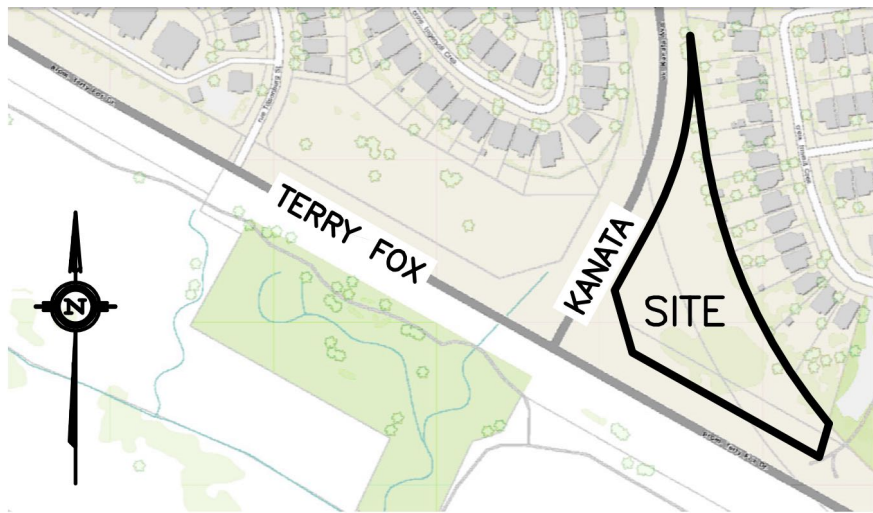
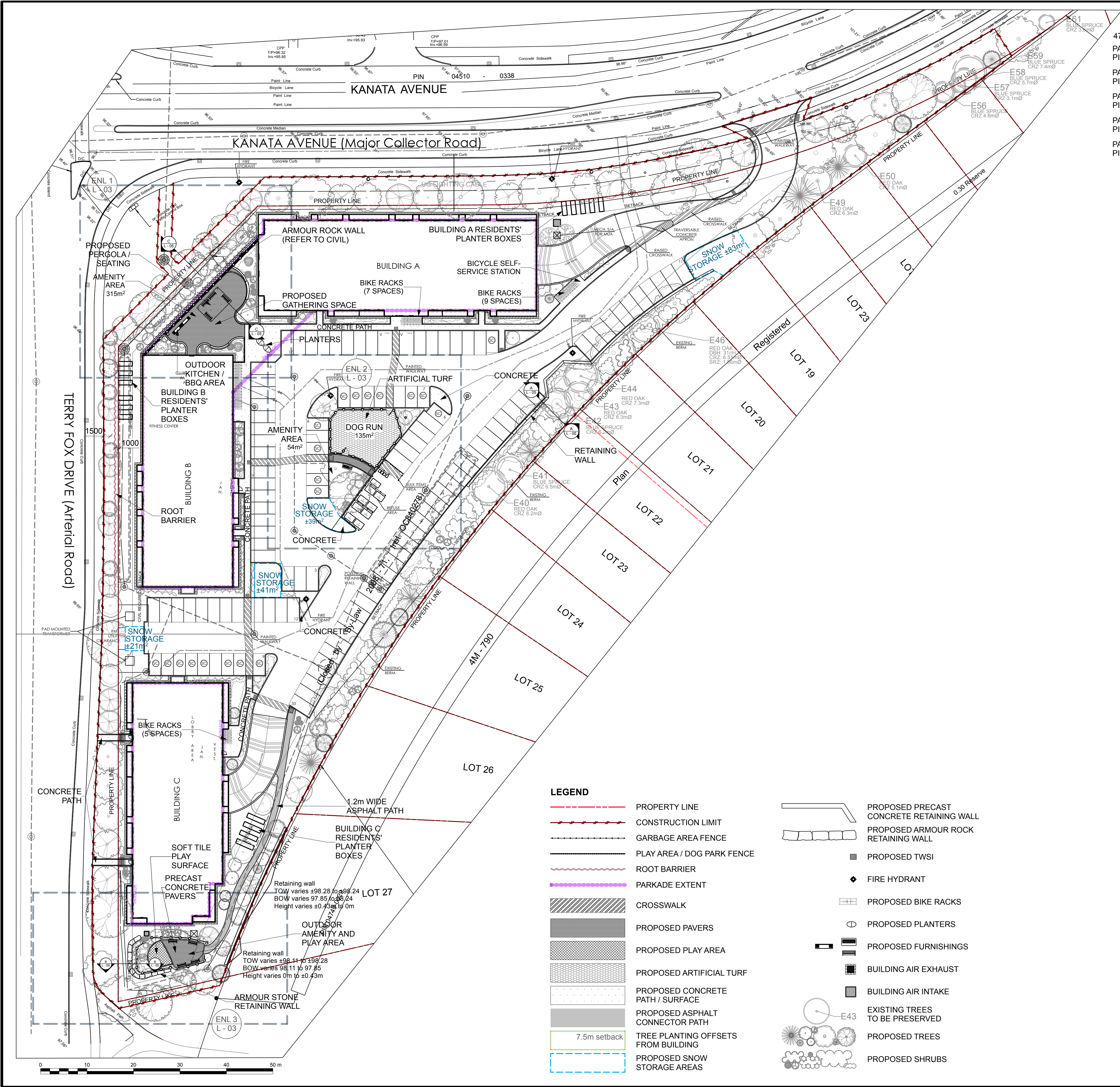




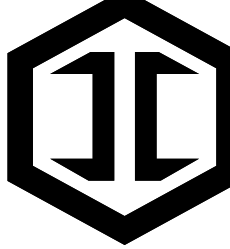
475 Terry Fox Drive
PART 1
PIN 04510-0076
PART 2
PIN 04749-1275
PART 3
PIN 04510-0337
PART 4
PIN 04749-1276
PART 5
PIN 04749-1277

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ADDITIONAL DETAILING AND SPECIFICATIONS
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NOTES:
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 2025-10-28 FOR TREE
PROTECTION MEASURES AND DETAILS.**

