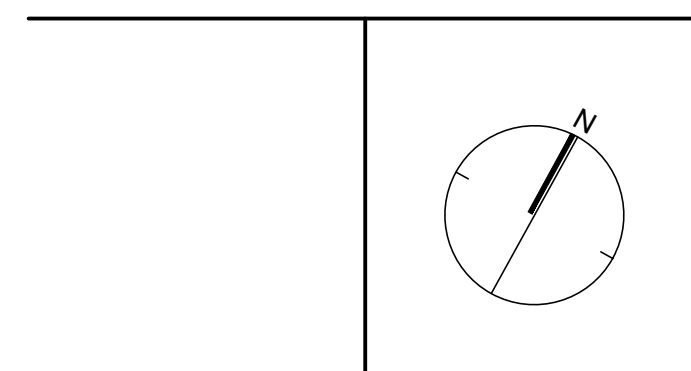


Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.

**LEGEND**

- PROPERTY LINE
- LIMIT OF CONTINUOUS SOIL TRENCH
- STM --- EXISTING STM SEWER
- WAT --- EXISTING WATER
- SAN --- EXISTING SANITARY SEWER
- GS --- EXISTING GAS
- BELL --- EXISTING BELL CONDUIT
- H --- EXISTING HYDRO
- EL --- ELECTRICAL
- OW/H --- OVER HEAD HYDRO
- CB --- CATCH BASIN
- FH --- FIRE HYDRANT
- MH --- MANHOLE
- AD --- AREA DRAIN
- SPOT ELEVATION
- PROPOSED DECIDUOUS TREE

3	Issued for ZBA	Jun 30/23
2	Reissued for ZBA submission	Feb 09/23
1	Issued for Rezoning	July 18/22
Revision		
City Approval Stamp		



**NAK**  
design strategies

421 RONCESVALLES AVENUE, TORONTO, ON M6R 2N1 CANADA  
T 416.340.8700 F 416.340.7100 NAKDESIGNSTRATEGIES.COM  
Project

**895 LAWRENCE AVE. E.**  
Toronto, Ontario

Title  
Composite Utility Plan

Date	July, 18/ 2022	Sheet
Scale	1:250	
Drawn	sm	
Checked	m	
Job No.	22-101	<b>L0.0</b>

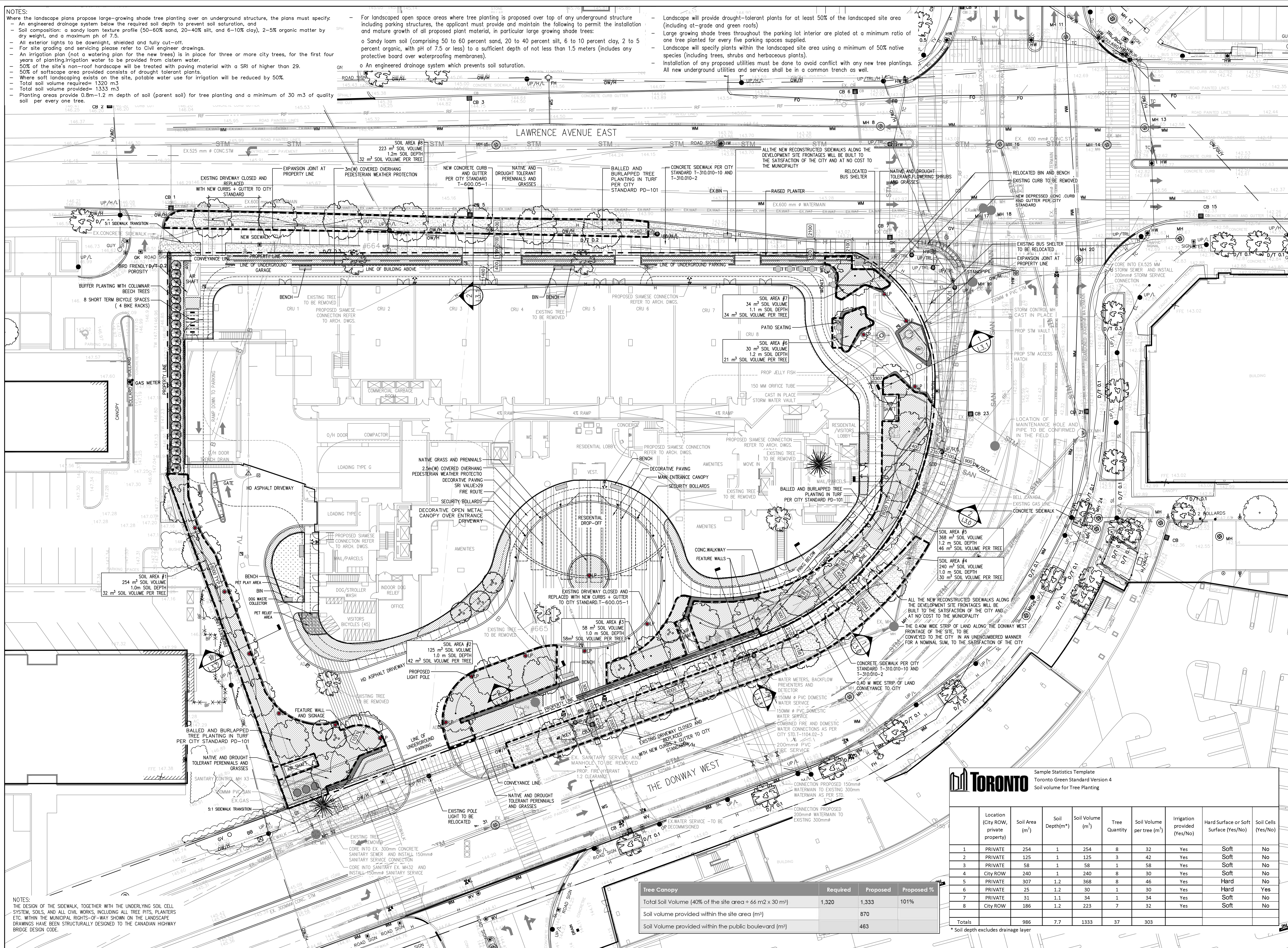
**NOTES:**  
THE DESIGN OF THE SIDEWALK, TOGETHER WITH THE UNDERLYING SOIL CELL SYSTEM, SOILS AND ALL CIVIL WORKS, INCLUDING ALL TREE PITS, PLANTERS ETC. WITHIN THE MUNICIPAL RIGHTS-OF-WAY SHOWN ON THE LANDSCAPE DRAWINGS HAVE BEEN STRUCTURALLY DESIGNED TO THE CANADIAN HIGHWAY BRIDGE DESIGN CODE.



**NOTES:**  
 Where the landscape plans propose large-growing shade tree planting over an underground structure, the plans must specify:  
 - An engineered drainage system below the required soil depth to prevent soil saturation, and  
 - Soil composition: a sandy loam texture profile (50-60% sand, 20-40% silt, and 6-10% clay), 2-5% organic matter by dry weight, and a maximum pH of 7.5.  
 - All exterior lights to be downlight, shielded and fully cut-off.  
 - For site grading and servicing please refer to Civil engineer drawings.  
 - An irrigation plan (not a watering plan for the new trees) is in place for three or more city trees, for the first four years of planting. Irrigation water to be provided from city water.  
 - 50% of the site's non-roof hardscape will be treated with paving material with a SRI of higher than 29.  
 - 50% of softscape area provided consists of drought tolerant plants.  
 - Where soft landscaping exists on the site, potable water use for irrigation will be reduced by 20%.  
 - Total soil volume required= 1320 m<sup>3</sup>  
 - Total soil volume provided= 1333 m<sup>3</sup>  
 - Planting areas provide 0.8m-1.2 m depth of soil (parent soil) for tree planting and a minimum of 30 m<sup>3</sup> of quality soil per every one tree.

- For landscaped open space areas where tree planting is proposed over top of any underground structure including parking structures, the applicant must provide and maintain the following to permit the installation and mature growth of all proposed plant material, in particular large growing shade trees:  
 o Sandy loam soil (comprising 50 to 60 percent sand, 20 to 40 percent silt, 6 to 10 percent clay, 2 to 5 percent organic, with pH of 7.5 or less) to a sufficient depth of not less than 1.5 meters (includes any protective board over waterproofing membranes).  
 o An engineered drainage system which prevents soil saturation.

- Landscape will provide drought-tolerant plants for at least 50% of the landscaped site area (including at-grade and green roofs)  
 - Large growing shade trees throughout the parking lot interior are planted at a minimum ratio of one tree planted for every five parking spaces supplied.  
 - Landscape will specify plants within the landscaped site area using a minimum of 50% native species (including trees, shrubs and herbaceous plants).  
 - Installation of any proposed utilities must be done to avoid conflict with any new tree plantings.  
 - All new underground utilities and services shall be in a common trench as well.



**LEGEND**

- PROPERTY LINE
- EXTENT OF UNDERGROUND SLAB
- EXTENT OF BUILDING ABOVE
- LAND CONVEYANCE
- EXTENT OF SOIL TRENCH
- FENCE LINE
- EASMENT

**PLANTING**

- EXISTING TREES TO BE REMOVED (REFER TO ARBORIST REPORT)
- PROPOSED STREET TREE
- SHRUB/PERENNIALS
- SOD

**HARDSCAPE**

- UNIT PAVING TYPE 1 SRI>29
- CONCRETE PAVING SRI>29
- ASPHALT
- TACTILE SURFACE INDICATOR
- GRAVEL
- BENCH
- BIN

**UTILITIES - REFER TO CIVIL DRAWINGS**

- MANHOLE
- CATCH BASIN
- AREA DRAIN
- PEDESTRIAN LIGHT
- SECURITY BOLLARD

Revision	Description	Date
4	Re-issued for ZBA	Jun.30/23
3	Re-issued for ZBA	Apr.03/23
2	Re-issued for ZBA	Feb.06/23
1	Issued for Rezoning	July.18/22

City Approval Stamp

**NAK**  
 design strategies

421 RONCESVALLES AVENUE, TORONTO, ON M6R 2N1 CANADA  
 T 416.340.8700 F 416.340.7100 [NAKDESIGNSTRATEGIES.COM](http://NAKDESIGNSTRATEGIES.COM)  
 Project

**895 LAWRENCE AVE. E.**  
 Toronto, Ontario

Title: **LANDSCAPE PLAN**

Date: July, 18/ 2022  
 Scale: 1:250  
 Drawn: sm  
 Checked: m  
 Job No.: 20-224



Sample Statistics Template  
 Toronto Green Standard Version 4  
 Soil volume for Tree Planting

	Location (City ROW, private property)	Soil Area (m <sup>2</sup> )	Soil Depth(m <sup>3</sup> )	Soil Volume (m <sup>3</sup> )	Tree Quantity	Soil Volume per tree (m <sup>3</sup> )	Irrigation provided (Yes/No)	Hard Surface or Soft Surface (Yes/No)	Soil Cells (Yes/No)
1	PRIVATE	254	1	254	8	32	Yes	Soft	No
2	PRIVATE	125	1	125	3	42	Yes	Soft	No
3	PRIVATE	58	1	58	1	58	Yes	Soft	No
4	City ROW	240	1	240	8	30	Yes	Soft	No
5	PRIVATE	307	1.2	368	8	46	Yes	Hard	No
6	PRIVATE	25	1.2	30	1	30	Yes	Hard	Yes
7	PRIVATE	31	1.1	34	1	34	Yes	Soft	No
8	City ROW	186	1.2	223	7	32	Yes	Soft	No
Totals		986	7.7	1333	37	303			

