2343 EGLINTON AVENUE WEST

2343 Eglinton Avenue West
TORONTO, ON M6E 2L6

A PROJECT OF

BOUSFIELDS INC.
3 CHURCH ST, SUITE 200
TORONTO, ON M5E 1M2

LANDSCAPE ARCHITECT

STUDIO tla

20 Champlain Boulevard, Suite 102
Toronto, ON M3H 2Z1

(416) 638-4911
info@studiotla.ca
www.studiotla.ca

CONSULTANTS

RAW DESIGN INC.
317 Adelaide St W #405
Toronto, ON M5V 1P9
TEL: 416.599.9729

BOUSFIELDS INC.
3 Church Street, Suite 200
Toronto, ON M5E 1M2
TEL: 416.947.9744

COUNTERPOINT ENGINEERING
8395 Jane Street, Suite 100
Vaughan, ON L4K 5Y2
TEL: 905.326.1404

STAMP

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
DAVID S. JONES
OALA
MEMBER

REVISIONS

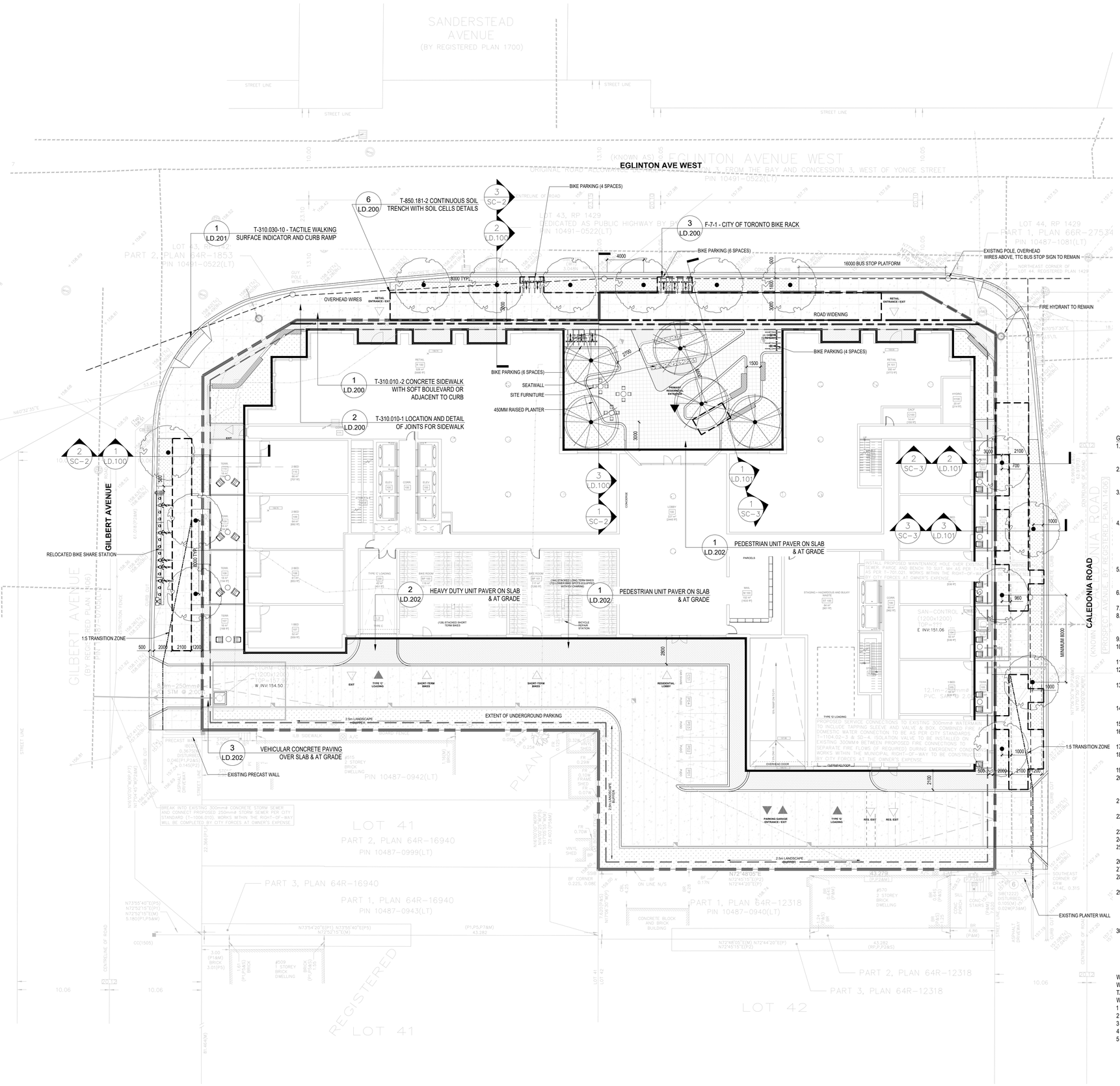
5
4
3
2
1 2025-03-17 ZBA SUBMISSION

PHASE
ZBA PHASE

PROJECT NUMBER
PROJECT 23-166

Sheet List Table

Sheet Number	Sheet Title
LC.000	COVER SHEET
LS.100	LANDSCAPE PLAN
LV.101	SOIL VOLUME PLAN
LU.101	COMPOSITE UTILITY PLAN
LD.100	LANDSCAPE SECTIONS
LD.101	LANDSCAPE SECTIONS
LD.200	LANDSCAPE DETAILS
LD.201	LANDSCAPE DETAILS
LD.202	LANDSCAPE DETAILS
LD.203	LANDSCAPE DETAILS
SC-1	SOIL CELL LAYOUT
SC-2	SOIL CELL SECTIONS
SC-3	SOIL CELL SECTIONS



LEGEND

- PROPERTY LINE
- CONCRETE PAVING
- UNIT PAVING
- PLANTING AREA
- SOD
- WOOD DECK PAVING
- ASPHALT
- BIKE RACKS
- SOIL CELL
- PROPOSED TREE
- SEATWALL BENCH
- OUTDOOR FURNITURE

GENERAL NOTES:

1. ALL DRAWINGS ARE IN METRIC SCALE. DIMENSIONS UNDER 1000mm ARE SHOWN AS A WHOLE NUMBER. ALL DIMENSIONS ARE GIVEN TO FACE OF CURB AND FACE OF FOUNDATION AND SITE WALLS, UNLESS OTHERWISE INDICATED.
2. CONTRACTOR SHALL OBTAIN ALL NECESSARY PROVINCIAL OR LOCAL MUNICIPAL PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO PROVINCIAL AND LOCAL MUNICIPAL STANDARDS AND CODES THAT PERTAIN TO THE SITE UNDER CONSTRUCTION.
3. CONTRACTOR SHALL ARRANGE FOR UTILITY STAKING PRIOR TO START OF CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE PRIOR TO CONSTRUCTION TO BECOME FAMILIAR WITH EXISTING CONDITIONS. IF ANY DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS, CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
4. EXISTING UNDERGROUND UTILITIES SHOWN ON THE DRAWINGS ARE PLOTTED FROM ORIGINAL SITE DRAWINGS AND/OR SITE TOPOGRAPHIC SURVEY. EVERY ATTEMPT HAS BEEN MADE TO SHOW ALL UTILITY LINES WHERE THEY EXIST. CONTRACTOR SHALL USE EVERY PRECAUTION IN EXCAVATING SINCE ACTUAL UNDERGROUND UTILITIES MAY NOT BE AS SHOWN. CONTRACTOR SHALL MAKE HIMSELF THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND VERIFY LOCATIONS AND DEPTHS OF ALL UTILITIES.
5. CONTRACTOR SHALL PROVIDE HIS OWN LAYOUT, GRADING, STAKING, AND SURVEYING REQUIRED FOR CONSTRUCTION. REFER TO EXISTING SURVEY FOR BENCHMARKS AND OTHER EXISTING INFORMATION. CONTRACTOR SHALL FIELD VERIFY LAYOUT PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM DAMAGE. SHOULD ANY DAMAGE OCCUR, CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS AT NO COST TO THE OWNER.
7. CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS ON SITE.
8. PROVIDE BARRIERS OR OTHER PROTECTION TO KEEP VEHICULAR AND PEDESTRIAN TRAFFIC AWAY FROM CONSTRUCTION AREA AND OFF NEWLY PAVED AREAS BEFORE ASPHALT OR CONCRETE HAS CURED. DO NOT LEAVE ANY HOLES OPEN OVERNIGHT.
9. KEEP AREA OUTSIDE CONSTRUCTION ZONE CLEAN AND USABLE BY OTHERS AT ALL TIMES.
10. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL PROPOSED MATERIALS FOR APPROVAL PRIOR TO PLACING ORDERS.
11. ALL WORK SHALL BE INSPECTED BY LANDSCAPE ARCHITECT PRIOR TO PAYMENT APPROVAL.
12. CONTRACTOR SHALL PROVIDE MARKED-UP REDLINE PLANS SHOWING AS-BUILT SITE CONDITIONS TO THE LANDSCAPE ARCHITECT, PRIOR TO OBTAINING APPROVAL OF SUBSTANTIAL COMPLETION.
13. AT ALL EDGES OF EXISTING SIDEWALK OR CURB AGAINST WHICH NEW CONCRETE IS TO BE PLACED, SAWCUT AND REMOVE EXISTING CONCRETE BACK TO THE NEAREST CONTRACTION JOINT TO PROVIDE A SMOOTH TRANSITION TO THE NEW CONCRETE.
14. INSTALL EXPANSION JOINTS AT ALL LOCATIONS WHERE NEW CONCRETE MEETS EXISTING CONCRETE PAVEMENT, SLABS, OR FOOTINGS.
15. INSTALL EXPANSION JOINTS AT MAXIMUM 6 METER INTERVAL.
16. FINAL LOCATION OF TREES SHALL BE CO-ORDINATED WITH ENGINEERING UTILITIES AND D.I.P.S. STANDARDS.
17. CONTRACTOR SHALL LOCATE ALL UTILITIES IN THE FIELD.
18. THE ASPHALT OR CONCRETE THICKNESS ON PROPOSED PRIVATE DRIVEWAY ENTRANCES SHALL BE CONSTRUCTED PER CITY STANDARD T-310.050-8.
19. REFER TO ELECTRICAL DRAWINGS FOR LIGHT POLE DETAILS.
20. AN IRRIGATION SYSTEM SHALL BE PROVIDED FOR THE ENTIRE SITE. THE WATER SUPPLY SHALL BE COORDINATED WITH THE BUILDING MECHANICAL CONTRACT AND TAKEN FROM THE P-1 MECHANICAL ROOM. THE IRRIGATION ELECTRICAL WORK SHALL BE COORDINATED WITH OTHER ELECTRICAL CONTRACT.
21. REFER TO CIVIL ENGINEERING DRAWINGS FOR ROADWAY LAYOUT AND DESIGN, CURBS AND UNDERGROUND UTILITIES.
22. REFER TO TRAFFIC ENGINEERING DRAWINGS FOR ROAD SIGNALIZATION, ROAD SIGNAGE AND PAINT MARKINGS.
23. REFER TO ARCHITECTURAL DRAWINGS FOR PROPOSED BUILDING INFORMATION.
24. ALL LIGHT FIXTURES TO BE DARK SKY COMPLIANT.
25. ANY GROUND LEVEL GRATES, INTAKES AND EXHAUST SHAFTS WILL HAVE MAXIMUM POROSITY OF 20MM X 20MM OR 10MM X 50MM
26. AT LEAST 75% OF HARDSCAPE TO BE HIGH-ALBEDO PAVING.
27. EXTERIOR LIGHTS SHALL BE SHIELDED AND FULLY CUT-OFF WITH NO UPLIGHTING .
28. THE RECONSTRUCTED SIDEWALKS ALONG THE DEVELOPMENT SITE FRONTAGES WILL BE BUILT TO THE SATISFACTION OF THE CITY AND AT NO COST TO THE MUNICIPALITY.
29. URBAN FORESTRY REQUIRES THAT THE PLANTING AREAS TO BE DE-COMPACTED AS PREPARATION FOR PLANTING BY EXCAVATING 80CM OF THE EXISTING SOIL, SCARIFY THE OPEN FACES AND BOTTOM AND REPLACE WITH NEW SANDY LOAM (CITY STANDARD SOIL). PLEASE PROVIDE PROOF (PHOTOS) OF THE PLANTING PREPARATION PROCESS INDICATING ALL STAGES TO THE SUPERVISOR TREE PROTECTION AND PLAN REVIEW, BY EMAILING THE PHOTOS TO TPPREAST@TORONTO.CA
30. WATERING TO BE PROVIDED FOR THE FIRST 4 CONSECUTIVE YEARS. PLANTING SCHEDULE TO BE COORDINATED WITH IRRIGATION CONTRACTOR TO ENSURE APPROPRIATE WATERING OF PLANTING AREAS AFTER INSTALLATION. LANDSCAPE CONTRACTOR TO COORDINATE PLANTING WITH IRRIGATION CONTRACTOR TO MINIMISE CONFLICTS BETWEEN PLANTS AND SPRINKLER HEADS AND LINES.

