

# 85 GEMINI WAY, OTTAWA

ISSUED FOR SPA 3 SUBMISSION  
 JANUARY 22, 2026

## DRAWING SCHEDULE:

SHEET	DRAWING
L-1	Landscape Plan
L-2	Soil Volume Plan
L-3	Canopy Cover Plan
L-4	Details
L-5	Details

### PLAN 4R-36669

PLAN OF SURVEY OF  
 BLOCK 39  
 PART OF BLOCKS 22 AND 23  
 AND  
 PART OF BLOCK 41  
 (CLOSED BY JUDGE'S ORDER LT819458) &  
 (CLOSED BY BY-LAW 2017-360, INST OC1952156)  
 REGISTERED PLAN 4M-623  
 AND  
 PART OF LOT 35  
 CONCESSION 2 (RIDEAU FRONT)  
 GEOGRAPHIC TOWNSHIP OF NEPEAN  
 CITY OF OTTAWA  
 SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

### PROJECT TEAM

**OWNER**  
 Appelt Properties  
 3477 Lakeshore Road #218  
 Kelowna, BC V1W 0A7  
 T: 250-300-1866

**SURVEYOR**  
 Annis, O'Sullivan, Vollebekk Ltd.  
 14 Concourse Gate, Suite 500  
 Nepean, ON, K2E 7S6  
 T: 613-727-0850

**CIVIL**  
 LRL Engineering  
 5430 Canotek Road  
 Ottawa, ON, K1J 9G2  
 T: 613-842-3434

**LANDSCAPE**  
 Adesso Design Inc.  
 69 John Street South, Suite 250  
 Hamilton, ON, L8N 2B9  
 T: 905-526-8876

**ARCHITECTURE**  
 Brouwer Architecture  
 1880 Regional Road 81  
 St. Catherines, ON, L2R 6P7  
 T: 905-984-5745

**PLANNING**  
 Fotenn  
 420 O'Connor Street  
 Ottawa, ON, K2P 1W4  
 T: 613-730-5709

### CLIENT:

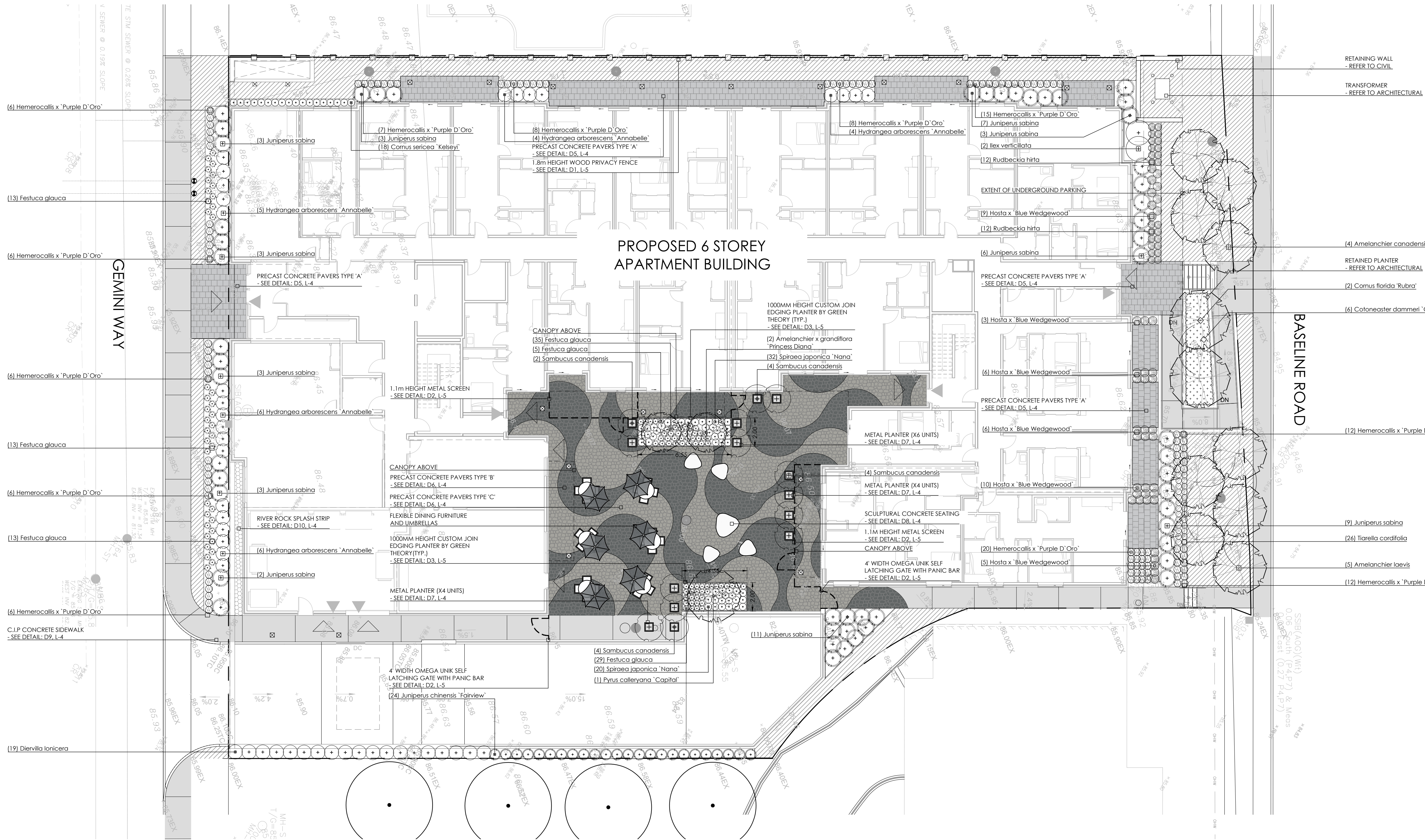
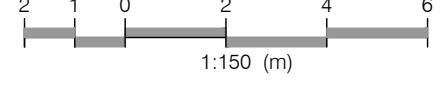
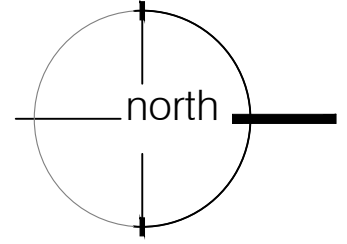
Appelt Properties  
 3477 Lakeshore Rd #318  
 Kelowna, BC

### CONSULTANT:

**adesso design inc.**  
 landscape architecture



69 John Street South, Suite 250  
 Hamilton, ON L8N 2B9  
 t. 905.526.8876  
 www.adessodesigninc.ca



PROPOSED 6 STOREY APARTMENT BUILDING

KEY MAP - N.T.S.



- LEGEND
- property line
  - proposed deciduous tree
  - proposed shrub
  - proposed perennial
  - existing elevation
  - proposed elevation
  - min. 150mm topsoil, fine grade & sod
  - C.I.P. concrete
  - precast concrete unit pavers
  - proposed transformer

NOT FOR CONSTRUCTION  
ISSUED FOR REVIEW & COMMENTS ONLY

REVISIONS/ SUBMISSIONS

#	DATE	DESCRIPTION
1	2025-01-10	Issued for pre UDPR
2	2025-02-26	Issued for UDPR
3	2025-07-22	Issued for first SPA submission
4	2025-10-24	Issued for review
5	2025-10-31	Issued for coordination
6	2025-11-04	Issued for second SPA submission
7	2026-01-22	Issued for third SPA submission



CLIENT  
Appelt Properties

MUNICIPALITY  
City of Ottawa

PROJECT  
85 Gemini Way  
Ottawa, ON

MUNICIPAL FILE NUMBER

SHEET  
Landscape Plan

L-1

adesso design inc.  
landscape architecture

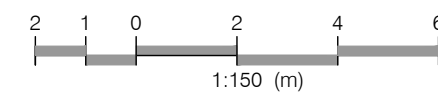
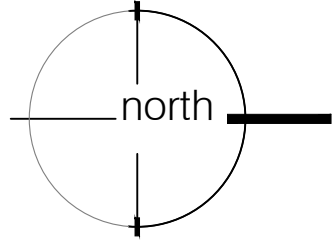
69 John Street South, Suite 250  
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www.adessodesigninc.ca

