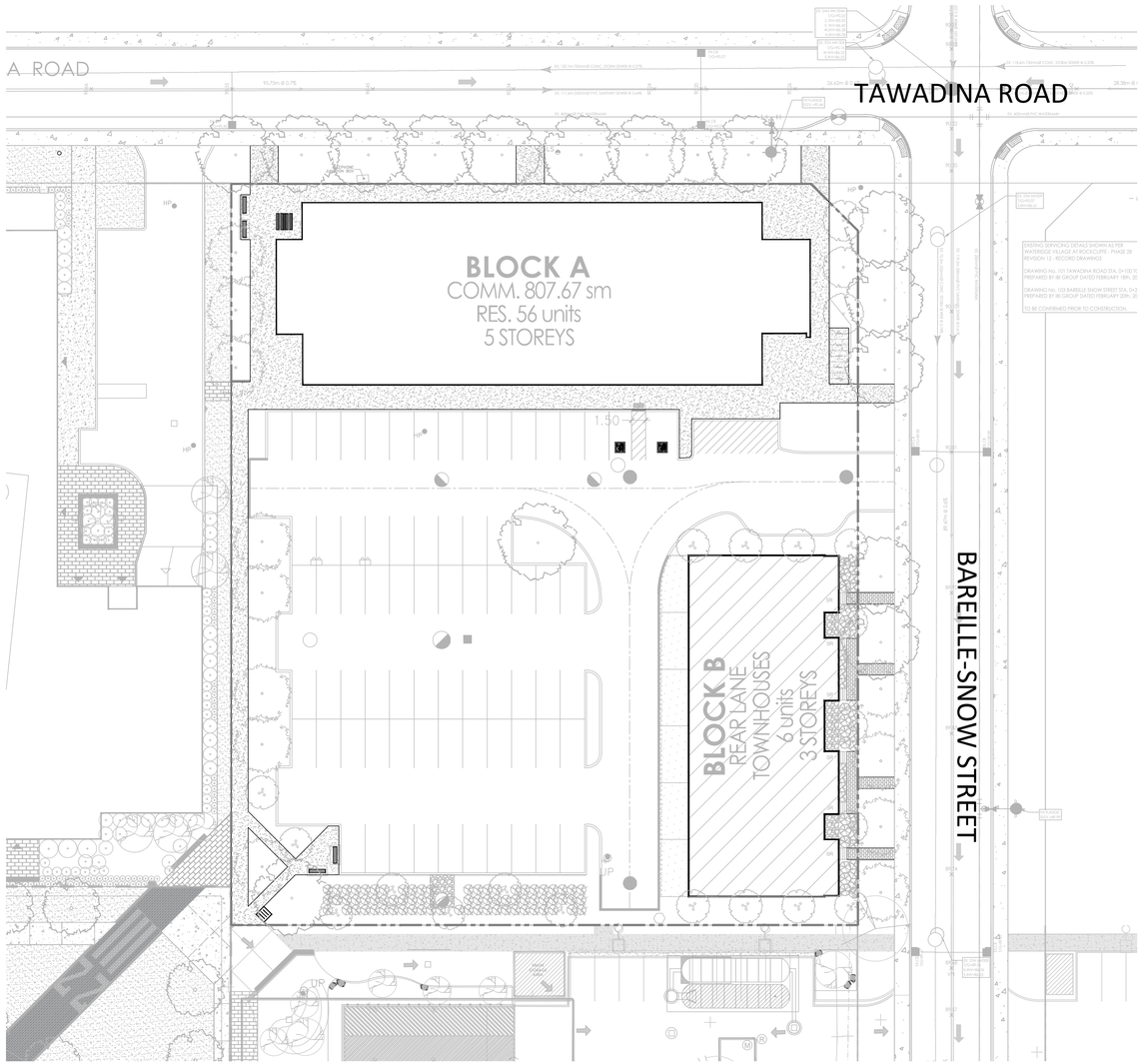


KEYMAP
1:300

MATTAMY HOMES

WATERIDGE VILLAGE BLOCK 12

mattamyHOMES

NAK design strategies

ISSUED FOR SECOND SUBMISSION SPA
NOVEMBER 10, 2026

LIST OF DRAWINGS:

TCR01 - TREE CONSERVATION REPORT
TCR02 - TREE CONSERVATION REPORT
L1.0 - LANDSCAPE PLAN
L2.1 - DETAILS
L2.2 - DETAILS



1 MAP #1 - CURRENT VEGETATION

1:200

SITE DESCRIPTION:

1. ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED MAY 16TH, 2023 AND PREPARED BY JD BARNES LTD.
5. THE EXISTING SITE IS CLEARED OF ALL VEGETATION AND CONTAINS STOCKPILES OF CONSTRUCTION MATERIALS, EXCAVATED MATERIAL AND TOPSOIL.
6. PRE-EXISTING VEGETATION AS SHOWN ON AERIAL OBTAINED FROM geoOTTAWA, DATED 2022.
4. AERIAL PHOTO PRE-DATES EXITING TREES SHOWN ON TCR.
5. THERE ARE A TOTAL OF ELEVEN TREES INCLUDED IN THE TREE CONSERVATION REPORT. ALL TREES ARE LOCATED WITHIN THE CITY RIGHT-OF-WAY.

