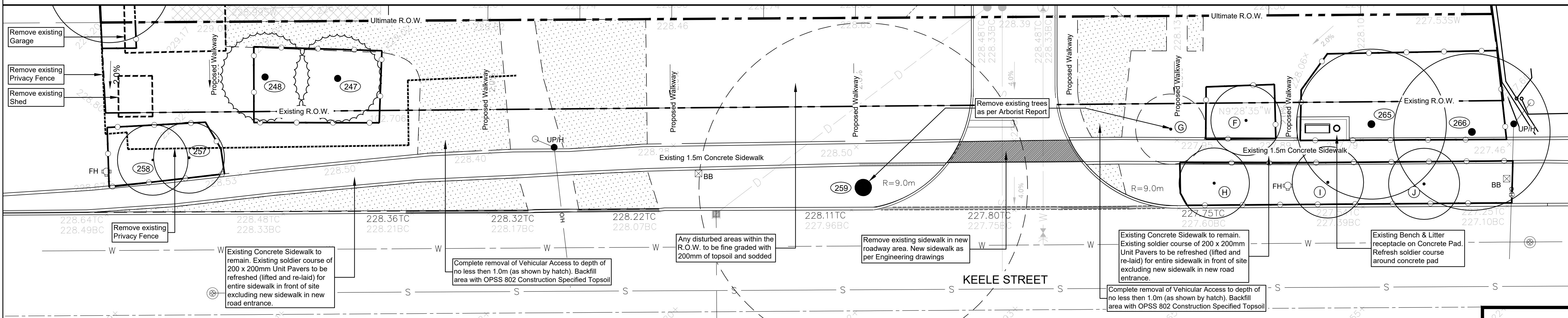
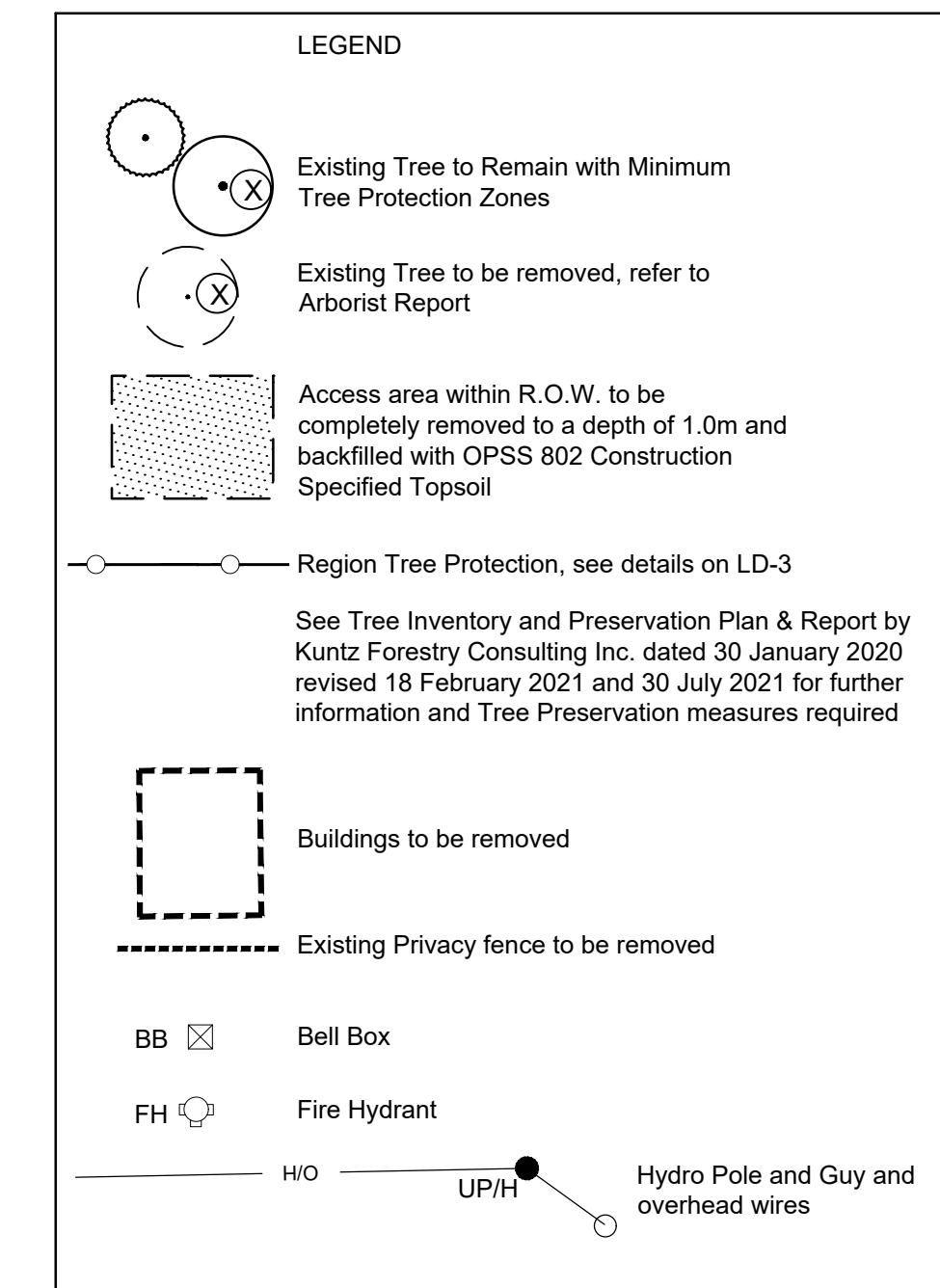


ATTACHMENT 8 9657-9697 KEELE



YORK REGION NOTES

Trees planted within the Regional Road Allowance shall conform to the following requirements:

- All trees shall be planted in accordance with the York Region Street Tree Preservation and Planting Design Guidelines.
- York Region NHF shall be provided with two (2) weeks notification, notified to schedule a site meeting to review planting layout as well as notification at the completion of tree planting. York Region NHF may inspect the trees post planting and annually to ensure that the trees are planted and maintained in accordance with Region standards. The developer shall be responsible for correcting all identified deficiencies.
- All tree planting shall occur only during the first appropriate planting season immediately following the completion of construction between April 1st and June 30th.
- Trees shall be subject to a two (2) year warranty period. During that time the developer shall warranty the trees against mortality from any biotic and abiotic factor, and/or as a result of incorrect planting or maintenance procedures.
- All trees shall be watered a minimum of fourteen (14) times per year throughout the growing season for the duration of the two (2) year warranty period.
- At the end of the two (2) year warranty all gator bags and stakes are to be removed and the mulch is to be added in accordance with the specifications.
- Any damage which occurs to the existing asphalt walkway, roadway, curb & gutter due to construction shall be restored to its original or better condition at the Owner's expense.
- Removal all existing pavement and granular base to a depth no less than 1.0 meter as required for areas in the right-of-way where trees are to be planted and which were previously compacted or had hard paved surfacing. Excavated areas are to be backfilled with OPSS 802 construction specified topsoil in order to improve root development and long term survival of newly planted trees. See Removal of Existing Vehicular Entrances.
- All disturbed areas within the right-of-way are to be fine graded with 200mm of topsoil and sodded.

YORK REGION TREE PRESERVATION NOTES

All trees located on the Regional road allowance to be preserved shall conform to the following requirements:

- The Tree Protection Fencing shall not be moved during construction unless with the oversight of a Qualified Arborist.
- The entire dripline of the tree located on the grassed boulevard will be mulched with 6cm of mulch prior to the commencement of construction.
- A Qualified Arborist must be present for all work within the identified TPZs.
- Root sensitive excavation provisions must be followed when working in the TPZs.
- The Region is to be provided with 24 hours notice prior to working within the TPZs.
- Upon completion of the work within the TPZs, a report is to be provided by a Qualified Arborist identifying how mitigation measures were achieved for each individual tree and any issues that arose during completion of the work.
- After the completion of construction the mulch is to be topped up to 6cm and the trees are to be thoroughly watered ensuring that top 30cm is saturated.

client

consultants

legend

no	revision	date	by
	SITE PLAN RESUBMISSION	1 Dec 2022	
1	Revised as per comments form Urban Design	14 Oct 2022	D.S.
	SITE PLAN RESUBMISSION	7 June 2022	
	SITE PLAN RESUBMISSION	16 Nov 2021	

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reviewed by
M.S.

drawn by
D.S.

