772 Winston Churchill Boulevard
Oakville, ON L6J 7X4

prepared for

772 Winston Churchill Limited General Partnership
2710-333 Bay Street
Toronto, ON M5H 2R2

prepared by

ISA© Certified Arborist
Zara Brown, ON-2252A
PROJECT NO: 123558/141237

Submission Date: May 10, 2024
Revision 9

Arcadis
200 East Wing–360 James Street North
Hamilton ON L8L 1H5 Canada
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Introduction

Arcadis was retained by 772 Winston Churchill Limited General Partnership to conduct a Tree Inventory, and to prepare a Tree Preservation Plan and Arborist Report, as required by the Town of Oakville, and in support of the proposed industrial development. This report will provide:

- A tree inventory and visual assessment;
- Arborist Report;

Tree Protection Plans (TPP-1 to TPP-4) and Tree Protection Details (TPD-1 to TPD-3) accompany this report, updated May 2024 (Issue 6). Plans must be read in conjunction with this report

Existing Site Conditions

The report investigates the existing site (Appendix A) which comprises 38.53 acres (15.59 ha.) of undeveloped land. The subject lands are located on the west side of Winston Churchill Boulevard, south of the existing CN railway. To the west of the subject lands are Open Space and Low-Density Residential land uses. To the North is the CN railway and to the south is vacant land. To the east of the subject lands, across Winston Churchill Boulevard, there is an industrial building under construction. The subject site has no structures.

Construction on the subject lands requires utility connections in an 8.0m wide easement that currently has a crushed stone and concrete trail, a berm and vegetation that will tie-in to connections at Acacia Court.

Methodology

Tree resources were assessed and are reported using the following attributes:

Tree No. or Groups	identifier assigned to the tree (s) corresponding to those indicated in the Tree Protection Plans (TPP-1 to TPP-4).
Botanical Name	formal scientific name.
Common name	locally known English name.
DBH	diameter at breast height, in centimetres, measured at 1.4m above the adjacent ground.
Condition	condition of the specimen based on the visual assessment of the tree health reported as: Good (G) - dead branches less than 10%; signs of good compartmentalization on any wounds; no structural defects Fair (F) -10-30% dead branches; size or occurrence of wounds present some concerns; minor structural defects Poor (P) - more than 30% dead branches; weak compartmentalization; early leaf drop; presence of insects or disease; major structural defects Dead (D) - tree shows no signs of life
Minimum Tree Protection Zone (MPTZ)	Tree Protection zone as defined in the Town of Oakville Procedure EN-TRE-001-001 ‘Tree Protection During Construction Procedure’ (TPD-3)
Ownership	Ownership of the tree or tree group

	S – Subject Property A - Adjacent Property M – Municipal Property
Impacts of Development	determination of whether or not the specimen is impacted by the proposed construction: None – no construction impact within the dripline Limited – construction activity occurs at or within the dripline (less than 30%) and requires precautionary measures. Impacted – construction activity occurs within a significant portion of the dripline or requires the removal of the specimen.
Recommendation	determination to retain/preserve, remove or transplant the specimen.
Comments	additional information on tree specimen

The tree inventories were conducted on May 13, 2021, September 29, 2021 and May 2, 2024 to include all trees within the disturbed area – 10cm dbh and greater on private lands and all tree regardless of DBH on public lands. Trees were located using an android GIS application MapIt GIS Version 7.6.0.0Core – accuracy of tree locations are within 5m of the actual location, for the first two inventories. Tree locations were updated using surveyed information provided by KRCMAR Surveyors Ltd dated October 25, 2022. The final inventory was complete using the iPhone 14 Field Maps application with an accuracy of 2m. This information is summarized in Existing Tree Identification Table (TPD-1 & TPD-2).

Tree Species

A total of one hundred eighty-five (185) individual trees and fifty-four (54) tree groups were observed for a total of three hundred and forty (340) trees. Species include:

Balsam Fir	*(Abies balsamea)*
Trident Maple	*(Acer buergerianum)*
Manitoba Maple	*(Acer negundo)*
Norway Maple	*(Acer platanoides)*
Freeman Maple	*(Acer x freemanii)*
Red Maple	*(Acer rubrum)*
Silver Maple	*(Acer saccharinum)*
Amur Maple	*(Acer ginnala)*
Ohio Buckeye	*(Aesculus glabra)*
Yellow Birch	*(Betula alleghaniensis)*
Hackberry	*(Celtis occidentalis)*
Dogwood	*(Cornus spp.)*
Honeylocust	*(Gleditsia triacanthos)*
Kentucky Coffeetree	*(Gymnocladus dioicus)*
Black Walnut	*(Juglans nigra)*
Eastern White Cedar	*(Juniperus virginiana)*
Tamarack	*(Larix laricina)*
Tulip Tree	*(Liriodendron tulipifera)*
Mulberry	*(Morus alba)*
Norway Spruce	*(Picea abies)*

