

MEMO

TO: Broccolini Construction Toronto Inc.

FROM: Chelsey Tyers, BES, MCIP, RPP, Cultural Heritage Specialist, WSP

SUBJECT: 12304 Heart Lake Road Cultural Heritage Impact Statement Addendum Memo for Phase 2

DATE: April 26, 2022

BACKGROUND

Broccolini Construction Toronto Inc. retained WSP Canada Inc. (WSP) to complete a Cultural Heritage Impact Assessment (CHIS) for proposed development at 12304 Heart Lake Road, Town of Caledon (the subject property). Since completion of the CHIS, the client has decided to split the development of the subject property into three phases of development. A CHIS Addendum memo was prepared for Phase 1 of the development, dated January 19, 2022. This CHIS Addendum memo has been prepared to address Phase 2 of the development.

PHASE 2 DEVELOPMENT

Phase 2 of the development includes a roughly rectangular-shaped portion of the southeast corner of the property with a lot area of 6.52 hectares (16.11 acres) as well as the connection of Abbotside Way from the adjacent residential subdivision to Heart Lake Road. Development of Phase 2 includes a warehouse with a footprint of 29,830 m² (321,087 ft², Attachment 1 & 2) with two office spaces. Loading areas will be located at the south side of the warehouse and surface parking will be located along the north, east and south sides of the warehouse.

The landscape strategy for Phase 2 demonstrates a holistic approach when considering several key factors: responding to and reinforcing site identity and the overall development vision; supporting safety, security, and accessibility; strengthening existing streetscape patterns; providing environmental buffering; and supporting vegetation connections in the area. Enhanced landscaping along the frontages of Heart Lake Road and the Abbotside Way extension continues from Phase 1 of the development to further complement the building architecture and strengthen the streetscape character in the area. Planting offers seasonal interest and utilizes a native palette to provide visual screening of parking and amenity areas. Accessible access points and pedestrian circulation routes ensure the site is well connected, safe, and in support of a quality pedestrian environment. A more utilitarian approach is applied to the rear of the site, where proposed landscaping is primarily applied as environmental buffering and visual screening from Highway 410.

CULTURAL HERITAGE EVALUATION

As part of the CHIS for 12304 Heart Lake Road (October 2021), the subject property was assessed in accordance with the criteria under Ontario Regulation 9/06 (O. Reg. 9/06) and determined to meet five of the nine criteria. As such, the following Statement of Cultural Heritage Value or Interest was prepared.



STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

DESCRIPTION OF HISTORIC PLACE

Located northwest of Highway 410, in the Town of Caledon, 12304 Heart Lake Road sits on approximately 72 acres of a former 100-acre farm on the east half of Lot 19, Concession II in the Geographic Chinguacousy Township.

HERITAGE VALUE

The approximately 72-acre property at 12304 Heart Lake Road continues to reflect the scale of the original 100-acre farm. Its value as a representative nineteenth century farmstead persists through the retention of the agricultural fields, the tree-lined driveway, the mature coniferous and deciduous trees, the nineteenth century stone farmhouse and the nineteenth century bank barn.

The one-and-a-half storey stone farmhouse is estimated to have been constructed between 1877 and 1891. It displays a representative example of a field stone Ontario Gothic Cottage. The one-and-a-half storey height, the symmetrical three-bay facade with central gable peak, the segmentally arched and rectangular two-over-two wood windows, the two-over-two lancet wood window, and the carved stone lintels and sills are all characteristic of this style. The farmhouse also displays a high degree of craftsmanship in the details of the carved lintels above the door and windows on the front section of the house.

The barn on the property is a representative example of a Central Ontario bank barn. Built to a rectangular plan with a bank constructed to the north side, the barn exhibits elements consistent with barn construction in Ontario in the mid to late-nineteenth century. Characteristic features of the style include the use of heavy timber framing, a field stone foundation and gable roof along with the two-storey construction housing a lower stable area and a large upper level for crop and implement storage.

Through its function as a farm for at least 130 years, 12304 Heart Lake Road is directly associated with the agricultural development of the former Chinguacousy Township and Town of Caledon. This theme is significant as it historically contributed to the community's early economic growth and continues to be practiced today.

As the property retains 72 acres of the original 100-acre lot and continues to be actively used for agriculture, 12304 Heart Lake Road is important in maintaining the historical agricultural character of the surrounding area. The property is functionally and historically linked to its surroundings as indicated by the presence and placement of the farmhouse and barn, the associated circulation patterns including the tree-lined driveway and the surrounding agricultural fields that continue to reflect the function of the historic nineteenth century farmstead. Additionally, the view from Heart Lake Road along the tree-lined driveway terminates on the east elevation of the barn, providing a significant viewscape.

LIST OF HERITAGE ATTRIBUTES

The cultural heritage attributes that reflect the CHVI of the nineteenth century farmstead cultural heritage landscape at 12304 Heart Lake Road include the:

- Approximately 72-acre irregular lot comprised of agricultural fields;
- Assembly of structures in the middle of the property;
 - o Ontario Gothic Cottage and,
 - o Nineteenth century Central Ontario bank barn.
- Long driveway and coniferous and deciduous trees lining the drive leading from Heart Lake Road to the farmhouse and barn; and

- Mature coniferous trees surrounding the farmhouse.

The cultural heritage attributes that reflect the CHVI of the nineteenth century stone farmhouse as a representative example of an Ontario Gothic Cottage include its:

- One-and-a-half storey massing;
- Cross- gable roof;
- T-shaped footprint;
- Rubble stone construction, parged with plaster to resemble ashlar blocks;
- Symmetrical three-bay façade;
- Centrally placed front entrance including wood paneled door and carved stone lintel.
- Lancet window in gable peak with pointed cut stone molding;
- Segmentally arched two-over-two double-hung-sash wood windows in front portion of the house with carved stone lintels and sills;
- Rectangular window openings in the rear wing with cut stone lintels and sills; and,
- Wood paneled side door on the north elevation.

The cultural heritage attributes that reflect the CHVI of the nineteenth century barn as a representative example of a Central Ontario bank Barn include its:

- Two-storey massing built to a rectangular plan;
- Heavy square timber post and beam framing, wood pulley and shaft, and floor joists;
- North side upper level entrance built into a bank of land;
- Field stone foundation with door and window openings;
- Gable roof; and
- Vertical wood board cladding.

Significant views include:

- The view from Heart Lake Road down the tree-lined driveway terminating at the east elevation of the barn.

IMPACT OF THE PHASE 2 DEVELOPMENT

This memo addresses the impacts of Phase 2 on the cultural heritage value or interest of the subject property as well as the adjacent heritage resources. Phase 2 includes 12210 Heart Lake Road which is not designated under the Ontario Heritage Act or included on the Town of Caledon's Municipal Heritage Register. Adjacent heritage resources include 12506 Heart Lake Road and 12689 Heart Lake Road which are listed on the Town of Caledon's Municipal Heritage Register.

The MHSTCI *Ontario Heritage Toolkit: Resources in Land Use Planning Process* identifies seven potential impacts that an undertaking may have on a cultural heritage resource (see Table 4 for the full list).

As neither the MHSTCI nor any other Canadian agency provides guidance on evaluating the magnitude of impact, this report uses guides published by the *International Council on Monuments and Sites* (ICOMOS) of the United Nations Educational, Scientific and Cultural Organization (UNESCO) from the World Heritage Convention of January of 2011. The grading of impact is based on the "Guide to Assessing Magnitude of Impact" summarized in Table 1 below.



Table 1: Impact Grading

IMPACT GRADING	DESCRIPTION
Major	<p>Change to heritage attributes that contribute to the CHVI such that the resource is totally altered.</p> <p>Comprehensive changes to the setting.</p>
Moderate	<p>Change to many heritage attributes, such that the resource is significantly modified.</p> <p>Changes to the setting of a heritage property, such that it is significantly modified.</p>
Minor	<p>Change to heritage attributes, such that the asset is slightly different.</p> <p>Change to the setting of a heritage property, such that it is noticeably changed.</p>
Negligible/Potential	<p>Slight changes to heritage attributes or the setting that hardly affects it.</p>
None	<p>No change to heritage attributes or setting.</p>

Table 2: Assessment of Impacts

CRITERIA	ASSESSMENT
<p><i>Destruction of any, or part of any, significant heritage attributes or features;</i></p>	<p>Subject Property</p> <p>Impact: Negligible</p> <p>Analysis: Phase 2 of the development includes redeveloping approximately 16 acres of the southeast corner of the development site which consists of agricultural fields associated with 12304 Heart Lake Road and a single detached dwelling addressed as 12210 Heart Lake Road. While the agricultural fields have been identified as a heritage attribute for the contribution they make to the context of the subject property as a nineteenth century farmstead cultural heritage landscape, approximately 50 acres of agricultural fields will remain. Therefore, it is determined there is a sufficient amount of agricultural fields remaining and surrounding the farmhouse and barn that the property will continue to be a representative example of a nineteenth century farmstead cultural heritage landscape.</p> <p>Adjacent Heritage Properties</p> <p>Impact: None</p>

