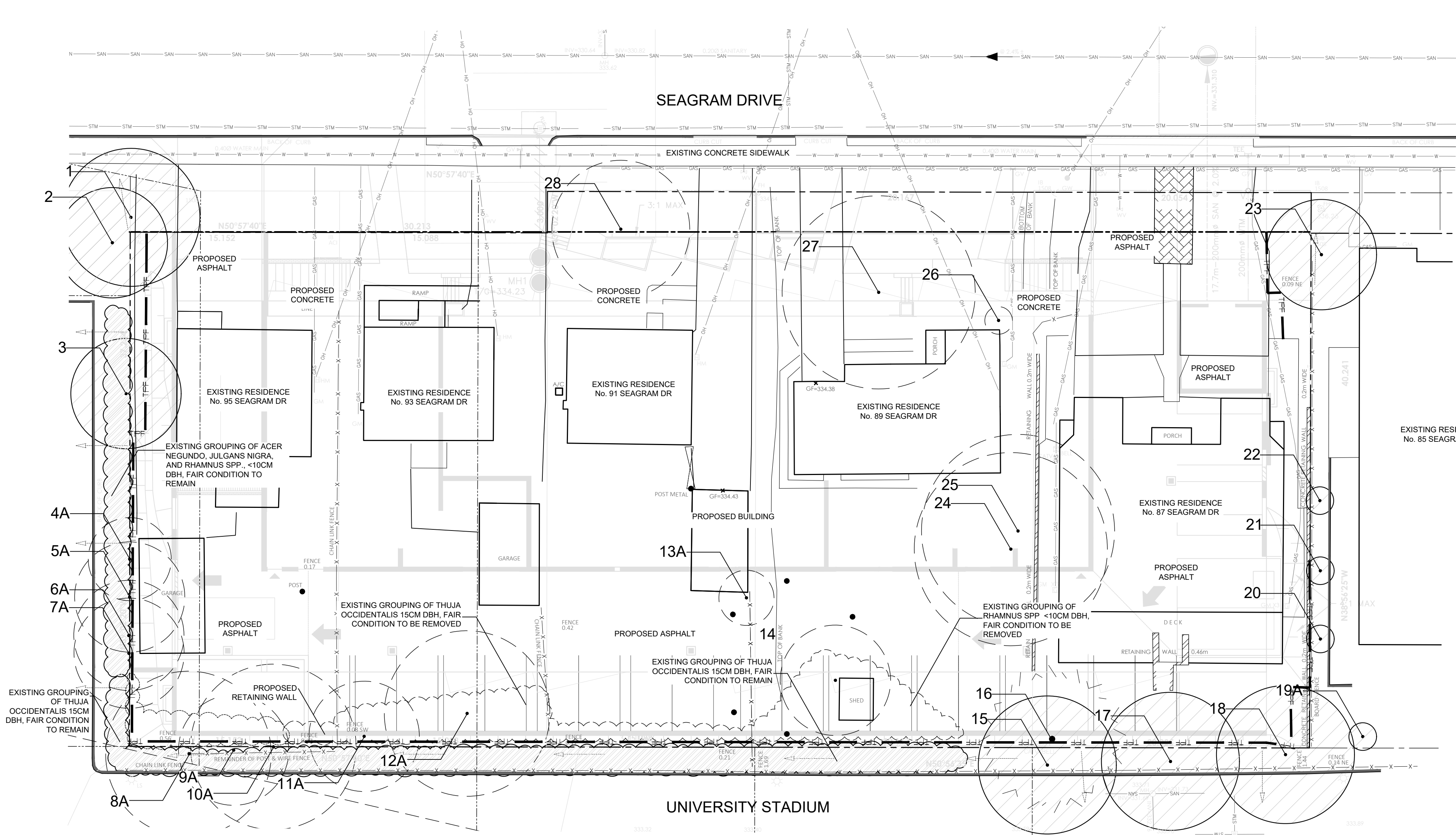




NOTES

SITE VISIT DATE: AUGUST 11, 2025
TREE INVENTORY COMPLETED BY ISA CERTIFIED ARBORIST AARON HILL.

TREE LOCATIONS AND DRIP LINES BASED ON VAN HARTEN SURVEY, HILL DESIGN STUDIO FIELD SURVEY AND AERIAL PHOTOGRAPHY.

A DENOTES APPROXIMATE LOCATION OF TREE BASED ON HILL DESIGN STUDIO FIELD SURVEY & AERIAL PHOTOGRAPHY.

ALL VEGETATION 10cm D.B.H AND GREATER ON SITE AND WITHIN 6m OF PROPERTY BOUNDARY HAVE BEEN IDENTIFIED.

