

530 Brisebois, Part of 265 Centrum Boulevard (Forum Lands)

42305

265 CENTRUM BLVD
OTTAWA, ON K1E 3X7

ISSUED FOR ZONING APPLICABLE REVIEW
DECEMBER 12th, 2025

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NO.	DATE	REVISION / ISSUANCE
01	2025/12/12	ISSUED FOR ZBA
02	2026/02/20	REISSUED FOR ZBA

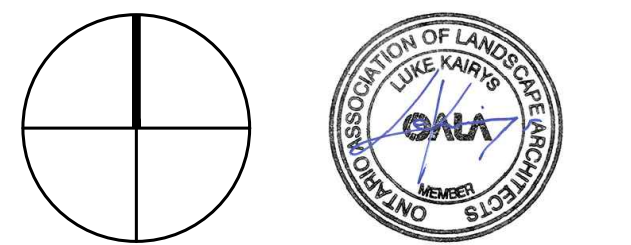


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COVER PAGE	
L000	COVER AND SHEET INDEX
REFERENCE PLANS	
L100	REFERENCE PLAN
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L102	ENLARGEMENT PLAN
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L601	PLANTING PLAN
CANOPY PROJECTION	
L700	40 YEAR CANOPY PROJECTION
STREETScape PLANS	
L800	STREETScape PLAN

Project Team

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265 CENTRUM BLVD, OTTAWA, ON K1E 3X7
NOT FOR CONSTRUCTION

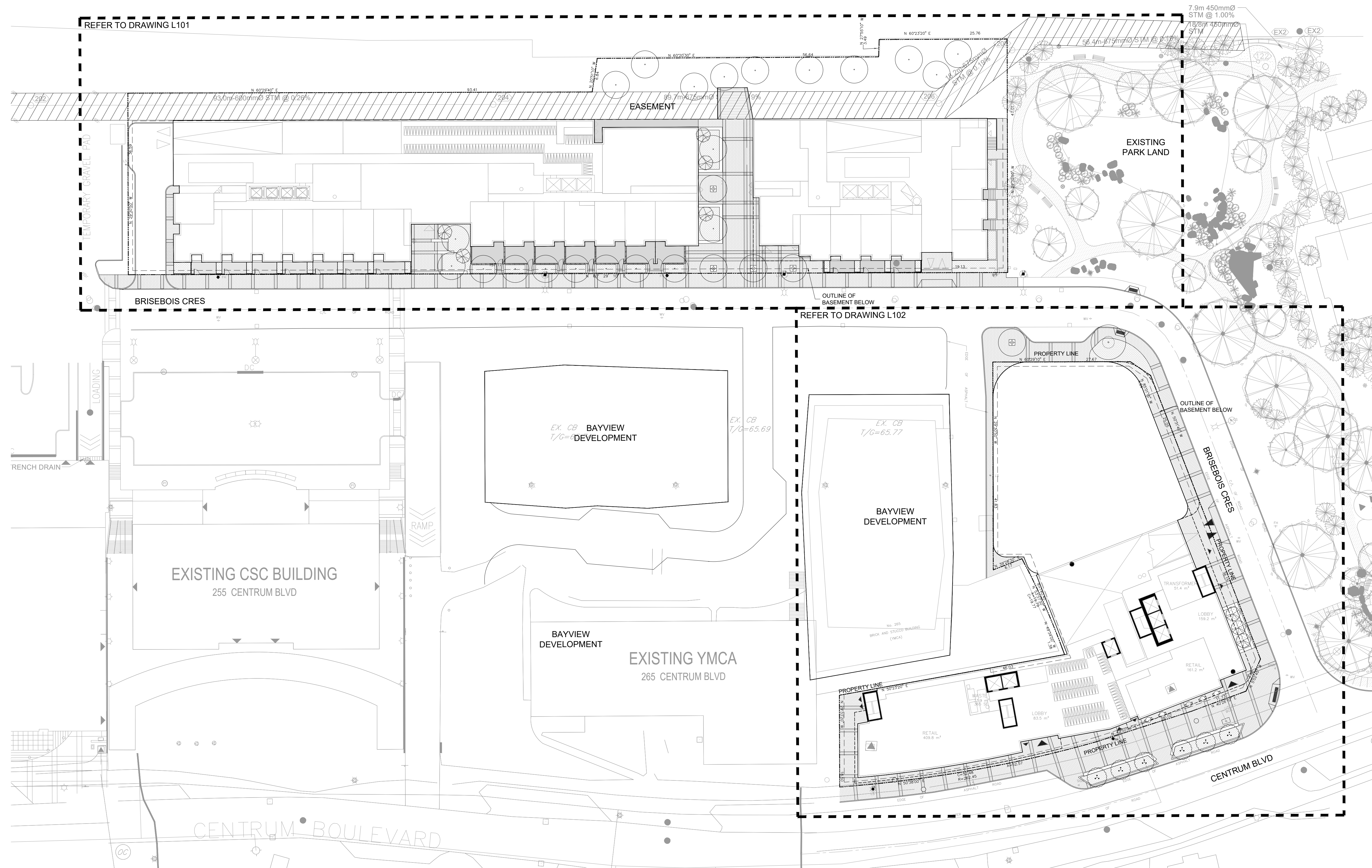
Cover & Sheet Index

PROJECT	42305	DRAWN	MM
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DATE		PLOTTED	

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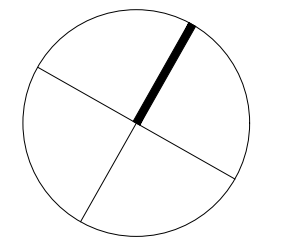
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 - The Base Plan (lot lines, existing roads and surrounding areas) is based on the topographical plan of Survey of J D Barnes Limited - Reference Number 22-10-112-00.