date
16 November 2021

scale 1:150

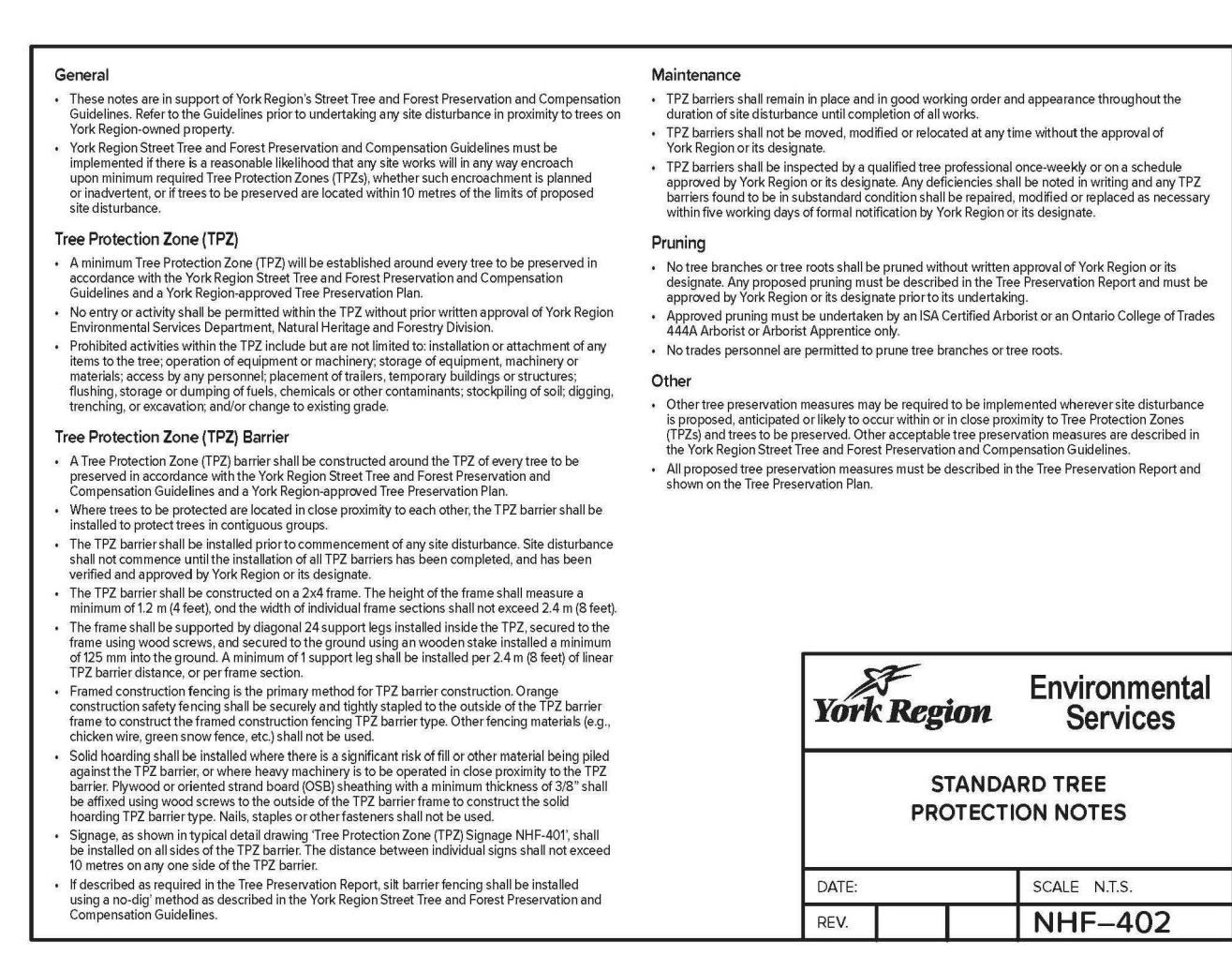
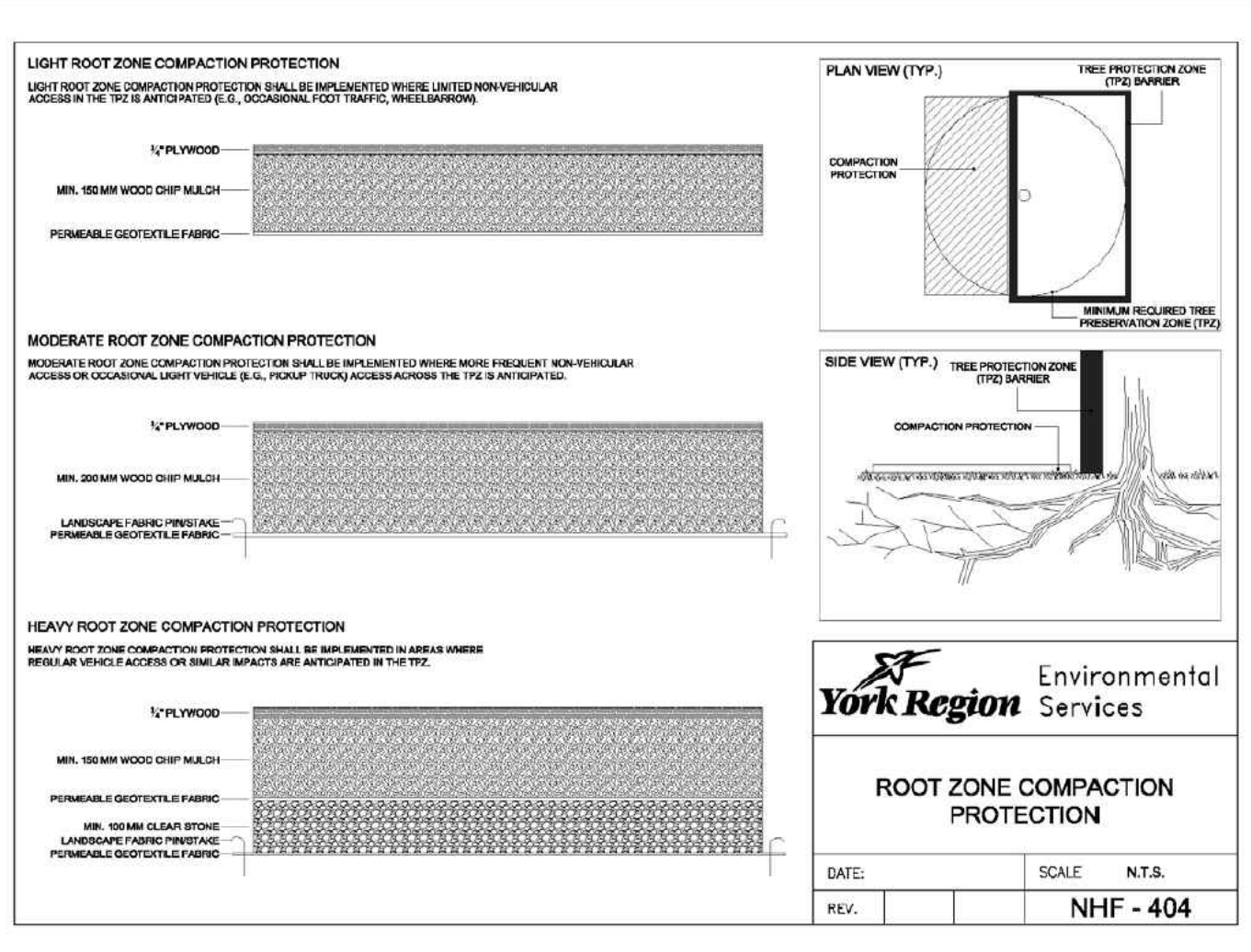
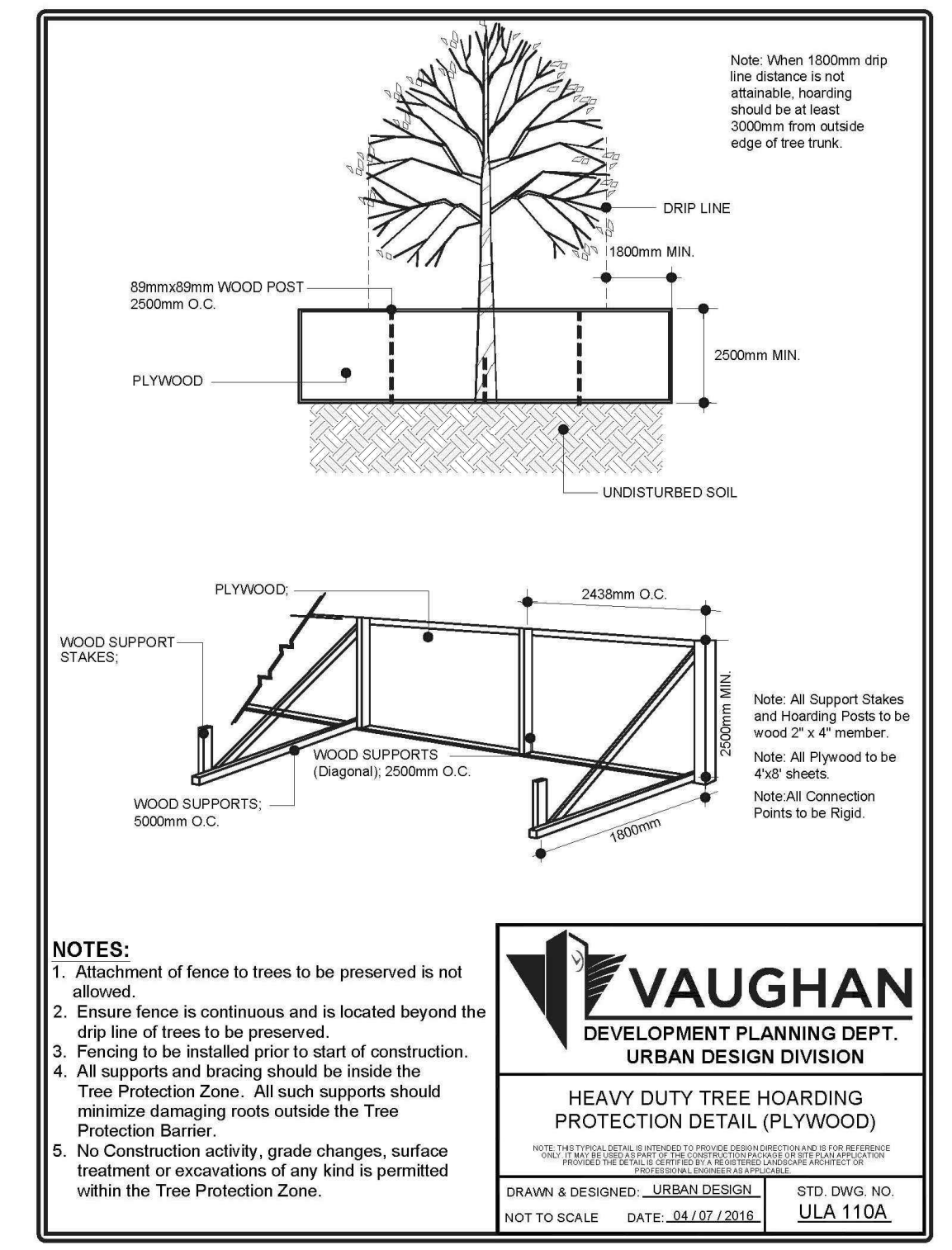
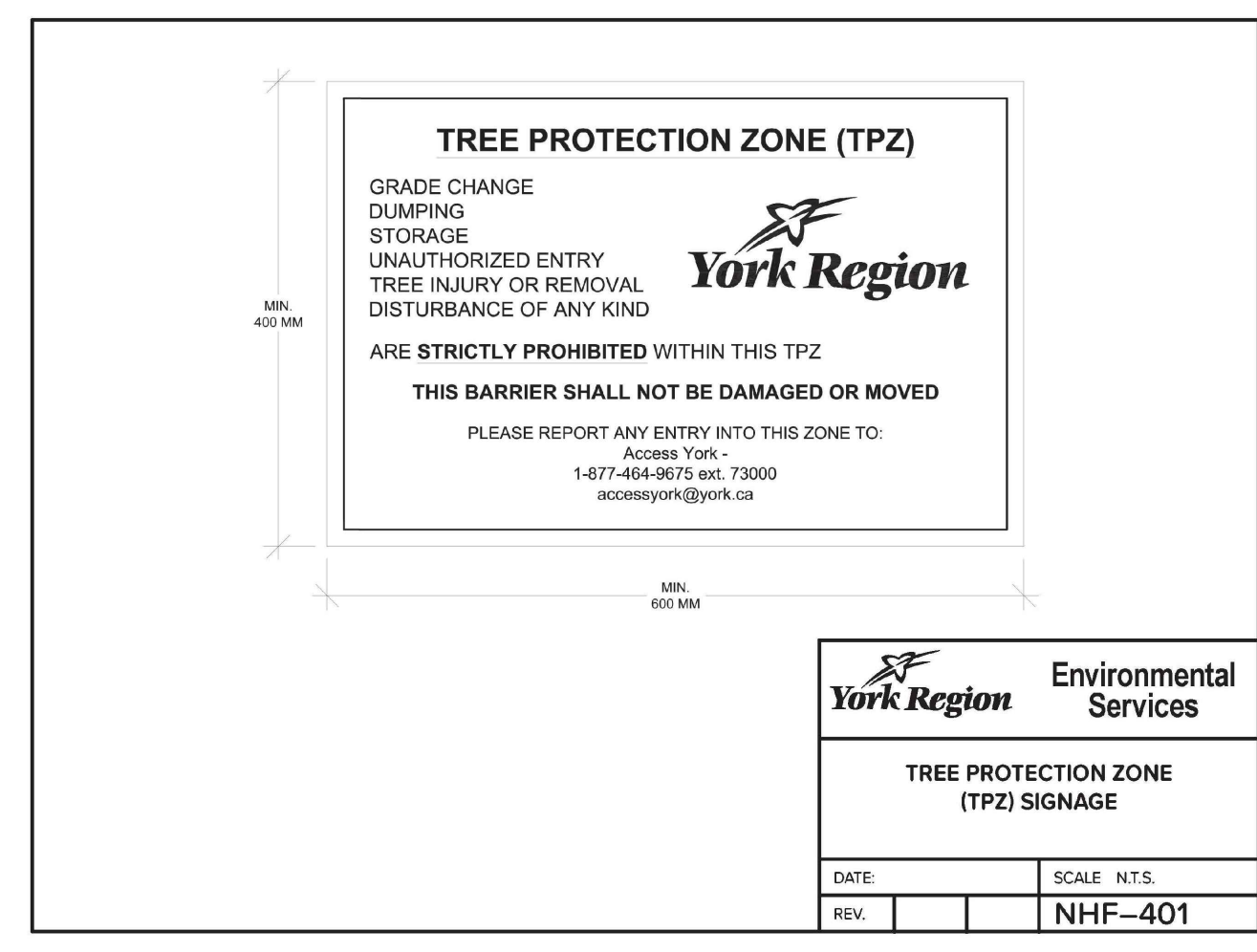
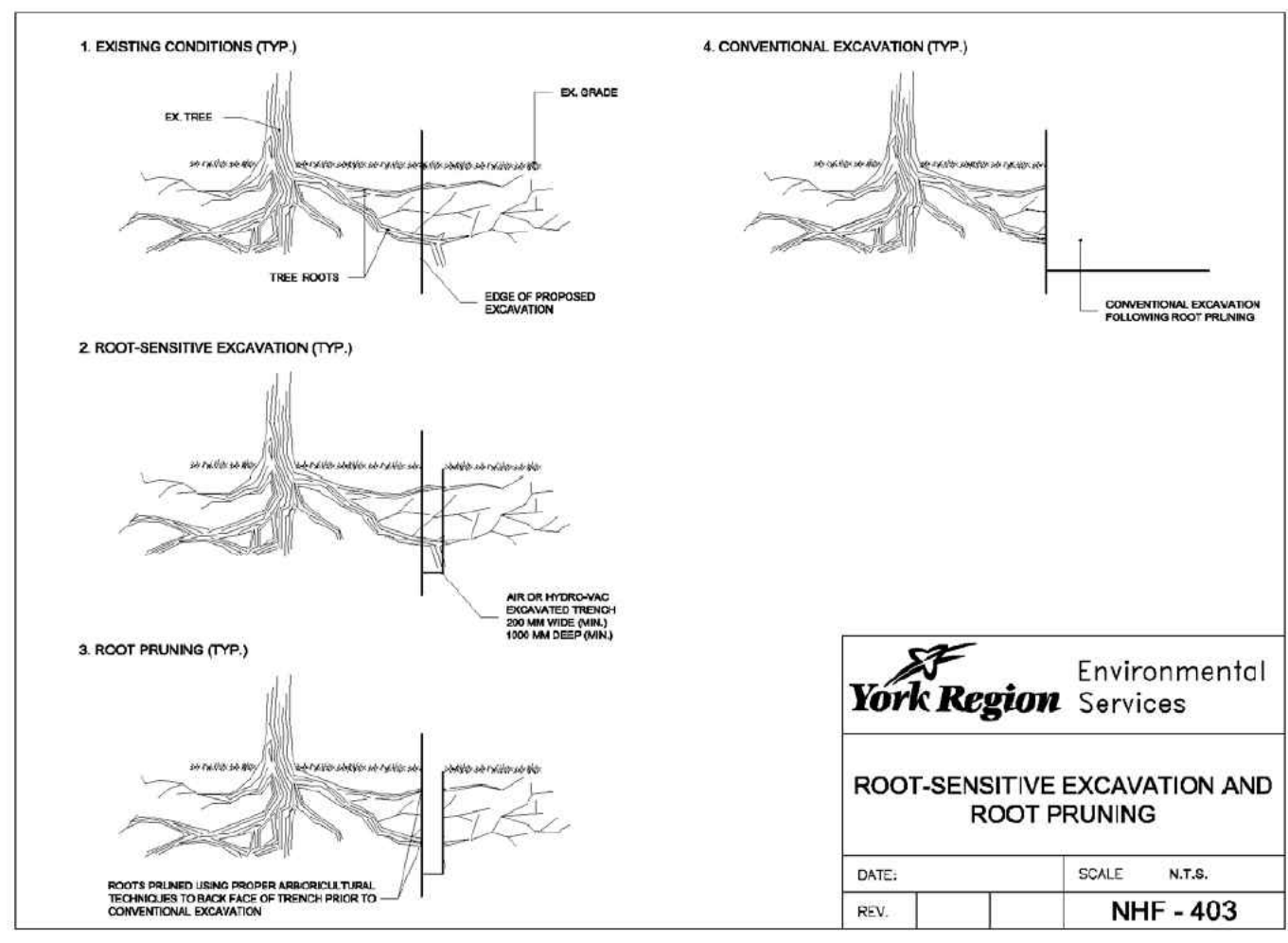
drawing title
Existing Conditions Plan

drawing number
EC-1

project title
**Residential Development
9675-9697 Keele Street,
Vaughan, Ontario**

project number
2020-002

City File No. DA.20.044, 19T-20V003,
19CDM-20V007 & Z.20.025
Region File No. SP.20.V.0020



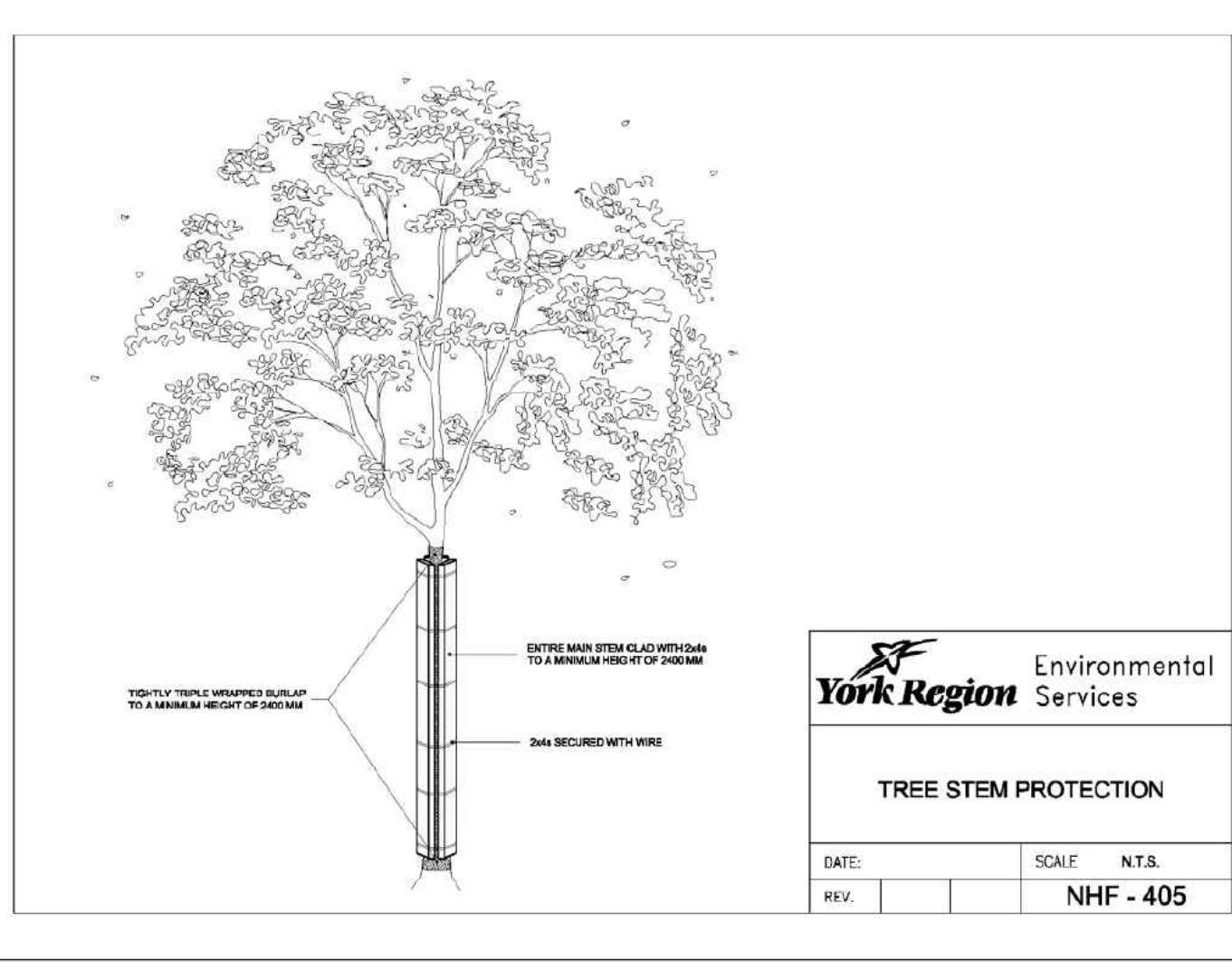
TREE PROTECTION PLAN NOTES
 Prior to site disturbance the owner must confirm that no migratory birds are making use of the site for nesting. The owner must ensure that the works are in conformance with the Migratory Bird Convention Act and that no migratory bird nests will be impacted by the proposed work. It is the applicants' responsibility to discuss potential tree injury of trees on shared property lines with their neighbours. Should such trees be injured to the point of instability or death the applicant may be held responsible for removal and such issues would be dealt with in civil court or through negotiation. The applicant would be required to replace such trees to the satisfaction of the City of Vaughan.

