Tree Conservation Report for Magnolia Phase 1 Condo Block: Site Plan Control Application

2026-01-29

Final Report

Submitted To:

CAIVAN

Bronwyn Anderson
Caivan (Stittsville) Inc.
3713 Borrisokane Road
Ottawa, ON
K2J 4J4

KILGOUR & ASSOCIATES LTD.
www.kilgourassociates.com

Project Number: CAIV 1300.5

TABLE OF CONTENTS

List of Figures

List of Tables

List of Appendices

List of Acronyms and Abbreviations

CRZ – Critical Root Zone
DBH – Diameter at Breast Height
ELC – Ecological Land Classification
ESA – Endangered Species Act
HDFA – Headwater Drainage Features Assessment
HDF – Headwater Drainage Feature
KAL - Kilgour & Associates Ltd.
TCR – Tree Conservation Report

1.0 INTRODUCTION

This Tree Conservation Report (TCR) was prepared by Kilgour & Associates Ltd. (KAL) on behalf of Caivan (Stittsville South) Inc. and Caivan (Stittsville West) Ltd. in support of a Site Plan Control application for a small portion of the Proponents "Magnolia" community currently under development, in the south end of Stittsville. The parcel addressed by this report ("the Site"; Figure 1) includes most of 6141 Flewellyn Road and a small area of 6115 Flewellyn Road, Stittsville, Ontario. This report builds on and is considered an amendment to the previous TCR dated November 7, 2025.

A TCR is required for all Plans of Subdivision, Site Plan Control Applications, Common Elements Condominium Applications, and Vacant Land Condominium Applications where there is a tree of 10 cm in diameter at breast height (DBH) or greater on a site and/or if there is a tree on an adjacent site that has a critical root zone (CRZ) extending into the proposed work area. A "tree" is defined as any species of woody perennial plant, including its root system, which has reached or can reach a minimum height of at least 450 cm at physiological maturity. The CRZ is calculated as DBH x 10 cm.

2.0 PROPERTY INFORMATION

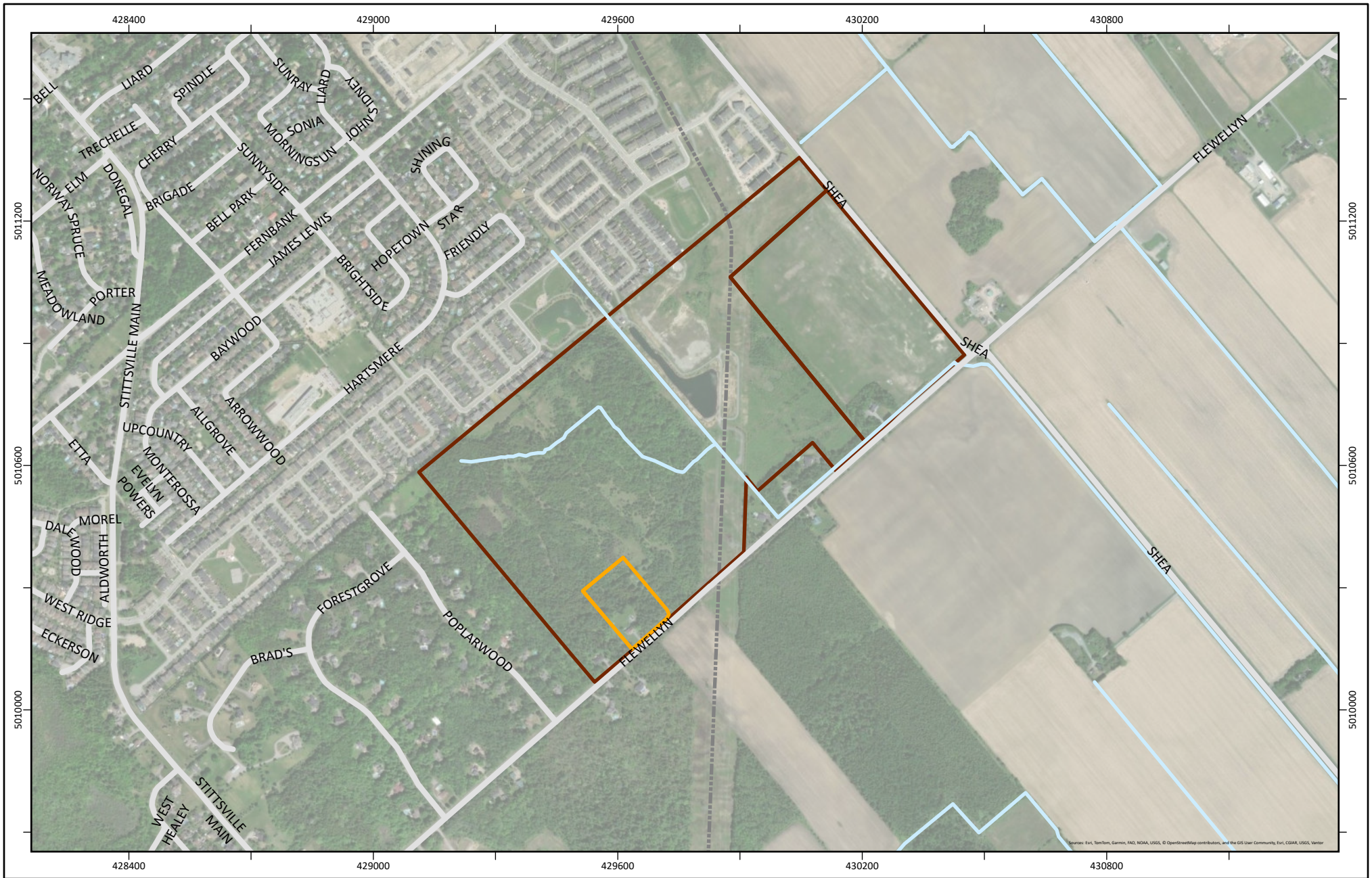
The Site (Figure 1) associated with the Phase 1 Condo Block development includes most of 6141 Flewellyn Road and a small southern portion of 6115 Flewellyn Road. The Site is 2.37 ha in size. The Site is currently zoned RU – Rural, with a Zoning By-law Amendment application submitted concurrently with the Draft Plan of Subdivision submission for the broader development area.

The Site is bordered by:

- Forested lands to the north, and a community of R1 to R3 density residential (single homes);
- Country estate lots to the west;
- Hydro corridor, Shea Road, and agricultural lands to the east; and
- Flewellyn Road and agricultural lands to the south.

The broader development area, including the Site, subject to past development applications and discussed in the aforementioned EIS reports includes four major parcels (5993 and 6115 Flewellyn Road, 6070 Fernbank Road, and a 14.2 ha field on the northwest corner of Shea Road and Flewellyn Road), and several other associated parcels. There is the Faulkner Stormwater Management (SWM) pond (addressed as 59 Aridus Cres.), and a hydro corridor that diagonally crosses the southern end of 6070 Fernbank Road. The hydro corridor is currently cultural thicket, however, is subject to occasional mowing (every ~3-5 years). The SWM area includes a sanitary pump station at its north end but is otherwise comprised almost entirely of the open pond, though the banks are sparsely vegetated. A recreational pathway extends around the east side of the SWM pond and through a portion of the hydro corridor. These areas are hereby referred to as the "Study Area".

Combined, the Study Area covers an area of approximately 75 ha south of Stittsville in the west end of Ottawa. Much of the Site was historically farmed though some currently forested areas on the western half area associated with broad forested bands that have existed on the Site for more than 60 years based on



Legend

- Site Boundary
- Study Area
- Watercourse
- Utility Line

Figure 1. Site Context

0 115 230 460 m

N W E S

Spatial Reference:
PCS: WGS 1984 UTM Zone 18N
Map Units: Meter

Project: CAIV 1300
Map File Name: CAIV 1300 ArcGIS
Date Exported: 1/28/2026 4:26 PM

KILGOUR & Associates

historical aerial photography1. Much of 5993 Flewellyn Road and the Eder Parcel was cleared of vegetation in ~2016 (per geoOttawa imagery) in association with the construction of the Faulkner SWM Pond. The remaining forested area in the southeast corner of the Study Area was cleared of tree cover throughout 2018.

2.1 Property Owner/ Applicant and Arborist Contact Information

Table 1 Contact information for property owner/ applicant and arborist

Organization	Role	Contact Person	Phone Number	Email Address
Caivan Communities 3713 Borrisokane Road, Ottawa, ON, K2J 4J4	Proponent	Bronwyn Anderson, Vice President, Land	(613) 295-5082	bronwyn.anderson@caivan.com
Kilgour & Associates Ltd. 2285-C St. Laurent Blvd., Unit 16, Ottawa, ON, K1G 4Z6	Arborist	Maren Nielsen, B.E.S., EMA	(613) 367 5562	mnielsen@kilgourassociates.com
Kilgour & Associates Ltd. 2285-C St. Laurent Blvd., Unit 16, Ottawa, ON, K1G 4Z6	Arborist	Anthony Francis, PhD	(613) 367 5556	afrancis@kilgourassociates.com

2.1.1 Qualifications of Arborist

Maren Nielsen (B.E.S., EMA) is a Biologist and Project Manager with over five years of professional experience with expertise in terrestrial and aquatic ecology, natural heritage policy, and impact assessment. She has worked extensively in the environmental sector with government agencies and private industry, guiding land development, ecological restoration, Species at Risk, and fisheries permitting and approvals processes, delivering adaptive solutions and ensuring compliance with key environmental regulations. She carries out field programs for the collection, analysis, and monitoring of water, fish, benthos, sediment, and soils as well as a variety of vegetation, wetland, Species at Risk, and wildlife surveys, and construction monitoring.

Since joining Kilgour & Associates Ltd. in 2023, Maren has supported the delivery of high-quality assessments, including environmental impact studies, federal and municipal environmental assessments, Species at Risk assessments, headwater drainage feature assessments, community design plans and environmental constraints analyses. Maren is a certified wetland evaluator under the Ontario Wetland Evaluation System (OWES).

Anthony Francis (Ph.D.) is a Senior Ecologist with 20 years of consulting experience to both government agencies and private industry. He has worked on a diversity of projects relating to species at risk (SAR), invasive species, terrestrial and aquatic habitat, environmental effects monitoring and mitigation, and fate/effects of contaminants. Within each of these subject areas, Dr. Francis has completed projects addressing specific site concerns and broader policy initiatives. Dr. Francis' academic background is in

[1] National Air Photo Library Roll A18057, Photo 0049, Dated 1963-05-24

spatial ecology with a focus on tree species diversity. As a Senior Ecologist at KAL, he regularly completes TCRs, Environmental Impact Statements, and Integrated Environmental Reviews for land development projects throughout Ottawa and eastern Ontario. He is also a certified Butternut Health Assessor (BHA #104).

