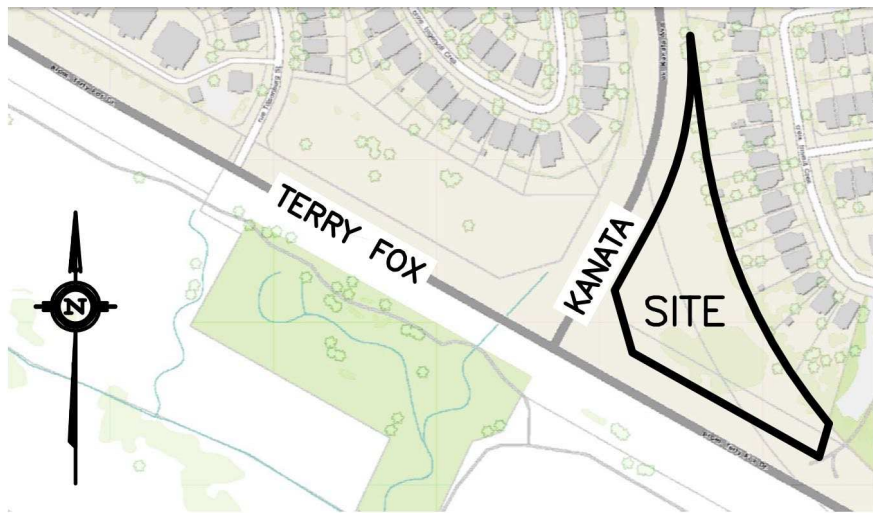
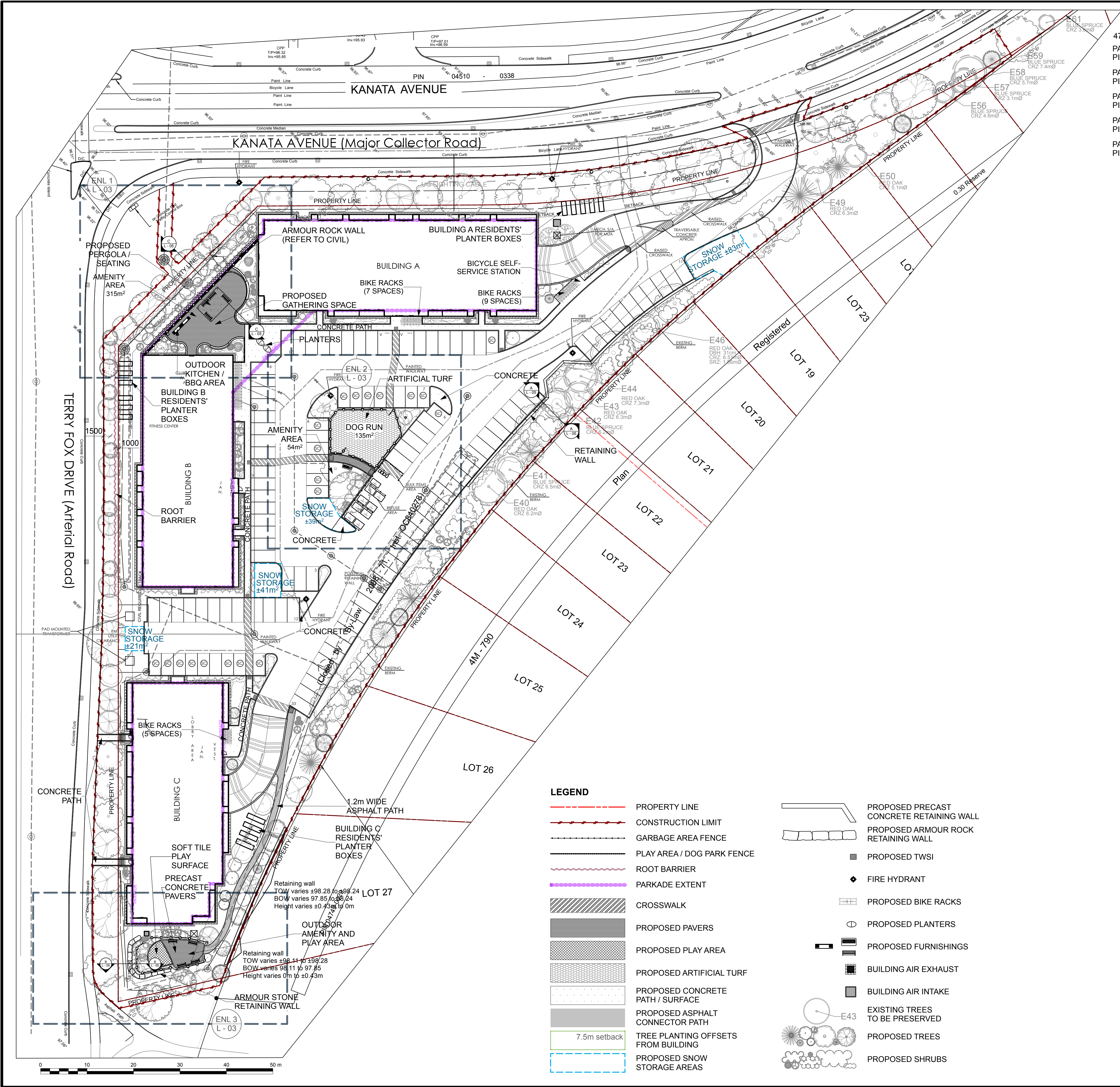




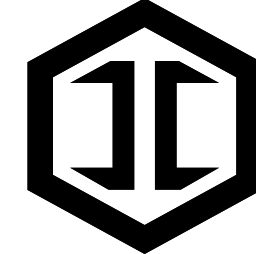
475 Terry Fox Drive
PART 1
PIN 04510-0076
PART 2
PIN 04749-1275
PART 3
PIN 04510-0337
PART 4
PIN 04749-1276
PART 5
PIN 04749-1277

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NOTES:
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GUIDELINES FOR SOIL VOLUME
REQUIREMENTS.

