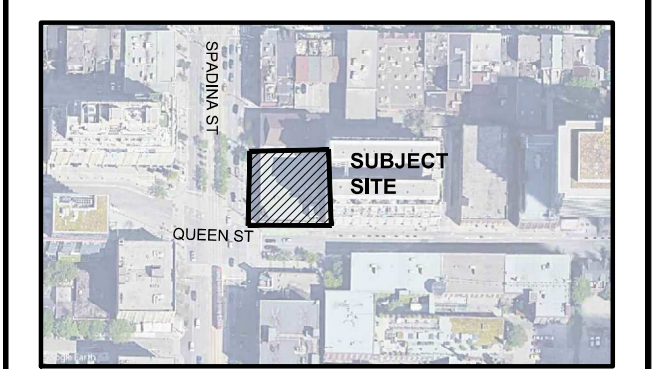


LEGEND

- BUILDING OUTLINE
- PROPERTY LINE
- EXISTING TREE
- TREE TO BE REMOVED
- TREE PROTECTION ZONE
- 6.0M OFFSET FROM PROPERTY LINE
- TREE PROTECTION HOARDING

GENERAL NOTES

1. It is the applicant's responsibility to discuss potential impacts to trees located near or wholly on adjacent properties or on shared boundary lines with their neighbours. Should such trees be injured to the point of instability or death the applicant may be held responsible through civil action. The applicant would also be required to replace such trees to the satisfaction of Urban Forestry.
2. Tree protection barriers shall be installed to standards as detailed in this document and to the satisfaction of Urban Forestry.
3. Tree protection barriers must be installed using plywood clad hoarding (minimum 19mm or 3/4" thick) or an equivalent approved by Urban Forestry.
4. Where required, signs as specified in Section 4. Tree Protection Signage must be attached to all sides of the barrier.
5. Prior to the commencement of any site activity such as site alteration, demolition or construction, the tree protection measures specified on this plan must be installed to the satisfaction of Urban Forestry.
6. Once all tree/site protection measures have been installed, Urban Forestry staff must be contacted to arrange for an inspection of the site and approval of the tree/site protection requirements. Photographs that clearly show the installed tree/site protection shall be provided for Urban Forestry review.
7. Where changes to the location of the approved TPZ or sediment control or where temporary access to the TPZ is proposed, Urban Forestry must be contacted to obtain approval prior to alteration.
8. Tree protection barriers must remain in place and in good condition during demolition, construction and/or site disturbance, including landscaping, and must not be altered, moved or removed until authorized by Urban Forestry.
9. No construction activities including grade changes, surface treatments or excavation of any kind are permitted within the area identified on the Tree Protection Plan or Site Plan as a minimum tree protection zone (TPZ). No root cutting is permitted. No storage of materials or fill is permitted within the TPZ. No movement or storage of vehicles or equipment is permitted within the TPZ. The area(s) identified as a TPZ must be protected and remain undisturbed at all times.
10. All additional tree protection or preservation requirements, above and beyond the installation of tree protection barriers, must be undertaken or implemented as detailed in the Urban Forestry approved arborist report and/or the approved tree protection plan and to the satisfaction of Urban Forestry.
11. If the minimum tree protection zone (TPZ) must be reduced to facilitate construction access, the tree protection barriers must be maintained at a lesser distance and the exposed portion of TPZ must be protected using a horizontal root protection method approved by Urban Forestry.
12. Any roots or branches indicated on this plan which require pruning, as approved by Urban Forestry, must be pruned by an arborist. All pruning of tree roots and branches must be in accordance with good arboricultural practice. Roots that have received approval from Urban Forestry to be pruned must first be exposed using pneumatic (air) excavation, by hand digging or by a using low pressure hydraulic (water) excavation. The water pressure for hydraulic excavation must be low enough that root bark is not damaged or removed. This will allow a proper pruning cut and minimize tearing of the roots. The arborist retained to carry out crown or root pruning must contact Urban Forestry no less than three working days prior to conducting any specified work.
13. The applicant/owner shall protect all by-law regulated trees in the area of consideration that have not been approved for removal throughout development works to the satisfaction of Urban Forestry.
14. Convictions of offences respecting the regulations in the Street Tree By-law and Private Tree By-law are subject to fines. A person convicted of an offence under these by-laws is liable to a minimum fine of \$500 and a maximum fine of \$100,000 per tree, and/or a Special Fine of \$100,000. The landowner may be ordered by the City to stop the contravening activity or ordered to undertake work to correct the contravention.
15. Prior to site disturbance the owner must confirm that no migratory birds are making use of the site for nesting. The owner must ensure that the works are in conformance with the Migratory Bird Convention Act and that no migratory bird nests will be impacted by the proposed work.



