359-369 Erb St West | Landscape Plans

Waterloo, ON.

ISSUED FOR: OPA/ZBA Resubmission 01

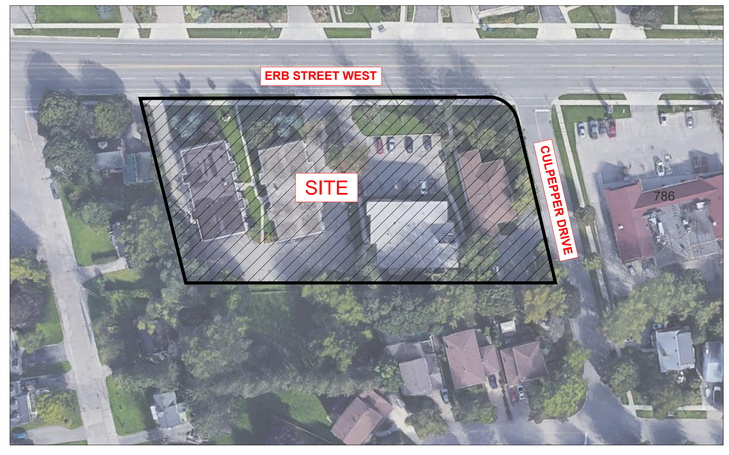
March 25, 2026

ISSUED BY : THE PLANNING PARTNERSHIP (TPP)
TPP REF# : 2587

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Site Context Map



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The Planning Partnership



01 LT100 VEGETATION MANAGEMENT PLAN
SCALE 1:200



Keyplan NTS

Project

ERB MURB

359-369 Erb St W.
Waterloo, ON, N2L 1W4

Client

SAVIC HOMES

1430 Highland Rd W,
Kitchener, ON, N2N 3K6

Issue / Revisions

No.	Description	Date
1	Issued for ZBA	2024-10-15
2	Issued for OPA/ZBA	2025-03-25
3	Issued for OPA/ZBA - Resubmission 01	2026-03-25

Seal

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
DAVID N. LEINSTER
OALA
MEMBER

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE LANDSCAPE ARCHITECT.

PROJECT NORTH NORTH

Designed By TB/MC
Drawn By MAK
Checked By DL

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General Notes

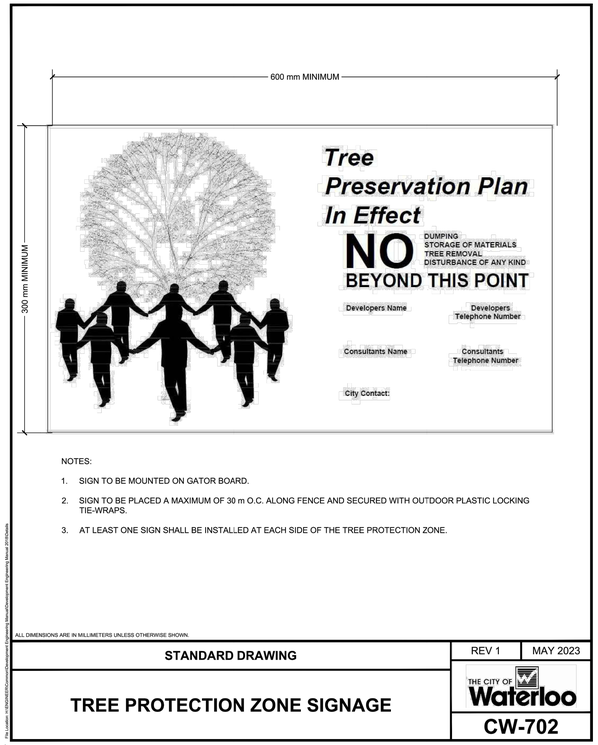
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VEGETATION MANAGEMENT PLAN

Scale: 1:200

Proj. No.: 2587

Drawing No.: LT100

2026-03-26 2587-LT100 - VMP.DWG

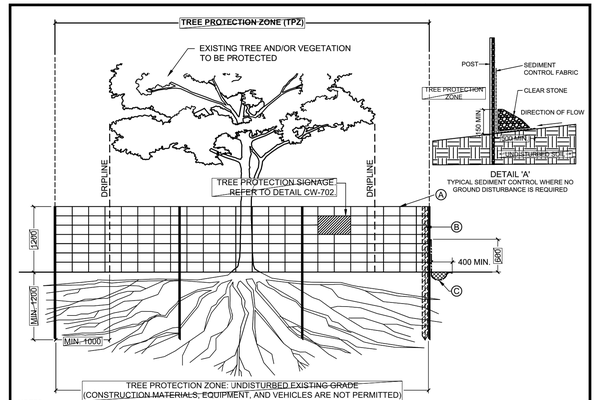


NOTES:

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.

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SHOWN.

STANDARD DRAWING	REV 1	MAY 2023
TREE PROTECTION ZONE SIGNAGE	THE CITY OF Waterloo	CW-702



NOTES:

(A) 1200 mm HIGH PAIGE WIRE FARM FENCE SECURED TO STEEL T-BARS AT MIN. 3000 mm O.C.. FENCING MUST BE STRETCHED TO ACHIEVE TENSION.

(B) FOR SUBDIVISIONS AND ANY OTHER LONG DURATION PROJECTS (MORE THAN 1 YEAR), FENCING TO INCLUDE 2.44 m HIGH, 150 mm CEDAR POSTS LOCATED AT 21 m O.C. AND AT ALL CHANGES IN DIRECTION WHERE REQUIRED BY APPROVED VEGETATION MANAGEMENT PLAN.

(C) EROSION/SEDIMENT CONTROLS SHALL BE AFFIXED DIRECTLY TO TREE PROTECTION FENCING WHERE LOCATIONS COINCIDE REFER TO EROSION CONTROL PLANS AND DETAILS WHERE APPLICABLE. WHERE NO ADJACENT GRADING/ GROUND DISTURBANCE WORKS ARE REQUIRED ON DEVELOPMENT SIDE, EROSION CONTROL MEASURES SHALL NOT BE KEYED, REFER TO DETAIL 'A'.

GENERAL:

1. ATTACHMENT OF FENCE TO TREES WILL NOT BE PERMITTED.
2. IF TREE ROOTS ARE EXPOSED TO AIR, ENSURE ROOTS ARE WATERED UNTIL THEY CAN BE COVERED AGAIN. ANY EXPOSED ROOTS TO BE REMOVED SHALL BE HAND PRUNED USING PROPER ARBORICULTURAL PRACTICES.
3. CONTRACTOR WILL ONLY ENTER / WORK WITHIN THE TREE PROTECTION ZONE (TPZ) WHERE APPROVED BY THE CITY OF WATERLOO.
4. FENCING TO BE INSPECTED ON A REGULAR BASIS AND MAINTAINED BY CONTRACTOR.
5. TREE PROTECTION FENCING SHALL BE INSTALLED PER THE LOCATIONS SHOWN ON THE APPROVED VEGETATION MANAGEMENT PLAN. ONCE INSTALLED, A SITE INSPECTION WITH A REPRESENTATIVE FROM THE CITY'S ENGINEERING SERVICES SHALL BE SCHEDULED FOR APPROVALS PRIOR TO ANY WORK COMMENCING ON SITE.
6. TREE PROTECTION FENCE WILL REMAIN INSTALLED FOR THE DURATION OF ALL CONSTRUCTION WORKS.