ARBORIST: PAT GAUVREAU
ISA CERTIFICATION NUMBER: ON-3138A

TREE #	BOTANICAL NAME	COMMON NAME	DBH (cm)	OWNERSHIP	CONDITION	NOTES	TO BE PRESERVED	REASON FOR REMOVAL
1	Carya ovata	Shagbark Hickory	4	Public - ROW	GOOD	Symmetrical canopy, Single Stem	NO	Conflicts with proposed development
2	Ginkgo biloba	Maidenhair Tree	4	Public - ROW	GOOD	Symmetrical canopy, Single Stem	NO	Conflicts with proposed development
3	Ginkgo biloba	Maidenhair Tree	3	Public - ROW	GOOD	Symmetrical canopy, Single Stem	NO	Conflicts with proposed development
4	Ginkgo biloba	Maidenhair Tree	4	Public - ROW	GOOD	Symmetrical canopy, Single Stem	NO	Conflicts with proposed development
5	Acer rubrum	Red Maple	5	Public - ROW	GOOD	Symmetrical canopy, Single Stem	NO	Conflicts with proposed development
6	Acer rubrum	Red Maple	5	Public - ROW	GOOD	Symmetrical canopy, Single Stem	NO	Conflicts with proposed development
7	Gledisia triacanthos 'Draves'	Street Keeper Honeylocust	4	Public - ROW	GOOD	Symmetrical canopy, Single Stem	NO	Conflicts with proposed development
8	Gledisia triacanthos 'Draves'	Street Keeper Honeylocust	4	Public - ROW	GOOD	Symmetrical canopy, Single Stem	NO	Conflicts with proposed development
9	Ginkgo biloba	Maidenhair Tree	4	Public - ROW	GOOD	Symmetrical canopy, Single Stem	NO	Conflicts with proposed development
10	Ginkgo biloba	Maidenhair Tree	4	Public - ROW	GOOD	Symmetrical canopy, Single Stem	NO	Conflicts with proposed development
11	Gleditsia triacanthos 'Impcole'	Imperial Honeylocust	5	Public - ROW	GOOD	Symmetrical canopy, Single Stem	NO	Conflicts with proposed development

0 5 10 20 30 50m

SCALE 1:200

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.

Key Plan



LEGEND

- PROPERTY LINE
- EXISTING TREE
- CRITICAL ROOT ZONE
- 1 TREE IDENTIFICATION NUMBER

No.	Description	Date
11	Issued for Revised SPA Second Submission	Nov 10/26
10	Issued for Coordination	Nov 3/26
9	Issued for SPA Second Submission	Oct 16/26
8	Issued for Coordination	Oct 9/26
7	Re-issued for SPA First Submission	June 29/26
6	Issued for SPA First Submission	June 15/26
5	Issued for Coordination	June 9/26
4	Issued for Coordination	June 3/26
3	Issued for Coordination	May 27/26
2	Issued for Coordination	May 12/26
1	Issued for Coordination	May 05/26

Revision

OWNERSHIP
MATTAMY HOMES
50 Hines Rd., Suite 100, Ottawa ON K2K 2M5

ARCHITECT
KORSIAK
277 Lakeshore Rd., E#206, Oakville ON L6J 1H9

CIVIL
STANTEC
300-1331 Clyde Ave., Ottawa ON K2C 2G4

LANDSCAPE ARCHITECT
NAK DESIGN STRATEGIES
1285 Wellington St., Ottawa ON K1Y 3A8

ELECTRICAL
LRL
5430 Canotek Rd., Ottawa ON K1J 9G2

TRANSPORTATION
NOVATECH
240 Michael Cowland Dr., Suite 200, Ottawa, ON, K2M1P6

NOISE
GRADIENT WIND
127 Walgreen Rd., Carp ON K0A 1L0

SURVEY
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500, Nepean, ON K2E 7S6

GEOTECH
PATERSON GROUP
9 Auriga Drive, Ottawa ON K2E 7T9

PROPERTY INFORMATION
PART OF 19, 23 (BLOCK 12) AS PART OF REGISTERED PLAN 4M-1651 CITY OF OTTAWA

ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO SI LIVIANO TARGOLA MEMBER OALA

N

NAK design strategies
1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345 NAKDESIGNSTRATEGIES.COM

