

449 CARLAW AVENUE

52 Mimico Avenue, Studio B  
Toronto ON M6V 1R1  
T. 416-840-0039  
F. 416-352-1420  
W. www.ladesign.ca



ARCHITECT: Harari Pontarini Architects  
TRAFFIC: BA Group  
STRUCTURAL: Entuitive  
MECHANICAL:  
CIVIL: CounterPoint Engineering  
ELECTRICAL:  
PLANNER: Urban Strategies  
IRRIGATION:

GENERAL NOTES

- 1. All dimensions in millimetres (mm)
- 2. Verify all dimensions
- 3. Do not scale drawings
- 4. Check drawings against specifications
- 5. Use the latest revised drawings only
- 6. Report any discrepancies to the Landscape Architect before proceeding
- 7. Drawings and specifications are the property of the Landscape Architect, and must be returned upon completion of the work

LEGEND

SHEET LIST

- L-100 Site Plan
- L-101 Landscape Layout and Lighting Plan
- L-103 Soil Volume Plan
- L-105 Utility and Servicing Coordination Plan
- L-302 Paving Details
- L-303 Planting Details

CONTEXT MAP



Statistics Template – Toronto Green Standard Version 4.0

Mid to High Rise Residential and  
all New Non-Residential Development

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces	120	120	100
Number of shower and change facilities (non-residential)	1	1	

Tree Canopy	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m2 x 30 m³)	4128	1276	31
Soil volume provided within the site area (m³)		60	
Soil Volume provided within the public boulevard (m³)		1216	

NOTES:

ADDITIONAL SOIL VOLUME WILL BE PROVIDED WITHIN THE  
PROPOSED STRATIFIED PARK AND PROPOSED POPS WHICH WILL  
PROVIDE AN OPPORTUNITY TO MEET SOIL VOLUME REQUIREMENTS

FOR ADDITIONAL STATS, REFER TO ARCHITECTURAL PLANS

1 June 08, 2022 RZN Coordination  
2 July 7, 2022 RZN Coordination  
3 July 20, 2022 Issued for Rezoning  
4 Aug 31, 2022 IO/OLTA Coordination  
REV DATE DESCRIPTION

JSC  
JSC  
JSC  
JSC  
INITIAL

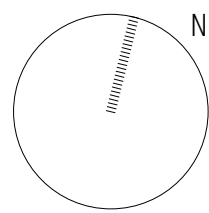
Site Plan

DRAWN BY: JSC  
CHECKED BY: JJV  
PRINT DATE: 2022-10-13 6:29:30 PM

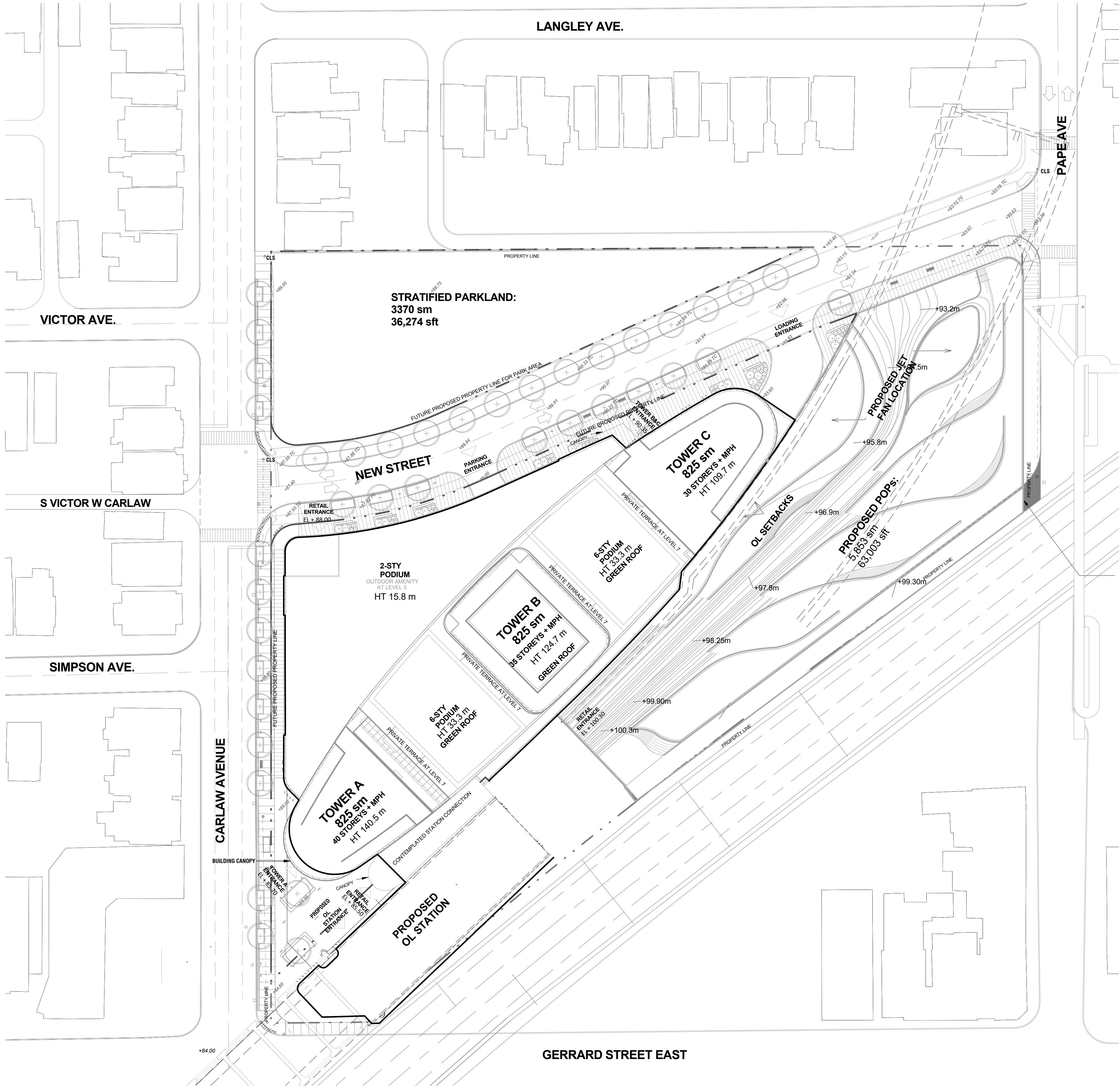
449 CARLAW

Carlaw Ave. @Gerrard St. E  
Toronto, Ontario  
Choice Properties Limited .  
LAD-522

