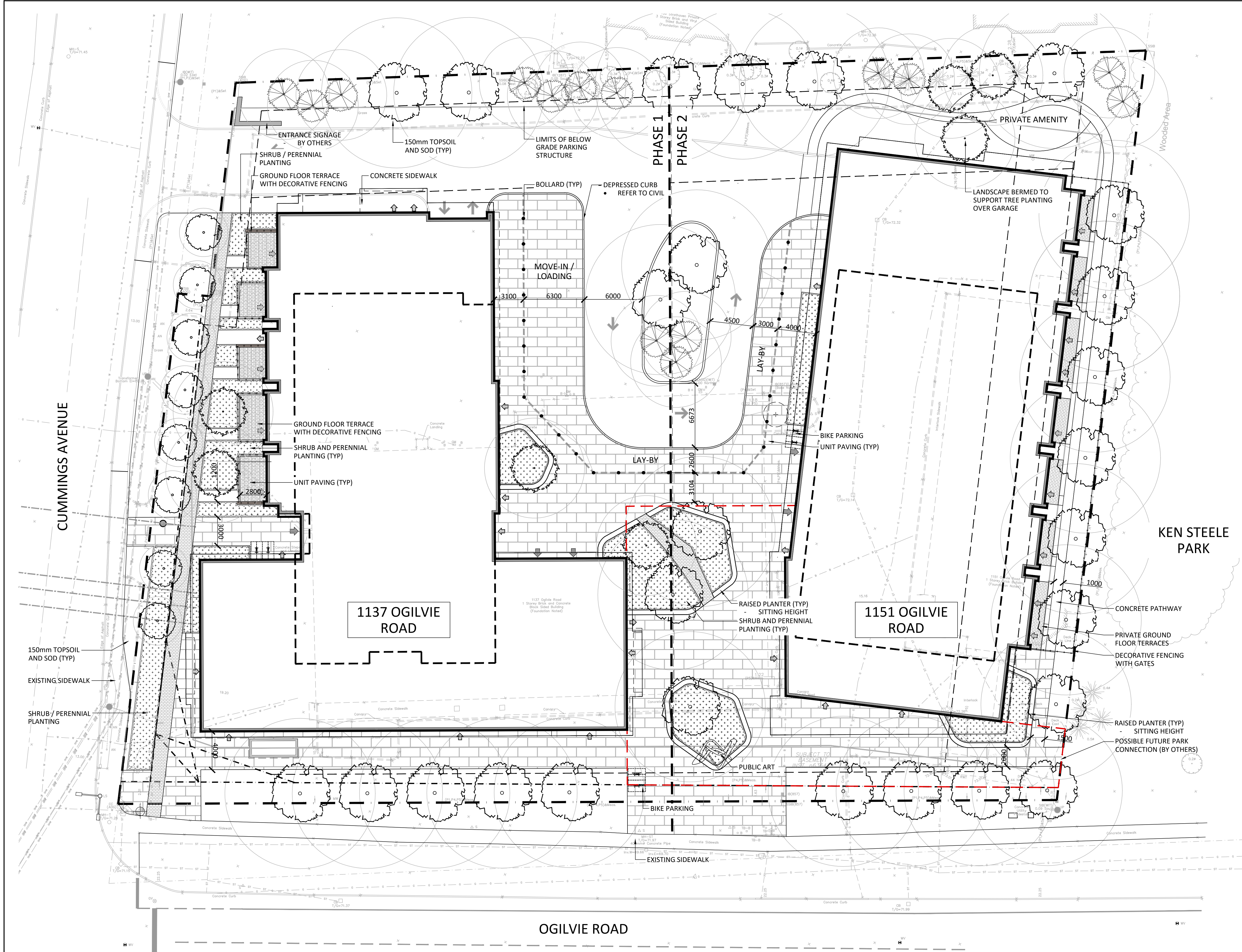
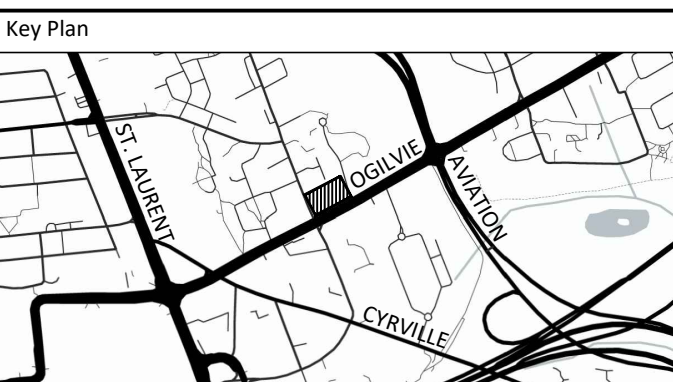




