

LEGEND

	PROPERTY LINE
	EXISTING TREE
	PROPOSED DECIDUOUS TREE
	CONCRETE PAVING
	ASPHALT PAVING WITH HIGH ALBEDO COATING
	CONCRETE UNIT PAVING TYPE 01
	CONCRETE UNIT PAVING TYPE 02
	PET RELIEF AREA
	NATIVE SHRUB AND PERENNIAL PLANTING

KEY PLAN

DRAWING ISSUE RECORD			
NO.	DATE	DESCRIPTION	MEDIA
2	22/10/07	ISSUED FOR OPA / ZBA	36x24
1	22/08/17	ISSUED FOR COORDINATION	36x24
NO. YY-MM-DD DRAWING ISSUE RECORD			MEDIA

PROJECT

SOUTH STATION LANDSCAPE

13-21 JOHN STREET
36-40 SOUTH STATION STREET
TORONTO, ON

CLIENT

21 John Dev Inc.

31 SCARSDALE RD, UNIT 5
TORONTO, ON M8B 2R2

BrookMcIlroy

ARCHITECTURE - LANDSCAPE ARCHITECTURE - URBAN DESIGN - PLANNING

200-161 SPADINA AVENUE
TORONTO, ON M5V 2V6
T. 416 504 5997 F. 416 504 7712

SHEET TITLE

LANDSCAPE PLAN

PROJECT NO.
22-065

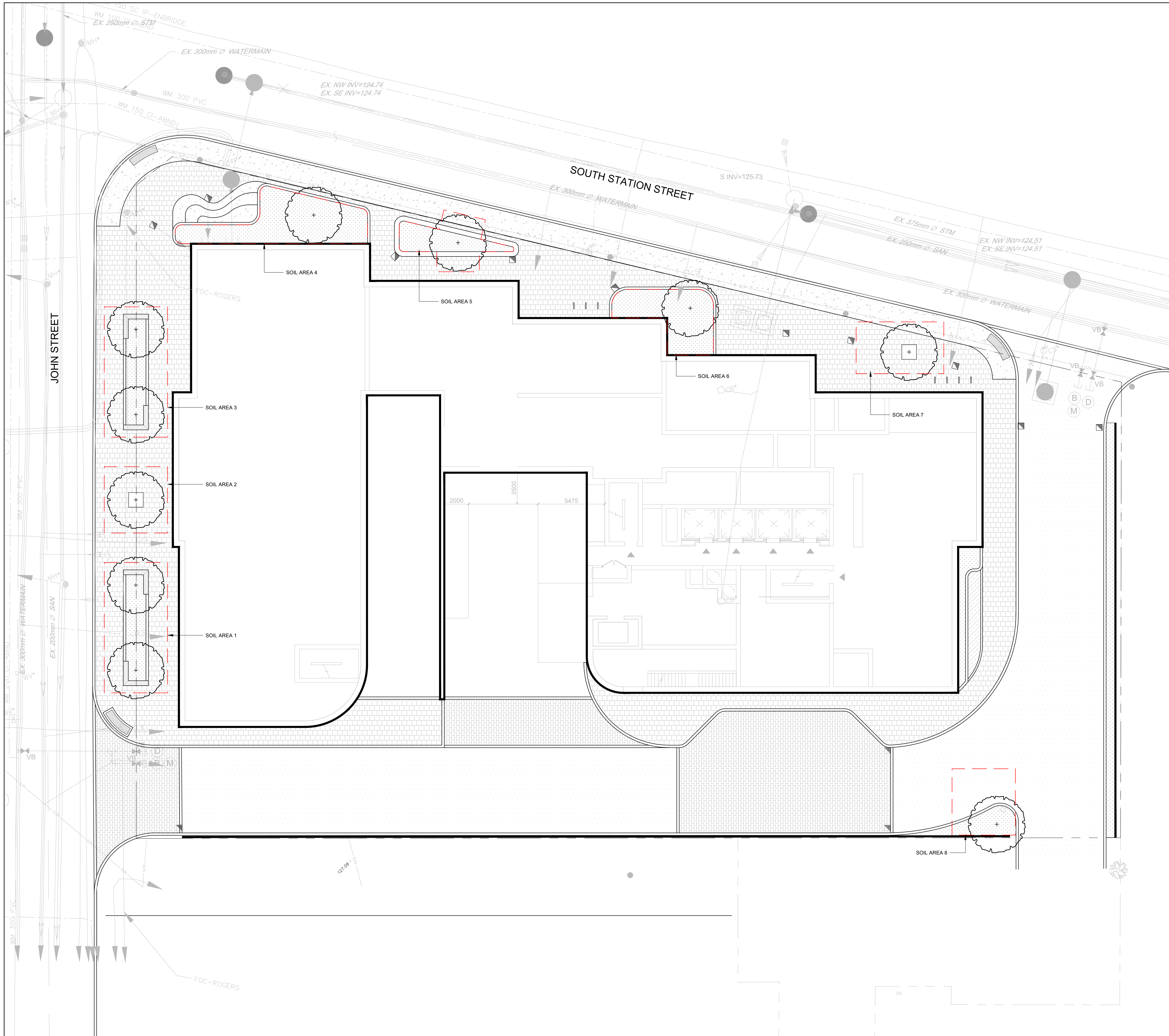
DESIGNED
LM

DRAWN
LH

DATE
2022-08-26

SCALE
1:150

SHEET NO.
L1.00



LEGEND

- PROPERTY LINE
- EXISTING TREE
- PROPOSED DECIDUOUS TREE
- CONCRETE PAVING
- ASPHALT PAVING WITH HIGH ALBEDO COATING
- CONCRETE UNIT PAVING TYPE 01
- CONCRETE UNIT PAVING TYPE 02
- PET RELIEF AREA
- NATIVE SHRUB AND PERENNIAL PLANTING
- SOIL AREA

- GENERAL NOTES**
- THE OWNER/APPLICANT ACKNOWLEDGES AND AGREES THAT ALL TREES MUST BE PLANTED AS PER THE PLANS, APPROVED BY URBAN FORESTRY AND MUST ARRIVE ON SITE IN BALLED AND BURLAPPED CONDITION, WITH A MINIMUM CALIPER OF 60 MM. THE OWNER SHALL ENSURE THAT EACH TREE WILL HAVE THE BURLAP AND WIRE CAGE OPENED AND SOIL BRUSHED