

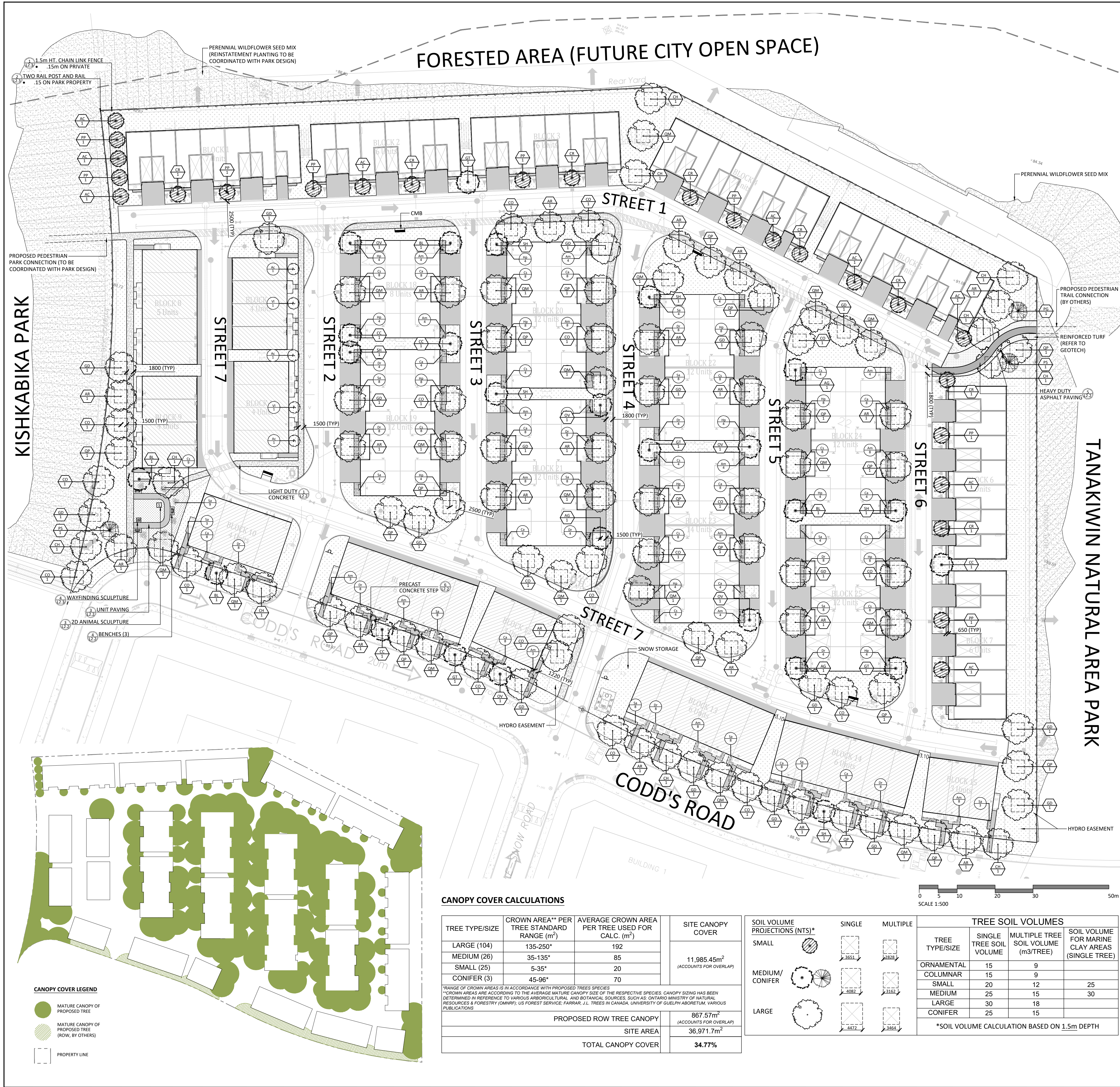
MATTAMY HOMES WATERIDGE VILLAGE BLOCK 22 & 23



ISSUED FOR SPA SECOND SUBMISSION
AUGUST 28, 2026

LIST OF DRAWINGS:

- L1.0 - LANDSCAPE PLAN
- L2.1 - DETAILS
- L2.2 - DETAILS
- L2.3 - DETAILS



CANOPY COVER CALCULATIONS

TREE TYPE/SIZE	CROWN AREA** PER TREE STANDARD RANGE (m²)	AVERAGE CROWN AREA PER TREE USED FOR CALC. (m²)	SITE CANOPY COVER
LARGE (104)	135-250*	192	11,985.45m² (ACCOUNTS FOR OVERLAP)
MEDIUM (26)	35-135*	85	
SMALL (25)	5-35*	20	
CONIFER (3)	45-96*	70	
PROPOSED ROW TREE CANOPY			867.57m²
SITE AREA			36,971.7m²
TOTAL CANOPY COVER			34.77%

*RANGE OF CROWN AREAS IS IN ACCORDANCE WITH PROPOSED TREES SPECIES
**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 GUELPH ARBORETUM; VARIOUS PUBLICATIONS

SOIL VOLUME PROJECTIONS (NTS)*		SINGLE	MULTIPLE	TREE SOIL VOLUMES			
SMALL		 3653	 2828	TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME	MULTIPLE TREE SOIL VOLUME (m3/TREE)	SOIL VOLUME FOR MARINE CLAY AREAS (SINGLE TREE)
MEDIUM/ CONIFER		 4082	 3162	ORNAMENTAL	15	9	
				COLUMNAR	15	9	
				SMALL	20	12	25
LARGE		 4672	 3662	MEDIUM	25	15	30
				LARGE	30	18	
				CONIFER	25	15	
*SOIL VOLUME CALCULATION BASED ON 1.5m DEPTH							

PLANT LIST - CITY OWNERSHIP						
KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES	OWNER
DECIDUOUS TREES - LARGE						
AR	ACER RUBRUM	RED MAPLE	4	50mm	B&B	CITY
CH	CARYA CORDIFORMIS	BITTERNUT HICKORY	3	50mm	B&B	CITY
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	4	50mm	B&B	CITY
GD	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	4	50mm	B&B	CITY
QM	QUERCUS MACROCARPA	BUR OAK	4	50mm	B&B	CITY
QP	QUERCUS PALUSTRIS	PIN OAK	4	50mm	B&B	CITY
DECIDUOUS TREES - MEDIUM						
BL	BETULA LENTA	CHERRY BIRCH	1	50mm	B&B	CITY
CC	CARPINUS CAROLINIANA	BLUE BEECH	1	50mm	B&B	CITY
GT	GLEDITSIA TRIACANTHOS V. INERMIS	HONEYLOCUST	1	50mm	B&B	CITY
OV	OSTRYA VIRGINIANA	IRONWOOD	1	50mm	B&B	CITY
SH	SORBUS AMERICANA	MOUNTAIN-ASH	1	50mm	B&B	CITY

PLANT LIST - PRIVATE OWNERSHIP						
KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	NOTES	OWNER
DECIDUOUS TREES - LARGE						
AR	ACER RUBRUM	RED MAPLE	16	50mm	B&B	PRIVATE
CH	CARYA CORDIFORMIS	BITTERNUT HICKORY	7	50mm	B&B	PRIVATE
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	15	50mm	B&B	PRIVATE
GD	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	14	50mm	B&B	PRIVATE
QM	QUERCUS MACROCARPA	BUR OAK	14	50mm	B&B	PRIVATE
QP	QUERCUS PALUSTRIS	PIN OAK	15	50mm	B&B	PRIVATE
DECIDUOUS TREES - MEDIUM						
AG	AESCULUS GLABRA	OHIO BUCKEY	3	50mm	B&B	PRIVATE
BL	BETULA LENTA	CHERRY BIRCH	3	50mm	B&B	PRIVATE
CC	CARPINUS CAROLINIANA	BLUE BEECH	3	50mm	B&B	PRIVATE
GT	GLEDITSIA TRIACANTHOS V. INERMIS	HONEYLOCUST	3	50mm	B&B	PRIVATE
OV	OSTRYA VIRGINIANA	IRONWOOD	4	50mm	B&B	PRIVATE
SH	SORBUS AMERICANA	MOUNTAIN-ASH	5	50mm	B&B	PRIVATE
DECIDUOUS TREES - SMALL						
AC	AMELANCHIER CANADENSIS	SERVICEBERRY	9	50mm	B&B	PRIVATE
CR	CERCIS CANADENSIS	EASTERN REDBUD	8	50mm	B&B	PRIVATE
PP	PRUNUS PENSYLVANICA	PIN CHERRY	8	50mm	B&B	PRIVATE
CONIFEROUS TREES						
PG	PICEA GLAUCA	WHITE SPRUCE	1	200cm	B&B	PRIVATE
PS	PINUS STROBUS	WHITE PINE	2	200cm	B&B	PRIVATE
MULTI-STEM SHRUBS						
Ac	AMELANCHIER CANADENSIS	SERVICEBERRY	3	7 GAL	POT	PRIVATE
VI	VIBURNUM LENTAGO	NANNYBERRY	2	7 GAL	POT	PRIVATE
DECIDUOUS SHRUBS						
Am	ARONIA MELANOCARPA	BLACK CHOKEBERRY	90	3 GAL	POT	PRIVATE
Ca	CEANOTHUS AMERICANUS	NEW JERSEY TEA	92	3 GAL	POT	PRIVATE
Cs	CORNUS SERICEA 'ARCTIC FIRE'	RED TWIG DOGWOOD	89	3 GAL	POT	PRIVATE
Hp	HYPERICUM PROLIFICUM	ST. JOHNS WORT	80	3 GAL	POT	PRIVATE
Sa	SYMPHORICARPOS ALBUS	SNOWBERRY	95	3 GAL	POT	PRIVATE
Dr	DIERVILLA LONICERA	BUSH HONEYSUCKLE	80	3 GAL	POT	PRIVATE

GRASSES/PERENNIALS - 178m² @ 6/m²						
ac	ANEMONE CANADENSIS	CANADIAN ANEMONE	178	1 GAL	POT	PRIVATE
ep	ECHINACEA PURPUREA	CONEFLOWER	178	1 GAL	POT	PRIVATE
cp	CAREX PENNSYLVANICA	FOX SEDGE	178	1 GAL	POT	PRIVATE
dc	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	178	1 GAL	POT	PRIVATE
pp	PHLOX PANICULATA	GARDEN PHLOX	178	1 GAL	POT	PRIVATE
hm	HEUCHERA MACRORHIZA	CORAL BELLS	178	1 GAL	POT	PRIVATE
SEED MIX						
PERENNIAL WILDFLOWER SEED MIX : DECOR SERIES, AS SUPPLIED BY AIGLON INDIGO						

GENERAL NOTES:

- ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
- TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
- CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS DAMAGED BY HIS WORK TO THE SATISFACTION OF THE CONTRACTOR.
- ALL PLANT MATERIAL SHALL BE WARRANTIED FOR TWO YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION.
- CONTRACTOR TO VERIFY LOCATION OF ALL SERVICES PRIOR TO ANY EXCAVATION.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE AND ONLY AFTER APPROVAL OF THE LANDSCAPE ARCHITECT.

