

M:\2024\124107CAD\Landscape\124107_L.dwg, L1 (eleplan)-commercial, Jun 23, 2025 - 4:11pm, lbar kale

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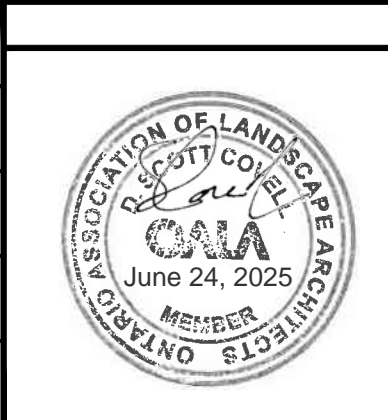
Owner:
Bank & Dun Developments Inc.
c/o Paul Pagliukunga
209 Wicksteed Avenue, Suite 30
Toronto, ON, M4G 0B1
Phone: (416) 335-0090

No.	REVISION	DATE	BY	No.	REVISION	DATE	BY
9.	REVISED TRANSFORMER LOCATION	JUN 23/25	SC	1.	PHASE 2 PRE-CONSULTATION	AUG 6/24	RGJ

8.	REVISED PER BUILDING PERMIT COMMENTS	JUN 19/25	SC
7.	ISSUED FOR TENDER	APR 24/25	SC
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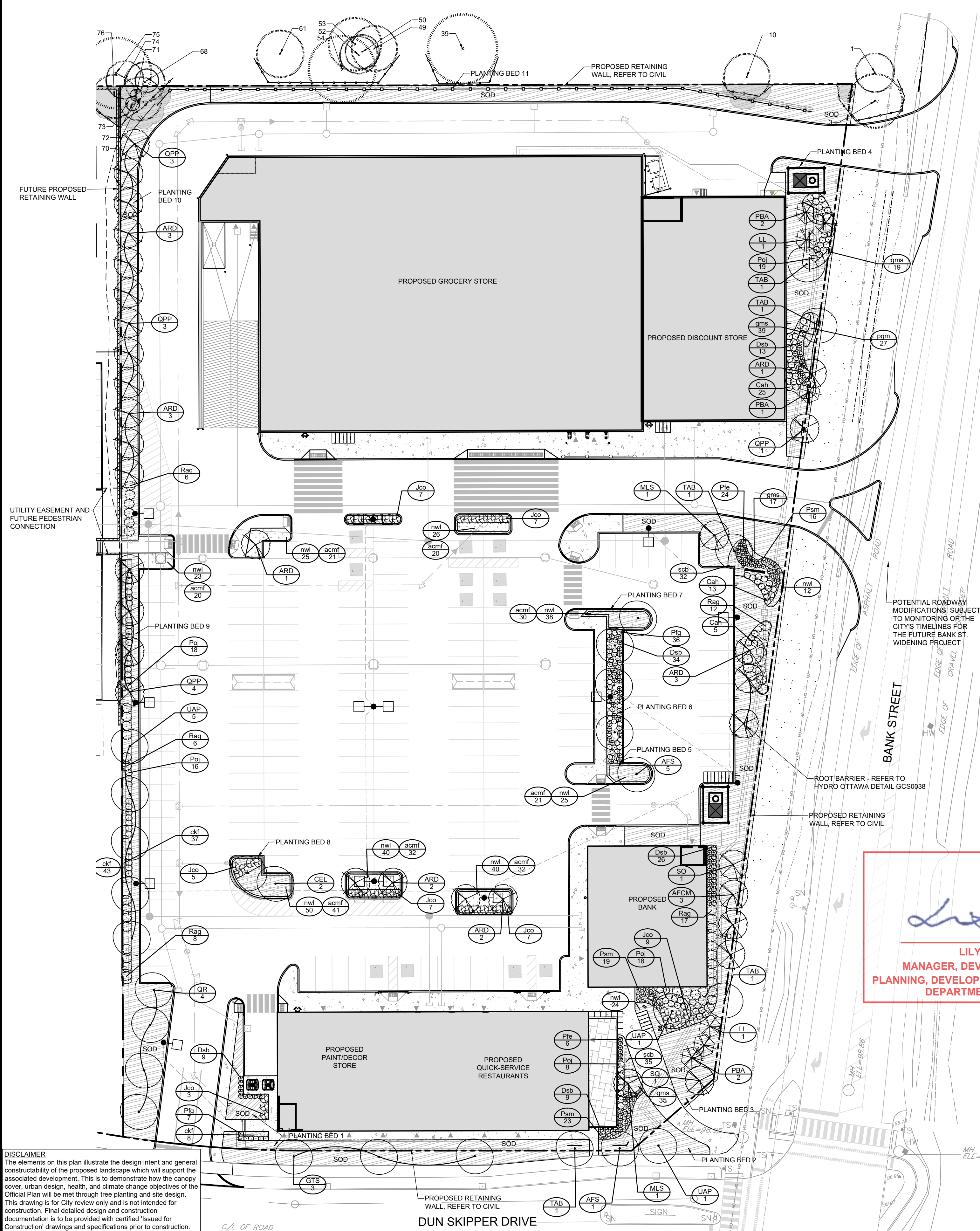
SCALE	DESIGN
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1:400	SC


KEY
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KEW/TB
TB
SC



NOVATECH
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LOCATION	DRAWING NAME	PROJECT No.
CITY OF OTTAWA 150 DUN SKIPPER DRIVE	LANDSCAPE PLAN	124107-00
		REV # 9
		DRAWING No.
		124107-L1



