

Urban Design Brief - 150 Dun Skipper Drive Residential

Prepared by Novatech, January 20, 2025



Project Description

Two six storey apartment buildings are proposed, comprising a total of 237 units. The buildings frame Dun Skipper Drive and Cedar Creek Drive. Each building has a grand pedestrian entry from Cedar Creek Drive and individual entrances to ground floor units serve to activate both street frontages.

The design incorporates varied high-quality materials including brick and steel panels. High levels of glazing and articulation are incorporated. Generous, open sided balconies provide usable private amenity areas.

Car access is from Cedar Creek Drive via a driveway between the buildings to surface and basement parking spaces. Extensive landscaped areas are provided around the buildings.

Bicycle parking is provided in accordance with zoning. A pedestrian link connects directly to the proposed commercial development on the east part of 150 Dun Skipper Drive.

Refer to the Site Plan for additional development statistics.

Design Directives

Response to Urban Design Policies

Leitrim Community Design Plan (2005)

The Leitrim CDP is almost 20 years old and most of the CDP area has now been built out, with isolated development blocks such as the Subject Site remaining.

Section 4.0 Land Use Plan Designation

On the Land Use Plan at Section 4, the Subject Site is designated Mixed Use (southern two thirds) and Open Space (northern third). In relation to the Open Space designation, the General Mixed Use zone (GM) was applied to the entire site in 2017 and the pre-consultation Parkland comments dated October 21, 2024 require cash-in-lieu:

50.The proposed development site is served by several recently developed parks in Leitrim including Miikana Park, Salamander Park and Dun Skipper Park. Salamander Park is the nearest park and is located approximately 100m from 150 Dun Skipper Drive.

51.Parkland dedication at a 2% commercial parkland dedication rate was provided for Block 241 on Plan 4M-1617 when the Pathways at Findlay Creek Phase 1 subdivision agreement was registered (4800 Bank Street, File No. D07-16-03-0018).

52.Cash-in-lieu of parkland dedication will be required as a condition of site plan approval for the proposed residential development.

On the basis of the above, the entire Subject Site is considered to be designated Mixed Use. The intent of the designation is: *The intent of the Mixed Use designation is to accommodate a wide range of institutional, community and convenience retail, and personal service and business uses to serve the Communitys residents, with higher density residential uses that will support the commercial activities and provide diversity in the housing stock. These areas are intended to be the core of the Leitrim Community.*

Only low and mid-rise apartments are permitted in the Mixed Use designation. In the context of the Leitrim CDP, an apartment will mean any building that exceeds a density of 80 units per net hectare.
The proposal is a for a higher density residential use in the form of mid-rise apartment buildings at an approximate density of 237 units per hectare, consistent with the intent.

Section 4.3 Dwelling Units, Population and Employment

This section sets out unit and population targets for five zones within the CDP area. The Subject Site is in Zone 5, which includes all the lands south of Findlays Creek and is completely built-out except the for the Subject Site, the 2.63 ha parcel to the north and the 4.57 ha parcel at 3151 Blais Road. The targets for High Density (90 units per ha) in Zone 5 are 257 units and 488 people. There is currently only one site in Zone 5 that is developed at High Density (90 units per ha), 4840 Bank Stret which has 180 apartments. The development of 237 units on the Subject Site will meet the target.

Section 5 Community Design Guidelines for Mixed Use Centres

An assessment is provided below against each applicable guideline. As this is a Site Plan application, the guidelines for Greenspace, Streets, Transit, Schools and other Designations are not applicable.

C1 For each of the Mixed Use areas along Bank Street, a composite site plan for the entire Mixed Use area must be approved prior to the first development application for the area. This composite site plan must demonstrate how all land uses will work together, including surrounding land uses, how the CDPs guidelines can be achieved, and how individual proposals will fit within the overall plan.

Response: A Composite Site Plan is included in this Urban Design Brief.~

C2 Lot coverage by buildings should be at least 50% of the total lot area. While commercial areas are anticipated to be phased, the composite plan required by guideline C1 must show how this target can be achieved through subsequent phases and infilling.
Response: The Subject Site has lot coverage of 37%. A higher lot coverage by six storey buildings would not be appropriate (this standard may be more concerned with commercial developments). The part of the lot not covered by buildings is mostly landscape area.

C3 The maximum floor space index (fsi) should be 2.0. The maximum floor space for retail should be 0.35. The remaining density should be a combination of office and/or residential.
Response: the FSI for the Subject Site is 1.7. It is a residential only development.

C4 Buildings should be oriented to front, face, and feature public streets, especially with buildings at corners.
Response: The buildings front public streets.

C5 Building façades along the public streets should be articulated with colour, material variations, windows, and other treatments of the wall plane to provide a high quality of design, detail, and variety. The design treatment of flanking façades visible from the street should be similar to that of the front façade.
Response: Building façades are consistent with this. Refer to the elevations for details.

C6 The side and rear of buildings abutting low to medium density residential properties should be of similar height as the residential dwellings or should be stepped above 4 storeys to maintain an appropriate scale in relation to adjacent residential uses.
Response: The proposed buildings are not stepped but are separated by approximately 10m (combined setback on the Subject Site and property to the north).

C7 Both the residential and commercial components of buildings should be of quality construction and architectural details should extend to both components of buildings.
Response: The buildings are purely residential. Refer to building elevations for details.

C8 All façades that overlook streets and open spaces should have windows. Reflective mirror glass should not be used for windows at grade.
Response: Façades that overlook streets have windows typical of residential apartments (i.e., not mirror glass). Refer to building elevations.

C9 Building fronts should be treated as pedestrian areas and public spaces:
•Pedestrian areas in front of the buildings should be wide and well-landscaped with furniture, lighting, and planting;
•Tree planting should be carefully planned with signage to avoid conflicts; and,
•Planting should be in large continuous planting beds.
Response: The building fronts provide direct access from ground floor units to the sidewalks. A landscaped strip varying in width from 3m to 8.5m is provided. Refer to the Landscape Plan for details.

C10 Rooftop mechanical equipment should be screened with materials that are complementary to the building.
Response: Mechanical equipment is to be confirmed but will be screened with materials that are complementary to the building.

C11 A variety of roof shapes should be considered to avoid the monotony of flat roofs.
Response: Flat roofs are proposed, which is appropriate for six storey buildings. The height difference between the proposal and existing buildings (which are maximum two storey) avoids monotony.

C12 Entrances to buildings should be prominent and visible with entrance canopies, awnings, and other architectural elements.
Response: Both the main building entry and entries to the individual ground floor units are made visible by entry pathways and architectural features.



Engineers, Planners & Landscape Architects

C13 All utility equipment, hydro transformers and garbage storage facilities should be incorporated into the design of a building. If this is not possible, equipment should be positioned not to be visible from the public street. ~ ~ ~

Response: Hydro transformer locations and design are decided by Hydro. Waste storage is setback from the street behind the buildings and is screened.

Internal Private Roads

Response: C14 and C15 are not applicable as no internal private roads are proposed.

Parking

C16 Parking areas should be located at the side or rear of the development and set back from the street ROW.

Response: Parking areas are located behind the buildings, refer to Site Plan.

C17 Parking areas should be designed in small sections and include lighting, substantial landscaping, and special paving to break up expanses of parking and to provide places for pedestrian connections.

Response: The limited surface parking (39 spaces, with the remaining 211 spaces in the basement) is broken up into three sections with landscaping and paving. Lighting is provided.

C18 Parking areas should be screened from view from streets, open spaces, and adjacent residential areas with low fencing and planting.

Response: Parking areas are screened by buildings and landscaping.

C19 Reduced minimum and maximum parking ratios for retail, office commercial and residential will be implemented at the time of zoning in accordance with the new City of Ottawa Comprehensive Zoning By-law for lands within Leitrims mixed use centres.

Response: The Zoning By-law referenced is the current one, which requires 1.2 resident spaces per unit and 0.2 visitor spaces per unit. This ZBLA proposes to further reduce the resident rate, with the visitor rate to remain unchanged. Refer to Section 3.5 for details.

C20 Shared parking facilities and on-street parking will be encouraged in the calculation of required parking in Mixed Use Centres.

Response: Although the proposed use is purely residential so shared parking is not applicable. Although the proposed lower parking rates does not rely on on-street parking, it is available.

Loading & Servicing

C21 Servicing and loading areas should be located behind buildings and screened. Conflicts between shipping vehicles and pedestrians must be minimized through signage and delineation of the pedestrian right-of-way.

Response: The ZBL does not require loading areas for residential uses.

Site Landscape Treatment

C22 Trees, shrubs and groundcovers should be planted at grade in wide, continuous planting beds that serve to define pods of parking and provide the preliminary pedestrian circulation.

Response: Refer to Landscape Plan.

C23 Planting beds should be established to enable plant material to be massed to create a healthy and sustainable landscape.

Response: Refer to Landscape Plan.

C24 A mix of deciduous and evergreen vegetation should be used. C25 Signage should provide a high level of clarity, visibility, and visual interest and shall complement the architecture of the building(s) in its scale, materials, consistency, and design.

Response: Refer to Landscape Plan.

Bird-Safe Design Guidelines (2020)

Building Design Guidelines

Guideline 1: Consider the environmental context

Response: The Subject Site is not located along known or suspected migration corridors or adjacent to areas likely to have an increased probability of bird collisions, e.g., forests, parks, waterfront areas and wetlands.

Guideline 2: Minimize the transparency and reflectivity of glazing

Response: The glass product has not yet been specified but transparency and reflectivity will be minimized.

Guideline 3: Avoid or mitigate design traps

Response: The design does not include any of the listed design traps such as interior courtyards, open-topped atria, glass elements used in parallel or perpendicular settings or deeply shadowed alcoves.

Guideline 4: Consider other structural features

Response: The design does not include other structural features listed such as antennas and guy wires or ground or wall mounted ventilation grates.

Landscape Design Guidelines

Guideline 5: Create safe bird-friendly landscaping

Response: Reflections, linear landscape features and species selection have been considered in the Landscape Plan. There is no rooftop or indoor landscaping and no ornamental fountains, ponds, stormwater retention basins, wetlands or swales.

Lighting Design Guidelines

Guideline 6: Design exterior lighting to minimize light trespass at night

Response: The lighting design has not yet been finalized but will comply with these guidelines.

Guideline 7: Avoid nighttime light trespass from the buildings interior

Response: The lighting design has not yet been finalized but will comply with these guidelines.

Response to Urban Design Comments on Preliminary Design (provided October 21, 2024)

Urban Design Comments

15.The following policy and guidelines apply:
a. Leitrim CDP Mixed Use Centre
b. Bird Friendly Design Guidelines

Response: Noted. An assessment against these is provided in the Urban Design Brief.

16.For each of the Mixed-Use areas along Bank Street, a composite site plan for the entire Mixed-Use area must be approved prior to the first development application for the area. This composite site plan must demonstrate how all land uses will work together, including surrounding land uses, how the CDPs guidelines can be achieved, and how individual proposals will fit within the overall plan.

Response: A Composite Site Plan is included in the Urban Design Brief.

17.Consider providing public access through the site from Pingwi Place to Bank, as this will be a desire line for residents. Please ensure that direct safe, pedestrian connections are provided.

Response: This will be provided. It is shown on the revised Site Plan.

18.Landscaping and street trees should be provided along public roadway frontages.

Response: Shown on the Landscape Plan.

19.Please provide tree planting on-site.

Response: Shown on the Landscape Plan.

20.Please determine an appropriate ground floor program based on the assessment of streetscape character. For instance are individual ground floor entries and terraces appropriate?

Response: Yes, agree that they are appropriate based on the ground oriented dwellings in the area. Individual ground floor entries and terraces are shown on the revised Site Plan.

21.Please align front setbacks with buildings to the north to create a consistent streetscape.

Response: The setback of the proposed buildings to Cedary Creek Drive varies. Adjacent to the townhouses to the north the setback matches and it then follows the curvature of Cedar Creek Drive.

22.Please consider transition between this development and surrounding residential to the north for instance, consider screening landscaping and removing overlooking balconies from upper floors.

Response: Building Two is setback 7.5m from the northern lot line with landscaping provided. Balconies are minimized. Removing balconies completely from units that face only north would compromise their amenity space.

Site, Context and Analysis

Photos of existing site conditions and surrounding area

Map showing photo locations and directions

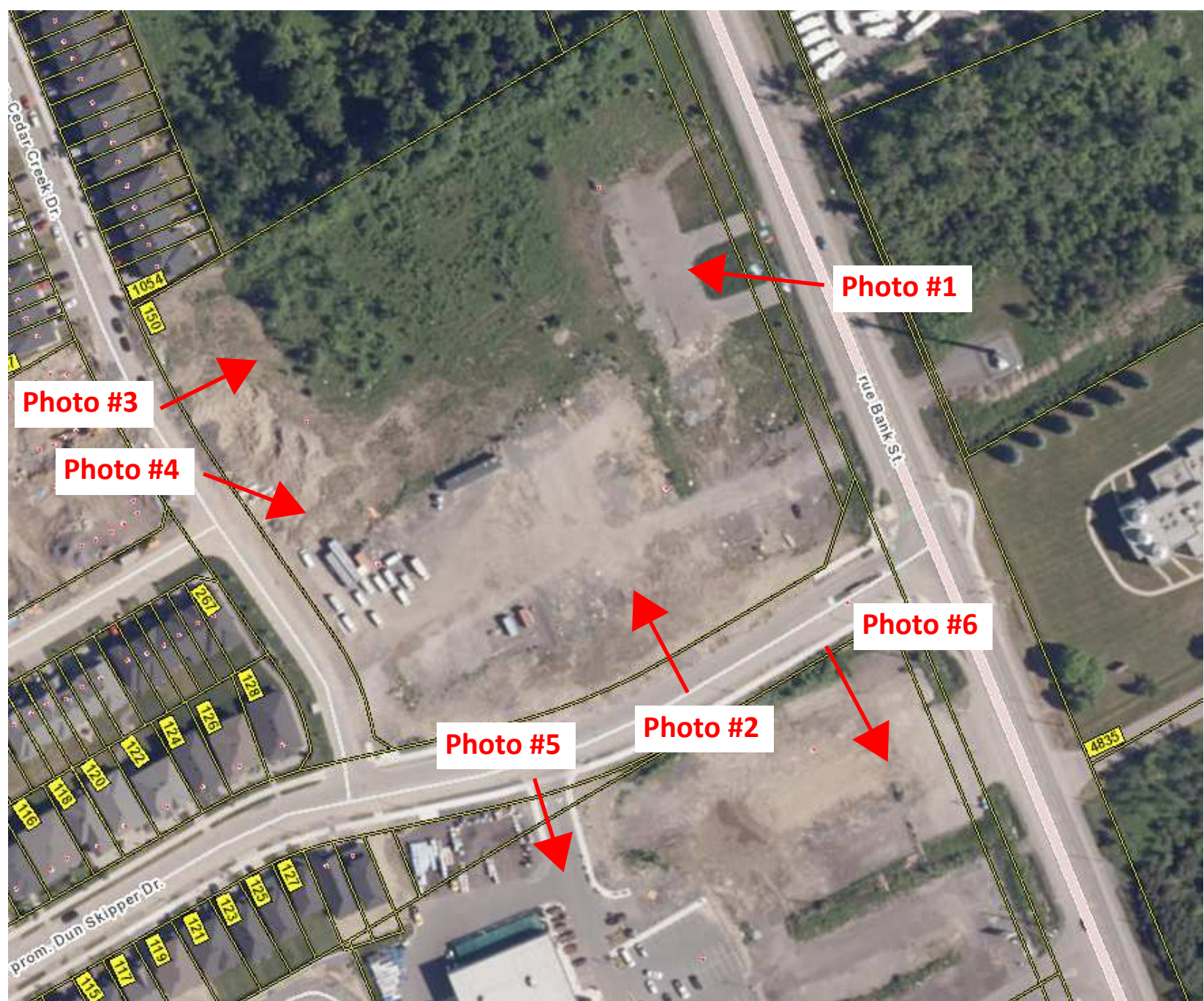


Photo #1



Photo #2





Photo #3



Photo #4



Photo #5



Photo #6

Characteristics of adjacent streets and public realm

Looking north to Bank across Dun Skipper:



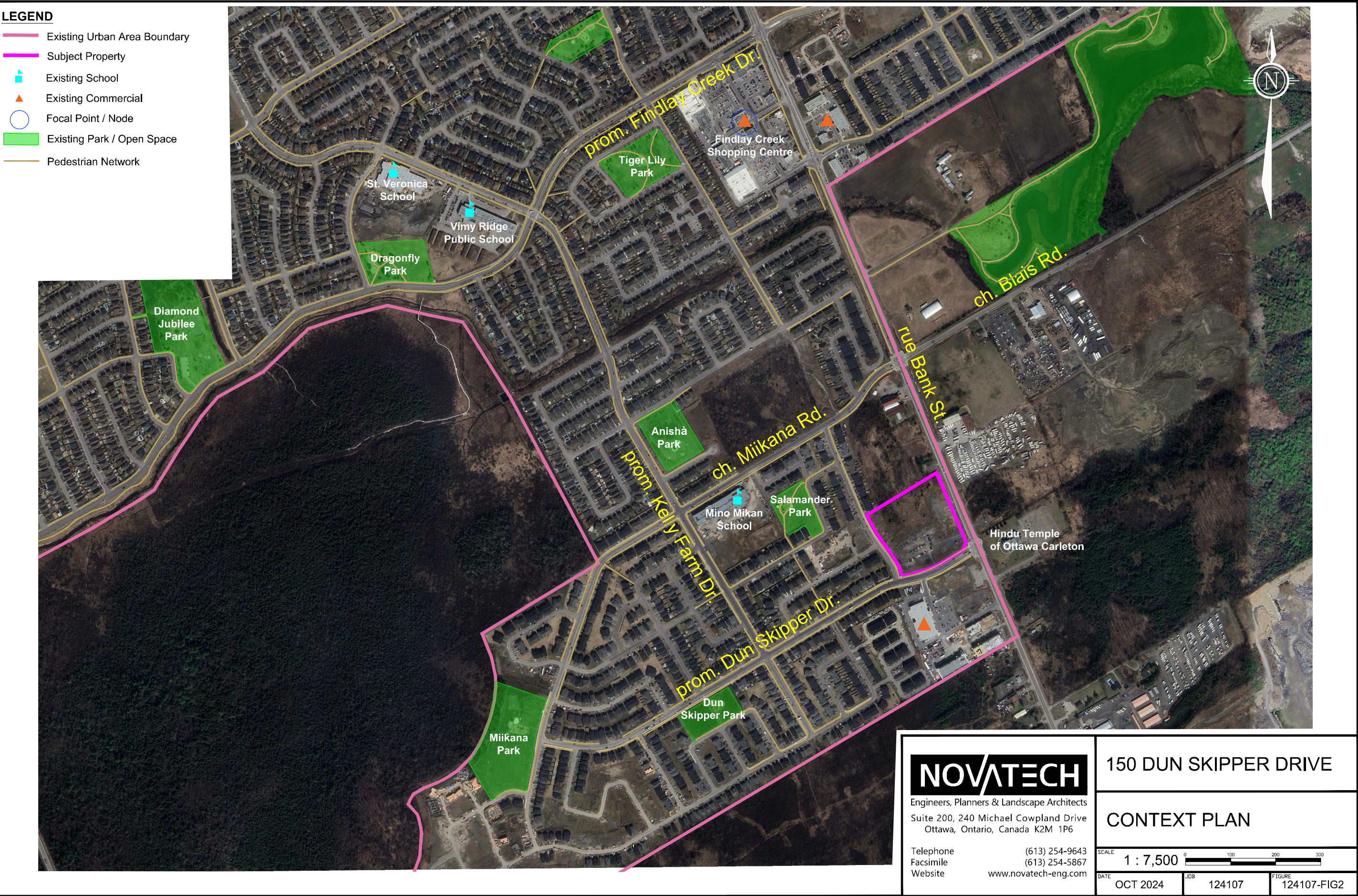
Looking southwest across Cedar Creek:



Render showing Built form transition between the proposed development and the surrounding area.



Context and Mobility Plan



Design Research - Alternative Site Plan Option

The Site Plan option below dated November 15, 2024 did not include a pedestrian connection to the east.

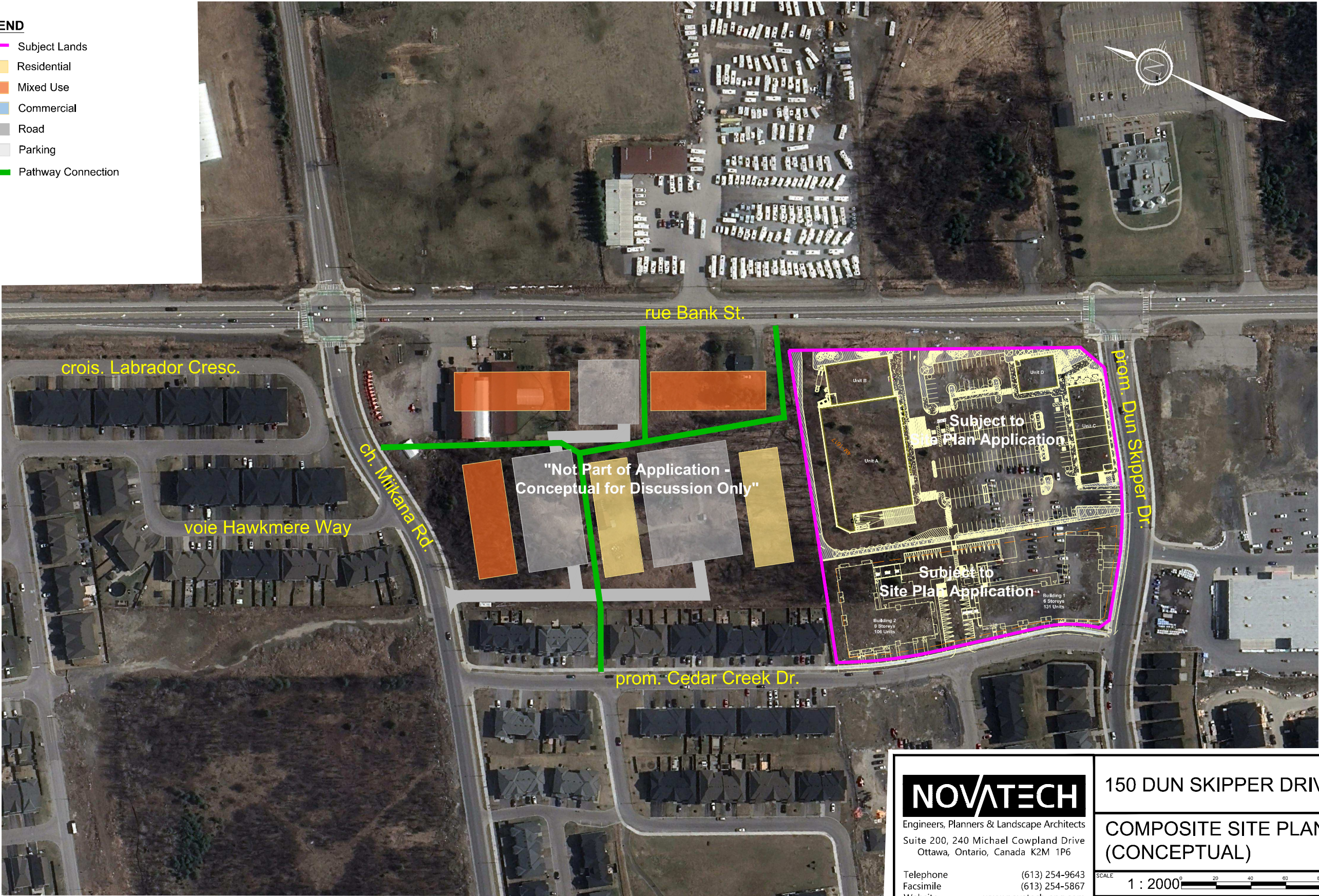
Plan Showing Adjacent Development



Composite Site Plan (Conceptual)

LEGEND

- Subject Lands
- Residential
- Mixed Use
- Commercial
- Road
- Parking
- Pathway Connection



NOVATECH

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Facsimile (613) 254-5867
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150 DUN SKIPPER DRIVE

COMPOSITE SITE PLAN
(CONCEPTUAL)

SCALE 1 : 2000

DATE JAN 2025 JOB 124107 FIGURE 124107-FIG1

Additional Materials

- Site Plan
- Building Elevations
- Landscape Plan
- Renders / Views of the proposal

0000 GEO GEO ELEVATION

EXISTING BUILDING

BUILDING TO BE DEMOLISHED

NEW DECIDUOUS TREE

NEW SHRUBS

NEW CONIFEROUS TREE

GRASS

CONCRETE

RADIANT ZONE

CONCRETE BALCONY

TWSI

PEA GRAVEL

ASPHALT

LANDSCAPE

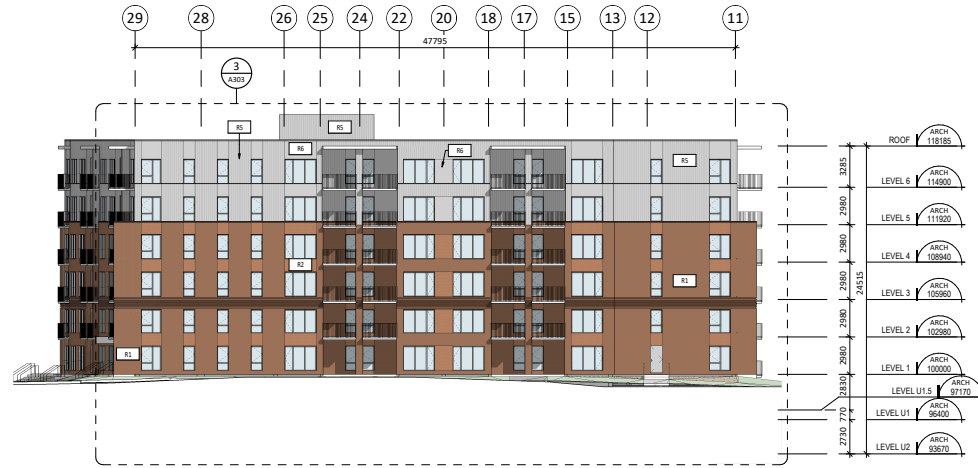
WATER

PAVERS

DO NOT USE FOR
CONSTRUCTION



1 ELEVATION 1
A301 1:200



4 ELEVATION 4
A301 1:200



2 ELEVATION 2
A301 1:200



3 ELEVATION 3
A301 1:200

EXTERIOR MATERIALS

MASONRY



CLAY BRICK
MODEL : PORT LIBERTE, GLEN-GERY
FORMAT : MODULAR 52mm X 57mm X 194mm
COLOR : ORANGE
FINISH : WIRECUT
MORTAR : COPPER 15119530 - BETOMIX PLUS
EXPANSION JOINT : REDWOOD 460-36 - ADFAST
FLASHING COLOR : GRAPHITE MATTE MXL 9821 - VICKWEST
SHUTTER COLOR : ALU COPPER 575 - GENTEK



CLAY BRICK
MODEL : PORT LIBERTE, GLEN-GERY
FORMAT : MODULAR 52mm X 57mm X 194mm
COLOR : ORANGE
FINISH : SMOOTH
MORTAR : COPPER 15119530 - BETOMIX PLUS
EXPANSION JOINT : REDWOOD 460-36 - ADFAST
FLASHING COLOR : GRAPHITE MATTE MXL 9821 - VICKWEST
SHUTTER COLOR : ALU COPPER 575 - GENTEK



ARCHITECTURAL CONCRETE BLOCKS
MODEL : FINISSERIE - BRAMPTON BRICK
FORMAT : 90mm X 257mm X 590mm
COLOR : MINERAL GRAY
FINISH : SUAVE
MORTAR : SILVER - KING
EXPANSION JOINT : REGENT GRAY 460-67 - ADFAST
FLASHING AND SHUTTER COLOR : RAL 9007
GARAGE DOOR COLOR : RAL 9007

EXPANSION JOINT
CALLKING BETWEEN BRICKS
STRUCTURAL LINTEL
SEE STRUCTURAL ENG.
FREE LINTEL

METAL



STEEL PANEL COLOR CARBON
MODEL : VPE (OR EQUI. APPROVED BY THE ARCHITECT)
COLOR : DEEP GREY SS 174
FLASHING COLOR : DEEP GREY SS 174
SHUTTER COLOR : RACCOON FUR 2126-20 B. MOORE
STEEL DOOR COLOR : RACCOON FUR 2126-20 B. MOORE



STEEL PANEL COLOR LIGHT GRAY
MODEL : AD150 (OR EQUI. APPROVED BY THE ARCHITECT)
COLOR : SILVER QC 7500
FLASHING COLOR : SILVER QC 7500
SHUTTER COLOR : METALLIC GRAY SP4 - GENTEK



STEEL PANEL COLOR LIGHT GRAY
MODEL : VPS (OR EQUI. APPROVED BY THE ARCHITECT)
COLOR : SILVER QC 7500
FLASHING COLOR : SILVER QC 7500
SHUTTER COLOR : METALLIC GRAY SP4 - GENTEK

ACRYLIC COATING



ACRYLIC COATING
BRAND : DRYVIT
COLOR : 133 DRIFTWOOD
FINISH : MONACO
SHUTTER COLOR : METALLIC GRAY SP4 - GENTEK

LÉGENDE

- WINDOW TYPE
- CURTAIN WALL
- ADDENDA
- NOTICE OF MODIFICATION
- DIRECTIVE
- ELEVATION ANNOTATIONS

SECTION REFERENCE

LEVEL

STRUCTURAL GRID

Name of the drawing TITLE

Scale of the drawing

NO	REVISED BY	DATE	DESCRIPTION
1	REVISED BY	DATE	DESCRIPTION
2	REVISED BY	DATE	DESCRIPTION
3	REVISED BY	DATE	DESCRIPTION
4	REVISED BY	DATE	DESCRIPTION
5	REVISED BY	DATE	DESCRIPTION
6	REVISED BY	DATE	DESCRIPTION
7	REVISED BY	DATE	DESCRIPTION
8	REVISED BY	DATE	DESCRIPTION
9	REVISED BY	DATE	DESCRIPTION
10	REVISED BY	DATE	DESCRIPTION

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CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS
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OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS
MUST COMPLY WITH ALL PERTINENT CODES AND BY-
LAWS. DO NOT SCALE DRAWINGS.