AWAY UNTIL THE FIRST PROPER ROOT IS FOUND INDICATING THE TOP OF THE REAL ROOT CROWN. THE OWNER SHALL ENSURE THAT THE TREE IS THEN PLANTED WITH THIS LEVEL (REAL ROOT CROWN), TO BE CONSIDERED THE TOP OF ROOT-BALL AS PER THE URBAN FORESTRY PLANTING DETAILS AND ANY/ALL OTHER INSTRUCTIONS. THE OWNER ACKNOWLEDGES AND AGREES THAT ANY TREE FOUND PLANTED WITH THE FIRST PROPER ROOT MORE THAN 2 CM BELOW PLANTING LEVEL WILL BE REJECTED AND REQUIRE REPLACEMENT OR REPLANTING AT THE DISCRETION OF THE GENERAL MANAGER OF PARKS, FORESTRY AND RECREATION.
 - THE OWNER/APPLICANT ACKNOWLEDGES AND AGREES THAT THE PLANTING AREAS OF THE SITE AND THE STREET ALLOWANCE TO BE DE-COMPACTED, AS PREPARATION FOR PLANTING, BY EXCAVATING 100-120CM (OR THE DEPTH OF THE PROPOSED SOIL VOLUME CALCULATION) OF THE EXISTING SOIL. SCARIFY THE OPEN FACES AND BOTTOM, AND REPLACE WITH NEW TOP SOIL, (CITY STANDARD SOIL REQUIREMENTS) PRIOR TO TREE PLANTING. THE OWNER SHALL FURTHER PROVIDE PROOF (PHOTOS) OF THE PLANTING PREPARATION PROCESS INDICATING ALL STAGES IN ACCORDANCE WITH THE APPROVED SITE PLAN, LANDSCAPE PLAN, PLANTING DETAILS AND TORONTO STANDARD DETAILS, AND ANY OTHER PLANS WHICH ARE CONNECTED WITH THE TREE PLANTING PROCESS.
 - STREET TREE/PLANT FRONTAGE INFORMATION HAS BEEN PROVIDED (SPECIES, SOIL ZONES, SOIL VOLUME, AND NATIVE/DROUGHT TOLERANT) HAS BEEN PROVIDED. ADDITIONAL DETAILED INFORMATION FOR THE PRIVATE PROPERTY (INCLUDING AMENITY SPACES) WILL BE INCLUDED IN THE SITE PLAN APPROVAL PROCESS.

