

50 STEPHANIE STREET

A PROJECT OF
DAVAD INVESTMENTS INC.
1131A Leslie Street, Suite 500,
Toronto, Ontario, M3C 3L8

LANDSCAPE ARCHITECT

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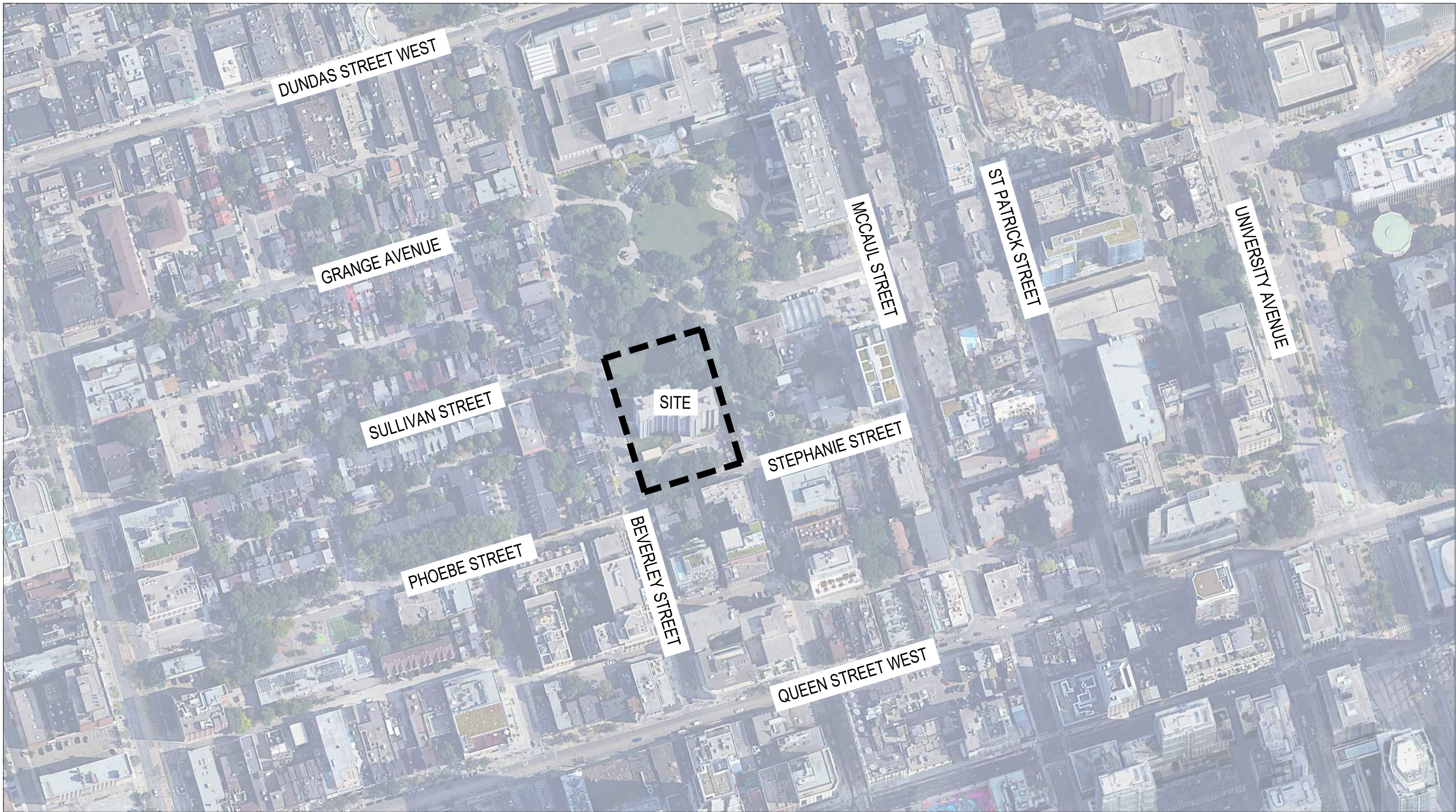


REVISIONS

1 1ST ZBA SUBMISSION 2025-10-24

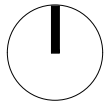
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ZBA PHASE

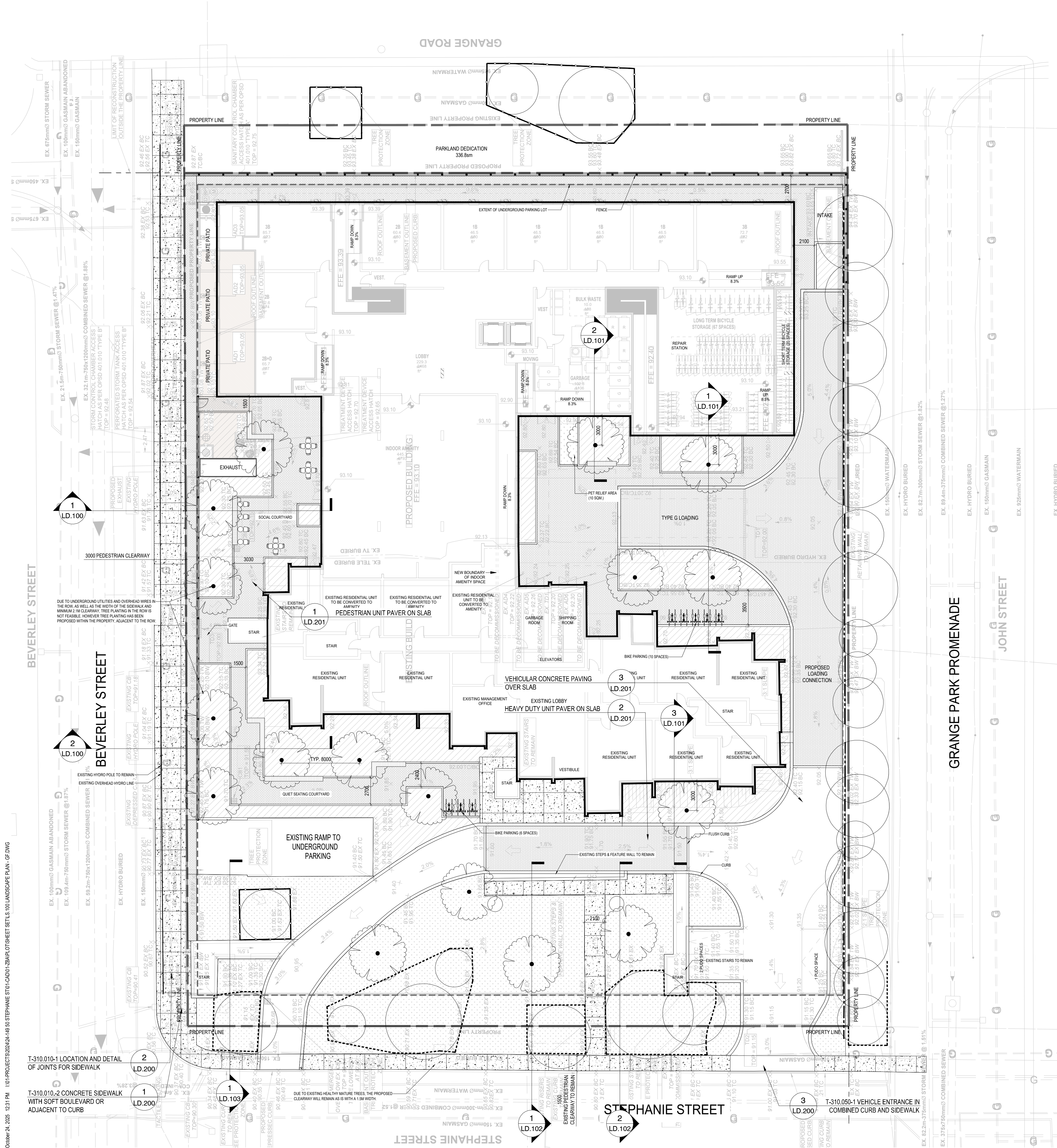
PROJECT NUMBER
PROJECT 24-149



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UNIVERSITY SETTLEMENT
MUSIC SCHOOL

GRANGE PARK PROMENADE

JOHN STREET

STEPHANIE STREET

LEGEND

PROPERTY LINE

UNDERGROUND PARKING EXTENT

PEDESTRIAN CONCRETE PAVING

PEDESTRIAN UNIT PAVING

VEHICULAR UNIT PAVING

PLANTING

SOD

X8 ARTIFICIAL TURF

PROPOSED TREES

BIKE RACKS

EXISTING TREE TO REMAIN
REFER TO ARBORIST
REPORT AND TIPP

TREE PROTECTION FENCE
REFER TO ARBORIST
REPORT AND TIPP

TREE PROTECTION HOARDING
REFER TO ARBORIST
REPORT AND TIPP

AIR SPADE EXCAVATION
REFER TO ARBORIST
REPORT AND TIPP

SEATWALL BENCH

OUTDOOR AMENITY
FURNITURE

FENCING AND SCREENS

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. SOIL COMPOSITION: A SANDY LOAM TEXTURE PROFILE (50-60% SAND, 20-40% SILT, AND 6-10% CLAY), 2-5% ORGANIC MATTER BY DRY WEIGHT, AND A MAXIMUM PH OF 7.5.

27. AT LEAST 75% OF HARDSCAPE TO BE HIGH-ALBEDO PAVING SRI VALUE OF ABOVE 29.

28. EXTERIOR LIGHTS SHALL BE SHIELDED AND FULLY CUT-OFF WITH NO UPLIGHTING.

29. THE RECONSTRUCTED SIDEWALKS ALONG THE DEVELOPMENT SITE FRONTAGES WILL BE BUILT TO THE SATISFACTION OF THE CITY AND AT NO COST TO THE MUNICIPALITY.

30. 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 TPPEAST@TORONTO.CA

31. TREES TO HAVE A SOIL VOLUME OF 30M3.

32. WATERING TO BE PROVIDED FOR THE FIRST 4 CONSECUTIVE YEARS.

33. 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.

34. 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

35. ENHANCED LANDSCAPE WILL BE PROPOSED USING POLLINATOR PLANTS.

36. TYPE 1 STANDARD SOIL MIX IS PROVIDED FOR TREES WITHIN PRIVATE PROPERTY, TYPE 3 BOULEVARD SOIL MIX IS PROVIDED FOR TREES IN ROW.

