

# Urban Design Brief - 150 Dun Skipper Drive Commercial Plaza

Prepared by Novatech, October 29, 2024



## Project Description

A contemporary commercial plaza is proposed. Buildings are arranged around the two street edges of the site, with parking centrally located and screened from the public realm.

Three modern single storey retail buildings are proposed with flat roofs and extensive glazing, particularly on facades facing the street.

Building A/B anchors the site, presenting its shorter edge to the street to minimize the appearance of bulk. Part A of the building will be a Farm Boy and features that company's corporate identity which includes a prominent slatted entry feature and a corner feature. Glazing is used to activate the main façade. The remaining facades have coloured and textured cladding to add visual interest. Part B of the building faces the street and has glazing on that façade.

Buildings C and D are smaller and present a more pedestrian scaled form to the streets they face. Building C will be multi-tenanted, with entries clearly delineated by the design and signage. Stone cladding is applied to the corners. Adjacent to the east end of the building will be a patio which activates the main pedestrian entry to the plaza at the corner of Bank and Dun Skipper. Building D will be a TD Bank. The building design includes an overhanging roof, varied cladding and an activated, canopied corner where the ATM is.

Intensive landscaping is proposed, making intelligent use of all planting opportunities to maximize planting and tree canopy. Refer to the Landscape Plan for details.

Refer to the Site Plan for statistics.



# Design Directives

## Response to Urban Design Policies

### Leitrim Community Design Plan (2005) - Community Design Guidelines (Mixed Use Centres)

*C1 For each of the Mixed Use areas along Bank Street, a composite site plan for the entire Mixed Use area must be approved prior to the first development application for the area. This composite site plan must demonstrate how all land uses will work together, including surrounding land uses, how the CDPs guidelines can be achieved, and how individual proposals will fit within the overall plan. ~*

**Response: A Composite Site Plan is included in this Urban Design Brief. ~**

*C2 Lot coverage by buildings should be at least 50% of the total lot area. While commercial areas are anticipated to be phased, the composite plan required by guideline C1 must show how this target can be achieved through subsequent phases and infilling.*

**Response: The Subject Site has lot coverage of 28%. As the development of the broader area in the Composite Site Plan continues, there is the opportunity to increase this.**

*C3 The maximum floor space index (fsi) should be 2.0. The maximum floor space for retail should be 0.35. The remaining density should be a combination of office and/or residential.*

**Response: the FSI for the Subject Site is 0.28.**

*C4 Buildings should be oriented to front, face, and feature public streets, especially with buildings at corners.*

**Response: The buildings front public streets.**

*C5 Building façades along the public streets should be articulated with colour, material variations, windows, and other treatments of the wall plane to provide a high quality of design, detail, and variety. The design treatment of flanking façades visible from the street should be similar to that of the front façade.*

**Response: Building façades are consistent with this. Refer to the elevations for details.**

*C6 The side and rear of buildings abutting low to medium density residential properties should be of similar height as the residential dwellings or should be stepped above 4 storeys to maintain an appropriate scale in relation to adjacent residential uses.*

**Response: The proposed buildings are one storey, consistent with the abutting two storey low density residential properties.**

*C7 Both the residential and commercial components of buildings should be of quality construction and architectural details should extend to both components of buildings.*

**Response: Buildings are all commercial. Refer to building elevations for details.**

*C8 All façades that overlook streets and open spaces should have windows. Reflective mirror glass should not be used for windows at grade.*

**Response: Façades that overlook streets have windows. Refer to building elevations.**

*C9 Building fronts should be treated as pedestrian areas and public spaces:*

- Pedestrian areas in front of the buildings should be wide and well-landscaped with furniture, lighting, and planting;
- Tree planting should be carefully planned with signage to avoid conflicts; and,
- Planting should be in large continuous planting beds.

**Response: Proposed landscaping is consistent with the above. Refer to Landscape Plan**

*C10 Rooftop mechanical equipment should be screened with materials that are complementary to the building.*

**Response: Mechanical equipment is to be confirmed, but will be screened with materials that are complementary to the building.**

*C11 A variety of roof shapes should be considered to avoid the monotony of flat roofs.*

**Response: Flat roofs are proposed.**

*C12 Entrances to buildings should be prominent and visible with entrance canopies, awnings, and other architectural elements.*

**Response: Building entries are made visible with signage and architectural features.**

*C13 All utility equipment, hydro transformers and garbage storage facilities should be incorporated into the design of a building. If this is not possible, equipment should be positioned not to be visible from the public street. ~ ~ ~*

**Response: Hydro transformer locations and design are decided by Hydro. Waste storage is in earth bins setback from the street and screened.**

Internal Private Roads

**Response: C14 and C15 are not applicable as no internal private roads are proposed.**

Parking

*C16 Parking areas should be located at the side or rear of the development and set back from the street ROW.*

**Response: Parking areas are located behind buildings, refer to Site Plan.**

*C17 Parking areas should be designed in small sections and include lighting, substantial landscaping, and special paving to break up expanses of parking and to provide places for pedestrian connections.*

**Response: Parking is broken up with landscaping and paving. Lighting is provided.**

*C18 Parking areas should be screened from view from streets, open spaces, and adjacent residential areas with low fencing and planting.*

**Response: Parking areas are screened by buildings and landscaping.**

*C19 Reduced minimum and maximum parking ratios for retail, office commercial and residential will be implemented at the time of zoning in accordance with the new City of Ottawa Comprehensive Zoning By-law for lands within Leitrim's mixed use centres.*

**Response: The standard Shopping Centre parking rate of 3.6 spaces per 100m<sup>2</sup> applies.**

*C20 Shared parking facilities and on-street parking will be encouraged in the calculation of required parking in Mixed Use Centres.*

**Response: As the first development in this Mixed-Use Centre this option is not available.**

Loading & Servicing

*C21 Servicing and loading areas should be located behind buildings and screened. Conflicts between shipping vehicles and pedestrians must be minimized through signage and delineation of the pedestrian right-of-way.*

**Response: Loading areas are either located behind buildings or screened.**

Site Landscape Treatment

*C22 Trees, shrubs and groundcovers should be planted at grade in wide, continuous planting beds that serve to define pods of parking and provide the preliminary pedestrian circulation.*

**Response: Refer to Landscape Plan.**

*C23 Planting beds should be established to enable plant material to be massed to create a healthy and sustainable landscape.*

**Response: Refer to Landscape Plan.**

*C24 A mix of deciduous and evergreen vegetation should be used. C25 Signage should provide a high level of clarity, visibility, and visual interest and shall complement the architecture of the building(s) in its scale, materials, consistency, and design.*

**Response: Refer to Landscape Plan.**



# Response to Urban Design Policies

## Urban Design Guidelines for Large-Format Retail (2006)

### Streetscape and Built Form

*Guideline 1: Set new buildings back between 3.0 and 6.0 metres from the front property line, and from the side property line for corner sites, in order to define the street edge and provide space for pedestrian activities and landscaping.*

**Response:** Buildings are setback between 3 m and 3.4 m.

*Guideline 3: Orient the long side of each building to be parallel to the public street*

**Response:** Buildings C and D orient their long sides to the street.

*Guideline 4: Use clear windows and doors to make the pedestrian level façade of walls facing the street highly transparent. Locate active uses at grade, such as restaurants, specialty in-store boutiques, food concessions and waiting areas*

**Response:** Clear windows and doors are used. All uses are at-grade.

*Guideline 5: Locate interior uses such as seating areas, employee rooms, offices, waiting areas and lobbies, which have the potential for clear windows, along street-facing walls*

**Response:** Uses are retail, a bank and restaurants. All have active areas adjacent to clear windows.

*Guideline 6: Landscape the area in front of a blank wall that faces public streets, and use projections, recesses, arcades, awnings, colour and texture to reduce the visual size of any unglazed walls*

**Response:** Building B has a blank wall that faces a street and it is landscaped.

*Guideline 7: Design the façade of buildings with multiple uses so that each use is defined separately through individual signage, individual entrances and individual canopies.*

**Response:** Buildings A/B and C have multiple uses. Each use is defined separately through individual signage and entrances.

*Guideline 8: Provide site furnishings, such as benches, bike racks and shelters, at building entrances and amenity areas*

**Response:** Bike racks are located near to building entrances.

*Guideline 9: Orient the front façade to face the public street and locate front doors to be visible, and directly accessible, from the public street.*

**Response:** Front doors are visible and accessible from the public street.

*Guideline 10: Base new development on an internal circulation pattern that allows logical movement throughout the site that will accommodate, and not preclude, intensification over time. Design the internal circulation pattern with direct connections to the surrounding streets*

**Response:** Circulation is logical and direct from surrounding streets. If parking is removed there is the potential for intensification in the future.

surrounding streets. If parking is removed there is the potential for intensification in the future.

### Pedestrians and Cyclists

*Guideline 11: Provide an unobstructed 2.0 metre wide sidewalk in the public right-of-way across private access driveways. Ensure little or no change in elevation*

**Response:** There are existing sidewalks on Dun Skipper Drive and Cedar Creek Drive and one will be provided on Bank Street when it is reconstructed.

*Guideline 12: Provide direct, safe, continuous and clearly defined pedestrian access from public sidewalks, parking areas and transit stops to building entrances.*

**Response:** Refer to the Site Plan.

*Guideline 13: Connect pedestrian walkways between adjacent properties in order to facilitate circulation between sites*  
**Response:** The applicant is working with the developer of the western part of 150 Dun Skipper Drive to find a way to achieve this.

*Guideline 14: Provide unobstructed pedestrian walkways that are a minimum 2.0 metres wide along any façade with a customer entrance, along any façade adjacent to parking areas, and between the primary access and the public sidewalk. Provide additional width where doors swing out and car bumpers can potentially interfere with the walkway. Make all other on-site pedestrian walkways at least 1.5 metres wide*

**Response:** Complies - refer to the Site Plan.

*Guideline 15: Distinguish walkways from driving surfaces by using varied paving treatments and by raising walkways to curb level*

**Response:** Complies - refer to the Site Plan.

*Guideline 16: Provide weather protection at building entrances, close to transit stops, and in areas with pedestrian amenities*

**Response:** Weather protection is not provided.

*Guideline 17: Provide sheltered bicycle parking in visible locations near building entrances and pedestrian walkways. Ensure that these locations do not conflict with pedestrian circulation*

**Response:** Bicycle parking is provided close to entrances, but weather protection is not provided.

### Vehicles and Parking

*Guideline 18: Link access drives and parking lots of adjacent properties in order to allow for the circulation of vehicles between sites.*

**Response:** This is not feasible as the adjacent property is separately owned and its development timeline is unknown. A pedestrian connection to the western residential part of 150 Dun Skipper Drive is being considered.

*Guideline 19: Share vehicular access to parking areas between adjacent properties in order to reduce the extent of interruption along the sidewalk and the streetscape.*

**Response:** This is not feasible as the adjacent property is separately owned and its development timeline is unknown. A pedestrian connection to the western residential part of 150 Dun Skipper Drive is being considered.

*Guideline 20: Design the site circulation to minimize the conflict between pedestrians and vehicles. This can be achieved by orienting car parking spaces to minimize the number of traffic aisles that pedestrians must cross*

**Response:** Complies - refer to the Site Plan. A central accessway minimizes conflicts.

*Guideline 21: Locating surface parking spaces at the side or rear of buildings.*

**Response:** Parking is located at the side or rear of buildings.

*Guideline 22: Provide only the minimum number of parking spaces required by the Zoning By-law.*

**Response:** Parking is provided at slightly more than the Zoning By-law.

*Guideline 23: Provide a consistent width of landscaped and pedestrian area across the site frontage*

**Response:** The width varies but is a minimum of 3 metres.



## Landscape and Environment

*Guideline 24: Plant street trees between 7.0 and 10.0 metres apart along public streets and along the length of internal pedestrian walkways. Plant trees in permeable surface areas, with approximately 10.0 square metres of soil area per tree*

**Response: Varies refer to Landscape Plan.**

*Guideline 25: Select trees, shrubs and other vegetation considering their tolerance to urban conditions, such as road salt and heat. Give preference to native species of the region that are of equal suitability.*

**Response: Complies refer to Landscape Plan.**

*Guideline 26: Provide a minimum 3.0 metre wide landscaped area along the edge of a site where parking areas, drive lanes or stacking lanes are adjacent to a public street. Use trees, shrubs and low walls to screen cars from view while allowing eye level visibility into the site*

**Response: Complies refer to Landscape Plan.**

*Guideline 27: Divide large parking areas into smaller and well-defined sections using soft and hard landscaping in order to minimize the amount of paved areas*

**Response: The parking area is divided into two areas using landscaping.**

*Guideline 28: Plant trees in landscaped islands in parking areas, with at least two trees together and at least 10.0 square metres of soil area per tree*

**Response: Complies where there is sufficient space on islands refer to Landscape Plan.**

*Guideline 29: Provide a minimum 3.0 metre wide landscaped area, which may include a solid wall or fence in addition to planting, at the edges of sites that are adjacent to residential or institutional properties*

**Response: Complies refer to Landscape Plan.**

*Guideline 30: Provide a minimum 2.5 metre wide landscape area along the sites side and rear yards in order to provide screening and enhance site environmental benefits.*

**Response: Complies buffer is a minimum of 3 m wide.**

*Guideline 31: Landscape any area between the building and the sidewalk with foundation planting, trees, street furniture, and walkways to public sidewalks*

**Response: Complies refer to Landscape Plan.**

*Guideline 32: Define pedestrian walkways within parking areas with continuous planting areas consisting of trees and shrubs*

**Response: The pedestrian walkway is within a landscaped island.**

*Guideline 33: Protect and feature heritage, specimen and mature trees on site by minimizing grade changes and preserving permeable surfaces.*

**Response: Grade changes have been minimized but still result in the loss of trees refer to the TCR.**

*Guideline 34: Use sodded areas and shrub beds within parking areas to collect, store and filter stormwater in order to improve groundwater recharge*

**Response: Traditional catch basins in the parking lots will be used.**

*Guideline 35: Plant trees, shrubs, ground cover etc. on any unbuilt portions of the site that are not required to meet minimum parking requirements. This includes any areas reserved for future phases of development.*

**Response: Complies refer to Landscape Plan. Note there are no future phases of development.**

*Guideline 36: Use green building technologies such as green roofs, drip irrigation, and other Leadership in Energy and Environmental Design (LEED) approaches.*