TABLE 1.0:

MINIMUM TREE PROTECTION ZONE DETERMINATION

TRUNK DIAMETER (DBH AT 1.4m)	MINIMUM PROTECTION DISTANCES REQUIRED
<10 cm	1.8 m
11 - 40 cm	2.4 m
41 - 50 cm	3.0 m
51 - 60 cm	3.6 m
61 - 70 cm	4.2 m
71 - 80 cm	4.8 m
81 - 90 cm	5.4 m
91 - 100+ cm	6.0+ m

NOTE:
MINIMUM TREE PROTECTION ZONES (TPZ) SHALL ONLY BE USED WHERE SPACE IS LIMITED AND WHERE APPROVED BY THE CITY OF WATERLOO.

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SHOWN.

STANDARD DRAWING	REV 1	MAY 2023
TREE PROTECTION FENCING	THE CITY OF Waterloo	CW-701

1 TREE PRESERVATION ZONE SIGNAGE

NTS P-TPP-2587-12

STANDARD NOTES

1. IF MINOR WORKS ARE REQUIRED WITHIN THE DESIGNATED TREE PROTECTION ZONE:
1.1. THE CONTRACTOR SHALL USE HAND TOOLS
1.2. THERE SHALL BE NO MACHINERY ACCESS
1.3. EXPOSED TREE ROOTS SHALL BE CLEANLY PRUNED BY A QUALIFIED ARBORIST AND SHALL BE PROTECTED WITH MULCH AND SOIL TO PREVENT ROOTS FROM LOSING MOISTURE
1.4. TREE ROOM IS LOCATED OUTSIDE OF THE DESIGNATED TREE PROTECTION ZONE SHALL BE PROPERLY PRUNED AND PROTECTED FROM MOISTURE LOSS DURING SITE CONSTRUCTION ACTIVITY AS NOTED ABOVE
1.5. REMOVALS MUST BE COMPLETED OUTSIDE OF THE MIGRATORY BIRD NESTING SEASON.

STANDARD NOTES - CITY OF WATERLOO

1.6. 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.
1.7. 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. LANDSCAPE ARCHITECT / ARBORIST MUST SIGN AND DATE THIS NOTE.
1.8. 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).
1.9. 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.
1.10. 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.
1.11. TREE PRESERVATION FENCE WILL REMAIN INSTALLED FOR THE DURATION OF CONSTRUCTION.
1.12. 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 70MM CALIPER SIZE FOR DECIDUOUS TREES AND A MINIMUM 250CM HEIGHT FOR CONIFEROUS TREE.
1.13. ANY ROOT AND BRANCH PRUNING OF EXISTING VEGETATION TO BE PRESERVED ON SITE SHALL BE IN CONFORMANCE WITH CURRENT ANSI A300 STANDARDS.
1.14. EVERY EFFORT TO PRESERVE AND PROTECT VEGETATION LOCATED ON ADJACENT PROPERTIES WILL BE UNDERTAKEN DURING CONSTRUCTION/SITE WORKS.
1.15. 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:
i. DETERMINE OWNERSHIP AND COORDINATE AND OBTAIN APPROVALS OF:
1. ANY REMOVAL OF A SHARED BOUNDARY TREE OR TREE LOCATED ON ADJACENT PROPERTY;
2. ANY INJURY TO A SHARED BOUNDARY TREE OR TREE LOCATED ON ADJACENT PROPERTY;
3. ENCROACHMENT AND ACCESS REQUIREMENTS;
ii. RESOLVE ANY PROPERTY DISPUTES; AND,
iii. ENSURE COMPLIANCE WITH ALL APPLICABLE LAWS.
1.16. 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).
1.17. 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.
1.18. 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.

GENERAL NOTES

1. TREE LOCATIONS ARE BASED ON THE SITE SURVEY COMPLETED BY MTE CONSULTANTS.
2. TREE PRESERVATION AND REMOVALS TO BE CONFIRMED BY ARBORIST.

2 TREE PROTECTION FENCING

NTS P-TPP-2587-40

STANDARD NOTES

- MEETING WITH CITY ARBORIST. DATE : (YY/MM/DD)
- THE VEGETATION MANAGEMENT PLAN HAS BEEN COORDINATED WITH THE SITE, LANDSCAPE, AND ENGINEERING PLANS
- EVERY EFFORT MUST BE MADE TO PRESERVE AND PROTECT EXISTING VEGETATION THAT EXISTS ON ADJACENT PROPERTIES
- ALL VEGETATION (TREES, SHRUBS, OTHER SIGNIFICANT ELEMENTS) ON SITE AND WITHIN 6M OF THE SITE ON ADJACENT PROPERTIES HAVE BEEN LOCATED AND IDENTIFIED ON THE VEGETATION MANAGEMENT PLAN.

