LIST OF DRAWINGS

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L1.1	VALIDATING INFORMATION PLAN
L1.2	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS 1
L2.1	LANDSCAPE DETAILS 2

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minto

TRAILS EDGE - BLOCK 140

Urbantypology

UNIT 10-163 STERLING ROAD
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PH: 437 . 700 . 5446

UNIT A - 430 PARKDALE AVENUE
OTTAWA, ON, CANADA, K1Y 1H1
C: 613 .867 .3042 / P: 343.882.4918

22 JUNE 2026

PROPERTY INFORMATION:

PLAN OF SURVEY	BLOCK 140 REGISTERED PLAN4M-1544
CITY OF OTTAWA	CITY OF OTTAWA
SURVEYOR	ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

PROPOSED SITE PERMEABLE SURFACES:

SITE AREA (m^2)	27311.7
PERMEABLE AREA (m^2)	7135.1
PERCENTAGE PERMEABLE AREA (%)	26.1%

ESTIMATED 40 YEAR CANOPY PROJECTION:

SITE AREA (m^2)	27311.7
CANOPY AREA WITHOUT OVERLAPS (m^2)	2623.6
CANOPY AREA PERCENTAGE (%)	9.6%

GENERAL NOTES:

1. LANDSCAPE ARCHITECT AND/OR LANDSCAPE CONSULTANT HEREIN REFERS TO URBANTYPOLOGY INC.
2. ALL PLANS IN METRIC UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO PROTECT ALL EXISTING ROADS, RIGHT OF WAYS, SIDEWALKS, CURBS, AND OTHER SITE ELEMENTS DURING CONSTRUCTION. AREAS DAMAGED DURING CONSTRUCTION TO BE REINSTATED AT CONTRACTORS OWN EXPENSE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL SERVICES PRIOR TO ANY EXCAVATION. SHOULD CONFLICTS WITH SERVICES BE FOUND, CONTRACTOR TO NOTIFY LANDSCAPE CONSULTANT IMMEDIATELY. DAMAGE TO ANY SERVICES, BOTH ON AND OFF PROJECT SITE, TO BE REPAIRED AT CONTRACTORS OWN COST.
5. ALL PLANT MATERIAL TO HAVE A 2 YEAR WARRANTEE, FROM THE DATE OF SUBSTANTIAL COMPLETION.
6. ALL PLANT MATERIAL SHALL BE NURSERY STOCK GROWN IN SAME HARDINESS ZONE AS PROJECT SITE.
7. DECIDUOUS TREES TO HAVE MIN. 1800mm CLEAR STEM ABOVE GRADE.
8. PROPOSED PLANT SUBSTITUTION REQUESTS ARE REQUIRED TO BE SUBMITTED TO THE LANDSCAPE CONSULTANT FOR REVIEW PRIOR TO SOURCING. PROPOSED SUBSTITUTIONS TO DEMONSTRATE EQUIVALENT CHARACTERISTICS.

REMOVALS AND PROTECTION NOTES:

1. CONTRACTOR TO USE HYDROVAC AND HAND PRUNING TO ENSURE SUITABLE CONDITIONS FOR ROOT PRUNING.
2. ROOTS OR BRANCHES THAT EXTEND BEYOND PRESCRIBED TREE PROTECTION ZONE SHOULD BE PRUNED BY A QUALIFIED ARBORIST (ISA CERTIFIED OR EQUIVALENT) OR OTHER TREE PROFESSIONAL AS APPROVED BY THE CITY OF OTTAWA. ALL PRUNING OF TREE ROOTS AND BRANCHES MUST BE IN ACCORDANCE WITH GOOD ARBORICULTURAL STANDARDS.
3. TREES SHALL BE INSPECTED BY THE LANDSCAPE CONSULTANT OR CITY FORESTER REGULARLY FOR DAMAGE INCURRED DURING CONSTRUCTION TO ENSURE APPROPRIATE PRUNING OR OTHER MEASURES ARE IMPLEMENTED.
4. TREES THAT HAVE DIED OR HAVE BEEN DAMAGED BEYOND REPAIR WILL BE REMOVED AND REPLACED WITH TREES OF AN EQUIVALENT SIZE AND SPECIES AS APPROVED BY THE LANDSCAPE ARCHITECT OR CITY OF OTTAWA.
5. ALL DISTURBED AREAS TO BE RESTORED TO FINISHED CONDITION WITH 150MM TOPSOIL AND SOD OR SEED AS INDICATED.
6. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW REMOVAL WITH LANDSCAPE ARCHITECT AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING.
7. IF CUTTING OF ROOTS OR CHANGING OF GRADES AROUND EXISTING TREES IS SPECIFIED, FOLLOW APPROPRIATE DETAILS AS DIRECTED BY LANDSCAPE ARCHITECT.
8. INSTALL TREE PROTECTION FENCE TO SATISFACTION OF THE LANDSCAPE CONSULTANT. TREE PROTECTION SHALL REMAIN UNTIL SUBSTANTIAL PERFORMANCE OF THE PROJECT OR UPON WRITTEN AUTHORIZATION FROM THE LANDSCAPE CONSULTANT.

SUMMARY OF PRESENT SOILS:

NON-MARINE CLAY	NO
LOW TO MEDIUM SENSITIVITY SILTY CLAY	YES
HIGH SENSITIVITY SILTY CLAY	YES

TREE PLANTING IN MARINE CLAY SOILS:

THE LANDSCAPE ARCHITECT INTENDS, BELIEVES AND HAS MADE REASONABLE EFFORT TO CONFORM WITH THE TREE-TO-FOUNDATION SETBACKS, SOIL VOLUMES, AND SURFACE-GRADING REQUIREMENTS OUTLINED IN:

1. THE CITY OF OTTAWA'S GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017), AND
2. GEOTECHNICAL REPORT BY:
   - SECTION 6.8, PATERSON GROUP (REPORT PG2392-3 REVISION 2, DATED NOVEMBER 10, 2025).