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CONSTRUCTION

DATE
2025-01-17

DESIGNED
P.POMERLEAU

DRAWN
P.POMERLEAU

PROJECT NO
24061

CHECKED
P.MARTIN

GENERAL ELEVATIONS

NO	DATE	DESCRIPTION	DATE
1	2025-01-17	ISSUED FOR PERMIT	
2	2025-01-17	ISSUED FOR PERMIT	
3	2025-01-17	ISSUED FOR PERMIT	
4	2025-01-17	ISSUED FOR PERMIT	
5	2025-01-17	ISSUED FOR PERMIT	
6	2025-01-17	ISSUED FOR PERMIT	
7	2025-01-17	ISSUED FOR PERMIT	
8	2025-01-17	ISSUED FOR PERMIT	
9	2025-01-17	ISSUED FOR PERMIT	
10	2025-01-17	ISSUED FOR PERMIT	

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CONSTRUCTION

DATE
2025-01-17

DESIGNED
Concepteur

DRAWN
P.POMERLEAU

PROJECT No
24061

CHECKED
P.MARTIN

SHEET TITLE

ELEVATIONS

EXTERIOR MATERIALS

MASONRY

CLAY BRICK
MODEL : PORT LIBERTE, GLEN-GERY
FORMAT : MODULAR 92mm X 57mm X 194mm
COLOR : ORANGE
FINISH : WIRECUT
MORTAR : COPPER 15119530 - BETOMIX PLUS
EXPANSION JOINT : REDWOOD 460-36 - ADFAST
FLASHING COLOR : GRAPHITE MATTE MXL 9821 - VICKWEST
SHUTTER COLOR : ALU COPPER 575 - GENTEK

CLAY BRICK
MODEL : PORT LIBERTE, GLEN-GERY
FORMAT : MODULAR 92mm X 57mm X 194mm
COLOR : ORANGE
FINISH : SMOOTH
MORTAR : COPPER 15119530 - BETOMIX PLUS
EXPANSION JOINT : REDWOOD 460-36 - ADFAST
FLASHING COLOR : GRAPHITE MATTE MXL 9821 - VICKWEST
SHUTTER COLOR : ALU COPPER 575 - GENTEK

ARCHITECTURAL CONCRETE BLOCKS
MODEL : FINISSERIE - BRAMPTON BRICK
FORMAT : 90mm X 257mm X 590mm
COLOR : MINERAL GRAY
FINISH : SLUVE
MORTAR : SILVER - KING
EXPANSION JOINT : REGENT GRAY 460-67 - ADFAST
FLASHING AND SHUTTER COLOR : RAL 9007
GARAGE DOOR COLOR : RAL 9007

EXPANSION JOINT
CAULKING BETWEEN BRICKS
STRUCTURAL LINTEL
SEE STRUCTURAL ENG.
FREE LINTEL

METAL

STEEL PANEL COLOR CARBON
MODEL : VPE (OR EQUI. APPROVED BY THE ARCHITECT)
COLOR : DEEP GREY 55 174
FLASHING COLOR : DEEP GREY 55 174
SHUTTER COLOR : RACCOON FUR 2126-20 B. MOORE
STEEL DOOR COLOR : RACCOON FUR 2126-20 B. MOORE

STEEL PANEL COLOR LIGHT GRAY
MODEL : AD150 (OR EQUI. APPROVED BY THE ARCHITECT)
COLOR : SILVER QC 7500
FLASHING COLOR : SILVER QC 7500
SHUTTER COLOR : METALLIC GRAY SP4 - GENTEK

STEEL PANEL COLOR LIGHT GRAY
MODEL : VPS (OR EQUI. APPROVED BY THE ARCHITECT)
COLOR : SILVER QC 7500
FLASHING COLOR : SILVER QC 7500
SHUTTER COLOR : METALLIC GRAY SP4 - GENTEK

ACRYLIC COATING

ACRYLIC COATING
BRAND : DRYVIT
COLOR : 133 DRIFTWOOD
FINISH : MONACO
SHUTTER COLOR : METALLIC GRAY SP4 - GENTEK

LÉGENDE

- WINDOW TYPE
CURTAIN WALL
ADDENDA
NOTICE OF MODIFICATION
DIRECTIVE
ELEVATION ANNOTATIONS
SECTION REFERENCE
LEVEL
STRUCTURAL GRID
Name of the drawing
Scale of the drawing
TITLE

ELEVATION NOTES
DESCRIPTION
1 Text



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A301 1 : 100



2 ELEVATION 2A
A301 1 : 100

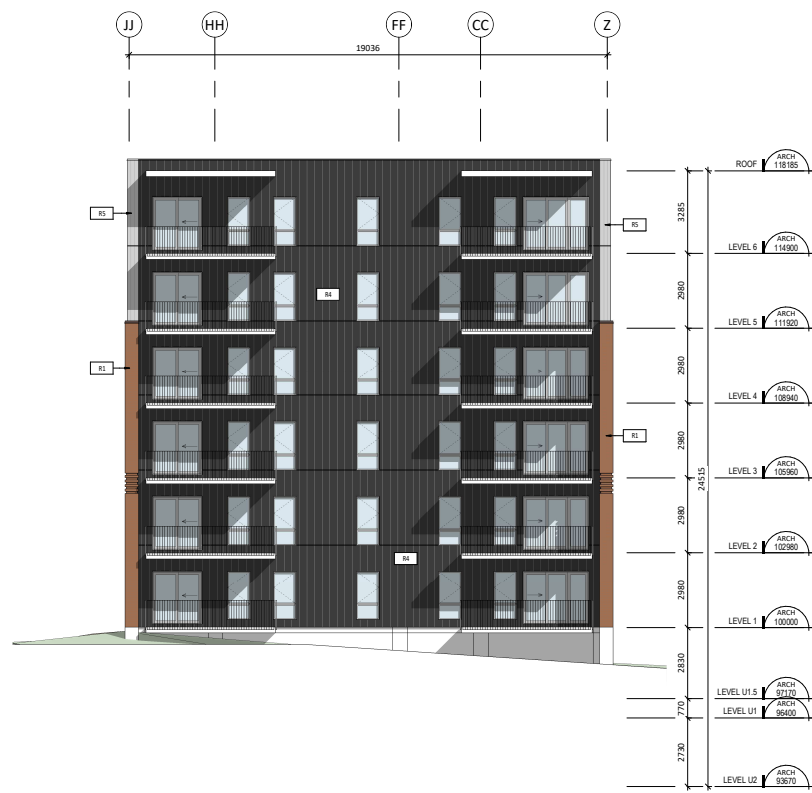
3 ELEVATION 3A
A301 1 : 100



1 ELEVATION 1B
A301 1:100



3 ELEVATION 3B
A301 1:100



2 ELEVATION 2B
A301 1:100



4 ELEVATION 4B
A301 1:100

- LÉGENDE**
- WINDOW TYPE
 - CURTAIN WALL
 - ADDENDA
 - NOTICE OF MODIFICATION
 - DIRECTIVE
 - ELEVATION ANNOTATIONS
 - SECTION REFERENCE
 - LEVEL
 - STRUCTURAL GRID
 - Name of the drawing TITLE

- EXTERIOR MATERIALS**
- MASONRY**
- CLAY BRICK**
MODEL : PORT LIBERTÉ, GLEN-GERY
FORMAT : MODULAR 92mm X 57mm X 194mm
COLOR : ORANGE
FINISH : WIRECUT
MORTAR : COPPER 15119530 - BETOMIX PLUS
EXPANSION JOINT : REDWOOD 460-36 - ADFAST
FLASHING COLOR : GRAPHITE MATTE MXL 9821 - VICKWEST
SHUTTER COLOR : ALU COPPER 575 - GENTEX
- CLAY BRICK**
MODEL : PORT LIBERTÉ, GLEN-GERY
FORMAT : MODULAR 92mm X 57mm X 194mm
COLOR : ORANGE
FINISH : SMOOTH
MORTAR : COPPER 15119530 - BETOMIX PLUS
EXPANSION JOINT : REDWOOD 460-36 - ADFAST
FLASHING COLOR : GRAPHITE MATTE MXL 9821 - VICKWEST
SHUTTER COLOR : ALU COPPER 575 - GENTEX
- ARCHITECTURAL CONCRETE BLOCKS**
MODEL : FINISSERIE - BRAMPTON BRICK
FORMAT : 50mm X 257mm X 590mm
COLOR : MINERAL GRAY
FINISH : SUAVE
MORTAR : SILVER - KING
EXPANSION JOINT : REGENT GRAY 460-67 - ADFAST
FLASHING AND SHUTTER COLOR : RAL 9007
GARAGE DOOR COLOR : RAL 9007
- EXPANSION JOINT**
CAULKING BETWEEN BRICKS
STRUCTURAL LINTEL
SEE STRUCTURAL ENG.
FREE LINTEL
- METAL**
- STEEL PANEL COLOR CARBON**
MODEL : VPE (OR EQUI. APPROVED BY THE ARCHITECT)
COLOR : DEEP GREY 55 174
FLASHING COLOR : DEEP GREY 55 174
SHUTTER COLOR : RACCOON FUR 2126-20 B. MOORE
STEEL DOOR COLOR : RACCOON FUR 2126-20 B. MOORE
- STEEL PANEL COLOR LIGHT GRAY**
MODEL : A2150 (OR EQUI. APPROVED BY THE ARCHITECT)
COLOR : SILVER QC 7500
FLASHING COLOR : SILVER QC 7500
SHUTTER COLOR : METALLIC GRAY SP4 - GENTEX
- STEEL PANEL COLOR LIGHT GRAY**
MODEL : VPS (OR EQUI. APPROVED BY THE ARCHITECT)
COLOR : SILVER QC 7500
FLASHING COLOR : SILVER QC 7500
SHUTTER COLOR : METALLIC GRAY SP4 - GENTEX
- ACRYLIC COATING**
- ACRYLIC COATING**
BRAND : DRYVIT
COLOR : 133 DRIFTWOOD
FINISH : MONACO
SHUTTER COLOR : METALLIC GRAY SP4 - GENTEX

1	ELEVATION NOTES	
	#	DESCRIPTION
	1	Text

N°	Description	Date
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23	REVUE	2025-01-17

N°	Description	Date
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15	REVUE	2025-01-17
16	REVUE	2025-01-17
17	REVUE	2025-01-17
18	REVUE	2025-01-17
19	REVUE	2025-01-17
20	REVUE	2025-01-17
21	REVUE	2025-01-17
22	REVUE	2025-01-17
23	REVUE	2025-01-17

NE PAS UTILISER POUR
CONSTRUCTION

DATE	CONÇU PAR
2025-01-17	P.POMERLEAU
DESSINÉ PAR	P.POMERLEAU
DOSSIER	24061
VÉRIFIÉ PAR	P.MARTIN
TITRE	ELEVATIONS

EXTERIOR MATERIALS

MASONRY

CLAY BRICK
MODEL : PORT LIBERTÉ, GLEN-GERY
FORMAT : MODULAR 52mm X 57mm X 194mm
COLOR : ORANGE
FINISH : WIRECUT
MORTAR : COPPER 1519530 - BETOMIX PLUS
EXPANSION JOINT : REDWOOD 460-36 - ADFAST
FLASHING COLOR : GRAPHITE MATTE MXL 9821 - VICKWEST
SHUTTER COLOR : ALU COPPER 575 - GENTEK

CLAY BRICK
MODEL : PORT LIBERTÉ, GLEN-GERY
FORMAT : MODULAR 92mm X 57mm X 194mm
COLOR : ORANGE
FINISH : SMOOTH
MORTAR : COPPER 1519530 - BETOMIX PLUS
EXPANSION JOINT : REDWOOD 460-36 - ADFAST
FLASHING COLOR : GRAPHITE MATTE MXL 9821 - VICKWEST
SHUTTER COLOR : ALU COPPER 575 - GENTEK

ARCHITECTURAL CONCRETE BLOCKS
MODEL : FINNESS SERIE - BRAMPTON BRICK
FORMAT : 90mm X 257mm X 590mm
COLOR : MINERAL GRAY
FINISH : SUAVE
MORTAR : SILVER - KING
EXPANSION JOINT : REGENT GRAY 460-67 - ADFAST
FLASHING AND SHUTTER COLOR : RAL 9007
GARAGE DOOR COLOR : RAL 9007

EXPANSION JOINT
CALLING BETWEEN BRICKS
STRUCTURAL LINTEL
SEE STRUCTURAL ENG.
FREE LINTEL

METAL

STEEL PANEL COLOR CARBON
MODEL : VPE (OR EQUI. APPROVED BY THE ARCHITECT)
COLOR : DEEP GREY S5 174
FLASHING COLOR : DEEP GREY S5 174
SHUTTER COLOR : RACCOON FUR 2126-20 B. MOORE
STEEL DOOR COLOR : RACCOON FUR 2126-20 B. MOORE

STEEL PANEL COLOR LIGHT GRAY
MODEL : AD150 (OR EQUI. APPROVED BY THE ARCHITECT)
COLOR : SILVER QC 7500
FLASHING COLOR : SILVER QC 7500
SHUTTER COLOR : METALLIC GRAY SP4 - GENTEK

STEEL PANEL COLOR LIGHT GRAY
MODEL : VPS (OR EQUI. APPROVED BY THE ARCHITECT)
COLOR : SILVER QC 7500
FLASHING COLOR : SILVER QC 7500
SHUTTER COLOR : METALLIC GRAY SP4 - GENTEK

ACRYLIC COATING

ACRYLIC COATING
BRAND : DRYVIT
COLOR : 133 DRIFTWOOD
FINISH : MONACO
SHUTTER COLOR : METALLIC GRAY SP4 - GENTEK

LÉGENDE

- WINDOW TYPE
- CURTAIN WALL
- ADDENDA
- NOTICE OF MODIFICATION
- DIRECTIVE
- ELEVATION ANNOTATIONS

SECTION REFERENCE

LEVEL ARCH 300000

STRUCTURAL GRID

Name of the drawing TITLE
Scale of the drawing

ELEVATION NOTES
DESCRIPTION
Text

L N P R U V X Y Z



2 ELEVATION 4A
1:100

A B D F H K L



4 ELEVATION 4B
1:100

8 7 5 4 3 2 1



1 ELEVATION 3A
1:100

23 21 20 18 16 15 12 10 9



3 ELEVATION 3B
1:100

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NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS,
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Owner:
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c/o Paul Pagliulunga
209 Wicksteed Avenue, Suite 30
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Phone: (416) 335-0090

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1.	ISSUED FOR SPC APPLICATION	JAN 17/25	SC		
No.	REVISION	DATE	BY		

SCALE	
1:400	

DESIGN	TCB
CHECKED	SC
DRAWN	
CHECKED	TCB
	SC
APPROVED	
RGJ	

FOR REVIEW ONLY



NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION
CITY OF OTTAWA
150 DUN SKIPPER DRIVE - RESIDENTIAL DEVELOPMENT

DRAWING NAME
TREE CONSERVATION PLAN

PROJECT No.