WEEKLY WATERING GUIDE:
WATER SHOULD BE APPLIED AT A RATE OF LESS THAN 2-3 GALLONS OF WATER PER MINUTE. CARE SHOULD BE TAKEN NOT TO WASH AWAY ANY WATERING BERMS OR MULCH WHEN WATERING.TREES NEED 5 GALLONS OF WATER PLUS 5 GALLONS FOR EACH INCH CALIPER. ADHERE TO THE FOLLOWING RATIOS:
1 INCH = 10 GALLONS PER WEEK
2 INCH = 15 GALLONS PER WEEK
3 INCH = 20 GALLONS PER WEEK
4 INCH = 25 GALLONS PER WEEK
5 INCH = 30 GALLONS PER WEEK

Landscape Architect

STUDIO tla

20 Champlain Blvd. Suite 102 - Toronto ON - M3H 2Z1
(416) 638-4911 - info@studiotla.ca - studiotla.ca

2343 Eglinton Avenue West

2343 Eglinton Avenue West
TORONTO, ON M6E 2L6

Project Number

23-166

Client

Bousfields Inc.
3 Church St, Suite 200
Toronto, ON M5E 1M2

Consultant

RAW DESIGN INC.
317 Adelaide St W #405
Toronto, ON M5V 1P9
TEL: 416.599.9729

COUNTERPOINT ENGINEERING
8395 Jane Street, Suite 100
Vaughan, ON L4K 5Y2
TEL: 905.326.1404

BOUSFIELDS INC.
3 Church Street, Suite 200
Toronto, ON M5E 1M2
TEL: 416.947.9744

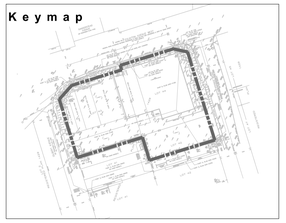
Revisions

#			
1	ISSUED FOR ZBA	2025-03-11	LTC
#	ISSUED FOR XXX	YYYY-MM-DD	BY

Stamp

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
DAVID S. JONAS
OALA
MEMBER

Keymap



Scale

0 1M 5M 10M
1:200

Phase

ZBA PHASE

North

Drawing Name

LANDSCAPE PLAN

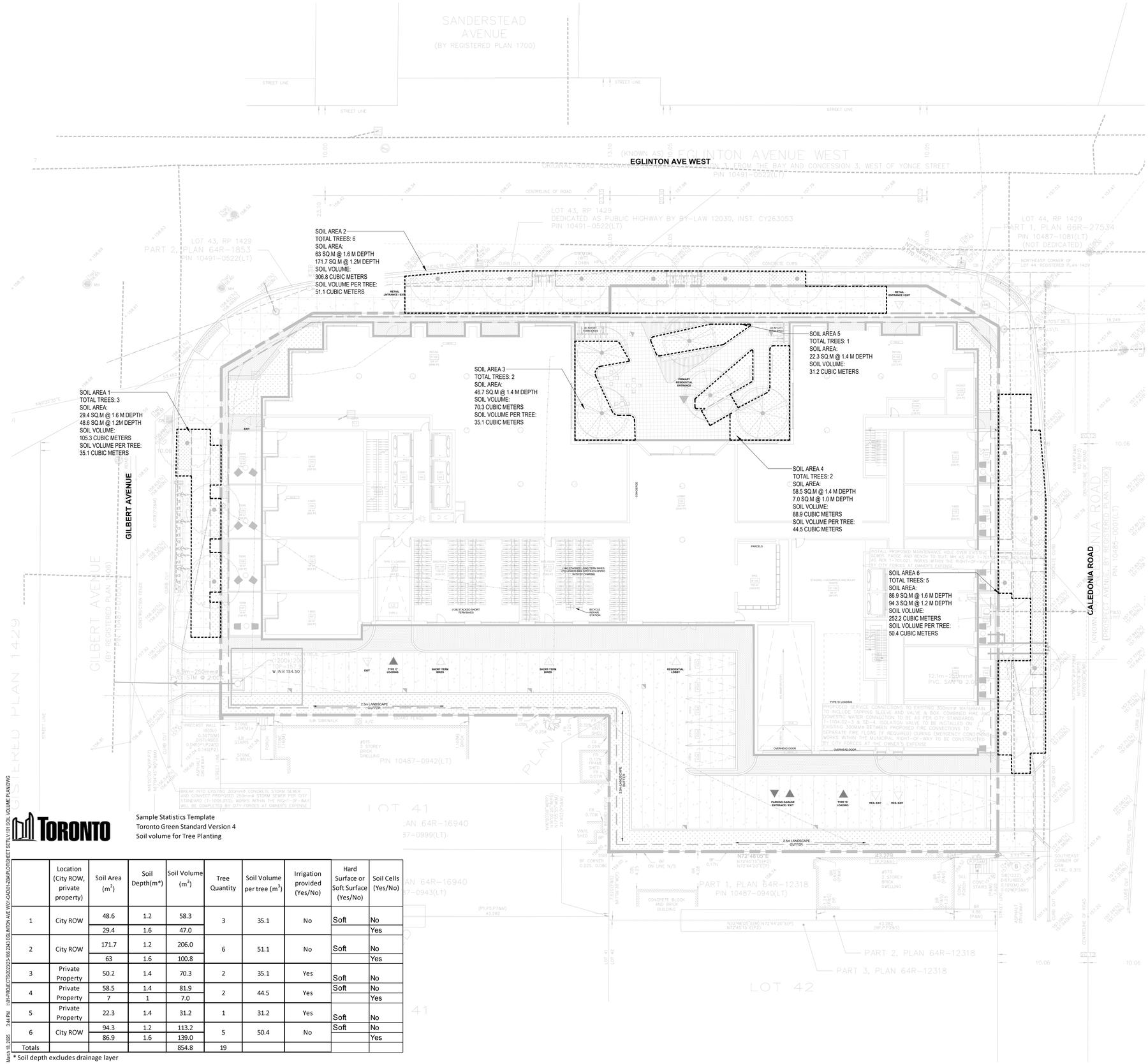
Sheet Number

NOT FOR CONSTRUCTION

LS.100

© STUDIO tla

March 18, 2025 3:44 PM I:\01-PROJECTS\2023\23-166 2343 EGLINTON AVE W\01-CAD\04-ZBA\PLOT\SHEET SETS\LS.100 LANDSCAPE PLAN.DWG



NOTE:
1. ALL TREES MUST BE PLANTED AS PER THE PLANS, APPROVED BY URBAN FORESTRY AND MUST ARRIVE ONSITE IN BALLED AND BURLAPPED CONDITION, WITH A MINIMUM CALIPER OF 70MM (OR AS SPECIFIED IF LARGER). EACH TREE SHALL 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 BALL, THE TREE IS THEN TO BE PLANTED WITH THIS LEVEL TO BE CONSIDERED THE TOP OF THE ROOT-BALL FOR ALL OTHER INSTRUCTIONS. ANY TREE FOUND PLANTED WITH THE FIRST PROPER ROOT MORE THAN 2.5CM BELOW PLANTING LEVEL WILL BE REJECTED AND REQUIRE REPLACEMENT OR REPLANTING AT THE CITY'S DISCRETION.
2. URBAN FORESTRY REQUIRES THAT THE PLANTING AREAS TO BE DE-COMPACTED AS PREPARATION FOR PLANTING BY EXCAVATING 80CM OF THE EXISTING SOIL, SCARIFY THE OPEN FACES AND BOTTOM AND REPLACE WITH NEW SANDY LOAM (CITY STANDARD SOIL). PLEASE PROVIDE PROOF (PHOTOS) OF THE PLANTING PREPARATION PROCESS INDICATING ALL STAGES TO THE SUPERVISOR TREE PROTECTION AND PLAN REVIEW, BY EMAILING THE PHOTOS TO TPPREAST@TORONTO.CA
3. TREES TO HAVE A SOIL VOLUME OF 30M3.
4. WATERING TO BE PROVIDED FOR THE FIRST 4 CONSECUTIVE YEARS. PLANTING SCHEDULE TO BE COORDINATED WITH IRRIGATION CONTRACTOR TO ENSURE APPROPRIATE WATERING OF PLANTING AREAS AFTER INSTALLATION. LANDSCAPE CONTRACTOR TO COORDINATE PLANTING WITH IRRIGATION CONTRACTOR TO MINIMISE CONFLICTS BETWEEN PLANTS AND SPRINKLER HEADS AND LINES.
Weekly Watering Guide:
Water should be applied at a rate of less than 2-3 gallons of water per minute. Care should be taken not to wash away any watering berms or mulch when watering.Trees need 5 gallons of water plus 5 gallons for each inch caliper. Adhere to the following ratios:
1 inch = 10 gallons per week
2 inch = 15 gallons per week
3 inch = 20 gallons per week
4 inch = 25 gallons per week
5 inch = 30 gallons per week
5. ENHANCED LANDSCAPE WILL BE PROPOSED USING POLLINATOR PLANTS.
6. TYPE 1 STANDARD SOIL MIX IS PROVIDED FOR TREES WITHIN PRIVATE PROPERTY, TYPE 3 BOULEVARD SOIL MIX IS PROVIDED FOR TREES IN ROW.