NOTES:
THE LANDSCAPE PLAN WAS PREPARED IN CONJUNCTION WITH THE GEOTECHNICAL REPORT PREPARED BY PATERSON GROUP:
• PG7793-1, DATED DECEMBER 12, 2025

THE LANDSCAPE PLAN WAS PREPARED IN CONJUNCTION WITH THE ENVIRONMENTAL IMPACT STATEMENT AND TREE CONSERVATION REPORT BY ARCADIS PROFESSIONAL SERVICES (CANADA) INC., DATED JUNE 2025

ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED DECEMBER 6, 2024, AND PREPARED BY ANNIS O'SULLIVAN, VOLLEBEKK LTD.

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
- 1.5m HT. CHAIN LINK FENCE
- POST AND RAIL FENCE

PLANTING

- LARGE DECIDUOUS TREE
- MEDIUM DECIDUOUS TREE
- CONIFEROUS TREE
- SMALL DECIDUOUS TREE
- MULTI-STEM SHRUB
- DECIDUOUS SHRUB

SURFACING

- CIP CONCRETE PAVING
- UNIT PAVING
- HEAVY DUTY ASPHALT PAVING
- NATURALIZED PLANTING
- PERENNIAL WILDFLOWER SEED MIX
- PRECAST CONCRETE STEP

FURNISHINGS & FEATURES

- BENCH
- WAYFINDING, 2D ANIMAL SCULPTURES

PLANTING KEY

- TREE SPECIES
- QUANTITY
- SHRUB SPECIES
- QUANTITY

DETAIL KEY

- DETAIL NO.
- SHEET NO.

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1	Issued for Coordination	2/18/2026
Revision		

OWNERSHIP
MATTAMY HOMES
50 Hesse Rd., Suite 100, Ottawa ON K2K 2M5

TRANSPORTATION
NDVATECH
240 Michael Cowland Dr., Suite 200, Ottawa, ON, K2M1P6

ARCHITECT
KORSIAK
277 Lakeshore Rd., #4206, Oakville ON L6L 1H5

NOISE
GRADIENT WIND
127 Walgreen Rd., Carp ON K0A 1L0

CIVIL
STANTEC
300-1551 Clyde Ave., Ottawa ON K2C 2G4

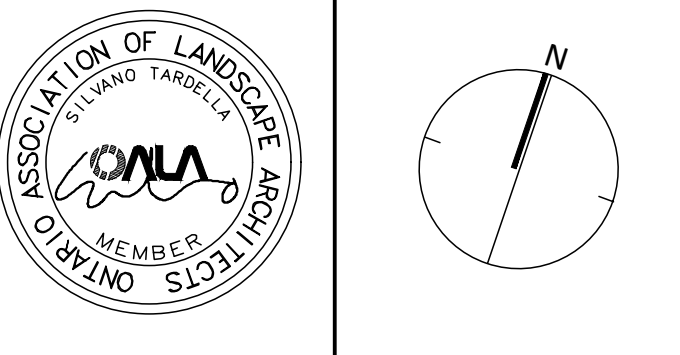
SURVEY
ANNIS O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500, Nepean, ON K2E 7S6

LANDSCAPE ARCHITECT
NAK DESIGN STRATEGIES
1285 Wellington St., Ottawa ON K1Y 3A8

GEOTECH
PATERSON GROUP
9 Auriga Drive, Ottawa ON K1J 2T9

ELECTRICAL
LIL
5430 Carleton Rd., Ottawa ON K1J 9G2

PROPERTY INFORMATION
PART OF LOTS 22, 22 AND 23 CONCESSION 1 (OTTAWA FRONT) AND PART OF RESERVE BLOCK 14 AND ALL OF RESERVE BLOCKS 15 AND 16 REGISTERED PLAN 4M 1651 CITY OF OTTAWA

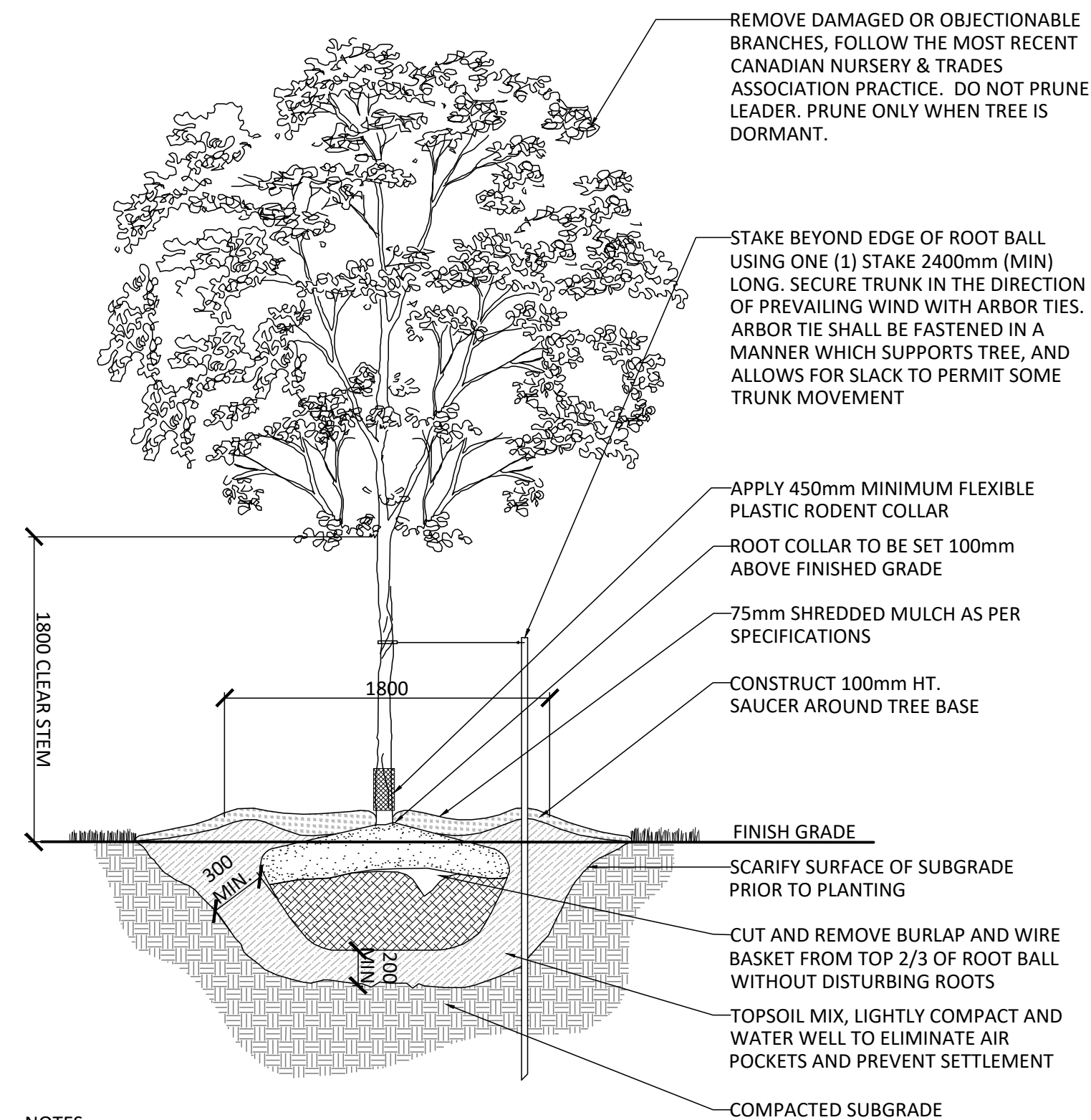


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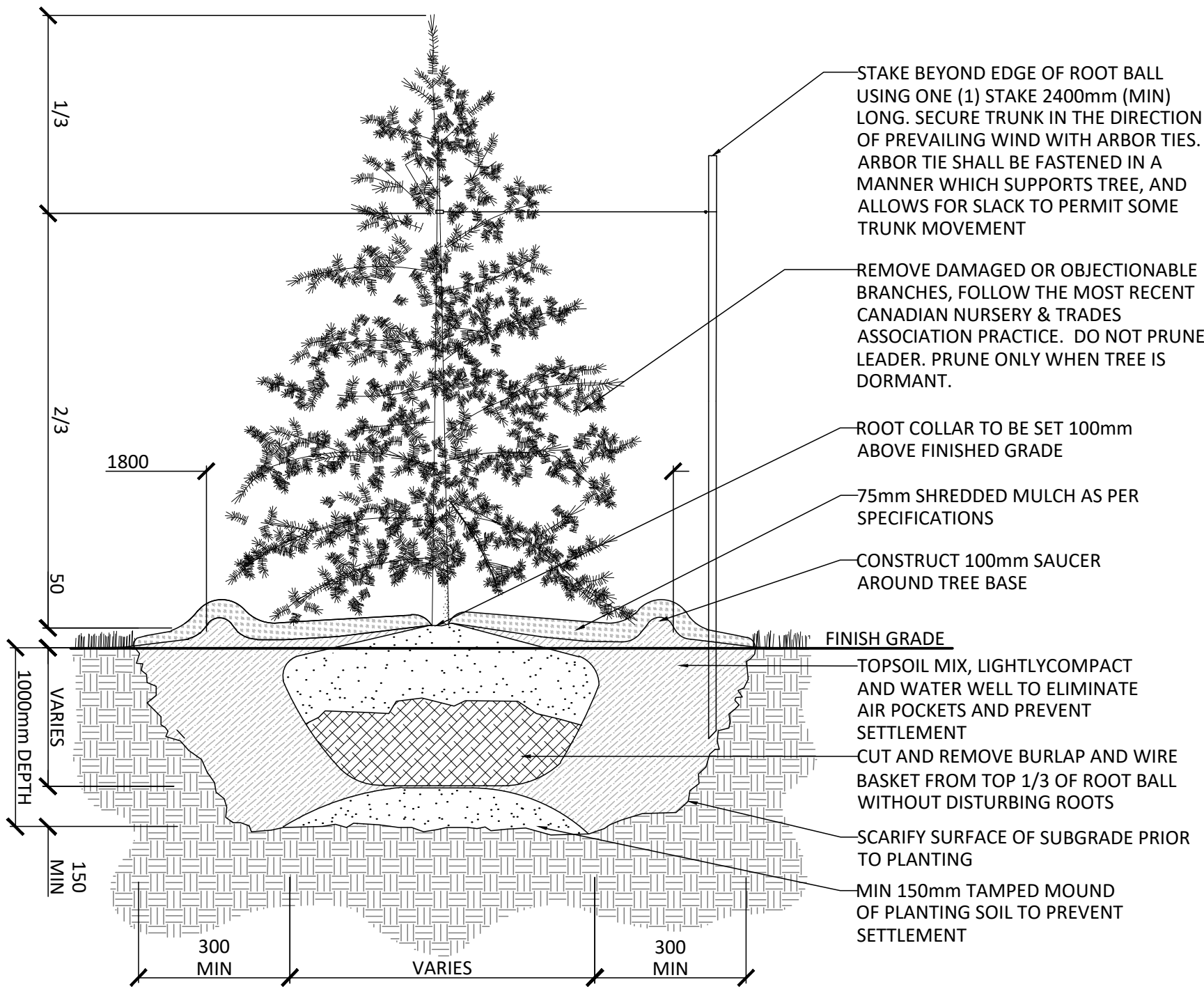
WATERIDGE BLOCK 22&23
150 & 200 Codd's Road, Ottawa ON K1K 2E3

