



Landscape Architecture
Urban Design
Community Planning

NAK Design 88' Inc.
355 Adelaide Street W.
Studio 400, Toronto
Ontario, Canada
M5V 1S2

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Fax: 416.340.7100
Email: nak@nak-design.com

February 24, 2011

Millford Development Limited
P.O. Box 215
Newmarket, Ontario L3Y 4X1

Attention: Mrs. Enza Orsi and Angela Orsi

Dear Mrs. Orsi:

**Re: Landscape Masterplan
Proposed Residential Development, Eagle Street, Newmarket**

Based on the site plan provided by PDA Architects and the tree inventory and recommendations provided by Cathy V. Bentley Forestry Consulting, NAK Design Group has provided the following drawings:

- L1 Landscape Masterplan – a landscape masterplan indicating the proposed landscape treatment for the proposed residential development. The landscape masterplan addresses Eagle Street, the internal road, the parking area and the private rear yard areas. With the development footprint a total of 100 deciduous trees and 36 coniferous trees are proposed as well as street trees along Eagle Street.
- L1a Contextual Landscape Masterplan – a plan indicating the proposed landscape in context with the proposed natural heritage compensation and the proposed compensatory planting in the buffer zone. The tree replacement calculations were provided by Cathy V Bentley Forestry Consulting.
- L1b Natural Heritage Compensation Plan – a plan indicating the locations of the natural heritage compensation areas as well as the location of the proposed compensatory planting within the buffer zone. This drawing was created to accompany the report prepared by Cathy V. Bentley Forestry Consulting.

The size of the Natural Heritage System area to be replaced with development south of the 6 m buffer from top-of-bank and excluding the required 3m street widening on Eagle Street is 5265.00 m². The proposal addresses the Town of Newmarket's Tree Preservation, Protection Replacement and Enhancement Policy.

Please do not hesitate to contact me with any questions you may have.

Yours truly,

A handwritten signature in black ink, appearing to read 'Sibylle von Knobloch'. The signature is fluid and cursive, with a large initial 'S'.