Project

BLOCK 12
1000 TAWADINA ROAD
Wateridge Village

Title

TREE CONSERVATION REPORT

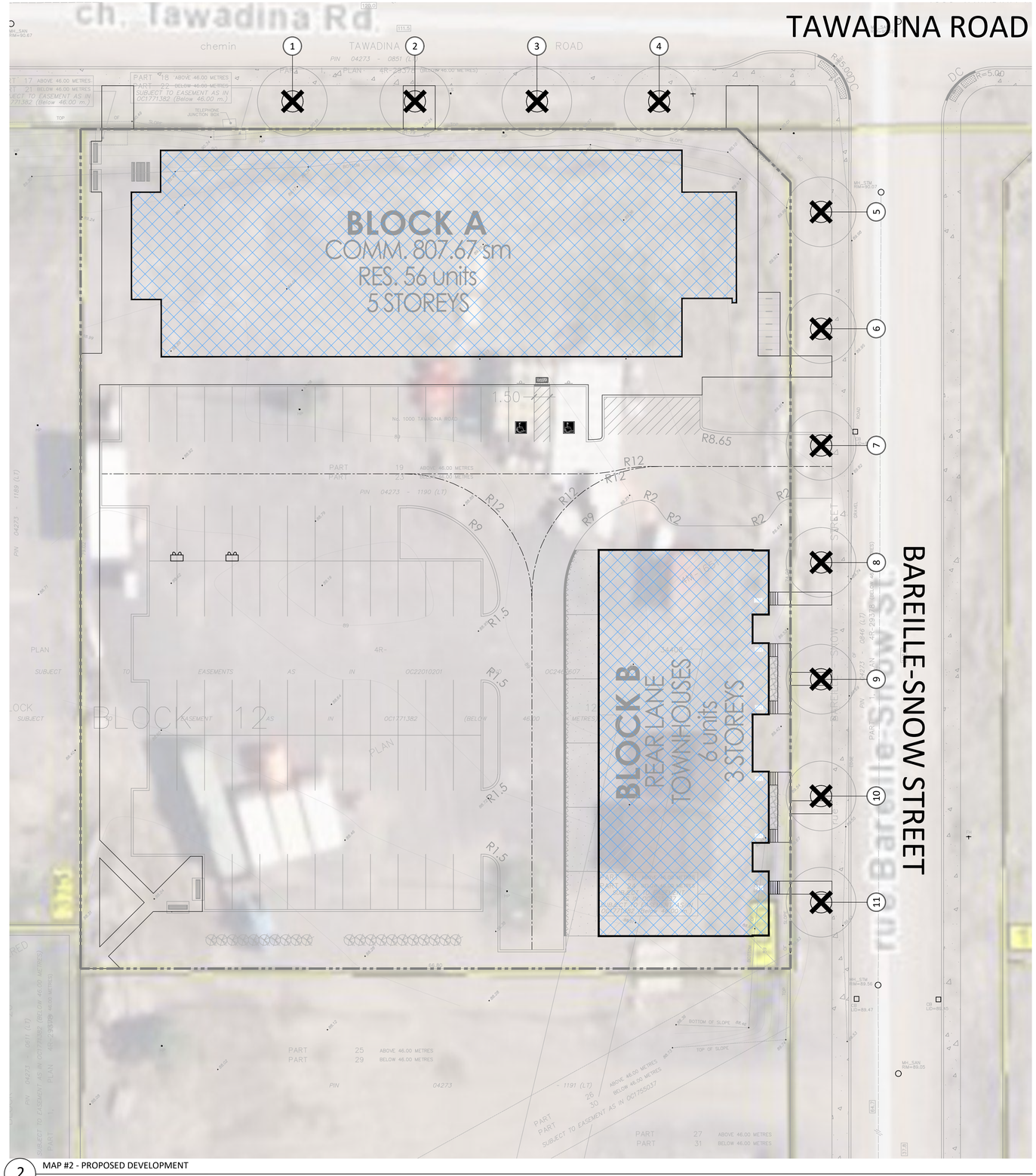
Date 2026-04-27
Scale 1:200
Drawn JE
Checked SC
Job No. 21-259

Sheet

TCR 01

CITY FILE N° D02-02-26-0052
CITY FILE N° D07-12-26-0078

PLAN N° XXXXX



2 MAP #2 - PROPOSED DEVELOPMENT
1:200

0 5 10 20 30 50m
SCALE 1:200

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.

Key Plan



LEGEND

- PROPERTY LINE
- EXISTING TREE
- EXISTING TREE (TO BE REMOVED)
- CRITICAL ROOT ZONE
- 1 — TREE IDENTIFICATION NUMBER
- PROPOSED BUILDING

No.	Description	Date
11	Issued for Revised SPA Second Submission	Nov 10/26
10	Issued for Coordination	Nov 3/26
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8	Issued for Coordination	Oct 9/26
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5	Issued for Coordination	June 9/26
4	Issued for Coordination	June 3/26
3	Issued for Coordination	May 27/26
2	Issued for Coordination	May 12/26
1	Issued for Coordination	May 05/26

Revision

ARBORIST: PAT GAUVREAU
ISA CERTIFICATION NUMBER: ON-3138A

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NAK design strategies
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T 613.237.2345 NAKDESIGNSTRATEGIES.COM