**Response: Not proposed.**

## Signs

*Guideline 37: Design buildings to include defined spaces to accommodate signs that respect building scale, architectural features, signage uniformity and established streetscape design objectives*

**Response: Complies refer to building elevations.**

*Guideline 39: Allow for retailer brand identification where there are multiple buildings and uses on a site, but avoid individual corporate image, colour, and back-lit signs from dominating the site.*

**Response: Signage is limited to building signage and one general sign for the plaza.**

*Guideline 40: Design sign illumination to be task-oriented and avoid glare/light spillover toward adjacent land uses.*

**Response: Lighting design is TBC, but will comply with this.**

*Guideline 42: Eliminate visual clutter.*

**Response: Signage is limited to building signage and one general sign for the plaza.**

## Servicing and Utilities

*Guideline 45: Enclose all utility equipment within buildings or screen it from both the public street and private properties to the rear and ensure that noise is attenuated. This includes utility boxes, garbage and recycling container storage, loading docks and ramps and air conditioner compressors*

**Response: Servicing is generally internal. Waste storage is in Earth Bins which are also screened. Loading areas are behind or to the side of buildings and are screened.**

*Guideline 46: Share service and utility areas between different users within a single building or between different buildings, to maximize space efficiencies.*

**Response: Waste storage area for the whole site and loading bays are shared where possible.**

*Guideline 47: Design garbage enclosures that are external to the building with the same materials as the building and ensure that the wall height is sufficient to completely conceal garbage dumpsters.*

**Response: Waste storage is in Earth Bins which are also screened.**

*Guideline 48: Provide lighting that is appropriate to the ground floor use and focuses on pedestrian areas.*

*Guideline 49: Use efficient white light sources on site to reduce energy costs and to create a natural colour balance for safety and security.*

*Guideline 50: Design lighting so that there is no light spilling, glare or light cast over adjacent uses.*

**Response: Lighting design is TBC but will consider these three guidelines.**

*Guideline 51: Design secondary doors, such as emergency exit doors, to blend in with the building façade.*

**Response: Only Building C has secondary doors facing a street and these are well integrated into the façade refer to the elevations.**

*Guideline 52: Plan the site to include areas for temporary snow storage without conflicting with site circulation, landscaping and utility boxes.*

**Response: Temporary snow storage will be provided in the parking spaces not required by the Zoning By-law.**



# Bird-Safe Design Guidelines (2020)

## Building Design Guidelines

*Guideline 1: Consider the environmental context*

**Response:** The Subject Site is not located along known or suspected migration corridors or adjacent to areas likely to have an increased probability of bird collisions, e.g., forests, parks, waterfront areas and wetlands.

*Guideline 2: Minimize the transparency and reflectivity of glazing*

**Response:** The glass product has not yet been specified but transparency and reflectivity will be minimized.

*Guideline 3: Avoid or mitigate design traps*

**Response:** The design does not include any of the listed design traps such as interior courtyards, open-topped atria, glass elements used in parallel or perpendicular settings or deeply shadowed alcoves.

*Guideline 4: Consider other structural features*

**Response:** The design does not include other structural features listed such as antennas and guy wires or ground or wall mounted ventilation grates.

## Landscape Design Guidelines

*Guideline 5: Create safe bird-friendly landscaping*

**Response:** Reflections, linear landscape features and species selection have been considered in the Landscape Plan. There is no rooftop or indoor landscaping and no ornamental fountains, ponds, stormwater retention basins, wetlands or swales.

## Lighting Design Guidelines

*Guideline 6: Design exterior lighting to minimize light trespass at night*

*Guideline 7: Avoid nighttime light trespass from the buildings interior*

**Response:** The lighting design has not yet been finalized but will comply with these two guidelines.

# Response to Urban Design Comments on Preliminary Design (pre-consultation comments provided September 9, 2024)

*13. For each of the Mixed Use areas along Bank Street, a composite site plan for the entire Mixed Use area must be approved prior to the first development application for the area. This composite site plan must demonstrate how all land uses will work together, including surrounding land uses, how the CDPs guidelines can be achieved, and how individual proposals will fit within the overall plan.*

**Response:** The Mixed Use area designated in the Leitrim CDP covers roughly the same area as 150 Dun Skipper Drive. The Block Plan included in the Urban Design Brief also includes the undeveloped lands to the north, completing the block bound by Bank, Dun Skipper, Cedar Creek and Miikana. The plan shows the submitted Site Plan for the commercial part and the conceptual Site Plan for the residential part. The remaining properties are shown developed with conceptual residential and mixed use mid-rise buildings and pedestrian and vehicular connections.

*14. Consider providing public access through the site from Pingwi Place to Bank, as this will be a desire line for residents.*

**Response:** The applicant is working with the developer of the western part of 150 Dun Skipper Drive to find a way to achieve this. If a connection can be provided, it will be shown on future iterations of the Site Plan.

*15. Removal of drive throughs and relocation of loading is appreciated.*

**Response:** Thank you.

*16. Please provide CRU entrances on Bank Street. Please ensure that buildings are well glazed to provide active frontages. Blank walls are not appropriate.*

**Response:** Building D has an entry that is visible and accessible from the intersection of Bank Street and Dun Skipper. Refer to the enclosed building elevations to details of glazing.

*17. Provide continuous walkway connections from parking and buildings to the ROW.*

**Response:** Refer to the Site Plan. Walkways connect from the ROW to all four buildings and the parking lot.

*18. Please consider increasing the length of building wall along Bank Street would there be opportunity to swap building C and D?*

**Response:** This was explored but grading does not make it practical.

*19. Please consider additional locations for tree plantings. Please consider providing a wider landscape buffer along the west property line to accommodate tree planting.*

**Response:** It is considered that the 3 metre wide buffer is sufficient this width is often used and is consistent with the zoning requirement.



# Site, Context and Analysis

## Photos of existing site conditions and surrounding area

Map showing photo locations and directions

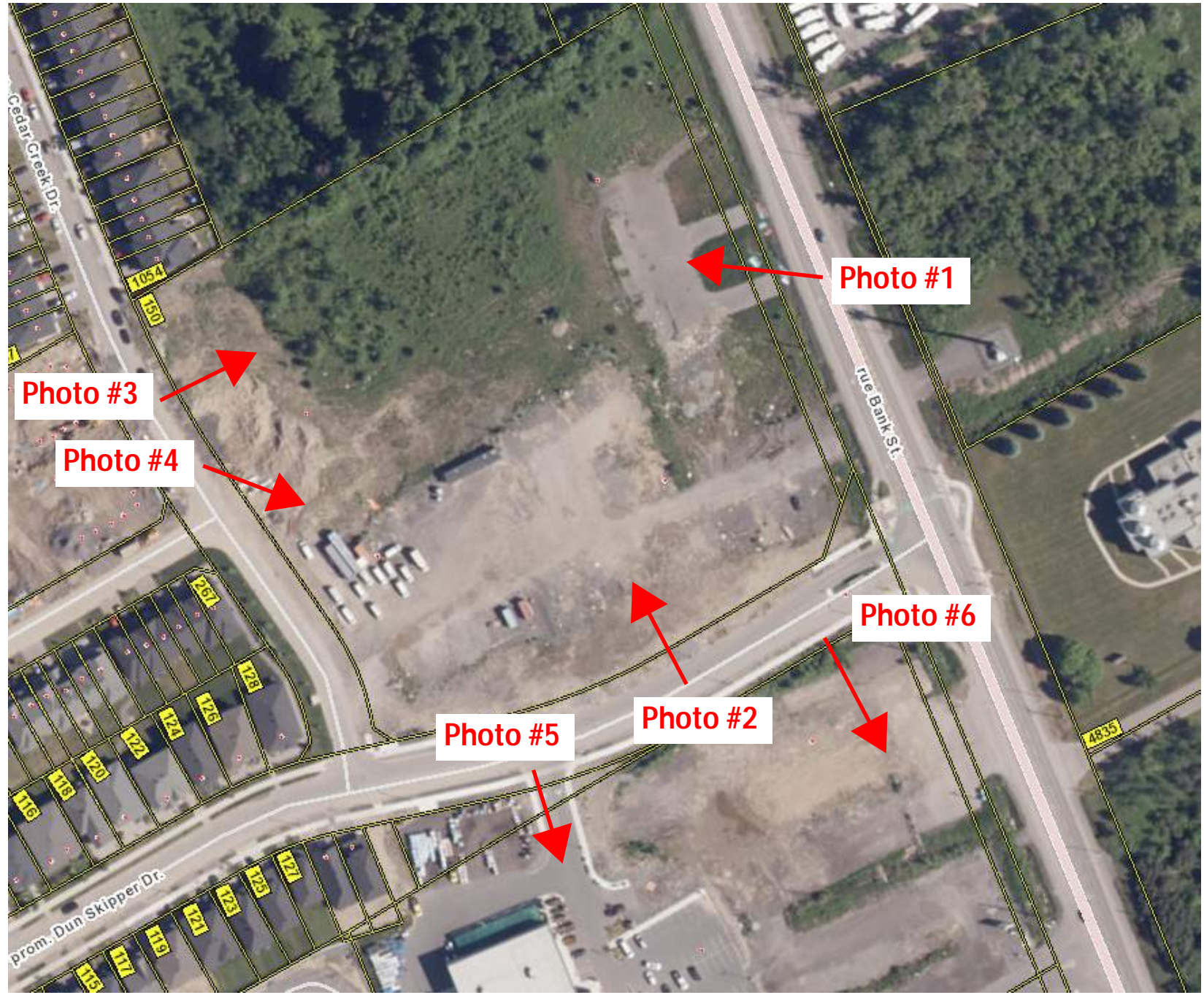


Photo #1



Photo #2





Photo #3



Photo #4

Photo #5



Photo #6



# Characteristics of adjacent streets and public realm

Looking north to Bank across Dun Skipper:



Looking southwest across Cedar Creek:





# Building A/B Renders



1 BLDG AB - 3D View 1  
A3.1



2 BLDG AB - 3D View 2  
A3.1

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CONSULTANT STAMP:

Greystone

Cambridge 154 King St. E. Toronto 522 Mt Pleasant Rd. Unit 200  
Cambridge, ON N3H 3M4 Toronto, Ontario M4E 2A3  
(519) 886-1010 ext. 100 (416) 440-0058  
info@greystoneinc.ca www.greystoneinc.ca

1 ISSUED FOR SPA 2024.10.24

REV	DESCRIPTION	DATE
△ REVISION	□ ISSUED	○ APPROVAL

PROJECT FOR:

**M**

**MAVERICK**

DEVELOPMENT CORPORATION

PROJECT:

FINDLAY CREEK - BLDG AB

BANK ST.  
OTTAWA, ON

DRAWING:

3D VIEWS

DRAWN: Y.A. CHECKED: S.R. JOB NUMBER: 24422

DATE (YYYY/MM/DD): 2024.10.25 SCALE:

DRAWING NUMBER: A3.1 REVISION NUMBER: R1



# Building C Renders



1 BLDG C - 3D View 1  
A3.1



2 BLDG C - 3D View 2  
A3.1

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CONSULTANT STAMP:



**Greystone**  
 Cambridge: 154 King St. E., Cambridge, ON N3H 3M4 (519) 886-1113, ext. 102, info@greystonemc.ca, www.greystonemc.ca  
 Toronto: 622 Mt. Pleasant Rd. Unit 200, Toronto, Ontario M4S 2M3 (416) 440-0058

REV	DESCRIPTION	DATE
1	ISSUED FOR SPA	2024.10.24

PROJECT FOR:



**MAVERICK**  
DEVELOPMENT CORPORATION

PROJECT:  
 FINDLAY CREEK - BLDG C

BANK ST.  
 OTTAWA, ON

DRAWING:  
**3D VIEWS**

DRAWN: Y.A.	CHECKED: S.R.	JOB NUMBER: 24422
DATE (YYYYMMDD): 2024.10.25	SCALE:	
DRAWING NUMBER: A3.1	REVISION NUMBER: R1	

# Building D Renders 1



1 BLDG D - 3D View 1 (North / West)  
A3.1



2 BLDG D - 3D View 2 (North / East)  
A3.1

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CONSULTANT STAMP:

**Greystone**  
Cambridge 154 King St. E. Cambridge, ON N3H 3M4 (519) 886-1010 ext. 100 info@greystoninc.ca www.greystoninc.ca  
Toronto 622 Mt Pleasant Rd. Unit 202 Toronto, Ontario M4E 2A3 (416) 440-0058

REV	DESCRIPTION	DATE
1	ISSUED FOR SPA	2024.10.23

△ REVISION □ ISSUED ○ APPROVAL

PROJECT FOR:

**M**  
**MAVERICK**  
DEVELOPMENT CORPORATION

PROJECT:  
FINDLAY CREEK - BLDG D

BANK ST.  
OTTAWA, ON

DRAWING:

3D VIEWS

DRAWN: Y.A.	CHECKED: S.R.	JOB NUMBER: 24422
DATE (YYYY/MM/DD): 2024.10.25	SCALE:	
DRAWING NUMBER: A3.1	REVISION NUMBER: R1	



# Building D Renders 2



1 BLDG D - 3D View 3 (South / East)  
A3.2



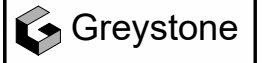
2 BLDG D - 3D View 4 (South / West)  
A3.2

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PROJECT NORTH

CONSULTANT STAMP:



**Greystone**  
Cambridge 124 King St. E. Cambridge, ON N1H 3M4 (519) 884-1500 ext.100 info@greystoneinc.ca www.greystoneinc.ca  
Toronto 222 Mt Pleasant Rd. Unit 200 Toronto, Ontario M4S 2M3 (416) 443-0088

