

Volta Estate Winery

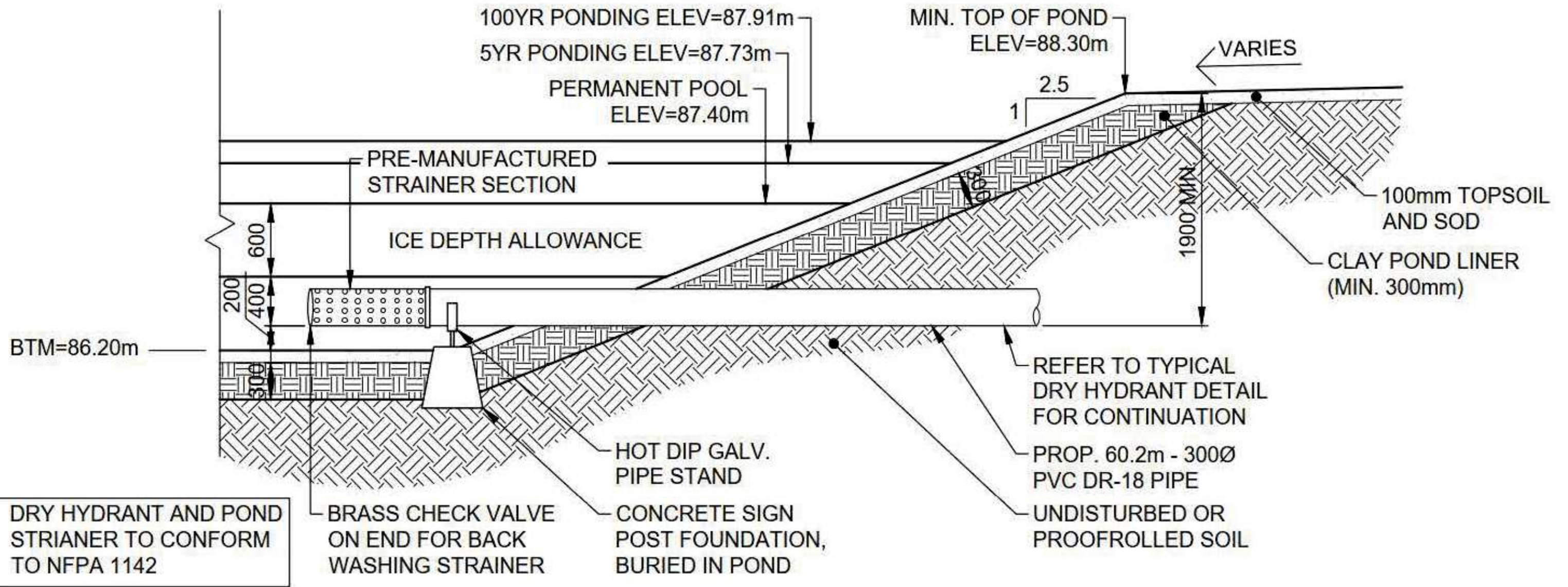
Landscape Response to Second Site Plan Approval
Submission Comments

2024-11-22

Janet
Rosenberg
& Studio

PEC Landscape Comment 1

PEC: Provide detail or potential rendering of SWM Pond and Lookout with Plantings.