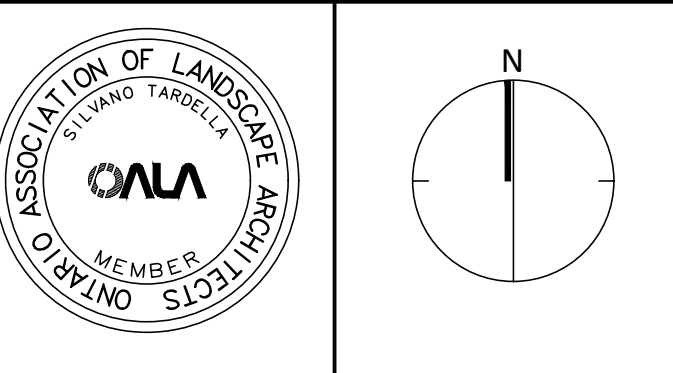
- GENERAL NOTES:
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  - THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE LANDSCAPE ARCHITECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO:
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Contractor shall check all dimensions on 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          |
| FENCING  |                        |
|          | ORNAMENTAL FENCE       |
| PLANTING |                        |
|          | CONIFEROUS TREE        |
|          | SMALL DECIDUOUS TREE   |
|          | MEDIUM DECIDUOUS TREE  |
|          | LARGE DECIDUOUS TREE   |
|          | PROJECTED CANOPY COVER |

| No.                 | Description                   | Date      |
|---------------------|-------------------------------|-----------|
| 2                   | Issued for Site Plan Approval | Apr 24/25 |
| 1                   | Issued for ZBLA               | Feb 17/25 |
| Revision            |                               |           |
| City Approval Stamp |                               |           |



