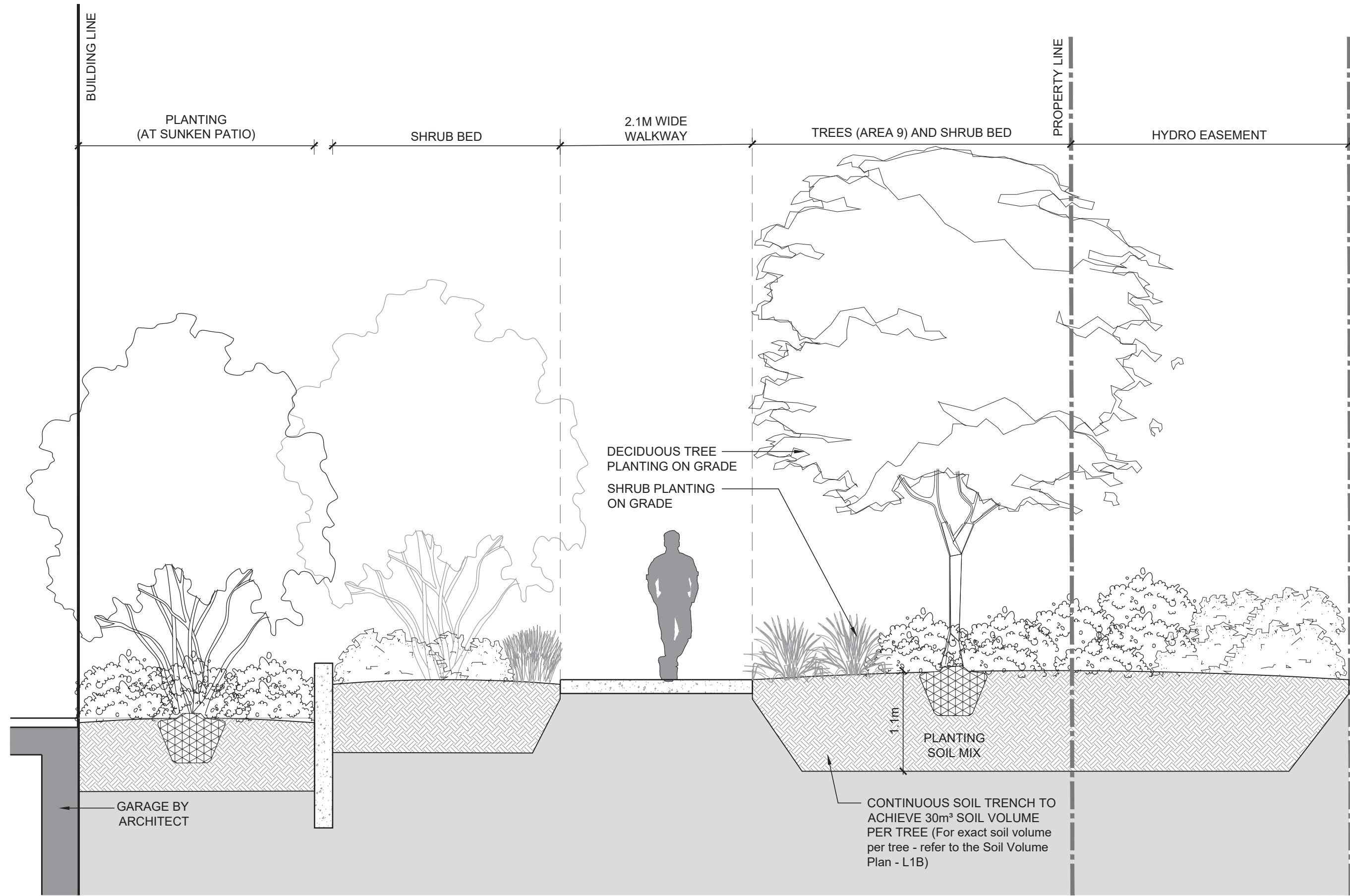
Project
230 & 240 THE DONWAY WEST
NORTH YORK ONTARIO

Title
STREETScape SECTIONS

Date	February 2020	Sheet
Scale	As Mentioned	
Drawn	LS	
Checked	SVK	
Job No.	2-21-012	