TREE PROTECTION ZONE: No construction activity including grade changes, surface treatments or excavations of any kind is permitted within the area identified on the Tree Protection Plan or Site Plan as a 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. Grade changes are not permitted within established TPZ. The areas identified as a TPZ must remain undisturbed at all times.

TREE PROTECTION BARRIERS:
For City-owned Trees:
 Tree protection barriers for trees situated on the City road allowance where visibility must be maintained, can be 1.2m (4ft.) high and consist of chain link, or orange plastic web snow fencing on a 2" x 4" wood frame. All supports and bracing used to secure the barrier should be located outside the TPZ. All supports and bracing should minimize damage to roots outside the TPZ. Where some fill or excavate has to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the TPZ. If the TPZ needs to be reduced to facilitate construction access, the tree protection barrier must be maintained at a lesser distance and the exposed TPZ protected with plywood and wood chips. This must first be approved by the City of Vaughan.
For trees on private property situated on or adjacent to construction sites:
 Tree protection barriers must be installed around trees to be protected using plywood clad hoarding or an equivalent approved by the City of Vaughan. All supports and bracing to safely secure the barrier should be outside the TPZ. All such supports and bracing should minimize damage to roots outside the TPZ.

General Note:
 Prior to the commencement of any site activity the tree protection barriers specified on this plan must be installed and written notice provided to the City of Vaughan. Established tree protection zones must not be used as construction access, storage or staging areas. The tree protection barriers must remain in effective condition until all site activities including landscaping are complete. Written notice must be provided to the City of Vaughan prior to the removal of the tree protection barriers.

ARBORICULTURAL WORK:
 Any roots or branches which extend beyond the TPZ indicated on this plan which require pruning, must be pruned by a qualified Arborist or other tree professional as approved by the City of Vaughan. All pruning of tree roots and branches must be in accordance with good arboricultural standards. Roots located outside the TPZ that have received approval from the City of Vaughan to be pruned must first be pruned with good hand digging or by using a low pressure hydro vac method. This will allow a proper pruning cut and minimize tearing of the roots. The Arborist/Tree professional retained to carry out crown or root pruning must contact the City of Vaughan no less than 48 hours prior to conducting any specified work.



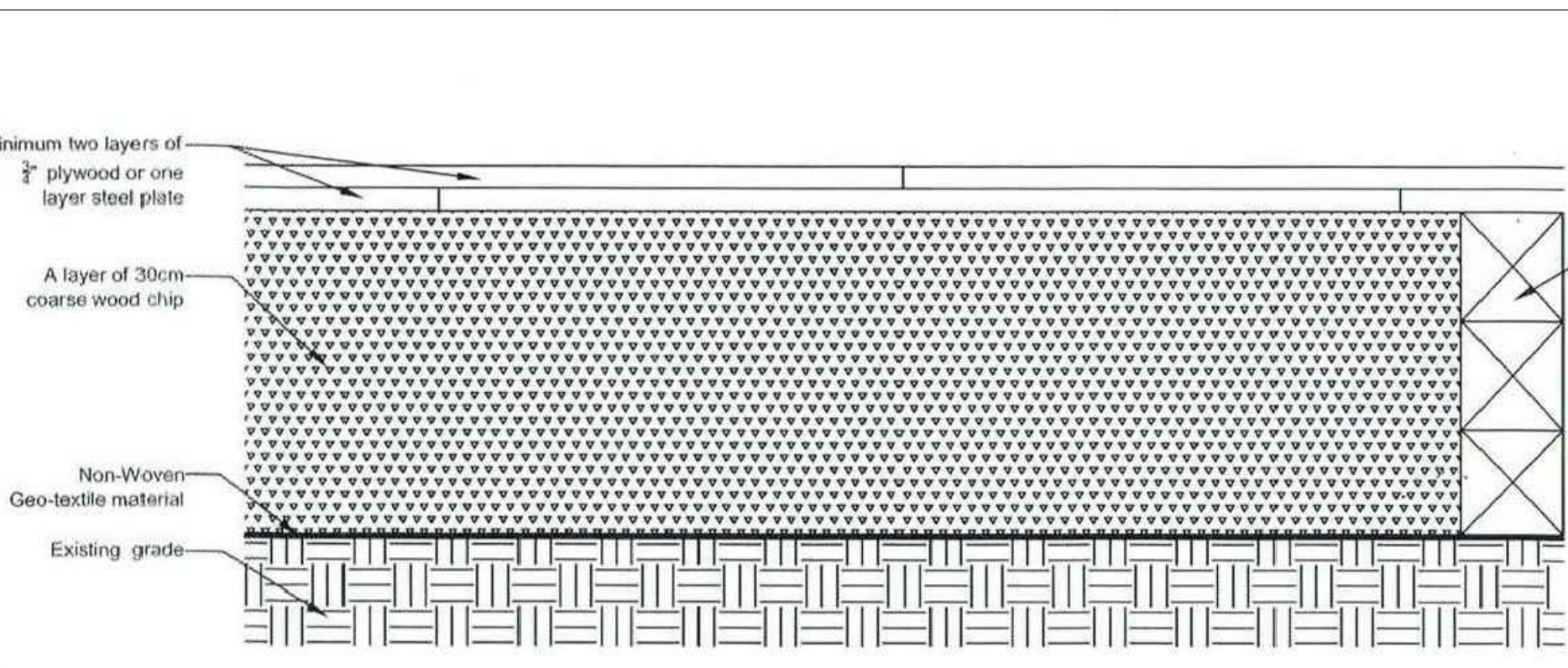
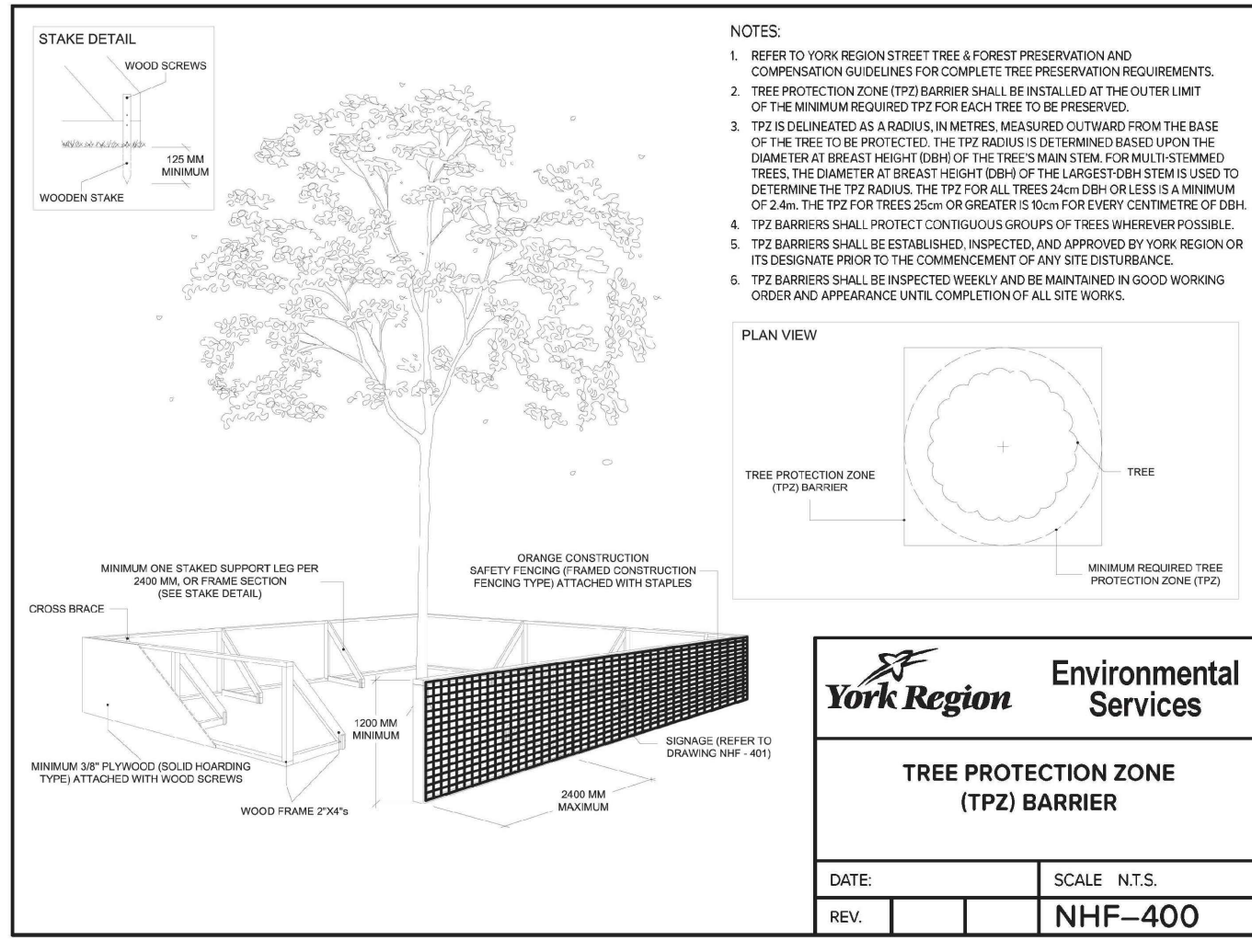
Trees located on the Regional road allowance to be preserved shall conform to the following requirements:

- All tree preservation shall be in accordance with the York Region Street Tree and Forest Preservation Guidelines.
- York Region NHF shall be notified when tree protection measures have been installed.
- All tree protection fencing shall be installed prior to construction and must remain in good repair for the duration of construction.
- At the sole discretion of YR NHF any existing trees that die or exhibit a decline in health prior to final acceptance shall be replaced or compensation shall be provided.
- The Tree Protection fencing shall not be moved at any time during construction unless with the oversight of a Qualified Arborist.
- The entire drip-line of the tree located on the grassed boulevard will be mulched with 6cm of mulch prior to the commencement of construction.
- A Qualified Arborist must be present for all work within the identified TPZs.
- Root sensitive excavation provisions must be followed when working in the TPZs.
- The Region is to be provided with 24hrs notice prior to working within the TPZs.
- Upon the completion of the work within the TPZs, a report is to be provided by a Qualified Arborist identifying how mitigation measures were achieved for each individual tree and any issues that arose during completion of the work.
- After the completion of construction the mulch is to be topped up to 6cm and the trees are to be thoroughly watered ensuring that top 30cm is saturated.

Special Mitigation Measures
Trees 247-250
 The following protection and mitigation measures are required adjacent to Trees 247-250. A combination of vertical and horizontal hoarding has been prescribed within this area to allow for working room during grading and servicing through this area.

- The driveway located within the minimum tree preservation zones (mTPZs) of Trees 247-249 will be removed to permit grading and servicing through this area.
 - The vertical hoarding as shown on Figure 1 must be installed prior to construction including driveway removal.
 - The asphalt located within the mTPZs of these trees should be removed by hand or using small equipment, under the supervision of a certified Arborist.
 - The subsurface should remain intact within the mTPZs and be utilized when the driveway is resurfaced.
 - The horizontal hoarding as shown on Figure 1 must be installed after asphalt removal and prior to any additional work occurring.
- The garage located within the mTPZ of Tree 250 can be removed prior to the installation of vertical and horizontal hoarding adjacent to this tree (all other vertical hoarding through this area should be installed prior to demolition).
 - The demolition of the garage should occur in a careful manner to ensure Tree 250 is not injured during demolition.
 - Crown pruning is permitted if required during demolition but must occur by a certified Arborist in accordance with Good Arboricultural Standards.
 - Immediately after demolition of the garage, the vertical and horizontal hoarding as shown on Figure 1 must be installed and maintained through the duration of construction.
- Very minor encroachment into the mTPZs of Trees 248 and 249 is required to accommodate the proposed footpath to the retained dwelling. Excavation at the limit of encroachment should occur by air spading of hydro-vac. This should be supervised by a certified Arborist, and exposed roots should be pruned in accordance with Good Arboricultural Standards.

Trees 265 and E
 The site plan has been altered to allow for the preservation of Tree 265. Minor encroachment into the mTPZs of Trees 265 and E will be required to accommodate the walkway and grading, respectively. Excavation at the limit of encroachment should occur by air spading of hydro-vac in accordance with Detail NHF-403. This should be supervised by a certified Arborist, and exposed roots should be pruned in accordance with Good Arboricultural Standards.



LEGEND

- Tree location estimated by KFCI
- Tree Label (GREEN) preservation recommended
- Minimum Tree Preservation Zone (MAGENTA CIRCLE), with radius in metres from edge of tree
- Tree Label (RED) removal required
- Required tree protection fencing (heavy-duty per ULA110A)
- Required tree protection fencing (heavy-duty per NHF-400)
- Required tree protection fencing (light-duty per NHF-400)
- Horizontal Hoarding
- Tree does not exist

Issue	Issue/Revisions	Date	By
1	Report Submission	30 Jan. 2020	CB
2	Report Revisions	18 Feb. 2021	CB
3	Report Revisions	30 July 2021	CB
4	Report Revisions	20 Sept. 2021	CB
5	Report Revisions	27 May 2022	CB

Base Data: Schaeffer Dzaldov Bennett Ltd. (topo), Vulcan Design Inc. (site plan)

Tree Inventory
 Refer to Table 1 of report dated 30 January 2020, revised 27 May 2022 for complete tree inventory information. Tree resources greater than 15cm and within 6 metres of the subject area, and trees of all sizes within the road right-of-way were included in the inventory.

Tree Removals
 The removal of 23 trees is required to accommodate the proposed development as indicated with RED labels.

Tree Preservation
 Preservation of all other trees will be possible with appropriate tree protection measures. Trees identified for preservation are indicated with GREEN labels. Minimum Tree Preservation zones and required preservation fencing are indicated with magenta. TPZ circles represent minimum distances for construction and grading near trees.



