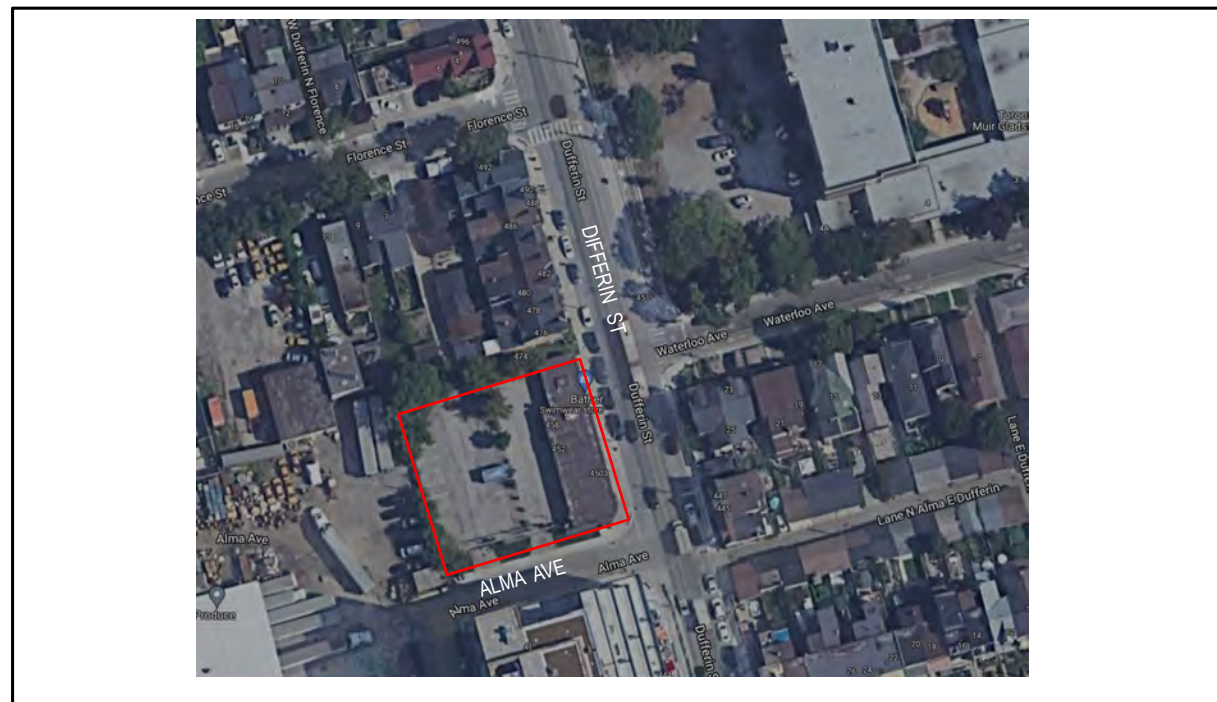


November 10th 2022  
ZBLA

## 450 DUFFERIN ST

450 Dufferin St, Toronto, ON M6K 2A5.  
PMA Project No. 22-032

### CONTEXT PLAN



---

Client  
**Hullmark**  
474 Wellington Street West, Suite 200  
Toronto, ON M5V 1E3  
416.510.1700

---

Landscape Architect  
**PMA Landscape Architects Ltd.**  
359 Keele Street  
Toronto, Ontario, M6P 2K6  
(416) 239-9818

---

Architect  
**Superkül**  
35 Golden Ave, Suite 101  
Toronto, ON, M6R 2J5  
416.596.0700

---

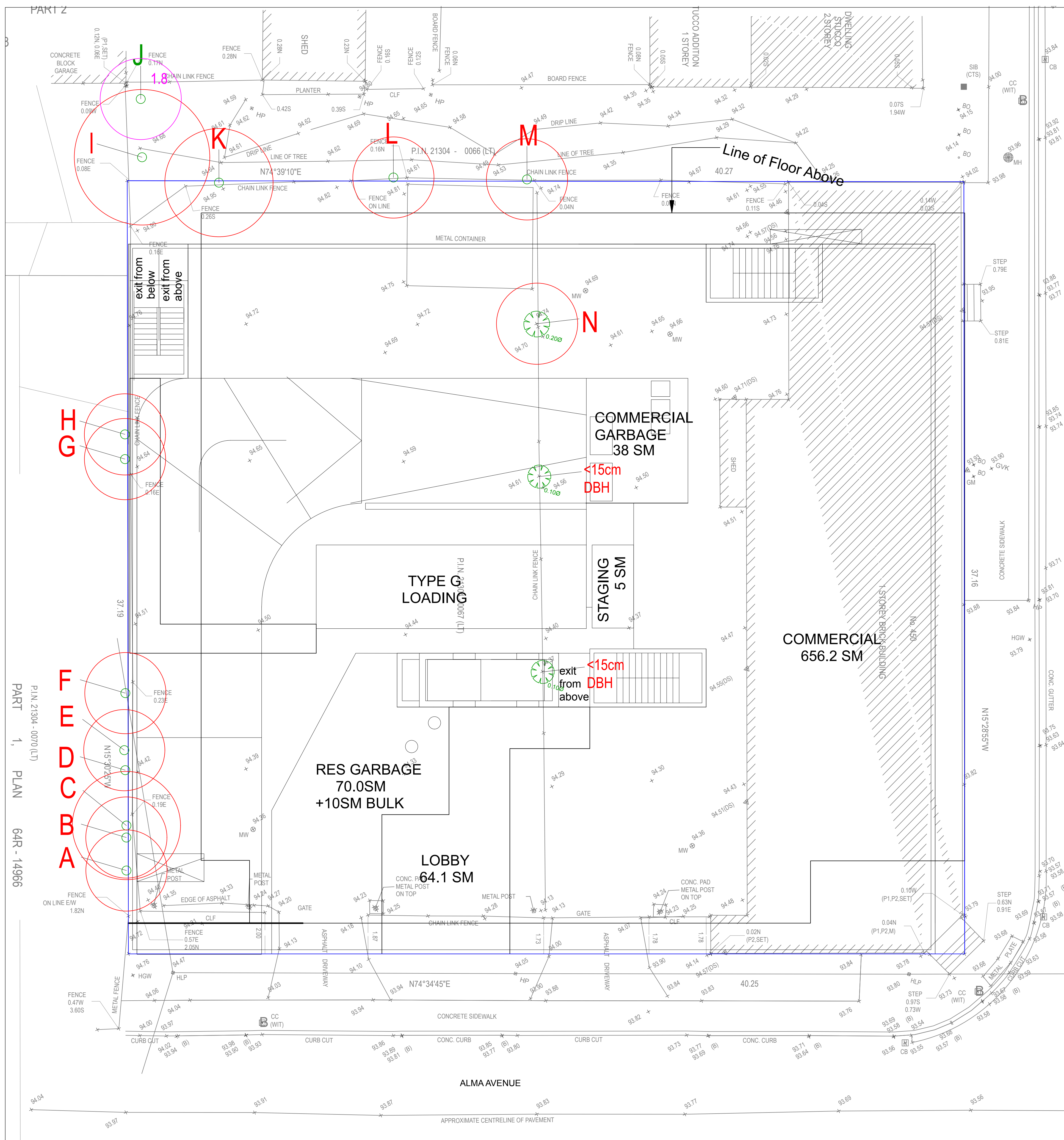
Civil Engineer  
**RVA**  
2001 Sheppard Avenue East, Suite 300,  
Toronto, ON M2J 4Z8

---

Arborist  
**Kuntz Forestry Consulting Inc.**  
146 Lakeshore Road W,  
Oakville, Ontario, L6K 0B3  
(289) 837-1871

### DRAWINGS

TIPP -1	COVER PAGE
L-001	TREE INVENTORY AND TREE PRESERVATION PLAN
L-002	LANDSCAPE SITE PLAN - GROUND FLOOR
L-002.1	LANDSCAPE SITE PLAN - SOIL VOLUME AND SECTION
L-003	LANDSCAPE SITE PLAN - PUBLIC UTILITY PLAN
L-004	LANDSCAPE SITE PLAN - LEVEL 2 GREEN ROOF
L-005	LANDSCAPE SITE PLAN - LEVEL 5 GREEN ROOF
L-006	LANDSCAPE SITE PLAN - LEVEL 15
	LANDSCAPE SITE PLAN - ROOF
LD-1	LANDSCAPE DETAILS



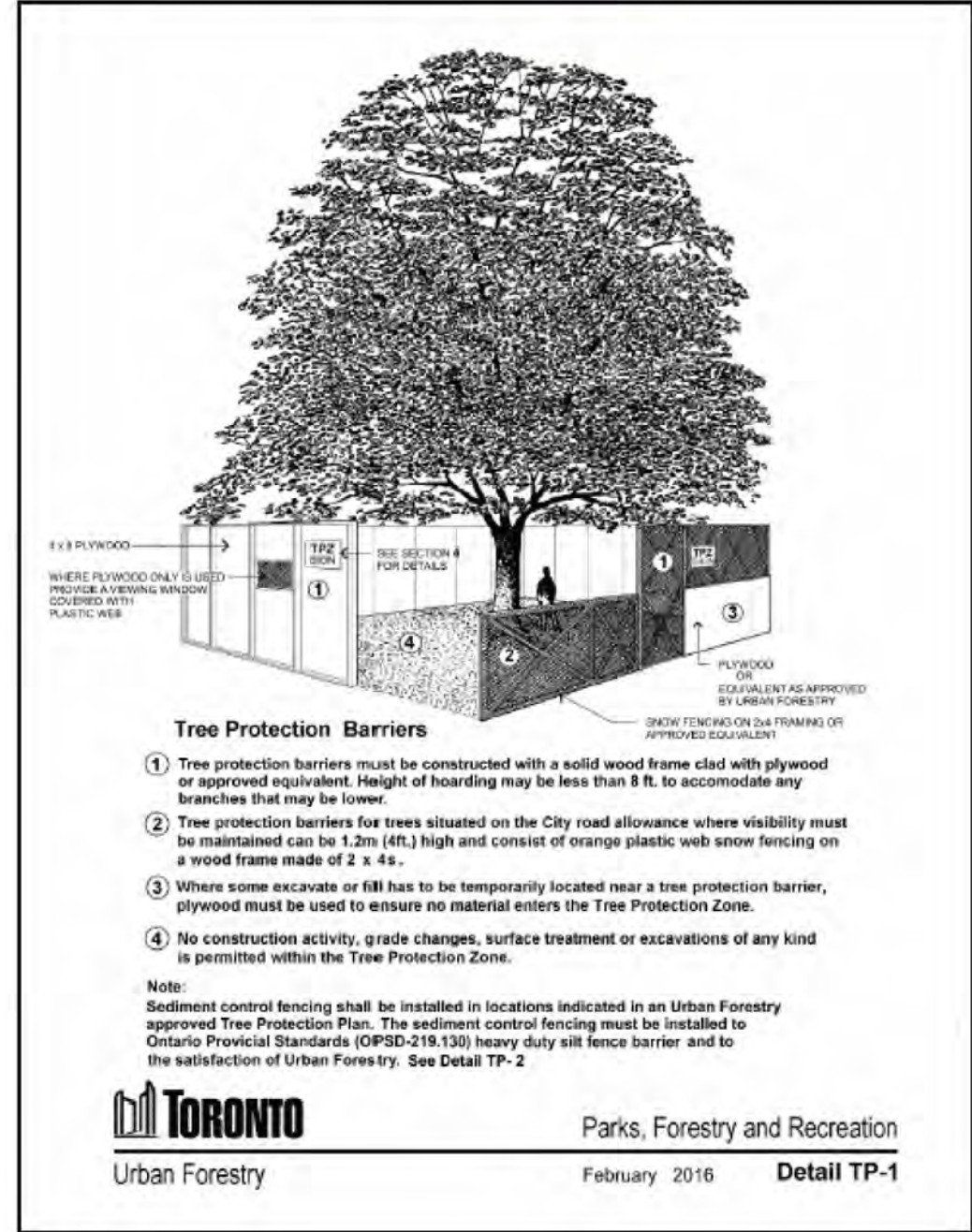
**Toronto**  
Parks, Forestry & Recreation

### Tree Protection Zone (TPZ)

All construction related activities, including grade alteration, excavation, soil compaction, any materials or equipment storage, disposal of liquid and vehicular traffic are NOT permitted within this TPZ.