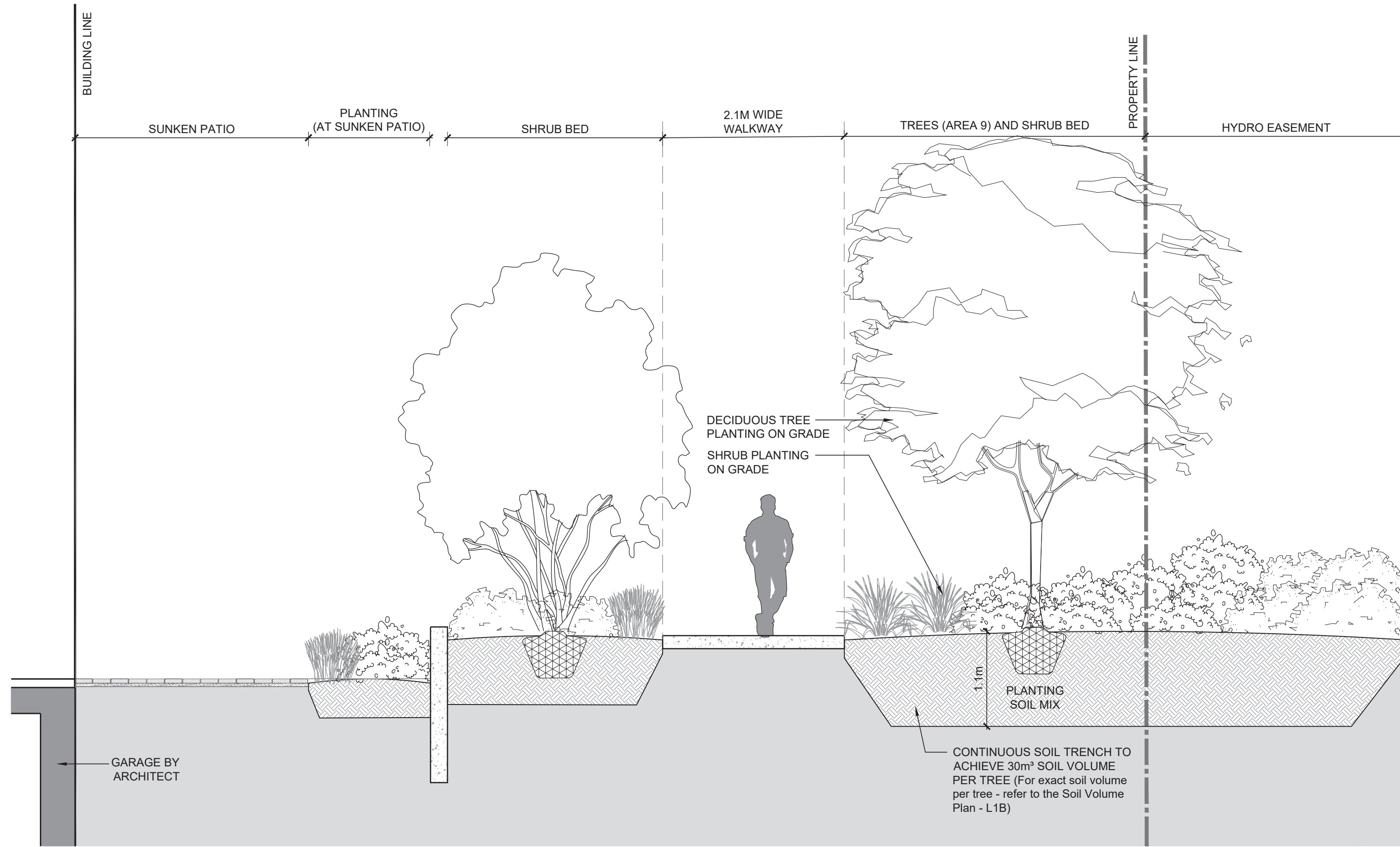
LS2

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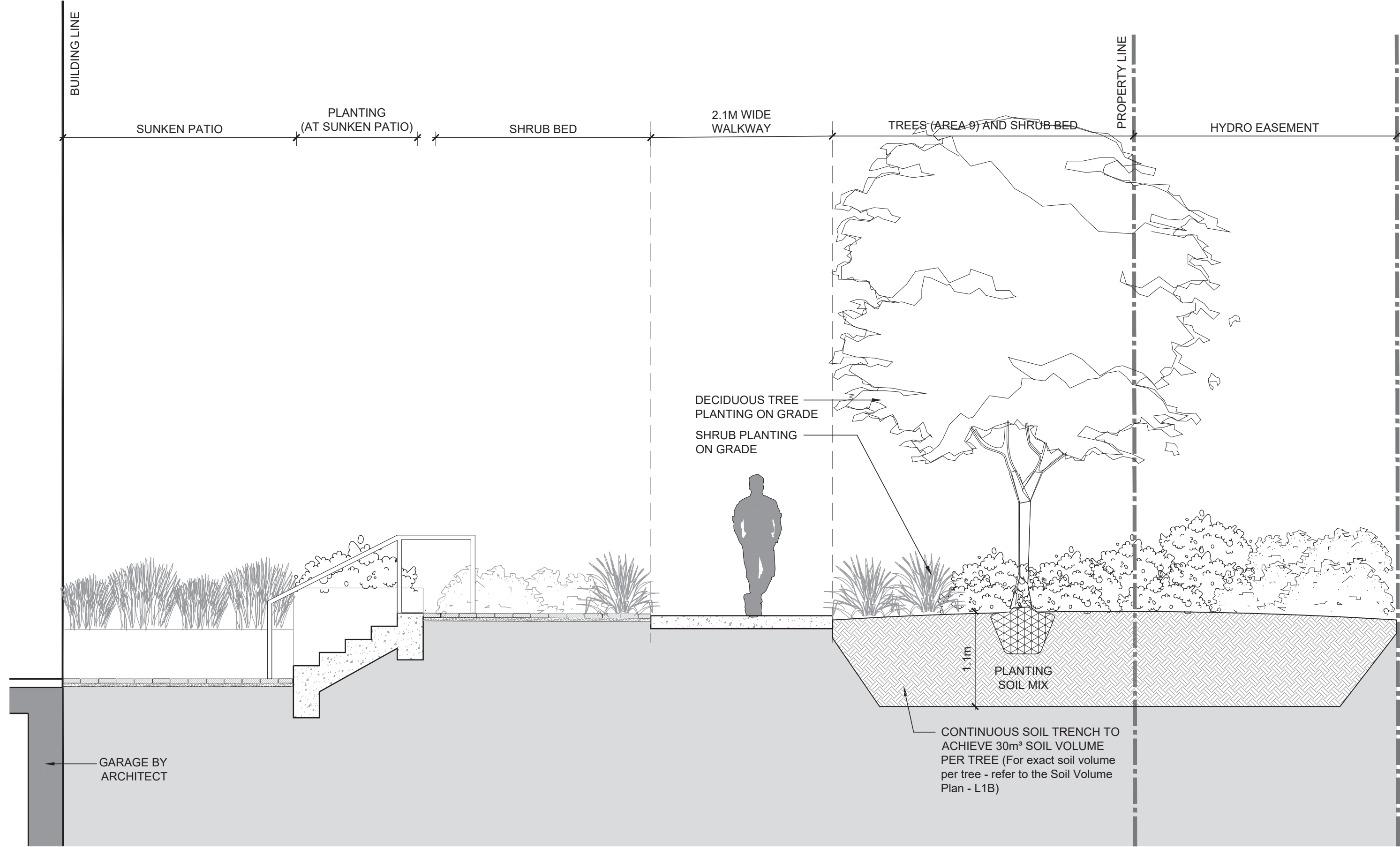
6 LANDSCAPE SECTION 6 (SOIL AREA 9)

Scale 1:40



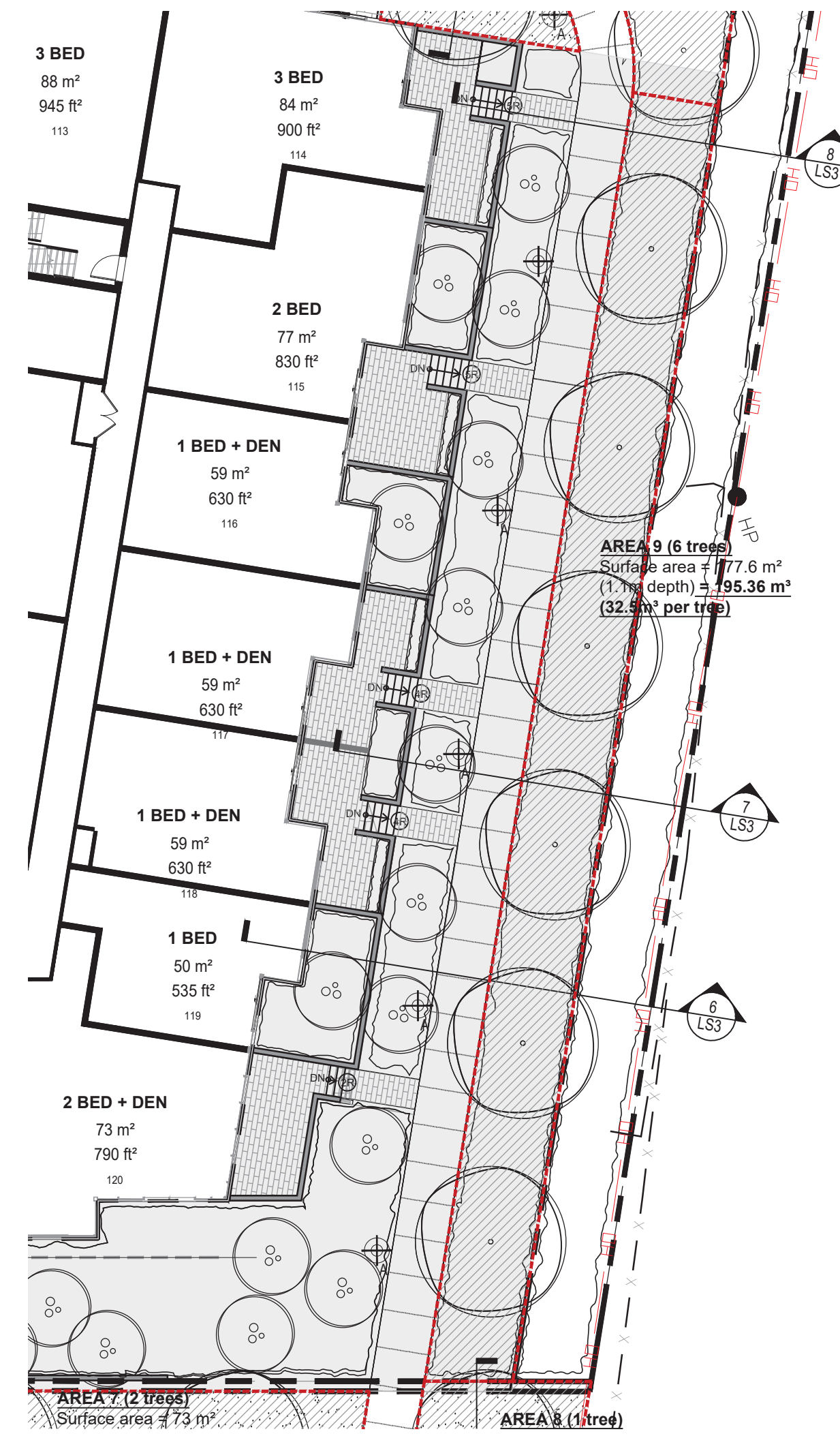
7 LANDSCAPE SECTION 7 (SOIL AREA 9)

