

Issues		
No.	Description	Date
1	Issued for Rezoning	2026/07/22

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Client:

Reliance Properties

Project Title:

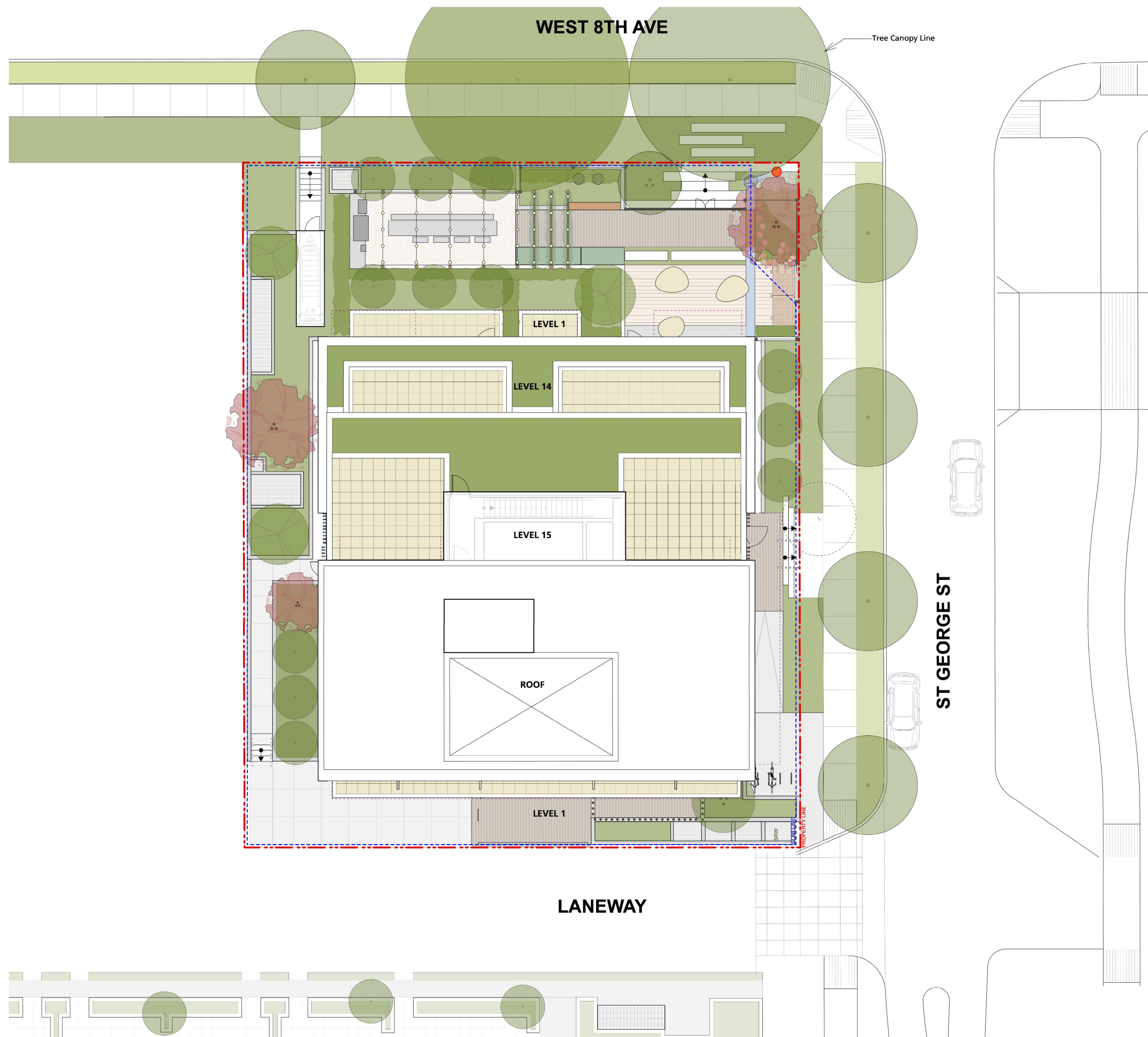
464-482 East 8th Ave

Drawing Title:

Landscape Overall Plan

Project North:	PN	Drawn By:	JLW
		Checked By:	JM
		Scale:	Job No.:
1:100		23-037	
Sheet No.:			

L1.0



Issues No.	Description	Date
1	Issued for Rezoning	2024/05/23
2	Issued for Rezoning	2026/07/22