White Spruce	*(Picea glauca)*
Blue Spruce	*(Picea pungens)*
Austrian Pine	*(Pinus nigra)*
Eastern White Pine	*(Pinus strobus)*
American Sycamore	*(Platanus occidentalis)*
Trembling Aspen	*(Populus tremuloides)*
Cherry	*(Prunus spp.)*
Pear	*(Pyrus spp.)*
White Oak	*(Quercus alba)*
Swamp White Oak	*(Quercus bicolor)*
Red Oak	*(Quercus rubra)*
Columnar Oak	*(Quercus spp.)*
Common Buckthorn	*(Rhamnus cathartica)*
Black Locust	*(Robinia pseudoacacia)*
Japanese Tree Lilac	*(Syringa reticulata)*
Northern White Cedar	*(Thuja occidentalis)*
Basswood	*(Tilia americana)*
Siberian Elm	*(Ulmus pumila)*

Proposed Development

772 Winston Churchill Limited Partnership has proposed to construct two (2) new industrial buildings on the 38.53 acre parcel. The proposed buildings are 34,490.92 m² and 28,972.27 m², respectively, and the proposed use is industrial. Buildings have been located to act as an acoustical barrier for the adjacent residential uses. The proposed concept is shown in the Site Plan (Appendix B A-1.0, dated December 19, 2023).

The development requires utility connections through an existing easement on public lands with connections at Acacia Court.

Findings and Recommendations

The development impacts one hundred fifty-six (156) existing trees. Of the one hundred fifty-six (156) trees impacted one hundred eighteen (118) are to be removed and thirty-eight (38) trees are proposed to be transplanted. The remaining trees within five (5) metres of disturbance will be retained with tree protection measures in place, in good condition, for the duration of construction.

Management and Quality Assurance

Pre-Construction Phase

1. TPZ Fencing: Tree Protection measures shall be installed prior to any site work
2. TPZ Signage: Tree Protection Zone barriers shall be clearly marked with signs stating that the area within is a TPZ and that no one is allowed to enter or disturb this area without authorization from the project Arborist.
3. Trunk Protection: Where there is potential mechanical damage to the tree trunk or buttress, the exposed are should be protected by thick wood planks on a closed cell foam pad (or other protective material), bound in place by straps or wires.
4. Root Pruning: Standard arboricultural practices shall be employed where root pruning is necessary to maintain the tree health and structural stability. Hand

		excavation or other approved methods shall be used for the asphalt removal to minimize root damage.
5.	Grade Changes:	Every effort shall be made to maintain the existing grades after the removal of the asphalt
6.	Soil Decompaction:	New exposed soil shall be manually decompacted to prepare the soil to receive new topsoil and plant material
7.	Irrigation:	Areas within the TPZ shall be watered and maintained to an acceptable level.
8.	Pruning:	Removal of dead, diseased and dying branches before construction is recommended to reduce risk of failure within the subject site during construction.

Construction Phase

Site Monitoring:	Site monitoring is recommended to be completed at least three (3) times during construction to detect any decline in plant health. These inspections should be no more than six (6) months apart.

Post-Construction Phase:

1.	TPZ Fencing Removal:	All tree protection measures may be removed once all work on the subject site is complete or in order to facilitate propose landscape plantings. All plant material, existing and new must be maintained until the final inspection.
2.	Plant Health Mitigation:	If required, treatments should be prescribed where evidence suggests that it may be beneficial.
3.	Plant Replacement:	Existing trees shall be maintained in an acceptable condition for two (2) years after the completion of construction. Any tree that declines beyond acceptable depreciation, and fails to recover following treatment, shall be replaced with the same or alternate local species appropriate to the site.
4.	Landscape Inspection:	Upon completion of construction an arborist inspection shall be completed to verify that plant health has been maintained. Inspections will be completed annually to the end of the two (2) year warranty period

Compensation Requirements

Replacement trees are required as a condition of all individual private tree removals. The number of replacement trees required within the Town of Oakville will be determined by the DBH of the living tree to be removed, as determine by the Town of Oakville Replacement Trees and Security Deposit requirements. One replacement tree is required for every 10 cm diameter of the private removed. Summary is shown below:

DBH OF TREE TO BE REMOVED IN CENTIMETRES	NUMBER OF REPLACEMENT TREES REQUIRED	NUMBER OF TREES TO BE REMOVED	TREE REPLACEMENT COMPENSATION REQUIRED
<10	0	36	0
10-15	1	28	28
16-25	2	20	40
26-35	3	8	24
>35	DBH*0.10	0	0
	TOTAL	**92**	**92**

A tree valuation was calculated for the public trees proposed for removal within the sanitary easement. The value was calculated using the Trunk Formula Technique as described in the CTLA Guide for Plant Appraisal, 10th Edition (ISA, 2019).

