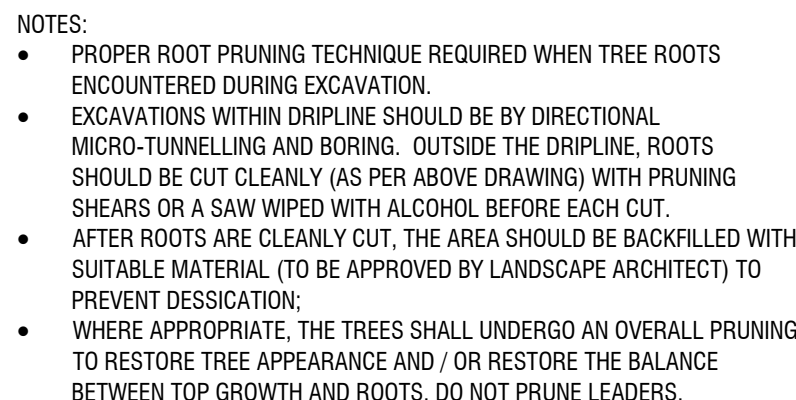
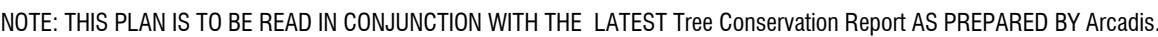




PROJECT CONSULTANTS

DEVELOPER / OWNER
ANTHEM PROPERTIES GROUP
1055 Dunsmuir Street
Vancouver BC Canada V7X 1K8
PHONE: 604-901-0240

PLANNING / LANDSCAPE
FOTENN PLANNING + DESIGN
420 O'CONNOR ST.
OTTAWA, ONTARIO K2P 1W4
PHONE: 613-730-5709

CIVIL
EGIS GROUP
750 Palladium Drive, Suite 310
Kanata, ONTARIO K2V 1C7
PHONE: 613-714-6174

SURVEYOR
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 CONCOURSE GATE, SUITE 500
NEPEAN, ON K2E 7S6
PHONE: 613-727-0850

NOTE
Property boundary information derived from
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
Part 1 of Plan 4R-4502 and Block A of Registered
Plan 316039

SITE INFORMATION

ZONING GM24[90]-h S125

LANDSCAPE BUFFER Per Schedule 125

SITE AREA
Total Site Area: 14,392 m²

TOTAL MALL PARKING	MIN	MAX	Provided
	975	2117	1641

NORTH PARKING LOT (application area)
Driveway Width 6.7m
Aisle Width 6.7m
Parking Space Dimensions 2.6 m x 5.2 m
Parking Space Provided 384

LANDSCAPE AREA
Total Site Area: 14,392 m²
Softscape Landscape Area: 2,770 m²
Hardscape Landscape Area: 598 m²
% Landscape Area: 23%

SNOW MANAGEMENT
See plan for proposed snow storage area.

NOTES:

DO NOT SCALE DRAWINGS;

NOTES ARE APPLICABLE TO ALL DRAWINGS IN THE SET;

CONTRACTOR SHALL NOT PROCEED WITH WORK UNTIL IN RECEIPT OF AN AUTHORIZED ISSUE FOR CONSTRUCTION (IFC) SET OF PLANS AND SPECIFICATIONS

Fotenn Consultants Inc. IS NOT RESPONSIBLE FOR ACCURACY OF BASE INFORMATION;

REFER TO CIVIL ENGINEERING DRAWINGS FOR GRADING & SITE SERVICING INFORMATION;

THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING SITE CONDITIONS AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT;

THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING EXACT LOCATIONS OF ALL UNDERGROUND SERVICES AND OBTAINING CLEARANCE FROM ALL APPLICABLE UTILITIES. PROPOSED WORKS FOUND TO BE IN CONFLICT WITH UNDERGROUND SERVICES MAY BE ADJUSTED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT;

LANDSCAPE ELEMENTS SHOWN ARE SUBJECT TO THE FINAL LOCATION OF UNDERGROUND SERVICES AND UTILITIES;