124107

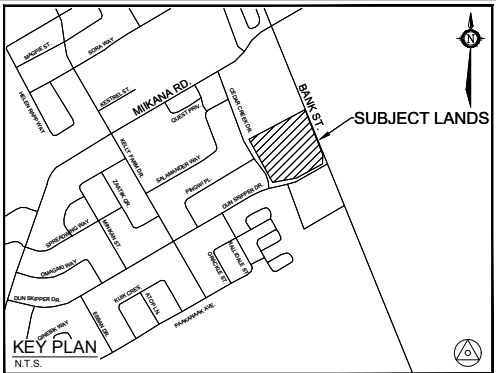
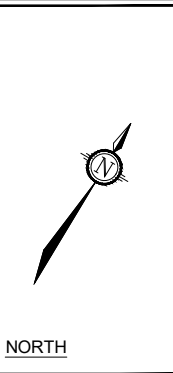
REV # 1

DRAWING No.

124107-R-TCR

No.	Botanical Name	Common Name	DBH (cm)	CRZ (m)	Condition	Owner	Remarks	Recomm.
70	<i>Ulmus americana</i>	White Elm	37.0	3.70	F	Owner	bow in trunk,	PROTECT
71	<i>Acer saccharum</i>	Sugar Maple	10.0	1.00	F	Owner	intertwined with dead tree	PROTECT
72	<i>Acer saccharum</i>	Sugar Maple	12.0	1.20	G	Owner		PROTECT
73	<i>Acer saccharum</i>	Sugar Maple	41.0	4.10	P	Owner	Twin trunk, rot, dead tree fallen between two trunks, split trunks	Remove
74	<i>Acer saccharum</i>	Sugar Maple	32.0	3.20	G	Neighbour		PROTECT
75	<i>Ulmus americana</i>	White Elm	60.0	6.00	F	Neighbour	Minor splitting	PROTECT
76	<i>Acer saccharum</i>	Sugar Maple	37.0	3.70	G	Owner		Conflict
78	<i>Acer saccharum</i>	Sugar Maple	27.0	2.70	G	Owner		Conflict
79	<i>Thuja sp.</i>	Cedar	20.0	2.00	G	Owner		Conflict

Legend			
G	Good	Conflict	Remove due to conflict with construction.
F	Fair	Remove	Remove due to tree health or invasive status.
P	Poor	PROTECT	Protect trees as per contract details and specifications.
VP	Very Poor		



LEGEND

	DETAIL SHEET # EG. L1, L2, ETC.	NOVATECH OR CITY DETAIL NUMBER SEE LIST FOR CODE
	PROPERTY LIMIT	
	EXISTING TREE TO REMAIN, SYMBOL SIZE REFLECTS CRZ	
	EXISTING TREE TO REMOVE, SYMBOL SIZE REFLECTS CRZ	
	TREE PROTECTION FENCE	
	EXISTING VEGETATION WITH DBH LESS THAN 10cm	

CONSTRUCTION

- All general site information and conditions are compiled from Consultant field notes and plans provided by the Owner and are supplied for information purposes only. It is the responsibility of the Contractor to verify the accuracy of all the information obtained from this plan.
- Together with all Subcontractors involved, the Contractor is to examine all surfaces or conditions relating to the work, in order to determine the acceptability of such surfaces or conditions for the work to commence. Notify the Contract Administrator in writing of conditions which could be detrimental to installation and do not commence work until instructed by the Contract Administrator. The commencement of work implies Contractor acceptance of the conditions.
- Contractor to check and report any discrepancies before commencing work. No responsibility is borne by the Consultants for subsurface conditions.
- Contractor to check and verify all dimensions and quantities on site and report any errors or omissions to the Consultant.
- Contractor is responsible for all fees arising from the completion of works conveyed by these drawings, details, and specifications.
- Carry out all construction in accordance with the most current provincial and municipal standards and specifications.
- Contractor to coordinate all access and protect the public and users of the site with appropriate control fence and supervision throughout the construction period, to the satisfaction of the Consultant.
- Contract Administrator is to approve access point(s) prior to mobilization.
- A Contractor flagman is required to direct all deliveries of machinery or materials to the site.
- Contractor to coordinate and schedule all work with other trades and contractors. Contractor is to notify Contract Administrator of any schedule difficulties.
- Contractor responsible for the removal and off-site disposal of all materials as required to facilitate new construction. Store all items and materials identified by the Consultant for salvage at a location on site as identified by the Consultant. Excavate and remove from site any contaminated material. Dispose all contaminated material at a licensed landfill facility.
- Maintain site in a clean and orderly state for the duration of construction; perform all work in accordance with the Occupational Health and Safety Act. Remove all excess materials, packaging, and debris from the site.
- Contractor is responsible to take all necessary measures to control dust on the project site and to the satisfaction of the Contract Administrator.
- Contractor is responsible for all layout for construction purposes.
- Contractor is to protect all iron bars. Replace any disturbed bars by Owner at the Contractor expense.
- The Contractor is to notify the Contract Administrator upon completion of the required works to schedule an inspection for acceptance.

CITY DETAILS

Related details from City of Ottawa Standard Tender Documents
Volume No. 2 Standard Detail Drawings.

F7. Tree Preservation Protection Fence

GENERAL

- Read and interpret this drawing/ drawing set in conjunction with all the contract details and specifications, including related civil, utility, structural, architectural, mechanical, electrical, environmental, geotechnical, and survey information.
- The Contractor is to determine the exact location, size, material, and elevation of all existing utilities prior to commencing construction. Protect and assume responsibility for all existing utilities regardless of being shown on the drawings.
- It is essential to use the plans and details in conjunction with the specifications and notes.
- Do not scale drawings. Work to dimensions only.
- Protect all existing and retained vegetation for the duration of construction according to the contract details and specifications.
- Reinstate all areas and items damaged or disturbed, beyond the Limit of Work, because of construction activities, including but not limited to construction staging areas, haul roads, stockpile areas, etc. to the satisfaction of the Consultant. Unless otherwise noted, Contractor is to reinstate all areas to pre-construction condition or better to the satisfaction of the Contract Administrator.

TREE PROTECTION

Implement the following protection measures for retained trees, both on site and on adjacent sites, prior to any work activity, including tree removal. Maintain tree protection fence in place and in good condition for the duration of site works:

- The Landscape Architect or Certified Arborist is to determine the location of the tree protection fencing and detail it on any associated plans for the site (e.g. tree conservation report, tree disclosure report, etc.).
- Under the guidance of a Landscape Architect or Certified Arborist, erect a fence at the critical root zone (CRZ) of trees. Diameter at breast height (DBH) is the trunk diameter measured at 1.3m height on the tree trunk. The CRZ is calculated as DBH x 10. Refer to the Tree Protection Fence detail.
- Refer to the Tree Protection Plan for fence location. City Forestry Staff are to approve both the plan and the installed fence prior to work commencement.
- Do not place any material or equipment within 2m of the CRZ of any tree, including outhouses.
- Do not attach any signs, notices, or posters to any tree.
- Do not disturb, raise, or lower the existing grade within the CRZ without approval.
- Only tunnel or bore when digging within the CRZ of a tree. Hand work only where required within the CRZ; absolutely no machinery permitted.
- Do not damage the root system, trunk, or branches, or any tree.
- Do not extend hard surface or significantly change landscaping.
- Ensure that exhaust fumes from all equipment are directed away from any tree canopy.
- When trees marked for removal overlap with the CRZ of trees marked for preservation: cut roots at the edge of the CRZ and grind down stumps after tree removals, do not pull out stumps. Ensure there is not root pulling or disturbance of the ground within the CRZ.
- Prior to work taking place, notify and consult the Landscape Architect and City Forestry Staff if roots must be cut. Roots 20mm or larger should be cut at right angles with clean, sharp horticultural tools without tearing, crushing, or pulling. Refer to City of Ottawa Specification S.P. F-8011 Tree Protection, Excavation of Root Zone.
- If damaged or objectionable branches are observed, consult the Landscape Architect, before any work is conducted. Do not prune leaders. Do not prune more than 1/4 of crown.
- Set up a water and fertilizing program, if trees are being affected by site works, to the satisfaction of the Landscape Architect.
- The Landscape Architect is to prescribe mitigation measures if the protected fenced area must be reduced to facilitate construction. Measures may include the placement of plywood, wood chips, or steel plating over the roots for protection. City Forestry Staff are to approve said measures prior to fence movement.
- City of Ottawa By-law: Protects municipal trees and municipal natural areas in the City of Ottawa and trees on private property in the urban area of the City of Ottawa (2020-340).

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No.	REVISION	DATE	BY
1.	ISSUED FOR SPC APPLICATION	JAN 17/25	SC
2.	ISSUED FOR COORDINATION	JAN 13/25	SC

Proposed Planting: Ownership	Total
Private	52
City-Owned	0

SCALE	DESIGN
1:400	TCB
1:400	SC
1:400	TCB
1:400	SC
1:400	RGJ

FOR REVIEW ONLY
TCB
SC
TCB
SC
RGJ



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Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION
CITY OF OTTAWA
150 DUN SKIPPER DRIVE - RESIDENTIAL DEVELOPMENT

DRAWING NAME
LANDSCAPE PLAN

PROJECT No.

REV

REV # 2

DRAWING No.
124107-R-L1

PRELIMINARY

SOIL AVAILABILITY CALCULATIONS :

Planting bed no.	Available Soil Area (sq m)	Available Soil Volume (cu m)	No. of trees proposed				Total No. of trees	Min. required Soil volume total (cu m)
			Small/Column (25m ²)	Medium (30m ²)	Large (35m ²)	Evergreen (30m ²)		
Planting bed 1	1185.2	1,185.2	3		6	8	17	440.0
Planting bed 2	100.6	100.6			1		1	35.0
Planting bed 3	113.6	113.6			2		2	60.0
Planting bed 4	198.4	198.4			3		3	90.0
Planting bed 5	25.0	25.0	1				1	25.0
Planting bed 6	55.4	55.4		2			2	50.0
Planting bed 7	56.4	56.4			1		1	35.0
Planting bed 8	17.4	17.4					0	0.0
Planting bed 9	130.4	130.4		1	1		2	55.0
Planting bed 10	25.8	25.8		1			1	30.0
Planting bed 11	144.5	144.5			1		1	35.0
Planting bed 12	37.2	37.2			1		1	35.0
Planting bed 13	81.0	81.0			1		1	35.0
Planting bed 14	17.2	17.2					0	0.0
Planting bed 15	28.6	28.6			1		1	35.0
Planting bed 16	28.4	28.4			1		1	35.0
Planting bed 17	750.9	750.9			6	8	14	380.0
Planting bed 18	177.4	177.4	2	2			4	90.0

Note: For all planting beds proposed, the available soil depth is considered to be 1m.

