

**APPROVED**  
By Kersten Nitsche at 1:49 pm, Jul 18, 2025

EXISTING  
HYDRANT

EXISTING  
HYDRANT

## PROPOSED PLANT LIST

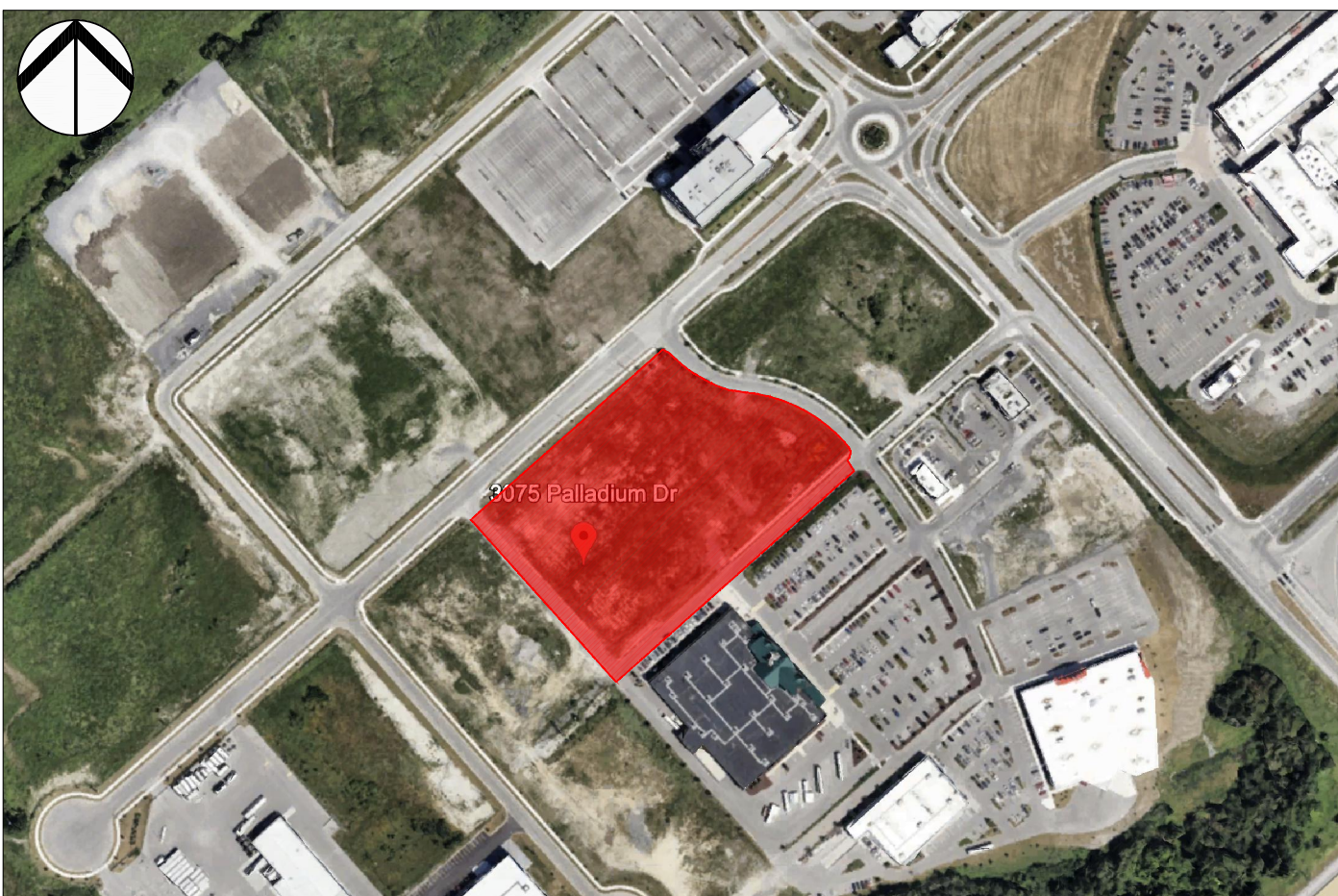
KEY	qty.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
<b>TREES</b>						
* AM	5	Amelanchier canadensis	Canadian serviceberry	50mm ø	B&B	Treeform
* FM	5	Acer x freemanii	Freeman's Maple	50mm ø	B&B	
* HB	9	Celtis occidentalis	Hackberry	50mm ø	B&B	
* HL	10	Gleditsia triacanthos 'Draves'	Street Keeper Honey Locust	50mm ø	B&B	
<b>SHRUBS</b>						
* Ah	32	Rosa rugosa 'Alba'	Alba Rugosa Rose	600mm ht.	Potted	Space 1000mm O.C.
* Cs	37	Cornus sericea	Red Osier Dogwood	600mm ht.	Potted	Space 1000mm O.C.
* ST	263	Rosa rugosa 'Hansa'	Hansa Rugosa Rose	800mm ht.	Potted	Space 1000mm O.C.
* Sf	212	Rhus aromatica 'Gro-Low'	Gro-low Sumac	600mm ht.	Potted	Space 1000mm O.C.
* Ss	53	Hypericum kalmianum	Kalm's St.John's Wort	600mm ht.	Potted	Space 1000mm O.C.
<b>ORNAMENTAL GRASSES</b>						
bl	80	Leymus arenarius 'Blue Dune'	Blue Lyme Grass	250mm pot	Potted	Space 800mm O.C.
lf	211	Calamagrostis 'Eldorado'	Eldorado Grass	250mm pot	Potted	Space 800mm O.C.
* ms	143	Panicum virgatum	Switch Grass	250mm pot	Potted	Space 800mm O.C.