**DRAWING TO BE READ IN CONJUNCTION
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BY IFS DATED 2025-10-28 FOR TREE
PROTECTION MEASURES AND DETAILS.**

**SERVICING INFORMATION SHOWN AS
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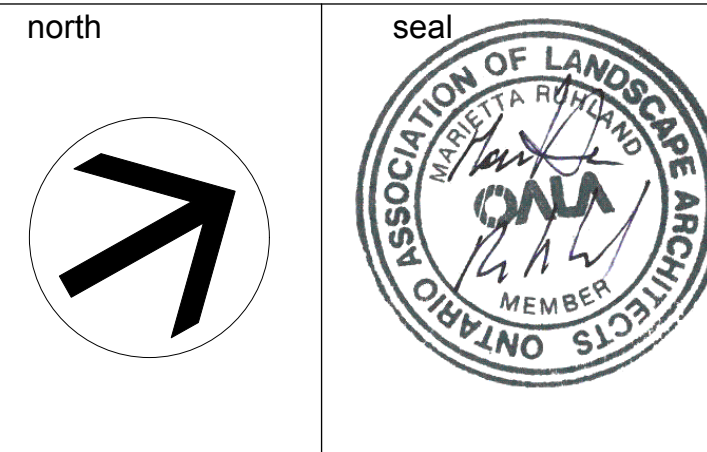
**IRONCLAD
DEVELOPMENTS INC.**
101-57155 Symington Road
Springfield, MB R2J 4L5
Ph: 204-777-1072
info@icdev.ca

Architect:
Robert J. S. Garvey, OAA - Architecture 77
Structural Engineering:
Andrew Meads, P. Eng. - Conclusive Edge Engineering
Mechanical Engineering:
Henry Cortis, P. Eng. - Conclusive Edge Engineering
Electrical Engineering:
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Ryan Faith - D.B. Gray Engineering Inc.
Landscape Architect:
Marietta Ruhland, BLA, OALA - Ruhland & Associates Ltd.
Geotechnical Engineering:
Patterson Group
Land Surveyor:
Ed Herveyer - Annis O'Sullivan Vollebakk Ltd.
Arboret:
Andrew K. Boyd, B.Sc.F, R.P.F. IFS Associates

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- Contractor to obtain approval of Consultant for granular base and layout of all pavement areas prior to installation of surface layer(s).
- Contractor to reinstate all areas and items damaged as a result of construction activities.

4	SPC Resubmission	2026-06-19
3	SPC Resubmission	2026-01-30
2	SPC Resubmission	2025-10-28
1	SPC Submission	2025-07-25
no.	Issue / revision	date