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

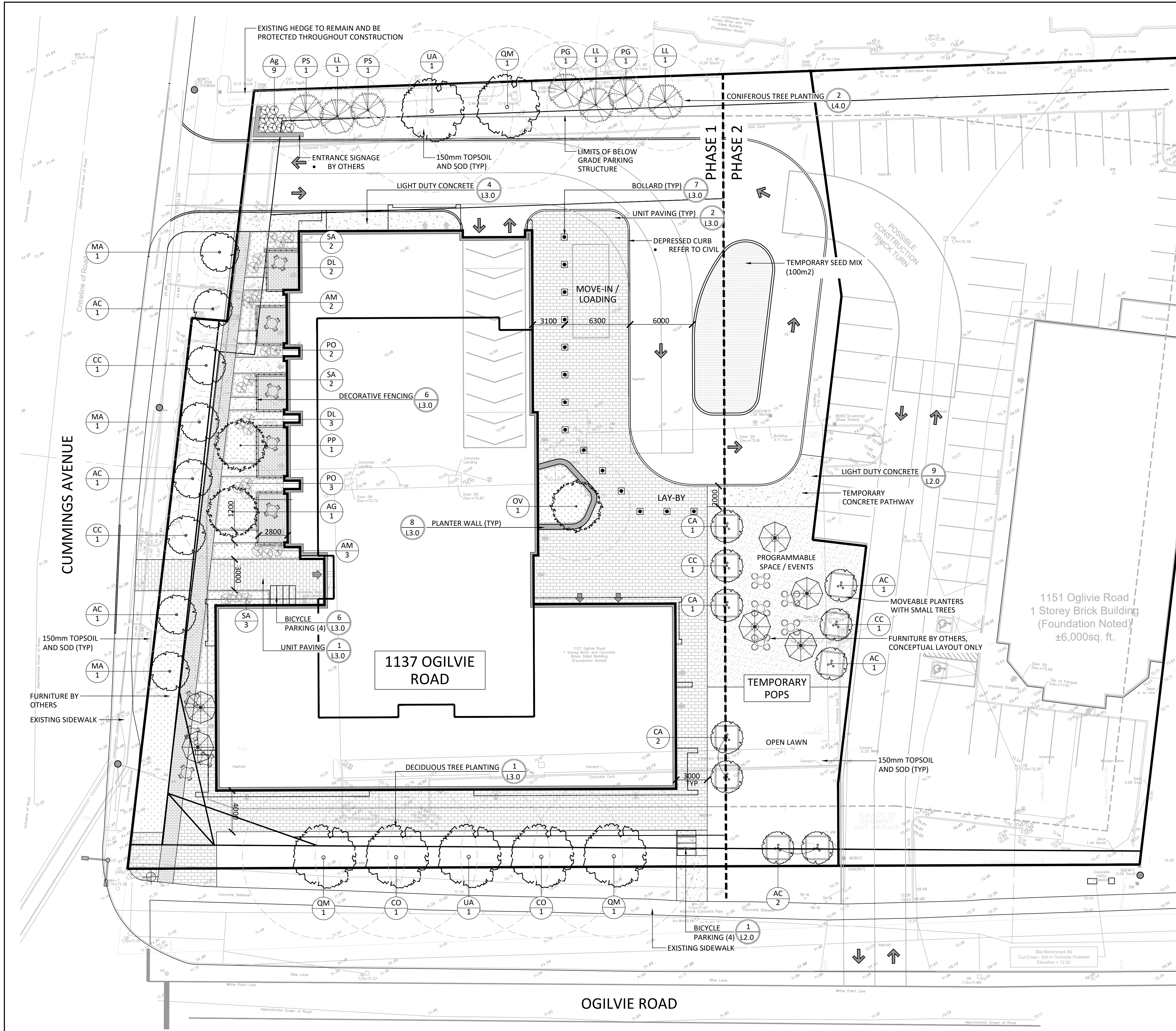
1137, 1151 OGILVIE ROAD  
OTTAWA, ON

Title  
LANDSCAPE PLAN

|         |            |       |
|---------|------------|-------|
| Date    | 2025-01-27 | Sheet |
| Scale   | 1:200      | L0.0  |
| Drawn   | JE         |       |
| Checked | SC         |       |
| Job No. | 24-112     |       |

| PROPOSED TREE CANOPY PROJECTIONS                                                                                                                                                                                                                                                                                                                                |                                         |                                         |                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-----------------------------------------|-------------------------------------------------------|
| TREE TYPE/SIZE                                                                                                                                                                                                                                                                                                                                                  | CROWN AREA PER TREE STANDARD RANGE (m²) | CROWN AREA PER TREE USED FOR CALC. (m²) | SITE CANOPY COVER<br><br>CANOPY (W. OVERLAP): 2,763m² |
| LARGE (27)                                                                                                                                                                                                                                                                                                                                                      | 135-250*                                | 192                                     |                                                       |
| MEDIUM (7)                                                                                                                                                                                                                                                                                                                                                      | 35-135*                                 | 85                                      |                                                       |
| SMALL (8)                                                                                                                                                                                                                                                                                                                                                       | 5-35*                                   | 20                                      |                                                       |
| CONIFER (14)                                                                                                                                                                                                                                                                                                                                                    | 45-96*                                  | 70                                      |                                                       |
| *RANGE OF CROWN AREAS IS IN ACCORDANCE WITH PROPOSED TREES SPECIES                                                                                                                                                                                                                                                                                              |                                         |                                         | SITE: 7,385m²                                         |
| *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 |                                         |                                         | TOTAL PERCENT COVER: ~37.42%                          |

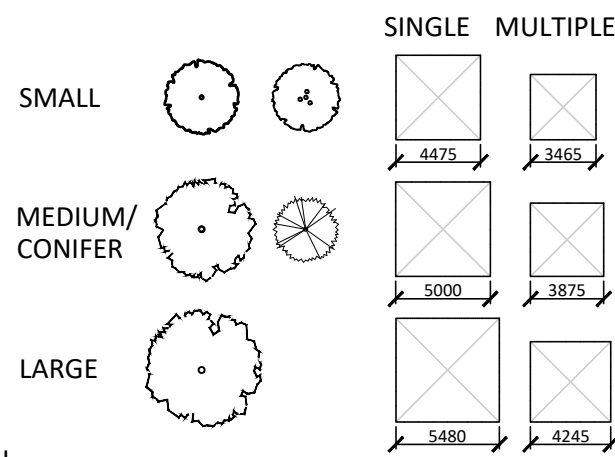
PROPOSED ULTIMATE CONDITION SHOWN  
FOR REFERENCE ONLY - INCLUDED AS  
PART OF SEPERATE APPLICATION (ZBLA)



