

33 Davisville Avenue / 60 Balliol Street

TORONTO, ONTARIO

ISSUED FOR ZBA SUBMISSION #2

10.06.2023

LANDSCAPE ARCHITECT

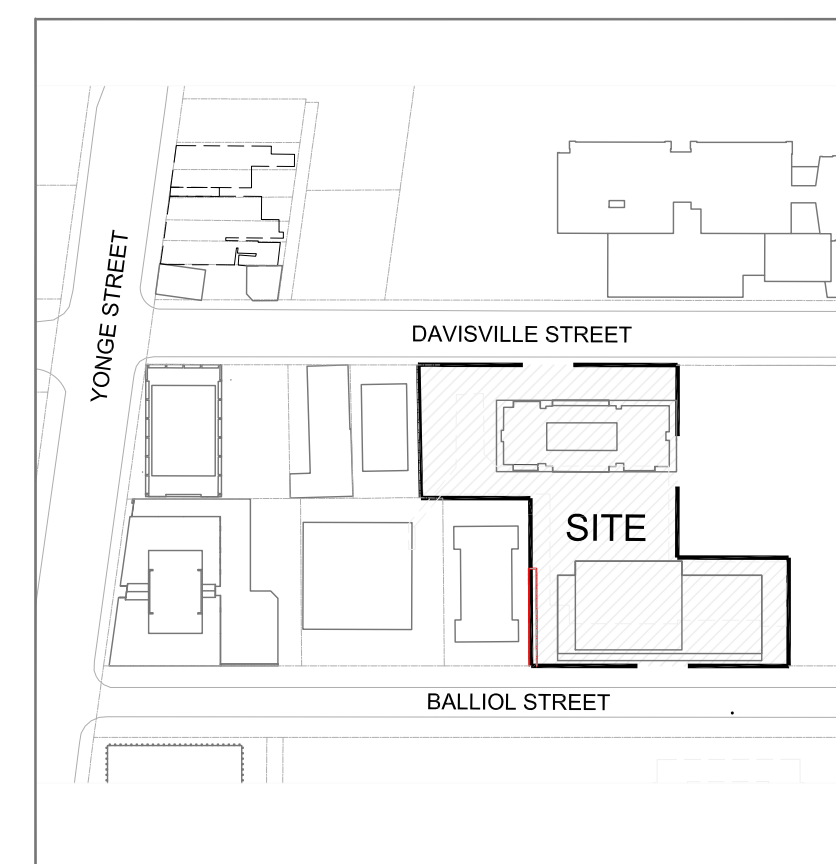


CLIENT

Osmington Gerofsky Development Corporation

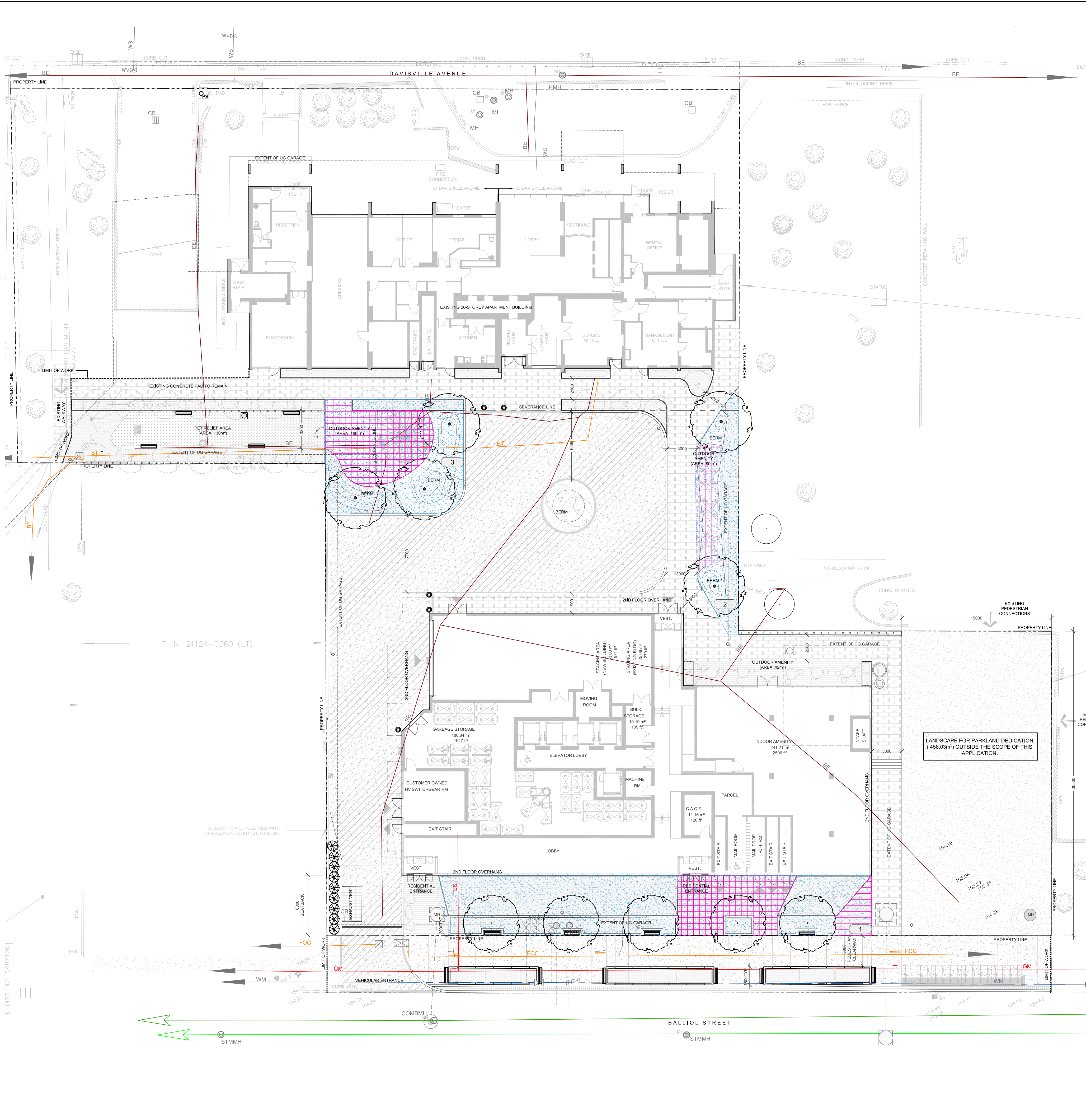
141 Adelaide St W #600, Toronto, ON M5H 3L5
416.362.5177

KEY PLAN



DRAWING LIST

L1	TGS Soil Volume
L-1a	Ground Floor Landscape Plan
L-2a	Public Utility Plan
L-2b	Public Utility Plan and QL-A Overlay
L-3	Ground Floor Planting Plan
L5a	6th Floor & MPH Outdoor Amenity Terrace Landscape Plan
L-7	Streetscape Sections
TP-1	Tree Preservation Plan
TP-2	Tree Preservation Images, Details and Tables

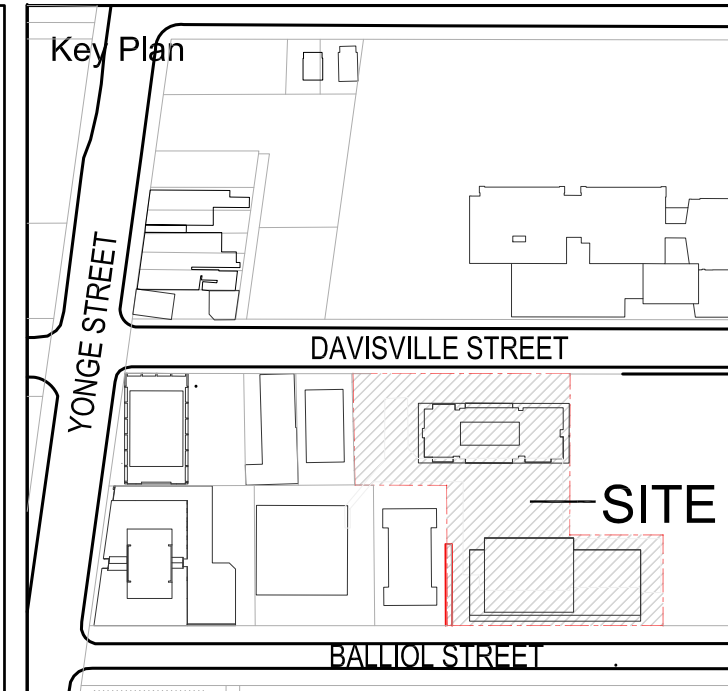


Clearance Guidelines as per City of Toronto Appendix O:
V=Vertical, H=Horizontal

Bell Canada Conduit	Clearance (V=600mm, H=600mm)*
Water Main	Clearance (V=300mm, H=750mm)*
Combined Sewer	Clearance (V=500mm, H=900mm)*
Gas Main	Clearance (V=300mm, H=800mm)*
Storm Sewer	Clearance V=300mm, H=750mm)*

LEGEND, SUE Investigation Results - Q1-A

UNDERGROUND UTILITY CODES AND COLOURS	
GM	GAS MAIN
GS	GAS SERVICE
WM	WATER MAIN
WS	WATER SERVICE
SM	SEWER MAIN
SS	SEWER SERVICE
COM	COMBINED SEWER
BE	BURIED ELECTRIC
BE-SL	BURIED ELECTRIC STREET LIGHT
BE-TL	BURIED ELECTRIC TRAFFIC LIGHT
UNK	UNKNOWN CONDUCTIVE
EOC	FIBRE OPTIC CABLE
TV	BURIED TELEVISION CABLE
BT	BURIED TELECOMMUNICATIONS
CA	COMPRESSED AIR
OW	OVERHEAD WIRE
Q1	QUALITY LEVEL "Q"
Q2	QUALITY LEVEL "Q"
Q3	QUALITY LEVEL "Q"
---	LIMIT OF INVESTIGATION



- Legend
- PROPOSED DECIDUOUS TREES
 - PROPOSED ORNAMENTAL TREES
 - PROPOSED CONIFEROUS/GRASS PLANTING
 - EXISTING TREES TO REMAIN
 - EXISTING TREE OUTSIDE OF CATCHMENT AREA
 - PROPOSED GROUND COVER AND SHRUB PLANTING
 - PROPOSED SOD
 - PROPOSED PEDESTRIAN PRECAST CONCRETE UNIT PAVING
 - PROPOSED CONCRETE PAVING
 - PROPOSED VEHICULAR CONCRETE PAVING
 - PROPOSED ARTIFICIAL TURF
 - PROPOSED SOIL VOLUME AREA NUMBER
 - PROPOSED LIMIT OF CONTINUOUS SOIL VOLUME
 - PROPOSED SOIL CELLS BELOW PAVING

Toronto
Toronto Green Standard Version 4
Soil Volume for Tree Planting

Soil Area NO.	Location (City ROW, private property)	Soil Area (m ²)	Soil Depth (m)	Soil Volume (m ³)	Tree Quantity	Soil Volume per tree (m ³)	Irrigation provided (Yes/No)	Hard Surface or Soft Surface	Soil Cells (Yes/No)
1	Private property	256	1.2	307.2	5	61.44	Yes	SOFT SURFACE	Yes
2	Private property	85	1	85	2	42.50	Yes	SOFT SURFACE	Yes
3	Private property	156	1.1	171.6	3	57.20	Yes	SOFT SURFACE	Yes
Totals		497	3.3	563.8	10				

* Soil depth excludes drainage layer
* Soil material to comply with the City of Toronto Construction Specifications for Growing Medium

3 Soil Volume List, Private Property

Toronto Statistics Template - Toronto Green Standard Version 4.0
Mid to High Rise Residential and all New Non-Residential Development

The Toronto Green Standard Version 4.0 Statistics Template is submitted with the Site Plan Control Applications and stand-alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.