- 2 YEAR WATERING PROGRAM**
- ADEQUATE WATER TO BE PROVIDED TO ALL PLANTS FROM THE POINT OF INSTALLATION UNTIL THE DATE OF ACCEPTANCE. AUTOMATIC IRRIGATION SYSTEM, WILL BE ADJUSTED AS NECESSARY. ADDITIONAL WATER, USING HOSES WILL BE PROVIDED AS REQUIRED.
 - ROOT BALLS OF ALL PLANTS AND THE SOIL, IMMEDIATELY AROUND THE ROOT BALL TO BE HAND-WATERED TO ASSURE THAT THE ROOT BALLS HAVE ADEQUATE MOISTURE. MOISTURE CONTENT IN EACH ROOT BALL TO BE MONITORED TO DETERMINE THE WATER CONTENT. ROOT BALL MOISTURE AND SOIL BEYOND THE ROOT BALL MOISTURE TO BE MAINTAINED BETWEEN 10 AND 20 %

TORONTO GREEN STANDARD TREE PLANTING AREAS AND SOIL VOLUME

Create tree planting areas within the site and in the adjacent public boulevard that meet the soil volume and other requirements necessary to provide tree canopy. Determine the total amount of soil required by the following formula: 40 per cent of the site area / 66m² x 30m³ = total soil volume required

SITE AREA	4095m ²
REQUIRED SOIL VOLUME	744.55m ³ = 4095*0.4 / 66m ² x 30m ³
REQUIRED PLANTING	25 trees = 4095*0.4 / 66m ²
SOIL VOLUME PROVIDED	390.4 m ³
TREES PROVIDED	10 trees

TORONTO GREEN STANDARD SOIL VOLUME

Toronto Green Standard Version 4.0
Soil volume for Tree Planting

Soil Area	Soil Area (m ²)	Soil Depth (m)	Soil Volume (m ³)	Tree Quantity	Soil Volume per tree (m ³)	Irrigation provided (Yes/No)
1	56	1.2	67.2	2	33.6	Yes
2	28	1.2	33.6	1	33.6	Yes
3	56	1.2	67.2	2	33.6	Yes
4	45	1.6	72	1	72.0	Yes
5	25	1.2	30	1	30.0	Yes
6	31	1.6	49.6	1	49.6	Yes
7	31	1.2	37.2	1	37.2	Yes
8	28	1.2	33.6	1	33.6	Yes
Totals	300		390.4	10		

* Soil depth excludes drainage layer

KEY PLAN

NO.	DATE	ISSUED FOR	BY
2	22/10/07	ISSUED FOR OPA / ZBA	36x24
1	22/08/17	ISSUED FOR COORDINATION	36x24
NO.	YY-MM-DD	DRAWING ISSUE RECORD	MEDIA