124011 - 150 Dun Skipper							Soil calculations		
Planting bed no.	Available Soil Area (sq m)	Available Soil Volume (cu m)	No. of trees proposed				Existing trees	Total No. of trees	Min. required Soil volume total (cu m)
			Small/ Column (25m²)	Medium (30m²)	Large (35m²)	Evergreen (30m²)	(Large) (35m²)		
Planting bed 1	306.2	459.3			4			4	120.0
Planting bed 2	139.1	208.7	1		2			3	80.0
Planting bed 3	832.0	1,248.0	6	3	3	3		15	360.0
Planting bed 4	317.0	475.5	2		2	4		8	200.0
Planting bed 5	22.4	33.6			1			1	30.0
Planting bed 6	58.6	87.9			3			3	90.0
Planting bed 7	28.2	42.3			1			1	30.0
Planting bed 8	49.7	74.6			2			2	60.0
Planting bed 9	381.8	572.7	4		9			13	350.0
Planting bed 10	276.3	414.5	12					12	240.0
*Planting bed 11	365.5	548.3					19	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)	7m	38	25	950
Deciduous - Medium (7.5-14m tall)	10m	79	3	236
Deciduous - Large (14m+ tall)	15m	177	27	4771
Coniferous	5m	20	7	137
PROPOSED TOTAL CANOPY COVERAGE (m2):				6954
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
Coniferous Trees						
LL	2	<i>Larix laricina</i>	Tamarack	200cm Ht	WB	As Shown
PBA	5	<i>Pinus banksiana</i>	Jack Pine	200cm Ht	WB	As Shown
Deciduous Trees						
ARD	15	<i>Acer rubrum</i> 'Red Rocket'	Red Rocket Red Maple	50mm Cal	WB	As Shown
AFS	6	<i>Acer x freemanii</i> 'Sienna'	Sienna Glen Maple	50mm Cal	WB	As Shown
AFCM	3	<i>Acer x freemanii</i> 'Celtzam'	Celebration Maple	50mm Cal	WB	As Shown
CEL	2	<i>Celtis occidentalis</i>	Hickberry	50mm Cal	WB	As Shown
GTS	3	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaster'	Shademaster Honeylocust	50mm Cal	WB	As Shown
MLS	2	<i>Malus</i> 'Spring Snow'	Spring Snow Crabapple	50mm Cal	WB	As Shown
QPP	11	<i>Quercus palustris</i> 'Green Pillar'	Green Pillar Oak	50mm Cal	WB	As Shown
QR	4	<i>Quercus rubra</i>	Red Oak	50mm Cal	WB	As Shown
SO	2	<i>Sorbus americana</i>	American Mountain-Ash	50mm Cal	WB	As Shown
TAB	5	<i>Tilia americana</i> 'Boulevard'	Boulevard Linden	50mm Cal	WB	As Shown
UAP	7	<i>Ulmus americana</i> 'Princeton'	Princeton Elm	50mm Cal	WB	As Shown
Coniferous Shrubs						
Pam	56	<i>Pinus mugo</i> 'Slovmound'	Slovmound Mugo Pine	40cm Spr	PT	80cm O.C.
Jco	45	<i>Juniperus horizontalis</i> 'Plumosa Compacta'	Compact Andorra Juniper	40cm Spr	PT	140cm O.C.
Deciduous Shrubs						
Cah	43	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	50cm Ht	PT	100cm O.C.
Dsb	91	<i>Diervilla splendens</i> 'Firefly' (BOKOFIRE)	Firefly Bush Honeysuckle	60cm Ht	PT	80cm O.C.
Poj	78	<i>Physocarpus opulifolius</i> 'UEFAM'	Amber Jubilee Ninebark	60cm Ht	PT	100cm O.C.
Pfe	30	<i>Potentilla fruticosa</i> 'Bella Bellissima' (HACHLUS)	Bella Bellissima Potentilla	40cm Ht	PT	70cm O.C.
Pfg	43	<i>Potentilla fruticosa</i> 'Goldfinger'	Goldfinger Potentilla	40cm Ht	PT	80cm O.C.
Rag	51	<i>Rhus aromatica</i> 'Gro-Lov'	Gro-Low Fragrant Sumac	60cm Ht	PT	160cm O.C.
Perennials						
acmf	217	<i>Achillea millefolium</i>	Common Yarrow	9cm	PT	45cm O.C.
nwl	303	<i>Nepeta faassenii</i> 'Walker's Low'	Walker's Low Catmint	1g	PT	70cm O.C.
pgm	27	<i>Polygonatum multiflorum</i>	Solomon's Seal	9cm	PT	45cm O.C.
Groundcovers						
gms	110	<i>Geranium macrorrhizum</i> 'Spessart'	Spessart Cranesbill	9cm	PT	45cm O.C.
Ornamental Grasses						
ckf	88	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	1g	PT	50cm O.C.
scb	67	<i>Schizachyrium scoparium</i> 'The Blues'	The Blues Little Bluestem	1g	PT	50cm O.C.

Proposed Planting: Ownership	Total
Private	64
City-Owned	3

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

HYDRO OTTAWA DETAILS

GCS0038 Root Barrier Detail, for trees in proximity to HydroOttawa u/g structures

Implement the following protection measures for retained trees, both on site and on adjacent sites, prior to any work activity, including tree removal. Maintain tree protection fence in place and in good condition for the duration of site works:

- The Landscape Architect or Certified Arborist is to determine the location of the tree protection fencing and detail it on any associated plans for the site (e.g. tree conservation report, tree disclosure report, etc.).
- Under the guidance of a Landscape Architect or Certified Arborist, erect a fence at the critical root zone (CRZ) of trees. Diameter at breast height (DBH) is the trunk diameter measured at 1.3m height on the tree trunk. The CRZ is calculated as DBH x 10. Refer to the Tree Protection Fence detail.
- Refer to the Tree Protection Plan for fence location. City Forestry Staff are to approve both the plan and the installed fence prior to work commencement.
- Do not place any material or equipment within 2m of the CRZ of any tree, including outhouses.
- Do not attach any signs, notices, or posters to any tree.
- Do not disturb, raise, or lower the existing grade within the CRZ without approval.
- Only tunnel or bore when digging within the CRZ of a tree. Hand work only where required within the CRZ; absolutely no machinery permitted.
- Do not damage the root system, trunk, or branches, or any tree.
- Do not extend hard surface or significantly change landscaping.
- Ensure that exhaust fumes from all equipment are directed away from any tree canopy.
- When trees marked for removal overlap with the CRZ of trees marked for preservation: cut roots at the edge of the CRZ and grind down stumps after tree removals, do not pull out stumps. Ensure there is not root pulling or disturbance of the ground within the CRZ.
- Prior to work taking place, notify and consult the Landscape Architect and City Forestry Staff if roots must be cut. Roots 20mm or larger should be cut at right angles with clean, sharp horticultural tools without tearing, crushing, or pulling. Refer to City of Ottawa Specification S.P. F-8011 Tree Protection, Excavation of Root Zone.
- If damaged or objectionable branches are observed, consult the Landscape Architect, before any work is conducted. Do not prune leaders. Do not prune more than 1/4 of crown.
- Set up a water and fertilizing program, if trees are being affected by site works, to the satisfaction of the Landscape Architect.
- The Landscape Architect is to prescribe mitigation measures if the protected fenced area must be reduced to facilitate construction. Measures may include the placement of plywood, wood chips, or steel plating over the roots for protection. City Forestry Staff are to approve said measures prior to fence movement.
- City of Ottawa By-law: Protects municipal trees and municipal natural areas in the City of Ottawa and trees on private property in the urban area of the City of Ottawa (2020-340).