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Revisions

1

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LTC

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BY

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ASSOCIATION OF LANDSCAPE ARCHITECTS
ONTARIO
MEMBER
MATTHEW J. BENNETT

Key map

Scale

0 1M 5M 10M

1:200

Phase

ZBA PHASE

North

Drawing Name

LANDSCAPE PLAN - GF

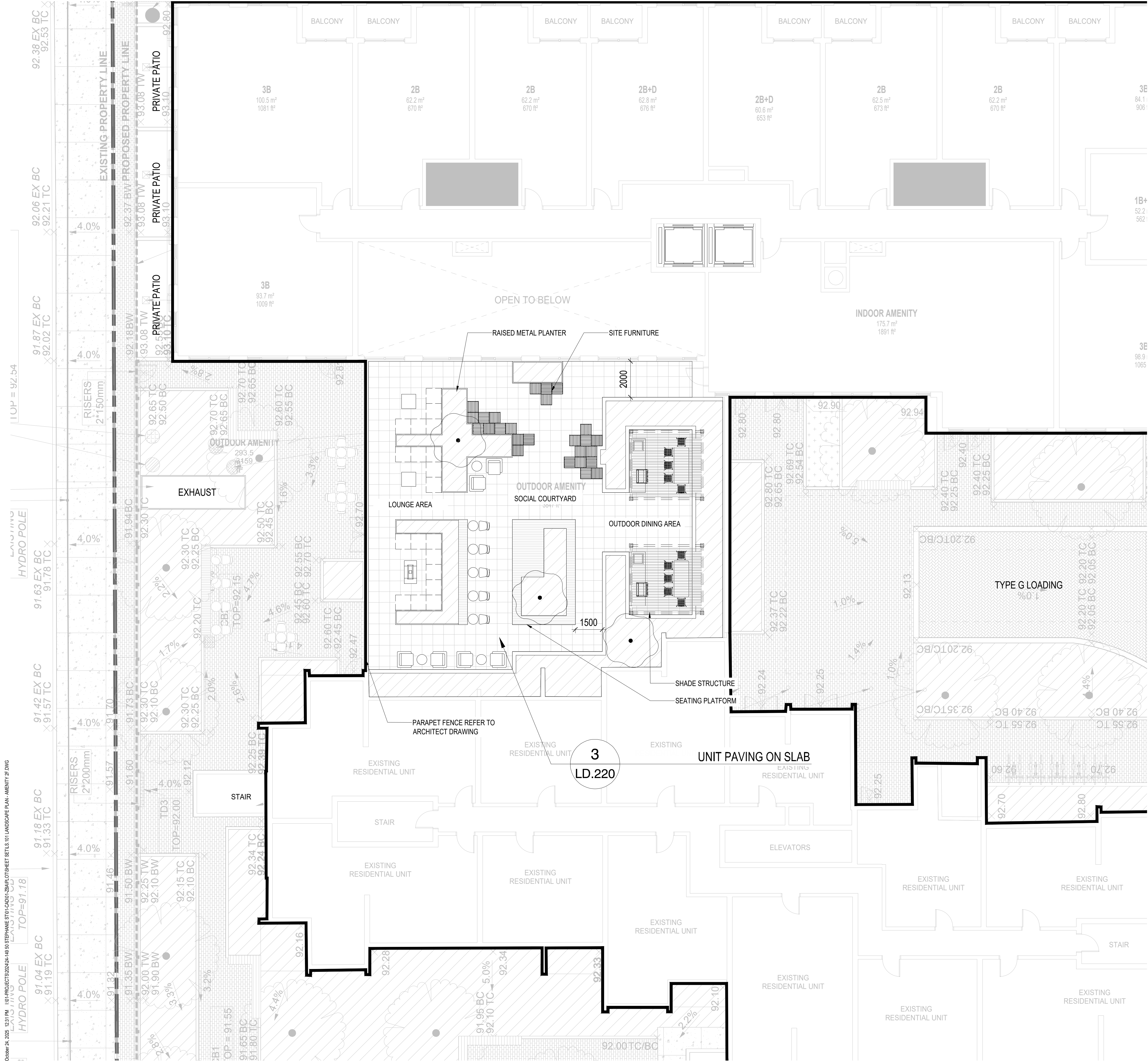
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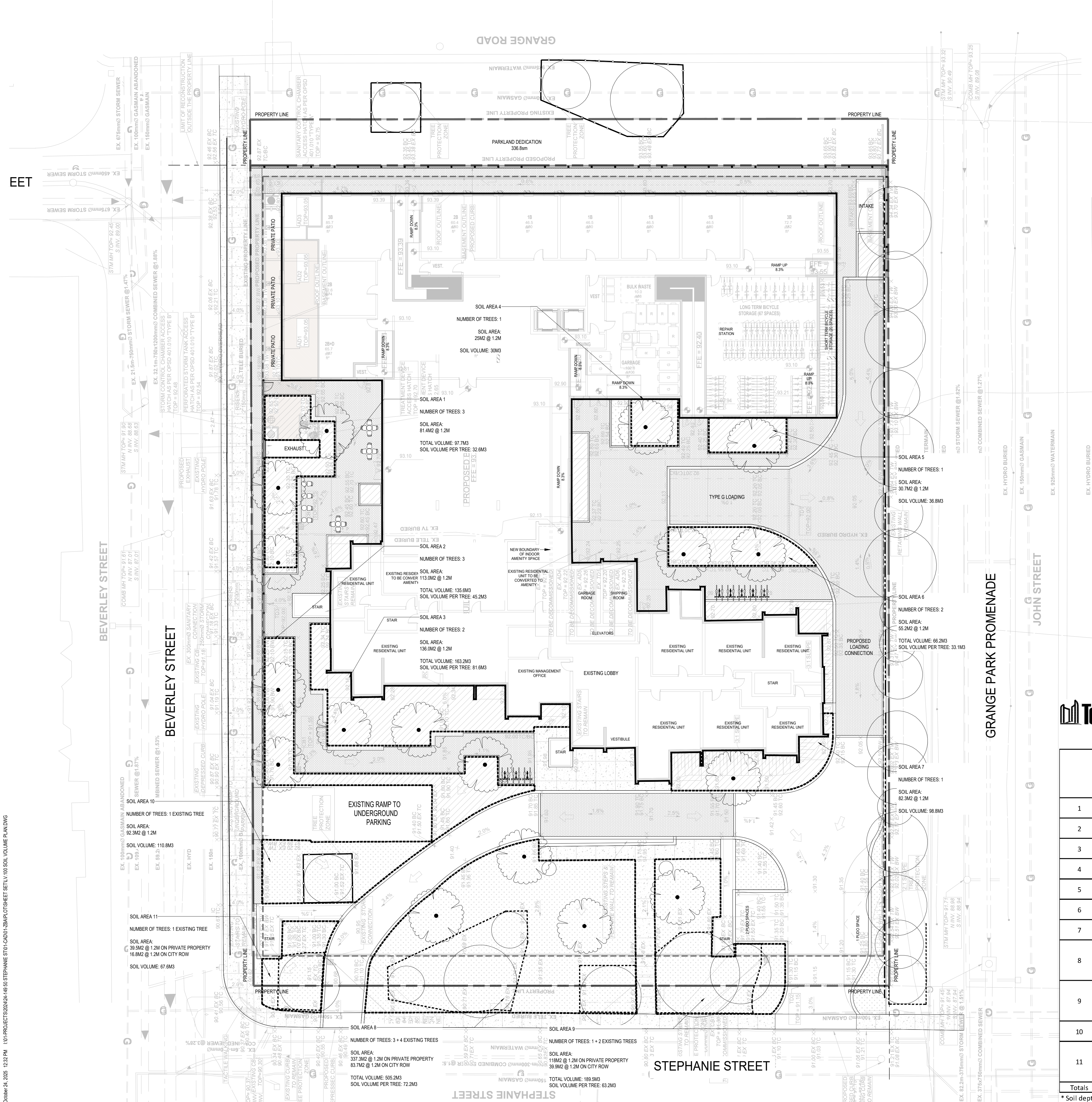
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LS.100

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October 24, 2025 12:31 PM 1:01-PROJECTS/2024/24-149 50 STEPHANIE STREET CADW/2B/AR OTSHEET SET/LS 100 LANDSCAPE PLAN - GF.DWG





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 ²)	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	Private Property	81.4	1.2	97.7	3	32.6	Yes	Soft Surface	No
2	Private Property	113	1.2	135.6	3	45.2	Yes	Soft Surface	No
3	Private Property	136	1.2	163.2	2	81.6	Yes	Soft Surface	No
4	Private Property	25	1.2	30.0	1	30.0	Yes	Soft Surface	No
5	Private Property	30.7	1.2	36.8	1	36.8	Yes	Soft Surface	No
6	Private Property	55.2	1.2	66.2	2	33.1	Yes	Soft Surface	No
7	Private Property	82.3	1.2	98.8	1	98.8	Yes	Soft Surface	No
8	Private Property	337.3	1.2	404.8	7	72.2	Yes	Soft Surface	No
	City ROW	83.7	1.2	100.4			No	Soft Surface	No
9	Private Property	118	1.2	141.6	3	63.2	Yes	Soft Surface	No
	City ROW	39.9	1.2	47.9			No	Soft Surface	No
10	City ROW	92.3	1.2	110.8	1	110.8	Yes	Soft Surface	No
11	Private Property	39.5	1.2	47.4	1	67.6	Yes	Soft Surface	No
	City ROW	16.8	1.2	20.2			No	Soft Surface	No
Totals				1501.3	25				