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Client:

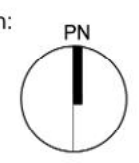
Reliance Properties

Project Title:

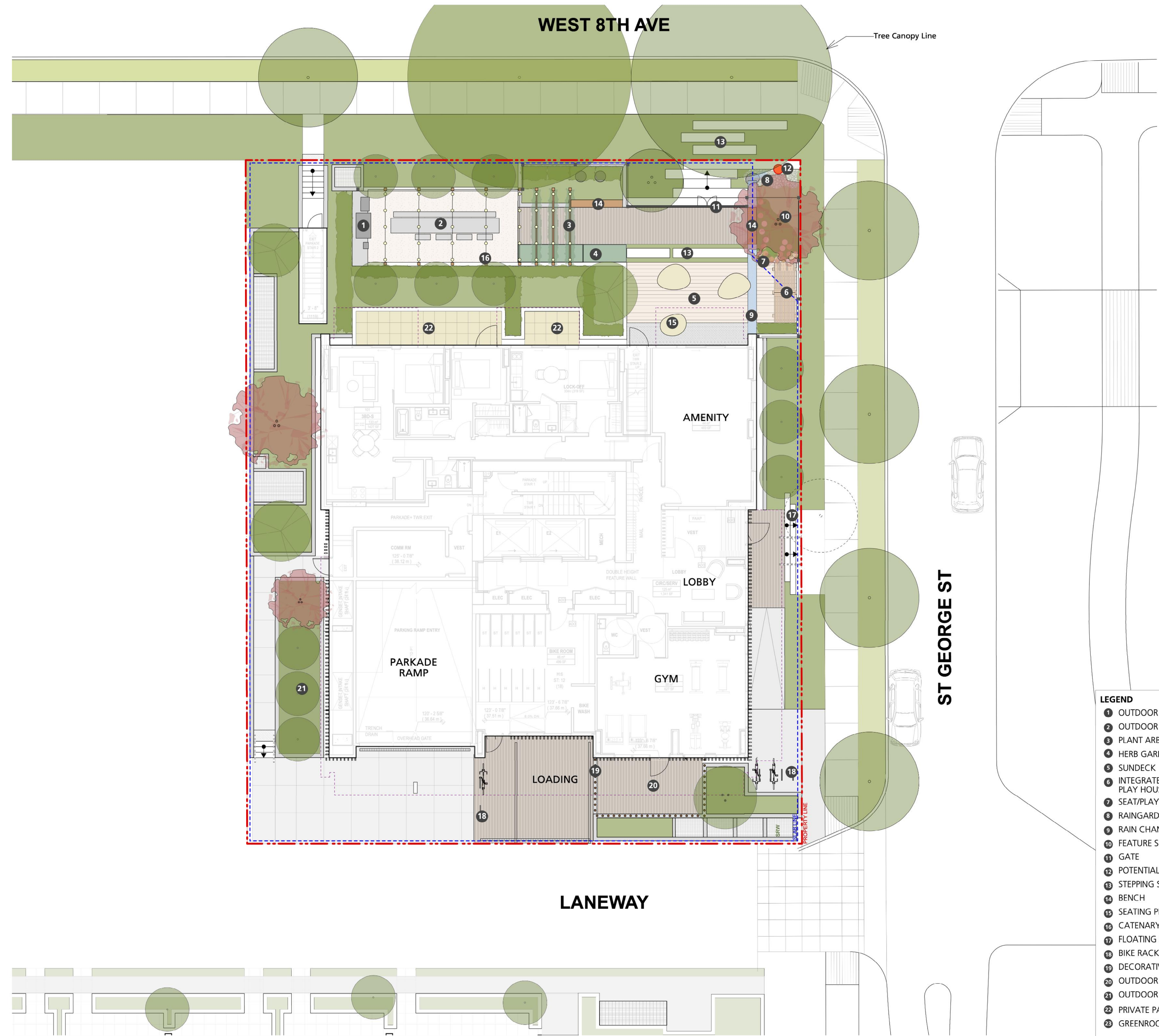
464-482 East 8th Ave

Drawing Title:

Level 1 Layout Plan

Project North:  Drawn By: **JLW**
Checked By: **JM**
Scale: **1:100** Job No.: **23-037**
Sheet No.:

L1.0



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Client:

Reliance Properties

Project Title:

464-482 East 8th Ave

Drawing Title:

Level 14 Layout Plan

Project North:

PN

Drawn By:

JLW

Checked By:

JM

Scale:

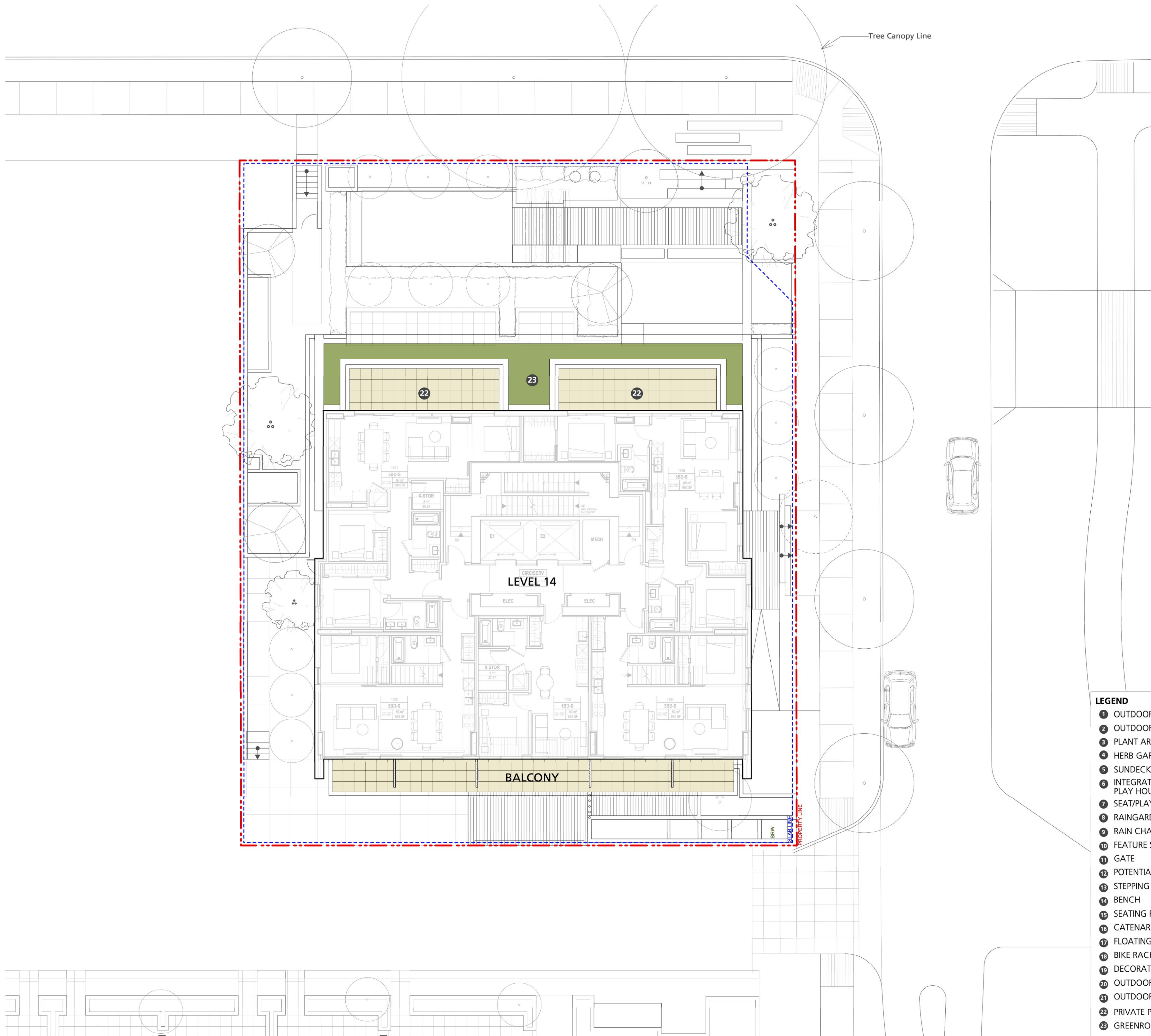
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Job No.:

23-037

Sheet No.:

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Client:

Reliance Properties

Project Title:

464-482 East 8th Ave

Drawing Title:

Level 15 Layout Plan

Project North:

PN

Drawn By:

JLW

Checked By:

JM

Scale:

1:100

Job No.:

23-037

Sheet No.:

L1.2

Issues		
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Client:

Reliance Properties

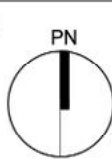
Project Title:

464-482 East 8th Ave

Drawing Title:

Grading Plan

Project North:



Drawn By:

JLW

Checked By:

JM

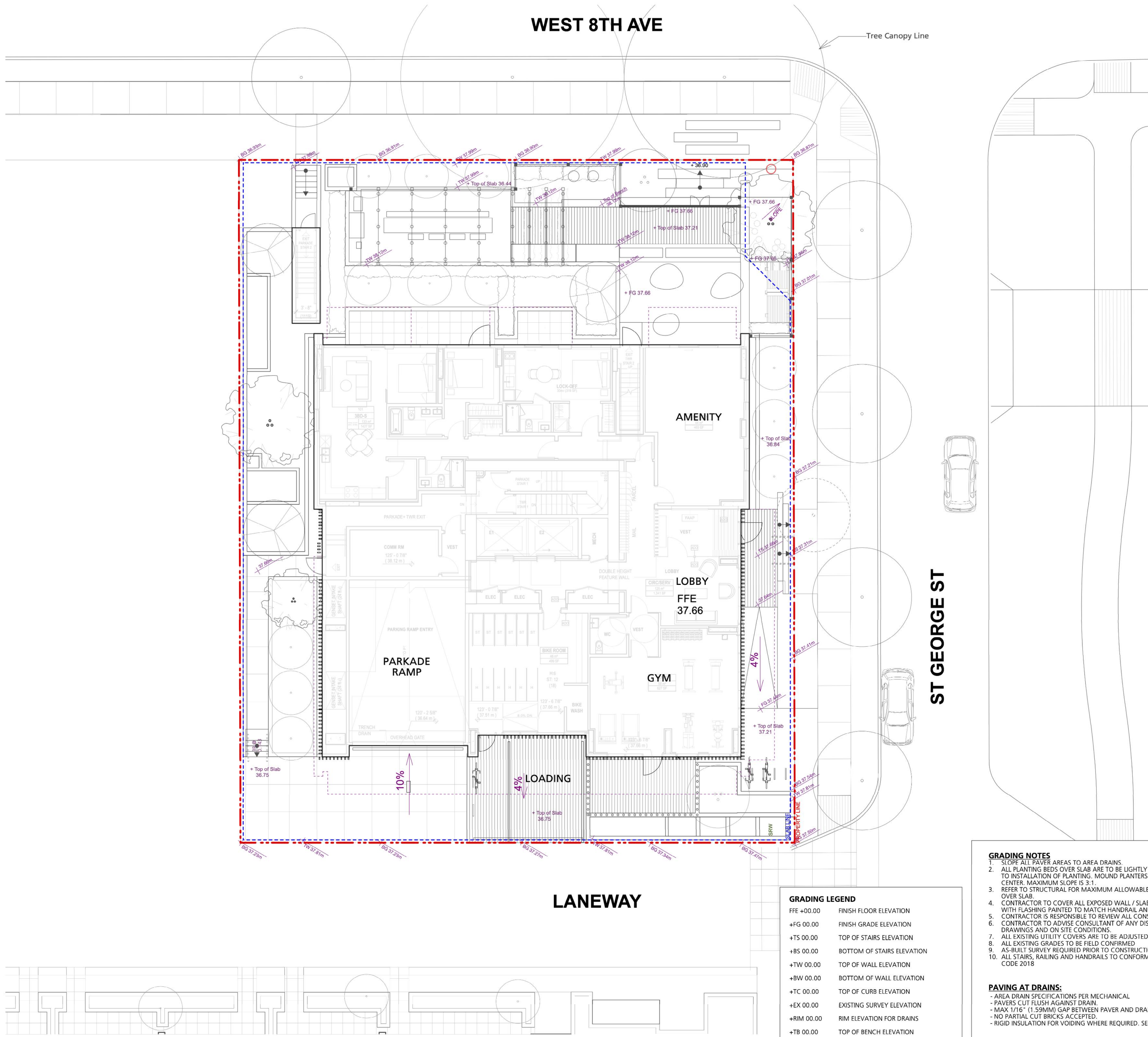
Scale:

Job No.:

23-037

Sheet No.:

L2.0



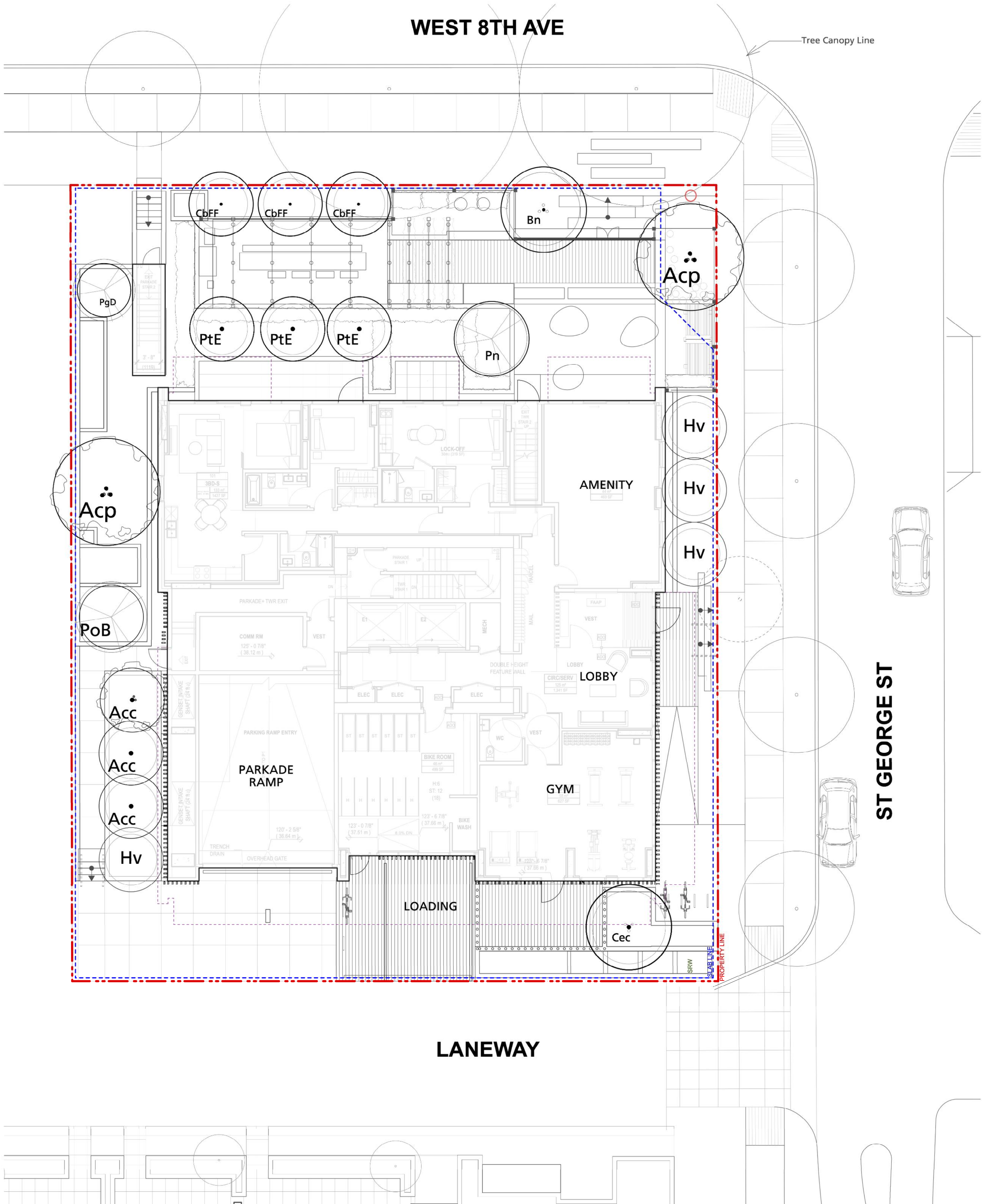
Plant List					
Symbol	Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
Trees					
Acc	3	Acer circinatum	Vine Maple	2.5m ht., B&B, max. 3 stems	*native *habitat
Acp	2	Acer palmatum	Japanese Maple	6cm cal., 2.5m ht., WB	
Bn	1	Betula nigra	River Birch	6cm cal.	
CbFF	3	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	6cm cal., WB	
Cec	1	Cercis canadensis	Eastern Redbud	6cm cal., WB	
Hv	4	Hamamelis virginiana	Virginian Witch Hazel	#7 pot	
PgP	1	Picea glauca 'Pendula'	White Spruce	1.5m ht.	
Pn	1	Pinus nigra	Austrian Pine	2.5m ht, B&B	*native
	0				
Shrubs					
Groundcovers, Vines, Ferns, Perennials and Grasses					
Total	20				

Planting Strategy

The proposed planting strategy is designed to establish a resilient and visually engaging tree canopy that enhances biodiversity, seasonal interest, and passive shading where appropriate. A robust replacement tree plan has been developed to maximize ecological and aesthetic benefits while complementing the architectural form.