L-100



As indicated





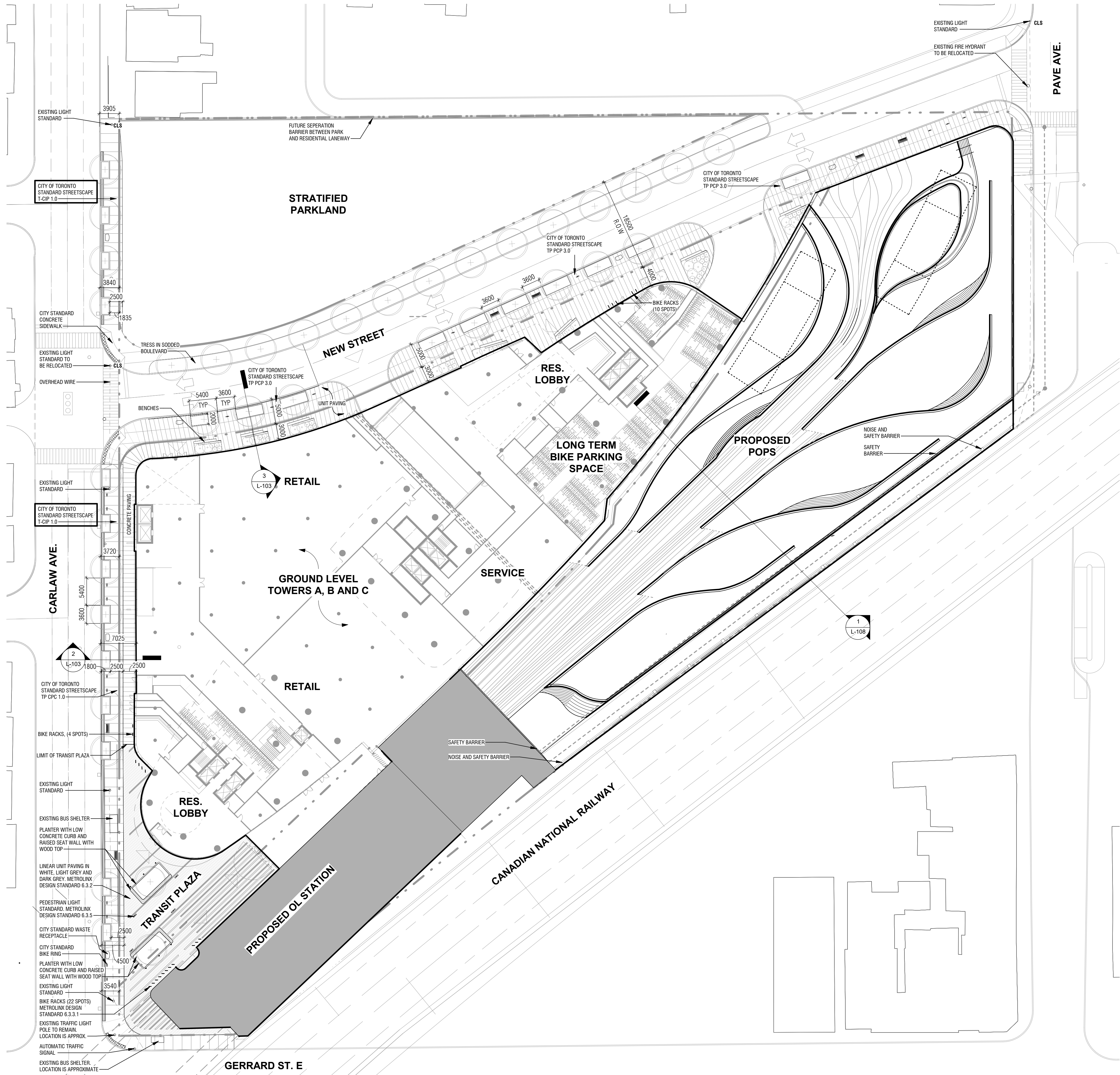
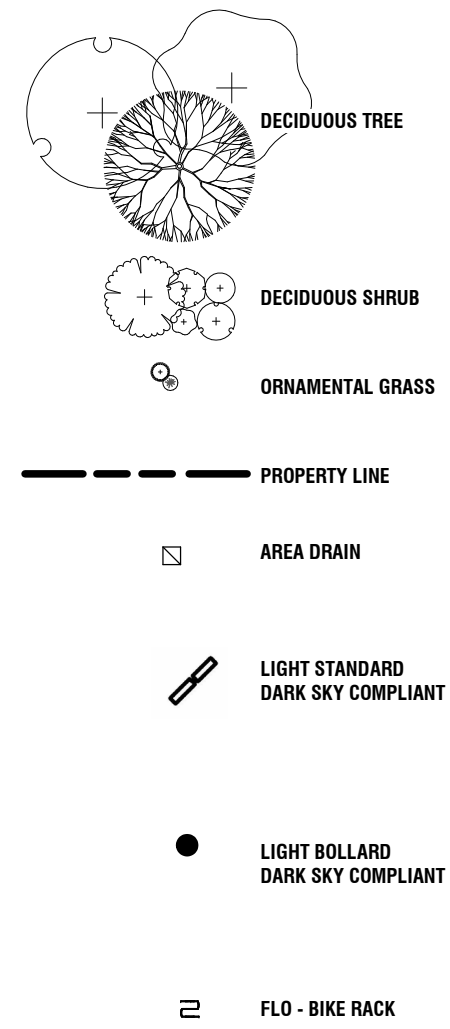


ARCHITECT: Harari Pontarini Architects  
TRAFFIC: BA Group  
STRUCTURAL: Entuitive  
MECHANICAL: CounterPoint Engineering  
ELECTRICAL: Urban Strategies  
PLANNER: Urban Strategies  
IRRIGATION:

GENERAL NOTES

1. All dimensions in millimetres (mm)
2. Verify all dimensions
3. Do not scale drawings
4. Check drawings against specifications
5. Use the latest revised drawings only
6. Report any discrepancies to the Landscape Architect before proceeding
7. Drawings and specifications are the property of the Landscape Architect, and must be returned upon completion of the work

LEGEND



1  
L-101  
Landscape Layout Plan  
1 : 400

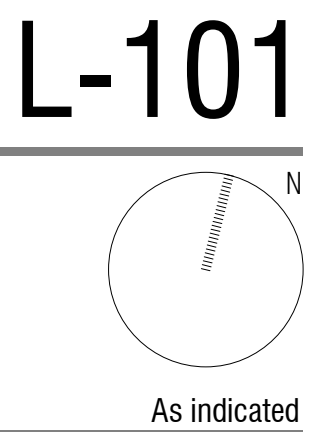
1	June 08, 2022	RZN Coordination	JSC
2	July 7, 2022	RZN Coordination	JSC
3	July 20, 2022	Issued for Rezoning	JSC
4	Aug 31, 2022	IQ/OLTA Coordination	JSC
REV	DATE	DESCRIPTION	INITIAL

Landscape Layout and Lighting Plan

DRAWN BY: JSC  
CHECKED BY: JVV  
PRINT DATE: 2022-10-13 12:34:51 PM

449 CARLAW

Carlaw Ave. @Gerrard St. E  
Toronto, Ontario  
Choice Properties Limited .  
LAD-522

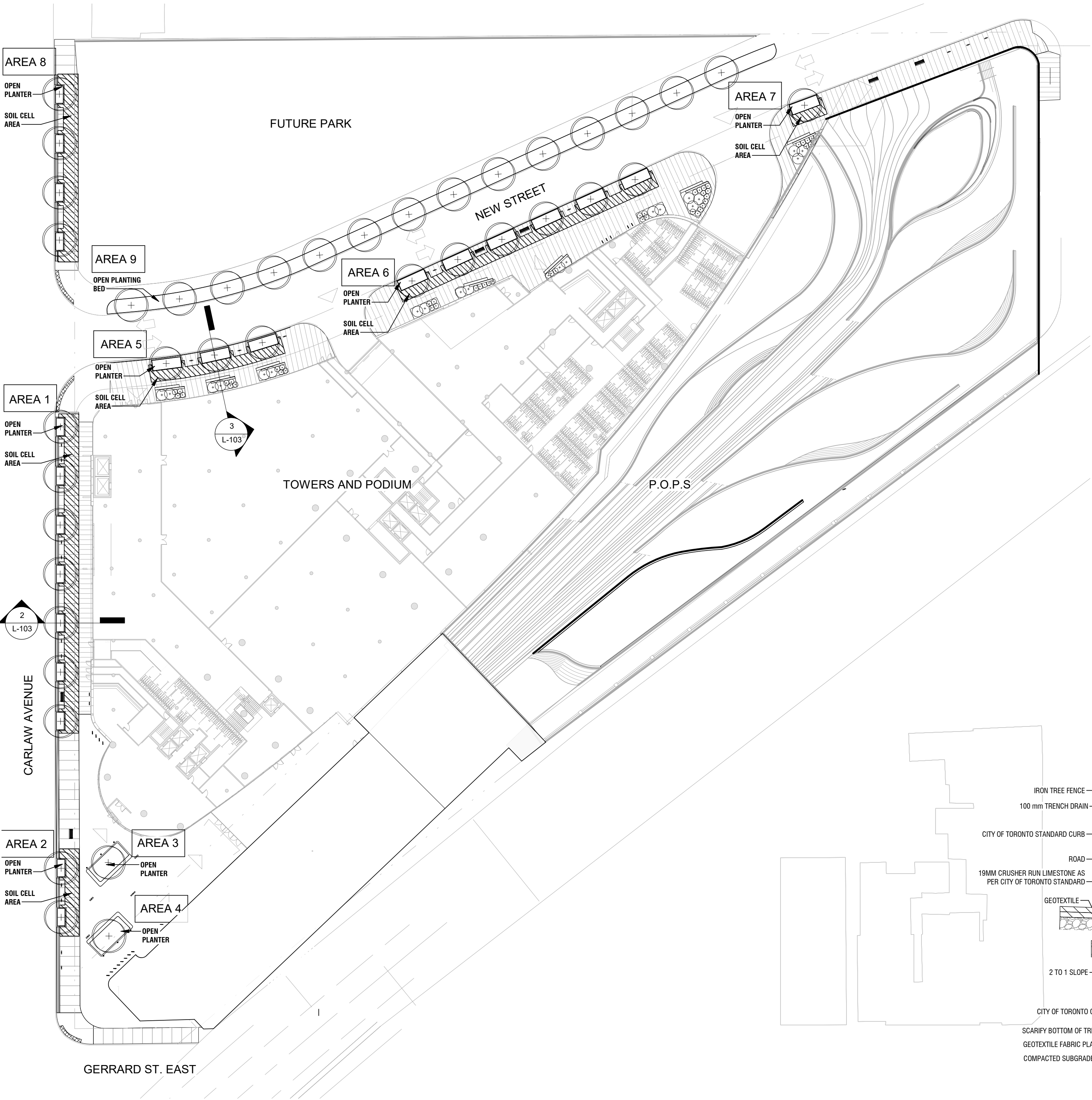


As indicated

SOIL VOLUME CALCULATIONS

AREA	SOIL AREA (M²) OPEN BED / SOIL CELLS	TOTAL SOIL AREA (M²)	SOIL DEPTH (M)	SOIL VOLUME (M³)	NUMBER OF TREES	SOIL VOLUME PER TREE M³
1	33 / 165	198	1.2	237	7	33.8
2	9.3 / 46.5	55.8	1.2	67	2	33.5
3	23.5 / na	23.5	1.3	30	1	30
4	23.5 / na	23.5	1.2	30	1	30
5	30.1 / 54.3	84.4	1.2	101.2	3	33.8
6	60.4 / 111.7	172.1	1.2	206.5	6	34.4
7	10.3 / 14.7	25	1.2	30	1	30
8	18.6 / 103	121.6	1.2	146	4	36.5
9	329.6 / na	329.6	1.3	428.5	14	30.6