* Soil depth excludes drainage layer

- LEGEND
- PROPERTY LINE
 - UNDERGROUND PARKING EXTENT
 - PEDESTRIAN CONCRETE PAVING
 - PEDESTRIAN UNIT PAVING
 - VEHICULAR UNIT PAVING
 - PLANTING
 - SOD
 - K9 ARTIFICIAL TURF
 - PROPOSED TREES
 - BIKE RACKS
 - EXISTING TREE TO REMAIN
REFER TO ARBORIST REPORT AND TIPP
 - TREE PROTECTION FENCE
REFER TO ARBORIST REPORT AND TIPP
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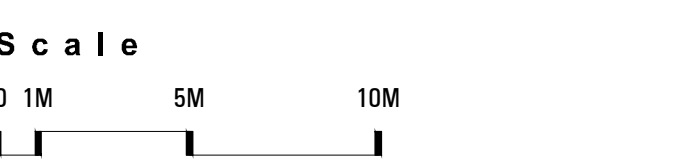
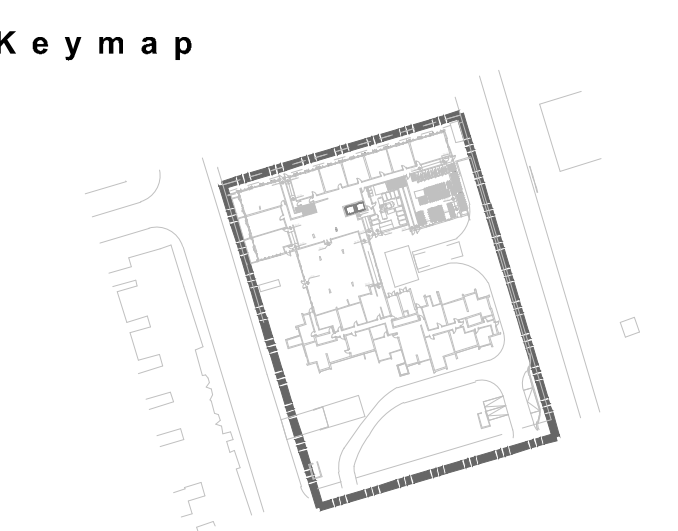
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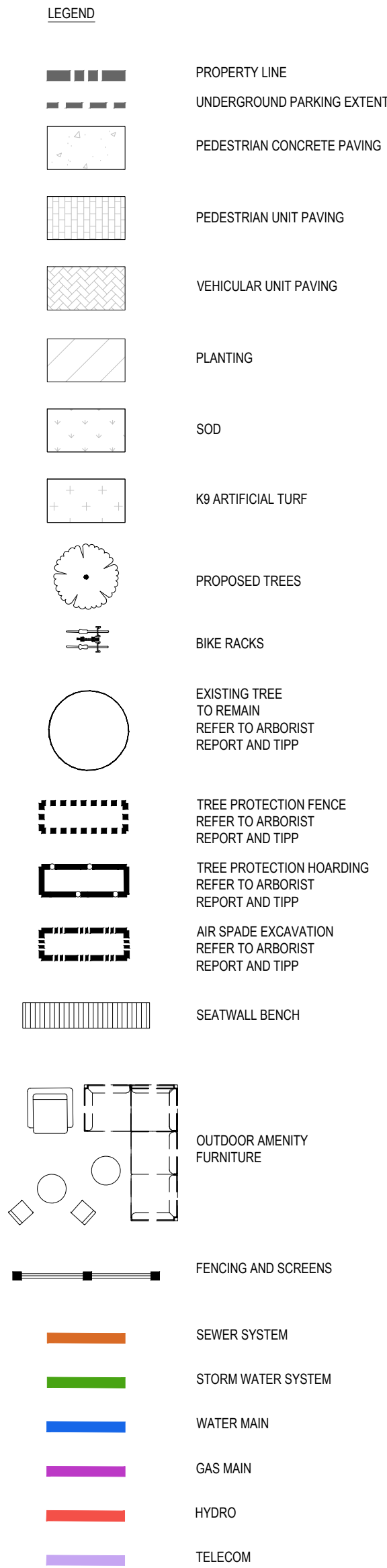
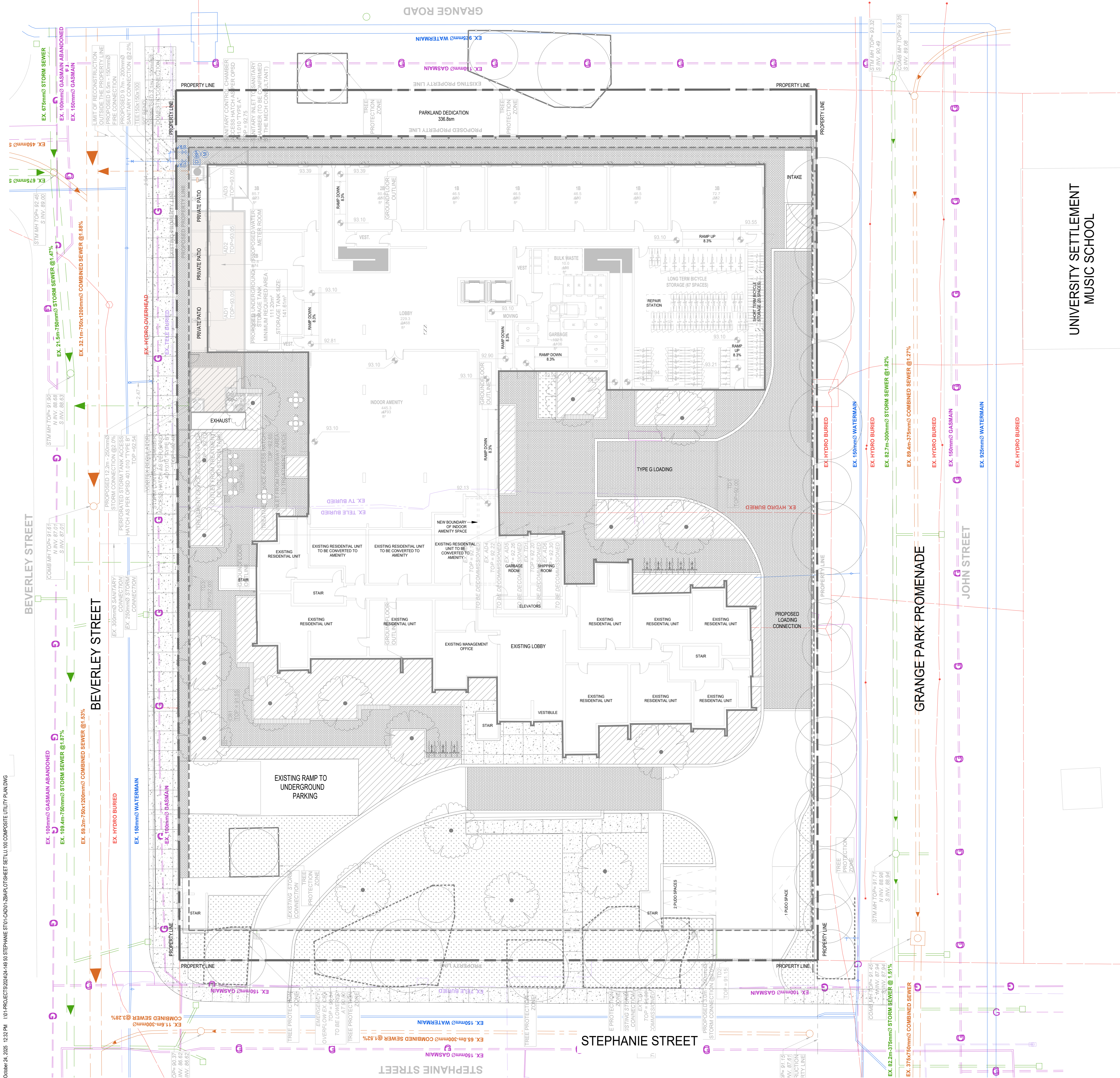
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Drawing Name
SOIL VOLUME PLAN

Sheet Number
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50 STEPHANIE STREET

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TORONTO, ON M5T 1B3

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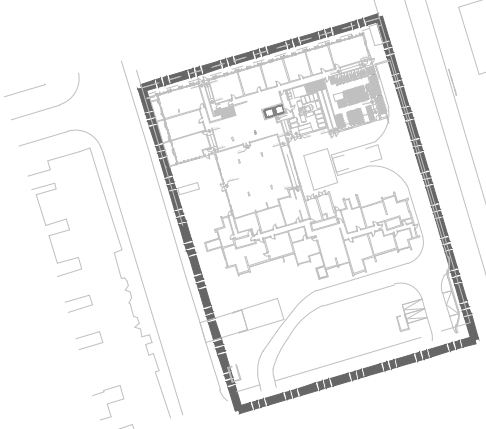
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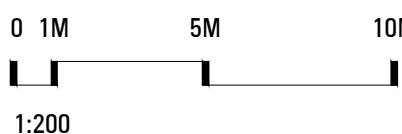
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Key map



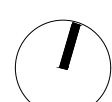
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Phase

ZBA PHASE

North



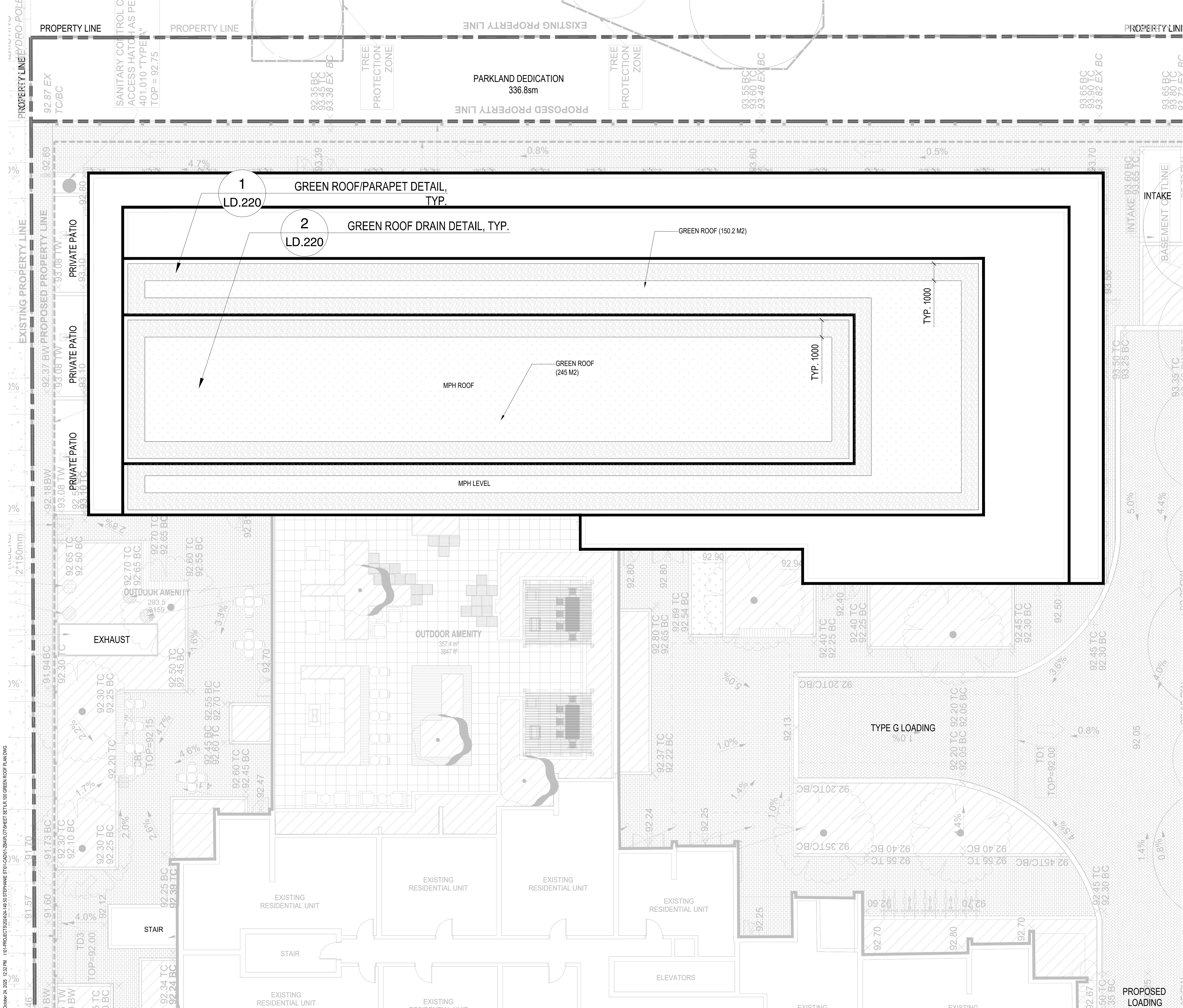
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COMPOSITE UTILITY PLAN

Sheet Number

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LEGEND

PROPERTY LINE

GREEN ROOF 395.2 M2

FINE GRAVEL SRD>20

Landscape Architect

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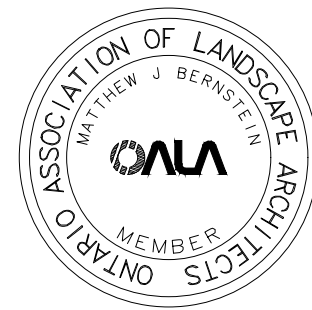
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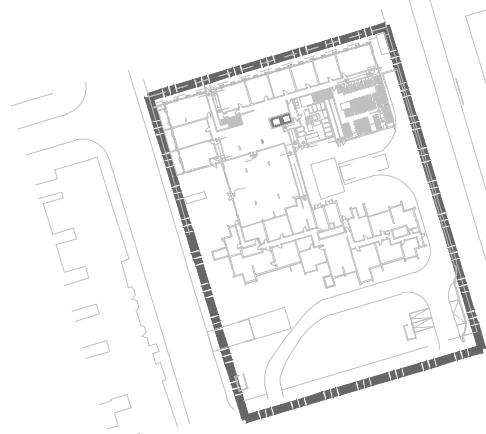
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Keymap