Keyplan NTS

Project
147 SPADINA AVE

Client
HULLMARK
474 WELLINGTON STREET WEST, SUITE 200

Issue / Revisions

No.	Description	Date
1	Issued for ZBA	2021-06-22
2	Issued for ZBA	2021-08-09
3		
4		
5		
6		
7		
8		
9		
10		

Seal

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE LANDSCAPE ARCHITECT.

Designed By: JW
Drawn By: KL
Checked By: JW

The Planning Partnership
1255 Bay Street, Suite 500
Toronto, Ontario, Canada M5R 2A9
t: 416-975-1556 f: 416-975-1560 info@planpar.ca

Copyright Reserved
This plan and design are, and at all times remain, the exclusive property of The Planning Partnership. They cannot be used or reproduced without written consent. Contractors shall verify and be responsible for all dimensions and conditions on the job. This office shall be informed of any discrepancies from the dimensions and conditions shown on the drawing.

General Notes

1. The contractor shall check and verify all dimensions and conditions of the project and immediately report any discrepancies to the consultant before proceeding with the work.
2. The contractor is to be aware of all existing and proposed services and utilities. The contractor shall have all underground services and utility lines staked by each agency having jurisdiction prior to commencing work.

Drawing Title:
TREE REMOVAL & PRESERVATION PLAN

Scale: 1:100
Proj. No.: 2333
Drawing No.: **LT100**

Tree Protection Zones:

Trunk Diameter (DBH)	Minimum Protection Distances Required City-owned and Private Trees	Minimum Protection Distances Required Trees in Areas Protected by the Ravine and Natural Feature Protection By-law
< 10 cm	1.2 m	Whichever of the two is greater: The drip line ^a or 1.2 m
10 - 29 cm	1.8 m	The drip line or 3.6 m
30 - 40 cm	2.4 m	The drip line or 4.8 m
41 - 50 cm	3.0 m	The drip line or 6.0 m
51 - 60 cm	3.6 m	The drip line or 7.2 m
61 - 70 cm	4.2 m	The drip line or 8.4 m
71 - 80 cm	4.8 m	The drip line or 9.6 m
81 - 90 cm	5.4 m	The drip line or 10.8 m
91 - 100 cm	6.0 m	The drip line or 12.0 m
> 100 cm	6 cm protection for each 1 cm diameter	12 cm protection for each 1 cm diameter or the drip line ^a

