

UNITED PROPERTY RESOURCE CORPORATION
WESTMINSTER UNITED CHURCH *_Issued for ZBA_2022-10-14*

NOT FOR CONSTRUCTION

DRAWING LIST

L001 TREE PRESERVATION PLAN
L100 LANDSCAPE LAYOUT PLAN
L200 GRADING PLAN
L500 LANDSCAPE DETAILS

Site Address
4094 Tomken Road,
Mississauga, ON L4W 1J5



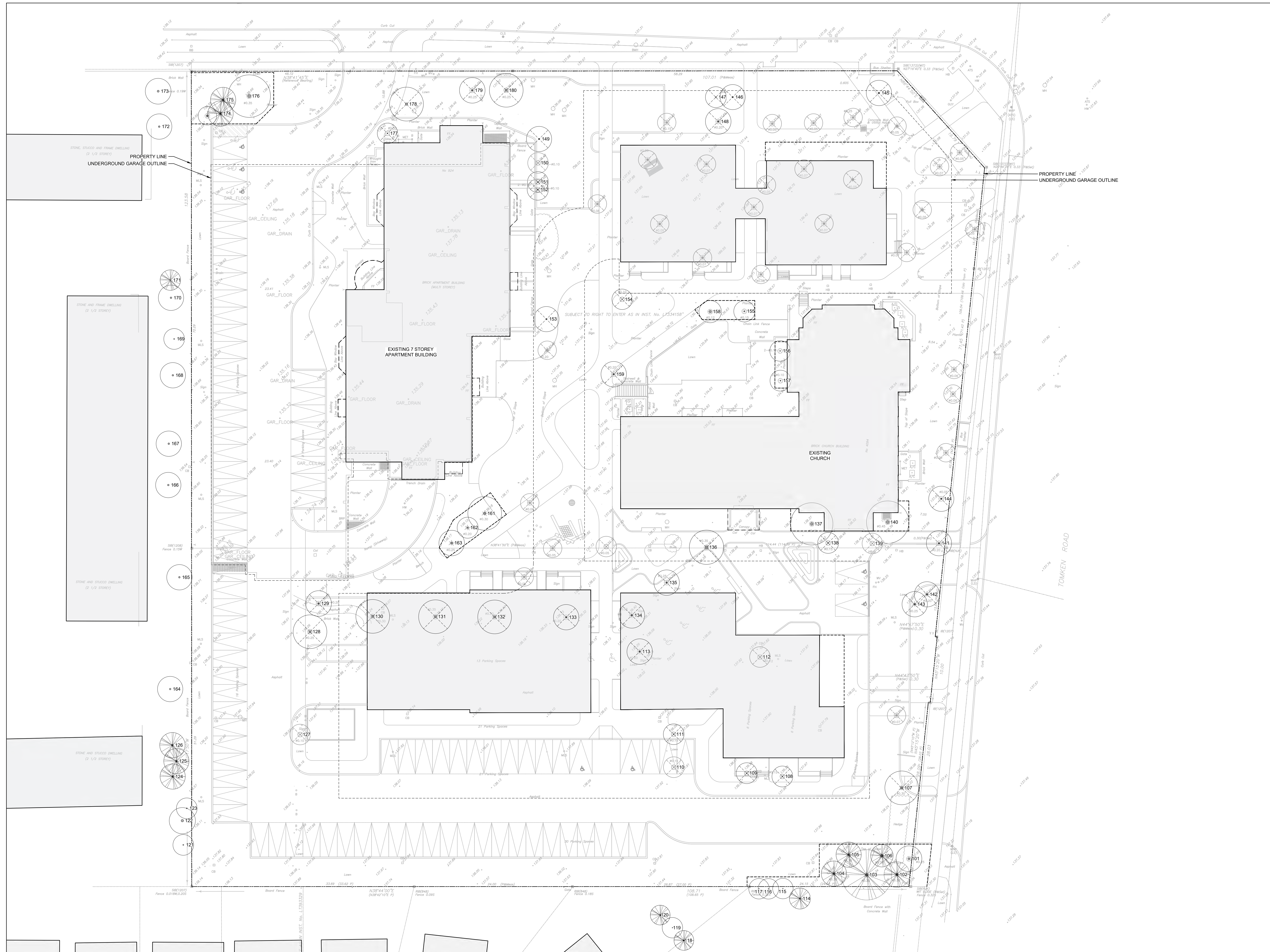
Landscape Architecture and Urban Design
t 416 656 6665 f 416 656 5756 www.jrstudio.ca
148 Kenwood Avenue, Toronto Ontario M6C 2S3 Canada

