

Public Release  
January 15, 2019



**Town of Aurora**  
**Additional Items No. 2 to**  
**General Committee Meeting Agenda**

Tuesday, January 15, 2019  
7 p.m., Council Chambers

- **Item R9 – PDS19-011 – Application for Site Plan Approval**  
**Gottardo Construction – Flex Office Site**  
**95 Eric T Smith Way**  
**Lot 3 and Part of Block 11, Registered Plan 65M-4324**  
**File Number: SP-2018-06**  
**Related File Number: D14-05-04 and D12-05-1A**



**Town of Aurora  
General Committee Report**

**No. PDS19-011**

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**Subject:** Application for Site Plan Approval  
Gottardo Construction – Flex Office Site  
95 Eric T Smith Way  
Lot 3 & Part of Block 11, Registered Plan 65M-4324  
File Number: SP-2018-06  
Related File Number: D14-05-04 & D12-05-1A

**Prepared by:** Michael Logue, Program Manager, Economic Planning

**Department:** Planning and Development Services

**Date:** January 15, 2019

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## **Recommendations**

- 1. That Report No. PDS19-011 be received;**
- 2. That site plan application number SP-2018-06 (Gottardo Construction Limited) to permit the development of the subject lands for a one storey, flex office building be approved; and**
- 3. That the Mayor and Town Clerk be authorized to execute the Site Plan Agreement, including any and all documents and ancillary agreements required to give effect to same.**

## **Executive Summary**

This report seeks Council's approval of the application for site plan on 95 Eric T Smith Way. Proposed is a one storey, multiple occupancy, mixed use flex office, totaling 4,723 square metres (50,843 square feet).

- The site plan application is consistent with Provincial, Regional and Town land use planning policy;
- Planning and Development Services has reviewed the subject application in accordance with the provisions of the Town's Official Plan, Zoning By-law and municipal development standards respecting the subject lands;

- All departments and agencies have provided comment and are able to support the site plan application now that all technical comments have been addressed;
- All technical revisions reviewed to the satisfaction of Town staff, the application is ready to proceed to execution of the site plan agreement;
- Staff recommends approval of site plan application number SP-2018-06.

## **Background**

The subject lands were formerly part of the larger Town owned lands known municipally as 15059 Leslie Street. The lands were rezoned by the Town from Rural General to a site-specific Business Park zone and a Plan of Subdivision was registered. The subject lands were purchased by the developer from the Town, and the proposed site plan application (Figure 2) is consistent with the concept presented by the applicant at the time of purchase.

## **Application History**

Originally part of the same parcel but conveyed separately, a Holiday Inn Express hotel (Identified as “under separate application” on Figure 2) to the north-east of the proposed flex office was the applicant’s first Site Plan, approved by Council on June 12, 2018.

## **Location / Land Use**

As illustrated on Figure 1, the subject lands are located within an existing business park subdivision towards the eastern end of Eric T Smith Way, municipally known as 95 Eric T Smith Way. The subject lands has a lot area of 1.9 Hectares (4.7 Acres). The subject lands are currently vacant.

## **Surrounding Land Uses**

The surrounding land uses are as follows:

North: Eric T Smith Way; Bulk Barn headquarters; Hallgrove Business Park;

South: Public Open Space; protected “Countryside”;

East: Holiday Inn Express Hotel (under construction); Future Phase 2 development (Business Park); Highway 404; and

West: Recently built & future development Business Park lots on Eric T Smith Way.

## **Policy Context**

### Provincial Policies

All Planning Act development applications are subject to provincial policies. The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest. These policies support the development of strong communities through the promotion of efficient land use and development patterns. The Growth Plan for the Greater Golden Horseshoe is a guiding document for growth management within the Greater Golden Horseshoe (GGH) Area to 2041. The Growth Plan provides a framework which guide decisions on how land will be planned, designated, zoned and designed. The Lake Simcoe Protection Plan (LSPP) is a provincial document that provides policies which addresses aquatic life, water quality, water quantity, shorelines and natural heritage, other threats and activities (including invasive species, climate change and recreational activities) and implementation.

### York Region Official Plan (YROP)

The Regional Official Plan designated the subject lands as “Urban Area”. Eric T Smith Way is not on a Regional road, and is located within Wellhead Protection Area ‘Q’ (Recharge Management Area).

