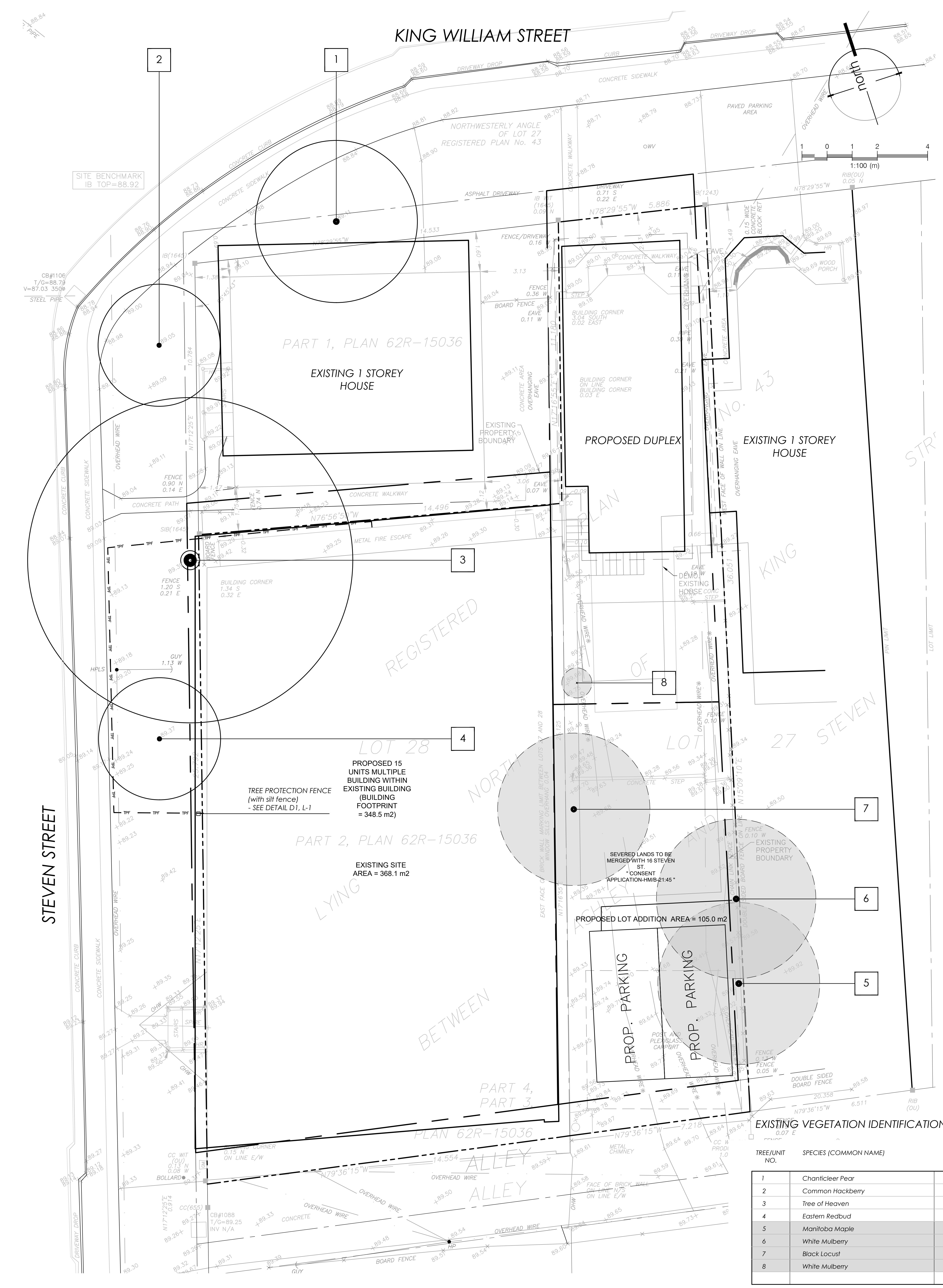
project #: 20-183



NOTE

1. A 'Verification of Tree Protection Letter' by the tree management professional is to be provided to the Director of Planning at the City of Hamilton to confirm that all tree protection measures have been installed prior to the undertaking of any grading activities.

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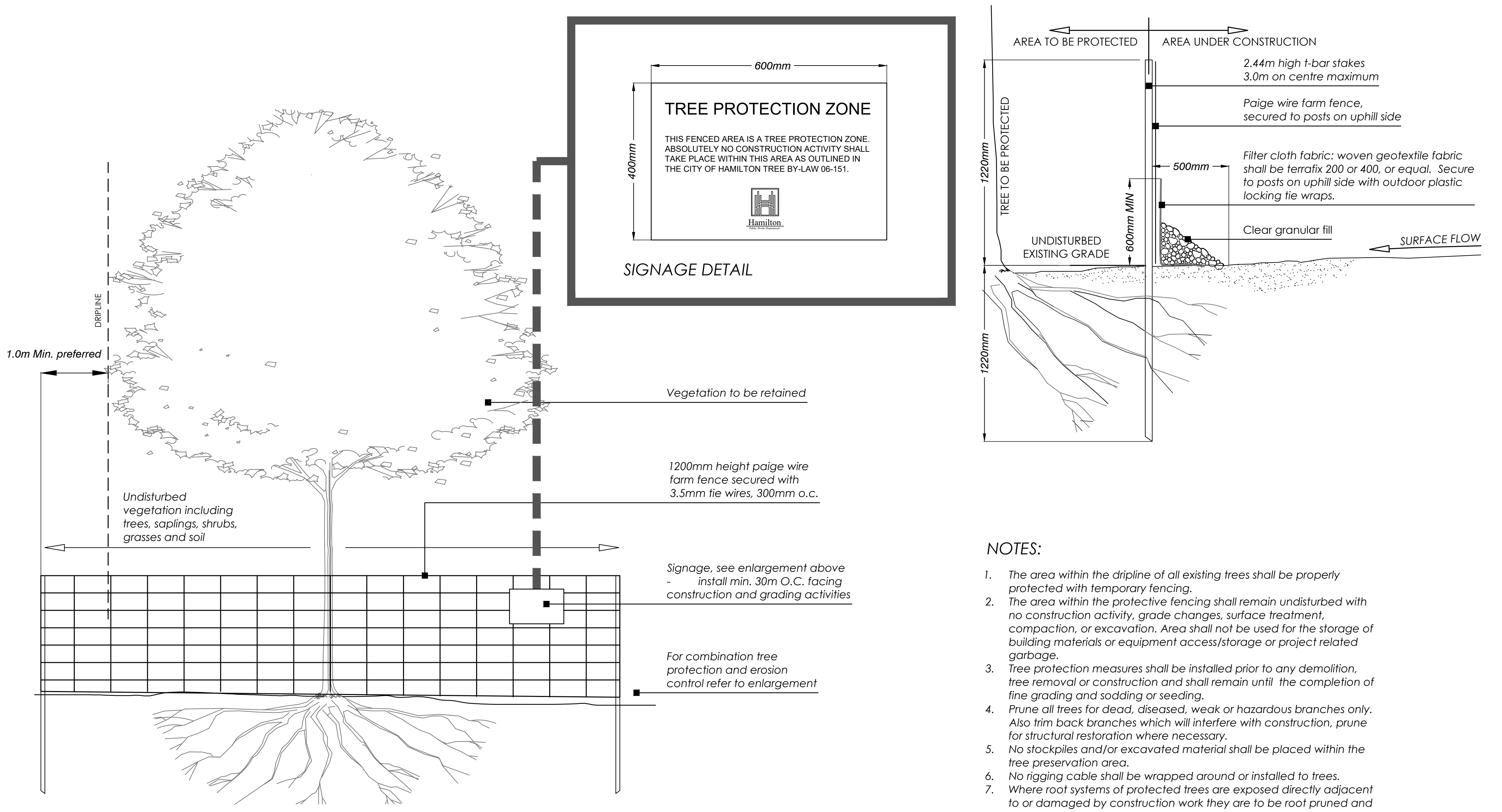
LAST SAVED BY:Station08, Tuesday, January 18, 2022 10:55:32 AM PLOTTED BY:Station01 Tuesday, January 18, 2022 2:28:31 PM



