

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 1, 2 and Abbotside Way

DATE: July 8, 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 (October 2021), the client has decided to split the development of the subject property into three phases of development. This CHIS Addendum memo has been prepared to address Phases 1 and 2 of the development as well as the extension of Abbotside Way to Heart Lake Road, all of which are subject to one Draft Plan of Subdivision application.

PHASE 1 AND 2 DEVELOPMENT & ABBOTSDIE WAY

Phase 1 of the development includes a roughly rectangular shaped portion of the southwest corner of the property with a lot area of 9.955 hectares (24.599 acres). Development of Phase 1 includes a warehouse with a footprint of 48,655.68 m² (Attachment 1). Loading areas and surface parking will be located south of the warehouse and more surface parking will be located north of the warehouse as well as a several parking spaces on the west side of the building.

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 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.

Phases 1 and 2 will be connected to the residential subdivision to the northwest by the extension of Abbotside Way to Heart Lake Road. The right-of-way will be approximately 26 m wide for the extension of Abbotside Way.

The landscape strategy for Phase 1 and 2 (Attachment 3 & 4) demonstrates a holistic approach to reinforce site identity and the overall development vision; support safety, security, and accessibility; strengthen existing streetscape patterns; provide environmental buffering; and support vegetation connections in the area. Enhanced landscaping along the frontages of Heart Lake Road and the Abbotside Way are intended to complement the building architecture and strengthen the streetscape character in the area. Planting offers varied seasonal interest and utilizes native species to provide visual screening of parking and amenity areas. Accessible access points and pedestrian circulation routes ensure the site is well connected, safe, and supports a 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 1, 2 and extension of Abbotside Way on the cultural heritage value or interest of the subject property as well as the adjacent heritage resources. In addition to 12304 Heart Lake Road, 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 memo 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/Potential</p> <p>Analysis: The proposed development includes redeveloping approximately 40 acres of the south part of the subject property 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 that the remaining agricultural fields surrounding the farmhouse and barn are enough to ensure that the property will continue to be a representative example of a nineteenth century farmstead cultural heritage landscape.</p>



CRITERIA	ASSESSMENT
	<p>Adjacent Heritage Properties</p> <p>Impact: None</p> <p>Analysis: The proposed development would not require destruction of any part of the adjacent heritage resources.</p>
<p><i>Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;</i></p>	<p>Subject Property</p> <p>Impact: Negligible</p> <p>Rationale: An ample agricultural field buffer between the proposed warehouses and Abbotside Way extension, 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 3 and 4) 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. 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: The proposed development will not directly alter any of the adjacent properties, however, the building for Phase 2 will be highly visible from Heart Lake Road. While the Phase 2 building 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 proposed 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 proposed development 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 proposed development at the south portion of the subject property, no shadow impacts are expected.</p>
	<p>Subject Property</p>



CRITERIA	ASSESSMENT
<p><i>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;</i></p>	<p>Impact: None</p> <p>Rationale: The proposed development will not isolate any heritage attributes from its surrounding environment, context or any significant relationships.</p>
	<p>Adjacent Heritage Properties</p> <p>Impact: None</p> <p>Rationale: The proposed 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 proposed 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: The proposed development will result in the change in land use from agricultural to industrial for the south-most 40 acres of land on the subject property. However, given approximately 50 acres of agricultural land will remain and provide an ample visual buffer around the farmhouse and barn, the context of the farmhouse and barn will be maintained.</p>
	<p>Adjacent Heritage Properties</p> <p>Impact: None</p> <p>Rationale: The change in land use for the proposed development 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>

CRITERIA	ASSESSMENT
	<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> <p>Rationale: The proposed development will not result in any land disturbance to any of the adjacent heritage properties.</p>

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 plans include provision for deciduous trees approximately 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 proposed development that consists of Phase 1, Phase 2 and the extension of Abbotside Way for 12304 Heart Lake Road, Town of Caledon. The following has been determined:

- The impact due to the loss of 40 acres of agricultural fields as part of the proposed development is negligible due to the remaining expanse of agricultural fields on the subject property. It is noted that the remaining agricultural fields will be impacted by the Phase 3 development which is included in the CHIS dated October 2021, but this Addendum memo is limited to consideration of the Phase 1 and 2 and the extension of Abbotside Way.
- 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 1 and 2 development and the extension of Abbotside Way for 12304 Heart Lake Road.

WSP Canada Inc.

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



Attachments:

- 1- Site Plan for Phase 1 Development
- 2 - Site Plan for Phase 2 Development
- 3- Landscape Plan Phase 1
- 4 – Landscape Plan Phase 2



ATTACHMENT 1 – SITE PLAN FOR PHASE 1 DEVELOPMENT



PROJECT DATA:			DEVELOPMENT STANDARDS:	
SITE AREA:			ZONING:	MP/MS
GROSS:	91.52 AC	37.04 HA		
	3,986,633 SF	370,370 m ²	MAX. F.A.R.:	0.50
BUILDING AREA:			MAX. COVERAGE:	50%
BUILDING 1	523,234 SF	48,610 m ²	MAX. HEIGHT:	12.2 m
FAR:			BUILDING SETBACKS:	
GROSS:		0.13	FRONT:	9 m
NET:		0.13	SIDE (INT):	3m, 6m
COVERAGE:			SIDE (EXT):	7.5 m
GROSS:		13%	REAR:	7.5 m
NET:		13%		
BUILDING 1			PARKING SETBACKS:	
▲ DOCK-HIGH DOORS		67	FRONT:	6 m
● GRADE-LEVEL DOORS		2	SIDE:	3 m
PARKING REQUIRED:			SIDE (EXT):	3 m
WAREHOUSE			REAR:	3 m
<7k m ²	7,000 m ²	78 STALLS	DRIVEWAY	1.5m
7k-20k m ²	13,000 m ²	90 STALLS		
>20k m ²	28,610 m ²	170 STALLS	LANDSCAPE REQ.:	10%
TOTAL		338 STALLS		
PARKING PROVIDED:		247 STALLS	OFF-STREET PARKING:	
@0.47/1000 SF		@0.51/100 m ²	STANDARD:	2.75X6.0
REQ. ACCESSIBLE		To be confirmed by City	DRIVE AISLE:	6 m
TRAILER STALLS		86 STALLS	REQ. PARKING RATIO BY USE:	
			WAREHOUSE:	
			≤7,000 m ²	1/90 m ²
			7k - 20k m ²	1/145 m ²
			>20,000 m ²	1/168 m ²
			OFFICE:	<15%

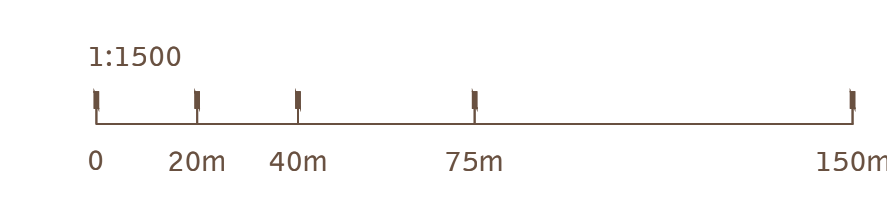
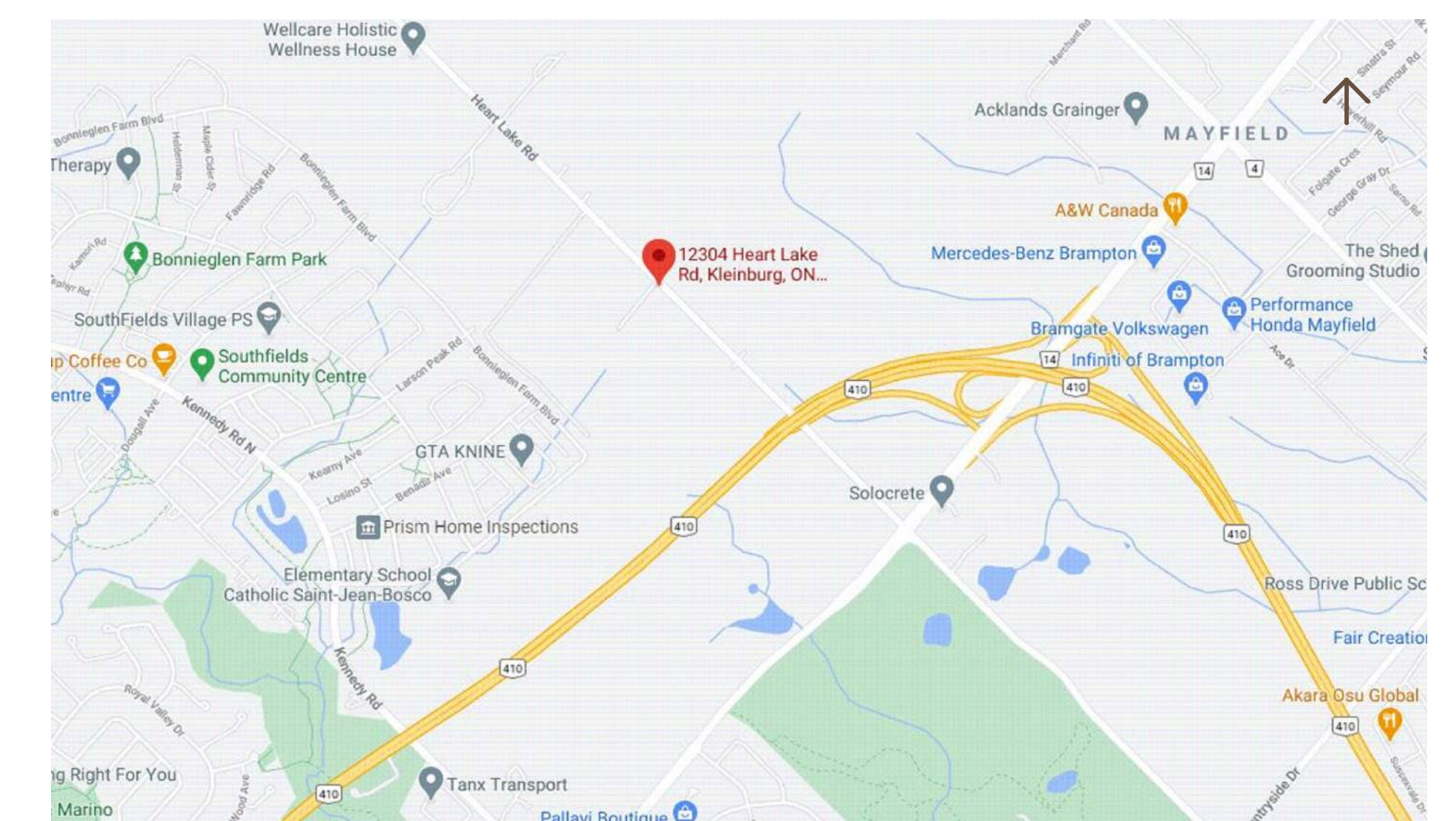
- NOTES:**
- 1 driveway setback - 1.5m from lot line
 - 2 If accessory office use and retail net floor areas are 15% or less of the total net floor area:
Up to 7,000 m² - 1 parking space per 90 m² net floor area or portion thereof
7,000 to 20,000 m² - 78 parking spaces, plus 1 parking space per 145 m² of net floor area or portion thereof over 7000 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

12304 Heart Lake Road
Caledon, ON, Canada

BROCCOLINI

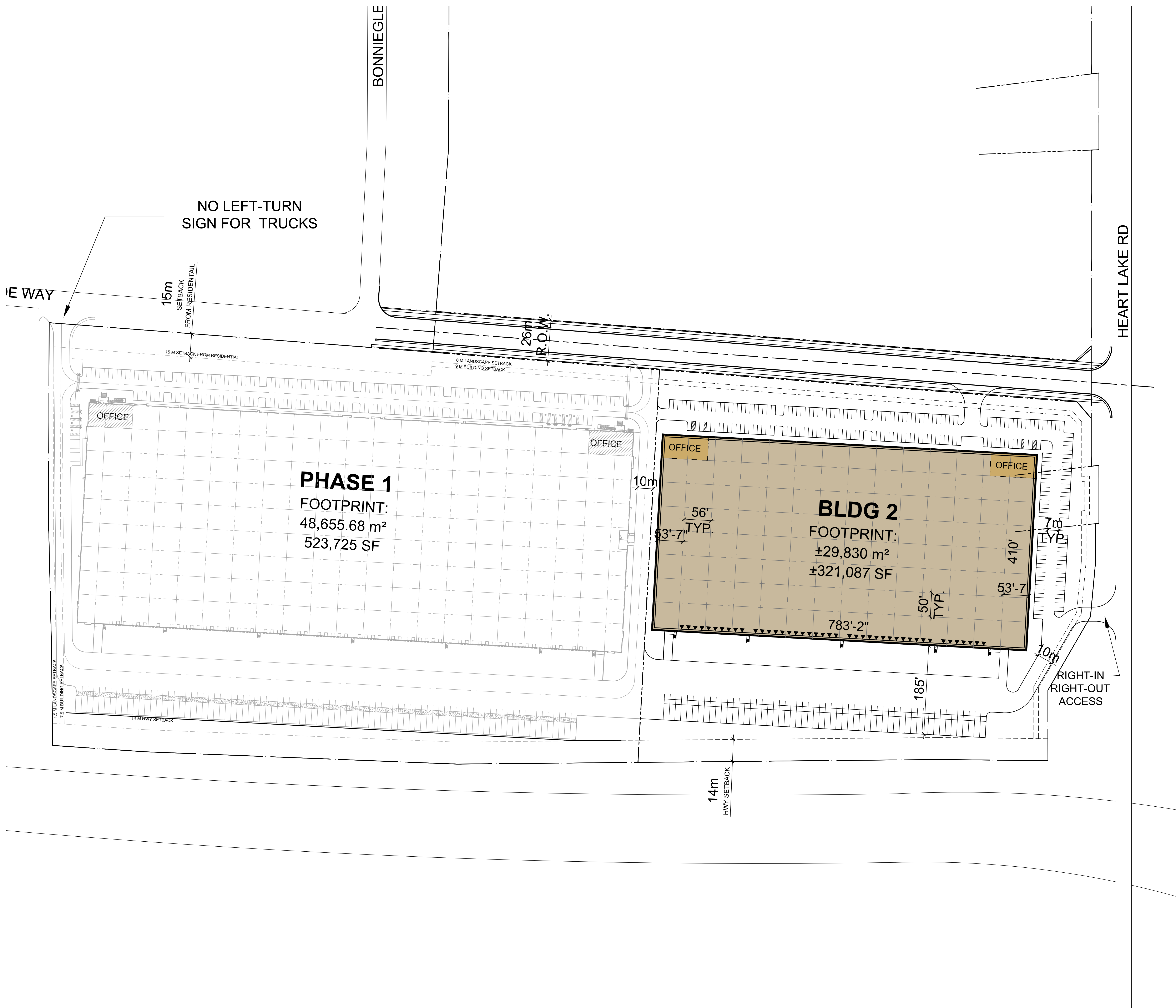
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ATTACHMENT 2 – SITE PLAN FOR PHASE 2 DEVELOPMENT



PROJECT DATA:

SITE AREA:	91.52 AC	37.04 HA
GROSS:	3,986,633 SF	370,370 m ²
BUILDING AREA:		
PHASE 1	523,725 SF	48,656 m ²
BUILDING 2	321,087 SF	29,830 m ²
TOTAL:	844,813 SF	78,486 m ²
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 m ²	7,000 m ²	78 STALLS
7k-20k m ²	13,000 m ²	90 STALLS
>20k m ²	9,830 m ²	59 STALLS
TOTAL		226 STALLS
PARKING PROVIDED:		226 STALLS
REQ. ACCESSIBLE	@0.7/1000 SF	@0.76/100 m ²
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%

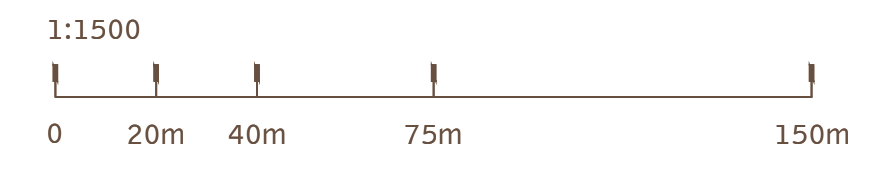
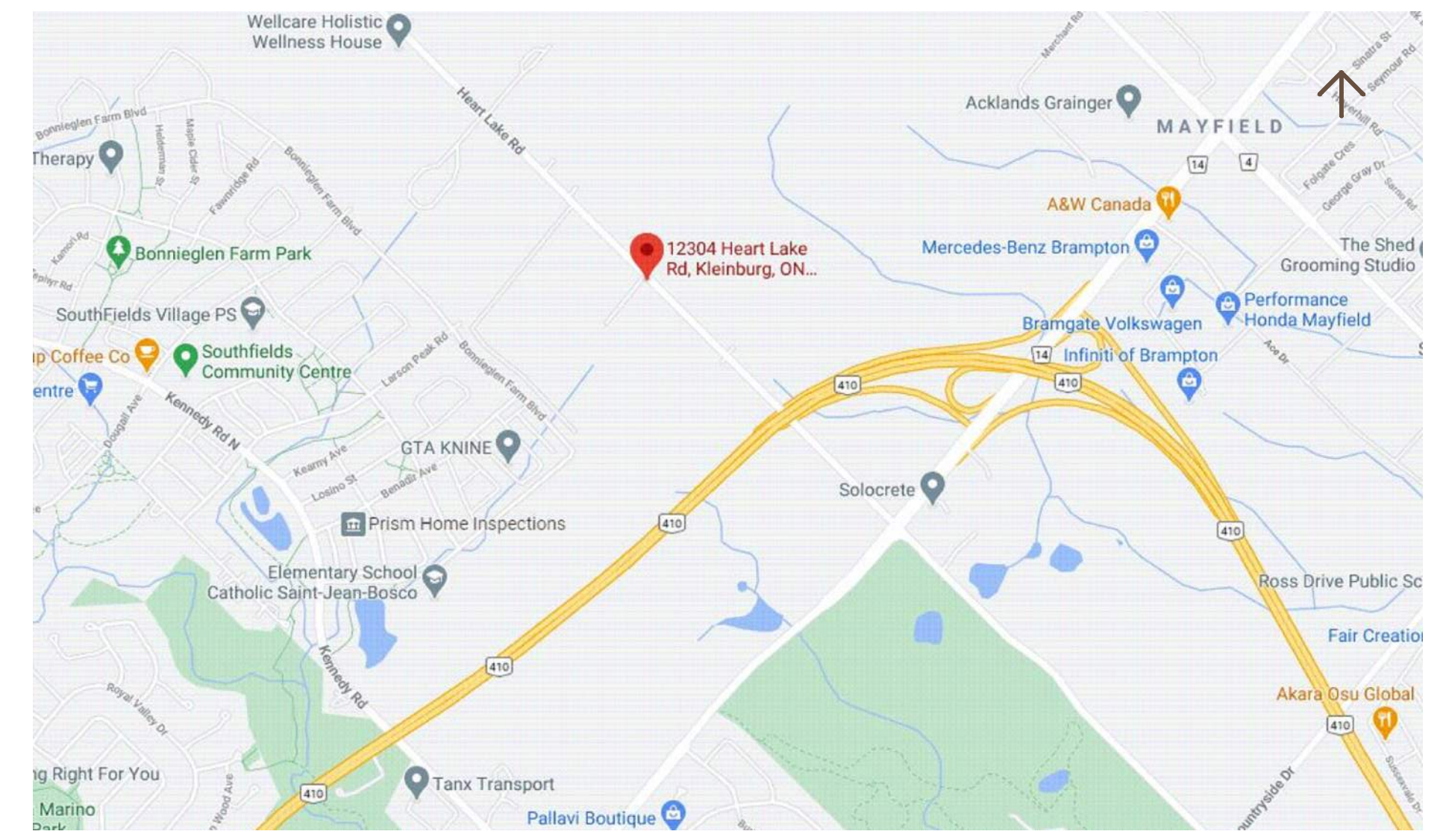
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 - 20m front yard abutting a residential zone, 15m exterior/interior side and rear yards abutting residential
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NOTE: HEIGHT VARIANCE MAY BE REQUIRED DEPENDING ON ZONING

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

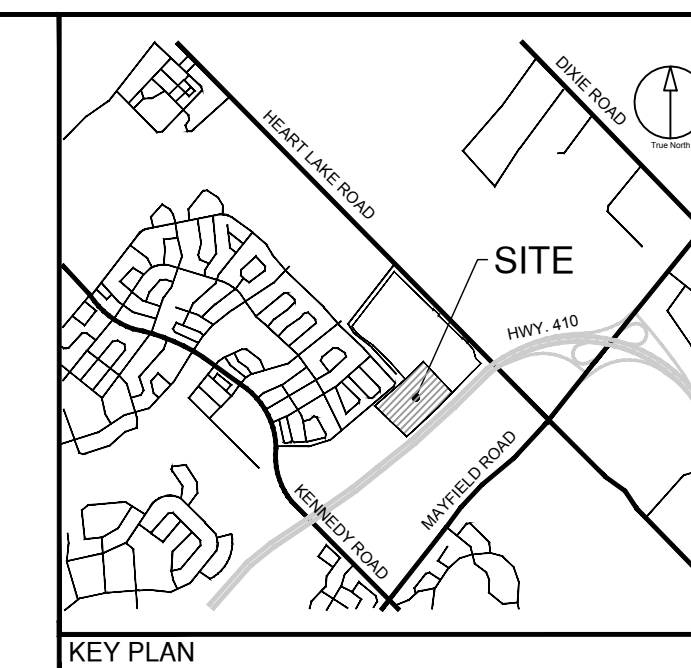
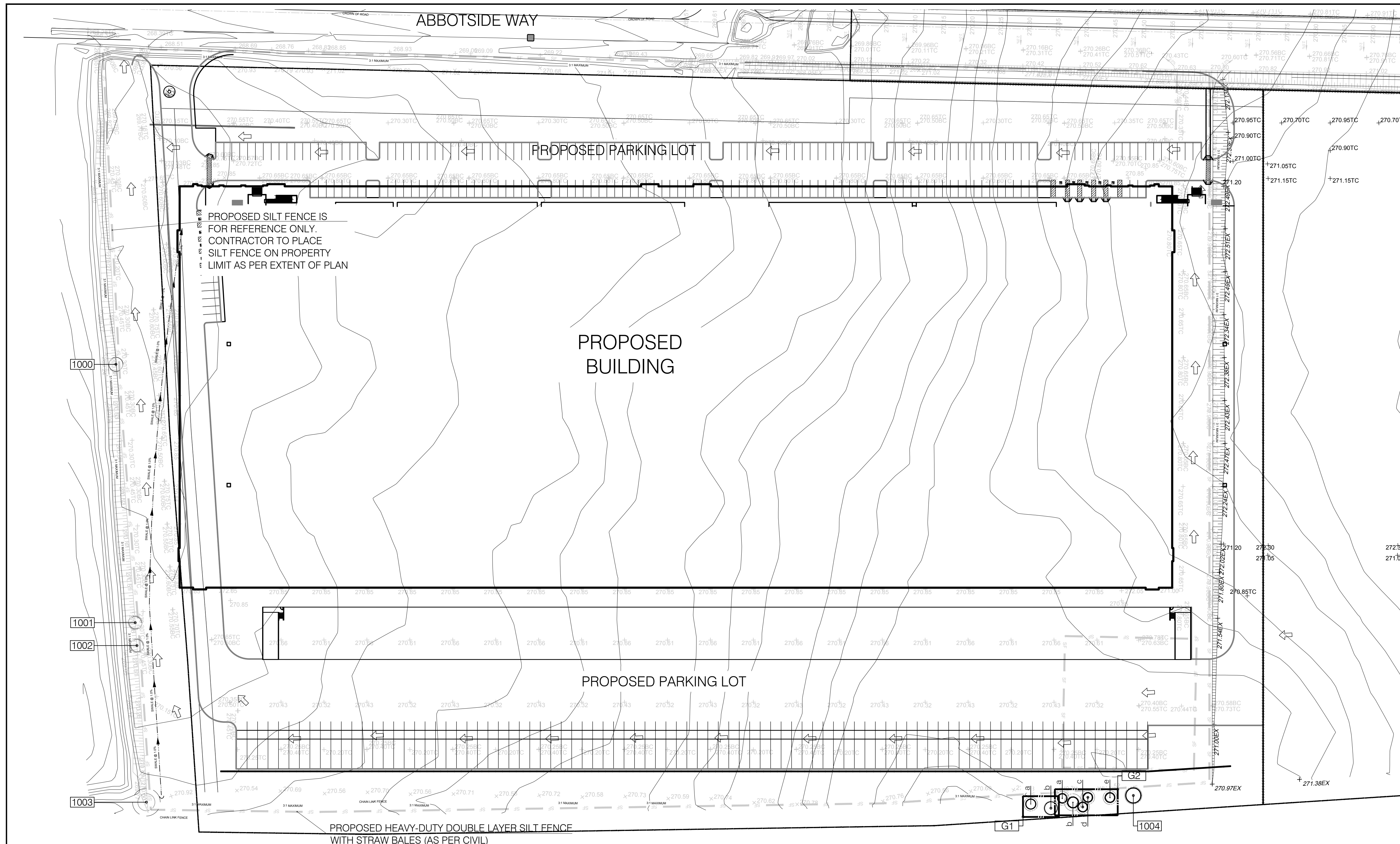


scheme: 09

Conceptual Site Plan



ATTACHMENT 3 – LANDSCAPE PLAN FOR PHASE 1



**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

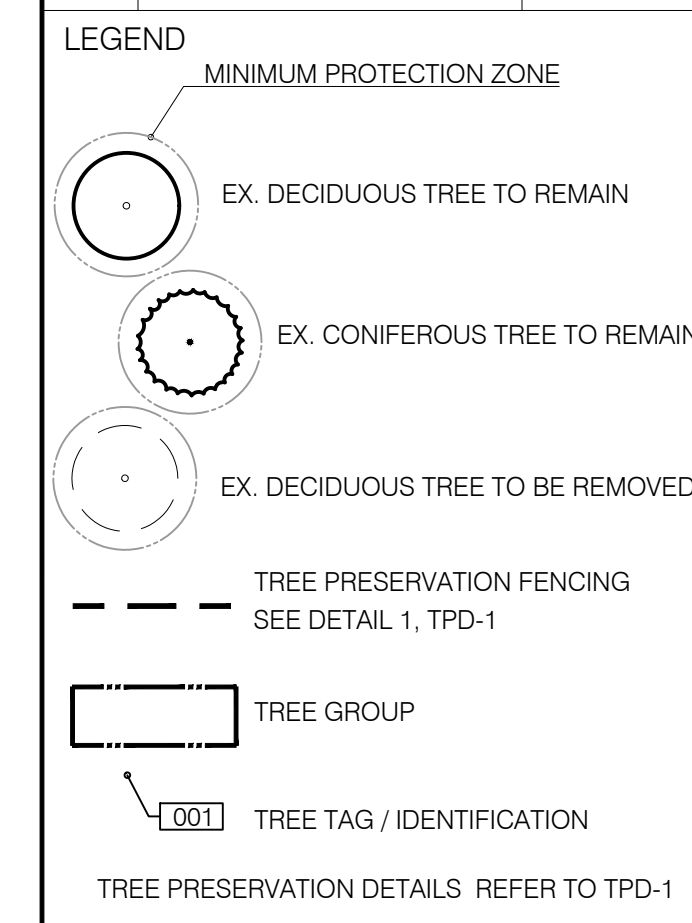
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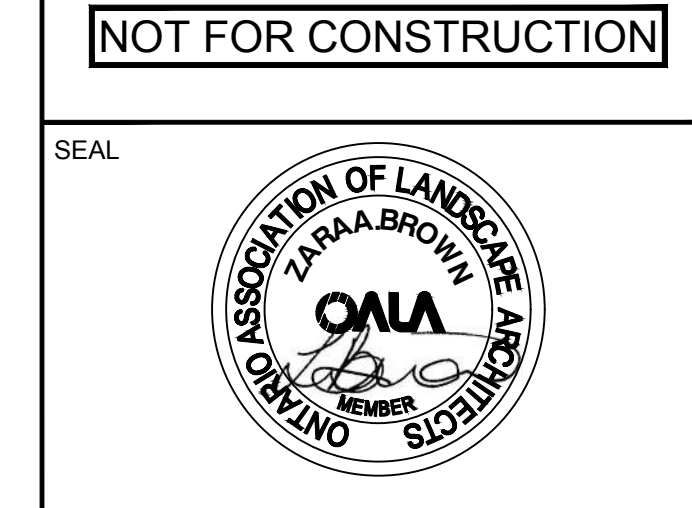
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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR ZBA AND SPA	NOV 22, 2021



NOT FOR CONSTRUCTION



EXISTING TREE IDENTIFICATION TABLE

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH (cm)	CONDITION (2)	MINIMUM TREE PROTECTION ZONE (MTPZ)(m)	OWNERSHIP (3)	IMPACTS OF DEVELOPMENT (4)	RECOMMENDATION (5)	COMMENTS (6)
1000	POPULUS TREMULOIDES	QUAKING ASPEN	13.9	G	2.4	A	IMPACTED: NEW SILT FENCE, GRADING	REMOVE	
1001	RHAMNUS CATHARTICA	BUCKTHORN	10.5	G	2.4	A	IMPACTED: NEW SILT FENCE, GRADING	REMOVE	
1002	SALIX SPP.	WILLOW SPP.	15.0	G	2.4	A	IMPACTED: NEW SILT FENCE, GRADING	REMOVE	
1003	SASSAFRAS ALBIDUM	SASSAFRAS	42.5	F	3.0	A	IMPACTED: NEW SILT FENCE, GRADING	REMOVE	
G1	a ACER SACCHARINUM	SILVER MAPLE	40.0	G	3.0	M	NONE	PRESERVE	
	b ACER SACCHARINUM	SILVER MAPLE	30.0	G	2.4	M	NONE	PRESERVE	
G2	a PICEA GLAUCA	WHITE SPRUCE	30.0	G	2.4	M	LIMITED: NEW SILT FENCE	PRESERVE	
	b PICEA GLAUCA	WHITE SPRUCE	32.0	G	3.0	M	NONE	PRESERVE	
	c PICEA GLAUCA	WHITE SPRUCE	26.0	F	2.4	M	NONE	PRESERVE	
	d PICEA GLAUCA	WHITE SPRUCE	17.0	F	2.4	M	LIMITED: NEW SILT FENCE	PRESERVE	
e	PICEA GLAUCA	WHITE SPRUCE	20.0	F	2.4	M	NONE	PRESERVE	

(1) Trees recommended for PRESERVING IN SHADED BOXES
 (2) Condition: Good (G) - dead branches less than 10%; signs of good compartmentalization on any wounds; no structural defects
 Fair (F) - 10-30% dead branches; size or occurrence of wounds present some concerns; minor structural defects
 Poor (P) - more than 30% dead branches; weak compartmentalization; early leaf drop; presence of insects or disease; major structural defects
 Dead (D) - tree shows no signs of life
 (3) Ownership: S - Subject Site
 M - Municipality
 A - Adjacent Site
 (4) Impacts: NONE - no construction activity occurs at or within the dripline of a tree.
 LIMITED - construction activity occurs at or within the dripline of a tree, but is not likely to lead to tree death in the short term (5-10 years) if precautionary measures are taken; this may require root pruning.
 IMPACTED - construction activity (XXX - structures, fencing, trenching, grading, etc) which requires the direct removal of a tree or occurs within a significant portion of the canopy/root zone, such that the activity will significantly affect tree health leading to death in the short term
 (5) Recommendation: Preserve, Remove, Transplant
 (6) Comments based on tree health, condition, structure and existing physical constraints; recommendations for pruning or decompaction.

