



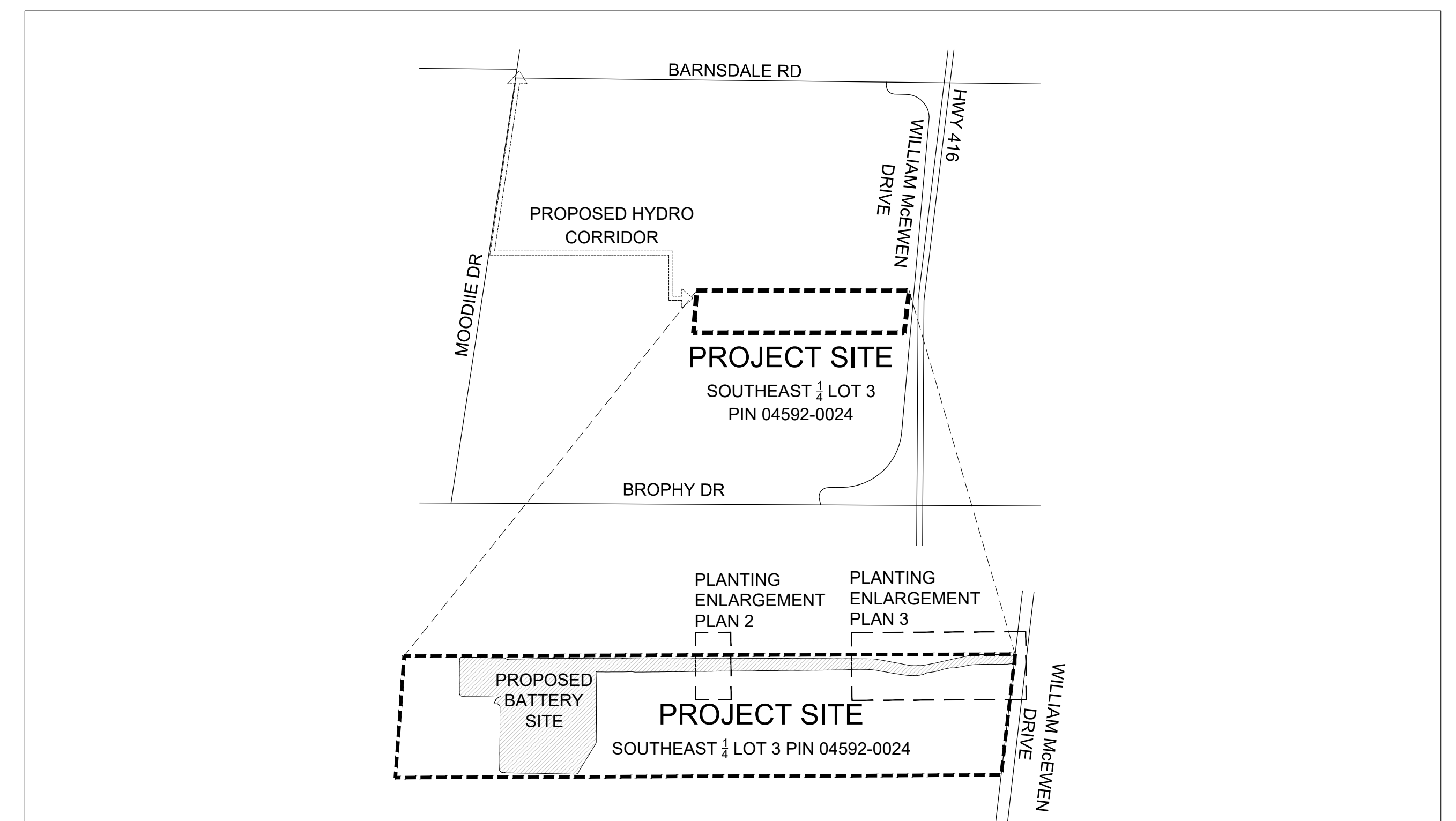
TRAIL ROAD BESS

4186 WILLIAM MCEWEN DR, OTTAWA

RE-ISSUED FOR SITE PLAN CONTROL

January 26, 2026

Project Number: 160402099



LOCATION PLAN

LIST OF DRAWINGS

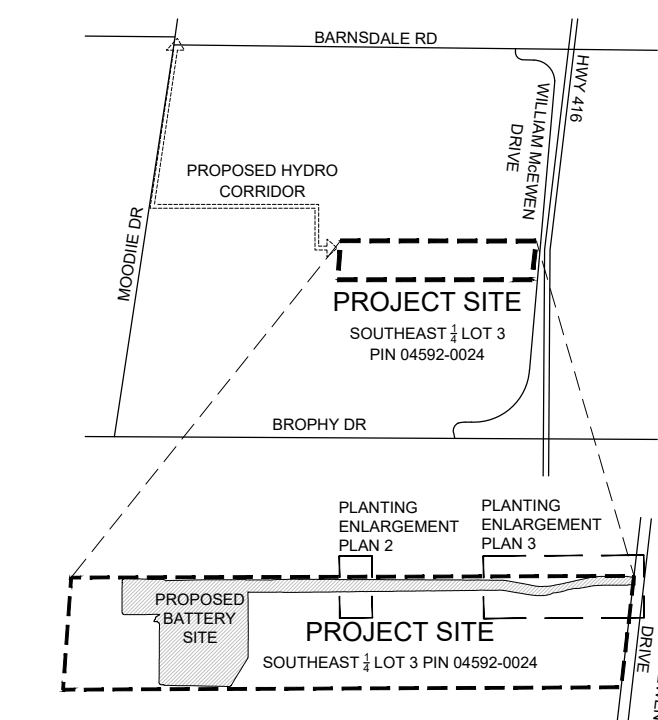
LANDSCAPE DRAWINGS:

L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS & NOTES

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Key Plan



Legend

- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- EDGE OF EXISTING FORESTED AREA
- ANTICIPATED LIMIT OF TREE CANOPY COVER AFTER FORTY YEARS
- PROPERTY LINE
- SEED MIX TYPE A (MEADOW MIX)
15,700m² (WITH 150mm TOPSOIL)
- SEED MIX TYPE B (WET DITCH MIX)
2,080m² (WITH 150MM TOPSOIL)

Notes

- REFER TO TREE CONSERVATION REPORT BY HATCH AND DATED MARCH 19, 2025 FOR DETAILS ON TREE REMOVALS, POTENTIAL IMPACTS TO TREES, AND VEGETATION AREAS TO BE RETAINED / PROTECTED.
 - PROPOSED TREE PLANTING SHOWN REPRESENTS COMPENSATION PLANTING FOR TREE REMOVALS WITHIN THE PROPOSED RIGHT OF WAY HYDRO TRANSMISSION CORRIDOR AND 4186 WILLIAM MCEWEN.
 - EIGHTEEN ANTICIPATED TREE REMOVALS ARE PROPOSED TO BE COMPENSATED AT A 2:1 RATIO. FIVE ADDITIONAL TREES POTENTIALLY IMPACTED BY CONSTRUCTION ARE PROPOSED TO BE COMPENSATED AT A 1:1 RATIO. REFER TO PLANTING SCHEDULE.
- REFER TO DRAWING L2 FOR SEEDLING NOTES AND PLANTING SCHEDULE.

4	RE-ISSUED FOR SITE PLAN CONTROL	BL	ILL	26.01.26
3	ISSUED FOR CITY REVIEW	BL	ILL	25.10.30
2	ISSUED FOR CITY REVIEW	BL	ILL	25.07.25
1	ISSUED FOR SITE PLAN REVIEW	TA/BL	ILL	25.05.13
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File Name:	XR-160402099-L-Planting.dwg	BL	ILL	BL	25.05.07
		Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