DO NOT INSTALL TREES ON PROPERTY / LOT LINES OR WITHIN DRAINAGE EASEMENTS;

PERFORM WORK IN ACCORDANCE WITH DETAILS AND SPECIFICATIONS;

ALL PLANT MATERIAL SHALL BE No. 1 NURSERY STOCK AND SHALL MEET OR EXCEED THE SPECIFICATION OF THE Canadian Standards for Nursery Stock, AS PUBLISHED BY THE Canadian Nursery Landscape Association;

SPECIES SUBSTITUTIONS ARE NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT;

ALL UN-PAVED SURFACES TO RECEIVE 150mm DEPTH TOPSOIL & SOD.

STANDARDS FOR TREE PLANTING:

NO PLANTING ON CORNERS OR ANYWHERE WHERE IT WOULD CREATE A SIGHT LINE CONCERN;

MAINTAIN A MINIMUM DISTANCE OF 7.5m FROM ALL BUILDINGS;

MAINTAIN A MINIMUM DISTANCE OF 2.5m FROM THE CURB FOR DECIDUOUS TREES AND 4.5m FOR CONIFEROUS TREES;

MAINTAIN A MINIMUM DISTANCE OF 1.5m FOR DECIDUOUS (4.5m FOR CONIFERS) FROM ANY SIDEWALK OR PRIVATE WALKWAY;

MAINTAIN A MINIMUM DISTANCE OF 1.2m FROM ALL DRIVEWAYS;

MAINTAIN A MINIMUM DISTANCE OF 2.5m FROM COMMUNITY MAILBOXES, LIGHT STANDARDS, FIRE HYDRANTS AND NO PLANTING IN FRONT OF HYDRANTS;

MAINTAIN A MINIMUM DISTANCE OF 3.0m FROM ALL HYDRO TRANSFORMERS;

MAINTAIN A MINIMUM DISTANCE OF 1.0m FROM ALL UNDERGROUND SERVICES;

MAINTAIN A MINIMUM DISTANCE OF 1.0m FROM ALL BELL AND CABLE BOXES;