SOIL VOLUME TARGETS:

TREE SIZE	SOIL VOLUMES TARGETS	GRAPHIC
SMALL	(A) 20m^3 SINGLE TREE (B) 9m^3 MULTIPLE GROUPED TREES (C) 25m^3 IN SENSITIVE MARINE CLAY	
MEDIUM	(D) 25m^3 SINGLE TREE (E) 15m^3 MULTIPLE GROUPED TREES (F) 30m^3 IN SENSITIVE MARINE CLAY	
LARGE	(G) 30m^3 SINGLE TREE (H) 18m^3 MULTIPLE GROUPED TREES	
CONIFER	(D) 25m^3 SINGLE TREE (E) 15m^3 MULTIPLE GROUPED TREES	

SOIL VOLUMES TARGETS ARE PROJECTED AT:
1.0m DEPTH IN NON-MARINE CLAY SOILS, AND
1.5m DEPTH IN SENSITIVE MARINE CLAY SOILS

ESTIMATED 40 YR. CANOPY PROJECTIONS:

TREE SIZE	AVERAGED TREE CANOPY AREA (m^2) -USED FOR VALIDATION INFO.	GRAPHIC
SMALL	20.0m^2 CANOPY / TREE	
MEDIUM	38.0m^2 CANOPY / TREE	
LARGE	64.0m^2 CANOPY / TREE	
CONIFER	20.0m^2 CANOPY / TREE	

TREE CANOPY AREA USED FOR VALIDATION PURPOSES ARE PER: "CITY OF OAKVILLE, DEVELOPMENT APPLICATION GUIDELINES, 2057 CANOPY COVER PLAN AND CANOPY CALCULATION CHART, (FEB 2025)

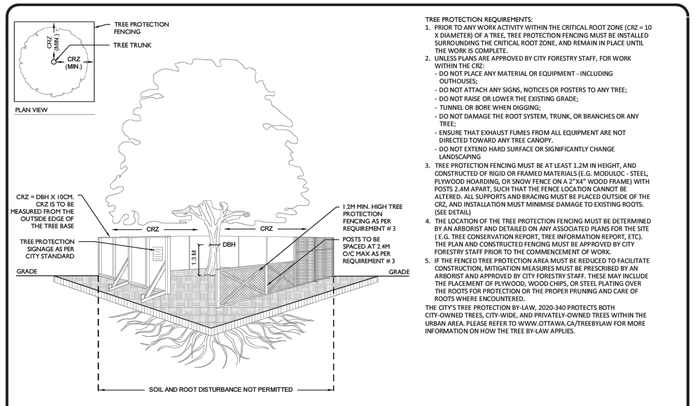
MINIMUM TREE PLANTING SETBACKS

CITY OF OTTAWA STANDARD ROW CROSS SECTIONS SHALL TAKE PRECEDENCE, WHERE NOT OTHERWISE DEFINED BY CODES OR BYLAWS, MINIMUM SETBACKS ARE AS FOLLOWS:

STREET LIGHTS (LARGE TREES) - N/A	4.5m
STREET LIGHTS (SMALL TREES)	2.5m
HYDRO TRANSFORMERS	3.0m
PUBLIC STREETS	2.5m
SIDEWALKS, DRIVEWAYS, FENCES, NOISE BARRIERS	1.5m
FOR CONIFERS FROM PAVED SURFACES	4.5m
FIRE HYDRANTS	2.5m
UNDERGROUND SERVICES & UTILITIES	1.5m
TELECOM / CABLE PEDESTALS	1.0m

TREE CONSERVATION REPORT:

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH (cm)	OWNERSHIP	CONDITION	COMMENTS	ARBORIST RECOMMENDATION	REMOVAL REASON
1					MISSING			
2	PRUNUS SP.	CHERRY SP.	6	CITY	POOR	ASYMETRICAL CANOPY, SINGLE STEM, PRUNED CENTRAL LEADER, NUMEROUS EPICORMIC SPROUTS.	REMOVE	CITY REQUEST
3					MISSING			
4	SYRINGA RETICULATA	JAPANESE TREE LILAC	3@5	CITY	POOR	ASYMETRICAL CANOPY, MULTI STEM, PRUNED CENTRAL LEADER, SEVERE DAMAGE TO BARK AT TRUNK FLARE	REMOVE	CONFLICT WITH PROP. WALKWAY
5	PRUNUS SP	CHERRY SP.	12	CITY	GOOD	SYMETRICAL CANOPY.	REMAIN	N/A
6					MISSING		REMAIN	N/A
7	SYRINGA RETICULATA	JAPANESE TREE LILAC	7	CITY	GOOD	SYMETRICAL CANOPY, DAMAGE TO BARK AT TRUNK FLARE.	REMAIN	N/A
8	PRUNUS SP	CHERRY SP.	5	CITY	POOR	CENTRAL LEADER HAS BEEN CUT TO APPROX 0.9M ABOVE GRADE, NUMEROUS EPICORMIC SPROUTS.	REMOVE	CITY REQUEST
9					MISSING			
10					MISSING			
11					MISSING			
12					MISSING			
13					MISSING			
14					MISSING			
15	PICEA GLAUCA	WHITE SPRUCE	11	CITY	MODERATE	SYMETRICAL CANOPY, SINGLE STEM, <10% DIEBACK OF CANOPY.	REMAIN	N/A
16	PICEA GLAUCA	WHITE SPRUCE	7	CITY	GOOD	SYMETRICAL CANOPY, SINGLE STEM, CORRECTED LEAN	REMAIN	N/A
17	PICEA GLAUCA	WHITE SPRUCE	4	CITY	POOR	SYMETRICAL CANOPY, SINGLE STEM, CENTRAL LEADER HAS BEEN CUT TO APPROX 0.6M ABOVE GRADE.	REMAIN	N/A
18	PICEA GLAUCA	WHITE SPRUCE	11	CITY	GOOD	SYMETRICAL CANOPY, SINGLE STEM.	REMAIN	N/A
19	QUERCUS MACROCARPA	BUR OAK	8	CITY	GOOD	SYMETRICAL CANOPY, SINGLE STEM.	REMAIN	N/A
20	QUERCUS MACROCARPA	BUR OAK	8	CITY	GOOD	SYMETRICAL CANOPY, SINGLE STEM.	REMAIN	N/A
21	QUERCUS MACROCARPA	BUR OAK	8	CITY	GOOD	SYMETRICAL CANOPY, SINGLE STEM.	REMAIN	N/A
22	PICEA PUNGENS	COLORADO SPRUCE	11	CITY	GOOD	SYMETRICAL CANOPY, SINGLE STEM, <5% DIEBACK OF CANOPY.	REMAIN	N/A
23	PICEA PUNGENS	COLORADO SPRUCE	10	CITY	MODERATE	SYMETRICAL CANOPY, SINGLE STEM, <20% DIEBACK OF CANOPY.	REMAIN	N/A
24	PICEA PUNGENS	COLORADO SPRUCE	13	CITY	GOOD	SYMETRICAL CANOPY, SINGLE STEM.	REMAIN	N/A
25	PICEA GLAUCA	WHITE SPRUCE	10	CITY	MODERATE	SYMETRICAL CANOPY, SINGLE STEM, <10% DIEBACK OF CANOPY.	REMAIN	N/A
26					MISSING			



