

FCHT HOLDINGS (ONTARIO) CORP  
5500 DUNDAS STREET WEST

Site Address  
5500 Dundas Street West,  
Etobicoke, ON M9B 1B7



CLIENT

First Capital  
85 Hanna Ave, Suit 400  
Toronto, ON  
M6K 3S3  
T: 416 504 4114

ARCHITECT

Superkul  
101 - 35 Golden Avenue  
Toronto, Ontario  
M6R 2J5  
T: 416 596 0700

CIVIL ENGINEER

CIVILGO  
60 Atlantic Avenue, Suite 200  
Toronto, Ontario  
M6K 1X9  
T: 437 222 2062

WIND CONSULTANT

RWDI  
625 Queen St. W.  
Toronto, ON  
M5V 2B7  
T: 647 475 1048

PLANNING CONSULTANT

Bousfields Inc.  
3 Church St., Suite 200  
Toronto, ON  
M5E 1M2  
T: 416 947 9744

ARBORIST

Kuntz Forestry  
146 Lakeshore Road West  
Oakville, ON  
L6K 0B3  
T: 289 837 1871

DRAWING LIST

- L020 UTILITY LAYOUT PLAN
- L030 SOIL VOLUME PLAN
- L100 LANDSCAPE LAYOUT PLAN
- L300 LANDSCAPE PLANTING PLAN
- L400 LANDSCAPE SECTIONS
- L500 LANDSCAPE DETAILS
- L501 LANDSCAPE DETAILS
- L502 LANDSCAPE DETAILS

SUBMISSIONS

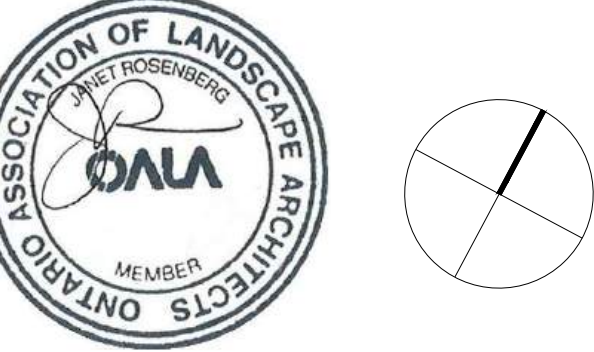
2025-12-10 ISSUED FOR ZBA



- LEGEND**
- |     |                   |
|-----|-------------------|
| --- | PROPERTY LINE     |
| —   | STORM WATER       |
| —   | WATER             |
| —   | SANITARY          |
| —   | HYDRO             |
| —   | TELECOMMUNICATION |
| —   | GAS               |

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**JRS** **Janet Rosenberg  
& Studio Inc.**  
office@jrsjro.com  
t 416 658-9465  
www.jrsjro.com  
145 Kennedy Avenue,  
Toronto, Ontario  
M8N 3S4, Canada

CLIENT: FCHT HOLDINGS (ONTARIO) CORP.

PROJECT:  
5500 Dundas Street W

5500 Dundas St. W., Etobicoke, ON M9B 1B7

DRAWING TITLE:  
COMPOSITE UTILITY  
LAYOUT PLAN

SCALE: 1:200

RAWN: OV

CHECKED: NG

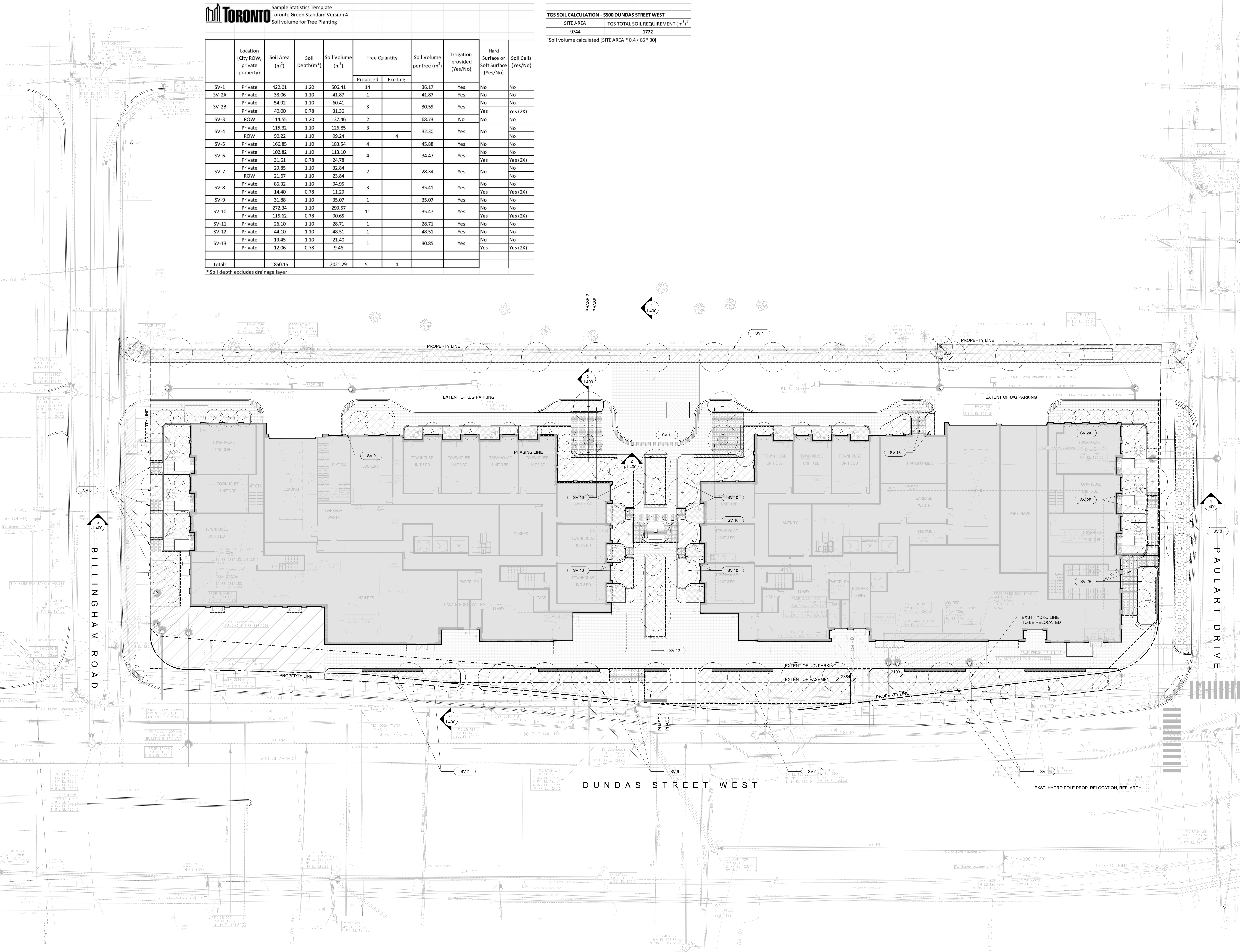
PROJECT NUMBER: 25-078

DRAWING NUMBER:

OWNING NUMBER:

# L020





Sample Statistics Template Toronto Green Standard Version 4 Soil volume for Tree Planting									
Location (City ROW, private property)	Soil Area (m <sup>2</sup> )	Soil Depth(m <sup>2</sup> )	Soil Volume (m <sup>3</sup> )	Tree Quantity		Soil Volume per tree (m <sup>3</sup> )	Irrigation provided (Yes/No)	Hard Surface or Soft Surface (Yes/No)	Soil Cells (Yes/No)
				Proposed	Existing				
SV-1	Private	422.01	1.20		14	36.17	Yes	No	No
SV-2A	Private	38.06	1.10			41.87	Yes	No	No
SV-2B	Private	54.92	1.10					No	No
	Private	40.00	0.78		3	30.59	Yes	Yes	Yes (2X)
SV-3	ROW	114.55	1.20		2	68.73	No	No	No
SV-4	Private	115.32	1.10		3			No	No
	ROW	90.22	1.10		4	32.30	Yes	No	No
SV-5	Private	166.85	1.10			45.88	Yes	No	No
SV-6	Private	102.82	1.10		4	34.47	Yes	No	No
	Private	31.61	0.78				Yes	Yes	Yes (2X)
SV-7	Private	29.85	1.10					No	No
	ROW	21.67	1.10		2	28.34	Yes	No	No
SV-8	Private	86.32	1.10		3	35.41	Yes	No	No
	Private	14.40	0.78				Yes	Yes	Yes (2X)
SV-9	Private	31.88	1.10		1	35.07	Yes	No	No
	Private	272.34	1.10		11	35.47	Yes	No	No
SV-10	Private	115.62	0.78				Yes	Yes	Yes (2X)
	Private	26.10	1.10		1	28.71	Yes	No	No
SV-11	Private	44.10	1.10		1	48.51	Yes	No	No
SV-12	Private	19.45	1.10		1	48.51	Yes	No	No
SV-13	Private	12.06	0.78		1	30.85	Yes	No	No
	Private						Yes	Yes	Yes (2X)
Totals		1850.15			51	4			

\* Soil depth excludes drainage layer

TGS SOIL CALCULATION - 5500 DUNDAS STREET WEST	
SITE AREA	TGS TOTAL SOIL REQUIREMENT (m <sup>3</sup> ) <sup>1</sup>
9744	1772
Soil volume calculated [SITE AREA * 0.4 / 66 * 30]	

- NOTES
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- LEGEND
- EXISTING TREE TO BE REMAIN
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  - PROPOSED SHRUB
  - CONCRETE PAVING
  - UNIT PAVING
  - PLANTING BED WITH PERENNIAL PLANTING
  - POLLINATOR FESCUE MEADOW BOULEVARD
  - AREA OF CONVEYANCE
  - BIOSWALE
  - EXTENT OF SOIL VOLUME

