project #: 25-069

2076 OLD LAKESHORE RD

ISSUED FOR OPA/ZBA
September 05, 2025

DRAWING SCHEDULE:

SHEET	DRAWING
L-1	TPP
L-2	Landscape Plan
L-3	Park Concept Plan
L-4	Section

CLIENT:

1959025 Ontario Inc.
366 King St. W.
Hamilton ON L8P 1B3

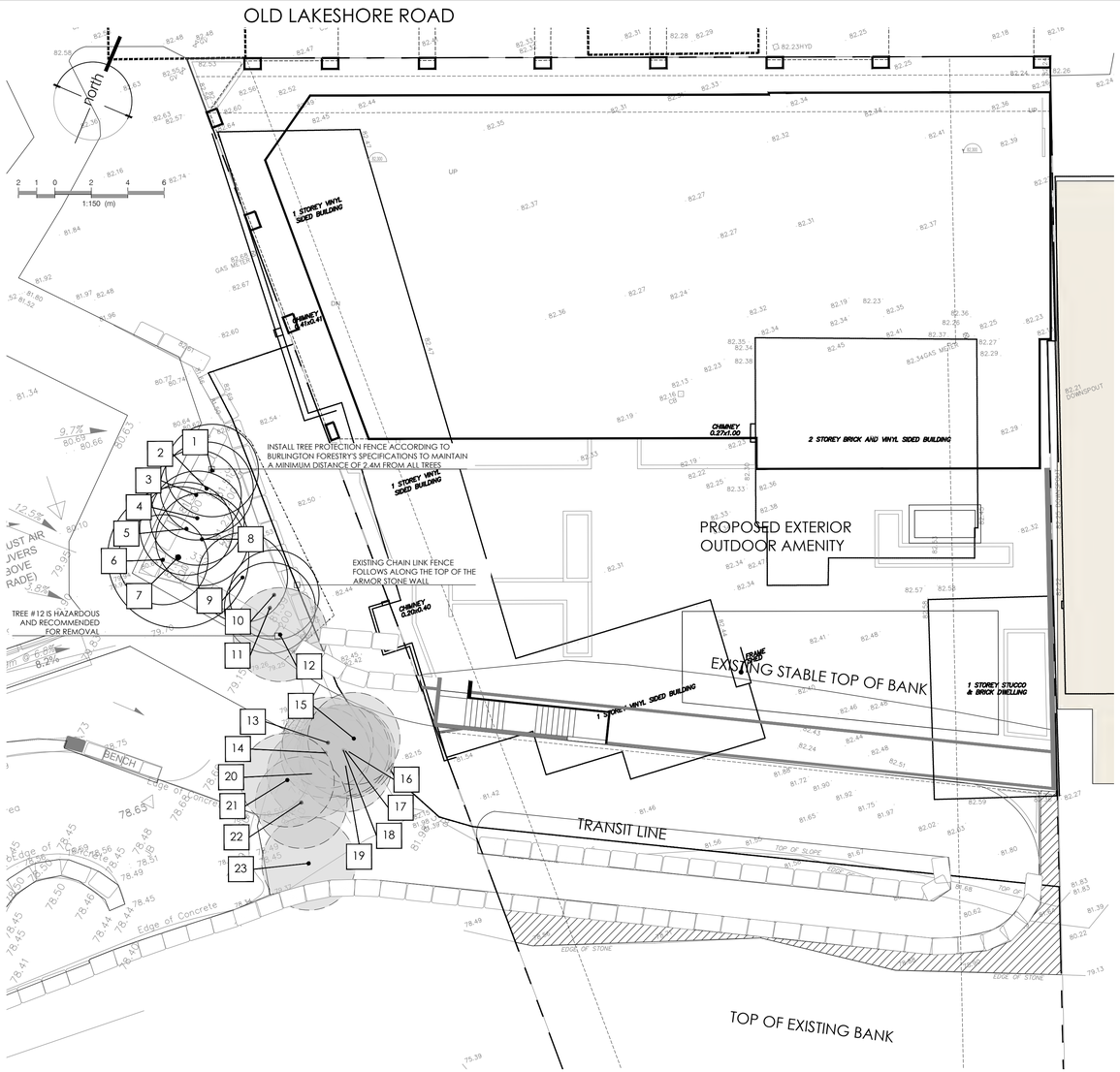
CONSULTANT:

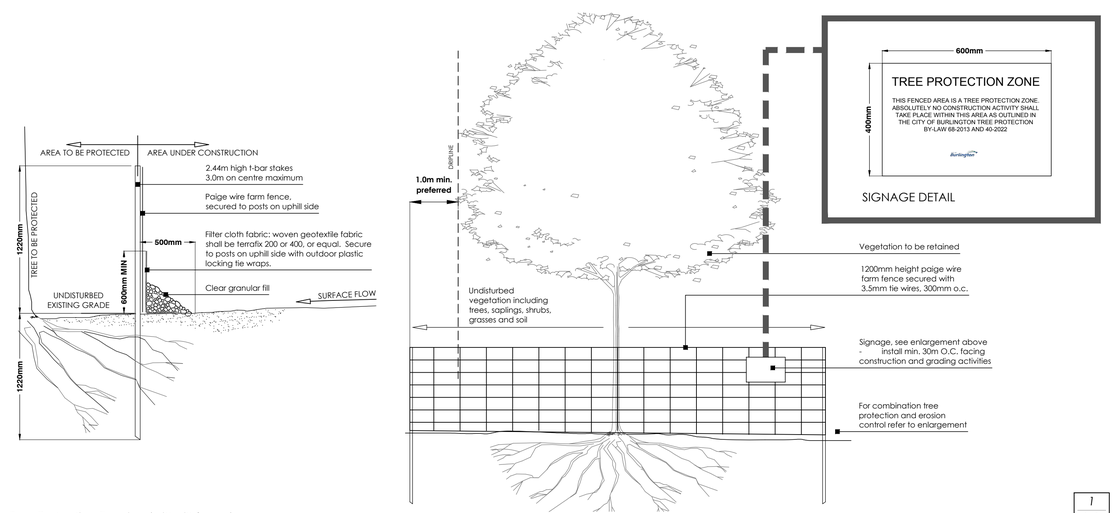
adesso design inc.
landscape architecture

69 John Street South, Suite 250
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E:\01 Project Files\Projects_2025\25-069_2076 Old Lakeshore Rd\Graphics\02 Current Drawings\25-069_dwg\ LANDSCAPE\Cover
LAST SAVED BY:Stefanie, Wednesday, September 3, 2025 4:29:14 PM PLOTTED BY:Stefanie, Friday, September 5, 2025 2:39:48 PM

project #: 25-069





Tree Protection Fencing (with silt fence)

N.T.S.