ESTIMATED CANOPY COVERAGE AT MATURITY

SIZE OF TREE	AVERAGE MATURE SPREAD	CANOPY COVERAGE PER TREE (m2)	QUANTITY OF TREES	TOTAL CANOPY COVERAGE (m2)
Deciduous - Small/Column (<7.5m tall)	7m	38	5	190
Deciduous - Medium (7.5-14m tall)	10m	79	5	393
Deciduous - Large (14m+ tall)	15m	177	26	4594
Coniferous	5m	20	16	314

PROPOSED TOTAL CANOPY COVERAGE (m2):	5491
EXISTING RETAINED TOTAL CANOPY COVERAGE (m2):	17
TOTAL SITE AREA (m2):	10,010
EST. CANOPY COVERAGE (%):	55%

Area of a circle = $(\pi \times r) \times \pi$
Canopy coverage per tree calculation: $(\text{average mature spread}/2) \times (\text{average mature spread}/2) \times \pi$

SOIL VOLUME FIGURE NOT TO SCALE

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	NATIVE STATUS
Coniferous Trees							
LL	6	<i>Larix laricina</i>	Tamarack	200cm Ht	WB	As Shown	Native
PBA	3	<i>Pinus banksiana</i>	Jack Pine	200cm Ht	WB	As Shown	Native
TCS	7	<i>Tsuga canadensis</i>	Eastern Hemlock	200cm Ht	WB	As Shown	Native
Deciduous Trees							
ARD	4	<i>Acer rubrum 'Red Rocket'</i>	Red Rocket Red Maple	50mm Cal	WB	As Shown	Native
ARN	5	<i>Acer rubrum 'Northwood'</i>	Northwood Red Maple	50mm Cal	WB	As Shown	Native
AFS	3	<i>Acer x freemanii 'Sienna'</i>	Sienna Glen Maple	50mm Cal	WB	As Shown	Native
CEL	4	<i>Celtis occidentalis</i>	Hackberry	50mm Cal	WB	As Shown	Native
GTS	2	<i>Gleditsia tricanthos var. inermis 'Shademaster'</i>	Shademaster Honeylocust	50mm Cal	WB	As Shown	Native
GYE	2	<i>Gymnocladus dioica 'Espresso-JFS'</i>	Espresso Kentucky Coffee Tree (Male)	50mm Cal	WB	As Shown	Native
MST	5	<i>Morus 'Sugar Tyme'</i>	Sugar Tyme Crabapple	50mm Cal	WB	As Shown	Native
QR	4	<i>Quercus rubra</i>	Red Oak	50mm Cal	WB	As Shown	Native
TAB	2	<i>Tilia americana 'Boulevarde'</i>	Boulevarde Linden	50mm Cal	WB	As Shown	Native
UAP	5	<i>Ulmus americana 'Princeton'</i>	Princeton Elm	50mm Cal	WB	As Shown	Native
Coniferous Shrubs							
Psm	26	<i>Pinus mugo 'Slowmound'</i>	Slowmound Mugo Pine	3g	PT	As Shown	Native
Jwb	40	<i>Juniperus horizontalis 'Wilton'</i>	Blue Rug Juniper	30cm Spr	PT	As Shown	Native
Tof	7	<i>Thuja occidentalis 'Fastigata'</i>	Pyramidal Cedar	80cm Sp	PT	As Shown	Native
Toh	13	<i>Thuja occidentalis 'Holmsuper'</i>	Holmsuper Cedar	175cm Ht	PT	As Shown	Native
Deciduous Shrubs							
Aog	6	<i>Amelanchier canadensis 'Glenform'</i>	Rainbow Pillar Serviceberry	150cm Ht	PT	As Shown	Native
Axl	130	<i>Aronia x Low Scape Mound (UCONNAM165)</i>	Low Scape Mound Chokeberry	40cm Ht	PT	50cm O.C	Native
Gar	26	<i>Clethra alnifolia 'Ruby Spice'</i>	Ruby Spice Summertime	50cm Ht	PT	80cm O.C	Native
Os	13	<i>Cornus sericea</i>	Red Osier Dogwood	60cm Ht	PT	200cm O.C	Native
Owb	16	<i>Cornus sanguinea 'Winter Beauty'</i>	Winter Beauty Dogwood	60cm Ht	PT	140cm O.C	Native
Lds	24	<i>Lonicera x brownii 'Dorapome Scarlet'</i>	Dorapome Scarlet Honeysuckle	2g	PT	As Shown	Native
Pjs	17	<i>Physocarpus opulifolius 'JEFALP'</i>	Amber Jubilee Ninebark	40cm Ht	PT	100cm O.C	Native
PL	58	<i>Potentilla fruticosa 'Bella Belissima'</i> (HACHUSS)	Bella Belissima Potentilla	40cm Ht	PT	As Shown	Non-native
Rag	40	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac	60cm Ht	PT	As Shown	Native
Rb	9	<i>Rosa blanda</i>	Meadow Rose	60cm Ht	PT	As Shown	Native
Sya	35	<i>Symphoricarpos albus</i>	Snowberry	50cm Ht	PT	As Shown	Native
Perennials							
acnt	35	<i>Achillea millefolium 'Terra Cotta'</i>	Terra Cotta Yarrow	1g	PT	50cm O.C	
gms	360	<i>Germium macrorrhizum 'Spessart'</i>	Spessart Grasses	3cm	PT	40cm O.C	Native
hpe	419	<i>Heuchera micrantha 'Palace Purple'</i>	St. Johns Wort/Pal Of Gold	1g	PT	40cm O.C	Native
ll	71	<i>Little Goldstar 'Black-Eyed Susan'</i>	Black-Eyed Susan	1g	PT	40cm O.C	Native
Ornamental Grasses							
ckf	411	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass	1g	PT	50cm O.C	Non-native
dc	35	<i>Deschampsia cespitosa</i>	Tufted Hair Grass	1g	PT	60cm O.C	Native
df	115	<i>Deschampsia flexuosa</i>	Wavy Hair Grass	1g	PT	50cm O.C	Native

PRODUCT INFORMATION

Install products as per manufacturer specifications. Shop drawings required.

PAVER TYPE 1

Edge of pavers to receive edge restraint.

- Blu 60 Smooth by Techo-Bloc
Location: Patio Pavers
Size: 60mm HD² - All sizes
Pattern: Modular Pattern 01
Colour: Greyed Nickel

PAVER TYPE 2

Edge of pavers to receive edge restraint.

- Westmount by Techo-Bloc
Location: Walkway Pavers
Pattern: Linear Pattern
Colour: Shale Grey

PLANTER WALLS - TBD

SITE FURNITURE

Fasten all site furnishing to surface with stainless steel anti-vandal anchors.

- 200 Bike Racks by Maglin
Product Number: MBR-0200-00005
Mounting Type: Surface Mount
Colour: Powdercoat Saffron Yellow RAL1017

RAISED PLANTERS

- Set plants in raised planters on a bed of heavily compacted growing medium, at the bottom, to eliminate settlement.
- Backfill around the root ball with growing medium in 150mm lifts. Tamp and water each lift to eliminate air pockets or settlement.
- Growing medium to be:
 - 6 parts good quality topsoil
 - 2 parts well rotted horse or cow manure
 - 1 part peat moss
 - 1 lb. bonemeal per cubic yard soil
- Cover top of the planter surface with 75mm of shredded bark mulch.

GENERAL

- Read and interpret this drawing/ drawing set in conjunction with all the contract details and specifications, including related civil, utility, structural, architectural, mechanical, electrical, environmental, geotechnical, and survey information.
- The Contractor is to determine the exact location, size, material, and elevation of all existing utilities prior to commencing construction. Protect and assume responsibility for all existing utilities regardless of being shown on the drawings.
- It is essential to use the plans and details in conjunction with the specifications and notes.
- Do not scale drawings. Work to dimensions only.
- Protect all existing and retained vegetation for the duration of construction according to the contract details and specifications.
- Reinstate all areas and items damaged or disturbed, beyond the Limit of Work, because of construction activities, including but not limited to construction staging areas, haul roads, stockpile areas, etc. to the satisfaction of the Consultant. Unless otherwise noted, Contractor is to reinstate all areas to pre-construction condition or better to the satisfaction of the Contract Administrator.

PLANTING

- Plant material to be No. 1 Grade and is to comply with Canadian Standards for Nursery Stock (latest edition) published by the Canadian Nursery Landscape Association.
- Use structurally sound plant material with strong fibrous root system free of disease, defects, and injuries. Use trees with straight trunks, well and characteristically branched for species. Obtain approval from consultant of plant material at source prior to digging. All trees and shrubs to be container grown, potted, W/B or B/B, as indicated on Plant List. Bare root plants are only acceptable for certain species and as approved by the Landscape Architect.
- Plant material substitutions are not permitted without the written approval from the Consultant, with 48 hours notice, prior to shipping plant material.
- Plant locations are schematic / approximate only. Contractor is to stake out locations on site for approval by the Landscape Architect prior to installation.
- The illustrated number of plants shown in the Planting Plan supersedes the estimated number in the Plant List. Contractor to report any discrepancies to the Landscape Architect prior to installation. Contractor will assume full responsibility if the Landscape Architect is not notified.
- Ensure trees are thoroughly watered following planting. Monitor material and ensure adequate moisture until acceptance.
- In heavy clay or poorly drained soils, set root ball with root collar 75-100mm higher than finished grade.
- Approved topsoil depths are as follows:
 - Plant Beds - 450mm continuous depth. Applies to shrubs, perennials, vines, and groundcovers.
 - Sod/Seed Areas - 100mm depth.
 - Reforestation - 300mm depth.
- Sod to be No. 1 Kentucky Bluegrass Sod grown from minimum mixture of 3 Kentucky Bluegrass cultivars. Quality and source are to comply with Canadian Standards for Nursery Stock, Section 17, (latest edition) published by the Canadian Nursery Landscape Nursery Landscape Association.
- Apply the following mineral fertilizer unless soil tests show other requirements:
 - Plant Beds - (8-32-16), i.e. 8% Nitrogen, 32% Phosphorus, 16% Potash per manufacturer specifications.
 - Sod Areas - (8-32-16), i.e. 8% Nitrogen, 32% Phosphorus, 16% Potash at a rate of 350kg/ha.
- Where applicable, for any plant areas with a mix of species/ cultivars notes, Contractor is to cluster like plants in groups of 3-5 and evenly distribute these in the noted area.

CITY DETAILS

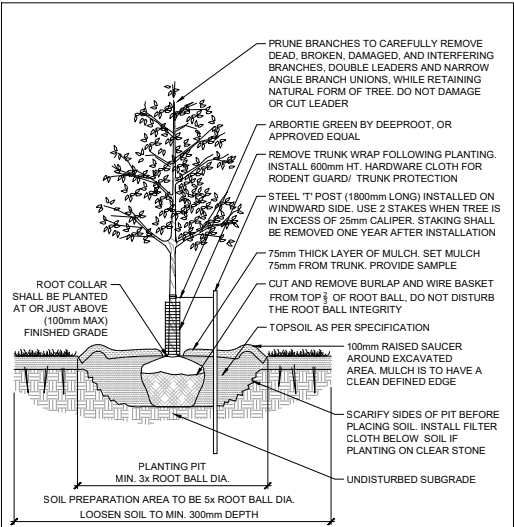
Related details from City of Ottawa Standard Tender Documents Volume No. 2 Standard Detail Drawings

- SC4. Typical Concrete Sidewalk in Boulevard
SC5. Sidewalk Construction Joints

NOVATECH DETAILS

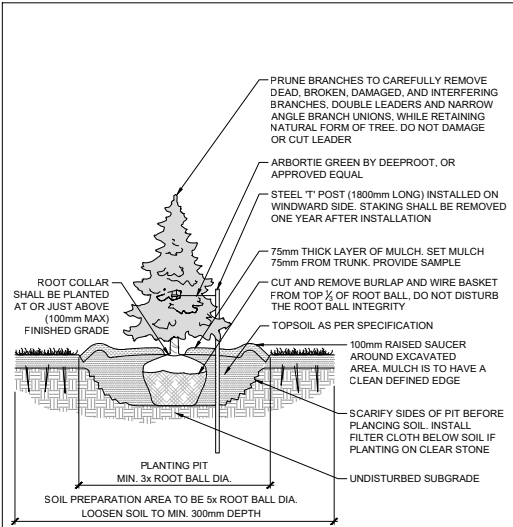
Found on Sheet L2.

- D1. Standard Deciduous Tree Planting
D2. Standard Coniferous Tree Planting
D3. Shrub and Perennial Planting
D4. Shrub and Perennial Planting with Granular
D5. Shrub and Perennial Planting on slab
D6. Wood Screen Detail
D7. Bike Layout
D8. River-stone Detail
D9. Paving Detail



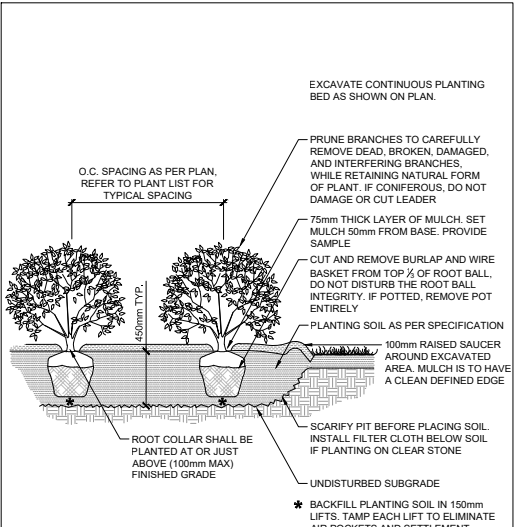
STANDARD DECIDUOUS TREE PLANTING

D1



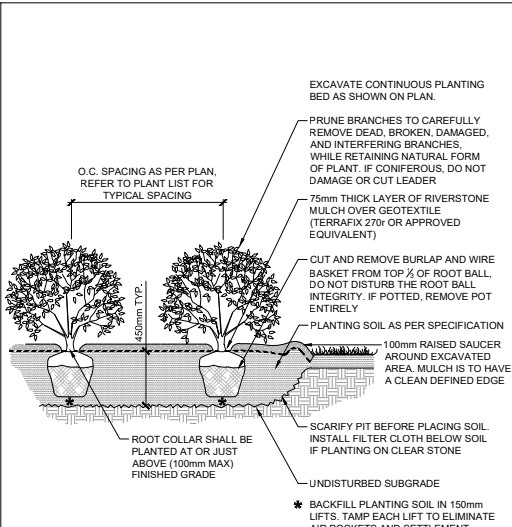
STANDARD CONIFEROUS TREE PLANTING

D2



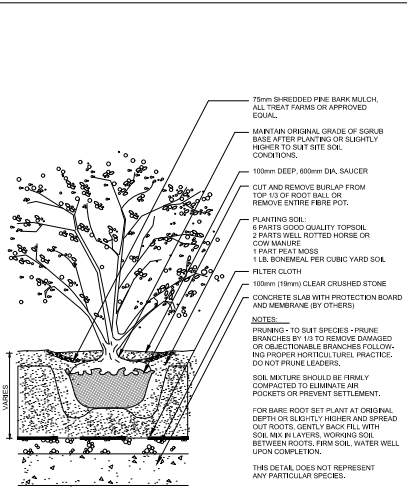
SHRUB AND PERENNIAL PLANTING

D3



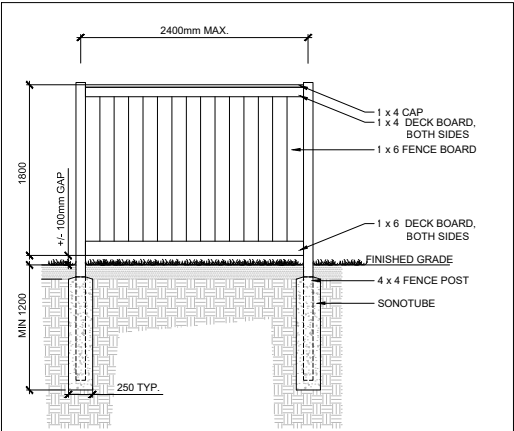
SHRUB AND PERENNIAL PLANTING WITH RIVERSTONE

D4



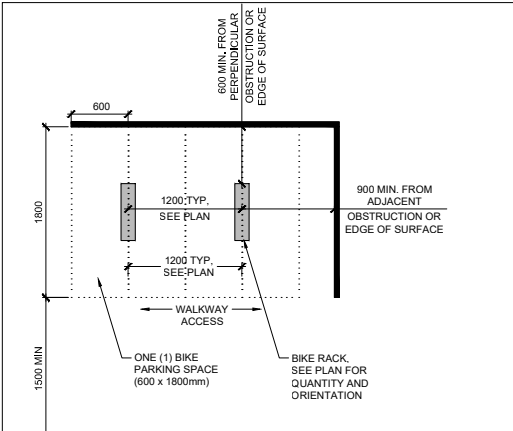
SHRUB AND PERENNIAL PLANTING ON SLAB

D5



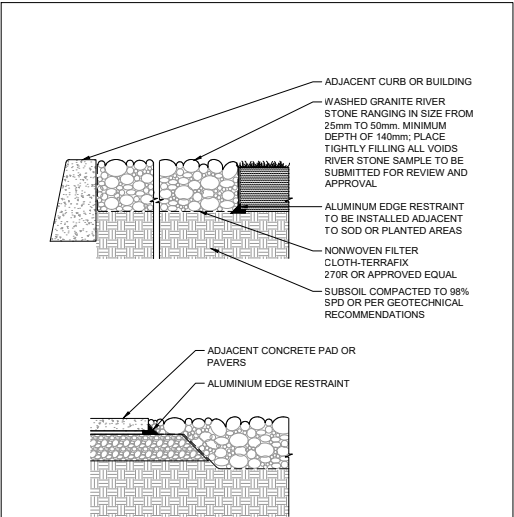
WOOD SCREEN DETAIL

D6



BIKE LAYOUT

D7



RIVERSTONE

D8

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

Owner:
Bank & Durr Developments Inc.
c/o Paul Pagliarunga
209 Wicksteed Avenue, Suite 30
Toronto, ON, M4G 0B1
Phone: (416) 335-0090

DISCLAIMER:
The elements on this plan illustrate the design intent and general constructability of the proposed landscape which will support the associated development. This is to demonstrate how the canopy cover, urban design, health, and climate change objectives of the Official Plan will be met through tree planting and site design. This drawing is for City review only and is not intended for construction. Final detailed design and construction documentation is to be provided with certified 'Issued for Construction' drawings and specifications prior to construction.

