



URBAN DESIGN BRIEF & VISUAL IMPACT ASSESMENT

Town of Caledon

Mount Pleasant Road

June 2018



THE BIGLIERI GROUP LTD.
Planning | Development | Project Management

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Submitted to:
Planning and Development Division
Town of Caledon
6311 Old Church Road,
Caledon ON L7C 1J6

TABLE OF CONTENTS.

1. EXECUTIVE SUMMARY	05
2. INTRODUCTION	06
2.1 Purpose Of The Urban Design Brief	07
2.2 Supporting Documents	07
3. SITE CONTEXT	09
3.1 Location and Site	09
3.2 Surrounding Area	10
3.3 Existing Land Use Pattern	12
3.4 Transportation	
4. POLICY ENFORCEMENT	15
4.1 Caledon Comprehensive Town-Wide Design Guidelines	15
4.2 Official Plan	17
5. URBAN DESIGN OBJECTIVES	18
5.1 Urban Design Vision	19
6. URBAN DESIGN GUIDELINES	20
6.1 Community Vision	21
6.2 Natural Areas and Open Spaces	21
6.3 Views and Vistas	21
6.4 Landscaping	21
7. PROPOSED CONCEPTUAL DESIGN	23
7.1 Site Design	23
7.2 Landscaping	23
7.3 Building Design	23
8. CONCLUSION	25
APPENDICES	26

EXECUTIVE SUMMARY.

01

The proposed residential development is situated approximately 1.1km south of the Highway 9 and Mt. Pleasant Road intersection on Mt. Pleasant Road in Caledon, Ontario. Currently the subject site is used for agricultural purposes and adheres to the existing Town of Caledon Zoning by-law.

Through assessing the site and referencing the design guidelines stipulated by the Town of Caledon, the overall site design is reflective of urban design principles.

The proposal is specifically reflective of the Town of Caledon Comprehensive Town-Wide Design Guidelines and The Town of Caledon Official Plan. The urban design agenda emphasizes protecting and enhancing environmental land in the area and promotes a built form reflecting of the surrounding community.

STREETSCAPING

The rural character of the community is maintained with houses designed in a traditional style. Appropriate building setbacks are provided in accordance with estate housing standards.

ENVIRONMENTAL LAND

With approximately 2 hectares of land dedicated to environmental protection plus an additional 4 hectares of proposed reforestation, the site is designed to highlight the vegetative quality of the land. Drawing out the existing green aesthetic of the community, the proposed development complements the existing pattern of estate housing and agricultural uses.

INTRODUCTION.

02

2.1 PURPOSE OF THE URBAN DESIGN BRIEF

This Urban Design Brief describes how the proposed development at Mt. Pleasant Road appropriately fits within the context of site, situated around a lush, environmentally protected area. The proposed development has the potential to be a green and well-connected neighbourhood with access to recreational routes, greenspace and pleasant streetscapes.

The subject site will consist of eight (8) proposed “Estate Residential Lots” via a Draft Plan of Subdivision application that will conform with all the zone standards for the RE – Estate Residential Zone under the Town of Caledon Zoning By-law. Consulting the architectural and urban design guidelines will help appropriately shape the aesthetic of the neighbourhood while maintaining visual consistency with the existing surrounding communities.

The proposed development also provides 4.0 ha of protected environmental land to be managed and reforested, which is to guide the aesthetic of the landscape in forming appropriate greenspace, recreational space and streetscaping.

2.2 SUPPORTING DOCUMENTS

This Urban Design Brief has been prepared with consideration and reference of the following policy and guideline documents:

Town of Caledon Comprehensive Town-Wide Design Guidelines (November 2017)

Town of Caledon Official Plan

SITE CONTEXT.



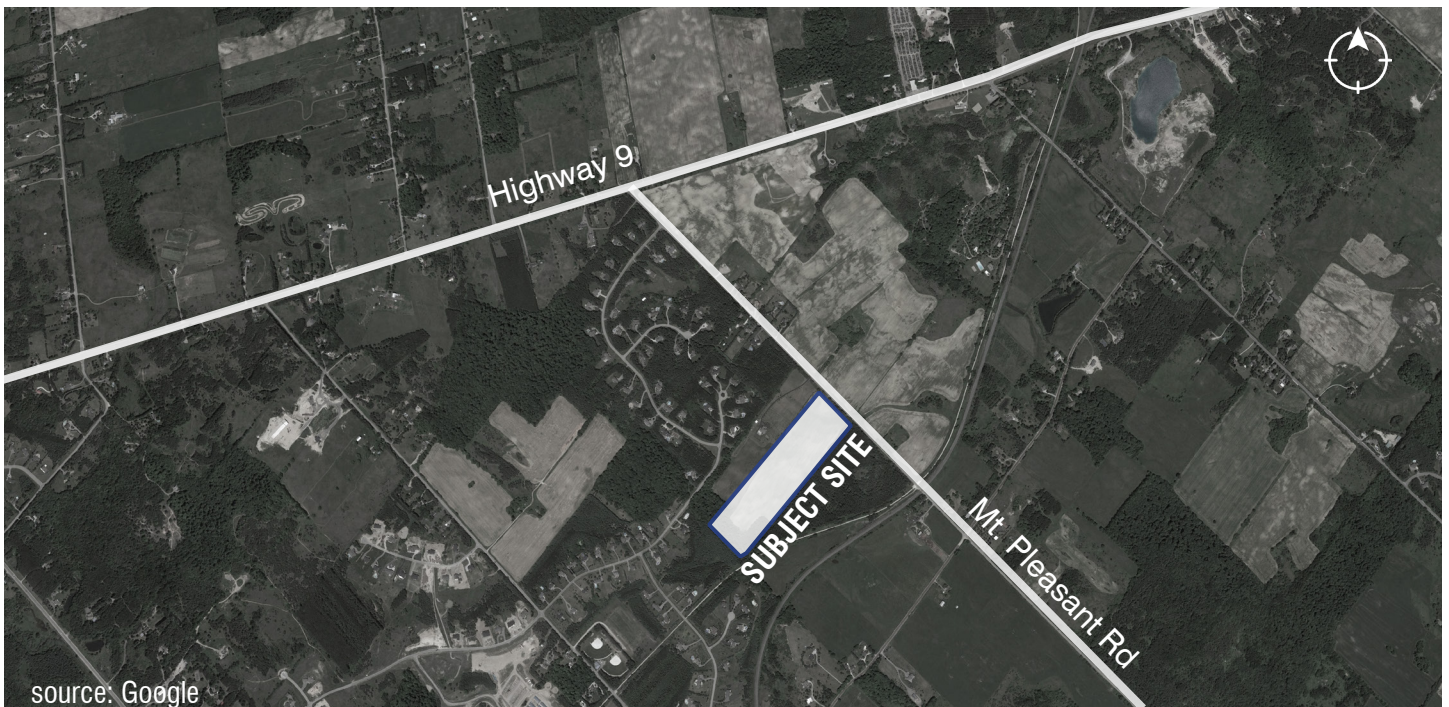
03

3.1 LOCATION & SITE

The subject site is legally defined as part of Lot 27, Concession 8, Geographic Township of Albion, Town of Caledon, Regional Municipality of Peel. It is located approximately 1.1km south of the Highway 9 and Mt. Pleasant Road intersection.

The site is approximately 12.3 ha (30 ac) with a frontage of 181 m on to the west side of Mt. Pleasant Road.

The subject site is designated as Policy Area #3 and #4 (Schedule G: Palgrave Estate Residential Community) in the Town of Caledon Official Plan.