1	ISSUED FOR SPA	2024.10.29
REV	DESCRIPTION	DATE

REVISION  ISSUED  APPROVAL

PROJECT FOR:  
 **MAVERICK DEVELOPMENT CORPORATION**

PROJECT:  
FINDLAY CREEK - BLDG D

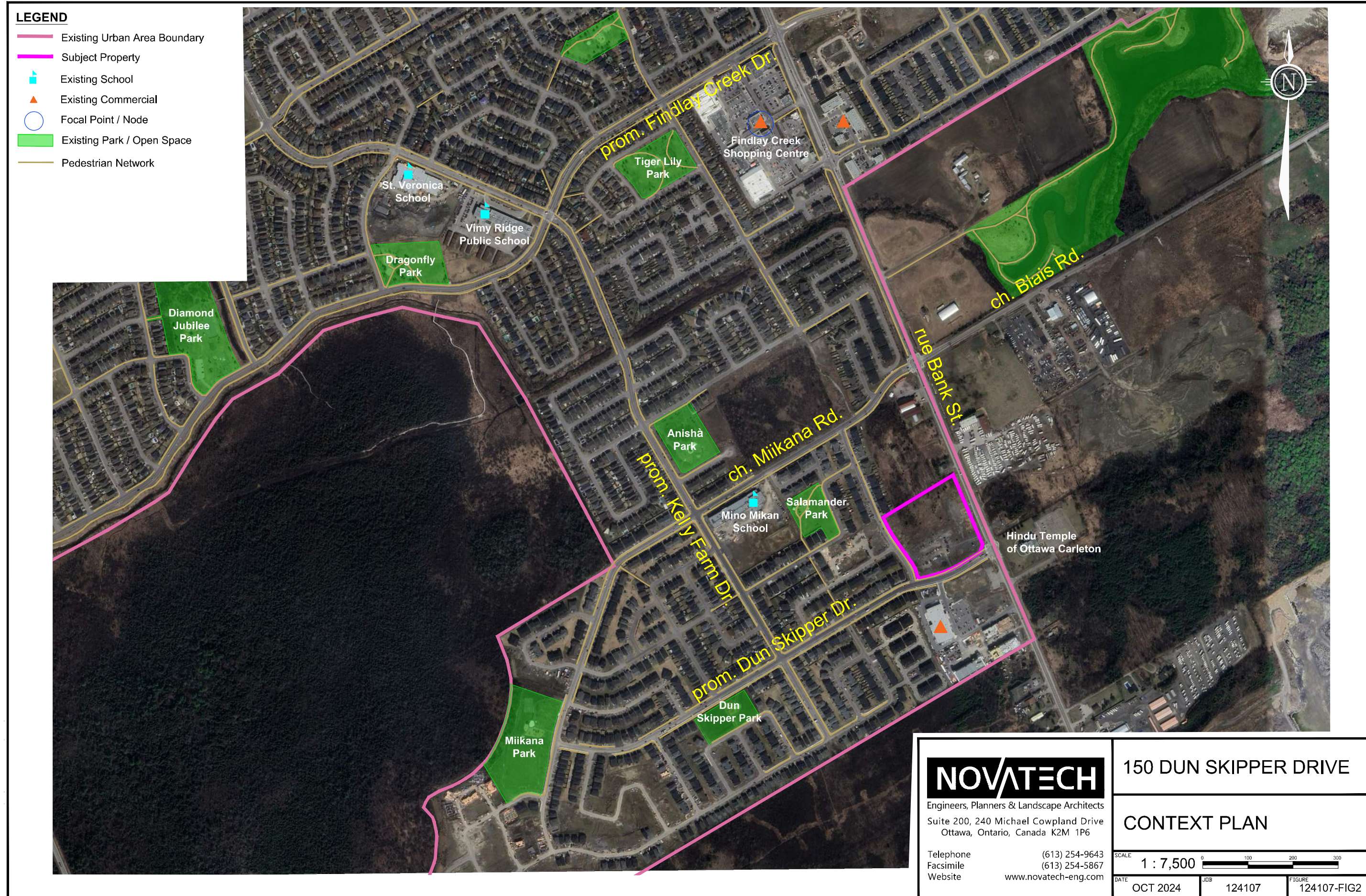
BANK ST.  
OTTAWA, ON

DRAWING:  
**3D VIEWS**

DRAWN: Y.A.	CHECKED: S.R.	JOB NUMBER: 24422
DATE (YYYY/MM/DD): 2024.10.25	SCALE:	
DRAWING NUMBER: A3.2	REVISION NUMBER: R1	



# Context and Mobility Plan



- LEGEND**
- Existing Urban Area Boundary
  - Subject Property
  - Existing School
  - ▲ Existing Commercial
  - Focal Point / Node
  - Existing Park / Open Space
  - Pedestrian Network

**NOVATECH**  
Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario, Canada K2M 1P6  
Telephone (613) 254-9643  
Facsimile (613) 254-5867  
Website www.novatech-eng.com

150 DUN SKIPPER DRIVE		
CONTEXT PLAN		
SCALE	1 : 7,500	
DATE	JOB	FIGURE
OCT 2024	124107	124107-FIG2

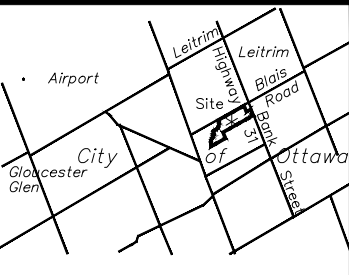
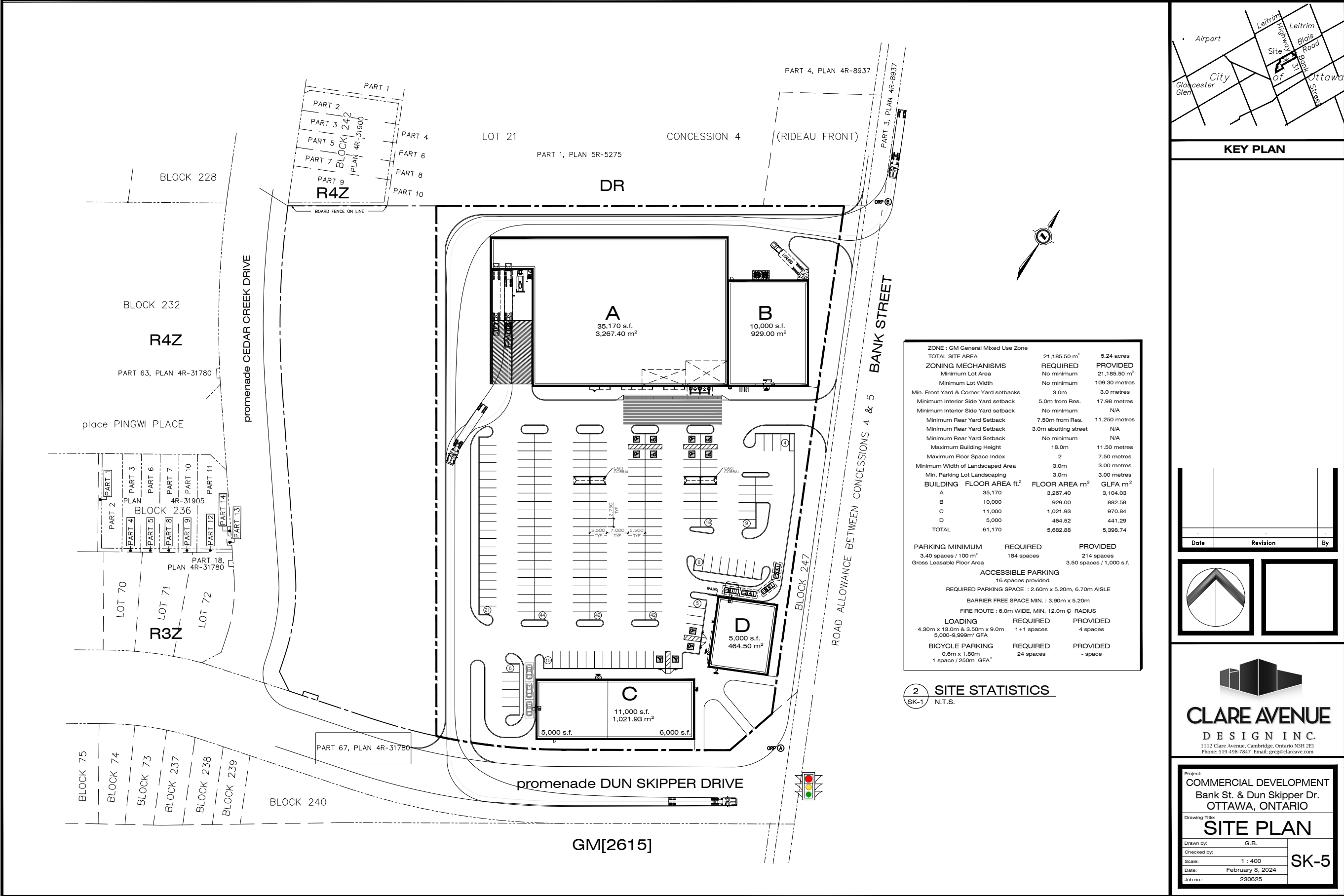


# Design Research - Alternative Site Plan Option

The Site Plan option below dated February 8, 2024 included a drive-thru.



Engineers, Planners & Landscape Architects



KEY PLAN

ZONE - GM General Mixed Use Zone			
TOTAL SITE AREA	21,185.50 m <sup>2</sup>	5.24 acres	
ZONING MECHANISMS	REQUIRED	PROVIDED	
Minimum Lot Area	No minimum	21,185.50 m <sup>2</sup>	
Minimum Lot Width	No minimum	109.30 metres	
Min. Front Yard & Corner Yard setbacks	3.0m	3.0 metres	
Minimum Interior Side Yard setback	5.0m from Res.	17.98 metres	
Minimum Interior Side Yard setback	No minimum	N/A	
Minimum Rear Yard Setback	7.50m from Res.	11.250 metres	
Minimum Rear Yard Setback	3.0m abutting street	N/A	
Minimum Rear Yard Setback	No minimum	N/A	
Maximum Building Height	18.0m	11.50 metres	
Maximum Floor Space Index	2	7.50 metres	
Minimum Width of Landscaped Area	3.0m	3.00 metres	
Min. Parking Lot Landscaping	3.0m	3.00 metres	
BUILDING	FLOOR AREA ft. <sup>2</sup>	FLOOR AREA m <sup>2</sup>	GLFA m <sup>2</sup>
A	35,170	3,267.40	3,104.03
B	10,000	929.00	882.58
C	11,000	1,021.93	970.84
D	5,000	464.52	441.29
TOTAL	61,170	5,682.88	5,398.74
PARKING MINIMUM	REQUIRED	PROVIDED	
3.40 spaces / 100 m <sup>2</sup>	184 spaces	214 spaces	
Gross Leasable Floor Area		3.50 spaces / 1,000 s.f.	
ACCESSIBLE PARKING			
16 spaces provided			
REQUIRED PARKING SPACE : 2.60m x 5.20m, 6.70m AISLE			
BARRIER FREE SPACE MIN. : 3.90m x 5.20m			
FIRE ROUTE : 6.0m WIDE, MIN. 12.0m RADIUS			
LOADING	REQUIRED	PROVIDED	
4.30m x 13.0m & 3.50m x 9.0m	1+1 spaces	4 spaces	
5,000-9,999m <sup>2</sup> GFA			
BICYCLE PARKING	REQUIRED	PROVIDED	
0.6m x 1.80m	24 spaces	- space	
1 space / 250m <sup>2</sup> GFA <sup>2</sup>			

2 SITE STATISTICS  
SK-1 N.T.S.

Date	Revision	By

Project: COMMERCIAL DEVELOPMENT  
Bank St. & Dun Skipper Dr.  
OTTAWA, ONTARIO

Drawing Title: **SITE PLAN**

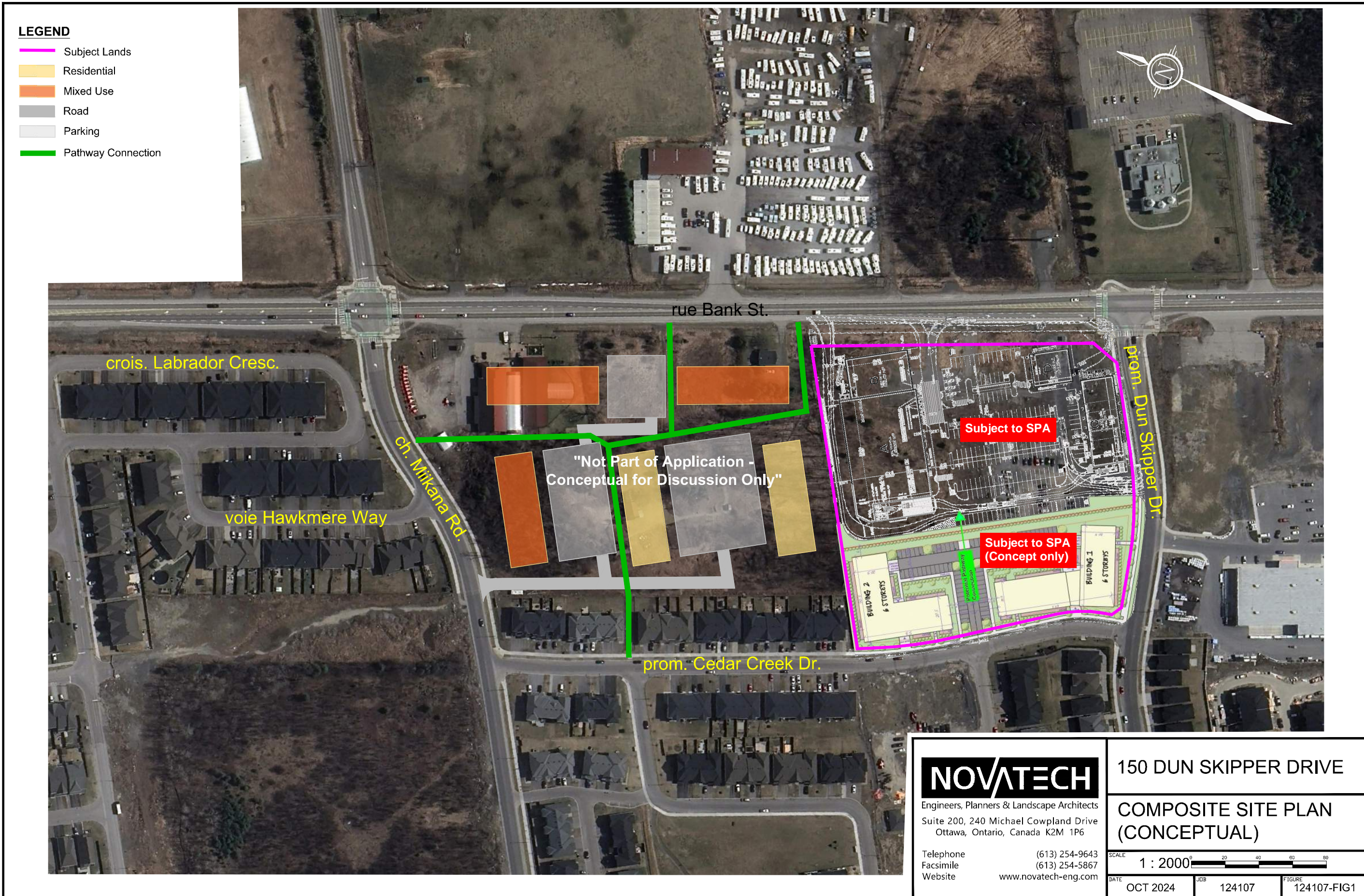
Drawn by: G.B.  
Checked by:  
Scale: 1 : 400  
Date: February 8, 2024  
Job no.: 230625

