

DO NOT SCALE DRAWINGS

rev'n	description / la description	yyyy/mm/dd
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05	re-issue for site plan application	2026/06/04
04	issue for tender	2026/05/08
03	re-issue for site plan application	2026/05/06
02	re-issue for site plan application	2026/04/27
01	re-issue for site plan application	2026/04/17
00	issue for site plan application	2026/03/09

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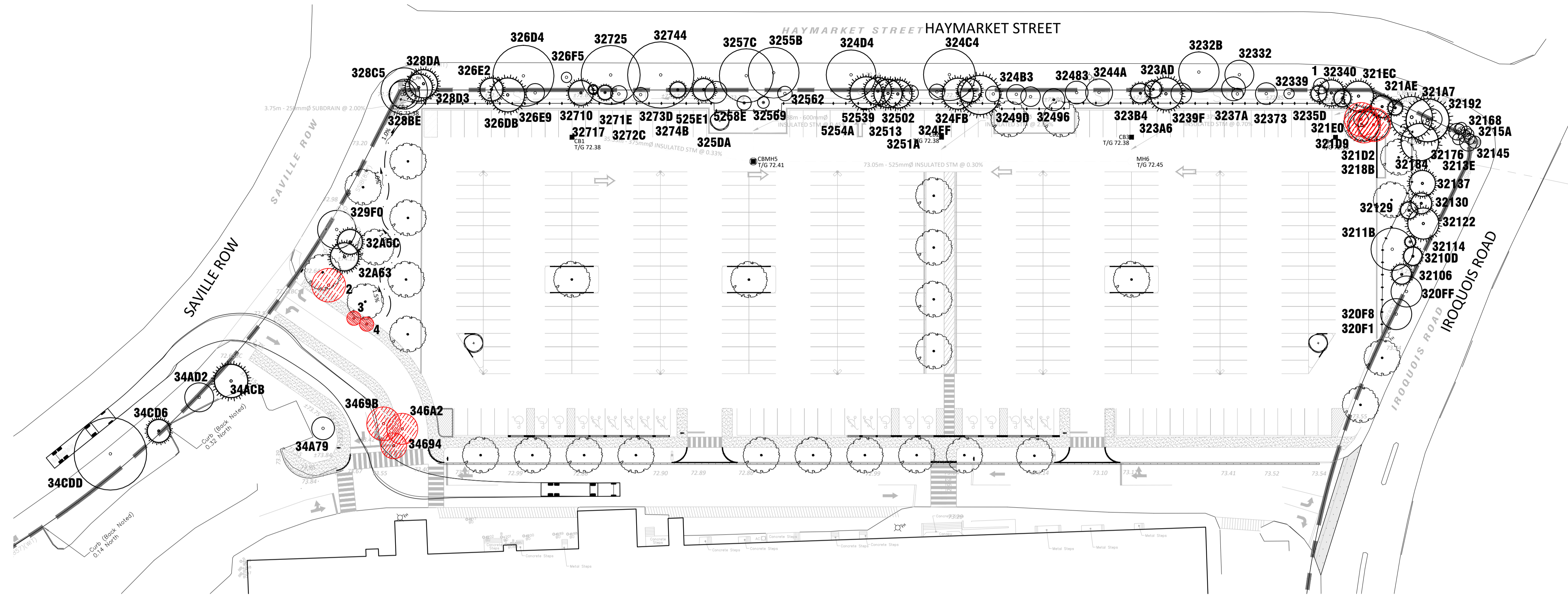
north / le nord

project / projet
2085 CARLING AVENUE
CARLINGWOOD MALL NORTH PARKING
STRUCTURE DEMOLITION & REDESIGN

drawing / dessin
TREE CONSERVATION PLAN

designed / conçu	drawn / dessiné	reviewed / examiné
ST / DF	ST	DF
date	project number / No. du projet	
SEPT 2025		
drawing number / No. du dessin		

TCP 1



1 TREE CONSERVATION PLAN
TCP 1:500

NOTE: THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE LATEST Tree Conservation Report AS PREPARED BY Arcadis.

