



# 1994 SCOTT STREET



## LIST OF DRAWINGS

- L1.1 LANDSCAPE MASTER PLAN
- L1.2 LANDSCAPE ENLARGEMENT 1
- L1.3 LANDSCAPE ENLARGEMENT 2
- L1.4 LANDSCAPE ENLARGEMENT 3
- L1.5 LANDSCAPE ENLARGEMENT 4
- L2.0 LANDSCAPE SECTIONS
- L3.0 LANDSCAPE DETAILS 1
- L3.1 LANDSCAPE DETAILS 2

## CONSULTANTS

**rla/architecture**  
 ARCHITECT:  
 RLA ARCHITECTURE  
 56 BEECH STREET  
 OTTAWA, ON, K1S 3J6

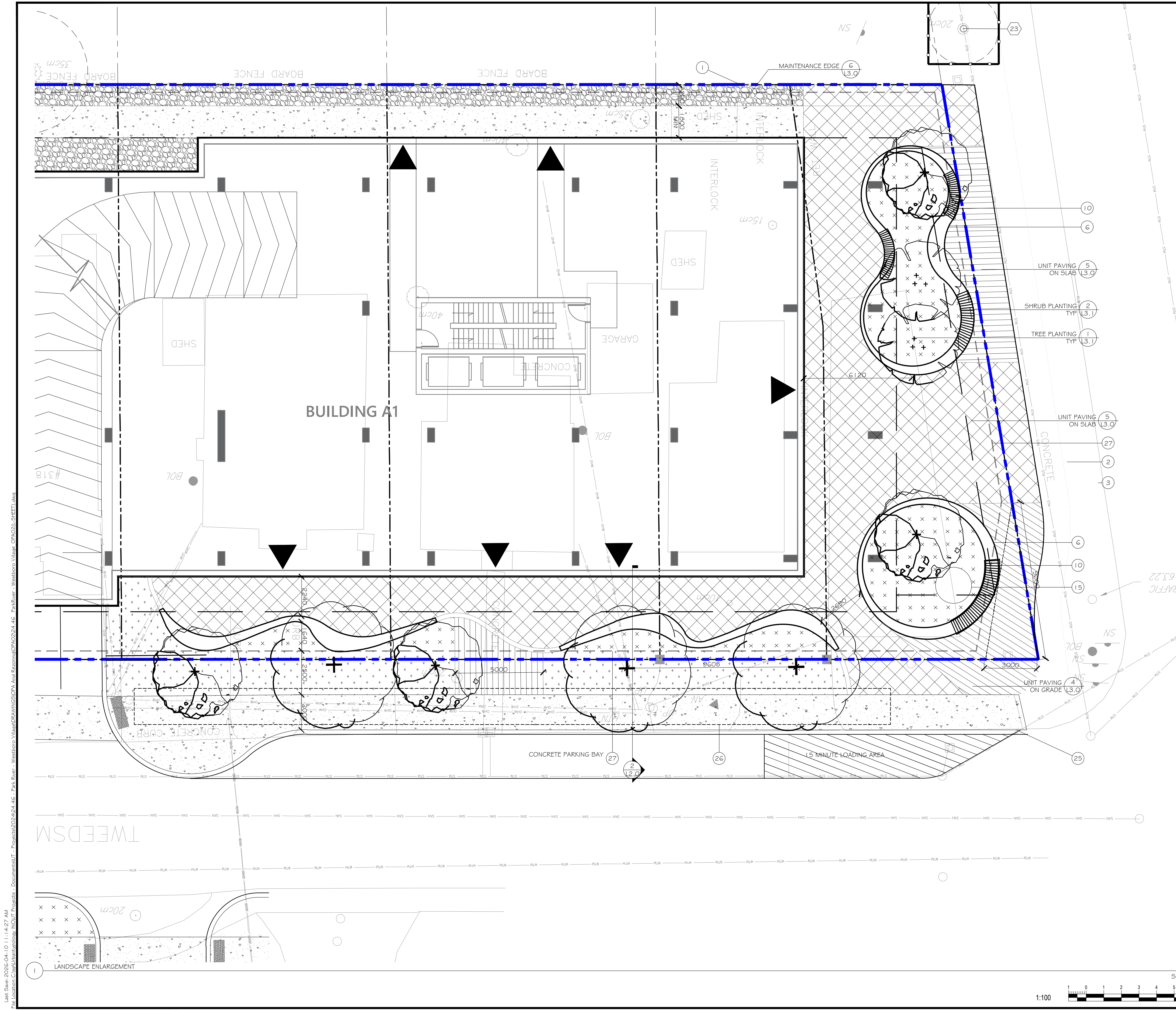
**Urbantypology**  
 LANDSCAPE ARCHITECT:  
 URBANTYPOLOGY INC.  
 UNIT 101 - 45 SPENCER STREET  
 OTTAWA, ON, CANADA, K1Y 2P5

**Stantec**  
 PLANNER, SURVEYOR & CIVIL:  
 STANTEC  
 300-1331 CLYDE AVENUE,  
 OTTAWA, ON, K2C 3G4  
 613.722.4420

## PROPERTY INFORMATION:

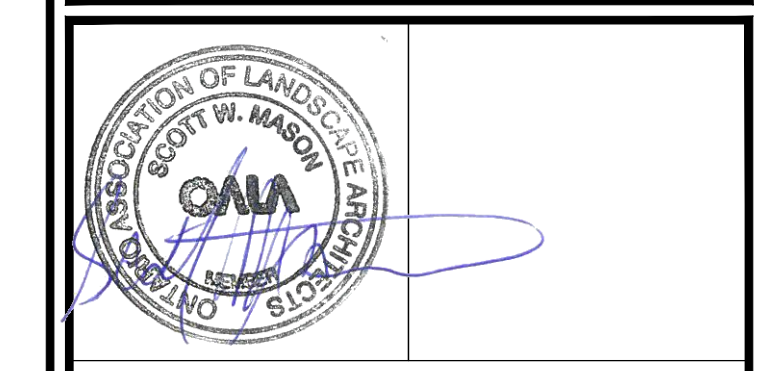
PLAN OF SURVEY	PART OF LOT 26 REGISTERED PLAN 236
ADDRESSES:	322, 326, 327, 330 ATHLONE; 1994 SCOTT; 306, 314, 316, 317, 318, 320, 321, 323, 324, 327, 328, 333, 335 TWEEDSMUIR
CITY OF OTTAWA	CITY OF OTTAWA
SURVEYOR	STANTEC GEOMATICS LTD.





- LEGEND:**
- SITE BOUNDARY
  - BUILDING OVERHANG
  - EXTENT OF UNDERGROUND PARKING
  - APPROX. EXTENT OF SOIL CELL SYSTEM (7/3.0)(8/3.0)
  - WOOD BOARD PRIVACY FENCE
  - PATIO FENCE (4/3.1)
  - 1.5m HT BLACK VINYL CHAIN LINK FENCE
  - TREE PROTECTION (3/3.1)
  - DOOR LOCATION (TBD)
  - BIKE RACKS
  - MOUNTED ON SEAT WALL
  - SEATING TABLES
  - TWSI
  - TOPSOIL AND SOD
  - CONCRETE WALKWAY
  - UNIT PAVING
  - UNIT PAVING
  - PERMEABLE UNIT PAVERS
  - PEAGRAVEL MAINTENANCE EDGE
  - CRITICAL ROOT ZONE
  - TREE CONSERVATION REPORT NO.
  - LARGE DECIDUOUS TREE
  - MEDIUM DECIDUOUS TREE
  - COLUMNAR/SMALL TREE
  - CONIFEROUS TREE
  - SHRUBS
  - EXISTING OHW
  - EXISTING STM / SAN
  - EXISTING TREES
  - EXISTING FIRE HYDRANT
  - EXISTING MANHOLE
  - EXISTING CATCH BASIN
  - EXISTING POLE / SIGN

- KEYNOTES**
1. EXISTING FENCE TO REMAIN AND BE PROTECTED
  2. CONCRETE SIDEWALK (BY OTHERS)
  3. BIKE LANE (BY OTHERS)
  4. TOPSOIL AND SOD
  5. RAISED PLANTER - WITH SHRUBS
  6. RAISED PLANTER WITH PRECAST CONCRETE SEATING WALL (TYP)
  7. POLLINATOR GARDEN WITH SHRUBS AND PERENNIALS
  8. PLANTER WALL WITH GATE (TYP)
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  11. RAISED PEDESTRIAN CROSSING
  12. FLUSH CONCRETE PAVING BAND (TYP)
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  15. POTENTIAL FUTURE PUBLIC ART
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  24. POTENTIAL LOCATION OF OVERHEAD UTILITIES
  25. CONCRETE SIDEWALK AS PER CITY OF OTTAWA STANDARD DETAIL SC. 1.4
  26. EXTENT OF STRUCTURAL SOIL CELLS
  27. EXTENT OF UNDERGROUND PARKING STRUCTURE



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 UNIT 101 - 45 SPENCER STREET OTTAWA, ON CANADA K1Y 0Y5 PH: 613.867.3042 / 613.897.1237

NO.:	REVISION:	DATE:
2	REISSUED FOR ZONING AND OPA	10 APR 2026
1	ISSUED FOR ZONING AND OPA	2 JULY 2025

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 • COMPLY WITH ALL PERTINENT CODES, BY-LAWS AND LAWS.  
 • VERIFY LOCATION OF ALL UNDERGROUND SERVICES AND UTILITIES WITH RESPECTIVE AUTHORITIES PRIOR TO COMMENCEMENT OF WORK.