Client/Project

EVOLUGEN

TRAIL ROAD BESS
4186 WILLIAM MCEWEN DR, OTTAWA

Title

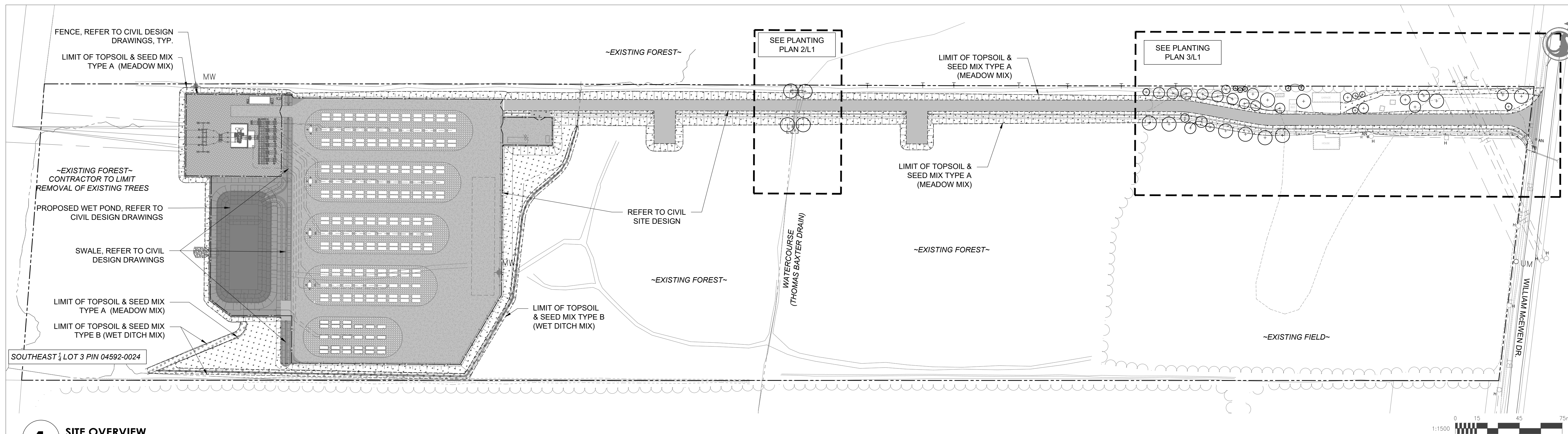
LANDSCAPE PLAN

Project No.	Scale	
160402099	AS NOTED	
Drawing No.	Sheet	Revision

L1

1 of 2

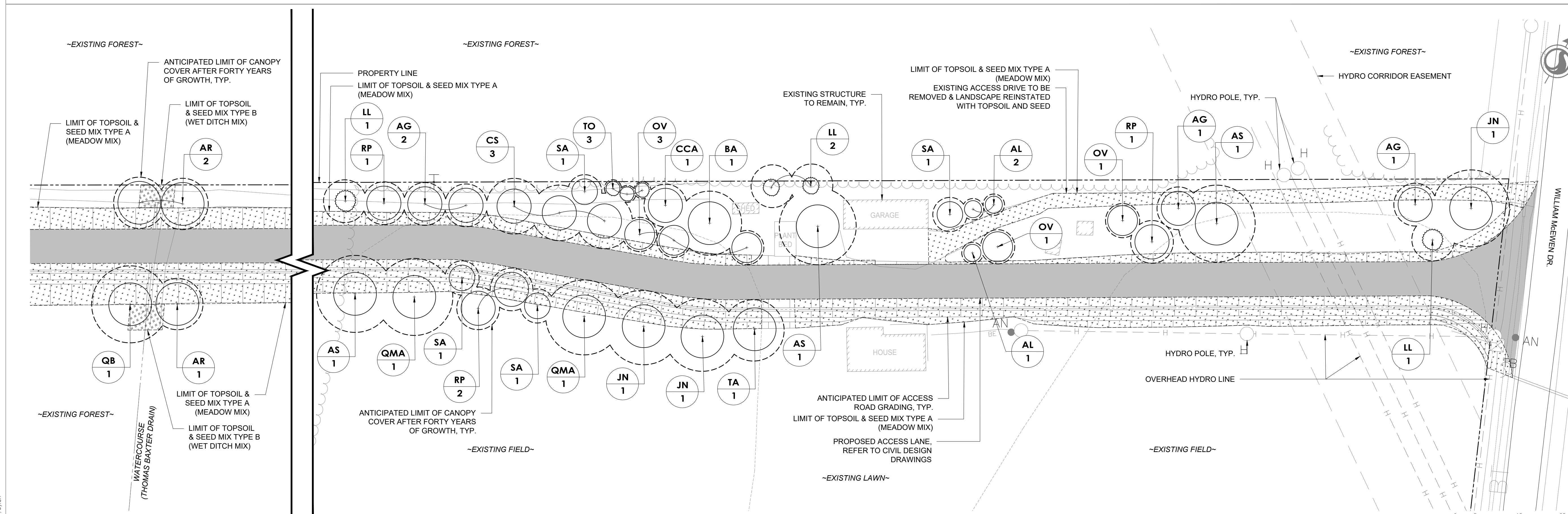
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1 SITE OVERVIEW

1:1500

- TREE CANOPY COVER CALCULATIONS**
- Total Property Area:** 215,876 m²
 - Existing Tree Canopy**
Approximate Existing Tree Canopy Area: 160,925 m²
Existing Tree Canopy Coverage:
160,925 m² ÷ 215,876 m² = approx. 75%
 - Proposed Vegetation Removal**
Anticipated Tree Canopy Removal: approx. 59,678 m²
 - Proposed Tree Planting (Canopy at Maturity)**
Anticipated Canopy Coverage of Proposed Trees at 40 Years: 11,843 m²
 - Net Tree Canopy Coverage (Post-Development, at Maturity)**
Net Tree Canopy Area:
160,925 m² (existing)
- 59,678 m² (removal)
+ 11,843 m² (proposed at maturity)
= 113,090 m²
Anticipated Tree Canopy Coverage at Maturity:
113,090 m² ÷ 215,876 m² = approx. 52%