Sibylle von Knobloch,



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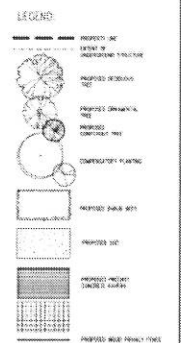
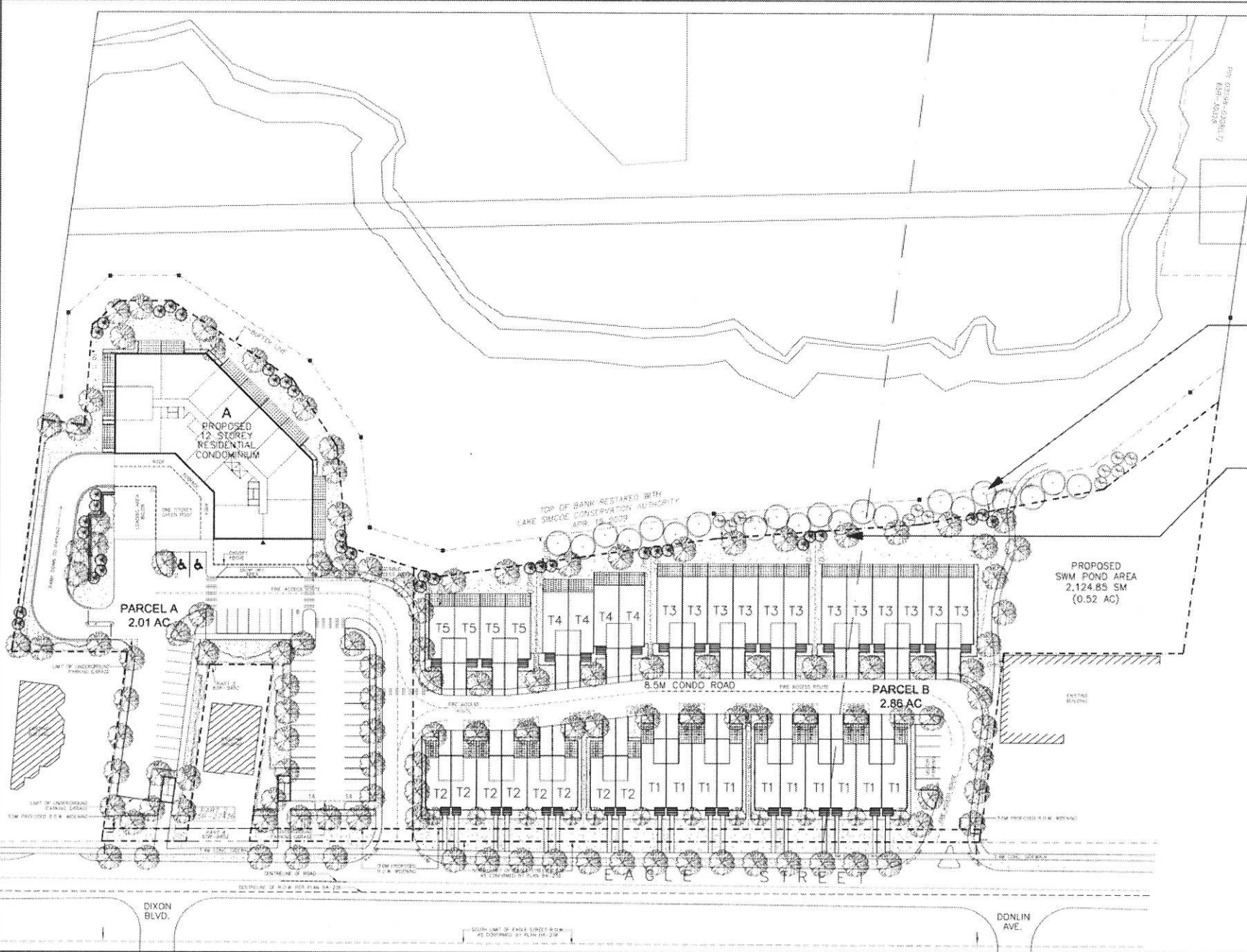
Email: nak@nak-design.com

Principal, Landscape Architect, OALA

Enclosures

cc: Mr. Peter Allen, Peter E. Allen and Associates

Contractor shall check all dimensions on the site and report any discrepancies to the architect. Architect is not responsible for any discrepancies in the site plan or any other information provided by the contractor. The contractor shall be responsible for the accuracy of the information on the site. The contractor shall be responsible for the accuracy of the information on the site. The contractor shall be responsible for the accuracy of the information on the site.



COMPENSATORY PLANTING BASED ON THE "AGGREGATE TREE REPLACEMENT METHOD" WITH A REQUIREMENT OF 130CM DBH TO BE PLANTED THROUGHOUT THE BUFFER ZONE AND THE ADDITIONAL NEURAL HERITAGE COMPENSATION AREA. SPECIES AS NOTED IN THE APPROACH TO TREE PLAN (SEP 07 2011) PREPARED BY CATHY V. BENTLEY FORESTRY CONSULTING ARE TO INCLUDE: *FRAX AMERICANA*, *Salix alba*, *Salix alba*, *ACER SACCHARINUM*, *SHEDD OXYDENTALIS*, *MALUS CORONATA*, *CORYLUS CORNUTA*, *AMELANCHIER LAEVIS*. TREE REPLACEMENT CALCULATIONS PROVIDED BY CATHY V. BENTLEY FORESTRY CONSULTING.

PROPOSES PLANTING ALONG THE BUFFER ZONE TO BE COMPOSED OF NATIVE SPECIES IN ACCORDANCE WITH LAKE SIMCOE REGION CONSERVATION AUTHORITY.