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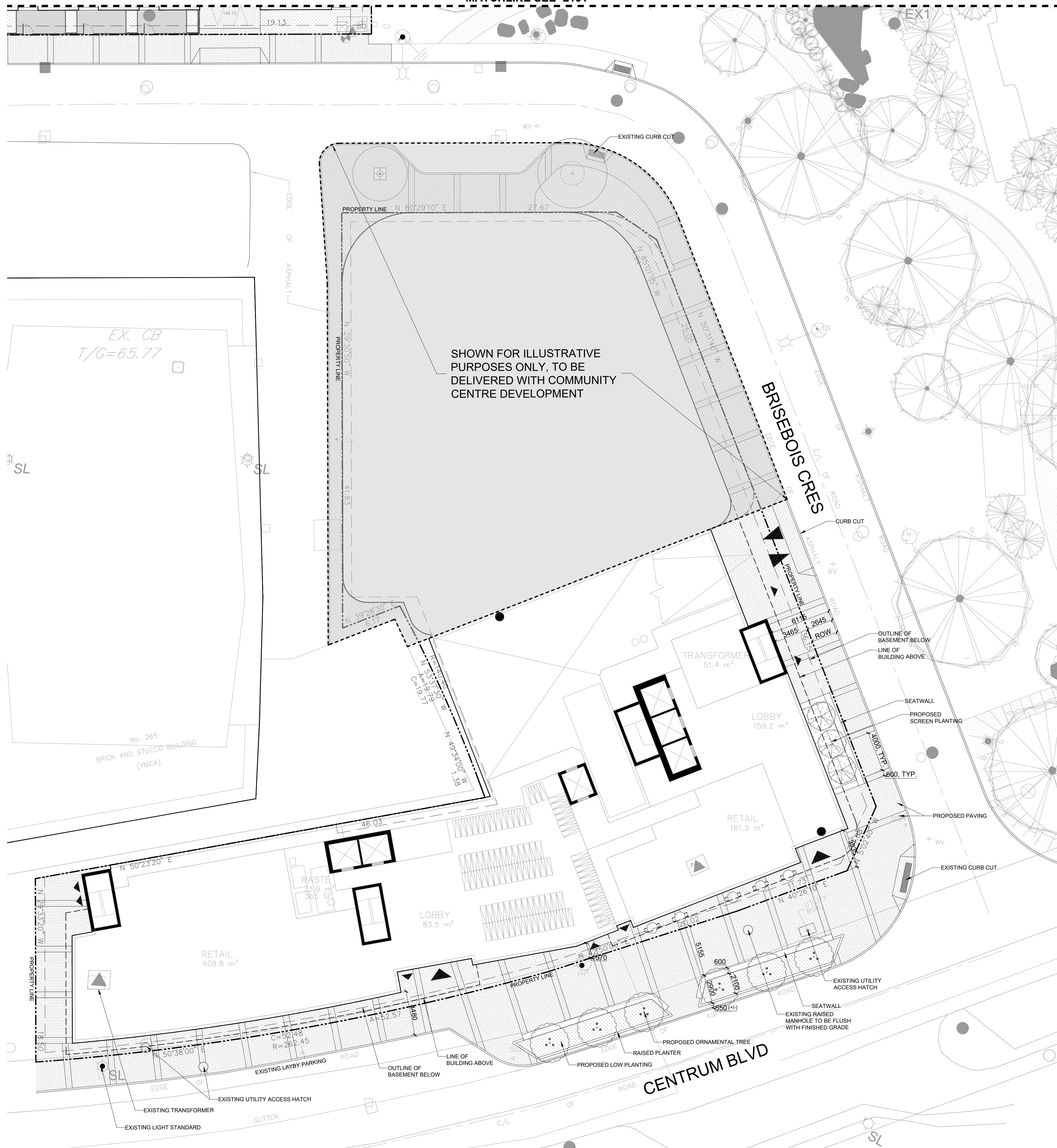
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Reference Plan

PROJECT	42305	DRAWN	MM
SCALE	1:400	CHECKED	CR
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L100

MATCHLINE SEE L101



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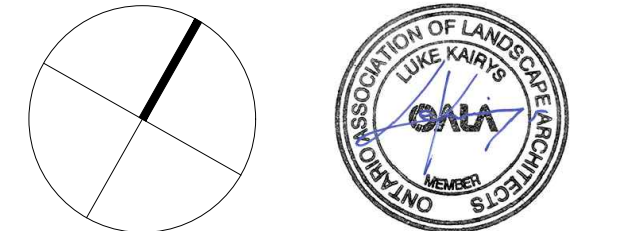
LEGEND

- PROPERTY LINE
- BUILDING OUTLINE
- - - BUILDING ABOVE
- ▨ EASEMENT AREA
- EXISTING TREE
- ⊕ PROPOSED CANOPY TREE
- ⊙ PROPOSED ORNAMENTAL TREE
- ⊗ CONIFEROUS TREE
- ▨ PAVING TYPE 1
- ▨ PAVING TYPE 2
- ▨ CONCRETE PAVING
- ▨ MIXED SPECIES PLANTING BED
- RAILING AND GATE
- EXISTING LIGHT STANDARD
- EXISTING FIRE HYDRANT
- ⊕ TREE GRATE

NOTES:

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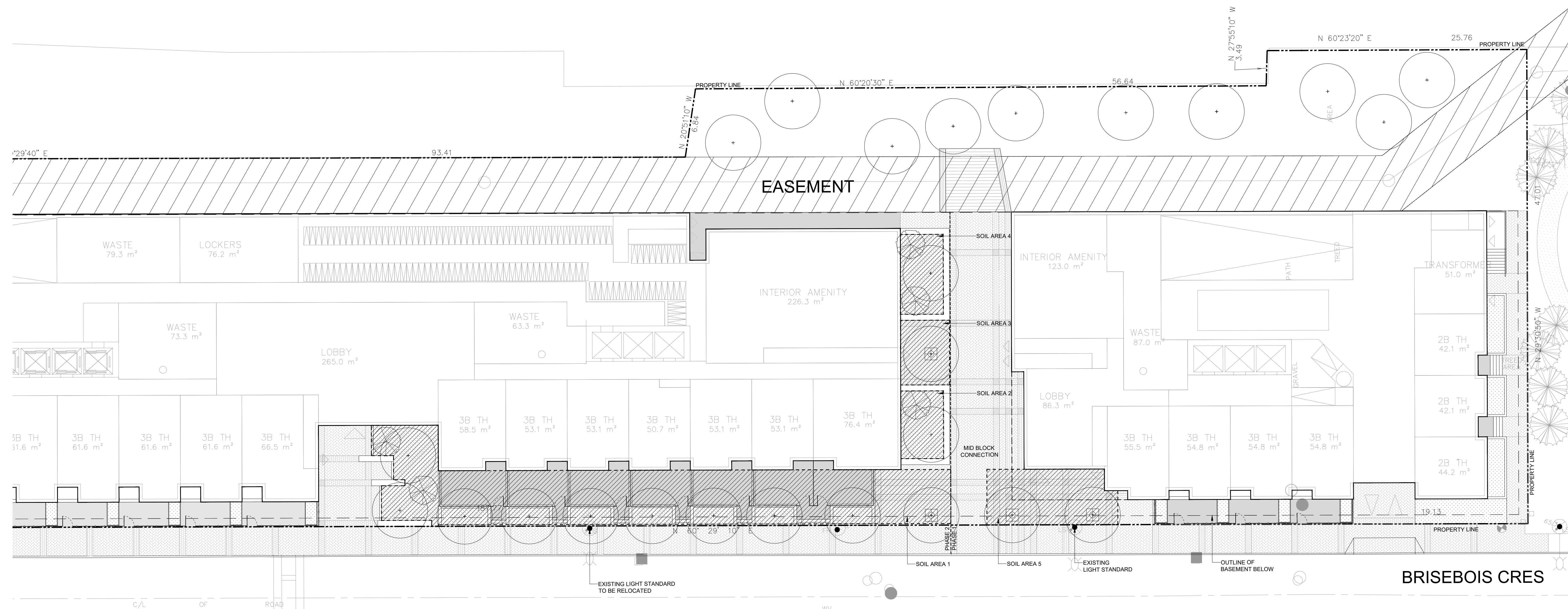
Reference Plan - Enlargement 2

PROJECT	SCALE	DATE	DRAWN	CHECKED	PLOTTED	MM	CR
42305	1:200						

L102

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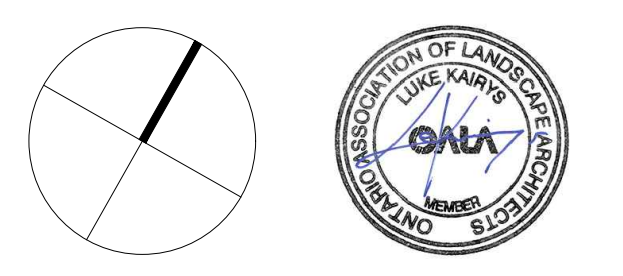
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- SOIL LEGEND**
- ▨ SOIL AREA

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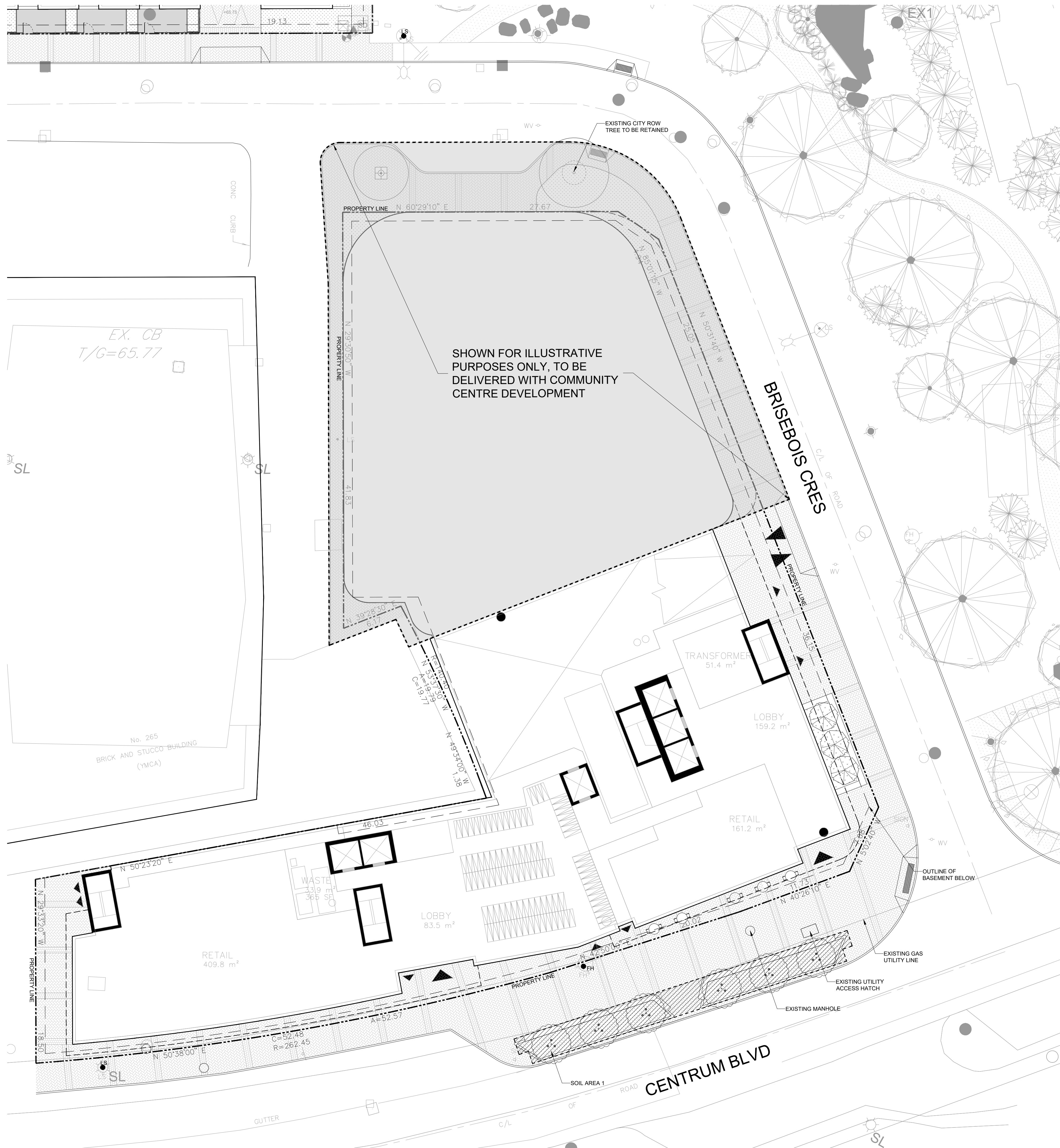
Soil Plan