LEGEND	
	EXISTING INVENTORIED TREES TO REMAIN
	EXISTING INVENTORIED TREES TO BE REMOVED
	TREE PROTECTION FENCE

CITY OF WATERLOO STANDARD NOTES

CITY OF WATERLOO STANDARD NOTES (CELM APPENDICES V7-A #27):

i. ALL EXISTING VEGETATION LOCATED ON SITE, AND ON ADJACENT PROPERTIES WITHIN 6M OF THE PROPERTY LINE (BOTH PRIVATE AND PUBLIC) HAVE BEEN IDENTIFIED ON THE VMP.

ii. THE LOCATION OF ALL TREES AND PROPERTY BOUNDARIES HAVE BEEN ACCURATELY LOCATED/REPRESENTED ON THIS PLAN. TREE OWNERSHIP DETERMINATION HAS BEEN BASED ON ACCURATE TREE LOCATIONS, FIELD REVIEW AND PROPERTY BOUNDARY INFORMATION.

iii. NO VEGETATION REMOVALS MAY OCCUR FROM THE SITE UNTIL THE ISSUANCE OF THE BUILDING PERMIT. WHERE NO BUILDING PERMIT IS REQUIRED, TREE REMOVALS MAY NOT OCCUR UNTIL THE TIME OF FINAL SITE PLAN APPROVAL (INCLUSIVE OF ENGINEERING APPROVALS).

iv. ALL TREE CLEARING SHALL BE IN ACCORDANCE WITH THE FEDERAL MIGRATORY BIRDS CONVENTION ACT, 1994, AND THE PROVINCIAL ENDANGERED SPECIES ACT, 2007. CLEARING ACTIVITIES SHALL BE COMPLETED IN ACCORDANCE WITH ALL RECOMMENDED BIRD NESTING WINDOWS AND THE PROTECTION OF SPECIES AT RISK HABITAT.

v. TREE PROTECTION FENCING (TPF) SHALL BE CERTIFIED BY THE CONSULTANT TO BE IN COMPLIANCE WITH THE APPROVED VEGETATION MANAGEMENT PLAN. UPON RECEIPT OF TPF CERTIFICATION AND A SATISFACTORY SITE INSPECTION BY AN ENGINEERING SERVICES LANDSCAPE REPRESENTATIVE, FINAL APPROVAL SHALL BE GRANTED BY CITY STAFF PRIOR TO THE COMMENCEMENT OF ANY WORK OR VEGETATION REMOVALS.

vi. TREE PRESERVATION FENCE WILL REMAIN INSTALLED FOR THE DURATION OF CONSTRUCTION.

vii. ANY TREES IDENTIFIED TO BE PRESERVED THAT ARE IMPACTED BY DEVELOPMENT (FURTHER TO THE APPROVED VMP PLAN) WILL BE REPLACED WITH THE SAME SPECIES OR AN APPROVED ALTERNATE, TO THE SATISFACTION OF THE CITY OF WATERLOO, AT A MINIMUM OF 70 MM CALIPER SIZE FOR DECIDUOUS TREES AND A MINIMUM 250 CM HEIGHT FOR CONIFEROUS TREES.

viii. ANY ROOT AND BRANCH PRUNING OF EXISTING VEGETATION TO BE PRESERVED ON SITE SHALL BE IN CONFORMANCE WITH CURRENT ANSI A300 STANDARDS.

ix. EVERY EFFORT TO PRESERVE AND PROTECT VEGETATION LOCATED ON ADJACENT PROPERTIES WILL BE UNDERTAKEN DURING CONSTRUCTION/SITE WORKS.

x. APPROVALS AS GRANTED BY THE CITY OF WATERLOO THROUGH THE SITE PLAN APPROVAL PROCESS DO NOT SUPERSEDE ANY CIVIL OR COMMON LAW PROPERTY RIGHTS. IT IS THE APPLICANT/OWNER'S RESPONSIBILITY TO:

a) DETERMINE OWNERSHIP AND COORDINATE AND OBTAIN APPROVALS OF:

- ANY REMOVAL OF A SHARED BOUNDARY TREE OR TREE LOCATED ON ADJACENT PROPERTY;
- ANY INJURY TO A SHARED BOUNDARY TREE OR TREE LOCATED ON ADJACENT PROPERTY;
- ENCROACHMENT AND ACCESS REQUIREMENTS;

b) RESOLVE ANY PROPERTY DISPUTES;

c) AND ENSURE COMPLIANCE WITH ALL APPLICABLE LAWS.

x. WHERE IMPACT/INJURY TO PRESERVED SHARED BOUNDARY TREES OR TREES ON ADJACENT PROPERTIES HAS BEEN IDENTIFIED THE APPLICANT AGREES TO PROVIDE AN ASSESSMENT OF THE IMPACT TO THE LONG-TERM HEALTH OF EACH TREE, TO BE PREPARED BY A QUALIFIED EXPERT (I.E. CERTIFIED ARBORIST).

