

FIRST CAPITAL  
2451-2495 DANFORTH AVENUE

Site Address  
2451 Danforth Avenue,  
Toronto, ON M4C 1L1



CLIENT

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ARCHITECT

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Toronto, Ontario  
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WIND CONSULTANT

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PLANNING CONSULTANT

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ARBORIST

Kuntz Forestry  
146 Lakeshore Road West  
Oakville, ON  
L6K 0B3  
T: 289 837 1871

DRAWING LIST

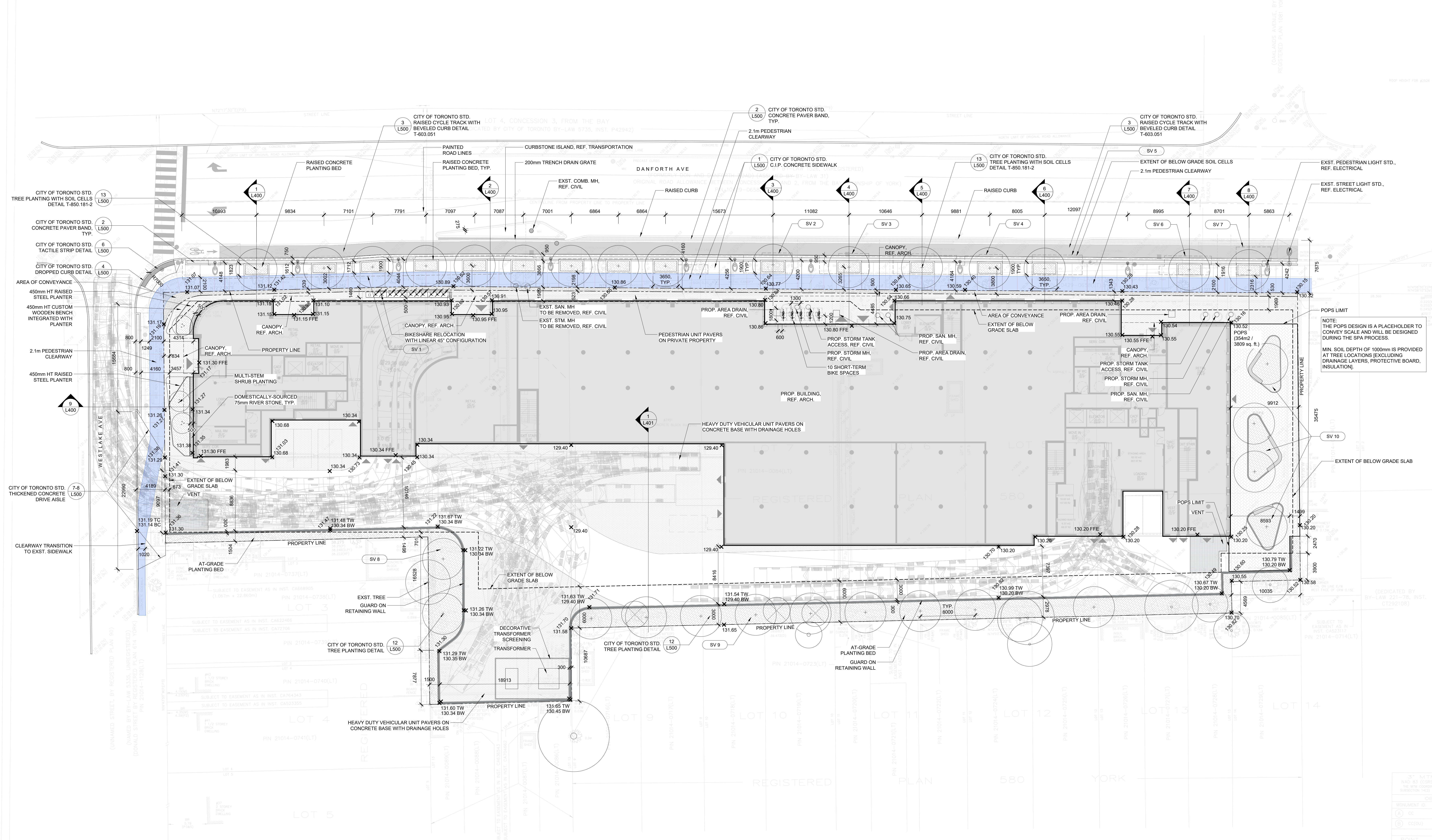
L100 LANDSCAPE LAYOUT PLAN  
L101 SOIL VOLUME PLAN  
L300 PLANTING PLAN  
L400-401 LANDSCAPE SECTIONS  
L500 LANDSCAPE DETAILS

SUBMISSIONS

2025-09-10 REISSUED FOR OPA AND ZBA  
2024-12-13 REISSUED FOR OPA AND ZBA  
2024-10-28 ISSUED FOR OPA AND ZBA



STATISTICS TEMPLATE									
Toronto Green Standard Version 4.0									
Total Site Area: 7,629 m²									
Total Soil Volume (Proposed): 1,387 m³ (POPS: 260.1 m³)									
Total Soil Volume (Required): 1,387 m³									
SOIL VOLUME FOR TREE PLANTING									
Soil Bed #	Location (City ROW, Private, etc.)	Soil Area (m²)	Soil Depth (m)	Soil Cell Size	Soil Volume (m³)	Tree Quantity	Soil Volume per Tree (m³)	Irrigation Provided (Yes/No)	Hard Surface or Soft Surface
1	ROW	179.91	1.6	4X	287.9	9	32.0	No	Soft
2	ROW	20.11	1.6	4X	32.2	1	32.2	No	Soft
3	ROW	20.35	1.6	4X	32.6	1	32.6	No	Soft
4	ROW	43.41	1.6	4X	69.5	2	34.7	No	Soft
5	ROW	21.00	1.6	4X	33.6	1	33.6	No	Soft
6	ROW	19.28	1.6	4X	30.8	1	30.8	No	Soft
7	ROW	19.44	1.6	4X	31.1	1	31.1	No	Soft
8	Private	134.82	1.2		161.8	2	80.9	Yes	Soft
9	Private	279.70	1.6		447.5	11	40.7	Yes	Soft
10	POPS	68.90	1.2		82.7				Soft
	POPS	221.75	0.8	2X	177.4	4	65.0	Yes	Soft
Totals		1028.7			1387.0	33			



- NOTES
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LEGEND

- EXISTING TREE TO BE REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE (ADEQUATE SOIL VOLUME)
- EXTENT OF SOIL VOLUME
- 2.1m PEDESTRIAN CLEARWAY
- UNIT PAVING
- PLANTING BED
- AREA OF CONVEYANCE

ISSUE

10	2025-06-10	REISSUED FOR OPA AND ZBA
9	2025-04-22	ISSUED FOR COORDINATION
8	2025-04-07	ISSUED FOR COORDINATION
7	2024-12-13	REISSUED FOR OPA AND ZBA
6	2024-10-28	ISSUED FOR OPA AND ZBA

ASSOCIATION OF LANDSCAPE ARCHITECTS  
ONARIO  
JRS  
Janet Rosenberg & Studio Inc.  
148 Richmond Avenue  
Toronto, Ontario  
M5R 2S5 Canada

CLIENT: FIRST CAPITAL

PROJECT: 2451-2495 Danforth  
2451-2495 Danforth Avenue, Toronto, ON M5R 2J5

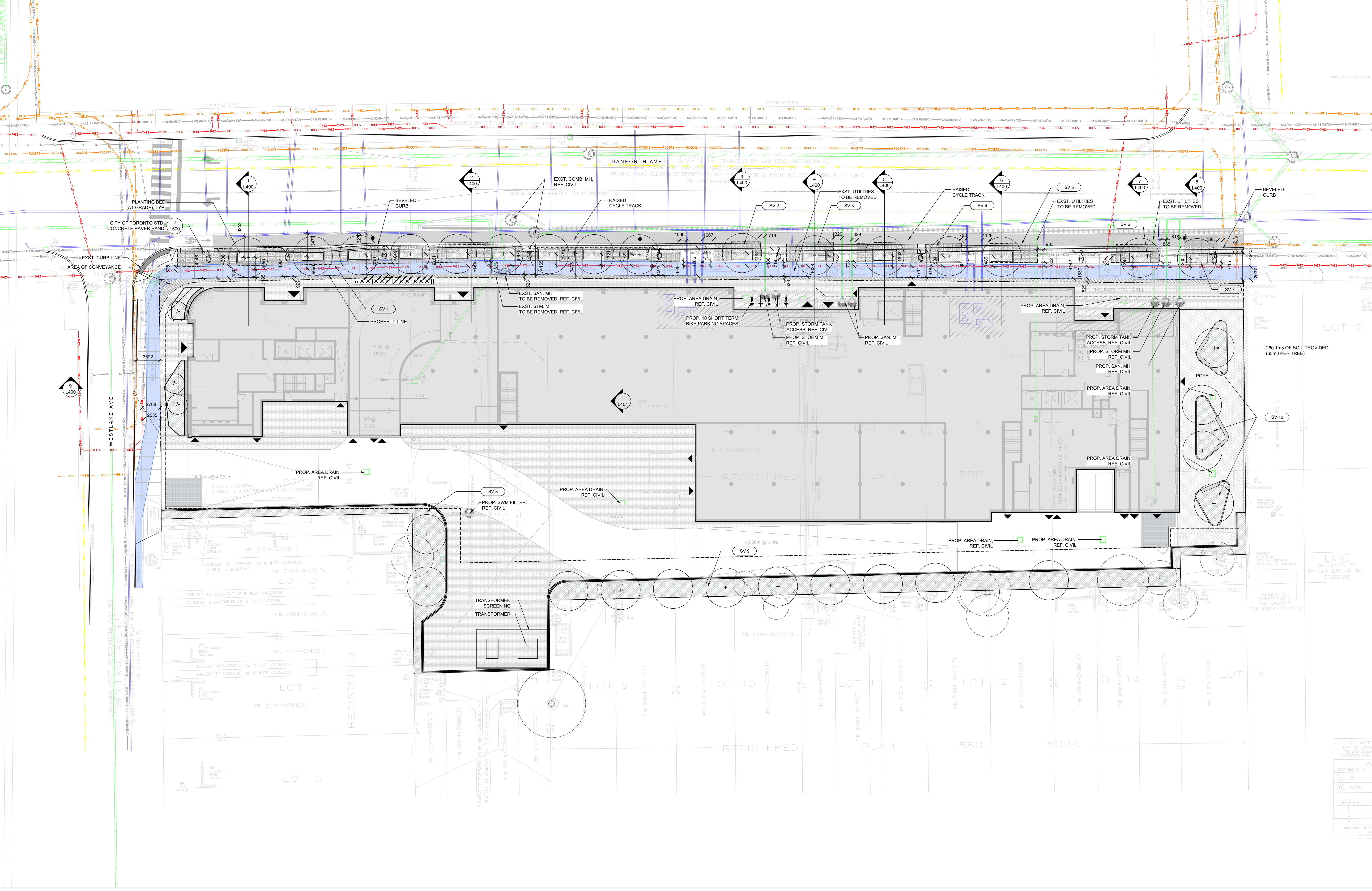
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SCALE: 1:200  
DRAWN: OV  
CHECKED: NG  
PROJECT NUMBER: 22-030  
DRAWING DATE: 2024-08-13  
DRAWING NUMBER:

L100



STATISTICS TEMPLATE									
Toronto Green Standard Version 4.0									
Total Site Area: 7,629 m²									
Total Soil Volume (Proposed): 1,387 m³ (POPS: 260.1 m³)									
Total Soil Volume (Required): 1,387 m³									
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LEGEND

- HYDRO
- TELECOMMUNICATION
- GAS
- STORM WATER
- WATER
- SANITARY
- COMBINED SEWER
- UTILITIES TO BE REMOVED
- EXISTING TREE TO BE REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE (ADEQUATE SOIL VOLUME)
- EXTENT OF SOIL VOLUME
- 2.1m PEDESTRIAN CLEARWAY
- AREA OF CONVEYANCE

ISSUE

10	
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3	2025-09-10 REISSUED FOR OPA AND ZBA
2	2024-12-13 REISSUED FOR OPA AND ZBA
1	2024-10-28 ISSUED FOR OPA AND ZBA

ASSOCIATION OF LANDSCAPE ARCHITECTS

JRS Janel Rosenberg & Studio Inc.