Scale



Phase

ZBA PHASE

North



Drawing Name

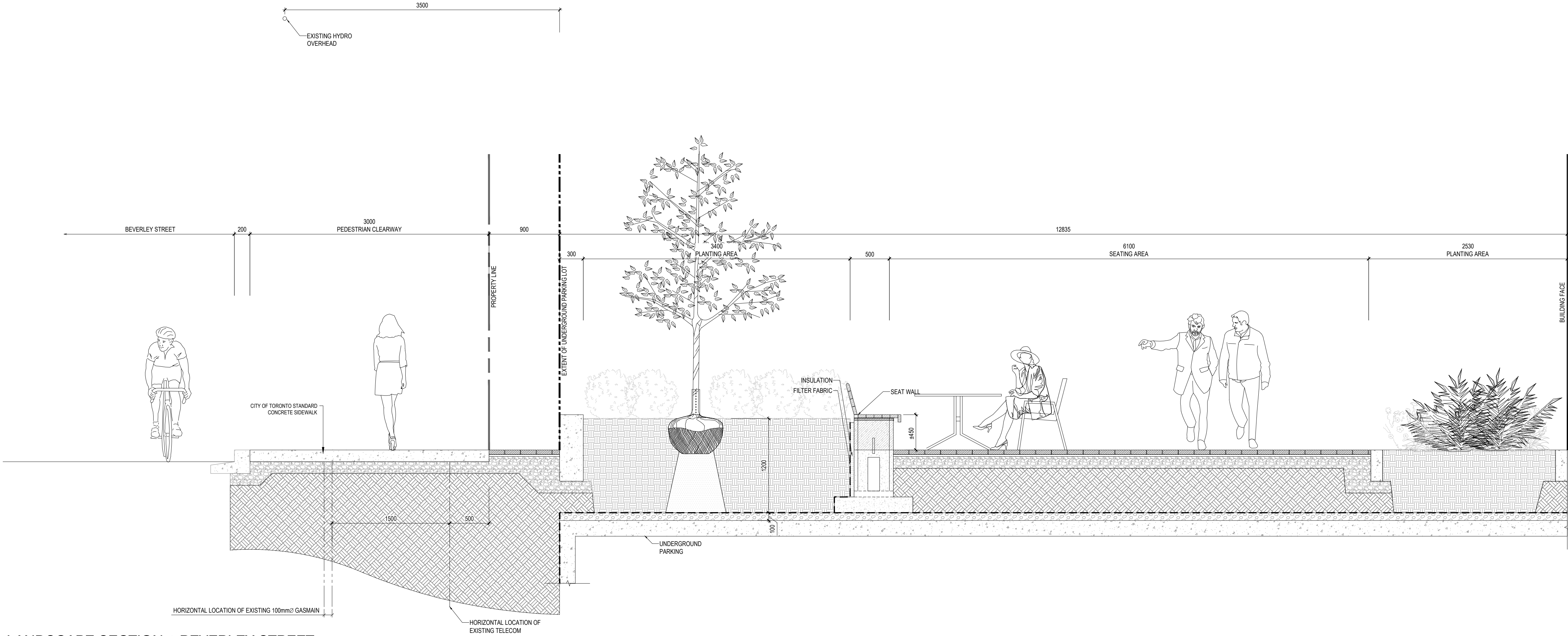
GREEN ROOF PLAN

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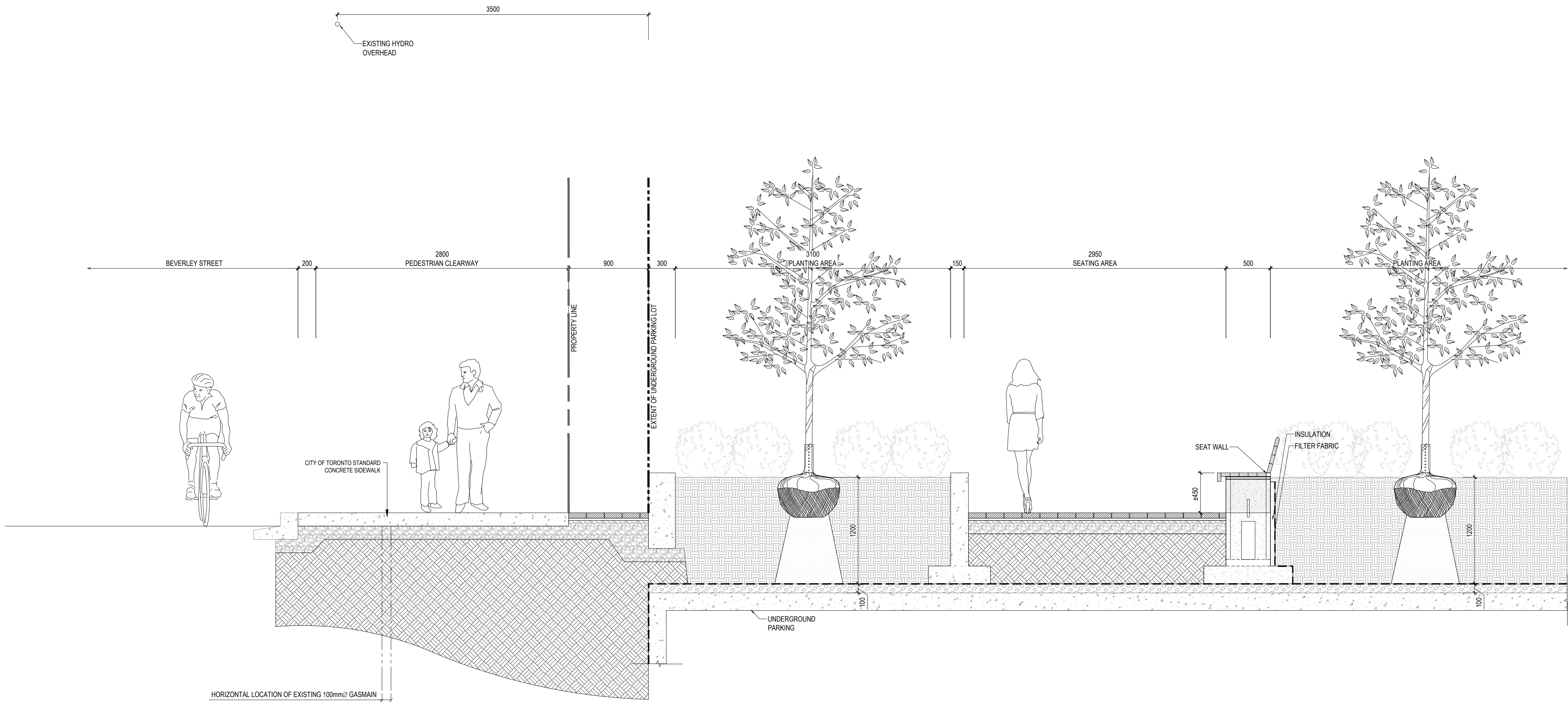
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1 LANDSCAPE SECTION 1 BEVERLEY STREET
1:30



2 LANDSCAPE SECTION 2 BEVERLEY STREET
1:30

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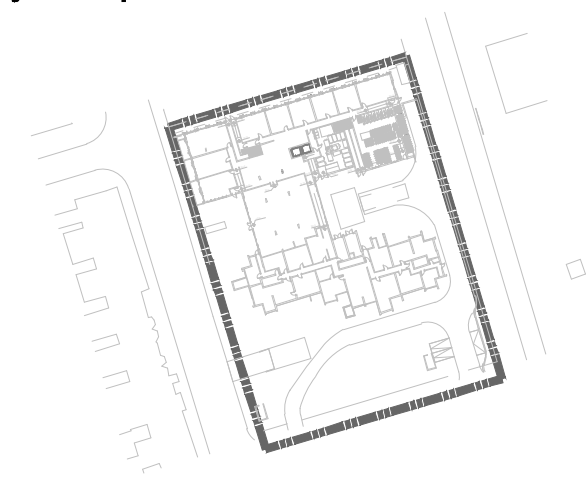
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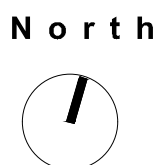
Key map



