

17 PROPOSED DECIDUOUS / 15 CONIFEROUS TREES
SOIL VOLUME:
1700 SQ. M X 1 M DEPTH ASSUMED = 1700 CUBIC METRES
TREES = 40 CUBIC METRES PER TREE
TREE CANOPY CONTRIBUTION = 1700 SQ. M

9 PROPOSED DECIDUOUS TREES
SOIL VOLUME:
500 SQ. M X 1 M DEPTH ASSUMED = 500 CUBIC METRES
TREES = 40 CUBIC METRES PER TREE
TREE CANOPY CONTRIBUTION = 700 SQ. M

4 PROPOSED DECIDUOUS TREES
SOIL VOLUME:
100 SQ. M X 1 M DEPTH ASSUMED = 100 CUBIC METRES
TREES = 40 CUBIC METRES PER TREE
TREE CANOPY CONTRIBUTION = 100 SQ. M

15 PROPOSED DECIDUOUS / 12 CONIFEROUS TREES
SOIL VOLUME:
1500 SQ. M X 1 M DEPTH ASSUMED = 1500 CUBIC METRES
TREES = 40 CUBIC METRES PER TREE
TREE CANOPY CONTRIBUTION = 1200 SQ. M

TREE CANOPY CALCULATION AS PER CITY OF OTTAWA REQUIREMENTS:

TOTAL SITE AREA: 18 372 SQ. M.

CALCULATIONS FOR TREE CANOPY
Proposed Trees (Areas of Polygons, Excluding Overlap.)

250+1250+1750+750+= 4 000 SQ. M.

CANOPY COVER AS % OF SITE 4 000 / 18 372 = 22%

LEGAL DESCRIPTION:
PLAN 046 1516
PARTS OF LOTS 17, 18, 19 AND 20
CONCESSION 4 (RIDEAU FRONT)
BLOCK 9
CITY OF OTTAWA
PREPARED BY:
ANNE O'NEILL / ANNE O'NEILL LTD.
DATE: 2025

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PLANTING MIX TO BE APPROVED BY LANDSCAPE ARCHITECT | PLANT MATERIAL TO MEET CNLA STANDARDS/BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING ALL MATERIALS & WORK TO BE MAINTAINED UNTIL FINAL ACCEPTANCE. INCLUDE 1 YEAR WARRANTY FROM DATE OF FINAL ACCEPTANCE | REFER TO CIVIL ENGINEER'S DRAWING FOR ELEVATIONS / GRADING |

The Landscape Plan is to be read in conjunction with the grading, servicing, site and survey plan. All trees to be preserved on or directly adjacent to the site will be protected | Plant material are to be installed a minimum of 3.0m away from any part of any hydro transformer, 3.0m corridor between a fire hydrant and the curb, a 2.5m radius beside or behind a fire hydrant, 2.0m from any servicing/utility line or structure |

TURF AREAS TO BE SOD C/W 150MM DEPTH TOPSOIL ON APPROVED SUBGRADE | SOD TO BE #1 GRADE TURFGRASS NURSERY SOD per NSGA - Fine Fescue/Kentucky Bluegrass Sod | PLANTING MIX TO BE APPROVED BY LANDSCAPE ARCHITECT | PLANT MATERIAL TO MEET CNLA STANDARDS/BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING | ALL MATERIALS & WORK TO BE MAINTAINED UNTIL FINAL ACCEPTANCE. (MOWING TURF & WEEDING BEDS, WATERING TURF & PLANTS) & INCLUDE 1 YEAR WARRANTY FROM DATE OF FINAL ACCEPTANCE | PROVIDE WATERING OF ALL PLANT MATERIAL AS REQUIRED FOR PROPER ESTABLISHMENT, UNTIL END OF WARRANTY PERIOD | REFER TO CIVIL ENGINEER'S DRAWING FOR ELEVATIONS / GRADING |

The Landscape Plan is to be read in conjunction with the grading, servicing, site and survey plan | Bare root material to be planted in season only | All plant material locations to be staked on site by the landscape contractor and checked by the landscape architect prior to planting | All trees to be preserved on or directly adjacent to the site will be protected | Plant material are to be installed a minimum of 3.0m away from any part of any hydro transformer, 3.0m corridor between a fire hydrant and the curb, a 2.5m radius beside or behind a fire hydrant, 2.0m from any servicing/utility line or structure |