2 PLANTING PLAN

1:1500

3 PLANTING PLAN

1:1500

PLANTING SCHEDULE													
DECIDUOUS TREES - REFER TO DETAIL 1/L													
KEY	QTY	BOTANICAL NAME	COMMON NAME	SPACING (mm - O.C.)	CALIPER (mm)	HEIGHT (mm)	ROOT	DESCRIPTION / NOTES	SIZE	ANTICIPATED CANOPY HEIGHT (m)	ANTICIPATED CANOPY DIAMETER (m)	ANTICIAPTED CANOPY COVER AT 40yrs (m ²)	AVAILABLE SOIL VOLUME / TREE (m ³)
AR	3	<i>Acer rubrum</i>	Red Maple	Refer to Plan	50	-	W.B.	native (Ontario), fall foliage, full sun, partial sun/shade, prefers moist soils	Large	15m+	12	339	More than 30
AS	3	<i>Acer saccharum</i>	Sugar Maple	Refer to Plan	50	-	W.B.	native (Ontario), drought tolerant, full sun, fall foliage	Large	15m+	18	763	More than 30
AG	4	<i>Aesculus glabra</i>	Ohio buckeye	Refer to Plan	50	-	W.B.	native (Ontario), full sun, partial sun/shade, attracts birds, fall foliage	Medium	10-15m	10	314	More than 30
AL	3	<i>Amelanchier laevis</i>	Allegheny Serviceberry	Refer to Plan	45	2500	W.B.	native (Ontario), treeform, full sun, partial sun/shade, attracts birds, edible fruit, fall foliage, colourful flowers	Small	5-10m	5	59	More than 30
BA	1	<i>Betula alleghaniensis</i>	Yellow Birch	Refer to Plan	50	-	W.B.	native (Ontario), full sun, partial sun/shade, fall foliage	Medium	10-15m	15	177	More than 30
CCA	1	<i>Carpinus caroliniana</i>	Musclewood	Refer to Plan	50	-	W.B.	native (Ontario), partial sun/shade, full sun, attracts birds, fall foliage	Small	5-10m	10	79	More than 30
CS	3	<i>Catalpa speciosa</i>	Northern Catalpa	Refer to Plan	50	-	W.B.	native (Ontario), full sun, partial sun/shade, fall foliage, fragrant	Large	15m+	13	398	More than 30
JN	3	<i>Juglans nigra</i>	Black Walnut	Refer to Plan	50	-	W.B.	native (Ontario), salt tolerant, drought tolerant, full sun, edible fruit, fall foliage, prefers moist soils	Large	15m+	18	763	More than 30
OV	5	<i>Ostrya virginiana</i>	Ironwood	Refer to Plan	50	-	W.B.	native (Ontario), drought tolerant, full sun, partial sun/shade, full shade, attracts birds, fall foliage, prefers moist soils	Medium	10-15m	8	251	More than 30
QB	1	<i>Quercus bicolor</i>	Swamp White Oak	Refer to Plan	50	-	W.B.	native (Ontario), drought tolerant, full sun, fall foliage, prefers moist soils	Large	15m+	18	254	More than 30
QMA	2	<i>Quercus macrocarpa</i>	Bur Oak	Refer to Plan	50	-	W.B.	native (Ontario), drought tolerant, low maintenance, full sun, fall foliage, prefers moist soils	Medium	10-15m	18	509	More than 30
RP	4	<i>Robinia pseudoacacia</i>	Black Locust	Refer to Plan	50	-	W.B.	native (Ontario), full sun, drought tolerant, fall foliage, fragrant	Medium	10-15m	10	314	More than 30
SA	4	<i>Sorbus americana</i>	American Mountain Ash	Refer to Plan	50	-	W.B.	native (Ontario), partial sun/shade, attracts birds, fall foliage	Small	5-10m	8	201	More than 30
TA	1	<i>Tilia americana</i>	Basswood	Refer to Plan	50	-	W.B.	native (Ontario), drought tolerant, full sun, partial sun/shade, attracts butterflies, fragrant	Large	15m+	15	177	More than 30
CONIFEROUS TREES - REFER TO DETAIL 2/L2													
KEY	QTY	BOTANICAL NAME	COMMON NAME	SPACING (mm - O.C.)	CALIPER (mm)	HEIGHT (mm)	ROOT	DESCRIPTION / NOTES	SIZE	ANTICIPATED CANOPY HEIGHT (m)	ANTICIPATED CANOPY DIAMETER (m)	ANTICIAPTED CANOPY COVER AT 40yrs (m ²)	AVAILABLE SOIL VOLUME / TREE (m ³)
LL	4	<i>Larix laricina</i>	Eastern larch	Refer to Plan	-	2000	W.B.	native (Ontario), full sun, fall foliage, low maintenance, prefers moist soils	Large	15m+	10	314	More than 30
TO	3	<i>Thuja occidentalis</i>	Eastern White Cedar	Refer to Plan	-	2000	W.B.	native (Ontario), full sun, partial sun/shade, low maintenance, prefers moist soils	Medium	10-15m	4	38	More than 30

* Anticipated tree height and canopy cover diameter at 40 years has been determined by a review of City of Ottawa Forestry, Michael A. Durr "Manual of Woody Landscape Plants" and local plant nursery catalogues