\*DENOTES NATIVE SPECIES

## KEY MAP



**SCALE: NTS**



**GENERAL NOTES:**

1. IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR OR OFFICIAL TO REPORT ANY ERRORS, OMISSIONS OR DISCREPANCIES ON THIS PLAN WITH ACTUAL SITE CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
2. THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AND AUTHORITIES PRIOR TO ANY EXCAVATION AND ASCERTAIN LOCATIONS OF UNDERGROUND SERVICES.
3. THE CONTRACTOR IS TO RENESTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY.
4. THE CONTRACTOR IS TO COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
5. THE CONTRACTOR IS TO MAINTAIN A POSITIVE SURFACE RUN-OFF THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
6. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR SURFACE/UNDERGROUND CONDITIONS.
7. THE CONTRACTOR IS TO IDENTIFY ALL EXISTING TREES TO REMAIN ON SITE WITH THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR IS TO STAKE THE PROPOSED LOCATION OF ALL PLANT MATERIAL IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION.
9. MINIMUM DISTANCES FOR SELECTED DECIDUOUS TREES ARE AS FOLLOWS:
  - 0.1. SIDEWALKS - 1.5M
  - 0.2. PUBLIC STREETS - 2.5M
  - 0.3. UNDERGROUND INFRASTRUCTURE - 2.0M
10. ALL TREES WITHIN 1M OF UNDERGROUND UTILITY TRENCHES ARE TO BE EXCAVATED BY HAND.
11. REMOVE ALL PROTECTIVE WRAPPING FROM TREE TRUNKS AFTER INSTALLATION.
12. STAKING OF TREES SHALL ONLY BE PERFORMED IF NECESSARY.
13. ENSURE THAT MULCH IS PULLED BACK A MINIMUM DISTANCE OF 75MM FROM BASE OF TREE TRUNK.
14. ALL TREE STAKES AND RODENT GUARDS ARE TO BE REMOVED BY THE CONTRACTOR AT THE END OF THE WARRANTY PERIOD
15. TREE SOIL VOLUMES ARE TO BE AS FOLLOWS:
  - 30m3 FOR LARGE DECIDUOUS TREES
  - 25m3 FOR EVERGREEN AND MEDIUM DECIDUOUS TREES
  - 20m3 FOR SMALL DECIDUOUS TREES
16. LEGAL DESCRIPTION:

BLOCK 1, PLAN 4M1566 SUBJECT TO AN EASEMENT AS IN OCT259232 SUBJECT TO AN EASEMENT IN GROSS OVER PART 1, 4M1566 AS IN OCT189376 TOGETHER WITH AN EASEMENT OVER PART BLOCK 2, 4M1566 PARTS 3, 8, 11 & 14, 4M1566 AS IN OCT225920 TOGETHER WITH AN EASEMENT OVER PART BLOCK 1, 4M1566 PARTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 8

1 LANDSCAPE PLAN  
1 SCALE 1:400

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NOTE:

Diagram illustrating the components and specifications for a tree installation:

- ALL TREE STAKES AND RODENT GUARDS ARE TO BE REMOVED BY THE CONTRACTOR AT THE END OF THE WARRANTY PERIOD
- PREVAILING WIND
- SPACERS
- NATURETIE® BIODEGRADABLE TREE TIE
- 2400mm LONG x 75mmØ TIMBER TREE STAKE PLACED OUTSIDE ROOTBALL
- 150x150mm (MIN) SAUCER. FILL WITH 100mm MULCH
- TAPER TO BLEND NATURALLY WITH FINISH GRADE
- FINISH GRADE
- PLACE 1/3 OF ROOT BALL ABOVE GRADE. CUT AND REMOVE BURLAP AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL WITHOUT DISTURBING ROOTS.
- COMPACTED ROOTBALL SUPPORT PAD
- RODENT GUARD MUST BE ADJUSTABLE AND NOT CORRUGATED PLASTIC PIPE
- 1800

3 SHRUB / ORNAMENTAL GRASS PLANTING  
L.1 SCALE: NTS

4 BIKE PARKING CORRAL  
L.1 SCALE: NTS

5 GARBAGE ENCLOSURE PLAN  
L.1 SCALE: NTS

GARBAGE ENCLOSURE FRONT  
SCALE: NTS

GARBAGE ENCLOSURE SIDE  
SCALE: NTS

CLIENT  
**Caimion Development Consulting**

CONSULTANTS

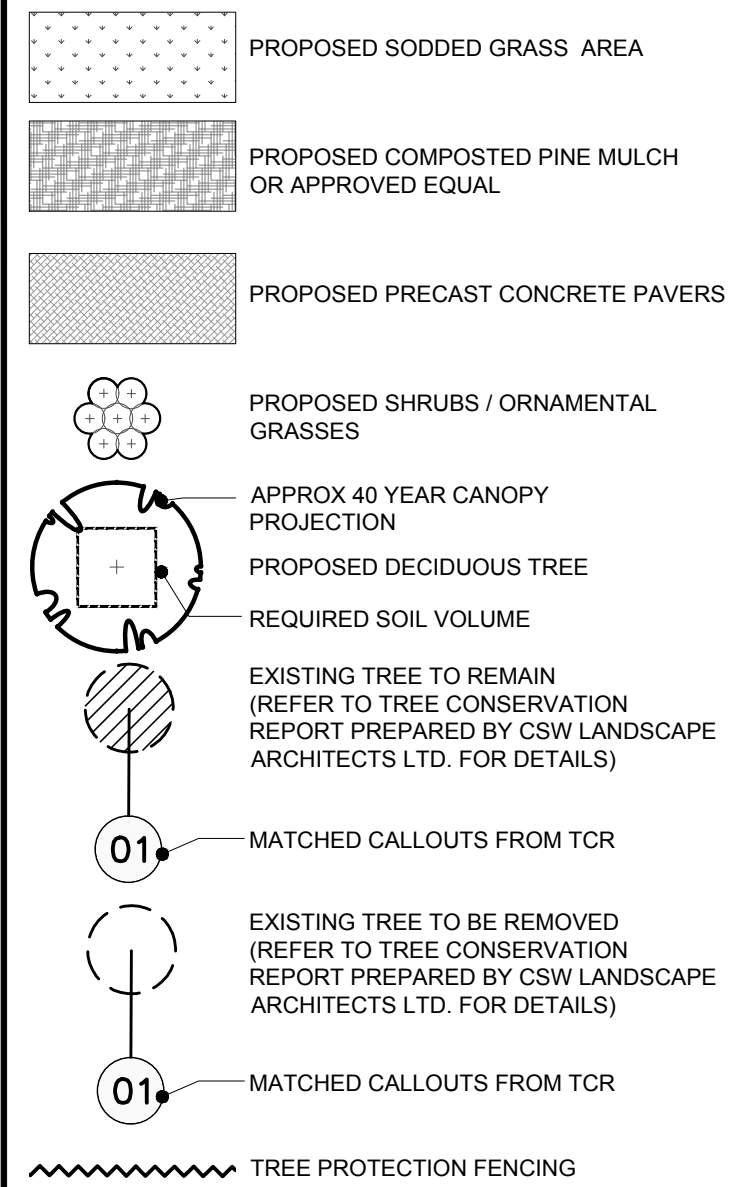
ARCHITECTS:

**TAES Architects Inc.**  
98 Scarsdale Road,  
Toronto, ON M3B 2R7

CIVIL  
ENGINEERS:  
  
WPE Engineering Ltd.  
7250 Keele St Unit 222, Vaughan,  
ON L4K 1Z8

**SURVEYORS:**  
**J.D. BARNES LIMITED**  
**62 STEACIE DRIVE, SUITE 103,**  
**KANATA, ON K2K 2A9**  
**TEL: 613-713-7244**

### LEGEND



**40 YEAR CANOPY CALCULATION:**

25,764 m2 site area

(5) Large Trees Proposed (154m<sup>2</sup> ea.)

(19) Medium Trees Proposed (79m<sup>2</sup> ea.)

(5) Small Trees Proposed (7m<sup>2</sup> ea.)

(4) Large Trees To Remain (154m<sup>2</sup> ea.)

(10) Medium Trees To Remain (79m<sup>2</sup> ea.)

= 3,712m<sup>2</sup> canopy cover = 14.4% canopy cover

\*Large trees calculated at 14m spread and medium at 10m spread. Private road included in calculation.


16	REVISED PER CITY COMMENTS	06/11/2025	CAT
15	REVISED PER CITY COMMENTS	05/22/2025	ML
14	REVISED PER FORESTRY COMMENTS	01/21/2025	CAT
13	REVISED PER CLIENT COMMENTS	12/17/2024	JL
12	REVISED PER NEW SURVEY	12/13/2024	ML
11	REVISED PER NEW SITE PLAN	11/05/2024	CM
10	REVISED PER NEW SITE PLAN	09/25/2024	CM
9	UPDATED PER CITY COMMENTS	09/20/2024	CM
8	REVISED PER NEW SITE PLAN	07/15/2024	ML
7	REVISED PER ARBORIST'S COMMENTS	07/11/2024	CAT
6	REVISIONS FOR NEW SITE PLAN	07/08/2024	CM
5	UPDATED PER CITY COMMENTS	07/03/2024	CM
No.	Issue	Date MM/DD/YYYY	DR CK

**JAMES B. LENNOX & ASSOCIATES INC.**  
**LANDSCAPE ARCHITECTS**  
 3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8  
 Tel. (613) 722-5168 Fax. 1(866) 343-3942

PROJECT  
COMMERCIAL DEVELOPMENT  
3075 PALLADIUM DRIVE, OTTAWA ON

DRAWING  
LANDSCAPE PLAN

STAMP	SCALE
	AS SHOWN

	START DATE
	OCTOBER 2023
	PROJECT NO.
	23MIS2358

PROJECT NORTH	DRAWING NO.
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## L.1

PLOT SIZE ARCH-D

**D07-12-24-0076**