TORONTO

Sample Statistics Template
Toronto Green Standard Version 4
Soil volume for Tree Planting

	Location (City ROW, private property)	Soil Area (m^2)	Soil Depth(m*)	Soil Volume (m^3)	Tree Quantity	Soil Volume per tree (m^3)	Irrigation provided (Yes/No)	Hard Surface or Soft Surface (Yes/No)	Soil Cells (Yes/No)
1	City ROW	48.6	1.2	58.3	3	35.1	No	Soft	No
		29.4	1.6	47.0					Yes
2	City ROW	171.7	1.2	206.0	6	51.1	No	Soft	No
		63	1.6	100.8					Yes
3	Private Property	50.2	1.4	70.3	2	35.1	Yes	Soft	No
4	Private Property	58.5	1.4	81.9	2	44.5	Yes	Soft	No
		7	1	7.0					Yes
5	Private Property	22.3	1.4	31.2	1	31.2	Yes	Soft	No
6	City ROW	94.3	1.2	113.2	5	50.4	No	Soft	No
		86.9	1.6	139.0					Yes
Totals				854.8	19				

* Soil depth excludes drainage layer

March 18, 2025 3:44 PM I:\01-PROJECTS\2023\23-166 2343 EGLINTON AVE W\01-CAD\04-ZBA\PLOTSHEET SET\LV.101 SOIL VOLUME PLAN.DWG

Landscape Architect

STUDIO tla

20 Champlain Blvd. Suite 102 - Toronto ON - M3H 2Z1
(416) 638-4911 - info@studiotla.ca - studiotla.ca

2343 Eglinton Avenue West

2343 Eglinton Avenue West
TORONTO, ON M6E 2L6

Project Number

23-166

Client

Bousfields Inc.
3 Church St, Suite 200
Toronto, ON M5E 1M2

Consultant

RAW DESIGN INC.
317 Adelaide St W #405
Toronto, ON M5V 1P9
TEL: 416.599.9729

COUNTERPOINT ENGINEERING
8395 Jane Street, Suite 100
Vaughan, ON L4K 5Y2
TEL: 905.326.1404

BOUSFIELDS INC.
3 Church Street, Suite 200
Toronto, ON M5E 1M2
TEL: 416.947.9744

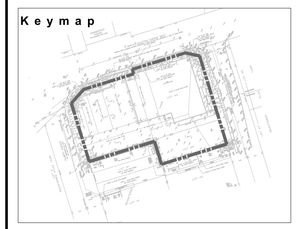
Revisions

#			
1	ISSUED FOR ZBA	2025-03-11	LTC
#	ISSUED FOR XXX	YYYY-MM-DD	BY

Stamp

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
DAVID S. JONAS
OALA
MEMBER

Keymap



Scale

0 1M 5M 10M
1:200

Phase

ZBA PHASE

North

Drawing Name

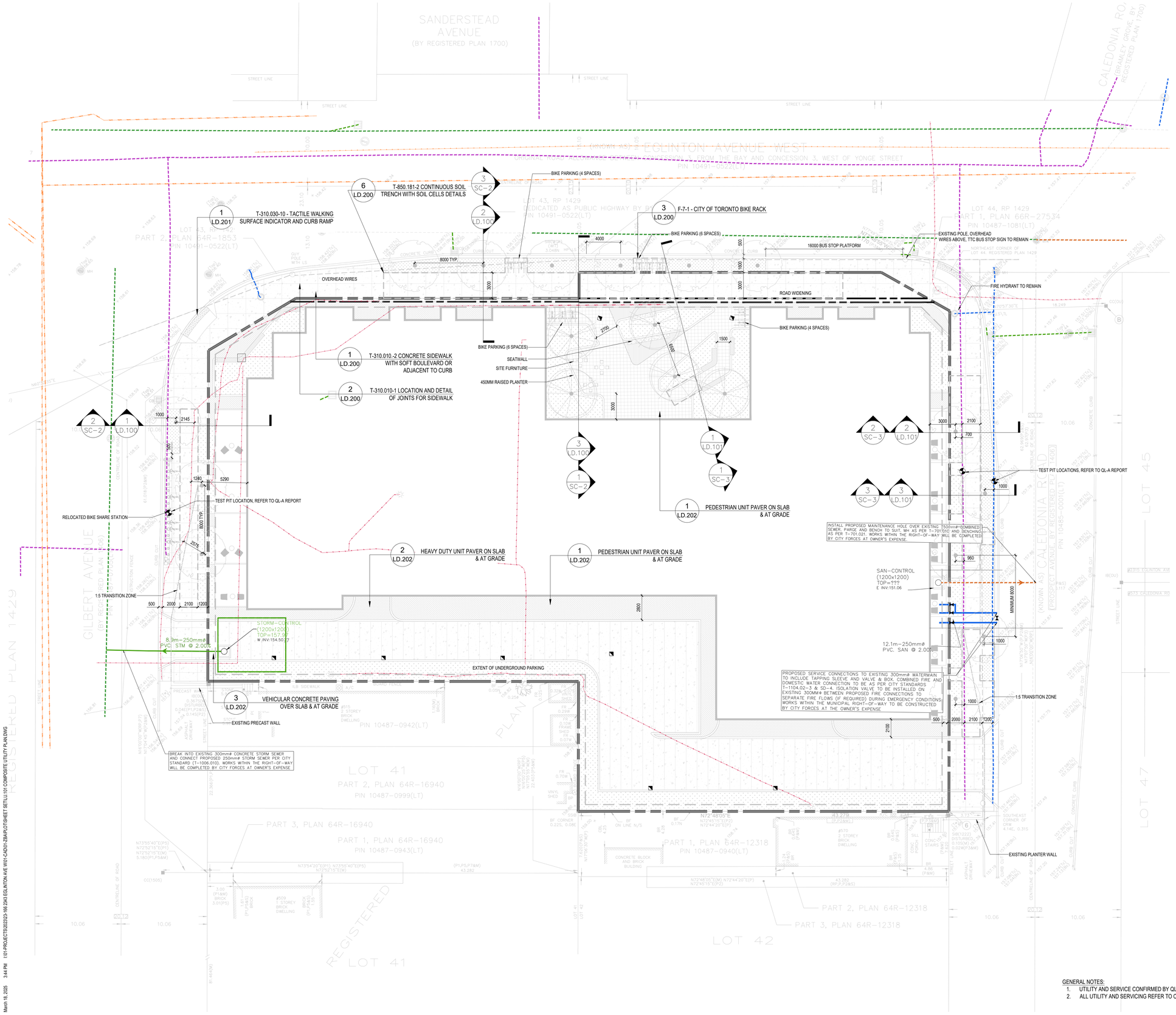
SOIL VOLUME PLAN

Sheet Number

NOT FOR CONSTRUCTION

LV.101

© STUDIO tla



GENERAL NOTES:
1. UTILITY AND SERVICE CONFIRMED BY QL-A INVESTIGATION.
2. ALL UTILITY AND SERVICING REFER TO CIVIL ENGINEER PLANS.

March 18, 2026 3:44 PM I:\01-PROJECTS\2023\23-166 2343 EGLINTON AVE W\01-CAD\01-ZBA\PLOTS\SHEET SET\LU.101 COMPOSITE UTILITY PLAN.DWG

LEGEND
- PROPERTY LINE
- CONCRETE PAVING
- UNIT PAVING
- PLANTING AREA
- SOD
- WOOD DECK PAVING
- ASPHALT
- BIKE RACKS
- SOIL CELL
- PROPOSED TREE
- SEATWALL BENCH
- OUTDOOR FURNITURE
- SEWER SYSTEM
- STORM WATER SYSTEM
- WATER MAIN
- GAS MAIN

Landscape Architect

STUDIO tla

20 Champlain Blvd. Suite 102 - Toronto ON - M3H 2Z1
(416) 638-4911 - info@studiotla.ca - studiotla.ca

2343 Eglinton Avenue West

2343 Eglinton Avenue West
TORONTO, ON M6E 2L6

Project Number

23-166

Client

Bousfields Inc.
3 Church St, Suite 200
Toronto, ON M5E 1M2

Consultant

RAW DESIGN INC.
317 Adelaide St W #405
Toronto, ON M5V 1P9
TEL: 416.599.9729

COUNTERPOINT ENGINEERING
8395 Jane Street, Suite 100
Vaughan, ON L4K 5Y2
TEL: 905.326.1404