TYP. SWM / FIRE POND CROSS SECTION

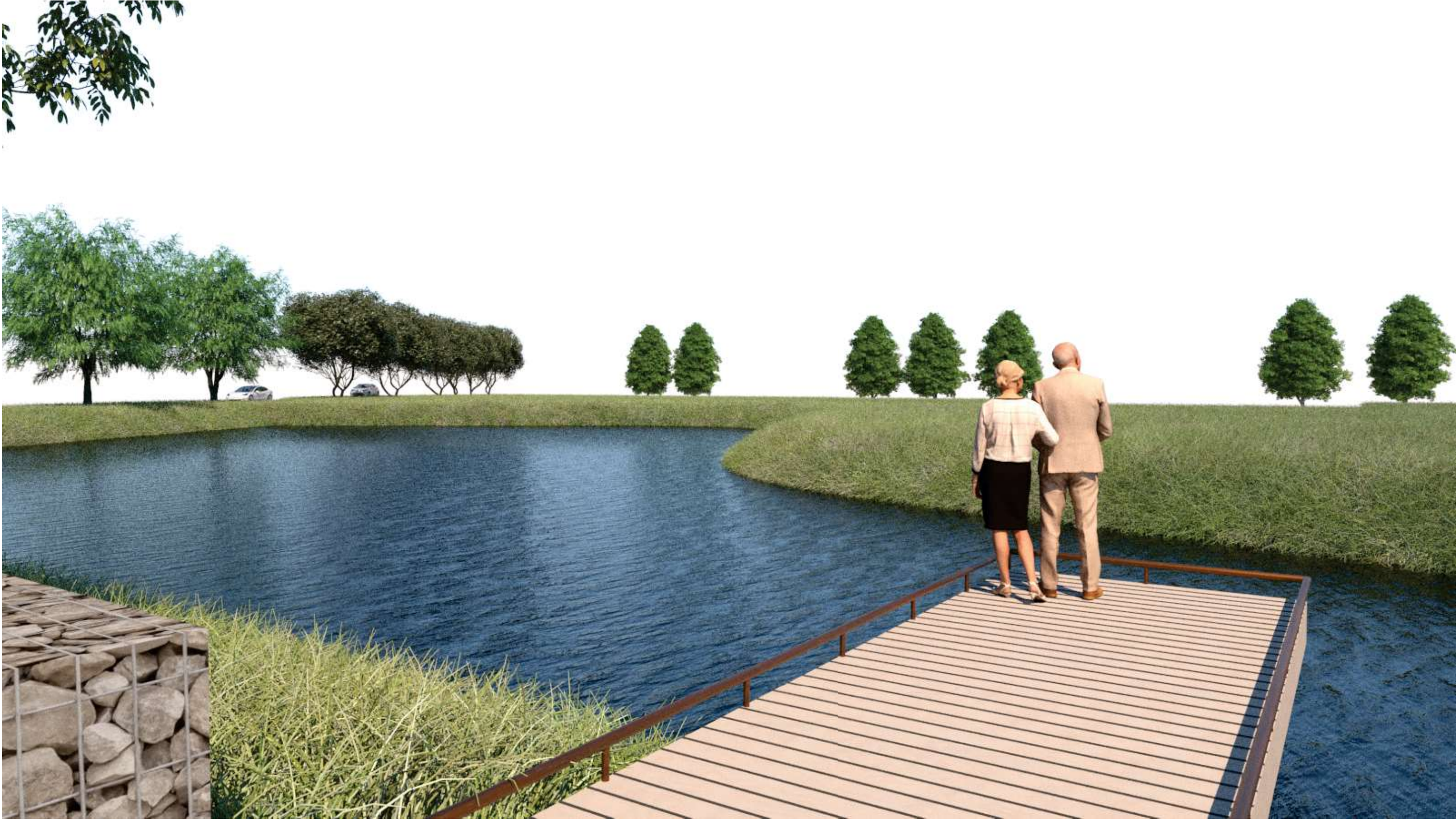
JRS Landscape Comment 1 Response | View of Pathway to Pond