ISSUE

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2025-12-10 ISSUED FOR RBA

ASSOCIATION OF LANDSCAPE ARCHITECTS  
ONARIO  
OALA  
MEMBER

**JRS** Janet Rosenberg & Studio Inc.  
CLINT: FCHT HOLDINGS (ONTARIO) CORP

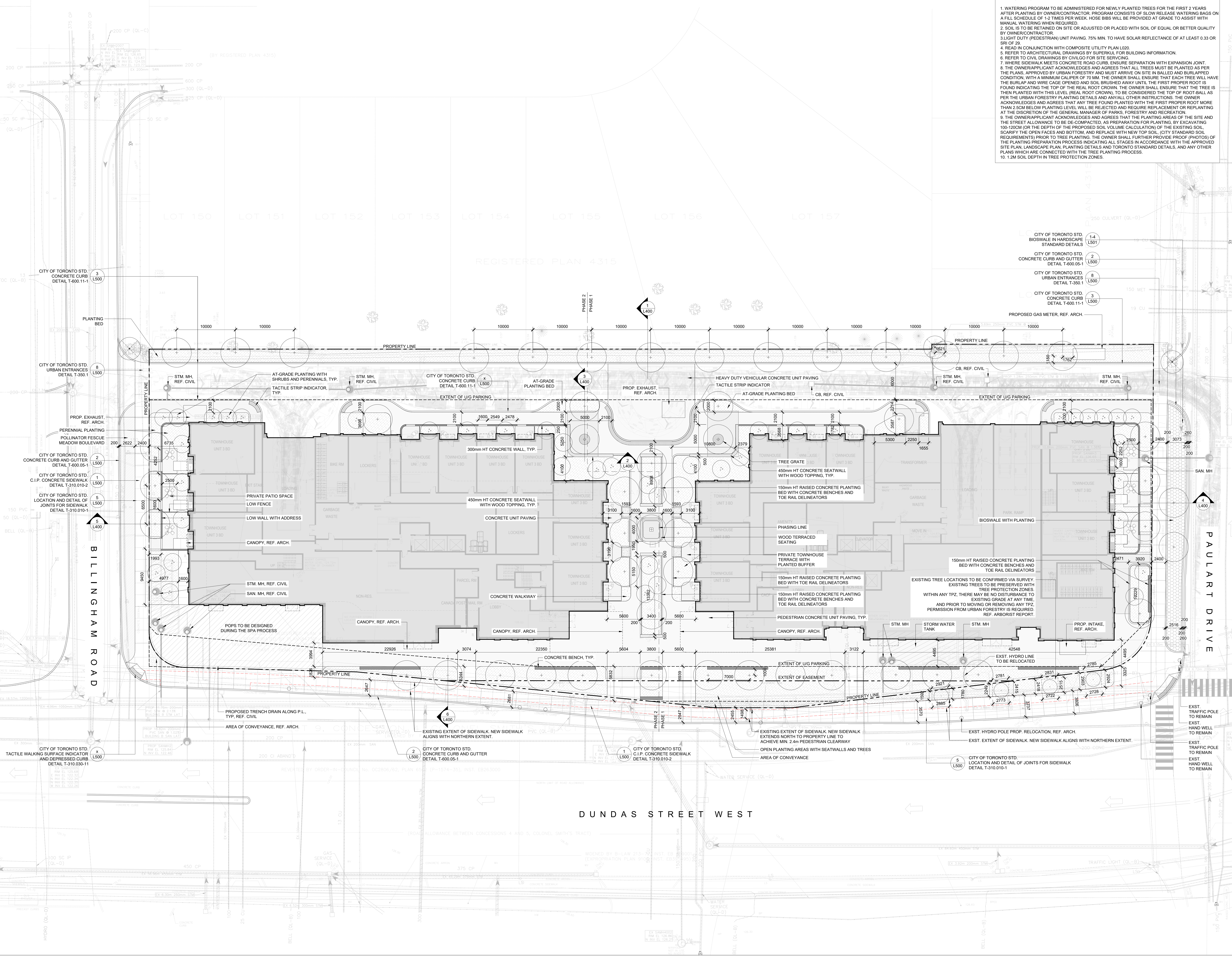
PROJECT: 5500 Dundas Street W.  
5500 Dundas St. W., Etobicoke, ON M9B 1B7

DRAWING TITLE: SOIL VOLUME PLAN

SCALE: 1:200  
DRAWN: OV  
CHECKED: NG  
PROJECT NUMBER: 25-078  
DRAWING DATE: 2025-11-04  
DRAWING NUMBER:

L030





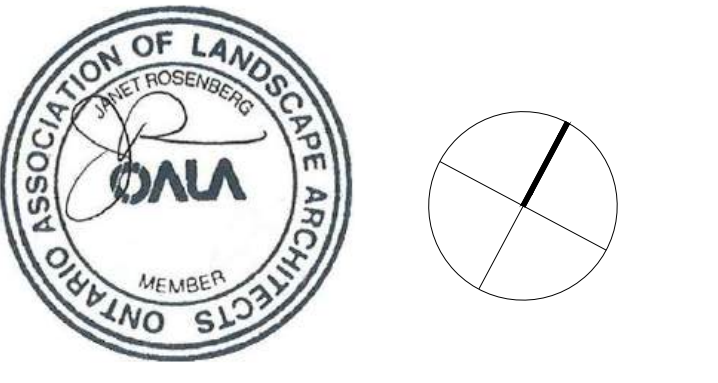
- LANDSCAPE NOTES:
1. WATERING PROGRAM TO BE ADMINISTERED FOR NEWLY PLANTED TREES FOR THE FIRST 2 YEARS AFTER PLANTING BY OWNER/CONTRACTOR. PROGRAM CONSISTS OF SLOW RELEASE WATERING BAGS ON A FILL SCHEDULE OF 1-2 TIMES PER WEEK. HOSE BIBS WILL BE PROVIDED AT GRADE TO ASSIST WITH MANUAL WATERING WHEN REQUIRED.
  2. SOIL IS TO BE RETAINED ON SITE OR ADJUSTED OR PLACED WITH SOIL OF EQUAL OR BETTER QUALITY BY OWNER/CONTRACTOR.
  3. LIGHT DUTY (PEDESTRIAN) UNIT PAVING, 75% MIN. TO HAVE SOLAR REFLECTANCE OF AT LEAST 0.33 OR SRI OF 28.
  4. READ IN CONJUNCTION WITH COMPOSITE UTILITY PLAN L020.
  5. REFER TO ARCHITECTURAL DRAWINGS BY SUPERKUL FOR BUILDING INFORMATION.
  6. REFER TO CIVIL DRAWINGS BY CIVILGO FOR SITE SERVING.
  7. WHERE SIDEWALK MEETS CONCRETE ROAD CURB, ENSURE SEPARATION WITH EXPANSION JOINT.
  8. THE OWNER/APPLICANT ACKNOWLEDGES AND AGREES THAT ALL TREES MUST BE PLANTED AS PER THE PLANS, APPROVED BY URBAN FORESTRY AND MUST ARRIVE ON SITE IN BALLED AND BURLAPPED CONDITION, WITH A MINIMUM CALIPER OF 70 MM. THE OWNER SHALL ENSURE THAT EACH TREE WILL HAVE THE BURLAP AND WIRE CAGE OPENED AND SOIL BRUSHED AWAY UNTIL THE FIRST PROPER ROOT IS FOUND INDICATING THE TOP OF THE REAL ROOT CROWN. THE OWNER SHALL ENSURE THAT THE TREE IS THEN PLANTED WITH THIS LEVEL (REAL ROOT CROWN), TO BE CONSIDERED THE TOP OF ROOT-BALL AS PER THE URBAN FORESTRY PLANTING DETAILS AND ANY/ALL OTHER INSTRUCTIONS. THE OWNER ACKNOWLEDGES AND AGREES THAT ANY TREE FOUND PLANTED WITH THE FIRST PROPER ROOT MORE THAN 2 CM BELOW PLANTING LEVEL, WILL BE REJECTED AND REQUIRE REPLACEMENT OR REPLANTING AT THE DISCRETION OF THE GENERAL MANAGER OF PARKS, FORESTRY AND RECREATION.
  9. THE OWNER/APPLICANT ACKNOWLEDGES AND AGREES THAT THE PLANTING AREAS OF THE SITE AND THE STREET ALLOWANCE TO BE DE-COMPACTED, AS PREPARATION FOR PLANTING, BY EXCAVATING 100-120CM (OR THE DEPTH OF THE PROPOSED SOIL VOLUME CALCULATION) OF THE EXISTING SOIL, SCARIFY THE OPEN FACES AND BOTTOM, AND REPLACE WITH NEW TOP SOIL, (CITY STANDARD SOIL REQUIREMENTS) PRIOR TO TREE PLANTING. THE OWNER SHALL FURTHER PROVIDE PROOF (PHOTOS) OF THE PLANTING PREPARATION PROCESS INDICATING ALL STAGES IN ACCORDANCE WITH THE APPROVED SITE PLAN, LANDSCAPE PLAN, PLANTING DETAILS AND TORONTO STANDARD DETAILS, AND ANY OTHER PLANS WHICH ARE CONNECTED WITH THE TREE PLANTING PROCESS.
  10. 1.2M SOIL DEPTH IN TREE PROTECTION ZONES.

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  - PLANTING BED WITH PERENNIAL PLANTING
  - POLLINATOR FESCUE MEADOW BOULEVARD
  - AREA OF CONVEYANCE
  - BIOSWALE
  - EXTENT OF TPZ HOARDING FENCE, REF. ARBORIST REPORT
  - EXTENT OF SOIL CELLS

ISSUE

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2	2025-12-10	ISSUED FOR ZBA



**JRS** Janet Rosenberg & Studio Inc.  
CLINT: FCMT HOLDINGS (ONTARIO) CORP

PROJECT: 5500 Dundas Street W.  
5500 Dundas St. W., Etobicoke, ON M9B 1B7

DRAWING TITLE: LANDSCAPE LAYOUT PLAN

SCALE: 1:200  
DRAWN: JRS  
CHECKED: JRS  
PROJECT NUMBER: 25-078  
DRAWING DATE: 2025-11-04  
DRAWING NUMBER:



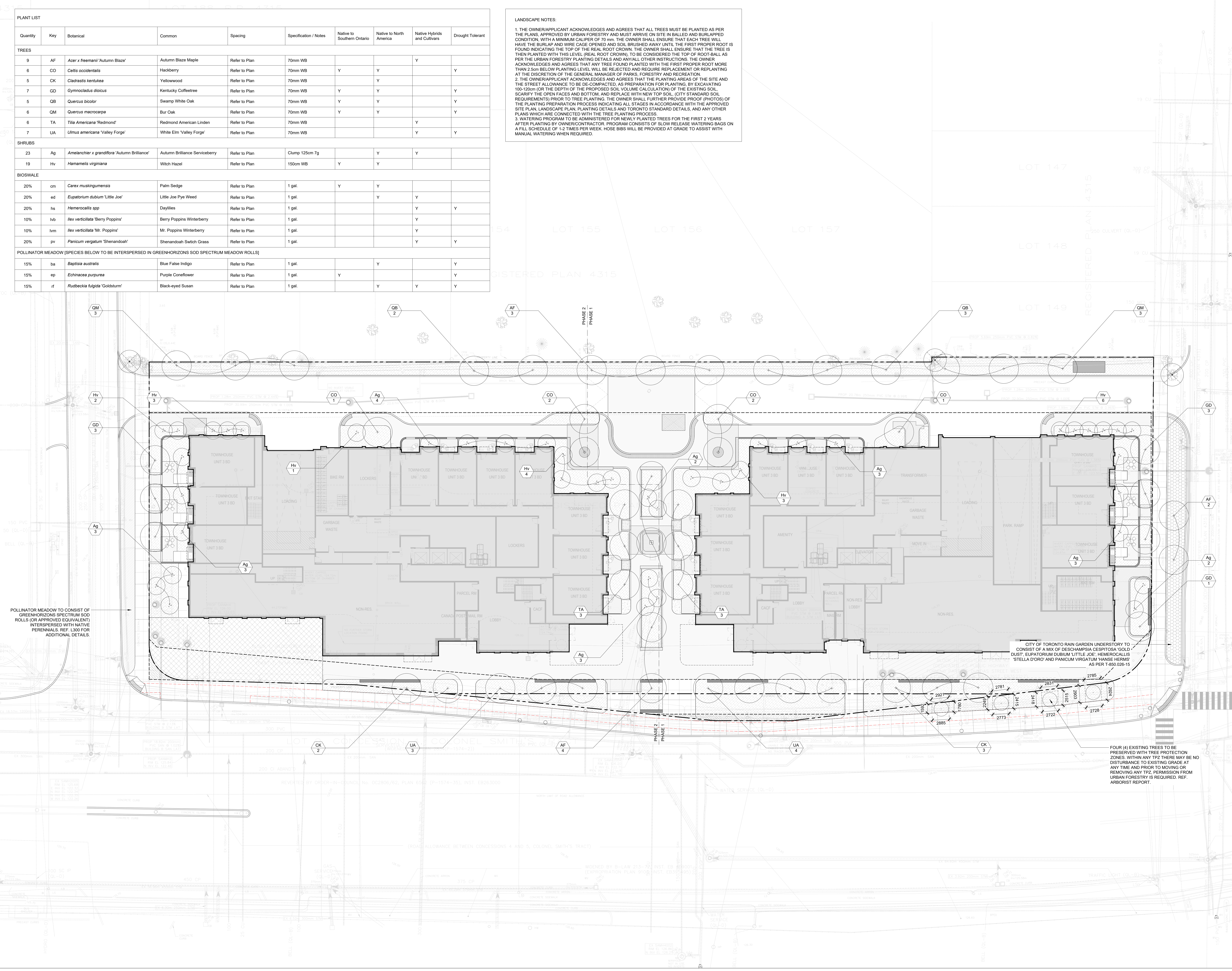
PLANT LIST									
Quantity	Key	Botanical	Common	Spacing	Specification / Notes	Native to Southern Ontario	Native to North America	Native Hybrids and Cultivars	Drought Tolerant
TREES									
9	AF	<i>Acer x freemanii</i> 'Autumn Blaze'	Autumn Blaze Maple	Refer to Plan	70mm WB			Y	
6	CO	<i>Celtis occidentalis</i>	Hackberry	Refer to Plan	70mm WB	Y	Y		Y
5	CK	<i>Cladrastis kentukea</i>	Yellowwood	Refer to Plan	70mm WB		Y		
7	GD	<i>Gymnocladus dioica</i>	Kentucky Coffeetree	Refer to Plan	70mm WB	Y	Y		Y
5	QB	<i>Quercus bicolor</i>	Swamp White Oak	Refer to Plan	70mm WB	Y	Y		Y
6	QM	<i>Quercus macrocarpa</i>	Bur Oak	Refer to Plan	70mm WB	Y	Y		Y
6	TA	<i>Tilia Americana</i> 'Redmond'	Redmond American Linden	Refer to Plan	70mm WB			Y	
7	UA	<i>Ulmus americana</i> 'Valley Forge'	White Elm 'Valley Forge'	Refer to Plan	70mm WB			Y	Y
SHRUBS									
23	Ag	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	Refer to Plan	Clump 125cm 7g		Y	Y	
19	Hv	<i>Hammamelis virginiana</i>	Witch Hazel	Refer to Plan	150cm WB	Y	Y		
BIOSWALE									
20%	cm	<i>Carex muskingumensis</i>	Palm Sedge	Refer to Plan	1 gal.	Y	Y		
20%	ed	<i>Eupatorium dubium</i> 'Little Joe'	Little Joe Pye Weed	Refer to Plan	1 gal.		Y	Y	
20%	hs	<i>Hemerocallis spp</i>	Daylilies	Refer to Plan	1 gal.			Y	Y
10%	lvb	<i>Ilex verticillata</i> 'Berry Poppins'	Berry Poppins Winterberry	Refer to Plan	1 gal.			Y	
10%	lvm	<i>Ilex verticillata</i> 'Mr. Poppins'	Mr. Poppins Winterberry	Refer to Plan	1 gal.			Y	
20%	pv	<i>Panicum vergatum</i> 'Shenandoah'	Shenandoah Switch Grass	Refer to Plan	1 gal.			Y	Y
POLLINATOR MEADOW [SPECIES BELOW TO BE INTERSPERSED IN GREENHORIZONS SOD SPECTRUM MEADOW ROLLS]									
15%	ba	<i>Baptisia australis</i>	Blue False Indigo	Refer to Plan	1 gal.		Y		Y
15%	ep	<i>Echinacea purpurea</i>	Purple Coneflower	Refer to Plan	1 gal.	Y			Y
15%	rf	<i>Rudbeckia fulgida</i> 'Goldsturm'	Black-eyed Susan	Refer to Plan	1 gal.		Y	Y	Y

LANDSCAPE NOTES:

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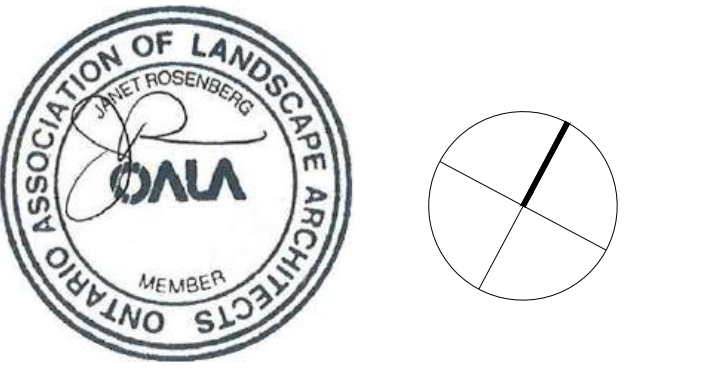
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  - EXTENT OF TPZ HOARDING FENCE, REF. ARBORIST REPORT
  - EXTENT OF SOIL CELLS

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2025-12-10 ISSUED FOR ZBA



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CLINT: FCHT HOLDINGS (ONTARIO) CORP

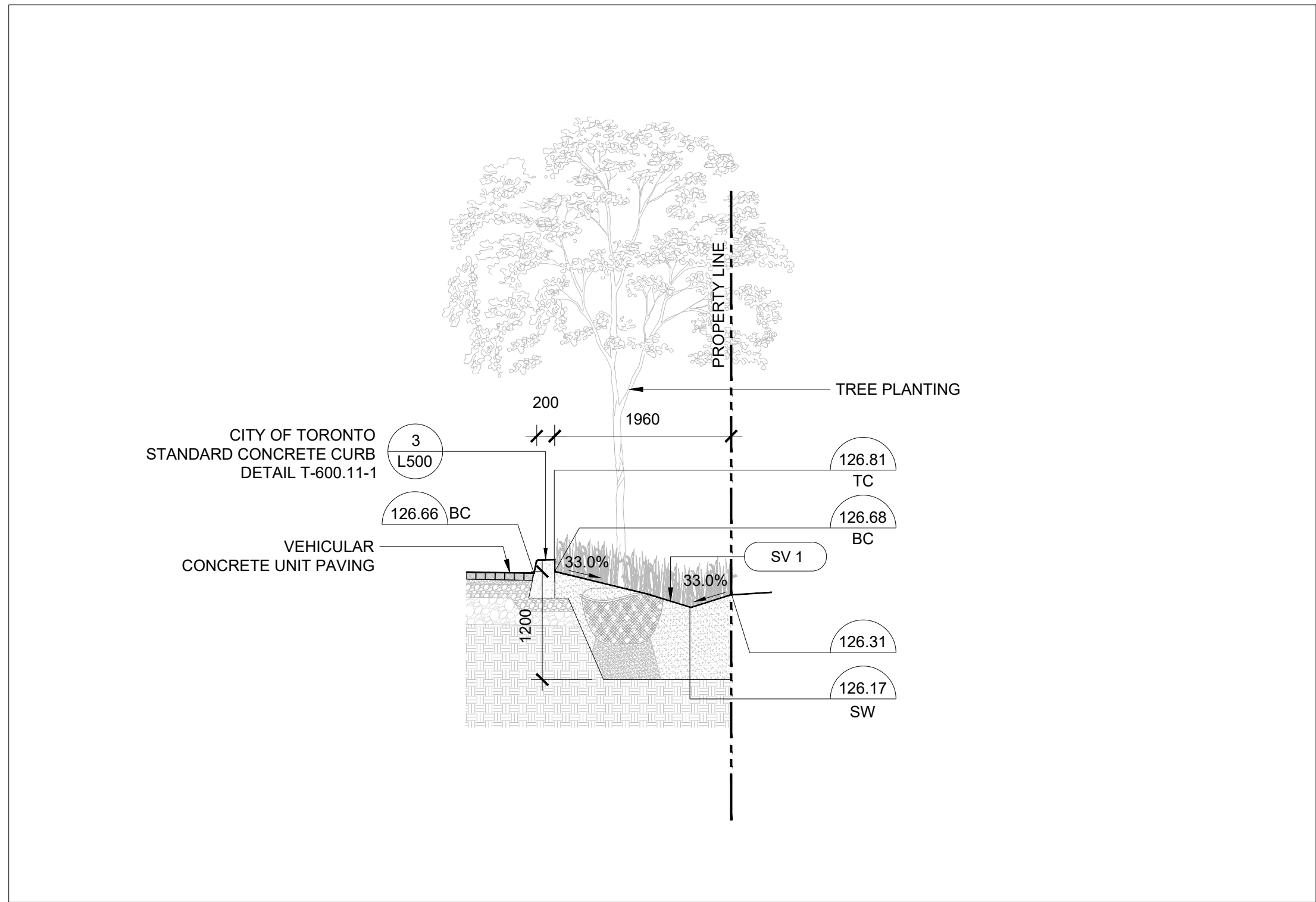
PROJECT: 5500 Dundas Street W.