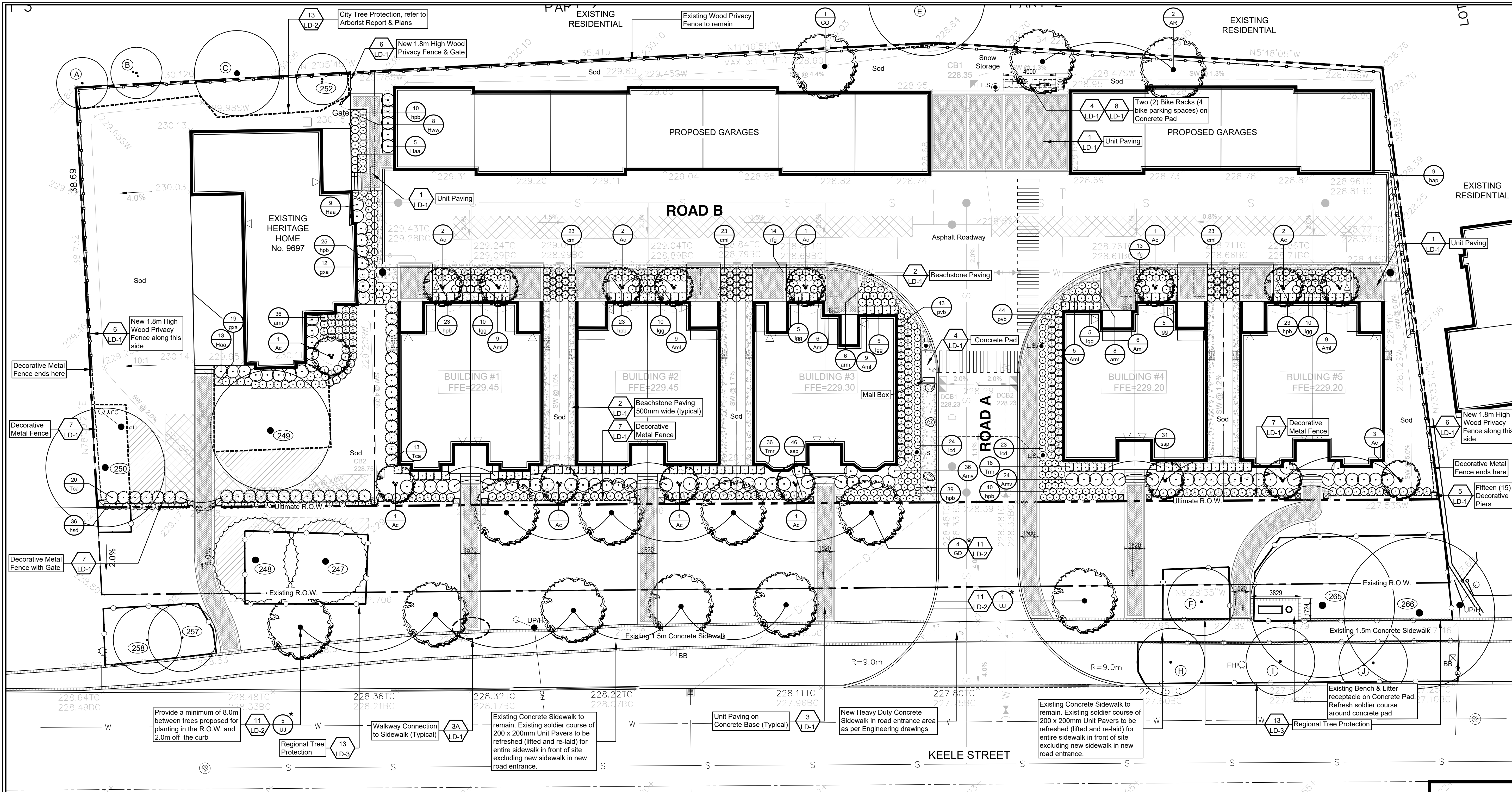
KUNTZ FORESTRY CONSULTING Inc.
 146 Lakeshore Road West
 PO Box 1267 Lakeshore W PO
 Oakville ON L6K 0B3
 t: 289.537.1871
 e: consult@kuntzforestry.ca
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Client
 2777100 Ontario Inc.
 18 Erica Road
 Vaughan, ON L4J 2G1

Property
 9675-9697 Keele Street
 Vaughan, ON

Tree Inventory and Preservation Plan

Project P2245 Figure
 Date 30 January 2020
 Scale 1:300



PLANT LIST Regional Street Trees*

KEY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	COMMENTS
4 GD	<i>Gymnocladus dioica</i>	Kentucky Coffee Tree	50mm cal	B&B	Full Form
6 UJ	<i>Ulmus davidiana</i> var. <i>japonica</i> "Accolade"	Accolade Elm	50mm cal	B&B	Full Form

YORK REGION PLANTING NOTES

Trees planted within the Regional Road Allowance shall conform to the following requirements:

- All trees shall be planted in accordance with the York Region Street Tree Preservation and Planting Design Guidelines.
- York Region NHF shall be provided with two (2) weeks notification, notified to schedule a site meeting to review planting layout as well as notification at the completion of tree planting. York Region NHF may inspect the trees post planting and annually to ensure that the trees are planted and maintained in accordance with Region standards. The developer shall be responsible for correcting all identified deficiencies.
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- At the end of the two (2) year warranty all gator bags and stakes are to be removed and the mulch is to be added in accordance with the specifications.
- Any damage which occurs to the existing asphalt walkway, roadway, curb & gutter due to construction shall be restored to its original or better condition at the Owner's expense.
- Removal all existing pavement and granular base to a depth no less than 1.0 meter as required for areas in the right-of-way where trees are to be planted and which were previously compacted or had hard paved surfacing. Excavated areas are to be backfilled with OPSS 802 construction specified topsoil in order to improve root development and long term survival of newly planted trees. See Removal of Existing Vehicular Entrances.
- All disturbed areas within the right-of-way are to be fine graded with 200mm of topsoil and sodded.

YORK REGION TREE PRESERVATION NOTES

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- After the completion of construction the mulch is to be topped up to 6cm and the trees are to be thoroughly watered ensuring that top 30cm is saturated.

PLANT LIST Deciduous Trees

KEY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	COMMENTS
2 AR	<i>Acer rubrum</i>	Red Maple	60mm cal.	W.B.	Full Form
1 CO	<i>Celtis occidentalis</i>	Hackberry	60mm Cal.	W.B.	FULL FORM

PLANT LIST Shrubs

KEY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	COMMENTS
16 Ac	<i>Amelanchier canadensis</i>	Serviceberry	250cm	W.B.	Clump
53 AmI	<i>Aronia melanocarpa</i> "Low Scape Mound"	Low Scape Mound Chokeberry	40cm	3 gal	Full Form
60 Amv	<i>Aronia melanocarpa</i> "Viking"	Viking Black Chokeberry	60cm	3 gal	Full Form
27 Hsa	<i>Hydrangea arborescens</i> "Abetwo"	Incrediball Hydrangea	60cm	3 gal	Full Form
8 Hww	<i>Hydrangea arborescens</i> "Invincibelle Wee White"	Invincibelle Wee White Hydrangea	40cm	2 gal.	Full Form
50 lgr	<i>Ilex glabra</i> "Gem Box"	Gem Box Inkberry	60cm	3 gal	Full Form
33 Tca	<i>Taxus canadensis</i>	Canadian Yew	50cm	2 gal.	Full Form
54 Tmr	<i>Taxus x media</i> "Rising Star"	Rising Star Yew	60cm	3 gal	Full Form

PLANT LIST Perennials & Grasses

KEY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	COMMENTS
50 arm	<i>Aruncus x 'Misty Lace'</i>	Misty Lace Dwarf Goat's Beard	1 gal	Pot	Full Form
69 cmI	<i>Carex muskingumensis</i> "Little Midge"	Little Midge Palm Sedge	1 gal	Pot	Full Form
31 gss	<i>Geranium x 'Azure Rush'</i>	Azure Rush Cranesbill	1 gal	Pot	Full Form
9 hap	<i>Hydrangea anomala petiolaris</i>	Climbing Hydrangea	3 gal	Pot	Staked
183 hpb	<i>Hemerocallis "Pandora's Box"</i>	Pandora's Box Daylily	1 gal	Pot	Full Form
36 hsd	<i>Hemerocallis "Stella D'Oro"</i>	Stella D'Oro Daylily	1 gal	Pot	Full Form
47 lcl	<i>Leucanthemum x superbum</i> "Crazy Daisy"	Crazy Daisy Shasta Daisy	1 gal	Pot	Full Form
87 pvs	<i>Panicum virgatum</i> "Blood Brothers"	Blood Brothers Switch Grass	1 gal	Pot	Full Form
27 lfg	<i>Rudbeckia fulgida</i> "Goldstrum"	Goldstrum Black-Eyed Susan	1 gal	Pot	Full Form
77 ssp	<i>Schizachyrium scoparium</i> "Prairie Blues"	Prairie Blues Little Bluestem	1 gal	Pot	Full Form

client

consultants

legend

- Deciduous Tree
- Shrubs, Annuals & Grasses
- Masonry Columns
- 1.8m High Wood Privacy Fence
- Decorative Metal Fence
- Existing Tree to Remain with Minimum Tree Protection Zones
- Region Tree Protection, see details on LD-3
- City Tree Protection, see detail 13 on LD-2
- Areas of Horizontal Hoarding

See Tree Inventory and Preservation Plan & Report by Kuntz Forestry Consulting Inc. dated 30 January 2020 revised 18 February 2021 and 30 July 2021 for further information and Tree Preservation measures required

no	revision	date	by
	SITE PLAN RESUBMISSION	1 Dec 2022	
1	Revised as per comments from Urban Design	14 Oct 2022	D.S.
	SITE PLAN RESUBMISSION	7 June 2022	
	SITE PLAN RESUBMISSION	16 Nov 2021	

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tel: 905.476.0844 email: msetter@rogers.com
website: marksetterassociates.com

reviewed by
M.S.

drawn by
K.F.