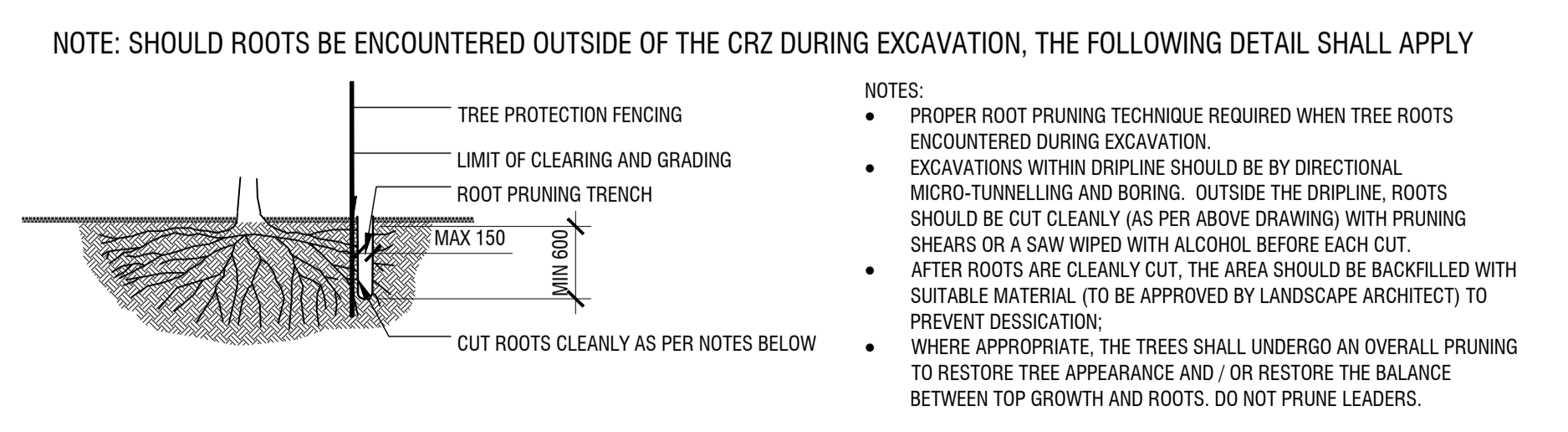
TREE PROTECTION SPECIFICATION

TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

SCALE: NTS
 DATE: MARCH 2021
 DRAWING NO.: 1 of 1

NO.	Common Name	Scientific Name	DBH (cm) (approx)	CRZ (m)	Condition	No. Stems	Comments	Impact / Recommendation
1	Siberian Elm	Ulmus pumila	15	1.5	Good	1	40cm away from manhole	Retain
2	Little-leaf Linden	Tilia cordata	32	3.2	Fair	1		To be Removed
3	Honey-locust	Gleditsia triacanthos	13	1.3	Good	1		To be Removed
320F1	Unknown	Unknown	0	0.0	Dead	1	Tree cut down	
320F8	Norway Maple	Acer platanoides	30	3.0	Very Good	1		Retain
320F9	Norway Maple	Acer platanoides	30	3.0	Very Good	1		Retain
32106	Norway Spruce	Picea abies	19	1.9	Excellent	1		Retain
32100	Norway Spruce	Picea abies	18	1.8	Very Good	1		Retain
32114	Norway Spruce	Picea abies	10	1.0	Very Good	1		Retain
*3211B	Norway Maple	Acer platanoides	41	4.1	Good	1		Possible soil to be added in CRZ
32122	Norway Spruce	Picea abies	30	3.0	Good	1		Retain
32129	Norway Spruce	Picea abies	16	1.6	Very Good	1	Leaking sap	Retain
32130	Norway Spruce	Picea abies	20	2.0	Very Good	1		Retain
32137	White Pine	Pinus strobus	25	2.5	Very Good	1		Retain
3213E	Norway Maple	Acer platanoides	12	1.2	Good	1		Retain
32145	Norway Spruce	Picea abies	10	1.0	Good	1		Retain
3214C	Norway Maple	Acer platanoides	17	1.7	Fair	1		Retain
32153	Norway Maple	Acer platanoides	12	1.2	Very Good	1		Retain
3215A	Norway Maple	Acer platanoides	10	1.0	Very Good	1		Retain
32161	Norway Maple	Acer platanoides	10	1.0	Very Good	3		Retain
32168	Norway Maple	Acer platanoides	11	1.1	Very Good	1		Retain
3216F	Norway Maple	Acer platanoides	10	1.0	Very Good	1		Retain
32176	Norway Maple	Acer platanoides	16	1.6	Good	1	Liab shrub at base	Retain
3217D	Norway Maple	Acer platanoides	11	1.1	Very Good	1		Retain
32184	Eastern White Pine	Pinus strobus	36	3.6	Good	1		Retain
3218B	Eastern White Cedar	Thuja occidentalis	42	4.2	Good	4		Retain
32192	Norway Maple	Acer platanoides	20	2.0	Very Good	1		Retain
321A7	Eastern White Pine	Pinus strobus	40	4.0	Very Good	1		Retain
321AE	Norway Spruce	Picea abies	14	1.4	Very Good	1		Retain
321B5	Norway Spruce	Picea abies	21	2.1	Very Good	1		Retain
321D2	Norway Spruce	Picea abies	30	3.0	Very Good	1		Retain
321D9	American Basswood	Tilia americana	29	2.9	Very Good	2		To be Removed
321ED	Norway Spruce	Picea abies	14	1.4	Good	1		To be Removed
321EC	Norway Spruce	Picea abies	29	2.9	Very Good	1		Retain
3232B	Norway Spruce	Picea abies	39	3.9	Very Good	1		Retain
32332	Norway Spruce	Picea abies	28	2.8	Fair	1		Retain
32339	Common Buckthorn	Rhamnus coarctata	10	1.0	Very Good	4		Retain
32340	Norway Spruce	Picea abies	25	2.5	Very Good	1		Retain
32350	Norway Spruce	Picea abies	16	1.6	Good	1		Retain
3235D	Norway Spruce	Picea abies	15	1.5	Fair	1		Retain
32373	Apple Sp.	Malus spp.	21	2.1	Good	1		Retain
3237A	Apple Sp.	Malus spp.	11	1.1	Fair	1		Retain
3237B	Apple Sp.	Malus spp.	23	2.3	Good	1		Retain
3239F	Apple Sp.	Malus spp.	20	2.0	Fair	2		Retain
323A6	Norway Spruce	Picea abies	31	3.1	Very Good	1		Retain
3240D	Norway Spruce	Picea abies	19	1.9	Very Good	1		Retain
3240E	Norway Spruce	Picea abies	19	1.9	Very Good	3		Retain
3243B	Apple Sp.	Malus spp.	15	1.5	Good	1		Retain
324C4	Siberian Elm	Ulmus pumila	50	5.0	Very Good	1		Retain
324D4	Siberian Elm	Ulmus pumila	48	4.8	Very Good	1		Retain
324EF	Red Spruce	Picea rubens	38	3.8	Very Good	1		Retain
324F8	Red Pine	Pinus resinosa	23	2.3	Very Good	1		Retain
32502	Red Pine	Pinus resinosa	30	3.0	Very Good	1		Retain
32513	Apple Sp.	Malus spp.	15	1.5	Good	3		Retain
3251A	Apple Sp.	Malus spp.	15	1.5	Poor	3		Retain
32521	Red Pine	Pinus resinosa	27	2.7	Very Good	1		Retain
32532	Red Pine	Pinus resinosa	27	2.7	Good	1		Retain
32562	Siberian Elm	Ulmus pumila	49	4.9	Very Good	1		Retain
32569	Apple Sp.	Malus spp.	14	1.4	Good	1		Retain
32569	Apple Sp.	Malus spp.	11	1.1	Good	1		Retain
3257C	Siberian Elm	Ulmus pumila	52	5.2	Fair	1		Retain
325DA	Apple Sp.	Malus spp.	21	2.1	Very Good	2		Retain
326D4	Siberian Elm	Ulmus pumila	59	5.9	Very Good	1		Retain
326D6	Norway Spruce	Picea abies	33	3.3	Good	1		Retain
326E2	White Spruce	Picea glauca	22	2.2	Excellent	1		Retain
326E9	Apple Sp.	Malus spp.	18	1.8	Very Good	1		Retain
326F5	American Basswood	Tilia americana	10	1.0	Excellent	1		Retain