MINIMUM PROTECTION DISTANCES

TORONTO

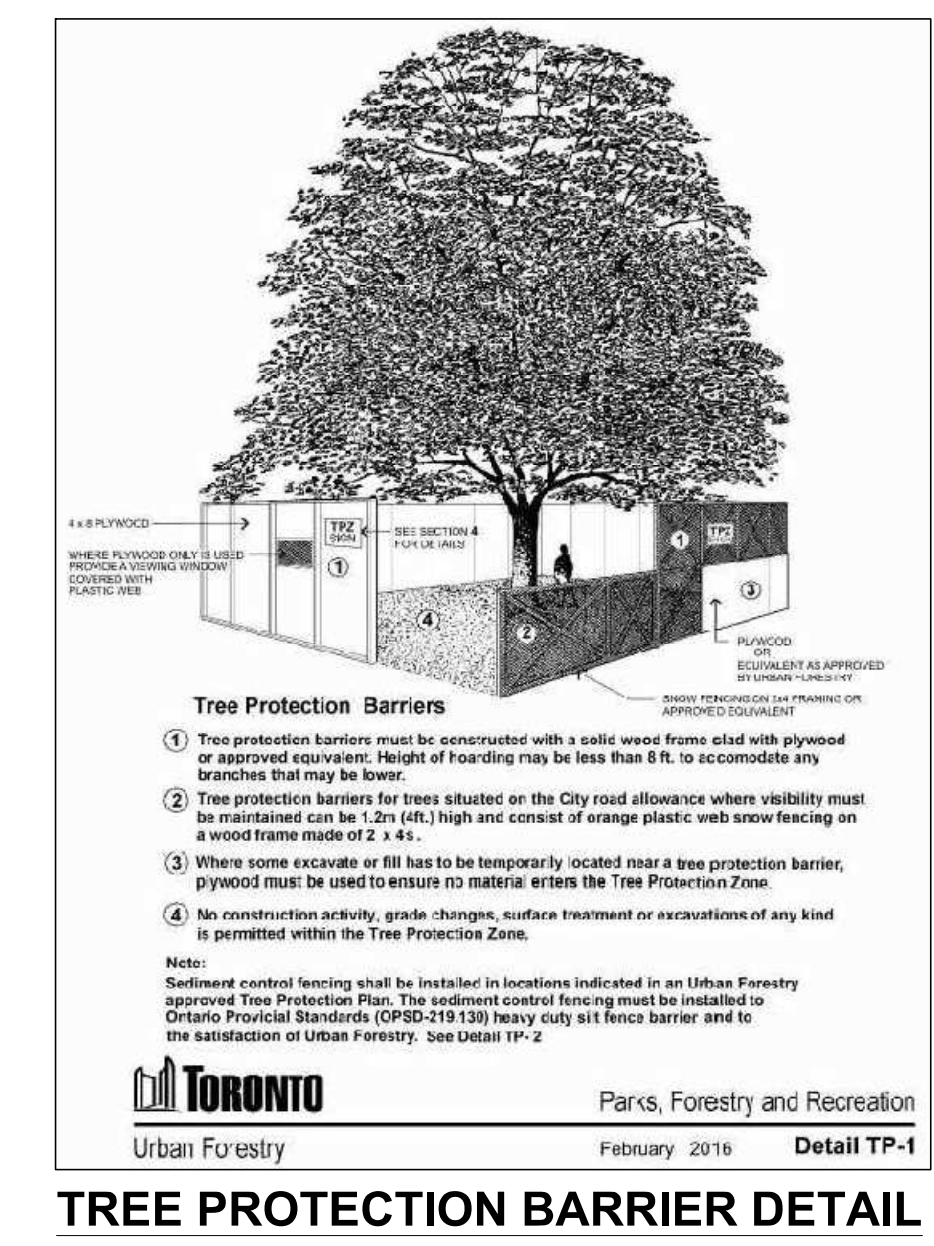
TREE PROTECTION ZONE (TPZ) SIGNAGE

No grade change, storage of materials or equipment is permitted within this TPZ. Tree protection barrier must not be removed without the written authorization of City of Toronto, Urban Forestry.