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



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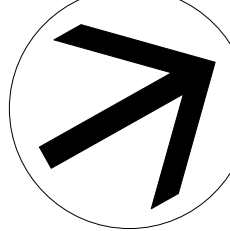
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north



seal



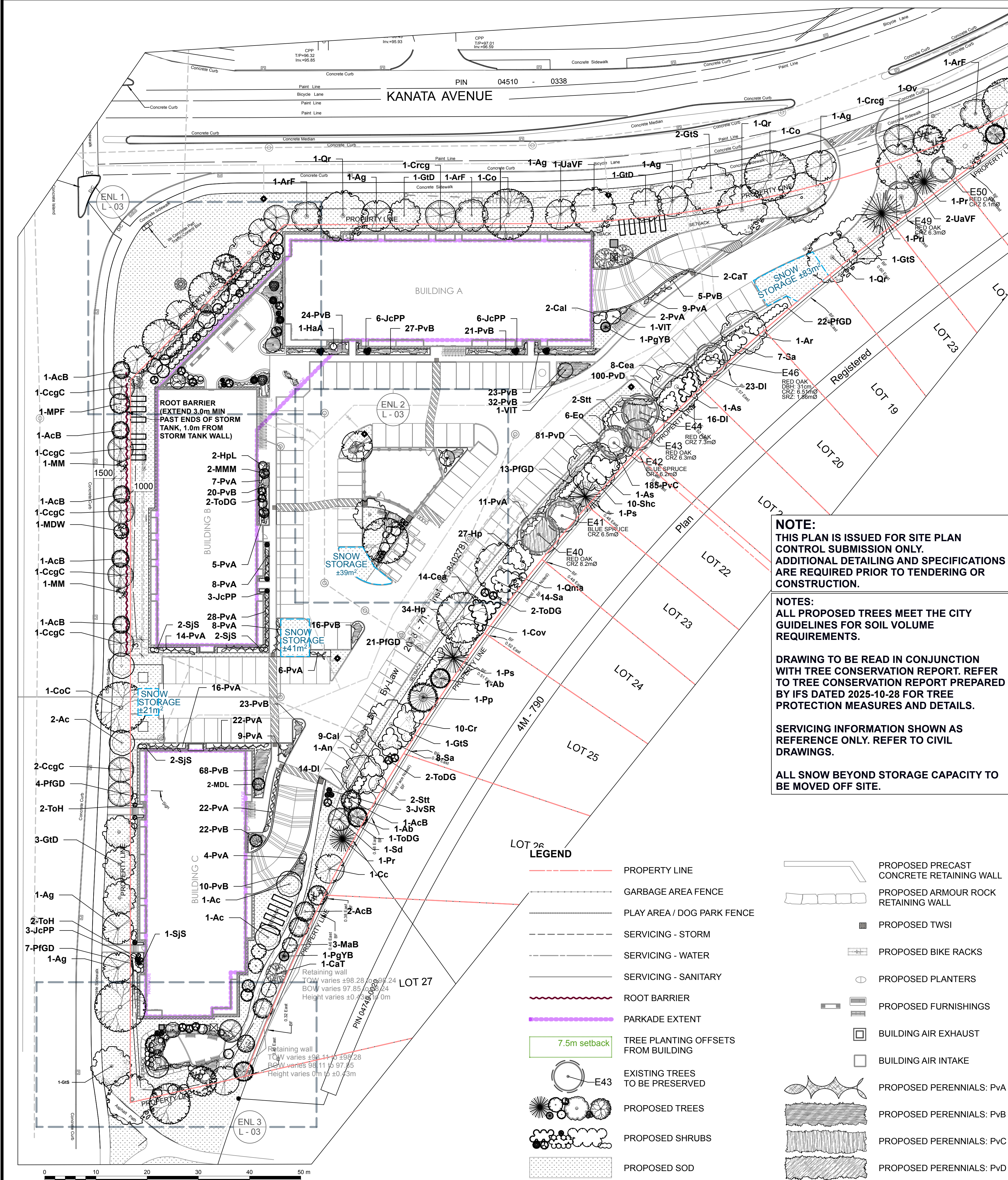
475 TERRY FOX DRIVE

475 TERRY FOX DRIVE, KANATA, ON

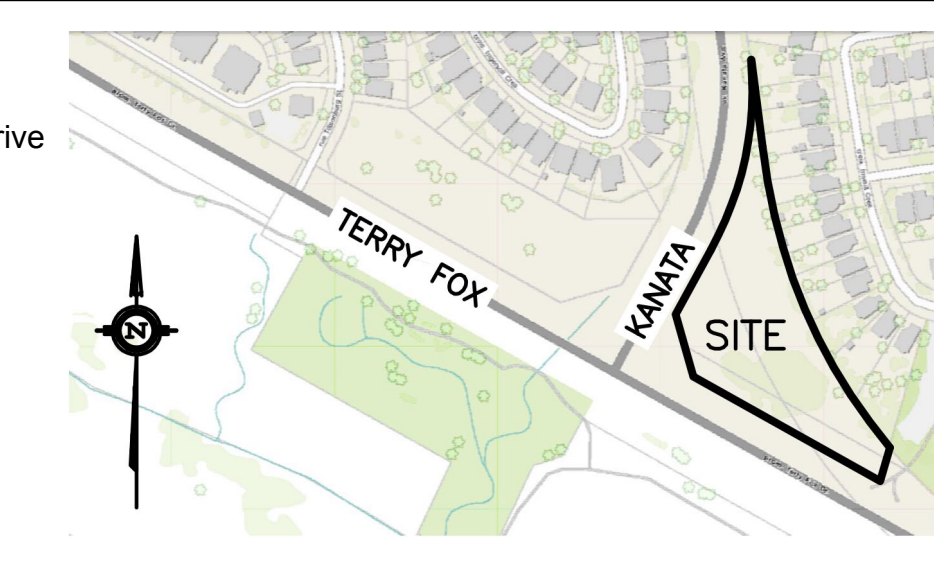
drawing title
LANDSCAPE PLAN

scale 1:400	drawn by TF	designed by VO
date 2025-01-02	checked by MR	plot date
project number 25-1761	drawing number L - 01	

