

- GENERAL NOTES:**
- ALL DIMENSIONS IN MILLIMETERS UNLESS SPECIFIED OTHERWISE. DO NOT SCALE DRAWING. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATIONS.
 - THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE LANDSCAPE ARCHITECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO:
 - CHECK AND VERIFY ALL DIMENSIONS ON SITE
 - REPORT ALL ERRORS AND/OR OMISSIONS TO THE CONTRACT ADMINISTRATOR
 - COMPLY WITH ALL PERTINENT CODES AND BY-LAWS
 - CHECK AND VERIFY LOCATIONS OF ALL UNDERGROUND SERVICES WITH ALL LOCAL UTILITIES PRIOR TO ANY DIGGING
 - ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
 - ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS. THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE 'CONTRACTOR' AS DEFINED IN THE ACT.
 - THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM THE CONTRACT ADMINISTRATOR.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.
 - BENCHMARKS: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARK(S) HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION DEPICTED ON THIS PLAN.

NOTES:
 THE LANDSCAPE PLAN WAS PREPARED IN CONJUNCTION WITH THE GEOTECHNICAL REPORT PREPARED BY PATERSON GROUP:
 • Paterson Group Report PGS770-1 Revision 1 Dated July 3, 2024

THE LANDSCAPE PLAN WAS PREPARED IN CONJUNCTION WITH THE TREE CONSERVATION REPORT PREPARED BY NAK DESIGN STRATEGIES:
 • 240715_Ogilvie Road_TCR_R2

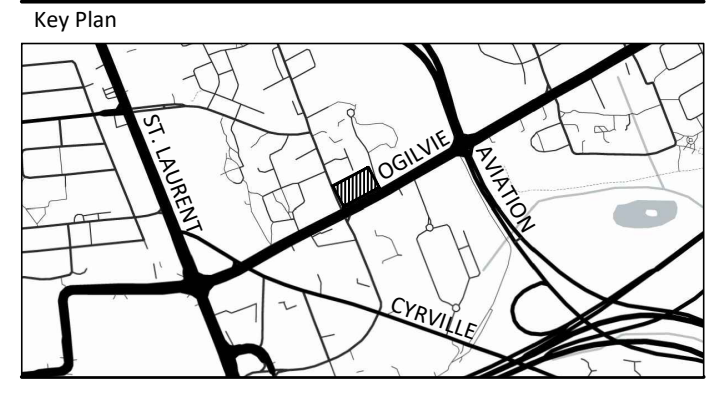
ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED JUNE 2024, AND PREPARED BY ANNIS O'SULLIVAN, VOLLEBECK LTD.

JOHN SEVIGNY C.E.T.
 MANAGER, DEVELOPMENT REVIEW EAST
 PLANNING, DEVELOPMENT & BUILDING SERVICES
 DEPARTMENT, CITY OF OTTAWA

REVISED
 11:23 am, Jun 05, 2026

APPROVED
 By sevignyo at 11:23 am, Jun 05, 2026

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.

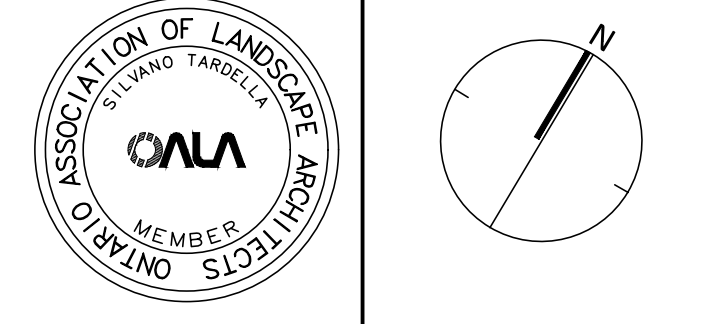


- LEGEND**
- PROPERTY LINE
 - ORNAMENTAL FENCE
 - SOIL VOLUME LIMITS
 - PERENNIAL PLANTING BED
 - SEED MIX (TEMPORARY)
 - C.I.P. CONCRETE PAVING
 - UNIT PAVING
 - STONEDUST
 - ORNAMENTAL GRASSES
 - DECIDUOUS SHRUB
 - MULTI-STEM DECIDUOUS TREE
 - CONIFEROUS TREE
 - SMALL DECIDUOUS TREE
 - MEDIUM DECIDUOUS TREE
 - LARGE DECIDUOUS TREE
 - PROJECTED CANOPY COVER

10	Re-issued for Site Plan Approval	May 15/26
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4	Re-issued for Site Plan Approval	Aug 12/25
3	Re-issued for Site Plan Approval	May 30/25
2	Issued for Site Plan Approval	Apr 24/25
1	Issued for 2B LA	Feb 17/25
No.	Description	Date

OWNERSHIP TCU Development Corporation 150 Isabelle Street, Unit 1207, Ottawa ON K1S 5H3	PLANNING FOITON Consulting 288 Cooper Street, Suite 300, Ottawa ON K2P 2H7
ARCHITECT NAK Architecture 56 Beech Street, Ottawa ON K1S 3J6	TRANSPORTATION EGM Transportation Inc. 6 Plaza Court, Ottawa ON K2H 7W1
CIVIL Stantec 300-1331 Clyde Avenue, Ottawa ON K2C 3G4	GEOTECHNICAL Pateron Group 154 Colonnade Road South, Ottawa ON K1B 7J5
LANDSCAPE ARCHITECT NAK DESIGN STRATEGIES 1285 Wellington St., Ottawa ON K1Y 3A8	SURVEYOR Annis O'Sullivan Vollebeck Ltd. 24 Concourse Gate, Suite 500, Nepean ON K2E 7J6
ENVIRONMENTAL GRANITE WIND ENGINEERING INC. 127 Walgreen Rd., Carp, ON K0A 1J0	

PROPERTY INFORMATION
 PART OF LOT 18, REGISTERED PLAN 217, CITY OF OTTAWA



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

1137, 1151 OGILVIE ROAD
 OTTAWA, ON

Title: **LANDSCAPE PLAN**

Date: 2025-01-27 Sheet: **L1.0**

Scale: 1:200
 Drawn: JE
 Checked: SC
 Job No: 24-112

PROPOSED TREE CANOPY PROJECTIONS

TREE TYPE/SIZE	CROWN AREA PER TREE STANDARD RANGE (m²)	CROWN AREA PER TREE USED FOR CALC. (m²)	SITE CANOPY COVER
LARGE (7)	135-250*	192	CANOPY (W. OVERLAP): 983.40m²
MEDIUM (3)	35-135*	85	
SMALL (8)	5-35*	20	
CONIFER (7)	45-96*	70	
*RANGE OF CROWN AREAS IS IN ACCORDANCE WITH PROPOSED TREES SPECIES			SITE: 3,943m²
*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 (OMNR); US FOREST SERVICE; FARRAR, J.L. TREES IN CANADA; UNIVERSITY OF QUELPH ARBORETUM; VARIOUS PUBLICATIONS			TOTAL PERCENT COVER: 24.9%

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 1.0m DEPTH

PLANT LIST - INTERIM / TEMPORARY CONDITION

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	TYPE	NATIVE	OWNER
SMALL DECIDUOUS TREES - MULTI-STEM							
AC	AMELANCHIER CANADENSIS	SERVICEBERRY	2	200cm HT.	B&B	Y	PRIVATE
CC	CARPINUS CAROLINIANA	BLUE BEECH	3	200cm HT.	B&B	Y	PRIVATE
CA	CORNUS ALTERNIFOLIA	ALTERNATE LEAVED DOGWOOD	3	200cm HT.	B&B	Y	PRIVATE
SEED MIX							
WILDFLOWER SEED MIX: DECOR MIX - SET SERIES (SHORT), AS SUPPLIED BY AIGLON INDIGO							