1 / L-1

EXISTING VEGETATION IDENTIFICATION TABLE

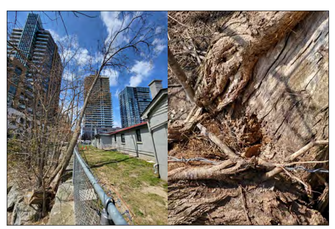
TREE/UNIT NO.	SPECIES (COMMON NAME)	SPECIES (BOTANICAL NAME)	DBH (cm)	CROWN WIDTH (m)	OVERALL CONDITION**	HEALTH	STRUCTURE	OWNERSHIP	COMMENTS	POTENTIAL IMPACTS FROM CONSTRUCTION	RECOMMENDATION
1	Black Locust	Robinia pseudoacacia	28	6	Good	Good	Good	City	0.7m from existing chain link fence	Grading nearby root zone	SAVE
2	Black Locust	Robinia pseudoacacia	31	9	Good	Good	Good	City	1.4m	Grading nearby root zone	SAVE
3	Manitoba Maple	Acer negundo	13	3	Good	Good	Fair	City	Heavy lean	Grading nearby root zone	SAVE
4	Black Locust	Robinia pseudoacacia	37	10	Good	Good	Good	City		Grading nearby root zone	SAVE
5	Black Locust	Robinia pseudoacacia	30	7	Good	Good	Good	City		Grading nearby root zone	SAVE
6	Black Locust	Robinia pseudoacacia	14	4	Good	Good	Fair	City		Grading nearby root zone	SAVE
7	Black Locust	Robinia pseudoacacia	53	7	Good	Good	Fair	City		Grading nearby root zone	SAVE
8	Black Locust	Robinia pseudoacacia	28	5	Good	Good	Good	City		Grading nearby root zone	SAVE
9	Black Locust	Robinia pseudoacacia	13	4	Good	Good	Good	City		Grading nearby root zone	SAVE
10	Manitoba Maple	Acer negundo	12	3	Good	Good	Fair	City		Grading nearby root zone	SAVE
11	Black Locust	Robinia pseudoacacia	24	8	Good	Good	Fair	City	15, 19 cm stems	Grading nearby root zone	SAVE
12	Black Locust	Robinia pseudoacacia	36	6	Poor	Fair	Poor	City	Falling towards subject property, extensive decay noted at the base of former bark inclusion.	Grading nearby root zone	REMOVE
13	Black Locust	Robinia pseudoacacia	30	4	Good	Good	Good	City	23, 19 cm stems	Conflicts with proposed waterfront trail expansion	REMOVE
14	Black Locust	Robinia pseudoacacia	15	5	Good	Good	Good	City		Conflicts with proposed waterfront trail expansion	REMOVE
15	Black Locust	Robinia pseudoacacia	26	6	Good	Good	Good	City		Conflicts with proposed waterfront trail expansion	REMOVE
16	Black Locust	Robinia pseudoacacia	28	6	Good	Good	Good	City		Conflicts with proposed waterfront trail expansion	REMOVE
17	Black Locust	Robinia pseudoacacia	26	6	Good	Good	Good	City		Conflicts with proposed waterfront trail expansion	REMOVE
18	Black Locust	Robinia pseudoacacia	23	4	Good	Good	Good	City		Conflicts with proposed waterfront trail expansion	REMOVE
19	Black Locust	Robinia pseudoacacia	23	7	Good	Good	Fair	City		Conflicts with proposed waterfront trail expansion	REMOVE
20	Black Locust	Robinia pseudoacacia	14	3	Good	Good	Good	City		Conflicts with proposed waterfront trail expansion	REMOVE
21	Black Locust	Robinia pseudoacacia	35	7	Good	Good	Good	City		Conflicts with proposed waterfront trail expansion	REMOVE
22	Black Locust	Robinia pseudoacacia	37	7	Good	Good	Fair	City	28, 24 cm stems	Conflicts with proposed waterfront trail expansion	REMOVE
23	Tree-of-Heaven	Allanthus altissima	35	6	Good	Good	Good	City		Conflicts with proposed waterfront trail expansion	REMOVE

MIGRATORY BIRDS AND NESTS:

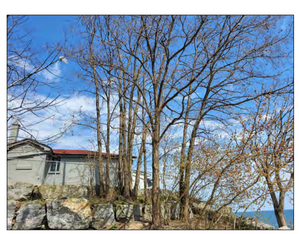
1. The Owner and Contractor must be aware of the Migratory Birds Convention Act, 1994 - specifically:
   - No tree removal or construction activity shall contravene the Act.
   - Construction activities with the potential to harm migratory birds or their nest should be restricted from March 15 to August 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.

** 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)



Tree #12



Southern stand (Trees #13-23)

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.



Northern stand (Trees #1-12)

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. An Arborist is required to be on site for any injury or cutting to the root system or surface roots of a protected tree.
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. A copy of the approved and signed Vegetation Management Plan will be on site for the duration of construction and available upon request.
11. This detail does not represent any particular tree species.