3.2 SURROUNDING AREA



North

The lands to the north consist of rural estate residential lots and are zoned RE-209-ORM, A2-ORM and EPA2-ORM.



South

The lands to the south are zoned A2-ORM and EPA2-ORM are forests and agricultural lands. The Caledon Trailway passes the subject site to the south.



3.2 SURROUNDING AREA



West

The lands to the west are zoned RE-208 and are currently used as estate residential lots and forested areas.



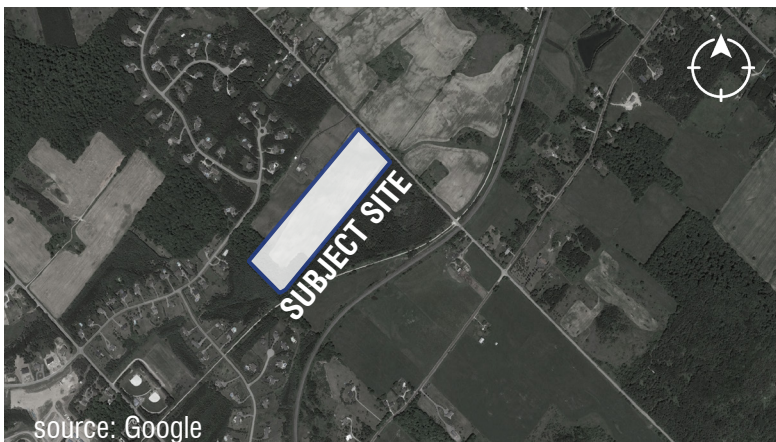
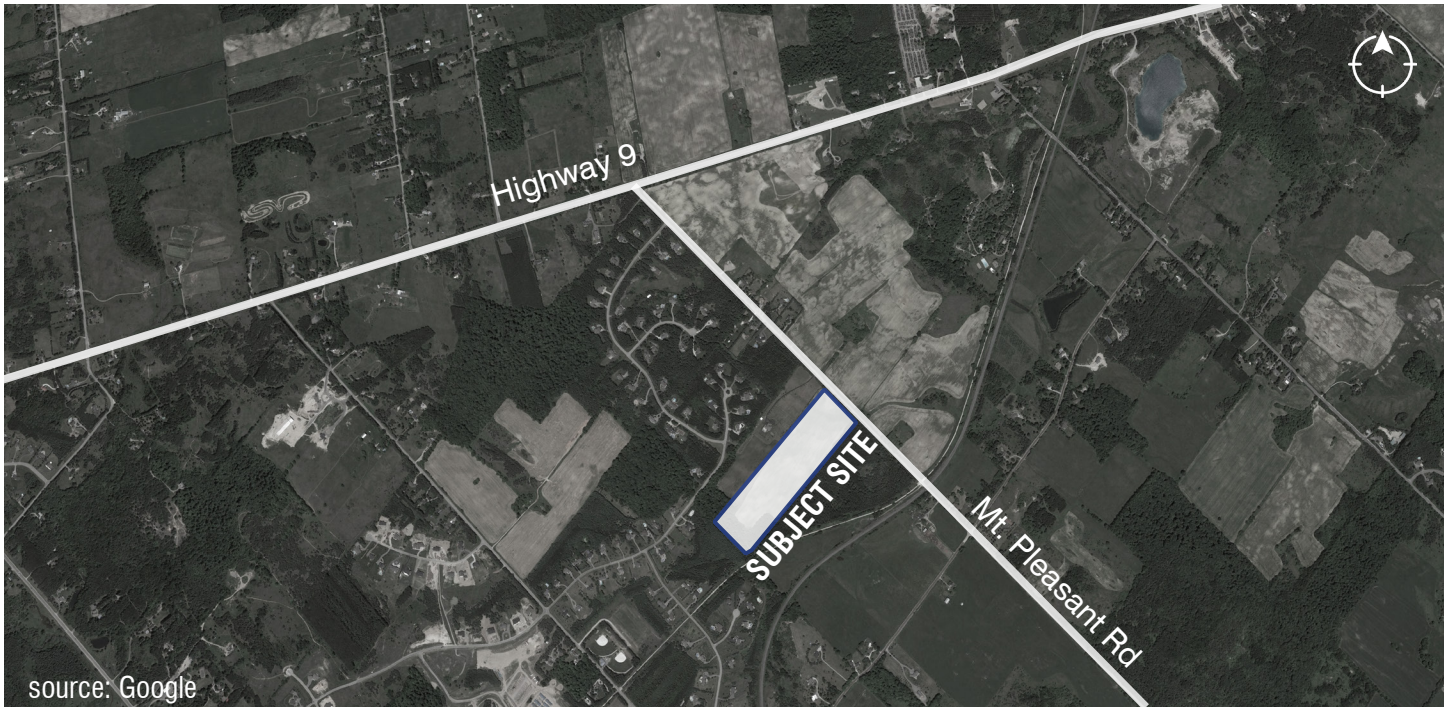
East

The lands to east across Mt. Pleasant Rd. from the subject site include rural residential lots and future rural estate residential lots. The lands are zoned RE-585, A2-ORM and EPA2-ORM.



3.3 EXISTING URBAN PATTERN

The subject site is situated just north of Bolton (Caledon's largest urban centre), east of Orangeville and south of Alliston. The subject site remains primarily rural with active farmed land and rural estate residential lots to the north and west.



The immediate urban pattern adjacent to the subject site consists of mostly local roads connecting to Mt. Pleasant Road with direct access to the existing rural residential lands to the north of the subject site.

Directly across Mt. Pleasant Road, the approved Beaverhall subdivisions consists of rural estate residential lots accessed via local road.

3.4 TRANSPORTATION

The location of the site is primarily accessible through vehicular transport with many essential amenities available in Palgrave, Orangeville and Bolton. These towns and communities are located within a 30-minute drive.

Palgrave is a 10-minute drive from the subject site providing additional amenities.

Vehicular Accessibility

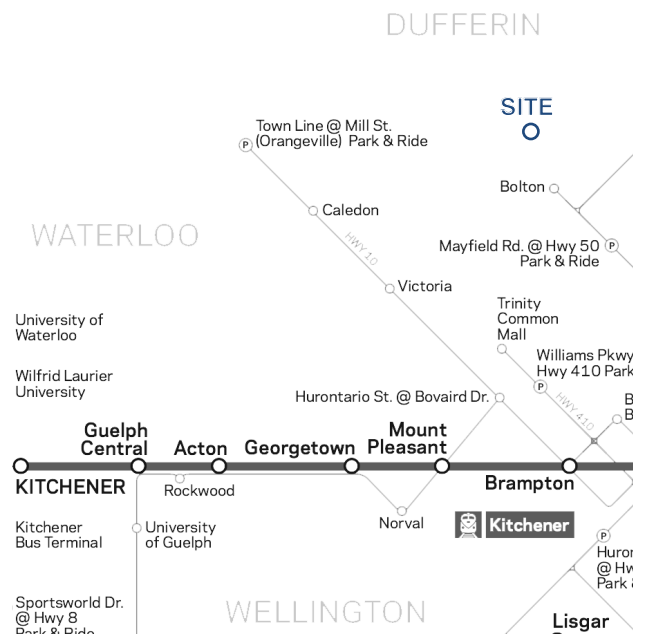
Vehicular accessibility to the subject site is provided through Mt. Pleasant Road, which intersects with Highway 9. From Highway 9, Tottenham is approximately a 6-minute drive from the subject site, providing local shops, gas stations, and restaurants. Bolton is also located a 16-minute drive south of the site. Orangeville is accessible off of Highway 9, at approximately a 20-minute drive from the subject site.