Date: / /
 No. / /
 Title:
 Scale:

Prepped by:
 CATHY V. BENTLEY, P.Eng.
 Forestry Consultant
 1500 Highway 7 East, Unit 204-206
 Markham, Ontario L3R 9V7
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Date: / /
 No. / /
 Title:

PROPOSED CONDOMINIUM DEVELOPMENTS
MILLFORD DEVELOPMENTS
 NEWMARKET ONTARIO
LANDSCAPE MASTER PLAN

Date: / /
 No. / /
 Title:

Date: / /
 No. / /
 Title:

L1



Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction work signed by the Landscape Architect.

LEGEND:

- PROPERTY LINE
- EXTENT OF IMPROVEMENTS
- IMPROVED INCLUDES
- IMPROVED EXCLUDES
- IMPROVED PERMANENT
- IMPROVED TEMPORARY
- TEMPORARY PLANTING
- PROPOSED DRIVE BENCH
- PROPOSED TIE
- IMPROVED PAVEMENT
- IMPROVED WOOD FENCE
- ADDITIONAL NATURAL HERITAGE COMPENSATION AREA
- PROPOSED PLANTING

THE SIZE OF THE NATURAL HERITAGE SYSTEM AREA TO BE REPLACED WITH DEVELOPMENT SOUTH OF THE 6M BUFFER FROM TOP-OF-BANK, AND EXCLUDING THE REQUIRED 3M STREET WIDENING ON EAGLE STREET IS 5265.00 M².

COMPENSATORY PLANTING BASED ON THE "AGGREGATE INCH REPLACEMENT METHOD" WITH A REQUIREMENT OF 100CM OF DIAMETER TO BE PLANTED THROUGHOUT THE BUFFER ZONE AND THE ADDITIONAL NATURAL HERITAGE COMPENSATION AREA. SPECIES AS NOTED IN THE ADDENDUM TO TREE PLAN (FEB.07.2011) PREPARED BY CATHY V. BENTLEY FORESTRY CONSULTING ARE TO INCLUDE: TILIA AMERICANA, SALIX ALBA, SALIX INDICA, ACER SACCHARUM, THALIA OCCIDENTALIS, MALUS CORONARIA, ORNITHOGALUM, ILEX, AMELANCHIER, LAZARUS. *TREE REPLACEMENT CALCULATIONS PROVIDED BY CATHY V. BENTLEY FORESTRY CONSULTING.*

PROPOSED PLANTING ALONG THE BUFFER ZONE TO BE COMPRISED OF NATIVE SPECIES IN ACCORDANCE WITH LAKE SIMCOE REGION CONSERVATION AUTHORITY

Prepared for: [Client Name]
 Date: [Date]
 Revision: [Revision]
 Drawn by: Cathy V. Bentley, P.F.F.
 Checked by: [Name]
 Date: March 01, 2011

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 Urban Designer
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PROJECT: PROPOSED CONDOMINIUM DEVELOPMENTS
MILLFORD DEVELOPMENTS
 NEWMARKET ONTARIO

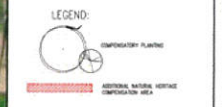
TITLE: CONTEXTUAL LANDSCAPE MASTERPLAN

Date: AUGUST 2010 Sheet
 Scale: 1:400
 Checked: [Name]
 Job No: 2-10-020

L1a



Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.



THE SIZE OF THE NATURAL HERITAGE SYSTEM AREA TO BE REPLACED WITH DEVELOPMENT SOUTH OF THE 3M BUFFER FROM TOP-OF-BANK AND EXCLUDING THE REQUIRED 3M STREET WIDENING ON EAGLE STREET IS 5265.00 M².