ARBORIST

Davey Resource Group
295 S Water Street
Kent, Ohio
44240
T: 800 445 8733

ARCHITECT

KPMB Architects
315 King Street E. Suite 1200
Toronto, Ontario
M5A 0L6
T: 416 977 5104



NOTES

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- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CONSULTANT IF ANY DISCREPANCIES IN THE DRAWING AND CONTRACT DOCUMENTS ARE DISCOVERED.
- 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.
- WATERING PROGRAM TO BE ADMINISTERED FOR NEWLY PLANTED TREES FOR THE FIRST TWO YEARS AFTER PLANTING BY OWNER/CONTRACTOR.
- SOIL IS TO BE RETAINED ON SITE OR ADJUSTED OR REPLACED WITH SOIL OF EQUAL OR BETTER QUALITY BY OWNER/CONTRACTOR.
- MAXIMUM SOIL VOLUME ACHIEVABLE HAS BEEN ALLOCATED TO ALL LARGE CANOPY TREES TO MEET TDS SOIL VOLUME (2002 FOR EACH TREE MINIMUM).
- 75% OF NON-ROOF HARDSCAPE, INCLUDING STONE, UNIT PAVING, TO HAVE MINIMUM SOLAR REFLECTIVITY OF 20 OR AN INITIAL SOLAR REFLECTANCE OF AT LEAST 0.33.
- READ IN CONJUNCTION WITH KPMB ARCHITECTS DRAWINGS AND ALL PROJECT CIVIL ENGINEERING DRAWINGS.

- LEGEND**
- EXISTING TREE TO BE REMOVED (PERMIT REQUIRED)
 - EXISTING TREE (UNDERSIZED - NO PERMIT REQUIRED)
 - EXISTING DECIDUOUS TREE
 - EXISTING CONIFEROUS TREE
 - TREE PROTECTION ZONE FENCING
 - PROPERTY LINE
 - UNDERGROUND GARAGE OUTLINE

ISSUE

5	
4	
3	
2	2022-10-14 ISSUED FOR ZBA
1	2022-08-19 ISSUED FOR COORDINATION

ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO
 MEMBER
 JANET ROSENBERG
JANET ROSENBERG & STUDIO
 Landscape Architecture and Urban Design
 416 656 6665 | 416 656 5756 | www.jrstudio.ca
 148 Kenwood Avenue, Toronto Ontario M5C 2S3 Canada

