NEW AMHERST STAGE 2 – PHASE 3 SUBDIVISION

Urban, Landscape and Sustainable Design Report. *June, 2021*

GSP group WITH WILLS

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TABLE OF CONTENTS

1. INTRODUCTION

1.1 Purpose and Scope

This Urban, Landscape and Sustainable Design Report has been prepared for New Amherst Ltd. (the "Applicant") as part of a complete application for a Draft Plan of Subdivision New Amherst Stage 2 - Phase 3, Official Plan Amendment and Zoning By-law Amendment applications for the New Amherst Community. The purpose of this report is to evaluate the New Amherst Stage 2 - Phase 3 Draft Plan of Subdivision with regard for good urban design principles and ensure that the planned development appropriately addresses the Town of Cobourg's Urban, Landscape and Sustainable design policy framework and guidelines. The report contains an analysis of the site conditions, the local context and the policy and guideline framework applicable to the Site. It describes the proposed Draft Plan of Subdivision, referencing the proposed introduction of public and private streets, the lotting fabric, layout of land uses, proposed building typologies and proposed parks.

The report contains illustrative images of the general aesthetic characteristics of the proposed buildings as well as descriptions of the intended detailed design of buildings, lots and landscaping within the subdivision. It is important to note that further refinement of individual blocks and parcels are expected as the New Amherst Stage 2 - Phase 3 is developed over time. The design intent expressed herein will inform the detailed design such that there is an overall cohesion and contextual fit of all development comprising the New Amherst subdivision.

1.2 Site Location and Context

The Site is located on the western side of New Amherst Boulevard. The Site, 15.82 hectares in area, is located within the New Amherst Stage 2 - Phase 3 subdivision, as set forth by the New Amherst Community Secondary Plan. The Site currently has no structures and only has natural immature vegetation.

The Site is bounded and accessed by Highway 2 to the north and New Amherst Boulevard to the east with the CN/CP railway to the south and undeveloped property to the westerly boundary of Town of Cobourg. In the broader local area, the Site is in proximity to many neighbourhood parks, community gardens, a school plus further development on New Amherst Boulevard including more residential/ commercial units and restaurants.

The Site is in proximity to existing pedestrian and bicycle trails. These trails link up with one another to provide recreational amenity and active transportation connections to the Cobourg's waterfront and downtown area (See Figure 1).

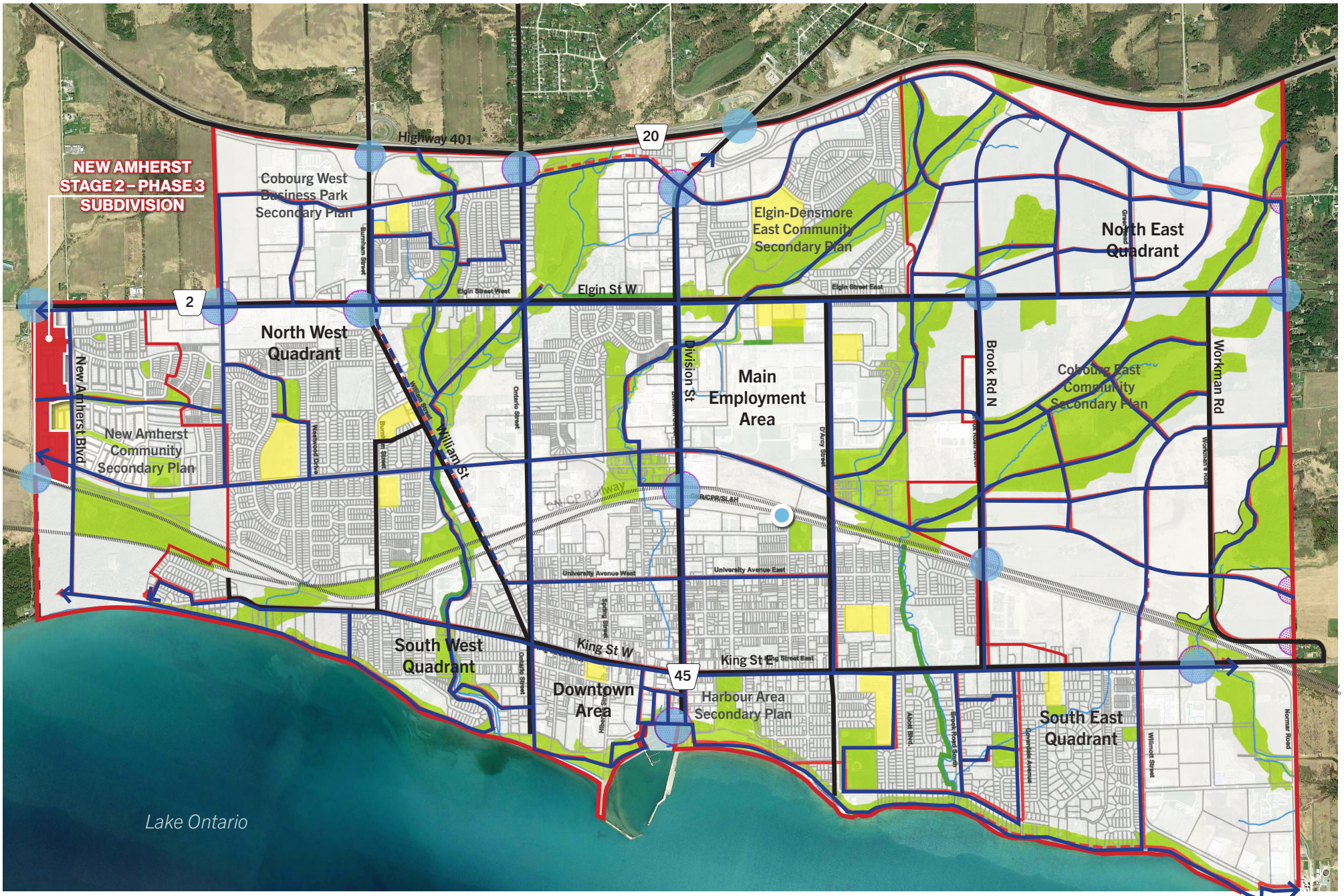


Figure 1 Site Context

Subject Site | School | Gateway Areas | Major Transit Station | Existing and Potential Pedestrian/Bicycle Trail | CN/CP Railway Corridor | Major Roads | Built Boundary

1.3 Community Context

The Site is located in New Amherst, a newly developed mixed-use, pedestrian friendly community integrated within Cobourg. The community features high quality urban design, buildings oriented close to the street, rear lanes, ample public space, a variety of housing types including single detached, semi-detached and townhouse dwellings. There is a linear park that runs horizontally through the community, terminating at the subject property. New Amherst Boulevard is a major north/south road within the community and connects to Highway 2. New Amherst Boulevard consists of a mix of residential and commercial buildings designed to complement the historic architecture of Cobourg and nearby Port Hope.

NORTH: To the immediate north of the Site, across Regional 2 are agricultural lands.

EAST: The existing residential block to the east of the Site is mostly comprised of one and two storey detached houses with street-lined boulevards and sidewalks on both sides of the street.

SOUTH: The south side of the Site are bounded by the CN/CP railway to the north and Lake Ontario to the south.

WEST: The Site backs onto the westerly boundary of Town of Cobourg and they are agricultural lands.

1.4 Design Vision

The Proposed Development of the Site will transform the undeveloped lands into a new high quality residential neighborhood that will contribute to a complete and healthy community within the Town of Cobourg. The New Amherst Stage 2 - Phase 3 subdivision will become a residential community with a mix of building typologies, new public streets, private streets and common outdoor open spaces.

The New Amherst Stage 2 - Phase 3 development concept contains 54 single-detached houses, 70 semi-detached houses, 11 townhouses, 120 apartments (maximum) for Block A and 151 apartments (maximum) for Block 13, approximately totaling 413 units. A network of new public and private streets are proposed connecting to New Amherst Boulevard, a major collector road that runs north/south within the community and connects to Highway 2 to the north.

The streets will provide access to the residential lots, multiple unit and apartment blocks within the subdivision. The New Amherst Stage 2 - Phase 3 subdivision includes a total of 1.67 hectares public park, and 2.60 hectares stormwater management facility through the subdivision. The New Amherst Stage 2 - Phase 3 subdivision is planned to be developed incrementally in phases, generally starting from the east of New Amherst Boulevard incrementally building out to the west and north.

1.5 Design Goals

The design goals of the New Amherst Stage 2 - Phase 3 Subdivision are:

1. To be accessible, connected and support ease of circulation.
2. To achieve a high aesthetic quality and sense of place.
3. To be contextually sensitive and compatible.
4. To achieve a low-medium density of residential use.
5. To provide housing choice.
6. To foster a pedestrian friendly environment.
7. To create a liveable and safe community.

2. POLICY AND DESIGN GUIDELINES

2.1 Town of Cobourg Official Plan

The Town of Cobourg Official Plan provides a vision, principles and objectives for the planning of the Town. The principles for the Official Plan are meant to express general intent, and should recognize the priority the Town places on good design. The Vision Statement in Section 2.2 expresses that *"Cobourg is a regional centre for Northumberland County and its position as a strong liveable and healthy community providing a full range of opportunities to live, work, play and shop within the Town"*.

Some of the key principles of the Cobourg Official Plan include promoting compact, mixed-use development that is connected, sustainable, transit-supportive, accessible and friendly to alternative forms of transportation. In addition, the Official Plan emphasises high quality urban design, and provides that new development will assist in the creation of high quality streetscapes and provide a sense of enclosure to the street by orienting building mass close to the street to frame and animate the public realm.

2.2 New Amherst Community Secondary Plan

Section 13 of the Official Plan contains the New Amherst Community Secondary Plan, applicable to the lands south of Highway 2, west of Rogers Road, North of Lake Ontario and east of the westerly boundary between the Town of Cobourg and the Township of Hamilton. This Secondary Plan provides a policy framework to guide the development of the New Amherst community by meeting present and future housing needs in a built environment that satisfies the needs of its residents while reducing automobile reliance.

The land use objectives of the plan include ensuring a continuity of neighbourhoods by *"developing the lands in a staged manner, providing a diversity of housing, encouraging mixed use design and include commercial, employment and open space opportunities within walking distance"*. Another objective of the secondary plan is to integrate the New Amherst community with existing and future development through roads, public transit, and path networks.

In terms of Residential Areas, the Secondary Plan aims to create a high quality residential community with a safe, healthy, and functional environment while providing a range of housing types and lifestyle choices that enrich the New Amherst community. The Plan also states the importance of promoting pedestrian and bicycle modes of travel through connected open space areas and paths, as well creating a community core open space corridor running east to west through the centre of the New Amherst community.

2.3 Town of Cobourg Urban Design Plan

Section 15.5 of the Official Plan contains Town of Cobourg's Urban Design and Landscape Guidelines (UDLG) that are used to assess, promote, and achieve appropriate design for proposed developments.

From a community design perspective, the Town's Official Plan and Urban Design and Landscape Guidelines (UDLG) generally direct that new development will reflect the transitional context of the street and create high quality streetscapes, with buildings oriented to the roadways to create a strong street edge and a more urban feel, and an integrated pedestrian network for convenient, safe travel between/within the public and private realm.

3. RESPONSE TO POLICY AND DESIGN GUIDELINES

PUBLIC REALM GUIDELINES

ULDG Section 3.1 - Sustainability

The Proposed Development exhibits a high quality design, active/vibrant streetscapes and sustainability which is consistent with Town policies and guidelines. The New Amherst Community has been designed on new urbanist principles which includes walkability, priority to pedestrians over auto travel, attractive streets, ample public space and contextual building design.

ULDG Section 3.2.3 - Open Space

The open spaces of the Proposed Development will contribute to Cobourg's overall Community Vision by establishing New Amherst as a strong, liveable and healthy community with an emphasis on the provision of sustainable and accessible open spaces. The completion of Hornell Park, and extensions of the Linear Park corridors (Block 14 and 11) will expand and blend into the existing network of New Amherst's neighbourhood parks to further promote healthy lifestyles and physical, mental and spiritual well-being for residents, and contribute to the overall Greenlands System for the Town of Cobourg.

3.2.3.1 - Linear Park Blocks (Park Block 14 and Block 11)

The proposed park Blocks 14 and 11 will act as an extension of the existing linear park block implemented in New Amherst's first stage of development.

3.2.3.1.2 - Park Block 14

With walkways extending from New Amherst Boulevard to Hornell Park Drive, Block 14 will provide a passive neighbourhood park for pedestrians that integrates into the existing east-west trail system which extends across the subdivision. The walkways proposed will link into the sidewalks of the surrounding streets, to ensure connectivity into and throughout the space.

As per previous phases, native tree plantings will define the street edge and pathways, and frame the lawn areas throughout the park. Acting as an overland stormwater route, the drainage swale will wind through the park and be treated as a meadow area to reduce long-term maintenance efforts, while promoting sustainability and stormwater infiltration in the park. Open lawn areas for unprogrammed play and recreation are proposed in the upper lands beyond the drainage swale, and will once again utilize a sustainable initiative of implementing a mixture of low-maintenance and native meadow seed mixes. Once established, the lawn and meadow areas will reduce cutting and maintenance requirements. Similar to the other park spaces in the subdivision, understory plantings of native shrub and perennials will be limited to park entrance locations, key trail connection points or seating areas.

