



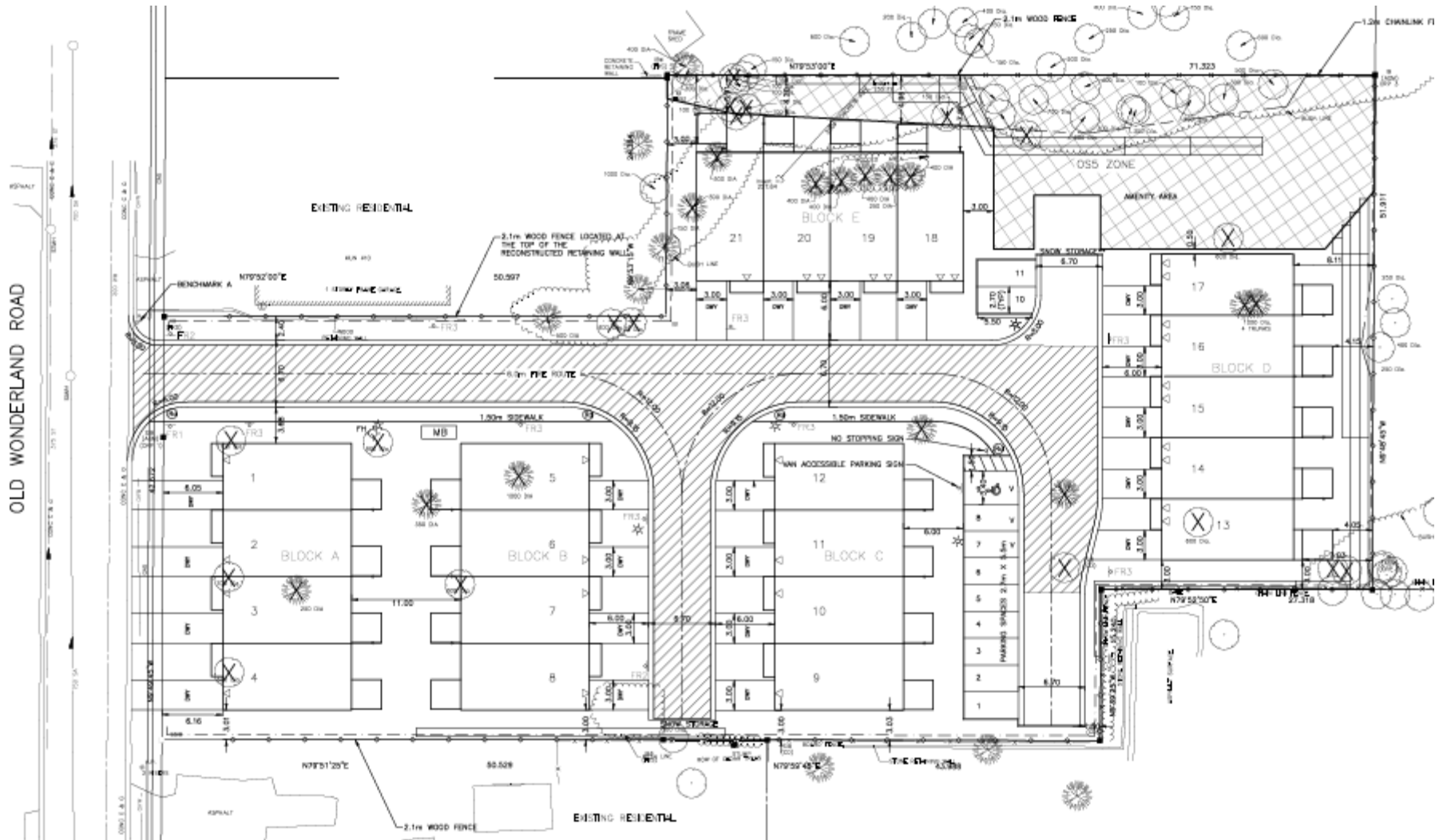
SPA20-103: 414-418 Old Wonderland Road



Four Fourteen Inc.
December 13, 2021



Slide 1 - Development Proposal





Slide 2 - Development Proposal



Townhouse Elevations

Stacked Townhouse Elevations





Slide 3 - Development Proposal

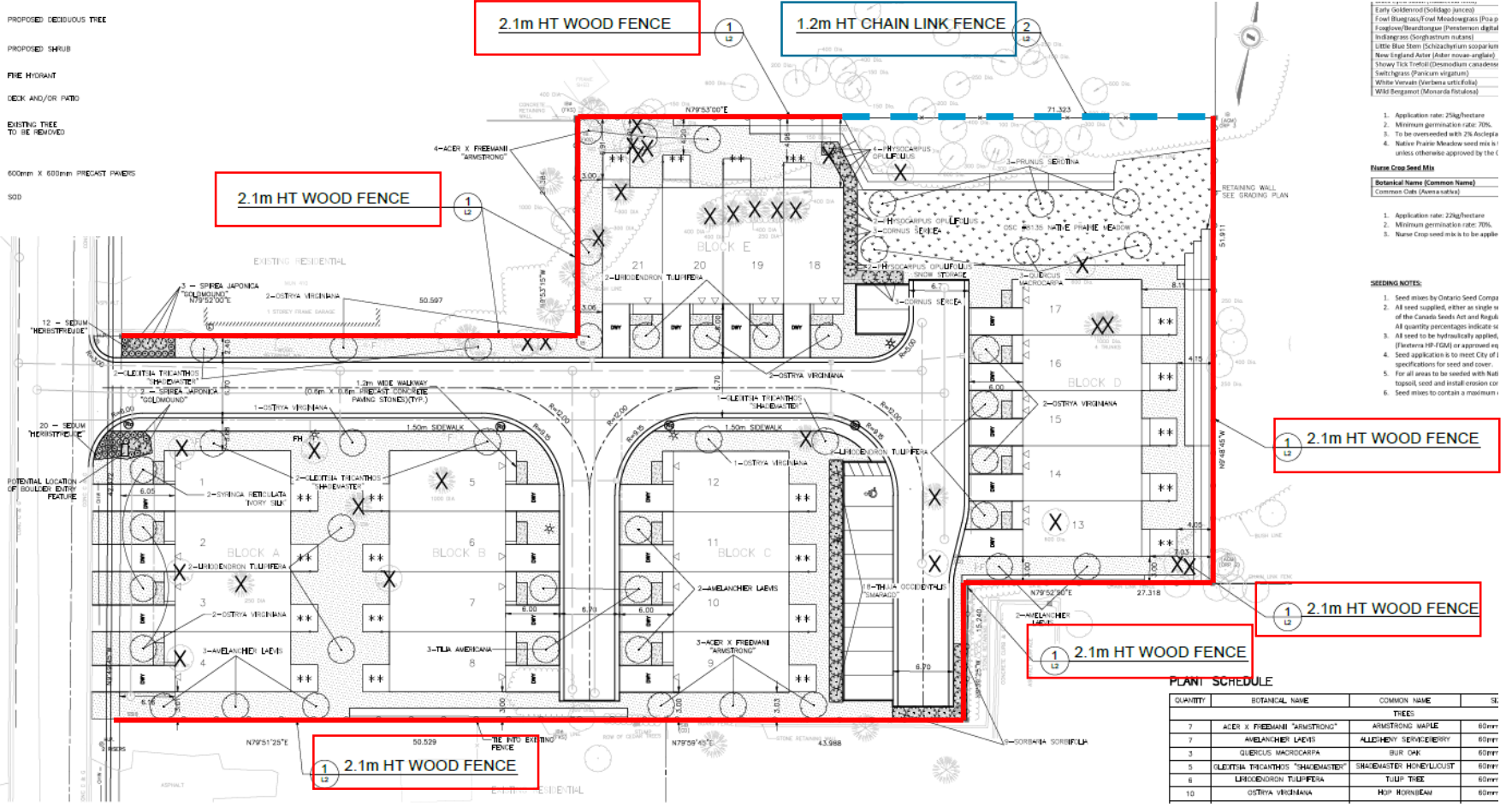
- Rezoned in 2021 to permit the proposed cluster townhouse development (townhouse and stacked townhouses)
- Maximum Density: 60 units per hectare
 - Proposed: 29 units (50 units per hectare)
- Parking: 53 parking stalls proposed
 - Conforms to the regulations of the Zoning By-law
 - Visitor parking provided
- Lot Coverage: 45% maximum
 - Proposed: 33.4%
- Landscape Open Space: 30% minimum required
 - Proposed: 38.3%



Slide 4 - Council Resolution

- Board-on-board fencing around the perimeter of the site
- Feature restoration and compensation
- The development agreement is to be clear that the restoration and compensation areas are to be protected in a natural state and not manicured
- Creation of a small berm along the edges of the storage area to direct flows back to the road surface

Slide 5 - Landscape Plan