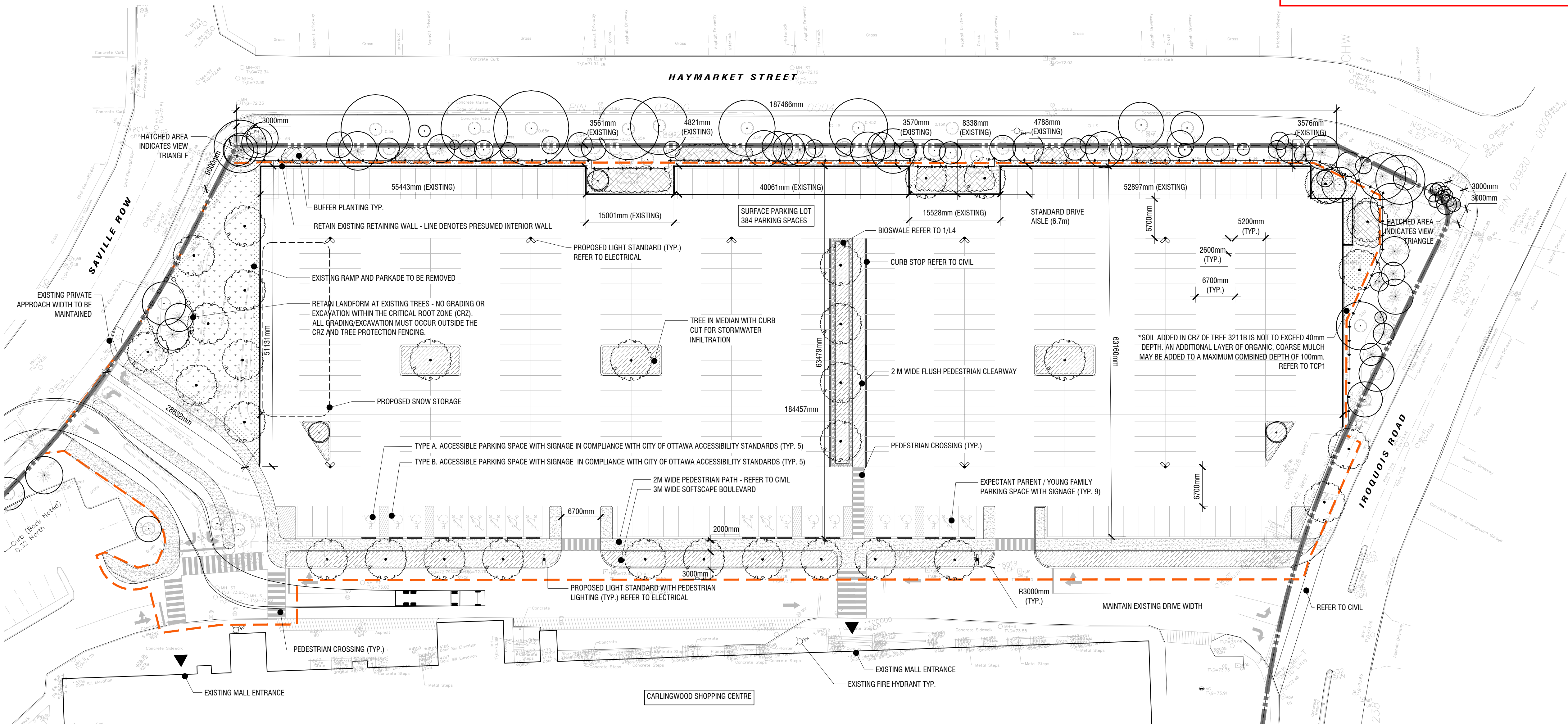
MAINTAIN A MINIMUM DISTANCE OF 10.0 FROM BUS SHELTERS

IMPORTANT NOTICE FOR CONTRACTOR:

THE CITY OF OTTAWA REQUIRES A Certificate of Completion (F1) Landscape Works TO BE SUBMITTED AND SEALED BY THE LANDSCAPE ARCHITECT. CONTRACTORS ARE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE REQUIREMENTS OF THIS PROCESS AND PROVIDING SUFFICIENT NOTICE TO THE LANDSCAPE ARCHITECT TO CONDUCT SITE REVIEWS DURING INSTALLATION OF TREES. THE 1 YEAR WARRANTY PERIOD SHALL NOT COMMENCE UNTIL THE LANDSCAPE ARCHITECT HAS SUBMITTED THE F1 Certificate.

APPROVED

JOCELYN CADIEUX, MCIP, RPP
PLANNER II
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA



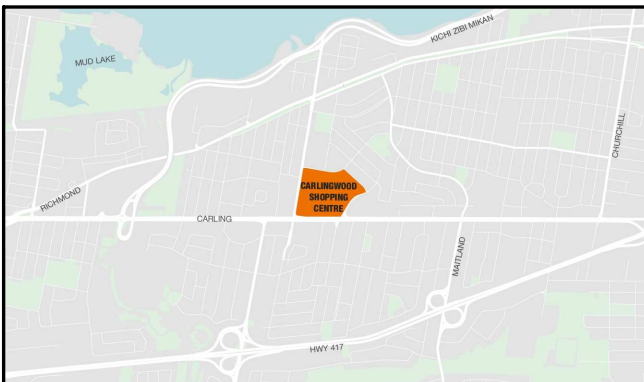
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key plan / plan repère



legend / légende

- PROPERTY LINE
- LIMIT OF WORK
- SCHEDULE 125 OFFSET
- TREE PROTECTION FENCING (REFER TO TREE PROTECTION)
- EXISTING TREES TREES (REFER TO TREE CONSERVATION REPORT)
- PROPOSED DECIDUOUS TREES (REFER TO PLANTING SCHEDULE)
- PROPOSED BUFFER PLANTING (REFER TO PLANTING SCHEDULE)
- PROPOSED PERENNIAL PLANTING (REFER TO PLANTING SCHEDULE)
- PROPOSED CONCRETE SIDEWALK (REFER TO CIVIL)
- REINSTATED SOD
- PROPOSED LIGHT STANDARD WITH PEDESTRIAN LIGHTING