TOTAL: 1276.2



1 L-103 Soil Volume Plan 1 : 500

NOTES

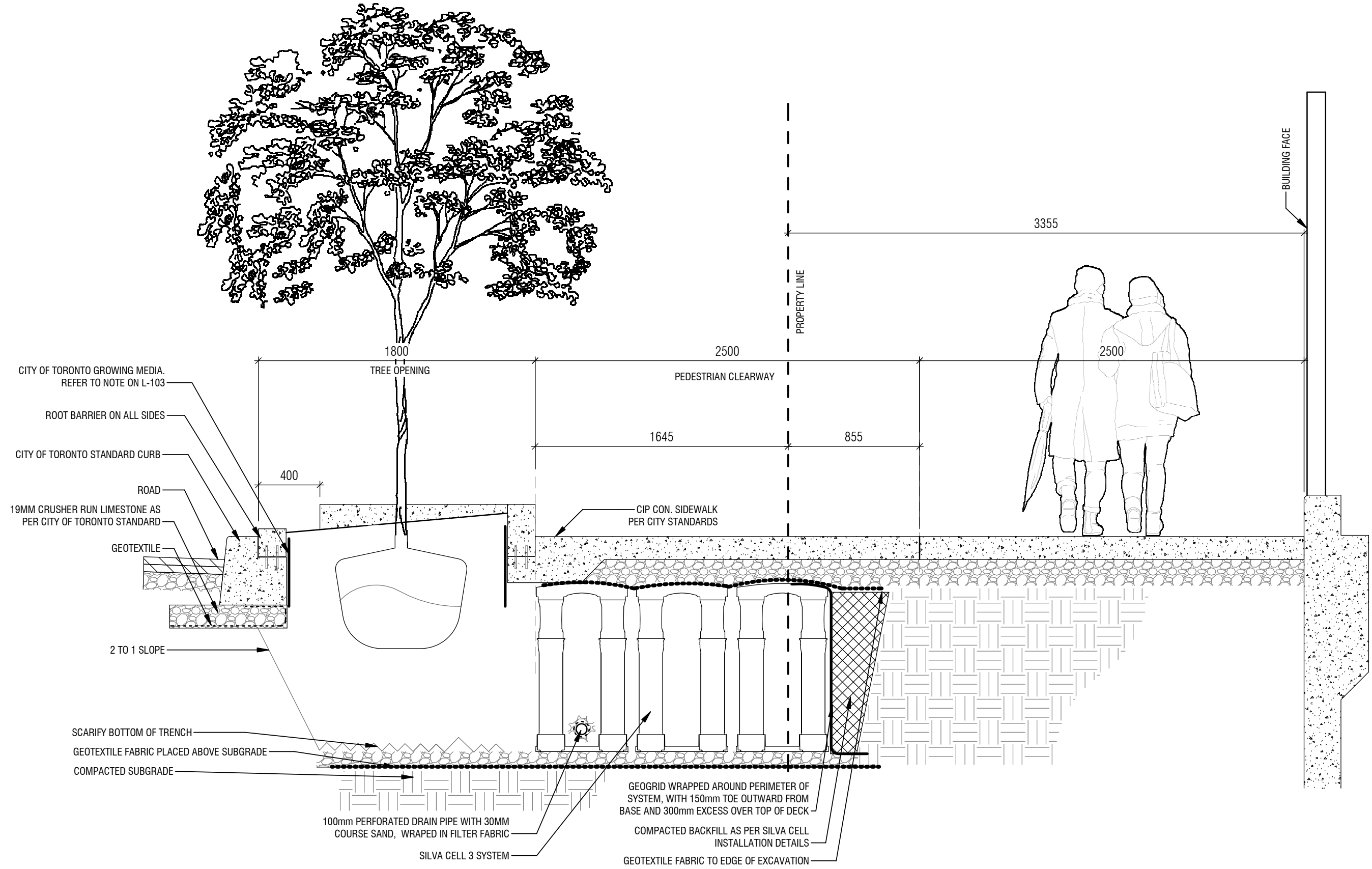
All tree planting soil to match City of Toronto's standard Construction Specification for Growing Medium (TS 5.10, Sept 2021) as covered in sections 5.10.05.05 for Standard Mix and 5.10.05.07 Boulevard Mix:

A: Type I – Standard Mix (for trees planted in turf)

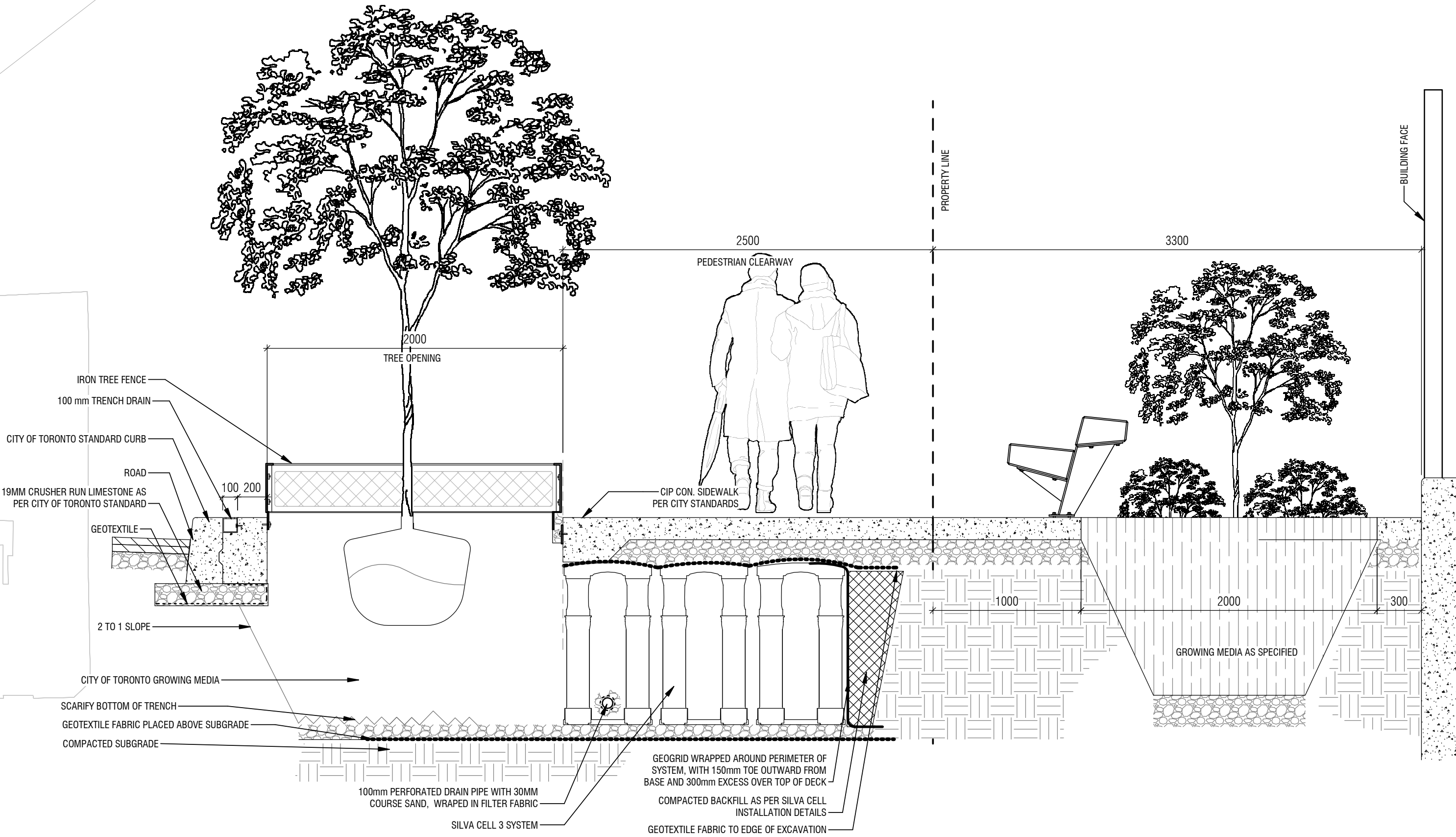
B: Type III – Boulevard Mix (for trees planted in hardscaped boulevards and over underground structures)