2 TREE PROTECTION FENCING
TCP NTS



3 ROOT PRUNING DETAIL
TCP NTS

PROJECT CONSULTANTS

DEVELOPER / OWNER
ANTHEM PROPERTIES GROUP
 1055 Dunsmuir Street
 Vancouver BC Canada V7X 1K8
 PHONE: 604-901-0240

PLANNING / LANDSCAPE
FOTENN PLANNING + DESIGN
 420 O'CONNOR ST.
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 PHONE: 613-730-5709

CIVIL
EGIS GROUP
 750 Palladium Drive, Suite 310
 Kanata, ONTARIO K2V 1C7
 PHONE: 613-714-6174

SURVEYOR
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
 14 CONCOURSE GATE, SUITE 500
 NEPEAN, ON K2E 7S6
 PHONE: 613-727-0850

NOTE
 Property boundary information derived from
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
 Part 1 of Plan 4R-4502 and Block A of Registered
 Plan 316039

SITE INFORMATION

ZONING GM24[90]-h S125

LANDSCAPE BUFFER Per Schedule 125

SITE AREA
 Total Site Area: **14,392 m²**

TOTAL MALL PARKING	MIN	MAX	Provided
	975	2117	1641

NORTH PARKING LOT (application area)
 Driveway Width **6.7m**
 Aisle Width **6.7m**
 Parking Space Dimensions **2.6 m x 5.2 m**
 Parking Space Provided **384**

LANDSCAPE AREA
 Total Site Area: **14,392 m²**
 Softscape Landscape Area: **2,770 m²**
 Hardscape Landscape Area: **598 m²**
 % Landscape Area: **23%**

SNOW MANAGEMENT
 See plan for proposed snow storage area.

NOTES:

DO NOT SCALE DRAWINGS;

NOTES ARE APPLICABLE TO ALL DRAWINGS IN THE SET;

CONTRACTOR SHALL NOT PROCEED WITH WORK UNTIL IN RECEIPT OF AN AUTHORIZED ISSUE FOR CONSTRUCTION (IFC) SET OF PLANS AND SPECIFICATIONS

Fotenn Consultants Inc. IS NOT RESPONSIBLE FOR ACCURACY OF BASE INFORMATION;

REFER TO CIVIL ENGINEERING DRAWINGS FOR GRADING & SITE SERVICING INFORMATION;

THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING SITE CONDITIONS AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT;

THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING EXACT LOCATIONS OF ALL UNDERGROUND SERVICES AND OBTAINING CLEARANCE FROM ALL APPLICABLE UTILITIES. PROPOSED WORKS FOUND TO BE IN CONFLICT WITH UNDERGROUND SERVICES MAY BE ADJUSTED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT;

LANDSCAPE ELEMENTS SHOWN ARE SUBJECT TO THE FINAL LOCATION OF UNDERGROUND SERVICES AND UTILITIES;

DO NOT INSTALL TREES ON PROPERTY / LOT LINES OR WITHIN DRAINAGE EASEMENTS;

PERFORM WORK IN ACCORDANCE WITH DETAILS AND SPECIFICATIONS;

ALL PLANT MATERIAL SHALL BE NO. 1 NURSERY STOCK AND SHALL MEET OR EXCEED THE SPECIFICATION OF THE CANADIAN STANDARDS FOR NURSERY STOCK, AS PUBLISHED BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION;

SPECIES SUBSTITUTIONS ARE NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT;

ALL UN-PAVED SURFACES TO RECEIVE 150mm DEPTH TOPSOIL & SOD.

STANDARDS FOR TREE PLANTING:

NO PLANTING ON CORNERS OR ANYWHERE WHERE IT WOULD CREATE A SIGHT LINE CONCERN;

MAINTAIN A MINIMUM DISTANCE OF 7.5m FROM ALL BUILDINGS;

MAINTAIN A MINIMUM DISTANCE OF 2.5m FROM THE CURB FOR DECIDUOUS TREES AND 4.5m FOR CONIFEROUS TREES;

MAINTAIN A MINIMUM DISTANCE OF 1.5m FOR DECIDUOUS (4.5m FOR CONIFERS) FROM ANY SIDEWALK OR PRIVATE WALKWAY;

MAINTAIN A MINIMUM DISTANCE OF 1.2m FROM ALL DRIVEWAYS;

MAINTAIN A MINIMUM DISTANCE OF 2.5m FROM COMMUNITY MAILBOXES, LIGHT STANDARDS, FIRE HYDRANTS AND NO PLANTING IN FRONT OF HYDRANTS;

MAINTAIN A MINIMUM DISTANCE OF 3.0m FROM ALL HYDRO TRANSFORMERS;

MAINTAIN A MINIMUM DISTANCE OF 1.0m FROM ALL UNDERGROUND SERVICES;