Tree species have been carefully selected to frame views from the streetscape and the greenways, soften the ground plane and provide year-round visual interest. The plan include early-season flowering species including Witch-hazel (*Hamamelis virginiana*), while multi-stem Japanese Maples (*Acer palmatum*) serve as distinctive feature trees with interesting form and fall coloration. To further enhance seasonal variation, River Birch (*Betula nigra*) and a mix of conifers contribute to a dynamic, all-season landscape.

To ensure immediate impact and canopy development, larger-than-standard caliper trees will be specified in area where the parkade slab has been notched along the 8th avenue streetscape, allowing for enhanced soil volume and root support. Additionally, large, raised planters will be integrated in over slab areas, ensuring adequate soil volumes to support a diverse and thriving urban canopy within the project site.



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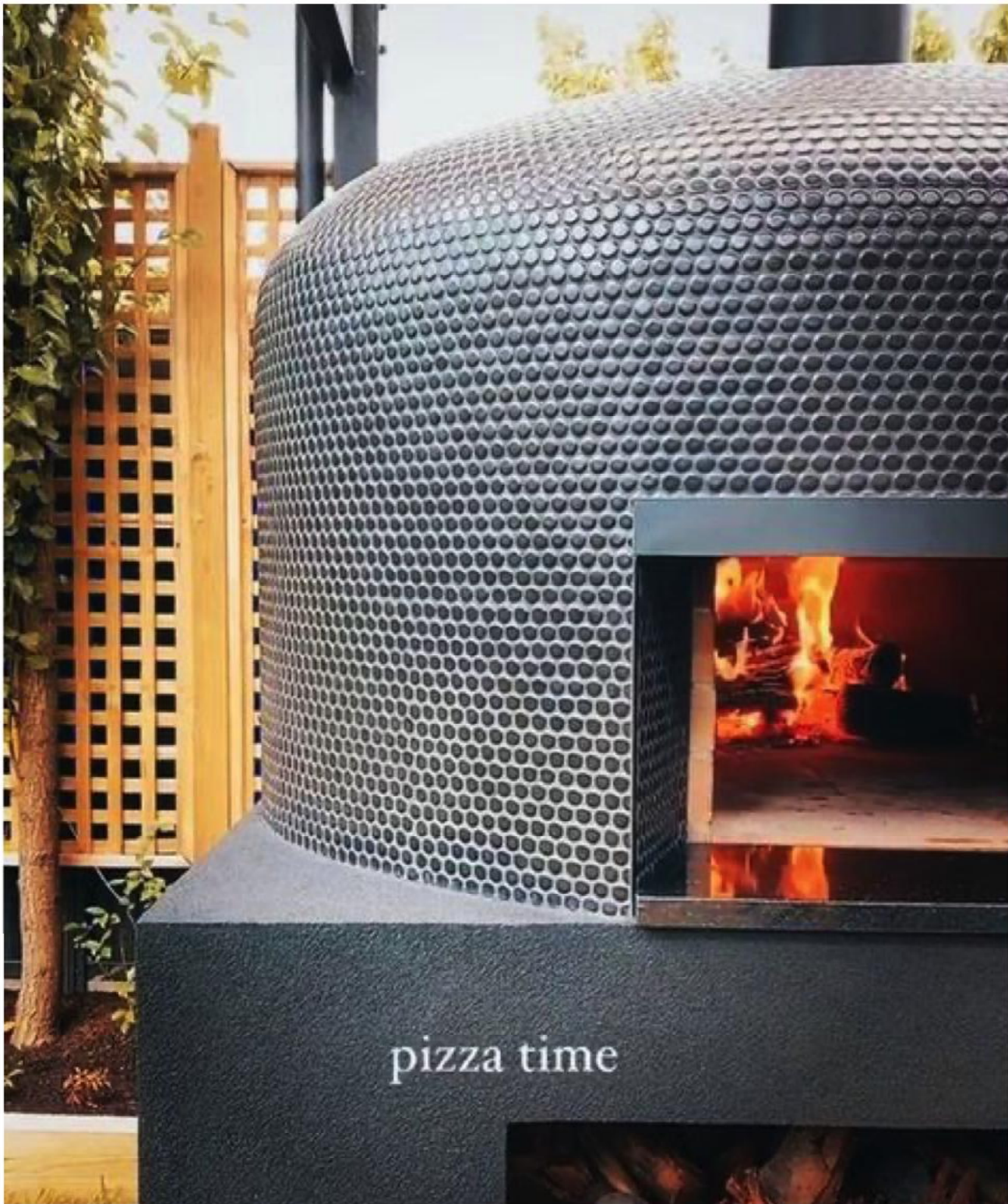
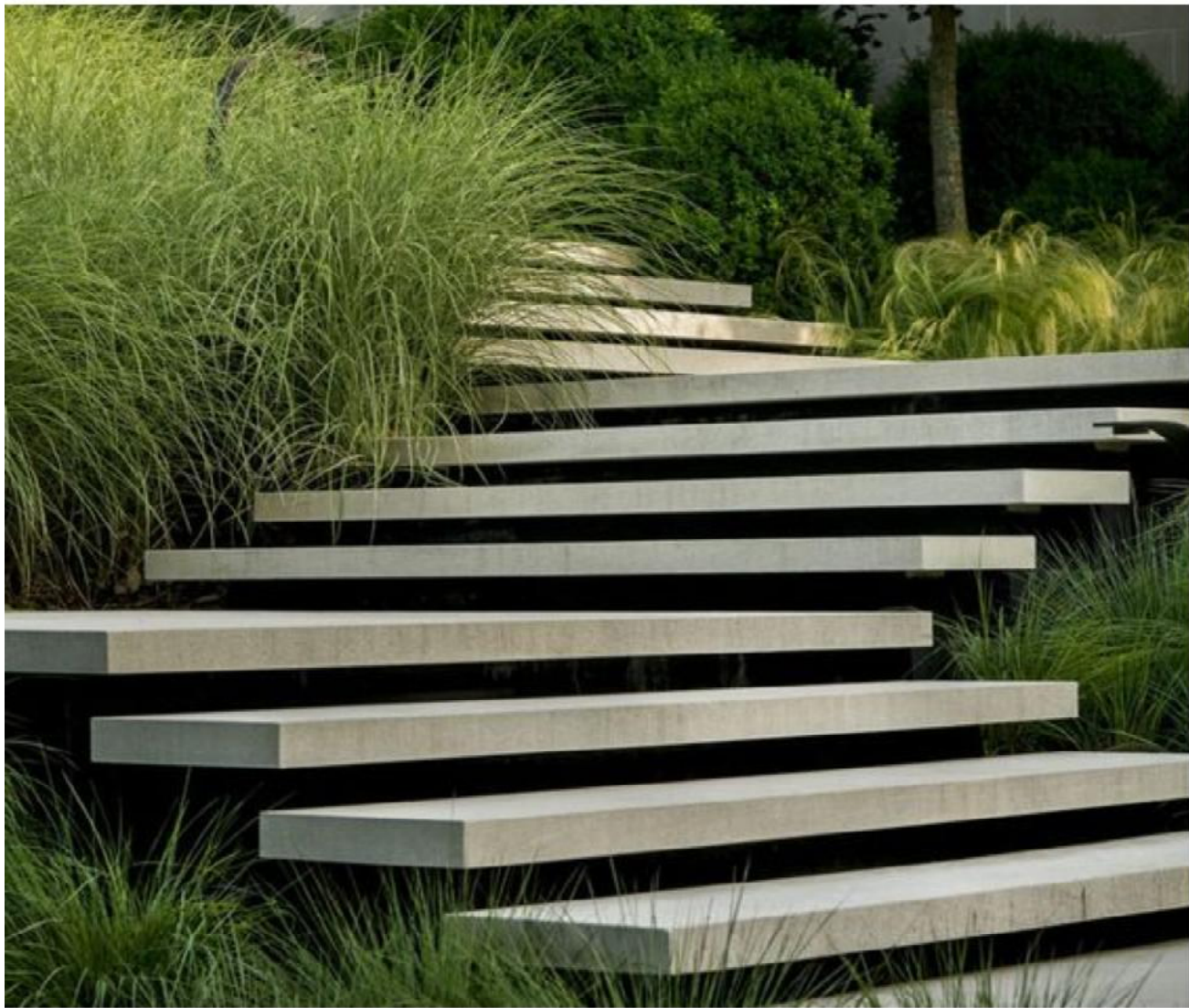
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Client:
Reliance Properties