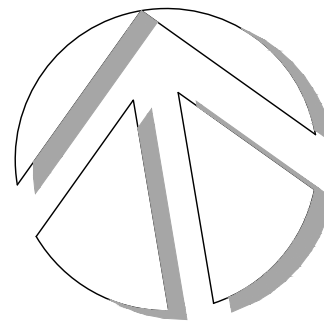
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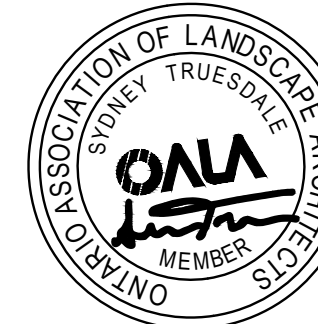
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01	re-issue for site plan application	2026/04/17
00	issue for site plan application	2026/03/09

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project / projet

2085 CARLING AVENUE
CARLINGWOOD MALL NORTH PARKING
STRUCTURE DEMOLITION & REDESIGN

drawing / dessin

SITE/LANDSCAPE PLAN

designed / conçu ST / DF	drawn / dessiné ST	reviewed / examiné DF
date SEPT 2025	project number / No. du projet	

drawing number / No. du dessin

L1

1
L1
SITE/LANDSCAPE PLAN
1:400

PLOT INFORMATION: DWG NAME: P:\PROJECTS\Antem\Carlingwood\Planning\Structure\Demolition\07 Drawings\Carlingwood Mall SHEET Site Plan.dwg PLOT DATE: 2026-06-22 3:08:37 PM SHEET SIZE: ISO A1 (841.0x 1189.0mm) PLOTTED BY: Sydney Truesdale LAST SAVED BY: standards

File #B07-12-27-2021 / Plan #19443

TREE PLANTING SCHEDULE

CODE QTY BOTANICAL NAME COMMON NAME SIZE / CONDITION / SPACING NATIVE

DECIDUOUS TREES

AS	5	Acer saccharum	Super Maple	70mm cal. / W.B.	Native
AC2	3	Amelanchier canadensis	Canadian Serviceberry	50mm cal. / W.B. (single stem, tree form)	Native
GB2	7	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	70mm cal. / W.B.	Non-Native
GT3	3	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	70mm cal. / W.B.	Cultivar
GT2	3	Gleditsia triacanthos inermis 'Sunburst'	Sunburst Honey Locust	60mm cal. / W.B.	Cultivar
GT4	4	Gleditsia triacanthos inermis 'Suncoke'	Sunburst Honey Locust	60mm cal. / W.B.	Cultivar
GD	6	Gymnocladus dioica 'Espresso'	Kentucky Coffeetree 'Espresso'	60mm cal. / W.B.	Native
QA	1	Quercus alba	White Oak	70mm cal. / W.B.	Native
QR	3	Quercus rubra	Northern Red Oak	60mm cal. / W.B.	Native

PERENNIAL PLANTING SCHEDULE

BIOFILTER MEDIAN PLANTING

Andropogon gerardii / Big Bluestem	75	#1 Pot / 75cm sp.
Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	9	#1 Pot / 60cm sp.
Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	78	#1 Pot / 60cm sp.
Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	9	#1 Pot / Refer to plan for spacing
Rosa rugosa / Rugosa Rose	21	#2 Pot / 90cm sp.
Rosa rugosa 'Henry Hudson' / Henry Hudson Rose	6	#3 Pot / 100cm sp.
Spiraea japonica 'Goldflame' / Goldflame Japanese Spirea	6	#2 Pot / 100cm sp.