3.2.3.1.3 - Park Block 11

Park Block 11 as proposed will provide another passive neighbourhood park for residents, that will act as the west terminus of the greater linear park system running across the New Amherst subdivision. Like the other blocks of the linear park system, the space will be framed with native tree plantings. The Hornell Park Drive frontage will be planted with high branching canopy trees, with a mix of coniferous and deciduous plantings and/or fencing along the side yards of the residential lots to the north and south of the park block. The treatment of open areas will take a more sustainable approach, with low areas along the drainage swale treated with a meadow seed

mix to naturalize over time. All upland lawn areas will be treated with a low maintenance lawn mix to reduce the need for frequent maintenance. The open lawn area will be maintained for passive play opportunity, and subject to periodic flooding due to the collection and conveyance of overland flows of stormwater.

Image showing a typical barrier-free bench and accessible concrete pad in the New Amherst's Wilkins Gate parkette which is representative of the seating intended along the arched walkway in Park Block 11.

West of the walkway and open lawn area, the understory will transition to a naturalized meadow area, and blend into the native palette of plant materials proposed throughout the Urban Rural Transition Buffer Zone along the west limits of the subdivision abutting Hamilton Township.

3.2.3.2 - Urban Rural Transition Buffer Zone

Extending north and south from Park Block 11 along the west limits of the subdivision, the 7.50m wide Urban Rural Transition Buffer Zone will be landscaped with a mixture of native coniferous and deciduous tree and large shrub materials to provide a buffer between the rear yards of the lots proposed along Hornell Park Drive which abut Hamilton Township. The existing trees located along the west limits of the subdivision are primarily edge species (non-specimen), however all efforts will be made to preserve the existing trees where possible by protecting root zones and minimizing grading within driplines to the greatest extent possible within this buffer zone. The species noted include white ash, domestic apple, Manitoba maple, willow, and trembling aspen. Full details of the existing tree locations, species, condition, and preservation methods proposed are outlined within the project's Arborist Report and Vegetation Management Plan.

The proposed species list for the Urban Rural Transition Buffer Zone includes the following species (subject to review and approval by the Town of Cobourg Forestry Staff):

Coniferous Trees

- Picea Glauca (White Spruce)
- Picea Pungens (Colorado Spruce)
- Pinus strobus (White Pine)

Deciduous Trees

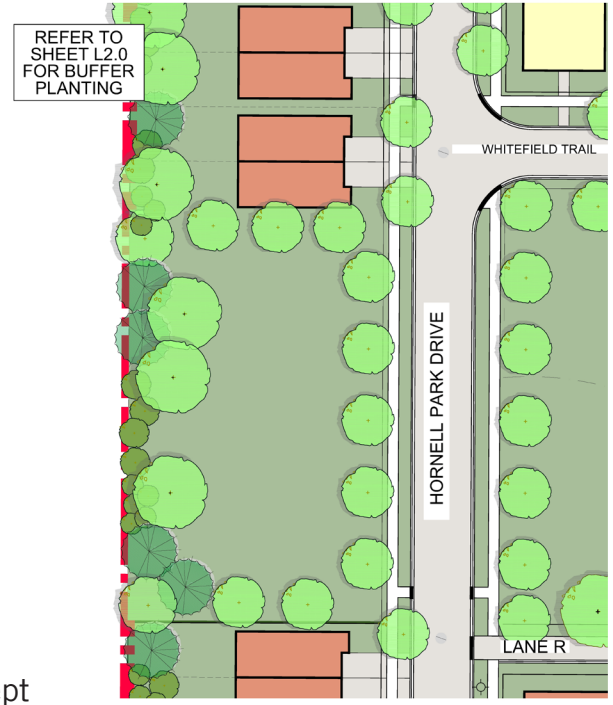
- Acer rubrum (Red Maple)
- Acer saccarum 'Legacy' (Legacy Sugar Maple)
- Celtis occidentalis (Common Hackberry)
- Prunus serotina (Black Cherry)
- Quercus macrocarpa (Burr Oak)
- Quercus rubra (Red Oak)
- Tilia americana 'Redmond' (Basswood)

Deciduous Shrubs

- Amelanchier alnifolia (Saskatoon Serviceberry)
- Cornus racemosa (Gray Dogwood)
- Cornus sericea (Red Twig Dogwood)
- Physocarpus opulifolius (Ninebark)
- Rhus typhina (Sumac)
- Sambucus canadensis (Elderberry)
- Viburnum lentago (Nannyberry)

The west buffer zone will be designed as an extension of the drainage swale in Park Blocks 11 and 14, in order to convey overland flows

Urban Rural Transition Zone Buffer



Block 11 Park Concept

to the existing stormwater pond. The buffer area will be seeded with a lowland meadow mix to allow for success during infrequent times of flooding, with native trees and shrub plantings placed along the embankments and outside edges of the swale (as shown on the bioswale schematic detail enclosed). While a master list of recommended species has been noted above - detailed planting plans will be submitted to the Town of Cobourg for approval prior to implementation.

ULDG Section 3.3 - Stormwater Management Pond

The Stormwater Management Pond (SWM) Pond is 2.60 hectares in area located along the southernly limit of the New Amherst Stage 2 - Phase 3 subdivision and is prominent as part of the neighbourhood structure. The SWM pond is situated with significant public street exposure to the neighbourhood fabric. The main functional design of SWM pond is to serve primarily as pond and slope area for controlling drainage; however, the landscape design will consider opportunities for paths and seating to optimize opportunities for public appreciation of the pond. It will incorporate plantings and vegetation.

Image of the existing Stormwater Management Pond

ULDG Section 3.4.1 - Hierarchy and Treatments

Forming the structure of the community, the proposed street layout for New Amherst Stage 2 - Phase 3 subdivision will serve as an important function of providing access and circulation of vehicles (including emergency vehicles), cyclists and pedestrians. The proposed street pattern creates appropriately scaled development blocks to facilitate the planned mix of land uses and walkable block lengths. In addition to providing a circulation function, the streets have the potential to reinforce overall community character of the subdivision through continuity and cohesion of boulevard design. Therefore, the quality of the design of these spaces is critical to the functionality and character of the New Amherst Stage 2 - Phase 3 subdivision, particularly in achieving its vision to become a pedestrian friendly environment. The proposed streets will enable the residents of the subdivision to access the broader transportation network via New Amherst Boulevard (an arterial road).

The overall street layout for the subdivision consists of the following street types (as shown in Figure 2):

- Arterial Road (30.0m), an extension of Kerr Street, will serve as a connector and potential transit link between neighbourhoods and,
- Local Roads (17.0m) that will link residential and medium density development with open space amenities.

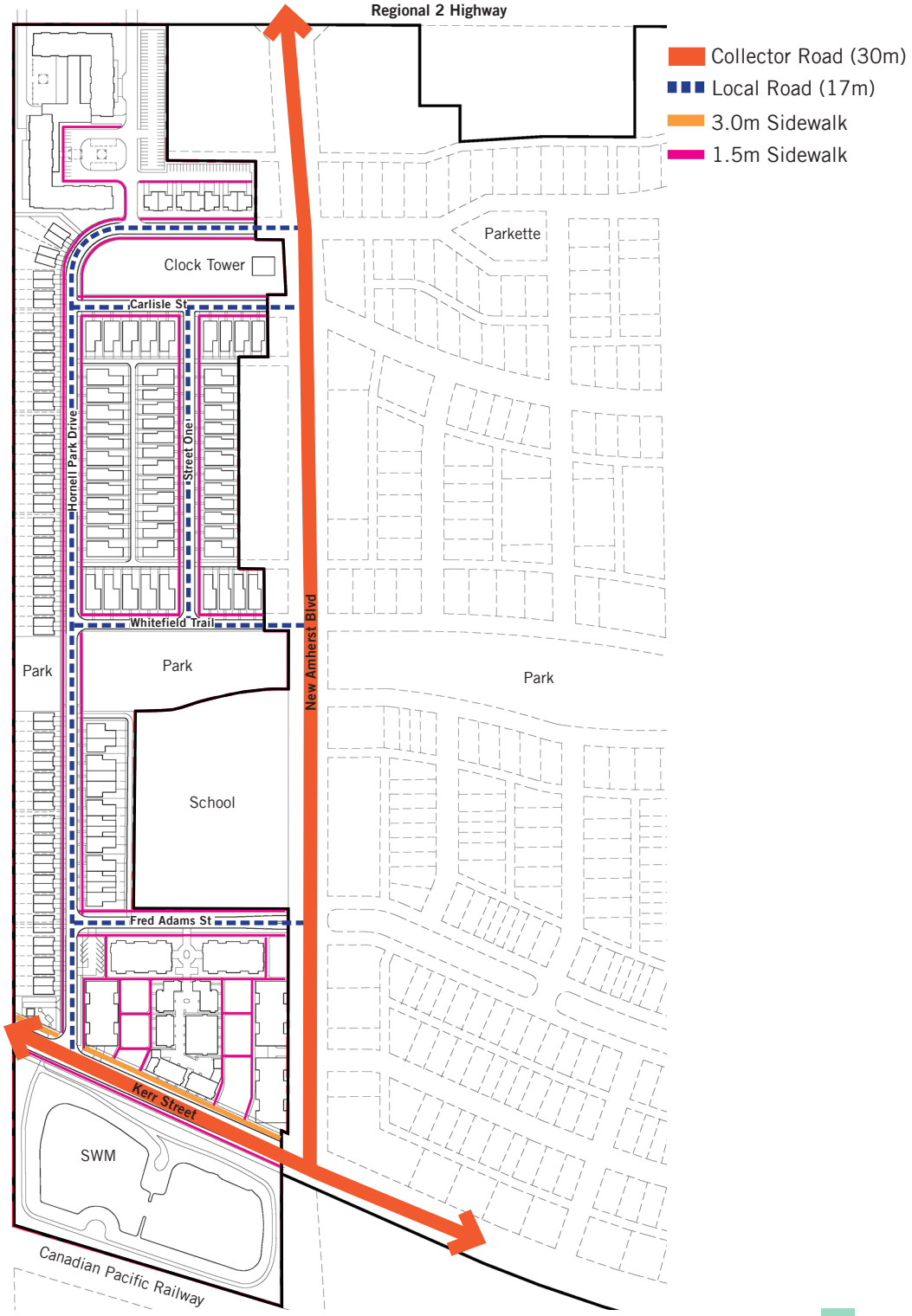
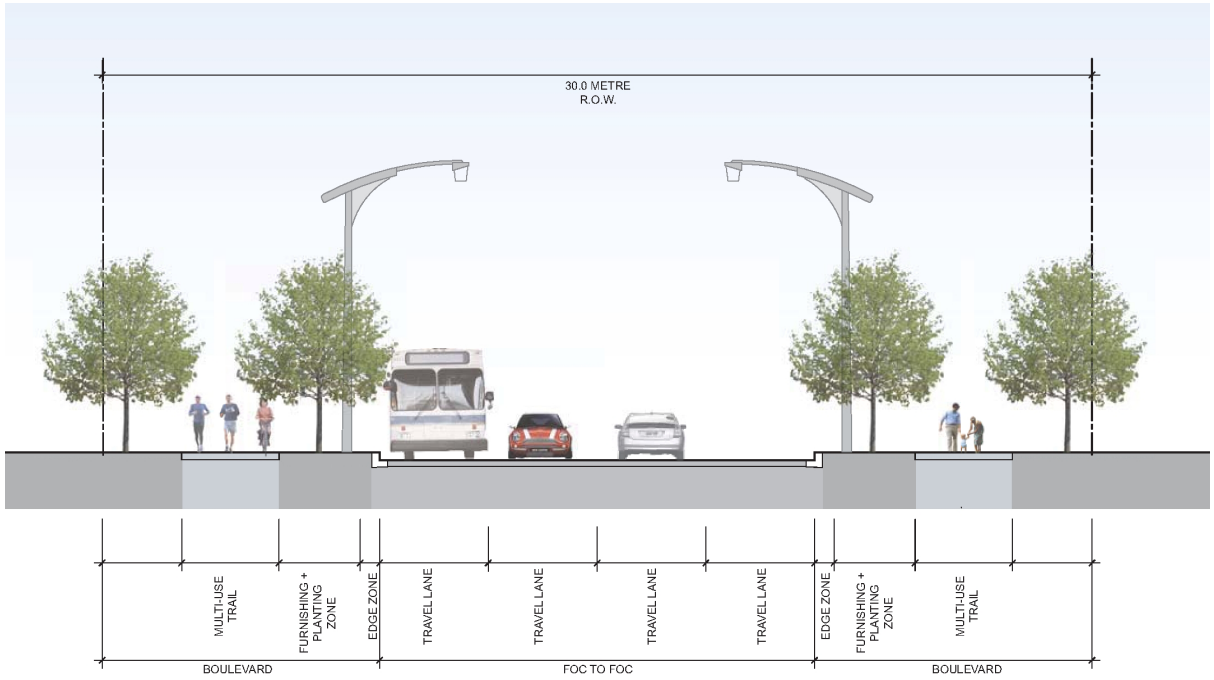