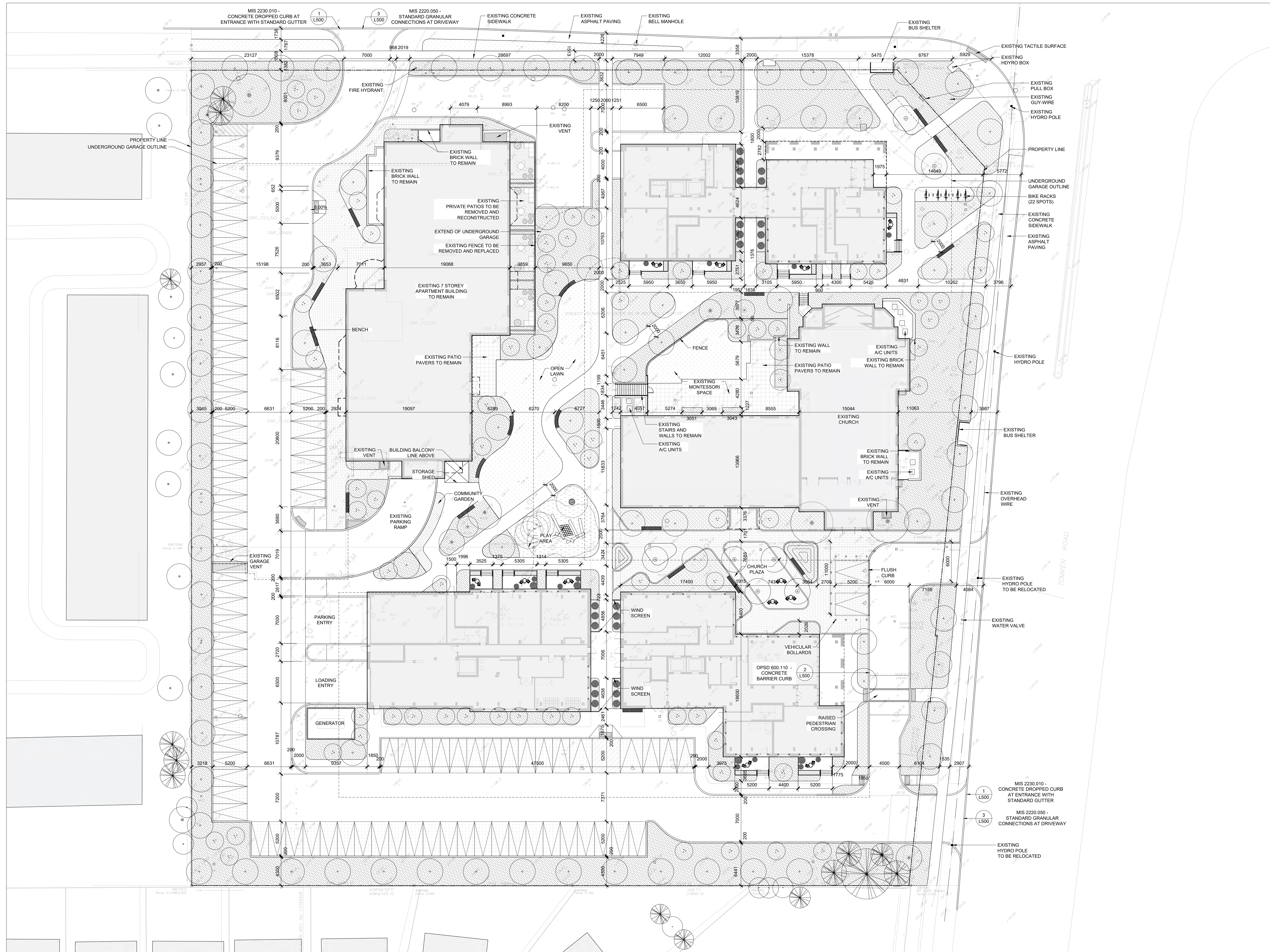
UNITED PROPERTY RESOURCE CORPORATION

UPRC WESTMINSTER UNITED CHURCH
 4094 Tomken Rd, Mississauga, ON L4W 1J5

TREE PRESERVATION PLAN

SCALE: 1:250
 DRAWN: RM
 CHECKED: WS
 PROJECT NUMBER: 21-039
 DRAWING DATE: 2022-04-12

L001



NOTES

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LEGEND

	OPEN LAWN
	MULCH
	PERENNIAL PLANT BED
	MEADOW PLANT BED
	COMMUNITY GARDEN
	CONCRETE PAVING
	UNIT PAVING
	STABILIZED CRUSHED STONE
	CRUSHED STONE IN GEOGRID
	DECK
	PROPOSED TREE
	PROPOSED MULTI-STEM TREE
	EXISTING TREE
	PROPERTY LINE
	UNDERGROUND GARAGE OUTLINE

ISSUE

5	
4	
3	
2	2022-10-14 ISSUED FOR ZBA
1	2022-08-19 ISSUED FOR COORDINATION

ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO
JANET ROSENBERG
 MEMBER
OALA