DRAWING TITLE: LANDSCAPE PLANTING PLAN

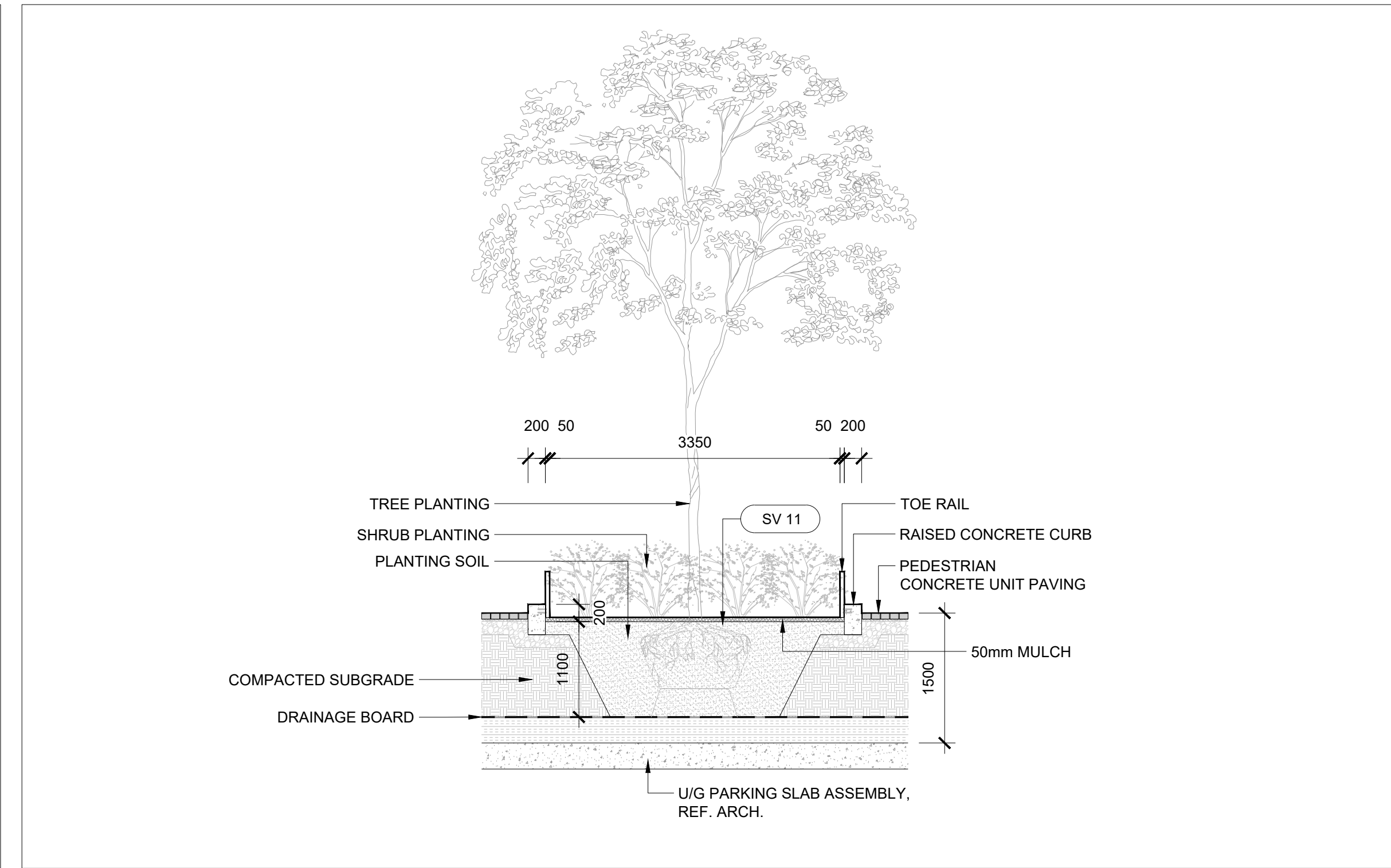
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DRAWN: JRS  
CHECKED: JRS  
PROJECT NUMBER: 25-078  
DRAWING DATE: 2025-12-08  
DRAWING NUMBER:

L300

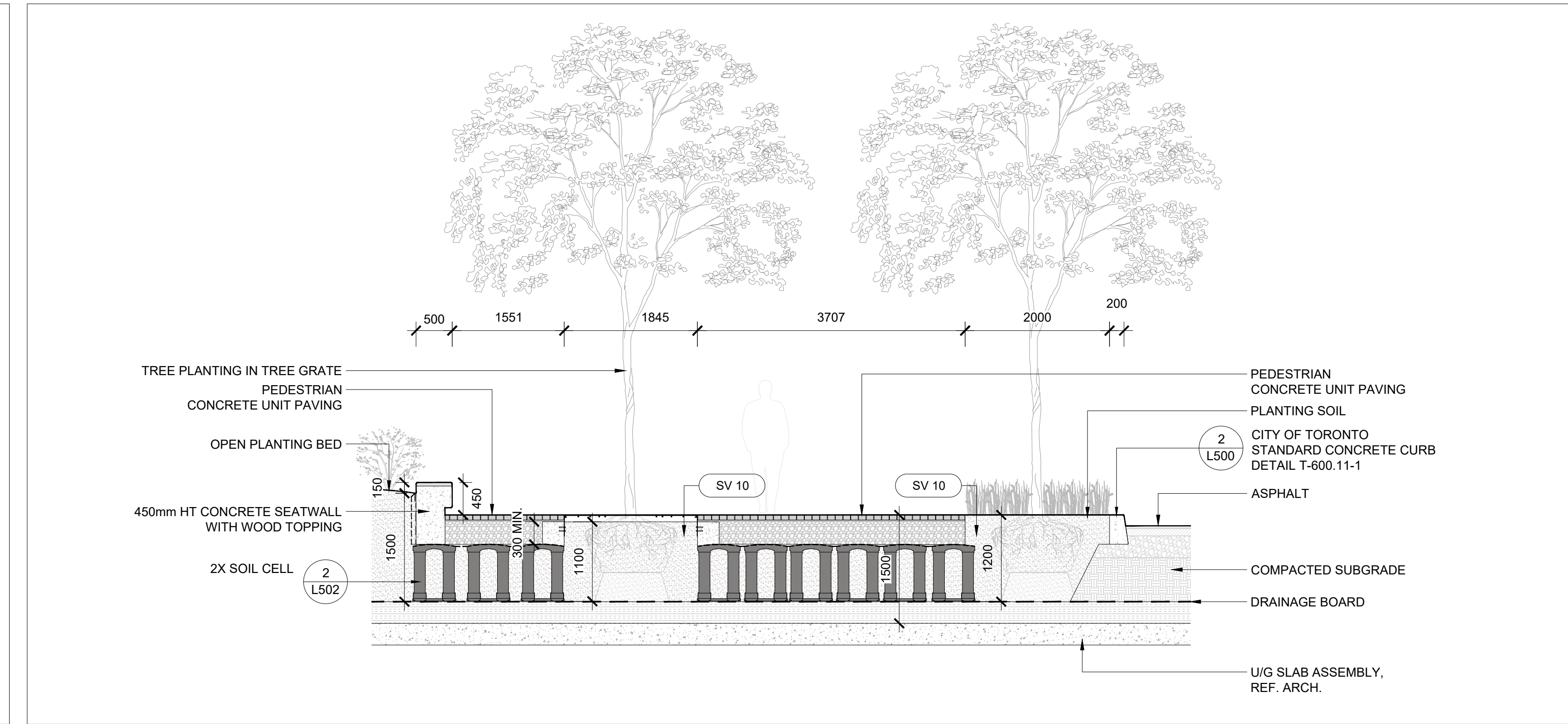




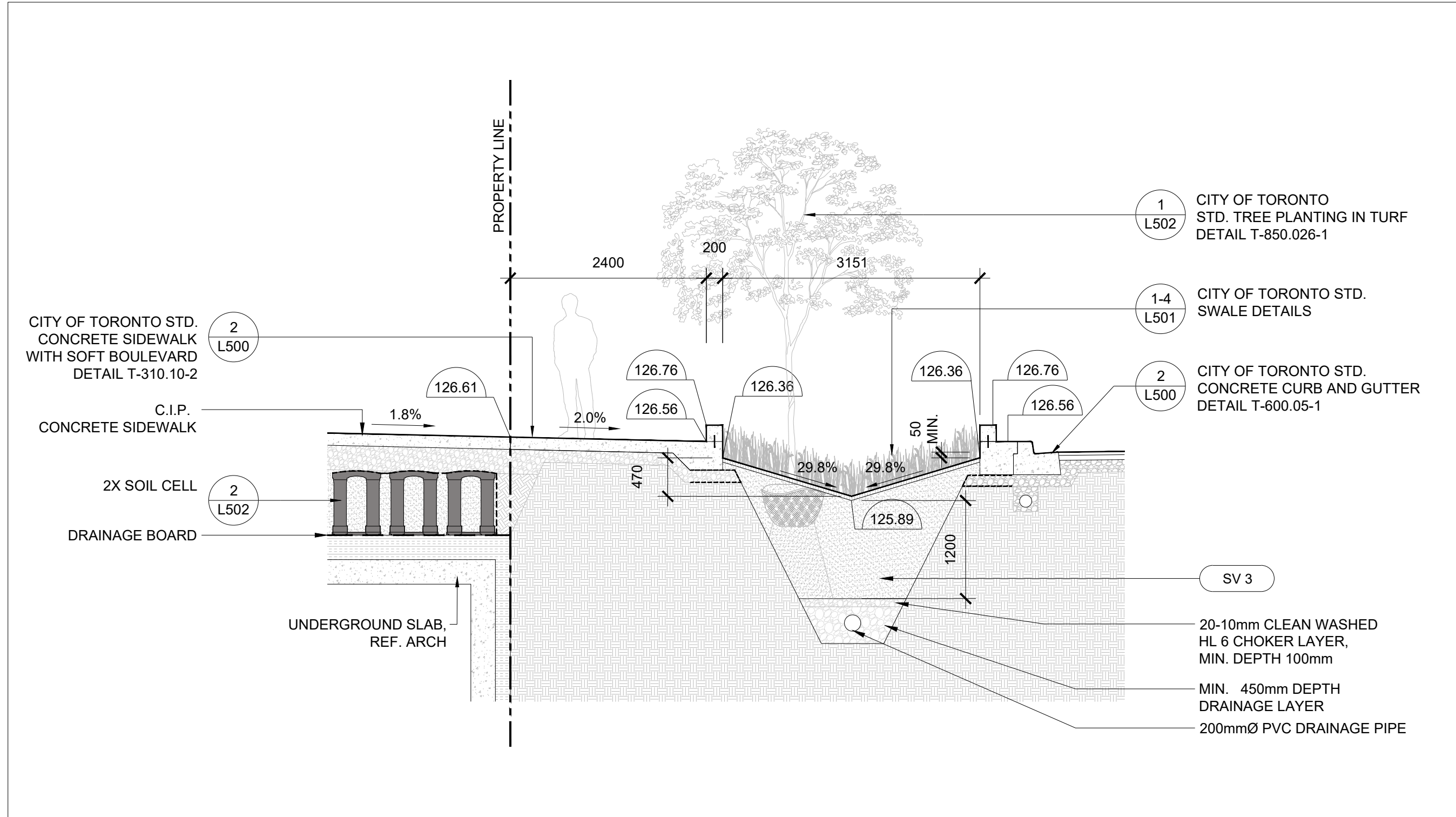
1 SECTION THROUGH SWALE AT NORTH  
SCALE: 1 : 50



