

2400 - 2440 DUNDAS STREET WEST

LANDSCAPE PACKAGE:

ISSUED FOR ZBA SUBMISSION

DATE: MAY 31, 2024



KEY PLAN

N.T.S.



DRAWING LIST

LANDSCAPE	
L-0	Landscape Statistics
L-1	Landscape Layout
L-2	Soil Volumes Plan
L-3	Roof Plan
L-4	Landscape Sections
L-5	Landscape Sections
TP1	Tree Inventory & Removals Plan
TP1.1	Tree & Site Photos
TP1.2	Tree & Site Photos

Landscape Architects:

Lead Landscape Designer

NORTHDESIGNOFFICE

1A Howard Park Ave, Unit 2  
Toronto, Ontario, M6R-1V3  
Telephone: 416-532-9875

Lead Technical Designer

the mbtw group

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Toronto, Ontario, M4H-1G8  
Telephone: 416-449-7767  
Fax: 416-449-1803



Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume ( 40% of the site area + 66 m2 x 30m3)	2066		
Soil volume provided within the site area (m3)		2077m3	100%
Soil volume provided within the public boulevard (m3)	0		

1TORONTO GREEN STANDARD TIER 1 - SECTION 1

	Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m2)	92,117.50
Total Roof Area (m2)	6,088.60
Area of Residential Private Terraces (m2)	901.10
Rooftop Outdoor Amenity Space, <i>If in Residential Building</i>	2,270
Area of Renewable Energy Devices (m2)	
Tower (s) Roof Area with floor plate less than 750m2	
Total Available Roof Space (m2)	2,916.80
Green Roof Coverage	RequiredProposed
Coverage of Available Roof Space (m2)	1,750.101750.1
Coverage of Available Roof Space (%)	60%60%

2TORONTO GREEN ROOF STATISTICS

	Location (City ROW , private property)	Soil Area (m <sup>2</sup> )	Soil Depth(m3)	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	105	1.2	126	4	30	Yes	Hard	Yes
2	Private	228	1.2	273	7	30	Yes	Hard	Yes
3	Private	132	1.2	158	4	30	Yes	Hard	Yes
4	Private	64	1.2	76	2	30	Yes	Hard	Yes
5	Private	107	1.2	128	4	30	Yes	Hard	Yes
6	Private	66	1.2	79	2	30	Yes	Hard	Yes
7	City Park	673	1.2	1009	19	53	Yes	Hard	Yes
8	City Park	100	1.5	120	4	30	Yes	Hard	Yes
9	Private	90	1.2	108	3	30	Yes	Hard	Yes
Totals		1565	11.1	2077	49	293			

\* Soil depth excludes drainage layer

3TORONTO GREEN STANDARDS- SOIL VOLUME

KEYPLAN



LEGEND

3.0	2024-05-31	ISSUED FOR ZBA	JSJ
2.0	2024-05-08	SUBMITTED FOR SEVERANCE APPLICATION	JSJ
1.0	2023-03-06	SUBMITTED FOR ZBA	JSJ
No	Date	Revisions	By

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NOT FOR CONSTRUCTION

Designed By

North Arrow

Lead Landscape Designer

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Project Name:

2400 Dundas Street West

Municipality:

Toronto, ON

Sheet Title:

Landscape Statistics

Designed: JSJ

Drawn: CR/AR

Scale:

Drawing No.: L-0

Date of Drawing: January 2023

Job No.: NDO002



KEYPLAN

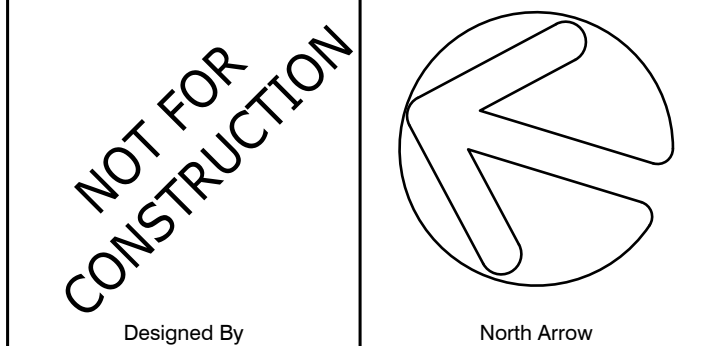


LEGEND

- PROPERTY LINE
- UNIT PAVING
- ASPHALT PAVING
- TACTILE WALKING SURFACE INDICATOR
- CONCRETE PAVING
- PLANTING AREA
- PROPOSED TREE PLANTING
- BOLLARD AND BIKE RING
- PROPOSED SCULPTURAL WIND SCREEN

No	Date	Revisions	By
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Project Name:  
**2400 Dundas Street West**

Municipality: Toronto, ON

Sheet Title:  
**Layout Plan**

Designed: JSJ	Drawn: CR/AR	Scale: 1:250	Drawing No.: <b>L-1</b>
Date of Drawing: January 2023	Job No.: NDO002		