Contractor to check and verify all dimensions on the job



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Plant List		Origin	ID	Qty	Botanical Name	Common Name	Sched.	Size	Remarks
LARGE CONIFEROUS TREES (>14m)									
Ntv	Ab	4	Abies balsamea		Balsam Fir		200cm ht	WB, Staked	
Non N	Pp	2	Picea pungens		Colorado Spruce		200cm ht	WB, Staked	
Ntv	Pr	2	Pinus resinosa		Red Pine		200cm ht	WB, Staked	
Non N	Pri	1	Pinus rigida		Pitch Pine		200cm ht	WB, Staked	
Ntv	Ps	2	Pinus strobus		Eastern White Pine		200cm ht	WB, Staked	
SMALL CONIFEROUS TREES									
Ntv H	PgYB	2	Picea glauca 'Yukon. Blue'		Yukon Blue White Spruce		125cm ht	---	
LARGE DECIDUOUS TREES (>14m)									
Ntv	An	1	Acer nigrum		Black Maple		70mm caliper	WB, Staked	
Ntv	Ar	1	Acer rubrum		Red Maple		70mm caliper	WB, Staked	
Ntv	As	3	Acer saccharum		Sugar Maple		70mm caliper	---	
Ntv	Cov	5	Carya ovata		Shagbark Hickory		70mm caliper	WB, Staked	
Ntv	Co	3	Celtis occidentalis		Common Hackberry		70mm caliper	WB, Staked	
Ntv H	CoC	1	Celtis occidentalis 'Chicagoland'		Chicagoland Hackberry		60mm caliper	WB, Staked	
Ntv H	GIS	5	Gleditsia triacanthos var. inermis 'Shademaster'		Shademaster Honeylocust		70mm caliper	---	
Ntv	Qma	2	Quercus macrocarpa		Bur Oak		70mm caliper	WB, Staked	
Ntv	Qr	4	Quercus rubra		Northern Red Oak		70mm caliper	WB, Staked	
Ntv H	UaVF	3	Ulmus americana 'Valley Forge'		Valley Forge Elm		70mm caliper	WB, Staked	
MEDIUM TREES (8.1 - 14m)									
Ntv	Ag	9	Aesculus glabra		Ohio Buckeye		60mm caliper	WB, Staked	
Ntv H	ArF	3	Acer rubrum 'Red Sunset'		Red Maple		---	---	
Ntv	Cc	3	Carpinus caroliniana		Bluebeech, Muscledwood		60mm caliper	WB, Staked	
Ntv	Crcg	2	Crataegus crus-galli inermis		Thornless Cockspear Hawthorn		45mm caliper	WB, Staked	
Ntv H	GD	4	Gleditsia triacanthos inermis 'Draves'		Streetkeeper Honeylocust		60mm caliper	WB, Staked	
Ntv	Ov	3	Ostrya virginiana		Ironwood		60mm caliper	WB, Staked	
SMALL TREES (7.6 - 8m)									
Ntv	Ac	5	Amelanchier canadensis		Serviceberry		50mm caliper	WB, Staked	
Ntv H	CcgC	8	Crataegus crus-galli inermis 'Cruzam'		Thornless Crusader Cockspear Hawthorn		50mm caliper	WB, Staked	
Ntv H	CoC	1	Celtis occidentalis 'Chicagoland'		Chicagoland Hackberry		60mm caliper	WB, Staked	
Non N	MP	1	Malus x 'Profusion'		Profusion Crabapple		50mm caliper	WB, Staked	
Ntv	Sd	2	Sorbus decora		Showy Mountain Ash		50mm caliper	---	
ORNAMENTAL TREES (4.1 - 7.5m)									
Ntv H	AcB	21	Amelanchier canadensis 'Ballerina'		Ballerina Serviceberry (tree form)		150cm ht	BB	
Ntv	CaT	3	Cornus alternifolia		Alternate-Leafed Dogwood		150mm ht	BB	
Ntv H	GD	2	Gleditsia triacanthos inermis 'Draves'		Streetkeeper Honeylocust		60mm caliper	WB, Staked	
Ntv	Hvi	1	Hamamelis virginiana		Virginia Witch Hazel (Multistem)		150mm ht	BB	
Non N	MDW	1	Malus x 'Donald Wyman'		Donald Wyman Crabapple		50mm caliper	WB, Staked	
Non N	MM	2	Malus x 'Makamik'		Makamik Crabapple		45mm caliper	WB, Staked	
Non N	MPF	1	Malus 'Prairie Fire'		Prairie Fire Crabapple		50mm caliper	WB, Staked	
Ntv	VIT	1	Viburnum lentago (t)		Nannyberry Tree		150 cm ht.	BB	
SMALL ORNAMENTAL TREES (<4m)									
Ntv H	BnFV	2	Betula nigra 'Little King'		Fox Valley River Birch (Multistem)		150cm ht	BB	
Non N	MaB	3	Magnolia 'Betty'		Betty Magnolia		50mm caliper	WB, Staked	
Non N	MDL	3	Malus x adstringens 'Durl'Leo'		Dwarf Gladiator Flowering Crabapple		50mm caliper	WB, Staked	
Non N	MMM	3	Malus 'Mini Me'		Mini Me Crabapple		50mm caliper	WB, Staked	
Non N	MsS	1	Malus sargentii		Sargent Crabapple		50mm caliper	WB, Staked	
Ntv	VIT	6	Viburnum lentago (t)		Nannyberry Tree		150 cm ht.	BB	
CONIFEROUS SHRUBS									
Non N	CpFN	3	Chamaecyparis pisifera 'Sungold'		Sungold Threadleaf Falsecypress		50cm spd	Potted	
Ntv H	JcPP	18	Thuja occidentalis 'Pencil Point'		Pencil Point Arborvitae		125cm ht	---	
Ntv H	JsBA	1	Juniperus scopulorum 'Blue Arrow'		Blue Arrow Juniper		150cm ht	Potted	
Ntv H	JvSR	6	Juniperus virginiana 'Skyrocket'		Skyrocket Juniper		150cm ht	---	
Non N	PmM	1	Pinus mugo 'Mops'		Mops Mugo Pine		50cm spd	BB	
Ntv H	ToDG	18	Thuja occidentalis 'Degroot's Spire'		Degroot's Spire Arborvitae		150cm ht	Potted	
Ntv	ToH	12	Thuja occidentalis 'Holmstrup'		Holmstrup Eastern Arborvitae		150cm ht	Potted	
DECIDUOUS SHRUBS									
Ntv	Ca	2	Cornus alternifolia		Pagoda Dogwood		100cm ht	WB, Staked	
Ntv	Cal	19	Clethra alnifolia		Summersweet Clethra		50cm ht	BB	
Ntv	Cea	22	Ceanothus americanus		New Jersey Tea		2 gallon pot	0.9m o.c.	
Ntv	Cr	10	Cornus racemosa		Gray Dogwood		50cm ht	BB	
Ntv	DI	58	Diervilla lonicera		Dwarf Bush-honeysuckle		2 gallon pot	Potted	
Ntv	EO	13	Euonymus obovatus		Running Strawberry-bush		1 gallon pot	Potted	
Ntv H	HaA	5	Hydrangea arborescens 'Annabelle'		Annabelle Hydrangea		2 gallon pot	Potted	
Ntv	Hp	61	Hypericum prolificum		Shrubby St. John's Wort		50cm ht	2 gallon pot	
Non N	HpL	2	Hydrangea paniculata 'Limelight'		Limelight Hardy Hydrangea		2 gallon pot	Potted	
Ntv	Iv	5	Ilex verticillata		Winterberry		125cm ht	BB	
Ntv	Lb	5	Lindera benzoin		Northern Spicebush		50cm ht	BB	
Ntv H	PiGD	81	Potentilla fruticosa 'Gold Drop'		Gold Drop Potentilla		2 gallon pot	Potted	
Non N	PI	3	Philadelphus lewisii		Lewis Mockorange		150cm ht.	WB, Staked	
Ntv	Po	1	Physocarpus opulifolius		Ninebark		50cm ht	Potted	
Ntv	Po	1	Physocarpus opulifolius		Ninebark		50cm ht	Potted	
Ntv H	PoD	3	Physocarpus opulifolius 'Diablo'		Diablo Ninebark		50cm ht	Potted	
Ntv H	PoD	1	Physocarpus opulifolius 'Diablo'		Diablo Ninebark		50cm ht.	Potted	
Ntv	Sa	29	Symphocarpus albus		Common Snowberry		100cm ht	Potted	
Ntv	Shc	12	Shepherdia canadensis		Soapberry		50cm ht	Potted	
Non N	SJS	7	Spirea japonica 'Shirobana'		Shirobana Spirea		50cm ht	Potted	
Ntv	Spa	12	Spirea alba		Meadowsweet		50cm ht	BB	
Ntv	Stt	5	Staphylea trifolia		American Bladdernut		50cm ht	BB	
Ntv	VI	2	Viburnum lentago		Nannyberry Viburnum		100cm ht	Potted	
PERENNIALS									
Mixed	PVA	350	Ornamental Grasses		Feather Reed Grass, Switch Grass, Fescue		3 year	Potted	
Mixed	PvB	466	Sun Perennial variety		Coneflower, Daylily, Black-eyed Susan, Blazing Star, Siberian Iris, Beebalm, Balloon Flower, Seathrift,		3 year	Potted	
Mixed	PvC	503	Shade Perennial variety		Hosta var., Fern var., Astilbe, Cranesbill, Evening Primrose, Largeflower Bellwort,		3 year	Potted	
Mixed	PvD	209	Trailing plants		Creeping Phlox, Creeping Thyme, Wild Strawberry, Barren Strawberry		3 year	Potted	