Soil Volume Chart

	Location (City ROW, private property)	Soil Area (m ²)	Soil Depth (m)	Soil Volume (m ³)	Tree Quantity	Soil Volume per tree (m ³)	Irrigation provided (Yes/No)	Hard Surface or Soft Surface (Yes/No)	Soil Cells (Yes/No)
1	Private	327	1.2	392	10	39		Both	Yes
2	Private	28	1.2	34	1	34		Soft	No
3	Private	31	1.2	37	1	37		Hard	Yes
4	Private	33	1.2	40	1	40		Soft	No
5	Private	68	1.2	82	2	41		Both	Yes
Totals		487		503	13				

* Soil depth excludes drainage layer

L500



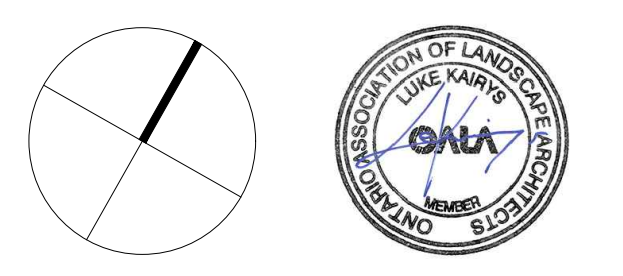
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Soil Plan

PROJECT	SCALE	DATE	42305	1:200	DRAWN	MM	CHECKED	CR

L501

Soil Volume Chart

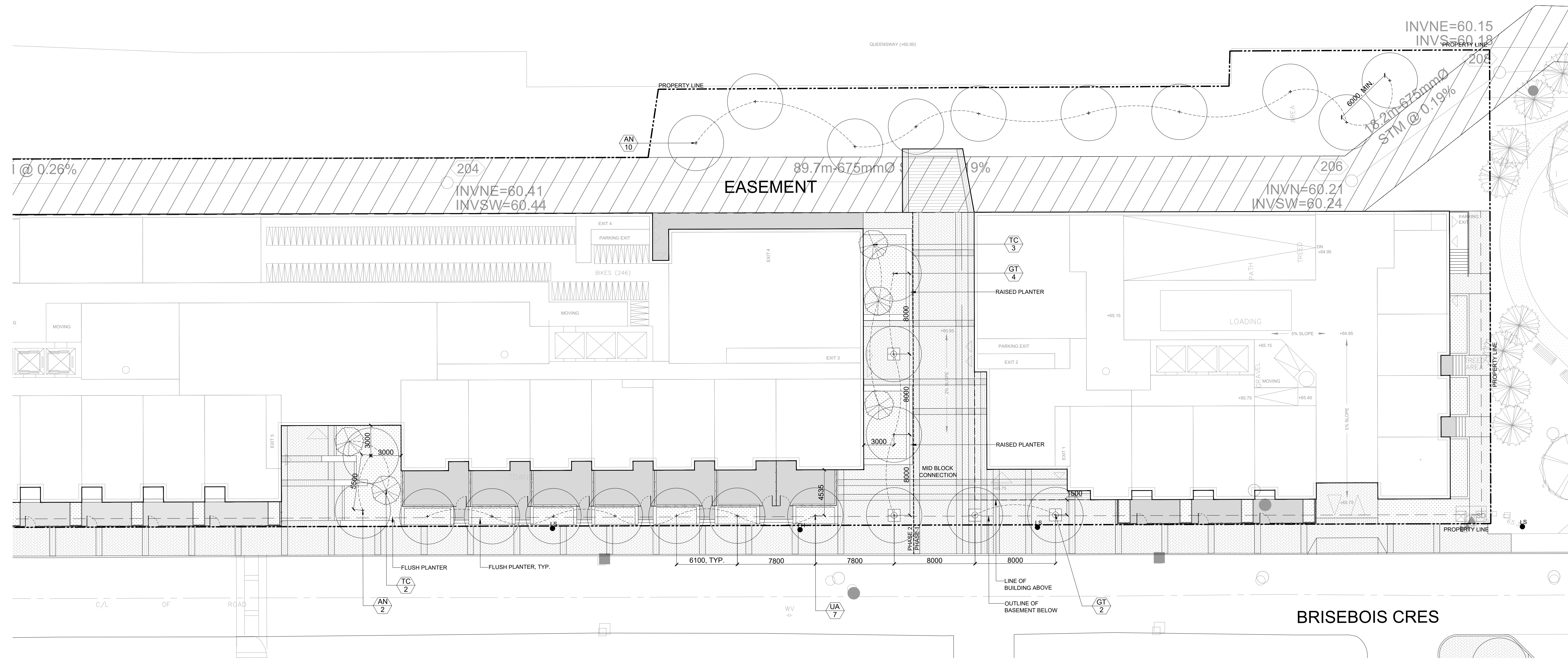
	Location (City ROW, private property)	Soil Area (m ²)	Soil Depth (m*)	Soil Volume (m ³)	Tree Quantity	Soil Volume per tree (m ³)	Irrigation provided (Yes/No)	Hard Surface or Soft Surface (Yes/No)	Soil Cells (Yes/No)
1	City ROW	100	1.5	150	6	25		Both	Yes
Totals		100		150	6				

* Soil depth excludes drainage layer

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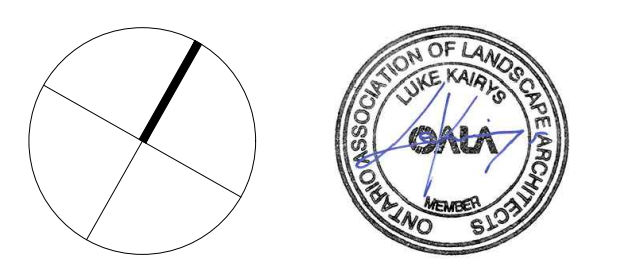
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1 PLANTING PLAN ENLARGMENT
 L600 SCALE 1:200

