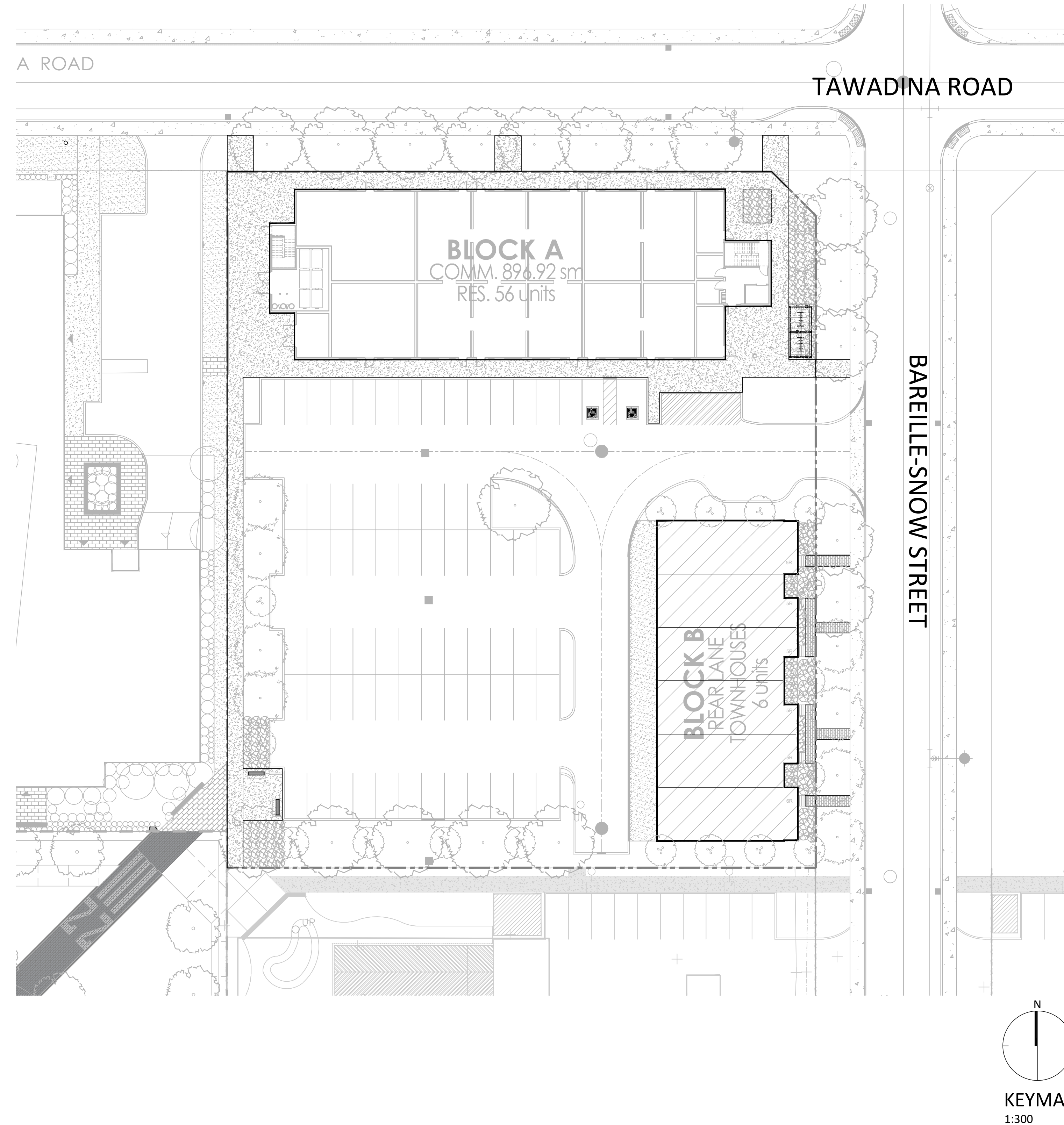




MATTAMY HOMES WATERIDGE VILLAGE BLOCK 12



ISSUED FOR FIRST SUBMISSION SPA
JUNE 29, 2026

LIST OF DRAWINGS:

- TCR01 - TREE CONSERVATION REPORT
- TCR02 - TREE CONSERVATION REPORT
- L1.0 - LANDSCAPE PLAN
- L2.1 - DETAILS
- L2.2 - DETAILS



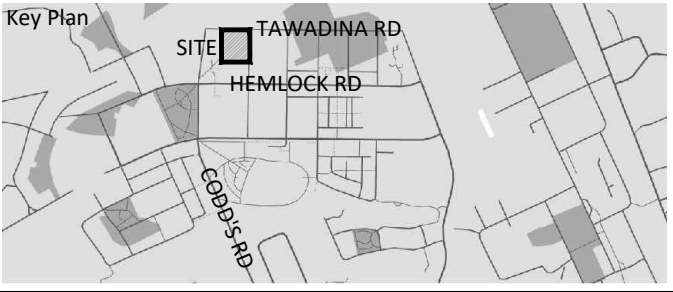
TAWADINA ROAD

BAREILLE-SNOW STREET

SITE DESCRIPTION:

1. ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED MAY 16TH, 2023 AND PREPARED BY JD BARNES LTD.
5. THE EXISTING SITE IS CLEARED OF ALL VEGETATION AND CONTAINS STOCKPILES OF CONSTRUCTION MATERIALS, EXCAVATED MATERIAL AND TOPSOIL.
6. PRE-EXISTING VEGETATION AS SHOWN ON AERIAL OBTAINED FROM geoOTTAWA, DATED 2022.
4. AERIAL PHOTO PRE-DATES EXITING TREES SHOWN ON TCR.
5. THERE ARE A TOTAL OF ELEVEN TREES INCLUDED IN THE TREE CONSERVATION REPORT. ALL TREES ARE LOCATED WITHIN THE CITY RIGHT-OF-WAY.