PROPOSED TREES

CITY ROAD ALLOWANCE 37  
PRIVATE LAND 02  
P.O.P.S XX



2 L-103 Carlaw Ave. Streetscape Section 1 : 25



3 L-103 New Street Streetscape Section Copy 1 1 : 25



52 Mimico Avenue, Studio B  
Toronto ON M6V 1R1  
T. 416-840-0039  
F. 416-352-1420  
W. www.ladesign.ca

ARCHITECT: Harari Pontarini Architects  
TRAFFIC: BA Group  
STRUCTURAL: Entuitive  
MECHANICAL:  
ELECTRICAL: CounterPoint Engineering  
PLANNER: Urban Strategies  
IRRIGATION:

GENERAL NOTES

1. All dimensions in millimetres (mm)
2. Verify all dimensions
3. Do not scale drawings
4. Check drawings against specifications
5. Use the latest revised drawings only
6. Report any discrepancies to the Landscape Architect before proceeding
7. Drawings and specifications are the property of the Landscape Architect, and must be returned upon completion of the work

LEGEND

1	June 08, 2022	RZN Coordination	JSC
2	July 7, 2022	RZN Coordination	JSC
3	July 20, 2022	Issued for Rezoning	JSC
4	Aug 31, 2022	IQ/OLTA Coordination	JSC
REV	DATE	DESCRIPTION	INITIAL

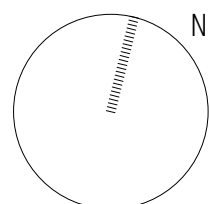
Soil Volume Plan

DRAWN BY: JSC  
CHECKED BY: JVV  
PRINT DATE: 2022-10-13 12:41:44 PM

449 CARLAW

Carlaw Ave. @Gerrard St. E  
Toronto, Ontario  
Choice Properties Limited .  
LAD-522

L-103



As indicated





ARCHITECT: Harari Pontarini Architects  
TRAFFIC: BA Group  
STRUCTURAL: Entuitive  
MECHANICAL: CounterPoint Engineering  
ELECTRICAL: CounterPoint Engineering  
PLANNER: Urban Strategies  
IRRIGATION:

GENERAL NOTES

1. All dimensions in millimetres (mm)
2. Verify all dimensions
3. Do not scale drawings
4. Check drawings against specifications
5. Use the latest revised drawings only
6. Report any discrepancies to the Landscape Architect before proceeding
7. Drawings and specifications are the property of the Landscape Architect, and must be returned upon completion of the work

LEGEND

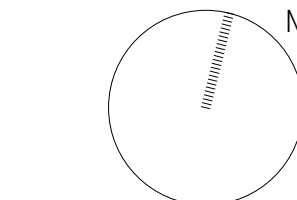
2	July 7, 2022	RZN Coordination	JSC
3	July 20, 2022	Issued for Rezoning	JSC
4	Aug 31, 2022	IO/OLTA Coordination	JSC
REV	DATE	DESCRIPTION	INITIAL

Utility and Servicing Coordination Plan

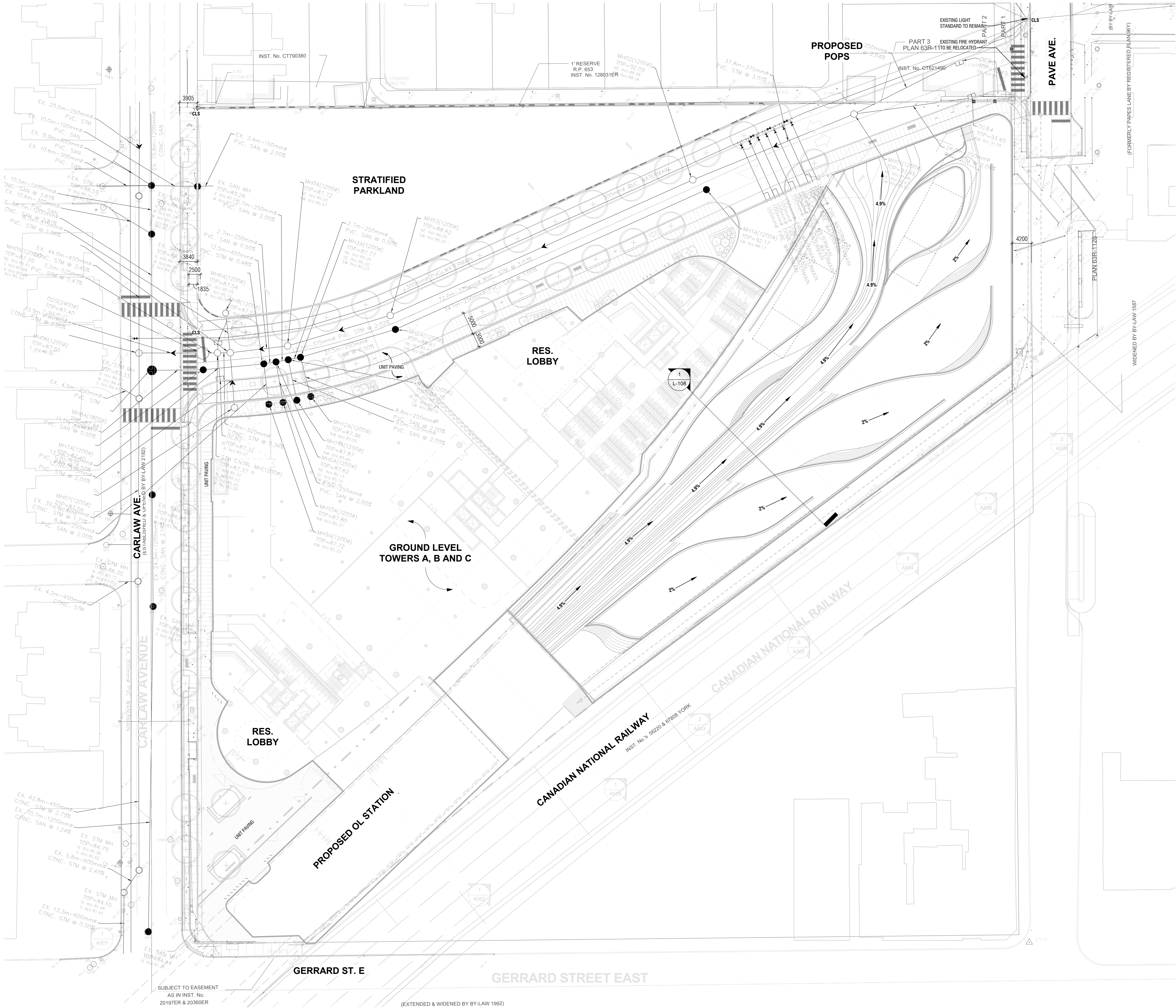
DRAWN BY: JSC  
CHECKED BY: JVV  
PRINT DATE: 2022-10-13 6:29:40 PM

449 CARLAW

Carlaw Ave. @ Gerrard St. E  
Toronto, Ontario  
Choice Properties Limited .  
LAD-522