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
<b>TREES</b>								
4	Amelanchier canadensis	Canadian Serviceberry - Multistem	150cm Ht.	#15 cont.	6.0	4.0	As Shown	Multistem Form, Native to Ontario
5	Amelanchier laevis	Allegheny Serviceberry	50mm Cal.	W.B.	3.0	5.0	As Shown	Native to Ontario
2	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Apple Serviceberry	50mm Cal.	W.B.	6.0	3.0	As Shown	
2	Cornus florida 'Rubra'	Red Flowering Dogwood	50mm Cal.	W.B.	4.5	7.0	As Shown	
1	Pyrus calleryana 'Capital'	Capital Ornamental Pear	50mm Cal.	W.B.	10.0	4.0	As Shown	
<b>SHRUBS</b>								
18	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red Osier Dogwood	50cm	#3 cont.	0.50	0.50	0.40	
19	Diervilla lonicera	Bush Honeysuckle	40cm	#3 cont.	1.0	1.0	0.90	Native to Ontario
25	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	50cm	#3 cont.	1.1	1.0	0.90	
2	Ilex verticillata	Winterberry Holly	80cm	#3 cont.	1.75	1.5	1.6	Native to Ontario
24	Juniperus chinensis 'Fairview'	Fairview Juniper	80cm	#7 cont.	2.75	0.80	0.70	
53	Juniperus sabinia	Savin Juniper	40cm	#3 cont.	1.0	1.25	1.0	
14	Sambucus canadensis	Elderberry	50cm	#3 cont.	2.5	2.0	1.75	Native to Ontario
52	Spiraea japonica 'Nana'	Alpine Spiraea	30cm	#3 cont.	0.30	0.50	0.40	
<b>GRASSES</b>								
108	Festuca glauca	Blue Fescue	--	#1 cont.	0.30	0.30	0.20	
<b>PERENNIALS</b>								
112	Hemerocallis x 'Purple D'Oro'	Purple D'Oro Daylily	--	#1 cont.	0.50	0.50	0.40	Rebloomer
39	Hosta x 'Blue Wedgewood'	Blue Wedgewood Hosta	--	#1 cont.	0.50	0.60	0.50	
24	Rudbeckia hirta	Black-Eyed Susan	--	#1 cont.	0.60	0.50	0.40	Native to Ontario
26	Tiarella cordifolia	Foamflower	--	#1 cont.	0.10	0.40	0.30	Native to Ontario
<b>GROUND COVERS</b>								
6	Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	30cm	#3 cont.	0.40	1.5	1.3	

LANDSCAPE NOTES:

- All work to be carried out in accordance with by-laws and codes having jurisdiction over site location.
- Complete all work to the satisfaction of the Landscape Architect.
- Report any changes, discrepancies or substitutions to the Landscape Architect for review. Obtain approval from the Landscape Architect before proceeding.
- It is the contractor's responsibility to determine existing service locations.
- Exact locations of plant material will be determined by placement of site services such as hydro vaults, meters, utilities roof rain water leaders, driveways, light standards, etc.
- All plant material locations to be staked or marked out and approved by Landscape Architect prior to installation.
- Supply all plant material in accordance with the Canadian Standards for Nursery Stock (8th ed.).
- Install plant material according to details shown.
- Supply and place mulch in accordance with Canadian Landscape Standard (Section 10, Mulching). Disturbed soil areas around trees and shrubs are to be covered with shredded conifer bark mulch such as 'Cedar Bark Mulch' by All Treat Farms or 'Classic Cedar Mulch' by Cro-Bark, or approved equivalent. Alternative mulches must be approved by the Landscape Architect.
- Contractor to utilize layout dimensions where provided.
- Provide planting bed area as noted on the drawing or to accommodate mature size of plant material.
- All support systems must be removed by the contractor at time of final acceptance. No extras will be paid to complete this work.
- Supply and place topsoil in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) to a minimum depth of 150mm unless otherwise specified.
- Supply and place seed in accordance with Canadian Landscape Standard (Section 7, Lawns & Grass and Section 8, Turfgrass Sod/unless otherwise specified).
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- All dimensions in meters unless otherwise noted.
- If discrepancies arise between plant material count shown on drawing and plant list, the drawing shall be considered correct.
- Contractor to provide minimum one (1) year warranty (including trees on municipal property) from date accepted on all work unless otherwise specified.
- Any site plan or grading and servicing shown is for information only. Refer to approved drawings.
- Not for construction unless stamped, signed and dated by Landscape Architect.
- Drawings not to be reproduced without written consent from Landscape Architect.
- Approval of landscape plan to be obtained from municipality.
- All plant material to be planted a minimum of 1.0m from any swales or ditches.
- For grading and servicing information refer to the consulting Engineer's drawings.
- For lighting information and power distribution refer to the electrical consultant's drawings.



**LEGEND**

- property line
- proposed deciduous tree
- soil volume area
- 86.41 existing elevation
- 82.60 proposed elevation
- min. 150mm topsoil, fine grade & sod
- C.I.P. concrete
- precast concrete unit pavers
- proposed transformer

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**CLIENT**  
Appelt Properties

**MUNICIPALITY**  
City of Ottawa

**PROJECT**  
85 Gemini Way  
Ottawa, ON

**MUNICIPAL FILE NUMBER**

**SHEET**  
Soil Volume Plan

**L-2**

**adesso design inc.**  
landscape architecture

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Hamilton, ON L8N 2B9  
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www.odesigninc.ca

**PROPOSED SOIL VOLUMES FOR TREE PLANTING AREAS**

Tree Planting Area	Soil Area (m <sup>2</sup> )	Soil Depth (m)*	Soil Volume (m <sup>3</sup> )	Tree Quantity	Soil Volume per tree (m <sup>3</sup> )
2	13.96	1.60	22.34	2	11.17
3	83.11	1.60	132.97	4	33.24
<b>Total</b>	<b>147.15</b>		<b>235.44</b>	<b>11</b>	