xii. THE CITY RECOMMENDS THAT THE OWNER OBTAIN WRITTEN ADJACENT TREE OWNER ACKNOWLEDGEMENT AND APPROVAL OF THE REQUIRED WORK AND POTENTIAL IMPACTS WHERE POTENTIAL INJURY HAS BEEN IDENTIFIED WITHIN THE TPZ.

xiii. ALL TREES LOCATED ON SHARED PROPERTY BOUNDARIES OR ON ADJACENT PROPERTIES THAT ARE PROPOSED TO BE REMOVED (AS IDENTIFIED ON THIS PLAN OR IN THE ACCOMPANYING ARBORIST REPORT) WILL HAVE OWNER APPROVAL DOCUMENTED THROUGH A SIGNED LETTER OF CONSENT FOR EACH PROPERTY TO BE PROVIDED PRIOR TO SITE PLAN APPROVAL.

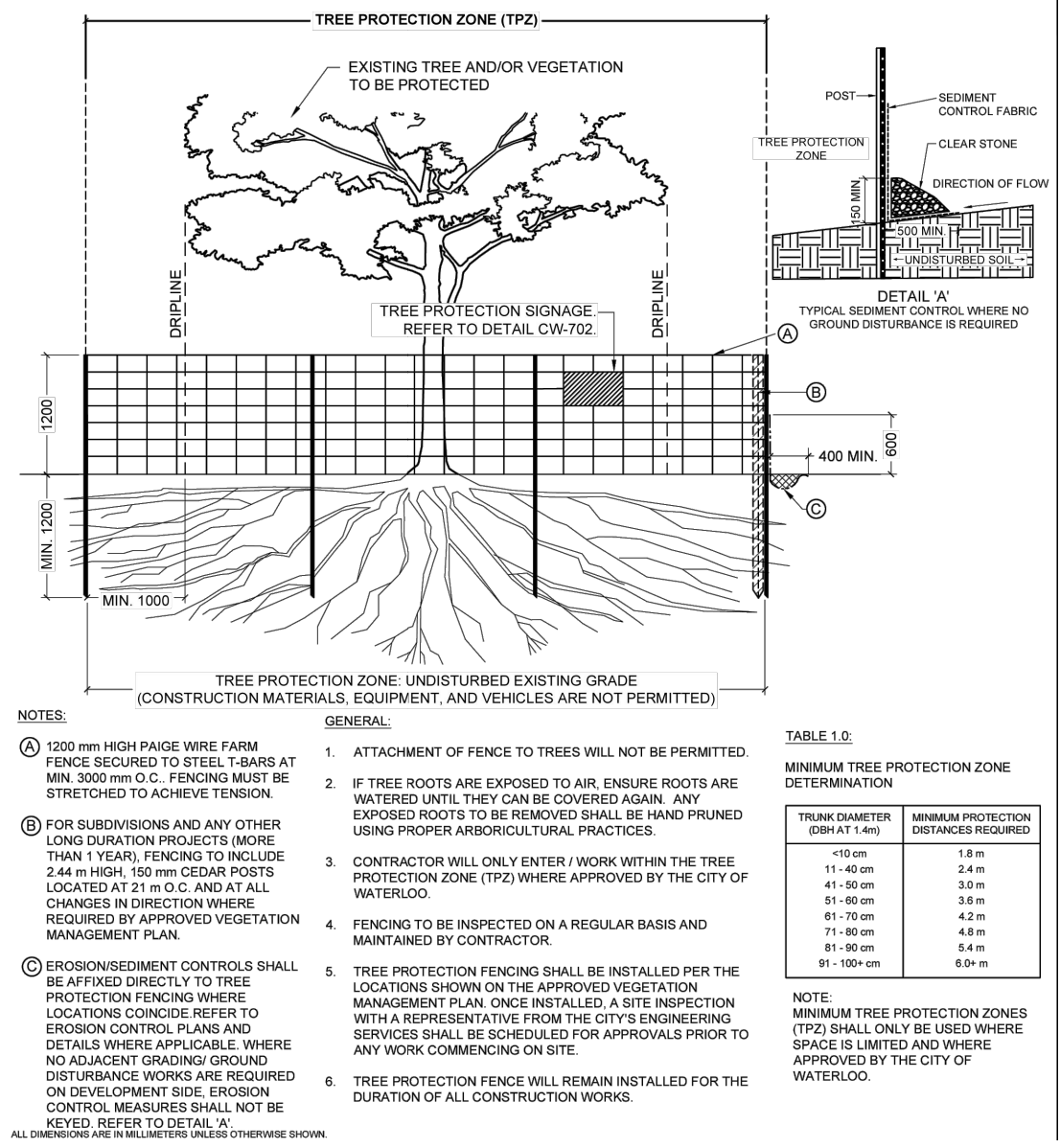
NOTES

1. SIGNED LETTER OF APPROVAL FROM ADJACENT PROPERTY OWNER REQUIRED FOR BOUNDARY TREE REMOVALS, SPECIFICALLY TREES #4A, #5A, #6A, #7A, #9A, #10A AND #28.