MINIMUM TREE PROTECTION ZONES:

TRUNK DIAMETER (DBH)	MINIMUM TREE PROTECTION ZONE (MTPZ)[1] DISTANCE REQUIRED
<10 cm	1.8m
11-40 cm	2.4m
41-50 cm	3.0m
51-60 cm	3.6m
61-70 cm	4.2m
71-80 cm	4.8m
81-90 cm	5.4m
91-100+ cm	6.0m

[1] MTPZ distance to be measured from outside edge of a tree towards the dripline

KEY MAP - N.T.S.



LEGEND

- property line
- UNIT 2 — vegetation unit (refer to chart)
- 2 — existing tree number (refer to chart)
- existing vegetation to remain
- existing vegetation to be removed
- 80.65 / 80.69 — existing elevations
- tree protection fence (with silt fence) - see detail D1, L-1

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

NOTE:
Vegetation inventory undertaken by Clayton Gray, Board Certified Master Arborist (ON-2611BT) on 2025-04-24.

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	2025-09-05	1st Submission OPA/ZBA

STAMP

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS — MARIO PATRICIO — OALA — MEMBER

CLIENT
1959025 Ontario Inc

MUNICIPALITY
City of Burlington

PROJECT
2076 Old Lakeshore Rd

MUNICIPAL FILE NUMBER

SHEET
Tree Protection Plan
L-1

adesso design inc.
landscape architecture
69 John Street South, Suite 250
Hamilton, ON L8N 2B9
t. 905.526.8876
www.adessodesigninc.ca

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project #: 25-069

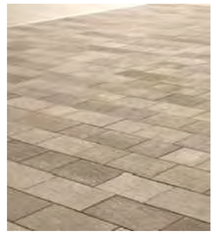
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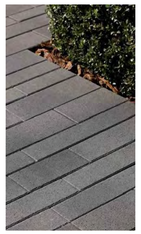
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PRECEDENT IMAGES