NOVATECH DETAILS

Found on Sheet L2.

- D1. Standard Deciduous Tree Planting
- D2. Standard Coniferous Tree Planting
- D3. Shrub and Perennial Planting
- D4. Shrub and Perennial Planting with Riverstone
- D5. Wood Screen Detail
- D6. Bike Layout
- D7. Boulder Detail

PRODUCT INFORMATION

Install products as per manufacturer specifications. Shop drawings required.

PAVERS

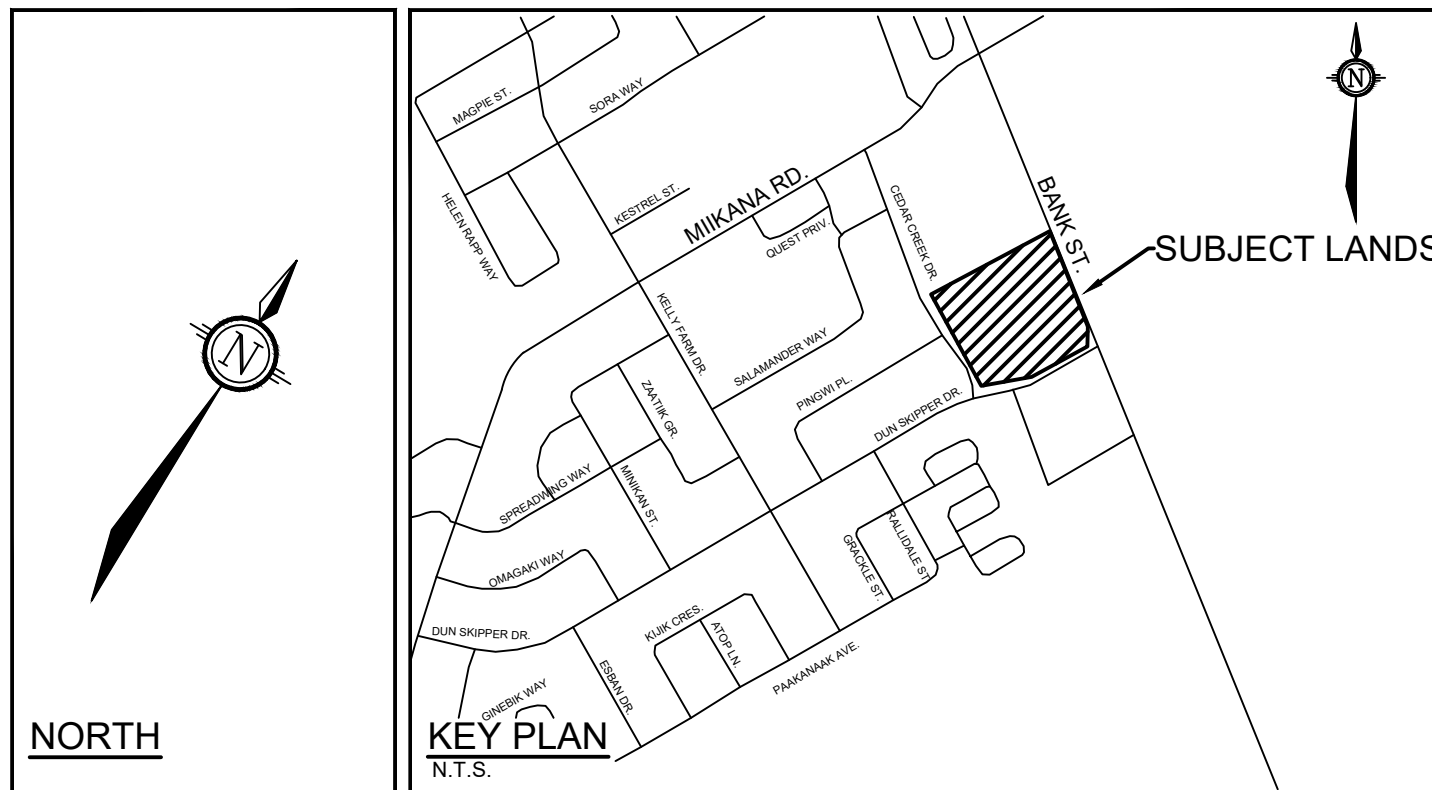
- Edge of pavers to receive edge restraint.
- Blu 60 Smooth by Techo-bloc
Location: Patio on East side of Building C
Size: 60mm HD - All sizes
Pattern: Modular Pattern 01
Colour: Greyed Nickel

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-0200-00005
Mounting Type: Surface Mount
Colour: Powdercoat Saffron Yellow RAL1017