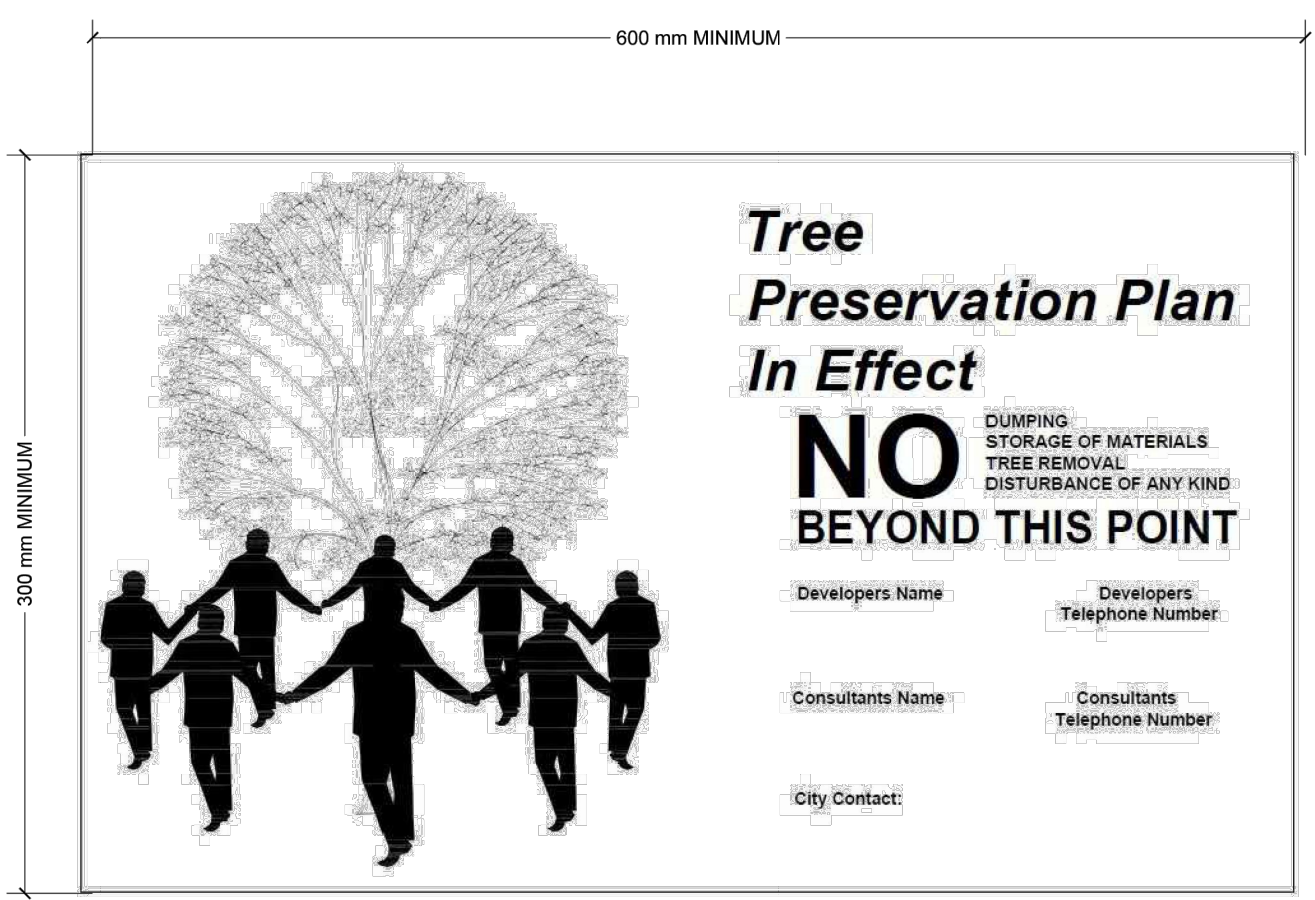
2. SIGNED LETTER OF APPROVAL FROM ADJACENT PROPERTY OWNER REQUIRED FOR ADJACENT PROPERTY TREE REMOVAL, TREE #8A.

NOTE

1. TREE PROTECTION FENCING IS TO BE LOCATED 1M FROM DRIP LINE OF TREE WHERE POSSIBLE. OTHERWISE TREE PROTECTION FENCING IS TO BE INSTALLED IN LOCATIONS SHOWN ON THE TREE MANAGEMENT PLAN.