\* Soil depth excludes drainage layer

Tree Canopy	Required	Proposed	%
Total Soil Volume (40% of the site area + 66 m <sup>2</sup> x 30 m <sup>3</sup> )	1,320	1,333	101%
Soil volume provided within the site area (m <sup>3</sup> )		870	
Soil Volume provided within the public boulevard (m <sup>3</sup> )		463	

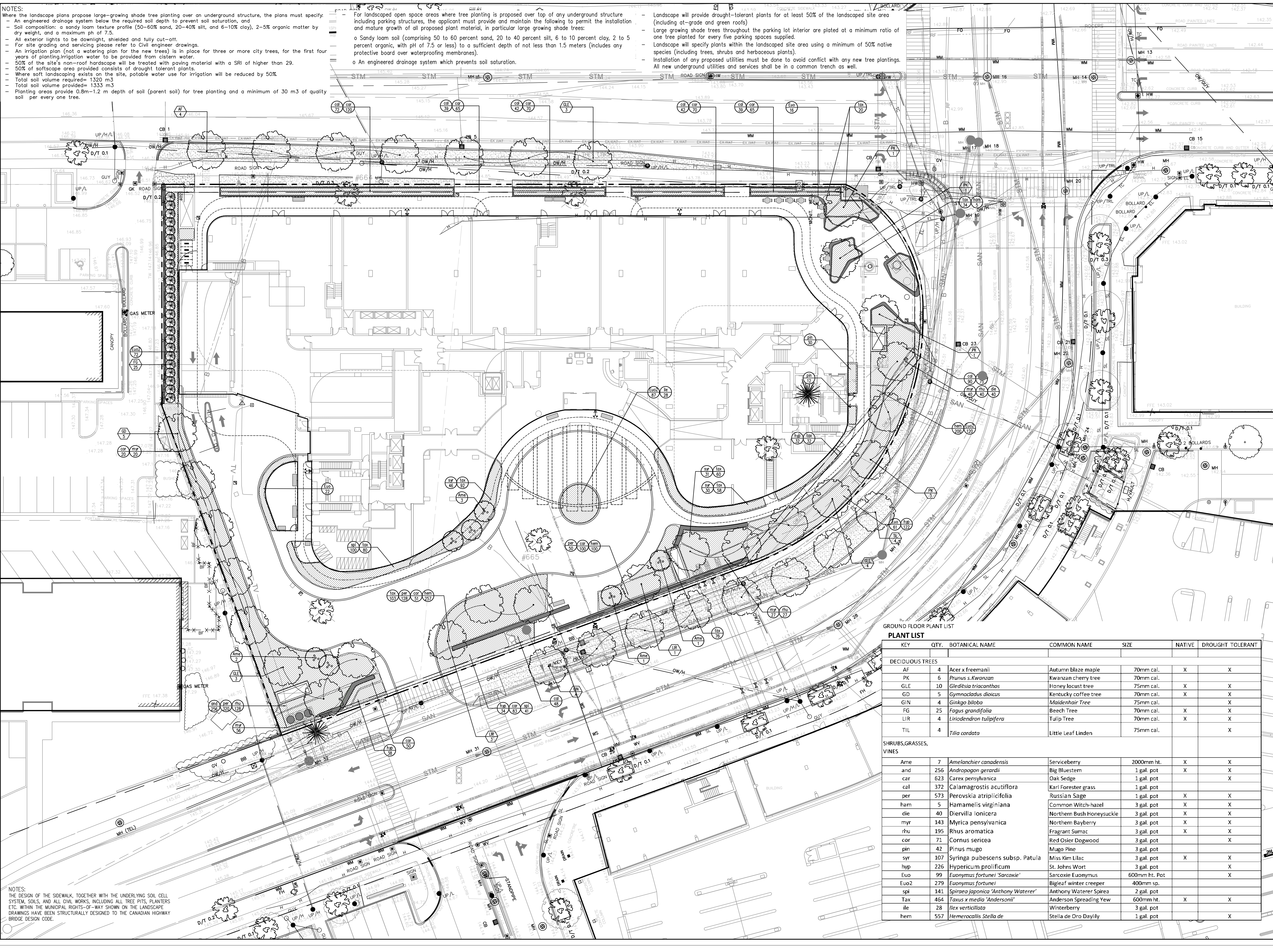
**NOTES:**  
 THE DESIGN OF THE SIDEWALK, TOGETHER WITH THE UNDERGROUND SOIL CELL SYSTEM, SOILS, AND ALL CIVIL WORKS, INCLUDING ALL TREE PITS, PLANTERS ETC. WITHIN THE MUNICIPAL RIGHTS-OF-WAY SHOWN ON THE LANDSCAPE DRAWINGS HAVE BEEN STRUCTURALLY DESIGNED TO THE CANADIAN HIGHWAY BRIDGE DESIGN CODE.



**NOTES:**  
 Where the landscape plans propose large-growing shade tree planting over an underground structure, the plans must specify:  
 - An engineered drainage system below the required soil depth to prevent soil saturation, and  
 - Soil composition: a sandy loam texture profile (50-60% sand, 20-40% silt, and 6-10% clay), 2-5% organic matter by dry weight, and a maximum pH of 7.5.  
 - All exterior lights to be downlight, shielded and fully cut-off.  
 - For site grading and servicing please refer to Civil Engineer drawings.  
 - An irrigation plan (not a watering plan for the new trees) is in place for three or more city trees, for the first four years of planting. Irrigation water to be provided from city water.  
 - 50% of the site's non-roof hardscape will be treated with paving material with a SRI of higher than 29.  
 - 50% of softscape area provided consists of drought tolerant plants.  
 - Where soft landscaping exists on the site, potable water use for irrigation will be reduced by 50%.  
 - Total soil volume required= 1320 m<sup>3</sup>  
 - Total soil volume provided= 1333 m<sup>3</sup>  
 - Planting areas provide 0.8m-1.2 m depth of soil (parent soil) for tree planting and a minimum of 30 m<sup>3</sup> of quality soil per every one tree.

For landscaped open space areas where tree planting is proposed over top of any underground structure including parking structures, the applicant must provide and maintain the following to permit the installation and mature growth of all proposed plant material, in particular large growing shade trees:  
 o Sandy loam soil (comprising 50 to 60 percent sand, 20 to 40 percent silt, 6 to 10 percent clay, 2 to 5 percent organic, with pH of 7.5 or less) to a sufficient depth of not less than 1.5 meters (includes any protective board over waterproofing membranes).  
 o An engineered drainage system which prevents soil saturation.

Landscape will provide drought-tolerant plants for at least 50% of the landscaped site area (including at-grade and green roofs)  
 - Large growing shade trees throughout the parking lot interior are planted at a minimum ratio of one tree planted for every five parking spaces supplied.  
 - Landscape will specify plants within the landscaped site area using a minimum of 50% native species (including trees, shrubs and herbaceous plants).  
 - Installation of any proposed utilities must be done to avoid conflict with any new tree plantings. All new underground utilities and services shall be in a common trench as well.





Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.

**LEGEND**

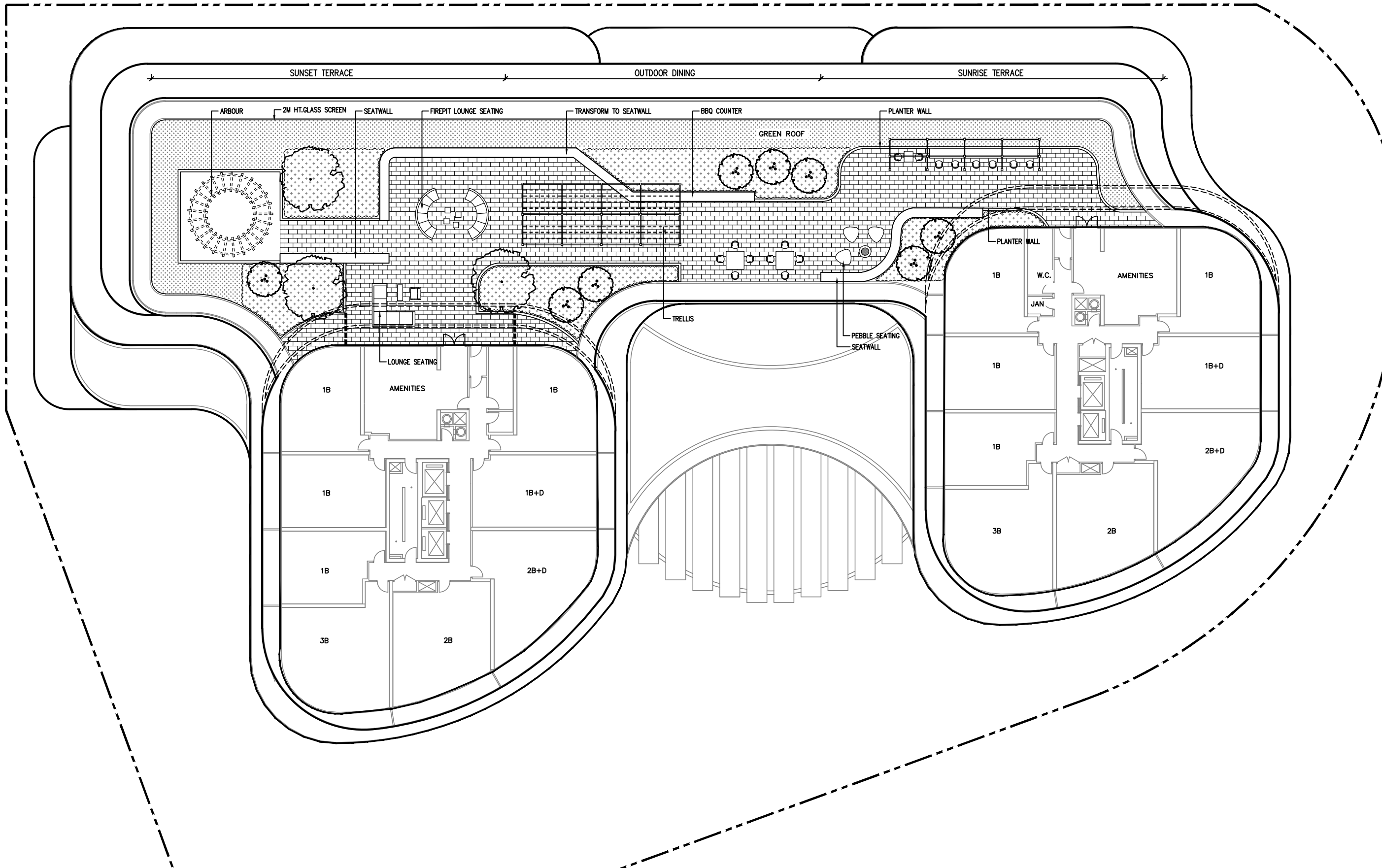
	PROPERTY LINE
	EXTENT OF UNDERGROUND SLAB
	EXTENT OF BUILDING ABOVE
	EXTENT OF SOIL TRENCH