BIOSWALE PLANTING

Andropogon gerardii / Big Bluestem	17	#1 Pot / 75cm sp.
Asclepias incarnata / Swamp Milkweed	17	#1 Pot / 75cm sp.
Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	4	#1 Pot / 60cm sp.
Eutrochium fistulosum / Hollow Joe Pye Weed	27	#1 Pot / 60cm sp.
Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	27	#1 Pot / 60cm sp.
Iris versicolor / Blue Flag	27	#1 Pot / 60cm sp.
Panicum virgatum / Switch Grass	34	#1 Pot / 75cm sp.
Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3	#1 Pot / Refer to plan for spacing
Rosa rugosa 'Henry Hudson' / Henry Hudson Rose	5	#3 Pot / 100cm sp.
Rudbeckia hirta / Black-eyed Susan	48	#1 Pot / 45cm sp.

DRIVEWAY PLANTING

Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	128	#1 Pot / Refer to plan for spacing
Rosa rugosa / Rugosa Rose	89	#2 Pot / 90cm sp.
Rosa rugosa 'Henry Hudson' / Henry Hudson Rose	89	#3 Pot / 100cm sp.
Sorbaria alchisonii / False Spiraea	46	#2 Pot / 100cm sp.

BUFFER PLANTING

Aquilegia canadensis 'Pink Lanterns' / Pink Lanterns Eastern Columbine	102	#1 Pot / 30cm cp.
Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood	19	#3 Pot / 125cm sp.
Eurybia divaricata / White Wood Aster	38	#1 Pot / 50cm sp.
Forsythia ovata 'Ottawa' / Early Forsythia	19	#3 Pot / 100cm sp.
Monarda fistulosa / Bergamot	18	#1 Pot / 75cm sp.
Phlox divaricata / Woodland Phlox	107	#1 Pot / 30cm cp.
Symphytotrichum oolentangense / Sky Blue Aster	38	#1 Pot / 50cm sp.

BUFFER PLANTING (B)

Aquilegia canadensis 'Pink Lanterns' / Pink Lanterns Eastern Columbine	159	#1 Pot / 30cm cp.
Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood	23	#3 Pot / 125cm sp.
Cornus sericea 'Flaviramea' / Yellow Twig Dogwood	8	#3 Pot / 200cm sp.
Eurybia divaricata / White Wood Aster	58	#1 Pot / 50cm sp.
Forsythia ovata 'Ottawa' / Early Forsythia	8	#3 Pot / 100cm sp.
Monarda fistulosa / Bergamot	26	#1 Pot / 75cm sp.
Phlox divaricata / Woodland Phlox	164	#1 Pot / 30cm cp.
Symphytotrichum oolentangense / Sky Blue Aster	60	#1 Pot / 50cm sp.