Perennials (Min 75% native):
PvA = Ornamental Grasses: Feather Reed Grass, Switch Grass, Fescue
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
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

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north

475 TERRY FOX DRIVE

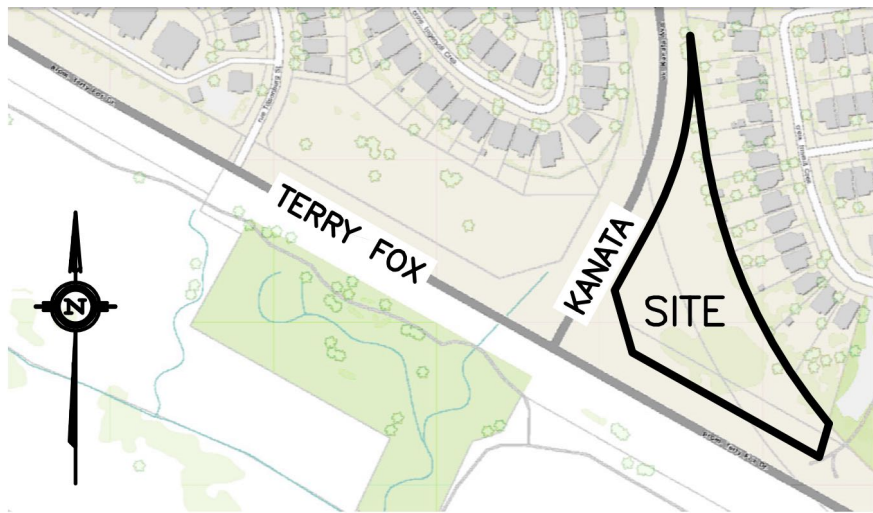
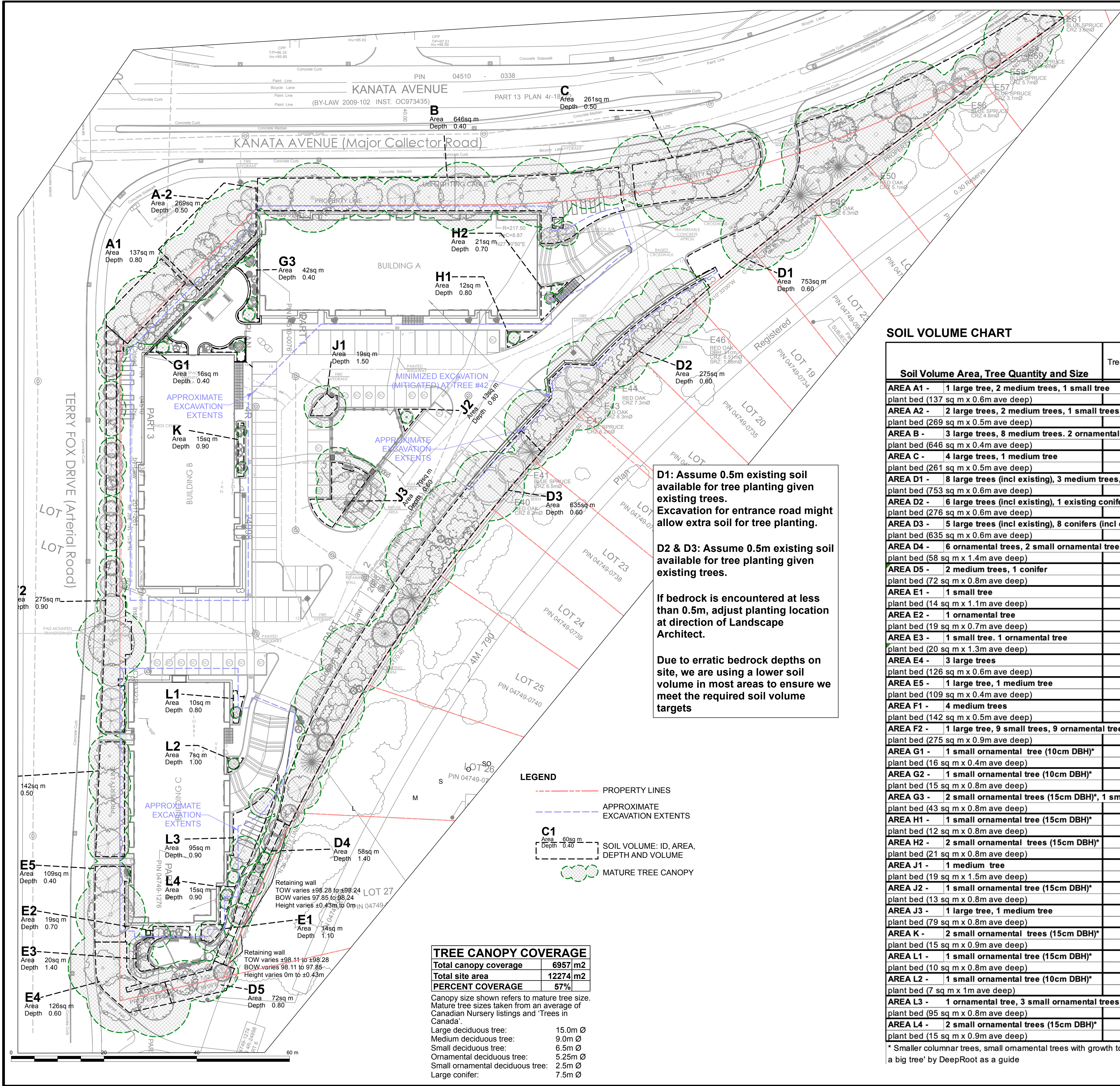
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drawing title

PLANTING PLAN

scale	1:400	drawn by	TF	designed by	VO
date	2025-01-02	checked by	MR	plot date	
project number	25-1761	drawing number	L - 02		

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SOIL VOLUME CHART

Soil Volume Area, Tree Quantity and Size	Tree Quantity	OTTAWA Target Soil Volume (m³)	Design Soil Volume	% of target	Contractor soil requirement
AREA A1 - 1 large tree, 2 medium trees, 1 small tree plant bed (137 sq m x 0.6m ave deep)	4	76.2	82.2	108%	
AREA A2 - 2 large trees, 2 medium trees, 1 small trees, 8 large shrubs* plant bed (269 sq m x 0.5m ave deep)	14	129.8	134.5	104%	
AREA B - 3 large trees, 8 medium trees, 2 ornamental tree plant bed (646 sq m x 0.4m ave deep)	13	243.6	258.4	106%	
AREA C - 4 large trees, 1 medium tree plant bed (261 sq m x 0.5m ave deep)	5	118.8	130.5	110%	
AREA D1 - 8 large trees (incl existing), 3 medium trees, 9 conifers (incl existing) plant bed (753 sq m x 0.6m ave deep)	20	417.6	451.8	108%	
AREA D2 - 6 large trees (incl existing), 1 existing conifer plant bed (276 sq m x 0.6m ave deep)	7	169.2	165.6	98%	
AREA D3 - 5 large trees (incl existing), 8 conifers (incl existing), 1 medium tree, 2 small trees, 1 ornamental tree plant bed (635 sq m x 0.6m ave deep)	17	342.0	381.0	111%	
AREA D4 - 6 ornamental trees, 2 small ornamental trees (15cm DBH)* plant bed (58 sq m x 1.4m ave deep)	7	78.7	81.2	103%	
AREA D5 - 2 medium trees, 1 conifer plant bed (72 sq m x 0.8m ave deep)	3	54.0	57.6	107%	