TREE PROTECTION REQUIREMENTS:

1. PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
2. UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
   - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTHOUSES;
   - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
   - DO NOT RAISE OR LOWER THE EXISTING GRADE;
   - TUNNEL OR BORE WHEN DIGGING;
   - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY TREE;
   - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY;
   - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING
3. TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC - STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"X4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMISE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
4. THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE INFORMATION REPORT, ETC). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
5. IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.

THE CITY'S TREE PROTECTION BY-LAW, 2020-340 PROTECTS BOTH CITY-OWNED TREES, CITY-WIDE, AND PRIVATELY-OWNED TREES WITHIN THE URBAN AREA. PLEASE REFER TO WWW.OTTAWA.CA/TREEBYLAW FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.

ACCESSIBLE FORMATS AND COMMUNICATION SUPPORTS ARE AVAILABLE, UPON REQUEST

Ottawa

TREE PROTECTION SPECIFICATION

TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

SCALE:	NTS
DATE:	MARCH 2021
DRAWING NO.:	1 of 1

SOIL VOLUME AND CANOPY COVER BY PLAN REGION:

AREA NO.	TREE QUANTITIES	PROVIDED SOIL AREA (m^2)	PROVIDED SOIL VOLUME (m^3)	OTTAWA TARGET SOIL VOLUME FOR LISTED TREES (m^3)	PERCENTAGE SOIL VOLUME PROVIDED VS TARGET	ESTIMATED 40YR. CANOPY PROJECTION
EX.	SUM OF TREES SIZES	VALUE A	VALUE B = VALUE A X SOIL DEPTH	VALUE C	VALUE B / VALUE C X 100%	SUM OF CANOPY AREAS - OVERLAPS
1	8 MEDIUM	302.9	454.4	240	189.3%	304.0
2	1 SMALL 8 MEDIUM	313.9	470.9	265	177.7%	257.9
3	5 MEDIUM	255.3	383.0	150	255.3%	186.0
4	3 MEDIUM	194.5	291.8	90	324.2%	109.0
5	4 MEDIUM	145.8	218.7	120	182.3%	110.6
6	1 LARGE 2 MEDIUM	203.6	305.4	90	339.3%	135.3
7	2 SMALL 4 MEDIUM	132.5	198.8	170	116.9%	184.2
8	3 MEDIUM	110.6	165.9	90	184.3%	114.0
9	1 MEDIUM	38.5	57.8	30	192.5%	38.0
10	7 SMALL 3 MEDIUM	431.0	646.5	265	244.0%	236.7
11	2 SMALL	70.9	106.4	50	212.7%	36.3
12	3 SMALL 2 MEDIUM	203.9	305.9	135	226.6%	128.7
13	1 MEDIUM	63.6	95.4	30	318.0%	38.0
14	3 MEDIUM	152.3	228.5	90	253.8%	114.0
15	1 SMALL	79	118.5	30	395.0%	20.0
16	9 SMALL 6 MEDIUM	216.4	324.6	405	80.1%	306.9
17	1 MEDIUM	42.8	64.2	30	214.0%	38.0
18	6 MEDIUM	309.3	464.0	180	257.8%	228.0
19	1 MEDIUM	19.7	29.6	30	98.5%	38.0
20	1 SMALL	45	67.5	30	225.0%	20.0
21	1 SMALL	75	112.5	30	375.0%	20.0
22	1 SMALL	40	60.0	30	200.0%	20.0
TOTAL	89 TREES	3266.8	4900.2	2460.0	199.2%	2623.6

TREE OWNERSHIP SUMMARY:

77 TREES = PRIVATE OWNERSHIP
12 TREES = CITY TREES

TREE LIST

SYM	BOTANICAL NAME	COMMON NAME	QTY.	PLANTING SIZE	INSTALL NOTES	COMMENTS
LARGE DECIDUOUS TREES (ABOVE 15m HEIGHT)						
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	1	500mm CAL.	B&B / W.B.	PRIVATE OWNERSHIP, NATIVE SPECIES
MEDIUM DECIDUOUS TREES (8 TO 15m HEIGHT)						
AG	AESCULUS GLABRA	OHIO BUCKEYE	10	50mm CAL.	B&B / W.B.	PRIVATE OWNERSHIP, NATIVE SPECIES
AU	ACER RUBRUM 'REDPOINTE'	REDPOINTE RED MAPLE	2	50mm CAL.	B&B / W.B.	PRIVATE OWNERSHIP, NATIVE CULTIVAR
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	12	50mm CAL.	B&B / W.B.	PRIVATE OWNERSHIP
OV	OSTRYA VIRGINIANA	HOP HORNBEAM	15	50mm CAL.	B&B / W.B.	PRIVATE OWNERSHIP, NATIVE SPECIES
PT	POPULUS TREMULOIDES	TREMBLING ASPEN	12	50mm CAL.	B&B / W.B.	PRIVATE OWNERSHIP
SMALL DECIDUOUS TREES (5 TO 8m HEIGHT)						
AC	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	13	50mm CAL.	B&B / W.B.	REFER TO PLAN FOR OWNERSHIP, NATIVE SPECIES
CC	CERCIS CANADENSIS	EASTERN REDBUD	1	175cm HT.	W.B.	PRIVATE OWNERSHIP, NATIVE SPECIES
MR	MALUS ROYALTY	ROYALTY CRABAPPLE	6	50mm CAL.	B&B / W.B.	PRIVATE OWNERSHIP
COLUMNAR TREES						
AR	ACER RUBRUM ' RED ROCKET'	RED ROCKET MAPLE	6	50mm CAL.	B&B / W.B.	PRIVATE OWNERSHIP
QO	QUERCUS ROBUR 'FASTIGIATA'	COLUMMNAR OAK	3	50mm CAL.	B&B / W.B.	PRIVATE OWNERSHIP
CONIFEROUS TREES						
PP	PICEA PUNGENS	COLORADO SPRUCE	4	1800mm HT.	B&B / W.B.	REFER TO PLAN FOR OWNERSHIP, NATIVE SPECIES
PS	PINUS STROBUS	WHITE PINE	4	1800mm HT.	B&B / W.B.	PRIVATE OWNERSHIP

SHRUB LIST

SHRUBS						
RR	ROSA RUGOSA	RUGOSA ROSE	--	500mm HT.	POT. 600mm O.C.	
PO	PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	DIABOLO NINEBARK	--	800mm HT.	POT. 1200mm O.C.	
PM	PINUS MUGO	MUGO PINE	--	600mm SPR.	POT. 900mm O.C.	
SB	SPIREA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	--	500mm HT.	POT. 600mm O.C.	
SS	SORBARIA SORBIFOLIA	FALSE SPIREA	--	500mm HT.	POT. 900mm O.C.	
ORNAMENTAL GRASS						
CA	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FOREST REED GRASS	--	600mm HT.	POT. 600mm O.C.	
PERENNIALS						
HS	HEMEROCALLIS 'SPECIES'	MIXED DAYLILIES	--	1 GAL. POT	POT. 400mm O.C.	
NF	NEPETA FAASSENII	CAT MINT 'CATS MEOW'	--	1 GAL. POT	POT. 400mm O.C.	
RF	RUDBEKIA FULDGIDA 'GOLDSTRUM'	BLACK EYED SUSAN	--	1 GAL. POT	POT. 400mm O.C.	

minto

ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO — SCOTT W. MASON — OALA — MEMBER

Urbantypology

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C: 613 .867 .3042 / P: 343.882.4918

NO.:	REVISION:	DATE:
06	REISSUED FOR SITE PLAN CONTROL	22 JUN., 2026
05	REISSUED FOR SITE PLAN CONTROL	22 MAY., 2026
04	REISSUED FOR SITE PLAN CONTROL	17 NOV., 2025
03	REISSUED FOR SITE PLAN CONTROL	25 APR., 2025
02	REISSUED FOR SITE PLAN CONTROL	31 MAR., 2025
01	ISSUED FOR SITE PLAN CONTROL	05 DEC., 2024

ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS SPECIFIED OTHERWISE. DO NOT SCALE THE DRAWING(S). ALL DRAWINGS TO BE READ IN CONJUNCTION WITH CONTRACT SPECIFICATIONS.

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THIS DRAWING SHALL ONLY BE USED FOR CONSTRUCTION WHEN FIXED WITH A PROFESSIONAL SEAL AND SIGNATURE BY THE LANDSCAPE ARCHITECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO:
- VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE;
- REPORT ALL ERRORS AND/OR OMISSIONS TO THE CONTRACT ADMINISTRATOR;
- COMPLY WITH ALL PERTINENT CODES, BY-LAWS AND LAWS;
- VERIFY LOCATION OF ALL UNDERGROUND SERVICES AND UTILITIES WITH RESPECTIVE AUTHORITIES PRIOR TO COMMENCEMENT OF WORK.