475 TERRY FOX DRIVE

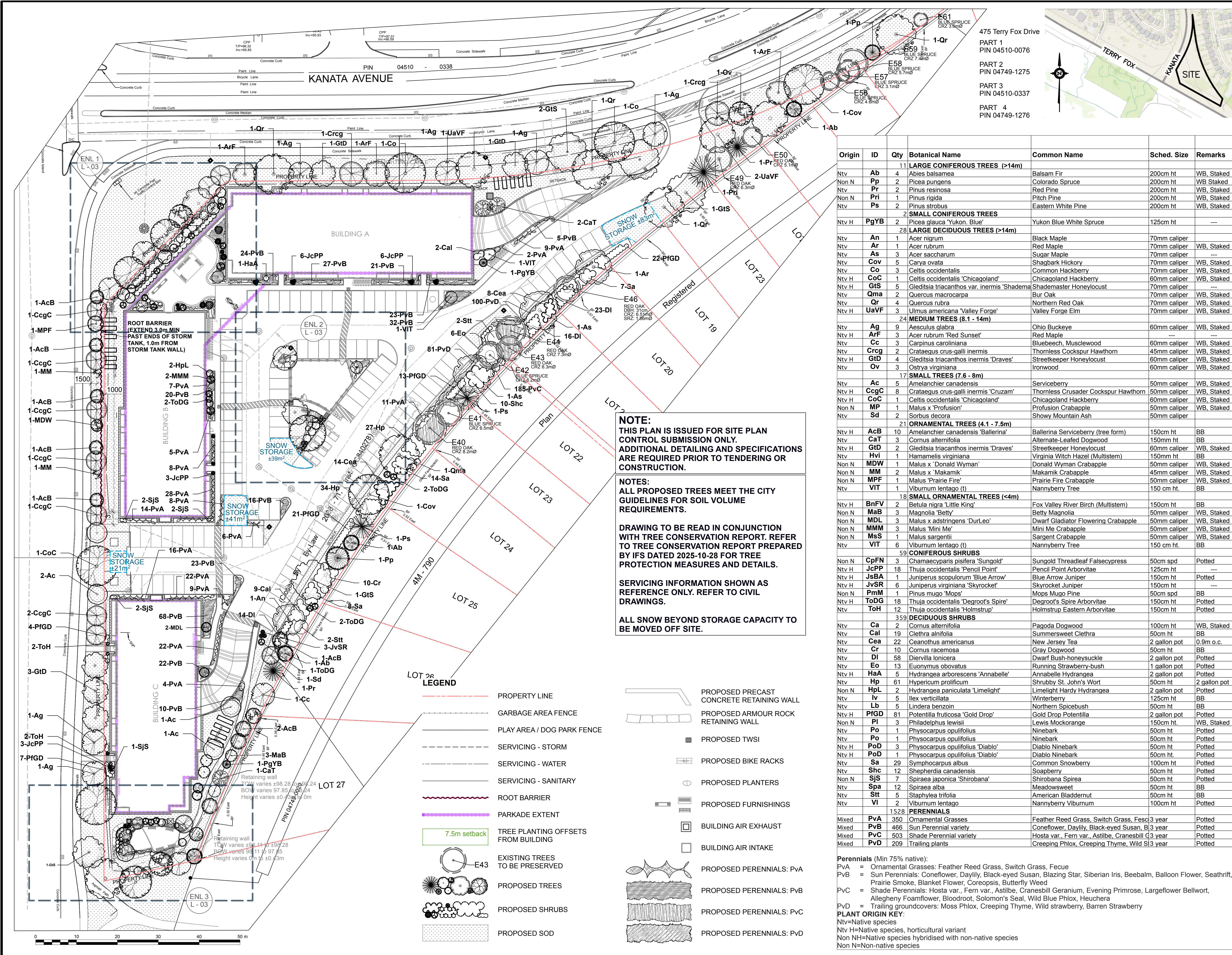
475 TERRY FOX DRIVE, KANATA, ON

drawing title

LANDSCAPE PLAN

scale 1:400	drawn by TF	designed by VO
date 2025-01-02	checked by MR	plot date
project number 25-1761	drawing number L - 01	