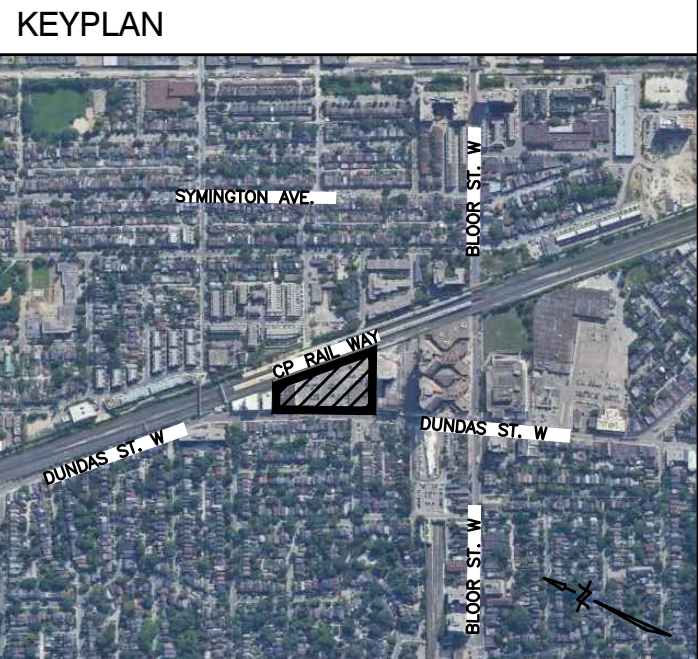
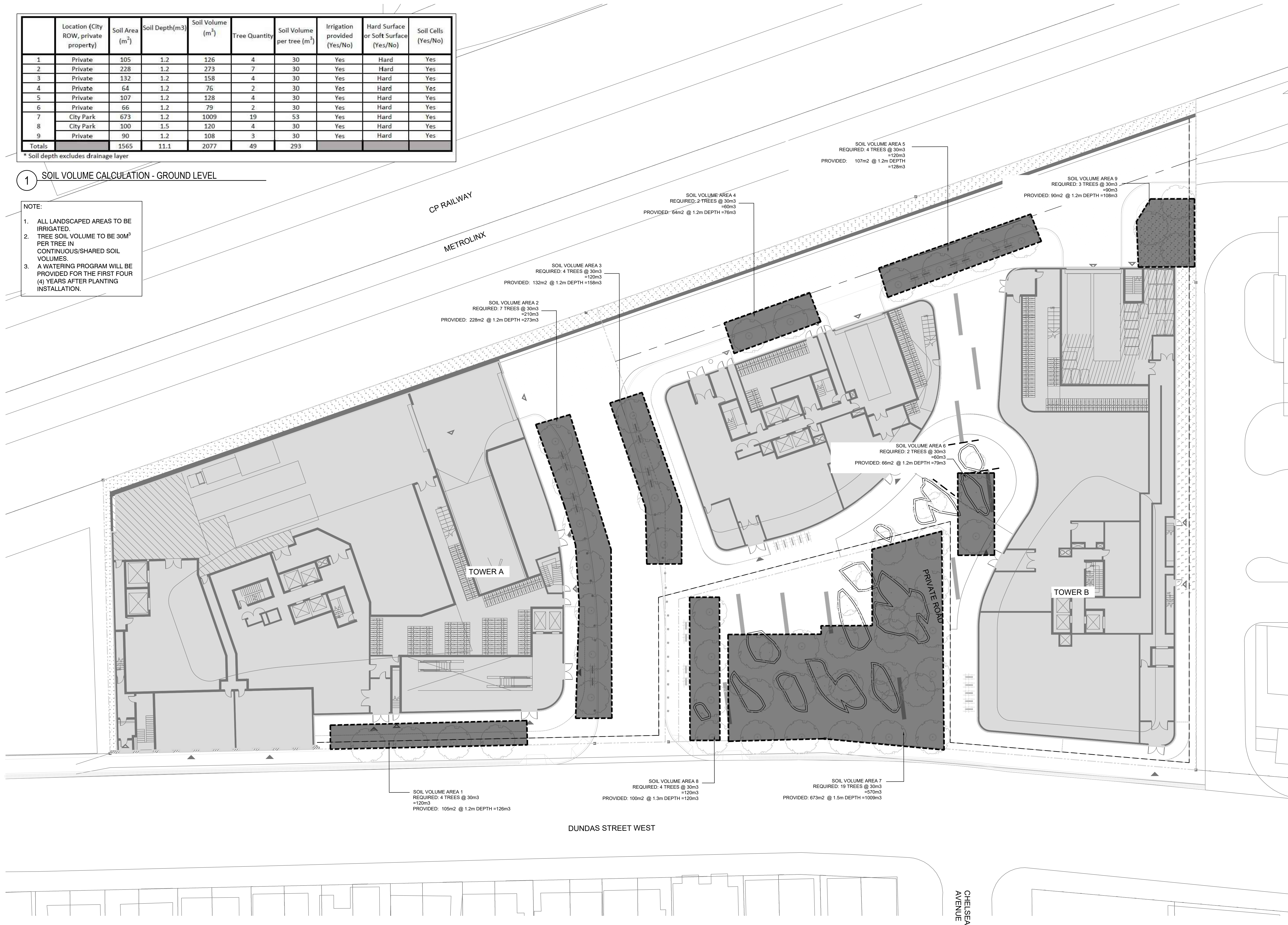


	Location (City ROW, private property)	Soil Area (m <sup>2</sup> )	Soil Depth(m3)	Soil Volume (m <sup>3</sup> )	Tree Quantity	Soil Volume per tree (m <sup>3</sup> )	Irrigation provided (Yes/No)	Hard Surface or Soft Surface (Yes/No)	Soil Cells (Yes/No)
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Totals		1565	11.1	2077	49	293			

\* Soil depth excludes drainage layer

1 SOIL VOLUME CALCULATION - GROUND LEVEL

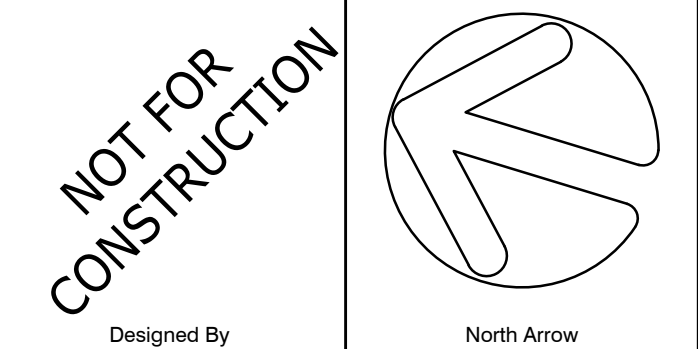
- NOTE:
- ALL LANDSCAPED AREAS TO BE IRRIGATED.
  - TREE SOIL VOLUME TO BE 30M<sup>3</sup> PER TREE IN CONTINUOUS/SHARED SOIL VOLUMES.
  - A WATERING PROGRAM WILL BE PROVIDED FOR THE FIRST FOUR (4) YEARS AFTER PLANTING INSTALLATION.