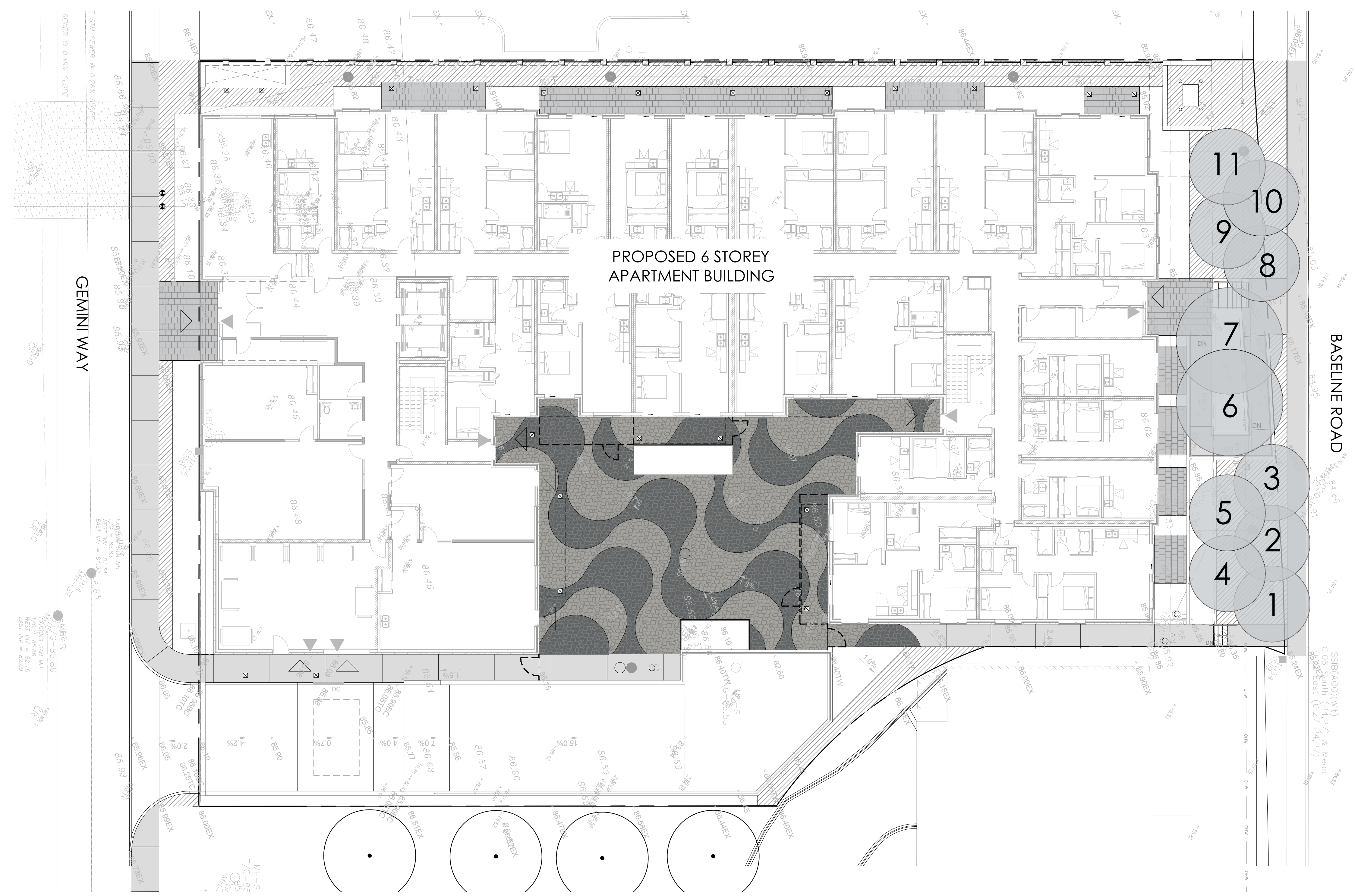
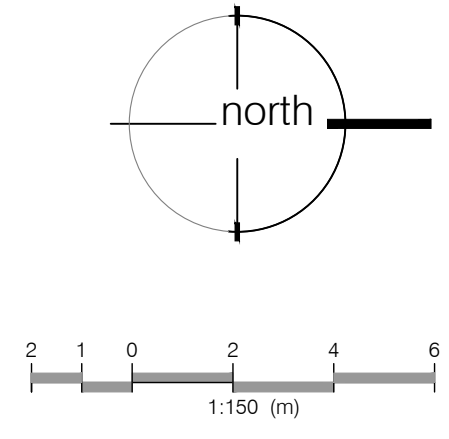
\* Soil depth excludes drainage layer

**CITY OF OTTAWA SOIL VOLUME GUIDELINES**

Tree Type/Size	Single Tree Soil Volume (m <sup>3</sup> )	Multiple Tree Soil Volume (m <sup>3</sup> /tree)
Ornamental	15	9
Columnar	15	9
Small	20	12
Medium	25	15
Large	30	18
Conifer	25	15

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PROPOSED 6 STOREY APARTMENT BUILDING



**LEGEND**

- property line
- 40 year projected canopy
- B6.41 existing elevation
- +82.60 proposed elevation
- min. 150mm topsoil, fine grade & sod
- C.I.P. concrete
- precast concrete unit pavers
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**PROJECT**  
85 Gemini Way  
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**SHEET**  
Canopy Cover  
Projection Plan

adesso design inc.  
landscape architecture

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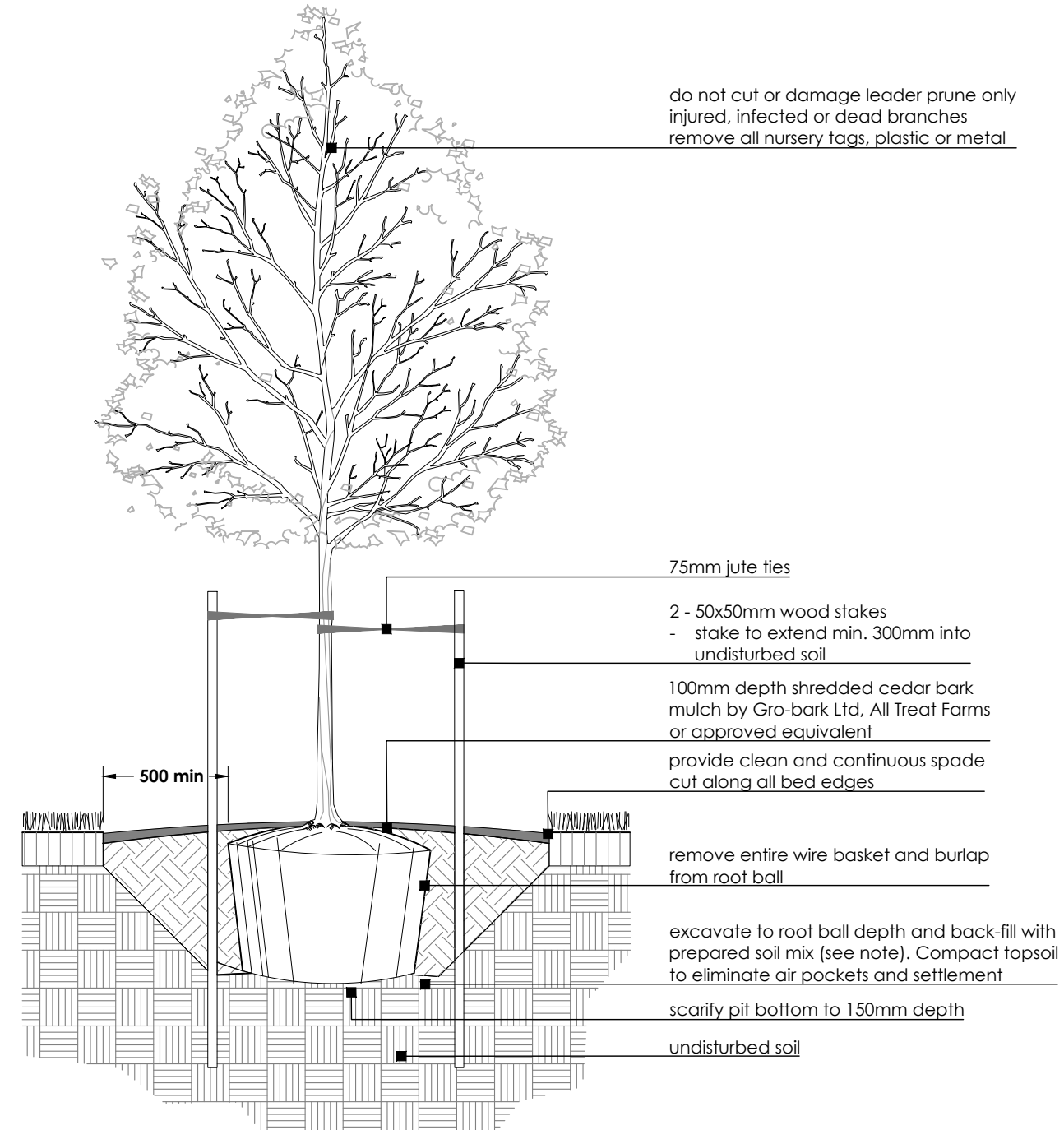
PROJECTED CANOPY CALCULATION CHART

Tree#	Tree Species	Mature Crown Width	Soil Volume (meters cubed) per tree	Canopy Area (meters squared) per tree	Canopy Area Subtotal (meters squared)
1	Amelanchier laevis	5.0	16.02	19.63	19.63
2	Amelanchier laevis	5.0	16.02	19.63	14.67
3	Amelanchier laevis	5.0	16.02	19.63	14.59
4	Amelanchier laevis	5.0	16.02	19.63	14.09
5	Amelanchier laevis	5.0	16.02	19.63	16.13
6	Cornus florida Rubra'	7.0	11.17	38.48	38.48
7	Cornus florida Rubra'	7.0	11.17	38.48	26.71
8	Amelanchier canadensis	4.0	33.24	19.63	19.63
9	Amelanchier canadensis	4.0	33.24	19.63	9.52
10	Amelanchier canadensis	4.0	33.24	19.63	18.43
11	Amelanchier canadensis	4.0	33.24	19.63	14.18
Subtotal of tree crown area (Overlapping canopies have not been counted twice)		11			206.06
Total # of trees					Total Canopy (meters squared)
Canopy Summary					
Site Area					3224.78
Site Canopy Cover					6.39%

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All drawings, specifications, schedules, and other documents are the property of adesso design inc. and shall remain confidential. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of adesso design inc.