CLIENT: FIRST CAPITAL

PROJECT: 2451-2495 Danforth

2451-2495 Danforth Avenue, Toronto, ON M8R 2J5

DRAWING TITLE: SOIL VOLUME AND UTILITY LAYOUT PLAN

SCALE: 1:200

DRAWN: OV

CHECKED: NG

PROJECT NUMBER: 22-030

DRAWING DATE: 2024-08-13

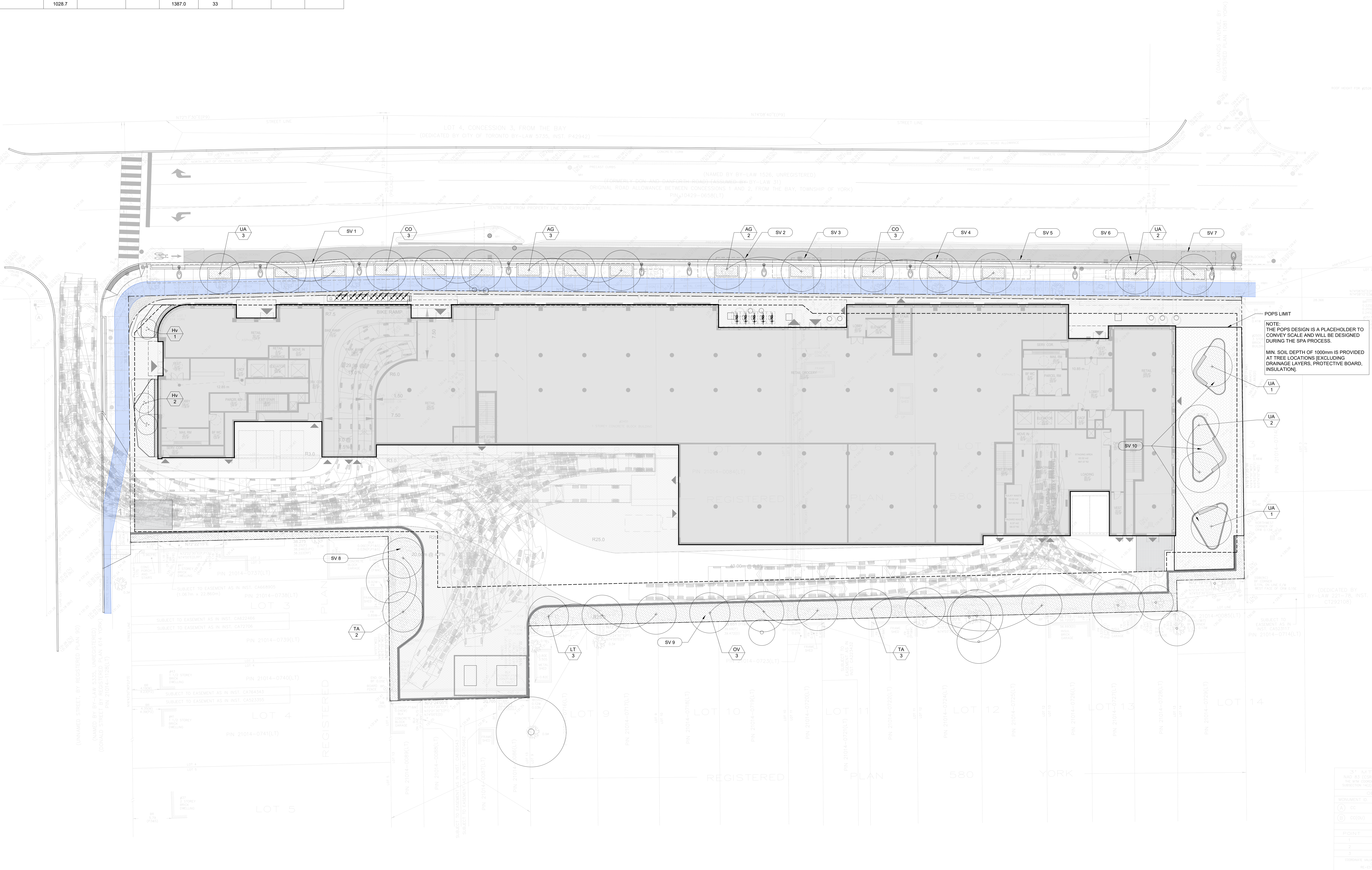
DRAWING NUMBER:

L101



STATISTICS TEMPLATE										
Toronto Green Standard Version 4.0										
Total Site Area: 7,629 m²										
Total Soil Volume (Proposed): 1,387 m³ (POPS: 260.1 m³)										
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	POPS	221.75	0.8	2X	177.4				Soft	
Totals		1028.7			1387.0	33				

PLANT LIST								
Quantity	Key	Botanical	Common	Spacing	Specification / Notes	Native to Southern Ontario	Native to North America, Hybrids and Cultivars	Drought Tolerant
5	AG	<i>Aesculus glabra</i>	Ohio Buckeye	Refer to plan	70mm WB	Y		Y
6	CO	<i>Celtis occidentalis</i>	Common Hackberry	Refer to plan	70mm WB	Y		Y
3	LT	<i>Liriodendron tulipifera</i>	Tulip Tree	Refer to plan	70mm WB	Y		
3	OV	<i>Ostrya virginiana</i>	Ironwood	Refer to plan	70mm WB	Y		
5	TA	<i>Tilia americana</i>	Basswood	Refer to plan	70mm WB	Y		Y
9	UA	<i>Ulmus americana</i> 'Valley Forge'	Valley Forge White Elm	Refer to plan	70mm WB		Y	Y
Shrubs								
3	Hv	<i>Hamamelis virginiana</i>	Witchhazel	Refer to plan	150cm WB	Y		



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  - PROPOSED TREE (ADEQUATE SOIL VOLUME)
  - 2.1m PEDESTRIAN CLEARWAY
  - UNIT PAVING
  - PLANTING BED
  - AREA OF CONVEYANCE

ISSUE

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1 2025-09-10 REISSUED FOR OPA AND ZBA



**JRS** Janet Rosenberg & Studio Inc.  
CLINT: FIRST CAPITAL

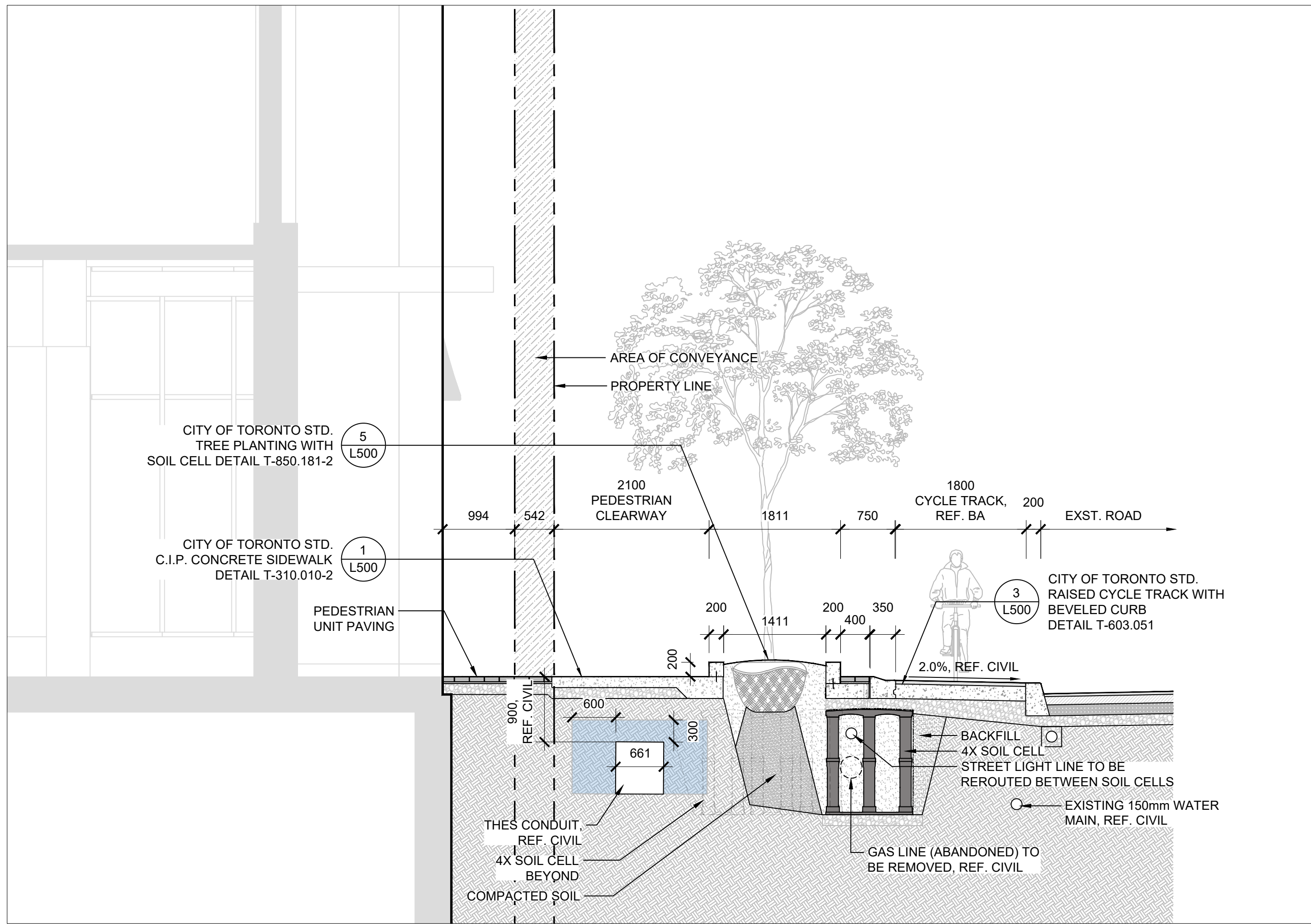
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2451-2495 Danforth Avenue, Toronto, ON M4R 2J5

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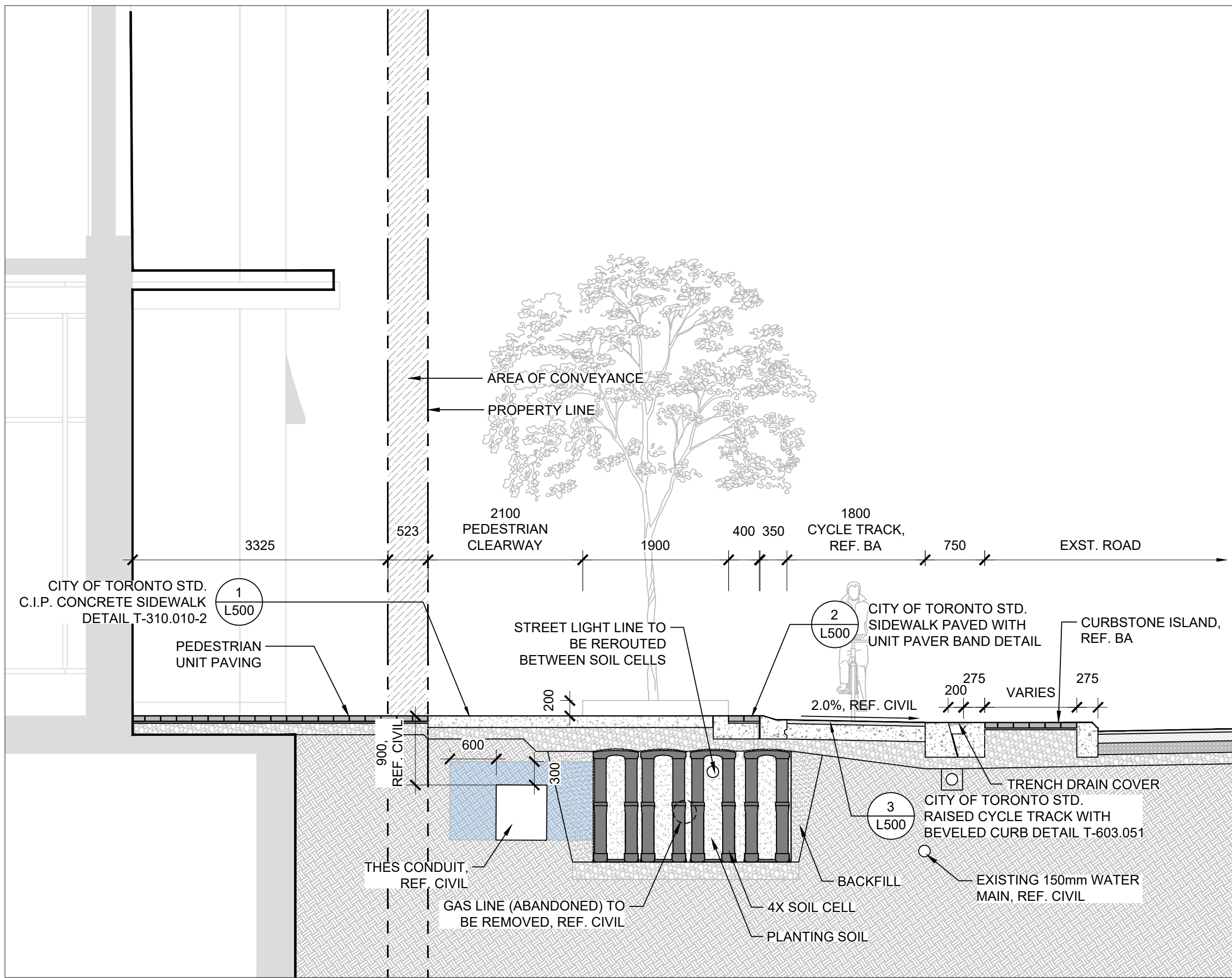
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PROJECT NUMBER: 22-030  
DRAWING DATE: 2025-09-10  
DRAWING NUMBER:

L300

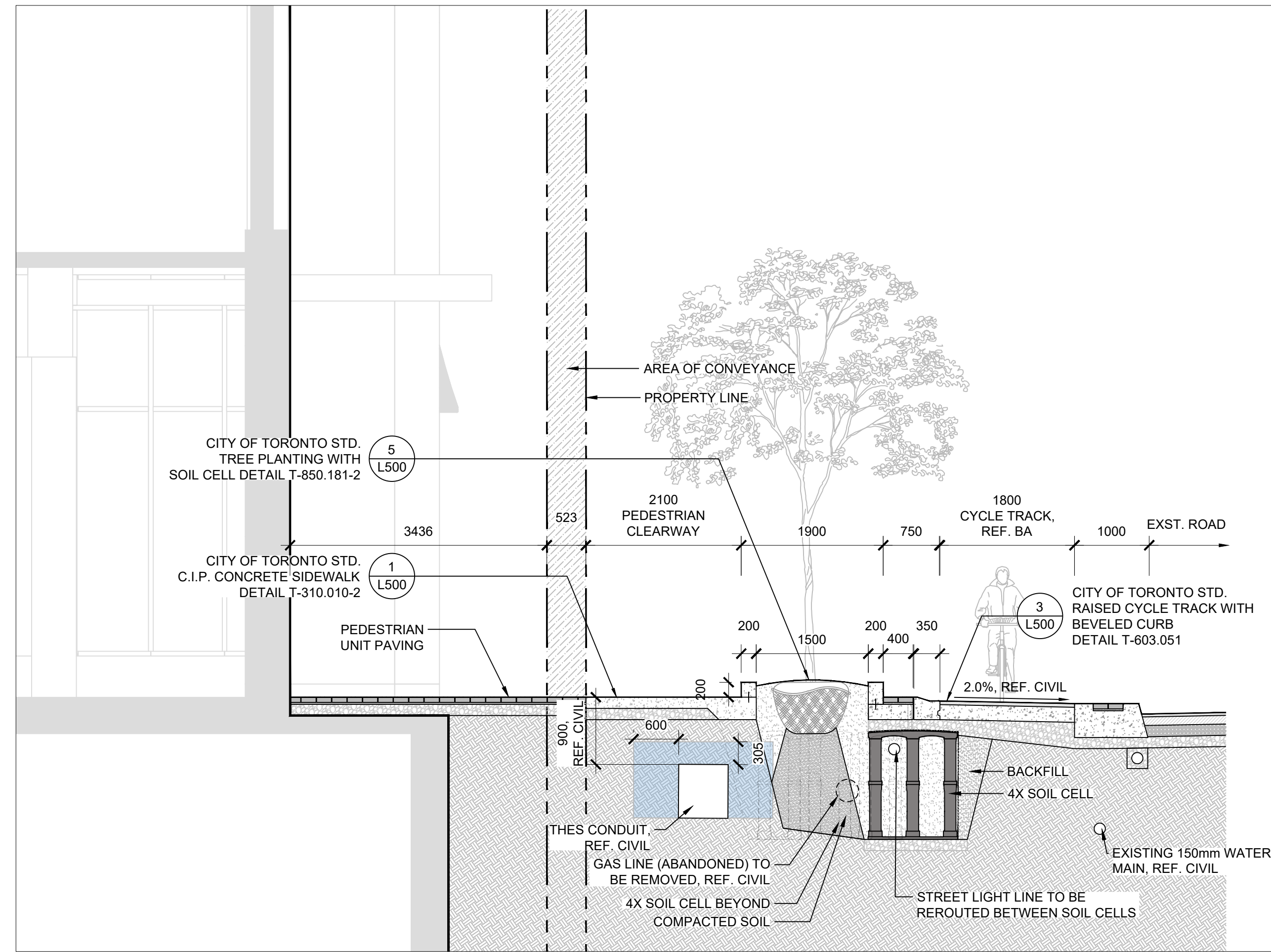




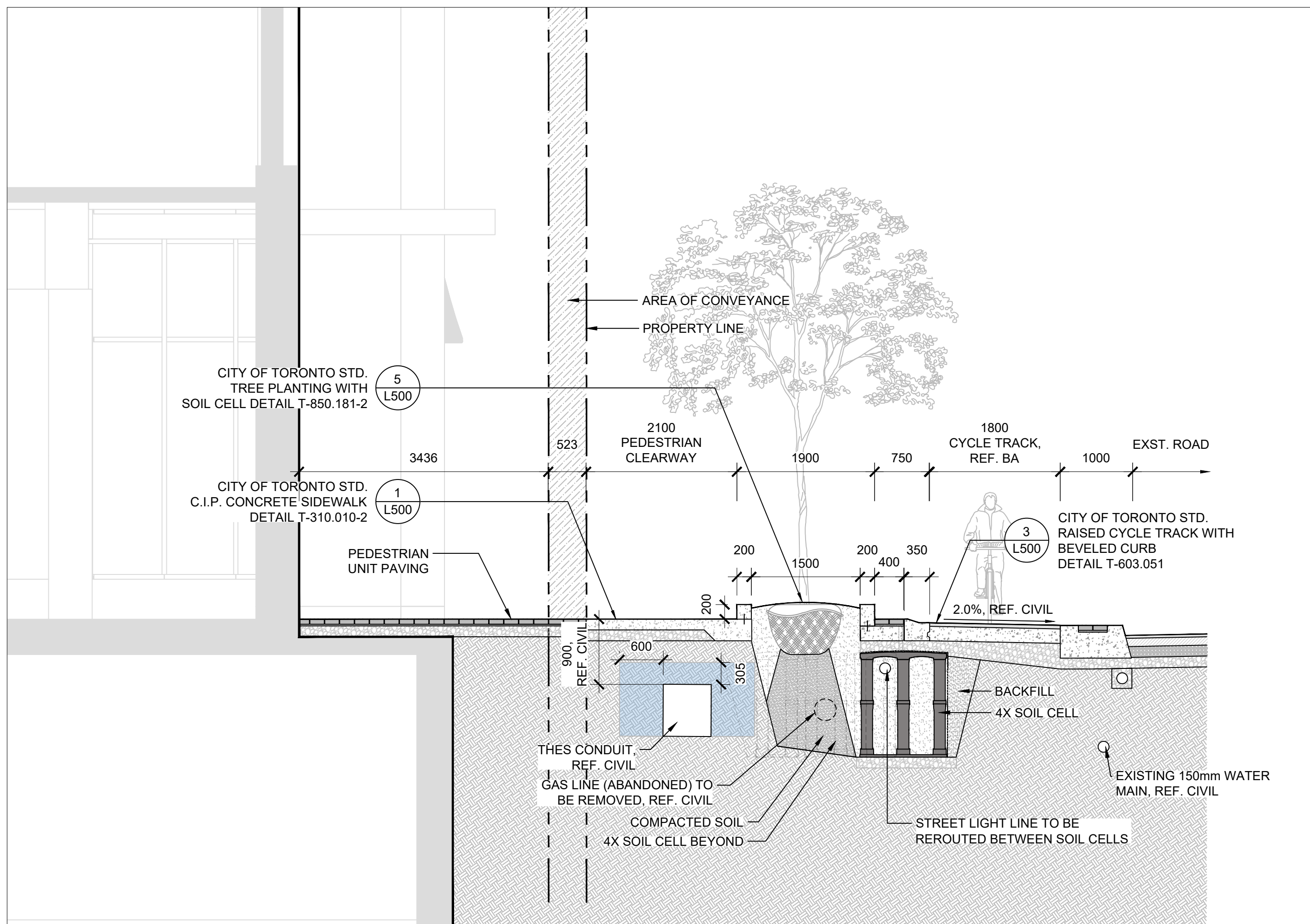
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SCALE: 1 : 50



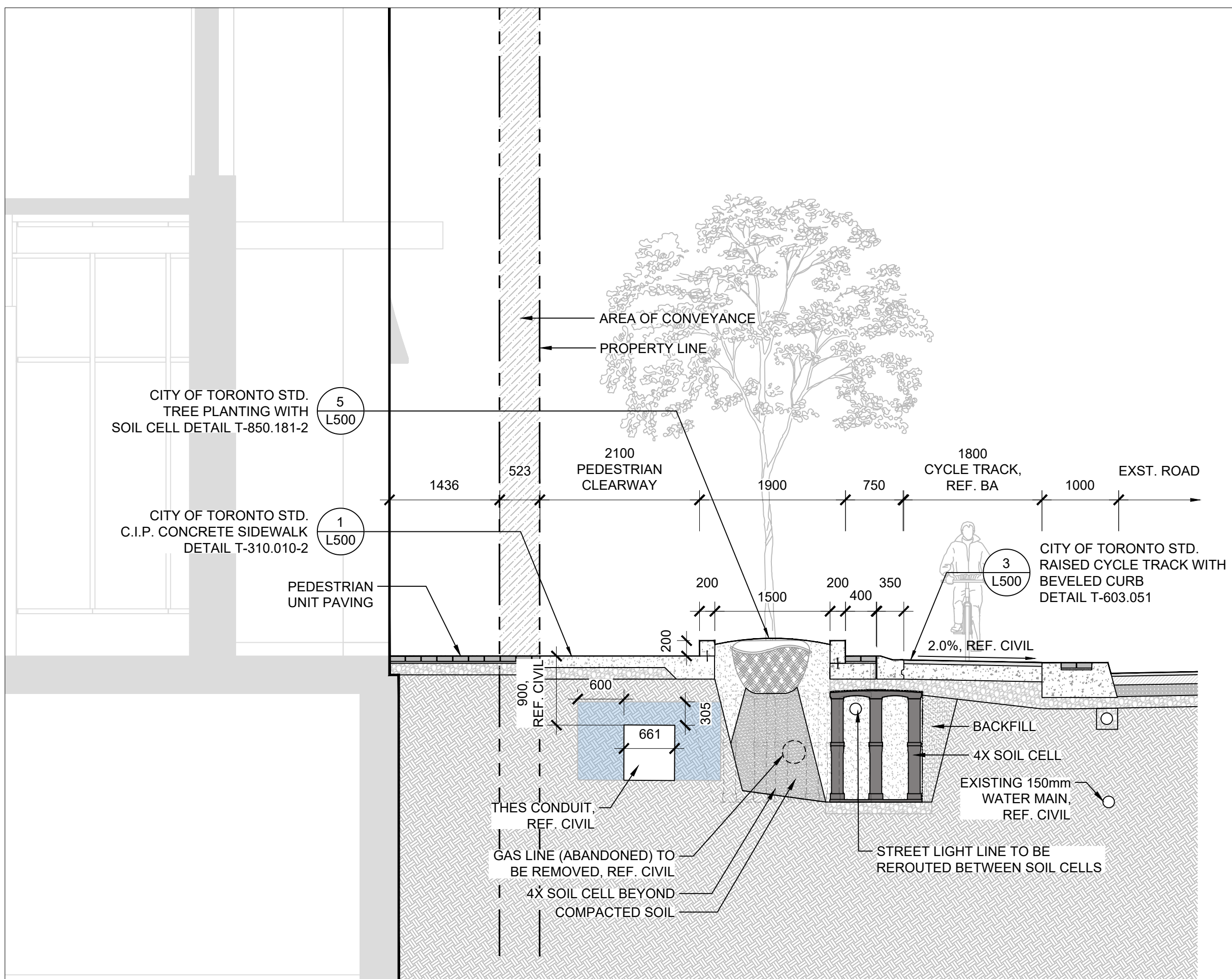
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SCALE: 1 : 50



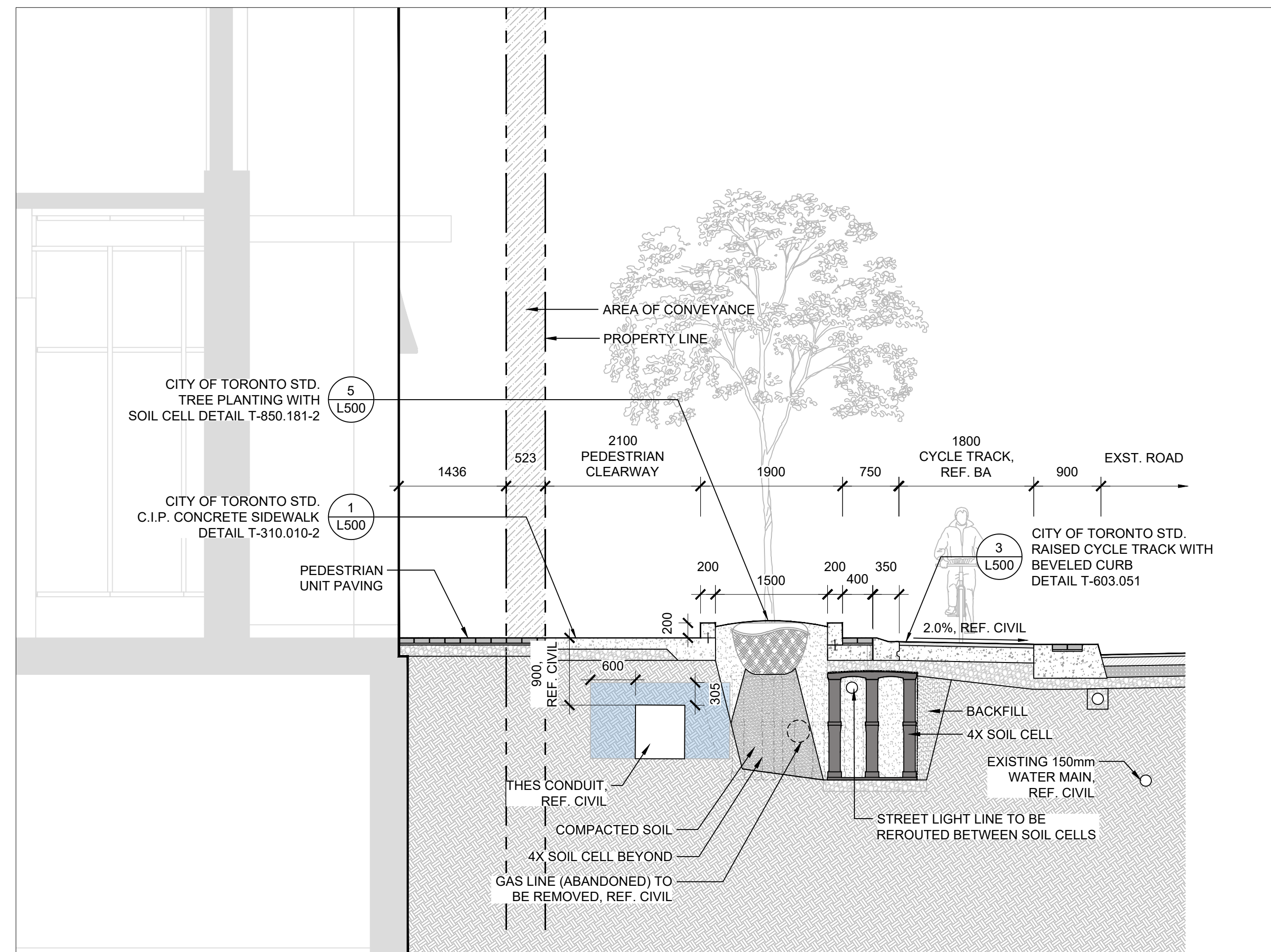
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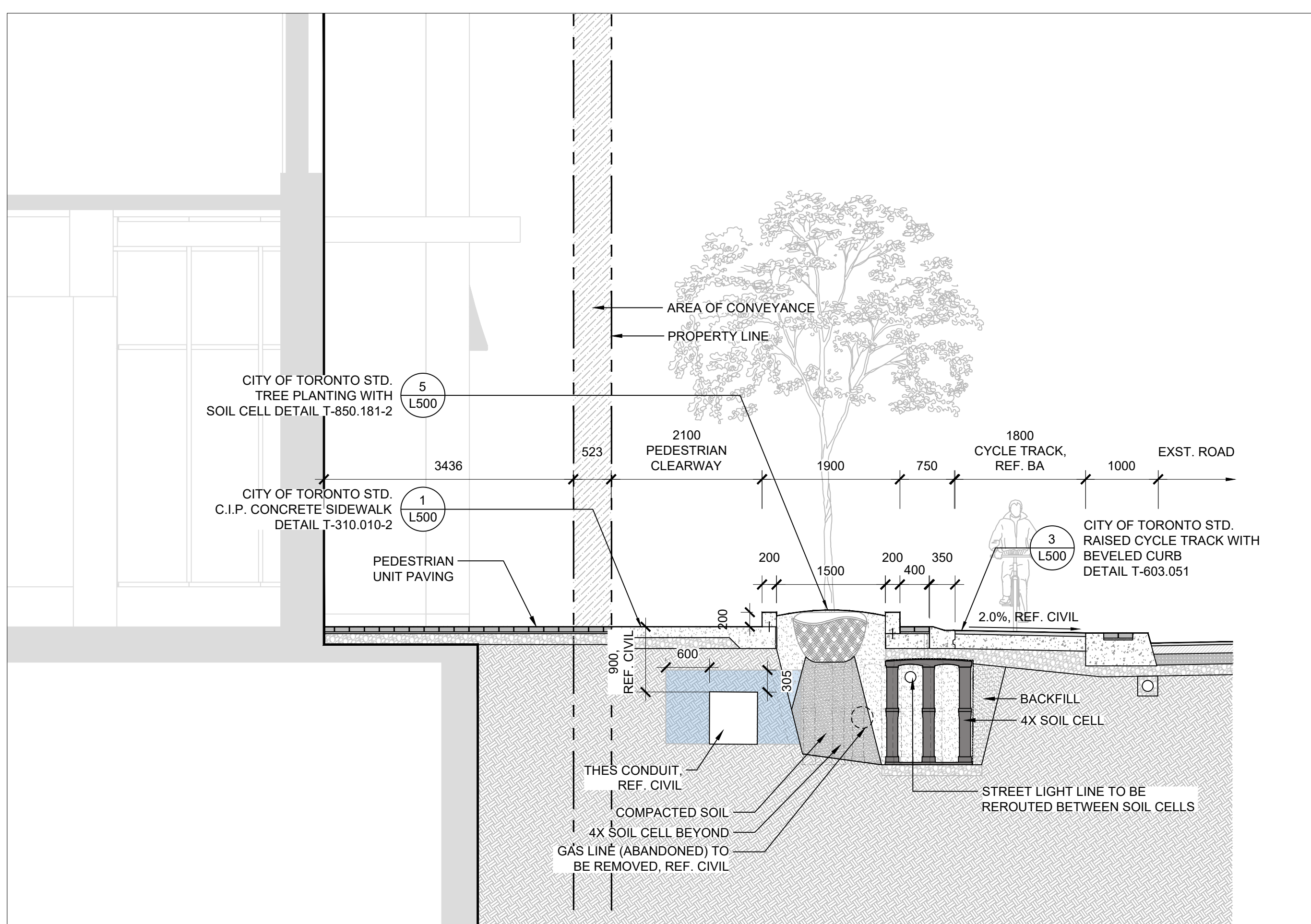
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SCALE: 1 : 50