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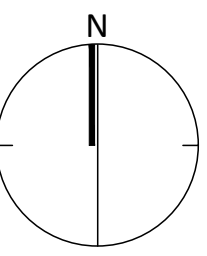
LEGEND

- PROPERTY LINE
- EXISTING TREE
- CRITICAL ROOT ZONE
- TREE IDENTIFICATION NUMBER

7	Re-issued for SPA First Submission	June 29/26
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No.	Description	Date

OWNERSHIP MATTAMAH HOMES 50 Hines Rd., Suite 100, Ottawa ON K2K 2M5	TRANSPORTATION NOVATECH 240 Michael Cowland Dr., Suite 200, Ottawa, ON, K2M1P6
ARCHITECT KORSAK 277 Lakeshore Rd., #4206, Oakville ON L6J 3H9	NOISE GRADIENT WIND 127 Walgreen Rd., Carp ON K0A 1L0
CIVIL STANTEC 300-1331 Clyde Ave., Ottawa ON K2C 2G4	SURVEY ANNIS, O'SULLIVAN, VOLLEBERG LTD. 14 Concourse Gate, Suite 500, Nepean, ON K2E 756
LANDSCAPE ARCHITECT NAK DESIGN STRATEGIES 1285 Wellington St., Ottawa ON K1Y 3A8	GEOTECH PATERSON GROUP 9 Auriga Drive, Ottawa ON K2E 779
ELECTRICAL LIR 5430 Canotek Rd., Ottawa ON K1J 9G2	

PROPERTY INFORMATION
PART OF 19, 23 (BLOCK 12) AS PART OF REGISTERED PLAN 4M-1651 CITY OF OTTAWA



NAK
design strategies

1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345
Project

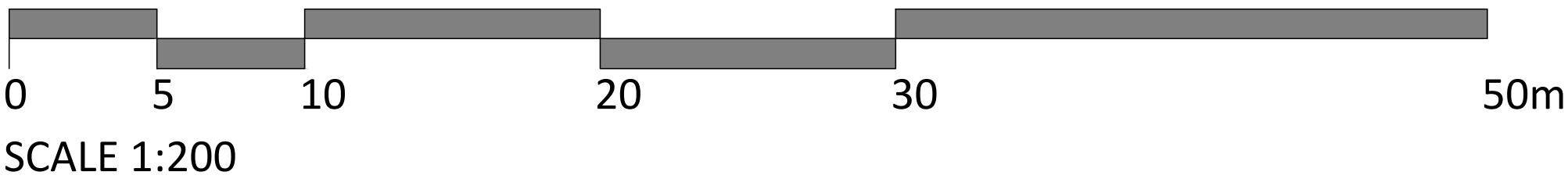
BLOCK 12
1000 TAWADINA ROAD
Wateridge Village

TREE CONSERVATION REPORT

Date	2026-04-27	Sheet	
Scale	1:200		
Drawn	JE		
Checked	SC		
Job No.	21-259		

PLAN N° XXXXX

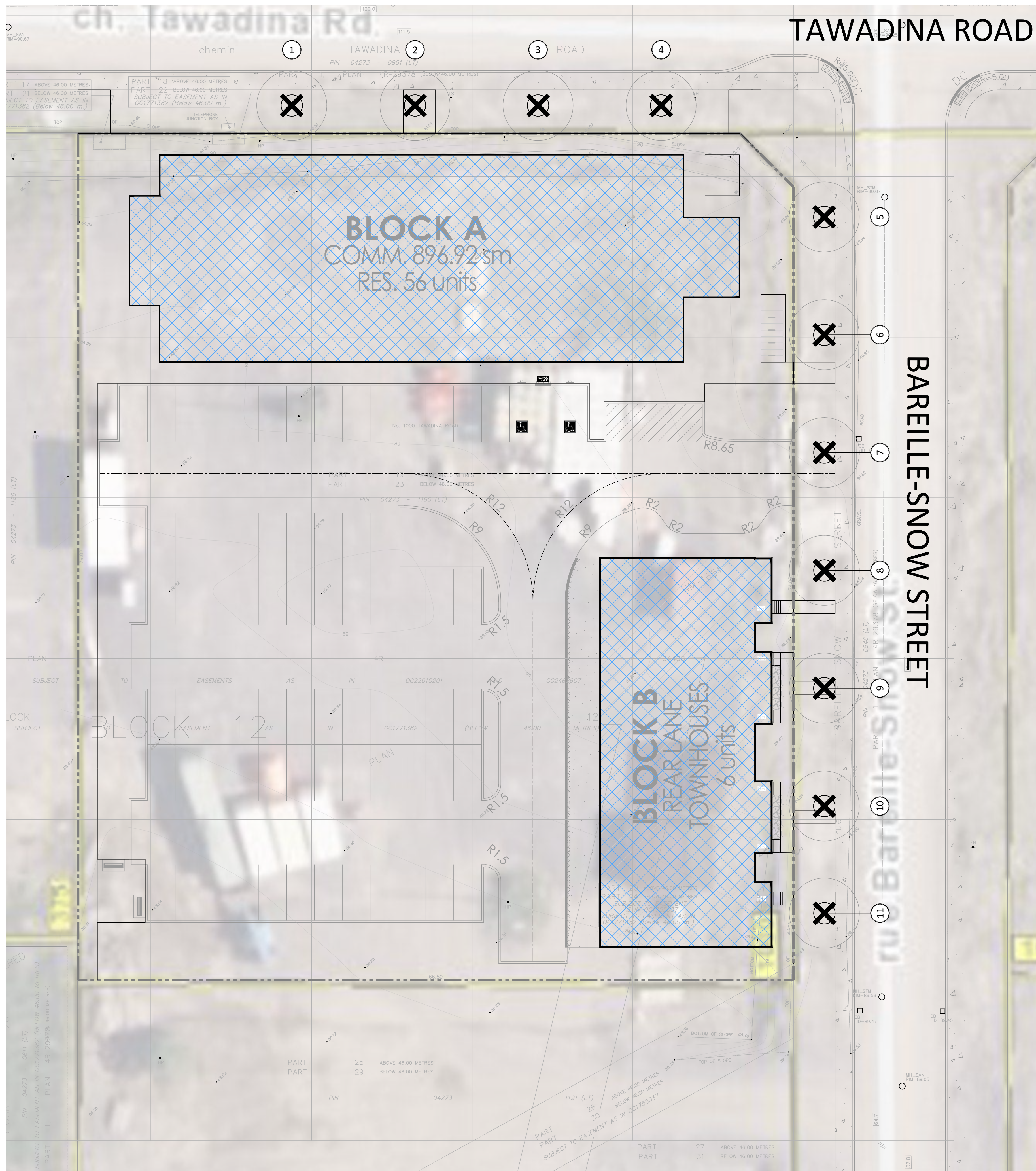
TREE #	BOTANICAL NAME	COMMON NAME	DBH (cm)	OWNERSHIP	CONDITION	NOTES	TO BE PRESERVED	REASON FOR REMOVAL
1	Carya ovata	Shagbark Hickory	4	Public - ROW	GOOD	Symmetrical canopy, Single Stem	NO	Conflicts with proposed development
2	Ginkgo biloba	Maidenhair Tree	4	Public - ROW	GOOD	Symmetrical canopy, Single Stem	NO	Conflicts with proposed development
3	Ginkgo biloba	Maidenhair Tree	3	Public - ROW	GOOD	Symmetrical canopy, Single Stem	NO	Conflicts with proposed development
4	Ginkgo biloba	Maidenhair Tree	4	Public - ROW	GOOD	Symmetrical canopy, Single Stem	NO	Conflicts with proposed development
5	Acer rubrum	Red Maple	5	Public - ROW	GOOD	Symmetrical canopy, Single Stem	NO	Conflicts with proposed development
6	Acer rubrum	Red Maple	5	Public - ROW	GOOD	Symmetrical canopy, Single Stem	NO	Conflicts with proposed development
7	Gleditsia triacanthos 'Draves'	Street Keeper Honeylocust	4	Public - ROW	GOOD	Symmetrical canopy, Single Stem	NO	Conflicts with proposed development
8	Gleditsia triacanthos 'Draves'	Street Keeper Honeylocust	4	Public - ROW	GOOD	Symmetrical canopy, Single Stem	NO	Conflicts with proposed development
9	Ginkgo biloba	Maidenhair Tree	4	Public - ROW	GOOD	Symmetrical canopy, Single Stem	NO	Conflicts with proposed development
10	Ginkgo biloba	Maidenhair Tree	4	Public - ROW	GOOD	Symmetrical canopy, Single Stem	NO	Conflicts with proposed development
11	Gleditsia triacanthos 'Impcole'	Imperial Honeylocust	5	Public - ROW	GOOD	Symmetrical canopy, Single Stem	NO	Conflicts with proposed development