SEED MIX TYPE A:
MEADOW NATIVE SEED MIX (15,700m²)

native species, attracts pollinators, low maintenance, sow at 500g/180m ²	
BOTANICAL NAME	COMMON NAME
<i>Aster novae-angliae</i>	New England Aster
<i>Desmodium canadense</i>	Showy Tick Trefoil
<i>Monarda fistulosa</i>	Wild Bergamot
<i>Panicum virgatum</i>	Switchgrass
<i>Penstemon digitalis</i>	Foxglove/Beardtongue
<i>Poa palustris</i>	Fowl Bluegrass
<i>Rudbeckia hirta</i>	Black Eyed Susan
<i>Schizachyrium scoparium</i>	Little Bluestem
<i>Solidago juncea</i>	Early Goldenrod
<i>Sorghastum nutans</i>	Indiangrass
<i>Verbena urticifolia</i>	White Vervain

SEED MIX TYPE B:
WET DITCH NATIVE SEED MIX (2,080m²)

native species, low maintenance, shade tolerant, wet sow at 500g/180m ²	
BOTANICAL NAME	COMMON NAME
<i>Carex vulpinoidea</i>	Fox Sedge
<i>Elymus virginicus</i>	Virginia Wild Rye
<i>Poa palustris</i>	Fowl Bluegrass

LANDSCAPE NOTES

- REFER TO ENGINEERING DRAWINGS FOR PROPOSED GRADING, SITE SERVICING, AND FENCING LOCATION.
- REFER TO THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY HATCH AND DATED APRIL 2, 2025. FOR DETAILS ON SOILS. BOREHOLES INVESTIGATIONS HAVE BEEN COMPLETED IN THE FORESTED AREA OF THE PROPERTY ONLY. THERE ARE NO STRUCTURES AND BUILDINGS IN PROXIMITY OF NEW TREES AND AS SUCH THE 2017 TREE PLANTING IN SENSITIVE MARINE CLAY GUIDELINES ARE NOT APPLICABLE.
- EXISTING VEGETATED AREAS ON ADJACENT PROPERTIES SHALL REMAIN AND BE PROTECTED BEFORE, DURING, AND AFTER CONSTRUCTION.
- CONTRACTOR TO LOCATE AND STAKE ALL UTILITIES PRIOR TO ANY WORK ON THE SITE AND TO OBTAIN CLEARANCE FROM ALL APPLICABLE UTILITIES. DO NOT PLANT DIRECTLY ABOVE UNDERGROUND UTILITIES. REPORT CONFLICTS AND ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR DIRECTION.
- NO TREES SHALL BE PLANTED ON PROPERTY / LOT LINES OR WITHIN DRAINAGE EASEMENTS.
- NO TREES SHALL BE PLANTED UNDER OVERHEAD WIRES.
- MAINTAIN A MINIMUM DISTANCE OF 1500mm BETWEEN TREE PLANTING AND ALL UNDERGROUND UTILITIES OR USE ROOT BARRIERS WHERE ROOT BALL OF TREE IS WITHIN 1000mm OF UNDERGROUND UTILITIES.
- MAINTAIN A MINIMUM DISTANCE OF 4500mm BETWEEN CONIFEROUS TREE PLANTING AND ALL BUILDINGS.
- MAINTAIN A MINIMUM DISTANCE OF 4000mm BETWEEN TREE PLANTING AND ALL HYDRO TRANSFORMERS.
- MAINTAIN A MINIMUM DISTANCE OF 2000mm FROM THE ROAD CURB FOR DECIDUOUS TREES AND 5000mm FOR CONIFEROUS TREES.
- MAINTAIN A MINIMUM DISTANCE OF 2000mm BETWEEN TREE PLANTING AND FIRE HYDRANTS.
- MAINTAIN A MINIMUM DISTANCE OF 2500mm BETWEEN TREE PLANTING AND STREET LIGHTS.
- MAINTAIN A MINIMUM OF 2000mm BETWEEN DECIDUOUS TREE PLANTING AND SIDEWALKS, PATHWAYS, AND DRIVEWAYS.
- MAINTAIN A MINIMUM OF 4500mm BETWEEN CONIFEROUS TREE PLANTING AND SIDEWALKS, PATHWAYS, AND DRIVEWAYS.
- MINIMUM DISTANCE BETWEEN DECIDUOUS TREES SHOULD BE AS FOLLOWS:
-- 7.5m FOR LARGE GROWING TREES
-- 4m FOR SMALL GROWING TREES
- THE LANDSCAPE ARCHITECT MAY ADJUST THE LOCATION OF PLANTING PRIOR TO PLANTING TO MINIMIZE CONFLICTS WITH UTILITIES, DRIVEWAYS AND INTERSECTION VISIBILITY.
- CONTRACTOR SHALL SUPPLY ALL MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE WORK SHOWN ON THESE DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR DIRECTION.
- DO NOT MAKE SUBSTITUTIONS OF MATERIALS, PRODUCTS OR QUANTITIES WITHOUT PRIOR WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
- PLANT MATERIAL QUALITY STANDARDS:
19.1. ALL PLANT MATERIAL TO CONFORM TO THE CANADIAN NURSERY TRADES ASSOCIATION AND THE CANADIAN STANDARDS FOR NURSERY STOCK AS TO SPECIES, SIZE AND CONDITION.
19.2. PLANT MATERIAL COLLECTED FROM WILD SOURCES ARE NOT ACCEPTABLE.
19.3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ACCEPTANCE OF ANY PLANT DISPLAYING POOR GROWTH HABITS APPROPRIATE TO SPECIES, DISEASE OR DAMAGE FROM POOR HANDLING DURING TRANSPORT, ON SITE STORAGE, INSTALLATION OR MAINTENANCE.
19.4. ANY PLANTS THAT DO NOT CONFORM TO THESE STANDARDS WILL BE PROMPTLY REMOVED FROM THE SITE BY THE CONTRACTOR AND REPLACED WITH MATERIAL OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE PROJECT.
- THE CONTRACTOR TO MAKE GOOD TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT ANY AREAS DAMAGED BY THE WORK.
- PRUNING - TO SUIT SPECIES - PRUNE BRANCHES BY 1/3 TO REMOVE DAMAGED OR OBJECTIONABLE BRANCHES FOLLOWING PROPER HORTICULTURAL PRACTICE. DO NOT PRUNE LEADERS.
- UPON THE COMPLETION OF WORK EACH DAY, REMOVE ALL DEBRIS, GARBAGE AND SURPLUS MATERIALS FROM THE SITE. KEEP THE SITE CLEAN AND USEABLE AT ALL TIMES.
- ALL WORKMANSHIP AND MATERIALS (INCLUDING PLANTS) TO BE GUARANTEED FOR ONE FULL YEAR FOLLOWING FINAL ACCEPTANCE OF THE PROJECT BY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL REMOVE ALL TREE STAKES AND TREE SUPPORTS PRIOR TO ASSUMPTION BY THE OWNER.
- AT THE TIME OF INSPECTION FOR ACCEPTANCE ALL TREE PITS SHALL BE CULTIVATED, FREE OR WEEDS, LEAVES, BROKEN BRANCHES AND DEBRIS.