Scale 1:40



8 LANDSCAPE SECTION 8 (SOIL AREA 9)

Scale 1:40



KEY PLAN

1:200



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230 & 240 THE DONWAY WEST

NORTH YORK ONTARIO

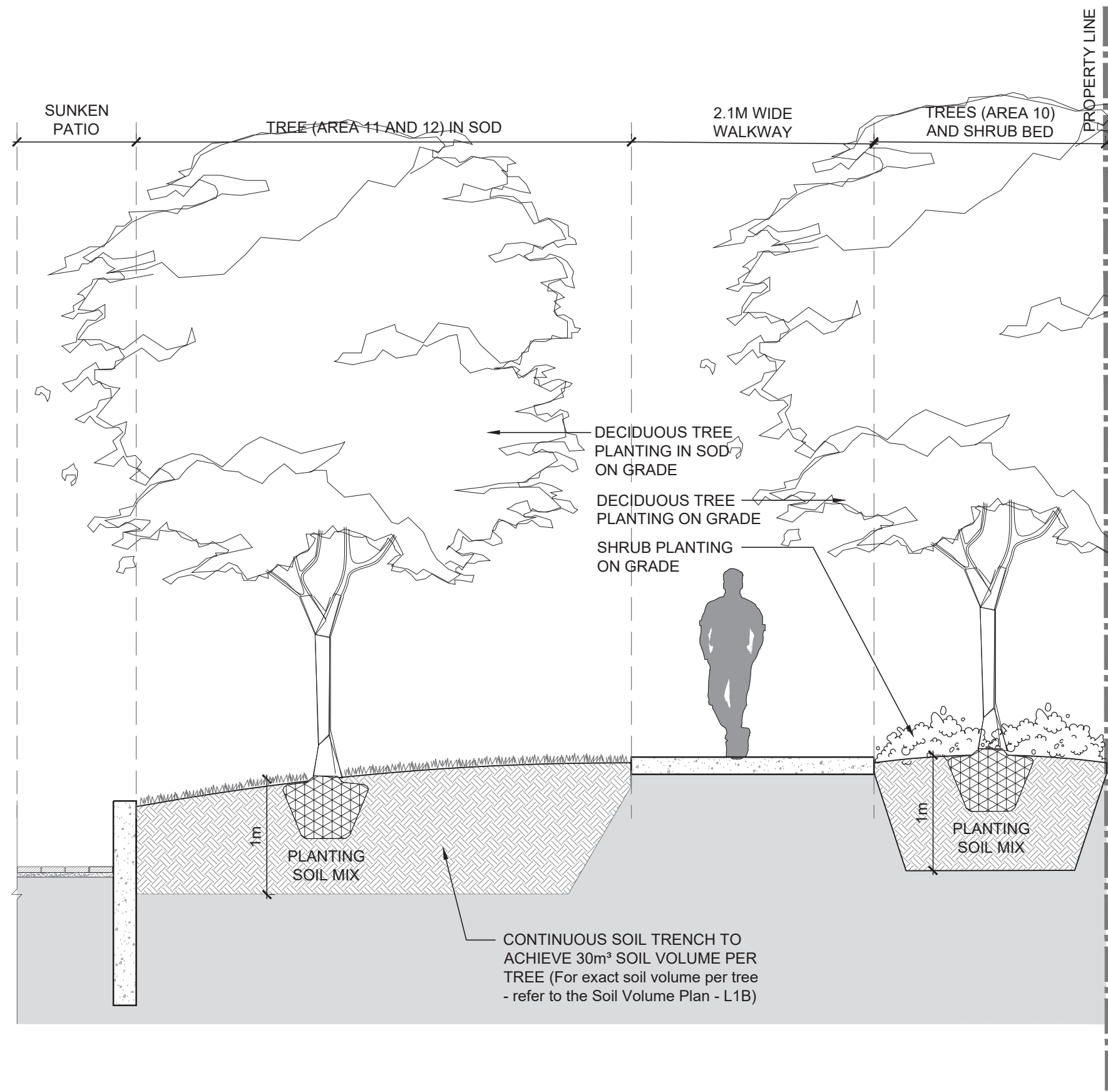
Title

LANDSCAPE SECTIONS

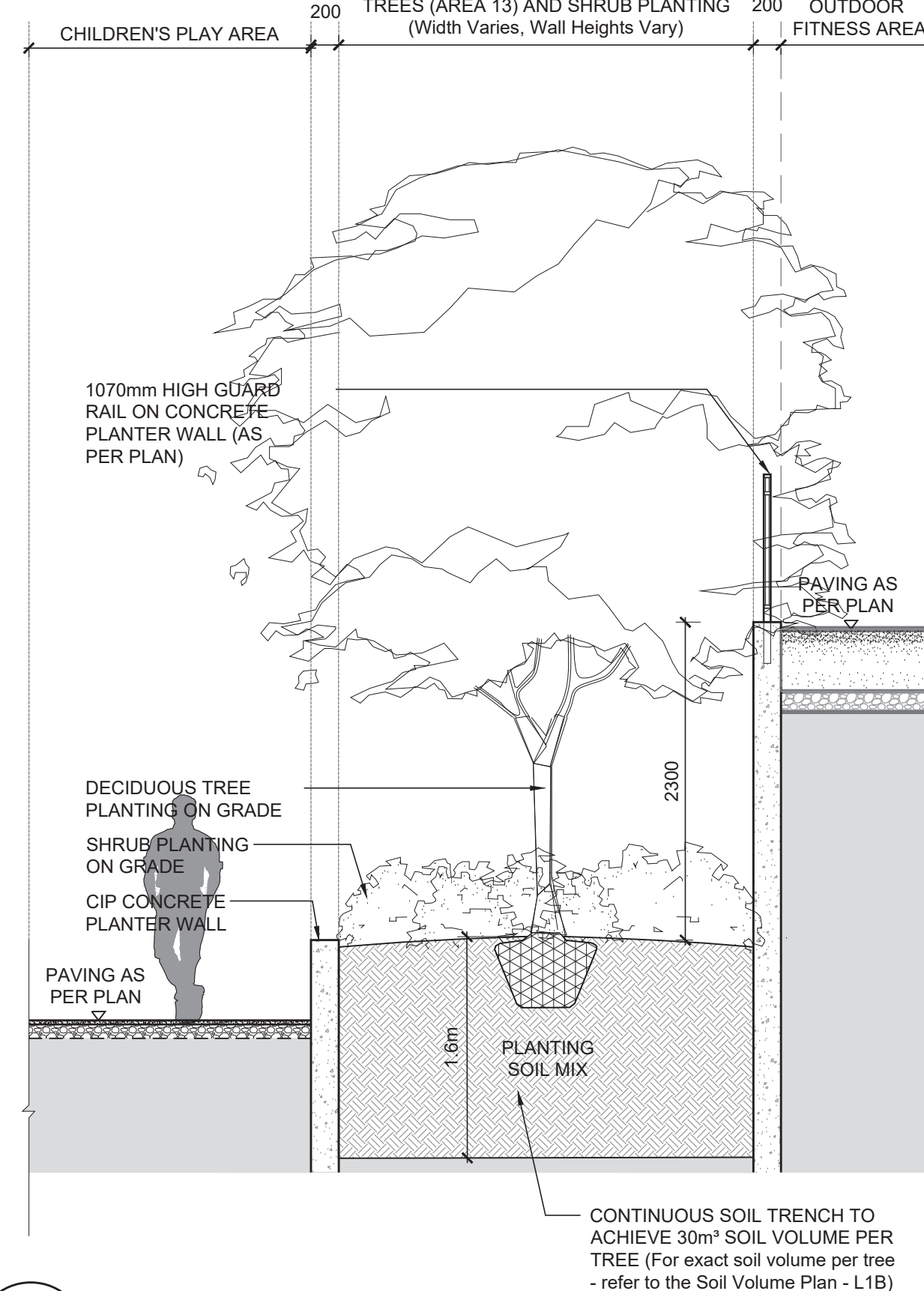
Date	February 2020	Sheet
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Checked	SVK	
Job No.	2-21-012	