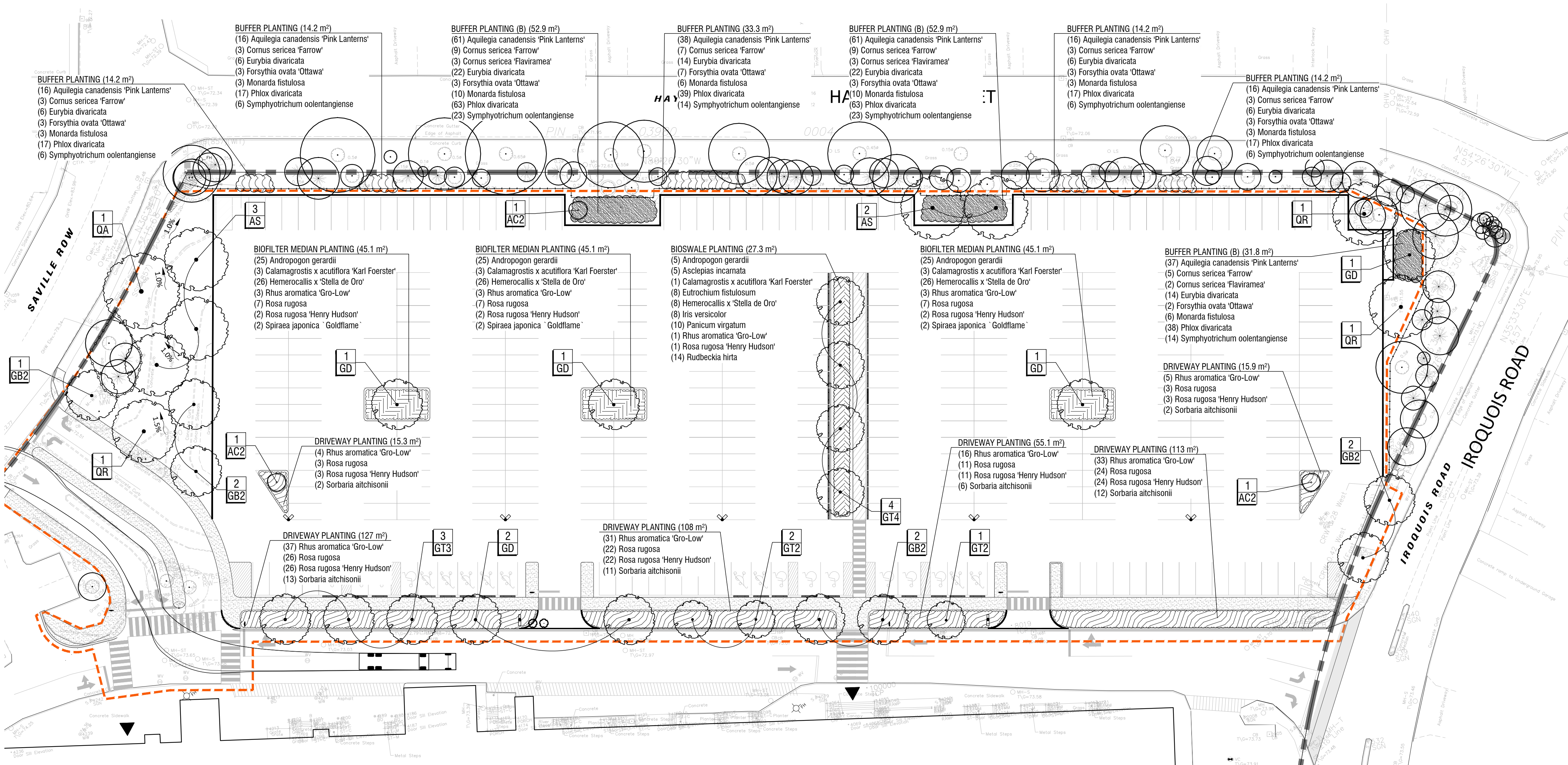
434.3 m²

90.1 m²

137.6 m²

APPROVED

JOCELYN CADIEUX, MCIP, RPP
PLANNER II
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA



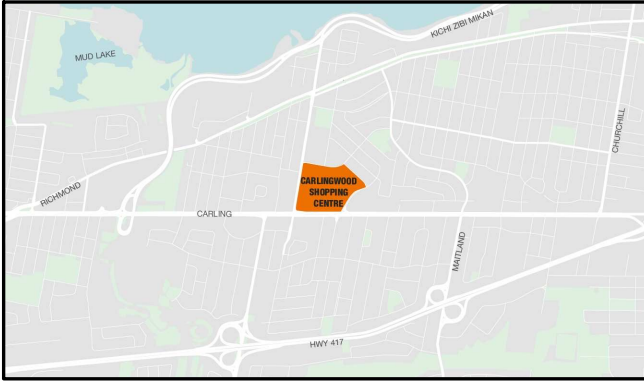
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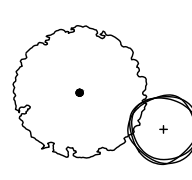
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Anthem