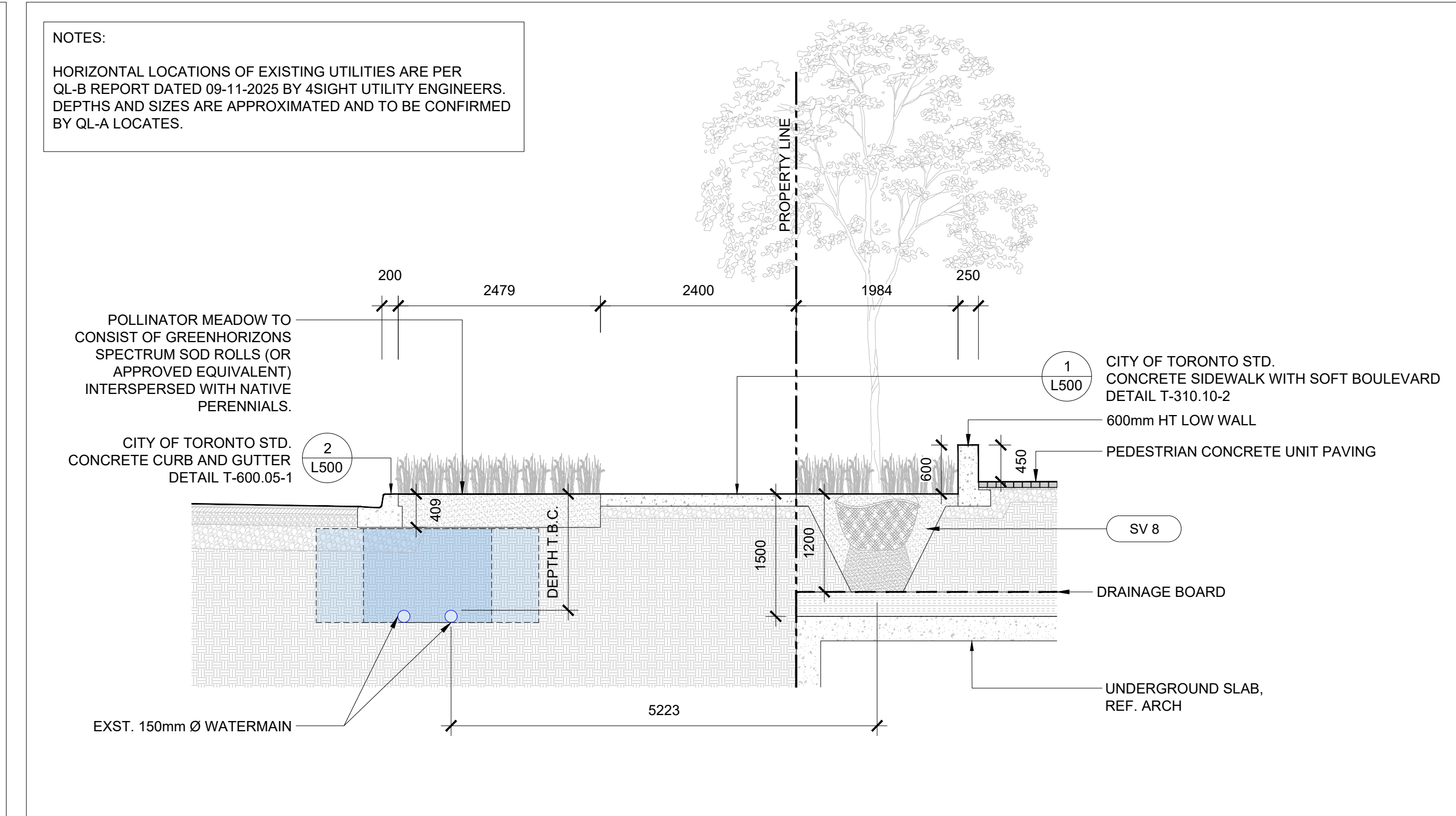
2 SECTION THROUGH CONCRETE SIDEWALK, SOIL CELLS, AND CURBSTONE ISLAND  
SCALE: 1 : 50



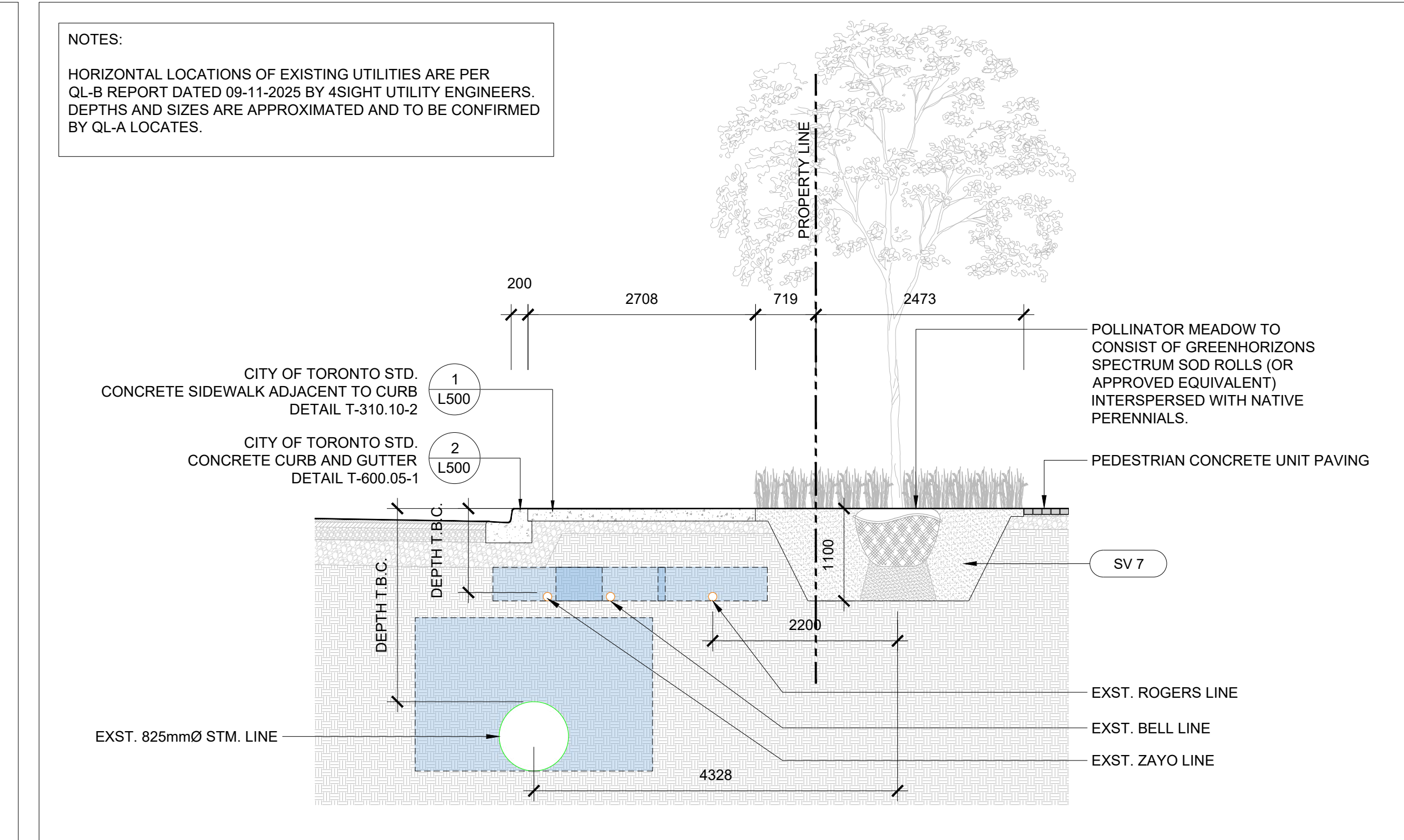
3 SECTION THROUGH CONCRETE SIDEWALK, SOIL CELLS, AND CURBSTONE ISLAND  
SCALE: 1 : 50



4 SECTION THROUGH PLANTER AND SOIL CELLS  
SCALE: 1 : 50



5 SECTION THROUGH SIDEWALK ON BILLINGHAM RD.  
SCALE: 1 : 50



6 SECTION THROUGH SIDEWALK ON DUNDAS ST. W.  
SCALE: 1 : 50

NOTES:  
HORIZONTAL LOCATIONS OF EXISTING UTILITIES ARE PER  
QL-B REPORT DATED 09-11-2025 BY ASIGHT UTILITY ENGINEERS.  
DEPTHS AND SIZES ARE APPROXIMATED AND TO BE CONFIRMED  
BY QL-A LOCATES.

NOTES:  
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LEGEND

UTILITY CLEARANCES PER  
APPENDIX O REQUIREMENTS

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1 2025-12-10 ISSUED FOR ZBA



**JRS** Janet Rosenberg & Studio Inc.  
PROFESSIONAL LANDSCAPE ARCHITECT  
1414 BAYVIEW AVE. SUITE 100  
SCARBOROUGH, ONTARIO M1S 5V6  
www.jrstudios.ca

CLIENT:  
FCHT HOLDINGS (ONTARIO) CORP

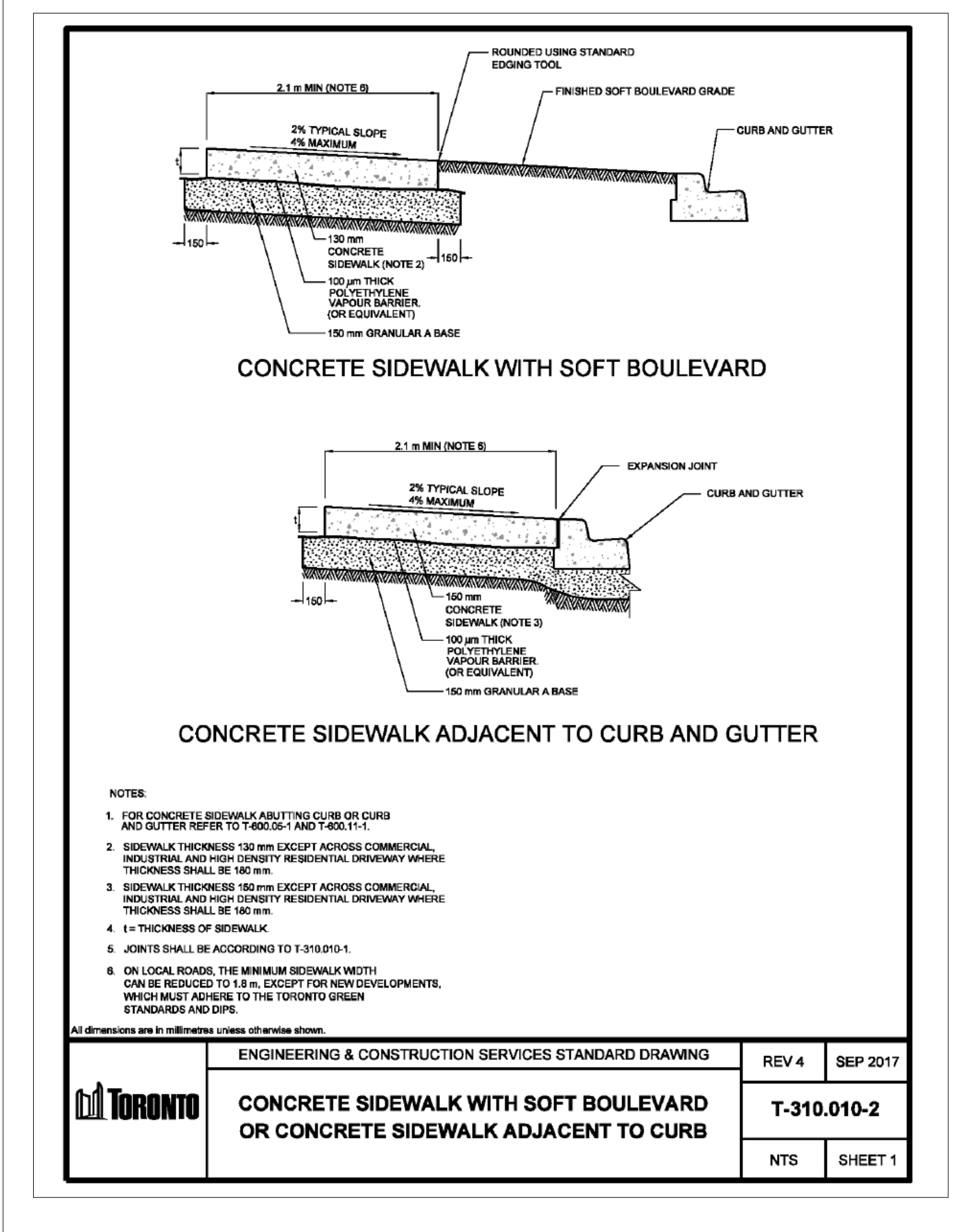
PROJECT:  
5500 Dundas Street W.  
5500 Dundas St. W., Etobicoke, ON M9B 1B7

