

Lily Xu

APPROVED
By Lily Xu at 1:18 pm, Aug 05, 2022

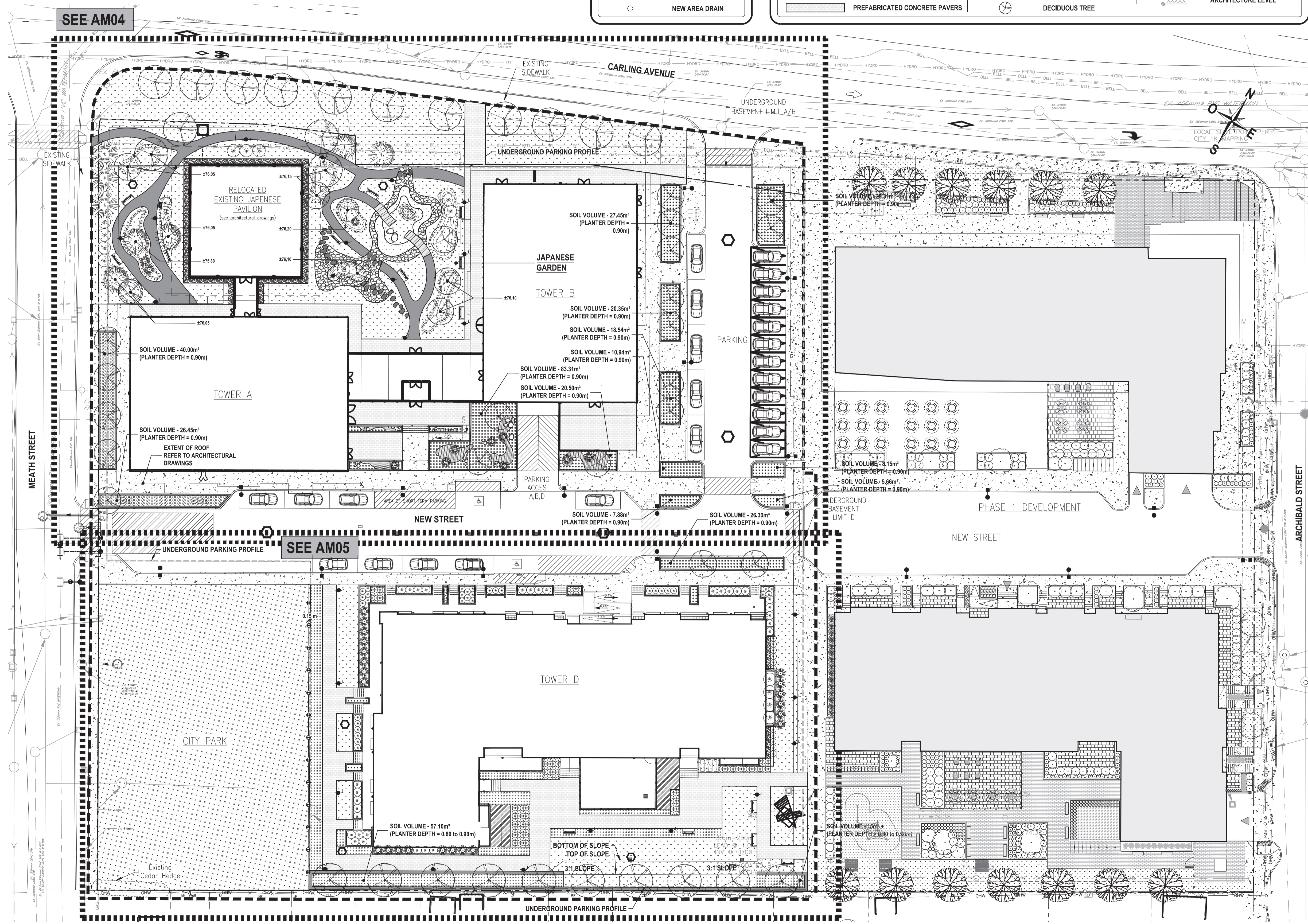
LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

LEGEND

PROPOSED SYMBOL	DESCRIPTION
	NEW STORM SEWER
	NEW SANITARY SEWER
	NEW WATERMAIN
	NEW MANHOLE
	NEW CATCH BASIN
	NEW AREA DRAIN

LEGEND

PROPOSED SYMBOL	DESCRIPTION	PROPOSED SYMBOL	DESCRIPTION	PROPOSED SYMBOL	DESCRIPTION
	WORK LIMIT		WOOD BRIDGE		CONIFEROUS TREE
	PROPERTY LINE		RIVER STONE		SHRUB
	RIGHT OF WAY LIMIT		GRAVEL		PARK BENCH WITH BACKREST
	TOP OF SLOPE		SOD WITH 150MM TOPSOIL		DECORATIVE STONES
	BOTTOM OF SLOPE		SEED WITH 150MM TOPSOIL		STEPPING STONE
	ORNAMENTAL FENCE		WATER		LIGHT BOLLARD
	PREFABRICATED RAILINGS		PERENNIALS AND GRASS		LIGHTING
	WOOD FENCE		DECIDUOUS TREE TO PROTECT		BIKE RACK
	CONCRETE WALL		DECIDUOUS TREE		SURFACE SLOPE
	CONCRETE				ARCHITECTURE LEVEL
	ASPHALT PATHWAYS				
	PREFABRICATED CONCRETE PAVERS				



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Montréal (Québec) H2Z 1B1
Tel. 514.281.1010
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Consultant

Notes

- REFER TO DRAWING AM08, AM09 AND AM10 FOR LANDSCAPE NOTES.
- REFER TO DRAWINGS AM06 AND AM07 FOR LANDSCAPE DETAILS.
- TOPOGRAPHICAL SURVEY PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD. DATED JANUARY 21, 2016.
- SITE PLAN PREPARED BY GEGERHUOT ARCHITECTS, DATED FEBRUARY 2022.
- ARCHITECTURAL DESIGN PREPARED BY GEGERHUOT ARCHITECTS, DATED FEBRUARY 2022.
- CIVIL DESIGN PREPARED BY MORRISON HERSHFIELD, DATED DECEMBER 2021.



Issued/Revision	By	Appd	YYYY.MM.DD
F	REVISED TREE REMOVAL	MS	IL 2022.03.30
E	ISSUED FOR SITE PLAN REVIEW	S.K.	IL 2022.02.18
D	ISSUED FOR SITE PLAN REVIEW	S.K.	IL 2021.12.16
C	ISSUED FOR PERMIT REV 03/COORDINATION	S.K.	IL 2021.12.10
B	ISSUED FOR PERMIT REV 02	S.K.	IL 2021.10.20
A	ISSUED FOR COORDINATION	S.K.	IL 2021.10.12

File Name: 15910112-200-AM-D.DWG	2021.10.20
SHED KHADRAOUI, LANDSCAPE ARCHITECT	MARIE-SOËL BERGERON, TECH
Prepared	Drawn
ISABELLE LALONDE, LANDSCAPE ARCHITECT	ISABELLE LALONDE, LANDSCAPE ARCHITECT
Checked	Project Manager

Permit-Seal

The owner of the property
Holloway Lodging
145 HOBSONS LAKE DRIVE SUITE 106
HALIFAX, NOVA SCOTIA B3S 0H9



Client/Project

1354-1376 CARLING COMPLEX

Ottawa, Ontario./Canada

Title

OVERALL LANDSCAPE PLAN

City's Application No. D07-12-21-0092	Scale 1:300
Iss./Rev. Sheet E	Plan No. 3 of 10

18501-AM03

OVERALL LANDSCAPE PLAN

Scale: 1:300

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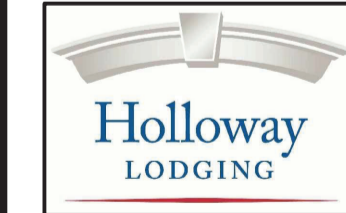
File Name: 15910112-200-AM-D.DWG 2021.10.20
YYYY.MM.DD

SHED KHADRAOUI, LANDSCAPE ARCHITECT MARIE-SOLEIL BERGERON, TECH
Prepared Drawn
ISABELLE LALONDE, LANDSCAPE ARCHITECT ISABELLE LALONDE, LANDSCAPE ARCHITECT
Checked Project Manager

Permit-Seal

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Client/Project Logo



Client/Project

1354-1376 CARLING COMPLEX

Ottawa, Ontario./Canada

Title

LANDSCAPE PLAN - NORTHERN AREA

City's Application No.
D07-12-21-0092

Scale
1:200

Iss./Rev. Sheet

Plan No.