Figure 2 Connectivity Plan

ULDG Section 3.4.1.1 - Arterial Roads

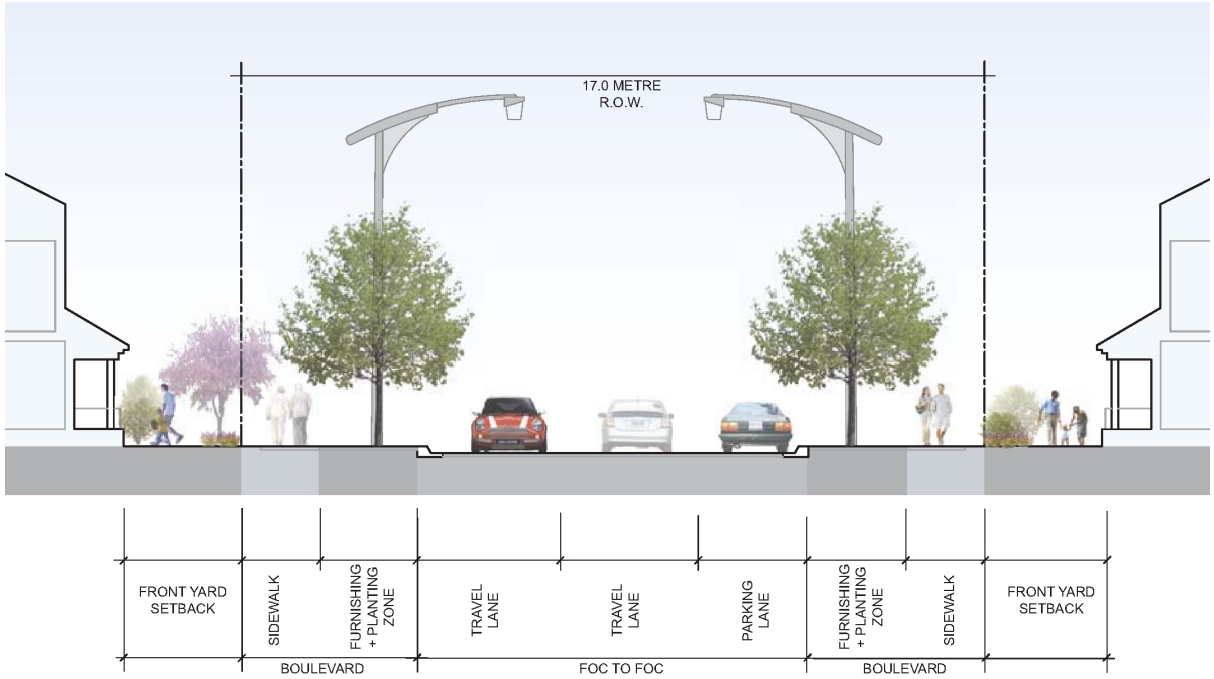
The proposed Arterial Road (30.0m) is an extension of Kerr Street, and east-west principal street connecting to the existing community and adjacent to stormwater management facility. The Arterial Road will serve as a connector and potential transit link between neighbourhoods and to disperse traffic away from local roads. The Arterial Road will have a higher standard of design than Local Roads through the integration of boulevards that include wide sidewalks on both sides, consistent paving and lighting. The design assumes four lanes of vehicular traffic in either direction with 3m wide multi-use trail and 1.5m sidewalk on either side.



Representative example of 30.0m Arterial Road

ULDG Section 3.4.1.3 - Local Roads

The proposed Local Roads (17.0m) are designed to provide driveway access to individual lots and blocks proposed in the plan of subdivision. These roads will further improve connectivity to the neighbourhood's parks, open spaces and school site. The design assumes two lanes of vehicular traffic in either direction and on-street parking on one side of the street. The boulevard provided on either side of the street includes a generous planting zone and a sidewalk (which may also accommodate necessary utilities such as hydrants and utility boxes). The design also assumes street lighting and a 1.5 metre concrete sidewalk on both sides. The location of anticipated public sidewalks is shown in Figure 2.



Representative example of 17.0m Local Road

ULDG Section 3.4.1.7 Sidewalks - Residential

The design of Local roads assumes 1.5 metre concrete sidewalks on both sides of the street with barrier-free access within the community. The design of Arterial Road (extension of Kerr Street) assumes 3.0 metre wide and 1.5 m sidewalk on either side of the street. The design anticipates the following design features of the streetscapes:

- Planting of street trees along the streetscapes will create a comfortable walking environment separated from vehicular traffic.
- Boulevard lighting will be installed that provides adequate lighting levels of the public streetscapes throughout the community.
- Sidewalks will have a non-slip finish (brushed concrete) and be designed with barrier-free accessible grading.
- Where pedestrian sidewalks are intersected by private driveways or the private streets they will be prioritized as a continuous surface through those driveways.
- Where sidewalks intersect public streets (e.g. where the sidewalk of Kerr Street intersects Hornell Park Dr as shown in Figure 2) they will have rolled curbs and demarcated crossings will be provided in the roadway.

ULDG Section 3.4.1.9 - Gateways

There are four proposed vehicular access points to New Amherst Stage 2 - Phase 3 subdivision, which are appropriate locations to introduce welcoming gateway features, though the scale and function of each will differ. The gateway features provide a prominent entrance to the subdivision using materials associated with New Amherst Community. The gateway feature proposed at the entrance to the subdivision via Kerr Street on the stormwater management block will be an integral part of the landscape design of the stormwater management block.

Figure 3 Gateways and Pedestrian/Bicycle Plan

ULDG Section 3.4.2 - Pedestrian and Bicycle Circulation

Pedestrian circulation will be prioritized by providing clear paving demarcation, crossings, and unobstructed sight-lines to ensure visibility is maintained at all times between pedestrians and motorists. The street patterns and cross-sections provides barrier-free sidewalks and surface marked crosswalks that creates a continuous connection for pedestrians. Curb ramps will be implemented to ensure transition between changing levels. The location of Existing & Planned Pedestrian/Bicycle Path is shown in Figure 3.

ULDG Section 3.4.4 - Public Safety

The New Amherst Stage 2 - Phase 3 subdivision will be street-oriented, pedestrian-friendly and designed to support human interaction to maximize public surveillance of the street.

ULDG Section 3.4.5 - Universal Design (Public Realm)

The residential blocks will have direct connection between the built form and the abutting public sidewalks. They will have universally accessible circulation routes within the block for driving and walking in accordance with barrier-free access requirements as set out in Section 3.8 of the Ontario Building Code (OBC). Sidewalks will have a non-slip finish (brushed concrete) and be designed with barrier-free accessible grading. Parks will be designed to include barrier-free seating and pathways, weather protection and adequate shade.

Representative example of Paving Surface

Representative example of Tactile-tonal Banding

PRIVATE REALM GUIDELINES

ULDG Section 4.2.4 - Landscaping

4.2.4.1 Sustainability

Where possible, the private realm landscaping will protect, preserve and incorporate existing trees into the proposed open spaces of the development sites. Landscaped areas will be utilized to capture and convey stormwater for infiltration where possible, including landscaped medians or drainage swales at building downspouts or adjacent parking areas, with native species or those species which are tolerant of conditions such as shade, drought, or salt exposure (subject to Town of Cobourg approval) will be utilized across all development sites. Low-maintenance lawn or native flowering mixes will be utilized in place of sod (where possible) to reduce energy and watering requirements through on-going operation and maintenance of landscaped areas. Any proposed site furnishings proposed will show preference for products which are fabricated within Ontario, and include recycled content.

4.2.4.2 Universal Design

The principles of universal design will be applied to all exterior spaces of public realm developments to meet the requirements of the Ontario Building Code (OBC), Accessibility for Ontarians with Disabilities Act (AODA), and the Northhumberland County Design Standards for Accessibility. This will apply to all walkway and edge treatments including stair and ramp design, parking lot parking, drop-off and aisle crossings, or outdoor furnishings provided.

4.2.4 Landscaping

The landscape treatments within private properties will provide an attractive presence, and be used to delineate site boundaries, and define entrances to the site. Side yards, rear yards, and front yard treatments will provide adequate fencing and landscaping with tree spacing as required along property lines to suit Town of Cobourg's Urban and Landscape Design requirements.

Representative example of Loading Area Screening

Foundation plantings to mitigate blank building facades, and treatments to enhance building entrances and frame views and travelways through sites will be provided. The use of a mix of landscape plantings, fencing or screen panels as buffers for screening of parking, servicing and loading areas will also be incorporated into the landscape design for all private development blocks. Preference for plant materials which are native, or suitable for their surrounding conditions such as near pedestrian routes or parking areas and subject to salt exposure, snow loading, or for areas of heavy shade will be utilized to ensure success where proposed – reducing efforts for long-term maintenance.

Amenity spaces for residential sites will include a mix of open space and paved areas to promote a range of social and recreational opportunities for residents. Site furnishings, including benches, bike racks, waste

receptacles or other pedestrian elements will be placed on site in a manner which does not obstruct pedestrian movement, and allows for barrier-free access. A variety of seating options is proposed where appropriate along walkways, amenity spaces or building entrances, with provision for barrier-free seating – with no less than 25% barrier-free seating for types which may be proposed. Exterior bicycle parking will be placed on site in a manner that is covered from the elements where possible.

All landscaping will be implemented with consideration towards Crime Prevention Through Environmental Design (CPTED) principles, including the use of high branching trees, and understory plant materials or elements with lower heights along drive aisles, walkways and building entrances to maintain open views, and prevent potential hiding spaces. All landscaping will be coordinated with site grading and lighting requirements to ensure that principles of CPTED for pedestrian safety and barrier-free design are incorporated into all exterior spaces, including adequate photometric levels for parking areas, walkways, seating areas, and building entrances.

Representative example of Surface Parking Bioswale

Representative example of Barrier-free Bench Seating

Representative example of Bike Shelter

ULDG Section 4.5.2 - Residential Buildings

The broad design objectives for the residential built form fabric in the New Amherst Stage - Phase 3 subdivision are:

1. To create a cohesive community development.
2. To support walkability, active modes of transportation and transit.
3. To provide human scaled and street-oriented built form.
4. To provide a variety of building typologies and lotting configurations within the community.
5. To provide attractive building articulation for all building typologies, with attention to corner lots.
6. To incorporate opportunities for natural surveillance of public spaces.
7. To provide amenity spaces that can support and foster social interaction.
8. To implement architectural and landscape designs that are compatible with the small-town character of the Town of Cobourg
9. To apply principles of universal accessibility to ensure the subdivision is barrier-free accessible.

Figure 4 Built Form Plan

4.5.2.1 Residential Typologies

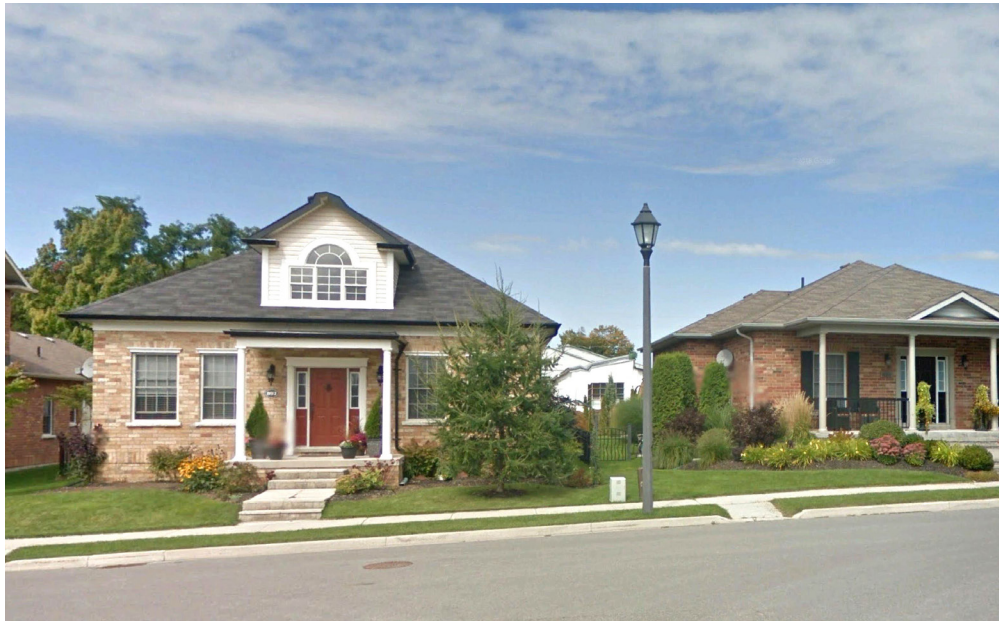
The proposed built form ranges from single and semi-detached dwellings, to rear lane townhouses, to medium density condominium apartments within the subject lands, consistent with guidelines outlined in the Section 13 of the Official Plan containing the New Amherst Community Secondary Plan.