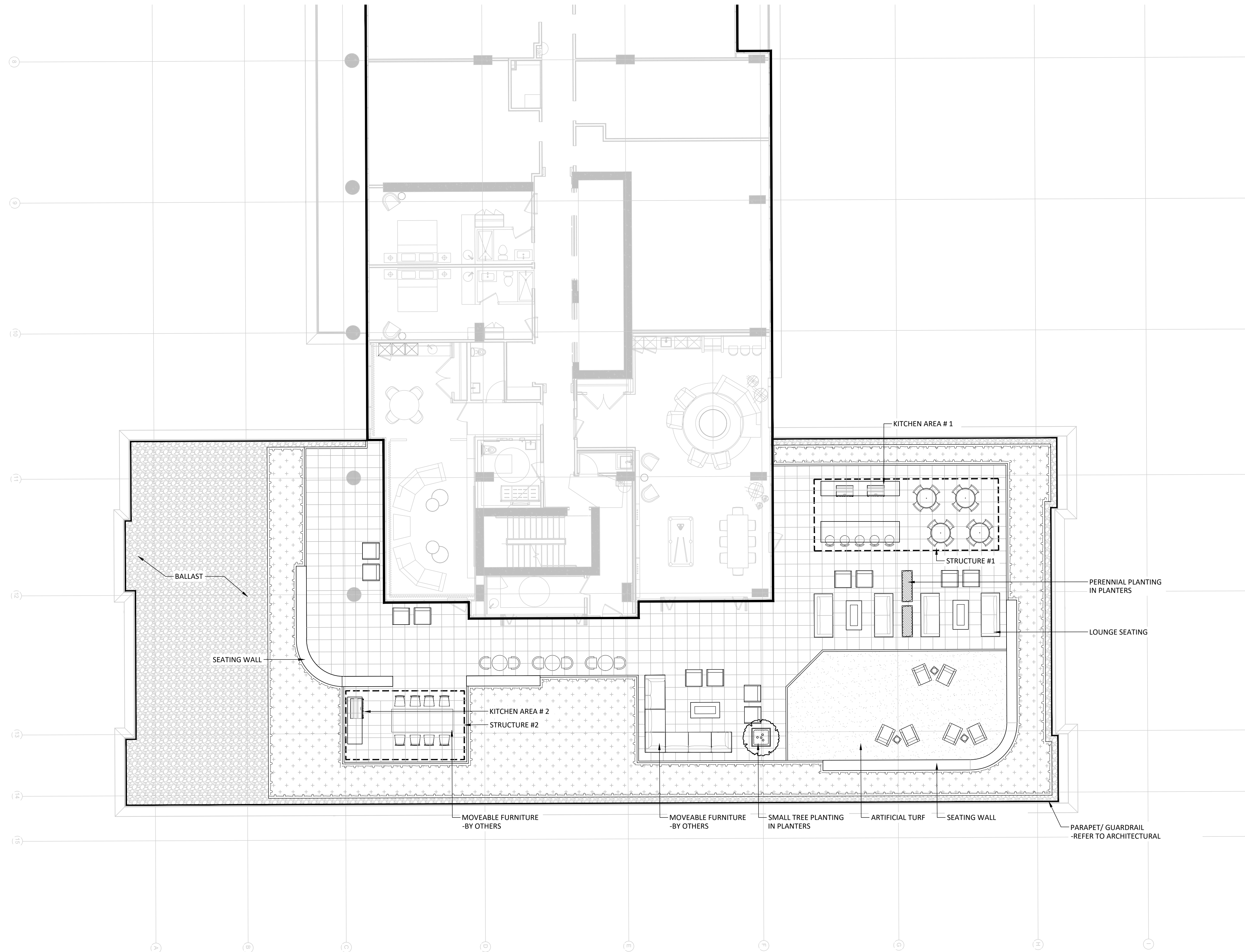
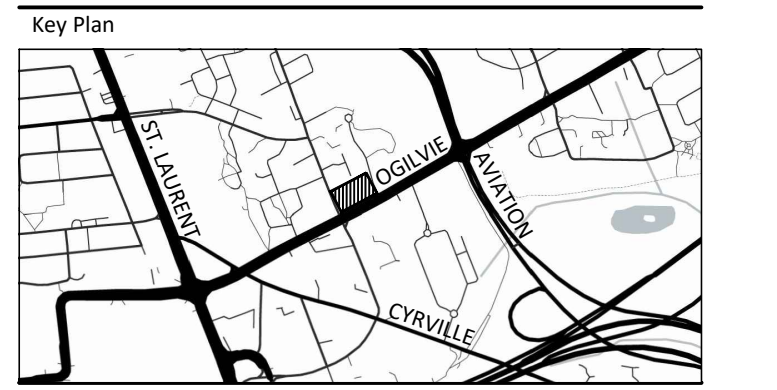
PLANT LIST - TREES, SHRUBS, PERENNIALS

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	TYPE	NATIVE	OWNER
LARGE CONIFEROUS TREES							
LL	LARIX LARICINA	TAMARACK	3	250cm HT	B&B	Y	PRIVATE
PG	PICEA GLAUCA	WHITE SPRUCE	2	250cm HT	B&B	Y	PRIVATE
PS	PINUS STROBUS	WHITE PINE	2	250cm HT	B&B	Y	PRIVATE
LARGE DECIDUOUS TREES							
CO	CELTIS OCCIDENTALIS	HACKBERRY	3	50mm CAL	B&B	Y	PUBLIC
QM	QUERCUS MACROCARPA	BURR OAK	2	50mm CAL	B&B	Y	PRIV/PUB
UA	ULMUS AMERICANA 'VALLEY FORGE'	AMERICAN ELM	2	50mm CAL	B&B	Y	PRIV/PUB
MEDIUM DECIDUOUS TREES							
AG	AESCULUS GLABRA	OHIO BUCKEYE	2	50mm CAL	B&B	N	PRIVATE
OV	OSTRYA VIRGINIANA	IRONWOOD	2	50mm CAL	B&B	Y	PRIVATE
PP	PRUNUS PENNSYLVANICA	PIN CHERRY	2	50mm CAL	B&B	Y	PRIVATE
DECIDUOUS SHRUBS							
AM	ARONIA MELANOCARPA	BLACK CHOKEBERRY	5	3 GAL.	POT	Y	PRIVATE
SA	SYMPHORICARPOS ALBUS	SNOWBERRY	9	3 GAL.	POT	Y	PRIVATE
PO	PHYSOCARPUS OPULIFOLIUS 'NANUS'	DWARF NINEBARK	5	3 GAL.	POT	N	PRIVATE
DL	DIERVILLA LONICERA	BUSH HONEYSUCKLE	5	3 GAL.	POT	Y	PRIVATE
RA	RHUS AROMATICA 'GRO-LOW'	FRAGRANT SUMAC	46	3 GAL.	POT	Y	PRIVATE
ha	HEUCHERA AMERICANA	CORAL BELLS	175	2 GAL.	POT	Y	PRIVATE
PERENNIAL MIX 'A' - PART SUN, PART SHADE (117 m2 @ 9/m2)							
ac	ANEMONE CANADENSIS	WINDFLOWER	175	2 GAL.	POT	Y	PRIVATE
cp	CAREX PENNSYLVANICA	FOX SEDGE	178	2 GAL.	POT	Y	PRIVATE
cc	CORNUS CANADENSIS	BUNCHBERRY	175	2 GAL.	POT	Y	PRIVATE
dc	DECHAMPسيا CESPITOSA	TUFTED HAIR GRASS	175	2 GAL.	POT	Y	PRIVATE
gm	GERANIUM MACULATUM	WILD GERANIUM	175	2 GAL.	POT	Y	PRIVATE
sh	SPOROBOLUS HETEROLEPSIS	PRARIE DROPSSEED	45	2 GAL.	POT	Y	PRIVATE
PERENNIAL MIX 'B' - SUN, PART SUN (35 m2 @ 9/m2)							
ct	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	45	2 GAL.	POT	Y	PRIVATE
cl	COREOPSIS LANCEOLATA	TICKSEED	45	2 GAL.	POT	Y	PRIVATE
hh	HELIOPSIS HELIANTHOIDES	OXEYE SUNFLOWER	45	2 GAL.	POT	Y	PRIVATE
pp	PHLOX PANICULATA 'BLUE PARADISE'	GARDEN PHLOX	45	2 GAL.	POT	N	PRIVATE
rh	RUBBECKIA HIRTA	GLORIOSA DAISY	45	2 GAL.	POT	Y	PRIVATE
mf	MONARDA FISTULOSA	WILD BERGAMOT	45	2 GAL.	POT	Y	PRIVATE

CITY FILE NO. D07-12-25-0054

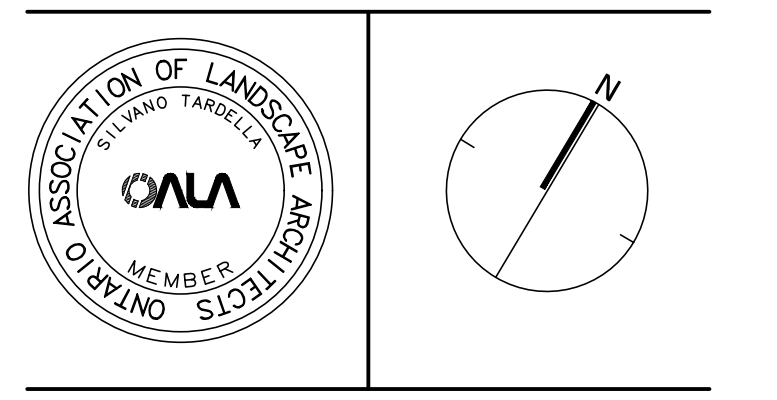
PLAN NO. 19283

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1	Issued for Site Plan Approval	Apr 23/25

Ownership		Planning	
TDJ Development Corporation 100 Adelaide Street, Unit 1201, Ottawa ON K1S 5H3	FOTIEN Consulting 398 Cooper Street, Suite 300, Ottawa ON K2P 2H7	ARCHITECT B.A. Architecture 56 Burch Street, Ottawa ON K1S 3J6	TRANSPORTATION COT Transportation Inc. 6 Plaza Court, Ottawa ON K2H 7W1
CIVIL Spatrec 389 1331 Clyde Avenue, Ottawa ON K2C 3K4	GEOTECHNICAL Patrierson Group 154 Colborne Road South, Ottawa ON K2E 7J5	CIVIL LANDSCAPE ARCHITECT NAK DESIGN STRATEGIES 1285 Wellington St., Ottawa ON K1Y 3A8	SURVEYOR Arenth & Thurlow Yorkville Ltd. 14 Concourse Gate, Suite 500, Nepean ON K2E 7S6
ENVIRONMENTAL GRANDT WIND ENGINEERING INC. 227 Wilgreen Rd., Carp, ON N6A 1L0	PROPERTY INFORMATION PART OF LOT 18, REGISTERED PLAN 217, CITY OF OTTAWA		