PROJECT

SOUTH STATION LANDSCAPE

13-21 JOHN STREET
36-40 SOUTH STATION STREET
TORONTO, ON

CLIENT

21 John Dev Inc.

31 SCARSDALE RD. UNIT 5
TORONTO, ON M8B 2R2

BrookMcIlroy

ARCHITECTURE - LANDSCAPE ARCHITECTURE - URBAN DESIGN - PLANNING

200-161 SPADINA AVENUE
TORONTO, ON M5V 2V6
T. 416 504 5997 F. 416 504 7712

SHEET TITLE

SOIL VOLUME PLAN

PROJECT NO.
22-065

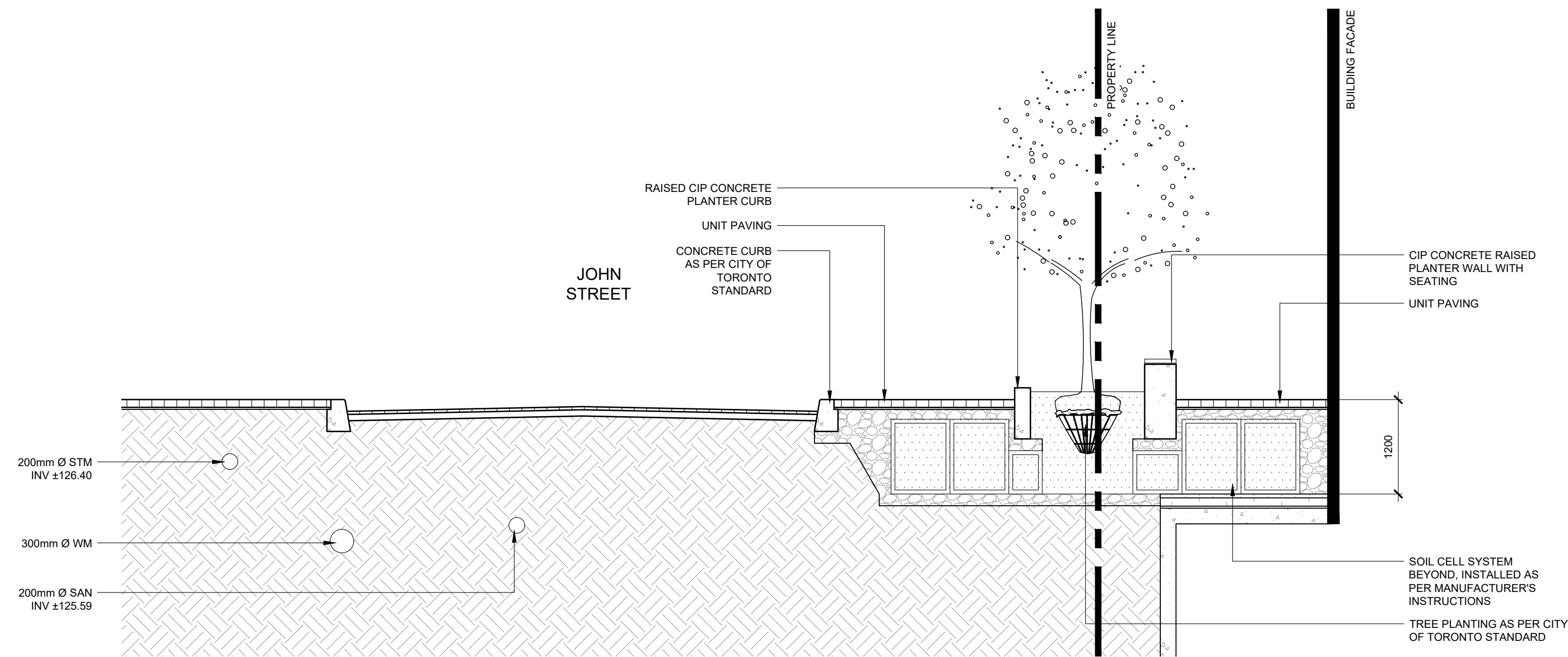
DESIGNED
LM

DRAWN
LH

DATE
2022-08-26

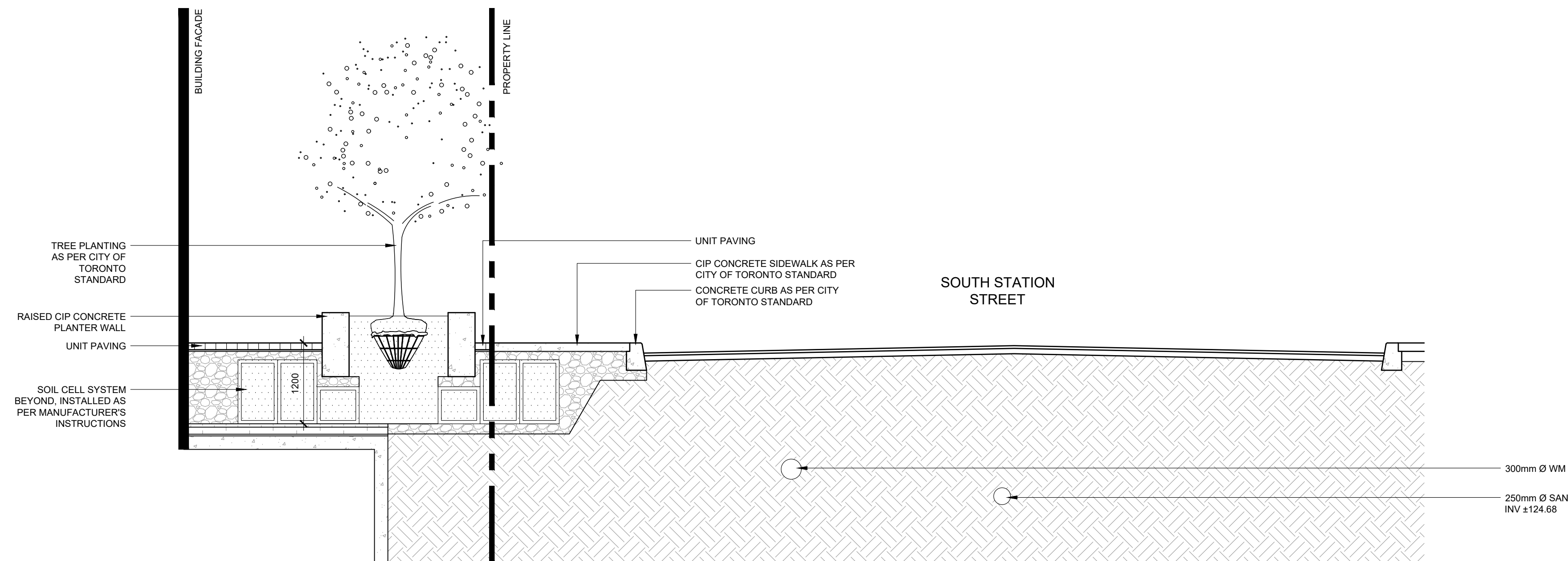
SCALE
1:150

SHEET NO.
L1.01



01 SECTION 01 - JOHN STREET

L2.00 SCALE: 1:50



02 SECTION 02 - SOUTH STATION STREET

L2.00 SCALE: 1:50

DRAWING ISSUE RECORD

NO.	YY-MM-DD	DRAWING ISSUE RECORD	MEDIA
2.	22/10/07	ISSUED FOR OPA / ZBA	36x24
1.	22/08/17	ISSUED FOR COORDINATION	36x24

PROJECT

SOUTH STATION LANDSCAPE

13-21 JOHN STREET
36-40 SOUTH STATION STREET
TORONTO, ON

CLIENT

21 John Dev Inc.

31 SCARSDALE RD, UNIT 5
TORONTO, ON M8B 2R2

BrookMcIlroy

ARCHITECTURE - LANDSCAPE ARCHITECTURE - URBAN DESIGN - PLANNING

200-161 SPADINA AVENUE
TORONTO, ON M5V 2V6
T. 416 504 5997 F. 416 504 7712

SHEET TITLE

LANDSCAPE SECTIONS

PROJECT NO.

22-065

DESIGNED

LM

DRAWN

LH

DATE

2022-08-26

SCALE

AS SHOWN

SHEET NO.

L2.00