| PROPOSED TREE CANOPY PROJECTIONS                                                                                                                                                                                                                                                                                                                                   |                                                      |                                                      |                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------|----------------------------------------|
| TREE TYPE/SIZE                                                                                                                                                                                                                                                                                                                                                     | CROWN AREA PER TREE STANDARD RANGE (m <sup>2</sup> ) | CROWN AREA PER TREE USED FOR CALC. (m <sup>2</sup> ) | SITE CANOPY COVER                      |
| LARGE (7)                                                                                                                                                                                                                                                                                                                                                          | 135-250*                                             | 192                                                  | CANOPY (W. OVERLAP): 975m <sup>2</sup> |
| MEDIUM (3)                                                                                                                                                                                                                                                                                                                                                         | 35-135*                                              | 85                                                   |                                        |
| SMALL (8)                                                                                                                                                                                                                                                                                                                                                          | 5-35*                                                | 20                                                   |                                        |
| CONIFER (7)                                                                                                                                                                                                                                                                                                                                                        | 45-96*                                               | 70                                                   |                                        |
| *RANGE OF CROWN AREAS IS IN ACCORDANCE WITH PROPOSED TREES SPECIES                                                                                                                                                                                                                                                                                                 |                                                      |                                                      | SITE: 3,943m <sup>2</sup>              |
| **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 (OMNRF), US FOREST SERVICE, FARRAR, J.L. TREES IN CANADA, UNIVERSITY OF GUELPH ARBORETUM, VARIOUS PUBLICATIONS |                                                      |                                                      | TOTAL PERCENT COVER: 24.7%             |

| TREE SOIL VOLUMES |                         |                                     |
|-------------------|-------------------------|-------------------------------------|
| TREE TYPE/SIZE    | SINGLE TREE SOIL VOLUME | MULTIPLE TREE SOIL VOLUME (m3/TREE) |
| ORNAMENTAL        | 15                      | 9                                   |
| COLUMNAR          | 15                      | 9                                   |
| SMALL             | 20                      | 12                                  |
| MEDIUM            | 25                      | 15                                  |
| LARGE             | 30                      | 18                                  |
| CONIFER           | 25                      | 15                                  |

\*SOIL VOLUME CALCULATION BASED ON 1.0m DEPTH



| PLANT LIST - INTERIM / TEMPORARY CONDITION                                        |                        |                          |     |           |      |
|-----------------------------------------------------------------------------------|------------------------|--------------------------|-----|-----------|------|
| KEY                                                                               | BOTANICAL NAME         | COMMON NAME              | QTY | SIZE      | TYPE |
| SMALL DECIDUOUS TREES - MULTI-STEM                                                |                        |                          |     |           |      |
| AC                                                                                | AMELANCHIER CANADENSIS | SERVICEBERRY             | 4   | 200cm HT. | B&B  |
| CC                                                                                | CARPINUS CAROLINIANA   | BLUE BEECH               | 3   | 200cm HT. | B&B  |
| CA                                                                                | CORNUS ALTERNIFOLIA    | ALTERNATE LEAVED DOGWOOD | 3   | 200cm HT. | B&B  |
| SEED MIX                                                                          |                        |                          |     |           |      |
| WILDFLOWER SEED MIX: DECOR MIX - SET SERIES (SHORT), AS SUPPLIED BY AIGLON INDIGO |                        |                          |     |           |      |

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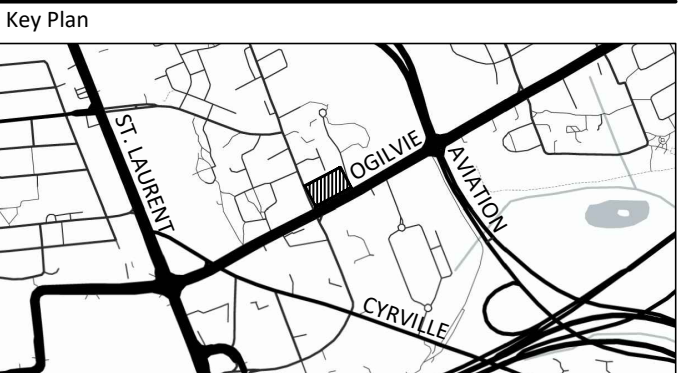
#### NOTES:

- THE LANDSCAPE PLAN WAS PREPARED IN CONJUNCTION WITH THE GEOTECHNICAL REPORT PREPARED BY PATERSON GROUP:
- Paterson Group Report PGS770-1 Revision 1 Dated July 3, 2024
- THE LANDSCAPE PLAN WAS PREPARED IN CONJUNCTION WITH THE TREE CONSERVATION REPORT PREPARED BY NAK DESIGN STRATEGIES:
- 240715\_Ogilvie Road\_TCR\_R2