Title		LANDSCAPE PLAN	
Date	2026-01-30	Sheet	
Scale	1:500		
Drawn	JE		
Checked	SC		
Job No.	25-438		
		L1.0	



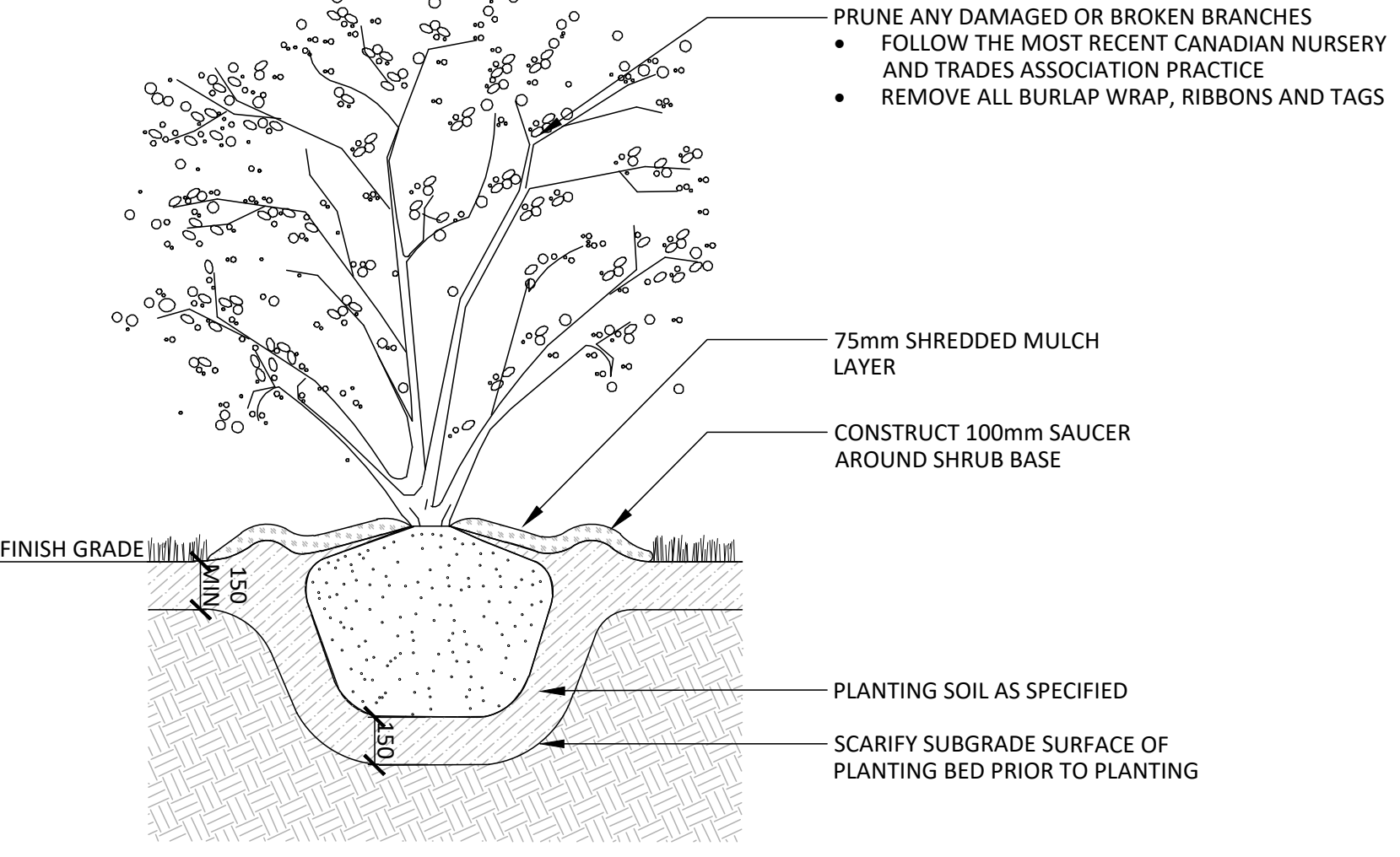
- NOTES:
1. REMOVE STAKE AFTER ONE YEAR OR UNTIL TAKEOVER, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
 2. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION
 3. REMOVE TREE WRAP AFTER PLANTING
 4. CALIPER TO BE MEASURED AT THE BASE OF TREE AT ROOT BALL.

1 DECIDUOUS TREE PLANTING
1:30



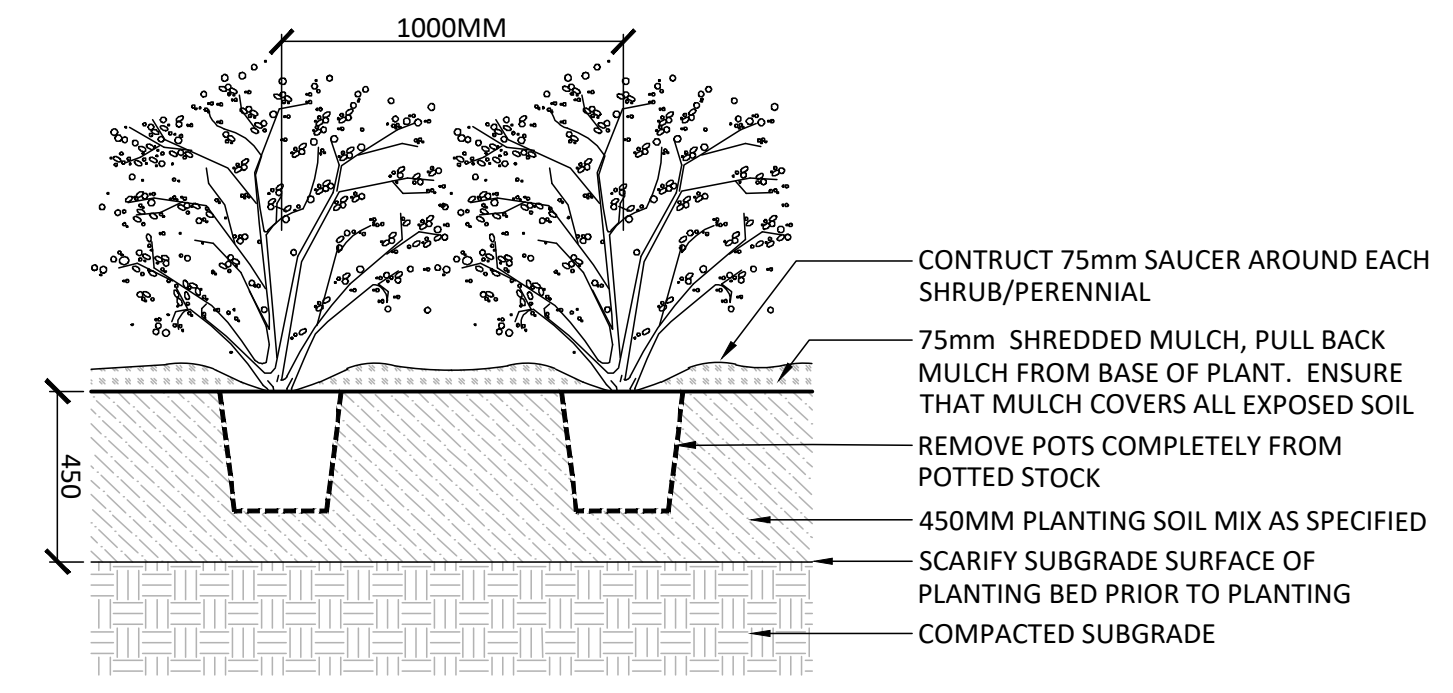
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3 CONIFEROUS TREE PLANTING
1:30

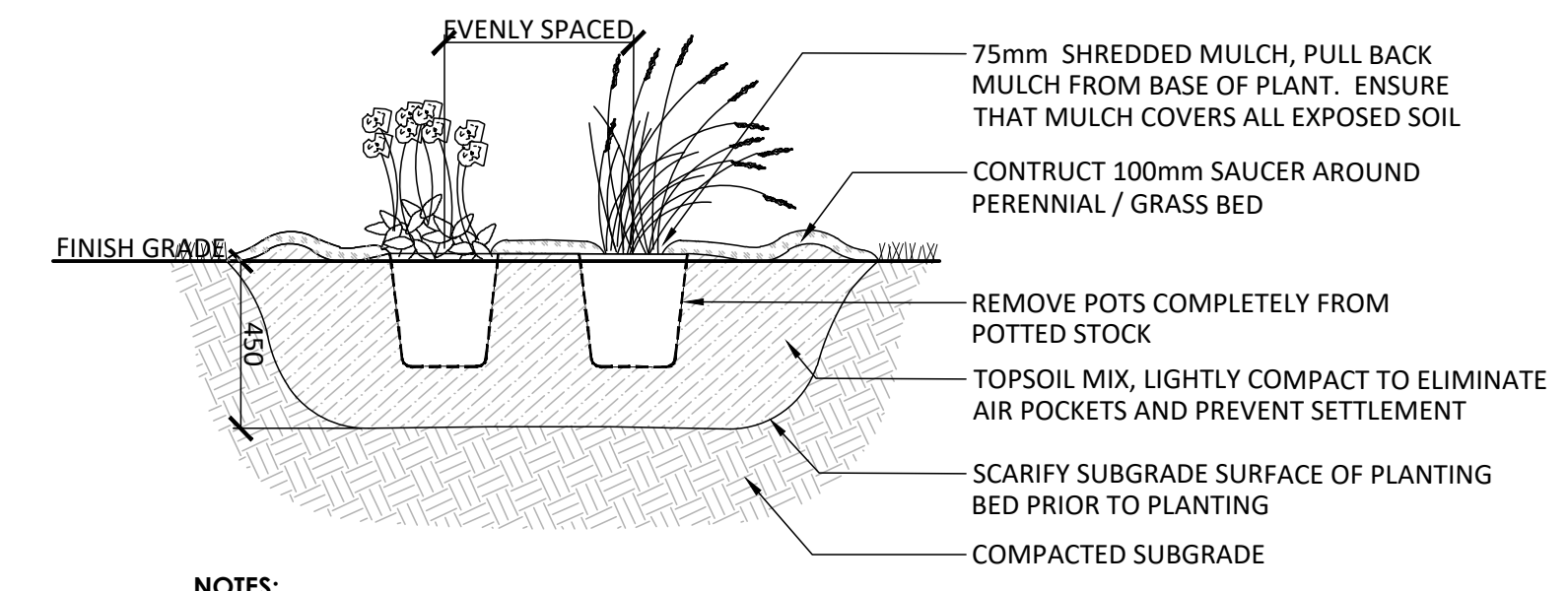


- NOTES:
1. SHRUBS SPECIFIED TO BE PLANTED SO THAT ROOTS ARE FULLY EXTENDED IN PLANTING HOLE WITH SOIL MIX BACKFILLED CAREFULLY TO PREVENT ROOT DAMAGE
 2. PROVIDE 100mm HIGH EARTH SAUCER AROUND SHRUB BED