date
October 2020

scale 1:150

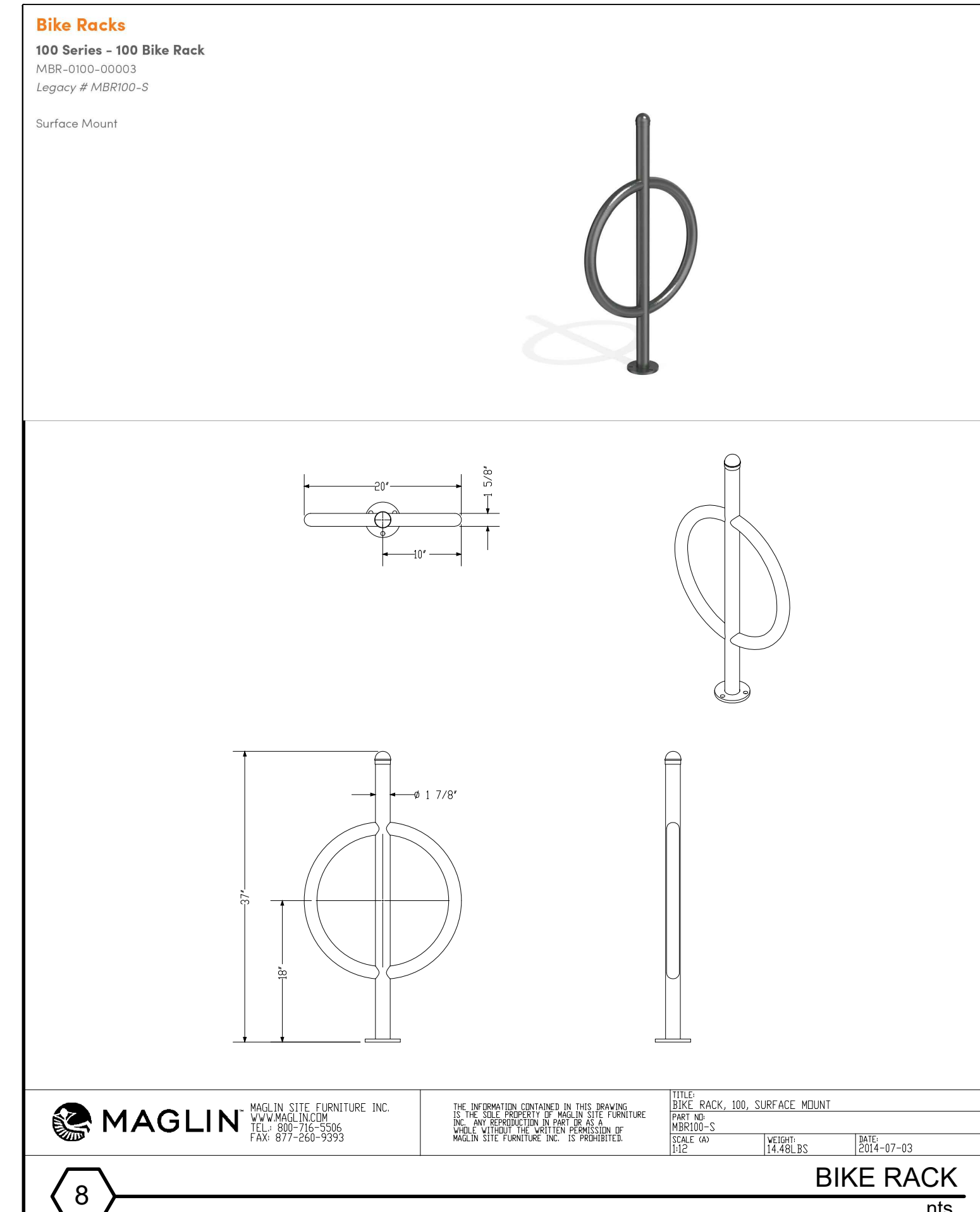
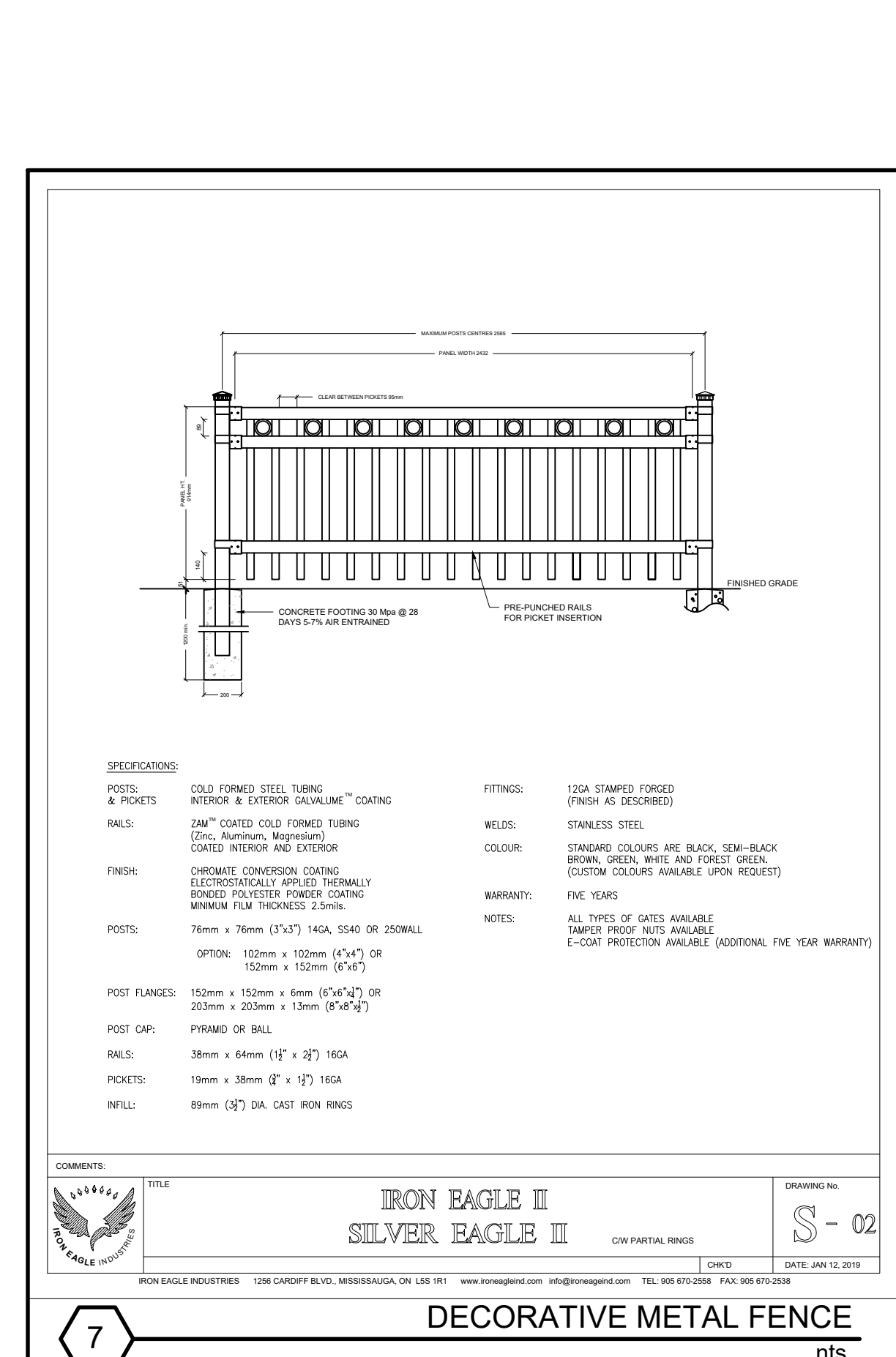
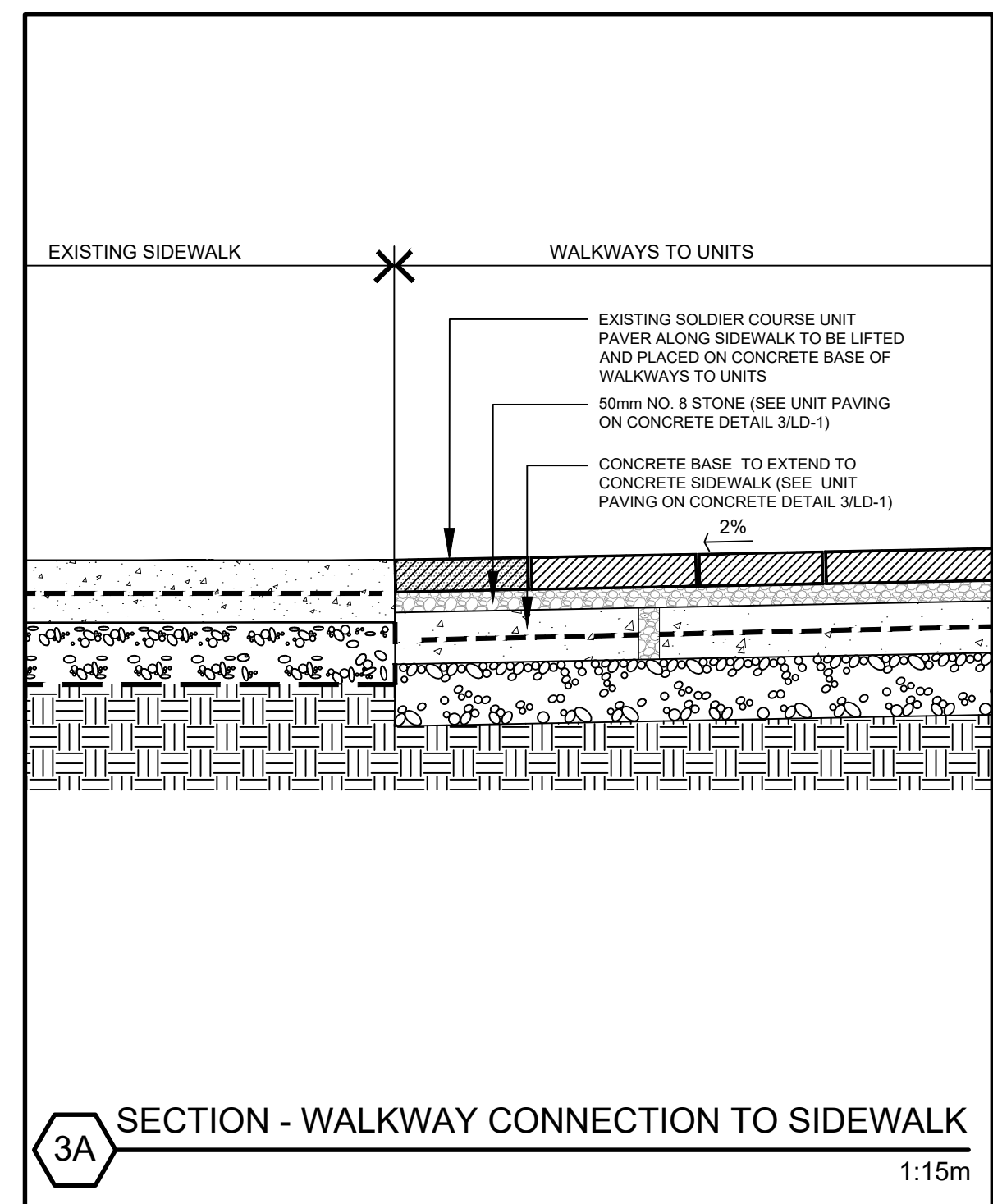
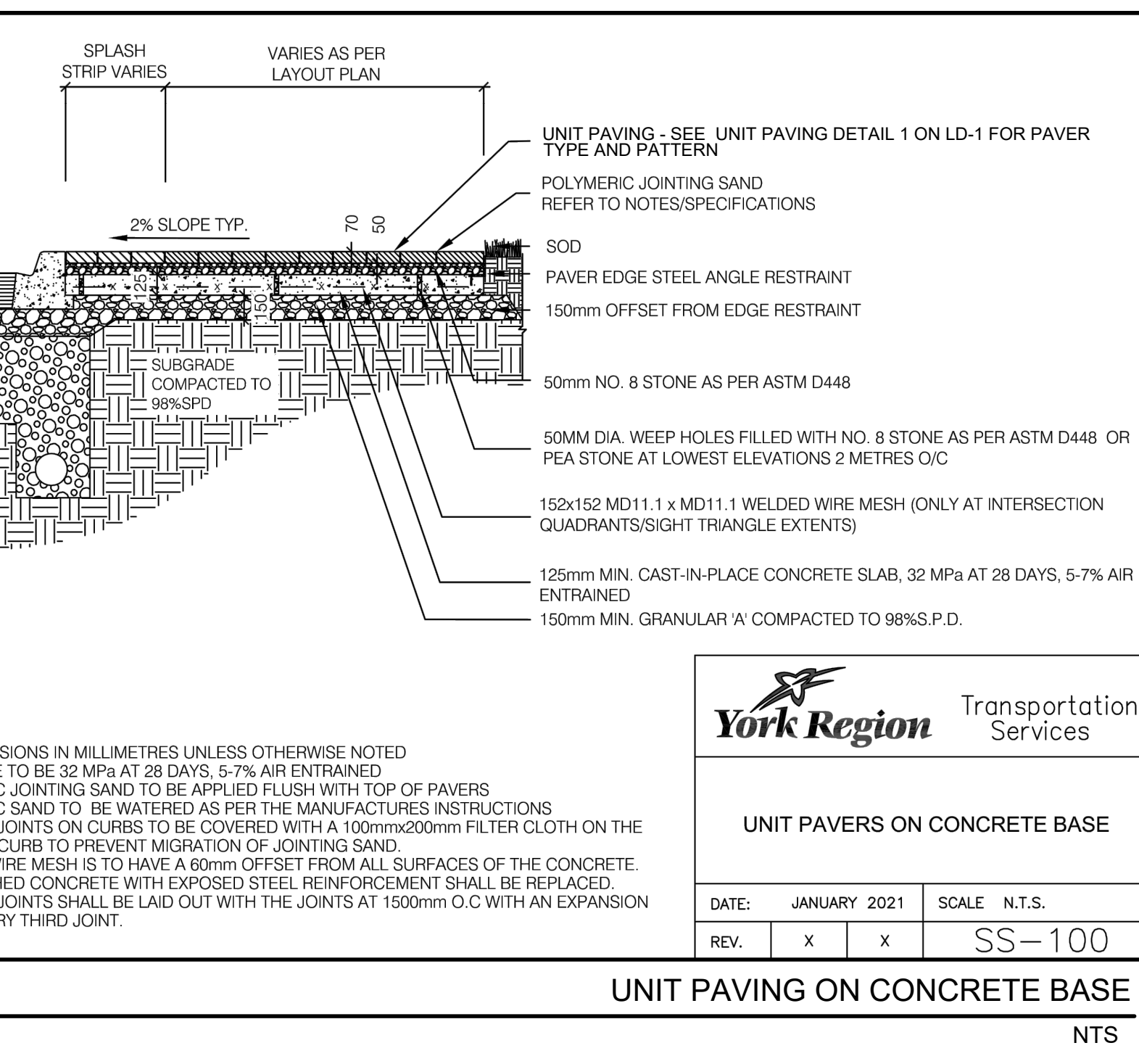
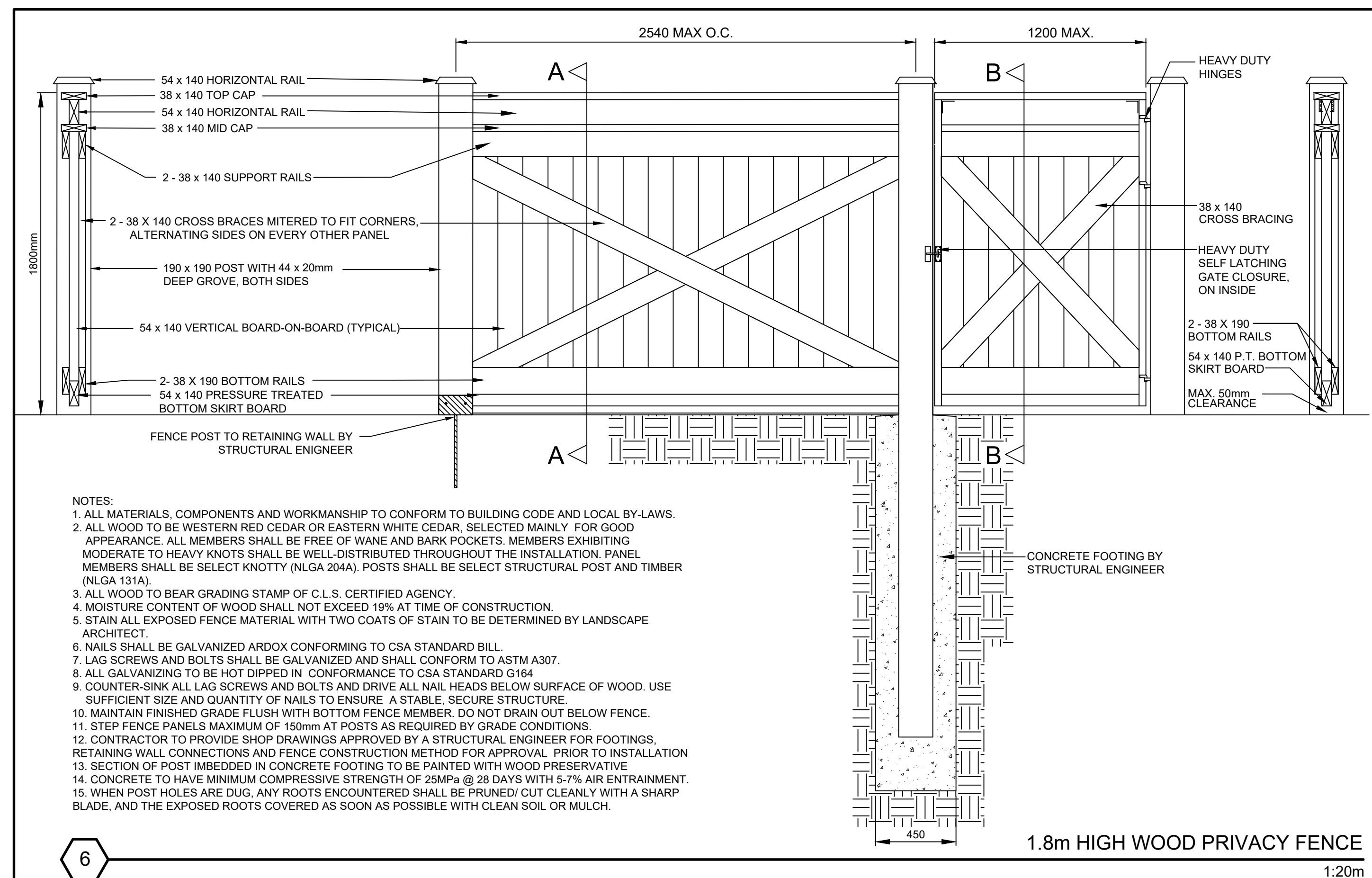
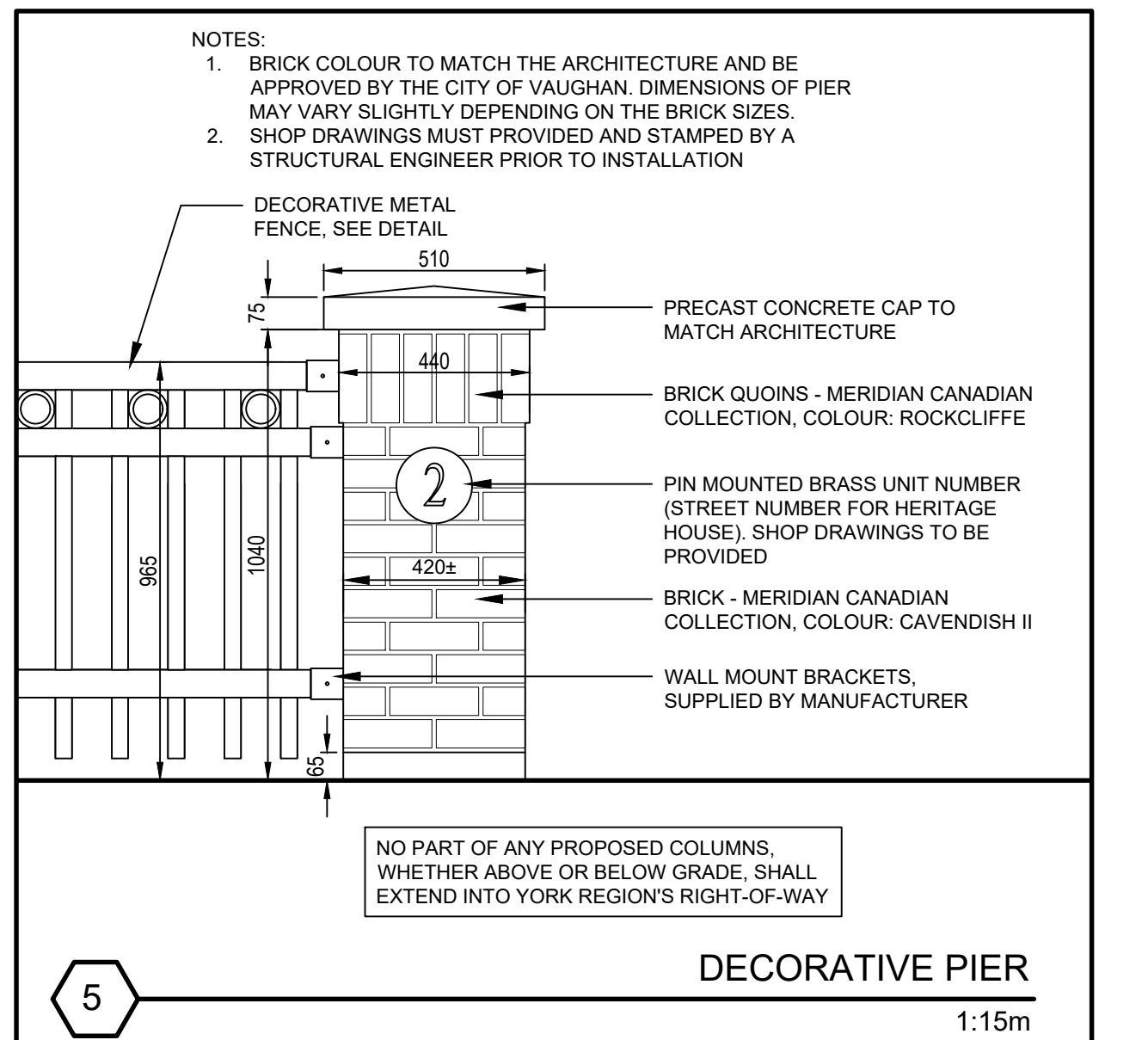
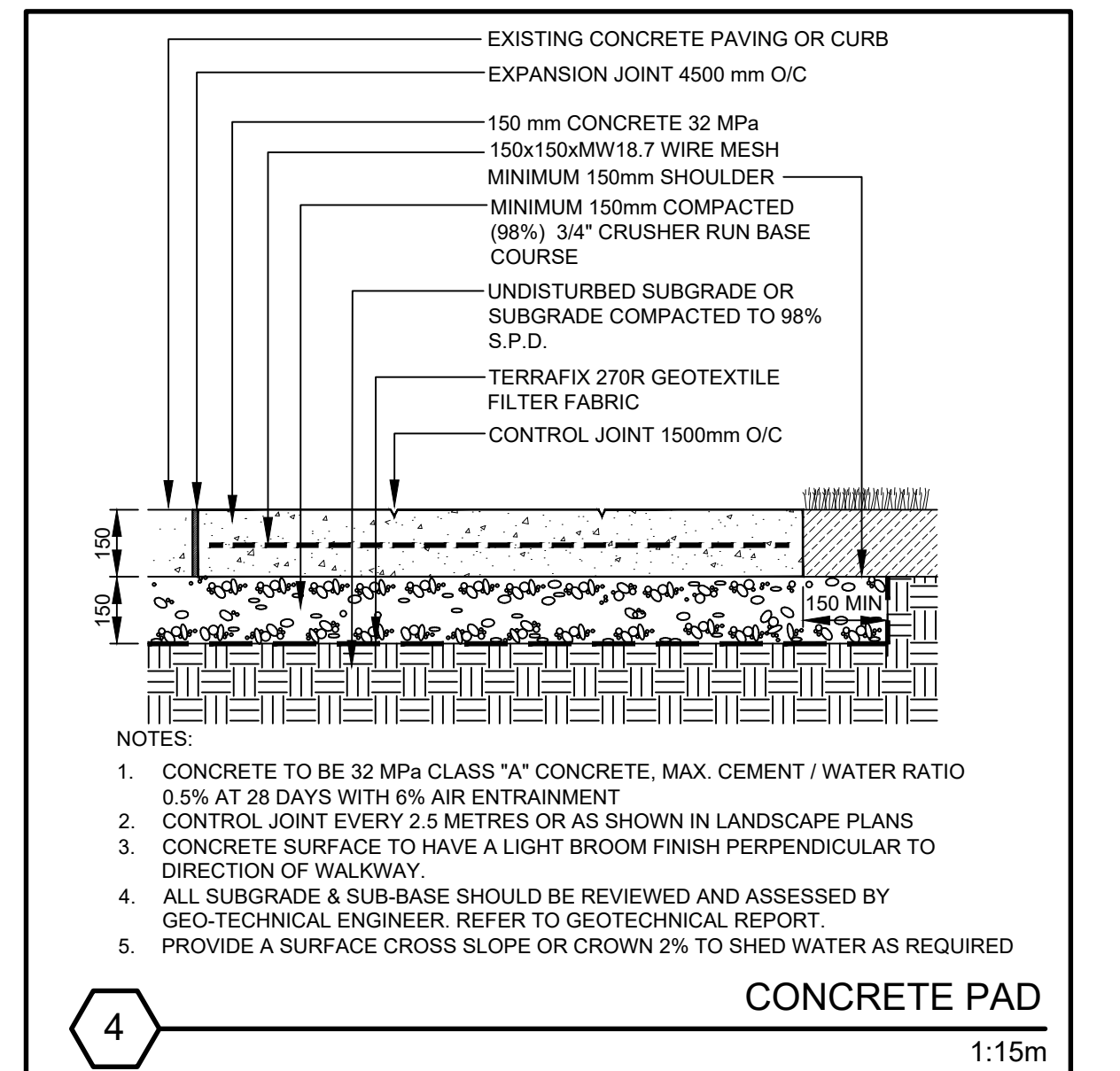
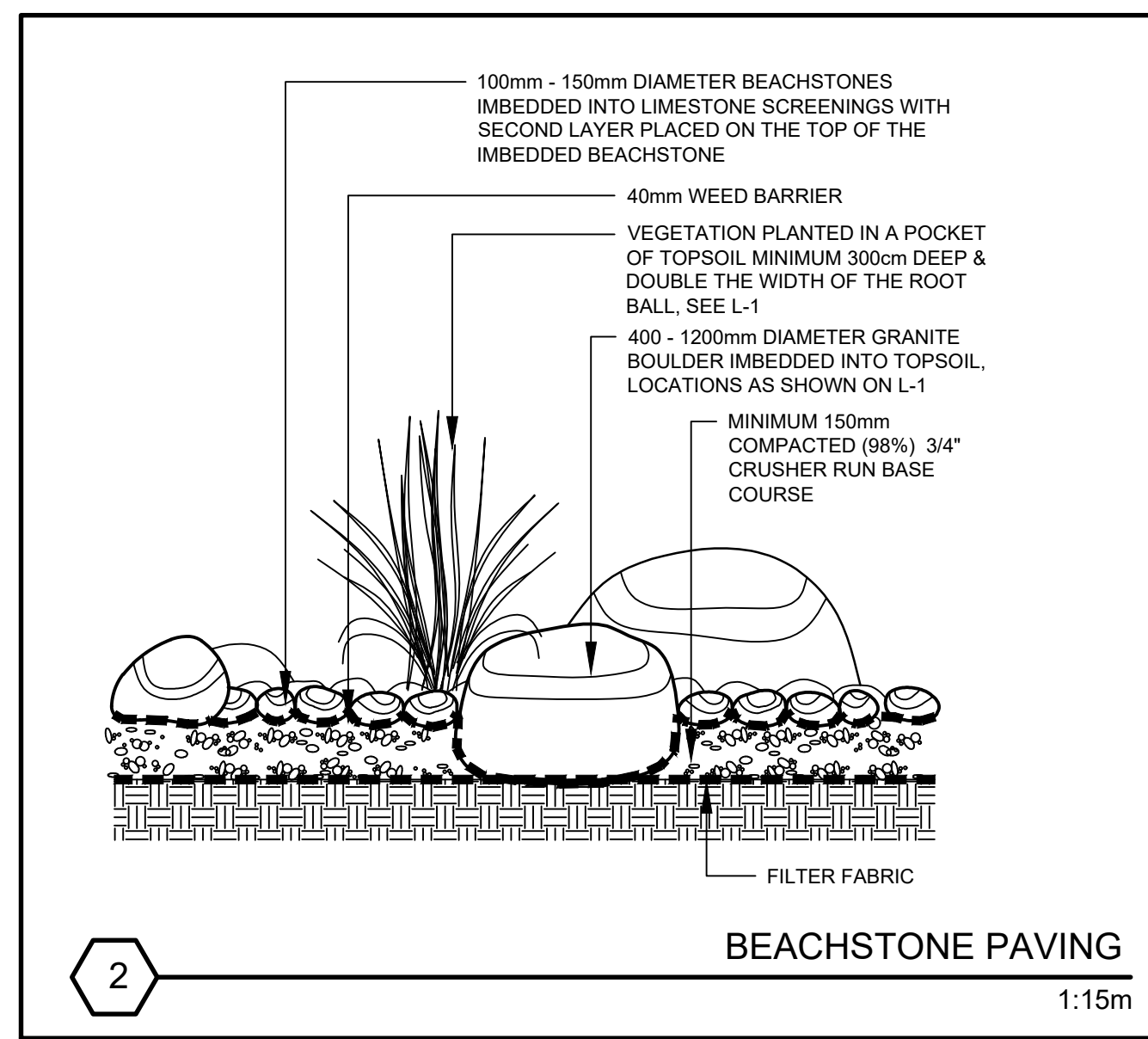
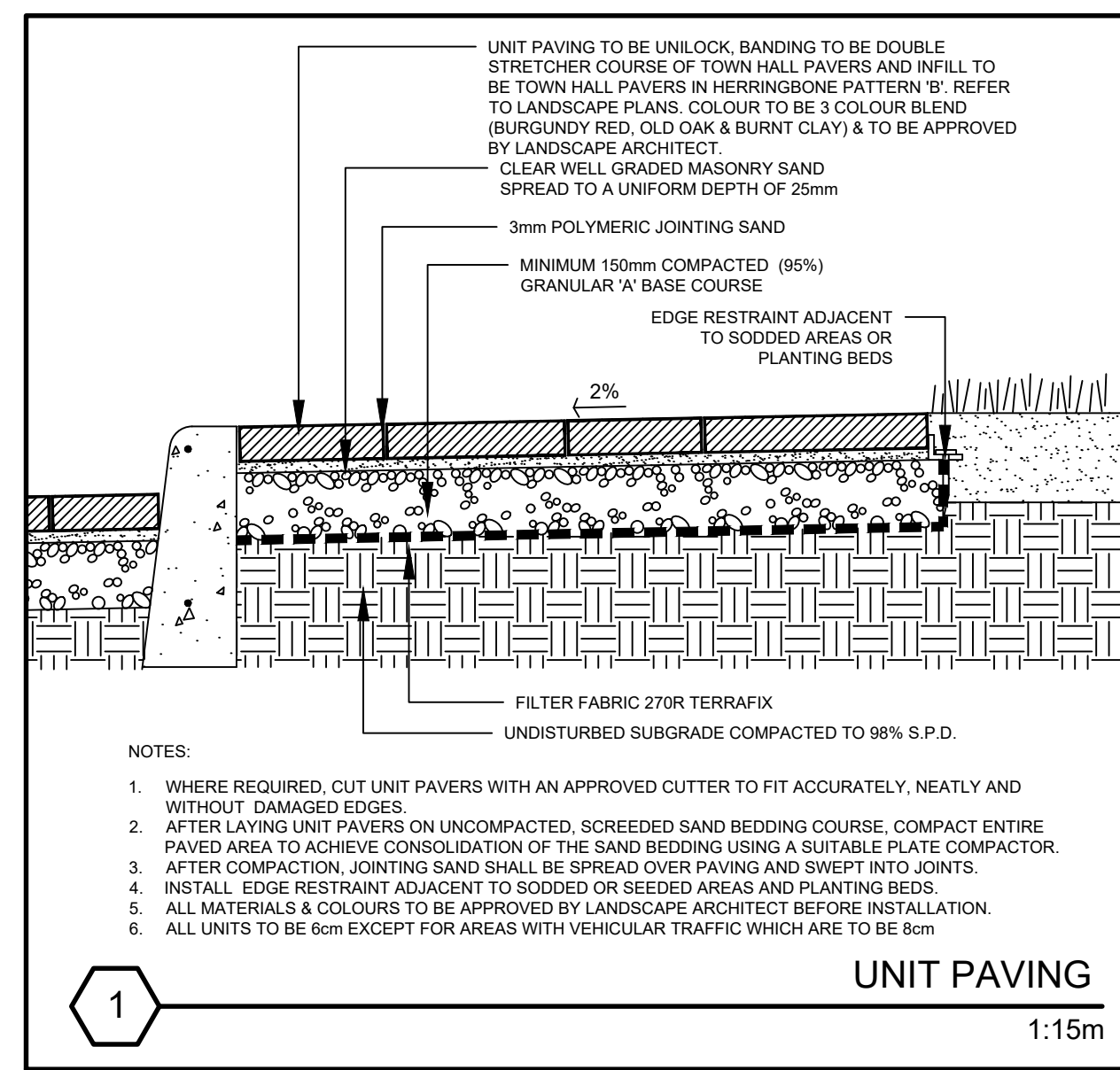
drawing title
Landscape Plan