AREA E1 - 1 small tree plant bed (14 sq m x 1.1m ave deep)	1	15.0	15.4	103%	
AREA E2 - 1 ornamental tree plant bed (19 sq m x 0.7m ave deep)	1	12.0	13.3	111%	
AREA E3 - 1 small tree, 1 ornamental tree plant bed (20 sq m x 1.3m ave deep)	2	27.0	26.0	96%	
AREA E4 - 3 large trees plant bed (126 sq m x 0.6m ave deep)	3	75.6	75.6	100%	
AREA E5 - 1 large tree, 1 medium tree plant bed (109 sq m x 0.4m ave deep)	2	43.2	43.6	101%	
AREA F1 - 4 medium trees plant bed (142 sq m x 0.5m ave deep)	4	72.0	71.0	99%	
AREA F2 - 1 large tree, 9 small trees, 9 ornamental trees plant bed (275 sq m x 0.9m ave deep)	19	268.2	247.5	92%	
AREA G1 - 1 small ornamental tree (10cm DBH)* plant bed (16 sq m x 0.4m ave deep)	1	6.0	6.4	107%	
AREA G2 - 1 small ornamental tree (10cm DBH)* plant bed (15 sq m x 0.8m ave deep)	1	6.0	12.0	200%	
AREA G3 - 2 small ornamental trees (15cm DBH)*, 1 small ornamental tree (8cm DBH)* plant bed (43 sq m x 0.8m ave deep)	3	15.4	34.4	223%	
AREA H1 - 1 small ornamental tree (15cm DBH)* plant bed (12 sq m x 0.8m ave deep)	1	9.6	9.6	100%	
AREA H2 - 2 small ornamental trees (15cm DBH)* plant bed (21 sq m x 0.8m ave deep)	2	13.4	16.8	125%	
AREA J1 - 1 medium tree plant bed (19 sq m x 1.5m ave deep)	1	30.0	28.5	95%	
AREA J2 - 1 small ornamental tree (15cm DBH)* plant bed (13 sq m x 0.8m ave deep)	1	9.6	10.4	108%	
AREA J3 - 1 large tree, 1 medium tree plant bed (79 sq m x 0.8m ave deep)	2	43.2	63.2	146%	
AREA K - 2 small ornamental trees (15cm DBH)* plant bed (15 sq m x 0.9m ave deep)	2	13.4	13.5	100%	
AREA L1 - 1 small ornamental tree (15cm DBH)* plant bed (10 sq m x 0.8m ave deep)	1	7.2	8.0	111%	
AREA L2 - 1 small ornamental tree (10cm DBH)* plant bed (7 sq m x 1m ave deep)	1	7.2	7.0	97%	
AREA L3 - 1 ornamental tree, 3 small ornamental trees (15cm DBH)* plant bed (95 sq m x 0.8m ave deep)	4	32.2	76.0	236%	
AREA L4 - 2 small ornamental trees (15cm DBH)* plant bed (15 sq m x 0.9m ave deep)	1	12.0	13.5	113%	