E 4 of 10

18501-AM04

APPROVED
By Lily Xu at 1:15 pm, Aug 05, 2022

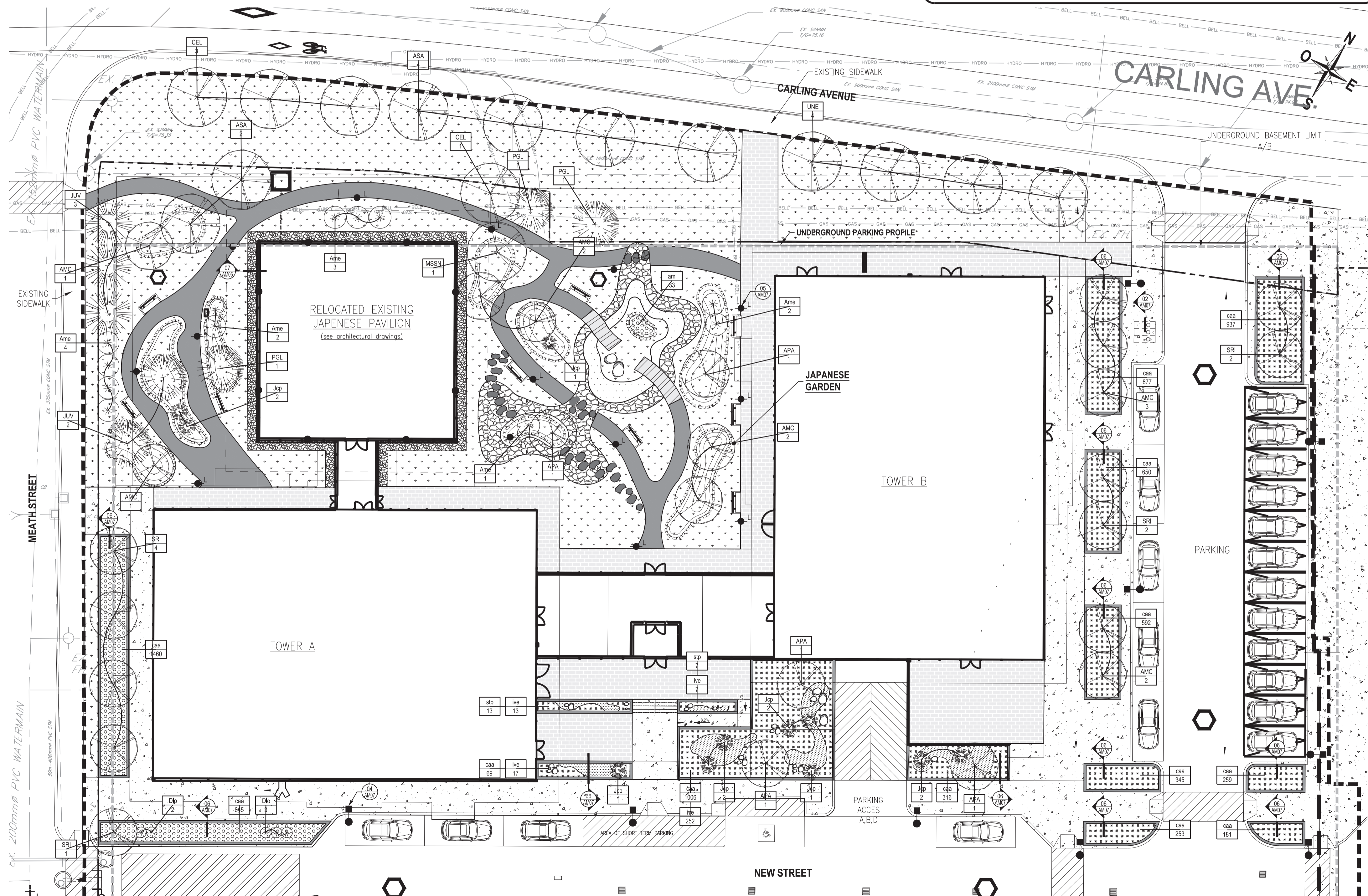
LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

PLANT LIST

Code	Botanical name (common name)	Size	Roots	Quantity	Status	Distance C/C
Coniferous Trees - Refer to detail 2/AM06						
JUV	Juniperus Virginiana (Eastern Red Cedar)	175-200cm	W.B	5	Native	See plan
PGL	Picea glauca (White Spruce)	175-200cm	W.B.	3	Native	See plan
Deciduous Trees - Refer to details 1/AM06 and 3/AM06						
SRI	Syringa reticulata Ivory Silk (Japanese Tree Lilac)	60mm	W.B	9	Introduced	See plan
AMC	Amelanchier canadensis st. (Serviceberry)	45-50mm	W.B	11	Native	See plan
ASA	Acer saccharum 'Apollo' (Apolo Sugar Maple)	60mm	W.B	4	Native	See plan
CEL	Celtis occidentalis (Common Hackberry)	60mm	W.B	4	Native	See plan
APA	Acer palmatum 'Emperor one' (Japanese Maple)	45-50mm	W.B	5	Introduced	See plan
MSSN	Malus 'Spring Snow' (Spring Snow Crabapple)	45-50mm	W.B	1	Introduced	See plan
UNE	Ulmus x 'New Horizon' (New horizon Elm)	60mm	W.B	4	Introduced	See plan
Coniferous Shrubs - Refer to details 4/AM06 and 6/AM06						
Jcp	Juniperus chinensis 'Pfitzeriana Compacta' (Compact Pfitzer Juniper)	60-70cm (#3)	POTTED	11	Introduced	1,50m
Deciduous shrubs - Refer to details 4/AM06 and 6/AM06						
Ame	Aronia melanocarpa (Black Chokeberry)	60-70cm (#3)	POTTED	12	Native	1,90m
Dlo	Diervilla lonicera (Northern Bush Honeysuckle)	60-70cm (#3)	POTTED	5	Native	0,90m
Perennials and Grasses - Refer to details 5 & 6 / AM06						
ami	Achillea millefolium (Common Yarrow)	#1	POTTED	33	Native	0,30m
caa	Carex aurea (Bowles' Golden Sedge)	#1	POTTED	7790	Native	0,20m
ive	Iris versicolor (Blue Flag Iris)	#1	POTTED	289	Native	0,40m
stp	Sedum telephium 'Purple Emperor' (Orpine 'Purple Emperor')	#1	POTTED	20	Introduced	0,40m

LEGEND

PROPOSED SYMBOL	DESCRIPTION	PROPOSED SYMBOL	DESCRIPTION
---	WORK LIMIT	PERENNIALS AND GRASS
---	PROPERTY LINE	○	DECIDUOUS TREE TO PROTECT
---	RIGHT OF WAY LIMIT	○	DECIDUOUS TREE
---	TOP OF SLOPE	○	CONIFEROUS TREE
---	BOTTOM OF SLOPE	○	SHRUB
---	ORNEMANTAL FENCE	○	PARK BENCH WITH BACKREST
---	PREFABRICATED RAILINGS	○	DECORATIVE STONES
---	WOOD FENCE	○	STEPPING STONE
---	CONCRETE WALL	○	LIGHT BOLLARD
---	CONCRETE	○	LIGHTING
---	ASPHALT PATHWAYS	○	BIKE RACK
---	PREFABRICATED CONCRETE PAVERS	○	SURFACE SLOPE
---	WOOD BRIDGE	○	ARCHITECTURE LEVEL
---	RIVER STONE	○	
---	GRAVEL	○	
---	SOD WITH 150 MM TOPSOIL	○	
---	SEED WITH 150 MM TOPSOIL	○	
---	WATER	○	



