



April 27, 2026  
Revised September 17, 2026

Mr. Michal Kubasiewicz, RPP, MCIP, MBA,  
Vice President, Land Acquisition & Development  
Ironclad Developments Inc. (ICD)  
101-57158 Symington Road 20E,  
Springfield, MB R2J 4L6

Dear Mr. Kubasiewicz:

**RE: Environmental Impact Statement and Tree Conservation Report Update  
319 Huntmar Drive  
Southeast Portion of Taggart's Palladium Drive Kanata West Development**

This report is an update to our revised March 23<sup>rd</sup>, 2015 and April 29, 2021 Environmental Impact Statement and Tree Conservation Report for the southeast portion of Taggart's Kanata West Mixed Use Development. The approximately 3.2 hectare site is between the Feedmill Creek corridor and the Tanger Outlet Mall to the north and the Highway 417 corridor to the south, with Huntmar Drive to the east and the westbound off-ramp from Highway 417 to Palladium Drive to the west. For the purposes of this update, Huntmar Drive is considered in a north-south orientation.

The current site included the original farmhouse for this area and associated agricultural fields. The farmhouse and associated barns and other structures were removed in the 1990s. Mature Manitoba maples and a bur oak originally around the farmhouse remain in the central-west portion of the current site. A road crossing of Feedmill Creek was completed in 2014 to the current site (Map 1). By 2015, topsoil appeared to be removed from much of the east and central portions of the site and gravel access roads constructed.

I reviewed the 2015 and 2021 reports and confirm that the current site was covered by the 2015 and 2021 reports. This update provides an addendum for the southeast portion of the original Kanata West site, including an updated Species at Risk Assessment (note now referred to as Protected Species in Ontario under the new Species Conservation Act which came into force on March 30, 2026) and an update on tree retention specific to the current site.

*Proposed Development and Site Context*

A mid-rise residential development is proposed for the site (Map 2). A total of 475 units are proposed in six buildings. 522 parking spaces are proposed in a combination of surface and underground parking.

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Pedestrian walkways and landscaped areas are also proposed (Map 2). In accordance with the Carp, Feedmill and Poole Creek Restoration Plan, the proposed pedestrian walkways will be located at least 5 m from the top of slope, except for a small portion of the pathway near Huntmar Drive, which is located within an existing gravel access laneway, as shown on Map 3. Access to the site will be from the north via the existing road crossing of Feedmill Creek and from a new access to the east off Huntmar Drive (to the south of the existing access, where the proposed pathway will be located). The urban development will be on full municipal services, with stormwater to be treated with an oil and grit separator (Stormceptor ModelEFO8) to provide water quality control at the enhanced level of protection, or 80% removal of total suspended solids (MTE, 2026). Stormwater collected will outlet into a new stormwater outlet to be constructed along Feedmill Creek and will have a concrete block mat at the outlet location to the Creek (MTE, 2026).

The retained Feedmill Creek corridor to the north of the site is a minimum of 70 metres wide, following the recommendation in the Carp River Watershed/Subwatershed Study (CRWSS) (Robinson, 2004). Due to the meandering nature of the channel within the protected corridor, the minimum distance between the north edge of the site and the channel is approximately 30 metres.

The site is within the Suburban transect policy area and is designated *Neighbourhood and Corridor Minor (Huntmar)* on Schedule B5 of the City's Official Plan with an evolving neighbourhood overlay. No portions of the City's Natural Heritage System are shown for the site on Schedule C11-A, however Feedmill Creek is designated as an Urban Natural Feature. No environmental constraints are identified on Schedule C15 other than the floodplain within Feedmill Creek. The Palladium Interchange Urban Natural Area, identified as Area 33 in the Urban Natural Area Environmental Evaluation Study (Muncaster and Brunton, 2005) is to the west of the site, west of Palladium Drive. The east edge of this Urban Natural Area is approximately 330 metres west of the west edge of the current site and will not be impacted by the proposed development.

There are no Areas of Natural and Scientific Interest or Provincially Significant Wetlands in proximity to the site, with the Kizell Drain the closest Provincially Significant Wetland, approximately 2.5 kilometres to the north of the site. No interior habitat, rare vegetation, recharge areas, wetlands, woodlands greater than 50 years of age, Areas of Natural and Scientific Interest or Centres of Ecological Significance were identified for the current site in the CRWSS (Robinson, 2004). No Category 1 or 2 Terrestrial Habitats are identified for the current site in the CRWSS. As indicated above, the CRWSS recommended an overall corridor width of 70 metres along Feedmill Creek to accommodate the meander belt recommendations and provide aquatic habitat protection.

#### *Existing Conditions*

To update the earlier work, a field survey was completed on April 1st, 2026 from 8:30 am to 9:45 am, under overcast skies, a light breeze, and an air temperature of 0° C.

Paterson (2020) describes the soil conditions as a topsoil layer overlying either a hard to very stiff brown silty clay or a fill layer up to 2.3 metres in thickness, with the fill underlain by the silty clay. Based on available geological mapping, Paterson (2020) concluded the bedrock consists of interbedded limestone and shale of the Verulam formation with an overburden thickness of 10 to 25 metres. The long-term

groundwater level on the site is expected to be between 3 and 5 metres below the surface (Paterson, 2020).

The following paragraphs describe the site conditions based on the previous fieldwork carried out at the site, which is similar to the current conditions observed on April 6, 2026, unless otherwise noted below. Regenerating ground vegetation is common in the meadow habitat on disturbed land that dominates the site (Photos 1 to 4). Common species included red clover, white clover, white-sweet clover, brome grass, orchard grass, bird's-foot trefoil, evening primrose, wild carrot, wild grape, thicket creeper, common ragweed, common mugwort, blueweed, wormseed mustard, common milkweed, tall goldenrod, New England aster, small white aster, European common reed, cow vetch, crown vetch, bittersweet nightshade, wild parsnip, bladder campion, daisy fleabane, field sow-thistle, and common mullein. Red raspberry and staghorn sumac shrubs are also common in areas. Fill is common in the meadow habitat and much of the topsoil appears to have been removed. During the April 1, 2026 site visit, some shallow pockets of standing water was present in the east/central portion of the meadow (Photo 5) along with common reed (an invasive species), however as these pockets were less than 500 m<sup>2</sup> in area, they were not large enough to be considered a separate vegetation community.

A few trembling aspens up to 38cm diameter at breast height (dbh) are in the meadow habitat in the southeast portion of the site (Photo 6). Fungal growth was extensive on the poplar trunks. Staghorn sumac shrubs are among the poplar trees. Trembling aspen and Manitoba maple stems up to 25cm dbh are also along portions of the north site boundary (Photo 7). Regenerating white cedar and Manitoba maple stems up to 10cm dbh are scattered in the west meadow habitat, along with serviceberry, red raspberry, and staghorn sumac shrubs.

Where the shrub coverage is greater than 25 percent, the vegetation community is identified on Map 1 as cultural thicket. In addition to the well-represented red raspberry and staghorn sumac, common buckthorn, tartarian honeysuckle, red-osier dogwood, and nannyberry shrubs are also present in the thicket habitat, along with regenerating Manitoba maple, white birch, and trembling aspen stems (Photos 10 and 11).

The two short north-south deciduous hedgerows in the central-west portion of the current site described in the 2015 report have been reduced to a single intermittent hedgerow. The very large sugar maple, that was considered to be in poor condition in 2013 with reduced leaf-out and broken limbs, has been removed. Manitoba maples, including a twin-stem example with the largest stem 75cm dbh, remain, in the intermittent hedgerow (Photo 9), along with a 50cm dbh bur oak (Photo 8, Map 1) and smaller trembling aspen and white ash trees. The bur oak appeared to be in good condition, but the Manitoba maples had many areas of reduced leaf-out and the ash had either no leaves or very few apparently live branches. Staghorn sumac shrubs are again common adjacent to the hedgerow trees and old foundations.

The Feedmill Creek corridor to the north of the site (Photos 12 & 13) contains mature white cedar and white pine. Manitoba maple, green ash, and white elm are common, as are common buckthorn, red raspberry, staghorn sumac, speckled alder, and red-osier dogwood shrubs. Many plantings including white spruce and red maple, with white cedar, ash, and Manitoba maple regenerating stems also present.

As part of the landscape plan for the site, some of the lands along the Feedmill Creek corridor to the north of the site (located between the access from the north and the access from Huntmar Drive) will be

re-planted as per the Restoration Planting Plan prepared by Ruhland & Associated Ltd., dated September 11, 2026 (see Appendix A).

The area of the proposed stormwater outlet along Feedmill Creek consists of a grassed slope with some herbaceous vegetation, small trees (<10 cm dbh) and shrubs. As per the Tree Conservation Report (TCR) and Restoration Planting Plan for the subject lands, no trees > 10 cm dbh will need to be removed from this area to accommodate the proposed stormwater outlet. The eastern white cedar tree located to the west of the proposed stormwater outlet will be retained and no impacts to its structural root zone (SRZ) will occur, although the proposed works will be within this tree's critical root zone (CRZ). Tree protection measures will be implemented for this tree (as well as the other City owned trees along the Feedmill Creek Corridor) which are outlined in the TCR, dated September 11, 2026 (see Appendix B). Natural vegetation in the area of the proposed stormwater outlet should also be maintained in a natural state where possible, except to allow for construction of the stormwater outlet or to allow for the re-vegetation of these lands as per the Restoration Planting Plan prepared by Ruhland & Associated Ltd., dated September 11, 2026, which includes the restoration of vegetation in this area with native species such as highbush cranberry, swamp rose, American elderberry, meadowsweet, dogwood species, balsam fir, yellow birch, tamarack, etc.

No aquatic habitat potential was observed on or adjacent to the site outside of Feedmill Creek, which supports a diverse community of direct fish habitat as well a ditch along the eastern property line which conveys water from a recently-constructed stormwater pond on the south side of Highway 417 (Photo 14). Gravel access roads west from Huntmar Drive are along the north and east site edges, with a gravel parking area in the north-centre portion.



*Photo 1 – Meadow habitat dominates the current site. This is the west and central portions of the site, with view looking west from Huntmar Drive*





*Photo 2 – Meadow habitat in the west portion of the site. View looking east to south end of intermittent deciduous hedgerow in the central-west portion of the site.*



*Photo 3 – Meadow habitat in the west portion of the site. View looking west in the central-west portion of the site. Photo taken April 1, 2026.*



*Photo 4 – Meadow habitat in the east portion of the site. View looking west near Huntmar Drive. Photo taken April 1, 2026.*



*Photo 5 – Meadow habitat with some standing water in the east/central portion of the site. View looking south from the north portion of the site. Photo taken April 1, 2026.*





*Photo 6 – Scattered trembling aspen in the southeast portion of the meadow habitat.  
View looking northwest.*



*Photo 7 – Manitoba maple and dead white ash in the north-central portion of the current site.  
View looking west.*





*Photo 8 –Mature bur oak in the intermittent deciduous hedgerow in the central -west portion of the current site. View looking west.*



*Photo 9 –Mature Manitoba maple in the intermittent deciduous hedgerow. View looking southwest.*



*Photo 10 –Cultural thicket (left) and meadow (right) habitat in the central -west portion of the site.  
View looking east.*



*Photo 11 –Cultural thicket (background) and meadow (foreground) habitat in the central -west portion  
of the site. View looking east. Photo taken April 1, 2026.*





*Photo 12 –Feedmill Creek corridor to the north of the current site. View looking northwest.*



*Photo 13 –Feedmill Creek corridor to the north of the current site. View looking southwest.  
Photo taken April 1, 2026.*





*Photo 14 – Ditch along eastern property line. View looking northwest from south of existing access from Huntmar Drive. Photo taken April 1, 2026.*

*Species at Risk (Protected Species in Ontario) and other Potential Significant Natural Heritage Features*

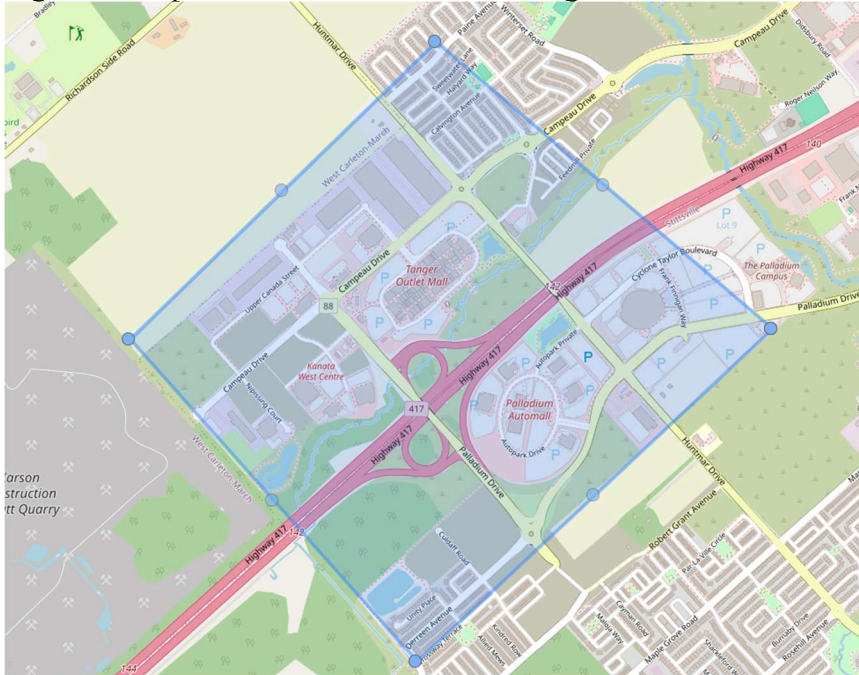
On March 30, 2026 O. Reg. 60/26: Protected Species In Ontario List came into force under the Species Conservation Act, 2025 which protects threatened and endangered species except for aquatic species and migratory bird species which are already federally protected under the Species at Risk Act (SARA), 2002.

The potential Species at Risk (now referred to as Protected Species in Ontario) in the general area were reviewed. No Protected Species in Ontario were observed in the vicinity of the current site during the original field surveys and none were observed during the September 2020 or the April 1, 2026 update surveys. MNRF's Make a Map: Natural Heritage Areas website was reviewed again on April 2, 2026. This site allows for a search of species of conservation concern (including Protected Species in Ontario), covered by the 2025 Species Conservation Act, as well as other species of interest. A search was conducted on the 1 km square including the current site and adjacent areas (18VR2616). No Protected Species in Ontario were reported for this square. However, there are a few migratory bird species which were reported in this square that are protected federally under the Species at Risk Act, 2002 (SARA) and the Migratory Birds Convention Act, 1994 (MBCA), which included bobolink (threatened) and wood thrush (threatened). Common gallinule (protected under MBCA) and midland painted turtle (special concern under SARA) were also reported in this square

The breeding birds listed in the Ontario Breeding Bird Atlas for the area shown in blue on Figure 1 below containing the subject lands and adjacent lands (located within the 10 km square 18TVR21)

identified bank swallow (threatened), great blue heron (special concern), savannah sparrow (special concern), as Wildlife Species at Risk that are protected under SARA.

Figure 1: Map From Nature Counts Showing Area Records were Obtained From



Other migratory bird species have been reported in the overall 10 km square such as Eastern meadowlark (threatened) and bobolink (threatened) which utilize larger grasslands such as hayfields. Savannah sparrow is also known to utilize grasslands as habitat. Although the site is dominated by meadow habitat, the extent of woody vegetation is too high, the site too disturbed, and the meadow habitat too small, at less than 2.5 hectares, and lacks interior habitat for the grassland species to utilize the meadow habitat for nesting. No suitable structures or other habitats are on or adjacent to the site for barn swallow (threatened), bank swallow (threatened), or chimney swift (threatened). A stormwater pond that services the Tanger Outlets is located within 120 metres to the north of the subject lands which could contain suitable habitat for great blue heron, common gallinule and midland painted turtle. However, no impacts on these species and manmade pond are anticipated as a result of the proposed development on the subject lands, as all development will occur at least 70 metres away. There is no suitable habitat on or adjacent to the site for eastern whip-poor-will (threatened), which requires larger wooded areas with open patches, and/or open woodlands or alvar. Similarly, no suitable habitat is present for wood thrush which also requires larger wooded areas.

The potential Species at Risk (Protected Species in Ontario) and federally protected avian and aquatic species in the City of Ottawa were also reviewed. Many endangered and threatened species have historically been reported in the overall City, including butternut, American ginseng, eastern prairie fringed-orchid, wood turtle, spiny softshell, Blanding's turtle, musk turtle, Henslow's sparrow, loggerhead shrike, little brown myotis, northern long-eared bat, hoary bat, silver-haired bat, tri-coloured bat, hickorynut, chimney swift, eastern meadowlark, barn swallow, bank swallow, bobolink, eastern whip-poor-will, golden eagle, cerulean warbler, least bittern, lake sturgeon and American eel.

No larger trees with cavities are present on the current site to provide potential summer maternity colonies for bats. No Blanding's turtle observations are known within at least two kilometres of the site, with observations in the Carp River downstream of Richardson Side Road and in the Carp Road and Highway 417 area. There is no suitable wetlands for turtle habitat adjacent to the channel proper of Feedmill Creek in the portion of the corridor to the north of the site. The ditch along the eastern property boundary is not considered to contain suitable habitat for turtles given the shallow water depths in this location. Similarly, the portions of the meadow that were observed to contain shallow standing water on April 1, 2026 are also not considered to contain suitable habitat for turtles. Thus, all site disturbances will be more than 30 metres from any Blanding's turtle habitat (with the following exceptions) if Feedmill Creek in this area is considered suitable turtle habitat. Portions of the proposed pathway, access connection to the north and the proposed stormwater outlet will be located within 30 metres of the Creek as shown on Map 3. However as the proposed works are occurring primarily outside of the 30 metre setback and are located primarily within an existing disturbed area/gravel area (i.e. located outside of a dwelling place for turtles), provided the mitigation measures in this report are properly implemented, no adverse impacts on Blanding's turtles or their potential habitat will occur as a result of the proposed development.

The habitat requirements of the above species along with those previously listed as special concern were reviewed. The only Species at Risk (Protected Species in Ontario) considered to have the potential to be on or adjacent to the site is butternut, which is found in a variety of habitats in Kanata and Stittsville, as well as black ash which is typically found in wetland habitats. No butternuts were observed on or adjacent to the current site during the original, 2020 or 2026 surveys. The closest butternuts observed as part of an overall Feedmill Creek corridor detailed review for butternuts completed in the summer of 2020 were approximately 80 metres east of Huntmar Drive. No black ash trees were observed during a detailed review along the Feedmill Creek corridor, within 30 metres of the subject lands during the April 2026 survey.

#### Feedmill Creek Corridor & Ditch

Direct fish habitat is present in Feedmill Creek, which supports a diversity of cool and warm-water fish communities. Feedmill Creek would also represent significant valleylands. The boundaries of the Feedmill Creek corridor were assessed and reviewed in the 2015 report. Paterson (2020) observed no signs of sloughing or undercutting in the Feedmill Creek corridor during an update site review on March 16<sup>th</sup>, 2020. As no signs of erosion were observed and the slope face of the corridor is grass covered with scattered trees, Paterson (2020) concluded that the original limit of hazard lands setback limits remains applicable.

Direct fish habitat is also considered to be present in the lower reach of the ditch (immediately adjacent to Feedmill Creek), along the eastern property line, which conveys water from a stormwater pond on the south side of Highway 417, as illustrated on Map 3. This ditch contained clear, flowing water at the time of the April 1, 2026 site visit, and two barriers were observed in the ditch at the locations shown on Map 3, which would prevent any fish movement further upstream and therefore the majority of this ditch is considered to be indirect fish habitat. In order to protect the potential downstream fish habitat utilization within this ditch and Feedmill Creek, all development will be located at least 5 metres from the top of slope of the ditch (which is located at least 10 metres from the high watermark of the ditch), with the



exception of the extension of an existing culvert under the access road from Huntmar Drive in order to provide for a new access road, as well as some site grading.

As indicated above, no site disturbances will be within 20 metres of the top of slope of Feedmill Creek (which is located at least 30 metres from the high watermark of the Creek) and all development will take place outside of the approved corridor, with the exception of the construction of a new stormwater outlet, access connection to the north and portions of the proposed pathway, along the creek as previously discussed.

Prior to any works related to the construction of a new stormwater outlet to the Creek or the extension of the existing culvert, a Request for Review form will need to be submitted to the Department of Fisheries and Oceans (DFO) for review and a permit from the Mississippi Valley Conservation Authority, will also need to be obtained. As some of the proposed development (i.e. parking spaces, drive aisles, and buildings) is located within MVCA's regulated area as shown on Map 3, permits will also need to be obtained for these works.

#### Significant Woodlands

There are no forests on or adjacent to the site and thus there is no potential for significant woodlands.

#### Significant Wildlife Habitat

The potential for significant wildlife habitat was assessed using the guidance in OMNR (2010) and MNRF (2015). Potential components which may lead to a designation of significant wildlife habitat include seasonal concentration areas of animals, rare vegetation communities or specialized habitat for wildlife, habitat for species of conservation concern and animal movement corridors.

No field observations which would trigger a significant wildlife habitat designation with respect to the ELC communities present were noted. For example, the cultural habitats do not support waterfowl stopover or staging areas, colonial nesting bird breeding habitat, or other examples of seasonal concentration areas. No rare vegetation communities as noted in MNRF (2015), provincially rare species, evidence of animal movement corridors, or rare or specialized habitats were observed. The site does not appear to support raptor wintering areas and forests are not present. No seeps or springs were observed in the vicinity of the current site. No potential bat hibernacula or maternity colonies in mixed or deciduous forests or suitable turtle nesting or wintering areas were observed.

#### *Tree Retention and Protection*

No tree retention was identified on the current site in the 2026 Tree Conservation Report by IFS Associates, dated September 11, 2026, other than one Manitoba maple tree in the northern portion of the site as shown on Map 2 of the TCR report. All of the City owned trees along Feedmill Creek, will be retained and Map 2 of the Tree Conservation Report also shows that tree protection fences are proposed around some of the City owned trees in the vicinity of the proposed development as well as the retained Manitoba maple on-site. Tree protection fencing is to be installed as per the TCR, or in the case of the eastern white cedar next to the proposed stormwater outlet (E72), this fencing should be installed outside of the structural root zone (SRZ) of this tree.

Other than the mature bur oak in the central-west portion of the site, no prime candidate trees for retention (due to species and/or condition) were observed on the current site. There are no co-owned trees or adjacent trees with critical root zones extending onto the site due to adjacent roadways and generally open Feedmill Creek corridor to the north.

Where possible and the existing trees warrant, tree retention should be considered along the north site edge of the site (Map 2). The associated critical root zones of any tree retention (or in the case of E27, the SRZ) are to be protected with sturdy temporary fencing at least 1.2 metres in height. Signs, notices, or posters are not to be attached to any tree. No grading, heavy machinery traffic, stockpiling of material, machine maintenance and refueling, or other activities that may cause soil compaction are to occur within three metres of the critical root zone (or in the case of E72, the SRZ) of the trees to be retained and protected. The root system, trunk, and branches of the trees to be retained are to be protected from damage. If roots of retained trees are exposed during site alterations, the roots shall be immediately reburied with soil or covered with filter cloth, burlap or woodchips and kept moist until the roots can be buried permanently. A covering of plastic should be used to retain moisture during an extended period when watering may not be possible. Any roots that must be cut are to be cut cleanly to facilitate healing and as far from the tree as possible. Exhaust fumes from all equipment during construction is not to be directed towards the canopy of any retained trees.

All of the supports and bracing for the protective fencing should be placed outside of the protected area and should be installed in such a way as to minimize root damage. Also, since the desired effect of the barrier is to prevent construction traffic from entering the tree's critical root zone (or in the case of E72, the SRZ), the barrier should be kept in place until all site servicing and house construction has been completed.

#### *Other Recommended Mitigation Measures*

The following is an updated list of mitigation measures that are recommended:

1. The pedestrian walkways are to be located at least 5 m from the top of slope, with the exception of a small portion of the pathway near Huntmar Drive, which is located within an existing gravel access laneway.
2. A 5 metre wide buffer area from the top of slope of the existing ditch (which is located at least 10 metres from the ditch itself), shall be maintained in a natural vegetated state.
3. A 20 metre wide buffer area from the top of slope of the Creek (which is located at least 30 metres from the Creek itself), shall be maintained in a natural vegetated state, with the exception of portions of the proposed pathway, the access connection to the north and the proposed stormwater outlet.
4. Prior to any works related to the construction of a new stormwater outlet to the Creek or the extension of the existing culvert under the access road from Huntmar Drive, a Request for Review form will need to be submitted to the Department of Fisheries and Oceans (DFO) for review and any recommendations from DFO are to be properly implemented.

5. Permits from the Mississippi Valley Conservation Authority for the works within their regulated areas, will also need to be obtained.
6. The extent of exposed soils is to be kept to a minimum at all times. Re-vegetation of exposed, non-developed areas with native species is to be achieved as soon as possible;
7. Prior to April 1<sup>st</sup> (if all site preparation is not completed by April 1<sup>st</sup>) in order to prevent potential movement of sensitive wildlife habitat into the work area, including turtles, a properly installed and maintained temporary exclusion barrier (for example silt fencing) is to be erected around the work area prior to site preparation and construction activities;
8. Once the work area is surrounded by properly dug in fencing and prior to further site alterations, the work area is to be searched for sensitive wildlife and such wildlife relocated to the Feedmill Creek corridor to the north;
9. The objective with respect to erosion and sediment controls will be to ensure that the surface water runoff leaving the site is not degraded with respect to water quantity or quality. Erosion and sediment control will focus on best management practices; including proper installation and maintenance of silt fencing around the work area perimeter;
10. Where groundwater is to be removed, the groundwater will be pumped into a proper filter mechanism, such as a sediment trap or filter bag, prior to release to the environment;
11. Seepage barriers such as silt fencing, straw bale check dams and other sediment and erosion control measures will be installed as required to OPSD requirements in any temporary drainage ditches and around disturbed areas during construction and stockpiles of fine material. These control measures must be properly maintained to maximize their function during construction;
12. The contractors and other on-site workers are to be aware of potential Protected Species in Ontario in the vicinity of the site including butternut and black ash, as well as any federally protected migratory birds and aquatic species in the vicinity of the site , and are aware of appropriate measures to reduce human-wildlife conflict during the work. Appendix 1 of the City of Ottawa's Protocol for Wildlife Protection during Construction (December, 2022) describes these species. The project biologist for this project is Bernie Muncaster (613-748-3753). Any Protected Species sightings are to be immediately reported to the project biologist and the Ministry of Environment, Conservation and Parks and activities modified to avoid impacts until further direction by the Ministry;
13. As recommended in City of Ottawa (2022) before beginning work each day, wildlife is to be checked for by conducting a thorough visual inspection of the work space and immediate surroundings. See Section 2.5 of City of Ottawa (2022) for additional recommendations on construction site management with respect to wildlife. Any turtles or other sensitive wildlife in the work area are to be relocated to the Feedmill Creek corridor to the north. Protected Species are to be relocated only by staff authorized to handle these species. Animals should be moved only far enough to ensure their immediate safety. See Appendix 1 and the links in Section 4 of



City of Ottawa (2022) for suggestions on how to effectively relocate turtles and snakes;

14. Equipment and vehicles coming into the work area should be free of soil and seeds that could introduce non-native and invasive species, following the Clean Equipment Protocol for Industry: Inspecting and Cleaning Equipment for the Purposes of Invasive Species Prevention (Halloran, et.al., 2016).
15. To discourage wildlife from entering the work areas during construction, the site should be kept clear of food wastes and other garbage, and proper drainage provided to avoid accumulation of standing water, which could attract amphibians, birds, and other wildlife to the work areas.
16. Tree protection measures:
  - a. Tree protection fencing is to be installed as per Map 2 of the Tree Conservation Report prepared by IFS Associates, dated September 11, 2026, or in the case of the eastern white cedar next to the proposed stormwater outlet (E72), this fencing is to be installed outside of the structural root zone (SRZ) of this tree.
  - b. The associated critical root zones of any tree retention (or in the case of E72, the SRZ), are to be protected with sturdy temporary fencing at least 1.2 metres in height.
  - c. Signs, notices, or posters are not to be attached to any tree.
  - d. No grading, heavy machinery traffic, stockpiling of material, machine maintenance and refueling, or other activities that may cause soil compaction are to occur within the critical root zone (or in the case of E72, the SRZ) of the trees to be retained and protected.
  - e. The root system, trunk, and branches of the trees to be retained are to be protected from damage. If roots of retained trees are exposed during site alterations, the roots shall be immediately reburied with soil or covered with filter cloth, burlap or woodchips and kept moist until the roots can be buried permanently. A covering of plastic should be used to retain moisture during an extended period when watering may not be possible. Any roots that must be cut are to be cut cleanly to facilitate healing and as far from the tree as possible.
  - f. Exhaust fumes from all equipment during construction is not to be directed towards the canopy of any retained trees.
  - g. All of the supports and bracing for the protective fencing should be placed outside of the protected area and should be installed in such a way as to minimize root damage.
  - h. The barrier should be kept in place until all site servicing and house construction has been completed.
17. Plantings of native vegetation as part of the urban development is recommended to provide local wildlife habitat, climate, and aesthetic benefits. The Landscape and Restoration Planting Plans prepared by Ruhland & Associated Ltd., dated September 11, 2026 are to be adhered to which includes plantings of native species within the restoration areas such as nannyberry, elderberry, dogwood shrubs, sugar maple, red maple, basswood, balsam fir, red oak trees, etc. Sourcing native species from local seed sources is strongly recommended to ensure adaptability and longevity. Only locally appropriate native species are to be used for landscaping adjacent to natural features or buffer zones. Due to clay soils, tree planting should be limited to trees with

low water demand. Tree species to avoid in this situation include poplars, willows, and Manitoba maple;

18. Municipal by-laws and provincial regulations for noise will be followed and utilities will be located as required in the vicinity of the site prior to construction; and,
19. Waste will be managed in accordance with provincial regulations. The contractor will have a spill kit on-hand at all times in case of spills or other accidents.