1 TREE PROTECTION FENCING DETAIL
NTS



NOTES

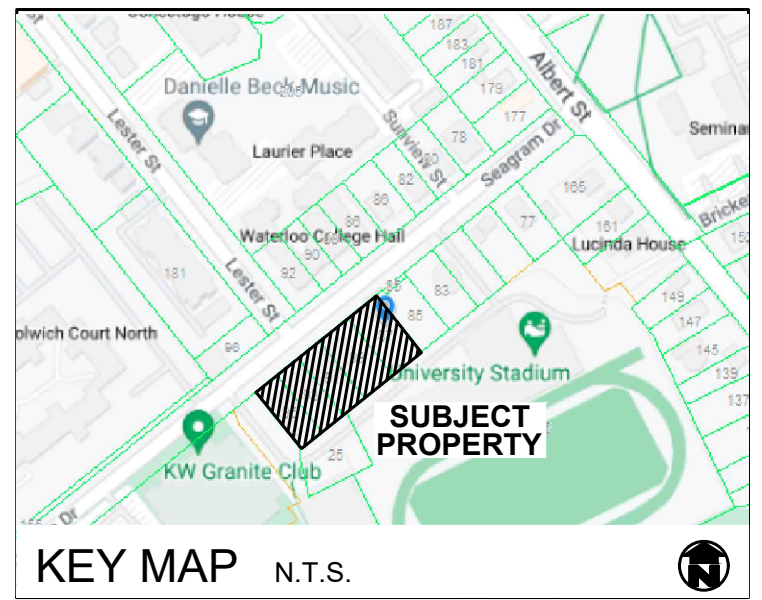
1. SIGN TO BE MOUNTED ON GATOR BOARD.

2. SIGN TO BE PLACED A MAXIMUM OF 30 m O.C. ALONG FENCE AND SECURED WITH OUTDOOR PLASTIC LOCKING TIE-WRAPS.

3. AT LEAST ONE SIGN SHALL BE INSTALLED AT EACH SIDE OF THE TREE PROTECTION ZONE.

2 CITY OF WATERLOO STANDARD TREE PROTECTION SIGNAGE DETAIL
NTS

TREE INVENTORY LIST							
ID #	Tree Species (Latin)	Tree Species (Common)	D.B.H (cm)	Condition	Status	Ownership	Additional Notes
1	Acer platanoides	Norway Maple	31	FAIR	PRESERVE	PRESUMED BOUNDARY	Browning Leaves
2	Acer negundo	Manitoba Maple	13	GOOD	PRESERVE	ADJACENT PROPERTY	Lean Minor
3	Juglans nigra	Black Walnut	16	GOOD	PRESERVE	ADJACENT PROPERTY	Coppice
4A	Fraxinus spp.	Ash	13	FAIR	REMOVE	PRESUMED BOUNDARY	10% Dieback
5A	Acer negundo	Manitoba Maple	18	FAIR	REMOVE	PRESUMED BOUNDARY	
6A	Juglans nigra	Black Walnut	18	GOOD	REMOVE	PRESUMED BOUNDARY	
7A	Juglans nigra	Black Walnut	17	GOOD	REMOVE	PRESUMED BOUNDARY	
8A	Quercus macrocarpa	Bur Oak	55	FAIR	REMOVE	ADJACENT PROPERTY	10% Dieback, spots on leaves
9A	Juglans nigra	Black Walnut	25	FAIR	REMOVE	PRESUMED BOUNDARY	Dead limbs
10A	Juglans nigra	Black Walnut	20	FAIR	REMOVE	PRESUMED BOUNDARY	2-Stems
11A	Acer negundo	Manitoba Maple	15	FAIR	REMOVE	SUBJECT PROPERTY	
12A	Acer negundo	Manitoba Maple	25	FAIR	REMOVE	SUBJECT PROPERTY	Dead limbs
13A	Pyrus spp.	Pear	11	GOOD	REMOVE	SUBJECT PROPERTY	Rust spots
14	Acer negundo	Manitoba Maple	17	GOOD	REMOVE	SUBJECT PROPERTY	
15	Acer negundo	Manitoba Maple	37	FAIR	PRESERVE	ADJACENT PROPERTY	Lean major over parking lot
16	Thuja occidentalis	Cedar	44	FAIR	REMOVE	SUBJECT PROPERTY	Multi-stem
17	Acer platanoides	Norway Maple	41	FAIR	PRESERVE	ADJACENT PROPERTY	Lean minor, full trunk split
18	Acer platanoides	Norway Maple	56	FAIR	PRESERVE	ADJACENT PROPERTY	Structural issues/limbs breakage
19A	Acer platanoides	Norway Maple	20	FAIR	PRESERVE	ADJACENT PROPERTY	
20	Syringa spp.	Lilac	10	GOOD	PRESERVE	ADJACENT PROPERTY	
21	Syringa spp.	Lilac	10	GOOD	PRESERVE	ADJACENT PROPERTY	
22	Syringa spp.	Lilac	10	GOOD	PRESERVE	ADJACENT PROPERTY	
23	Quercus rubra	Red Oak	18	GOOD	PRESERVE	ADJACENT PROPERTY	
24	Populus spp.	Poplar	51	FAIR	REMOVE	SUBJECT PROPERTY	Dead limbs
25	Populus spp.	Poplar	50	FAIR	REMOVE	SUBJECT PROPERTY	
26	Thuja occidentalis	Cedar	15	FAIR	REMOVE	SUBJECT PROPERTY	
27	Gleditsia tricanthos	Honey Locust	57	GOOD	REMOVE	SUBJECT PROPERTY	
28	Acer platanoides	Norway Maple	41	FAIR	REMOVE	PRESUMED BOUNDARY WITH (CITY ROW)	10% Dieback