Scale

0
1
AS INDICATED

Phase
ZBA PHASE



Drawing Name

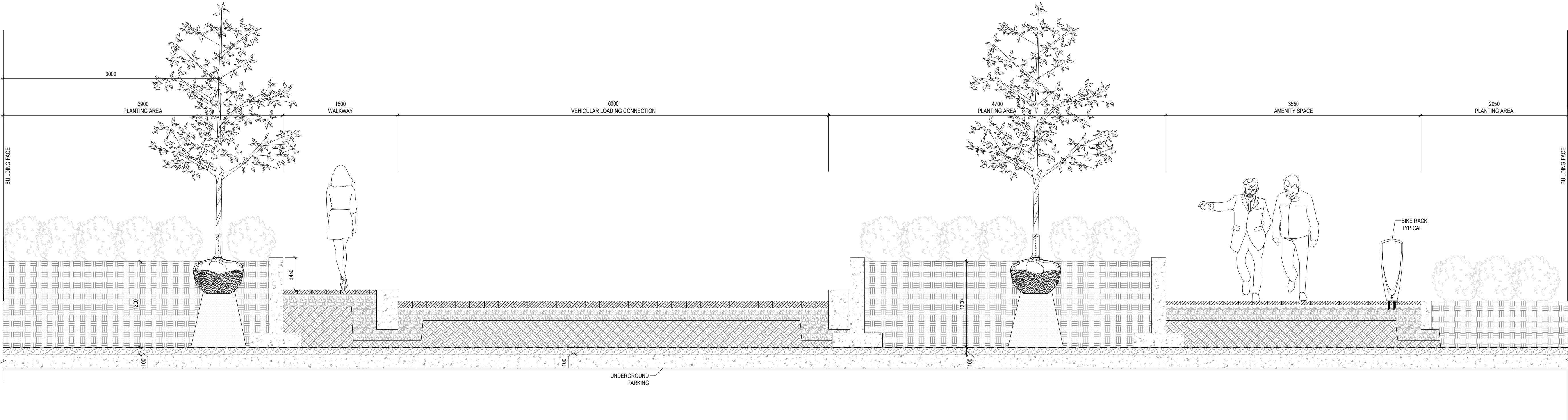
LANDSCAPE SECTIONS

Sheet Number

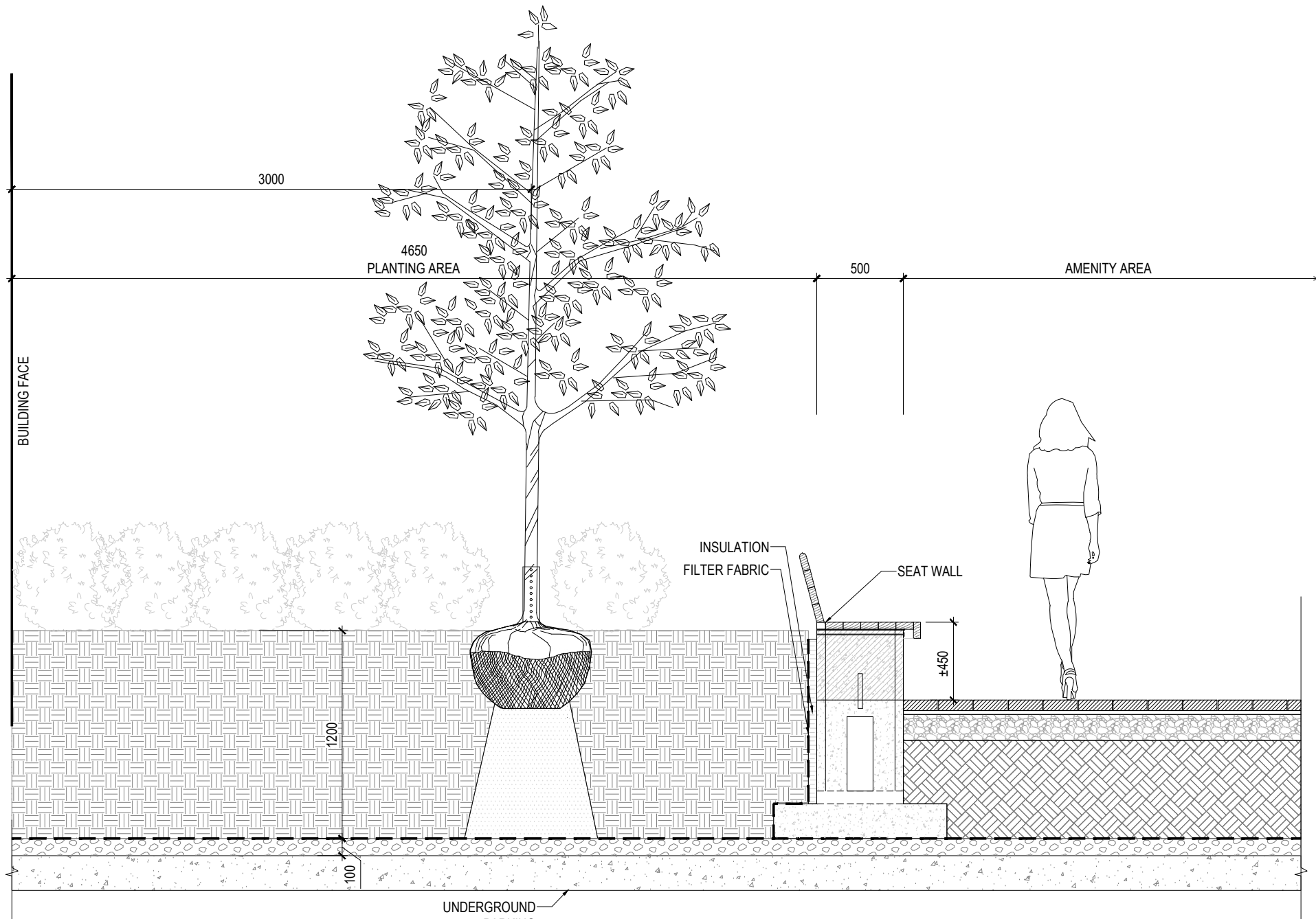
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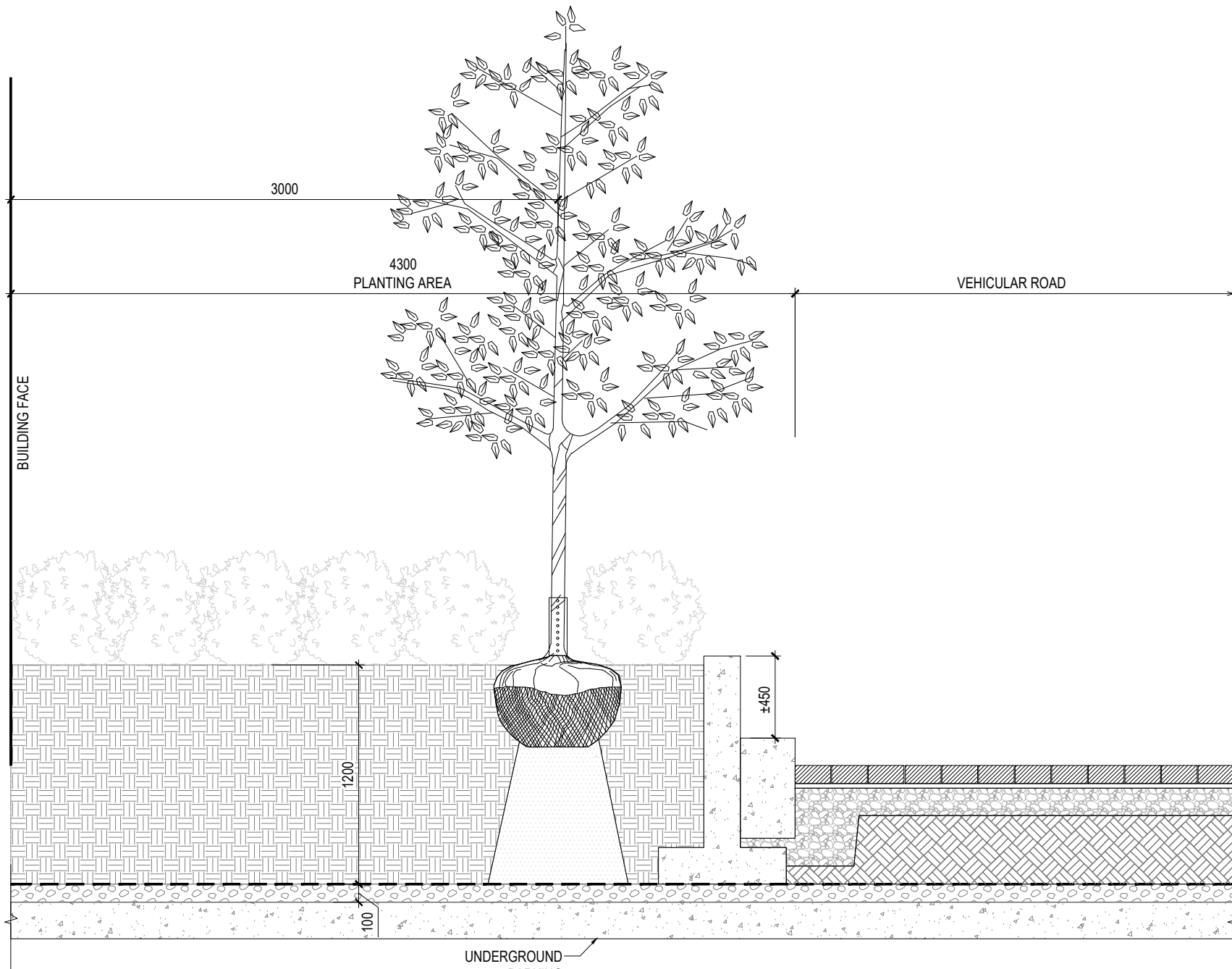
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1 LANDSCAPE SECTION 3 TREE PLANTING BETWEEN BUILDINGS
1:30



2 LANDSCAPE SECTION 4 TREE PLANTING BETWEEN BUILDINGS
1:30



3 LANDSCAPE SECTION 5 TREE PLANTING IN FRONT OF EXISTING RESIDENTIAL BUILDING
1:30

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PLANNER
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HERITAGE ARCHITECT
ERA ARCHITECTS INC.
625 CHURCH ST #600,
TORONTO, ON M7A 1G6
TEL: 416.963.4497

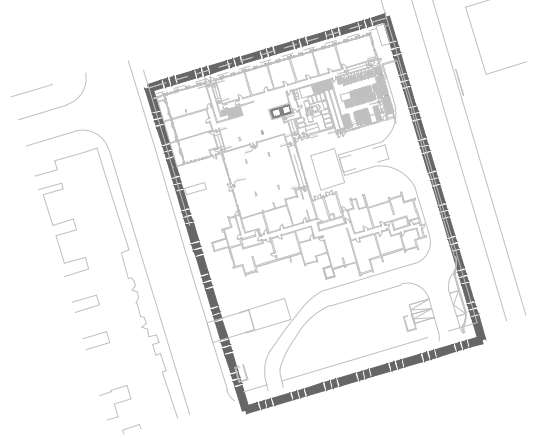
Revisions

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#	ISSUED FOR XXX	YYYY-MM-DD	BY

Stamp



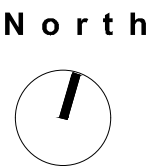
Key map



Scale

0
1
AS INDICATED

Phase
ZBA PHASE



Drawing Name

LANDSCAPE SECTIONS

Sheet Number

NOT FOR CONSTRUCTION

LD.101

50 STEPHANIE STREET

50 STEPHANIE STREET
TORONTO, ON M5T 1B3

Project Number
24-149

Client
DAVAD INVESTMENTS INC.
1131A LESLIE STREET, SUITE 500,
TORONTO, ONTARIO, M3C 3L8

Consultant

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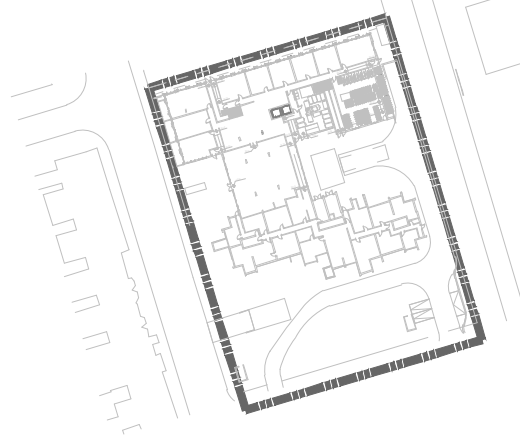
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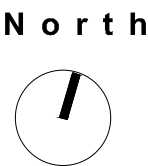
Key map



Scale

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AS INDICATED

Phase
ZBA PHASE



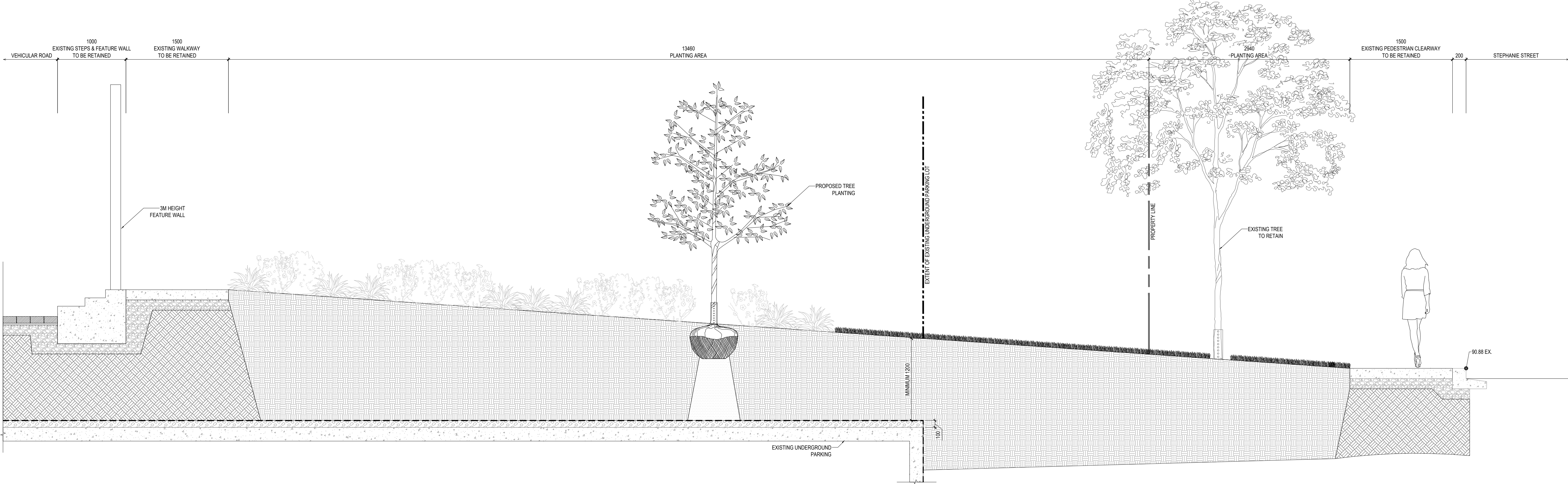
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LANDSCAPE SECTIONS

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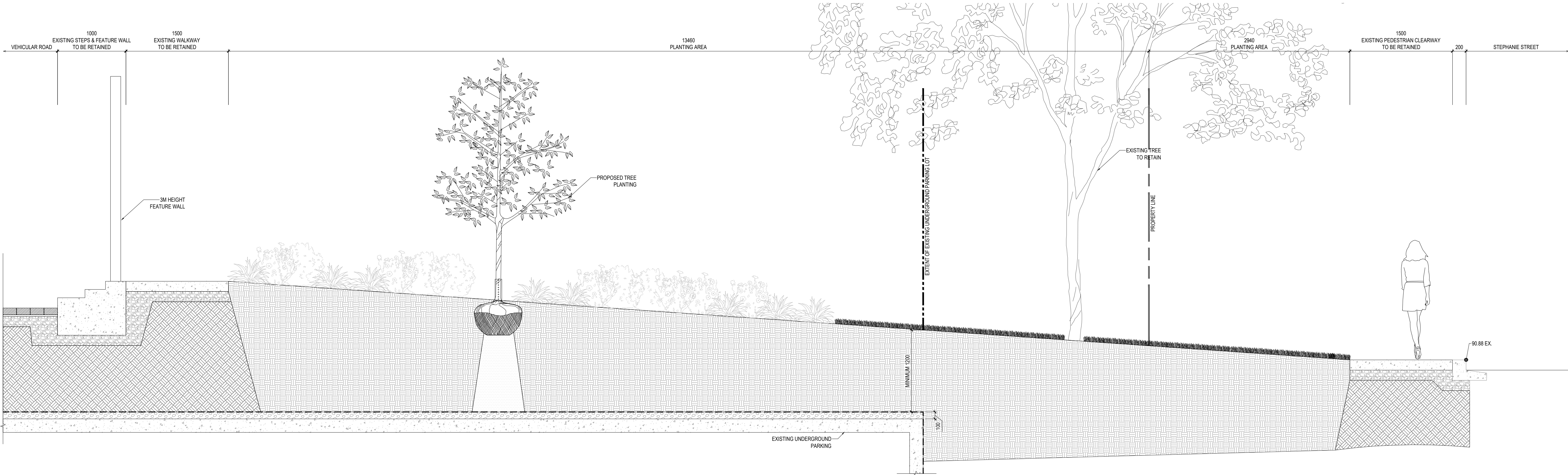
NOT FOR CONSTRUCTION

