

GENERAL NOTES:

- LANDSCAPING DETAILS TO BE PROVIDED IN ACCORDANCE WITH DIRECTIONS/GUIDELINES SET OUT IN THE CONDITIONS FOR SITE PLAN APPROVAL AND AS HIGHLIGHTED IN THE NOTES ON THE INTEGRATED SITE PLAN AND NOTES ON THE INTEGRATED LANDSCAPE PLAN.
 - ALL LANDSCAPE DETAILS TO BE PROVIDED WILL BE SUBJECT TO LDRP REVIEW AND APPROVAL AS SET OUT IN THE SITE PLAN CONDITIONS AND ONCE APPROVED WILL BE DEEMED APPROVED MODIFICATIONS TO THE APPROVED LANDSCAPE PLAN.
 - SPECIFIC DESIGNS, QUANTITY AND LOCATIONS FOR FIXTURES AND FURNISHINGS TO BE DETERMINED AS PART OF THE TENDER DOCUMENT DEVELOPMENT PROCESS FOR REVIEW AND APPROVAL BY THE LDRP AS SET OUT IN THE CONDITIONS FOR SITE PLAN APPROVAL AND WILL BE DEEMED APPROVED MODIFICATIONS TO THE LANDSCAPE PLAN.
 - TREE PLANTING DETAILS WITHIN HARD SURFACED AREAS TO BE CONFIRMED WITH LDRP TO COMPRISE USE OF SYLVIA CELLS FOR ABERDEEN WAY AND ABERDEEN SQUARE AND STRUCTURAL SOILS WITH 10 M SOIL VOLUMES FOR ALL OTHER HARD SURFACE LOCATIONS WITHIN THE MIXED USE AREA.
 - SPECIFIC TREE AND PLANT SPECIES TO BE USED THROUGHOUT THE SITE TO BE CONFIRMED THROUGH DETAILED DESIGN AND WILL BE REFLECTED ON FINAL TENDER DOCUMENTS.
- BANK STREET**
- LANDSCAPE DETAILS TO PROVIDE FOR INTEGRATION WITH THE BANK STREET CORRIDOR AND LANSOWNE DEVELOPMENT ONCE REVIEWED AND APPROVED BY THE LDRP WILL BE DEEMED AS APPROVED MODIFICATIONS TO THE APPROVED SITE PLAN AND APPROVED LANDSCAPE PLAN.
 - TREE PLANTING ALONG BANK STREET TO BE CONSISTENT WITH THE TREE PLANNING SPECIFICATIONS FOR THE BANK REHABILITATION PROJECT.
- OHT**
- MODIFICATIONS REQUIRED BY THE OHT FOR LANDSCAPING WORKS REQUIRING OHT APPROVALS PURSUANT TO THE 1996 OHT EASEMENT AGREEMENT AS SET OUT IN THE SITE PLAN AGREEMENT WILL BE DEEMED AS APPROVED MODIFICATIONS TO THE APPROVED LANDSCAPE PLAN.
- NCC LANDS**