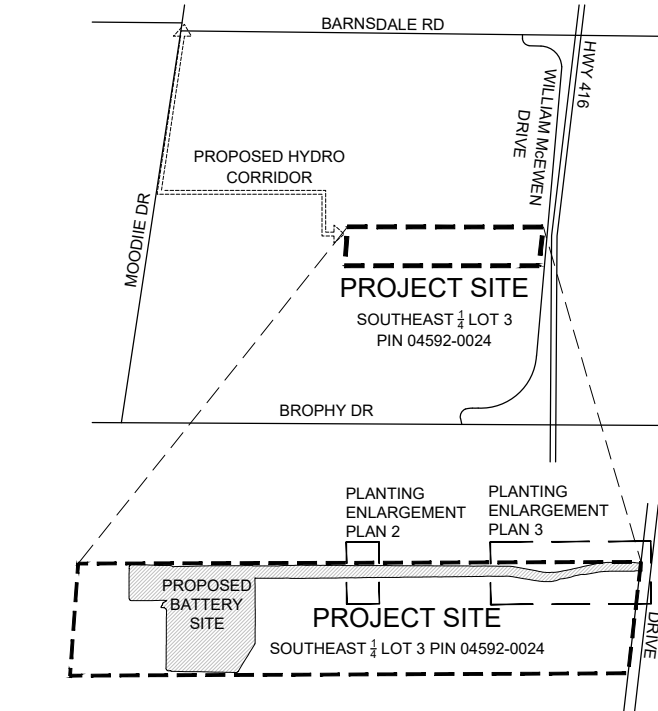


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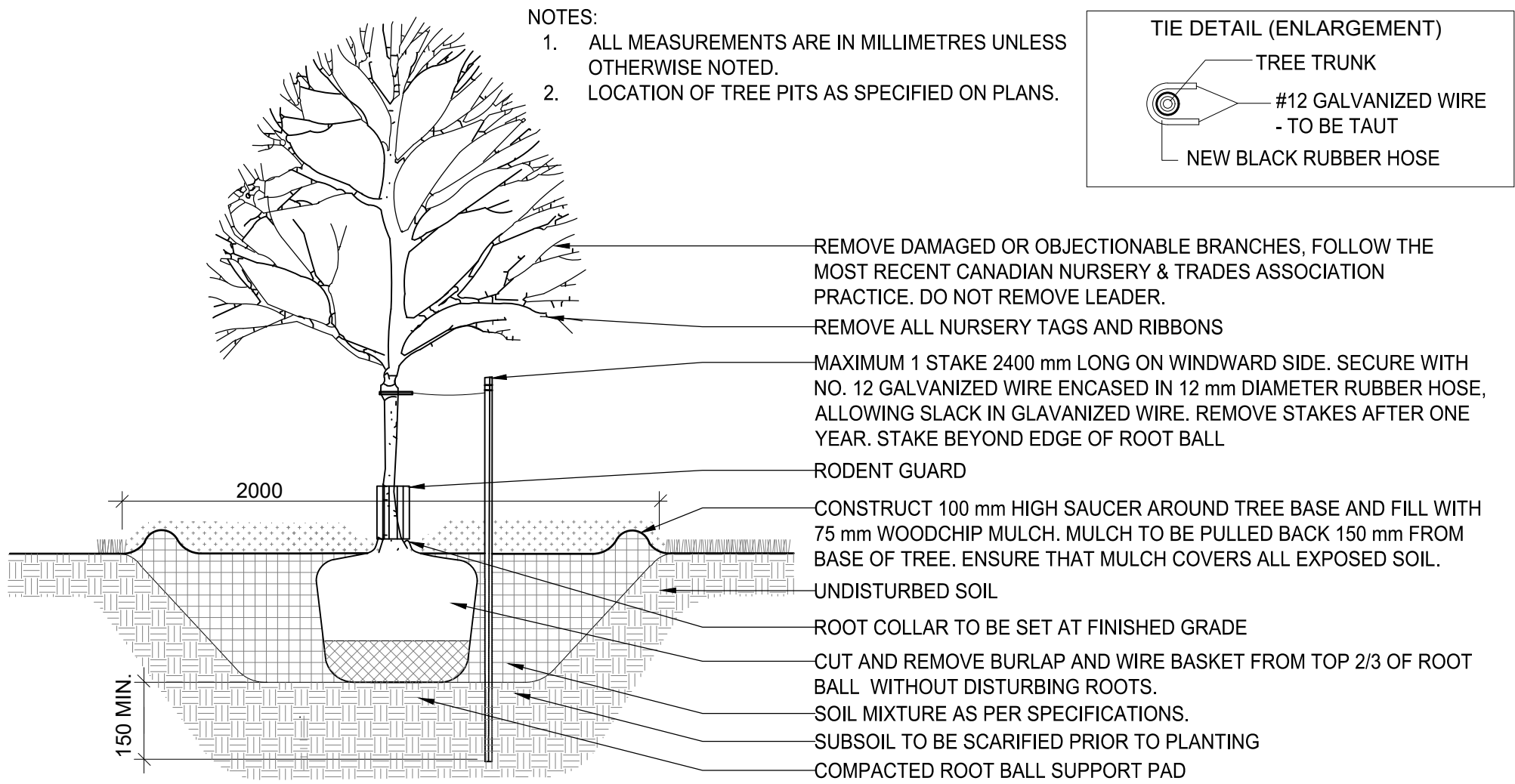
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Key Plan