HWY. 410

TREE PRESERVATION NOTES:

- ANY TREES LOCATED ON THE PROPERTY LINE OR ON THE ADJACENT PROPERTY THAT ARE PROPOSED TO BE REMOVED OR PRUNED WILL REQUIRE WRITTEN CONSENT FROM THE ADJACENT LANDOWNER. ALL CORRESPONDENCE IS TO BE FORWARDED TO THE TOWN PRIOR TO ANY REMOVALS.
- 2:1 TREE COMPENSATION WILL BE REQUIRED FOR ALL TREE REMOVALS. TREE COMPENSATION PLANTING IS IN ADDITION TO THE STANDARD REQUIRED PLANTING. IN THE EVENT THAT TREE COMPENSATION CANNOT BE ACCOMMODATED FOR IN THE PLANTING DESIGN, FINANCIAL COMPENSATION SHALL BE COLLECTED AT A RATE (PER TREE) AS DETERMINED BY THE TOWN. REMOVALS SHOULD OCCUR OUTSIDE OF THE BREEDING BIRD SEASON (APRIL-1-AUGUST1). IF THIS IS NOT POSSIBLE, CLEARANCE WITH AN ECOLOGIST SHOULD OCCUR PRIOR TO CONSTRUCTION TO ENSURE NO LOSS OF BIRD NEST, EGG OR UNFLEDGED YOUNG.

IBI GROUP
Suite 200 - 360 James Street North
Hamilton ON L8L 1H5 Canada
tel 905 546 1010 fax 905 546 1011
ibigroup.com

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

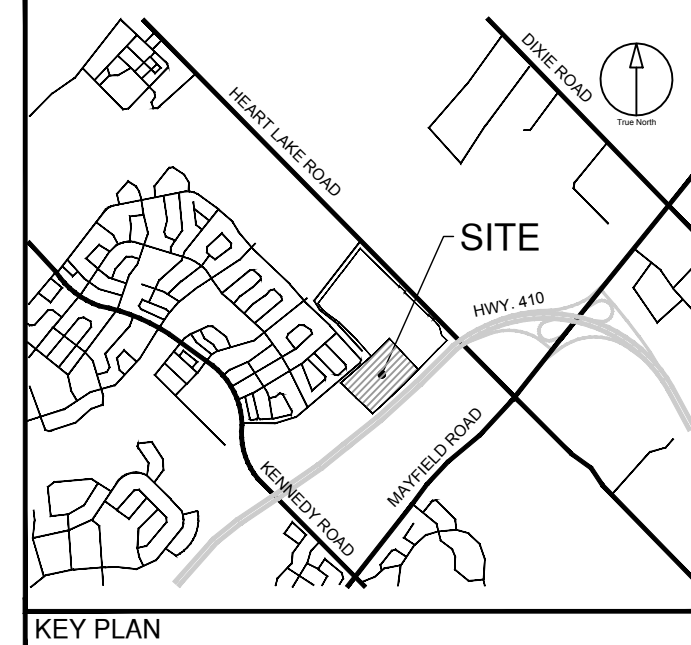
PROJECT NO:
135636

DRAWN BY: TK
CHECKED BY: TO

PROJECT MGR: SA
APPROVED BY: TO

SHEET TITLE
TREE PROTECTION PLAN

SHEET NUMBER TPP-1 **ISSUE** 01



CLIENT
BROCCOLINI

2680 SKYMARK AVENUE, SUITE 800
MISSISSAUGA, ON. L4W5L6

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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR ZBA AND SPA	NOV 22, 2021

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: _____

LEGEND

TOWN OF CALEDON	APPRD:	C.C.	DATE:	JUNE 08		
2	STANDARD No. 1155 NOW 707, NOTES EDIT	JUNE 08	DRAWN:	abal	SCALE:	NTS
1	NOTE NO. 9 ADDED	MARCH 08				
NO.	REVISION	APPRD	DATE	STANDARD No. 707		

NOT FOR CONSTRUCTION



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Hamilton ON L8L 1H5, Canada
tel 905 546 1010 fax 905 546 1011
ibigroup.com

PROJECT
12304 HEART LAKE ROAD

CALEDON, ON. L7C 2J2

PROJECT NO:
135636

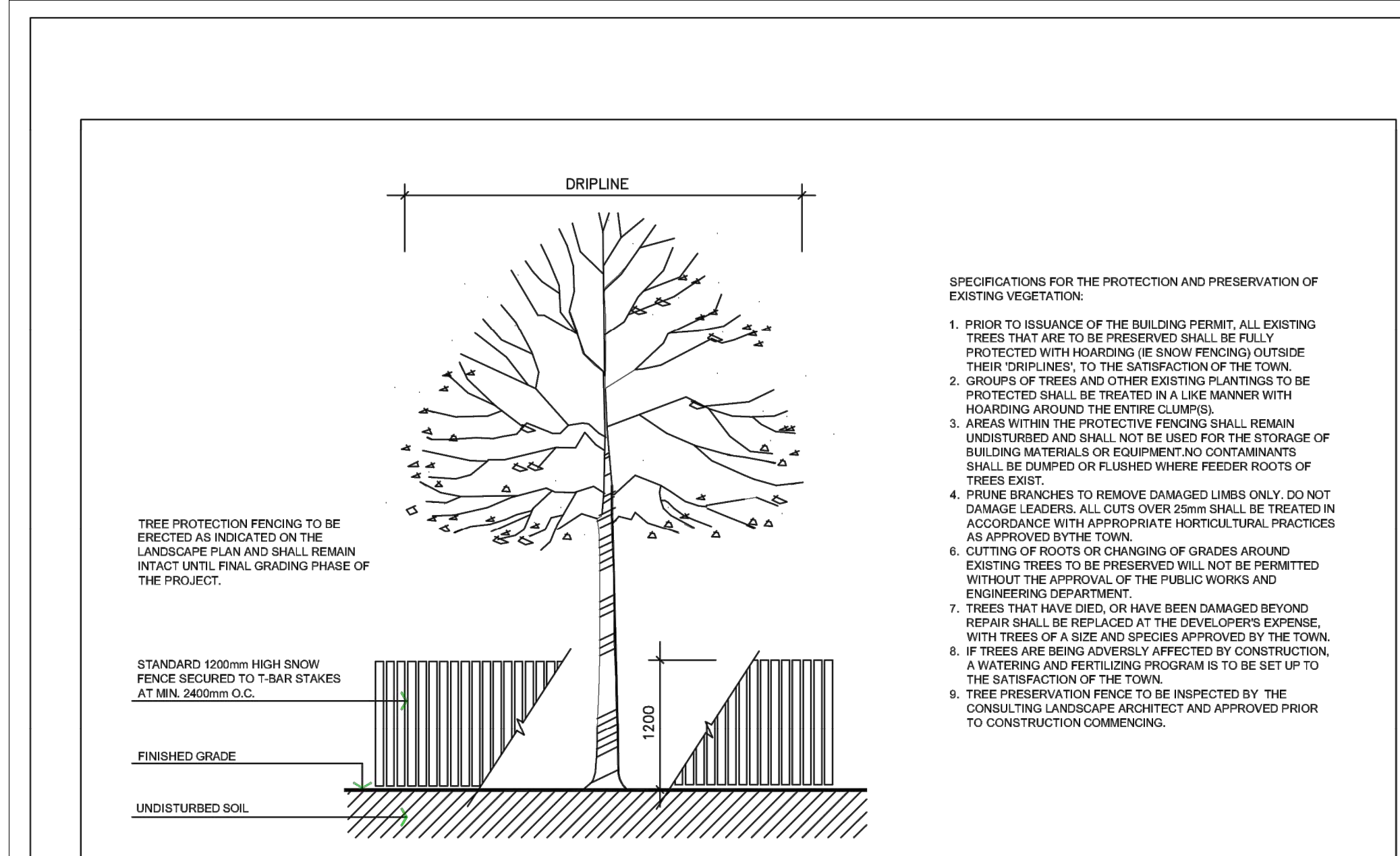
DRAWN BY: TK
PROJECT MGR: SA

CHECKED BY: TO
APPROVED BY: TO

SHEET TITLE
TREE PROTECTION DETAILS

SHEET NUMBER
TPD-1

ISSUE
01



- SPECIFICATIONS FOR THE PROTECTION AND PRESERVATION OF EXISTING VEGETATION:
- PRIOR TO ISSUANCE OF THE BUILDING PERMIT, ALL EXISTING TREES THAT ARE TO BE PRESERVED SHALL BE FULLY PROTECTED WITH HOARDING (E SNOW FENCING) OUTSIDE THEIR DRIPLINES, TO THE SATISFACTION OF THE TOWN.
 - GROUPS OF TREES AND OTHER EXISTING PLANTINGS TO BE PROTECTED SHALL BE TREATED IN A LIKE MANNER WITH HOARDING AROUND THE ENTIRE CLUMPS(S).
 - AREAS WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF BUILDING MATERIALS OR EQUIPMENT. NO CONTAMINANTS SHALL BE DUMPED OR FLUSHED WHERE FEEDER ROOTS OF TREES EXIST.
 - PRUNE BRANCHES TO REMOVE DAMAGED LIMBS ONLY. DO NOT DAMAGE LEADERS. ALL CUTS OVER 25mm SHALL BE TREATED IN ACCORDANCE WITH APPROPRIATE HORTICULTURAL PRACTICES AS APPROVED BY THE TOWN.
 - CUTTING OF ROOTS OR CHANGING OF GRADES AROUND EXISTING TREES TO BE PRESERVED WILL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE PUBLIC WORKS AND ENGINEERING DEPARTMENT.
 - TREES THAT HAVE DIED, OR HAVE BEEN DAMAGED BEYOND REPAIR SHALL BE REPLACED AT THE DEVELOPER'S EXPENSE, WITH TREES OF A SIZE AND SPECIES APPROVED BY THE TOWN.
 - IF TREES ARE BEING ADVERSELY AFFECTED BY CONSTRUCTION, A WATERING AND FERTILIZING PROGRAM IS TO BE SET UP TO THE SATISFACTION OF THE TOWN.
 - TREE PRESERVATION FENCE TO BE INSPECTED BY THE CONSULTING LANDSCAPE ARCHITECT AND APPROVED PRIOR TO CONSTRUCTION COMMENCING.

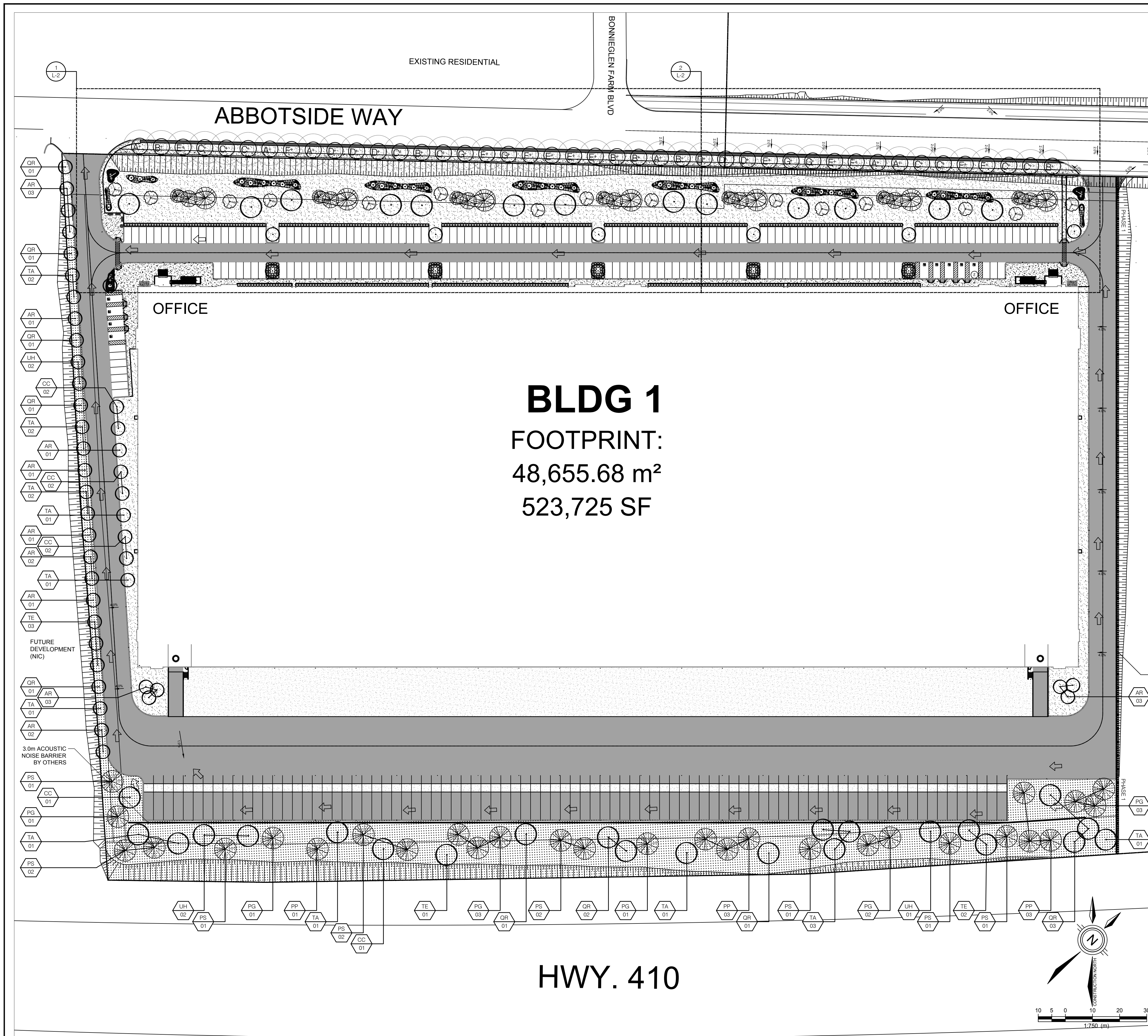
TOWN OF CALEDON	APPRD:	C.C.	DATE:	JUNE 08		
2	STANDARD No. 1155 NOW 707, NOTES EDIT	JUNE 08	DRAWN:	abal	SCALE:	NTS
1	NOTE NO. 9 ADDED	MARCH 08				
NO.	REVISION	APPRD	DATE	STANDARD No. 707		

- SPECIFICATIONS**
- A. General**
- The following Tree Preservation and Protection Measures will be undertaken to help eliminate and/or significantly reduce construction injury to all trees recommended for preservation. All temporary tree protection measures cited for retained trees must comply with the Town of Caledon Tree Protection Specifications and Details. Any variation from the standard tree protection measures must be approved in writing by the Town of Caledon.
- B. Pre-Construction Phase**
- Prior to construction, the trees to be preserved shall be protected with a Tree Protection Barrier. The barrier shall consist of 1.2m (4ft) high orange plastic snow fence wired to T-bars (see Town of Caledon Tree Preservation Fencing, STD 606).
 - If applicable, attach a filter cloth 600mm high to the construction side of the hoarding to act as sediment control. Sediment control fencing shall meet or exceed OPSD-219.110, and be installed to the satisfaction of the Town of Caledon.
 - All supports and bracing used to safely secure the barrier should be located outside the Tree Protection Zone (TPZ). All supports and bracing should minimize damage to roots.
 - The TPZ fence is to be installed along the edge of the tree protection zones. This hoarding is to remain in place and remain in good condition throughout the entire duration of the project. Dismantling the tree protection barrier prior to approval by the Town of Caledon staff may constitute a contravention.
 - The applicant shall notify the Town of Caledon and the consulting certified arborist or landscape architect to confirm that the tree protection barriers are in place.
 - Where fill or excavated material must be temporarily located near a TPZ, a wooden barrier must be used to ensure no material enters the TPZ.
 - Remove any garbage and foreign debris from the tree protection zones, daily.
 - For the trees that were recommended for removal and/or crown pruning that are within the TPZ limits, these activities are to be performed by a qualified ISA certified arborist prior to the installation of the Tree Protection Zone barriers and prior to the commencement of any construction activities. Install the Tree Protection Zone barrier as per Tree Preservation Fencing, STD 606 at the limits shown on the tree inventory and protection plan after the tree removal, whichever is greater, and crown pruning activities are completed.
 - A **Tree Protection Zone** sign must be mounted on all sides of the tree protection barrier for the duration of site construction. The sign should be a minimum of 40cm x 60cm and made of white gator board or equivalent material.
 - The sign must be similar to the illustration shown below, or as directed by the Town of Caledon.
-
11. All contractors and site visitors should be informed of the tree preservation and protection measures at a pre-construction meeting.
- specifications continued on next panel...

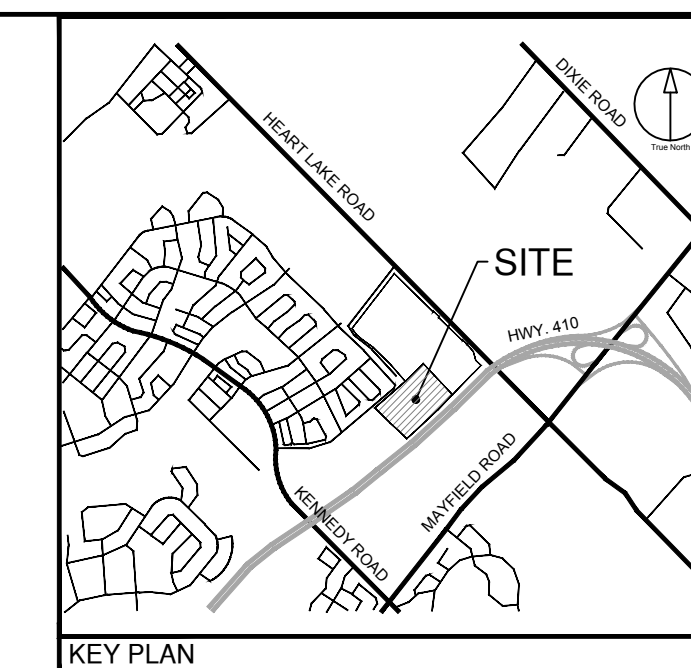
TOWN OF CALEDON	APPRD:	B.B.	DATE:	AUGUST 17	
	DRAWN:	B.M.	SCALE:	NTS	
NO.	REVISION	APPRD	DATE	STANDARD No. 710	

- SPECIFICATIONS** continued from previous panel
- C. During Construction Phase**
- All areas within the TPZ shall remain undisturbed for the duration of construction. There will be no grade changes, dumping, and storage of any materials, structures or equipment within these areas. The Tree Protection Barrier must not be removed without the written authorization of the Town of Caledon.
 - Minor grading works will be permitted at the edge of the preservation zone as required to correct localized depressions, and blend to existing grades. This work to be undertaken under the direct supervision of an ISA certified arborist.
 - A certified ISA arborist will undertake proper root pruning in accordance with acceptable arboriculture practices when and if roots of retained trees are to be exposed, damaged, or severed by construction work. The exposed roots will be backfilled with appropriate material as soon as possible to prevent desiccation. Root pruning prior to excavation will help prevent necessary damage to tree roots. The use of low pressure hydrovac to expose roots is recommended, at no additional cost.
 - The Town of Caledon must be notified for all work that impacts the TPZ for temporary removal of a section of hoarding to gain access for fine grading or other works. All works are to be supervised by the Town of Caledon.
 - No cables, wire or ropes of any kind shall be wrapped around or installed in trees to be preserved.
 - No contaminants will be dumped or flushed in the TPZ areas or where feeder roots of trees exist (generally beyond the TPZ areas).
 - Irrigate tree protection zones during drought conditions, June to September to reduce drought stress.
 - Inspect the site daily to ensure hoarding is in place and in good condition. Inspect trees to monitor condition.
- end of specifications

TOWN OF CALEDON	APPRD:	B.B.	DATE:	AUGUST 17	
	DRAWN:	B.M.	SCALE:	NTS	
NO.	REVISION	APPRD	DATE	STANDARD No. 711	



BLDG 1
FOOTPRINT:
48,655.68 m²
523,725 SF



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: _____

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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR ZBA AND SPA	NOV 22, 2021

- 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



NOTE: REFER TO DRAWINGS L-2 THROUGH L-4 FOR ENLARGEMENT AREAS PLANT QUANTITIES

PROPOSED 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	6	14	
B	Celtis occidentalis	Hackberry	70mm		W.B.	18.0	16.0	8.0	6	14	
C	Gleditsia triacanthos var. inermis	Halka Honeylocust	70mm		W.B.	15.0	14.0	8.0	8	18	
D	Quercus macrocarpa	Bur Oak	70mm		W.B.	18.0	13.0	8.0	6	14	
E	Tilia x euchlora	Crimean Linden	70mm		W.B.	17.0	10.0	8.0	6	14	
F	Quercus rubra	Red Oak	70mm		W.B.	16.0	15.0	8.0	6	14	
G	Ulmus x homestead	Homestead Elm	70mm		W.B.	18.0	12.0	8.0	5	12	
									TOTAL	43	100%

PROPOSED 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	15	24.5	
CC	Carpinus caroliniana	Blue Beech	60mm		W.B.	10.0	10.0	8.0	8	13	
QR	Quercus rubra	Red Oak	60mm		W.B.	16.0	15.0	8.0	12	20	
TA	Tilia americana 'Redmond'	Redmond Basswood	60mm		W.B.	20.0	10.0	8.0	15	24.5	
TE	Tilia x euchlora	Crimean Linden	60mm		W.B.	17.0	10.0	8.0	6	10	
LH	Ulmus x homestead	Homestead Elm	60mm		W.B.	18.0	12.0	8.0	5	8	
									TOTAL	61	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	7	23	
PS	Pinus strobus	Eastern White Pine		200cm	W.B.	24.0	10.0	8.0	12	40	
									TOTAL	30	100%

1 LANDSCAPE PLAN
 L-1 1:750

IBI GROUP
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 ibigroup.com

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

PROJECT NO:
135636

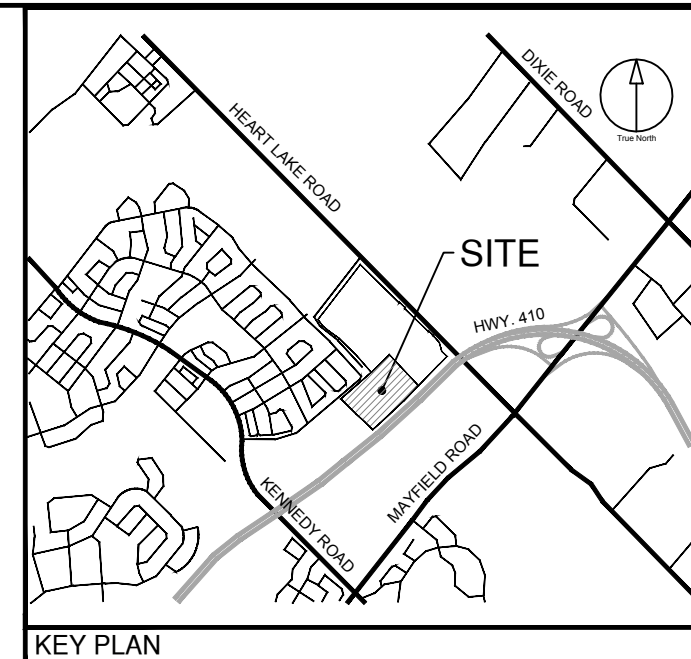
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CHECKED BY: TO

PROJECT MGR: SA
APPROVED BY: TO

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER L-1 **ISSUE** 01

File Location: T:\135636_12304Heart7_0_Production\02_Landscape\Sheets\135636_L1.dwg Last Saved: November 15, 2021 3:43:14 PM by Leonardo Guilherme



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Town of Caledon
APPROVED
AS NOTED

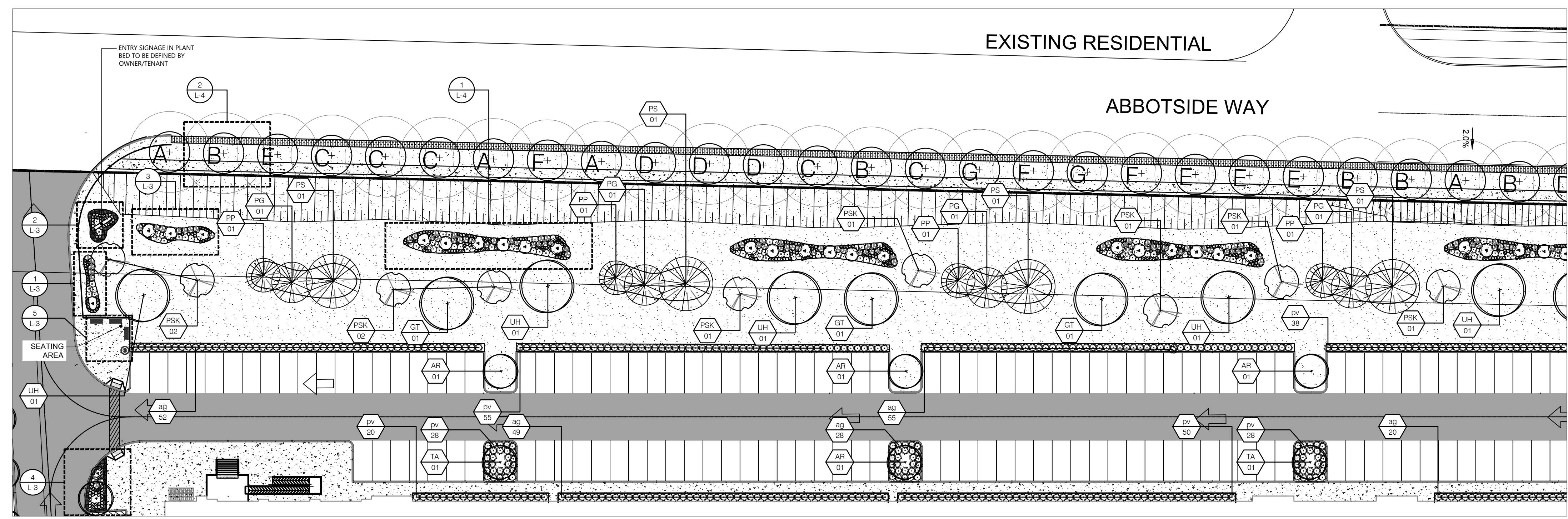
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Date: _____
 Approved By: _____
 Print Name: _____