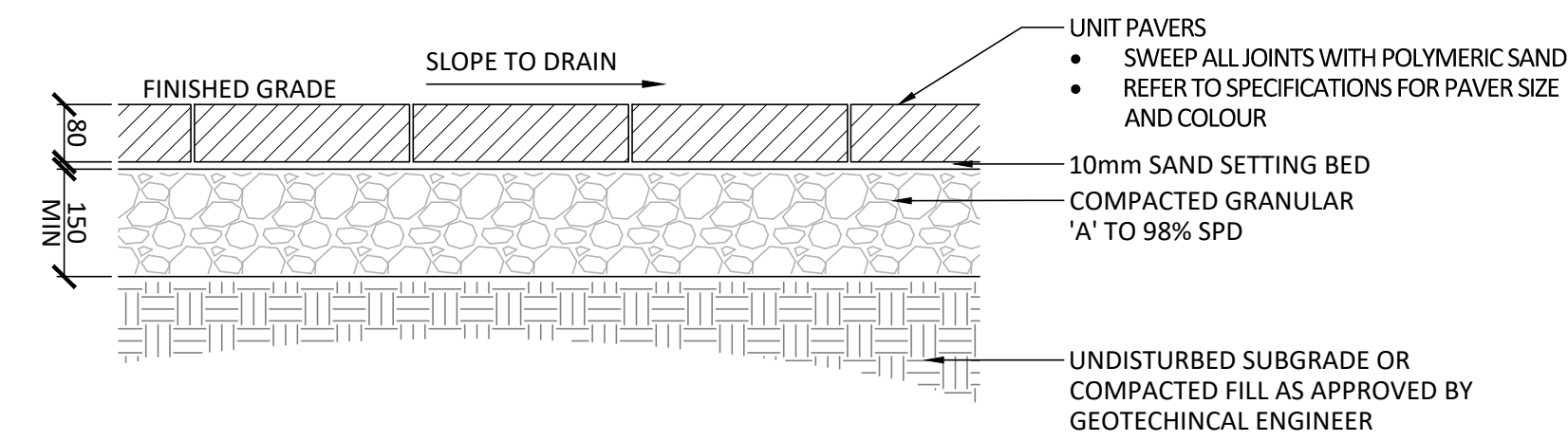


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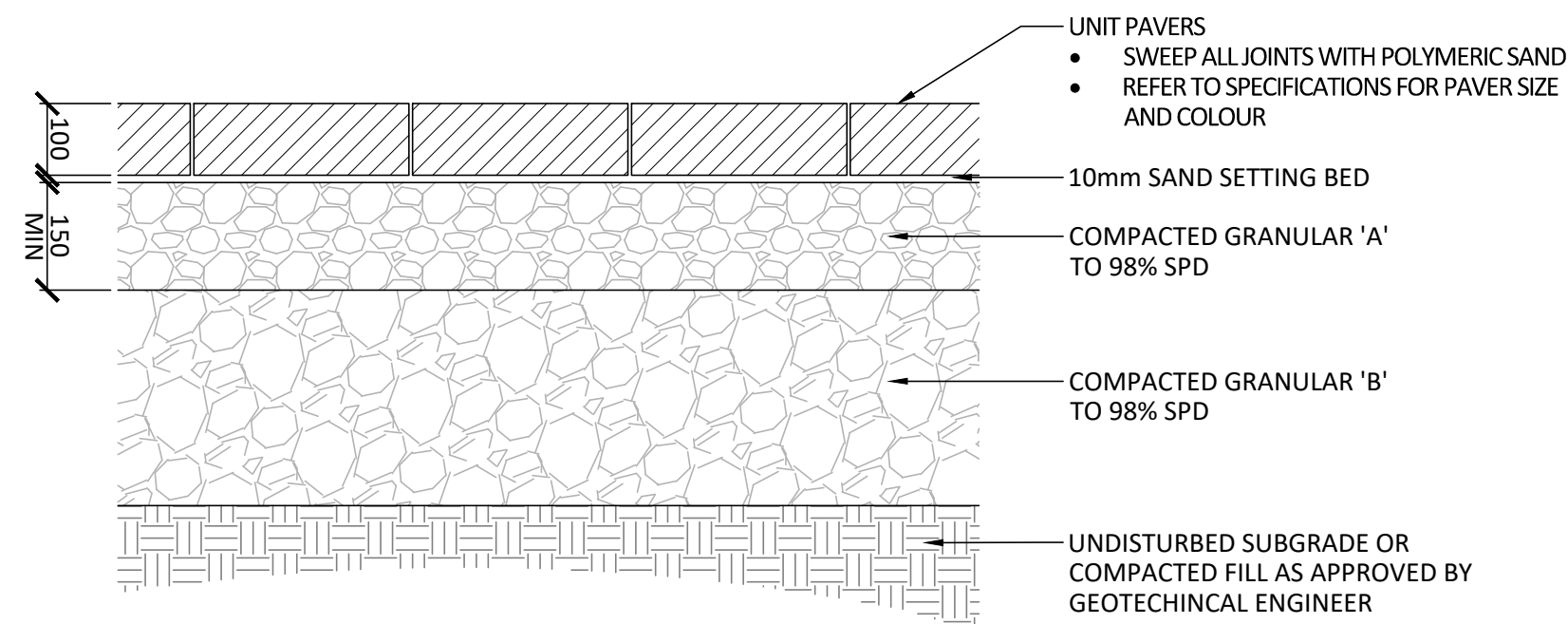
1137 OGILVIE ROAD
OTTAWA, ON

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Date 2025-01-27	Sheet L2.0
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Drawn JE	
Checked SC	
Job No. 24-112	

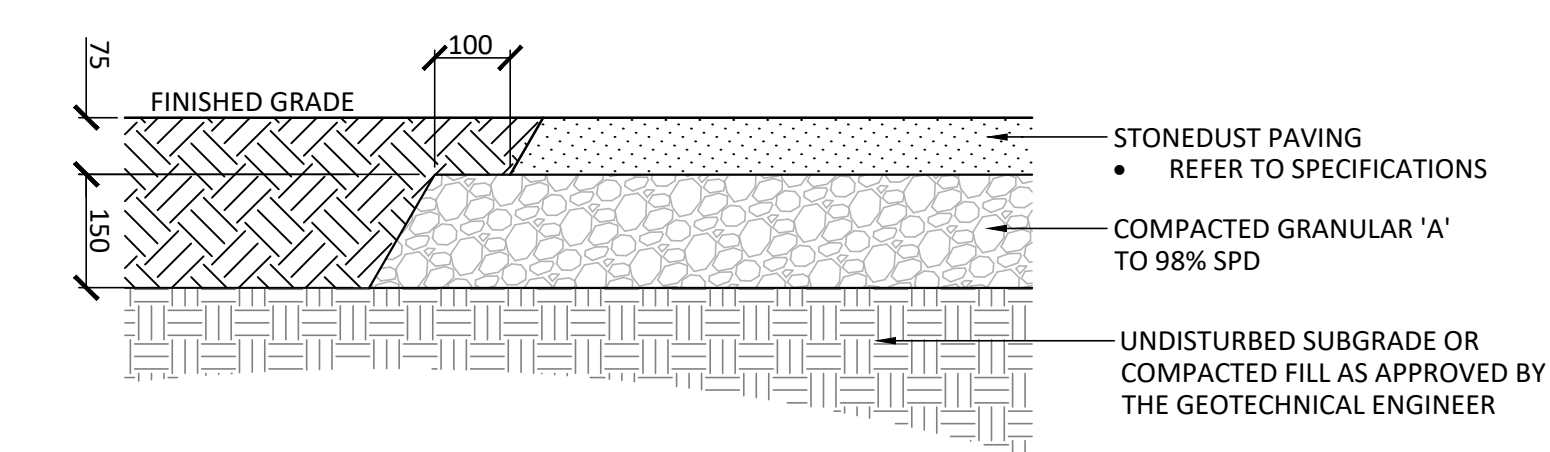
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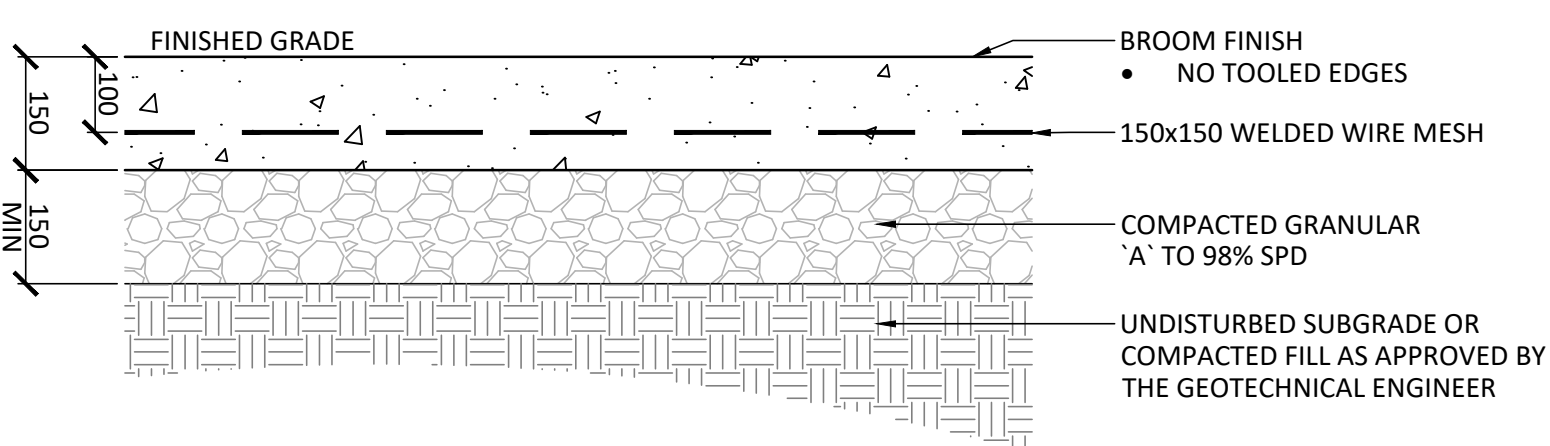
1 UNIT PAVERS - PEDESTRIAN
1:10