Public Transit Accessibility

The closest GO train stations are Mount Pleasant, Georgetown and Brampton GO stations approximately a 45-minute drive from the subject site. The closest bus route is the GO 37 Orangeville/Brampton Route which travels between Orangeville and Brampton GO station via Highway 10. The GO 38 Bolton Route travels between Bolton and Malton GO station.

Walking and Cycling

South of the subject site is the Caledon Trailway, a 35-minute trail that bisects the Town of Caledon and many landscape features. The Caledon Trailway forms part of the TransCanada Trail and Greenbelt cycling route.



POLICY ENFORCEMENT.

04

4.1 CALEDON COMPREHENSIVE TOWN-WIDE GUIDELINES

The following guidelines provide an outline of design initiatives specific to informing the proposal and conceptual design of development for the subject site. The supporting urban design principles have been summarized and outlined below for the subject site proposal and are derived from the *Town of Caledon Comprehensive Town-Wide Design Guidelines*. These guidelines include;

Architectural Considerations | pp 66 - 67, 180 - 181

- Ensure buildings are setback appropriately from natural systems such as existing trees; provide space for hard and soft landscaping features, and allow the sun to penetrate to the sidewalk.
- Encourage alignment with third party sustainability certification programs, such as but not limited to Leadership in Energy and Environmental Design (LEED), Energy Star or Green Globes.
- Encourage south facing construction to take advantage of passive solar heating, and strategic tree planting on east facing windows to allow for free cooling and shade protection in the summer months.
- Encourage functional architectural elements to mitigate direct sunlight (i.e. sun louvers).
- The rural character of the landscape and community shall be maintained as new development occurs, incorporating traditional styles that are most frequently associated with rural, estate style communities, in accordance with the Town of Caledon Official Plan.
- Estate residential development adjacent to woodlots, wetlands, watercourses or other ecologically significant areas shall incorporate environmental protection measures to ensure these areas are protected from development.
- Provide adequate buffering to minimize the visual impact of estate residential neighbourhoods on the rural countryside.
- Maximize the visual appeal of the natural and rural setting, where possible, and sensitively integrate new development into their natural setting.
- Avoid the use of noise barriers, where possible.
- Place utilities underground where possible, or at flankages; alternatively utility boxes must be screened from all sides to the extent possible in keeping with utility operational access requirements.
- Limit garage doors to a maximum of three.

Urban and Landscape Design | pp 10-11, 13-14, 86-87

- Preservation of and enhancements to environmental protection areas, natural heritage, open space and the urban tree canopy to promote ecological integrity and improve biodiversity and wildlife corridors.
- Sensitive development that is resilient to extreme weather events and incorporates green infrastructure and stormwater management practices that effectively reduce stormwater runoff while protecting water quality and associated aquatic habitat (including Low Impact Development techniques).
- Responsible use of resources to promote water, energy and waste conservation and reduce greenhouse gas emissions.
- Form environments that encourage active transportation and provide safe, convenient, appealing and accessible options for all users to walk, cycle and roll.
- Provide sufficient room for on-lot private landscaping, exclusive of setbacks and encroachments.
- Add visual interest to open spaces and blank walls.
- Naturalized, drought-tolerant and low maintenance native planting are recommended, where appropriate.

4.2 TOWN OF CALEDON OFFICIAL PLAN

The following policies derived from the Town of Caledon Official Plan are intended to guide future land use, physical development and change, and the effects on the social, economic, and natural environment within the Town of Caledon. These policies include;

- The rural character of the landscape and the community shall be maintained as new development occurs (7.1.2.2).
- Woodlots and wetlands and other ecologically significant areas, including valley and stream corridors, shall be protected from development (7.1.2.3).
- Estate residential development should display a high level of environmental quality and amenity (7.1.2.7).
- The visual impact of estate residential development should be minimized by measures such as vegetative buffers. Buildings should be of an architectural style harmonious with the natural landscape (7.1.2.8).
- Innovative environmental planning should be encouraged to preserve and enhance the environmental characteristics of the Palgrave Estate Residential Community (7.1.2.10).

URBAN DESIGN OBJECTIVES.



05

5.1 URBAN DESIGN VISION

The proposed development is intended to be an extension of the Palgrave Estate Residential Community. The conceptual design of the subject site is intended to provide estate housing designed in a traditional manner to reflect the rural character of the community. The new subdivision will promote environmental protection of the existing forested areas and offer enhancement through the provision of four (4) hectares of reforested land.

The proposed development introduces bioswales for stormwater management and proposed flood protection features.

DESIGN GUIDELINES.



06

6.1 COMMUNITY AND THEME/VISION

The proposed development is intended to be a healthy community ecosystem by promoting exposure to green spaces and a sense of connection to nature. The proposed development will emphasize existing rural character and natural resources to promote the relationship between the proposed built form and the natural vegetation through landscaping.

6.2 NATURAL AREAS AND OPEN SPACE

The proposed development will maintain existing forested areas and enhance natural vegetation with protective buffers. Visually interesting open green spaces will be provided within the regional floodplain and the site reforestation plan.

6.3 VIEWS AND VISTAS

Views and vistas from and to the subject site will be enhanced by the relationship between proposed estate housing and natural vegetation. Visual obstructions will be limited to ensure community safety.

6.4 LANDSCAPING

The proposed development plan is intended to preserve the rural character of the landscape, complement existing vegetation with native plants and provide soft landscape treatments between properties.

A photograph of a waterfront park area. In the foreground, a paved walkway with a decorative pattern of concentric curved lines leads towards the water. In the middle ground, there are several picnic tables and a trash can. The background shows a large body of water under a blue sky with scattered clouds. A tall white lamppost is visible on the left side of the image.

PROPOSED CONCEPTUAL DESIGN.

07

7.1 SITE DESIGN

The proposed development will consist of developing the subject site into eight (8) “Estate Residential Lots” via Draft Plan of Subdivision and rezoning applications. Lots will be located on the north and south sides of a public right-of-way that will run westward from Mt. Pleasant Road. The lots range in size between 0.62 ha and 1.73 ha, with minimum lot frontages between 54.5 metres and 108.2 metres. A reduction to the minimum lot size to 0.6 ha is required for lots 1-3. The proposed development will conform with all other zone standards for the RE- Estate Residential Zone under the Town of Caledon Zoning By-law.

As per section 7.1.9.12 of the Town of Caledon Official Plan, the proposed plan also provides 4.06 ha of protected environmental land to be managed and reforested in order to achieve additional density of one unit in accordance with the Policy Area 3 density requirements within the Palgrave Estate Residential Community. The proposed Draft Plan of Subdivision provides a net residential density of 25.89 units per 40.5 ha. A proposed 20-metre-wide right-of-way is also included to accommodate a future connection to the existing McGuire Trail north of the subject site.

7.2 LANDSCAPING

The proposed site design incorporates high quality landscape design standards to maintain the rural character of the landscape and promote visual and physical connections between estate housing and open spaces. A variety of native tree species will be planted within the street boulevard to enhance the public realm.

7.3 BUILDING DESIGN

The proposed building designs are inspired by traditional Canadian estate housing to preserve the rural character of the overall community. Each house will have a unique architectural style and character to ensure variety in the streetscape while providing each home with a unique identity. The buildings will be integrated into the existing terrain with minimal disturbance to the existing topography in order to provide a harmonious balance between natural and built environments, as well as to preserve the unique character of the setting. Utility features such as garages will be positioned in order that their visual impact is diminished when viewed from the street. The facades of the buildings will incorporate high quality natural materials such as stone and sawn wood, in keeping with the rural setting and the stature of prestigious estate properties.