Project

BLOCK 12
1000 TAWADINA ROAD
Wateridge Village

Title

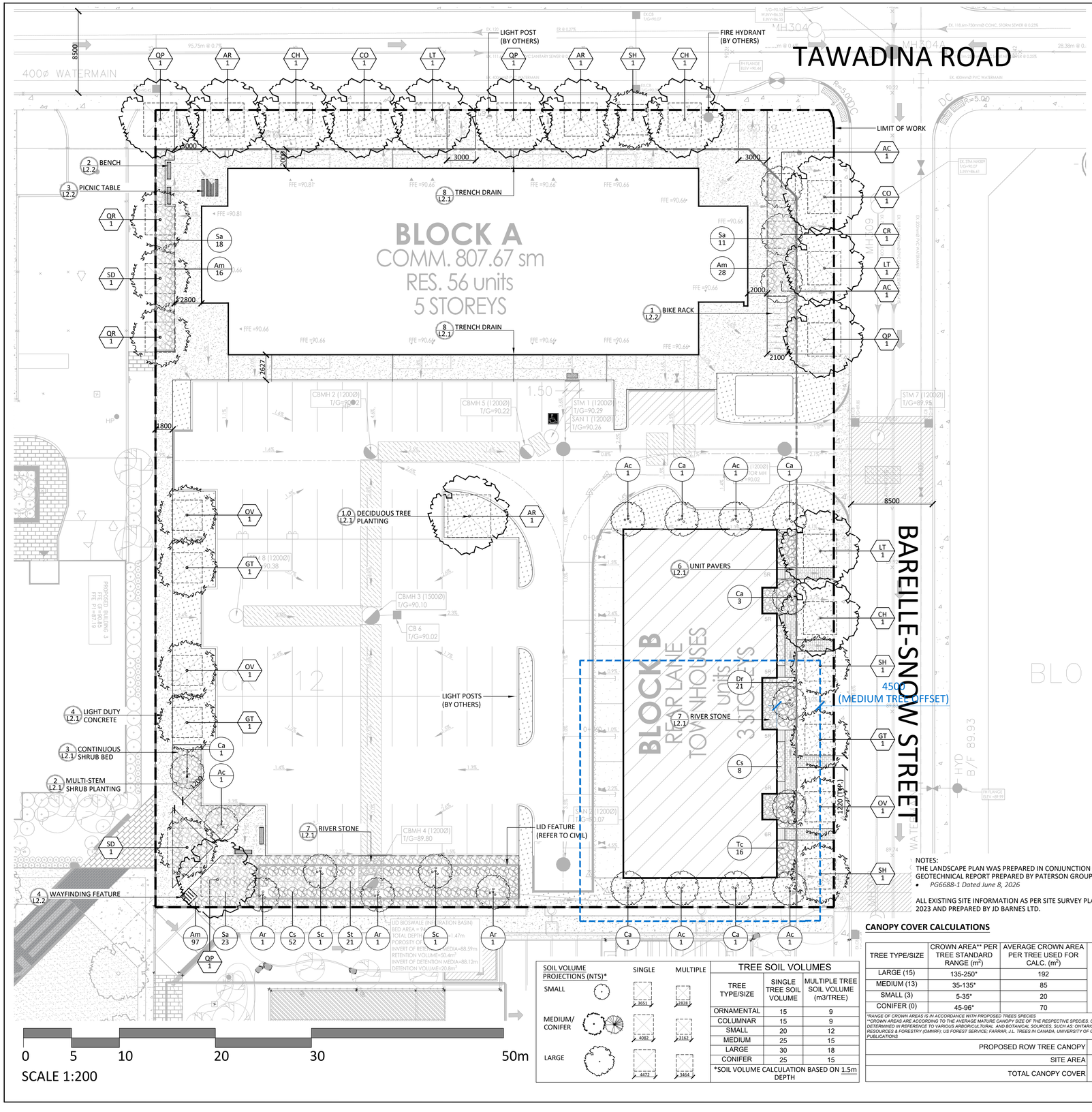
TREE CONSERVATION REPORT

Date 2026-04-27
Scale 1:200
Drawn JE
Checked SC
Job No. 21-259

Sheet
TCR 02

CITY FILE N° D02.02-26-0052
CITY FILE N° D07.12-26-0078

PLAN N° XXXXX



SOIL VOLUME PROJECTIONS (NTS)*

TREE SOIL VOLUMES		
TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME	MULTIPLE TREE SOIL VOLUME (m3/TREE)
ORNAMENTAL	15	9
COLUMNAR	15	9
SMALL	20	12
MEDIUM	25	15
LARGE	30	18
CONIFER	25	15

*SOIL VOLUME CALCULATION BASED ON 1.5m DEPTH

GENERAL NOTES:

1. ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
2. TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
3. CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS DAMAGED BY HIS WORK TO THE SATISFACTION OF THE CONTRACTOR.
4. ALL PLANT MATERIAL SHALL BE WARRANTIED FOR TWO YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION.
5. CONTRACTOR TO VERIFY LOCATION OF ALL SERVICES PRIOR TO ANY EXCAVATION.
6. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE AND ONLY AFTER APPROVAL OF THE LANDSCAPE ARCHITECT.

TREE PLANTING IN MARINE CLAY SOILS

THE LANDSCAPE CONSIDERATIONS CONTAINED WITHIN SEC. 6.8 OF PATERSON GROUP'S GEOTECHNICAL INVESTIGATION, DATED JUNE 8, 2026.

1. THIS LANDSCAPE PLAN CONFORMS WITH THE TREE-TO-FOUNDATION SETBACK, SOIL VOLUME, AND SURFACE-GRADING REQUIREMENTS OUTLINED IN THE CITY OF OTTAWA'S GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017), BASED ON THE FINDINGS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT BY PATERSON GROUP (REPORT PG6688, DATED JUNE 8, 2026).
2. ADDITIONAL REQUIREMENTS OUTLINED IN THE CITY OF OTTAWA'S GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017), INCLUDING USF DEPTH, FOUNDATION WALL REINFORCEMENT, AND SUBDIVISION GRADING, SHOULD BE CONFIRMED BY THE PROJECT ENGINEER(S).