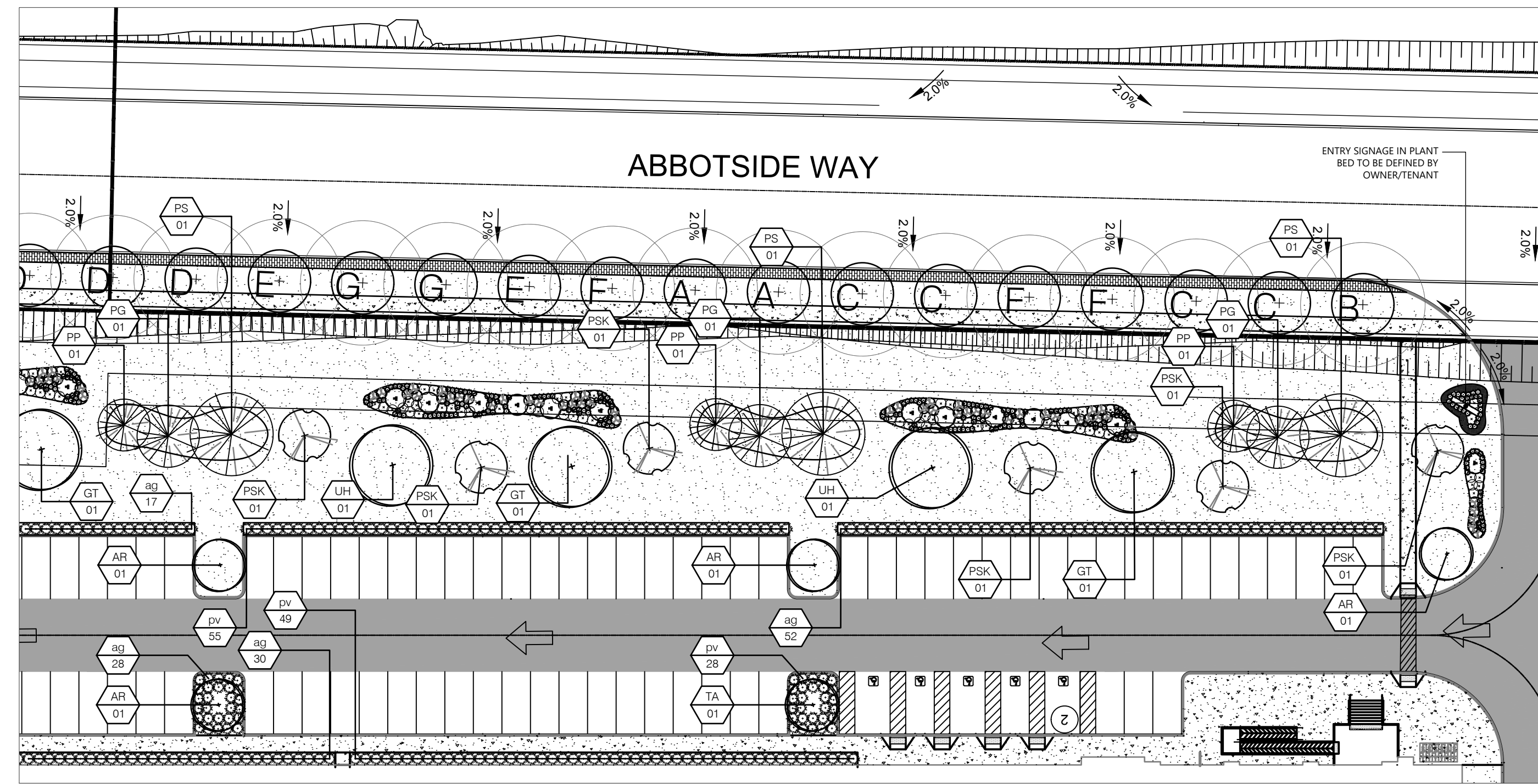
ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR ZBA AND SPA	NOV 22, 2021

- 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



1 LANDSCAPE PLAN ENLARGEMENT I
 L-2 1:400



2 LANDSCAPE PLAN ENLARGEMENT II
 L-2 1:400

PROPOSED 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	8	
GT	Gleditsia thraucanthos var. inermis	Thornless Honeylocust	60mm		W.B.	18.0	13.0	6.0	6	
FSK	Prunus serrulata 'Kwanzan'	Kwanzan Flowering Cherry	60mm		W.B.	10.0	6.0	6.0	15	
TA	Tilia americana 'Redmond'	Redmond Basswood	60mm		W.B.	20.0	10.0	8.0	3	
LH	Ulmus x homestead	Homestead Elm	60mm		W.B.	18.0	12.0	8.0	7	
									TOTAL	39
CONIFEROUS TREES										
PG	Picea glauca	White Spruce	200cm		W.B.	25.0	8.0		7	
PS	Pinus strobus	Eastern White Pine	200cm		W.B.	24.0	10.0		7	
PP	Picea pungens	Colorado Spruce	200cm		W.B.	18.0	6.0		7	
									TOTAL	21
GRASSES										
ag	Andropogon gerardii	Big Blue Stem				1 gal	2.0	1.0	1.0	331
pv	Panicum virgatum	Switch Grass				1 gal	2.0	1.0	1.0	351
									TOTAL	682

NOT FOR CONSTRUCTION



IBI GROUP
 Suite 200 - 360 James Street North
 Hamilton ON L8L 1H5 Canada
 Tel: 905 546 1010 Fax: 905 546 1011
 ibigroup.com

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

PROJECT NO:
 135636

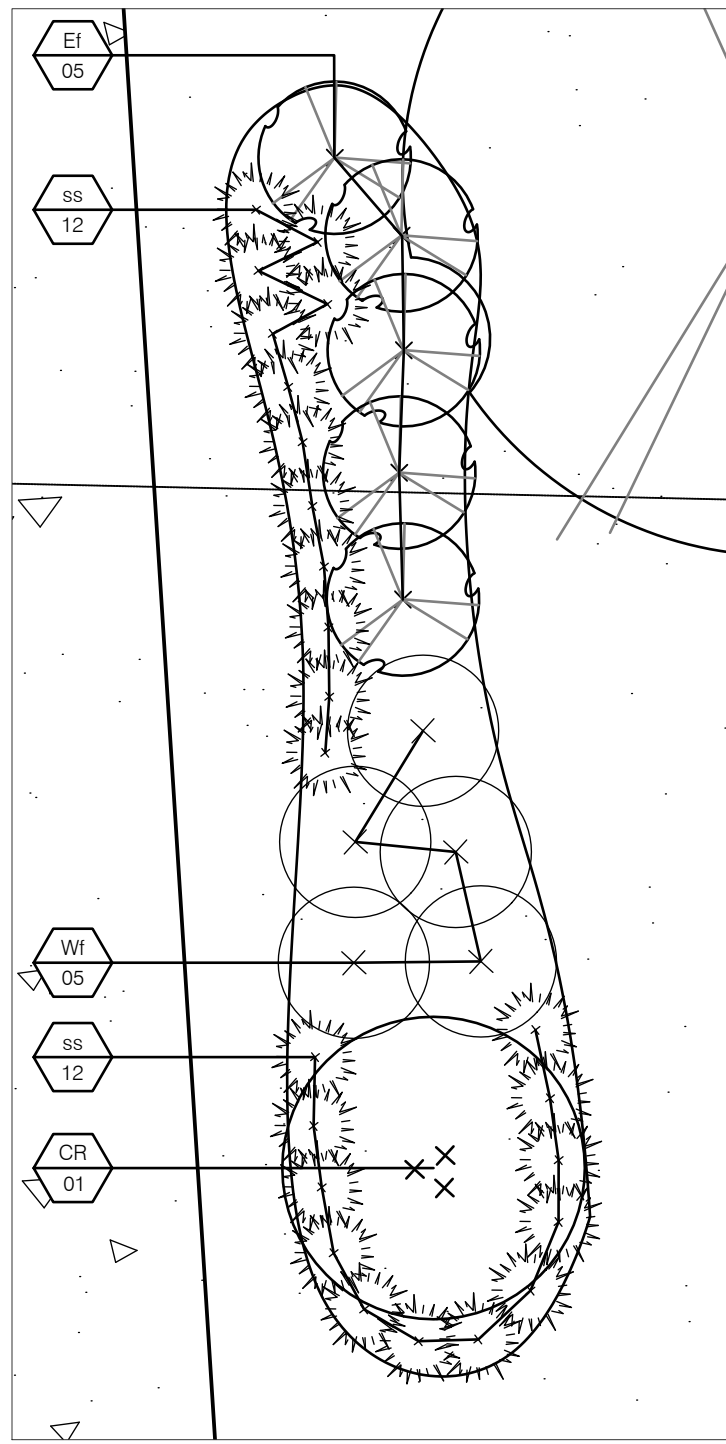
DRAWN BY: LG
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PROJECT MGR: SA
APPROVED BY: TO

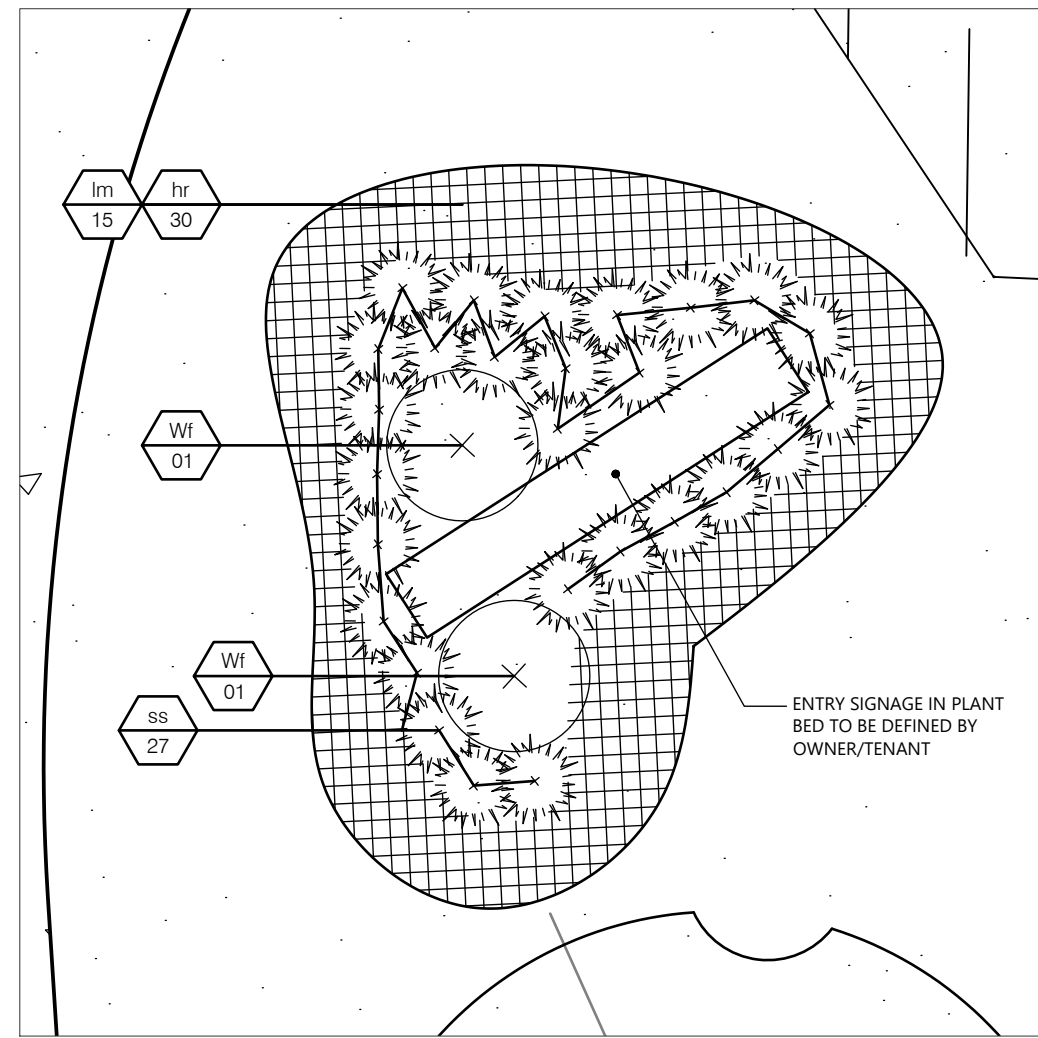
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SHEET NUMBER L-2 **ISSUE** 01

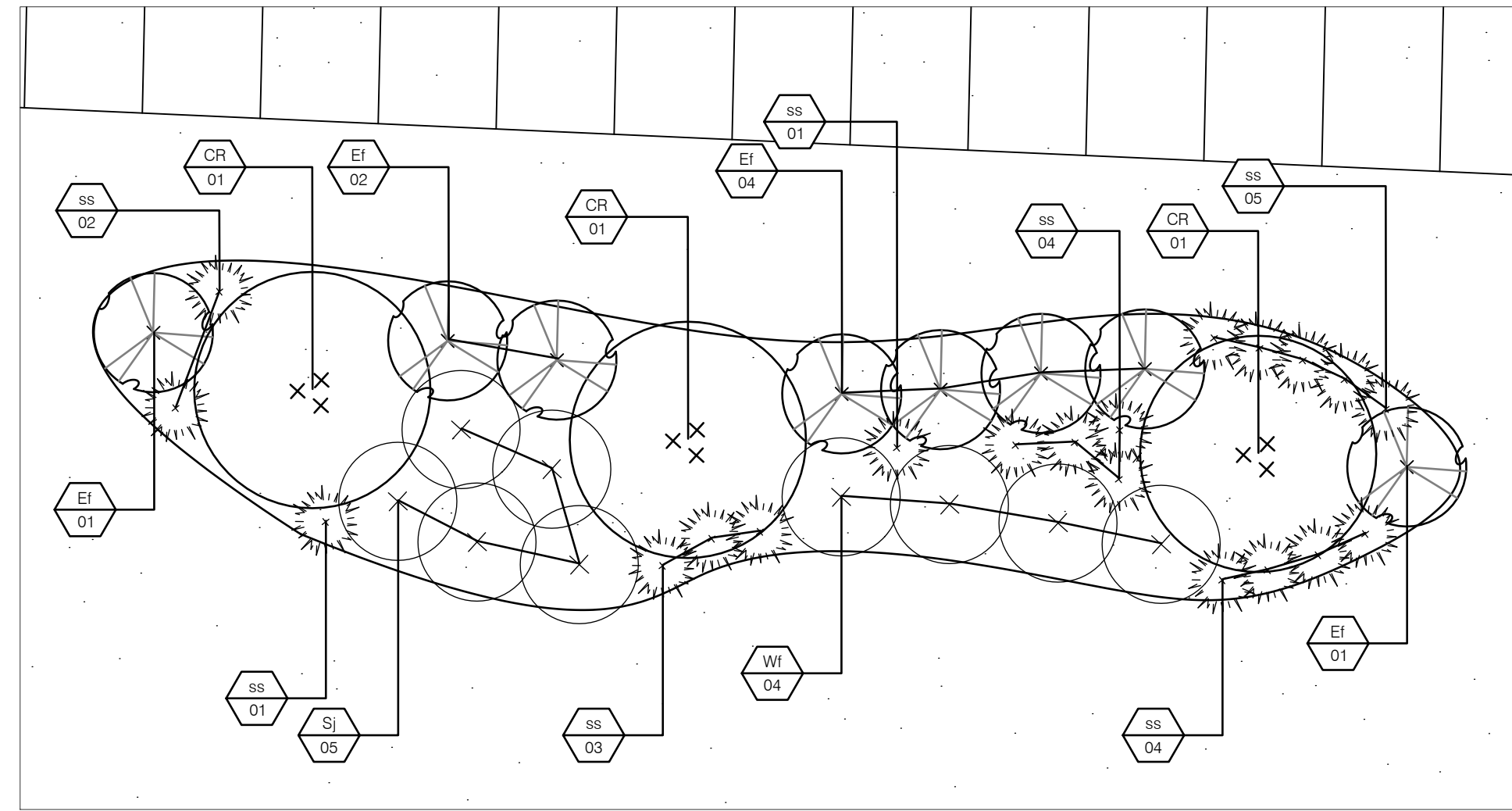
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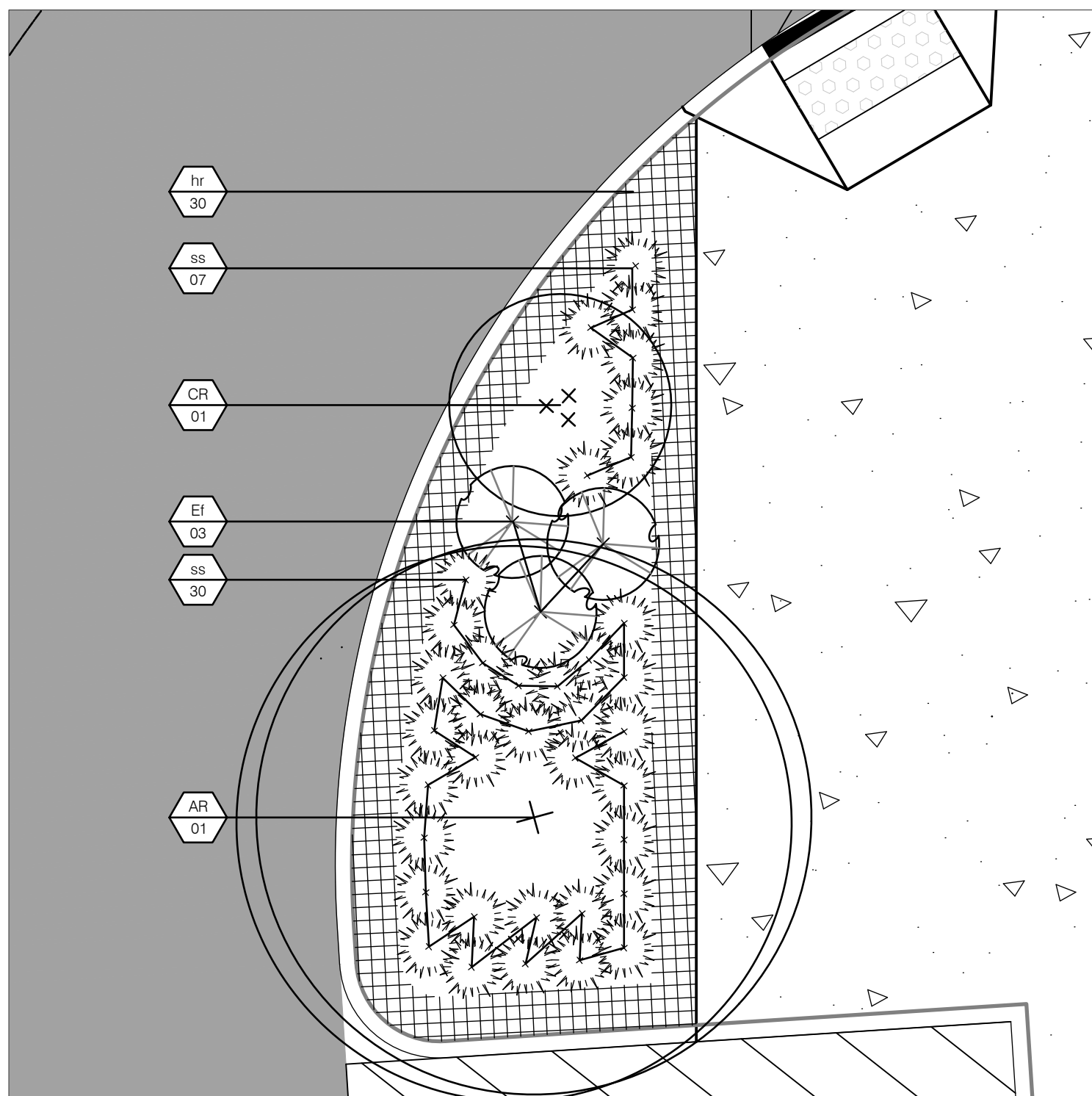
1 GARDEN BED PLANTING I (TYP.)
L-3 1:50



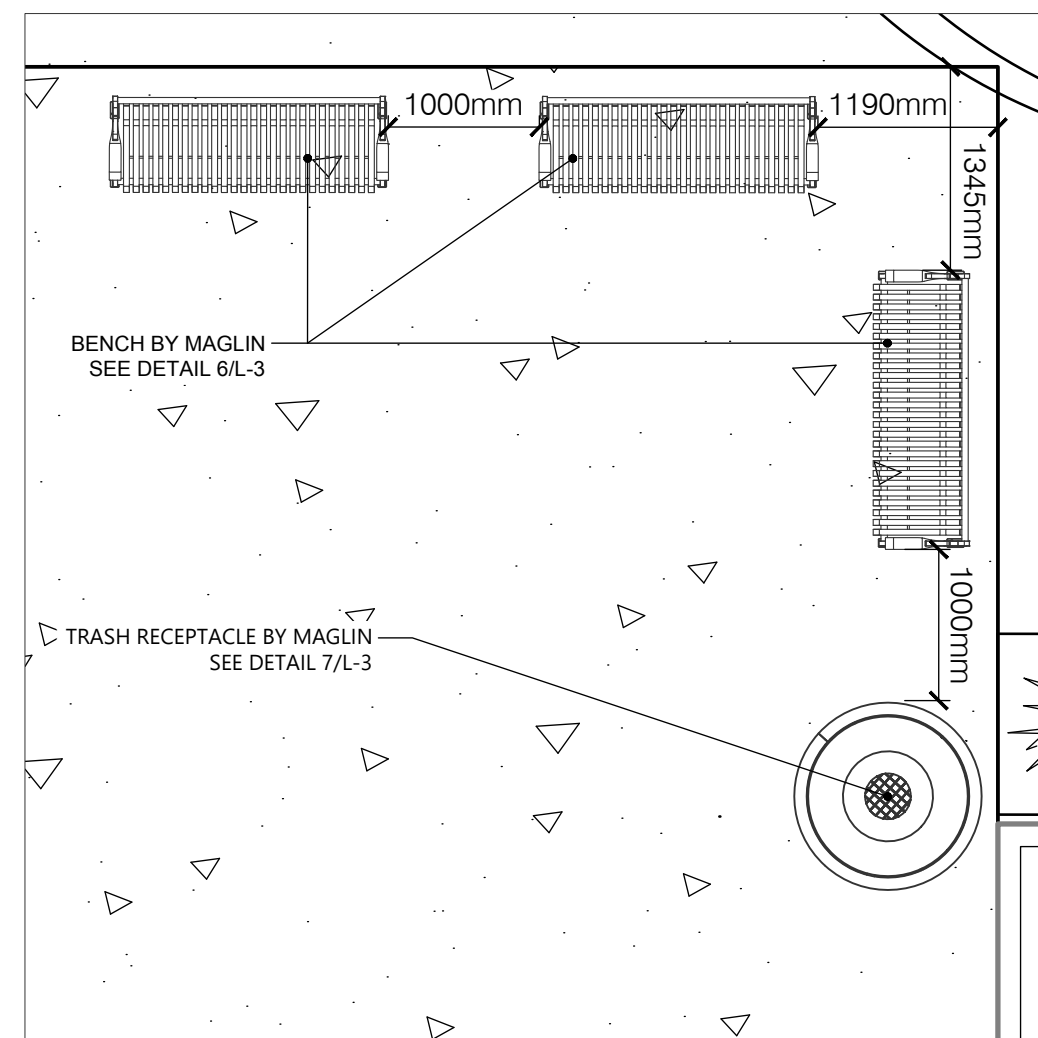
2 GARDEN BED PLANTING II (TYP.)
L-3 1:50



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



4 GARDEN BED PLANTING IV
L-3 1:50



5 SEATING AREA ENLARGEMENT
L-3 1:50

MBE-0310-00001
Legacy # MLB310-M

300 SERIES

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" (791cm) LENGTH: 71.25" (77.8cm) DEPTH: 22.75" (57.8cm) WEIGHT: 134 lbs (61kg)

MAGLIN
Site Furniture
1 800 716 8000
1 877 200 8888
www.maglin.com
sales@maglin.com

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6 BENCH BY MAGLIN
L-3 NTS

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

200 SERIES

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

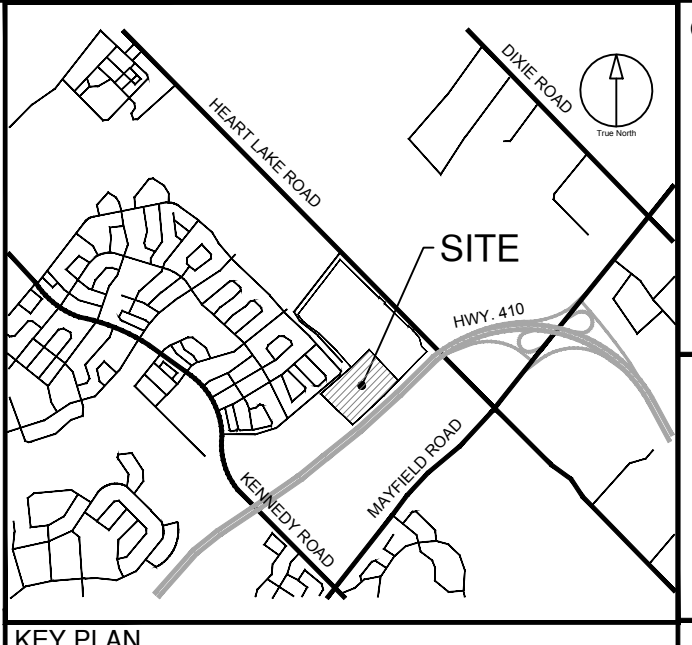
HEIGHT: 35 1/2" (90cm) DIAMETER: 24 5/8" (62.5cm) WEIGHT: 194.5lbs (88.2kg)

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Site Furniture
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1 877 200 8888
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7 TRASH RECEPTACLE BY MAGLIN
L-3 NTS

KEY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE	COND	MATURE HEIGHT (ft)	MATURE SPREAD (ft)	O.C. SPACING (ft)	QNTY.	%
DECIDUOUS TREES										
AR	Acer rubrum 'Brandywine'	Brandywine Maple	60mm		W.B.	10.0	6.0	6.0	1	
CR	Cornus racemosa	Gray Dogwood	Clump	200cm	W.B.	10.0	10.0	10.0	9	
									TOTAL	10
SHRUBS										
EI	Euonymus fortunei 'Sarcocoe'	Sarcocoe Euonymus		50cm	5 gal	1.3	1.3	1.0	29	
Sj	Spiraea japonica 'Goldflame'	Goldflame Spirea		40cm	3 gal	1.0	1.3	1.0	10	
WI	Weigela florida 'Flamboy'	Flamboy Weigela		40cm	3 gal	1.0	1.3	1.0	22	
									TOTAL	61
PERENNIALS / GRASSES										
hr	Hemerocallis 'Rocket City'	Rocket City Daylily			1 gal	0.9	0.6		90	
lm	Lilium muscari 'Big Blue'	Giant Lily Turf			1 gal	0.5	0.4		30	
ss	Schizachyrium scoparium	Little Bluestem			1 gal	1.3	0.7		179	
									TOTAL	179



Town of Caledon APPROVED AS NOTED

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Date: _____
Approved By: _____
Print Name: _____

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is a member of the IBI Group of companies.