### *Conclusion*

There are no changes in the conclusions of the 2015 or 2021 reports. Significant natural heritage features, as defined in the Provincial Planning Statement, are not located on the site itself, but are located on adjacent lands to the north of the site in the Feedmill Creek corridor. All site disturbances will be a minimum of 20 metres from the top of slope of the Creek (at least 30 metres from the Creek itself, with the exception of portions of the proposed pathway, access connection to the north and the proposed stormwater outlet) and 5 metres from the top of slope of the ditch along the eastern property line (which is located at least 10 metres from the high watermark of the ditch). No Protected Species in Ontario or federally protected migratory birds are anticipated to be impacted. Approvals from DFO will be required for the stormwater outlet and culvert extension works, in order to ensure no adverse impacts on aquatic species. A 50cm dbh bur oak is in the central-west portion of the proposed development. With anticipated grading and other urban servicing requirements and its central location, this tree is not considered practical for tree retention. The other trees are generally dominated by examples in poor condition and/or species usually not recommended for retention, including Manitoba maple.

A hotel and restaurant were the original proposed development for the current site. Although the urban development type has changed, the potential impacts for the area are assessed as similar to those of the original report and I confirm that the environmental impact assessment has not changed since production of the 2015 and 2021 reports, including no recommended areas of potential tree retention on the site. Updated mitigation measures are detailed above to reflect 2026 standards. It is important that these mitigation measures are properly implemented.

### *References*

- City of Ottawa. 2022. Protocol for Wildlife Protection during Construction. December, 2022. 14 pp & Append.
- MTE Consultants Inc. 2026. Preliminary Site Servicing and Stormwater Management Report. April 1, 2026. 13 pp & Append.
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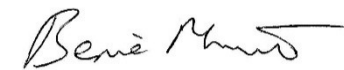
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Please call with any questions on this EIS and TCR update.

Yours Sincerely,  
**JP2G CONSULTANTS INC.**

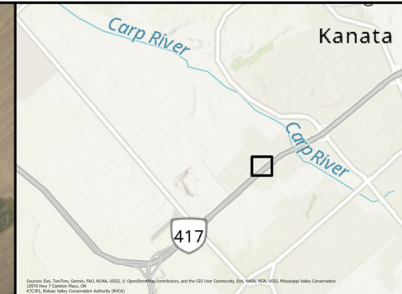
  
Bryana Kenny, B.Sc. (Hons.)  
Senior Biologist

**MUNCASTER ENVIRONMENTAL  
PLANNING INC.**

  
Bernie Muncaster, MSc.  
Principal

\Kanata West SE EISTCRupdate





26-6019A  
HUNTMAR DRIVE  
CITY OF OTTAWA

MAP 1:  
CURRENT VEGETATION

**LEGEND**

|  |                      |
|--|----------------------|
|  | Parcels              |
|  | Streams              |
|  | Site                 |
|  | 120 m Adjacent Lands |
|  | Vegetation Community |
|  | Cultural Meadow      |
|  | Cultural Thicket     |
|  | Deciduous Hedgerow   |

Prepared By: BK  
Reviewed & Approved By: BM

1:2,500  
1 cm = 25 meters

0 510 20  
Meters

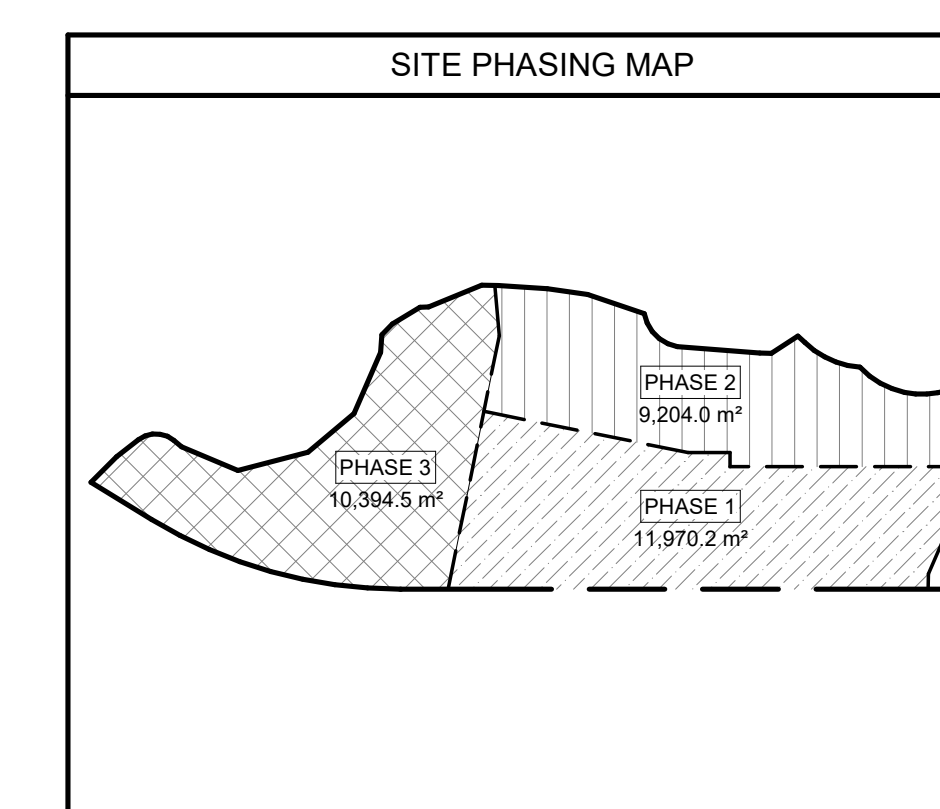
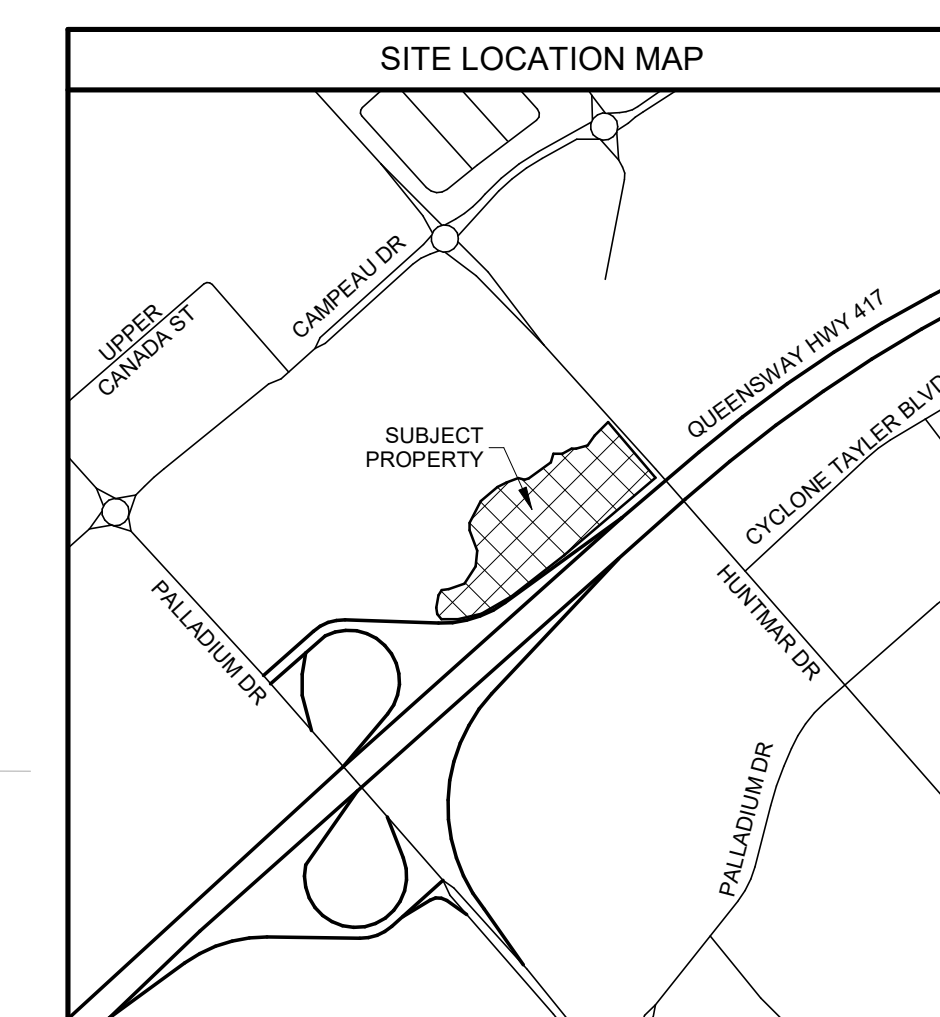
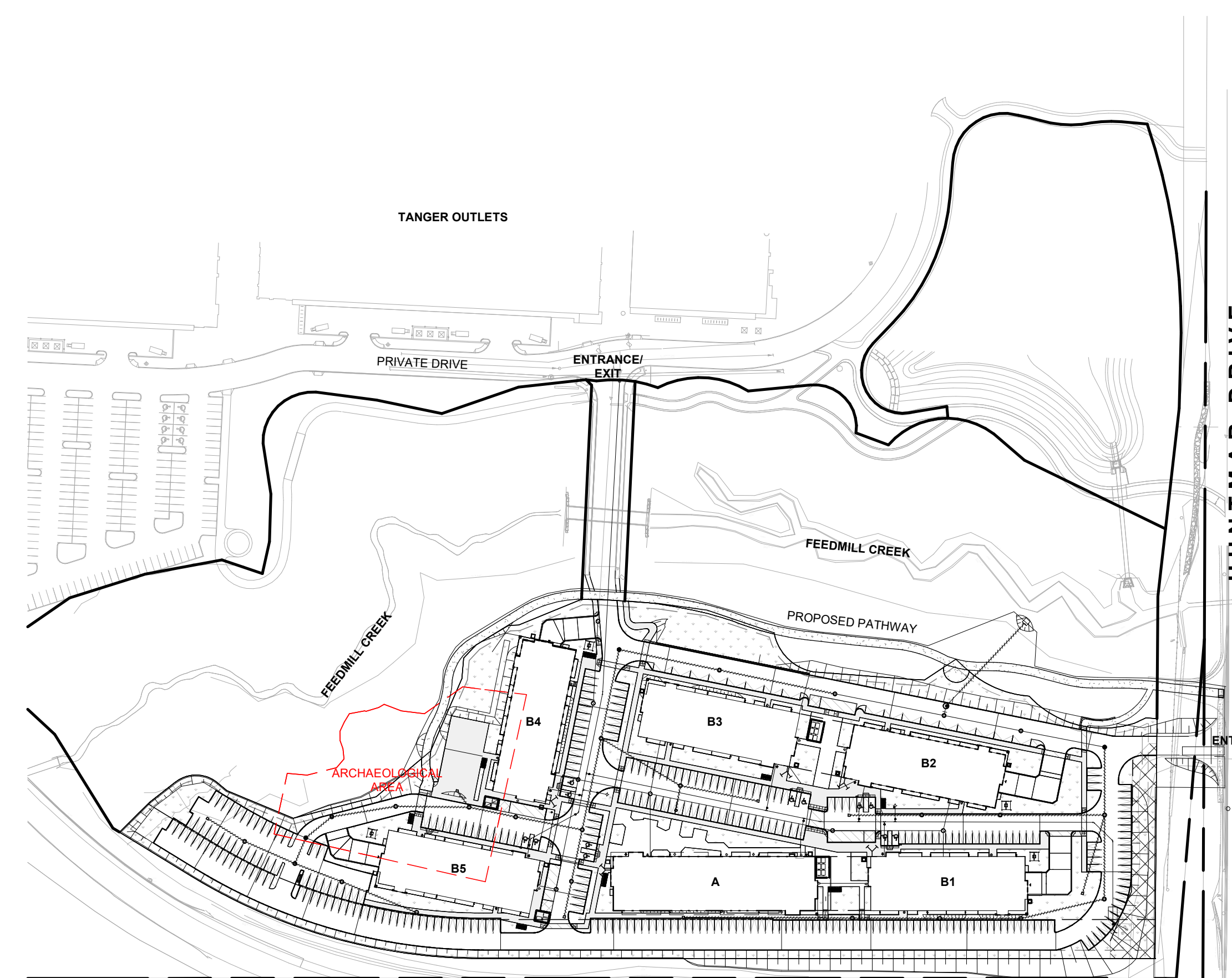
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| PROJECT NO.<br>26-6019A | DATE:<br>9/17/2026 |
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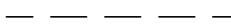


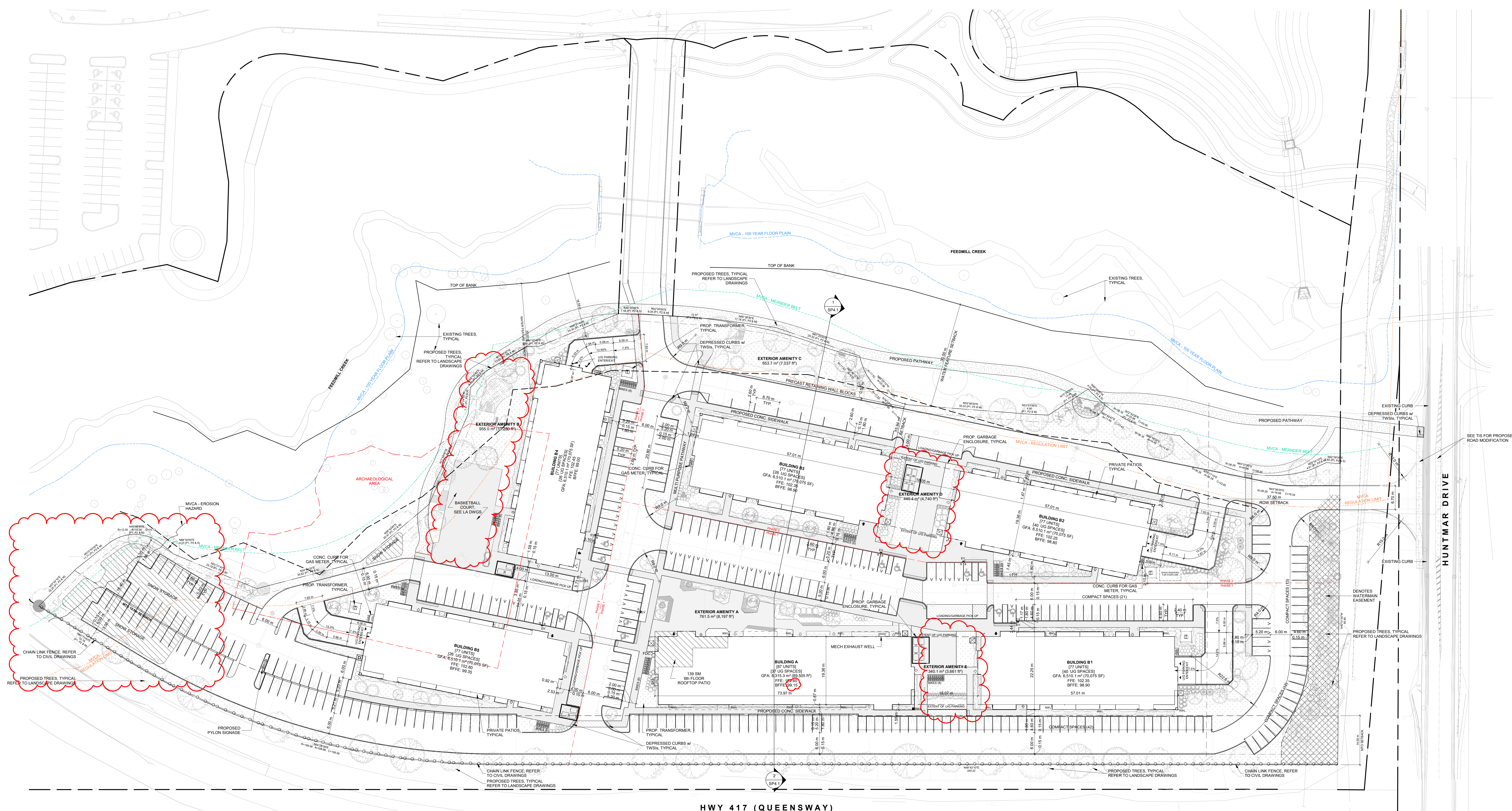
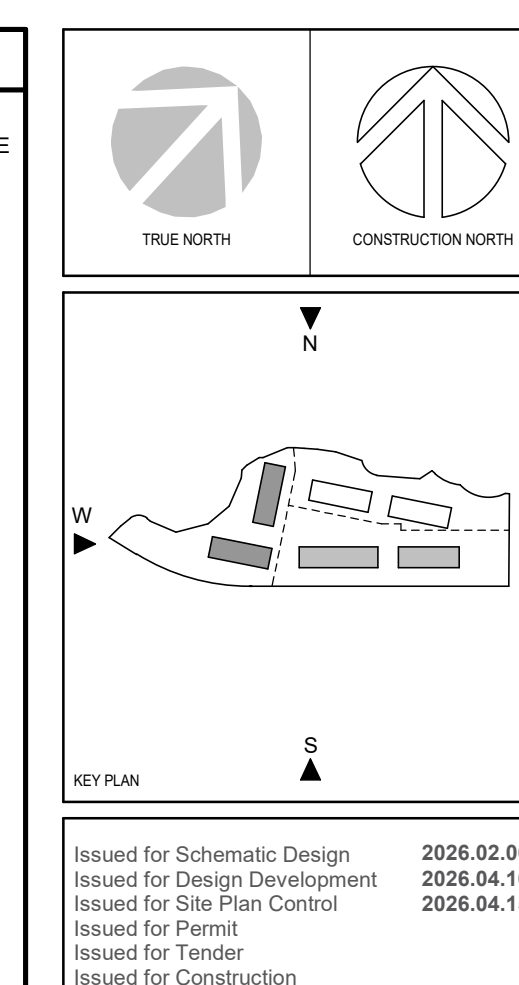
## MAP 2 – SITE PLAN