For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.
For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.
For further information, please visit www.toronto.ca/tgs

General Project Description	Proposed		
Total Gross Floor Area	30,043 m ² (Above & Below Grade)		
Breakdown of project components (m ²):			
Residential			
Retail	NA		
Commercial	NA		
Industrial	NA		
Institutional/Other	NA		
Total number of residential units	530		

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Low Emissions Transportation	Required	Proposed	Proposed %
Number of Parking Spaces		142	
Number of EV Parking Spaces (Residential)	105	105	100
Number of EV Parking Spaces (non-residential)	2	2	100

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (all-uses)	478	478	100
Number of long-term bicycle parking located on:			
a) first storey of building	-	0	-
b) second storey of building	-	0	-
c) first level below-ground	-	64	-
d) second level below-ground	-	202	-
e) other levels below-ground	-	212	-

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces	53	53	100
Number of shower and change facilities (non-residential)	N/A	N/A	N/A

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m ² x 30 m ³)	563.8	563.8	-
Soil volume provided within the site area (m ³)	-	563.8	100%
Soil Volume provided within the public boulevard (m ³)	-	0	-

THE Q1-A UTILITY SURVEY DATA PROVIDED (SEP 08, 2023), BY INFRASTRUCTURE INTELLIGENT SERVICES INC. PLEASE REFER TO SECTIONS AND PLANS CONFIRMING MINIMUM REQUIRED CLEARANCES AS PER CITY OF TORONTO'S APPENDIX O "VERTICAL AND HORIZONTAL CLEARANCE GUIDELINES".

TREE PLANTING NOTE:

- ALL NEW / RETAINED LARGE SHADE TREES WILL BE PROVIDED WITH 30m³ OF APPROVED SOIL IN CONTINUOUS SOIL TRENCHES AS REQUIRED BY THE CITY OF TORONTO.
- ALL TREES WITHIN BOULEVARD & PRIVATE BLOCK TO HAVE 4 YEAR WARRANTY AND WATERING PROGRAM.

WATER EFFICIENCY NOTE:

- TOTAL AREA OF PROPOSED LANDSCAPE = 3101m²
- IRRIGATION TO BE PROVIDED FOR ALL PLANTING AREAS.

No	Date	Revisions	By
2.0	10.06.2023	ISSUED FOR ZBA SUBMISSION #2	GM
1.0	06.03.2022	ISSUED FOR ZBA/SFA SUBMISSION	GM

DESIGNED BY: [Signature]

North Arrow



the mbtw group
255 Wilsdale Ave., Unit 14 Toronto, Ontario, Canada M6H 1S8
T: (416) 441-7767 F: (416) 441-1803 www.mbtw.com

Project Name:
33 Davisville Avenue / 60 Balliol Street
City of Toronto

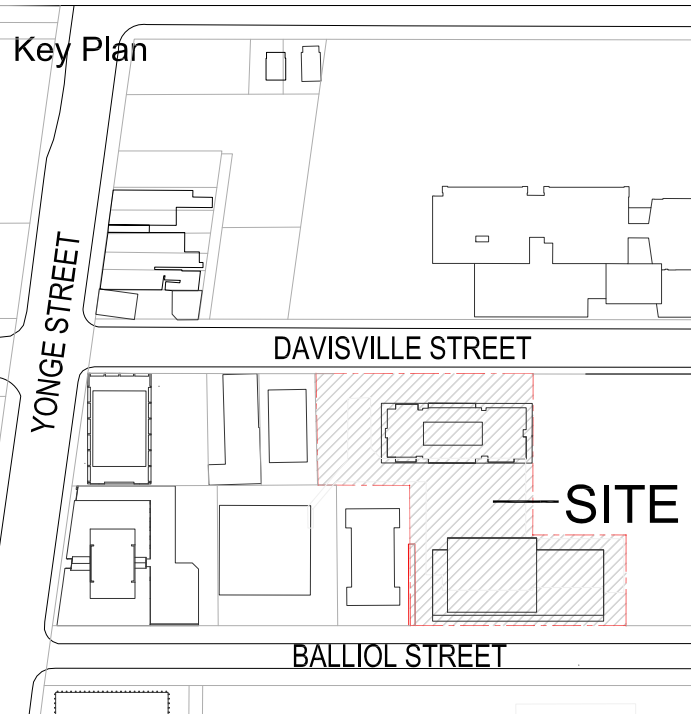
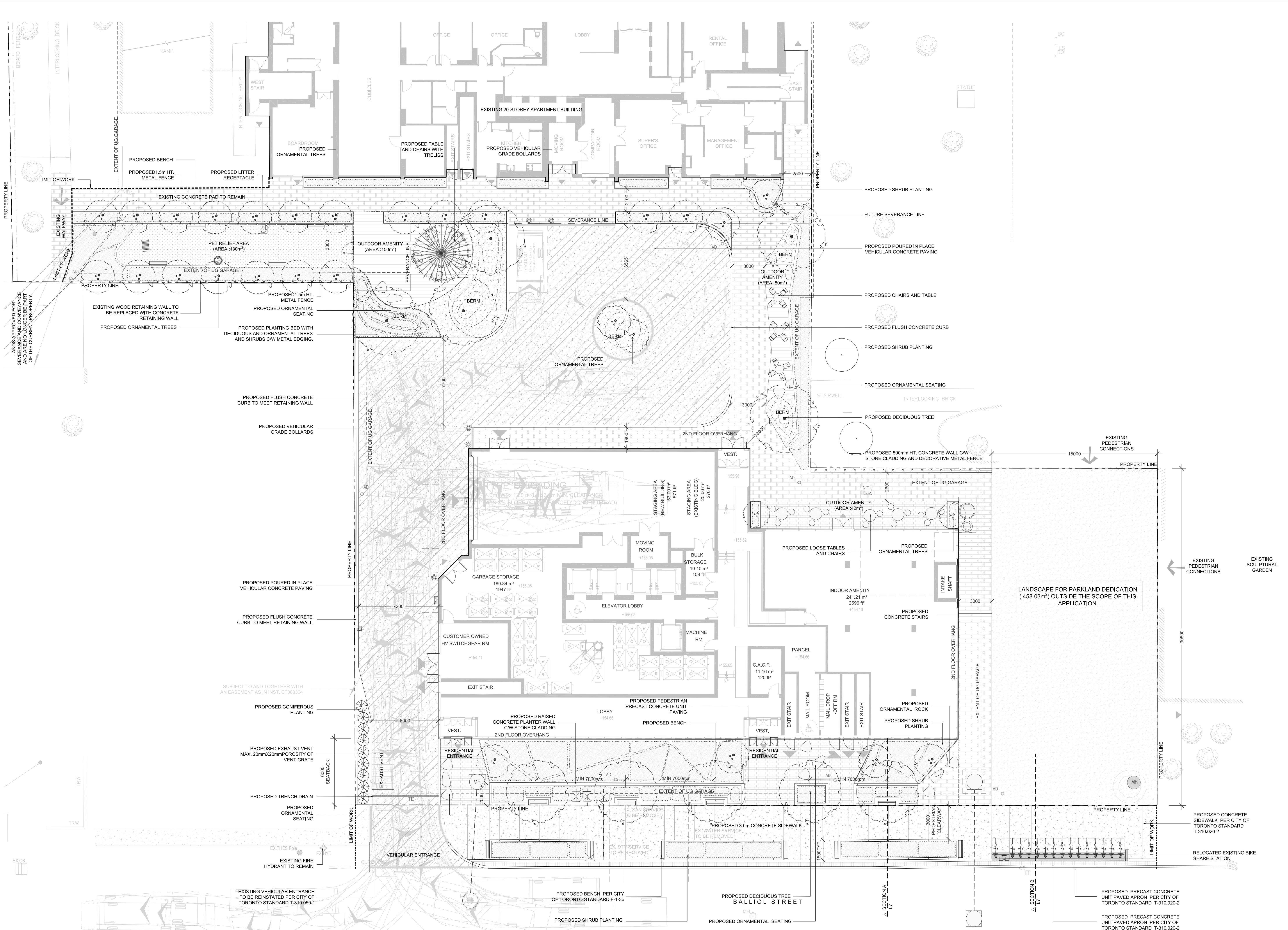
Sheet Title:
TGS Soil Volume

Designed: GM	Drawn: PP	Scale: AS SHOWN	Drawing No.: L-1
Date of Drawing: April 2022	Job No.: OGD006		

1 TGS Soil Volume

2 TGS Statistics Template

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Legend

- PROPOSED DECIDUOUS TREES
- PROPOSED ORNAMENTAL TREES
- PROPOSED CONIFEROUS/GRASS PLANTING
- EXISTING TREES TO REMAIN
- EXISTING TREE OUTSIDE OF CATCHMENT AREA
- PROPOSED GROUND COVER AND SHRUB PLANTING
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- PROPOSED CONCRETE PAVING
- PROPOSED VEHICULAR CONCRETE PAVING
- PROPOSED ARTIFICIAL TURF
- EXISTING CATCHBASINS
- EXISTING MANHOLES
- PROPOSED FIRE HYDRANTS
- EXISTING FIRE HYDRANTS
- PROPOSED CATCHBASINS
- PROPOSED MANHOLES
- PROPOSED AREA DRAIN
- PROPOSED TRENCH DRAIN
- PROPOSED BENCH
- PROPOSED CHAIR AND TABLES
- PROPOSED VEHICULAR GRADE BOLLARDS
- PROPOSED FENCES

No	Date	Revisions	By
2.0	10.06.2023	ISSUED FOR ZBA SUBMISSION #2	GM
1.0	06.03.2022	ISSUED FOR ZBA/SPA SUBMISSION	GM

This drawing is an instrument of service, as provided by, and in the interest of the client. It is the contractor's sole responsibility to verify all dimensions and report all errors and omissions to the landscape architect prior to construction. It is to be used in accordance with the contract documents and is not to be used for any other purpose without the written consent of the landscape architect.