CONCLUSION.



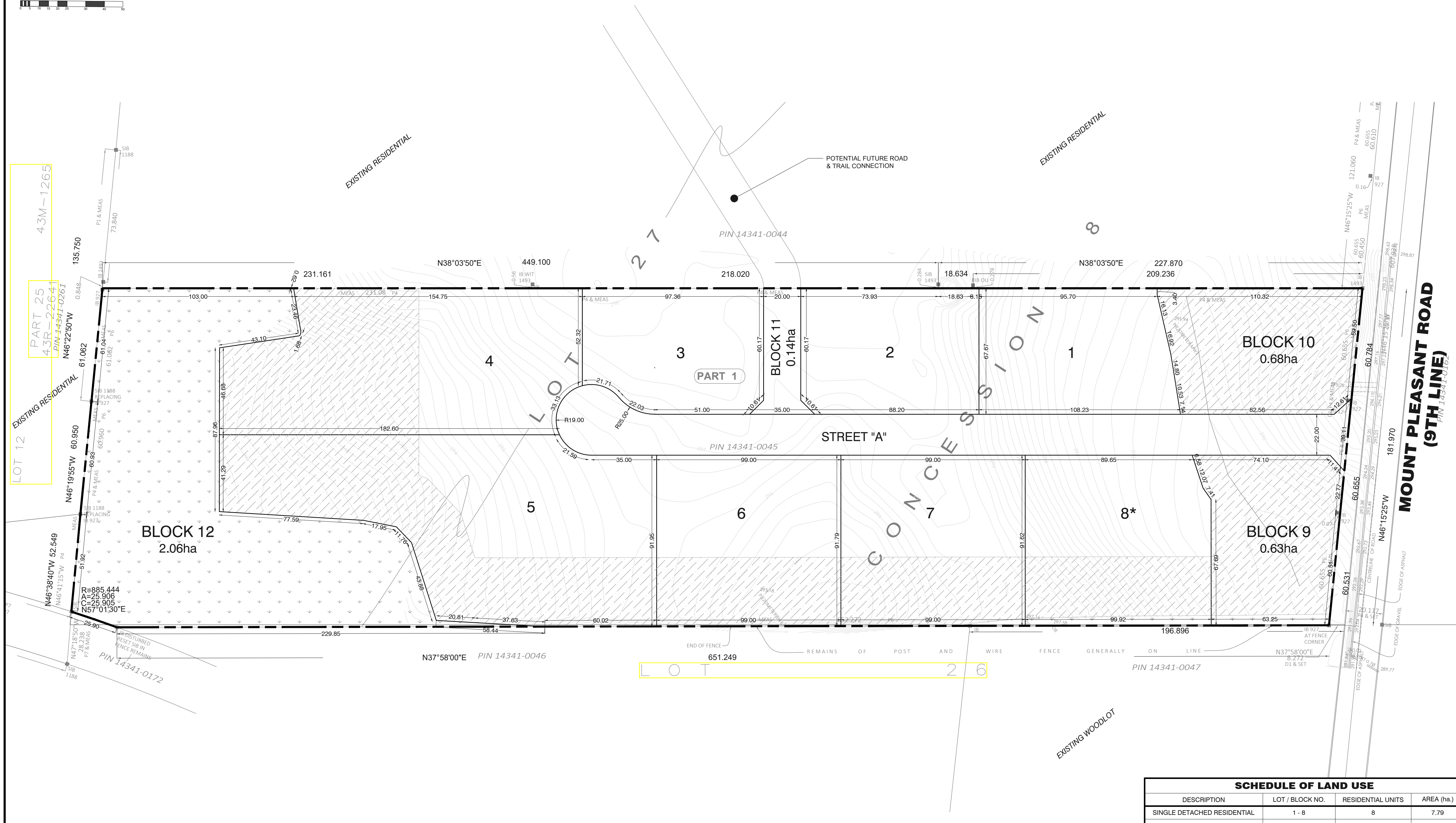
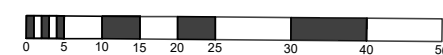
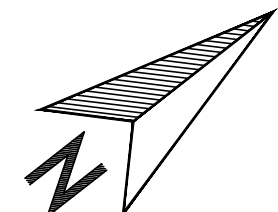
08

8. CONCLUSION

The proposed development conforms with the Town of Caledon Comprehensive Town-Wide Design Guidelines and the Town of Caledon Official Plan. The proposed development will respect and enhance natural resources by reforestation, stormwater management and flood prevention strategies. The proposed design will visually and physically connect estate housing to open spaces and maintain the rural character of the landscape and the community.

APPENDICES.





LEGEND

- ENVIRONMENTAL PROTECTION
- REFORESTED / PROTECTION AREA
AREA = 4.06ha
- * DENSITY BONUS LOT PER O.P.
POLICY 7.19.12

LOT SIZE SUMMARY CHART

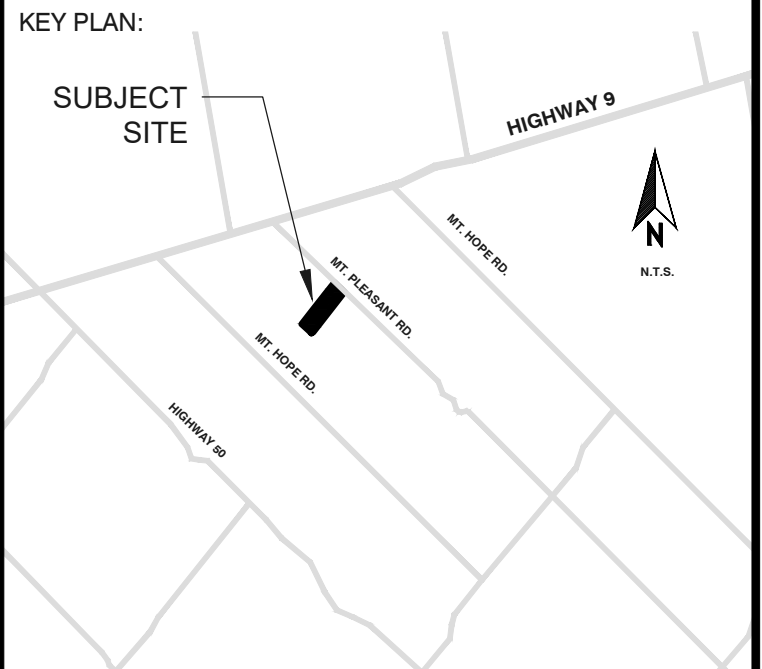
LOT #	LOT AREA (Ha)	STRUCTURAL ENVELOPE (Ha)
1	0.69	0.69
2	0.64	0.64
3	0.62	0.62
4	1.38	0.66
5	1.73	0.70
6	0.91	0.54
7	0.91	0.54
8	0.90	0.53

SCHEDULE OF LAND USE

DESCRIPTION	LOT / BLOCK NO.	RESIDENTIAL UNITS	AREA (ha.)
SINGLE DETACHED RESIDENTIAL	1 - 8	8	7.79
TOTAL SINGLE DETACHED		8	
NET DEVELOPABLE TOTAL		8	7.79
OPEN SPACES	9, 10		1.31
ENVIRONMENTAL PROTECTION	12		2.06
FUTURE ROAD & TRAIL CONNECTION	11		0.14
RIGHT OF WAY	STREET 'A'		0.98
TOTAL SITE AREA		8	12.28