2.2 Additional Applications

Not applicable.

3.0 EXISTING CONDITIONS

All trees have been removed from the Site under Tree Permit D06-01-24-0216 issued by the City of Ottawa Forestry staff (Appendix A). The tree inventory provided below identifies conditions prior to Site tree clearing for reference purposes only.

3.1 Tree Inventory

An inventory of trees within the Study Area (including the Site) was performed on June 02, 2023, following guidelines set forth by the City of Ottawa (2020). All live trees with a DBH ≥ 10 cm having a potential to be removed under future development were identified, enumerated, mapped, their DBH measured, and their general health and condition documented (Figure 2). General tree communities were grouped within the Ecological Land Classification (ELC; Lee et al., 1998) ecosites that the trees were documented within.

A total of ten distinct landcovers or ELC units were delineated within the Study Area (Figure 2); the Site itself intersects with only three of these (Figure 3), one of which is a meadow community, and thus not discussed in this TCR. Descriptions of relevant ELCs within the Study Area are included below for reference, but subsequent reviews of the current project consider only the two ELC units directly associated with the Site.

3.1.1 Site ELC Units

Dry - Fresh White Cedar – Hardwood Mixed Forest Type (FOMM4-3)

The FOMM4-3 ecosite was the dominant forested area on the Site prior to clearing. FOMM4-3 was dominated by Eastern White Cedar (*Thuja occidentalis*; 10-20 cm DBH), Trembling Aspen *(Populus tremuloides*; 10-20 cm DBH), Green Ash (*Fraxinus pennsylvanica*; 10-15 cm DBH), Large tooth Aspen (*Populus grandidentata*; ~15 cm DBH), White Spruce (*Picea glauca*; 30 cm DBH), White Pine (*Pinus strobus*; 25 cm DBH), Larch/Tamarack (*Larix laricina*; 15-20 cm DBH), American Beech (*Fagus grandifolia*; 10-15 cm DBH), and American Elm (*Ulmus americana*). No Butternut (*Juglans cinerea*) were observed within this community on the Site, but were present within this community in the Study Area. Trees within this community were observed to be in fair health generally. Disturbance from Geotechnical cut lines have affected the health of some trees adjacent to the MEMM3 ecosite.

Fresh-Moist White Cedar – Hardwood Mixed Forest Type (FOMM7-2)

The FOMM7-2 community was present in the northwest portion of the Site, dominated by Eastern White Cedar (*Thuja occidentalis*; 5-15 cm DBH), White Birch (*Betula papyrifera*; 10-20 cm DBH), Trembling Aspen *(Populus tremuloides*; 10-35 cm DBH), White Ash (*Fraxinus americana*; 5-8 cm DBH), White Spruce (*Picea*

glauca; ~10 cm DBH), and Balsam Fir (*Abies Balsamea*) tree species. Trees within this community were observed to be in good to fair health.

3.1.2 Study Area ELC Units

White Cedar Mineral Coniferous Swamp (SWCM1-1)

Within the SWCM1-1 ecosite, Eastern White Cedar (*Thuja occidentalis*) was the only tree documented. Trees ranged from 10-25 cm DBH and were observed to be in fair health.

Fresh Scots Pine Naturalized Coniferous Plantation Type (FOCM6-3)

This plantation tree grouping is located in the northwest corner of the Site (Figure 2). It is mainly dominated by Scots Pine (*Pinus sylvestris*; ~10-20 cm DBH), Jack Pine (*Pinus banksiana*; ~15 cm DBH), Eastern White Cedar (*Thuja occidentalis*), White Pine (*Pinus strobus*; ~20 cm DBH), White Birch (*Betula papyrifera*; 10-20 cm DBH), Butternut* (*Juglans cinerea*), American Beech (*Fagus grandifolia*), and Green Ash (*Fraxinus pennsylvanica*; 10-15 cm DBH). Trees within this community were observed to be in fair to poor health.

Fresh – Moist Poplar Deciduous Forest Type (FODM8-1)

The FODM8-1 ecosite is dominated by Trembling Aspen (*Populus tremuloides*; 10-20 cm DBH), White Birch (*Betula papyrifera;* 10-20 cm DBH), Balsam Poplar (*Populus balsamifera*; 10-25 cm DBH), Butternut* (*Juglans cinerea*; 10-20 cm DBH), Eastern White Cedar (*Thuja occidentalis*; 10-20 cm DBH), Basswood (*Tilia americana*; ~30 cm DBH), Red Maple (*Acer rubrum*; ~27 cm DBH), American Elm (*Ulmus americana*; 10-20 cm DBH), and Black Ash* (*Fraxinus nigra*). Trees within this community were observed to be in generally good health. Some fallen Green and Black Ash trees were observed.

Fresh – Moist Lowland Deciduous Forest Ecosite (FODM7)

The FODM7 ecosite is located within the southern portion of the Site adjacent to the hydro corridor. It is dominated by Trembling Aspen (*Populus tremuloides*), Eastern White Cedar (*Thuja occidentalis*), Butternut* (*Juglans cinerea*), Black Ash* (*Fraxinus nigra*), and Balsam Poplar (*Populus balsamifera*). Trees within this community were observed to range from good to fair health. Many fallen dead Black Ash trees were observed within this community.

Legend

- Site Boundary
- Study Area

ELC

- CUM1-1
- CUT1
- FOCM6-3
- FODM7
- FOMM4-3
- FOMM7-2
- MEMM3
- Butternuts
- Black Ash- Individual Tree (>8 cm DBH)
- Sapling Presence

Surface Water Features

- Faulkner Drain
- Rear Yard Drainage
- Road Side Ditch
- To Be Removed

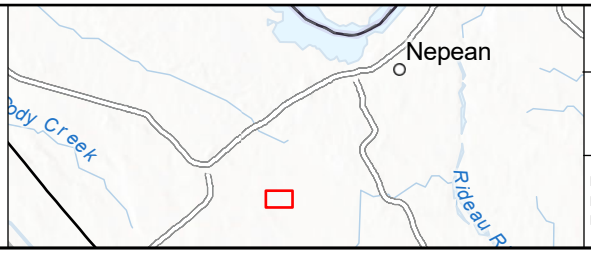


Figure 2. Existing Tree Conditions, Study Area

0 80 160 320 m

Spatial Reference:
PCS: WGS 1984 UTM Zone 18N
Map Units: Meter

Project: CAIV 1300
Map File Name: CAIV 1300 ArcGIS
Date Exported: 2026-01-29 8:39 AM

KILGOUR & Associates

Legend

- Site Boundary
- Study Area

ELC

- CUM1-1
- CUT1
- FOCM6-3
- FODM7
- FOMM4-3
- FOMM7-2
- MEMM3
- Butternuts
- Black Ash- Individual Tree (>8 cm DBH)
- Sapling Presence

Surface Water Features

- Faulkner Drain
- Rear Yard Drainage
- Road Side Ditch
- To Be Removed

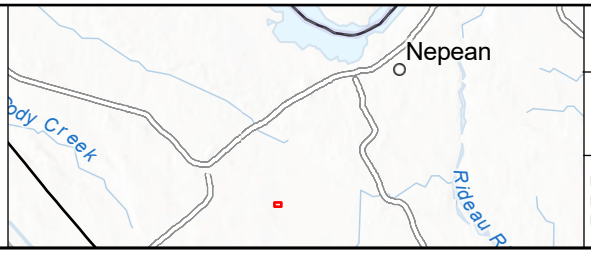


Figure 3. Existing Tree Conditions, Site

0 20 40 80 m

N W E S

Spatial Reference:
PCS: WGS 1984 UTM Zone 18N
Map Units: Meter

Project: CAIV 1300
Map File Name: CAIV 1300 ArcGIS
Date Exported: 2026-01-29 8:38 AM

KILGOUR & Associates

3.2 Ecological Significance of Trees on Site

No Butternut trees were observed on the Site. A total of 45 Butternuts were observed within the Study Area and determined to be Category 2 or 3. These trees were located predominantly within the central FODM8-1 forest ecosite, which is the most mature forested area on the property (Figure 2).

No Black Ash trees were observed on the Site. A total of 102 Black Ash >8 DBH were observed within the Study Area, predominantly within the FODM7 and FODM8-1 forest ecosites (Figure 2). Of the 102 Black Ash observed, 73 were determined to be healthy, while 29 were determined to be unhealthy. Healthy trees have a canopy condition rating of 1, 2 or 3, and mortality is unlikely within five years based on severity of stressors. Unhealthy trees have a canopy condition rating on 3, 4 or 5, and mortality is expected within five years based on the severity of stressors. A total of 2,034 Black Ash that do not meet the size requirements for protection under the Endangered Species Act (ESA; Government of Ontario, 2007) were observed on the Site.

3.3 Other Natural Environmental Elements

3.3.1 Surface Water Features

The Study Area is located within the Rideau River watershed and the Jock River subwatershed (Ministry of Natural Resources and Forestry – Government of Ontario, 2023; Rideau Valley Conservation Authority, 2023b). The Study Area contains a portion of the Faulkner Municipal Drain. A channelized watercourse originating near Hickstead Way flows south, becoming the legal Faulkner Municipal Drain where it crosses the hydro corridor onsite to south, turning east and becoming a roadside ditch along Flewellyn Road, towards Shea Road. The drain continues south down Shea Road, eventually joining the Flowing Creek Phase 1 Drain, just south of Brownlee Road (Figure 1). The channelized watercourse north of the legal Faulkner Municipal Drain is hereby referred to as the “Upper Faulkner Watercourse”.

The HDFA identified six (6) HDFs/Tributaries located on and adjacent to the Study Area. One group of channels is primarily associated with the Faulkner Municipal Drain, and the second group primarily conveys water from within the forested areas on the Site towards the Faulkner Drain (Figure 2). One tributary is located on the Site (Figure 3). During the ELC survey, one wetland pocket was identified in the Study Area, the White Cedar Mineral Coniferous Swamp (SWCM1-1) vegetation community, but this feature is not located within or adjacent to Site.

3.3.2 Steep Slopes

No steep slopes occur on or near the Site.

3.3.3 Valued Woodlots

There are no valued woodlots on the Site.

3.3.4 Significant Woodlands

The City of Ottawa's (2022c) Significant Woodland Policy, defines Significant Woodlands within the urban boundary as any area 0.8 hectares in size or larger, supporting woodland 60 years of age and older at the time of evaluation. Significant Woodland on the Site was thus demarcated by delineating the boundaries of wooded areas on and adjacent to the property based on aerial imagery from 1963[2] (Appendix G). Portions of the demarcated areas that were noted as subsequently deforested in historical aerial imagery between 1976 and 2023 within the geoOttawa system were removed. Remaining areas greater than 0.8 ha in size were deemed to constitute Significant Woodland. A total of 0.07 ha of the wooded areas on the Site thus constitute Significant Woodland (**Error! Reference source not found.**). Significant Woodland features on the Site are characterized according to screening criteria per the City's Significant Woodlands policy (2022; Table 2).