- MODIFICATIONS REQUIRED TO PROVIDE FOR INTEGRATION OF THE URBAN PARK WITH ANY MODIFICATIONS TO THE NCC CORRIDOR LANDS ONCE THE FINAL PLANS FOR THE NCC CORRIDOR LANDS ARE DETERMINED BY THE NCC WILL BE DEEMED APPROVED MODIFICATIONS TO THE APPROVED SITE PLAN AND APPROVED LANDSCAPE PLAN.
- PUBLIC REALM DESIGN ELEMENTS**
- PUBLIC ART AND HERITAGE INTERPRETIVE FEATURES INCLUDING ANY FEATURES PROVIDED TO PAY TRIBUTE TO THE ALGONQUIN FIRST NATIONS TO BE PROVIDED IN ACCORDANCE WITH CONDITIONS SET OUT IN THE SP APPROVAL WILL BE DEEMED AS APPROVED MODIFICATIONS TO THE SITE PLAN AND LANDSCAPE PLAN.
 - URBAN PARK ART ELEMENTS (SCREEN, BEACON) TO BE PROVIDED IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS DOCUMENT DEVELOPED BY JILL ANHOLT.
 - SIGNAGE AND WAYFINDING TO BE PROVIDED IN ACCORDANCE WITH THE SIGNAGE PLAN TO BE APPROVED BY PLANNING COMMITTEE AS SET OUT IN CONDITIONS IN THE SP APPROVAL WILL BE DEEMED AS APPROVED MODIFICATIONS TO THE SITE PLAN AND LANDSCAPE PLAN.
 - LIGHTING TO BE PROVIDED IN ACCORDANCE WITH CONDITIONS SET OUT IN THE SP APPROVAL WILL BE DEEMED AS APPROVED MODIFICATIONS TO THE SITE PLAN AND LANDSCAPE PLAN.
 - ALL ELEMENTS AND FEATURES TO BE PROVIDED TO RESPOND TO GUIDELINES, DIRECTIONS AND STRATEGIES SET OUT IN THE GUIDELINES DOCUMENT SUCH AS BUT NOT LIMITED TO LIGHT STANDARDS, STREET FIXTURES/FURNISHINGS, BOLLARDS, BIKE PARKING, THAT WILL BE SUBJECT TO LDRP REVIEW AS SET OUT IN THE CONDITIONS FOR THE SP APPROVAL WILL BE DEEMED AS APPROVED MODIFICATIONS TO THE SITE PLAN AND LANDSCAPE PLAN.
 - BIKE PARKING TO BE PROVIDED IN CONVENIENT LOCATIONS THROUGHOUT THE SITE TO MEET LEED ND REQUIREMENTS WITH BIKE CORRALS PROVIDED AT STRATEGIC LOCATIONS FOR EVENTS CONSISTENT WITH THE TDM PLAN.
 - OUTDOOR PATIOS TO BE PROVIDED BY TENANTS TO TENANTS SPECIFICATIONS.
- AIR RIGHTS DEVELOPMENT**
- AIR RIGHTS DEVELOPMENT DETAILS FOR AT GRADE LANDSCAPE TREATMENT FOR THE HOLMWOOD RESIDENTIAL AND FOR BUILDING K ONCE REVIEWED AND APPROVED BY THE LDRP TO BE APPENDED AS APPROVED MODIFICATIONS TO THE APPROVED LANDSCAPE PLAN.