_____
SIGNATURE - MICHAEL ORMSTON-HOLLOWAY DATE (YY/MM/DD)

- VEGETATION APPROVED TO BE REMOVED FROM THE SITE MAY NOT BE REMOVED UNTIL THE APPLICANT HAS RECEIVED THEIR BUILDING PERMIT. EXISTING VEGETATION MUST BE PROTECTED DURING BUILDING DEMOLITION. IN INSTANCES WHERE A BUILDING PERMIT IS NOT REQUIRED, VEGETATION MAY NOT BE REMOVED FROM THE SITE UNTIL FINAL SITE PLAN APPROVAL IS OBTAINED
- EXISTING VEGETATION THAT IS APPROVED TO BE PRESERVED AND PROTECTED THAT IS IMPACTED BY CONSTRUCTION WORKS WILL BE REPLACED WITH THE SAME SPECIES OR APPROVED ALTERNATE TO THE SATISFACTION OF THE CITY OF WATERLOO
- THE DEVELOPER AGREES TO MAINTAIN THE EXISTING TREES ON SITE IN ACCORDANCE WITH THE APPROVED VEGETATION MANAGEMENT PLAN. ANY FUTURE CUTTING OF TREES WHICH HAVE BEEN IDENTIFIED FOR PRESERVATION ON THE APPROVED VEGETATION MANAGEMENT PLAN AND LANDSCAPE PLAN SHALL BE REPLACED AND/OR AN ALTERNATE PLANTING PLAN BE SUBMITTED FOR APPROVAL BY THE COMMISSIONER
- LANDSCAPE CONSULTANT TO CERTIFY THE INSTALLED TREE PRESERVATION FENCE FOR COMPLIANCE WITH THE APPROVED PLANS, AND SUBMIT A WRITTEN REQUEST TO THE CITY'S LANDSCAPE REPRESENTATIVE (INTEGRATED PLANNING AND PUBLIC WORKS, CITY OF WATERLOO) REQUESTING A SITE INSPECTION. THIS INSPECTION MUST OCCUR PRIOR TO ISSUANCE OF BUILDING PERMIT
- TREE PRESERVATION FENCING MUST REMAIN INSTALLED ON SITE FOR THE DURATION OF CONSTRUCTION WITHIN THE DESIGNATED TREE PROTECTION ZONE:
1. THERE SHALL BE NO CONSTRUCTION
2. THERE SHALL BE NO ALTERING OF GRADES
3. THERE SHALL BE NO COMPACTION OF SOILS
4. THERE SHALL BE NO STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT, SOIL, CONSTRUCTION WASTE OR DEBRIS
5. THERE SHALL BE NO DISPOSAL OF ANY LIQUIDS (OILS, PAINTS, GAS, ETC.)
6. THERE SHALL BE NO ACCESS BY VEHICLES (PARKING, CONSTRUCTION, OR OTHER)
7. IF MINOR WORKS ARE REQUIRED WITHIN THE DESIGNATED TREE PROTECTION ZONE:
7.1. THE CONTRACTOR SHALL USE HAND TOOLS
7.2. THERE SHALL BE NO MACHINERY ACCESS
7.3. EXPOSED TREE ROOTS SHALL BE CLEANLY PRUNED BY A QUALIFIED ARBORIST AND SHALL BE PROTECTED WITH MULCH AND SOIL TO PREVENT ROOTS FROM LOSING MOISTURE
7.4. TREE ROOM IS LOCATED OUTSIDE OF THE DESIGNATED TREE PROTECTION ZONE SHALL BE PROPERLY PRUNED AND PROTECTED FROM MOISTURE LOSS DURING SITE CONSTRUCTION ACTIVITY AS NOTED ABOVE
- REMOVALS MUST BE COMPLETED OUTSIDE OF THE MIGRATORY BIRD NESTING SEASON.