Table 2. Characterization of Significant Woodland Areas

Social Values	
Unusual recreational, educational or cultural opportunities	None. The Site consists of private property with no public use supported.
Qualifying Cultural, Heritage, or Historical Features	None. There are no existing designations within the OP.
Indigenous values established through consultation	No values are identified in the Jock River Subwatershed Study or in the nearby Stittsville Mainstreet or Fernbank CDPs. These studies did not however include indigenous consultation.
Hazard lands	
Constrained areas	None. Subject area has no hazards (e.g., floodplain, meander belts, steep or unstable slopes, restrictive soils or karst).
Habitat and Landscape Connectivity	
Adjacency and connectivity	None. Not part of Natural Heritage System Core Area or identified greenspace. Forested areas in the Study Area extend to abutting areas of dense residential development to the north and west. As such, they cannot serve as connection corridors between other natural areas.
Specialized habitat	None. Forest cover on the Site was removed in winter 2025/2026. No uncommon community types or rare species were present within the wooded areas.

3.3.5 Greenspace Linkages

The Site does not contain any greenspace linkages are identified in the Greenspace Master Plan (City of Ottawa, 2016) or as may occur in the larger landscape.

3.3.6 Distinctive Trees

Due to the large size of the Study Area, distinctive trees were not characterized.

3.3.7 Hazardous Trees

A formal risk assessment for hazardous trees (e.g., Tree Risk Assessment) was not completed for the Site.

[2] National Air Photo Library Roll A18057, Photo 0049, Dated 1963-05-24

3.3.8 Unique Ecological Features

The Site does not contain any riparian woodlots, rare communities, or other unique ecological features not already addressed in this document.

4.0 PROPOSED DEVELOPMENT

The proposed Site Plan (Figure 4) includes 268 stacked dwelling units with communal and private amenity areas, including sodded/grassed and treed areas, rear decks, balconies, and patios. No SWM ponds are proposed on the Site; these will be addressed in future development applications.

Tributary A, a man-made ditch, is proposed to be removed/infilled to accommodate development. Tributary C, a roadside ditch along Flewellyn Road will be retained in its current extent and maintain its current functionality as a roadside ditch. No setbacks are required from Tributary C.

The Site has been cleared of all vegetation and forest cover to accommodate development, under City of Ottawa Tree Permit D06-01-24-0216 (Appendix A). Overall canopy cover for the Site post-development will be 26.0%, accounting for 6,095m^2 (NAK Design Strategies, 2026). No park blocks are included in the Site under the current development application. Canopy cover is limited to streetscaping and amenity areas.

Legend

- Site Boundary
- Unit Block
- Road
- Parking
- Tree to be Planted

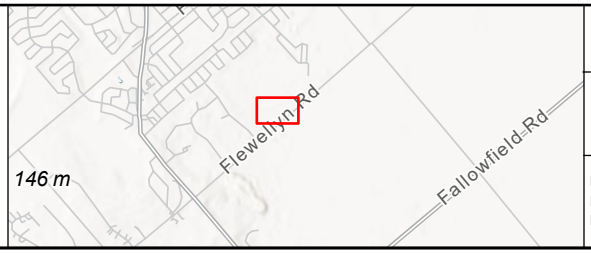


Figure 4. Proposed Site Plan

0 12.5 25 50 m

N W E S

Spatial Reference:
PCS: WGS 1984 UTM Zone 18N
Map Units: Meter

Project: CAIV 1300
Map File Name: CAIV 1300 ArcGIS
Date Exported: 1/27/2026 4:13 PM

KILGOUR & Associates

5.0 MITIGATION MEASURES

5.1 Site Preparation and Construction

The following mitigation measures should be applied during construction:

- Trees adjacent to the Site will not be removed or damaged.
- To minimize impacts to trees adjacent to the Site:
    - Erect a fence beyond the CRZ of the retained trees. The fence should be highly visible (orange construction fence) and paired with erosion and sediment control fencing.
    - Pruning of branches is recommended in areas of potential conflict with construction equipment but must be completed by a certified arborist.
    - Do not place any material or equipment within the areas protected by the construction fencing.
    - Do not attach any signs, notices, or posters to any trees.
    - Do not raise or lower the existing grade within areas protected by the construction fencing without approval.
    - Tunnel or bore when digging within the CRZ of a tree.
    - Do not damage the root system, trunk, or branches of any remaining trees.
    - Ensure that exhaust fumes from all equipment are not directed towards any tree's canopy.

5.2 Tree Planting Recommendations

Per the City of Ottawa Tree Protection By-Law (No. 2020-340), compensatory tree planting should be determined through the development review process. Replacement tree planting should be on the same property in the vicinity of the work area.

The Significant Woodland Policy (City of Ottawa, 2022c) provides that the forest attributes of woodland features qualified as “significant” can be replaced, substituted, or otherwise (adequately) mitigated. The policy acknowledges that negative impacts on the functions and services of significant woodlands within the urban area may be necessary in order to achieve the policies and objectives of the Official Plan and PPS. In evaluating potential tradeoffs associated with how the proposed development can be expected to impact Significant Woodland on the Site, this TCR considers changes in social value, accessibility and equity considering the percentage of the community with easy access to greenspace (i.e. considering the portion of the community within 250 m of wooded features).

All forest cover (i.e. Significant Woodland or otherwise) on the Site has been removed. Compensation for the removal will be addressed in future phases of development within the Study Area. The Landscape Plan

for the Site (NAK Design Strategies, 2026; Appendix B) recommends native species for planting, including large, medium, and small deciduous trees, coniferous trees, and a variety of shrubs and grasses/perennials. Soil volume projections are provided in the Landscape Plan for the Site (NAK Design Strategies, 2026; Appendix B), based on a 1.5m depth.

6.0 CLOSURE

This report was prepared for exclusive use by Caivan Communities and may be distributed only by Caivan Communities. Questions relating to the data and interpretation can be addressed to the undersigned.

Respectfully submitted,

KILGOUR & ASSOCIATES LTD.

Maren Nielsen, B.E.S., EMA
Biologist, Project Manager
E-mail: mnielsen@kilgourassociates.com
16-2285 St. Laurent Blvd, Ottawa, ON, K1G 4Z6
Office: 613-260-5555
Cell: 613-367-5562

Anthony Francis, PhD
Director of Land Development
E-mail: afrancis@kilgourassociates.com
16-2285 St. Laurent Blvd, Ottawa, ON, K1G 4Z6
Office: 613-260-5555
Cell: 613-367-5556

7.0 LITERATURE CITED

City of Ottawa. (2020). *Tree Protection (By-law No. 2020-340)*. https://ottawa.ca/en/living-ottawa/laws-licences-and-permits/laws/laws-z/tree-protection-law-no-2020-340

City of Ottawa. (2022). *Significant Woodlands: Guidelines for Identification, Evaluation, and Impact Assessment*. https://documents.ottawa.ca/sites/documents/files/significant_woodlands_en.pdf

DSEL. (2024). *Caivan—Stittsville West Cut / Fill Analysis*.

DSEL. (2025a). *Conceptual Grading Plan* (Nos. 21-1247–1) [Dataset].

DSEL. (2025b). *Storm Servicing Plan—Storm Tributary Area* (Nos. 21-1247–3) [Dataset].

DSEL. (2025, April 17). *Stittsville Storm Servicing Plan, Conceptual Grading Plan* [Personal communication].

Government of Ontario. (2007). Endangered Species Act*. 2007. S.O. 2007, c.6*. https://www.ontario.ca/laws/statute/07e06

Lee, H. R., Bakowsky, W., Riley, J., Bowles, J., Puddister, M., Uhlig, P., & Mcmurray, S. (1998). *Ecological Land Classification for Southern Ontario: First Approximation and its Application*. Ontario Ministry of Natural Resources. https://www.researchgate.net/profile/Wasyl-Bakowsky/publication/248626765_Ecological_Land_Classification_for_Southern_Ontario_First_Approximation_and_Its_Application/links/560e7abd08ae48337515fd59/Ecological-Land-Classification-for-Southern-Ontario-First-Approximation-and-Its-Application.pdf

Ministry of Natural Resources and Forestry – Government of Ontario. (2023). *Ontario Watershed Information Tool* [Land Information Ontario]. https://www.lioapplications.lrc.gov.on.ca/OWIT/index.html?viewer=OWIT.OWIT&locale=en-CA

NAK Design Strategies. (2025). *Stittsville West Preliminary Streetscape Plan*.

Paterson Group. (2023). *Hydrogeological Existing Conditions Report: Proposed Residential Development 5993 & 6115 Flewellyn Road & 6030 & 6070 Fernbank Road Ottawa, Ontario* (No. Report PH4625-1).

Rideau Valley Conservation Authority. (2023). *RVCA Subwatersheds and Catchments*. Subwatershed Reports. https://watersheds.rvca.ca/

Appendix A City of Ottawa Tree Permit

D06-01-24-0216

December 03, 2025

Caivan
3713 Borrisokane Road
Ottawa, ON K2J 4J4

Attention: Bronwyn Anderson Vice President, Land

Re: Tree Cut Permit for 6115 and 6070 Flewellyn Road, Ottawa issued in accordance with the Tree Protection By-law, 2020-340.

Dear Ms. Anderson:

This letter confirms the receipt of Tree Conservation Report prepared by Kilgour & Associates Ltd.

Permission is hereby granted to remove the trees identified for removal in the above-mentioned report subject to the following conditions.

1. A preclearing tree protection fencing inspection will be required prior to tree removal. Please contact Mark.Richardson@Ottawa.ca to make arrangements.

2. Tree within the park and watercourse setback areas must be protected and retained.

Debbie Stewart
General Manager
Strategic Initiatives Department
City of Ottawa
613-580-2424 Ext 29045
Debbie.stewart@ottawa.ca

Debbie Stewart
Directrice Générale
Direction Générale des Initiatives Stratégiques
Ville d'Ottawa
613-580-2424 Poste 29045
Debbie.stewart@ottawa.ca

3. No clearing of vegetation shall occur between April 15 and August 15, unless a qualified biologist has determined that no bird nesting is occurring within 5 days prior to the clearing. A pre-clearing survey for active stick nests and cavity nests shall also be conducted between April 1 and April 15, to identify and protect early-nesting owls and raptors.

4. The removal of private trees on a property line or on an adjacent property cannot occur until written permission from the adjacent property owner has been obtained.

5. Prior to any site works, tree protection measures must be implemented for all retained trees as described within the above-mentioned plan and report, and in accordance with City guidelines.

6. The removal of trees not identified for removal in the above-mentioned report or email is prohibited until such time as an email from the Planning Forester has been provided authorizing further tree removal.