drawing number
L-1

project title
**Residential Development
9675-9697 Keele Street,
Vaughan, Ontario**

project number
2020-002

City File No. DA.20.044, 19T-20V003,
19CDM-20V007 & Z.20.025
Region File No. SP.20.V.0020



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1	Revised as per comments from Urban Design	14 Oct 2022	D.S.
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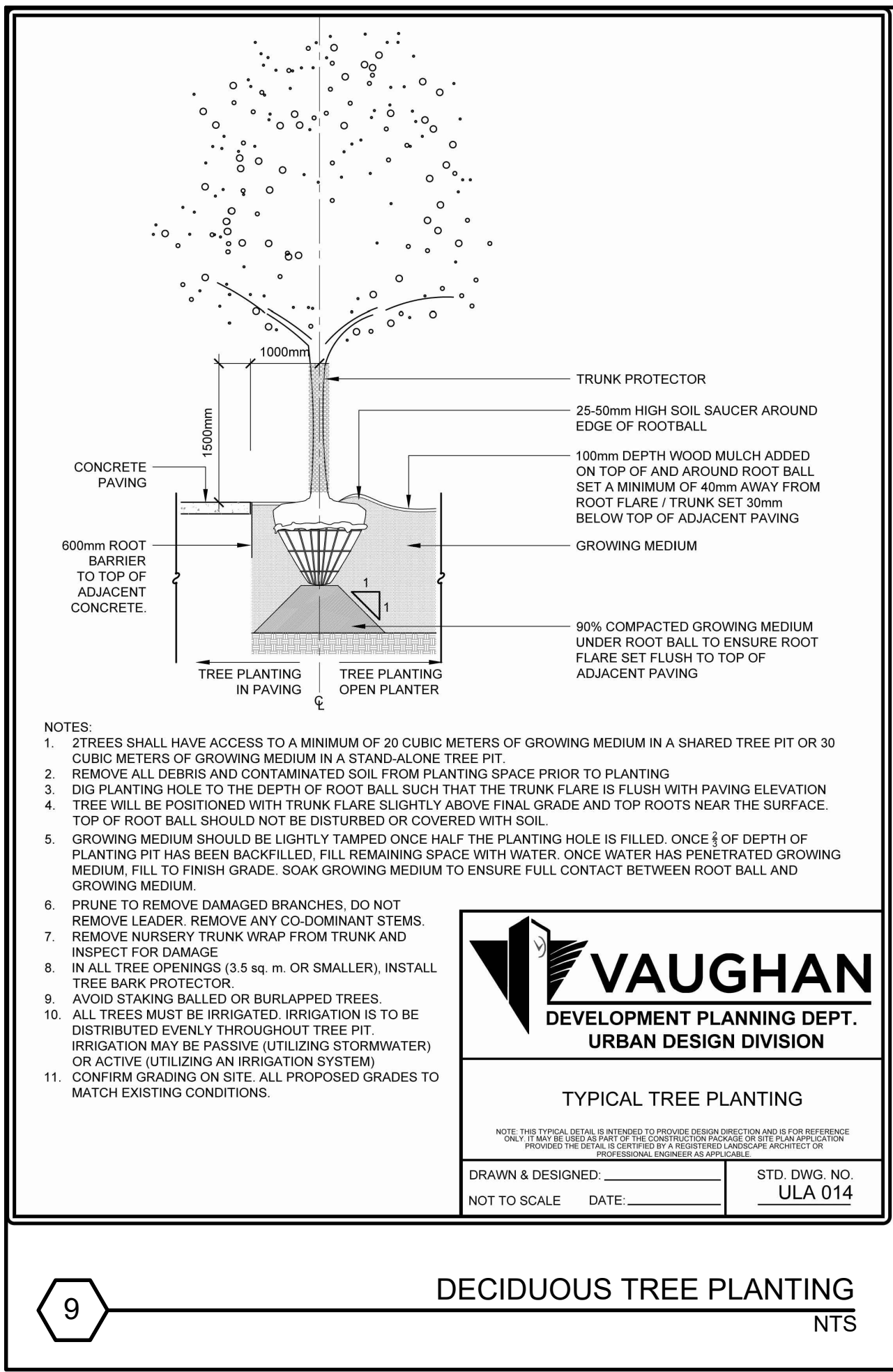


reviewed by
M.S.
drawn by
K.F.
date
October 2020
scale As Shown

drawing title
Landscape Details & Notes

drawing number
LD-1
project title
Residential Development
9675-9697 Keele Street,
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project number
2020-002