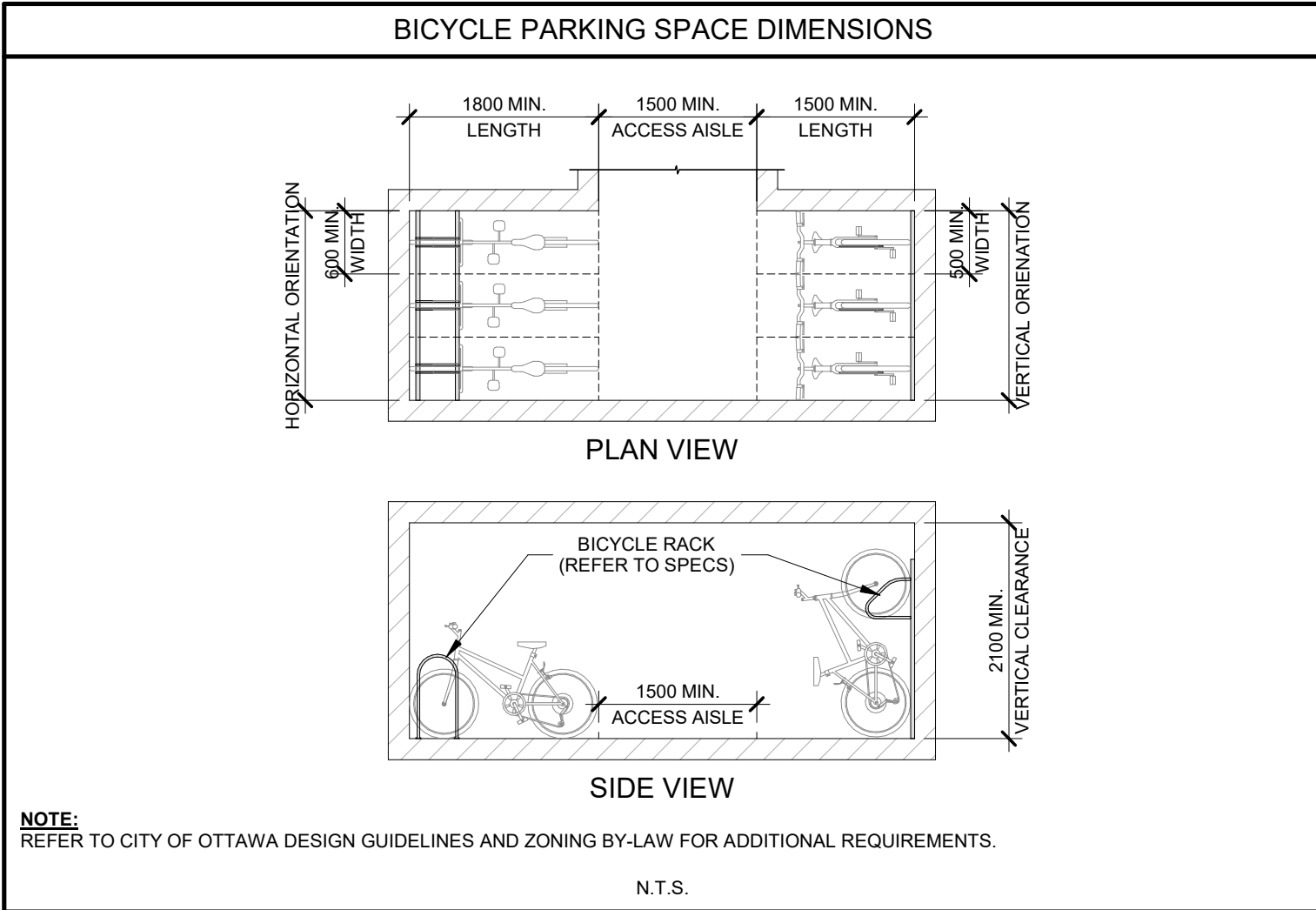
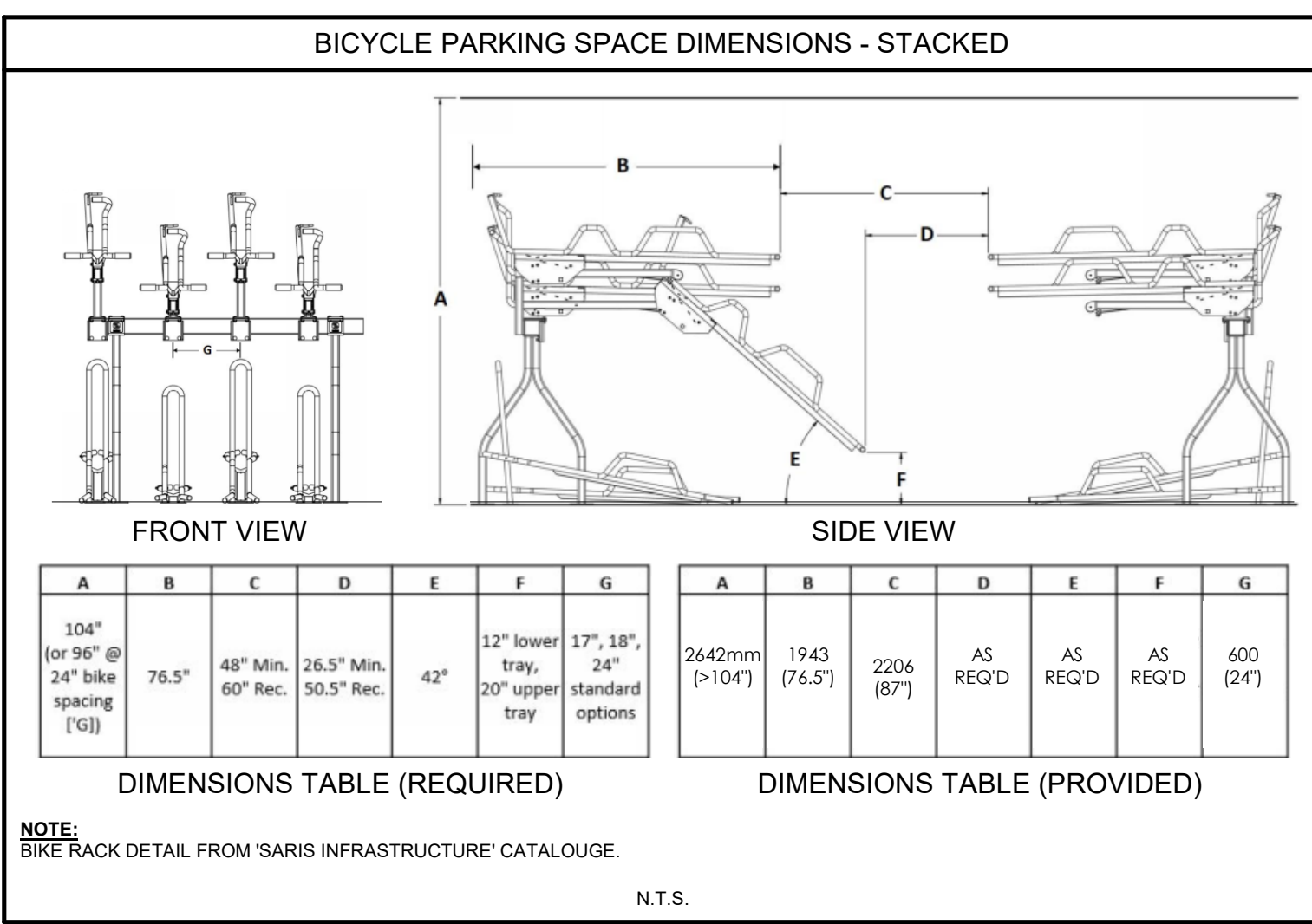
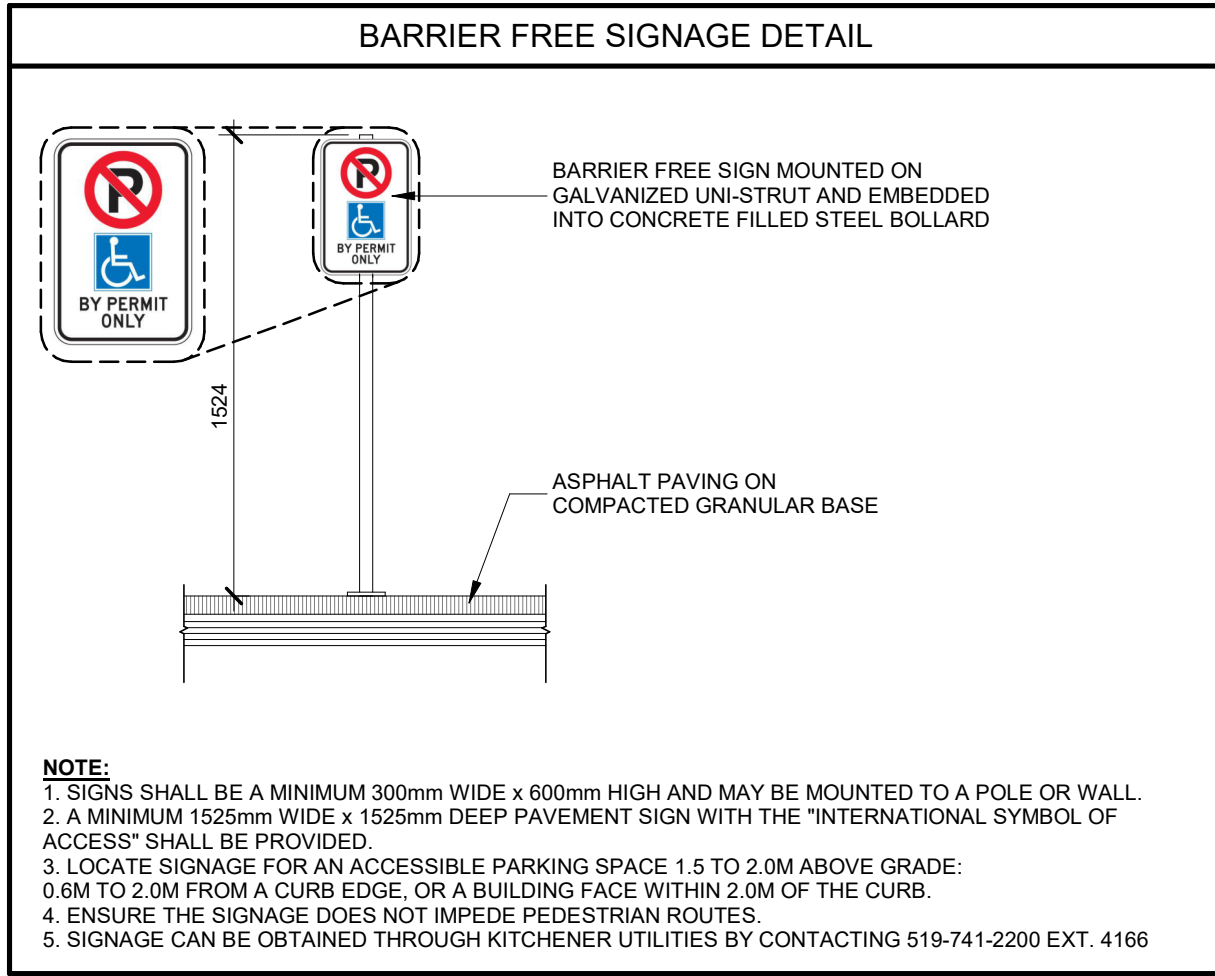
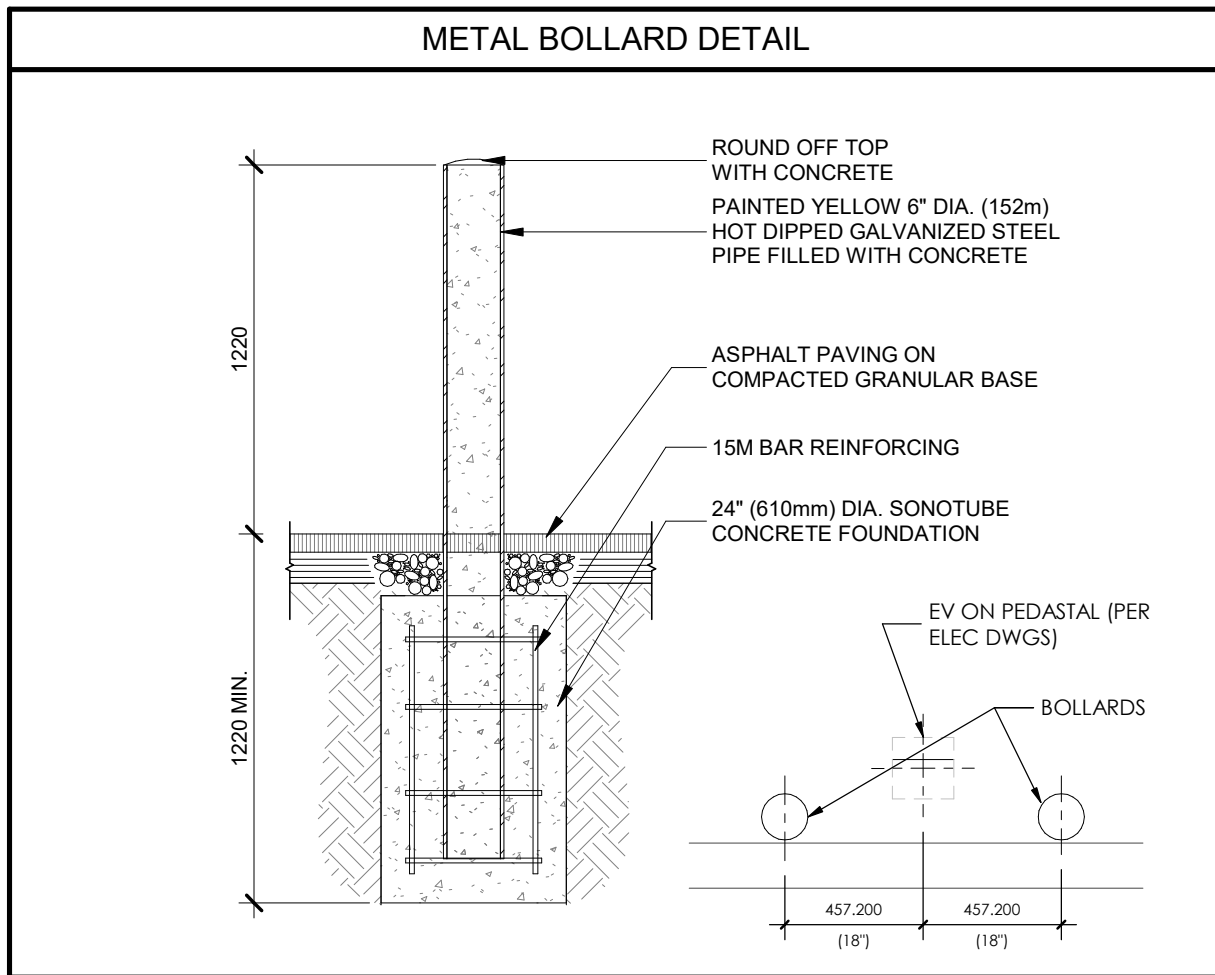
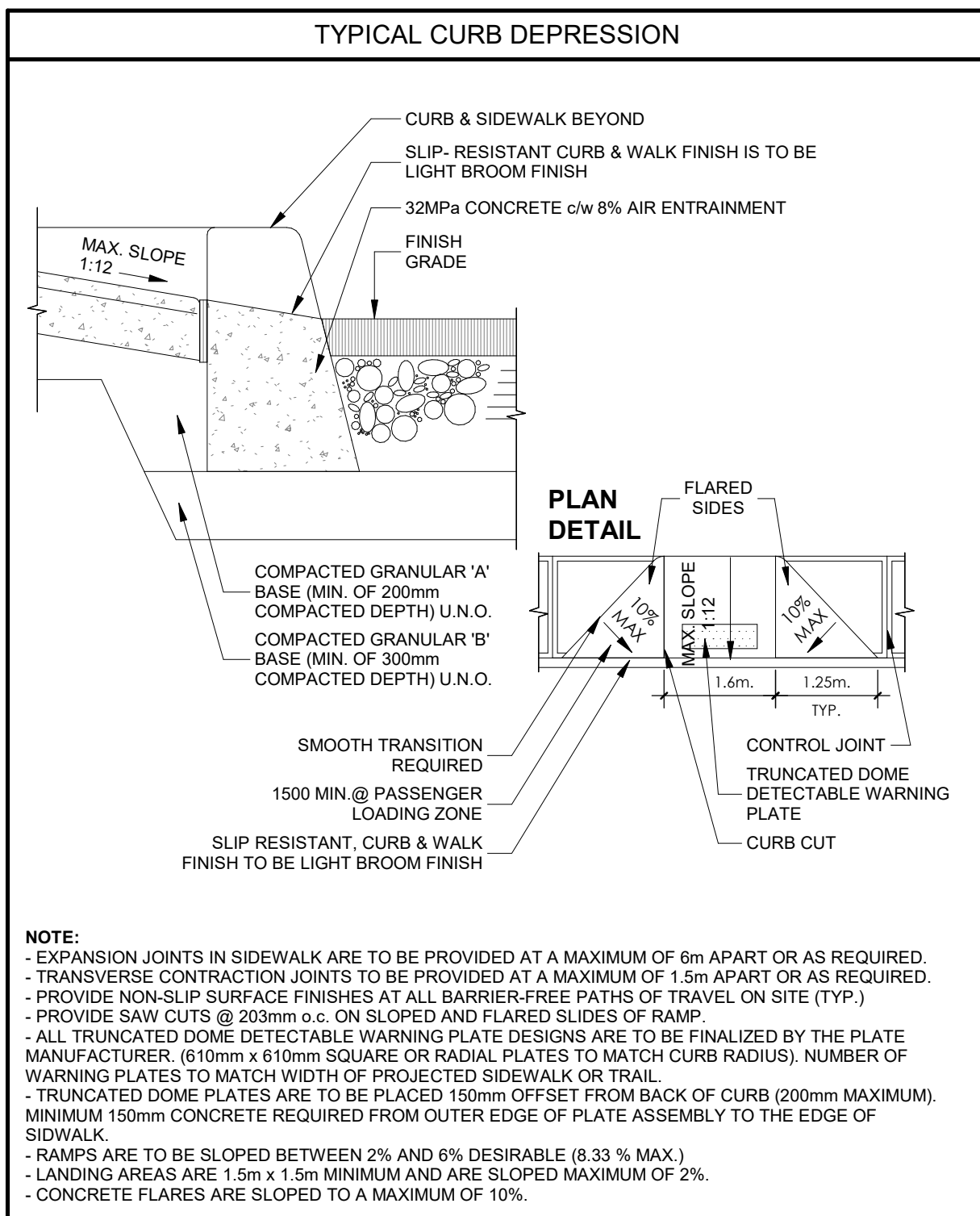


### SITE PLAN LEGEND

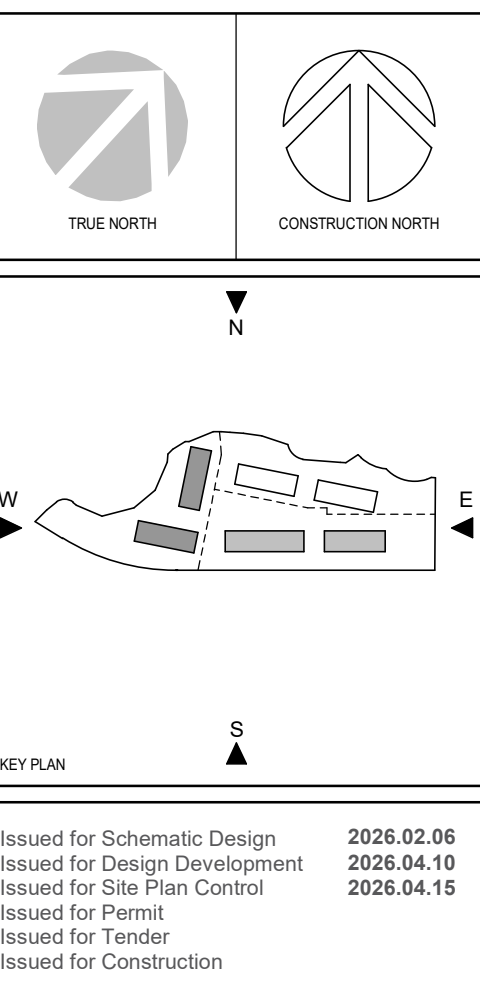
|                                                                                     |                                                                                                                  |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
|    | EXTENT OF UNDERGROUND PARKING GARAGE                                                                             |
|    | LINE OF SETBACK                                                                                                  |
|  | CENTERLINE OF ROAD                                                                                               |
|  | PROPERTY LINE                                                                                                    |
|  | DRIP LINE                                                                                                        |
|  | MAIN BUILDING ENTRANCE/<br>FIRE FIGHTER ENTRANCE                                                                 |
|  | SECONDARY BUILDING ENTRANCE                                                                                      |
|  | FIRE EXIT                                                                                                        |
|  | PARKING ENTRANCE                                                                                                 |
|  | FIRE DEPT CONNECTION                                                                                             |
|  | BOLLARD                                                                                                          |
|  | LIGHT BOLLARD                                                                                                    |
|  | MANHOLE COVER                                                                                                    |
|  | CATCH BASIN                                                                                                      |
|  | FIRE HYDRANT                                                                                                     |
|  | GAS METER                                                                                                        |
|  | EX. WATER VALVE                                                                                                  |
|  | SIGNAGE                                                                                                          |
|  | EX. GUY WIRE                                                                                                     |
|  | EX. WOOD UTILITY POLE                                                                                            |
|  | FINISHED FLOOR ELEVATION                                                                                         |
|  | SITE ELEVATIONS<br>(SHOWN TO ESTABLISH AVERAGE<br>GRADE)                                                         |
|  | FIRE ACCESS ROUTE - SIGNAGE<br>PLACED ON WYHER SIDE                                                              |
|  | FIRE ACCESS ROUTE                                                                                                |
|  | WASTE COLLECTION POINT                                                                                           |
|  | SOFT LANDSCAPING                                                                                                 |
|  | REGULATED AREA                                                                                                   |
|  | DISTANCE FROM PRINCIPAL<br>ENTRANCE TO FIRE ROUTE<br>DISTANCE FROM FIRE HYDRANT TO<br>FIRE DEPARTMENT CONNECTION |
|  | MVCA - MEANDER BELT                                                                                              |
|  | MVCA - REGULATION LIMIT                                                                                          |
|  | MVCA - 100 YEAR FLOOD PLAIN                                                                                      |







| PROJECT DATA |                                                |         |         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                            |                         |         |
|--------------|------------------------------------------------|---------|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|-------------------------|---------|
| ITEM         | PROPOSED BY DESIGNER/ARCHITECT                 |         |         | REQUIRED PER ZONING BY-LAW 2026-50                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                         | COMPLIANCE (YES/NO)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | REFERENCE FROM ZONING BY-LAW                                               |                         |         |
|              | PHASE 1                                        | PHASE 2 | PHASE 3 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                            |                         |         |
| A            | ZONING CATEGORY                                |         |         | N/A (H45) Neighbourhood Medium-Density                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                         | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SECTION 908                                                                |                         |         |
| B            | TOTAL LOT AREA                                 |         |         | GROSS AREA = 32,325.45 m <sup>2</sup> (3.23 HA) (7.69 ACRES)<br>WATERMAIN EASEMENT AREA = 752.7 m <sup>2</sup><br>NET AREA = 31,582.7 m <sup>2</sup> (3.16 HA) (7.80 ACRES)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                         | NO MINIMUM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Table 908                                                                  |                         |         |
|              | LOT WIDTH                                      |         |         | 85.65m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                         | YES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Table 908                                                                  |                         |         |
|              | PARKLAND DEDICATION                            |         |         | 0.0 m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                         | 1 HECTARE PER 800 UNITS, NOT TO EXCEED 10% OF THE GROSS LAND AREA (0.323 ha)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | PER ZONING BY-LAW No. 2022-280                                             |                         |         |
| C            | GROSS FLOOR AREA (GFA) M2                      |         |         | BLDG A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | BLDG B1                 | BLDG B2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | BLDG B3                                                                    | BLDG B4                 | BLDG B5 |
|              | LEVEL 1                                        |         |         | 1,412.93 m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1,087.72 m <sup>2</sup> | 1,087.72 m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1,087.72 m <sup>2</sup>                                                    | 1,087.72 m <sup>2</sup> | N/A     |
|              | LEVEL 2                                        |         |         | 1,412.93 m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1,084.48 m <sup>2</sup> | 1,084.48 m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1,084.48 m <sup>2</sup>                                                    | 1,084.48 m <sup>2</sup> | N/A     |
|              | LEVEL 3                                        |         |         | 1,412.93 m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1,084.48 m <sup>2</sup> | 1,084.48 m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1,084.48 m <sup>2</sup>                                                    | 1,084.48 m <sup>2</sup> | N/A     |
|              | LEVEL 4                                        |         |         | 1,412.93 m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1,084.48 m <sup>2</sup> | 1,084.48 m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1,084.48 m <sup>2</sup>                                                    | 1,084.48 m <sup>2</sup> | N/A     |
|              | LEVEL 5                                        |         |         | 1,412.93 m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1,084.48 m <sup>2</sup> | 1,084.48 m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1,084.48 m <sup>2</sup>                                                    | 1,084.48 m <sup>2</sup> | N/A     |
|              | LEVEL 6                                        |         |         | 1,250.00 m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1,084.48 m <sup>2</sup> | 1,084.48 m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1,084.48 m <sup>2</sup>                                                    | 1,084.48 m <sup>2</sup> | N/A     |
|              | ROOF                                           |         |         | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | N/A                     | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | N/A                                                                        | N/A                     | N/A     |
|              | GROSS FLOOR AREA (EXCLUDES BASEMENT/ P1 LEVEL) |         |         | 8,315.27 m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 6,510.14 m <sup>2</sup> | 6,510.14 m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 6,510.14 m <sup>2</sup>                                                    | 6,510.14 m <sup>2</sup> | N/A     |
|              | FLOOR SPACE INDEX                              |         |         | ALL BUILDINGS TOTAL GFA / GROSS SITE AREA = 40,885.98 m <sup>2</sup> / 32,325.45 m <sup>2</sup> = 1.26                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                         | NO MAXIMUM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | TABLE 191                                                                  |                         |         |
|              | BASEMENT / P1 LEVEL                            |         |         | 1,406.77 m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1,472.25 m <sup>2</sup> | 1,472.25 m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1,077.71 m <sup>2</sup>                                                    | 1,077.71 m <sup>2</sup> | N/A     |
|              | NUMBER OF UNITS                                |         |         | 87 UNITS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 77 UNITS                | 77 UNITS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 77 UNITS                                                                   | 77 UNITS                | N/A     |
| D            | BUILDING FOOTPRINT                             |         |         | TOTAL ON LOT: (BUILDING A x 1) + (BUILDING B x 5) = 11,412.93 m <sup>2</sup> x 1.1 = 12,554.22 m <sup>2</sup> (3,418,585 sq. ft.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                         | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | N/A                                                                        |                         |         |
|              | BUILDING COVERAGE OF TOTAL LOT AREA (%)        |         |         | 9.8% (11,412.93 m <sup>2</sup> / 116,000 m <sup>2</sup> TOTAL BUILDING FOOTPRINT AMT. SITE AREA)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                         | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | N/A                                                                        |                         |         |
| E            | TOTAL PARKING STALLS                           |         |         | WITHIN LOT BUFFER:<br>STANDARD PARKING (SURFACE) INCL. BF SPACES = 108 SPACES<br>PARALLEL PARKING (SURFACE) = 11 SPACES<br>COMPACT PARKING (SURFACE) = 40 SPACES<br>STANDARD PARKING (UG GARAGE) INCL. BF SPACES = 139 SPACES<br>COMPACT PARKING (UG GARAGE) = 53 SPACES<br>TOTAL = 411 SPACES (PARKING RATIO = 4.71 SPACES/UNIT)<br>*EXCLUDES VISITOR PARKING SPACES                                                                                                                                                                                                                                                                                                                                                                                                                               |                         | FOR DWELLING, MID-HIGH RISE APARTMENT, 0 SPACES PER DWELLING UNIT<br>472 UNITS x 0 SPACES/UNIT = 0 SPACES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | SECTION 601                                                                |                         |         |
|              | VISITOR PARKING                                |         |         | 48 SPACES (PARKING RATIO = 0.11 SPACES/UNIT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                         | FOR DWELLING, MID-HIGH RISE APARTMENT, 0.3 SPACES PER DWELLING UNIT<br>472 UNITS x 0.1 SPACES/UNIT = 48 SPACES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | SECTION 603, AREA D, ON SCHEDULE A                                         |                         |         |
|              | ACCESSIBLE PARKING SPACES                      |         |         | UG PARKING BUILDING A = 1 TYPE A<br>UG PARKING BUILDING B = 1 TYPE A IN EACH BUILDING x 5 TYPE A SPACES = 5 TYPE A (10 TYPE A)<br>TOTAL = 8 TYPE A, 0 TYPE B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                         | FOR 551-600 PARKING SPACES: 7 TYPE A, 7 TYPE B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | TRAFFIC & PARKING BY-LAW No. 2017-301 PART C, SECTION 112                  |                         |         |
|              | BIKE SPACES                                    |         |         | LONG-TERM BIKE PARKING:<br>(BLDG A - 82 STACKED + 3 INCLUSIVE) (BLDG B - (48 STACKED + 3 INCLUSIVE + 3 GF STORAGE) = 385<br>INCLUSIVE BIKE PARKING: 18<br>SHORT-TERM BIKE PARKING: 40 (SEE SITE PLAN FOR LOCATIONS)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                         | LONG-TERM BIKE PARKING: 0.75 SPACES/UNIT = 354<br>SHORT-TERM BIKE PARKING: 2 SPACES + 1 SPACE/20 UNITS FOR BUILDINGS > 21 UNITS = 20<br>INCLUSIVE BIKE PARKING: 5% OF TOTAL REQUIRED BIKE SPACES (WHERE > 20 SPACES REQUIRED) = 18                                                                                                                                                                                                                                                                                                                                                                                                                                                    | TABLE 613B - MINIMUM BI-CYCLE PARKING SPACE RATES FOR RESIDENTIAL USES     |                         |         |
|              | EV PARKING SPACES                              |         |         | BOTTOM ROW OF STACKED SPACES = 177<br>PARKADE PARKING = 185                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                         | A MINIMUM OF 50 PER CENT OF LONG-TERM BI-CYCLE PARKING SPACES MUST BE HORIZONTAL<br>20% OF PARKING SPACES MUST SUPPORT LEVEL 2 EV CHARGING = 110 SPACES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | TABLE 613B                                                                 |                         |         |
| F            | STANDARD PARKING STALL DIMENSIONS              |         |         | AS REQUIRED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                         | 2.8m WIDTH x 5.2m LENGTH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | SECTION 605                                                                |                         |         |
|              | COMPACT PARKING STALL DIMENSIONS               |         |         | AS REQUIRED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                         | 2.8m WIDTH x 4.9m LENGTH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | SECTION 605                                                                |                         |         |
|              | ACCESSIBLE PARKING STALL DIMENSIONS            |         |         | AS REQUIRED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                         | TYPE A<br>3.6m WIDTH x 5.2m LENGTH<br>TYPE B<br>2.4m WIDTH x 5.2m LENGTH<br>1.5m WIDE ACCESSIBLE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | TRAFFIC & PARKING BY-LAW No. 2017-301 PART C, SECTION 113                  |                         |         |
|              | PARALLEL PARKING STALL DIMENSIONS              |         |         | AS REQUIRED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                         | 2.4m WIDTH x 5.2m LENGTH                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | SECTION 605                                                                |                         |         |
|              | BIKE SPACE DIMENSIONS                          |         |         | AS REQUIRED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                         | STACKED: 0.2 M W x 1.8 M L, 2.4 M CLEAR HEIGHT<br>INCLUSIVE: 1.2 M W x 2.7 M L, 2.3 M CLEAR HEIGHT<br>ACCESSIBLE: 1.5 M MIN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | SECTION 613                                                                |                         |         |
|              | LOADING SPACE DIMENSION                        |         |         | 4 SPACES:<br>13.0m LENGTH x 4.0m WIDTH<br>ADDITIONAL 6.0m x 4.0m STAGING AREA ALSO PROVIDED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                         | NOT REQUIRED FOR RESIDENTIAL USES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | SECTION 610                                                                |                         |         |
|              | DRIVE AISLE AND DRIVEWAY DIMENSIONS            |         |         | 6.7m WIDE NORTHERN DRIVE AISLE<br>6.0m ELSEWHERE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                         | 6.0m WIDE DRIVE AISLE FOR PARKING LOT OR DRIVEWAY (SEE DETAIL FOR PARKING LOT OR DRIVEWAY)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | SECTION 607 & 608                                                          |                         |         |
|              | PARKING LOCATIONS                              |         |         | VARIES, REFER TO SITE PLAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                         | NO PARKING SPACE MAY BE ESTABLISHED IN A FRONT YARD, AN EXTERIOR SIDE YARD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | SECTION 604                                                                |                         |         |
|              | PARKING LOT LANDSCAPE BUFFER                   |         |         | VARIES, REFER TO SITE PLAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                         | PARKING LOT LANDSCAPE BUFFER: 6.0 M MIN. FOR 100 + SPACES<br>6 SPACES (RESIDENTIAL USES)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | SECTION 607 "UNDER APPEAL"                                                 |                         |         |
| G            | NUMBER OF LOADING SPACES                       |         |         | 4 SPACE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                         | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SECTION 610                                                                |                         |         |
| H            | MINIMUM FACADE OPENINGS                        |         |         | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                         | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | N/A                                                                        |                         |         |
|              | MINIMUM STREET LINE FACADE OPENINGS            |         |         | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                         | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | N/A                                                                        |                         |         |
| I            | LANDSCAPE AREA                                 |         |         | 11,655.9 m <sup>2</sup> (36.9%)<br>**BASED ON NET SITE AREA, INCLUDES PRIVATE PATIO AREAS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                         | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | N/A                                                                        |                         |         |
|              | LANDSCAPE AREA WITHIN PLANNED UNIT DEVELOPMENT |         |         | SOFT LANDSCAPING ONLY = 7,829.2m <sup>2</sup> (25%)<br>**BASED ON NET SITE AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                         | 25% MIN. OF THE TOTAL LOT AREA MUST BE SOFT LANDSCAPED AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | SECTION 703 - PLANNED UNIT DEVELOPMENT                                     |                         |         |
|              | PRIVATE AMENITY SPACE                          |         |         | TOTAL AMENITY<br>BLDG A: 781.7 m <sup>2</sup><br>BLDG B: 709.9 m <sup>2</sup> x 5 = 3,549.5 m <sup>2</sup><br>TOTAL AMENITY = 4,331.6 m <sup>2</sup><br>COMMUNAL AMENITY<br>BLDG A: INTERIOR: 1,052.9 m <sup>2</sup><br>ROOFTOP PATIO: 170.2 m <sup>2</sup><br>BLDG B: INTERIOR: 41.5 m <sup>2</sup> BUILDING B x 5 = 207.5 m <sup>2</sup><br>EXTERIOR:<br>AMENITY AREA A = 781.5 m <sup>2</sup><br>AMENITY AREA B = 597.0 m <sup>2</sup><br>AMENITY AREA C = 653.7 m <sup>2</sup><br>AMENITY AREA D = 440.4 m <sup>2</sup><br>AMENITY AREA E = 340.1 m <sup>2</sup><br>TOTAL COMMUNAL AMENITY = 4,263.1 m <sup>2</sup><br>NOTE:<br>+ MERISE BUILDING BALCONIES/PATIOS CONTRIBUTE TO TOTAL AMENITY AREA REQUIREMENT<br>+ COMMON AMENITY (INTERIOR AND EXTERIOR) CONTRIBUTE TO COMMUNAL AMENITY AREA |                         | TOTAL AMENITY<br>6.1 m <sup>2</sup> PER DWELLING UNIT<br>472 UNITS x 6.0 m <sup>2</sup> DWELLING UNIT = 2,832.0 m <sup>2</sup><br>COMMUNAL AMENITY<br>MINIMUM 50% OF TOTAL = 1,416.0 m <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SECTION 208                                                                |                         |         |
| J            | SETBACKS                                       |         |         | FRONT YARD SETBACK (PLANTAR DRIVE)<br>VARIES, REFER TO SITE PLAN<br>REAR YARD SETBACK (FEEDMILL CREEK WEST / ARCHIOLOGY AREA)<br>VARIES, REFER TO SITE PLAN<br>INTERIOR SIDE YARD SETBACK (FEEDMILL CREEK NORTH)<br>VARIES, REFER TO SITE PLAN<br>EXTERIOR SIDE YARD SETBACK (SUSPENSION / 15' MIN. x 15' MIN.)<br>VARIES, REFER TO SITE PLAN<br>FEEDMILL CREEK WATERCOURSE SETBACK<br>VARIES, REFER TO SITE PLAN, MINIMUM 18.0m                                                                                                                                                                                                                                                                                                                                                                    |                         | 3.0m MIN. - ABUTTING A LOT IN A RESIDENTIAL ZONE<br>2.0m MIN. - ABUTTING THE RAPID TRANSIT CORRIDOR<br>OTHER CASES - NO MINIMUM<br>6.0m MIN. - ABUTTING A LOT IN A RESIDENTIAL ZONE<br>2.0m MIN. - ABUTTING THE RAPID TRANSIT CORRIDOR<br>OTHER CASES - NO MINIMUM<br>3.0m MIN. - ABUTTING A LOT IN A RESIDENTIAL ZONE<br>2.0m MIN. - ABUTTING THE RAPID TRANSIT CORRIDOR<br>OTHER CASES - NO MINIMUM<br>3.0m MIN. - ABUTTING A LOT IN A RESIDENTIAL ZONE<br>2.0m MIN. - ABUTTING THE RAPID TRANSIT CORRIDOR<br>OTHER CASES - NO MINIMUM<br>30 METRES FROM THE TOP OF BANK OF ANY WATERCOURSE OR FEATURE<br>NO MINIMUM 6.7m FOR ALL USES WITHIN 400 METERS OF A RAPID TRANSIT STATION | TABLE 908<br>TABLE 908<br>TABLE 908<br>TABLE 908<br>TABLE 908<br>TABLE 404 |                         |         |
| K            | MINIMUM BUILDING HEIGHT (M)                    |         |         | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                         | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | TABLE 908                                                                  |                         |         |
|              | MAXIMUM BUILDING HEIGHT (M)                    |         |         | BUILDING A = APPROX. 23.5m FROM GRADE<br>BUILDING B1, B2, B3, B4, B5 = APPROX. 23.1m FROM GRADE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                         | 45m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | TABLE 908                                                                  |                         |         |
|              | NUMBER OF STOREYS                              |         |         | 6 STOREYS ALL BUILDINGS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                         | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | TABLE 908                                                                  |                         |         |



Issued for Schematic Design 2026.04.06  
Issued for Design Development 2026.04.10  
Issued for Permit 2026.04.15  
Issued for Tender 2026.04.15  
Issued for Construction

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ALL DIMENSIONS ARE SHOWN IN MILLIMETERS.  
DO NOT SCALE THE DRAWINGS.

DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE PROJECT / ENGINEER BEFORE PROCEEDING.  
ONLY FIGURED DIMENSIONS MUST BE USED.  
THE CONTRACTOR MUST CHECK THE DIMENSIONS ON SITE.

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ONTARIO ASSOCIATION OF ARCHITECTS  
REGISTERED ARCHITECT  
MATHY WALLEN  
2025.05.15

CONSULTANTS  
IRONCLAD DEVELOPMENTS INC.

PROJECT  
319 HUNTMAR - SITE PLAN

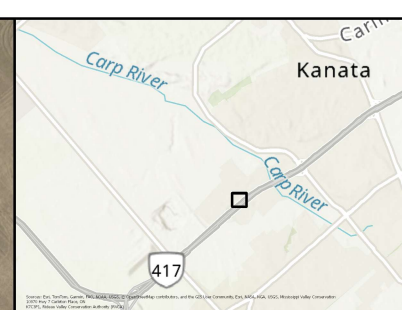
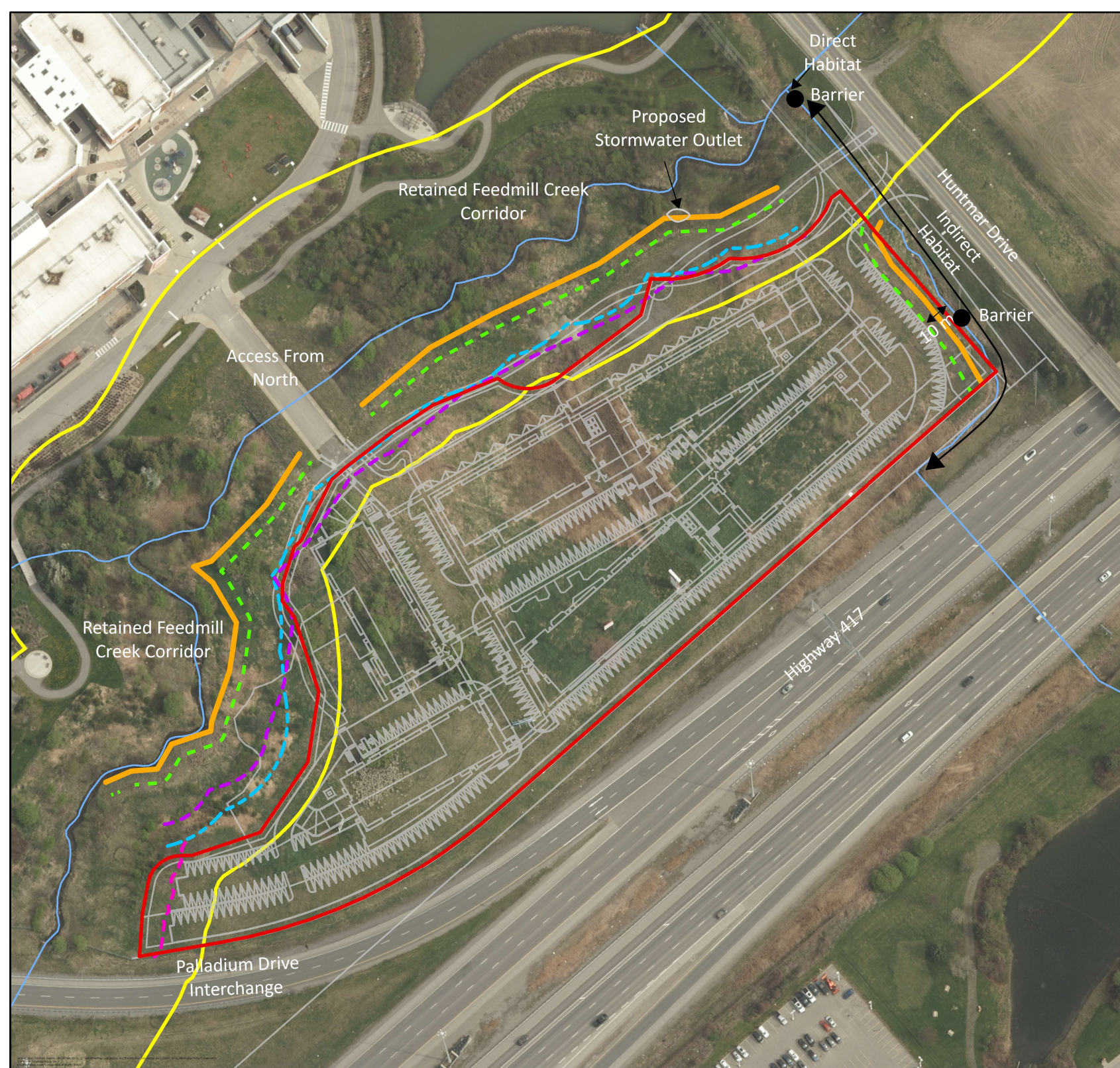
DRAWING TITLE  
SITE STATS AND DETAILS

SHEET NO. ARCH (3) (319H41) SCALE: As Indicated

PROJECT NO. 25066

DRAWING NO. SP1.1





26-6019A  
HUNTMAR DRIVE  
CITY OF OTTAWA

### MAP 3: PROPOSED DEVELOPMENT

- LEGEND**
- Streams
  - MVCA Regulation Limit
  - Site
  - Top of Bank
  - 5 m Top of Slope Setback
  - 20 m Top of Slope Setback from Creek
  - 30 m Setback from Creek
  - MVCA Erosion Hazard

Prepared By: BK  
Reviewed & Approved By: BM

1:1,800  
1 cm = 18 meters

0 5 10 20  
Meters

N  
W E  
S

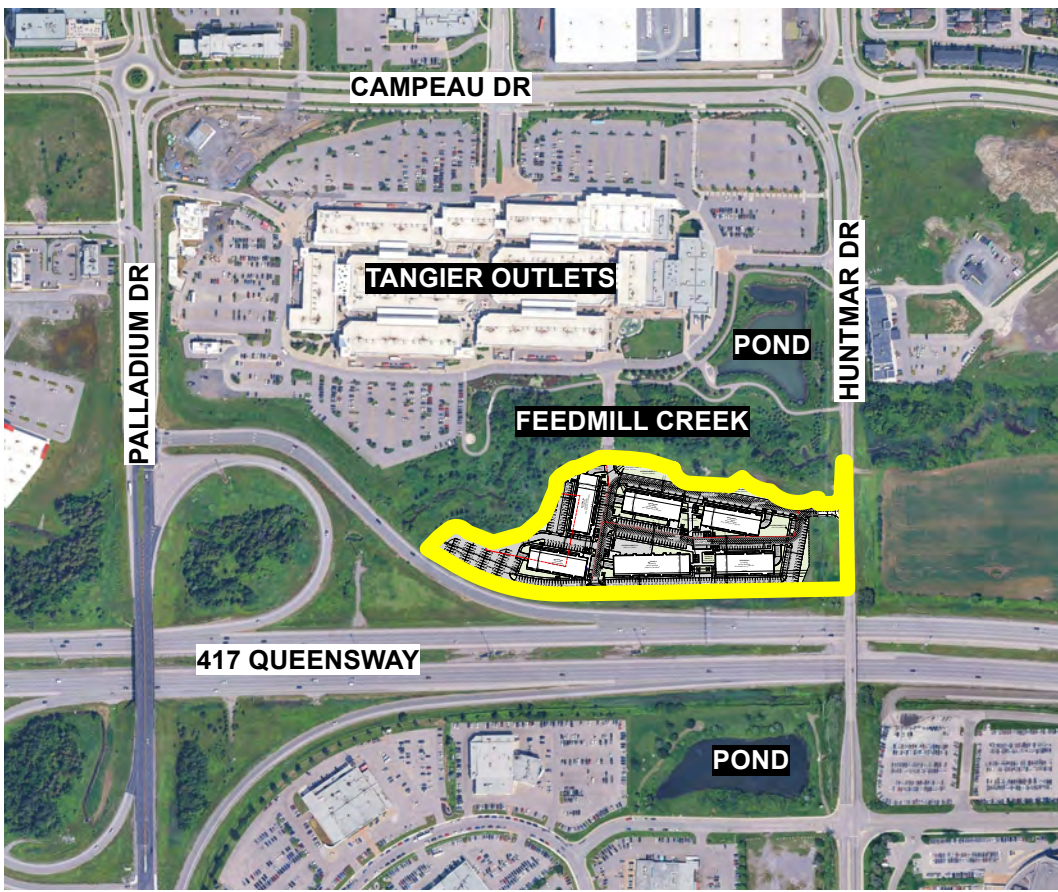
PROJECT NO.  
26-6019A

DATE:  
9/17/2026



## APPENDIX A – LANDSCAPE PLANS





CONTEXTUAL PLAN

Scale: NTS

| Plant List - FULL SITE                                                  |      |     |                                            |                                      |                       |
|-------------------------------------------------------------------------|------|-----|--------------------------------------------|--------------------------------------|-----------------------|
| Origin                                                                  | ID   | Qty | Botanical Name                             | Common Name                          | Sched. S              |
| LARGE CONIFEROUS TREES (>14m)                                           |      |     |                                            |                                      |                       |
| Ntv                                                                     | LI   | 1   | Larix laricina                             | American Larch Tamarack              | 200cm ht. WB, Staked  |
| Ntv                                                                     | Pb   | 2   | Pinus banksiana                            | Jack Pine                            | 200cm ht. WB, Staked  |
| Ntv                                                                     | Pg   | 1   | Picea glauca                               | White Spruce                         | 200cm ht. WB, Staked  |
| Ntv                                                                     | Pp   | 1   | Picea pungens                              | Colorado Spruce                      | 200cm ht. WB, Staked  |
| Ntv                                                                     | Ps   | 2   | Pinus strobus                              | Eastern White Pine                   | 200cm ht. WB, Staked  |
| SMALL CONIFEROUS TREES                                                  |      |     |                                            |                                      |                       |
| Ntv H                                                                   | PgYB | 6   | Picea glauca 'Yukon. Blue'                 | Yukon Blue White Spruce              | 125cm ht WB, Staked   |
| Ntv H                                                                   | TODG | 2   | Thuja occidentalis 'Degroot's Spire'       | Degroot's Spire Arborvitae           | 150cm ht Potted       |
| LARGE DECIDUOUS TREES (14m to 40m ht., canopy >13m)                     |      |     |                                            |                                      |                       |
| Ntv                                                                     | Ar   | 2   | Acer rubrum                                | Red Maple                            | 70mm calip WB, Staked |
| Ntv                                                                     | As   | 3   | Acer saccharum                             | Sugar Maple                          | 70mm cal. WB, Staked  |
| Ntv                                                                     | Asa  | 1   | Acer saccharinum                           | Silver Maple                         | 70mm cal. WB, Staked  |
| Ntv                                                                     | Bn   | 1   | Betula nigra                               | River Birch Multi                    | 70mm cal. WB, Staked  |
| Ntv                                                                     | Bp   | 1   | Betula papyrifera                          | Paper Birch                          | 60mm calip WB, Staked |
| Ntv                                                                     | BpC  | 1   | Betula papyrifera                          | Paper Birch Clump                    | 70mm cal. WB, Staked  |
| Ntv                                                                     | Co   | 6   | Celtis occidentalis                        | Common Hackberry                     | 70mm cal. WB, Staked  |
| Ntv                                                                     | Cov  | 3   | Carya ovata                                | Shagbark Hickory                     | 70mm cal. WB, Staked  |
| Ntv                                                                     | Gd   | 4   | Gymnocladus dioicus                        | Kentucky Coffee Tree                 | 70mm cal. WB, Staked  |
| Ntv H                                                                   | GIS  | 1   | Gleditsia triacanthos var. inermis 'Shade' | Shademaster Honeylocust              | 70mm cal. WB, Staked  |
| Ntv                                                                     | Qb   | 2   | Quercus bicolor                            | Swamp White Oak                      | 70mm cal. WB, Staked  |
| Ntv                                                                     | Qma  | 4   | Quercus macrocarpa                         | Bur Oak                              | 70mm cal. WB, Staked  |
| Ntv                                                                     | Qr   | 5   | Quercus rubra                              | Northern Red Oak                     | 70mm cal. WB, Staked  |
| LARGE and MEDIUM DECIDUOUS TREES (Pending MTO approval)                 |      |     |                                            |                                      |                       |
| Ntv                                                                     | Ag   | 5   | Aesculus glabra                            | Ohio Buckeye                         | 70mm cal. WB, Staked  |
| Ntv                                                                     | Co   | 5   | Celtis occidentalis                        | Common Hackberry                     | 70mm cal. WB, Staked  |
| Ntv                                                                     | Gd   | 4   | Gymnocladus dioicus                        | Kentucky Coffee Tree                 | 70mm cal. WB, Staked  |
| Ntv H                                                                   | GIS  | 3   | Gleditsia triacanthos inermis 'Draves'     | Streetkeeper Honeylocust             | 70mm cal. WB, Staked  |
| Ntv H                                                                   | GIS  | 1   | Gleditsia triacanthos var. inermis 'Shade' | Shademaster Honeylocust              | 60mm calip WB, Staked |
| Ntv                                                                     | Qr   | 5   | Quercus rubra                              | Northern Red Oak                     | 70mm cal. WB, Staked  |
| Ntv H                                                                   | UaVF | 4   | Ulmus americana 'Valley Forge'             | Valley Forge Elm                     | 70mm cal. WB, Staked  |
| MEDIUM DECIDUOUS TREES (9m to 13.5m ht., 8.5 - 20m canopy dia)          |      |     |                                            |                                      |                       |
| Ntv                                                                     | Ag   | 4   | Aesculus glabra                            | Ohio Buckeye                         | 70mm cal. WB, Staked  |
| Ntv H                                                                   | ARRR | 1   | Acer rubrum 'Red Rocket'                   | Red Rocket Red Maple                 | 70mm calip WB, Staked |
| Ntv                                                                     | Bpo  | 4   | Betula populifolia                         | Grey Birch                           | 70mm cal. WB, Staked  |
| Ntv                                                                     | Cc   | 4   | Carpinus caroliniana                       | Bluebeech                            | 70mm cal. WB, Staked  |
| Ntv                                                                     | Cov  | 1   | Carya ovata                                | Shagbark Hickory                     | 70mm cal. WB, Staked  |
| Ntv H                                                                   | GIS  | 2   | Gleditsia triacanthos inermis 'Draves'     | Streetkeeper Honeylocust             | 70mm cal. WB, Staked  |
| Ntv                                                                     | Ov   | 4   | Ostrya virginiana                          | Ironwood                             | 70mm cal. WB, Staked  |
| SMALL DECIDUOUS TREES (7m to 8.5m ht. and canopy dia.)                  |      |     |                                            |                                      |                       |
| Ntv                                                                     | Ac   | 10  | Amelanchier canadensis                     | Serviceberry                         | 45mm cal. WB, Staked  |
| Ntv                                                                     | CaT  | 3   | Cornus alternifolia                        | Alternate-Leaved Dogwood (Tree form) | 50mm cal. WB, Staked  |
| Ntv H                                                                   | CcgC | 13  | Crataegus crus-galli inermis 'Cruzam'      | Thornless Crusader Cockspur Hawthorn | 50mm cal. WB, Staked  |
| Non N                                                                   | MSD  | 5   | Malus x 'Snowdrift'                        | Snowdrift Crabapple                  | 40mm cal. WB, Staked  |
| Ntv                                                                     | Sd   | 5   | Sorbus decora                              | Showy Mountain Ash                   | 50mm cal. WB, Staked  |
| ORNAMENTAL DECIDUOUS TREES (4 - 6m mature height, mature spread 4 - 6m) |      |     |                                            |                                      |                       |
| Ntv                                                                     | Ac   | 1   | Amelanchier canadensis                     | Serviceberry                         | 45mm cal. WB, Staked  |
| Ntv H                                                                   | AcB  | 1   | Amelanchier canadensis 'Ballerina'         | Ballerina Serviceberry (tree form)   | 40mm cal. WB, Staked  |
| SMALL ORNAMENTAL DECIDUOUS TREES                                        |      |     |                                            |                                      |                       |
| Ntv H                                                                   | BnFV | 2   | Betula nigra 'Little King'                 | Fox Valley River Birch               | 45mm cal. WB, Staked  |
| Non N                                                                   | MMM  | 1   | Malus 'Mini Me'                            | Mini Me Crabapple                    | 40mm cal. WB, Staked  |
| Non N                                                                   | MsR  | 2   | Malus sargentii 'Rosea'                    | Pink Flowering Crabapple             | 45mm cal. WB, Staked  |
| SHRUBS                                                                  |      |     |                                            |                                      |                       |
| Ntv                                                                     | Am   | 17  | Aronia melanocarpa                         | Black Chokeberry                     | Bare root             |
| Ntv                                                                     | Ca   | 3   | Cornus alternifolia                        | Pagoda Dogwood                       | 100cm ht Potted       |
| Ntv                                                                     | CaI  | 21  | Clethra alnifolia                          | Summersweet Clethra                  | 50cm ht BB            |
| Ntv                                                                     | Cea  | 34  | Ceanothus americanus                       | New Jersey Tea                       | 2 gallon pot Potted   |
| Ntv                                                                     | DI   | 68  | Diervilla lonicera                         | Dwarf Bush-honeysuckle               | 2 gallon pot Potted   |
| Non N                                                                   | HaA  | 85  | Hydrangea arborescens 'Annabelle'          | Annabelle Hydrangea                  | 2 gallon pot Potted   |
| Ntv                                                                     | Hp   | 46  | Hypericum prolificum                       | Shrubby St. John's Wort              | 50cm ht 2 gallon pot  |
| Ntv                                                                     | Iv   | 5   | Ilex verticillata                          | Winterberry                          | 125cm ht BB           |
| Ntv H                                                                   | JcPP | 90  | Juniperus communis 'Pencil Point'          | Pencil Point Juniper                 | Potted                |
| Ntv H                                                                   | JvSR | 3   | Juniperus virginiana 'Skyrocket'           | Skyrocket Juniper                    | Potted                |
| Ntv H                                                                   | PGD  | 65  | Potentilla fruticosa 'Gold Drop'           | Gold Drop Potentilla                 | Potted                |
| Ntv                                                                     | Po   | 17  | Physocarpus opulifolius                    | Ninebark                             | 50cm ht BB            |
| Ntv H                                                                   | PoD  | 34  | Physocarpus opulifolius 'Diablo'           | Diablo Ninebark                      | Potted                |
| Ntv                                                                     | Sa   | 8   | Symphoricarpos albus                       | Common Snowberry                     | 100cm ht Potted       |
| Non N                                                                   | SJS  | 26  | Spiraea japonica 'Shirobana'               | Shirobana Spirea                     | 0.8m o.c. Potted      |
| Ntv                                                                     | Spa  | 12  | Spiraea alba                               | Meadowsweet                          | 50cm ht BB            |
| Ntv H                                                                   | TODG | 12  | Thuja occidentalis 'Degroot's Spire'       | Degroot's Spire Arborvitae           | 150cm ht Potted       |
| Ntv                                                                     | ToH  | 31  | Thuja occidentalis 'Holmstrup'             | Holmstrup Eastern Arborvitae         | 150cm ht Potted       |
| Ntv                                                                     | VI   | 13  | Viburnum lentago                           | Nannyberry Viburnum                  | Potted                |

PLANT ORIGIN KEY:  
Ntv=Native species  
Ntv H=Native species, horticultural variant  
Non NH=Native species hybridised with non-native species  
Non N=Non-native species

Perennials (Min 75% native):  
PvA = Ornamental Grasses: Feather Reed Grass, Switch Grass, Fecue  
PvB = Sun Perennials: Coneflower, Daylily, Black-eyed Susan, Blazing Star, Siberian Iris, Beebalm, Balloon Flower, Seathrift, Prairie Smoke, Blanket Flower, Coreopsis, Butterfly Weed  
PvC = Shade Perennials: Hosta var., Fern var., Astilbe, Cranesbill Geranium, Evening Primrose, Largeflower Bellwort, Allegheny Foamflower, Bloodroot, Solomon's Seal, Wild Blue Phlox, Heuchera  
PvD = Trailing groundcovers: Moss Phlox, Creeping Thyme, Wild strawberry, Barren Strawberry

| PERENNIALS            |     |     |                            |
|-----------------------|-----|-----|----------------------------|
| Origin                | ID  | Qty | Type                       |
| 1351 TOTAL PERENNIALS |     |     |                            |
| Mixed                 | PvA | 459 | Ornamental Grasses         |
| Mixed                 | PvB | 559 | Sun Perennial variety      |
| Mixed                 | PvC | 238 | Shade Perennial variety    |
| Mixed                 | PvD | 95  | Trailing Perennial variety |

LEGEND

- PROPERTY LINE
- OFFSET FROM BUILDING - 4.5m
- OFFSET FROM BUILDING - 14m
- SEDIMENT CONTROL FENCE (SEE CIVIL)
- WATERMAIN EASMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK (SEE ARCH)
- PROPOSED TEXTURED CONCRETE IN WOONERF AREA
- BUILDING MAINTENANCE EDGE
- PROPOSED SODDED AREA
- PROPOSED SHRUBS
- PROPOSED PERENNIALS & ORNAMENTAL GRASSES
- PROPOSED TREES
- TREE PRESERVED (CRZ OUTER DASH, SRZ INNER DASH)

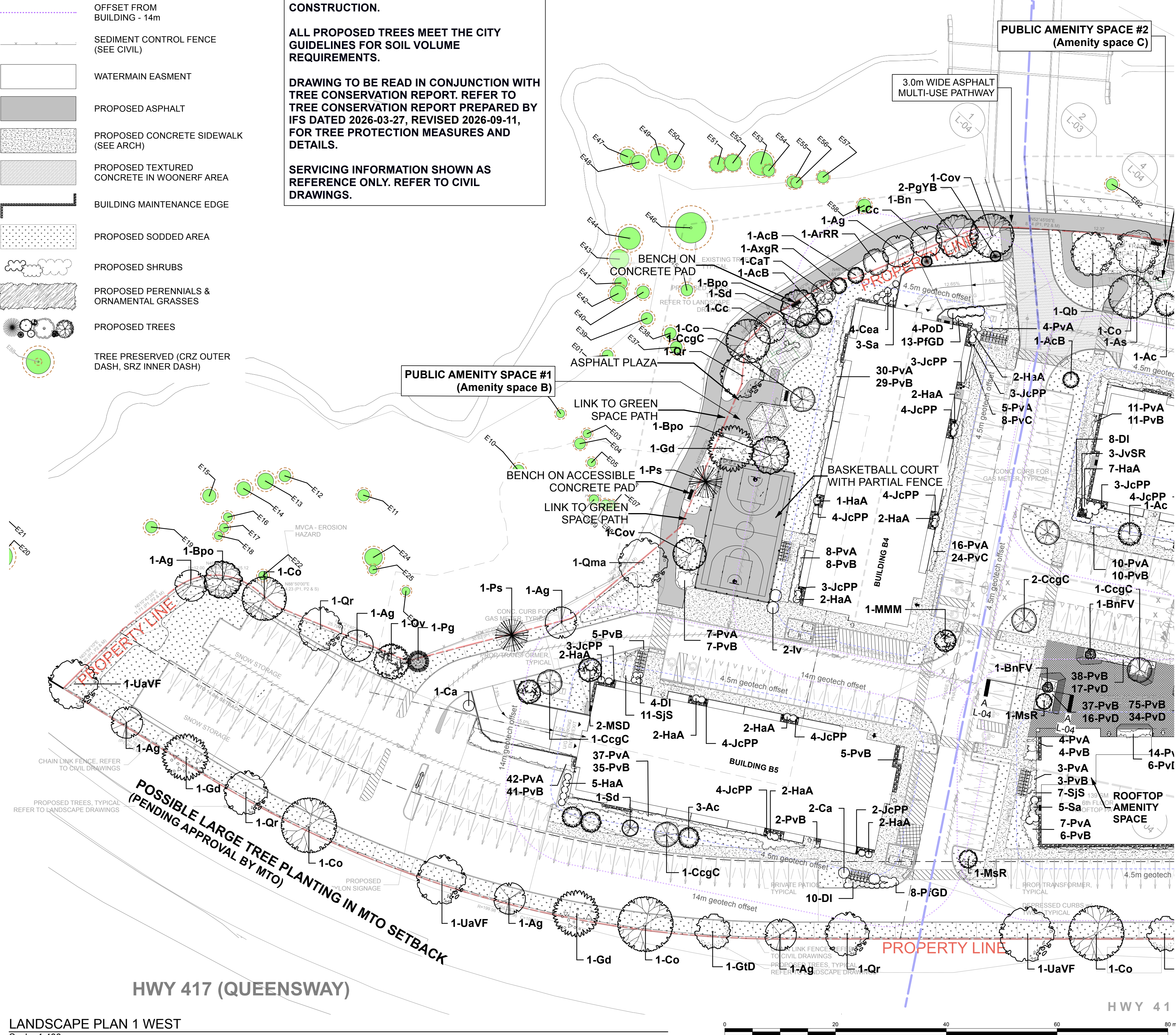
NOTES:

THIS PLAN IS ISSUED FOR SITE PLAN CONTROL SUBMISSION ONLY. ADDITIONAL DETAILING AND SPECIFICATIONS ARE REQUIRED PRIOR TO TENDERING OR CONSTRUCTION.

ALL PROPOSED TREES MEET THE CITY GUIDELINES FOR SOIL VOLUME REQUIREMENTS.

DRAWING TO BE READ IN CONJUNCTION WITH TREE CONSERVATION REPORT. REFER TO TREE CONSERVATION REPORT PREPARED BY IFS DATED 2026-03-27, REVISED 2026-09-11, FOR TREE PROTECTION MEASURES AND DETAILS.

SERVICING INFORMATION SHOWN AS REFERENCE ONLY. REFER TO CIVIL DRAWINGS.