7. Mark Richardson, Planning Forester with the City of Ottawa's Planning, Real Estate and Economic Development Department will be notified a minimum of two business days prior to the commencement of tree removal operations. Contact information: mark.richardson@ottawa.ca

8. This permit does not supersede any provincial or federal species at risk requirements.

9. Impacts on wildlife will be minimized in accordance with Ottawa's Wildlife Protocol.

10. The permit holder will comply with any federal regulations or orders relating to the movement of wood or wood products including ministerial orders issued by the Canadian Food Inspection Agency.

Unless otherwise specified, this permit does not authorize the harm or removal of trees located on either City-owned land or adjacent properties. In addition, this permit does not relieve the owner, applicant and/or permit holder from any responsibility to comply with all applicable provincial or federal legislation.

Please note that any personal information required for this permit is collected under the authority of Section 135 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended and will be used for the administration and enforcement of the City's Tree Protection By-law, as amended.

If you have any questions regarding this permission, please contact Mark Richardson R.P.F, in the Planning, Real Estate and Economic Development Department at Mark.Richardson@Ottawa.ca.

In signing this letter, you agree to the following:

(a) to comply with the above noted conditions;
(b) to indemnify and save harmless the City from any claims, demands and causes of action arising out of or incurred by reason of the issuance of the permit or the tree removal, and;
(c) that the removal of the above-noted trees in this permit is done at the owner's risk and the City of Ottawa assumes no responsibility for the removal or any residual effects of the removal.

Please return a signed copy of this letter to Mark Richardson, Planning Forester at the following address: City of Ottawa, Planning, Real Estate and Economic Development Department, 110 Laurier Avenue, Ottawa, ON, K1P 1J1.

Regards,

Nick Stow, Program Manager, Natural Systems
On behalf of Debbie Stewart, General Manager, Strategic Initiatives

Attachment 1

Property Address where tree removal will occur: **6115 and 6070 Flewellyn Road, Ottawa**

Name of Owner/Property Manager: **Bronwyn Anderson Vice President, Land**

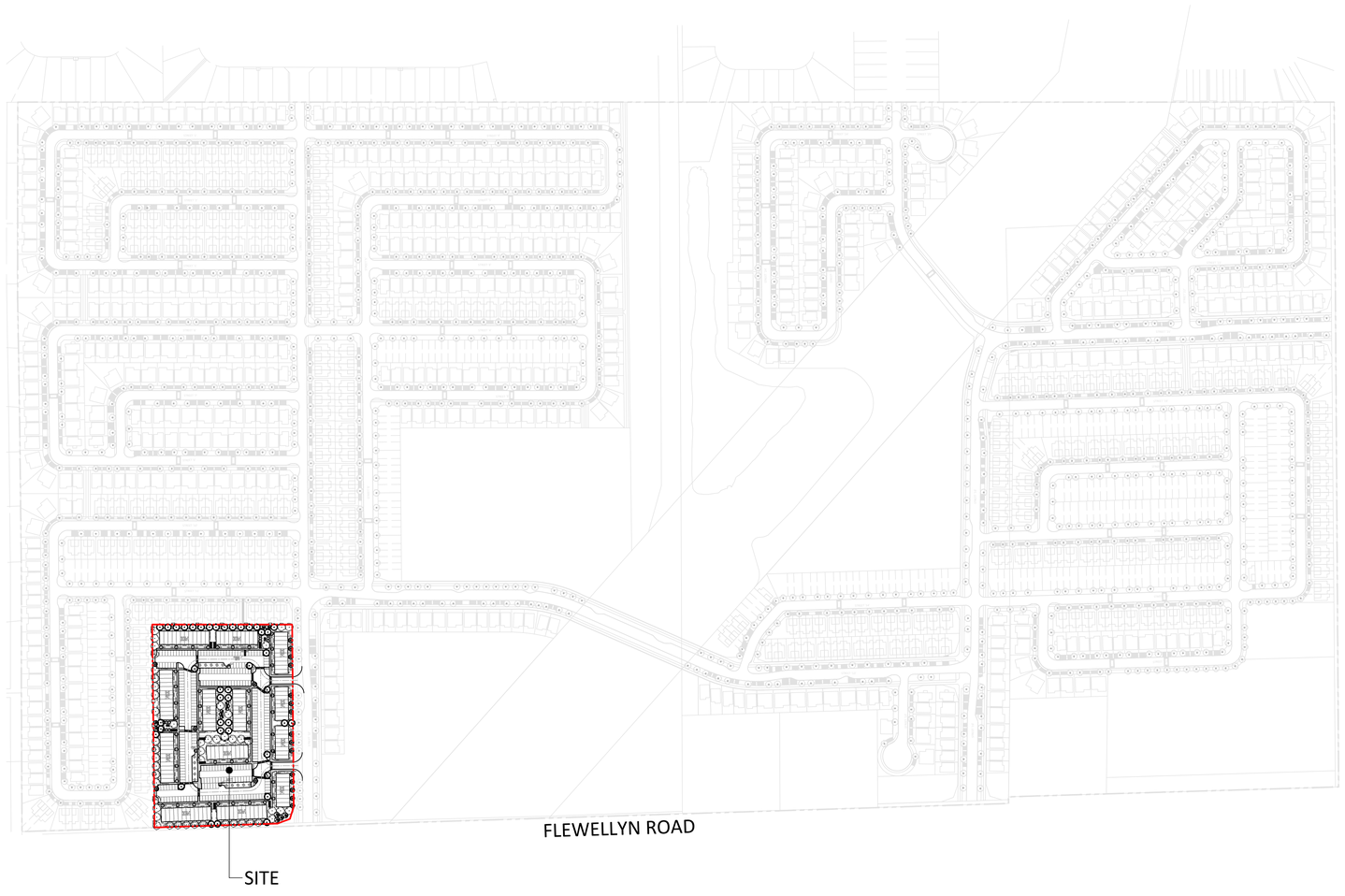
Date: _____

Print: _____

Signature: _____ **Witness:** _____

NOTE: THIS PERMIT AND THE APPROVED TREE CONSERVATION REPORT AND/OR LANDSCAPE PLAN MUST BE AVAILABLE ON-SITE DURING TREE REMOVAL, GRADING, CONSTRUCTION, AND ANY OTHER SITE ALTERATION ACTIVITIES

Appendix B Landscape Plan



CAIVAN

STITTSVILLE MAGNOLIA PHASE 1

CAIVAN COMMUNITIES

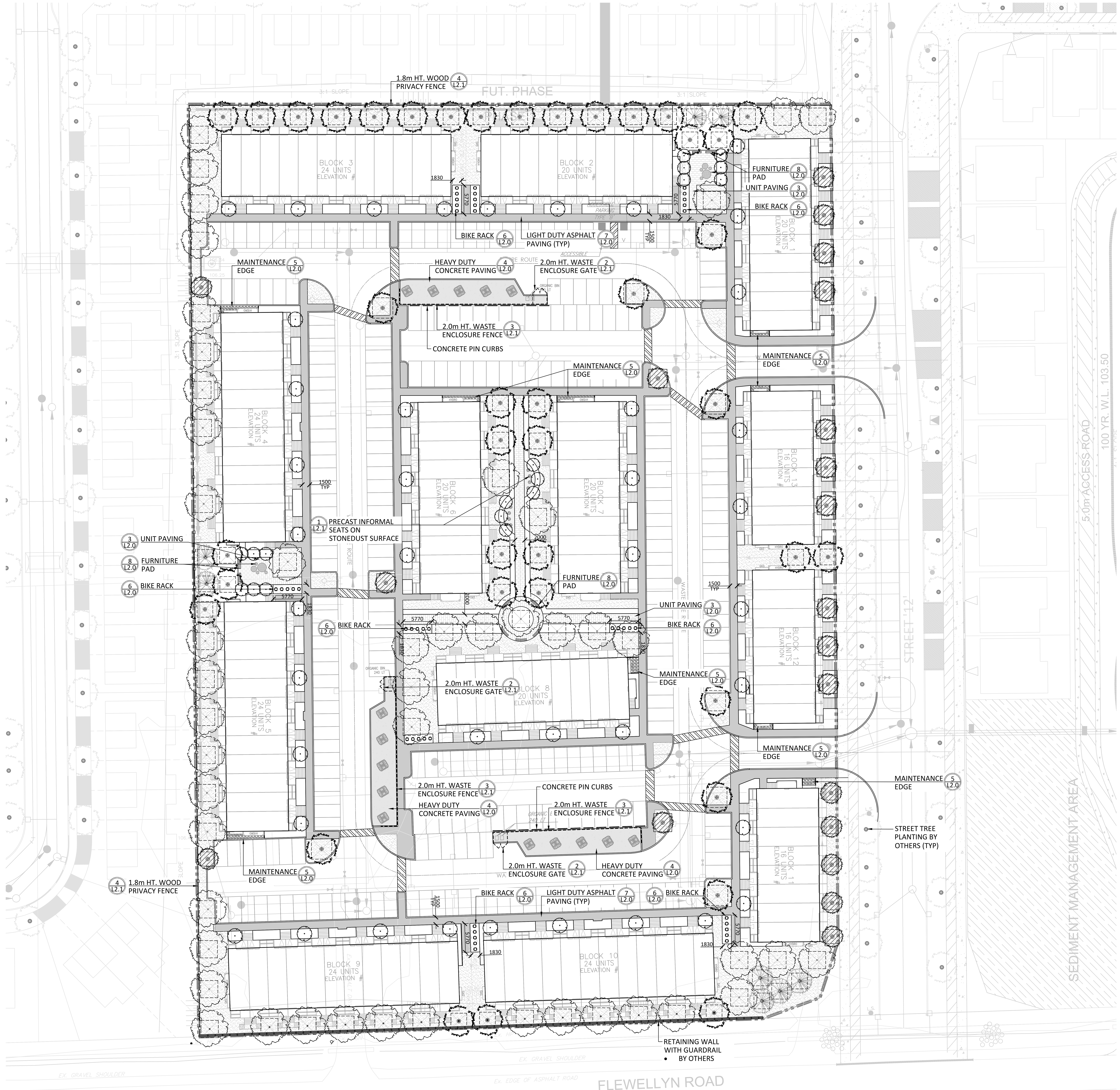
NAK design strategies

LIST OF DRAWINGS:

N

KEYMAP
NTS

PROJECT # - PROJECT NAME - COMPANY/CLIENT - ISSUED FOR.... - MONTH YEAR



NOTES:
THE LANDSCAPE PLAN WAS PREPARED IN CONJUNCTION WITH THE GEOTECHNICAL REPORT PREPARED BY PATERSON GROUP:
- *PG5570-2, DATED JANUARY 20, 2022*

ALL EXISTING SITE INFORMATION AS PER DRAFT PLAN OF SUBDIVISION, DATED SEPTEMBER 26, 2025 AND PREPARED BY J.D. BARNES LIMITED.