### Town of Aurora Official Plan

The subject lands are designated “Business Park” in the Bayview Northeast Area 2B Secondary Plan. “The Business Park designation is intended to provide opportunities for a mix of high quality employment uses and a variety of supporting commercial and community facilities geared to satisfying the needs of residents, businesses and employees in the Town of Aurora and the Region. The Business Park designation permits an integrated mix of employment activities and businesses that occur within buildings and on sites that are designed, and landscaped to present a high quality, prestige image.” The Business Park designation specifically permits “business and professional offices;” and, “daycare centres”.

### Zoning By-law 6000-17, as amended

The subject lands are zoned “Business Park E-BP(349) Exception Zone.” The E-BP Zone specifically permits the site to be used for Offices and Day Care Centre, provided that no part of the building is used for Industrial uses or Warehouses.

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Reports and Studies

The Owner submitted the following documents as part of a complete application to the proposed Site Plan application:

<b>Report Name</b>	<b>Report Author</b>
Site Plan	Global Architect Inc.
Standard Details	Global
Floor Plan	Global
Building Elevations	Global
Building Elevations (Colour)	Global
Site Grading Plan	Urban Watershed Group Ltd.
Site Servicing Plan	Urban Watershed
Erosion Control Plan	Urban Watershed
Construction Notes & Details Plan	Urban Watershed
Storm Water Management Report	Urban Watershed
Sanitary Sewer Capacity Report	Urban Watershed
Civil Cost Estimate	Gottardo Construction Ltd.
Landscape Plan	Terraplan Landscape Architects
Landscape Details	Terraplan
Landscape Details	Terraplan
Landscape Cost Estimate	Terraplan
Electrical Site Plan	e-Lumen International Inc.
Site Plan Analysis	e-Lumen
Electrical Details	e-Lumen
Electrical Site Plan Details	e-Lumen
Phase 1 Environmental Report	Pinchin Ltd.
Hydrogeological Investigation	Pinchin Ltd.
Hydrogeological Response Letter	Pinchin Ltd.
Traffic Brief	LMM Engineering Inc.
Traffic Impact Study	LMM Engineering
Colour Rendering/ Materials Legend	Gottardo Construction Limited
Plan of Survey 65R-37769	J.D. Barnes Limited

## **Proposed Application**

### Proposed Site Plan

As illustrated on Figure 2, the site plan proposes a one storey multiple occupancy mixed use flex office, totaling 4,723 square metres (50,843 square feet). A total of 201 parking spaces, including 6 barrier free spaces will be provided along the north and west sides of the building. As illustrated on Figure 3, landscaped strips are proposed along all lot lines. Landscaping is also proposed within the parking areas, as well as along the sides of the building.

The building is proposed to be divided into four units, with one unit to be a daycare centre, and the remainder intended to be traditional business park uses such as office. The daycare use is located in the southern most unit in the proposed development.

The proposed building elevations are illustrated on Figure 4, consisting primarily of white architectural precast panels, black prefinished metal panels, and gray tint spandrel glass panels.

## **Analysis**

### Site Plan Review and Comments

**The site plan application is consistent with Provincial, Regional and Town land use planning policy.**

The proposed application conforms to provincial policy by supporting the development of strong communities through the addition of new employment opportunities within employment lands that are adjacent to a major transportation corridor. The lands are also within the Region's urban area, where development is permitted to occur and conform to the required wellhead protection policies. The proposed uses and design conform with the in the Town's Official Plan and Zoning By-law.

The proposed site plan was reviewed by both internal departments and external agencies. There were no objections to the proposed site plan. All comments from staff and external agencies have been satisfactorily addressed.

Given the Town's goal of promoting development of their employment lands and given that this application is being processed by the Business Concierge team as part of the office of economic development, staff are recommending site plan approval at this time, so that the applicant can proceed immediately to building permits and secure the required project funding.

## **Advisory Committee Review**

The Town's Accessibility Advisor has made comments on behalf of the Accessibility Advisory Committee, which have been addressed satisfactorily by the applicant. (If they had comments and the applicant addressed them, we should report on what those changes were. Otherwise say "The proposed application was reviewed by the Accessibility Advisory Committee with no further comments.")