Contractor to check and verify all dimensions on the job



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Ruhland & Associates Ltd

landscape architecture • urban design • site planning

Ph: 603-226-4244 Fr: 603-226-4253 info@rala.ca www.rala.ca

north

seal

475 TERRY FOX DRIVE

475 TERRY FOX DRIVE, KANATA, ON

drawing title

PLANTING PLAN

scale
1:400

drawn by
TF

designed by
VO

date
2025-01-02

checked by
MR

plot date

project number
25-1761

drawing number
L - 02

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Origin	ID	Qty	Botanical Name	Common Name	Sched.	Size	Remarks
LARGE CONIFEROUS TREES (>14m)							
Ntv	Ab	4	Abies balsamea	Balsam Fir	200cm ht	WB	Staked
Non N	Pp	2	Picea pungens	Colorado Spruce	200cm ht	WB	Staked
Ntv	Pr	2	Pinus resinosa	Red Pine	200cm ht	WB	Staked
Non N	Pri	1	Pinus rigida	Pitch Pine	200cm ht	WB	Staked
Ntv	Ps	2	Pinus strobus	Eastern White Pine	200cm ht	WB	Staked
SMALL CONIFEROUS TREES							
Ntv H	PgYB	2	Picea glauca 'Yukon. Blue'	Yukon Blue White Spruce	125cm ht		---
LARGE DECIDUOUS TREES (>14m)							
Ntv	An	1	Acer nigrum	Black Maple	70mm caliper		---
Ntv	Ar	1	Acer rubrum	Red Maple	70mm caliper	WB	Staked
Ntv	As	3	Acer saccharum	Sugar Maple	70mm caliper		---
Ntv	Cov	5	Carya ovata	Shagbark Hickory	70mm caliper	WB	Staked
Ntv	Co	3	Celtis occidentalis	Common Hackberry	70mm caliper	WB	Staked
Ntv H	CoC	1	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	60mm caliper	WB	Staked
Ntv H	GIS	5	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	70mm caliper		---
Ntv	Qma	2	Quercus macrocarpa	Bur Oak	70mm caliper	WB	Staked
Ntv	Qr	4	Quercus rubra	Northern Red Oak	70mm caliper	WB	Staked
Ntv H	UaVF	3	Ulmus americana 'Valley Forge'	Valley Forge Elm	70mm caliper	WB	Staked
MEDIUM TREES (8.1 - 14m)							
Ntv	Ag	9	Aesculus glabra	Ohio Buckeye	60mm caliper	WB	Staked
Ntv H	ArF	3	Acer rubrum 'Red Sunset'	Red Maple			---
Ntv	Cc	3	Carpinus caroliniana	Bluebeech, Muscledwood	60mm caliper	WB	Staked
Ntv	Crcg	2	Crataegus crus-galli inermis	Thornless Cockspear Hawthorn	45mm caliper	WB	Staked
Ntv H	GD	4	Gleditsia triacanthos inermis 'Draves'	Streetkeeper Honeylocust	60mm caliper	WB	Staked
Ntv	Ov	3	Ostrya virginiana	Ironwood	60mm caliper	WB	Staked
SMALL TREES (7.6 - 8m)							
Ntv	Ac	5	Amelanchier canadensis	Serviceberry	50mm caliper	WB	Staked
Ntv H	CcgC	8	Crataegus crus-galli inermis 'Cruzam'	Thornless Crusader Cockspear Hawthorn	50mm caliper	WB	Staked
Ntv H	CoC	1	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	60mm caliper	WB	Staked
Non N	MP	1	Malus x 'Profusion'	Profusion Crabapple	50mm caliper	WB	Staked
Ntv	Sd	2	Sorbus decora	Showy Mountain Ash	50mm caliper		---
ORNAMENTAL TREES (4.1 - 7.5m)							
Ntv H	AcB	21	Amelanchier canadensis 'Ballerina'	Ballerina Serviceberry (tree form)	150cm ht	BB	
Ntv	CaT	3	Cornus alternifolia	Alternate-Leafed Dogwood	150mm ht	BB	
Ntv H	GD	2	Gleditsia triacanthos inermis 'Draves'	Streetkeeper Honeylocust	60mm caliper	WB	Staked
Ntv	Hvi	1	Hamamelis virginiana	Virginia Witch Hazel (Multistem)	150mm ht	BB	
Non N	MDW	1	Malus x 'Donald Wyman'	Donald Wyman Crabapple	50mm caliper	WB	Staked
Non N	MM	2	Malus x 'Makamik'	Makamik Crabapple	45mm caliper	WB	Staked
Non N	MPF	1	Malus 'Prairie Fire'	Prairie Fire Crabapple	50mm caliper	WB	Staked