- 1. Application rate: 25kg/ha tree
 - 2. Minimum germination rate: 70%
 - 3. To be overlaid with 2% Acrylics
 - 4. Native Prairie Mixtures seed mix unless otherwise approved by the City
- Native Crop Seed Mix**

- Botanical Name (Common Name)**
- Common Oils (Avena sativa)**
1. Application rate: 25kg/ha tree
 2. Minimum germination rate: 70%
 3. Native Crop seed mix is to be applied

- SEEDING NOTES:**
1. Seed mixes by Ontario Seed Company
 2. All seed supplies, either as single or of the Canada Seeds Act and Regs All quantity percentages indicate seed to be hydrothermally applied, (Fertens 10-15M) or approved eq
 3. Seed application is to meet City of L specifications for seed and cover.
 4. For all areas to be seeded with Nutri topsoil, seed and install erosion cov
 5. Seed mixes to contain a maximum of

PLANT SCHEDULE

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
7	ALER X FRIEDMANI "ARMSTRONG"	ARMSTRONG MAPLE	60mm
7	AVBLANCHER LAENS	ALLEMANY SIBYRIAN	60mm
3	QUERBUS MACROCARPA	BUR OAK	60mm
5	LEITIA TRICANTHOS "HAZARDER"	SNAGMASTER HONEYLOCUST	60mm
6	LIRIODENDRON TULIPEA	TULIP TREE	60mm
10	OSTRYA VIRGINIANA	HOP HORNBEAM	60mm