COMPENSATION SUMMARY	
Number of **dead** trees	8
Number of **private** trees removed < 10cm DBH (not including dead)	36
Number of **private** trees removed > 10cm DBH (not including dead)	56
Number of trees required for compensation	**92**
Number of **public** trees removed (not including dead)	18
Final appraised values of public trees to be removed (Appendix D)	**$19,115.21**

Additional Recommendations

1. Layout of the works should be staked out to verify the Impacts to existing trees. Where field adjustments can be made to accommodate tree preservation, it recommended that the adjustments be considered.
2. Tree protection barriers shall be erected 1m outside of the minimum tree protection zones of trees proposed to be preserved. Barriers shall be erected prior to construction and shall remain in place, in good condition, for the duration of the project. Field verification is required to determine whether or not construction impact will occur within the MTPZ as shown in the Tree Protection Plans (TPP-1 to TPP-3).
3. Any pruning required for branches and roots that may extend past the TPZ must be carried out by a qualified Arborist or other tree professional, only as necessary – to prevent damage from construction activity or to prune broken limbs or roots. All pruning of tree roots and branches must be in accordance with good arboricultural standards.
4. Construction must be maintained outside of the TPZ or dripline, whichever is greater, as shown on the Tree Protection Details (TPD-1).
5. Tree inventory and tree protection are not shown for trees greater than 10cm beyond 6m of the area proposed to be disturbed for construction. Should the works associated with construction

more move more than 5m beyond its current proposed limit of disturbance an additional tree inventory will be taken to determine if additional tree protection will be required.

6. The site design provides opportunities for plantings along the right of way at Winston Churchill Boulevard, within the proposed landscaped areas on the site, and along the edges of the proposed disturbed areas (restoration/enhancement). For the areas adjacent to the creek (to the east and south) enhanced planting to support the existing creek edge and screening of the industrial complex from adjacent uses is recommended.

Regards,

T KEMP

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Zara Brown, OALA, CSLA, RLA, PMP
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APPENDIX A – EXISTING SITE


ROYAL WINDSOR DRIVE
CN RAIL
WINSTON CHURCHILL BOULEVARD
ASPEN FOREST PARK
FORD DRIVE
LAKESHORE ROAD WEST
LAKE ONTARIO
N

APPENDIX B – SITE PLAN

SIGNAGE- NS1

NO SMOKING WITHIN 9.0 METRES OF BUILDING MAIN ENTRANCES.

Firm Name: Baldassarra Architects Inc.
Certificate of Practice Number: 5810
30 Great Gulf Drive, Unit 20
Concord, ON L4K 0K7
Tel: (905) 660-0722
Fax: (905) 660-7019

Name of Project: 772 Winston Churchill Blvd., Building A
Location: 772 Winston Churchill Blvd., Oakville, ON

ONTARIO ASSOCIATION OF ARCHITECTS
A. BALDASSARRA
LICENSE
3654
The architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architect's BCDN.

Ontario's 2012 Building Code Data Matrix Part 3	OBC References [A] for Division A [C] for Division C
PROJECT DESCRIPTION ■ NEW ☐ ADDITION ☐ CHANGE OF USE ☐ ALTERATION	■ Part 3 / 1.1.2. [A]
MAJOR OCCUPANCY GROUP: F-2	3.1.2.1. (1)
BUILDING AREA (m2) EXISTING: ___ NEW: 30,911.85 TOTAL: 30,911.85	1.4.1.2. [A]
GROSS AREA (m2) EXISTING: ___ NEW: 30,911.85 TOTAL: 30,911.85	1.4.1.2. [A]
NO. OF STOREYS ABOVE GRADE: 1 BELOW GRADE: N/A MEZZANINE: N/A	3.2.1.1. & 1.4.1.2.[A]
HEIGHT OF BUILDING (m): 14.91	
NUMBER OF STREETS / ACCESS ROUTES: 3	3.2.2.10. & 3.2.5.
BUILDING CLASSIFICATION: 3.2.2.67.	3.2.2.20.-83.
SPRINKLER SYSTEM PROPOSED ■ ENTIRE BUILDING ☐ BASEMENT ONLY ☐ IN LIEU OF ROOF RATING ☐ NOT REQUIRED	3.2.2.20.-83. / 3.2.1.5. / 3.2.2.17.
STANDPIPE REQUIRED ☐ YES ■ NO	3.2.9.
FIRE ALARM REQUIRED ☐ YES ■ NO	3.2.4.
WATER SERVICE / SUPPLY IS ADEQUATE ■ YES ☐ NO	3.2.5.7.
HIGH BUILDING ☐ YES ■ NO	3.2.6.
PERMITTED CONSTRUCTION ☐ COMBUSTIBLE ■ NON COMBUSTIBLE ☐ BOTH / ACTUAL CONSTRUCTION ☐ COMBUSTIBLE ■ NON COMBUSTIBLE ☐ BOTH	3.2.2.20.-83.
MEZZANINE AREA (m2): N/A	3.2.1.1.(3)-(8)
OCCUPANT LOAD BASED ON ☐ m2 / PERSON ☐ DESIGN OF BUILDING / 1ST FLOOR OCCUPANCY: F-2 LOAD: T.B.D. PERSONS (SHELL PERMIT ONLY)	3.1.17.
BARRIER FREE DESIGN ■ YES ☐ NO (EXPLAIN)	3.8.
HAZARDOUS SUSTANCES ☐ YES ■ NO	3.3.1.2. & 3.3.1.19.
REQUIRED FIRE RESISTANCE RATING (FRR) — HORIZONTAL ASSEMBLIES FRR (HOURS): FLOORS: 1 HOURS; ROOF: N/A HOURS; MEZZANINE: N/A HOURS — LISTED DESIGN NO. OR DESCRIPTION (SB-2): N/A — FRR OF SUPPORTING MEMBERS: FLOORS: N/A HOURS; ROOF: N/A HOURS; MEZZANINE: N/A HOURS — LISTED DESIGN NO. OR DESCRIPTION (SB-2)	3.2.2.20.-83 & 3.2.1.4.
SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS	3.2.3.