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR ZBA AND SPA	NOV 22, 2021

- 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

NOT FOR CONSTRUCTION



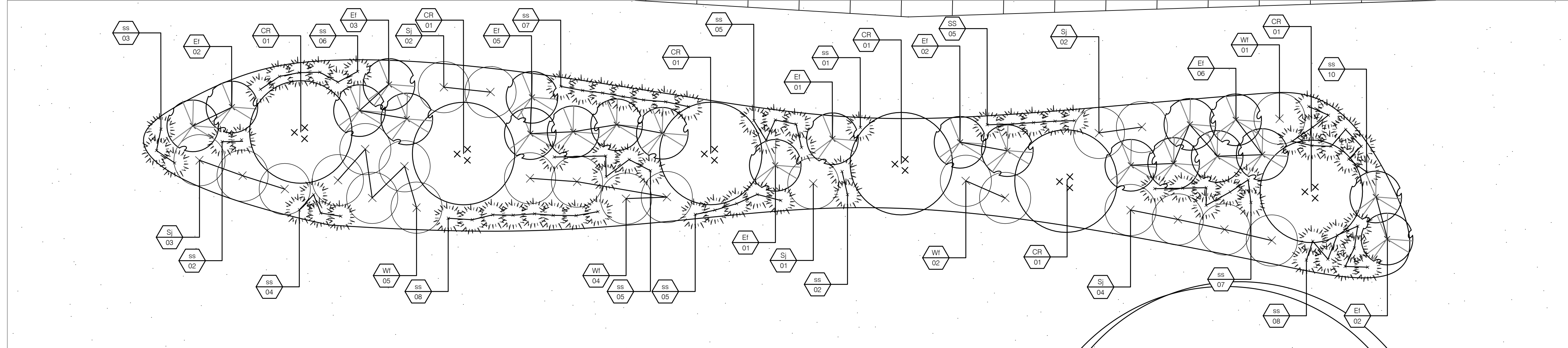
IBI GROUP
Suite 200 - 360 James Street North
Hamilton ON L8L 1H5 Canada
tel 905 546 1010 fax 905 546 1011
ibigroup.com

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

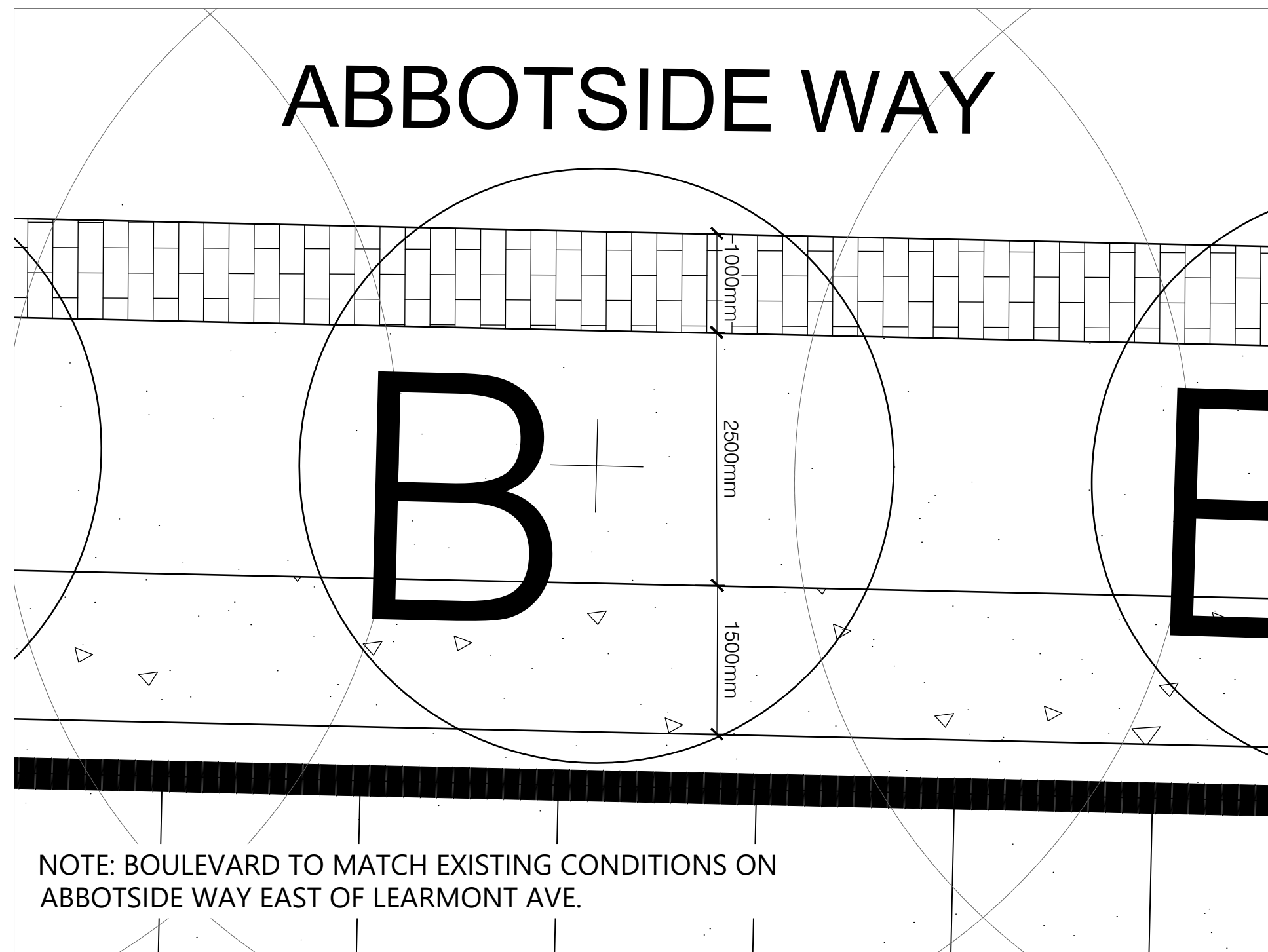
PROJECT NO:
135636
DRAWN BY: LG
CHECKED BY: TO
PROJECT MGR: SA
APPROVED BY: TO

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER L-3 **ISSUE** 01

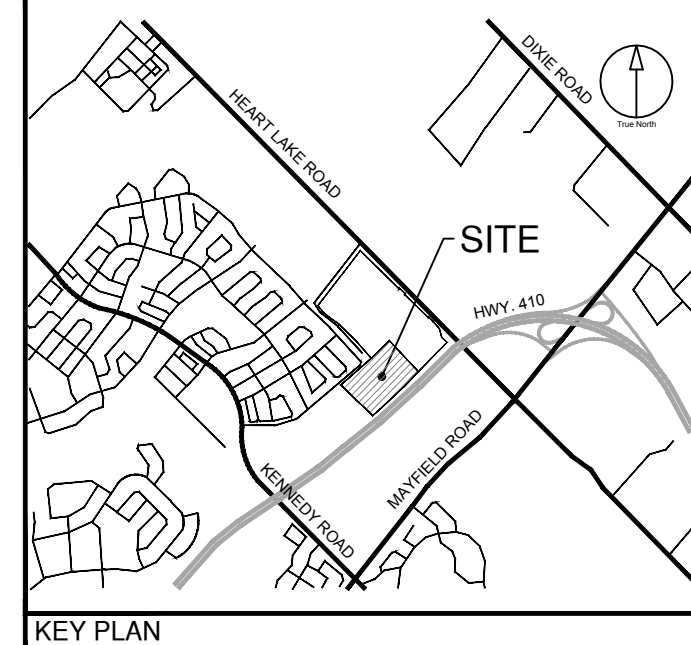


1 GARDEN BED PLANTING VI (TYP.)
L-4 1:50



2 BOULEVARD DETAIL
L-4 1:50

KEY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE	COND	MATURE HEIGHT (m)	MATURE SPREAD (m)	O.C. SPACING (m)	QNTY.	%
DECIDUOUS TREES										
CR	<i>Cornus racemosa</i>	Gray Dogwood	Clump	200cm	W.B.	10.0	10.0	10.0	36	
									TOTAL	36
SHRUBS										
EI	<i>Euonymus fortunei</i> 'Sarcocoe'	Sarcocoe Euonymus		50cm	5 gal	1.3	1.3		132	
SI	<i>Spiraea japonica</i> 'Goldflame'	Goldflame Spirea		40cm	3 gal	1.0	1.3		60	
WI	<i>Weigela florida</i> 'Flammar'	Flammar Weigela		40cm	3 gal	1.0	1.3		72	
									TOTAL	264
PERENNIALS / GRASSES										
SS	<i>Schizachyrium scoparium</i>	Little Bluestem			1 gal	1.3	0.7		468	
									TOTAL	468



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	NOV 22, 2021

- 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

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IBI GROUP
Suite 200 - 360 James Street North
Hamilton ON L8L 1H5 Canada
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ibigroup.com

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

PROJECT NO:
135636

DRAWN BY: LG CHECKED BY: TO

PROJECT MGR: SA APPROVED BY: TO

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER L-4 ISSUE 01

File Location: T:\135636_12304Heart\0_Production\02_Design\02_Landscape\Sheets\135636_Landsc.Lay Last Saved: November 15, 2021, by Leonardo Guilherme Plot Date: Monday, November 22, 2021 3:42:29 PM by Leonardo Guilherme

SPECIFICATIONS

A. GENERAL

- i) These Specifications are to be read in conjunction with the General Conditions of the contract, as prepared by and available at the offices of IBI Group.
- ii) Prior to commencing work, the Contractor shall:
 1. Become familiar with the plans, details, and specifications of this project.
 2. Visit the site to ascertain and take account of existing conditions and any deviations from the plans in work by others, and
 3. Finalize all design alternatives in consultation with the Landscape Architect.
- iii) Prior to excavating, the Contractor shall verify the location of all underground utilities. In the event of a conflict between a proposed tree location and an underground service, the exact location of the tree shall be determined on site by the landscape architect and/or the Town's representative.
- iv) The Contractor shall, at his or her own expense, repair any damage to existing utilities, structures, facilities, etc. done in the performance of his work.
- v) All site work shall conform to the Canadian National Master Construction Specifications, a copy of which can be obtained from Construction Specifications Canada, 100 Lombard St., Suite 200, Toronto, Ontario M5C 1M3, Tel. (416) 777-2198; Fax (416) 777-2197. It is the responsibility of the Contractor to be thoroughly familiar with these specifications and their implications for this project.

B. PLANT MATERIAL

- i) All plants shall be installed true to specified names, sizes, grades, etc., and shall conform to the standards of the Canadian Nursery Landscapes Association.
- ii) All plants shall be nursery grown in a hardiness zone appropriate to site conditions, as published by Agriculture Canada, titled 'Map of Plant Hardiness Zones in Canada'.
- iii) In the event of a discrepancy in plant quantity between the Planting Plan and the Plant List, the Planting Plan shall govern.
- iv) The Contractor shall make plants available for inspection by the Landscape Architect and/or the Town's representative prior to shipping to the site. This does not limit the right of the Landscape Architect and/or the Town's representative to later reject plant material that is of poor quality, damaged during shipping or installation, performing poorly while the guarantee period is still in effect, or otherwise does not conform to the specifications.
- v) Plant substitutions must be approved in writing by the Town and the Landscape Architect prior to delivery of the material to the site. All substitutions shall be recorded on the as-recorded drawings and planting chart.
- vi) The Contractor shall use standard industry methods for planting trees and shrubs. Trees shall be balled and wrapped immediately after planting and as detailed on the drawings.

specifications continued on next panel ...

TOWN OF CALEDON				
3	STANDARD No. 713 NOW 701		APRD	C.C.
2	STANDARD No. 1170.01 NOW 712	JUNE 08	DRWN	abal
1	CHANGES TO NOTES VI & VII	MARCH 08	DATE	SCALE: NTS
NO.	REVISION	APRD	DATE	STANDARD No. 701

SPECIFICATIONS

C. BED PREPARATION

- i) The Contractor shall scarify the sides and bottom of excavated tree pits and shrub beds prior to backfilling. In areas with heavy clay soils, tree and planting beds shall be backfilled to the specified depths with:
 - 2 Parts 'triple mix', delivered to the site, to be well-mixed with ...
 - 1 Part local topsoil (i.e., subdivision topsoil that has been removed and stockpiled.) If topsoil is unavailable, topsoil with clay content shall be imported and mixed with triple mix.
- ii) Tree pits shall be constructed with saucers and mulch as detailed.
- iii) Upon receipt of the Certificate of Completion, Town Staff will conduct an interim inspection of the site and, provided the works are in satisfactory condition, will grant Interim Acceptance of the landscaping.
- iv) The Consulting Landscape Architect shall update the Summary Chart, indicating any modifications to approved substitutions, maintenance information, and any other relevant information as requested by the Municipality.
- v) All streetscape landscaping shall carry a guarantee/maintenance of TWO (2) years, commencing from the date that written preliminary acceptance is granted by the Town of Caledon. In each of the next two years, the Consulting Landscape Architect shall conduct an inspection and prepare a report, recommending the replacements and/or works needed to achieve the intent of the approved landscaping plan. All replacements shall be recorded in the Inspection Summary Chart. The Consulting Landscape Architect shall file a copy of the report and/or Summary Chart with the Municipality.

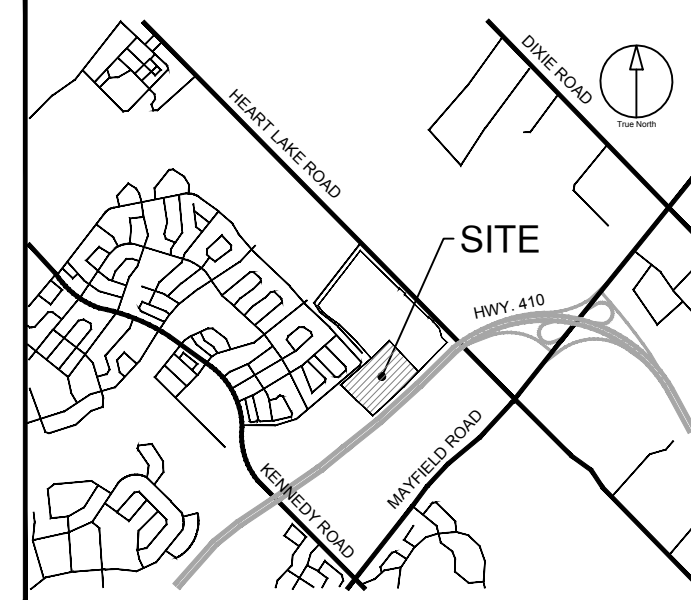
TOWN OF CALEDON				
2	STANDARD No. 713 NOW 702	JAN 18	APRD	C.C.
1	STANDARD No. 1170.02 NOW 713	JUNE 08	DRWN	abal
NO.	REVISION	APRD	DATE	SCALE: NTS
NO.	REVISION	APRD	DATE	STANDARD No. 702

SPECIFICATIONS

E. INTERIM ACCEPTANCE

- i) One year after Preliminary Acceptance is granted by the Town, the Consulting Landscape Architect shall submit a Certificate of Completion for Interim Acceptance to the Town of Caledon certifying that all maintenance requirements as outlined in Section I and in accordance with the approved plans have been completed.
- ii) The Consulting Landscape Architect shall update the Summary Chart, indicating any modifications to approved substitutions, maintenance information, and any other relevant information as requested by the Municipality.
- iii) Upon the receipt of the Certificate of Completion, Town Staff will conduct an interim inspection of the site and, provided the works are in satisfactory condition, will grant Interim Acceptance of the landscaping.
- iv) The Consulting Landscape Architect shall update the Summary Chart, indicating any modifications to approved substitutions, maintenance information, and any other relevant information as requested by the Municipality.
- v) All streetscape landscaping shall carry a guarantee/maintenance of TWO (2) years, commencing from the date that written preliminary acceptance is granted by the Town of Caledon. In each of the next two years, the Consulting Landscape Architect shall conduct an inspection and prepare a report, recommending the replacements and/or works needed to achieve the intent of the approved landscaping plan. All replacements shall be recorded in the Inspection Summary Chart. The Consulting Landscape Architect shall file a copy of the report and/or Summary Chart with the Municipality.

TOWN OF CALEDON				
2	STANDARD No. 714 NOW 703	JAN 18	APRD	C.C.
1	STANDARD No. 1170.03 NOW 714	JUNE 08	DRWN	abal
NO.	REVISION	APRD	DATE	SCALE: NTS
NO.	REVISION	APRD	DATE	STANDARD No. 703



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 Print Name: _____

CLIENT
BROCCOLINI
 2680 SKYMARK AVENUE, SUITE 800
 MISSISSAUGA, ON. L4W5L6

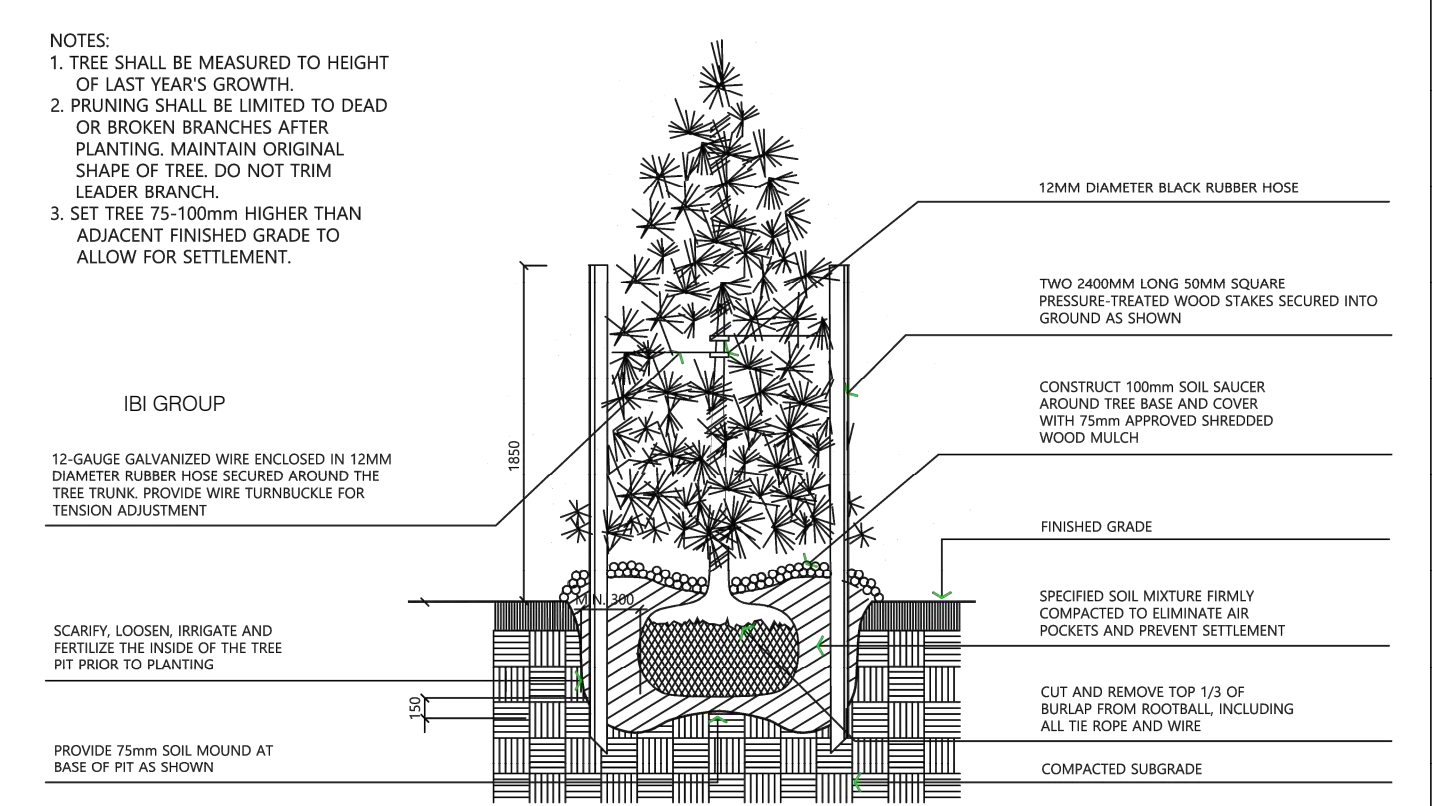
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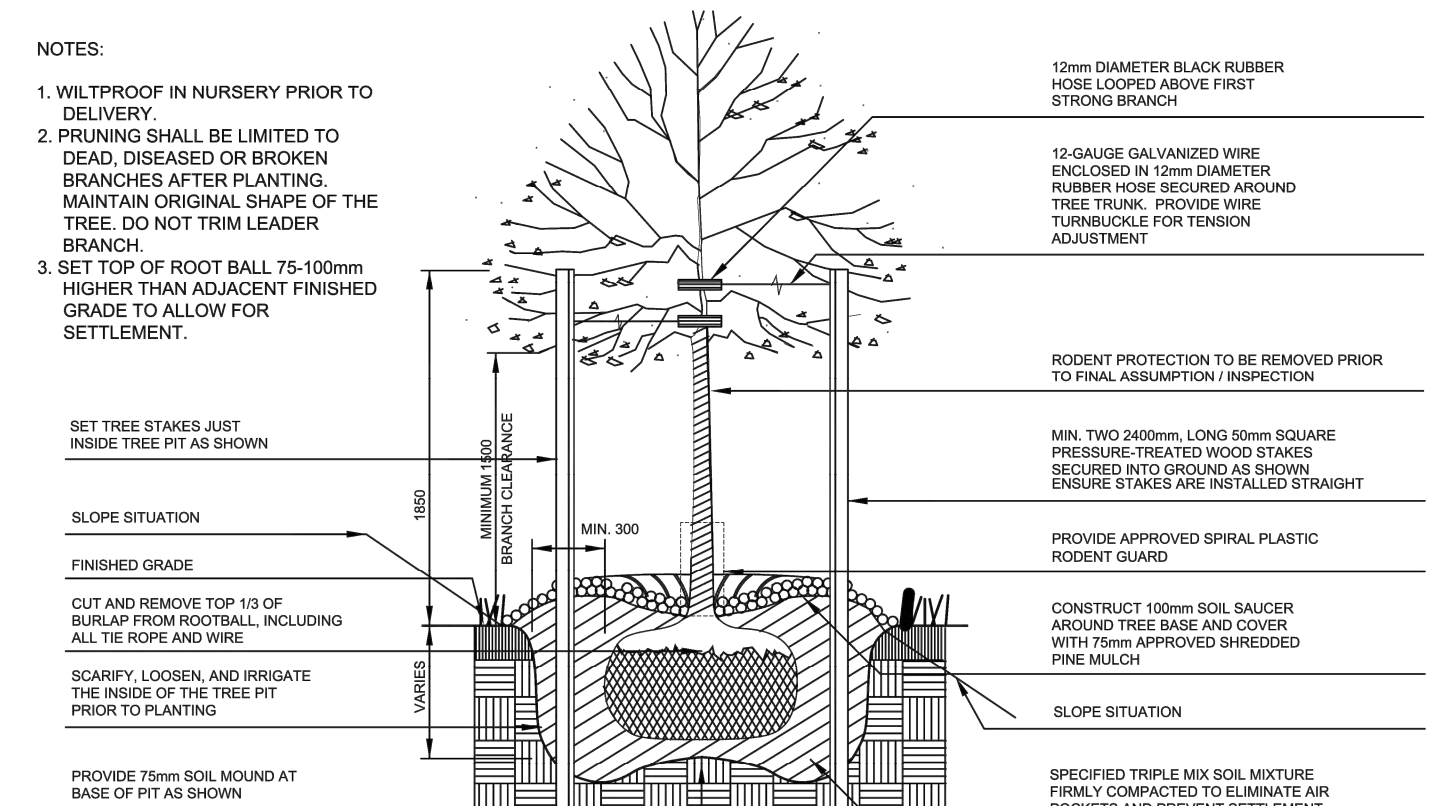
ISSUES

No.	DESCRIPTION	DATE
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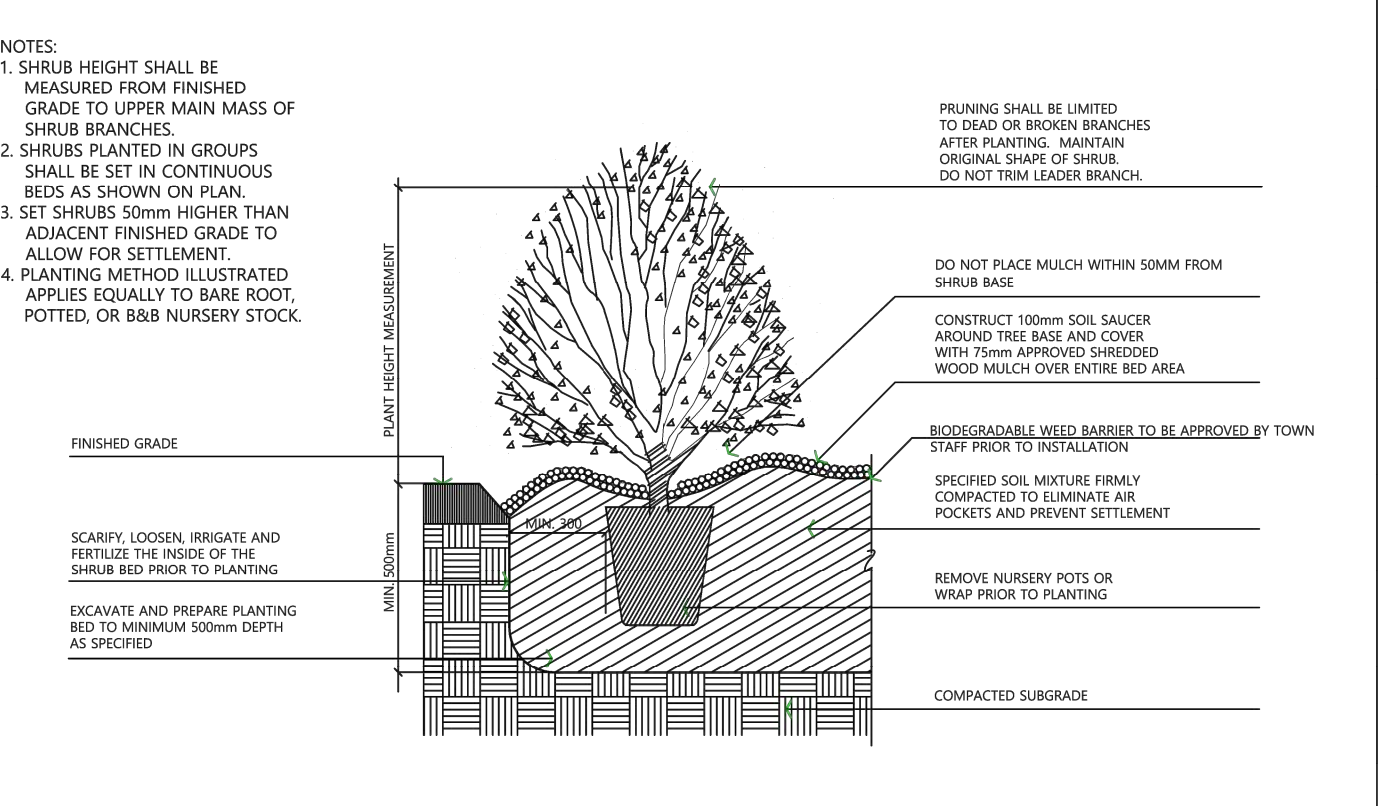
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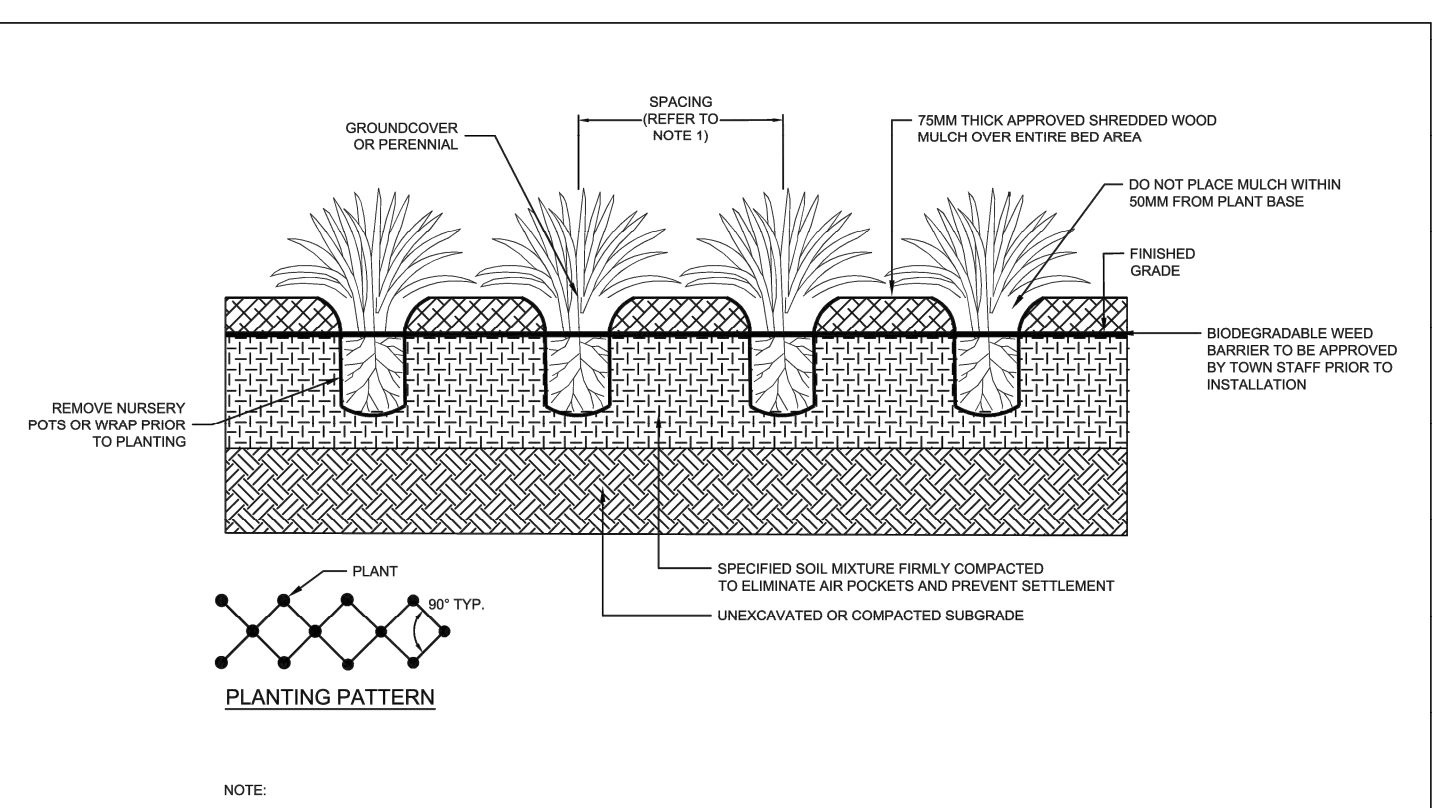
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3	STANDARD No. 701 NOW 801	APR 19	APRD	C.C.
2	STANDARD No. 1105 NOW 701	JUNE 08	DRWN	abal
1	CHANGES TO NOTES VI & VII	MARCH 08	DATE	SCALE: NTS
NO.	REVISION	APRD	DATE	STANDARD No. 801



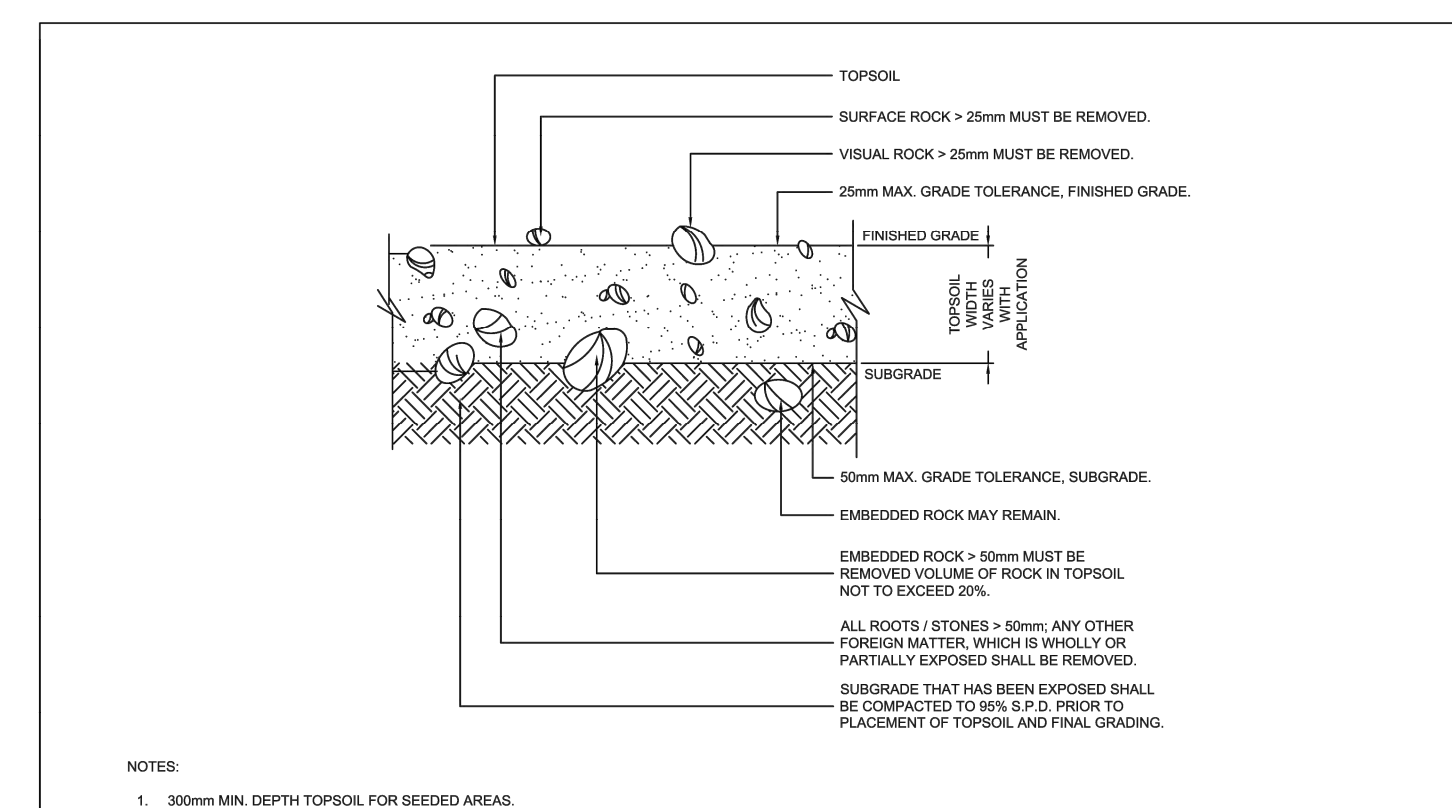
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1	STANDARD No. 1100 NOW 700	JUNE 08	DRWN	abal
NO.	REVISION	APRD	DATE	SCALE: NTS
NO.	REVISION	APRD	DATE	STANDARD No. 800



