

# 85 GEMINI WAY, OTTAWA

ISSUED FOR SPA 3 SUBMISSION  
 JANUARY 22, 2026

## DRAWING SCHEDULE:

SHEET	DRAWING
L-1	Landscape Plan
L-2	Soil Volume Plan
L-3	Canopy Cover Plan
L-4	Details
L-5	Details

### PLAN 4R-36669

PLAN OF SURVEY OF  
 BLOCK 39  
 PART OF BLOCKS 22 AND 23  
 AND  
 PART OF BLOCK 41  
 (CLOSED BY JUDGE'S ORDER LT819458) &  
 (CLOSED BY BY-LAW 2017-360, INST OC1952156)  
 REGISTERED PLAN 4M-623  
 AND  
 PART OF LOT 35  
 CONCESSION 2 (RIDEAU FRONT)  
 GEOGRAPHIC TOWNSHIP OF NEPEAN  
 CITY OF OTTAWA  
 SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

### PROJECT TEAM

**OWNER**  
 Appelt Properties  
 3477 Lakeshore Road #218  
 Kelowna, BC V1W 0A7  
 T: 250-300-1866

**SURVEYOR**  
 Annis, O'Sullivan, Vollebekk Ltd.  
 14 Concourse Gate, Suite 500  
 Nepean, ON, K2E 7S6  
 T: 613-727-0850