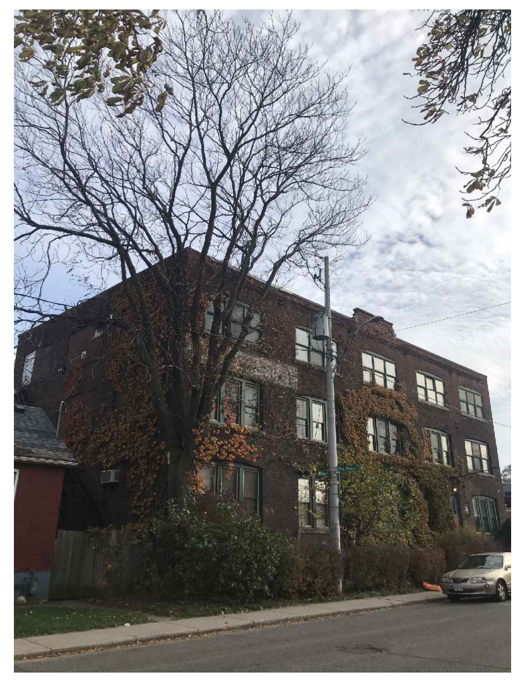
NOTES:

1. The area within the dripline of all existing trees shall be properly protected with temporary fencing.
2. The area within the protective fencing shall remain undisturbed with no construction activity, grade changes, surface treatment, compaction, or excavation. Area shall not be used for the storage of building materials or equipment access/storage or project related garbage.
3. Tree protection measures shall be installed prior to any demolition, tree removal or construction and shall remain until the completion of fine grading and sodding or seeding.
4. Prune all trees for dead, diseased, weak or hazardous branches only. Also trim back branches which will interfere with construction, prune for structural restoration where necessary.
5. No stockpiles and/or excavated material shall be placed within the tree preservation area.
6. No rigging cable shall be wrapped around or installed to trees.
7. Where root systems of protected trees are exposed directly adjacent to or damaged by construction work they are to be root pruned and the area back filled with topsoil to prevent root desiccation.
8. Any fine grading within the preservation area is to be done by hand. no heavy equipment is permitted within the preservation zone.
9. Sediment accumulations to be removed by subdivider/builder when sediment deposits reach within 150mm of top of filter fabric barrier.
10. City of Hamilton Urban Forester to be contacted and a site visit to be coordinated between the City of Hamilton, the Developer and the qualified arborist performing tree service prior to any alteration of municipal trees.
11. A copy of the approved and signed Vegetation Management Plan will be on site for the duration of construction and available upon request from the City of Hamilton Forestry & Horticulture representative.
12. This detail does not represent any particular tree species.

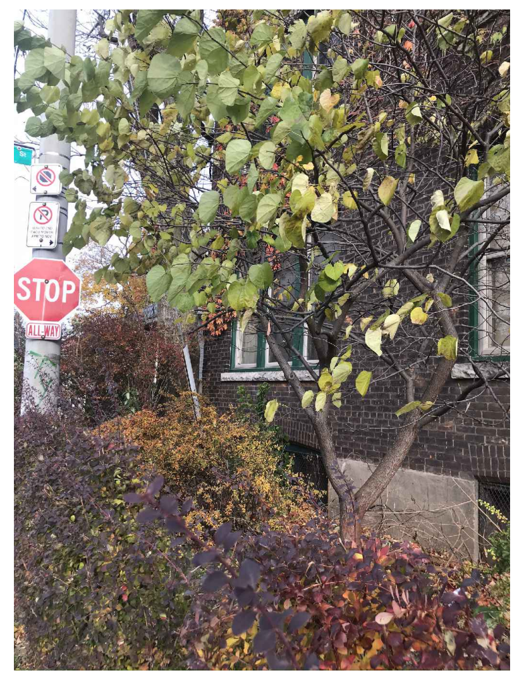
1
L-1

Tree Protection Fencing (with silt fence)

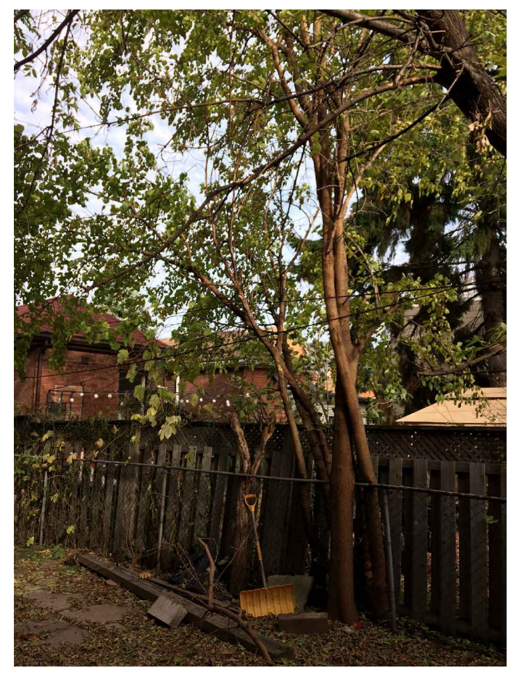
SCALE: NTS



Tree #3



Tree #4



Tree #6

Tree #7

EXISTING VEGETATION IDENTIFICATION TABLE

TREE/UNIT NO.	SPECIES (COMMON NAME)	SPECIES (BOTANICAL NAME)	DBH (cm)	CROWN CLASS*	CONDITION**	VEGETATION VALUE & PHYSICAL CONSTRAINTS	POTENTIAL IMPACTS FROM CONSTRUCTION	OWNERSHIP	RECOMMENDATION
1	Chanticleer Pear	Pyrus calleryana	18	D	Good	-	None	Municipal ROW	SAVE
2	Common Hackberry	Celtis occidentalis	13	D	Fair-Good	Growing under overhead hydro wires	None	Municipal ROW	SAVE
3	Tree of Heaven	Ailanthus altissima	78	D	Fair-Good	Large broken leader, growing into adjacent building and into hydro wire	None	Boundary Tree (ROW & Subject Site)	SAVE
4	Eastern Redbud	Cercis canadensis	15 [10, 11]	D	Good	-	None	Municipal ROW	SAVE
5	Manitoba Maple	Acer negundo	35 [21, 27]	D	Poor	Growing into fence, hydro lines and overhead structure; invasive	Conflict with proposed parking	On property	REMOVE
6	White Mulberry	Morus alba	25 [8, 12, 20]	D	Poor	Limbs growing into each other. Growing into fence and hydro wire	Tree is in poor condition	On property	REMOVE
7	Black Locust	Robinia pseudoacacia	22 [15, 16]	D	Poor	Growing into building, fence and out of window well. Limbs growing into each other	Tree is in poor condition	On property	REMOVE
8	White Mulberry	Morus alba	12	D	Fair-Good	Growing in between buildings	Conflict with proposed demolition	On property	REMOVE

