

2400 - 2440 DUNDAS STREET WEST

LANDSCAPE PACKAGE:

ISSUED FOR ZBA RE-SUBMISSION

DATE: OCTOBER 9th, 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

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Toronto, Ontario, M6R-1V3
Telephone: 416-532-9875

Lead Technical Designer

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Fax: 416-449-1803

Total Soil Volume Area			
Total Site Area	11 143 m2		
Total Park Area	1043 m2		
Site Area for Soil Volume Calculation	10 100 m2		
Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area ÷ 66 m2 x 30m3)	1836 m3		
Soil volume provided within the site area (m3)		2047 m3	100%
Soil volume provided within the public boulevard (m3)	35 m3		

1 TORONTO GREEN STANDARD TIER 1 - SECTION 1

		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m2)		92,139.40
Total Roof Area (m2)		6,219.80
Area of Residential Private Terraces (m2)		915.00
Rooftop Outdoor Amenity Space, <i>If in Residential Building</i>		2,266
Area of Renewable Energy Devices (m2)		
Tower (s) Roof Area with floor plate less than 750m2		750
Total Available Roof Space (m2)		3,039.00
Green Roof Coverage	Required	Proposed
Coverage of Available Roof Space (m2)	1,823.40	1823.4
Coverage of Available Roof Space (%)	60%	60%

2 TORONTO GREEN ROOF STATISTICS

	Location (City ROW, private property)	Soil Area (m ²)	Soil Depth(m3)	Soil Volume (m ³)	Tree Quantity	Soil Volume per tree (m ³)	Irrigation provided (Yes/No)	Hard Surface or Soft Surface (Yes/No)	Soil Cells (Yes/No)
1	Private	167	1.2	200	5	30	Yes	Hard	Yes
2	Private	152	1.2	182	6	30	Yes	Hard	Yes
3	Private	921	1.2	1105	18	30	Yes	Hard	Yes
4	Private	26	1.2	31	1	30	Yes	Hard	Yes
5	Private	76	1.2	91	3	30	Yes	Hard	Yes
6	Private	194	1.2	224	0	30	Yes	Soft	Yes
7	Private	179	1.2	214	5	30	Yes	Soft	Yes
Totals		1715	8.4	2047	38	210			
* Soil depth excludes drainage layer									

3 TORONTO GREEN STANDARDS- SOIL VOLUME

KEYPLAN



LEGEND

6.0	2024-10-09	ISSUED FOR ZBA RESUBMISSION	JSJ
5.0	2024-10-07	ISSUED FOR COORDINATION	JSJ
4.0	2024-10-01	ISSUED FOR COMMENT	JSJ
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1.0	2023-03-06	SUBMITTED FOR ZBA	JSJ
No	Date	Revisions	By

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NOT FOR CONSTRUCTION

Designed By

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Project Name:

2400 Dundas Street West

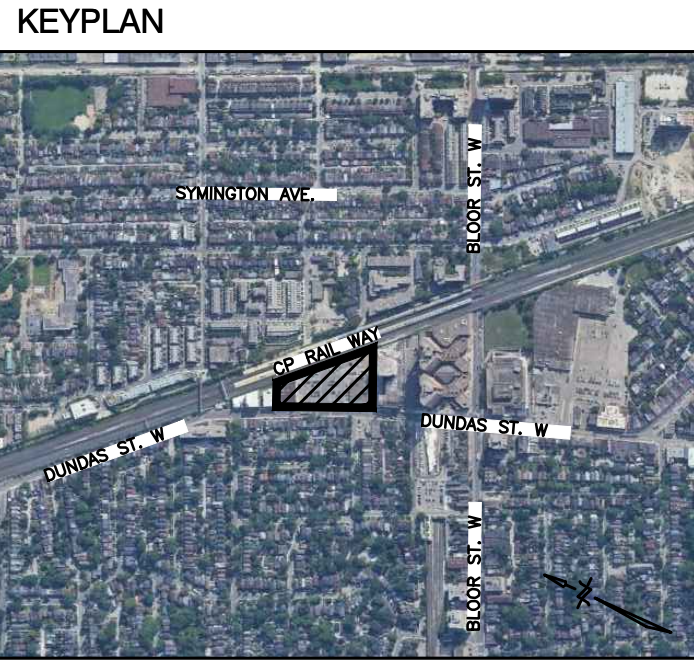
Municipality:

Toronto, ON

Sheet Title:

Landscape Statistics

Designed: JSJ	Drawn: CR/AR	Scale:	Drawing No.: L-0
Date of Drawing: January 2023	Job No.: NDO002		



- LEGEND
- PROPERTY LINE
 - PRECAST CONCRETE UNIT PAVING
 - TACTILE WALKING SURFACE INDICATOR
 - CONCRETE PAVING VEHICULAR GRADE
 - CONCRETE PAVING PEDESTRIAN GRADE
 - DECORATIVE CONCRETE PAVING VEHICULAR GRADE
 - PROPOSED TREE PLANTING IN SOFT LANDSCAPING
 - PROPOSED TREE PLANTING IN OPEN PLANTER
 - PROPOSED TREE PLANTING IN TREE GRATE
 - PLANTING AREA
 - BOLLARD AND BIKE RING
 - PROPOSED SCULPTURAL WIND SCREEN

REFER TO CIVIL ENGINEERING DRAWINGS.

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Lead Technical Designer



Project Name:

2400 Dundas Street West

Municipality: Toronto, ON

Sheet Title: Layout Plan

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

* Soil depth excludes drainage layer

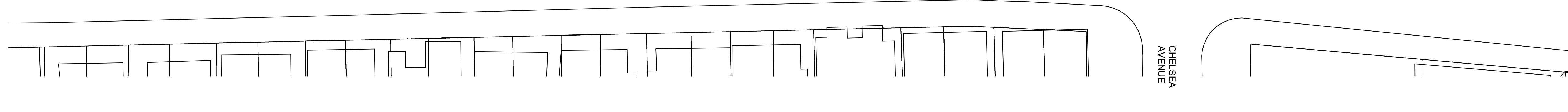
(1) TOTAL SITE SOIL VOLUME CALCULATION - GROUND LEVEL

~~SOIL VOLUME CALCULATION - GROUND LEVEL~~

NOTE:

1. ALL LANDSCAPED AREAS TO BE IRRIGATED.
2. TREE SOIL VOLUME TO BE $30M^3$ PER TREE IN CONTINUOUS/SHARED SOIL VOLUMES.
3. A WATERING PROGRAM WILL BE PROVIDED FOR THE FIRST FOUR (4) YEARS AFTER PLANTING INSTALLATION.