This tree protection barrier must remain in good condition and must not be removed or altered without authorization of City of Toronto, Urban Forestry.

Concerns or inquiries regarding this TPZ can be directed to:  
311 or 311@toronto.ca



### LEGEND

**Tree Inventory**  
Refer to Table 1 of report dated 11 October 2022 for complete tree inventory information. Trees greater than 15cm DBH on and within six metres of the subject property and trees of all sizes within the road right-of-way were included in the inventory.

**Tree Removals**  
The removal of 13 trees is required to accommodate the proposed development, as indicated with RED labels.

**Tree Preservation**  
The preservation of all other trees will be possible with the use of appropriate tree protection measures. Minimum tree protection zones (mTPZ) are indicated in MAGENTA. mTPZs indicate minimum distances for construction and disturbance adjacent to trees. Trees identified for preservation are indicated with GREEN labels.

Tree label (GREEN), preservation recommended x  
Tree label (RED), removal required x  
Minimum tree protection zone of tree identified for preservation (MAGENTA circle), with radius in metres, as measured from edge of stem  
Minimum tree protection zone of tree identified for removal (RED circle)  
Tree location estimated by KFCI o

### TREE PROTECTION PLAN NOTES

- It is the applicants' 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.
- Tree protection barriers shall be installed to standards as detailed in this document and to the satisfaction of Urban Forestry.
- Tree protection barriers must be installed using plywood clad hoarding (minimum 19mm or 3/4" thick) or an equivalent approved by Urban Forestry.
- Where required, signs as specified in Section 4, Tree Protection Signage must be attached to all sides of the barrier.
- 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.
- 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.
- 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.
- 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.
- No construction activities including grade changes, surface treatment 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.
- 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.
- 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.
- 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 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.
- The applicant/owner shall protect all by-law regulated trees in the area of construction that have not been approved for removal throughout development works to the satisfaction of Urban Forestry.
- 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.
- 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 no less than 48 hours prior to conducting any specified work.

No.	Issue/Revisions Report Submission	Date	By
1		11 Oct. '22	KNH

**Table 1. Tree Inventory**

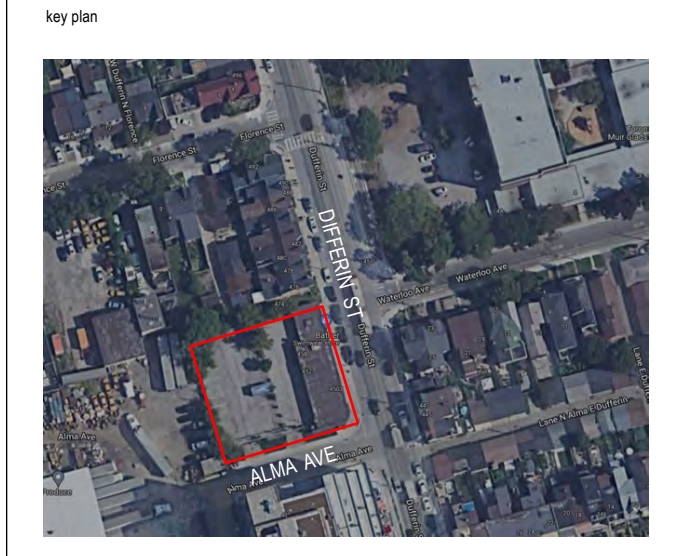
Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	mTPZ	Cat.	Comments	Action
A	Manitoba Maple	Acer negundo	-16	P	P	PF	10	1.8		Included fence (H), poor form (H), epicormic branching (M), low (M), deadwood (L), appears to be shared	Remove
B	Manitoba Maple	Acer negundo	-18	P	P	PF	10	1.8		Included fence (H), poor form (H), epicormic branching (M), v-unions at base with included bark and included deadwood, deadwood (L), appears to be shared	Remove
C	Siberian Elm	Ulmus pumila	-34	P	PF	PF	2.4	1/2		Crook (M), included fence (M), poor form (M), epicormic branching (M), appears to be shared	Remove
D	Siberian Elm	Ulmus pumila	-36	P	PF	PF	2.4	1/2		Included fence (H), v-unions at 2m with one lost leader, epicormic branching (M), poor form (M), appears to be shared	Remove
E	Siberian Elm	Ulmus pumila	-20	P	PF	PF	1.8			Included fence (H), epicormic crown (M), poor form (M), epicormic branching (M), appears to be shared	Remove
F	Siberian Elm	Ulmus pumila	-20	P	P	PF	1.8			Included fence (H), v-unions at 1.5m with one lost leader, epicormic branching (M), appears to be shared	Remove
G	Manitoba Maple	Acer negundo	-16	P	P	PF	1.8			Included fence (H), epicormic crown (M), poor form (M), appears to be shared	Remove
H	Manitoba Maple	Acer negundo	-20	P	PF	PF	1.8			Included fence (H), lean (M), poor form (M), epicormic branching (M), appears to be shared	Remove
I	Manitoba Maple	Acer negundo	-48	PF	PF	FG	3.0	1/2		Lean (H), poor form (M), epicormic branching (L), appears to be shared	Remove
J	Manitoba Maple	Acer negundo	-22	PF	P	PF	1.8			Union at base, poor branch unions with included bark, included fence (H), poor form (H), epicormic branching (L)	Preserve
K	Siberian Elm	Ulmus pumila	-36	PF	F	F	15	2.4	1/2	V-unions at base, 0.5m, and 1.2m with included bark, deadwood (L), broken branches (L), included fence (M), appears to be shared	Remove
L	Manitoba Maple	Acer negundo	-28	P	PF	PF	1.8			Included fence (H), low (M), pruning wounds (L), epicormic branching (M), poor form (M), appears to be shared	Remove
M	Manitoba Maple	Acer negundo	-24	P	PF	PF	15	1.8		V-unions at base with included bark, deadwood (L), included fence (H), poor form (M), epicormic branching (M), sun scorch (L), stem wounds (M), crown, appears to be shared	Remove
N	Manitoba Maple	Acer negundo	-17	P	P	P	95	1.8		Included fence (H), crook (M), deadwood (H)	Remove

Code	Description	Units
DBH	Diameter at Breast Height	(cm)
TI	Trunk Integrity	(G, F, P)
CS	Crown Structure	(G, F, P)
CV	Crown Vigor	(G, F, P)
CDB	Crown Dieback	(%)
mTPZ	Minimum Tree Protection Zone, as measured from edge of tree	(m)
Cat.	City of Toronto By-law Category	1 - 5

P = poor, F = fair, G = good, - = estimate, (VL) = very light, (L) = light, (M) = moderate, (H) = heavy

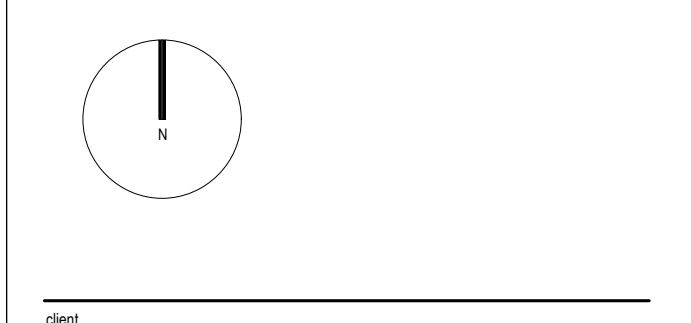
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Legend

number	description	date	by
6			
5			
4			
3			
2	ISSUED FOR ZBLA	10 NOVEMBER 22	PR
1	ISSUED FOR ZBLA	14 OCTOBER 22	PR



**HULLMARK**  
474 Wellington Street West Suite 200  
Toronto, ON M5V 1E3

**KUNTZ FORESTRY CONSULTING Inc.**

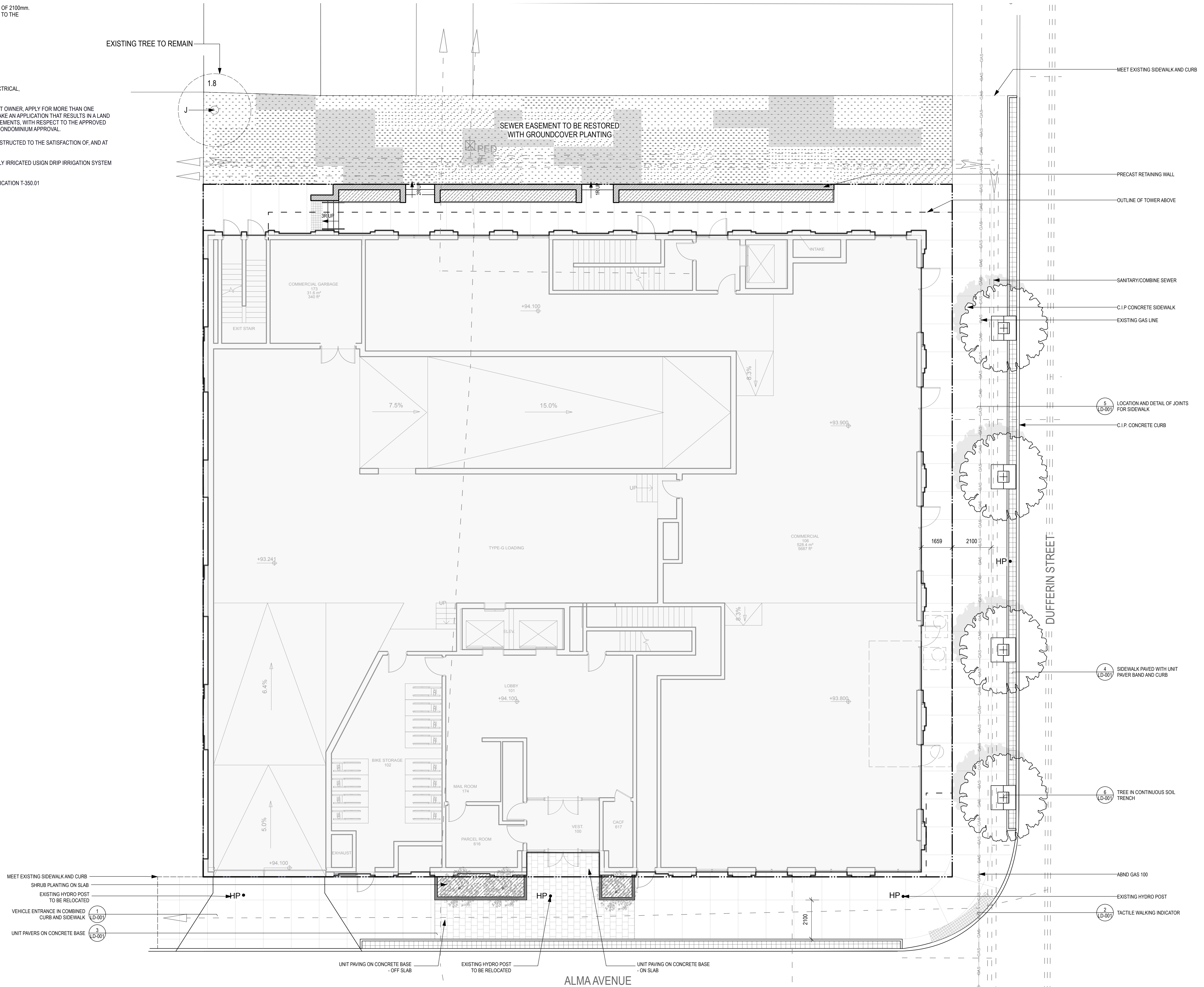
450 DUFFERIN ST

TREE INVENTORY AND PRESERVATION PLAN

scale 1:100 project no.  
design FLPR 22-032  
drawn FLPR  
checked FL drawing no.  
date 10 November 2022  
issued TIPP-1