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PROPOSED TREE PLANTING

PLANT KEY

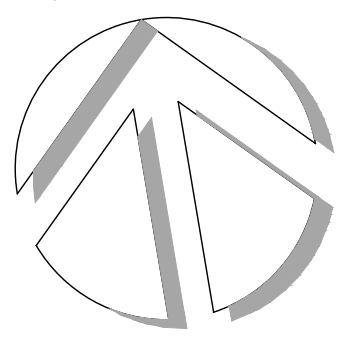
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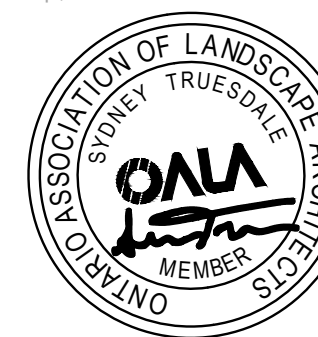
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CARLINGWOOD MALL NORTH PARKING
STRUCTURE DEMOLITION & REDESIGN

drawing / dessin

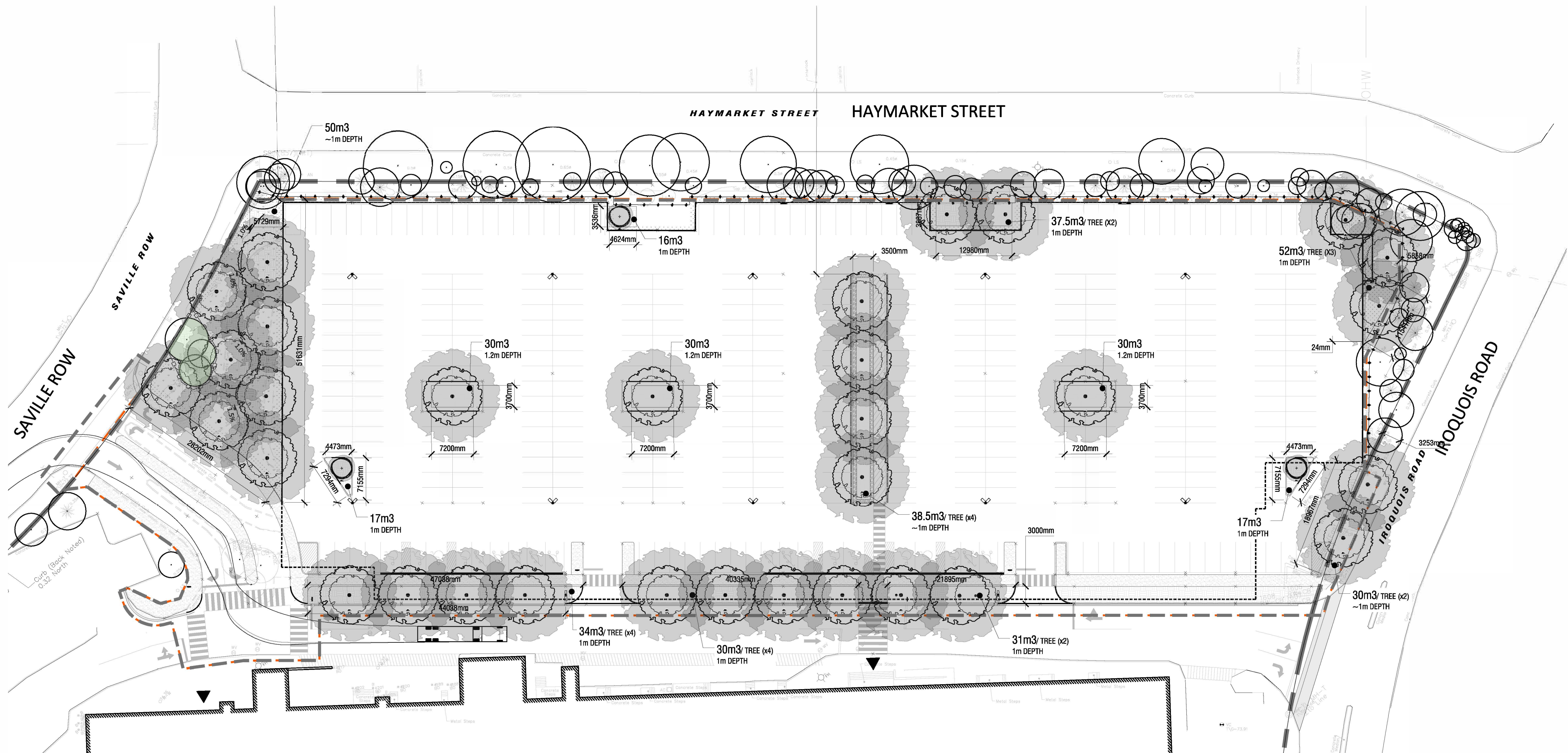
PLANTING PLAN

designed / conçu ST / DF	drawn / dessiné ST	reviewed / examiné DF
date SEPT 2025	project number / No. du projet	

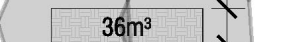
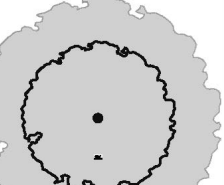
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00	issue for site plan application	2026/03/09
rev'n	description / la description	yyyy/mm/dd



1	TREE 40YR PROJECTED CANOPY COVER AND SOIL VOLUME PLAN
L3	1:400

PROPOSED TREE CANOPY PROJECTIONS (40 YEAR) & SOIL VOLUME REQUIREMENTS						
CANOPY PROJECTIONS (NTS)	AVERAGE CROWN AREA PER TREE (m ²)	QTY OF TREES	TOTAL TREE CANOPY COVERAGES	PROPOSED CANOPY COVERAGE	SOIL VOLUME REQUIREMENT*	CONTINUOUS SPACE SOIL VOLUME (i.e. 2 TREES/ GREENSPACE)
 SMALL DECIDUOUS TREE (AVG. CANOPY DIAMETER = 4.5m)	 16m ²	3	48m ²	6480m ² EXISTING CANOPY COVERAGE	 25m ³ 4100mm	 2500mm 30m ³ 8000mm