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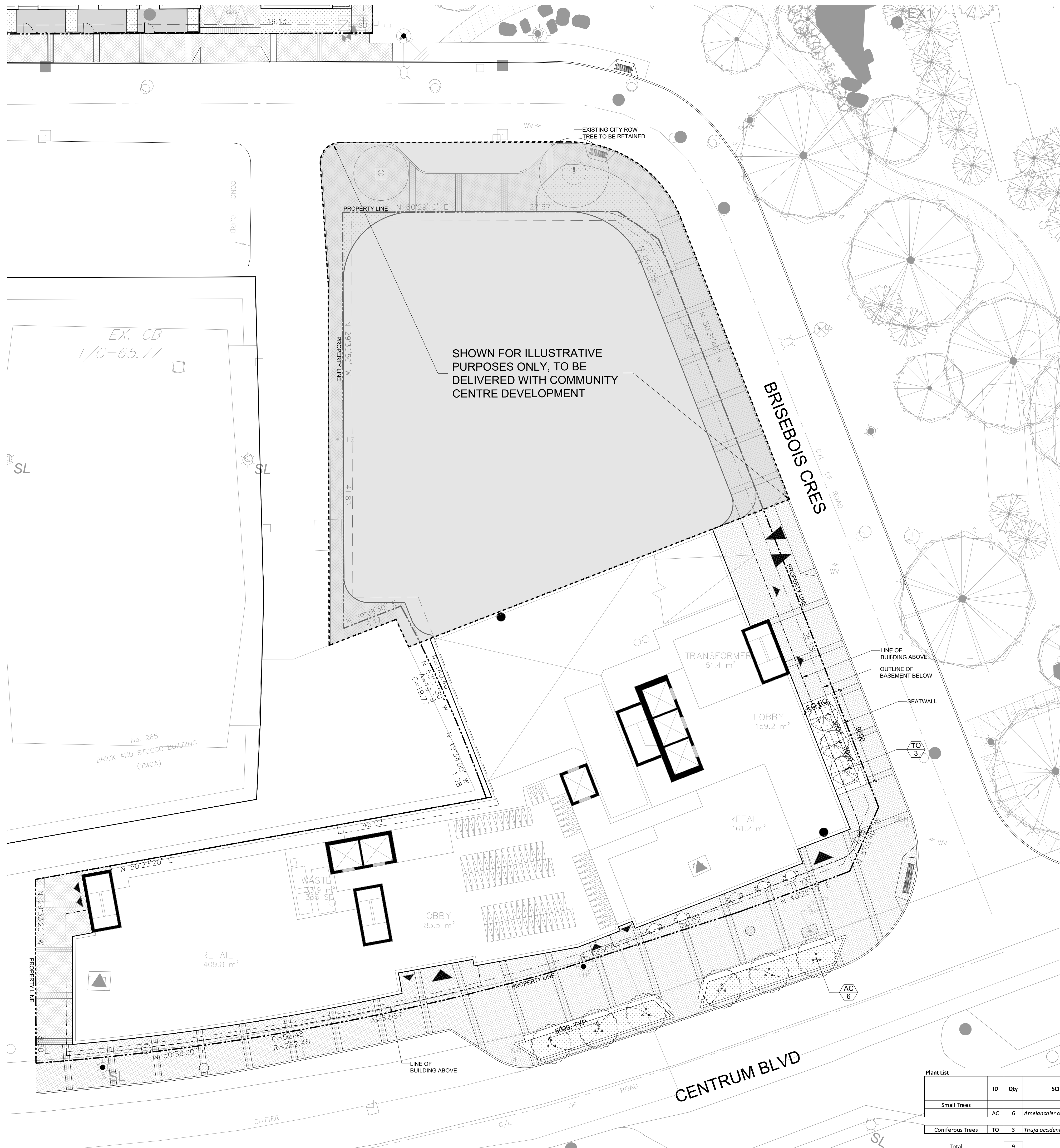
Planting Plan

Plant List

Trees	ID	Qty	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT (m)	SPREAD (m)	NATIVE	SALT TOLERANT	DROUGHT TOLERANT	SUN EXPOSURE	GROWTH RATE
	UA	7	<i>Ulmus americana</i> 'Valley Forge'	White Elm 'Valley Forge'	70mm WB	18-21m	15-18m	YES	N/A	YES	FULL/PARTIAL	FAST
	AN	12	<i>Acer nigrum</i>	Black Maple	70mm WB	15-17m	7-8m	YES	N/A	YES	FULL/PARTIAL	MED
	GT	6	<i>Gleditsia triacanthos</i> 'Skyline'	Honey Locust 'Skyline'	60mm WB	12-15m	9-10m	NO	YES	YES	FULL/PARTIAL	FAST
Coniferous Trees	TC	5	<i>Tsuga canadensis</i>	Eastern Hemlock	200cm WB	18-21m	8-10m	YES	N/A	YES	FULL/PARTIAL	MED
Total												30

PROJECT	SCALE	DATE	42305	1:200	DRAWN	MM	CHECKED	CR	PLOTTED

L600



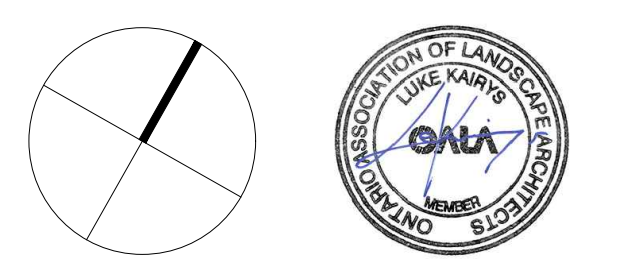
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Planting Plan