LANDSCAPE PLAN - NORTHERN AREA

Scale: 1:200

Lily Xu

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

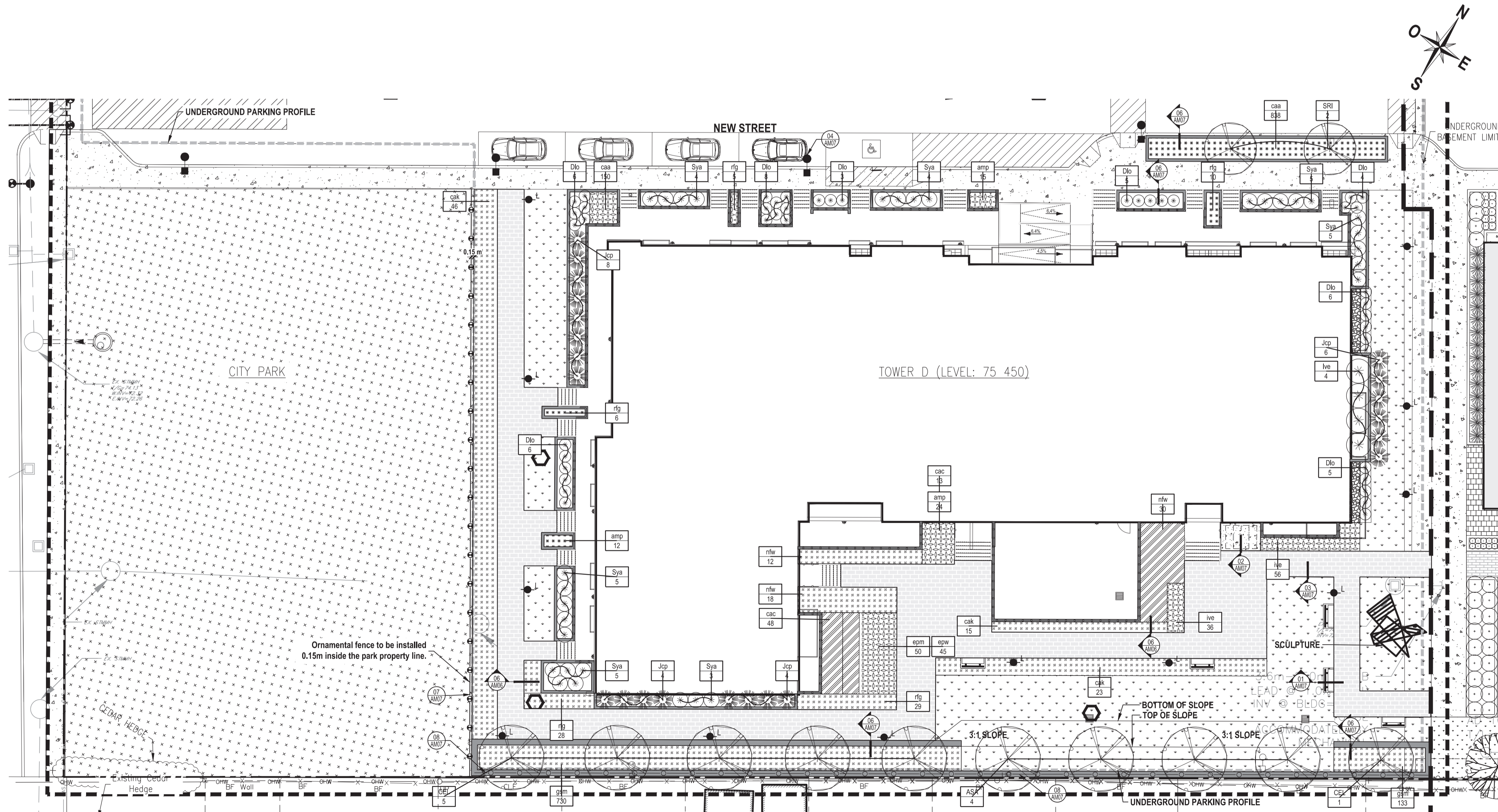
APPROVED
By Lily Xu at 1:16 pm, Aug 05, 2022

PLANT LIST

Code	Botanic name (common name)	Size	Roots	Quantity	Status	Distance C/C
Deciduous Trees - Refer to details 1/AM06 and 3/AM06						
ASA	Acer saccharum 'Apollo' (Apollo Sugar Maple)	60mm	W.B	4	Native	See plan
CEL	Celtis occidentalis (Common Hackberry)	60mm	W.B	6	Native	See plan
SRI	Syringa reticulata 'Ivory silk' (Japanese Tree Lilac)	60mm	W.B	2	Introduced	See plan
Coniferous Trees - Refer to detail 2/AM06						
Jcp	Juniperus chinensis 'Pfitzeriana Compacta' (Compact Pfitzer Juniper)	60-70cm (#3)	POTTED	22	Introduced	1.50m
Deciduous shrubs - Refer to details 4/AM06 and 6/AM06						
Dlo	Diervilla lonicera (Northern Bush Honeysuckle)	60-70cm (#3)	POTTED	43	Native	0.90m
Ive	Ilex verticillata (Winterberry)	60-70cm (#3)	POTTED	4	Native	1.90m
Sya	Symphoricarpos 'Albus' (Common Snowberry)	60-70cm (#3)	POTTED	31	Native	1.2m
Perennials and Grasses - Refer to details 5 & 6 / AM06						
amp	Achillea millefolium 'Paprika' (Common Yarrow)	#1	POTTED	51	Native	0.45m
caa	Carex aurea (Bowles' Golden Sedge)	#1	POTTED	988	Native	0.20m
cac	Calamagrostis canadensis (Marsh Reed Grass)	#1	POTTED	61	Native	0.60m
cak	Calamagrostis acutiflora 'Karl Foerster' (Feather Reed Grass)	#1	POTTED	84	Introduced	0.9m
epm	Echinacea purpurea 'Magnus' (Coneflower)	#1	POTTED	50	Native	0.45m
epw	Echinacea purpurea 'White Swan' (Coneflower)	#1	POTTED	45	Native	0.45m
gsm	Geranium sanguineum (Bloody Cranesbill)	#1	POTTED	863	Native	0.30m
nfw	Nepeta faassenii 'Walker's Low' (Catmint)	#1	POTTED	60	Introduced	0.80m
ive	Iris versicolor (Blue Flag Iris)	#1	POTTED	36	Native	0.40m
rg	Rudbeckia fulgida 'Goldstrum' (Black-Eyed Susan)	#1	POTTED	100	Native	0.50m

LEGEND

PROPOSED SYMBOL	DESCRIPTION	PROPOSED SYMBOL	DESCRIPTION
--- ---	WORK LIMIT	PERENNIALS AND GRASS
---	PROPERTY LINE	○	DECIDUOUS TREE TO PROTECT
---	RIGHT OF WAY LIMIT	○	DECIDUOUS TREE
---	TOP OF SLOPE	○	CONIFEROUS TREE
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---	ASPHALT PATHWAYS	○	BIKE RACK
---	PREFABRICATED CONCRETE PAVERS	○	SURFACE SLOPE
---	WOOD BRIDGE	○	ARCHITECTURE LEVEL
---	RIVER STONE	○	
---	GRAVEL	○	
---	SOD WITH 150 MM TOPSOIL	○	
---	SEED WITH 150 MM TOPSOIL	○	
---	WATER	○	



LANDSCAPE PLAN - SOUTHERN AREA

Scale: 1:200



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E	ISSUED FOR SITE PLAN REVIEW	S.K	LL 2022.02.18
D	ISSUED FOR SITE PLAN REVIEW	S.K.	LL 2021.12.16
C	ISSUED FOR PERMIT REVIEW COORDINATION	S.K.	LL 2021.12.10
B	ISSUED FOR PERMIT REVIEW	S.K.	LL 2021.10.20
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File Name:	15910112-200-AM-D.DWG	2021.10.20
Prepared:	SHED KHADHRAOUI, LANDSCAPE ARCHITECT	MARIE-SOLEIL BERGERON, TECH
Checked:	ISABELLE LALONDE, LANDSCAPE ARCHITECT	ISABELLE LALONDE, LANDSCAPE ARCHITECT

Permit-Seal

The owner of the property
Holloway Lodging
145 HOBSONS LAKE DRIVE SUITE 106
HALIFAX, NOVA SCOTIA B3S 0H9