PROJECT:

TRAILS EDGE - BLOCK 140

LOCATION:
298 AXIS WAY
OTTAWA, ON

DRAWN: SS
CHECKED: SM
START DATE: 11 NOV, 2024

DRAWING:

NOTES AND SCHEDULES

SCALE: 00.00
PAGE SIZE: 24X36
PROJECT NUMBER: 24.45
NORTH:
SHEET NO.: L1.0

D07-12-24-0164

Last Save: 2026-06-22 | 1:33:54 AM
File Location: C:\Users\ryan\Documents\MINT Projects Documents\MT Projects\2024\24-45 - Minto Ottawa - Trails Edge\DRAWINGS\PS\PS-PA0024-45 MintoTrailsEdge_SPA05(L-PLAN).dwg

BRIAN COBURN BLVD

FERN CASEY STREET

AXIS WAY

HYDRO 1.5m SETBACK FOR SMALL TREES (BOTH SIDES)

HYDRO 6.0m SETBACK FOR MEDIUM TREES (BOTH SIDES)

HYDRO 12m SETBACK FOR LARGE TREES (BOTH SIDES)

SOIL VOLUME AREA 1 AREA: 302.9m²

SOIL VOLUME AREA 2 AREA: 313.9m²

SOIL VOLUME AREA 3 AREA: 255.3m²

SOIL VOLUME AREA 4 AREA: 194.5m²

SOIL VOLUME AREA 5 AREA: 145.8m²

SOIL VOLUME AREA 6 AREA: 203.6m²

SOIL VOLUME AREA 7 AREA: 132.5m²

SOIL VOLUME AREA 8 AREA: 110.6m²

SOIL VOLUME AREA 9 AREA: 38.5m²

SOIL VOLUME AREA 10 AREA: 431.0m²

SOIL VOLUME AREA 11 AREA: 70.9m²

SOIL VOLUME AREA 12 AREA: 203.9m²

SOIL VOLUME AREA 13 AREA: 63.6m²

SOIL VOLUME AREA 14 AREA: 152

SOIL VOLUME AREA 15 AREA: 79m²

SOIL VOLUME AREA 16 AREA: 216.4m²

SOIL VOLUME AREA 17 AREA: 42.8m²

SOIL VOLUME AREA 18 AREA: 309.3m²

SOIL VOLUME AREA 19 AREA: 19.7m²

SOIL VOLUME AREA 20 AREA: 45m²

SOIL VOLUME AREA 21 AREA: 75m²

SOIL VOLUME AREA 22 AREA: 40

BLOCK 01 8 UNITS

BLOCK 02 8 UNITS

BLOCK 03 5 UNITS

BLOCK 04 20 UNITS

BLOCK 05 18 UNITS

BLOCK 06 24 UNITS

BLOCK 07 12 UNITS

BLOCK 08 8 UNITS

BLOCK 09 8 UNITS

BLOCK 10 12 UNITS

BLOCK 11 12 UNITS

BLOCK 12 8 UNITS

BLOCK 13 8 UNITS

BLOCK 14 10 UNITS

BLOCK 15 8 UNITS

AMENITY

Street No.1

Street No.2

Street No.3

Street No.4

15 Parking Spaces

6 Parking Spaces

25.00 N22°58'15"W

20.00 N67°01'45"E

PART 3 EASEMENT IS IN FAVOUR OF HYDRO OTTAWA

See Detail

1 VALIDATING INFORMATION PLAN

Scale: 1:400

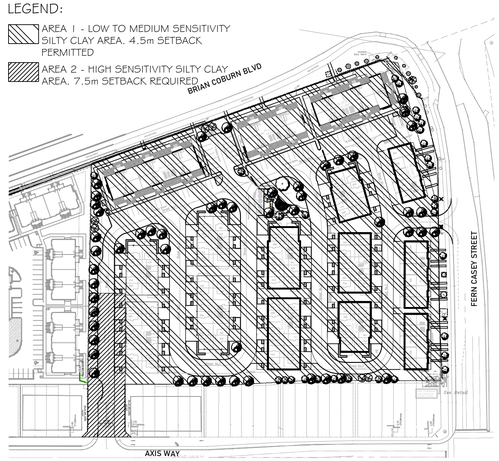
10 0 10 20 m

LEGEND:

- SITE BOUNDARY
- GEOTECHNICAL AREAS
- 4.5m FOUNDATION SETBACK FOR TREE PLANTING- LOW TO MEDIUM SENSITIVITY SILTY CLAY AREA, PER GEOTECHNICAL REPORT
- 7.5m FOUNDATION SETBACK FOR TREE PLANTING- HIGH SENSITIVITY SILTY CLAY AREA, PER GEOTECHNICAL REPORT
- 7.5m FOUNDATION SETBACK FOR TREE PLANTING - HIGH SENSITIVITY SILTY CLAY AREA, FROM ADJACENT DEVELOPMENT
- OVERHEAD UTILITY SETBACKS
- 2.5m FIRE HYDRANTS AND STREET LIGHT (SMALL) SETBACK
- TREE PROTECTION
- CRITICAL ROOT ZONE
- EXISTING TREE
- TREE CONSERVATION REPORT NUM.
- PERMEABLE SURFACING SOIL VOLUME AREAS WITH OUTLINE
- LARGE DECIDUOUS TREE WITH 40YR CANOPY OFFSET (NOT APPLICABLE)
- MEDIUM DECIDUOUS TREE WITH 40YR CANOPY OFFSET
- SMALL DECIDUOUS OR COLUMNAR TREE WITH 40YR CANOPY OFFSET
- CONIFEROUS TREE WITH 40YR CANOPY OFFSET
- UNIT PAVING
- TREE TO BE REMOVED

LEGEND:

- AREA 1 - LOW TO MEDIUM SENSITIVITY SILTY CLAY AREA. 4.5m SETBACK PERMITTED
- AREA 2 - HIGH SENSITIVITY SILTY CLAY AREA. 7.5m SETBACK REQUIRED



2 CLAY TYPE AREAS PLAN

Scale: 1:1500

minto

Urbantypology

UNIT 10-163 STERLING ROAD
TORONTO, ON, CANADA, M6R 2B2
PH: 437 . 700 . 5446

UNIT A - 430 PARKDALE AVENUE
OTTAWA, ON, CANADA, K1Y 1H1
C: 613 .867 .3042 / P: 343.882.4918

NO.:	REVISION:	DATE:
06	REISSUED FOR SITE PLAN CONTROL	22 JUN., 2026
05	REISSUED FOR SITE PLAN CONTROL	22 MAY., 2026
04	REISSUED FOR SITE PLAN CONTROL	17 NOV., 2025
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PROJECT:

TRAILS EDGE - BLOCK 140

LOCATION:
298 AXIS WAY
OTTAWA, ON

DRAWN: SS
CHECKED: SM
START DATE: 11 NOV, 2024

DRAWING:

VALIDATING INFO. PLAN

SCALE: 1:400
PAGE SIZE: 24X36
PROJECT NUMBER: 24.45
NORTH:
SHEET NO.: L1.1

D07-12-24-0164

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1 LANDSCAPE PLAN

LEGEND:

- SITE BOUNDARY
- TOP SOIL AND SOD
- PRIVACY SCREEN (2/L2.1)
- DECORATIVE FENCE (5/2.1)
- CHAIN LINK FENCE
- TREE PROTECTION
- UNIT PAVING (3/L2.0)
- MAINTENANCE EDGE (6/L2.0)
- CONCRETE RAISERS (5/L2.0)
- 2 BIKE CAPACITY RACK (4/L2.1) X 40
- ACCESSIBLE BENCH
- SEATING (1/L2.1) ON CONCRETE PAD (2/L2.1)
- LARGE DECIDUOUS TREE (NOT APPLICABLE)
- MEDIUM DECIDUOUS TREE
- COLUMNAR/SMALL TREE
- CONIFEROUS TREE
- # SYM TREE TAG
- EXISTING TREE
- SHRUB / PERENNIALS
- MANHOLE
- FIRE HYDRANT
- SANITATION / ELECTRICAL LINES
- WALL MOUNTED/POLE FIXTURE
- EXISTING ROAD SIGN
- TREE TO BE REMOVED

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Urbantypology

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DRAWING:

LANDSCAPE PLAN

SCALE: 1:400	PAGE SIZE: 24X36
PROJECT NUMBER:	24.45
NORTH:	SHEET NO.: L1.2

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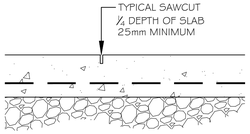
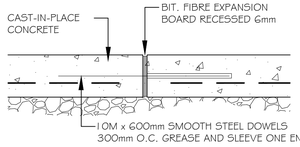
CONTROL JOINT (CJ)



NOTES:
1. REFER TO DRAWINGS FOR JOINT LAYOUT
2. SAWCUT WITHIN 48 HOURS OF POUR
3. NO TOOLED EDGES
4. FINISH - LIGHT BROOM

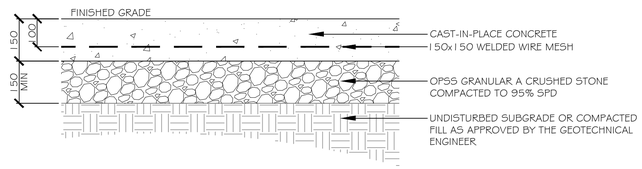
EXPANSION JOINT (EJ)



NOTES :
1. REFER TO DRAWINGS FOR JOINT LAYOUT
2. ALL STEEL DOWELS TO BE EPOXY - COATED
3. NO TOOLED EDGES
4. LIGHT BROOM FINISH

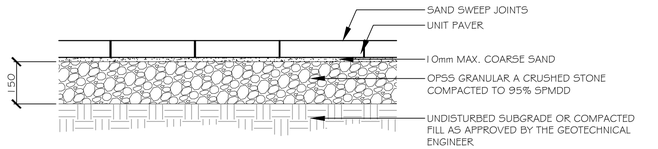
1 CONCRETE PAVING JOINTS

Scale: 1:10



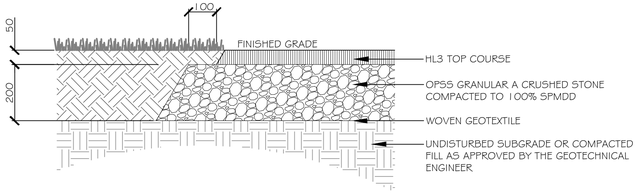
2 CONCRETE PAVING - LIGHT DUTY

Scale: 1:10



3 UNIT PAVING

Scale: 1:10

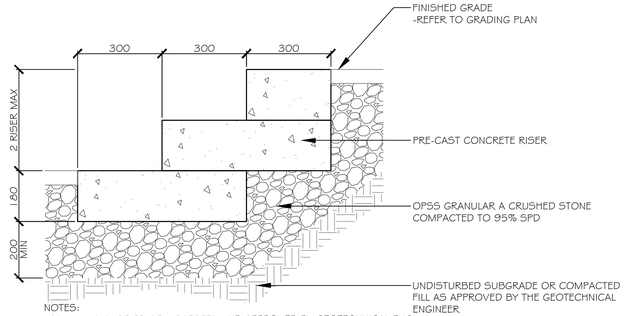


NOTES :
1. EXCAVATION AND SUBGRADE CONDITION TO BE REVIEWED BY GEOTECHNICAL ENGINEER.