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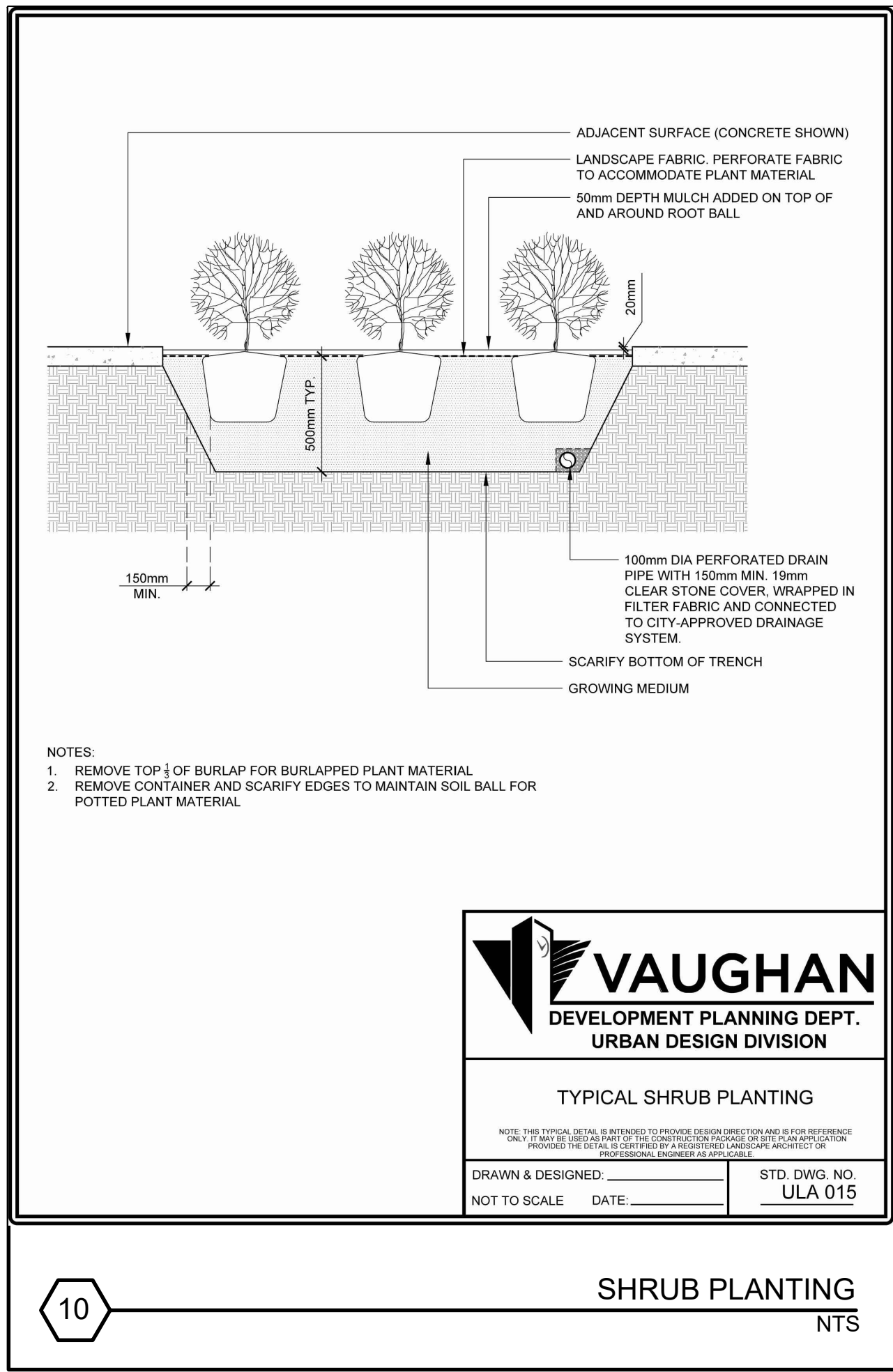
VAUGHAN
DEVELOPMENT PLANNING DEPT.
URBAN DESIGN DIVISION

TYPICAL TREE PLANTING

NOTE: THIS TYPICAL DETAIL IS INTENDED TO PROVIDE DESIGN DIRECTION AND IS FOR REFERENCE ONLY. IT MAY BE USED AS PART OF THE CONCEPT DESIGN OR FOR THE PRELIMINARY DESIGN. PROCEEDING TO THE FINAL DESIGN SHALL BE BASED ON THE LANDSCAPE ARCHITECT'S APPROVED DETAIL.

DRAWN & DESIGNED: _____ STD. DWG. NO. ULA 014
NOT TO SCALE DATE: _____

9 DECIDUOUS TREE PLANTING NTS



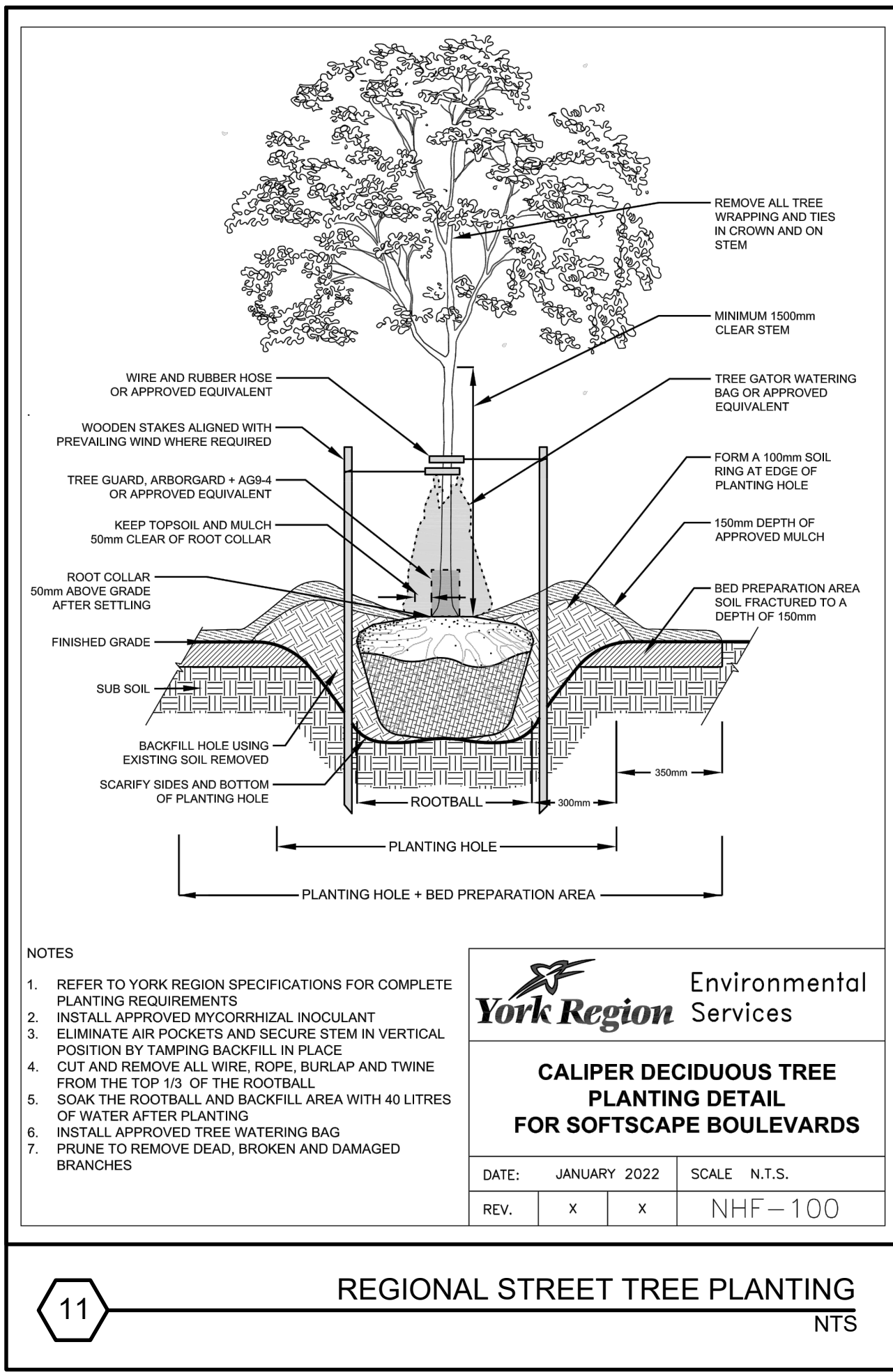
VAUGHAN
DEVELOPMENT PLANNING DEPT.
URBAN DESIGN DIVISION

TYPICAL SHRUB PLANTING

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DRAWN & DESIGNED: _____ STD. DWG. NO. ULA 015
NOT TO SCALE DATE: _____

10 SHRUB PLANTING NTS

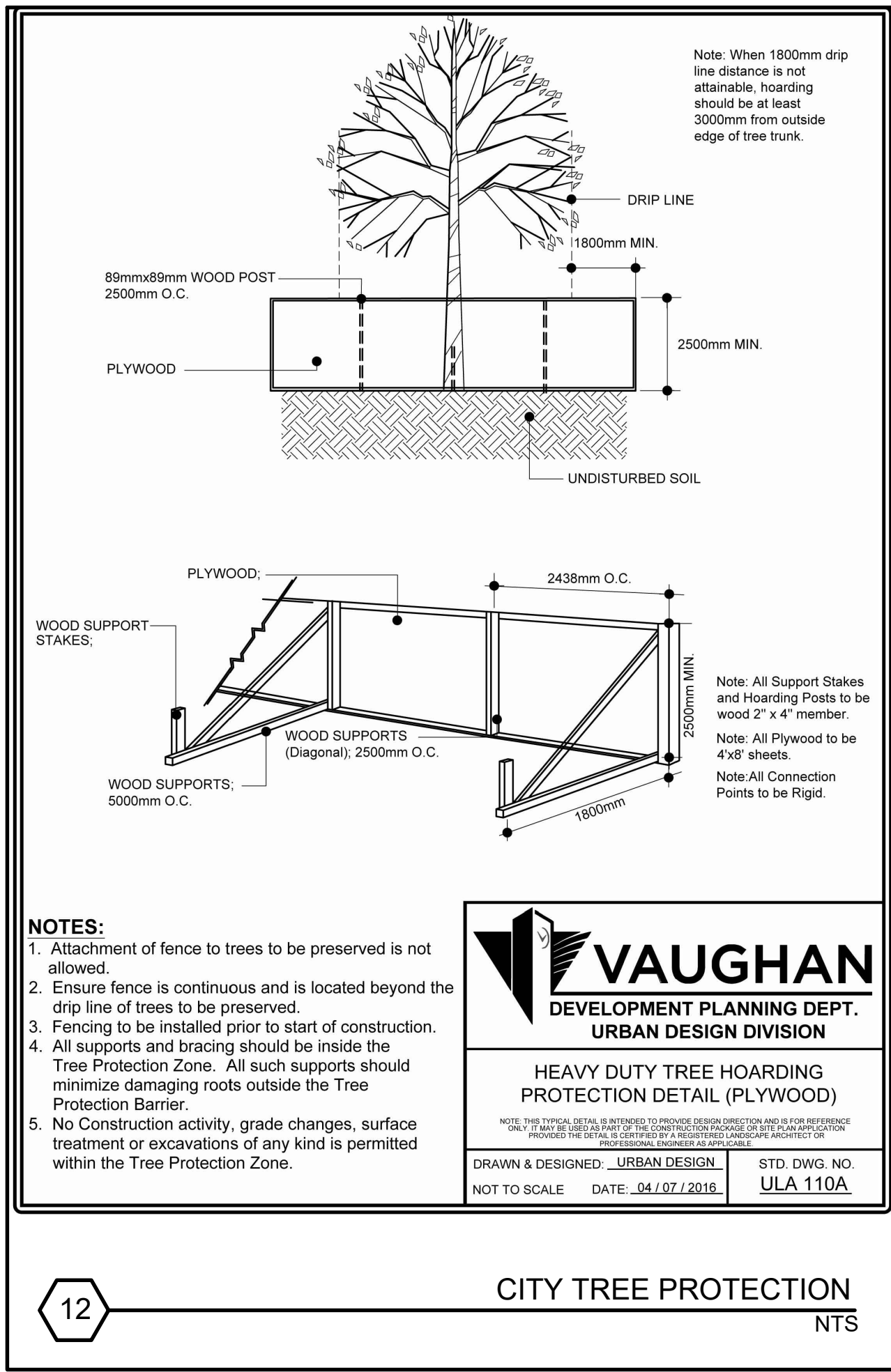


York Region Environmental Services

CALIPER DECIDUOUS TREE PLANTING DETAIL FOR SOFTSCAPE BOULEVARDS

DATE: JANUARY 2022 SCALE: N.T.S.
REV. x x NHF-100

11 REGIONAL STREET TREE PLANTING NTS



VAUGHAN
DEVELOPMENT PLANNING DEPT.
URBAN DESIGN DIVISION

HEAVY DUTY TREE HOARDING PROTECTION DETAIL (PLYWOOD)

NOTE: THIS TYPICAL DETAIL IS INTENDED TO PROVIDE DESIGN DIRECTION AND IS FOR REFERENCE ONLY. IT MAY BE USED AS PART OF THE CONCEPT DESIGN OR FOR THE PRELIMINARY DESIGN. PROCEEDING TO THE FINAL DESIGN SHALL BE BASED ON THE LANDSCAPE ARCHITECT'S APPROVED DETAIL.