* CROWN CLASS
Dominant- (D) Emergent canopy (receives full sunlight)
Co-dominant - (C) Not fully emergent (top of canopy receives sunlight)
Intermediate - (I) Sub-canopy tree (receives partial sunlight)

** CONDITION - consideration of trunk integrity, crown structure and crown vigor
Good - few or no issues related to trunk integrity, crown structure or crown vigor
Fair - minor issues related to trunk integrity, crown structure (form, some dead or damged branches) or crown vigor (20-80% healthy foliage)
Poor - issues with trunk integrity such as cavities or exposed dead wood, poor crown structure (poor form, no clear leader, significant dead or damaged branches) or poor crown vigor (<20% healthy foliage)

CONDITION OF TREES
The decision to remove or retain a tree is subject to the forecasted development impacts, the structural condition of the tree (e.g. cracks, cavities, decay, weak branching, leaning, hazard potential), the biological condition of the tree (e.g. pest or disease concerns, overall health) and the suitability of the tree in its location (e.g. hardiness, soil conditions, salt tolerance, visual obstruction, available soil volume)

MIGRATORY BIRDS AND NESTS:

1. The Owner and Contractor must be aware of the Migratory Birds Convention Act, 1994 - specifically;
    - No tree removal or construction activity shall contravene the Act.
    - Construction activities with the potential to harm migratory birds or their nest should be restricted from March 15 to August 31.
    - If work must occur during the migratory bird breeding season, a nest survey should be taken by a qualified avian biologist.
    - A mitigation plan (showing active nests and appropriate buffers) may be required for review and approval by the Canadian Wildlife Services.

TREE REMOVAL:

1. No trees shall be removed prior to municipal approvals of the Tree Management/Tree Preservation Plan.

BOUNDARY TREES:

2. Note that boundary trees are protected under the Ontario Forestry Act. Boundary trees are defined in the Forestry Act (Section 10.2) and are considered shared or co-owned property. The Forestry Act indicates that it is a prosecutable offense for one co-owner to injure or cut down a boundary tree without the other co-owner's permission.
3. Written permission from the neighbouring property owner is required prior to removal or injury of any boundary tree(shared ownership) or any tree that is not fully on the subject property.
4. An ISA certified Arborist should be on site prior to any work being performed within the rootzone of a boundary or neighbouring tree to perform root pruning as required.

KEY MAP - N.T.S.

LEGEND

— - - —	property line
2	existing tree number (refer to chart)
○	existing vegetation to remain
●	existing vegetation to be removed
88.84	existing elevations
— TPF —	tree protection fence (with silt fence) - see detail D1, L-1

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2	2022-01-18	Issued for Zonign By-law Amendment Application

STAMP

MARIO PATITUCCI
MEMBER

CLIENT
2739095 Ontario Inc.