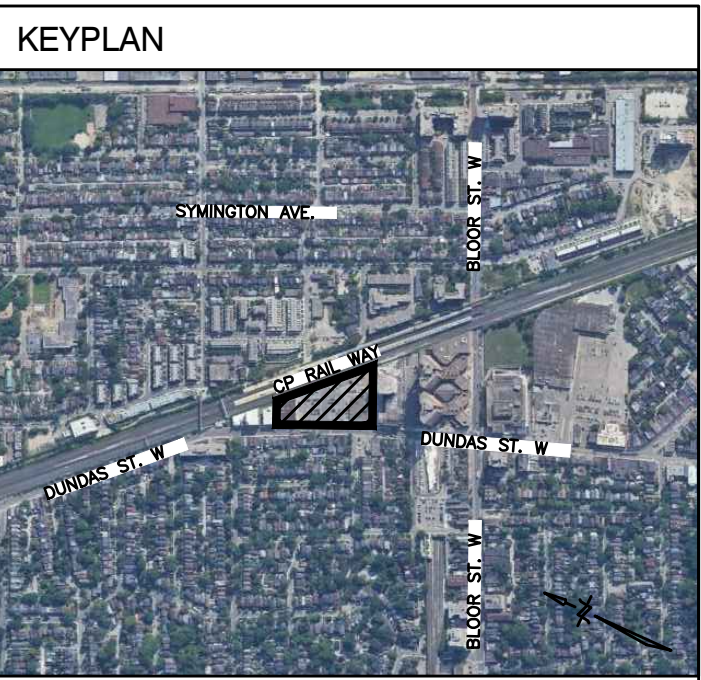
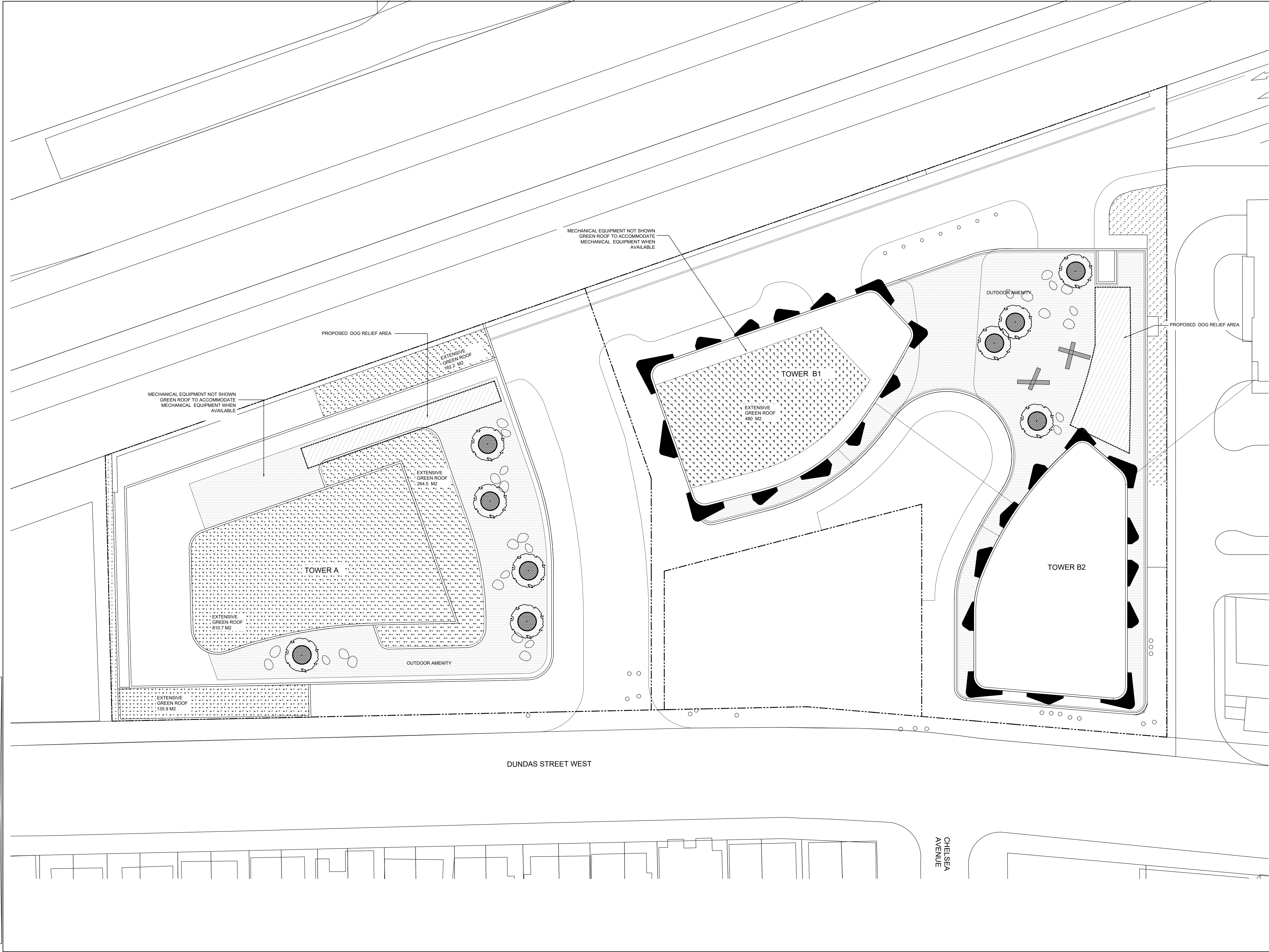
1. ALL LANDSCAPED AREAS TO BE IRRIGATED.
2. TREE SOIL VOLUME TO BE 30M³ PER TREE IN CONTINUOUS/SHARED SOIL VOLUMES.
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KEYPLAN

LEGEND

-
- PROPOSED TREE IN PLANTER
- PROPOSED TREE IN SOFT LANDSCAPING



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

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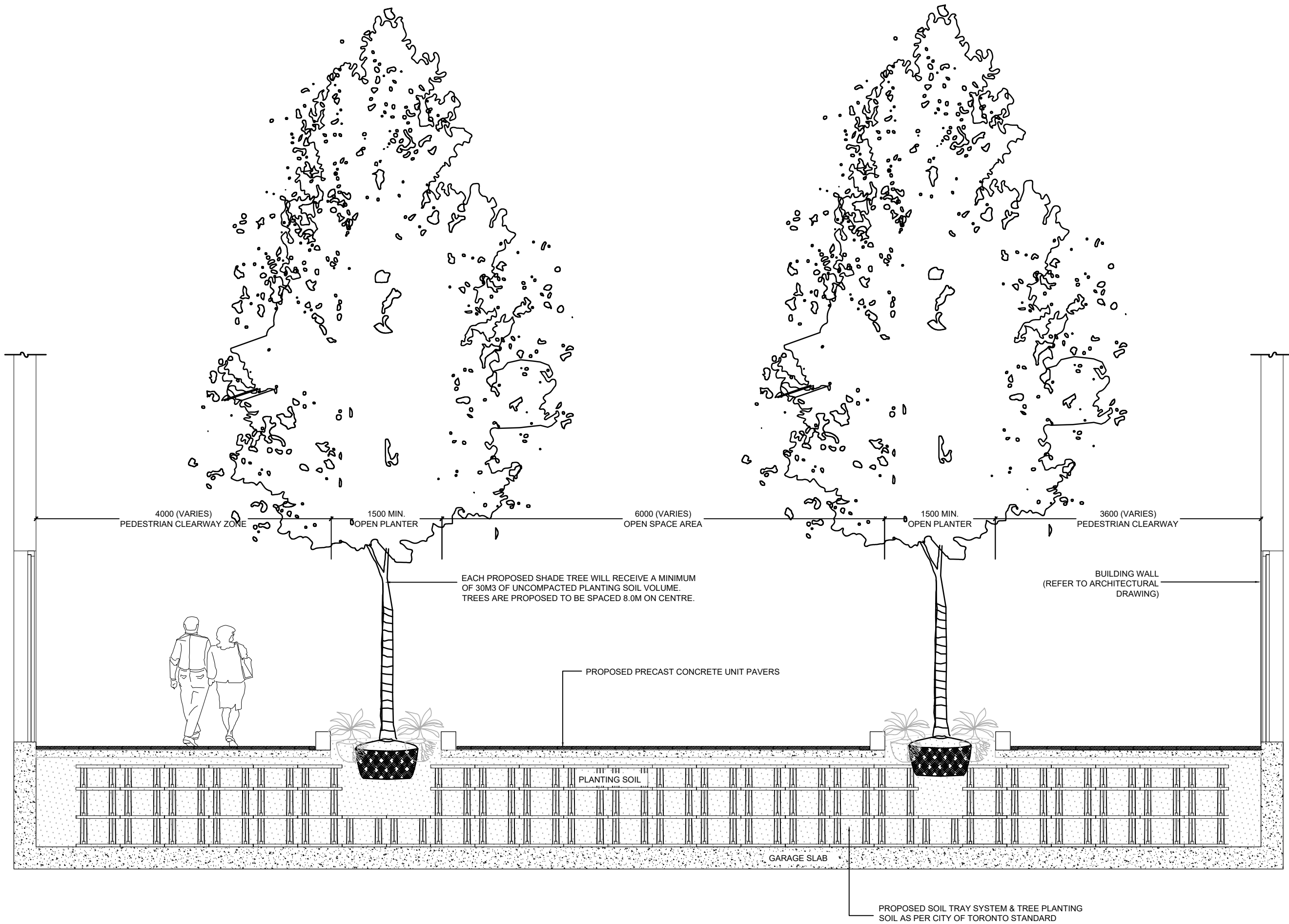
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2400 Dundas Street West