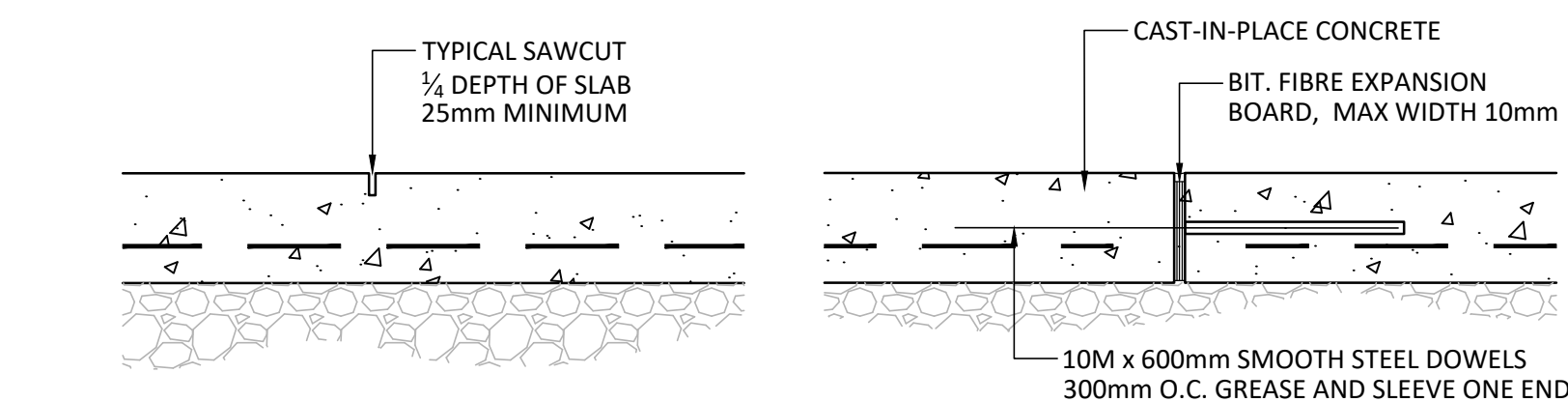
2 UNIT PAVERS - VEHICULAR
1:10



3 STONEDUST PAVING
1:10



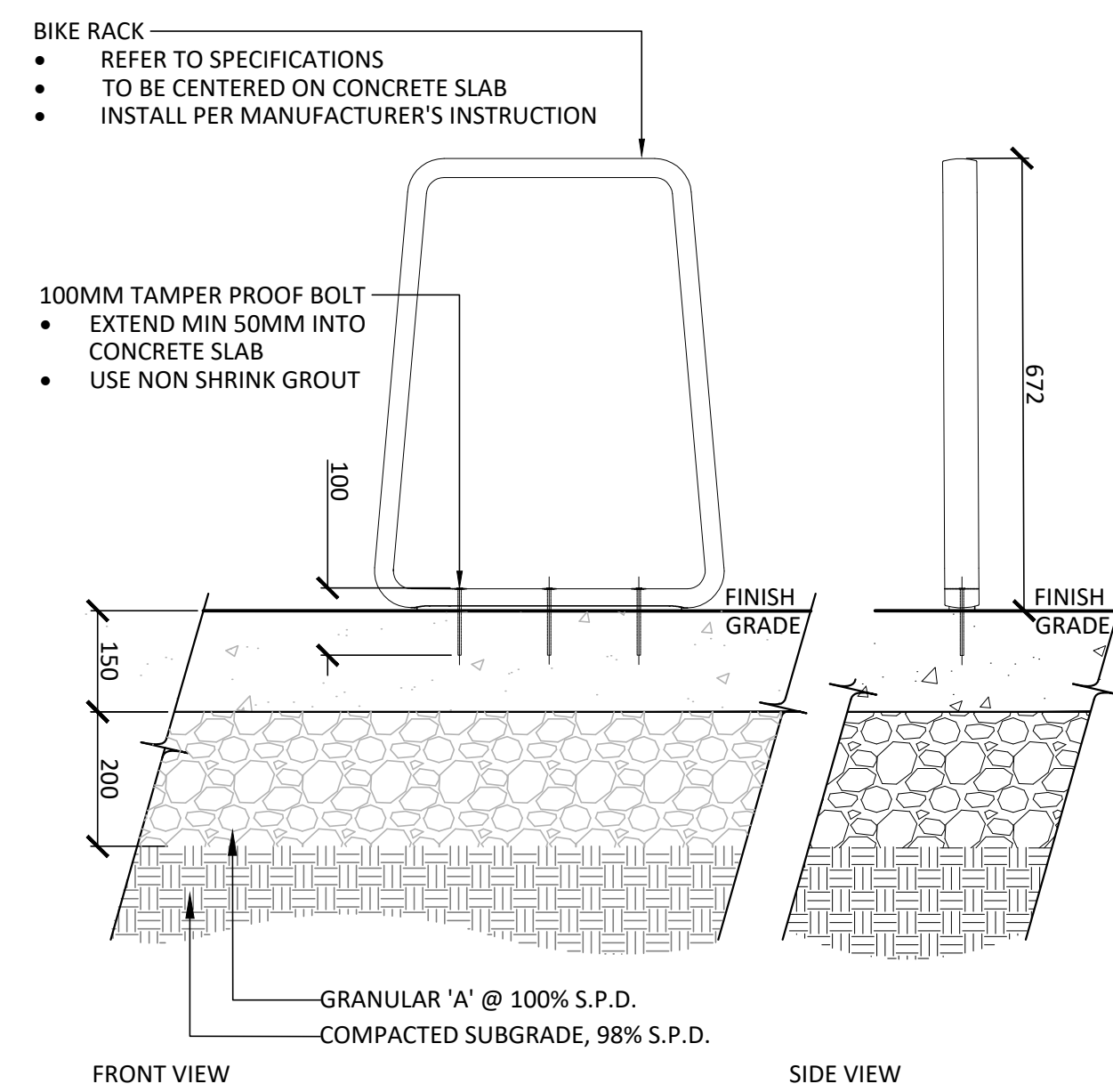
4 LIGHT DUTY CONCRETE
1:10



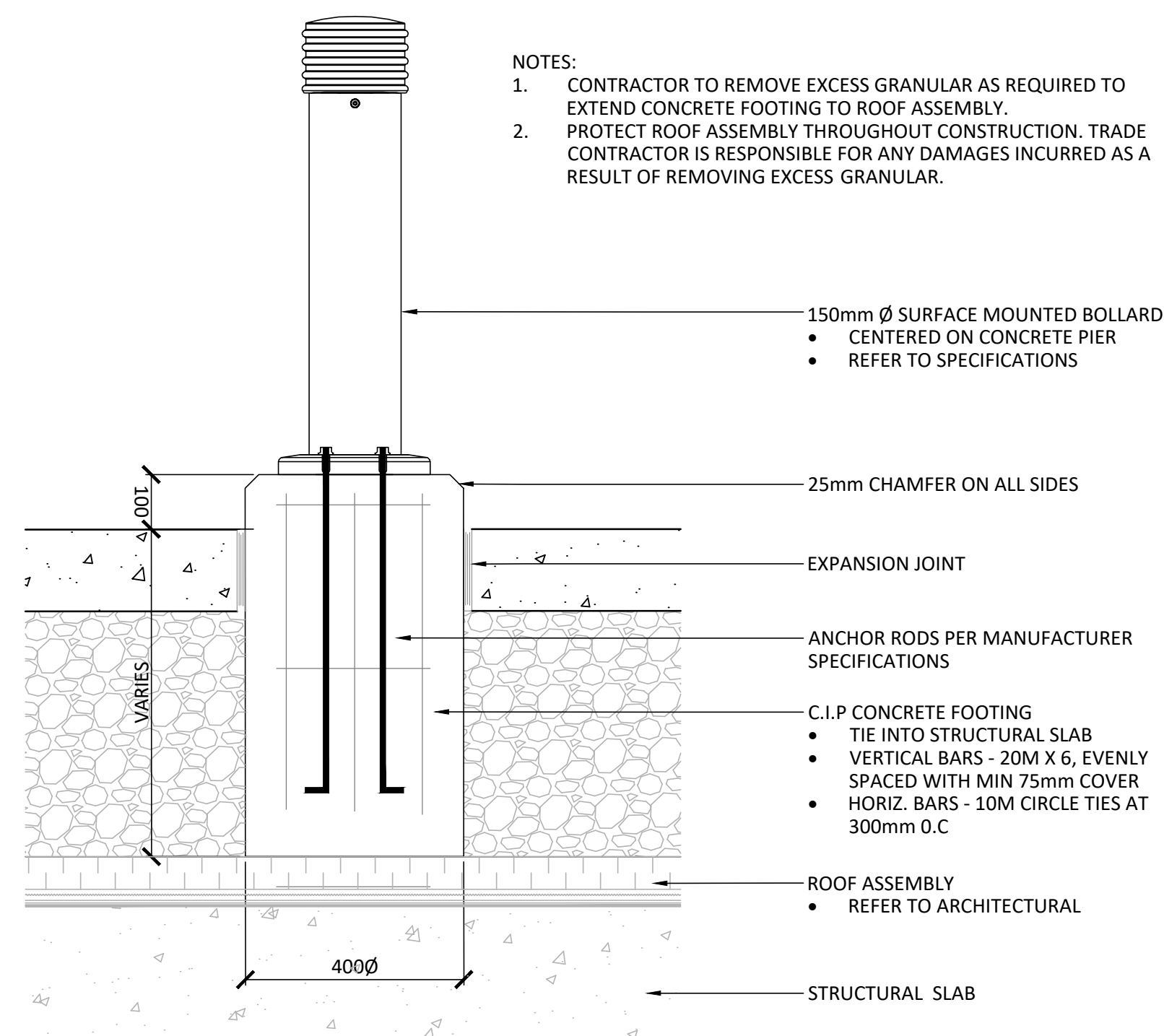
CONTROL JOINT (CJ)
NOTES:
1. REFER TO DRAWINGS FOR JOINT LAYOUT
2. SAWCUT WITHIN 48 HOURS OF POUR