Client/Project
1354-1376 CARLING COMPLEX

Ottawa, Ontario./Canada

Title
LANDSCAPE PLAN - SOUTHERN AREA

City's Application No.	D07-12-21-0092	Scale	1:200
Iss./Rev.	Sheet E	Plan No.	5 of 10

18501-AM05



Issued/Revision	By	Appd	YYYY.MM.DD
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Prepared: SHED KHADRAOUI, LANDSCAPE ARCHITECT / MARIE-SOLEIL BERGERON, TECH / Drawn
Checked: ISABELLE LALONDE, LANDSCAPE ARCHITECT / ISABELLE LALONDE, LANDSCAPE ARCHITECT / Project Manager

Permit-Seal

The owner of the property

Holloway Lodging
145 HOBSONS LAKE DRIVE SUITE 106
HALIFAX, NOVA SCOTIA B3S 0H9

Client/Project Logo



Client/Project

1354-1376 CARLING COMPLEX

Ottawa, Ontario, Canada

Title

LANDSCAPE DETAILS

City's Application No. D07-12-21-0092

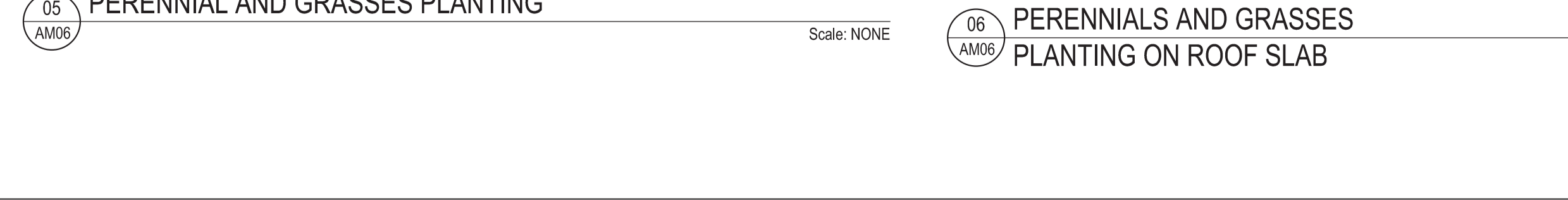
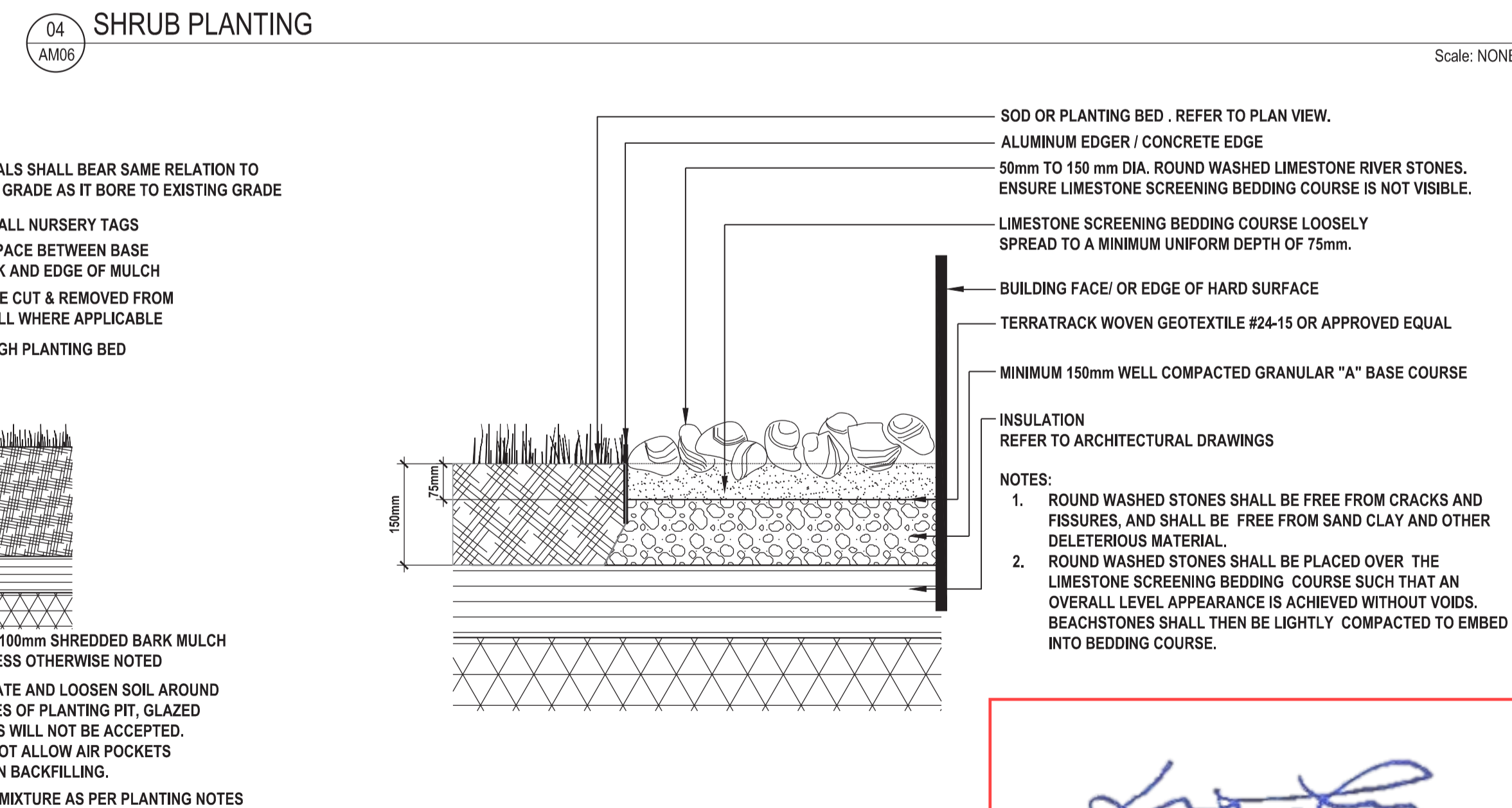
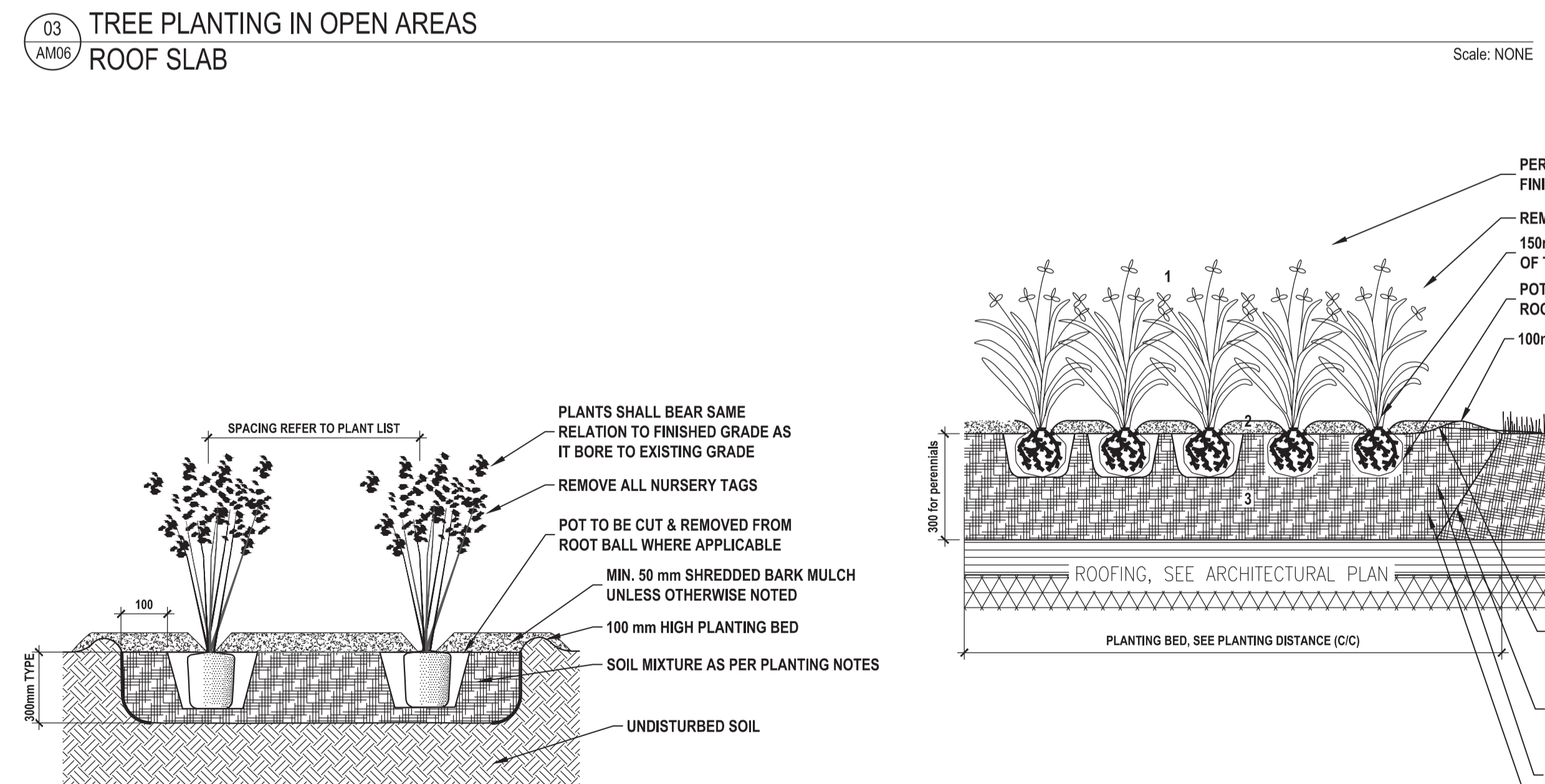
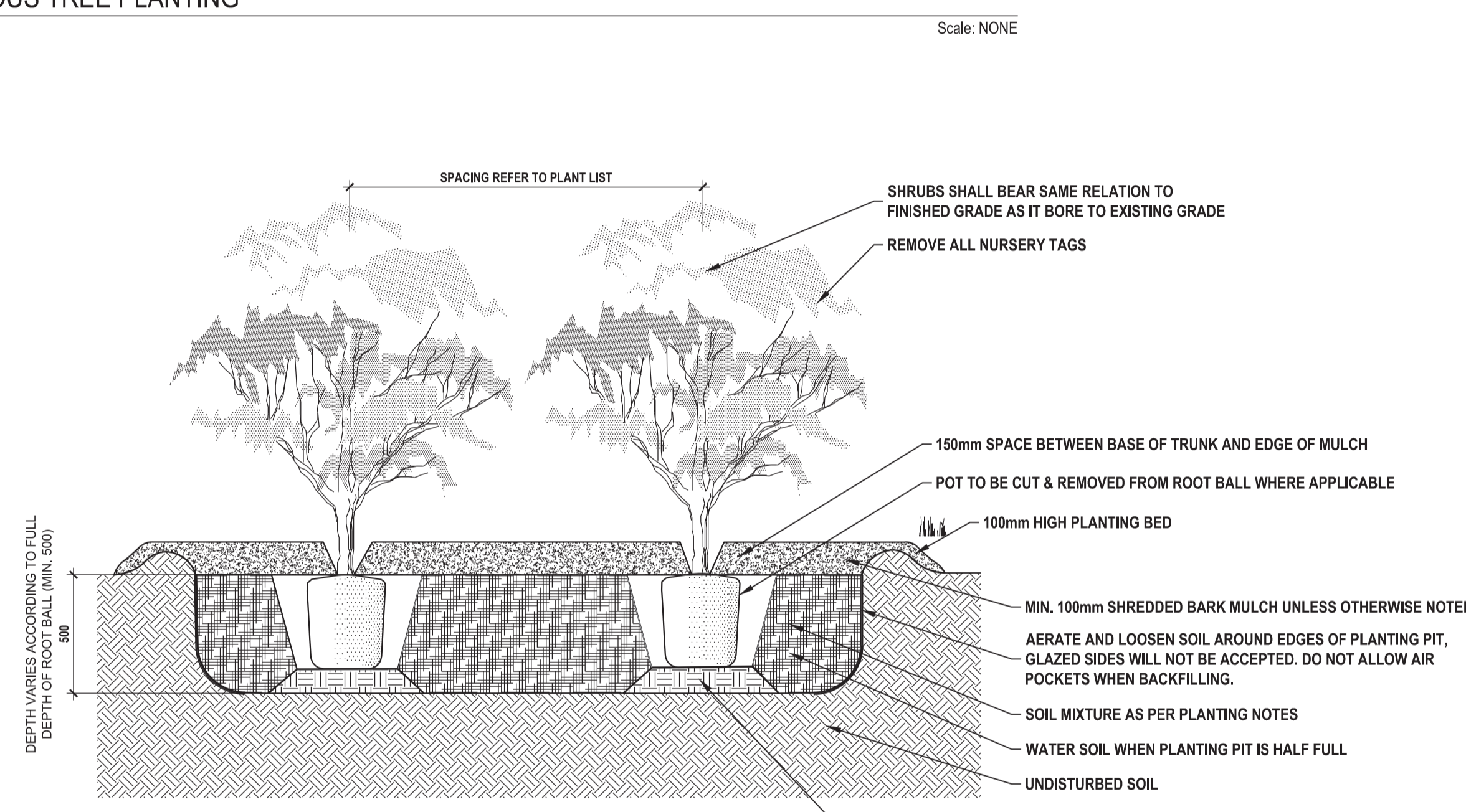
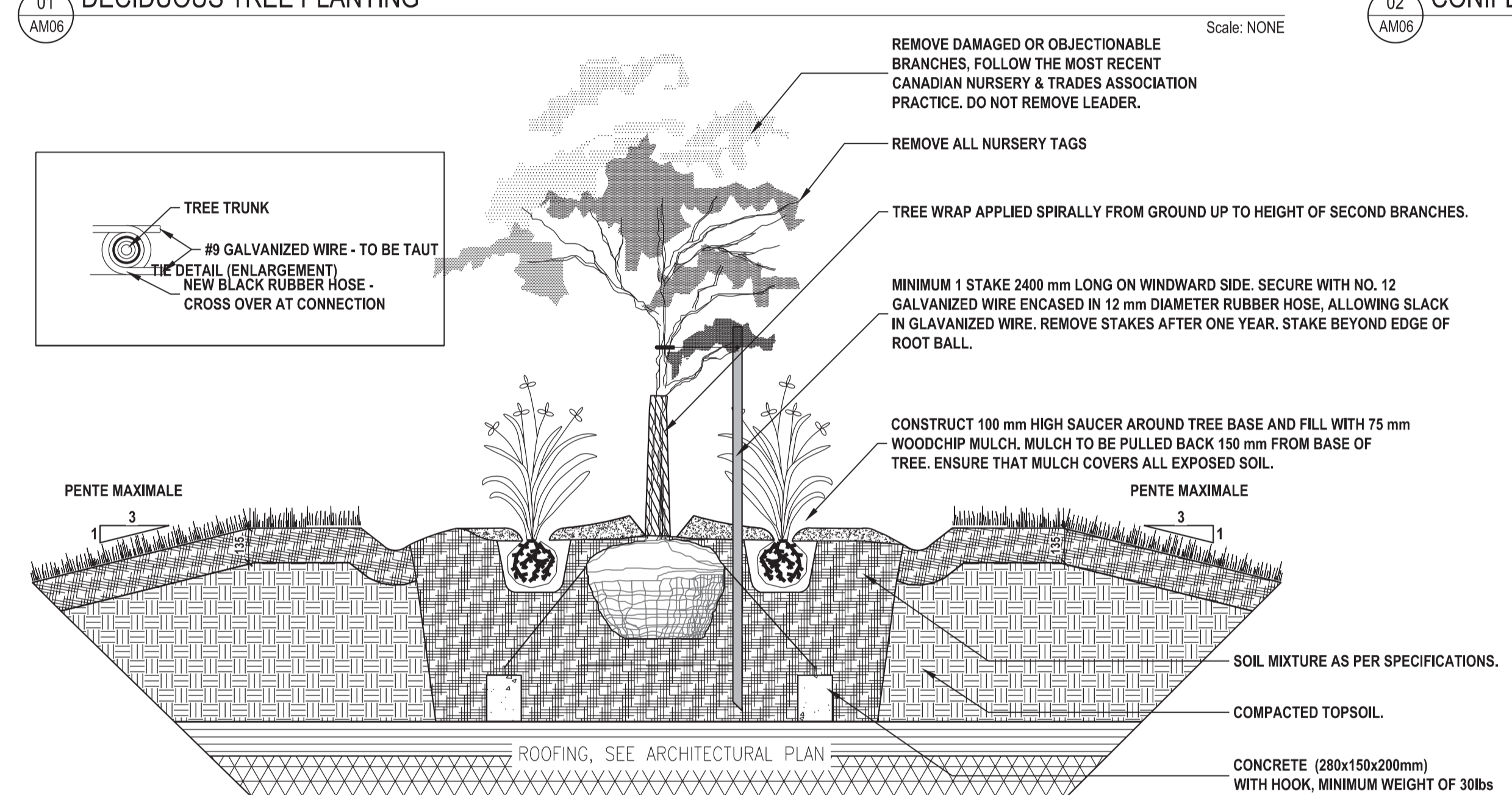
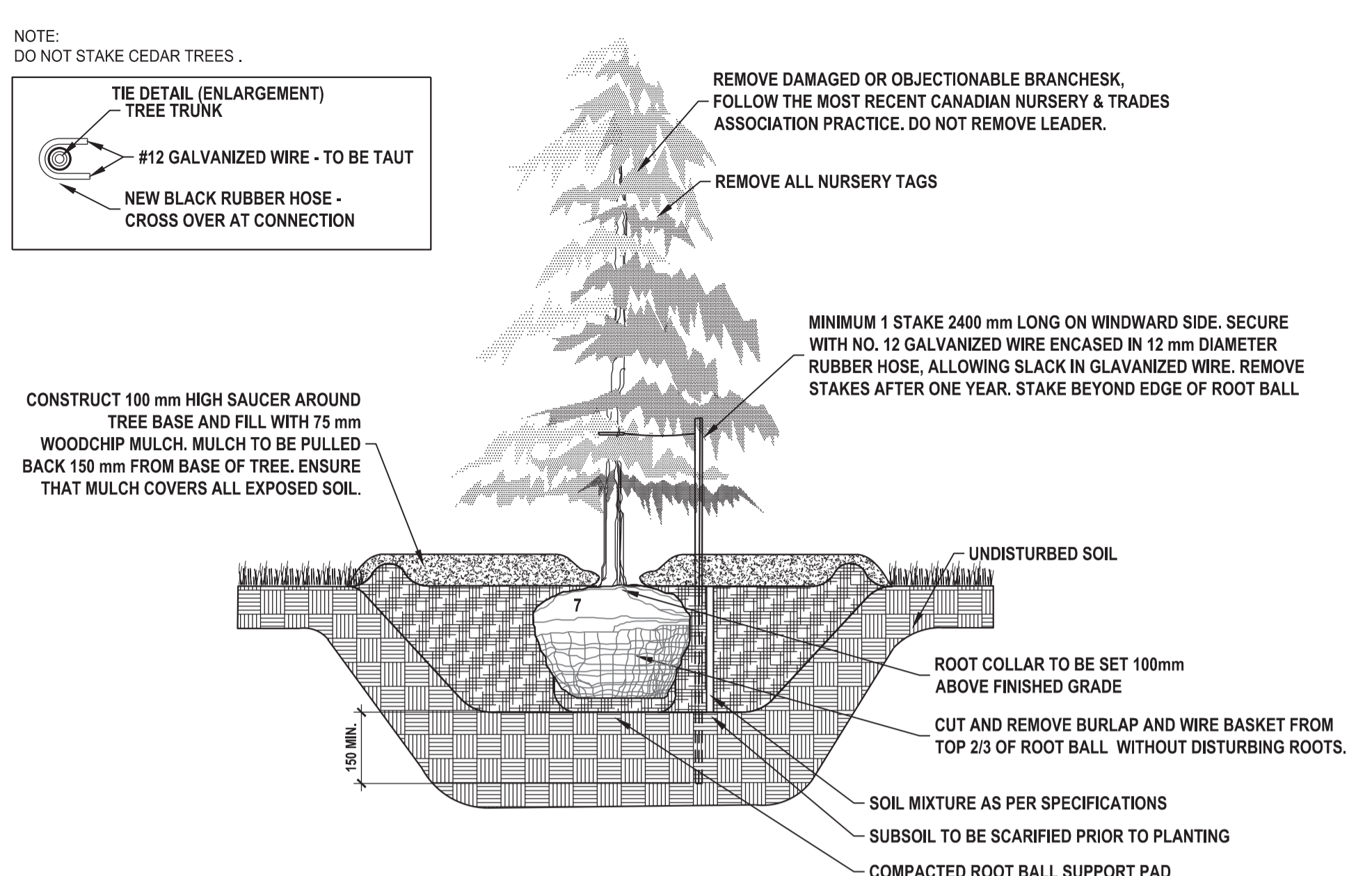
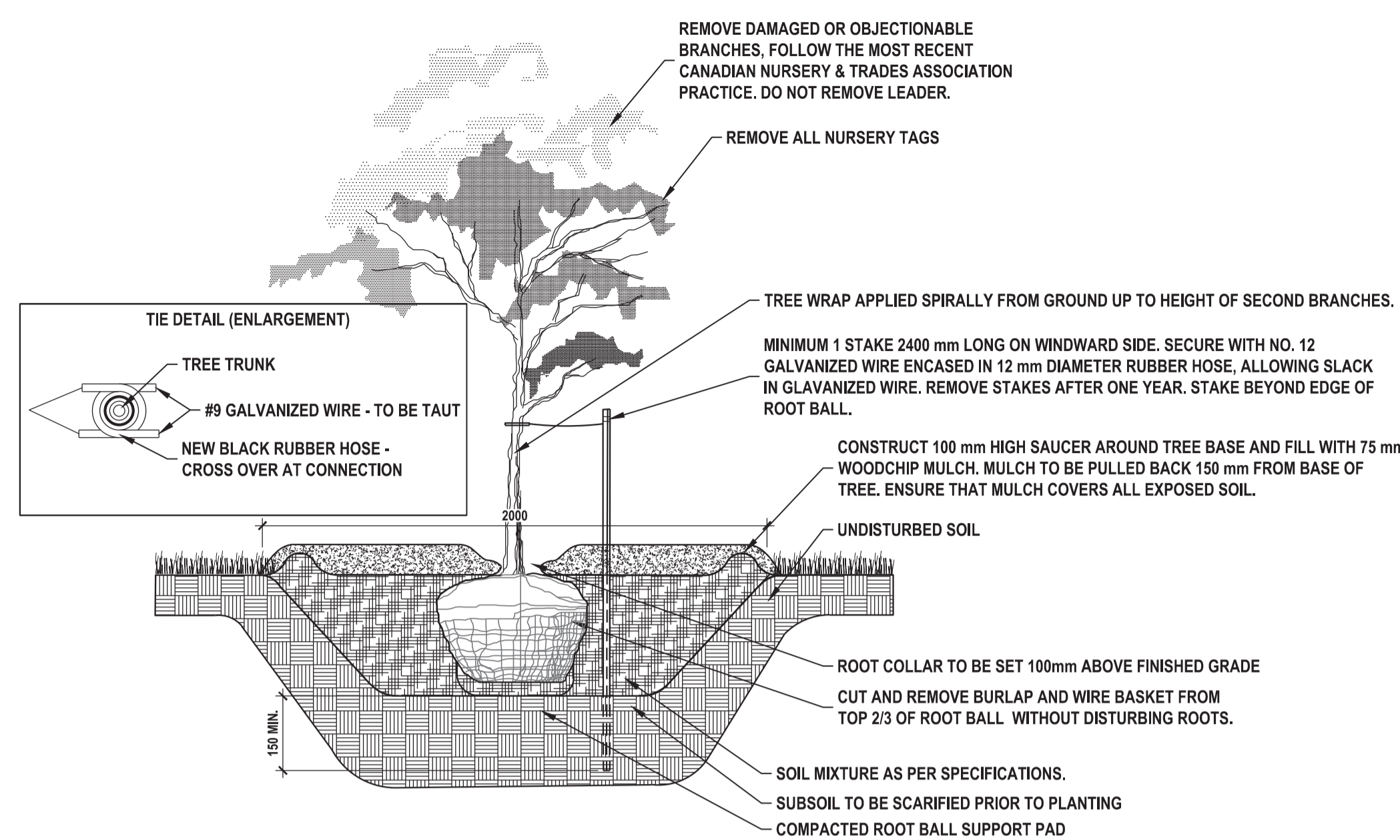
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Iss./Rev. Sheet E

