

2612, 2616, 2620, & 2628 Richmond Rd Resubmission Application

Summary of Landscape Revisions

1. Revised surface parking design incorporates permeable pavers laid in a distinct paving pattern to enhance visual interest and support sustainable stormwater management. Trees are strategically planted between parking stalls to break up the scale of continuous parking areas, providing shade and softening the overall landscape. (L-1.01)
2. Planting zones were expanded, and a pollinator planting area was added to support ecological function. (L-1.01, L-1.02, L-2.01)
3. Permeable paving with an underground reservoir has been consolidated beneath the driveway area. (L-1.01, L-1.05, L-2.01)
4. Structural soil is provided beneath parking stalls to support healthy tree growth. (L-1.06, L-2.01)
5. The boulevard along Richmond Road has been widened, providing additional trees, soil volume, and sod lawn area. (L-1.01, L-1.06, L-2.01)
6. The access paths from the private units to the public sidewalk along Carrick Street have been revised and consolidated. (L-1.01)
7. The patio layout was revised to accommodate structural soil for replacement trees and to comply with siting requirements. (L-1.01, L-1.06)
8. The tree planting layout was updated to provide a 1.5 m setback from the property line. (L-1.02)
9. Revised soil volume calculations and updated extent of structural soil. (L-1.06)
10. Updated preliminary sizing calculations for permeable paving and the reservoir, including adjusted reservoir depth, sizing factor, and required reservoir area. (L-1.05)
11. Updated the total number of replacement tree plantings to match the arborist report. (L-0.01)
12. Structural soil was added beneath the plaza area outside of the CRU. (L-1.06, L-2.01)
13. Revised roof layout and program. (L-1.03, L-1.04, L-2.02)