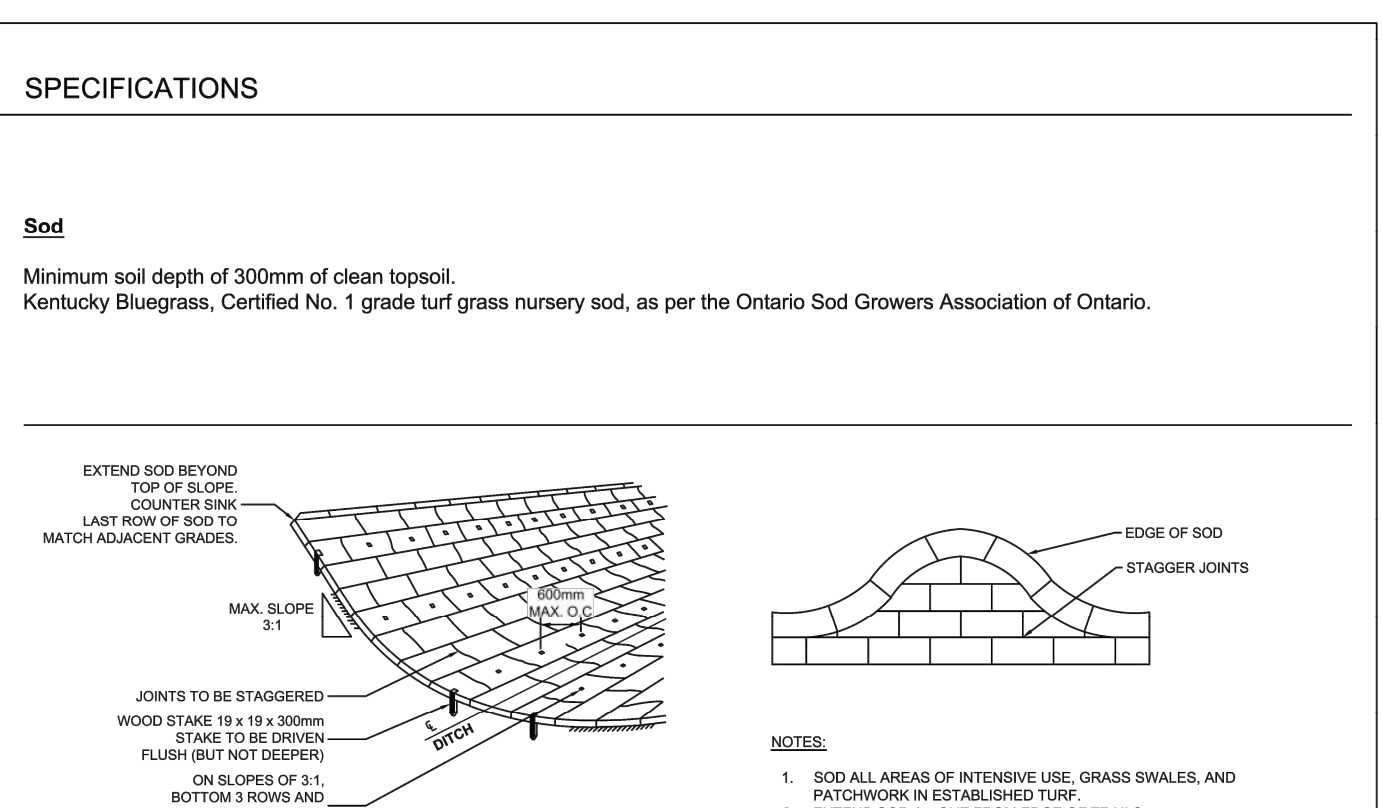
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2	STANDARD No. 1110 NOW 702	JUNE 08	DRWN	abal
1	WEED BARRIER ADDED	MARCH 08	DATE	SCALE: NTS
NO.	REVISION	APRD	DATE	STANDARD No. 802



TOWN OF CALEDON				
3	STANDARD No. 701 NOW 801	APR 19	APRD	C.C.
2	STANDARD No. 1105 NOW 701	JUNE 08	DRWN	abal
1	CHANGES TO NOTES VI & VII	MARCH 08	DATE	SCALE: NTS
NO.	REVISION	APRD	DATE	STANDARD No. 803



TOWN OF CALEDON				
3	STANDARD No. 700 NOW 800	JAN 18	APRD	B.B.
2	STANDARD No. 1100 NOW 700	JUNE 08	DRWN	abal
NO.	REVISION	APRD	DATE	SCALE: NTS
NO.	REVISION	APRD	DATE	STANDARD No. 805



TOWN OF CALEDON				
3	STANDARD No. 702 NOW 802	APR 19	APRD	C.C.
2	STANDARD No. 1110 NOW 702	JUNE 08	DRWN	abal
1	WEED BARRIER ADDED	MARCH 08	DATE	SCALE: NTS
NO.	REVISION	APRD	DATE	STANDARD No. 709

NOT FOR CONSTRUCTION



IBI GROUP
 Suite 200 - 360 James Street North
 Hamilton ON L8L 1H5 Canada
 Tel: 905 546 1010 fax 905 546 1011
 ibigroup.com

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

PROJECT NO:
 135636

DRAWN BY:
 LG

PROJECT MGR:
 SA

CHECKED BY:
 TO

APPROVED BY:
 TO

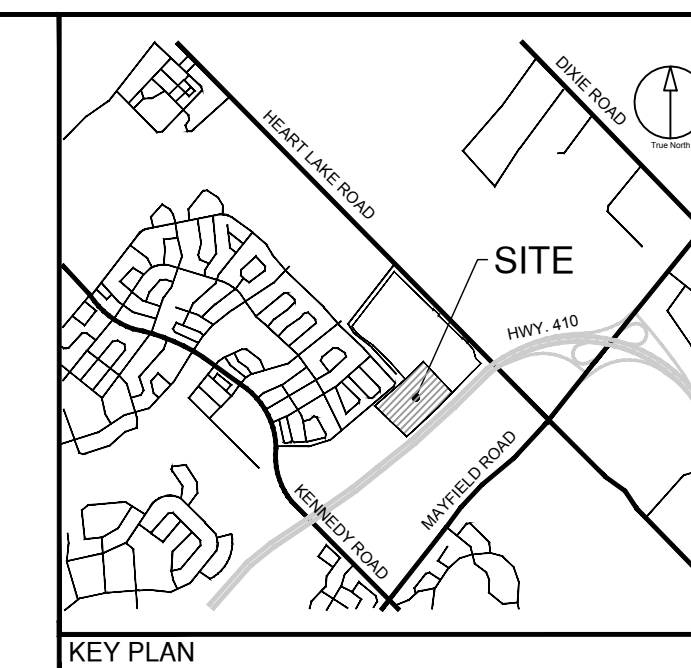
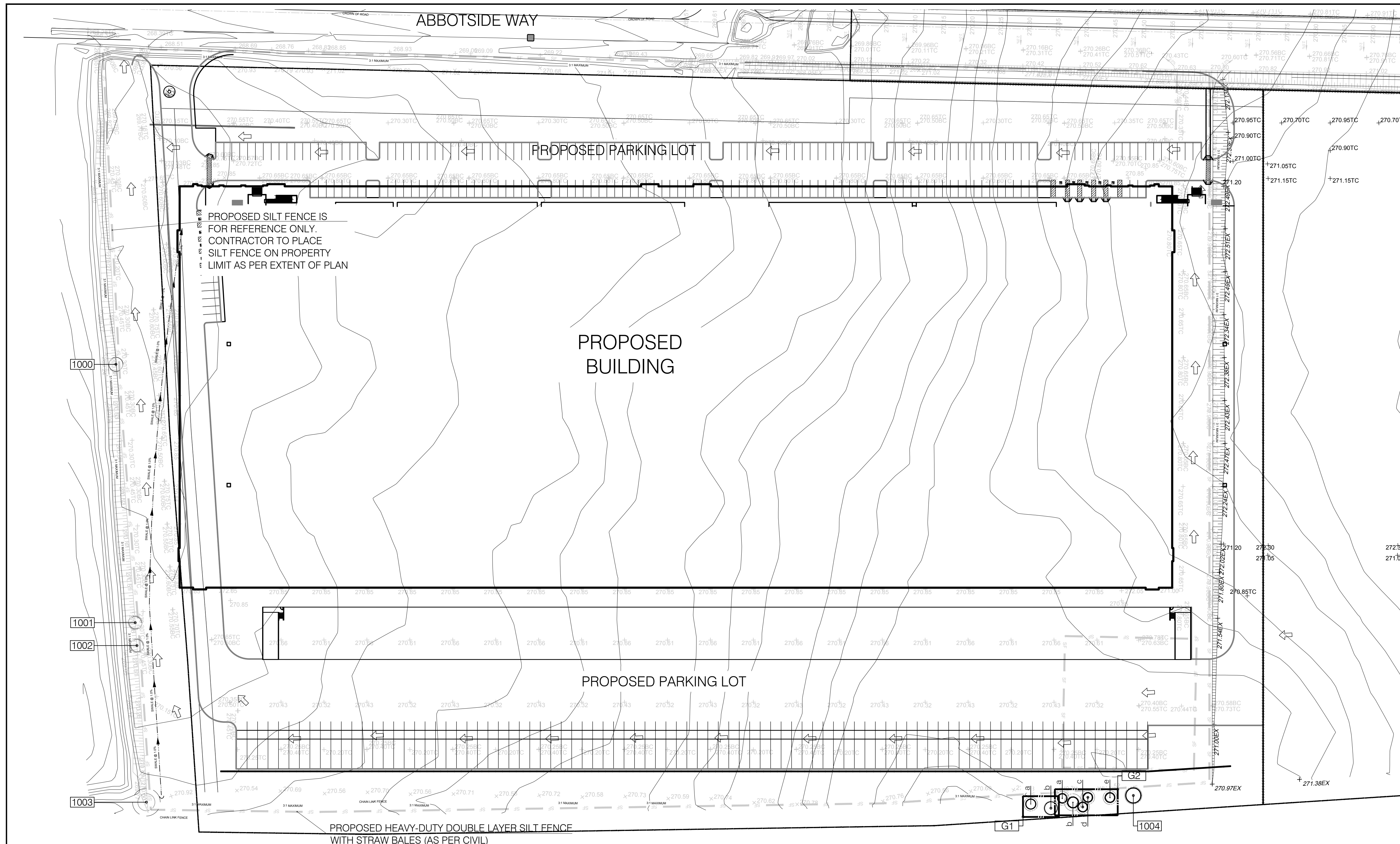
SHEET TITLE
 LANDSCAPE DETAILS

SHEET NUMBER
 L-5

ISSUE
 01



ATTACHMENT 4 – LANDSCAPE PLAN FOR PHASE 2



Town of Caledon APPROVED AS NOTED

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 Approved By: _____
 Print Name: _____

CLIENT

BROCCOLINI

2680 SKYMARK AVENUE, SUITE 800
 MISSISSAUGA, ON. L4W5L6

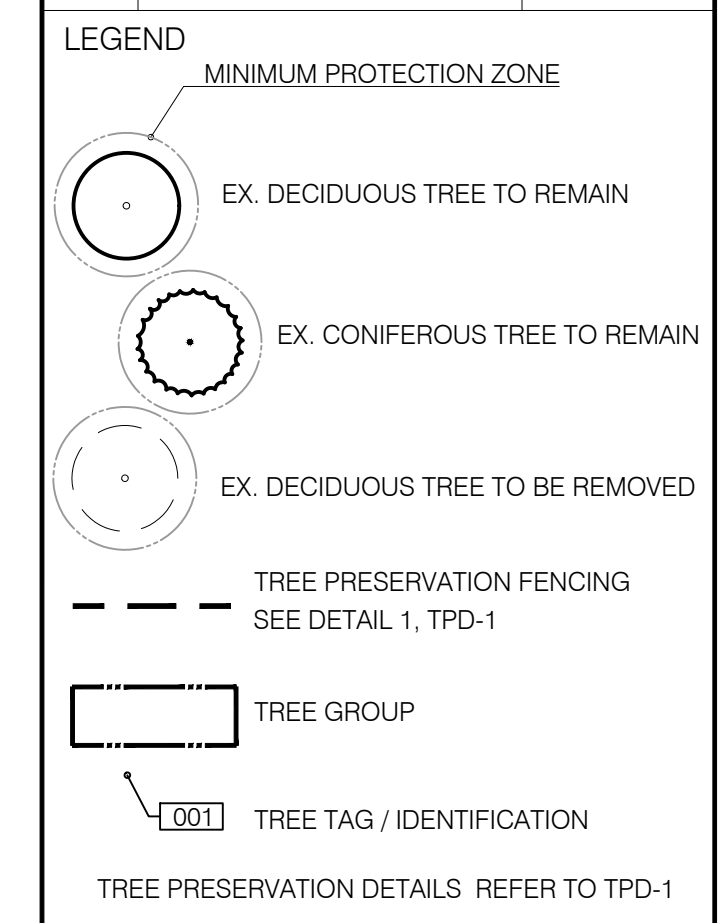
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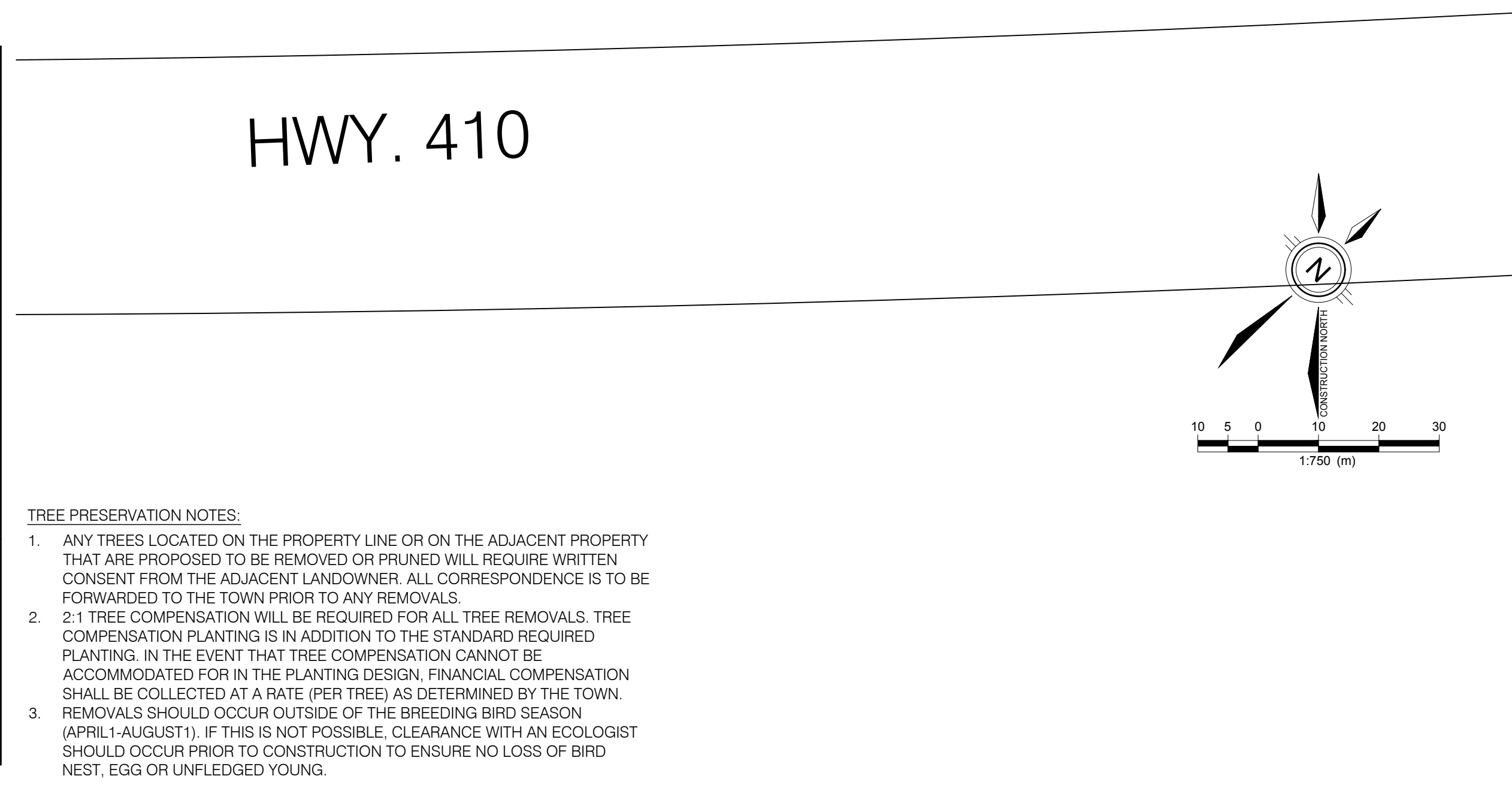
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EXISTING TREE IDENTIFICATION TABLE

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH (cm)	CONDITION (2)	MINIMUM TREE PROTECTION ZONE (MTPZ)(m)	OWNERSHIP (3)	IMPACTS OF DEVELOPMENT (4)	RECOMMENDATION (5)	COMMENTS (6)
1000	POPULUS TREMULOIDES	QUAKING ASPEN	13.9	G	2.4	A	IMPACTED: NEW SILT FENCE, GRADING	REMOVE	
1001	RHAMNUS CATHARTICA	BUCKTHORN	10.5	G	2.4	A	IMPACTED: NEW SILT FENCE, GRADING	REMOVE	
1002	SALIX SPP.	WILLOW SPP.	15.0	G	2.4	A	IMPACTED: NEW SILT FENCE, GRADING	REMOVE	
1003	SASSAFRAS ALBIDUM	SASSAFRAS	42.5	F	3.0	A	IMPACTED: NEW SILT FENCE, GRADING	REMOVE	
G1	a ACER SACCHARINUM	SILVER MAPLE	40.0	G	3.0	M	NONE	PRESERVE	
	b ACER SACCHARINUM	SILVER MAPLE	30.0	G	2.4	M	NONE	PRESERVE	
G2	a PICEA GLAUCA	WHITE SPRUCE	30.0	G	2.4	M	LIMITED: NEW SILT FENCE	PRESERVE	
	b PICEA GLAUCA	WHITE SPRUCE	32.0	G	3.0	M	NONE	PRESERVE	
	c PICEA GLAUCA	WHITE SPRUCE	26.0	F	2.4	M	NONE	PRESERVE	
	d PICEA GLAUCA	WHITE SPRUCE	17.0	F	2.4	M	LIMITED: NEW SILT FENCE	PRESERVE	
v	PICEA GLAUCA	WHITE SPRUCE	20.0	F	2.4	M	NONE	PRESERVE	

(1) Trees recommended for PRESERVING IN SHADED BOXES
 (2) Condition: Good (G) - dead branches less than 10%; signs of good compartmentalization on any wounds; no structural defects
 Fair (F) - 10-30% dead branches; size or occurrence of wounds present some concerns; minor structural defects
 Poor (P) - more than 30% dead branches; weak compartmentalization; early leaf drop; presence of insects or disease; major structural defects
 Dead (D) - tree shows no signs of life
 (3) Ownership: S - Subject Site
 M - Municipality
 A - Adjacent Site
 (4) Impacts: NONE - no construction activity occurs at or within the dripline of a tree.
 LIMITED - construction activity occurs at or within the dripline of a tree, but is not likely to lead to tree death in the short term (5-10 years) if precautionary measures are taken; this may require root pruning.
 IMPACTED - construction activity (XXX - structures, fencing, trenching, grading, etc) which requires the direct removal of a tree or occurs within a significant portion of the canopy/root zone, such that the activity will significantly affect tree health leading to death in the short term
 (5) Recommendation: Preserve, Remove, Transplant
 (6) Comments based on tree health, condition, structure and existing physical constraints; recommendations for pruning or decompaction.



- TREE PRESERVATION NOTES:**
- ANY TREES LOCATED ON THE PROPERTY LINE OR ON THE ADJACENT PROPERTY THAT ARE PROPOSED TO BE REMOVED OR PRUNED WILL REQUIRE WRITTEN CONSENT FROM THE ADJACENT LANDOWNER. ALL CORRESPONDENCE IS TO BE FORWARDED TO THE TOWN PRIOR TO ANY REMOVALS.
 - 2:1 TREE COMPENSATION WILL BE REQUIRED FOR ALL TREE REMOVALS. TREE COMPENSATION PLANTING IS IN ADDITION TO THE STANDARD REQUIRED PLANTING. IN THE EVENT THAT TREE COMPENSATION CANNOT BE ACCOMMODATED FOR IN THE PLANTING DESIGN, FINANCIAL COMPENSATION SHALL BE COLLECTED AT A RATE (PER TREE) AS DETERMINED BY THE TOWN. REMOVALS SHOULD OCCUR OUTSIDE OF THE BREEDING BIRD SEASON (APRIL-1-AUGUST 1). IF THIS IS NOT POSSIBLE, CLEARANCE WITH AN ECOLOGIST SHOULD OCCUR PRIOR TO CONSTRUCTION TO ENSURE NO LOSS OF BIRD NEST, EGG OR UNFLEDGED YOUNG.

IBI GROUP
 Suite 200 - 360 James Street North
 Hamilton ON L8L 1H5 Canada
 Tel 905 546 1010 fax 905 546 1011
 ibigroup.com

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

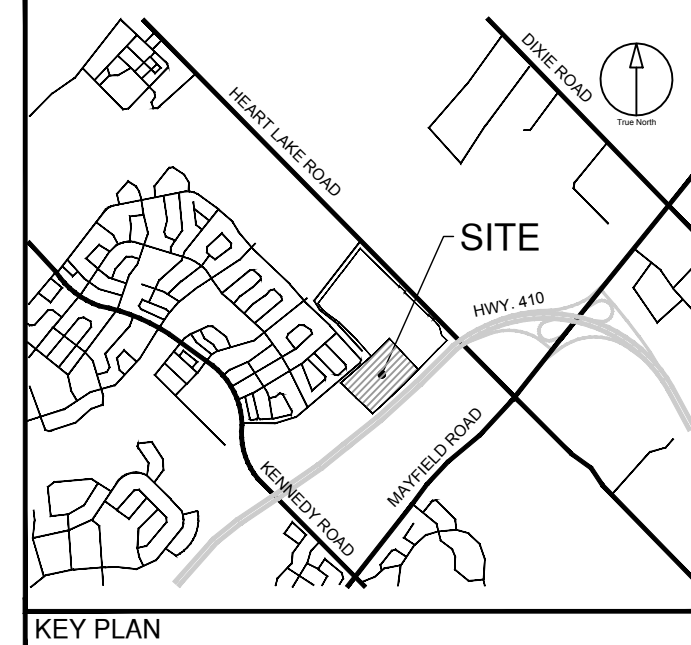
PROJECT NO:
 135636

DRAWN BY: TK
CHECKED BY: TO

PROJECT MGR: SA
APPROVED BY: TO

SHEET TITLE
TREE PROTECTION PLAN

SHEET NUMBER TPP-1 **ISSUE** 01



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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR ZBA AND SPA	NOV 22, 2021

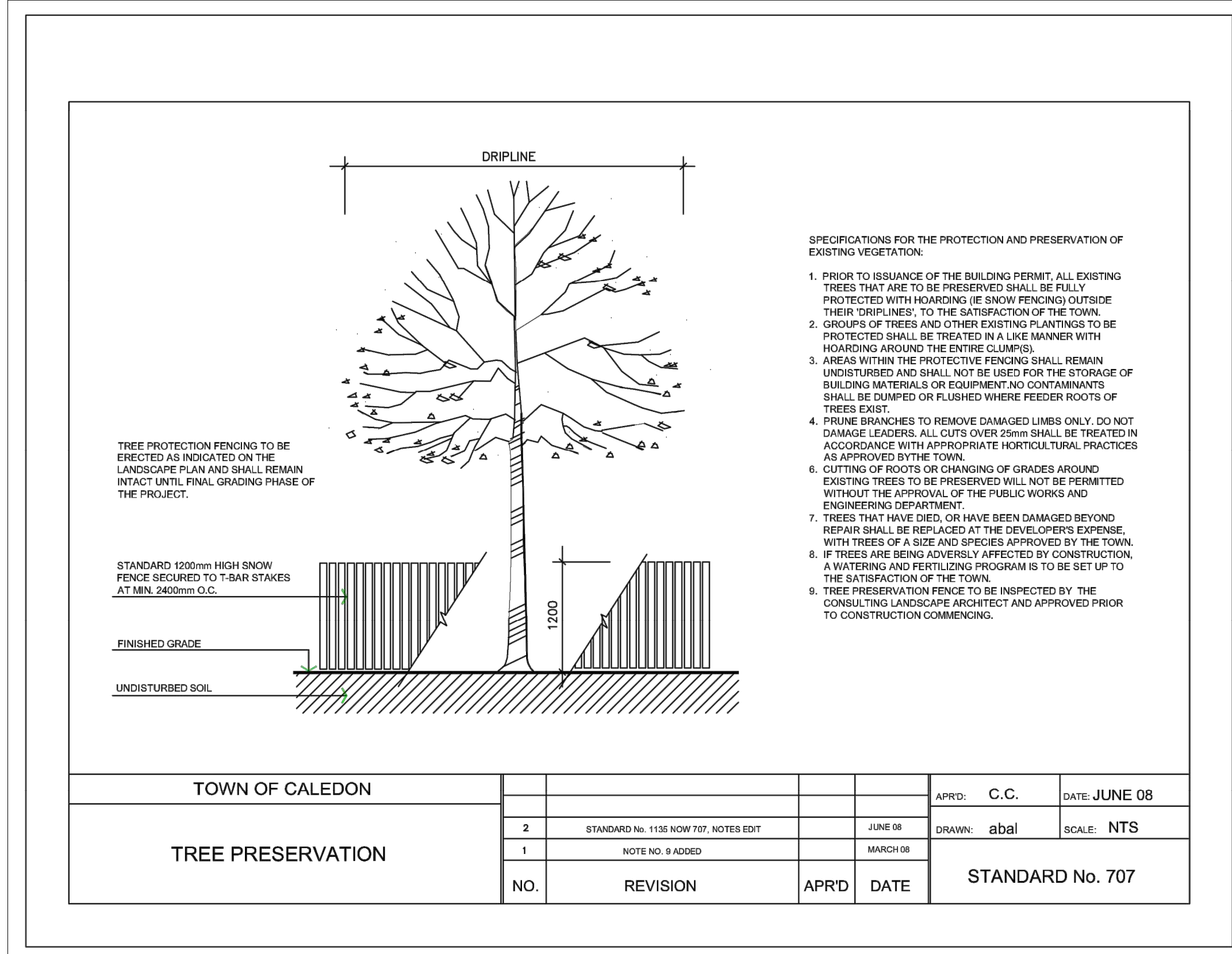
Town of Caledon
APPROVED AS NOTED

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Date: _____
Approved By: _____
Print Name: _____