LS3

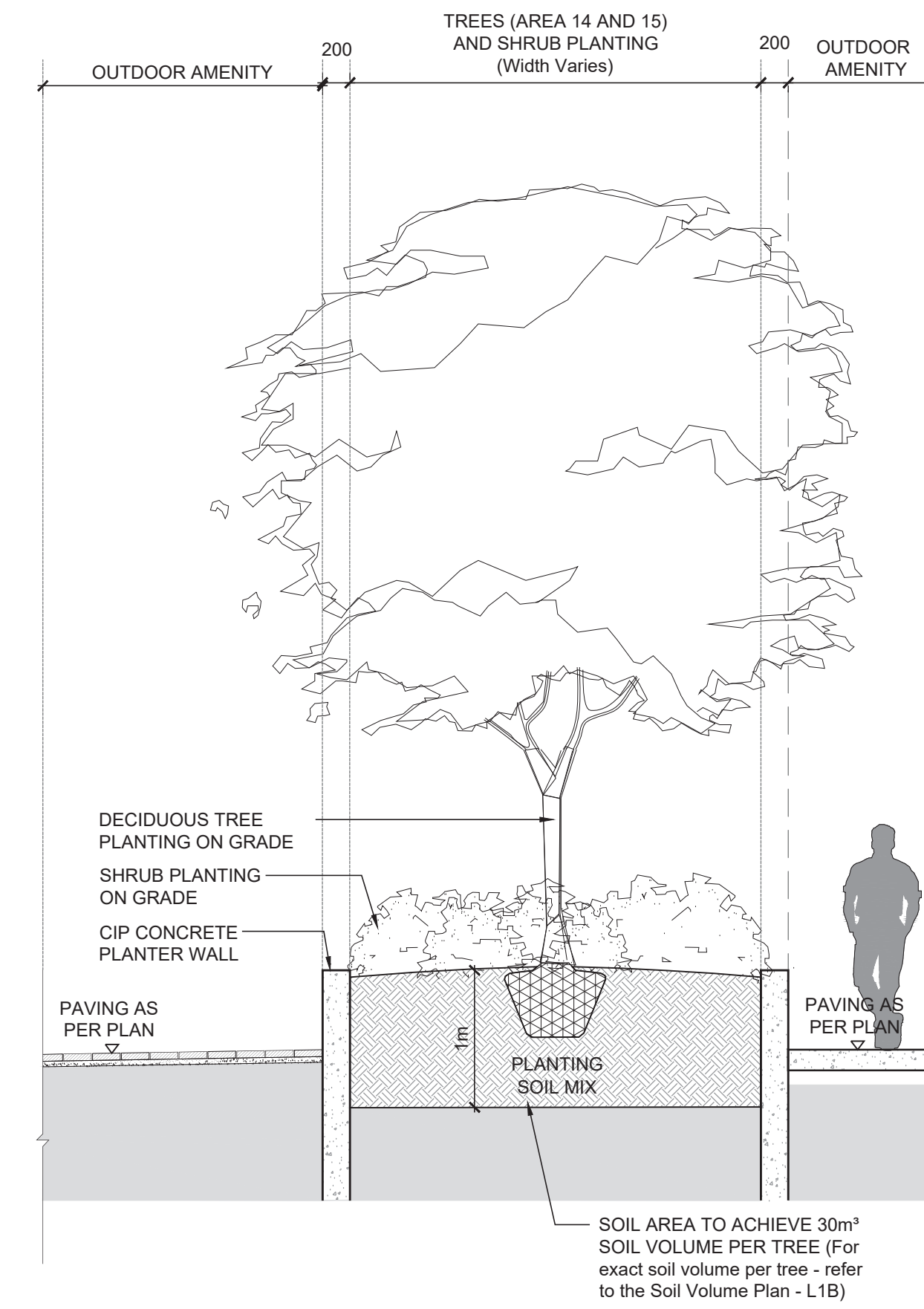
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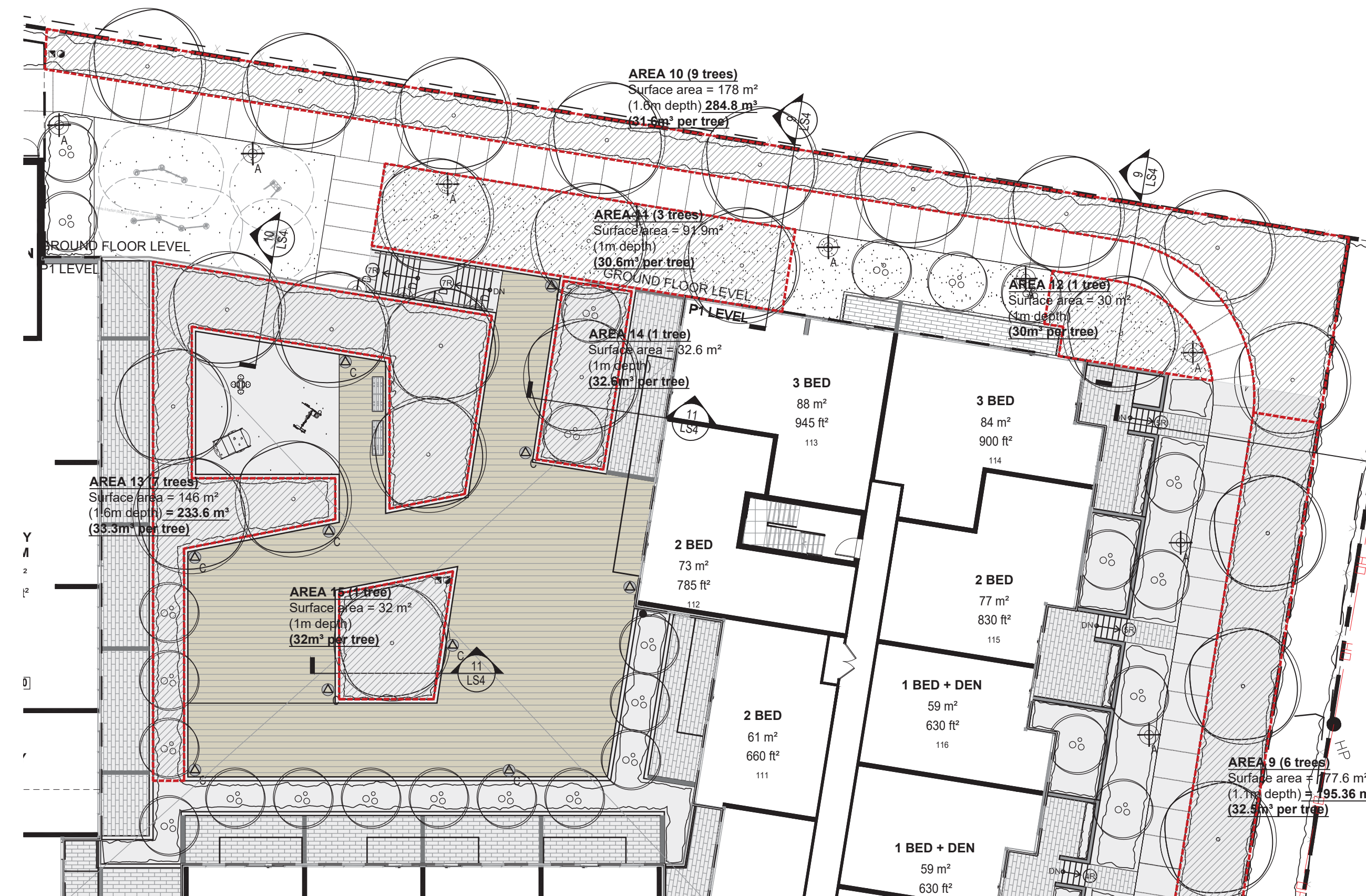
9 LANDSCAPE SECTION 9 (SOIL AREAS 10, 11 AND 12)
Scale 1:40