Ntv	VIT	1	Viburnum lentago (t)	Nannyberry Tree	150 cm ht.	BB	
SMALL ORNAMENTAL TREES (<4m)							
Ntv H	BnFV	2	Betula nigra 'Little King'	Fox Valley River Birch (Multistem)	150cm ht	BB	
Non N	MaB	3	Magnolia 'Betty'	Betty Magnolia	50mm caliper	WB	Staked
Non N	MDL	3	Malus x adstringens 'Durl'Leo'	Dwarf Gladiator Flowering Crabapple	50mm caliper	WB	Staked
Non N	MMM	3	Malus 'Mini Me'	Mini Me Crabapple	50mm caliper	WB	Staked
Non N	MsS	1	Malus sargentii	Sargent Crabapple	50mm caliper	WB	Staked
Ntv	VIT	6	Viburnum lentago (t)	Nannyberry Tree	150 cm ht.	BB	
CONIFEROUS SHRUBS							
Non N	CpFN	3	Chamaecyparis pisifera 'Sungold'	Sungold Threadleaf Falsecypress	50cm spd	Potted	
Ntv H	JcPP	18	Thuja occidentalis 'Pencil Point'	Pencil Point Arborvitae	125cm ht		---
Ntv H	JsBA	1	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	150cm ht	Potted	
Ntv H	JvSR	6	Juniperus virginiana 'Skyrocket'	Skyrocket Juniper	150cm ht		---
Non N	PmM	1	Pinus mugo 'Mops'	Mops Mugo Pine	50cm spd	BB	
Ntv H	ToDG	18	Thuja occidentalis 'Degroot's Spire'	Degroot's Spire Arborvitae	150cm ht	Potted	
Ntv	ToH	12	Thuja occidentalis 'Holmstrup'	Holmstrup Eastern Arborvitae	150cm ht	Potted	
DECIDUOUS SHRUBS							
Ntv	Ca	2	Cornus alternifolia	Pagoda Dogwood	100cm ht	WB	Staked
Ntv	Cal	19	Clethra alnifolia	Summersweet Clethra	50cm ht	BB	
Ntv	Cea	22	Ceanothus americanus	New Jersey Tea	2 gallon pot		0.9m o.c.
Ntv	Cr	10	Cornus racemosa	Gray Dogwood	50cm ht	BB	
Ntv	DI	58	Diervilla lonicera	Dwarf Bush-honeysuckle	2 gallon pot	Potted	
Ntv	EO	13	Euonymus obovatus	Running Strawberry-bush	1 gallon pot	Potted	
Ntv H	HaA	5	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	2 gallon pot	Potted	
Ntv	Hp	61	Hypericum prolificum	Shrubby St. John's Wort	50cm ht	2 gallon pot	
Non N	HpL	2	Hydrangea paniculata 'Limelight'	Limelight Hardy Hydrangea	2 gallon pot	Potted	
Ntv	Iv	5	Ilex verticillata	Winterberry	125cm ht	BB	
Ntv	Lb	5	Lindera benzoin	Northern Spicebush	50cm ht	BB	
Ntv H	PiGD	81	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	2 gallon pot	Potted	
Non N	PI	3	Philadelphus lewisii	Lewis Mockorange	150cm ht.	WB	Staked
Ntv	Po	1	Physocarpus opulifolius	Ninebark	50cm ht	Potted	
Ntv	Po	1	Physocarpus opulifolius	Ninebark	50cm ht	Potted	
Ntv H	PoD	3	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	50cm ht	Potted	
Ntv H	PoD	1	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	50cm ht.	Potted	
Ntv	Sa	29	Symphocarpus albus	Common Snowberry	100cm ht	Potted	
Ntv	Shc	12	Shepherdia canadensis	Soapberry	50cm ht	Potted	
Non N	SJS	7	Shioban japonica 'Shirobana'	Shioban Spirea	50cm ht	Potted	
Ntv	Spa	12	Spiraea alba	Meadowsweet	50cm ht	BB	
Ntv	Stt	5	Staphylea trifolia	American Bladdernut	50cm ht	BB	
Ntv	VI	2	Viburnum lentago	Nannyberry Viburnum	100cm ht	Potted	
PERENNIALS							
Mixed	PVA	350	Ornamental Grasses	Feather Reed Grass, Switch Grass, Fescue	3 year	Potted	
Mixed	PvB	466	Sun Perennial variety	Coneflower, Daylily, Black-eyed Susan, Blazing Star, Siberian Iris, Beebalm, Balloon Flower, Seathrift, Prairie Smoke, Blanket Flower, Coreopsis, Butterfly Weed	3 year	Potted	
Mixed	PvC	503	Shade Perennial variety	Hosta var., Fern var., Astilbe, Cranesbill	3 year	Potted	
Mixed	PvD	209	Trailing plants	Creeping Phlox, Creeping Thyme, Wild Strawberry	3 year	Potted	