EXPANSION JOINT (EJ)
NOTES:
1. REFER TO DRAWINGS FOR JOINT LAYOUT
2. NO CAULKED JOINTS

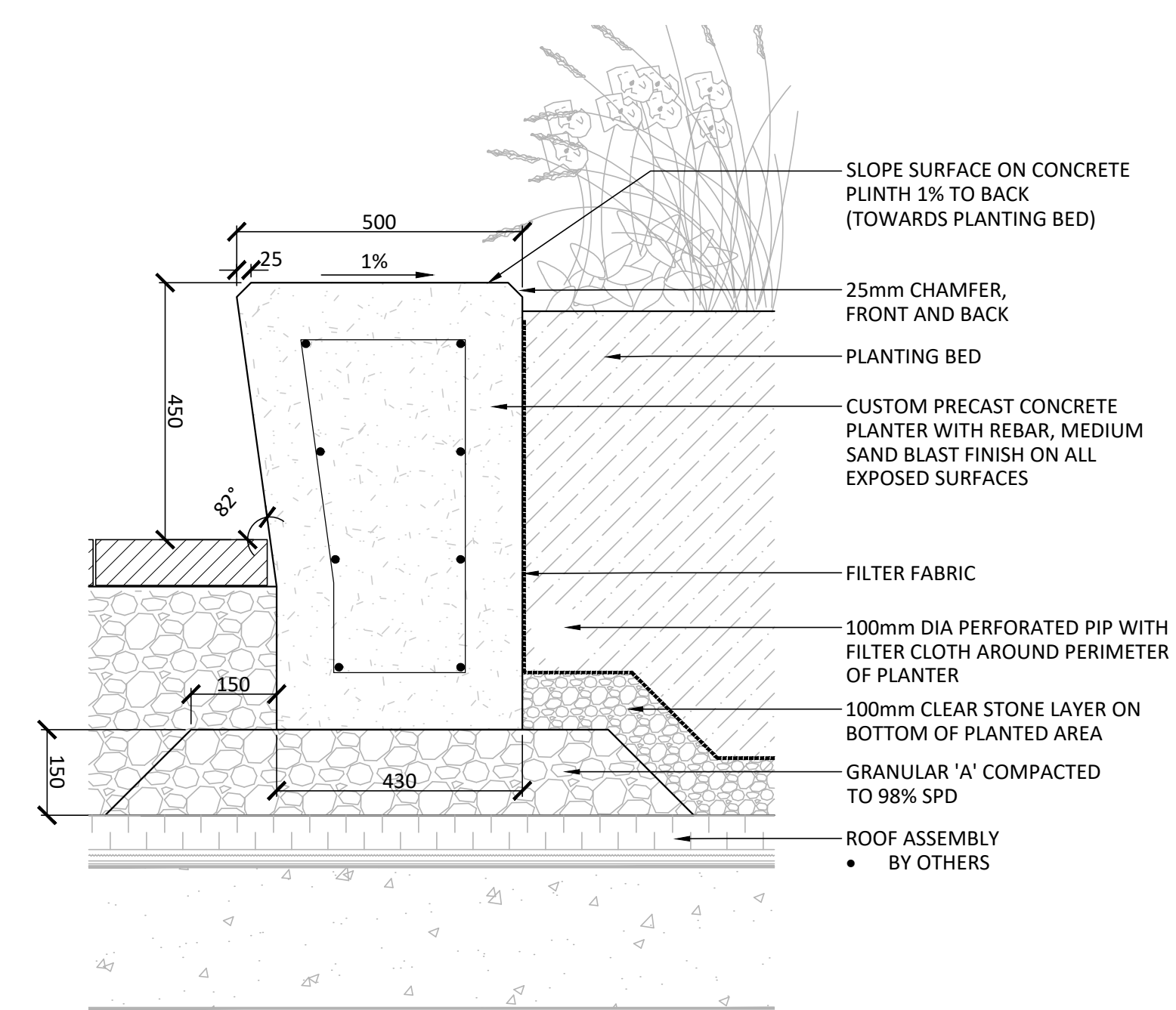
5 CONCRETE JOINTING
1:10



6 BIKE RACK
1:10

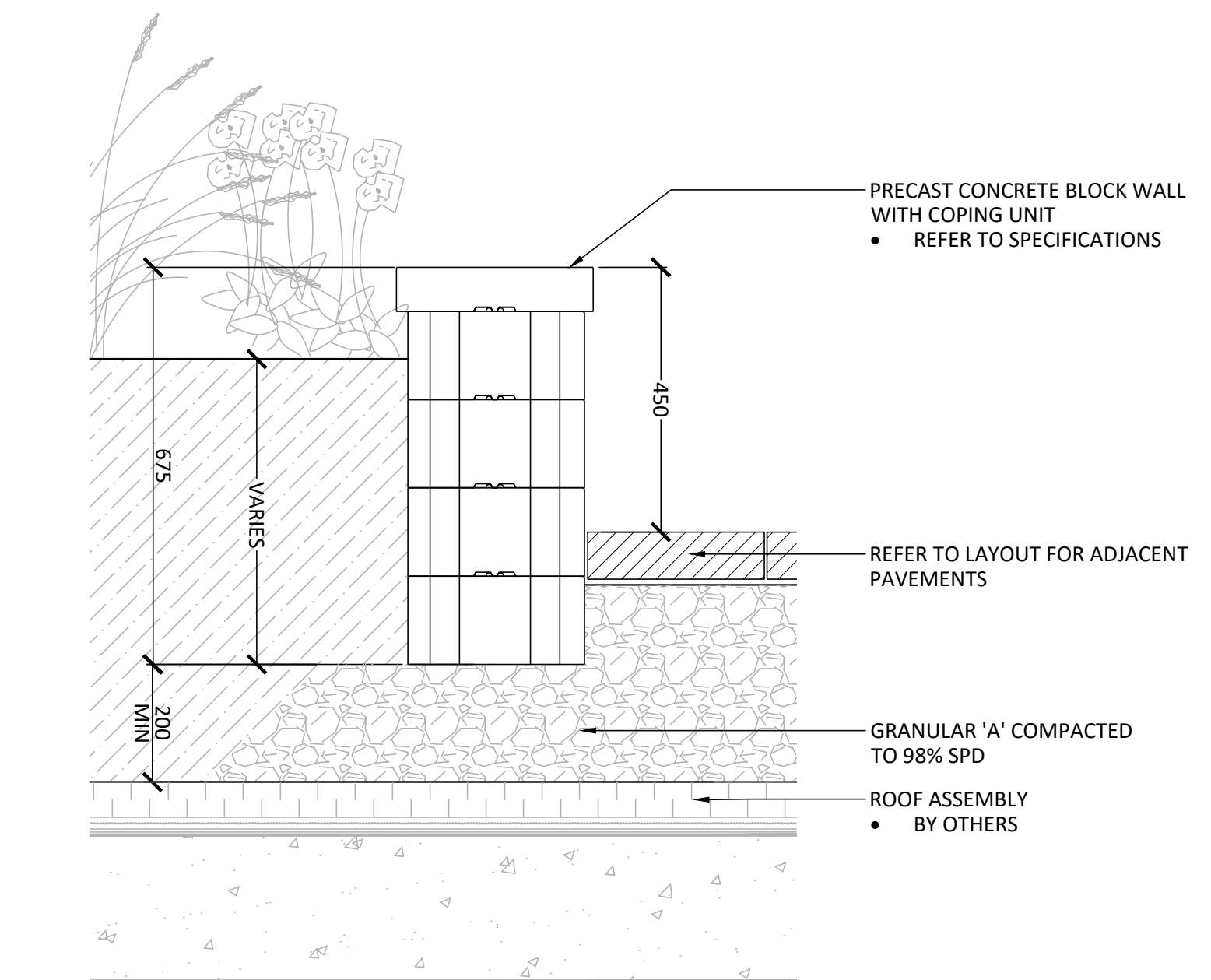


7 BOLLARD
1:10



NOTES:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR PRECAST CONCRETE PLANTER DESIGN INDICATING FINISH, REVEAL, AND REINFORCEMENT