MAINTAIN A MINIMUM DISTANCE OF 1.0m FROM ALL BELL AND CABLE BOXES;

MAINTAIN A MINIMUM DISTANCE OF 10.0 FROM BUS SHELTERS

IMPORTANT NOTICE FOR CONTRACTOR:

THE CITY OF OTTAWA REQUIRES A Certificate of Completion (F1) Landscape Works TO BE SUBMITTED AND SEALED BY THE LANDSCAPE ARCHITECT. CONTRACTORS ARE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE REQUIREMENTS OF THIS PROCESS AND PROVIDING SUFFICIENT NOTICE TO THE LANDSCAPE ARCHITECT TO CONDUCT SITE REVIEWS DURING INSTALLATION OF TREES. THE 1 YEAR WARRANTY PERIOD SHALL NOT COMMENCE UNTIL THE LANDSCAPE ARCHITECT HAS SUBMITTED THE F1 Certificate.

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key plan / plan repère



legend / légende

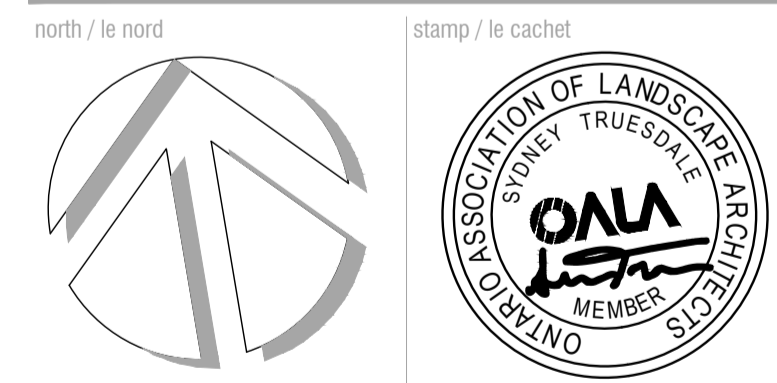
- PROPERTY LINE
- LIMIT OF WORK
- SCHEDULE 125 OFFSET
- TREE PROTECTION FENCING (REFER TO TREE PROTECTION)
- EXISTING TREES (REFER TO TREE CONSERVATION REPORT)
- PROPOSED DECIDUOUS TREES (REFER TO PLANTING SCHEDULE)
- PROPOSED BUFFER PLANTING (REFER TO PLANTING SCHEDULE)
- PROPOSED PERENNIAL PLANTING (REFER TO PLANTING SCHEDULE)
- PROPOSED CONCRETE SIDEWALK (REFER TO CIVIL)
- REINSTATED SOD
- PROPOSED LIGHT STANDARD WITH PEDESTRIAN LIGHTING

SCALE 1:400

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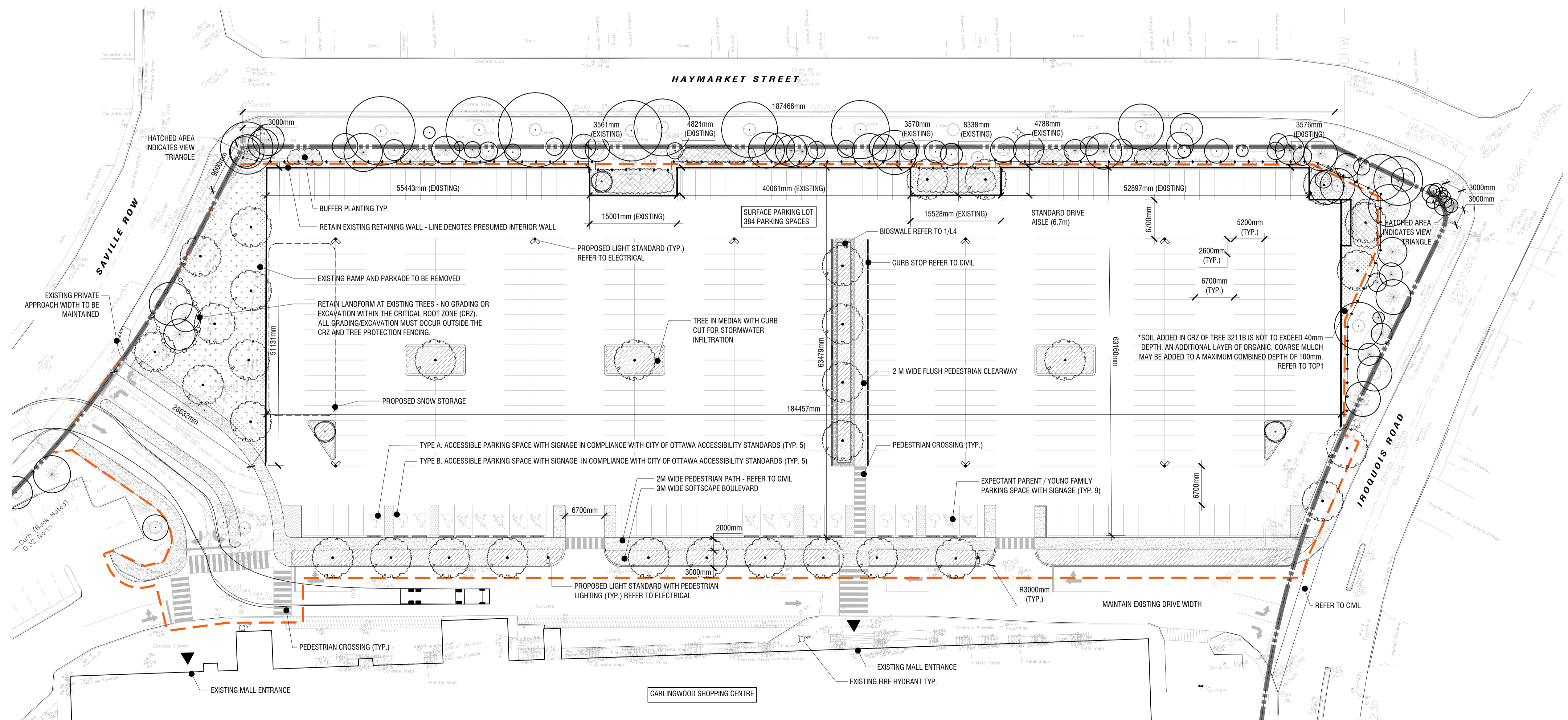
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SITE/LANDSCAPE PLAN