JRS Landscape Comment 1 Response | View of SWM Pond at 100 Year Ponding Level



JRS Landscape Comment 1 Response | View of SWM Pond at Permanent Pool Level

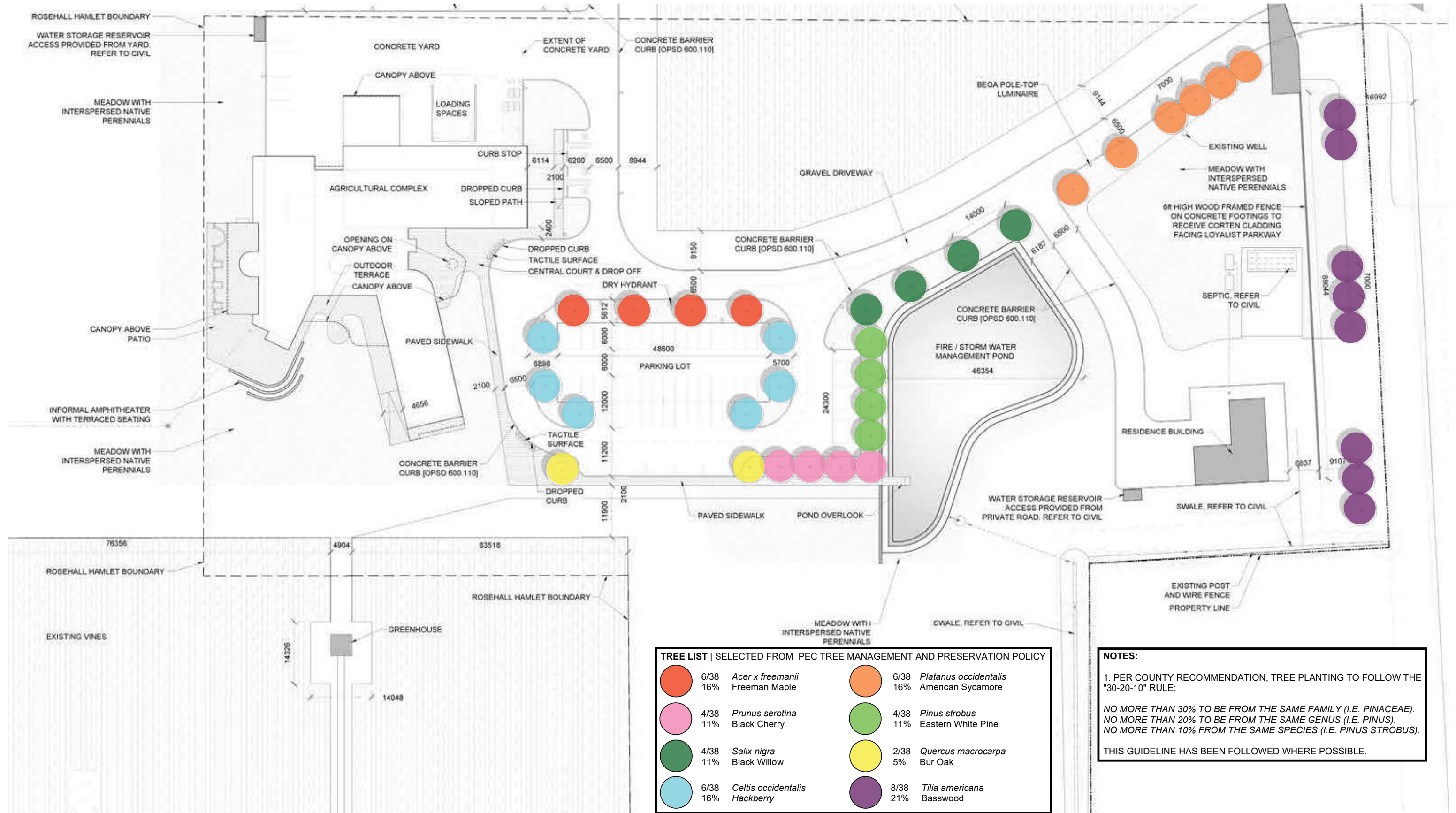


PEC: Proposed Trees and Plantings need to be explained.

What type of trees and plantings are proposed?

How many of each will be planted?

JRS Landscape Comment 2 Response | Tree Diagram



TREE LIST | SELECTED FROM PEC TREE MANAGEMENT AND PRESERVATION POLICY

	6/38 16%	<i>Acer x freemanii</i> Freeman Maple		6/38 16%	<i>Platanus occidentalis</i> American Sycamore
	4/38 11%	<i>Prunus serotina</i> Black Cherry		4/38 11%	<i>Pinus strobus</i> Eastern White Pine
	4/38 11%	<i>Salix nigra</i> Black Willow		2/38 5%	<i>Quercus macrocarpa</i> Bur Oak
	6/38 16%	<i>Celtis occidentalis</i> Hackberry		8/38 21%	<i>Tilia americana</i> Basswood

NOTES:

1. PER COUNTY RECOMMENDATION, TREE PLANTING TO FOLLOW THE "30-20-10" RULE:
 NO MORE THAN 30% TO BE FROM THE SAME FAMILY (I.E. PINACEAE).
 NO MORE THAN 20% TO BE FROM THE SAME GENUS (I.E. PINUS).
 NO MORE THAN 10% FROM THE SAME SPECIES (I.E. PINUS STROBUS).
 THIS GUIDELINE HAS BEEN FOLLOWED WHERE POSSIBLE.

JRS Landscape Comment 2 Response | Tree Rationale



Acer x freemani | Freeman Maple

- Proposed near entrance due to brilliant autumn foliage and form.
- Adaptable and tolerant of drought conditions.
- PEC approved.



Celtis occidentalis | Hackberry

- Proposed around for parking lot.
- Very hardy, drought-tolerant.
- Elegant form.
- PEC approved.



Pinus strobus | White Pine

- Proposed near pond as an evergreen backdrop.
- PEC approved.



Platanus occidentalis | Sycamore

- Proposed for entrance to welcome visitors.
- Elegant, stately street tree tolerant of urban environments.
- PEC approved.



Prunus serotina | Black Cherry

- Proposed near pond overlook.
- Important wildlife food source.
- Impactful spring blooms.
- PEC approved.