DRAWING TITLE:  
LANDSCAPE SECTIONS

SCALE: 1:50  
DRAWN: JRS  
CHECKED: JRS  
PROJECT NUMBER: 25-078  
DRAWING DATE: 2025-11-04  
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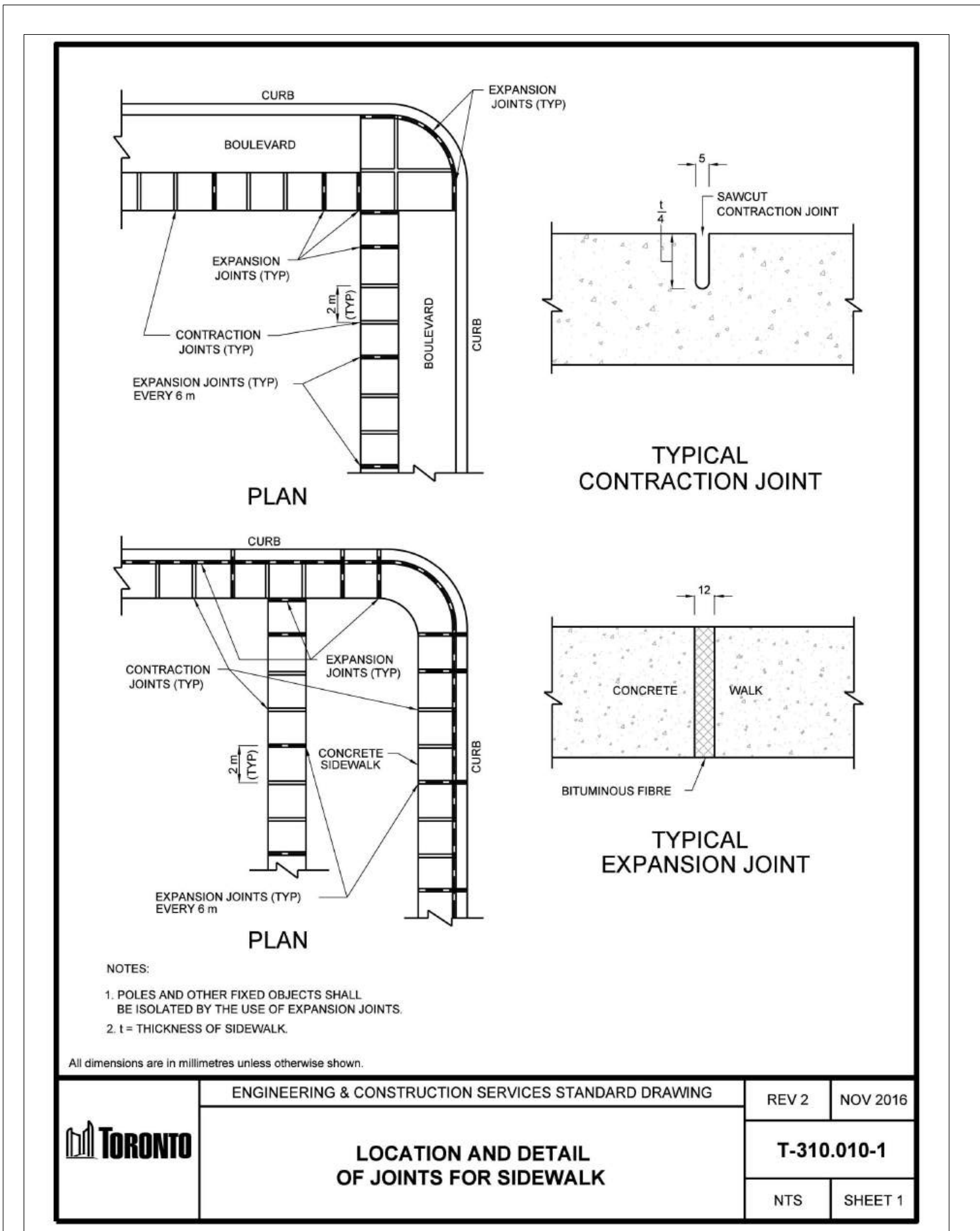
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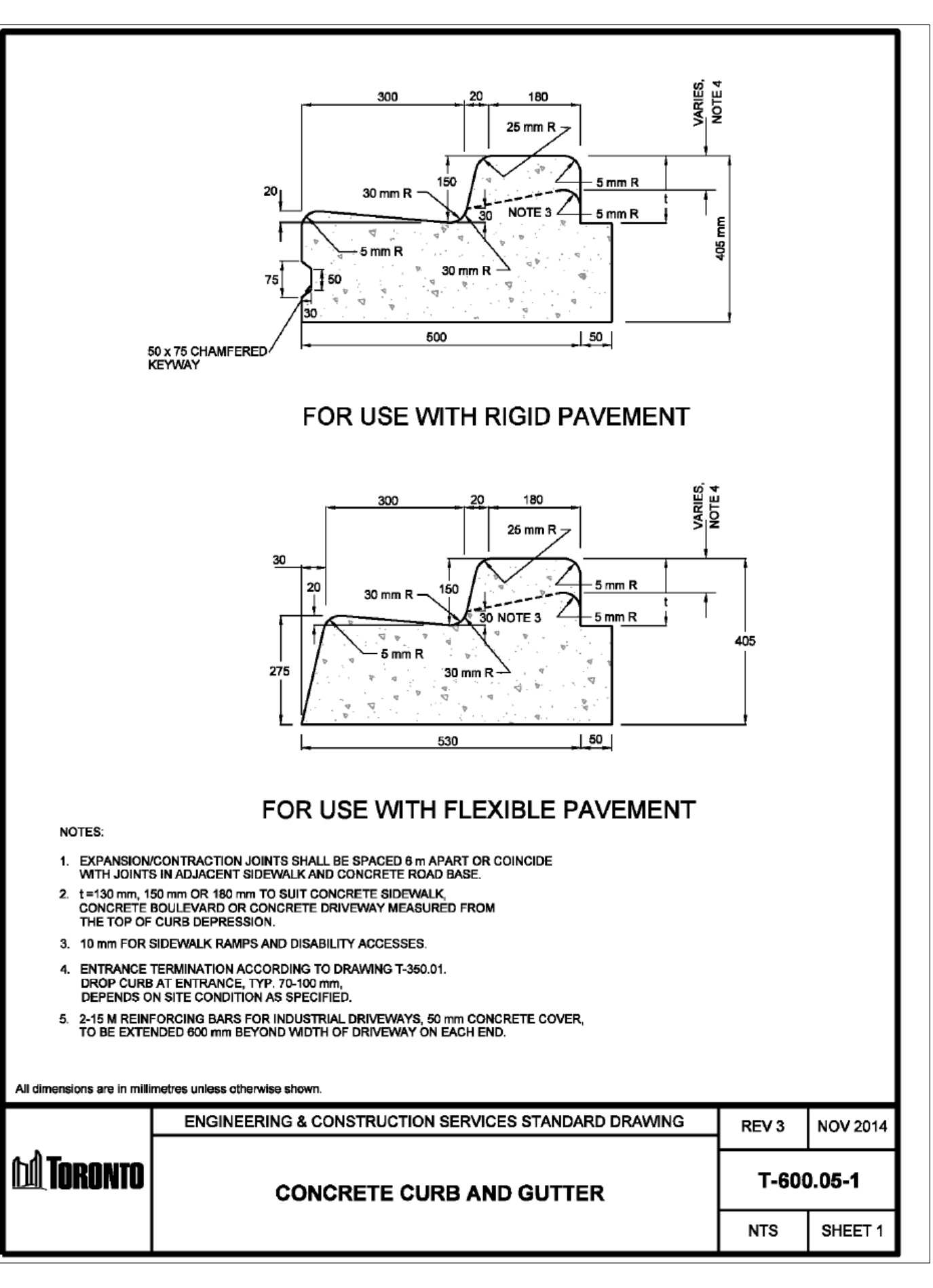
1 CONCRETE SIDEWALK (CITY OF TORONTO DETAIL)

SCALE: NTS



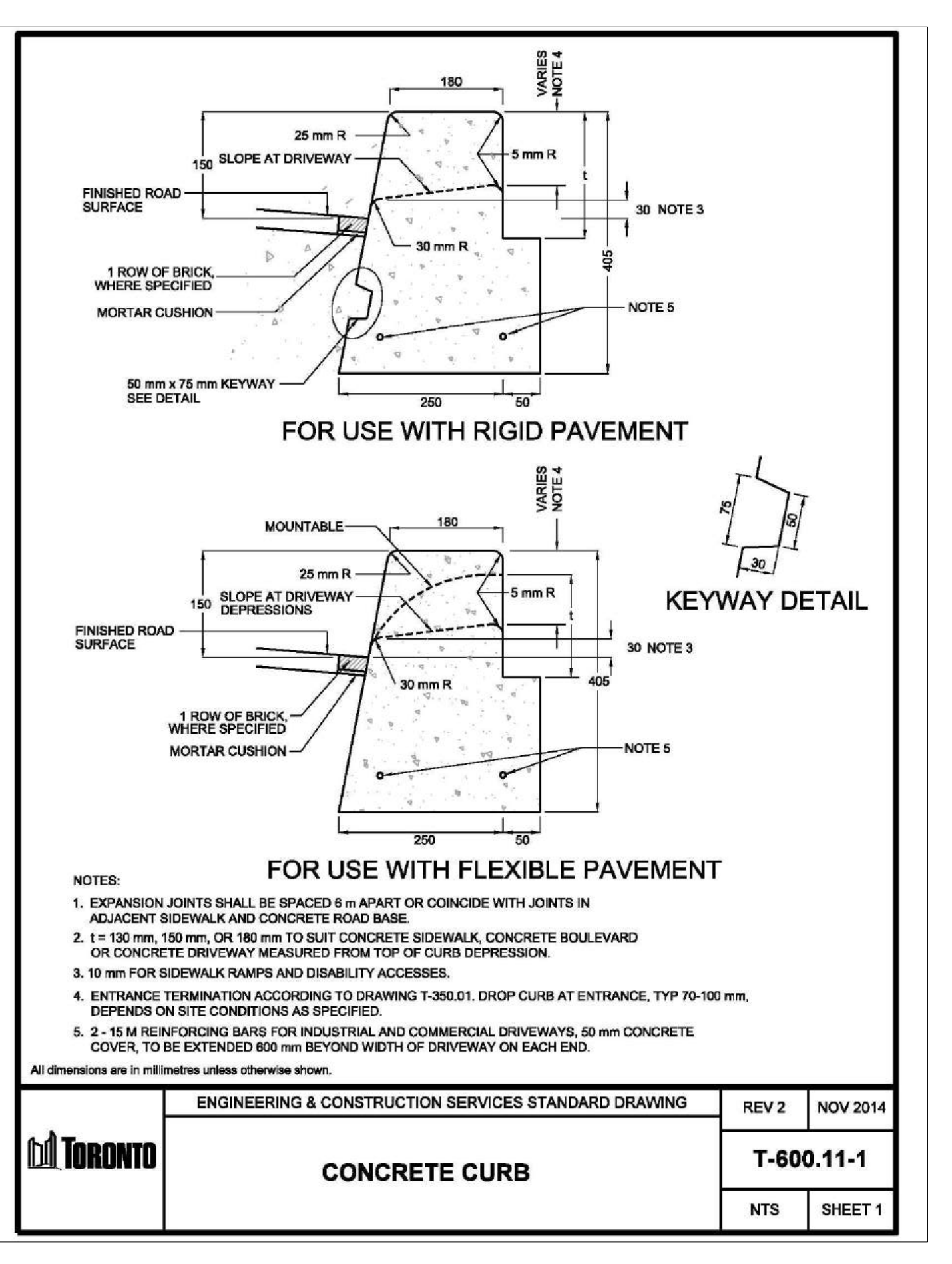
5 LOCATION AND DETAIL OF JOINTS FOR SIDEWALK