10 LANDSCAPE SECTION 10 (SOIL AREA 13)
Scale 1:40



11 LANDSCAPE SECTION 11 (SOIL AREA 14 AND 15)
Scale 1:40



KEY PLAN
1:200



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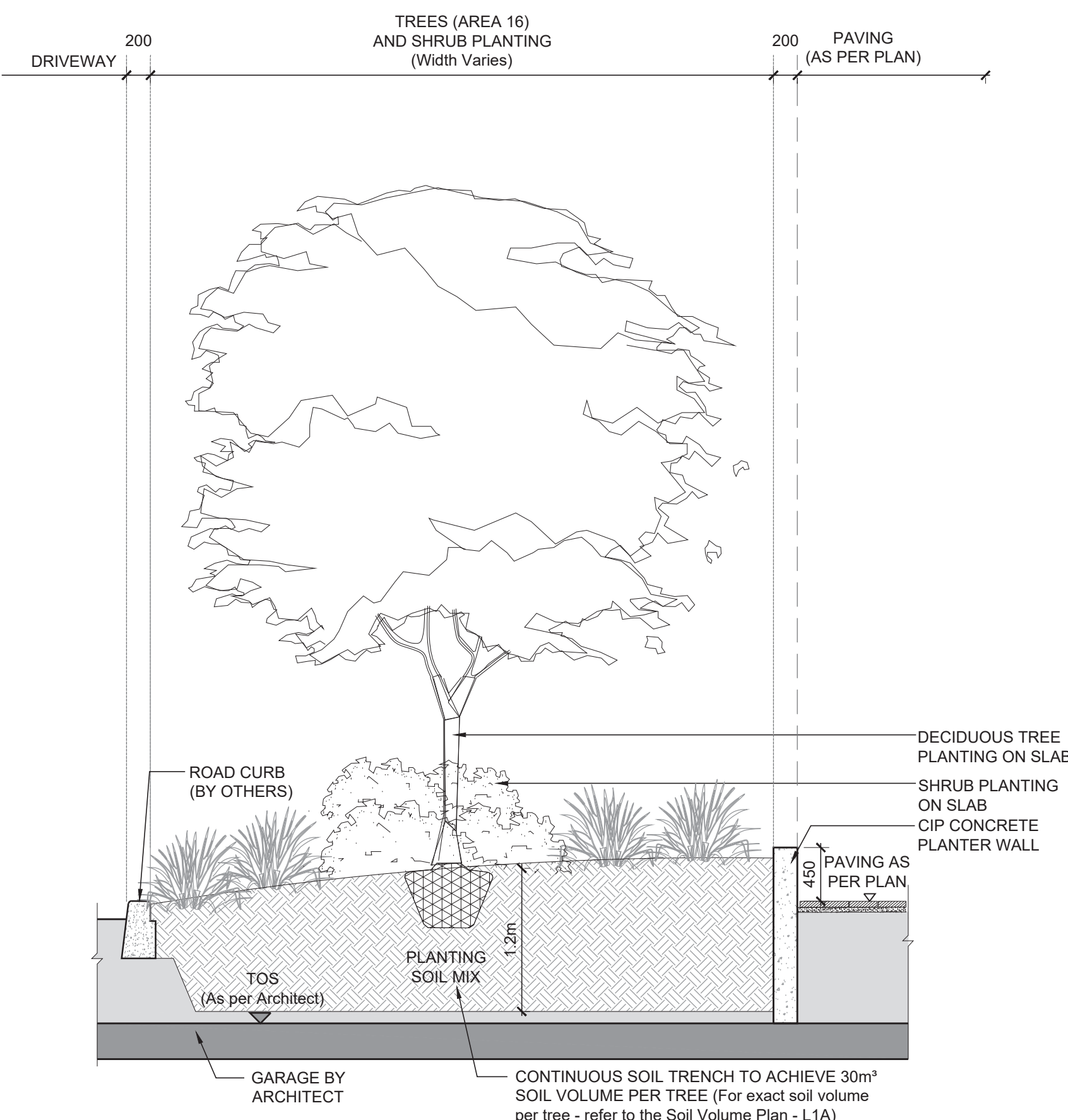
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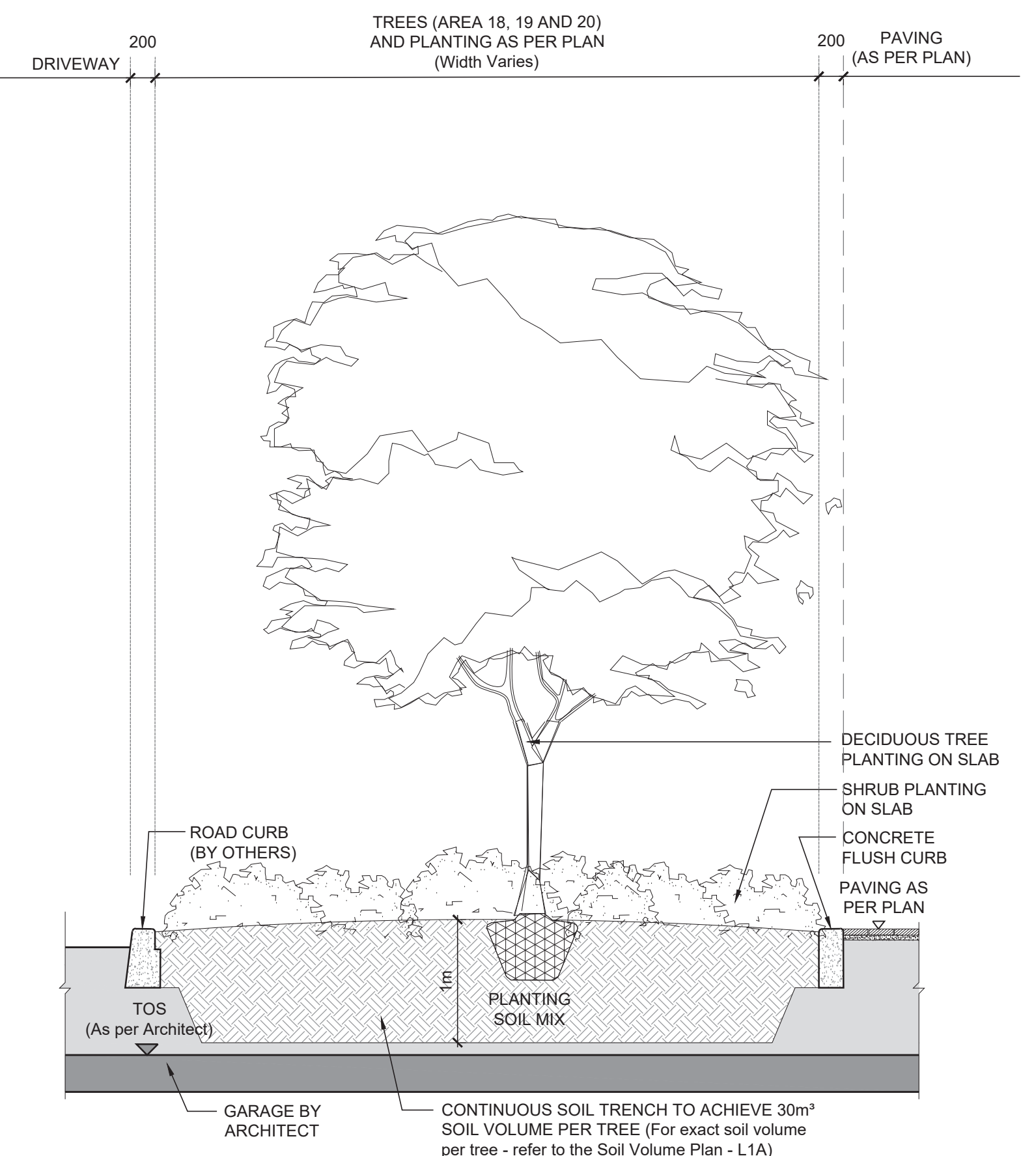
Project	230 & 240 THE DONWAY WEST	
NORTH YORK	ONTARIO	
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LS4