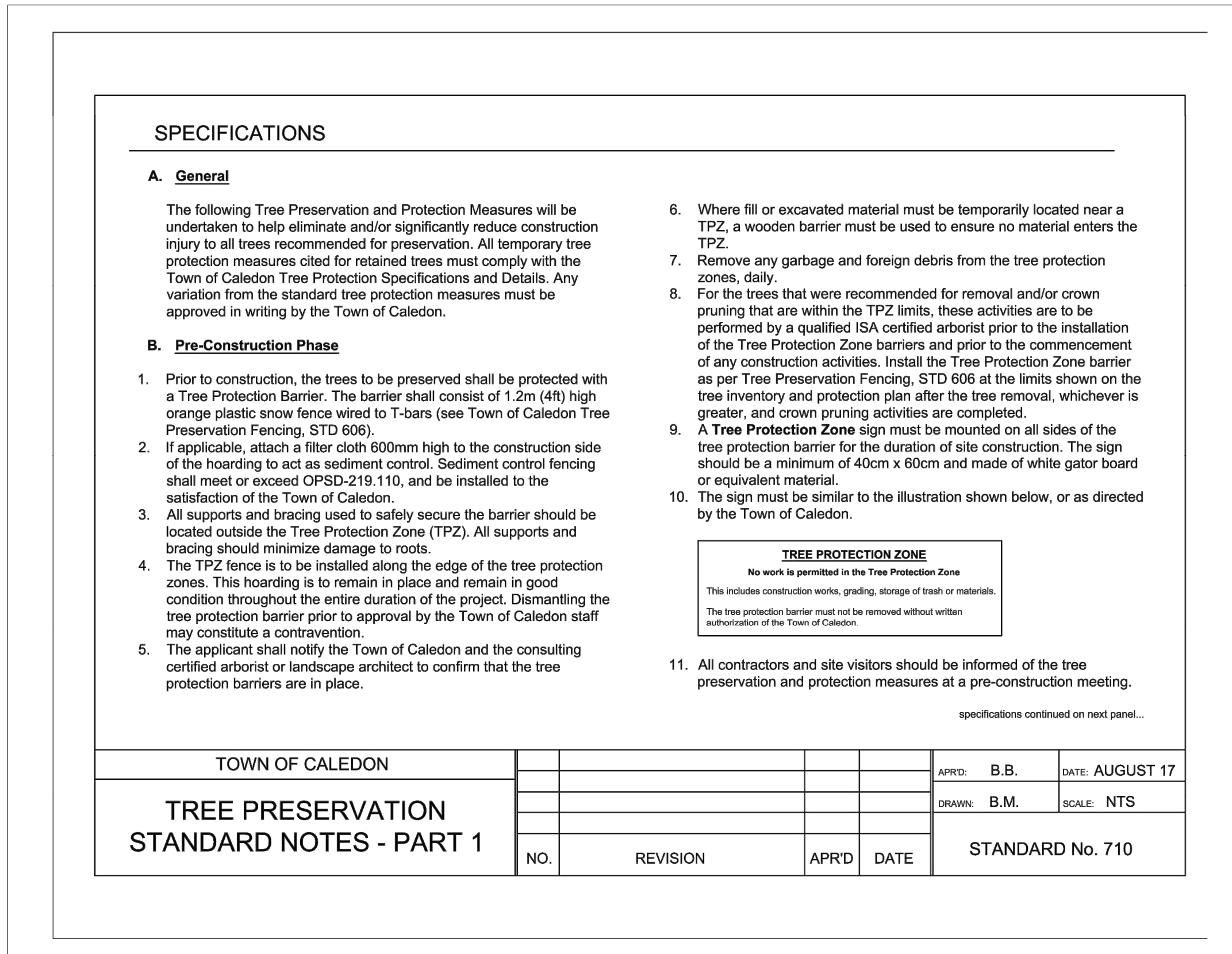
LEGEND



TOWN OF CALEDON

NO.	REVISION	APRD	DATE	STANDARD No. 707
2	STANDARD No. 1155 NOW 707, NOTES EDIT	JUNE 08		
1	NOTE NO. 9 ADDED	MARCH 08		

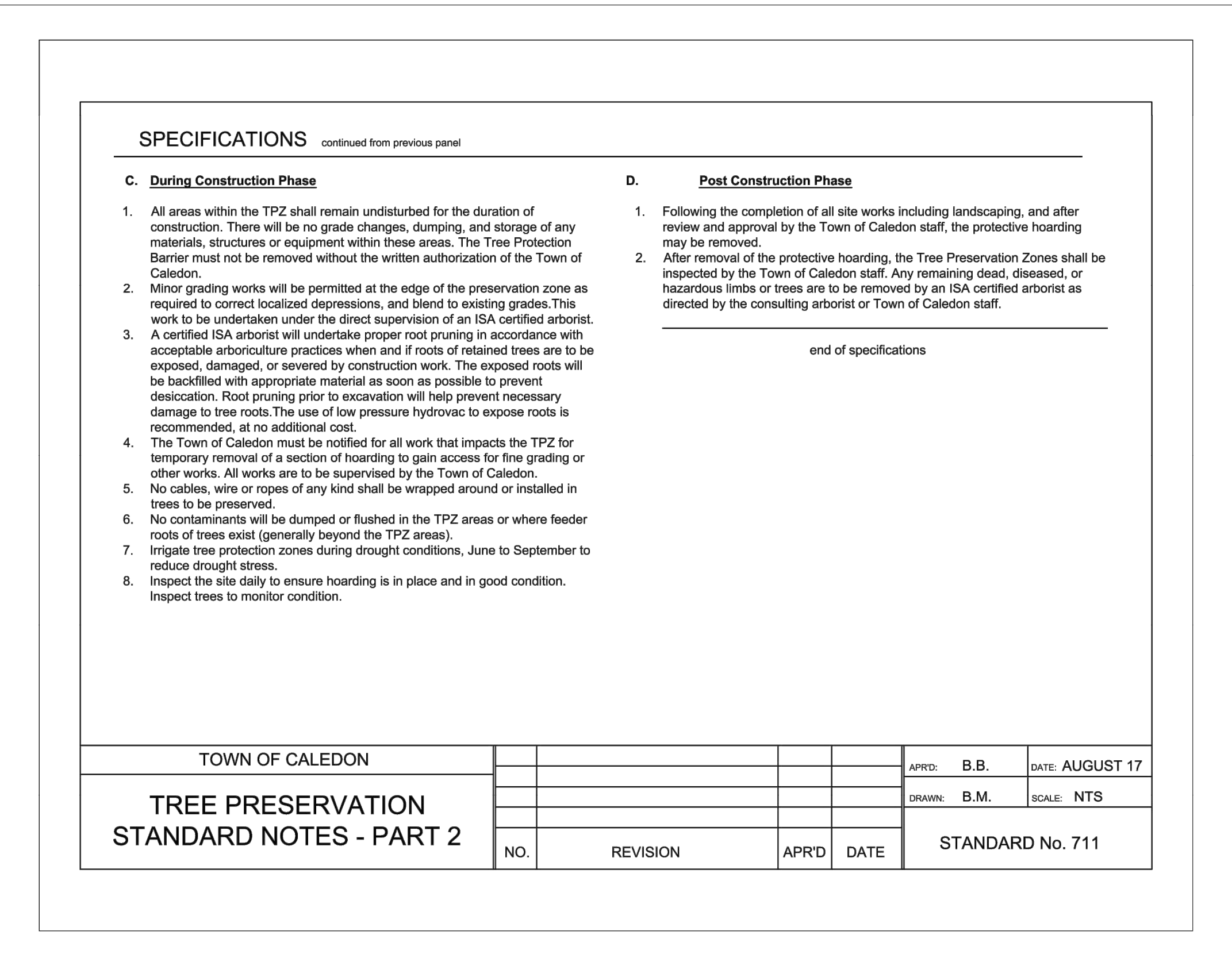
APPRD: C.C. DATE: JUNE 08
DRAWN: abal SCALE: NTS



TOWN OF CALEDON

NO.	REVISION	APRD	DATE	STANDARD No. 710

APPRD: B.B. DATE: AUGUST 17
DRAWN: B.M. SCALE: NTS



TOWN OF CALEDON

NO.	REVISION	APRD	DATE	STANDARD No. 711

APPRD: B.B. DATE: AUGUST 17
DRAWN: B.M. SCALE: NTS

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Suite 200 - 360 James Street North
Hamilton ON L8L 1H5, Canada
tel 905 546 1010 fax 905 546 1011
ibigroup.com

PROJECT
12304 HEART LAKE ROAD

CALEDON, ON. L7C 2J2

PROJECT NO:
135636

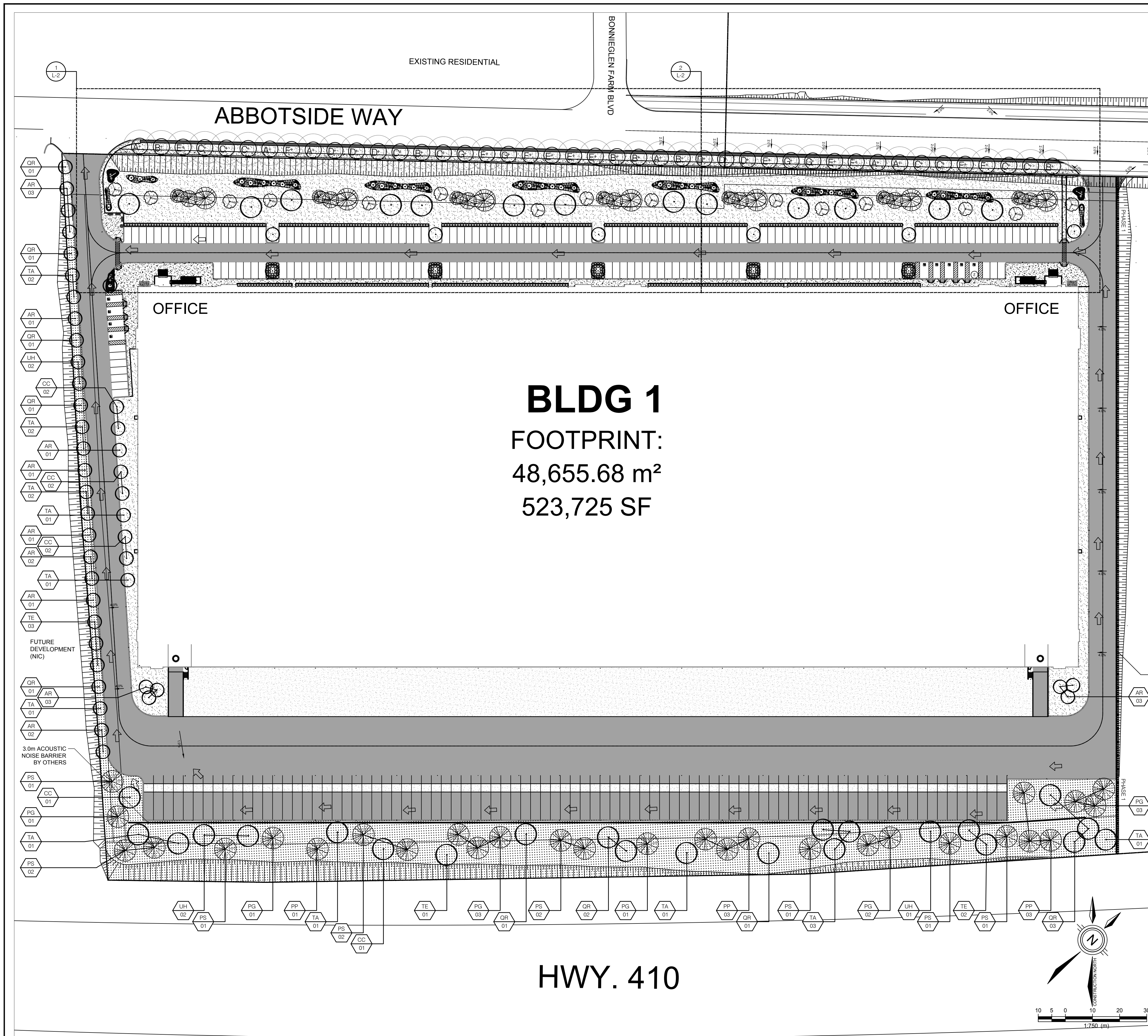
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PROJECT MGR: SA

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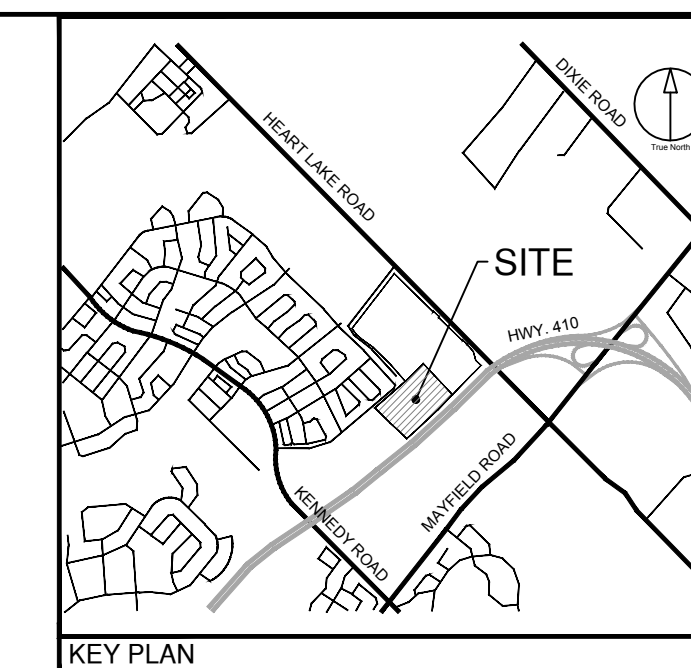
SHEET TITLE
TREE PROTECTION DETAILS

SHEET NUMBER
TPD-1

ISSUE
01



BLDG 1
FOOTPRINT:
48,655.68 m²
523,725 SF



Town of Caledon
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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR ZBA AND SPA	NOV 22, 2021

- 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



NOTE: REFER TO DRAWINGS L-2 THROUGH L-4 FOR ENLARGEMENT AREAS PLANT QUANTITIES

PROPOSED 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	6	14	
B	Celtis occidentalis	Hackberry	70mm		W.B.	18.0	16.0	8.0	6	14	
C	Gleditsia triacanthos var. inermis	Halka Honeylocust	70mm		W.B.	15.0	14.0	8.0	8	18	
D	Quercus macrocarpa	Bur Oak	70mm		W.B.	18.0	13.0	8.0	6	14	
E	Tilia x euchlora	Crimean Linden	70mm		W.B.	17.0	10.0	8.0	6	14	
F	Quercus rubra	Red Oak	70mm		W.B.	16.0	15.0	8.0	6	14	
G	Ulmus x homestead	Homestead Elm	70mm		W.B.	18.0	12.0	8.0	5	12	
									TOTAL	43	100%

PROPOSED 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	15	24.5	
CC	Carpinus caroliniana	Blue Beech	60mm		W.B.	10.0	10.0	8.0	8	13	
QR	Quercus rubra	Red Oak	60mm		W.B.	16.0	15.0	8.0	12	20	
TA	Tilia americana 'Redmond'	Redmond Basswood	60mm		W.B.	20.0	10.0	8.0	15	24.5	
TE	Tilia x euchlora	Crimean Linden	60mm		W.B.	17.0	10.0	8.0	6	10	
LH	Ulmus x homestead	Homestead Elm	60mm		W.B.	18.0	12.0	8.0	5	8	
									TOTAL	61	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	7	23	
PS	Pinus strobus	Eastern White Pine		200cm	W.B.	24.0	10.0	8.0	12	40	
									TOTAL	30	100%

1 LANDSCAPE PLAN
 L-1 1:750

IBI GROUP
 Suite 200 - 360 James Street North
 Hamilton ON L8L 1H5 Canada
 Tel: 905 546 1010 Fax: 905 546 1011
 ibigroup.com

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

PROJECT NO:
135636

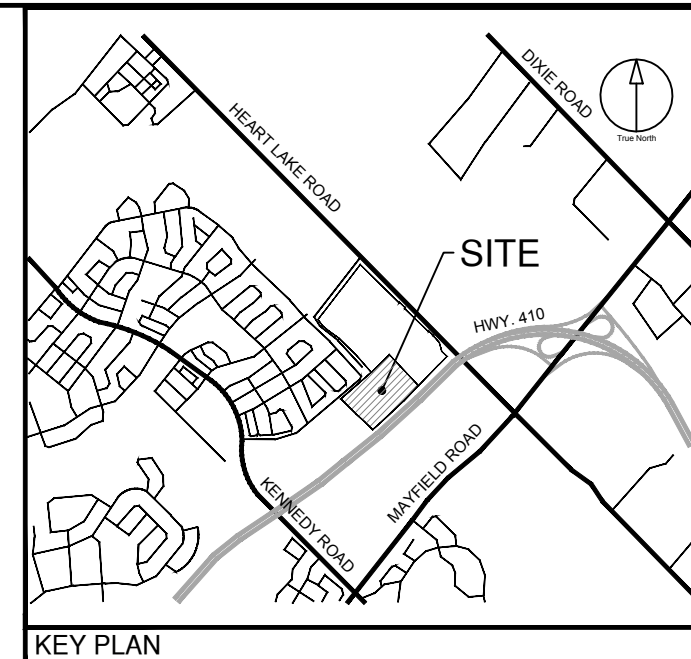
DRAWN BY: LG
CHECKED BY: TO

PROJECT MGR: SA
APPROVED BY: TO

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER L-1
ISSUE 01

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 Last Saved: November 15, 2021, 3:43:14 PM by Leonardo Quiherno
 Project: Monday, November 15, 2021, by Leonardo Quiherno



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Town of Caledon
APPROVED
AS NOTED

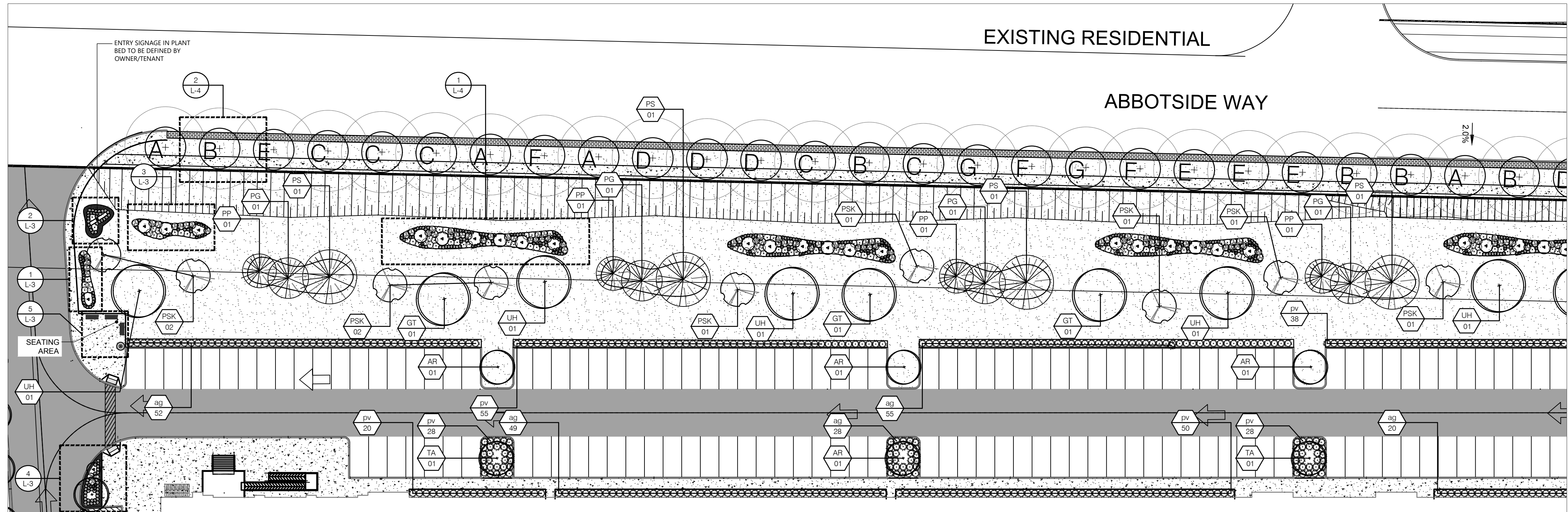
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Date: _____
 Approved By: _____
 Print Name: _____

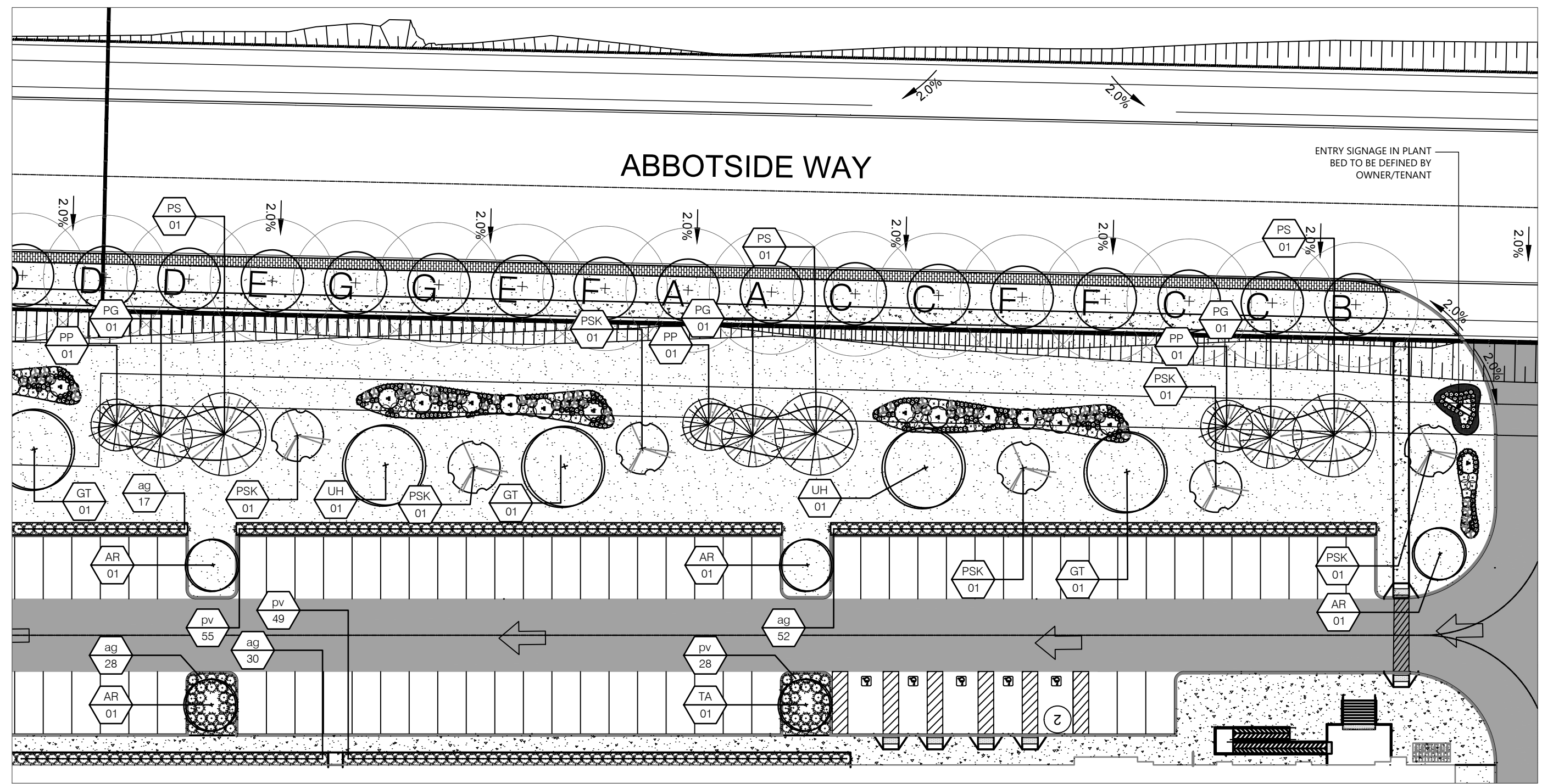
ISSUES

No.	DESCRIPTION	DATE
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- LEGEND**
- TOPSOIL AND SOD AS SPECIFIED MINIMUM 300mm TOPSOIL DEPTH
 - CONCRETE PAVING
 - PROPOSED DECIDUOUS STREET TREE
 - PROPOSED DECIDUOUS SHADE TREE
 - PROPOSED DECIDUOUS MULTISTEM TREE
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 - PROPOSED CONIFEROUS TREE
 - PROPOSED DECIDUOUS SHRUBS
 - PROPOSED BROAD-LEAF EVERGREEN SHRUBS
 - PROPOSED PERENNIALS
 - PROPOSED ORNAMENTAL GRASSES
 - PLANT SPECIES
 - QUANTITY
 - DETAIL NUMBER
 - SHEET NUMBER



1 LANDSCAPE PLAN ENLARGEMENT I
 L-2 1:400

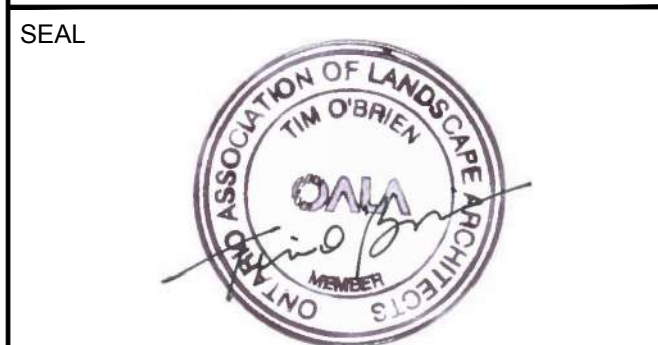


2 LANDSCAPE PLAN ENLARGEMENT II
 L-2 1:400

PROPOSED 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	8	
GT	Gleditsia thraucanthos var. inermis	Thornless Honeylocust	60mm		W.B.	18.0	13.0	6.0	6	
FSK	Prunus serrulata 'Kwanzan'	Kwanzan Flowering Cherry	60mm		W.B.	10.0	6.0	6.0	15	
TA	Tilia americana 'Redmond'	Redmond Basswood	60mm		W.B.	20.0	10.0	8.0	3	
LH	Ulmus x homestead	Homestead Elm	60mm		W.B.	18.0	12.0	8.0	7	
									TOTAL	39
CONIFEROUS TREES										
PG	Picea glauca	White Spruce	200cm		W.B.	25.0	8.0		7	
PS	Pinus strobus	Eastern White Pine	200cm		W.B.	24.0	10.0		7	
PP	Picea pungens	Colorado Spruce	200cm		W.B.	18.0	6.0		7	
									TOTAL	21
GRASSES										
ag	Andropogon gerardii	Big Blue Stem				1 gal	2.0	1.0	1.0	331
pv	Panicum virgatum	Switch Grass				1 gal	2.0	1.0	1.0	351
									TOTAL	682

NOT FOR CONSTRUCTION



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 Hamilton ON L8L 1H5 Canada
 Tel: 905 546 1010 Fax: 905 546 1011
 ibigroup.com

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

PROJECT NO:
 135636

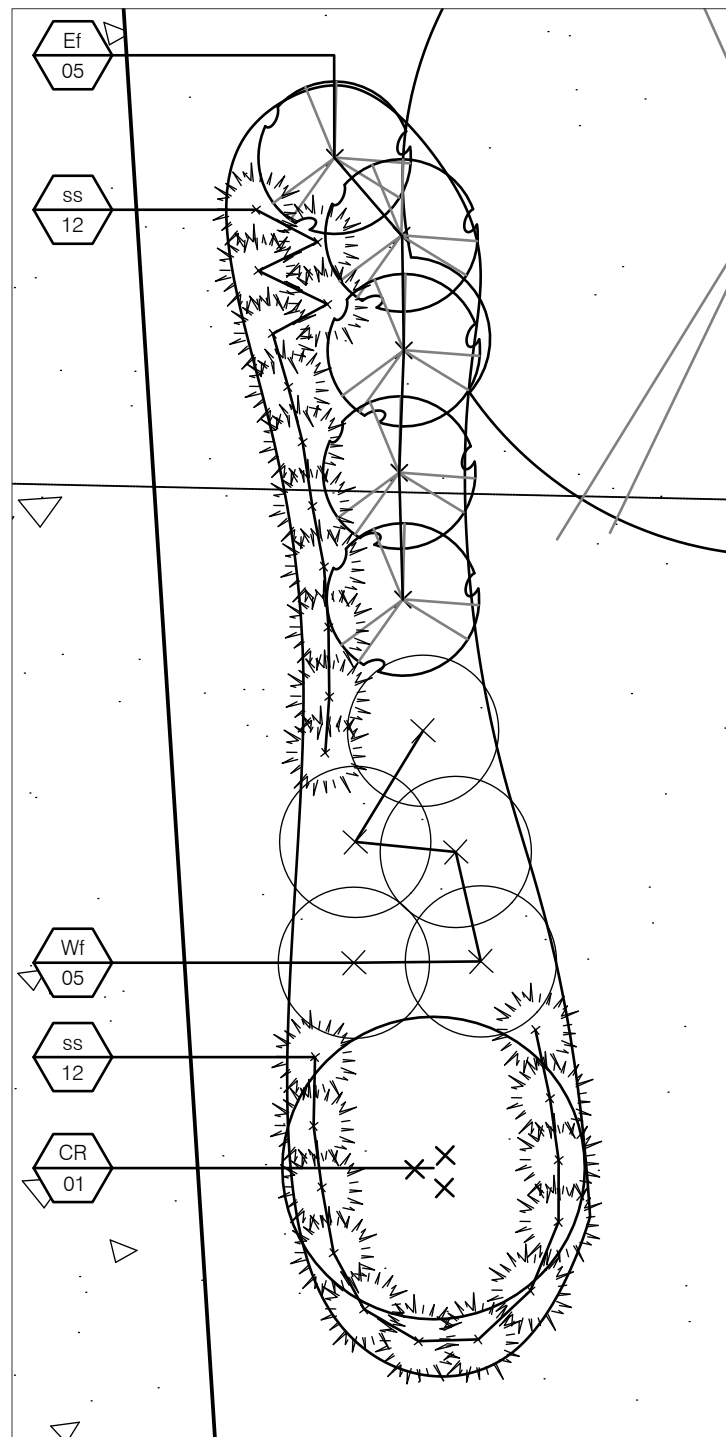
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CHECKED BY: TO