**PROJECT:**  
**1994 SCOTT STREET**  
**PARK RIVER PROPERTIES**  
 LOCATION:  
 1994 SCOTT STREET  
 OTTAWA, ON

DRAWN: **SS, SG** START DATE:  
 CHECKED: **SM** 24 MAR, 2025

DRAWING:  
**LANDSCAPE ENLARGEMENT**

SCALE: **1:100** PAGE SIZE: **24X36**

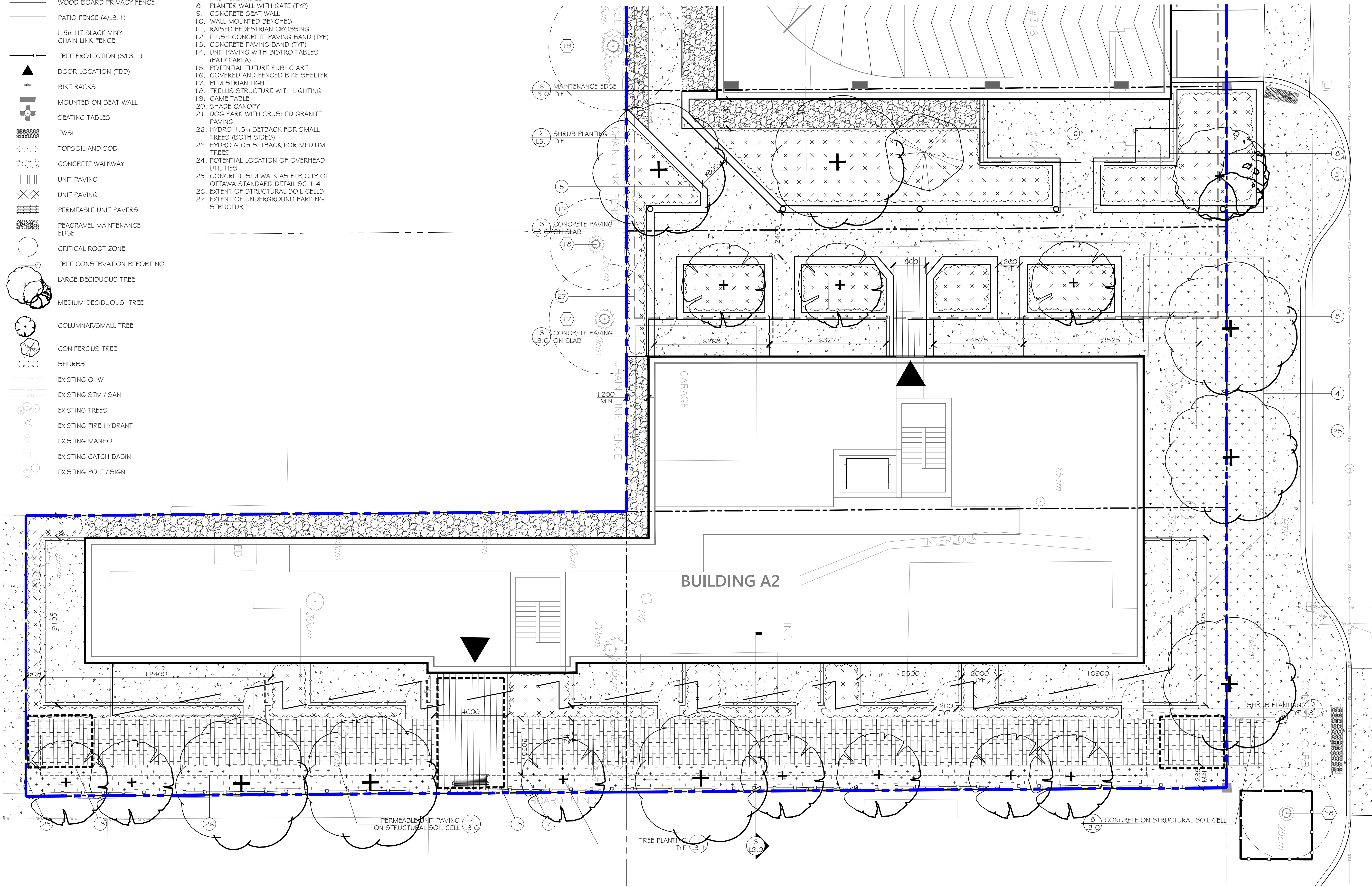
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1 LANDSCAPE ENLARGEMENT



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NO.	REVISION:	DATE:
2	REISSUED FOR ZONING AND OPA	10 APR 2026
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**1994 SCOTT STREET**  
**PARK RIVER PROPERTIES**  
 LOCATION:  
 1994 SCOTT STREET  
 OTTAWA, ON

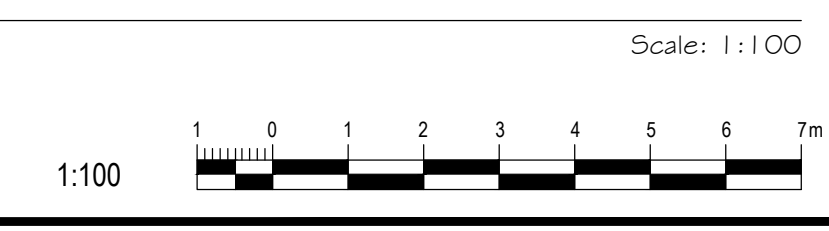
DRAWN: SS, SG START DATE:  
 CHECKED: SM 24 MAR, 2025

DRAWING:  
**LANDSCAPE ENLARGEMENT**

SCALE: 1:100 PAGE SIZE: 24X36  
 PROJECT NUMBER: 24.46

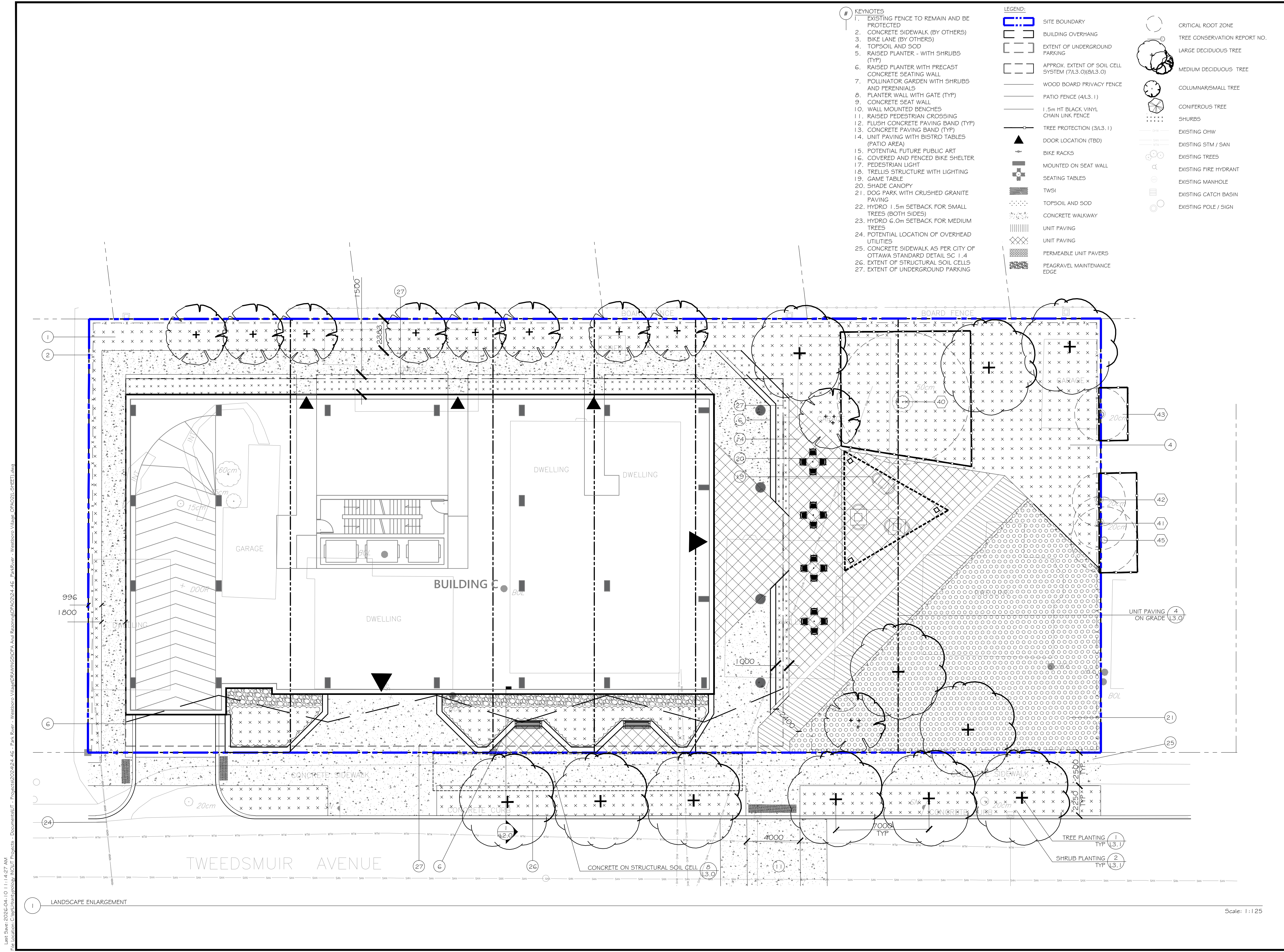
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 UNIT 101-45 SPENCER STREET OTTAWA, ON CANADA, K1Y 0P5 PH: 613.867.3042 / 613.897.1237