**PLANTING**

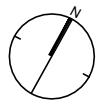
	PROPOSED TREE
	PROPOSED MULTI-STEM SHRUB
	SHRUB/PERENNIALS
	GREEN ROOF

**HARDSCAPE**

	UNIT PAVING
--	-------------



1	Issued for Rezoning	Jun. 30/23
Revision		
City Approval Stamp		



**NAK**  
design strategies

421 RONSEVALLES AVENUE, TORONTO, ON M6R 2N1 CANADA  
T 416.340.8700 F 416.340.7100 NAKDESIGNSTRATEGIES.COM

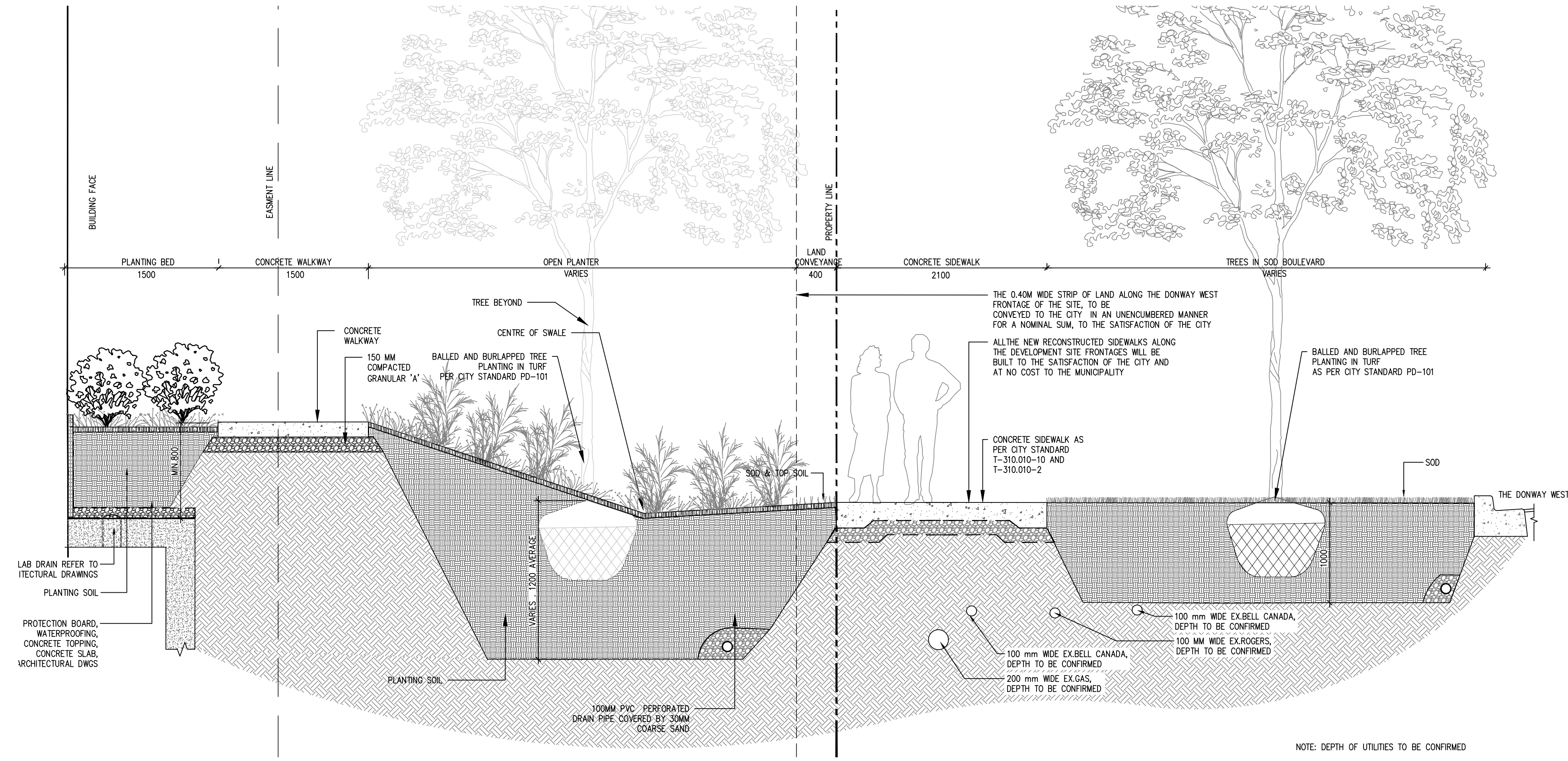
895 LAWRENCE AVE. E.  
Toronto, Ontario

Title  
**7TH FLOOR AMENITY  
LANDSCAPE PLAN**

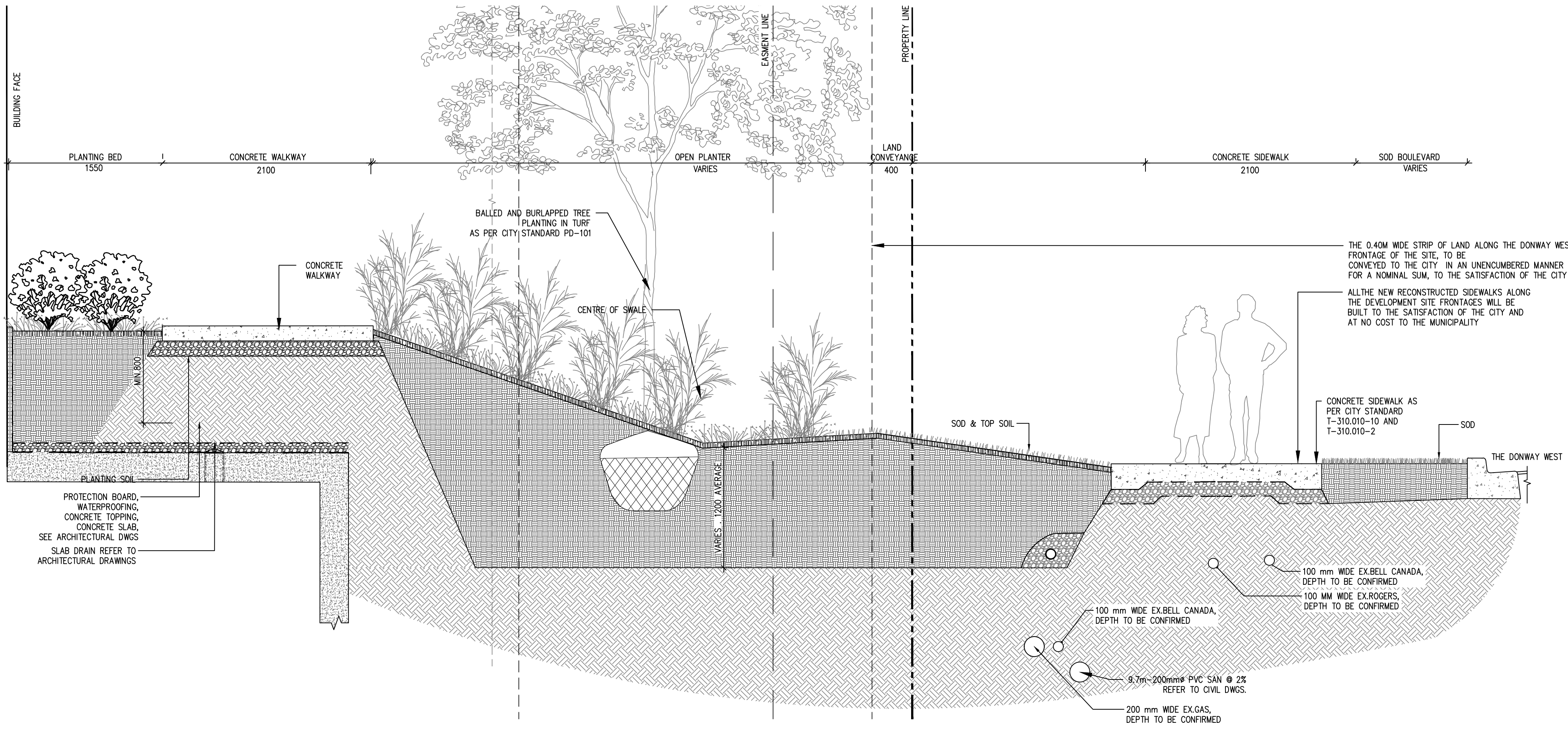
Date	July, 18/ 2022	Sheet
Scale	1:150	<b>L2</b>
Drawn	sm	
Checked	m	
Job No.	20-224	



**STRUCTURAL NOTE:**  
 THE DESIGN OF THE SIDEWALK, TOGETHER WITH THE UNDERLYING SOIL CELL SYSTEM, SOILS, AND ALL CIVIL WORKS, INCLUDING ALL TREE PITS, PLANTERS ETC. WITHIN THE MUNICIPAL RIGHTS-OF-WAY SHOWN ON THE LANDSCAPE DRAWINGS HAVE BEEN STRUCTURALLY DESIGNED TO THE CANADIAN HIGHWAY BRIDGE DESIGN CODE.