Single Detached Dwelling

A proportion of the community will consist of single-detached, 2-storey dwellings, featuring rear-accessed garages. The following built form guidelines will be applied through detailed design:

- A diversity of architectural expressions and elevations is necessary to provide visual interest along the streetscape.
- Single detached-dwellings will be designed to contribute individually and collectively, to the character of the surrounding neighbourhood.
- Considerations will be given to the massing, proportions, wall openings and plane variations of building elevations to ensure interesting façades.
- The façade detailing, materials and colours of a dwelling should appear authentic and be consistent with the architectural style. Materials will be of a high-quality.
- Corner dwellings should present a similar level of architectural treatment on both street-facing elevations. If possible, the main entries of these buildings should be oriented to the flanking lot line.

Representative example of Single-Detached Dwelling



Representative example of Single-Detached Dwelling

Semi-Detached Dwelling

Semi-detached dwellings can contribute to the mix of housing types in the development and add to the diversity of housing choice and streetscape character. The following built form guidelines will be applied through detailed design:

The use of asymmetrical elevations is preferred to generate streetscape massing variety. Both halves of the building will be compatible in terms of design expression.

- Building elevations visible from public areas will incorporate appropriate massing, proportions, wall openings and plane variation in order to avoid large, uninteresting façades.
- Each dwelling will have appropriate façade detailing, materials and colours consistent with its architectural style.
- Semi-detached dwellings designs with covered front porches or porticos will be considered, where appropriate to the architectural style.
- For corner lot buildings, the entry of the interior unit will be oriented to the front lot line, while the entry of the corner unit will be oriented to the flanking lot line.
- Garages will be incorporated into the main massing of the building to ensure they do not become a dominant element within the streetscape.
- Garages / driveways for semi-detached dwellings will be paired to maximize on-street parking opportunities.

Representative example of Semi-Detached Dwellings

Representative example of Semi-Detached Dwellings

Rear lane Townhouses

Rear lane townhouses contribute positively to the built form character and streetscape appearance by removing garages and driveways from the front public street face of dwelling and providing a strong uninterrupted streetscape condition that is predominantly urban in character. Rear lane townhouses will be 2-storeys with a single car, rear-facing garage accessed from the laneway. The following built form guidelines for rear lane townhouses will be applied through detailed design:

- The main dwelling facade should typically be sited no further than 4.0m from the front lot line to create a strong and active street edge.
- Garages will be accessed from a rear laneway and will be attached to the dwelling.
- Garages will be complementary to the main dwelling in terms of materials, massing, character, and quality. They will be designed and arranged to provide an attractive visual environment within the rear laneway.
- Front entrances will be directly linked to the public sidewalk with a walkway.

Representative example of Rear lane Townhouses

Apartments

Medium density apartment buildings are proposed at the northern and southern portions of the subdivision (Block A and Block 13). These medium density residential forms are appropriate in establishing a human scaled built form to provide strong street presence and landscaping opportunities. Building façades will provide visual interest through use of materials, colours, ample fenestration, wall articulation, and style-appropriate architectural detailing. All publicly-visible building elevations will be well articulated and detailed. Corner buildings will provide façades which appropriately address all

Representative example of Medium Density Apartment Buildings

street frontages. Main entrances will be designed as a focal point of the building. Typically, these will be recessed or covered and provide visibility to interior lobbies to allow for safe and convenient arrival and departure from the building. Main entrances will also be ground-related and wheelchair accessible.

ULDG Section 4.5.2.1 - Building Variation and Density

Variety of building elevations will be implemented along blocks of similar building typologies by introducing variation in architectural expression in front façade design along the street. Elevations will use consistency in some design elements (such as materials, fenestration, front entry treatments) while introducing variation of others (such as roofline, cornice line) to break up long spans of uniformity along streetscapes. Private streets within the multiple unit blocks will be designed to facilitate street-orientation of buildings and provide sufficient landscaped open space as shown in the New Amherst Stage 2 - Phase 3 development concept.

The blocks for multiple unit development (townhouses and/or apartment) are appropriately sized to accommodate the anticipated density of use and provide sufficient landscaped open space

ULDG Section 4.5.2.2 - Building Height

Appropriate to the built form character of New Amherst Community, the maximum height of all dwellings in New Amherst Stage 2 - Phase 3 subdivision are 1 or 2-storeys with the exception of Block A and Block 13 which are medium density blocks.

ULDG Section 4.5.2.3 - Residential Orientation

The orientation, siting and architectural expression of buildings in the private realm will contribute to the character of streetscapes within New Amherst Stage 2 - Phase 3 subdivision. Buildings throughout the subdivision will be oriented to the streetscape including having main entrances facing the street. Setbacks of buildings will comply with the Zoning By-law.

ULDG Section 4.5.2.3 - Residential Setbacks

Residential setbacks will comply with minimum standards of the Zoning By-law, including requirements for minimum landscaped open space. Buildings in the proposed subdivision will be set close to frame the street and provide a sense of enclosure for the street or public open space and create a comfortable pedestrian scaled streetscape.

ULDG Section 4.5.2.3 - Articulation & Detailing

All built form typologies within New Amherst Stage 2 - Phase 3 subdivision are intended to be designed in consistent with the existing neighbourhood to the east.

A variety of architectural expressions will be provided to create visual interest along the streetscape. All buildings within New Amherst will have articulated facades, ample fenestration, plane variations, interesting rooflines, and prominent entrances. Designs will include a variety of roof forms appropriate to the scale and architecture of the built form. Identical building elevations within the streetscape will not be sited side-by-side or directly opposite one another.

The colours and material tones of the proposed New Amherst community will be complementary throughout the subdivision for all building typologies to create cohesiveness. Materials will be consistent on all publicly visible elevations (e.g. both street-facing elevations on corner lots) to maintain the overall cohesion.

The materials used on public facing elevations will consider and complement the palette of materials on adjacent building elevations facing the public realm. Adjacent elevations may vary but will incorporate some materials from adjacent buildings rather than providing abrupt changes between buildings. The palette of materials on an individual townhouse unit will be replicated for all elevations comprising the townhouse block for cohesion and to establish a rhythm along the street.

The amount of variation of materials may be simplified on elevations that are not visible from the public realm. Prominent elements on the main storey front elevation will be high quality and may include stone or brick used together with other materials such as wood or vinyl siding. Colours and materials of porch columns, railings and balcony guards will be consistent throughout the subdivision. It is intended that these design elements will be complementary to the materials of the building elevations and selected with regard for ease of maintenance.

ULDG Section 4.5.2.6 - Attached Front Garages

Attached front garages facing the street will be integrated into the main massing of the dwellings, in line with the porch projection and main front wall. Attached garages located within the front or flankage yards and accessed from the street will be of a similar architectural style and proportional scale to the adjoining dwelling. Rooflines, architectural expression and materials of garages will be complementary to those of the principal building. Garage doors will have an articulated design such as paneling that provides detailing around the garage door to enhance the elevation aesthetics. To reduce the visual impact of garage doors, glazing will be considered on the upper panels. Double car garages will use single bay garage doors and incorporate suitable features and ornamentation to reduce their dominance on the façade. Light fixtures mounted to the side or above the garage door will be provided, with a lamp style consistent with the architectural style of the dwelling.

Rear-Accessed Garages

Lane accessed garages will be integrated into the main massing of the dwellings. The design of garages will be consistent with the architectural style of the dwelling with respect to materials, massing, character and quality. Pairing of garages within the laneway, and the resulting pairing of side yards, may be considered as appropriate to the lot configuration (i.e. rear-access garage dwellings). Garages on corner lots or other publicly exposed areas will be designed with upgraded architectural treatment consistent with the main dwelling.

Representative example of Attached Front Garages

Representative example of Rear-Accessed Garages

ULDG Section 4.5.2.8 - Driveways and Tandem Parking Guidelines

The width of paved driveways on private property will comply with the Zoning By-law. Lots with paired driveways will increase opportunities for landscaping treatments and more continuous pedestrian access along the street. Tandem garages will be provided where house and lot depth permit.

ULDG Section 4.5.2.9 - Rear Lane Guidelines

Rear lane single car garages will be integrated into the dwelling's massing to provide a consolidate appearance and adequate distance between the lane and the rear of the garage will be maintained as per Zoning By-law standards. The width of the driveway will not be wider than the width of the garage to reduce its presence on the streetscape.

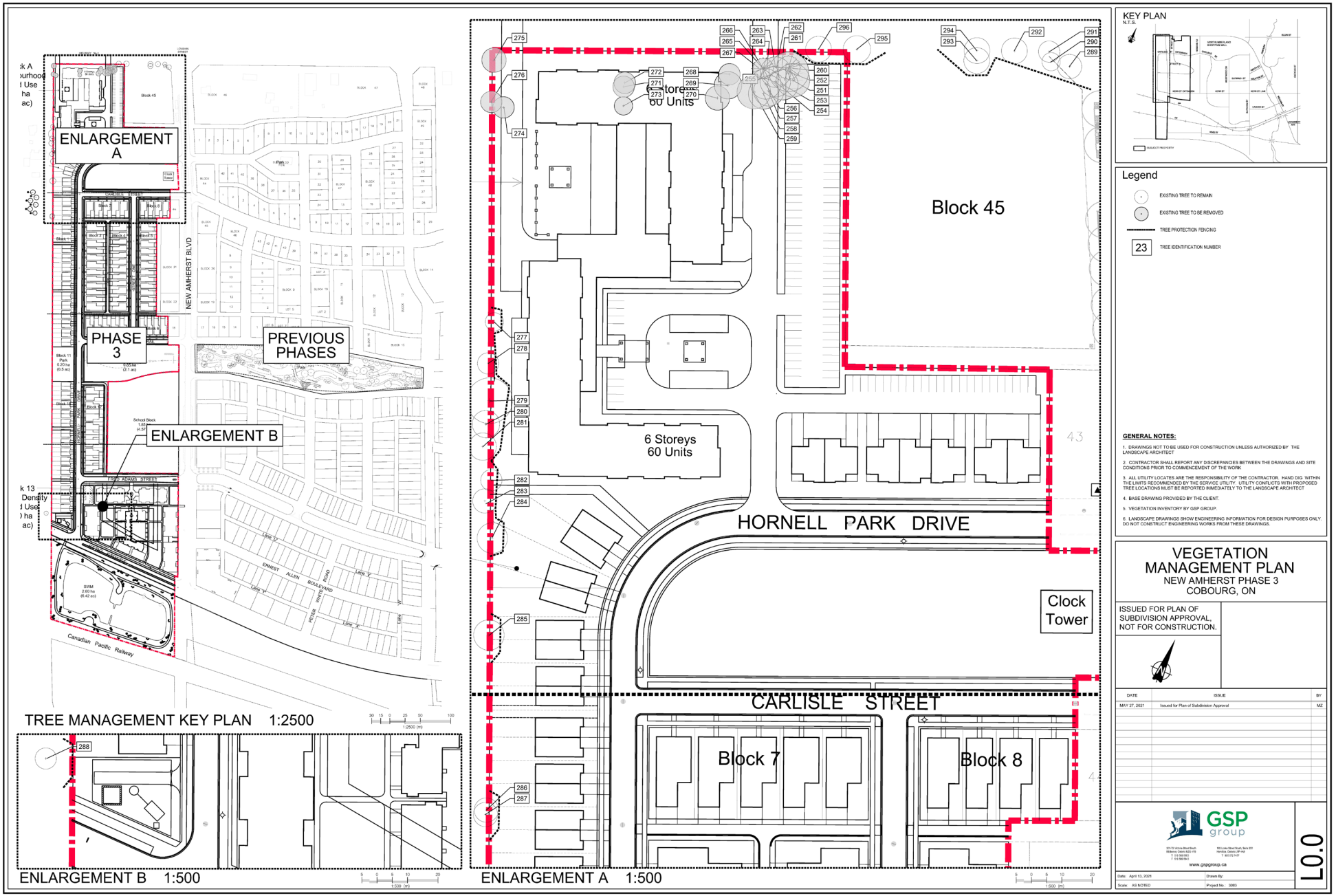
4. CONCLUSION

New Amherst Stage 2 - Phase 3 subdivision is designed to be accessible, connected, contextually sensitive, pedestrian friendly, liveable and safe. It is designed to provide for a range of housing types. The design measures described within this report will contribute to a unique sense of place for New Amherst and a high quality public realm.

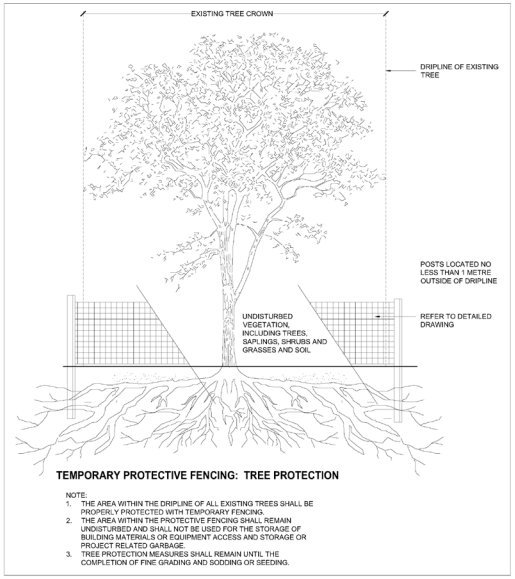
The numerous design considerations described within this report demonstrate that the New Amherst Stage 2 - Phase 3 development concept conforms to the Town of Cobourg's Urban Design policies in the Official Plan, and appropriately address guidelines in the Town's Urban and Landscape Design Manual. Thoughtful consideration of the organization of the subdivision in terms of circulation, interfaces, linkages, mix of building typologies and landscaping will support quality public spaces and residences within New Amherst Stage 2 - Phase 3 subdivision. Emphasis and enhancement of key sites at prominent locations will add visual interest and provide an opportunity to introduce character-defining features to the subdivision. The design will incorporate high quality architecture and landscaping and consider how the individual elements support the character of the community as a whole. The urban design attributes of the subdivision will reflect principles of good urban design and fit sensitively with the character of the Town of Cobourg.