- EXISTING TREES**
- Existing Tree to Remain
 - Protection for Existing Trees
- LANDSCAPE PROPOSED**
- Deciduous Tree
 - Coniferous Tree
 - Tree Canopy Projection
 - Planting Bed
 - Shrub Planting
 - Turf
 - Precast Pavers
 - Security Gate
 - Fire Hydrant
 - FD Siamese Connection
 - Light Standard
 - Rack for 2 Bikes
 - Anchor to Concrete
- BELOW GRADE SERVICES REFER TO CIVIL/CUP**
- WTR U/G Water Service
 - STM U/G Storm Service
 - SAN U/G Sanitary Service
 - Catch Basin Manhole
 - Storm/Sanitary/Bell Manhole
 - Catch Basin



TREE SCHEDULE 540 DEALERSHIP DRIVE

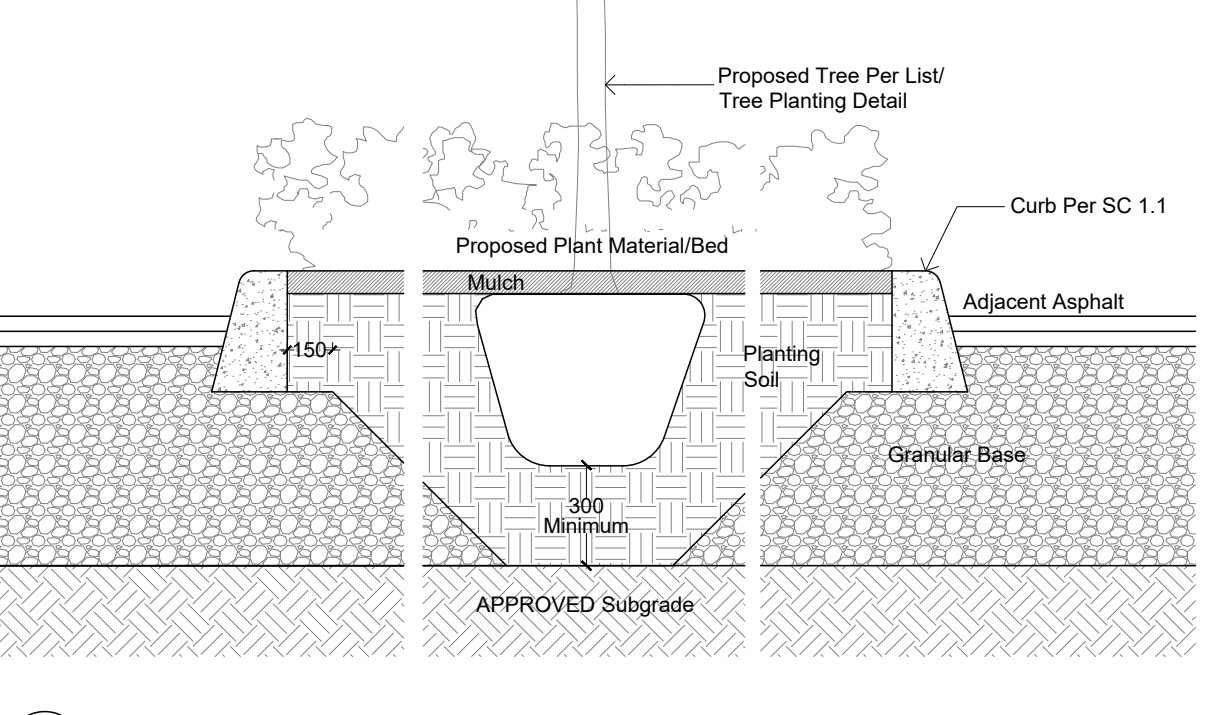
