

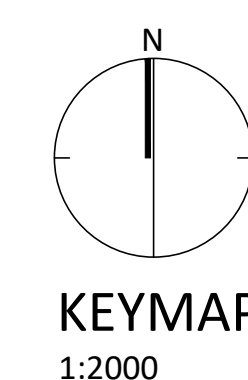


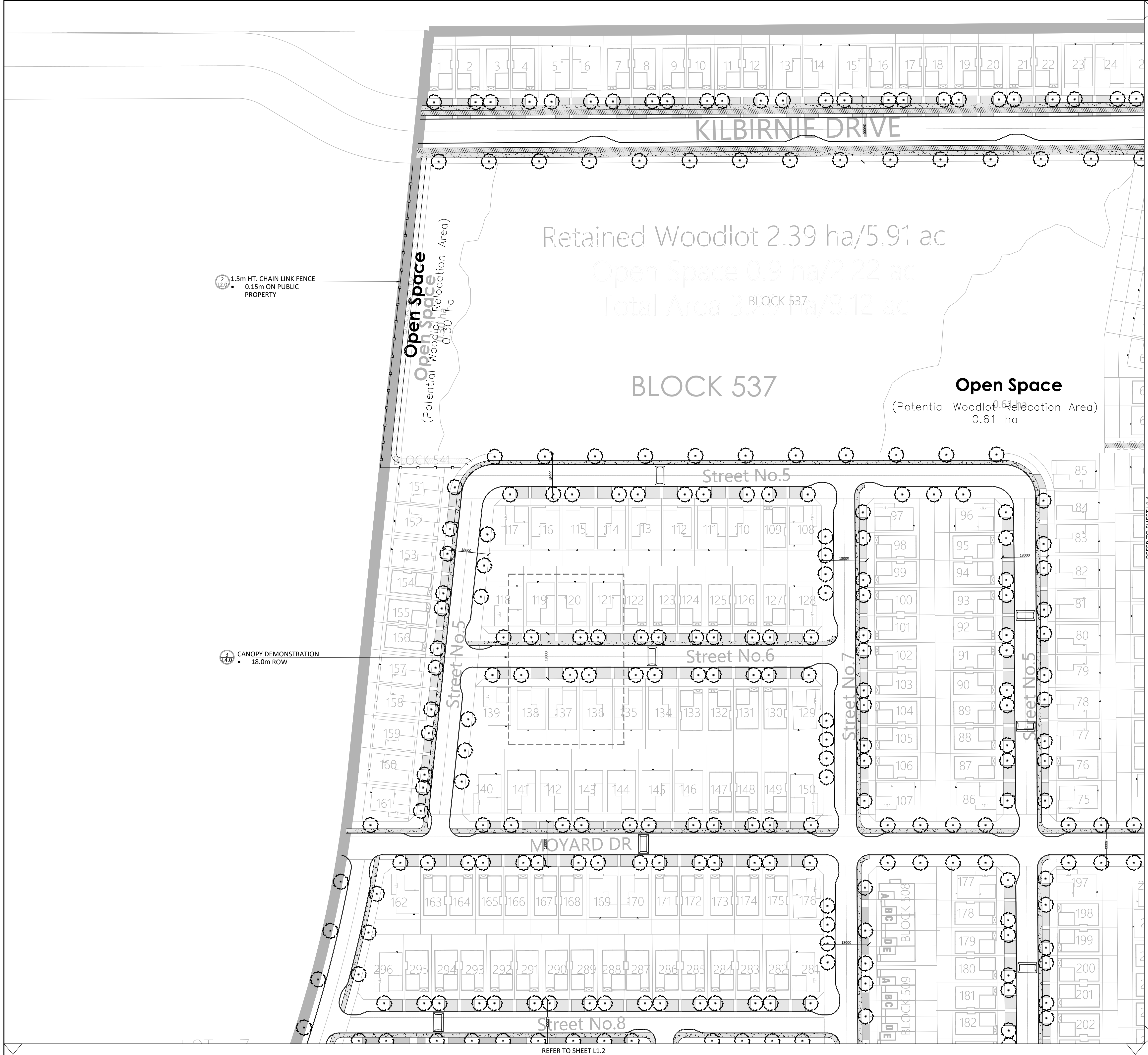
S1 QUINN'S POINTE EXPANSION



LIST OF DRAWINGS:

- L1.0 - STREETSCAPE PLAN
- L1.1 - STREETSCAPE PLAN
- L1.2 - STREETSCAPE PLAN
- L1.3 - STREETSCAPE PLAN
- L2.0 - DETAILS
- L3.0 - ROW CROSS SECTIONS
- L4.0 - SOIL VOLUME CALCULATIONS





STREET TREE REQUIREMENT BASED ON DRAFT CONDITIONS FOR FINAL APPROVAL:

1 TREE PER INTERIOR SINGLE (NON-CORNER) LOTS	
2 TREES PER EXTERIOR SINGLE (CORNER) LOTS	
1 TREE PER EXTERIOR TOWNHOUSE (CORNER) LOT	
2 TREES PER 3 MULTIPLE-UNITS TOWNHOUSE	
2 TREES PER 4 MULTIPLE-UNITS TOWNHOUSE	
3 TREES PER 5 MULTIPLE-UNITS TOWNHOUSE	
3 TREES PER 6 MULTIPLE-UNITS TOWNHOUSE	
4 TREES PER 8 MULTIPLE-UNITS TOWNHOUSE	
5 TREES PER 10 MULTIPLE-UNITS TOWNHOUSE	
6 TREES PER 12 MULTIPLE-UNITS TOWNHOUSE	

INTERIOR SINGLE (NON-CORNER) LOTS (398):	398 TREES
EXTERIOR SINGLE (CORNER) LOTS (50):	100 TREES
EXTERIOR TOWNHOUSE (CORNER) LOT (43):	43 TREES
3 MULTIPLE-UNITS TOWNHOUSE (11):	3 TREES
4 MULTIPLE-UNITS TOWNHOUSE (27):	54 TREES
5 MULTIPLE-UNITS TOWNHOUSE (13):	39 TREES
6 MULTIPLE-UNITS TOWNHOUSE (33):	99 TREES
8 MULTIPLE-UNITS TOWNHOUSE (7):	28 TREES
10 MULTIPLE-UNITS TOWNHOUSE (3):	15 TREES
12 MULTIPLE-UNITS TOWNHOUSE (1):	6 TREES

TOTAL NUMBER OF TREES REQUIRED:	785
NUMBER OF STREET TREES SHOWN ON PLAN:	870
NUMBER OF WALKWAY BLOCK TREES:	00
TOTAL NUMBER OF TREES ON PLAN:	870
DIFFERENCE:	+85

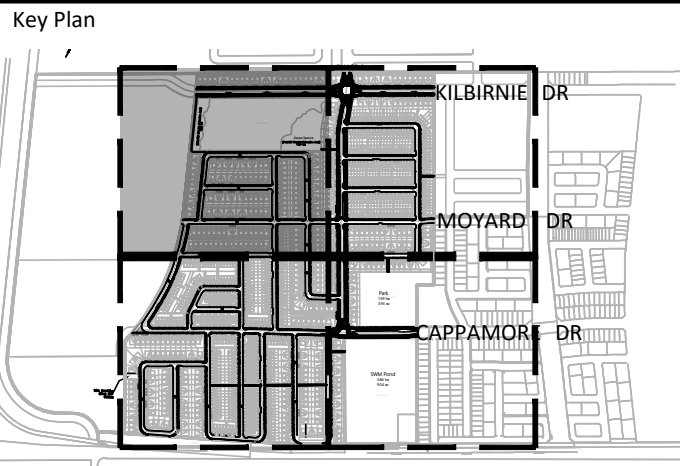
TREE SOIL VOLUMES		
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME	MULTIPLE TREE SOIL VOLUME (m3/TREE)
ORNAMENTAL	15	9
COLUMNAR	15	9
SMALL	20	12
MEDIUM	25	15
LARGE	30	18
CONIFER	25	15

PROPOSED TREE CANOPY PROJECTIONS			
TREE TYPE/SIZE	CROWN AREA PER TREE STANDARD RANGE (m²)	CROWN AREA PER TREE USED FOR CALC. (m²)	SITE CANOPY COVER
LARGE (837)	135-250*	192	
MEDIUM (0)	35-135*	85	CANOPY (W. OVERLAP): 106,291m²
SMALL (0)	5-35*	20	
CONIFER (0)	45-96*	70	
*RANGE OF CROWN AREAS IS IN ACCORDANCE WITH PROPOSED TREES SPECIES			SITE: 376,919 m²
**CROWN AREAS ARE ACCORDING TO THE AVERAGE MATURE CANOPY SIZE OF THE RESPECTIVE SPECIES. CANOPY SIZING HAS BEEN DETERMINED IN REFERENCE TO VARIOUS ARBORICULTURAL AND BOTANICAL SOURCES, SUCH AS: ONTARIO MINISTRY OF NATURAL RESOURCES & FORESTRY (OMNRF); US FOREST SERVICE; FARRAR, J.L. TREES IN CANADA; UNIVERSITY OF GUELPH ABORETUM, VARIOUS PUBLICATIONS			TOTAL PERCENT COVER: 28.2%

*PRELIMINARY - STREET TREE LOCATIONS ARE SUBJECT TO CHANGE DURING DETAILED DESIGN AND SITE PLAN CONTROL APPLICATIONS.