COMPENSATORY PLANTING BASED ON THE "AGGREGATE INCH REPLACEMENT METHOD" WITH A REQUIREMENT OF 100CM OF DIAMETER TO BE PLANTED THROUGHOUT THE BUFFER ZONE AND THE ADDITIONAL NATURAL HERITAGE COMPENSATION AREA. SPECIES AS NOTED IN THE ADDENDUM TO TREE PLAN (FEB 07 2011) PREPARED BY CATHY V. BENTLEY FORESTRY CONSULTING ARE TO INCLUDE: TILIA AMERICANA, SALIX ALBA, SALIX NIGRA, ACER SACCHARINUM, THALIA OCCIDENTALIS, MALUS CORONARIA, CRATAEGUS MOLLIS, AMELANCHIER LAEVIS. TREE REPLACEMENT CALCULATIONS PROVIDED BY CATHY V. BENTLEY FORESTRY CONSULTING.

No.	Description	Map 07/11	Date
1.	Issued for OPA and Review	Map 07/11	

APPROVED BY:
CATHY V. BENTLEY, R.F.F.
 International Society of Arboriculture Certified Arborist #28-2384

Cathy V Bentley RFF

March 01, 2011

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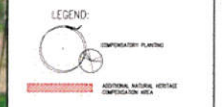
Project: **PROPOSED CONDOMINIUM DEVELOPMENTS MILLFORD DEVELOPMENTS**
 Location: **NEWMARKET ONTARIO**
 Title: **AERIAL PHOTO**

Date:	AUGUST 2010	Sheet:	
Scale:	1:400		
Drawn:	CS		
Checked:	SM		
Job No.:	2-10-020		

L1b



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THE SIZE OF THE NATURAL HERITAGE SYSTEM AREA TO BE REPLACED WITH DEVELOPMENT SOUTH OF THE 3M BUFFER FROM TOP-OF-BANK AND EXCLUDING THE REQUIRED 3M STREET WIDENING ON EAGLE STREET IS 5265.00 M².

COMPENSATORY PLANTING BASED ON THE MAGNIFICATE INCH REPLACEMENT METHOD* WITH A REQUIREMENT OF 100CM OF DIAMETER TO BE PLANTED THROUGHOUT THE BUFFER ZONE AND THE ADDITIONAL NATURAL HERITAGE COMPENSATION AREA. SPECIES AS NOTED IN THE ADDENDUM TO TREE PLAN (FEB.02.2011) PREPARED BY CATHY V. BENTLEY FORESTRY CONSULTING ARE TO INCLUDE: TILIA AMERICANA, SALIX ALBA, SALIX MORA, ACER SACCHARUM, THALIA OCCIDENTALIS, MALUS CORONARIA, CRATAEGUS MOLLIS, AMELANCHIER LAEVIS.
TREE REPLACEMENT CALCULATIONS PROVIDED BY CATHY V. BENTLEY FORESTRY CONSULTING

No.	Issued for	QA and Revising	Map	Of	11

APPROVED BY:
CATHY V. BENTLEY, R.F.P.
International Society of Arboriculture Certificate Number: 428-2004

Cathy V. Bentley R.F.P.