PLANT LIST - PRIVATE OWNERSHIP

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	TYPE	NATIVE	OWNER
LARGE DECIDUOUS TREES							
AR	ACER RUBRUM	RED MAPLE	1	50mm	B&B	Y	PRIVATE
QP	QUERCUS PALUSTRIS	PIN OAK	1	50mm	B&B	Y	PRIVATE
MEDIUM DECIDUOUS TREES							
GT	GLEDITSIA TRIACANTHOS 'INERMIS'	HONEY LOCUST	2	50mm CAL	B&B	Y	PRIVATE
OV	OSTRYA VIRGINIANA	IRONWOOD	2	50mm CAL	B&B	Y	PRIVATE
QR	QUERCUS PRINUS	CHESTNUT OAK	2	50mm CAL	B&B	Y	PRIVATE
SD	SORBUS DECORA	MOUNTAIN ASH	2	50mm CAL	B&B	Y	PRIVATE
SMALL DECIDUOUS TREES							
AC	AMELANCHIER CANADENSIS	SERVICEBERRY	2	50mm CAL.	B&B	Y	PRIVATE
CR	CERCIS CANADENSIS	EASTERN REDBUD	1	50mm CAL.	B&B	Y	PRIVATE
MULTI-STEM SHRUBS							
Ac	AMELANCHIER CANADENSIS	SERVICEBERRY	5	7 GAL	POT	Y	PRIVATE
Ar	ALNUS RUGOSA	SPECKLED ALDER	3	7 GAL	POT	Y	PRIVATE
Ca	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	5	7 GAL	POT	Y	PRIVATE
Sc	SAMBUCUS CANADENSIS	ELDERBERRY	2	7 GAL	POT	Y	PRIVATE
CONIFEROUS SHRUBS							
Tc	TAXUS CANADENSIS	CANADIAN YEW	16	3 GAL.	POT	Y	PRIVATE
DECIDUOUS SHRUBS							
Am	ARONIA MELANOCARPA	BLACK CHOKEBERRY	141	3 GAL.	POT	Y	PRIVATE
Cs	CORNUS SERICEA 'ARCTIC FIRE'	RED TWIG DOGWOOD	60	3 GAL	POT	Y	PRIVATE
Dr	DIERVILLA LONICERA	BUSH HONEYSUCKLE	21	3 GAL.	POT	Y	PRIVATE
Sa	SYMPHORICARPOS ALBUS	SNOWBERRY	55	3 GAL.	POT	Y	PRIVATE
St	SPIRAEA TOMENTOSA	STEEPLEBUSH	21	3 GAL.	POT	Y	PRIVATE

PLANT LIST - PUBLIC OWNERSHIP

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	TYPE	NATIVE	OWNER
LARGE DECIDUOUS TREES							
AR	ACER RUBRUM	RED MAPLE	2	50mm	B&B	Y	PRIVATE
CH	CARYA CORDIFORMIS	BITTERNUT HICKORY	3	50mm	B&B	Y	PRIVATE
CO	CELTIS OCCIDENTALIS	HACKBERRY	2	50mm CAL	B&B	Y	PRIVATE
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	3	50mm	B&B	Y	PRIVATE
QP	QUERCUS PALUSTRIS	PIN OAK	3	50mm	B&B	Y	PRIVATE
MEDIUM DECIDUOUS TREES							
GT	GLEDITSIA TRIACANTHOS 'INERMIS'	HONEY LOCUST	1	50mm CAL	B&B	Y	PRIVATE
OV	OSTRYA VIRGINIANA	IRONWOOD	1	50mm CAL	B&B	Y	PRIVATE
SH	SORBUS AMERICANA	MOUNTAIN-ASH	3	50mm CAL	B&B	Y	PRIVATE

NOTES:
THE LANDSCAPE PLAN WAS PREPARED IN CONJUNCTION WITH THE GEOTECHNICAL REPORT PREPARED BY PATERSON GROUP:
- *PG6688-1 Dated June 8, 2026*

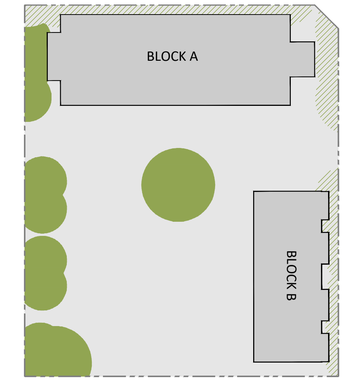
ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED MAY 16TH, 2023 AND PREPARED BY JD BARNES LTD.