WALL	AREA OF EBF m2 Max. Unit	L.D. (m)	L/H or H/L	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN or DESRIPTION	COMB CONST. PERMITTED	NON-COMB. CLADDING REQUIRED
NORTH	1,539.86	>15	N/A	100	6.16	N/A	N/A	NO	YES
SOUTH	1,219.22	>15	N/A	100	12.37	N/A	N/A	NO	YES
EAST	3,945.26	>15	N/A	100	16.02	N/A	N/A	NO	YES
WEST	3,945.26	>15	N/A	100	15.71	N/A	N/A	NO	YES

Firm Name: Baldassarra Architects Inc.
Certificate of Practice Number: 5810
30 Great Gulf Drive, Unit 20
Concord, ON L4K 0K7
Tel: (905) 660-0722
Fax: (905) 660-7019

Name of Project: 772 Winston Churchill Blvd., Building B
Location: 772 Winston Churchill Blvd., Oakville, ON

ONTARIO ASSOCIATION OF ARCHITECTS
A. BALDASSARRA
LICENSE
3654
The architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architect's BCDN.

Ontario's 2012 Building Code Data Matrix Part 3	OBC References [A] for Division A [C] for Division C
PROJECT DESCRIPTION ■ NEW ☐ ADDITION ☐ CHANGE OF USE ☐ ALTERATION	■ Part 3 / 1.1.2. [A]
MAJOR OCCUPANCY GROUP: F-2	3.1.2.1. (1)
BUILDING AREA (m2) EXISTING: ___ NEW: 29,200.43 TOTAL: 29,200.43	1.4.1.2. [A]
GROSS AREA (m2) EXISTING: ___ NEW: 29,200.43 TOTAL: 29,200.43	1.4.1.2. [A]
NO. OF STOREYS ABOVE GRADE: 1 BELOW GRADE: N/A MEZZANINE: N/A	3.2.1.1. & 1.4.1.2.[A]
HEIGHT OF BUILDING (m): 12.43	
NUMBER OF STREETS / ACCESS ROUTES: 3	3.2.2.10. & 3.2.5.
BUILDING CLASSIFICATION: 3.2.2.67.	3.2.2.20.-83.
SPRINKLER SYSTEM PROPOSED ■ ENTIRE BUILDING ☐ BASEMENT ONLY ☐ IN LIEU OF ROOF RATING ☐ NOT REQUIRED	3.2.2.20.-83. / 3.2.1.5. / 3.2.2.17.
STANDPIPE REQUIRED ☐ YES ■ NO	3.2.9.
FIRE ALARM REQUIRED ☐ YES ■ NO	3.2.4.
WATER SERVICE / SUPPLY IS ADEQUATE ■ YES ☐ NO	3.2.5.7.
HIGH BUILDING ☐ YES ■ NO	3.2.6.
PERMITTED CONSTRUCTION ☐ COMBUSTIBLE ■ NON COMBUSTIBLE ☐ BOTH / ACTUAL CONSTRUCTION ☐ COMBUSTIBLE ■ NON COMBUSTIBLE ☐ BOTH	3.2.2.20.-83.
MEZZANINE AREA (m2): N/A	3.2.1.1.(3)-(8)
OCCUPANT LOAD BASED ON ☐ m2 / PERSON ☐ DESIGN OF BUILDING / 1ST FLOOR OCCUPANCY: F-2 LOAD: T.B.D. PERSONS (SHELL PERMIT ONLY)	3.1.17.
BARRIER FREE DESIGN ■ YES ☐ NO (EXPLAIN)	3.8.
HAZARDOUS SUSTANCES ☐ YES ■ NO	3.3.1.2. & 3.3.1.19.
REQUIRED FIRE RESISTANCE RATING (FRR) — HORIZONTAL ASSEMBLIES FRR (HOURS): FLOORS: 1 HOURS; ROOF: N/A HOURS; MEZZANINE: N/A HOURS — LISTED DESIGN NO. OR DESCRIPTION (SB-2): N/A — FRR OF SUPPORTING MEMBERS: FLOORS: N/A HOURS; ROOF: N/A HOURS; MEZZANINE: N/A HOURS — LISTED DESIGN NO. OR DESCRIPTION (SB-2)	3.2.2.20.-83 & 3.2.1.4.
SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS	3.2.3.