5 MULTI-STEM SHRUB PLANTING
1:20

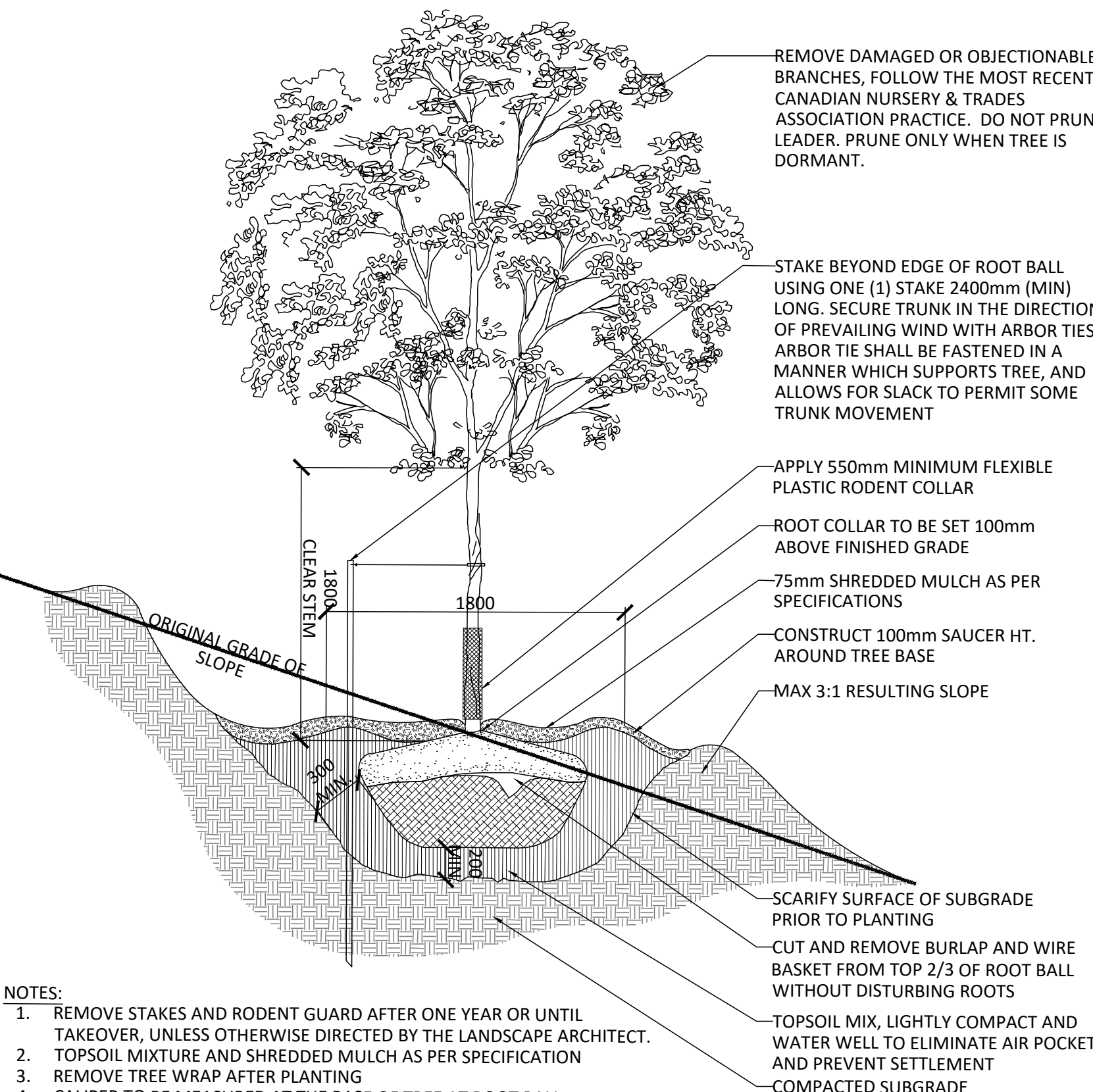


6 CONTINUOUS SHRUB BED PLANTING
1:20



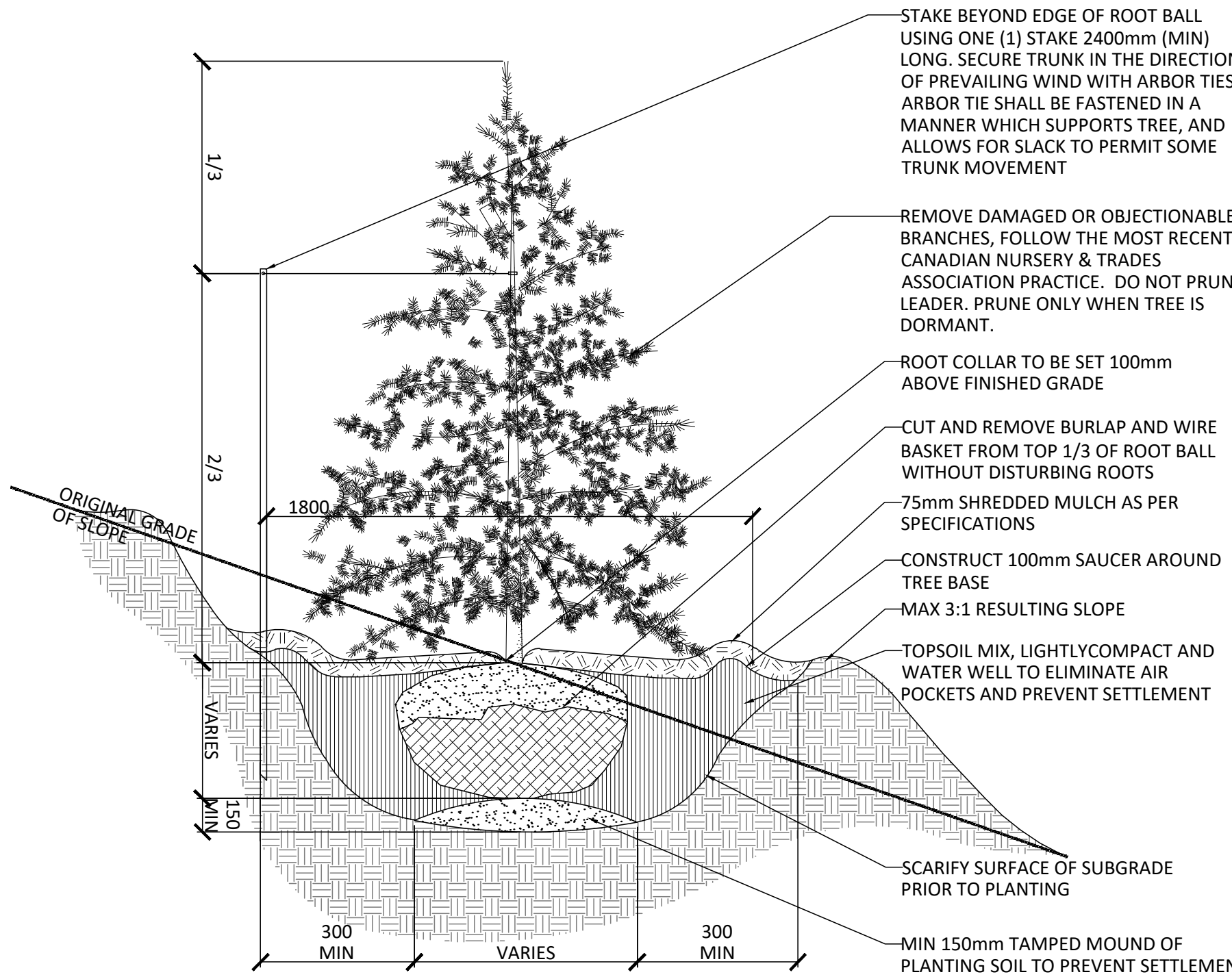
- NOTES:
1. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
 2. PROVIDE 100mm HIGH EARTH SAUCER AROUND PERENNIAL BED.
 3. EVENLY DISTRIBUTE SPECIES IN GROUPS OF 2-5.
 4. EVENLY SPACE ALL PLANTS

7 PERENNIAL PLANTING
1:20



- NOTES:
1. REMOVE STAKES AND RODENT GUARD 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.

2 DECIDUOUS TREE PLANTING ON A SLOPE
1:30



- NOTES:
1. REMOVE STAKES AFTER ONE YEAR OR UNTIL TAKEOVER UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
 2. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION
 3. STAKES TO BE REMOVED AT COMPLETION OF TWO YEAR WARRANTY PERIOD.

4 CONIFEROUS TREE PLANTING ON A SLOPE
1:30

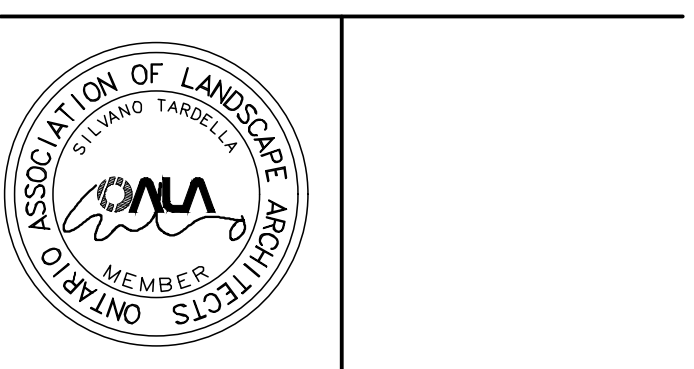
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2	Issued for Coordination	3/13/2026
1	Issued for Coordination	2/18/2026

OWNERSHIP MATTAMY HOMES 50 Howe Rd., Suite 100, Ottawa ON K2K 2M5	TRANSPORTATION NOVATECH 240 Michael Cowland Dr., Suite 200, Ottawa, ON, K2M1P6
ARCHITECT KORSIAK 277 Lakeshore Rd., #4206, Oakville ON L6J 1H5	NOISE GRADIENT WIND 127 Walgreen Rd., Carp ON K0A 1L0
CIVIL STANTEC 300-1531 Clyde Ave., Ottawa ON K2C 2G4	SURVEY ANNE O'SULLIVAN, VOLLEBERG LTD. 14 Concourse Gate, Suite 500, Nepean, ON K2E 7S6
LANDSCAPE ARCHITECT NAK DESIGN STRATEGIES 1285 Wellington St., Ottawa ON K1Y 3A8	GEOTECH PATERSON GROUP 9 Auriga Drive, Ottawa ON K2E 779
ELECTRICAL ULI 5430 Carleton Rd., Ottawa ON K1J 9G2	