GENERAL NOTES

1. ALL WORKMANSHIP WILL BE TO THE STANDARDS OF LANDSCAPE ONTARIO.
2. ALL PLANT MATERIAL TO BE NO. 1 GRADE NURSERY GROWN IN ACCORDANCE WITH THE CANADIAN STANDARDS FOR NURSERY STOCK, 9TH EDITION, 2017, BY THE CANADIAN NURSERY TRADES ASSOCIATION.
3. BACKFILL WILL CONSIST OF SOIL NATIVE TO THE SITE OR GENERAL SOIL TYPE/CLASS NATIVE TO THE SITE. TOPSOIL TO BE TESTED FOR NUTRIENT VALUE, AND AMENDED FOR OPTIMAL GROWTH AS PER THE RECOMMENDATIONS OF THE SOIL TEST.
4. CONTRACTOR SHALL MAINTAIN ALL LANDSCAPE AREAS UNTIL OWNER'S ACCEPTANCE OF PROJECT.
5. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES.
6. PLANTING MAY BE ADJUSTED TO SUIT LOCATIONS OF SITE UTILITY STRUCTURES/SERVICES.
7. ALL MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. SPREAD MULCH TO A MINIMUM OF 100mm COMPACTED DEPTH ON ALL TREE PITS AND PLANTING BEDS.
9. CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES ARE TO BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT. QUANTITIES NOTED WITHIN THE PLAN SUPERCEDE THOSE IN THE PLANT LIST. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
10. SOD AS MARKED WITH NURSERY SOD ON A MINIMUM OF 100mm OF CLEAN TOPSOIL. FINE GRADE AND SOD ALL BOULEVARD AREAS TO MUNICIPAL SPECIFICATIONS AND REPAIR DAMAGE TO ADJACENT PROPERTIES, AS REQUIRED.
11. FINAL INSPECTION AND ACCEPTANCE OF PLANTING WORK SHALL COINCIDE WITH THE FINAL INSPECTION AND ACCEPTANCE OF ALL WORK INCLUDED IN THE CONTRACT.
12. ALL SEEDED SLOPES 3:1 AND GREATER TO RECEIVE EROSION CONTROL MATTING. PIN SOD ON ALL SLOPES OF 3:1 OR GREATER.
13. SUBMIT A WRITTEN GUARANTEE TO THE EFFECT THAT ALL PLANTS ACCEPTED DURING THE PERIOD OF JANUARY 1st TO JULY 15th SHALL BE GUARANTEED UNTIL JULY 15th THE FOLLOWING YEAR. PLANTS ACCEPTED DURING THE PERIOD OF JULY 15th TO DECEMBER 31st SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE. THE GUARANTEE PERIODS LISTED ABOVE SHALL APPLY TO ALL "NURSERY GROWN" PLANTS.
14. AT THE TIME OF FINAL INSPECTION ALL PLANTS SHALL BE IN A HEALTHY, VIGOROUS GROWING CONDITION, PLANTED IN FULL ACCORDANCE WITH DRAWINGS AND CONDITIONS.
15. EXISTING CONDITIONS PLAN AS PER VAN HARTEN LAND SURVEYORS.
16. SITE PLAN INFORMATION AS PER MASRI O INC.