BOUSFIELDS INC.
3 Church Street, Suite 200
Toronto, ON M5E 1M2
TEL: 416.947.9744

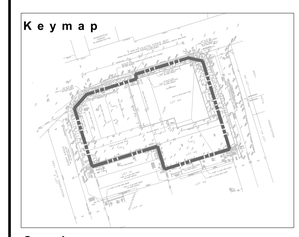
Revisions

#			
1	ISSUED FOR ZBA	2025-03-11	LTC
#	ISSUED FOR XXX	YYYY-MM-DD	BY

Stamp

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
DAVID S. JONAS
OALA
MEMBER

Keymap



Scale

0 1M 5M 10M
1:200

Phase

ZBA PHASE

North

Drawing Name

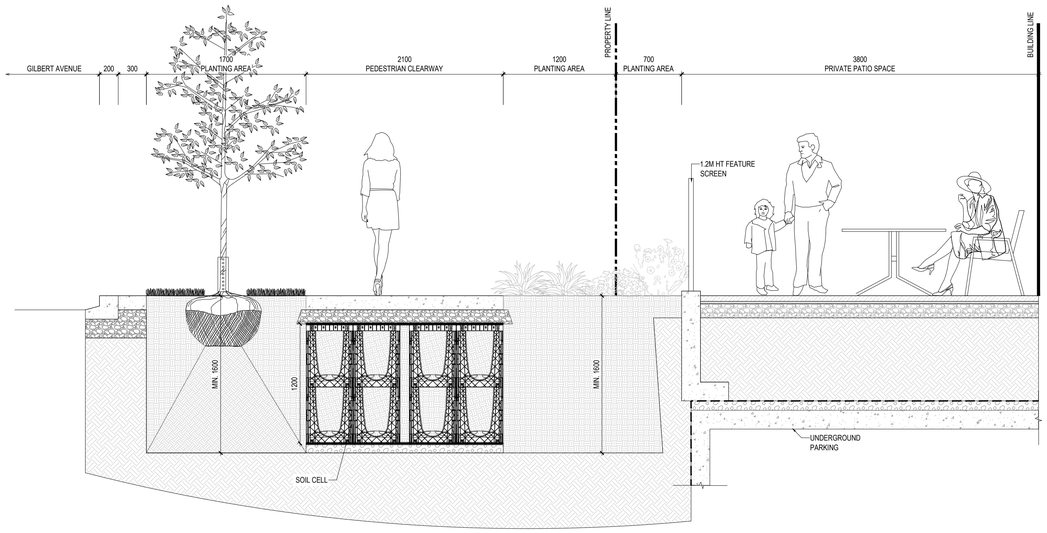
COMPOSITE UTILITY PLAN

Sheet Number

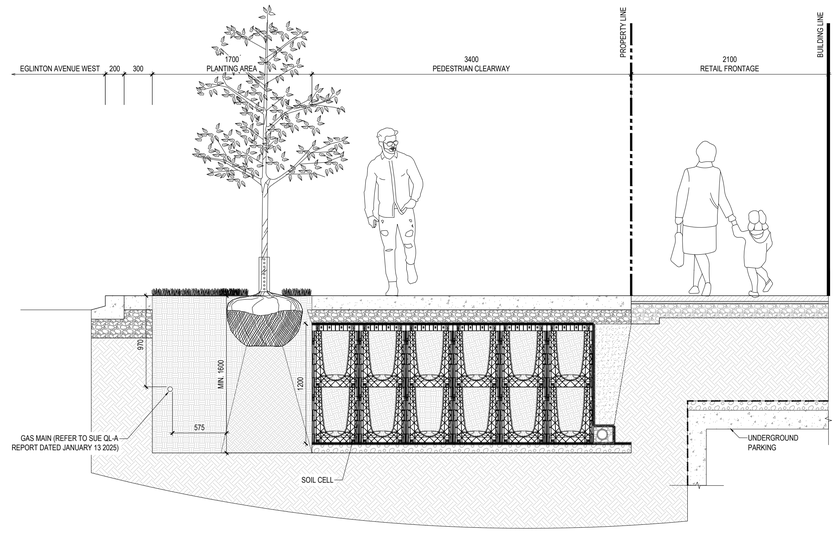
NOT FOR CONSTRUCTION

LU.101

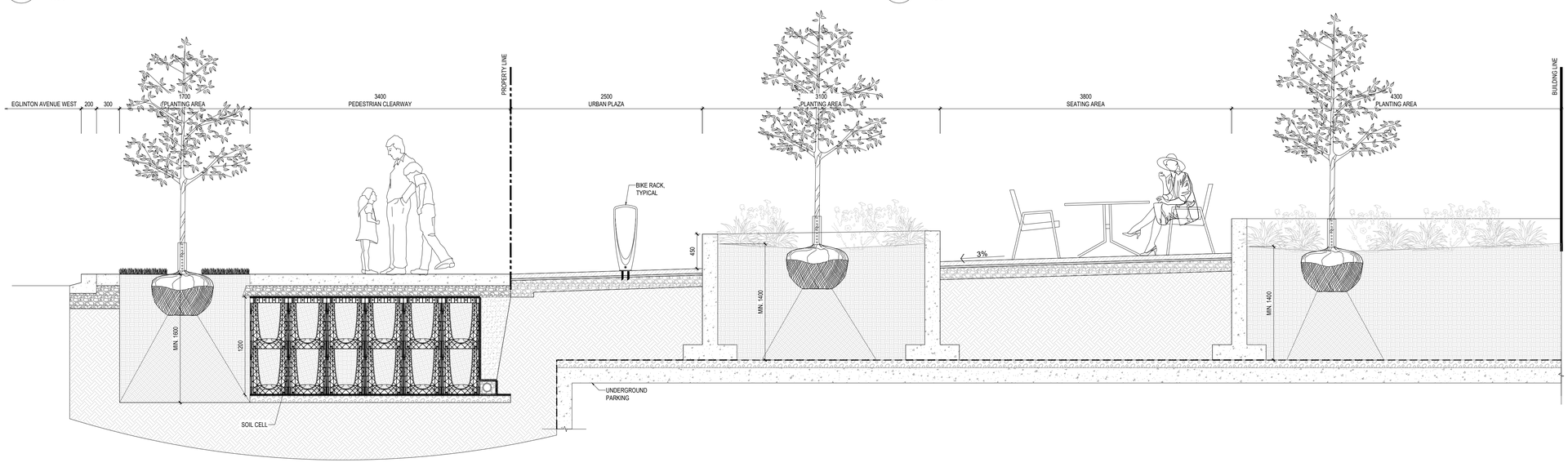
© STUDIO tla



1 LANDSCAPE SECTION 1
1:30



2 LANDSCAPE SECTION 2
1:30



3 LANDSCAPE SECTION 3
1:30

March 18, 2025 3:44 PM I:\01-PROJECTS\202323-166 2343 EGLINTON AVE W\01-CAD\01-ZBA\PLOTSHEET SET\LD.100 LANDSCAPE SECTIONS.DWG

Landscape Architect

STUDIO tla

20 Champlain Blvd. Suite 102 - Toronto ON - M3H 2Z1
(416) 638-4911 - info@studiotla.ca - studiotla.ca

2343 Eglinton Avenue West

2343 Eglinton Avenue West
TORONTO, ON M6E 2L6

Project Number

23-166

Client

Bousfields Inc.
3 Church St, Suite 200
Toronto, ON M5E 1M2

Consultant

RAW DESIGN INC.
317 Adelaide St W #405
Toronto, ON M5V 1P9
TEL: 416.599.9729

COUNTERPOINT ENGINEERING
8395 Jane Street, Suite 100
Vaughan, ON L4K 5Y2
TEL: 905.326.1404

BOUSFIELDS INC.
3 Church Street, Suite 200
Toronto, ON M5E 1M2
TEL: 416.947.9744

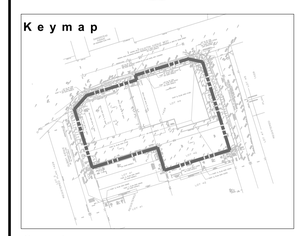
Revisions

#			
1	ISSUED FOR ZBA	2025-03-11	LTC
#	ISSUED FOR XXX	YYYY-MM-DD	BY

Stamp

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
DAVID S. JONES
OALA
MEMBER

Keymap



Scale

0
AS INDICATED

Phase

ZBA PHASE

North

Drawing Name

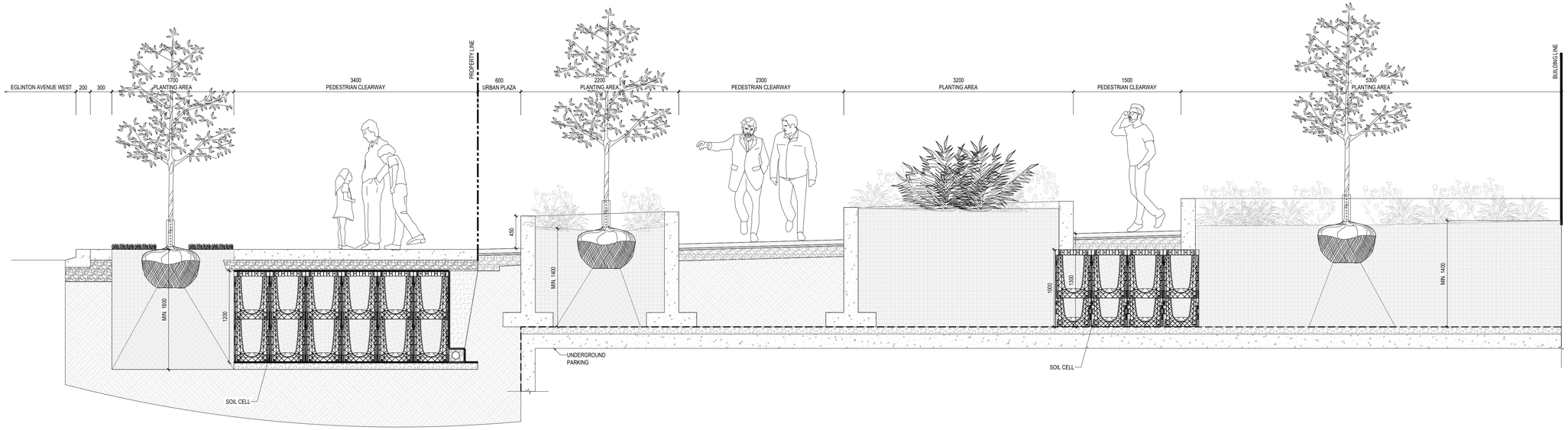
LANDSCAPE SECTIONS

Sheet Number

NOT FOR CONSTRUCTION

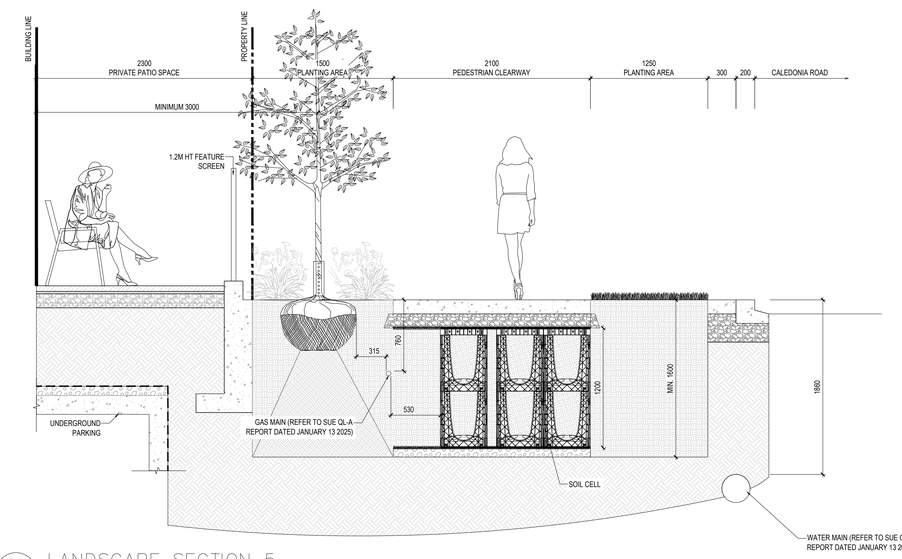
LD.100

© STUDIO tla



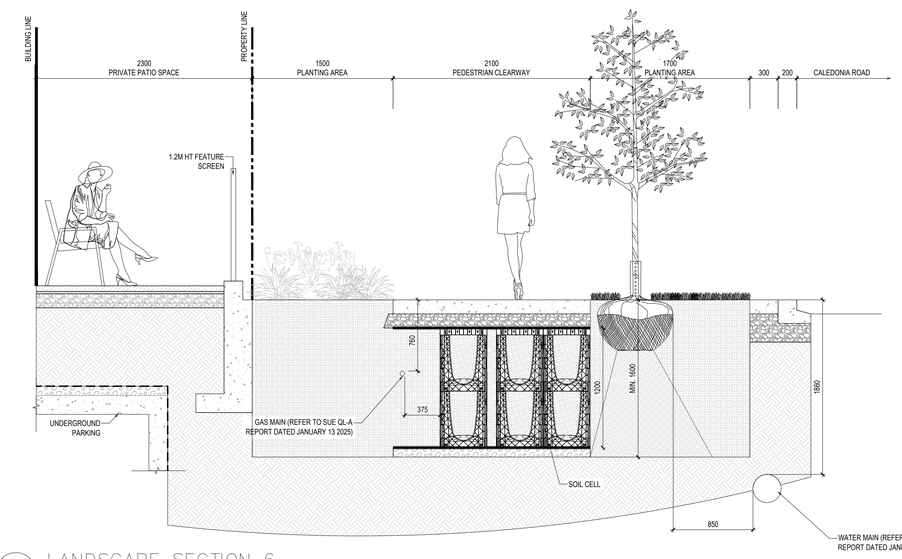
1 LANDSCAPE SECTION 4

1:30



2 LANDSCAPE SECTION 5

1:30



3 LANDSCAPE SECTION 6

1:30

NOTE:
THE SECTIONS ALONG CALIDONIA RD MEET THE CIITY OF TORONTO STREETSCAPE MANUAL WITH A DOUBLE ALLEY OF TREES. WE ARE CURRENTLY NOT MEETING APPENDIX O FOR THE OFFSET TO THE GAS LINE (WEST ROW OF TREES). THE ALTERNATIVE IS TO REMOVE 3 STREET TREES ON THE WEST SIDE OF THE SIDEWALK. WE HAVE MAXIMIZED TREE PLANTING WITH EXISTING SERVICES AND THE SIDEWALK TAPER ON THE EAST SIDE OF THE SIDEWALK.