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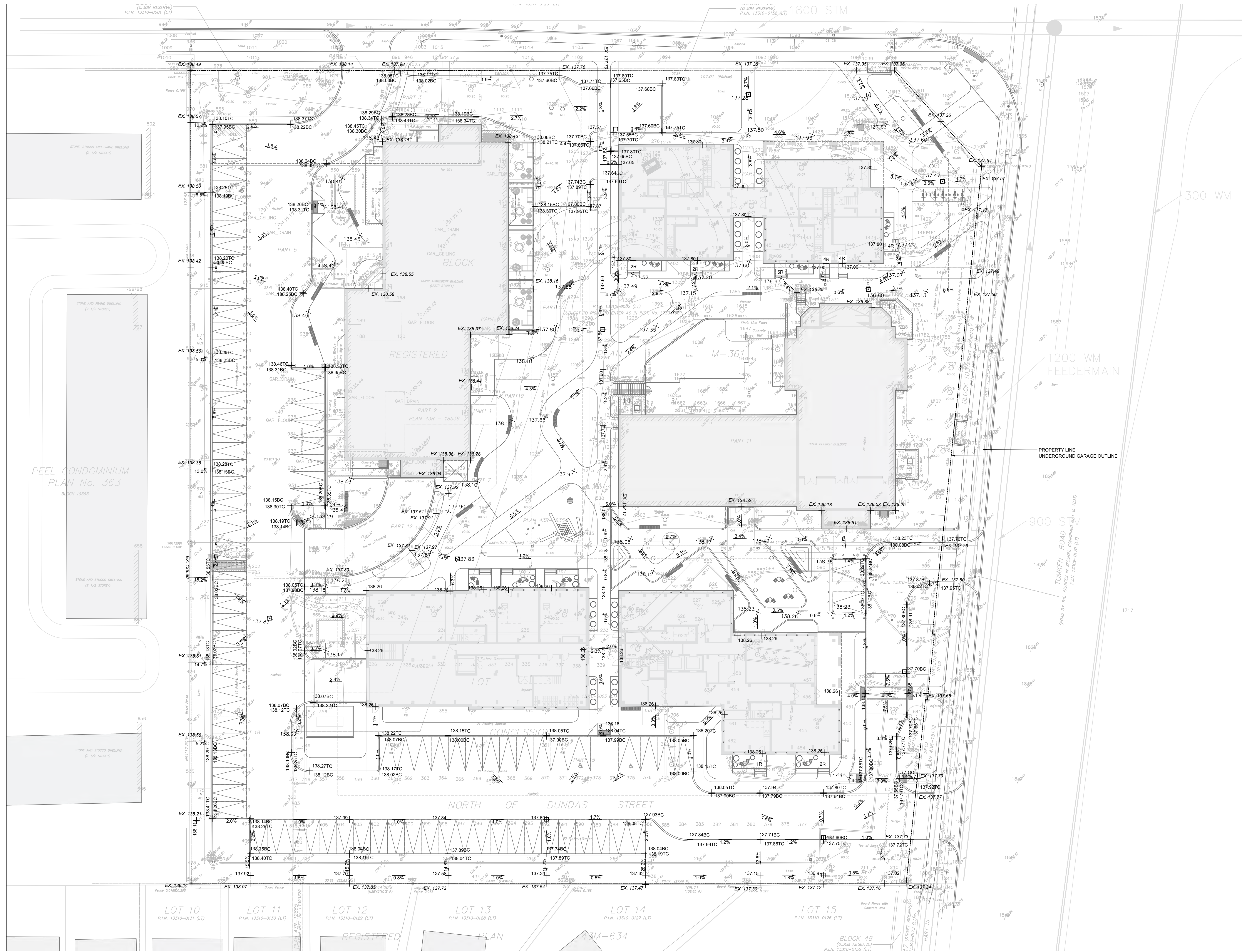
UNITED PROPERTY RESOURCE CORPORATION