PROPOSED DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION:
PART OF LOT 27
CONCESSION 8
GEOGRAPHIC TOWNSHIP OF ALBION
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL



REQUIRED INFORMATION:
AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990:

- (a) SEE PLAN
- (b) SEE PLAN
- (c) SEE KEY MAP
- (d) SEE SCHEDULE OF LAND USE
- (e) SEE PLAN
- (f) SEE PLAN
- (g) SEE PLAN
- (h) MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- (i) TOP SOIL, SAND, SANDY SILT, CLAYEY SILT
- (j) SEE PLAN
- (k) GARBAGE COLLECTION & FIRE PROTECTION
- (l) SEE PLAN

NOTE: COORDINATES RELATE TO CANADIAN GEODETIC DATUM

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATE AND CORRECTLY SHOWN IN ACCORDANCE WITH A PLAN OF SURVEY PREPARED BY VAN HARTEN

NON MAK
VAN HARTEN

DATE

OWNER'S CERTIFICATE:
I HEREBY AUTHORIZE THE BIGLIERI GROUP LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CALEDON

DAVID GOODMAN
TROPICAL LAND DEVELOPMENT LIMITED

DATE

0 MOUNT PLEASANT ROAD

APPROVAL STAMP:

TROPICAL LAND DEVELOPMENT LTD.

REVISIONS

No.	Description	Date	Int.
3			
2			
1			

PROJECT No.:	17445
DATE:	May 4, 2018
SCALE:	1:1000
DRAFTED BY:	JS
CHECKED BY:	MJ

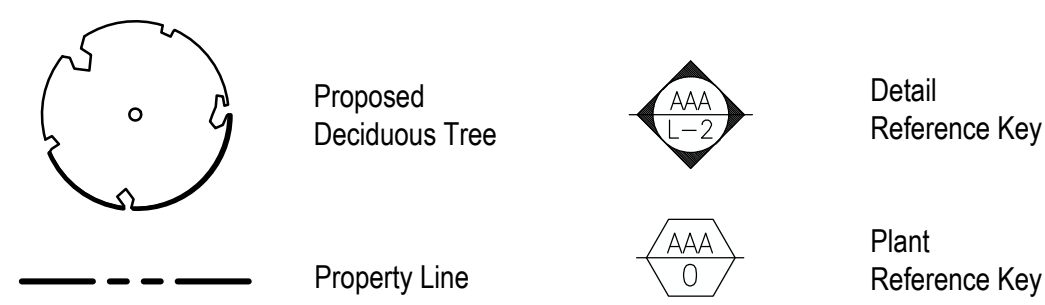
DRAWING No.: **DP-01**



Legend

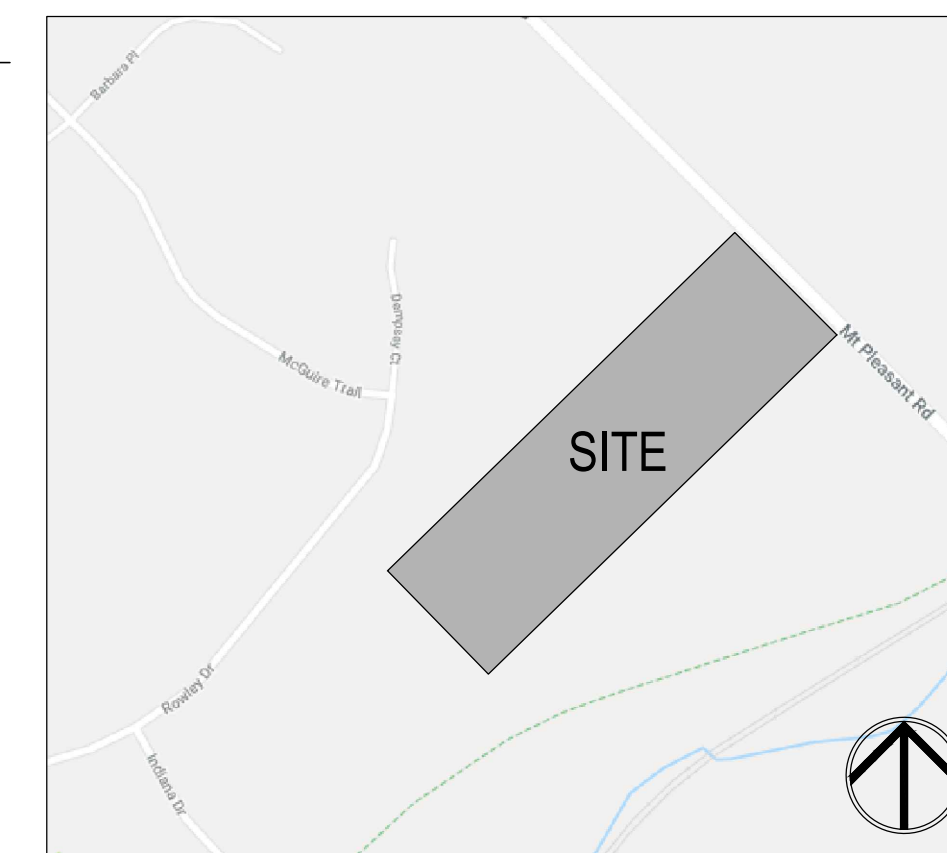
KEY	QNTY	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	ROOT	REMARKS
DECIDUOUS TREES							
AXF	17	Acer x freemanii 'Jeffersred'	Jeffersred Freeman Maple	60 mm		B.&B.	Full Form
LTP	10	Liriodendron tulipifera	Tulip Tree	60 mm		B.&B.	Full Form
PAC	10	Plantanus x acerifolia	London Plane Tree	60 mm		B.&B.	Full Form
QMA	15	Quercus macrocarpa	Bur Oak	60 mm		B.&B.	Full Form
ORB	15	Quercus rubra	Red Oak	60 mm		B.&B.	Full Form
TCO	12	Tilia cordata 'Greenspire'	Greenspire Linden	60 mm		B.&B.	Full Form