LEGEND

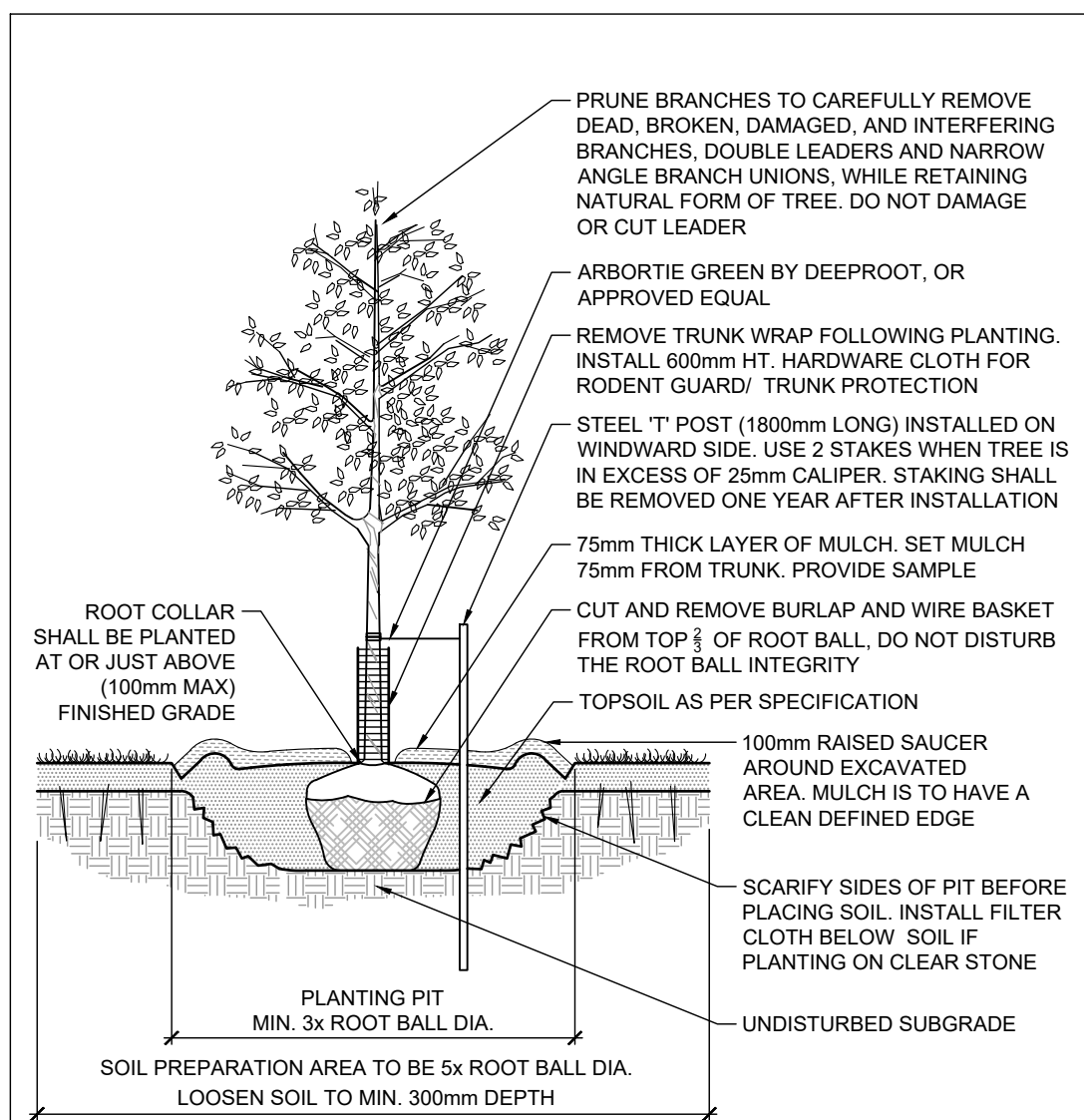
- 3-D1 DETAIL SHEET # - NOVATECH OR CITY DETAIL NUMBER SEE LIST FOR CODE
- PROPERTY LIMIT
- PROPOSED CONCRETE
- PROPOSED PAVERS
- RIVER STONE
- PERENNIALS
- ORNAMENTAL GRASSES
- SEED
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- EXISTING TREE TO REMAIN, SEE TREE CONSERVATION REPORT
- RETAINED EXISTING TREE CANOPY COVER WITHIN THE SITE, PER AERIAL MAP
- PROPOSED SHRUBS (SEE PLANT LIST)
- QUANTITY (SEE PLANT LIST)
- 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
- LIGHT FIXTURES, SEE ELECTRICAL DRAWINGS
- ROOT BARRIER - REFER TO HYDRO OTTAWA DETAIL GCS0038

GENERAL

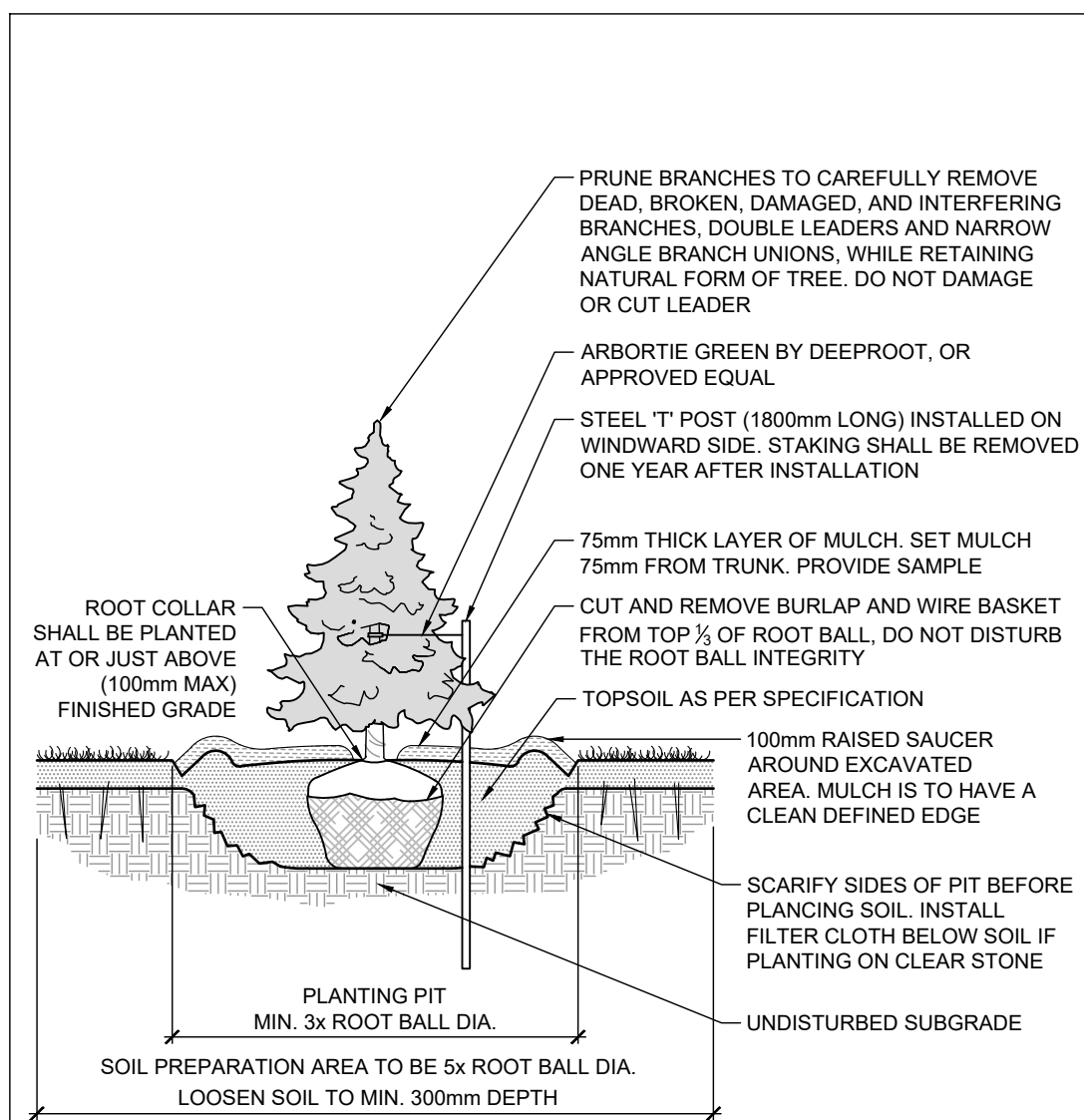
- Read and interpret this drawing/ drawing set in conjunction with all the contract details and specifications, including related civil, utility, structural, architectural, mechanical, electrical, environmental, geotechnical, and survey information.
- The Contractor is to determine the exact location, 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.
- The landscape plans have been developed in accordance with the Geotechnical Investigation (Report # PG7262-2 dated October 1, 2024).