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LEGEND

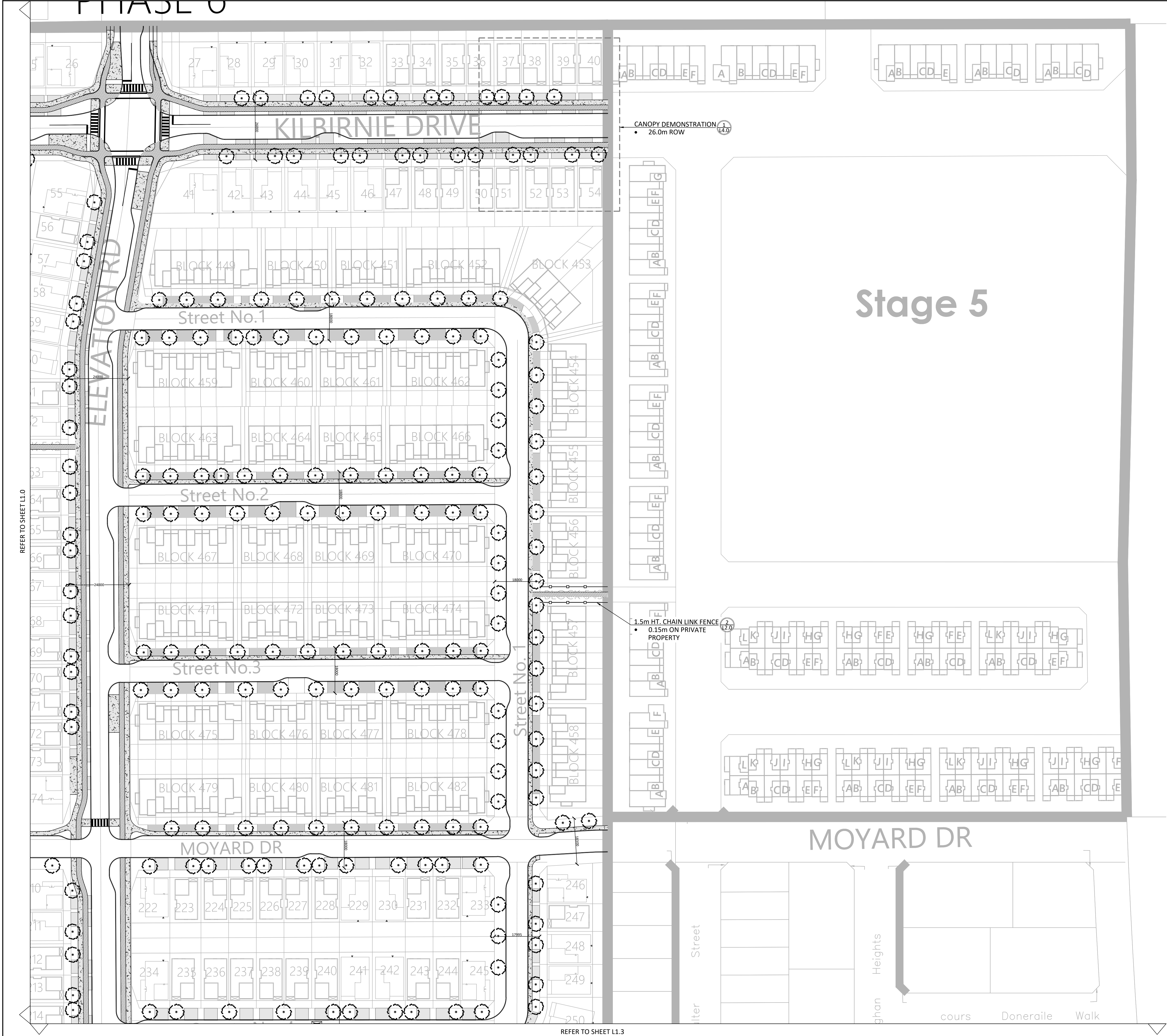
FENCING	
CHAIN LINK FENCE	
PLANTING	
DECIDUOUS STREET TREE	
LARGE <14m HT. AT MATURITY	
SURFACING	
DRIVEWAY	

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1	Issued for Preliminary Streetscape Submission	JUN. 29/26
No.	Description	Date
Revision		
City Approval Stamp		

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Project

S1 QUINN'S POINTE EXPANSION
3882 Barnsdale Road & 4000 Barnsdale Road

Title		
STREETSCAPE PLAN		
Date	2026-06-29	Sheet
Scale	1:750	L1.0
Drawn	AG	
Checked	PG	
Job No.	24-017	



14. STREET TREE REQUIREMENT BASED ON DRAFT CONDITIONS FOR FINAL APPROVAL:

1 TREE PER INTERIOR SINGLE (NON-CORNER) LOTS
2 TREES PER EXTERIOR SINGLE (CORNER) LOTS
1 TREE PER EXTERIOR TOWNHOUSE (CORNER) LOT
2 TREES PER 3 MULTIPLE-UNITS TOWNHOUSE
2 TREES PER 4 MULTIPLE-UNITS TOWNHOUSE
3 TREES PER 5 MULTIPLE-UNITS TOWNHOUSE
3 TREES PER 6 MULTIPLE-UNITS TOWNHOUSE
4 TREES PER 8 MULTIPLE-UNITS TOWNHOUSE
5 TREES PER 10 MULTIPLE-UNITS TOWNHOUSE
6 TREES PER 12 MULTIPLE-UNITS TOWNHOUSE

INTERIOR SINGLE (NON-CORNER) LOTS (398): 398 TREES
EXTERIOR SINGLE (CORNER) LOTS (50): 100 TREES
EXTERIOR TOWNHOUSE (CORNER) LOT (43): 43 TREES
3 MULTIPLE-UNITS TOWNHOUSE (1): 3 TREES
4 MULTIPLE-UNITS TOWNHOUSE (27): 54 TREES
5 MULTIPLE-UNITS TOWNHOUSE (13): 39 TREES
6 MULTIPLE-UNITS TOWNHOUSE (33): 99 TREES
8 MULTIPLE-UNITS TOWNHOUSE (7): 28 TREES
10 MULTIPLE-UNITS TOWNHOUSE (3): 15 TREES
12 MULTIPLE-UNITS TOWNHOUSE (1): 6 TREES

TOTAL NUMBER OF TREES REQUIRED: 785
NUMBER OF STREET TREES SHOWN ON PLAN: 870
NUMBER OF WALKWAY BLOCK TREES: 00
TOTAL NUMBER OF TREES ON PLAN: 870
DIFFERENCE: +85

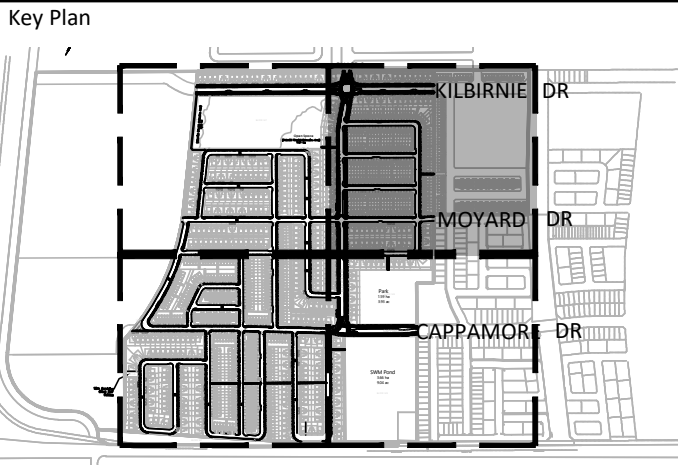
TREE SOIL VOLUMES		
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME	MULTIPLE TREE SOIL VOLUME (m3/TREE)
ORNAMENTAL	15	9
COLUMNAR	15	9
SMALL	20	12
MEDIUM	25	15
LARGE	30	18
CONIFER	25	15

PROPOSED TREE CANOPY PROJECTIONS			
TREE TYPE/SIZE	CROWN AREA PER TREE STANDARD RANGE (m²)	CROWN AREA PER TREE USED FOR CALC. (m²)	SITE CANOPY COVER
LARGE (837)	135-250*	192	CANOPY (W. OVERLAP): 106,291m²
MEDIUM (0)	35-135*	85	
SMALL (0)	5-35*	20	
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*RANGE OF CROWN AREAS IS IN ACCORDANCE WITH PROPOSED TREES SPECIES			SITE: 376,919 m²
**CROWN AREAS ARE ACCORDING TO THE AVERAGE MATURE CANOPY SIZE OF THE RESPECTIVE SPECIES. CANOPY SIZING HAS BEEN DETERMINED IN REFERENCE TO VARIOUS ARBORICULTURAL AND BOTANICAL SOURCES, SUCH AS: ONTARIO MINISTRY OF NATURAL RESOURCES & FORESTRY (OMNRF); US FOREST SERVICE; FARRAR, J.L. TREES IN CANADA, UNIVERSITY OF GUELPH ABORETUM, VARIOUS PUBLICATIONS			TOTAL PERCENT COVER: 28.2%