**NOTES**

1. PEDESTRIAN CLEARWAYS MEET "TORONTO VIBRANT STREETS POLICY" MINIMUM WIDTH OF 2100mm. NEW SIDEWALKS ALONG THE DEVELOPMENT SITE FRONTAGES WILL BE CONSTRUCTED TO THE SATISFACTION OF, AND AT NO COST TO, THE CITY OF TORONTO.
2. PLANTING SPECIES INCLUDE 50% MINIMUM NATIVE SPECIES FOR ENTIRE PROJECT.
3. REFER TO CIVIL FOR ALL UTILITY INFORMATION, GROUND PLANE ELEVATIONS, SLOPE AND DRAINAGE INFORMATION.
4. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED, INCLUDING ALL AREAS BEYOND PROPERTY LINE.
5. LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL, ELECTRICAL, CIVIL, AND MECHANICAL ENGINEERING DRAWINGS.
6. BE ADVISED THAT SHOULD ANY PARTY, INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS, WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF APPLICATION FOR CONDOMINIUM APPROVAL.
7. NEW 2.1M WIDE SIDEWALKS ALONG THE DEVELOPMENT SITE FRONTAGES WILL BE CONSTRUCTED TO THE SATISFACTION OF, AND AT NOT COST TO THE CITY OF TORONTO.
8. ALL PLANTING INCLUDING THAT IN THE STRETSCAPE ROW AREA IS TO BE AUTOMATICALLY IRRIGATED USING DRIP IRRIGATION SYSTEM WITH WATER SOURCE FROM BUILDING.
9. THE PROPOSED DRIVEWAY MUST BE CONSTRUCTED AS PER CITY OF TORONTO SPECIFICATION T-350.01

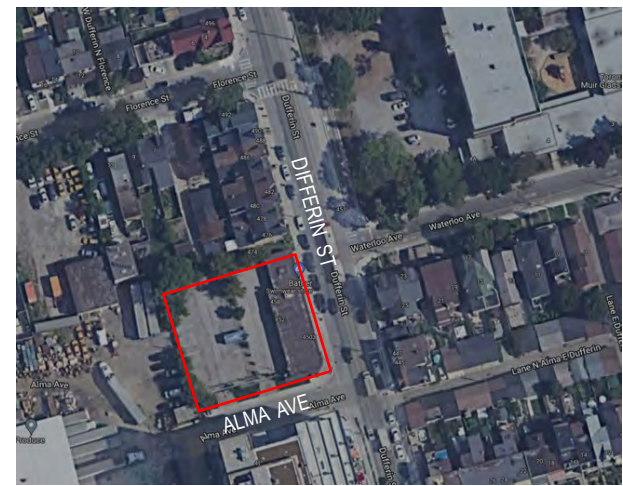


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Do not scale drawings.

key plan

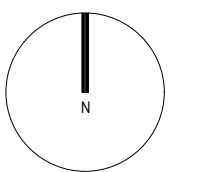


legend

- Property Line
- Building Above
- Planter Curb
- Concrete Sidewalk
- Proposed Planting
- Unit Paving
- Proposed Tree
- Existing Hydro Post
- Existing Tree to Remain

number	description	date	by
6			
5			
4			
3			
2	ISSUED FOR ZBLA	10 NOVEMBER 22	PR
1	ISSUED FOR ZBLA	14 OCTOBER 22	PR

north stamp



client

**HULLMARK**  
474 Wellington Street West, Suite 200  
Toronto, ON M5V 1E3



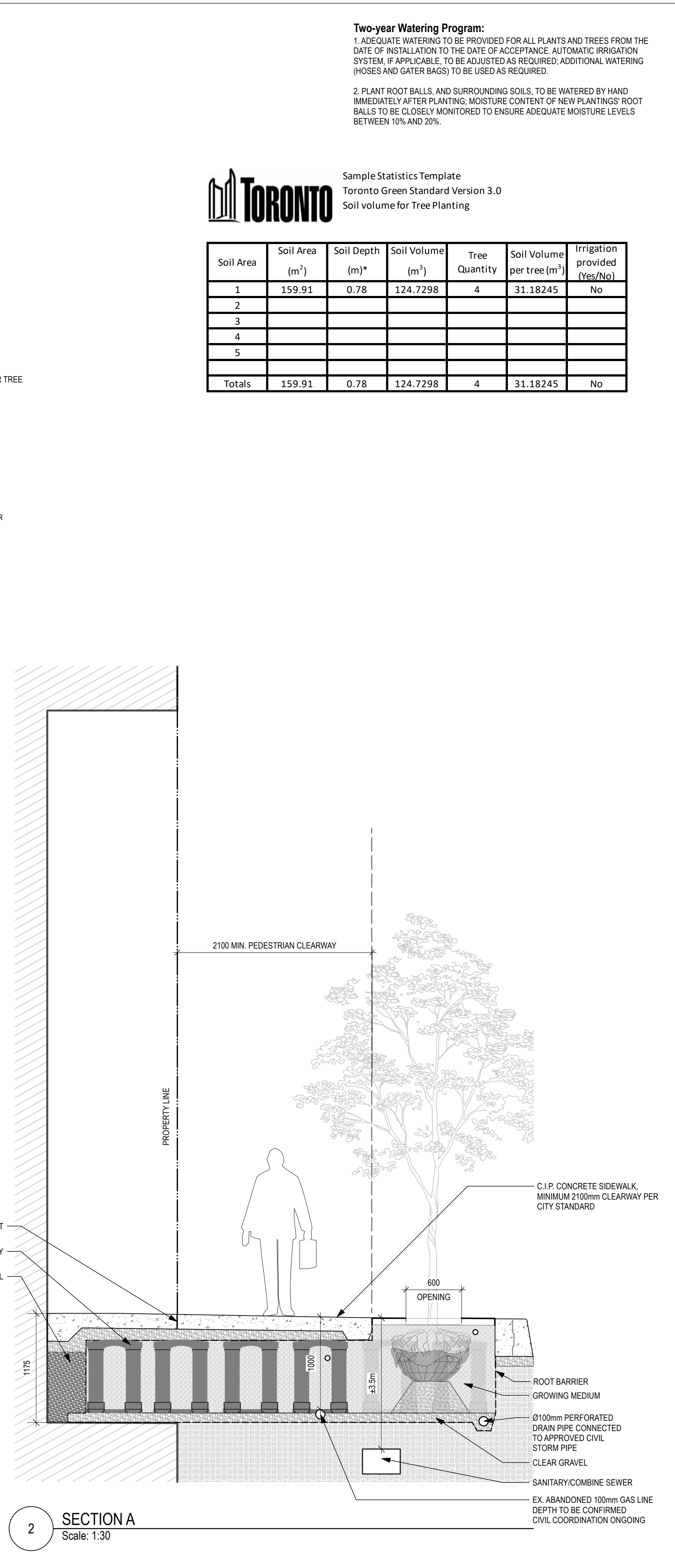
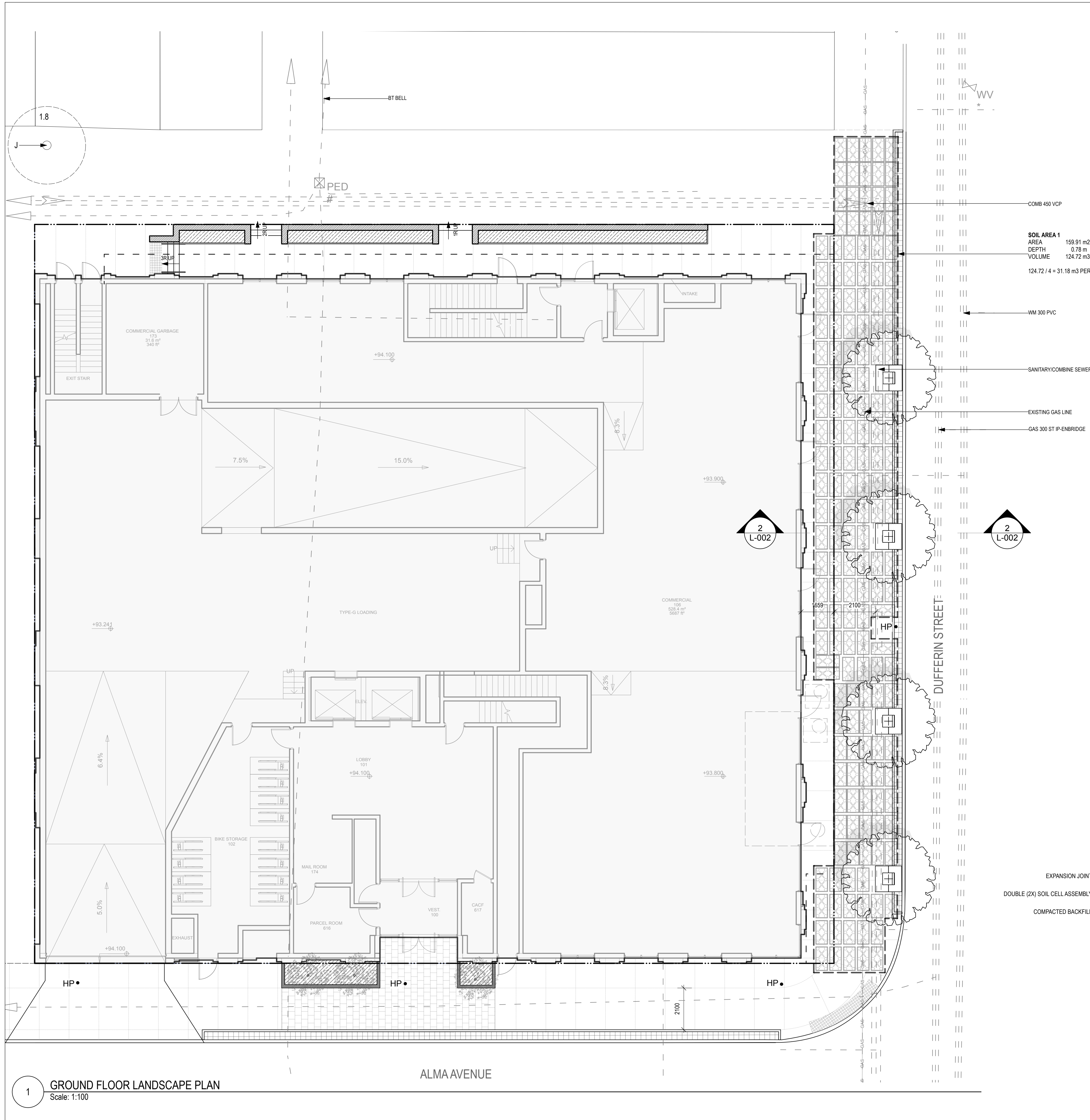
project

450 DUFFERIN ST

drawing title

**LANDSCAPE SITE PLAN  
GROUND FLOOR**

scale	1:100	project no.
design	FL/PR	22-032
drawn	FL/PR	
checked	FL	drawing no.
date	10 November 2022	L-001
issued		



**Two-year Watering Program:**  
 1. ADEQUATE WATERING TO BE PROVIDED FOR ALL PLANTS AND TREES FROM THE DATE OF INSTALLATION TO THE DATE OF ACCEPTANCE. AUTOMATIC IRRIGATION SYSTEM, IF APPLICABLE, TO BE ADJUSTED AS REQUIRED; ADDITIONAL WATERING (HOSES AND GATER BAGS) TO BE USED AS REQUIRED.  
 2. PLANT ROOT BALLS, AND SURROUNDING SOILS, TO BE WATERED BY HAND IMMEDIATELY AFTER PLANTING; MOISTURE CONTENT OF NEW PLANTINGS' ROOT BALLS TO BE CLOSELY MONITORED TO ENSURE ADEQUATE MOISTURE LEVELS BETWEEN 10% AND 20%.