For information call Urban Forestry at: (416) 338-TREE (8733)

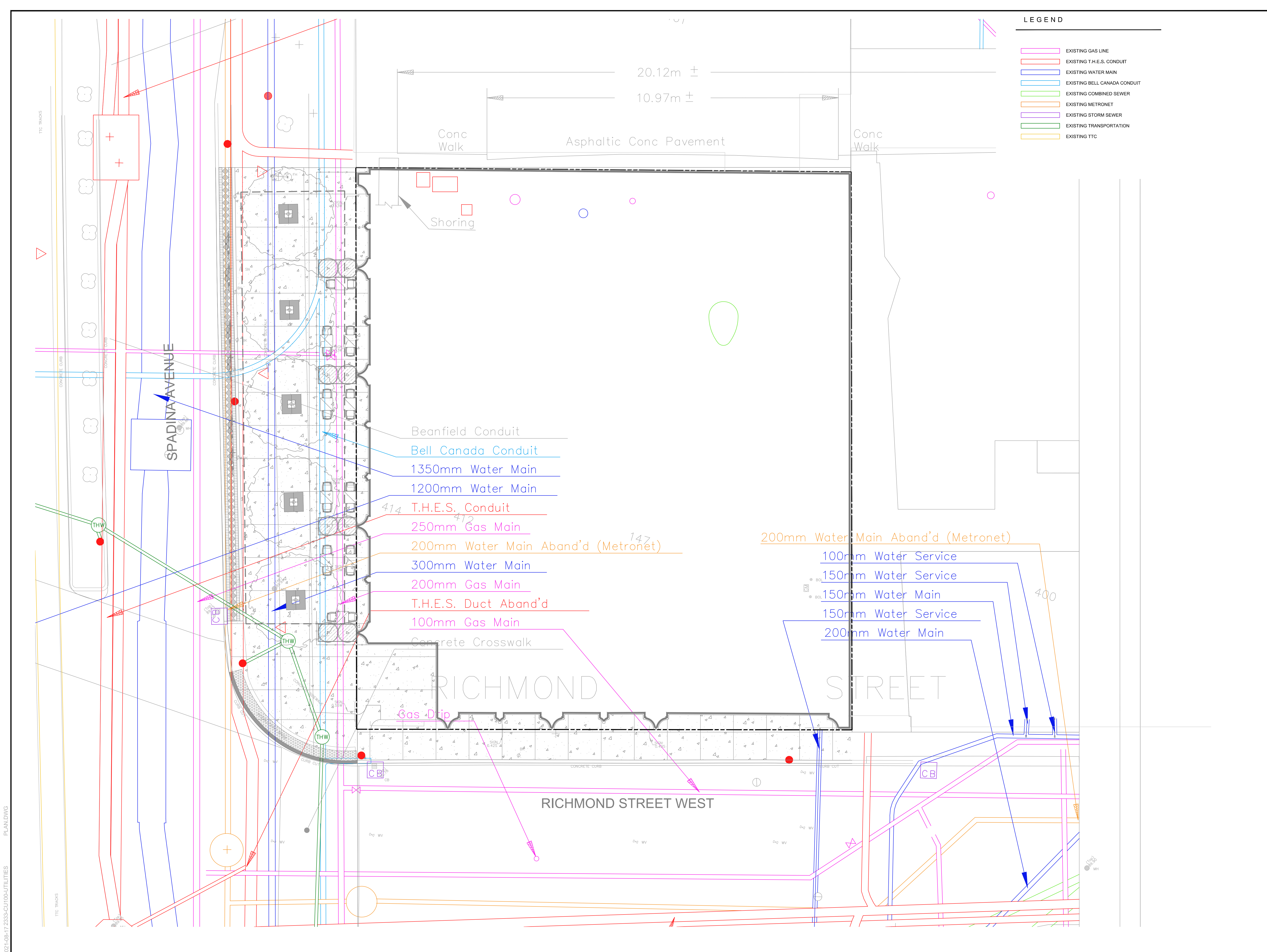
147 SPADINA AVENUE TREE INVENTORY TABLE
(refer to arborist report dated August 6, 2021)