SCALE 1:200

1 MAP #1 - CURRENT VEGETATION
1:200

CITY FILE N° DXX-XX-XX-XXXX



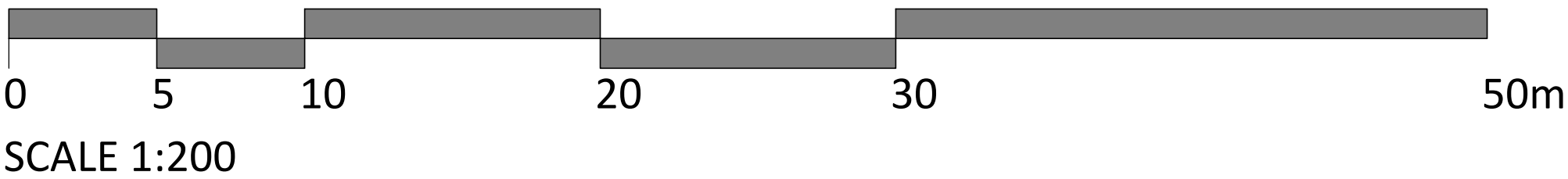
2 MAP #2 - PROPOSED DEVELOPMENT
1:200

TAWADINA ROAD

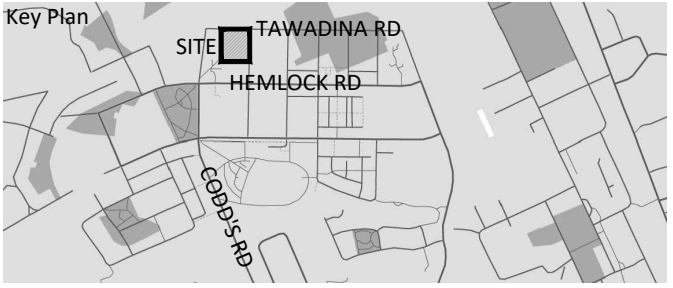
BAREILLE-SNOW STREET

ARBORIST: PAT GAUVREAU
ISA CERTIFICATION NUMBER: ON-3138A

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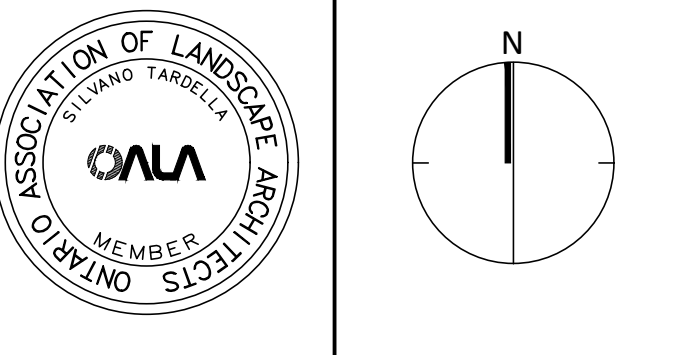


LEGEND	
	PROPERTY LINE
	EXISTING TREE
	EXISTING TREE (TO BE REMOVED)
	CRITICAL ROOT ZONE
	TREE IDENTIFICATION NUMBER
	PROPOSED BUILDING

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1	Issued for Coordination	May 05/26
No.	Description	Date

OWNERSHIP MATTAMY HOMES 50 Hines Rd., Suite 100, Ottawa ON K2K 2M5	TRANSPORTATION NOVATECH 240 Michael Cowland Dr., Suite 200, Ottawa, ON, K2M1P6
ARCHITECT KORSIAK 277 Lakeshore Rd., #8206, Oakville ON L6J 3H9	NOISE GRADIENT WIND 127 Walgreen Rd., Carp ON K0A 1L0
CIVIL STANTEC 300-1331 Clyde Ave., Ottawa ON K2C 2G4	SURVEY ANNIS, D'SULLIVAN, VOLLEBERKE LTD. 14 Concourse Gate, Suite 100, 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 7T9
ELECTRICAL ULR 5430 Canotek Rd., Ottawa ON K1J 9G2	