**CIVIL**  
 LRL Engineering  
 5430 Canotek Road  
 Ottawa, ON, K1J 9G2  
 T: 613-842-3434

**LANDSCAPE**  
 Adesso Design Inc.  
 69 John Street South, Suite 250  
 Hamilton, ON, L8N 2B9  
 T: 905-526-8876

**ARCHITECTURE**  
 Brouwer Architecture  
 1880 Regional Road 81  
 St. Catharines, ON, L2R 6P7  
 T: 905-984-5745

**PLANNING**  
 Fotenn  
 420 O'Connor Street  
 Ottawa, ON, K2P 1W4  
 T: 613-730-5709

### CLIENT:

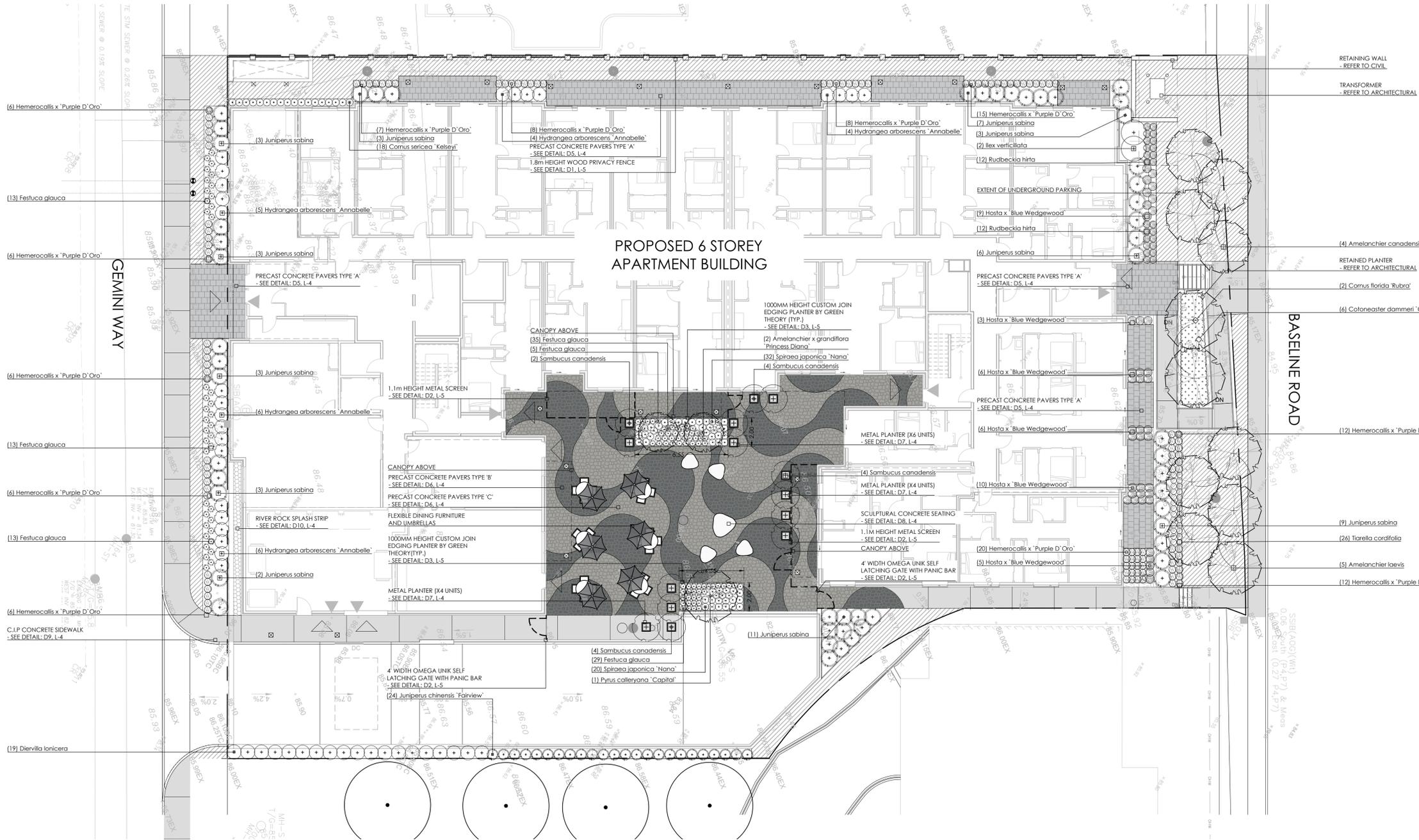
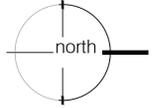
Appelt Properties  
 3477 Lakeshore Rd #318  
 Kelowna, BC

### CONSULTANT:

**adesso design inc.**  
 landscape architecture



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**PROPOSED 6 STOREY APARTMENT BUILDING**

KEY MAP - N.T.S.



- LEGEND**
- property line
  - ⊕ proposed deciduous tree
  - ⊙ proposed shrub
  - ⊙ proposed perennial
  - existing elevation
  - proposed elevation
  - min. 150mm topsoil, fine grade & sod
  - C.I.P. concrete
  - precast concrete unit pavers
  - proposed transformer

**NOT FOR CONSTRUCTION**  
ISSUED FOR REVIEW & COMMENTS ONLY

**REVISIONS/ SUBMISSIONS**

#	DATE	DESCRIPTION
1	2025-01-10	Issued for pre UDPR
2	2025-02-26	Issued for UDPR
3	2025-07-22	Issued for first SPA submission
4	2025-10-24	Issued for review
5	2025-11-31	Issued for coordination
6	2025-11-04	Issued for second SPA submission
7	2026-01-22	Issued for third SPA submission



**CLIENT**  
Appelt Properties

**MUNICIPALITY**  
City of Ottawa

**PROJECT**  
85 Gemini Way  
Ottawa, ON

**MUNICIPAL FILE NUMBER**

**SHEET**  
Landscape Plan **L-1**

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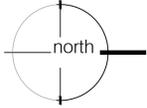
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1.905.526.8876  
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**PLANT SCHEDULE**

QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HT. (M)	MATURE SPR. (M)	O.C. (M)	REMARKS
<b>TREES</b>								
4	Amelanchier canadensis	Canadian Serviceberry - Multistem	150cm Ht.	#15 cont.	6.0	4.0	As Shown	Multistem Form, Native to Ontario
5	Amelanchier laevis	Allegheny Serviceberry	50mm Cal.	W.B.	3.0	5.0	As Shown	Native to Ontario
2	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Apple Serviceberry	50mm Cal.	W.B.	6.0	3.0	As Shown	
2	Cornus florida 'Rubra'	Red Flowering Dogwood	50mm Cal.	W.B.	4.5	7.0	As Shown	
1	Pyrus calleryana 'Capital'	Capital Ornamental Pear	50mm Cal.	W.B.	10.0	4.0	As Shown	
<b>SHRUBS</b>								
18	Cornus sericea 'Kelsey'	Kelsey's Dwarf Red Osier Dogwood	50cm	#3 cont.	0.50	0.50	0.40	
19	Diervilla lonicera	Bush Honeysuckle	40cm	#3 cont.	1.0	1.0	0.90	Native to Ontario
25	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	50cm	#3 cont.	1.1	1.0	0.90	
2	Ilex verticillata	Winterberry Holly	80cm	#3 cont.	1.75	1.5	1.6	Native to Ontario
24	Juniperus chinensis 'Fairview'	Fairview Juniper	80cm	#7 cont.	2.75	0.80	0.70	
53	Juniperus sabinia	Savin Juniper	40cm	#3 cont.	1.0	1.25	1.0	
14	Sambucus canadensis	Elderberry	50cm	#3 cont.	2.5	2.0	1.75	Native to Ontario
52	Spiraea japonica 'Nana'	Alpine Spiraea	30cm	#3 cont.	0.30	0.50	0.40	
<b>GRASSES</b>								
108	Festuca glauca	Blue Fescue	--	#1 cont.	0.30	0.30	0.20	
<b>PERENNIALS</b>								
112	Hemerocallis x 'Purple D'Oro'	Purple D'Oro Daylily	--	#1 cont.	0.50	0.50	0.40	Rebloomer
39	Hosta x 'Blue Wedgewood'	Blue Wedgewood Hosta	--	#1 cont.	0.50	0.60	0.50	
24	Rudbeckia hirta	Black-Eyed Susan	--	#1 cont.	0.60	0.50	0.40	Native to Ontario
26	Tiarella cordifolia	Foamflower	--	#1 cont.	0.10	0.40	0.30	Native to Ontario
<b>GROUND COVERS</b>								
6	Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	30cm	#3 cont.	0.40	1.5	1.3	

**LANDSCAPE NOTES:**

- All work to be carried out in accordance with by-laws and codes having jurisdiction over site location.
- Complete all work to the satisfaction of the Landscape Architect.
- Report any changes, discrepancies or substitutions to the Landscape Architect for review. Obtain approval from the Landscape Architect before proceeding.
- It is the contractor's responsibility to determine existing service locations.
- Exact locations of plant material will be determined by placement of site services such as hydro vaults, meters, utilities roof rain water leaders, driveways, light standards, etc.
- All plant material locations to be staked or marked out and approved by Landscape Architect prior to installation.
- Supply all plant material in accordance with the Canadian Standards for Nursery Stock (8th ed.).
- Install plant material according to details shown.
- Supply and place mulch in accordance with Canadian Landscape Standard (Section 10, Mulching). Disturbed soil areas around trees and shrubs are to be covered with shredded conifer bark mulch such as 'Cedar Bark Mulch' by All Treat Farms or 'Classic Cedar Mulch' by Cro-Bark, or approved equivalent. Alternative mulches must be approved by the Landscape Architect.
- Contractor to utilize layout dimensions where provided.
- Provide planting bed area as noted on the drawing or to accommodate mature size of plant material.
- All support systems must be removed by the contractor at time of final acceptance. No extras will be paid to complete this work.
- Supply and place topsoil in accordance with Canadian Landscape Standard (Section 4, Grading & Drainage and Section 6, Growing Medium) to a minimum depth of 150mm unless otherwise specified.
- Supply and place sod in accordance with Canadian Landscape Standard (Section 7, Lawns & Grass and Section 8, Turfgrass Sod) unless otherwise specified.
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- All dimensions in meters unless otherwise noted.
- If discrepancies arise between plant material count shown on drawing and plant list, the drawing shall be considered correct.
- Contractor to provide minimum one (1) year warranty (including trees on municipal property) from date accepted on all work unless otherwise specified.
- Any site plan or grading and servicing shown is for information only. Refer to approved drawings.
- Not for construction unless stamped, signed and dated by Landscape Architect.
- Drawings not to be reproduced without written consent from Landscape Architect.
- Approval of landscape plan to be obtained from municipality.
- All plant material to be planted a minimum of 1.0m from any swales or ditches.
- For grading and servicing information refer to the consulting Engineer's drawings.
- For lighting information and power distribution refer to the electrical consultant's drawings.