Tree #	Botanical Name	Common Name	Condition	D.B.H.	T.P.Z.	Category	Action
1	<i>Celtis occidentalis</i>	Hackberry	Good	5.5	1.8	5.0	Remove
2	Dead	Dead	Dead	8.75	N/A	5.0	Remove
3	<i>Celtis occidentalis</i>	Hackberry	Good	5.5	1.8	5.0	Remove
4	<i>Fraxinus pensylvanica</i>	Ash	Fair-Good	22	4.8	5.0	Remove



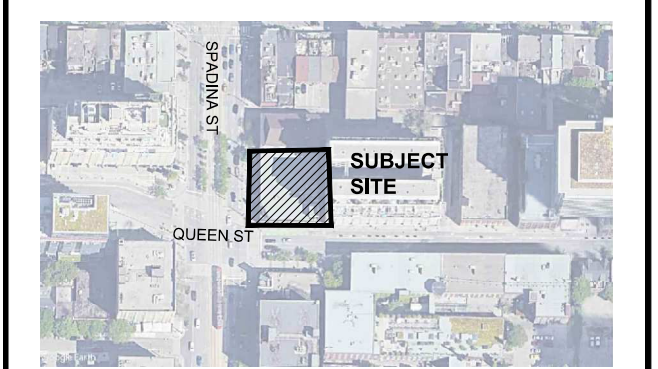
TREE PROTECTION BARRIER DETAIL

2021-08-17 2333-LT100-TREE



LEGEND

- EXISTING GAS LINE
- EXISTING T.H.E.S. CONDUIT
- EXISTING WATER MAIN
- EXISTING BELL CANADA CONDUIT
- EXISTING COMBINED SEWER
- EXISTING METRONET
- EXISTING STORM SEWER
- EXISTING TRANSPORTATION
- EXISTING TTC



Keyplan NTS

Project

147 SPADINA AVE

Client

HULLMARK

474 WELLINGTON STREET WEST, SUITE 200

Issue / Revisions

No.	Description	Date
1	Issued for ZBA	2021-06-22
2	Issued for ZBA	2021-08-09
3		
4		
5		
6		
7		
8		
9		
10		

Seal



THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE LANDSCAPE ARCHITECT.

 NORTH PROJECT NORTH	Designed By JW
	Drawn By KL
	Checked By JW

The Planning Partnership

1255 Bay Street, Suite 500
Toronto, Ontario, Canada M5R 2A9
T: 416-975-1556 F: 416-975-1560 info@planpart.ca

Copyright Reserved
This plan and design are, and at all times remain, the exclusive property of The Planning Partnership. They cannot be used or reproduced without written consent. Contractors shall verify and be responsible for all dimensions and conditions on the job. This office shall be informed of any discrepancies from the dimensions and conditions shown on the drawing.