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L1



1
L1
SITE/LANDSCAPE PLAN
1:400

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 PLOT DATE: 2026-06-22 08:52:38.03 PM
 SHEET SIZE: ISO (A1) (841.0x1189.0mm)
 PLOTTED BY: Sinyou Tremblay
 LAST SAVED BY: sremblay

File #107-12-27-2021 / Plan #1943



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legend / légende

- LIMIT OF WORK
- EXISTING TREES AND HEDGEROW CANOPY (REFER TO NOTES)
- CRITICAL ROOTING ZONE (CRZ)
- APPROXIMATE CANOPY AT 40 YEARS
- PROPOSED TREE
- EXTENT OF GROWING MEDIUM



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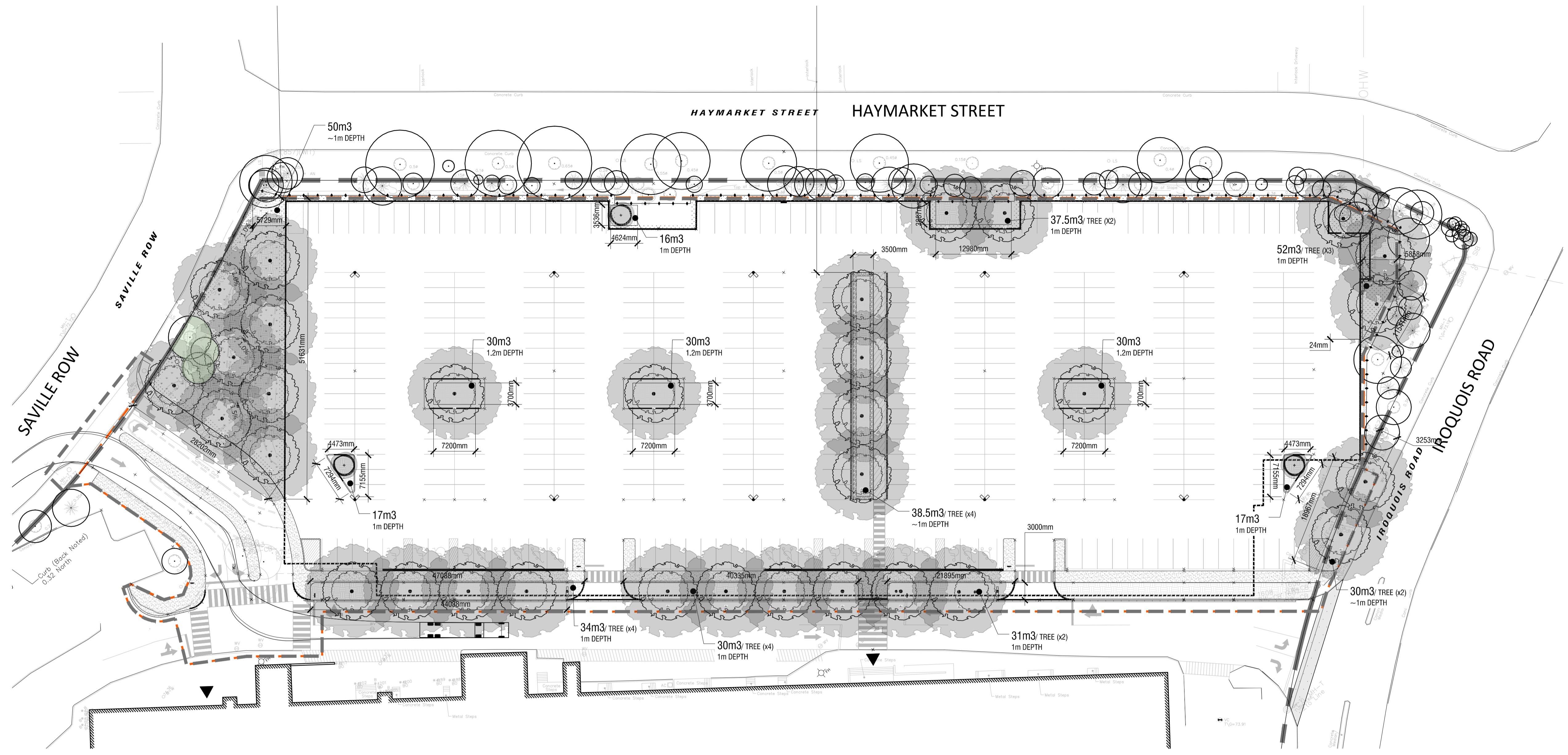
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TREE 40YR PROJECTED CANOPY COVER AND SOIL VOLUME PLAN

designed / conçu ST / DF	drawn / dessiné ST	reviewed / examiné DF
date SEPT 2025		project number / No. du projet