SCALE: NTS



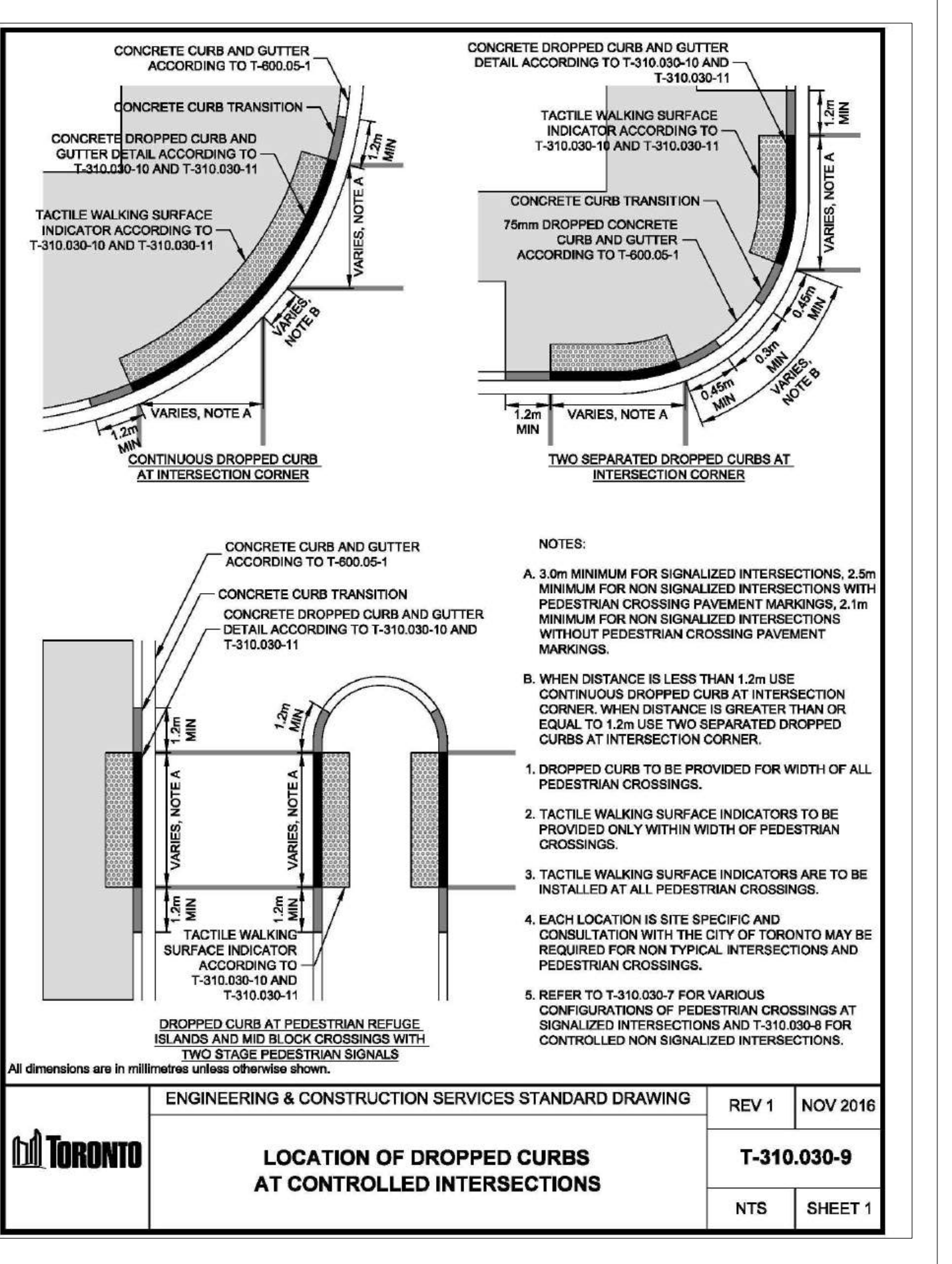
2 CONCRETE CURB AND GUTTER

SCALE: NTS



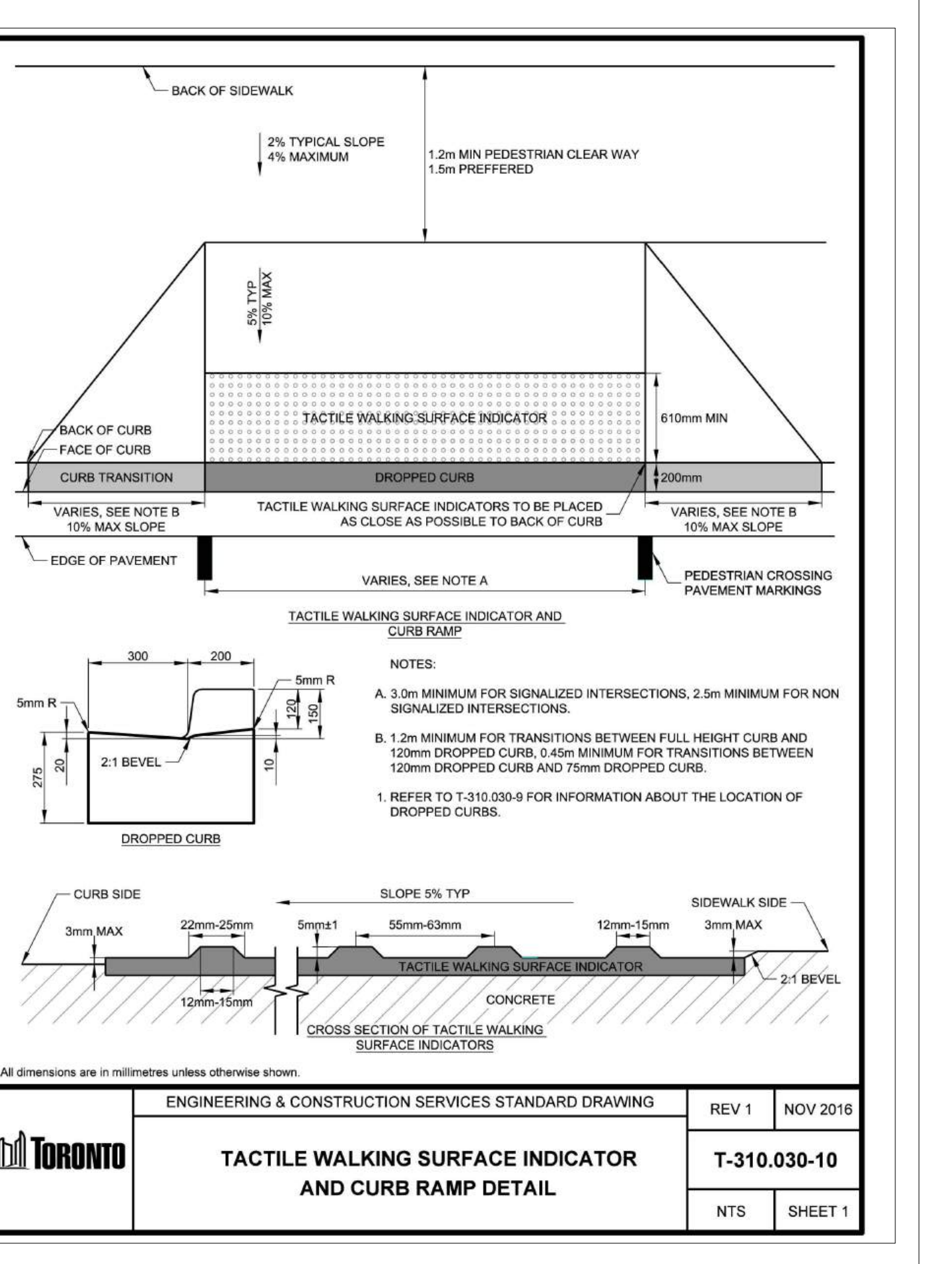
3 CONCRETE CURB

SCALE: NTS



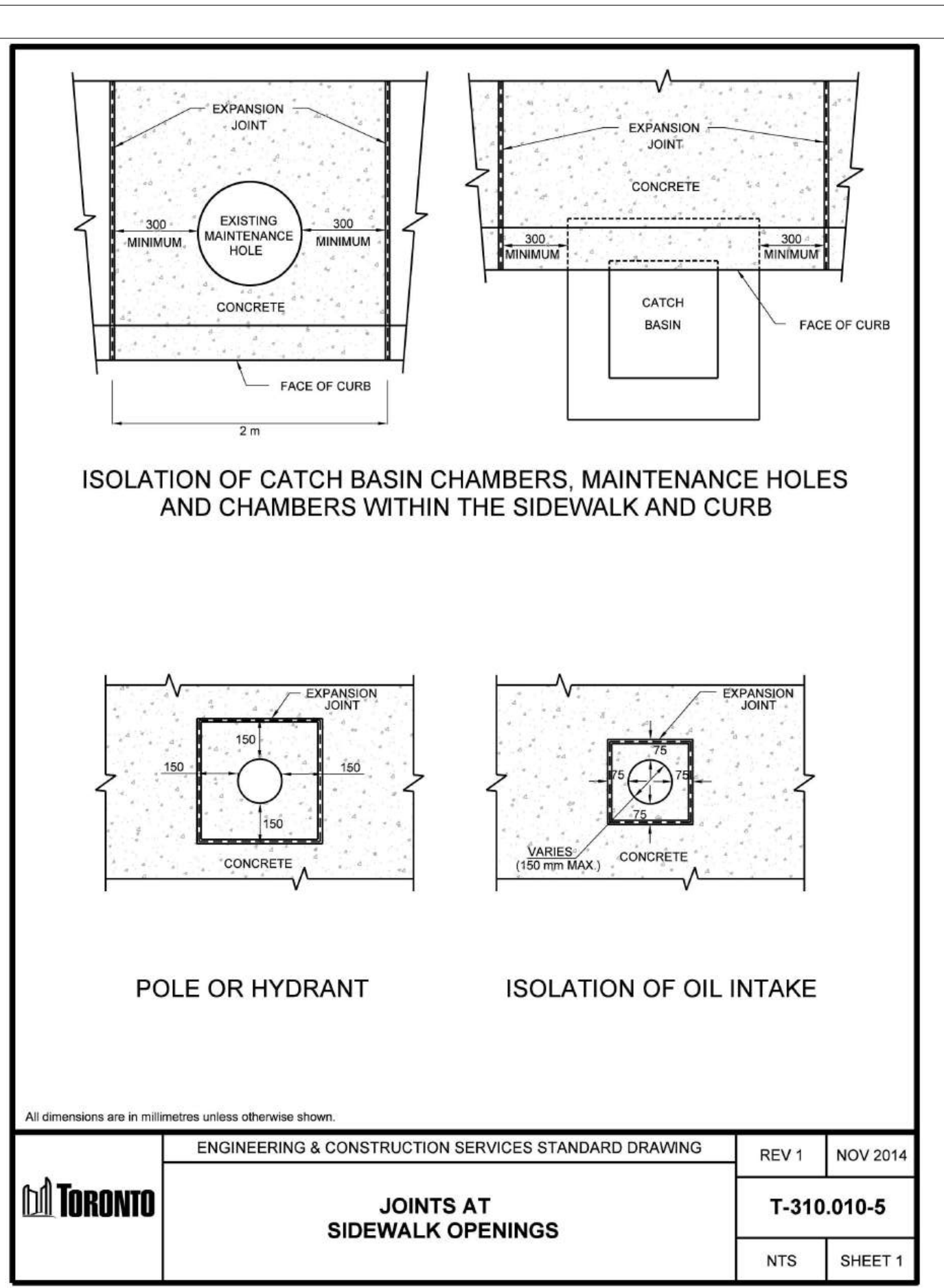
3 DROPPED CURBS AT CONTROLLED INTERSECTION