PROPERTY INFORMATION
PART OF 15, 21 (BLOCK 12) AS PART OF REGISTERED PLAN 4M-3651 CITY OF OTTAWA



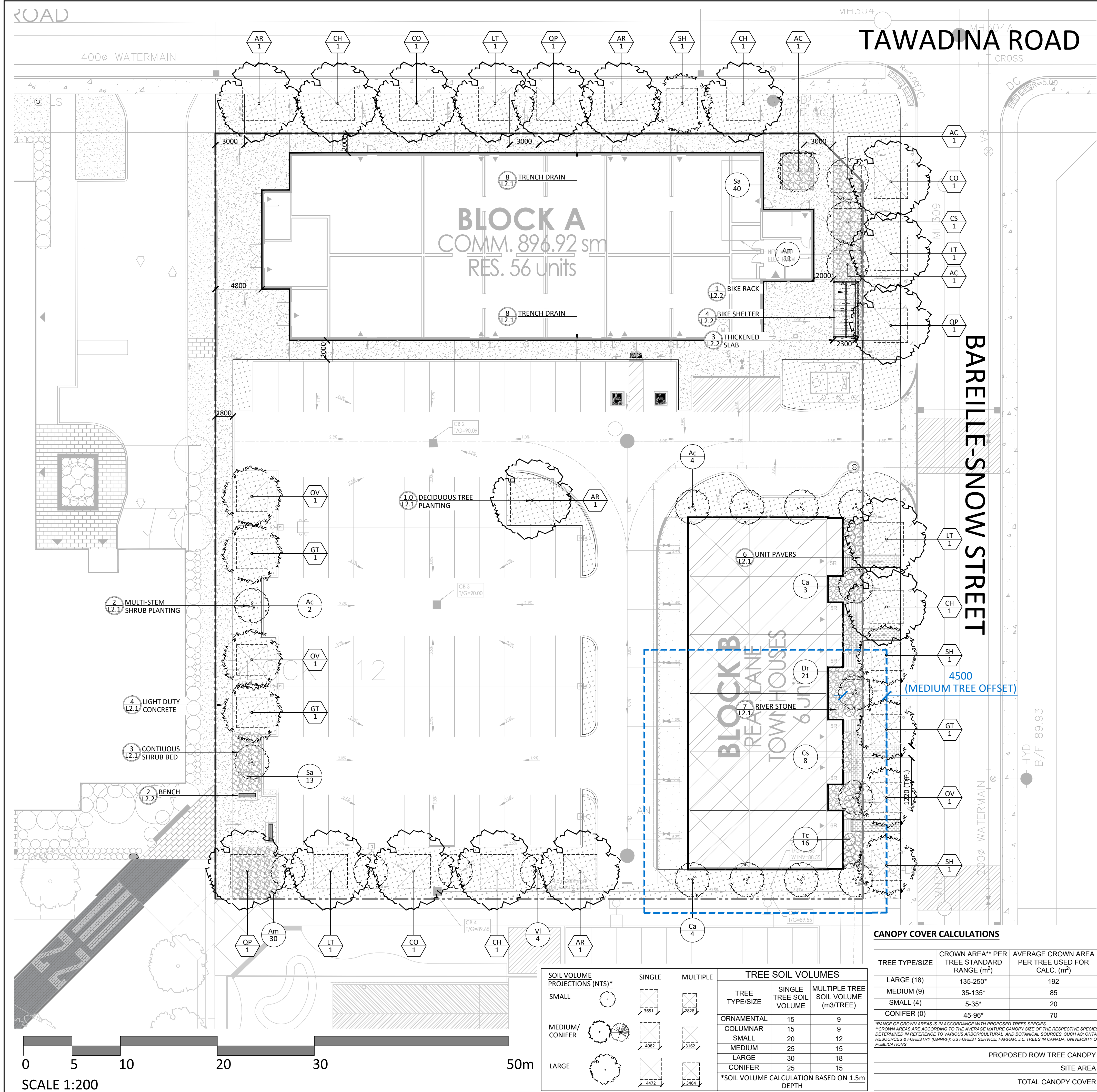
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design strategies
1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345
Project

BLOCK 12
1000 TAWADINA ROAD
Wateridge Village

TREE CONSERVATION REPORT		
Title		
Date	2026-04-27	Sheet
Scale	1:200	TCR 02
Drawn	JE	
Checked	SC	
Job No.	21-259	

PLAN N° XXXXX

CITY FILE N° DXX-XX-XX-XXXX



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.

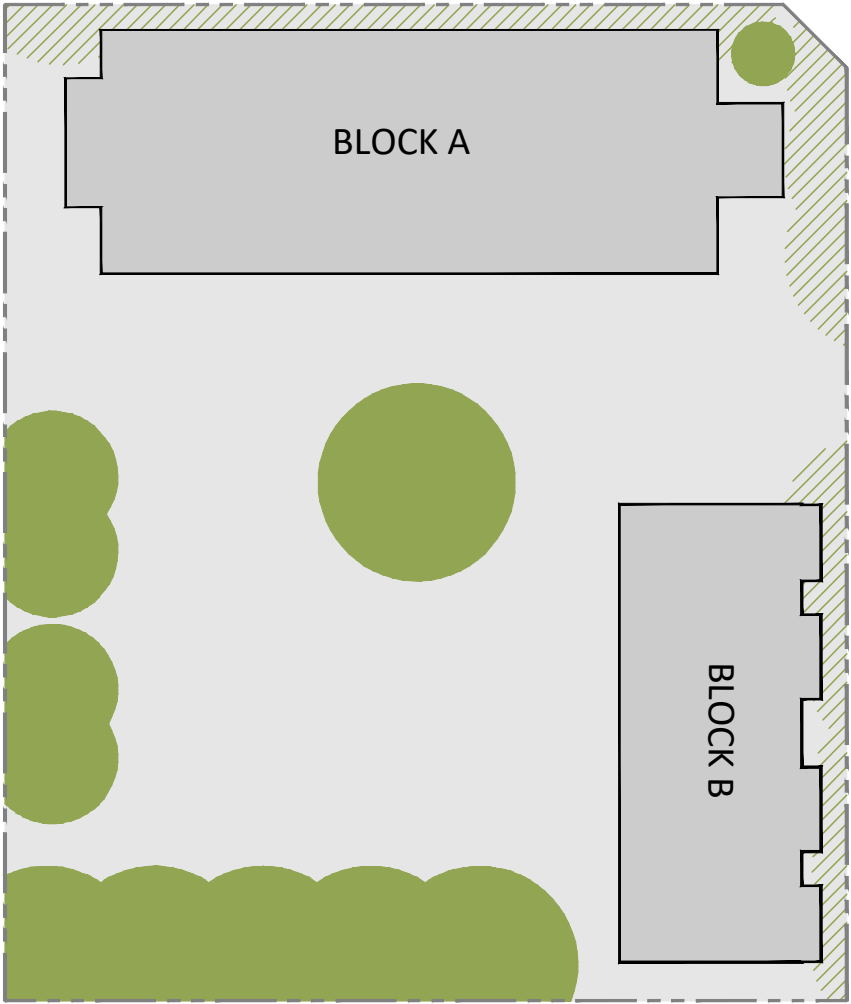
TREE PLANTING IN MARINE CLAY SOILS

THE LANDSCAPE CONSIDERATIONS CONTAINED WITHIN SEC. 6.8 OF PATERSON GROUP'S GEOTECHNICAL INVESTIGATION, DATED JUNE 8, 2026.