LANDSCAPE PLAN 1 WEST  
Scale: 1:400

- GENERAL NOTES:
- ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS, SURVEYS AND CONSULTANT'S FIELD NOTES. REPORT ALL DISCREPANCIES PRIOR TO ANY WORK. NO RESPONSIBILITY IS BORNE BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS.
  - THE LOCATION OF THE UTILITIES IF SHOWN ON THE DKEY PLANRINGS SET, TO BE CONSIDERED AS APPROXIMATE ONLY, AND THE EXACT LOCATIONS SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR SHALL PROVE THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION FROM DAMAGE.
  - CONTRACTOR TO REVIEW PROJECT WITH CONSULTANT(S) AND OWNER'S REPRESENTATIVE(S) PRIOR TO COMMENCING ANY ON SITE WORK.
  - CONTRACTOR TO VERIFY ALL DIMENSIONS. EXISTING ELEMENTS TO BE REMOVED / RETAINED / SALVAGED / REINSTATED AS SHOWN ON THE DRAWINGS SET, PRIOR TO ANY CONSTRUCTION.
  - CONTRACTOR IS RESPONSIBLE TO PRESERVE AND PROTECT EXISTING ELEMENTS TO BE RETAINED / SALVAGED.
  - CONTRACTOR TO MAINTAIN POSITIVE SURFACE RUNOFF THROUGH THE ENTIRE CONSTRUCTION PERIOD.
  - CONTRACTOR TO OBTAIN APPROVAL OF CONSULTANT FOR FINAL SUBGRADE PRIOR TO INSTALLATION OF BASE LAYER(S).
  - CONTRACTOR TO OBTAIN APPROVAL OF CONSULTANT FOR GRANULAR BASE AND LAYOUT OF ALL PAVEMENT AREAS PRIOR TO INSTALLATION OF SURFACE LAYER(S).
  - CONTRACTOR TO REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.

|                         |                             |            |          |          |
|-------------------------|-----------------------------|------------|----------|----------|
| 2                       | Issued for SPC resubmission | 2026-09-11 |          |          |
| 1                       | Issued For SPC Submission   | 2026-04-01 |          |          |
| number/                 | milestone / fall            | date:      | initials | initials |
| designed by / conço par | checked by / vérifié par    |            |          |          |
| V. Odusanya             | M. Ruhland                  |            |          |          |
| drawn by / dessiné par  | scale / échelle             |            |          |          |
| T.Frost                 |                             |            |          |          |

|            |            |
|------------|------------|
| architect  | consultant |
| consultant | consultant |

project / location

319 HUNTMAR RD

319 Huntmar Rd, Ottawa, ON

drawing

WEST SIDE: BUILDING B4 / B5

|             |         |
|-------------|---------|
| sheet no.   | L-01    |
| project no. | 25-1773 |





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**GENERAL NOTES:**

1. ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS, SURVEYS AND CONSULTANT'S FIELD NOTES. REPORT ALL DISCREPANCIES PRIOR TO ANY WORK. NO RESPONSIBILITY IS BORNE BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS.
2. THE LOCATION OF THE UTILITIES IF SHOWN ON THE DKEY PLANRINGS SET, TO BE CONSIDERED AS APPROXIMATE ONLY, AND THE EXACT LOCATIONS SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR SHALL PROVE THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION FROM DAMAGE.
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4. CONTRACTOR TO VERIFY ALL DIMENSIONS. EXISTING ELEMENTS TO BE REMOVED / RETAINED / SALVAGED / REINSTATED AS SHOWN ON THE DRAWINGS SET, PRIOR TO ANY CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE TO PRESERVE AND PROTECT EXISTING ELEMENTS TO BE RETAINED / SALVAGED.
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9. CONTRACTOR TO REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.

**Ruhland & Associates Ltd**

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|   |                             |            |
|---|-----------------------------|------------|
| 2 | Issued for SPC resubmission | 2026-09-11 |
| 1 | Issued For SPC Submission   | 2026-04-01 |

|                                        |                                        |
|----------------------------------------|----------------------------------------|
| designed by / conçu par<br>V. Odusanya | checked by / vérifié par<br>M. Ruhland |
| drawn by / dessiné par<br>T. Frost     | scale / échelle                        |

architect consultant

consultant consultant

project / location

**319 HUNTMAR RD**

319 Huntmar Rd, Ottawa, ON

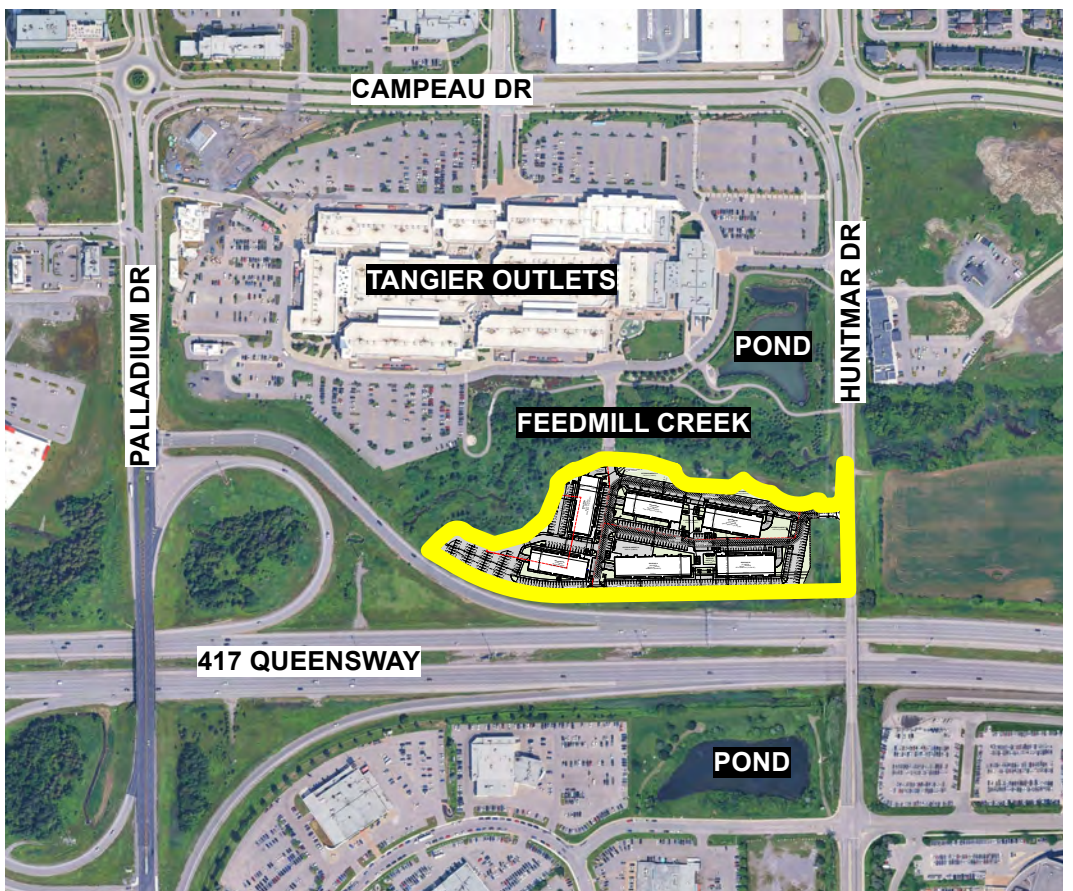
drawing

**EAST SIDE: BUILDINGS  
A / B1 / B2 / B3**

sheet no.

**L-02**

project no.  
25-1773



**CONTEXTUAL PLAN**

Scale: NTS

**LEGEND**

- PROPERTY LINE
- OFFSET FROM BUILDING - 4.5m
- OFFSET FROM BUILDING - 14m
- SEDIMENT CONTROL FENCE (SEE CIVIL)
- WATERMAIN EASEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE SIDEWALK (SEE ARCH)
- PROPOSED TEXTURED CONCRETE IN WOONERF AREA
- BUILDING MAINTENANCE EDGE
- PROPOSED SODDED AREA
- PROPOSED SHRUBS
- PROPOSED PERENNIALS & ORNAMENTAL GRASSES
- PROPOSED TREES
- TREE PRESERVED (CRZ OUTER DASH, SRZ INNER DASH)

**NOTES:**

THIS PLAN IS ISSUED FOR SITE PLAN CONTROL SUBMISSION ONLY. ADDITIONAL DETAILING AND SPECIFICATIONS ARE REQUIRED PRIOR TO TENDERING OR CONSTRUCTION.

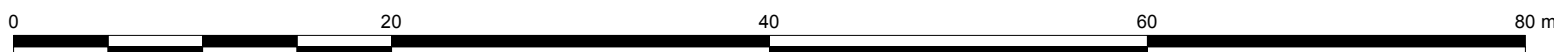
ALL PROPOSED TREES MEET THE CITY GUIDELINES FOR SOIL VOLUME REQUIREMENTS.

DRAWING TO BE READ IN CONJUNCTION WITH TREE CONSERVATION REPORT. REFER TO TREE CONSERVATION REPORT PREPARED BY IFS DATED 2026-03-27, REVISED 2026-09-11, FOR TREE PROTECTION MEASURES AND DETAILS.

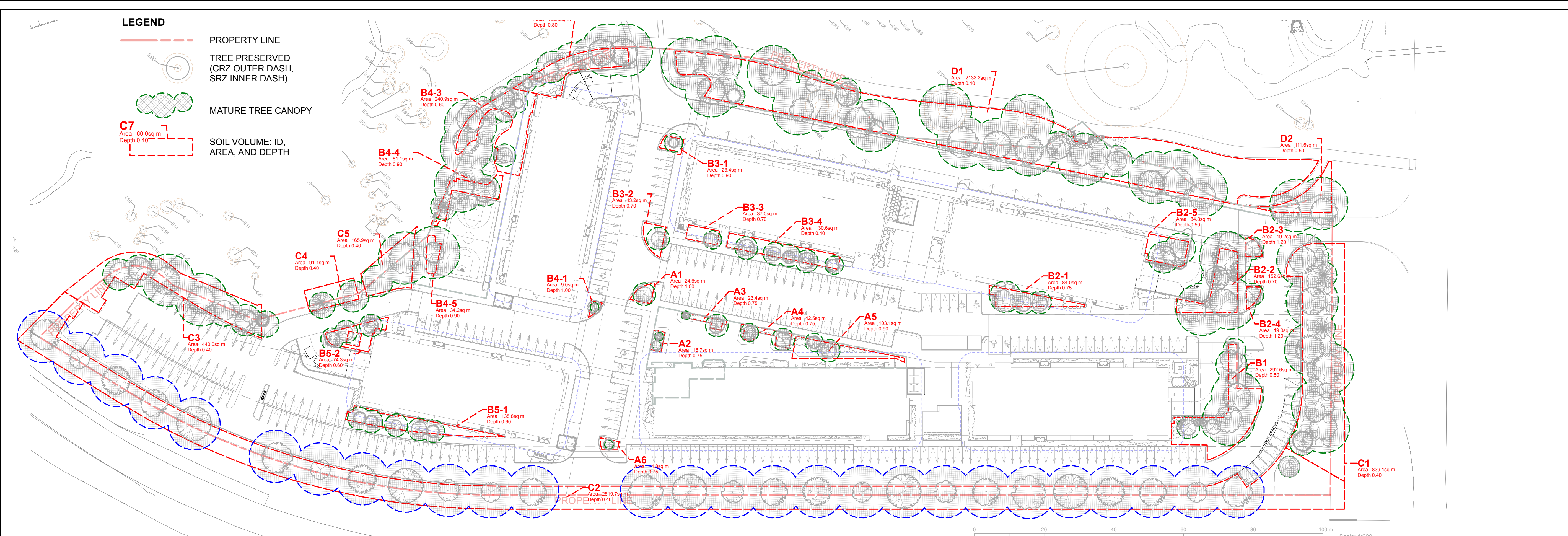
SERVICING INFORMATION SHOWN AS REFERENCE ONLY. REFER TO CIVIL DRAWINGS.



**LANDSCAPE PLAN 2 EAST**  
Scale: 1:400

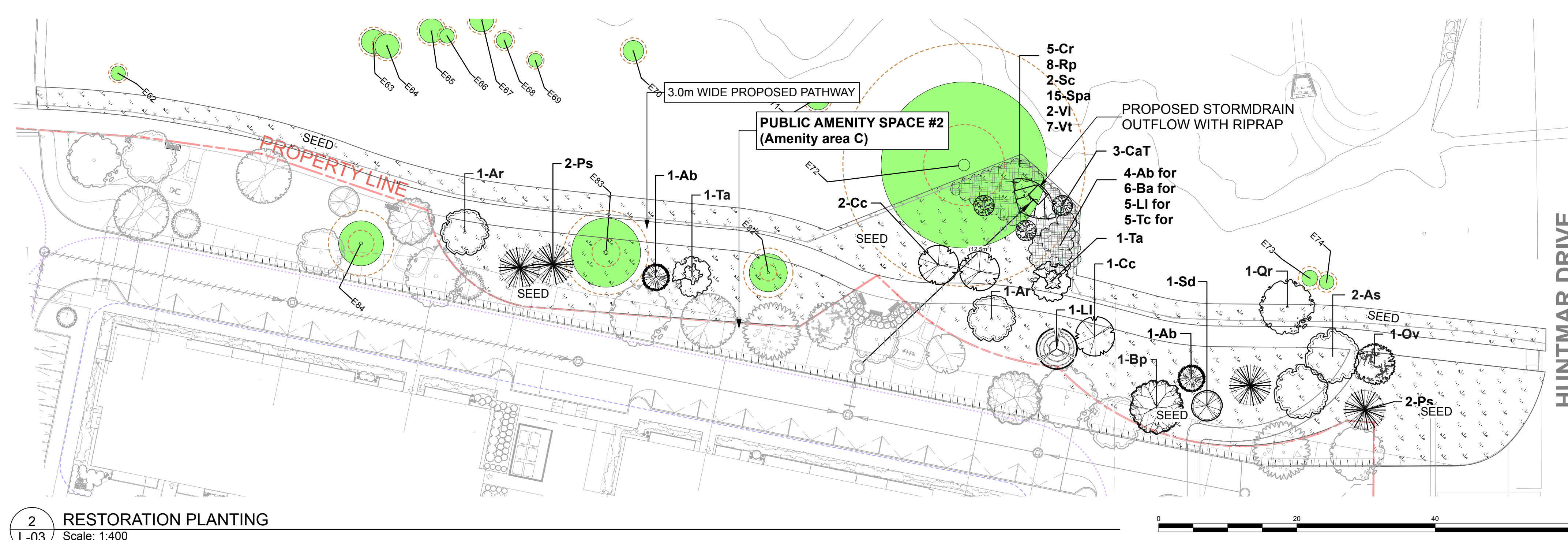






| TREE CANOPY COVERAGE  |          |
|-----------------------|----------|
| Total canopy coverage | 11804 m2 |
| Total site area       | 32325 m2 |
| PERCENT COVERAGE      | 37%      |

| Soil Volume Area, Tree Quantity and Size                                                                                                                      | Tree Quantity | OTTAWA Target Soil Volume (m³) | Design Soil Volume | % of target |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------------------------|--------------------|-------------|
| AREA A1 - 1 small tree<br>plant bed (24.6 sq m x 1m ave deep)                                                                                                 | 1             | 25.0                           | 24.6               | 98%         |
| AREA A2 - 2 small ornamental tree (15cm DBH)*<br>plant bed (18.7 sq m x 0.75m ave deep)                                                                       | 2             | 11.2                           | 14.0               | 125%        |
| AREA A3 - 1 small tree, 1 small ornamental tree (15cm DBH)*<br>plant bed (23.4 sq m x 0.75m ave deep)                                                         | 2             | 18.7                           | 17.6               | 94%         |
| AREA A4 - 2 small trees<br>plant bed (42.5 sq m x 0.75m ave deep)                                                                                             | 2             | 24.0                           | 31.9               | 133%        |
| AREA A5 - 2 small trees, 4 ornamental trees<br>plant bed (103.1 sq m x 0.9m ave deep)                                                                         | 6             | 78.0                           | 92.8               | 119%        |
| AREA A6 - 1 small ornamental tree (15cm DBH)*<br>plant bed (14.8 sq m x 0.7m ave deep)                                                                        | 1             | 9.6                            | 10.4               | 108%        |
| AREA B1 - 2 large tree, 1 medium trees, 4 small trees, 2 small conifers<br>plant bed (292.6 sq m x 0.5m ave deep)                                             | 9             | 131.2                          | 146.3              | 112%        |
| AREA B2-1 - 1 medium tree, 2 small trees, 1 ornamental tree<br>plant bed (84 sq m x 0.75m ave deep)                                                           | 4             | 60.0                           | 63.0               | 105%        |
| AREA B2-2 - 3 large trees, 1 medium tree, 2 small conifers<br>plant bed (152.6 sq m x 0.7m ave deep)                                                          | 6             | 96.4                           | 106.8              | 111%        |
| AREA B2-3 - 1 small tree<br>plant bed (19.2 sq m x 1.2m ave deep)                                                                                             | 1             | 25.0                           | 23.0               | 92%         |
| AREA B2-4 - 1 small tree<br>plant bed (19 sq m x 1.2m ave deep)                                                                                               | 1             | 25.0                           | 22.8               | 91%         |
| AREA B2-5 - 2 medium trees<br>plant bed (84.8 sq m x 0.5m ave deep)                                                                                           | 2             | 36.0                           | 42.4               | 118%        |
| AREA B3-1 - 1 ornamental tree<br>plant bed (23.4 sq m x 0.9m ave deep)                                                                                        | 1             | 20.0                           | 21.1               | 105%        |
| AREA B3-2 - 1 small tree, 1 ornamental tree<br>plant bed (43.2 sq m x 0.7m ave deep)                                                                          | 2             | 27.0                           | 30.2               | 112%        |
| AREA B3-3 - 1 ornamental tree<br>plant bed (37 sq m x 0.7m ave deep)                                                                                          | 1             | 25.0                           | 25.9               | 104%        |
| AREA B3-4 - 4 small trees, 2 ornamental trees<br>plant bed (130.6 sq m x 0.6m ave deep)                                                                       | 5             | 75.0                           | 78.4               | 104%        |
| AREA B4-1 - 1 small ornamental tree (15cm DBH)*<br>plant bed (9 sq m x 1.1m ave deep)                                                                         | 1             | 9.6                            | 9.9                | 103%        |
| AREA B4-2 - 2 large trees, 3 medium trees, 2 small trees, 2 small conifers<br>plant bed (182.3 sq m x 0.8m ave deep)                                          | 9             | 141.5                          | 145.8              | 103%        |
| AREA B4-3 - 2 large trees, 2 medium trees, 3 small trees, 1 ornamental tree<br>plant bed (240.9 sq m x 0.6m ave deep)                                         | 8             | 143.4                          | 144.5              | 101%        |
| AREA B4-4 - 1 large tree, 1 conifer, 1 medium tree<br>plant bed (81.1 sq m x 0.9m ave deep)                                                                   | 3             | 73.2                           | 73.0               | 100%        |
| AREA B4-5 - 1 large tree<br>plant bed (34.2 sq m x 1m ave deep)                                                                                               | 1             | 36.0                           | 34.2               | 95%         |
| AREA B5-1 - 3 small trees, 2 ornamental trees<br>plant bed (135.8 sq m x 0.6m ave deep)                                                                       | 5             | 75.0                           | 81.5               | 109%        |
| AREA B5-2 - 3 small trees<br>plant bed (74.3 sq m x 0.6m ave deep)                                                                                            | 3             | 45.0                           | 44.6               | 99%         |
| AREA C1 - 6 large trees, 3 large conifers, 2 small conifers<br>plant bed (839.1 sq m x 0.4m ave deep)                                                         | 9             | 205.2                          | 335.6              | 164%        |
| AREA C2 - 27 large trees, 1 large conifer<br>plant bed (2819.7 sq m x 0.4m ave deep)                                                                          | 28            | 698.4                          | 1127.9             | 161%        |
| AREA C3 - 2 large trees, 4 medium trees, 1 large conifer<br>plant bed (440 sq m x 0.4m ave deep)                                                              | 7             | 140.4                          | 176.0              | 125%        |
| AREA C4 - 1 large conifer, 1 medium tree<br>plant bed (81.1 sq m x 0.4m ave deep)                                                                             | 2             | 36.0                           | 36.4               | 101%        |
| AREA C5 - 1 large tree, 1 small tree<br>plant bed (165.9 sq m x 0.4m ave deep)                                                                                | 2             | 50.4                           | 66.4               | 132%        |
| AREA D1 - 14 large trees, 3 medium trees, 3 small trees<br>plant bed (2132.2 sq m x 0.4m ave deep)                                                            | 20            | 451.8                          | 852.9              | 189%        |
| AREA D2 - 2 large trees<br>plant bed (111.6 sq m x 0.5m ave deep)                                                                                             | 2             | 50.4                           | 55.8               | 111%        |
| * Smaller columnar trees, small ornamental trees with growth to 8-15cm DBH, and large shrubs calculated using 'How to grow a big tree' by DeepRoot as a guide |               |                                |                    |             |



2 RESTORATION PLANTING  
L-03 Scale: 1:400

| Plant List - RESTORATION AREA |    |                                                                |                      |                         |                       |
|-------------------------------|----|----------------------------------------------------------------|----------------------|-------------------------|-----------------------|
| Origin                        | ID | Qty                                                            | Botanical Name       | Common Name             | Sched. S Remarks      |
| Ntv                           | 7  | LARGE CONIFEROUS TREES (>14m)                                  |                      |                         |                       |
|                               | Ab | 2                                                              | Abies balsamea       | Balsam Fir              | 200 cm ht WB, Staked  |
|                               | LI | 1                                                              | Larix laricina       | American Larch Tamarack | 200cm ht. WB, Staked  |
|                               | Ps | 4                                                              | Pinus strobus        | Eastern White Pine      | 200cm ht WB, Staked   |
| Ntv                           | 8  | LARGE DECIDUOUS TREES (14m to 40m ht., canopy >13m)            |                      |                         |                       |
|                               | Ar | 2                                                              | Acer rubrum          | Red Maple               | 70mm calip WB, Staked |
|                               | As | 2                                                              | Acer saccharum       | Sugar Maple             | 70mm cal. WB, Staked  |
|                               | Bp | 1                                                              | Betula papyrifera    | Paper Birch             | 60mm calip WB, Staked |
| Ntv                           | Ov | 1                                                              | Ostrya virginiana    | Ironwood                | 70mm cal. WB, Staked  |
| Ntv                           | Qr | 1                                                              | Quercus rubra        | Northern Red Oak        | 70mm cal. WB, Staked  |
| Ntv                           | Ta | 1                                                              | Tilia americana      | Basswood                | 70mm cal. WB, Staked  |
| Ntv                           | 3  | MEDIUM DECIDUOUS TREES (9m to 13.5m ht., 8.5 - 20m canopy dia) |                      |                         |                       |
|                               | Cc | 3                                                              | Carpinus caroliniana | Bluebeech               | 70mm cal. WB, Staked  |
|                               | 1  | SMALL DECIDUOUS TREES (7m to 8.5m ht. and canopy dia.)         |                      |                         |                       |
| Ntv                           | Sd | 1                                                              | Sorbus decora        | Showy Mountain Ash      | 45mm calip WB, Staked |

| Origin              | ID     | Qty | Botanical Name        | Common Name                          | Sched. S   | Remarks    |
|---------------------|--------|-----|-----------------------|--------------------------------------|------------|------------|
| REFORESTATION TREES |        |     |                       |                                      |            |            |
| Ntv                 | Ab for | 5   | Abies balsamea        | Balsam Fir                           | 15cm ht.   | Bare root  |
| Ntv                 | Ba for | 6   | Betula alleghaniensis | Yellow Birch                         | 80 cm ht.  | Bare root  |
| Ntv                 | LI for | 5   | Larix laricina        | American Larch Tamarack              | 180cm ht.  | Whip       |
| Ntv                 | Tc for | 5   | Tsuga canadensis      | Canadian Hemlock                     | 75 cm ht.  | Potted     |
| SHRUBS              |        |     |                       |                                      |            |            |
| Ntv                 | CaT    | 3   | Cornus alternifolia   | Alternate-Leafed Dogwood (Tree form) | 125 cm ht  | WB, Staked |
| Ntv                 | Cr     | 5   | Cornus racemosa       | Gray Dogwood                         | 50cm ht    | 1.2m o.c.  |
| Ntv                 | Rp     | 8   | Rosa palustris        | Swamp Rose                           | 50 cm ht.  | Potted     |
| Ntv                 | Sc     | 2   | Sambucus canadensis   | American Elderberry                  | 100 cm ht. | Potted     |
| Ntv                 | Spa    | 15  | Spiraea alba          | Meadowsweet                          | 50cm ht    | BB         |
| Ntv                 | Stt    | 1   | Staphylea trifolia    | American Bladdernut                  | 50cm ht    | BB         |
| Ntv                 | VI     | 2   | Viburnum lentago      | Nannyberry Viburnum                  | 100 cm ht. | Potted     |

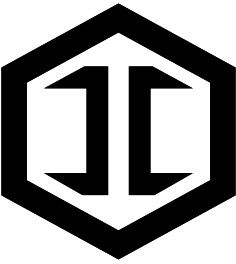
SEEDED AREAS TO BE RESTORED OR AUGMENTED WITH APPROVED SEED MIX OF NATIVE GRASSES AND WILDFLOWERS.