 MEDIUM DECIDUOUS TREE (AVG. CANOPY DIAMETER = 8.5m)	 57m ²	0	0m ²	64m ² SITE SIZE	 30m ³ 4000mm	 2400mm 36m ³ 10000mm
 LARGE DECIDUOUS TREE (AVG. CANOPY DIAMETER = 16m)	 201m ²	32	6,432m ²	14,921m ² TOTAL COVERAGE 6,544m ² 44%	 30m ³ 3160mm	 2400mm 36m ³ 10000mm

- CALCULATIONS HAVE BEEN MADE TO PROJECT A 40 YEAR HORIZON AND TYPICAL GROWTH RATES FOR ALL TREES
- PROJECTED CANOPY DIAMETERS AND AREAS ARE BASED ON AN AVERAGE OF THE TREES PROPOSED FOR THE SITE
- PROJECTED CANOPY AREAS FOR EXISTING TREES ARE BASED ON AVERAGE OF THE TREES PLANTED AS PART OF PREVIOUS PHASES
- OVERLAPPING CANOPIES AREAS FOR EXISTING TREES ARE ONLY COUNTED ONCE WHERE APPLICABLE
- CANOPY CALCULATION DOES NOT ACCOUNT FOR EXISTING TREE CANOPY ON ADJACENT SITES/IN ROW OVERLAPPING SITE
- CANOPY CALCULATIONS INCLUDE OVERLAPPING OF ADJACENT TREE CANOPIES WHERE APPLICABLE
- "SOIL VOLUME REQUIREMENT IS BASED ON THE CITY OF OTTAWA'S *"Tree Planting in Sensitive Marine Area Clay Soils - 2017 Guidelines"* DRAFT Version 2.0 DATED JANUARY 11, 2019

APPROVED

**JOCELYN CADIEUX, MCIP, RPP
PLANNER II
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA**



1	BIOSWALE DETAIL
L3	n.t.s.



File #D07-12-27-0021 / Plan #19443