CRITERIA	ASSESSMENT
<p><i>Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;</i></p>	<p>Analysis: Phase 2 development would not require destruction of any part of the adjacent heritage resources.</p> <p>Subject Property</p> <p>Impact: Negligible</p> <p>Rationale: An ample agricultural field buffer between the proposed warehouse as part of Phase 2 and the farmhouse and barn will help to maintain the historic fabric and appearance of the nineteenth century farm cultural heritage landscape. In addition, the landscaping plan for the proposed development (Attachment 2) will provide a mixture of deciduous and coniferous trees which will aid in providing a visual buffer between the development and the farmhouse and barn, as such. With the large expanse of agricultural fields and landscape buffer, the potential impacts are considered sufficiently mitigated.</p>
	<p>Adjacent Heritage Properties</p> <p>Impact: Negligible</p> <p>Rationale: Phase 2 of the development will not directly alter any of the adjacent properties, however, it will be highly visible from Heart Lake Road. While Phase 2 of the development will be visible from Heart Lake Road the closest adjacent heritage property is approximately 550 m from the proposed development. As such, there is sufficient distance between the Phase 2 development and the adjacent heritage resources that impacts are considered negligible.</p>
<p><i>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;</i></p>	<p>Subject Property</p> <p>Impact: None</p> <p>Rationale: No shadow impact assessment has been provided, however, given the distance of the Phase 2 warehouse from the farmhouse and barn, no shadow impacts are anticipated.</p> <p>Adjacent Heritage Properties</p> <p>Impact: None</p> <p>Rationale: No shadow impact assessment has been provided, however, given the large size of the adjacent rural properties and the placement of Phase 2 at the southeast corner of the subject property, no shadow impacts are expected.</p>
<p><i>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;</i></p>	<p>Subject Property</p> <p>Impact: None</p> <p>Rationale: The Phase 2 development will not isolate any heritage attributes from its surrounding environment, context or any significant relationships.</p>

CRITERIA	ASSESSMENT
	<p>Adjacent Heritage Properties</p> <p>Impact: None</p> <p>Rationale: The Phase 2 development will not isolate any of the adjacent heritage properties.</p>
<p><i>Direct or indirect obstruction of significant views or vistas within, from, or to built and natural features;</i></p>	<p>Subject Property</p> <p>Impact: None</p> <p>Rationale: The identified view from Heart Lake Road down the driveway towards the barn and farmhouse will not be impacted.</p>
	<p>Adjacent Heritage Properties</p> <p>Impact: None</p> <p>Rationale: The adjacent heritage properties are listed on the Town of Caledon’s Heritage Register and have not been subject to detailed cultural heritage evaluation. As such, no significant views or vistas have been identified for these properties. Notwithstanding this, views to the adjacent heritage properties will not be impacted by the Phase 2 development.</p>
<p><i>A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;</i></p>	<p>Subject Property</p> <p>Impact: Negligible</p> <p>Rationale: Given Phase 2 only incorporates the southeast corner of the subject property and notwithstanding that Phase 1 which incorporates the southwest corner of the subject property will also be developed with a warehouse, there remains sufficient amount of land to maintain the agricultural fields and therefore the context of the farmhouse and barn.</p>
	<p>Adjacent Heritage Properties</p> <p>Impact: None</p> <p>Rationale: The change in land use for the Phase 2 area will not impact the land use of the adjacent heritage properties.</p>
<p><i>Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.</i></p>	<p>Subject Property</p> <p>Impact: Potential</p> <p>Rationale: If required, the subject property should be subject to an Archaeological Assessment.</p> <p>Given the distance of the extant buildings on the property from the proposed development, vibration impacts are not anticipated.</p>
	<p>Adjacent Heritage Properties</p> <p>Impact: None</p>

CRITERIA**ASSESSMENT**

	Rationale: Phase 2 development will not result in any land disturbance to any of the adjacent heritage properties.
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MITIGATION MEASURES

The impact assessment has identified the impacts to the cultural heritage landscape to range from none to negligible. Potential impacts from the visual impact of the proposed development on the cultural heritage landscape have already been sufficiently mitigated by the setback of the proposed development from the farmhouse and barn as well as the landscape buffer that will consist of a mixture of coniferous and deciduous trees. The landscape plan includes provision for deciduous trees ranging in 60-70 cm diameter and coniferous trees of 200 cm in height, and while they will not block views of the proposed development from installation, they will grow into the space and be able to soften the visual impact in years to come.

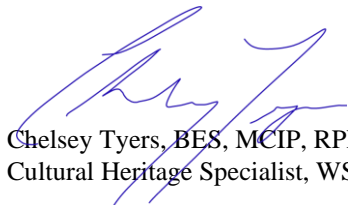
SUMMARY OF FINDINGS AND RECOMMENDATIONS

This CHIS Addendum has reviewed the Phase 2 development of 12304 Heart Lake Road, Town of Caledon. The following has been determined:

- The impact due to the loss of 16 acres of agricultural fields as part of the Phase 2 development is negligible due to the remaining expense of agricultural fields on the subject property. Please note, the remaining agricultural fields will be impacted by the Phase 1 & 3 development which is included in the CHIS and CHIS Addendum dated January 19, 2022, but this Addendum memo is limited to consideration of the Phase 2 development.
- An archaeological assessment may be required by the Town of Caledon prior to land disturbances.
- There are no impacts to adjacent heritage properties.

WSP has no further recommendations for the Phase 2 development of 12304 Heart Lake Road.

WSP Canada Inc.



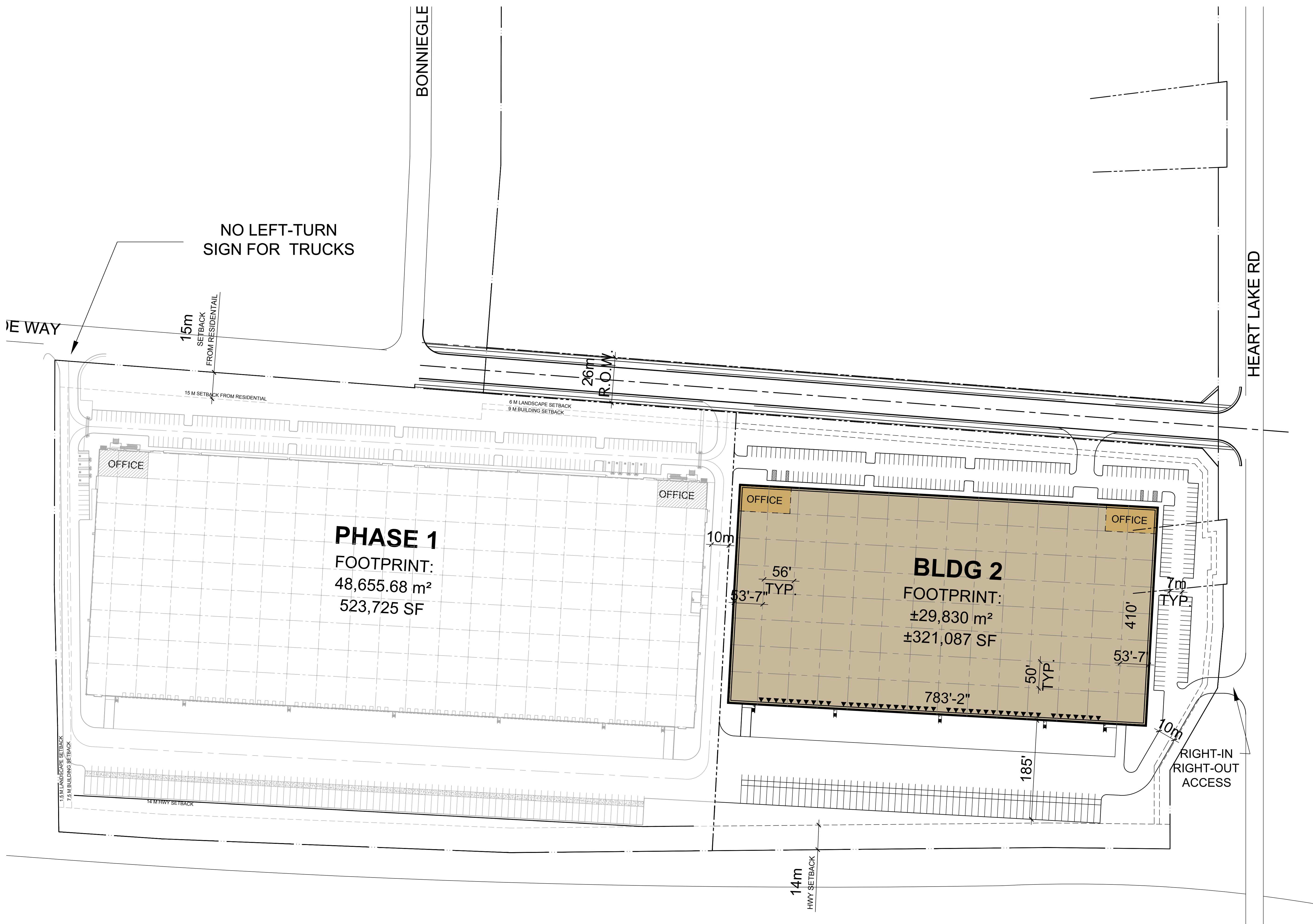
Chelsey Tyers, BES, MCIP, RPP
Cultural Heritage Specialist, WSP