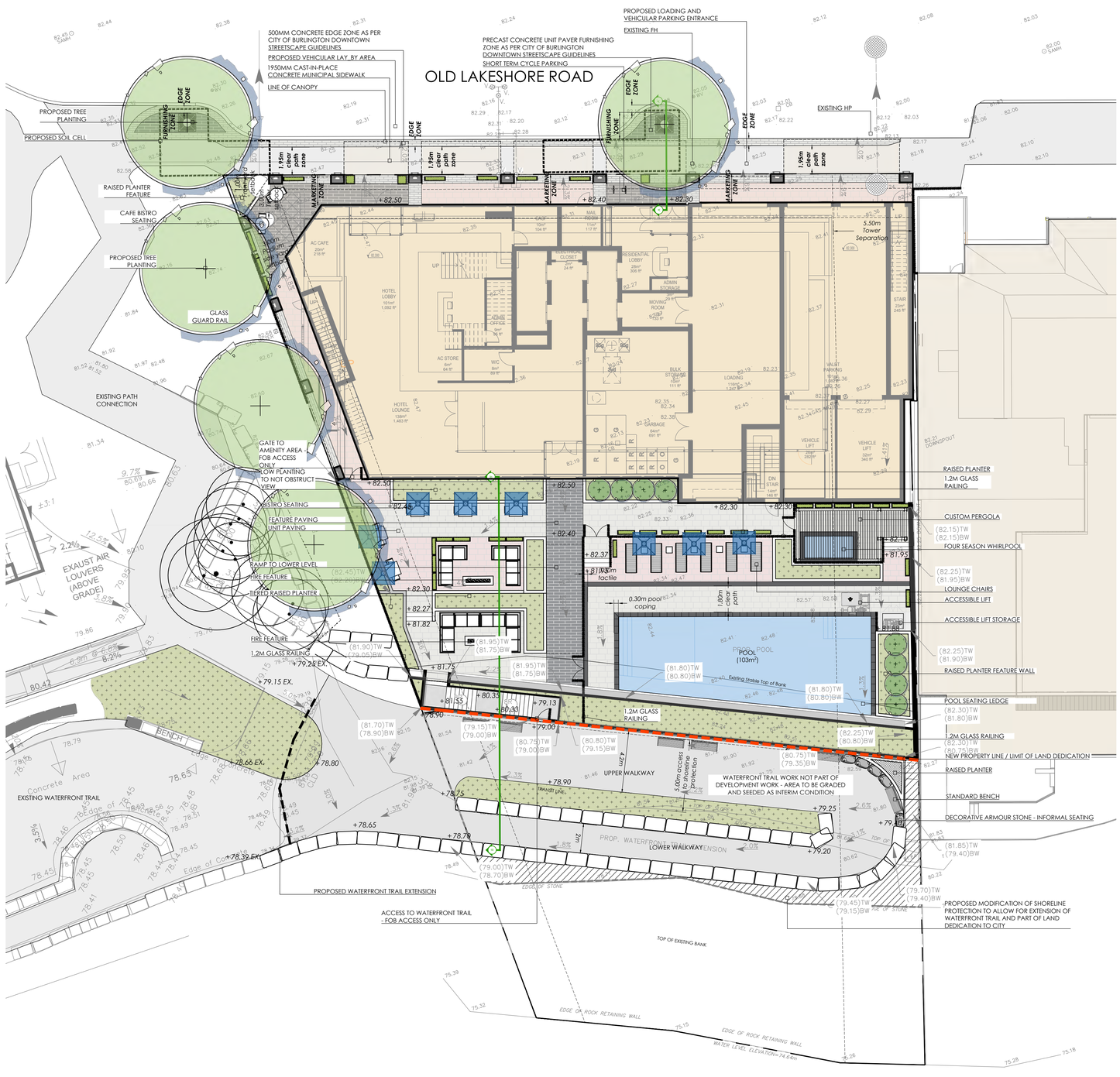












LANDSCAPE NOTES:

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.

IRRIGATION NOTES:

1. The contractor is to design and install an irrigation system to efficiently irrigate all planting beds shown on plan. Plumbing and electrical work shall conform to the prevailing codes, and unless specified otherwise, the construction of the sprinkler system shall include the furnishing, installing and testing of all irrigation equipment, along with the restoration of the site to its original condition.
2. The design and layout is to be approved by the landscape architect and/or contract administrator.
3. The irrigation system will provide complete and appropriate coverage of the turf and planting areas shown on the drawings. Sprinklers are to direct water away from roads, sidewalks, driveways and buildings. The entire system shall be guaranteed to be complete and function perfectly in every detail for a period of one year from the date of its acceptance.
4. All work shall be carried out in accordance with by-laws and codes having jurisdiction over site location.
5. It is the responsibility of the plan user to inform themselves of the exact location of all underground and overhead utilities and structures before commencing the work.
6. All spray heads shall have pressure regulating devices.
7. The client shall be responsible for provision of 110 VAC power within 1 meter of the irrigation controller location.
8. The irrigation contractor shall be responsible for the supply and installation of a 2" backflow preventer to the local plumbing code inside of the utility room.
9. Mechanical Contractor to provide a 2" size water source complete with stub at the point of connection.
10. Irrigation design is based on a static water pressure of 65 psi at the point of connection.

KEY MAP - N.T.S.



LEGEND

- property line
- existing tree to remain
- proposed deciduous tree
- proposed shrub
- proposed perennial
- existing elevation (81.97)
- C.I.P. concrete
- unit pavers
- planted area

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	2025-09-05	1st Submission OPA/ZBA