## **Legal Considerations**

The proposed Planning Application has been submitted to the Town pursuant to the provisions of the *Planning Act*, and as such may be subject to future appeal and litigation, which may require Legal Services review and comments for Council consideration.

## **Financial Implications**

At the time of execution of the Site Plan agreement, fees, securities and cash in lieu of parkland will be applied to the development. The development of the lands will also generate development charges and yearly tax assessment.

## **Communications Considerations**

The proposed Site plan application submitted under Section 41 of the Planning Act do not require public notification. All planning applications are listed on the Town's website through the Planning Application Status List which is reported to Council and updated quarterly.

## **Link to Strategic Plan**

The proposed site plan application supports the Strategic Plan goal of Enabling a diverse, creative and resilient economy through the following key objective within this goal statement:

Promoting economic opportunities that facilitate the growth of Aurora as a desirable place to do business:

The application will assist in attracting business in accordance with the “Develop plans to attract businesses that provide employment opportunities for our residents” action item.

### **Alternatives to the Recommendation**

1. Direct staff to report back to another Council Meeting addressing any issues that may be raised at the General Committee Meeting.
2. Refusal of the application with an explanation for the refusal.

### **Conclusions**

Planning and Development Services reviewed the proposed site plan application in accordance with the provisions of the Provincial, Regional, the Town’s Official Plan, Zoning By-law and municipal development standards respecting the subject lands. The proposed site plan is considered to be in keeping with the development standards of the Town. All technical revisions to the proposed plans have been reviewed by Town Staff, and the application is ready to proceed to execution of the site plan agreement. Staff recommends approval of the Site Plan SP-2018-06.

### **Attachments**

- Figure 1- Location Map
- Figure 2- Proposed Site Plan
- Figure 3- Proposed Landscape Plan
- Figure 4- Proposed Building Elevations

### **Previous Reports**

None.



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**Pre-submission Review**

Reviewed by the Chief Administrative Officer and Acting Director of Planning and Development Services.

**Departmental Approval**



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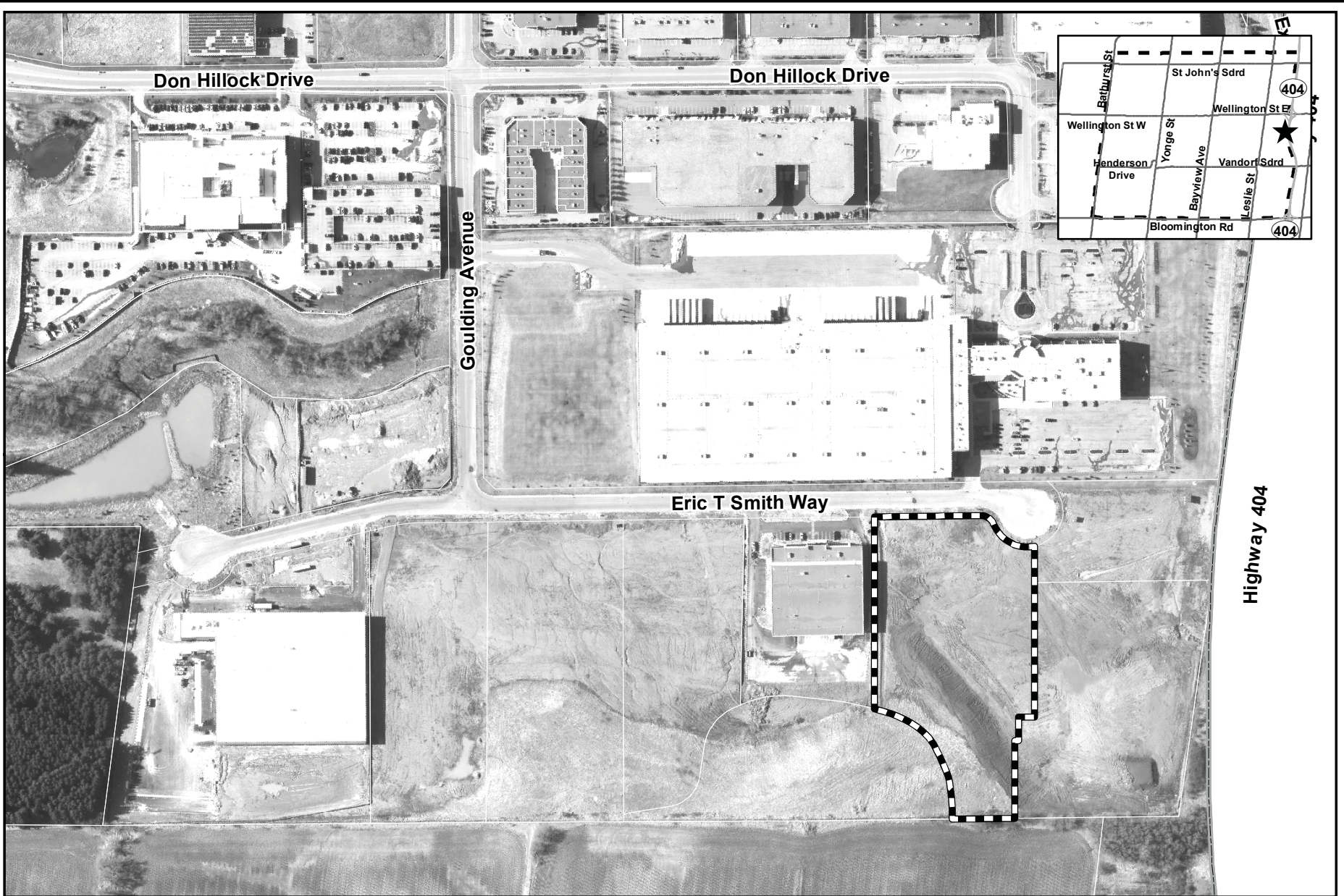
**Lawrence Kuk, MCIP, RPP  
Acting Director of  
Planning and Development Services**