1 TREE PLANTING SECTION SOIL AREA # 4  
 1:30

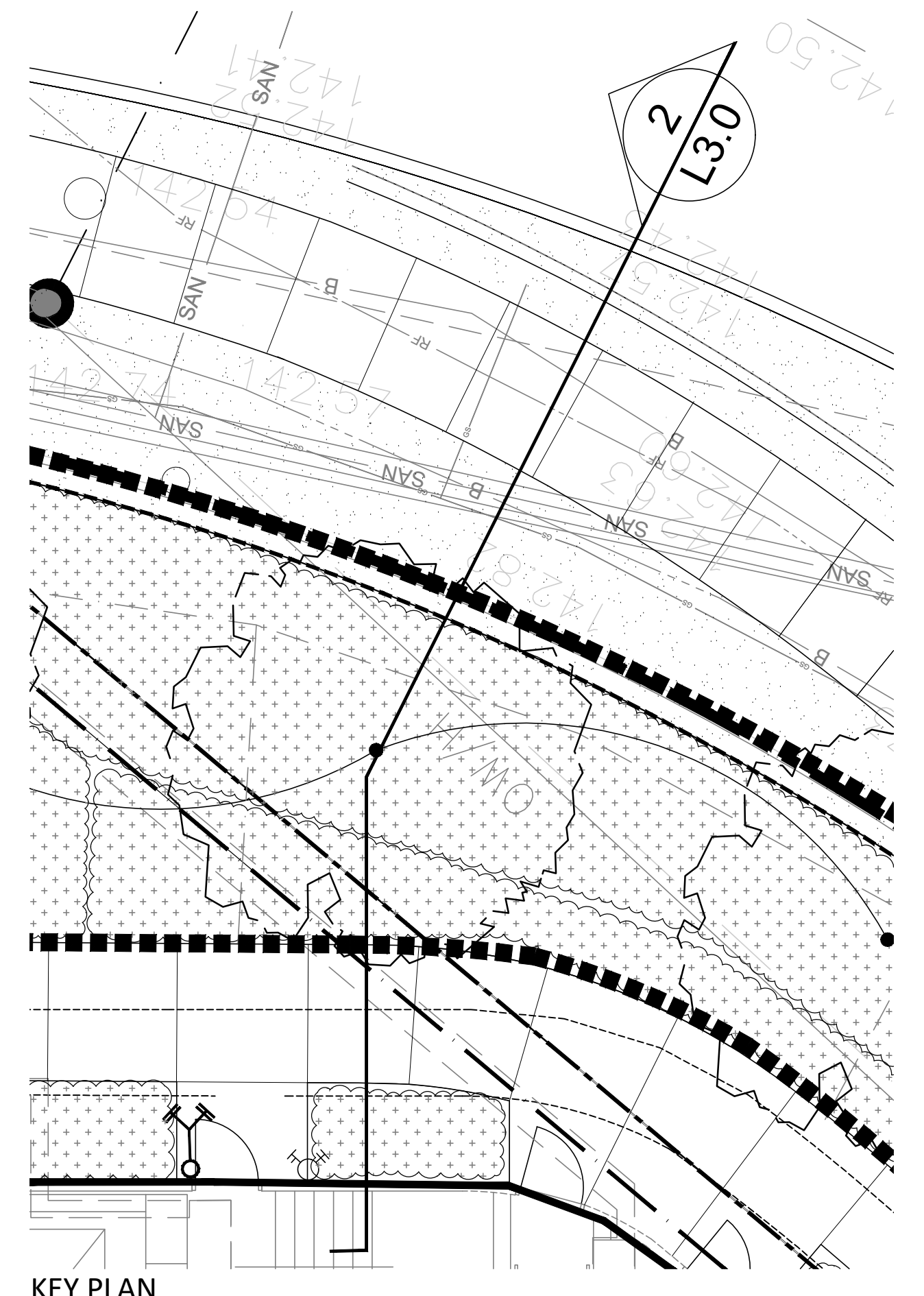


2 TREE PLANTING SECTION SOIL AREA # 4  
 1:30



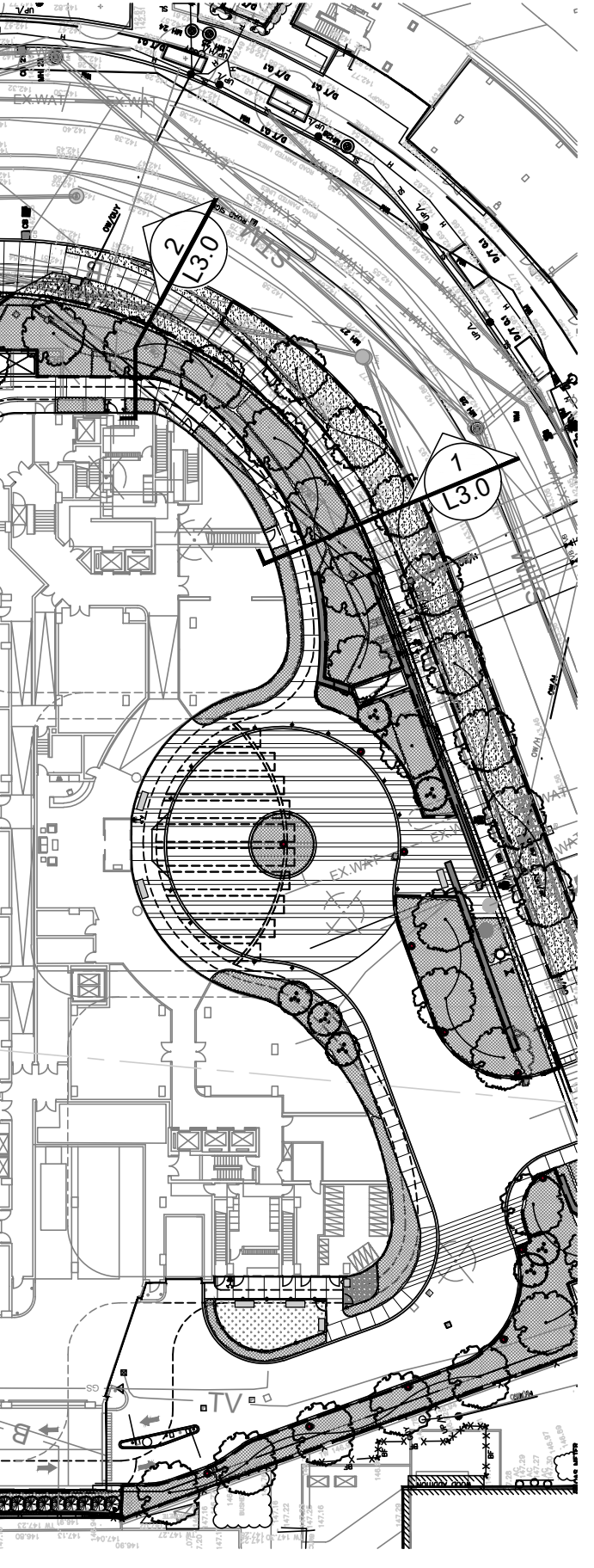
KEY PLAN  
 Scale: 1:75

**NOTE:**  
 REMOVE ALL EXISTING ACCESS, CURB CUTS, TRAFFIC CONTROL SIGN(S) ALONG THE DEVELOPMENT SITE FRONTAGE THAT ARE NO LONGER REQUIRED AND REINSTATE THE CURB, GUTTER AND BOULEVARD WITHIN THE CITY'S RIGHT-OF-WAY, IN ACCORDANCE WITH CITY STANDARDS.



KEY PLAN  
 Scale: 1:75

Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.



2	Re-Issued for ZBA	Jun 30/23
1	Issued for ZBA	Apr 03/23
Revision		
City Approval Stamp		

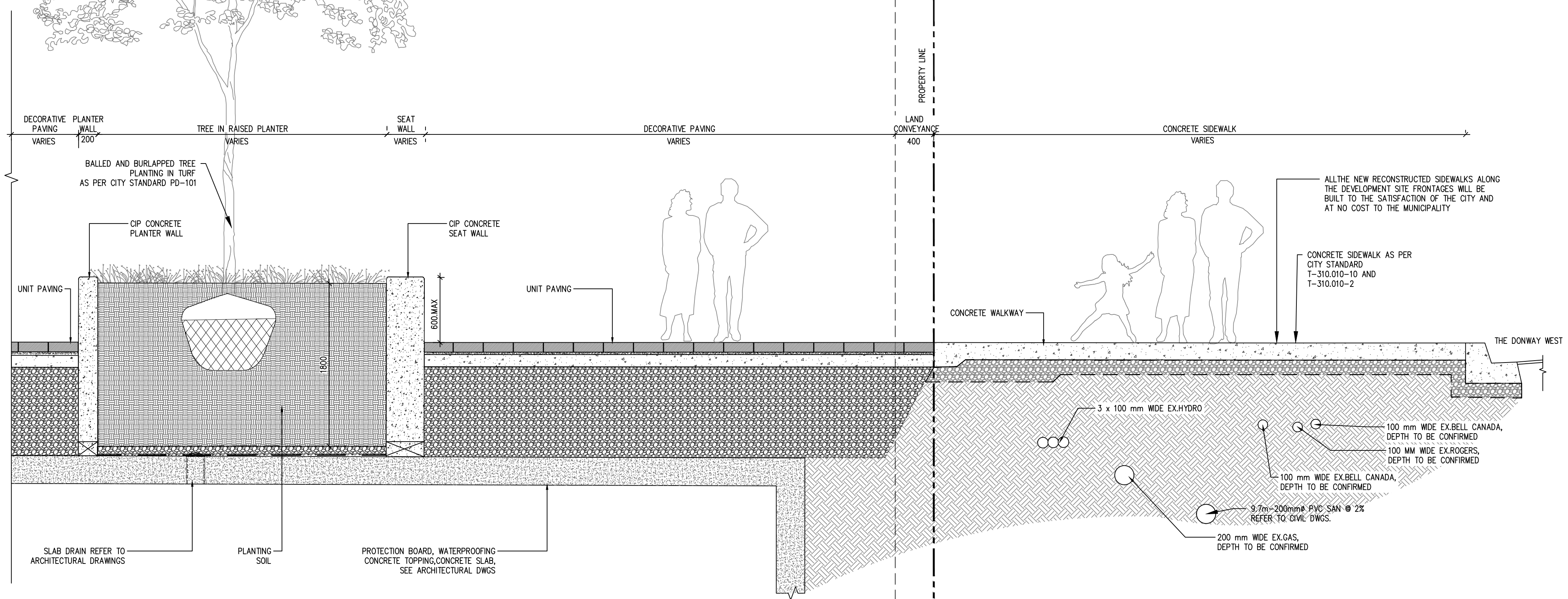
**NAK**  
 design strategies  
 421 RONCESVALLES AVENUE, TORONTO, ON M6R 2N1 CANADA  
 T 416.340.8700 F 416.340.7100 [NAKDESIGNSTRATEGIES.COM](http://NAKDESIGNSTRATEGIES.COM)  
 Project

895 LAWRENCE AVE. E.  
 Toronto, Ontario

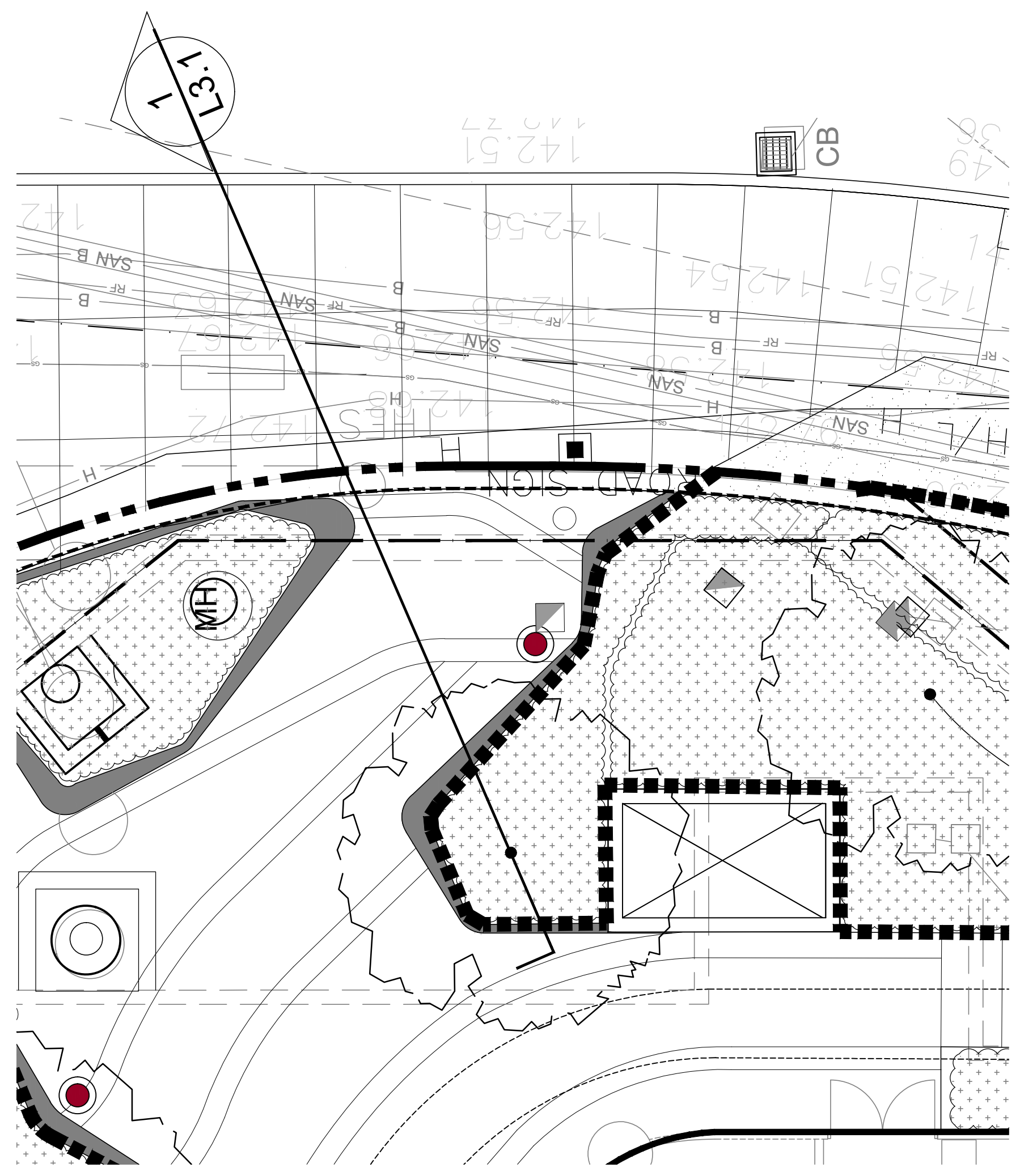
Title		<b>L3.0</b>
Landscape Sections		
Date	July 18/2022	
Scale	As shown	
Drawn	SM,MZ	
Checked	RN	
Job No.	20-224	



**STRUCTURAL NOTE:**  
 THE DESIGN OF THE SIDEWALK, TOGETHER WITH THE UNDERLYING SOIL CELL SYSTEM, SOILS, AND ALL CIVIL WORKS, INCLUDING ALL TREE PITS, PLANTERS ETC. WITHIN THE MUNICIPAL RIGHTS-OF-WAY SHOWN ON THE LANDSCAPE DRAWINGS HAVE BEEN STRUCTURALLY DESIGNED TO THE CANADIAN HIGHWAY BRIDGE DESIGN CODE.