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  - CONTRACTOR TO OBTAIN APPROVAL OF CONSULTANT FOR GRANULAR BASE AND LAYOUT OF ALL PAVEMENT AREAS PRIOR TO INSTALLATION OF SURFACE LAYER(S).
  - CONTRACTOR TO REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.

|                                       |                                    |            |
|---------------------------------------|------------------------------------|------------|
| 2                                     | Issued for SPC resubmission        | 2026-09-11 |
| 1                                     | Issued For SPC Submission          | 2026-04-01 |
| number / milestone / fall sailant     | date: (y/m/d) (a/m/s)              | initials   |
| designed by / concur par V. Oduşanyia | checked by / verify par M. Ruhland |            |
| drawn by / dessine par T.Frost        | scale / echelle                    |            |

|            |            |
|------------|------------|
| architect  | consultant |
| consultant | consultant |





**IRONCLAD  
DEVELOPMENTS INC.**

101-57158 Symington Road  
Springfield, MB R2J 4L6  
Ph: 204-777-1972  
info@icdev.ca

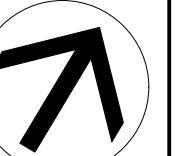
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**Ruhland & Associates Ltd**

landscape architecture • urban design • site planning  
Ph 613-224-4744 Fx 613-224-1331 info@rala.ca www.rala.ca

|                                        |                                        |                          |                       |
|----------------------------------------|----------------------------------------|--------------------------|-----------------------|
| 2                                      | Issued for SPC resubmission            | 2026-09-11               |                       |
| 1                                      | Issued For SPC Submission              | 2026-04-01               |                       |
| number /<br>numero                     | milestone / fait saillant              | date: (y/m/d)<br>(a/m/j) | initials<br>initiales |
| designed by / conçu par<br>V. Odusanya | checked by / vérifié par<br>M. Ruhland |                          |                       |
| drawn by / dessiné par<br>T. Frost     | scale / échelle                        |                          |                       |



|            |            |
|------------|------------|
| architect  | consultant |
|            |            |
| consultant | consultant |
|            |            |

project / location

**319 HUNTMAR RD**

319 Huntmar Rd, Ottawa, ON

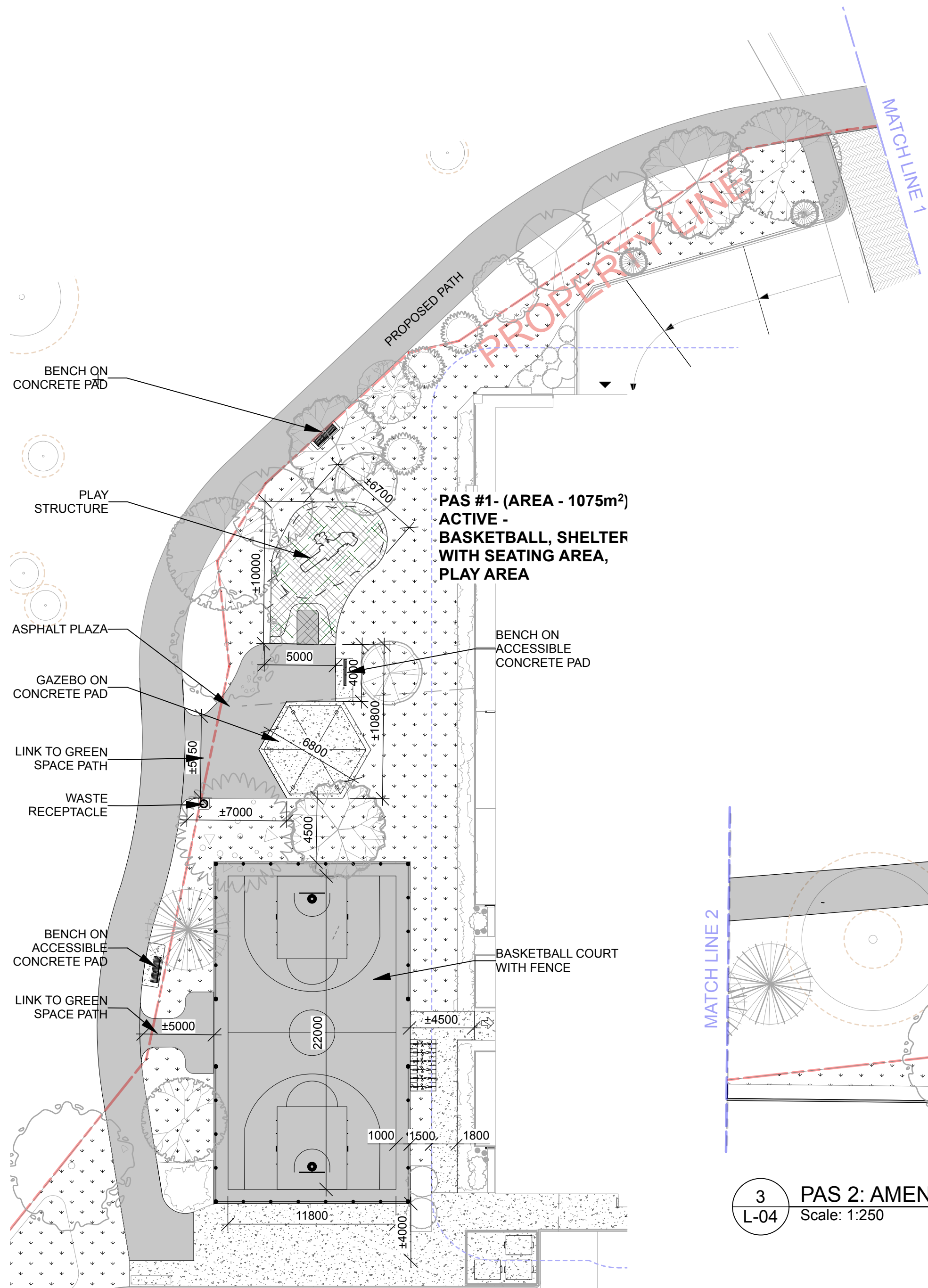
drawing

**PUBLIC AMENITY SPACES  
ENLARGEMENTS**

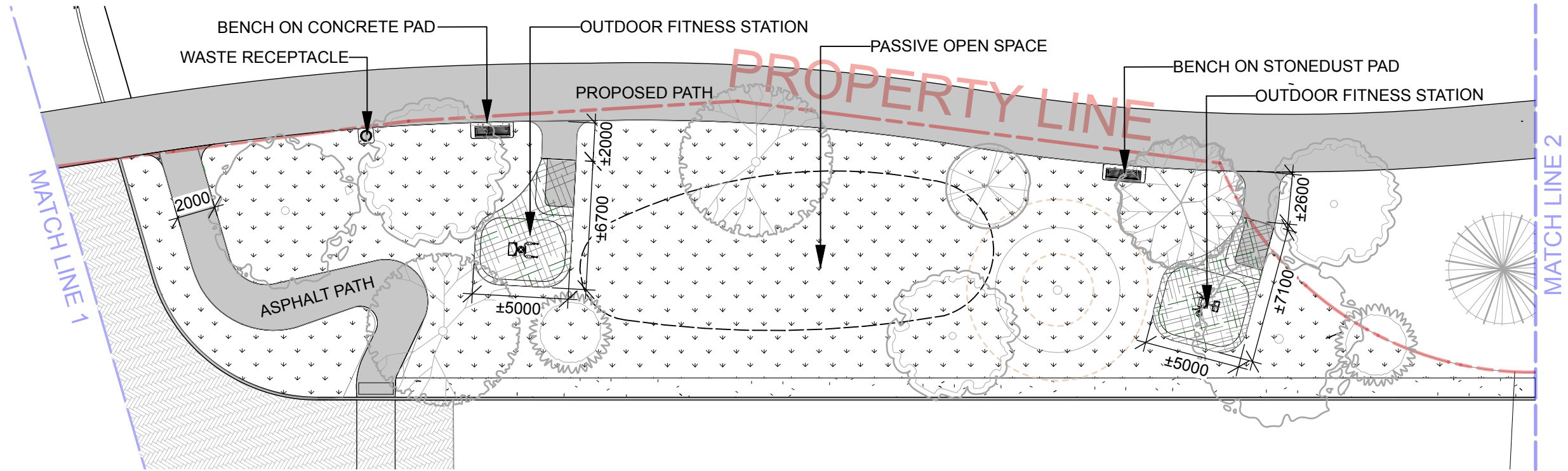
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**L-04**

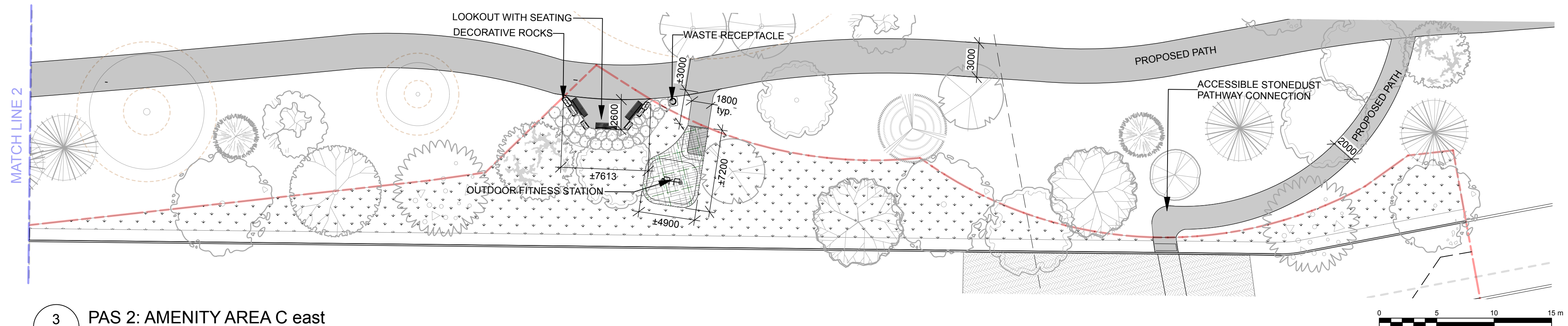
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25-1773



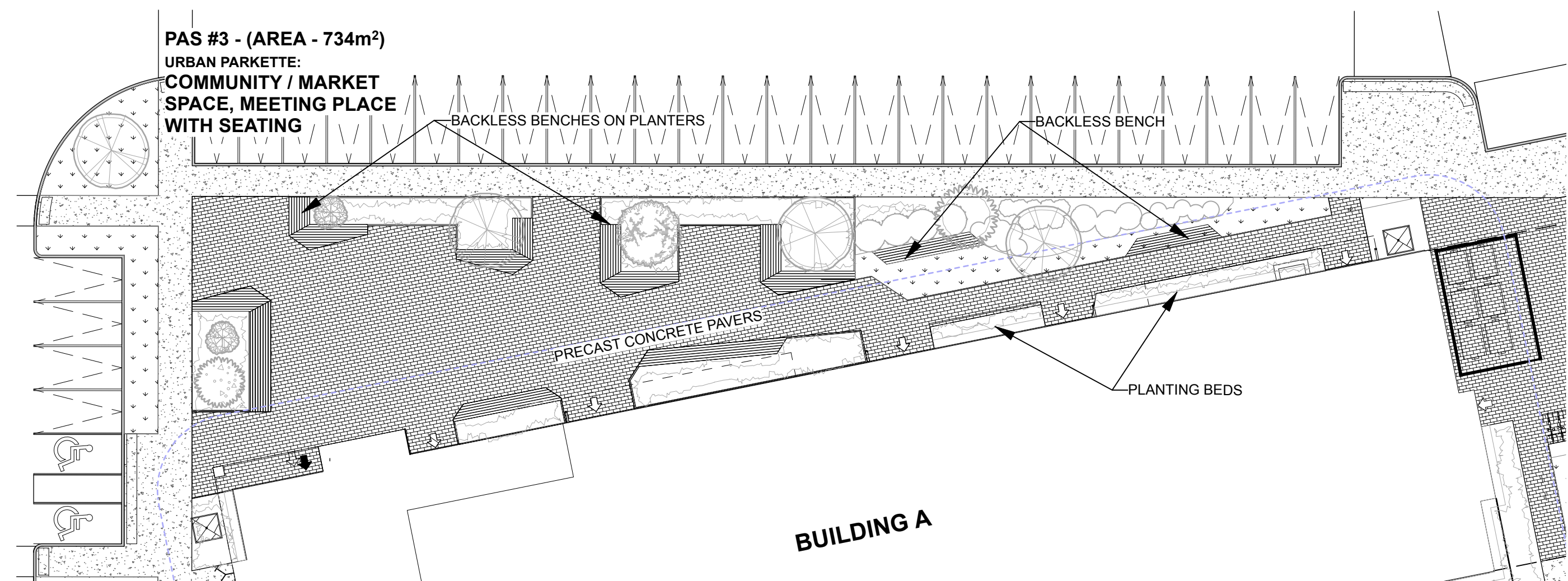
**1 PAS 1: AMENITY AREA B**  
Scale: 1:250



**2 PAS 2: AMENITY AREA C west**  
Scale: 1:250

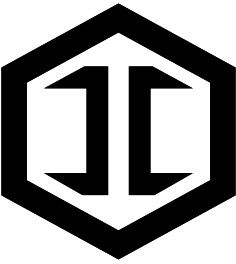


**3 PAS 2: AMENITY AREA C east**  
Scale: 1:250



**4 PAS 3: AMENITY AREA A**  
Scale: 1:250





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|                                        |                                        |                          |
|----------------------------------------|----------------------------------------|--------------------------|
| 2                                      | Issued for SPC resubmission            | 2026-09-11               |
| 1                                      | Issued For SPC Submission              | 2026-04-01               |
| number/<br>numéro                      | milestone / fait saillant              | date: (y/m/d)<br>(a/m/j) |
| designed by / conçu par<br>V. Odusanya | checked by / vérifié par<br>M. Ruhland | initials<br>initiales    |
| drawn by / dessiné par<br>T.Frost      | scale / échelle                        |                          |

|            |            |
|------------|------------|
| architect  | consultant |
| consultant | consultant |

project / location

**319 HUNTMAR RD**

319 Huntmar Rd, Ottawa, ON

drawing

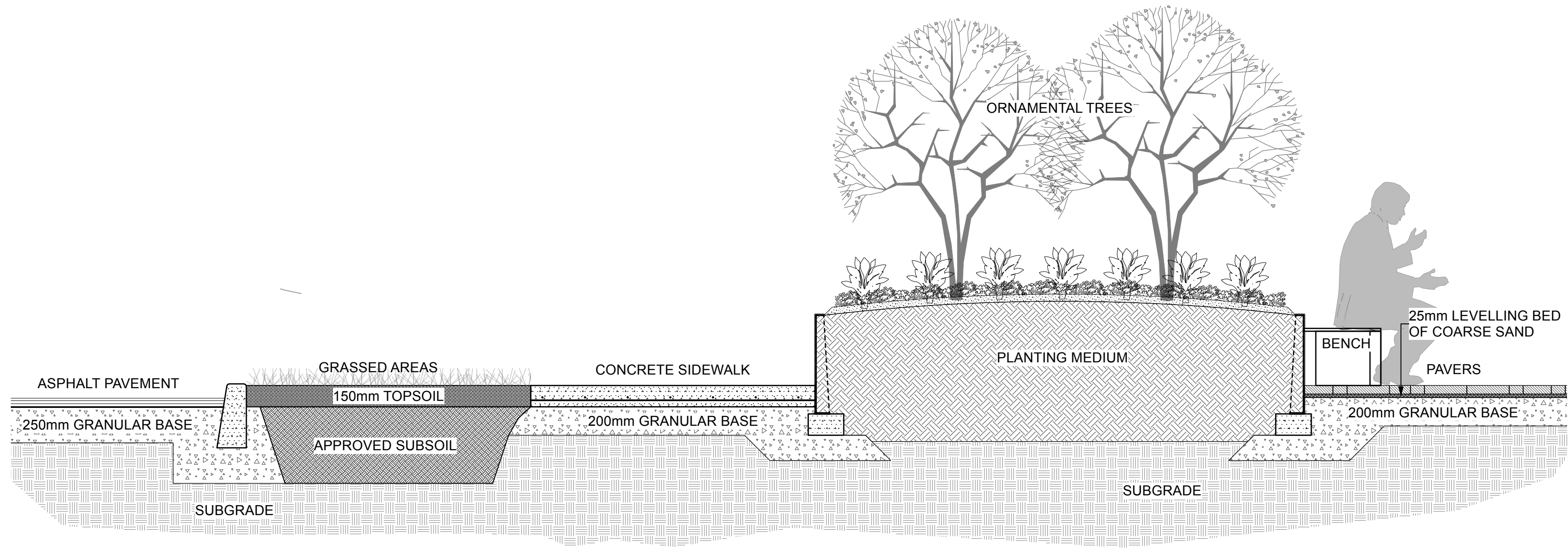
**SECTIONS**

sheet no.

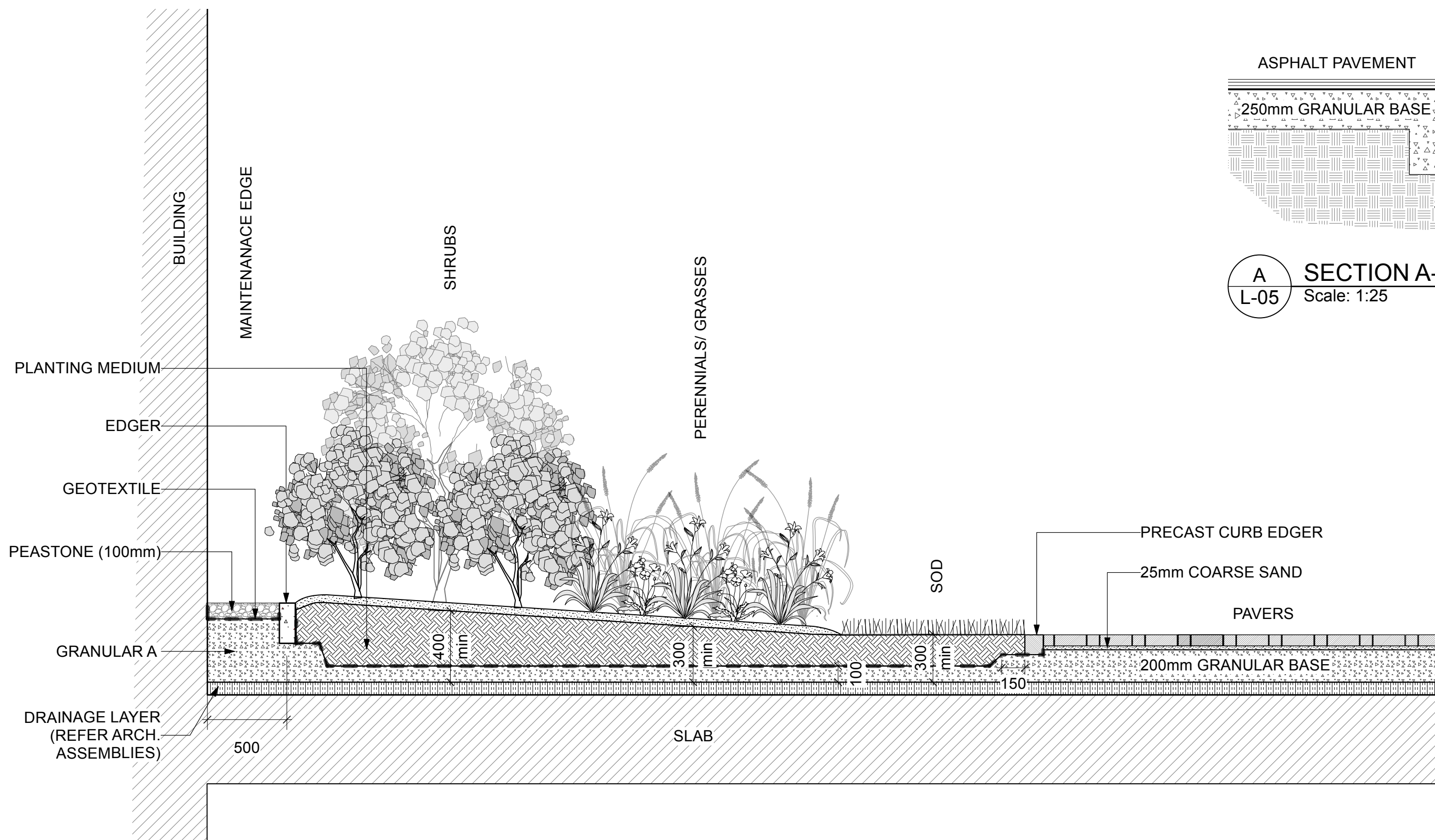
**L-05**

project no.

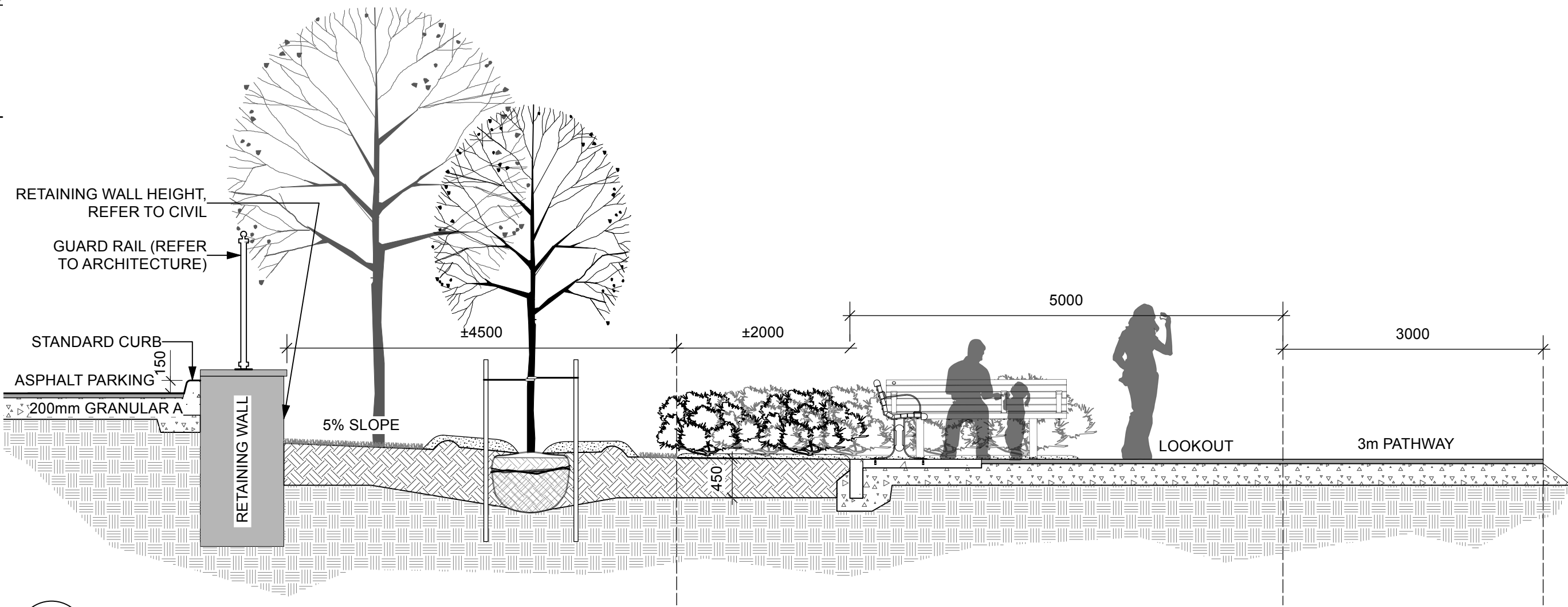
25-1773



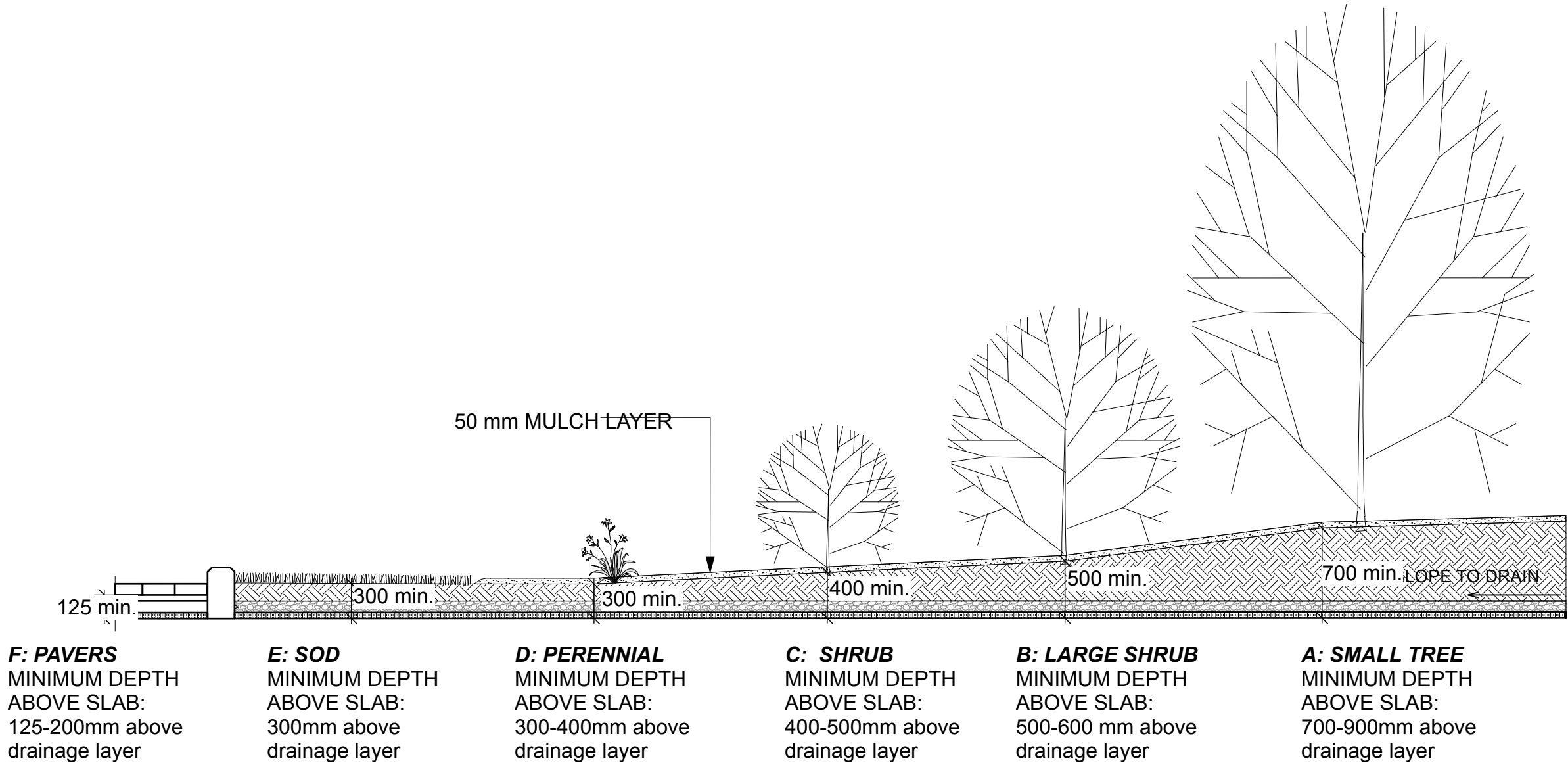
**A**  
L-05 SECTION A-A AT AMENITY AREA A  
Scale: 1:25