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PROJECT:  
**1994 SCOTT STREET  
 PARK RIVER PROPERTIES**

LOCATION:  
 1994 SCOTT STREET  
 OTTAWA, ON

DRAWN: SS, SG START DATE:  
 CHECKED: SM 24 MAR, 2025

DRAWING:  
**LANDSCAPE  
 ENLARGEMENT**

SCALE: 1:125 PAGE SIZE: 24X36  
 PROJECT NUMBER: 24.46

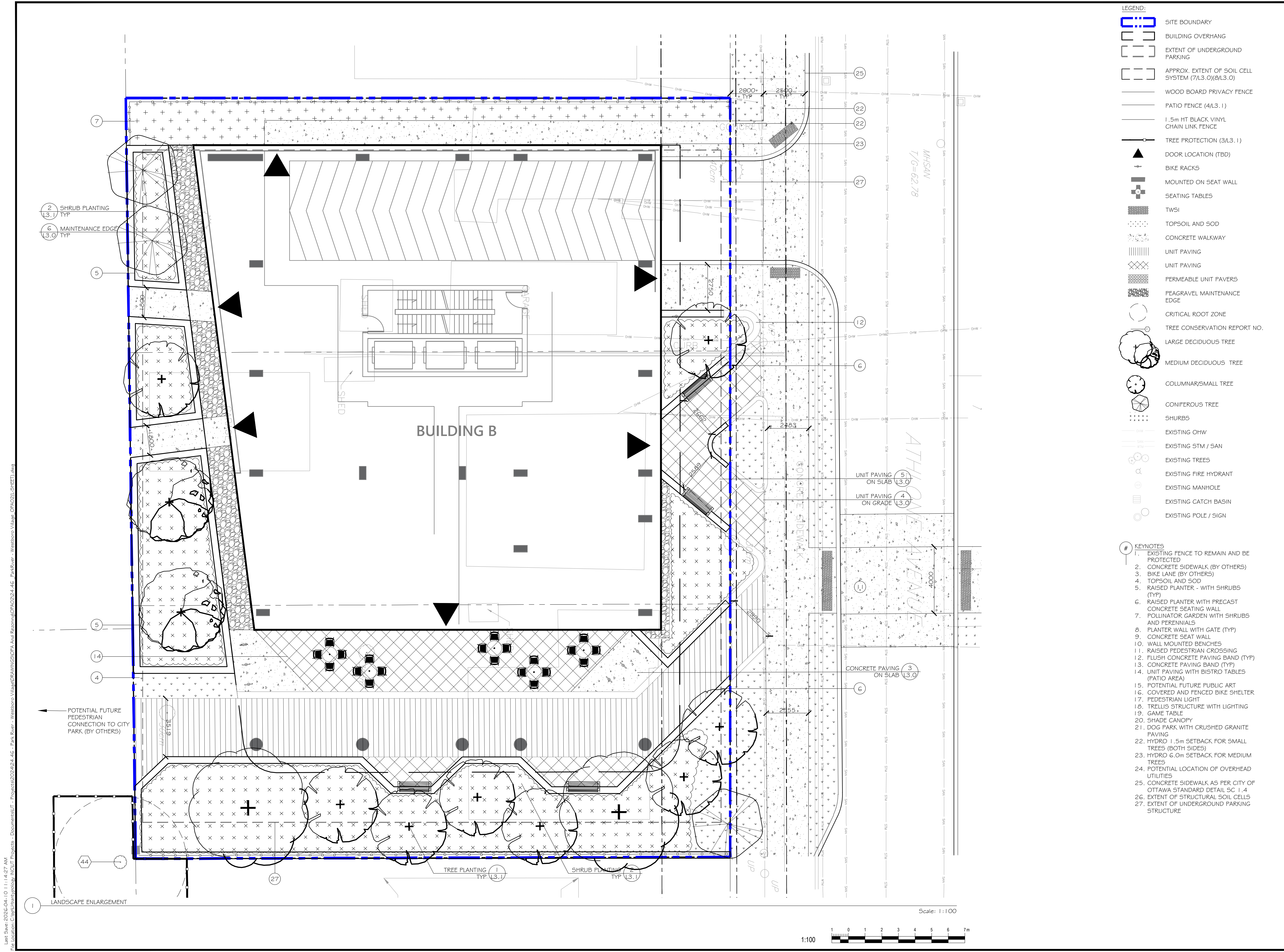
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Scale: 1:125