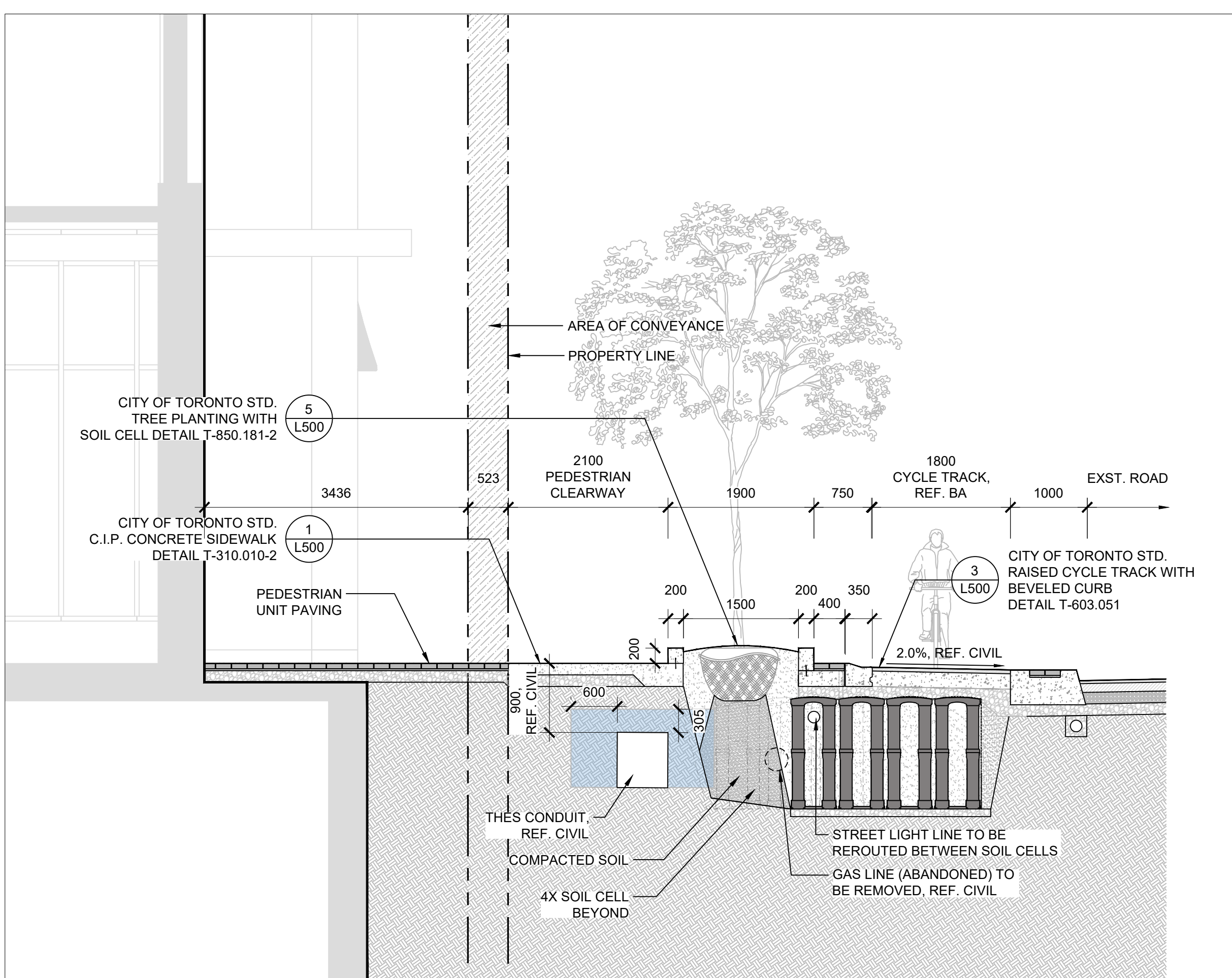
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SCALE: 1 : 50



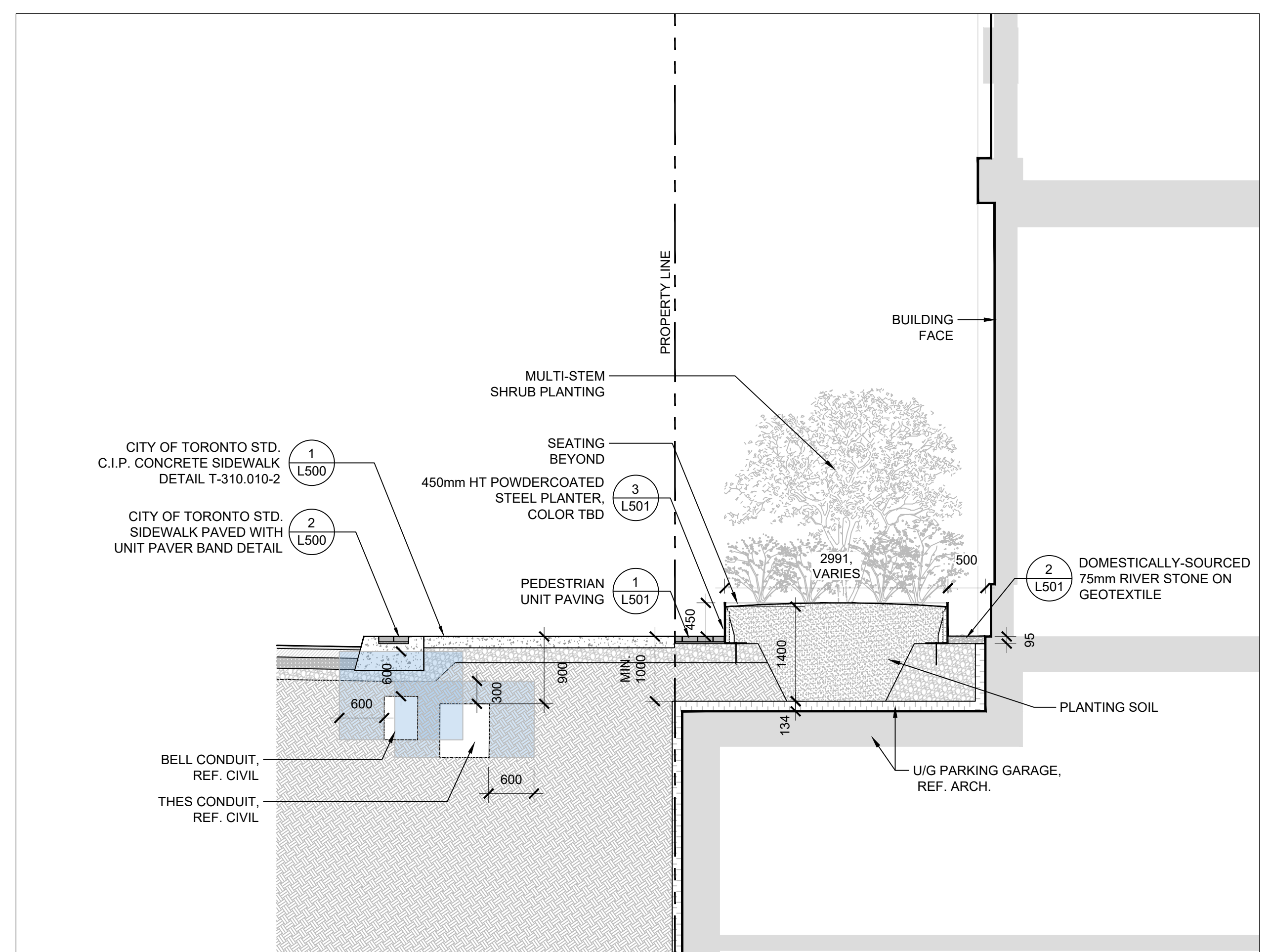
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SCALE: 1 : 50



7 SECTION THROUGH CONCRETE SIDEWALK AND SOIL CELLS  
SCALE: 1 : 50



8 SECTION THROUGH PLANTER AND SOIL CELLS  
SCALE: 1 : 50



9 SECTION THROUGH PLANTER ALONG WESTLAKE  
SCALE: 1 : 50

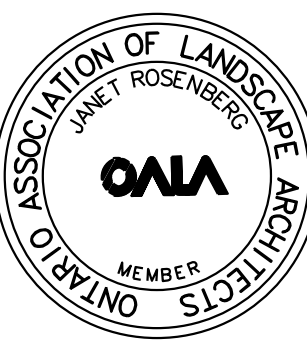
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## LEGEND

## ISSUE

- |    |            |                          |
|----|------------|--------------------------|
| 10 |            |                          |
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| 6  |            |                          |
| 5  | 2025-06-10 | REISSUED FOR OPA AND ZBA |
| 4  | 2025-04-23 | ISSUED FOR COORDINATION  |
| 3  | 2025-04-07 | ISSUED FOR COORDINATION  |
| 2  | 2024-12-13 | REISSUED FOR OPA AND ZBA |
| 1  | 2024-10-28 | ISSUED FOR OPA AND ZBA   |



**JRS** Janet Rosenberg & Studio Inc.  
148 Richmond Avenue,  
Toronto, Ontario  
M5R 2B5 Canada

CLIENT:  
**FIRST CAPITAL**

PROJECT:  
**2451-2495 Danforth**

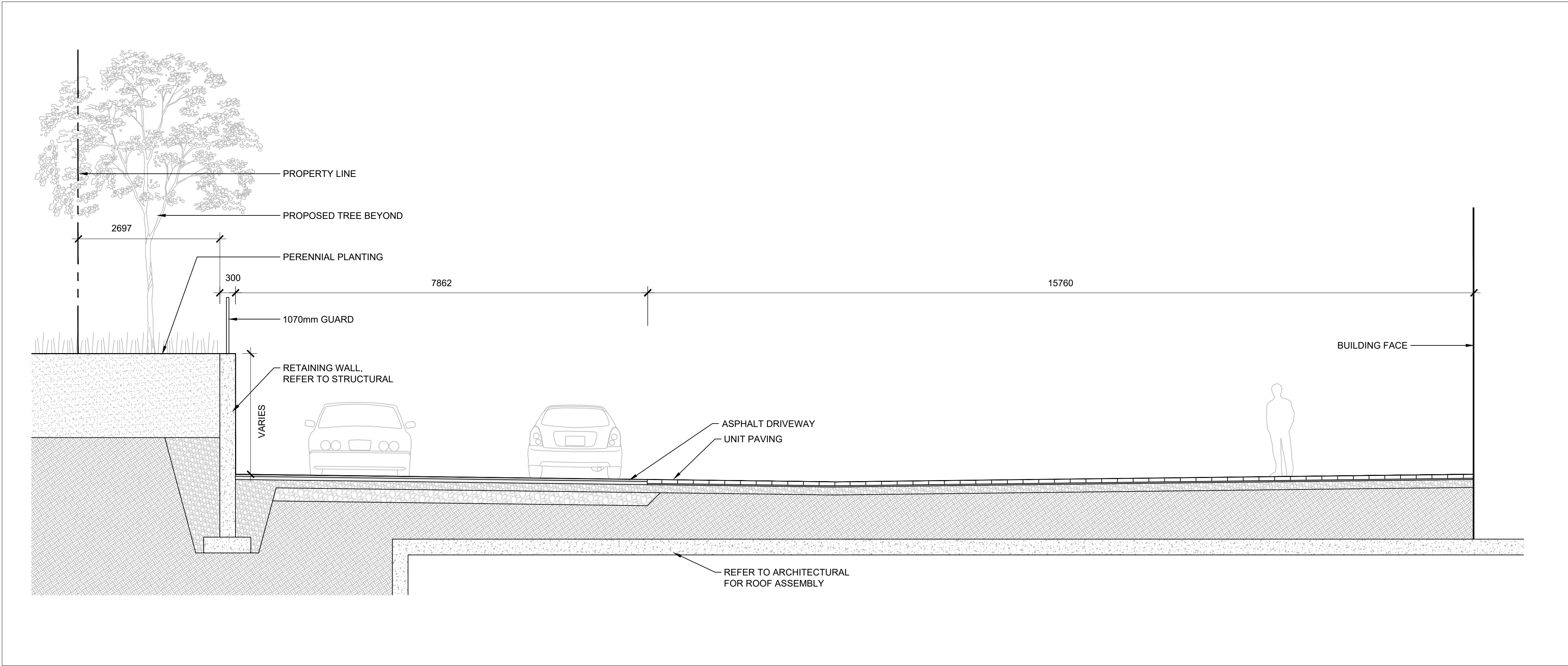
2451-2495 Danforth Avenue, Toronto, ON M4R 2J5