Municipality: Toronto, ON

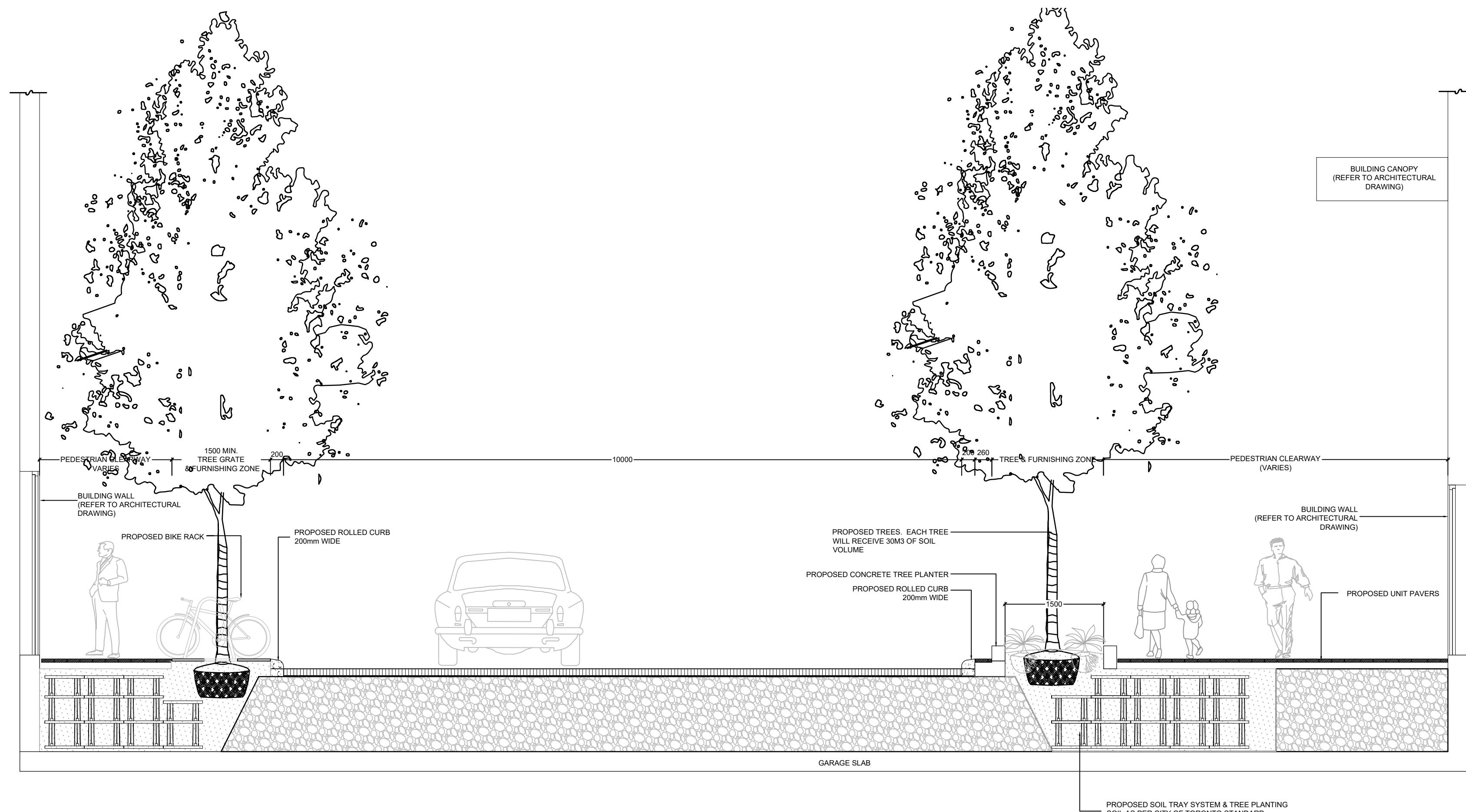
Sheet Title:
Green Roof Plan

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



1 SECTION A-A - OPEN SPACE

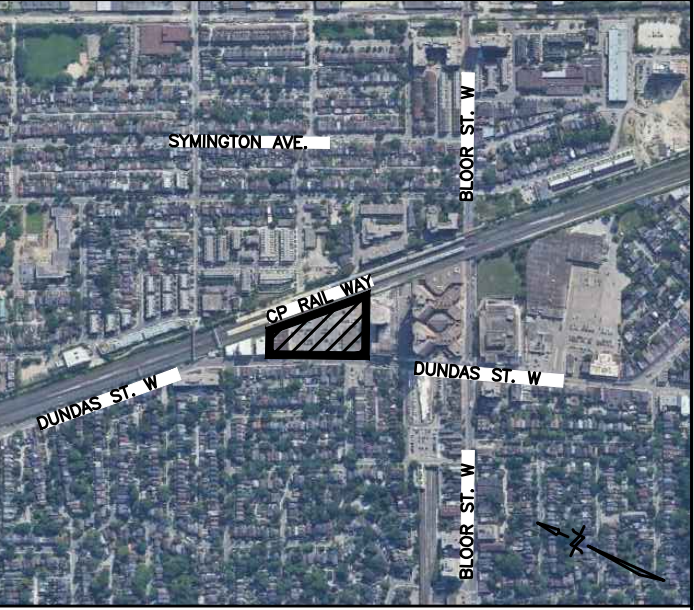
SCALE: 1:50



SCALE: 1:50