**Approved for Agenda**



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**Doug Nadorozny  
Chief Administrative Officer**



### LOCATION MAP

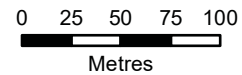
APPLICANT: Gottardo Construction Limited

FILES: SP-2018-06

FIGURE 1



SUBJECT LANDS



Map created by the Town of Aurora Planning & Building Services Department, January 14, 2019. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2018, © First Base Solutions Inc., 2018 Orthophotography.

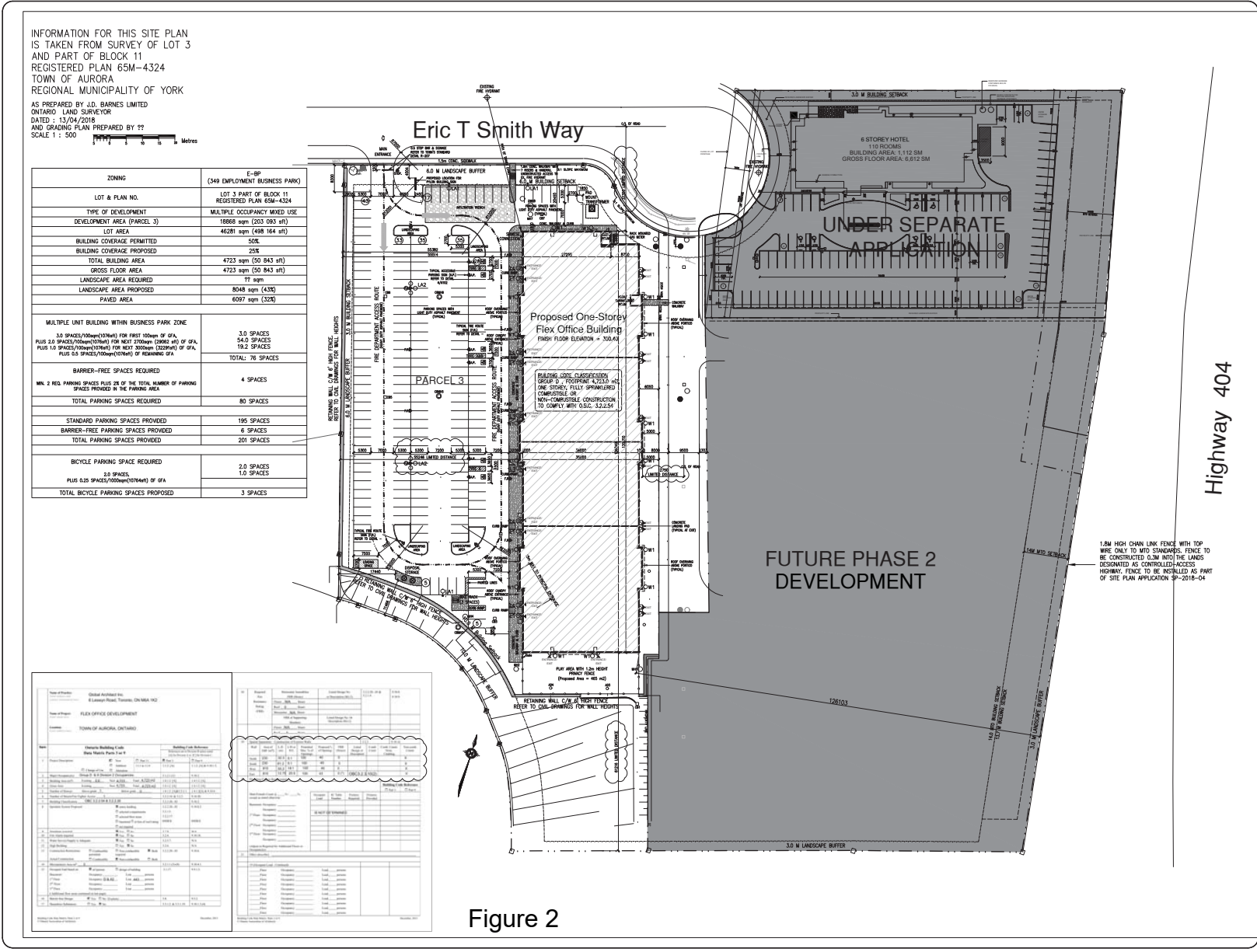


Figure 2

INFORMATION FOR THIS SITE PLAN IS TAKEN FROM SURVEY OF LOT 3 AND PART OF BLOCK 11 REGISTERED PLAN 65M-4324 TOWN OF AURORA REGIONAL MUNICIPALITY OF YORK AS PREPARED BY J.D. BARNES LIMITED ONTARIO LAND SURVEYOR DATED: 13/04/2018 AND GRADING PLAN PREPARED BY ?? SCALE 1 : 500

ZONING	E-BP (349 EMPLOYMENT BUSINESS PARK)
LOT & PLAN NO.	LOT 3 PART OF BLOCK 11 REGISTERED PLAN 65M-4324
TYPE OF DEVELOPMENT	MULTIPLE OCCUPANCY MIXED USE
DEVELOPMENT AREA (PARCEL 3)	18660 sqm (203 093 sq ft)