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

| PLANT LIST - TREES, SHRUBS, PERENNIALS                                            |                                  |                   |     |          |      |          |
|-----------------------------------------------------------------------------------|----------------------------------|-------------------|-----|----------|------|----------|
| KEY                                                                               | BOTANICAL NAME                   | COMMON NAME       | QTY | SIZE     | TYPE | OWNER    |
| LARGE CONIFEROUS TREES                                                            |                                  |                   |     |          |      |          |
| LL                                                                                | LARIX LARICINA                   | TAMARACK          | 3   | 250cm HT | B&B  | PRIVATE  |
| PG                                                                                | PICEA GLAUCA                     | WHITE SPRUCE      | 2   | 250cm HT | B&B  | PRIVATE  |
| PS                                                                                | PINUS STROBUS                    | WHITE PINE        | 2   | 250cm HT | B&B  | PRIVATE  |
| LARGE DECIDUOUS TREES                                                             |                                  |                   |     |          |      |          |
| CO                                                                                | CELTIS OCCIDENTALIS              | HACKBERRY         | 3   | 50mm CAL | B&B  | PUBLIC   |
| QM                                                                                | QUERCUS MACROCARPA               | BURR OAK          | 2   | 50mm CAL | B&B  | PRIV/PUB |
| UA                                                                                | ULMUS AMERICANA 'VALLEY FORGE'   | AMERICAN ELM      | 2   | 50mm CAL | B&B  | PRIV/PUB |
| MEDIUM DECIDUOUS TREES                                                            |                                  |                   |     |          |      |          |
| AG                                                                                | AESCULUS GLABRA                  | OHIO BUCKEYE      | 1   | 50mm CAL | B&B  | PRIVATE  |
| OV                                                                                | OSTRYA VIRGINIANA                | IRONWOOD          | 1   | 50mm CAL | B&B  | PRIVATE  |
| PP                                                                                | PRUNUS PENSYLVANICA              | PIN CHERRY        | 1   | 50mm CAL | B&B  | PRIVATE  |
| SMALL DECIDUOUS TREES                                                             |                                  |                   |     |          |      |          |
| AC                                                                                | AMELANCHIER CANADENSIS           | SERVICEBERRY      | 3   | 40mm CAL | B&B  | PRIV/PUB |
| CC                                                                                | CARPINUS CAROLINIANA             | BLUE BEECH        | 2   | 40mm CAL | B&B  | PUBLIC   |
| MA                                                                                | MAACKIA AMURENSIS                | AMUR MAACKIA      | 3   | 40mm CAL | B&B  | PUBLIC   |
| DECIDUOUS SHRUBS                                                                  |                                  |                   |     |          |      |          |
| AM                                                                                | ARONIA MELANOCARPA               | BLACK CHOKEBERRY  | 5   | 3 GAL.   | POT  | PRIVATE  |
| SA                                                                                | SYMPHORICARPOS ALBUS             | SNOWBERRY         | 8   | 3 GAL.   | POT  | PRIVATE  |
| PO                                                                                | PHYSCOCARPUS OPULIFOLIUS 'NANUS' | DWARF NINEBARK    | 5   | 3 GAL.   | POT  | PRIVATE  |
| DL                                                                                | DIERVILLA LONICERA               | BUSH HONEYSUCKLE  | 5   | 3 GAL.   | POT  | PRIVATE  |
| ORNAMENTAL GRASSES                                                                |                                  |                   |     |          |      |          |
| Ag                                                                                | ANDROPOGON GERARDII              | BIG BLUESTEM      | 9   | 3 GAL.   | POT  | PRIVATE  |
| PERENNIAL MIX 'A' - PART SUN, PART SHADE (117 m <sup>2</sup> @ 9/m <sup>2</sup> ) |                                  |                   |     |          |      |          |
| ac                                                                                | ANEMONE CANADENSIS               | WINDFLOWER        | 175 | 2 GAL    | POT  | PRIVATE  |
| cp                                                                                | CAREX PENNSYLVANICA              | FOX SEDGE         | 178 | 2 GAL    | POT  | PRIVATE  |
| cc                                                                                | CORNUS CANADENSIS                | BUNCHBERRY        | 175 | 2 GAL    | POT  | PRIVATE  |
| dc                                                                                | DECHAMPسيا CESPITOSA             | TUFTED HAIR GRASS | 175 | 2 GAL    | POT  | PRIVATE  |
| gm                                                                                | GERANIUM MACULATUM               | WILD GERANIUM     | 175 | 2 GAL    | POT  | PRIVATE  |
| ha                                                                                | HEUCHERA AMERICANA               | CORAL BELLS       | 175 | 2 GAL    | POT  | PRIVATE  |
| PERENNIAL MIX 'B' - SUN, PART SUN (35 m <sup>2</sup> @ 9/m <sup>2</sup> )         |                                  |                   |     |          |      |          |
| ct                                                                                | CHASMANTHIUM LATIFOLIUM          | NORTHERN SEA OATS | 45  | 2 GAL    | POT  | PRIVATE  |
| cl                                                                                | COREOPSIS LANCEOLATA             | TICKSEED          | 45  | 2 GAL    | POT  | PRIVATE  |
| hh                                                                                | HELIOPSIS HELIANTHOIDES          | OXEYE SUNFLOWER   | 45  | 2 GAL    | POT  | PRIVATE  |
| pp                                                                                | PHLOX PANICULATA 'BLUE PARADISE' | GARDEN PHLOX      | 45  | 2 GAL    | POT  | PRIVATE  |
| rh                                                                                | RUDBECKIA HIRTA                  | GLORIOSA DAISY    | 45  | 2 GAL    | POT  | PRIVATE  |
| mf                                                                                | MONARDA FISTULOSA                | WILD BERGAMOT     | 45  | 2 GAL    | POT  | PRIVATE  |
| sh                                                                                | SPOROBOLUS HETEROLEPSIS          | PRARIE DROPSEED   | 45  | 2 GAL    | POT  | PRIVATE  |