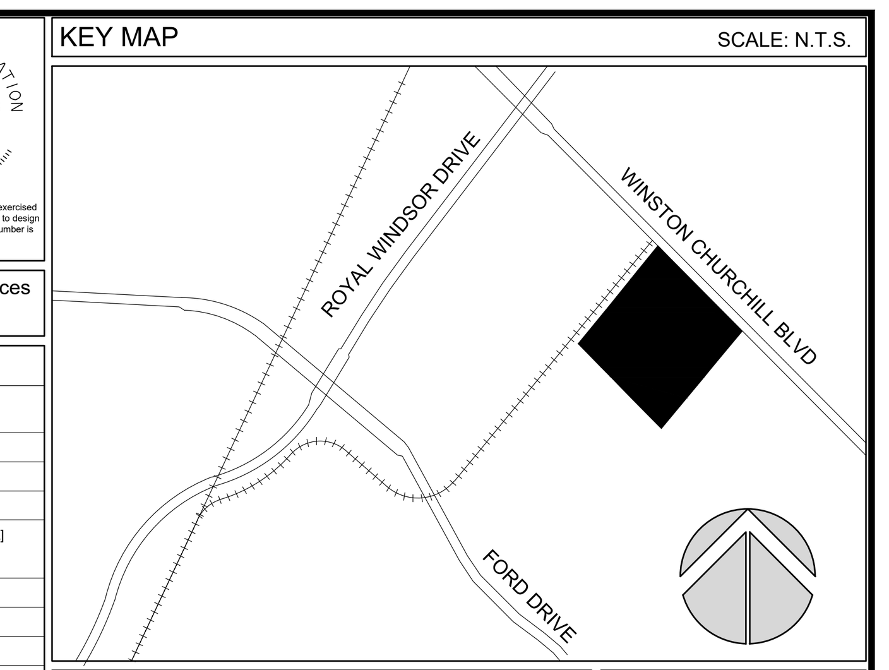
WALL	AREA OF EBF m2 Max. Unit	L.D. (m)	L/H or H/L	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN or DESRIPTION	COMB CONST. PERMITTED	NON-COMB. CLADDING REQUIRED
NORTH	1,097.25	>15	N/A	100	8.34	N/A	N/A	NO	YES
SOUTH	1,256.46	>15	N/A	100	7.40	N/A	N/A	NO	YES
EAST	2,862.82	>15	N/A	100	18.73	N/A	N/A	NO	YES
WEST	2,666.14	>15	N/A	100	6.06	N/A	N/A	NO	YES

SYMBOL LEGEND

Symbol	Description
	MAN DOOR
	LOADING DOCK DOOR
	DRIVE-IN / OVERHEAD DOOR
FH	HYDRANT + VALVE
	FIRE DEPARTMENT CONNECTION / SIAMESE
CB	CATCH BASIN
DCB	DOUBLE CATCH BASIN
SANMH	SANITARY MAN HOLE
CB/MH	CATCH BASIN / MAN HOLE
SMH	STORM MAN HOLE
HP	HYDRO POLE STANDARD / UTILITY POLE
BR	BIKE RACK (2-3 BIKES)
HT	HYDRO TRANSFORMER
	ACCESSIBLE PARKING SPACE
	ACCESSIBLE PARKING SPACE SIGNAGE
SNW	SNOW STORAGE AREA
G	REFUSE & RECYCLING STORAGE BINS
	LOADING SPACES (3.5m x 12.0m x 4.2m TYP.)
B	CONCRETE FILLED STEEL BOLLARDS. EXTERIOR TYPE 'A' IN ACCORDANCE WITH MS-25. REFER TO SHEET 0.0.
NS1	NO SMOKING SIGN

KEY MAP

SCALE: N.T.S.

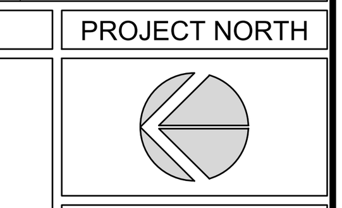


LEGAL DESCRIPTION

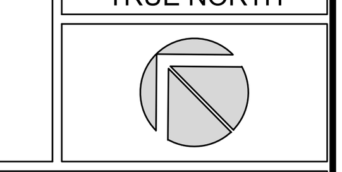
BOUNDARY AND TOPOGRAPHIC SURVEY OF
PART OF LOT 1
CONCESSION 3
SOUTH OF DUNDAS STREET
(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