APPENDIX A

Vegetation Management Plan



NOTE: Block A will be subject to independent site plan approval; and development plans may change.



TEMPORARY PROTECTIVE FENCING: TREE PROTECTION

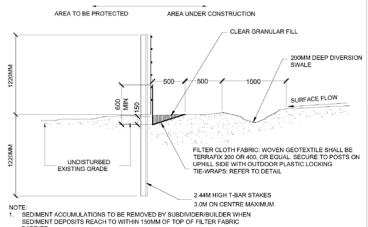
NOTE:
1. THE AREA WITHIN THE DRIPLINE OF ALL EXISTING TREES SHALL BE PROPERLY PROTECTED WITH TEMPORARY FENCING.
2. THE AREA WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF BUILDING MATERIALS OR EQUIPMENT ACCESS AND STORAGE OR PROJECT RELATED GARBAGE.
3. TREE PROTECTION MEASURES SHALL REMAIN UNTIL THE COMPLETION OF FINE GRADING AND SODDING OR SEEDING.

Tree Inventory-Table 1

Site Dates: March 24, 2021
Field Personel. GSP Group- Richard Turner & Emily Sicilia

Tree #	Botanical Name	Common Name	Stems	DBH mm	Crown Dia. M	Condition	Comments	Environment	Ownership	Development Impact	Action	Reason
251	Fraxinus americana	White Ash	1	375	11	Fair-Poor	EAB (Emerald Ash Borer)	Co-Dominant	on site	impacted	remove	construction and EAB
252	Fraxinus americana	White Ash	2	2@350	13	Fair-Poor	EAB (Emerald Ash Borer)	Co-Dominant	on site	impacted	remove	construction and EAB
253	Fraxinus americana	White Ash	1	375	10	Fair-Poor	EAB (Emerald Ash Borer)	Co-Dominant	on site	impacted	remove	construction and EAB
254	Fraxinus americana	White Ash	1	350	10	Fair-Poor	EAB (Emerald Ash Borer)	Co-Dominant	on site	impacted	remove	construction and EAB
255	Fraxinus americana	White Ash	1	375	10	Poor	EAB (Emerald Ash Borer)	Co-Dominant	on site	impacted	remove	construction and EAB
256	Fraxinus americana	White Ash	1	375	11	Fair-Poor	EAB (Emerald Ash Borer)	Co-Dominant	on site	impacted	remove	construction and EAB
257	Fraxinus americana	White Ash	1	350	10	Fair-Poor	EAB (Emerald Ash Borer)	Co-Dominant	on site	impacted	remove	construction and EAB
258	Fraxinus americana	White Ash	1	375	10	Poor	EAB (Emerald Ash Borer)	Co-Dominant	on site	impacted	remove	construction and EAB
259	Fraxinus americana	White Ash	1	375	11	Poor	EAB (Emerald Ash Borer)	Co-Dominant	on site	impacted	remove	construction and EAB
260	White Cedar	Thuja occidentalis	1	200	8	Fair	Canopy beginning to decline	Co-Dominant	on site	impacted	remove	construction and EAB
261	White Cedar	Thuja occidentalis	1	150	7	Fair	Canopy beginning to decline	Co-Dominant	on site	impacted	remove	construction
262	White Cedar	Thuja occidentalis	1	175	7	Fair	Canopy beginning to decline	Co-Dominant	on site	impacted	remove	construction
263	White Cedar	Thuja occidentalis	1	150	7	Fair	Canopy beginning to decline	Co-Dominant	on site	impacted	remove	construction
264	White Cedar	Thuja occidentalis	1	125	7	Fair	Canopy beginning to decline	Co-Dominant	on site	impacted	remove	construction
265	White Cedar	Thuja occidentalis	1	125	7	Fair	Canopy beginning to decline	Co-Dominant	on site	impacted	remove	construction
266	White Cedar	Thuja occidentalis	1	125	7	Fair	Canopy beginning to decline	Co-Dominant	on site	impacted	remove	construction
267	White Cedar	Thuja occidentalis	1	175	7	Fair	Canopy beginning to decline	Co-Dominant	on site	impacted	remove	construction
268	Fraxinus americana	White Ash	1	400		dead	EAB (Emerald Ash Borer)	Co-Dominant	on site	impacted	remove	construction and EAB
269	Fraxinus americana	White Ash	1	375	9	Fair-Poor	EAB (Emerald Ash Borer)	Co-Dominant	on site	impacted	remove	construction and EAB
270	Acer negundo	Manitoba Maple	15	15 @80	8	Fair	Large clump	Co-Dominant	on site	impacted	remove	construction
271	Malus	Domestic Apple	1	200	7	Fair-Poor	in decline	Dominant	on site	impacted	remove	construction
272	Malus	Domestic Apple	2	2 @200	7	Fair-Poor	in decline	Dominant	on site	impacted	remove	construction
273	Malus	Domestic Apple	1	350	6	Fair-Poor	in decline	Dominant	on site	impacted	remove	construction
274	Malus	Domestic Apple	1	500	7	Poor	in decline	Dominant	on site	impacted	remove	construction
275	Acer platanoides	Norway Maple	1	150	8	Fair		Hedgerow	on site	impacted	remove	construction
276	Fraxinus americana	White Ash	1	150	7	Poor		Hedgerow	off site	impacted	remove	construction
277	Fraxinus americana	White Ash	1	100	6	Poor	no tag	Hedgerow	on site	potential to impact	remain	possible to protect
278	Fraxinus americana	Trembling Aspen	1	150	7	Good	no tag	Hedgerow	off site	potential to impact	remain	possible to protect
279	Salix	Willow spp	1	1100	15	Fair-Poor	no tag	Hedgerow	off site	potential to impact	remain	possible to protect
280	Acer negundo	Manitoba Maple	1	200	9	Fair	no tag	Hedgerow	off site	potential to impact	remain	possible to protect
281	Acer negundo	Manitoba Maple	1	200	9	Fair	no tag	Hedgerow	off site	potential to impact	remain	possible to protect
282	Acer negundo	Manitoba Maple	1	150	7	Fair	no tag	Hedgerow	on site	potential to impact	remain	possible to protect
283	Rhamius	Buckthorn	3	250	8	Fair	no tag	Hedgerow	off site	potential to impact	remain	possible to protect
284	Malus	Domestic Apple	1	400	10	Fair	no tag	Hedgerow	on site	potential to impact	remain	possible to protect
285	Malus	Domestic Apple	1	400	10	Fair	no tag	Hedgerow	off site	potential to impact	remain	possible to protect
286	Fraxinus americana	White Ash	1	200	8	Fair-Poor	no tag	Hedgerow	off site	potential to impact	remain	possible to protect
287	Fraxinus americana	White Ash	1	200	8	Fair-Poor	no tag	Hedgerow	on site	potential to impact	remain	possible to protect
288	Fraxinus americana	White Ash	1	150	7	Fair-Poor	no tag	Hedgerow	off site	potential to impact	remain	possible to protect
289	Acer platanoides	Norway Maple	1	250	8	Good		Dominant	on site	potential to impact	remain	possible to protect
290	Acer saccharum	Sugar Maple	1	150	6	Fair-Good	major closed wound	Dominant	on site	potential to impact	remain	possible to protect
291	Acer ginnela	Amur Maple	2	175	7	Fair		Dominant	right of way	potential to impact	remain	possible to protect
292	Acer ginnela	Amur Maple	1	350	8.5	Poor	large open wound	Dominant	right of way	potential to impact	remain	possible to protect
293	Acer ginnela	Amur Maple	1	300	8.5	Good	some dead wood	Dominant	on site	potential to impact	remain	possible to protect
294	Acer ginnela	Amur Maple	1	350	8.5	Good		Dominant	right of way	potential to impact	remain	possible to protect
295	Acer ginnela	Amur Maple	1	375	9	Good	slight lean	Dominant	right of way	potential to impact	remain	possible to protect
296	Acer ginnela	Amur Maple	1	325	8.5	Good	ice damage	Dominant	right of way	potential to impact	remain	possible to protect

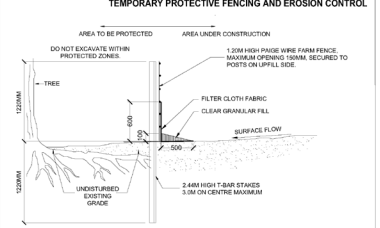
NON-TREE ROOT ZONES



NOTE:
1. SEDIMENT ACCUMULATIONS TO BE REMOVED BY SUBDIVIDER/BUILDER WHEN SEDIMENT DEPOSITS REACH TO WITHIN 150MM OF TOP OF FILTER FABRIC BARRIER.
2. FENCE TO BE INSPECTED ON A REGULAR BASIS AND MAINTAINED BY SUBDIVIDER/BUILDER IN PROPER CONDITION.

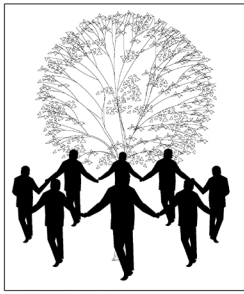
SECTIONAL ELEVATION N.T.S.

TREE ROOT ZONES
TEMPORARY PROTECTIVE FENCING AND EROSION CONTROL



NOTE:
1. SEDIMENT ACCUMULATIONS TO BE REMOVED BY SUBDIVIDER/BUILDER WHEN SEDIMENT DEPOSITS REACH TO WITHIN 150MM OF TOP OF FILTER FABRIC BARRIER.
2. FENCE TO BE INSPECTED ON A REGULAR BASIS AND MAINTAINED BY SUBDIVIDER/BUILDER IN PROPER CONDITION.

SECTIONAL ELEVATION N.T.S.



Tree Preservation Plan In Effect

NO DUMPING
STORAGE OF MATERIALS
TREE REMOVAL
DISTURBANCE OF ANY KIND
BEYOND THIS POINT

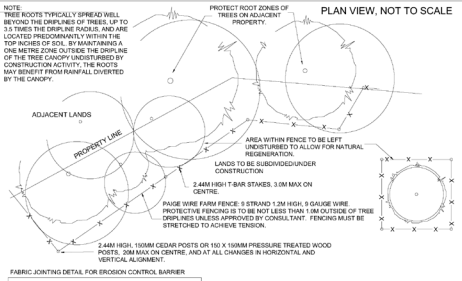
Developers Name
Developers Telephone Number
Consultants Name
Consultants Telephone Number

MOUNTED ON GATOR BOARD MINIMUM SIZE 11" X 17"

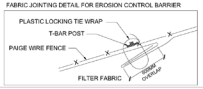
SIGN TO BE PLACE 45M O.C. ALONG FENCE SECURED WITH OUTDOOR PLASTIC LOCKING TIE-WRAPS

NOTE:
TREE ROOTS TYPICALLY SPREAD WELL BEYOND THE DRIPLINES OF TREES, UP TO 3.5 TIMES THE DRIPLINE RADIUS, AND ARE LOCATED PREDOMINANTLY WITHIN THE TOP INCHES OF SOIL. BY MAINTAINING A ONE METRE ZONE OUTSIDE THE DRIPLINE OF THE TREE CANOPY UNDISTURBED BY CONSTRUCTION ACTIVITY, THE ROOTS MAY BENEFIT FROM RAINFALL DIVERTED BY THE CANOPY.