- LEGEND
- PROPERTY LINE
  - SOIL VOLUME AREA

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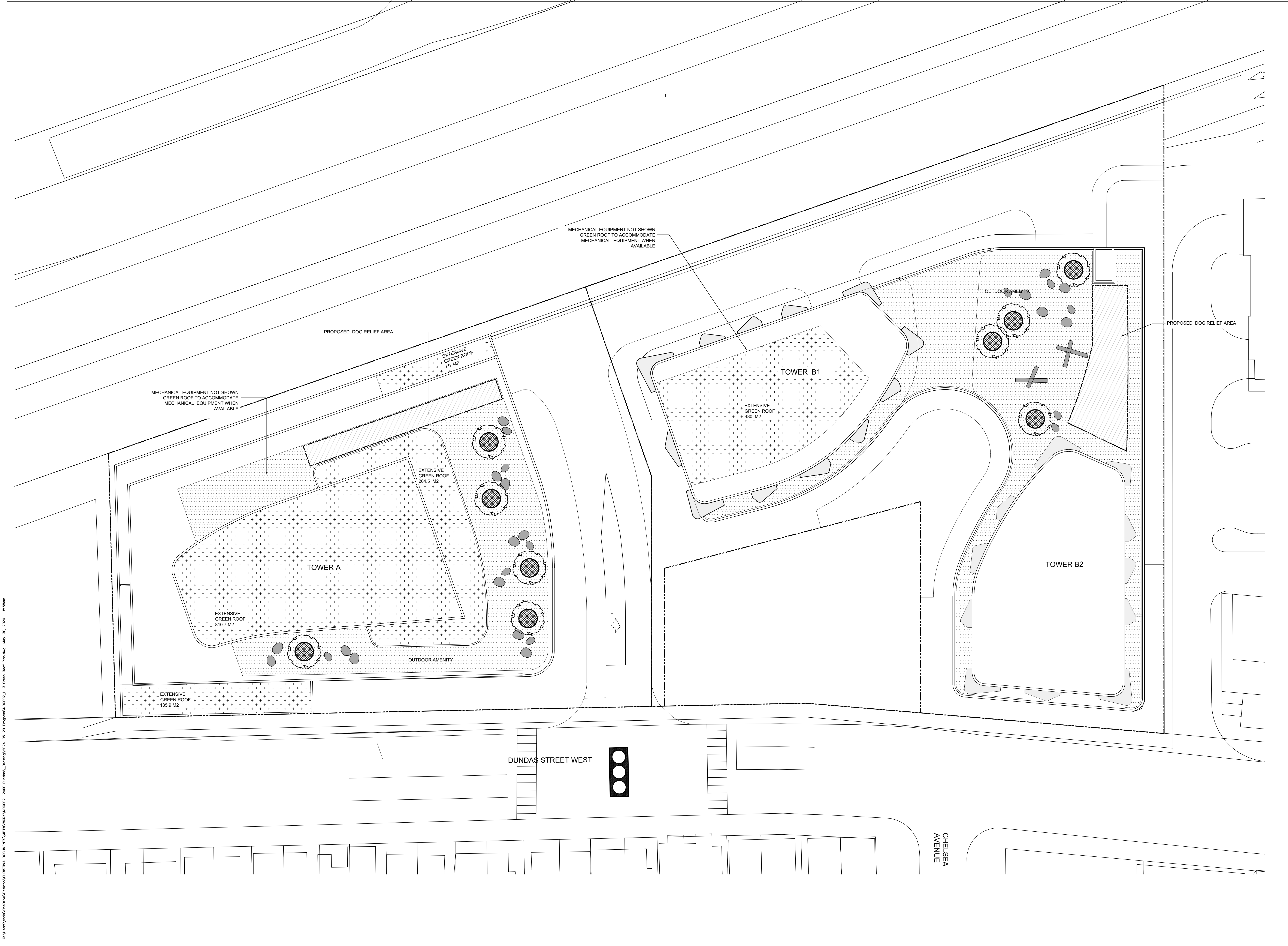


Project Name:  
**2400 Dundas Street West**  
Municipality: Toronto, ON  
Sheet Title: Soil Volumes Plan

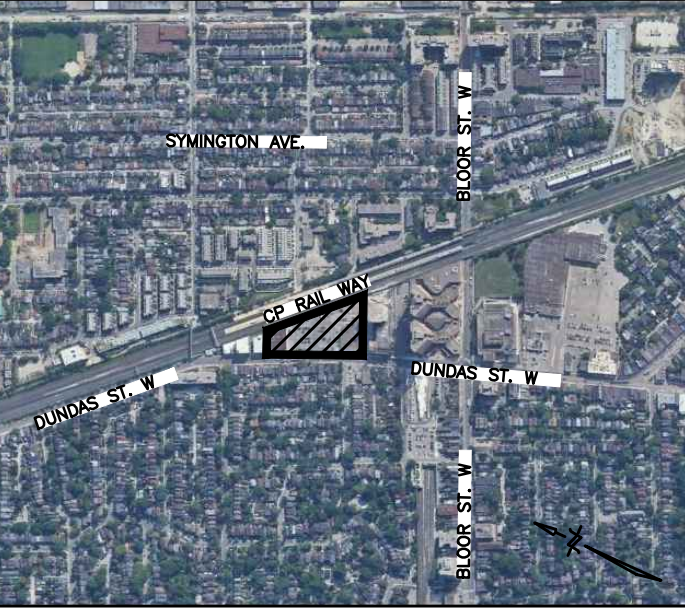
Designed: JSJ	Drawn: CR/AR	Scale: 1:250	Drawing No.: L-2
Date of Drawing: January 2023	Job No.: NDO002		



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KEYPLAN



LEGEND

- PROPERTY LINE
- EXTENSIVE GREEN ROOF  
PLANTING MEDIUM
- DECORATIVE PAVERS
- 'PEBBLE' FURNISHINGS
- TREE PLANTING
- PET RELIEF AREA