AS PREPARED BY:
KRCMAR SURVEYORS LTD., 2015
ONTARIO LAND SURVEYORS

PROJECT NORTH



TRUE NORTH



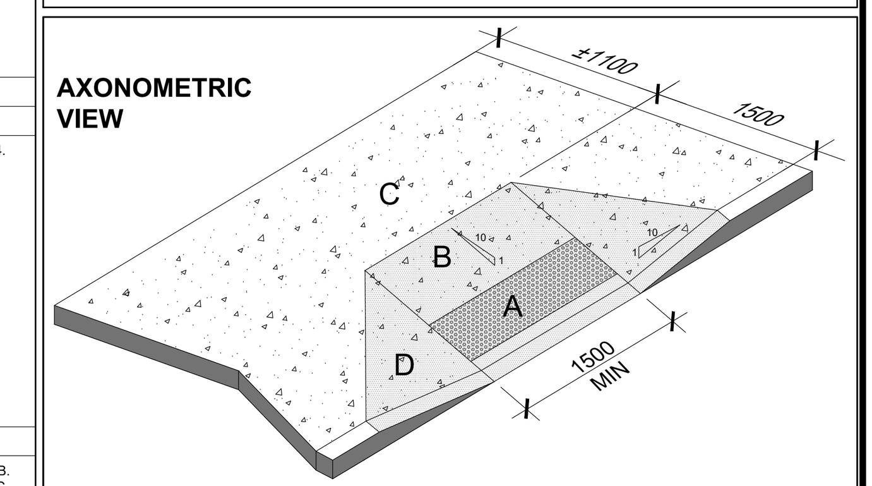
SITE STATISTICS

		REQUIRED	PROVIDED
SITE AREA		155,945.04 m2 or	38.53 acres
DEVELOPABLE SITE AREA		118,075.64 m2 or	29.18 acres
ZONING			E2 - BUSINESS EMPLOYMENT
LOT FRONTAGE		30.00 m (MIN)	386.83 m
SETBACKS	FRONT YARD (EAST) WINSTON CHURCHILL BLVD.	3.00 m	18.03 m
SETBACKS	REAR YARD (WEST)	3.00 m	50.20 m
SETBACKS	INTERIOR SIDE YARD (SOUTH)	3.00 m	56.94 m
SETBACKS	INTERIOR SIDE YARD (NORTH) ABUTTING RAILWAY COORIDOR	3.00 m	18.20 m
G.F.A.	BUILDING A	30,798.05 m2 or	331,507 sf
G.F.A.	OFFICE	833.52 m2 or	8,972 sf
G.F.A.	WAREHOUSE	29,860.81 m2 or	321,419 sf
G.F.A.	MECH. / ELECTR./ STAIRS	103.72 m2 or	1,116 sf
G.F.A.	BUILDING B	29,190.97 m2 or	314,209 sf
G.F.A.	OFFICE	709.96 m2 or	7,642 sf
G.F.A.	WAREHOUSE	28,377.20 m2 or	305,450 sf
G.F.A.	MECH. / ELECTR./ STAIRS	103.81 m2 or	1,117 sf
G.F.A.	TOTAL BUILDING G.F.A.	59,989.02 m2 or	645,716 sf
SITE COVERAGE (DEV. SITE AREA)		59,998.48 m2 or	50.81 %
LANDSCAPED AREA (MIN. 10%) (SITE AREA)		42,577.07 m2 or	27.30 %
PAVED AREA (SITE AREA)		53,369.49 m2 or	34.22 %

		REQUIRED	PROVIDED
BUILDING HEIGHT (BUILDING A & B)		11.00 m (MAX) (bldg 'B' Only)	13.19 m (Bldg 'A') 11.00 m (Bldg 'B')
PARKING	WAREHOUSING 1.0 space / 100 m2 for first 7,500 m2 of GFA 7,500 m2 @ 1.0 space / 100 m2	75 spaces	
PARKING	1.0 space / 200 m2 for additional GFA 52,498.48 m2 @ 1.0 space / 200 m2	263 spaces	
PARKING	TOTAL PARKING	338 spaces	348 spaces
PARKING	ACCESSIBLE PARKING TYPE A & B SPACES 2 + 2% of total provided	9 spaces	10 spaces
PARKING	ACCESSIBLE PARKING TYPE C SPACES 4 + 1 for each 100 over 201	6 spaces	6 spaces
PARKING	BICYCLE SPACES (2 spaces/ Ring) 2 + 0.25 spaces / 1,000 m2 GFA (30 spaces max)	17 spaces	9 rings/ 18 spaces
BUILDING 'A'	DOCK LEVEL DOORS		62 spaces
BUILDING 'A'	DRIVE IN DOORS		2 spaces
BUILDING 'B'	DOCK LEVEL DOORS		54 spaces
BUILDING 'B'	DRIVE IN DOORS		2 spaces
SNOW STORAGE		TO BE REMOVED OFF- SITE	