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L3



1 TREE 40YR PROJECTED CANOPY COVER AND SOIL VOLUME PLAN
L3 1:400

PROPOSED TREE CANOPY PROJECTIONS (40 DEEP) & SOIL VOLUME REQUIREMENTS

CANOPY PROJECTIONS (NTS)	AVERAGE CROWN AREA PER TREE (m²)	QTY OF TREES	TOTAL TREE CANOPY COVERAGES	PROPOSED CANOPY COVERAGE	SOIL VOLUME REQUIREMENT*	CONTINUOUS SPACE SOIL VOLUME (i.e. 2 TREES/1 GREENSPACE)
SMALL DECIDUOUS TREE (AVG. CANOPY DIAMETER = 4.5m)	16m²	3	48m²	6480m²	25m³ 4100mm	2500mm
MEDIUM DECIDUOUS TREE (AVG. CANOPY DIAMETER = 8.5m)	57m²	0	0m²	64m²	30m³ 5000mm	2400mm
LARGE DECIDUOUS TREE (AVG. CANOPY DIAMETER = 16m)	201m²	32	6,432m²	14,921m²	30m³ 6300mm	2400mm
				TOTAL COVERAGE	30m³ 3160mm	10000mm
				6,544m²		
				44%		

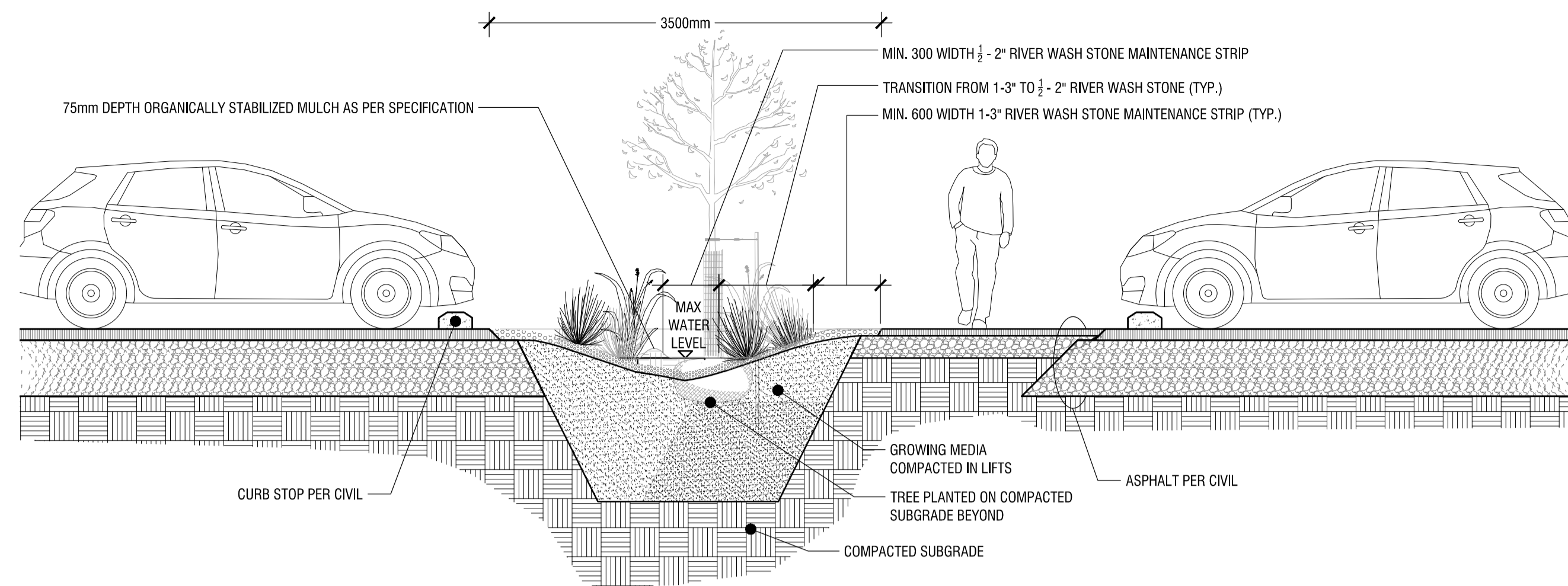
- NOTES:**
- CALCULATIONS HAVE BEEN MADE TO PROJECT A 40 YEAR HORIZON AND TYPICAL GROWTH RATES FOR ALL TREES
 - PROJECTED CANOPY DIAMETERS AND AREAS ARE BASED ON AN AVERAGE OF THE TREES PROPOSED FOR THE SITE
 - PROJECTED CANOPY AREAS FOR EXISTING TREES ARE BASED ON AVERAGE OF THE TREES PLANTED AS PART OF PREVIOUS PHASES
 - OVERLAPPING CANOPIES AREAS FOR EXISTING TREES ARE ONLY COUNTED ONCE WHERE APPLICABLE
 - CANOPY CALCULATION DOES NOT ACCOUNT FOR EXISTING TREE CANOPY ON ADJACENT SITES IN ROW OVERLAPPING SITE
 - CANOPY CALCULATIONS INCLUDE OVERLAPPING OF ADJACENT TREE CANOPIES WHERE APPLICABLE
 - *SOIL VOLUME REQUIREMENT IS BASED ON THE CITY OF OTTAWA'S 'Tree Planting in Sensitive Marine Clay Soils - 2017 Guidelines' DRAFT Version 2.0 DATED JANUARY 11, 2019