REVISIONS			
no.	date	description	by
1.	DEC. 15/25	Issued for Submission	EA

PROPOSED DEVELOPMENT

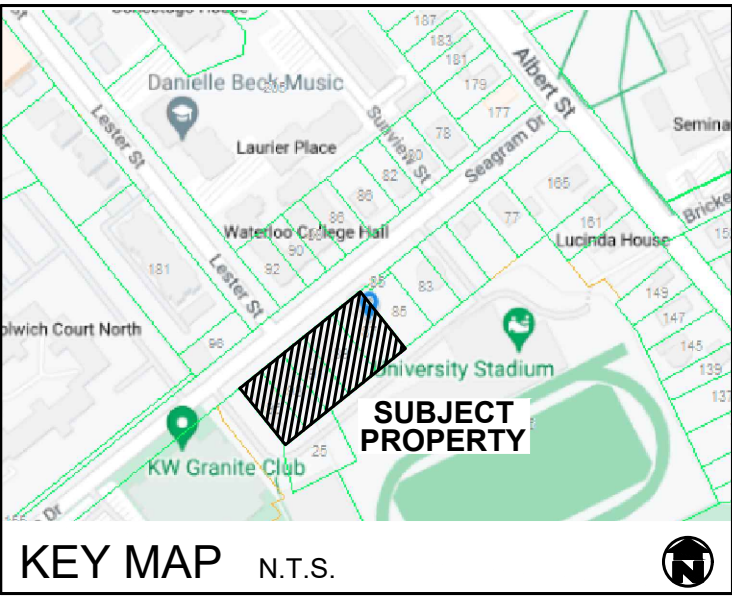
87-95 Seagram Drive
Waterloo, ON

Tree Management Plan



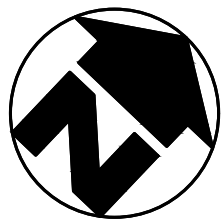
PROJECT NO: 2025-16	DRAWN BY: EA
SCALE: 1:200	DESIGNED BY: EA
SHEET:	APPROVED BY: AWH
	PLAT DATE: DEC. 15/2025

SEAGRAM DRIVE



GENERAL NOTES

1. ALL WORKMANSHIP WILL BE TO THE STANDARDS OF LANDSCAPE ONTARIO.
2. ALL PLANT MATERIAL TO BE NO.1 GRADE NURSERY GROWN IN ACCORDANCE WITH THE CANADIAN STANDARDS FOR NURSERY STOCK, 9TH EDITION, 2017, BY THE CANADIAN NURSERY TRADES ASSOCIATION.
3. BACKFILL WILL CONSIST OF SOIL NATIVE TO THE SITE OR GENERAL SOIL TYPE/CLASS NATIVE TO THE SITE. TOPSOIL TO BE TESTED FOR NUTRIENT VALUE, AND AMENDED FOR OPTIMAL GROWTH AS PER THE RECOMMENDATIONS OF THE SOIL TEST.
4. CONTRACTOR SHALL MAINTAIN ALL LANDSCAPE AREAS UNTIL OWNER'S ACCEPTANCE OF PROJECT.
5. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES.
6. PLANTING MAY BE ADJUSTED TO SUIT LOCATIONS OF SITE UTILITY STRUCTURES/SERVICES.
7. ALL MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
8. SPREAD MULCH TO A MINIMUM OF 100mm COMPACTED DEPTH ON ALL TREE PITS AND PLANTING BEDS.
9. CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES ARE TO BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT. QUANTITIES NOTED WITHIN THE PLAN SUPERCEDE THOSE IN THE PLANT LIST. ANY SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
10. SOD AS MARKED WITH NURSERY SOD ON A MINIMUM OF 100mm OF CLEAN TOPSOIL. FINE GRADE AND SOD ALL BOULEVARD AREAS TO MUNICIPAL SPECIFICATIONS AND REPAIR DAMAGE TO ADJACENT PROPERTIES, AS REQUIRED.
11. FINAL INSPECTION AND ACCEPTANCE OF PLANTING WORK SHALL CONCLUDE WITH THE FINAL INSPECTION AND ACCEPTANCE OF ALL WORK INCLUDED IN THE CONTRACT.
12. ALL SEEDED SLOPES 3:1 AND GREATER TO RECEIVE EROSION CONTROL MATTING. PIN SOD ON ALL SLOPES OF 3:1 OR GREATER.
13. SUBMIT A WRITTEN GUARANTEE TO THE EFFECT THAT ALL PLANTS ACCEPTED DURING THE PERIOD OF JANUARY 1st TO JULY 15th SHALL BE GUARANTEED UNTIL JULY 15th THE FOLLOWING YEAR. PLANTS ACCEPTED DURING THE PERIOD OF JULY 15th TO DECEMBER 31st SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE. THE GUARANTEE PERIODS LISTED ABOVE SHALL APPLY TO ALL "NURSERY GROWN" PLANTS.
14. AT THE TIME OF FINAL INSPECTION ALL PLANTS SHALL BE IN A HEALTHY, VIGOROUS GROWING CONDITION, PLANTED IN FULL ACCORDANCE WITH DRAWINGS AND CONDITIONS.
15. EXISTING CONDITIONS PLAN AS PER VAN HARTEN LAND SURVEYORS.
16. SITE PLAN INFORMATION AS PER MASRI O INC.