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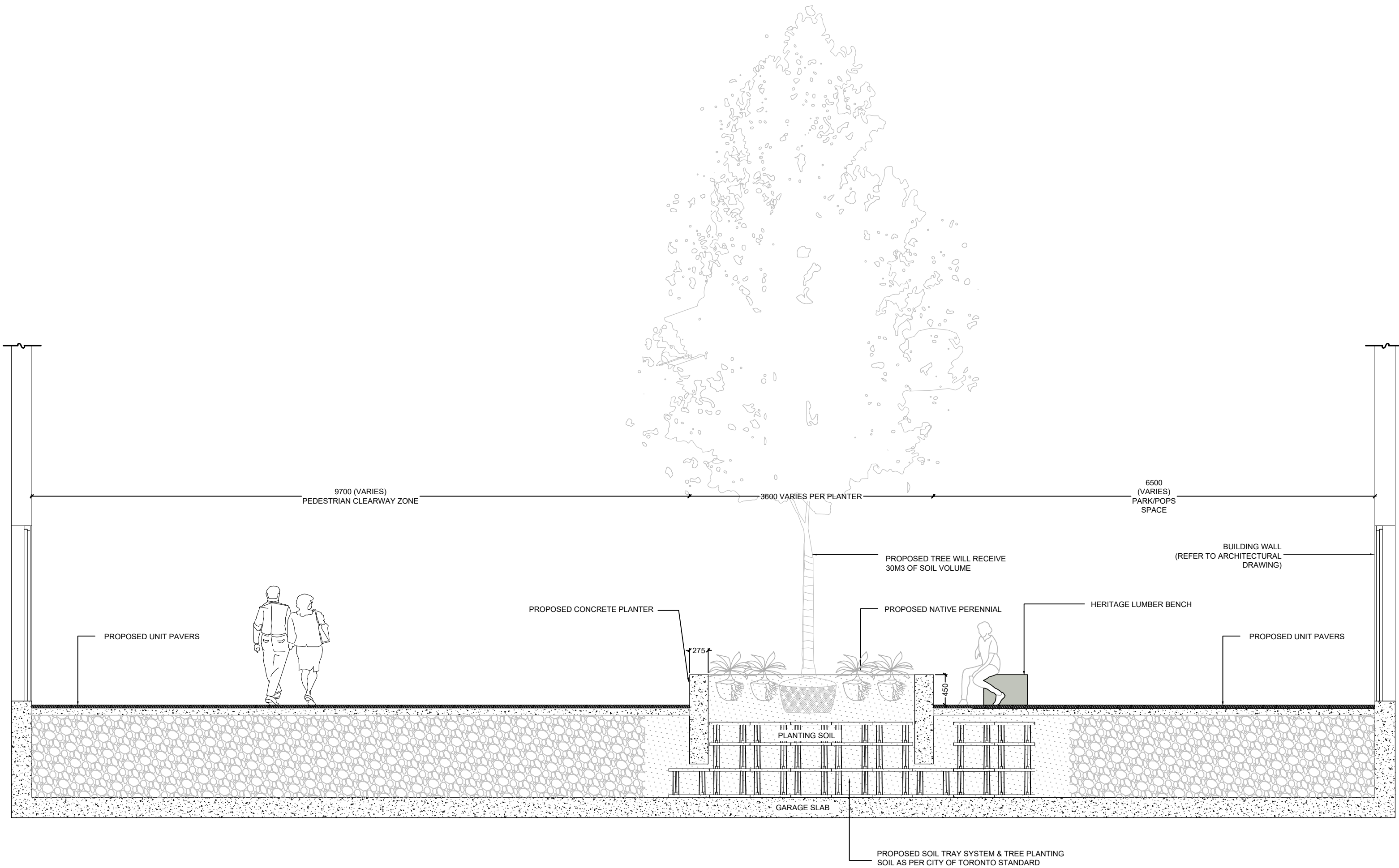
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Project Name:  
**2400 Dundas Street West**  
Municipality: Toronto, ON  
Sheet Title:  
**Green Roof Plan**

Designed: JSJ	Drawn: CR/AR	Scale: 1:250	Drawing No.: <b>L-3</b>
Date of Drawing: January 2023	Job No.: NDO002		

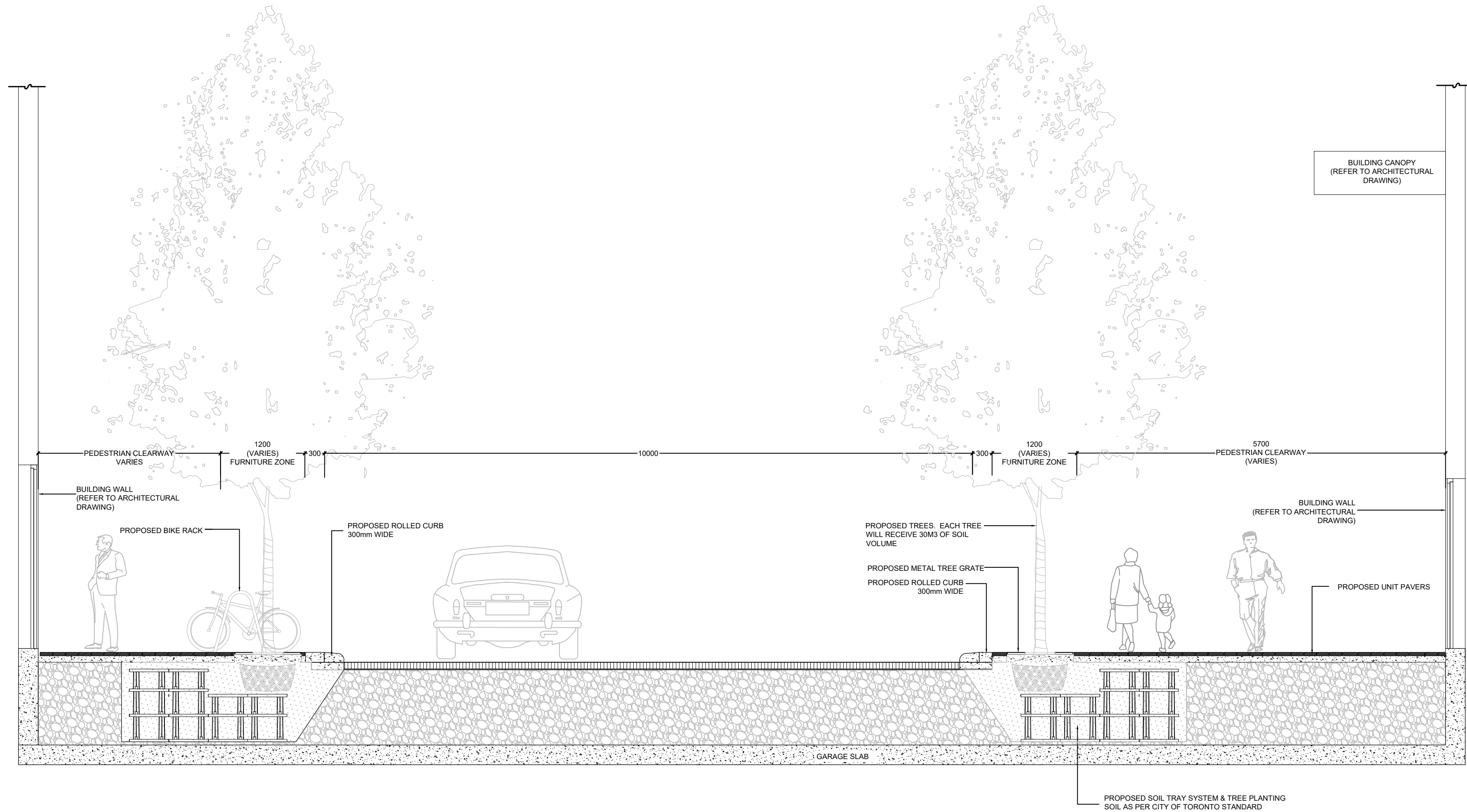


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1 SECTION A-A - OPEN SPACE

SCALE: 1:50



2 SECTION B-B - PRIVATE ROAD

SCALE: 1:50

#### KEYPLAN

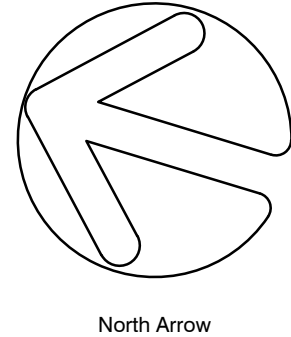


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Lead Technical Designer



Project Name:

**2400 Dundas  
Street West**

Municipality: Toronto, ON

Sheet Title:

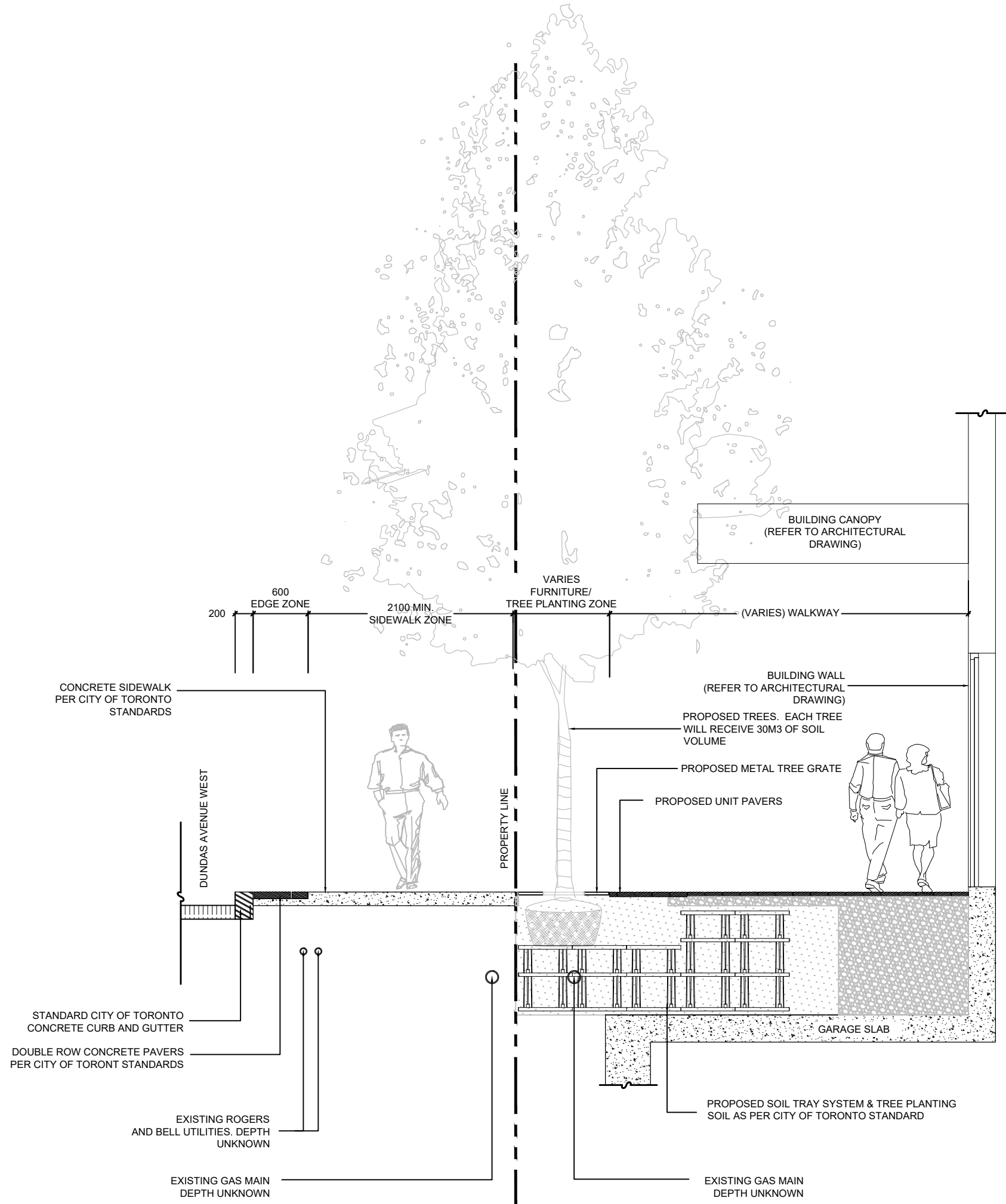
Landscape Sections

Designed: JSJ	Drawn: CR/AR	Scale: AS SHOWN	Drawing No.: L-4
Date of Drawing: January 2023	Job No.: NDO002		



1 SECTION C-C: DUNDAS STREET FRONTAGE

SCALE: 1:50



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Project Name:  
**2400 Dundas Street West**  
Municipality: Toronto, ON  
Sheet Title:  
**Landscape Sections**

Designed: JSJ	Drawn: CR/AR	Scale: AS SHOWN	Drawing No.: <b>L-5</b>
Date of Drawing: January 2023	Job No.: NDO002		



TREE INFORMATION TABLE - 2400 DUNDAS ST W									
TAG #	BOTANICAL NAME	COMMON NAME	DBH (cm)	CNPKY. SPR (m)	COND.	REMARKS	PRES. STATUS	C.O.T. CAT.	
1	30a	Juniperus virginiana	Eastern Red Cedar	8	2	Fair	ROW, low form, branch structure to street side	Remove	5
2	30b	Juniperus virginiana	Eastern Red Cedar	10	2	Fair	ROW, low form, branch structure to street side	Remove	5
3	30c	Juniperus virginiana	Eastern Red Cedar	6	1.5	Fair	ROW, low form, branch structure to street side	Remove	5
4	30d	Juniperus virginiana	Eastern Red Cedar	10	1.5	Fair	ROW, low form, branch structure to street side	Remove	5
5	30e	Juniperus virginiana	Eastern Red Cedar	10	1.5	Fair	ROW, low form, branch structure to street side	Remove	5
6	30f	Juniperus virginiana	Eastern Red Cedar	9	1.5	Fair	ROW, low form, branch structure to street side	Remove	5
7	30g	Juniperus virginiana	Eastern Red Cedar	8	1.5	Fair	ROW, low form, branch structure to street side	Remove	5
8	30h	Juniperus virginiana	Eastern Red Cedar	8	1.5	Fair	ROW, low form, branch structure to street side	Remove	5
9	30i	Juniperus virginiana	Eastern Red Cedar	9	2	Fair	ROW, low form, branch structure to street side	Remove	5
10	30j	Juniperus virginiana	Eastern Red Cedar	9	2	Fair	ROW, low form, branch structure to street side	Remove	5
11	31	Fraxinus sp.	Ash	16	5	Fair	ROW, twisted leader	Remove	0
12	32	Gleditsia triacanthos	Honeylocust	6	1	Good	ROW, new planting (within 2 years)	Remove	0
13	33	Acer saccharinum	Silver Maple	25	8	Fair	ROW, poor canopy structure, many limbs removed	Remove	0
14	34	Acer saccharinum	Silver Maple	15	4	Fair	ROW, poor canopy structure, many limbs removed	Remove	5
15	35	Gleditsia triacanthos	Honeylocust	8	3	Good	ROW, slight damage at base	Remove	0
16	36	Quercus rubra	Red Oak	10	3	Good	ROW, good overall condition, slight damage at base	Remove	0
17	37	Gymnocladus dioica	Kentucky Coffeetree	10	1	Good	ROW, slight damage at base	Remove	0