March 18, 2026 3:44 PM I:\01-PROJECTS\2023\23-166 2343 EGLINTON AVE W\01-CAD\01-ZBA\PLOTSHEET SET\LD.101 LANDSCAPE SECTIONS.DWG

Landscape Architect

STUDIO tla

20 Champlain Blvd. Suite 102 - Toronto ON - M3H 2Z1
(416) 638-4911 - info@studiotla.ca - studiotla.ca

2343 Eglinton Avenue West

2343 Eglinton Avenue West
TORONTO, ON M6E 2L6

Project Number

23-166

Client

Bousfields Inc.
3 Church St, Suite 200
Toronto, ON M5E 1M2

Consultant

RAW DESIGN INC.
317 Adelaide St W #405
Toronto, ON M5V 1P9
TEL: 416.599.9729

COUNTERPOINT ENGINEERING
8395 Jane Street, Suite 100
Vaughan, ON L4K 5Y2
TEL: 905.326.1404

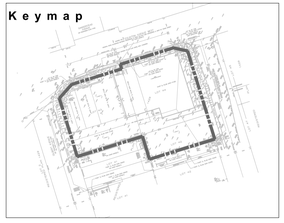
BOUSFIELDS INC.
3 Church Street, Suite 200
Toronto, ON M5E 1M2
TEL: 416.947.9744

Revisions

#			
1	ISSUED FOR ZBA	2025-03-11	LTC
#	ISSUED FOR XXX	YYYY-MM-DD	BY

Stamp

Keymap



Scale

0
I
AS INDICATED

Phase

ZBA PHASE

North

Drawing Name

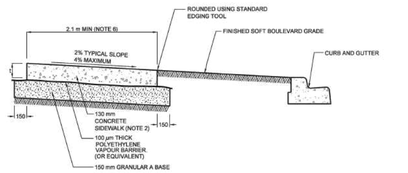
LANDSCAPE SECTIONS

Sheet Number

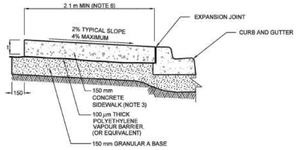
NOT FOR CONSTRUCTION

LD.101

© STUDIO tla



CONCRETE SIDEWALK WITH SOFT BOULEVARD



CONCRETE SIDEWALK ADJACENT TO CURB AND GUTTER

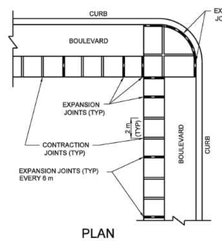
NOTES:

1. FOR CONCRETE SIDEWALK ABUTTING CURB OR CURB AND GUTTER REFER TO T-600.05-1 AND T-600.11-1.
2. SIDEWALK THICKNESS 130 mm EXCEPT ACROSS COMMERCIAL, INDUSTRIAL AND HIGH DENSITY RESIDENTIAL DRIVEWAY WHERE THICKNESS SHALL BE 180 mm.
3. SIDEWALK THICKNESS 150 mm EXCEPT ACROSS COMMERCIAL, INDUSTRIAL AND HIGH DENSITY RESIDENTIAL DRIVEWAY WHERE THICKNESS SHALL BE 180 mm.
4. t = THICKNESS OF SIDEWALK.
5. JOINTS SHALL BE ACCORDING TO T-310.010-1.
6. ON LOCAL ROADS, THE MINIMUM SIDEWALK WIDTH CAN BE REDUCED TO 1.8 m, EXCEPT FOR NEW DEVELOPMENTS, WHICH MUST ADHERE TO THE TORONTO GREEN STANDARDS AND OPS.

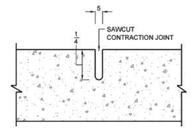
All dimensions are in millimetres unless otherwise shown.

TORONTO	ENGINEERING & CONSTRUCTION SERVICES STANDARD DRAWING	REV 4	SEP 2017
	CONCRETE SIDEWALK WITH SOFT BOULEVARD OR CONCRETE SIDEWALK ADJACENT TO CURB	T-310.010-2	
		NTS	SHEET 1

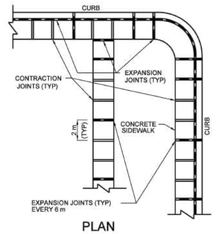
1 T-310.010.-2 CONCRETE SIDEWALK WITH SOFT BOULEVARD OR ADJACENT TO CURB



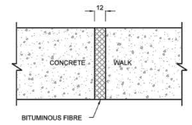
PLAN



TYPICAL CONTRACTION JOINT



PLAN



TYPICAL EXPANSION JOINT

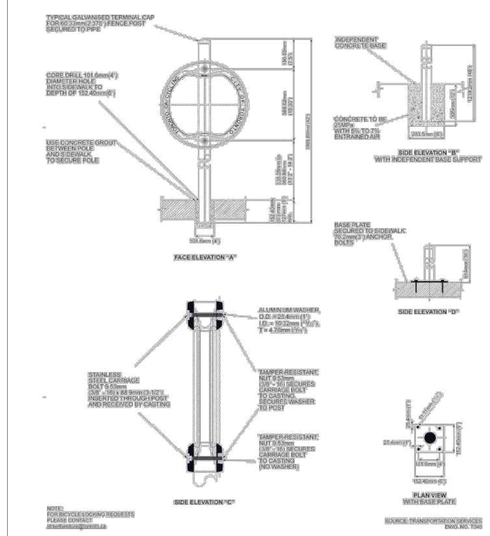
NOTES:

1. POLES AND OTHER FIXED OBJECTS SHALL BE ISOLATED BY THE USE OF EXPANSION JOINTS.
2. t = THICKNESS OF SIDEWALK.

All dimensions are in millimetres unless otherwise shown.

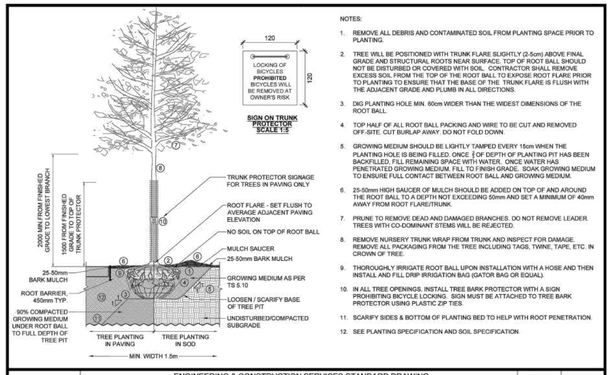
TORONTO	ENGINEERING & CONSTRUCTION SERVICES STANDARD DRAWING	REV 2	NOV 2016
	LOCATION AND DETAIL OF JOINTS FOR SIDEWALK	T-310.010-1	
		NTS	SHEET 1

2 T-310.010-1 LOCATION AND DETAIL OF JOINTS FOR SIDEWALK



Toronto Urban Design Streetscape Manual	Post and Ring Bicycle Stand	TORONTO F-1-6

3 F-7-1 – CITY OF TORONTO BIKE RACK

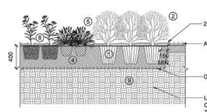


NOTES:

1. REMOVE ALL DEBRIS AND CONTAMINATED SOIL FROM PLANTING SPACE PRIOR TO PLANTING.
2. TREE WILL BE POSITIONED WITH TRUNK FLARE SLIGHTLY (2.5cm) ABOVE FINAL GRADE AND STRUCTURAL ROOTS NEAR SURFACE. TOP OF ROOT BALL SHOULD NOT BE DISTURBED OR COVERED WITH SOIL. CONTRACTOR SHALL REMOVE EXCESS SOIL FROM THE TOP OF THE ROOT BALL TO EXPOSE ROOT FLARE PRIOR TO PLANTING TO ENSURE THAT THE BASE OF THE TRUNK FLARE IS FLUSH WITH THE ADJACENT GRADE AND PLUMB IN ALL DIRECTIONS.
3. DIG PLANTING HOLE MIN. 60cm WIDER THAN THE WIDEST DIMENSIONS OF THE ROOT BALL.
4. TOP HALF OF ALL ROOT BALL PACKING AND WIRE TO BE CUT AND REMOVED OFF-SITE. CUT BURLAP AWAY. DO NOT FOLD DOWN.
5. GROWING MEDIUM SHOULD BE LIGHTLY TAMPED EVERY 15cm WHEN THE PLANTING HOLE IS BEING FILLED. ONCE ⅔ OF DEPTH OF PLANTING PIT HAS BEEN BACKFILLED, FILL REMAINING SPACE WITH WATER. ONCE WATER HAS PENETRATED GROWING MEDIUM, FILL TO FINISH GRADE. SOAK GROWING MEDIUM TO ENSURE FULL CONTACT BETWEEN ROOT BALL AND GROWING MEDIUM.
6. 25-50mm HIGH SAUCER OF MULCH SHOULD BE ADDED ON TOP OF AND AROUND THE ROOT BALL TO A DEPTH NOT EXCEEDING 50mm AND SET A MINIMUM OF 40mm AWAY FROM ROOT FLARE/TRUNK.
7. PRUNE TO REMOVE DEAD AND DAMAGED BRANCHES. DO NOT REMOVE LEADER. TREES WITH CO-DOMINANT STEMS WILL BE REJECTED.
8. REMOVE NURSERY TRUNK WRAP FROM TRUNK AND INSPECT FOR DAMAGE. REMOVE ALL PACKAGING FROM THE TREE INCLUDING TAGS, TWINE, TAPE, ETC. IN CROWN OF TREE.
9. THOROUGHLY IRRIGATE ROOT BALL UPON INSTALLATION WITH A HOSE AND THEN INSTALL AND FILL DRIP IRRIGATION BAG (GATOR BAG OR EQUAL).
10. IN ALL TREE OPENINGS, INSTALL TREE BARK PROTECTOR WITH A SIGN PROHIBITING BICYCLE LOCKING. SIGN MUST BE ATTACHED TO TREE BARK PROTECTOR USING PLASTIC ZIP TIES.
11. SCARIFY SIDES & BOTTOM OF PLANTING BED TO HELP WITH ROOT PENETRATION.
12. SEE PLANTING SPECIFICATION AND SOIL SPECIFICATION.

TORONTO	ENGINEERING & CONSTRUCTION SERVICES STANDARD DRAWING	REV 0	SEP 2021
	PLANTING DETAILS TREE PLANTING DETAILS	T-850.026-1	
		1:40	SHEET 1

4 T-850.026-1 TREE PLANTING DETAILS

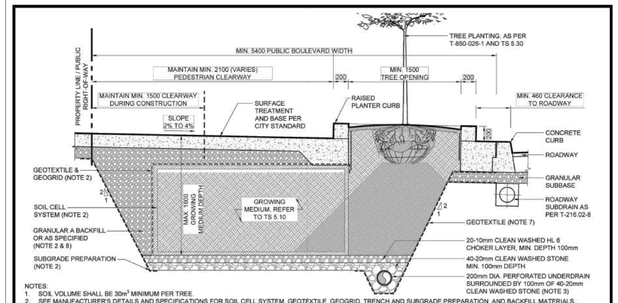


NOTES:

1. REMOVE PLANTS FROM POTS WITHOUT BREAKING THE ROOT BALL PRIOR TO PLANTING. CUT ROOTS THAT ARE POTBOUND
2. PRUNE DEAD OR BROKEN BRANCHES
3. ALL DIMENSIONS SHOWN IN MILLIMETRES
4. ALL SHRUBS / PERENNIALS TO BE PLANTED IN CONTINUOUS BEDS
5. THIS DETAIL DOES NOT REPRESENT ANY PARTICULAR SHRUB / PERENNIAL SPECIES
6. THIS DETAIL IS TO BE USED IN CONJUNCTION WITH PLANTING AND SOIL SPECIFICATIONS
7. TRIANGULATE MASS PLANTING BED LAYOUT
8. HOLD MULCH AWAY FROM THE PLANT BASE.
9. SCARIFY SIDES & BOTTOM OF PLANTING BED TO A DEPTH OF 100mm TO HELP WITH ROOT PENETRATION

TORONTO	ENGINEERING & CONSTRUCTION SERVICES STANDARD DRAWING	REV 0	SEP 2021
	PLANTING DETAILS SHRUB AND HERBACEOUS PLANTING DETAILS	T-850.026-2	
		1:40	SHEET 1

5 T-850.026-2 SHRUB AND HERBACEOUS PLANTING DETAILS



NOTES:

1. SOIL VOLUME SHALL BE 30m³ MINIMUM PER TREE
2. SEE MANUFACTURER'S DETAILS AND SPECIFICATIONS FOR SOIL CELL SYSTEM, GEOTEXTILE, GEOGRID, TRENCH AND SUBGRADE PREPARATION, AND BACKFILL MATERIALS.
3. UNDERDRAIN SHALL BE 200mm DIA. SMOOTH INTERIOR WALLED PERFORATED PIPE, INSTALLED 100mm MIN. ABOVE BASE OF EXCAVATION.
4. FOR STORMWATER DISTRIBUTION DETAILS REFER TO T-850.184-1 AND T-850 184-2.
5. FOR TREE HEALTH, LOCATE INLETS AWAY FROM ROOT BALLS TO MINIMIZE POTENTIAL DAMAGE. FOR INLET DETAILS, REFER TO T-850-104.
6. GRAVEL USED FOR DRAINAGE LAYER TO BE 40-20mm UNIFORMLY GRADED, CLEAN (MAXIMUM WASH LOSS OF 0.5%), CRUSHED ANGULAR STONE THAT HAS A POROSITY OF 0.4.
7. THE ENGINEER SHALL SPECIFY GEOTEXTILE REQUIREMENTS FOR FULL COMPATIBILITY WITH SOIL CELL MANUFACTURER'S DETAILS AND SPECIFICATIONS, IN ALL CASES ENSURING PROTECTION OF THE GROWING MEDIUM AND DRAINAGE LAYERS FROM FINES CONTAMINATION FROM IN-SITU SOILS.
8. WHERE POSSIBLE, SOIL TRENCHES SHALL BE DESIGNED TO ALLOW SHARED SOIL VOLUME WITH ADJACENT PROPERTIES.