Designed By: North Arrow

Project Name:

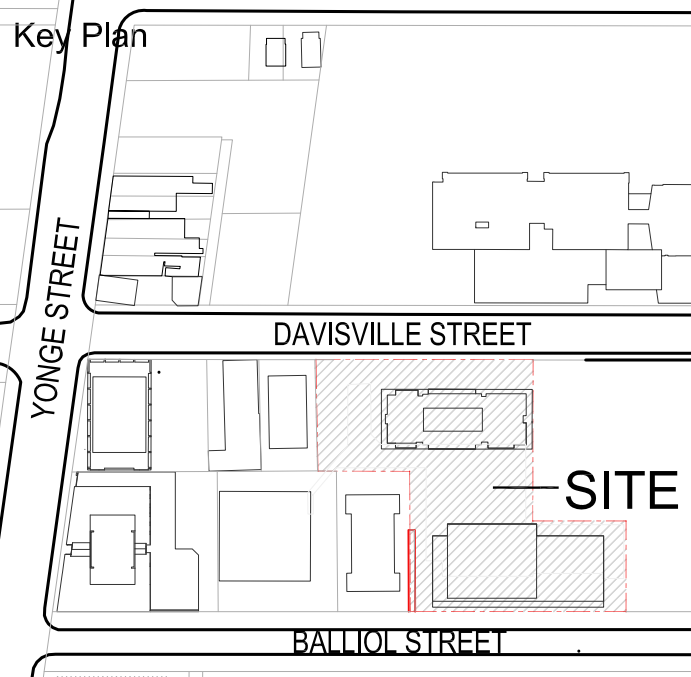
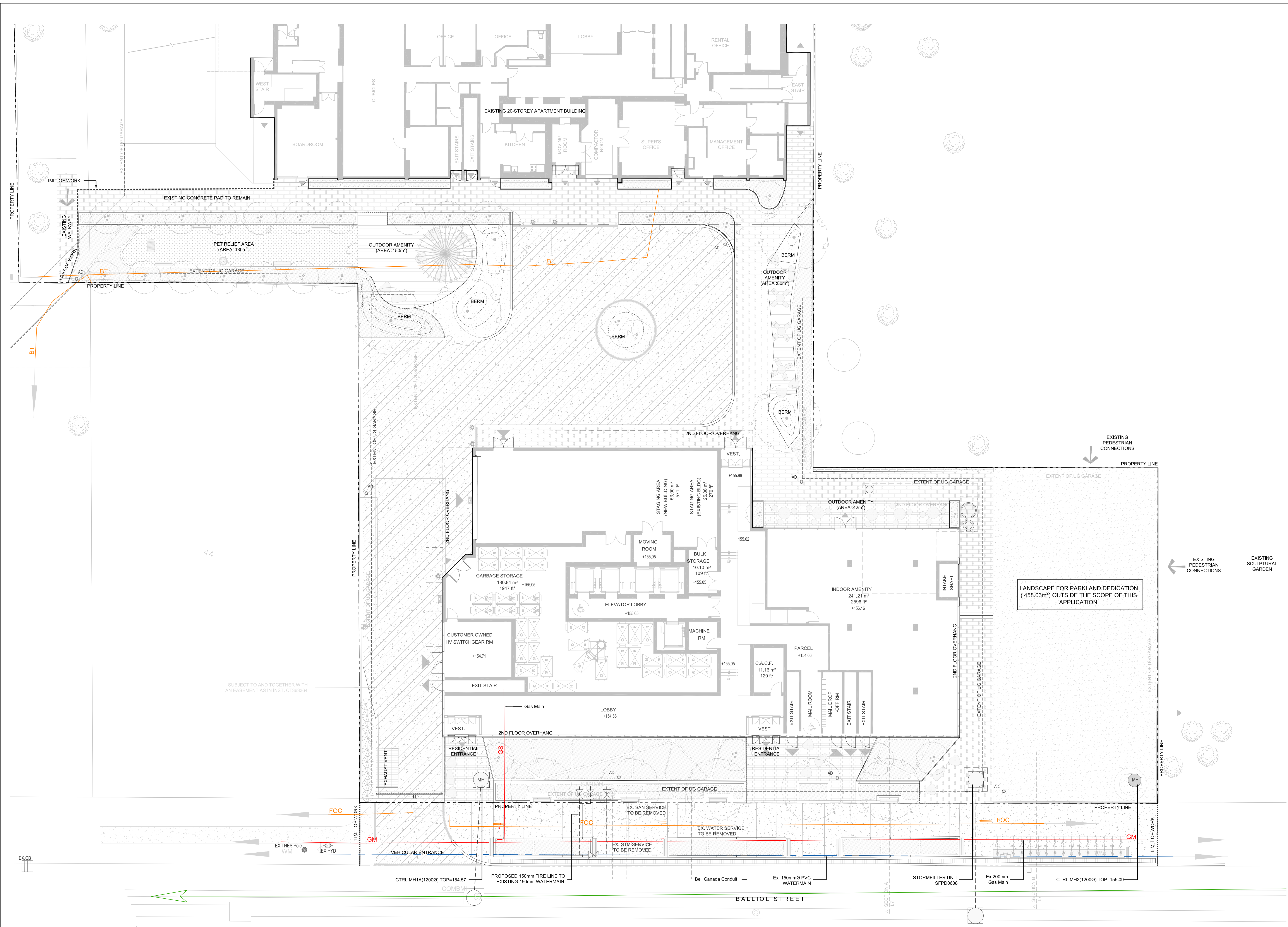
33 Davisville Avenue / 60 Balliol Street
 City of Toronto

Sheet Title:
Ground Floor Landscape Plan

Designed: GM	Drawn: GM	Scale: AS SHOWN	Drawing No.: L-1a
Date of Drawing: February 2022	Job No.: OGD006		

Scale: 1:150

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Legend

*Clearance Guidelines as per City of Toronto Appendix O: Vertical Clearances

- Ball Canada Conduit
Clearance (V=600mm, H=600mm)*
- Water Main
Clearance (V=300mm, H=750mm)*
- Combined Sewer
Clearance (V=500mm, H=900mm)*
- Gas Main
Clearance (V=300mm, H=600mm)*
- Storm Sewer
Clearance V=300mm, H=750mm)*

LEGEND, SUE Investigation Results - GL-A

UNDERGROUND UTILITY CODES AND COLOUR

- GM GAS MAIN
- WM WATER MAIN
- WS WATER SERVICE
- SM SANITARY SEWER
- SS STORM SEWER
- COM COMBINED SEWER
- BE BURIED ELECTRIC
- BE-EL BURIED ELECTRIC STREET LIGHT
- BE-CL BURIED ELECTRIC TRAFFIC LIGHT
- UNK UNKNOWN CONDUCTIVE
- FOC FIBRE OPTIC CABLE
- TV BURIED TELEVISION CABLE
- BT BURIED TELECOMMUNICATIONS
- CA COMPRESSED AIR
- OW OVERHEAD WIRE
- Q1 QUALITY LEVEL "Q1"
- Q2 QUALITY LEVEL "Q2"
- Q3 QUALITY LEVEL "Q3"
- Q4 QUALITY LEVEL "Q4"
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- Q7 QUALITY LEVEL "Q7"
- Q8 QUALITY LEVEL "Q8"
- Q9 QUALITY LEVEL "Q9"
- Q10 QUALITY LEVEL "Q10"

HANDWELL
 MONITORING WELL
 TEST HOLE
 QUALITY LEVEL "A"
 CONTINUATION ARROW
 FLOW ARROW
 END CAP
 NOT SURVEYED LOCATION
 BASED ON FIELD OBSERVATION
 NOT SURVEYED LOCATION
 BASED ON RECORDS INFORMATION
 LOSS OF SIGNAL

NOTE:
THE GL-A UTILITY SURVEY DATA PROVIDED (SEP 08, 2023), BY INFRASTRUCTURE INTELLIGENT SERVICES INC. PLEASE REFER TO SECTIONS AND PLANS CONFIRMING MINIMUM REQUIRED CLEARANCES AS PER CITY OF TORONTO'S APPENDIX O "VERTICAL AND HORIZONTAL CLEARANCE GUIDELINES".

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This drawing is an instrument of service, as provided by, and is the property of the client. It is to be used only for the project and site identified herein and is not to be used for any other project or site without the written consent of the engineer. It is to be returned to the engineer upon completion of the project.

Designed By:

North Arrow:

ODC
OSWINGTON GEORSTYS
DEVELOPMENT CORP

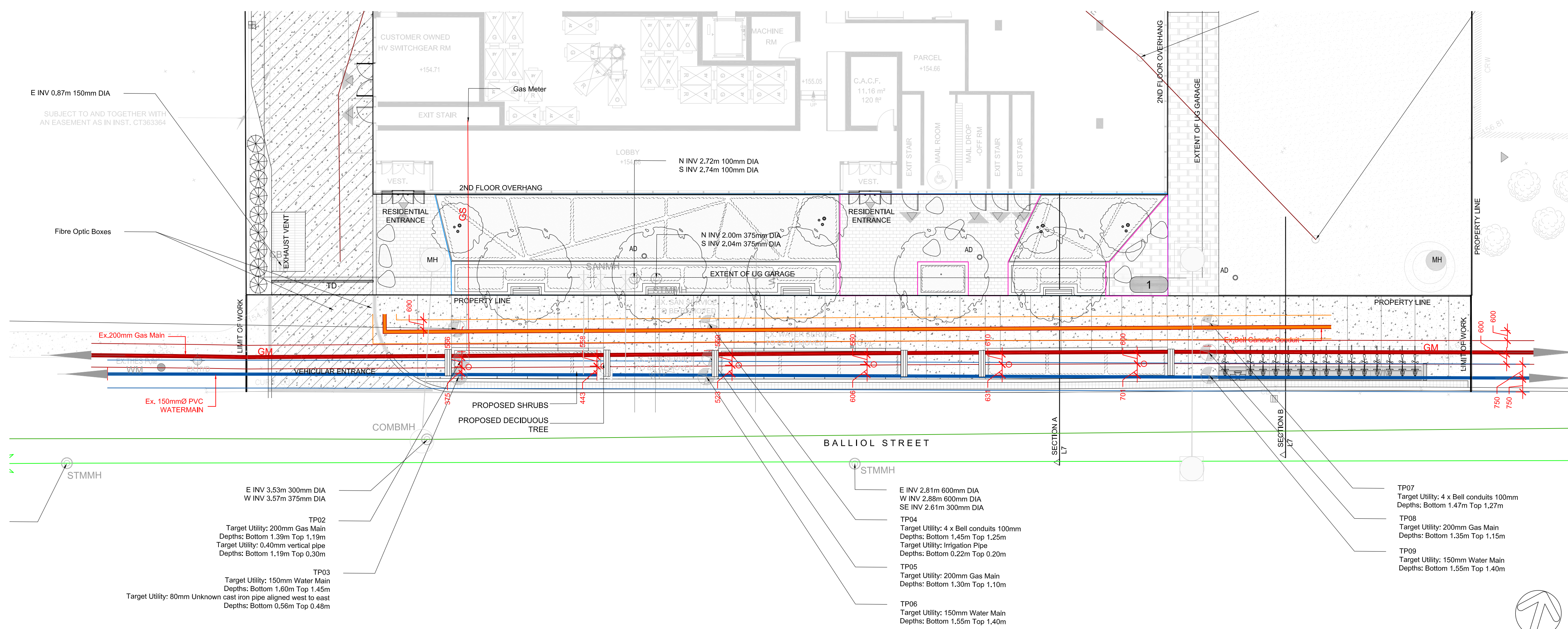
the mbtw group
Infrastructure | Urban Design | Building Systems | Construction | Light Design | Urban Design
255 Wilsdale Ave., Unit 14 | Toronto, Ontario, Canada M6H 1S8
T: (416) 441-7767 | F: (416) 441-1803 | www.mbtw.com