MUNICIPALITY
City of Hamilton

PROJECT
Steven Street Housing
16 Steven Street

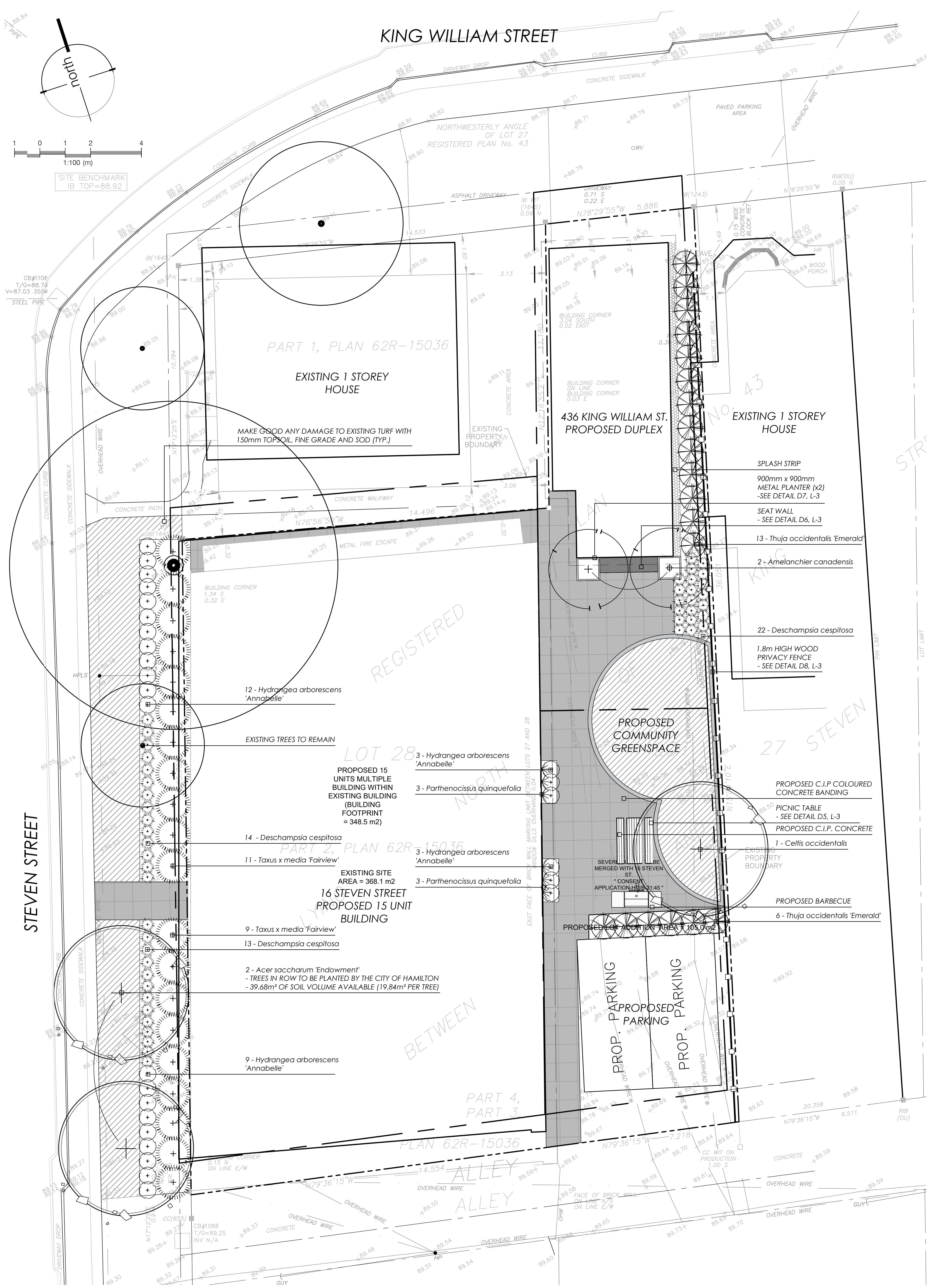
MUNICIPAL FILE NUMBER

SHEET
Tree Management Plan
L-1

adesso design inc.
landscape architecture

218 Locke Street South, 2nd Floor
Hamilton, ON L8P 4B4
t. 905.526.8876
www.adessodesigninc.ca

project #: 20-183



PLANT LIST

QNTY.	BOTANICAL NAME	COMMON NAME	CAL.	SIZE	COND.	MATURE HEIGHT (m)	MATURE SPREAD (m)	O.C. SPACING (m)	COMMENTS
	TREES								
2	Acer saccharum 'Endowment'	Endowment Sugar Maple	50mm		W.B.	17.0	6.0	as shown	-
2	Amelanchier canadensis	Serviceberry	50mm		W.B.	6.0	4.0	as shown	-
1	Celtis occidentalis	Common Hackberry	50mm		W.B.	18.0	16.0	as shown	-
19	Thuja occidentalis 'Emerald'	Emerald Cedar		200cm	W.B.	5.0	1.25	1.0	-
	SHRUBS								
27	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea			#3 cont.	1.25	1.25	1.0	-
20	Taxus x media 'Fairview'	Fairview Yew			#3 cont.	2.0	1.75	1.25	.
	PERENNIALS/ GRASSES								
49	Deschampsia cespitosa	Tufted Hair Grass			#1 cont.	1.0	0.8	0.6	-
6	Parthenocissus quinquefolia	Virginia Creeper			#1 cont.	0.3	20.0	1.0	.

LANDSCAPE NOTES:

1. All work to be carried out in accordance with by-laws and codes having jurisdiction over site location.
2. Complete all work to the satisfaction of the Landscape Architect.
3. Report any changes, discrepancies or substitutions to the Landscape Architect for review. Obtain approval from the Landscape Architect before proceeding.
4. It is the contractor's responsibility to determine existing service locations.
5. Exact locations of plant material will be determined by placement of site services such as hydro vaults, meters, utilities roof rain water leaders, driveways, light standards, etc.
6. All plant material locations to be staked or marked out and approved by Landscape Architect prior to installation.
7. Supply all plant material in accordance with the Canadian Standards for Nursery Stock (8th ed.).
8. Install plant material according to details shown.
9. Supply and place mulch in accordance with Canadian Landscape Standard (Section 10, Mulching). Disturbed soil areas around trees and shrubs are to be covered with shredded conifer bark mulch such as 'Cedar Bark Mulch' by All Treat Farms or 'Classic Cedar Mulch' by Gro-Bark, or approved equivalent. Alternative mulches must be approved by the Landscape Architect.
10. Contractor to utilize layout dimensions where provided
11. Provide planting bed area as noted on the drawing or to accommodate mature size of plant material.
12. All support systems must be removed by the contractor at time of final acceptance. No extras will be paid to complete this work
13. Supply and place topsoil in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) to a minimum depth of 150mm unless otherwise specified.
14. Supply and place sod in accordance with Canadian Landscape Standard (Section 7, Lawns & Grass and Section 8, Turfgrass Sod)unless otherwise specified.
15. Supply and place seed in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) unless otherwise specified. All 5:1 or greater slopes to be seeded with tacifier. Contractor to provide necessary erosion control protection as required to ensure soil stabilization and proper seed germination.
16. All dimensions in meters unless otherwise noted.
17. If discrepancies arise between plant material count shown on drawing and plant list, the drawing shall be considered correct.
18. Contractor to provide minimum one (1) year warranty (including trees on municipal property) from date accepted on all work unless otherwise specified.
19. Any site plan or grading and servicing shown is for information only. Refer to approved drawings.
20. Not for construction unless stamped, signed and dated by Landscape Architect.
21. Drawings not to be reproduced without written consent from Landscape Architect.
22. Approval of landscape plan to be obtained from municipality.
23. All plant material to be planted a minimum of 1.0m from any swales or ditches.
24. For grading and servicing information refer to the consulting Engineer's drawings.
25. For lighting information and power distribution refer to the electrical consultant's drawings.

CITY OF HAMILTON LANDSCAPE NOTES:

1. Any plant material substitutions require the approval of the City of Hamilton.
2. Plant material and fencing shall be minimum to be provided by the owner. Any additions must comply to the zoning by-law.
3. Any sodding, planting or work on lands abutting the property from the lot lines to sidewalk and curbing, shall be to the satisfaction of the City of Hamilton.
4. All landscaping shall be installed prior to the end of the first growing season following the occupancy of the development.
5. Unless otherwise specified all landscaped areas are to be sodded.
6. Unless otherwise specified all undeveloped areas shall be undisturbed and kept free and clear of debris and maintained.

KEY MAP - N.T.S.

LEGEND

― ― ―	property line
○	existing tree to remain
⊕	proposed deciduous tree
⊕	proposed ornamental tree
✳	proposed coniferous tree
⊙	proposed shrub
✿	proposed grass and perennial
88.84	existing elevation
▨	min. 150mm topsoil, fine grade & sod
■	C.I.P. concrete
⌒	C.I.P. coloured concrete banding

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ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
MARIO PATITUCCI
OALA
MEMBER

CLIENT
2739095 Ontario Inc.