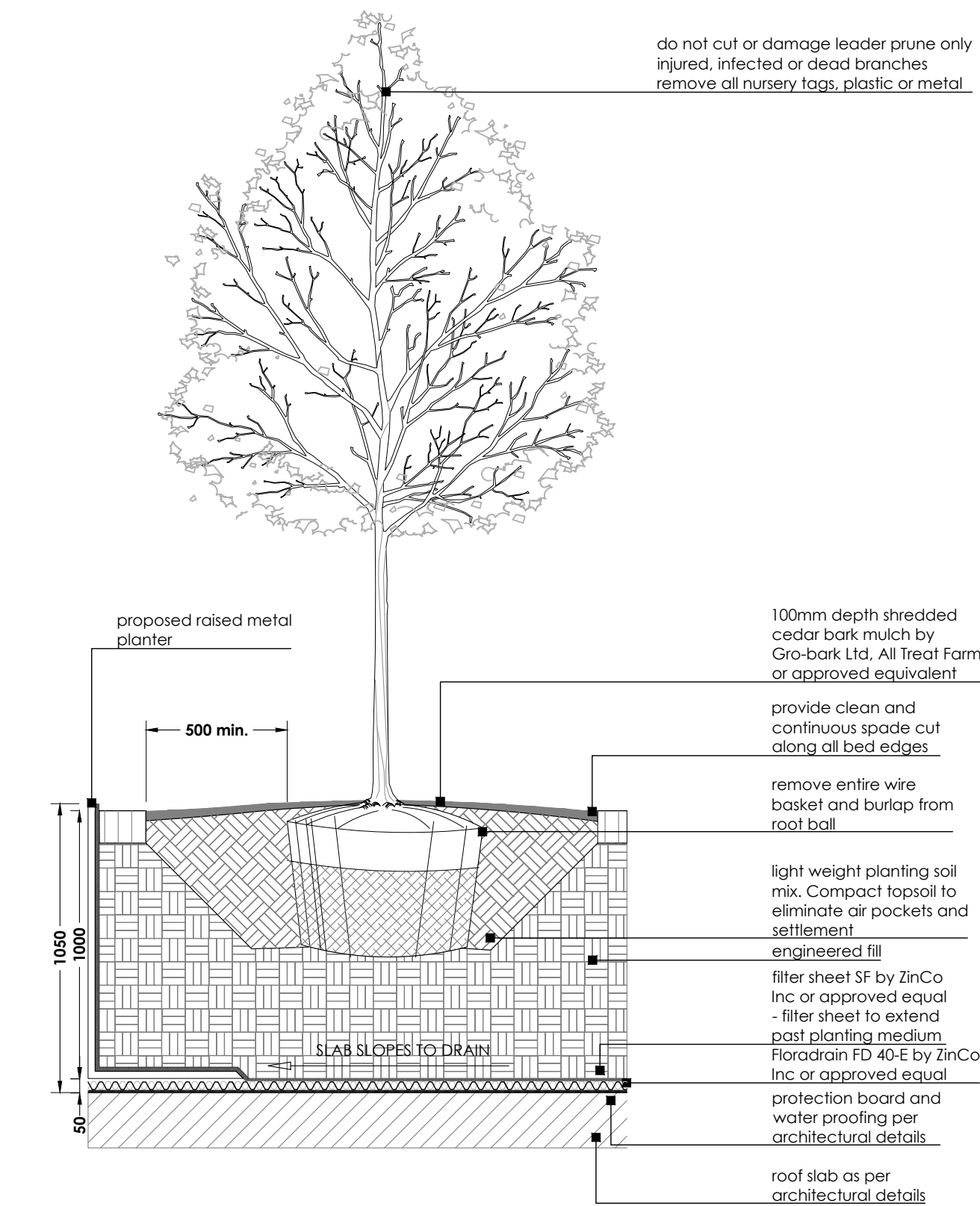


BALLED AND BURLAP / WIRE BASKET DECIDUOUS TREE

N.T.S.

1

L-4



BALLED & BURLAPPED/ WIRE BASKET DECIDUOUS TREE (ON SLAB)

N.T.S.

2

L-4

CONTAINER GROWN SHRUB

N.T.S.

3

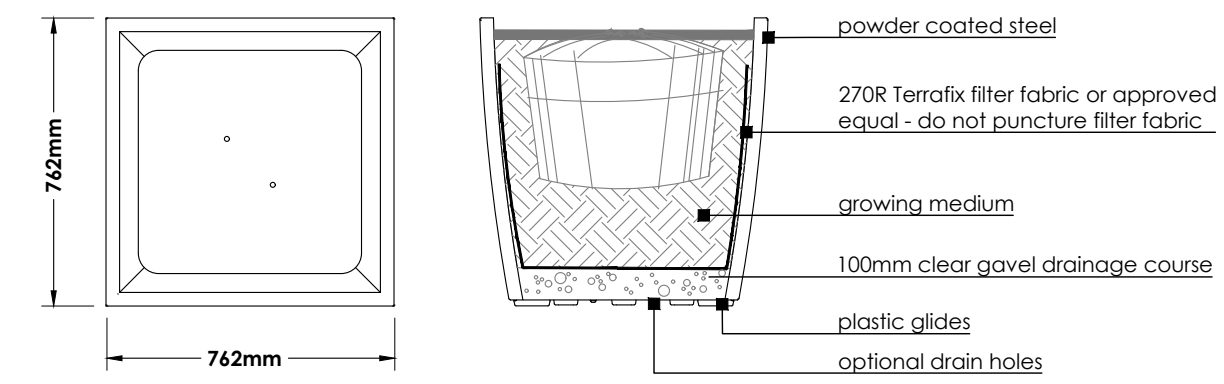
L-4

CONTAINER GROWN PERENNIAL

N.T.S.

4

L-4



SORELLA PLANTER

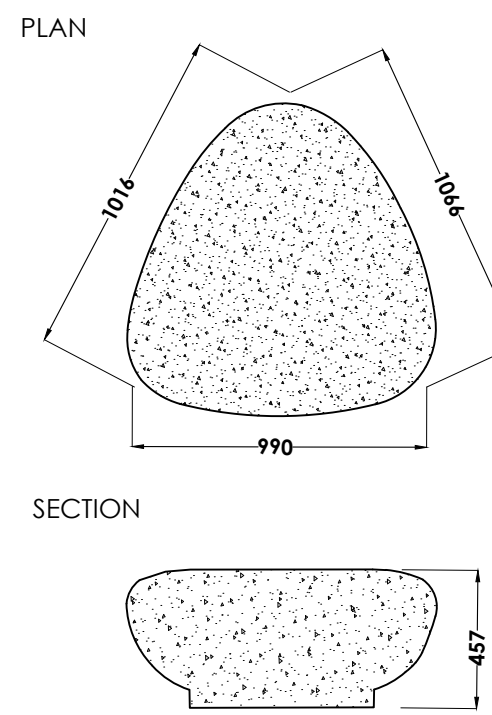
DIMENSIONS: L30" x W30" x H30" (0.76m x 0.76m x 0.76m)  
 MATERIALS: Welded steel body and recycled plastic base  
 FINISH: Powdercoated body  
 UNITS: 14 units on site, see plan for locations.  
 COLOUR: T.B.D.  
 SUPPLIED BY: landscape forms - or approved equal  
 431 Lawndale Ave.  
 Kalamazoo, MI, 49048  
 T: 800-430-6209  
 F: 269-381-3455

METAL PLANTER BY LANDSCAPE FORMS (OR APPROVED EQUAL)

N.T.S.