TREE INVENTORY CHART

359-369 Erb St W. — **Site Visit:**

Tree #	Tree Tag #	Botanical Name	Common Name	D.B.H. (cm)	Dripline Radius (m)	Crown Class	Trunk Integrity	Crown Vigour	Minimum Protection Distance Required	Action	Location	Comments
1		*Acer saccharinum*	Silver Maple	67.0	7.0	Co-Dominant	Good		4.2	Injure	Private	Codominant, general dieback
2		*Rhamus cathartica*	Common Buckthorn	13.0	3.0	Co-Dominant	Fair-Good		2.4	Injure	Private	Multi stemmed, included bark, codominant, deadwood, crossing branches
3		*Rhamus cathartica*	Common Buckthorn	8.0	2.5	Co-Dominant	Fair-Good		1.8	Injure	Private	Multi stemmed, included bark, codominant, deadwood, crossing branches
4		*Rhamus cathartica*	Common Buckthorn	4.0	2.3	Co-Dominant	Fair-Good		1.8	Injure	Private	Multi stemmed, included bark, codominant, deadwood, crossing branches
5		*Acer platanoides*	Norway Maple	15.0	2.8				2.4	Remove	Private	
6		*Acer saccharinum*	Silver Maple	43.0	5.0	Co-Dominant	Poor		3.0	Remove	Private	Deadwood, broken branch, included bark, multi stemmed, codominant, apical dieback
7		*Rhamus cathartica*	Common Buckthorn	6.0	2.3	Co-Dominant	Fair-Good		1.8	Remove	Private	Multi stemmed, included bark, codominant
8		*Picea abies*	Norway Spruce	40.0	3.0		Fair-Good		2.4	Injure	Private	General dieback
9		*Picea abies*	Norway Spruce	48.0	4.3		Fair-Good		3.0	Remove	Private	Tip dieback, needle loss, stunted growth
10		*Picea abies*	Norway Spruce	48.0	4.3	Co-Dominant	Fair		3.0	Remove	Private	Codominant, included bark, needle loss, deadwood
11		*Picea abies*	Norway Spruce	39.0	3.0		Poor		2.4	Remove	Private	Significant deadwood, dead limbs
12		*Populus tremuloides*	Quaking Aspen	35.0	3.8		Poor-Fair		2.4	Remove	Private	Significant deadwood, broken branches, decay, shallow roots
13		*Populus tremuloides*	Quaking Aspen	32.0	3.8		Poor-Fair		2.4	Remove	Private	Significant deadwood, broken branches, decay, shallow roots
14		*Picea abies*	Norway Spruce	62.0	5.5		Good		4.2	Remove	Private	Due to extension of the parking garage
*15		*Liquidambar styraciflua*	American Sweetgum	5.0	2.0		Good		1.8	Remove	Private - at property line	Immature, newly planted, healthy
*16		*Acer rubrum*	Red Maple	3.0	1.5		Good		1.8	Remove	Private - at property line	Due to extension of the parking garage
*17		*Gleditsia triacanthos*	Honey locust	23.0	3.0		Fair-Good		2.4	Remove	ROW	Basal mechanical damage, imbalanced, some deadwood
*18		*Gleditsia triacanthos*	Honey locust	29.0	3.0		Fair-Good		2.4	Preserve	ROW	Basal mechanical damage, imbalanced, some deadwood
*19		*Gleditsia triacanthos*	Honey locust	18.0	2.0		Fair-Good		2.4	Remove	ROW	Due to extension of the parking garage
*20		*Acer platanoides*	Norway Maple	51.0	5.0	Co-Dominant	Good		3.6	Remove	ROW	Due to extension of the parking garage
21		*Acer saccharum*	Sugar Maple	52.0	6.5		Poor-Fair		3.6	Remove	Private	Included bark, multi stemmed, pruning stubs, minor decay
22		*Acer saccharum*	Sugar Maple	68.0	7.0		Fair-Good		4.2	Injure	Private	Deadwood, broken branches, pruning stubs
33		*Picea abies*	Norway Spruce	58.0	5.5		Fair-Good		3.6	Preserve	Private	Minor deadwood, broken branches, too deep planted
34		*Picea abies*	Norway Spruce	60.0	5.5		Fair-Good		3.6	Injure	Private	Minor deadwood, broken branches, too deep planted
35		*Acer platanoides*	Norway Maple	12.0	3.0		Poor-Fair		2.4	Remove	Private	Leaning, girdling root, deadwood
36		*Picea abies*	Norway Spruce	24.0	3.0		Fair-Good		2.4	Remove	Private	Minor deadwood, broken branches, too deep planted
37		*Acer platanoides*	Norway Maple	9.0	2.5		Poor-Fair		1.8	Remove	Private	Leaning, girdling root, deadwood
38		*Picea abies*	Norway Spruce	52.0	5.0		Fair-Good		3.6	Remove	Private	Minor deadwood, broken branches, too deep planted
39		*Picea abies*	Norway Spruce	39.0	4.0		Fair-Good		2.4	Remove	Private	Minor deadwood, broken branches, too deep planted
40		*Picea abies*	Norway Spruce	62.0	5.5		Fair-Good		4.2	Remove	Private	Minor deadwood, broken branches, too deep planted
41		*Acer platanoides*	Norway Maple	11.0	3.0		Poor-Fair		2.4	Remove	Private	Leaning, girdling root, deadwood
42		*Picea abies*	Norway Spruce	53.0	5.0		Fair-Good		3.6	Remove	Private	Minor deadwood, broken branches, too deep planted
43		*Picea abies*	Norway Spruce	20.0	2.8		Poor		2.4	Remove	Private	Minor deadwood, broken branches, too deep planted
44		*Picea abies*	Norway Spruce	23.0	3.0		Poor		2.4	Remove	Private	Minor deadwood, broken branches, too deep planted
42A		*Rhamus cathartica*	Common Buckthorn	7.0	1.0		Good		1.8	Remove	Private	Multi stemmed, healthy
43A		*Amelanchier canadensis*	Canadian Serviceberry	10.0	1.0		Good		1.8	Remove	Private	Multi stemmed, growing in garden bed
44A		*Morus alba*	White Mulberry	5.0	0.8		Good		1.8	Remove	Private	Multi stemmed, growing in garden bed
45		*Rhamus cathartica*	Common Buckthorn	3.0	0.5		Good		1.8	Remove	Private	Multi stemmed, growing in garden bed
46		*Morus alba*	White Mulberry	6.0	0.8		Good		1.8	Remove	Private	Multi stemmed, growing in garden bed
47		*Acer platanoides*	Norway Maple	23.0	3.0		Fair		2.4	Injure	Private	Included bark, deadwood, pruning stubs, decay
48		*Ulmus pumila*	Siberian Elm	44.0	6.0		Poor		3.0	Injure	Adjacent property: 8 Roosevelt Ave	Poor structure, pruning stubs, dead wood, too deeply planted
49		*Ulmus pumila*	Siberian Elm	41.0	6.0		Poor		3.0	Injure	Adjacent property: 8 Roosevelt Ave	Poor structure, pruning stubs, dead wood, too deeply planted
50		*Ulmus pumila*	Siberian Elm	42.0	6.0		Poor		3.0	Injure	Adjacent property: 8 Roosevelt Ave	Poor structure, pruning stubs, dead wood, too deeply planted
51		*Ulmus pumila*	Siberian Elm	52.0	7.0		Poor		3.6	Injure	Private	Poor structure, pruning stubs, dead wood, too deeply planted
52		*Acer platanoides*	Norway Maple	20.0	3.0		Poor		2.4	Injure	Adjacent property: 8 Roosevelt Ave	Poor structure, pruning stubs, dead wood, too deeply planted
53		*Acer platanoides*	Norway Maple	16.0	2.8		Poor		2.4	Injure	Adjacent property: 8 Roosevelt Ave	Poor structure, pruning stubs, dead wood, too deeply planted
54		*Acer platanoides*	Norway Maple	14.0	2.8		Poor		2.4	Injure	Adjacent property: 8 Roosevelt Ave	Poor structure, pruning stubs, dead wood, too deeply planted
55		*Acer platanoides*	Norway Maple	12.0	2.8		Poor		2.4	Injure	Adjacent property: 8 Roosevelt Ave	Poor structure, pruning stubs, dead wood, too deeply planted
56		*Acer platanoides*	Norway Maple	20.0	3.0		Poor		2.4	Injure	Adjacent property: 8 Roosevelt Ave	Poor structure, pruning stubs, dead wood, too deeply planted
57		*Acer platanoides*	Norway Maple	16.0	2.8		Poor		2.4	Injure	Private - at property line	Poor structure, pruning stubs, dead wood, too deeply planted
58		*Acer platanoides*	Norway Maple	14.0	2.8		Poor		2.4	Injure	Adjacent property: 8 Roosevelt Ave	Poor structure, pruning stubs, dead wood, too deeply planted
59		*Acer platanoides*	Norway Maple	20.0	3.0		Poor		2.4	Injure	Adjacent property: 371 Waterloo Regional Rd 9	Poor structure, pruning stubs, dead wood, too deeply planted
60		*Ostrya ongygnia*	Common Smokebush	12.0	2.0		Poor-Fair		2.4	Injure	Adjacent property: 371 Waterloo Regional Rd 9	Poor structure, spanning
61		*Celtis occidentalis*	Common Hackberry	16.0	2.8		Good		2.4	Preserve	ROW	Immature, healthy
62		*Celtis occidentalis*	Common Hackberry	12.0	2.0		Good		2.4	Preserve	ROW	Immature, healthy
63		*Celtis occidentalis*	Common Hackberry	12.0	2.0		Good		2.4	Preserve	ROW	Immature, healthy
64		*Picea pungens*	Blue Spruce	27.0	2.3		Good		2.4	Injure	Private	Healthy, balanced
65		*Picea pungens*	Blue Spruce	30.0	2.3		Good		2.4	Remove	Private	Healthy, balanced
66		*Picea pungens*	Blue Spruce	38.0	2.5		Good		2.4	Injure	Private	Healthy, balanced
67		*Acer platanoides*	Norway Maple	17.0	2.3		Fair		2.4	Remove	Private	Frost cracking, minor decay, general dieback, deadwood
68		*Picea pungens*	Blue Spruce	34.0	2.5		Good		2.4	Injure	Private	Healthy, minor deadwood, minor basal mechanical damage
69		*Picea pungens*	Blue Spruce	33.0	2.3		Good		2.4	Remove	Private	Healthy, minor deadwood, minor basal mechanical damage
70		*Picea pungens*	Blue Spruce	30.0	2.3		Good		2.4	Preserve	Private	Healthy, minor deadwood, minor basal mechanical damage
A		*Acer saccharinum x rubrum*	Hybrid Soft Maple	60-65	6.0		Good		4.2	Preserve	Adjacent property: 356 Culpepper Pl	
B		*Pinus sylvestris*	Scots Pine	15-20	1.0		Fair		2.4	Preserve	Adjacent property: 356 Culpepper Pl	Imbalanced
C		*Pinus sylvestris*	Scots Pine	25-30	1.3		Good		2.4	Preserve	Adjacent property: 356 Culpepper Pl	Imbalanced
D		*Picea glauca*	White Spruce	5-10cm	0.5		Good		1.8	Preserve	Adjacent property: 356 Culpepper Pl	Immature, healthy
E		*Pinus nigra*	Austrian Pine	5-10cm	0.5		Good		1.8	Preserve	Adjacent property: 356 Culpepper Pl	Immature, healthy
F		*Rhamus cathartica*	Common Buckthorn	5-10cm	1.0		Good		1.8	Preserve	Adjacent property: 356 Culpepper Pl	Immature, healthy
G		*Acer platanoides*	Norway Maple	50-60	9.0	Co-Dominant			3.6	Preserve	Adjacent property: 356 Culpepper Pl	Included bark, codominant, minor deadwood
H		*Thuja occidentalis "Emerald"*	Emerald Cedar (Hedge)	6.0	1.5				1.8	Preserve	Adjacent property: 356 Culpepper Pl	5 Specimens
I		*Acer negundo*	Boxelder Maple	20-25	4.5	Co-Dominant	Poor		2.4	Injure	Adjacent property: 362 Culpepper Pl	Sprouting, deadwood, leaning, codominant
J		*Rhamus cathartica*	Common Buckthorn	5-10cm	1.0		Fair		1.8	Injure	Adjacent property: 362 Culpepper Pl	
K		*Rhamus cathartica*	Common Buckthorn	5-10cm	1.0		Fair		1.8	Injure	Adjacent property: 362 Culpepper Pl	
L		*Acer negundo*	Boxelder Maple	25-30	3.0		Poor		2.4	Injure	Private	Broken leader, leaning, significant decay
M		*Ulmus pumila*	Siberian Elm	20-25	2.8		Fair		2.4	Injure	Adjacent property: 362 Culpepper Pl	Fence obstruction
N		*Juglans nigra*	Eastern American Black Walnut	35-40	3.0		Good		2.4	Injure	Adjacent property: 362 Culpepper Pl	Fence obstruction
O		*Acer platanoides*	Norway Maple	15-20	2.3		Poor-Fair		2.4	Injure	Private - at property line	Broken leader, fence obstruction
P		*Juglans cinerea x Juglans spp.*	Hybrid Butternut	20.0	2.5		Poor		2.4	Injure	Adjacent property: 362 Culpepper Pl	Significant deadwood, canker present, multi stemmed
*Q		*Ulmus pumila*	Siberian Elm	51.0	8.5		Poor		3.6	Injure	Private - at property line	Poor structure, imbalanced, deadwood
R		*Ulmus pumila*	Siberian Elm	18.0	2.5		Good		2.4	Injure	Adjacent property: 362 Culpepper Pl	Lion tailed