**LEGEND**

- property line
- proposed deciduous tree
- soil volume area
- 86.41 existing elevation
- 82.60 proposed elevation
- min. 150mm topsoil, fine grade & sod
- C.I.P. concrete
- precast concrete unit pavers
- proposed transformer

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85 Gemini Way  
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**SHEET**  
Soil Volume Plan **L-2**

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PROPOSED SOIL VOLUMES FOR TREE PLANTING AREAS

Tree Planting Area	Soil Area (m <sup>2</sup> )	Soil Depth (m)*	Soil Volume (m <sup>3</sup> )	Tree Quantity	Soil Volume per tree (m <sup>3</sup> )
1	50.08	1.60	80.13	5	16.02
2	13.96	1.60	22.34	2	11.17
3	83.11	1.60	132.97	4	33.24
<b>Total</b>	<b>147.15</b>		<b>235.44</b>	<b>11</b>	

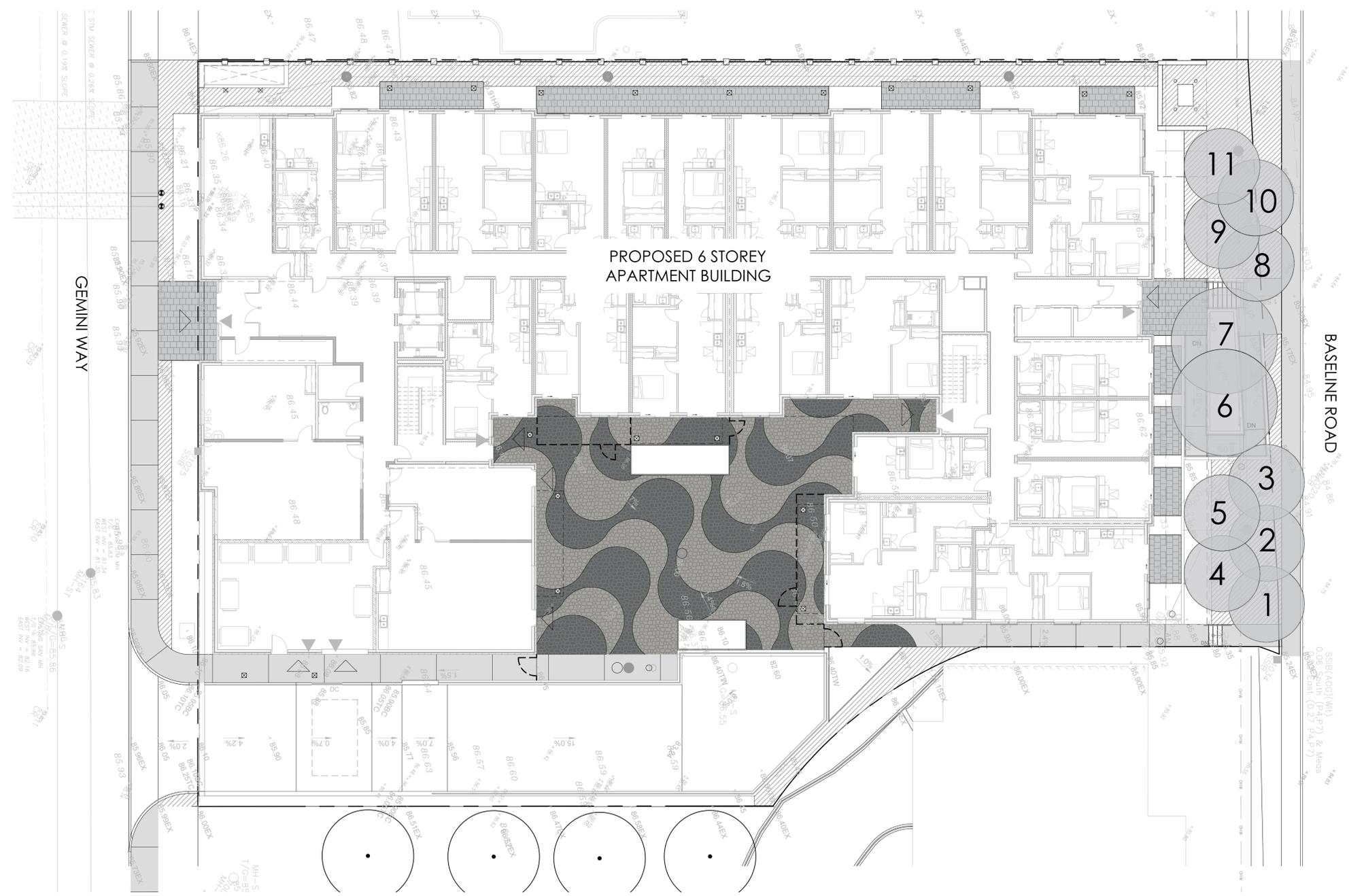
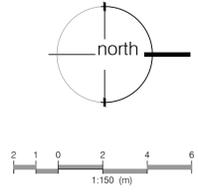
\* Soil depth excludes drainage layer