PLANTING

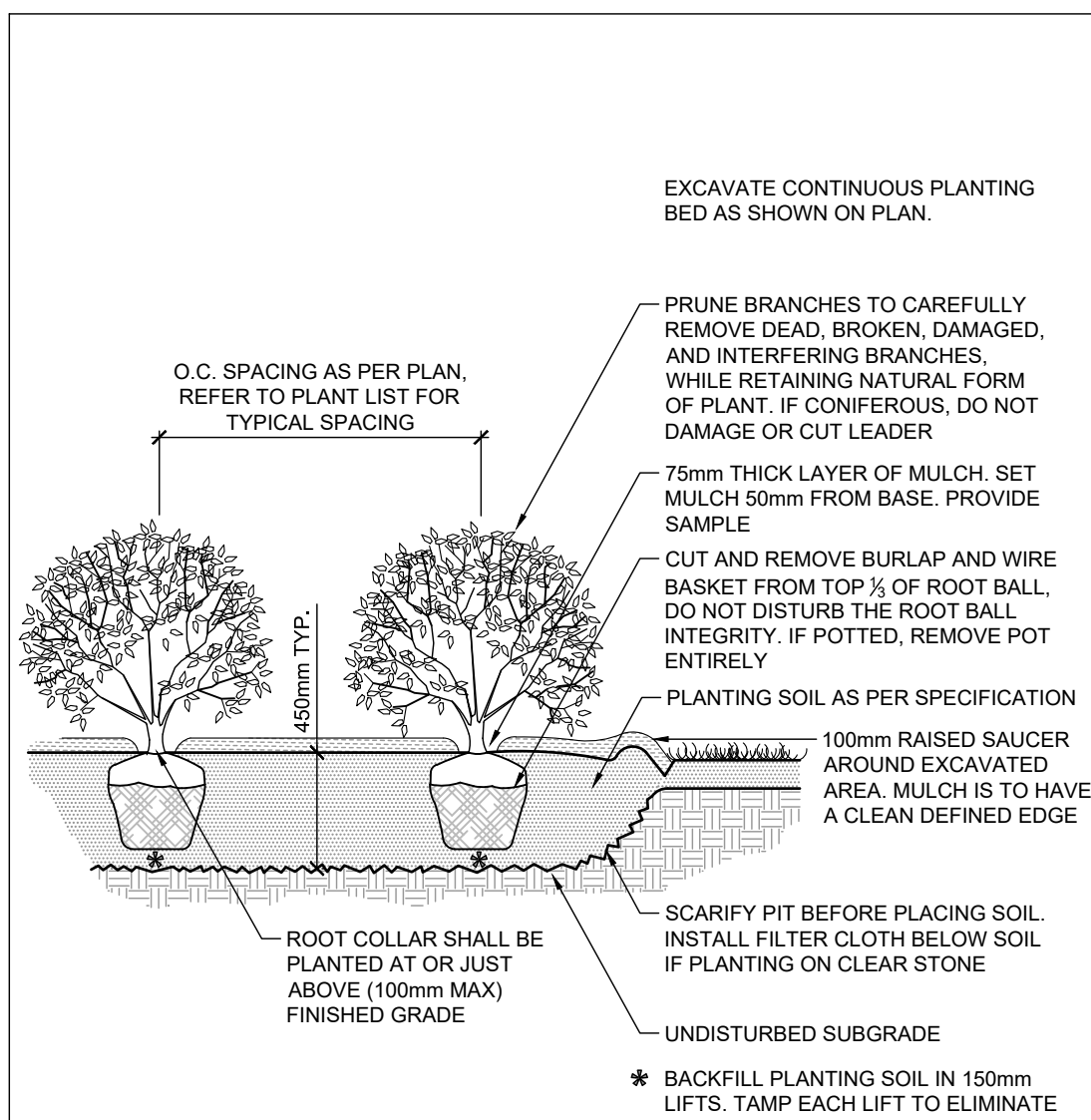
- Plant material to be No. 1 Grade and is to comply with Canadian Standards for Nursery Stock (latest edition) published by the Canadian Nursery Landscape Association. Use structurally sound plant material with strong fibrous root system free of disease, defects, and injuries. Use trees with straight 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, W/B or B/B, 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 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.
- Seed:
 - GREENFIELDS SEED MIX BY DLF
 - Seeding Rate: 175kg/hectare
- 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.