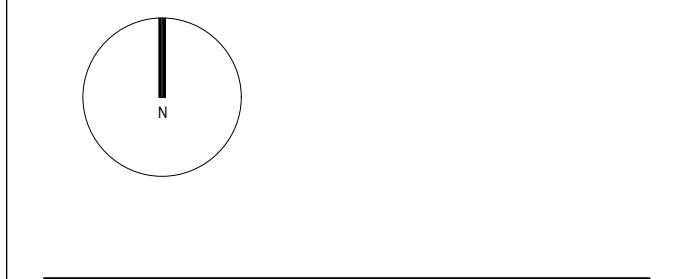
**Toronto** Sample Statistics Template  
 Toronto Green Standard Version 3.0  
 Soil volume for Tree Planting

Soil Area	Soil Area (m <sup>2</sup> )	Soil Depth (m)*	Soil Volume (m <sup>3</sup> )	Tree Quantity	Soil Volume per tree (m <sup>3</sup> )	Irrigation provided (Yes/No)
1	159.91	0.78	124.7298	4	31.18245	No
2						
3						
4						
5						
Totals	159.91	0.78	124.7298	4	31.18245	No

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 Do not scale drawings.  
 key plan

- Legend
- Property Line
  - Building Above
  - Planter Curb
  - Soil Volume Extents
  - Proposed Planting
  - Unit Paving
  - Proposed Tree
  - Existing Hydro Post
  - Existing Tree to Remain

number	description	date	by
2	ISSUED FOR ZBLA	10 NOVEMBER 22	PR
1	ISSUED FOR ZBLA	14 OCTOBER 22	PR



client  
**HULLMARK**  
 474 Wellington Street West, Suite 200  
 Toronto, ON M5V 1E3



project  
**450 DUFFERIN ST**

drawing title  
**LANDSCAPE SITE PLAN  
 SOIL VOLUME AND SECTIONS**

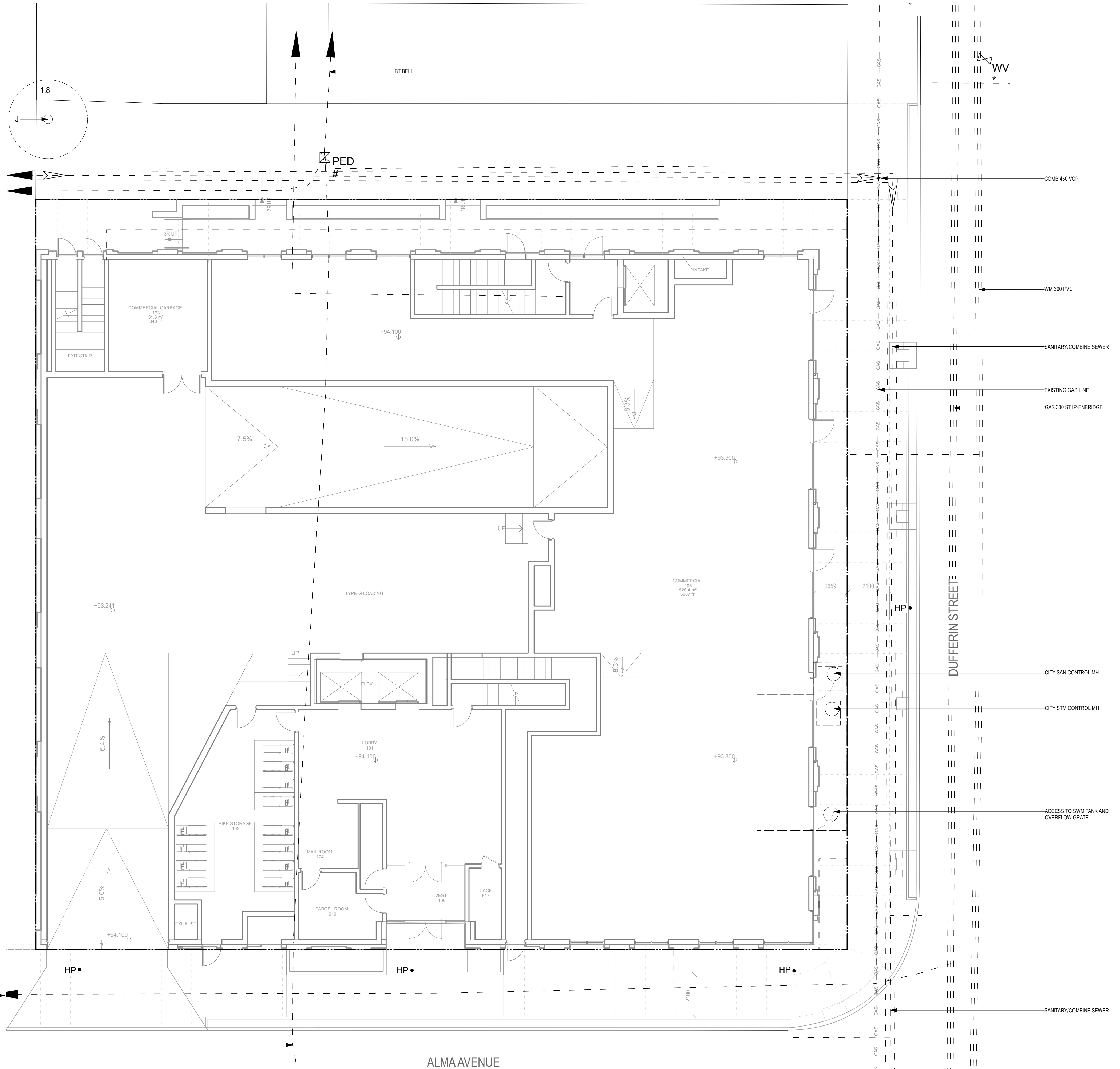
scale	1:100	project no.
design	FL/PR	22-032
drawn	FL/PR	
checked	FL	drawing no.
date	10 November 2022	L-002
issued		

**1 GROUND FLOOR LANDSCAPE PLAN**  
 Scale: 1:100

**2 SECTION A**  
 Scale: 1:30

**NOTES**

1. PEDESTRIAN CLEARWAYS MEET "TORONTO VIBRANT STREETS POLICY" MINIMUM WIDTH OF 2100mm. NEW SIDEWALKS ALONG THE DEVELOPMENT SITE FRONTAGES WILL BE CONSTRUCTED TO THE SATISFACTION OF, AND AT NO COST TO, THE CITY OF TORONTO.
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Do not scale drawings.

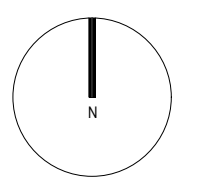
key plan

**Legend**

- Property Line
- Building Above
- Planter Curb
- Soil Volume Extents
- Proposed Planting
- Unit Paving
- Proposed Tree
- Existing Hydro Post
- Existing Tree to Remain

6			
5			
4			
3			
2	ISSUED FOR ZBLA	10 NOVEMBER 22	PR
1	ISSUED FOR ZBLA	14 OCTOBER 22	PR
number	description	date	by

north stamp



client  
**HULLMARK**  
 474 Wellington Street West, Suite 200  
 Toronto, ON M5V 1E3



project  
**450 DUFFERIN ST**

**LANDSCAPE SITE PLAN  
 PUBLIC UTILITY PLAN**

scale	1:100	project no.	
design	FL/PR		22-032
drawn	FL/PR		
checked	FL	drawing no.	
date	10 November 2022		L-002.1
issued			

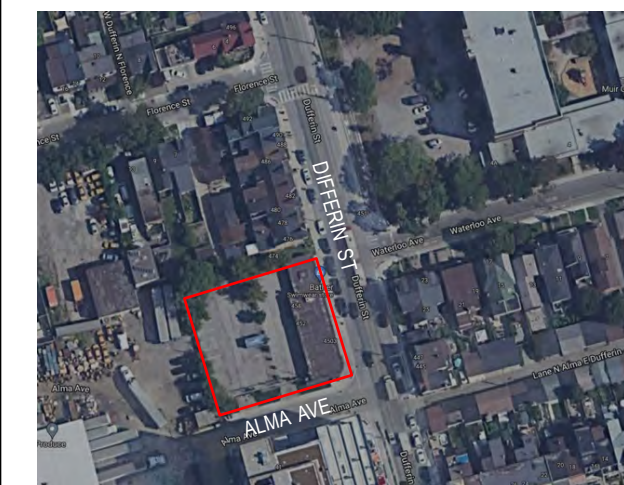


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Do not scale drawings.

key plan

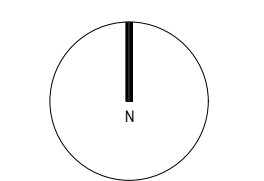


legend

- Property Line
- Planter Curb
- Proposed Planting
- Unit Paving
- Proposed Tree
- Existing Tree to Remain