Perennials (Min 75% native):
PvA = Ornamental Grasses: Feather Reed Grass, Switch Grass, Fescue
PvB = Sun Perennials: Coneflower, Daylily, Black-eyed Susan, Blazing Star, Siberian Iris, Beebalm, Balloon Flower, Seathrift, Prairie Smoke, Blanket Flower, Coreopsis, Butterfly Weed
PvC = Shade Perennials: Hosta var., Fern var., Astilbe, Cranesbill Geranium, Evening Primrose, Largeflower Bellwort, Allegheny Foamflower, Bloodroot, Solomon's Seal, Wild Blue Phlox, Heuchera
PvD = Trailing groundcovers: Moss Phlox, Creeping Thyme, Wild strawberry, Barren Strawberry

PLANT ORIGIN KEY:
Ntv=Native species
Ntv H=Native species, horticultural variant
Non NH=Native species hybridised with non-native species
Non N=Non-native species

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ALL SNOW BEYOND STORAGE CAPACITY TO BE MOVED OFF SITE.

LEGEND

PROPERTY LINE

GARBAGE AREA FENCE

PLAY AREA / DOG PARK FENCE

SERVICING - STORM

SERVICING - WATER

SERVICING - SANITARY

ROOT BARRIER

PARKADE EXTENT

TREE PLANTING OFFSETS FROM BUILDING

EXISTING TREES TO BE PRESERVED

PROPOSED TREES

PROPOSED SHRUBS

PROPOSED SOD

PROPOSED PRECAST CONCRETE RETAINING WALL

PROPOSED ARMOUR ROCK RETAINING WALL

PROPOSED TWSI

PROPOSED BIKE RACKS

PROPOSED PLANTERS

PROPOSED FURNISHINGS

BUILDING AIR EXHAUST

BUILDING AIR INTAKE

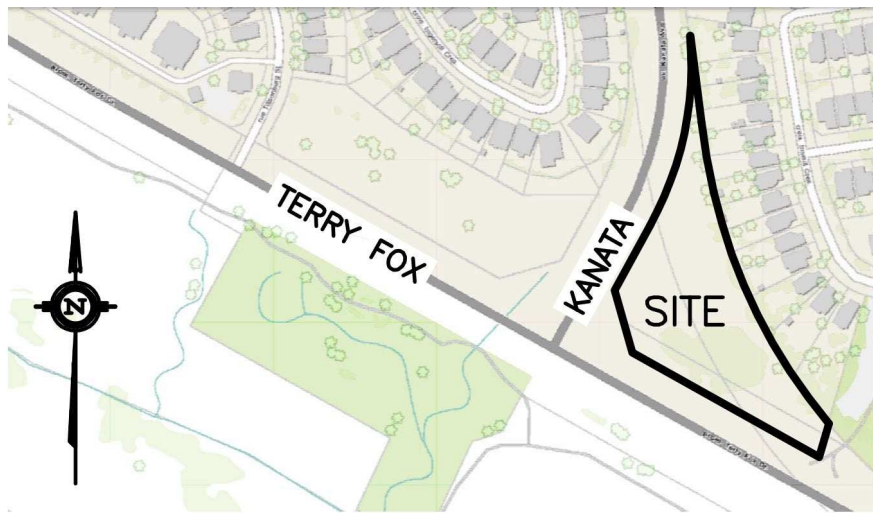
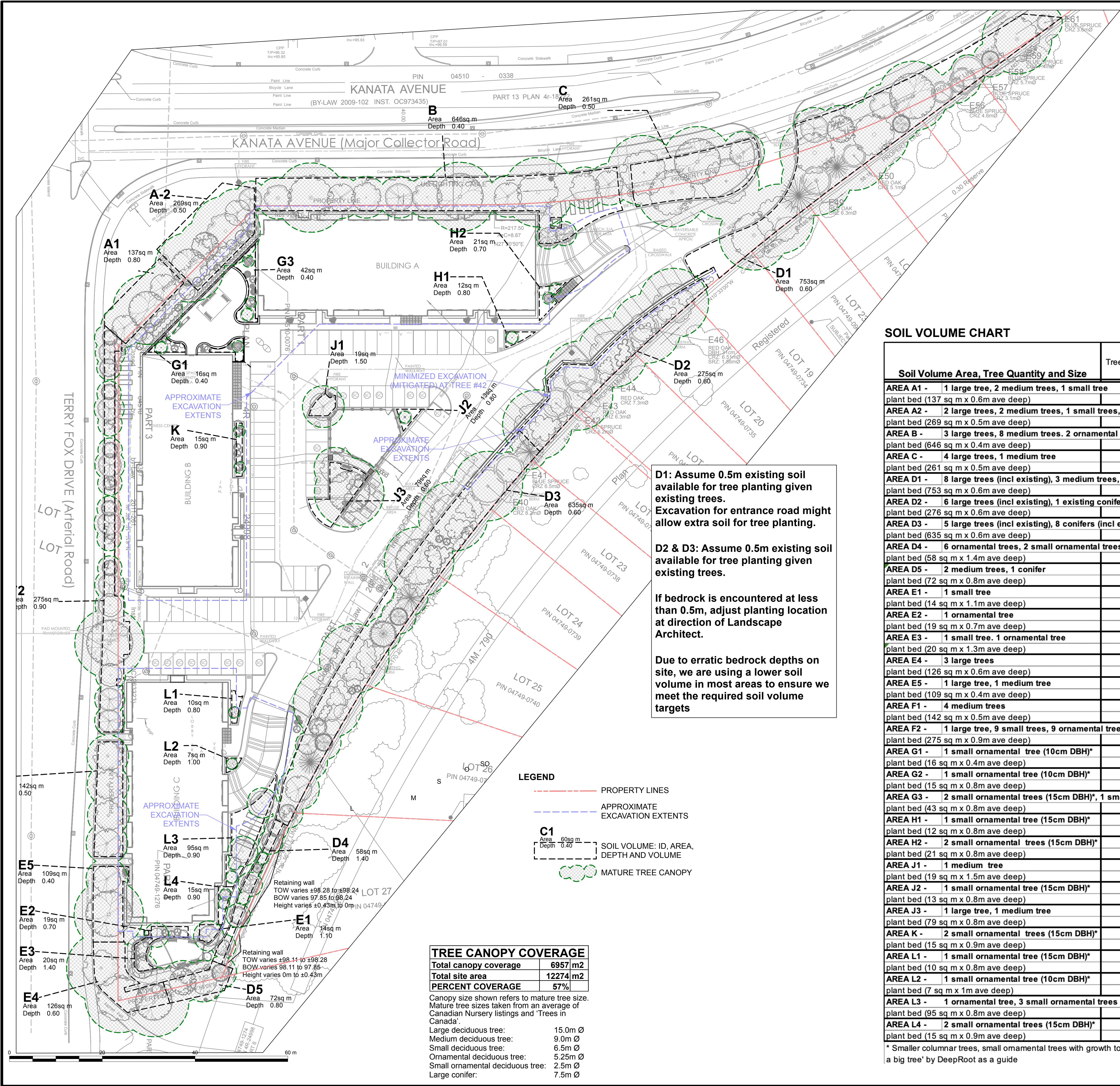
PROPOSED PERENNIALS: PvA