PROPERTY INFORMATION
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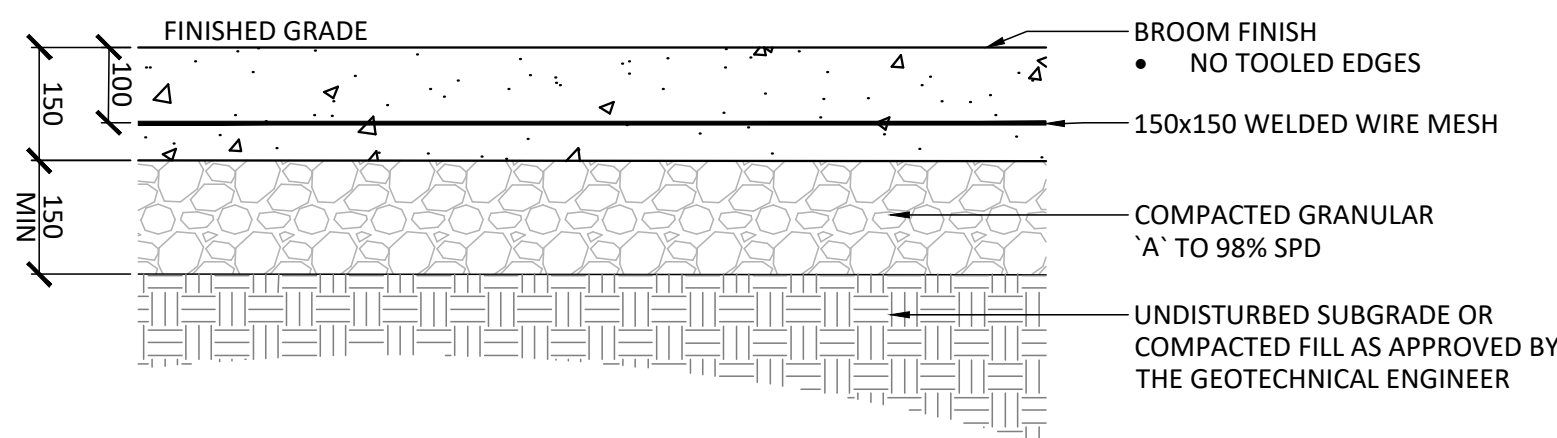
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Project

WATERIDGE BLOCK 22&23
150 & 200 Codd's Road, Ottawa ON K1K 2E3

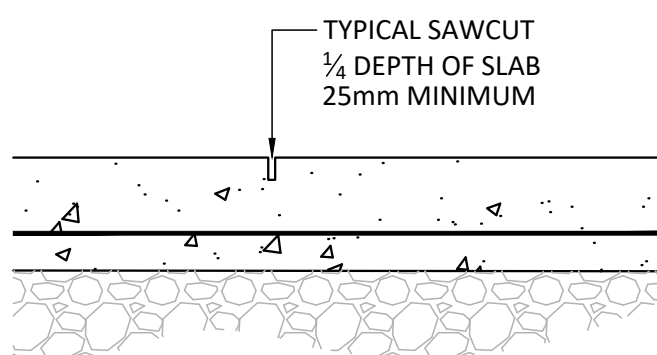
DETAILS	
Date 2026-01-30 Scale AS SHOWN Drawn JE Checked SC Job No. 25-438	Sheet L2.1

PLAN N° XXXXX

CITY FILE N° D07-12-26-0032

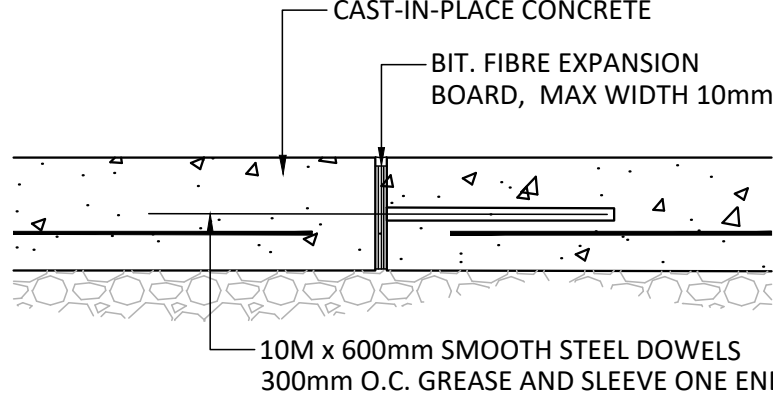


1 LIGHT DUTY CONCRETE
1:10



CONTROL JOINT (CJ)

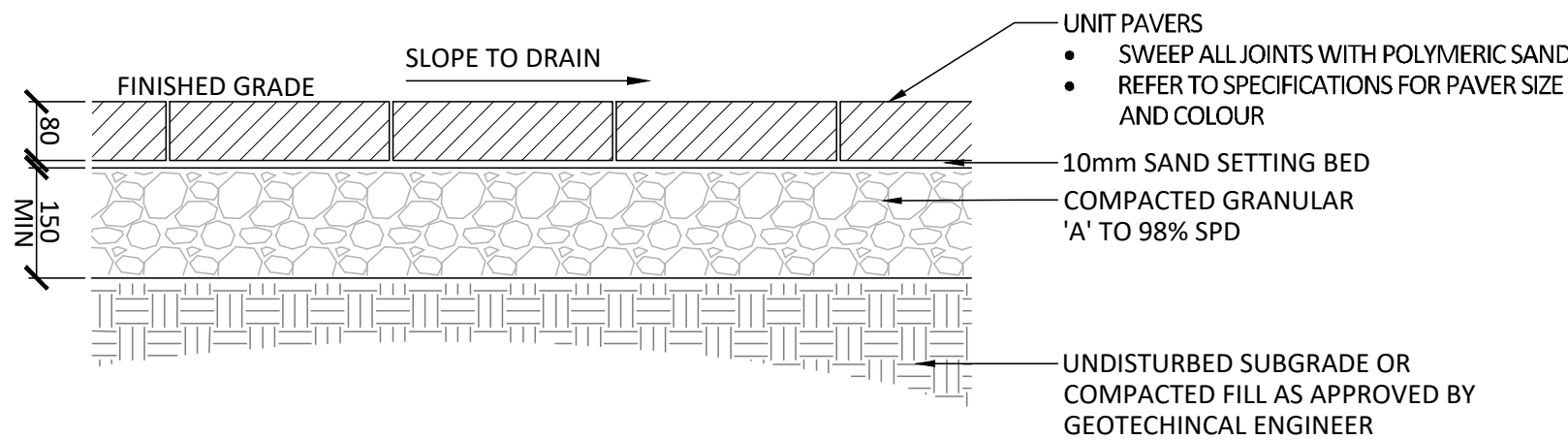
- NOTES:
1. REFER TO DRAWINGS FOR JOINT LAYOUT
2. SAWCUT WITHIN 48 HOURS OF POUR



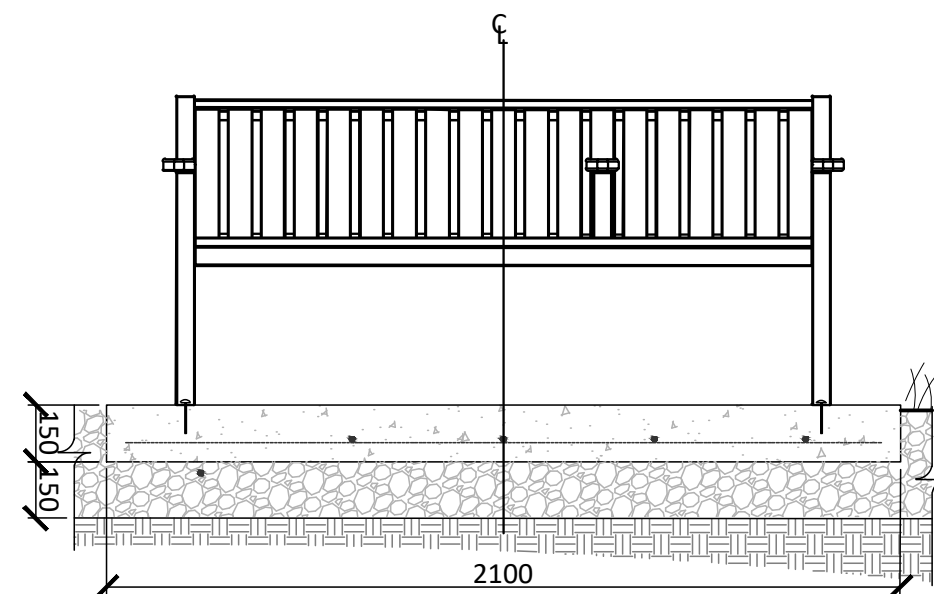
EXPANSION JOINT (EJ)

- NOTES :
1. REFER TO DRAWINGS FOR JOINT LAYOUT
2. NO CAULKED JOINTS

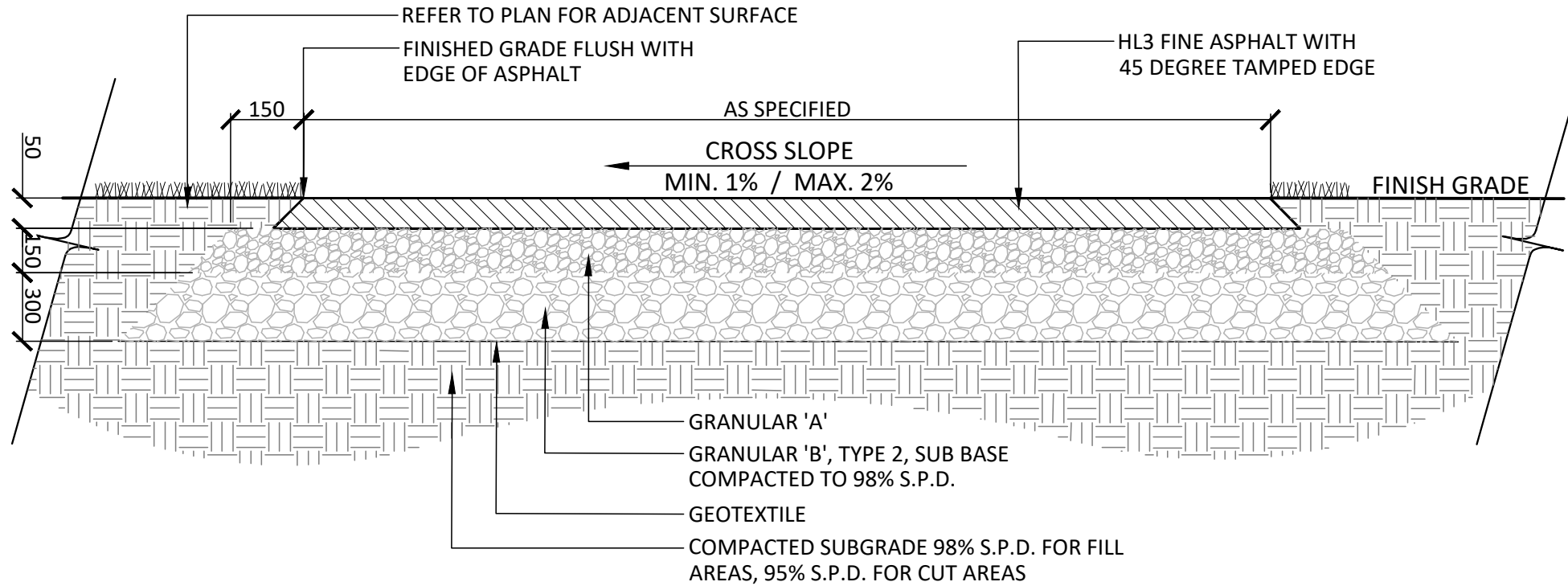
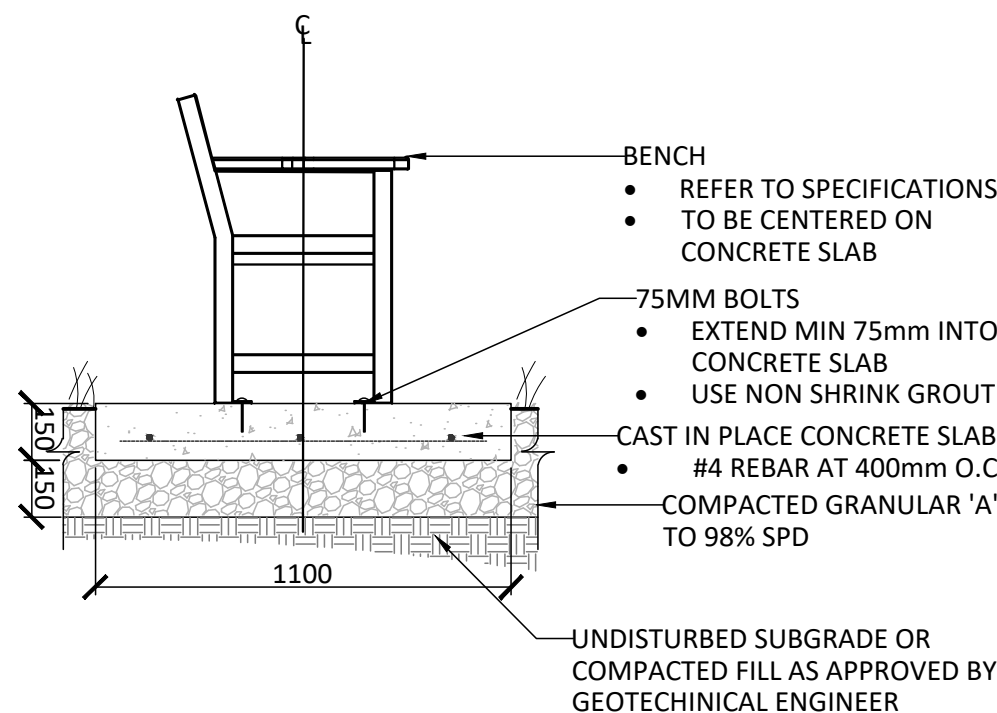
2 LIGHT DUTY CONCRETE - JOINTING
1:10