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**PROJECT:**  
**1994 SCOTT STREET**  
**PARK RIVER PROPERTIES**

**LOCATION:**  
1994 SCOTT STREET  
OTTAWA, ON

**DRAWN:** SS, SG    **START DATE:** 24 MAR, 2025  
**CHECKED:** SM

**DRAWING:**  
**LANDSCAPE ENLARGEMENT**

**SCALE:** 1:100    **PAGE SIZE:** 24X36  
**PROJECT NUMBER:** 24.46

**NORTH:**    **SHEET NO.:** **L1.5**

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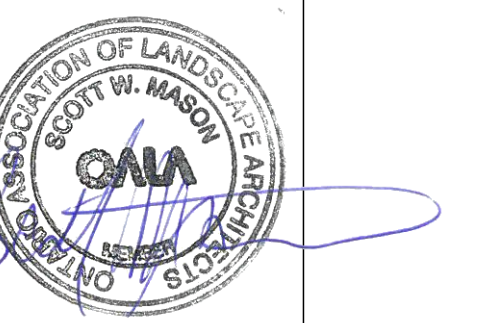
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Tree #	Scientific Name	Common Name	Ownership	DBH (cm)	Overall Tree Cond.	Critical Root Zone, Radius (m)	Survey Observation Notes	Arborist Recommendation	Removal Reason
1	Gleditsia sp.	Honey Locust	Priv. Owner	30	Good	3.0	Fence bracing on rear, Single stem with co-dominant leaders 2@1.5m above grade, included bark at leader split	REMOVE	WITHIN LIMITS OF CONSTRUCTION
2	Quercus macrocarpa	Burr Oak	Priv. Owner	30	Moderate	3.0	2 Leaders Pruned, Single Stem with co-dominant leaders 2@2m above grade, minor decay at trunk	REMOVE	WITHIN LIMITS OF CONSTRUCTION
3	Malus sp.	Crabapple sp.	Priv. Owner	30	Good	3.0	Symmetrical single stem, minor pruning, minor bark decay	REMOVE	WITHIN LIMITS OF CONSTRUCTION
4	Picea glauca	White Spruce	Muni. Road	40	Moderate	4.0	2 Co-dominant leaders @1m above grade, Minor pruning incl. lower limbs and @O.H. Hydro, nest present, <5% canopy dieback	REMOVE	WITHIN LIMITS OF CONSTRUCTION
5	Picea glauca	White Spruce	Priv. Owner	30	Good	3.0	Pruned Lower Limbs, Broken Limbs, Asymmetrical Canopy	REMOVE	WITHIN LIMITS OF CONSTRUCTION
6	Thuja occidentalis	Eastern White Cedar	Priv. Owner	30	Good	3.0	2@ 30cm Multistem, nest present, Minor pruning incl. lower limbs	REMOVE	WITHIN LIMITS OF CONSTRUCTION
7	Thuja occidentalis	Eastern White Cedar	Priv. Owner	30	Good	3.0	2@ 30cm Multistem, Minor pruning incl. lower limbs	REMOVE	WITHIN LIMITS OF CONSTRUCTION
8	Thuja occidentalis	Eastern White Cedar	Priv. Owner	30	Good	3.0	Asymmetrical canopy, minor pruning incl. lower limbs	REMOVE	WITHIN LIMITS OF CONSTRUCTION
9	Sorbus aucuparia	European Mountain Ash	Priv. Owner	30	Good	3.0	Minor pruning, ornaments within branches, bark decay present,	REMOVE	WITHIN LIMITS OF CONSTRUCTION
10	Malus sp.	Crabapple sp.	Priv. Owner	20	Moderate	2.0	Minor pruning, significant decay along trunk and limbs, included bark present	REMOVE	WITHIN LIMITS OF CONSTRUCTION
11	Acer saccharum	Sugar Maple	Priv. Owner	70	Good	7.0	Canopy dieback ~5%, clothesline present, included bark	REMOVE	WITHIN LIMITS OF CONSTRUCTION
12	-	-	-	-	Missing	-	-	-	-
13	Picea glauca	White Spruce	Priv. Owner	35	Good	3.5	Asymmetrical canopy, <5% canopy dieback	REMOVE	WITHIN LIMITS OF CONSTRUCTION
14	Thuja occidentalis	Eastern White Cedar	Priv. Owner	20	Good	2.0	Single stem with symmetrical canopy.	REMOVE	WITHIN LIMITS OF CONSTRUCTION
15	Thuja occidentalis	Eastern White Cedar	Priv. Owner	20	Good	2.0	Single stem with symmetrical canopy. Corrected lean.	REMOVE	WITHIN LIMITS OF CONSTRUCTION
16	Sorbus aucuparia	European Mountain Ash	Priv. Owner	15	Good	1.5	Symmetrical single stem, minor included bark	REMOVE	WITHIN LIMITS OF CONSTRUCTION
17	Picea glauca	White Spruce	Priv. Non-Owner	30	Good	3.0	Symmetrical single stem, pruned lower limbs	RETAIN	-
18	Picea glauca	White Spruce	Priv. Non-Owner	25	Moderate	2.5	Asymmetrical single stem, pruned lower limbs	RETAIN	-
19	-	-	-	-	Missing	-	-	-	-
20	Picea pungens	Colorado spruce	Priv. Non-Owner	35	Good	3.5	Symmetrical single stem, pruned lower limbs	RETAIN	-
21	Malus sp.	Crabapple sp.	Priv. Owner	35	Good	3.5	Asymmetrical single stem, minor limb breakage, minor pruning, minor bark decay on limbs, corrected lean	REMOVE	-
22	-	-	-	-	Missing	-	-	-	-
23	Tilia americana	American linden	Muni. Road	20	Moderate	2.0	Asymmetrical, minor pruning, ~10% canopy dieback, trunk suckering, moderate mechanical damage	RETAIN	-
24	-	-	-	-	Missing	-	-	-	-
25	Malus sp.	Crabapple sp.	Priv. Owner	15	Good	1.5	Symmetrical single stem. Bird feeder in branches	REMOVE	WITHIN LIMITS OF CONSTRUCTION
26	Ginkgo biloba	Maidenhair	Muni. Road	20	Good	2.0	Asymmetrical canopy, minor pruning,	REMOVE	WITHIN LIMITS OF CONSTRUCTION
27	Malus sp.	Crabapple sp.	Priv. Owner	40	Moderate	4.0	Asymmetrical canopy, ~20% canopy dieback, broken limbs, minor pruning, corrected lean, bark decay present along trunk and limbs	REMOVE	WITHIN LIMITS OF CONSTRUCTION
28	Malus sp.	Crabapple sp.	Priv. Owner	40	Poor	4.0	~20% canopy dieback, substantial decay all over, broken missing co-dominant leader, corrected lean	REMOVE	WITHIN LIMITS OF CONSTRUCTION
29	Frangula alnus	Glossy buckthorn	Priv. Owner	35	Poor	3.5	3@ 14cm Asymmetrical multistem, ~15% canopy dieback, broken limbs, poor branch unions/ angles, substantial decay along limbs	REMOVE	WITHIN LIMITS OF CONSTRUCTION
30	Acer ginnala	Amur Maple	Muni. Road	20	Good	2.0	Symmetrical single stem, <5% canopy dieback, minor pruning, contains remnants of tissue paper streamers or similar	REMOVE	WITHIN LIMITS OF CONSTRUCTION
31	Abies balsamea	Balsam Fir	Priv. Owner	15	Good	1.5	Symmetrical single stem with lower limb pruning	REMOVE	WITHIN LIMITS OF CONSTRUCTION
32	-	-	-	-	Missing	-	-	-	-
33	Acer saccharum	Sugar Maple	Priv. Owner	35	Moderate	3.5	Asymmetrical single stem, minor pruning, ~10% canopy dieback, contains rope, nest, growing over and around edge of shed roof, and string around trunk at breast height, minor limb breakage. Several branches at poor angles on side adjacent to neighbour	REMOVE	WITHIN LIMITS OF CONSTRUCTION
34	Thuja occidentalis	Eastern White Cedar	Priv. Owner	30	Good	3.0	Asymmetrical single stem, central leader pruned, lower limbs pruned, contains lights and nest, <5% canopy dieback.	REMOVE	WITHIN LIMITS OF CONSTRUCTION
35	Malus sp.	Crabapple sp.	Priv. Owner	15	Good	1.5	Symmetrical single stem. Minor pruning.	REMOVE	WITHIN LIMITS OF CONSTRUCTION
36	Acer ginnala	Amur Maple	Muni. Road	10	Good	1.0	Symmetrical single stem. <5% canopy dieback.	REMOVE	WITHIN LIMITS OF CONSTRUCTION
37	Acer saccharum	Sugar Maple	Priv. Owner	30	Good	3.0	Single stem with co-dominant leaders 2 @ 4m. Nest present.	REMOVE	WITHIN LIMITS OF CONSTRUCTION
38	Acer saccharum	Sugar Maple	Muni. Road	25	Poor	2.5	Heavy pruning, incl. at o.h. hydro, ~30% canopy dieback.	RETAIN	-
39	Acer ginnala	Amur Maple	Muni. Road	20	Moderate	2.0	Asymmetrical single stem. ~10% canopy dieback. Decay cavities present.	REMOVE	WITHIN LIMITS OF CONSTRUCTION
40	Acer saccharum	Sugar Maple	Priv. Owner	50	Moderate	5.0	Asymmetrical single stem. <5% canopy die back. Moderate pruning. Large decay cavity	RETAIN	-
41	Acer negundo	Manitoba Maple	Priv. Shared Owner Non-Owner	20	Moderate	2.0	Asymmetrical formerly multistem with substantial corrected lean. Minor pruning.	RETAIN	-
42	Acer negundo	Manitoba Maple	Priv. Shared Owner Non-Owner	20	Moderate	2.0	3 @ 20cm multistem. Fence post grown within largest stem. Asymmetrical structure, minor bark decay along limbs.	RETAIN	-
43	Acer saccharum	Sugar Maple	Priv. Shared Owner Non-Owner	20	Good	2.0	Single stem with co-dominant leaders 2 @ 2m. Included bark at trunk.	RETAIN	-
44	Ulmus sp.	Elm sp.	Muni. Park	40	Moderate	4.0	Asymmetrical canopy, 3 @ 40cm multistem, 1 leaning	RETAIN	-
45	Acer negundo	Manitoba Maple	Priv. Shared Owner Non-Owner	25	Moderate	2.5	3 @ 25 asymmetrical multistem, <5% canopy die back, corrected lean	RETAIN	-
46	Acer negundo	Manitoba Maple	Priv. Owner	25	Good	2.5	Single stem with 2 co-dominant leaders @ 0.5m	REMOVE	WITHIN LIMITS OF CONSTRUCTION
47	Acer saccharum	Sugar Maple	Muni. Road	35	Good	3.5	Minor pruning, <5% canopy dieback	REMOVE	WITHIN LIMITS OF CONSTRUCTION

OWNERSHIP KEY  
 PRIV. OWNER: PROJECT OWNED LANDS  
 PRIV. NON-OWNER: PRIVATE PROPERTY OF LAND OWNER NOT ASSOCIATED WITH PROJECT  
 MUNI. ROAD: CITY OF OTTAWA LANDS WITHIN PUBLIC ROAD RIGHT-OF-WAY  
 MUNI. PARK: CITY OF OTTAWA LANDS WITHIN PARK PROPERTY