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#### LEGEND

|     |                           |
|-----|---------------------------|
| --- | PROPERTY LINE             |
| --- | ORNAMENTAL FENCE          |
| ■   | PERENNIAL PLANTING BED    |
| ■   | SEED MIX (TEMPORARY)      |
| ■   | C.I.P. CONCRETE PAVING    |
| ■   | UNIT PAVING               |
| ■   | STONEDUST                 |
| ○   | ORNAMENTAL GRASSES        |
| ○   | DECIDUOUS SHRUB           |
| ○   | MULTI-STEM DECIDUOUS TREE |
| ○   | CONIFEROUS TREE           |
| ○   | SMALL DECIDUOUS TREE      |
| ○   | MEDIUM DECIDUOUS TREE     |
| ○   | LARGE DECIDUOUS TREE      |
| ○   | PROJECTED CANOPY COVER    |

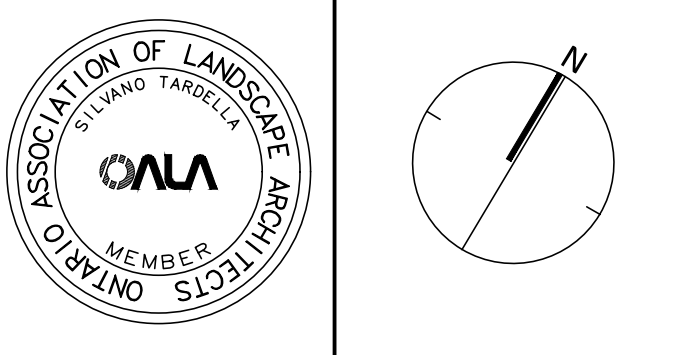
#### DETAIL KEY

|     |            |
|-----|------------|
| 1   | DETAIL NO. |
| 1.0 | SHEET NO.  |

|     |                               |           |
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| -   |                               |           |
| -   |                               |           |
| -   |                               |           |
| -   |                               |           |
| -   |                               |           |
| 2   | Issued for Site Plan Approval | Apr 24/25 |
| 1   | Issued for ZBLA               | Feb 17/25 |
| No. | Description                   | Date      |

|                                                    |  |                                                 |
|----------------------------------------------------|--|-------------------------------------------------|
| OWNERSHIP                                          |  | PLANNING                                        |
| TCU Development Corporation                        |  | FOITON Consulting                               |
| 1501 Isabelle Street, Unit 1007, Ottawa ON K1S 5H3 |  | 386 Cooper Street, Suite 300, Ottawa ON K2P 2H7 |
| ARCHITECT                                          |  | TRANSPORTATION                                  |
| Nak Architecture                                   |  | CGM Transportation Inc.                         |
| 56 Beech Street, Ottawa ON K1S 3J6                 |  | 6 Plaza Court, Ottawa ON K2H 7W1                |
| CIVIL                                              |  | GEOTECHNICAL                                    |
| Stratco                                            |  | Pateron Group                                   |
| 300-1331 Clyde Avenue, Ottawa ON K2C 3G4           |  | 154 Colomade Road South, Ottawa ON K2C 7J5      |
| LANDSCAPE ARCHITECT                                |  | SURVEYOR                                        |
| NAK DESIGN STRATEGIES                              |  | Annis O'Sullivan Vollebekk Ltd.                 |
| 1285 Wellington St., Ottawa ON K1Y 3A8             |  | 14 Concourse Gate, Suite 500, Nepean ON K2E 7S6 |
| ENVIRONMENTAL                                      |  |                                                 |
| GRANDT WIND ENGINEERING INC.                       |  |                                                 |
| 127 Walgreen Rd., Carp, ON K0A 1L0                 |  |                                                 |