No.	REVISION	DATE	BY
2.	ISSUED FOR SPC APPLICATION	JAN 17/25	SC
1.	ISSUED FOR COORDINATION	JAN 13/25	SC

SCALE

DESIGN

TCB

CHECKED

SC

DRAWN

TCB

CHECKED

SC

APPROVED

RGJ

FOR REVIEW ONLY



NOVATECH
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Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION
CITY OF OTTAWA
150 DUN SKIPPER DRIVE - RESIDENTIAL DEVELOPMENT

DRAWING NAME
LANDSCAPE DETAILS

PROJECT No.

REV

REV # 2

DRAWING No.

124107-R-L2

PL-04117-2107 - 04 11/2025

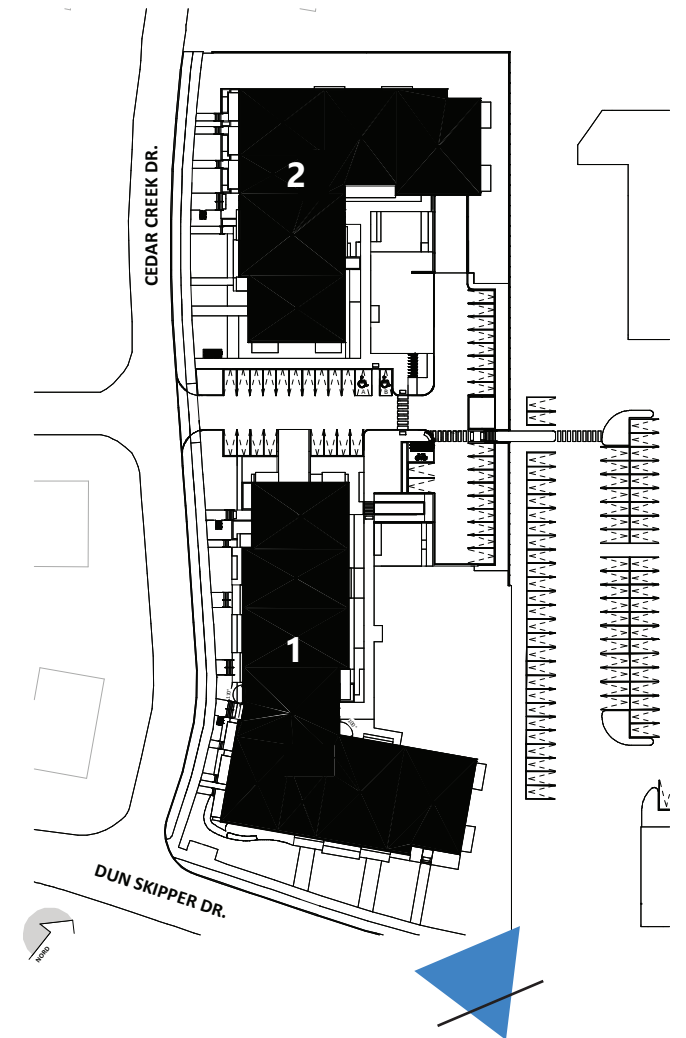
PREPARED BY PMA ARCHITECTES



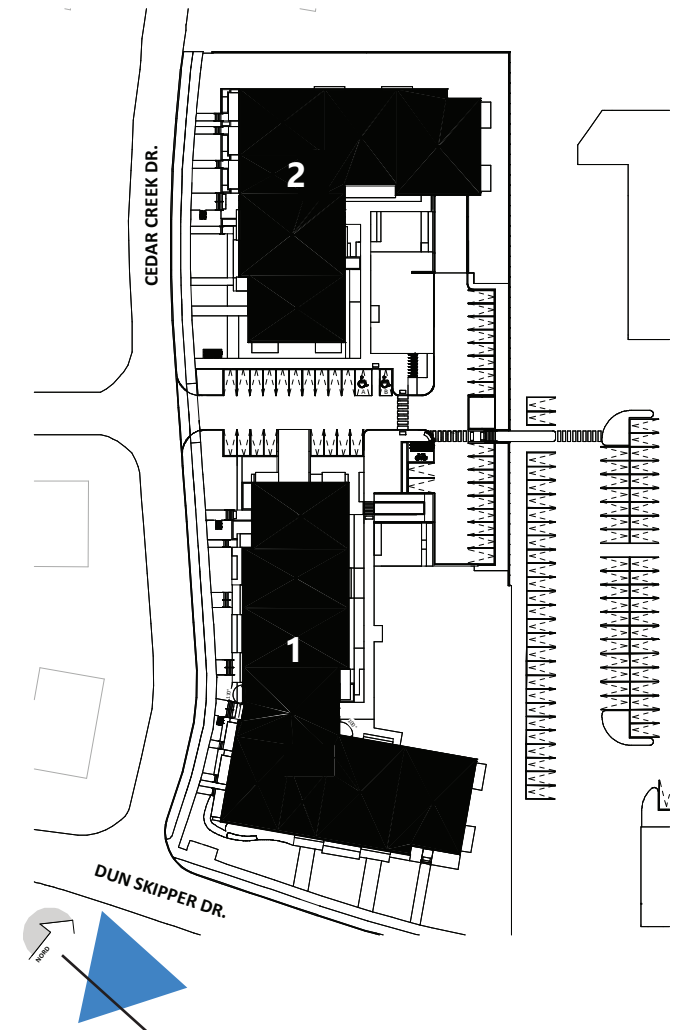
FINDLAY CREEK DEVELOPMENT
150 DUN SKIPPER DR, OTTAWA
PROJECT RENDERINGS

DECEMBER 17, 2024

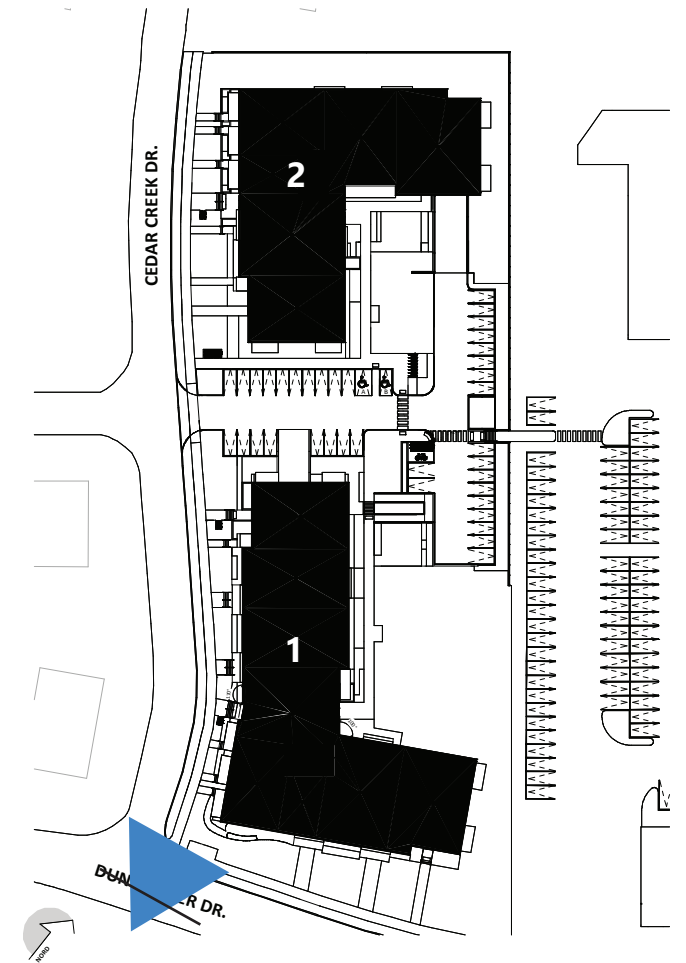
VIEW FROM DUN SKIPPER DRIVE ON THE SOUTHEAST CORNER OF BUILDING 1



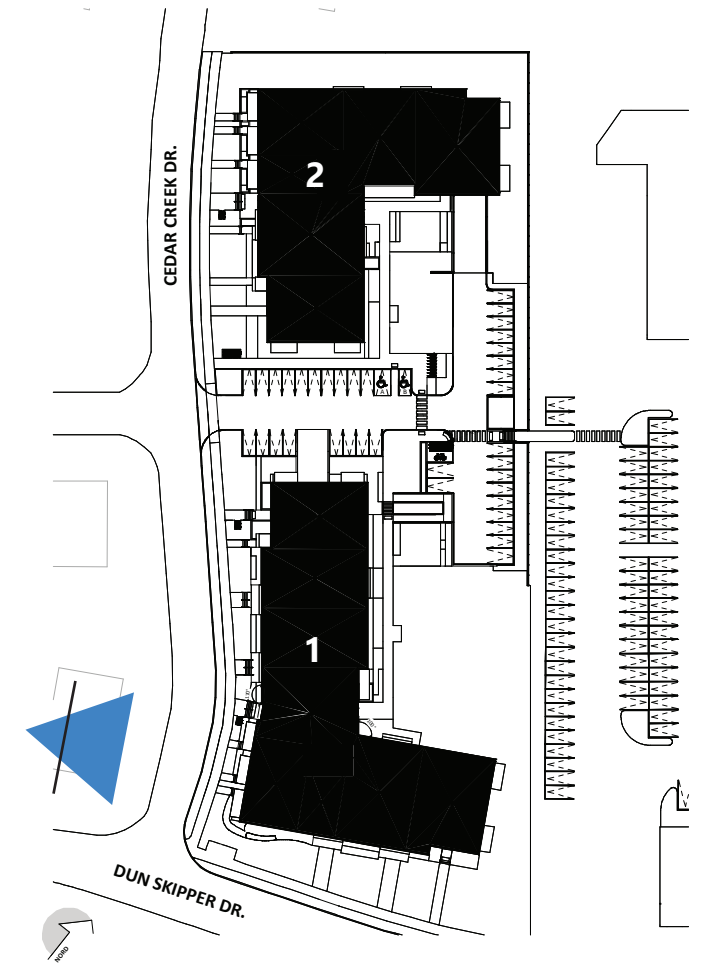
VIEW FROM DUN SKIPPER DRIVE ON THE SOUTH CORNER OF BUILDING 1



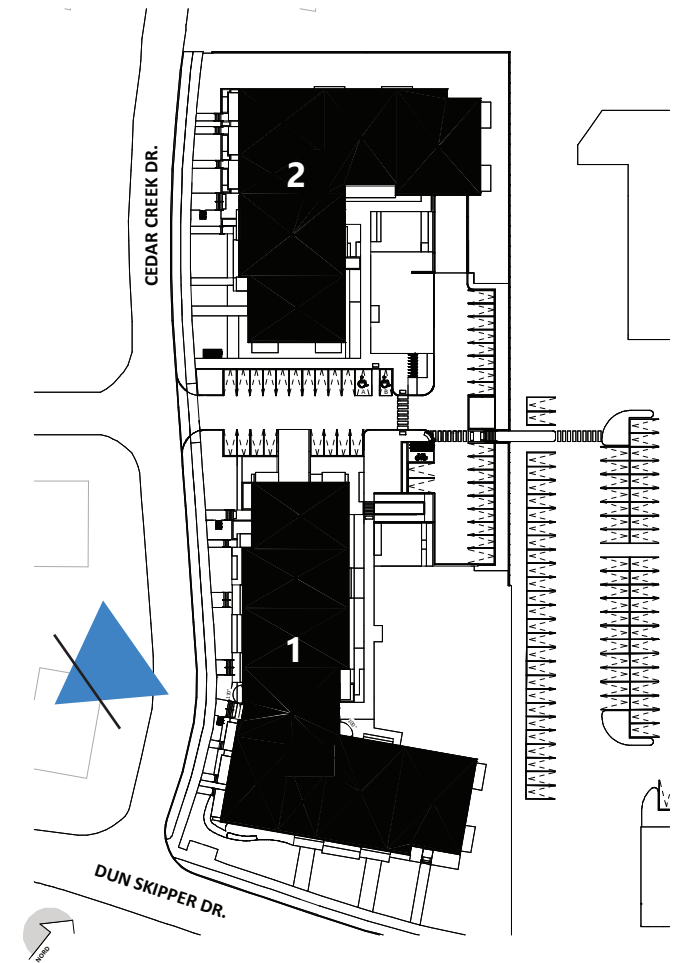
VIEW FROM THE INTERSECTION OF DUN SKIPPER DR. AND CEDAR CREEK DR. ON BUILDING 1



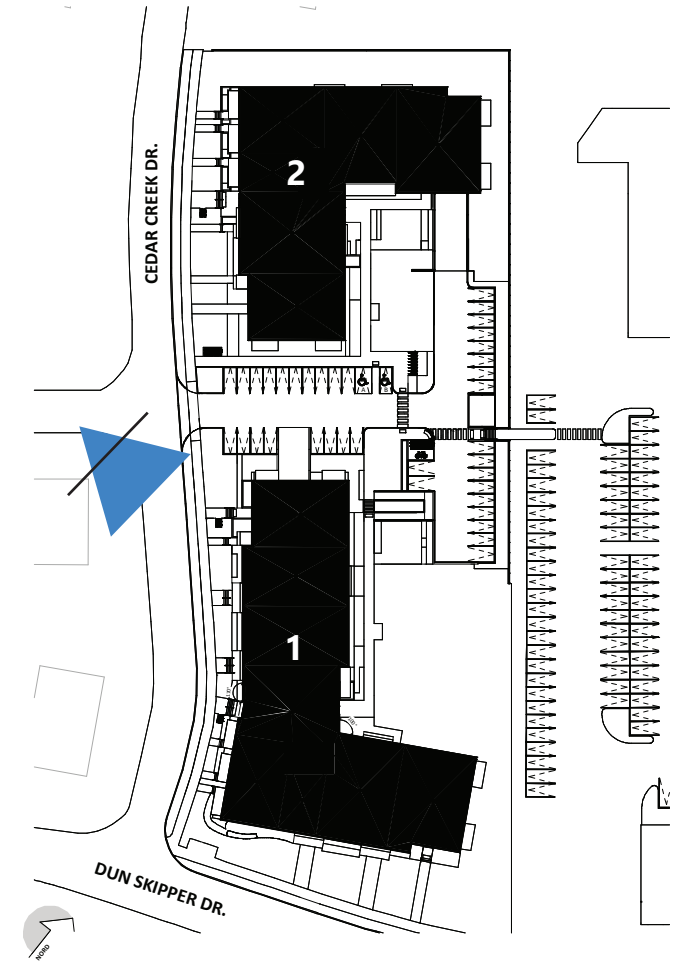
VIEW FROM CEDAR CREEK DR. ON THE SOUTH CORNER OF BUILDING 1