March 01, 2011

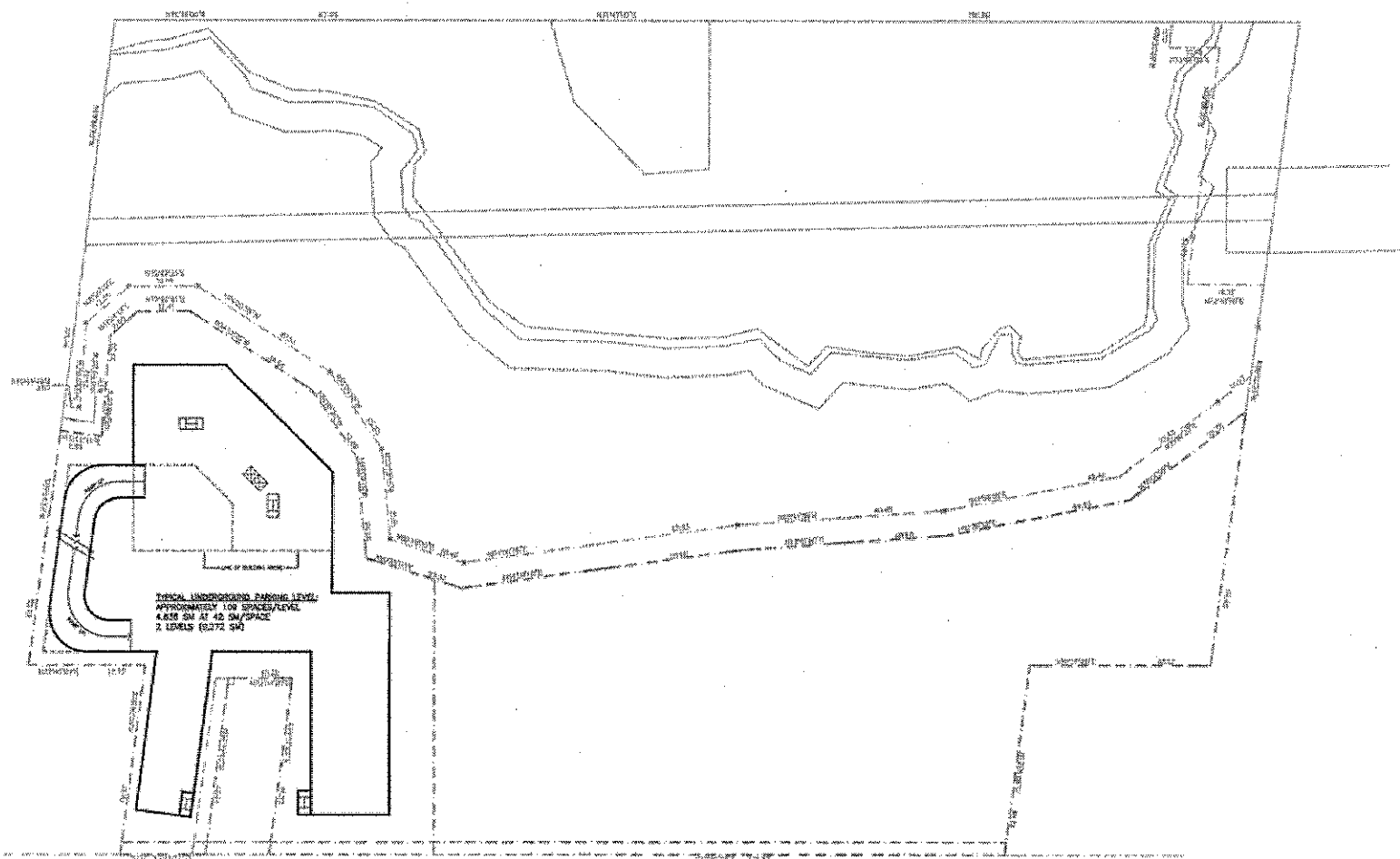
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Project: PROPOSED CONDOMINIUM DEVELOPMENTS
MILLFORD DEVELOPMENTS
NEWMARKET ONTARIO
Title: AERIAL PHOTO

Date	August 2010	Sheet
Scale	1:400	
Drawn		
Checked		
Job No.	2-10-020	

L1b



TYPICAL UNDERGROUND PARKING LEVEL:
 APPROXIMATELY 100 SPACES/LEVEL
 4.25M SH AT 4.2M SP/SPACE
 2 LEVELS (8272 SM)



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CLIENT:
MILLFORD DEVELOPMENTS