3 UNIT PAVERS
1:10



4 BENCH ON CONCRETE PAD
1:20

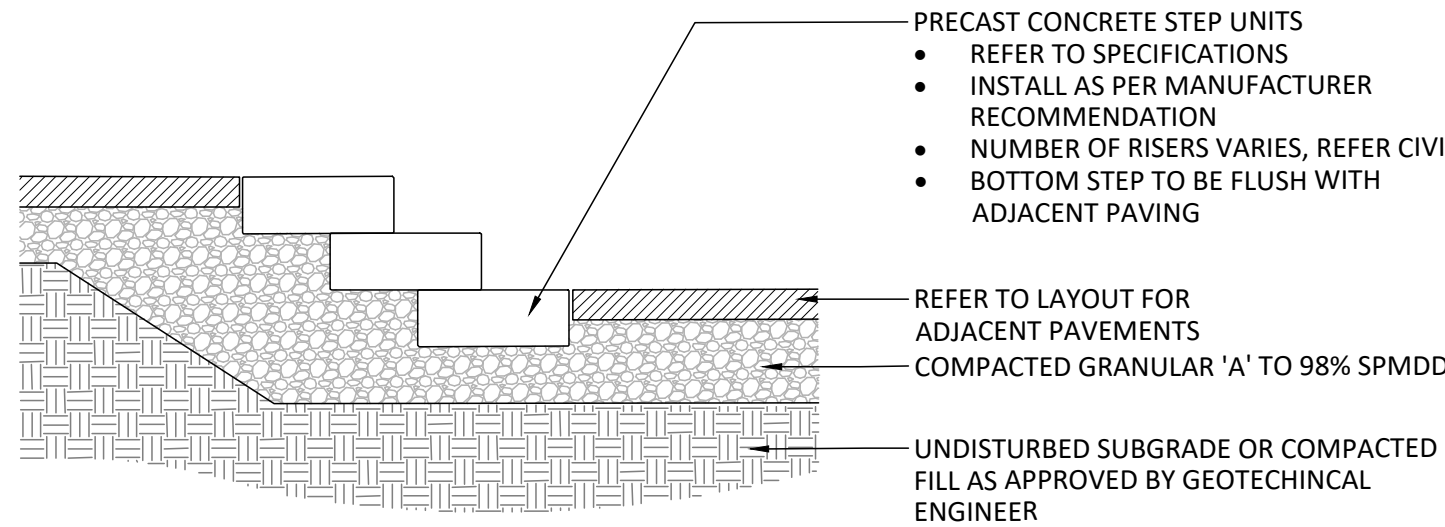


NOTES:

- EXCAVATE TO 500mm MINIMUM DEPTH OR DEEPER, AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ANY UNSUITABLE SUBGRADE MATERIAL SUCH AS TOPSOIL. ALL SOFT SPOTS AND/OR ORGANIC MATTER AND REPLACEMENT WITH CLEAN SUBSOIL FILL. SUBGRADE SHALL BE CONSOLIDATED TO A 98% S.P.D. REMOVE EXCAVATED MATERIAL OFF SITE UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.
- GRANULAR 'A' - 100% STANDARD PROCTOR DENSITY MIN., GRANULAR B, TYPE 2, SUB BASE GRANULARS TO OPSS
- 50mm TOP SURFACE LAYER (AFTER COMPACTION) OF HOT MIX HL3 FINE IN ACCORDANCE WITH O.P.S.S. STANDARDS.
- ASPHALT EDGE TO BE 45 DEGREES WELL TAMPED TO FORM UNIFORMLY SMOOTH, CLEAN EDGES WITHOUT LATERAL DEVIATIONS. SOD TO FEATHER IN WITH EXISTING SOD AND GRADES AT A MAXIMUM SLOPE OF 4:1.
- SLOPE TO BE A MINIMUM OF 2% ON CROWNED OR CROSS SLOPED PATHS AS DIRECTED ON SITE OR AS SHOWN IN DRAWINGS.
- ALL DISTURBED AREAS ALONG ASPHALT WALKWAYS SHALL BE SODDED OVER 150mm TOPSOIL FOR A MINIMUM DISTANCE OF 900mm.
- FILTER FABRIC SHALL BE APPROVED NON-WOVEN CLASS 1 GEOTEXTILE AS PER MS-22.15 WHEN WARRANTED BY SOIL CONDITIONS, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.

*NOTE: TO BE CONFIRMED WITH SOIL INVESTIGATIONS AND MODIFIED ACCORDINGLY.

5 HEAVY DUTY ASPHALT
1:30



NOTES:

- CONTRACTOR TO PROVIDE ENGINEER STAMPED SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION

6 PRECAST CONCRETE STEPS
1:20

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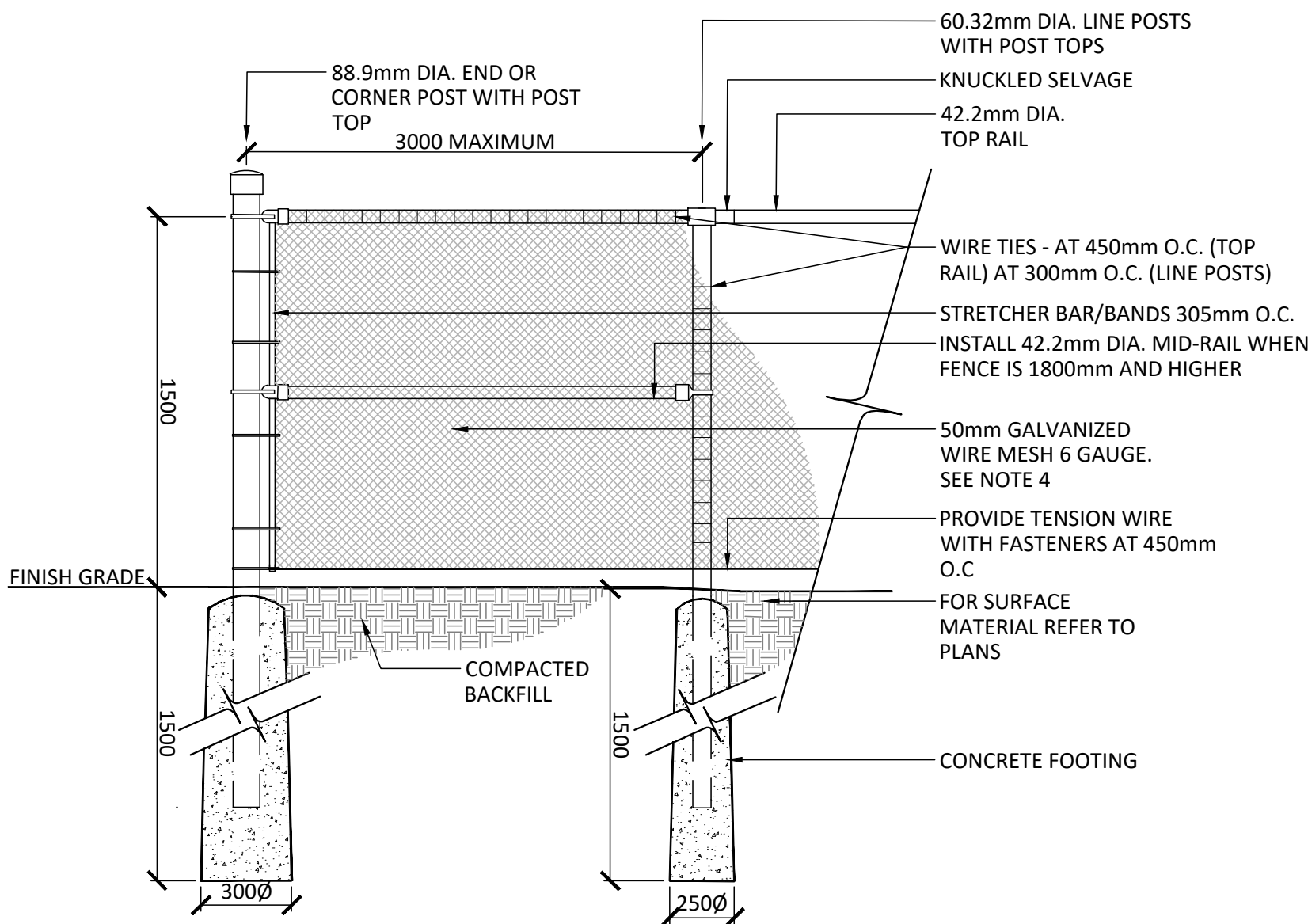
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T 613.237.2345 NAKDESIGNSTRATEGIES.COM
Project