Quercus macrocarpa | Burr Oak

- Proposed in hardscape as specimen tree.
- Hardy and useful street tree.
- PEC approved.



Salix nigra | Black Willow

- Proposed around SWM pond due to association with water bodies.
- PEC approved.



Tilia americana | Basswood

- Proposed along Loyalist to utilize low form as a screen.
- Important pollinator species.
- PEC approved.

JRS Landscape Comment 2 Response | Meadow



JRS is proposing 'Spectrum Sod' by Greenhorizons Sod Farms for the expansive landscaped areas of the site.

This is a versatile solution -- installed as sod rolls -- that can be mown short for access areas or left to grow into a ~16" meadow.

The sod does not require watering and meadow areas should be mown once during Autumn to 4-6" tall with all clippings collected to prevent smothering new growth. This lack of maintenance reduces the carbon footprint of the site.

This product is ideal for our Southern Ontario climate extremes and heavy winters.

To enhance biodiversity, native and drought-tolerant perennials will be interspersed throughout to support pollinators and provide visual interest.

SPECTRUM SOD

← BACK TO WEBSITE

Through extensive research, Greenhorizons has cultivated a solution for Southern Ontario's varied and individually unique green spaces. Rarely is any natural green space identical to another – and with that, requires a versatile sod solution that will cover the full-spectrum of needs & uses.

Spectrum Sod is our first smart-sod solution – it will adapt to the environment it is used in:

- ▶ When routinely maintained, Spectrum Sod will transition to a high performance 'Kentucky Bluegrass and Turf-Type Tall Fescue Blend' of wear-resistant high performance turf.
- ▶ When passively maintained, Spectrum Sod will transition to a 'Fine Fescue' blend of turf, ensuring soil stabilization and ground cover.
- ▶ After multiple hot-seasons a 'Tall Fescue' turf blend will flourish.
- ▶ If experiencing long, harsh winters, the 'Kentucky Bluegrass' blend of turf will survive and thicken stand through rhizome and stolon activity.

This blend is ideal for our Southern Ontario climate extremes and heavy winters.

PLEASE SEE REVERSE FOR MORE ALTERNATE SCENARIO EXAMPLES

Our Spectrum Sod blend includes:

- High heat and water harvesting species like Turf-Type Tall Fescues
- Self-repairing, winter hardy, insect & disease resistance species like Kentucky Bluegrass
- Low input & maintenance required species like Fine Fescues
- Shade tolerance species like Red Fescues

Heat tolerant | Strong, deep-root system | Self-repairing | Low maintenance | Spreads easily | Winter Tolerant | Performs in high-maintenance areas | Performs well in shade | Drought tolerant | Great for sandy areas | Good in high-humidity

GREENHORIZONS SOD FARMS | HAMILTON (905) 389-1315 | CAMBRIDGE (519) 653-7494

SPECTRUM SOD

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THE MAGIC OF SPECTRUM SOD IS ITS ADAPTABILITY TO VARYING SITUATIONS, CLIMATES AND USES.

HERE ARE ALTERNATIVE SCENARIO/USAGE EXAMPLES:

Minimally Maintained Areas

If sod is minimally maintained, with little-to-no nutrition, water or mowing, it will transition itself into an 'Eco Natural Grass' ground cover. This type of cover will protect the area from erosion and run off. This transition will happen in most passive park and open space green environments.

Highly Maintained Areas

When Spectrum is maintained at a high level including mowing, nutrition and water the stand will transition to a high performing Bluegrass Turf Type Tall Fescue blend, with excellent wear tolerance good spring green up and high summer heat and drought tolerance.

Multiple Maintenance Level Areas

Some landscapes have multiple different maintenance levels, the front lawn of a commercial property might be irrigated while the rear has no irrigation and lower nutrition and mowing regimes, spectrum smart grass will transition to multiple predominant stands within one site, hardy fine fescues in the rear yard and shaded areas and beautiful bluegrass turf type tall fescue in the front irrigated yard.

Minor Shade Areas

Within a home yard there can be full sun areas and semi shaded areas (note all grass species need a minimum of 3 to 4 hrs of direct sunlight per day) in these varying environments, spectrum has a species to survive and thrive and will transition to that species over time.

Please note due to the multi species in spectrum sod, the initial sod may have a modeled, appearance.