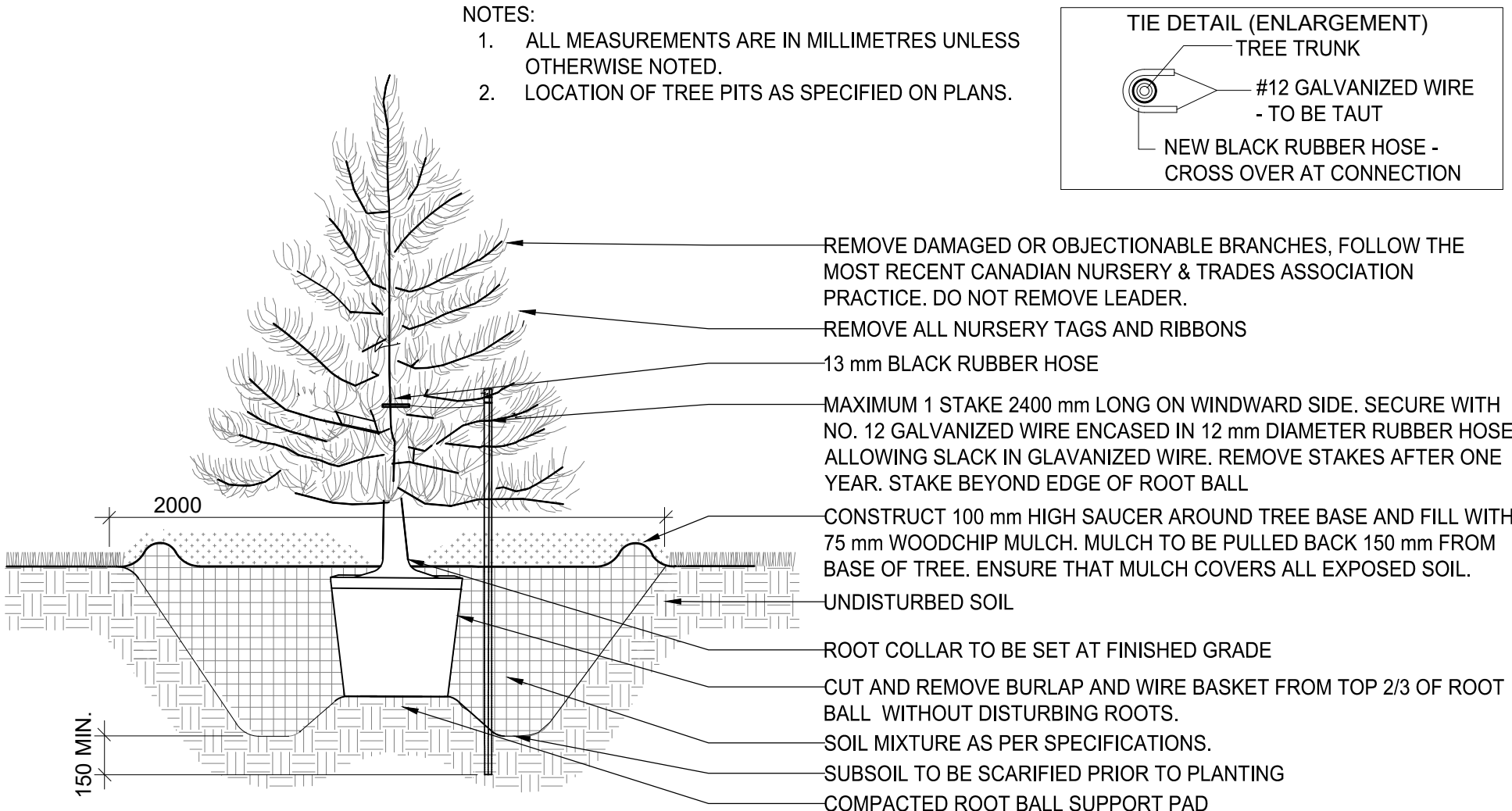


Legend

Notes



1 DECIDUOUS TREE PLANTING DETAIL
N.T.S.



2 CONIFEROUS TREE PLANTING DETAIL
N.T.S.

PLANTING NOTES

- THE DETAILS ON THIS SHEET DO NOT REPRESENT ANY PARTICULAR SPECIES.
- TREES AND SHRUBS AS INDICATED IN THE DETAILS REPRESENT BOTH CONIFEROUS AND DECIDUOUS SPECIES.
- MATERIAL PLANTED IN GROUP SHALL BE SET IN CONTINUOUS PLANTING BEDS.
- CENTRE LINE OF SHRUBS SHALL NOT BE CLOSER THAN 2.4M FROM BUILDING FACE TO PROTECT BUILDING FOOTINGS AND INSULATION.
- PRUNING - TO SUIT SPECIES - PRUNE BRANCHES BY 1/3 TO REMOVE DAMAGED OR OBJECTIONABLE BRANCHES FOLLOWING PROPER HORTICULTURAL PRACTICE. DO NOT PRUNE LEADERS.
- FIRMLY COMPACT BACKFILLED PLANTING MIXTURE TO ELIMINATE AIR POCKETS OR PREVENT SETTLEMENT.
- TOPSOIL:
7.1. SOIL TEXTURE BASED ON THE CANADIAN SYSTEM OF SOIL CLASSIFICATION TO CONSIST OF:
7.1.1. CLAY: 14-20%
7.1.2. SILT: 0-35%
7.1.3. SAND: 45-70%
7.1.4. ORGANIC MATERIAL: 4-10%
7.1.5. PH: 6-8
7.2. SPREAD TOPSOIL TO FOLLOWING MINIMUM DEPTHS AFTER SETTLEMENTS UNLESS OTHERWISE NOTED ON DETAILS:
7.2.1. 300MM FOR PERENNIALS
7.2.2. 500MM FOR SHRUB BEDS
7.2.3. 1000MM FOR TREE PLANTING
- MULCH:
8.1. MULCH SHALL BE SHREDDED WOOD VARYING IN SIZE FROM 25-125MM IN LENGTH FROM CONIFEROUS TREES.
- SEED SHALL BE INSTALLED IN ALL DISTURBED AREAS. SEED MIXES TYPE AND DISTRIBUTION AREAS SHALL BE AS SHOWN ON PLAN OR APPROVED EQUIVALENT. SEEDING SHALL BE INSTALLED MECHANICALLY WITH MULCH OVER 150mm OF TOPSOIL. DISTURBED AREAS INCLUDE THOSE AREAS OUTSIDE THE PROPERTY. SEED MIXES SHALL INCLUDE TYPE A: NATIVE MEADOW MIX AND TYPE B: NATIVE WET DITCH MIX (SEED MIXES 8135 & 8220 PROVIDED BY ONTARIO SEED COMPANY OR APPROVED EQUAL WWW.OSCSEEDS.COM / 1-800-465-5849).

4	RE-ISSUED FOR SITE PLAN CONTROL	BL	ILL	26.01.26
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Permit-Seal



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4186 WILLIAM MCEWEN DR, OTTAWA

Title

LANDSCAPE DETAILS & NOTES

Project No.	Scale
160402099	AS NOTED
Drawing No.	Sheet
	Revision

L2

2 of 2

4

APPLICATION FILE NUMBER: D07-12-25-0067