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**LANDSCAPE SECTIONS**

SCALE: AS NOTED  
DRAWN: OV  
CHECKED: NG  
PROJECT NUMBER: 22-030  
DRAWING DATE: 2024-08-13  
DRAWING NUMBER:

**L400**





1 SECTION THROUGH RETAINING WALL AND DRIVEWAY  
SCALE: 1 : 50

NOTES

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LEGEND

ISSUE

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1 2025-09-10 REISSUED FOR OPA AND ZBA



**JRS** Janet Rosenberg  
& Studio Inc.  
1880 KENNEDY AVENUE, 2ND FLOOR  
TORONTO, ONTARIO M3J 2K5  
416-464-3442  
www.jrsstudio.ca

CLIENT:  
FIRST CAPITAL

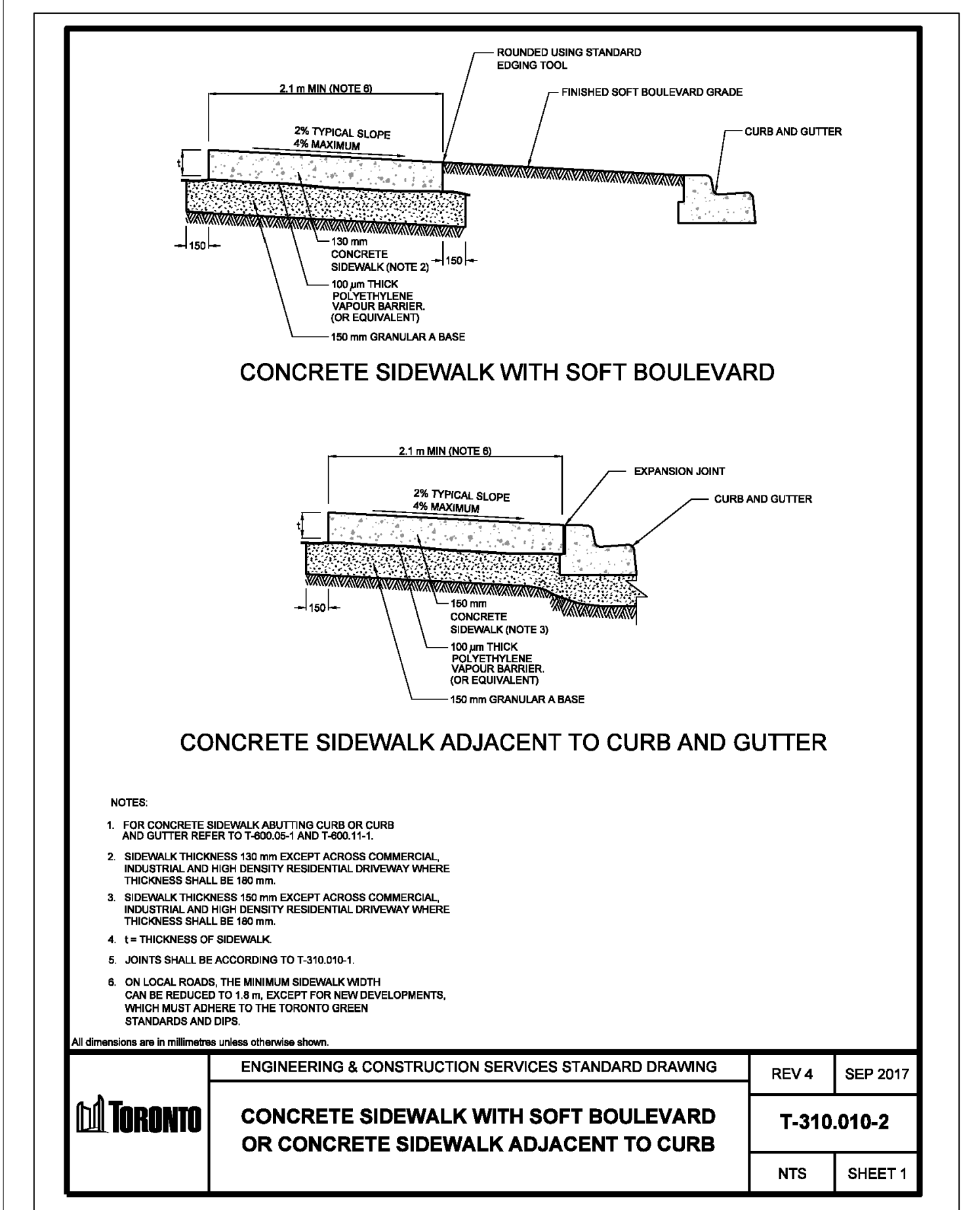
PROJECT:  
2451-2495 Danforth  
2451-2495 Danforth Avenue, Toronto, ON M4R 2J5

DRAWING TITLE:  
LANDSCAPE SECTIONS

SCALE: AS NOTED  
DRAWN: OV  
CHECKED: NG  
PROJECT NUMBER: 22-030  
DRAWING DATE: 2025-09-10  
DRAWING NUMBER:

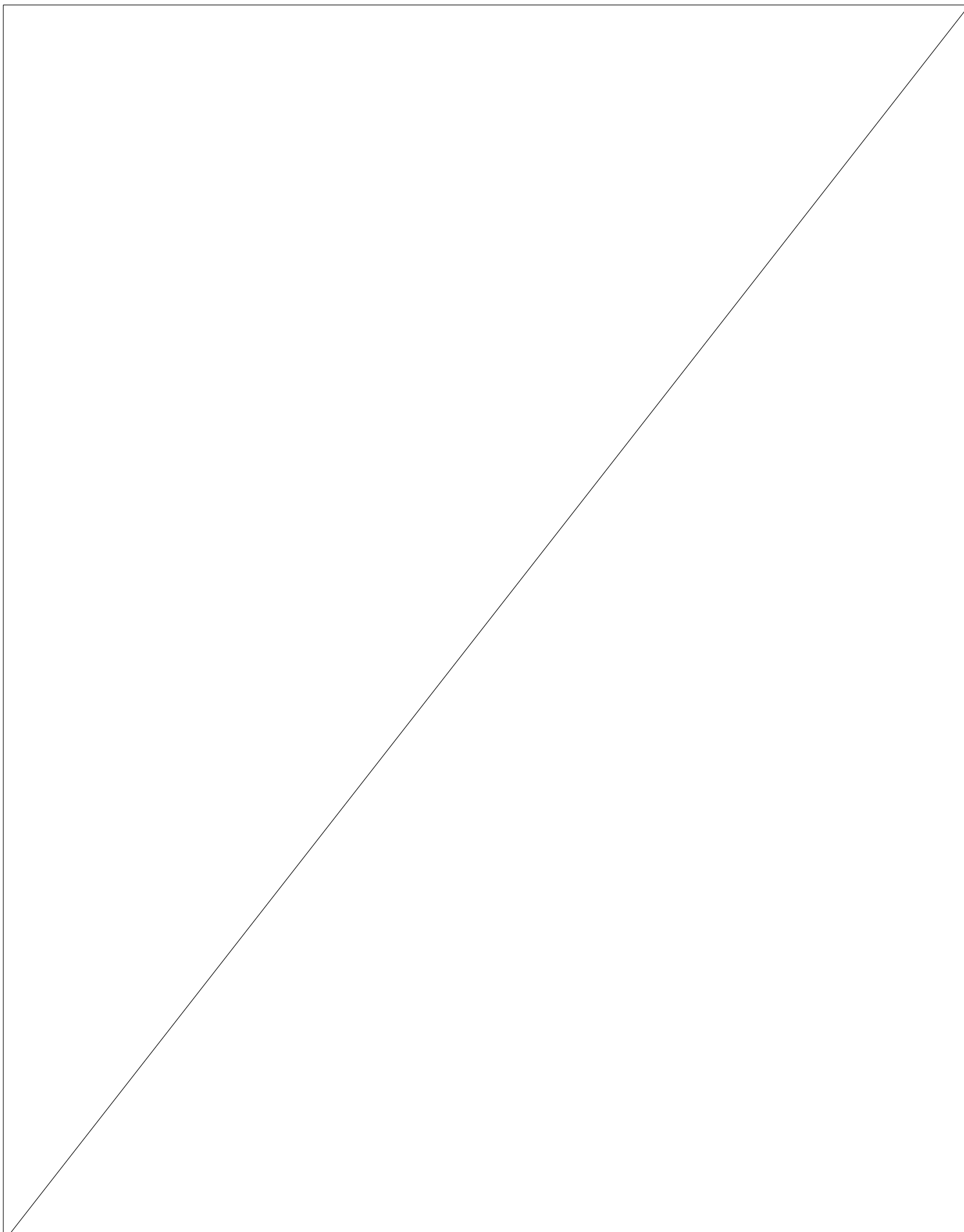
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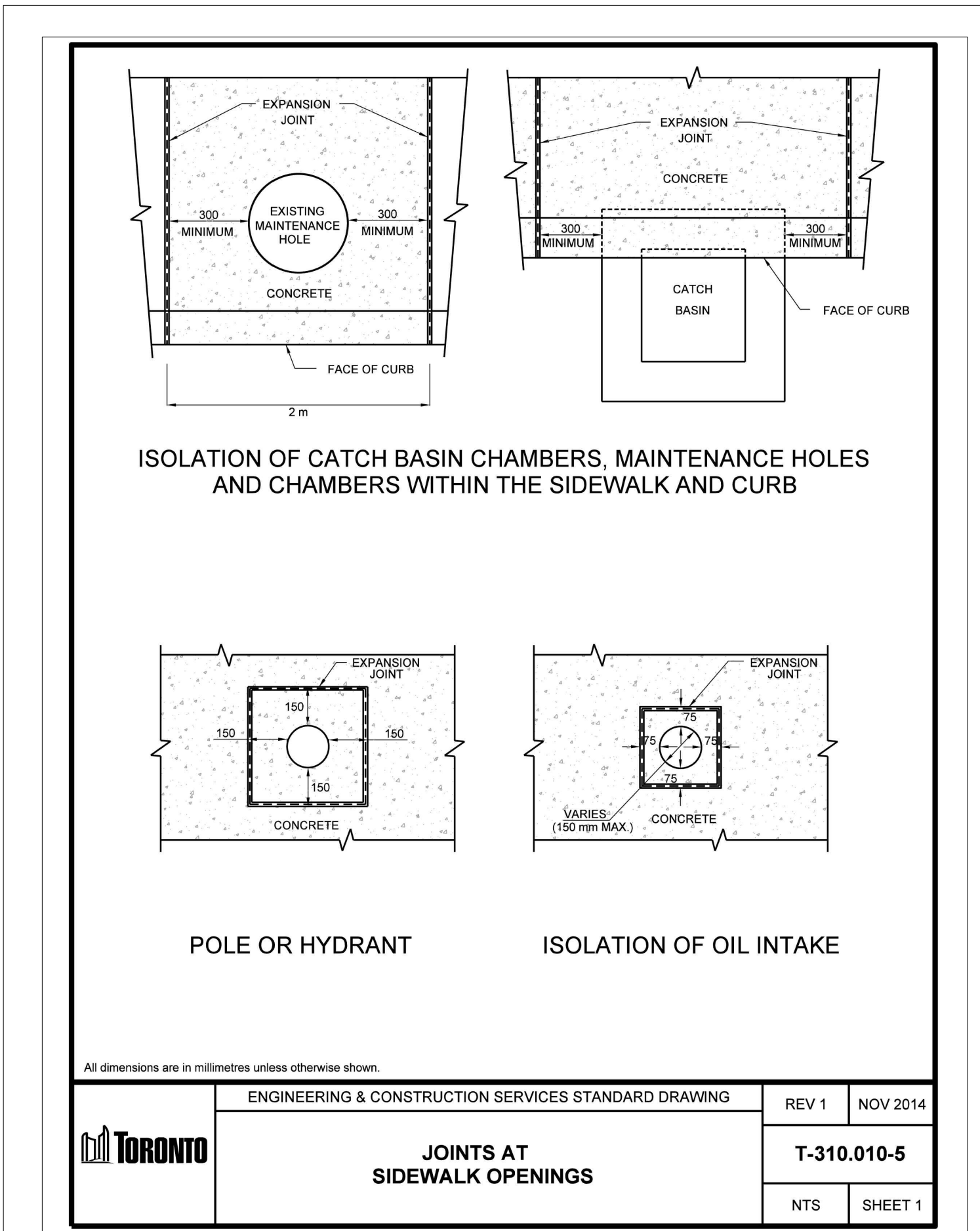
1 CONCRETE SIDEWALK (CITY OF TORONTO DETAIL)