LD.102



1 LANDSCAPE SECTION 6 STEPHANIE STREET

1:30



2 LANDSCAPE SECTION 7 STEPHANIE STREET

1:30

Project Number
24-149

HERITAGE ARCHITECT
ERA ARCHITECTS INC.
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1:30



LD.103

50 STEPHANIE STREET

50 STEPHANIE STREET
TORONTO, ON M5T 1B3

Project Number
24-149

Client
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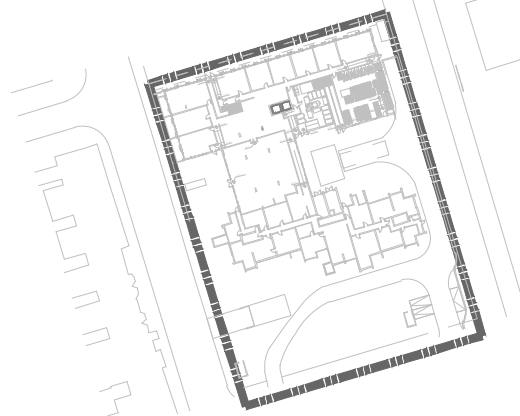
Revisions

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Stamp



Key map



Scale

0
1
AS INDICATED

Phase
ZBA PHASE

North

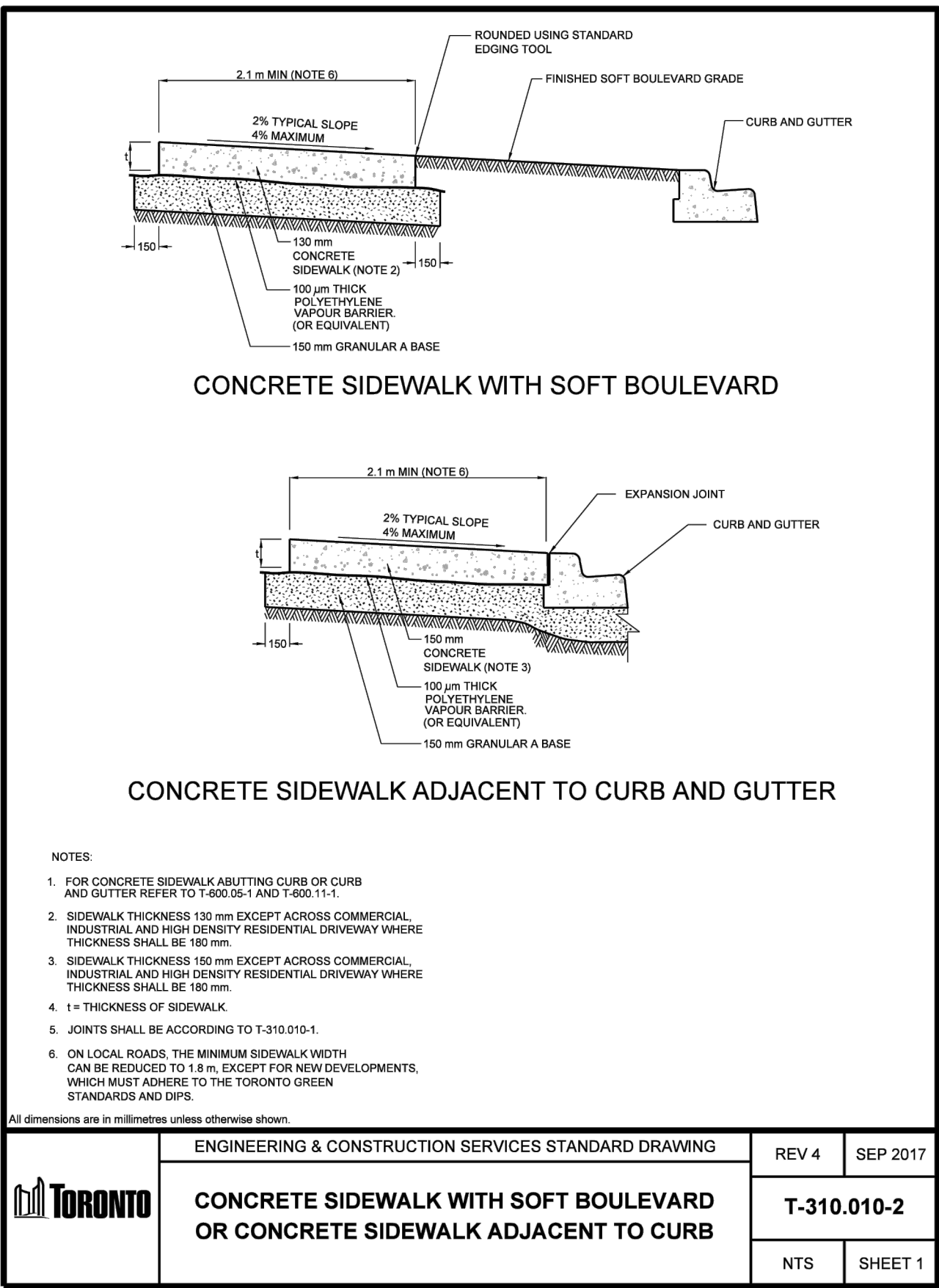


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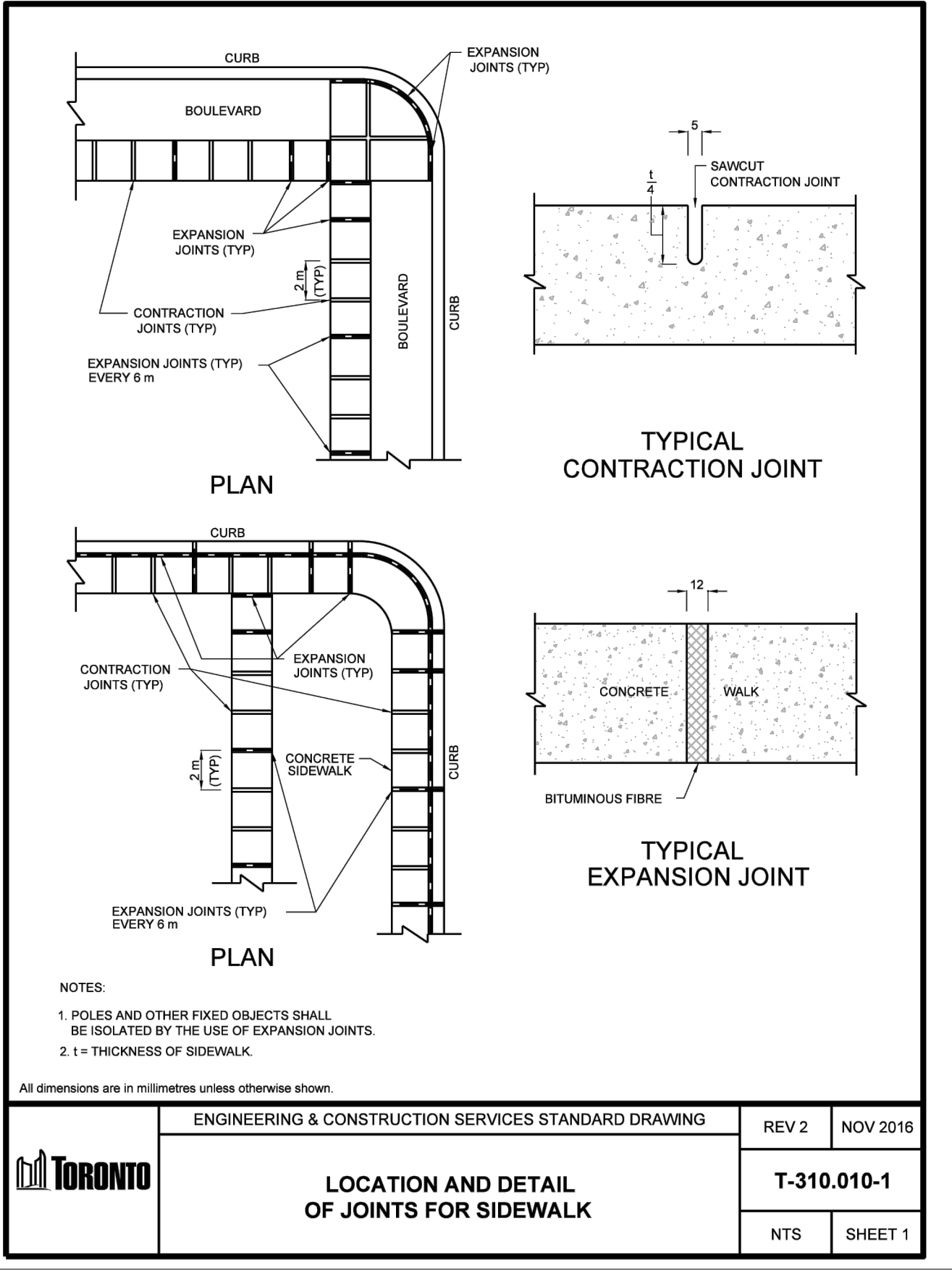
LANDSCAPE DETAILS - CITY
STANDARDS
Sheet Number