Plan No.

6 of 10

18501-AM06



APPROVED
By Lily Xu at 1:14 pm, Aug 05, 2022

Lily Xu
LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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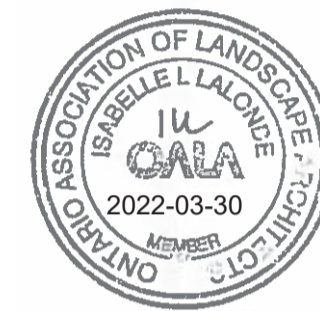
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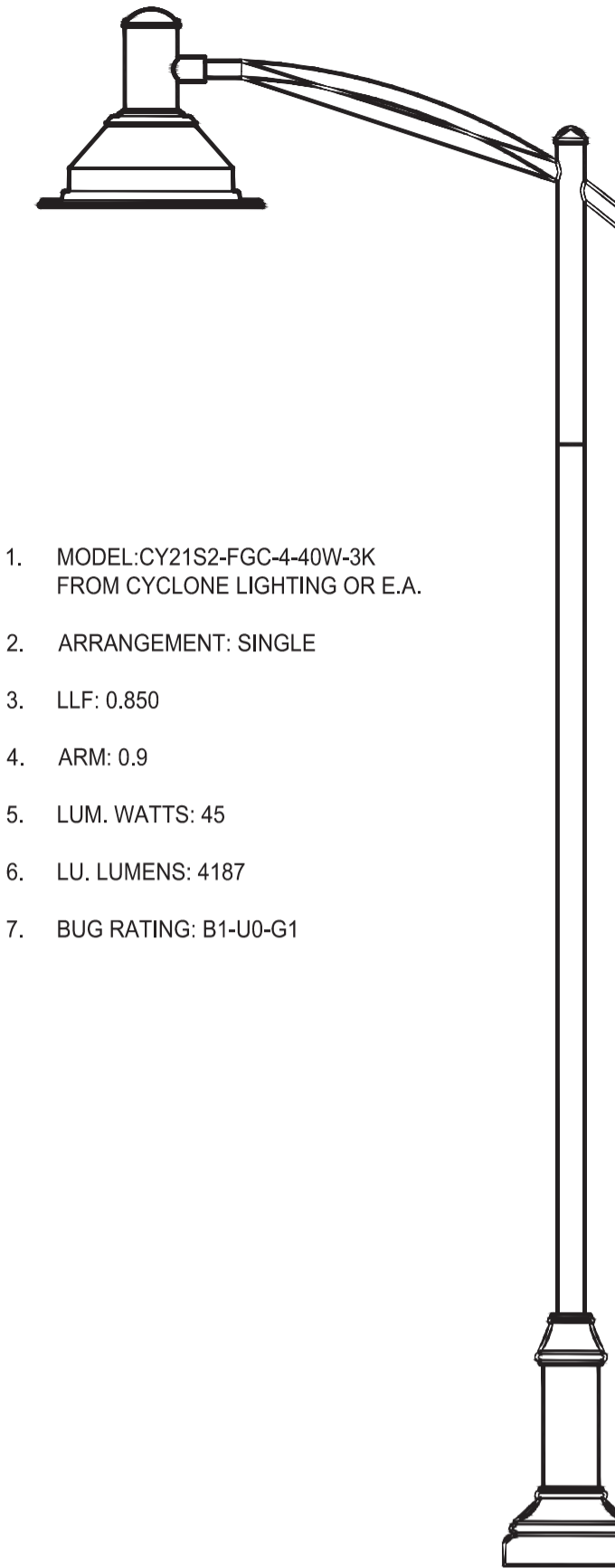
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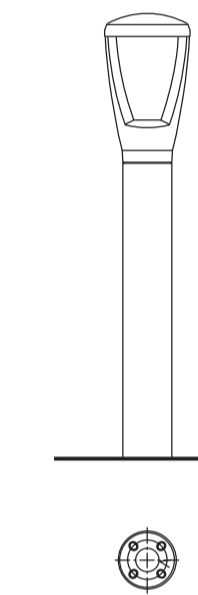
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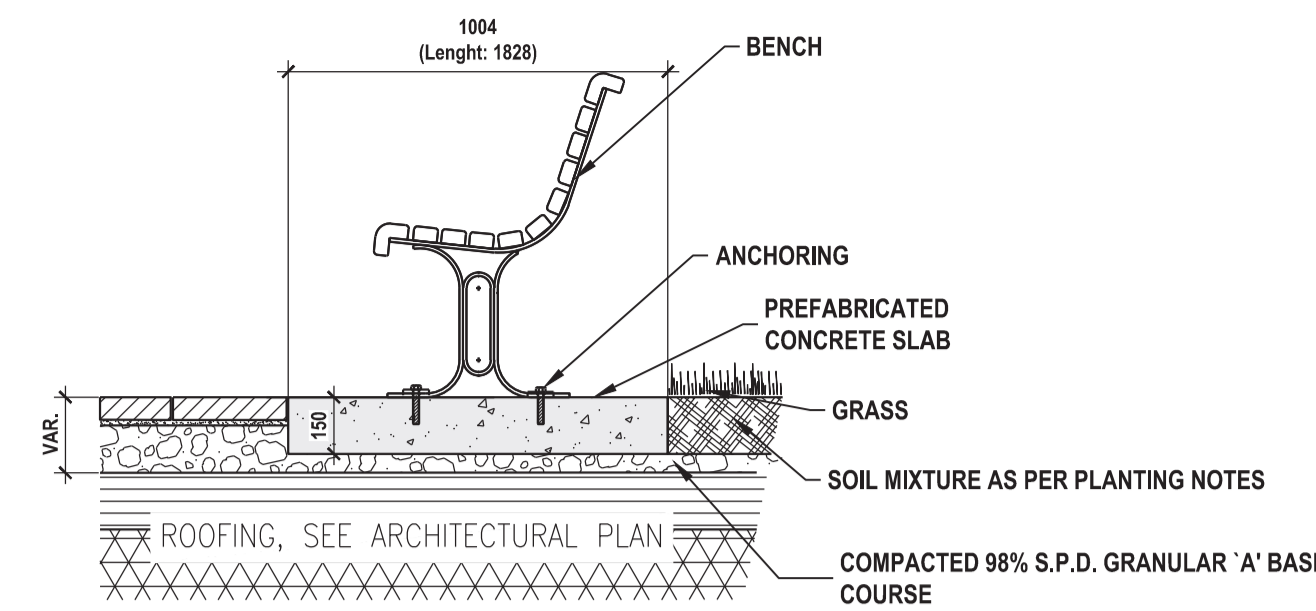


- MODEL: CY21S2-FGC-4-40W-3K FROM CYCLONE LIGHTING OR E.A.
- ARRANGEMENT: SINGLE
- LLF: 0.850
- ARM: 0.9
- LUM. WATTS: 45
- LU. LUMENS: 4187
- BUG RATING: B1-U0-G1