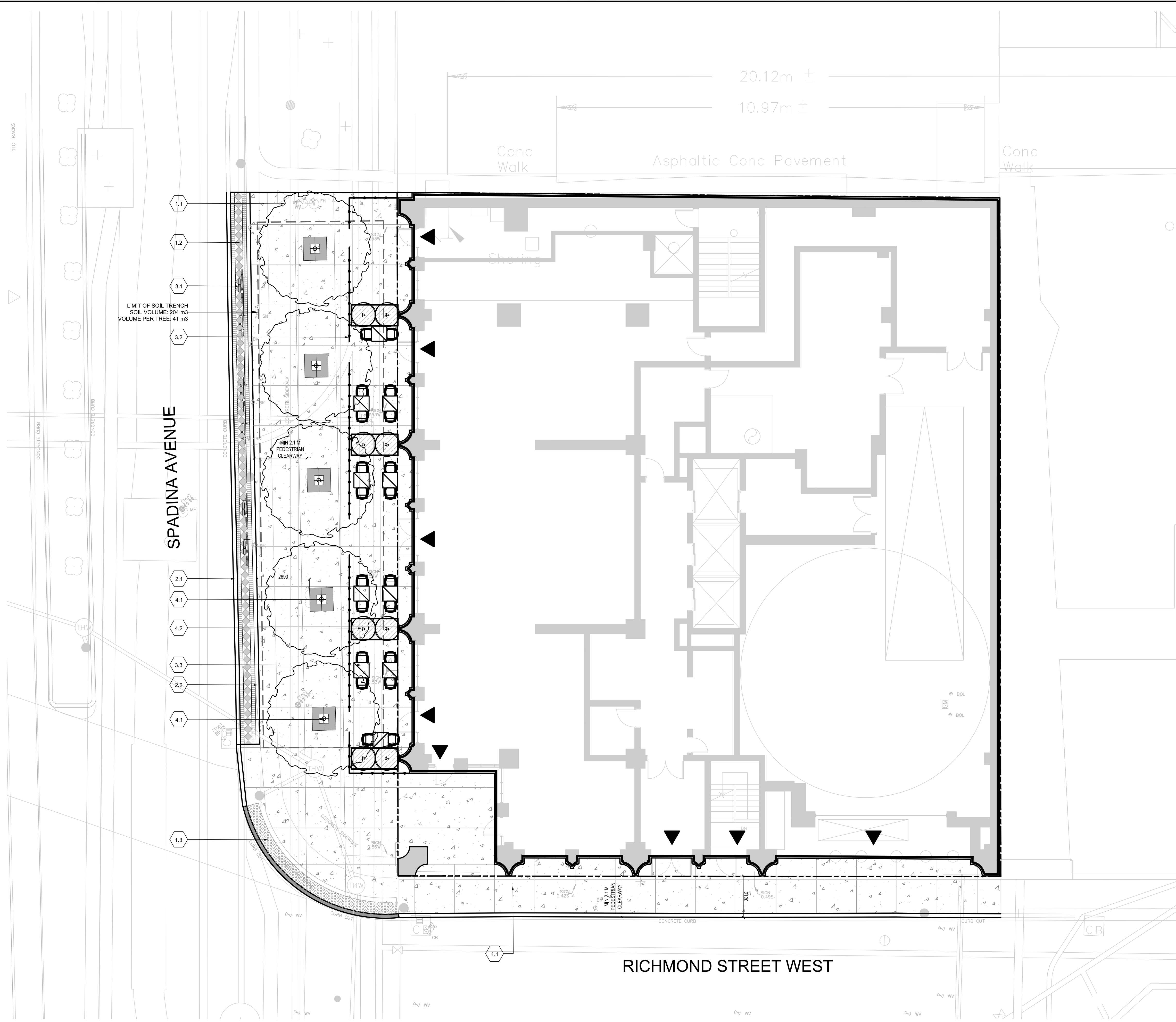
General Notes
1. The contractor shall check and verify all dimensions and conditions of the project and immediately report any discrepancies to the consultant before proceeding with the work.
2. The contractor is to be aware of all existing and proposed services and utilities. The contractor shall have all underground services and utility lines staked by each agency having jurisdiction prior to commencing work.

Drawing Title:
**LANDSCAPE PLAN
GROUND LEVEL**

Scale: 1:100

Proj. No.: 2333	Drawing No.: CU100
--------------------	------------------------------

2021-08-17 2333-LL100-LANDSCAPE.DWG



LEGEND

- BUILDING OUTLINE
- PROPERTY LINE
- SOIL TRENCH
- CURB CUT
- PROPOSED TREE
- PROPOSED LARGE SHRUB
- TREE GRATE
- DECORATIVE METAL FENCE
- PERENNIAL PLANTING
- CIP CONCRETE SIDEWALK
- TACTILE WARNING PLATE
- EXISTING BIKE RING
- SPLASH STRIP