* Smaller columnar trees, small ornamental trees with growth to 8-15cm DBH, and large shrubs calculated using 'How much soil to grow a big tree' by DeepRoot as a guide

D1: Assume 0.5m existing soil available for tree planting given existing trees.
Excavation for entrance road might allow extra soil for tree planting.

D2 & D3: Assume 0.5m existing soil available for tree planting given existing trees.

If bedrock is encountered at less than 0.5m, adjust planting location at direction of Landscape Architect.

Due to erratic bedrock depths on site, we are using a lower soil volume in most areas to ensure we meet the required soil volume targets

LEGEND

- PROPERTY LINES
- APPROXIMATE EXCAVATION EXTENTS
- SOIL VOLUME: ID, AREA, DEPTH AND VOLUME
- MATURE TREE CANOPY

TREE CANOPY COVERAGE	
Total canopy coverage	6957 m2
Total site area	12274 m2
PERCENT COVERAGE	57%
Canopy size shown refers to mature tree size. Mature tree sizes taken from an average of Canadian Nursery listings and 'Trees in Canada'	
Large deciduous tree:	15.0m Ø
Medium deciduous tree:	9.0m Ø
Small deciduous tree:	6.5m Ø
Ornamental deciduous tree:	5.25m Ø
Small ornamental deciduous tree:	2.5m Ø
Large conifer:	7.5m Ø

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north seal

475 TERRY FOX DRIVE

475 TERRY FOX DRIVE, KANATA, ON

drawing title

SOIL VOLUMES, TREE CANOPY PLAN

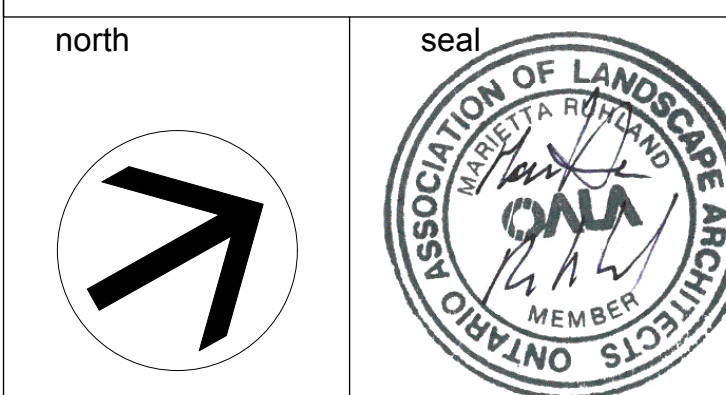
scale 1:400	drawn by TF	designed by VO
date 2025-01-02	checked by MR	plot date
project number 25-1761	drawing number L - 03	

Contractor to check and verify all dimensions on the job



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 kKEY PLANDrawings 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.

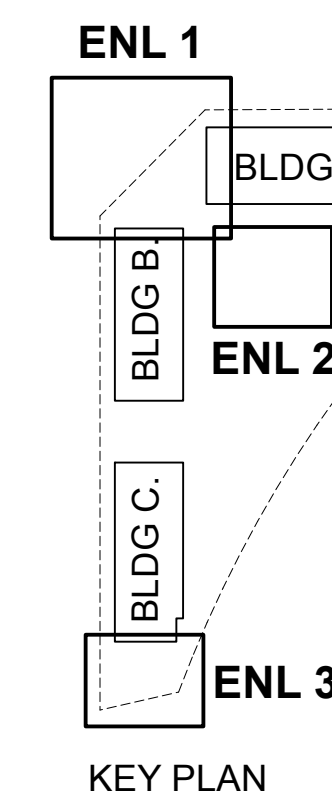
4	SPC Resubmission	2026-06-30
3	SPC Resubmission	2026-01-31
2	SPC Resubmission	2025-10-31
1	SPC Submission	2025-07-31
no.	issue / revision	date