6			
5			
4			
3			
2	ISSUED FOR ZBLA	10 NOVEMBER 22	PR
1	ISSUED FOR ZBLA	14 OCTOBER 22	PR
number	description	date	by

north stamp



client

**HULLMARK**  
474 Wellington Street West, Suite 200  
Toronto, ON M5V 1E3



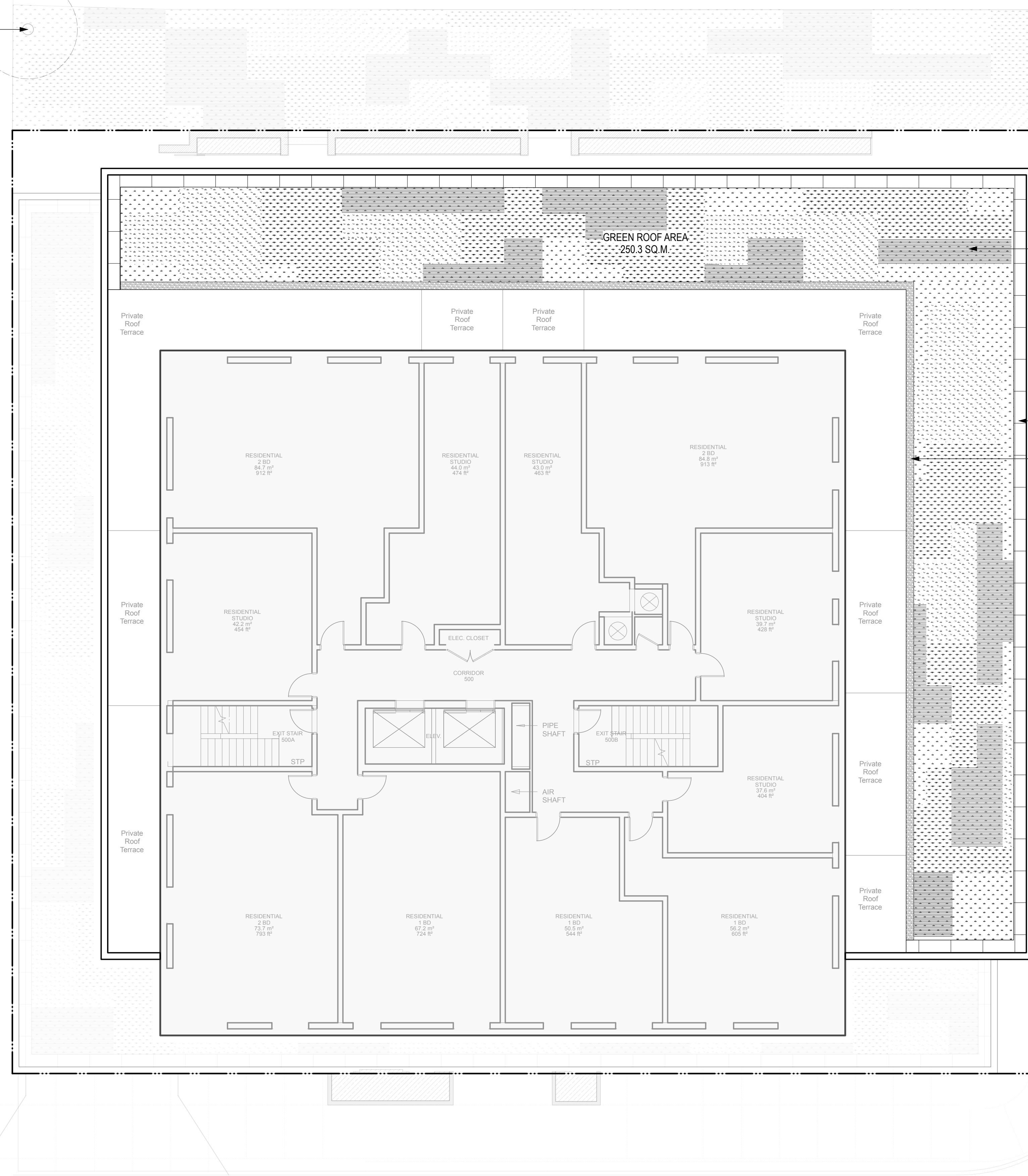
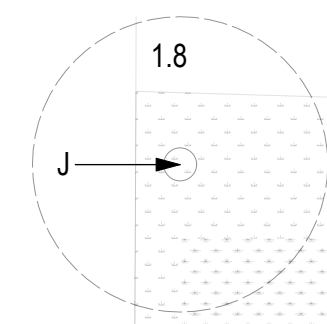
project

450 DUFFERIN ST

drawing title

**LANDSCAPE PLAN**  
**LEVEL 2 GREEN ROOF**

scale	1:100	project no.
design	FL/PR	22-032
drawn	FL/PR	
checked	FL	drawing no.
date	10 November 2022	L-003
issued		



ALMA AVENUE

DUFFERIN STREET

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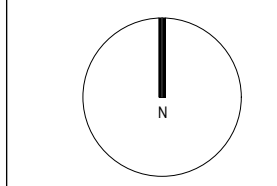
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Do not scale drawings.



- key plan
- legend
- Property Line
  - Planter Curb
  - Proposed Planting
  - Unit Paving
  - Proposed Tree
  - Existing Tree to Remain

number	description	date	by
6			
5			
4			
3			
2	ISSUED FOR ZBLA	10 NOVEMBER 22	PR
1	ISSUED FOR ZBLA	14 OCTOBER 22	PR



client

**HULLMARK**  
474 Wellington Street West, Suite 200  
Toronto, ON M5V 1E3



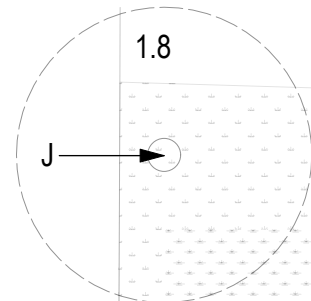
project

**450 DUFFERIN ST**

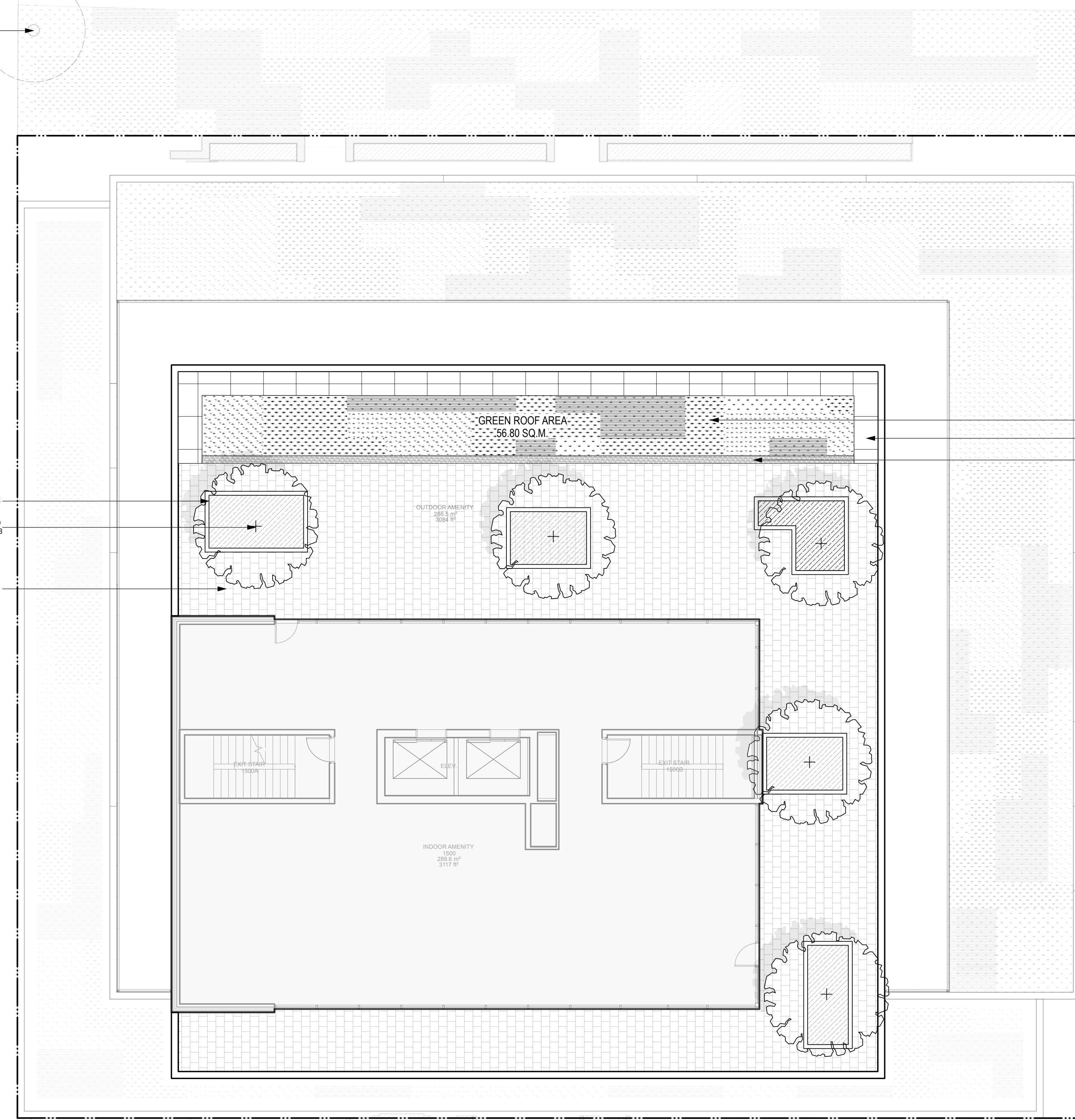
drawing title

**LANDSCAPE PLAN  
LEVEL 5 GREEN ROOF**

scale	1:100	project no.
design	FL/PR	<b>22-032</b>
drawn	FL/PR	
checked	FL	drawing no.
date	10 November 2022	<b>L-004</b>
issued		



RAISED PLANTER  
MULTI-STEM TREE PLANTING AND  
GROUNDCOVER ON SLAB  
UNIT PAVING ON GREEN ROOF  
ASSEMBLY



SEMI-INTENSIVE BIO-DIVERSE GREEN ROOF  
900mm PERIMETER PATH  
300mm GRANULAR STRIP

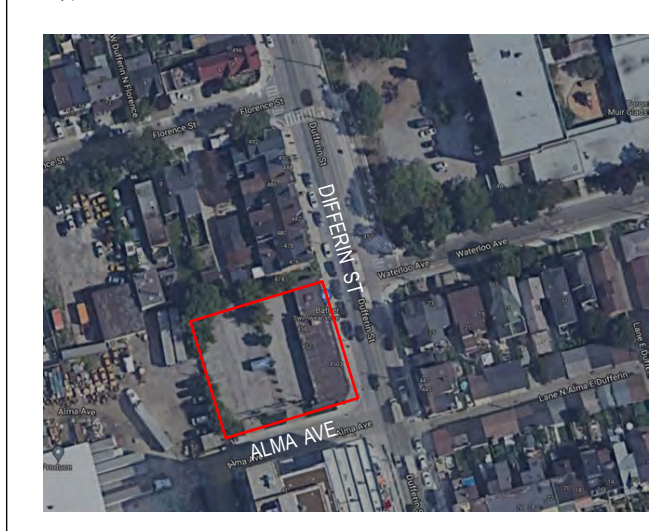
DUFFERIN STREET

ALMA AVENUE

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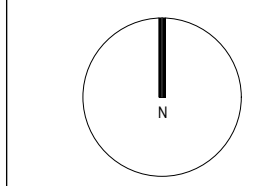
Do not scale drawings.



legend

- Property Line
- Planter Curb
- Proposed Planting
- Unit Paving
- Proposed Tree
- Existing Tree to Remain

6			
5			
4			
3			
2	ISSUED FOR ZBLA	10 NOVEMBER 22	PR
1	ISSUED FOR ZBLA	14 OCTOBER 22	PR
number	description	date	by



client  
**HULLMARK**  
474 Wellington Street West, Suite 200  
Toronto, ON M5V 1E3