Project Title:
464-482 East 8th Ave

Drawing Title:
Schematic Tree Planting Plan

Project North:	PN	Drawn By:	JLW
	1	Checked By:	JM
Scale:	1:100	Job No.:	23-037
Sheet No.:			



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Client:

Reliance Properties

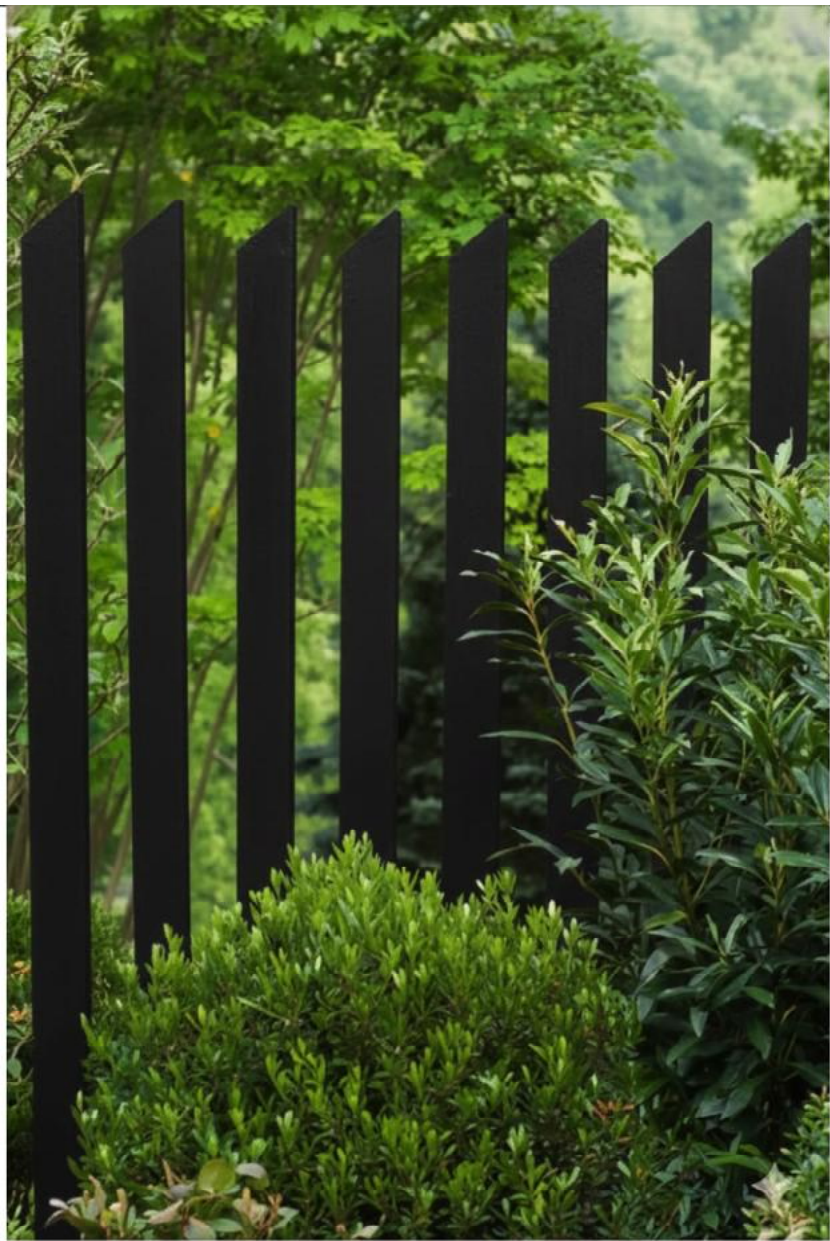
Project Title:

464-482 East 8th Ave

Drawing Title:

Precedents and Materials

Project North:	PN	Drawn By:	JLW
		Checked By:	JM
Scale:		Job No.:	23-037
Sheet No.:			



plot date: 2026-07-22

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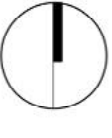
Reliance Properties

Project Title:

464-482 East 8th Ave

Drawing Title:

Precedents and Materials

Project North:	PN	Drawn By:	JLW
		Checked By:	JM
Scale:	1:100	Job No.:	23-037
Sheet No.:			