CITY OF OTTAWA SOIL VOLUME GUIDELINES

Tree Type/Size	Single Tree Soil Volume (m <sup>3</sup> )	Multiple Tree Soil Volume (m <sup>3</sup> /tree)
Ornamental	15	9
Columnar	15	9
Small	20	12
Medium	25	15
Large	30	18
Conifer	25	15

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PROPOSED 6 STOREY APARTMENT BUILDING



**LEGEND**

- property line
- 40 year projected canopy
- B6.41 existing elevation
- +82.60 proposed elevation
- min. 150mm topsoil, fine grade & sod
- C.I.P. concrete
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PROJECTED CANOPY CALCULATION CHART

Tree#	Tree Species	Mature Crown Width	Soil Volume (meters cubed) per tree	Canopy Area (meters squared) per tree	Canopy Area Subtotal (meters squared)
1	Amelanchier laevis	5.0	16.02	19.63	19.63
2	Amelanchier laevis	5.0	16.02	19.63	14.67
3	Amelanchier laevis	5.0	16.02	19.63	14.59
4	Amelanchier laevis	5.0	16.02	19.63	14.09
5	Amelanchier laevis	5.0	16.02	19.63	16.13
6	Cornus florida Rubra'	7.0	11.17	38.48	38.48
7	Cornus florida Rubra'	7.0	11.17	38.48	26.71
8	Amelanchier canadensis	4.0	33.24	19.63	19.63
9	Amelanchier canadensis	4.0	33.24	19.63	9.52
10	Amelanchier canadensis	4.0	33.24	19.63	18.43
11	Amelanchier canadensis	4.0	33.24	19.63	14.18
Subtotal of tree crown area (Overlapping canopies have not been counted twice)		11			206.06
Total # of trees					Total Canopy (meters squared)
<b>Canopy Summary</b>					
Site Area					3224.78
Site Canopy Cover					6.39%

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**SHEET**  
Canopy Cover  
Projection Plan

**L-3**

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Vertical text on the left margin containing project details and dates.