2 SECTION B-B - PRIVATE ROAD

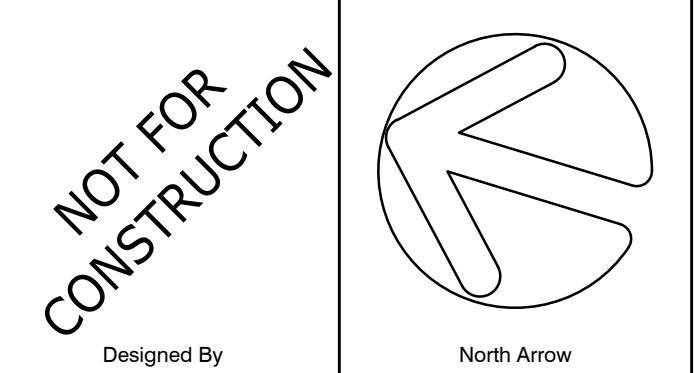
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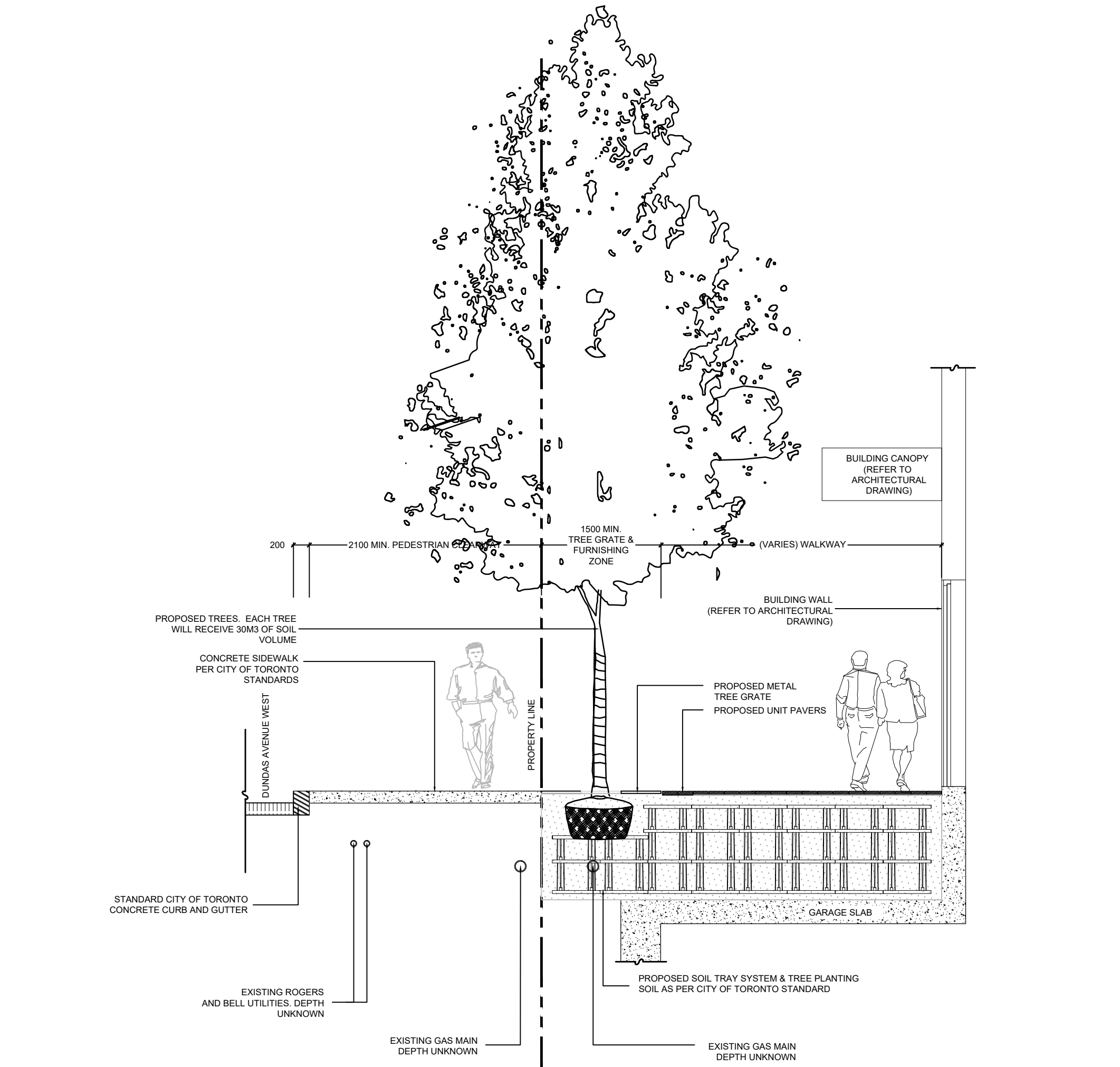
2400 Dundas
Street West

Municipality: Toronto, ON

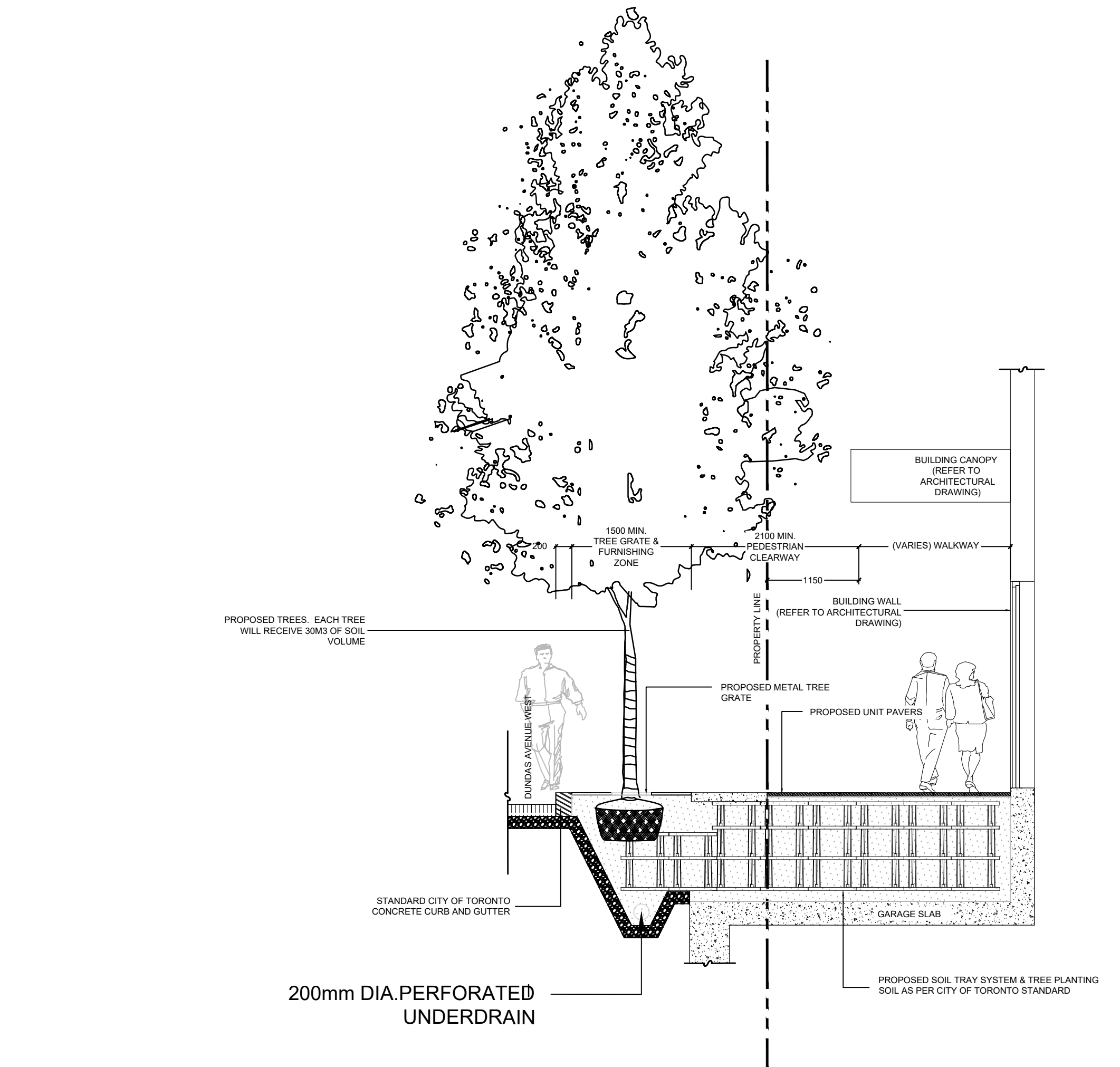
Sheet Title:

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 TOWER A SCALE: 1:50



2 SECTION D-D- DUNDAS STREET FRONTAGE TOWER B SCALE: 1:50

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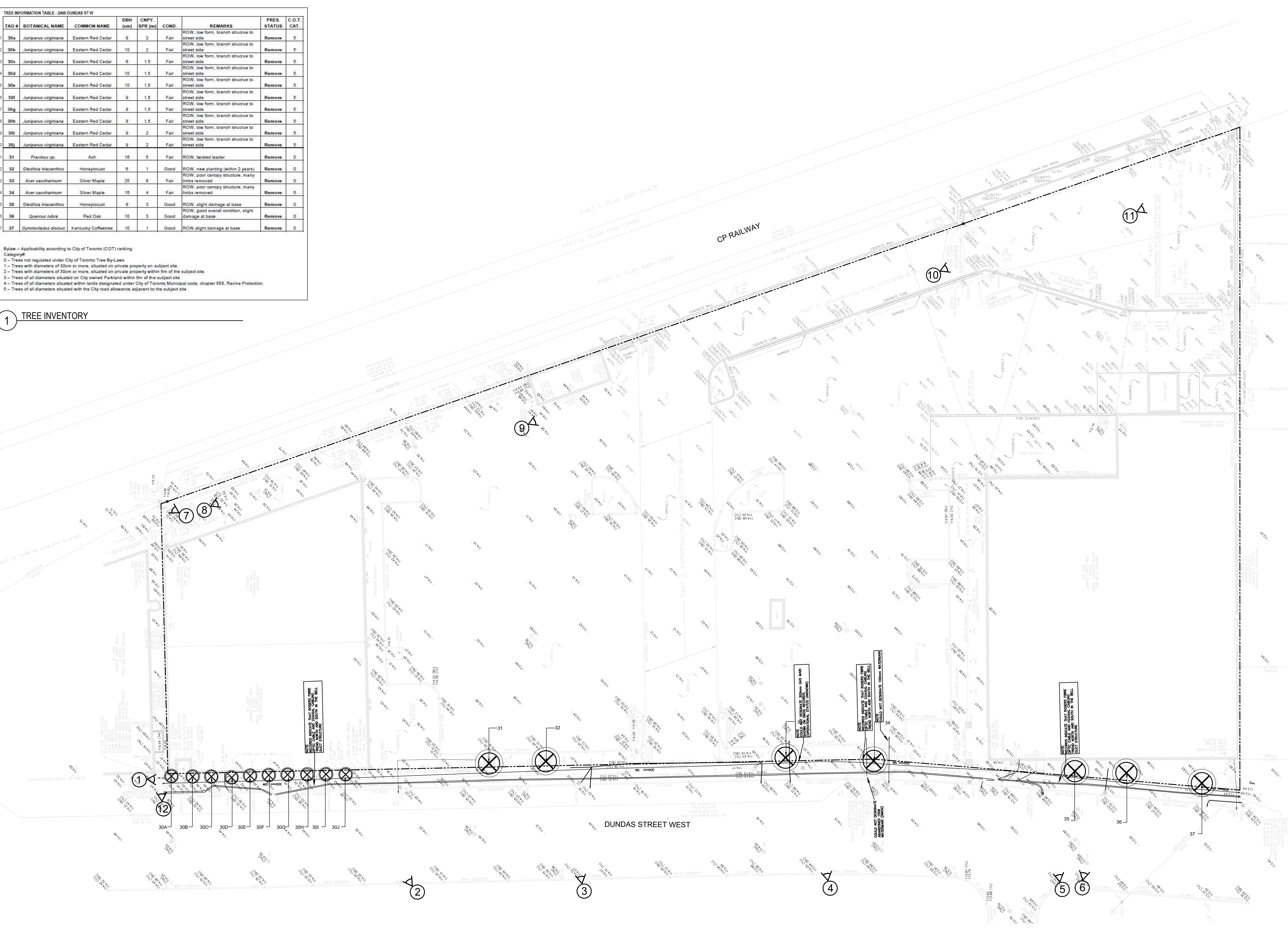
Sheet Title:
Landscape Sections

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

TREE INFORMATION TABLE - 2400 DUNDAS ST W								
TAG #	BOTANICAL NAME	COMMON NAME	DBH (cm)	CNPLY. SPR (m)	COND.	REMARKS	PRES. STATUS	C.O.T. CAT.
1	30a	Juniperus virginiana	Eastern Red Cedar	8	2	Fair	ROW, low form, branch struonue to street side	Remove 5
2	30b	Juniperus virginiana	Eastern Red Cedar	10	2	Fair	ROW, low form, branch struonue to street side	Remove 5
3	30c	Juniperus virginiana	Eastern Red Cedar	6	1.5	Fair	ROW, low form, branch struonue to street side	Remove 5
4	30d	Juniperus virginiana	Eastern Red Cedar	10	1.5	Fair	ROW, low form, branch struonue to street side	Remove 5
5	30e	Juniperus virginiana	Eastern Red Cedar	10	1.5	Fair	ROW, low form, branch struonue to street side	Remove 5
6	30f	Juniperus virginiana	Eastern Red Cedar	9	1.5	Fair	ROW, low form, branch struonue to street side	Remove 5
7	30g	Juniperus virginiana	Eastern Red Cedar	8	1.5	Fair	ROW, low form, branch struonue to street side	Remove 5
8	30h	Juniperus virginiana	Eastern Red Cedar	8	1.5	Fair	ROW, low form, branch struonue to street side	Remove 5
9	30i	Juniperus virginiana	Eastern Red Cedar	9	2	Fair	ROW, low form, branch struonue to street side	Remove 5
10	30j	Juniperus virginiana	Eastern Red Cedar	9	2	Fair	ROW, low form, branch struonue 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 5m of the subject site.
3 – Trees of all diameters situated on City owned Parkland within 5m 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