4 ASPHALT PAVING

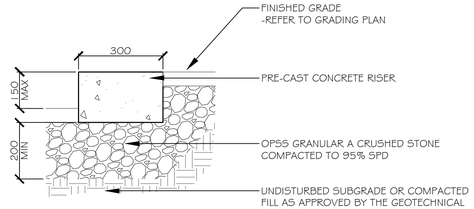
Scale: 1:10

2 RISER



NOTES:
-GRANULAR BASE TO BE INSPECTED AND APPROVED BY GEOTECHNICAL ENG.
-COMPACT GRANULARS TO 98% SPD. BEFORE CONCRETE PLACEMENT.
-ALL REINFORCING IN STAIRS TO BE 15M EPOXY-COATED
-MAINTAIN 70MM. COVER OVER REINFORCING IN CONCRETE.
-PRODUCT TO BE TOEMAR "FORMA" PRE CAST CONCRETE STEP

1 RISER



NOTES:
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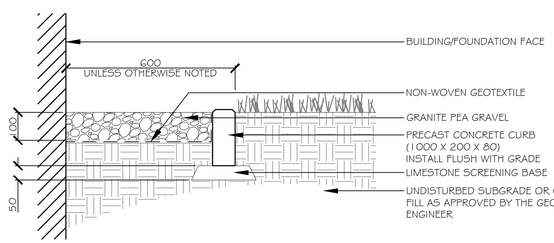
-COMPACT GRANULARS TO 98% SPD. BEFORE CONCRETE PLACEMENT.
-ALL REINFORCING IN STAIRS TO BE 15M EPOXY-COATED
-MAINTAIN 70MM. COVER OVER REINFORCING IN CONCRETE.
-PRODUCT TO BE TOEMAR "FORMA" PRE CAST CONCRETE STEP

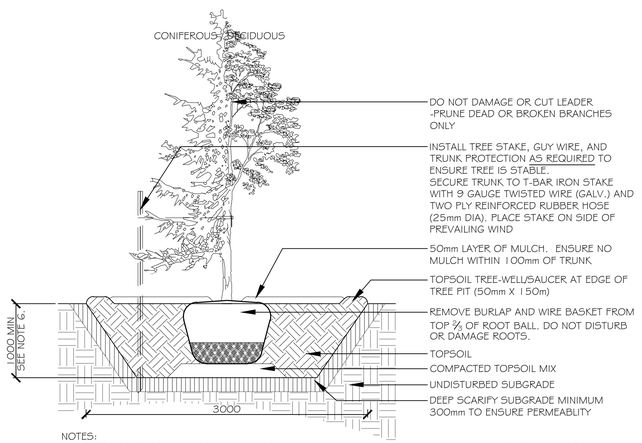
5 CONCRETE RISERS

Scale: 1:10



6 MAINTENANCE EDGE

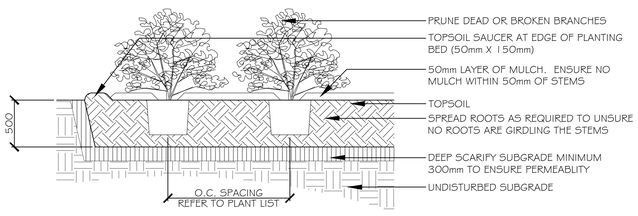
Scale: 1:10



NOTES:
1. TREE STAKES ARE GENERALLY TO BE USED FOR CONDITIONS WHERE THE INSTALLED TREE IS UNSTABLE AND/OR BECOMES UNSTABLE
2. ALLOW 10mm TO 25mm SLACK ON GUY WIRE SUPPORT FOR TREE
3. TOP OF ROOT BALL TO RETAIN SAME ELEVATION AS GROWING CONDITIONS
4. REMOVE STAKES ONE YEAR AFTER INSTALL
5. INSTALL STAKE BEYOND EDGE OF ROOT BALL
6. PLANTING DEPTH TO BE 1500mm MIN. WITHIN CLAY SOIL SETBACKS

7 TREE PANTING

Scale: 1:30



NOTES:
1. TOP OF ROOT BALL TO RETAIN SAME ELEVATION AS GROWING CONDITIONS

8 SHRUB PLANTING

Scale: 1:30

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UNIT 10-163 STERLING ROAD
TORONTO, ON, CANADA, M6R 2B2
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OTTAWA, ON, CANADA, K1Y 1H1
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PROJECT:

TRAILS EDGE - BLOCK 140

LOCATION:
298 AXIS WAY
OTTAWA, ON

DRAWN:	SM	START DATE:	
CHECKED:	SM		11 NOV, 2024

DRAWING:

LANDSCAPE DETAILS

SCALE:	PAGE SIZE: 24X36
PROJECT NUMBER:	24.45
NORTH:	SHEET NO.: L2.0

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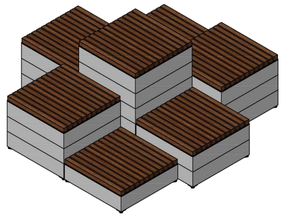
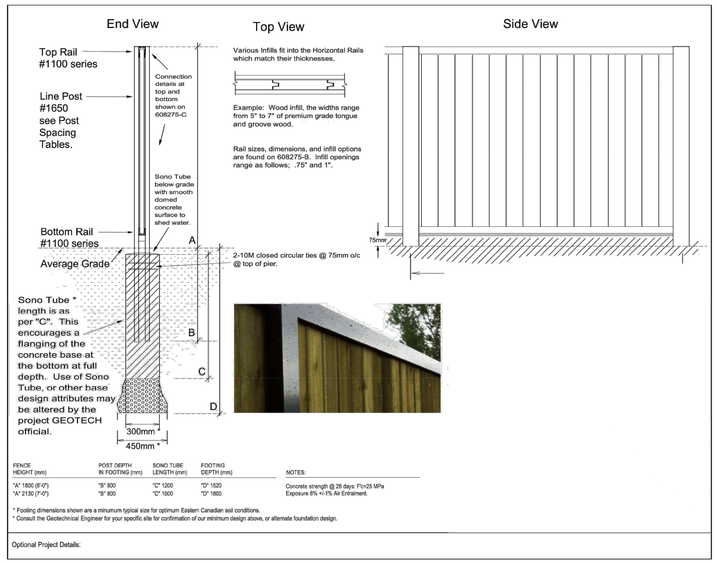
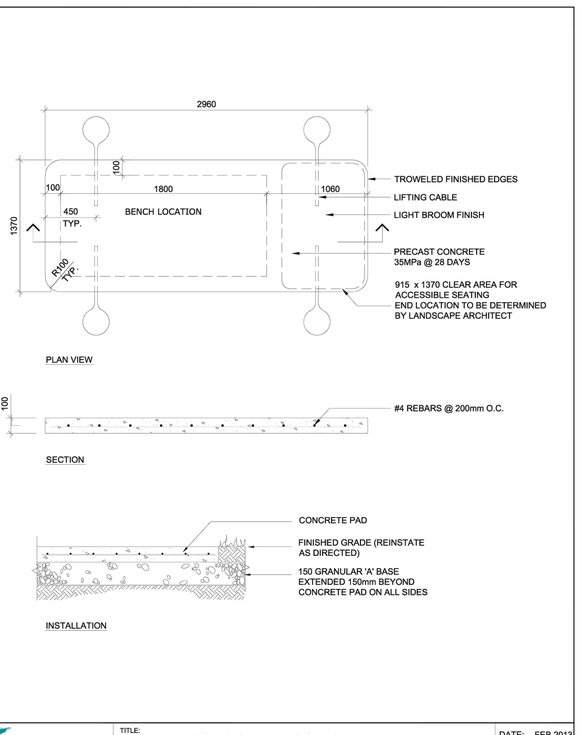