STAMP

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS — MEMBER

CLIENT
1959025 Ontario Inc

MUNICIPALITY
City of Burlington

PROJECT
2076 Old Lakeshore Rd

MUNICIPAL FILE NUMBER

SHEET
Landscape Plan

L-2

adesso design inc.
landscape architecture

69 John Street South, Suite 250
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www.adessodesigninc.ca

REF'd Project - Rev Projects_2025-53-069_2076 Old Lakeshore, Burlington\01 Current_Drawings\25-069.dwg, LAY-OUT12, Landscape
Lic. Landscape Architect, Richard Adesso, Adesso Design Inc., 2025-09-05 4:47:54 PM, C:\Users\Richard\Desktop\Temp_Adesso\25-069.rvt

project #: 25-069

north

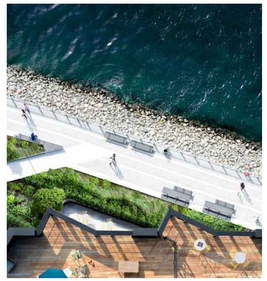
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PRECEDENT IMAGES



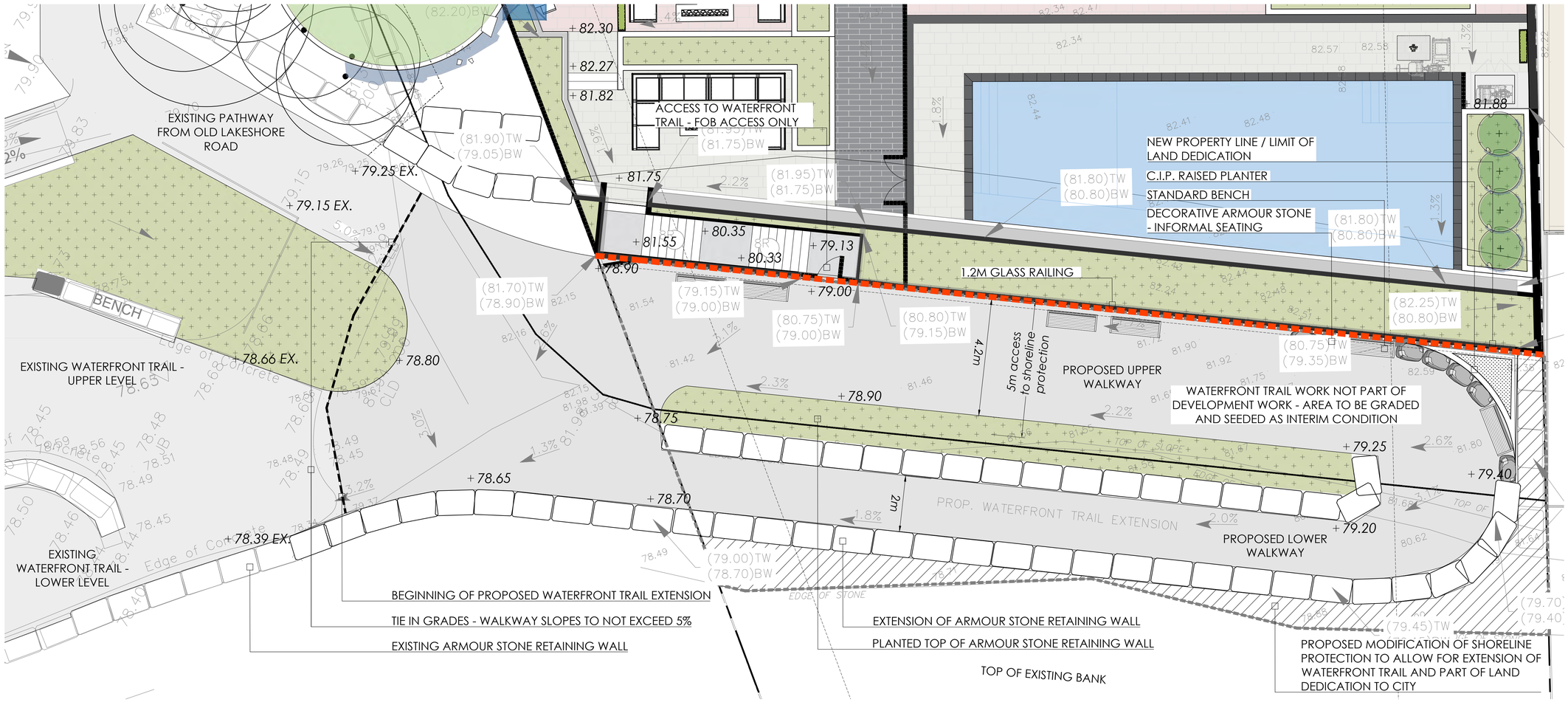






LANDSCAPE NOTES:

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.