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LEGEND	
FENCING	CHAIN LINK FENCE
PLANTING	DECIDUOUS STREET TREE • LARGE, <14m HT. AT MATURITY
SURFACING	DRIVEWAY

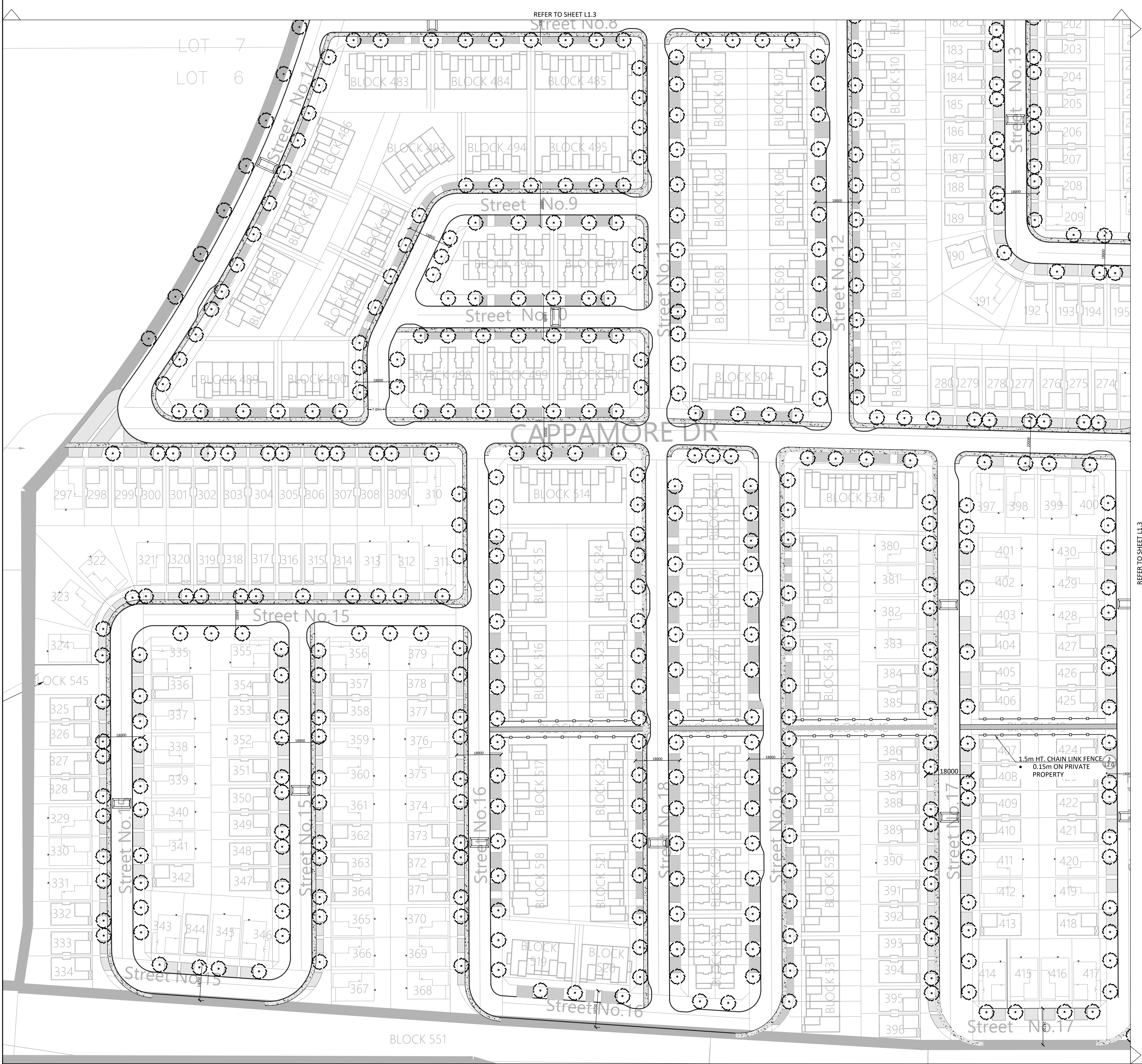
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1	Issued for Preliminary Streetscape Submission	JUN. 29/26
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S1 QUINN'S POINTE EXPANSION
3882 Barnsdale Road & 4000 Barnsdale Road

Title		
STREETSCAPE PLAN		
Date	2026-06-29	Sheet
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Checked	PG	
Job No.	24-017	

L1.1



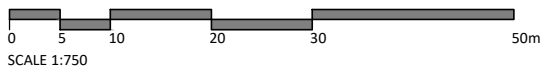
14. STREET TREE REQUIREMENT BASED ON DRAFT CONDITIONS FOR FINAL APPROVAL:
- 1 TREE PER INTERIOR SINGLE (NON-CORNER) LOTS
 - 2 TREES PER EXTERIOR SINGLE (CORNER) LOTS
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- | | |
|--|-----------|
| INTERIOR SINGLE (NON-CORNER) LOTS (398): | 398 TREES |
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| TOTAL NUMBER OF TREES REQUIRED: | 785 |
| NUMBER OF STREET TREES SHOWN ON PLAN: | 870 |
| NUMBER OF WALKWAY BLOCK TREES: | 00 |
| TOTAL NUMBER OF TREES ON PLAN: | 870 |
| DIFFERENCE: | +85 |

TREE SOIL VOLUMES		
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME	MULTIPLE TREE SOIL VOLUME (m3/TREE)
ORNAMENTAL	15	9
COLUMNAR	15	9
SMALL	20	12
MEDIUM	25	15
LARGE	30	18
CONIFER	25	15

PROPOSED TREE CANOPY PROJECTIONS			
TREE TYPE/SIZE	CROWN AREA PER TREE STANDARD RANGE (m²)	CROWN AREA PER TREE USED FOR CALC. (m²)	SITE CANOPY COVER
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*RANGE OF CROWN AREAS IS IN ACCORDANCE WITH PROPOSED TREES SPECIES	SITE: 376,919 m²
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Key Plan

LEGEND

FENCING

CHAIN LINK FENCE

PLANTING

DECIDUOUS STREET TREE

- LARGE, <14m HT. AT MATURITY

SURFACING

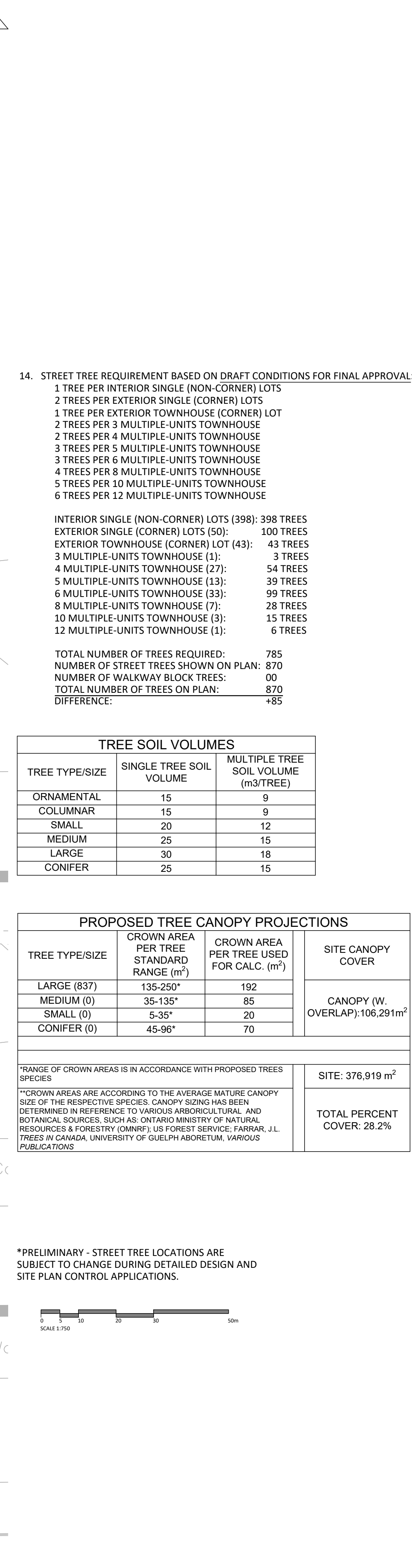
DRIVEWAY

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1	Issued for Preliminary Streetscape Submission	JUN. 29/26
No.	Description	Date
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City Approval Stamp		

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S1 QUINN'S POINTE EXPANSION
3882 Barnsdale Road & 4000 Barnsdale Road

Title		
STREETSCAPE PLAN		
Date	2026-06-29	Sheet
Scale	1:750	
Drawn	AG	L1.2
Checked	PG	
Job No.	24-017	



A key plan map showing the proposed development site (shaded in grey) situated between Kilbirnie Dr to the north, Moyard Dr to the east, and Cappamore Dr to the south. The site is bounded by a dashed line. To the west of the site is a road labeled 'Key Plan' with an arrow pointing left. The map also shows surrounding residential areas with street grids.