- THIS LANDSCAPE PLAN CONFORMS WITH THE TREE-TO-FOUNDATION SETBACK, SOIL VOLUME, AND SURFACE-GRADING REQUIREMENTS OUTLINED IN THE CITY OF OTTAWA'S GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017), BASED ON THE FINDINGS OUTLINED IN THE PROJECT GEOTECHNICAL REPORT BY PATERSON GROUP (REPORT PG6688, DATED JUNE 8, 2026).
- ADDITIONAL REQUIREMENTS OUTLINED IN THE CITY OF OTTAWA'S GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017), INCLUDING USF DEPTH, FOUNDATION WALL REINFORCEMENT, AND SUBDIVISION GRADING, SHOULD BE CONFIRMED BY THE PROJECT ENGINEER(S).

NOTES:
THE LANDSCAPE PLAN WAS PREPARED IN CONJUNCTION WITH THE GEOTECHNICAL REPORT PREPARED BY PATERSON GROUP:
• PG6688-1 Dated June 8, 2026
ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED MAY 16TH, 2023 AND PREPARED BY JD BARNES LTD.

PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	TYPE	NATIVE
LARGE DECIDUOUS TREES						
AR	ACER RUBRUM	RED MAPLE	4	50mm	B&B	Y
CH	CARYA CORDIFORMIS	BITTERNUT HICKORY	4	50mm	B&B	Y
CO	CELTIS OCCIDENTALIS	HACKBERRY	3	50mm CAL	B&B	Y
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	4	50mm	B&B	Y
QP	QUERCUS PALUSTRIS	PIN OAK	3	50mm	B&B	Y
MEDIUM DECIDUOUS TREES						
GT	GLEDITSIA TRIACANTHOS 'INERMIS'	HONEY LOCUST	3	50mm CAL	B&B	Y
OV	Ostrya virginiana	IRONWOOD	3	50mm CAL	B&B	Y
SH	Sorbus americana	MOUNTAIN-ASH	3	50mm CAL	B&B	N
SMALL DECIDUOUS TREES						
AC	AMELANCHIER CANADENSIS	SERVICEBERRY	2	50mm CAL	B&B	Y
CR	CERCIS CANADENSIS	EASTERN REDBUD	2	50mm CAL	B&B	Y
MULTI-STEM SHRUBS						
Ac	AMELANCHIER CANADENSIS	SERVICEBERRY	6	7 GAL	POT	Y
Ca	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	7	7 GAL	POT	Y
VI	VIBURNUM LENTAGO	NANNYBERRY	4	7 GAL	POT	Y
CONIFEROUS SHRUBS						
Tc	TAXUS CANADENSIS	CANADIAN YEW	16	3 GAL	POT	Y
DECIDUOUS SHRUBS						
Am	ARONIA MELANOCARPA	BLACK CHOKEBERRY	41	3 GAL	POT	Y
Cs	CORNUS SERICEA 'ARCTIC FIRE'	RED TWIG DOGWOOD	8	3 GAL	POT	Y
Sa	SYMPHORICARPOS ALBUS	SNOWBERRY	53	3 GAL	POT	Y
Dr	DIERVILLA LONICERA	BUSH HONEYSUCKLE	21	3 GAL	POT	Y



MATURE CANOPY OF PROPOSED TREE

MATURE CANOPY OF PROPOSED TREE (R.O.W.)

PROPERTY LINE

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Key Plan

PROPERTY LINE

GEOTECH FOUNDATION SETBACK (4.5m)

PLANTING

LARGE DECIDUOUS TREE

MEDIUM DECIDUOUS TREE

SMALL DECIDUOUS TREE

TREE FORM SHRUB

DECIDUOUS SHRUB

CONIFEROUS SHRUB

SODDING

PAVING

CIP CONCRETE PAVING

UNIT PAVING

RIVERSTONE PAVING

FURNISHINGS

BIKE RACKS

BENCHES

PLANTING KEY

TREE SPECIES

QUANTITY

SHRUB SPECIES

QUANTITY

DETAIL KEY

DETAIL NO.

SHEET NO.

7	Re-issued for SPA First Submission	June 29/26
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No.	Description	Date

OWNERSHIP

MATTAMY HOMES

50 Hines Rd., Suite 100, Ottawa ON K2K 2M5

ARCHITECT

KORSAK

277 Lakeshore Rd., #4206, Oakville ON L6L 3H9

CIVIL

STANTEC

300-1331 Clyde Ave., Ottawa ON K2C 2G4

LANDSCAPE ARCHITECT

NAK DESIGN STRATEGIES

1285 Wellington St., Ottawa ON K1Y 3A8

GEOTECH

PATERSON GROUP

9 Auriga Drive, Ottawa ON K2E 7T9

ELECTRICAL

ULR

5430 Canotek Rd., Ottawa ON K1J 9G2

TRANSPORTATION

NOVATECH

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

NOISE

GRADIENT WIND

127 Walgreen Rd., Carp ON K0A 1L0

SURVEY

JD BARNES

62 Steacie Drive, Suite 103, Kanata, ON K2K 2A9

PROPERTY INFORMATION

PART OF 15, 23 (BLOCK 12) AS PART OF REGISTERED PLAN 4M-3551 CITY OF OTTAWA

ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO

NAK design strategies

1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA

T 613.237.2345

NAKDESIGNSTRATEGIES.COM

Project

BLOCK 12

1000 TAWADINA ROAD

Wateridge Village, Ottawa ON

LANDSCAPE PLAN

Date 2026-04-27

Scale 1:200

Drawn JE

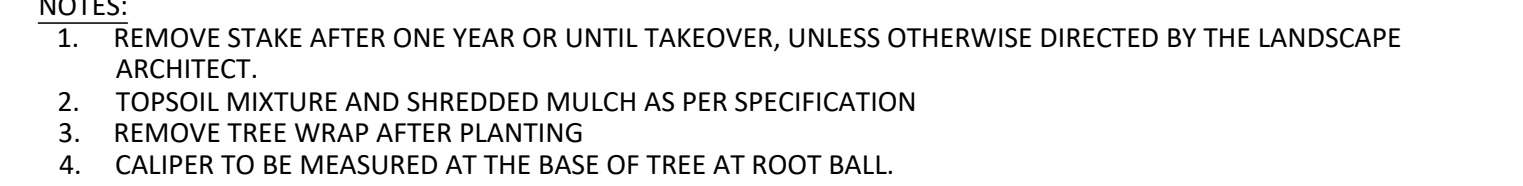
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Job No. 21-259