SCALE: NTS



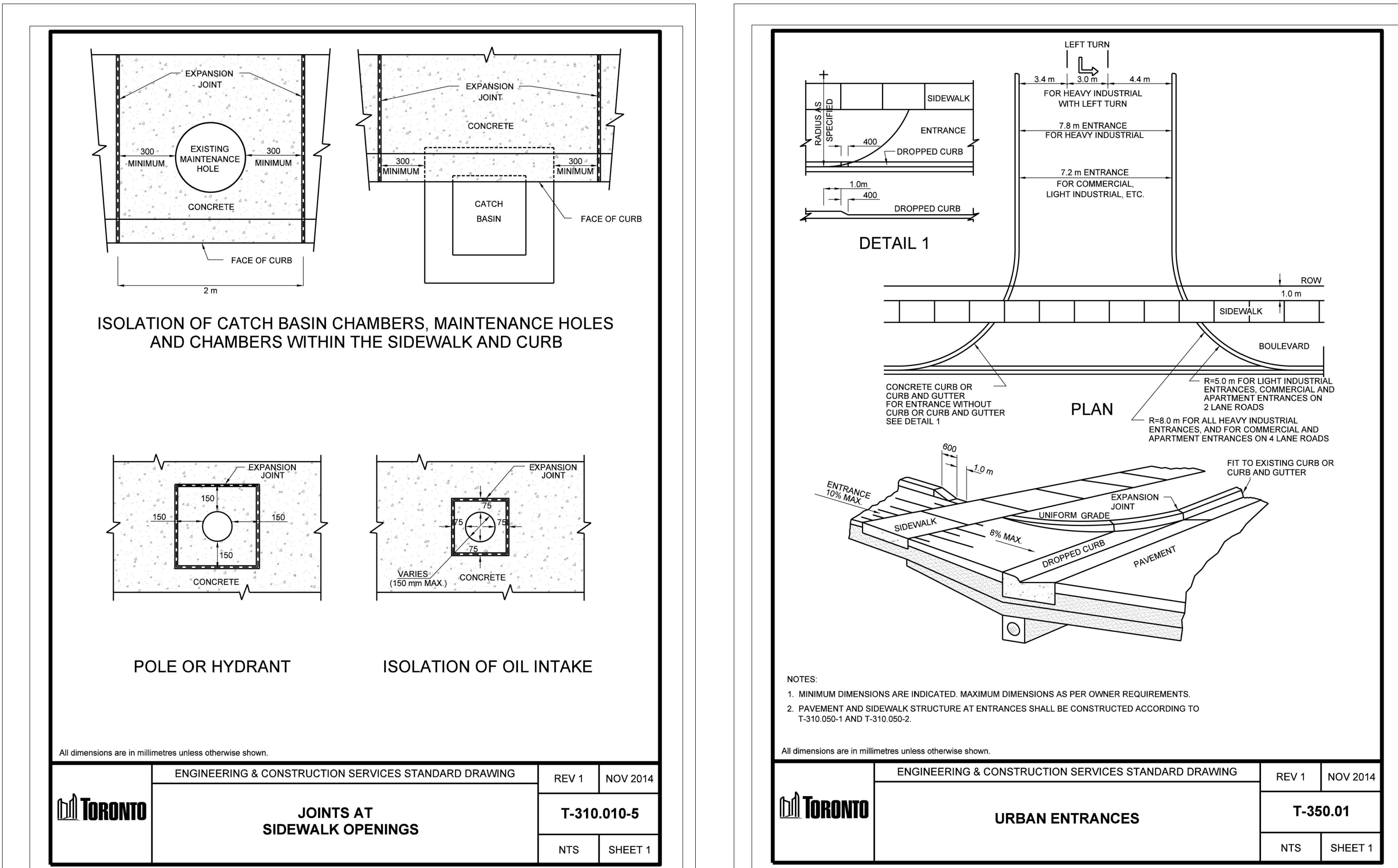
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SCALE: NTS



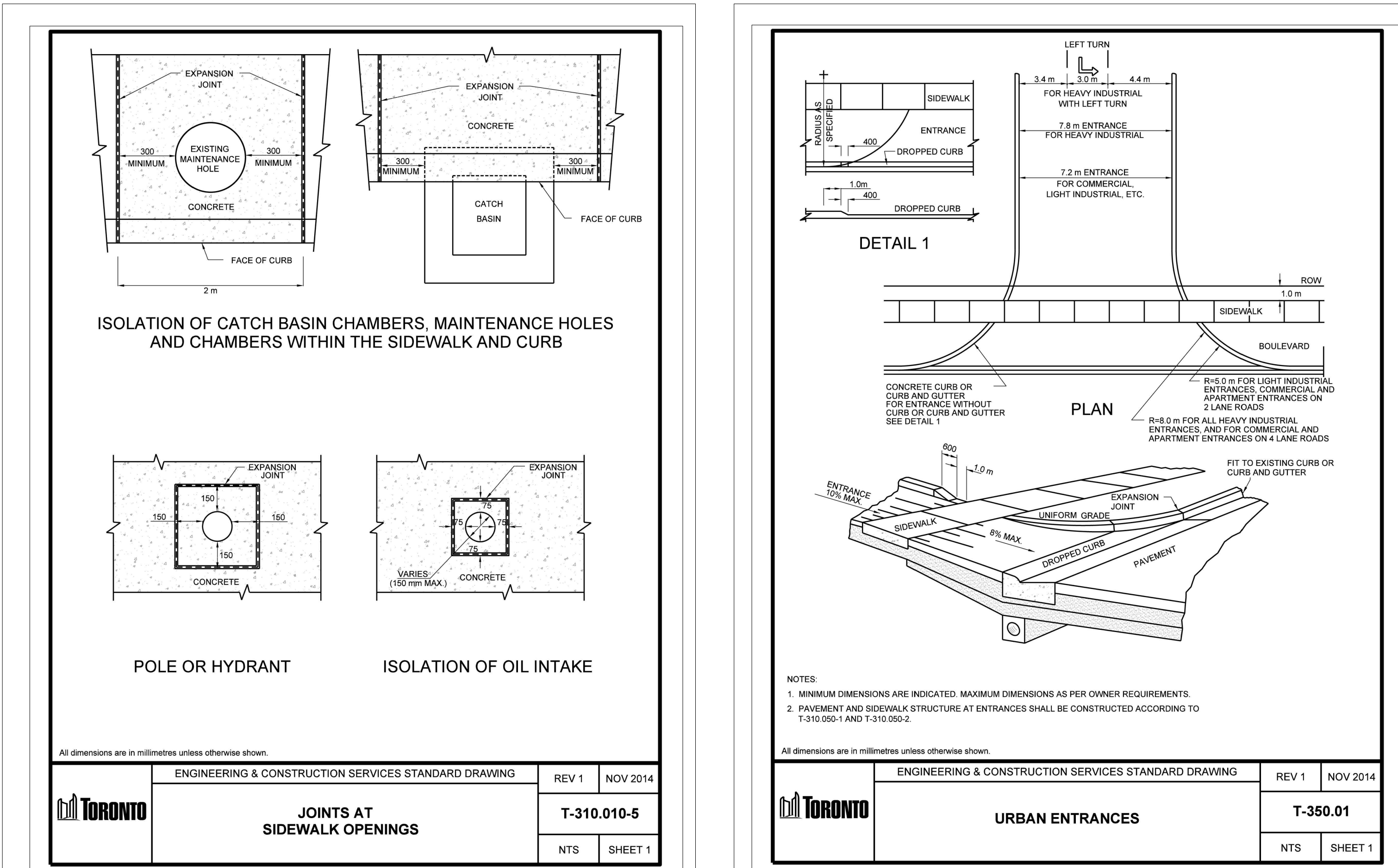
10 JOINTS AT SIDEWALK OPENINGS

SCALE: NTS



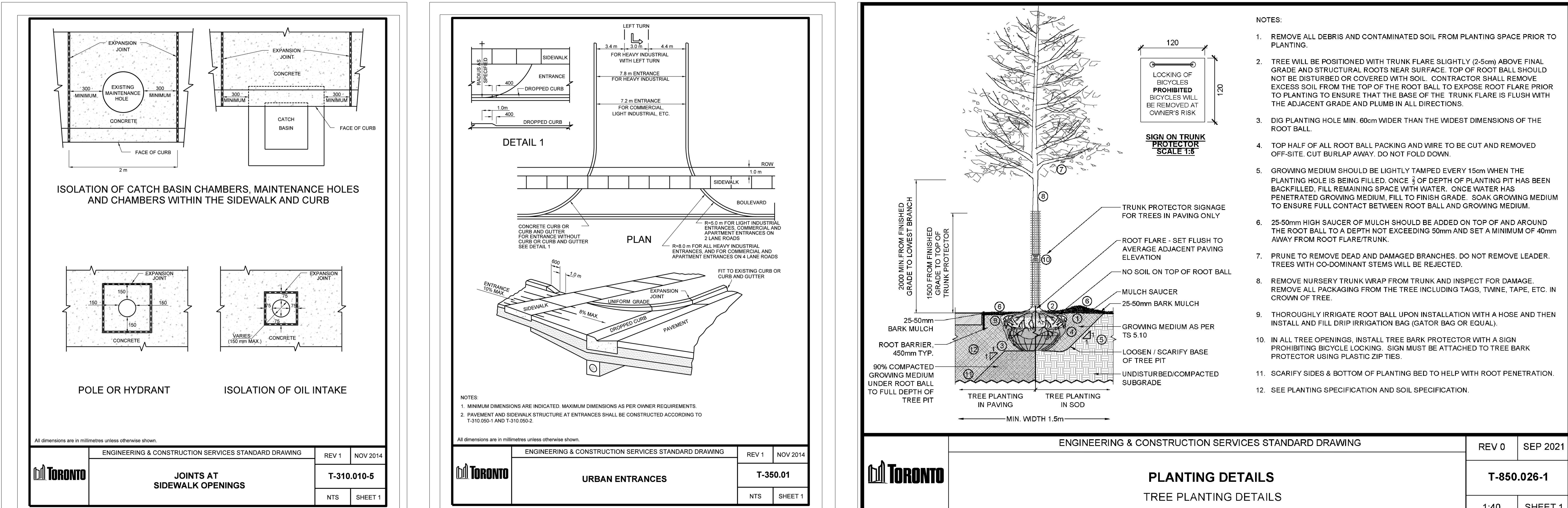
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SCALE: NTS