Bylaw - Applicability according to City of Toronto (COT) ranking  
Category:  
0 - Trees not regulated under City of Toronto Tree By-Laws  
1 - Trees with diameters of 30cm or more, situated on private property on subject site.  
2 - Trees with diameters of 30cm or more, situated on private property within 6m of the subject site.  
3 - Trees of all diameters situated on City owned Parkland within 6m of the subject site.  
4 - Trees of all diameters situated within lands designated under City of Toronto Municipal code, chapter 658, Ravine Protection.  
5 - Trees of all diameters situated with the City road allowance adjacent to the subject site

### 1 TREE INVENTORY

C:\Users\John\OneDrive\Desktop\CHSTNA DOCUMENTS\MBTW\WORK\NDO002 - 2400 Dundas Street West\2024-05-29 Progress\NDO002 - TP-1 Tree Inventory & Removals Plan.dwg May 29, 2024 - 10:06am

### KEYPLAN



### LEGEND

- PROPERTY LINE
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING CONIFEROUS TREE TO BE REMOVED
- PHOTO LOCATION



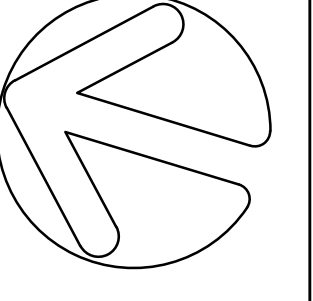
Inspection Conducted on January 30th, 2023 By Mike Hukezalie - ISA Certified Arborist No. CN-2406A

SURVEY INFORMATION PROVIDED BY KRCMAR SURVEYORS INC.  
SURVEY INFORMATION AS OF MAY 12, 2022

No	Date	Revisions	By
3.0	2024-05-31	ISSUED FOR ZBA	JSJ
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Project Name:

2400 Dundas Street West

Municipality: Toronto, ON

Sheet Title:  
Tree Inventory and Removals Plan

Designed: JSJ	Drawn: CR	Scale: 1:250	Drawing No.: TP-1
Date of Drawing: January 2023	Job No.: NDO002		