PLANT LIST

SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
LARGE DECIDUOUS TREES					
AF	ACER FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	--	70mm CAL.	B#B / W.B.
AF	ACER FREEMANII 'CELZAM'	CELEBRATION MAPLE	--	70mm CAL.	B#B / W.B.
AR	ACER RUBRUM	RED MAPLE	--	70mm CAL.	B#B / W.B.
AS	ACER SACCHARUM	SUGAR MAPLE	--	70mm CAL.	B#B / W.B.
GT	GLEDITSIA TRIACANTHOS VAR. NERM. SHADMASTER	SHADEMASTER HONEY LOCUST	--	70mm CAL.	B#B / W.B.
QR	QUERCUS RUBRA	RED OAK	--	70mm CAL.	B#B / W.B. PLANT IN SPRING
UM	ULMUS 'MORTON'	ACCOLADE ELM	--	70mm CAL.	B#B / W.B. PLANT IN SPRING
SMALL DECIDUOUS TREES					
AC	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	--	1 800mm HT.	B#B / W.B. MULTI-STEM
AG	ACER GINNALA	AMUR MAPLE	--	1 800mm HT.	B#B / W.B. MULTI-STEM
MR	MALUS ROYALTY	ROYALTY CRABAPPLE	--	50mm CAL.	B#B / W.B.
SR	SYRINGA RETICULATA	JAPANESE LILAC	--	1 800mm HT.	B#B / W.B. MULTI-STEM
CONIFEROUS TREES					
PP	PICEA PUNGENS	COLORADO SPRUCE	--	1 800mm HT.	B#B / W.B.
PS	PINUS STROBUS	WHITE PINE	--	1 800mm HT.	B#B / W.B.
SHRUBS					
EA	EUONYMUS ALATUS 'COMPACTUS'	DWARF-WINGED BURNING BUSH	--	800mm HT.	POT. 1 000mm O.C.
JH	JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA'	COMPACT ANDORA JUNIPER	--	600mm SPR.	POT. 750mm O.C.
RR	ROSA RUGOSA	RUGOSA ROSE	--	500mm HT.	POT. 600mm O.C.
PO	PHYSOCARPUS OPUULIFOLIUS 'DIABOLO'	DIABOLO NINEBARK	--	800mm HT.	POT. 1 200mm O.C.
PM	PINUS MUGO	MUGO PINE	--	600mm SPR.	POT. 900mm O.C.
SB	SPIREA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	--	500mm HT.	POT. 600mm O.C.
SS	SORBARIA SORBIFOLIA	FALSE SPIREA	--	500mm HT.	POT. 900mm O.C.
SV	SYRINGA VULGARIS 'SENSATION'	SENSATION FRENCH HYBRID LILAC	--	800mm HT.	POT. 1 200mm O.C.
ORNAMENTAL GRASS					
CA	CAJUNAGROSTIS V. ACUTIFLORA 'KARL FOERSTER'	FOREST REED GRASS	--	600mm HT.	POT. 600mm O.C.
M5	MISCANTHUS SINENSIS 'SILVER FEATHER'	SILVER FEATHER MISCANTHUS	--	600mm HT.	POT. 1 000mm O.C.
PERENNIALS					
HS	HEMEROCALLIS 'STELLA D'ORO'	STELL D'ORO DAYLILY	--	1 GAL. POT	POT. 400mm O.C.
RF	RUDEBEKIA FULDGDIDA 'GOLDSTRUM'	BLACK EYED SUSAN	--	1 GAL. POT	POT. 450mm O.C.



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**Urbantypology**  
 UNIT 10-161 STERLING ROAD TORONTO ON CANADA M8R 2B2 PH: 437.700.5446  
 UNIT 101-45 SPENCER STREET OTTAWA ON CANADA K1V 3P5 PH: 613.867.3042 / 613.897.1237

2	REISSUED FOR ZONING AND OPA	10 APR 2026
1	ISSUED FOR ZONING AND OPA	2 JULY 2025
NO.:	REVISION:	DATE:

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 • REPORT ALL DEFECTS AND/OR OMISSIONS TO THE CONTRACT ADMINISTRATOR.  
 • COMPLY WITH ALL PERTINENT CODES, BY-LAWS AND LAWS.  
 • VERIFY LOCATION OF ALL UNDERGROUND SERVICES AND UTILITIES WITH RESPECTIVE AUTHORITIES PRIOR TO COMMENCEMENT OF WORK.

PROJECT:  
**1994 SCOTT STREET  
 PARK RIVER PROPERTIES**  
 LOCATION:  
**1994 SCOTT STREET  
 OTTAWA, ON**

DRAWN: **SS, SG** START DATE:  
 CHECKED: **SM** 24 MAR, 2025

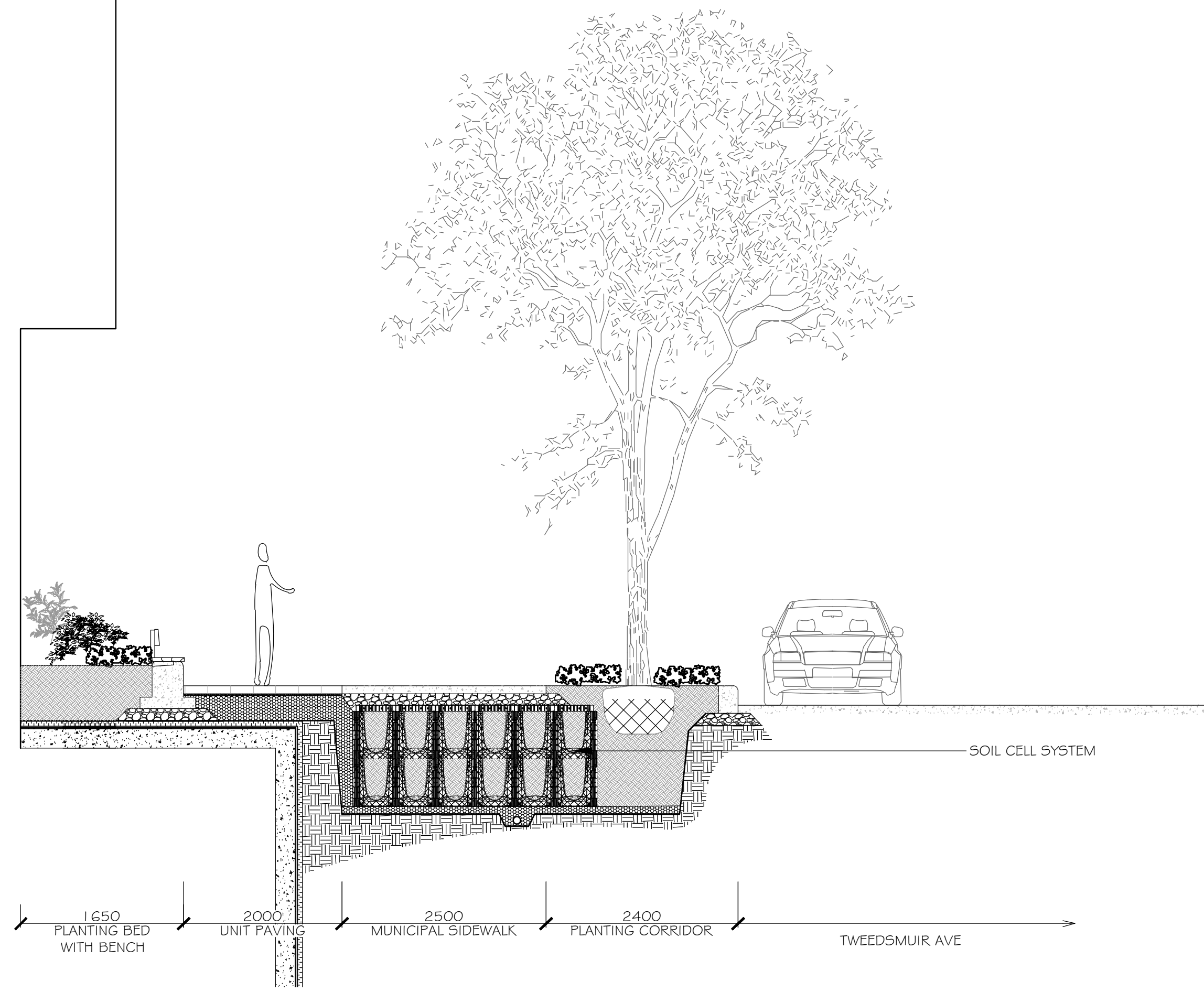
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**LANDSCAPE  
 TREE INFORMATION**