GENERAL NOTES:

1. ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
2. TREES TO HAVE A MINIMUM 1800 CLEAR STEM ABOVE GRADE.
3. CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS DAMAGED BY HIS WORK TO THE SATISFACTION OF THE CONTRACTOR.
4. ALL PLANT MATERIAL SHALL BE WARRANTIED FOR TWO YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION.
5. CONTRACTOR TO VERIFY LOCATION OF ALL SERVICES PRIOR TO ANY EXCAVATION.
6. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE AND ONLY AFTER APPROVAL OF THE LANDSCAPE ARCHITECT.

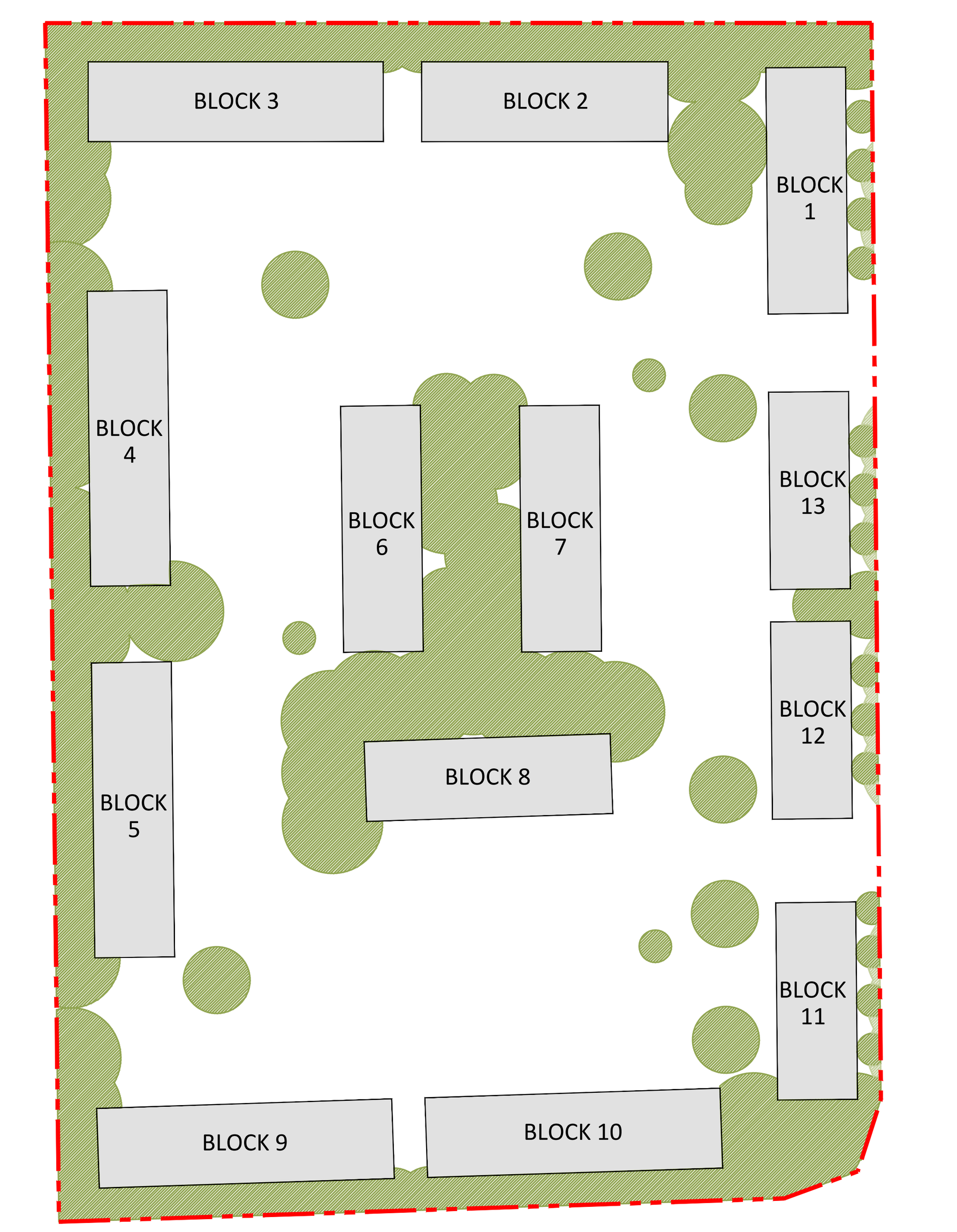
SOIL VOLUME PROJECTIONS (NTS)*	SINGLE	MULTIPLE
SMALL	3651	2828
MEDIUM/ CONIFER	4082	3162
LARGE	4472	3464

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 1.5m DEPTH

CANOPY COVER DIAGRAM



CANOPY COVER LEGEND

PROPERTY LINE
BUILDING
MATURE TREE CANOPY - PROPOSED SITE TREE
MATURE TREE CANOPY - PROPOSED ROW TREE BY OTHERS (OVERLAPPING SITE)

PROPOSED TREE CANOPY PROJECTIONS

TREE TYPE/SIZE	CROWN AREA** PER TREE STANDARD RANGE (m^2)	AVERAGE CROWN AREA PER TREE USED FOR CALC. (m^2)	SITE CANOPY COVER
LARGE (48)	135-250*	192	6,095m^2 *(ACCOUNTS FOR OVERLAP)*
MEDIUM (40)	35-135*	85	
SMALL (20)	5-35*	20	
CONIFER (8)	45-96*	70	

**RANGE OF CROWN AREAS IS IN ACCORDANCE WITH PROPOSED TREES SPECIES*
***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 ABORETUM, VARIOUS PUBLICATIONS*

PROPOSED ROW TREE CANOPY, BY OTHERS	60m^2 *(ACCOUNTS FOR OVERLAP)*
SITE AREA	23,718m^2
TOTAL CANOPY COVER	**26.0%**

Key Plan

LEGEND

PROPERTY LINE

FENCING
2.0m HT. WOOD PRIVACY FENCE
1.8m HT. WOOD PRIVACY FENCE
1.2m HT. DECORATIVE FENCE

PLANTING
LARGE DECIDUOUS TREE
MEDIUM DECIDUOUS TREE
SMALL DECIDUOUS TREE
CONIFEROUS TREE
TREE FORM SHRUB
DECIDUOUS SHRUB
CONIFEROUS SHRUB
GRASSES/PERENNIALS
GROUND SHRUB COVER PLANTING
SODDING

PAVING
ASPHALT PAVING
CIP CONCRETE PAVING
HEAVY DUTY CONCRETE PAVING
UNIT PAVING
STONEDUST SURFACE
RIVERSTONE PAVING (MAINTENANCE EDGE)
PRECAST CURB (MAINTENANCE EDGE)

DETAIL KEY
1 DETAIL NO.
L1 SHEET NO.

No.	Description	Date
-		
-		
-		
-		
-		
-		
1	Issued for First Submission	Jan 23/26

Revision

OWNERSHIP
CAIVAN COMMUNITIES
3713 Borrisokane Rd., Ottawa, ON K2J 4J4

ARCHITECT
Q4 ARCHITECTS INC.
4110 Yonge St., Suite 602, Toronto, ON M2P 2B7

PLANNING
JFSA Canada Inc.
52 Springbrook Dr., Stittsville, ON K2S 1R4

CIVIL
DSEL
120 Iber Rd., Suite 103, Stittsville, ON K2S 1E9

LANDSCAPE ARCHITECT
NAK DESIGN STRATEGIES
1285 Wellington St., Ottawa, ON K1Y 3A8

PROPERTY INFORMATION
Part 2 plan 5R-11035 and Part 1 Plan 4R-34545

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
SILVANO TARDELLA
OALA
MEMBER

N

NAK design strategies
1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345 NAKDESIGNSTRATEGIES.COM

Project

STITTSVILLE MAGNOLIA PH1
6115-5993 Flewellyn Rd, Ottawa, ON

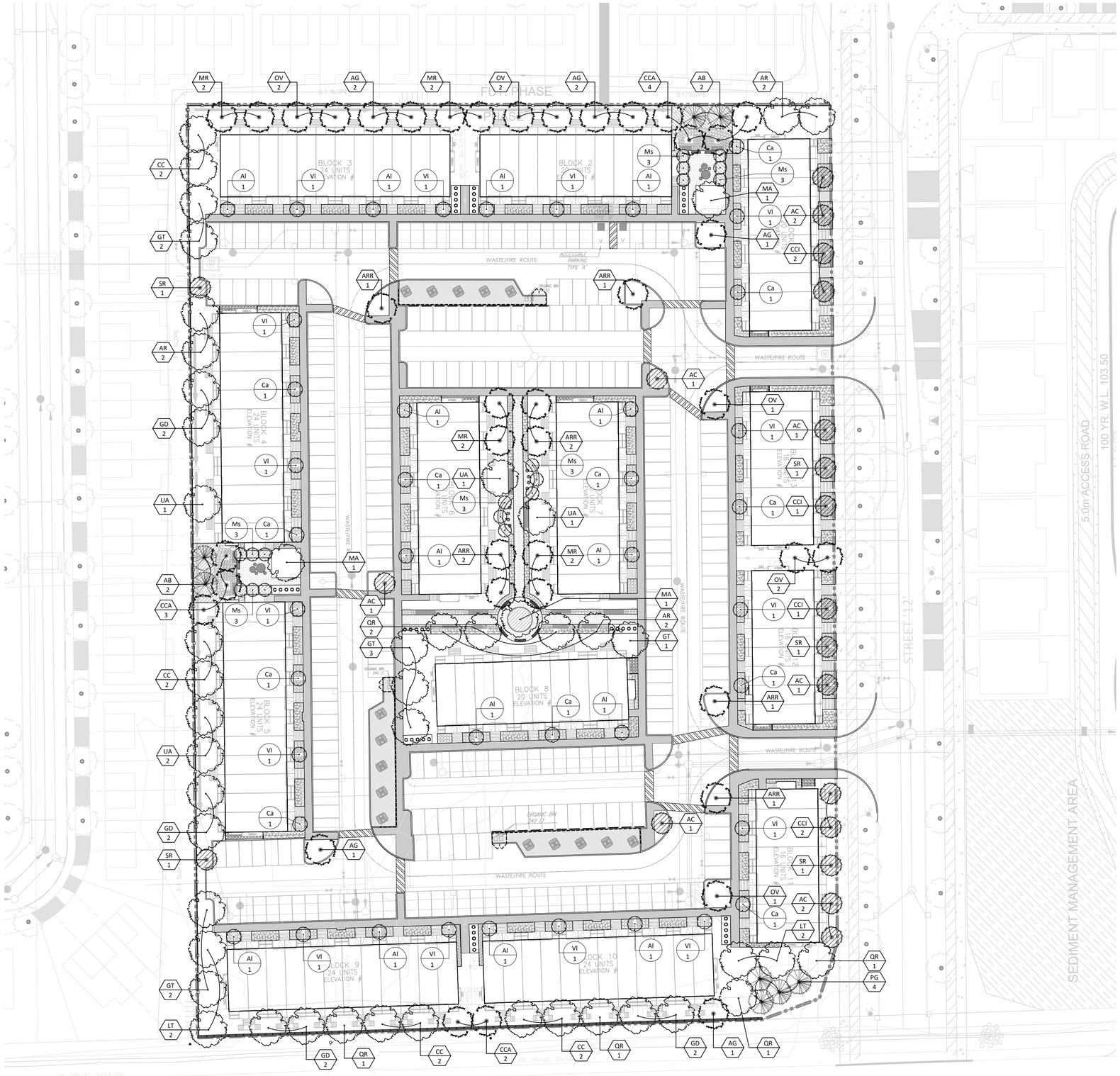
Title

LANDSCAPE PLAN

Date	2025-12-09	Sheet
Scale	1:400	L1.0
Drawn	SW	
Checked	MK	
Job No.	25-377	

PLAN N° XXXXX

CITY FILE N° DXX-XX-XX-XXXX



NOTES:
THE LANDSCAPE PLAN WAS PREPARED IN CONJUNCTION WITH THE GEOTECHNICAL REPORT PREPARED BY XX:

- *XX*

THE LANDSCAPE PLAN WAS PREPARED IN CONJUCTION WITH THE TREE CONSERVATION REPORT PREPARED BY XX

- *XX*

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

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	NATIVE	OWNER
DECIDUOUS TREES - LARGE (15-30M HEIGHT): TOTAL 48							
AR	ACER RUBRUM	RED MAPLE	6	50mm	B&B	Y	PRIVATE
CC	CARYA CORDIFORMIS	BITTERNUT HICKORY	8	50mm	B&B	Y	PRIVATE
GD	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	8	50mm	B&B	Y	PRIVATE
GT	GLEDITSA TRICANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	8	50mm	B&B	N	PRIVATE
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	4	50mm	B&B	Y	PRIVATE
MA	MAGNOLIA ACUMINATA	CUCUMBER TREE	3	50mm	B&B	Y	PRIVATE
QR	QUERCUS RUBRA	RED OAK	6	50mm	B&B	Y	PRIVATE
UA	ULMUS AMERICANA	VALLEY FORGE ELM	5	50mm	B&B	N	PRIVATE
DECIDUOUS TREES - MEDIUM (8-14M HEIGHT): TOTAL 40							
AG	AESCULUS GLABRA	OHIO BUCKEYE	7	50mm	B&B	Y	PRIVATE
ARR	ACER RUBRUM 'REDPOINTE'	REDPOINTE RED MAPLE	8	50mm	B&B	Y	PRIVATE
CCA	CARPINUS CAROLINIANA	BLUE BEECH	9	50mm	B&B	Y	PRIVATE
MR	MORUS RUBRA	RED MULBERRY	8	50mm	B&B	Y	PRIVATE
OV	OSTRYA VIRGINIANA	IRONWOOD	8	50mm	B&B	Y	PRIVATE
DECIDUOUS TREES - SMALL (6-8M HEIGHT): TOTAL 20							
AC	AMELANCHIER CANADENSIS	SERVICEBERRY	9	50mm	B&B, TREE FORM	Y	PRIVATE
CCI	CRATAEGUS CRUSGALI 'INERMIS'	THORNLESS HAWTHORN	6	250cm 15 GAL	PT, TREE FORM	N	PRIVATE
SR	SYRINGA RETICULATA 'IVORY SILK'	JAPANESE LILAC	5	50mm	B&B, TREE FORM	N	PRIVATE
CONIFEROUS TREES: TOTAL 8							
AB	ABIES BALSAMEA	BALSAM FIR	4	200cm	B&B	Y	PRIVATE
PG	PICEA GLAUCA	WHITE SPRUCE	4	200cm	B&B	Y	PRIVATE
MULTI-STEM SHRUBS: TOTAL 59							
AI	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	14	125cm ht.	PT, CLUMP	Y	PRIVATE
Ca	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	12	125cm ht.	PT, CLUMP	Y	PRIVATE
Ms	MAGNOLIA X 'SUSAN'	SUSAN MAGNOLIA	18	2 GAL	POT	Y	PRIVATE
VI	VIBURNUM LENTAGO	NANNYBERRY	15	125cm ht.	PT, CLUMP	Y	PRIVATE
DECIDUOUS SHRUBS							
Am	ARONIA MELANOCARPA	BLACK CHOKEBERRY	85	3 GAL	POT	Y	PRIVATE
Ig	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	38	3 GAL	POT	N	PRIVATE
Po	PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	'DIABOLO' NINEBARK	85	3 GAL	POT	N	PRIVATE
Ra	RHUS AROMATICA 'GRO-LOW'	GROW LOW FRAGRANT SUMAC	140	3 GAL	POT	Y	PRIVATE
Sa	SYMPHORICARPOS ALBUS	SNOWBERRY	87	3 GAL	POT	Y	PRIVATE
ORNAMENTAL GRASSES							
cl	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	308	7 GAL	POT	Y	PRIVATE
dc	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	360	7 GAL	POT	Y	PRIVATE
bg	BOUTELOUA GRACILIS	BLUE GRAMA	345	7 GAL	POT	Y	PRIVATE
sh	SPOROBOLUS HETEROLEPSIS	PRARIE DROPSEED	445	7 GAL	POT	Y	PRIVATE
ss	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	310	7 GAL	POT	Y	PRIVATE
PERENNIALS							
am	ACHILLEA MILLEFOLIUM	COMMON YARROW	104	1 GAL	POT	Y	PRIVATE
gm	GERANIUM MACULATUM	WILD GERANIUM	52	1 GAL	POT	Y	PRIVATE
rh	RUDBECKIA HIRTA	BLACK-EYED SUSAN	132	1 GAL	POT	Y	PRIVATE
sa	SEDUM 'AUTUMN FIRE'	AUTUMN FIRE STONECROP	176	1 GAL	POT	N	PRIVATE

Key Plan

LEGEND

PROPERTY LINE

FENCING

2.0m HT. WOOD PRIVACY FENCE
1.8m HT. WOOD PRIVACY FENCE
1.2m HT. DECORATIVE FENCE

PLANTING

LARGE DECIDUOUS TREE
MEDIUM DECIDUOUS TREE
SMALL DECIDUOUS TREE
CONIFEROUS TREE
TREE FORM SHRUB
DECIDUOUS SHRUB
CONIFEROUS SHRUB
GRASSES/PERENNIALS
GROUND SHRUB COVER PLANTING
SODDING

PAVING

ASPHALT PAVING
CIP CONCRETE PAVING
HEAVY DUTY CONCRETE PAVING
UNIT PAVING
STONEDUST SURFACE
RIVERSTONE PAVING (MAINTENANCE EDGE)
PRECAST CURB (MAINTENANCE EDGE)

DETAIL KEY

1 — DETAIL NO.
L1 — SHEET NO.

No.	Description	Date
-		
-		
-		
-		
-		
-		
1	Issued for First Submission	Jan 23/26

Revision

OWNERSHIP
CAIVAN COMMUNITIES
3713 Borrisokane Rd., Ottawa, ON K2J 4J4

CIVIL
DSEL
120 Iber Rd., Suite 103, Stittsville, ON K2S 1E9

ARCHITECT
Q4 ARCHITECTS INC.
4110 Yonge St., Suite 602, Toronto, ON M2P 2B7

LANDSCAPE ARCHITECT
NAK DESIGN STRATEGIES
1285 Wellington St., Ottawa, ON K1Y 3A8

PLANNING
JFSA Canada Inc.
52 Springbrook Dr., Stittsville, ON K2S 1R4

PROPERTY INFORMATION
Part 2 plan SR-11035 and Part 1 Plan 4R-34545

ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO — SILVANO TARGELA — OALA — MEMBER

N

NAK design strategies
1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345 NAKDESIGNSTRATEGIES.COM

Project

STITTSVILLE MAGNOLIA PH1

6115-5993 Flewellyn Rd, Ottawa, ON

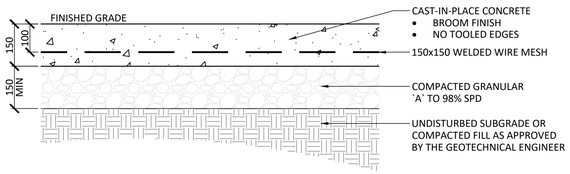
Title

PLANTING PLAN

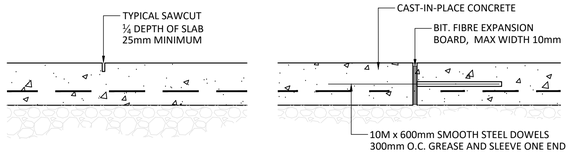
Date	2025-12-09	Sheet	L1.1
Scale	1:400		
Drawn	SW		
Checked	MK		
Job No.	25-377		