ENLARGEMENT 'A' - Waterfront Trail Extension

SCALE 1:75

KEY MAP - N.T.S.



LEGEND

- property line
- existing tree to remain
- proposed deciduous tree
- proposed shrub
- proposed perennial
- existing elevation (81.97)
- C.I.P. concrete
- unit pavers
- planted area

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	2025-09-05	1st Submission OPA/ZBA

STAMP

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS — MARIO PATRONI — 2011 — MEMBER

CLIENT
1959025 Ontario Inc

MUNICIPALITY
City of Burlington

PROJECT
2076 Old Lakeshore Rd

MUNICIPAL FILE NUMBER

SHEET
Park Concept Plan

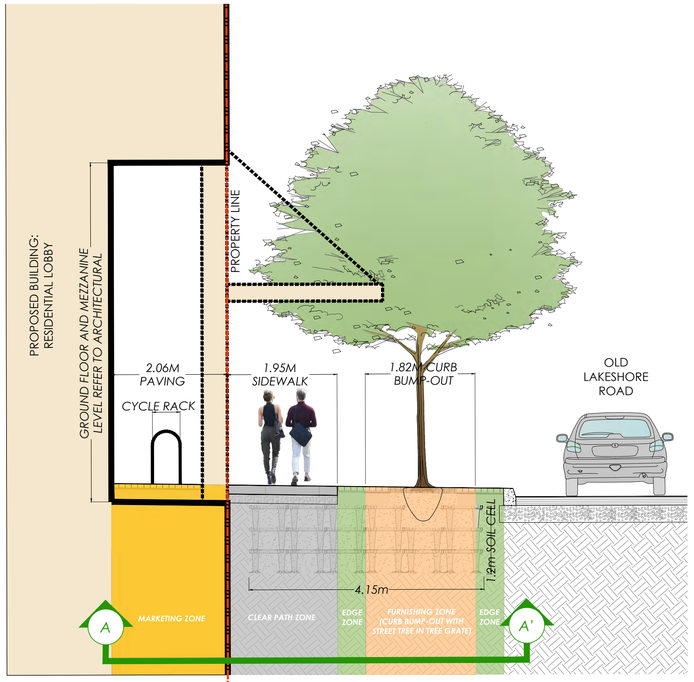
L-3

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landscape architecture

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project #: 25-069

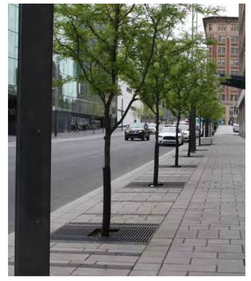


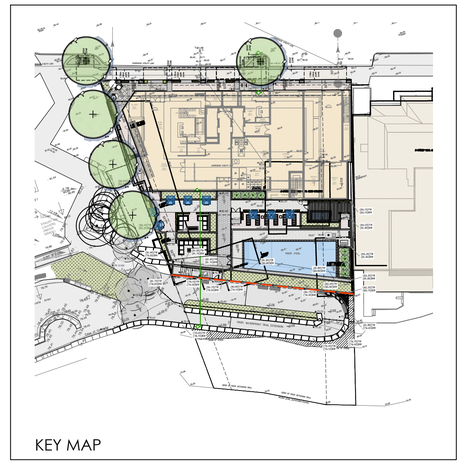