TREE TAG # 31



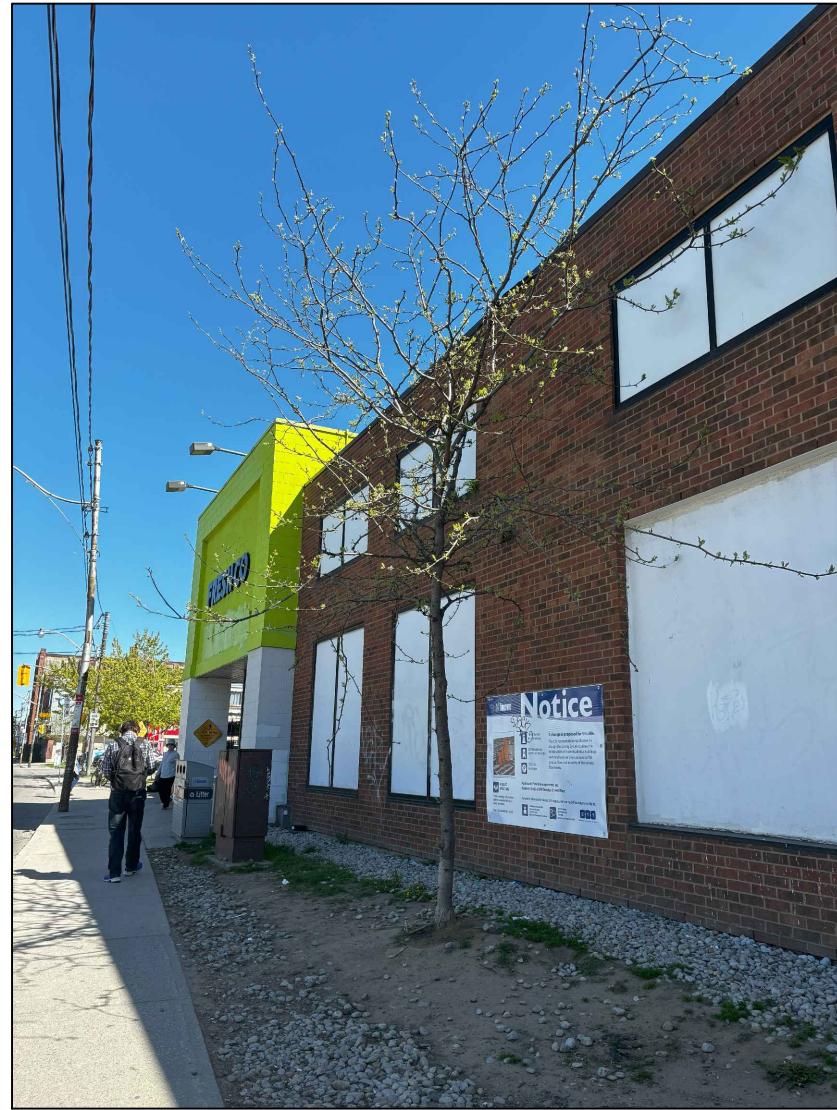
TREE TAG # 32



TREE TAG # 33



TREE TAG # 34



TREE TAG # 35



TREE TAG # 36



TREE TAG # 37



TREE TAG # 30A-J

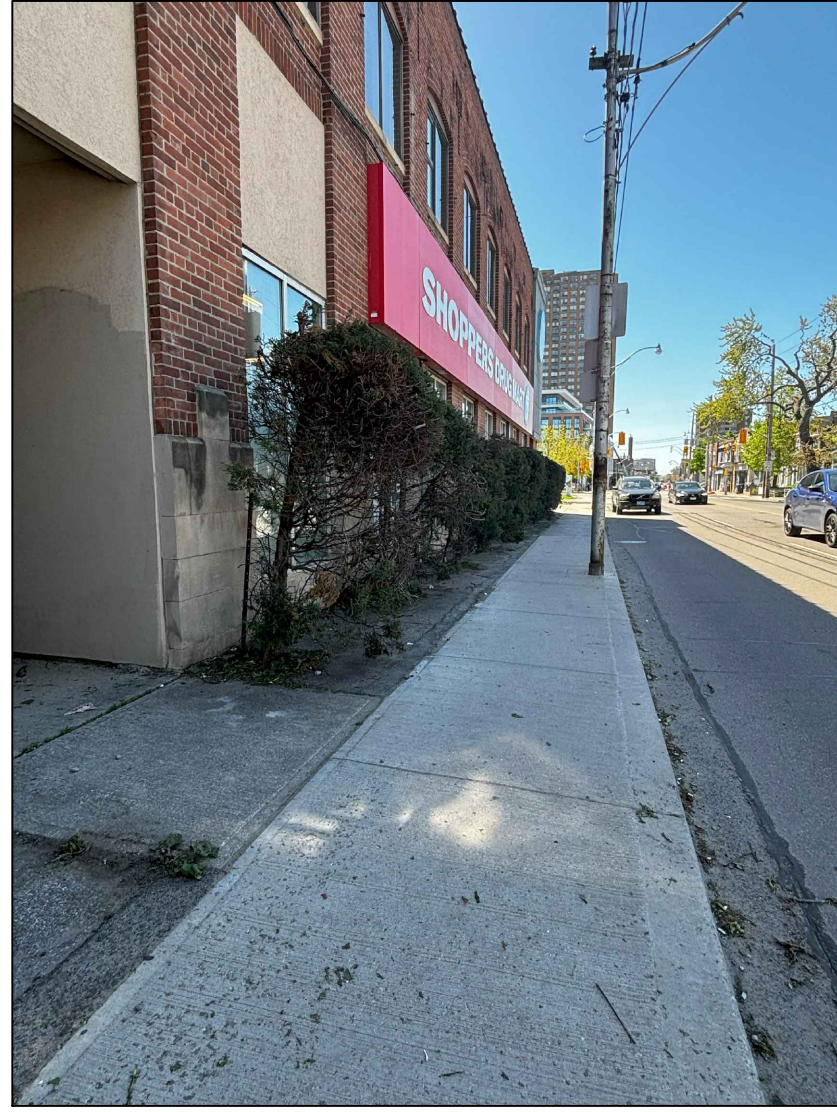


PHOTO # 1



PHOTO # 2



PHOTO # 3



PHOTO # 4



PHOTO # 5



PHOTO # 6

KEYPLAN



LEGEND



Signature of Mike Hukezalie

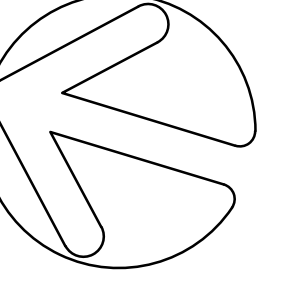
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Project Name:

2400 Dundas Street West

Municipality: Toronto, ON

Sheet Title:  
Tree & Site Photos

Designed: JSJ	Drawn: CR	Scale: 1:250	Drawing No.: TP-1.2
Date of Drawing: January 2023	Job No.: NDO002		