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JRS Landscape Comment 2 Response | Greenhorizons product used in Kiwekì Point by JRS in Ottawa



PEC Landscape Comment 3

PEC: Provide details of the landscape wall

JRS Landscape Comment 3 Response | View of Landscape Wall at Loyalist Pkwy



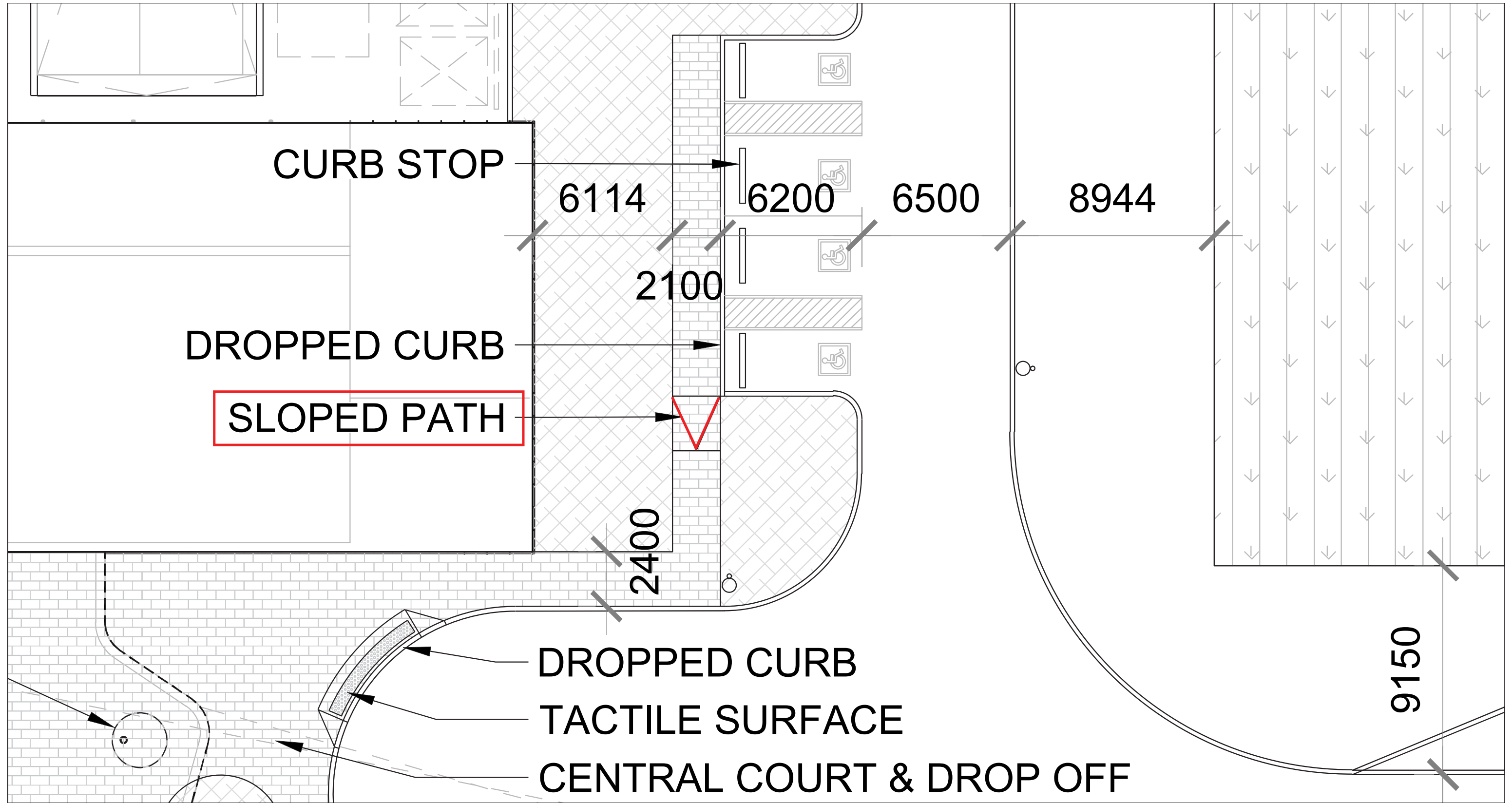
Artist's rendering only, subject to design modification

JRS Planning Comment 9.7 Comment & Response

PEC: Curb Depression is stated on the L100 drawing but not shown on the drawing.

Also, the Site Plan should show curb depressions where the accessible parking is located (refer to marked up drawing).

JRS: The proposed strategy is to slope the pathway prior to the parking spaces to ensure the sidewalk is flush with the road. Refer to the 'V' in the following L100 zoom in. An annotated perspective has also been added for clarity.



JRS Planning Comment 9.7 Response | Aerial Perspective of Accessible Parking