1 : 400

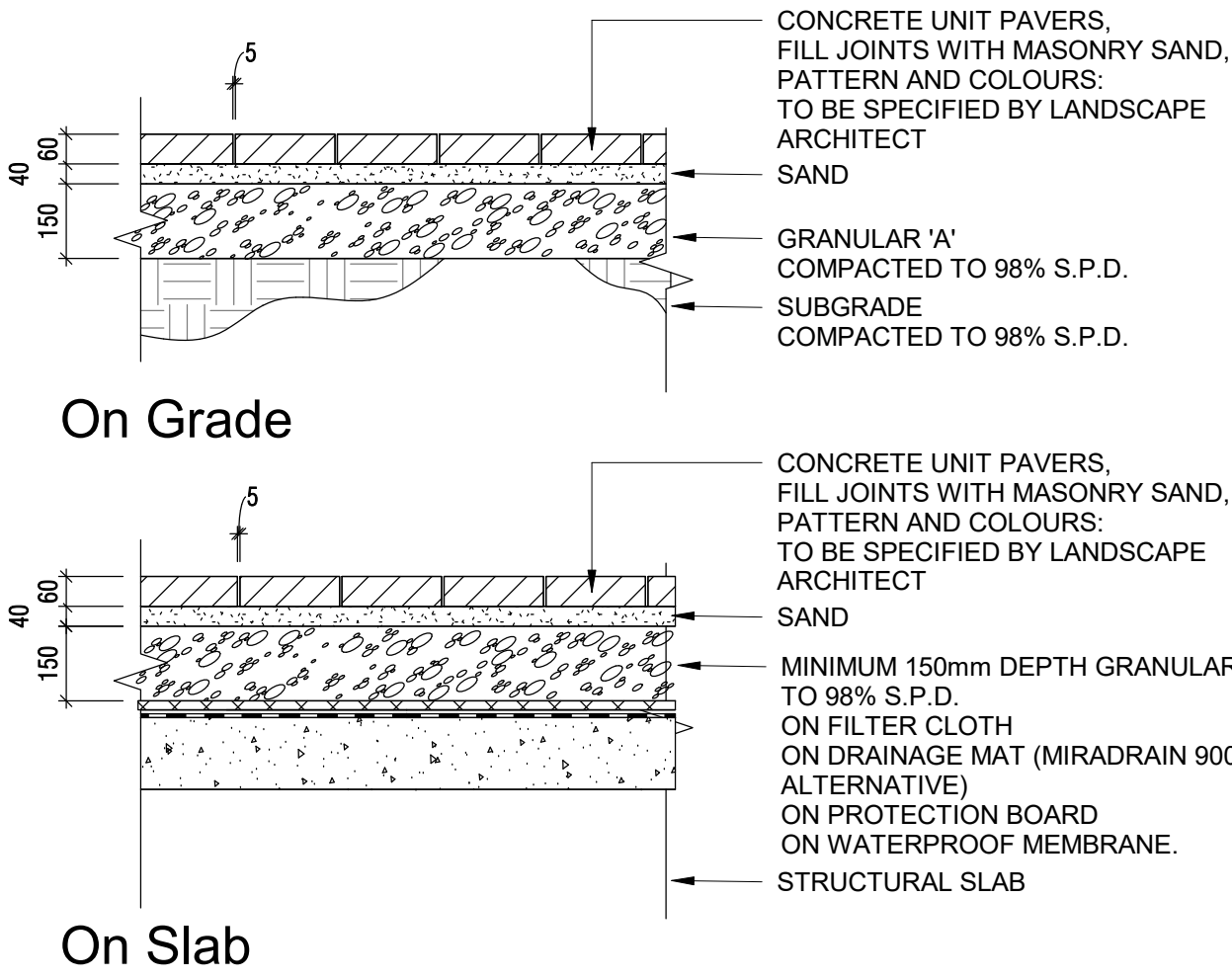




1  
L-302

### Light Duty Concrete Paving Detail1

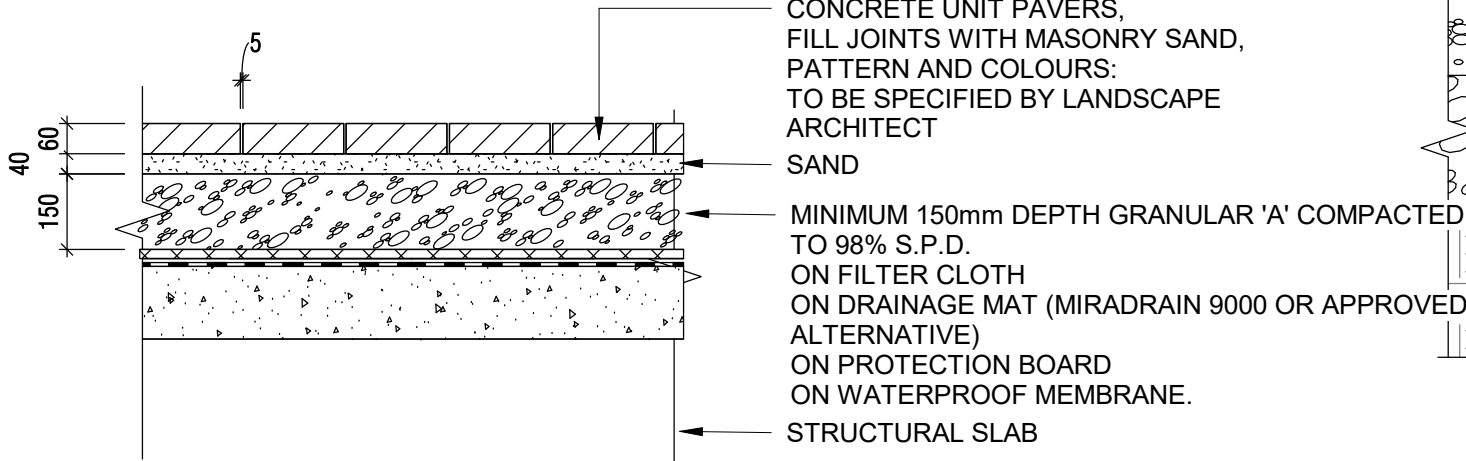
N.T.S.



5  
L-302

### Light Duty Unit Paving Detail1

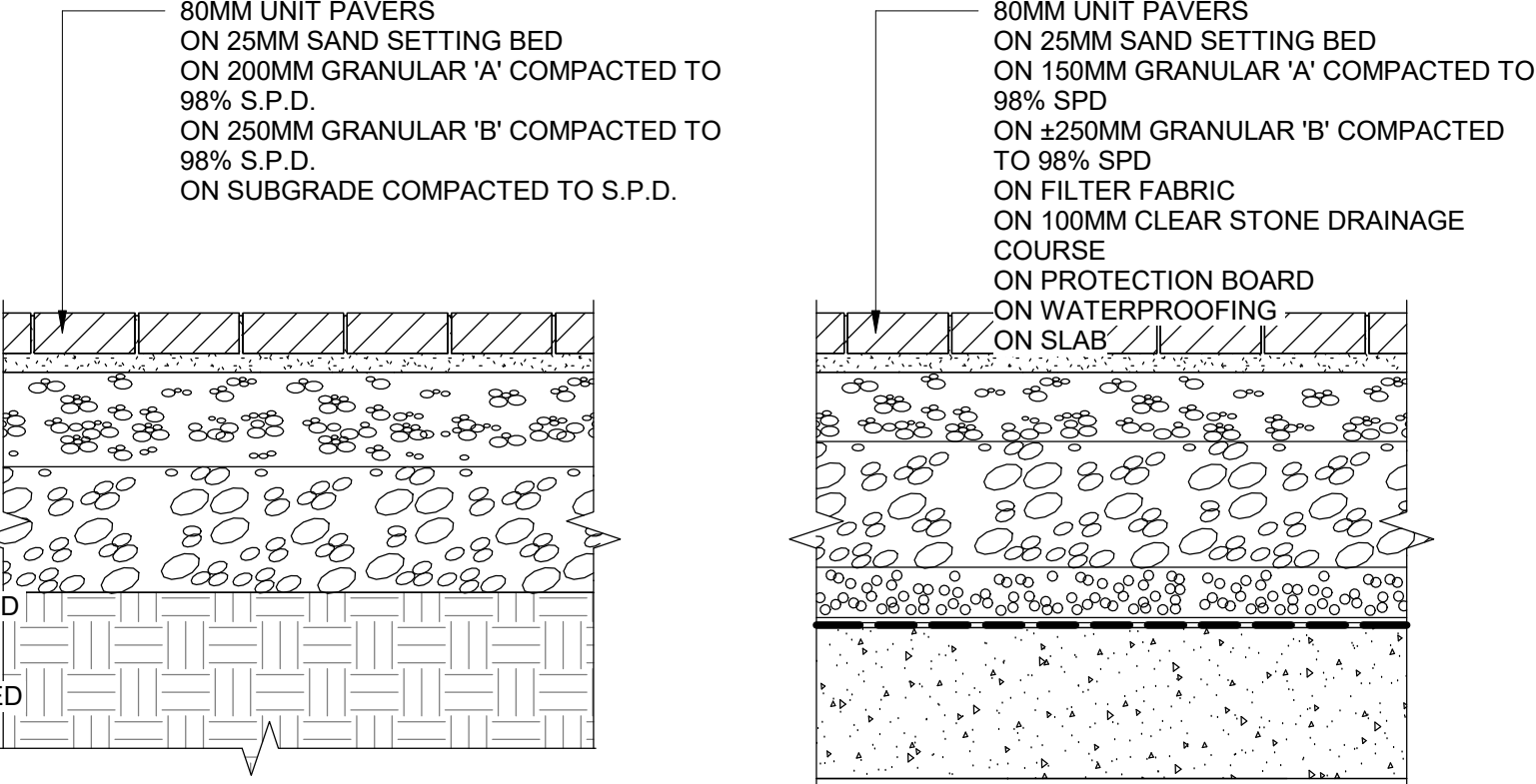
N.T.S.