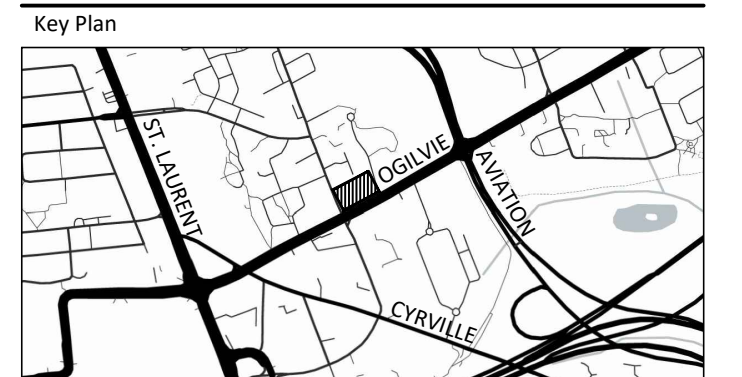
8 PRECAST CONCRETE SEATWALL
1:10



NOTES:
1. CONTRACTOR TO PROVIDE ENGINEER STAMPED SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION

9 PRECAST RETAINING WALL
1:10

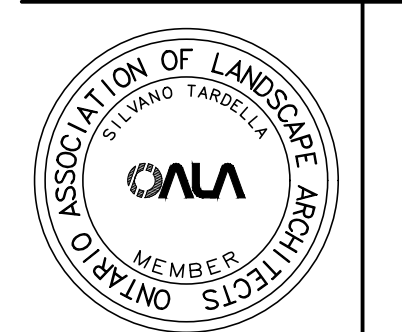
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2	Issued for ZBLA	Apr 24/25
1	Issued for ZBLA	Feb 17/25

OWNERSHIP	PLANNING
TCU Development Corporation 150 Babels Street, Unit 1207, Ottawa ON K1S 5H3	FOTEN Consulting 398 Cooper Street, Suite 300, Ottawa ON K2P 2H7
ARCHITECT RLA Architecture 56 Beech Street, Ottawa ON K1S 5J6	TRANSPORTATION CGR Transportation Inc. 6 Plaza Court, Ottawa ON K2H 7W1
CIVIL Stavac 300-1331 Clyde Avenue, Ottawa ON K2C 3G4	GEOTECHNICAL Peterson Group 154 Colonnade Road South, Ottawa ON K2E 7J5
LANDSCAPE ARCHITECT NAK DESIGN STRATEGIES 1285 Wellington St., Ottawa ON K1Y 3A8	SURVEYOR Arvo O'Sullivan Vollebakk Ltd. 14 Concourse Gate, Suite 500, Nepean ON K2E 7S6
ENVIRONMENTAL GRACENT WIND ENGINEERING INC. 127 Walgreen Rd., Corp. ON K0A 1L0	

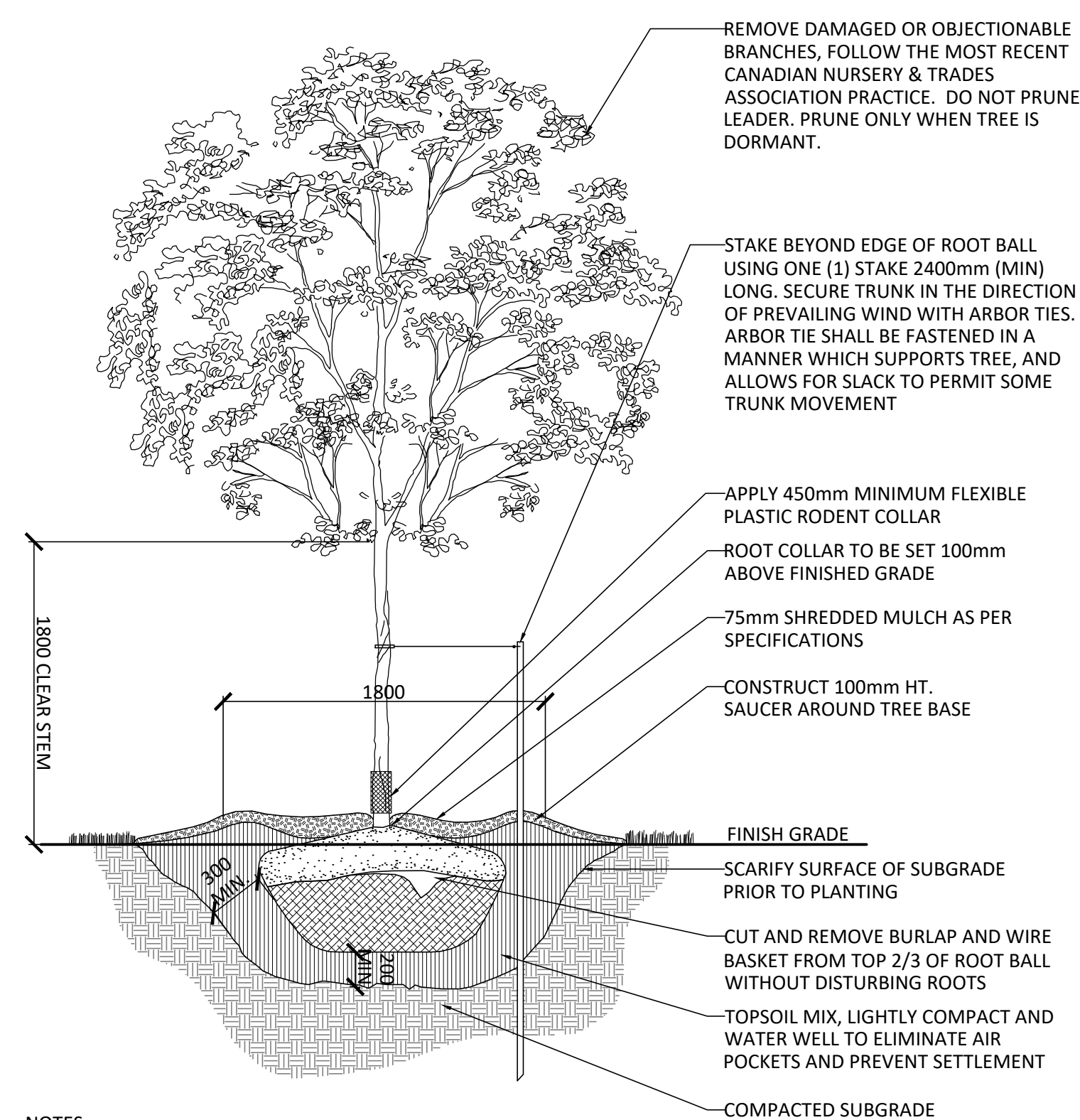
PROPERTY INFORMATION
PART OF LOT 1B, REGISTERED PLAN 217, CITY OF OTTAWA



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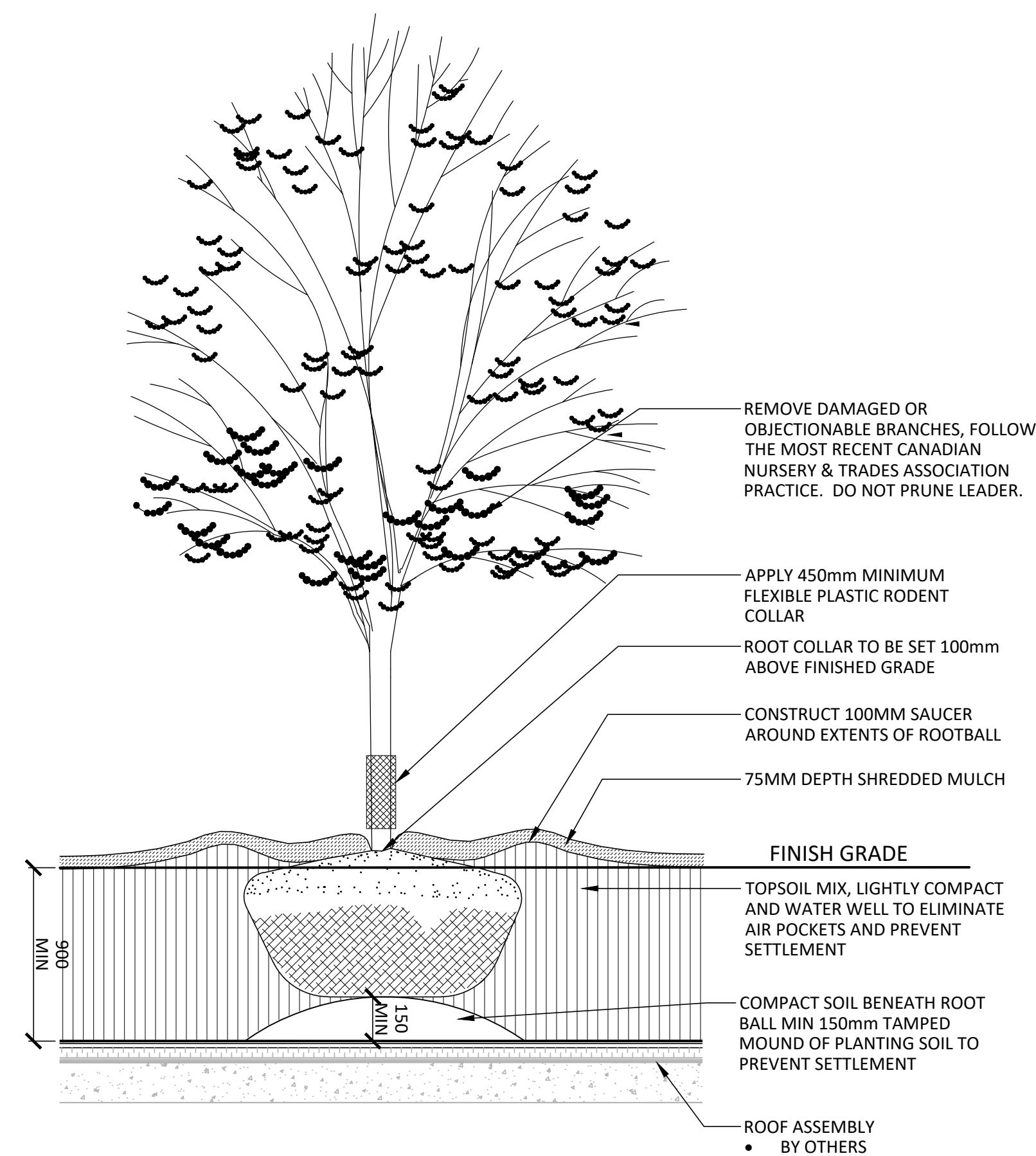
1137 OGILVIE ROAD
OTTAWA, ON