* Indicates Tree Requiring Removal Permit



Keyplan NTS

Project

ERB MURB

359-369 Erb St W.
Waterloo, ON, N2L 1W4

Client

SAVIC HOMES

1430 Highland Rd W,
Kitchener, ON, N2N 3K6

Issue / Revisions

No.	Description	Date
1	Issued for ZBA	2024-10-15
2	Issued for OPA/ZBA	2025-03-25
3	Issued for OPA/ZBA - Resubmission 01	2026-03-25

Seal

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE LANDSCAPE ARCHITECT.

PROJECT NORTH NORTH

Designed By TB/MC
Drawn By MAK
Checked By DL

The Planning Partnership
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General Notes

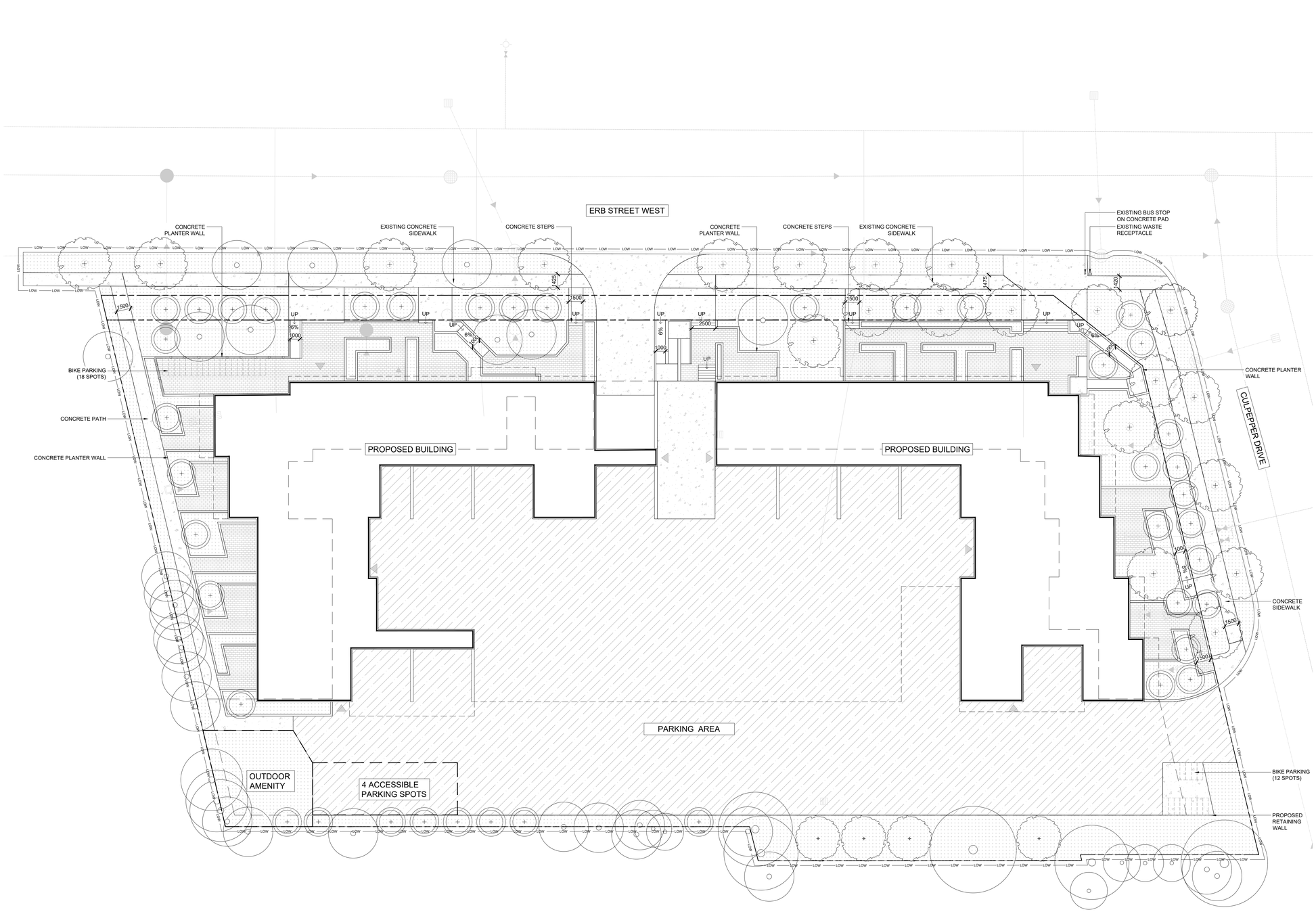
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VEGETATION MANAGEMENT DETAILS