All dimensions are in millimetres unless otherwise shown.

TORONTO	ENGINEERING & CONSTRUCTION SERVICES STANDARD DRAWING	REV 0	APR 2022
	CONTINUOUS SOIL TRENCH WITH SOIL CELLS WITH PLANTER CURB TYPICAL SECTION AT TREE OPENING	T-850.181-2	
		1:30	SHEET 1

6 T-850.181-2 CONTINUOUS SOIL TRENCH WITH SOIL CELLS DETAILS

March 18, 2025 3:44 PM \\01-PROJECTS\2023\23-166 2343 EGLINTON AVE W\01-CAD\01-ZBA\PLOTS\SHEET SET\LD.200 LANDSCAPE DETAILS.DWG

Landscape Architect

STUDIO tla

20 Champlain Blvd. Suite 102 - Toronto ON - M3H 2Z1
(416) 638-4911 - info@studiotla.ca - studiotla.ca

2343 Eglinton Avenue West

2343 Eglinton Avenue West
TORONTO, ON M6E 2L6

Project Number

23-166

Client

Bousfields Inc.
3 Church St, Suite 200
Toronto, ON M5E 1M2

Consultant

RAW DESIGN INC.
317 Adelaide St W #405
Toronto, ON M5V 1P9
TEL: 416.599.9729

COUNTERPOINT ENGINEERING
8395 Jane Street, Suite 100
Vaughan, ON L4K 5Y2
TEL: 905.326.1404

BOUSFIELDS INC.
3 Church Street, Suite 200
Toronto, ON M5E 1M2
TEL: 416.947.9744

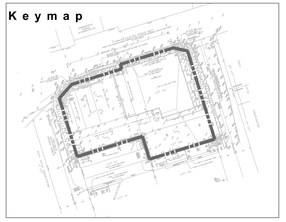
Revisions

#			
1	ISSUED FOR ZBA	2025-03-11	LTC
#	ISSUED FOR XXX	YYYY-MM-DD	BY

Stamp

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
DAVID S. JONES
OALA MEMBER

Keymap



Scale

0
I
AS INDICATED

Phase

ZBA PHASE

North

Drawing Name

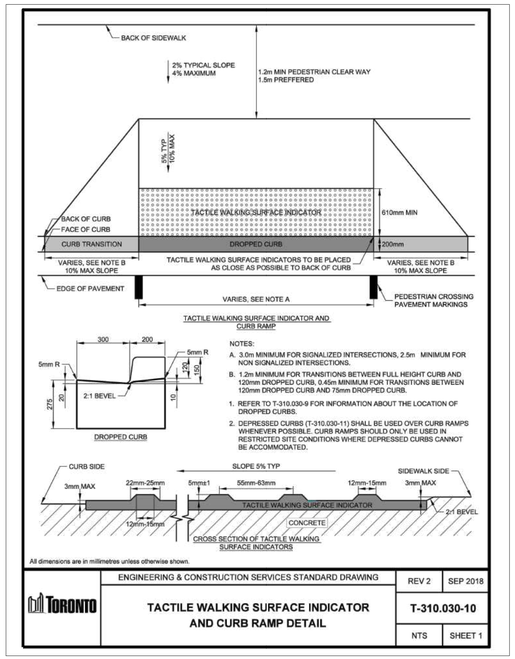
LANDSCAPE DETAILS

Sheet Number

NOT FOR CONSTRUCTION

LD.200

© STUDIO tla



1 T-310.030-10 – TACTILE WALKING SURFACE INDICATOR AND CURB RAMP

March 18, 2025 3:44 PM I:\01-PROJECTS\202323-166 2343 EGLINTON AVE W\01-CAD\01-ZBA\PLOTS\SHEET SET\LD.201 LANDSCAPE DETAILS.DWG

Landscape Architect

STUDIO tla

20 Champlain Blvd. Suite 102 - Toronto ON - M3H 2Z1
(416) 638-4911 - info@studiotla.ca - studiotla.ca

2343 Eglinton Avenue West

2343 Eglinton Avenue West
TORONTO, ON M6E 2L6

Project Number

23-166

Client

Bousfields Inc.
3 Church St, Suite 200
Toronto, ON M5E 1M2

Consultant

RAW DESIGN INC.
317 Adelaide St W #405
Toronto, ON M5V 1P9
TEL: 416.599.9729

COUNTERPOINT ENGINEERING
8395 Jane Street, Suite 100
Vaughan, ON L4K 5Y2
TEL: 905.326.1404

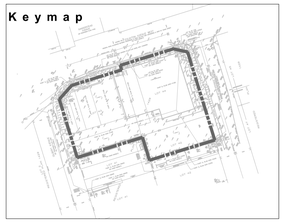
BOUSFIELDS INC.
3 Church Street, Suite 200
Toronto, ON M5E 1M2
TEL: 416.947.9744

Revisions

#			
1	ISSUED FOR ZBA	2025-03-11	LTC
#	ISSUED FOR XXX	YYYY-MM-DD	BY

Stamp

Keymap



Scale

0

AS INDICATED

Phase

ZBA PHASE

North

Drawing Name

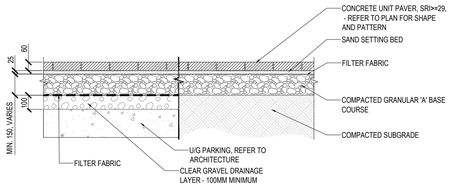
LANDSCAPE DETAILS

Sheet Number

NOT FOR CONSTRUCTION

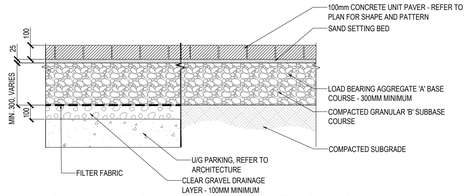
LD.201

© STUDIO tla



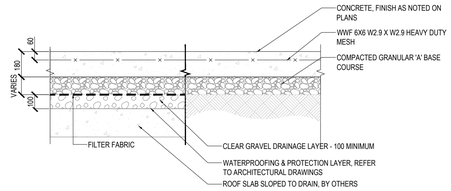
1 PEDESTRIAN UNIT PAVER ON SLAB & AT GRADE

1:20



2 HEAVY DUTY UNIT PAVER ON SLAB & AT GRADE

1:20



3 VEHICULAR CONCRETE PAVING OVER SLAB & AT GRADE

1:20

P-2023-23.166-76

March 18, 2025 3:44 PM I:\01-PROJECTS\2023\23-166 2343 EGLINTON AVE W\01-CAD\01-ZBA\PLOTS\SHEET SET\LD.202 LANDSCAPE DETAILS.DWG

Landscape Architect

STUDIO tla

20 Champlain Blvd. Suite 102 - Toronto ON - M3H 2Z1
(416) 638-4911 - info@studiotla.ca - studiotla.ca

2343 Eglinton Avenue West

2343 Eglinton Avenue West
TORONTO, ON M6E 2L6

Project Number

23-166

Client

Bousfields Inc.
3 Church St, Suite 200
Toronto, ON M5E 1M2

Consultant

RAW DESIGN INC.
317 Adelaide St W #405
Toronto, ON M5V 1P9
TEL: 416.599.9729

COUNTERPOINT ENGINEERING
8395 Jane Street, Suite 100
Vaughan, ON L4K 5Y2
TEL: 905.326.1404

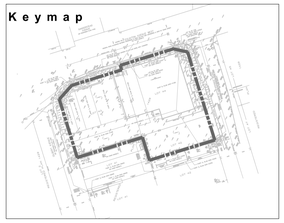
BOUSFIELDS INC.
3 Church Street, Suite 200
Toronto, ON M5E 1M2
TEL: 416.947.9744

Revisions

#			
1	ISSUED FOR ZBA	2025-03-11	LTC
#	ISSUED FOR XXX	YYYY-MM-DD	BY

Stamp

Keymap



Scale

0

AS INDICATED

Phase

ZBA PHASE

North

Drawing Name

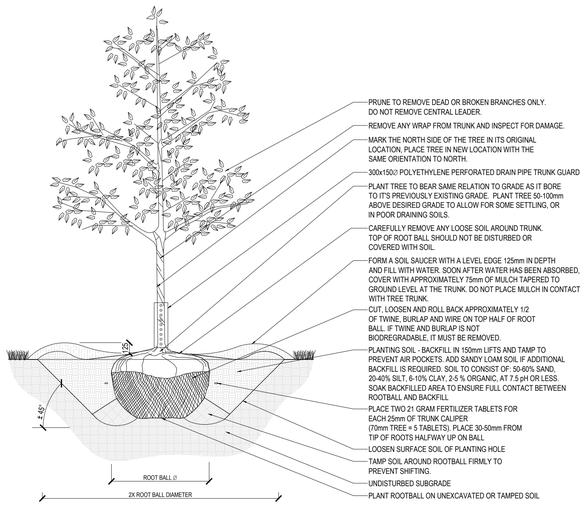
LANDSCAPE DETAILS

Sheet Number

NOT FOR CONSTRUCTION

LD.202

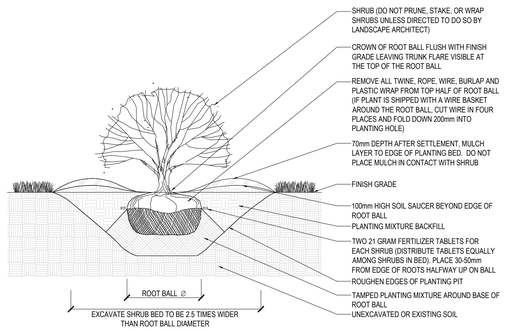
© STUDIO tla



NOTE: STAKES SHALL NOT TO BE INSTALLED ON BALLED AND BURLAPPED TREES.