PROJECT MGR: SA
APPROVED BY: TO

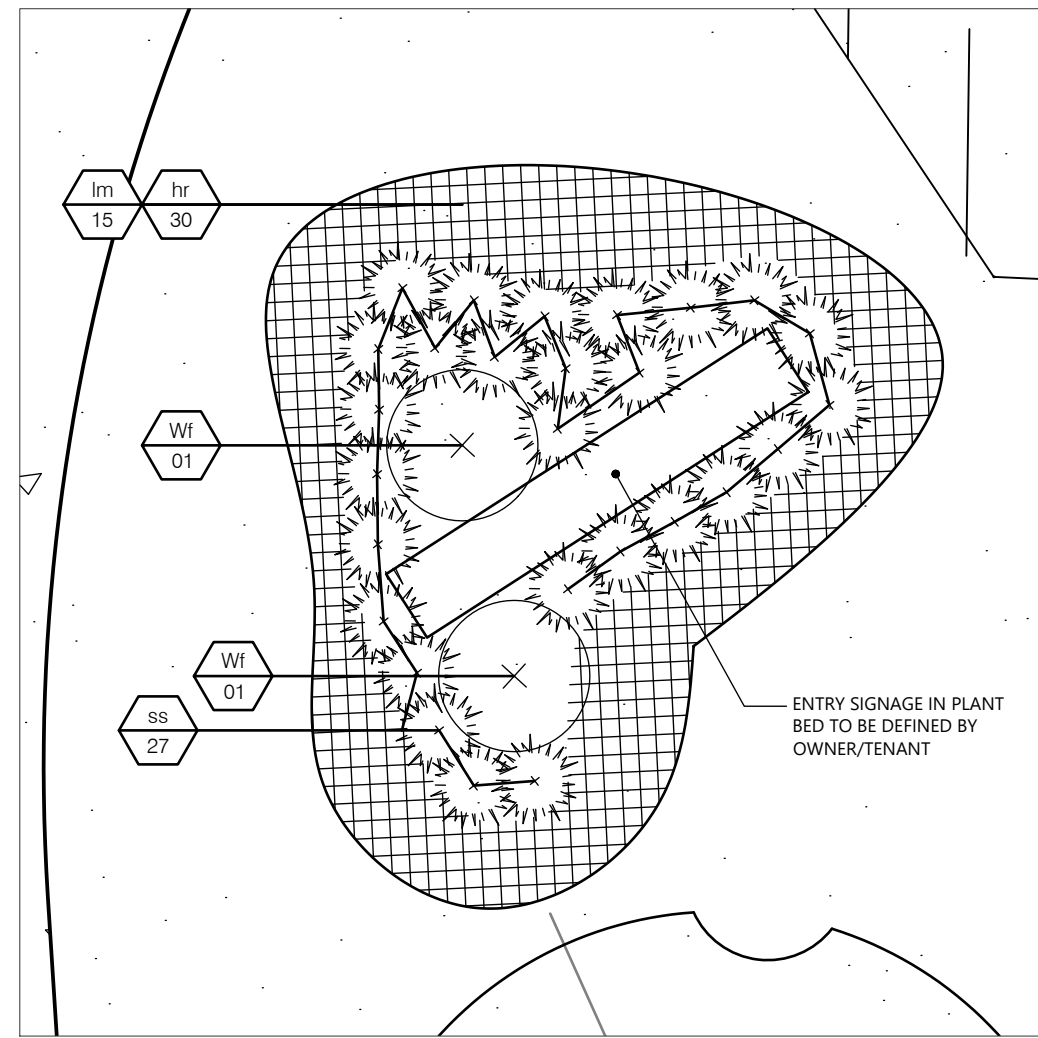
SHEET TITLE
 LANDSCAPE PLAN

SHEET NUMBER L-2 **ISSUE** 01

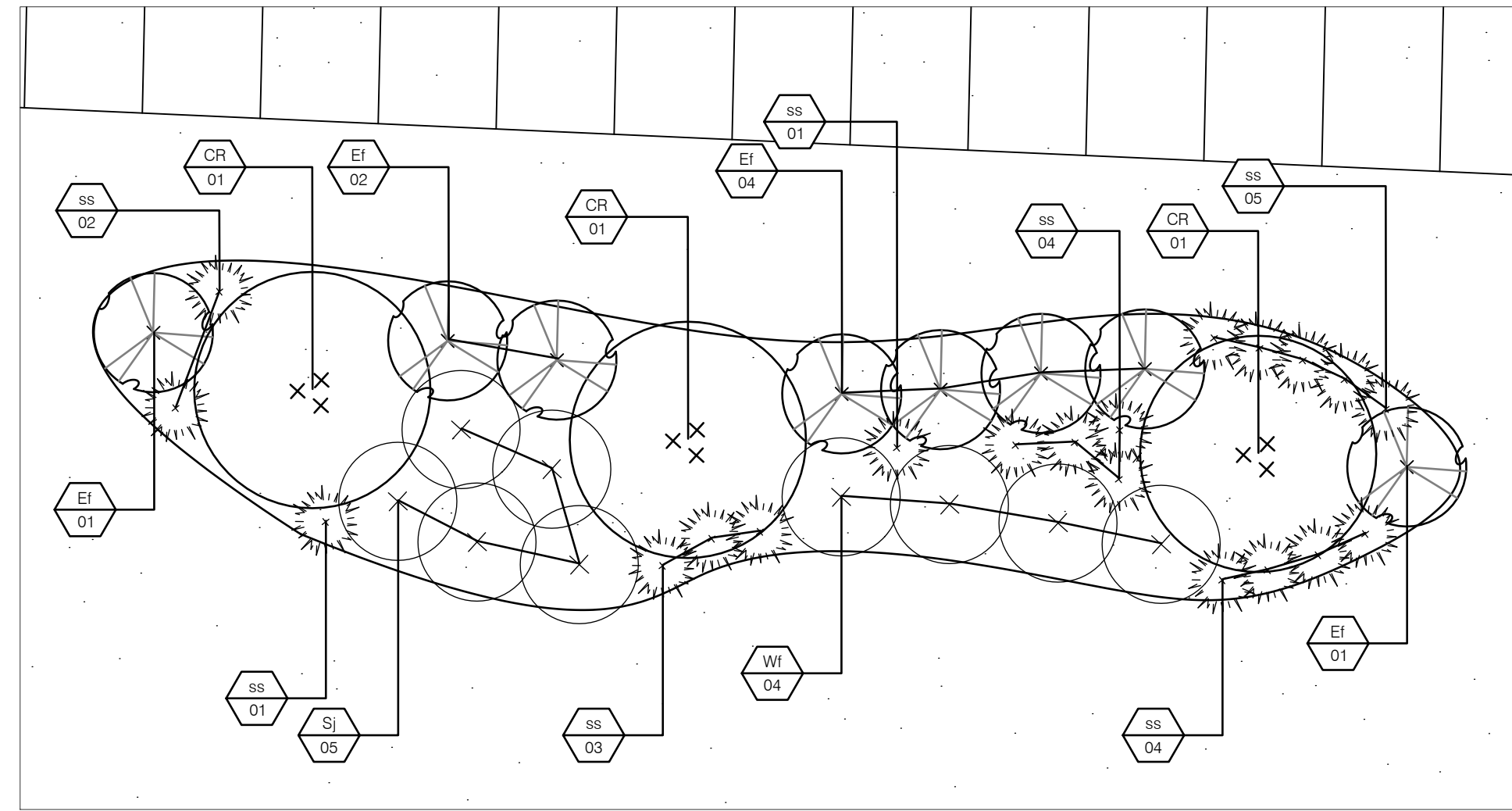
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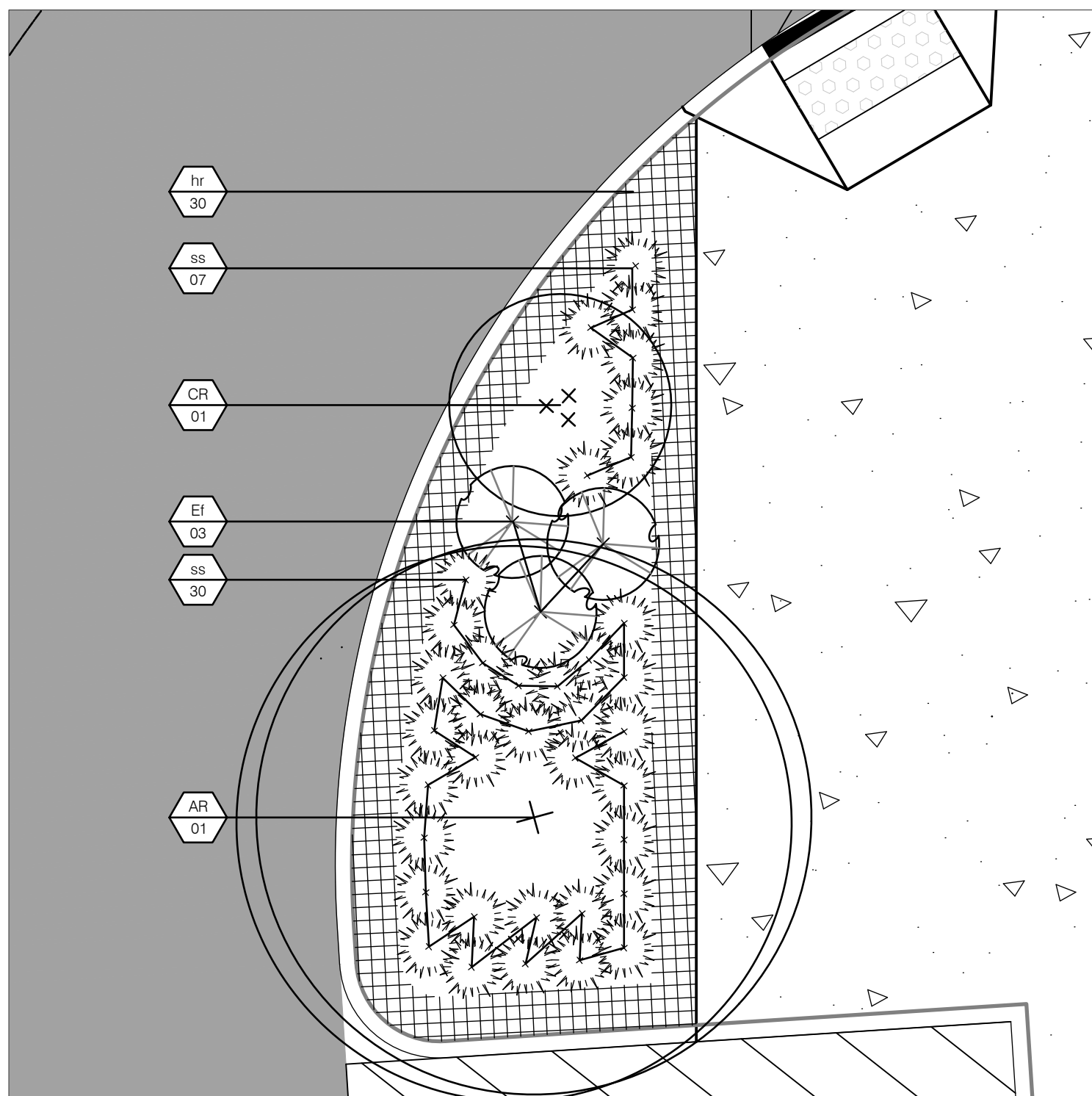
1 GARDEN BED PLANTING I (TYP.)
L-3 1:50



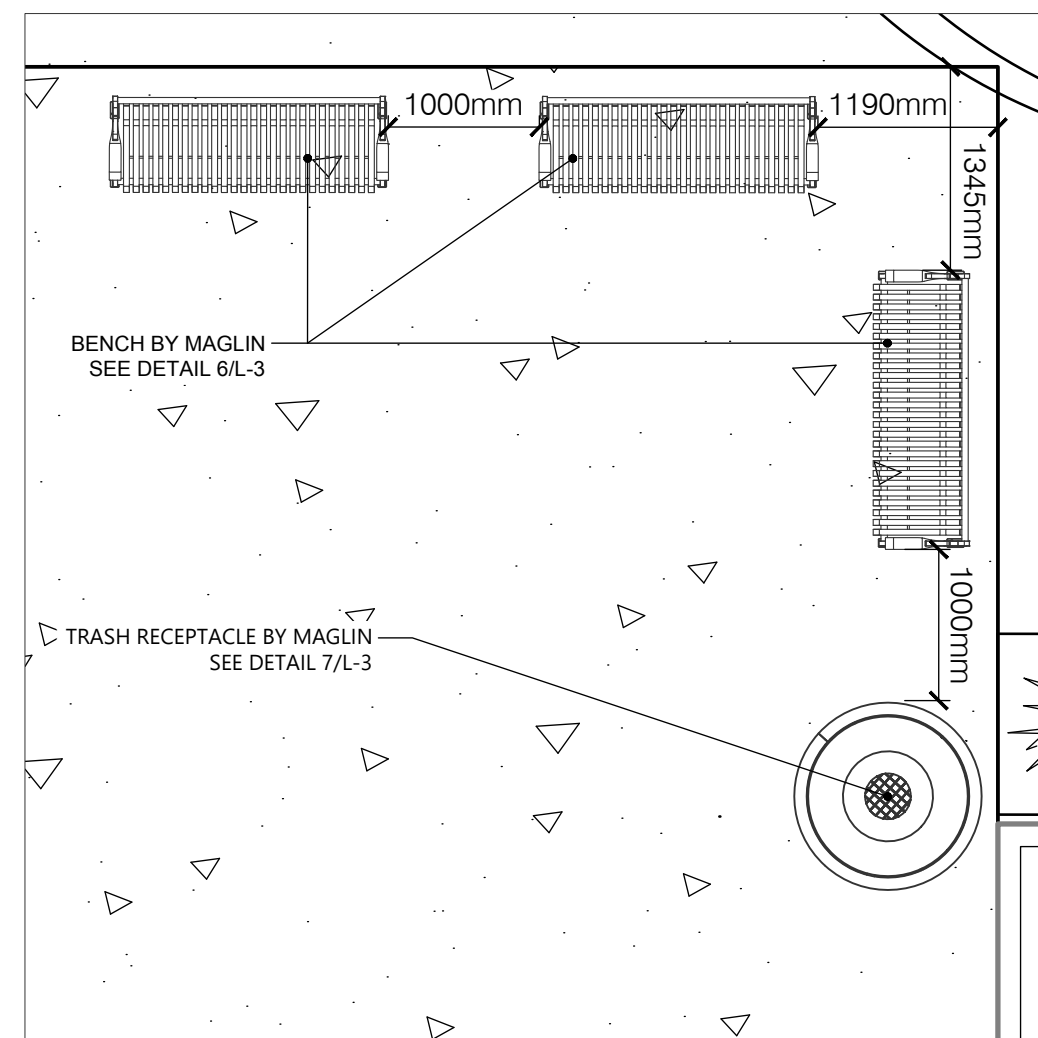
2 GARDEN BED PLANTING II (TYP.)
L-3 1:50



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



4 GARDEN BED PLANTING IV
L-3 1:50



5 SEATING AREA ENLARGEMENT
L-3 1:50

MBE-0310-00001
Legacy # MLB310-M

300 SERIES

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" (791cm) LENGTH: 71.25" (77.8cm) DEPTH: 22.75" (57.8cm) WEIGHT: 134 lbs (61kg)

MAGLIN
Site Furniture
1 800 716 8000
1 877 300 8888
www.maglin.com
sales@maglin.com

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6 BENCH BY MAGLIN
L-3 NTS

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

200 SERIES

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

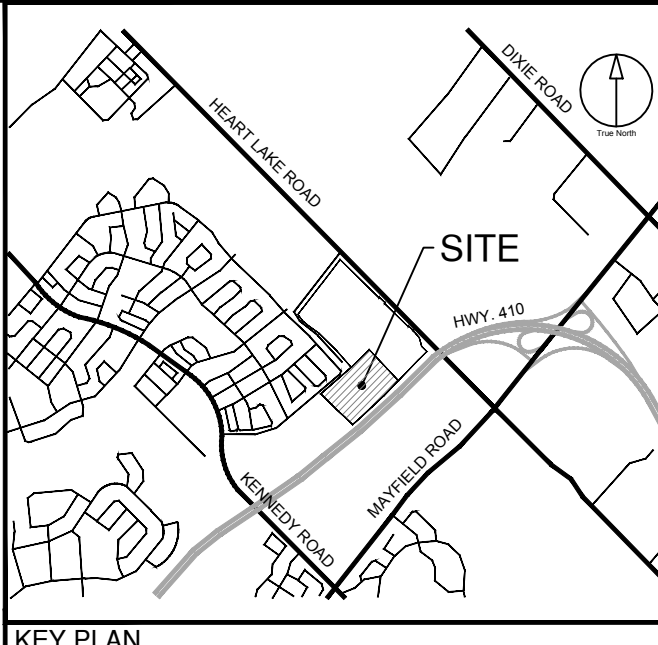
HEIGHT: 35 1/2" (90cm) DIAMETER: 24 5/8" (62.5cm) WEIGHT: 194.5lbs (88.2kg)

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7 TRASH RECEPTACLE BY MAGLIN
L-3 NTS

KEY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE	COND	MATURE HEIGHT (ft)	MATURE SPREAD (ft)	O.C. SPACING (ft)	QNTY.	%
DECIDUOUS TREES										
AR	Acer rubrum 'Brandywine'	Brandywine Maple	60mm		W.B.	10.0	6.0	6.0	1	
CR	Cornus racemosa	Gray Dogwood	Clump	200cm	W.B.	10.0	10.0	10.0	9	
									TOTAL	10
SHRUBS										
EI	Euonymus fortunei 'Sarcocoe'	Sarcocoe Euonymus	50cm	5 gal	1.3	1.3	1.0	1.0	29	
Sj	Spiraea japonica 'Goldflame'	Goldflame Spirea	40cm	3 gal	1.0	1.3	1.0	1.0	10	
WI	Weigela florida 'Flamboyant'	Flamboyant Weigela	40cm	3 gal	1.0	1.3	1.0	1.0	22	
									TOTAL	61
PERENNIALS / GRASSES										
hr	Hemerocallis 'Rocket City'	Rocket City Daylily			1 gal	0.9	0.6		90	
lm	Lilium muscari 'Big Blue'	Giant Lily Turf			1 gal	0.5	0.4		30	
ss	Schizachyrium scoparium	Little Bluestem			1 gal	1.3	0.7		179	
									TOTAL	179



Town of Caledon APPROVED AS NOTED

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Date: _____
Approved By: _____
Print Name: _____

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MINIMUM 300mm TOPSOIL DEPTH
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 - PROPOSED DECIDUOUS SHADE TREE
 - PROPOSED DECIDUOUS MULTISTEM TREE
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 - PROPOSED BROAD-LEAF EVERGREEN SHRUBS
 - PROPOSED PERENNIALS
 - PROPOSED ORNAMENTAL GRASSES
 - PLANT SPECIES QUANTITY

NOT FOR CONSTRUCTION



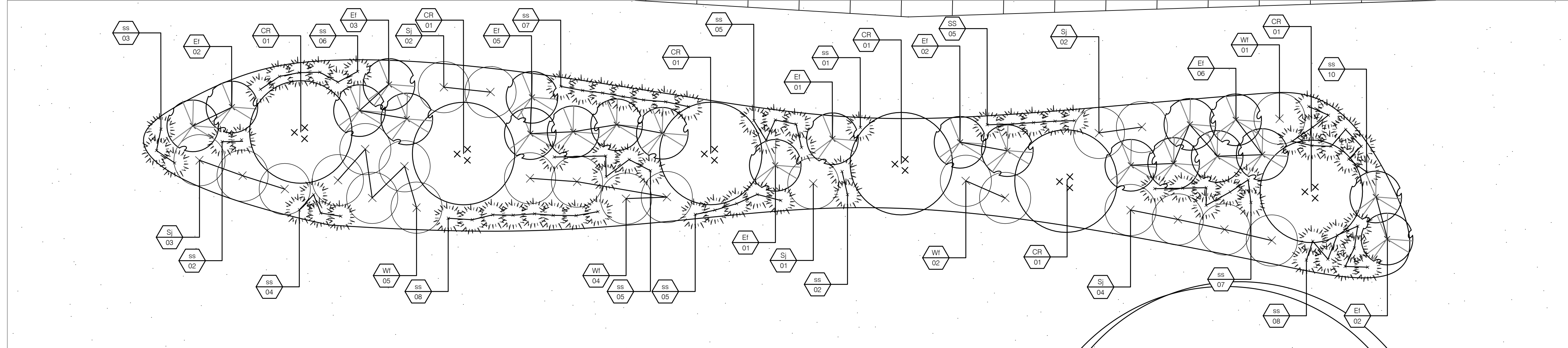
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Suite 200 - 360 James Street North
Hamilton ON L8L 1H5 Canada
tel 905 546 1010 fax 905 546 1011
ibigroup.com

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

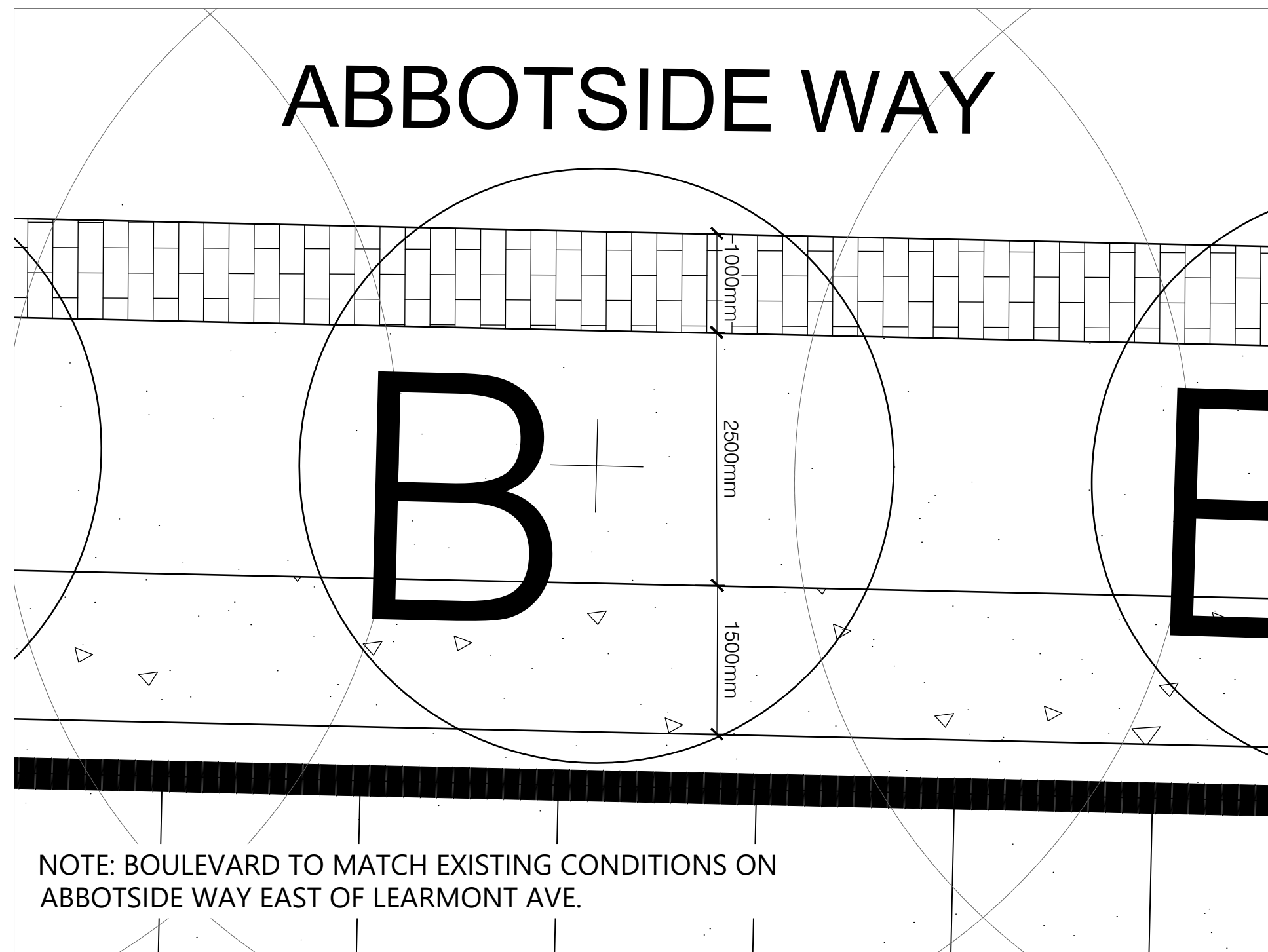
PROJECT NO:
135636
DRAWN BY: LG
CHECKED BY: TO
PROJECT MGR: SA
APPROVED BY: TO

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER L-3 **ISSUE** 01



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



2 BOULEVARD DETAIL
L-4 1:50

KEY	BOTANICAL NAME	COMMON NAME	CAL.	SIZE	COND	MATURE HEIGHT (m)	MATURE SPREAD (m)	O.C. SPACING (m)	QNTY.	%
DECIDUOUS TREES										
CR	<i>Cornus racemosa</i>	Gray Dogwood	Clump	200cm	W.B.	10.0	10.0	10.0	36	
									TOTAL	36
SHRUBS										
EI	<i>Euonymus fortunei</i> 'Sarcocoe'	Sarcocoe Euonymus		50cm	5 gal	1.3	1.3		132	
SI	<i>Spiraea japonica</i> 'Goldflame'	Goldflame Spirea		40cm	3 gal	1.0	1.3		60	
WI	<i>Weigela florida</i> 'Rumba'	Rumba Weigela		40cm	3 gal	1.0	1.3		72	
									TOTAL	264
PERENNIALS / GRASSES										
SS	<i>Schizachyrium scoparium</i>	Little Bluestem			1 gal	1.3	0.7		468	
									TOTAL	468

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KEY PLAN

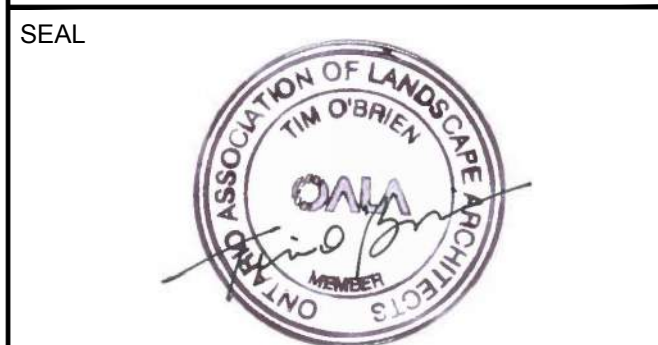
Town of Caledon
APPROVED AS NOTED
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This approval is subject to further certification of the "as recorded" works by a Professional Engineer of the Province of Ontario.
Date: _____
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 - PROPOSED PERENNIALS
 - PROPOSED ORNAMENTAL GRASSES
 - PLANT SPECIES
 - QUANTITY

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

PROJECT NO:
135636
DRAWN BY: LG
PROJECT MGR: SA
CHECKED BY: TO
APPROVED BY: TO

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L-4
ISSUE
01

File Location: T:\135636_12304Heart\0_Production\02_Design\02_Landscape\Sheets\135636_Landsc.LandscapePlan.dwg Last Saved: November 15, 2021, by Leonardo Guilherme Plot Date: Monday, November 22, 2021 3:42:29 PM by Leonardo Guilherme

SPECIFICATIONS

- A. GENERAL**
- These Specifications are to be read in conjunction with the General Conditions of the contract, as prepared by and available at the offices of _____.
 - Prior to commencing work, the Contractor shall:
 - Become familiar with the plans, details, and specifications of this project.
 - Visit the site to ascertain and take account of existing conditions and any deviations from the plans in work by others, and
 - Finalize all design alternatives in consultation with the Landscape Architect.
 - Prior to excavating, the Contractor shall verify the location of all underground utilities. In the event of a conflict between a proposed tree location and an underground service, the exact location of the tree shall be determined on site by the landscape architect and/or the Town's representative.
 - The Contractor shall, at his or her own expense, repair any damage to existing utilities, structures, facilities, etc. done in the performance of his work.
 - All site work shall conform to the Canadian National Master Construction Specifications, a copy of which can be obtained from Construction Specifications Canada, 100 Lombard St., Suite 200, Toronto, Ontario M5C 1M3, Tel. (416) 777-2198; Fax (416) 777-2197. It is the responsibility of the Contractor to be thoroughly familiar with these specifications and their implications for this project.
- B. PLANT MATERIAL**
- All plants shall be installed true to specified names, sizes, grades, etc., and shall conform to the standards of the Canadian Nursery Landscapes Association.
 - All plants shall be nursery grown in a hardiness zone appropriate to site conditions, as published by Agriculture Canada, titled 'Map of Plant Hardiness Zones in Canada'.
 - In the event of a discrepancy in plant quantity between the Planting Plan and the Plant List, the Planting Plan shall govern.
 - The Contractor shall make plants available for inspection by the Landscape Architect and/or the Town's representative prior to shipping to the site. This does not limit the right of the Landscape Architect and/or the Town's representative to later reject plant material that is of poor quality, damaged during shipping or installation, performing poorly while the guarantee period is still in effect, or otherwise does not conform to the specifications.
 - Plant substitutions must be approved in writing by the Town and the Landscape Architect prior to delivery of the material to the site. All substitutions shall be recorded on the as-recorded drawings and planting chart.
 - The Contractor shall use standard industry methods for planting trees and shrubs. Trees shall be balled and wrapped immediately after planting and as detailed on the drawings.

specifications continued on next panel ...