LOT AREA	46281 sqm (498 164 sq ft)
BUILDING COVERAGE PERMITTED	50%
BUILDING COVERAGE PROPOSED	22%
TOTAL BUILDING AREA	4723 sqm (50 843 sq ft)
GROSS FLOOR AREA	4723 sqm (50 843 sq ft)
LANDSCAPE AREA REQUIRED	77 sqm
LANDSCAPE AREA PROPOSED	8048 sqm (8430)
PAVED AREA	6097 sqm (329)
MULTIPLE UNIT BUILDING WITHIN BUSINESS PARK ZONE	
3.0 SPACES/100sqm(107sqm) FOR FIRST 100sqm OF GFA, PLUS 2.0 SPACES/100sqm(107sqm) FOR NEXT 2700sqm (2882 sq ft) OF GFA, PLUS 1.0 SPACES/100sqm(107sqm) FOR NEXT 3000sqm (3214 sq ft) OF GFA, PLUS 0.5 SPACES/100sqm(107sqm) OF REMAINING GFA	TOTAL: 76 SPACES
BARRIER-FREE SPACES REQUIRED	4 SPACES
MIN 2 HOV PARKING SPACES PLUS 2% OF THE TOTAL NUMBER OF PARKING SPACES PROVIDED IN THE PARKING AREA	80 SPACES
TOTAL PARKING SPACES REQUIRED	84 SPACES
STANDARD PARKING SPACES PROVIDED	195 SPACES
BARRIER-FREE PARKING SPACES PROVIDED	6 SPACES
TOTAL PARKING SPACES PROVIDED	201 SPACES
BICYCLE PARKING SPACE REQUIRED	
2.0 SPACES, PLUS 0.25 SPACES/100sqm(107sqm) OF GFA	1.0 SPACES
TOTAL BICYCLE PARKING SPACES PROPOSED	3 SPACES