UPRC WESTMINSTER UNITED CHURCH
 4094 Tomken Rd, Mississauga, ON L4W 1J5

LANDSCAPE LAYOUT PLAN

SCALE: 1:250
 DRAWN: RM
 CHECKED: WS
 PROJECT NUMBER: 21-039
 DRAWING DATE: 2022-04-12

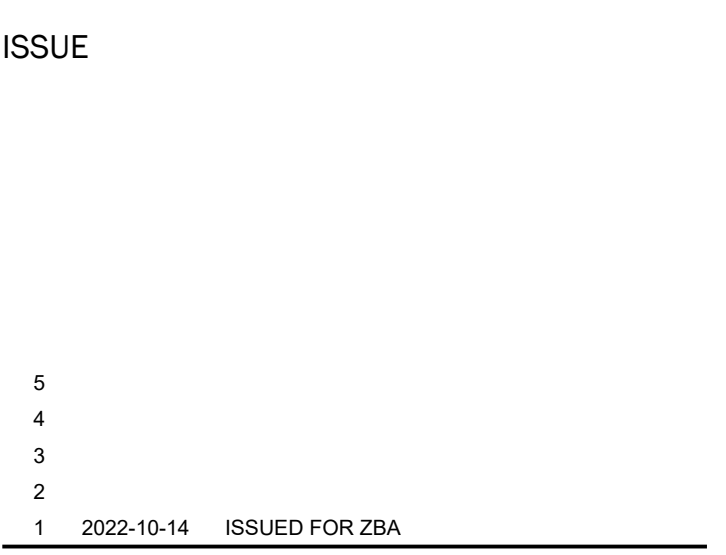
L100



- NOTES**
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LEGEND

- ISSUE**
- | | |
|---|---------------------------|
| 5 | |
| 4 | |
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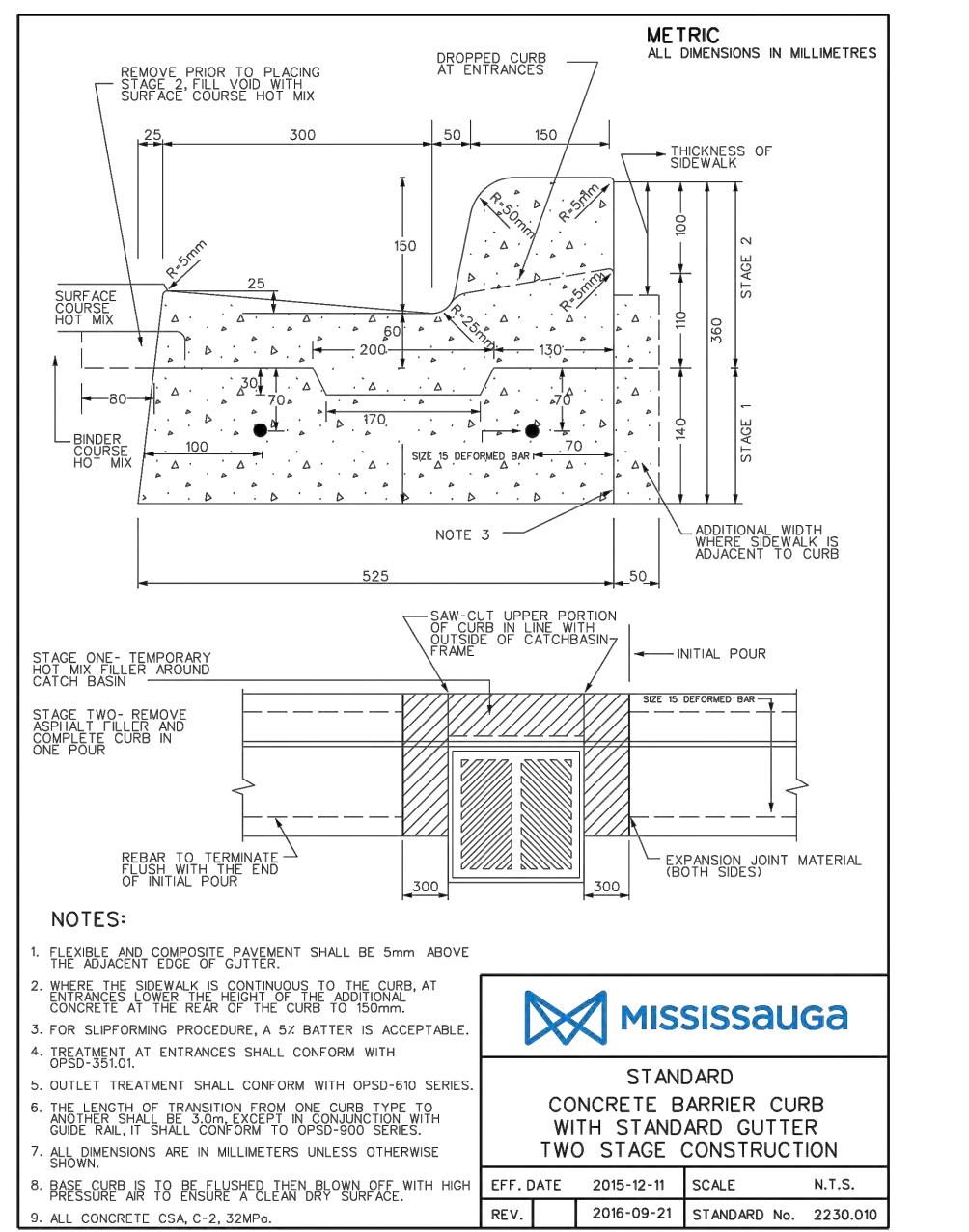
UNITED PROPERTY RESOURCE CORPORATION