PLAN VIEW, NOT TO SCALE



FABRIC JOINTING DETAIL FOR EROSION CONTROL BARRIER

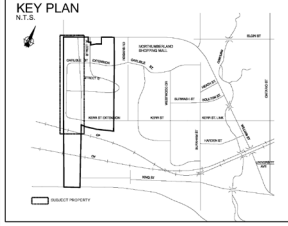


TEMPORARY PROTECTIVE FENCING: TREE PROTECTION

TREE MANAGEMENT NOTES

1. THE PREPARATION OF THE TREE PRESERVATION PLAN HAS BEEN COORDINATED WITH THE PREPARATION OF THE GRADING CONTROL PLAN AND EROSION & SEDIMENT CONTROL PLAN. THE PLANS HAVE BEEN REVIEWED BY THE ARBORIST, LANDSCAPE ARCHITECT AND ENGINEERING CONSULTANTS. THE RELEVANT FEATURES OF THESE PLANS ARE IN CONFORMITY WITH EACH OTHER.
2. NO SERVICING, GRADING OR OTHER CONSTRUCTION ACTIVITY IS TO BEGIN UNTIL THE INSTALLATION OF THE TREE PROTECTION FENCING AND ANY OTHER PROTECTION MEASURES HAVE BEEN CERTIFIED BY THE LANDSCAPE ARCHITECT. PROTECTION FENCING SHALL NOT BE ALTERED OR RELOCATED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THEY ARE AWARE OF ALL MEASURES BEING TAKEN TO PROTECT ALL TREES IDENTIFIED.
4. BEFORE THE START OF ANY WORK, THE CONTRACTOR, SITE INSPECTOR AND LANDSCAPE ARCHITECT WILL MEET ON SITE TO REVIEW ALL TREE PROTECTION MEASURES REQUIRED TO PROTECT TREES.
5. ALL TREES TO BE SAVED SHALL BE FULLY PROTECTED WITH PROTECTIVE FENCING INSTALLED AS PER THE LOCATION SHOWN ON THE PLAN AND DETAIL. FENCING LOCATION TO BE APPROVED UPON INSTALLATION BY THE LANDSCAPE ARCHITECT. TREE PROTECTION SHALL REMAIN IN PLACE UNTIL FINISH LANDSCAPING.
6. ALL DAMAGE TO TREES WILL BE REPORTED TO THE CONSULTANT IMMEDIATELY BY THE CONTRACTOR'S FOREPERSON.
7. THE CITY FOREST CONSERVATION BY-LAW OFFICER WILL ALSO CHECK THE SITE DURING THE CONSTRUCTION PERIOD.
8. FOR SILT FENCING DETAILS REFER TO EROSION AND SEDIMENT CONTROL PLAN BY WALTERFEDY.
9. FOR SERVICING AND GRADING INFORMATION, REFER TO DRAWINGS BY WALTERFEDY.
10. **OWNER TO OBTAIN WRITTEN APPROVAL FROM ADJACENT OWNERS BEFORE ANY ON SITE WORKS AND/OR TREE REMOVALS.**

KEY PLAN
N.T.S.



Legend

GENERAL NOTES:

1. DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT
2. CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK
3. ALL UTILITY LOCATES ARE THE RESPONSIBILITY OF THE CONTRACTOR. HAND DIG WITHIN THE LIMITS RECOMMENDED BY THE SERVICE UTILITY. UTILITY CONFLICTS WITH PROPOSED TREE LOCATIONS MUST BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT
4. BASE DRAWING PROVIDED BY THE CLIENT.
5. VEGETATION INVENTORY BY GSP GROUP.
6. LANDSCAPE DRAWINGS SHOW ENGINEERING INFORMATION FOR DESIGN PURPOSES ONLY. DO NOT CONSTRUCT ENGINEERING WORKS FROM THESE DRAWINGS.

TREE INVENTORY DETAILS AND NOTES

NEW AMHERST PHASE 3
COBOURG, ON

ISSUED FOR PLAN OF SUBDIVISION APPROVAL, NOT FOR CONSTRUCTION.

DATE	ISSUE	BY
MAY 27, 2021	Issued for Plan of Subdivision Approval	MZ

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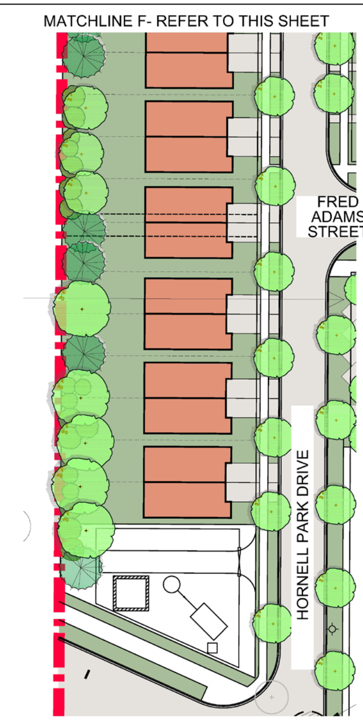
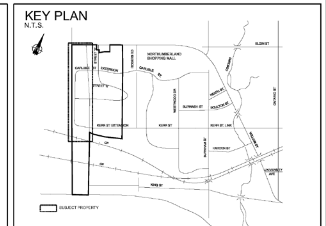
Date: April 13, 2021 | Drawn By:
Scale: AS NOTED | Project No. 3083

L0.1

APPENDIX B

Conceptual Landscape Plan





Legend

- EXISTING TREES
- PROPOSED DECIDUOUS BUFFER TREES
- PROPOSED CONIFEROUS BUFFER TREES
- PROPOSED LARGE BUFFER SHRUBS
- SOD
- SEED MIX
- CONCRETE PAVING
- BENCH
- BIKE RACK
- STORM SERVICE (REFER TO CIVIL)
- SANITARY SERVICE (REFER TO CIVIL)
- WATER SERVICE (REFER TO CIVIL)
- LIGHT STANDARDS (REFER TO ELECTRICAL)
- PROPERTY BOUNDARY

GENERAL NOTES:

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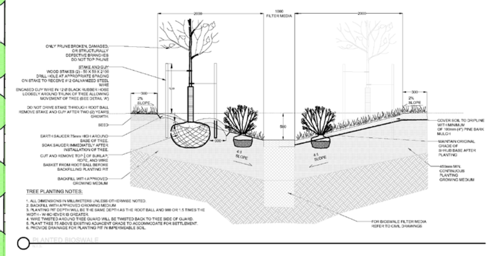

TREE PLANTING NOTES:

1. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE NOTED.
2. BACKFILL WITH APPROVED GROWING MEDIUM
3. PLANTING PIT DEPTH WILL BE THE SAME DEPTH AS THE ROOT BALL AND 900 OR 1.5 TIMES THE WIDTH - WHICHEVER IS GREATER.
4. WIRE TWISTED AROUND TREE GUARD WILL BE TWISTED BACK TO TREE SIDE OF GUARD.
5. PLANT TREE 75 ABOVE EXISTING ADJACENT GRADE TO ACCOMMODATE FOR SETTLEMENT.
6. PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.

PLANTED BIOSWALE

PROPOSED SPECIES LIST - URBAN RURAL TRANSITION BUFFER

CONIFEROUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
PGL		Picea glauca	White Spruce	175cm Ht.	W.B.
PPU		Picea pungens	Colorado Spruce	175cm Ht.	W.B.
PST		Pinus strobus	White Pine	175cm Ht.	W.B.
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
AR		Acer rubrum	Red Maple	60mm Cal.	W.B.
ASL		Acer saccharum `Legacy`	Legacy Sugar Maple	60mm Cal.	W.B.
CO		Celtis occidentalis	Common Hackberry	60mm Cal.	W.B.
PWC		Prunus serotina	Wild Black Cherry	45mm Cal.	W.B.
QMA		Quercus macrocarpa	Burr Oak	60mm Cal.	W.B.
QR		Quercus rubra	Red Oak	60mm Cal.	W.B.
TA		Tilia americana 'Redmond'	Redmond Basswood	60mm Cal.	W.B.
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
Aal		Amelanchier alnifolia	Saskatoon Serviceberry	B & B	60cm
Cra		Cornus racemosa	Gray Dogwood	60cm	3 gal.
Csr		Cornus sericea	Red Twig Dogwood	60cm, 3 gal.	
Pho		Physocarpus opulifolius	Ninebark	60cm, 3 gal.	
Rt		Rhus typhina	Staghorn Sumac	60cm	3 gal. pot
Sac		Sambucus canadensis	Elderberry	60cm, 3 gal.	
VL		Viburnum lentago	Nannyberry	175cm	W.B.

1:400 (m)

URBAN RURAL TRANSITION BUFFER ZONE

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COBOURG, ON

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DATE	ISSUE	BY
MAY 27, 2021	Issued for Plan of Subdivision Approval	MZ

GSP group
www.gspgroup.ca

L2.0

KEY PLAN
N.T.S.

Legend

- EXISTING TREES
- PROPOSED DECIDUOUS BUFFER TREES
- PROPOSED CONIFEROUS BUFFER TREES
- PROPOSED LARGE BUFFER SHRUBS
- SOD
- SEED MIX
- CONCRETE PAVING
- BENCH
- BIKE RACK
- STORM SERVICE (REFER TO CIVIL)
- SANITARY SERVICE (REFER TO CIVIL)
- WATER SERVICE (REFER TO CIVIL)
- LIGHT STANDARDS (REFER TO ELECTRICAL)
- PROPERTY BOUNDARY

GENERAL NOTES:

1. DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT
2. CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK
3. ALL UTILITY LOCATES ARE THE RESPONSIBILITY OF THE CONTRACTOR. HAND DIG WITHIN THE LIMITS RECOMMENDED BY THE SERVICE UTILITY. UTILITY CONFLICTS WITH PROPOSED TREE LOCATIONS MUST BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT
4. BASE DRAWING PROVIDED BY THE CLIENT.
5. VEGETATION INVENTORY BY GSP GROUP.
6. LANDSCAPE DRAWINGS SHOW ENGINEERING INFORMATION FOR DESIGN PURPOSES ONLY. DO NOT CONSTRUCT ENGINEERING WORKS FROM THESE DRAWINGS.

HORNELL PARK BLOCK CONCEPT

NEW AMHERST PHASE 3
COBOURG, ON

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MAY 27, 2021	Issued for Plan of Subdivision Approval	MZ

GSP group

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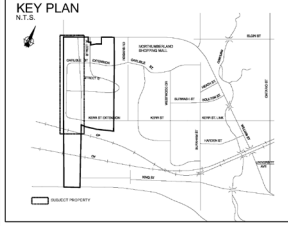
Date: April 13, 2021 | Drawn By:
Scale: 1:250 | Project No.: 3063

L3.0

KEY PLAN
N.T.S.



Legend

- EXISTING TREES
- PROPOSED DECIDUOUS BUFFER TREES
- PROPOSED CONIFEROUS BUFFER TREES
- PROPOSED LARGE BUFFER SHRUBS
- SOD
- SEED MIX
- CONCRETE PAVING
- BENCH
- BIKE RACK
- STORM SERVICE (REFER TO CIVIL)
- SANITARY SERVICE (REFER TO CIVIL)
- WATER SERVICE (REFER TO CIVIL)
- LIGHT STANDARDS (REFER TO ELECTRICAL)
- PROPERTY BOUNDARY

GENERAL NOTES:

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LINEAR PARK BLOCK CONCEPT

NEW AMHERST PHASE 3
COBOURG, ON

ISSUED FOR PLAN OF SUBDIVISION APPROVAL, NOT FOR CONSTRUCTION.

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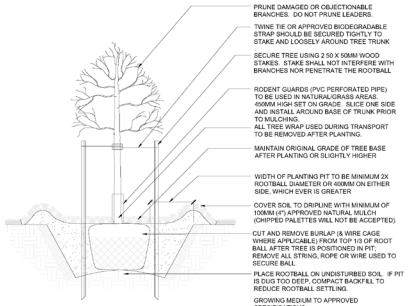
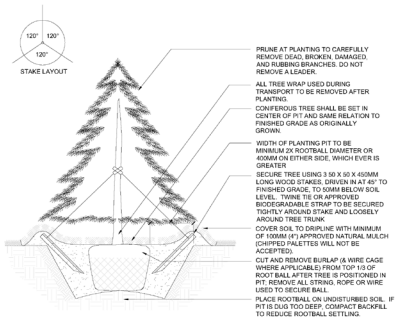


NOTES
1. GROWING MEDIUM MIX: 4 PARTS TOPSOIL, 1 PART COMPOST, 1 PART SHREDDED PEAT & APPLICATION OF HIGH PHOSPHOROUS FERTILIZER (0-20-0)
2. PLANT MATERIAL SHALL BE THOROUGHLY WATERED AT TIME OF PLANTING.
3. PLANT MATERIAL SHALL BE SET PLUMB IN THE MIDDLE OF THE PIT.
4. TREE SHALL BEAR SAME RELATION OR SLIGHTLY HIGHER TO FINISHED GRADE AS ORIGINALLY GROWN.
5. PLANT STOCK MOVED WHILE IN LEAF SHALL BE COVERED WHILE IN TRANSIT. ROOTS SHOULD BE KEPT MOIST UNTIL PLANTED. TREES IN LEAF TO BE TREATED WITH ANTI-DESICANT.
6. DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
7. STAKING IS TO OCCUR ONLY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
8. 100MM HIGH SAUCER EXCEPT WHEN PLANTING IN BED.

DECIDUOUS TREE PLANTING B.B/W.B - UP TO 80mm CALIPER
N.T.S.