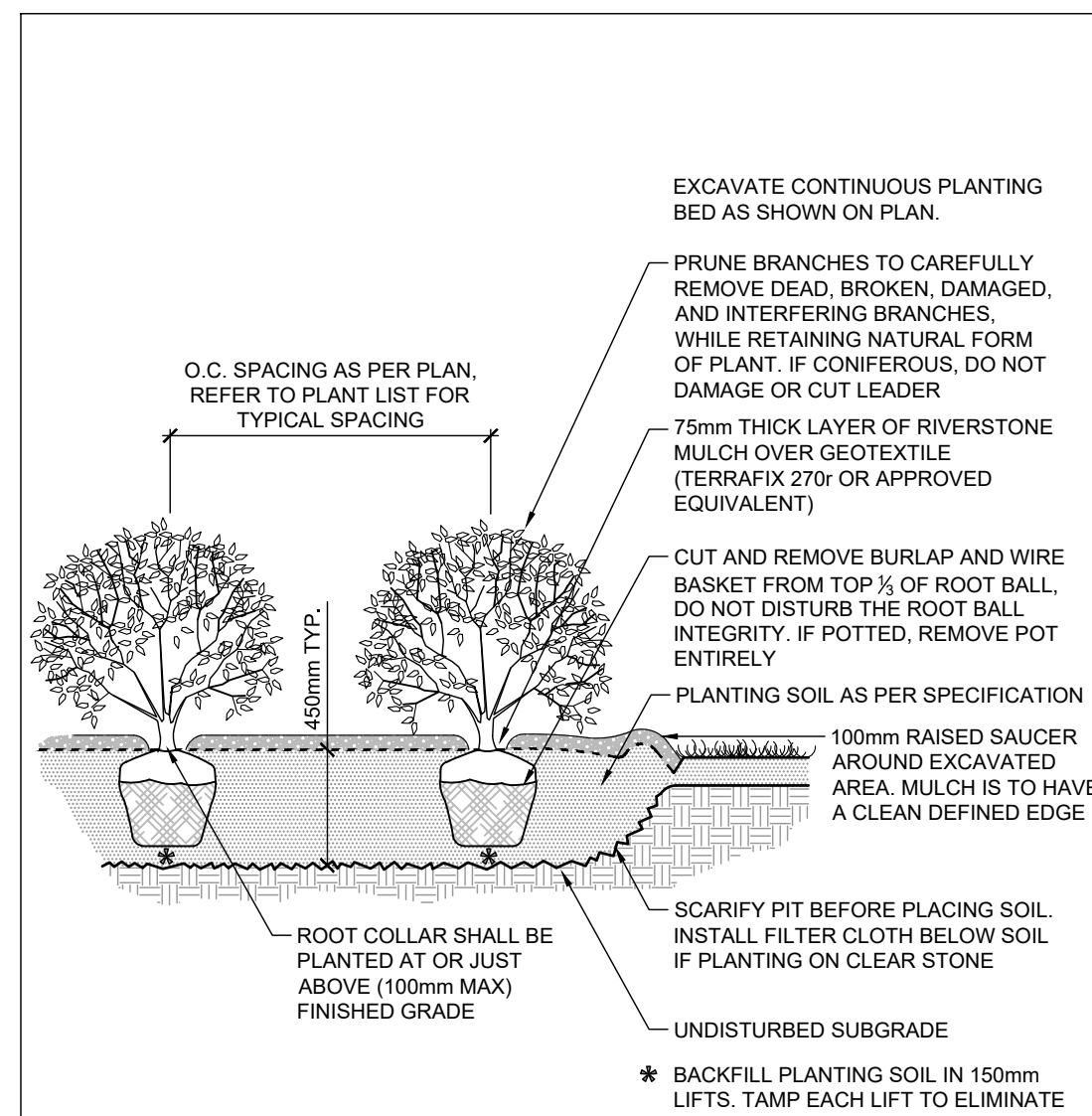
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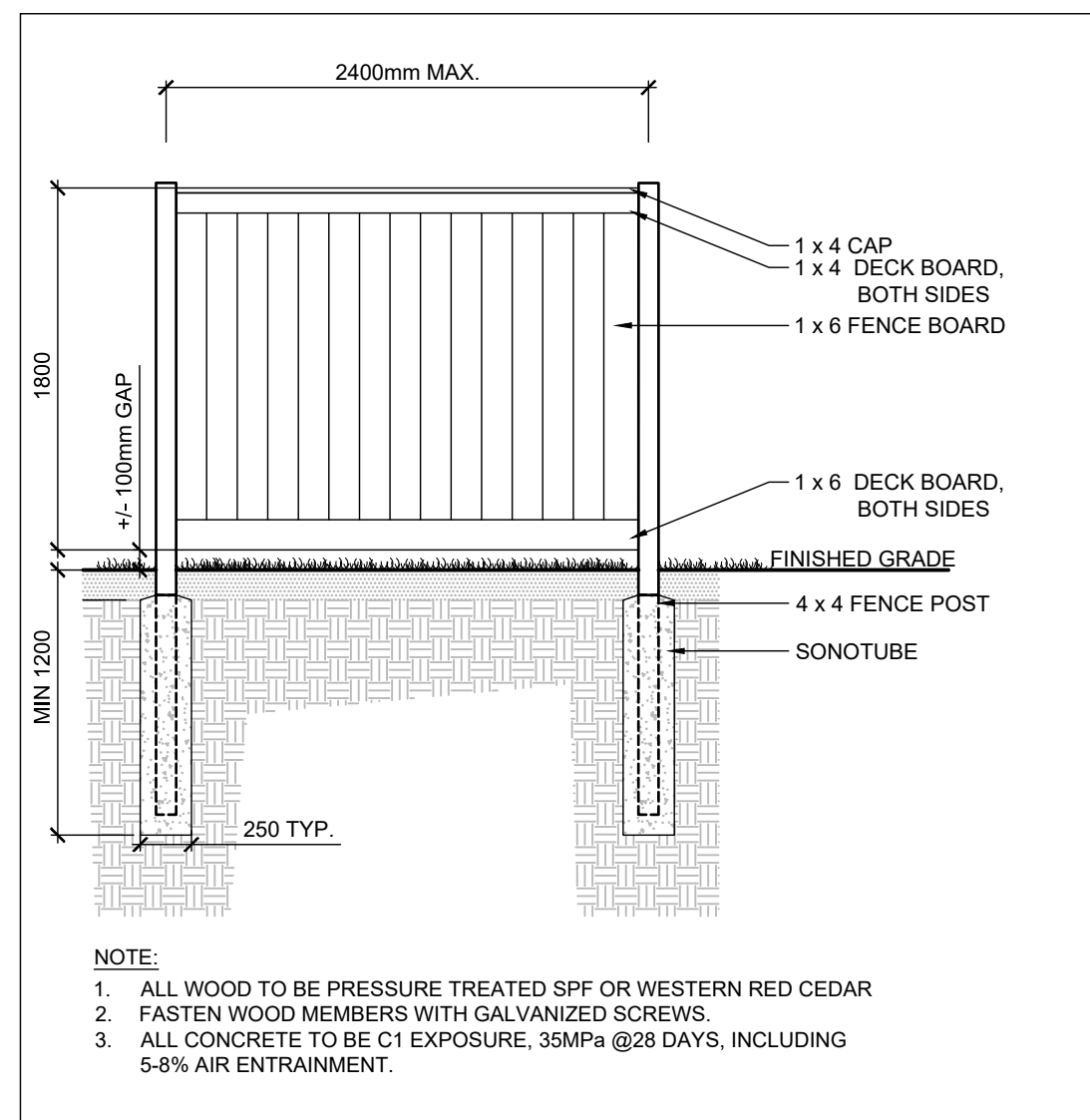
D2