LEGEND

FENCING

— □ — □ — □ — CHAIN LINK FENCE

PLANTING

DECIDUOUS STREET TREE

- LARGE, <14m HT. AT MATURITY

SURFACING

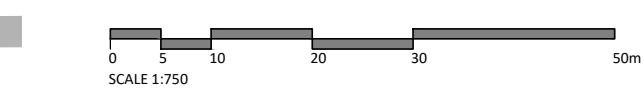
DRIVEWAY

14.	STREET TREE REQUIREMENT BASED ON DRAFT CONDITIONS FOR FINAL APPROVAL	
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	2 TREES PER EXTERIOR SINGLE (CORNER) LOTS	
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	2 TREES PER 5 MULTIPLE-UNITS TOWNHOUSE	
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	NUMBER OF STREET TREES SHOWN ON PLAN: 870	
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	TOTAL NUMBER OF TREES ON PLAN: 870	
	DIFFERENCE: +85	

TREE SOIL VOLUMES		
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME	MULTIPLE TREE SOIL VOLUME (m3/TREE)
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COLUMNAR	15	9
SMALL	20	12
MEDIUM	25	15
LARGE	30	18
CONIFER	25	15

PROPOSED TREE CANOPY PROJECTIONS			
TREE TYPE/SIZE	CROWN AREA PER TREE STANDARD RANGE (m ²)	CROWN AREA PER TREE USED FOR CALC. (m ²)	SITE CANOPY COVER
LARGE (837)	135-250*	192	CANOPY (W. OVERLAP): 106,291m ²
MEDIUM (0)	35-135*	85	
SMALL (0)	5-35*	20	
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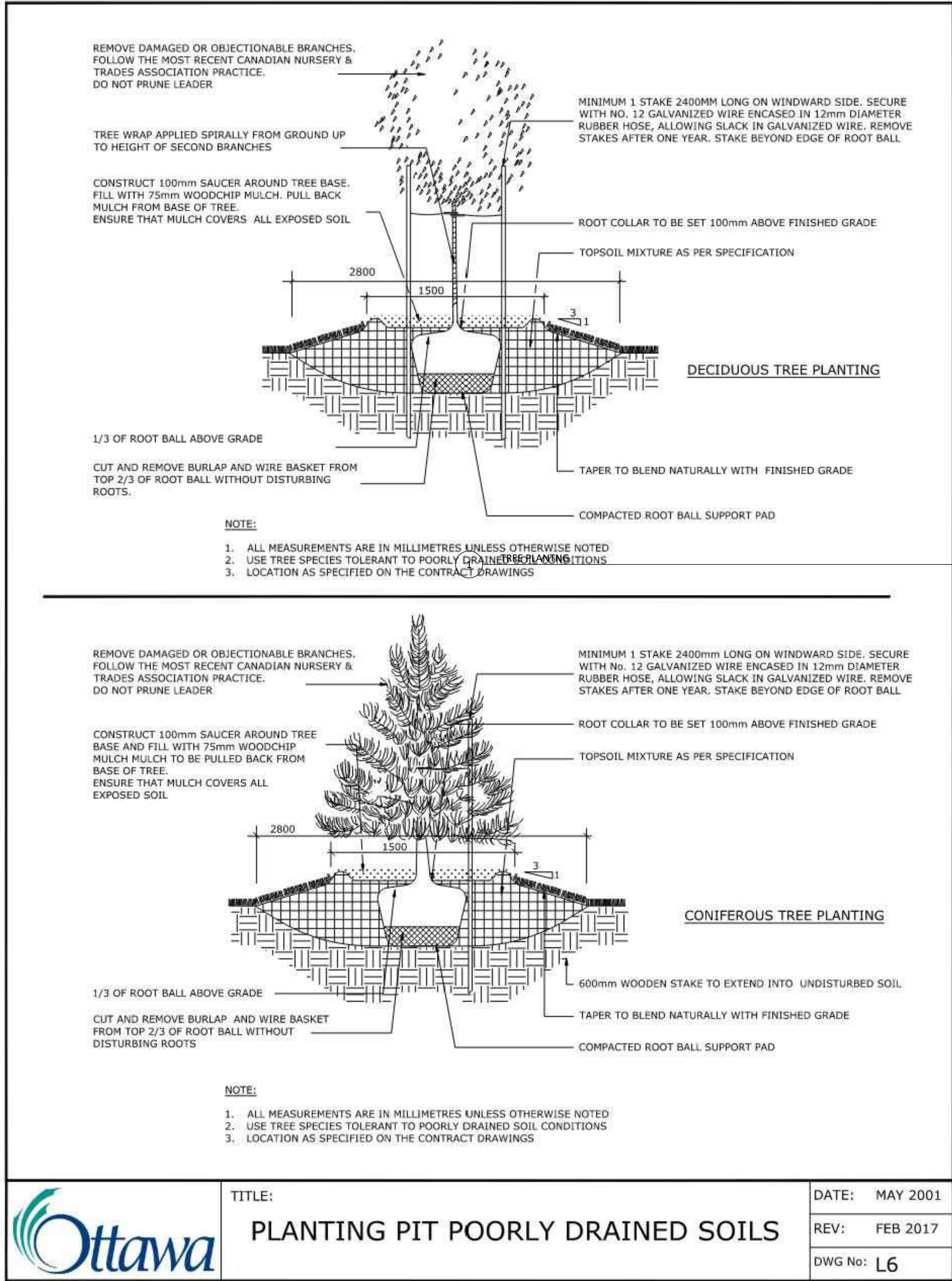
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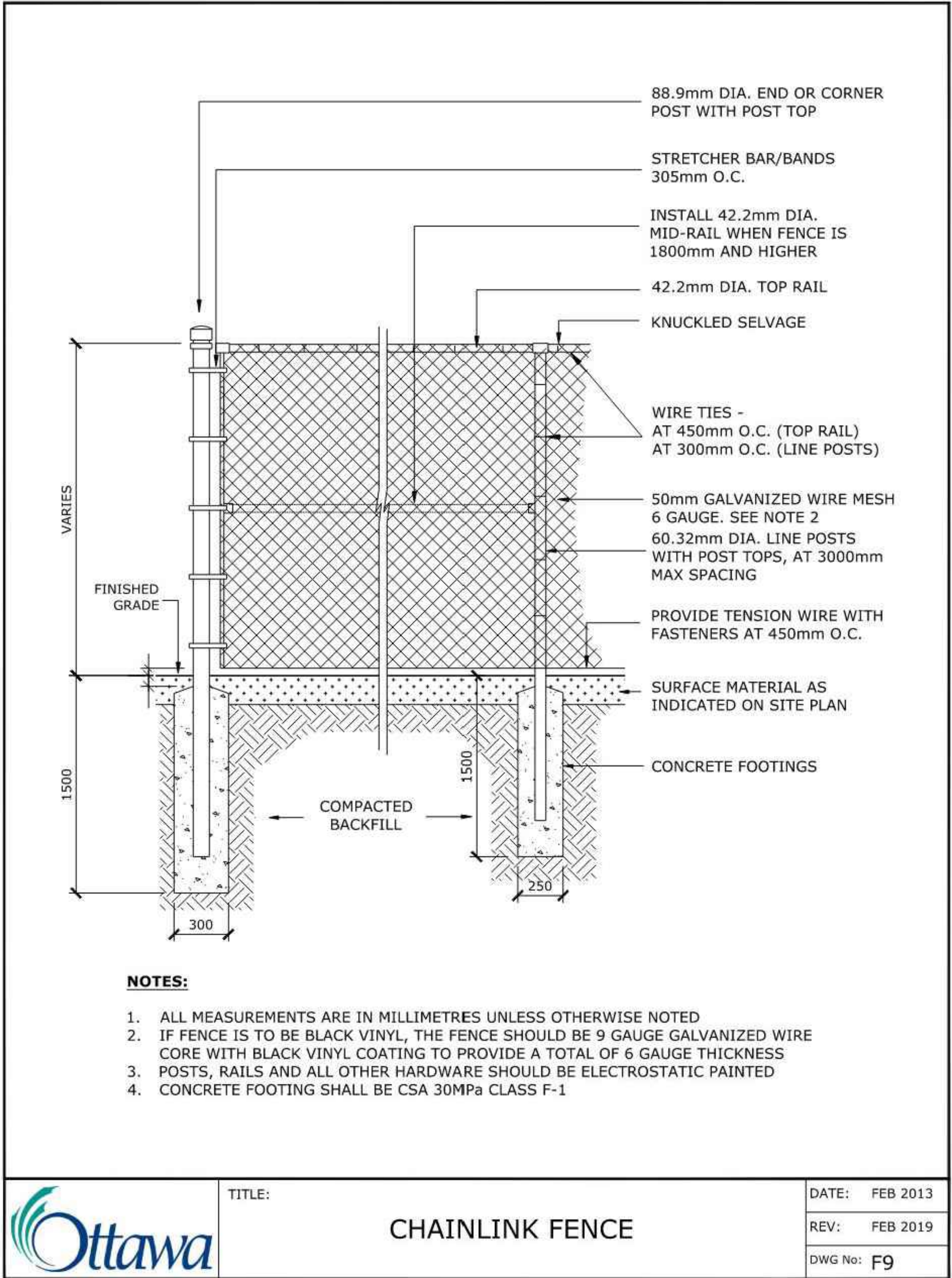
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City Approval Stamp		



Title	
STREETSCAPE PLAN	
Date	2026-06-29
Scale	1:750
Drawn	AG
Checked	PG
Job No.	24-017
Sheet	L1.3