Project Name:
33 Davisville Avenue / 60 Balliol Street
City of Toronto

Sheet Title:
Public Utility Plan

Designed: SM	Drawn: PP	Scale: AS SHOWN	Drawing No.: L-2a
Date of Drawing: April 2022	Job No.: OGD006		

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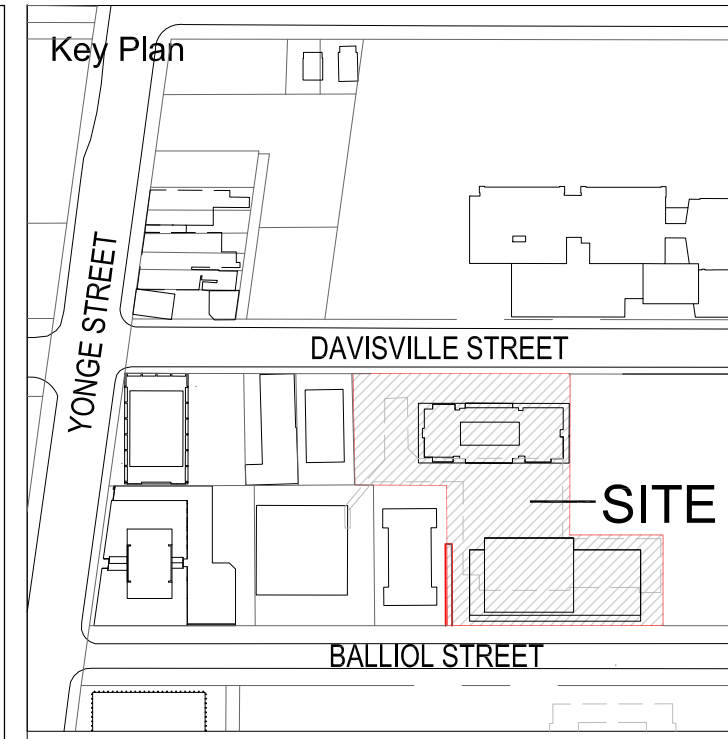


1 Landscape Enlargement - Balliol Street Streetscape

THE QL-A UTILITY SURVEY DATA PROVIDED (SEP 08, 2023), BY INFRASTRUCTURE INTELLIGENT SERVICES INC. PLEASE REFER TO SECTIONS AND PLANS CONFIRMING MINIMUM REQUIRED CLEARANCES AS PER CITY OF TORONTO'S APPENDIX O "VERTICAL AND HORIZONTAL CLEARANCE GUIDELINES".

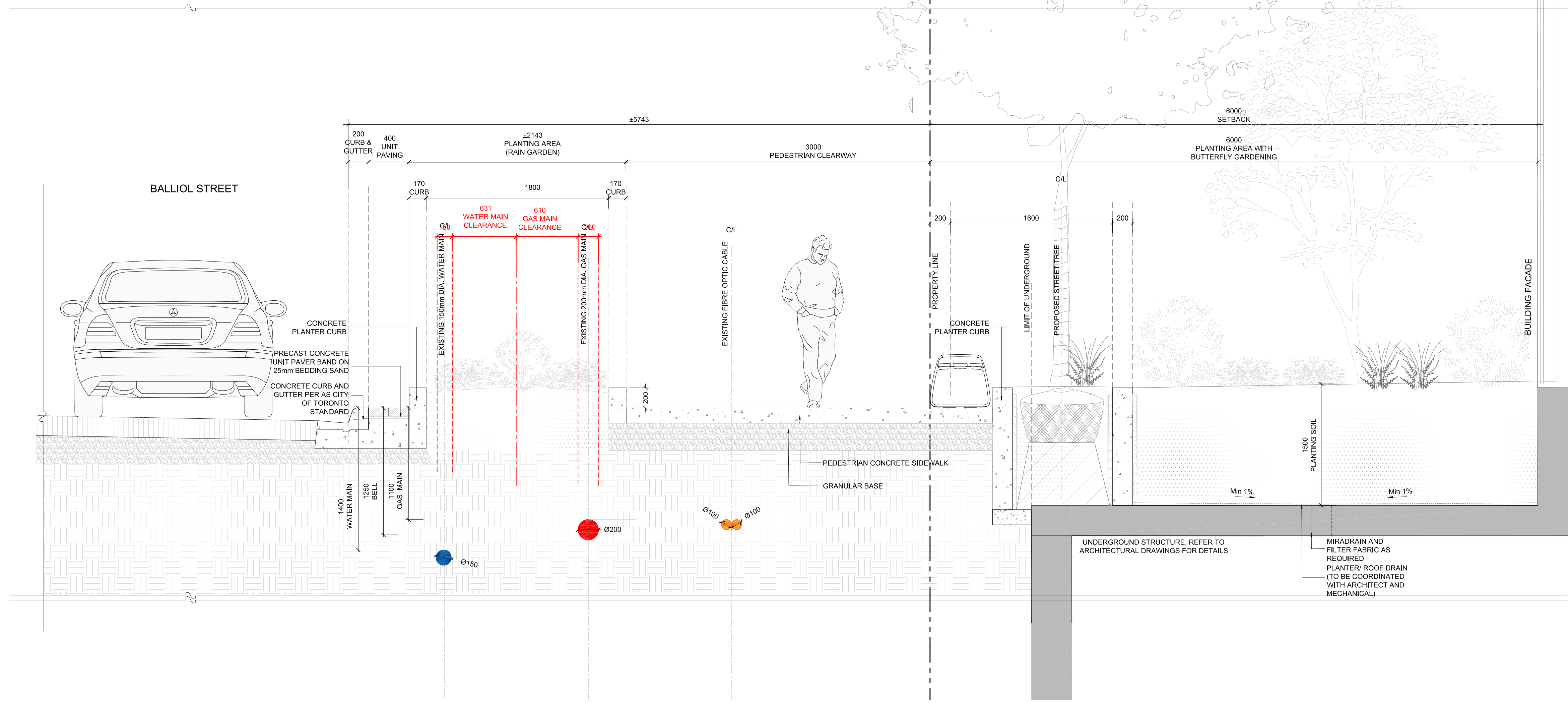
Reference	Note	Utility/Top	Utility/Bottom	Depth/Total
TP01	Bell 100mm DIA/Appears to be PVC 4 pipes of 100mm running together Gas Service/Appears to be a PVC pipe Irrigation/20mm PVC pipe Unknown 38mm pipe/Appears to be a secondary gas service	1.31m	1.50m	1.58m
TP02	Gas Main 200mm DIA/Appears to be metal	1.13m	1.39m	1.55m
TP03	Water Main 150mm DIA/Appears to be metal Unknown 80mm cast iron pipe aligned west to east Appears to be an abandoned gas main	1.45m	1.60m	1.75m
TP04	Bell 100mm DIA/Appears to be PVC 4 pipes of 100mm running together Irrigation/20mm PVC pipe	1.25m	1.45m	1.62m
TP05	Gas Main 200mm DIA/Appears to be metal	0.20m	0.22m	1.39m
TP06	Water Main 150mm DIA/Appears to be metal	1.40m	1.55m	1.60m
TP07	Bell 100mm DIA/Appears to be PVC 4 pipes of 100mm running together	1.27m	1.47m	1.55m
TP08	Gas Main 200mm DIA/Appears to be metal	1.15m	1.35m	1.50m
TP09	Water Main 150mm DIA/Appears to be metal	1.40m	1.55m	1.74m

4 QL-A Summary Table Per Infrastructure Intelligent Services Inc. (September 08, 2023)



- Legend
- Bell Canada Conduit
Clearance (V=600mm, H=600mm)*
 - Water Main
Clearance (V=300mm, H=750mm)*
 - Combined Sewer
Clearance (V=500mm, H=900mm)*
 - Gas Main
Clearance (V=300mm, H=600mm)*
 - Storm Sewer
Clearance V=300mm, H=750mm)*

- LEGEND: SUE Investigation Results - QL-A
- UNDERGROUND UTILITY CODES AND COLOUR
- GM - GAS MAIN
 - WM - WATER MAIN
 - SS - STORM SEWER
 - COM - COMBINED SEWER
 - BE - BURIED ELECTRIC
 - BE-SL - BURIED ELECTRIC STREET LIGHT
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 - Q100 - QUALITY LEVEL "Q100"



2 Landscape Section A - Balliol Street Streetscape

APPENDIX Q
VERTICAL AND HORIZONTAL CLEARANCE GUIDELINES*

All Dimensions in Millimetres (mm)	Preferred Vertical Clearance	Preferred Horizontal Clearance
ELECTRICITY		
Hydro One Networks (Ontario Hydro)		
All infrastructure	1000	1000
Toronto Hydro Electric System		
Conduits	300	600
Hydro Chambers	600	600
Poles	**	1000
Toronto Hydro Street Lighting		
Streetlighting Duct	300	600
GAS		
Entrance Gas Distribution Inc. (Consumers Gas)		
Gas Main less than NPS 12 (500 mm) - Open Trench Method	300	600
Gas Main NPS 12 (500 mm) and greater - Open Trench Method	600	600
NES Regulated Pipelines and Vital Mains - Open Trench Method	600	1000
All Pipelines - Directional Drilling/Bores Method	1000	1000
Regulator Stations	**	1000
TELECOMMUNICATIONS		
Bell Canada		
Manholes	1000 from floor of manhole	1000 from outside edge of walls
Conduit	600 from bottom edge of conduit (concrete encased)	600 from outside edge of conduit
Direct buried, or non-concrete encased Conduit	300	600
Above-ground infrastructure	**	600
Group Telecom (360 Networks)		
All infrastructure	300	600
MTS Allstream (MetroNet, UniTel, A&T, CNCP)		
All infrastructure	300	600
Rogers Cable Communications		
All infrastructure	300	600
Telus Communications		
All infrastructure	300	600
Toronto Hydro Telecom		
All infrastructure	300	600
Videotron Telecom (Stream Networks Inc.)		
All infrastructure	300	600
Roads Emergency Service Communications Unit (RESCU)		
All infrastructure	300	600
WATER		
Water Supply		
Inside Diameter < 100mm	150	600
100mm <= Inside Diameter < 400mm	300	750
Inside Diameter >= 400mm	300	900
Valve Chamber	**	600
Fire Hydrants		
Above-ground plant clearance from hydrant		1200
Buried plant clearance from hydrant (incl. cond. lead and valve)		400, 1500
Wastewater - Storm (incl. CB and sub-drain)		
Inside Diameter < 150mm	150	600
150mm <= Inside Diameter < 750mm	300	750
Inside Diameter >= 750mm	500	900
Maintenance Hole	**	600
Wastewater - Sanitary / Combined		
Inside Diameter < 100mm	150	600
100mm <= Inside Diameter < 375mm	300	750
Inside Diameter >= 375mm	500	900
Maintenance Hole	**	600

3 Appendix Q - Vertical and Horizontal Clearance Guideline

No	Date	Revisions	By
1.0	10.06.2023	ISSUED FOR ZBA SUBMISSION #2	GM



the mbtw group
255 Wilsdale Ave., Unit 14 Toronto, Ontario, Canada M6H 1S8
T: (416) 441-7767 F: (416) 441-1803 www.mbtw.com

Project Name:
33 Davisville Avenue /
60 Balliol Street
City of Toronto

Sheet Title:
Public Utility & QL-A Overlay

Designed: GM	Drawn: PP	Scale: AS SHOWN	Drawing No.:
Date of Drawing: September 2023	Job No.: OGD006		L-2b

Key	Botanical Name	Common Name	Cal.	Ht.	Spread	Cond.	Remarks	Total
Deciduous Shrubs								
di	<i>Diervilla lonicera</i>	Bush Honeysuckle		60cm		3 Gal pot.	Uniform Specimen	54
sac	<i>Spiraea x arguta 'Compacta'</i>	Dwarf Garland Spiraea		60cm		3 Gal pot.	Uniform Specimen	32
Perennials								
ae	<i>Aster ericoides</i>	Heath Aster		15cm		1 Gal pot.	Uniform Specimen	182
rhp	<i>Rudbeckia hirta 'Prairie Sun'</i>	Gloriosa Daisy		15cm		1 Gal pot.	Uniform Specimen	91

2 Planting List - Ground Floor - ROW Shrubs and Perennials

TOTAL SPECIES = 21

- * NATIVE SPECIES = 14 (67%)
- WATER EFFICIENT SPECIES = 10 (48%)
- POLLINATOR SPECIES = 14 (67%)
- NATIVE FLOWERING SPECIES = 10 (48%)

S.B. = SHALLOW BALL
B.B. = BALLED & BURLAPPED
W.B. = WIRE BASKET

Provide a watering and maintenance program for trees for at least the first 4 years after planting. Irrigation to be provided through non-potable water per SWM report.