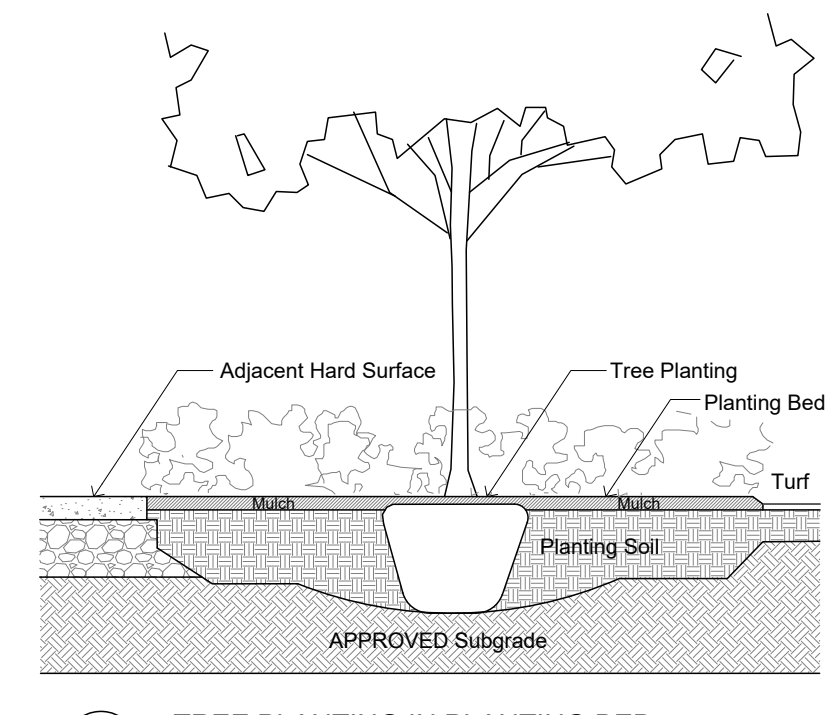
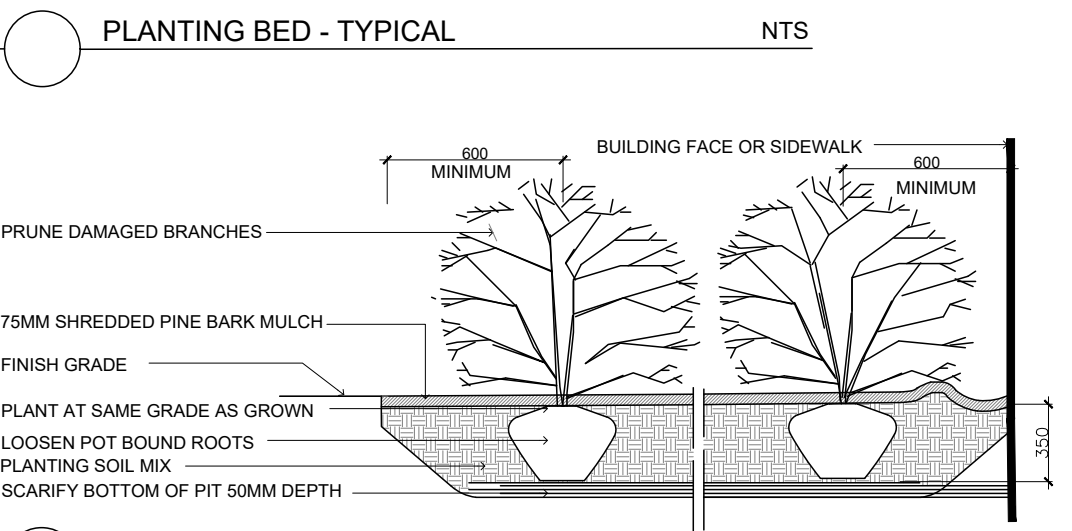
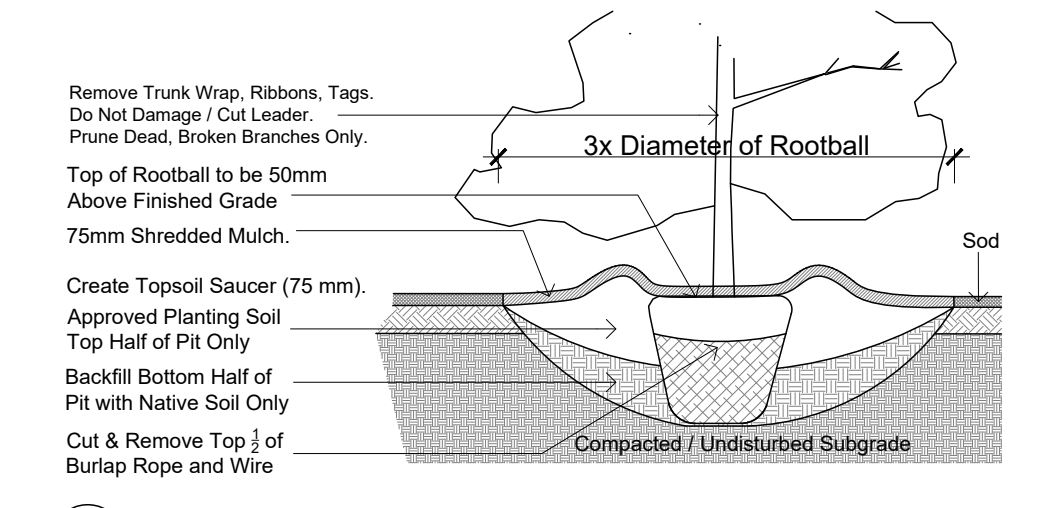
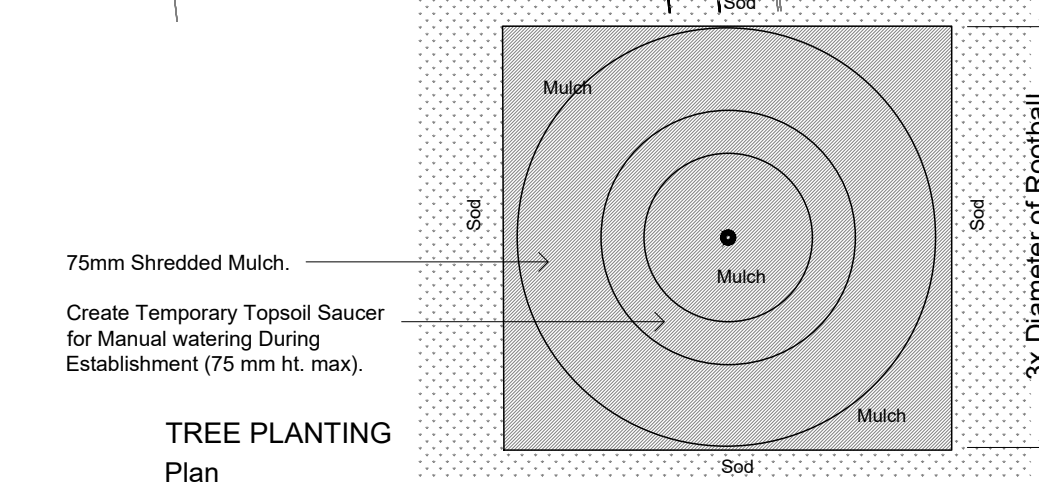
CODE	QUANTITY		BOTANICAL NAME	COMMON NAME	B&B SPECIMEN	NATIVE TO ONTARIO	FORECASTED SPREAD as per City of Ottawa Forestry		Canopy Cover Contribution/Tree in Square Metres
	PRIVATE	PUBLIC					DIAMETER	RADIUS	
GB	27	0	Ginkgo biloba Princeton Sentry	Princeton Sentry Ginkgo	60mm cal		10.0m	5.0m	78.5 sq. m.
TOTALS	27	0	DECIDUOUS						
JV	12	0	Juniperus virginiana	Eastern Red Cedar	1.5m Ht.	YES	3.0m	1.5m	7.0 sq. m.
TOTALS	12	0	CONIFEROUS						
TOTALS	39	0	TREES						