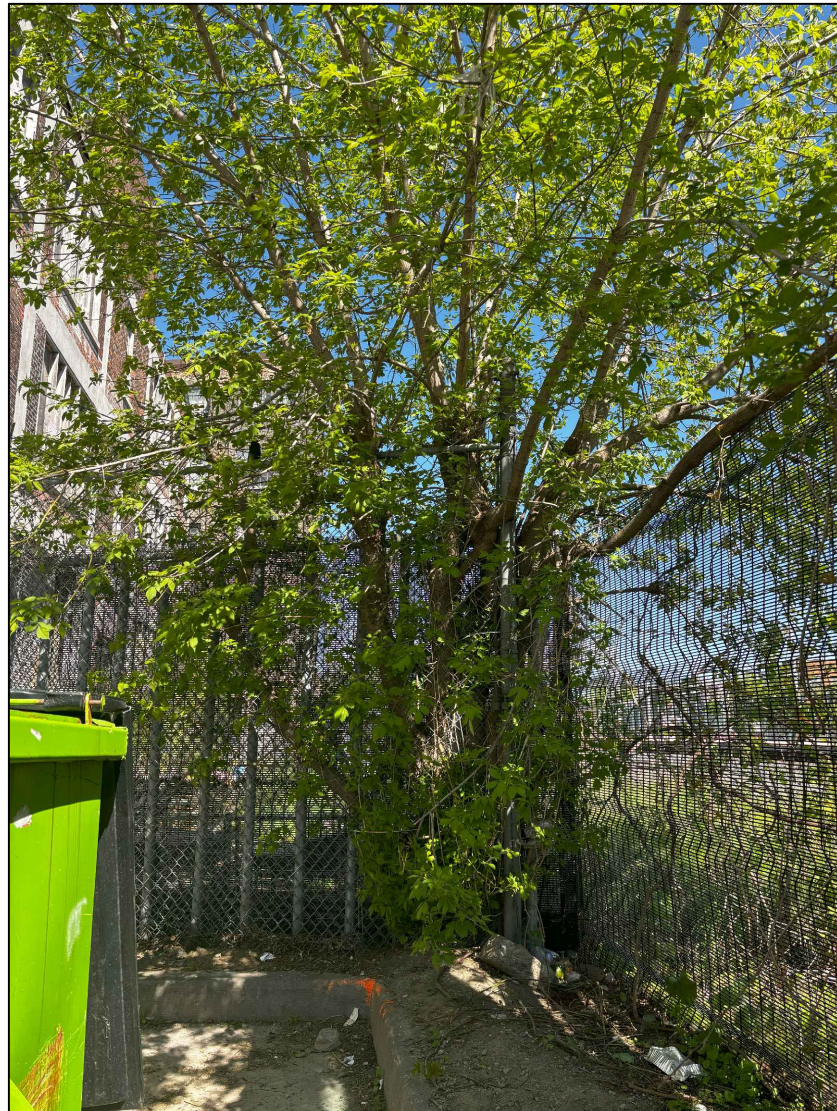


PHOTO #7



PHOTO #8



PHOTO #9



PHOTO #10

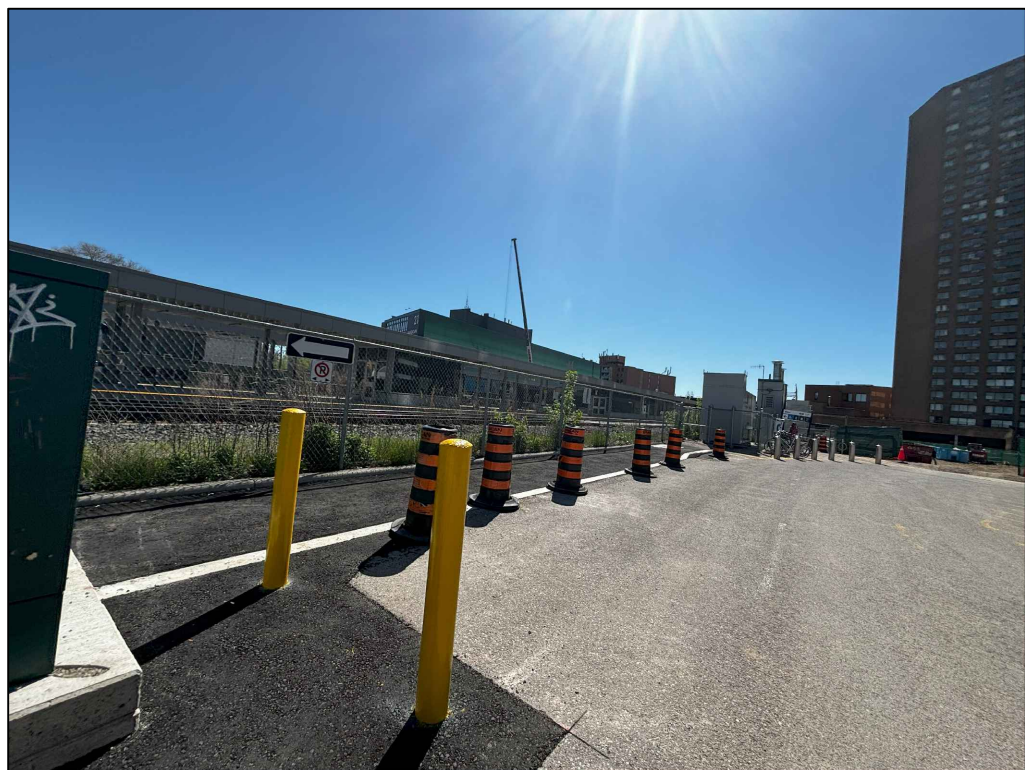


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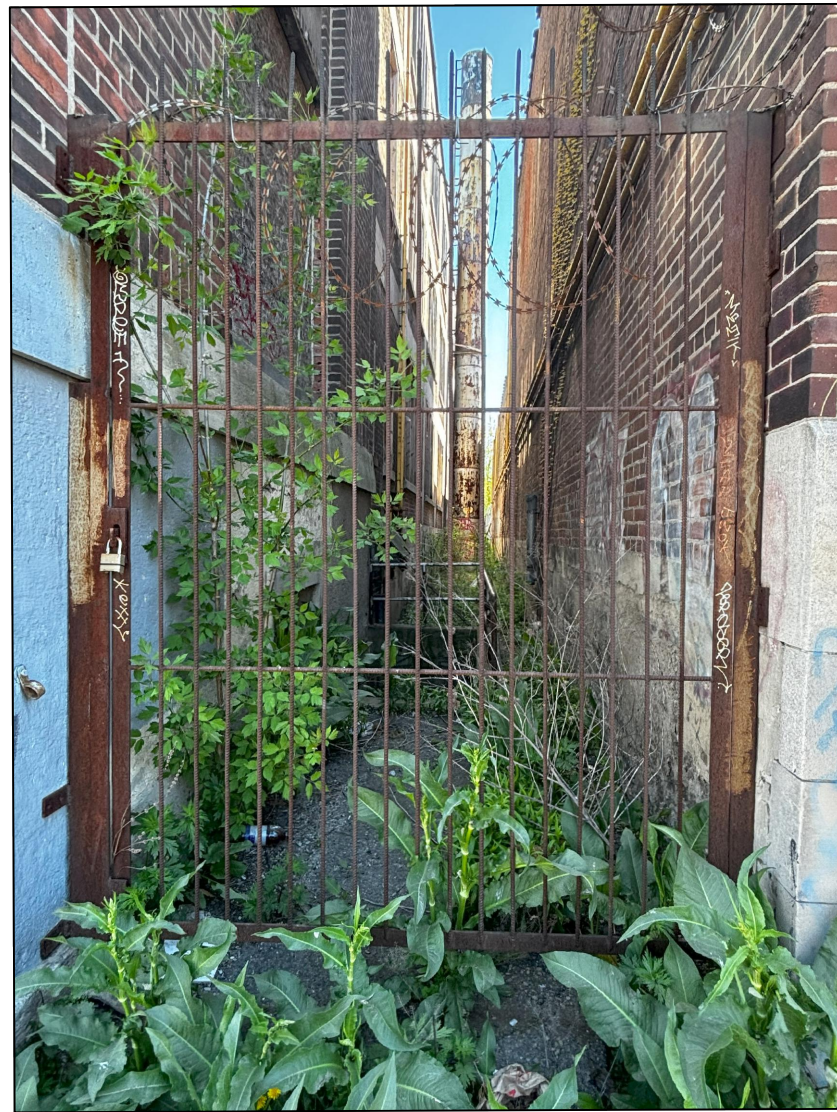


PHOTO #12

KEYPLAN

LEGEND

CERTIFIED ARBORIST

ISA

MEMBER

ISA

Inspection Conducted on January 30th, 2023 By Mike Hukezalie - ISA Certified Arborist No. ON-2406A

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2400 Dundas Street West

Municipality: Toronto, ON

Sheet Title: Tree & Site Photos

Designed: JSJ	Drawn: CR	Scale: 1:250	Drawing No.: TP-1.1
Date of Drawing: January 2023	Job No.: NDO002		

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