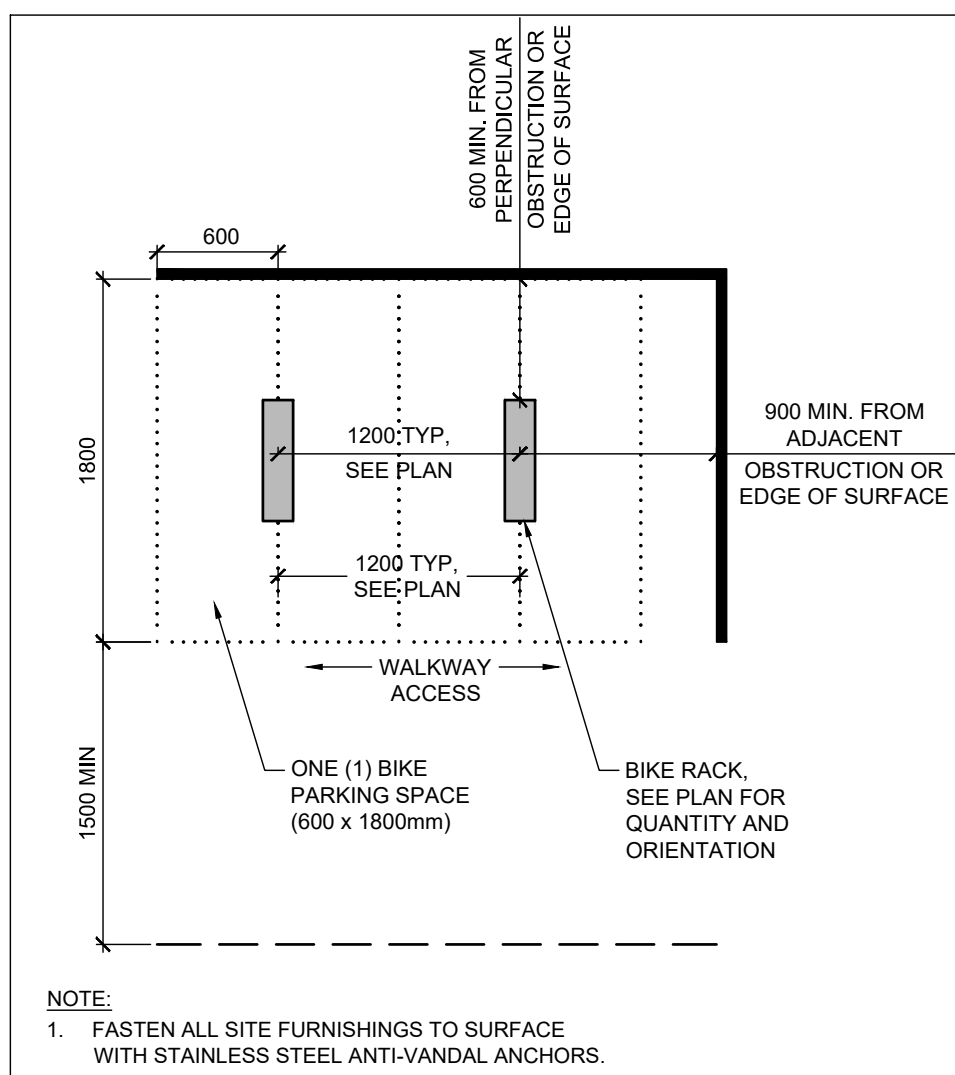
D3



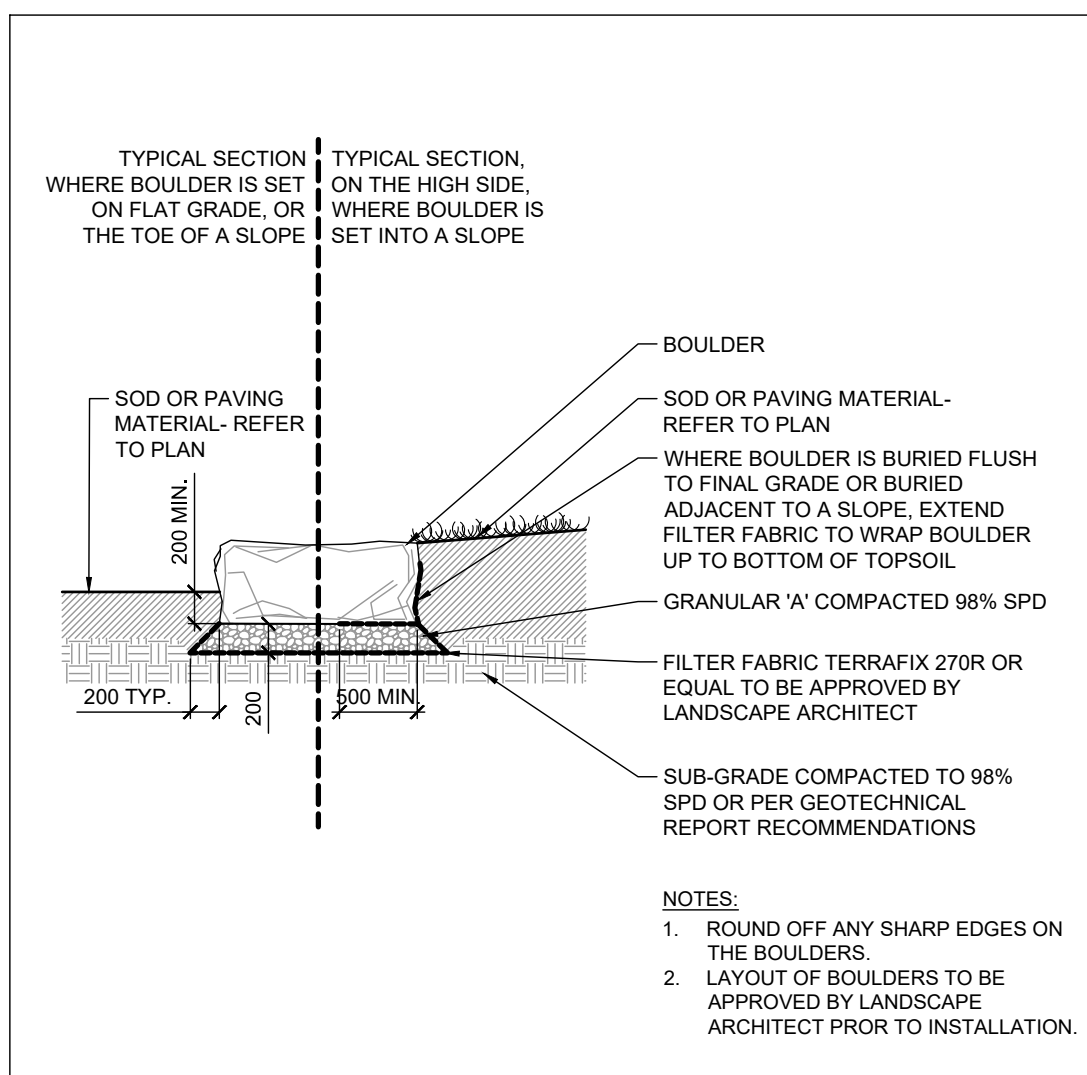
D4



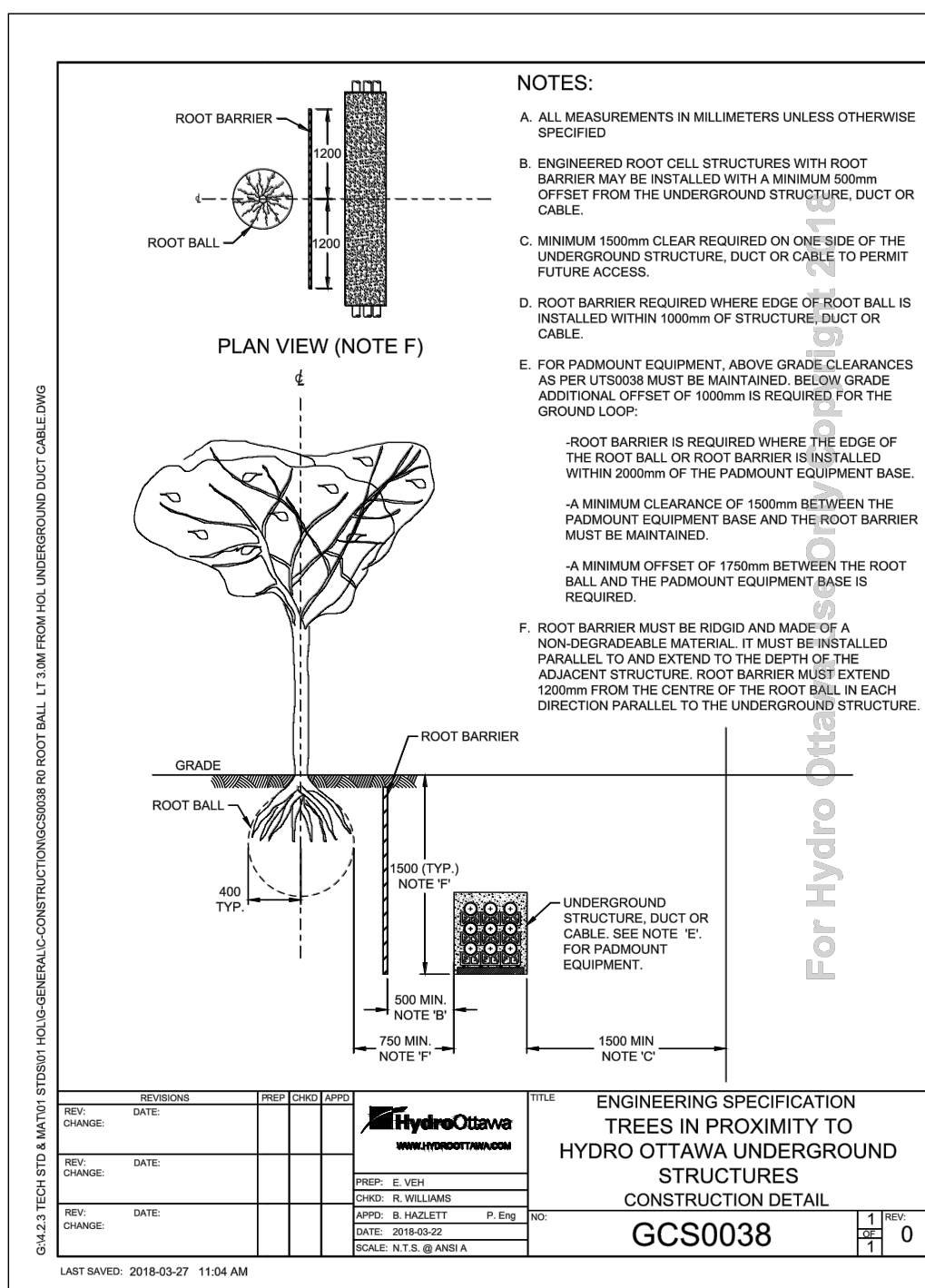
D5



D6



D7



APPROVED
By Lily Xu at 2:18 pm, Jun 27, 2025

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, DEVELOPMENT, AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

DISCLAIMER

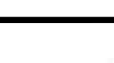
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FOR REVIEW ONLY	
	

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	REV	
	REV # 8	
	DRAWING No.	124107-L1
DRAWING NAME LANDSCAPE PLAN		