PROPERTY INFORMATION  
PART OF LOT 18, REGISTERED PLAN 217, CITY OF OTTAWA

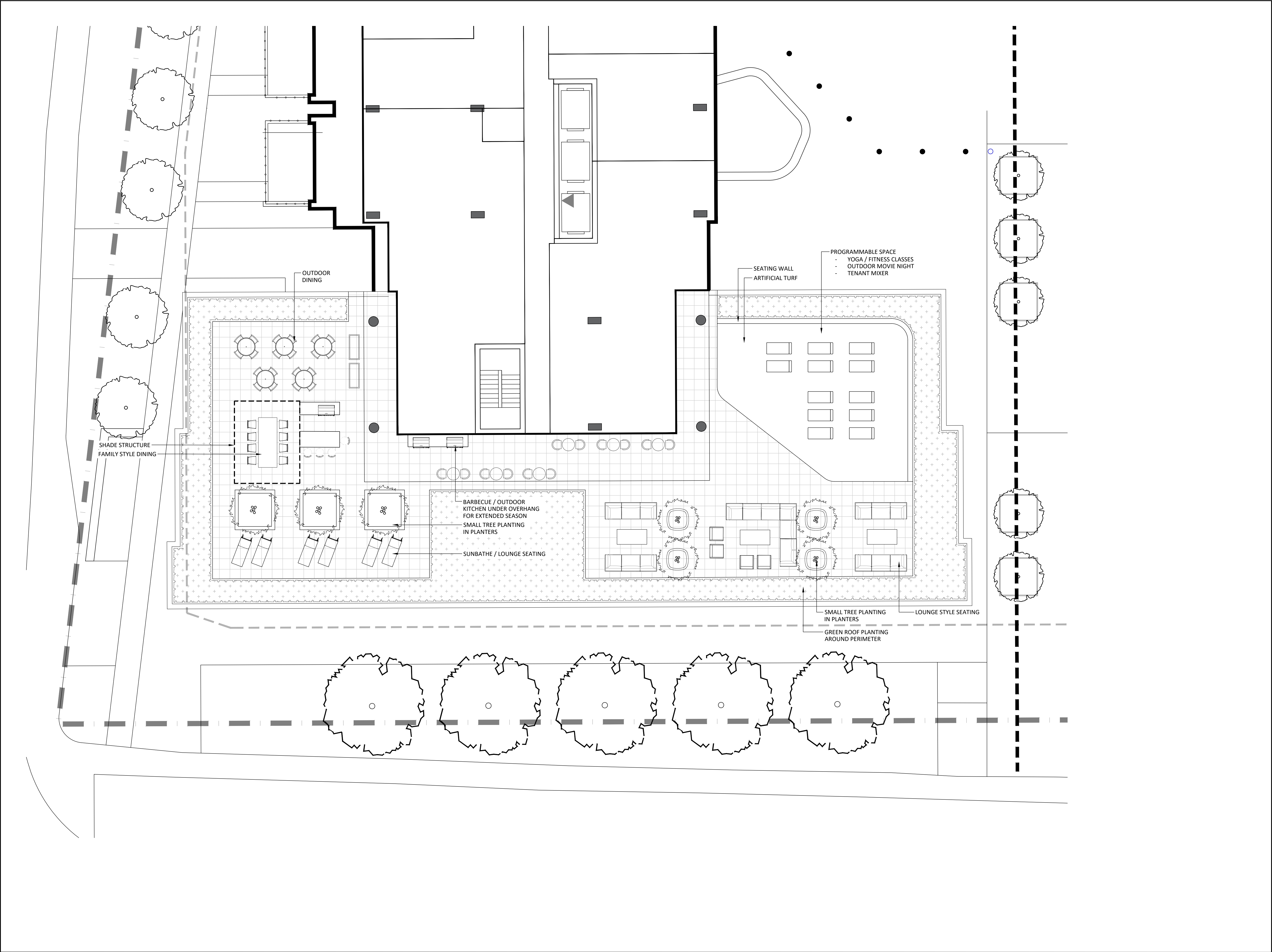


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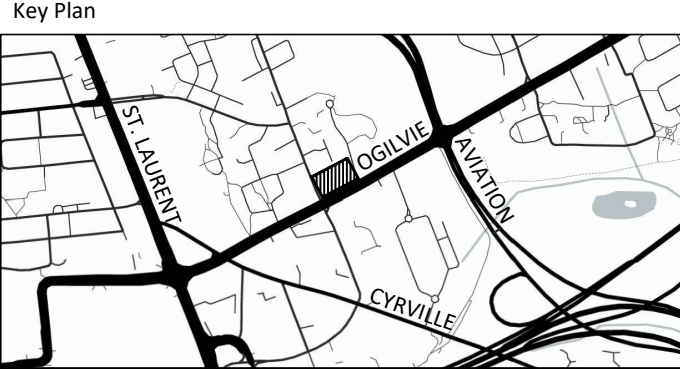
1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA  
T 613.237.2345  
Project