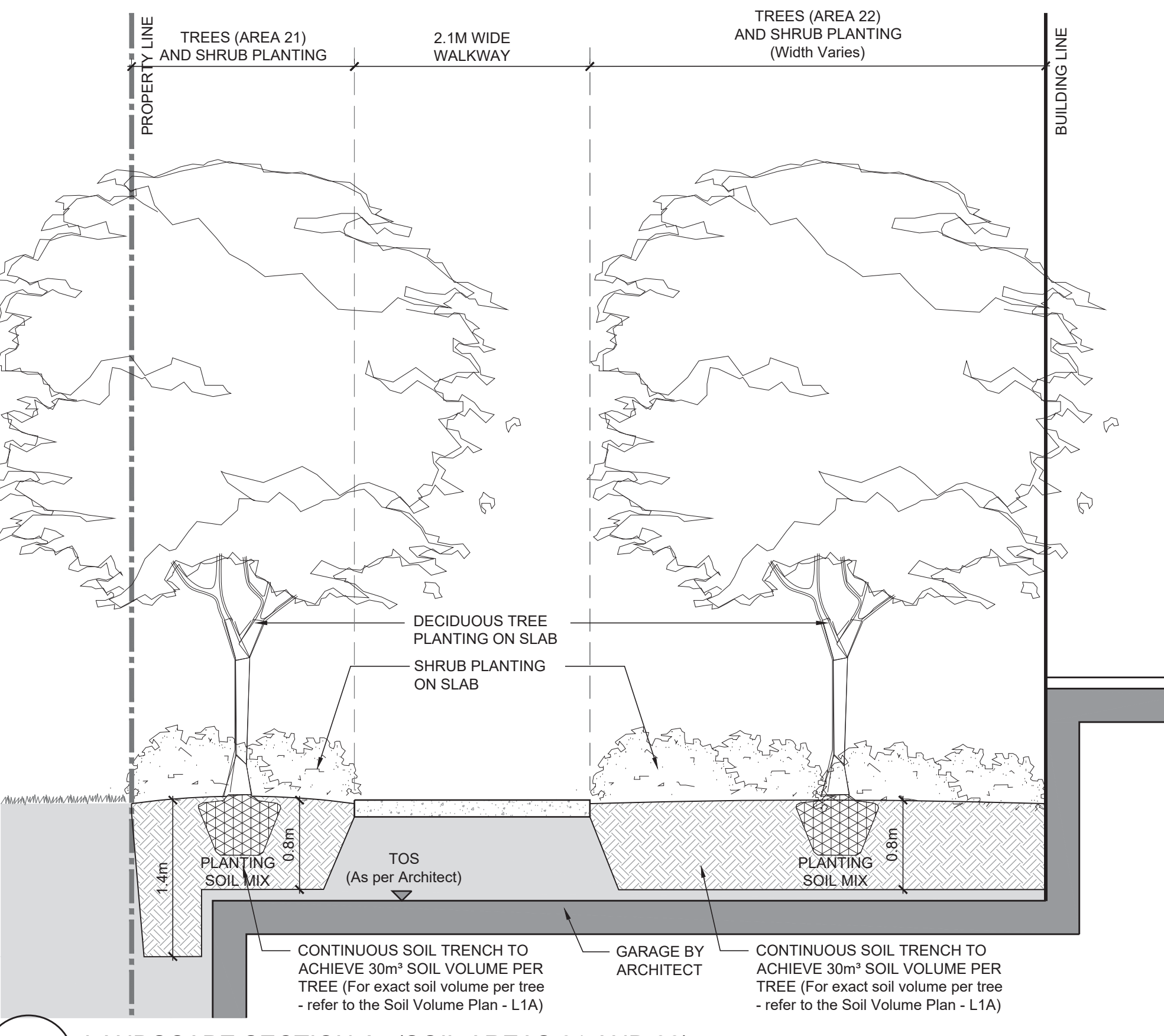
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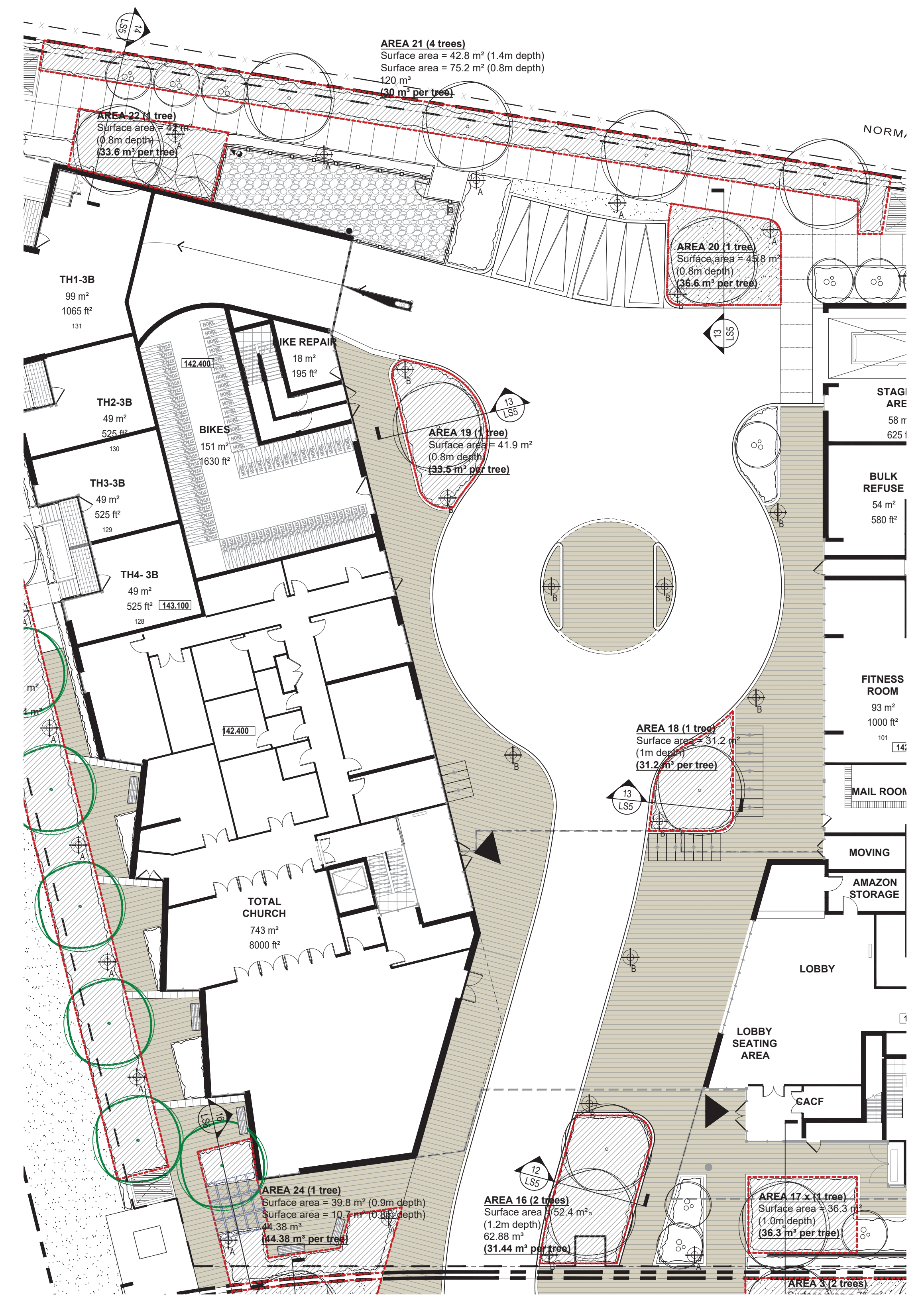
12 LANDSCAPE SECTION 12 (SOIL AREA 16)
Scale 1:40