Scale: NTS

Proj. No.: 2587

Drawing No.: LT200

File Location: m:\2025\02587\Drawings\Engineering Drawings\Engineering Drawings\Engineering Manual\Engineering Manual 2020\Details
2026-03-26 2587-LT100 - VMP.DWG



LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- BUILDING FOOTPRINT
- SLAB BELOW
- CANOPY ABOVE
- STRUCTURAL SOIL
- METAL HANDRAIL
- CONCRETE PAVING (SRI > 29)
- ASPHALT PAVING
- UNIT PAVING
- PLANTING BED
- EXISTING TREE TO REMAIN (SYMBOL SIZE MAY VARY)
- PROPOSED DECIDUOUS CANOPY TREE
- ROOTBALL
- PROPOSED SHRUB

NOTES:

1. MIN. 50 % OF ALL NON-ROOF HARDSCAPE WILL BE HIGH-ALBEDO PAVERS (SRI 29 OR HIGHER).

01 LL100 LANDSCAPE PLAN - GROUND FLOOR
SCALE 1:200



Keyplan NTS

Project

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ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
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OALA
MEMBER

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PROJECT NORTH NORTH

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Drawn By MAK

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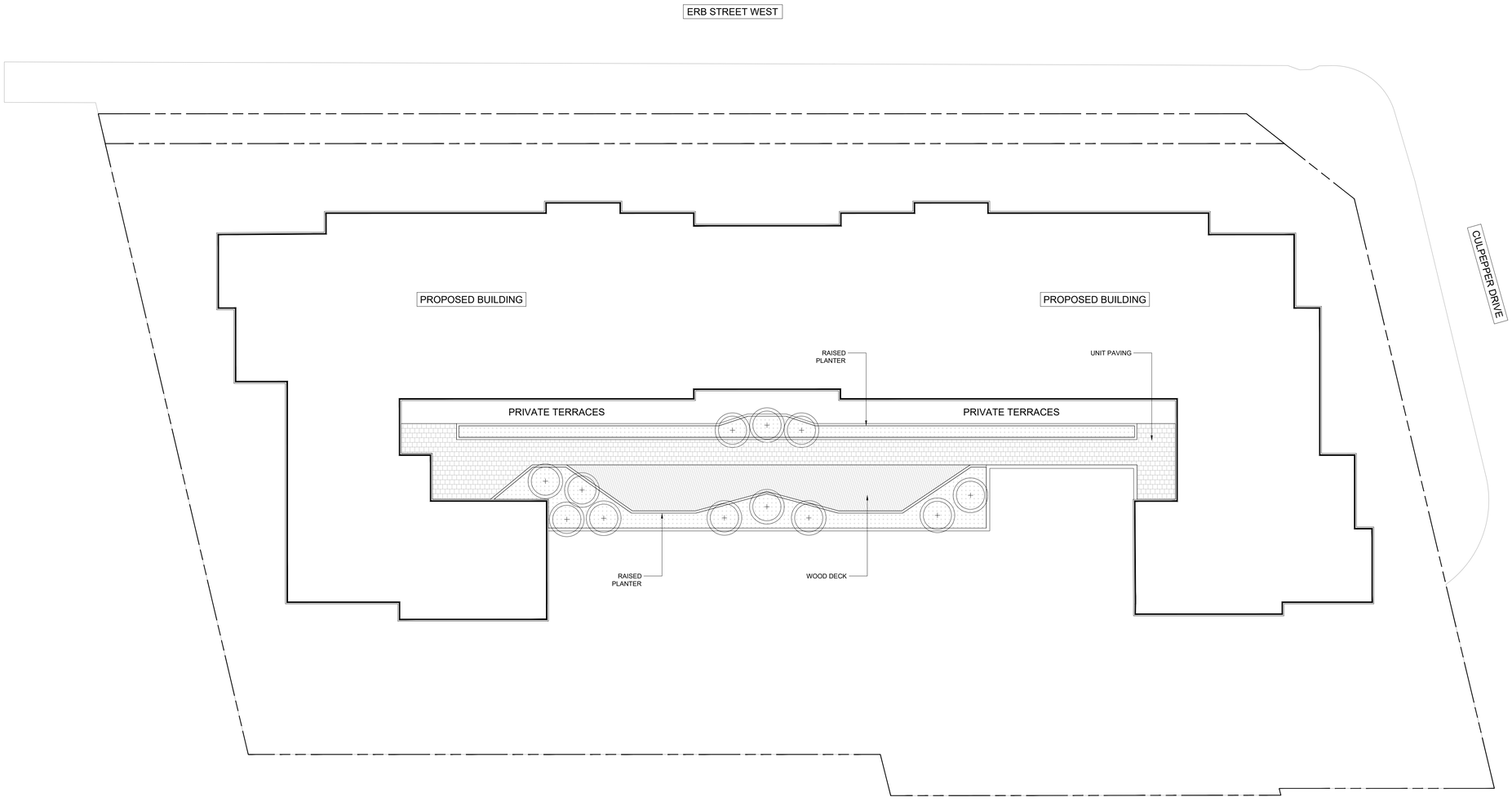
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LANDSCAPE PLAN - GROUND FLOOR

Scale: 1:200

Proj. No.: 2587

Drawing No.: LL100

2026-03-25 2587-LL100 - LANDSCAPE GT.DWG



LEGEND

- PROPERTY LINE
- UNIT PAVING (SRI > 29)
- WOOD DECK
- PLANTING BED
- PROPOSED SHRUB



Keyplan NTS

Project

ERB MURB

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Waterloo, ON, N2L 1W4

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SAVIC HOMES

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Issue / Revisions

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PROJECT NORTH NORTH

Designed By TB/MC

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General Notes

NOTES:

1. MIN. 50 % OF ALL NON-ROOF HARDSCAPE WILL BE HIGH-ALBEDO PAVERS (SRI 29 OR HIGHER).

Drawing Title:

LANDSCAPE PLAN - 04 FLOOR AMENITY

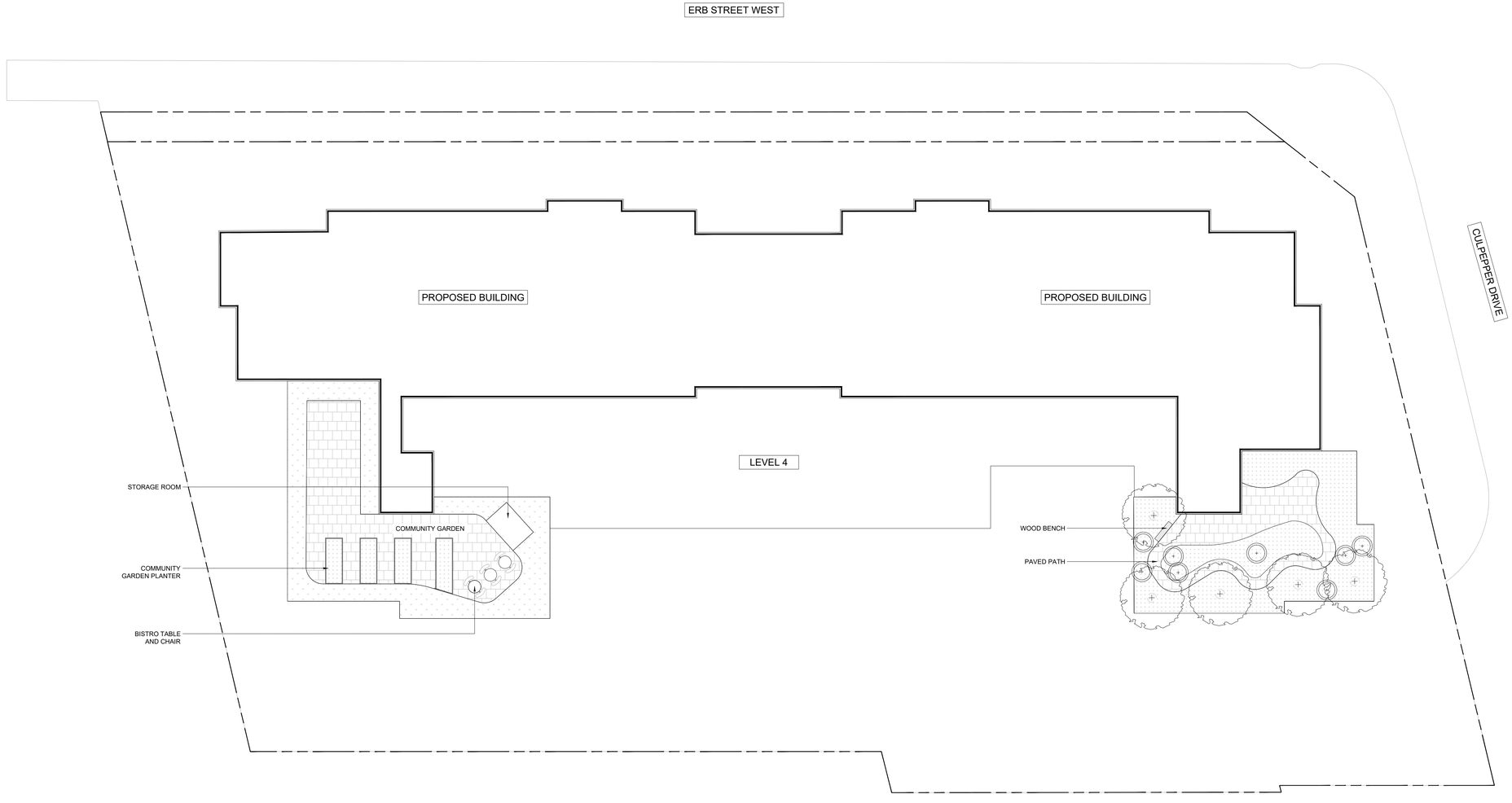
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Proj. No.: 2587

Drawing No.: LL101

01 LL101 LANDSCAPE PLAN - 04 FLOOR AMENITY
SCALE 1:200

2026-03-25 2587 LL101 LANDSCAPE - 04 FL AMENITY.DWG



LEGEND

- PROPERTY LINE
- UNIT PAVING (SRI > 29)
- GREEN ROOF
- PLANTING BED
- PROPOSED TREE
- ROOTBALL
- PROPOSED SHRUB

NOTES:

1. MIN. 50 % OF ALL NON-ROOF HARDSCAPE WILL BE HIGH-ALBEDO PAVERS (SRI 29 OR HIGHER).

01 LL102 LANDSCAPE PLAN - 05 FLOOR AMENITY
SCALE 1:200



Keyplan NTS

Project

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3	Issued for OPA/ZBA - Resubmission 01	2026-03-25