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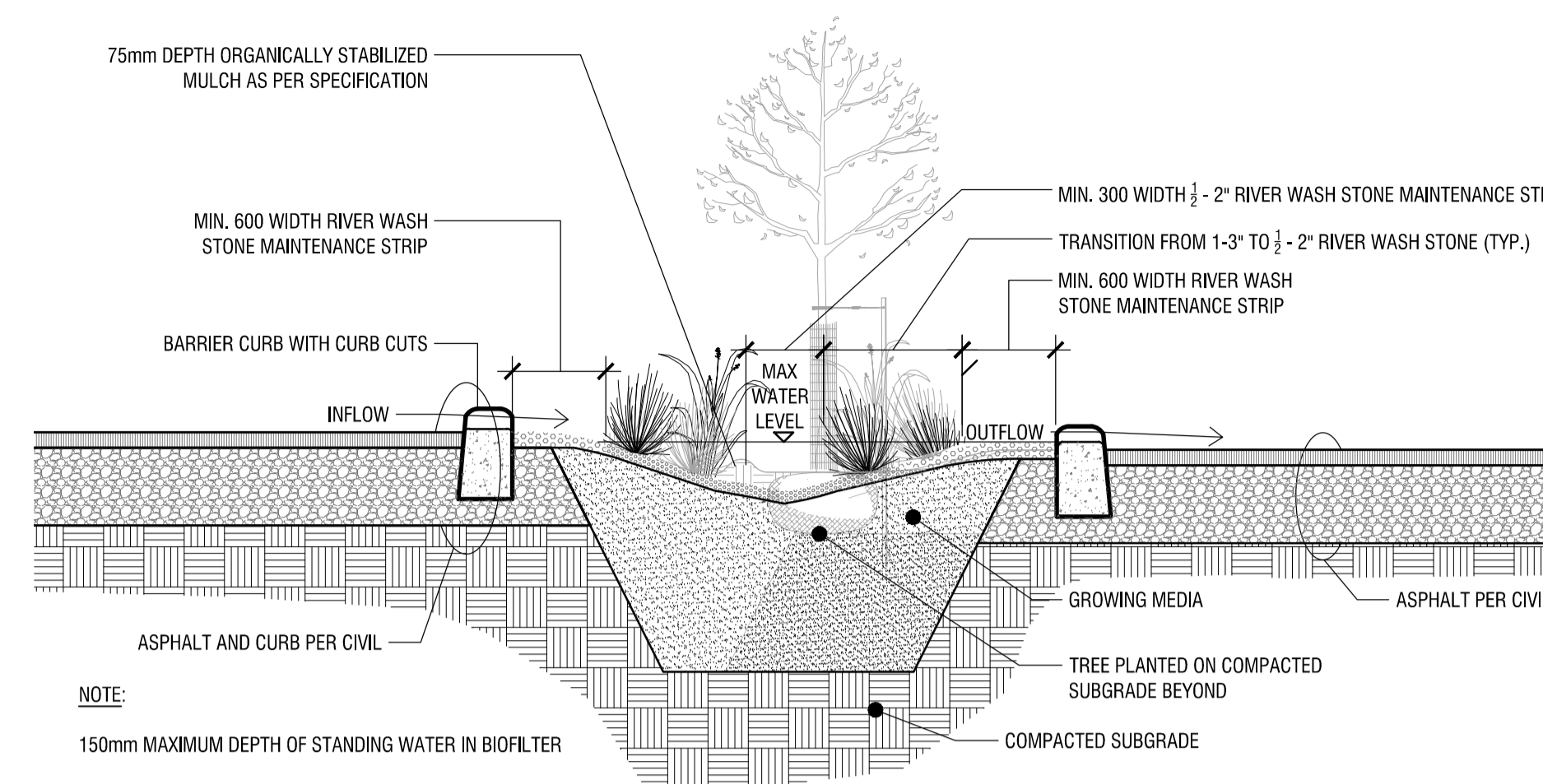


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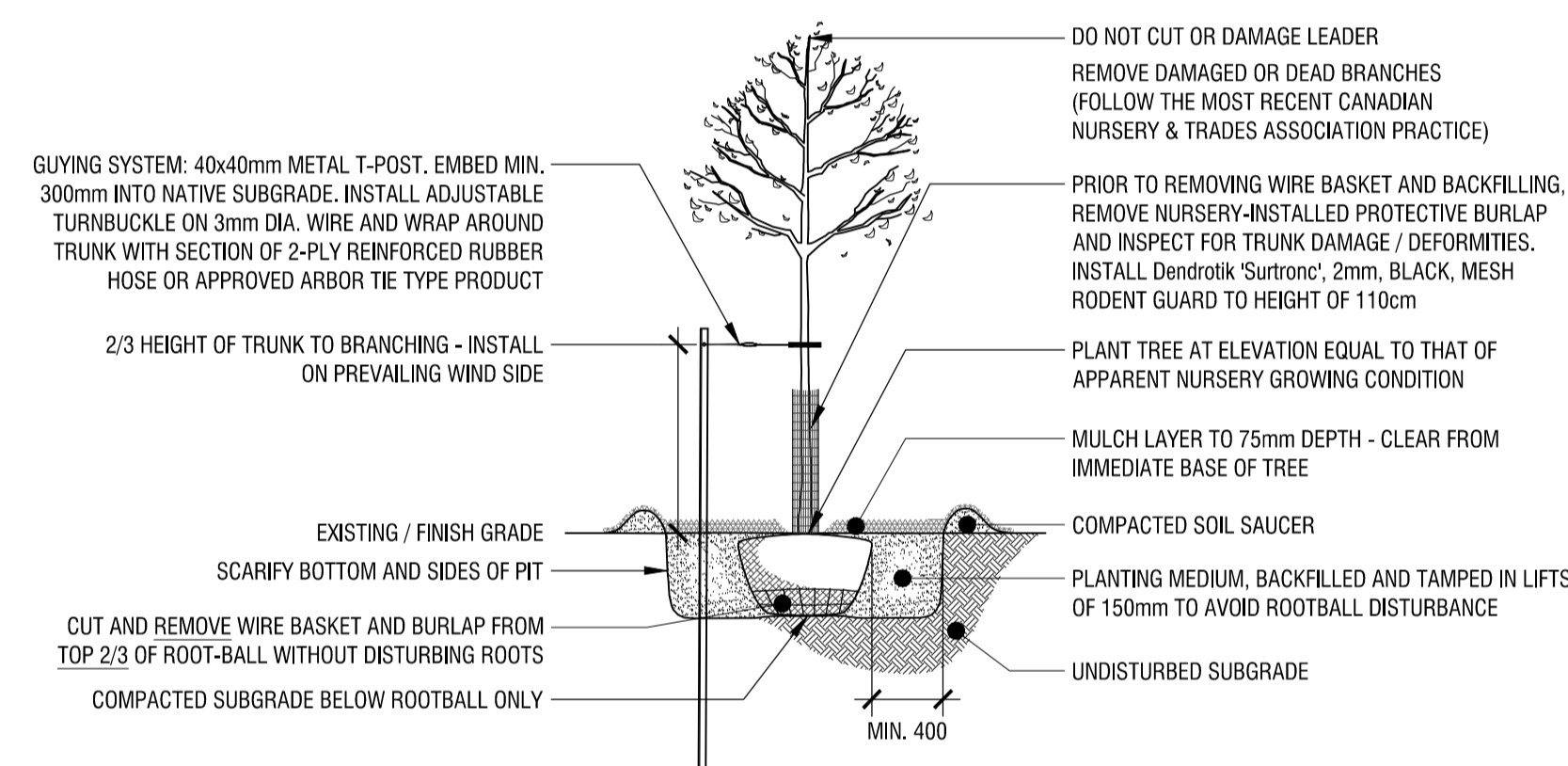
NOTE:
150mm MAXIMUM DEPTH OF STANDING WATER IN SWALES