Attachments:

- 1- Site Plan for Phase 2 Development
- 2- Landscape Plan Phase 2



ATTACHMENT 1 – SITE PLAN FOR PHASE 2 DEVELOPMENT



PROJECT DATA:

SITE AREA:	91.52 AC	37.04 HA
GROSS:	3,986,633 SF	370,370 m²
BUILDING AREA:		
PHASE 1	523,725 SF	48,656 m²
BUILDING 2	321,087 SF	29,830 m²
TOTAL:	844,813 SF	78,486 m²
FAR:		
GROSS:		0.21
NET:		0.21
COVERAGE:		
GROSS:		21%
NET:		21%
BUILDING 2		
▲ DOCK-HIGH DOORS		43
● GRADE-LEVEL DOORS		2
PARKING REQUIRED:		
WAREHOUSE		
<7k m²	7,000 m²	78 STALLS
7k-20k m²	13,000 m²	90 STALLS
>20k m²	9,830 m²	59 STALLS
TOTAL		226 STALLS
PARKING PROVIDED:		226 STALLS
@0.7/1000 SF		@0.76/100 m²
REQ. ACCESSIBLE		To be confirmed by City
TRAILER STALLS		56 STALLS

DEVELOPMENT STANDARDS:

ZONING: MP/MS

MAX. F.A.R.: 0.50
MAX. COVERAGE: 50%
MAX. HEIGHT: 12.2 m

BUILDING SETBACKS:
FRONT: 9 m
SIDE (INT): 3m, 6m
SIDE (EXT): 7.5 m
REAR: 7.5 m

PARKING SETBACKS:
FRONT: 6 m
SIDE: 3 m
SIDE (EXT): 3 m
REAR: 3 m
DRIVEWAY: 1.5m

LANDSCAPE REQ.: 10%

OFF-STREET PARKING:
STANDARD: 2.75X6.0
DRIVE AISLE: 6 m

REQ. PARKING RATIO BY USE:
WAREHOUSE:
≤7,000 m²: 1/90 m²
7k - 20k m²: 1/145 m²
>20,000 m²: 1/168 m²
OFFICE: <15%

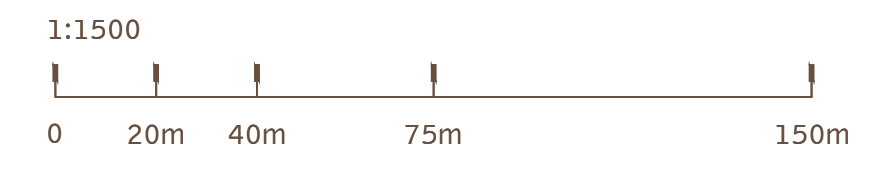
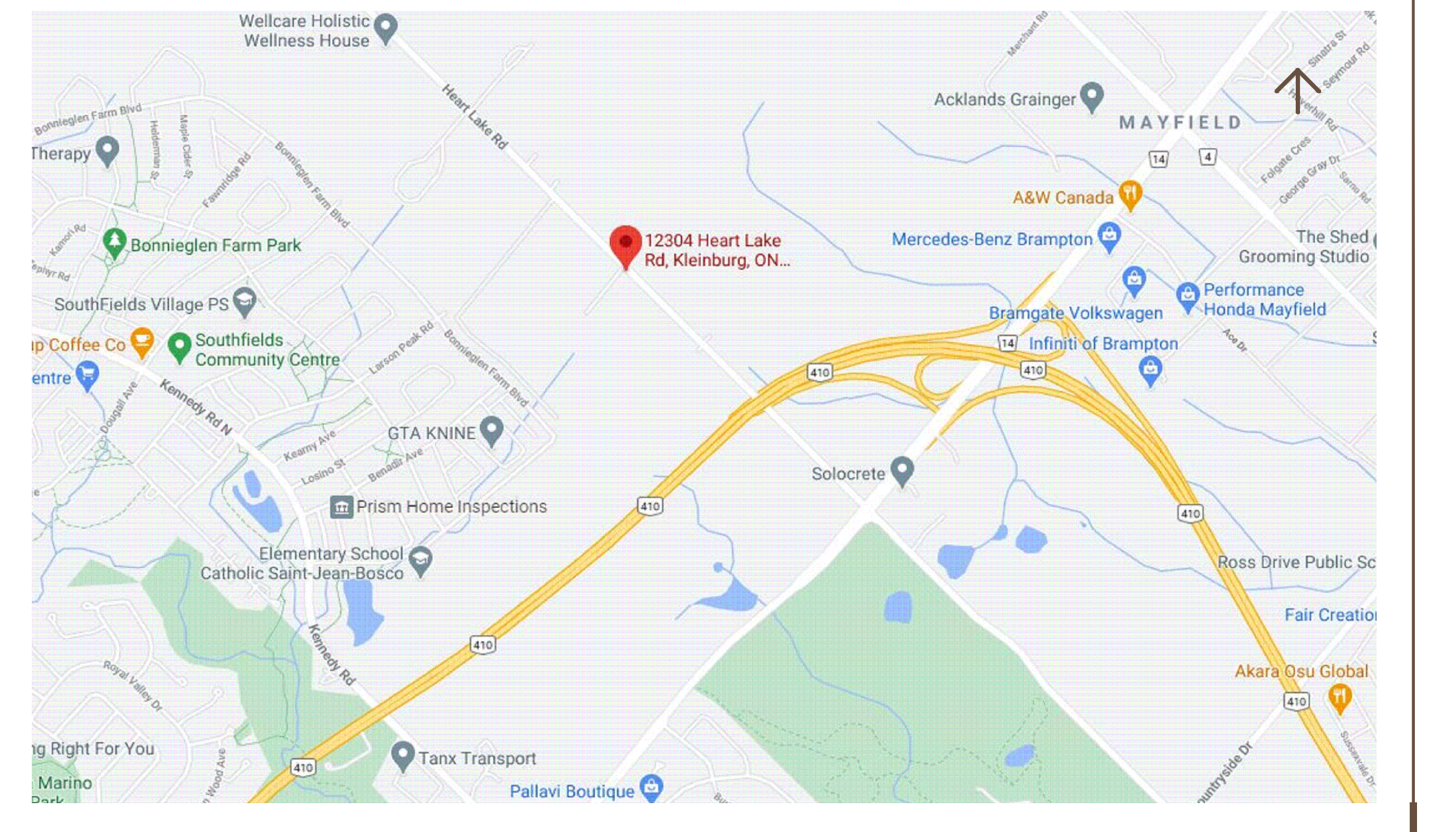
- NOTES:**
- 1 driveway setback - 1.5m from lot line
 - 2 If accessory office use and retail net floor areas are 15% or less of the total net floor area:
Up to 7,000 m² - 1 parking space per 90 m² net floor area or portion thereof
7,000 to 20,000 m² - 78 parking spaces, plus 1 parking space per 145 m² of net floor area or portion thereof over 7,000 m²
Over 20,000 m² - 168 parking spaces, plus 1 parking space per 170 m² of net floor area or portion thereof over 20,000 m²
 - 3 If associated office or retail net floor areas are more than 15% of the total net floor area:
In addition to the standards contained above in, the applicable net floor areas exceeding 15% shall be subject to 1 parking space per 30 m² of net floor area or portion thereof
 - 4 14.0m from a provincial highway.
20m front yard abutting a residential zone, 15m exterior/interior side and rear yards abutting residential
 - 5 3m on one side, 6m on the other
 - 6 18m in MP zone, 12.2m in MS zone

NOTE: HEIGHT VARIANCE MAY BE REQUIRED DEPENDING ON ZONING

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design: ASSUMED UNDERGROUND SYSTEM