UPRC WESTMINSTER UNITED CHURCH
 4094 Tomken Rd, Mississauga, ON L4W 1J5

GRADING PLAN

SCALE: 1:
 DRAWN: RM
 CHECKED: WS
 PROJECT NUMBER: 21-039
 DRAWING DATE: 2022-04-12

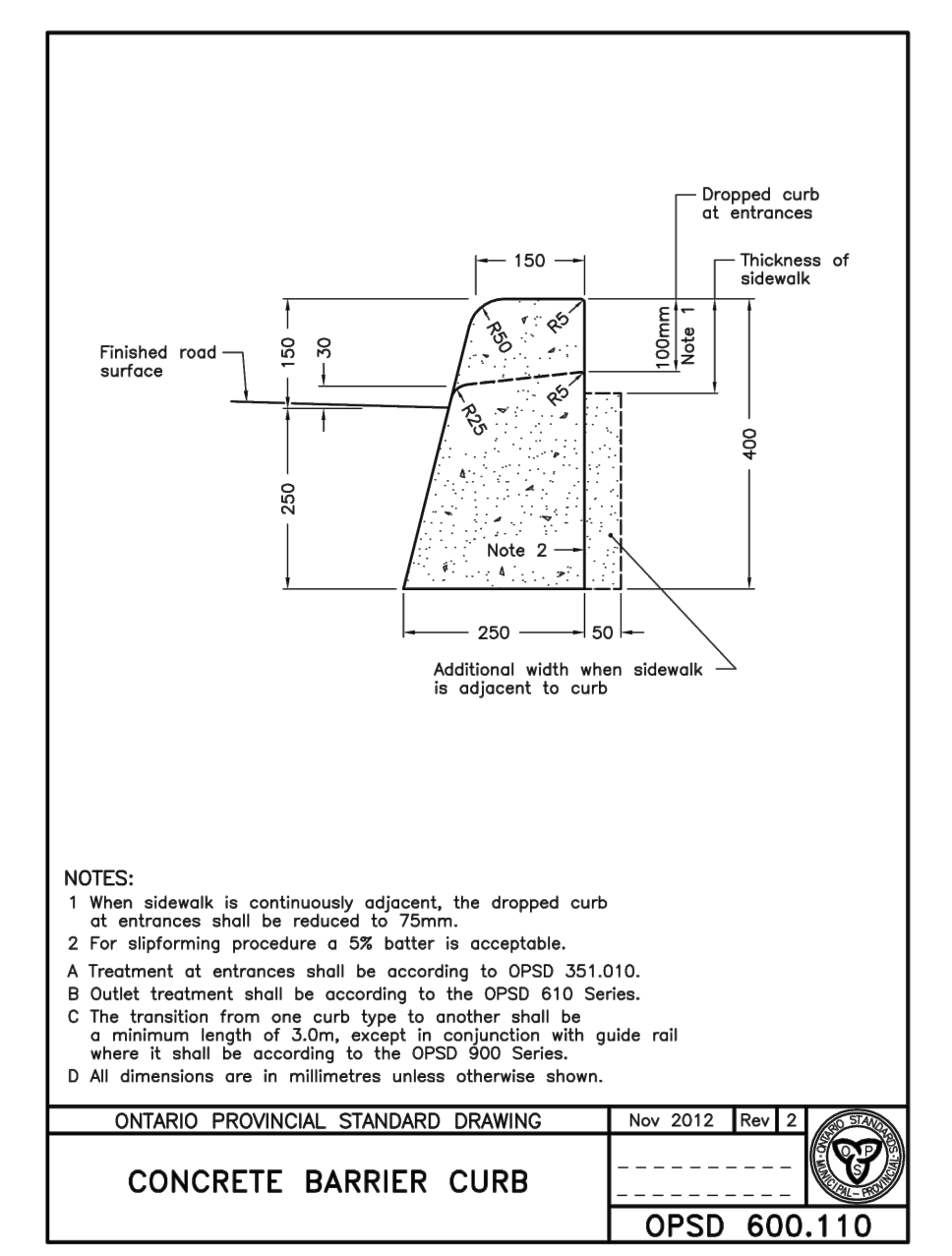
L200



STANDARD
CONCRETE BARRIER CURB