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PROJECT NORTH NORTH

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Drawn By MAK

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General Notes

Drawing Title:
LANDSCAPE PLAN - 07 FLOOR AMENITY

Scale: 1:200

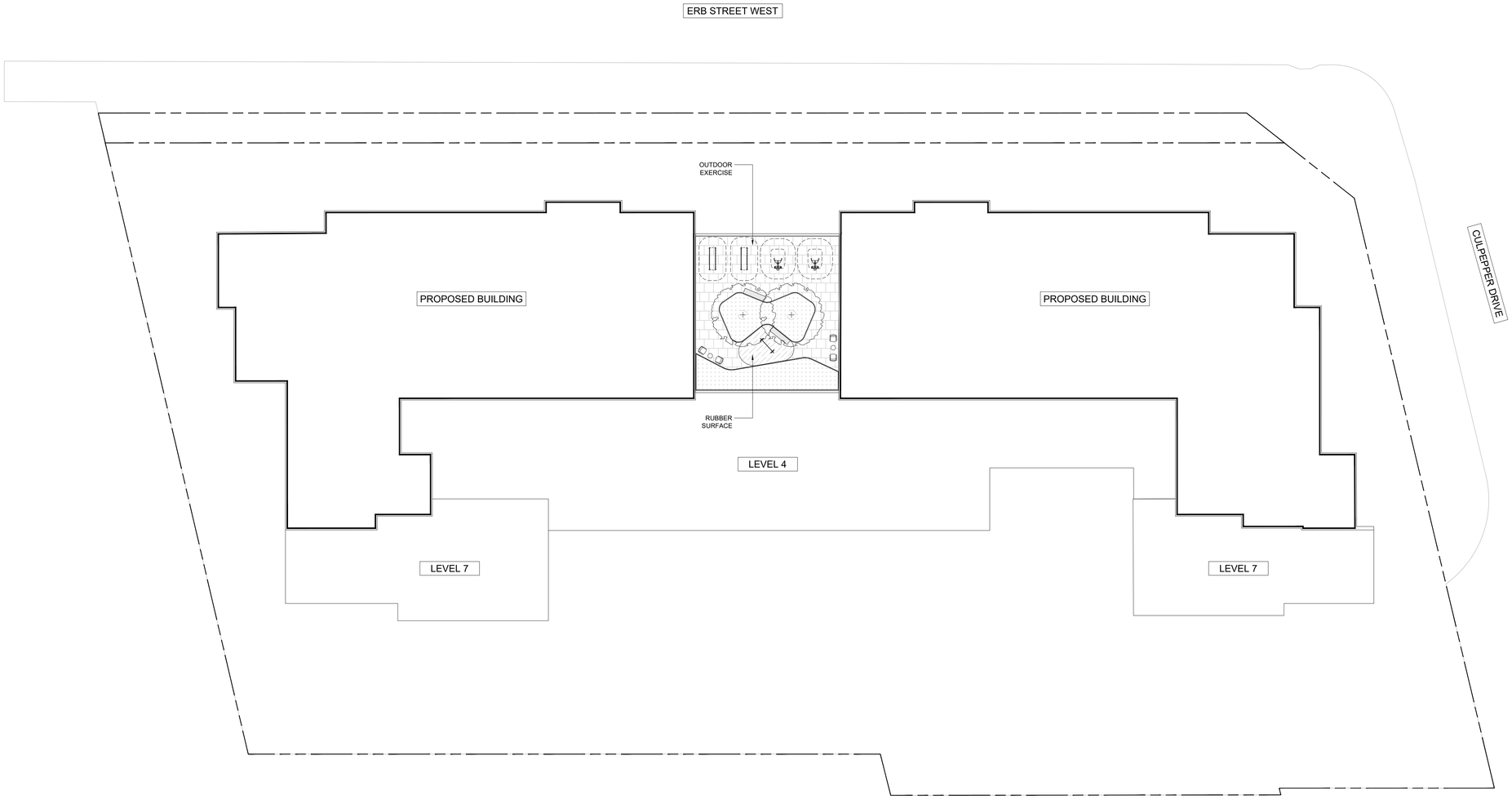
Proj. No.: 2587

Drawing No.: LL102

2500-0526 2587 LL102 LANDSCAPE - 07 FL AMENITY.DWG

LEGEND

- PROPERTY LINE
- UNIT PAVING (SRI > 29)
- PLANTING BED
- RUBBER SURFACE
- PROPOSED TREE
- ROOTBALL



NOTES:

1. MIN. 50 % OF ALL NON-ROOF HARDSCAPE WILL BE HIGH-ALBEDO PAVERS (SRI 29 OR HIGHER).

01 LL103 LANDSCAPE PLAN - 07 FLOOR AMENITY
SCALE 1:200



Keyplan NTS

Project

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SAVIC HOMES

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ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO
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OALA
MEMBER

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PROJECT NORTH NORTH

Designed By TB/MC
Drawn By MAK
Checked By DL

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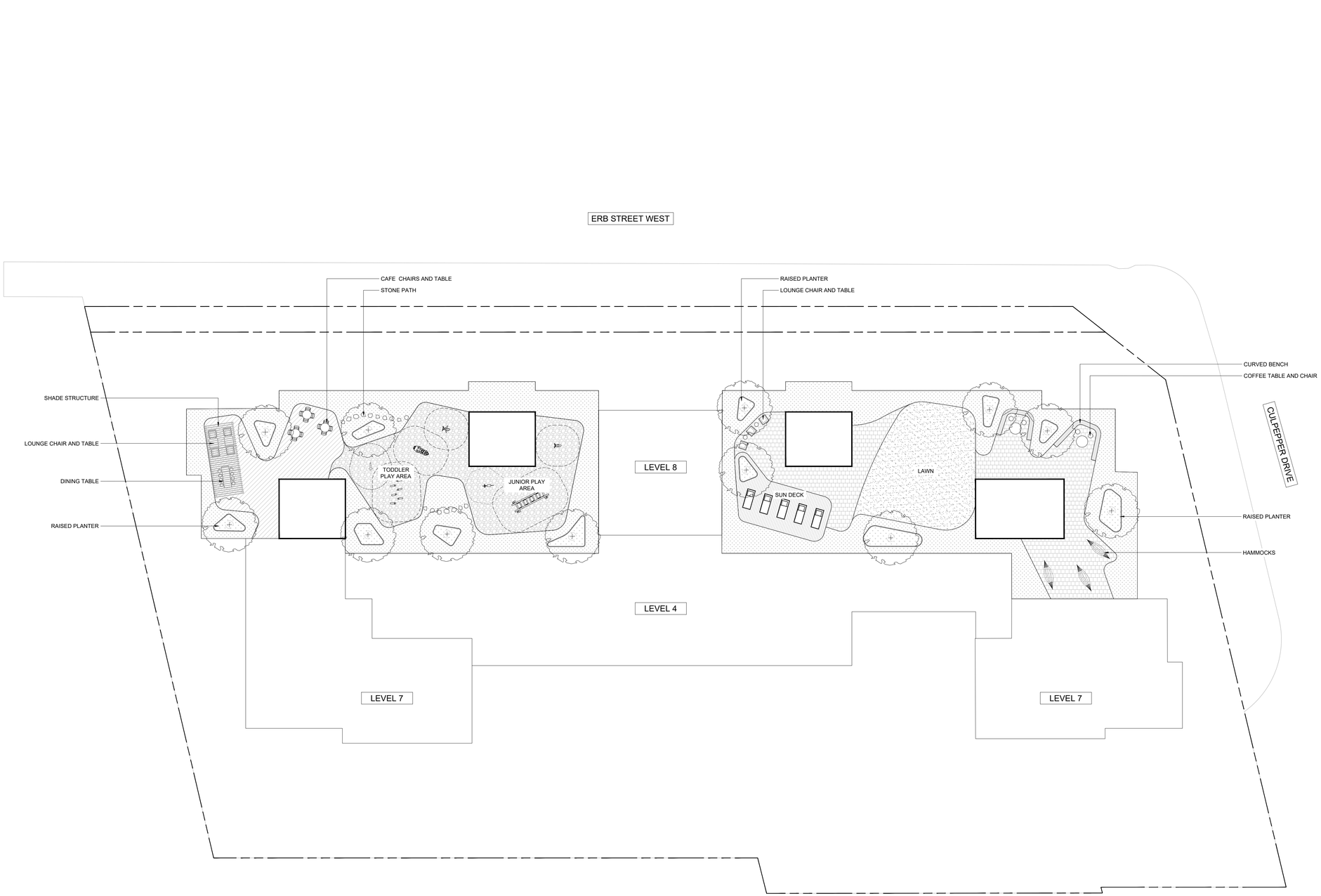
Drawing Title:
LANDSCAPE PLAN - 08 FLOOR AMENITY

Scale: 1:200

Proj. No.: 2587

Drawing No.: LL103

2026-03-26 2587 LL103 - LANDSCAPE - 08 FL AMENITY.DWG



LEGEND

- PROPERTY LINE
- UNIT PAVING (SRI > 29)
- WOOD DECK
- GRANULAR PAVING
- GREEN ROOF
- PLANTING BED
- PROPOSED DECIDUOUS CANOPY TREE
- ROOTBALL
- PROPOSED SHRUB

NOTES:

1. MIN. 50 % OF ALL NON-ROOF HARDSCAPE WILL BE HIGH-ALBEDO PAVERS (SRI 29 OR HIGHER).

01 LL104 LANDSCAPE PLAN - 08 FLOOR AMENITY
SCALE 1:200



Keyplan NTS

Project

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General Notes

Drawing Title:
LANDSCAPE PLAN - ROOFTOP AMENITY

Scale: 1:200

Proj. No.: 2587

Drawing No.: LL104

2026-03-25 2587-LL104 | LANDSCAPE ROOFTOP AMENITY PLANS