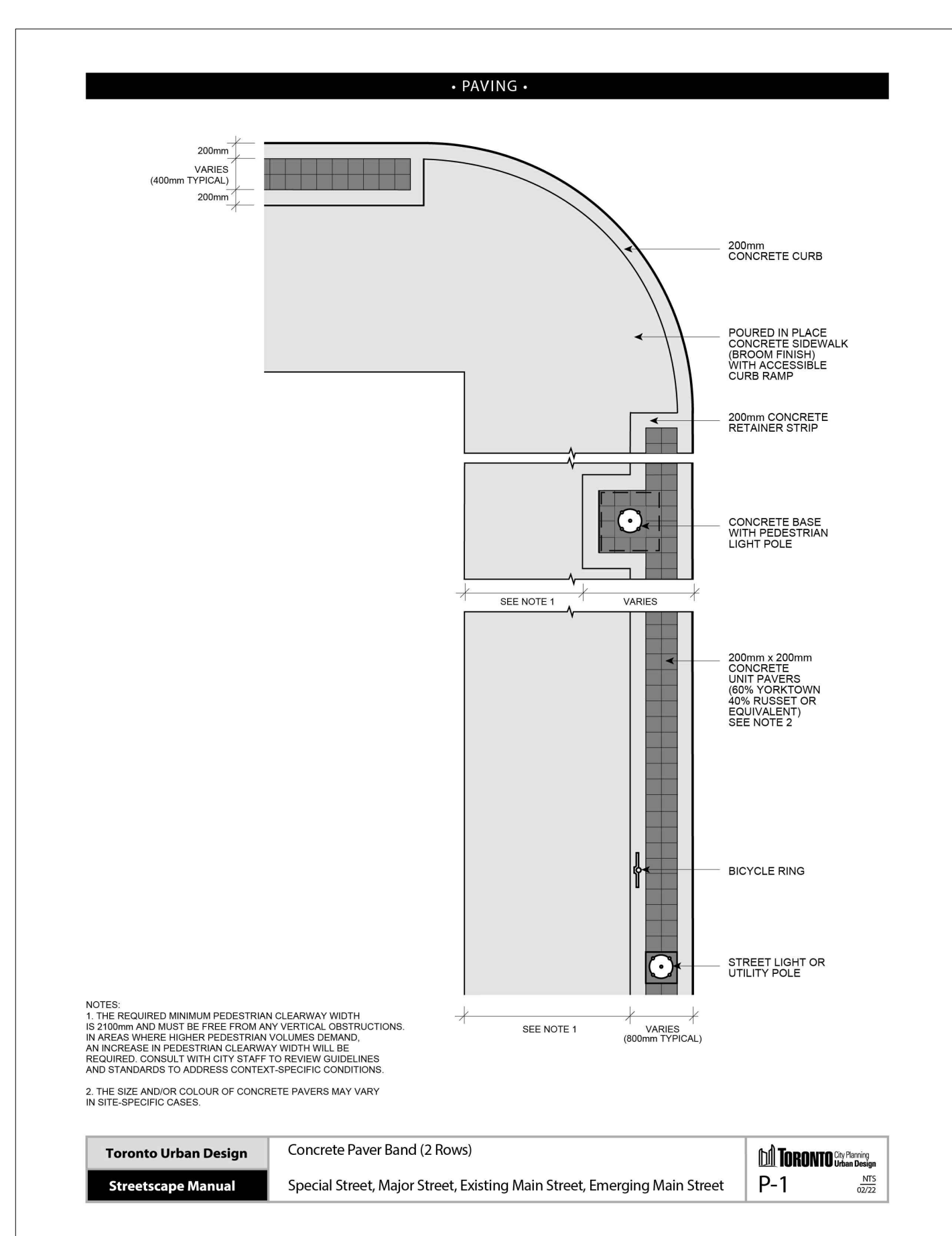
12 PLANTING DETAIL FOR TREES IN TURF

SCALE: NTS



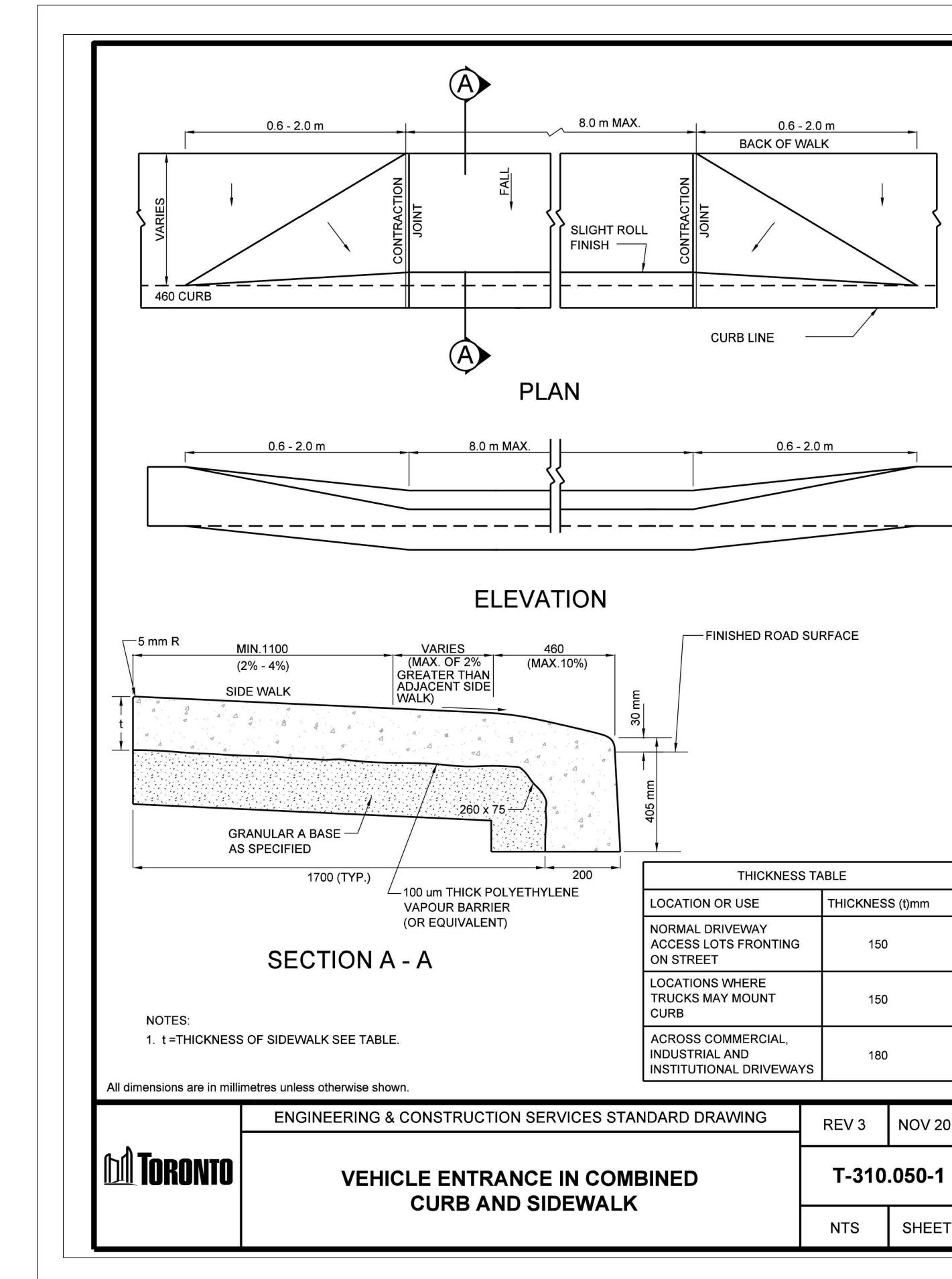
13 TREE PLANTING WITH SOIL CELLS DETAILS

SCALE: NTS



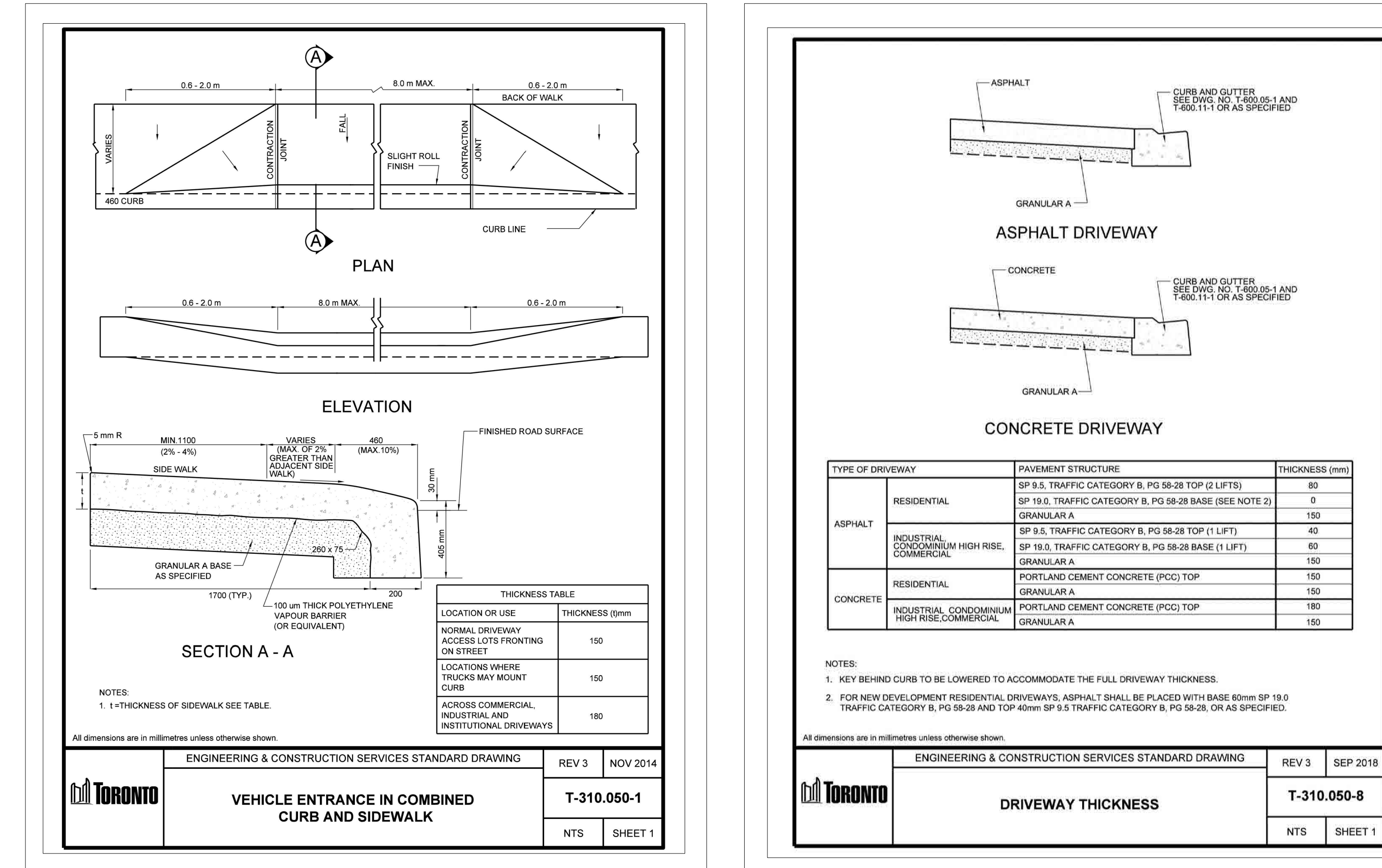
3 RAISED CYCLE TRACK WITH BEVELED CURB

SCALE: NTS



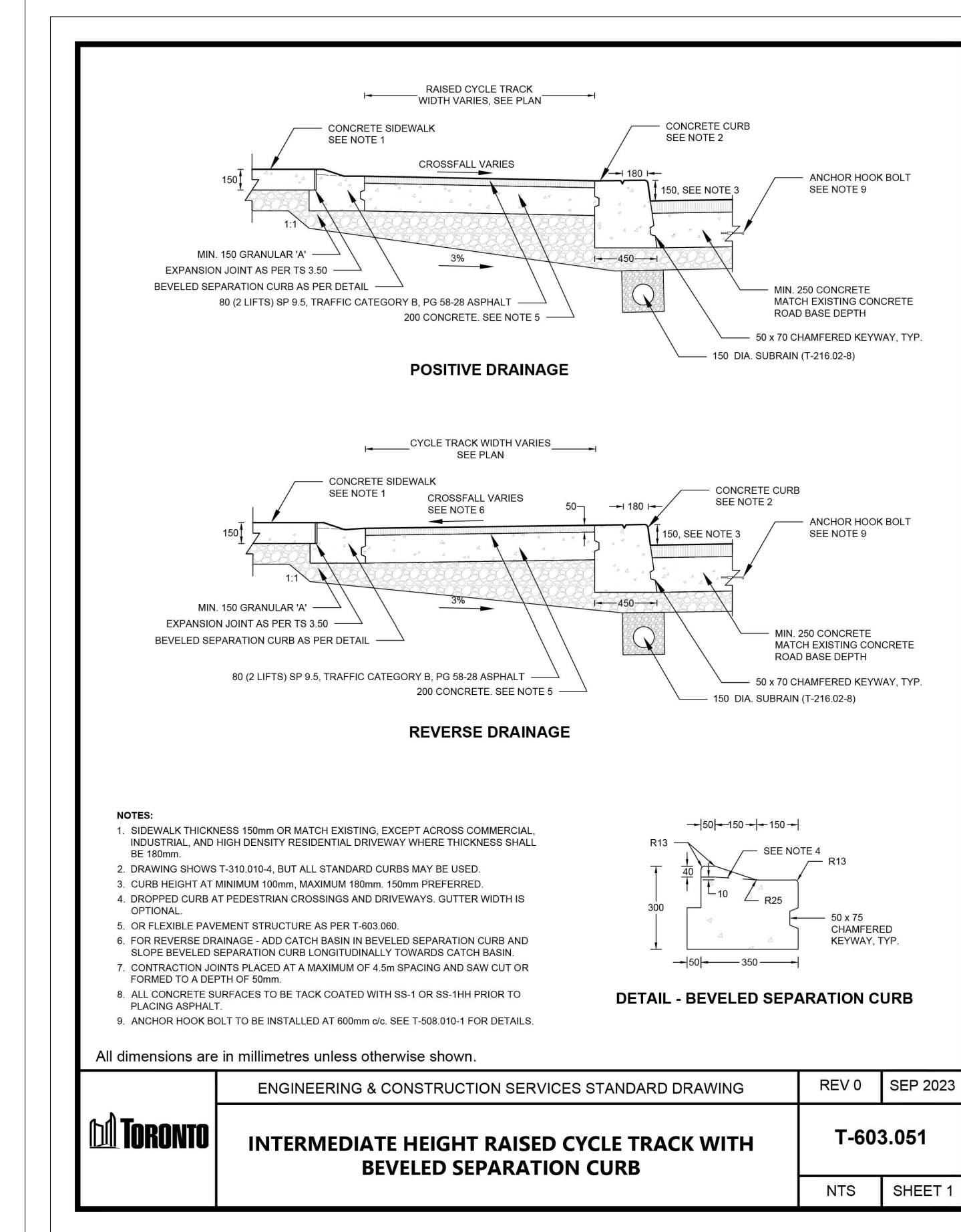
7 VEHICLE ENTRANCE IN COMBINED CURB AND SIDEWALK

SCALE: NTS



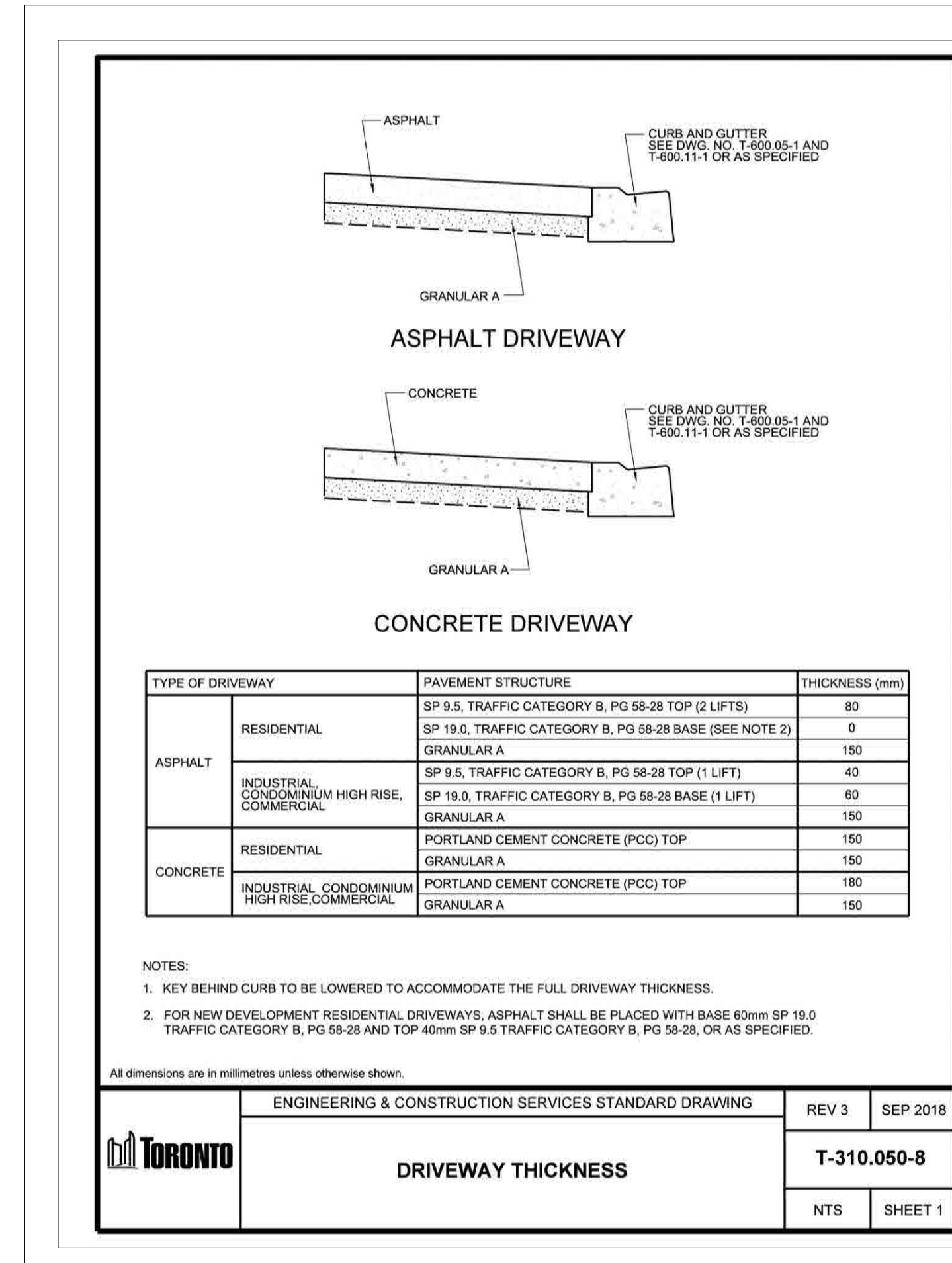
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SCALE: NTS