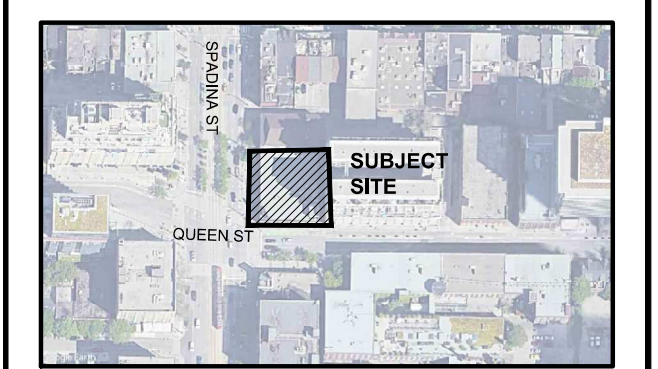
SITE DETAIL KEY NOTES

1.0 PAVEMENT	DETAIL/SHEET	SPEC SECTION
1.1 CIP CONCRETE SIDEWALK	-	-
1.2 SPLASH STRIP UNIT PAVING	-	-
1.3 TACTILE WARNING PLATES	-	-

2.0 HARDSCAPE FEATURES	DETAIL/SHEET	SPEC SECTION
2.1 CONCRETE BARRIER CURB	-	-
2.2 CONCRETE FLUSH CURB	-	-

3.0 SITE FURNITURE	DETAIL/SHEET	SPEC SECTION
3.1 BIKE RING	-	-
3.2 DECORATIVE METAL FENCING	-	-
3.3 BISTRO SEATING	-	-

4.0 SOFTSCAPE	DETAIL/SHEET	SPEC SECTION
4.1 TREE PLANTING IN TREE GRATE	-	-
4.2 RAISED PLANTER	-	-



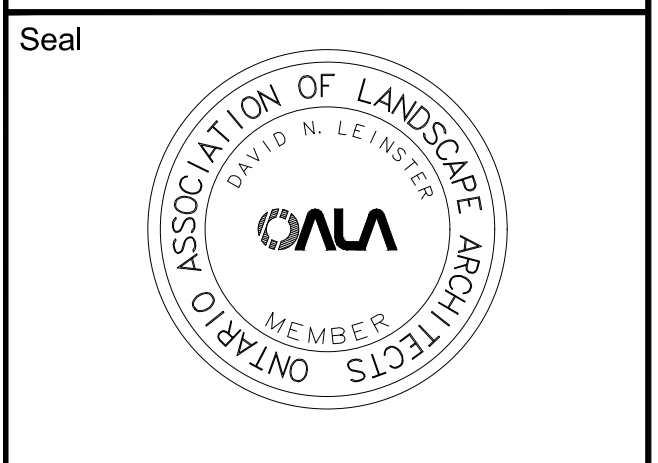
Keyplan NTS

Project
147 SPADINA AVE

Client
HULLMARK
474 WELLINGTON STREET WEST, SUITE 200

Issue / Revisions

No.	Description	Date
1	Issued for ZBA	2021-06-22
2	Issued for ZBA	2021-08-09
3		
4		
5		
6		
7		
8		
9		
10		



THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE LANDSCAPE ARCHITECT.

Designed By: JW
 Drawn By: KL
 Checked By: JW



1255 Bay Street, Suite 500
 Toronto, Ontario, Canada M5R 2A9
 T: 416-975-1556 F: 416-975-1560 info@planpart.ca

Copyright Reserved
 This plan and design are, and at all times remain, the exclusive property of The Planning Partnership. They cannot be used or reproduced without written consent. Contractors shall verify and be responsible for all dimensions and conditions on the job. This office shall be informed of any discrepancies from the dimensions and conditions shown on the drawing.

General Notes
 1. The contractor shall check and verify all dimensions and conditions of the project and immediately report any discrepancies to the consultant before proceeding with the work.
 2. The contractor is to be aware of all existing and proposed services and utilities. The contractor shall have all underground services and utility lines staked by each agency having jurisdiction prior to commencing work.

Drawing Title:
LANDSCAPE PLAN
GROUND LEVEL

Scale: 1:100

Proj. No.: 2333
 Drawing No.: **LL100**