**B**  
L-05 SECTION B-B AT AMENITY AREA D  
Scale: 1:25

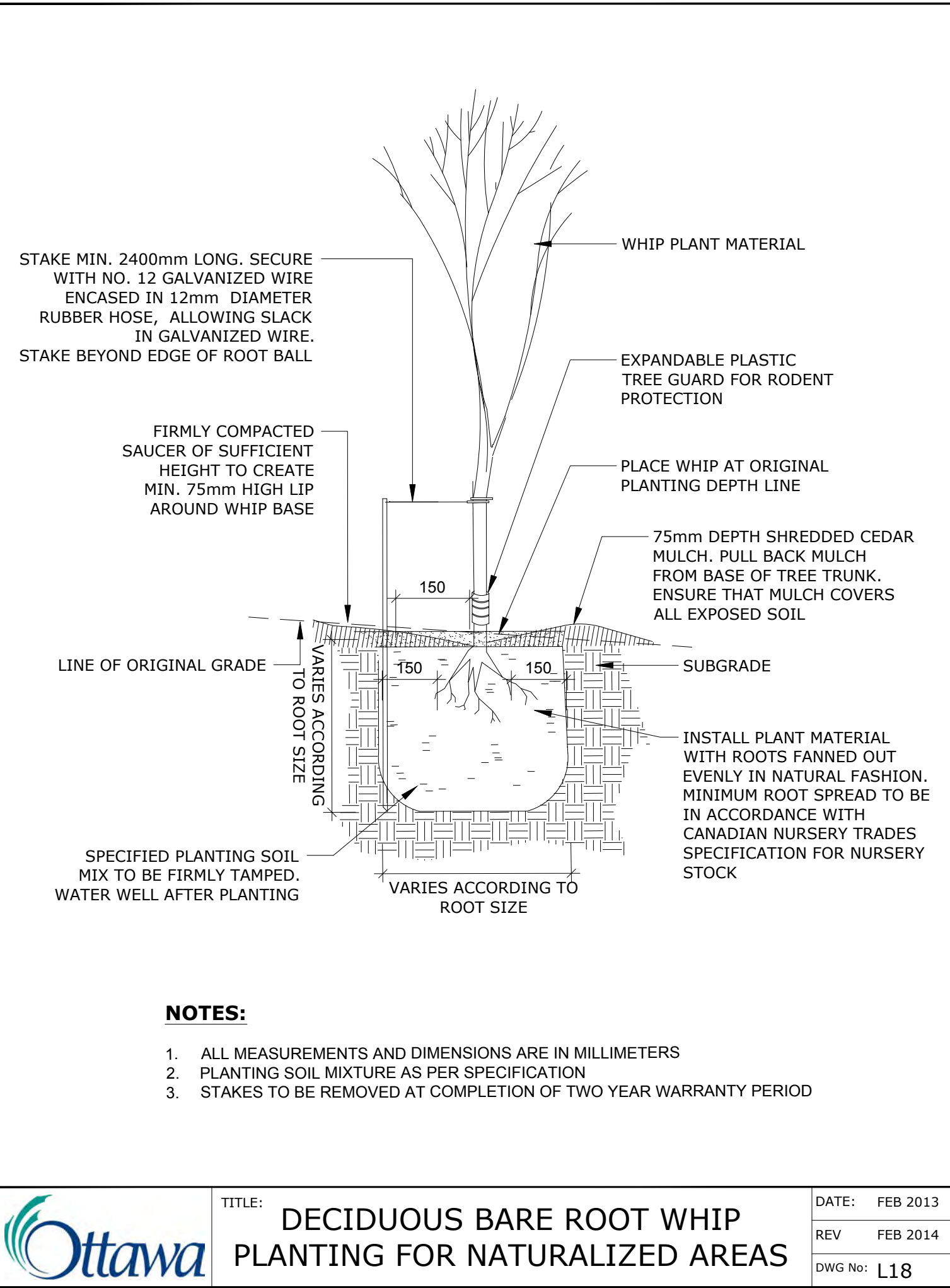
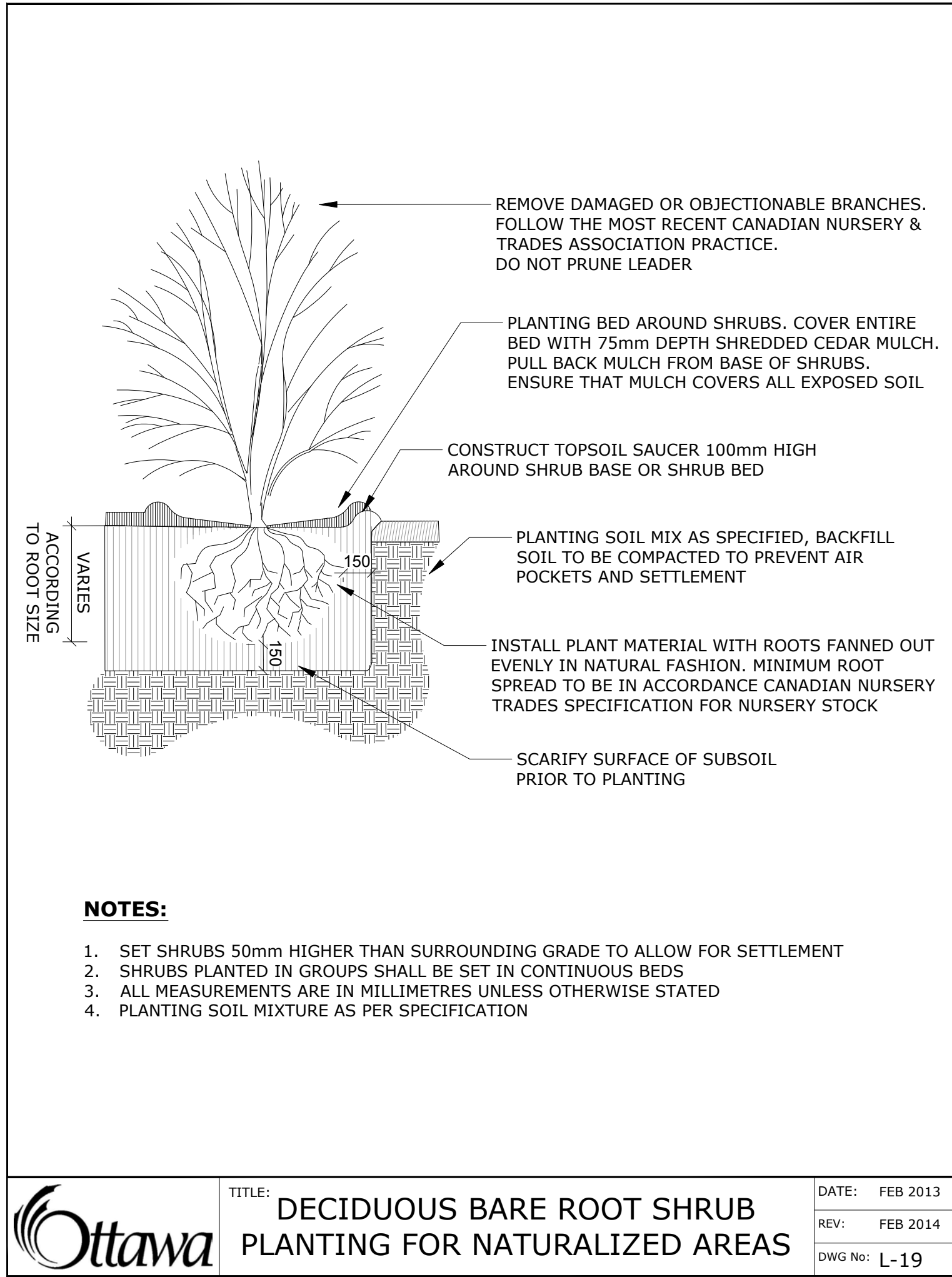
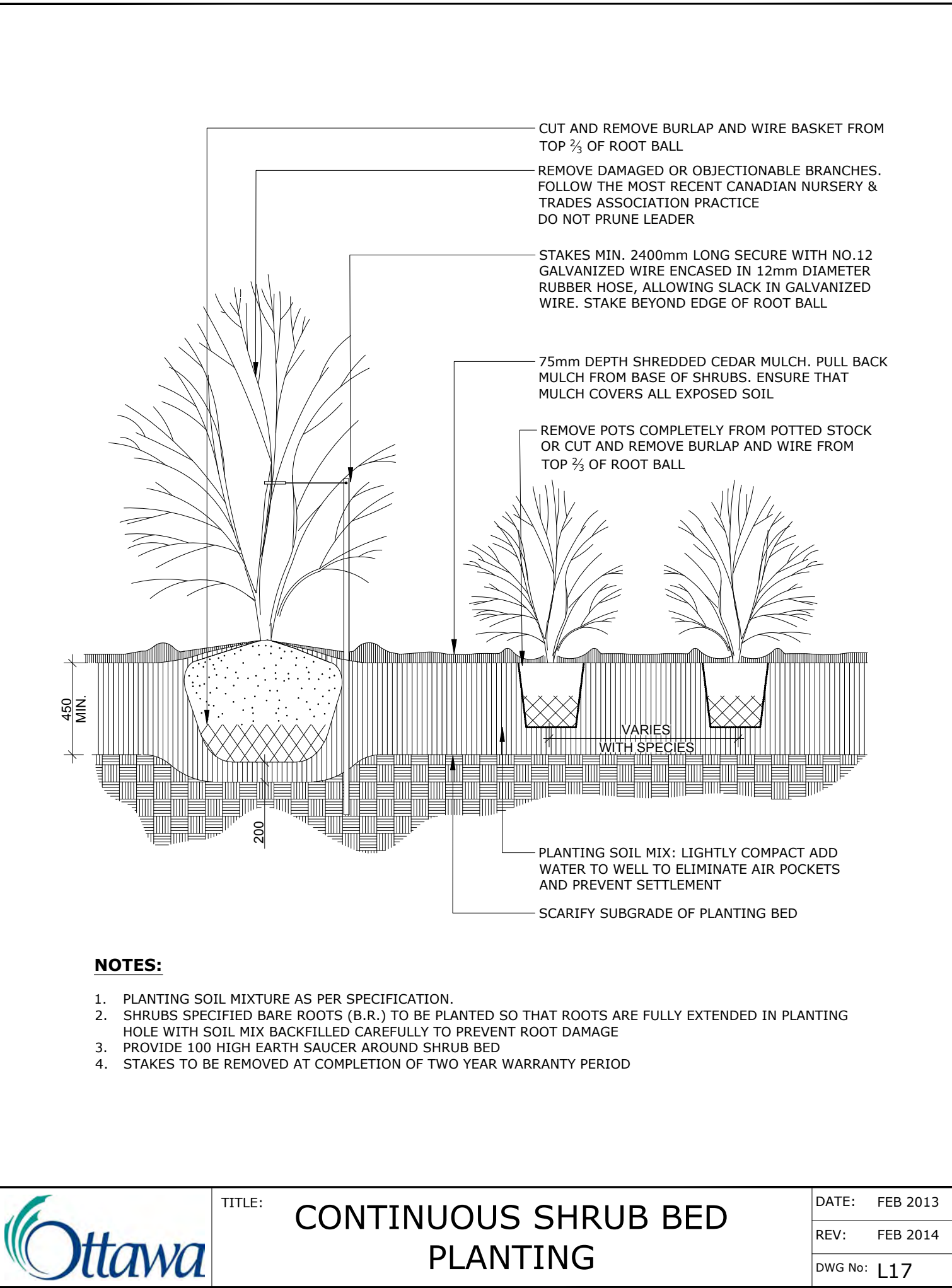
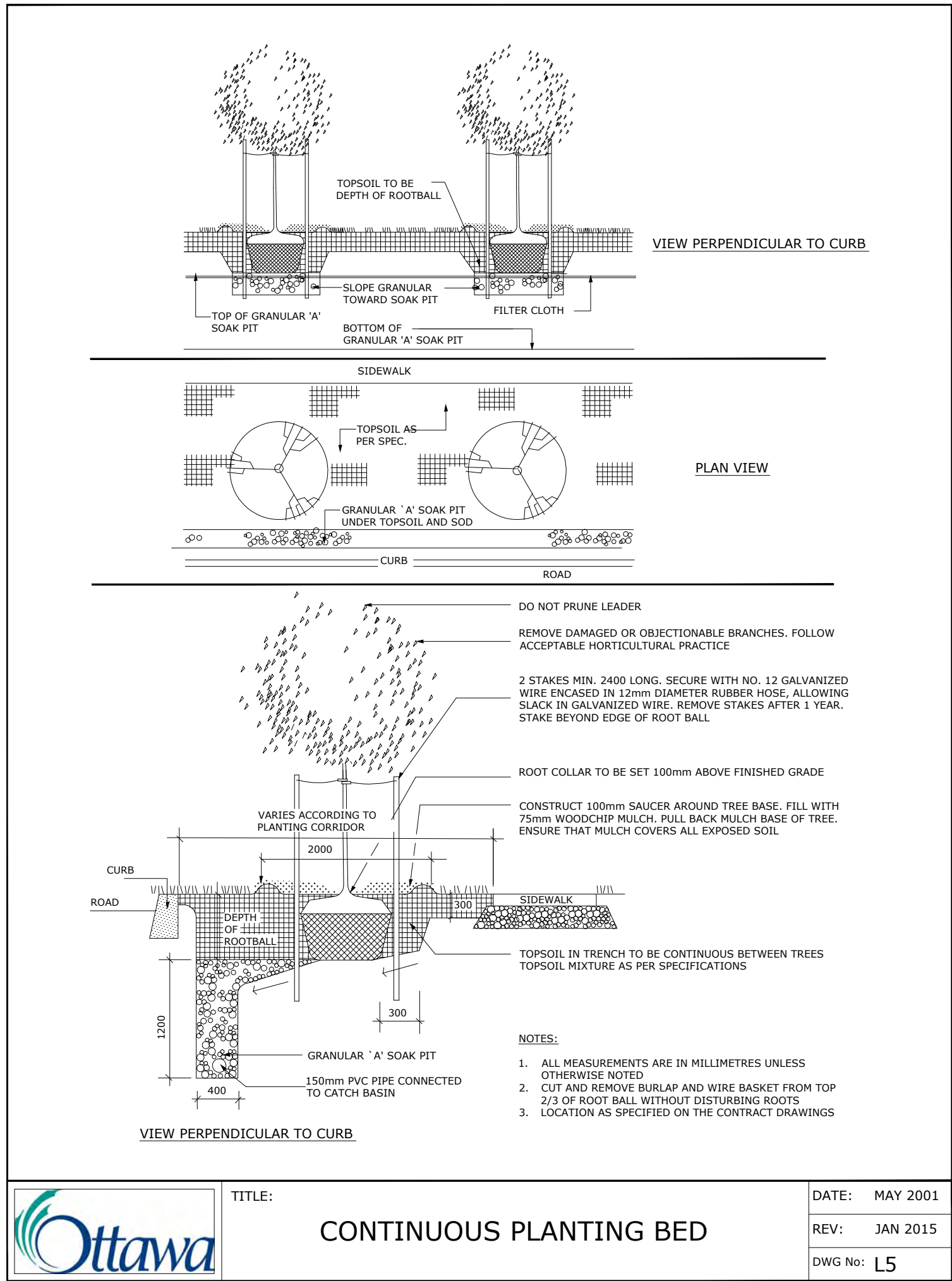
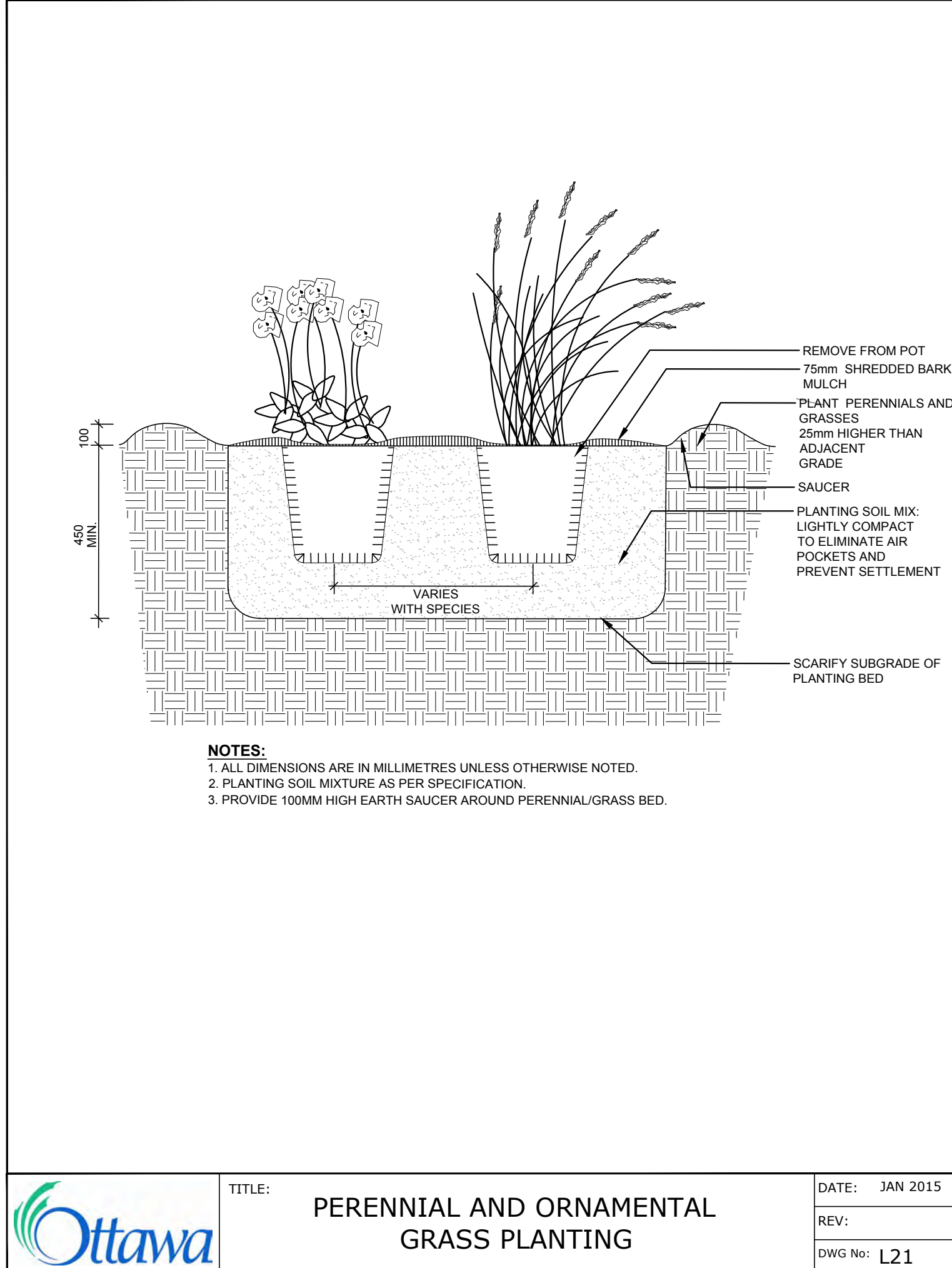
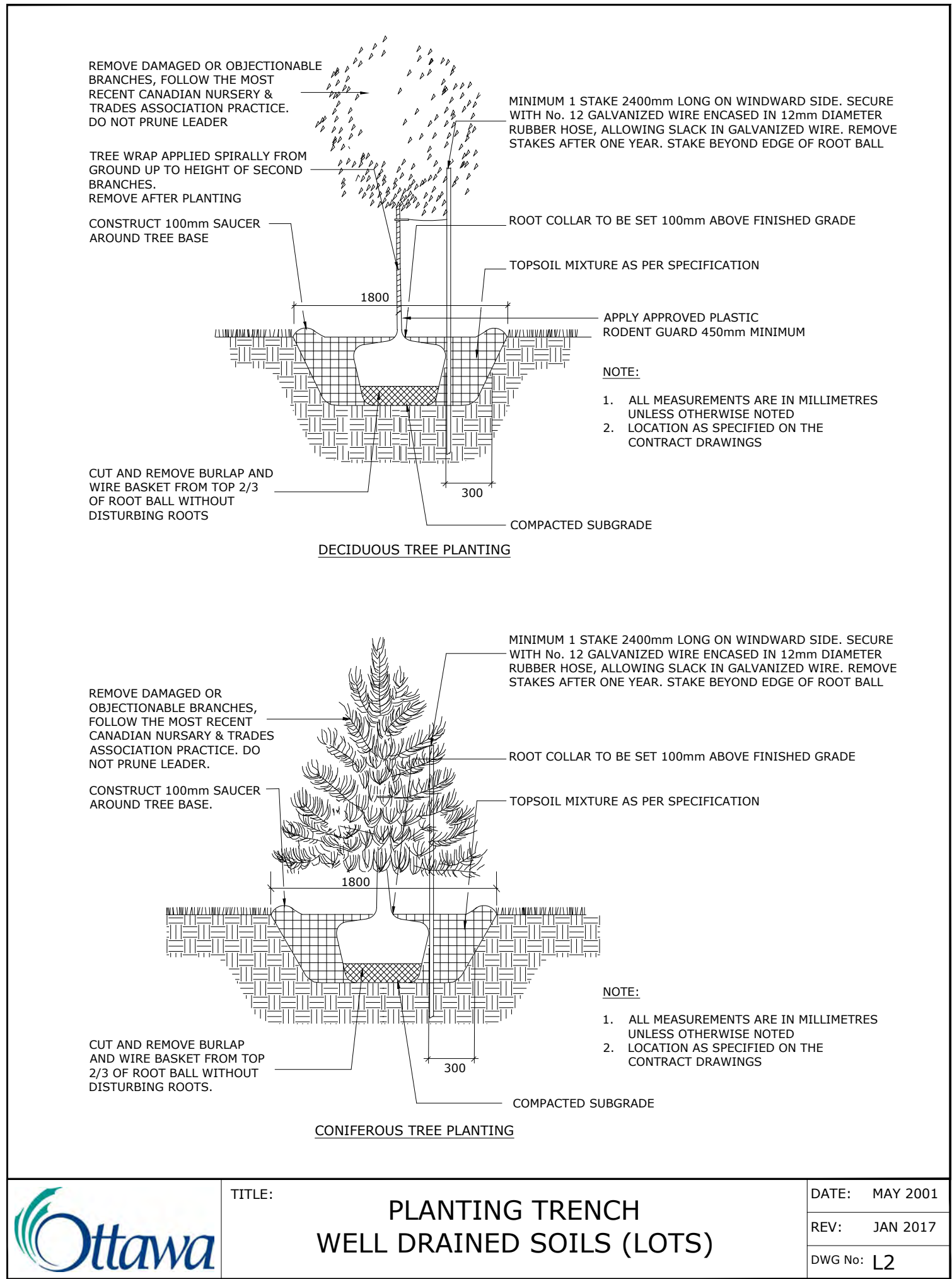


**C**  
L-05 SECTION C-C AT AMENITY AREA C LOOKOUT  
Scale: 1:50



**1**  
L-05 TYPICAL SECTION OF LANDSCAPE PROFILES ON SLAB  
Scale: 1:50





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  2. THE LOCATION OF THE UTILITIES IF SHOWN ON THE DKEY PLANRAVINGS SET, TO BE CONSIDERED AS APPROXIMATE ONLY, AND THE EXACT LOCATIONS SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR SHALL PROVE THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION FROM DAMAGE.
  3. CONTRACTOR TO REVIEW PROJECT WITH CONSULTANT(S) AND OWNER'S REPRESENTATIVE(S) PRIOR TO COMMENCING ANY ON SITE WORK.
  4. CONTRACTOR TO VERIFY ALL DIMENSIONS. EXISTING ELEMENTS TO BE REMOVED / RETAINED / SALVAGED / REINSTATED AS SHOWN ON THE DRAWINGS SET, PRIOR TO ANY CONSTRUCTION.
  5. CONTRACTOR IS RESPONSIBLE TO PRESERVE AND PROTECT EXISTING ELEMENTS TO BE RETAINED / SALVAGED.
  6. CONTRACTOR TO MAINTAIN POSITIVE SURFACE RUNOFF THROUGH THE ENTIRE CONSTRUCTION PERIOD.
  7. CONTRACTOR TO OBTAIN APPROVAL OF CONSULTANT FOR FINAL SUBGRADE PRIOR TO INSTALLATION OF BASE LAYER(S).
  8. CONTRACTOR TO OBTAIN APPROVAL OF CONSULTANT FOR GRANULAR BASE AND LAYOUT OF ALL PAVEMENT AREAS PRIOR TO INSTALLATION OF SURFACE LAYER(S).
  9. CONTRACTOR TO REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.

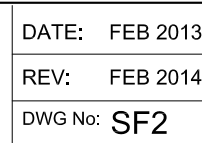
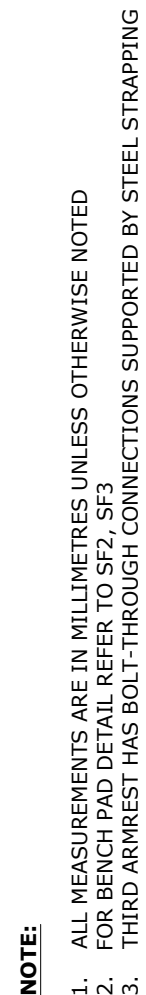
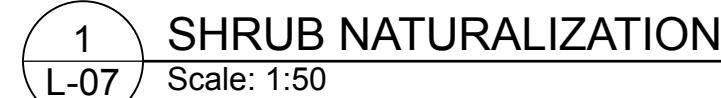
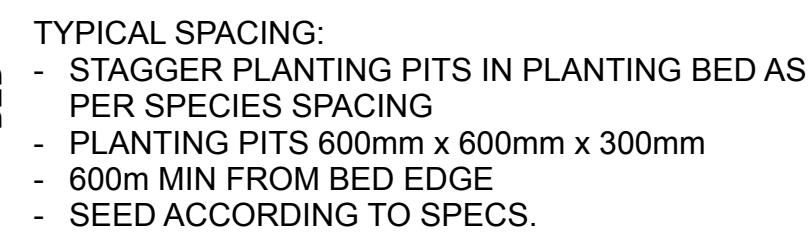
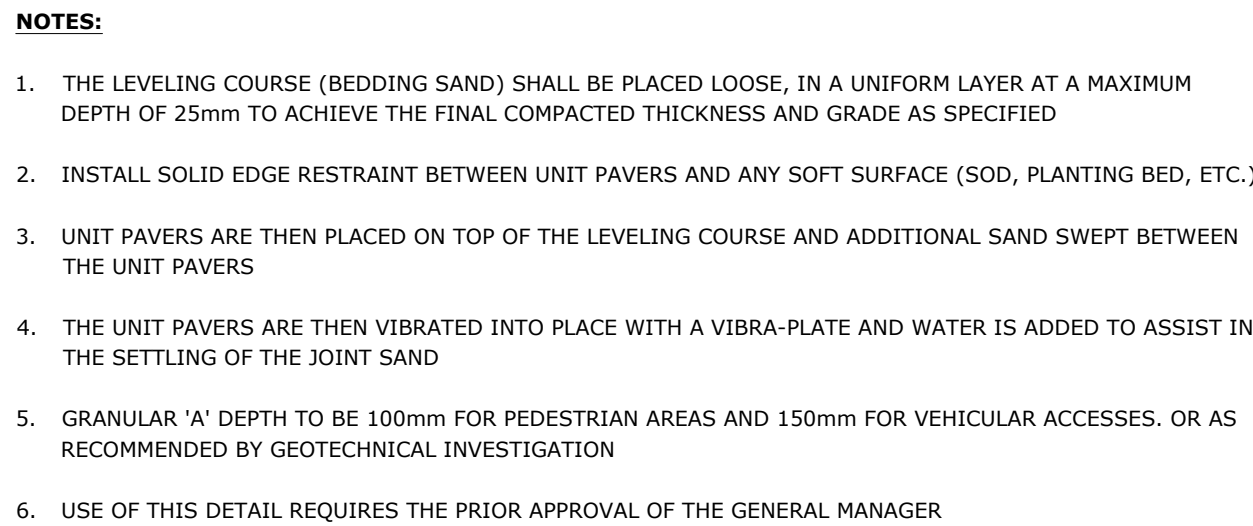
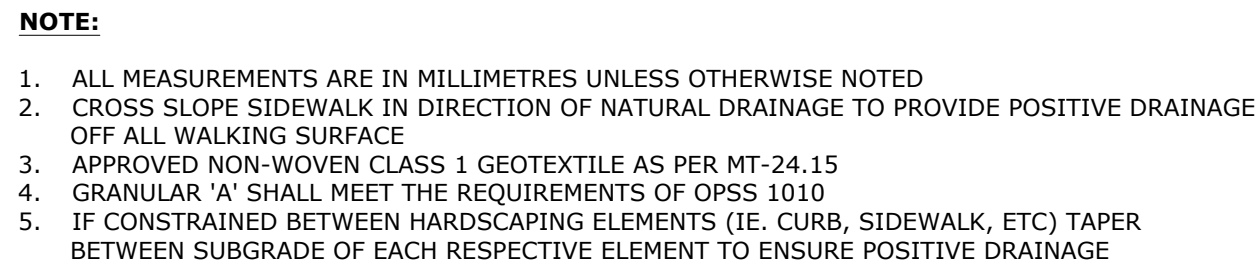


|                                        |                                        |                                                |
|----------------------------------------|----------------------------------------|------------------------------------------------|
| 2                                      | Issued for SPC resubmission            | 2026-09-11                                     |
| 1                                      | Issued For SPC Submission              | 2026-04-01                                     |
| number/<br>numéro                      | milestone / fait saillant              | date: (y/m/d)<br>(a/m/j) initials<br>initiales |
| designed by / conçu par<br>V. Odusanya | checked by / vérifié par<br>M. Ruhland |                                                |
| drawn by / dessiné par<br>T.Frost      | scale / échelle                        |                                                |

|            |            |
|------------|------------|
| architect  | consultant |
| consultant | consultant |

|                            |         |
|----------------------------|---------|
| project / location         |         |
| 319 HUNTMAR RD             |         |
| 319 Huntmar Rd, Ottawa, ON |         |
| drawing                    |         |
| DETAILS                    |         |
| sheet no.                  | L-06    |
| project no.                | 25-1773 |





|                                        |                             |                                        |                     |
|----------------------------------------|-----------------------------|----------------------------------------|---------------------|
| 2                                      | Issued for SPC resubmission | 2026-09-11                             |                     |
| 1                                      | Issued For SPC Submission   | 2026-04-01                             |                     |
| number<br>numero                       | milestone / fait saillant   | date: (y/m/d)<br>(a/m/j)               | initial<br>initiale |
| designed by / conçu par<br>V. Odusanya |                             | checked by / vérifié par<br>M. Ruhland |                     |
| drawn by / dessiné par<br>T.Frost      |                             | scale / échelle                        |                     |

|            |            |
|------------|------------|
| architect  | consultant |
| consultant | consultant |

|                            |           |
|----------------------------|-----------|
| project / location         |           |
| 319 HUNTMAR RD             |           |
| 319 Huntmar Rd, Ottawa, ON |           |
| drawing                    |           |
| DETAILS                    |           |
|                            | sheet no. |
| project no.                | L-07      |
| 25-1773                    |           |



## APPENDIX B – TCR





P.O. Box 13593, STN. KANATA, OTTAWA, ON K2K 1X6

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URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

March 27, 2026

Marietta Ruhland, Principal, BLA, OALA  
Ruhland & Associates Ltd.  
200-1750 Courtwood Crescent  
Ottawa, ON  
K2C 2B5

revised September 11, 2026

### **RE: TREE CONSERVATION REPORT FOR 319 HUNTMAR DRIVE, OTTAWA**

This Tree Conservation Report (TCR) was prepared in support of a site plan application for 319 Huntmar Drive in Ottawa. The need for this TCR is related to the proposed development of this presently open property. Multiple apartment buildings with surface parking and surrounding green spaces are now proposed.

The need for a TCR is related to trees protected under the City of Ottawa's Tree Protection By-law (By-law No. 2020-340). Under the By-law, 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 onto a development site. Trees of any size on adjacent City land must also be documented in a TCR. A "tree" is defined in the By-law 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.

The approval of this TCR by the by the City's General Manager and the issuing of a permit authorizes the removal of approved trees. *Importantly, although this report may be used to support the application for a City tree removal permit, it does not by itself constitute permission to remove trees or begin site clearing activities. No such work should occur before a tree removal permit is issued authorizing the injury or destruction of a tree in accordance with the By-law. Importantly, prior written permission from adjacent property owners is required for the removal of shared or neighbouring trees if they will be lost or terminally damaged by construction activities.*

The inventory in this report details the assessment of all individual trees on the subject and adjacent private property, including any trees on nearby City of Ottawa lands. Field work for this report was completed in January 2026.

### **METHODOLOGY**

The tree inventory was conducted by systematically traveling through the work areas and the 10m surrounding area while taking note of any tree which had a DBH of 10cm or greater. For each tree with a DBH of 10cm or greater, the location, species, DBH, critical rooting zone



(CRZ), health, and general comments were recorded (see Table 1 on pages 3 through 7 and Figures 1 and 2 on pages 8 and 9 of this report).

The area surveyed for butternut and black ash consisted of a 50m buffer around the proposed work areas. Butternut and black ash are listed as endangered species on the Species at Risk in Ontario List and, as such, are protected under the Endangered Species Act (ESA) from being killed, harmed, or removed. No butternut or black ash were located on or within 50m of the work areas.

