



**MARTON SMITH LANDSCAPE ARCHITECTS**

170 The Donway West, Suite 206  
North York, Ontario. M3C 2G3  
Tel. 416 492-9966  
e-mail: msla@msla.ca

**Attn.** Nilesuh Luhar  
Antrix Architects Inc.  
1109 Britannia Road E,  
Mississauga L4W 3X1  
Mobile: 416 728 1807  
Office: 905 564 1154

## Landscape Comment Response

**Date:** Oct 22, 2024

**RE:** 14027 Hurontario St. (Hwy 10 & King)  
SPA 2019-0065

---

The following notes are in response to the Parks & Urban Design Comments comments (MSLA response in red):

1. Please correct the drawing scale shown as 1:150 on the title block of L1-01, which is not properly scaled for Landscape Master Plan.

**MSLA: Scale states 1:400**

2. Please add application file number SPA 2019-0065 on Landscape Letter of Conformance & Landscape Cost Estimate.

**MSLA: SPA number added to the Cost Estimate**

3. Please add application file number on all landscape plan drawings L1-01, LD-01 & LD-02.

**MSLA: SPA number added to the title block**

8. Please note it is desirable to plant trees along swales to help give swales a natural quality and contribute to be a small-animal wildlife corridor.

**MSLA: trees have been proposed along the swales adjacent the north and east property line**

9. Please indicate the landscape area with sod or seeding and the symbols for sod and seeding shown differently in legend. Please note the following areas shall be sodded:

- All Boulevards
- All high-profile landscape areas (excluding shrub beds) situated anywhere from a rear building line to a front property line including front and flank yards, on all lots.
- All swales (to prevent erosion)
- A 1m strip of sod should be laid next to all curbing and walkways that are not in high-profile, landscaped areas (to prevent erosion and to provide a good catch of grass next to the hard surface.
- Any area with a slope of 4:1 or greater.

Landscaped areas that are to become lawn, or require stabilization, and do not fall into one of the categories noted above, are encouraged to be sodded, but shall at a minimum be hydroseeded (Refer to 5.2.10 Lawn Areas of Industrial/Commercial Design Guidelines).

**MSLA: sod and seeding have been hatched and denoted in the legend**

10. It is desirable to provide more plants material around the proposed pond. Please refer to LID Practice Plant List of Landscape Design Guide for Low Impact Development.

**MSLA: additional plant material has been around the pond**

11. Please move the Proposed Plant Material List out of landscape plan layout to show all site area within property line.

**MSLA: all site area within the property line is being shown.**

12. Please plant more canopy trees on sodded area of separation island at east of drive-thru stacking lane of Building "B" Burger King.

**MSLA: 5 trees have already been proposed. There is no additional space for canopy trees**

13. The number of plants indicated in the Proposed Plant Material List is not matching quantities illustrated on landscape plan. Please check the number of POW, SJA, TMH, TOF, GAC & IPP.

**MSLA: Plant quantities have been updated**

14. Please note that not all of species are native as labelled in Proposed Plant Material List. In the plant list Drought Tolerant is not required in categories.

**MSLA: Native column updated**

15. Please replace the landscape specifications on LD-01 with the Town of Caledon standard landscape notes on Page 17 of Site Plan Control Manual in landscape drawing set.

**MSLA: Landscape Spec replaced with Caledon standard**

16. Please add Sod installation detail – Standard Detail #709 of Town of Caledon standard landscape details to the landscape drawing set, proving detail keys on the landscape plan where appropriate.

**MSLA: sod installation detail added to the landscape drawing set**

17. Please note the Landscape Cost Estimate includes separate line items for seeding and sodding. Please clarify where seeding as opposed to sodding is proposed to occur on site.

**MSLA: seeding and sodding has been clarified with hatches (legend to match)**

18. Please revise and re-submit a landscape cost estimate and landscape letter of conformance based on the proposed landscape materials and comments provided above. The landscape cost estimate and landscape letter of conformance needs to be originally stamped, signed and dated by full member of the OALA in good standing. The amount of landscape securities the Town requires is based on 100% of the total cost of the landscape works.

**MSLA: Landscape Cost Estimate has been stamped and signed**

---

Please contact MSLA if you have any questions or require additional information.

Thanks,

**Scott Passek** BLA  
Per. MSLA Landscape Architects

[spassek@msla.ca](mailto:spassek@msla.ca)  
416-492-9966 ex 26