Legend

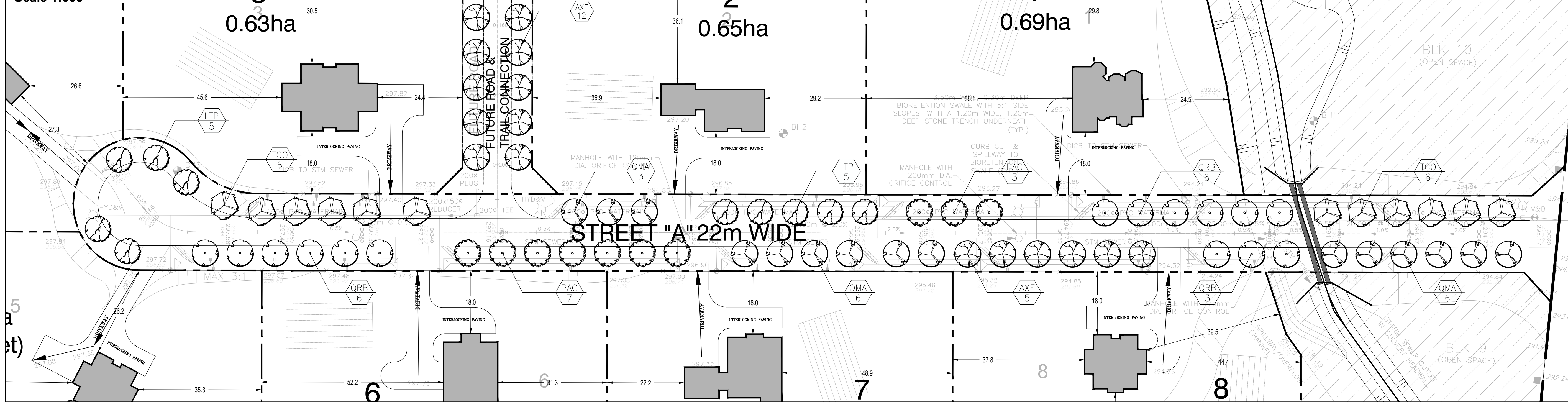


Streetscape Submission Standard Notes

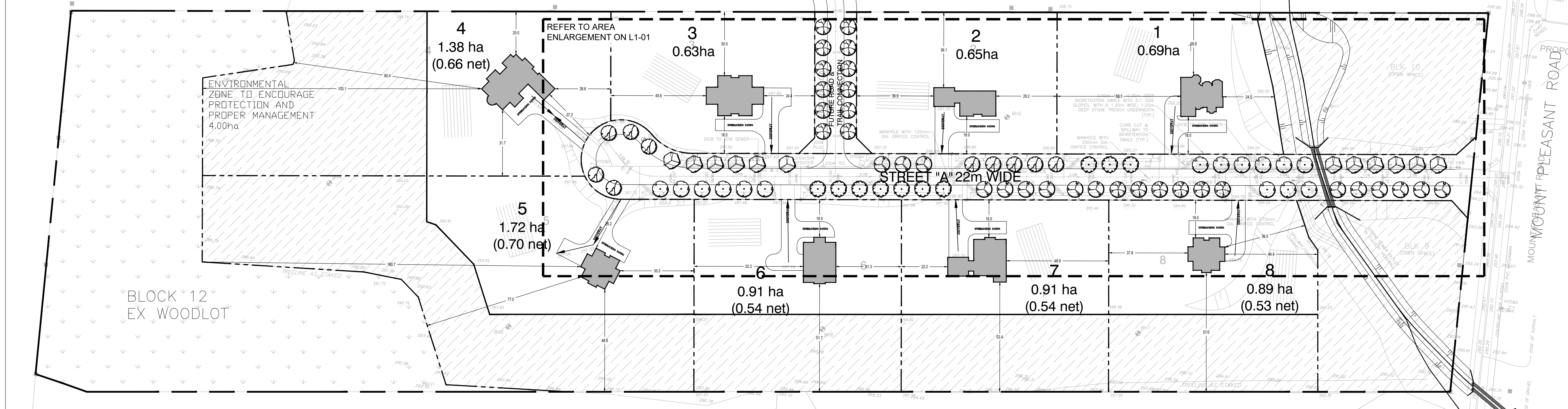
- Note 1:** Depicted on this plan are the species and the approximate location of street trees. Once driveways, utilities and light standards have been installed, the exact location of street trees will be determined on site by the Landscape Architect and approved by the Municipality prior to planting.
- Note 2:** Minimum clearance for street trees (when trees are planted 1.5m from the curb)
- 2m from water hydrants*
 - 2m from driveways*
 - 2m from neighbourhood mailboxes*
 - 3m from hydro transformers
 - 5m from streetlights
 - 15m minimum from street line (street intersection as measured from back of curb) and behind the daylight triangle as per the Geometric Design Standards for Ontario Highways
 - 18m from face of all warning and regulatory signs
- When the minimum distance noted above are not achievable, trees may be planted in an alternate location, 0.5m from the property line (0.8m behind the sidewalk) and adjacent to any fences, or just inside the street line on private property, as might be the case in a cul-de-sac.
- * If a tree is planted in an alternate location, the distances marked with an asterisk must still be maintained.
- Note 3:** The tree pits and planting beds for all trees and shrubs located within 1 metre of underground utilities are to be hand dug.



Landscape Enlargement Plan
Scale 1:600



Landscape Master Plan
Scale 1:1000



msla
MARTON SMITH LANDSCAPE ARCHITECTS
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Toronto, Ontario, Canada. M3C 2G3
tel. 416.492.9966 | email. info@msla.ca

Planner:
BUILDING YOUR IDEAS - INTO BIG PLANS
THE BIGLIERI GROUP LTD.
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20 Leslie Street, Suite 211, Toronto, Ontario M4M 3L4
Telephone: 416-693-9155 Facsimile: 416-693-9133
big@thebiglierigroup.com

Municipality:
THE CORPORATION OF THE TOWN OF CALEDON

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 constructed" works by a registered Professional Engineer/Landscape Architect (as appropriate) of the Province of Ontario.

Date: _____
Approved By: _____
Mary Hall, MCIP, RPP
Director

01 Issued for Review 07/16/18
No. Revision Date
North: [North Arrow] Stamp: [Professional Engineer Seal]

Project:
Proposed Residential Development
17269 Mount Pleasant Road
Caledon, Ontario

Scale: As Shown Date: June 2018
Drawn By: A.N. Checked By: L.M.
Drawing Title:
Landscape Master Plan

Project No. 18158 Sheet No. L1-01

All information contained in these plans shall be checked by the contractor. All discrepancies shall be reported to the Landscape Architect (L.A.) before commencing work. All drawings have copyright and shall remain the property of the Landscape Architect. Copying or any reproduction in part or whole shall only be permitted with written consent of L.A. Drawings shall not be used for construction unless sealed & SIGNED.
 NOTE FOR ANY AND ALL GRADING INFORMATION REFER TO SITE GRADING ENGINEERING DRAWINGS. NO SLOPES ARE TO EXCEED 3:1. PROPERTY LINES AND SETBACKS MUST BE COVERED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY AND ALL RETAINING WALLS MUST BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. DATE: _____ SIGNED: _____

REFER TO PLAN FOR LOCATION

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 **Marton Smith Landscape Architects**.
- 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 1M5; Tel: (416) 777-2188; Fax: (416) 777-2187. 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.
- The Contractor shall use standard industry methods for planting trees and shrubs. Trees shall be staked to give the best appearance; they shall also be guyed or staked immediately after planting and as detailed on the drawings.
- The Contractor shall use standard industry methods for planting trees and shrubs.

specifications continue on next panel ...

TOWN OF CALEDON		APPROVED	C.C.	DATE	JUNE 08
2	STANDARD No. 1170.01 NOW 712	DRAWN	abdl	SCALE	NTS
1	CHANGES TO NOTES VIA VII	DATE	MARCH 08		
NO.	REVISION	APPROVED	DATE	STANDARD No. 712	

TOWN OF CALEDON STANDARD DETAIL - STREETSCAPE SPECIFICATIONS PART 1

SCALE: N.T.S. DATE:

1 LD-01

REFER TO PLAN FOR LOCATION

SPECIFICATIONS continued from previous panel

C. BED PREPARATION

- 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 Landscape Architect shall conduct an inspection and prepare a report, recommending the replacements and/or works needed to achieve the intent of the approved landscape plan. All replacements shall be recorded in the Inspection Summary Chart. The Landscape Architect shall file a copy of the report and/or Summary Chart with the Municipality.
- Replacement plant material and repaired work shall be guaranteed for a minimum **TWO (2) years** from the date of replacement, and will not be granted final acceptance until the guarantee has expired or as otherwise determined by the Planning Department.
- All other landscape work performed under this contract shall be fully guaranteed for **TWO (2) years**.