WATERIDGE BLOCK 22&23
150 & 200 Codd's Road, Ottawa ON K1K 2E3

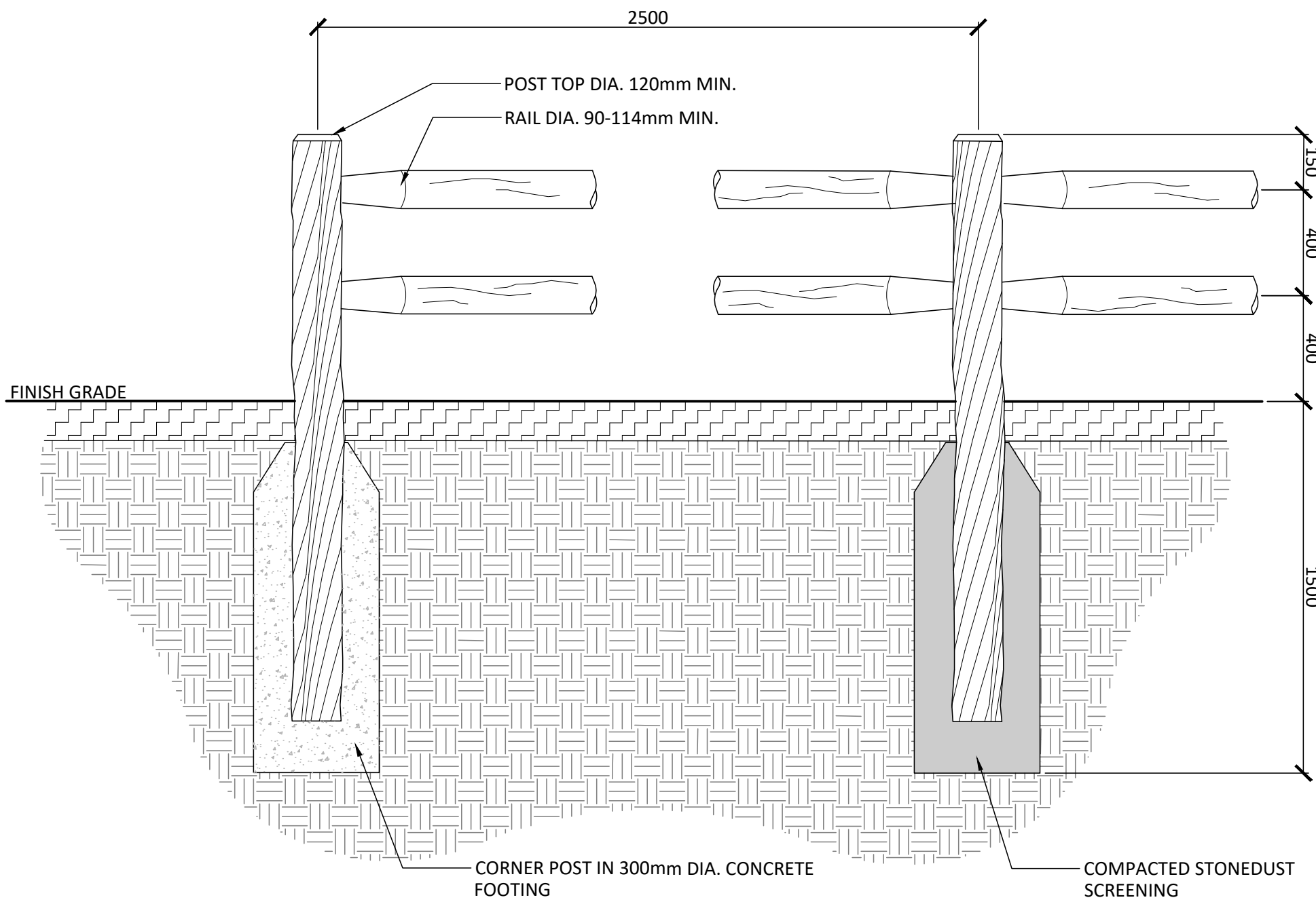
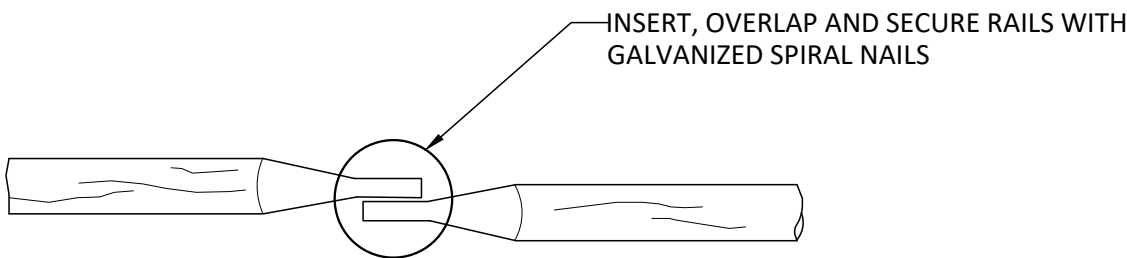
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Drawn	JE	
Checked	SC	
Job No.	25-438	

PLAN N° XXXXX



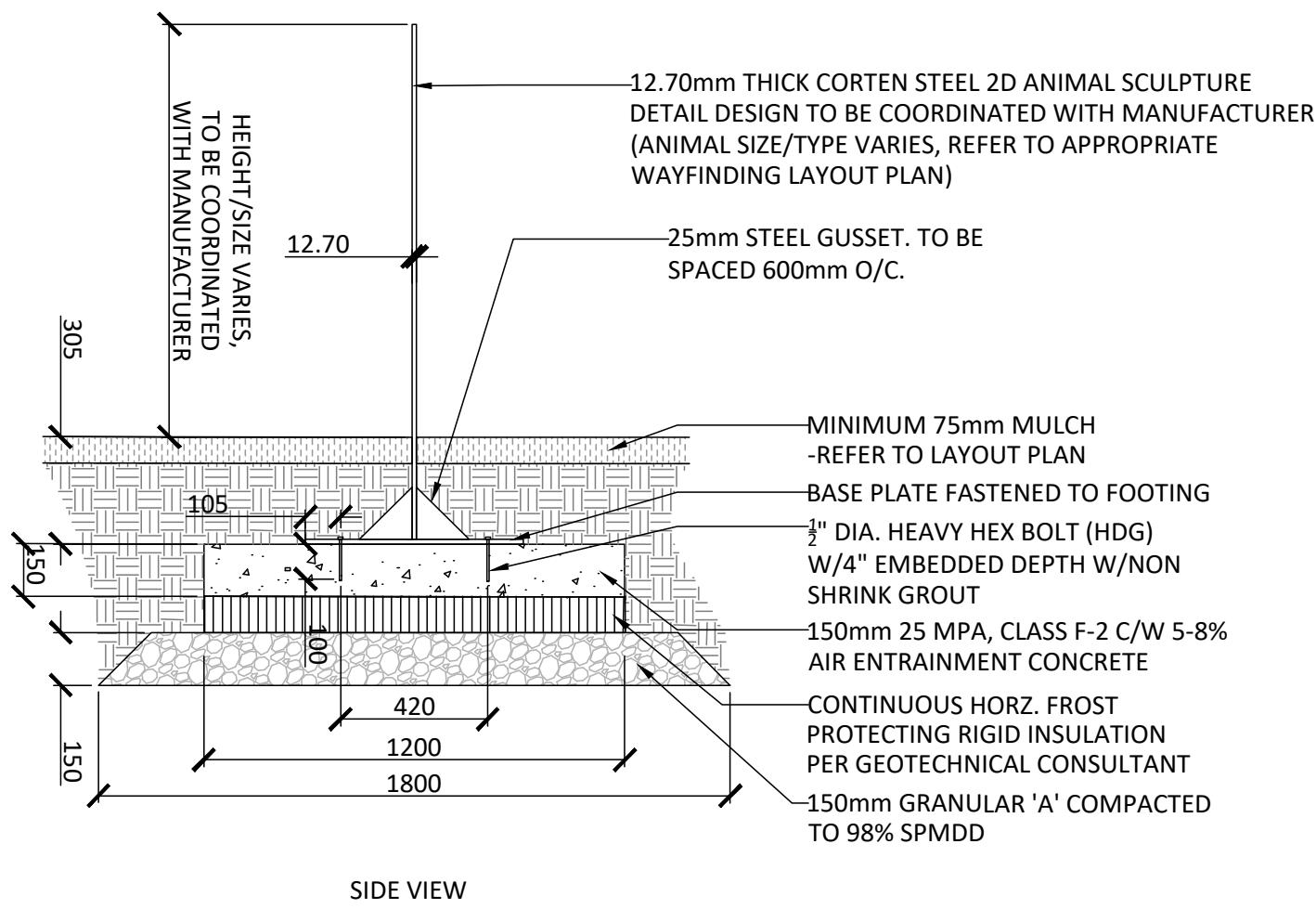
- NOTES:
- IF FENCE IS TO BE BLACK VINYL, THE FENCE SHOULD BE 9 GAUGE GALVANIZED WIRE CORE WITH BLACK VINYL COATING TO PROVIDE A TOTAL OF 6 GAUGE THICKNESS
 - POSTS, RAILS AND ALL OTHER HARDWARE SHOULD BE ELECTROSTATIC PAINTED
 - CONCRETE FOOTING SHALL BE CSA 30MPa CLASS F-1

1 1.5m HEIGHT CHAIN LINK FENCE
1:20

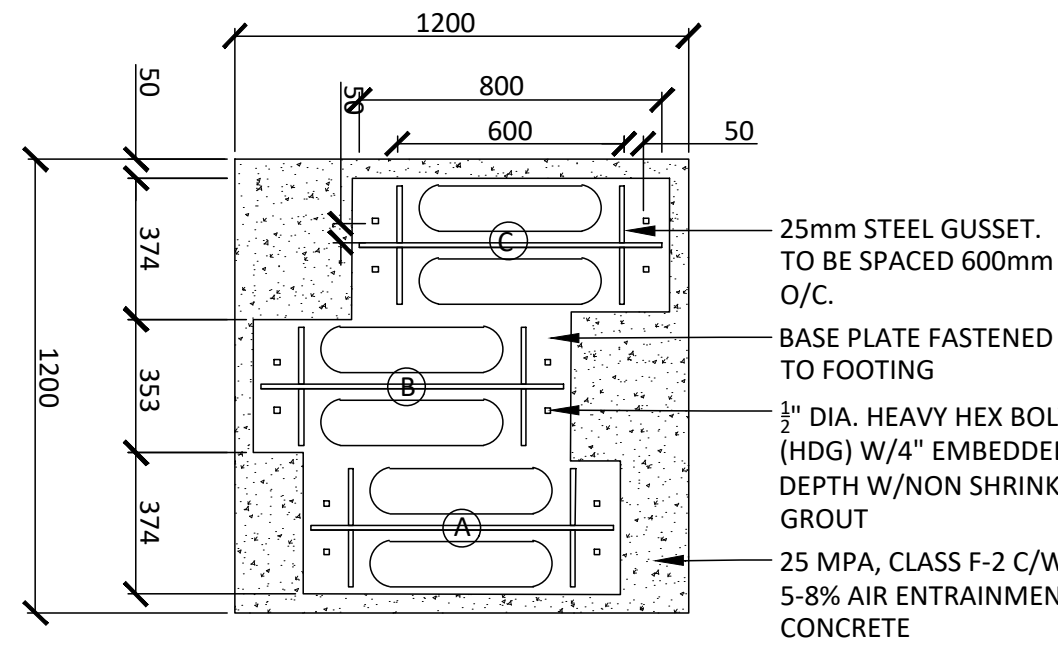


- NOTES:
- POST AND RAILS TO BE WELL PEELED CEDAR, WITH NO PEELER MARKS
 - CORNER AND END POSTS TO HAVE MINIMUM 25 x 100mm OBLONG HOLES FOR RAILS LINE POSTS TO HAVE MINIMUM 64 x 100mm OBLONG HOLES FOR RAILS.
 - SOURCE OF WOOD FENCING TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
 - CONCRETE FOOTING SHALL BE CSA 30MPa CLASS F-1