**SK-5**

GM[2615]



# Composite Site Plan (Conceptual)





# **Additional Materials**

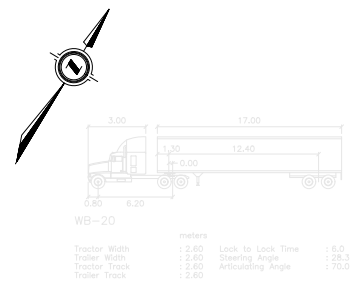
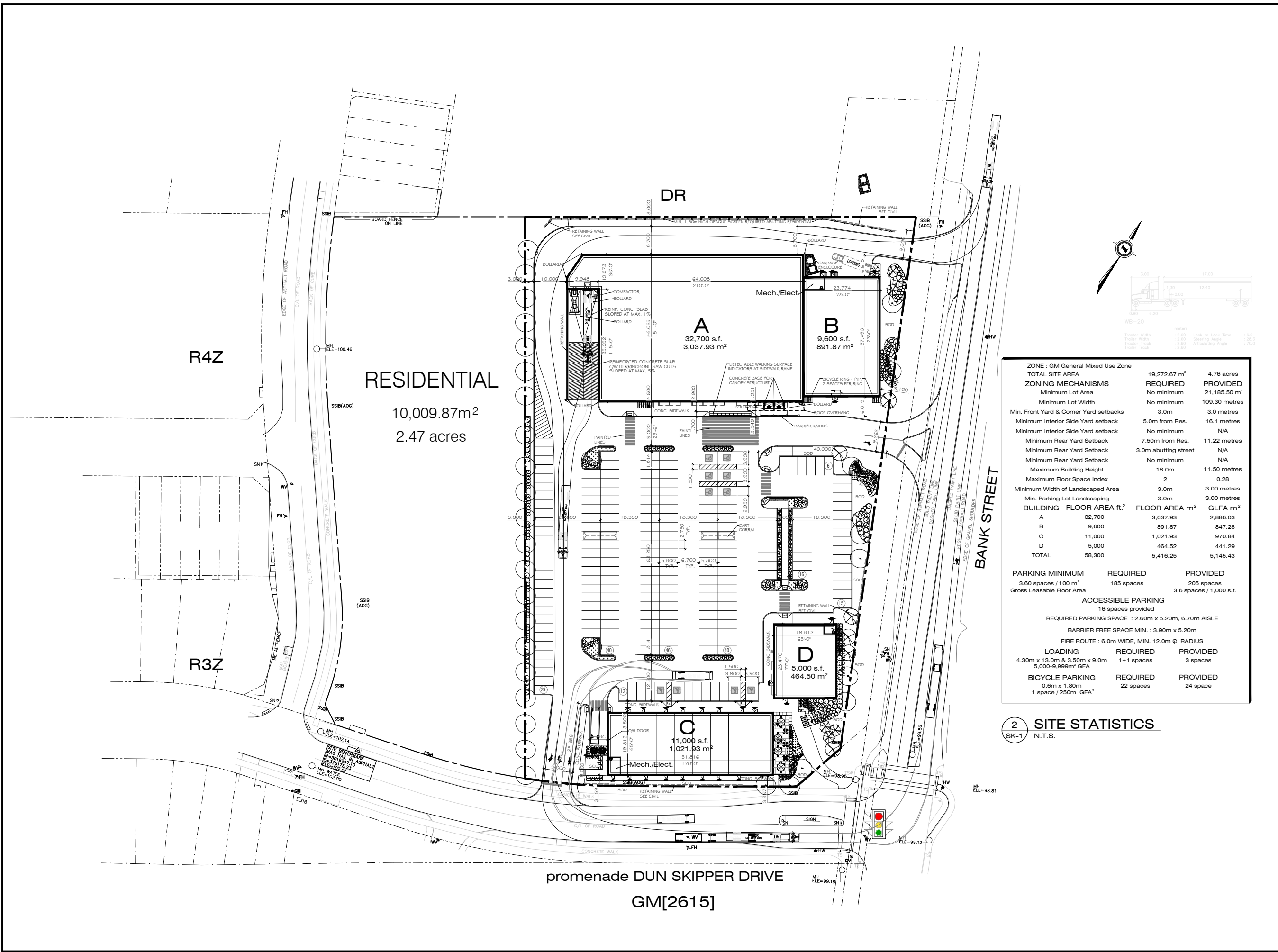
Site Plan

Building Elevations

Views of the proposal

Landscape Plan





<b>ZONE : GM General Mixed Use Zone</b>			
TOTAL SITE AREA	19,272.67 m <sup>2</sup>	4.76 acres	
<b>ZONING MECHANISMS</b>	<b>REQUIRED</b>	<b>PROVIDED</b>	
Minimum Lot Area	No minimum	21,185.50 m <sup>2</sup>	
Minimum Lot Width	No minimum	109.30 metres	
Min. Front Yard & Corner Yard setbacks	3.0m	3.0 metres	
Minimum Interior Side Yard setback	5.0m from Res.	16.1 metres	
Minimum Interior Side Yard setback	No minimum	N/A	
Minimum Rear Yard Setback	7.50m from Res.	11.22 metres	
Minimum Rear Yard Setback	3.0m abutting street	N/A	
Minimum Rear Yard Setback	No minimum	N/A	
Maximum Building Height	18.0m	11.50 metres	
Maximum Floor Space Index	2	0.28	
Minimum Width of Landscaped Area	3.0m	3.00 metres	
Min. Parking Lot Landscaping	3.0m	3.00 metres	
<b>BUILDING FLOOR AREA ft<sup>2</sup></b>	<b>FLOOR AREA m<sup>2</sup></b>	<b>GLFA m<sup>2</sup></b>	
A	32,700	3,037.93	2,886.03
B	9,600	891.87	847.28
C	11,000	1,021.93	970.84
D	5,000	464.52	441.29
TOTAL	58,300	5,416.25	5,145.43
<b>PARKING MINIMUM</b>	<b>REQUIRED</b>	<b>PROVIDED</b>	
3.60 spaces / 100 m <sup>2</sup>	185 spaces	205 spaces	
Gross Leasable Floor Area		3.6 spaces / 1,000 s.f.	
<b>ACCESSIBLE PARKING</b>			
16 spaces provided			
REQUIRED PARKING SPACE : 2.60m x 5.20m, 6.70m AISLE			
BARRIER FREE SPACE MIN. : 3.90m x 5.20m			
FIRE ROUTE : 6.0m WIDE, MIN. 12.0m RADIUS			
<b>LOADING</b>	<b>REQUIRED</b>	<b>PROVIDED</b>	
4.30m x 13.0m & 3.50m x 9.0m	1+1 spaces	3 spaces	
5,000-9,999m <sup>2</sup> GFA			
<b>BICYCLE PARKING</b>	<b>REQUIRED</b>	<b>PROVIDED</b>	
0.6m x 1.80m	22 spaces	24 space	
1 space / 250m <sup>2</sup> GFA			

**2 SITE STATISTICS**  
SK-1 N.T.S.

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PROJECT NORTH

**Cambridge**  
154 King Street East  
Cambridge, Ontario N3H 3M4  
(519) 896-1010 ext.100

**Toronto**  
522 Mount Pleasant Rd  
Suite 200  
Toronto, Ontario M4S 2H3  
(416) 440-0008

1	ISSUED FOR SPA	2024.10.24
REV.	DESCRIPTION	DATE
△	REVISION	
□	ISSUED	
○	APPROVAL	

PROJECT FOR:

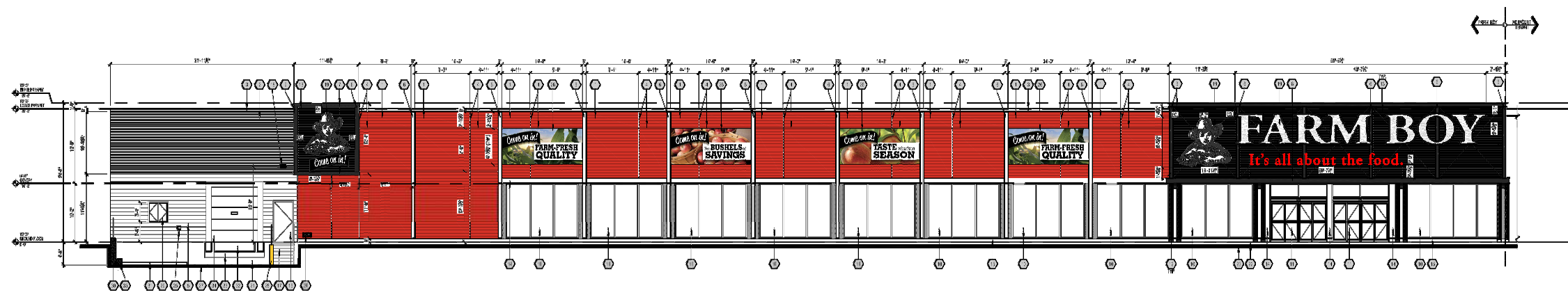
**MAVERICK WAVEBICK DEVELOPMENT CORPORATION**

PROJECT: NEW BUILD

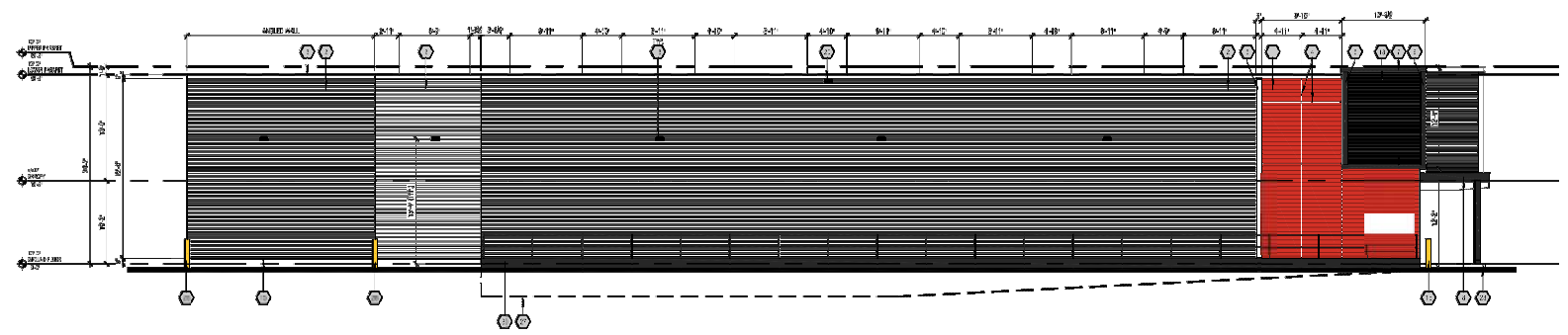
FINDLAY CREEK  
DUN SKIPPER & BANK STREET  
OTTAWA, ONTARIO

DRAWING: <b>SITE PLAN</b>		
DRAWN: N.B.	CHECKED: S.R.	JOB NUMBER: 24422
DATE (YYYY/MM/DD): 2024.10.24	SCALE: 1:500	
DRAWING NUMBER: A1.1	REVISION NUMBER: R0	

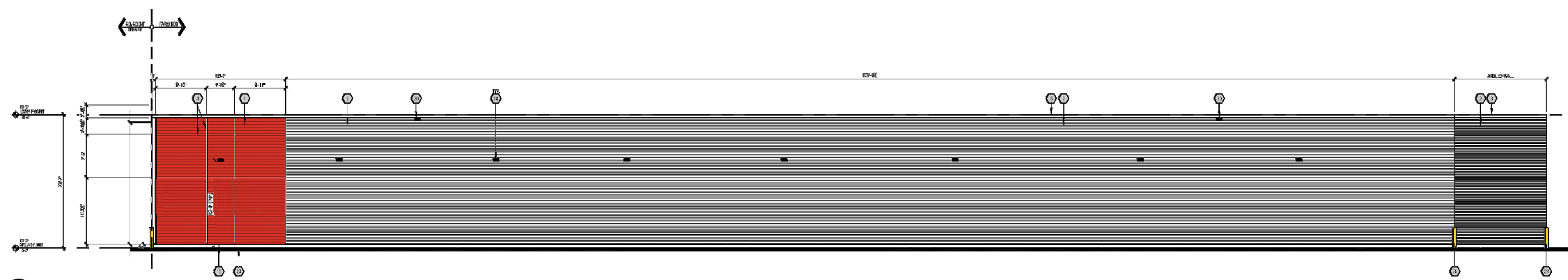




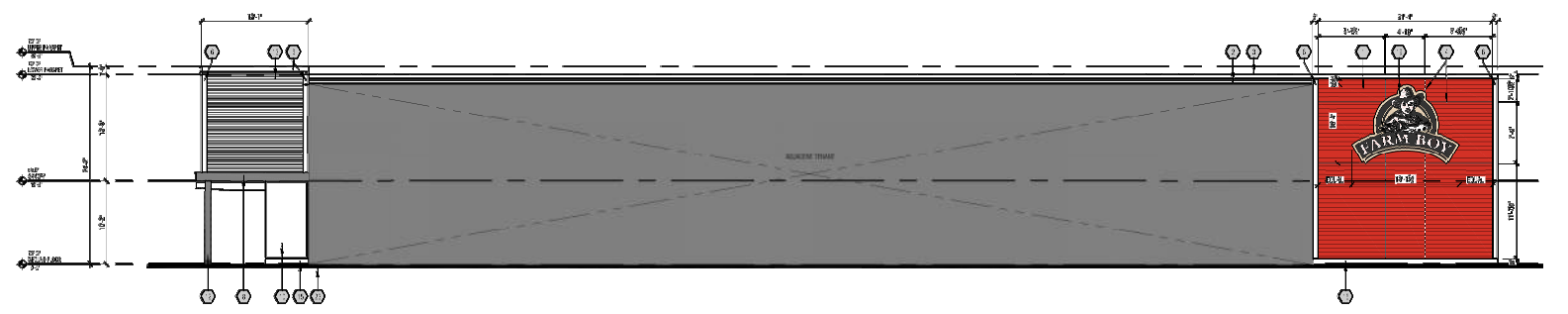
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A3.0 3/32" = 1'-0"



2 BUILDING A - WEST ELEVATION  
A3.0 3/32" = 1'-0"



3 BUILDING A - NORTH ELEVATION  
A3.0 3/32" = 1'-0"



4 BUILDING A - SOUTH ELEVATION  
A3.0 3/32" = 1'-0"

**EXTERIOR ELEVATION NOTES**

- EXTERIOR SIGNAGE TO BE SUPPLIED AND INSTALLED BY CLIENTS & SAME CONTRACTOR. ALL SIGNAGE IS SHOWN AS APPROXIMATE DIMENSIONS. FINAL SIGN TO BE COORDINATED WITH APPROVED SIGNAGE PROVIDER.
- GENERAL CONTRACTOR TO PROVIDE 1/2" EXTERIOR GRADE F-PLATE BRACING TO THE STEEL COLUMN CLADDING. AN EXTERIOR SIGN IS TO BE INSTALLED OVER THE EXTERIOR GRADE EXTERIOR BRACING.
- ALL GRADES ARE TO BE SET PRIOR TO CONSTRUCTION BY THE GENERAL CONTRACTOR. ALL DIMENSIONS IN THE GRADES ARE TO BE REPORTED TO GREYSTONE.
- VERTICAL AND HORIZONTAL RISERS BETWEEN COMPOSITE PANELS TO BE 1/8" IN TOTAL. RISERS ARE TO BE CONSIDERED TO THE CENTER LINE. (SEE WALL SECTIONS FOR DETAILS.)