Boundary Source: PDF ALTA SURVEY

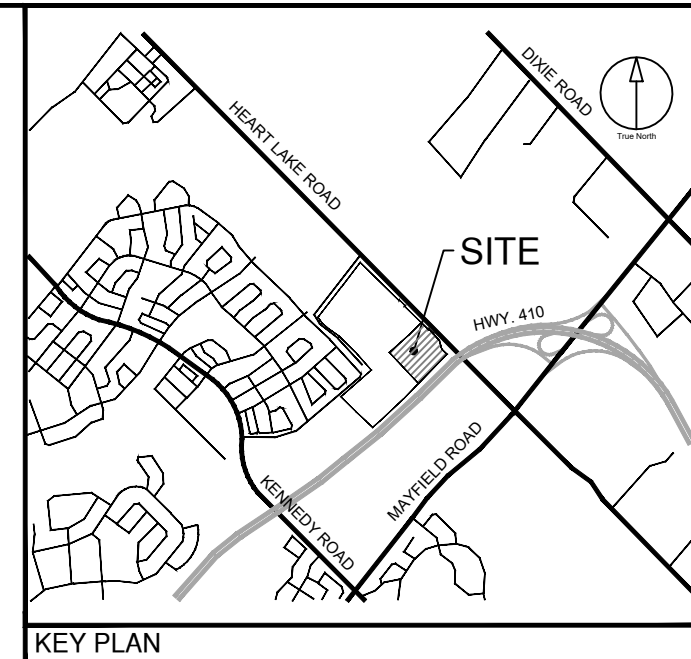
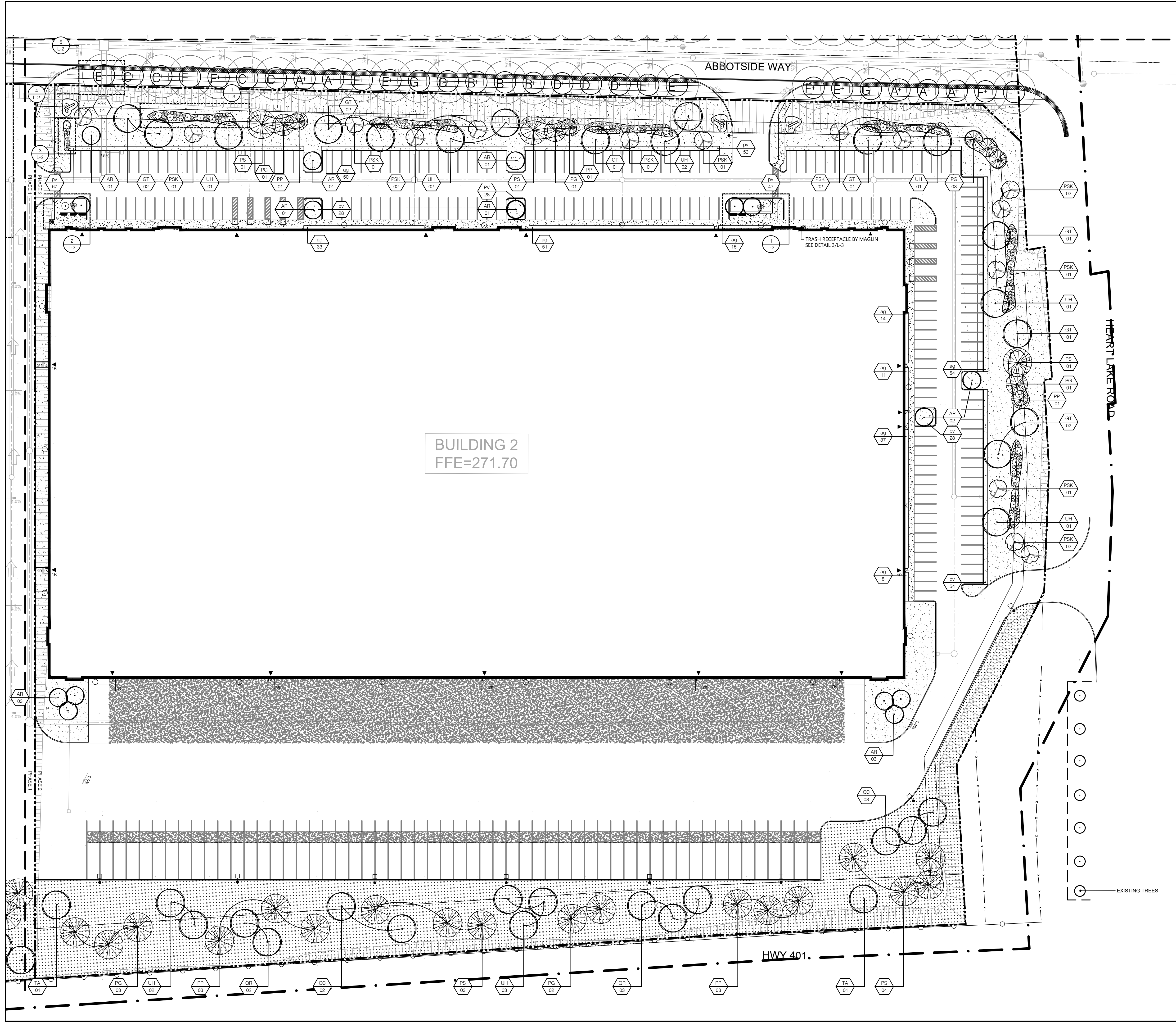


scheme: 09

Conceptual Site Plan



ATTACHMENT 2 – LANDSCAPE PLAN PHASE 2



Town of Caledon APPROVED AS NOTED

This approval constitutes a general review and does not certify dimensional accuracy.

This approval is subject to further certification of the "as recorded" works by a Professional Engineer of the Province of Ontario.

Date: _____
 Approved By: _____
 Print Name: _____

PROPOSED STREET PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QNTY.
DECIDUOUS TREES			
A	Acer rubrum	Red Maple	5
B	Celtis occidentalis	Hackberry	4
C	Gleditsia triacanthos var. inermis	Halka Honeylocust	4
D	Quercus macrocarpa	Bur Oak	3
E	Tilia x euchlora	Crimean Linden	5
F	Quercus rubra	Red Oak	5
G	Ulmus x homestead	Homestead Elm	3
			TOTAL 29

L1 SITE PLANT LIST - MASTER ON L-2

KEY	BOTANICAL NAME	COMMON NAME	QNTY.
DECIDUOUS TREES			
AR	Acer rubrum 'Brandywine'	Brandywine Maple	13
CC	Carpinus caroliniana	Blue Beech	5
GT	Gleditsia triacanthos var. inermis	Thornless Honeylocust	10
PSK	Prunus serotina 'Kwanzan'	Kwanzan Flowering Cherry	15
QR	Quercus rubra	Red Oak	5
TA	Tilia americana 'Redmond'	Redmond Basswood	2
UH	Ulmus x homestead	Homestead Elm	13
			TOTAL 63
CONIFEROUS TREES			
PG	Picea glauca	White Spruce	11
PP	Picea pungens	Colorado Spruce	9
PS	Pinus strobus	Eastern White Pine	10
			TOTAL 30
PERENNIALS / GRASSES			
ag	Andropogon gerardii	Big Blue Stem	273
pv	Panicum virgatum	Switch Grass	305
			TOTAL 578

SEED MIX:

CONTRACTOR TO SOW NURSE CROP AVENA SATIVA OVER ENTIRE AREA TO BE SEEDDED AT A RATE OF 25KG/HECTARE.

8145 - RURAL ONTARIO ROADSIDE MIXTURE BY OSC SEEDS (519 886 0557). TO BE SEEDDED AT A RATE OF 25KG PER HA. SEED MIX TO INCLUDE:

- Black Eyed Susan (Rudbeckia hirta)
- Blue Vervain (Verbena hastata)
- Bonset (Eupatorium perfoliatum)
- Canada Wild Rye (Elymus canadensis)
- Dense Blazing Star (Liatris spicata)
- Foxglove/Beard Tongue (Penstemon digitalis)
- Indian grass (Sorghastrum nutans)
- Little Blue Stem (Schizachyrium scoparium)
- New England Aster (Aster novae-angliae)
- Showy Tick Traft (Desmodium canadense)
- Virginia Wild Rye (Elymus virgatum)
- Wild Bergamot (Monarda fistulosa)

CLIENT

BROCCOLINI

2680 SKYMARK AVENUE, SUITE 800
 MISSISSAUGA, ON. L4W5L6

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IBI Group Professional Services (Canada) Inc.
 is a member of the IBI Group of companies.

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR ZBA AND SPA	APR 6, 2022

LEGEND

- TOPSOIL AND SOD AS SPECIFIED MINIMUM 300mm TOPSOIL DEPTH
- TOPSOIL AND SEED AS SPECIFIED MINIMUM 300mm TOPSOIL DEPTH
- CONCRETE PAVING
- PROPOSED DECIDUOUS STREET TREE
- PROPOSED DECIDUOUS SHADE TREE
- PROPOSED DECIDUOUS MULTISTEM TREE
- PROPOSED DECIDUOUS ORNAMENTAL TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED BROAD-LEAF EVERGREEN SHRUBS
- PROPOSED PERENNIALS
- PROPOSED ORNAMENTAL GRASSES
- PLANT SPECIES QUANTITY
- PROPERTY LINE
- CHAIN LINK FENCE
- LIMIT OF WORK