Item	Description	Quantity	Unit	Notes
1	Proposed One-Storey Flex Office Building	1	Building	Fresh Floor Elevation = 330.64
2	6 Storey Hotel	1	Building	110 Rooms, Building Area: 1,112 SM, Gross Floor Area: 6,612 SM
3	6.0 M Landscape Buffer	1	Buffer	Along Eric T Smith Way
4	3.0 M Building Setback	1	Setback	Along Eric T Smith Way
5	1.5 M High Chain Link Fence	1	Fence	Along Highway 404
6	Play Area	1	Area	With 1.2m Height Fenced Area = 402 sqm
7	Various Setbacks and Easements	Multiple	Dimensions	As per plan notes

DATE	ISSUED FOR
2018 JUNE 18	SITE PLAN APPLICATION
2018 JULY 6	COSMETIC PERMIT APPLICATION
2018 JULY 16	PERMIT APPLICATION
2018 JULY 23	NOTICE
2018 SEPT 18	REVISED SUBMISSION PER SPA COMMENTS
2018 NOV 15	RESPONSE TO PERMIT REVIEW COMMENTS
2018 NOV 21	PER PERMIT REVIEW & RESUBMISSION

NO.	DATE	DESCRIPTION
1	2018 AUG 01	ISSUED WITH ADDENDUM NO.1

REVISIONS  
 CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SMC, REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.  
 ALL DRAWINGS, PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED TO HIM ON COMPLETION OF WORK.  
 LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.  
 PRINTS ARE NOT TO BE SCALED.

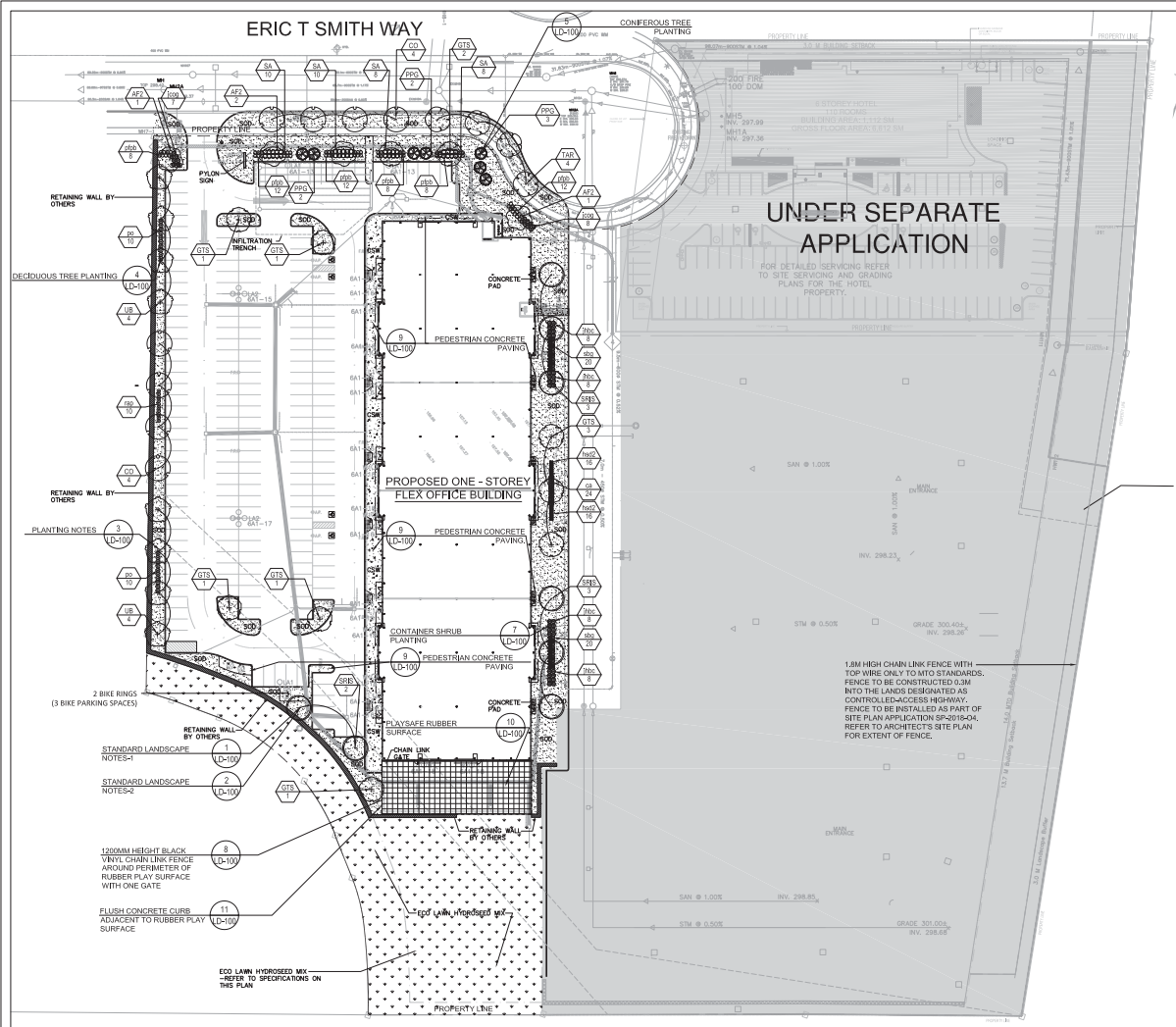
**Ontario Association of Architects**  
 6 Leswyn Road, Toronto, Ontario M5A 1K2  
 Tel: 416 256 4440  
 Fax: 416 256 4449