**EXTERIOR ELEVATION KEYED NOTES**

- WOOD SIGN SPECIFICATION: PRE-FINISHED HORIZONTAL 1x6 DOVE MANUFACTURER: DATE COO COLOR: ALUMINUM RED
- METAL SIGN SPECIFICATION: 1/2" COMBINATION METAL SIGN MANUFACTURER: HOFFER OR DOWNLIST COLOR: PEEL CALVALINE P-JS
- PRE-FINISHED METAL GAP FLASHING COLOR: IDEAL ROOFING #8225 DARK BROWN
- 2" REVEAL SPECIFICATION: 2x4x8x12 SHED 2x4x8 METAL - ORIENTALS TO BE CENTERED ON READING MILLIONS AS SHOWN COLOR: TO MATCH IDEAL ROOFING #8229 DARK BROWN
- CONCRETE BLOCK MANUFACTURER: TIC COLOR: TIC BRUCL: TIC
- 8" C-BEAM REVEAL COLOR: TO MATCH IDEAL ROOFING #8229 DARK BROWN
- 2" C-BEAM REVEAL COLOR: TO MATCH IDEAL ROOFING #8229 DARK BROWN
- 1/4" D-BEAM REVEAL COLOR: TO MATCH IDEAL ROOFING #8229 DARK BROWN
- 80/20 METAL FRAME COLOR: TO MATCH IDEAL ROOFING #8229 DARK BROWN
- SLATE ANCHORED ALUMINUM FRAMED 4x8 CLEAR GLASS (SEE WINDOW SCHEDULE)
- SLATE ANCHORED ALUMINUM 8x8 PARTING DOOR w/ CLEAR GLASS (SEE DOOR SCHEDULE)
- HEAVY TRIMMER COLLARS 1 1/8" X 2 1/8" X 2 1/8" SAVED 80/20 CUSTOM THIN, ONE COAT S-7 TOPOCOAT CLEAR
- WOOD SLAT 1 1/8" X 2 1/8" X 2 1/8" SAVED 80/20 CUSTOM THIN, ONE COAT S-7 TOPOCOAT CLEAR
- METAL PANELING COLOR: TO MATCH IDEAL ROOFING #8229 DARK BROWN
- CONCRETE SHIMING
- HOLLOW METAL DOOR 6x8 H.C. LOW METAL FRAME (SEE DOOR SCHEDULE) COLOR: TB
- STEEL STUD LANDING WALL AND FLOORS TO BE OPEN GRADE TRUSS & CHOLEY PLATE JOIST. ALL TO BE NOT DIPPED GALVANIZED (SEE STRUCTURAL). GENERAL CONTRACTOR IS TO SUBMIT STAMPED DIMENSIONED SHOP DRAWINGS.
- EXTERIOR WALL MOUNTED FLOOD LIGHT FIXTURE (SEE ELECTRICAL). PAINTED COLOR: DARK GREY
- ILLUMINATED SIGN COMPLIANT AND INSTALLED BY SIGNAGE PROVIDER. GENERAL CONTRACTOR TO PROVIDE ELECTRICAL DOWNSIDE ON (SEE ELECTRICAL)
- ROOF SCUPPER
- CONCRETE FOUNDATION WALL (SEE STRUCTURAL) COLOR: NATURAL CONCRETE COLOR
- FOUNDED CONCRETE SUBGRADE
- 1 1/2" HIGH D BRIDGE
- 1/2" RE-DEPARTMENT CONNECTION MOUNTED BETWEEN 110" AND 8'-11 1/2" (800MM AND ROOF) A.F.F. (SEE MECHANICAL)
- NECESSARY NON-FREEZE HOSE BIB (SEE MECHANICAL)
- COCKE ON IN BANNER SUPPLIED AND INSTALLED BY SIGNAGE CONTRACTOR
- FOUNDED CONCRETE LOAD NO RAMP CURB AND APRON (SEE STRUCTURAL)
- STEEL ROLLUP 6x8 CONCRETE FILL COLOR: YELLOW
- INSULATED GARAGE COMPACTOR ACCESS DOOR w/ PAINTED PANEL (SEE DOOR SCHEDULE) COLOR: TB
- CONCRETE WEA 4x8 WALL 4x8 AND WALL (SEE STRUCTURAL). SLABED WALL TO BE 10" DIPPED GALVANIZED. GENERAL CONTRACTOR IS TO SUBMIT SHOP DRAWINGS.
- CONCRETE PAD FOR COMPACTOR 2x6 CATCH BASIN (SEE STRUCTURAL AND MECHANICAL). 2x6 PAD TOWARDS DITCH BASIN. TOP OF PAD TO BE ABOVE 400MM THEN LEADING RAMP.
- DOCK LEVELER
- CONCRETE FLOOR OVER 4x8 4x8 EXTERIOR SIDE OF FOUNDATION
- PRE-FINISHED INSULATED OVERHEAD SECTIONAL DOOR, SEAL AND 1/2" JAMPERS (SEE DOOR SCHEDULE)
- CONCRETE CURB (SEE STRUCTURAL)

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ISSUED FOR SPA 2024.10.24  
 ISSUED FOR SPA 2024.09.30

REV.	DESCRIPTION	DATE
2	ISSUED FOR SPA	2024.10.24
1	ISSUED FOR SPA	2024.09.30

REVISION ISSUED APPROVAL



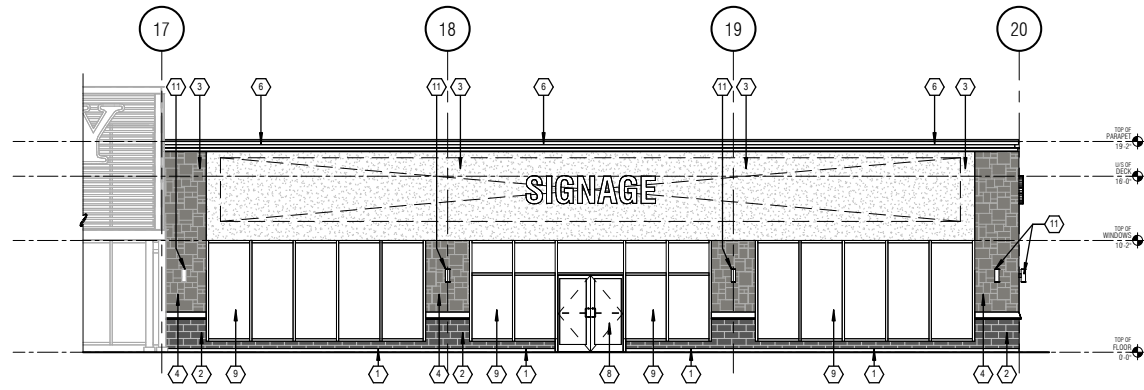
PROJECT:  
NEW BUILD - BUILDING A-B

FINLAY CREEK  
DUN SKIPPER & BANK STREET  
OTTAWA, ONTARIO

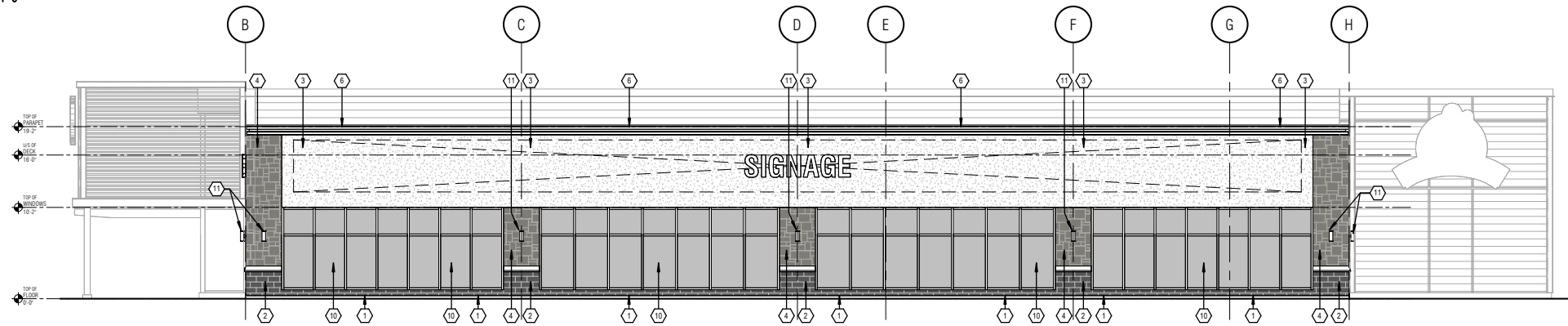
DRAWING:  
EXTERIOR ELEVATIONS  
BLDG A

DRAWN: R.P.	CHECKED: S.R.	JOB NUMBER: 24422
DATE (YYYYMMDD): 2024.10.24	SCALE: 3/32" = 1'-0"	
DRAWING NUMBER: A3.0	REVISION NUMBER: R0	

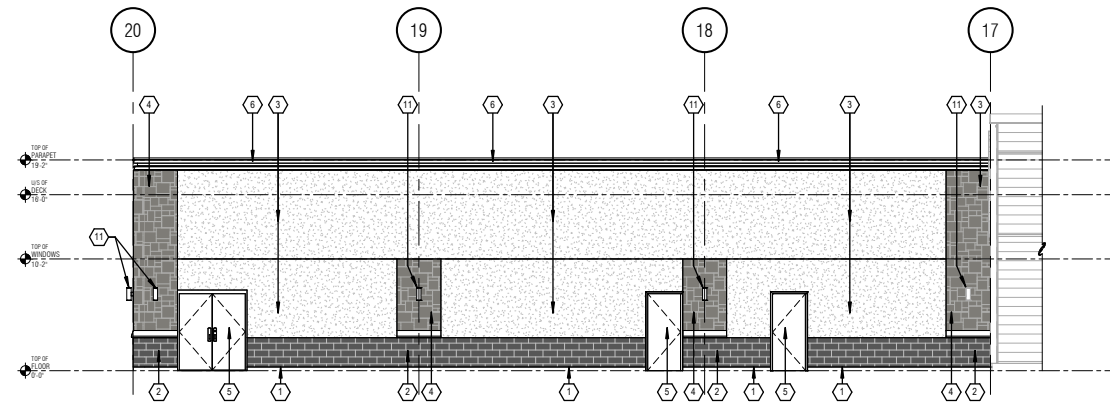




1 BUILDING B - SOUTH ELEVATION  
A3.0 1/8" = 1'-0"



2 BUILDING B - EAST ELEVATION  
A3.0 1/8" = 1'-0"

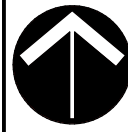


3 BUILDING B - NORTH ELEVATION  
A3.0 1/8" = 1'-0"

ELEVATION KEYED NOTES	
1	CONCRETE SKIRTING COLOUR: NATURAL FINISH
2	CONCRETE BLOCK COLOUR: GREY
3	EFIS SYSTEM
4	ARRISCRAFT (CULTURED STONE)
5	HOLLOW METAL DOOR - PAINT TO MATCH EFIS
6	LIGHT GAUGE METAL PARAPET CAP FLASHING (ACM LOOK)
7	RESERVED
8	ENTRY GLAZED DOOR
9	STOREFRONT GLAZING
10	ALUMINUM METAL PANEL
11	UP/DOWN WALL MOUNTED LIGHT FIXTURE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO:  
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PROJECT NORTH CONSULTANT STAMP:



**Cambridge**  
154 King St. E.  
Cambridge, ON N1H 3M4  
(519) 836-1010 ext.100  
info@greystoneinc.ca  
www.greystoneinc.ca

**Toronto**  
522 Mt Pleasant Rd. Unit 200  
Toronto, Ontario M4S 2M3  
(416) 440-0058

REV	DESCRIPTION	DATE
1	ISSUED FOR SPA	2024.10.24

△ REVISION □ ISSUED ○ APPROVAL

PROJECT FOR:



PROJECT:  
FINDLAY CREEK - BLDG AB

BANK ST.  
OTTAWA, ON

DRAWING:  
**EXTERIOR ELEVATIONS  
BLDG B**

DRAWN: M.A. CHECKED: S.R. JOB NUMBER: 24422

DATE (YYYY/MM/DD): 2024.10.25 SCALE: 1/8" = 1'-0"