MUNICIPALITY
City of Hamilton

PROJECT
Steven Street Housing
16 Steven Street

MUNICIPAL FILE NUMBER

SHEET
Landscape Plan
L-2

adesso design inc.
landscape architecture

218 Locke Street South, 2nd Floor
Hamilton, ON L8P 4B4
t. 905.526.8876
www.adessodesigninc.ca

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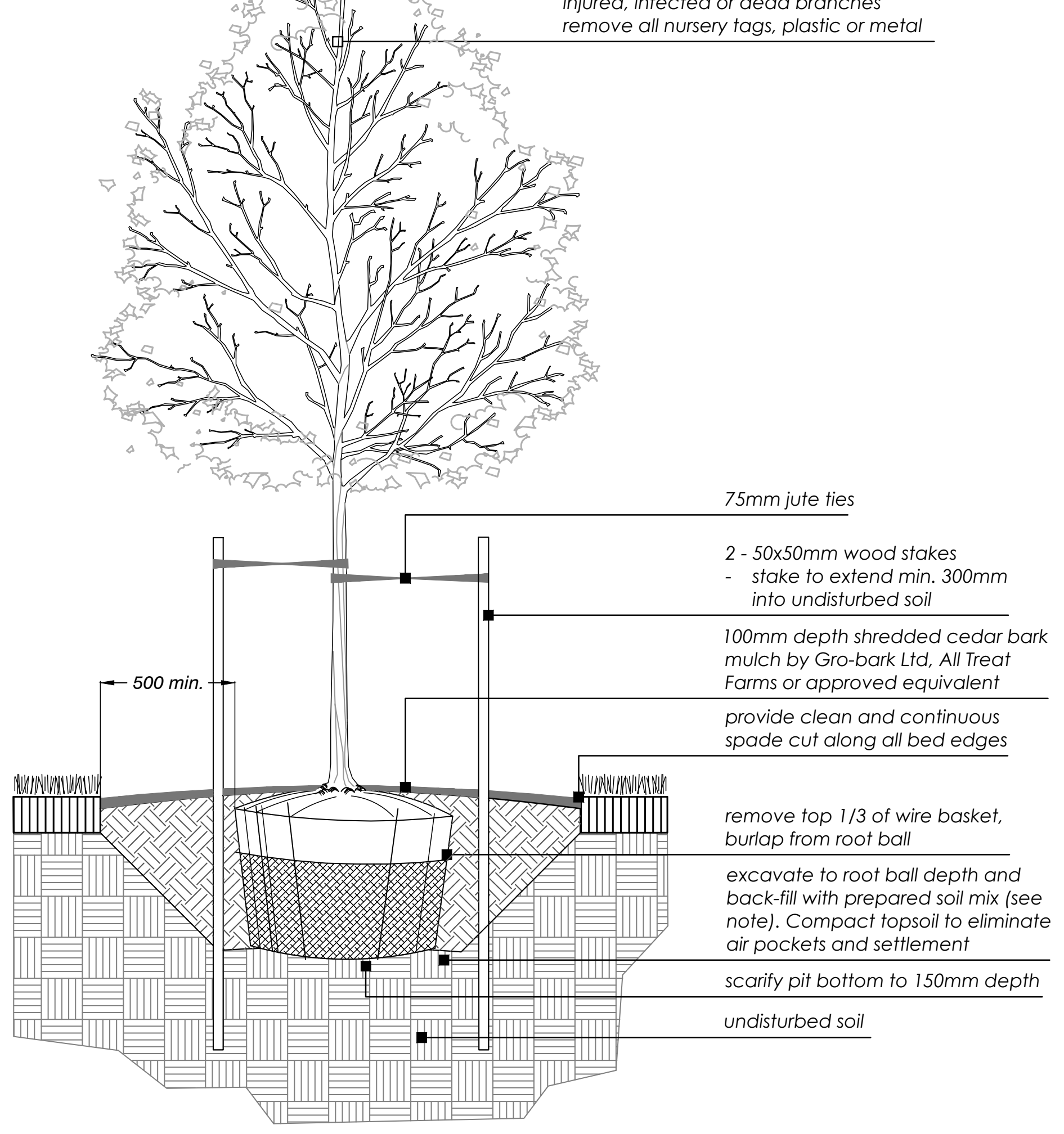
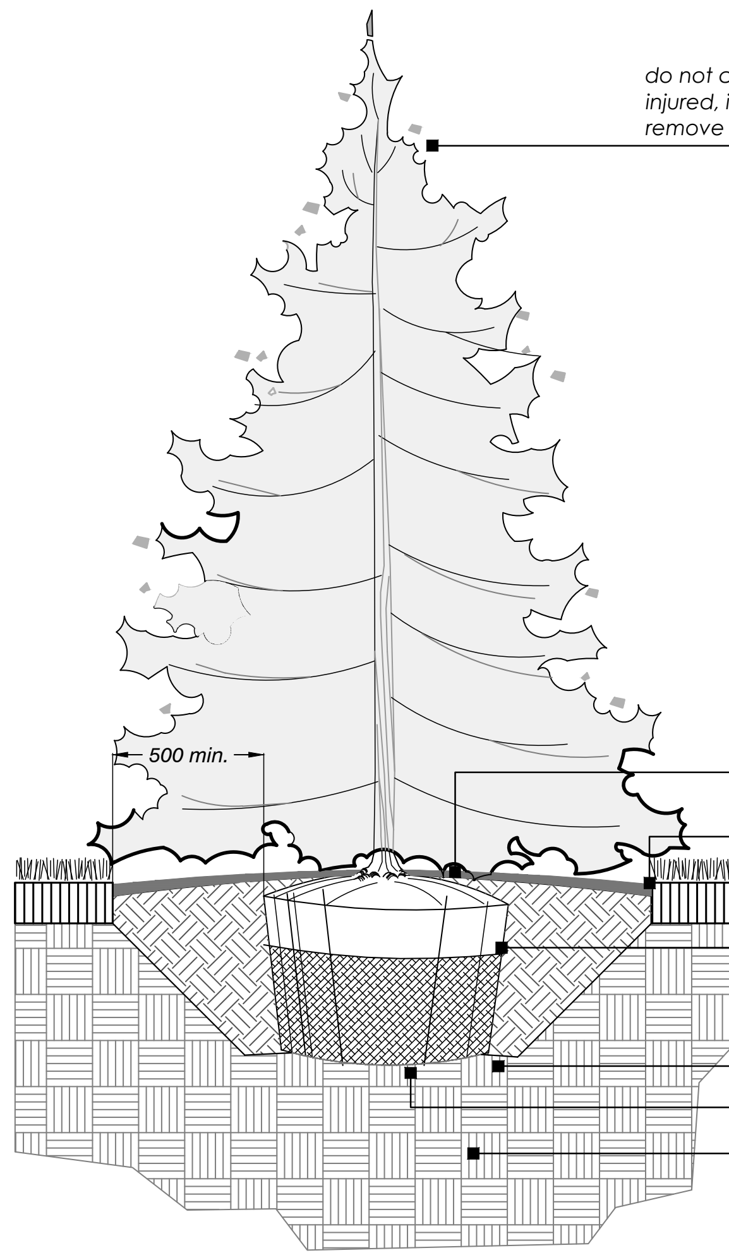
project #: 20-183



Balled & Burlapped/ Wire Basket Deciduous Tree

1 / L-3

SCALE: NTS



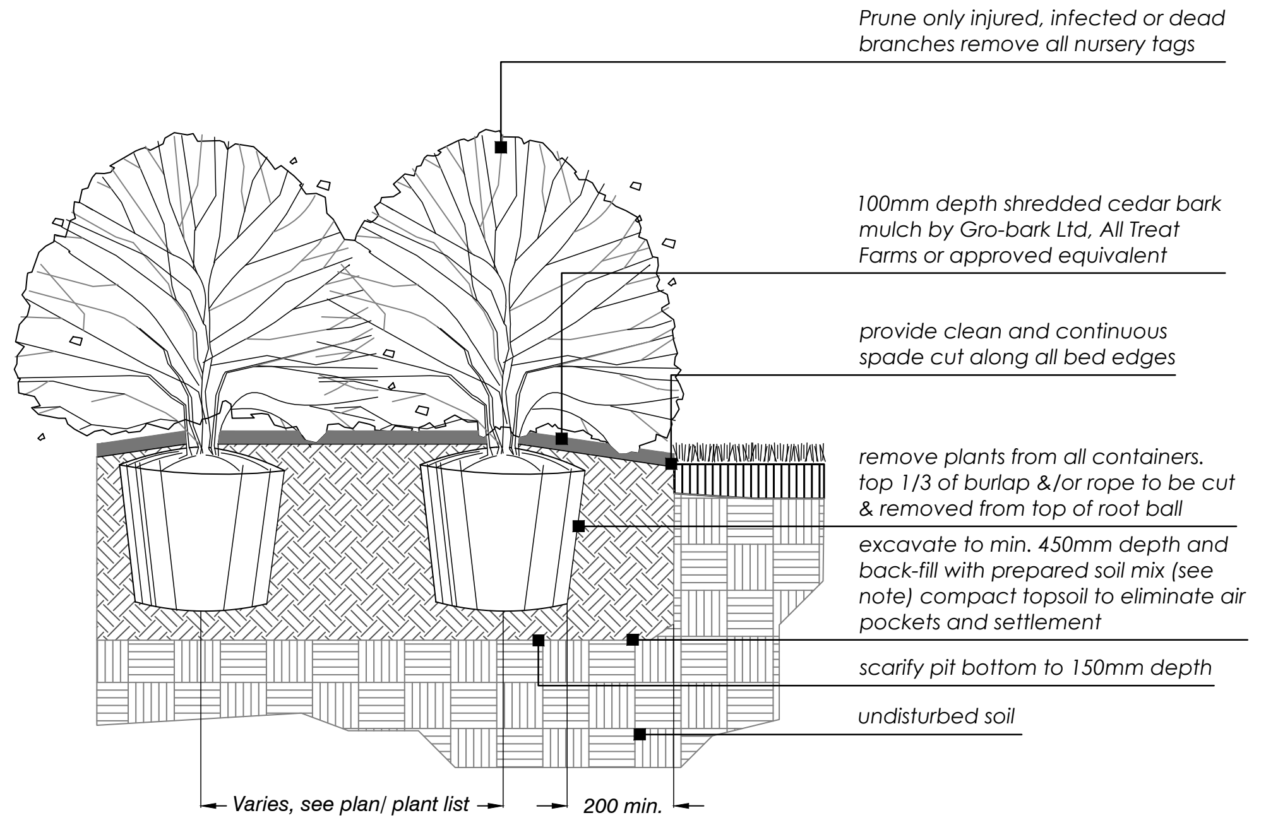
NOTE

CONTRACTOR SHALL PROVIDE BURLAP WRAP FOR WINTER PROTECTION FOR DURATION OF MAINTENANCE AND WARRANTY PERIOD.