LDRP NOTES:

- THE DESIGN DETAILS FOR THE PUBLIC REALM REFLECTED ON TENDER AND PERMIT PLANS SHALL:
 - BE CONSISTENT WITH THE DESIGN DETAIL DIRECTIONS SET OUT IN THE PUBLIC REALM DESIGN GUIDELINES DOCUMENT DEVELOPED BY PPS THAT HAS BEEN APPROVED BY THE LDRP
 - PROVIDE FOR THE IMPLEMENTATION OF THE PUBLIC REALM TO EXHIBIT A PEDESTRIAN FIRST FOCUS WITH AREAS THAT WILL SERVE TO SUPPORT VEHICULAR CIRCULATION AND LOADING INCORPORATING DESIGN DETAILS FOR THESE TO FIRST AND FOREMOST BE SPACES FOR PEDESTRIANS WHERE VEHICULAR CIRCULATION AND LOADING ACTIVITY WILL BE PERMITTED CONSISTENT WITH DIRECTIONS AND PRINCIPLES SET OUT IN THE PUBLIC REALM GUIDELINES AND DIRECTIONS DOCUMENT AND THAT ADDRESSES THE FOLLOWING SPECIFIC ITEMS:
 - PHYSICAL AND VISUAL INTEGRATION OF AREAS WHERE DEDICATED LOADING WILL BE ACCOMMODATED WITH A PEDESTRIAN FIRST FOCUSED PUBLIC REALM EXPERIENCE
 - PROVISION OF ELEMENTS AND FEATURES THAT BOTH SUPPORT A PEDESTRIAN FIRST PUBLIC REALM ENVIRONMENT AND ACCOMMODATE LOADING ACTIVITY
 - INCORPORATE ELEMENTS AND FEATURES TO PROVIDE FOR IMPLEMENTATION OF THE FOLLOWING:
 - SUSTAINABILITY FEATURES FOR THE SITE TO ACHIEVE A LEED ND SILVER COMPLIANT AS SET OUT IN THE SUSTAINABILITY DIRECTIONS DOCUMENT DEVELOPED BY ENERMOMIAL ENGINEERING
 - ACCESSIBILITY FEATURES TO ACHIEVE THE HIGHEST POSSIBLE STANDARDS OF UNIVERSAL ACCESSIBILITY AS SET OUT IN THE ACCESSIBILITY DIRECTIONS DOCUMENT DEVELOPED BY BODE
 - SIGNAGE AND WAYFINDING CONSISTENT WITH THE PLAN TO BE DEVELOPED FOR APPROVAL BY PC THAT BUILDS ON THE DIRECTIONS AND PRINCIPLES DOCUMENT DEVELOPED TO SERVE AS A FRAME OF REFERENCE FOR THE SIGNAGE AND WAYFINDING PLAN
 - SITE LIGHTING CONSISTENT WITH THE SITE LIGHTING PRINCIPLES AND DIRECTIONS SET OUT IN THE SITE LIGHTING PRINCIPLES DOCUMENT DEVELOPED BY GABRIEL DESIGN
 - INTERPRETIVE AND PUBLIC ART ELEMENTS TO BE PROVIDED AS PART OF THE INITIAL PHASE OF CONSTRUCTION AS SET OUT IN THE INTERPRETIVE AND PUBLIC ART STRATEGY DOCUMENTS DEVELOPED BY CHRM AND JILL ANHOLT RESPECTIVELY
 - BE TO THE SATISFACTION OF AND BE APPROVED BY THE LDRP PRIOR TO TENDER DOCUMENTS BEING ISSUED FOR IMPLEMENTATION