13 LANDSCAPE SECTION 13 (SOIL AREAS 18, 19 AND 20)
Scale 1:40



14 LANDSCAPE SECTION 14 (SOIL AREAS 21 AND 22)
Scale 1:40



KEY PLAN
1:200



NOT FOR CONSTRUCTION

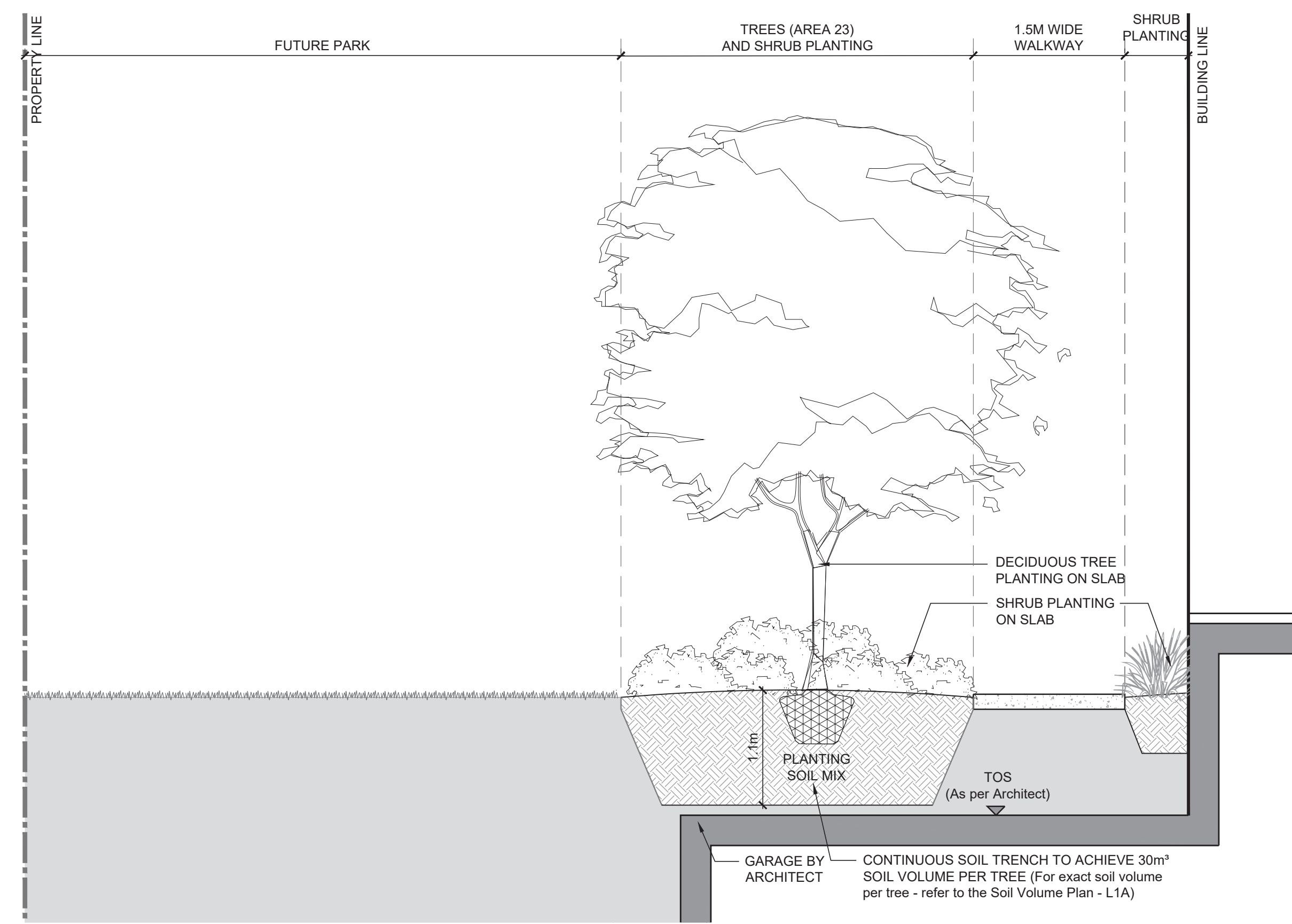
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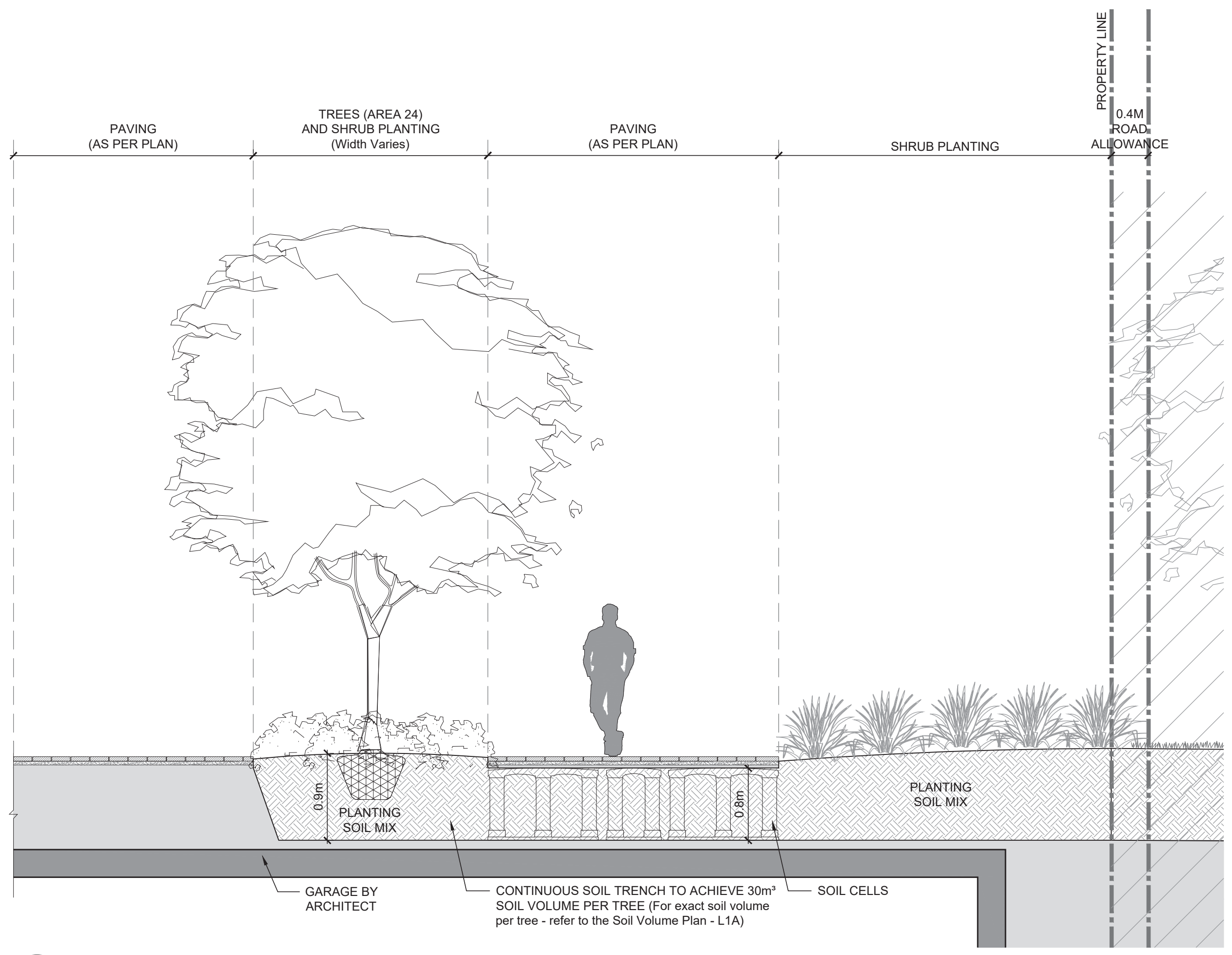
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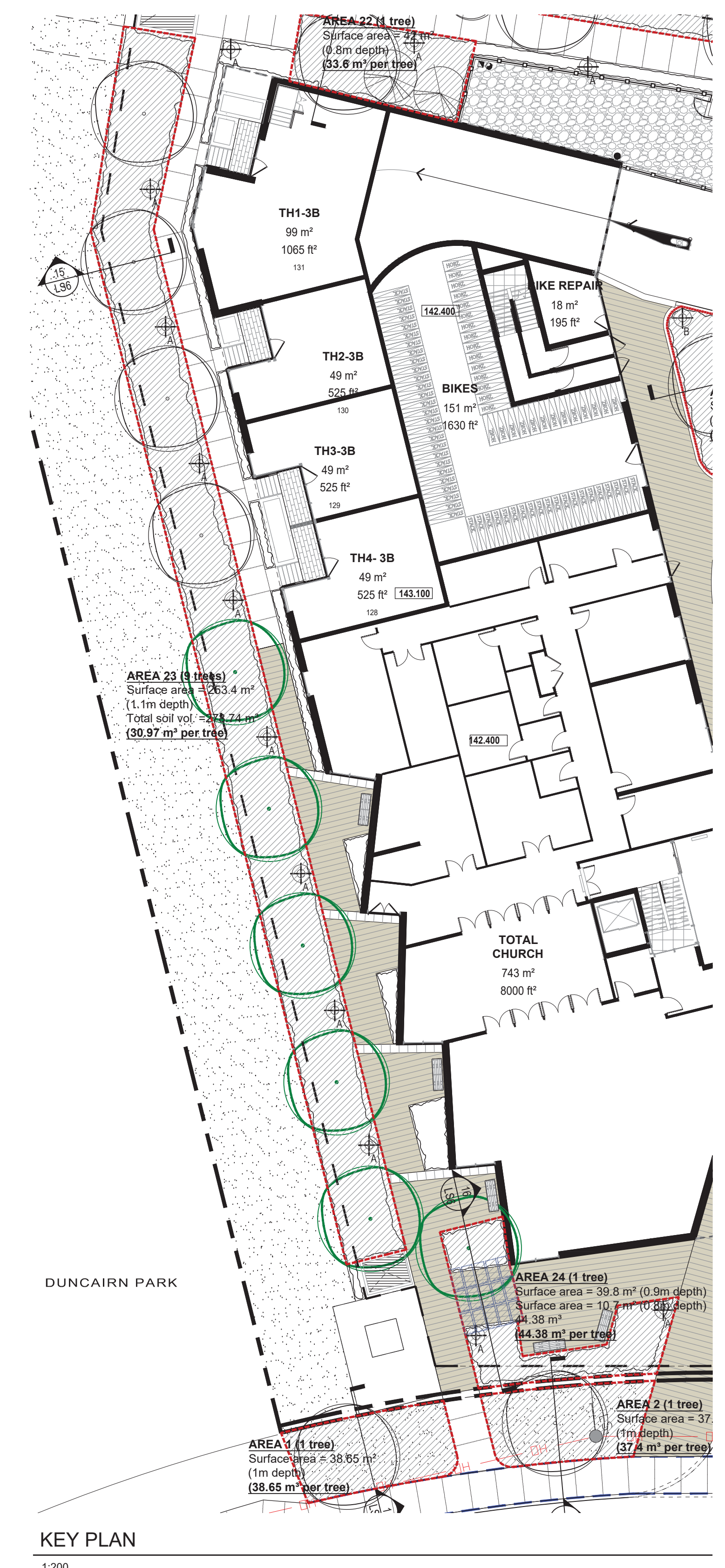
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15 LANDSCAPE SECTION 15 (SOIL AREA 23)
Scale 1:40



16 LANDSCAPE SECTION 16 (SOIL AREA 24)
Scale 1:40



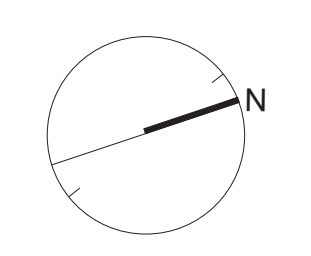
KEY PLAN
1:200



NOT FOR CONSTRUCTION

No.	Description	Date
1	ISSUED FOR REZONING	OCT 27 23

Revision



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Project

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Title
LANDSCAPE SECTIONS

Date	February 2020	Sheet
Scale	As Mentioned	LS6
Drawn	LS	
Checked	SVK	
Job No.	2-21-012	