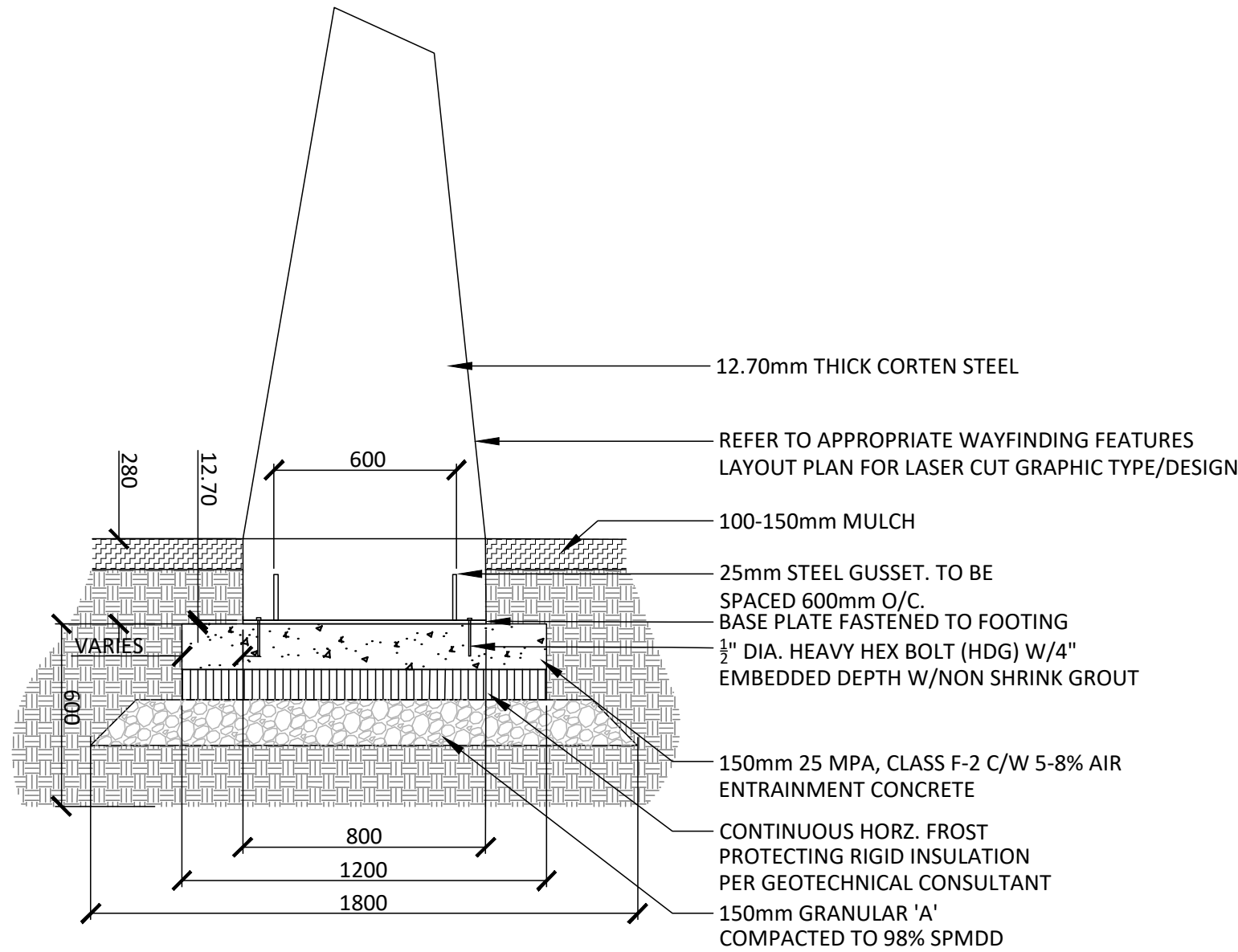
2 TWO RAIL POST AND RAIL FENCE
1:20



3 2D ANIMAL SCULPTURE
1:20

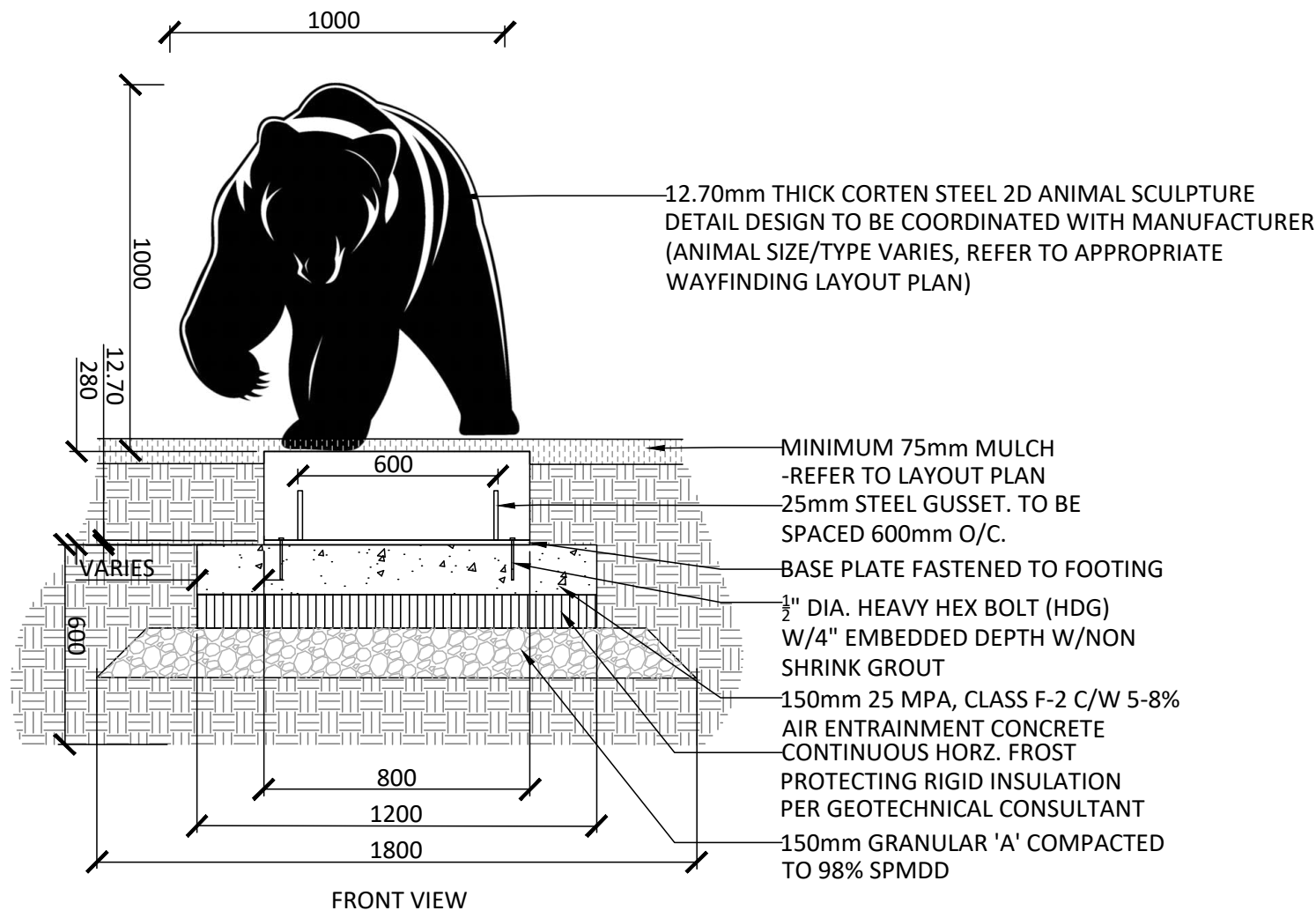


PLAN VIEW BASEPLATE AND FOOTING

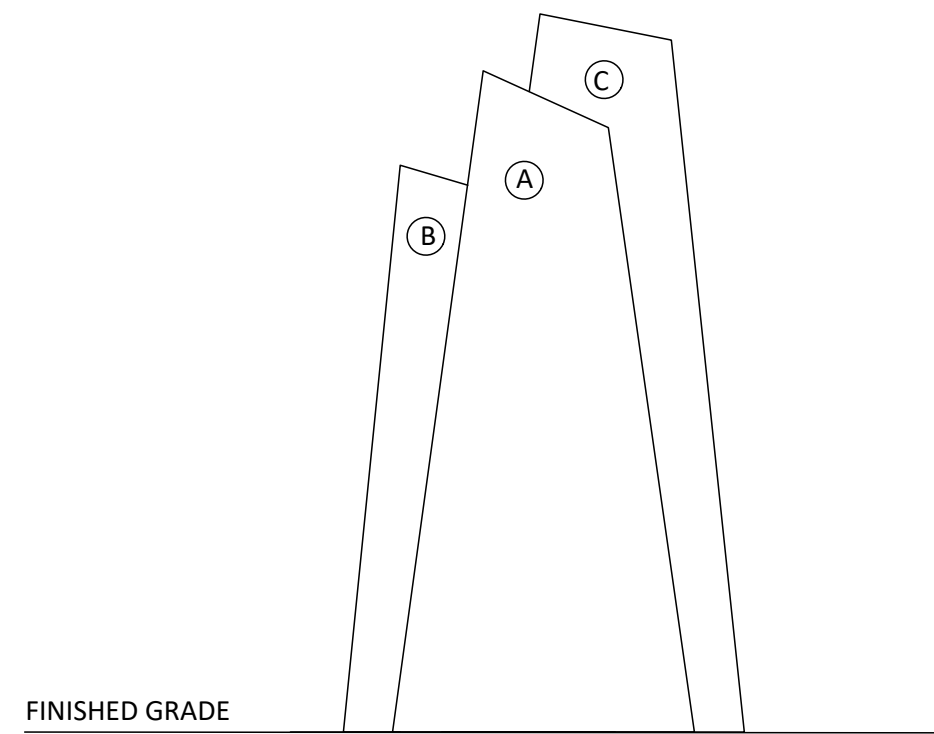


GATEWAY FOOTING FRONT VIEW

4 WAYFINDING SCULPTURE
1:20



FRONT VIEW



FRONT ELEVATION