Balled & Burlapped/ Wire Basket Coniferous Tree

2 / L-3

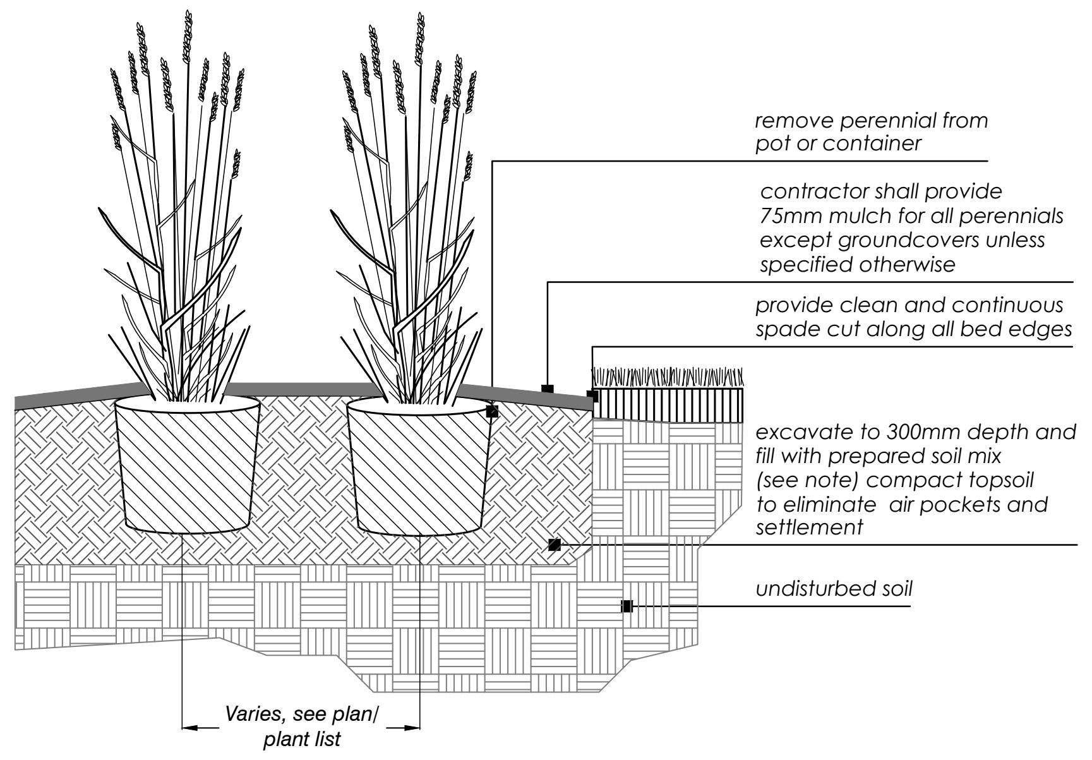
SCALE: NTS



Container Grown Shrub

3 / L-3

SCALE: NTS



Container Grown Perennial

4 / L-3

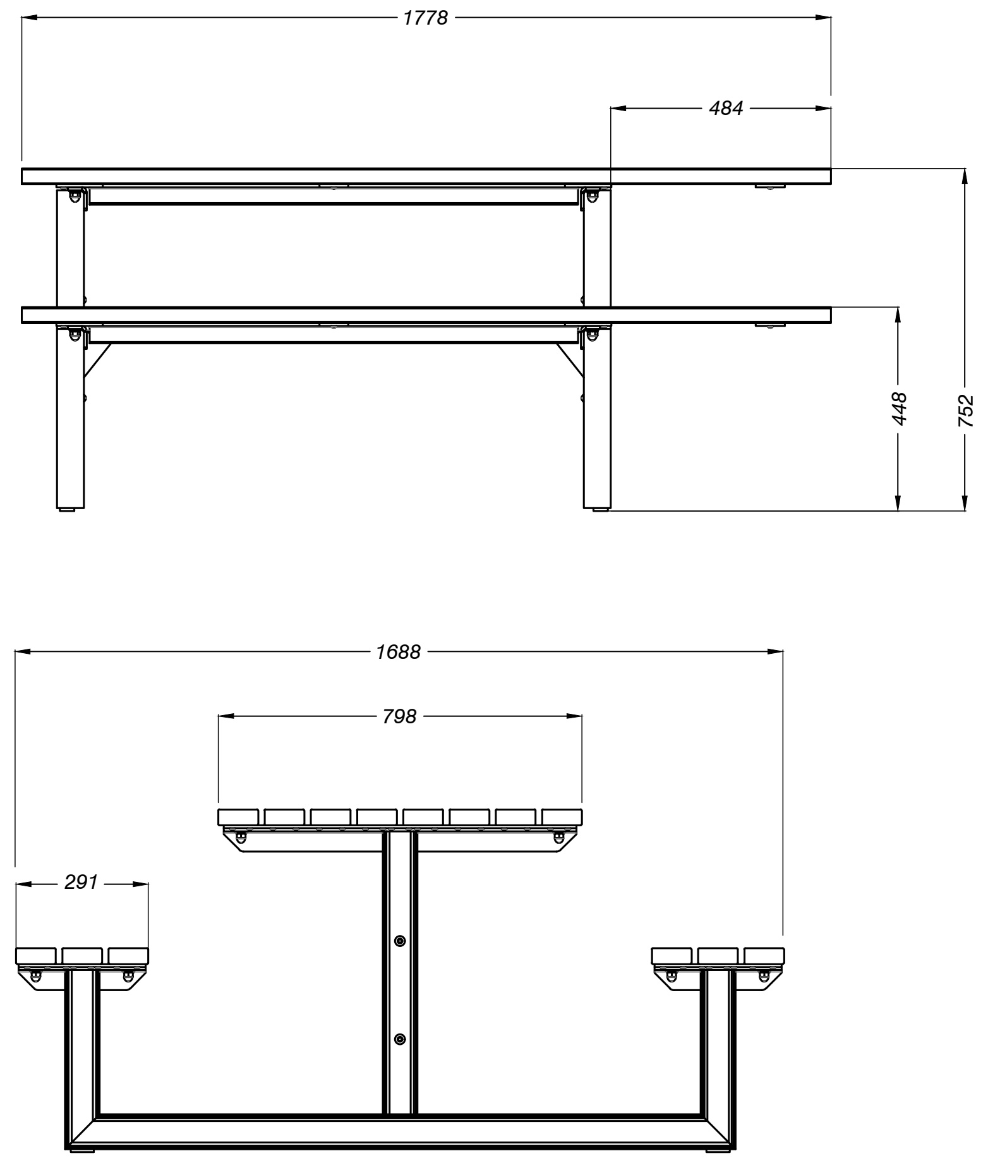
SCALE: NTS

PLANTING NOTES:

1. *Soil mixture: four (4) parts native soil, one (1) part well rotted compost.If existing soil is not suitable provide triple mix topsoil or approved equal.*
2. *Saucer shall be soaked with water and mulched immediately following planting.*
3. *Massed shrubs shall be planted in continuous mulched beds unless otherwise noted.*
4. *Staking schedule;*
   - *< 30mm caliper size/ 2500mm ht. - one stake*
   - *> 30mm caliper size/ 2500mm ht. - two stakes*
   - *> 70mm caliper - three stakes*
5. *All support systems must be removed once tree is established.*
6. *All trees to be straight and planted vertically regardless of slope.*
7. *Top of root flare shall be positioned 50mm above grade.*
8. The following depths of soil are required for planting;
   - 15cm topsoil for sod;
   - 30cm of topsoil for perennials;
   - 45cm of topsoil for shrubs;
   - 90cm of topsoil for trees

PLANTING NOTES (HAMILTON):

1. *Soil mixture: four (4) parts native soil, one (1) part well rotted compost. If existing soil is not suitable provide triple mix topsoil or approved equal.*
2. *Saucer shall be soaked with water and mulched immediately following planting.*
3. *Massed shrubs shall be planted in continuous mulched beds unless otherwise noted.*
4. *Staking schedule;*
   - *< 30mm caliper size/ 2000mm ht. - one stake*
   - *30-50mm caliper size/ 2500mm ht. - two stakes*
   - *> 50mm caliper - no stakes*
5. *All support systems must be removed once tree is established.*
6. *All trees to be straight and planted vertically regardless of slope.*
7. *Top of root flare shall be positioned 50mm above grade.*
8. *As per the City of Hamilton Planting Policy ensure that the root ball of the proposed trees is large enough to accommodate at least 75 percent of the fibrous root system (e.g. for 50mm caliper trees the root ball diameter must be 70cm minimum).*
9. *No single species shall make up more than 20% of the total street tree population, where the development includes 20 or more tree plantings.*
10. *Shall be spaced a minimum of 8 meters and maximum of 10 meters apart where proposed along non-residential frontage, such as park blocks.*
11. *New sidewalks, paving or asphalting shall allow 1.5 m² of breathing space for tree roots, and shall include such construction materials such as interlocking stone, rubber mats and steel grating to allow for this breathing space.*
12. *Individually planted trees in new sidewalks installations shall include 21m³ of soil and a grouping of 2 or more trees in a soil bed shall include 16m³ of soil per tree.*



MAGLIN PICNIC TABLE - MLPT210-S-W

MATERIALS:	The MLPT210 Series Cluster Seating frame is made from 3" x 2-3/8" structural I-Beam with mitered corners. Horizontal support beams are used for superior stability and structural integrity. Surface material is 3.5" (actual) Ipe hardwood or HDPE Recycled Plastic - wood grain appearance.
FINISH:	*All steel components are protected with E-Coat Rust Proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces. Ipe wood slats are finished with penetrating sealers.*
COLOR:	*Black*
UNITS:	1 units*, see landscape plan for layout.*
INSTALLATION:	*The MLPT210 Series Cluster Seating surface mount tables are delivered pre-assembled. Tables with the direct burial option are shipped knocked down with minimal assembly required.*
SUPPLIED BY:	*Maglin Furniture Systems Ltd.* *6-27 Bysham Park Drive* *Woodstock, Ontario Canada, N4T 1P1* *T: 519 539-6776* *F: 877-260-9393* *E: sales@maglin.com*

Picnic Table by Maglin (or approved equal)

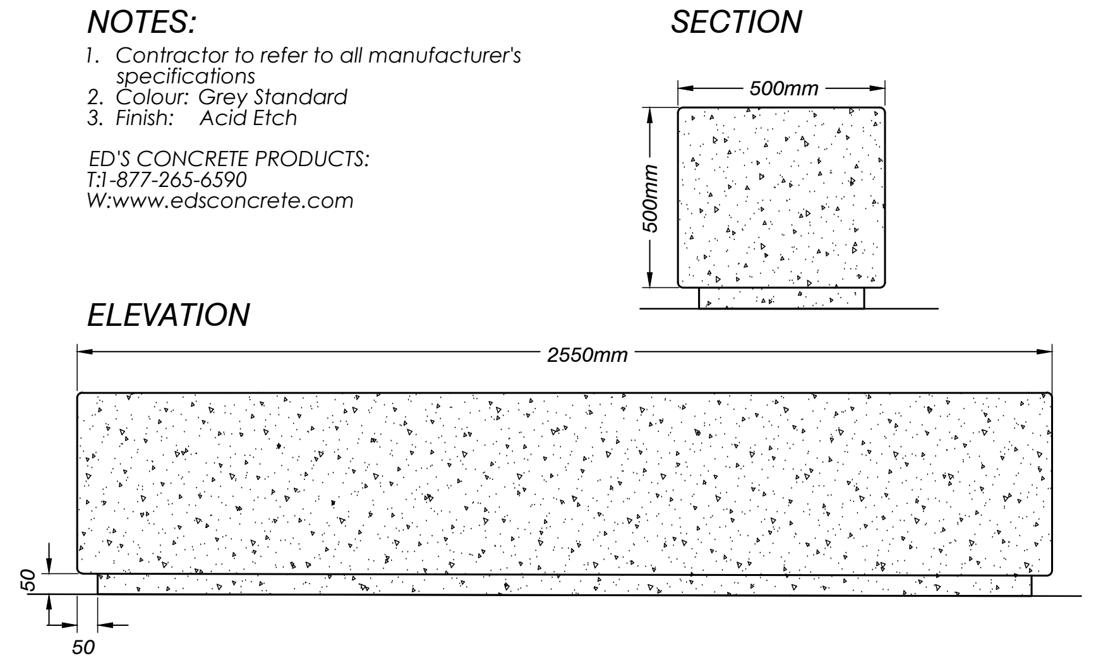
5 / L-3

N.T.S.