LEGEND:

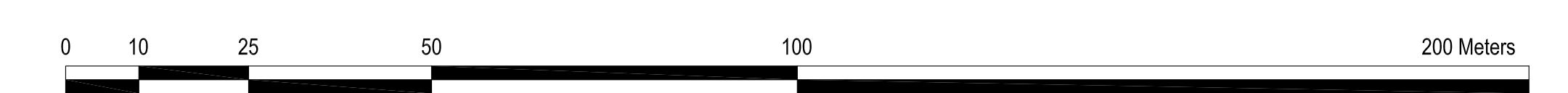
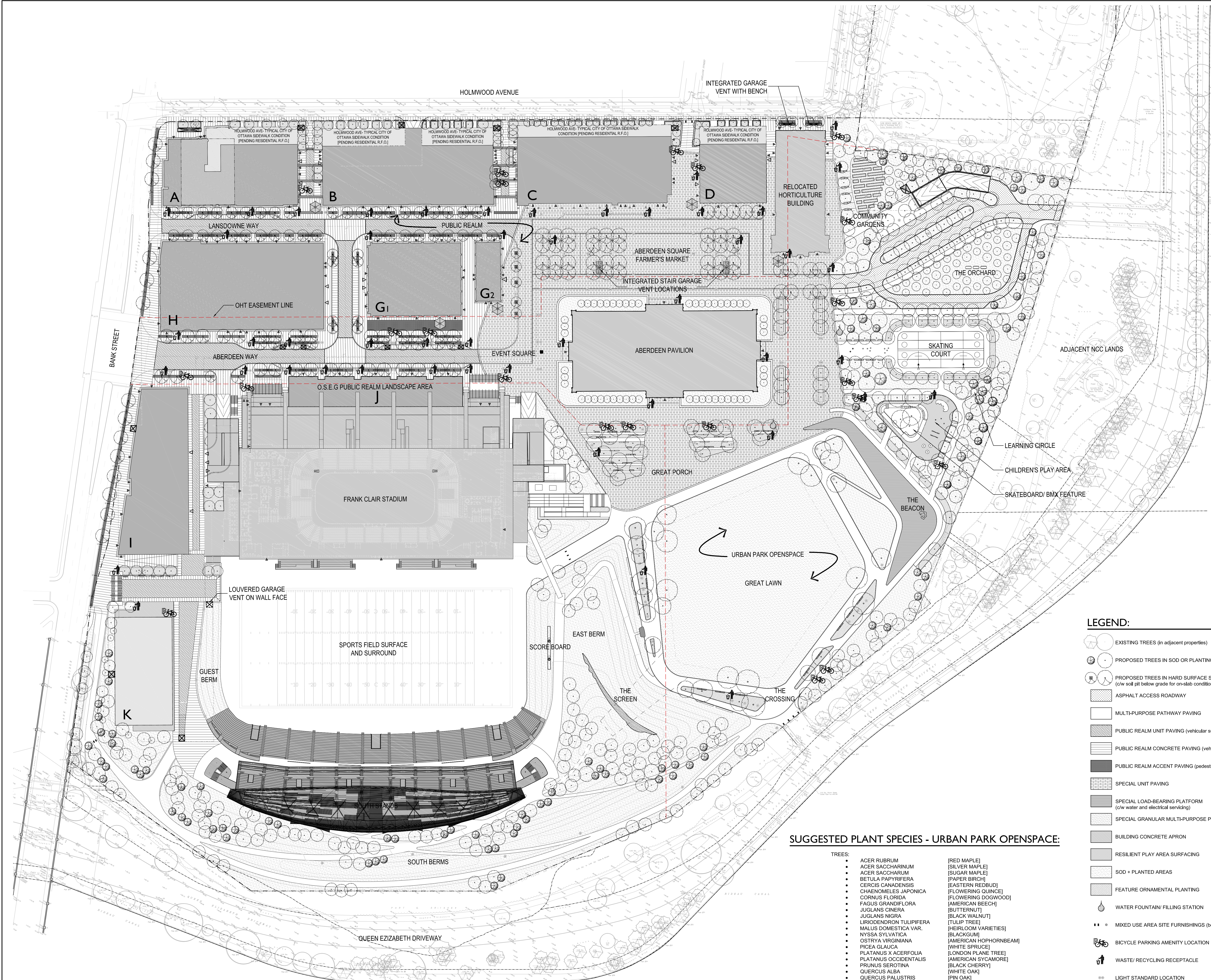
- EXISTING TREES (in adjacent properties)
- PROPOSED TREES IN SOD OR PLANTING
- PROPOSED TREES IN HARD SURFACE SURROUND (low soil pit below grade for on-slab conditions)
- ASPHALT ACCESS ROADWAY
- MULTI-PURPOSE PATHWAY PAVING
- PUBLIC REALM UNIT PAVING (vehicular surface)
- PUBLIC REALM CONCRETE PAVING (vehicular/pedestrian surface)
- PUBLIC REALM ACCENT PAVING (pedestrian surface)
- SPECIAL UNIT PAVING
- SPECIAL LOAD-BEARING PLATFORM (low water and electrical servicing)
- SPECIAL GRANULAR MULTI-PURPOSE PAVING
- BUILDING CONCRETE APRON
- RESILIENT PLAY AREA SURFACING
- SOD + PLANTED AREAS
- FEATURE ORNAMENTAL PLANTING
- WATER FOUNTAIN/ FILLING STATION
- MIXED USE AREA SITE FURNISHINGS (bollards, flagpole, etc.)
- BIKE PARKING AMENITY LOCATION
- WASTE/ RECYCLING RECEPTACLE
- LIGHT STANDARD LOCATION
- PROPOSED BENCH/ SEAT WALL + PICNIC TABLE + GRANITE PUCK BENCH
- TENANT DETERMINED PATIO
- PUBLIC ART ELEMENTS
- GARAGE VENT(S) AT ROOF SLAB
- GARAGE VENT(S) AT FINISHED GRADE (GRATE)

SUGGESTED PLANT SPECIES - URBAN PARK OPENSAPCE:

- TREES:**
- ACER RUBRUM (RED MAPLE)
 - ACER SACCHARINUM (SILVER MAPLE)
 - ACER SACCHARUM (SUGAR MAPLE)
 - BETULA PAPERIFERA (PAPER BIRCH)
 - CERCIS CANADENSIS (EASTERN REDBUD)
 - CHAENOMELES JAPONICA (FLOWERING QUINCE)
 - CORNUS FLORIDA (FLOWERING DOGWOOD)
 - FAGUS GRANDIFLORA (AMERICAN BEECH)
 - JUGLANS CINERA (BUTTERNUT)
 - JUGLANS NIGRA (BLACK WALNUT)
 - LIRIODENDRON TULIPIFERA (TULIP TREE)
 - MALLUS DOMESTICA VAR. (HEIRLOOM VARIETIES)
 - NYSSA SILVATICA (BLACKGUM)
 - OSTRYA VIRGINIANA (AMERICAN HOPHORNBEAM)
 - PICEA GLAUCA (WHITE SPRUCE)
 - PLATANUS X ACERIFOLIA (LONDON PLANE TREE)
 - PLATANUS OCCIDENTALIS (AMERICAN SYCAMORE)
 - PRUNUS SEROTINA (BLACK CHERRY)
 - QUERCUS ALBA (WHITE OAK)
 - QUERCUS PALustris (PIN OAK)
 - TSUGA CANADENSIS (EASTERN HEMLOCK)
 - ULMUS X 'HOMESTEAD' (HOMESTEAD ELM)
- FEATURE PLANTING:**
- ECHINACEA PURPUREA (PURPLE CONEFLOWER)
 - ECHINOPS SP. (GLOBE THISTLE)
 - GERANIUM SP. (PERENNIAL GERANIUM)
 - EUONYMUS SP. (VAR. EUONYMUS)
 - HEMEROCALLIS (DAYLILY)
 - LAVANDULA SPICA (LAVENDER)
 - ROSA RUGOSA (RUGOSA ROSE)
 - RUBICORON SP. (BLACK-EYED SUSAN)
 - SALIX SP. (WILLOW)
 - SEDUM SP. (STONECROP)
 - SYRINGA VULGARIS (LILAC)
 - TAXUS MEDIA X DENSIFORMIS (DENSE YEW)
- BIOSWALL PLANTING:**
- CAREX SP. (SEDGE)
 - CORNUS STOLONIFERA (RED-OSIER DOGWOOD)
 - IMPATIENS CAPENSIS (JEWELWEED)
 - LYCOPUS AMERICANUS (SWATER HOREHOUND)
 - SALIX SP. (WILLOW)
 - ORNAMENTAL GRASSES (VAR.)
- FOREST UNDERSTORY/ENHANCEMENT PLANTING:**
- AMELANCHIER ARBOREA (DOWNY SERVICEBERRY)
 - HAMMELIS VIRGINIANA (COMMON WITCH HAZEL)
 - CELTIS OCCIDENTALIS (WITCH HAZEL)
 - CEPHALANTHUS OCCIDENTALIS (BUTTONBUSH)
 - CORNUS SERICEA (RED-OSIER DOGWOOD)
 - RHUS TYPHINA (STAGHORN SUMAC)
 - RUBUS IDAEUS (RASPBERRY)
 - VIBURNUM LENTAGO (NANNYBERRY)

SUGGESTED PLANT SPECIES - PUBLIC REALM:

- TYPICAL STREET TREES:**
- HONEY LOCUST (GLEDTISIA TRIACANTHOS)
 - GINKGO (GINKGO BILOBA)
 - COLUMNAR MAPLE (ACER PLATANOIDES COLUMNARE)
 - COLUMNAR OAK (QUERCUS ROBUR FASTIGIATA)
- ABERDEEN WAY COLONADE:**
- HONEY LOCUST (GLEDTISIA TRIACANTHOS)
 - LIBERTY ELM (ULMUS AMERICANA 'LIBERTY')
- ORNAMENTAL TREES:**
- SERVICEBERRY (AMALANCHIER SP.)
 - AMUR MAPLE (ACER GINNALA)
 - JAPANESE TREE LILAC (SYRINGA RETICULATA)
- UNDERSTORY/SHRUB PLANTING:**
- POTENTILLA (POTENTILLA SP.)
 - DAYLILIES (HEMEROCALLIS SP.)
 - ORNAMENTAL GRASSES (VAR.)



REVISIONS:

No.	Date	Details	By
1	2011 JUN30	Issued for SPA Stage 2	CZW
2	2011 AUG25	Operations Analysis	CZW
3	2011 DEC16	Issued for Review	CZW
4	2012 JAN 04	Issued for Stage 2 SP Approval	CZW