



adesso design inc.

218 Locke Street South, 2nd Floor  
Hamilton, ON L8P 4B4

December 7, 2020

Tania Dowhaniuk  
Intermediate Technician – Landscaping  
Capital Works Department  
426 Brant Street  
Burlington, Ontario L7R3Z6

**PROPOSED RESIDENTIAL DEVELOPMENT  
VEGETATION MANAGEMENT PLAN & LANDSCAPE CONCEPT  
FILE: 505-05/19, 520-10/19 & 510-02/19**

Tania:

We have reviewed the comments dated January 22<sup>nd</sup>, 2020 and respond as follows:

- 1) *Show on the Landscape Concept Plan and Vegetation Management Plan (L-1) the location of swales, catch basins, french drains and slopes from the Preliminary Site Grading and Sediment and Erosion Control Plan (C2.1) and the Preliminary Site Servicing Plan (C2.2). Ensure appropriate setbacks to proposed plantings are maintained, and root barriers installed where required.*

*The swales, catch basins, slopes, and servicing have been coordinated with engineering and are now being shown on the landscape concept plan . The French drains have been removed from the engineering plan.*

- 2) There is not enough room for most of the continuous cedar hedge along the east and south property lines proposed to screen the adjacent property, due to the french drains along the south and east. It is possible that the hedge along the south property line could be adjusted to accommodate the french drains and provide an appropriate setback, but it is not possible along the east property line, where there is only 2m between the edge of the decks above and the 2.4m wood screen fence in which the french drain is located.

*French drains have been removed from the engineering plan allowing the cedar hedge to remain along the south property line. Due to a limit of space along the east property line, some of the cedar hedge has been removed. To help with screening along this section high branching small canopy deciduous trees have been added.*

- 3) There is not enough room (1m) between the retaining wall (shown to be 1.85m high in Cross-Section E-E on the C2.3 drawing) and 2.4m ht. Wood Privacy Fence along the south property line to mitigate headlight trespass from the driveway to the residential properties to the south.

*Additional fencing and planting has been provided to mitigate headlight trespass to the adjacent residential properties. 1.8m high double board privacy fences are being proposed on top of the retaining wall to block headlights. Sections have been provided on the drawing to illustrate.*

- 4) Reference architectural Elevations (A201) and Preliminary Cross Sections Plan (C2.3) to provide scalable sections that illustrate how proposed landscape areas (along property lines and the outdoor amenity area) will be coordinated with overhead (e.g. decks), at grade (e.g. Colorado Spruce about 0.5m from a 3m high noise fence) and underground (e.g. french drains) elements. In particular, show the proposed amenity area and landscape screening along property lines. Also show how proposed plantings will mitigate headlight trespass from the driveway along the south property line (area referenced in comment 3).

*Scaled sections have been provided illustrating the landscape and architectural elements along the property lines and the amenity space area. These sections illustrate how headlight trespass will be mitigated.*

- 5) The amenity area is problematic because it is visually and physically inaccessible. There are no views into the area because it is bound on the north by the south elevation of Block 2, which has no windows, there is a 2.4m high wood privacy fence along the east and south and proposed cedar hedge (e.g. Pyramid Cedar grows to 10m ht. by 0.3m width) and a 1.75m high retaining wall on the west. There is no walkway leading to the area, which is located at the end of the driveway, and can only be accessed one way by descending 8 risers. Due to the lack of usability, physical and visual access and sun exposure, the area would likely become a maintenance and safety issue (e.g. dumping, anti-social behavior) and be more of a liability than an amenity for residents and property managers.

*The amenity area has been revised to promote usability, safety, and accessibility.*

- 6) *Provide enhanced landscaping along the Queensway driveway drive frontage is recommended.*

*Additional trees and plant material have been added along the frontage of the townhouse units facing Queensway Drive to soften the development from the street.*

- 7) *There is insufficient soil volume for the trees proposed to be planted in the front yards of the Block 4 townhomes. The plan shows small canopy trees with +5 to 7m<sup>3</sup> per tree at 1.2m depth.*

*The trees with insufficient planting volume in front of Block 4 have been removed. Additional trees have been proposed throughout the development to compensate. All of the proposed trees have sufficient soil volume as per City Tree Planting Guidelines.*

If you have any questions or concerns please feel free to contact me.

Regards,  
adesso design inc.  
per:

A handwritten signature in blue ink, appearing to read "G. Taylor". The signature is fluid and cursive, with the first name "Graham" and last name "Taylor" written in a single continuous stroke.

Graham Taylor,  
Landscape Architect