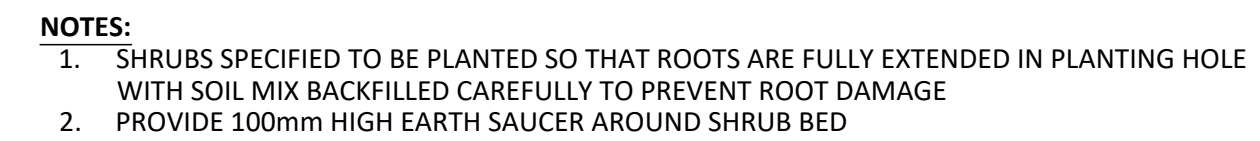
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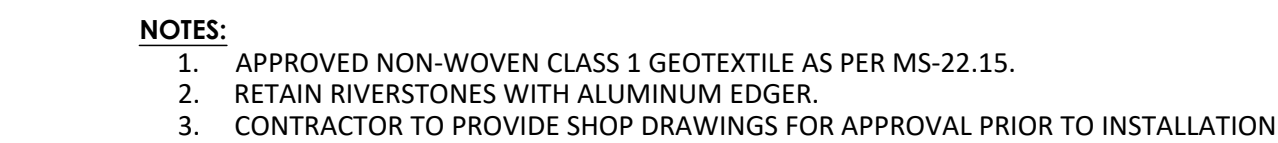
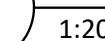
PLAN N° XXXXX