NOT FOR CONSTRUCTION

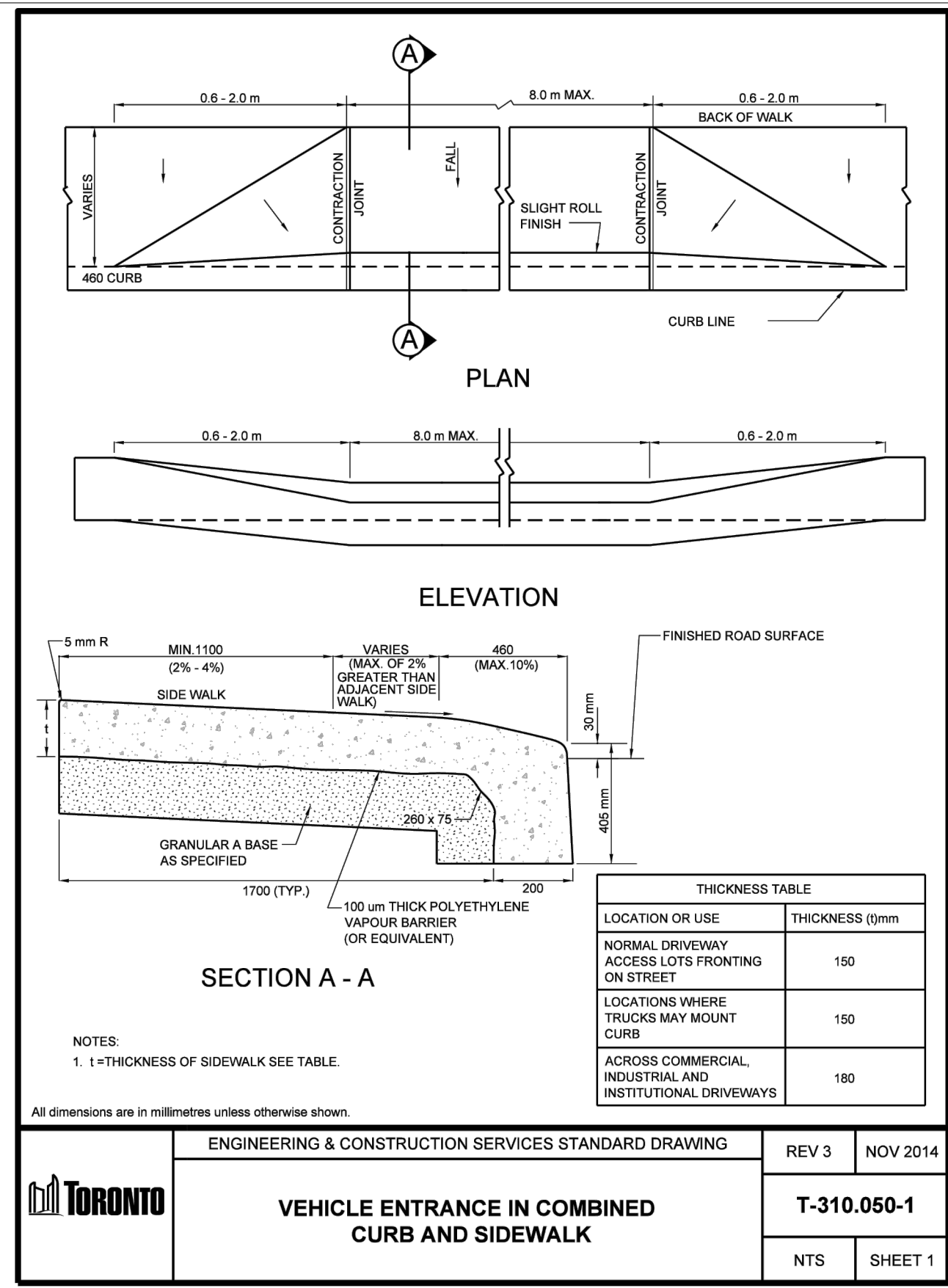
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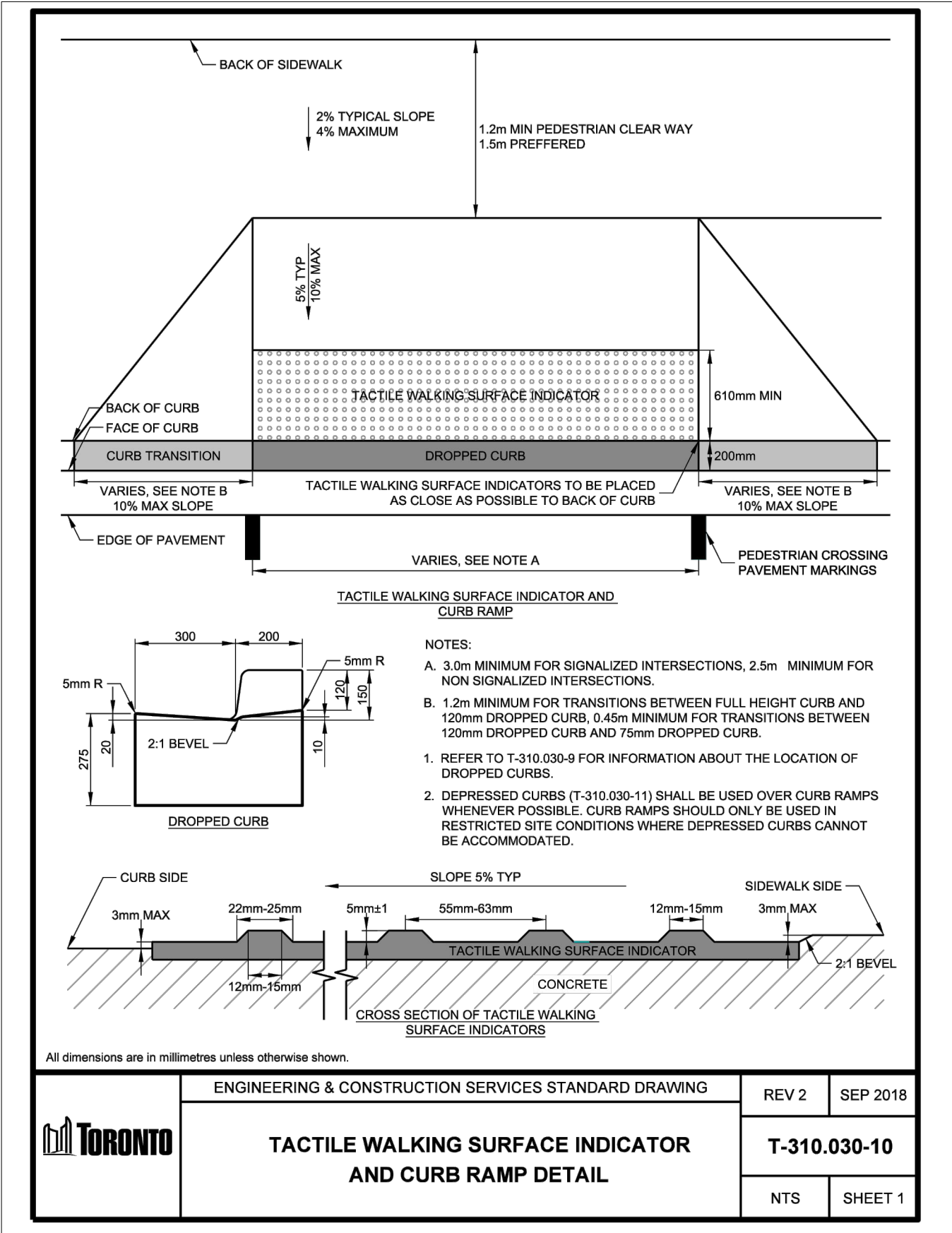
1 T-310.010.-2 CONCRETE SIDEWALK WITH SOFT BOULEVARD OR ADJACENT TO CURB



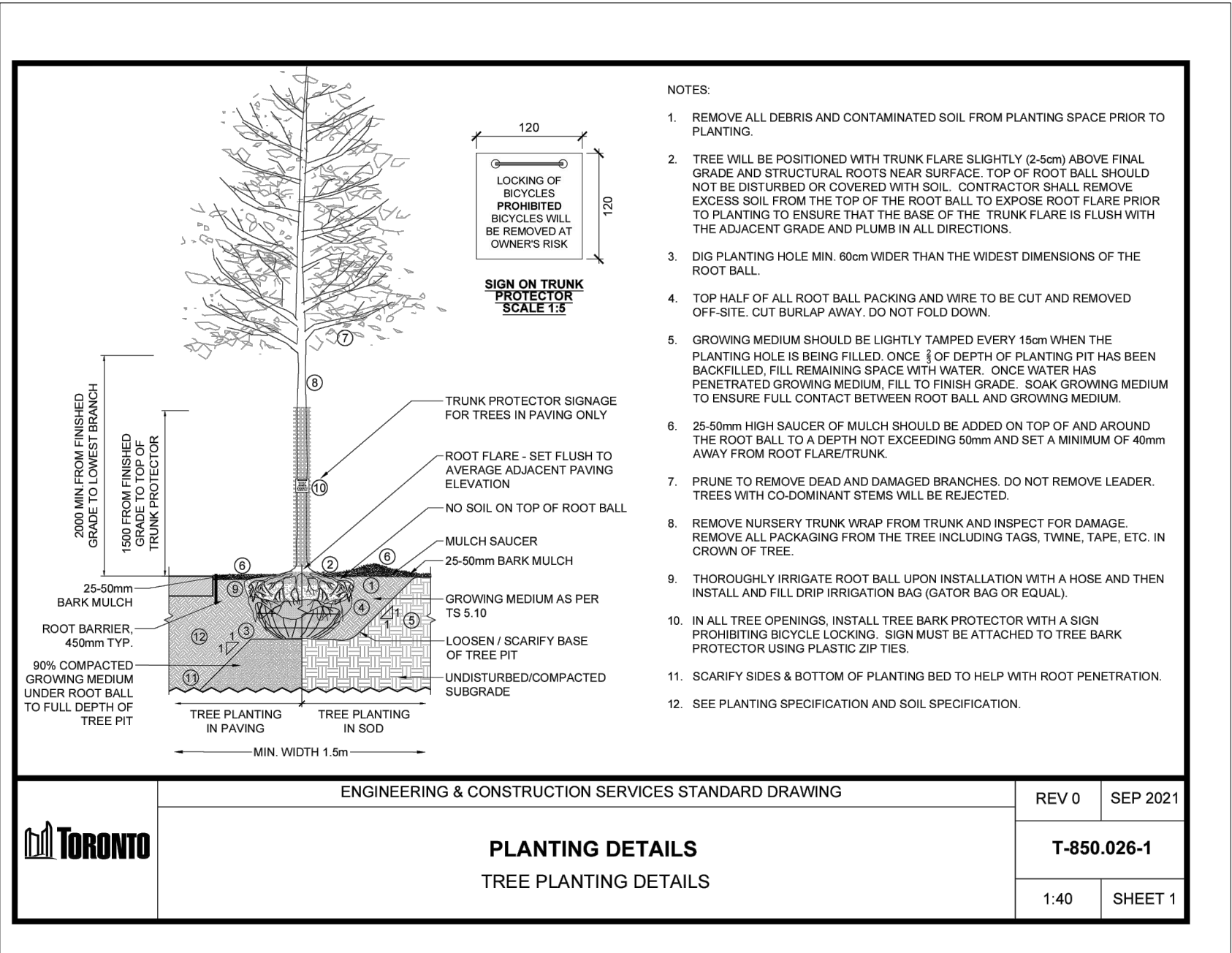
2 T-310.010-1 LOCATION AND DETAIL OF JOINTS FOR SIDEWALK



3 T-310.050-1 VEHICLE ENTRANCE IN COMBINED CURB AND SIDEWALK

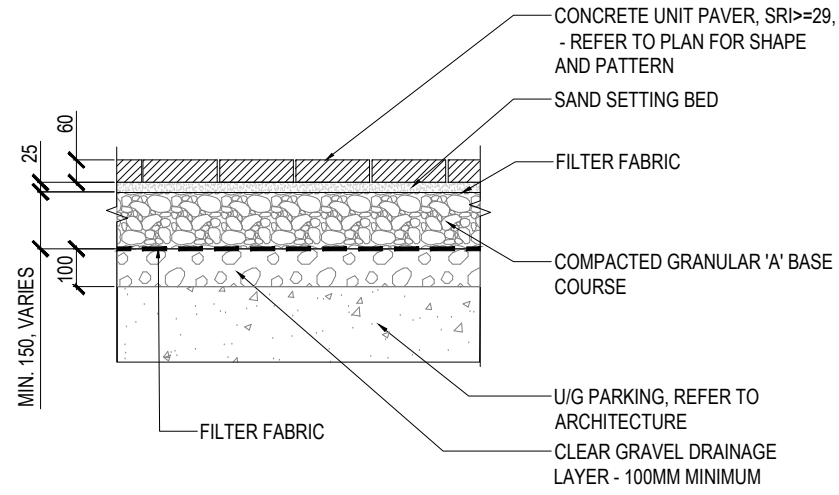


4 T-310.030-10 - TACTILE WALKING SURFACE INDICATOR AND CURB RAMP



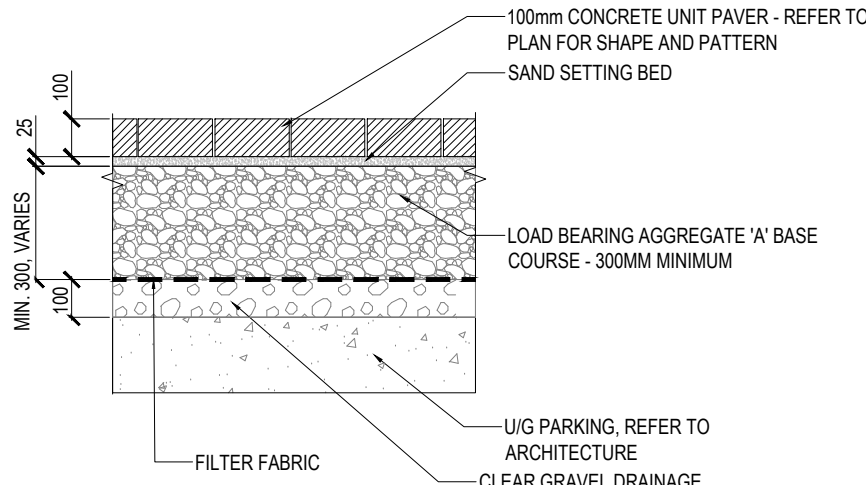
5 T-850.026-1 TREE PLANTING DETAILS

October 24, 2025 12:33 PM 1:01-PROJECTS/2024/04-49-50-STEPHANIE-ST01-CAD/01-ZBA/01-SHEET SET/LD.201 LANDSCAPE DETAILS - AMENITY.DWG