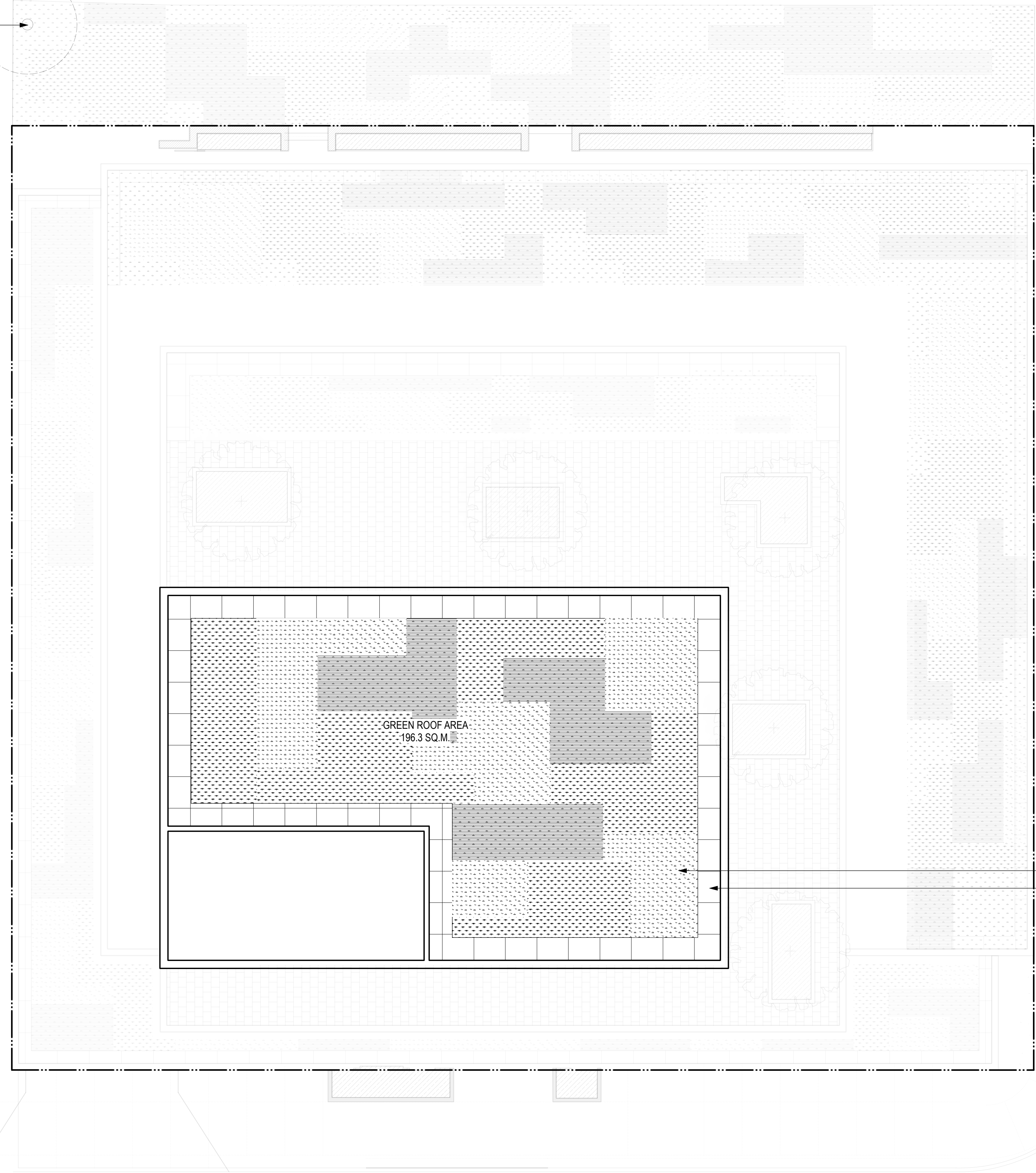
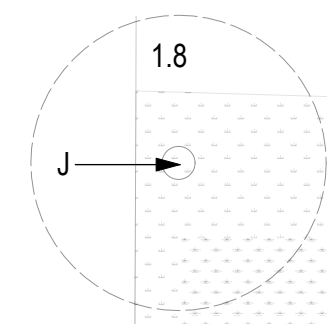


project  
**450 DUFFERIN ST**

drawing title  
**LANDSCAPE PLAN  
LEVEL 15**

scale	1:100	project no.
design	FL/PR	22-032
drawn	FL/PR	
checked	FL	drawing no.
date	10 November 2022	L-005
issued		





GREEN ROOF AREA  
196.3 SQ.M

DUFFERIN STREET

ALMA AVENUE

SEMI-INTENSIVE BIO-DIVERSE GREEN ROOF  
900mm PERIMETER PATH

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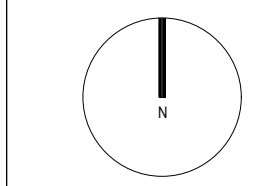
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Do not scale drawings.



- key plan
- legend
- Property Line
  - Planter Curb
  - Proposed Planting
  - Unit Paving
  - Proposed Tree
  - Existing Tree to Remain

number	description	date	by
6			
5			
4			
3			
2	ISSUED FOR ZBLA	10 NOVEMBER 22	PR
1	ISSUED FOR ZBLA	14 OCTOBER 22	PR



