

EXISTING  
SIGNALIZED  
INTERSECTION

INNES ROAD

EXISTING  
SIGNALIZED  
INTERSECTION

LOCATION PLAN

SMARTREIT

**GENERAL NOTES**

This drawing shall be read in conjunction with all relevant Architectural, Engineering and related Drawings and Documents.

Refer to Engineering Drawings for Grading and Sectional Views.

Refer to Architectural Drawings for Site layout.

Contractor shall provide the location(s) of all services/utilities by consulting Municipal Authorities and Utility companies and shall be responsible for adequate protection from damage during construction, comply with the Metric Guide Specifications for Nursery Stock (latest edition), published by the Canadian Nursery Trades Association.

Plant Material locations are **Schematic / Approximate only**. Contractor shall stake out locations on site prior to Contractor shall guarantee all plant material for a period of one (1) full year from the date of final acceptance.

Shrubs shall be planted in a continuous prepared bed of 450mm depth planting soil mix covered over with 75mm depth composted pine mulch to finish grade.

**Perennials and Ornamental Grasses** shall be planted in prepared beds of 450mm depth planting soil mix covered over with 75mm depth composted pine mulch to finish grade.

Sod areas to receive 125mm topsoil. Sod shall be No. 1 quality conforming to the Canadian Nursery Sod Growers Association standards.

Residual areas damaged or disturbed beyond the limit of Work.

Plant Material substitutions shall not be permitted without written approval from the Consultant.

Contractor shall advise Consultant a minimum of 48hrs prior to proceeding landscape work and any required Field Planting.

**THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL SITE PLAN APPROVAL ONLY AND MAY NOT BE USED FOR ANY OTHER PURPOSE.**

**PLANT MATERIAL SCHEDULE (PRIVATE OWNERSHIP)**

CODE	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS / (N) NATIVE
<b>DECIDUOUS TREES</b>					
AC	AMELANCHIER CANADENSIS	SHAD-BLOW SERVICEBERRY	5	50mm cal	B&B Single Stem / N
AFJ	ACER FREEMANII JEFFERSON	AUTUMN BLAZE MAHLE	3	50mm cal	B&B Single Stem / N
AS	ACER SACCHARINUM	SUGAR MAPLE	1	50mm cal	B&B Single Stem / N
GBA	GINKGO BILوبا	AUTUMN GOLD MAIDENHAIR	1	50mm cal	B&B Single Stem / N
GM	QUERCUS MACROCARPA	BUR OAK	2	50mm cal	B&B Single Stem / N
QR	QUERCUS RUBRA	RED OAK	2	50mm cal	B&B Single Stem / N
SR	SYRINGA RETICULATA IVORY	IVORY SILK JAPANESE TREE	5	50mm cal	B&B Single Stem / N
SLK	ULMUS AMERICANA PRINCETON	PRINCETON ELM	1	50mm cal	B&B Single Stem
<b>DECIDUOUS SHRUBS</b>					
PD	POTENTILLA FRUTICOSA	GOLD DROP CINQUEFOIL	149	50cm ht	potted, 80cm o/c
PO	POSYDONIA OPULIFOLIA	COMMON NINEBARK	64	50cm ht	potted, 100cm o/c / N
RB	ROSA BLANDA	SHRUB ROSE	115	50cm ht	potted, 100cm o/c / N
SLAW	SPIRAEA JAPONICA ANTHONY	ANTHONY WATERER SPIREA	74	50cm ht	potted, 100cm o/c
<b>PERENNIALS</b>					
Ech	ECHINACEA purpurea	PURPLE CONEFLOWER	28	15 cm pot	Plant from o/c / N
Hem	HEMEROCALLIS hyperion	Hyperion Daylily	90	15 cm pot	Plant from o/c
Rud	RUDEBECKIA fulgida Godsum	BLACK-EYED SUSAN	28	15 cm pot	Plant from o/c / N
Sai	SAUVA x sylvatica May Night	MAY NIGHT SAGE	178	15 cm pot	Plant from o/c
<b>ORNAMENTAL GRASSES</b>					
Cal	CALAMAGROSTIS x acutiflora	K&R FORESTER REED GRASS	100	15cm pot	Plant 75cm o/c
Sor	SORGHASTRUM nutans	INDIAN GRASS	47	15cm pot	Plant 75cm o/c / N
Spa	SPOROBOLUS heterolepis	PRAIRIE DROPS-EED	24	15cm pot	Plant 75cm o/c / N