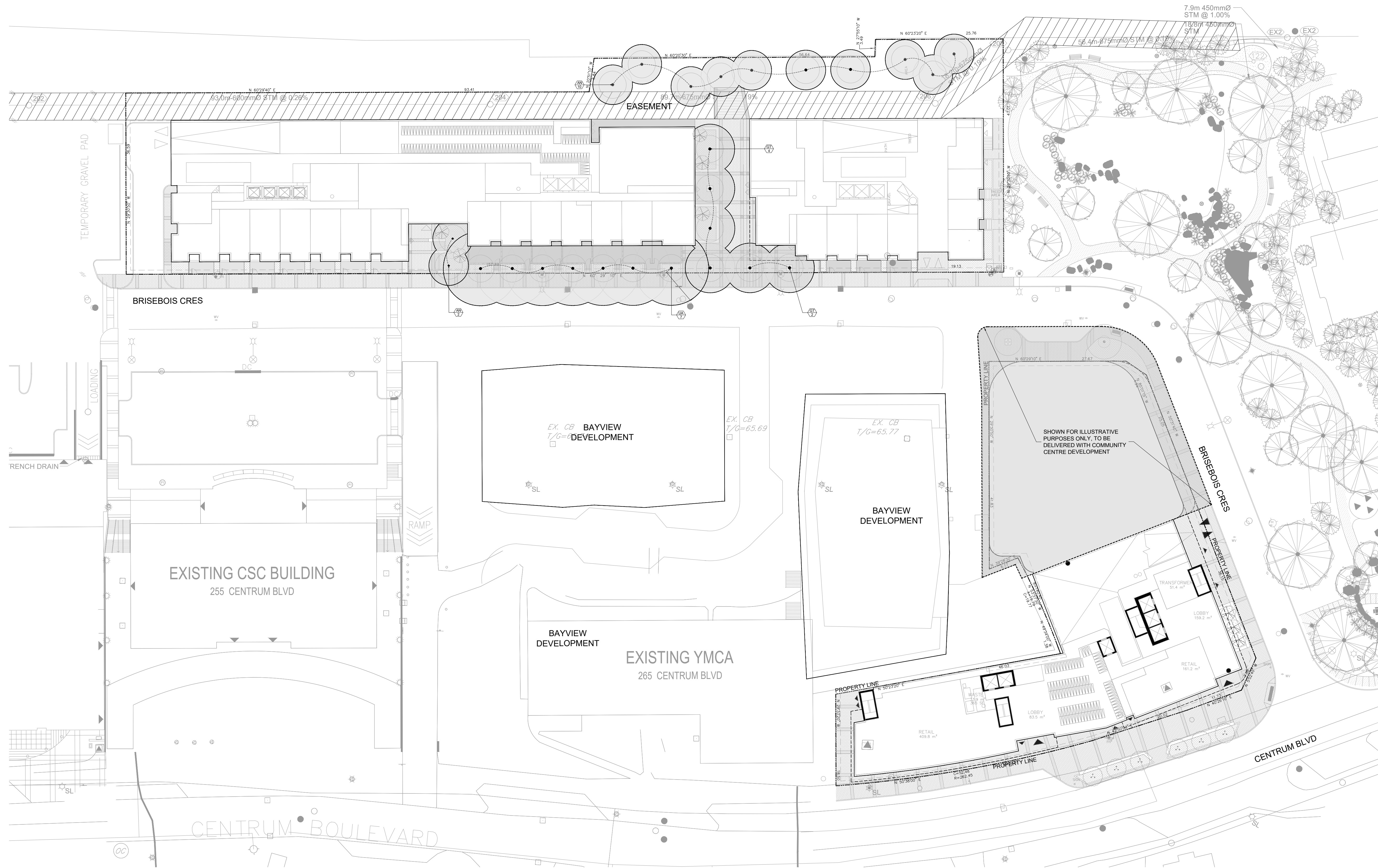
Plant List	ID	Qty	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT (m)	SPREAD (m)	NATIVE	SALT TOLERANT	DROUGHT TOLERANT	SUN EXPOSURE	GROWTH RATE
Small Trees	AC	6	<i>Amelanchier canadensis</i>	Serviceberry	Treeform 40mm WB	5-6m	3-4m	YES	N/A	YES	FULL/SHADE	MED
Coniferous Trees	TO	3	<i>Thuja occidentalis</i>	Eastern White Cedar	300cm WB	5-6m	3-4m	YES	N/A	YES	FULL/PARTIAL	MED
Total		9										

PROJECT SCALE	DATE	42305 1:200	DRAWN CHECKED MM CR

L601

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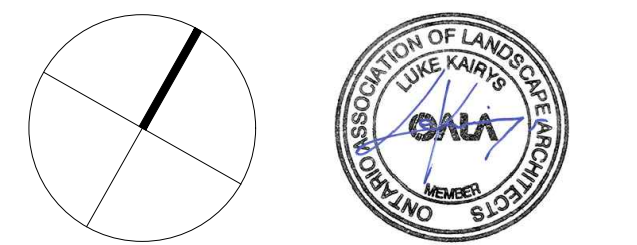


LEGEND

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40 Year Canopy Projection

PROJECT	42305	DRAWN	MM
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DATE		PLOTTED	

L700

Canopy Tree List

ID	Qty	SCIENTIFIC NAME	COMMON NAME	GROWTH RATE
Trees				
UA	7	<i>Ulmus americana</i> 'Valley Forge'	White Elm 'Valley Forge'	FAST
AN	12	<i>Acer nigrum</i>	Black Maple	MED
GT	6	<i>Gleditsia triacanthos</i> 'Skyline'	Honey Locust 'Skyline'	FAST
Total	25			