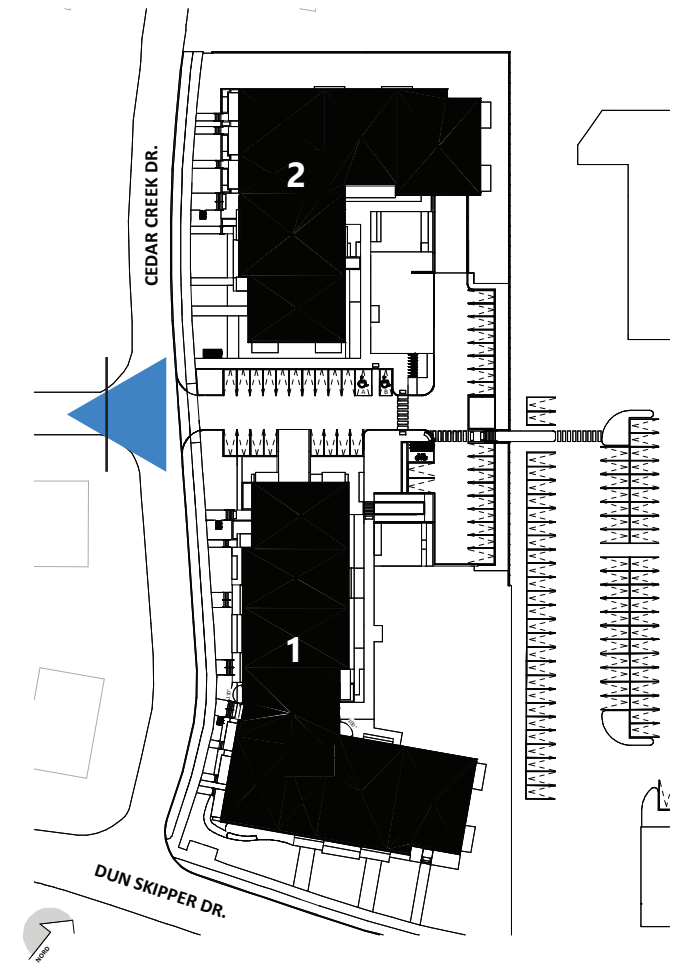
VIEW FROM CEDAR CREEK DR. TOWARD BUILDING 1'S NORTHWEST CORNER



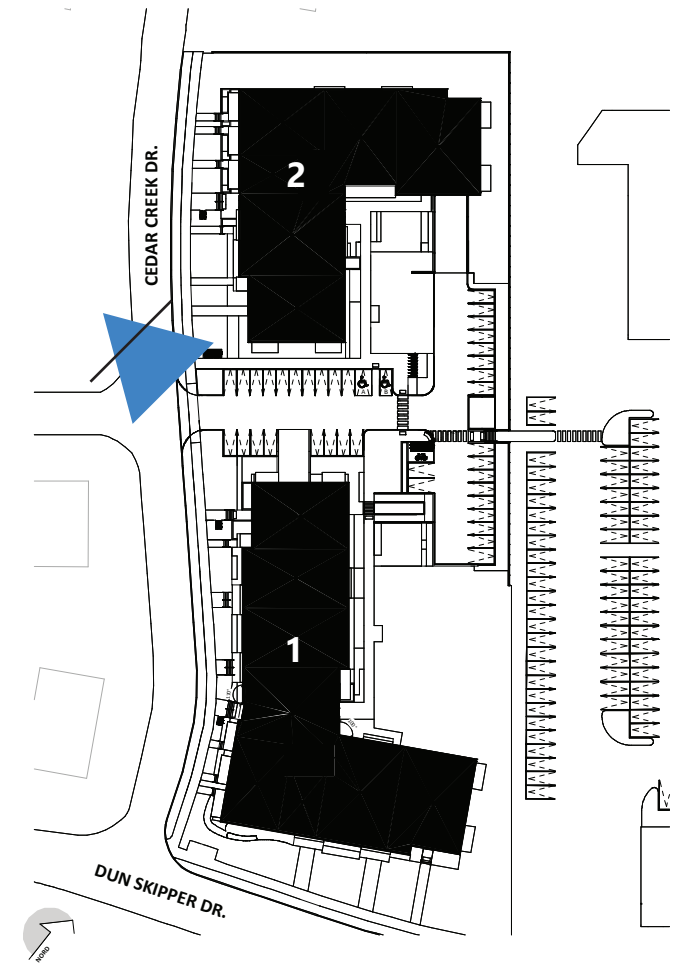
VIEW OF BUILDING 1 FROM CEDAR CREEK DR. TOWARD DUN SKIPPER DR.



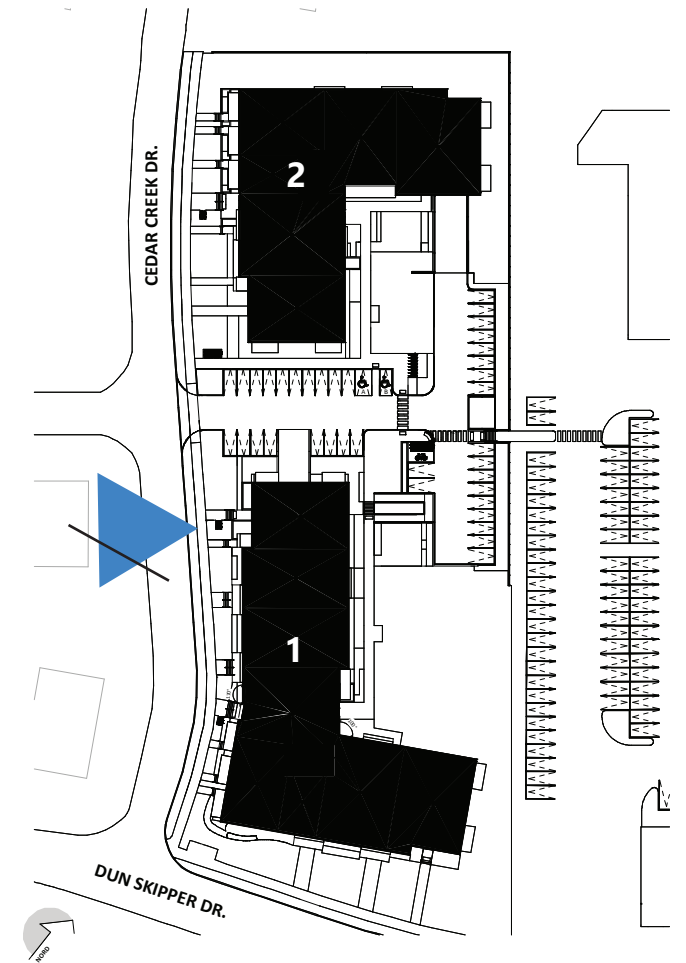
VIEW OF THE DEVELOPMENT'S ENTRANCE FROM CEDAR CREEK DR.



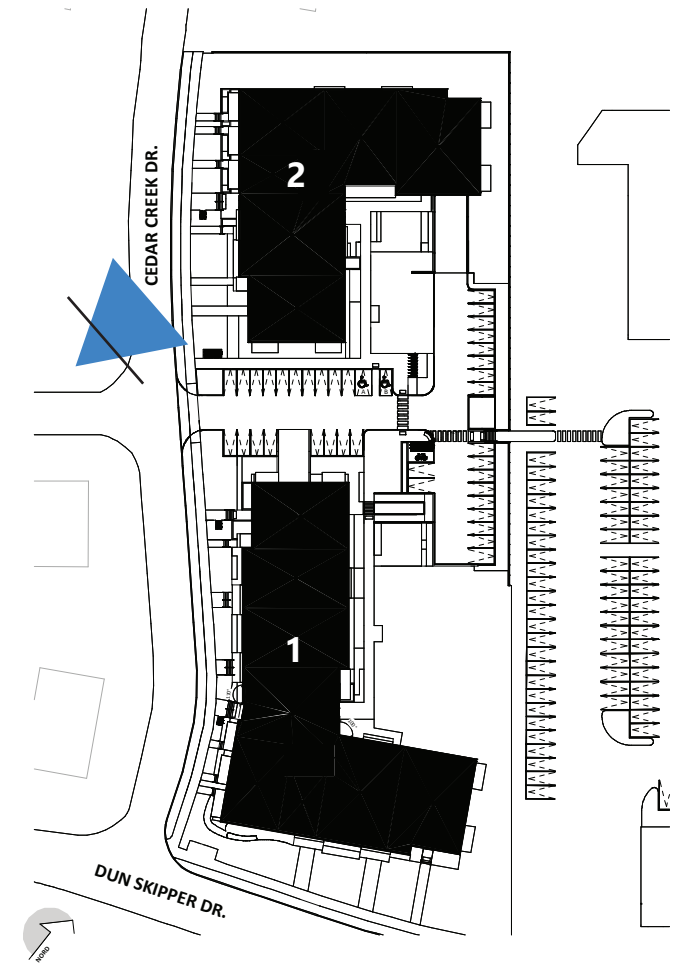
VIEW OF BUILDING 1'S NORTHWEST CORNER



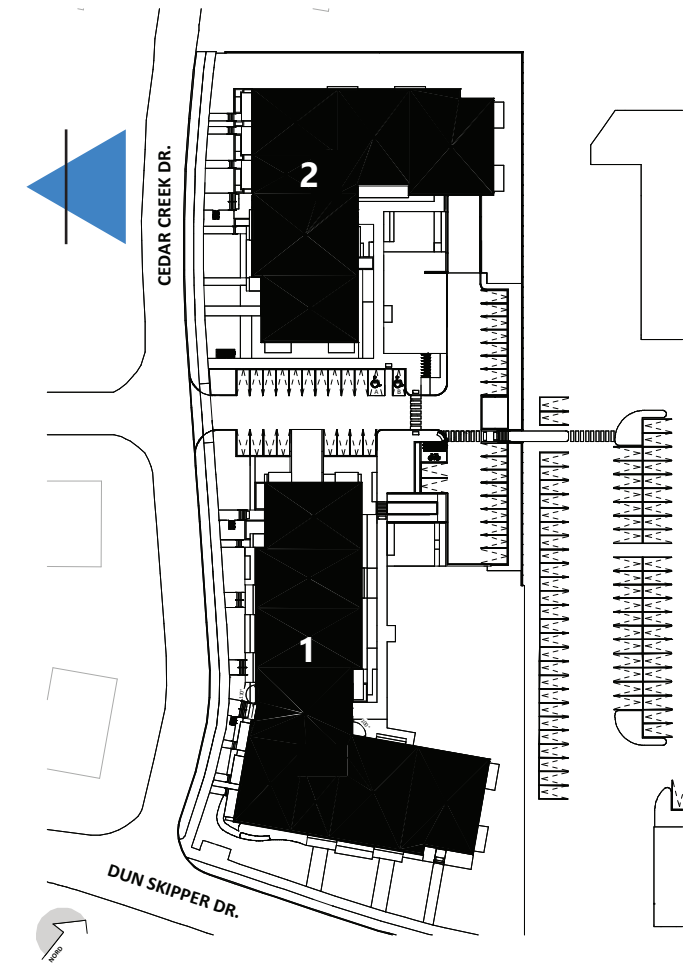
VIEW OF BUILDING 2'S SOUTH CORNER



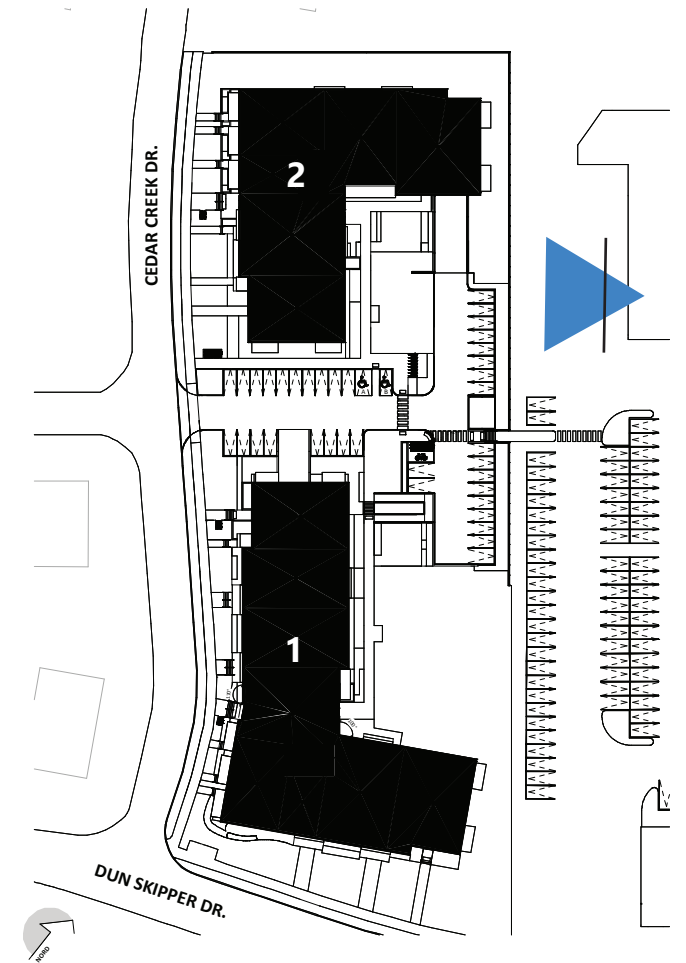
VIEW OF BUILDING 2 PRINCIPAL ELEVATION FORM CEDAR CREEK DR.