SHRUB PLANTING 250 Square Metres

Code	Qty.	Botanical Name	Common Name	Size	Condition	NATIVE
SA'	5	Symphoricarpos albus	Snowberry	50cm	Pot	YES
SA	5	Spiraea alba	Meadowsweet	50cm	Pot	YES
HK	250	Hypericum kalmianum	Kalm St. John's Wort	30cm	Pot	YES
HP	250	Hypericum prolificum	Shrubby St. John's Wort	40cm	Pot	YES
AU	50	Arctostaphylos uva ursi	Bearberry	30cm spr	Pot	YES
GM	50	Geranium macrorrhizum	Bigroot Geranium	9 cm Pot		
GR	50	Geranium psilostemon 'Gerwat'	Rozanne Geranium	9 cm Pot		
PV	50	Panicum virgatum	Switch Grass	9 cm Pot		YES

ADDITIONAL MATERIAL - Myers 540 Dealership Drive

Code	Qty.	Botanical Name	Common Name	Size	Condition
ar	3	Acer rubrum	Red Maple	150 cm Ht.	POT
as	3	Acer saccharum	Sugar Maple	150 cm Ht.	POT
co	5	Celtis occidentalis	Common Hackberry	150 cm Ht.	POT
qm	3	Quercus macrocarpa	Bur Oak	150 cm Ht.	POT
qr	3	Quercus rubra	Red Oak	150 cm Ht.	POT
ab	5	Abies balsamea	Balsam Fir	100 cm Ht.	POT
pg	3	Picea glauca	White Spruce	100 cm Ht.	POT
ps	3	Pinus strobus	White Pine	100 cm Ht.	POT



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3
2 MUNICIPAL REVIEW 2026 02 02
1 MUNICIPAL REVIEW 2025 05 09
0 REVIEW COORDINATOR 2025 00 00
Revision: _____ Date

PROPERTY OWNER
ZENA Investment Group
1200 Baseline Road Ottawa K2C 0A6

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PROPOSED AUTOMOTIVE DEALERSHIP
540 DEALERSHIP DRIVE OTTAWA
Landscape Plan
Scale: 1:300