CANOPY COVER CALCULATIONS

TREE TYPE/SIZE	CROWN AREA** PER TREE STANDARD RANGE (m^2)	AVERAGE CROWN AREA PER TREE USED FOR CALC. (m^2)	SITE CANOPY COVER
LARGE (15)	135-250*	192	686.75m^2 (ACCOUNTS FOR OVERLAP)
MEDIUM (13)	35-135*	85	
SMALL (3)	5-35*	20	
CONIFER (0)	45-96*	70	

*RANGE OF CROWN AREAS IS IN ACCORDANCE WITH PROPOSED TREES SPECIES
**CROWN AREAS ARE ACCORDING TO THE AVERAGE MATURE CANOPY SIZE OF THE RESPECTIVE SPECIES. CANOPY SIZING HAS BEEN DETERMINED IN REFERENCE TO VARIOUS ARBORICULTURAL AND BOTANICAL SOURCES, SUCH AS: ONTARIO MINISTRY OF NATURAL RESOURCES & FORESTRY (OMNRF); US FOREST SERVICE: FARRAR, J.L. TREES IN CANADA. UNIVERSITY OF GUELPH ARBORETUM. VARIOUS PUBLICATIONS

PROPOSED ROW TREE CANOPY	355.97m^2 (ACCOUNTS FOR OVERLAP)
SITE AREA	5,264.38m^2
TOTAL CANOPY COVER	**19.81%**



MATURE CANOPY OF PROPOSED TREE
MATURE CANOPY OF PROPOSED TREE (R.O.W.)
PROPERTY LINE

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.



LEGEND

PROPERTY LINE
GEOTECH FOUNDATION SETBACK (4.5m)
LIMIT OF WORK

PLANTING
LARGE DECIDUOUS TREE
MEDIUM DECIDUOUS TREE
SMALL DECIDUOUS TREE
TREE FORM SHRUB
DECIDUOUS SHRUB
CONIFEROUS SHRUB
SODDING

PAVING
CIP CONCRETE PAVING
UNIT PAVING
RIVERSTONE PAVING

FURNISHINGS
BIKE RACKS
BENCHES

PLANTING KEY
XX TREE SPECIES
00 QUANTITY
XX SHRUB SPCIES
00 QUANTITY

DETAIL KEY
1 DETAIL NO.
L1 SHEET NO.

No.	Description	Date
11	Issued for Revised SPA Second Submission	Nov 10/26
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3	Issued for Coordination	May 27/26
2	Issued for Coordination	May 12/26
1	Issued for Coordination	May 05/26

Revision

OWNERSHIP
MATTAMY HOMES
50 Hines Rd., Suite 100, Ottawa ON K2K 2M5

ARCHITECT
KORSAK
277 Lakeshore Rd., E#206, Oakville ON L6J 1H9

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PROPERTY INFORMATION
PART OF LTS. 23 (BLOCK 12) AS PART OF REGISTERED PLAN 4M-1651 CITY OF OTTAWA

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Project

BLOCK 12
1000 TAWADINA ROAD
Wateridge Village, Ottawa ON

Title

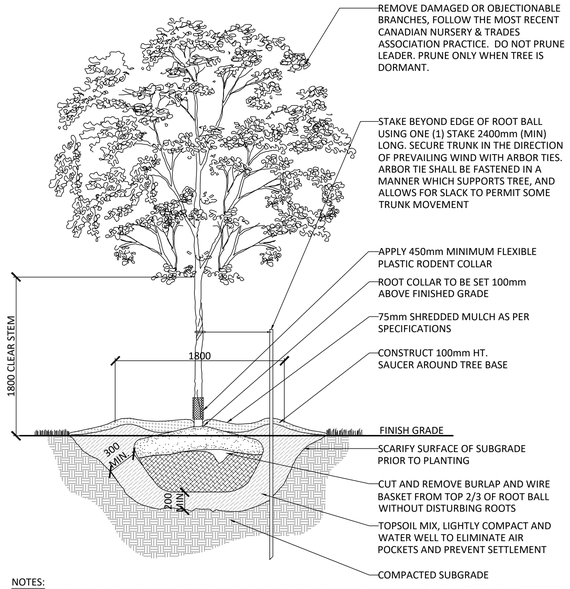
LANDSCAPE PLAN

Date	2026-04-27
Scale	1:200
Drawn	JE
Checked	SC
Job No.	21-259

Sheet L1.0

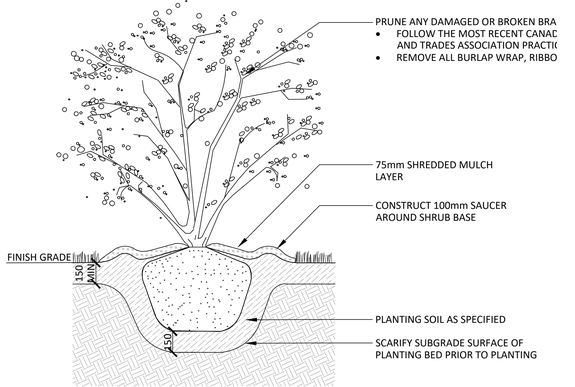
CITY FILE N° D02-02-26-0052
CITY FILE N° D07-12-26-0078

PLAN N° XXXXX



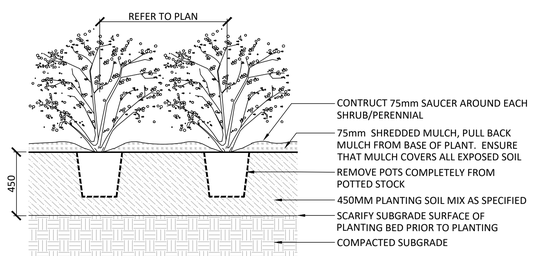
NOTES:
1. REMOVE STAKE AFTER ONE YEAR OR UNTIL TAKEOVER, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
2. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION
3. REMOVE TREE WRAP AFTER PLANTING
4. CALIPER TO BE MEASURED AT THE BASE OF TREE AT ROOT BALL.