EXISTING CANOPY COVERAGE - As surveyed in year 2025

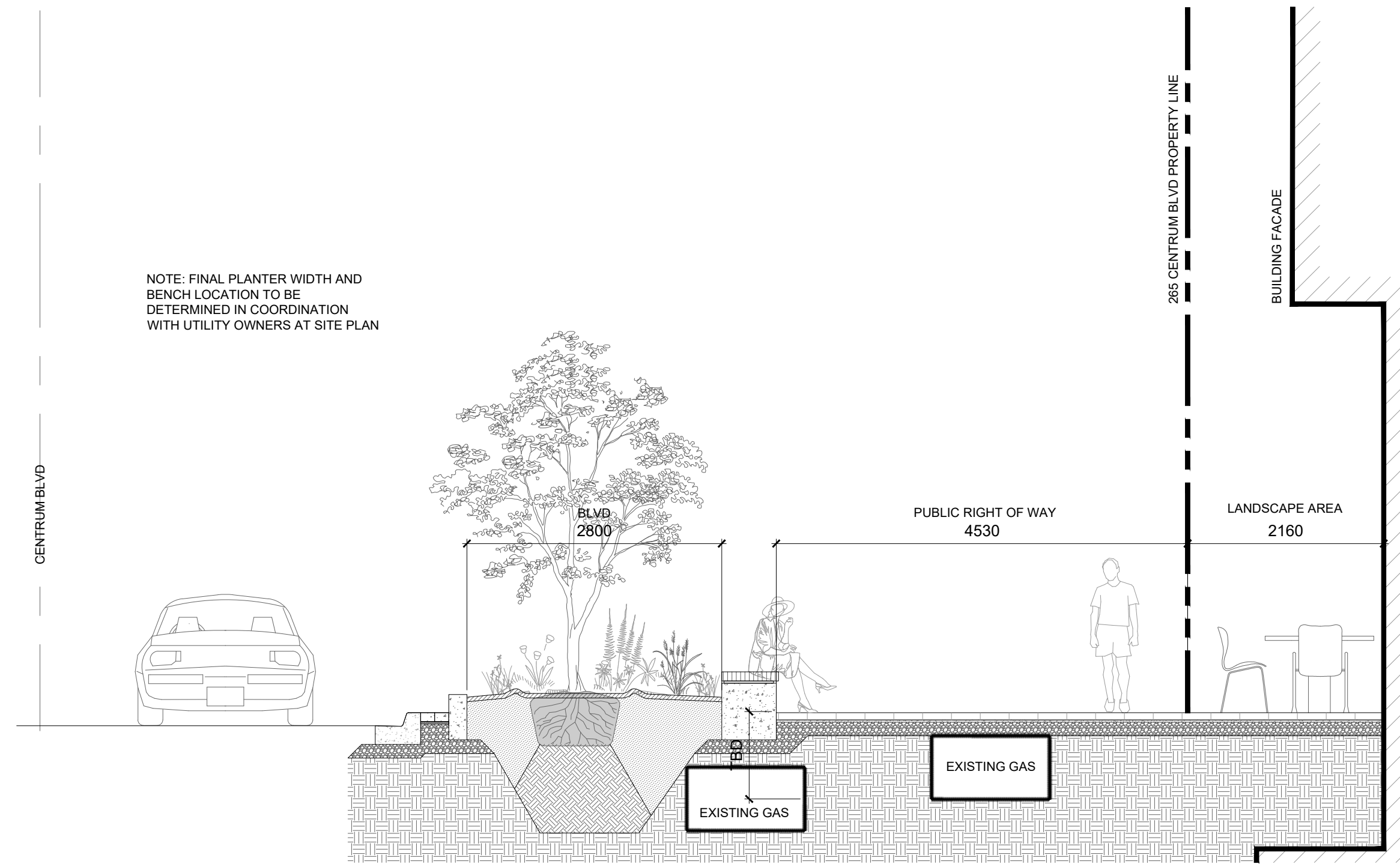
ID	SPECIES	AVERAGE MATURE SPREAD	ESTIMATED CANOPY COVERAGE PER TREE AT MATURITY (m²)	QUANTITY OF TREES	TOTAL CANOPY COVERAGE (m²)
1, 2, 2004	White Pine	9	199.7	3	599.0
3	Sugar Maple	13.5	449.2	1	449.2
5-12, 80-81	White Cedar	3.75	34.7	9	312.0
13, 69-71, 74-78	Blue Spruce	4.5	49.9	8	399.3
14, 16-28, 31-40, 42, 44-58, 63, 72	Eastern Cottonwood	14	403.1	39	18,841.7
15	Willow sp.	12	354.9	1	354.9
29, 30	Eastern Cottonwood	14	483.1	2	966.2
41	Cherry sp.	8	157.8	1	157.8
43	Siberian Elm	12	354.9	1	354.9
59-62, 64, 66-68, 79	Honey Locust	11	298.3	9	2,684.3
65	White Spruce	5	61.6	1	61.6
73	American Elm	15	554.6	1	554.6
TOTAL EXISTING CANOPY COVERAGE (at time of survey)					25,735.6

PROPOSED CANOPY COVERAGE - AT MATURITY (40 - yrs)

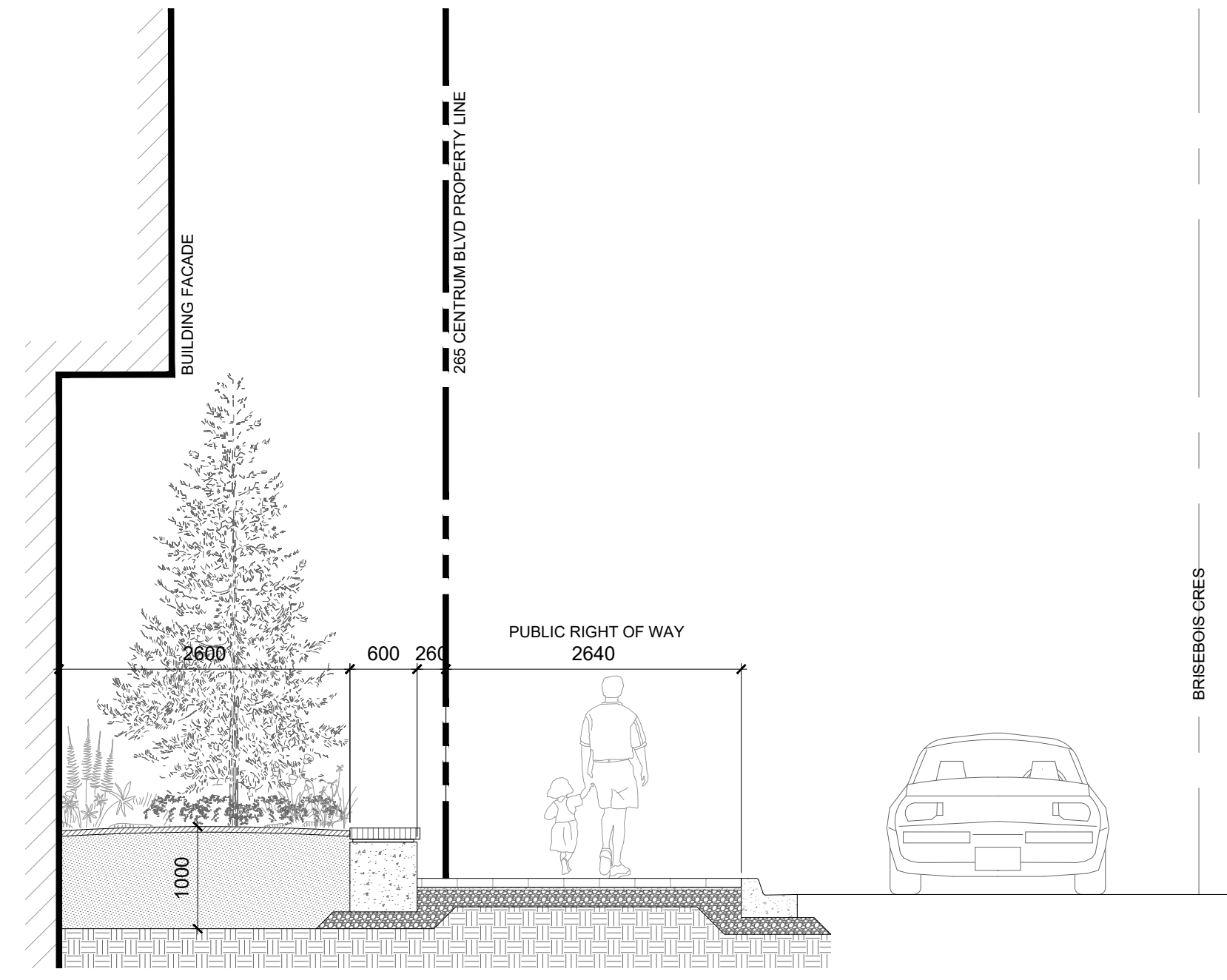
ID	SPECIES	AVERAGE MATURE SPREAD	ESTIMATED CANOPY COVERAGE PER TREE AT MATURITY (m²)	QUANTITY OF TREES	TOTAL CANOPY COVERAGE (m²)
UA	White Elm 'Valley Forge'	14	483.1	7	3,381.8
AN	Black Maple	8	157.8	12	1,893.0
GT	Honey Locust	10	245.5	6	1,473.0
TOTAL PROPOSED CANOPY COVERAGE					6,753.8