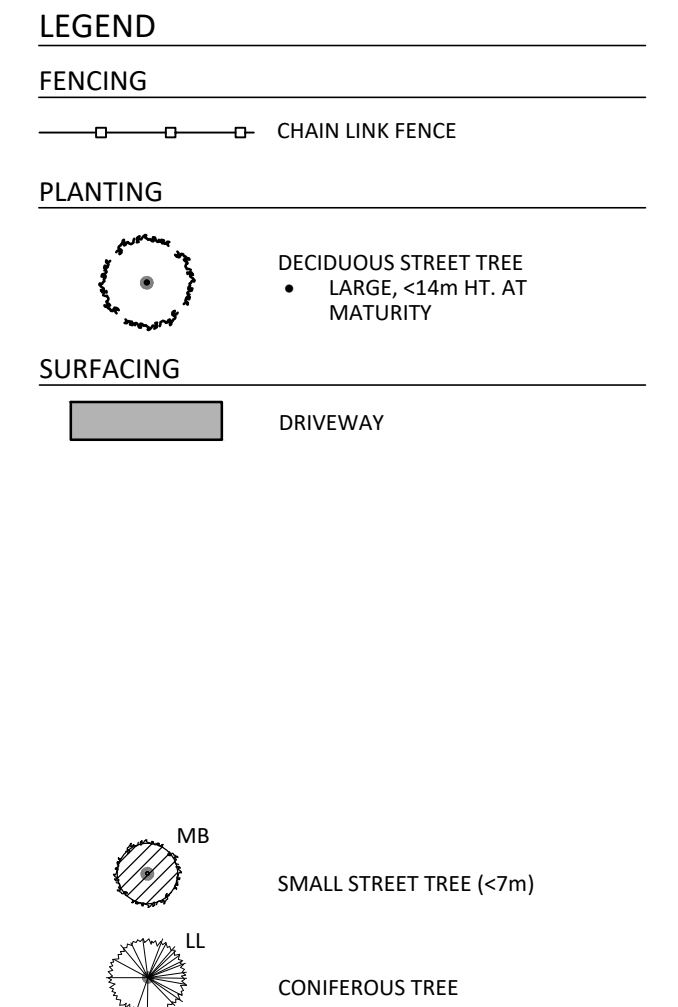
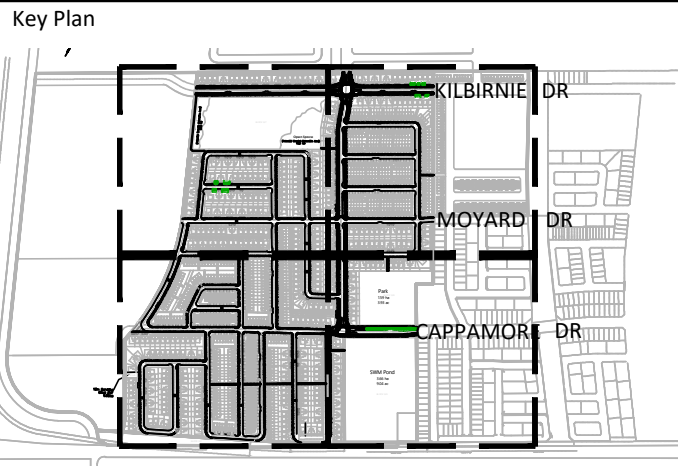


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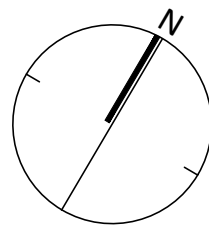


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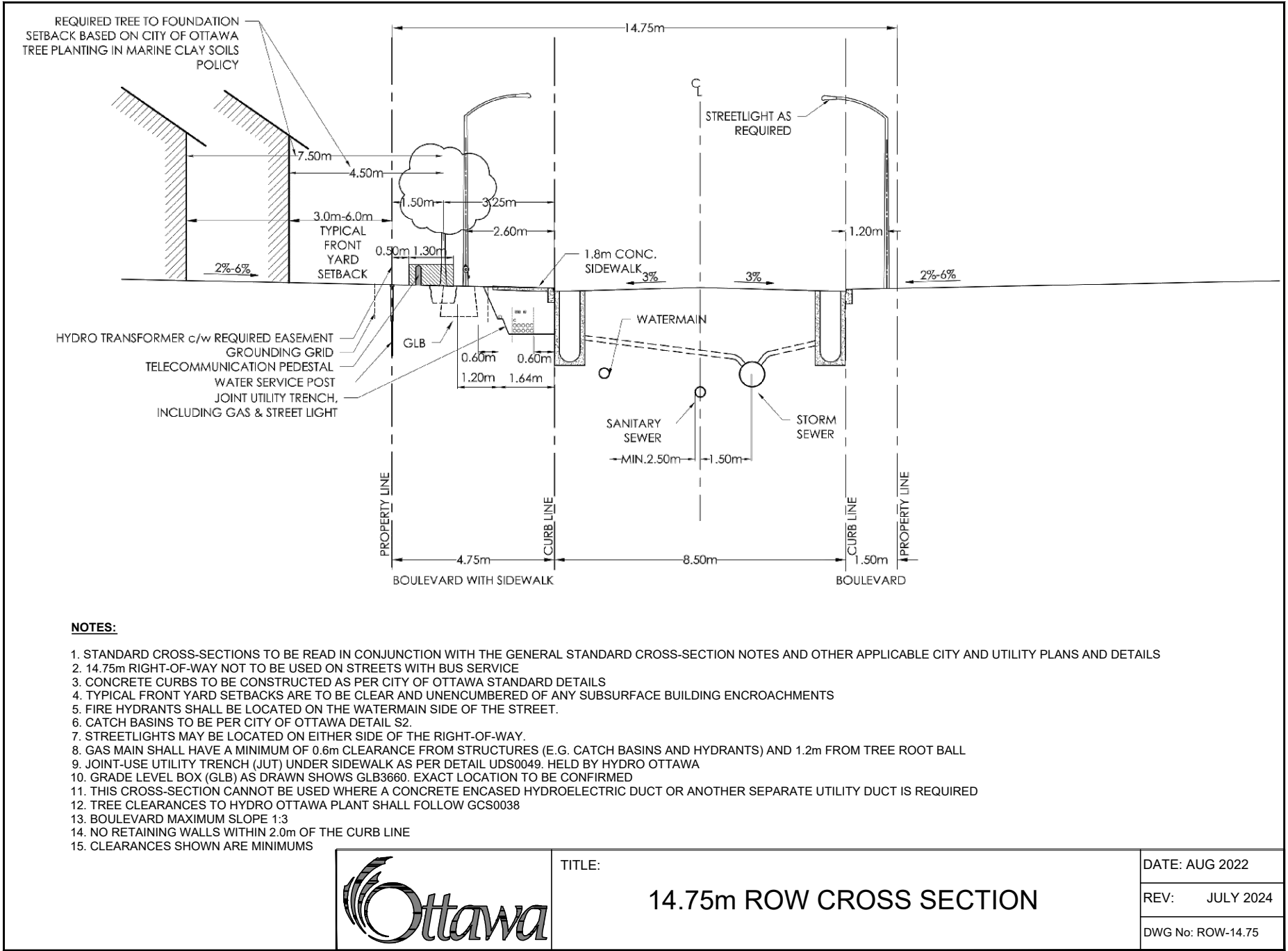
S1 QUINN'S POINTE EXPANSION
3882 Barnsdale Road & 4000 Barnsdale Road

Title			DETAILS
Date	2026-06-29	Sheet	
Scale	1:750		
Drawn	AG		
Checked	PG		
Job No.	24-017		
			L2.0