PROJECT:
**PROPOSED RESIDENTIAL DEVELOPMENT
 55 EAGLE STREET
 NEWMARKET, ON**

SHEET TITLE:
UNDERGROUND PARKING PLAN

PROJECT NO.
2524

SCALE:
1:500

DRAWN:
RS

CHECKED:
JdeV

FILE NO.
2524

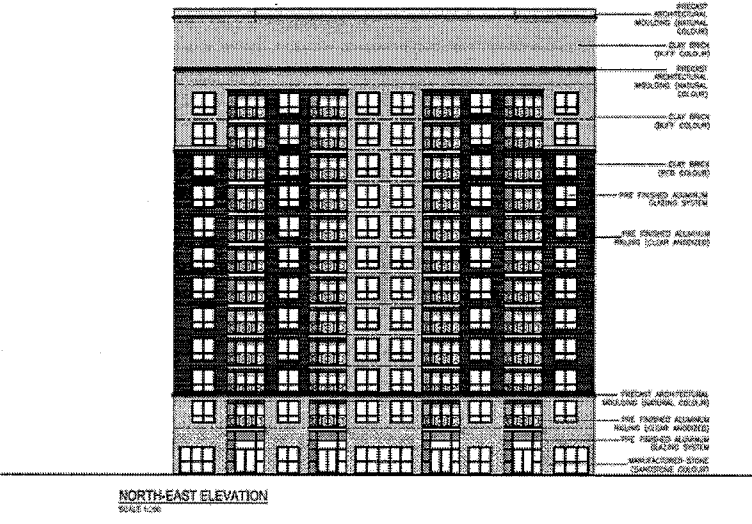
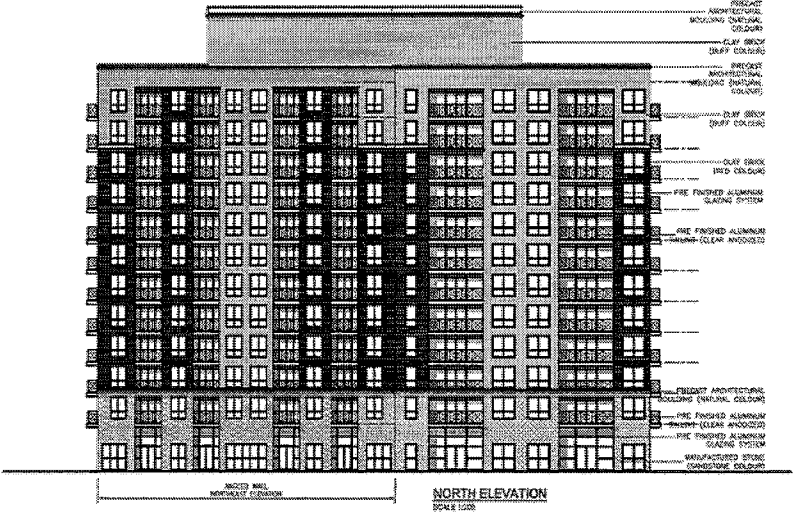
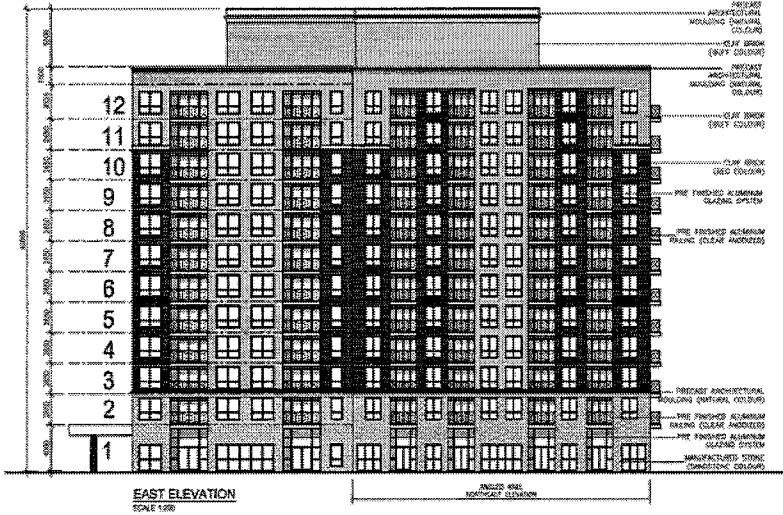
DATE:
 SEE REV.