WITH STANDARD GUTTER
TWO STAGE CONSTRUCTION

EFF. DATE 2016-12-11 SCALE N.T.S.
REV. 1 2016-09-21 STANDARD No. 2230.010

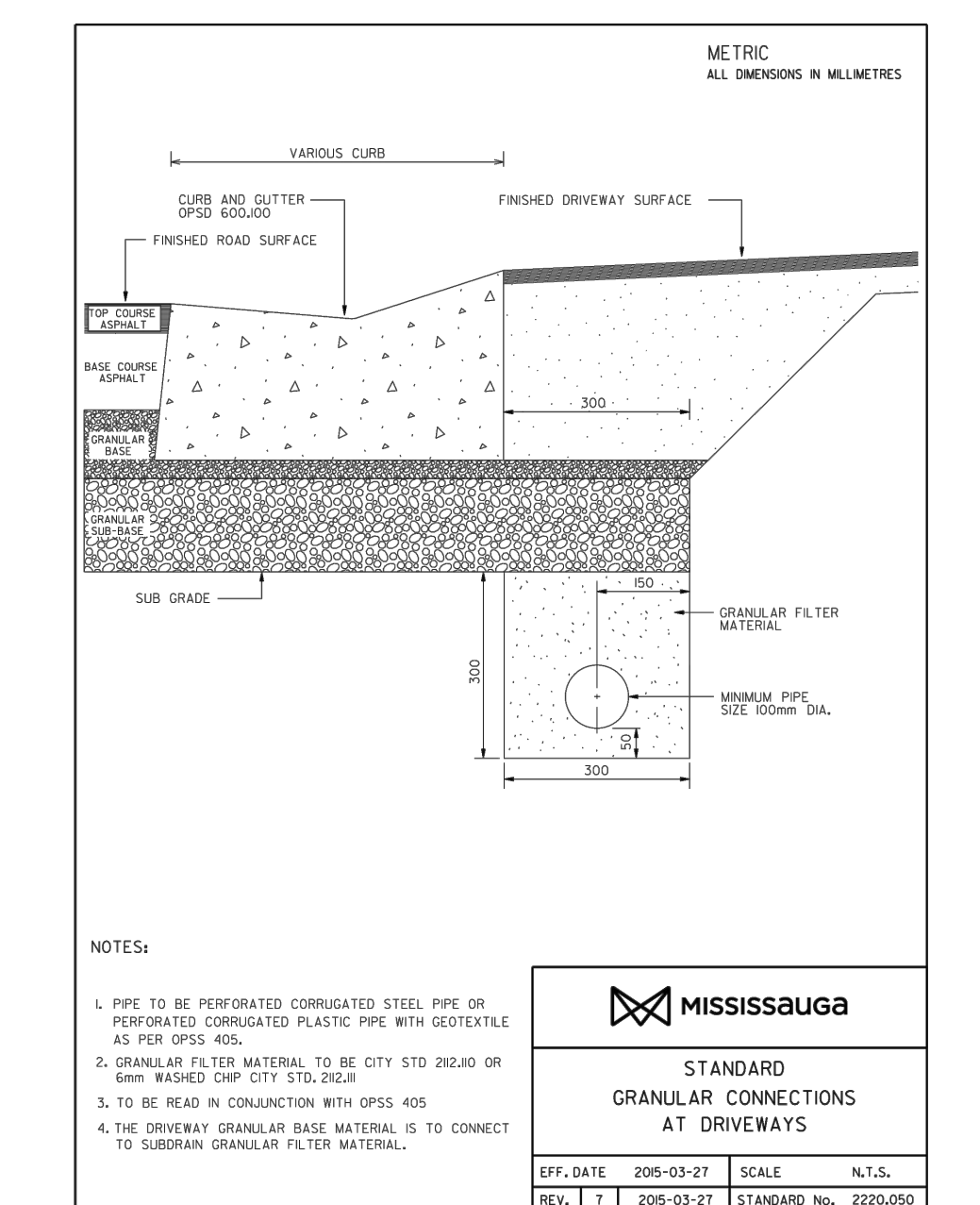
1 MIS 2230.010 - CONCRETE BARRIER & DROPPED CURB WITH STANDARD GUTTER
SCALE: NTS