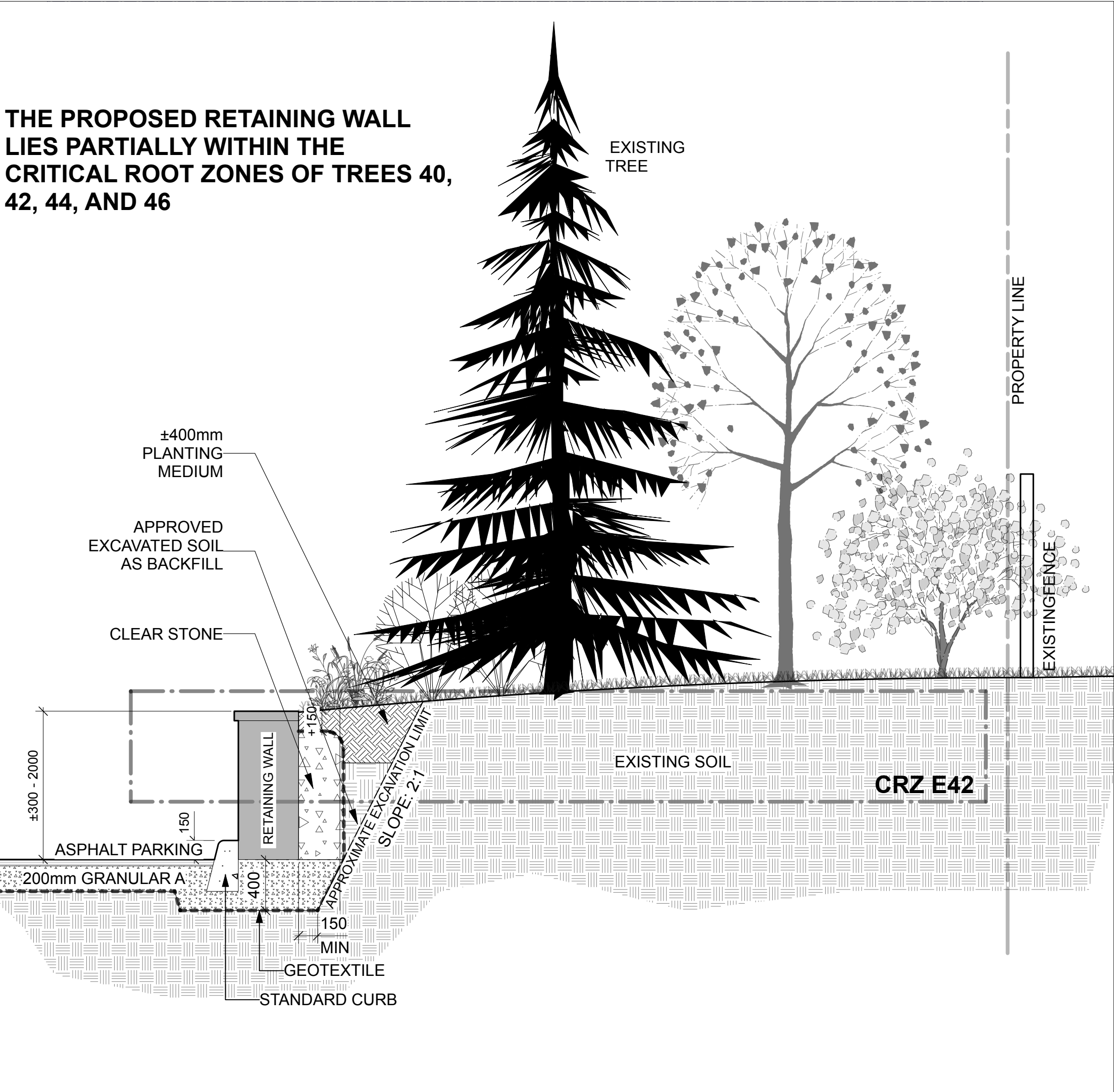
Contractor to check and verify all dimensions on the job



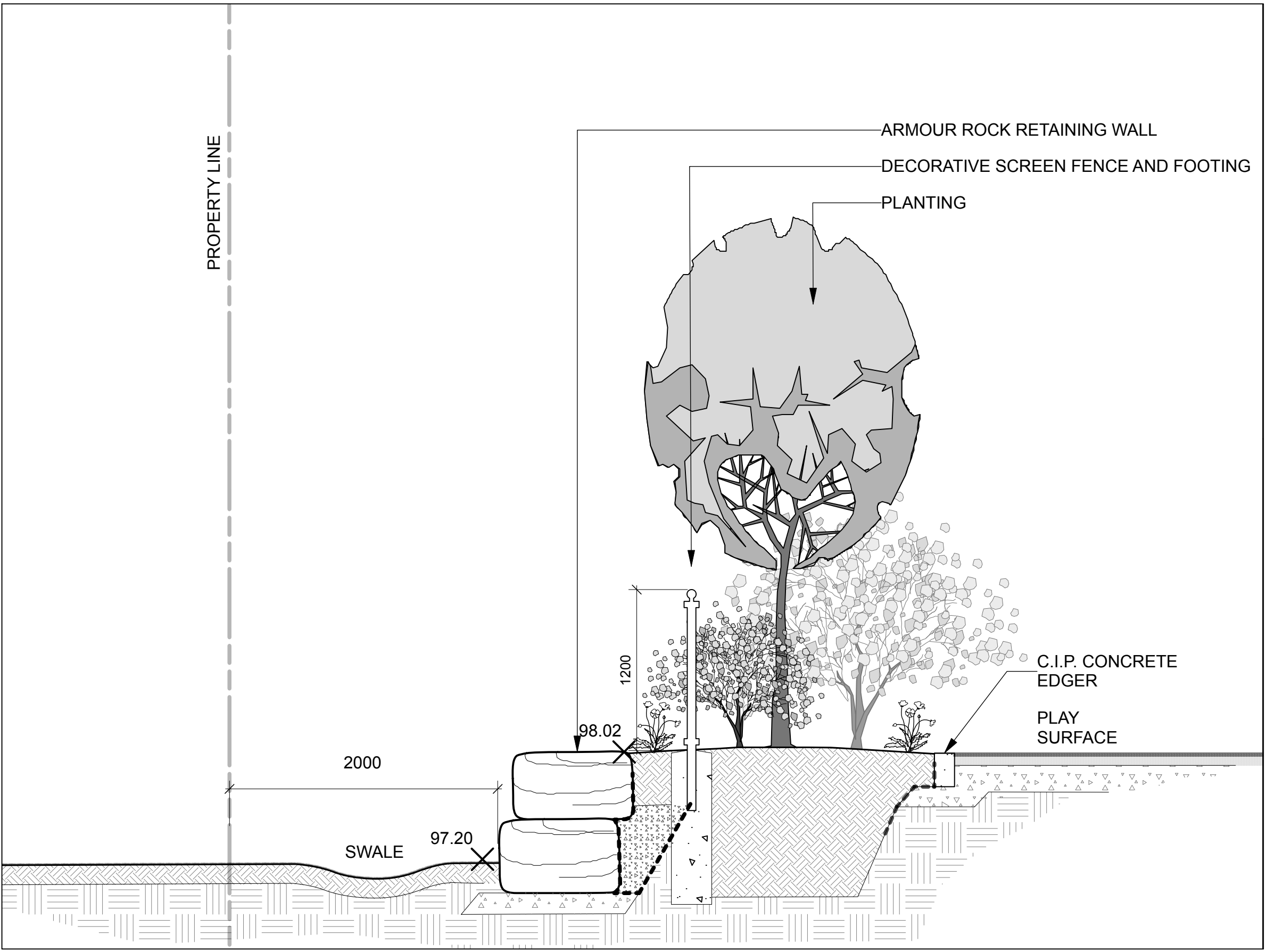
NOTE:
THIS PLAN IS ISSUED FOR SITE PLAN
CONTROL SUBMISSION ONLY.
ADDITIONAL DETAILING AND SPECIFICATIONS
ARE REQUIRED PRIOR TO TENDERING OR
CONSTRUCTION.