**CLIENT**  
**Gottardo**  
 277 Pennsylvania Avenue  
 Concord, Ontario, L4K 5B9  
 Tel: (905) 741-7707  
 Fax: (905) 741-6588

**PROJECT NAME**  
 FLEX OFFICE DEVELOPMENT  
 AURORA, ON

**DRAWN BY** A.T.  
**CHECKED BY** R.P.  
**DATE** September 4, 2018  
**SCALE** 1:1500  
**DWG. TITLE** SITE PLAN

**PROJECT NO.** 17-16 A101

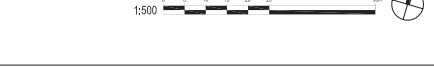


- GENERAL NOTES**
1. Drawing is in metric scale. Dimensions under 1000 mm are shown as whole number.
  2. No extra will be allowed for discrepancies between the drawings and actual site conditions unless reported in writing prior to commencement of work.
  3. Do not leave any holes open overnight.
  4. Make good all damage resulting from the work at no extra cost.
  5. Keep area outside construction zone clean and usable by others at all times.
  6. No stockpile is allowed on site without Owner's approval and direction.
  7. Contractor is to submit samples of all proposed materials in this contract for approval prior to placing orders.
  8. Contractor to request stake out and verify locations for all utilities prior to any construction, and report all conflicts to the Landscape Architect in writing. Contractor to obtain written instructions prior to starting work.
  9. This drawing to be read in conjunction with Architect's site plan and engineering drawings.
  10. All shrubs and confederisus planting to be in continuous beds. All planting to meet municipality's specifications.
  11. Contractor to layout all landscape elements, and confirm locations with the Landscape Architect prior to proceeding.
  12. Landscape contractor must always follow the approved engineering grading plans. Report any discrepancies to landscape architect and engineer.
  13. Master plant list all plant material to be clay grown stock. Contractor to confirm that the plant quantities shown on the plant list conform to the landscape drawings. Landscape drawings supersede the plant list totals. Any discrepancies not reported shall be the responsibility of the landscape contractor.
  14. All shrubs to be fibre pot container stock. All trees to be string ball stock.
  15. Contractor shall provide make-up bedding plans showing as-built conditions to the Landscape Architect prior to obtaining substantial completion.
  16. Contractor to install new sod and new topsoil as per specifications and general notes throughout the site as designed. New topsoil and sod shall extend through the municipal boulevard to the rear of the municipal curb.
  17. All planting beds that are surrounded by sod should be cut and edged at a 45° angle, so there is a clear and well defined separation between the planting beds and sodded areas.
  18. The Landscape Contractor is to inform Terraplan 30 days prior to the start date of the landscape construction.
  19. The Landscape Contractor must contact Terraplan to confirm start date 7 days prior to commencing the landscape construction.
  20. In the event that the soil being used on the site deviates from the soil specifications provided by Terraplan, the Landscape Contractor must provide reputable soil analysis. Soil used on the site must be approved by Terraplan.
  21. Terraplan inspections are required prior to payment.