1 TREE PLANTNG

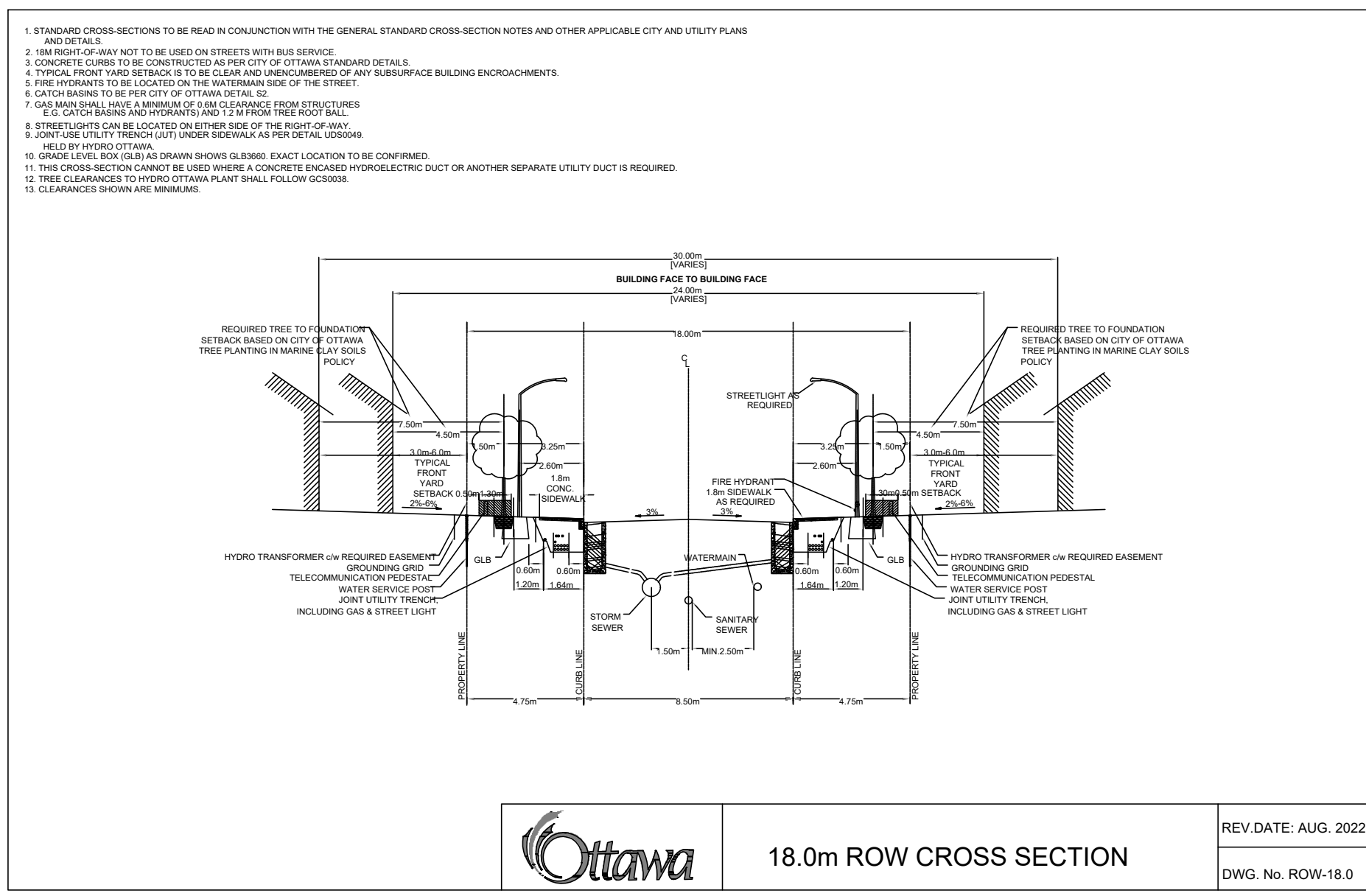
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2 1.5m HT. CHAIN LINK FENCE



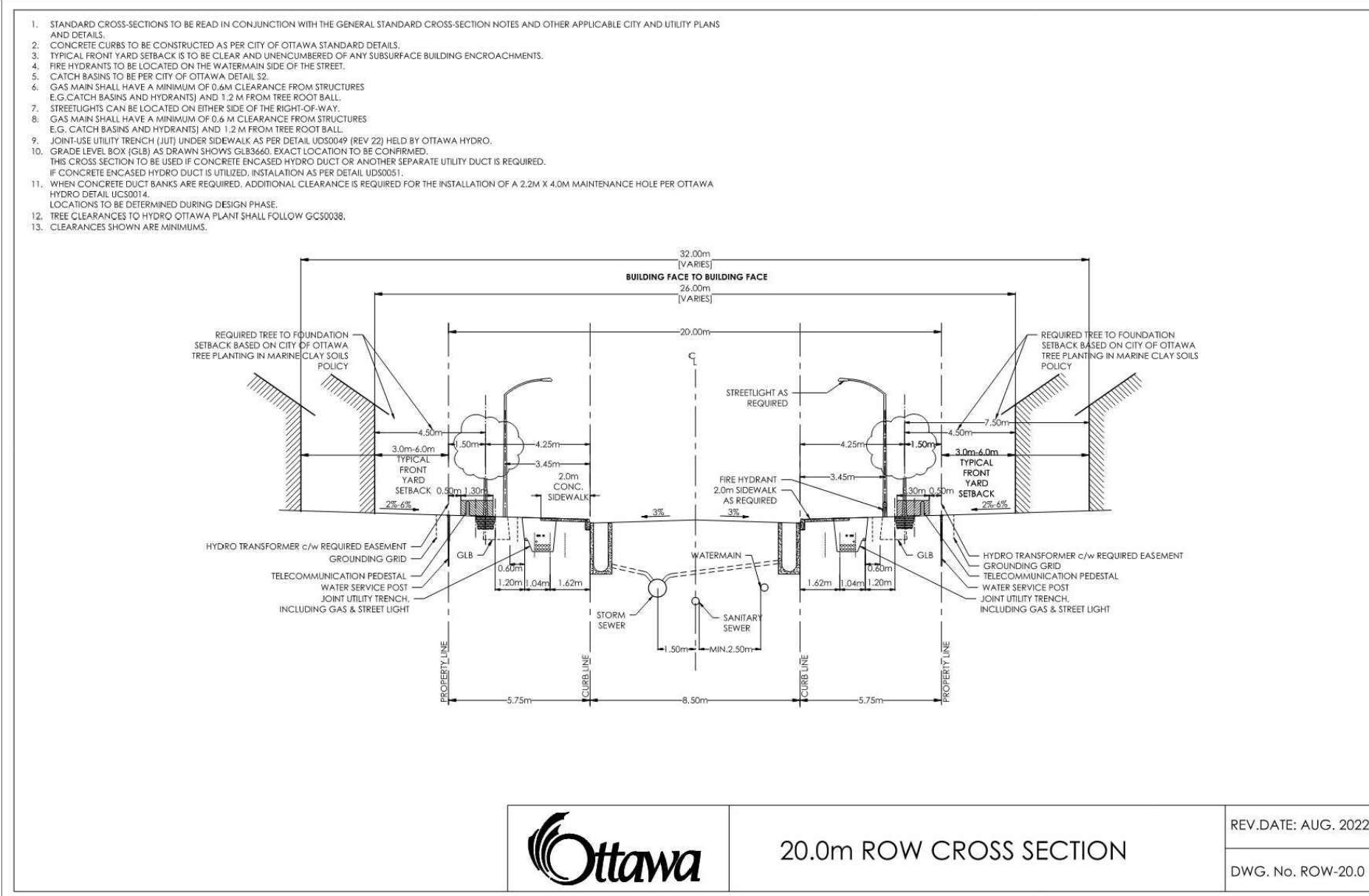
1 14.75m ROW CROSS SECTION

Scale: NTS



2 18.0m ROW CROSS SECTION

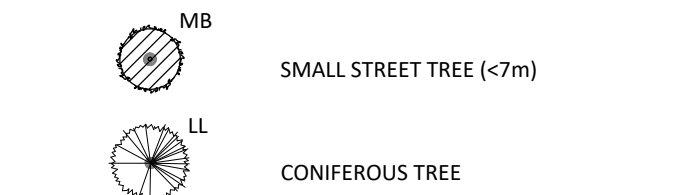
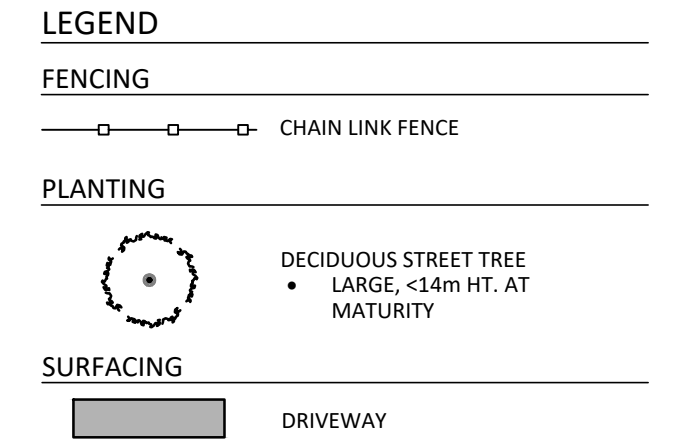
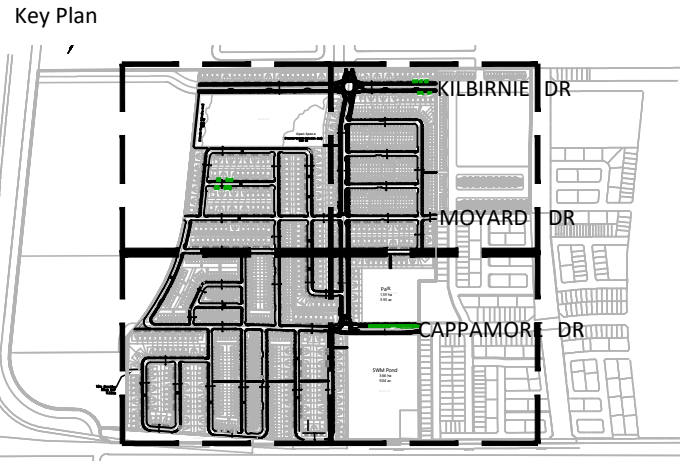
Scale: NTS



3 20.0m ROW CROSS SECTION

Scale: NTS

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ASSOCIATION OF LANDSCAPE ARCHITECTS