7

L-4

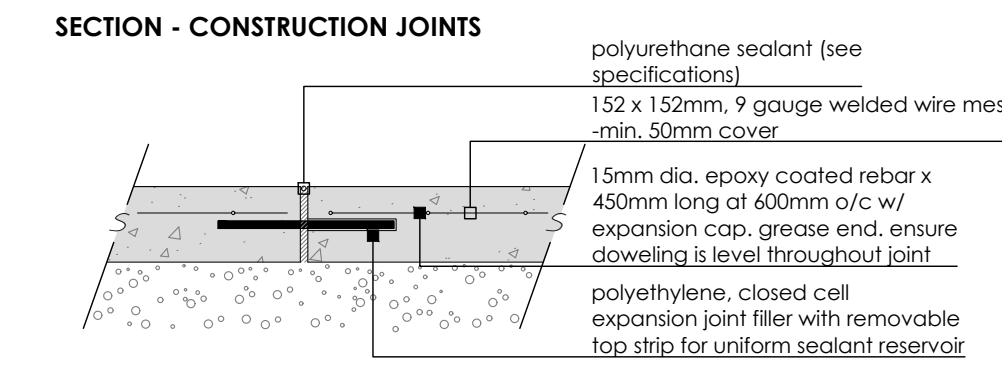


PEBBLE BENCH SEATING SUPPLIED BY ED'S CONCRETE (OR APPROVED EQUAL)

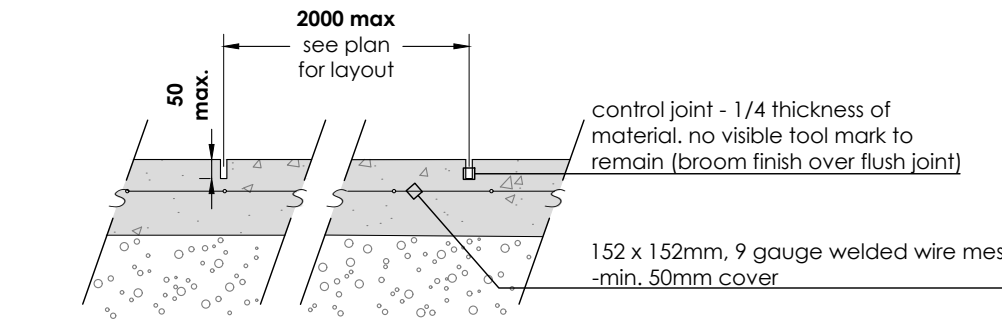
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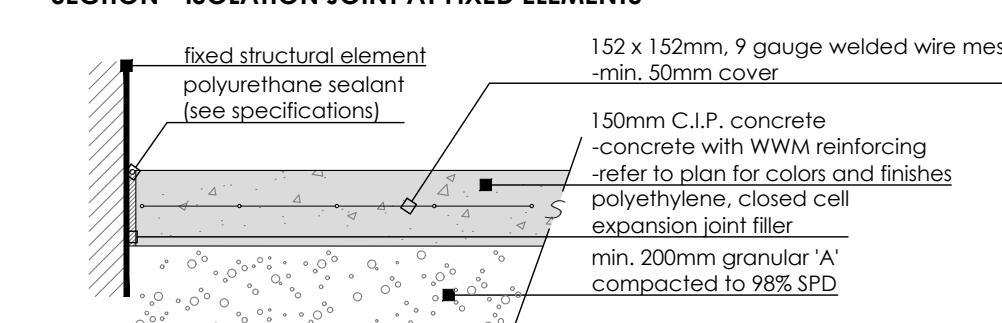
L-4



SECTION - SAWCUT CONSTRUCTION JOINTS



SECTION - ISOLATION JOINT AT FIXED ELEMENTS



CAST-IN-PLACE CONCRETE

N.T.S.

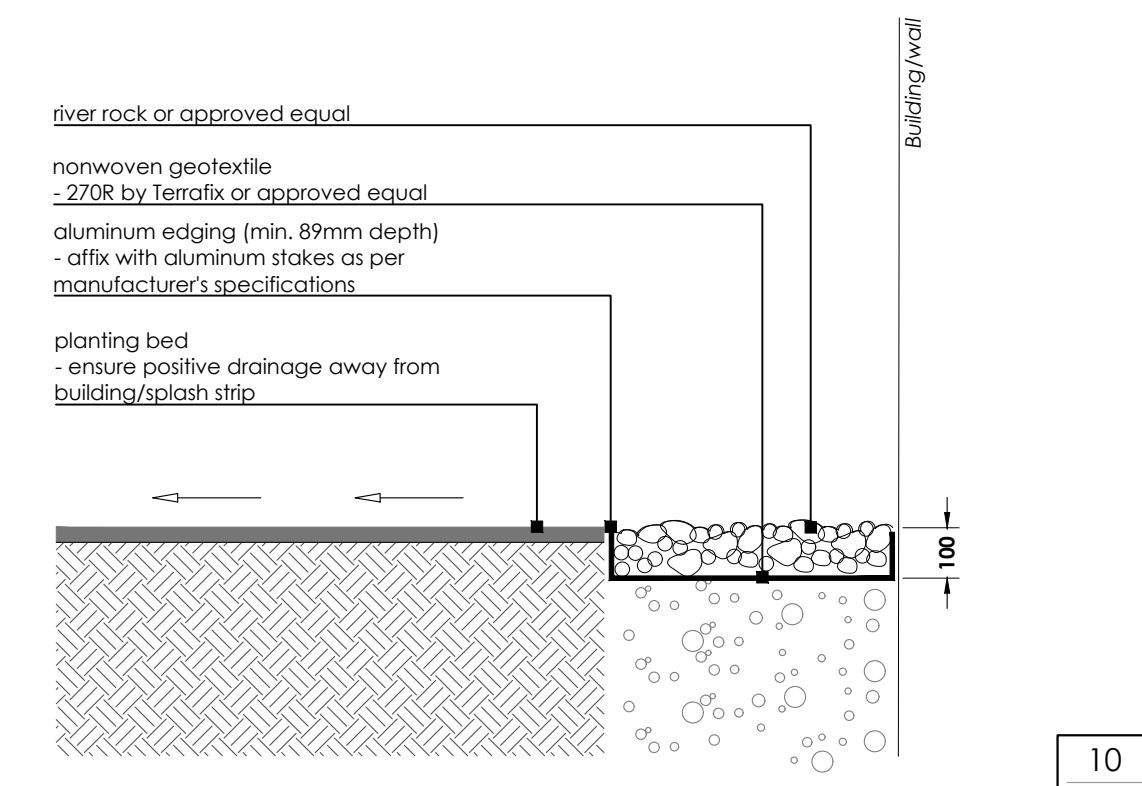
GENERAL CONCRETE NOTES:

- Do concrete materials and methods of concrete construction in accordance with OPCS 351.
- Contractor to verify accuracy of concrete details and reinforcement prior to installation.
- Provide following materials:
  - cement: OPSD 905 and 1350;
  - aggregates for concrete: OPSD 905 and 1350;
  - reinforcing steel if detailed: OPSD 905 and 1350;
  - concrete form snap ties with plastic cones & breakback to be used. Surface patch as required;
  - form stripping agent: colorless mineral oil, free of kerosene;
  - latex bonding agent: Sikabond, Sikamix, or approved equal;
  - form lumber and plywood: clean, free of loose knots, splits and with repairs made smoothly and securely;
  - joint fillers: preformed, non-extruding, resilient bituminous type;
  - admixtures: to be used only when approved by Engineer;
  - aggregates for base: Granular 'A' to OPCS Form 1010;
  - water: water used in mixing or curing shall be reasonably clean and free of oil, salt, acid, alkali, sugar, vegetable matter or other substance injurious to the finished project and shall meet the requirement of OPCS.
- Concrete mix to provide compressive strength of 28MPa at 28 days, entrained air of 6% to 1% and slump at point of discharge of 60mm for curbs and loadings.
- Granular base to be compacted to 95% maximum dry density to OPSD and to depths as detailed.
- Pour concrete in favourable weather conditions.
- Apply surface finish as detailed.
- Repair defective areas while concrete is still plastic, or remove defective work and replace with new concrete.
- Concrete areas will not be accepted if:
  - fails to meet requirements of this specification;
  - contains excessive honeycombing or embedded debris;
  - 28 days average strength in any defined area is less than 95% of specified minimum strength;
  - surface irregularities;
  - damaged or chipped;
  - poor workmanship.
- It is the contractor's responsibility to maintain and protect concrete areas until time of final acceptance.