**PLANT SCHEDULE**

PLANT NUMBER	QTY	SYMBOL	COMMON NAME	SIZE	COL.	STATUS
422	4	DECIDUOUS TREE	FRAXINUS AMERICANA	8.0	8000/FAL	STOCK
423	5	DECIDUOUS TREE	QUERCUS ALBA	8.0	8000/FAL	STOCK
424	10	CONFEDERISUS TREE	LIQUIDAMBAR ORIGINALE	8.0	8000/FAL	STOCK
425	4	CONTAINER SHRUB	HYDRANGEA LYNCHWOOD	8.0	8000/FAL	STOCK
426	4	CONTAINER SHRUB	HYDRANGEA LYNCHWOOD	8.0	8000/FAL	STOCK
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**SEED MIX PREPARATION:**  
 GRADE SUB-GRADE ELIMINATE LINDEN AREAS AND LOW SPOTS. ENSURE POSITIVE DRAINAGE. REMOVE DEBRIS, ROOTS, BRANCHES, STONES IN EXCESS OF 50MM DIAMETER AND OTHER OBSTACLES. REMOVE SUBSOIL THAT HAS BEEN CONTAMINATED WITH OIL, GASOLINE OR CALCIUM CHLORIDE. DEPOSE OF REMOVED MATERIAL AS DIRECTED BY LANDSCAPE ARCHITECTS.  
**GRADE SUB-GRADE FOR HYDRO-SEEDING TO A UNIFORM SURFACE AND REMOVE VEGETATION WHICH MAY INTERFERE WITH SEEDING OPERATIONS. LOOSEN SOIL TO DEPTH OF 20MM MINIMUM AND REMOVE STONES AND FOREIGN MATERIAL WHICH PROTRUDE MORE THAN 75MM ABOVE THE SURFACE.**  
 ALL AREAS TO BE HYDROSEED TO RECEIVE 100mm OF TOPSOIL.  
**MAINTENANCE:**  
 SEEDING AREAS TO BE MAINTAINED BY CONTRACTOR ENSURING HYDROSEEDING TO BE INSTALLED BY COMPETENT AND QUALIFIED CONTRACTOR. THE CONTRACTOR SHALL NOT CARRY OUT THE WORK UNDER ADVERSE WEATHER CONDITIONS SUCH AS HIGH WIND, FROZEN GROUND OR GROUND COVERED WITH SNOW ICE OR STANDING WATER. A SOIL TEST SHOULD BE PERFORMED BY A COMPETENT HYDROSEEDING CONTRACTOR TO VERIFY NUTRIENT AND PHOSPHORUS REQUIREMENTS.



**NOT FOR CONSTRUCTION**

- LEGEND**  
 ALL ITEMS ARE TO BE PROVIDED UNLESS OTHERWISE NOTED
- DECIDUOUS TREE
  - CONFEDERISUS TREE
  - CONTINUOUS SHRUB BED
  - SODDED AREA
  - ECO LAWN SEED MIX
  - CONCRETE PAVING
  - PLAYSAFE RUBBER SURFACE
  - 12000MM HEIGHT BLACK VINYL CHAIN LINK FENCE
  - LIGHT FIXTURE BY OTHERS
  - PLANT KEY

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR SPA	2018-04-19	TL	
2	ISSUED FOR SPA	2018-04-19	TL	
3	ISSUED FOR CLIENT REVIEW	2018-04-19	TL	
4	REV. 1	18-04		
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**CLIENT:** COMMERCIAL DEVELOPMENT OFFICES, HOTELS, INDUSTRIAL, AURORA, ONTARIO

**PROJECT:** LANDSCAPE PLAN

**DATE:** 2018-04-19

**SCALE:** 1:500

**DATE:** 2018-04-19

**PROJECT NO.:** 18-04-19

**SHEET NO.:** LP-100

**SHEET:**



Figure 3