Title		DETAILS
Date	2025-01-27	Sheet
Scale	AS SHOWN	L3.0
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Checked	SC	
Job No.	24-112	

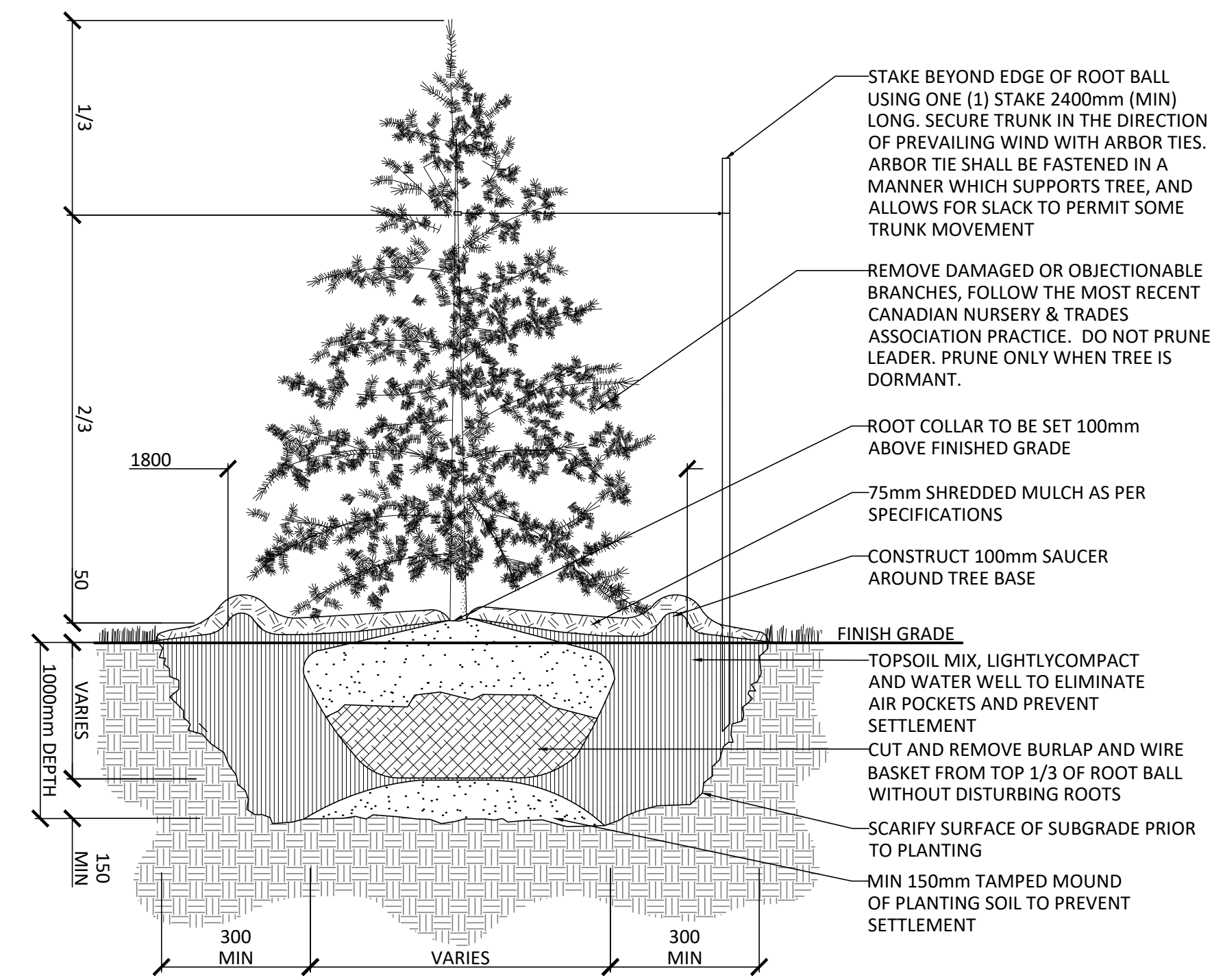


- NOTES:**
1. REMOVE STAKE AFTER ONE YEAR OR UNTIL TAKEOVER, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
 2. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION
 3. REMOVE TREE WRAP AFTER PLANTING
 4. CALIPER TO BE MEASURED AT THE BASE OF TREE AT ROOT BALL.