SHEET NO.:

SP2



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NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	FEB 23 2015
2	REVISIONS	ISSUED

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CLIENT:
MILLFORD DEVELOPMENTS

PROJECT:
**PROPOSED RESIDENTIAL DEVELOPMENT
 55 EAGLE STREET
 NEWMARKET, ON**

SHEET TITLE:
HIGH RISE ELEVATIONS

PROJECT NO. 2524	
SCALE: 1:200	DATE: SEE REV.
DRAWN: MSM	SHEET NO.:
CHECKED: JdeV	SP3
FILE NO. 2524	



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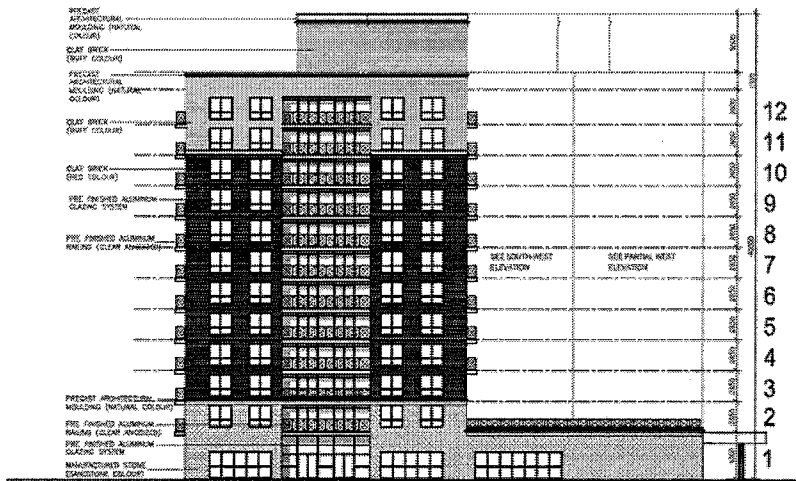