NOTES FOR JOINTING:

- Joint pattern as per layout plan unless otherwise noted;
- All edges to be hand tooled, using an edging tool with a 6mm radius. No visible tool mark to remain (broom finish over flush joint);
- Saw cut control joints to 37.5 mm depth (1/4 depth of material) @ max 200mm each way spacing unless otherwise indicated on plan;
- Isolation joints at all fixed objects abutted by concrete (e.g. walls, curbs, light poles etc). Sealant colour to complement paving surface.

SECTION



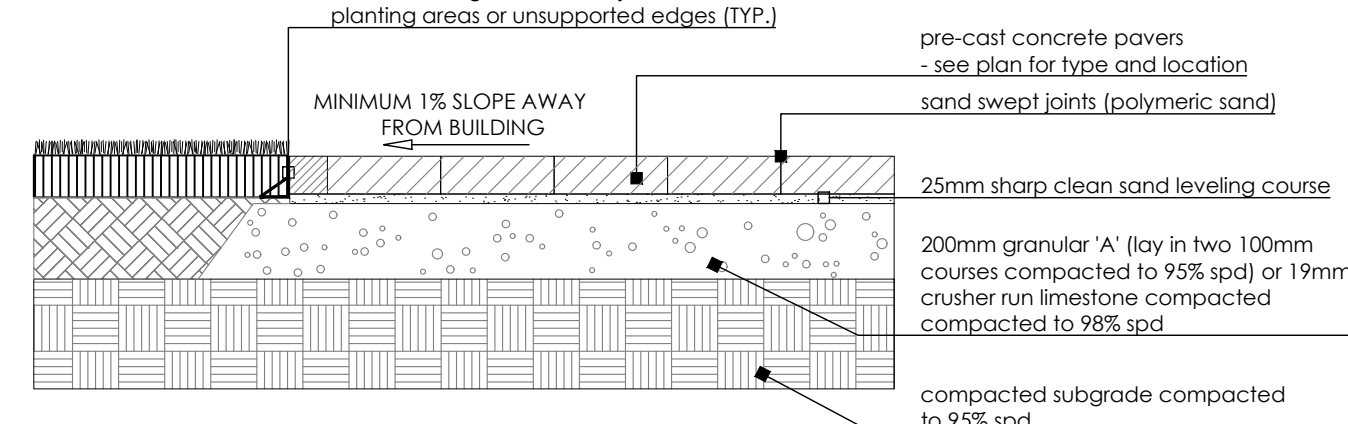
RIVER ROCK SPLASH STRIP

N.T.S.

10

L-4

SECTION



NOTES:

- Paver types are as follows (or approved equal):

TYPE	DESCRIPTION	PATTERN	SIZE	COLOUR	SRI VALUE
'A'	Industria Paver 300 Series by Techo-bloc	Linear Pattern 02	300 x 300	Greyed Nickel	37

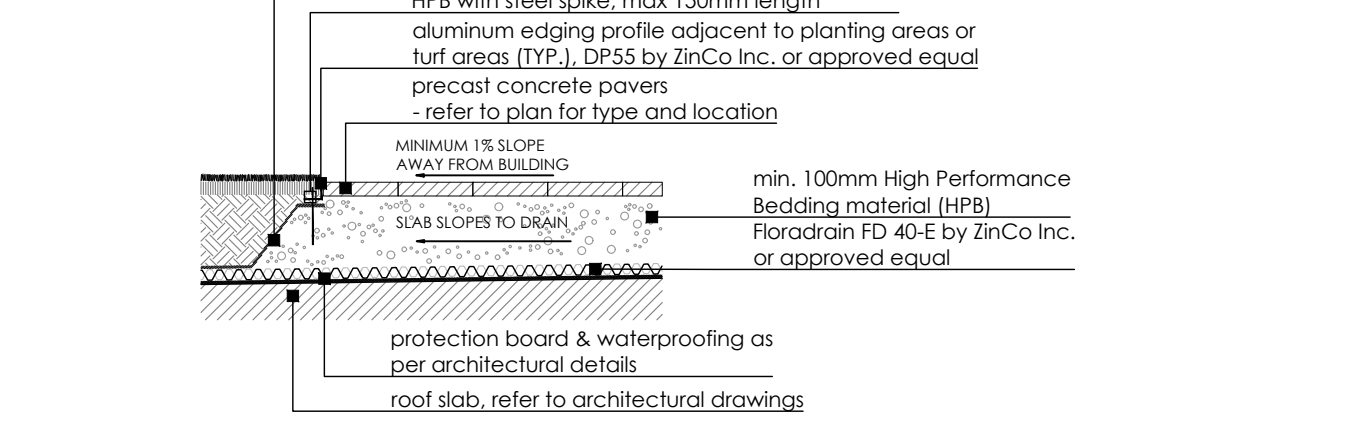
PRECAST CONCRETE PAVERS

N.T.S.

5

L-4

SECTION



- Paver types are as follows (or approved equal):

TYPE	DESCRIPTION	PATTERN	SIZE	COLOUR	SRI VALUE
'A'	Techo-Block 'Antika'	Random	Variable	Onyx Black	4
'B'	Techo-Block 'Antika'	Random	Variable	Greyed Nickel	37

PRE-CAST CONCRETE UNIT PAVERS ON SLAB

N.T.S.

6

L-4

PLANTING NOTES:

- Soil mixture: four (4) parts native soil, one (1) part well rotted compost/ existing soil is not suitable provide triple mix topsoil or approved equal.
- Saucer shall be soaked with water and mulched immediately following planting.
- Massed shrubs shall be planted in continuous mulched beds unless otherwise noted.
- Staking schedule:
  - < 30mm caliper size/ 2500mm ht. - one stake
  - > 30mm caliper size/ 2500mm ht. - two stakes
  - > 70mm caliper - three stakes
- All support systems must be removed once tree is established.
- All trees to be straight and planted vertically regardless of slope.
- Top of root flare shall be positioned 50mm above grade.
- The following depths of soil are required for planting:
  - 15cm topsoil for sod;
  - 30cm of topsoil for perennials;
  - 45cm of topsoil for shrubs;
  - 90cm of topsoil for trees

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2	2025-02-26	Issued for UDRP
3	2025-07-22	Issued for first SPA submission
4	2025-10-24	Issued for review
5	2025-11-31	Issued for coordination
6	2025-11-04	Issued for second SPA submission
7	2026-01-22	Issued for third SPA submission