PROPOSED PERENNIALS: PvB

PROPOSED PERENNIALS: PvC

PROPOSED PERENNIALS: PvD

19347



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SOIL VOLUME CHART

Soil Volume Area, Tree Quantity and Size	Tree Quantity	OTTAWA Target Soil Volume (m³)	Design Soil Volume	% of target	Contractor soil requirement
AREA A1 - 1 large tree, 2 medium trees, 1 small tree plant bed (137 sq m x 0.6m ave deep)	4	76.2	82.2	108%	
AREA A2 - 2 large trees, 2 medium trees, 1 small trees, 8 large shrubs* plant bed (269 sq m x 0.5m ave deep)	14	129.8	134.5	104%	
AREA B - 3 large trees, 8 medium trees, 2 ornamental tree plant bed (646 sq m x 0.4m ave deep)	13	243.6	258.4	106%	
AREA C - 4 large trees, 1 medium tree plant bed (261 sq m x 0.5m ave deep)	5	118.8	130.5	110%	
AREA D1 - 8 large trees (incl existing), 3 medium trees, 9 conifers (incl existing) plant bed (753 sq m x 0.6m ave deep)	20	417.6	451.8	108%	
AREA D2 - 6 large trees (incl existing), 1 existing conifer plant bed (276 sq m x 0.6m ave deep)	7	169.2	165.6	98%	
AREA D3 - 5 large trees (incl existing), 8 conifers (incl existing), 1 medium tree, 2 small trees, 1 ornamental tree plant bed (635 sq m x 0.6m ave deep)	17	342.0	381.0	111%	
AREA D4 - 6 ornamental trees, 2 small ornamental trees (15cm DBH)* plant bed (58 sq m x 1.4m ave deep)	7	78.7	81.2	103%	
AREA D5 - 2 medium trees, 1 conifer plant bed (72 sq m x 0.8m ave deep)	3	54.0	57.6	107%	
AREA E1 - 1 small tree plant bed (14 sq m x 1.1m ave deep)	1	15.0	15.4	103%	
AREA E2 - 1 ornamental tree plant bed (19 sq m x 0.7m ave deep)	1	12.0	13.3	111%	
AREA E3 - 1 small tree, 1 ornamental tree plant bed (20 sq m x 1.3m ave deep)	2	27.0	26.0	96%	
AREA E4 - 3 large trees plant bed (126 sq m x 0.6m ave deep)	3	75.6	75.6	100%	
AREA E5 - 1 large tree, 1 medium tree plant bed (109 sq m x 0.4m ave deep)	2	43.2	43.6	101%	
AREA F1 - 4 medium trees plant bed (142 sq m x 0.5m ave deep)	4	72.0	71.0	99%	
AREA F2 - 1 large tree, 9 small trees, 9 ornamental trees plant bed (275 sq m x 0.9m ave deep)	19	268.2	247.5	92%	
AREA G1 - 1 small ornamental tree (10cm DBH)* plant bed (16 sq m x 0.4m ave deep)	1	6.0	6.4	107%	
AREA G2 - 1 small ornamental tree (10cm DBH)* plant bed (15 sq m x 0.8m ave deep)	1	6.0	12.0	200%	
AREA G3 - 2 small ornamental trees (15cm DBH)*, 1 small ornamental tree (8cm DBH)* plant bed (43 sq m x 0.8m ave deep)	3	15.4	34.4	223%	
AREA H1 - 1 small ornamental tree (15cm DBH)* plant bed (12 sq m x 0.8m ave deep)	1	9.6	9.6	100%	
AREA H2 - 2 small ornamental trees (15cm DBH)* plant bed (21 sq m x 0.8m ave deep)	2	13.4	16.8	125%	
AREA J1 - 1 medium tree plant bed (19 sq m x 1.5m ave deep)	1	30.0	28.5	95%	
AREA J2 - 1 small ornamental tree (15cm DBH)* plant bed (13 sq m x 0.8m ave deep)	1	9.6	10.4	108%	
AREA J3 - 1 large tree, 1 medium tree plant bed (79 sq m x 0.8m ave deep)	2	43.2	63.2	146%	
AREA K - 2 small ornamental trees (15cm DBH)* plant bed (15 sq m x 0.9m ave deep)	2	13.4	13.5	100%	
AREA L1 - 1 small ornamental tree (15cm DBH)* plant bed (10 sq m x 0.8m ave deep)	1	7.2	8.0	111%	
AREA L2 - 1 small ornamental tree (10cm DBH)* plant bed (7 sq m x 1m ave deep)	1	7.2	7.0	97%	
AREA L3 - 1 ornamental tree, 3 small ornamental trees (15cm DBH)* plant bed (95 sq m x 0.8m ave deep)	4	32.2	76.0	236%	
AREA L4 - 2 small ornamental trees (15cm DBH)* plant bed (15 sq m x 0.9m ave deep)	1	12.0	13.5	113%	

* Smaller columnar trees, small ornamental trees with growth to 8-15cm DBH, and large shrubs calculated using 'How much soil to grow a big tree' by DeepRoot as a guide

D1: Assume 0.5m existing soil available for tree planting given existing trees.
Excavation for entrance road might allow extra soil for tree planting.

D2 & D3: Assume 0.5m existing soil available for tree planting given existing trees.

If bedrock is encountered at less than 0.5m, adjust planting location at direction of Landscape Architect.

Due to erratic bedrock depths on site, we are using a lower soil volume in most areas to ensure we meet the required soil volume targets

LEGEND

- PROPERTY LINES
- APPROXIMATE EXCAVATION EXTENTS
- SOIL VOLUME: ID, AREA, DEPTH AND VOLUME
- MATURE TREE CANOPY

TREE CANOPY COVERAGE	
Total canopy coverage	6957 m2
Total site area	12274 m2
PERCENT COVERAGE	57%
Canopy size shown refers to mature tree size. Mature tree sizes taken from an average of Canadian Nursery listings and 'Trees in Canada'	
Large deciduous tree:	15.0m Ø
Medium deciduous tree:	9.0m Ø
Small deciduous tree:	6.5m Ø
Ornamental deciduous tree:	5.25m Ø
Small ornamental deciduous tree:	2.5m Ø
Large conifer:	7.5m Ø

Architect:
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- Contractor to reinstate all areas and items damaged as a result of construction activities.

4	SPC Resubmission	2026-06-19
3	SPC Resubmission	2026-01-30
2	SPC Resubmission	2025-10-28
1	SPC Submission	2025-07-25
no.	Issue / revision	date

Ruhland & Associates Ltd
landscape architecture • urban design • site planning
Ph 603-232-4244 Fr 603-232-4244 info@rala.ca www.rala.ca

north seal

475 TERRY FOX DRIVE

475 TERRY FOX DRIVE, KANATA, ON

drawing title

SOIL VOLUMES, TREE CANOPY PLAN

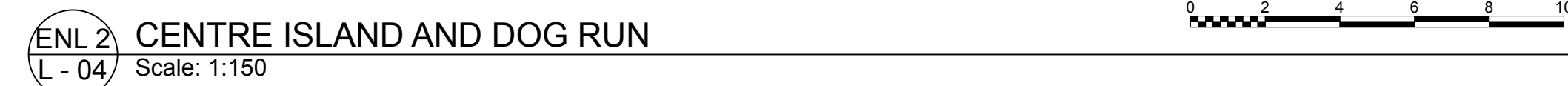
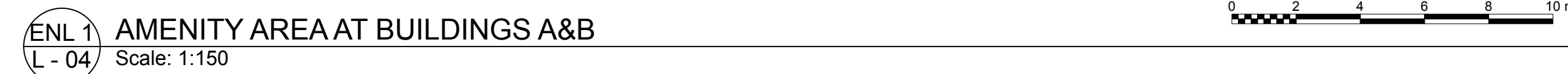
scale 1:400	drawn by TF	designed by VO
date 2025-01-02	checked by MR	plot date
project number 25-1761	drawing number L - 03	