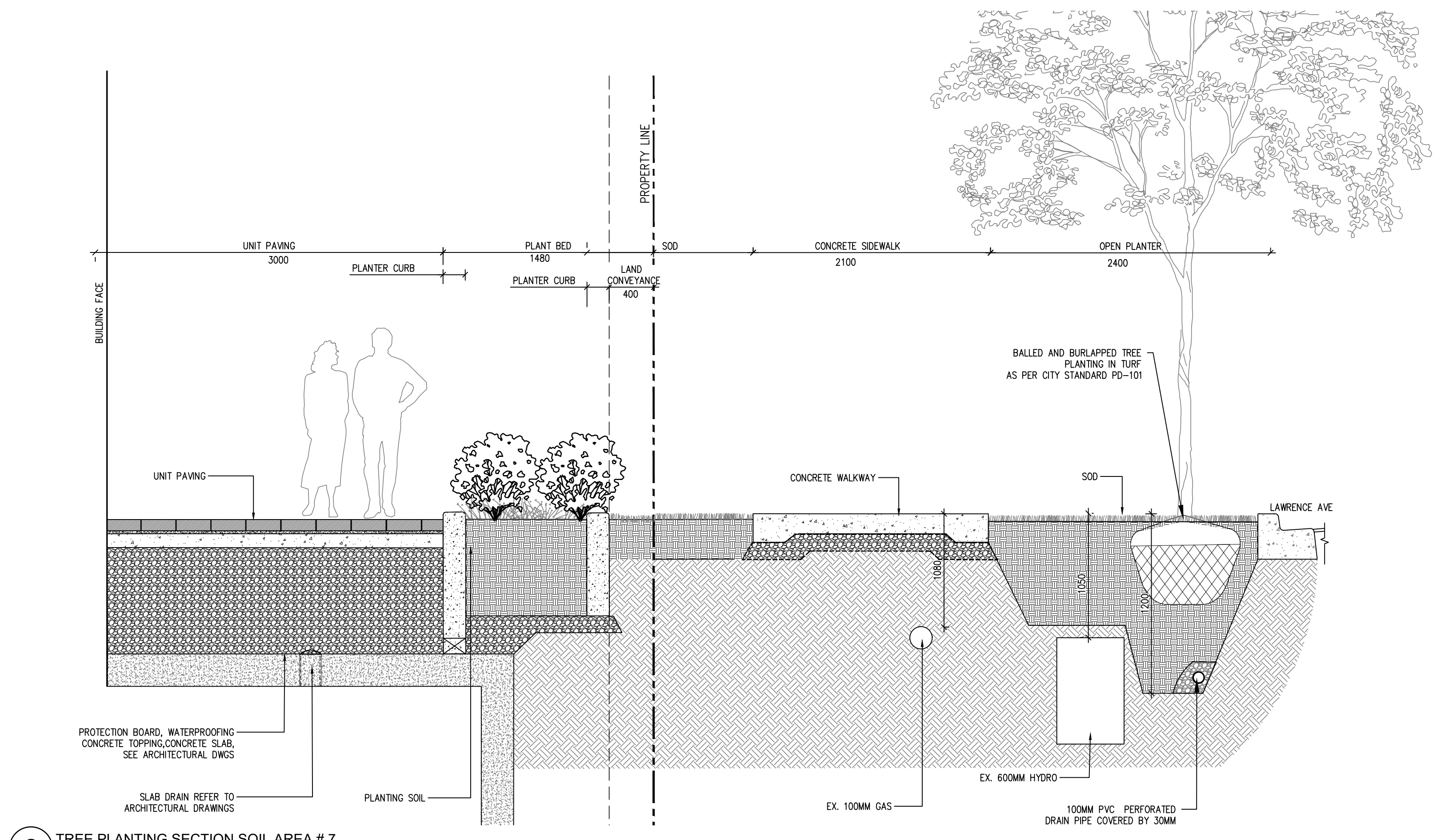


**1** TREE PLANTING SECTION SOIL AREA #5  
 1:30

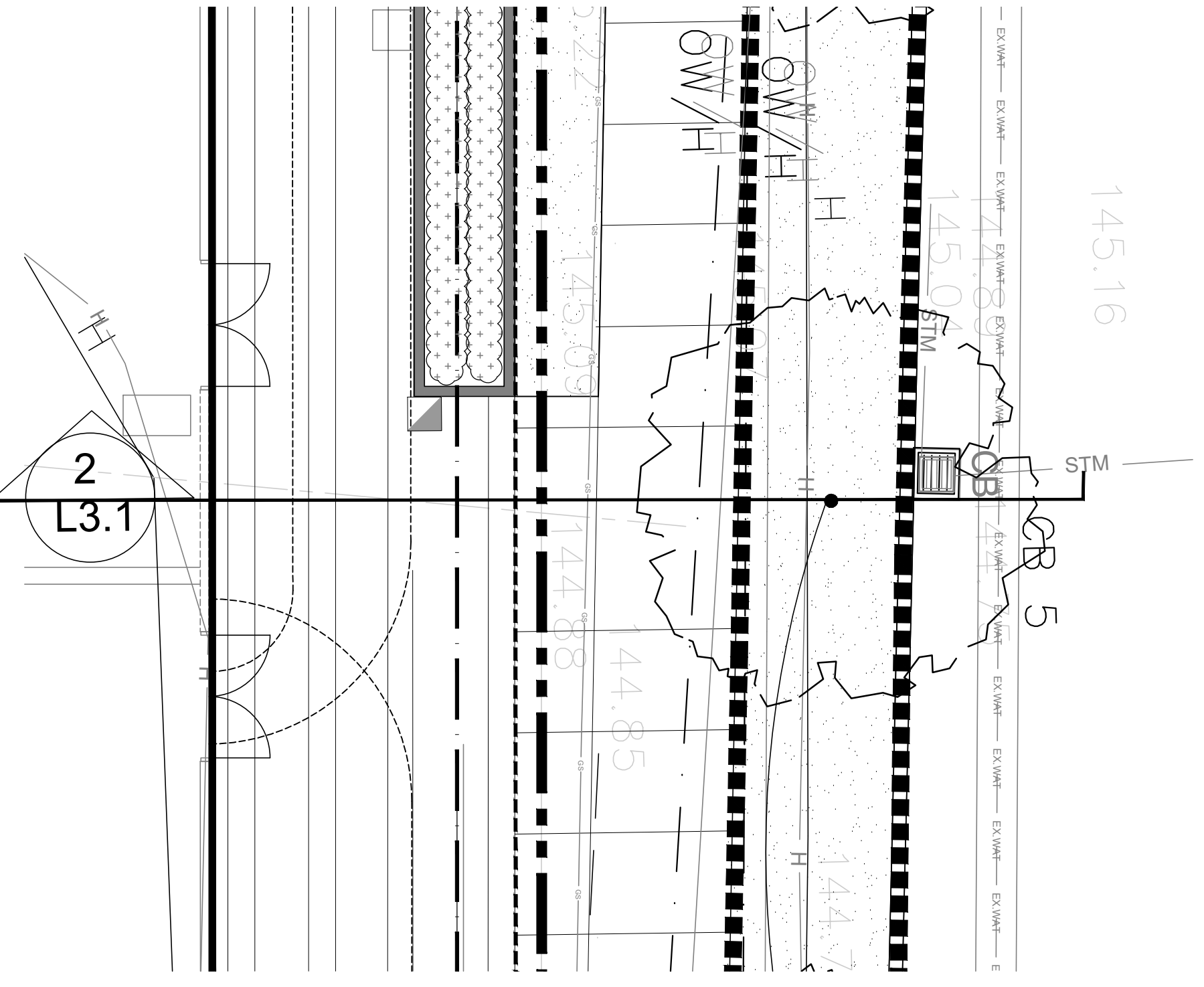


**KEY PLAN**  
 Scale: 1:75

**NOTE:**  
 REMOVE ALL EXISTING ACCESS, CURB CUTS, TRAFFIC CONTROL SIGN(S) ALONG THE DEVELOPMENT SITE FRONTAGE THAT ARE NO LONGER REQUIRED AND REINSTATE THE CURB, GUTTER AND BOULEVARD WITHIN THE CITY'S RIGHT-OF-WAY, IN ACCORDANCE WITH CITY STANDARDS.

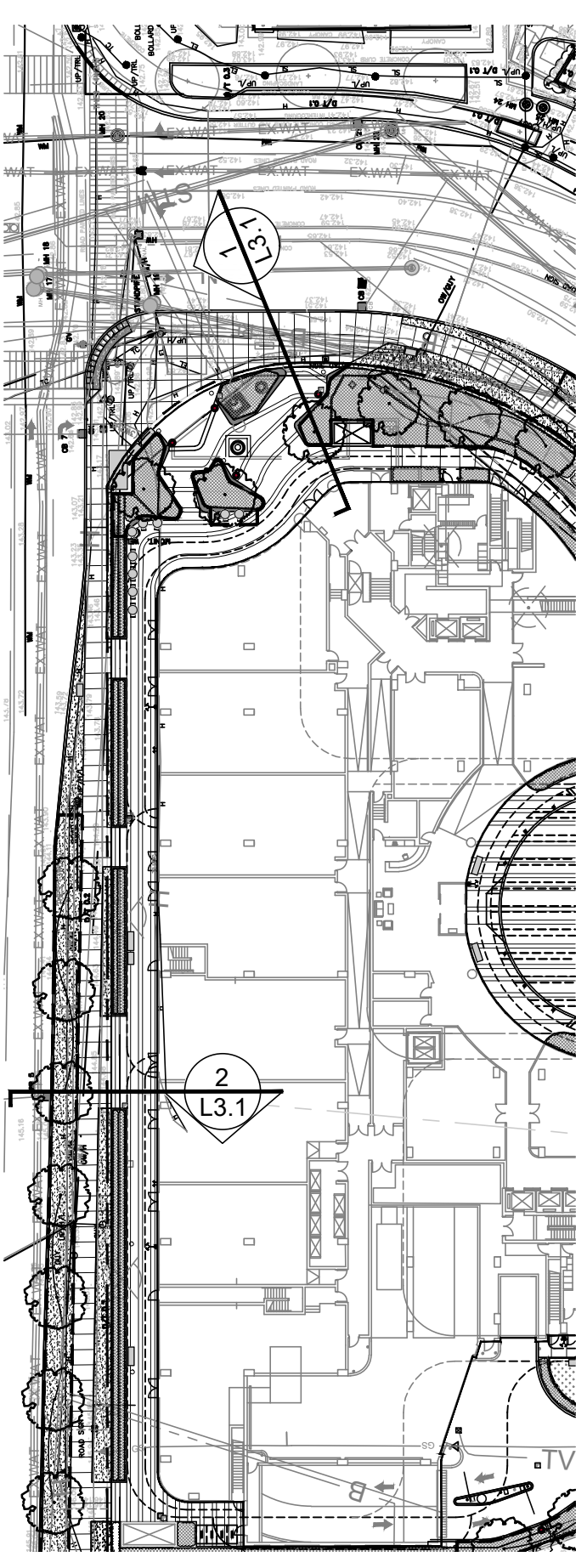


**2** TREE PLANTING SECTION SOIL AREA #7  
 1:30



**KEY PLAN**  
 Scale: 1:75

Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.