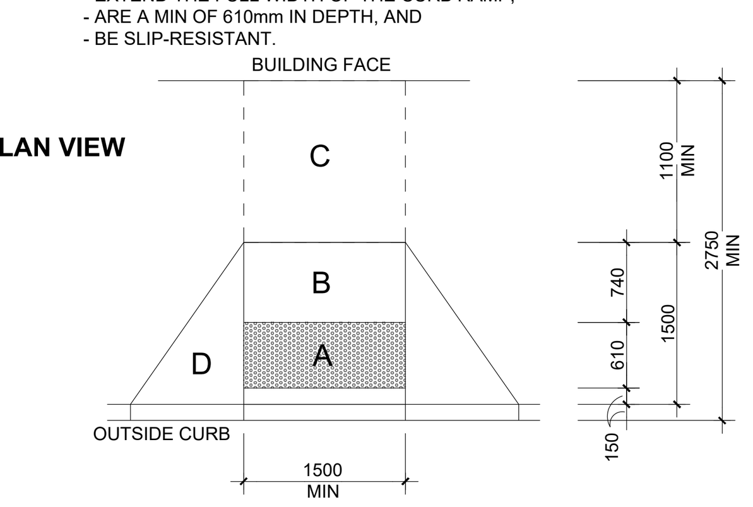
CURB RAMP DETAILS

AXONOMETRIC VIEW



- CURB RAMP MUST HAVE A MINIMUM CLEAR WIDTH OF 1500mm, EXCLUSIVE OF ANY FLARED SIDES.
- THE RUNNING SLOPE OF THE CURB MUST,
  i. BE A MAX OF 1:8, WHERE ELEVATION IS LESS THAN 75mm, AND
  ii. BE A MAX OF 1:10, WHERE ELEVATION IS LESS 75mm OR GREATER AND 200mm OR LESS.
- THE MAX SLOPE ON THE FLARED SIDE OF THE CURB RAMP MUST BE NO MORE THAN 1:10.
- CURB RAMP MUST HAVE A TACTILE WALKING SURFACE INDICATOR THAT,
  - HAVE RAISED TACTILE PROFILES COMPOSED OF TRUNCATED DOMES,,
  - HAVE A HIGH TONAL CONTRAST WITH THE ADJACENT SURFACE,
  - ARE LOCATED AT THE BOTTOM OF THE CURB RAMP,
  - ARE SET BACK BETWEEN 150mm AND 200mm FROM THE CURB EDGE,
  - EXTEND THE FULL WIDTH OF THE CURB RAMP,
  - ARE A MIN OF 610mm IN DEPTH, AND
  - BE SLIP-RESISTANT.

PLAN VIEW



A TACTILE SURFACE / DETECTABLE HAZARD INDICATOR 150mm FROM EDGE OF CURB AND 610mm IN DEPTH

B SLOPE SURFACE @ 1:10 (max)

C LANDING / UNINTERRUPTED SPACE OF NOT LESS THAN 1100mm

D FLARED SIDES WITH MAX SLOPE OF 1:10

THE INFORMATION PROVIDED HERE WAS ASSEMBLED FROM **OBC 3.8.3.2.** AND THE **ONTARIO REGULATION 413 / 12** (made under the ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT, 2005 - *made DEC 12, 2012*) IN CONJUNCTION WITH THE **GUIDELINES FOR BARRIER-FREE DESIGN OF ONTARIO GOVERNMENT FACILITIES.**

No.	ISSUED	DATE
1	ISSUED FOR COORDINATION	MAR. 30, 2021
2	ISSUED FOR SPA	APR. 9, 2021
3	RE-ISSUED FOR SPA	DEC. 15, 2021
4	RE-ISSUED FOR SPA	DEC. 16, 2022
5	ISSUED FOR STEEL AND PRECAST TENDER	FEB. 17, 2023
6	REISSUED FOR SPA	DEC. 19, 2023

No.	REVISION	DATE

BALDASSARRA
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T. 905.660.0722 | www.baldassarra.ca

ONTARIO ASSOCIATION OF ARCHITECTS
A. BALDASSARRA
LICENSE
3654

OWNERS INFORMATION:

772 Winston Churchill
Oakville, ON

SITE PLAN

DATE:	DRAWN BY:	CHECKED:	SCALE:
FEB. 2021	HP		1:1000

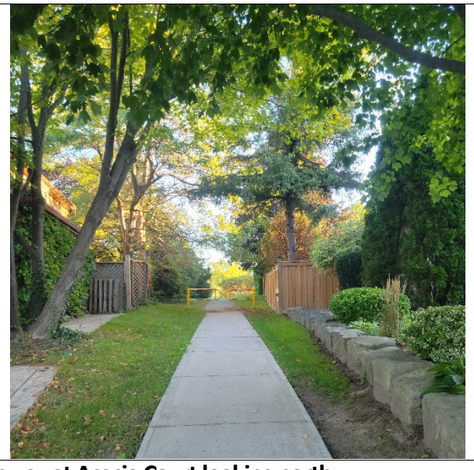
PROJECT No.	DRAWING No.
O:2277	A-1.0

APPENDIX C – SITE PHOTOS

		
G-01	**G-02**	**G-03 & 694**
		
G-04	**G-05**	**G-06**

		
#1000	**#692**	**#693**

		
#744	#751	#1030
		
G-08	G-10	#774

		
Concrete pathway at Acacia Court looking north	Existing trail (at tree #741) looking west	North of the easement/berm looking west