Contractor to check and verify all dimensions on the job



1. All general site information and conditions compiled from existing plans, surveys and Consultant's field notes. Report all discrepancies prior to any work. No responsibility is borne by the Consultant for unknown subsurface conditions.
2. The location of the utilities if shown on the kKEY PLANDrawings set, to be considered as approximate only, and the exact locations should be determined by consulting the Municipal Authorities and Utility Companies concerned. The Contractor shall prove the location of utilities and shall be responsible for adequate protection from damage.
3. Contractor to review project with Consultant(s) and Owner's representative(s) prior to commencing any on site work.
4. Contractor to verify all dimensions, existing elements to be removed / retained / salvaged / reinstated as shown on the drawings set, prior to any construction.
5. Contractor is responsible to preserve and protect existing elements to be retained / salvaged.
6. Contractor to Maintain positive surface runoff through the entire construction period.
7. Contractor to obtain approval of Consultant for final subgrade prior to installation of base layer(s).
8. Contractor to obtain approval of Consultant for granular base and layout of all pavement areas prior to installation of surface layer(s).
9. Contractor to reinstate all areas and items damaged as a result of construction activities.

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NOTE:
THIS PLAN IS ISSUED FOR SITE PLAN
CONTROL SUBMISSION ONLY.
ADDITIONAL DETAILING AND SPECIFICATIONS
ARE REQUIRED PRIOR TO TENDERING OR
CONSTRUCTION.



THE PROPOSED RETAINING WALL LIES PARTIALLY WITHIN THE CRITICAL ROOT ZONES OF TREES 40, 42, 44, AND 46

EXISTING TREE

PROPERTY LINE

EXISTING SOIL

CRZ E42

±400mm PLANTING MEDIUM

APPROVED EXCAVATED SOIL AS BACKFILL

CLEAR STONE

RETAINING WALL

ASPHALT PARKING

200mm GRANULAR A

MIN

GEOTEXTILE

STANDARD CURB

APPROXIMATE EXCAVATION LIMIT

SLOPE: 2:1

B-B: SECTION AT AMENITY AREA SOUTH OF BUILDING C
L - 05 Scale: NTS



**IRONCLAD
DEVELOPMENTS INC.**

101-57158 Syrington Road
Springfield, MB R2J 4L6
Ph: 204-777-1972
info@icdev.ca

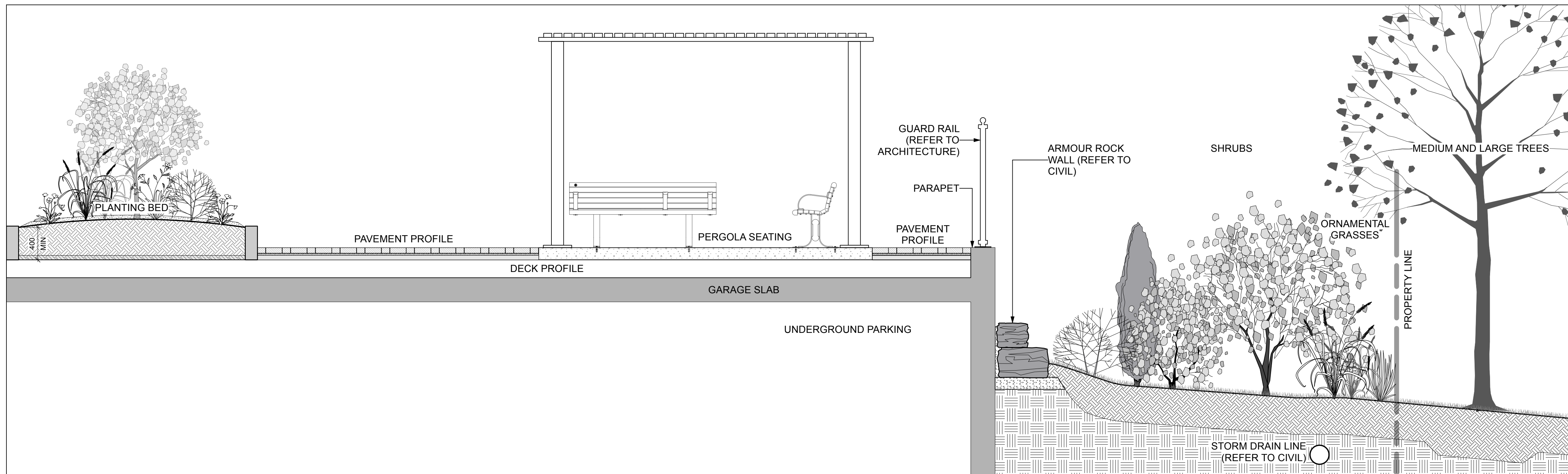
GENERAL NOTES:

- | | | |
|-----|------------------|-----------|
| | | |
| 4 | SPC Resubmission | 2026-06-1 |
| 3 | SPC Resubmission | 2026-01-3 |
| 2 | SPC Resubmission | 2025-10-2 |
| 1 | SPC Submission | 2025-07-2 |
| no. | issue / revision | date |

north	seal
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Drawing title

Contractor to check and verify all dimensions on the job



#19347
on the job
D07-12-25-0104