NOT FOR CONSTRUCTION



SEAL

PROJECT

12304 HEART LAKE ROAD

CALEDON, ON. L7C 2J2

PROJECT NO: 135636

DRAWN BY: SW

PROJECT MGR: SA

CHECKED BY: TO

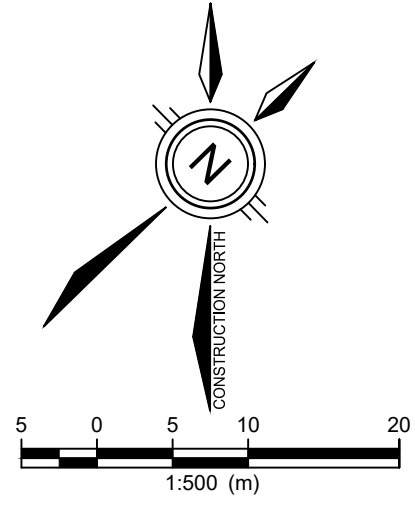
APPROVED BY: TO

SHEET TITLE

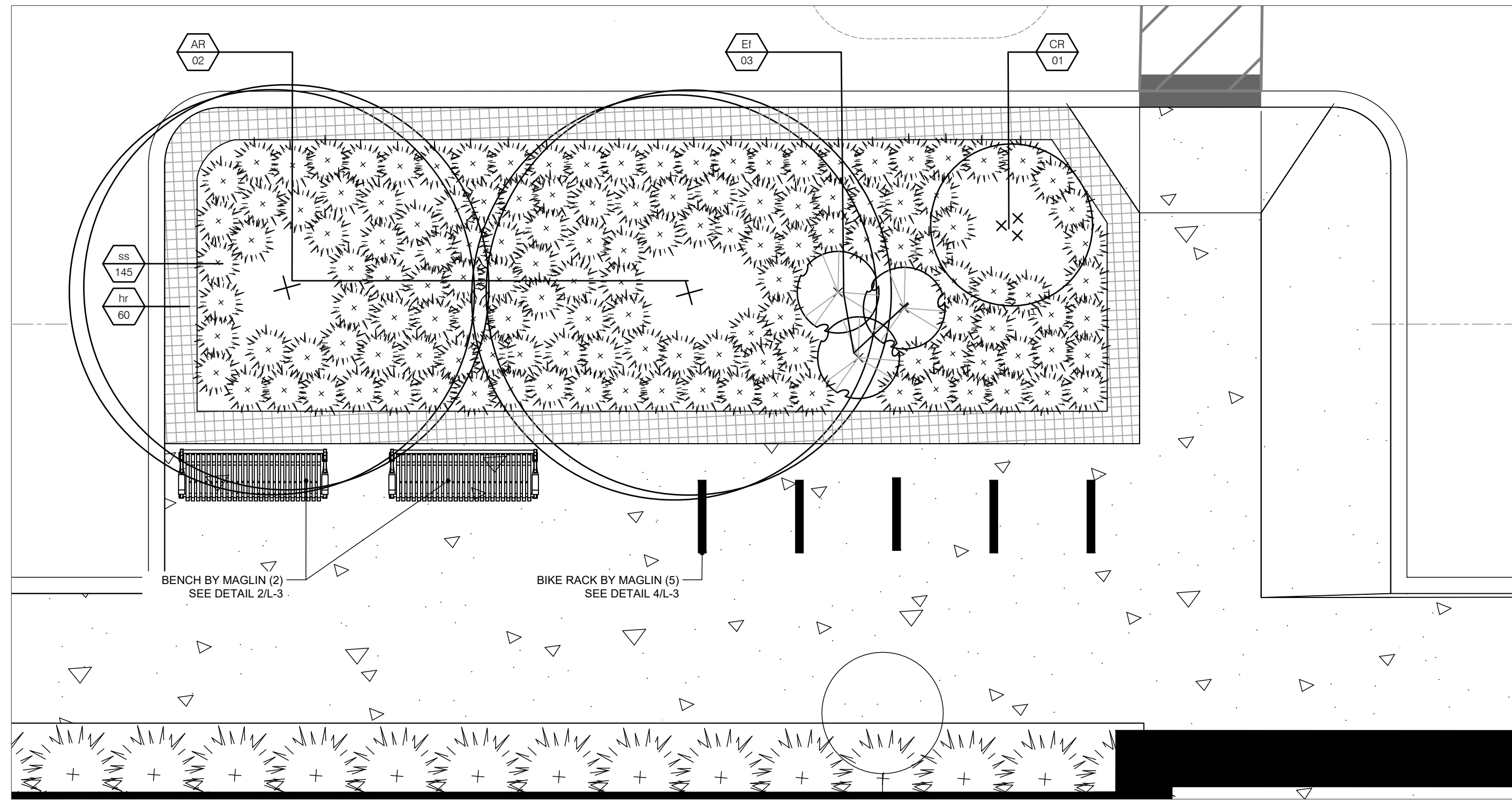
LANDSCAPE PLAN PHASE 2

SHEET NUMBER L-1

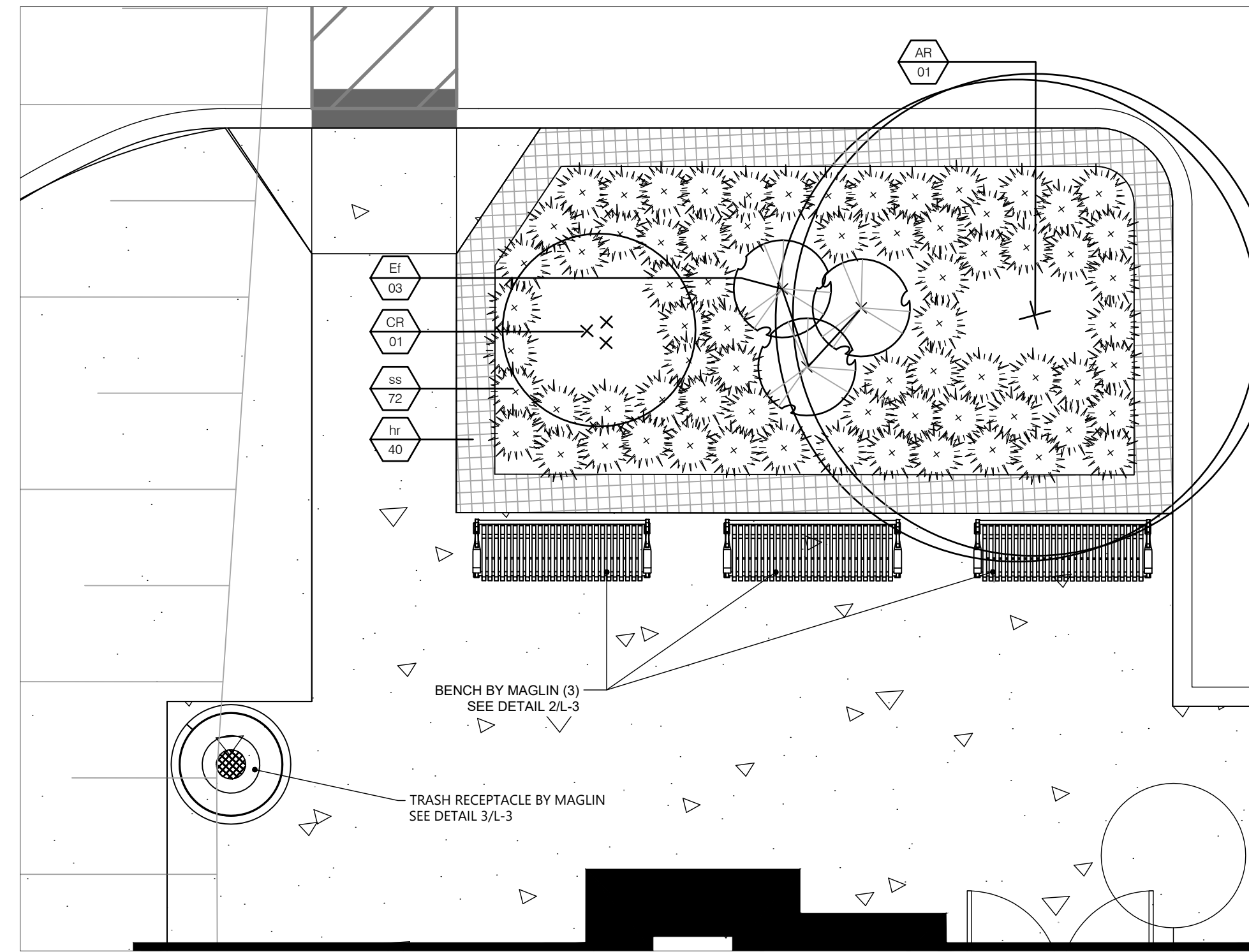
ISSUE 01



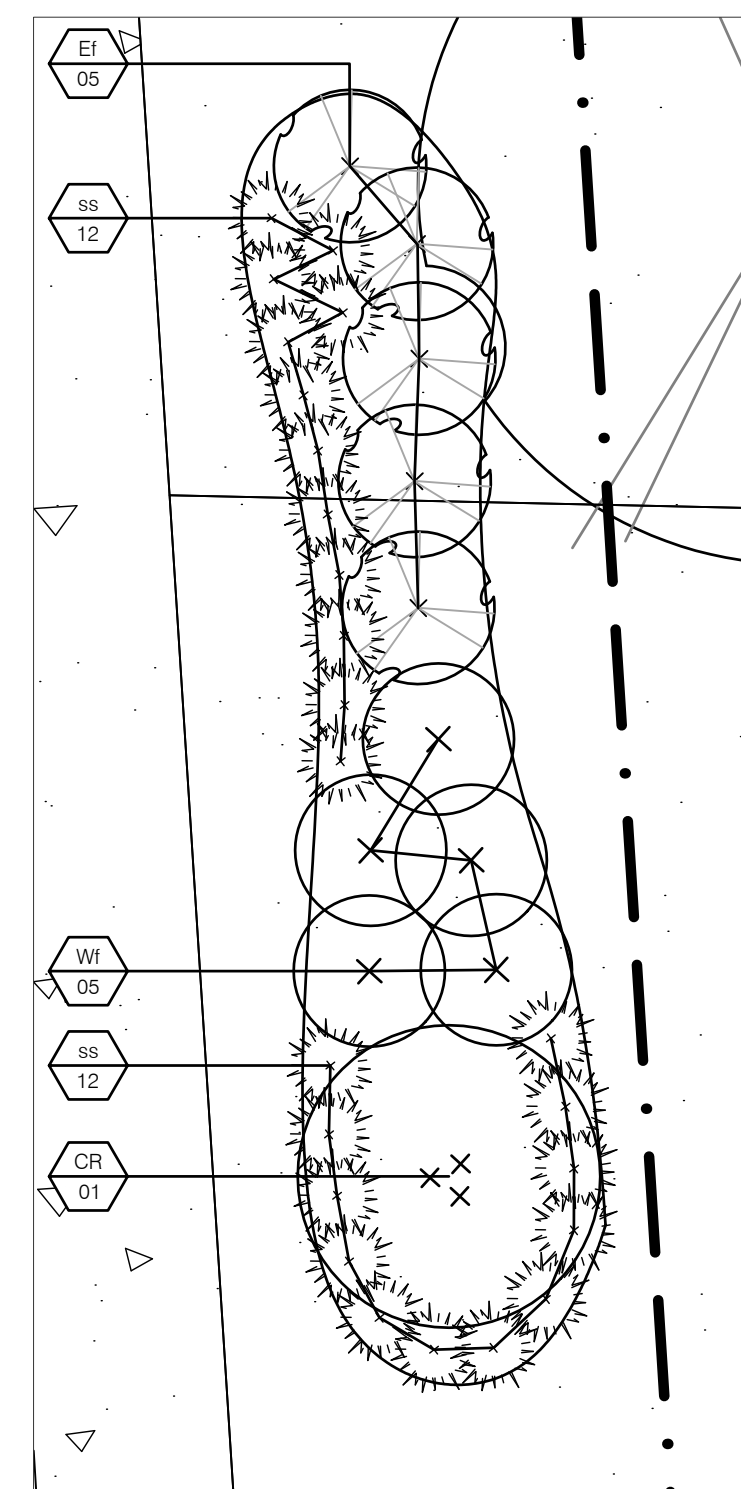
File Location: A:\135636_12304Heart7_0_Production\05_Landscape\Phase 2\Drawings\135636_P.dwg
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 Printed: Thursday, April 7, 2022, 12:04:40 PM by Stacy Wilk