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 PROJECT NUMBER: **24.46**

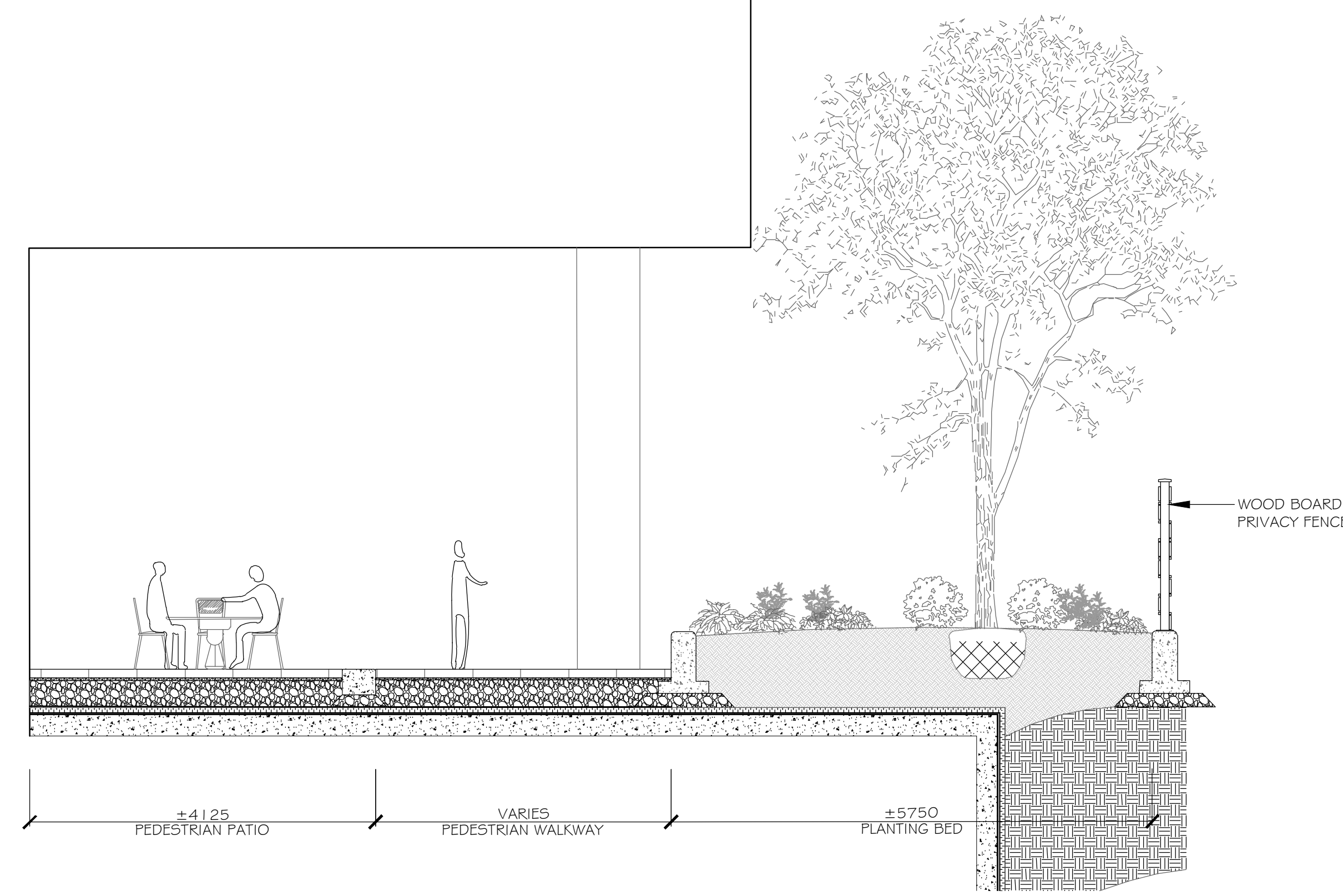
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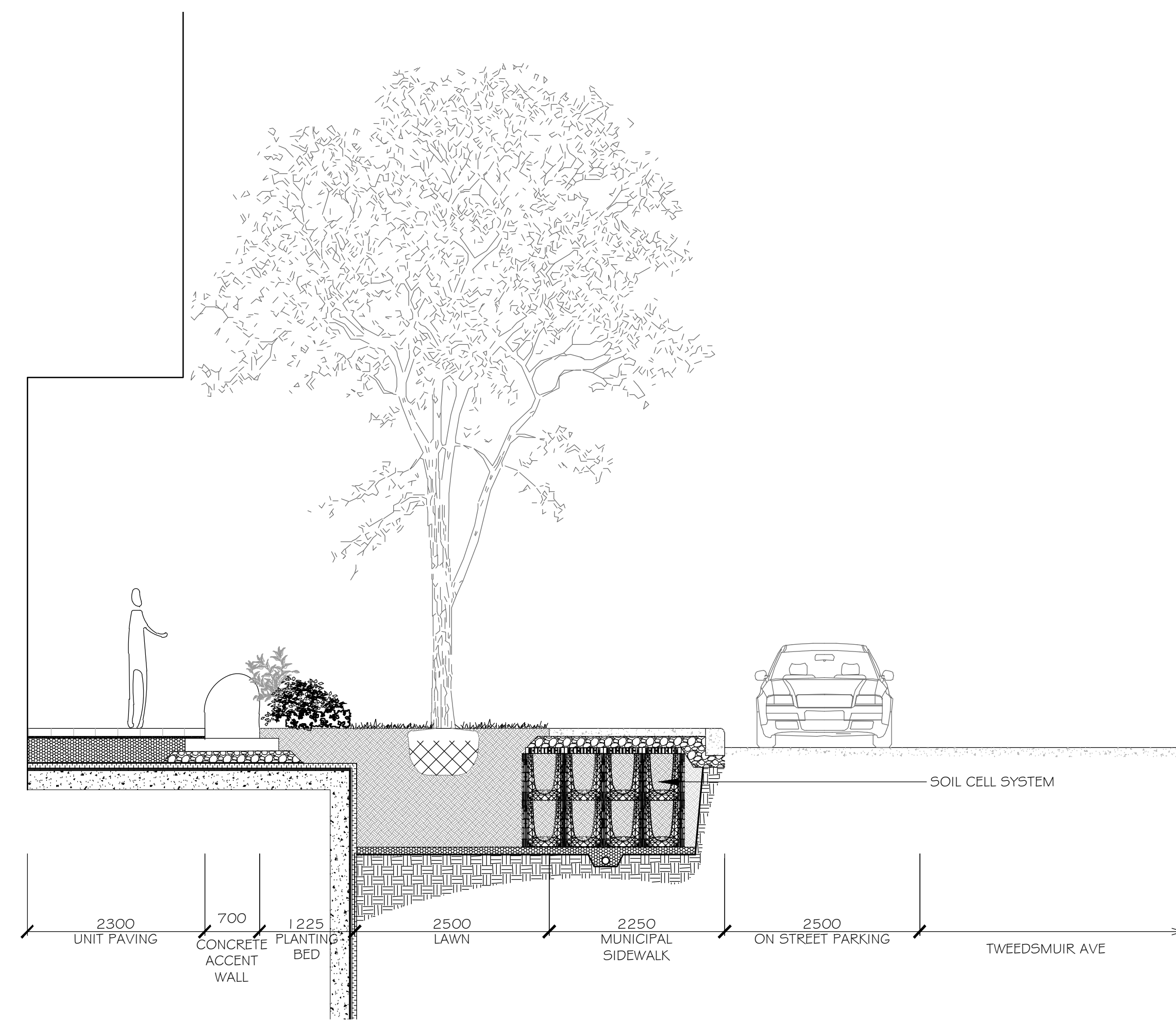
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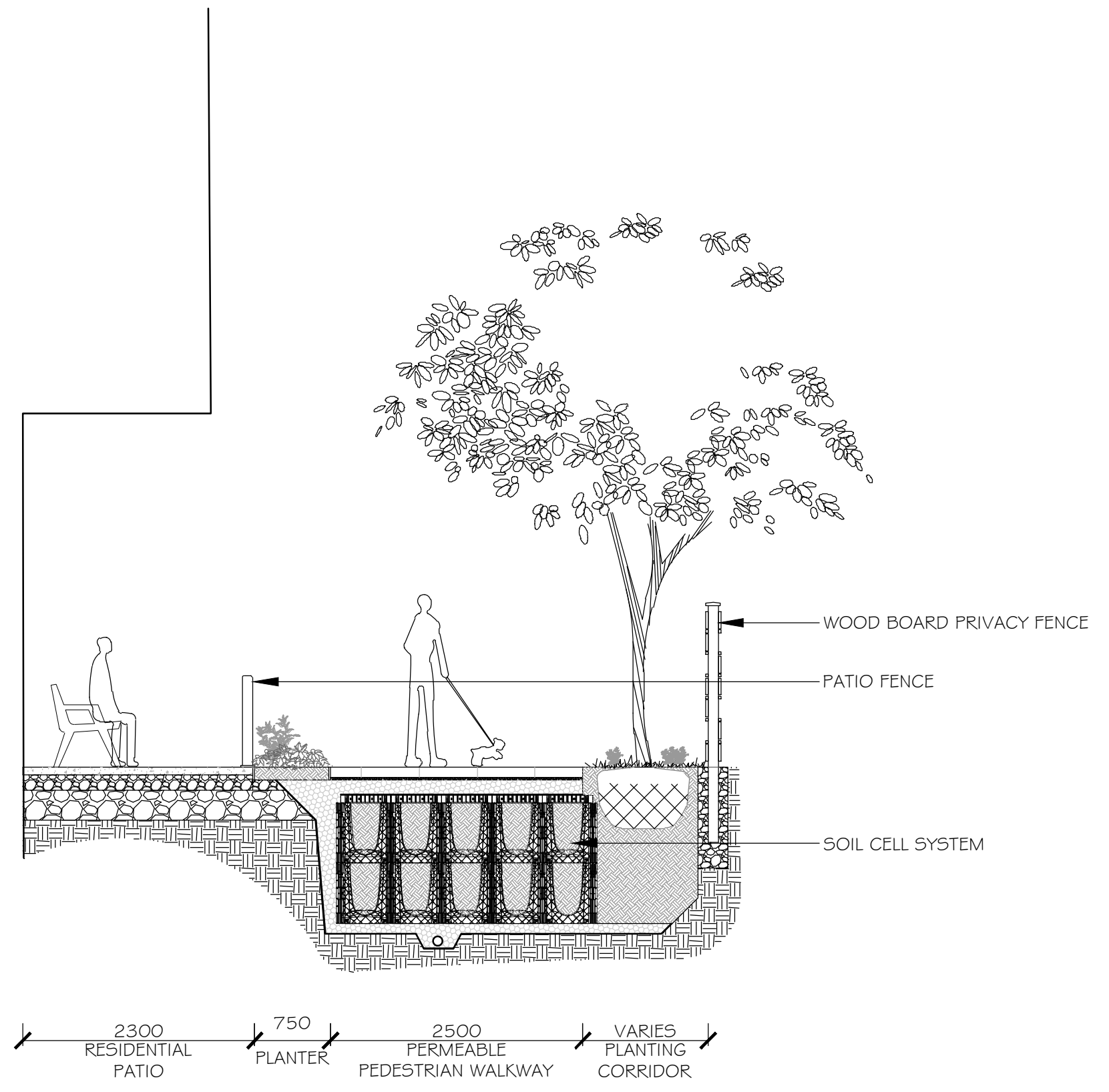
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3 PEDESTRIAN THROUGH ROUTE - A2 BLOCK Scale: 1:50