DRAWN & DESIGNED: _____ STD. DWG. NO. ULA 110A
NOT TO SCALE DATE: 04/07/2016

12 CITY TREE PROTECTION NTS

client

consultants

	SITE PLAN RESUBMISSION	1 Dec 2022	
1	Revised as per comments from Urban Design	14 Oct 2022	D.S.
	SITE PLAN RESUBMISSION	7 June 2022	
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no revision date by

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MSA

219 Lake Drive East, Keswick, Ontario, L4P 3E9
tel: 905.476.0844 email: msetter@rogers.com
website: marksetterassociates.com

reviewed by
M.S.

drawn by
K.F.

date
October 2020

scale As Shown

drawing title
Landscape Details & Notes

drawing number
LD-2

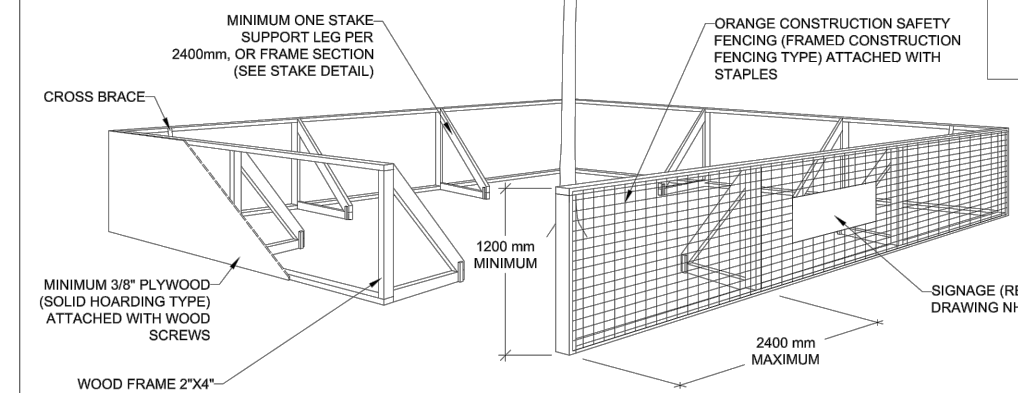
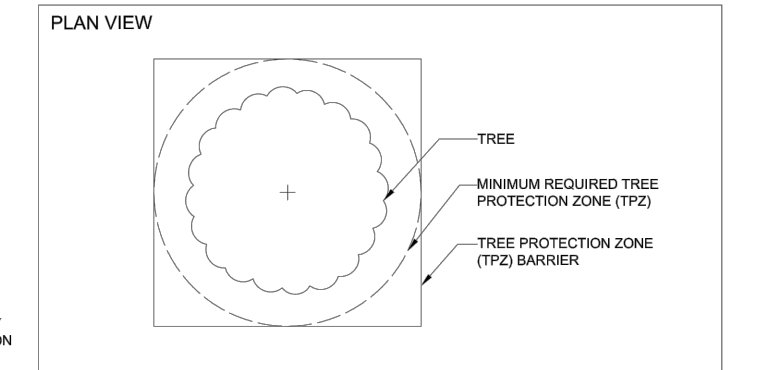
project title
**Residential Development
9675-9697 Keele Street,
Vaughan, Ontario**

project number
2020-002

City File No. DA.20.044, 19T-20V003,
19CDM-20V007 & Z.20.025
Region File No. SP.20.V.0020



- NOTES**
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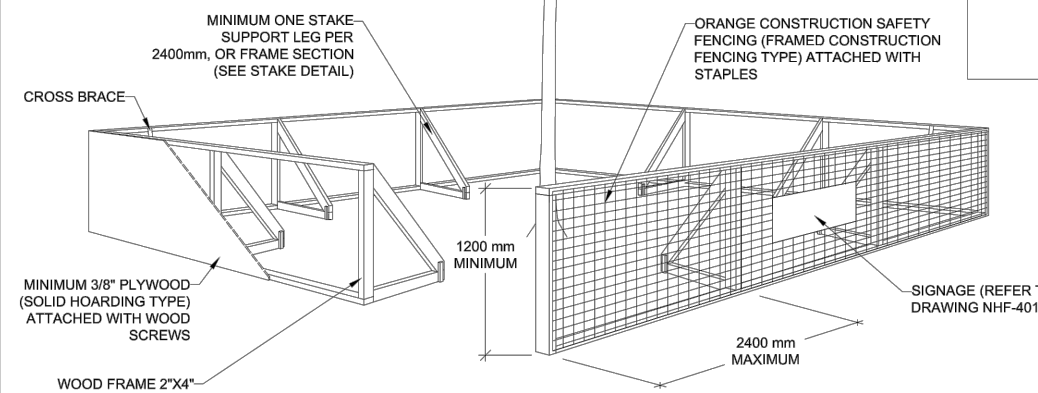
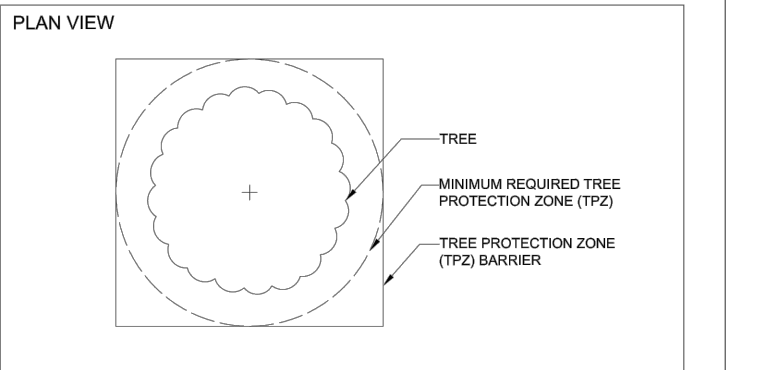
TREE PROTECTION ZONE (TPZ) BARRIER

DATE: JANUARY 2022 SCALE: N.T.S.

REV.	X	X	NHF - 400
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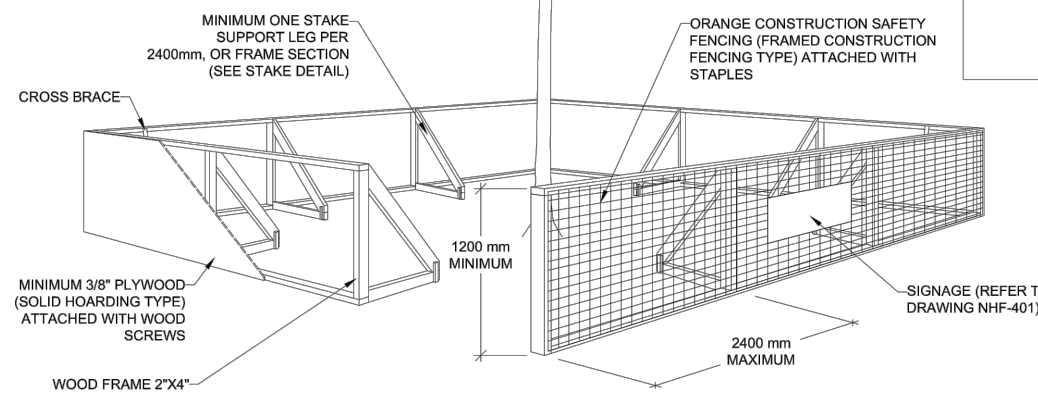
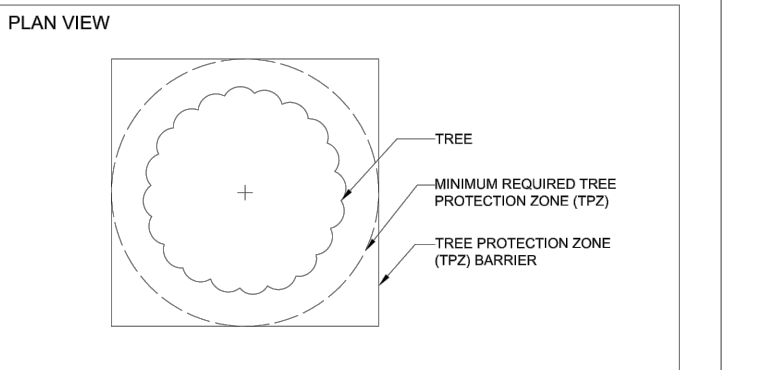
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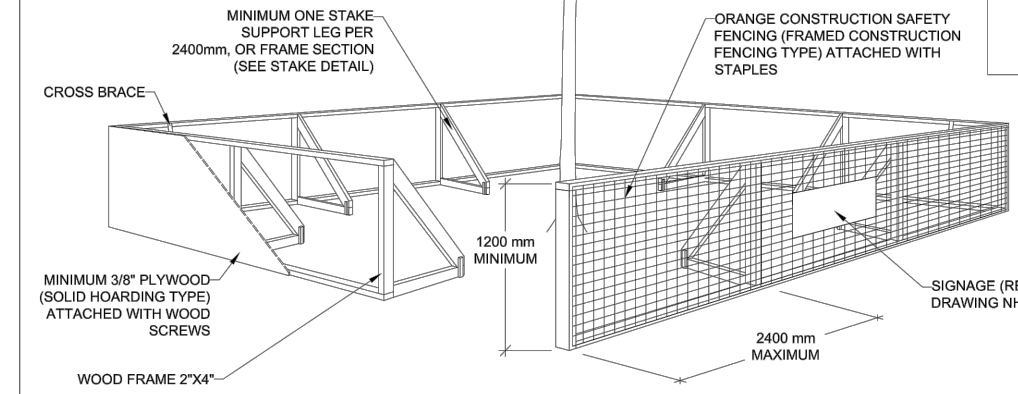
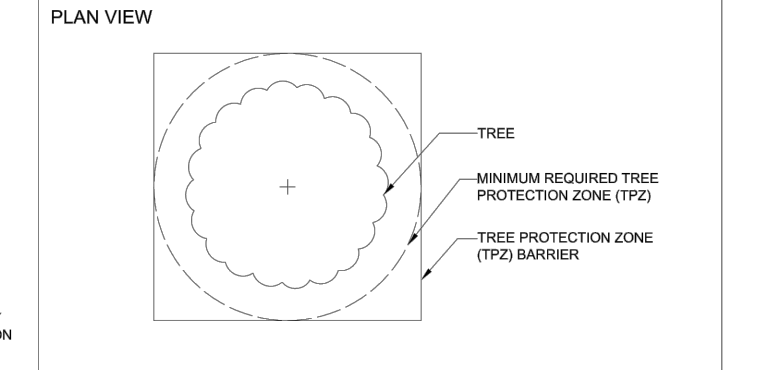
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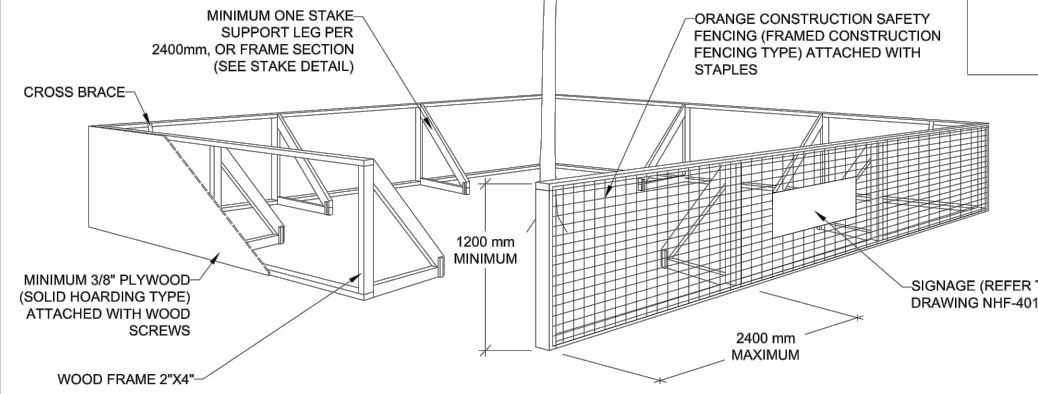
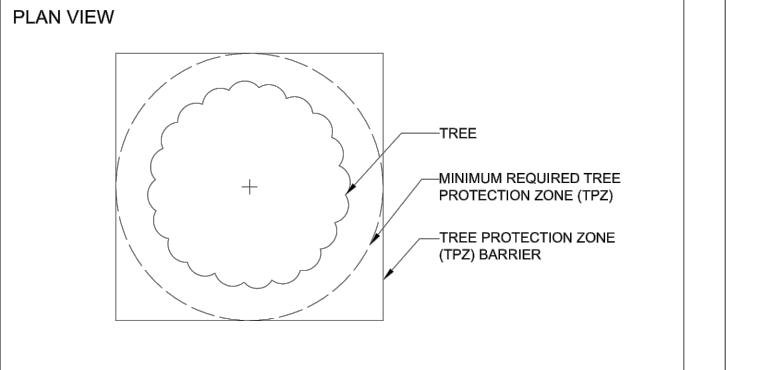
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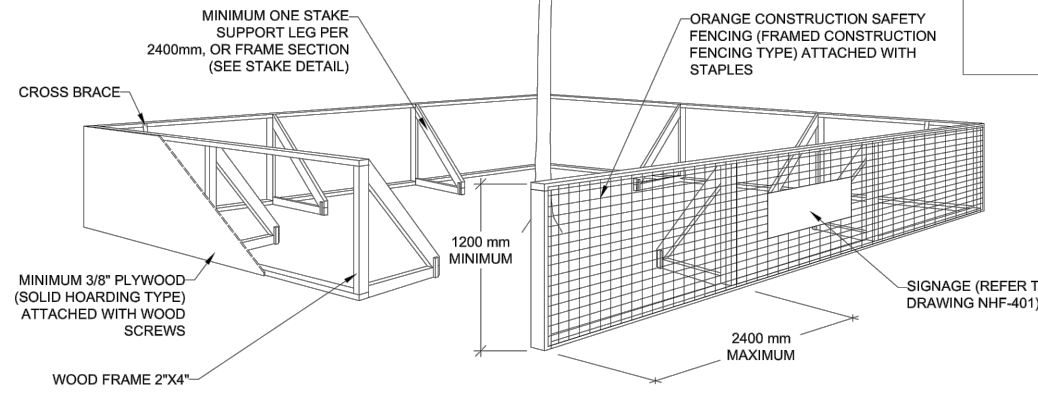
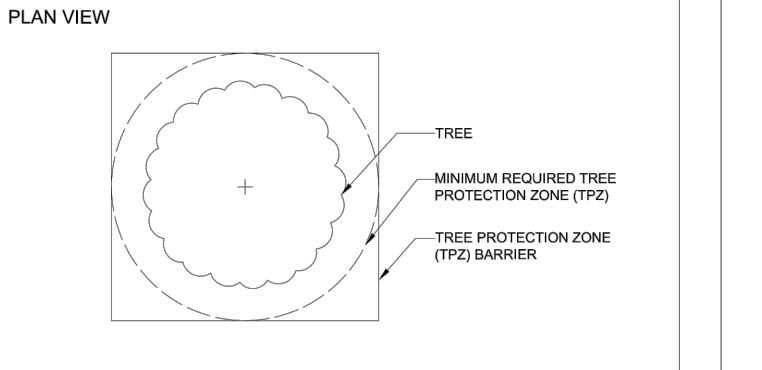
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