1 DECIDUOUS TREE PLANTING
1:30

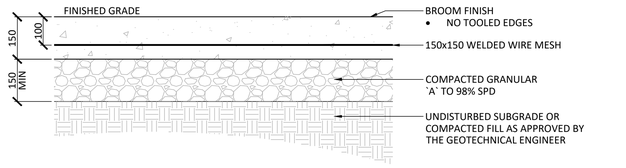


NOTES:
1. SHRUBS SPECIFIED TO BE PLANTED SO THAT ROOTS ARE FULLY EXTENDED IN PLANTING HOLE WITH SOIL MIX BACKFILLED CAREFULLY TO PREVENT ROOT DAMAGE
2. PROVIDE 100mm HIGH EARTH SAUCER AROUND SHRUB BED

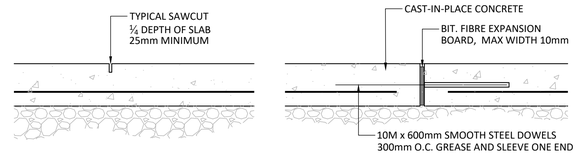
2 MULTI-STEM SHRUB PLANTING
1:20



3 CONTINUOUS SHRUB BED PLANTING
1:20



4 LIGHT DUTY CONCRETE
1:10



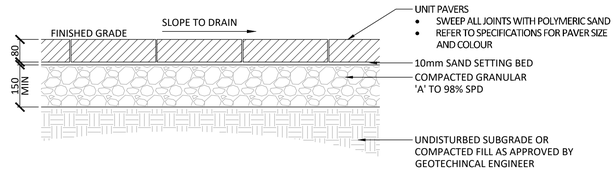
CONTROL JOINT (CJ)

NOTES:
1. REFER TO DRAWINGS FOR JOINT LAYOUT
2. SAWCUT WITHIN 48 HOURS OF POUR

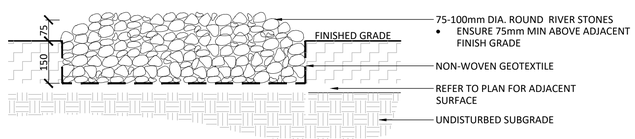
EXPANSION JOINT (EJ)

NOTES :
1. REFER TO DRAWINGS FOR JOINT LAYOUT
2. NO CAULKED JOINTS

5 LIGHT DUTY CONCRETE - JOINTING
1:10

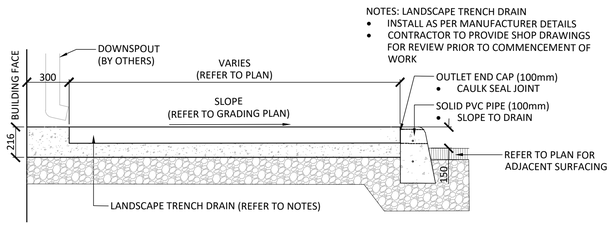


6 UNIT PAVERS
1:10



NOTES:
1. APPROVED NON-WOVEN CLASS 1 GEOTEXTILE AS PER MS-22.15.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION

7 RIVER STONE SURFACING
1:10



8 TRENCH DRAIN
1:20

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Key Plan



No.	Description	Date
11	Issued for Revised SPA Second Submission	Nov 10/26
10	Issued for Coordination	Nov 3/26
9	Issued for SPA Second Submission	Oct 16/26
8	Issued for Coordination	Oct 9/26
7	Re-issued for SPA First Submission	June 29/26
6	Issued for SPA First Submission	June 15/26
5	Issued for Coordination	June 9/26
4	Issued for Coordination	June 3/26
3	Issued for Coordination	May 27/26
2	Issued for Coordination	May 12/26
1	Issued for Coordination	May 05/26

Revision

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NOVATECH
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NOISE
GRADIENT WIND
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SURVEY
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GEOTECH
PATERSON GROUP
9 Auriga Drive, Ottawa ON K2E 7Y9

PROPERTY INFORMATION
PART OF 19, 23 (BLOCK 12) AS PART OF REGISTERED PLAN 4M-1651 CITY OF OTTAWA

ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO — SILVANO TARGELLA — OALA MEMBER

N

NAK design strategies
1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345 NAKDESIGNSTRATEGIES.COM