Revision	Description	Date
2	Re-issued for ZBA	Jun 30/23
1	Issued for ZBA	Apr 03/23

City Approval Stamp

**NAK**  
 design strategies

421 RONCESVALLES AVENUE, TORONTO, ON M6R 2N1 CANADA  
 T 416.340.8700 F 416.340.7100 NAKDESIGNSTRATEGIES.COM  
 Project

**895 LAWRENCE AVE. E.**  
 Toronto, Ontario

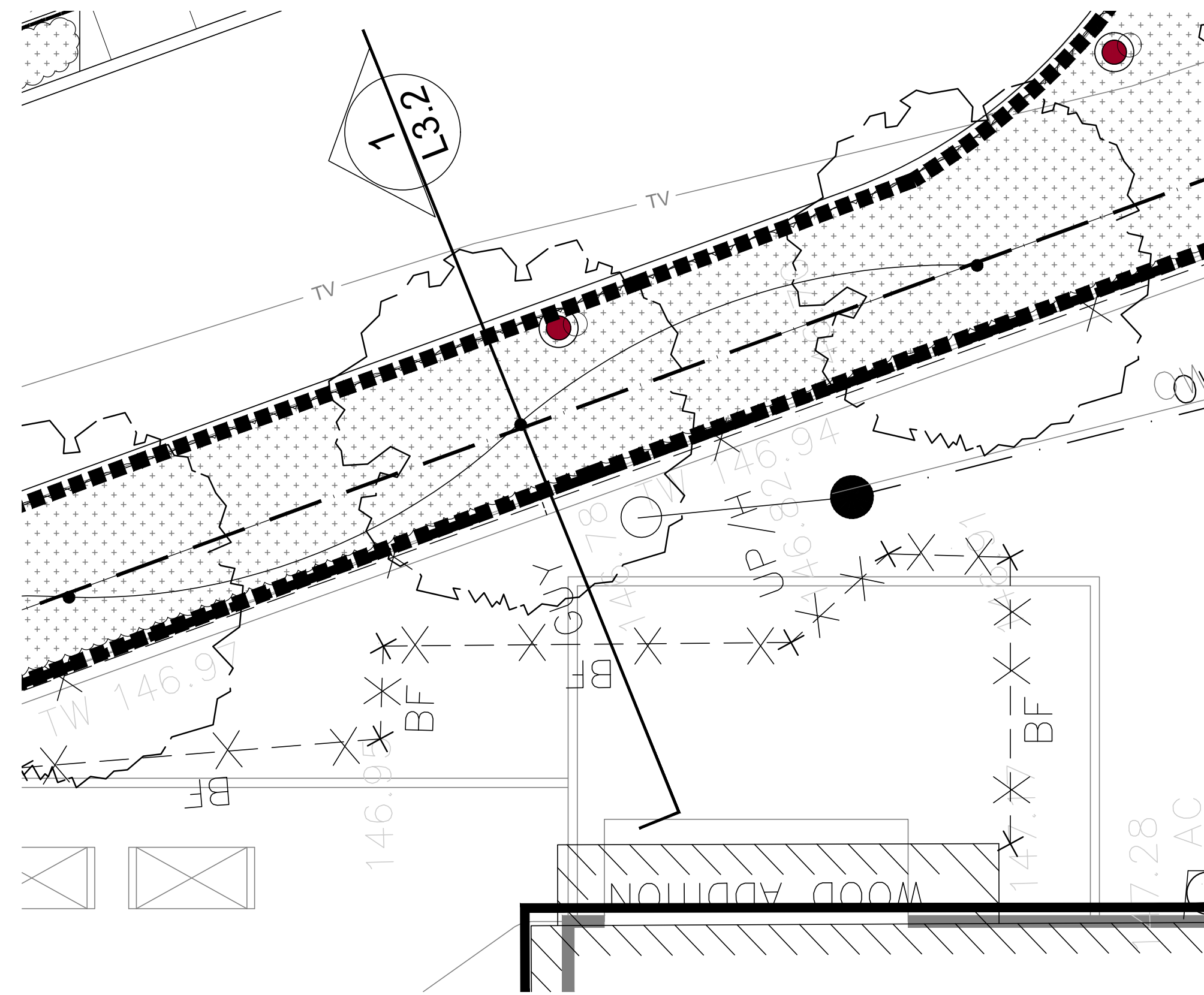
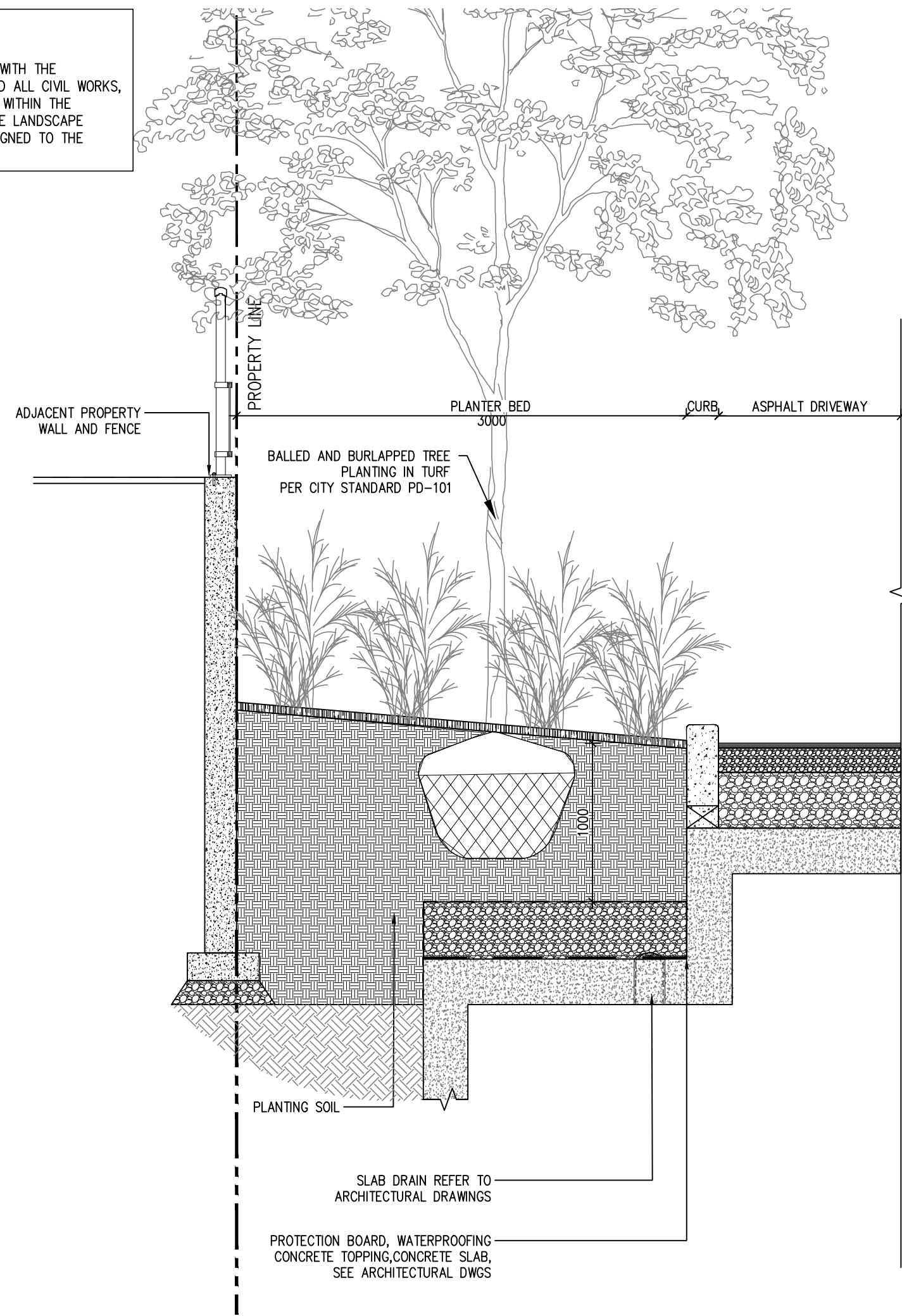
Title  
 Landscape Sections