1 BIOSWALE DETAIL
L3 n.t.s.

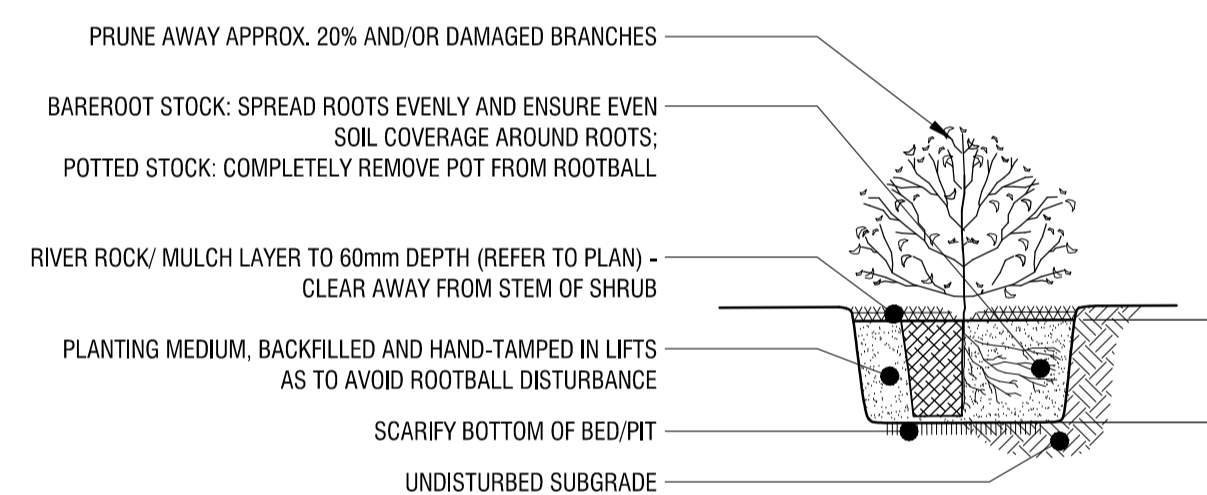


NOTE:
150mm MAXIMUM DEPTH OF STANDING WATER IN BIOFILTER

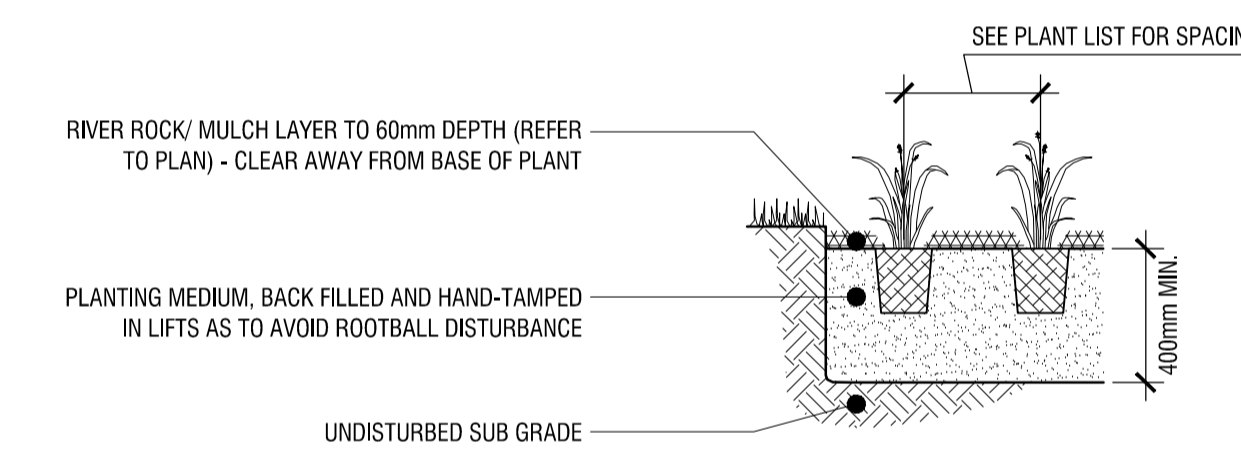
2 TREED BIOFILTER MEDIAN
L3 n.t.s.



3 TREE PLANTING DETAIL
L3 n.t.s.



4 SHRUB PLANTING DETAIL
L3 n.t.s.



5 PERENNIAL PLANTING DETAIL
L3 n.t.s.

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