CLIENT:
MILLFORD DEVELOPMENTS

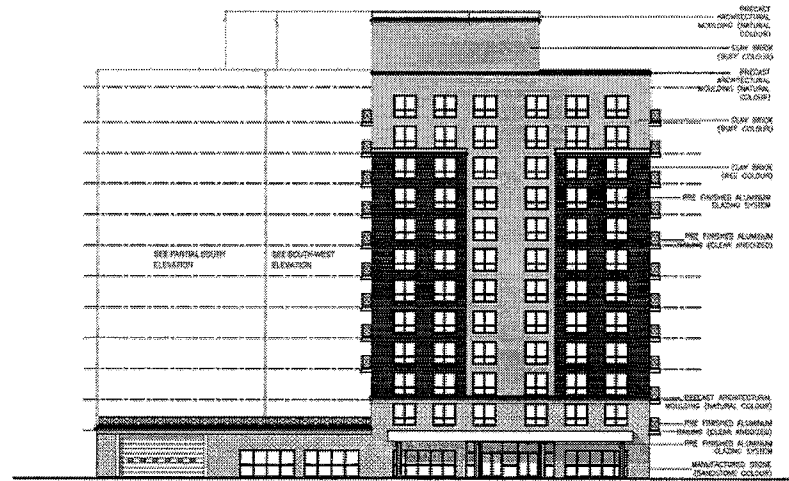
PROJECT:
**PROPOSED RESIDENTIAL DEVELOPMENT
55 EAGLE STREET
NEWMARKET, ON**

SHEET TITLE:
HIGH RISE ELEVATIONS

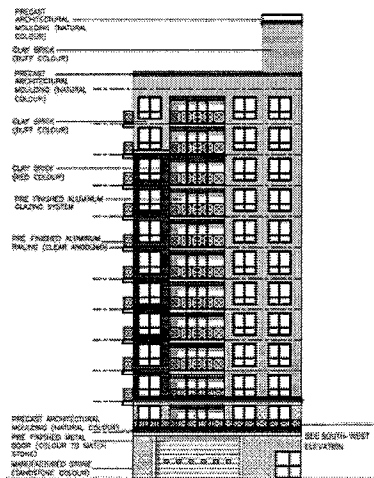
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SCALE: 1:200	DATE: SEE REV.
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CHECKED: JdeV	SP4
FILE NO. 2524	



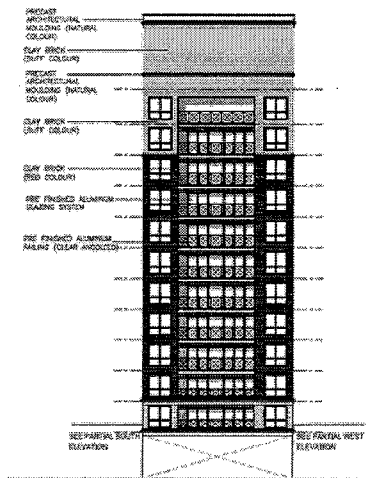
WEST ELEVATION
SCALE 1:200



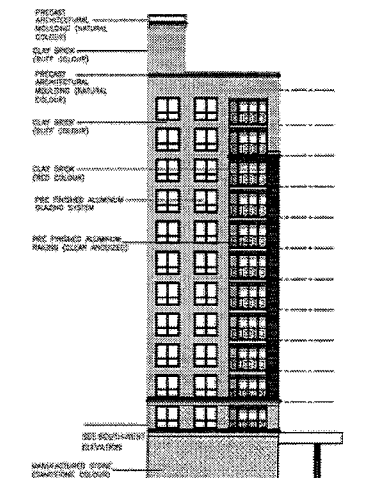
SOUTH ELEVATION
SCALE 1:200



PARTIAL SOUTH ELEVATION
SCALE 1:200



SOUTH-WEST ELEVATION
SCALE 1:200



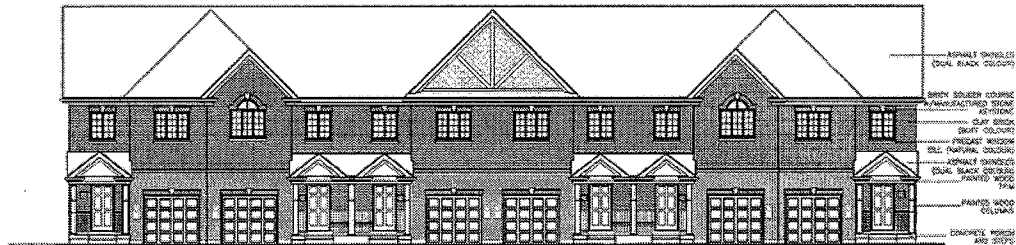
PARTIAL WEST ELEVATION
SCALE 1:200



TYPICAL TOWNHOUSE ELEVATION FROM EAGLE ST.
SCALE 1/100



TYPICAL TOWNHOUSE ELEVATION FROM INTERNAL ROAD (NORTH SIDE)
SCALE 1/100



TYPICAL TOWNHOUSE ELEVATION FROM INTERNAL ROAD SOUTH SIDE
SCALE 1/100



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CLIENT:
MILLFORD DEVELOPMENTS

PROJECT:
**PROPOSED RESIDENTIAL DEVELOPMENT
55 EAGLE STREET
NEWMARKET, ON**

SHEET TITLE:
TOWNHOUSE ELEVATIONS

PROJECT NO.
2524

SCALE:
1:100

DRAWN:
MSM

CHECKED:
Jdev

FILE NO.
2524

DATE:
SEE REV.

SHEET NO.

SP5