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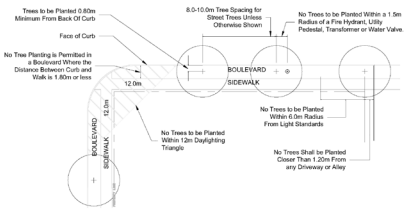
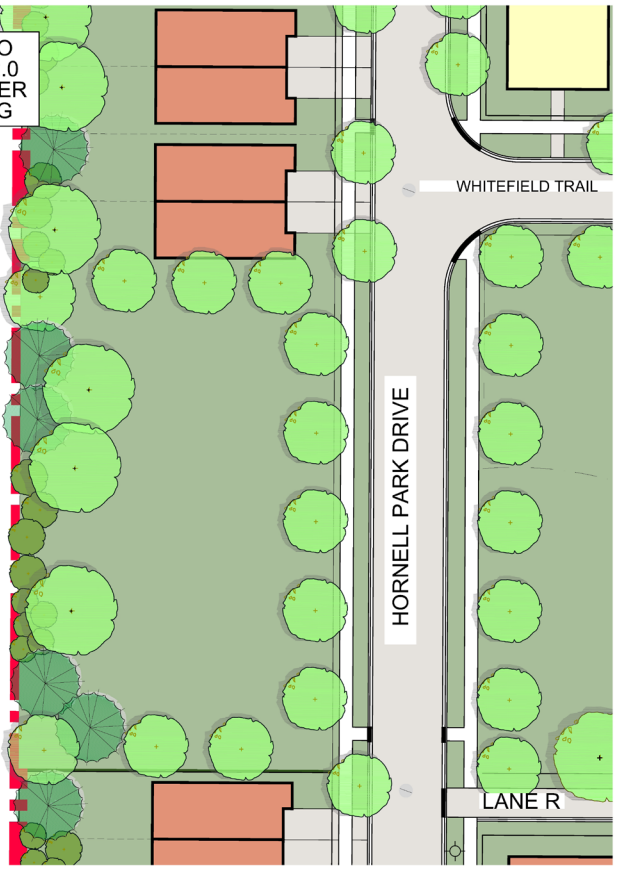
CONIFEROUS TREE PLANTING - UP TO 2.5M HEIGHT (B.B/W.B)
N.T.S.

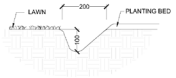


STREET TREE SPACING AND LOCATION REQUIREMENTS
N.T.S.

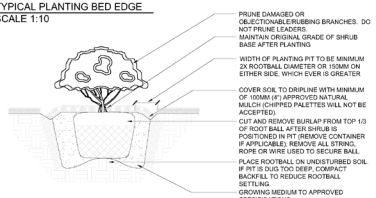
REFER TO SHEET L2.0 FOR BUFFER PLANTING



REFER TO SHEET L3.1 FOR LINEAR PARK BLOCK LANDSCAPE PLAN



TYPICAL PLANTING BED EDGE
SCALE 1:10



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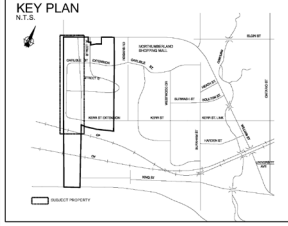
2. PLANTING BED SHALL BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING & PRIOR TO MULCHING.
3. FOR POTTED SHRUBS, SATURATE CONTAINER/ ROOTS/SOIL PRIOR TO REMOVAL OF CONTAINER BEFORE PLANTING.
4. SHRUBS ARE TO BE SPACED AS DIRECTED.
5. ALL DIMENSIONS ARE IN MILLIMETERS.

B&B/CONTAINER STOCK SHRUB PLANTING
N.T.S.

0 5 10
1:250 (m)

KEY PLAN
N.T.S.



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BLOCK 11 PARK CONCEPT

NEW AMHERST PHASE 3
COBOURG, ON

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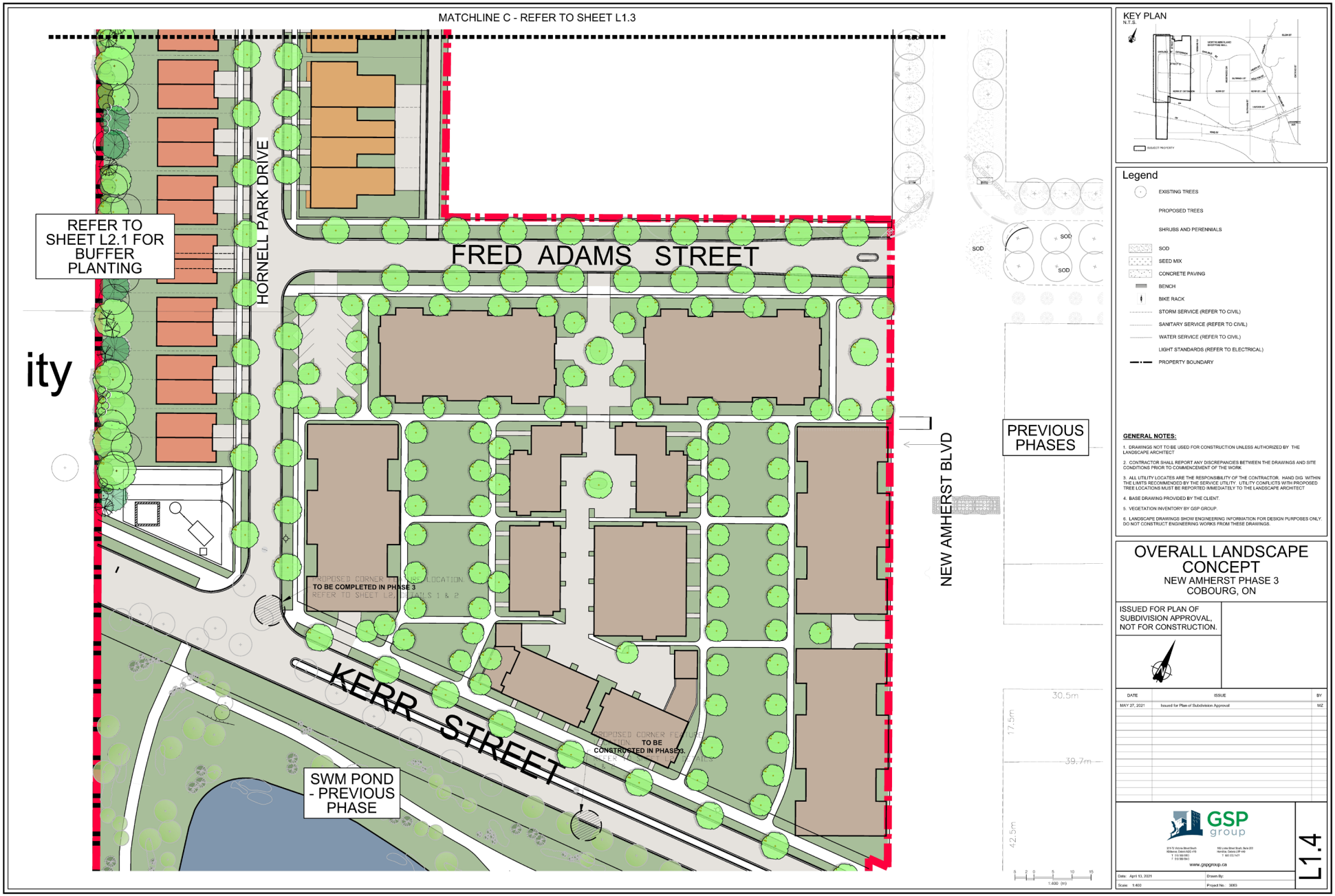
L3.2


MATCHLINE C - REFER TO SHEET L1.3
REFER TO SHEET L2.1 FOR BUFFER PLANTING
HORNELL PARK DRIVE
FRED ADAMS STREET
NEW AMHERST BLVD
PREVIOUS PHASES
KERR STREET
SWM POND - PREVIOUS PHASE
TO BE COMPLETED IN PHASE 3
TO BE CONSTRUCTED IN PHASE 3
SOD
KEY PLAN
N.T.S.
Legend
EXISTING TREES
PROPOSED TREES
SHRUBS AND PERENNIALS
SOD
SEED MIX
CONCRETE PAVING
BENCH
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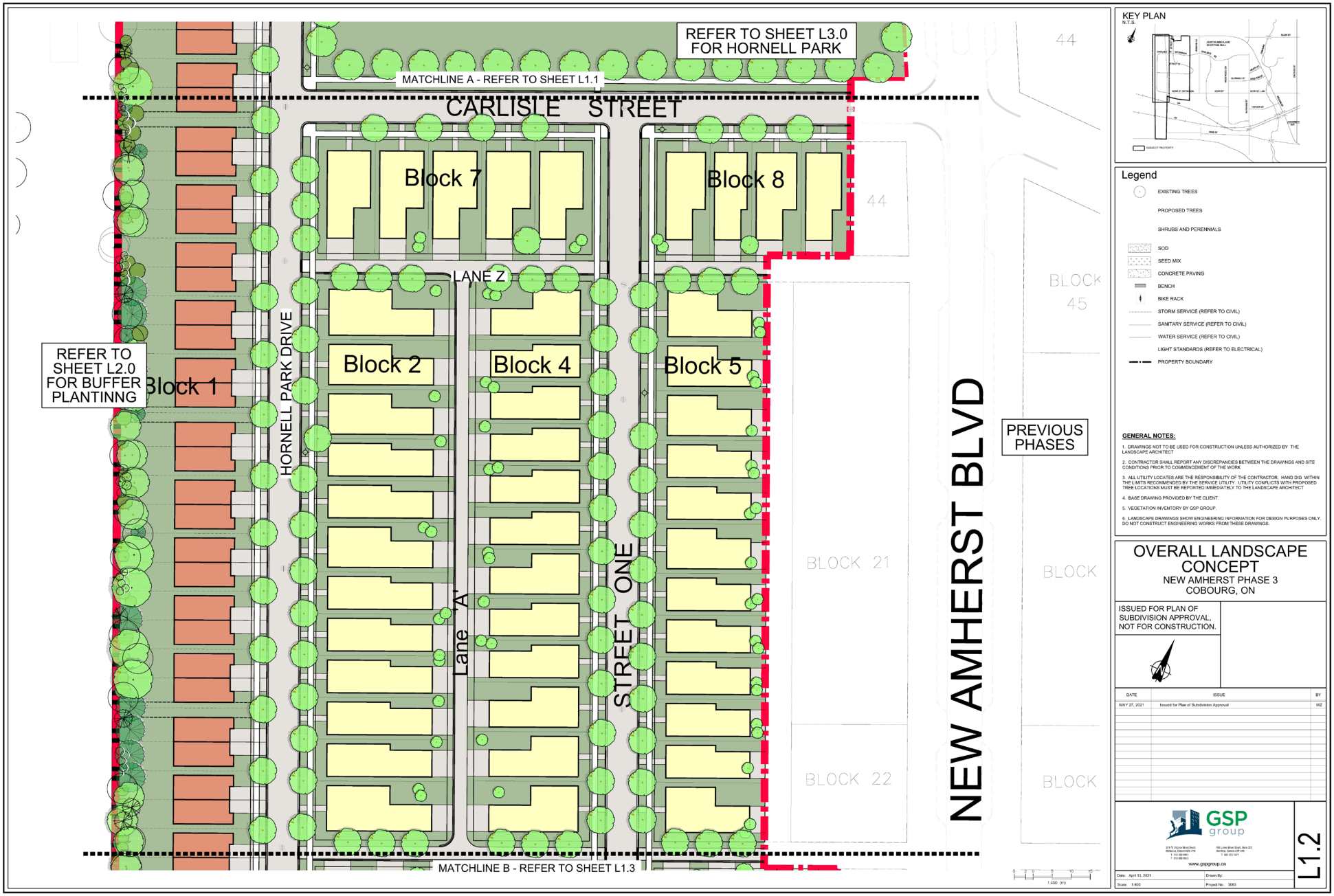
L1.4


REFER TO SHEET L3.0 FOR HORNELL PARK
MATCHLINE A - REFER TO SHEET L1.1
CARLISLE STREET
Block 7
Block 8
LANE Z
REFER TO SHEET L2.0 FOR BUFFER PLANTINNG
Block 1
HORNELL PARK DRIVE
Block 2
Block 4
Block 5
Lane 'A'
STREET ONE
BLOCK 21
BLOCK 22
NEW AMHERST BLVD
PREVIOUS PHASES
44
BLOCK 45
BLOCK
BLOCK
MATCHLINE B - REFER TO SHEET L1.3
KEY PLAN
N.T.S
Legend
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L1.2

PLANTING NOTES:

1. ALL PLANT MATERIAL SHALL BE NO.1 NURSERY GROWN, MEETING SPECIFICATIONS FOR SIZE, HEIGHT, SPREAD, GRADING, QUALITY, METHOD OF CULTIVATION, AND BALLING AND BURLAP SPECIFICATIONS AS SET OUT IN THE 6TH EDITION 2006 GUIDE SPECIFICATION FOR NURSERY STOCK PREPARED BY THE CNLA.

2. NO SUBSTITUTIONS IN SPECIES, CULTIVAR, QUANTITY, SIZE OR CONDITION WILL BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE CONSULTANT. ANY UNAPPROVED SUBSTITUTED MATERIAL WILL BE REQUIRED TO BE REMOVED FROM THE SITE AT THE EXPENSE OF THE CONTRACTOR.

3. ANY INCONSISTENCIES FOUND IN THE QUANTITIES AS SHOWN ON THE PLAN AND THE PLANT LIST SHALL BE IMMEDIATELY REPORTED TO THE CONSULTANT.

4. LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. LAYOUT, PLANT STAKE-OUT AND DELIVERED PLANT MATERIAL SHALL BE APPROVED BY THE CONSULTANT PRIOR TO INSTALLATION.

5. NATIVE OR IMPORTED TOPSOIL SHALL BE TESTED AS SPECIFIED AND APPROVED BY THE CONSULTANT PRIOR TO ADDING ANY AMENDMENTS AND PLACEMENT. PLANTING MIX, WHERE INDICATED, SHALL FOLLOW THE MIX SPECIFICATIONS.

6. PROVIDE 400MM MINIMUM DEPTH OF APPROVED TOPSOIL OR PLANTING MIX IN ALL BEDS, UNLESS OTHERWISE NOTED. ALL BEDS SHALL BE MULCHED WITH APPROVED MULCH TO A MINIMUM DEPTH OF 75MM, UNLESS OTHERWISE NOTED. DEPTHS SHALL BE THOSE ACHIEVED UNDER LIGHT COMPACTION. AREAS TO BE SODDED OR SEEDDED SHALL BE PROVIDED WITH 150 MM OF APPROVED TOPSOIL, COMPACTED TO 85% SPD.

7. NO BARE-ROOT PLANTING SHALL BE PERMITTED BETWEEN MAY 15 AND OCTOBER 15.

8. PLANT MATERIAL SHALL BE THOROUGHLY WATERED AT THE TIME OF PLANTING.

9. THOSE AREAS NOT SPECIFICALLY IDENTIFIED FOR PLANTING, OR OTHERWISE NOTED, SHALL BE SODDED. SODDING SHALL BE MAINTAINED AND WARRANTED UNTIL FIRST CUT. SEEDING SHALL BE MAINTAINED AND WARRANTED UNTIL OCTOBER 1 FOR SPRING SEEDING AND JUNE 1 FOR FALL SEEDING.

10. ALL TREES AND SHRUBS SHALL BE UNDER WARRANTY FOR A PERIOD OF 24 MONTHS COMMENCING ON THE DATE OF ACCEPTANCE.

11. THE CONTRACTOR SHALL PROVIDE MAINTENANCE IMMEDIATELY AFTER THE PLANTS ARE INSTALLED AND CONTINUE THROUGHOUT THE ENTIRE WARRANTY PERIOD. MAINTENANCE REQUIREMENTS SHALL INCLUDE ALL PROCEDURES CONSISTENT WITH PROPER HORTICULTURAL PRACTICES TO ENSURE NORMAL, VIGOROUS, AND HEALTHY GROWTH OF ALL MATERIAL PLANTED. ALL STAKES, WIRE, HOSE, AND OTHER ACCESSORIES MUST BE REMOVED PRIOR TO FINAL WARRANTY INSPECTION.

12. ALL PLANT MATERIAL USED AS REPLACEMENTS FOR UNACCEPTABLE MATERIAL SHALL BE OF THE SAME QUALITY AND REQUIREMENTS PRESCRIBED FOR THE ORIGINAL MATERIAL. REPLACEMENTS SHALL BE MADE ONCE UNDER THE WARRANTY.

GROWING MEDIUM REQUIREMENTS:

1. CONTRACTOR TO PROVIDE SOIL TESTING RESULTS OF GROWING MEDIUM TO LANDSCAPE CONSULTANT FOR APPROVAL PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL PREPARE PLANTING BEDS AND TREE PITS WITH APPROVED GROWING MEDIUM PRIOR TO INSTALLATION OF PLANT MATERIAL.
3. CONTRACTOR SHALL PAY ALL COSTS TO CORRECT GROWING MEDIUM AND REPLACEMENT OF PLANT MATERIAL IF SPECIFIED TESTS, AMENDMENTS, AND WRITTEN APPROVAL OF THE LANDSCAPE CONSULTANT ARE NOT OBTAINED.

GROWING MEDIUM NOTES:

1.0 GROWING MEDIUM TESTING:

1.1 GROWING MEDIUMS (TOPSOIL; PLANTING MIXES) AND ORGANIC AMENDMENTS MUST BE TESTED BY AN OMAFRA ACCREDITED AGENCY AND APPROVED PRIOR TO USE. TEST TOPSOIL FOR P, K, CA AND MG, MINOR ELEMENT VALUES, SOLUBLE SALT CONTENT, ORGANIC MATTER, TEXTURE AND PH VALUE APPROPRIATE FOR THE ESTABLISHMENT AND GROWTH OF ORNAMENTAL NURSERY STOCK. SUBMIT TEST RESULTS AND ANALYSIS INCLUDING RECOMMENDATIONS FOR AMENDMENTS AND FERTILIZER TO THE CONSULTANT.

2.0 TOPSOIL:

2.1 TOPSOIL SHALL BE FERTILE, FRIABLE, TOPSOIL FREE OF: FRAGMENTS LARGER THAN 75MM IN SIZE; STONES OVER 30MM IN DIAMETER; DEBRIS; PLANTS OR THEIR ROOTS; STICKS; NOXIOUS SEED PLANTS; STOLONS; SEEDS; SALTS; SOIL STERILANTS; CHEMICAL CONTAMINANTS; O OTHER MATERIALS DETRIMENTAL TO PLANT GROWTH.

2.2 FERTILIZER AND AMENDMENTS: MUST BE MADE AS PER SOIL TESTING AGENCY RECOMMENDATIONS.

2.3 ALL TOPSOIL FOR THE INTENSIVE USE LAWN AREAS SHALL BE SANDY LOAM CLASS ONLY.

2.4 TOPSOIL: SHALL NOT BE MOVED, DELIVERED OR WORKED ON WHILE IN A FROZEN STATE OR CONDITION.

3.0 GROWING MEDIUM - PLANTING MIXES:

3.1 PLANTING MIX: (WHERE SPECIFIED) SHALL BE THOROUGHLY COMBINED PRIOR TO PLACEMENT IN PLANTING BED AREAS TO THE FOLLOWING PROPORTIONS: 4 PARTS APPROVED TOPSOIL, 1 PART COMPOST, 1 PART SHREDDED PEAT MOSS AND AN APPLICATION OF HIGH PHOSPHOROUS FERTILIZER (0-20-0).

3.2 MIXES CONTAINING A SIGNIFICANT AMOUNT OF PEAT MOSS SHALL NOT BE PERMITTED TO DRY OUT. THE MOISTURE CONTENT OF THE PEAT MOSS AT THE TIME OF MIXING SHALL BE NOT LESS THAN 60% TO 75%.

4.0 FERTILIZER AND AMENDMENTS:

4.1 ORGANIC SOIL ADDITIVE: "GRO-BARK" FINE COMPOSTED PINE MULCH OR AN APPROVED ALTERNATIVE.

4.2 FERTILIZER: COMPLETE COMMERCIAL FERTILIZER WITH 50% OF THE ELEMENTS DERIVED FROM ORGANIC SOURCES.

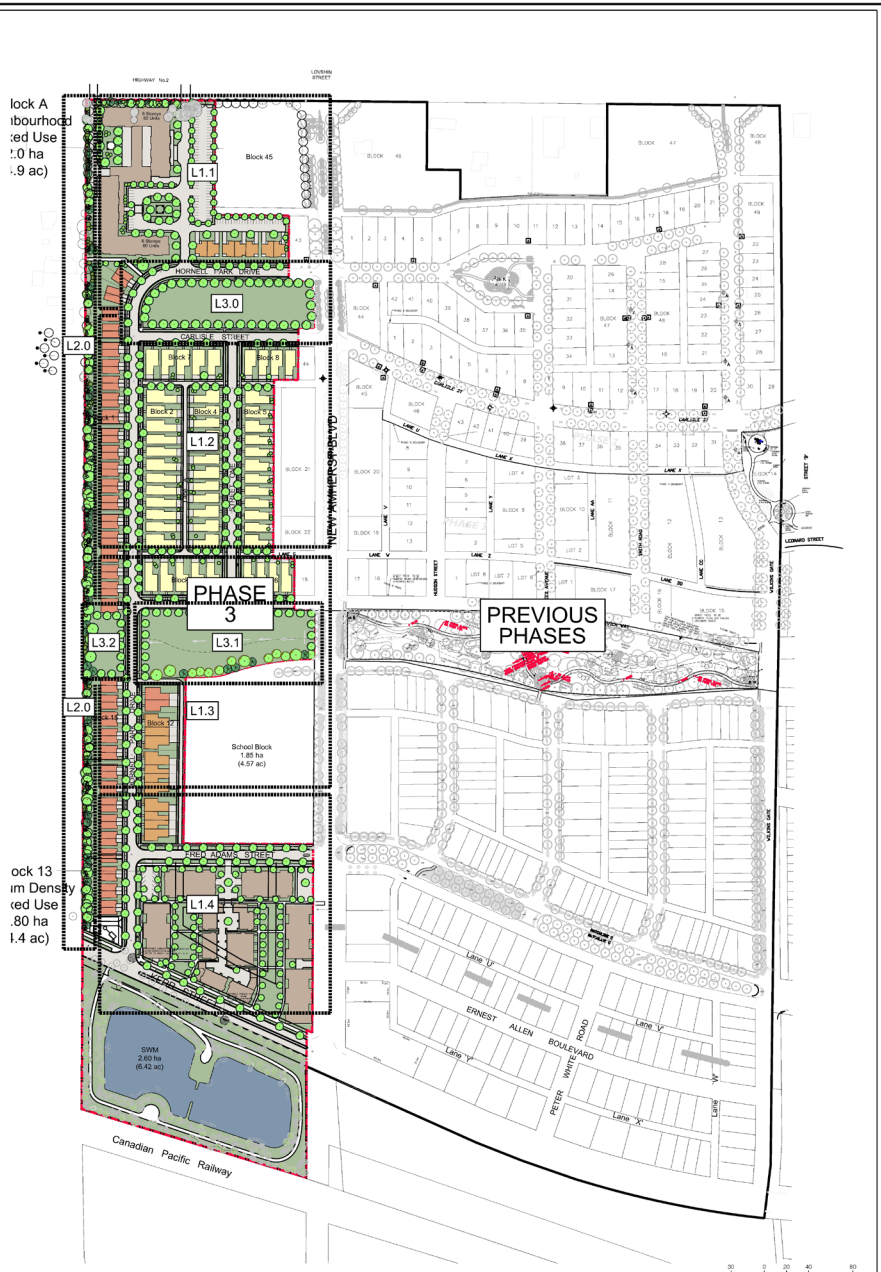
4.3 PEAT MOSS: DECOMPOSED PLANT MATERIAL, FAIRLY ELASTIC AND HOMOGENOUS, FREE OF DECOMPOSED COLLOIDAL RESIDUE. WOOD, SULPHUR AND IRON AND OF BROWN COLOUR CONTAINING MINIMUM 60% ORGANIC MATTER BY WEIGHT, MOISTURE CONTENT NOT EXCEEDING 15% AND PH VALUE OF 3.4 - 5.5.

4.4 COMPOST AND MANURE: SHALL MEET THE STANDARDS FOUND IN THE INTERIM GUIDELINES FOR THE PRODUCTION AND USE OF AEROBIC COMPOST IN ONTARIO PUBLISHED BY THE ONTARIO MINISTRY OF ENVIRONMENT AND ENERGY (MOEE), AND SHALL BE VIRTUALLY FREE FROM ALL VIABLE WEED SEEDS, OR OTHER PLANT REPRODUCTIVE PARTS, PATHOGENS, CHEMICALS OR TOXIC CONTAMINATES. MANURE SHALL BE WELL ROTTED, UNBLEACHED CATTLE MANURE, FREE FROM HARMFUL CHEMICALS AND OTHER INJURIOUS SUBSTANCES, AT LEAST EIGHT MONTHS O.D, BUT NOT MORE THAN TWO YEARS OLD AND WITH NO MORE THAN 25% STRAW, LEAVES OR OTHER MATERIALS. PHYSICAL CONTAMINATES SUCH AS ROCK, PLASTIC, METAL OR GLASS SHALL BE LESS THAN 0.5%. TOTAL CARBON TO NITROGEN RATIO IN THE RESULTING GROWING MEDIUM SHALL NOT EXCEED 30:1.

4.5 LIME: LIMESTONE CONTAINING NOT LESS THAN 8% OF CALCIUM AND MAGNESIUM CARBONATES COMBINED, FINELY GROUND TO PASS A 10 MESH SIEVE WITH AT LEAST ONE HALF PASSING A 100 MESH SIEVE. RATE OF APPLICATION SHALL BE DETERMINED AFTER THE PH OF THE TOPSOIL.

4.6 BONEMEAL: RAW, FINELY GROUND WITH A MINIMUM ANALYSIS OF 4% NITROGEN AND 20% PHOSPHORIC ACID.

4.7 SAND: SHARP, CLEAN SAND, TO OPSS 1002-3.



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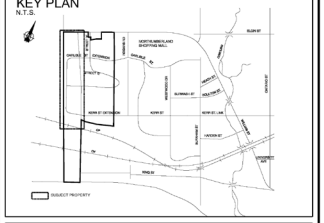

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PHASE 3 KEY PLAN

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