This report is subject to the attached Limitations of Tree Assessments to which the reader's attention is directed.

Please do not hesitate to contact the undersigned with any questions concerning this report.

Yours,

A handwritten signature in blue ink, appearing to read "Andrew Boyd", with a horizontal line underneath.

Andrew K. Boyd, B.Sc.F, R.P.F. (#1828)  
Certified Arborist #ON-0496A  
Consulting Urban Forester



TABLE 1: TREE LOCATONS

| TREE ID | UTM NAD83              | SPECIES        | DBH (cm) |    |  |  |  |  | AVG DBH (cm) | CRITICAL ROOT ZONE (m) | HEALTH | COMMENTS    | FATE     | OWNERSHIP  |
|---------|------------------------|----------------|----------|----|--|--|--|--|--------------|------------------------|--------|-------------|----------|------------|
| 1       | 18 T 426650<br>5016348 | Bur Oak        | 13       |    |  |  |  |  | 13           | 1.3                    | Good   | Single Stem | Retained | City Owned |
| 2       | 18 T 426651<br>5016334 | Red Maple      | 10       |    |  |  |  |  | 10           | 1                      | Good   | Single Stem | Retained | City Owned |
| 3       | 18 T 426657<br>5016334 | White Spruce   | 10       |    |  |  |  |  | 10           | 1                      | Good   | Single Stem | Retained | City Owned |
| 4       | 18 T 426657<br>5016332 | White Spruce   | 12       |    |  |  |  |  | 12           | 1.2                    | Good   | Single Stem | Retained | City Owned |
| 5       | 18 T 426661<br>5016331 | White Spruce   | 10       |    |  |  |  |  | 10           | 1                      | Good   | Single Stem | Retained | City Owned |
| 6       | 18 T 426665<br>5016330 | White Spruce   | 12       |    |  |  |  |  | 12           | 1.2                    | Good   | Single Stem | Retained | City Owned |
| 7       | 18 T 426668<br>5016327 | White Spruce   | 10       |    |  |  |  |  | 10           | 1                      | Good   | Single Stem | Retained | City Owned |
| 8       | 18 T 426668<br>5016327 | White Spruce   | 11       |    |  |  |  |  | 11           | 1.1                    | Good   | Single Stem | Retained | City Owned |
| 9       | 18 T 426666<br>5016326 | White Spruce   | 11       |    |  |  |  |  | 11           | 1.1                    | Good   | Single Stem | Retained | City Owned |
| 10      | 18 T 426652<br>5016321 | River Birch    | 14       |    |  |  |  |  | 14           | 1.4                    | Good   | Single Stem | Retained | City Owned |
| 11      | 18 T 426634<br>5016299 | Red Maple      | 13       |    |  |  |  |  | 13           | 1.3                    | Good   | Single Stem | Retained | City Owned |
| 12      | 18 T 426621<br>5016292 | Red Maple      | 14       |    |  |  |  |  | 14           | 1.4                    | Good   | Single Stem | Retained | City Owned |
| 13      | 18 T 426619<br>5016289 | Red Maple      | 18       |    |  |  |  |  | 18           | 1.8                    | Good   | Single Stem | Retained | City Owned |
| 14      | 18 T 426617<br>5016285 | Red Maple      | 16       |    |  |  |  |  | 16           | 1.6                    | Good   | Single Stem | Retained | City Owned |
| 15      | 18 T 426613<br>5016280 | Red Maple      | 15       |    |  |  |  |  | 15           | 1.5                    | Good   | Single Stem | Retained | City Owned |
| 16      | 18 T 426618<br>5016279 | Balsam Fir     | 11       |    |  |  |  |  | 11           | 1.1                    | Good   | Single Stem | Retained | City Owned |
| 17      | 18 T 426618<br>5016279 | Balsam Fir     | 11       |    |  |  |  |  | 11           | 1.1                    | Good   | Single Stem | Retained | City Owned |
| 18      | 18 T 426619<br>5016276 | Balsam Fir     | 10       |    |  |  |  |  | 10           | 1                      | Good   | Single Stem | Retained | City Owned |
| 19      | 18 T 426609<br>5016269 | River Birch    | 14       |    |  |  |  |  | 14           | 1.4                    | Good   | Single Stem | Retained | City Owned |
| 20      | 18 T 426592<br>5016247 | Manitoba Maple | 12       | 15 |  |  |  |  | 27           | 2.7                    | Good   | Multistem   | Retained | City Owned |



| TREE ID | UTM NAD83              | SPECIES            | DBH (cm) |    |    |    |    |    | AVG DBH (cm) | CRITICAL ROOT ZONE (m) | HEALTH | COMMENTS                    | FATE     | OWNERSHIP         |
|---------|------------------------|--------------------|----------|----|----|----|----|----|--------------|------------------------|--------|-----------------------------|----------|-------------------|
| 21      | 18 T 426587<br>5016246 | Manitoba Maple     | 20       |    |    |    |    |    | 20           | 2                      | Good   | Single Stem                 | Retained | City Owned        |
| 22      | 18 T 426630<br>5016276 | Eastern Cottonwood | 11       |    |    |    |    |    | 11           | 1.1                    | Good   | Single Stem                 | Retained | City Owned        |
| 23      | 18 T 426651<br>5016291 | White Cedar        | 10       |    |    |    |    |    | 10           | 1                      | Good   | Single Stem                 | Retained | City Owned        |
| 24      | 18 T 426643<br>5016291 | White Cedar        | 10       | 10 |    |    |    |    | 20           | 2                      | Good   | Multistem                   | Retained | City Owned        |
| 25      | 18 T 426644<br>5016290 | White Cedar        | 10       |    |    |    |    |    | 10           | 1                      | Good   | Single Stem                 | Retained | City Owned        |
| 26      | 18 T 426690<br>5016308 | River Birch        | 11       |    |    |    |    |    | 11           | 1.1                    | Good   | Single Stem                 | Removed  | Private<br>Onsite |
| 27      | 18 T 426697<br>5016311 | Manitoba Maple     | 26       | 27 | 26 | 24 | 20 |    | 123          | 12.3                   | Good   | Multistem                   | Removed  | Private<br>Onsite |
| 28      | 18 T 426700<br>5016313 | White Cedar        | 25       |    |    |    |    |    | 25           | 2.5                    | Good   | Single Stem                 | Removed  | Private<br>Onsite |
| 29      | 18 T 426703<br>5016316 | American Elm       | 27       |    |    |    |    |    | 27           | 2.7                    | Good   | Single Stem                 | Removed  | Private<br>Onsite |
| 30      | 18 T 426705<br>5016334 | White Birch        | 12       |    |    |    |    |    | 12           | 1.2                    | Good   | Single Stem                 | Removed  | Private<br>Onsite |
| 31      | 18 T 426727<br>5016345 | Manitoba Maple     | 110      |    |    |    |    |    | 110          | 11                     | Poor   | Single Stem, Branch Dieback | Removed  | Private<br>Onsite |
| 32      | 18 T 426720<br>5016367 | Bur Oak            | 61       |    |    |    |    |    | 61           | 6.1                    | Good   | Single Stem                 | Removed  | Private<br>Onsite |
| 33      | 18 T 426703<br>5016355 | Manitoba Maple     | 29       | 16 | 17 |    |    |    | 62           | 6.2                    | Good   | Multistem                   | Removed  | Private<br>Onsite |
| 34      | 18 T 426694<br>5016360 | Manitoba Maple     | 15       |    |    |    |    |    | 15           | 1.5                    | Good   | Single Stem                 | Removed  | Private<br>Onsite |
| 35      | 18 T 426691<br>5016364 | Manitoba Maple     | 10       |    |    |    |    |    | 10           | 1                      | Good   | Single Stem                 | Removed  | Private<br>Onsite |
| 36      | 18 T 426680<br>5016361 | Manitoba Maple     | 25       | 17 | 13 | 25 | 26 | 24 | 130          | 13                     | Good   | Multistem                   | Removed  | Private<br>Onsite |
| 37      | 18 T 426658<br>5016357 | Sugar Maple        | 14       |    |    |    |    |    | 14           | 1.4                    | Good   | Single Stem                 | Retained | City Owned        |
| 38      | 18 T 426656<br>5016358 | Sugar Maple        | 14       |    |    |    |    |    | 14           | 1.4                    | Good   | Single Stem                 | Retained | City Owned        |
| 39      | 18 T 426651<br>5016357 | Red Oak            | 14       |    |    |    |    |    | 14           | 1.4                    | Good   | Single Stem                 | Retained | City Owned        |
| 40      | 18 T 426647<br>5016360 | Red Oak            | 14       |    |    |    |    |    | 14           | 1.4                    | Good   | Single Stem                 | Retained | City Owned        |
| 41      | 18 T 426644<br>5016359 | Red Oak            | 14       |    |    |    |    |    | 14           | 1.4                    | Good   | Single Stem                 | Retained | City Owned        |



| TREE ID | UTM NAD83              | SPECIES          | DBH (cm) |    |    |    |  |  | AVG DBH (cm) | CRITICAL ROOT ZONE (m) | HEALTH   | COMMENTS                       | FATE     | OWNERSHIP         |
|---------|------------------------|------------------|----------|----|----|----|--|--|--------------|------------------------|----------|--------------------------------|----------|-------------------|
| 42      | 18 T 426644<br>5016357 | Red Maple        | 17       |    |    |    |  |  | 17           | 1.7                    | Good     | Single Stem                    | Retained | City Owned        |
| 43      | 18 T 426640<br>5016362 | Red Maple        | 21       |    |    |    |  |  | 21           | 2.1                    | Good     | Single Stem                    | Retained | City Owned        |
| 44      | 18 T 426639<br>5016366 | Red Maple        | 24       |    |    |    |  |  | 24           | 2.4                    | Good     | Single Stem                    | Retained | City Owned        |
| 45      | 18 T 426653<br>5016366 | Sugar Maple      | 14       |    |    |    |  |  | 14           | 1.4                    | Good     | Single Stem                    | Retained | City Owned        |
| 46      | 18 T 426646<br>5016375 | Manitoba Maple   | 14       | 24 |    |    |  |  | 38           | 3.8                    | Poor     | Multistem Leaning              | Retained | City Owned        |
| 47      | 18 T 426629<br>5016377 | River Birch      | 17       |    |    |    |  |  | 17           | 1.7                    | Good     | Single Stem                    | Retained | City Owned        |
| 48      | 18 T 426631<br>5016378 | River Birch      | 16       |    |    |    |  |  | 16           | 1.6                    | Good     | Single Stem                    | Retained | City Owned        |
| 49      | 18 T 426633<br>5016381 | River Birch      | 19       |    |    |    |  |  | 19           | 1.9                    | Good     | Single Stem                    | Retained | City Owned        |
| 50      | 18 T 426636<br>5016382 | Red Maple        | 17       |    |    |    |  |  | 17           | 1.7                    | Good     | Single Stem                    | Retained | City Owned        |
| 51      | 18 T 426642<br>5016387 | Red Maple        | 15       |    |    |    |  |  | 15           | 1.5                    | Good     | Single Stem                    | Retained | City Owned        |
| 52      | 18 T 426644<br>5016389 | Red Maple        | 16       |    |    |    |  |  | 16           | 1.6                    | Good     | Single Stem                    | Retained | City Owned        |
| 53      | 18 T 426648<br>5016392 | Red Maple        | 24       |    |    |    |  |  | 24           | 2.4                    | Good     | Single Stem                    | Retained | City Owned        |
| 54      | 18 T 426649<br>5016392 | Common Hackberry | 12       |    |    |    |  |  | 12           | 1.2                    | Good     | Single Stem                    | Retained | City Owned        |
| 55      | 18 T 426655<br>5016394 | Tamarack         | 13       |    |    |    |  |  | 13           | 1.3                    | Good     | Single Stem                    | Retained | City Owned        |
| 56      | 18 T 426655<br>5016394 | Tamarack         | 11       |    |    |    |  |  | 11           | 1.1                    | Good     | Single Stem                    | Retained | City Owned        |
| 57      | 18 T 426658<br>5016398 | Tamarack         | 12       |    |    |    |  |  | 12           | 1.2                    | Good     | Single Stem                    | Retained | City Owned        |
| 58      | 18 T 426667<br>5016399 | Willow Sp.       | 14       |    |    |    |  |  | 14           | 1.4                    | Good     | Single Stem                    | Retained | City Owned        |
| 59      | 18 T 426690<br>5016402 | Manitoba Maple   | 27       | 17 | 13 | 15 |  |  | 72           | 7.2                    | Moderate | Multistem, Some Branch Dieback | Removed  | Private<br>Onsite |
| 60      | 18 T 426684<br>5016396 | Manitoba Maple   | 22       | 16 | 15 |    |  |  | 53           | 5.3                    | Good     | Multistem                      | Removed  | Private<br>Onsite |
| 61      | 18 T 426688<br>5016383 | Manitoba Maple   | 34       | 16 | 15 | 15 |  |  | 80           | 8                      | Good     | Multistem                      | Removed  | Private<br>Onsite |
| 62      | 18 T 426697<br>5016433 | Willow Sp.       | 13       |    |    |    |  |  | 13           | 1.3                    | Good     | Single Stem                    | Retained | City Owned        |



| TREE ID | UTM NAD83              | SPECIES               | DBH (cm) |    |    |    |    |    | AVG DBH (cm) | CRITICAL ROOT ZONE (m) | HEALTH | COMMENTS    | FATE     | OWNERSHIP         |
|---------|------------------------|-----------------------|----------|----|----|----|----|----|--------------|------------------------|--------|-------------|----------|-------------------|
| 63      | 18 T 426723<br>5016460 | Red Maple             | 20       |    |    |    |    |    | 20           | 2                      | Good   | Single Stem | Retained | City Owned        |
| 64      | 18 T 426725<br>5016461 | Red Maple             | 20       |    |    |    |    |    | 20           | 2                      | Good   | Single Stem | Retained | City Owned        |
| 65      | 18 T 426728<br>5016467 | Red Maple             | 20       |    |    |    |    |    | 20           | 2                      | Good   | Single Stem | Retained | City Owned        |
| 66      | 18 T 426730<br>5016468 | Bur Oak               | 13       |    |    |    |    |    | 13           | 1.3                    | Good   | Single Stem | Retained | City Owned        |
| 67      | 18 T 426732<br>5016473 | Red Maple             | 22       |    |    |    |    |    | 22           | 2.2                    | Good   | Single Stem | Retained | City Owned        |
| 68      | 18 T 426737<br>5016473 | Bur Oak               | 14       |    |    |    |    |    | 14           | 1.4                    | Good   | Single Stem | Retained | City Owned        |
| 69      | 18 T 426742<br>5016474 | Bur Oak               | 12       |    |    |    |    |    | 12           | 1.2                    | Good   | Single Stem | Retained | City Owned        |
| 70      | 18 T 426752<br>5016484 | Red Maple             | 18       |    |    |    |    |    | 18           | 1.8                    | Good   | Single Stem | Retained | City Owned        |
| 71      | 18 T 426777<br>5016497 | River Birch           | 20       |    |    |    |    |    | 20           | 2                      | Good   | Single Stem | Retained | City Owned        |
| 72      | 18 T 426799<br>5016504 | White Cedar           | 26       | 32 | 31 | 25 | 25 | 28 | 167          | 16.7                   | Good   | Multistem   | Retained | City Owned        |
| 73      | 18 T 426848<br>5016525 | White Spruce          | 16       |    |    |    |    |    | 16           | 1.6                    | Good   | Single Stem | Retained | City Owned        |
| 74      | 18 T 426850<br>5016526 | White Spruce          | 14       |    |    |    |    |    | 14           | 1.4                    | Good   | Single Stem | Retained | City Owned        |
| 75      | 18 T 426869<br>5016475 | White Spruce          | 11       |    |    |    |    |    | 11           | 1.1                    | Good   | Single Stem | Removed  | Private<br>Onsite |
| 76      | 18 T 426872<br>5016469 | Eastern<br>Cottonwood | 36       |    |    |    |    |    | 36           | 3.6                    | Good   | Single Stem | Removed  | Private<br>Onsite |
| 77      | 18 T 426869<br>5016455 | Eastern<br>Cottonwood | 27       | 25 |    |    |    |    | 52           | 5.2                    | Good   | Multistem   | Removed  | Private<br>Onsite |
| 78      | 18 T 426857<br>5016444 | Eastern<br>Cottonwood | 35       |    |    |    |    |    | 35           | 3.5                    | Good   | Single Stem | Removed  | Private<br>Onsite |
| 79      | 18 T 426866<br>5016429 | Eastern<br>Cottonwood | 26       |    |    |    |    |    | 26           | 2.6                    | Good   | Single Stem | Removed  | Private<br>Onsite |
| 80      | 18 T 426869<br>5016427 | Eastern<br>Cottonwood | 35       |    |    |    |    |    | 35           | 3.5                    | Good   | Single Stem | Removed  | Private<br>Onsite |
| 81      | 18 T 426818<br>5016390 | Manitoba Maple        | 14       |    |    |    |    |    | 14           | 1.4                    | Good   | Single Stem | Removed  | Private<br>Onsite |
| 82      | 18 T 426787<br>5016474 | Eastern<br>Cottonwood | 16       | 18 |    |    |    |    | 34           | 3.4                    | Good   | Multistem   | Retained | City Owned        |
| 83      | 18 T 426767<br>5016460 | Eastern<br>Cottonwood | 33       | 25 |    |    |    |    | 58           | 5.8                    | Good   | Multistem   | Retained | City Owned        |



| TREE ID | UTM NAD83              | SPECIES        | DBH (cm) |    |    |    |  |  | AVG DBH (cm) | CRITICAL ROOT ZONE (m) | HEALTH | COMMENTS  | FATE     | OWNERSHIP         |
|---------|------------------------|----------------|----------|----|----|----|--|--|--------------|------------------------|--------|-----------|----------|-------------------|
| 84      | 18 T 426740<br>5016437 | Manitoba Maple | 10       | 11 | 12 | 12 |  |  | 45           | 4.5                    | Good   | Multistem | Retained | Private<br>Onsite |



Figure 1 TREE LOCATIONS & SEARCH AREA





Figure 2 TREE LOCATIONS & SEARCH AREA PLANS





# LIMITATIONS OF TREE ASSESSMENTS & LIABILITY

## GENERAL

It is the policy of *IFS Associates Inc.* to attach the following clause regarding limitations. We do this to ensure that our clients are clearly aware of what is technically and professionally realistic in assessing trees for retention.

This report was carried out by *IFS Associates Inc.* at the request of the client. The information, interpretation and analysis expressed in this report are for the sole benefit and exclusive use of the client. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the client to whom it is addressed. Unless otherwise required by law, neither all or any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through public relations, news or other media, without the prior expressly written consent of the author, and especially as to value conclusions, identity of the author, or any reference to any professional society or institute or to any initialed designation conferred upon the author as stated in his qualifications.

This report and any values expressed herein represent the opinion of the author; his fee is in no way contingent upon the reporting of a specified value, a stipulated result, nor upon any finding to be reported. Details obtained from photographs, sketches, *etc.*, are intended as visual aids and are not to scale. They should not be construed as engineering reports or surveys. Although every effort has been made to ensure that this assessment is reasonably accurate, the tree(s) should be reassessed at least annually. The assessment presented in this report is valid at the time of the inspection only. The loss or alteration of any part of this report invalidates the entire report.

## LIMITATIONS

The information contained in this report covers only the tree(s) in question and no others. It reflects the condition of the assessed tree(s) at the time of inspection and was limited to a visual examination of the accessible portions only. *IFS Associates Inc.* has prepared this report in a manner consistent with that level of care and skill ordinarily exercised by members of the forestry and arboricultural professions, subject to the time limits and physical constraints applicable to this report. The assessment of the tree(s) presented in this report has been made using accepted arboricultural techniques. These include a visual examination of the above-ground portions of each tree for structural defects, scars, cracks, cavities, external indications of decay such as fungal fruiting bodies, evidence of insect infestations, discoloured foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the proximity of people and property. Except where specifically noted in the report, the tree(s) examined were not dissected, cored, probed or climbed to gain further evidence of their structural condition. Also, unless otherwise noted, no detailed root collar examinations involving excavation were undertaken.

While reasonable efforts have been made to ensure that the tree(s) proposed for retention are healthy, no warranty or guarantee, expressed or implied, are offered that these trees, or any parts of them, will remain standing. This includes other trees on or off the property not examined as part of this assignment. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree or groups of trees or their component parts in all circumstances, especially when within construction zones. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure in the event of root loss due to excavation and other construction-related impacts. This risk can only be eliminated through full tree removal.



Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are living organisms, and their health and vigour constantly change over time. They are not immune to changes in site conditions, or seasonal variations in the weather. It is a condition of this report that *IFS Associates Inc.* be notified of any changes in tree condition and be provided an opportunity to review or revise the recommendations within this report. Recognition of changes to a tree's condition requires expertise and extensive experience. It is recommended that *IFS Associates Inc.* be employed to re-inspect the tree(s) with sufficient frequency to detect if conditions have changed significantly.

#### ASSUMPTIONS

Statements made to *IFS Associates Inc.* in regards to the condition, history and location of the tree(s) are assumed to be correct. Unless indicated otherwise, all trees under investigation in this report are assumed to be on the client's property. A recent survey prepared by a Licensed Ontario Land Surveyor showing all relevant trees, both on and adjacent to the subject property, will be provided prior to the start of field work. The final version of the grading plan for the project will be provided prior to completion of the report. Any further changes to this plan invalidate the report on which it is based. *IFS Associates Inc.* must be provided the opportunity to revise the report in relation to any significant changes to the grading plan. The procurement of said survey and grading plan, and the costs associated with them both, are the responsibility of the client, not *IFS Associates Inc.*

#### LIABILITY

Without limiting the foregoing, no liability is assumed by *IFS Associates Inc.* for: 1) any legal description provided with respect to the property; 2) issues of title and/or ownership with respect to the property; 3) the accuracy of the property line locations or boundaries with respect to the property; 4) the accuracy of any other information provided by the client or third parties; 5) any consequential loss, injury or damages suffered by the client or any third parties, including but not limited to replacement costs, loss of use, earnings and business interruption; and, 6) the unauthorized distribution of the report.

#### INDEMNIFICATION

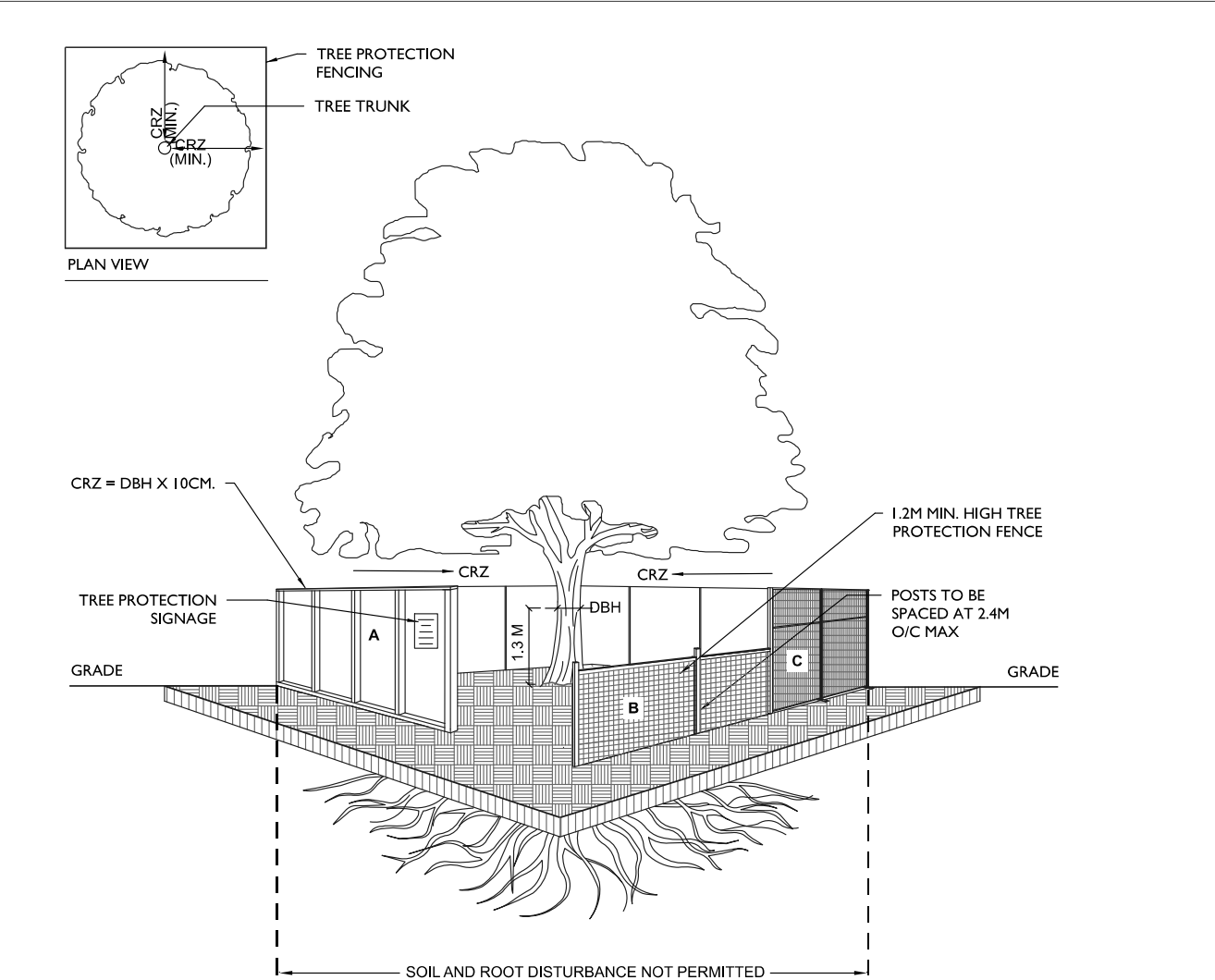
An applicant for a permit or other approval based on this report shall agree to indemnify and save harmless *IFS Associates Inc.* from any and all claims, demands, causes of action, losses, costs or damages that affected private landowners and/or the City of Ottawa may suffer, incur or be liable for resulting from the issuance of a permit or approval based on this report or from the performance or non-performance of the applicant, whether with or without negligence on the part of the applicant, or the applicant's employees, directors, contractors and agents.

Further, under no circumstances may any claims be initiated or commenced by the applicant against *IFS Associates Inc.* or any of its directors, officers, employees, contractors, agents or assessors, in contract or in tort, more than 12 months after the date of this report.

#### ONGOING SERVICES

*IFS Associates Inc.* accepts no responsibility for the implementation of any or all parts of the report, unless specifically requested to supervise the implementation or examine the results of activities recommended herein. In the event that examination or supervision is requested, that request shall be made in writing and the details, including fees, agreed to in advance.





- NOTES:
1. TREE PROTECTION FENCING TO BE INSTALLED PER F-8011 AND PER THE TREE CONSERVATION REPORT (TCR), THE TREE INFORMATION REPORT (TIR) OR AS INDICATED IN THE CONTRACT DRAWINGS.
  2. TREE PROTECTION FENCING MUST BE AT LEAST 2.2M IN HEIGHT AND BE CONSTRUCTED OF RIGID OR FRAMED MATERIALS SUCH AS:  
A. PLYWOOD HOARDING  
B. SNOW FENCE  
C. MODULAR STEEL PANELS
  3. INSTALLATION OF ALL FENCING TYPES A, B OR C, MUST MINIMIZE DAMAGE TO EXISTING ROOTS.
  4. CRITICAL ROOT ZONE (CRZ) TO BE MEASURED FROM OUTSIDE OF THE TREE BASE.
  5. DIAMETER AT BREAST HEIGHT (DBH) TO BE MEASURED AT HEIGHT OF 1.3M FROM GROUND.

|  |         |                         |                |
|--|---------|-------------------------|----------------|
|  | TITLE:  | TREE PROTECTION FENCING | DATE: FEB 2013 |
|  | REV:    | JAN 2026                |                |
|  | DWG NO: | F7                      |                |

**IFS ASSOCIATES**

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|                |  |                                                  |                     |
|----------------|--|--------------------------------------------------|---------------------|
| project        |  | drawing                                          |                     |
| 319 HUNTMAR RD |  | Proposed Development & Conserved Vegetation Plan |                     |
| date           |  | 2026 09 11                                       | drawn by TF         |
| scale          |  | checked by MR                                    | project no. 25-1773 |
|                |  |                                                  | revision no. 2      |
|                |  | dwg. no. Map #2                                  |                     |