1 DECIDUOUS TREE PLANTING
1:30

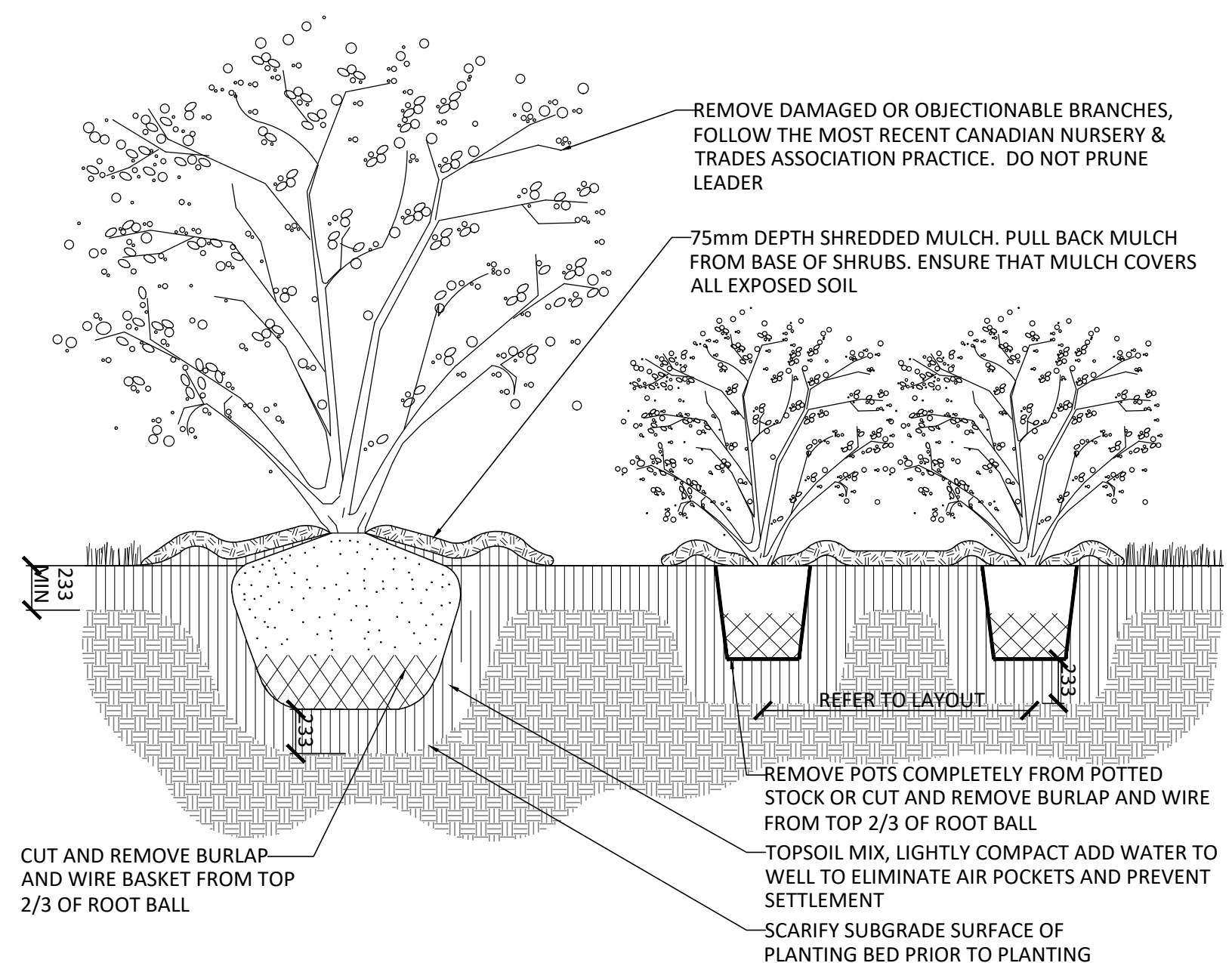


2 DECIDUOUS TREE PLANTING - OVER SLAB
1:30



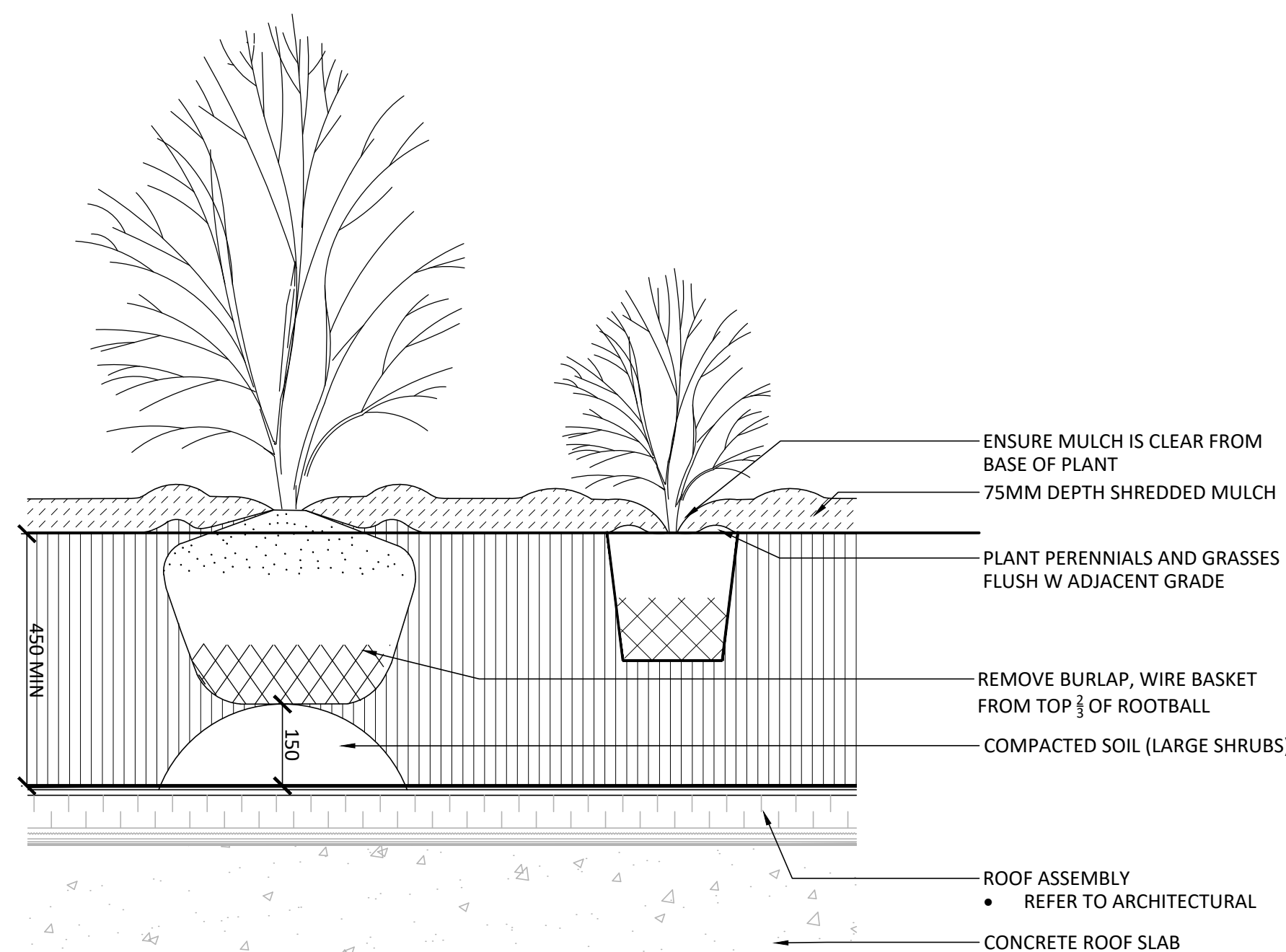
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3 CONIFEROUS TREE PLANTING
1:10



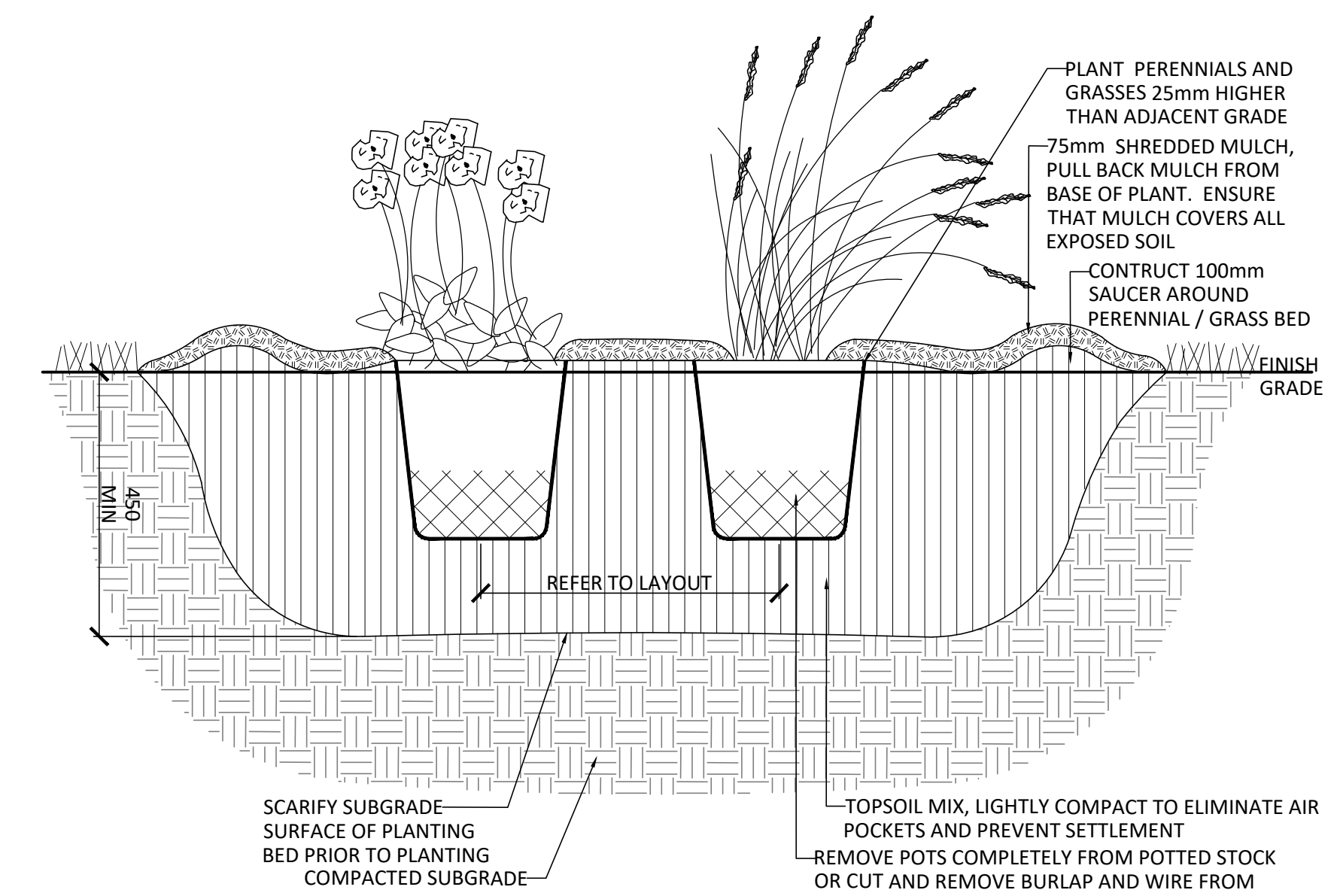
- NOTES:**
1. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
 2. SHRUBS SPECIFIED TO BE PLANTED SO THAT ROOTS ARE FULLY EXTENDED IN PLANTING HOLE WITH SOIL MIX BACKFILLED CAREFULLY TO PREVENT ROOT DAMAGE.
 3. PROVIDE 100mm HIGH EARTH SAUCER AROUND SHRUB BED.

4 SHRUB PLANTING
1:30



- NOTES:**
1. PROVIDE 600mm DEPTH FOR LARGE SPECIMEN SHRUBS, 450mm DEPTH FOR MEDIUM/SMALL SHRUBS

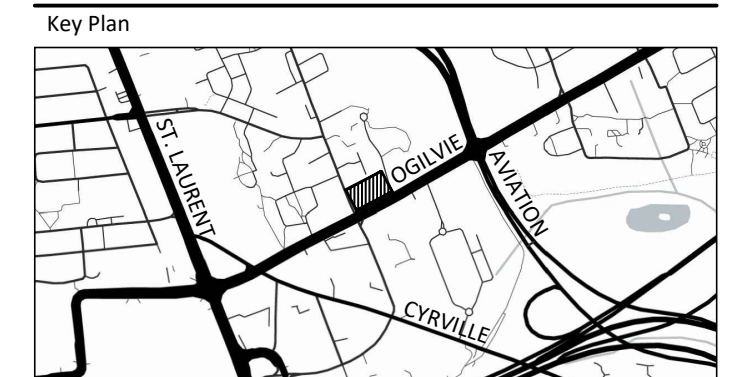
5 SHRUB PLANTING - OVER SLAB
1:10



- NOTES:**
1. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
 2. PROVIDE 100mm HIGH EARTH SAUCER AROUND PERENNIAL/GRASS BED.

6 PERENNIAL PLANTING
1:30

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Ownership	Architect	Geotechnical	Surveyor
TCU Development Corporation 150 Habels Street, Unit 1207, Ottawa ON K1S 5H3	RLA Architecture 56 Beech Street, Ottawa ON K1S 3J6	Paterson Group 154 Colonnade Road South, Ottawa ON K2E 7J5	Arco O'Sullivan Vollebakk Ltd. 14 Concourse Gate, Suite 500, Nepean ON K2E 7S6

PROPERTY INFORMATION
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