Key	Botanical Name	Common Name	Cal.	Ht.	Spread	Cond.	Remarks	Total	
Deciduous Trees									
Gl	<i>Gleditsia tricanthos var. inermis 'Sunburst'</i>	Sunburst Honeylocust		70mm			W.B.	B.B.	3
Ta	<i>Tilia americana</i>	Basswood		70mm			W.B.	B.B.	2
Lt	<i>Liliodendron tulipifera</i>	Tulip Tree		70mm			W.B.	B.B.	2
Ov	<i>Ostrya virginiana</i>	Ironwood		70mm			W.B.	B.B.	3
al	<i>Amelanchier laevis</i>	Allegheny Serviceberry		2.5m			W.B.	Multistem	12
bnl	<i>Betula nigra 'Little King'</i>	Fox Valley River Birch		2.5m			W.B.	Multistem	15
Deciduous Shrubs									
aa	<i>Amelanchier alnifolia</i>	Saskatoon		60cm			W.B.	Multistem	2
csk	<i>Cornus sericea 'Kelsey'</i>	Kelsey Red Osier Dogwood		60cm			3 Gal pot.	Uniform Specimen	146
sa	<i>Symphoricarpos albus</i>	Snowberry		60cm			3 Gal pot.	Uniform Specimen	154
Coniferous Shrubs									
jvb	<i>Juniperus virginiana 'Blue Arrow'</i>	Blue Arrow Juniper		60cm			3 Gal pot.	Uniform Specimen	9
jhp	<i>Juniperus horizontalis 'Plumosa Compacta'</i>	Compact Andorra Juniper		60cm			3 Gal pot.	Uniform Specimen	327
Perennials									
ac	<i>Anemone canadensis</i>	Canada Anemone		15cm			1 Gal pot.	Uniform Specimen	368
am	<i>Achillea millefolium</i>	Lady's Mantle		15cm			1 Gal pot.	Uniform Specimen	352
gm	<i>Geranium maculatum</i>	Wild Geranium		15cm			1 Gal pot.	Uniform Specimen	48
smm	<i>Salvia nemorosa 'Marcus'</i>	Marcus Meadow Sage		15cm			1 Gal pot.	Uniform Specimen	229
tpe	<i>Thymus praecox 'Elfin'</i>	Thyme		15cm			1 Gal pot.	Uniform Specimen	530
Ornamental Grass									
snb	<i>Sorghastrum nutans 'Sioux Blue'</i>	Sioux Blue Indian Grass		15cm			1 Gal pot.	Uniform Specimen	114

3 Planting List - Ground Floor - Private Trees, Shrubs and Perennials



Toronto Green Standard Version 4
Soil volume for Tree Planting

Soil Area NO.	Location (City ROW, private property)	Soil Area (m ²)	Soil Depth (m)	Soil Volume (m ³)	Tree Quantity	Soil Volume per tree (m ³)	Irrigation provided (Yes/No)	Hard Surface or Soft Surface	Soil Cells (Yes/No)
1	Private property	256	1.2	307.2	5	61.44	Yes	SOFT SURFACE	Yes
2	Private property	85	1	85	2	42.50	Yes	SOFT SURFACE	Yes
3	Private property	156	1.1	171.6	3	57.20	Yes	SOFT SURFACE	Yes
Totals		497	3.3	563.8	10				

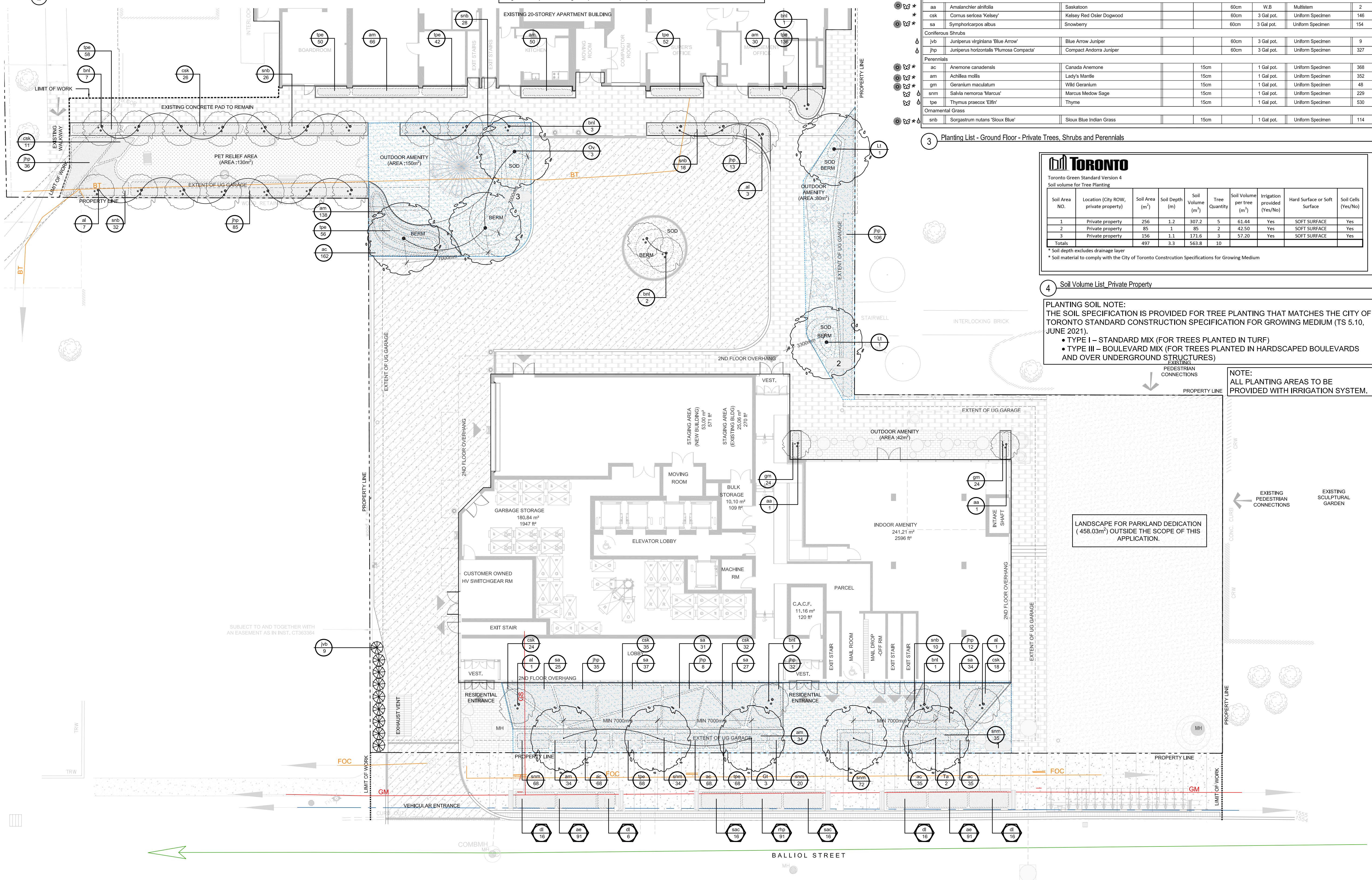
* Soil depth excludes drainage layer
* Soil material to comply with the City of Toronto Construction Specifications for Growing Medium

4 Soil Volume List Private Property

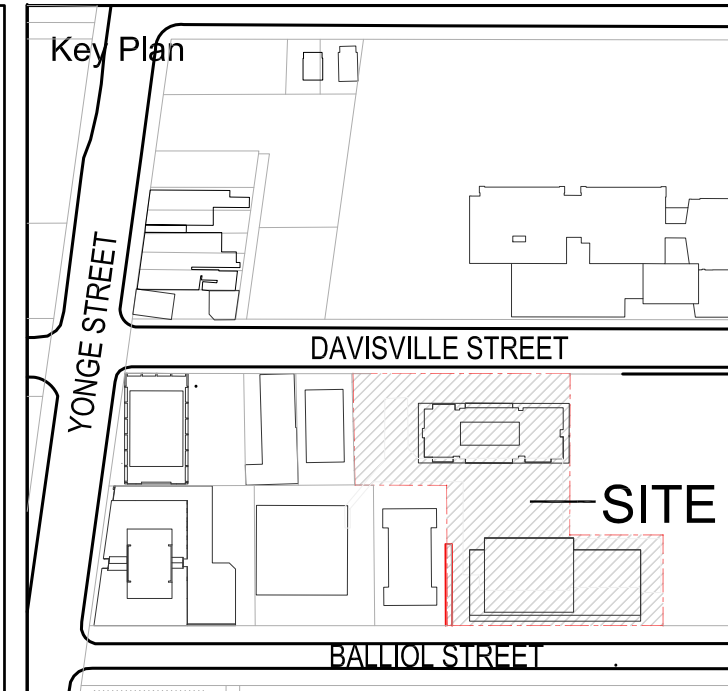
PLANTING SOIL NOTE:
THE SOIL SPECIFICATION IS PROVIDED FOR TREE PLANTING THAT MATCHES THE CITY OF TORONTO STANDARD CONSTRUCTION SPECIFICATION FOR GROWING MEDIUM (TS 5.10, JUNE 2021).

- TYPE I - STANDARD MIX (FOR TREES PLANTED IN TURF)
- TYPE III - BOULEVARD MIX (FOR TREES PLANTED IN HARDSCAPED BOULEVARDS AND OVER UNDERGROUND STRUCTURES)

NOTE:
ALL PLANTING AREAS TO BE PROVIDED WITH IRRIGATION SYSTEM.