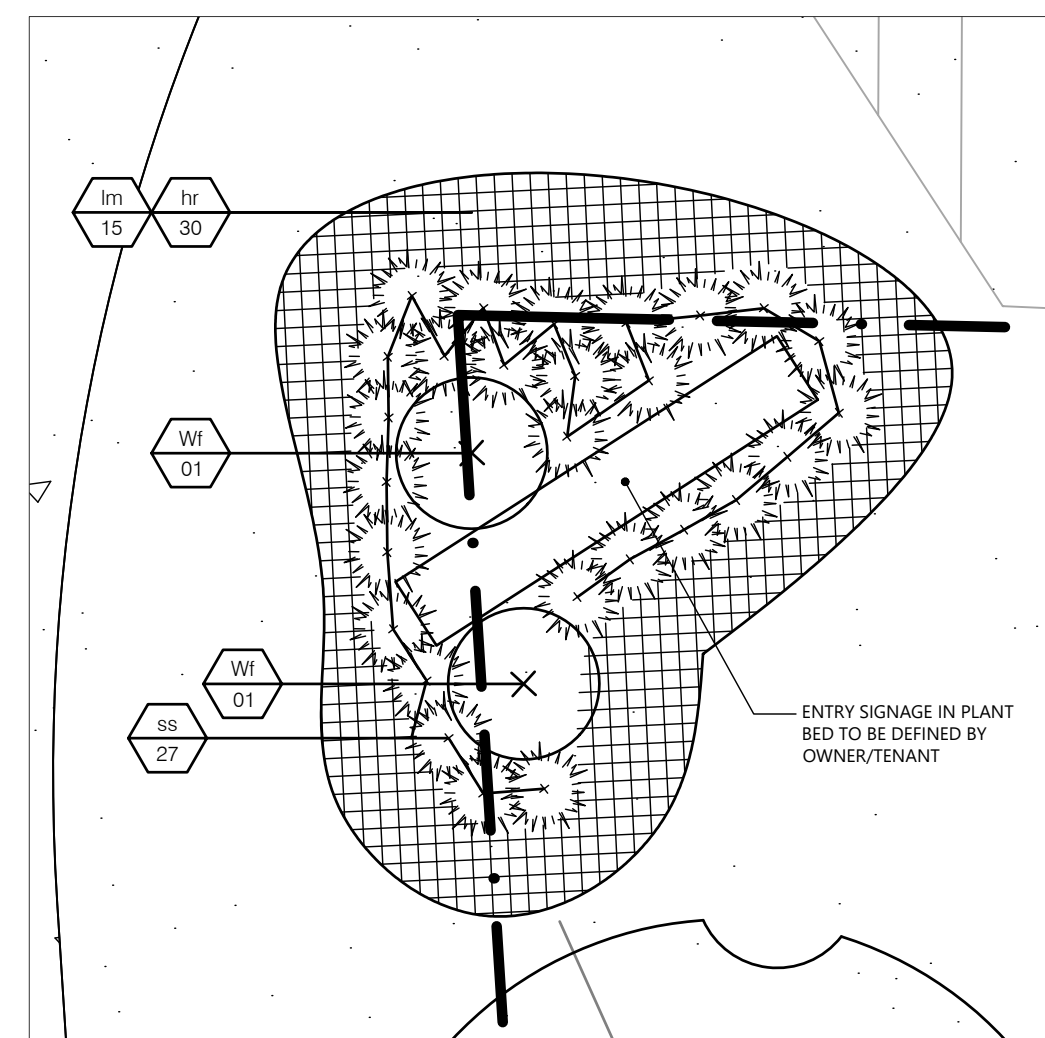
1 GARDEN BED PLANTING I
L-2 1:50



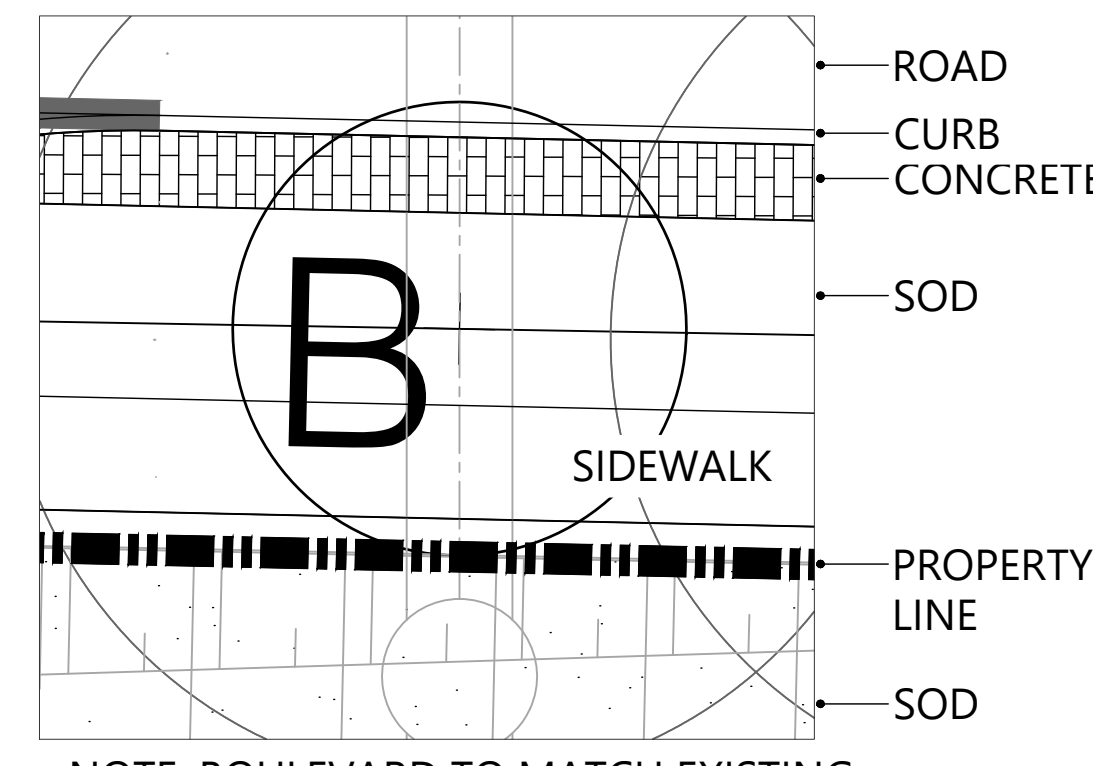
2 GARDEN BED PLANTING II
L-2 1:50



3 GARDEN BED PLANTING III (TYP.)
L-2 1:50



4 GARDEN BED PLANTING V (TYP.)
L-2 1:50



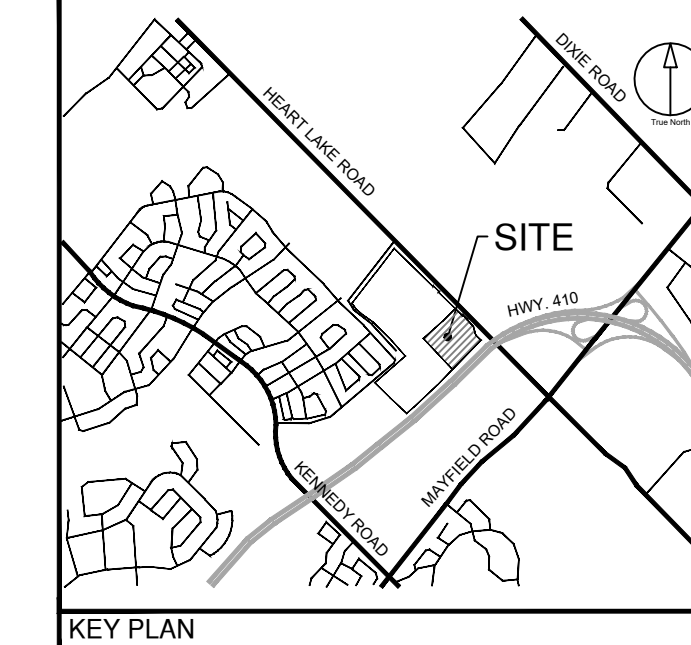
NOTE: BOULEVARD TO MATCH EXISTING CONDITIONS ON ABBOTTSIDE WAY EAST OF LEARMONT AVE.

5 BOULEVARD DETAIL
L-2 1:50

L-3 SITE PLANT LIST			
KEY	BOTANICAL NAME	COMMON NAME	QNTY.
DECIDUOUS TREES			
AR	Acer rubrum 'Brandywine'	Brandywine Maple	3
CR	Cornus racemosa	Gray Dogwood	3
			TOTAL 6
SHRUBS			
EI	Euonymus fortunei 'Sarcocoe'	Sarcocoe Euonymus	11
WI	Weigela florida 'Rumba'	Rumba Weigela	11
			TOTAL 22
PERENNIALS / GRASSES			
IR	Hemerocallis 'Rocket City'	Rocket City Daylily	190
IR	Liriope muscari 'Big Blue'	Giant Lily Turf	45
SS	Schizachyrium scoparium	Little Bluestem	322
			TOTAL 557

MASTER STREET PLANT LIST										
KEY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE	COND.	MATURE HEIGHT (m)	MATURE SPREAD (m)	O.C. SPACING (m)	QNTY.	%
DECIDUOUS TREES										
A	Acer rubrum	Red Maple	70mm		W.B.	15	12.0	8.0	5	17
B	Celtis occidentalis	Hackberry	70mm		W.B.	18.0	16.0	8.0	4	14
C	Gleditsia triacanthos var. inermis 'Halka'	Halka Honeylocust	70mm		W.B.	15.0	14.0	8.0	4	14
D	Quercus macrocarpa	Bur Oak	70mm		W.B.	18.0	13.0	8.0	3	10
E	Tilia x euchlora	Crimean Linden	70mm		W.B.	17.0	10.0	8.0	5	17
F	Quercus rubra	Red Oak	70mm		W.B.	16.0	15.0	8.0	5	17
G	Ulmus x homestead	Homestead Elm	70mm		W.B.	18.0	12.0	8.0	3	10
									TOTAL	29 100%

MASTER SITE PLANT LIST										
KEY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE	COND.	MATURE HEIGHT (m)	MATURE SPREAD (m)	O.C. SPACING (m)	QNTY.	%
DECIDUOUS TREES										
AR	Acer rubrum 'Brandywine'	Brandywine Maple	60mm		W.B.	10.0	6.0	6.0	16	15
CC	Carpinus caroliniana	Blue Beech	60mm		W.B.	10.0	10.0	8.0	5	5.0
CR	Cornus racemosa	Gray Dogwood	Clump	200cm	W.B.	10.0	10.0	10.0	39	37
GT	Gleditsia triacanthos var. inermis	Thornless Honeylocust	60mm		W.B.	18.0	13.0	6.0	10	9
PSK	Prunus serrulata 'Kwanzan'	Kwanzan Flowering Cherry	60mm		W.B.	10.0	6.0	6.0	15	14