STAMP



CLIENT  
 Appelt Properties  
 MUNICIPALITY  
 City of Ottawa

PROJECT  
 85 Gemini Way  
 Ottawa, ON

MUNICIPAL FILE NUMBER

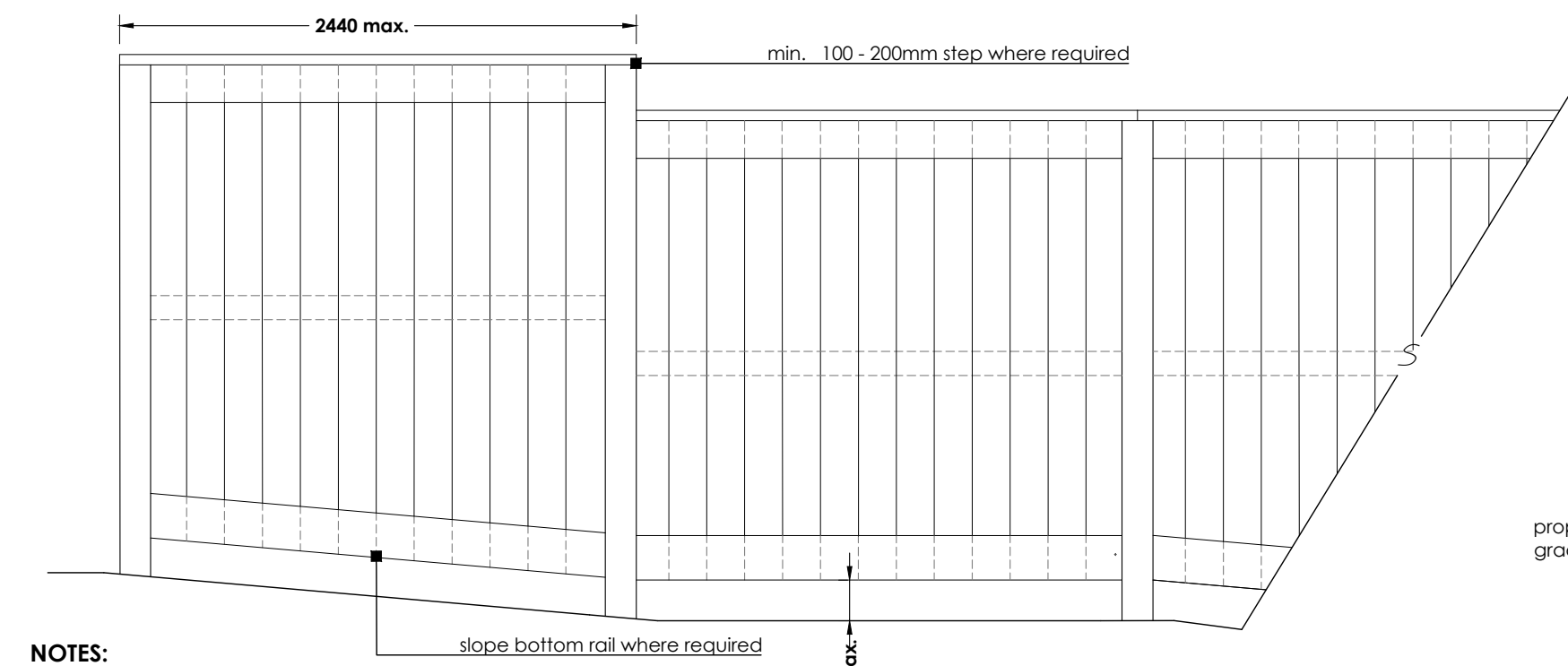
SHEET  
 Details

L-4

adesso design inc.  
 landscape architecture

69 John Street South, Suite 250  
 Hamilton, ON L8N 2B9  
 t. 905.526.8876  
 www.adessodesigninc.ca

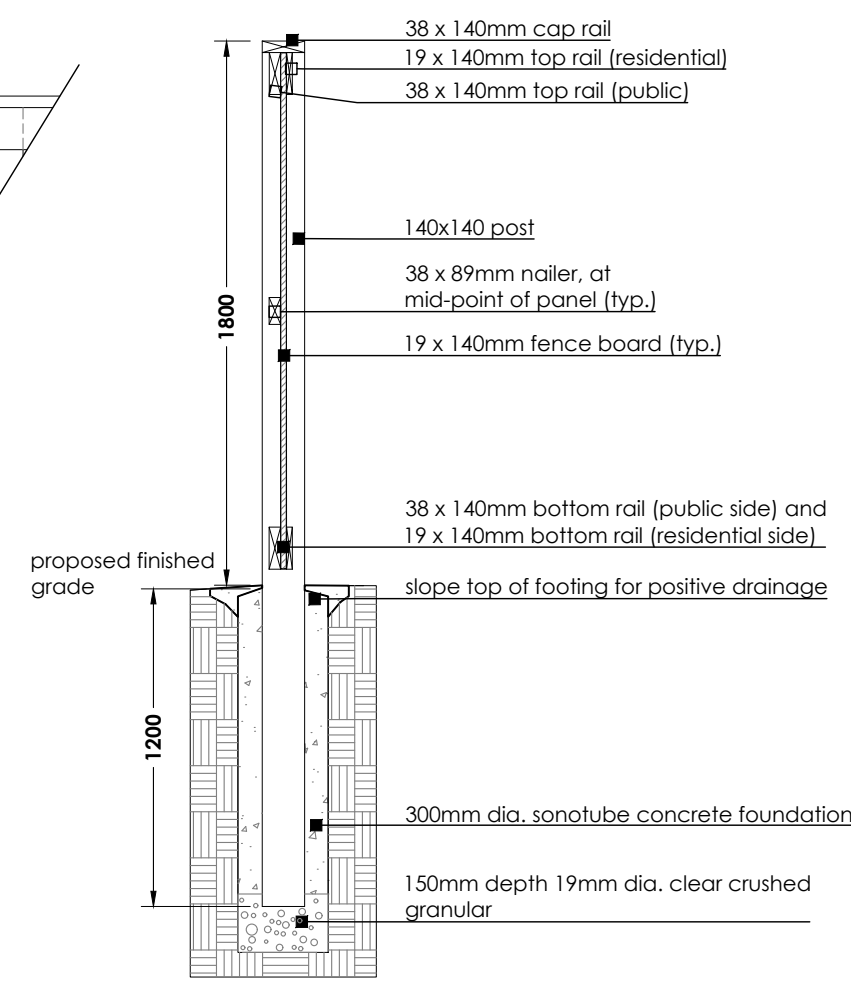
ELEVATION



NOTES:

- All materials, components and workmanship to conform to building and local by-laws.
- All wood to be Pressure Treated (Spruce, Pine Fir) selected mainly for good appearance all members shall be free of warne and bark pockets. All tan grain shall be eliminated by sanding and planning. Members exhibiting moderate to heavy knots shall be well distributed throughout the site.
- All cuts and holes that expose untreated wood should be liberally brush-coated with two applications of an end-cut preservative (copper naphthenate in ground contact or zinc naphthenate above ground) before the wood is installed. Follow the manufacturer's recommendations re: the application of suitable preservatives.
- All wood to bear lumber grading stamp.
- All fasteners shall have exterior grade finishes suitable for use with Pressure Treated lumber. Stainless steel, galvanized, zinc-dipped or ceramic-coated wood/deck screws are acceptable.
- All galvanizing to be hot dipped in conformance to CSA standard C164.
- Drive all fastener heads below surface of wood. Use sufficient size and quantity of fasteners to ensure a stable, secure structure.
- Step fence panels minimum of 100 - 200mm at posts as required by grade conditions. Sloping of panels may be required for certain grade conditions - Consultant's approval required.
- Lumber sizes are actual sizes rather than nominal sizes.
- Concrete to have minimum compressive strength of 25 MPa @ 28 days with 5-7% air entrainment.
- See landscape plan for fence location.

SECTION



GENERAL LAYOUT NOTES

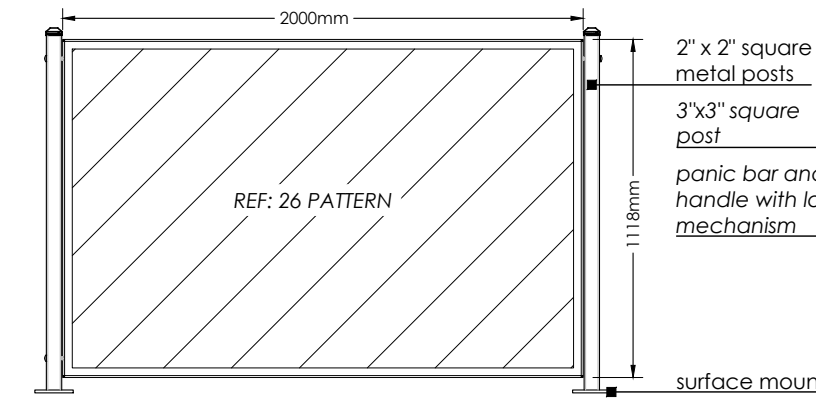
- All fences adjacent to road allowances and walkways to be erected 0.15m onto private property. Fencing is not to be erected on the lot line or into any road allowance or easement.
- Footing and excavation to be entirely on proposed development lands.