1137, 1151 OGILVIE ROAD  
OTTAWA, ON

|         |            |                |  |
|---------|------------|----------------|--|
| Title   |            | LANDSCAPE PLAN |  |
| Date    | 2025-01-27 | Sheet          |  |
| Scale   | 1:200      |                |  |
| Drawn   | JE         |                |  |
| Checked | SC         |                |  |
| Job No. | 24-112     |                |  |
|         |            | L1.0           |  |



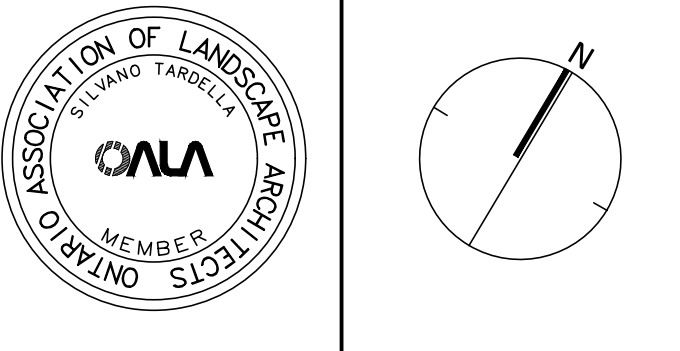
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| 1   | Issued for Site Plan Approval | Apr 23/25 |
| No. | Description                   | Date      |

|                                                                                                      |                                                                                                      |
|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| <b>OWNERSHIP</b><br>TCU Development Corporation<br>150 Isabella Street, Unit 1007, Ottawa ON K1S 5H3 | <b>PLANNING</b><br>FOTEN Consulting<br>386 Cooper Street, Suite 300, Ottawa ON K2P 2H7               |
| <b>ARCHITECT</b><br>R+A Architecture<br>56 Beech Street, Ottawa ON K1S 3J6                           | <b>TRANSPORTATION</b><br>CGT Transportation Inc.<br>6 Plaza Court, Ottawa ON K2H 7W1                 |
| <b>CIVIL</b><br>Strattec<br>300-1331 Clyde Avenue, Ottawa ON K2C 3G4                                 | <b>GEOTECHNICAL</b><br>Paterson Group<br>154 Colonnade Road South, Ottawa ON K2E 7S5                 |
| <b>LANDSCAPE ARCHITECT</b><br>NAK DESIGN STRATEGIES<br>1285 Wellington St., Ottawa ON K1Y 3A8        | <b>SURVEYOR</b><br>Annis O'Sullivan Vollebæk Ltd.<br>14 Concourse Gate, Suite 500, Nepean ON K2E 7S6 |
| <b>ENVIRONMENTAL</b><br>GRADIENT WIND ENGINEERING INC.<br>127 Walgreen Rd., Corp. ON K0A 1L0         |                                                                                                      |

PROPERTY INFORMATION  
PART OF LOT 18, REGISTERED PLAN 217, CITY OF OTTAWA



**NAK**  
design strategies

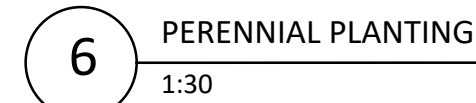
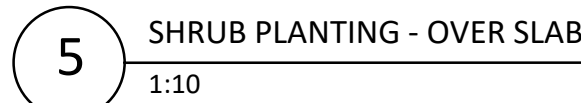
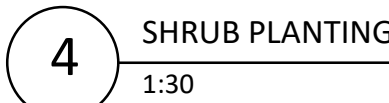
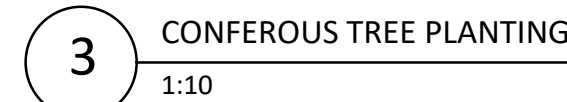
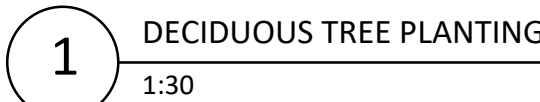
1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA  
T 613.237.2345  
Project

NAKDESIGNSTRATEGIES.COM

1137 OGILVIE ROAD  
OTTAWA, ON

|                                                                               |                      |
|-------------------------------------------------------------------------------|----------------------|
| Title                                                                         |                      |
| ROOF TERRACE                                                                  |                      |
| Date 2025-01-27<br>Scale AS SHOWN<br>Drawn JE<br>Checked SC<br>Job No. 24-112 | Sheet<br><b>L2.0</b> |





PLAN N° --

CITY FILE N° DXX-XX-XX-XXXX