Date	July 18/2022	Sheet
Scale	As shown	
Drawn	SM,MZ	
Checked	RN	
Job No.	20-224	

**L3.1**

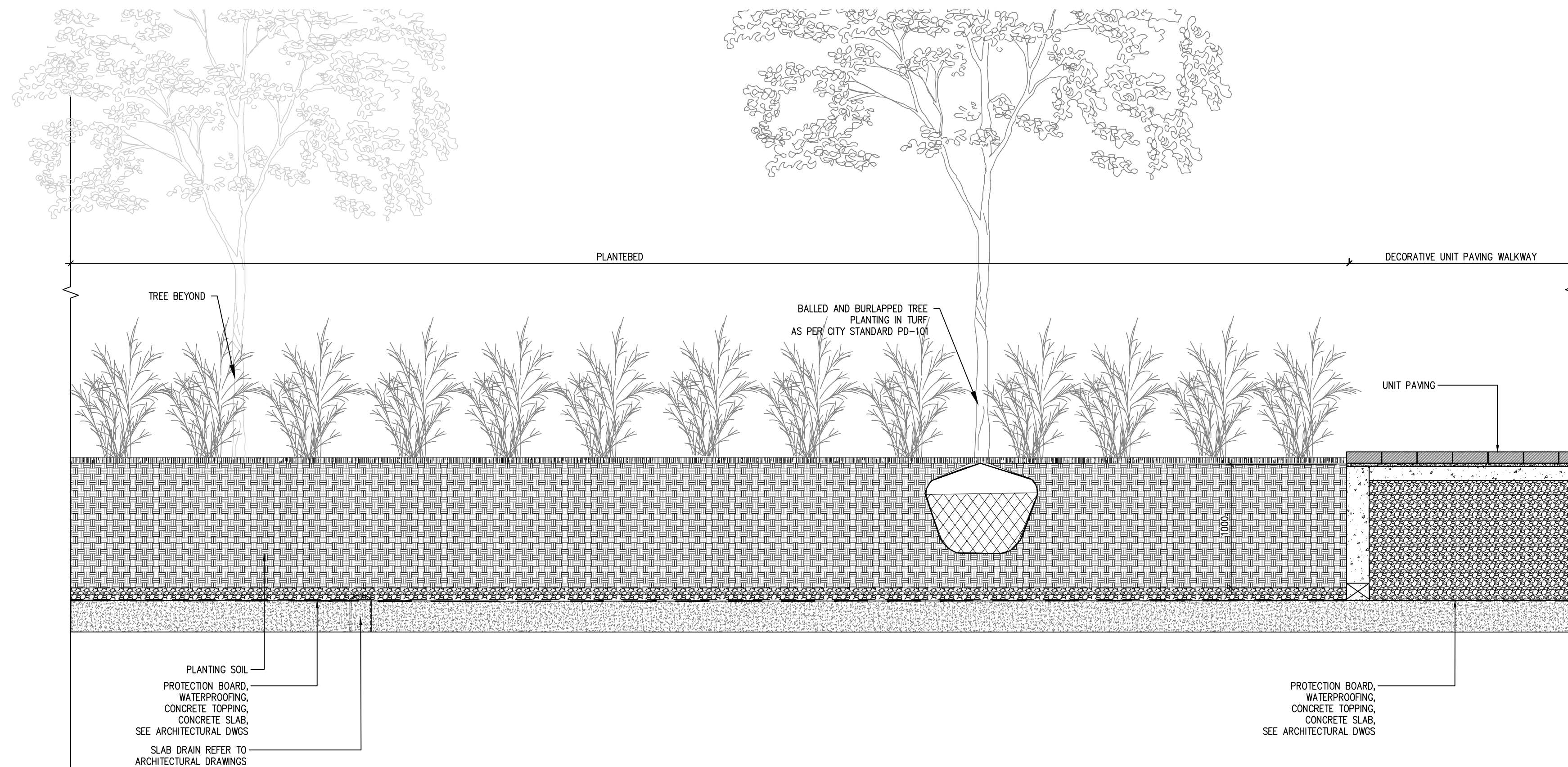


**STRUCTURAL NOTE:**  
 THE DESIGN OF THE SIDEWALK, TOGETHER WITH THE UNDERLYING SOIL CELL SYSTEM, SOILS, AND ALL CIVIL WORKS, INCLUDING ALL TREE PITS, PLANTERS ETC. WITHIN THE MUNICIPAL RIGHTS-OF-WAY SHOWN ON THE LANDSCAPE DRAWINGS HAVE BEEN STRUCTURALLY DESIGNED TO THE CANADIAN HIGHWAY BRIDGE DESIGN CODE.

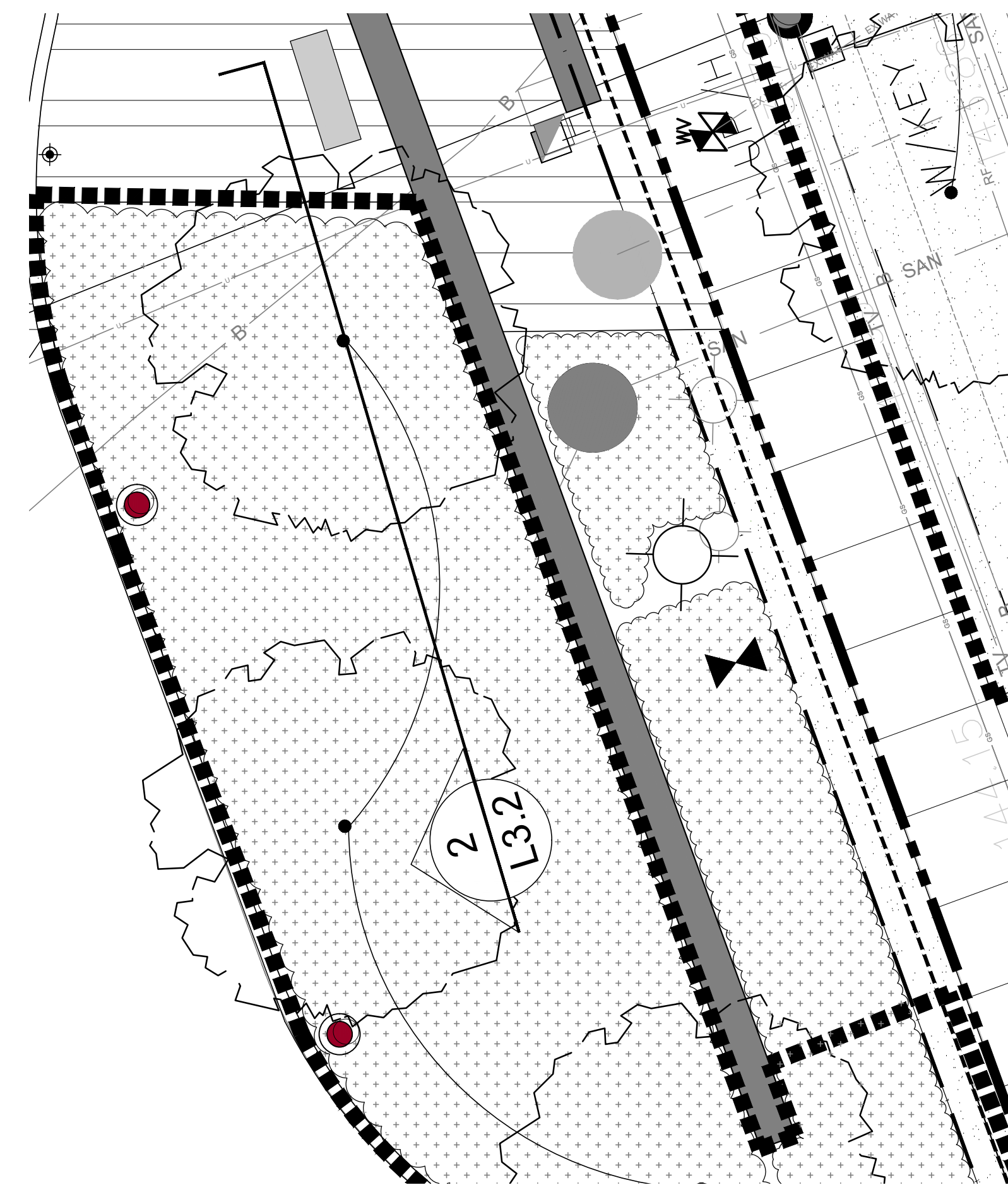


**KEY PLAN**  
 Scale: 1:75

**1** TREE PLANTING SECTION SOIL AREA #1  
 1:30

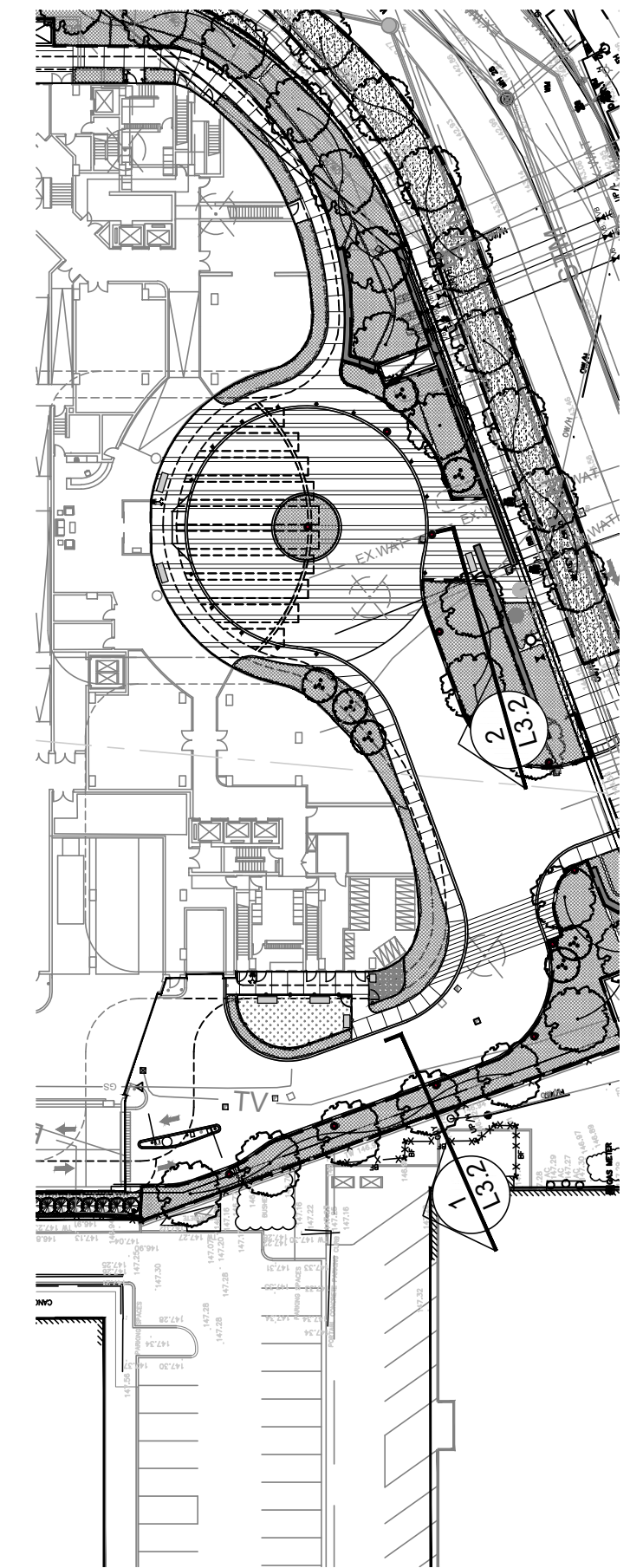


**2** TREE PLANTING SECTION SOIL AREA #2&3  
 1:30



**KEY PLAN**  
 Scale: 1:75

Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.