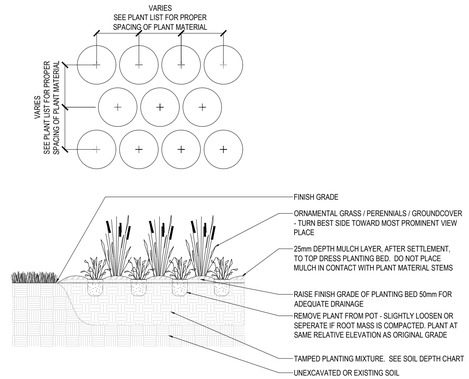
1 B&B DECIDUOUS TREE PLANTING DETAIL

SCALE = N.T.S.



2 B&B SHRUB PLANTING DETAIL

SCALE=NO SCALE



3 GROUNDCOVER PLANTING DETAIL

NO SCALE

NOTE: THE CONTRACTOR IS TO SUPPLY TOPSOIL FILL MATERIAL TO THE DEPTHS INDICATED ON THE CHART BELOW.

TOPSOIL DEPTH CHART

LANDSCAPE AREAS	DEPTH IN mm
LAWN AREAS (SOD)	300
LAWN AREAS (SEED)	300
PLANTING BEDS - GRASSES, PERENNIALS AND GROUNDCOVER	300
PLANTING BEDS - MEDIUM AND SMALL SHRUBS	450
RAISED PLANTERS	600
SHADE AND ORNAMENTAL TREES	PER TREE INSTALLATION DETAIL

4 SOIL DEPTH MINIMUMS

NO SCALE

Landscape Architect

STUDIO tla

20 Champlain Blvd. Suite 102 - Toronto ON - M3H 2Z1
(416) 638-4911 - info@studiotla.ca - studiotla.ca

2343 Eglinton Avenue West

2343 Eglinton Avenue West
TORONTO, ON M6E 2L6

Project Number

23-166

Client

Bousfields Inc.
3 Church St, Suite 200
Toronto, ON M5E 1M2

Consultant

RAW DESIGN INC.
317 Adelaide St W #405
Toronto, ON M5V 1P9
TEL: 416.599.9729

COUNTERPOINT ENGINEERING
8395 Jane Street, Suite 100
Vaughan, ON L4K 5Y2
TEL: 905.326.1404

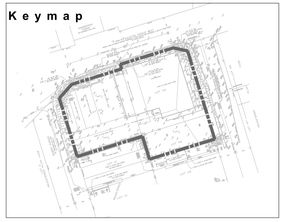
BOUSFIELDS INC.
3 Church Street, Suite 200
Toronto, ON M5E 1M2
TEL: 416.947.9744

Revisions

1	ISSUED FOR ZBA	2025-03-11	LTC
#	ISSUED FOR XXX	YYYY-MM-DD	BY

Stamp

Keymap



Scale

0

AS INDICATED

Phase

ZBA PHASE

North

Drawing Name

LANDSCAPE DETAILS

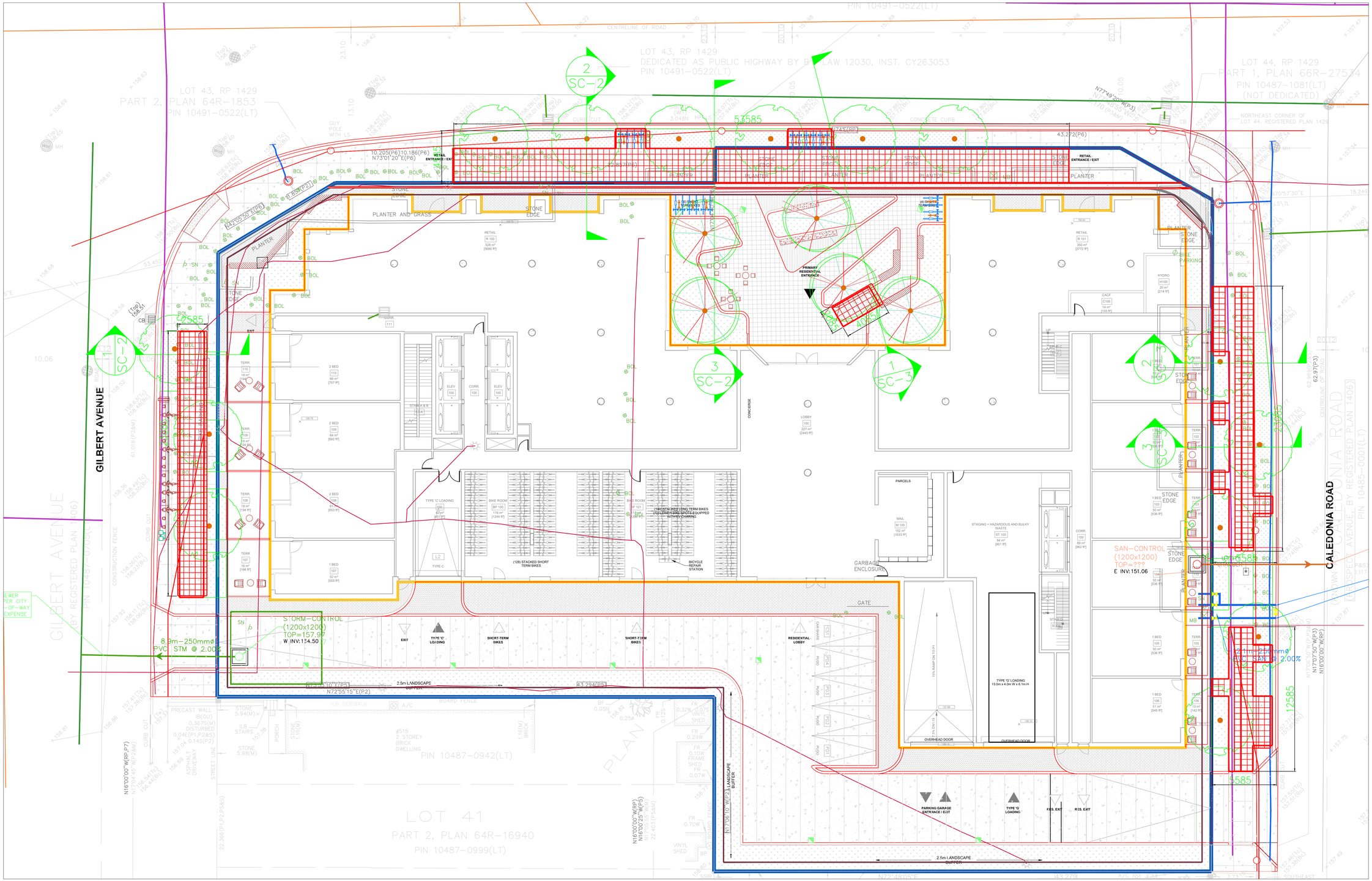
Sheet Number

NOT FOR CONSTRUCTION

LD.203

© STUDIO tla

March 18, 2025 3:44 PM I:\01-PROJECTS\202323-166 2343 EGLINTON AVE W\01-CAD\01-ZBA\PLOTS\SHEET SET\LD.203 LANDSCAPE DETAILS.DWG



SOIL CELL LAYOUT
SCALE: 1:150

All of the drawings and details will meet the applicable vehicular loading requirement according to the current version of the Canadian Highway Bridge Design Code CSA S6.
Designed to safely support a specified load of :DL-16 kpa LL=14 kpa (Or point load of 87.5 KN whichever provides the worse case)
The design of the sidewalk, the underlying material and soils, shown on landscape plans, are able to withstand vehicular loading (minimum CL-625-ONT) pursuant to the current version of the Canadian Highway Bridge Design Code CSA 6.

GreenBlue URBAN
Establishing the future urban landscape
Woodstock, ON CANADA | Knoxville, TN USA
(866) 353-2072
www.greenblue.com

2343 EGLINTON AVENUE WEST

2343 EGLINTON AVENUE WEST
STUDIO TLA
CITY OF TORONTO / PROVINCE OF ONTARIO

INSTALLATION INSTRUCTIONS

ENGINEER STAMP #1

LICENSED PROFESSIONAL ENGINEER
A.ULANOWSKI
90302464
PROVINCE OF ONTARIO
MARCH 18, 2025

ENGINEER STAMP #2

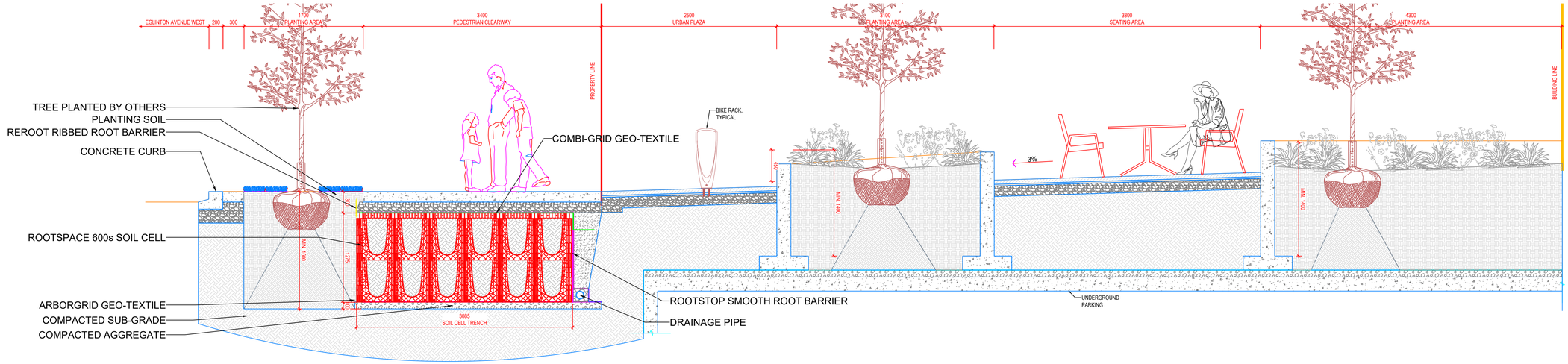
LICENSED PROFESSIONAL ENGINEER
A. Q. SHEIKH AL-ZOOR
100155345
PROVINCE OF ONTARIO
MAR 18, 2025