KEYPLAN



LEGEND

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

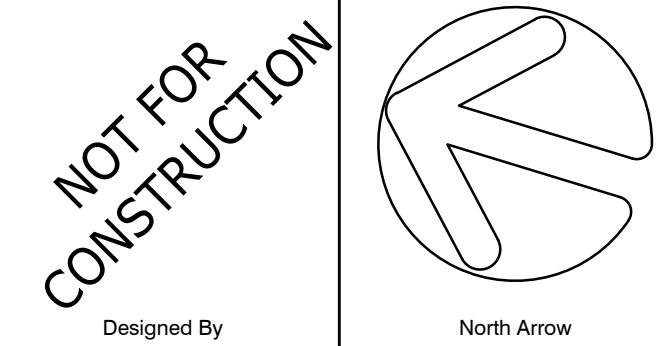


Inspection Conducted on January 30th, 2023 By Mike Hukezalle - ISA Certified Arborist No. ON-2408A

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

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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



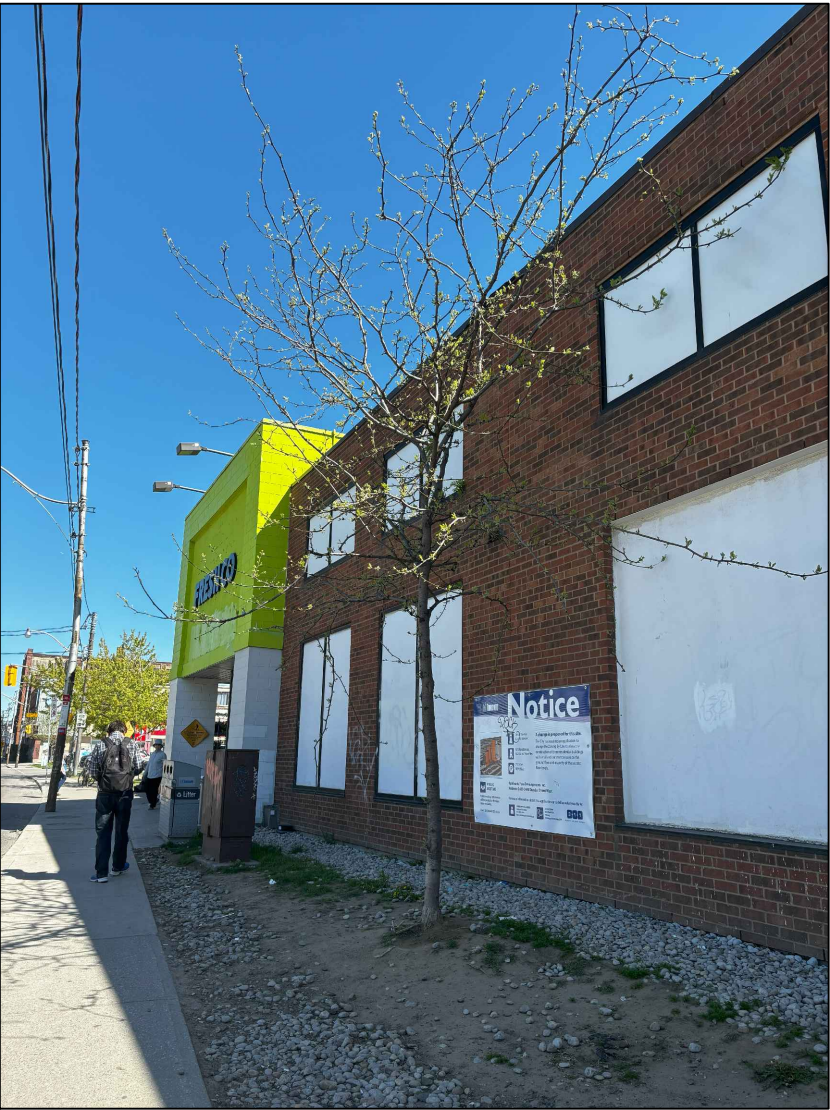
TREE TAG # 32



TREE TAG # 33



TREE TAG # 34



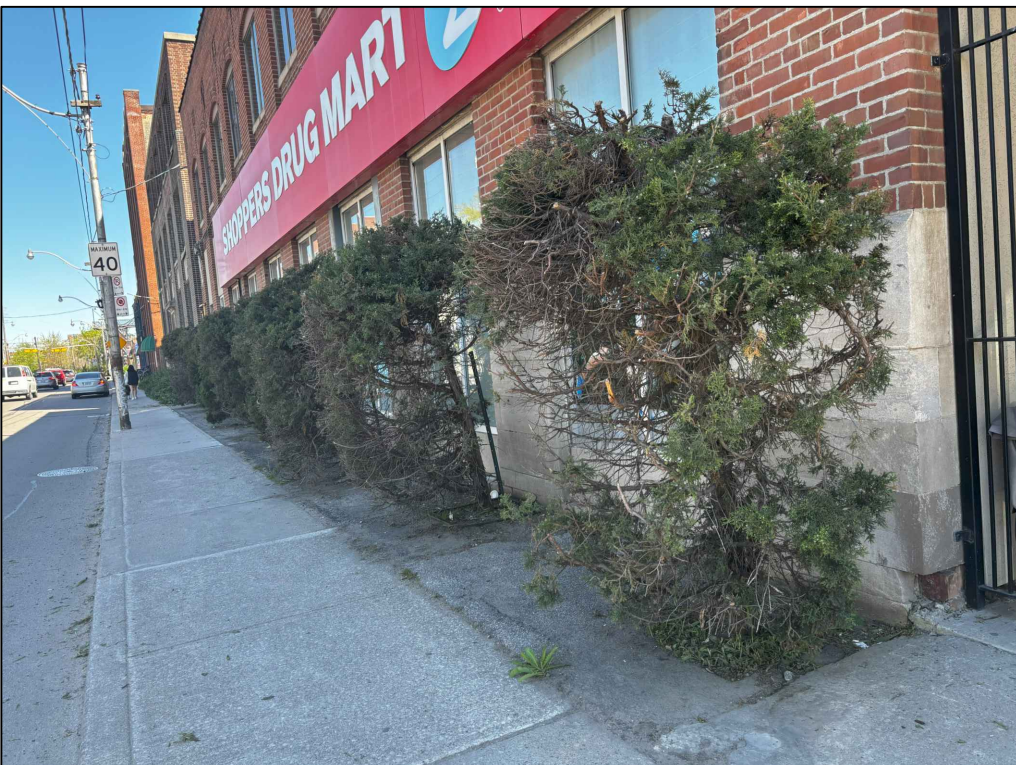
TREE TAG # 35



TREE TAG # 36



TREE TAG # 37



TREE TAG # 30A-J

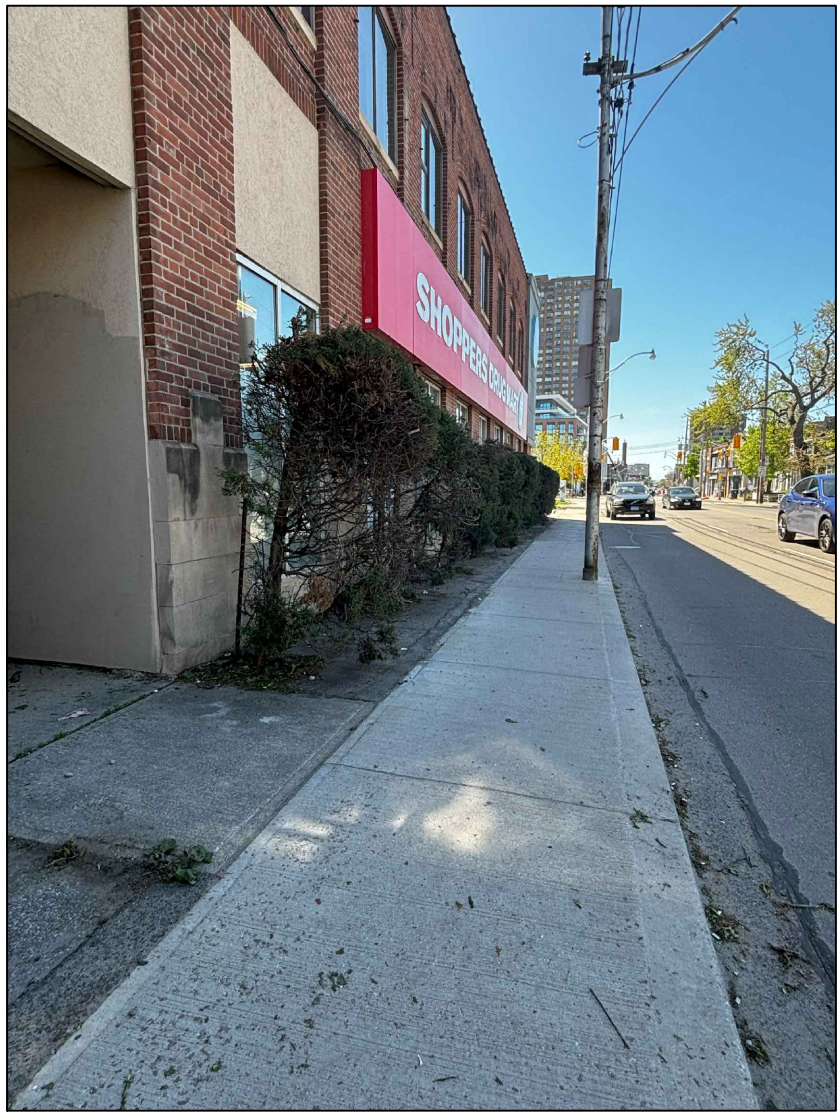
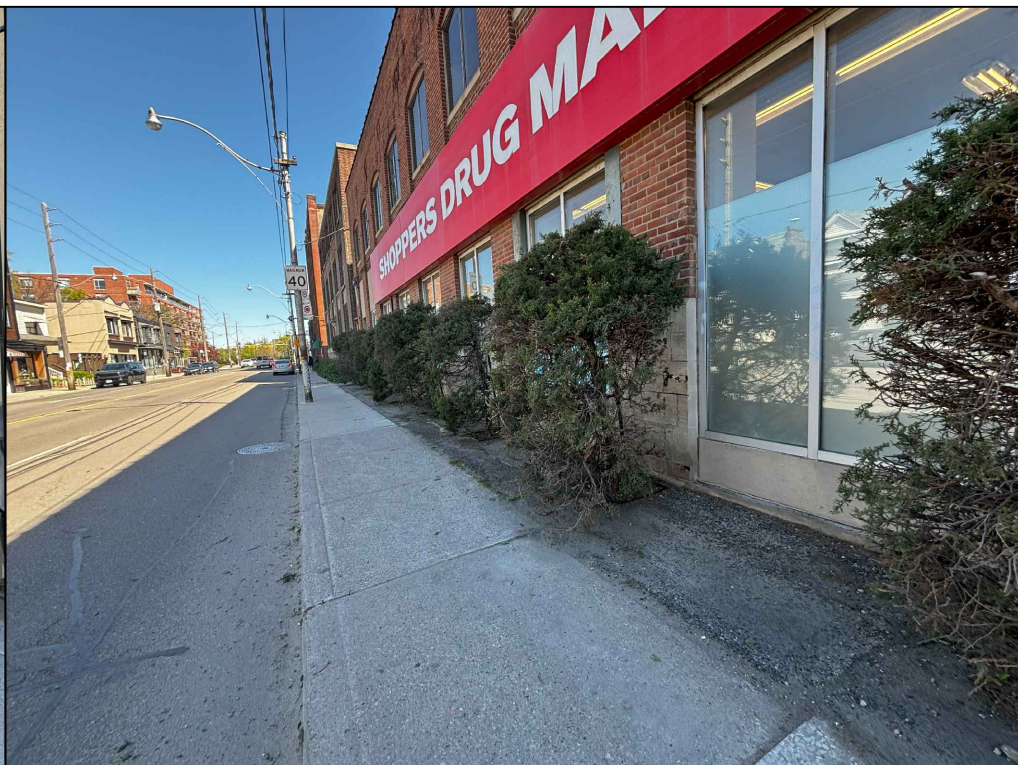