1 Ground Floor Planting Plan



- Legend**
- PROPOSED DECIDUOUS TREES
 - PROPOSED ORNAMENTAL TREES
 - PROPOSED CONIFEROUS SHRUB/GRASS PLANTING
 - EXISTING TREES TO REMAIN
 - EXISTING TREE OUTSIDE OF CATCHMENT AREA
 - PROPOSED GROUND COVER AND SHRUB PLANTING
 - PROPOSED PLANTING KEY
 - PROPOSED ROW PLANTING KEY
 - PROPOSED SOIL VOLUME AREA NUMBER
 - PROPOSED LIMIT OF CONTINUOUS SOIL VOLUME

No	Date	Revisions	By
2.0	10.06.2023	ISSUED FOR ZBA SUBMISSION #2	GM
1.0	06.03.2022	ISSUED FOR ZBA/SIPA SUBMISSION	GM

The drawing is an instrument of service as provided to, and in the possession of, the client. It is the client's responsibility to ensure all dimensions and report all errors and omissions to the landscape architect prior to construction. It is the client's responsibility to ensure the drawing is used in accordance with the contract documents.

DESIGNED BY: [Signature]
MEMBER
ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO
Designed By: [Signature]
North Arrow

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Project Name:
33 Davisville Avenue / 60 Balliol Street
City of Toronto

Sheet Title:
Ground Floor Planting Plan

Designed:	Drawn:	Scale:	Drawing No.:
HE	PP	AS SHOWN	L-3
Date of Drawing:	Job No.:		
April 2022	OGD006		

Scale: 1:150

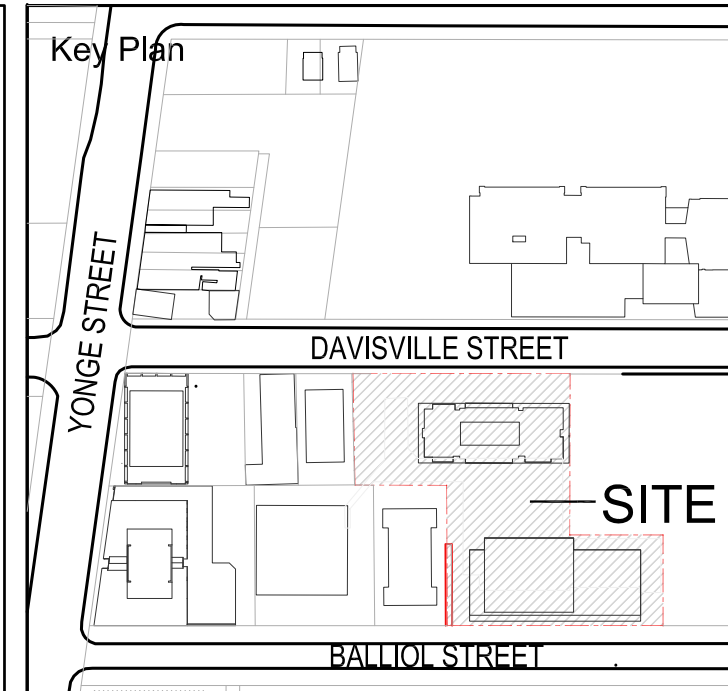
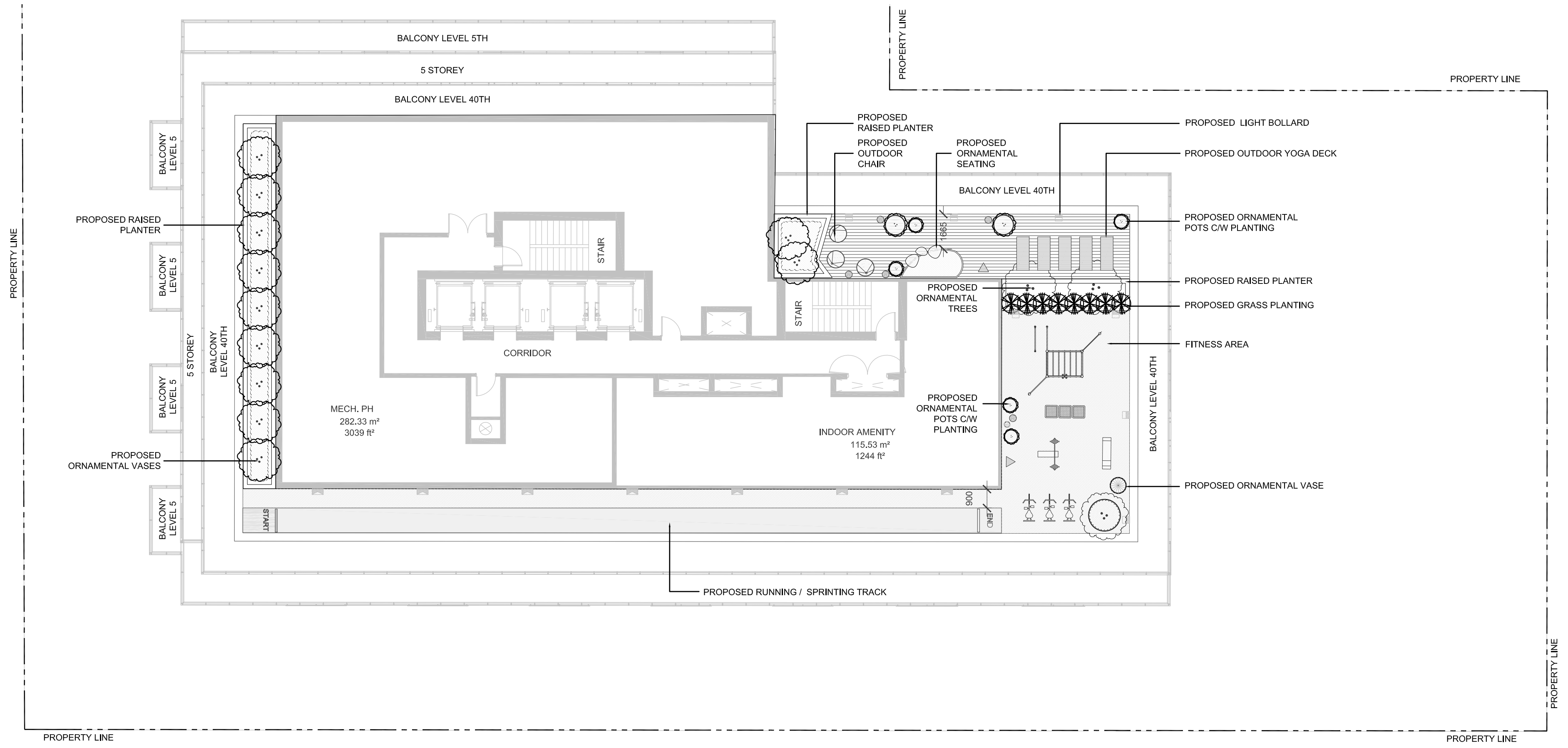
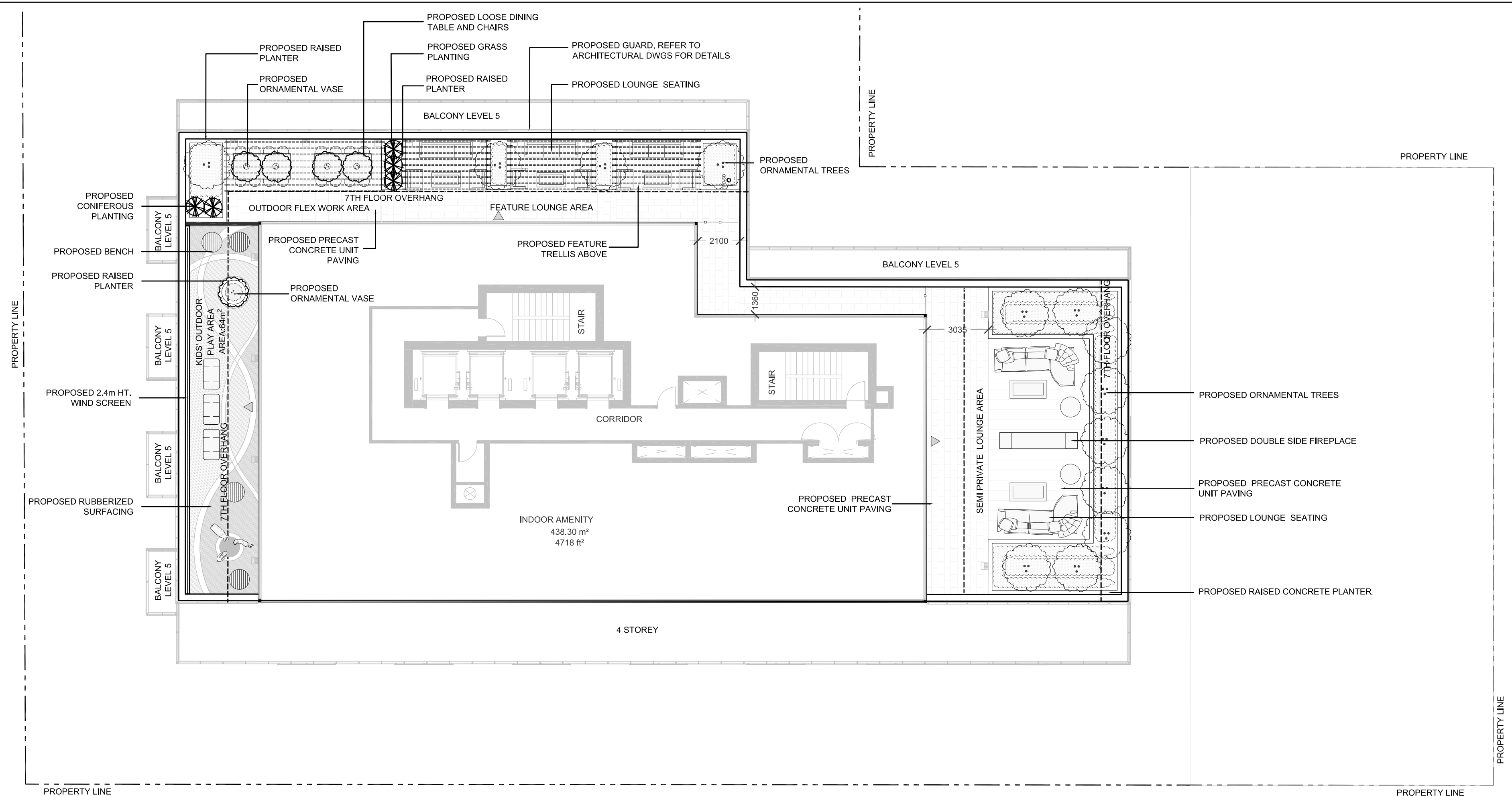
1 6th Floor Outdoor Amenity Terrace Landscape Plan

Scale: 1:150

2 MPH Outdoor Amenity Terrace Landscape Plan

Scale: 1:150

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Legend

- PROPOSED ORNAMENTAL VASES
- PROPOSED DECIDUOUS SHRUB
- PROPOSED ORNAMENTAL VASES
- PROPOSED GRASS PLANTING
- PROPOSED GROUNDCOVER AND SHRUB PLANTING
- PROPOSED RUBBERIZED SURFACING
- PROPOSED PRECAST CONCRETE UNIT PAVING
- PROPOSED CONCRETE UNIT PAVING
- PROPOSED GREEN ROOF PLANTING
- PROPOSED BOLLARD LUMINAIRE
- PROPOSED BENCH

