R5 ZONING REQUIREMENTS	
TOTAL SITE AREA: MINIMUM TOTAL SITE LANDSCAPING AREA: ACTUAL TOTAL SITE LANDSCAPING AREA:	14,864.50m² (3.67 acres) 15% of 14,864.50m² = 2,229.68m² 43% @ 6,445.44m²
MINIMUM REQUIRED TOTAL TREES: ACTUAL TREE COUNT:	1/40m² of 2,229.68m² = 56 56 trees
MINIMUM REQUIRED TOTAL SHRUBS: ACTUAL SHRUB COUNT:	1/20m² of 2,229.68m² = 112 114 shrubs
GROSS PARKING AREA: MINIMUM INTERIOR PARKING LANDSCAPING AREA: ACTUAL INTERIOR PARKING LANDSCAPING AREA:	4,244.37m² 10% of 4,244.37m² = 424.44m² 17% @ 710.89m²
MINIMUM REQUIRED TREES: ACTUAL TREE COUNT:	1/30m² of 424.44m² = 14 15 trees
MINIMUM REQUIRED SHRUBS: ACTUAL SHRUB COUNT:	1/10m² of 424.44m² = 42 71 shrubs
MAXIMUM DWELLING UNIT COVERAGE: TOTAL DWELLING UNIT COVERAGE:	50% @ 7,432.25m² 32% @ 4,750.96m²
MAXIMUM FLOOR AREA RATIO: TOTAL FLOOR AREA RATIO:	0.85 @ 12,634.83m² 0.32 @ 4,688.70m²
MINIMUM COMMUNAL AMENITY AREA: TOTAL COMMUNAL AMENITY AREA:	5% @ 743.23m² 6% @ 923.84m²
MINIMUM OPEN AREA (2.5m²/SECONDARY BEDROOM): –> DESIGNATED FOR PRESCHOOL AGE CHILDREN: –> ACTUAL AREA FOR PRESCHOOL AGE CHILDREN: –> DESIGNATED FOR SCHOOL AGE CHILDREN: –> ACTUAL AREA FOR SCHOOL AGE CHILDREN:	53 x 2.5m² = 132.5m² 53 x 1.0m² = 53m² 53.46m² 53 x 1.5m² = 79.5m² 118.34m²
MINIMUM PARKING STALLS (1 PER DWELLING UNIT): MINIMUM STALLS DESIGNATED TO DISABLED PERSONS: ACTUAL STALLS DESIGNATED TO A DWELLING UNIT: ACTUAL STALLS DESIGNATED TO DISABLED PERSONS: TOTAL NUMBER OF PARKING STALLS: MINIMUM BICYCLE PARKING STALLS: ACTUAL BICYCLE PARKING STALLS:	1 PER DWELLING UNIT = 38 2% OF 38 STALLS = 1 76 1 77 5% OF 38 STALLS = 2 2

PLANT SCHEDULE

SYMBOLS	SPECIFICATIONS	QUANTITY
	DROPMORE LINDEN / Tilia x Flavescens 'Dropmore' 40mm CALIPER (minimum) 8,000mm SPREAD	14
	BLACK HILLS SPRUCE / Picea Glauca Var. Densata 30mm CALIPER (min.) 8,000mm SPREAD	9
	AMUR MAPLE / Acer Ginnala 40mm CALIPER (min.) 5,000mm SPREAD	16
	GOLDSPUR AMUR CHERRY / Prunus Maackii 'Jefspur' 40mm CALIPER (min.) 3,000mm SPREAD	17
	PINK BEAUTY POTENTILLA / Potentilla Fruticosa 'Pink Beauty' #2 POT 1,000mm SPREAD	49
	GOLDFLAME SPIREA / Spiraea X Bumalda 'Goldflame' #2 POT 1,000mm SPREAD	65

GROUND COVER SCHEDULE

HATCH	SPECIFICATIONS	QUANTITY
	SOD & IRRIGATION	3450m²
	ARTIFICIAL TURF	1500m²
	1" WASHED ROCK OVER LANDSCAPE FABRIC	490m²
	COMPOSITE DECK (21'wide X 10' deep)	449m²
	CONCRETE PATIOS (EACH UNIT: 20'wide X 10'deep)	279m²

GENERAL NOTES

1. CONCRETE CURBING AT ALL EDGES OF ASPHALT AREAS
2. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR NURSERY STOCK
3. CO-ORDINATE LOCATION OF PLANT MATERIAL WITH UTILITIES AND SERVICES
4. CONTRACTOR TO EXCAVATE BY HAND IN LOCATIONS WITHIN 750mm OF AN UNDERGROUND SERVICE
5. LAYOUT OF PLANT MATERIAL TAKES PRECEDENCE OVER IRRIGATION SYSTEM
6. KEEP SHRUBS 400mm (MIN.) BACK FROM WALKWAYS AND EDGES OF PLANT BEDS
7. SOD TO BE PLACED ON 100mm (MIN.) TOPSOIL
8. TYPE OF MULCH MATERIAL IN PLANTER BEDS TO BE DETERMINED ON SITE. 50mm DEPTH OVER LANDSCAPE FABRIC. EDGING AT MULCH AREAS TO OTHER LANDCAPE AREAS SHALL BE 38x89 (2"x4") PT TIMBER AT FINISHED GRADE, FASTENED WITH TWO SCREWS TO 450mm STAKES AT 1500 oc. ENSURE STAKES ARE 25mm BELOW FINISHED GRADE

LEGEND

- PROPERTY LINE
- EASEMENT
- SETBACK
- 6' HT DEVELOPER FENCE
- 6' HT WOOD FENCE
- LIGHT POST
- GARBAGE W/ 5' WOOD SCREEN

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#	DATE	REVISION	C.O. #
0	DEC 7/18	FOR DU APPLICATION	–

PROJECT: PARCEL H, PLAN 102241707 EXT 0 THE TOWNS
TITLE: LANDSCAPE PLAN
SCALE: 1:750 DRAWN BY: HR
DATE: DECEMBER 7, 2018 JOB NO.: –
DRAWING NO. 4 OF 8

Appendix A-3.1a