DRAWING NUMBER: A3.0 REVISION NUMBER: R1



ELEVATION KEYED NOTES	
1	CONCRETE SKIRTING COLOUR: NATURAL FINISH
2	CONCRETE BLOCK COLOUR: GREY
3	EFS SYSTEM
4	ARRISCRIFT (CULTURED STONE)
5	RESERVED
6	LIGHT GAUGE METAL PARAPET CAP FLASHING (ACM LOOK)
7	RESERVED
8	ENTRY GLAZED DOOR
9	STOREFRONT GLAZING
10	ALUMINUM METAL PANEL
11	UP/DOWN WALL MOUNTED LIGHT FIXTURE

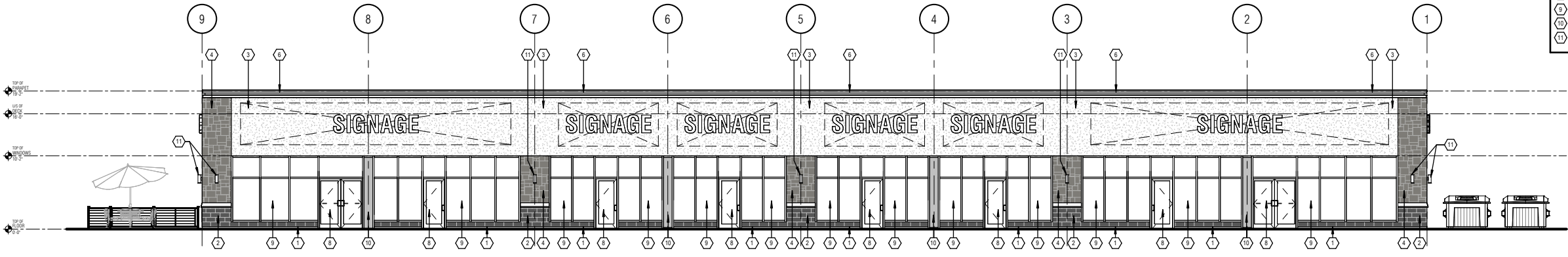
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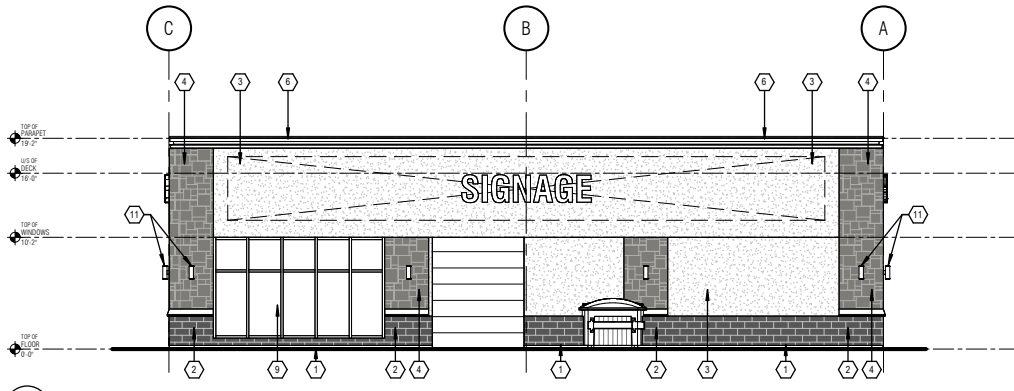


PROJECT NORTH CONSULTANT STAMP:

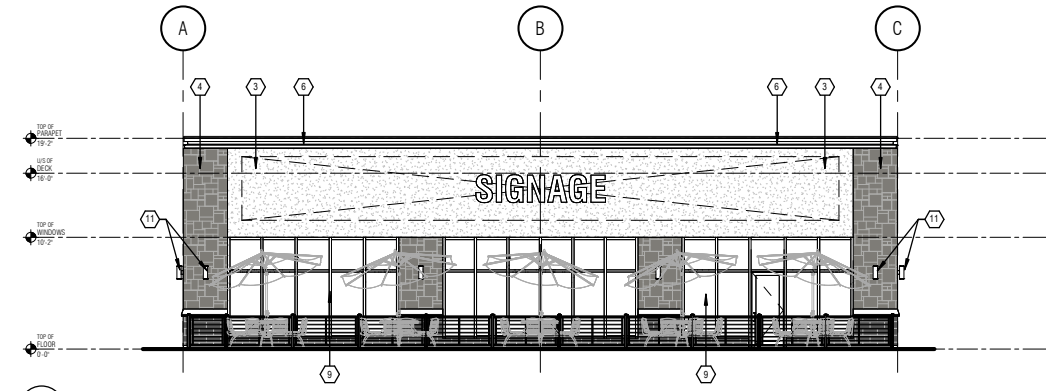
**Greystone**  
 Cambridge 154 King St. E. Toronto, Ontario M4S 2M3  
 Toronto 522 Midland Rd. Unit 200 Toronto, Ontario M4S 2M3  
 (416) 440-0055  
 info@greystoneinc.ca  
 www.greystoneinc.ca



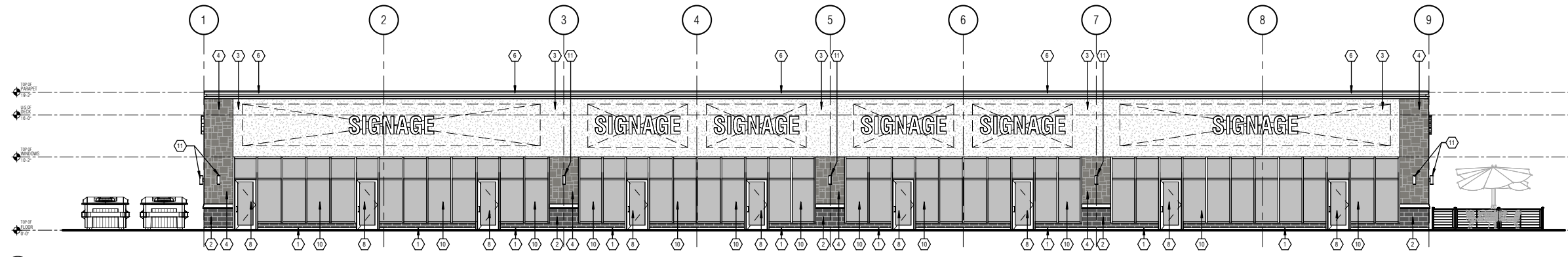
1 BUILDING C - NORTH ELEVATION  
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2 BUILDING C - WEST ELEVATION  
 A3.0 1/8" = 1'-0"



3 BUILDING C - EAST ELEVATION  
 A3.0 1/8" = 1'-0"



4 BUILDING C - SOUTH ELEVATION  
 A3.0 1/8" = 1'-0"

REV	DESCRIPTION	DATE
1	ISSUED FOR SPA	2024.10.24

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PROJECT FOR:  
  
**MAVERICK**  
 DEVELOPMENT CORPORATION

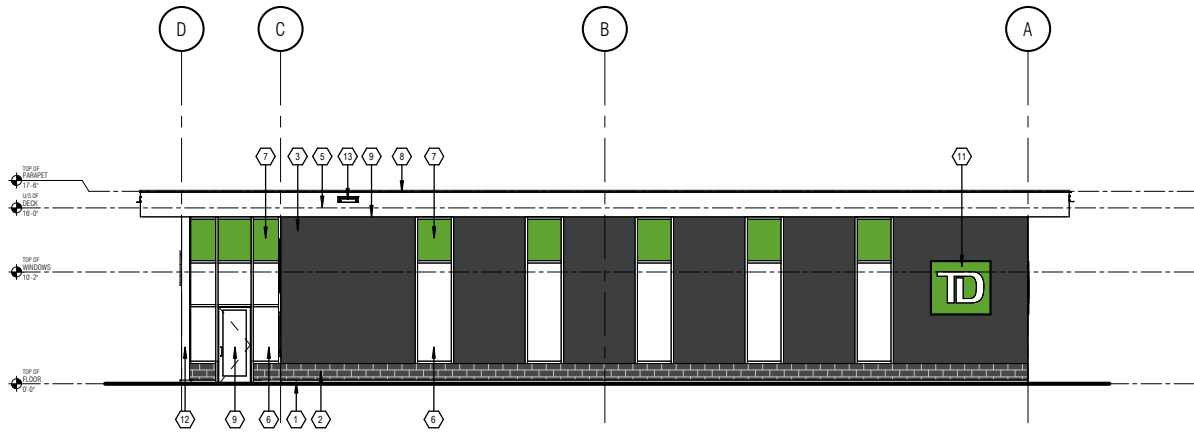
PROJECT:  
 FINDLAY CREEK - BLDG C

BANK ST.  
 OTTAWA, ON

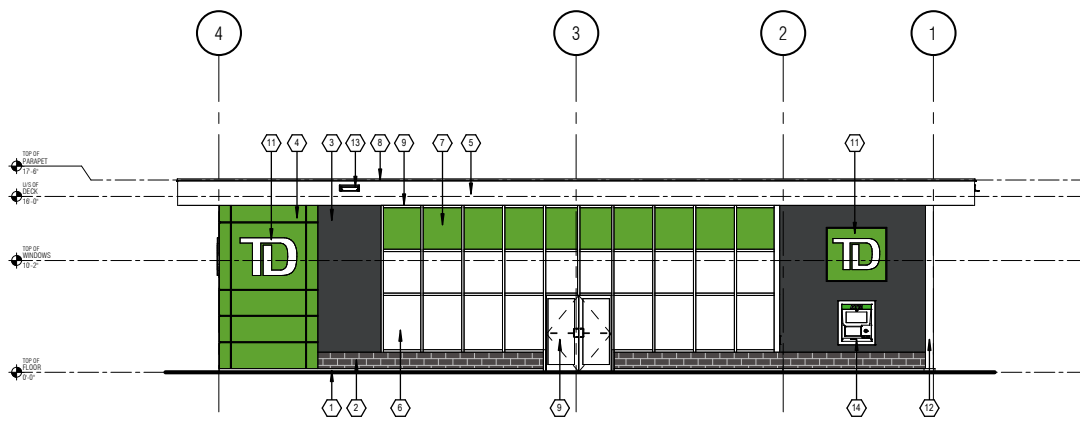
DRAWING:  
**EXTERIOR ELEVATIONS**  
**BLDG C**

DRAWN: M.A.	CHECKED: S.R.	JOB NUMBER: 24422
DATE (YYYY/MM/DD): 2024.10.25	SCALE: 1/8" = 1'-0"	
DRAWING NUMBER: <b>A3.0</b>	REVISION NUMBER: <b>R1</b>	

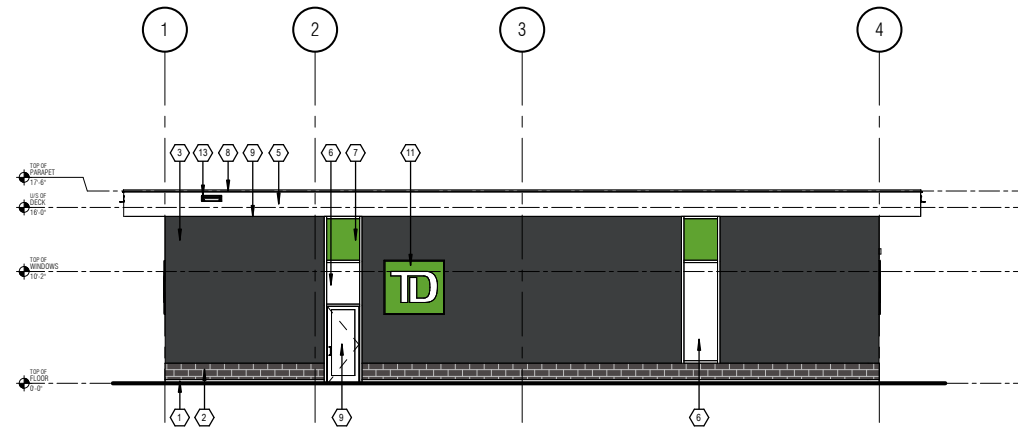




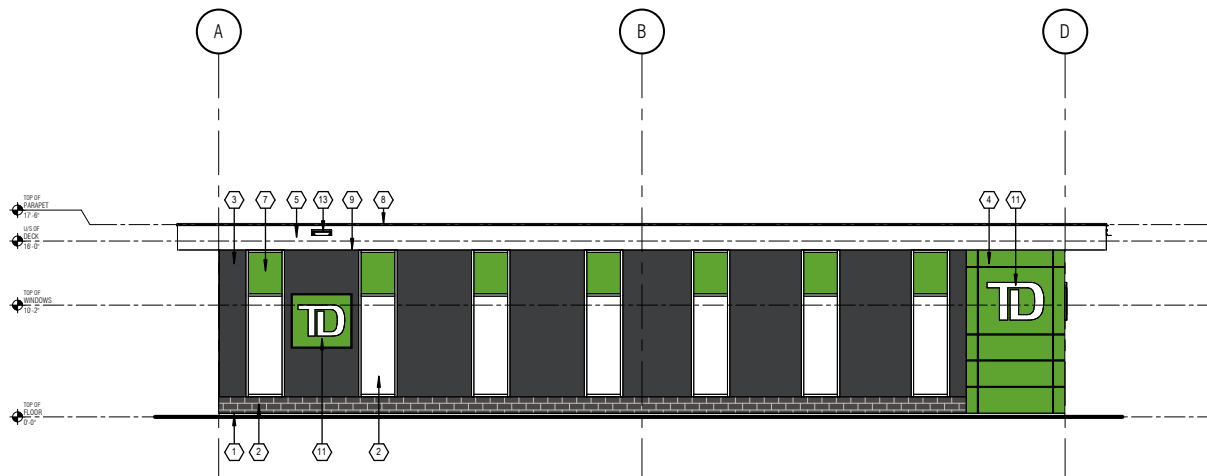
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A3.0 1/8" = 1'-0"