TOWN OF CALEDON					
3	STANDARD No. 713 NOW 701			APRD	C.C.
2	STANDARD No. 1170.01 NOW 712		JUNE 08	DRWN	abal
1	CHANGES TO NOTES VI & VII		MARCH 08		SCALE: NTS
NO.	REVISION	APRD	DATE	STANDARD No. 701	

SPECIFICATIONS

- C. BED PREPARATION**
- The Contractor shall scarify the sides and bottom of excavated tree pits and shrub beds prior to backfilling. In areas with heavy clay soils, tree and planting beds shall be backfilled to the specified depths with:
 - 2 Parts 'triple mix', delivered to the site, to be well-mixed with ...
 - 1 Part local topsoil (i.e., subdivision topsoil that has been removed and stockpiled.) If topsoil is unavailable, topsoil with clay content shall be imported and mixed with triple mix.
 - Tree pits shall be constructed with saucers and mulch as detailed.
- D. PRELIMINARY ACCEPTANCE**
- When landscaping is completed, the Consulting Landscape Architect shall submit a Certificate of Completion for preliminary acceptance to the Town of Caledon certifying that all landscape works have been 100% completed in accordance with the approved plans.
 - The Consulting Landscape Architect shall prepare a Summary Chart, indicating the plant species, quantity, location, planting (size(s)), and any other relevant information, as requested by the Municipality.
 - Upon receipt of the Certificate of Completion, Town Staff will conduct a preliminary inspection of the site and, provided that the works are in satisfactory condition, will grant preliminary acceptance of the landscaping.
- E. INTERIM ACCEPTANCE**
- One year after Preliminary Acceptance is granted by the Town, the Consulting Landscape Architect shall submit a Certificate of Completion for Interim Acceptance to the Town of Caledon certifying that all maintenance requirements as outlined in Section 1 and in accordance with the approved plans have been completed.
 - The Consulting Landscape Architect shall update the Summary Chart, indicating any modifications to approved substitutions, maintenance information, and any other relevant information as requested by the Municipality.
 - Upon the receipt of the Certificate of Completion, Town Staff will conduct an interim inspection of the site and, provided the works are in satisfactory condition, will grant Interim Acceptance of the landscaping.
- F. GUARANTEE**
- All streetscape landscaping shall carry a guarantee/maintenance of TWO (2) years, commencing from the date that written preliminary acceptance is granted by the Town of Caledon. In each of the next two years, the Consulting Landscape Architect shall conduct an inspection and prepare a report, recommending the replacements and/or works needed to achieve the intent of the approved landscaping plan. All replacements shall be recorded in the Inspection Summary Chart. The Consulting Landscape Architect shall file a copy of the report and/or Summary Chart with the Municipality.

specifications continue on next panel ...

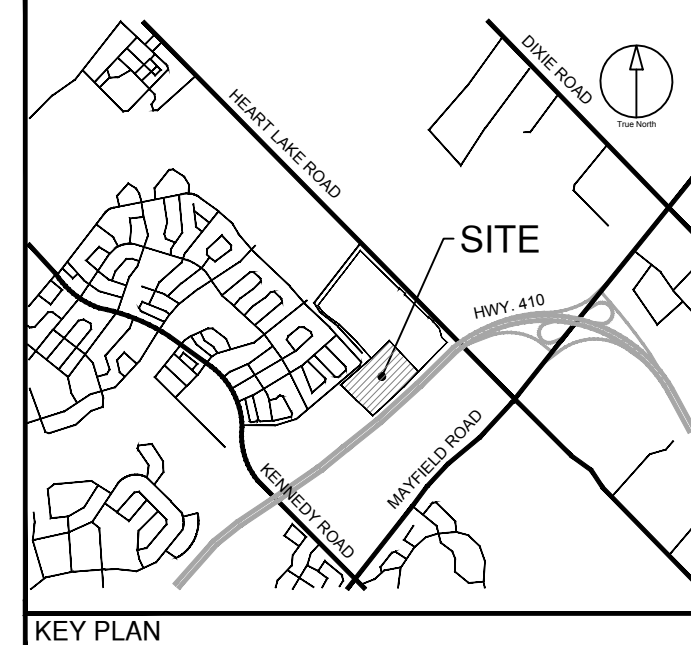
TOWN OF CALEDON					
2	STANDARD No. 713 NOW 702		JAN 18	APRD	C.C.
1	STANDARD No. 1170.02 NOW 713		JUNE 08	DRWN	abal
NO.	REVISION	APRD	DATE	STANDARD No. 702	

SPECIFICATIONS

- G. MAINTENANCE**
- The maintenance of all landscape installations throughout the guarantee period shall include but not be limited to the following:
 - proper irrigation to ensure optimum growth of trees and shrubs,
 - calibration and weeding of tree pits and planting beds,
 - insect and disease control, and
 - pruning and fertilizing, as required or as directed by the Municipality or Consulting Landscape Architect.
 - replace all dead plant materials as identified by the Municipality.
- H. CERTIFICATE OF ASSUMPTION**
- At the end of the guarantee period, the Contractor shall remove all tree stakes, and bark wrap, and shall add extra mulch where necessary. And/or additional items as directed by the Municipality.
 - When these final tasks have been completed, the Consulting Landscape Architect will provide the Town with all items as outlined in the Development Standards. All landscape work will then be inspected by the Municipality and, if satisfied that all work has been completed in accordance with the approved landscape plans, will issue a Certificate of Assumption and release any outstanding funds.

I. Additional Notes:
Refer to the most recent version of the Development standards for any additional requirements and submission items.

TOWN OF CALEDON					
2	STANDARD No. 714 NOW 703		JAN 18	APRD	C.C.
1	STANDARD No. 1170.03 NOW 714		JUNE 08	DRWN	abal
NO.	REVISION	APRD	DATE	STANDARD No. 703	



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

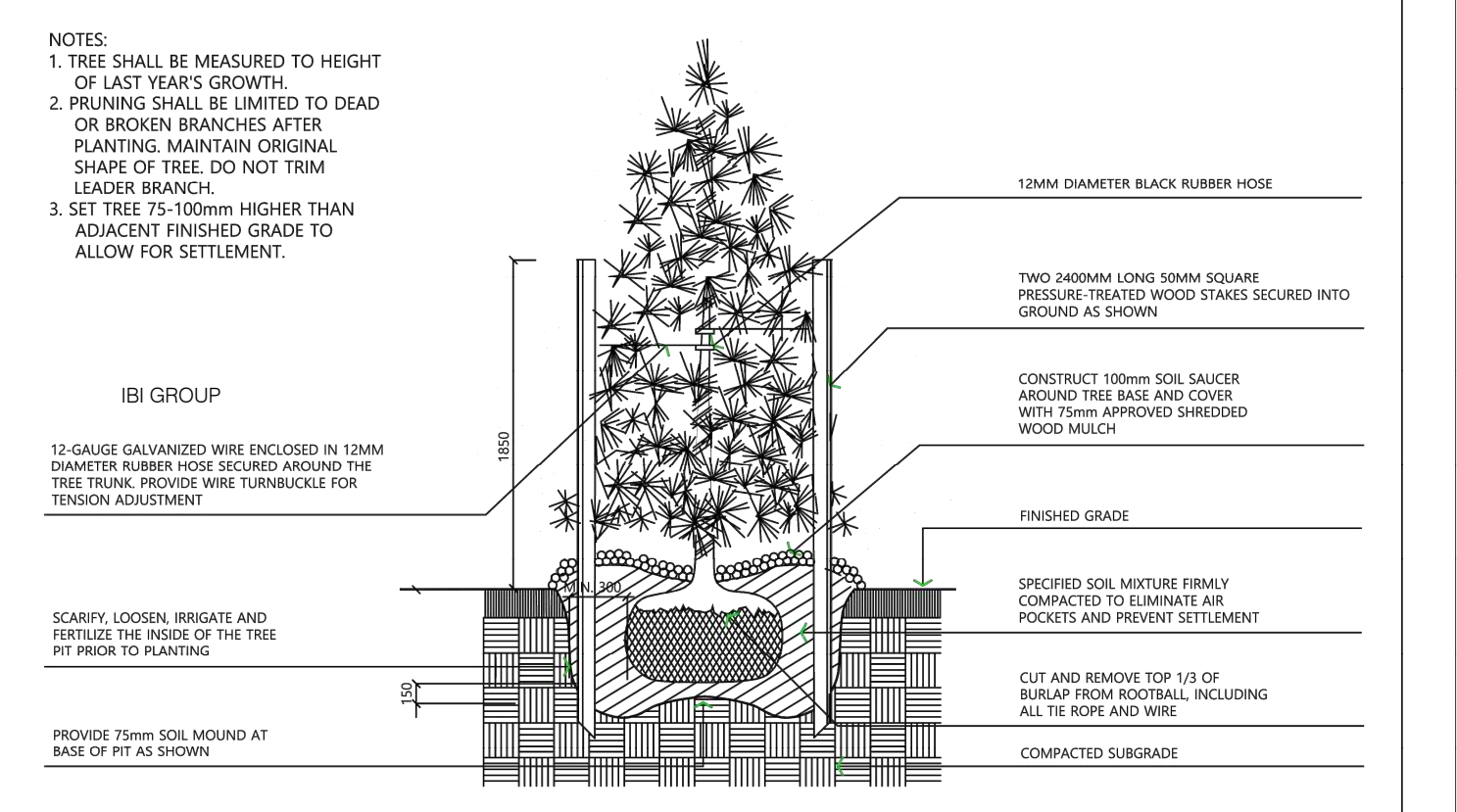
COPYRIGHT
This drawing has been prepared solely for the intended use. This any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general confirmation before proceeding with fabrication.

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

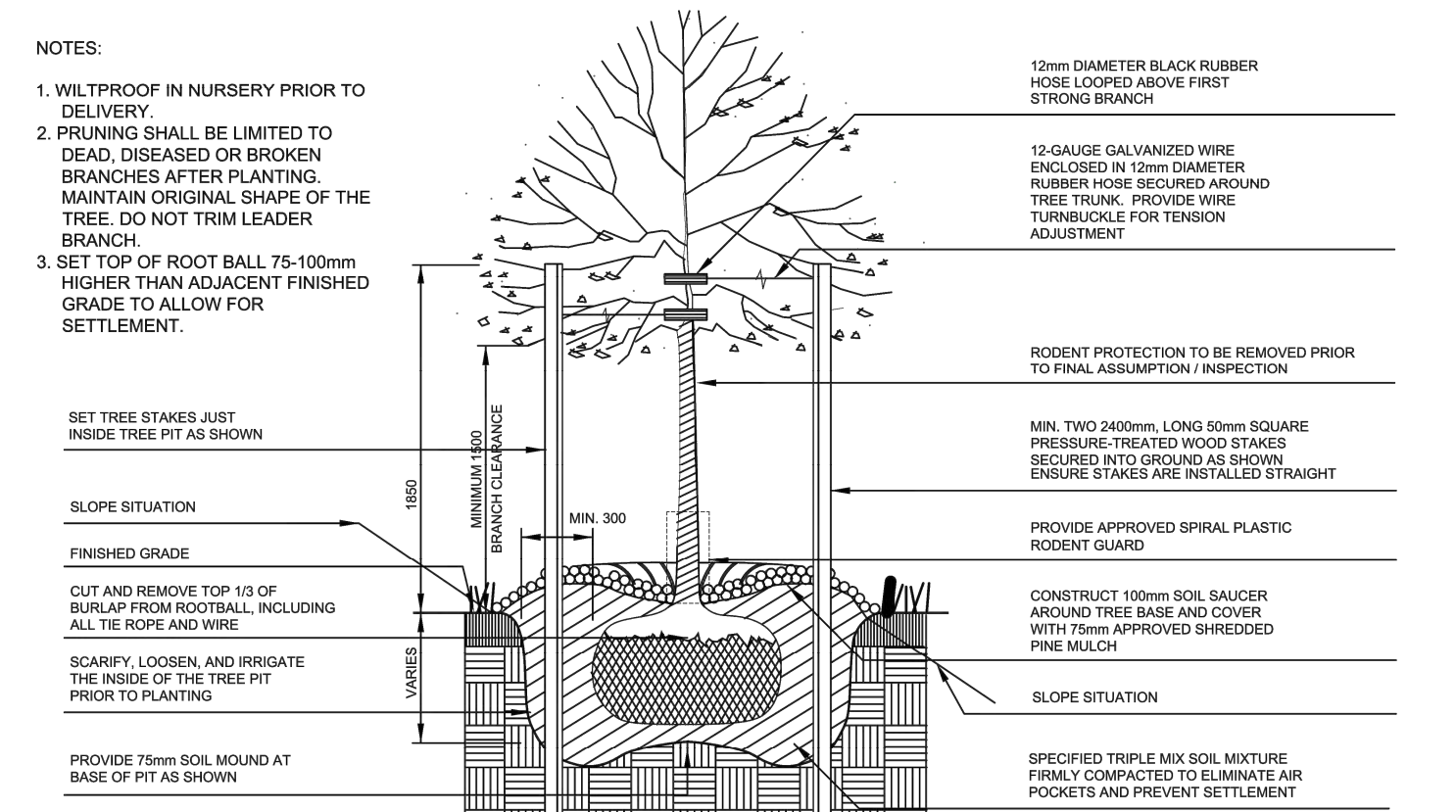
ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR ZBA AND SPA	NOV 22, 2021

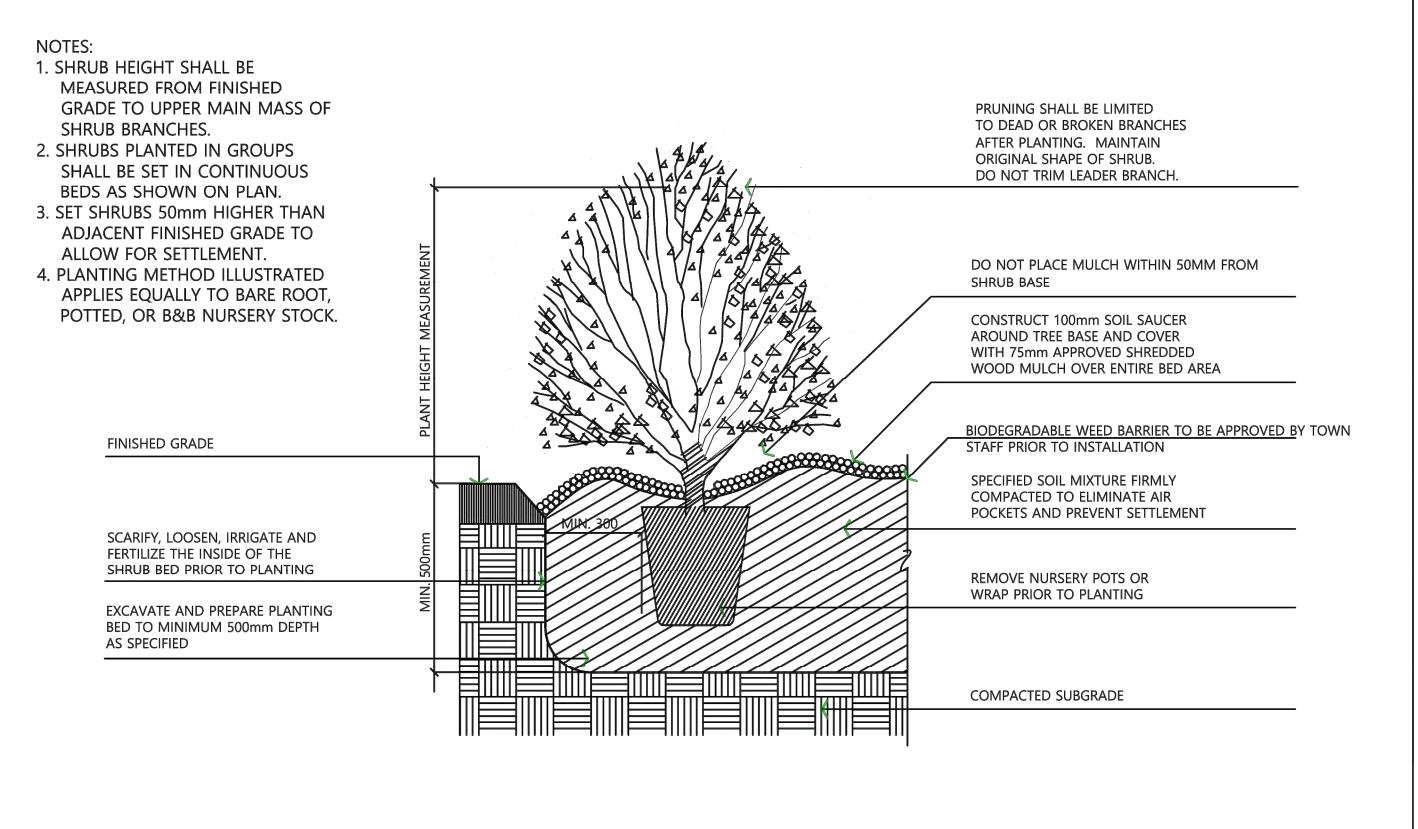
LEGEND



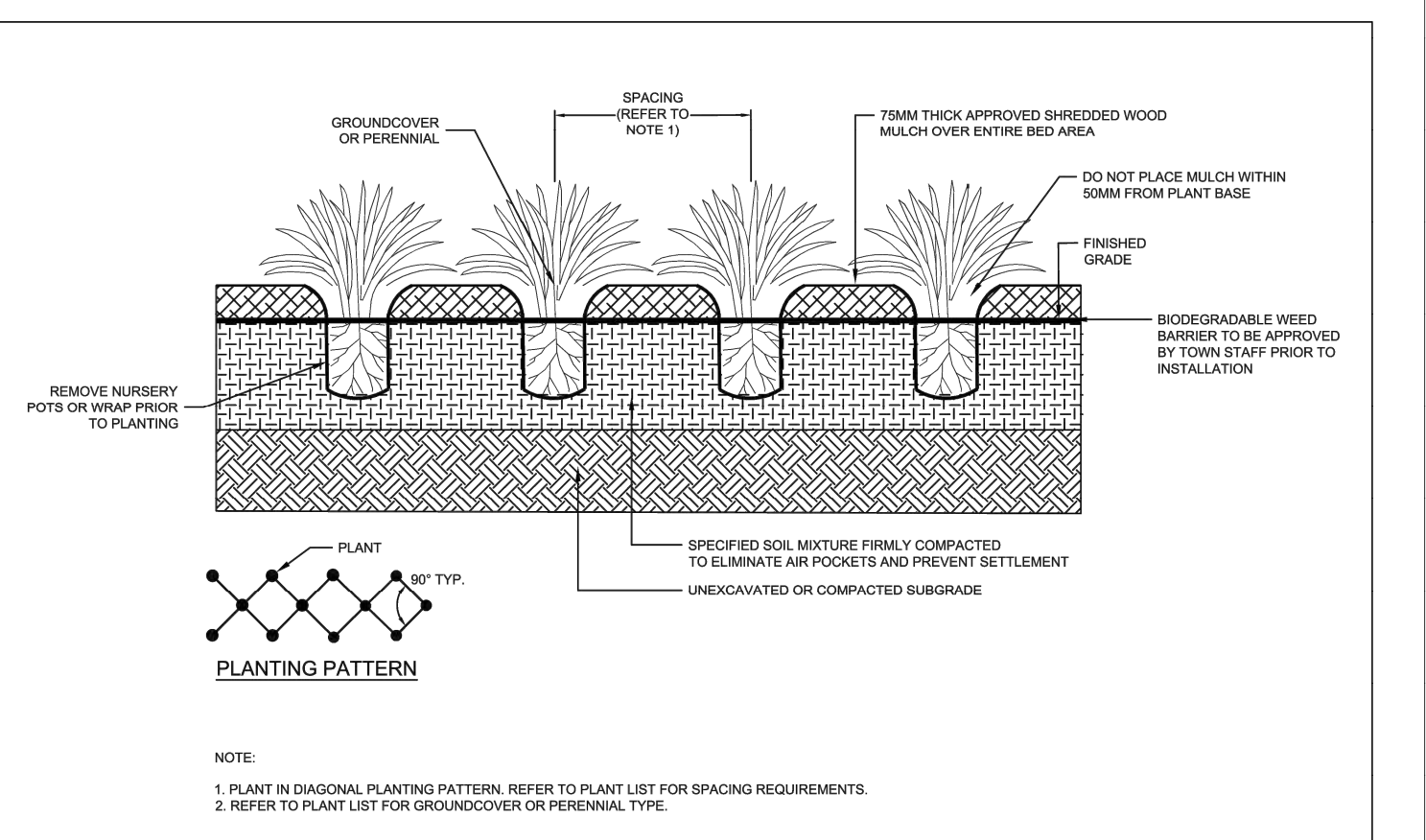
TOWN OF CALEDON					
3	STANDARD No. 701 NOW 801		APR 19	APRD	C.C.
2	STANDARD No. 1105 NOW 701		JUNE 08	DRWN	abal
1	CHANGES TO NOTES VI & VII		MARCH 08		SCALE: NTS
NO.	REVISION	APRD	DATE	STANDARD No. 801	



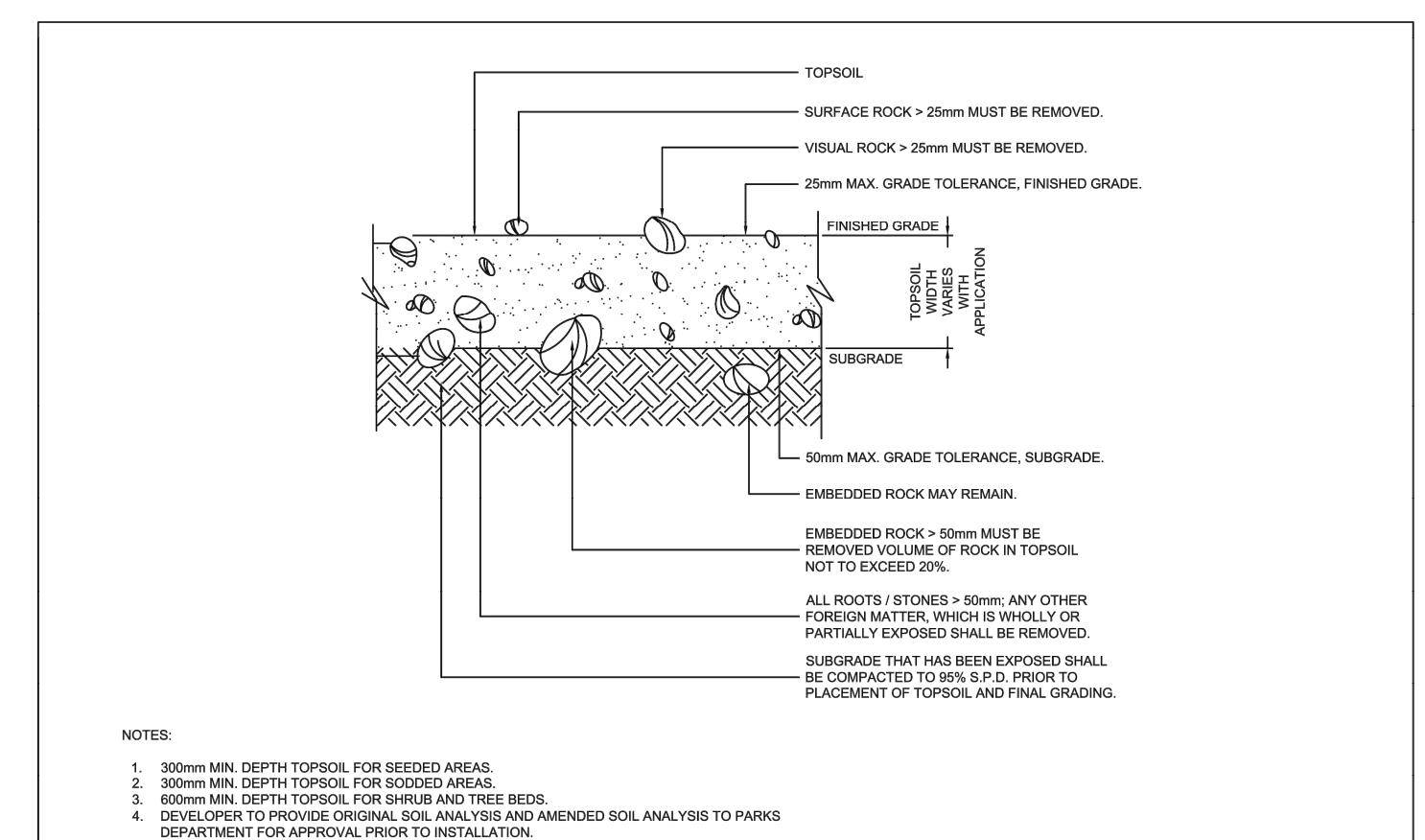
TOWN OF CALEDON					
2	STANDARD No. 700 NOW 800		JAN 18	APRD	B.B.
1	STANDARD No. 1100 NOW 700		JUNE 08	DRWN	abal
NO.	REVISION	APRD	DATE	STANDARD No. 800	



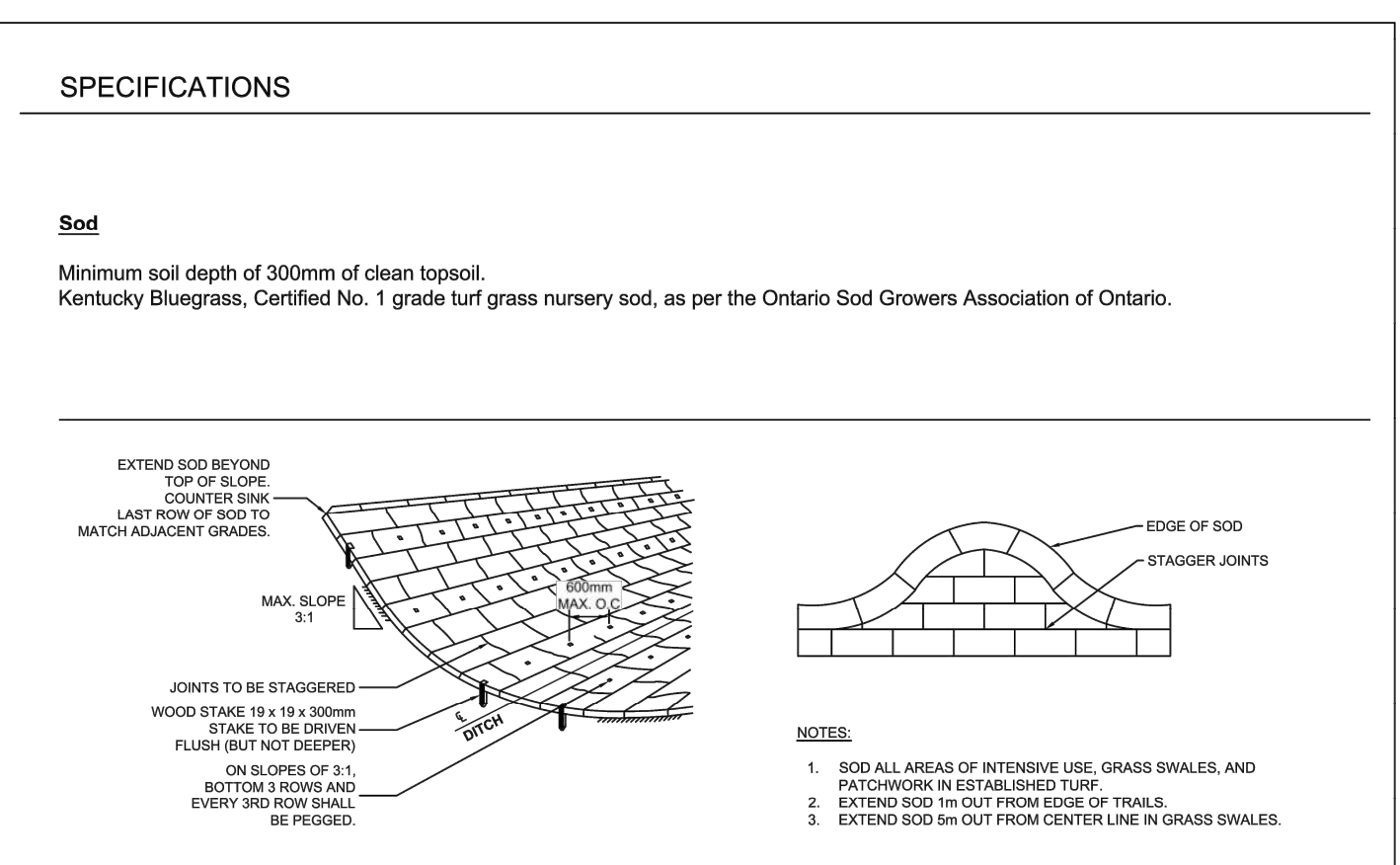
TOWN OF CALEDON					
3	STANDARD No. 702 NOW 802		APR 19	APRD	C.C.
2	STANDARD No. 1110 NOW 702		JUNE 08	DRWN	abal
1	WEED BARRIER ADDED		MARCH 08		SCALE: NTS
NO.	REVISION	APRD	DATE	STANDARD No. 802	



TOWN OF CALEDON					
2	STANDARD No. 701 NOW 803		APR 19	APRD	B.B.
1	STANDARD No. 1105 NOW 701		JUNE 08	DRWN	B.M.
NO.	REVISION	APRD	DATE	STANDARD No. 803	



TOWN OF CALEDON					
2	STANDARD No. 700 NOW 800		JAN 18	APRD	B.B.
1	STANDARD No. 1100 NOW 700		JUNE 08	DRWN	abal
NO.	REVISION	APRD	DATE	STANDARD No. 805	



TOWN OF CALEDON					
2	STANDARD No. 714 NOW 703		JAN 18	APRD	B.B.
1	STANDARD No. 1170.03 NOW 714		JUNE 08	DRWN	B.M.
NO.	REVISION	APRD	DATE	STANDARD No. 709	

NOT FOR CONSTRUCTION



IBI GROUP
Suite 200 - 360 James Street North
Hamilton ON L8L 1H5 Canada
tel 905 546 1010 fax 905 546 1011
ibigroup.com

PROJECT
12304 HEART LAKE ROAD

CALEDON, ON. L7C 2J2

PROJECT NO:
135636

DRAWN BY:
LG

PROJECT MGR:
SA

CHECKED BY:
TO

APPROVED BY:
TO

SHEET TITLE
LANDSCAPE DETAILS

SHEET NUMBER
L-5

ISSUE
01