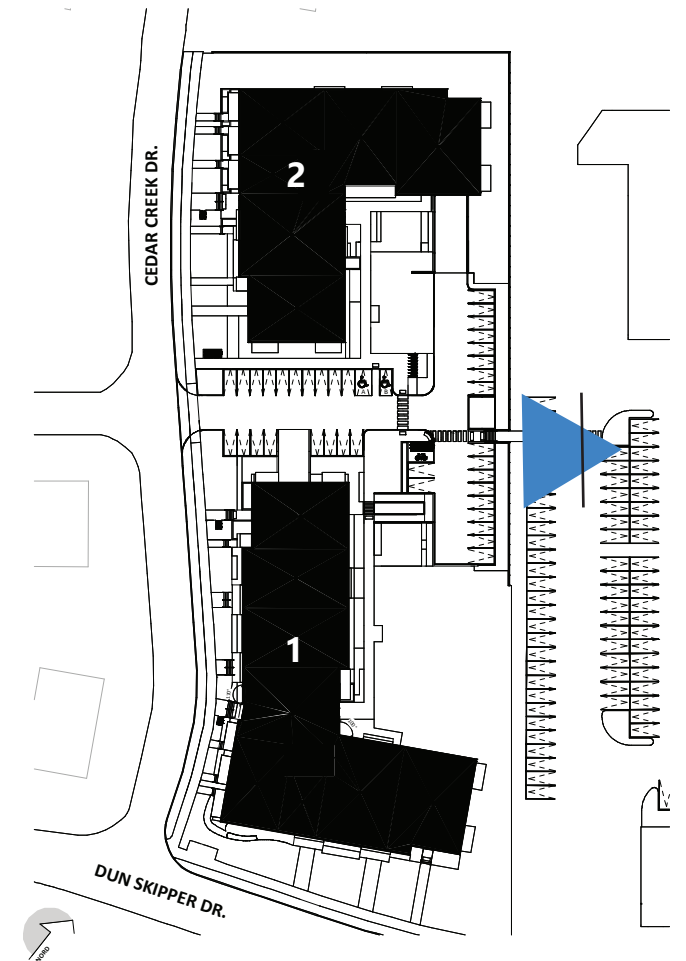
VIEW OF BUILDING 2'S PRINCIPAL ENTRANCE



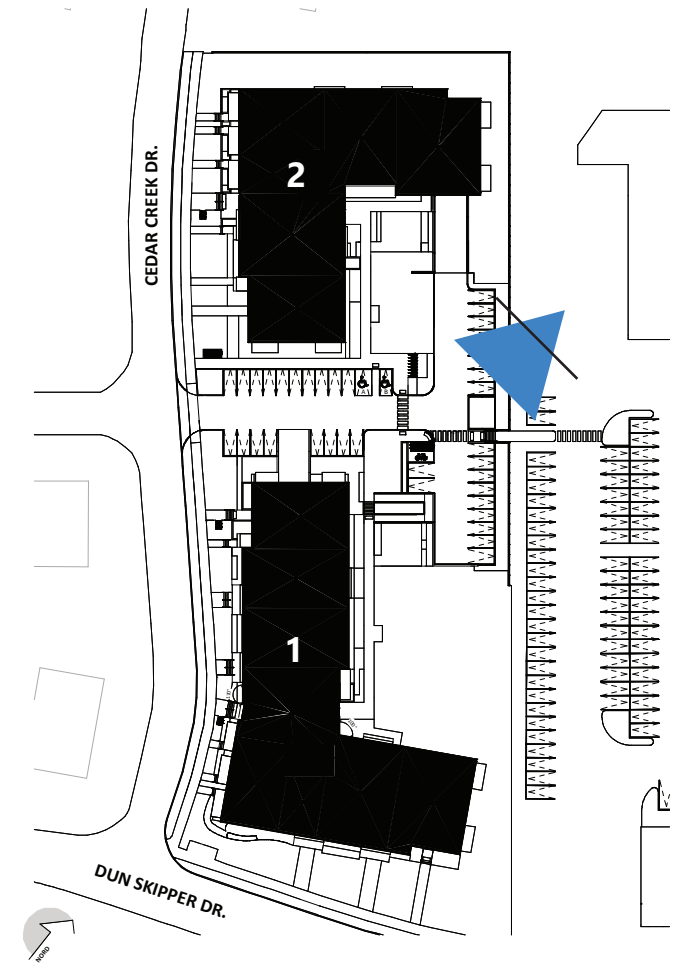
VIEW OF BUILDING 2'S GARDEN FROM THE COMMERCIAL DEVELOPMENT



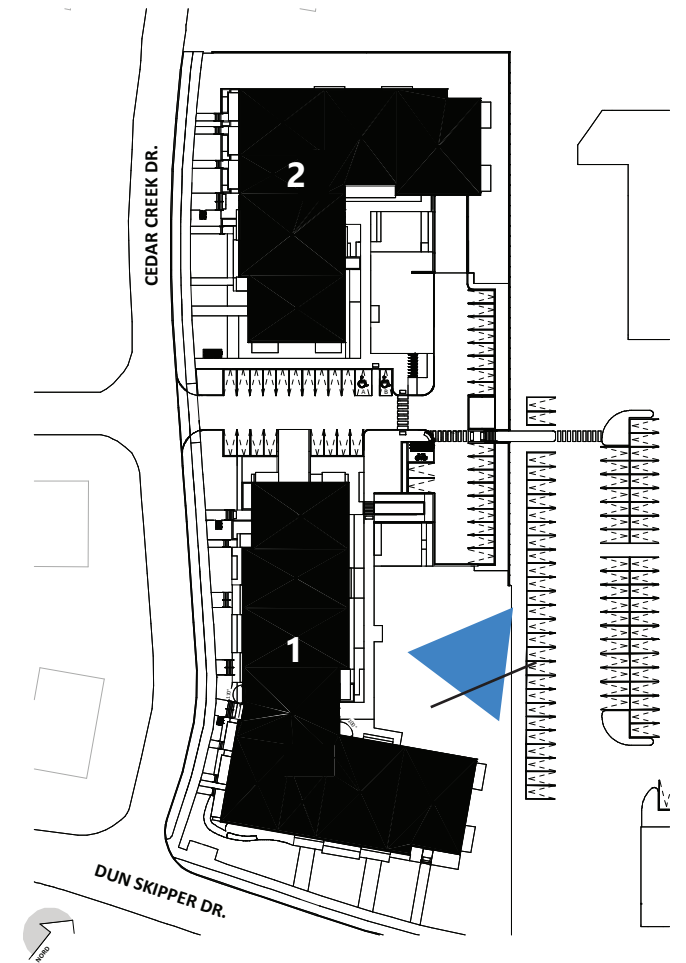
VIEW OF THE PROJECT ENTRANCE ON CEDAR CREEK DR. FROM THE INNER COURTYARD



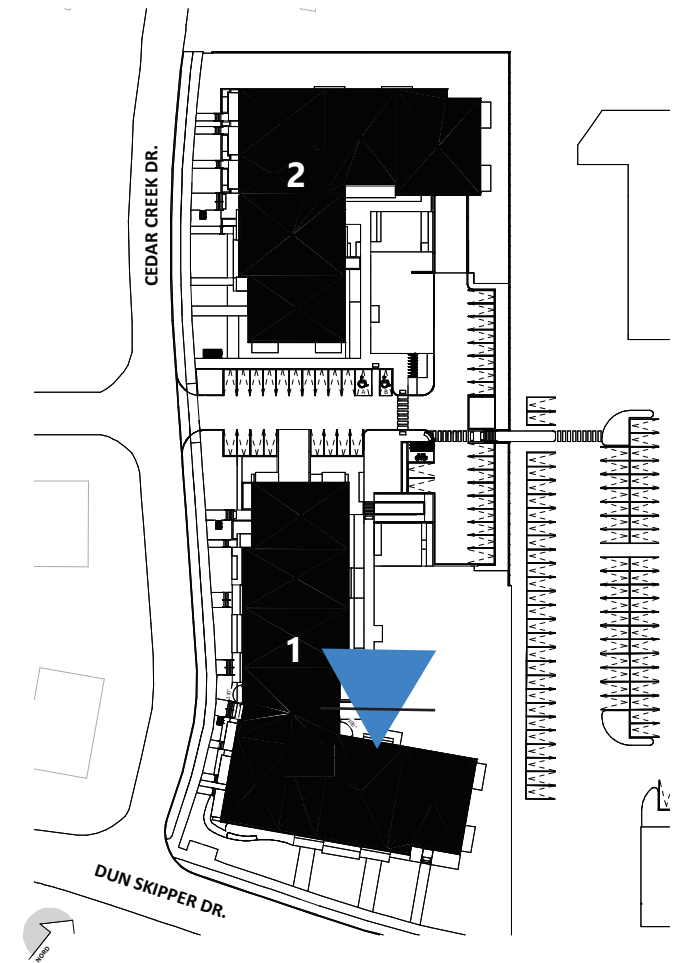
VIEW OF BUILDING 1'S ACCESS RAMP AND GARDEN



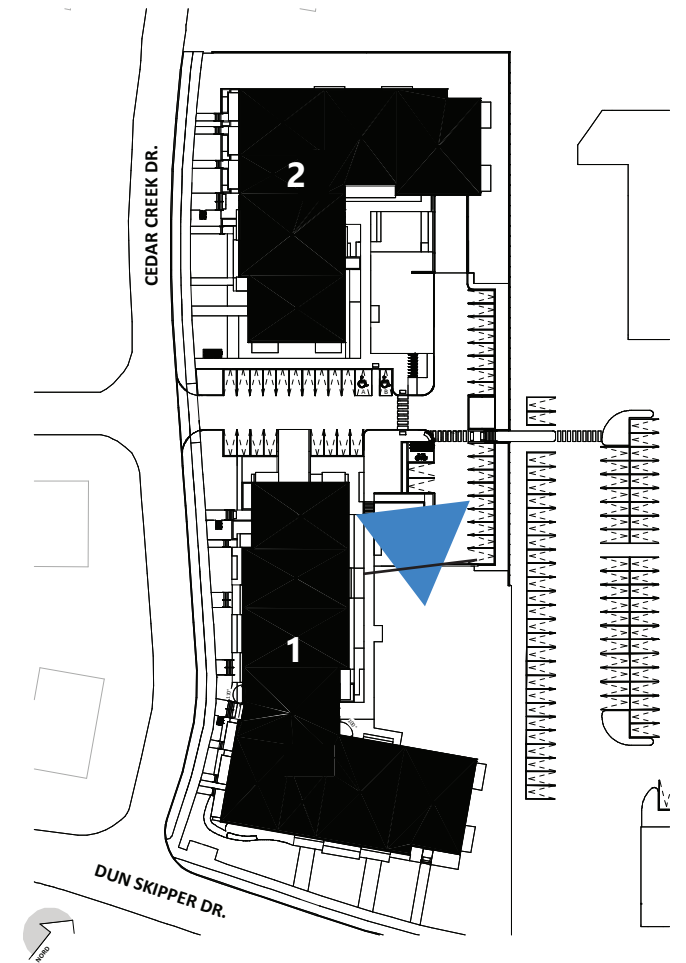
OVERVIEW OF BOTH BUILDINGS' GARDEN



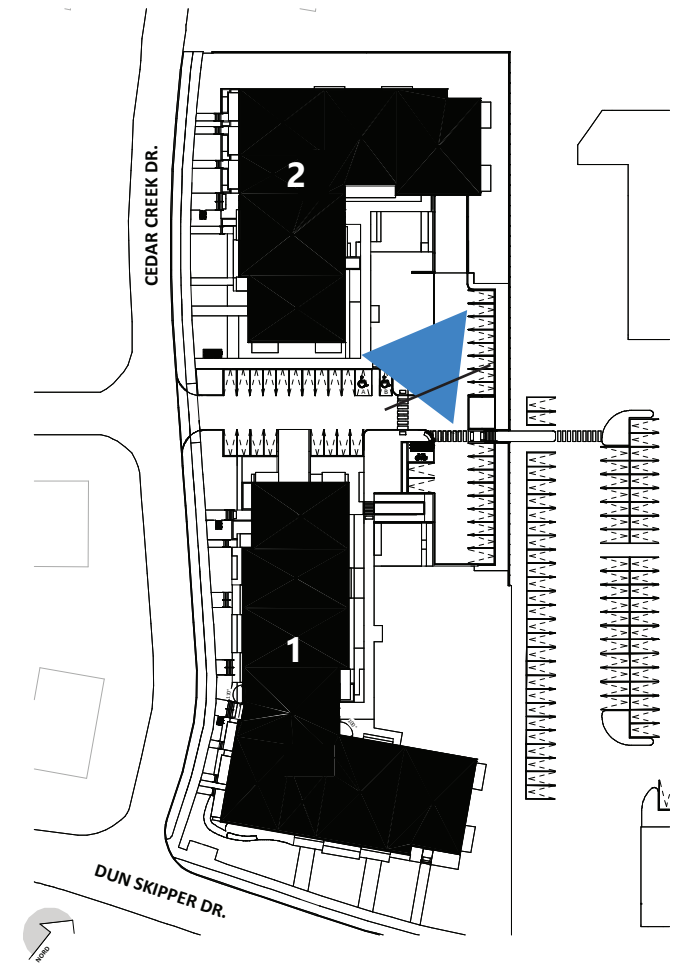
VIEW OF BUILDING 1'S GARDEN EXITING THE INNER ENTRANCE



VIEW OF BUILDING 2'S GARDEN FROM BUILDING 1'S ACCESS RAMP



VIEW OF BUILDING 2'S GARDEN AND AMENITY AREA



VIEW OF BUILDING 1'S NORTH CORNER FROM BUILDING 2'S GARDEN