2 BUILDING D - NORTH ELEVATION  
A3.0 1/8" = 1'-0"



3 BUILDING D - SOUTH ELEVATION  
A3.0 1/8" = 1'-0"



4 BUILDING D - EAST ELEVATION  
A3.0 1/8" = 1'-0"

ELEVATION KEYED NOTES	
1	CONCRETE SKIRTING COLOUR: NATURAL FINISH
2	ARCHITECTURAL BLOCK COLOUR: CHARCOAL
3	METAL WALL PANELS COLOUR: BLUE GRAY (STANDARD) FINISH: SMOOTH
4	ACM - COMPOSITE METAL WALL PANELS COLOUR: CUSTOM COLOUR: TD GREEN, PANTONE 0361
5	ACM - COMPOSITE METAL WALL PANELS AND SOFFITS COLOUR: BONE WHITE
6	GLAZING IN ALUMINUM FRAME FRAME COLOUR: CLEAR ANODIZED
7	SPANDREL PANEL IN ALUMINUM FRAME FRAME COLOUR: CLEAR ANODIZED SPANDREL COLOUR: PANTONE 0361 GREEN
8	PRE-FINISHED METAL CAP FLASHING c/w DRIP EDGE COLOUR: BONE WHITE TO MATCH ACM WALL PANELS
9	CLEAR ANODIZED FINISHED ALUMINUM DOOR c/w INSULATED CLEAR TEMPERED SAFETY GLASS
10	SOFFIT MOUNTED LIGHT FIXTURE
11	TD ILLUMINATED BUTTON WALL SIGN
12	STAINLESS STEEL COLUMN COLOUR: BLACK
13	ROOF OPEN SCUPPER: 30m (98'-0") MAX. 6m SPACING ALONG THE PERIMETER OF THE BUILDING COLOUR: TO MATCH ADJACENT FINISH
14	ATM MACHINE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO:

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CONSULTANT STAMP:

**Greystone**

Cambridge  
156 King St. E.  
Cambridge, ON N1H 3M4  
(519) 836-1010 ext.100  
info@greystoneinc.ca  
www.greystoneinc.ca

Toronto  
522 Midland Ave. Unit 200  
Toronto, Ontario M4M 2M3  
(416) 440-0058

REV	DESCRIPTION	DATE
1	ISSUED FOR SPA	2024.10.29

△ REVISION □ ISSUED ○ APPROVAL

PROJECT FOR:

**MAVERICK**  
DEVELOPMENT CORPORATION

PROJECT:  
FINDLAY CREEK - BLDG D

BANK ST.  
OTTAWA, ON

DRAWING:  
**EXTERIOR ELEVATIONS BLDG D**

DRAWN: Y.A.	CHECKED: S.R.	JOB NUMBER: 24422
DATE (YYYY/MM/DD): 2024.10.25	SCALE: 1/8" = 1'-0"	REVISION NUMBER: R1
DRAWING NUMBER: <b>A3.0</b>		





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CONSULTANT STAMP:

**Greystone**

Cambridge 154 King St. E. Cambridge, ON N2H 3M4 (519) 836-1010 ext.100 info@greystoneinc.ca www.greystoneinc.ca

Toronto 522 Mt Pleasant Rd. Unit 200 Toronto, Ontario M4S 2M3 (416) 440-0058

REV	DESCRIPTION	DATE
△ REVISION	□ ISSUED	○ APPROVAL

PROJECT FOR:

**MAVERICK DEVELOPMENT CORPORATION**

PROJECT: FINDLAY CREEK

BANK ST. OTTAWA, ON

DRAWING: ARCHITECTURAL RENDERS

DRAWN: J.A	CHECKED: S.R.	JOB NUMBER: 24422
DATE (YYYY/MM/DD): 2024.10.25	SCALE:	REVISION NUMBER:
DRAWING NUMBER: AR1.0		





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△ REVISION	□ ISSUED	○ APPROVAL



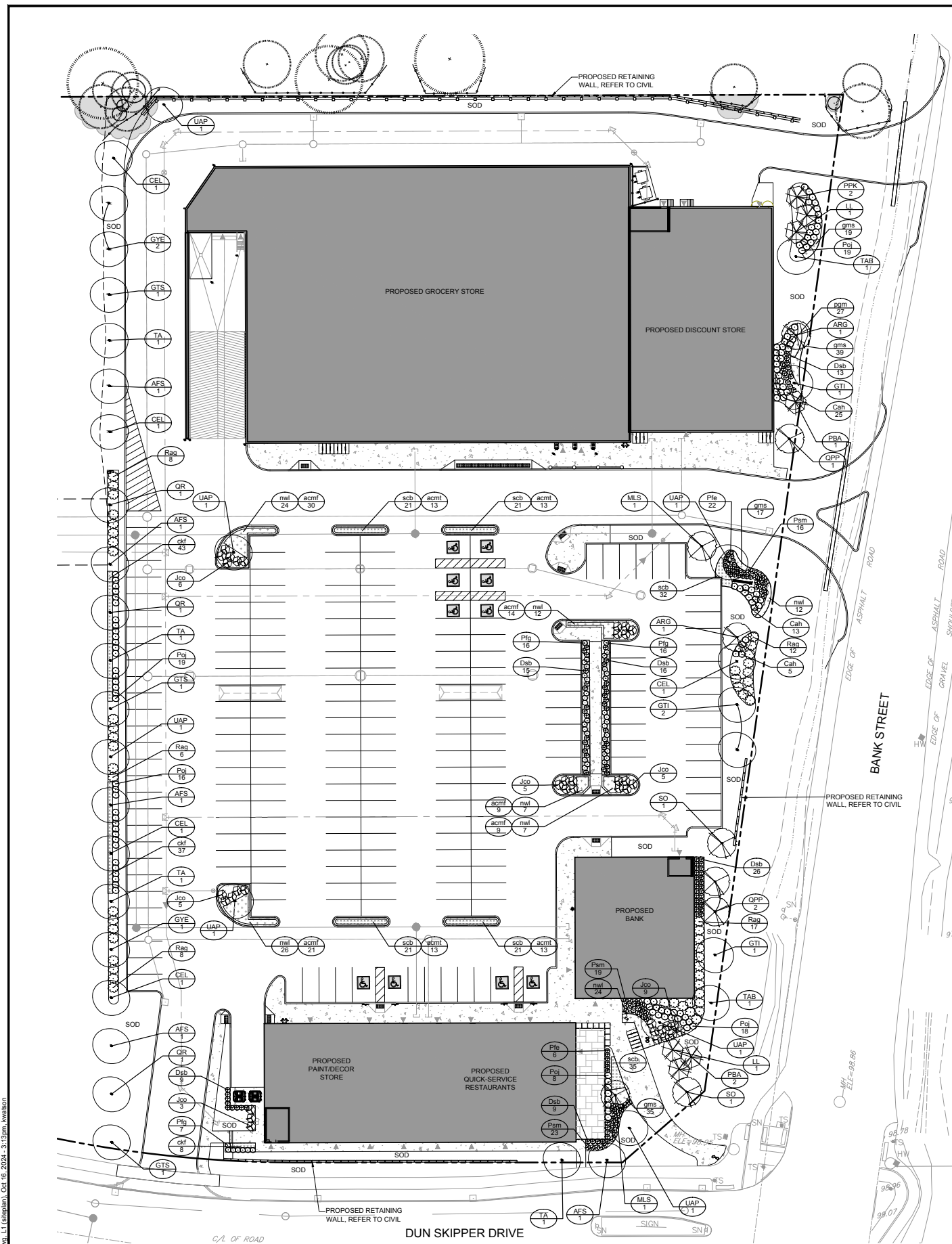
PROJECT:  
**FINDLAY CREEK**

**BANK ST.  
OTTAWA, ON**

DRAWING:  
**ARCHITECTURAL  
RENDERS**

DRAWN: J.A	CHECKED: S.R.	JOB NUMBER: 24422
DATE (YYYY/MM/DD): 2024.10.25	SCALE:	
DRAWING NUMBER: <b>AR1.1</b>	REVISION NUMBER:	





**CITY DETAILS**

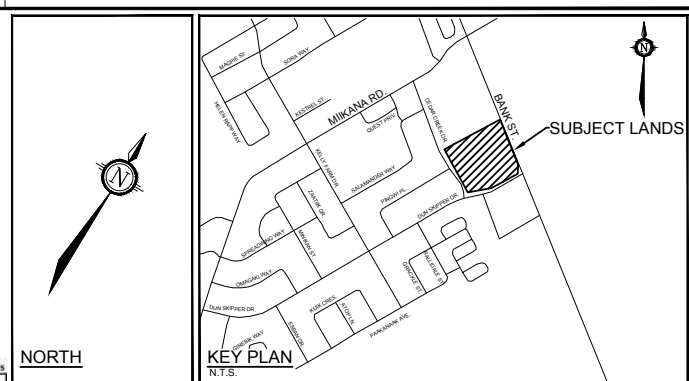
Related details from City of Ottawa Standard Tender Documents Volume No. 2 Standard Detail Drawings.

- SC4. Typical Concrete Sidewalk in Boulevard
- SC5. Sidewalk Construction Joints

**NOVATECH DETAILS**

Found on Sheet L2.

- D1. Standard Deciduous Tree Planting
- D2. Standard Coniferous Tree Planting
- D3. Shrub and Perennial Planting
- D4. Wood Screen Detail
- D5. Bike Layout



**124011 - 150 Dun Skipper**

Planting bed no.	Available Soil Area (sq m)	Available Soil Volume (cu m)	No. of trees proposed				Existing trees (Large) (35m²)	Total No. of trees	Min. required soil volume total (cu m)
			Small/Column (25m²)	Medium (30m²)	Large (35m²)	Evergreen (30m²)			
Planting bed 1	295.1	442.6	1		1		2	50.0	
Planting bed 2	139.1	208.7	1		2		3	80.0	
Planting bed 3	832.0	1,248.0	6	4	3	3	16	385.0	
Planting bed 4	317.0	475.5	2	2			4	190.0	
Planting bed 5	18.0	27.0					0	0.0	
Planting bed 6	18.0	27.0					0	0.0	
Planting bed 7	25.0	37.5					0	0.0	
Planting bed 8	36.5	54.8			1		1	30.0	
Planting bed 9	36.5	54.8			1		1	30.0	
Planting bed 10	597.0	895.5			22		22	640.0	
Planting bed 11	365.5	548.3					19	570.0	

Note: For all planting beds proposed, the available soil depth is considered to be 1.5m.  
\*Planting bed 11 note: the existing trees retained have access to additional soil volume beyond the north property line.

**ESTIMATED CANOPY COVERAGE AT MATURITY**

SIZE OF TREE	AVERAGE MATURE SPREAD	CANOPY COVERAGE PER TREE (m²)	QUANTITY OF TREES	TOTAL CANOPY COVERAGE (m²)
Deciduous - Small/Column (<7.5m tall)	5m	20	10	196
Deciduous - Medium (7.5-14m tall)	10m	79	6	471
Deciduous - Large (14m+ tall)	15m	177	30	5301
Coniferous	5m	20	7	137

**PROPOSED TOTAL CANOPY COVERAGE (m²):** 6106  
**EXISTING RETAINED TOTAL CANOPY COVERAGE (m²):** 107  
**TOTAL SITE AREA (m²):** 19,273  
**EST. CANOPY COVERAGE (%):** 32%

Area of a circle = (π x r) x π  
 Canopy coverage per tree calculation: (average mature spread/2) x (average mature spread/2) x π

**PLANT LIST**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
<b>Coniferous Trees</b>						
LL	2	<i>Larix laricina</i>	Tamarack	200cm Ht	WB	As Show n
PK	2	<i>Picea pungens 'Koster'</i>	Koster Blue Spruce	200cm Ht	WB	As Show n
PBA	3	<i>Pinus banksiana</i>	Jack Pine	200cm Ht	WB	As Show n
<b>Deciduous Trees</b>						
ARG	2	<i>Acer rubrum 'Armstrong'</i>	Armstrong Maple	50mm Cal	WB	As Show n
ARN	1	<i>Acer rubrum 'Northwood'</i>	Northwood Red Maple	50mm Cal	WB	As Show n
AFS	5	<i>Acer x freemanii 'Sienna'</i>	Sienna Glen Maple	50mm Cal	WB	As Show n
CEL	5	<i>Celtis occidentalis</i>	Hackberry	50mm Cal	WB	As Show n
GTI	3	<i>Gleditsia triacanthos var. inermis 'Impicola'</i>	Imperial Honeylocust	50mm Cal	WB	As Show n
GTS	3	<i>Gleditsia triacanthos var. inermis 'Shademaster'</i>	Shademaster Honeylocust	50mm Cal	WB	As Show n
GVE	3	<i>Gymnocladia dioica 'Espresso-JFS'</i>	Espresso Kentucky Coffee Tree	50mm Cal	WB	As Show n
MLS	2	<i>Malus 'Spring Snow'</i>	Spring Snow Crabapple	50mm Cal	WB	As Show n
QPF	3	<i>Quercus palustris 'Green Pillar'</i>	Green Pillar Oak	50mm Cal	WB	As Show n
QR	3	<i>Quercus rubra</i>	Red Oak	50mm Cal	WB	As Show n
SO	2	<i>Sorbus americana</i>	American Mountain-Ash	50mm Cal	WB	As Show n
TA	4	<i>Tilia americana</i>	Basswood	50mm Cal	WB	As Show n
TAB	2	<i>Tilia americana 'Boulevard'</i>	Boulevard Linden	50mm Cal	WB	As Show n
UAP	7	<i>Ulmus americana 'Princeton'</i>	Princeton Elm	50mm Cal	WB	As Show n
<b>Coniferous Shrubs</b>						
Pm	58	<i>Pinus mugo 'Stowmound'</i>	Stowmound Mugo Pine	40cm Spr	PT	80cm O.C.
Jco	38	<i>Juniperus horizontalis 'Plumosa Compacta'</i>	Compact Andorra Juniper	40cm Spr	PT	140cm O.C.
<b>Deciduous Shrubs</b>						
Cah	43	<i>Clethra alnifolia 'Hummingbird'</i>	Hummingbird Summersweet	50cm Ht	PT	100cm O.C.
Deb	88	<i>Dieris splendens 'Firefly (BOKOFIRE)'</i>	Firefly Bush Honeysuckle	60cm Ht	PT	80cm O.C.
Pj	80	<i>Physocarpus opulifolius 'JEFAM'</i>	Amber Jubilee Ninebark	60cm Ht	PT	100cm O.C.
Rg	28	<i>Potentilla fruticosa 'Bella Bellissima (HACHLJSS)'</i>	Bella Bellissima Potentilla	40cm Ht	PT	70cm O.C.
Pg	39	<i>Potentilla fruticosa 'Goldfinger'</i>	= Ifinger Potentilla	40cm Ht	PT	80cm O.C.
Rag	51	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac	60cm Ht	PT	160cm O.C.
<b>Perennials</b>						
acrf	97	<i>Achillea millefolium</i>	Common Yarrow	9cm	PT	45cm O.C.
acrt	67	<i>Achillea millefolium 'Sunny Seduction'</i>	Sunny Seduction Yarrow	9cm	PT	45cm O.C.
ml	124	<i>Nepeta faassenii 'Walker's Low'</i>	Walker's Low Catmint	1g	PT	70cm O.C.
pgm	27	<i>Polygonatum multiflorum</i>	Solomon's Seal	9cm	PT	45cm O.C.
<b>Groundcovers</b>						
gms	155	<i>Geranium macrorrhizum 'Spessart'</i>	Spessart Cranesbill	9cm	PT	45cm O.C.
<b>Ornamental Grasses</b>						
cif	88	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	1g	PT	50cm O.C.
scb	178	<i>Scirpachyrium scoparium 'The Blues'</i>	The Blues Lite Bluestem	1g	PT	50cm O.C.