PHOTO # 1



PHOTO # 2



PHOTO # 3



PHOTO # 4



PHOTO # 5

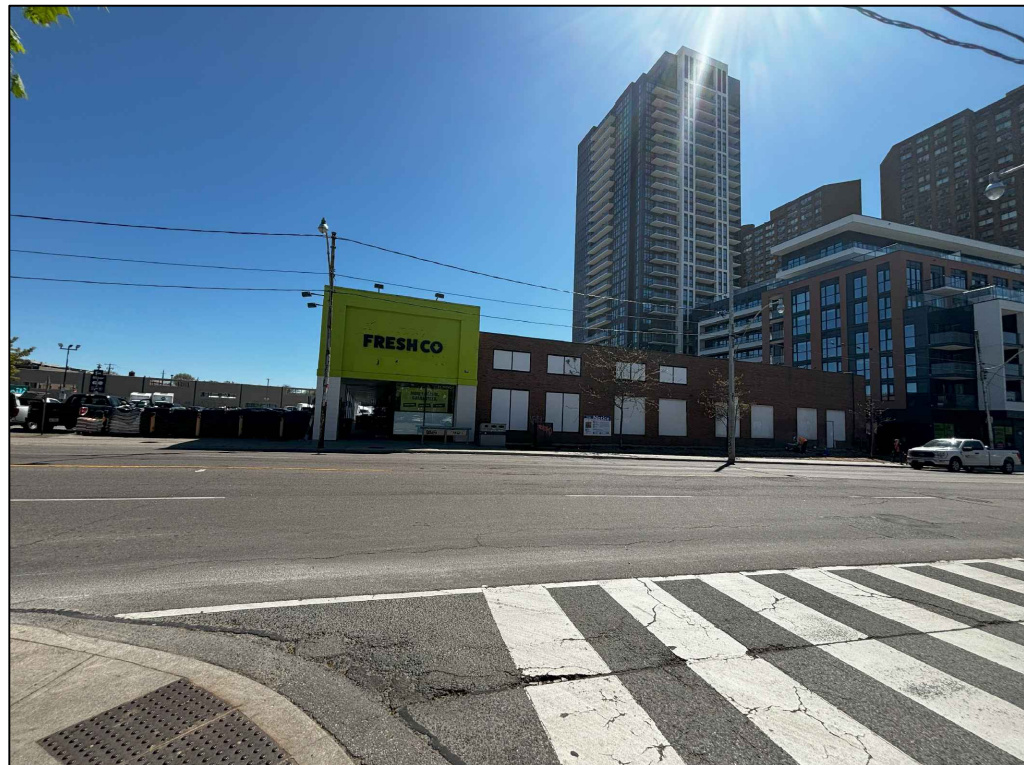


PHOTO # 6

KEYPLAN



LEGEND

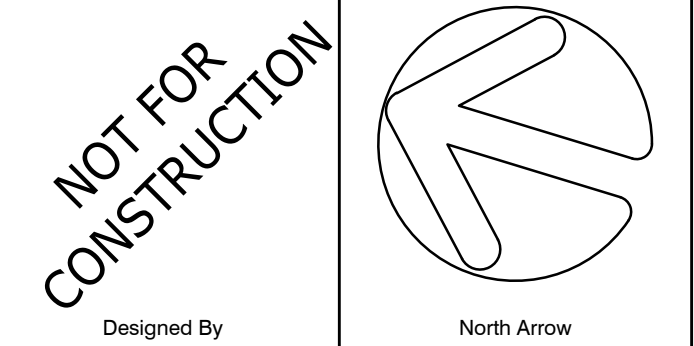


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Project Name:

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

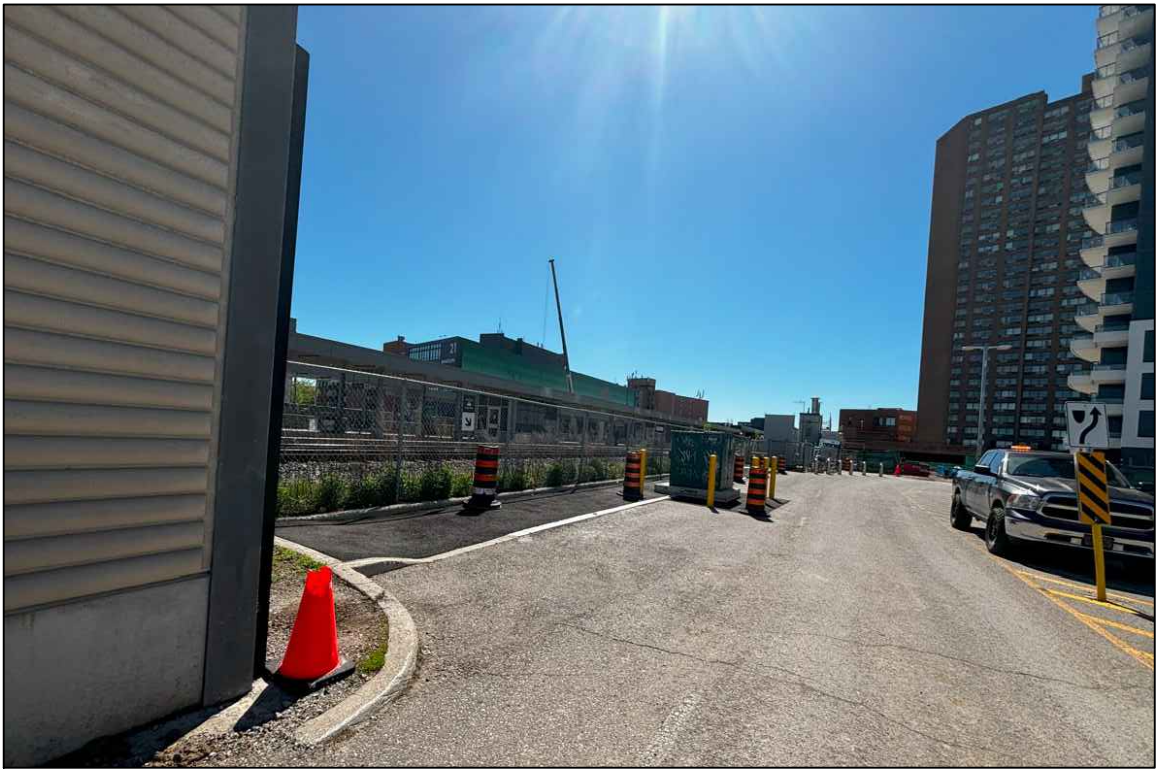


PHOTO #10

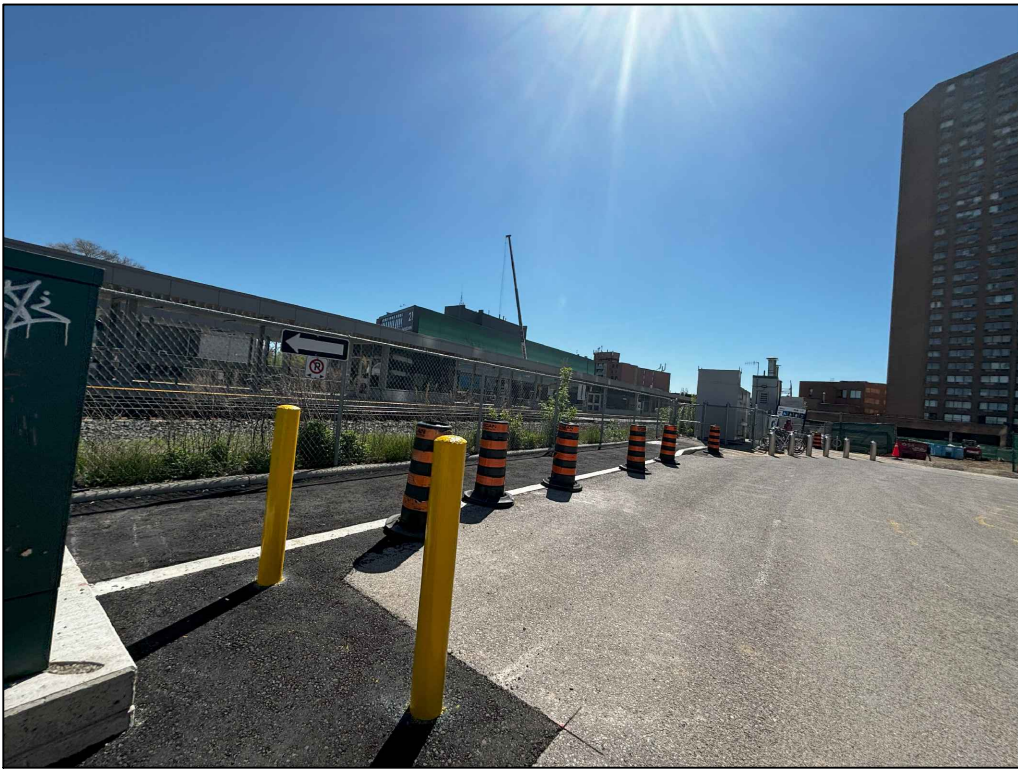


PHOTO #11



PHOTO #12

KEYPLAN



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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		