F. MAINTENANCE

- The maintenance of all landscape installations throughout the guarantee period shall include:
 - proper irrigation to ensure optimum growth of trees and shrubs,
 - cultivation 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 Landscape Architect.

specifications continue on next panel ...

TOWN OF CALEDON		APPROVED	C.C.	DATE	JUNE 08
1	STANDARD No. 1170.02 NOW 713	DRAWN	abdl	SCALE	NTS
NO.	REVISION	APPROVED	DATE	STANDARD No. 713	

TOWN OF CALEDON STANDARD DETAIL - STREETSCAPE SPECIFICATIONS PART 2

SCALE: N.T.S. DATE:

2 LD-01

REFER TO PLAN FOR LOCATION

SPECIFICATIONS continued from previous panel

G. 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.
- When these final tasks have been completed, the Landscape Architect will provide the Town with a Certificate of Completion. 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.

end of specifications

TOWN OF CALEDON		APPROVED	C.C.	DATE	JUNE 08
1	STANDARD No. 1170.03 NOW 714	DRAWN	abdl	SCALE	NTS
NO.	REVISION	APPROVED	DATE	STANDARD No. 714	

TOWN OF CALEDON STANDARD DETAIL - STREETSCAPE SPECIFICATIONS PART 3

SCALE: N.T.S. DATE:

3 LD-01

REFER TO PLAN FOR LOCATION

NOTES:

- W/PROOF IN NURSERY PRIOR TO DELIVERY.
- PRUNING SHALL BE LIMITED TO DEAD OR BROKEN BRANCHES AFTER PLANTING. MAINTAIN ORIGINAL SHAPE OF THE TREE. DO NOT TRIM LEADER BRANCH.
- SET TREE 75-100mm HIGHER THAN ADJACENT FINISHED GRADE TO ALLOW FOR SETTLEMENT.

12mm DIAMETER BLACK RUBBER HOSE COUPLED ABOVE FINEST STRONG BRANCH

12 GAUGE GALVANIZED WIRE ENCLOSED IN 12mm DIAMETER RUBBER HOSE RESEMBLING WOUND TREE TRUNK. PROVIDE WIRE TURNBUCKLE FOR TENSION ADJUSTMENT.

IF CONTRACTOR ELECTS TO WARP TREE TRUNK, TREE TO BE WARPED WITH APPROVED WARPING BE. INSPECTION BY LANDSCAPE ARCHITECT. WIRE TO EXTEND FROM TOP OF ROOTBALL TO ABOVE GUY WIRE HOSE LOCATION. PROVIDE MIN. 50% OVERLAP. WARP TO BE REMOVED PRIOR TO FINAL INSPECTION.

TWO 240mm x 120mm x 30mm SQUARE PRESURIZED TREATED WOOD STAKES SECURED INTO GROUND AS SHOWN

PROVIDE APPROVED ROCKET GUARD WHERE REQUIRED AND FOR ALL NATURALIZED AREAS

CONSTRUCT 100mm SOIL SAUCER AROUND TREE BASE AND COVER WITH THREE APPROVED SPREADER WOOD MULCH

SPECIFIED SOIL MIXTURE FINELY COMPACTED TO 90% M.A.P. POCKETE AND PREVENT SETTLEMENT

COMPACTED SUBGRADE

FINISHED GRADE

CUT AND REMOVE TOP 1/2 OF SUBSOIL FROM ROOTBALL, INCLUDING ALL THE ROPE AND WIRE.

SCAFFY, LOOSEN, BRIGDATE AND FERTILIZE THE AREAS OF THE TREE PIT PRIOR TO PLANTING.

PROVIDE 25mm SOIL MOUND AT BASE OF PIT AS SHOWN.

NTS

TOWN OF CALEDON		APPROVED	C.C.	DATE	JUNE 08
1	STANDARD No. 1100 NOW 700	DRAWN	abdl	SCALE	NTS
NO.	REVISION	APPROVED	DATE	STANDARD No. 700	

TOWN OF CALEDON STANDARD DETAIL - DECIDUOUS TREE PLANTING (80mm Ø OR LESS)

SCALE: N.T.S. DATE:

4 LD-01

REFER TO PLAN FOR LOCATION

LANDSCAPE SPECIFICATIONS

CONTRACTOR MUST CONTACT ALL UTILITY COMPANIES FOR STAKE OUTS PRIOR TO ANY EXCAVATION OR PLANTING.

ROUGH GRADING

ROUGH GRADE AND FILL AREAS TO ESTABLISH SUBGRADE AS REQUIRED. PROVIDE DRAINAGE PATTERN AS INDICATED ON DRAWINGS. ROUND SMOOTHLY ALL TOPS AND TIEES OR SLOPES. CONTACT ALL AREAS TO 80% STANDARD PROCTOR DENSITY UNLESS SPECIFIED OTHERWISE. EXISTING TREES TO REMAIN ON SITE ARE TO BE PROTECTED AS DETAILED.

FINE GRADING

FINE GRADE ALL AREAS TO FINISHED GRADES AS SHOWN ON LAYOUT OR GRADING PLAN OR ARCHITECT'S SITE PLAN. PROVIDE UNIFORM SLOPES AWAY FROM THE BUILDING, UNLESS SPECIFIED OTHERWISE. SLOPES MAY NOT EXCEED 3:1 (3%).

SPREADING OF TOPSOIL

SCAFFY THE SUBSOIL PRIOR TO THE SPREADING OF THE TOPSOIL. REMOVE ALL DEBRIS AND LEAVE A FINE-TEXTURED EVEN SURFACE. ALL TOPSOIL TO BE IMPORTED UNLESS PREVIOUSLY APPROVED BY LANDSCAPE ARCHITECT. OBTAIN APPROVAL FOR THE QUALITY OF ANY IMPORTED TOPSOIL BEFORE DELIVERY TO THE SITE. TOPSOIL IS TO BE COMPACTED TO CREATE A FIRM AND EVEN SURFACE.

SOD

USE NO. 1 GRADE TURFGRASS NURSERY SOD WHICH CONFORMS WITH THE SPECIFICATIONS OF THE NURSERY SOD GROWERS ASSOCIATION OF ONTARIO. ALL LAWN AREAS SHALL RECEIVE A MINIMUM OF 10MM (1") OF COMPACTED TOPSOIL AND SHALL BE SOODED WITH 41% NITROGEN, 8% PHOSPHORUS AND 4% POTASH (11-8-4) AT THE RATE OF 4.5 KG OVER M² (10 LBS OVER 1000 SQ. FT.).

MINERAL FERTILIZER

APPLY THE FOLLOWING MINERAL FERTILIZER UNLESS SOILS TESTS SHOW OTHER REQUIREMENTS:

1. SOODED AREAS: 11% NITROGEN, 8% PHOSPHORUS AND 4% POTASH (11-8-4) AT THE RATE OF 4.5 KG OVER M² (10 LBS OVER 1000 SQ. FT.).

2. PLANTING BEDS: 7% NITROGEN, 7% PHOSPHORUS AND 4% POTASH (7-7-7) AT THE RATE OF 40 GRAMS (4 OZ.) FOR EVERY BUSHEL OF TOPSOIL.