**LEGEND**

- 3-D1 DETAIL SHEET # NOVATECH OR CITY DETAIL NUMBER SEE LIST FOR CODE
- PROPERTY LIMIT
- PROPOSED CONCRETE
- PROPOSED PAVERS
- RIVER STONE
- PERENNIALS
- ORNAMENTAL GRASSES
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- EXISTING TREE TO REMAIN
- RETAINED EXISTING TREE CANOPY COVER WITHIN THE SITE, PER AERIAL MAP
- PROPOSED SHRUBS
- SPECIES (SEE PLANT LIST)
- QUANTITY
- PROPOSED WOOD PRIVACY FENCE
- TREE PROTECTION FENCE, SEE TCR
- BIKE RACK, SEE DETAIL D6
- PLANTER
- BOULDERS FROM EXISTING PILE ON SITE, SEE TCR FOR LOCATION

**GENERAL**

- Read and interpret this drawing/ drawing set in conjunction with all the contract details and specifications, including related civil, utility, structural, architectural, mechanical, electrical, environmental, geotechnical, and survey information.
- The Contractor is to determine the exact location, size, material, and elevation of all existing utilities prior to commencing construction. Protect and assume responsibility for all existing utilities regardless of being shown on the drawings.
- It is essential to use the plans and details in conjunction with the specifications and notes.
- Do not scale drawings. Work to dimensions only.
- Protect all existing and retained vegetation for the duration of construction according to the contract details and specifications.
- Reinstate all areas and items damaged or disturbed, beyond the Limit of Work, because of construction activities, including but not limited to construction staging areas, haul roads, stockpile areas, etc. to the satisfaction of the Consultant. Unless otherwise noted, Contractor is to reinstate all areas to pre-construction condition or better to the satisfaction of the Contract Administrator.

**PLANTING**

- Plant material to be No. 1 Grade and is to comply with Canadian Standards for Nursery Stock (latest edition) published by the Canadian Nursery Landscape Association.
- Use structurally sound plant material with strong fibrous root system free of disease, defects, and injuries. Use trees with straight trunks, well and characteristically branched for species. Obtain approval from consultant of plant material at source prior to digging. All trees and shrubs to be container grown, potted, WB or BB, as indicated on Plant List. Bare root plants are only acceptable for certain species and as approved by the Landscape Architect.
- Plant material substitutions are not permitted without the written approval from the Consultant, with 48 hours notice, prior to shipping plant material.
- Plant locations are schematic / approximate only. Contractor is to stake out locations on site for approval by the Landscape Architect prior to installation. Contractor to report any discrepancies to the Landscape Architect prior to installation. Contractor will assume full responsibility if the Landscape Architect is not notified.
- Ensure trees are thoroughly watered following planting. Monitor material and ensure adequate moisture until acceptance.
- In heavy clay or poorly drained soils, set root ball with root collar 75-100mm higher than finished grade.
- Approved topsoil depths are as follows:
  - Plant Beds - 450mm continuous depth. Applies to shrubs, perennials, vines, and groundcovers.
  - Sod/ Seed Areas - 100mm depth.
  - Reforestation - 300mm depth.
- Sod to be No. 1 Kentucky Bluegrass Sod grown from minimum mixture of 3 Kentucky Bluegrass cultivars. Quality and source are to comply with Canadian Standards for Nursery Stock, Section 17, (latest edition) published by the Canadian Nursery Landscape Nursery Landscape Association.
- Apply the following mineral fertilizer unless soil tests show other requirements:
  - Plant Beds - (8-32-16), i.e. 8% Nitrogen, 32% Phosphorus, 16% Potash per manufacturer specifications.
  - Sod Areas - (8-32-16), i.e. 8% Nitrogen, 32% Phosphorus, 16% Potash at a rate of 350kg/ha.
- Where applicable, for any plant areas with a mix of species/ cultivars notes, Contractor is to cluster like plants in groups of 3-5 and evenly distribute these in the noted area.

**PRODUCT INFORMATION**

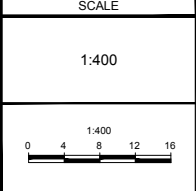
- Install products as per manufacturer specifications. Shop drawings required.
- PAVERS**  
 Edge of pavers to receive edge restraint.  
 • Blu 60 Smooth by Techo-bloc  
 Location: Patio on East side of Building C  
 Size: 60mm HDI - All sizes  
 Pattern: Modular Pattern 01  
 Colour: Greyed Nickel
- RETAINING WALL**  
 • Skyscraper by Techo-bloc  
 Location: South side of Building C  
 Pattern: Linear  
 Colour: Shale Grey
- SITE FURNITURE**  
 Fasten all site furnishing to surface with stainless steel anti-vandal anchors.  
 • 200 Bike Racks by Maglin  
 Product Number: MBR-0200-0005  
 Mounting Type: Surface Mount  
 Colour: Powdercoat Saffron Yellow RAL1017

NOTE:  
 THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

**Owner:**  
 Bank & Dun Developments Inc.  
 c/o Paul Pagliaruna  
 209 Wicksteed Avenue, Suite 30  
 Toronto, ON, M4G 0B1  
 Phone: (416) 335-0090

**NOT FOR CONSTRUCTION**

No.	REVISION	DATE	BY
2.	ISSUED FOR SITE PLAN APPLICATION	OCT 17/24	RGJ
1.	PHASE 2 PRE-CONSULTATION	AUG 6/24	RGJ



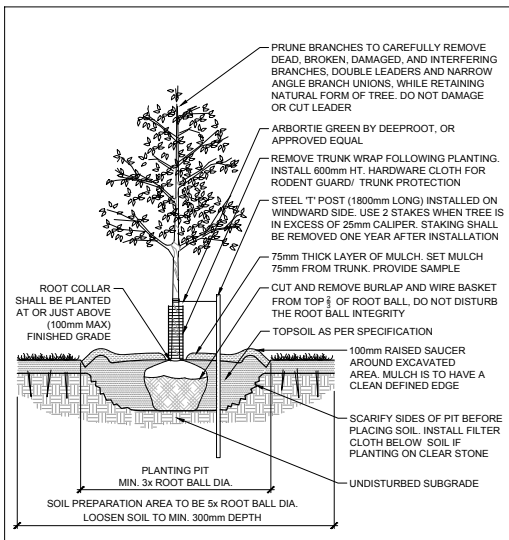
**FOR REVIEW ONLY**

DESIGN	KEW
CHECKED	KEW
DRAWN	KEW
CHECKED	TB
APPROVED	RGJ

**NOVATECH**  
 Engineers, Planners & Landscape Architects  
 Suite 200, 240 Michael Cowpland Drive  
 Ottawa, Ontario, Canada K2M 1P6  
 Telephone: (613) 254-9643  
 Facsimile: (613) 254-5867  
 Website: www.novatech-eng.com

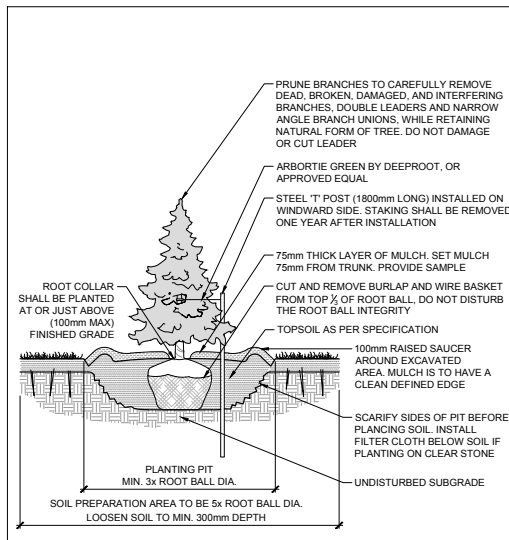
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DRAWING NAME LANDSCAPE PLAN	REV # REV # 2
	DRAWING No. 124107-L1





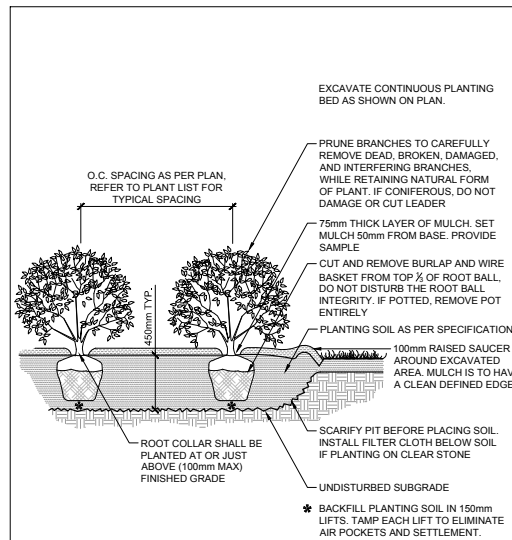
STANDARD DECIDUOUS TREE PLANTING

D1



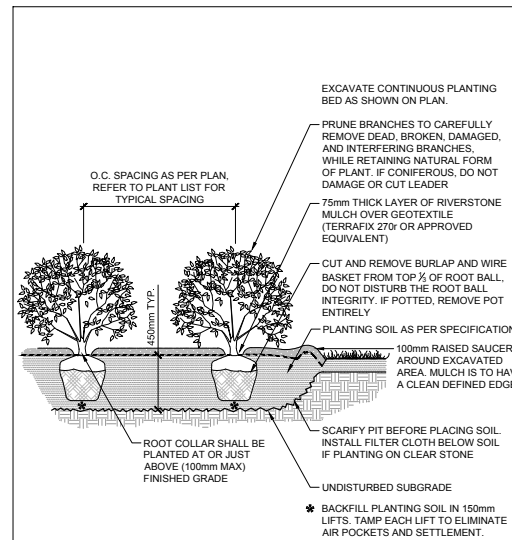
STANDARD CONIFEROUS TREE PLANTING

D2



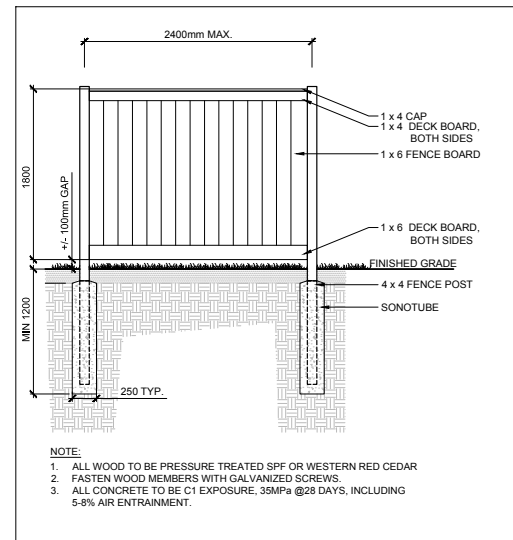
SHRUB AND PERENNIAL PLANTING

D3



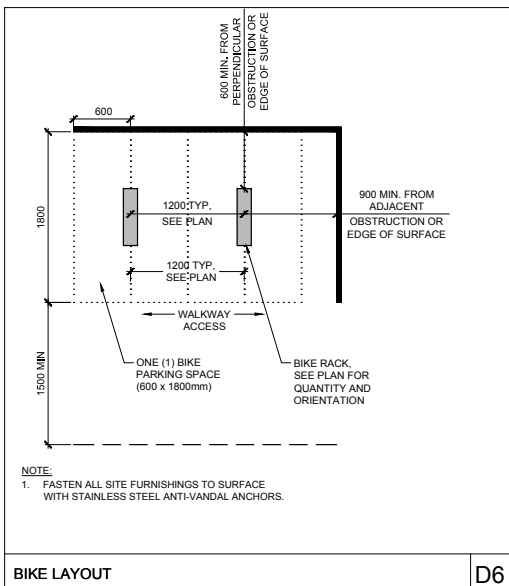
SHRUB AND PERENNIAL PLANTING WITH RIVERSTONE

D4



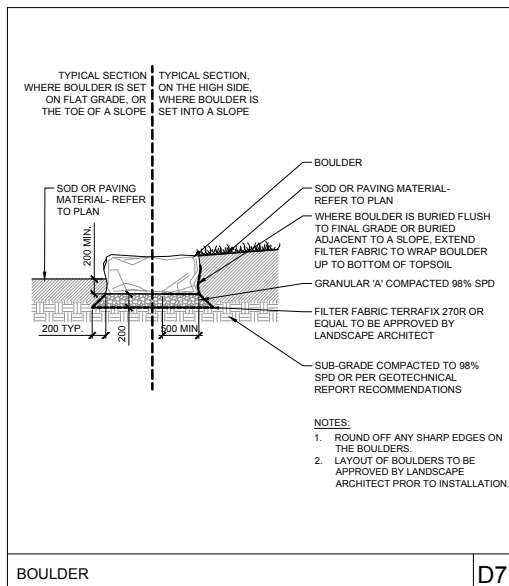
WOOD SCREEN DETAIL

D5



BIKE LAYOUT

D6



BOULDER

D7

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DESIGN	SCALE
KEW	
CHECKED	
KEW	
DRAWN	
KEW	
CHECKED	
TB	
APPROVED	
RGJ	

FOR REVIEW ONLY	

**NOVATECH**  
Engineers, Planners & Landscape Architects  
Suite 200, 240 Michael Cowpland Drive  
Ottawa, Ontario, Canada K2M 1P6  
Telephone (613) 254-9643  
Facsimile (613) 254-5867  
Website www.novatech-eng.com

LOCATION		DRAWING NAME	
CITY OF OTTAWA 150 DUN SKIPPER DRIVE		LANDSCAPE PLAN	
PROJECT No.	124107-00	REV	REV # 1
DRAWING No.	124107-L1		

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