QR	Quercus rubra	Red Oak	60mm		W.B.	16.0	15.0	8.0	5	5.0
TA	Tilia americana 'Redmond'	Redmond Basswood	60mm		W.B.	20.0	10.0	8.0	2	2
UH	Ulmus x homestead	Homestead Elm	60mm		W.B.	18.0	12.0	8.0	13	12
									TOTAL	105 100%
CONIFEROUS TREES										
PG	Picea glauca	White Spruce		200cm	W.B.	25.0	8.0	8.0	11	37
PP	Picea pungens	Colorado Spruce		200cm	W.B.	18.0	6.0	6.0	9	30
PS	Pinus strobus	Eastern White Pine		200cm	W.B.	24.0	10.0	8.0	10	33
									TOTAL	30 100%
SHRUBS										
EI	Euonymus fortunei 'Sarcocoe'	Sarcocoe Euonymus		50cm	5 gal	1.3	1.3		143	
SJ	Spiraea japonica 'Goldflame'	Goldflame Spirea		40cm	3 gal	1.0	1.3		48	
WI	Weigela florida 'Rumba'	Rumba Weigela		40cm	3 gal	1.0	1.3		83	
									TOTAL	274
PERENNIALS / GRASSES										
ag	Andropogon gerardii	Big Blue Stem			1 gal	2.0	1.0	1.0	273	
IR	Hemerocallis 'Rocket City'	Rocket City Daylily			1 gal	0.9	0.6		190	
IR	Liriope muscari 'Big Blue'	Giant Lily Turf			1 gal	0.5	0.4		45	
PV	Panicum virgatum	Switch Grass			1 gal	2.0	1.0	1.0	305	
SS	Schizachyrium scoparium	Little Bluestem			1 gal	1.3	0.7		790	
									TOTAL	1603



Town of Caledon
APPROVED AS NOTED

This approval constitutes a general review and does not certify dimensional accuracy.

This approval is subject to further certification of the "as recorded" works by a Professional Engineer of the Province of Ontario.

Date: _____
Approved By: _____
Print Name: _____

CLIENT
BROCCOLINI

2680 SKYMARK AVENUE, SUITE 800
MISSISSAUGA, ON. L4W5L6

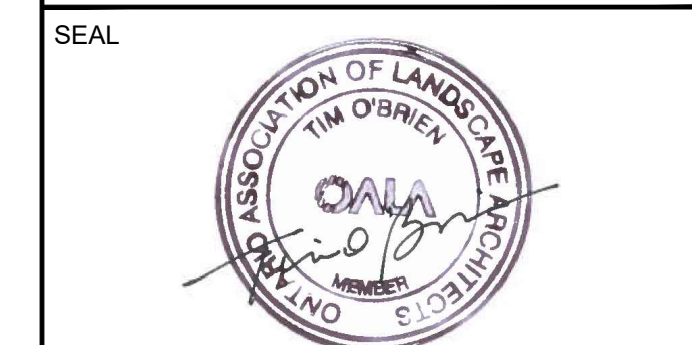
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ISSUES		
No.	DESCRIPTION	DATE
1	ISSUED FOR ZBA AND SPA	APR 6, 2022

- LEGEND**
- TOPSOIL AND SOD AS SPECIFIED
MINIMUM 300mm TOPSOIL DEPTH
 - CONCRETE PAVING
 - PROPOSED DECIDUOUS STREET TREE
 - PROPOSED DECIDUOUS SHADE TREE
 - PROPOSED DECIDUOUS MULTISTEM TREE
 - PROPOSED DECIDUOUS ORNAMENTAL TREE
 - PROPOSED CONIFEROUS TREE
 - PROPOSED DECIDUOUS SHRUBS
 - PROPOSED BROAD-LEAF EVERGREEN SHRUBS
 - PROPOSED PERENNIALS
 - PROPOSED ORNAMENTAL GRASSES
 - PLANT SPECIES
 - QUANTITY
 - DETAIL NUMBER
 - SHEET NUMBER