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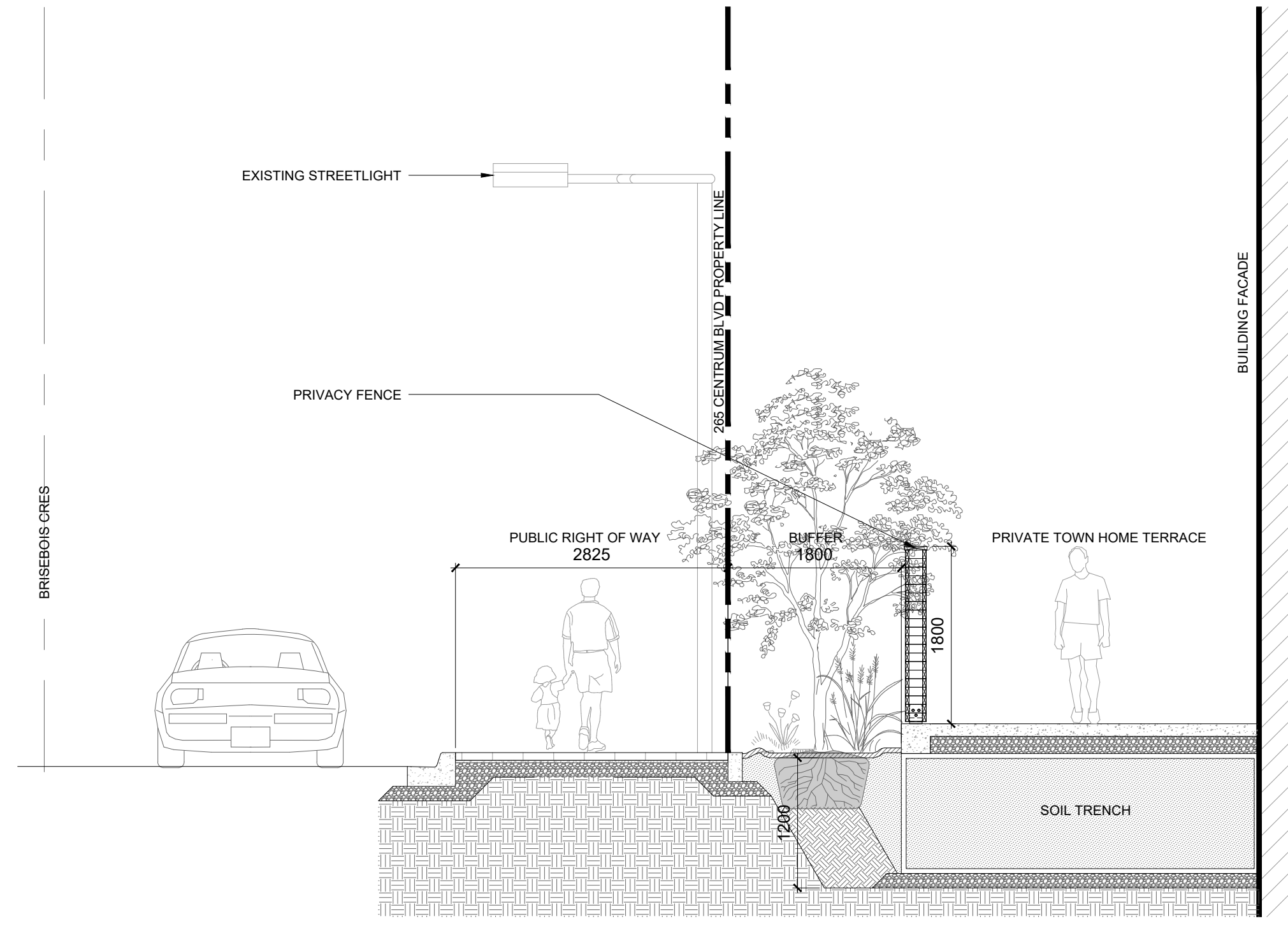
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1 CENTRUM BLVD RIGHT OF WAY
 L800 SCALE - 1:50



2 BRISEBOIS CRES RIGHT OF WAY
 L800 SCALE - 1:50



3 BRISEBOIS CRES TOWNHOME ENTRANCE
 L800 SCALE - 1:50

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530 Brisebois, Part of 265 Centrum Boulevard (Forum Lands)
 265 CENTRUM BLVD, OTTAWA, ON K1E 3X7
 NOT FOR CONSTRUCTION

Landscape Section

PROJECT	SCALE	DATE	42305	AS SHOWN	DRAWN	CHECKED	MM	CR

L800