2	REISSUED FOR ZONING AND OPA	10 APR 2026
1	ISSUED FOR ZONING AND OPA	2 JULY 2025

NO.: REVISION: DATE:

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PROJECT:  
**1994 SCOTT STREET  
PARK RIVER PROPERTIES**  
LOCATION:  
1994 SCOTT STREET  
OTTAWA, ON

DRAWN: SG START DATE:  
CHECKED: SM 24 MAR, 2025

DRAWING:  
**LANDSCAPE  
SECTION**

SCALE: 1:50 PAGE SIZE: 24X36  
PROJECT NUMBER: 24.46

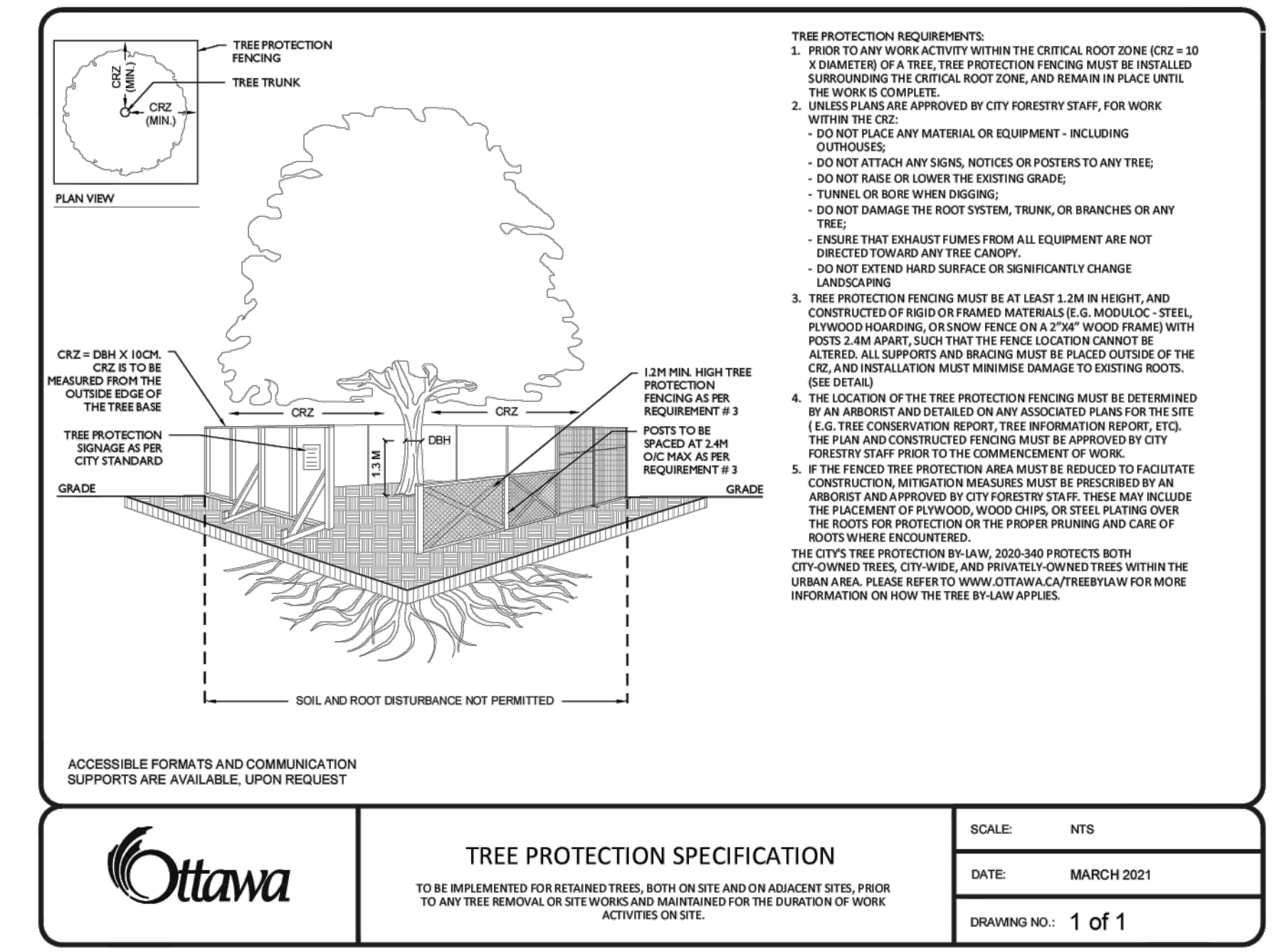
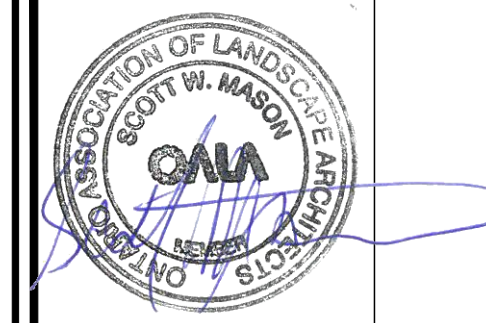
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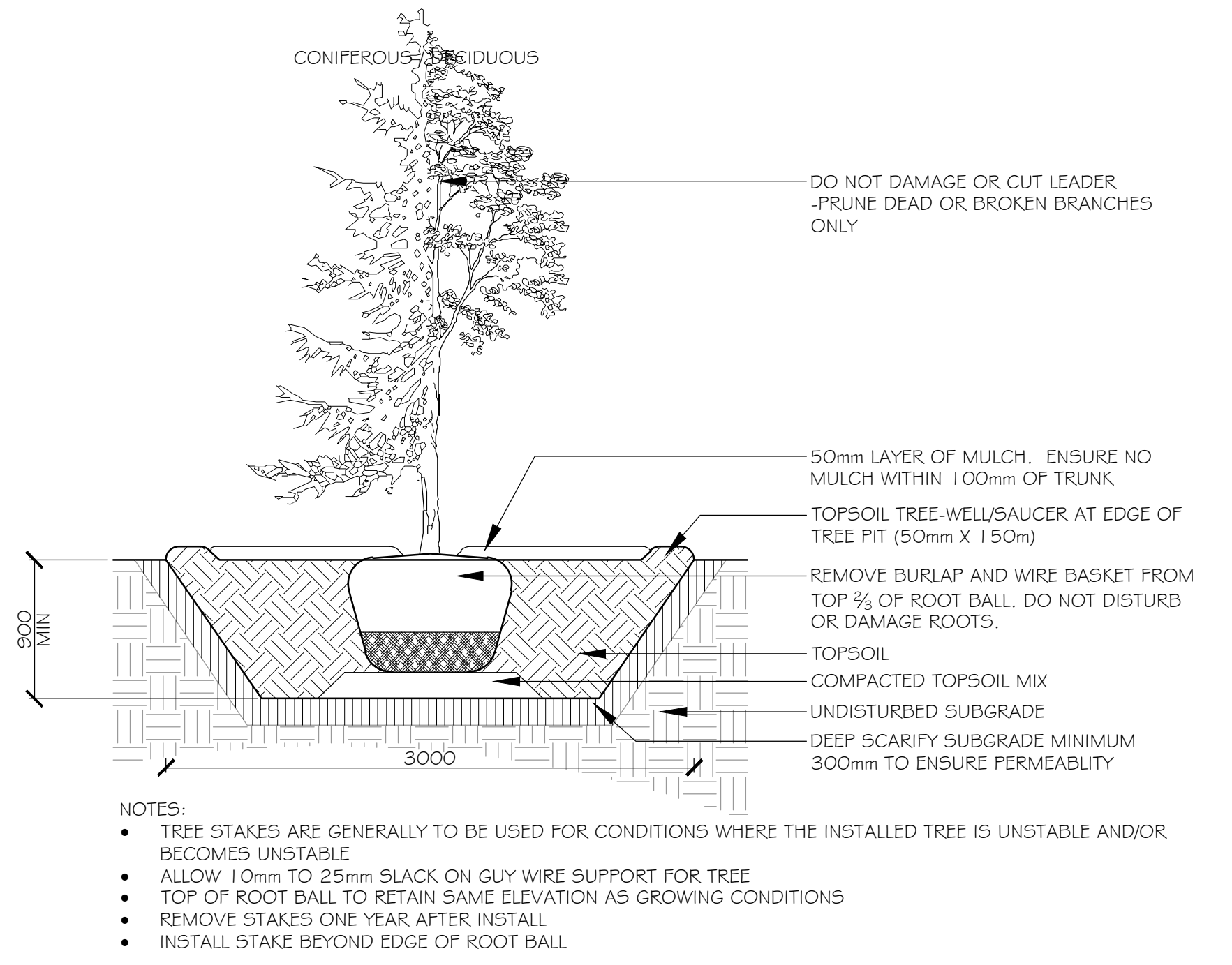
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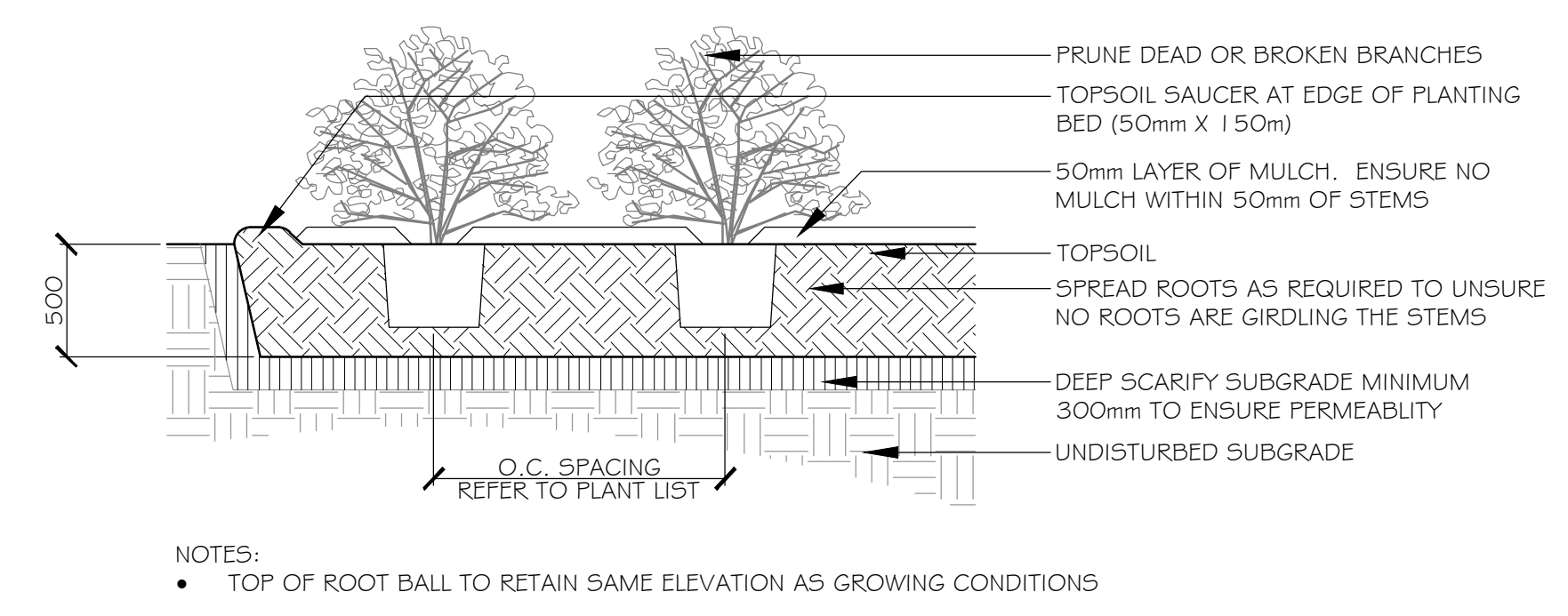