client

**HULLMARK**  
474 Wellington Street West, Suite 200  
Toronto, ON M5V 1E3



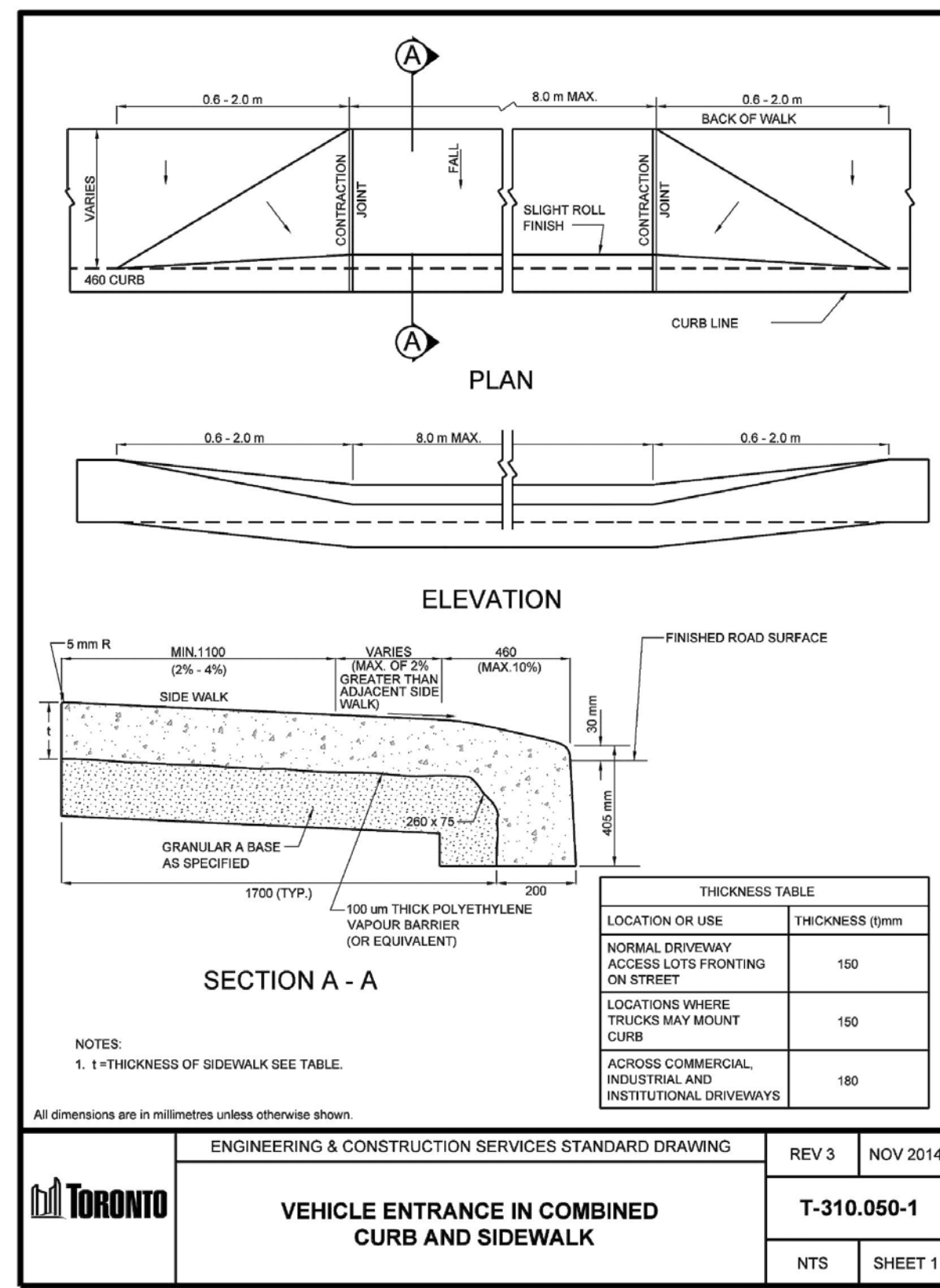
project

450 DUFFERIN ST

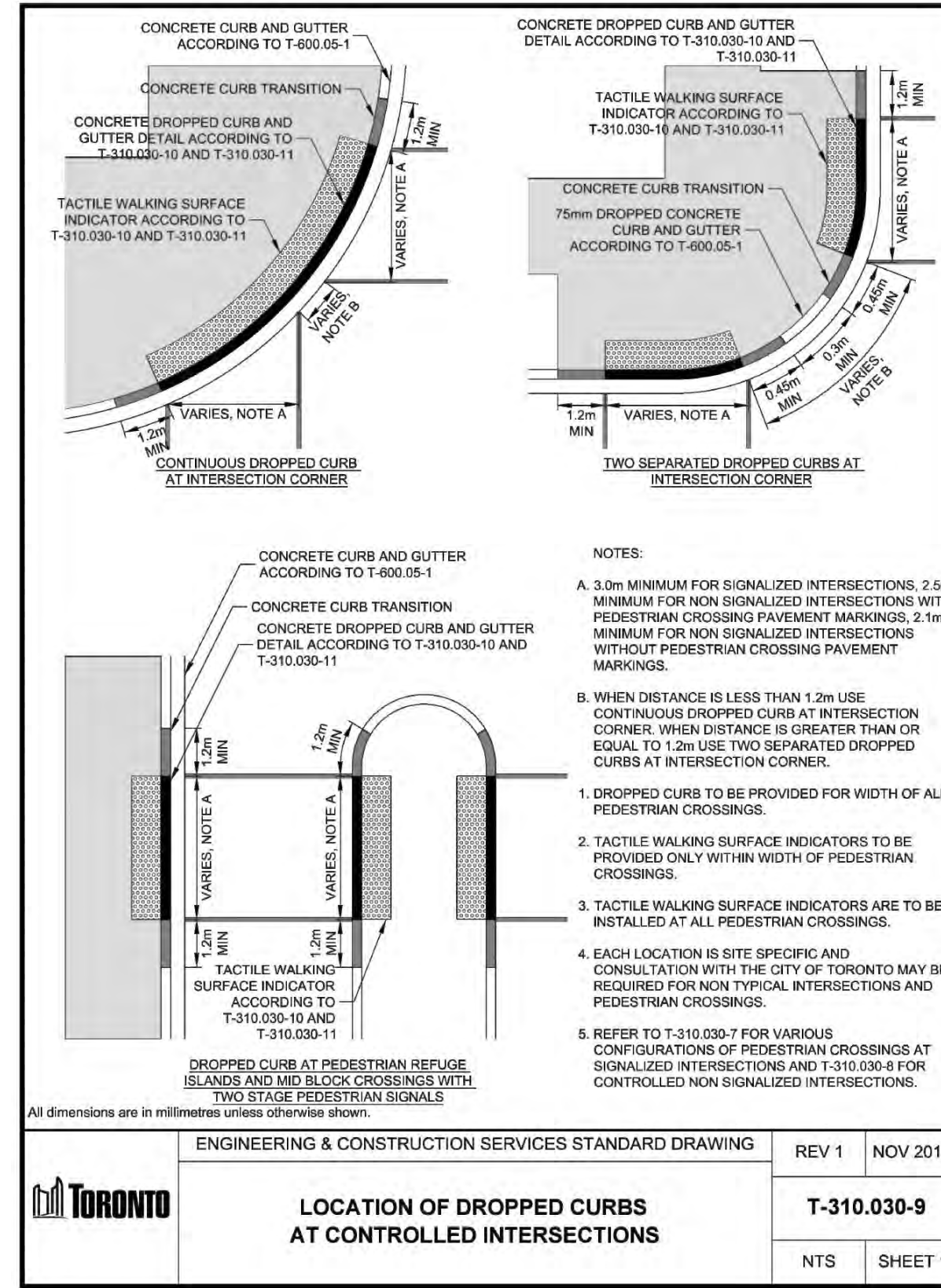
drawing title

**LANDSCAPE PLAN  
ROOF**

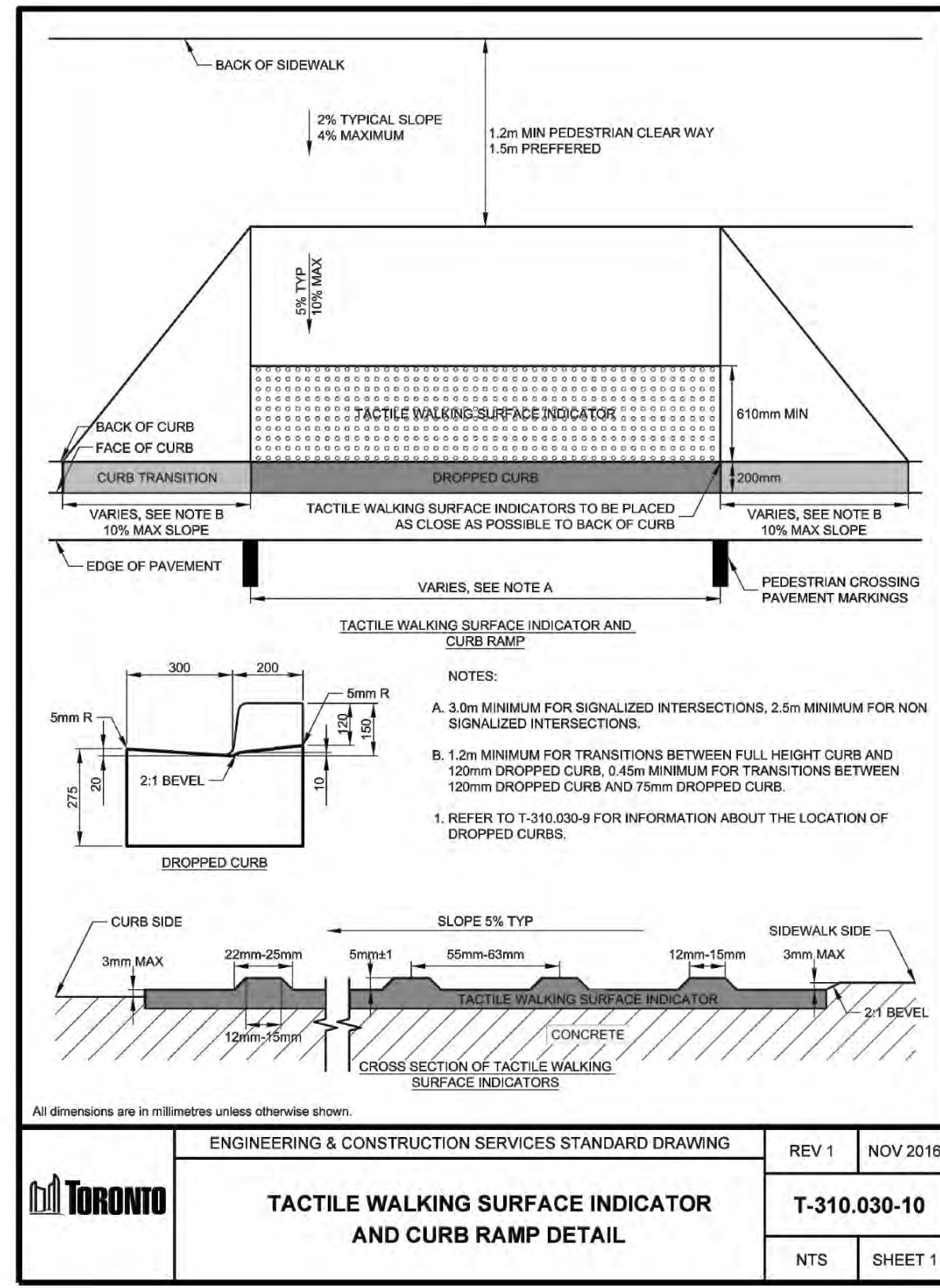
scale	1:100	project no.
design	FL/PR	22-032
drawn	FL/PR	
checked	FL	drawing no.
date	10 November 2022	L-006
issued		



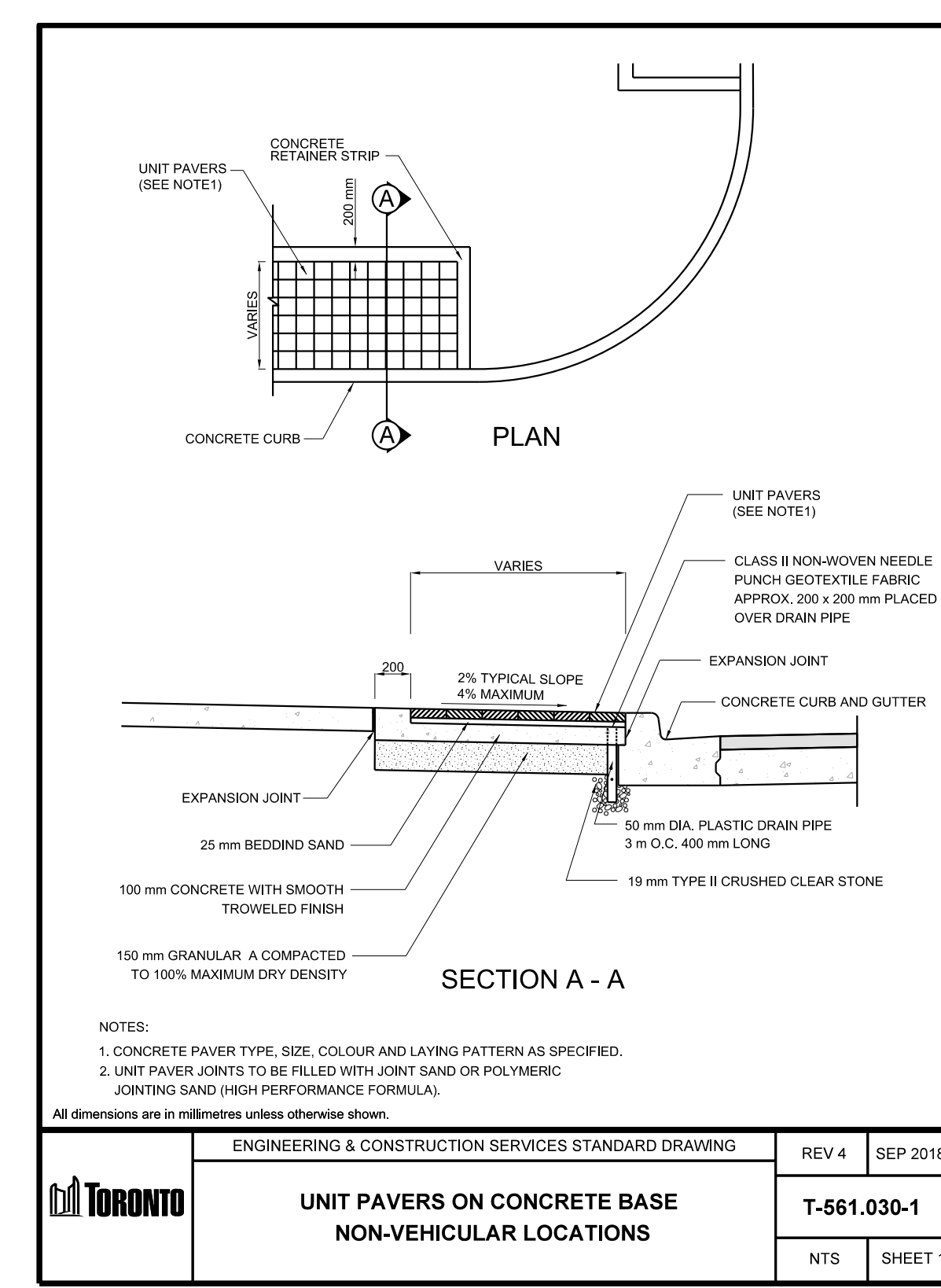
1 VEHICLE ENTRANCE IN COMBINED CURB AND SIDEWALK  
Scale: NA