2	Re-Issued for ZBA	Jun.30/23
1	Issued For ZBA	Apr.03/23
Revision		
City Approval Stamp		

**NAK**  
 design strategies

421 RONCESVALLES AVENUE, TORONTO, ON M6R 2N1 CANADA  
 T 416.340.8700 F 416.340.7100 NAKDESIGNSTRATEGIES.COM  
 Project

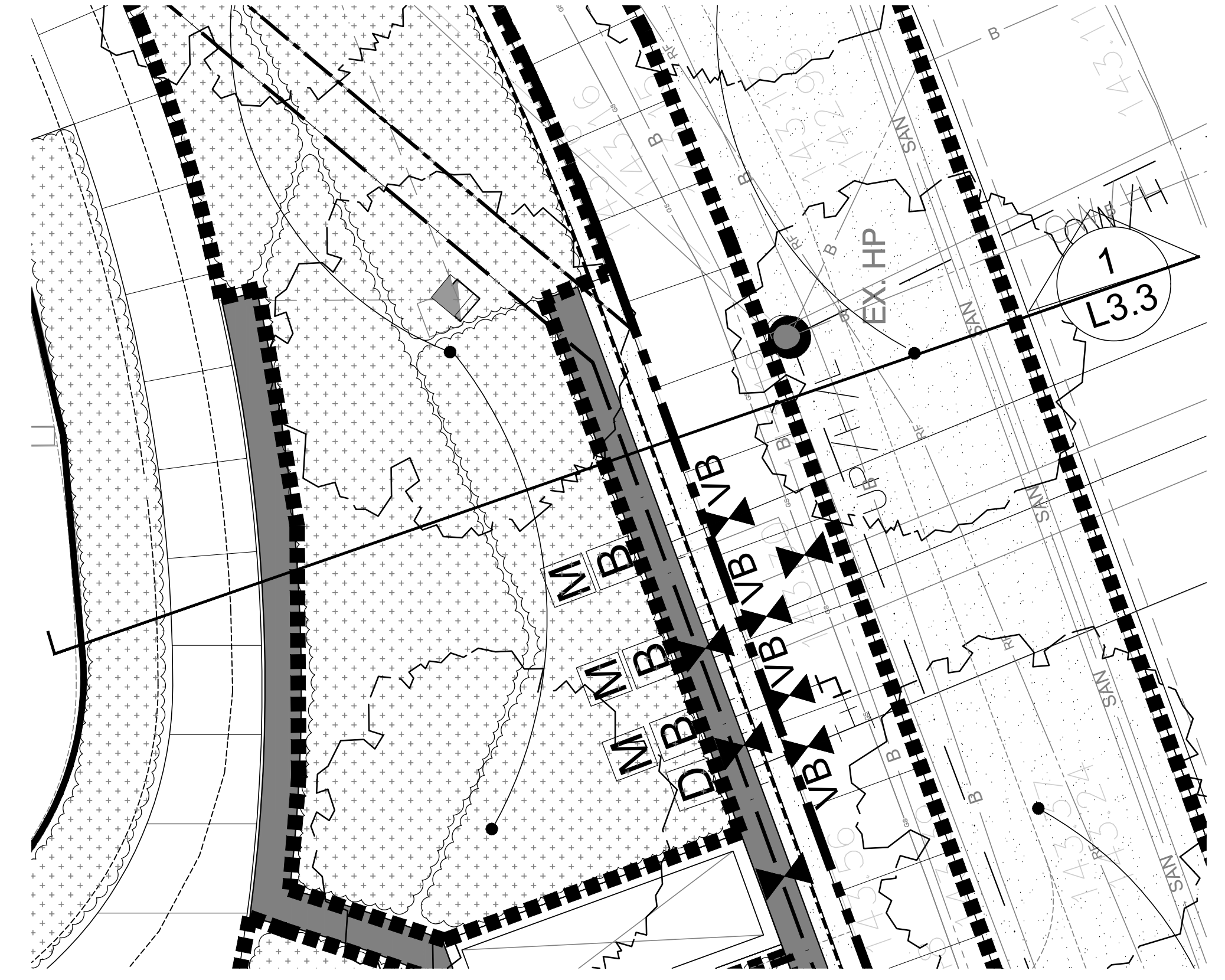
**895 LAWRENCE AVE. E.**  
 Toronto, Ontario

Title  
 Landscape Sections

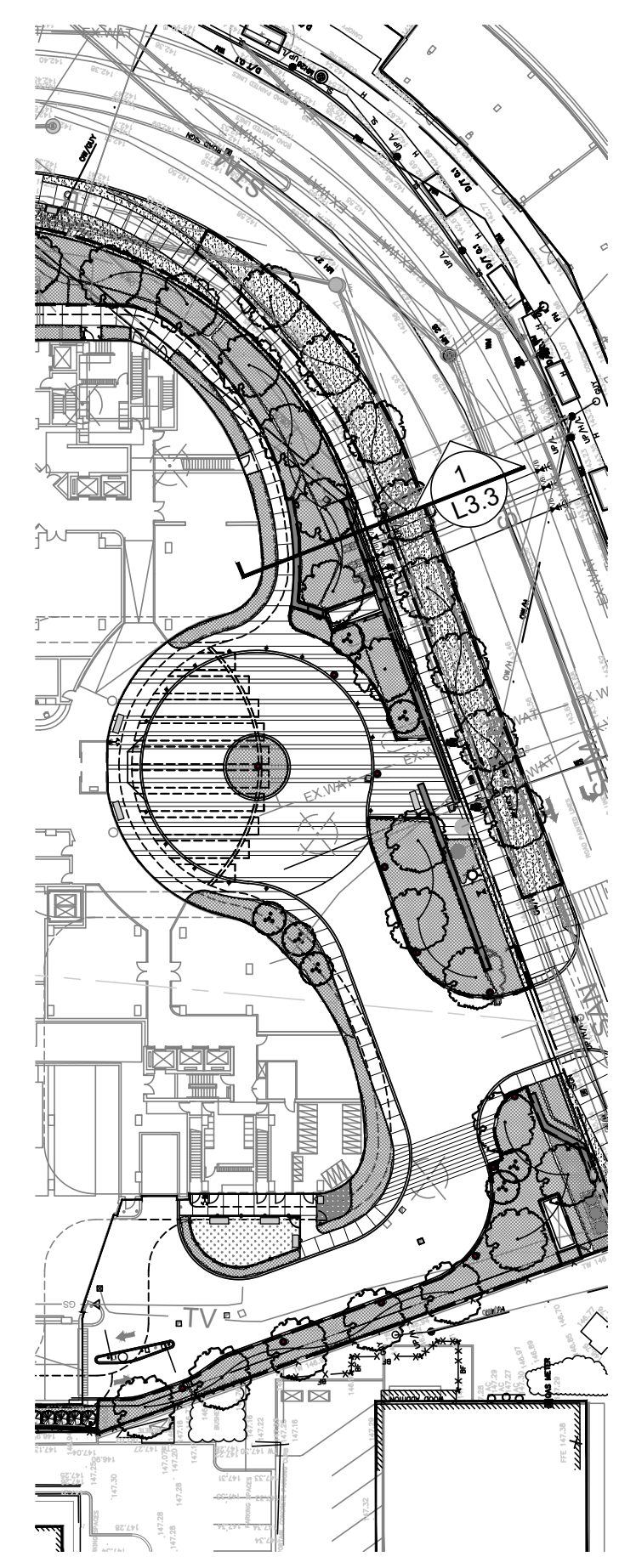
Date	July, 18/ 2022	Sheet
Scale	As shown	<b>L3.2</b>
Drawn	SM,MZ	
Checked	RN	
Job No.	20-224	



Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.



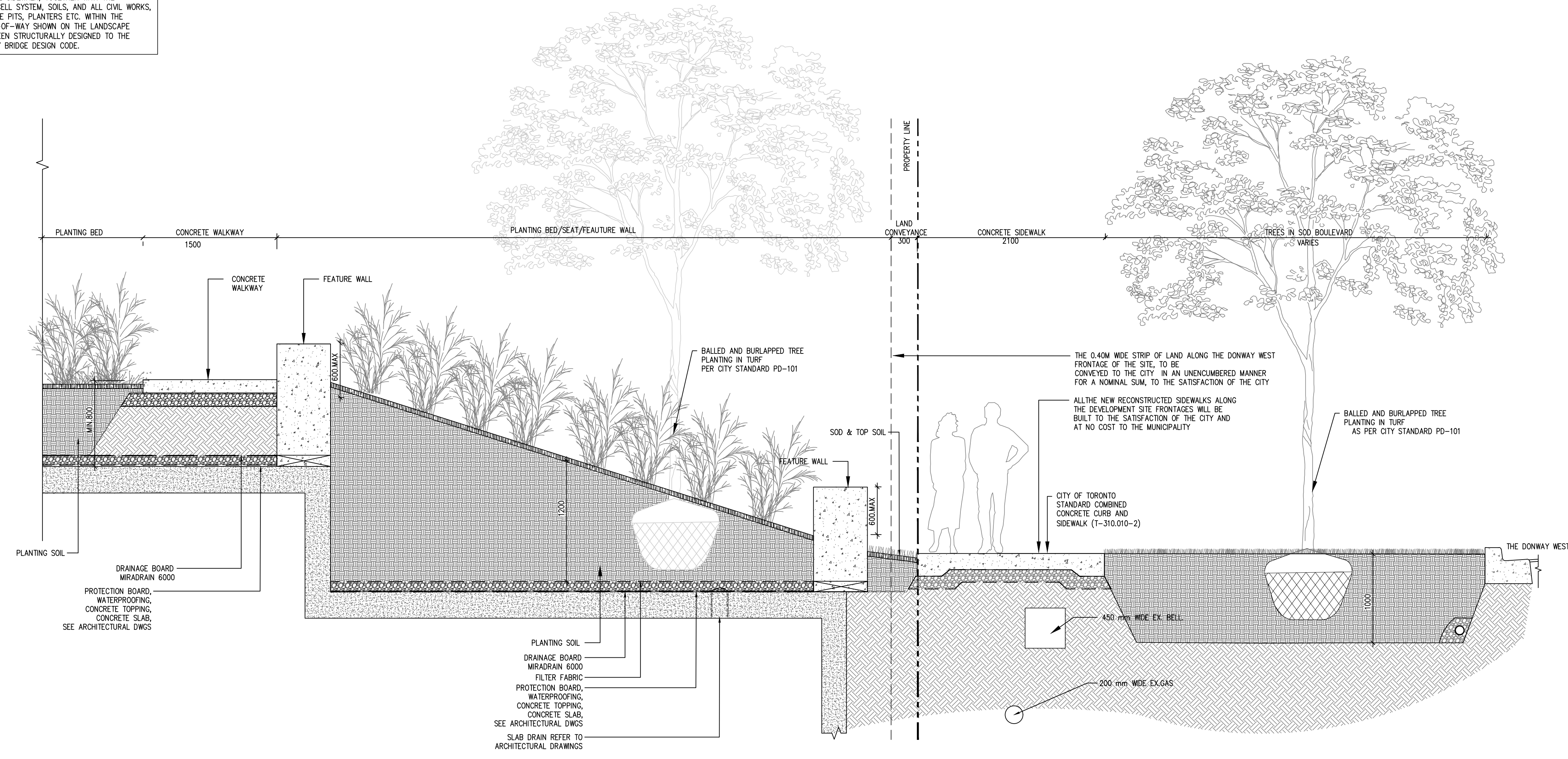
KEY PLAN  
Scale: 1:75



**STRUCTURAL NOTE:**  
THE DESIGN OF THE SIDEWALK, TOGETHER WITH THE UNDERLYING SOIL CELL SYSTEM, SOILS, AND ALL CIVIL WORKS, INCLUDING ALL TREE PITS, PLANTERS ETC. WITHIN THE MUNICIPAL RIGHTS-OF-WAY SHOWN ON THE LANDSCAPE DRAWINGS HAVE BEEN STRUCTURALLY DESIGNED TO THE CANADIAN HIGHWAY BRIDGE DESIGN CODE.

**NOTE:**  
REMOVE ALL EXISTING ACCESS, CURB CUTS, TRAFFIC CONTROL SIGN(S) ALONG THE DEVELOPMENT SITE FRONTAGE THAT ARE NO LONGER REQUIRED AND REINSTATE THE CURB, GUTTER AND BOULEVARD WITHIN THE CITY'S RIGHT-OF-WAY, IN ACCORDANCE WITH CITY STANDARDS.

2	Re-Issued for ZBA	Jun.30/23
1	Issued for ZBA	Apr.03/23
Revision		
City Approval Stamp		



1 TREE PLANTING SECTION SOIL AREA # 4  
1:30

**NAK**  
design strategies

421 RONCESVALLES AVENUE, TORONTO, ON M6R 2N1 CANADA  
T 416.340.8700 F 416.340.7100 NAKDESIGNSTRATEGIES.COM  
Project

895 LAWRENCE AVE. E.  
Toronto, Ontario

Title  
Landscape Sections

Date	July, 18/ 2022	Sheet
Scale	As shown	L3.3
Drawn	SM,MZ	
Checked	RN	
Job No.	20-224	