CITY FILE N° DXX-XX-XX-XXXX

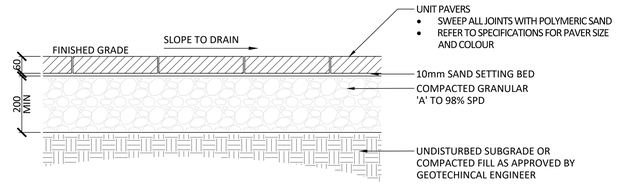
PLAN N° XXXXX



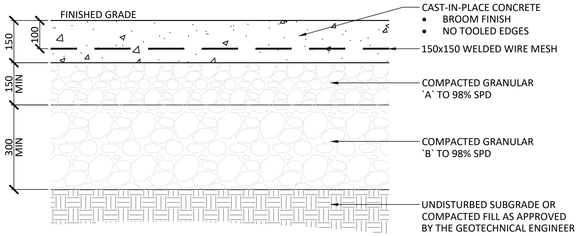
1 LIGHT DUTY CONCRETE PAVING
1:10



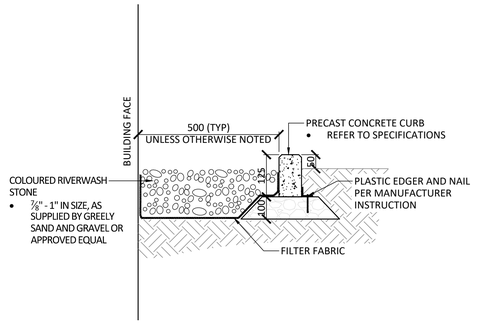
2 PEDESTRIAN CONCRETE JOINTING
1:10



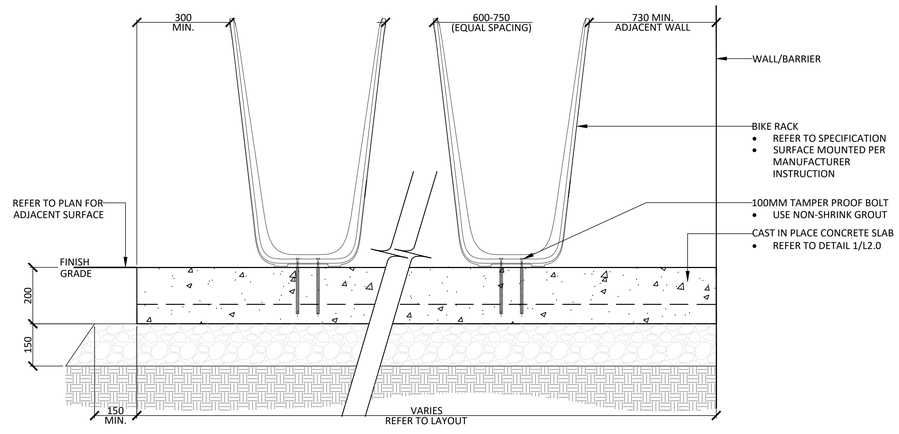
3 UNIT PAVING
1:10



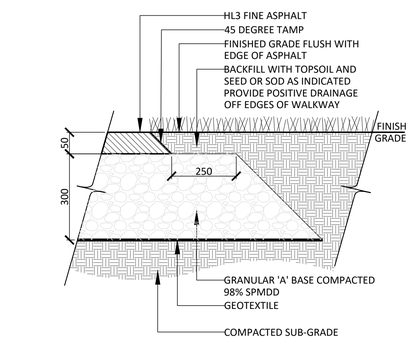
4 HEAVY DUTY CONCRETE PAVING
1:10



5 MAINTENANCE EDGE
1:10

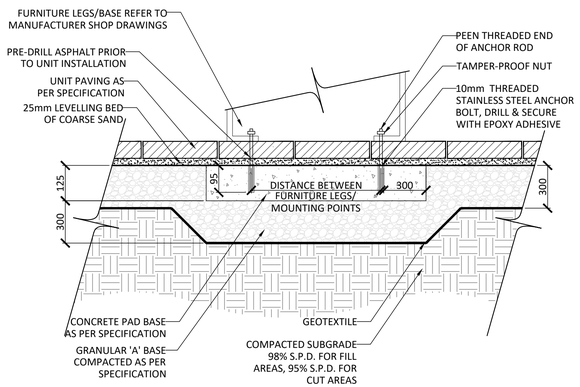


6 BIKE RACK
1:10



NOTES:
1. CROSS SLOPE PATH 1-2% IN DIRECTION OF NATURAL DRAINAGE TO PROVIDE POSITIVE DRAINAGE OF ALL WALKS.
2. FILTER FABRIC SHALL BE APPROVED NON-WOVEN CLASS 1 GEOTEXTILE AS PER MS-22.15 WHEN WARRANTED BY SOIL CONDITION, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT.
3. ALL DISTURBED AREAS ALONG ASPHALT WALKWAYS SHALL BE SODDED OVER 150mm TOPSOIL FOR A MINIMUM DISTANCE OF 900mm.
4. GRANULAR 'A' SHALL MEET THE REQUIREMENTS OF OPSS 1010.

7 LIGHT DUTY ASPHALT PAVING'
1:10



NOTES:
1. FILTER FABRIC SHALL BE APPROVED NON-WOVEN CLASS 1 GEOTEXTILE AS PER MS-22.25
2. GRANULAR 'A' SHALL MEET THE REQUIREMENTS OF OPSS 1010.

8 FURNITURE PAD
1:10

Key Plan

No.	Description	Date
-		
-		
-		
-		
-		
-		
-		
1	Issued for First Submission	Jan 23/26

Revision

OWNERSHIP
CAIVAN COMMUNITIES
3713 Borrisokane Rd., Ottawa, ON K2J 4J4

CIVIL
D&L
120 Iber Rd., Suite 103, Stittsville, ON K2S 1E9

ARCHITECT
Q4 ARCHITECTS INC.
4110 Yonge St., Suite 602, Toronto, ON M2P 2B7

LANDSCAPE ARCHITECT
NAK DESIGN STRATEGIES
1285 Wellington St., Ottawa, ON K1Y 3A8

PLANNING
IPSA Canada Inc.
52 Springbrook Dr., Stittsville, ON K2S 1R4

PROPERTY INFORMATION
Part 2 plan 5R-11035 and Part 1 Plan 4R-34545

NAK design strategies
1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345 NAKDESIGNSTRATEGIES.COM

Project

STITTSVILLE MAGNOLIA PH1
6115-5993 Flewellyn Rd, Ottawa, ON

Title

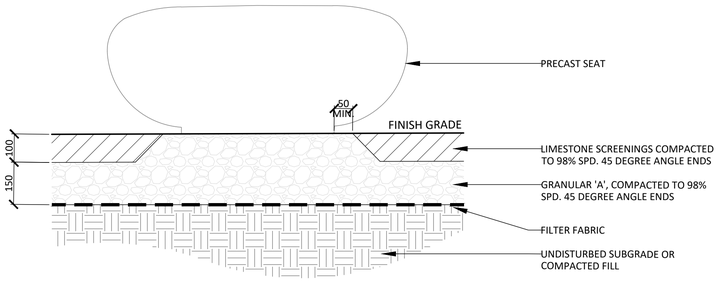
LANDSCAPE DETAILS

Date	2025-12-09
Scale	1:400
Drawn	SW
Checked	MK
Job No.	25-377

Sheet **L2.0**

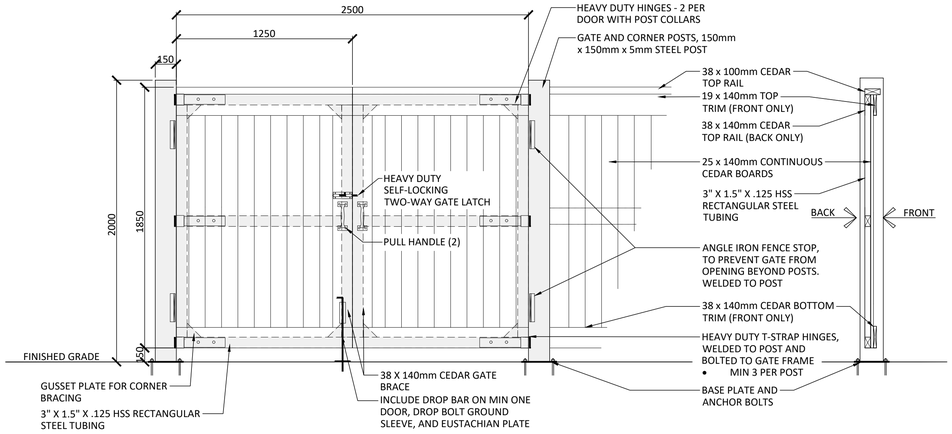
CITY FILE N° DXX-XX-XX-XXXX

PLAN N° XXXXX



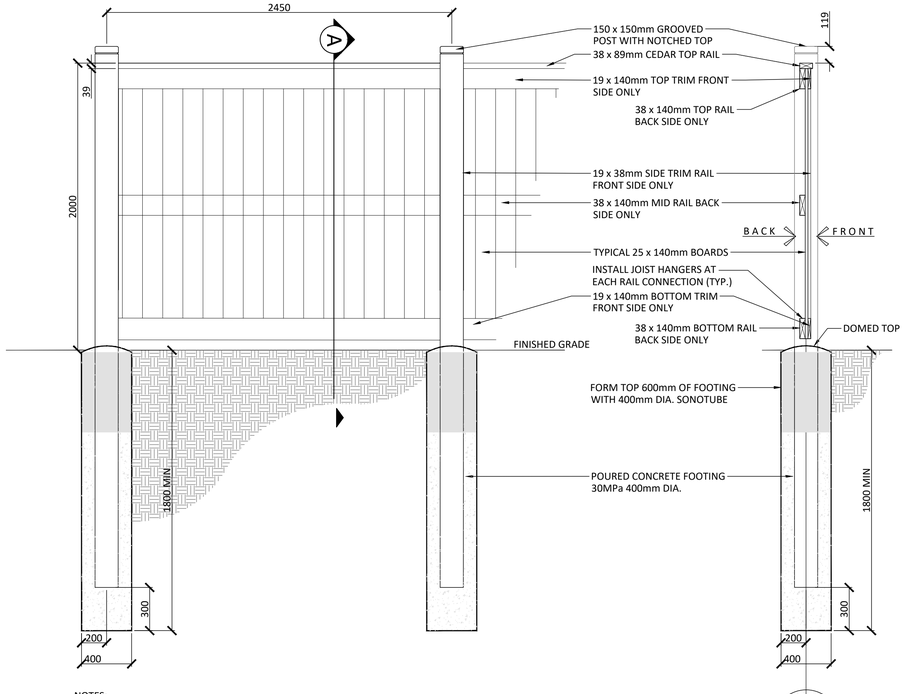
NOTES:
1. FILTER FABRIC SHALL BE APPROVED NON-WOVEN CLASS 1 GEOTEXTILE AS PER MS-22.25
2. GRANULAR 'A' SHALL MEET THE REQUIREMENTS OF OPSS 1010.

1 PRECAST INFORMAL SEAT ON STONEDUST SURFACING
1:10



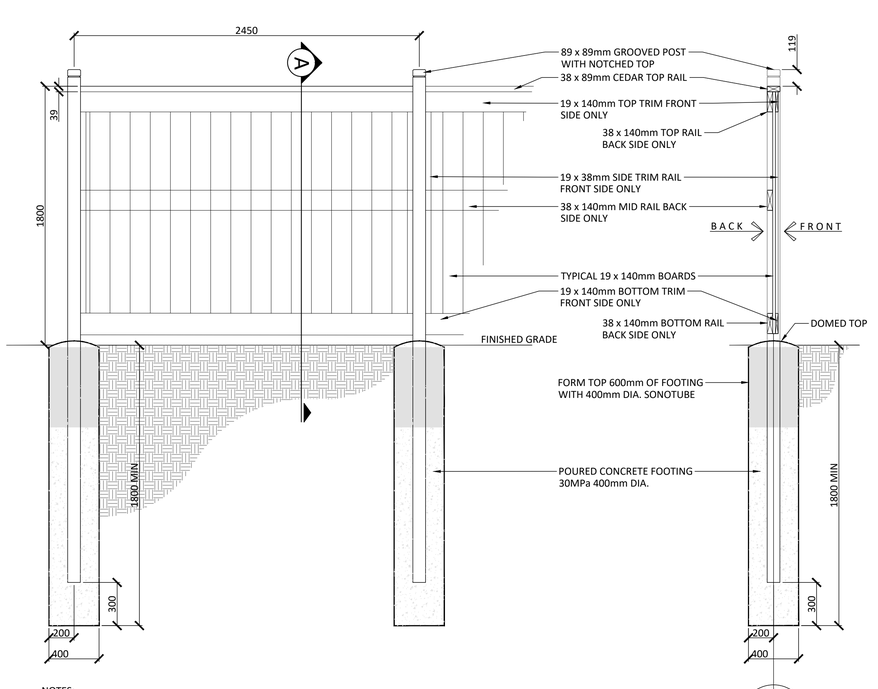
NOTES:
1. ALL WOOD COMPONENTS SHALL BE NO.1 GRADE WESTERN RED CEDAR
2. ALL FASTENERS TO BE HOT-DIPPED GALVANIZED
3. ALL HEAVY DUTY GATE HINGES TO BE WELDED TO $\frac{3}{16}$" STEEL FRAME AND POST.
4. ALL STEEL TO BE PRIMED AND POWDER COATED. COLOR BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECTURE PRIOR TO FABRICATION.
5. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK. SHOP DRAWINGS TO INCLUDE CONCRETE ANCHORING, ATTACHMENT DETAILS FOR FENCE AND HARDWARE (GATE LATCH, HINGES, DROP BAR ETC.)