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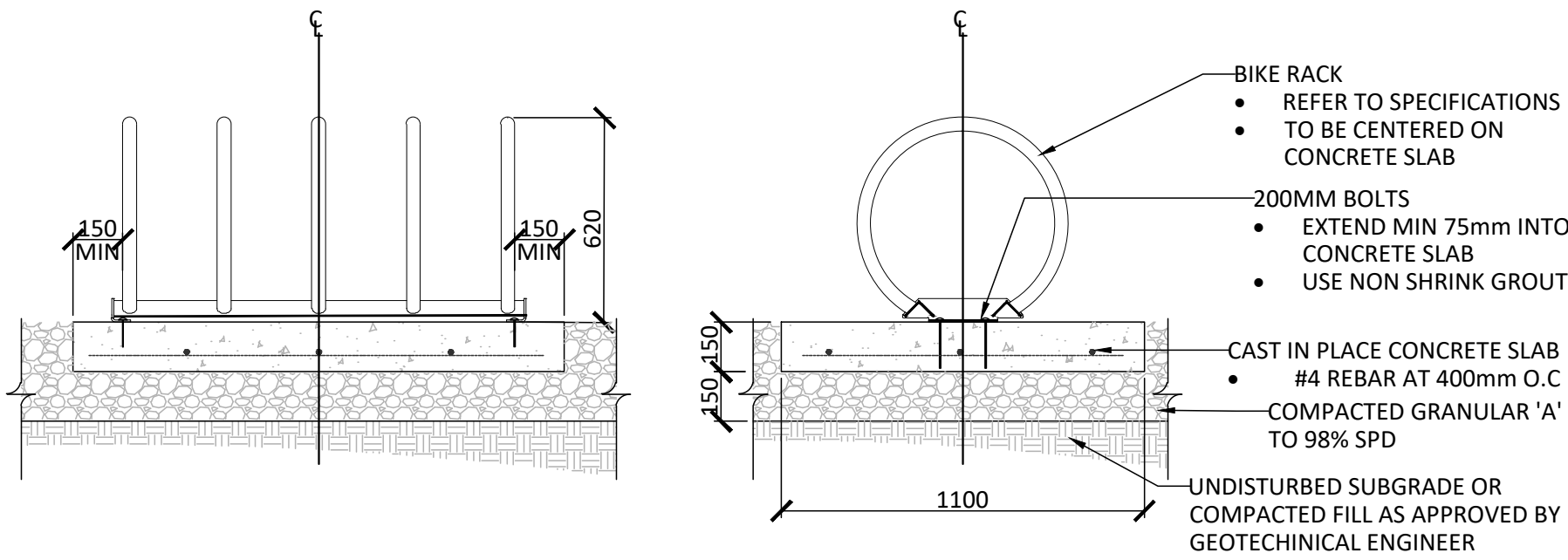
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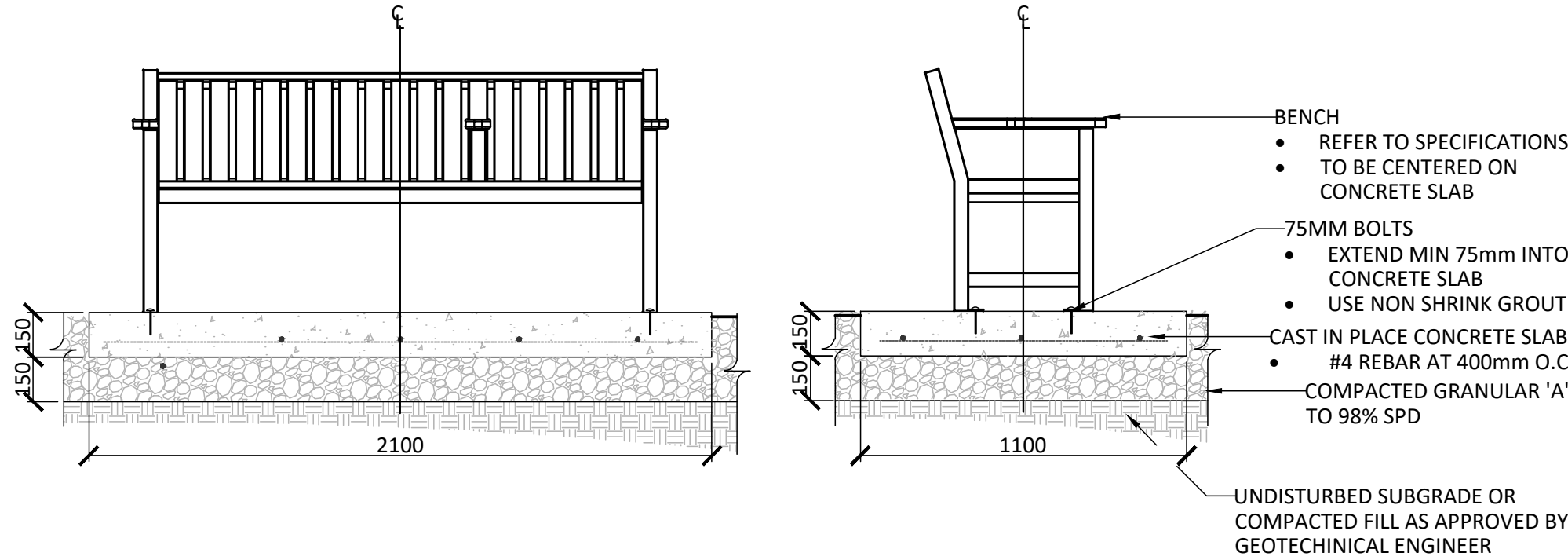
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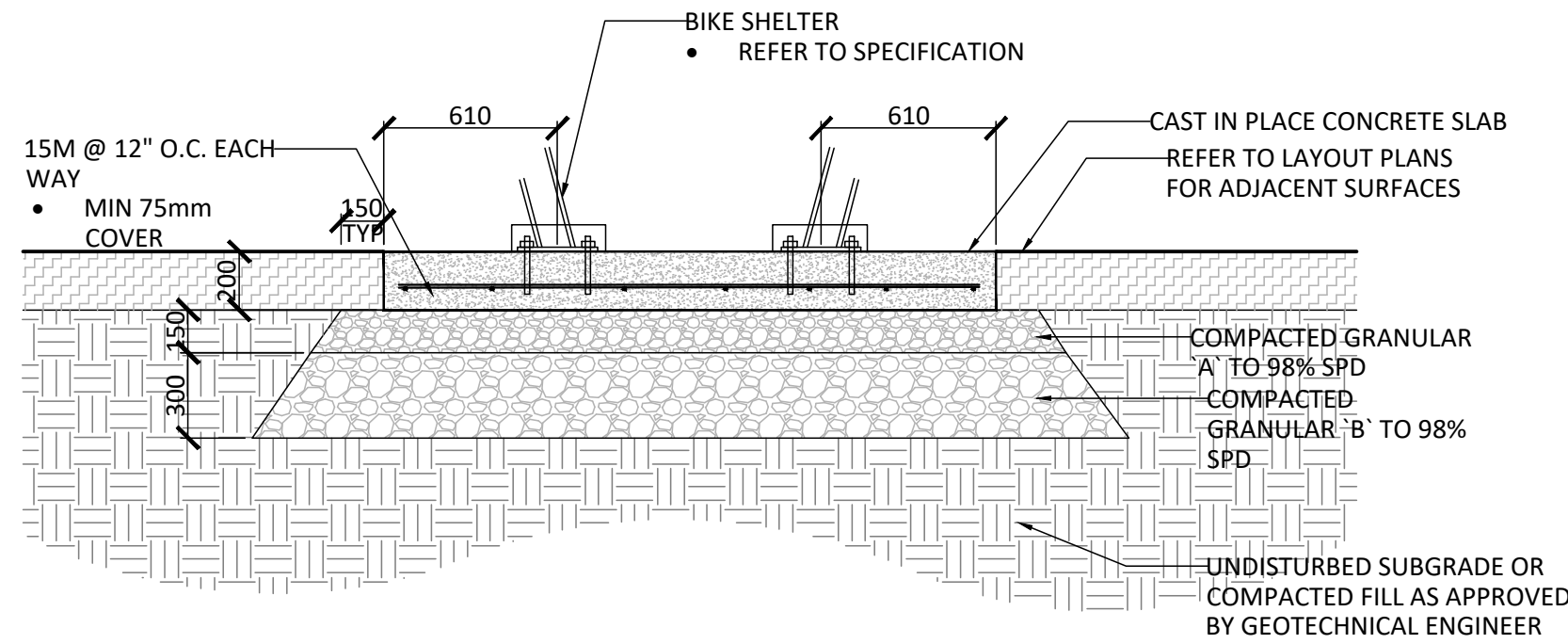
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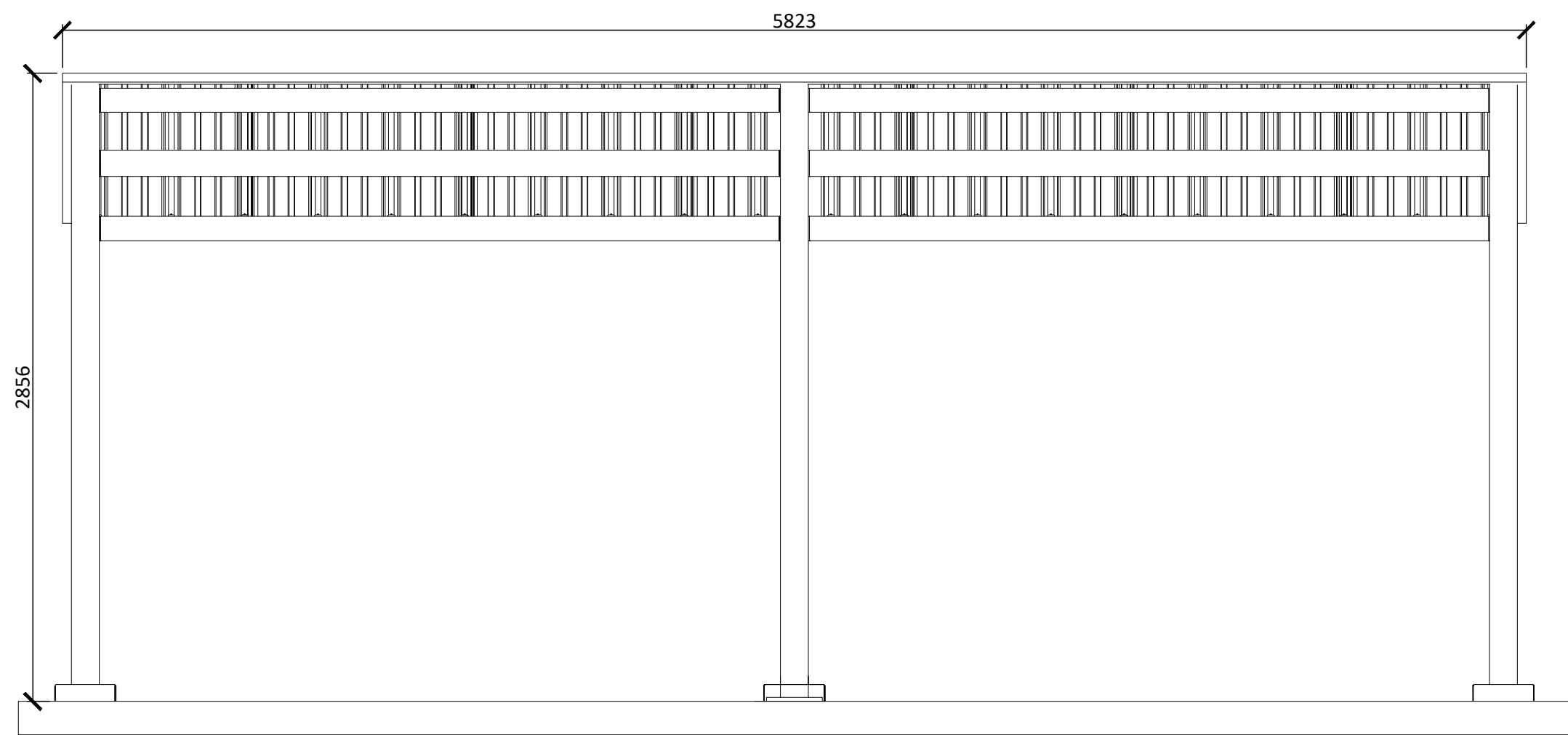
1 BIKE RACK ON CONCRETE PAD
1:20