MEMBER

NAK

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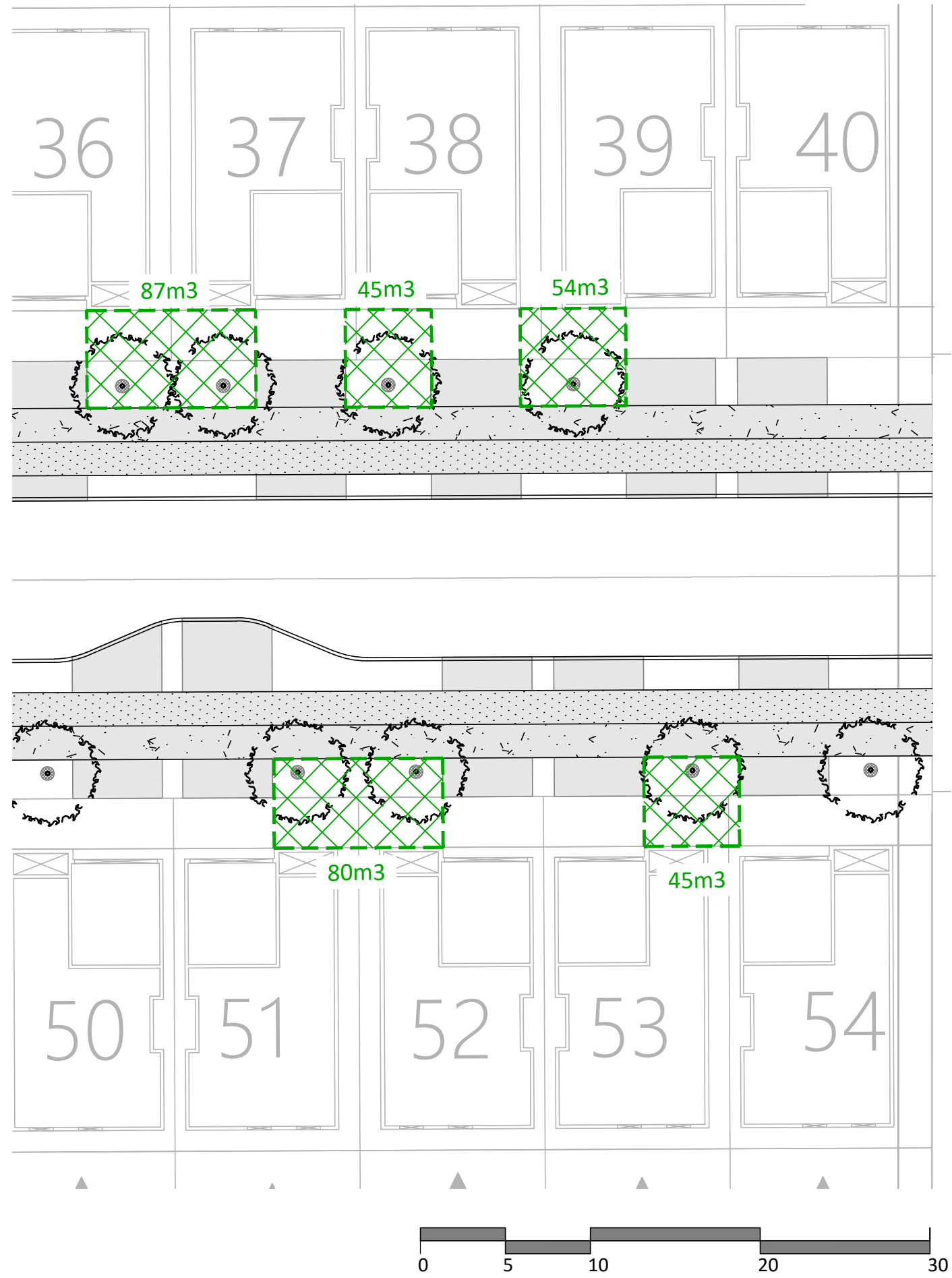
Project

S1 QUINN'S POINTE EXPANSION

3882 Barnsdale Road & 4000 Barnsdale Road

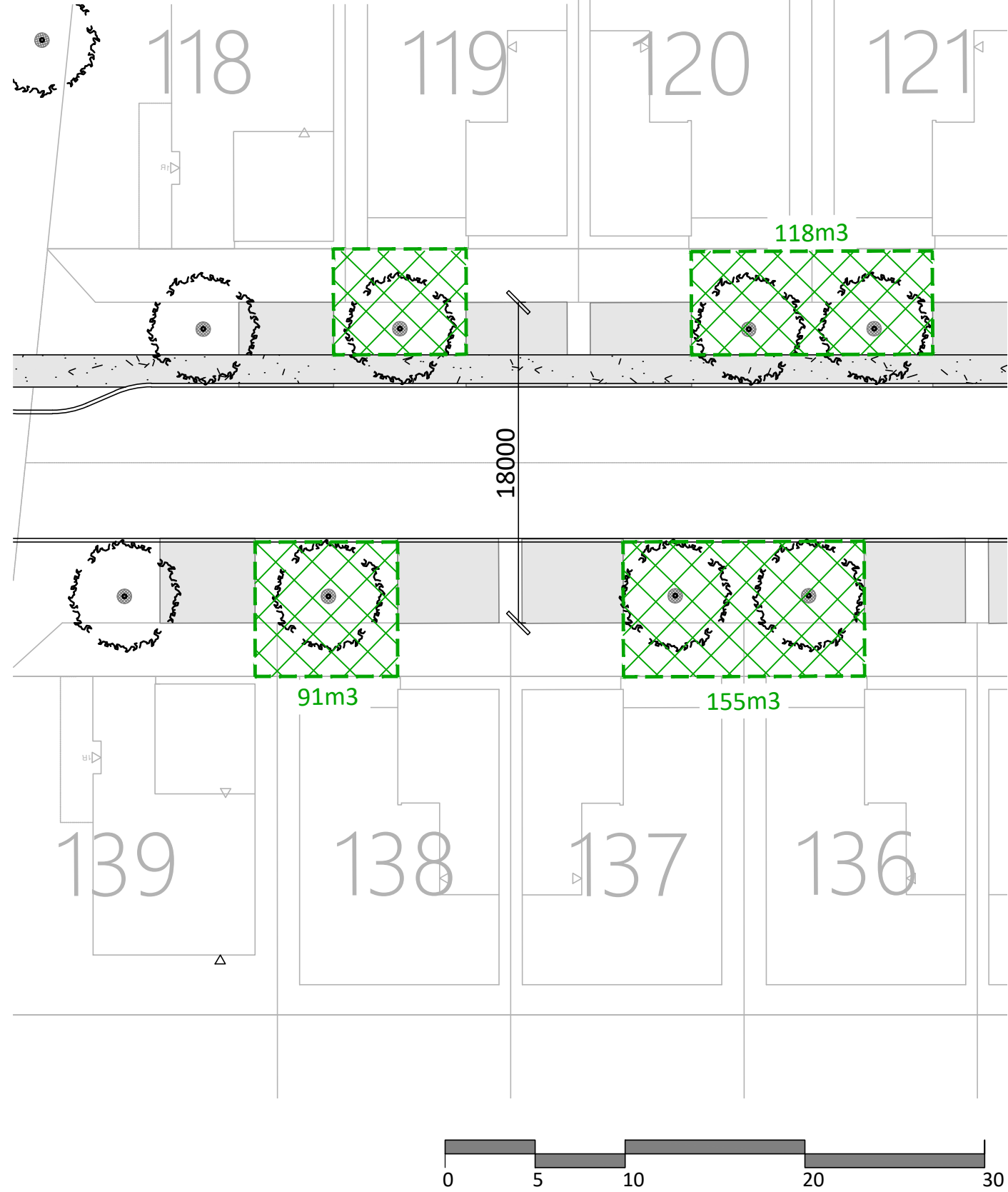
Title		
ROW CROSS SECTIONS		
Date	2026-06-29	Sheet
Scale	1:750	L3.0
Drawn	AG	
Checked	PG	
Job No.	24-017	