1 SEATING



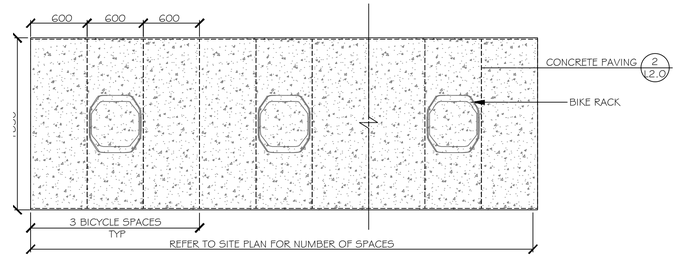
2 2.0m PRIVACY SCREEN



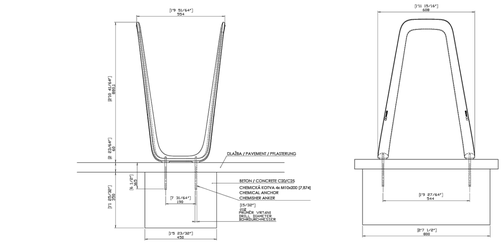
TITLE: ACCESSIBLE CONCRETE PAD FOR BENCHES

DATE: FEB 2013
REV: FEB 2014
DWG No: SF2

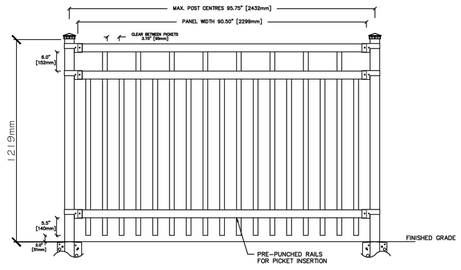
3 CONCRETE PAD



TYPICAL LAYOUT-PLAN VIEW



4 BIKE RACK



PANEL HEIGHT	PANEL WIDTH	POST CENTERS
UP TO 6FT. HIGH	90 ¾" [2298mm]	95 ¾" [2432mm]
7FT. AND HIGHER	69 ¾" [1765mm]	74 ¾" [1899mm]

NOTE: ENQUIRE ABOUT PANEL WIDTHS OF 90 ¾" [2298] FOR PANELS ABOVE 72" [1829] HIGH

SPECIFICATIONS:

POSTS RAILS: & PICKETS — EXTRUDED MARINE ALUMINUM 6061-T6 PRIME ALUMINUM, NORTH AMERICAN PRODUCED

FINISH: — SEVEN STAGE ARCHITECTURALLY CERTIFIED PRETREATMENT AS PER AAMA 2604. SUPER DURABLE ELECTROSTATICALLY APPLIED POWDER COAT – MIN THICKNESS 2.5 mils

POSTS: — 76mm x 76mm (3"x3"), .188 WALL
OPTION: 102mm x 102mm (4"x4"), .188WALL

POST FLANGES: — 152mm x 152mm x 6mm (6"x6"x¼") OR 203mm x 203mm x 13mm (8"x8"x½")

POST CAP: — PYRAMID OR BALL

RAILS: — 38mm x 64mm (1½" x 2½"), .120WALL

PICKETS: — 19mm x 38mm (¾" X 1 ½"), .065WALL

FITTINGS: — 12GA. STAMPED MARINE GRADE ALUMINUM FINISH AS DESCRIBED

WELDS: — ALUMINUM – FULL BEAD ON PUBLIC SIDE – TACK WELD ON PRIVATE SIDE

COLOUR: — STANDARD COLOURS ARE BLACK, SEMI-BLACK BROWN, GREEN, WHITE AND FOREST GREEN. (CUSTOM COLOURS AVAILABLE UPON REQUEST)

WARRANTY: 20 YEAR LIMITED

NOTE: — ALL TYPES OF GATES AVAILABLE TAMPER PROOF NUTS AVAILABLE

5 DECORATIVE FENCING

minto

Urbantypology
UNIT 10-163 STERLING ROAD
TORONTO, ON, CANADA, M6R 2B2
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File Location: C:\Users\sarah.mccoy\ACC\T Projects - Documents\T Projects\2024\24.45 - Minto Ottawa - Trails Edge\DRAWINGS\PA\PA00\24.45 MintoTrailsEdge_SPA00(L-Details).dwg