	<b>TREE PROTECTION SPECIFICATION</b>	SCALE: NTS
	TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.	DATE: MARCH 2021
		DRAWING NO.: 1 of 1

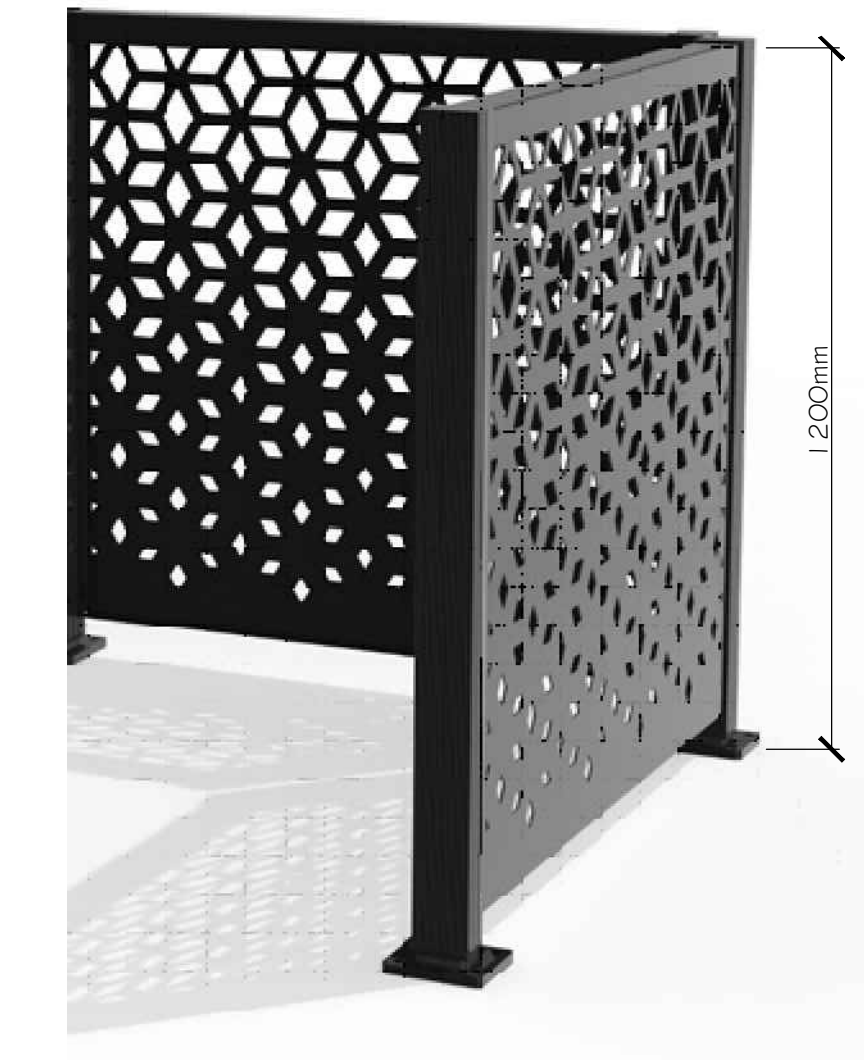
3 OTTAWA TREE PROTECTION Scale: 1:30



1 TREE PLANTING Scale: 1:30



2 SHRUB PLANTING Scale: 1:30



4 PATIO FENCE (PATTERN TBD) Scale: 1:30

2	REISSUED FOR ZONING AND OPA	10 APR 2026
1	ISSUED FOR ZONING AND OPA	2 JULY 2025
NO.:	REVISION:	DATE:
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PROJECT: <b>1994 SCOTT STREET PARK RIVER PROPERTIES</b>		
LOCATION: 1994 SCOTT STREET OTTAWA, ON		
DRAWN:	SS	START DATE:
CHECKED:	SM	25 MAR, 2025
DRAWING: <b>LANDSCAPE DETAILS</b>		
SCALE: AS NOTED	PAGE SIZE:	24X36
PROJECT NUMBER: 24.46		
NORTH:	SHEET NO.:	
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