WOOD PRIVACY FENCE (1.8M HEIGHT - PRESSURE TREATED)

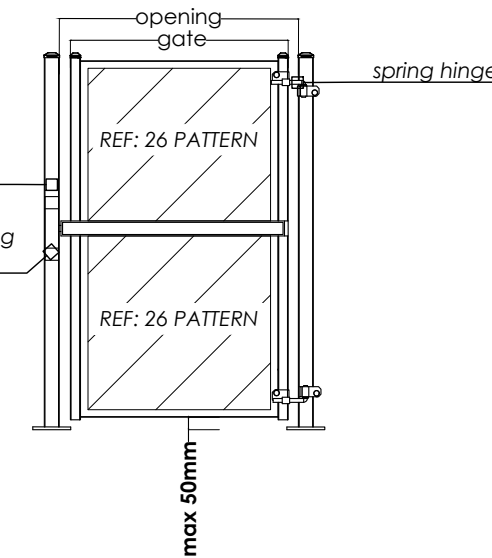
N.T.S.

1  
L-5

ELEVATION - PANEL 4' HT.



ELEVATION - SINGLE SWING GATE



OMEGA Unik Fence Panels mounted on 2'x2' square posts (Height 4')  
OMEGA Unik Single Swing Gate mounted on 3'x3' square posts (Height 4')

PRODUCT INFO: laser cut aluminum panels with polyester powder coat

SPECIFY: colour: Black or approved equal

INSTALLATION: surface mounting, see L-1 for location

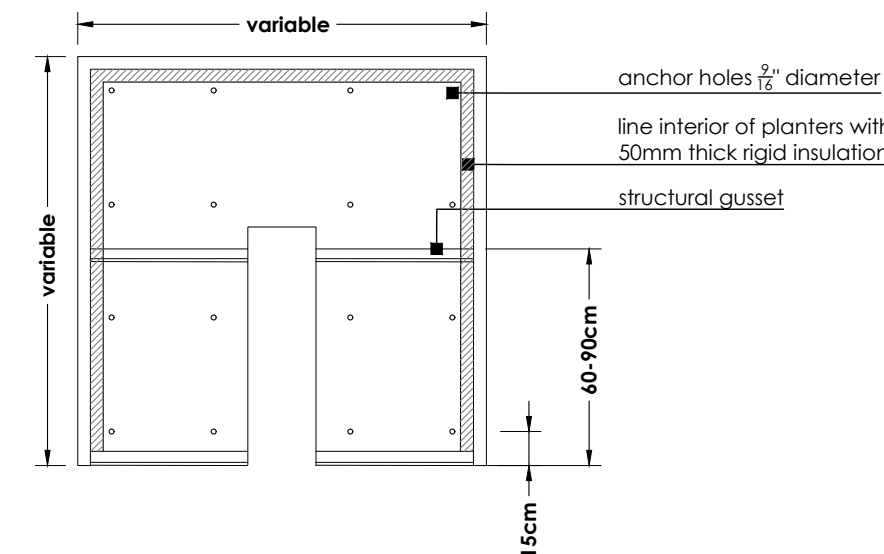
SUPPLIED BY: Park Street Solutions  
p. 1.888.786.7408  
e. info@parkst.ca  
contact: Kevin Bettridge

OMEGA UNIK FENCE PANELS AND GATE (4' HT.)

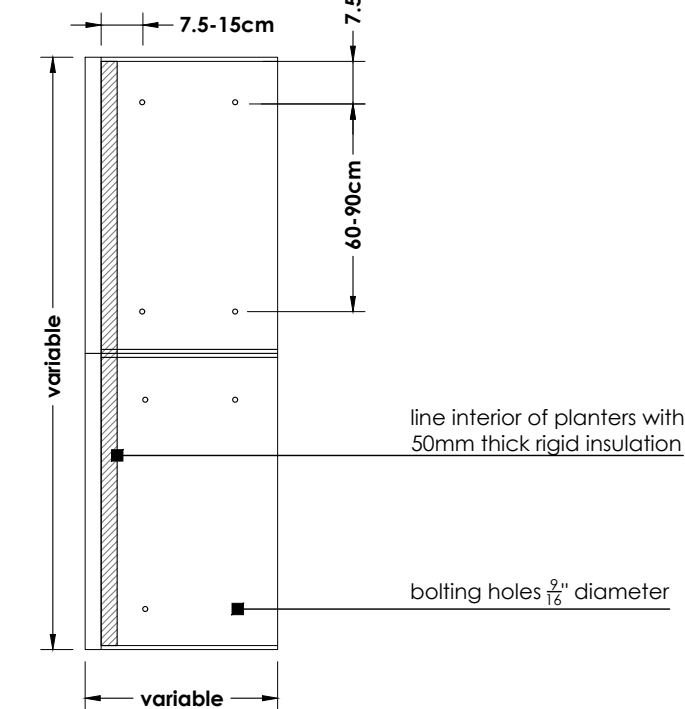
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2  
L-5

JOIN EDGING - CAP PLAN



JOIN EDGING - VARIABLE CENTRAL PLAN

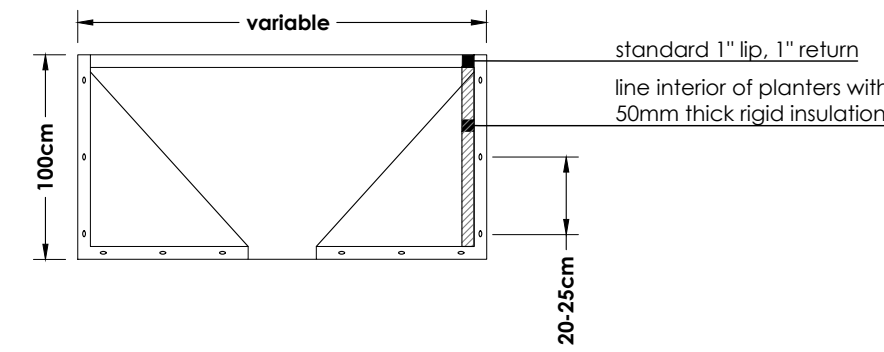


JOIN MODULAR PLANTERS

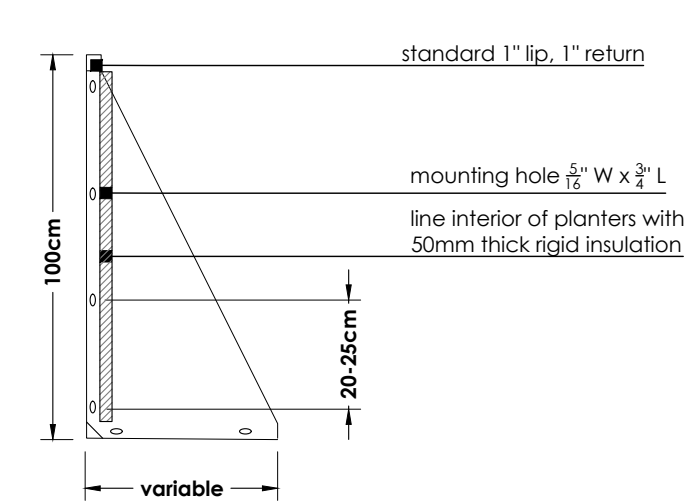
The Join System is constructed of marine grade aluminum or weathering steel. Modular planter, edging and seating profiles bolt together to create an array of small or large configurations for engaging outdoor spaces. Join is ultra versatile and can be employed to create a completely custom planter system designed specifically for a project.

DIMENSIONS: Varies (refer to L-1)  
MATERIALS: Marine-grade aluminum  
FINISH: Standard Powdercoat  
LOCATION/ QUANTITY: Five (6) see landscape plan for locations  
COLOUR: TBD  
SUPPLIED BY: Green Theory Design  
E: sales@greentheorydesign.com  
P: 1-844-747-9283

SECTION



SECTION



JOIN MODULAR PLANTERS BY GREEN THEORY (OR APPROVED EQUAL)

N.T.S.

3  
L-5

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