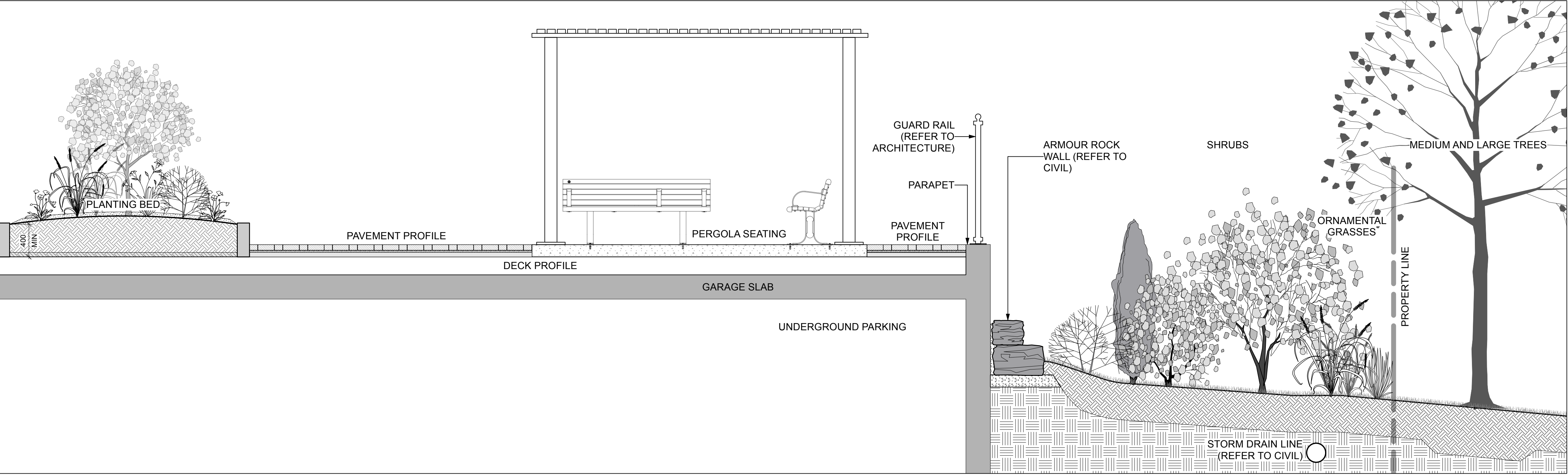
THE PROPOSED RETAINING WALL LIES PARTIALLY WITHIN THE CRITICAL ROOT ZONES OF TREES 40, 42, 44, AND 46



A A-A: TYPICAL SECTION AT PROPOSED EAST BOUNDARY RETAINING WALL
Scale: NTS



B B-B: SECTION AT AMENITY AREA SOUTH OF BUILDING C
Scale: NTS



C C-C: SECTION AT AMENITY AREA FOR BUILDINGS A & B
Scale: NTS

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

IRONCLAD DEVELOPMENTS INC.

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Electrical Engineering:
Amir Tavakoli, P. Eng. - Conclusive Edge Engineering
Civil Engineering:
Ryan Faith - D.B. Gray Engineering Inc.
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Marietta Ruhland, BLA, OALA - Ruhland & Associates Ltd.
Geotechnical Engineering:
Paterson Group
Land Surveyor:
Ed Herweyer - Annis O'Sullivan Vollebakk Ltd.
Arboret:
Andrew K. Boyd, B.Sc.F, R.P.F. IFS Associates

- 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.
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4	SPC Resubmission	2026-06-19
3	SPC Resubmission	2026-01-30
2	SPC Resubmission	2025-10-28
1	SPC Submission	2025-07-25
no.	issue / revision	date

Ruhland & Associates Ltd

landscape architecture • urban design • site planning

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north

seal

475 TERRY FOX DRIVE

475 TERRY FOX DRIVE, KANATA, ON

drawing title		
SECTIONS		
scale	drawn by TF	designed by VO
date 2025-01-02	checked by MR	plot date
project number 25-1761	drawing number L - 05	

Contractor to check and verify all dimensions on the job