APPENDIX D – TREE VALUATION TABLE

TREE APPRAISAL - MUNICIPAL TREES

#	BOTANICAL NAME	COMMON NAME	DBH (cm)	TRUNK AREA[1]	AREA OF REPLACEMENT TREE (SQ CM)[2]	APPRAISED TREE TRUNK INCREASE	TA INCREASE X $6.51/SQ CM	INSTALLED COST[3]	BASIC TREE COST	SPECIES RATING[4]	CONDITION	COND. RATING	LOCATION RATING	APPRAISED VALUE	FINAL APPRAISED VALUE[5]
740	THUJA OCCIDENTALIS	WHITE CEDAR	20.0	314.0	79.0	235.0	1529.9	$ 607.50	$ 2,137.35	0.70	G	0.85	0.75	$ 953.79	$ 953.79
741	ACER NEGUNDO	MANITOBA MAPLE	23.1	418.9	79.0	339.9	2212.6	$ 250.53	$ 2,463.17	0.39	F	0.7	0.75	$ 504.33	$ 744.00
742	JUGLANS NIGRA	BLACK WALNUT	27.0	572.3	79.0	493.3	3211.2	$ 716.67	$ 3,927.83	0.67	G	0.85	0.75	$ 1,677.67	$ 1,677.67
743	ACER SACCHARINUM	SILVER MAPLE	23.1	418.9	79.0	339.9	2212.6	$ 877.50	$ 3,090.14	0.61	F	0.7	0.75	$ 989.62	$ 989.62
744	ACER X FREEMANII	FREEMAN MAPLE	18.0	254.3	79.0	175.3	1141.5	$ 925.00	$ 2,066.46	0.65	G	0.85	0.75	$ 856.29	$ 856.29
745	JUGLANS NIGRA	BLACK WALNUT	12.0	113.0	79.0	34.0	221.6	$ 716.67	$ 938.27	0.67	F	0.7	0.75	$ 330.04	$ 744.00
747	ACER X FREEMANII	FREEMAN MAPLE	16.5	213.7	79.0	134.7	877.0	$ 716.67	$ 1,593.67	0.67	G	0.85	0.75	$ 680.70	$ 744.00
749	QUERCUS RUBRA	RED OAK	27.0	572.3	79.0	493.3	3211.2	$ 1,055.00	$ 4,266.16	0.65	G	0.85	0.75	$ 1,767.79	$ 1,767.79
756	QUERCUS ALBA	WHITE OAK	25.1	494.6	79.0	415.6	2705.3	$ 1,137.50	$ 3,842.78	0.79	G	0.85	0.75	$ 1,935.32	$ 1,935.32
757	ULMUS PUMILA	SIBERIAN ELM	21.5	362.9	79.0	283.9	1848.0	$ 250.53	$ 2,098.50	0.39	F	0.7	0.75	$ 429.67	$ 744.00
765	ACER X FREEMANII	FREEMAN MAPLE	26.0	530.7	79.0	451.7	2940.3	$ 925.00	$ 3,865.31	0.65	F	0.7	0.75	$ 1,319.04	$ 1,319.04
771	ACER X FREEMANII	FREEMAN MAPLE	14.5	165.0	79.0	86.0	560.2	$ 925.00	$ 1,485.16	0.65	G	0.85	0.75	$ 615.41	$ 744.00
772	ACER NEGUNDO	MANITOBA MAPLE	42.0	1384.7	79.0	1305.7	8500.4	$ 250.53	$ 8,750.90	0.39	G	0.85	0.75	$ 2,175.69	$ 2,175.69
G-09 b	ULMUS PUMILA	SIBERIAN ELM	25.0	490.6	79.0	411.6	2679.7	$ 250.53	$ 2,930.21	0.39	F	0.7	0.75	$ 599.96	$ 744.00
G-17 b	TILIA AMERICANA	BASSWOOD	12.0	113.0	79.0	34.0	221.6	$ 847.50	$ 1,069.10	0.63	G	0.85	0.75	$ 429.38	$ 744.00
c	TILIA AMERICANA	BASSWOOD	13.5	143.1	79.0	64.1	417.1	$ 847.50	$ 1,264.57	0.63	G	0.85	0.75	$ 507.88	$ 744.00
G-20 a	ULMUS PUMILA	SIBERIAN ELM	11.5	103.8	79.0	24.8	161.6	$ 250.53	$ 412.08	0.39	F	0.7	0.75	$ 84.37	$ 744.00
b	ULMUS PUMILA	SIBERIAN ELM	27.0	572.3	79.0	493.3	3211.2	$ 250.53	$ 3,461.69	0.39	F	0.7	0.75	$ 708.78	$ 744.00
														FINAL VALUE	**$ 19,115.21**

1. TA = 0.785(DBH)^2.Formula based on Table 4.6 Metric Units. Trunk Areas (TA) and Adjusted Trunk Areas (ATA) based on trunk diameter (d) at 1.4m. CTLA Guide for Plant Appraisal, 9th Edition (2000)
2. Based on a 10cm DBH replacement tree size
3. Values based on unit tree costs outlined in Ontario Supplement CTLA Guide for Plant Appraisal, 10th Edition (2021). Species not included
4. Species rating based on Ontario Supplement CTLA Guide for Plant Appraisal, 8th Edition (2003)
5. For trees with appraisal values less than $744.00 (Town of Oakville's minimum value per tree), values were set to $744.00.