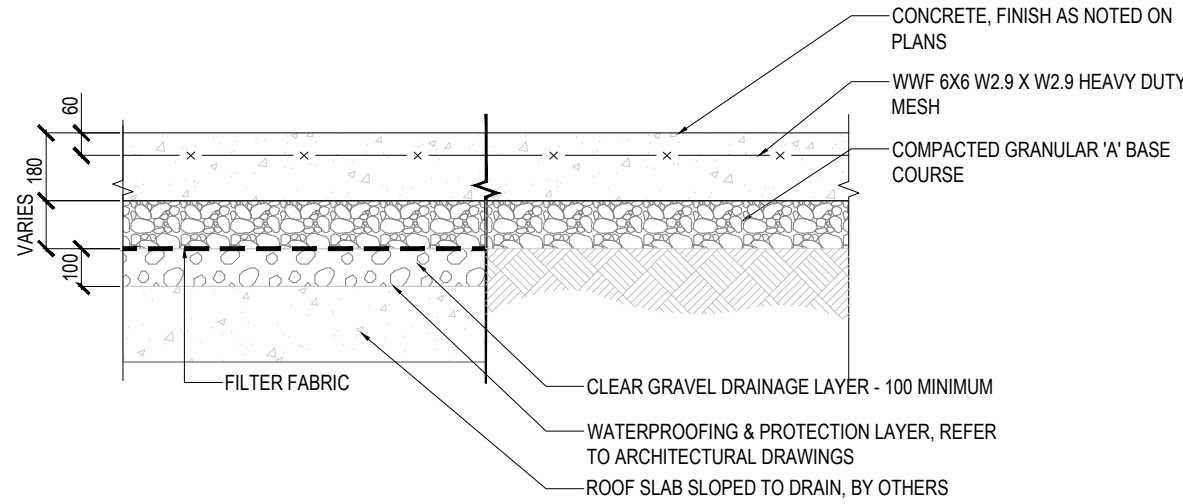
1 PEDESTRIAN UNIT PAVER ON SLAB

1:20



2 HEAVY DUTY UNIT PAVER ON SLAB

1:20



3 VEHICULAR CONCRETE PAVING OVER SLAB

1:20

P-2024-24,149-19

Landscape Architect

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50 STEPHANIE STREET

50 STEPHANIE STREET
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Project Number
24-149

Client

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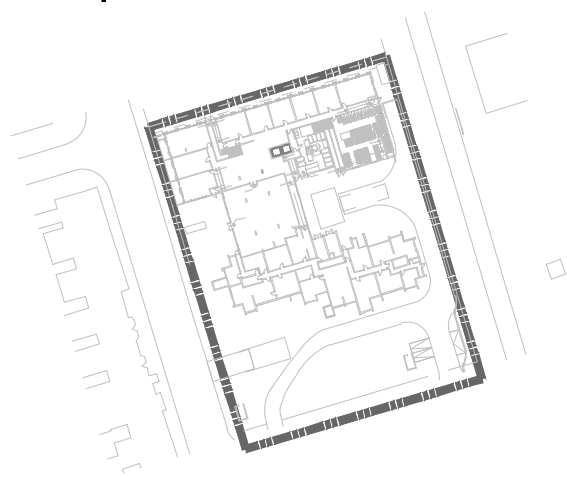
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Stamp



Key map



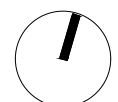
Scale

0
1
AS INDICATED

Phase

ZBA PHASE

North



Drawing Name

LANDSCAPE DETAILS - GROUND
FLOOR

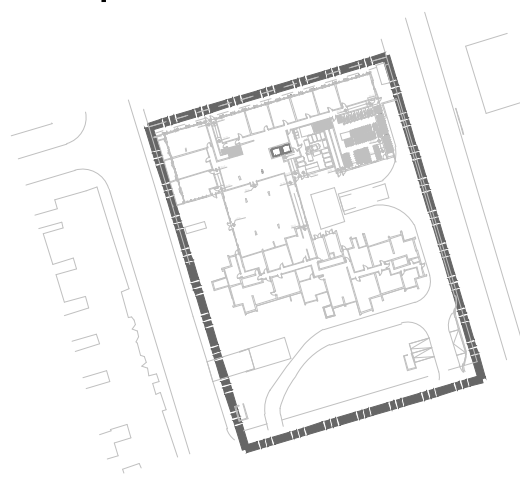
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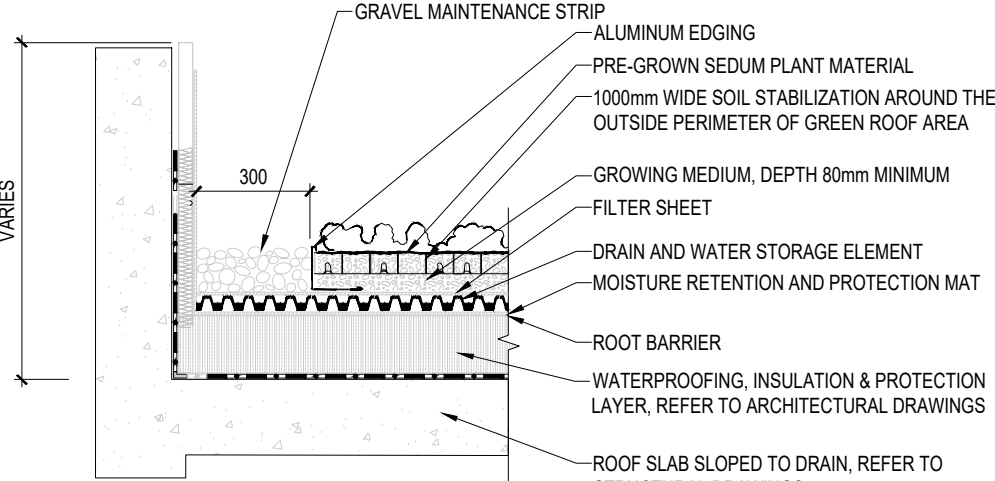
NOT FOR CONSTRUCTION

LD.201

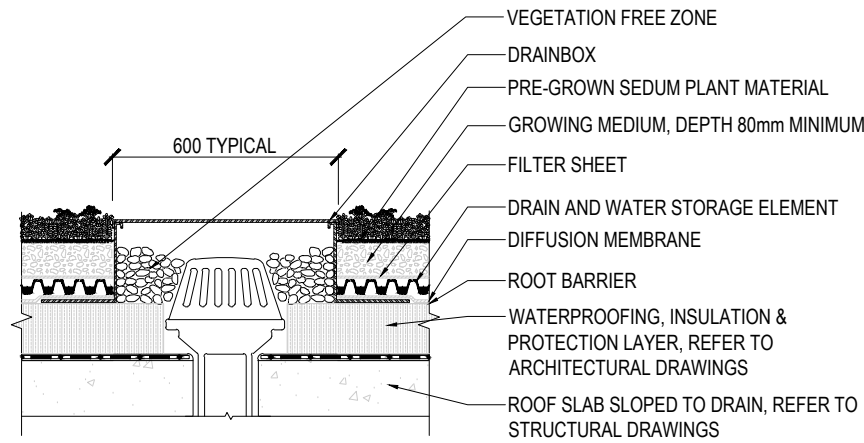
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2

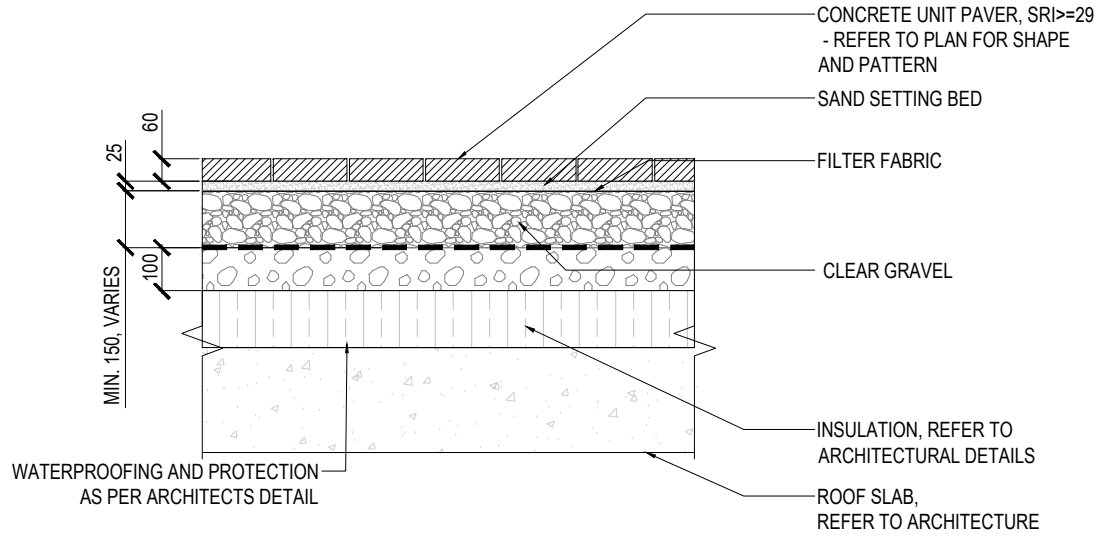




1 GREEN ROOF/PARAPET DETAIL, TYP. 1:20



2 GREEN ROOF DRAIN DETAIL, TYP. 1:20



3 UNIT PAVING ON SLAB 1:20

Landscape Architect

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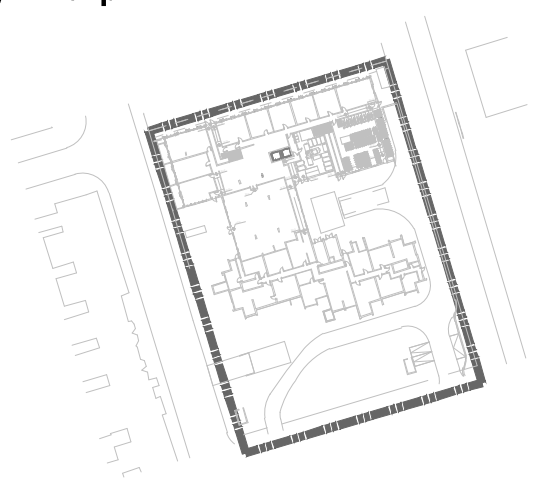
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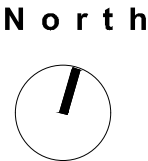
Key map



Scale

0
1
AS INDICATED

Phase
ZBA PHASE



Drawing Name

LANDSCAPE DETAILS - AMENITY

Sheet Number

NOT FOR CONSTRUCTION

LD.220

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