BLDG. H3  
APPROVED-FUTURE  
CONSTRUCTION  
GLA: 24,717 SF

TEMPORARY PAD CONDITION  
PROPOSED-FUTURE BUILDING TBD,  
AND SUBJECT TO FUTURE SITE PLAN  
AMENDMENT

BLDG. S2

NOELLA LECLAIR WAY

PHASE 1 & 2

PHASE 3

MER BLEUE ROAD

ROGER PHARAND STREET

EXISTING  
SIGNALIZED  
INTERSECTION

CODE	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS / (N) NATIVE
<b>DECIDUOUS TREES</b>					
AC	AMELANCHIER CANADENSIS	SHAD-BLOW SERVICEBERRY	2	50mm cal	B&B Single Stem / N
AFJ	ACER FREEMANII JEFFERSON	AUTUMN BLAZE MAHLE	2	50mm cal	B&B Single Stem / N
AS	ACER SACCHARINUM	SUGAR MAPLE	1	50mm cal	B&B Single Stem / N
GBA	GINKGO BILوبا	AUTUMN GOLD MAIDENHAIR	2	50mm cal	B&B Single Stem / N
GM	QUERCUS MACROCARPA	BUR OAK	2	50mm cal	B&B Single Stem
QR	QUERCUS RUBRA	RED OAK	2	50mm cal	B&B Single Stem / N
SR	SYRINGA RETICULATA IVORY	IVORY SILK JAPANESE TREE	2	50mm cal	B&B Single Stem / N
SLK	ULMUS AMERICANA PRINCETON	PRINCETON ELM	3	50mm cal	B&B Single Stem
IV	JANPERUS VIRGINIANA	EASTERN RED CEDAR	13	150cm ht	B&B / N

**SCHEDULE OF EXISTING TREES**  
(Inventory conducted May 28, 2025)

CODE	SPECIES	CONDITION	DBH <sup>1</sup> (cm)	OWNERSHIP	ACTION NOTES
1	Honeylocust ( <i>Gleditsia macranthus</i> )	Good health, Good structure.	5	Private	Protect / RETAIN.
2	Honeylocust ( <i>Gleditsia macranthus</i> )	Good health, Good structure.	5	Private	Protect / RETAIN.
3	DBH Diameter at breast height, or 1.4m from grade (unless otherwise noted).				

**TREE CANOPY COVER DATA**  
(PROJECTION ASSUMED AT 40 YR MATURITY)

LARGE DECIDUOUS TREES: 10m Dia. Spread  
78m2 per x 27 = 2106m2

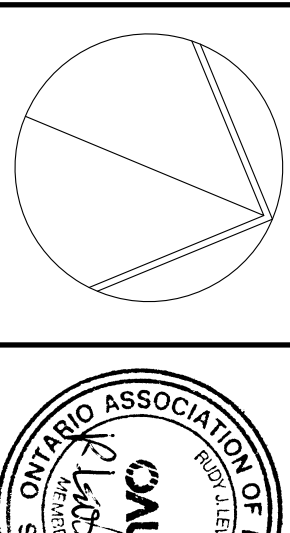
SMALL DECIDUOUS TREES: 5m Dia. Spread  
20m2 per x 14 = 280m2

CONIFEROUS TREES: 4.5m Dia. Spread  
16m2 per x 14 = 224m2









EXISTING TREE CANOPY COVER  
78m2 per x 2 = 156m2

TOTAL TREE CANOPY COVER: 2766m2  
TOTAL SITE AREA: R.O.W. minus BLDG. FOOTPRINT: 13667m2  
(2718m2) (6950m2)

% TREE CANOPY COVER: 20.2



FOR APPROVAL ONLY

LEGEND / SYMBOL	
	EXISTING TREE TO REMAIN (Refer to Schedule of Existing Trees)
	PROPOSED DECIDUOUS TREE DETAIL 11.2.20
	PROPOSED CONIFEROUS TREE DETAIL 11.2.20
	PROPOSED SHRUBS DETAIL 11.2.20
	PERENNIALS, ORNAMENTAL GRASSES DETAIL 11.2.20
	MODULAR SEGMENTAL DETAIL 11.2.20
	PROPOSED BICYCLE RACK DETAIL 11.2.20
	PROPOSED PHASING

Drawing Title: LANDSCAPE PLAN

Drawn: MGB Date: MAR 2025 Drawing No: 1500

Project: 1248 L1.01