Project

BLOCK 12
1000 TAWADINA ROAD
Wateridge Village, Ottawa ON

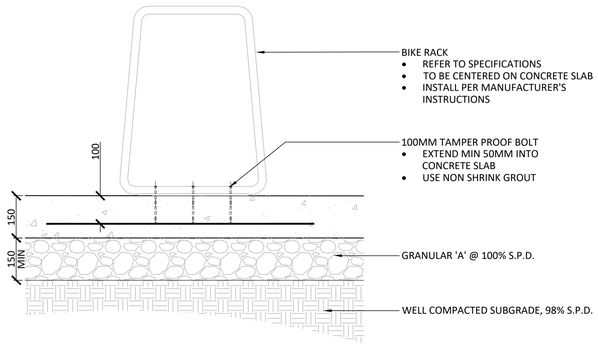
Title

DETAILS

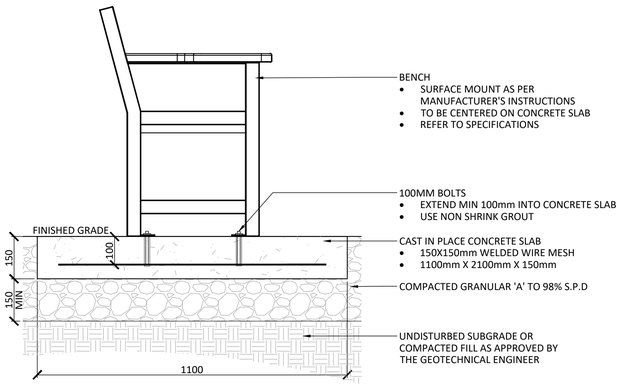
Date	2026-04-27	Sheet	L2.1
Scale	1:200		
Drawn	JE		
Checked	SC		
Job No.	21-259		

CITY FILE N° D02-02-26-0052
CITY FILE N° D07-12-26-0078

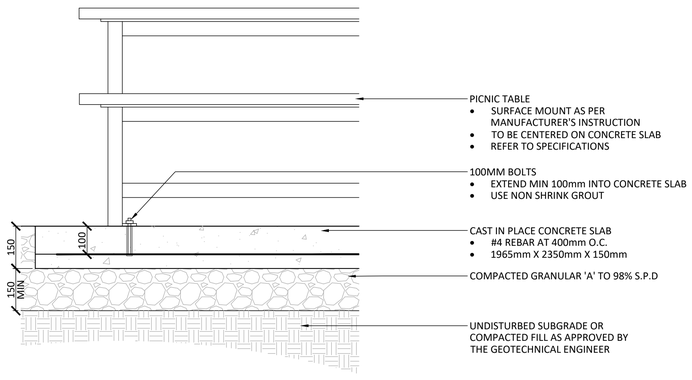
PLAN N° XXXXX



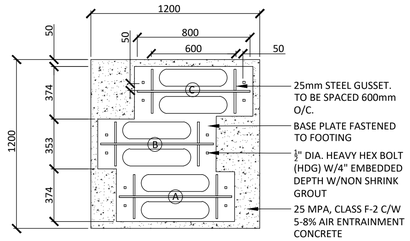
1 BIKE RACK ON CONCRETE PAD
1:10



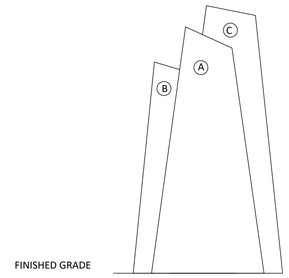
2 BENCH ON CONCRETE PAD
1:10



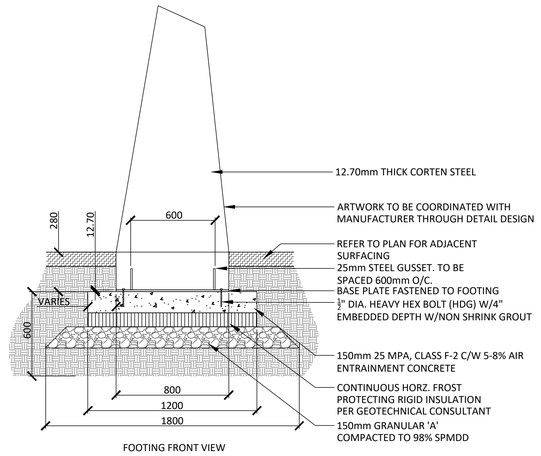
3 PICNIC TABLE ON CONCRETE PAD
1:10



PLAN VIEW BASEPLATE AND FOOTING

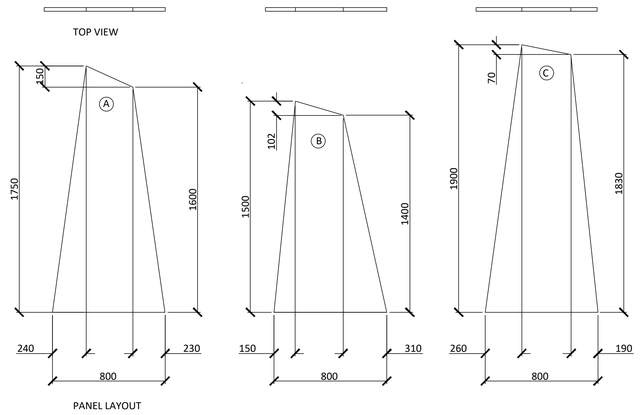


FRONT ELEVATION



FOOTING FRONT VIEW

4 WAYFINDING SCULPTURE
1:20



PANEL LAYOUT

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.

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ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
OALA
MEMBER

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