2  
L-302

### Heavy Duty Concrete Paving Details1

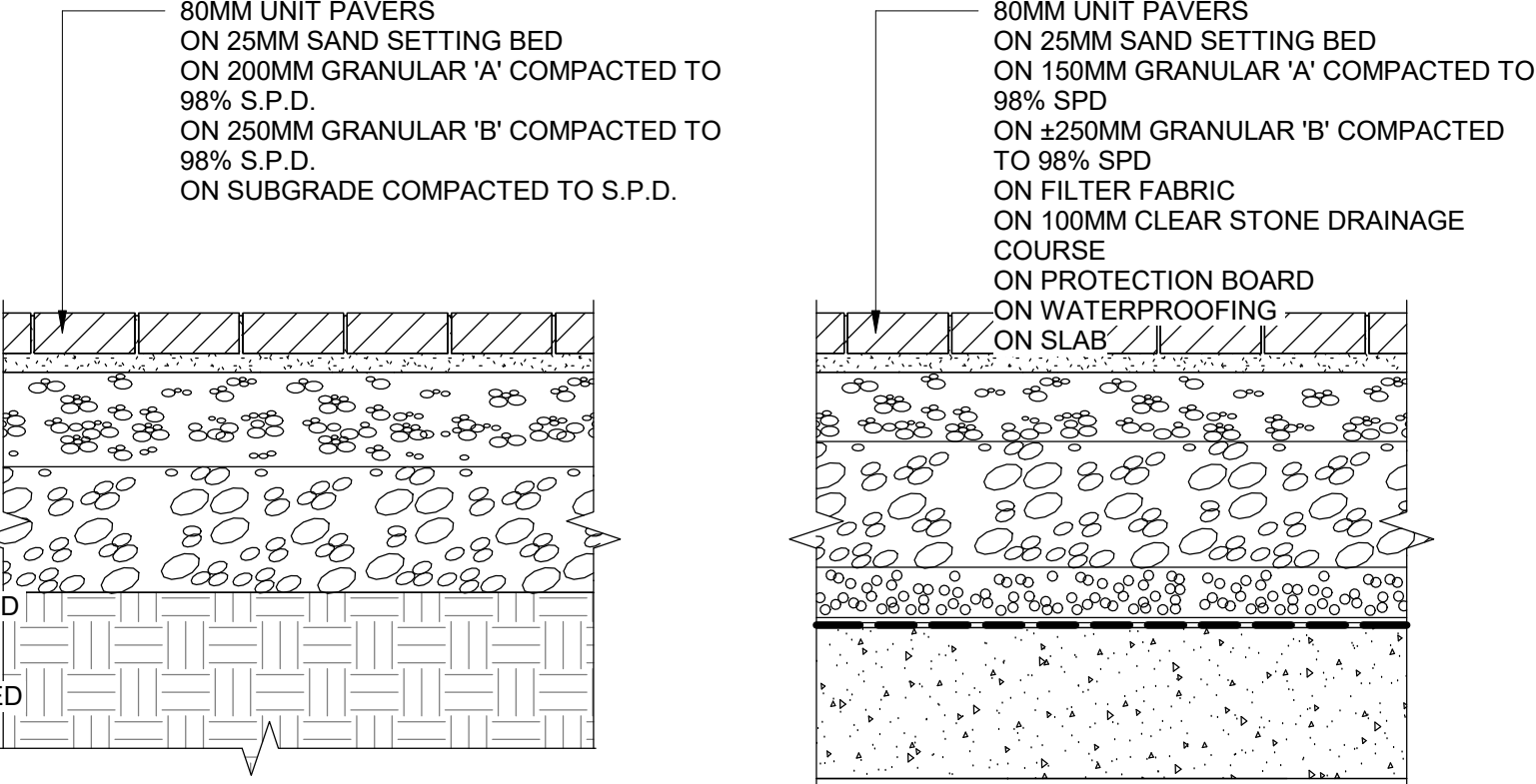
N.T.S.



6  
L-302

### Heavy Duty Unit Paving Detail1

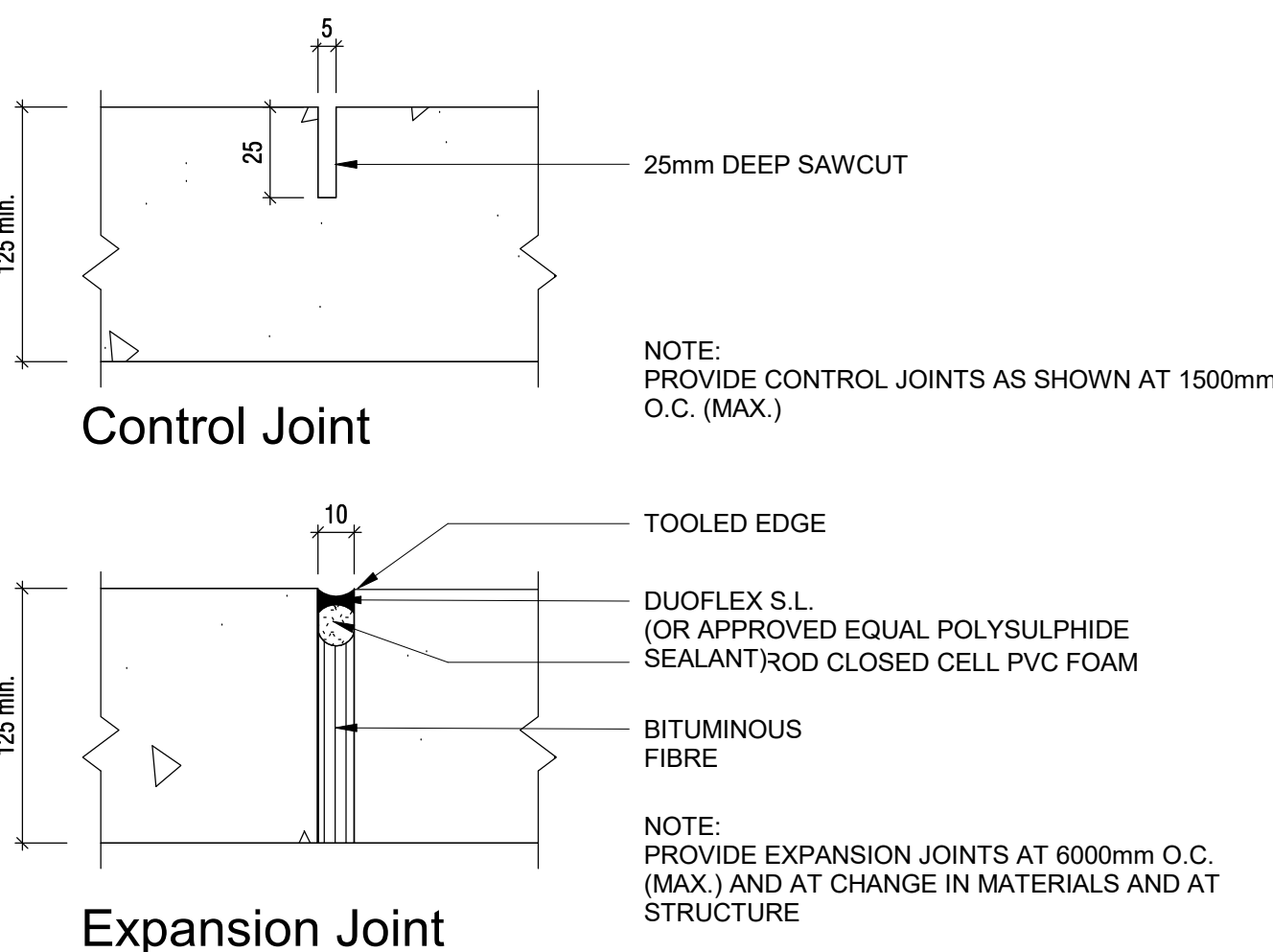
N.T.S.



3  
L-302

### Concrete Control / Expansion Joint Detail

N.T.S.