SCALE: NTS



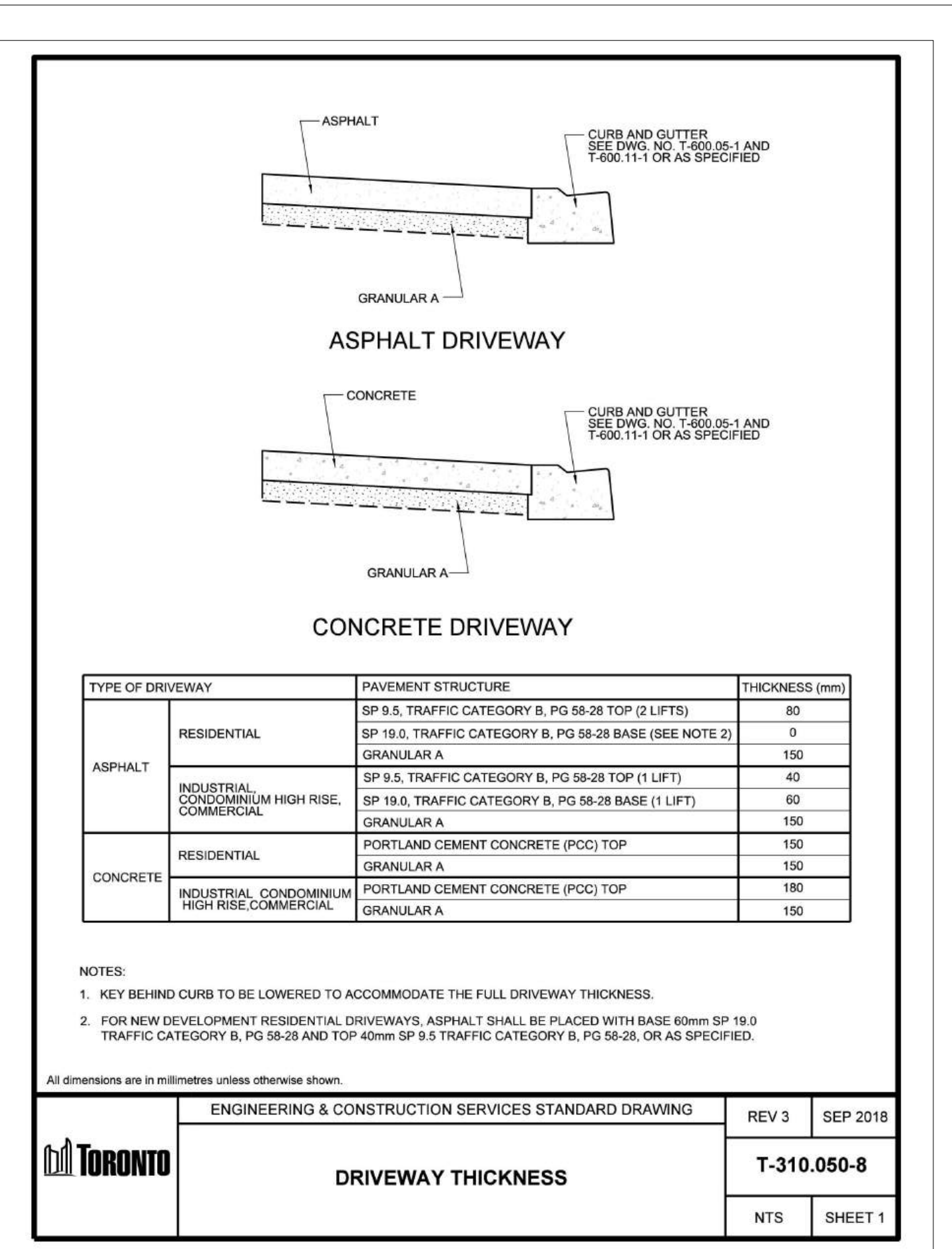
4 TACTILE WALKING SURFACE INDICATOR AND CURB RAMP DETAIL

SCALE: NTS



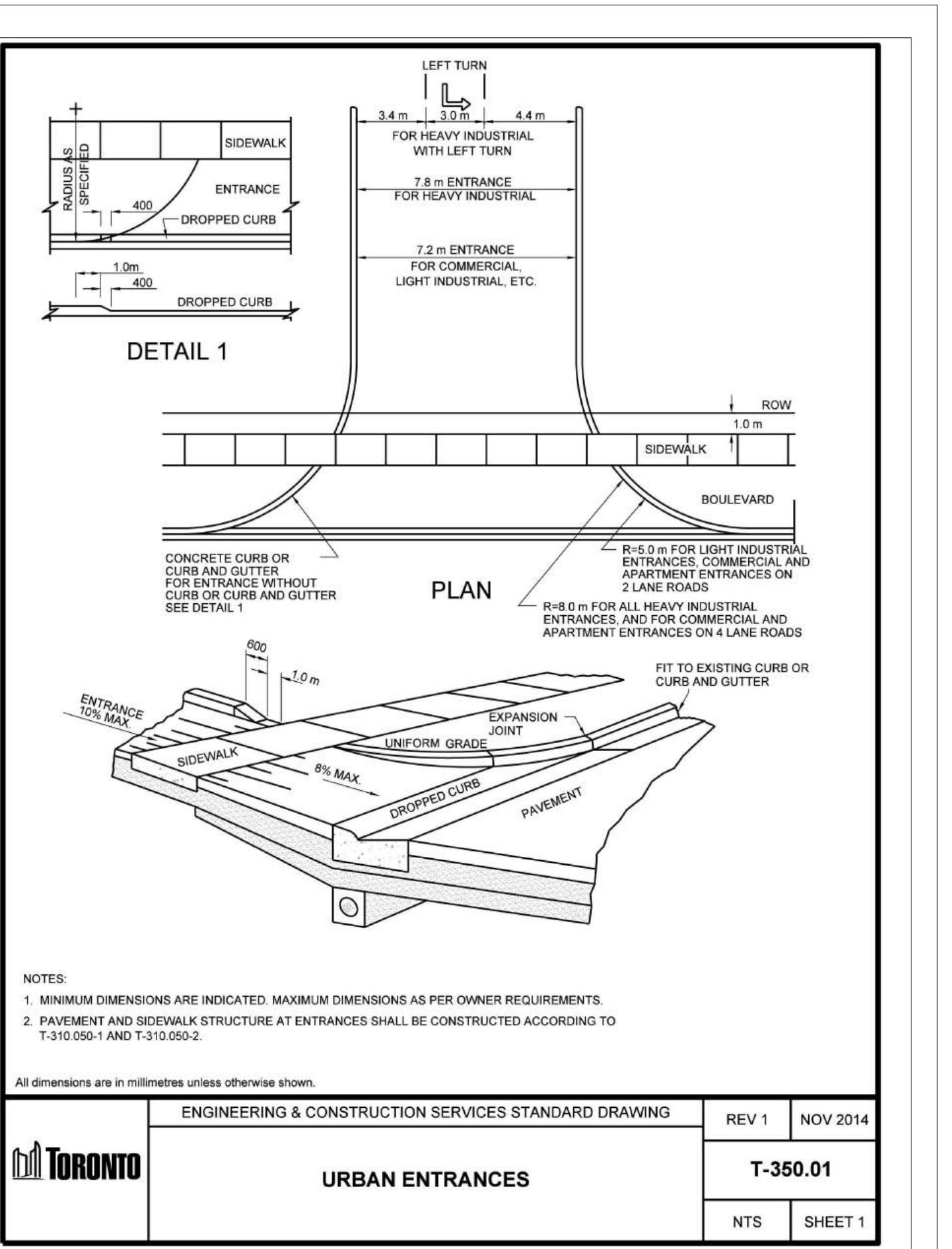
6 TACTILE WALKING SURFACE INDICATOR AND CURB RAMP DETAIL

SCALE: NTS



7 DRIVEWAY THICKNESS

SCALE: NTS



8 URBAN ENTRANCES

SCALE: NTS

## NOTES

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- CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT IF CONFLICTS ARE PRESENT. IF UTILITY RELOCATIONS ARE REQUIRED DUE TO CONFLICT OR DAMAGE, COORDINATE WITH APPROPRIATE UTILITY OWNERS.

## LEGEND

## ISSUE

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1 2025-12-10 ISSUED FOR ZBA



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CLIENT: FCHT HOLDINGS (ONTARIO) CORP

PROJECT: 5500 Dundas Street W.

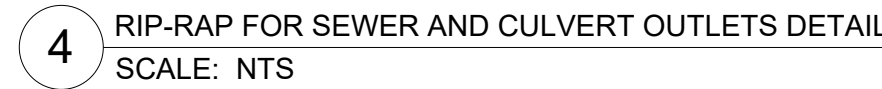
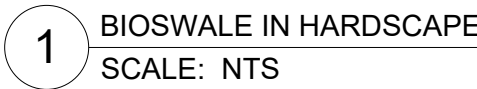
5500 Dundas St. W., Etobicoke, ON M9B 1B7

DRAWING TITLE: LANDSCAPE DETAILS

SCALE: AS NOTED  
DRAWN: CV  
CHECKED: NG  
PROJECT NUMBER: 22-030  
DRAWING DATE: 2024-08-13  
DRAWING NUMBER:

L500





### LEGEND

ISSUE

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CLIENT: **FCHT HOLDINGS (ONTARIO) CORP**

PROJECT:  
5500 Dundas Street W.

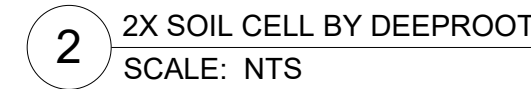
5500 Dundas St. W., Etobicoke, ON M9B 1B7

DRAWING TITLE:  
LANDSCAPE DETAILS

SCALE:	AS NOTED
DRAWN:	OV
CHECKED:	NG
PROJECT NUMBER:	22-030
DRAWING DATE:	2024-08-13
DRAWING NUMBER:	

# L501





## LEGEND

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DRAWING TITLE:  
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SCALE:	AS NOTED
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