2 2.0m HEIGHT WASTE ENCLOSURE GATE
1:20



NOTES:
1. ALL WOOD COMPONENTS SHALL BE NO.1 CONSTRUCTION GRADE WESTERN RED CEDAR, EXCEPT FOR THE PRESSURE-TREATED SKIRT RAIL.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK. SHOP DRAWINGS TO INCLUDE CONCRETE ANCHORING, ATTACHMENT DETAILS FOR FENCE AND HARDWARE.

3 2.0m HEIGHT WASTE ENCLOSURE FENCE
1:20



NOTES:
1. ALL WOOD COMPONENTS SHALL BE NO.1 CONSTRUCTION GRADE WESTERN RED CEDAR, EXCEPT FOR THE PRESSURE-TREATED SKIRT RAIL.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK. SHOP DRAWINGS TO INCLUDE CONCRETE ANCHORING, ATTACHMENT DETAILS FOR FENCE AND HARDWARE.

4 1.8m HEIGHT WOOD PRIVACY FENCE
1:20

Key Plan

No.	Description	Date
-		
-		
-		
-		
-		
-		
1	Issued for First Submission	Jan 23/26

Revision

OWNERSHIP
CAIVAN COMMUNITIES
3713 Borrisokane Rd., Ottawa, ON K2J 4J4

CIVIL
DSEL
120 Iber Rd., Suite 103, Stittsville, ON K2S 1E9

ARCHITECT
Q4 ARCHITECTS INC.
4110 Yonge St., Suite 602, Toronto, ON M2P 2B7

LANDSCAPE ARCHITECT
NAK DESIGN STRATEGIES
1285 Wellington St., Ottawa, ON K1Y 3A8

PLANNING
JFSA Canada Inc.
52 Springbrook Dr., Stittsville, ON K2S 1R4

PROPERTY INFORMATION
Part 2 plan SR-11035 and Part 1 Plan 4R-34545

NAK design strategies
1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345 NAKDESIGNSTRATEGIES.COM

Project

STITTSVILLE MAGNOLIA PH1
6115-5993 Flewellyn Rd, Ottawa, ON

Title

LANDSCAPE DETAILS

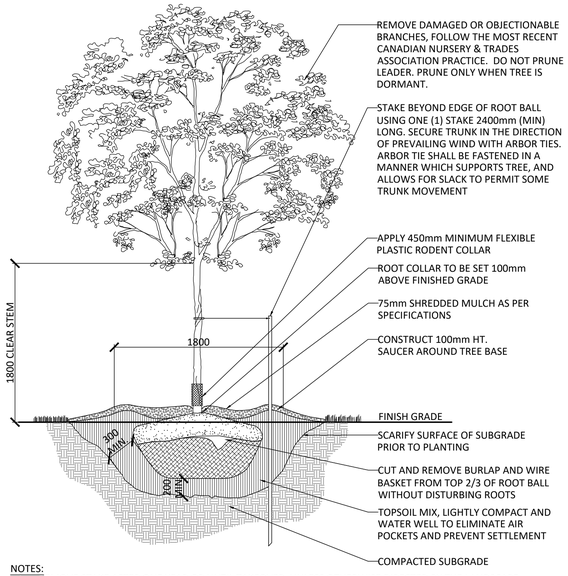
Date	2025-12-09
Scale	1:400
Drawn	SW
Checked	MK
Job No.	25-377

Sheet

L2.1

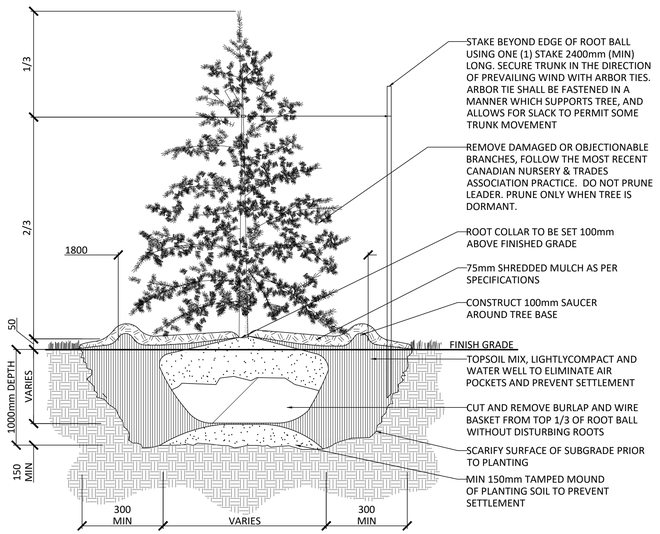
CITY FILE N° DXX-XX-XX-XXXX

PLAN N° XXXXX



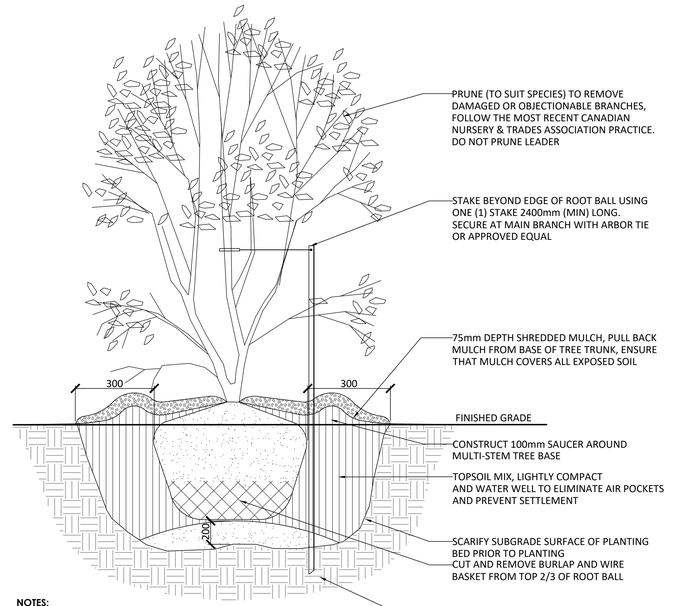
NOTES:
1. REMOVE STAKE AFTER ONE YEAR OR UNTIL TAKEOVER, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
2. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION
3. REMOVE TREE WRAP AFTER PLANTING
4. CALIPER TO BE MEASURED AT THE BASE OF TREE AT ROOT BALL.

1 DECIDUOUS TREE PLANTING
1:30



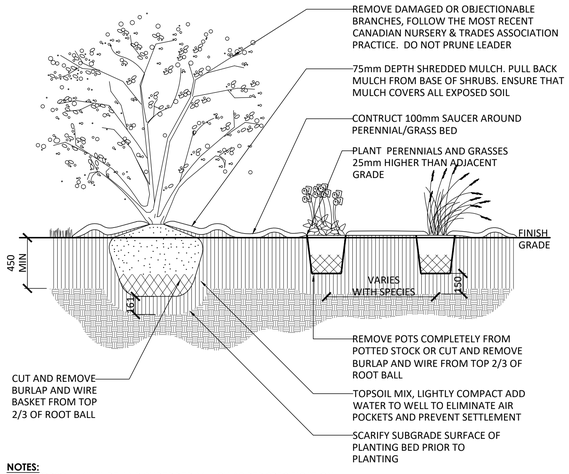
NOTES:
1. REMOVE STAKE AFTER ONE YEAR OR UNTIL TAKEOVER UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
2. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION

2 CONIFEROUS TREE PLANTING
1:30



NOTES:
1. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
2. PROVIDE 100mm HIGH EARTH SAUCER AROUND SHRUB BED.
3. STAKES TO BE REMOVED AFTER ONE YEAR OR UNTIL TAKEOVER UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.

3 MULTI-STEM SHRUB PLANTING
1:25



NOTES:
1. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION.
2. SHRUBS SPECIFIED TO BE PLANTED SO THAT ROOTS ARE FULLY EXTENDED IN PLANTING HOLE WITH SOIL MIX BACKFILLED CAREFULLY TO PREVENT ROOT DAMAGE.
3. PROVIDE 100mm HIGH EARTH SAUCER AROUND SHRUB BED.

4 CONTINUOUS SHRUB/PERENNIAL PLANTING
1:25

Key Plan

No.	Description	Date
-		
-		
-		
-		
-		
-		
-		
1	Issued for First Submission	Jan 23/26

Revision

OWNERSHIP
CAIVAN COMMUNITIES
3713 Borrisokane Rd., Ottawa, ON K2J 4J4

CIVIL
D501
120 Iber Rd., Suite 103, Stittsville, ON K2S 1E9

ARCHITECT
Q4 ARCHITECTS INC.
4110 Yonge St., Suite 602, Toronto, ON M2P 2B7

LANDSCAPE ARCHITECT
NAK DESIGN STRATEGIES
1285 Wellington St., Ottawa, ON K1Y 3A8

PLANNING
JFSA Canada Inc.
52 Springbrook Dr., Stittsville, ON K2S 1R4

PROPERTY INFORMATION
Part 2 plan 5R-11035 and Part 1 Plan 4R-34545

ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO SILVANO TARGELA MEMBER OALA

NAK design strategies
1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345 NAKDESIGNSTRATEGIES.COM

Project

STITTSVILLE MAGNOLIA PH1
6115-5993 Flewellyn Rd, Ottawa, ON

Title

LANDSCAPE DETAILS

Date	2025-12-09
Scale	1:400
Drawn	SW
Checked	MK
Job No.	25-377

Sheet

L2.2

CITY FILE N° DXX-XX-XX-XXXX

PLAN N° XXXXX