No	Date	Revisions	By
2.0	10.06.2023	ISSUED FOR ZBA SUBMISSION #2	GM
1.0	06.03.2022	ISSUED FOR ZBA/SFA SUBMISSION	GM

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Designed By:

North Arrow:

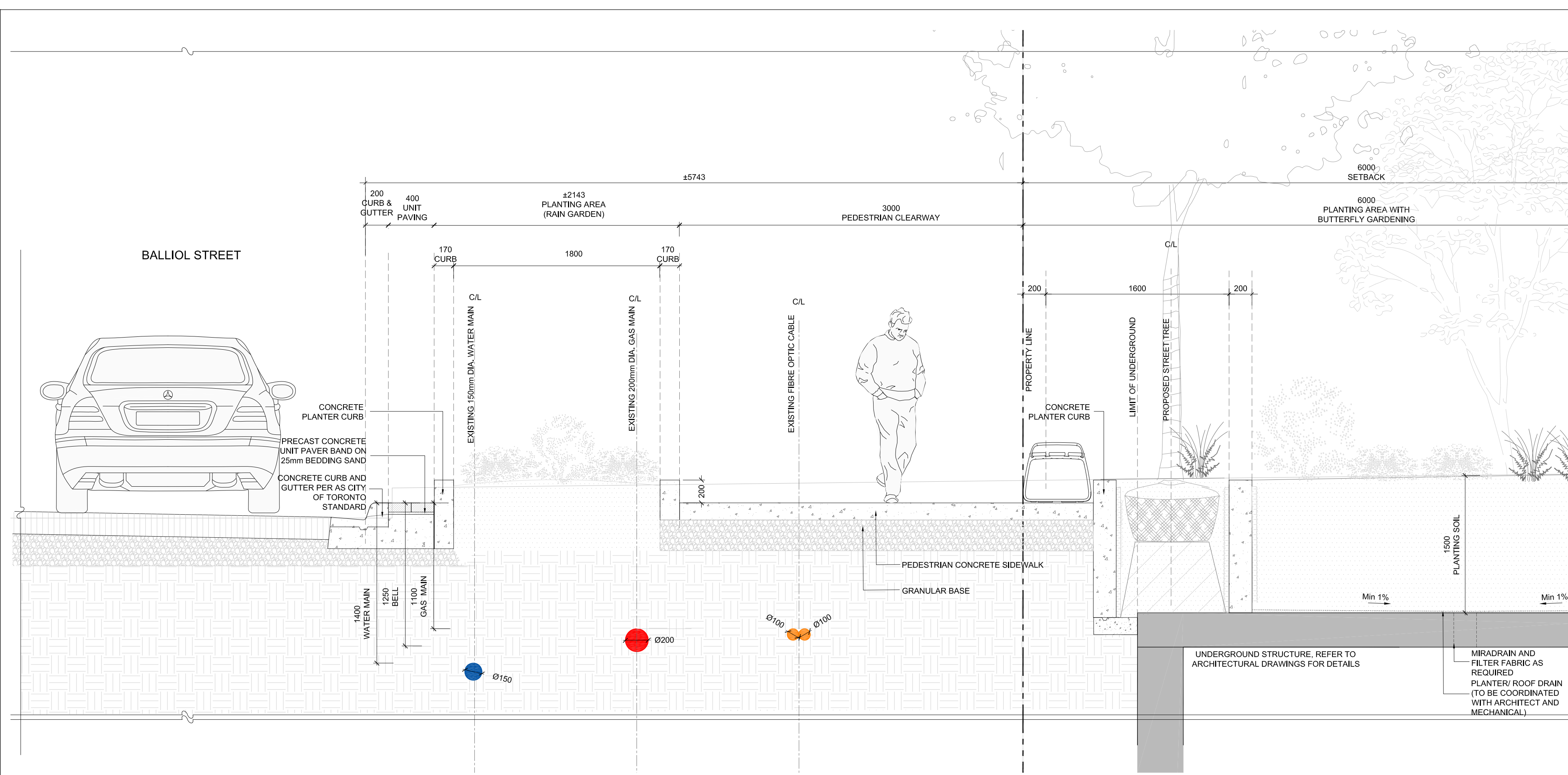
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255 Wilsheed Ave., Unit 14 | Toronto, Ontario, Canada M6H 1S8
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Project Name:
**33 Davisville Avenue /
60 Balliol Street**
City of Toronto

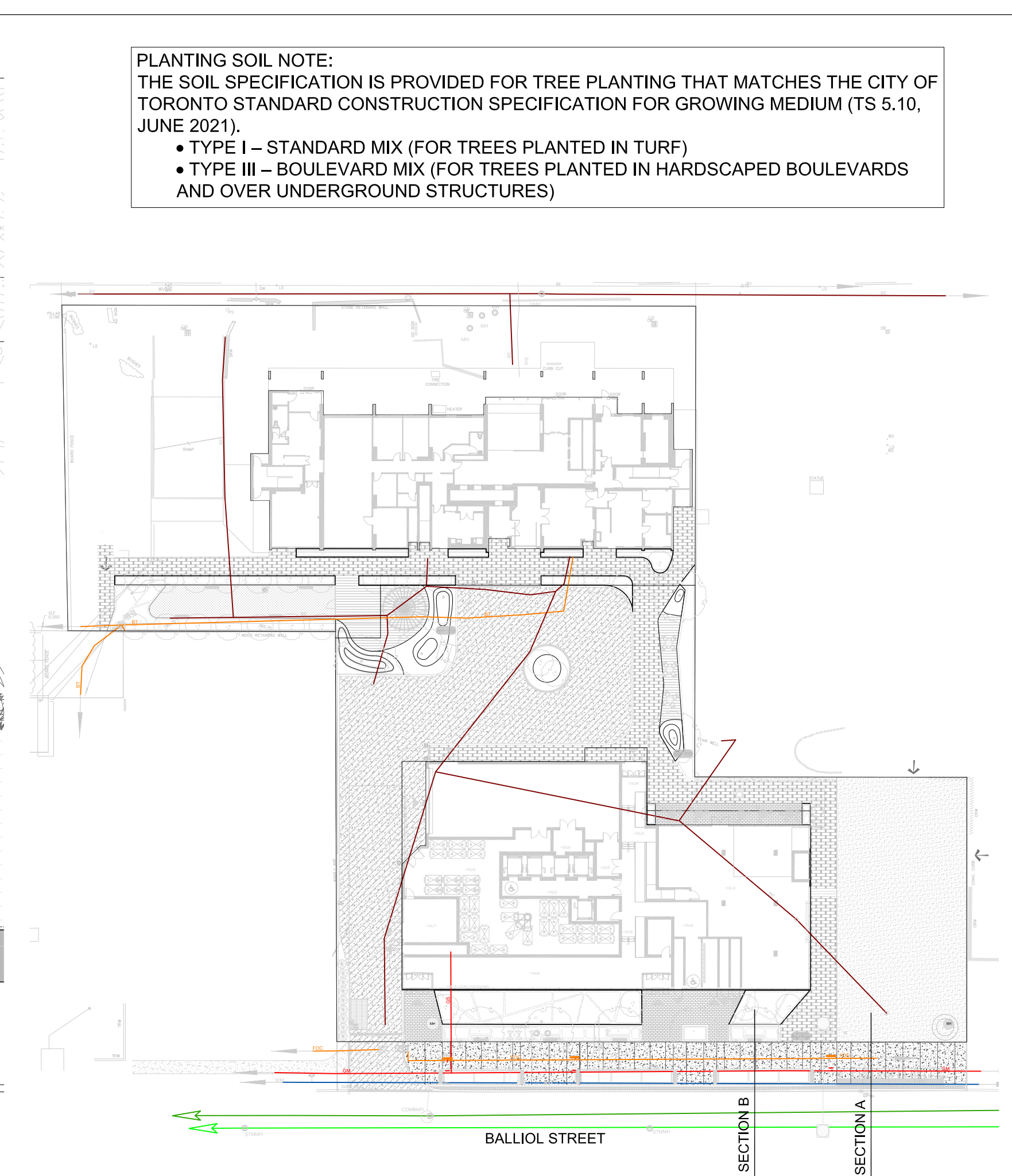
Sheet Title:
**6th Floor & MPH Outdoor Amenity
Terrace Landscape Plan**

Designed: GM	Drawn: HE	Scale: AS SHOWN	Drawing No.:
Date of Drawing: April 2022	Job No.:	OGD006	L-5a



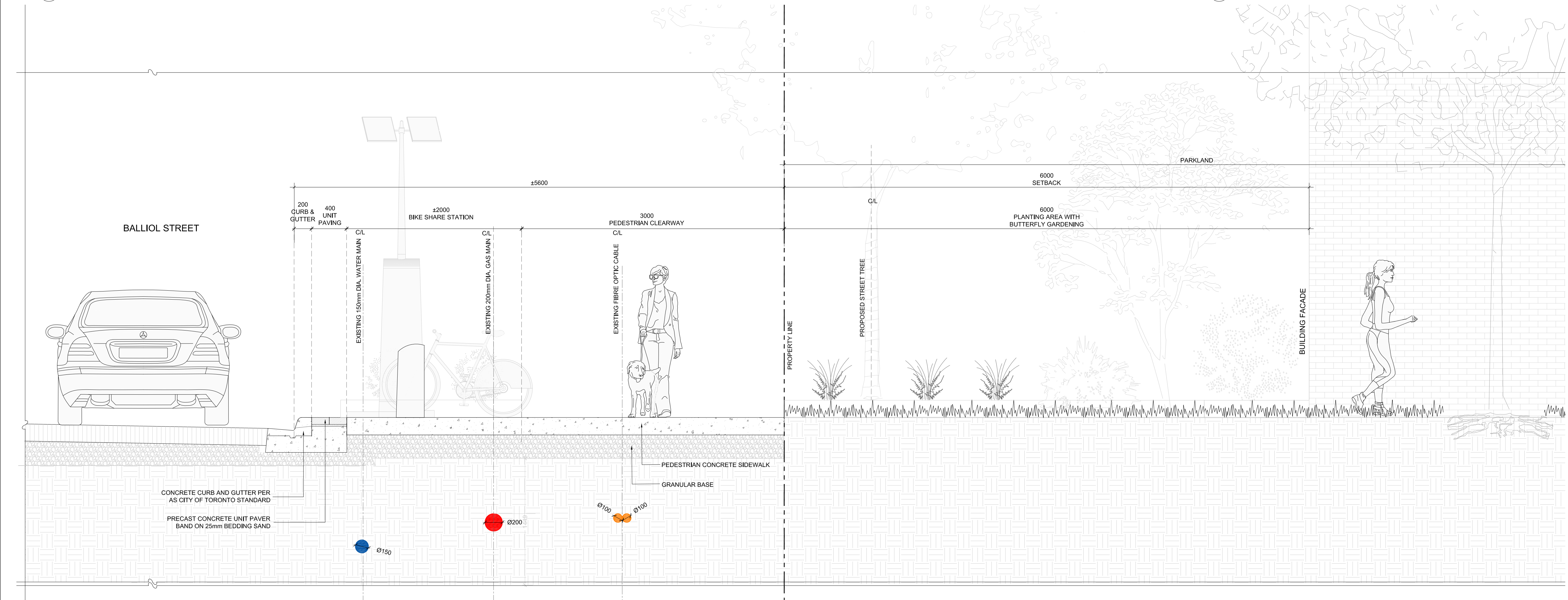
2 Landscape Section A - Balliol Street Streetscape