PREPARATION OF PLANTING BEDS

ALL PLANT BEDS TO BE CONTINUOUS. EXCAVATE ALL PLANTING BEDS TO THE DEPTH AS INDICATED ON THE DRAWINGS AND DETAILS. MIN 400mm (16"). BACKFILL ALL PLANTING BEDS WITH A SOIL MIXTURE CONSISTING OF SIX (6) PARTS OF SAND (LAWM ONE (1) PART OF FINELY PULVERIZED LEAF MOSS, TWO (2) PARTS OF WELL-KNOTTED MANURE AND THE REMAINDER FERTILIZER AS SPECIFIED ABOVE. ALSO ADD 38 KILOGRAMS (8.5 LB) OF COMPOST PER M² (1 LB (0.45 KG) PER YARD). PREPARE THE PLANTING BEDS FOR PLANTING BEFORE THE DELIVERY OF THE PLANT MATERIAL TO THE JOB SITE.

NOTE: IF THE EXISTING SOIL CONDITIONS ARE CLAY OR HEAVY IN NATURE, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS OF A SUITABLE SOIL MIXTURE. FAILURE TO DO THIS MAY RESULT IN DELAY OF APPROVAL AND ACCEPTANCE.

PLANT MATERIALS

ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR SIZE AND SPECIES.

ALL SHRUBS AND TREE MATERIAL SHALL BE CONTAINER GROWN, POTTED, 50% OR 80% UNLESS OTHERWISE NOTED. BARE ROOT PLANTING SHALL BE ACCEPTABLE FOR CERTAIN SPECIES DURING LATE SPRING OR LATE FALL PLANTING SEASONS. CONTRACTOR SHALL MAKE REQUESTS FOR ROOT CONDITION SUBSTITUTION IN WRITING TO THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS. ALL PLANT MATERIAL TO BE CLAY GROWN STOCK UNLESS OTHERWISE NOTED.

PLANT MATERIAL INSTALLATION

ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE PLANTED AS DETAILED & AS SHOWN ON THE PLANTING PLAN. ALL BEES TO RECEIVE A COVER OF CLEAN MULCH TO A DEPTH OF 75mm (3"). FOR GUYING AND STAKING TREES, REFER TO PLANTING DETAILS. MINOR ALL DECIDUOUS TREES UNDER EXPERIENCED SUPERVISOR ONLY TO THE SPECIFICATIONS OF THE ONTARIO LANDSCAPE CONTRACTORS ASSOCIATION.

PLANT MATERIAL, SIZES AND CONDITIONS ARE TO BE AS INDICATED ON THE LANDSCAPE DRAWING.

THE INDIVIDUAL PLANT GROUPING TOTAL AS ILLUSTRATED ON THE PLANTING PLAN SUPERSEDES THE ESTIMATED QUANTITY ON THE MASTER PLANT LIST. CONTRACTOR MUST REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT IN WRITING BEFORE COMMENCING ANY WORK. CONTRACTOR WILL ASSUME FULL RESPONSIBILITY IF LANDSCAPE ARCHITECT IS NOT NOTIFIED OF DISCREPANCIES.

*MULCH - SHREDDED PINE MULCH BY "GRD BARK" OR APPROVED EQUAL. LANDSCAPE ARCHITECT TO APPROVE MULCH BEFORE INSTALLATION.

GENERAL MAINTENANCE

PROPER MAINTENANCE PROCEDURES ARE TO BE FULLY ADMINISTERED FOR ALL NEWLY CONSTRUCTED LANDSCAPE WORK, IN ACCORDANCE WITH LANDSCAPE ONTARIO SPECIFICATIONS SECTION 15: MAINTENANCE WORK. THIS SHALL APPLY ONLY DURING THE CONSTRUCTION PERIOD, UNLESS OTHERWISE SPECIFIED. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SOIL AND PLANTING DATE. FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.

RODENT PROTECTION

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND SHRUBS FOR WINTER PROTECTION AND FROM RODENT INJURY FOR THE DURATION OF GUARANTEE PERIOD. PROTECTIVE GUARDS SHALL BE EMPLOYED AROUND ALL DECIDUOUS TREES. GUARDS TO BE 100MM DIA. PVC PIPE OR AS MUNICIPAL GUIDELINES. GUARDS SHALL BE INSTALLED PRIOR TO THE APPLICATION OF THE MULCH AND SHOULD BE PLACED A MINIMUM OF 50MM (2") OUT FROM THE TREE TRUNK ON ALL SIDES.

GENERAL REQUIREMENTS

USE ABOVE SPECIFICATIONS IN CONJUNCTION WITH THE GENERAL LANDSCAPE SPECIFICATIONS OF THE ONTARIO LANDSCAPE CONTRACTORS ASSOCIATION, THE NURSERY SOD GROWERS ASSOCIATION OF ONTARIO AND WITH THE GUIDE SPECIFICATIONS FOR NURSERY STOCK OF THE CANADIAN NURSERY TRADES ASSOCIATION. USE ONLY PLANT MATERIAL, TRUE TO NAME, SIZE AND GRADE AS SPECIFIED ON PLANTING PLAN. PROVIDE SUFFICIENT LABELS OR MARKINGS TO INDICATE CLEARLY THE VARIETY, SIZE AND GRADE OF EACH SPECIMEN OR BUNDLE.

OBTAIN APPROVAL FOR SUBSTITUTIONS AS TO VARIETY, SIZE OR GRADE FROM THE LANDSCAPE ARCHITECT. USE ONLY NURSERY STOCK GROWN UNDER PROPER HORTICULTURAL PRACTICES, VISIBLE, FREE FROM PEST AND DISEASE AND UNDAUNTED. CHECK LOCATIONS AND OBTAIN STAKEOUTS OF ALL UTILITY LINES BEFORE EXCAVATION. OBTAIN ALL NECESSARY PERMITS BEFORE COMMENCEMENT OF CONSTRUCTION. REPORT IN WRITING ANY DISCREPANCIES IN THE DRAWINGS, SPECIFICATIONS AND CONTRACT DOCUMENTS TO THE LANDSCAPE ARCHITECT BEFORE THE END OF THE BIDDING PROCESS AND COMMENCEMENT OF CONSTRUCTION. THESE SPECIFICATIONS MAY BE SUPERSEDED BY ADDITIONAL SPECIFICATIONS SET OUT IN THE TENDER DOCUMENTS. CONTRACTOR TO REVIEW ALL DOCUMENTS.

GUARANTEE PERIOD

PROVIDE A FULL TWO YEAR GUARANTEE ON ALL STREET TREES FROM DATE OF FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT, AS PER CALEDON STANDARD WARRANTY PERIODS.

PROVIDE A FULL THREE YEAR GUARANTEE ON ALL NATURALIZED PLANTING AREAS FROM DATE OF FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT, AS PER CALEDON STANDARD WARRANTY PERIODS.

LANDSCAPE SPECIFICATIONS & PLANT MATERIAL INSTALLATION

SCALE: N.T.S. DATE:

5 LD-01

All information contained in these plans shall be checked by the contractor. All discrepancies shall be reported to the Landscape Architect (L.A.) before commencing with construction. All drawings have copyright and shall remain the property of the Landscape Architect. Copying or any reproduction in part or whole shall only be permitted with written consent of L.A. Drawings shall not be used for construction unless marked & SIGNED. NOTE: FOR ANY AND ALL GRADING INFORMATION REFER TO SITE GRADING ENGINEERING DRAWINGS. NO SLOPES ARE TO EXCEED 3:1. *PROPERTY LINES AND SETBACKS MUST BE CONFORMED BY CONTRACTOR PRIOR TO CONSTRUCTION * ANY AND ALL RETAINING WALLS MUST BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION * ANY AND ALL RETAINING WALLS MUST BE APPROVED BY L.A. ARCHITECT * SIGNED DATE: _____