NOT FOR CONSTRUCTION



PROJECT
12304 HEART LAKE ROAD

CALEDON, ON. L7C 2J2

PROJECT NO:
135636

DRAWN BY:
SW

PROJECT MGR:
SA

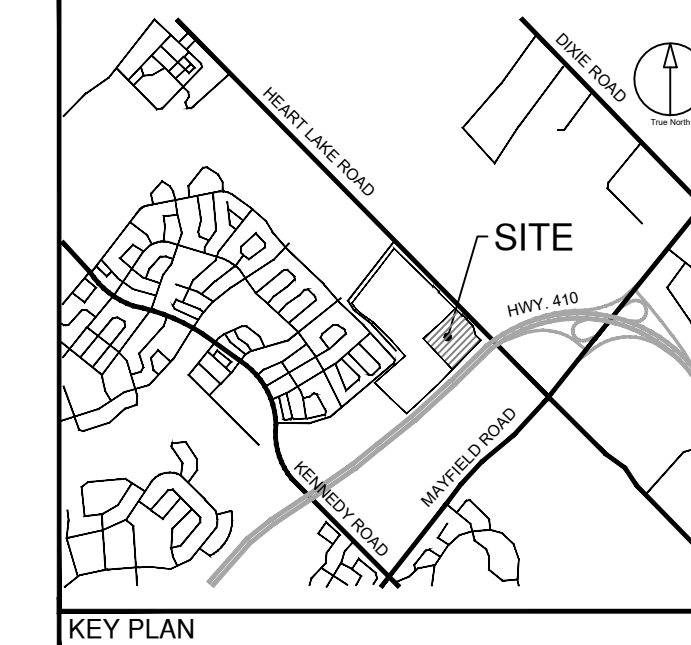
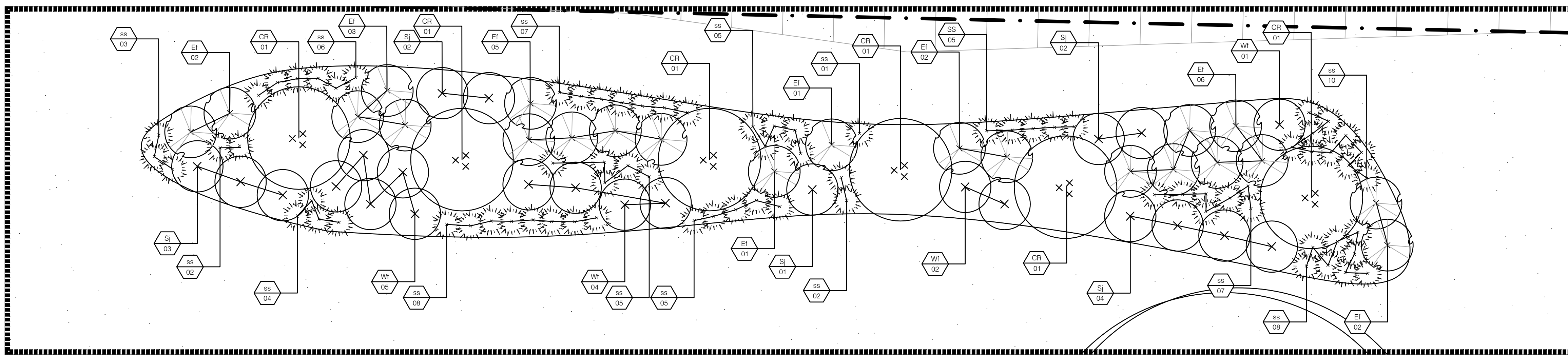
CHECKED BY:
TO

APPROVED BY:
TO

SHEET TITLE
**LANDSCAPE PLAN
PHASE 2**

SHEET NUMBER
L-2

ISSUE
01



CLIENT
BROCCOLINI
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**Town of Caledon
 APPROVED
 AS NOTED**

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Date: _____
 Approved By: _____
 Print Name: _____

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR ZBA AND SPA	APR 6, 2022

LEGEND

	TOPSOIL AND SOD AS SPECIFIED MINIMUM 300mm TOPSOIL DEPTH
	CONCRETE PAVING
	PROPOSED DECIDUOUS SHADE TREE
	PROPOSED DECIDUOUS MULTISTEM TREE
	PROPOSED DECIDUOUS ORNAMENTAL TREE
	PROPOSED DECIDUOUS SHRUBS
	PROPOSED BROAD-LEAF EVERGREEN SHRUBS
	PROPOSED PERENNIALS
	PROPOSED ORNAMENTAL GRASSES
	PLANT SPECIES
	QUANTITY

1
 L-3 GARDEN BED PLANTING VI (TYP.)
 1:50

300 SERIES

MBE-0310-00001
 Legacy # MLB310-M

MATERIALS: Bench ends are made from solid cast aluminum. The seat employs flat bar straps and H.S. steel tube.
FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.
INSTALLATION: The bench is delivered pre-assembled. Holes (0.5") are provided in each foot for securing to base.
TO SPECIFY: Select MBE-0310-00001
 Choose: - Powdercoat Color

HEIGHT: 31.16" (79.1cm) LENGTH: 71.25" (177.8cm) DEPTH: 22.75" (57.8cm) WEIGHT: 134 lbs (61kg)

MAGLIN
 Site Furniture
 1 800 716 5506
 P 417 295 1915
 www.maglin.com
 info@maglin.com

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 - Details and specifications may vary due to continuing improvements of our products.

2
 L-3 BENCH BY MAGLIN
 NTS

200 SERIES

MTR-0250-00001
 Legacy # MLWR250-32-BC

DESCRIPTION: 200 Series - 250 Trash Receptacle: Heavy Duty Steel Flat Bar and H.S. Steel Frame, Bottles/Cans Lid, 1 x 32 Gallon Polyethylene Liner.
FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.
INSTALLATION: The trash container is delivered pre-assembled. Holes (0.5") are provided in each mounting foot for securing to base.
TO SPECIFY: Select MTR-0250-00001
 Choose: - Powdercoat Color

HEIGHT: 35 1/2" (90cm) DIAMETER: 24 5/8" (62.5cm) WEIGHT: 194.5lbs (88.2kg)

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3
 L-3 TRASH RECEPTACLE BY MAGLIN
 NTS

500 SERIES

MBR-0500-00003
 Legacy # MBR500-S

Sustainability Facts
 Unit Size One (1) MBR-0500-00001 Bike Rack
 Carbon footprint (GWP) 103 kg CO2-Eq
 Recycled in kilograms of carbon dioxide equivalent 1770 kg-Eq
 Total energy use (EPD) 1770 MJ-Eq
 Measured in megajoules of energy equivalent
 Water use (WUP) 0.843 m3 water
 Measured in cubic metres of water
 Material recyclability 100%
LEED v4.1 Credits
 Type III Environmental Product Declaration
 Material Inventory
 Low VOC Finishes
 Free of Red List substances

DESCRIPTION: 500 Series - 500 Bike Rack: H.S. Steel Tube, Surface Mount, 2 Bike Configuration
FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.
INSTALLATION: The bike rack is delivered pre-assembled. It is available with either a surface mount or direct burial installation option.
TO SPECIFY: Select MBR-0500-00003
 Choose: - Powdercoat Color

HEIGHT: 35" (88.9cm) LENGTH: 19.25" (48.9cm) WEIGHT: 13.27 lbs (6.0kg)

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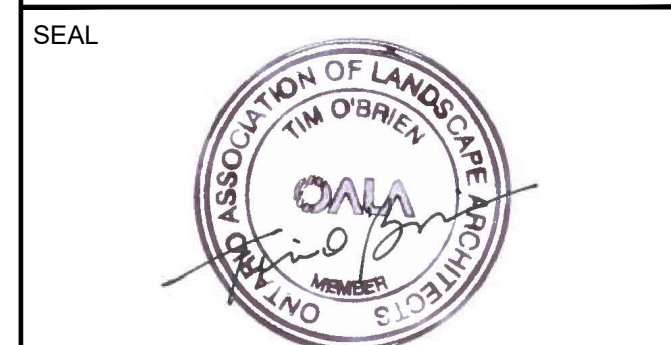
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4
 L-3 BIKE RACK BY MAGLIN
 NTS

L-3 SITE PLANT LIST - MASTER ON L-2

KEY	BOTANICAL NAME	COMMON NAME	QNTY.
DECIDUOUS TREES			
CR	Cornus racemosa	Gray Dogwood	36
			TOTAL 36
SHRUBS			
EI	Euonymus fortunei 'Sarcocoe'	Sarcocoe Euonymus	132
SI	Spiraea japonica 'Goldflame'	Goldflame Spiraea	48
WI	Weigela florida 'Rumba'	Rumba Weigela	72
			TOTAL 252
PERENNIALS / GRASSES			
SS	Schizachyrium scoparium	Little Bluestem	468
			TOTAL 468

NOT FOR CONSTRUCTION



PROJECT
 12304 HEART LAKE ROAD
 CALEDON, ON. L7C 2J2

PROJECT NO:
 135636

DRAWN BY: SW
CHECKED BY: TO

PROJECT MGR: SA
APPROVED BY: TO

SHEET TITLE
 LANDSCAPE PLAN
 PHASE 2

SHEET NUMBER L-3 **ISSUE** 01