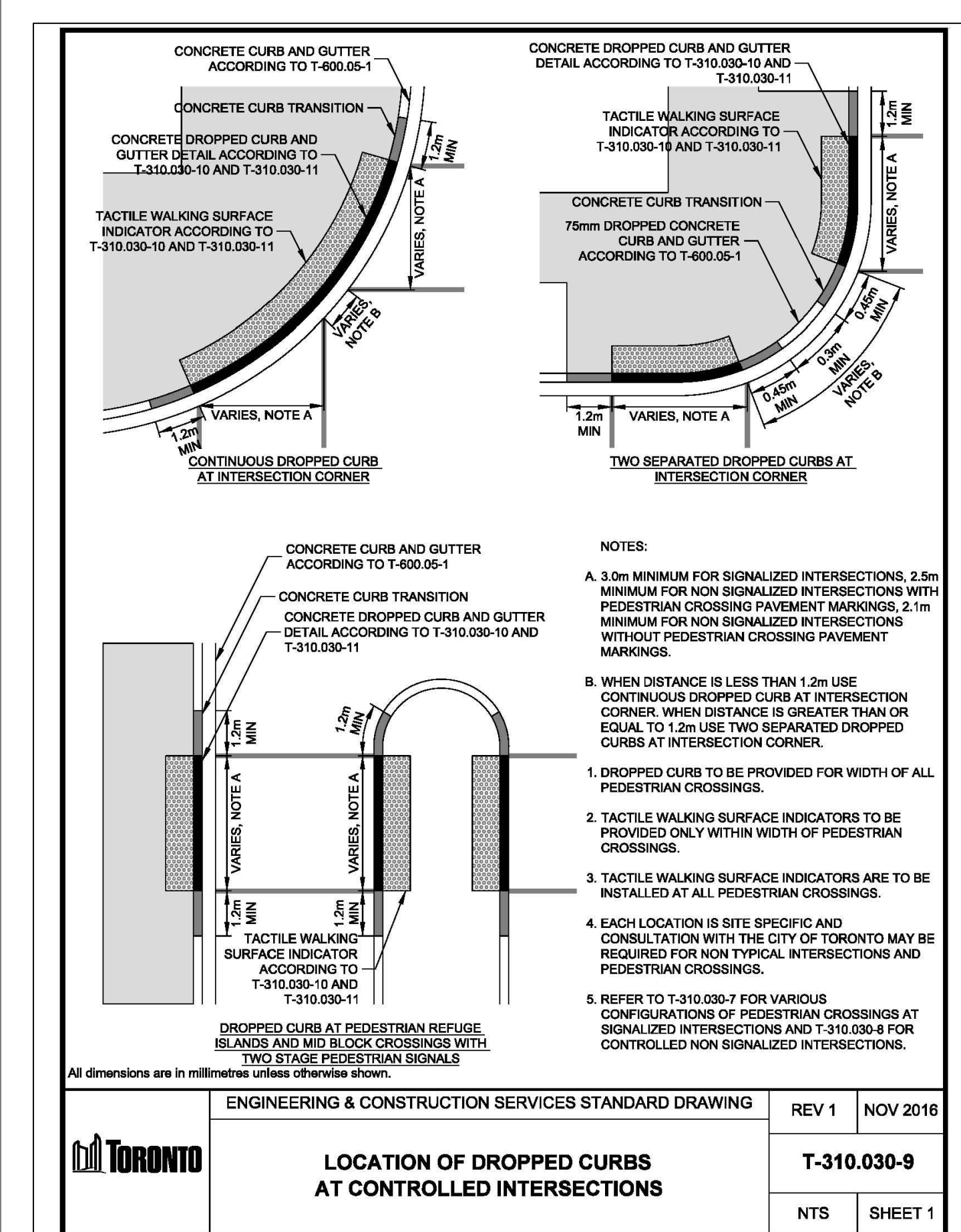
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SCALE: NTS



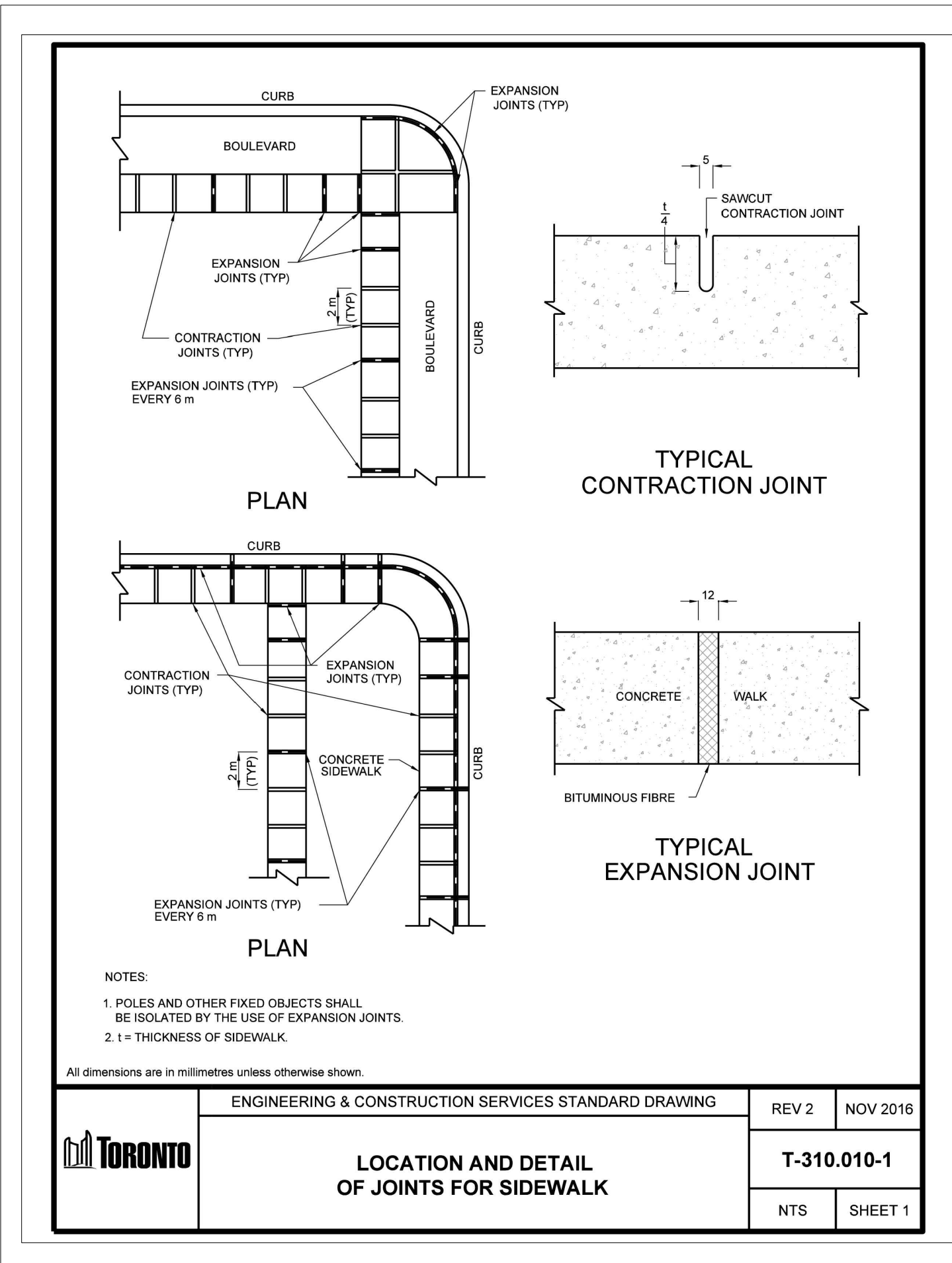
9 LOCATION AND DETAIL OF JOINTS FOR SIDEWALK

SCALE: NTS



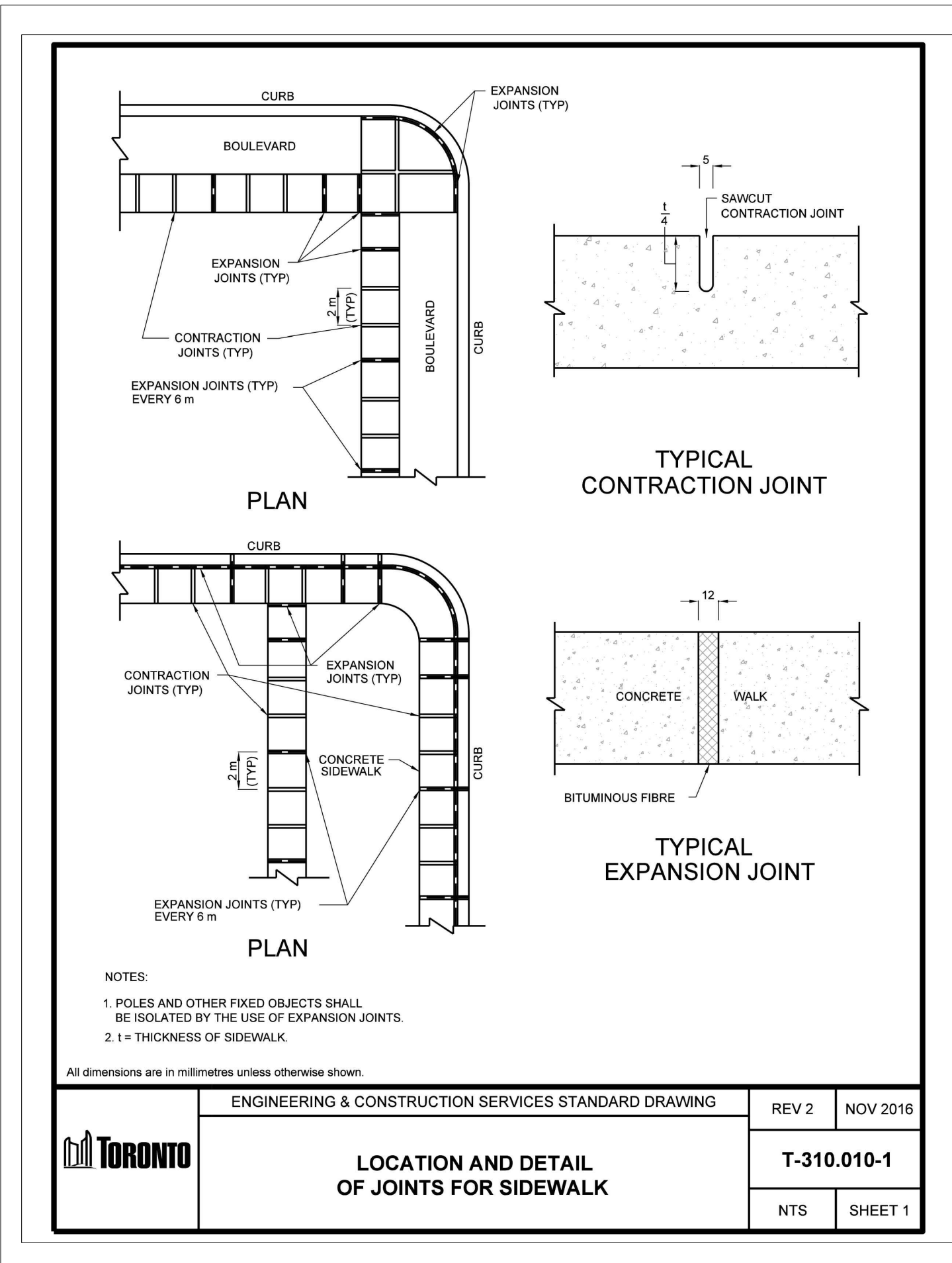
1 CONCRETE SIDEWALK (CITY OF TORONTO DETAIL)

SCALE: NTS



12 PLANTING DETAIL FOR TREES IN TURF

SCALE: NTS



13 TREE PLANTING WITH SOIL CELLS DETAILS

SCALE: NTS

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## LEGEND

## ISSUE

- 2025-08-10 REISSUED FOR OPA AND ZBA
- 2024-12-13 REISSUED FOR OPA AND ZBA
- 2024-10-28 ISSUED FOR OPA AND ZBA



**JRS**

CLIENT: FIRST CAPITAL

PROJECT: 2451-2495 Danforth

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## LANDSCAPE DETAILS

SCALE: AS NOTED  
DRAWN: OV  
CHECKED: NG  
PROJECT NUMBER: 22-030  
DRAWING DATE: 2024-08-13  
DRAWING NUMBER:

L500