Scale: 1:25



1 Key Plan

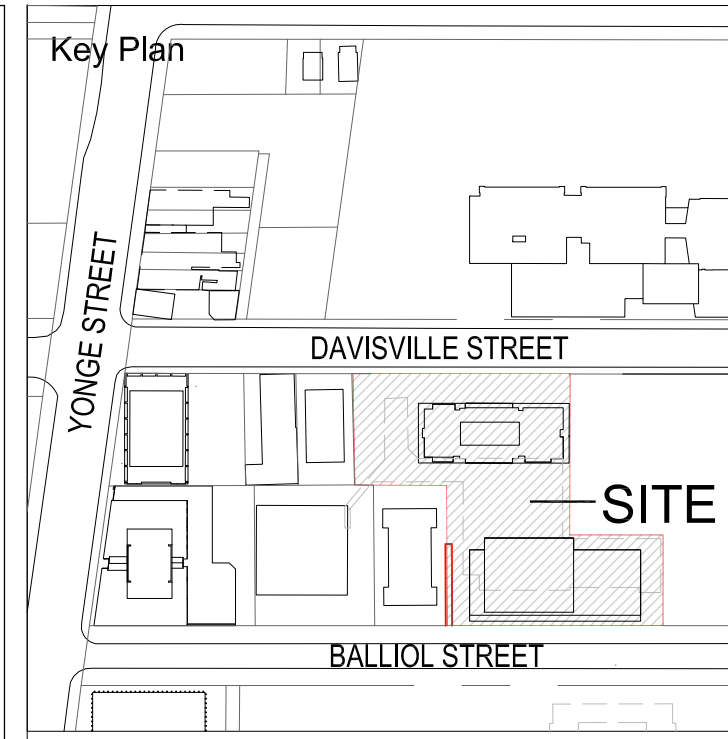
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3 Landscape Section B - Balliol Street Streetscape

Scale: 1:25

PLANTING SOIL NOTE:
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Legend

*Clearance Guidelines as per City of Toronto Appendix C: Vertical, Horizontal

- Ball Canada Conduit Clearance (V=600mm, H=600mm)*
- Water Main Clearance (V=300mm, H=750mm)*
- Water Main Clearance (V=300mm, H=750mm)*
- Combined Sewer Clearance (V=500mm, H=900mm)*
- Gas Main Clearance (V=300mm, H=600mm)*
- Storm Sewer Clearance (V=300mm, H=750mm)*

LEGEND, SUE Investigation Results - CL-A

UNDERGROUND UTILITY CODES AND COLOUR

- GM GAS MAIN
- GS GAS SERVICE
- WM WATER MAIN
- WS WATER SERVICE
- SAN SANITARY SEWER
- SS STORM SEWER
- CS COMBINED SEWER
- BE BURIED ELECTRIC
- BE-SL BURIED ELECTRIC STREET LIGHT
- BE-TL BURIED ELECTRIC TRAFFIC LIGHT
- UNK UNKNOWN CONDUCTIVE
- FOC FIBRE OPTIC CABLE
- TV BURIED TELEVISION CABLE
- BT BURIED TELECOMMUNICATIONS
- CA COMPRESSED AIR
- OHV OVERHEAD WIRE
- Q1 QUALITY LEVEL "Q1"
- Q2 QUALITY LEVEL "Q2"
- Q3 QUALITY LEVEL "Q3"
- Q4 QUALITY LEVEL "Q4"
- Q5 QUALITY LEVEL "Q5"
- Q6 QUALITY LEVEL "Q6"
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- Q48 QUALITY LEVEL "Q48"
- Q49 QUALITY LEVEL "Q49"
- Q50 QUALITY LEVEL "Q50"

LEGEND, SUE Investigation Results - CL-A

- HW MONITORING WELL
- TH TEST HOLE
- QA QUALITY LEVEL "QA"
- CA CONTINUATION ARROW
- FA FLOW ARROW
- EC END CAP
- NS NOT SURVEYED LOCATION BASED ON FIELD OBSERVATION
- NR NOT SURVEYED LOCATION BASED ON RECORD INFORMATION
- LS LOSS OF SIGNAL

No	Date	Revisions	By
2.0	10.06.2023	ISSUED FOR ZBA SUBMISSION #2	GM
1.0	06.03.2022	ISSUED FOR ZBA/SPA SUBMISSION	GM

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Designed By: North Arrow

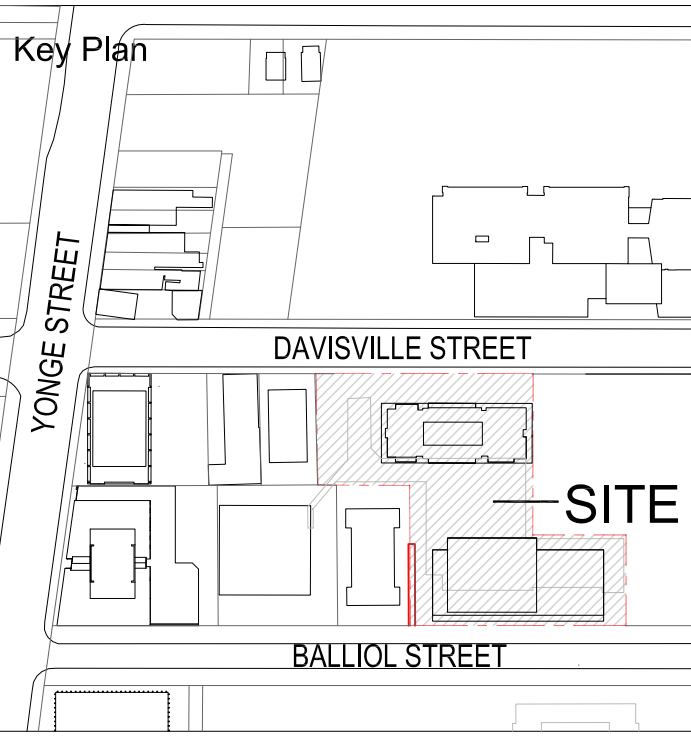
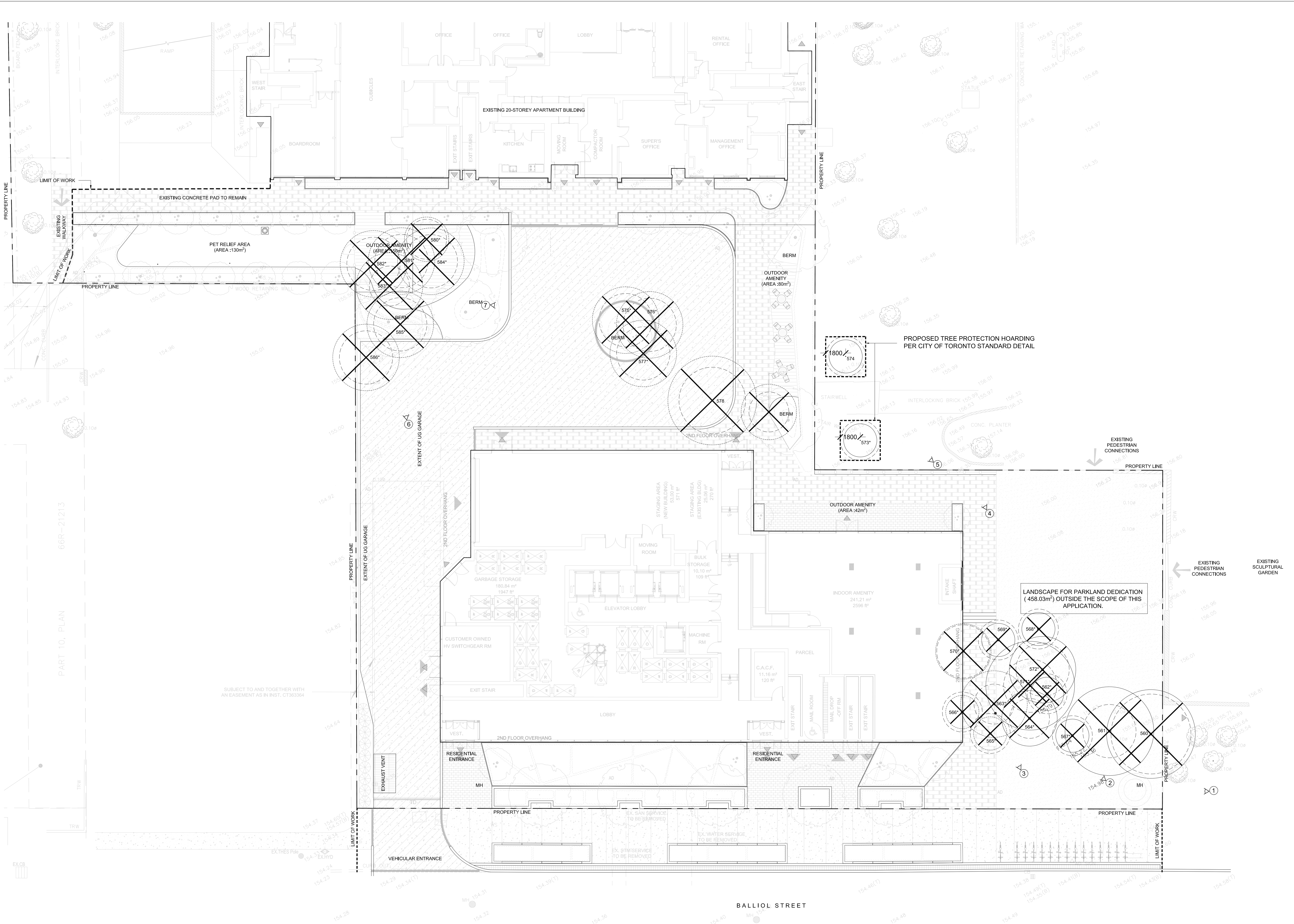
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Project Name:
**33 Davisville Avenue /
 60 Balliol Street**
 City of Toronto

Sheet Title:
Streetscape Sections

Designed: GM	Drawn: PP	Scale: AS SHOWN	Drawing No.: L-7
Date of Drawing: April 2022	Job No.: OGD006		



- Legend**
- EXISTING TREE TO REMAIN
C/W TREE INVENTORY NUMBER
 - EXISTING TREE TO BE REMOVED
C/W TREE INVENTORY NUMBER
 - TREE PROTECTION ZONE
 - EXISTING CONDITION PHOTO VIEW
 - PROPOSED TREE HOARDING



Inspection Conducted on February, 7th 2022 By
Mike Hukezalle - ISA Certified Arborist No. ON-2408A

No	Date	Revisions	By
2.0	10.06.2023	ISSUED FOR ZBA SUBMISSION #2	GM
1.0	06.03.2022	ISSUED FOR ZBA/SPA SUBMISSION	GM

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Designed By: North Arrow



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Project Name:
33 Davisville Avenue / 60 Balliol Street
City of Toronto

Sheet Title:
Tree Preservation Plan

Designed: GM	Drawn: GM	Scale: AS SHOWN	Drawing No.: TP-1
Date of Drawing: February 2022	Job No.: OGD006		

Scale: 1:150

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