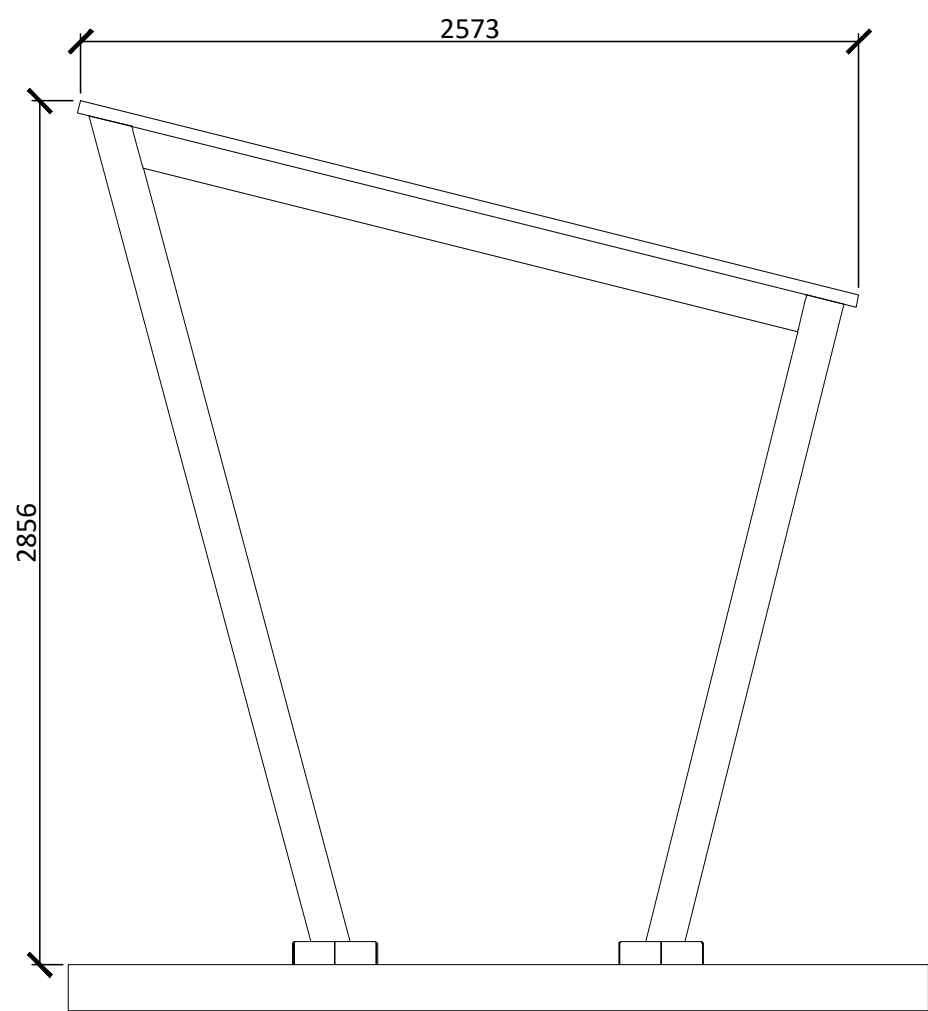
2 BENCH ON CONCRETE PAD
1:20



3 THICKENED SLAB AT BIKE SHELTER
1:25



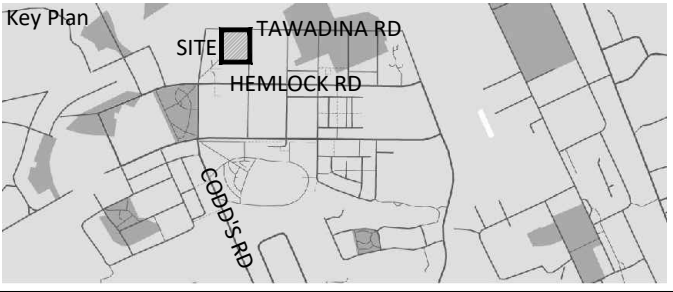
FRONT VIEW



SIDE VIEW

4 BIKE SHELTER
1:25

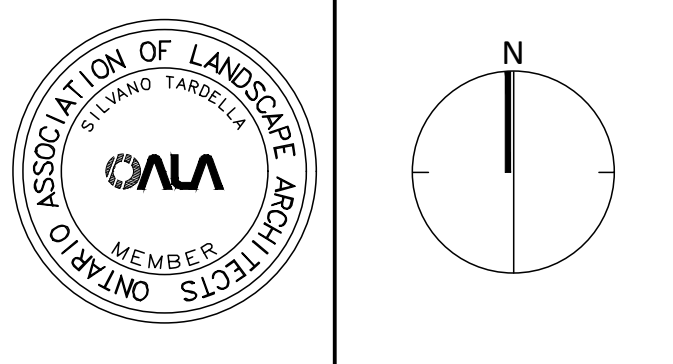
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PROPERTY INFORMATION
PART OF 13, 23 (BLOCK 12) AS PART OF REGISTERED PLAN 4M-3551 CITY OF OTTAWA



NAK design strategies
1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345 NAKDESIGNSTRATEGIES.COM
Project

BLOCK 12
1000 TAWADINA ROAD
Wateridge Village, Ottawa ON

Title	
DETAILS	
Date 2026-04-27 Scale 1:200 Drawn JE Checked SC Job No. 21-259	Sheet L2.2