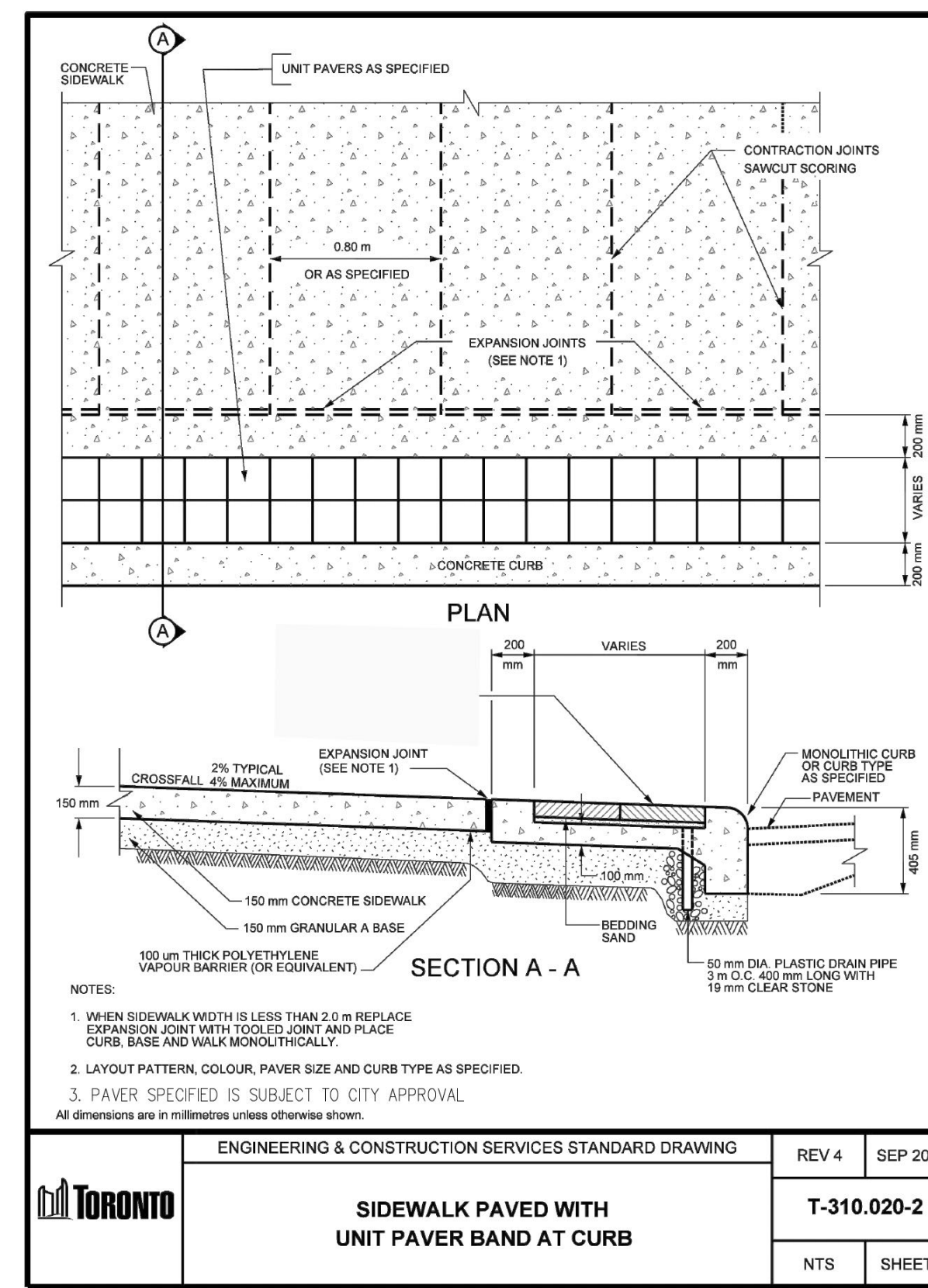
2 TACTILE WALKING INDICATOR  
Scale: NA



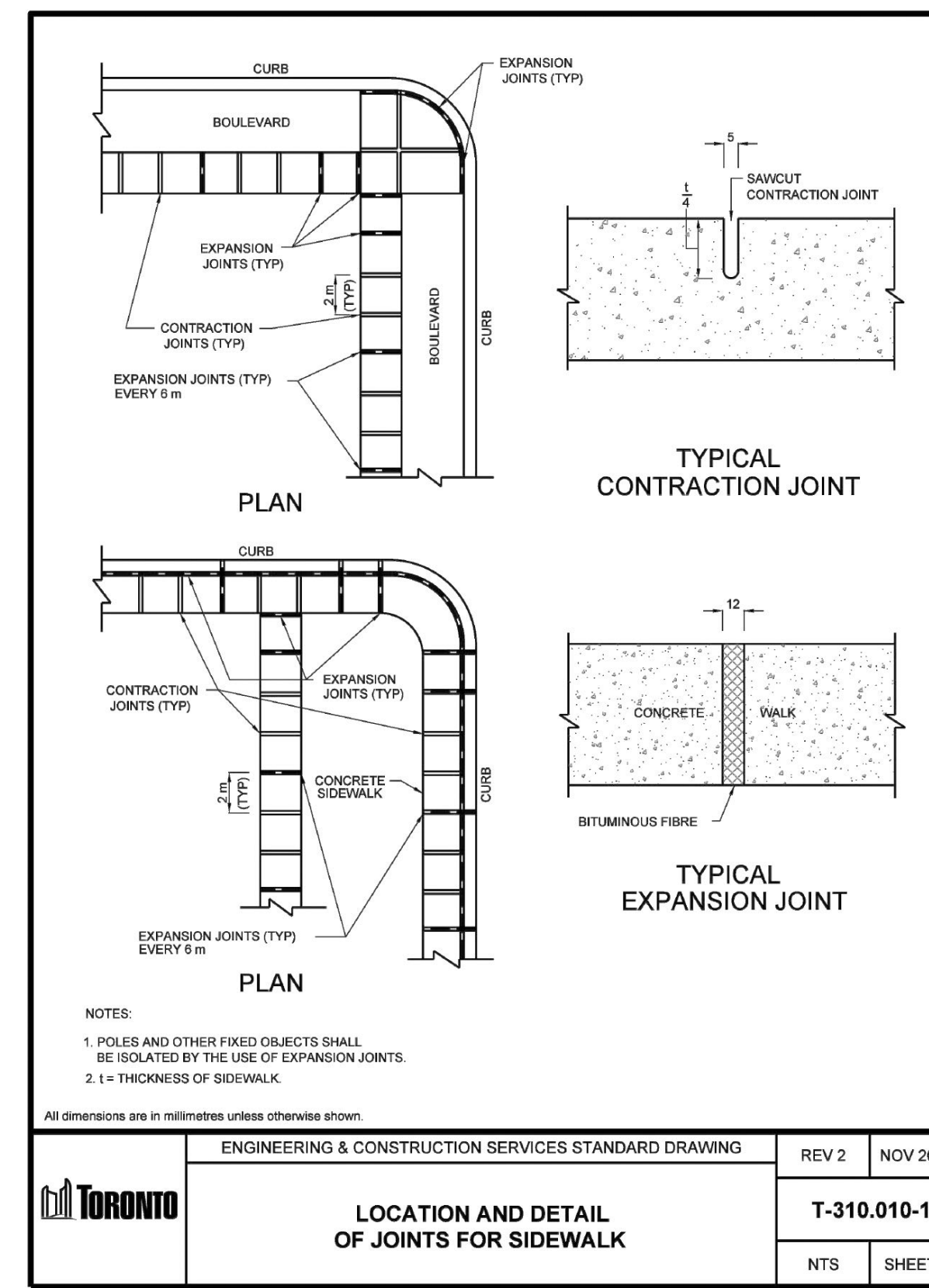
3 TACTILE WALKING SURFACE INDICATOR AND CURB RAMP DETAIL  
Scale: NA



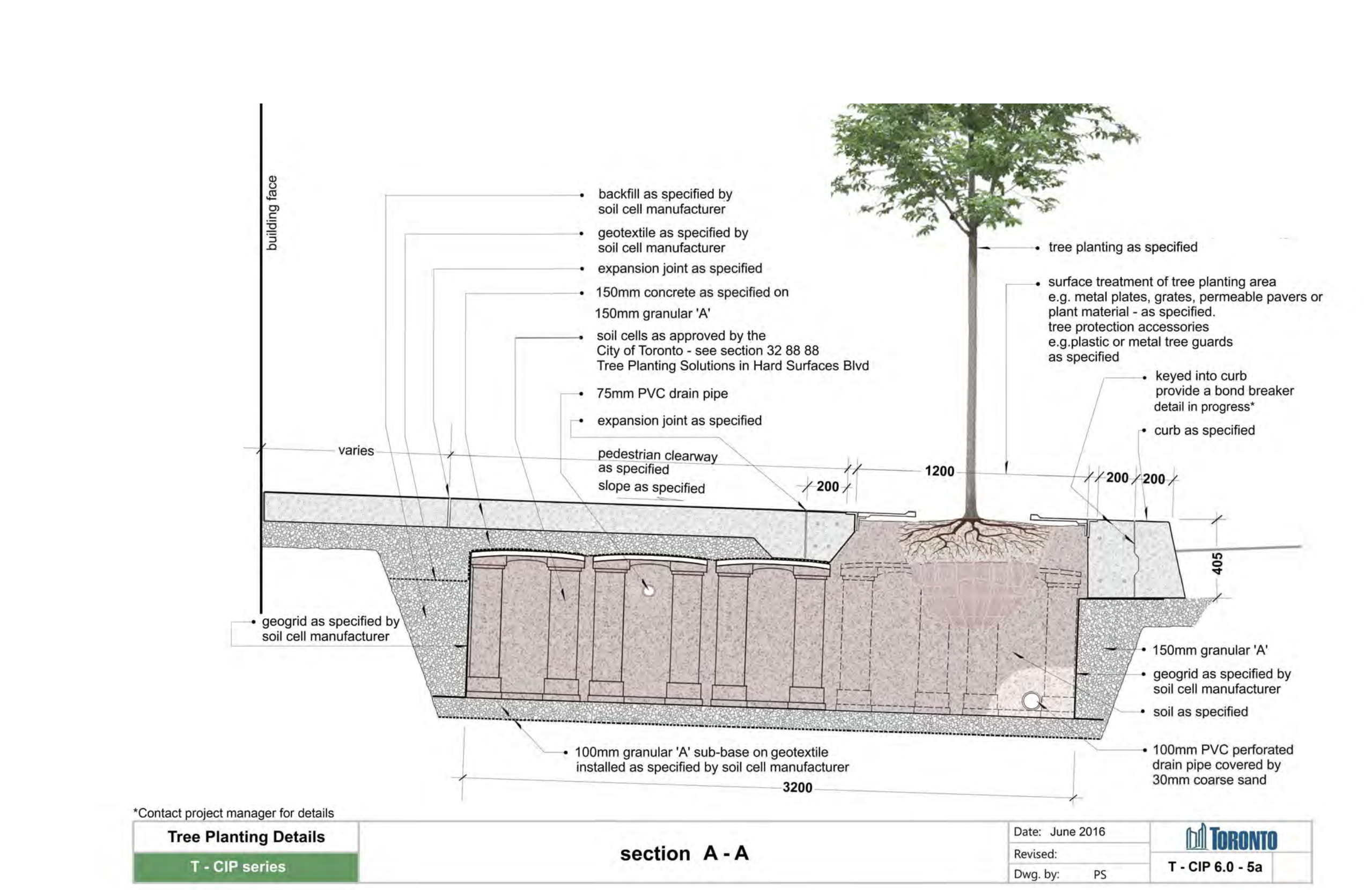
3 UNIT PAVERS ON CONCRETE BASE  
Scale: NA



4 SIDEWALK PAVED WITH UNIT PAVER BAND AND CURB  
Scale: NA



5 LOCATION AND DETAIL OF JOINTS FOR SIDEWALK  
Scale: NA

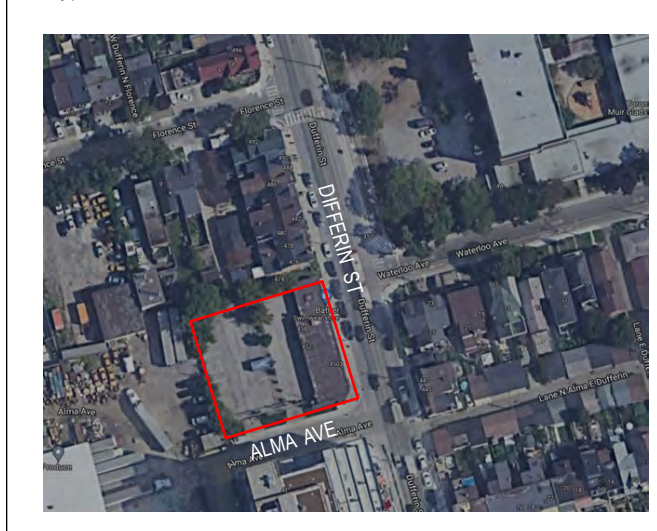


6 TREE IN CONTINUOUS SOIL TRENCH  
Scale: NA

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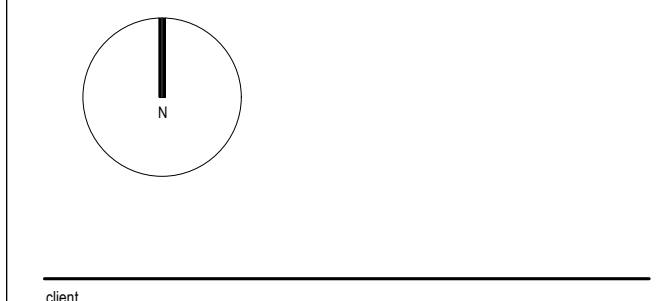
Do not scale drawings.



key plan

Legend

number	description	date	by
6			
5			
4			
3			
2	ISSUED FOR ZBLA	10 NOVEMBER 22	PR
1	ISSUED FOR ZBLA	14 OCTOBER 22	PR



HULLMARK  
474 Wellington Street West, Suite 200  
Toronto, ON M5V 1E3



450 DUFFERIN ST

LANDSCAPE DETAILS

scale	NA	project no.
design	FLPR	22-032
drawn	FLPR	
checked	FL	drawing no.
date	10 November 2022	LD-001
issued		