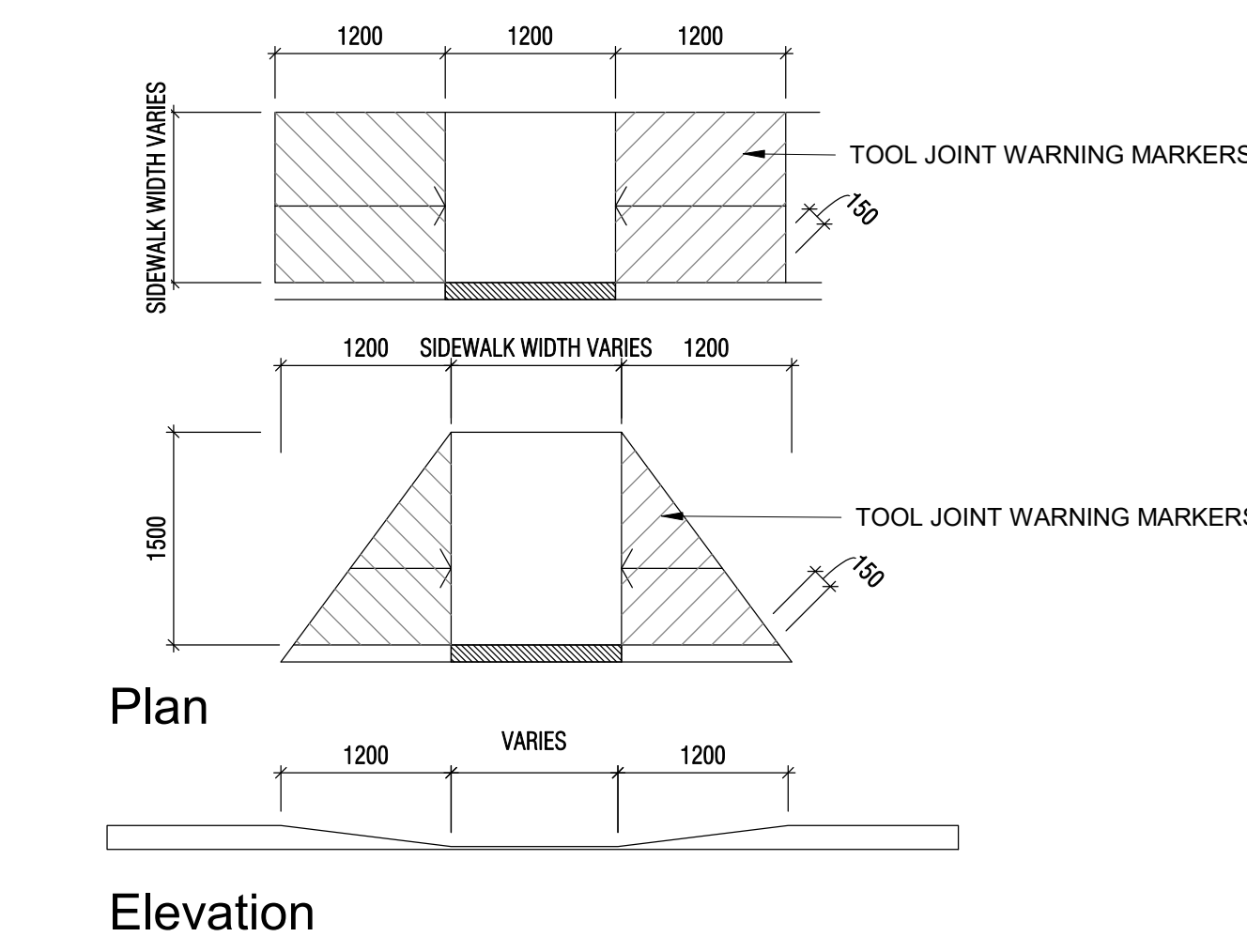


NOTE:  
ALL CONCRETE SURFACE ARE TO BE BRUSH FINISH. NO TOOL JOINT FOR CONTROL JOINTS OR WALKWAY EDGES. UNLESS OTHERWISE SPECIFIED.

4  
L-302

### Concrete Paving Approach To Curb Cut (typ.) Detail

N.T.S.



NOTE:  
THE SURFACE TEXTURE OF THE RAMP SHALL BE COARSE BROOM FINISHED DRAINING TOWARDS THE GUTTER SO THAT IT IS ROUGHER THAN THE TEXTURE OF THE SURROUNDING SIDEWALK.

# LANDARTDESIGN

## landscape architects inc.

52 Mimico Avenue, Studio B  
Toronto, ON M6V 1R1  
T. 416-840-0039  
F. 416-352-1420  
W. www.ladesign.ca



ARCHITECT: Harari Pontarini Architects  
TRAFFIC: BA Group  
STRUCTURAL: Entuitive  
MECHANICAL: CounterPoint Engineering  
CIVIL: CounterPoint Engineering  
ELECTRICAL: Urban Strategies  
PLANNER: Urban Strategies  
IRRIGATION: Urban Strategies

#### GENERAL NOTES

1. All dimensions in millimetres (mm)
2. Verify all dimensions
3. Do not scale drawings
4. Check drawings against specifications
5. Use the latest revised drawings only
6. Report any discrepancies to the Landscape Architect before proceeding
7. Drawings and specifications are the property of the Landscape Architect, and must be returned upon completion of the work

#### LEGEND

2 July 7, 2022 RZN Coordination  
3 July 20, 2022 Issued for Rezoning  
REV DATE DESCRIPTION

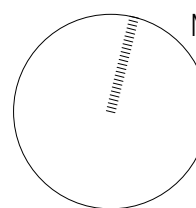
JSC  
JSC  
INITIAL

#### Paving Details

DRAWN BY: Author  
CHECKED BY: Checker  
PRINT DATE: 2022-10-13 12:36:23 PM

## 449 CARLAW

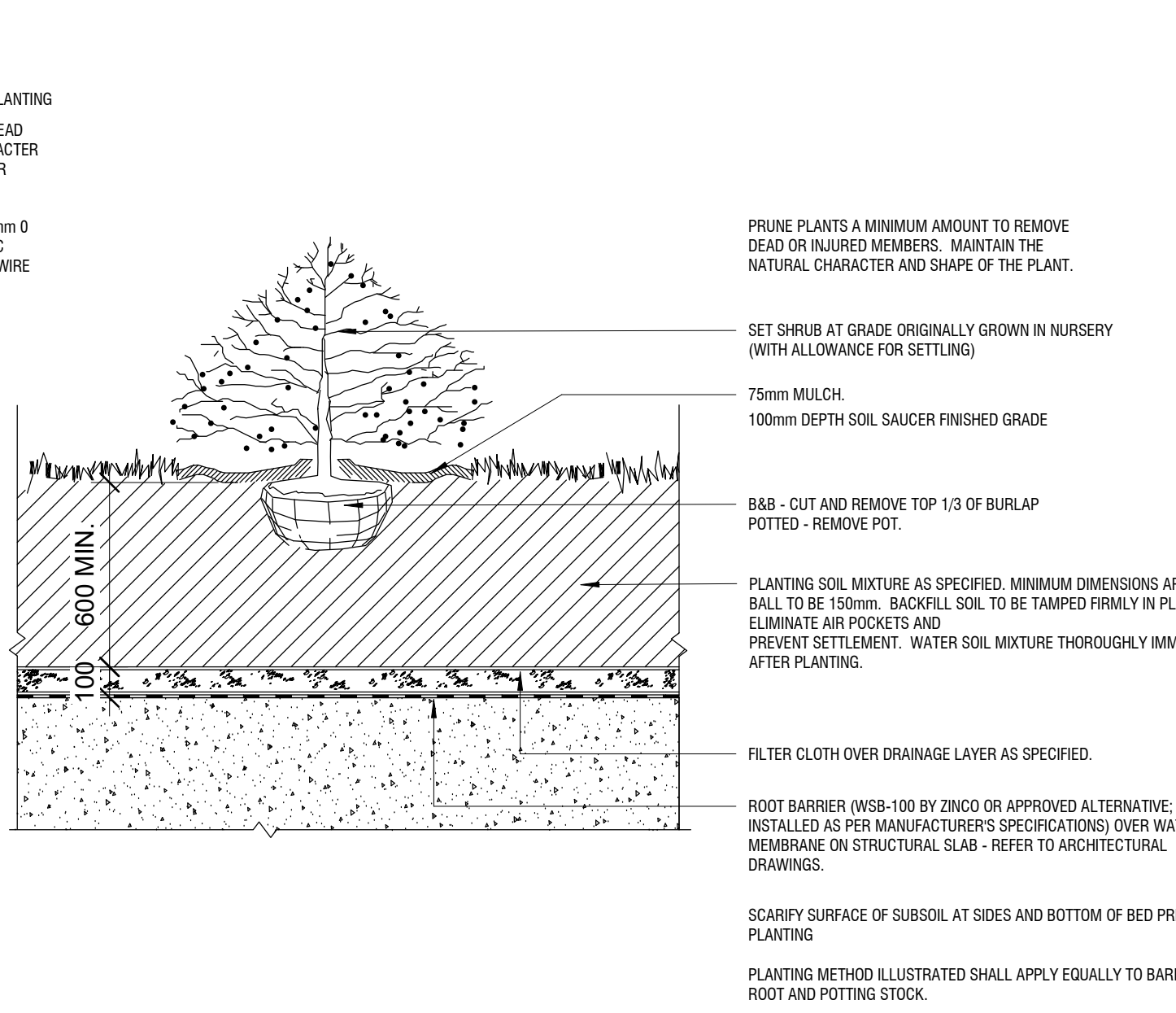
Carlaw Ave. @Gerrard St. E  
Toronto, Ontario  
Choice Properties Limited .  
LAD-522