1 Large Tree Requires: 30m3.
2 Large Trees Requires: 36m3.
All volumes shown are based on a 1.5m soil depth



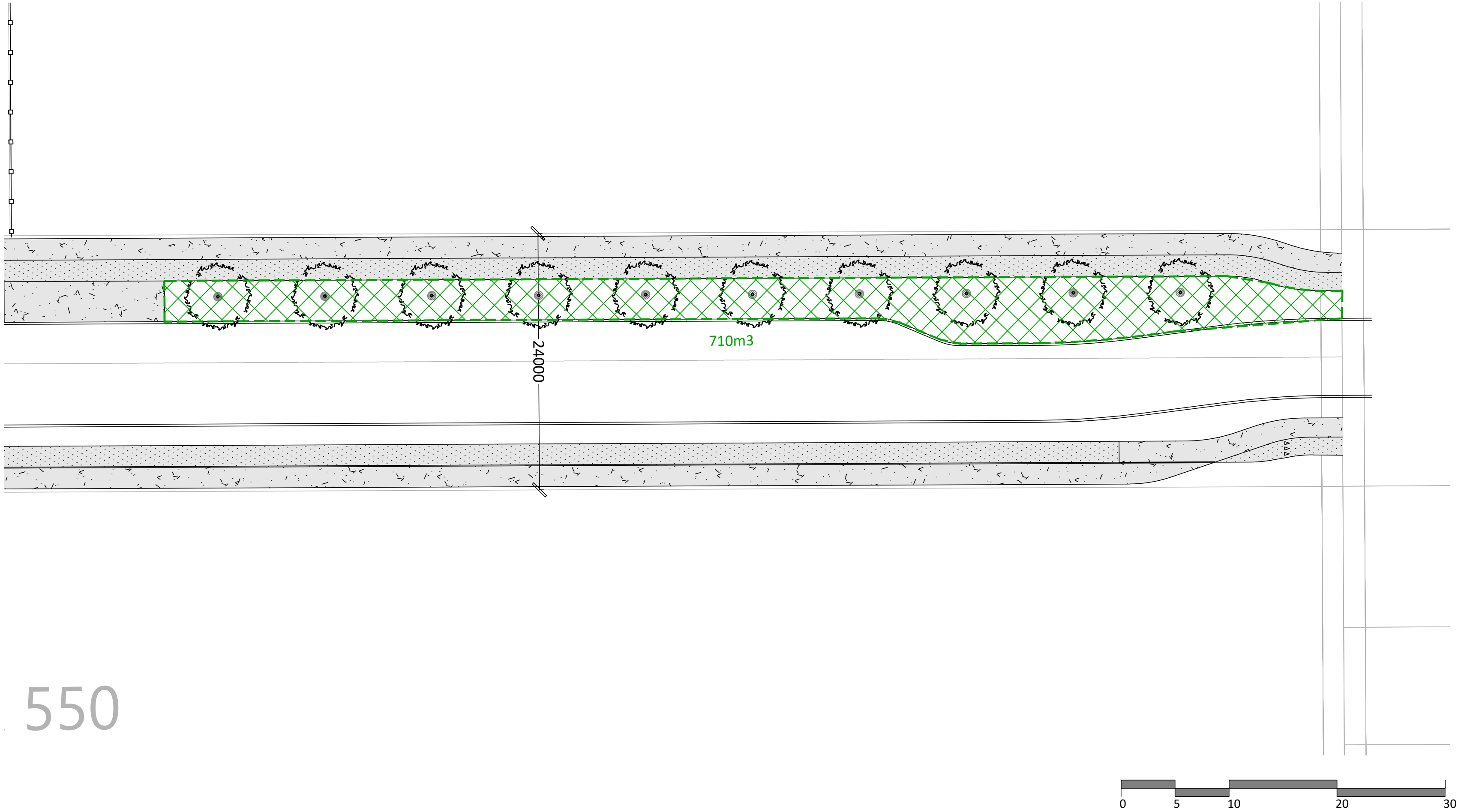
1 SOIL VOLUME CALCULATION - 26m ROW
Scale: 1:300

1 Large Tree Requires: 30m3.
2 Large Trees Requires: 36m3.
All volumes shown are based on a 1.5m soil depth

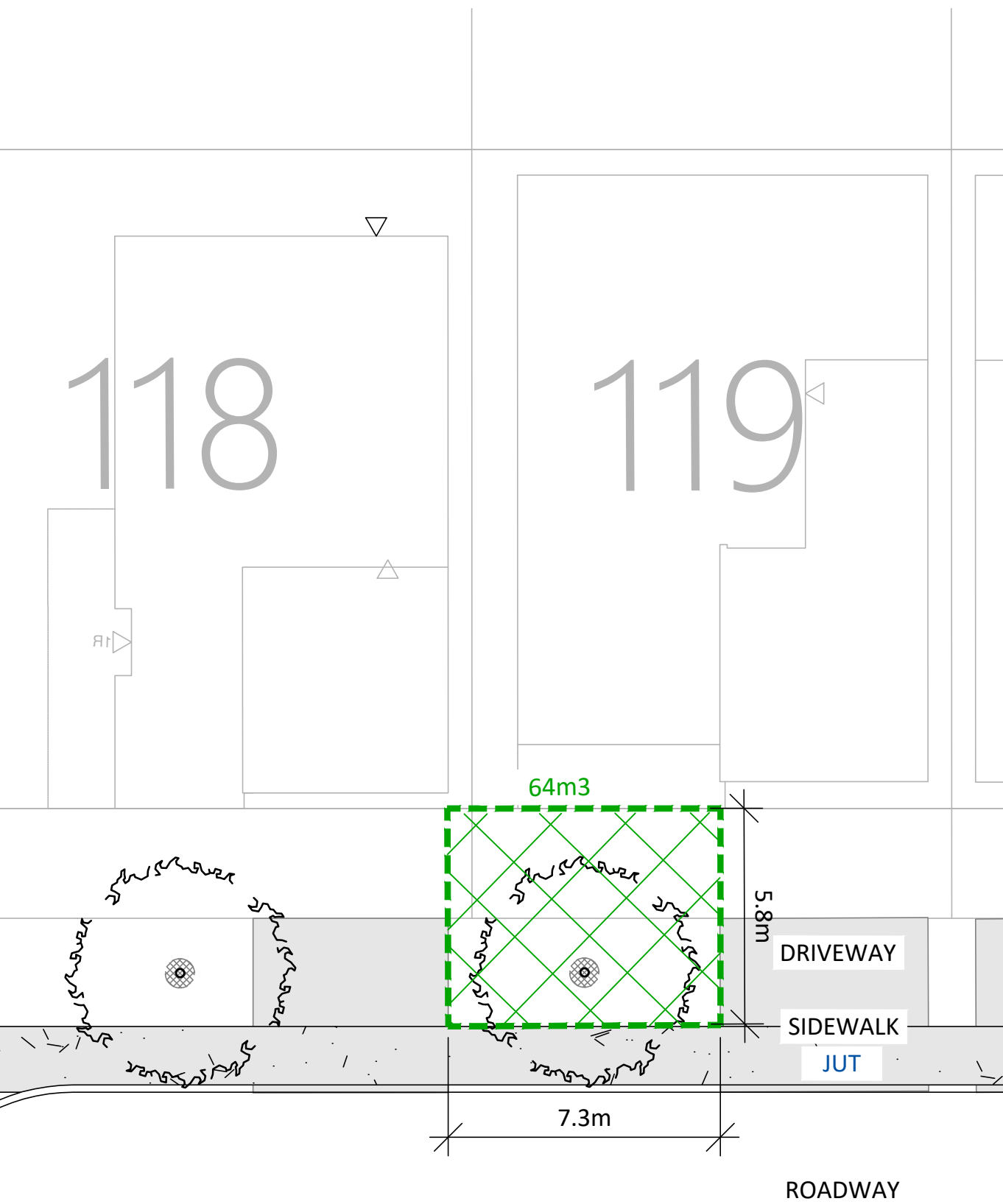


3 SOIL VOLUME CALCULATION - 18.0m ROW
Scale: 1:300

1 Large Tree Requires: 30m3.
2 Large Trees Requires: 36m3.
All volumes shown are based on a 1.5m soil depth



1 SOIL VOLUME CALCULATION - 26m ROW
Scale: 1:300

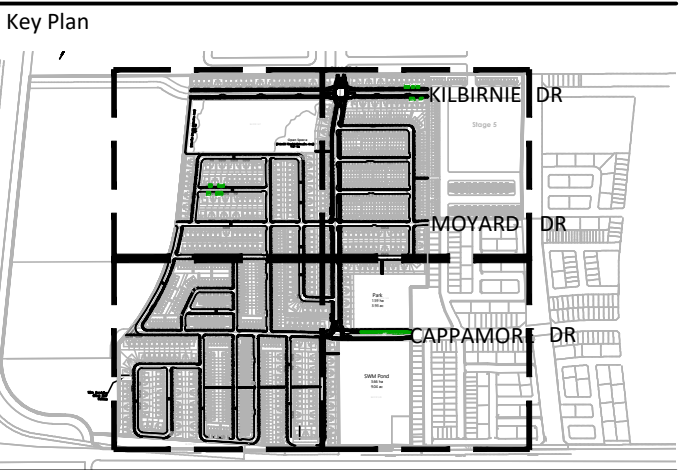


1 Large Tree Requires: 30m3
Total Volume: 7.3m2 x 5.8m x 1.5m (Depth) = 63.5m3
Available Soil Volume: 63.5m3

4 SOIL VOLUME CALCULATION - TYPICAL CALCULATION
Scale: 1:150

TREE SOIL VOLUMES		
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME	MULTIPLE TREE SOIL VOLUME (m3/TREE)
ORNAMENTAL	15	9
COLUMNAR	15	9
SMALL	20	12
MEDIUM	25	15
LARGE	30	18
CONIFER	25	15

Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.



LEGEND	
FENCING	CHAIN LINK FENCE
PLANTING	DECIDUOUS STREET TREE • LARGE, <14m HT. AT MATURITY
SURFACING	DRIVEWAY
MB	SMALL STREET TREE (<7m)
LL	CONIFEROUS TREE

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1	Issued for Preliminary Streetscape Submission	JUN. 29/26
No.	Description	Date
Revision		
City Approval Stamp		



S1 QUINN'S POINTE EXPANSION

3882 Barnsdale Road & 4000 Barnsdale Road

SOIL VOLUME EXAMPLES	
Title	
Date	2026-06-29
Scale	1:750
Drawn	AG
Checked	PG
Job No.	24-017
Sheet	L4.0