NOTES:

1. *Contractor to refer to all manufacturer's specifications*
2. *Colour: Grey Standard*
3. *Finish: Acid Etch*

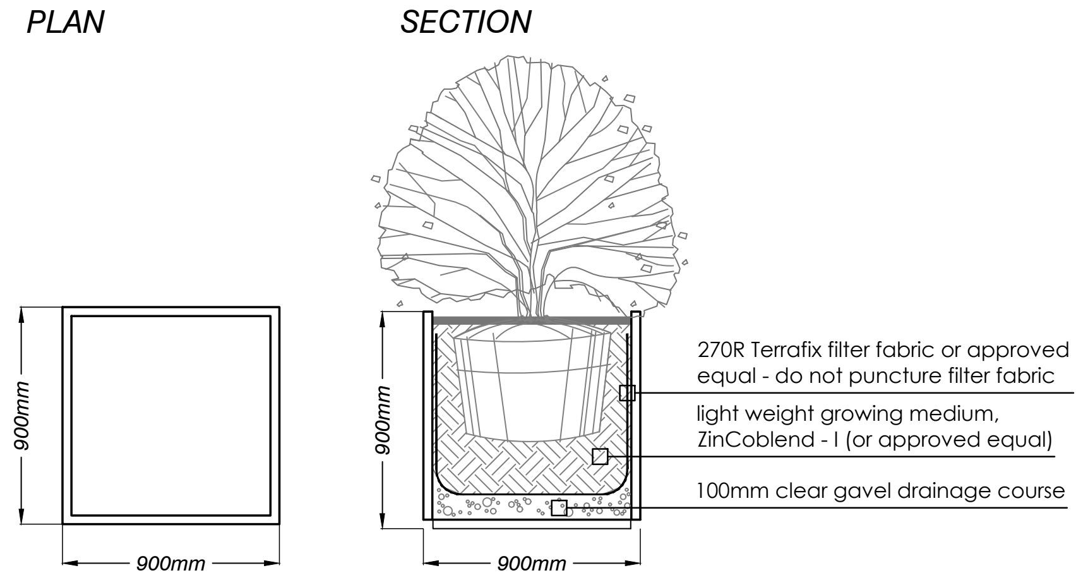
ED'S CONCRETE PRODUCTS:
T:1-877-265-6590
W:www.edsconcrete.com



Precast Concrete Bench (CU209420) by Ed's Concrete (or approved equal)

6 / L-3

SCALE: NTS



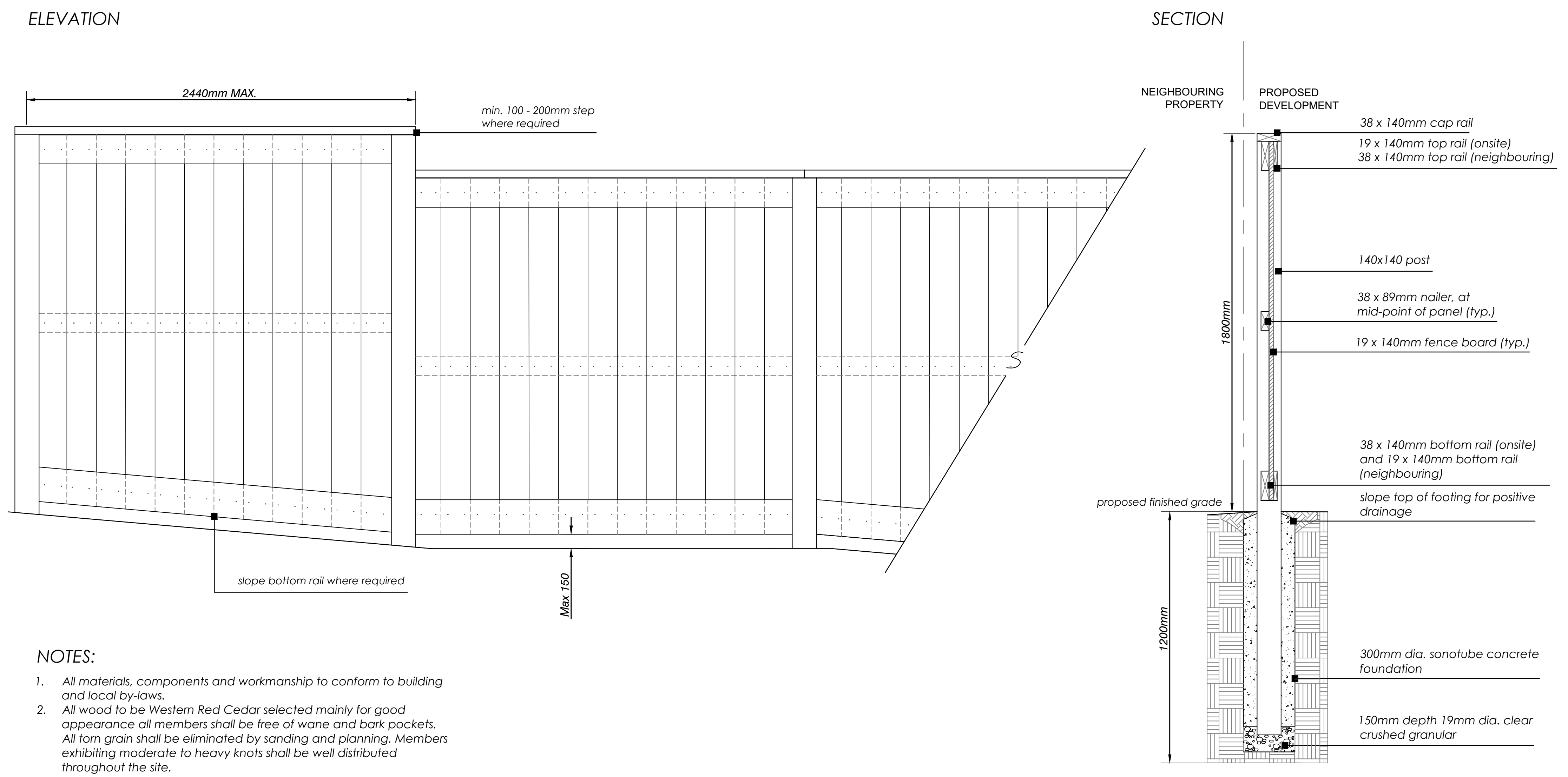
CUSTOM CUBE

DIMENSIONS:	L35" x W35" x H35" (0.90m x 0.90m x 0.90m)
MATERIALS:	Thick gauge galvanized steel
FINISH:	All steel components are protected with the duplex protection process (powdercoat)
UNITS:	2 units on site, see landscape plan for locations.
COLOUR:	Black
SUPPLIED BY:	Veradek Inc. P: 1-888-538-5552 E: info@veradek.com F: 1-905-660-4971

Metal Planters by Veradek - or approved equal

7 / L-3

SCALE: NTS



NOTES:

1. *All materials, components and workmanship to conform to building and local by-laws.*
2. *All wood to be Western Red Cedar selected mainly for good appearance all members shall be free of wane and bark pockets. All torn grain shall be eliminated by sanding and planning. Members exhibiting moderate to heavy knots shall be well distributed throughout the site.*
3. *All wood to bear lumber grading stamp.*
4. *All fasteners shall have exterior grade finishes suitable for use with cedar. Stainless steel, zinc-dipped or ceramic-coated wood/deck screws are acceptable. Stainless steel is preferred.*
5. *All galvanizing to be hot dipped in conformance to CSA standard C164.*
6. *Drive all fastener heads below surface of wood. Use sufficient size and quantity of fasteners to ensure a stable, secure structure.*
7. *Step fence panels minimum of 100 - 200mm at posts as required by grade conditions. Sloping of panels may be required for certain grade conditions - Consultant's approval required.*
8. *Lumber sizes are actual sizes rather than nominal sizes.*
9. *Concrete to have minimum compressive strength of 25 MPa @ 28 days with 5-7% air entertainment.*
10. *See landscape plan for fence location.*

GENERAL LAYOUT NOTES

1. *All fences adjacent to road allowances and walkways to be erected 0.15m onto private property. Fencing is not to be erected on the lot line or into any road allowance or easement.*

2. *Footing and excavation to be entirely on proposed development lands.*

Wood Privacy Fence (1.8m height -cedar)

8 / L-3

SCALE: NTS

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16 Steven Street

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L-3

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