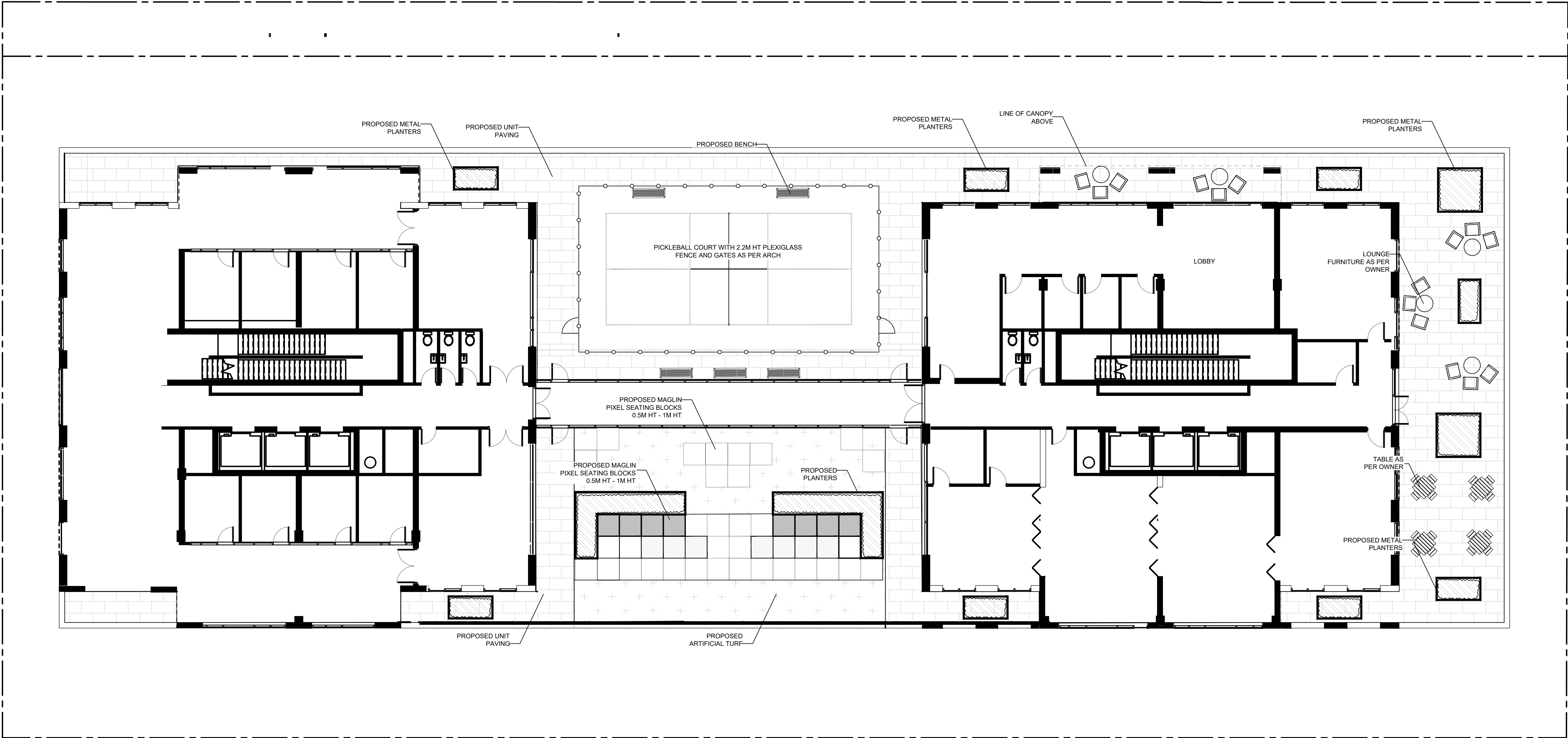
REVISIONS			
no.	date	description	by
1.	DEC. 15.25	Issued for Submission	EA

PROPOSED DEVELOPMENT
87-95 Seagram Drive
Waterloo, ON

Level 8 Amenity Concept



PROJECT NO.: 2025-16	DRAWN BY: EA
SCALE: 1:125	DESIGNED BY: EA
SHEET:	APPROVED BY: AWH
L3	PLOT DATE: DEC. 15.2025



UNIVERSITY STADIUM

LEGEND

- PROPOSED PLANTING
- 2.2m HT PLEXIGLASS FENCE
- 1.0M HT SEATING BLOCK
- 0.75M HT SEATING BLOCK
- 0.50m HT SEATING BLOCK