DATE:
03/17/2025

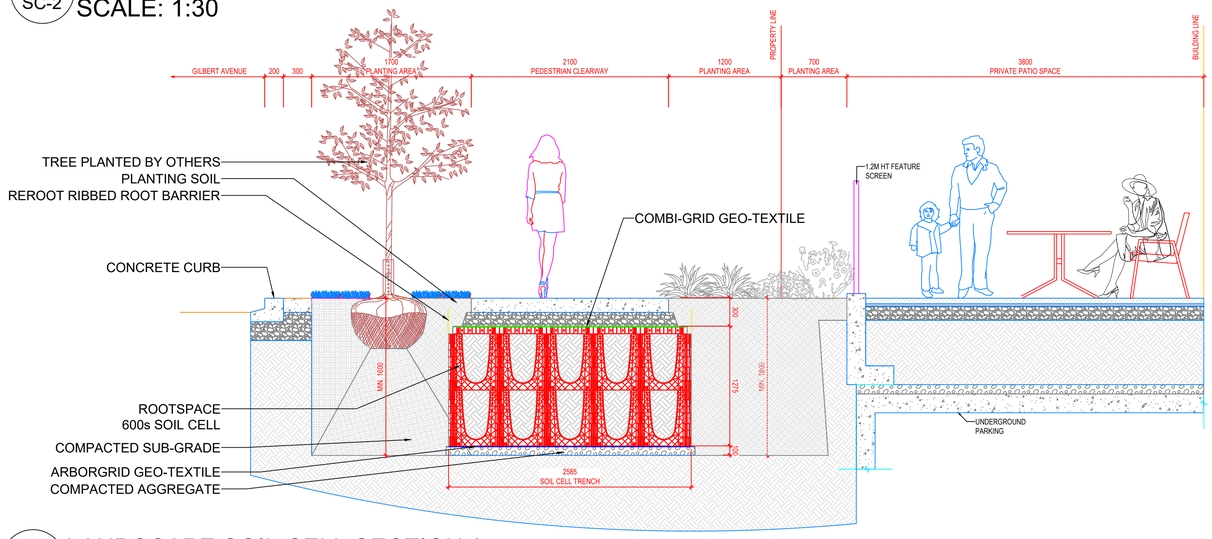
DRAWN BY:
LF

CHECKED BY:
CM

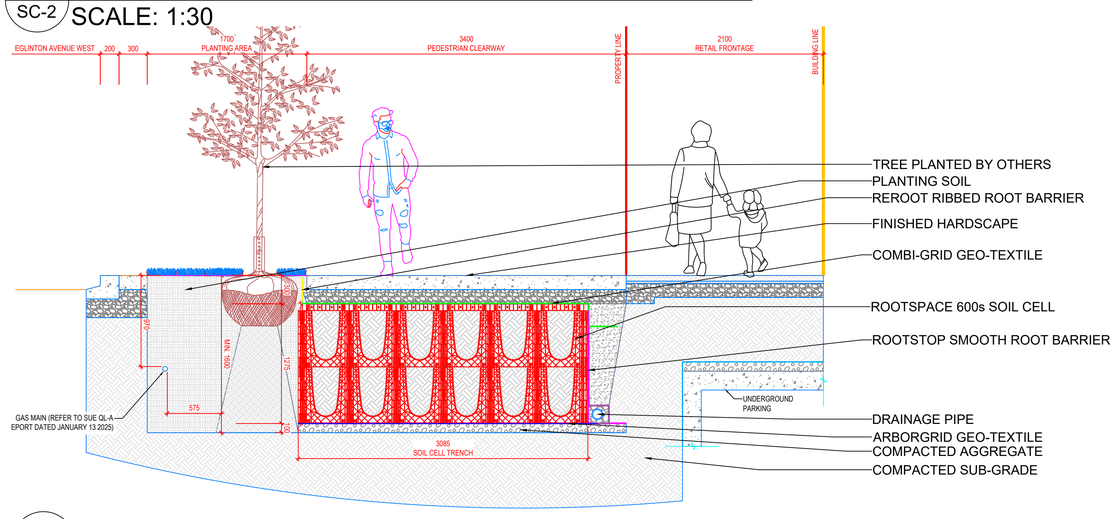
SHEET NO
SC-1



1 SC-2 LANDSCAPE SOIL CELL SECTION 1
SCALE: 1:30



2 SC-2 LANDSCAPE SOIL CELL SECTION 2
SCALE: 1:30



3 SC-2 LANDSCAPE SOIL CELL SECTION 3
SCALE: 1:30

All of the drawings and details will meet the applicable vehicular loading requirement according to the current version of the Canadian Highway Bridge Design Code CSA S6.
Designed to safely support a specified load of :DL-16 kpa LL=14 kpa (Or point load of 87.5 KN whichever provides the worse case)
The design of the sidewalk, the underlying material and soils, shown on landscape plans, are able to withstand vehicular loading (minimum CL-625-ONT) pursuant to the current version of the Canadian Highway Bridge Design Code CSA 6.

GreenBlue URBAN
Establishing the future urban landscape
Woodstock, ON CANADA | Knoxville, TN USA
(866) 353-2072
www.greenblue.com

2343 EGLINTON AVENUE WEST

2343 EGLINTON AVENUE WEST
STUDIO TLA
CITY OF TORONTO / PROVINCE OF ONTARIO

INSTALLATION INSTRUCTIONS

ENGINEER STAMP #1

LICENSED PROFESSIONAL ENGINEER
A.ULANOWSKI
90302464
PROVINCE OF ONTARIO
MARCH 18, 2025

ENGINEER STAMP #2

LICENSED PROFESSIONAL ENGINEER
A. Q. SHEIKH AL-ZOOR
100155345
PROVINCE OF ONTARIO
MAR 18, 2025

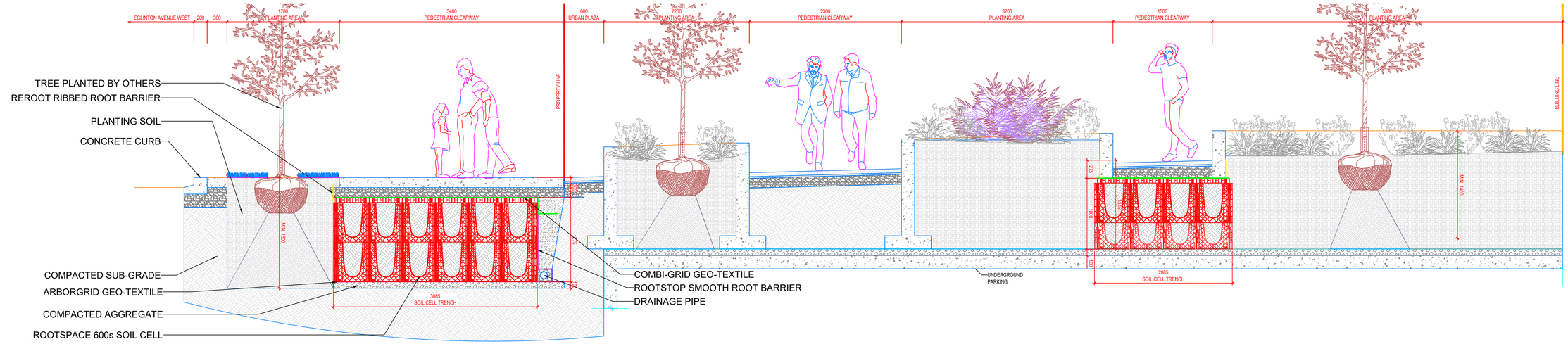
DATE:
03/17/2025

DRAWN BY:
LF

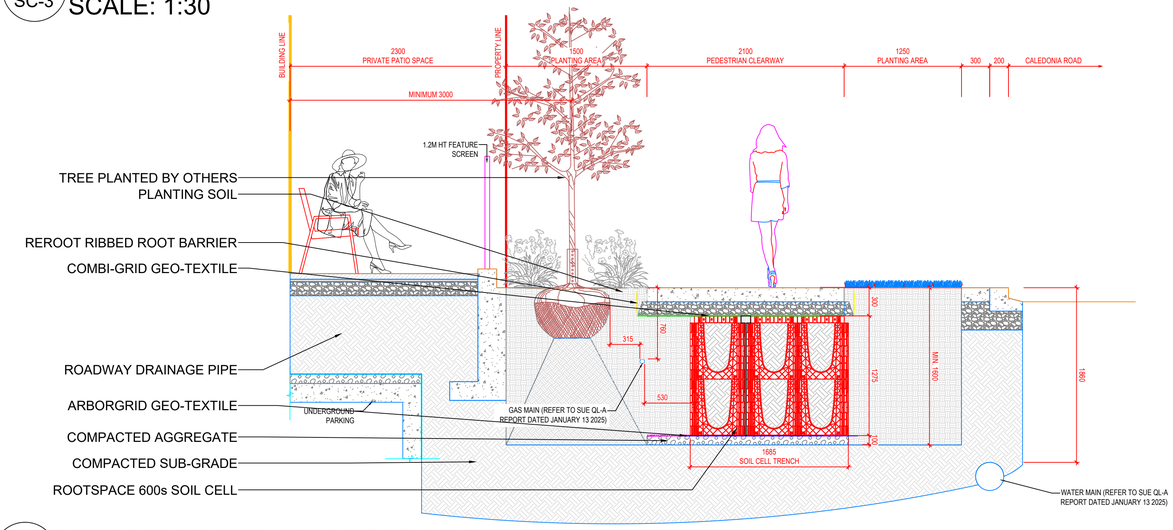
CHECKED BY:
CM

SHEET NO

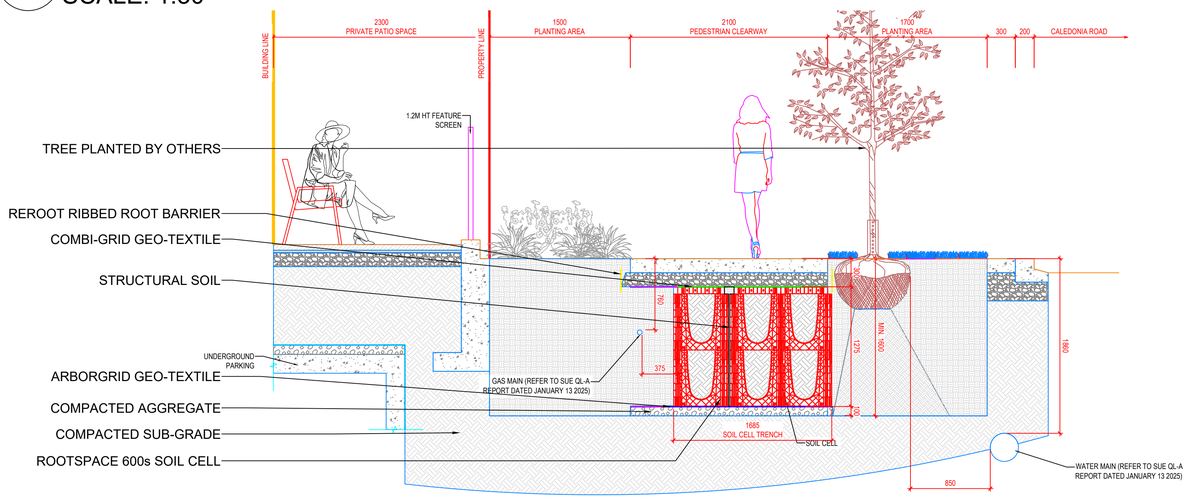
SC-2



1 SC-3 LANDSCAPE SOIL CELL SECTION 4
SCALE: 1:30



2 SC-3 LANDSCAPE SOIL CELL SECTION 5
SCALE: 1:30



3 SC-3 LANDSCAPE SOIL CELL SECTION 6
SCALE: 1:30

All of the drawings and details will meet the applicable vehicular loading requirement according to the current version of the Canadian Highway Bridge Design Code CSA S6.
Designed to safely support a specified load of :DL-16 kpa LL=14 kpa (Or point load of 87.5 KN whichever provides the worse case)
The design of the sidewalk, the underlying material and soils, shown on landscape plans, are able to withstand vehicular loading (minimum CL-625-ONT) pursuant to the current version of the Canadian Highway Bridge Design Code CSA 6.

GreenBlue URBAN
Establishing the future urban landscape
Woodstock, ON CANADA | Knoxville, TN USA
(866) 353-2072
www.greenblue.com

2343 EGLINTON AVENUE WEST

2343 EGLINTON AVENUE WEST
STUDIO TLA
CITY OF TORONTO / PROVINCE OF ONTARIO

INSTALLATION INSTRUCTIONS

ENGINEER STAMP #1

LICENSED PROFESSIONAL ENGINEER
A.ULANOWSKI
90302464
PROVINCE OF ONTARIO
MARCH 18, 2025

ENGINEER STAMP #2

LICENSED PROFESSIONAL ENGINEER
A. Q. SHEKH AL-ZOOR
100155345
PROVINCE OF ONTARIO
MAR 18, 2025

DATE:
03/17/2025

DRAWN BY:
LF

CHECKED BY:
CM

SHEET NO
SC-3