SECTION 'A' - Public Right of Way

SCALE 1:50

PRECEDENT IMAGES







KEY MAP

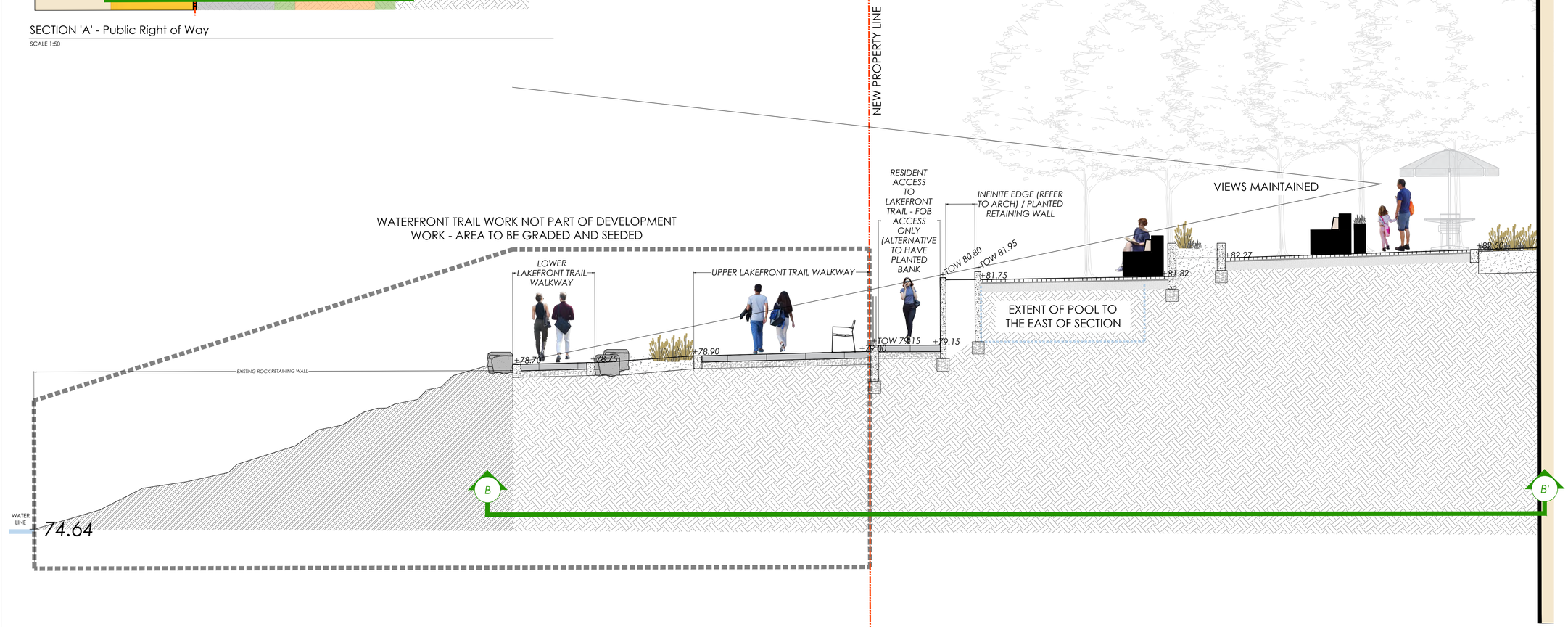
KEY MAP - N.T.S.



LEGEND

- property line
- existing tree to remain
- proposed deciduous tree
- proposed shrub
- proposed perennial
- existing elevation (B1.97)
- C.I.P. concrete
- unit pavers
- planted area

NEW PROPERTY LINE



SECTION 'B' - Outdoor Amenity and Waterfront Trail

SCALE 1:50

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REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	2025-09-05	1st Submission OPA/ZBA

STAMP

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
MARIO PATRONI
1001
MEMBER

CLIENT
1959025 Ontario Inc

MUNICIPALITY
City of Burlington

PROJECT
2076 Old Lakeshore Rd

MUNICIPAL FILE NUMBER

SHEET
Sections

L-4

adesso design inc.
landscape architecture

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