NOTES:
1 When sidewalk is continuously adjacent, the dropped curb at entrances shall be reduced to 75mm.
2 For slipforming procedure a 5% batter is acceptable.
A Treatment of entrances shall be according to OPSD 301.010.
B Outlet treatment shall be according to the OPSD 810 Series.
C The transition from one curb type to another shall be a minimum length of 3.0m, except in conjunction with guide rail where it shall be according to the OPSD 900 Series.
D All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2012	Rev 2	
CONCRETE BARRIER CURB			
OPSD 600.110			

2 OPSD 600.110 - CONCRETE BARRIER CURB
SCALE: NTS



NOTES:
1. PIPE TO BE PERFORATED CORRUGATED STEEL PIPE OR PERFORATED CORRUGATED PLASTIC PIPE WITH GEOTEXILE AS PER OPSD 405.
2. GRANULAR FILTER MATERIAL TO BE CITY STD 202/0 OR 6mm WASHED GFI STD 202/0.
3. TO BE READ IN CONJUNCTION WITH OPSD 405
4. THE DRIVEWAY GRANULAR BASE MATERIAL IS TO CONNECT TO SUBGRADE GRANULAR FILTER MATERIAL.



STANDARD
GRANULAR CONNECTIONS
AT DRIVEWAYS

EFF. DATE 2016-03-27 SCALE N.T.S.
REV. 1 2016-03-27 STANDARD No. 2220.050

3 MIS 2220.050 - STANDARD GRANULAR CONNECTIONS AT DRIVEWAYS
SCALE: NTS

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LEGEND

ISSUE

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UNITED PROPERTY RESOURCE CORPORATION

UPRC WESTMINSTER UNITED CHURCH

4094 Tomken Rd, Mississauga, ON L4W 1J5

LANDSCAPE DETAILS

SCALE: VARIES
DRAWN: RM
CHECKED: WS
PROJECT NUMBER: 21-039
DRAWING DATE: 2022-04-12

L500

December 2, 2022

Andrea Dear
City of Mississauga
Planning and Building Department
300 City Centre Drive
Mississauga, ON, L5B 3C1

Dear Ms. Dear:

**RE: Low Impact Development (LID) and Sustainability Measures
4094 Tomken Road & 924 Rathburn Road, Mississauga, Ontario
MHBC FILE: 20365M**

This letter is provided in response to the Submission Requirements Checklist provided following DARC 21-336 W3, which requires a list of low impact design features for the site and building as part of the Official Plan and Zoning By-law Amendment Application.

As part of this development, the following Low Impact Development and sustainability measures are proposed:

L.I.D. Stormwater Retention

- Grass and Dry Swales – The proposed development will be providing vegetated and open swales to receive, treat, and attenuate runoff water across the site.
- Green Roofs - Three Green Roof Terraces are accessible on Level 7 to improve energy efficiency, stormwater absorption and quality, reduce heat island effects and create green space for passive recreation.

Soft Landscape Material

- New Trees and Native Vegetation - The proposed development will be providing new trees and native vegetation in softscape landscaping across the site. Refer to the Landscape Plans included with the application package.

Pedestrian and Cyclist Comfort

- Pedestrian Comfort – The proposed development will be providing shade trees along street frontages, open space frontages, and public walkways.
- Pedestrian Walkways – The proposed pathways are universally accessible, barrier free and clearly designated.
- Bicycle Parking - 100% of Bike Parking spaces are in a secure weather-protected area within the ground and 2nd floor of the new buildings on site.

We trust that the above information and documents included in the submission package are sufficient to address the LID and sustainability requirements. Should you require any additional information, please do not hesitate to contact us.

Sincerely,

MHBC

A handwritten signature in black ink that reads "Andrew Hannaford". The signature is written in a cursive, flowing style.

Andrew Hannaford, BES, MCIP, RPP
Associate