As indicated

# L-302



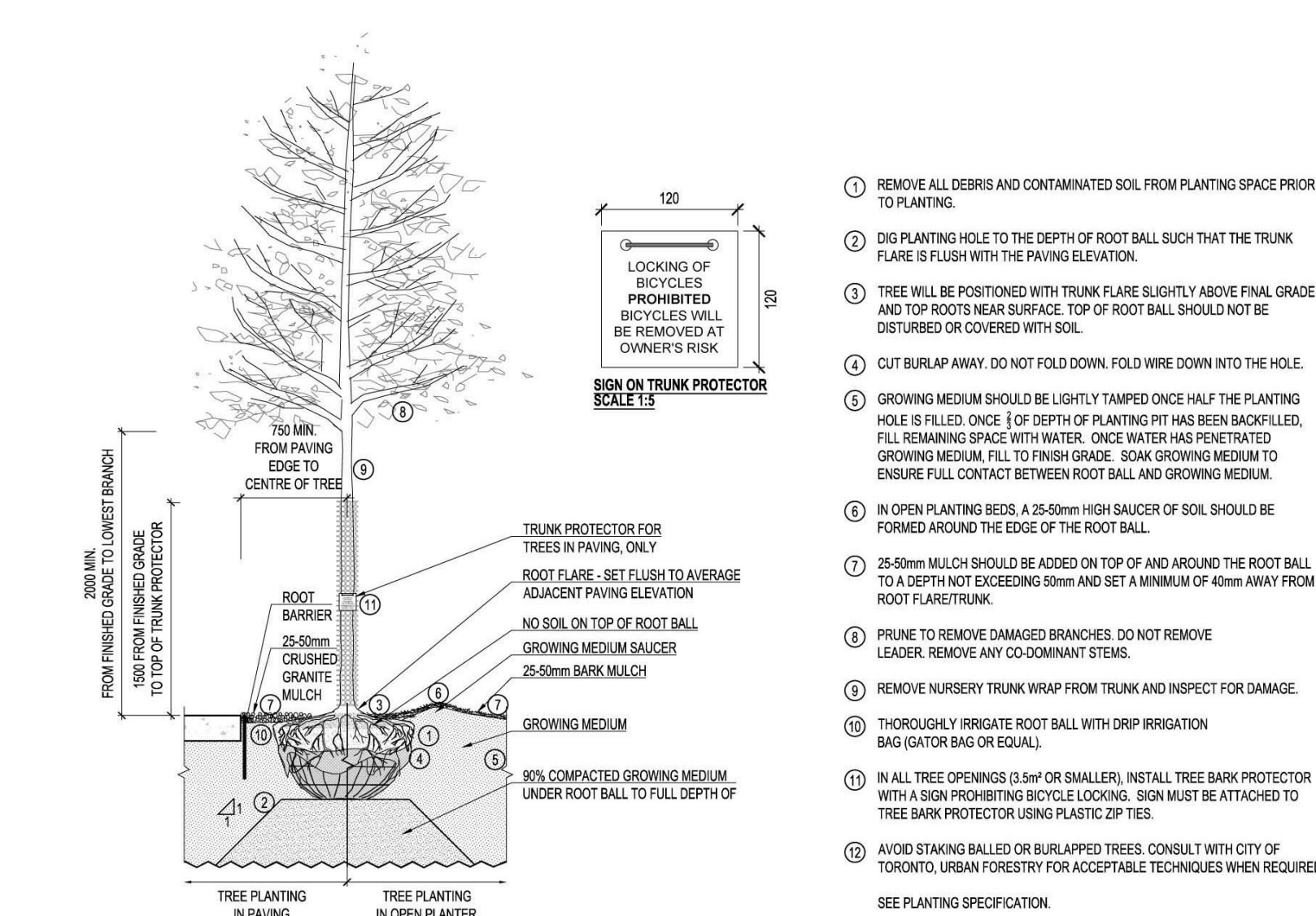
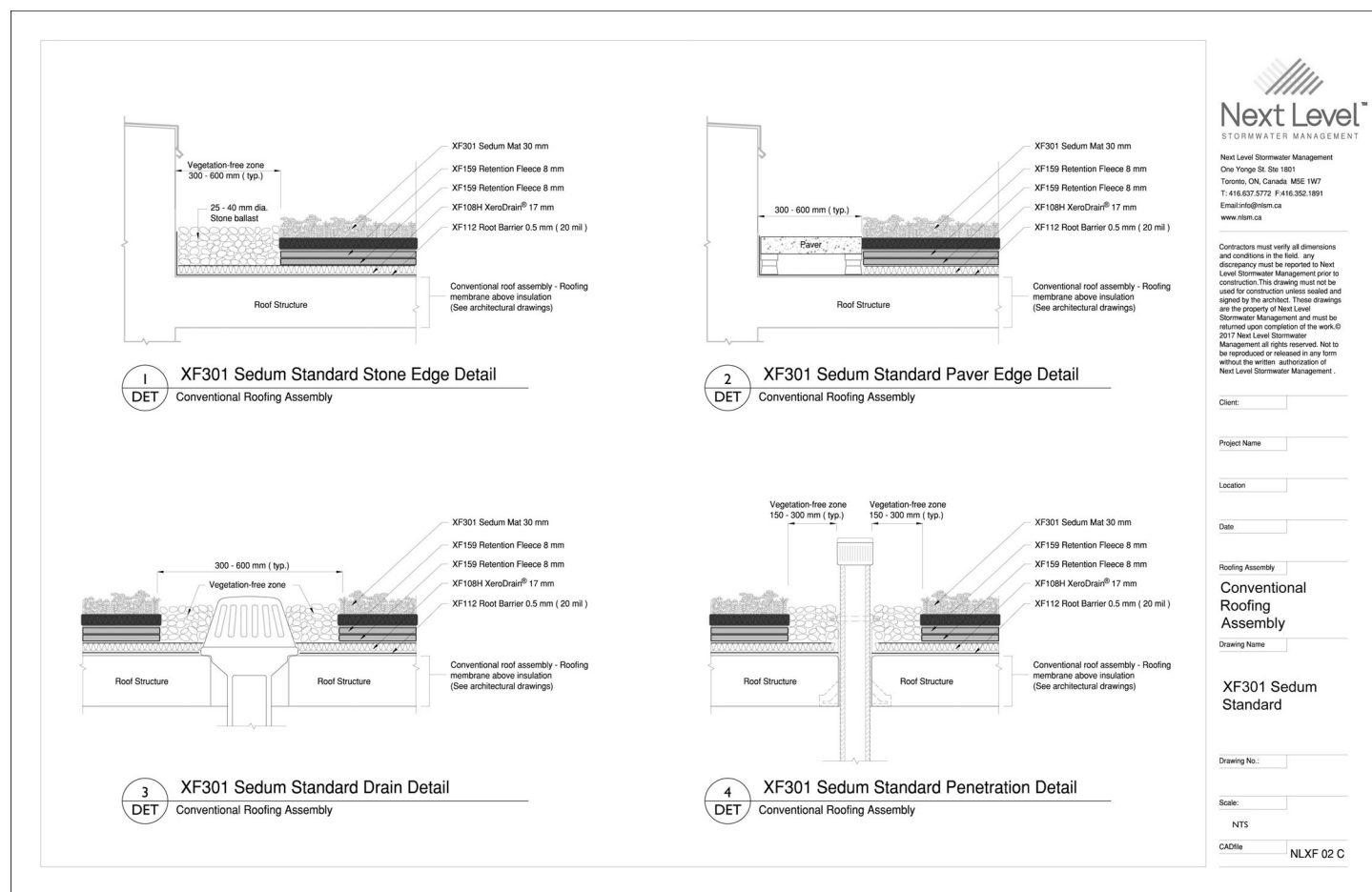


52 Mimico Avenue, Studio E  
Toronto ON M8V 1R1  
T. 416-840-0039  
F. 416-352-1420  
W. [www.ladesign.ca](http://www.ladesign.ca)

## GENERAL NOTES

1. All dimensions in millimetres (mm)
2. Verify all dimensions
3. Do not scale drawings
4. Check drawings against specifications
5. Use the latest revised drawings only
6. Report any discrepancies to the Landscape Architect before proceeding
7. Drawings and specifications are the property of the Landscape Architect, and must be returned upon completion of the work

### LEGEND

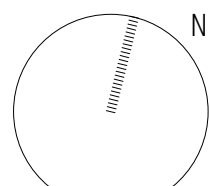
[illegible]

JSC  
JSC  
INITIAL

DRAWN BY: Author  
CHECKED BY: Checker  
PRINT DATE: 2022-10-13 12:36:30 PM

**449 CARLA**  
Carlaw Ave. @ Gerrard St. E  
Toronto, Ontario  
Choice Properties Limited .  
LAD-522

# L-303



As indicated