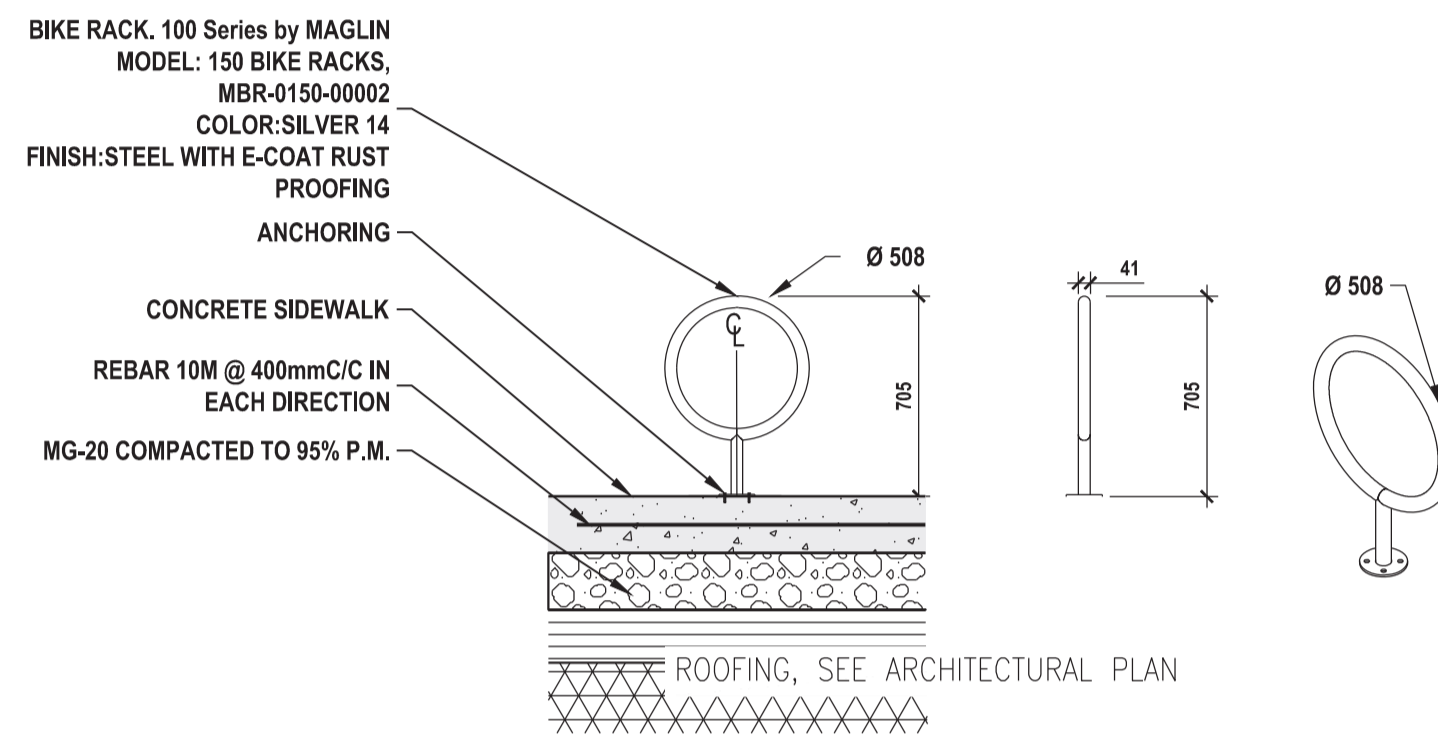
04 LIGHTING - STREET LIGHT
 Scale: NONE



05 LIGHTING - BOLLARDS
 Scale: NONE

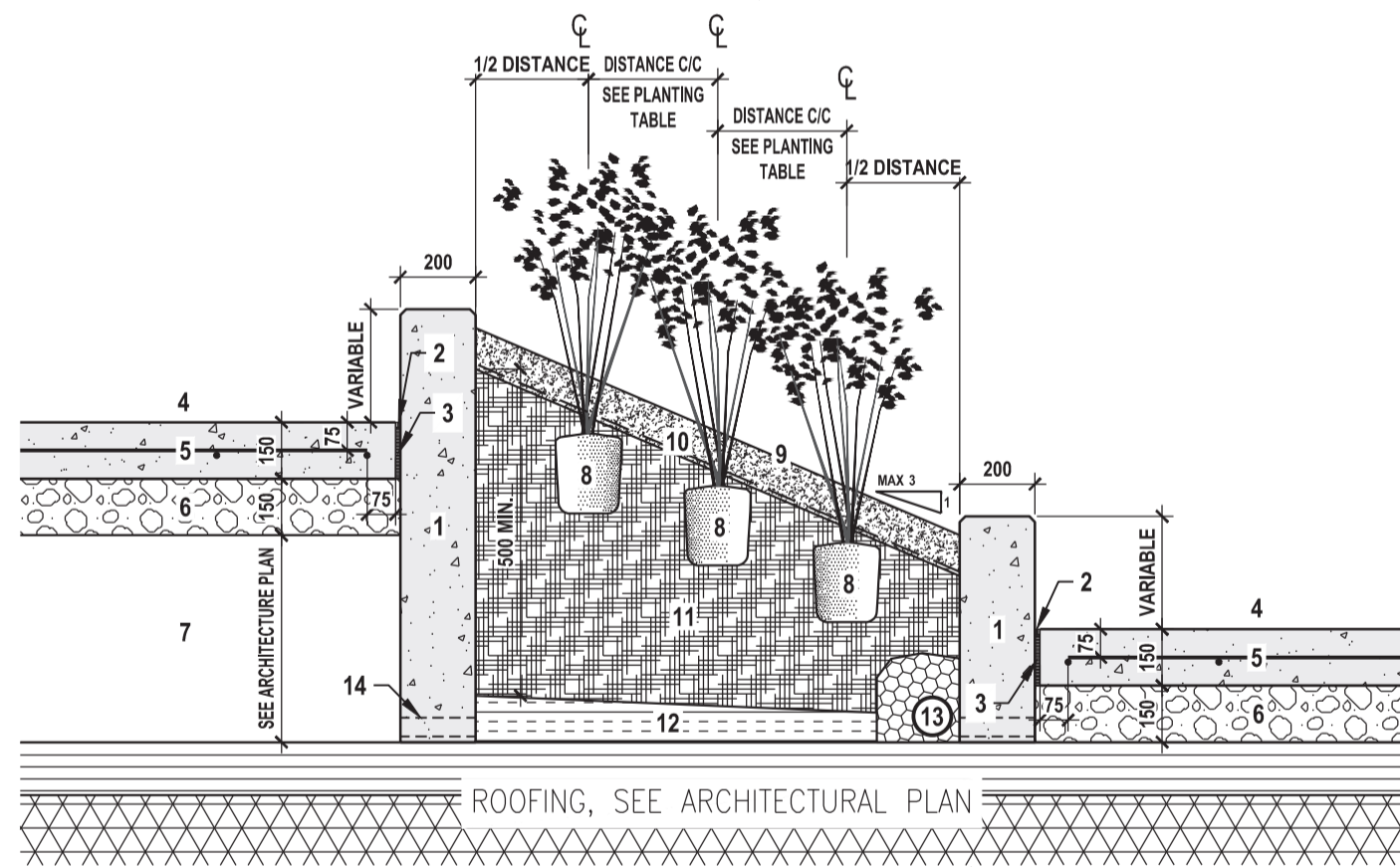


01 BENCH ON CONCRETE BASE
 ROOF SLAB
 Scale: NONE



02 BIKE RACKS AT CONCRETE SLAB
 Scale: NONE

- CONCRETE RETAINING WALL, 15mm CHAMFER ON ALL EXPOSED EDGES, EXPANSION JOINT, TYP.
- SIKAFLEX 2C SL SEALANT BY SIKA
- DECK-O-FOAM FILLING STRIP, 6.35mm
- CONCRETE SIDEWALK
- REBAR 10M @ 400mm C/C IN EACH DIRECTION
- MG-20 COMPACTED TO 95% P.M.
- SEE ARCHITECTURE PLAN
- REMOVE THE PLANT FROM ITS CONTAINER, TOP OF THE ROOT BALL TO THE FINISHED LEVEL OF THE PLANTING BED
- BRF MULCH ABOVE THE FINISHED LEVEL OF THE PLANTING BED
- STABILIZATION BLANKET BIODEGRADABLE
- TOPSOIL (MIXTURE #2)
- HIGH DENSITY INSULATION VOIDING, SLOPE TOP TO DRAIN
- PROVIDE DRAINAGE AS NECESSARY, MIN 100mm DRAIN ROCK FILL
- 50mm Ø WEEP HOLES THROUGH FOOTING AT 500mm C/C

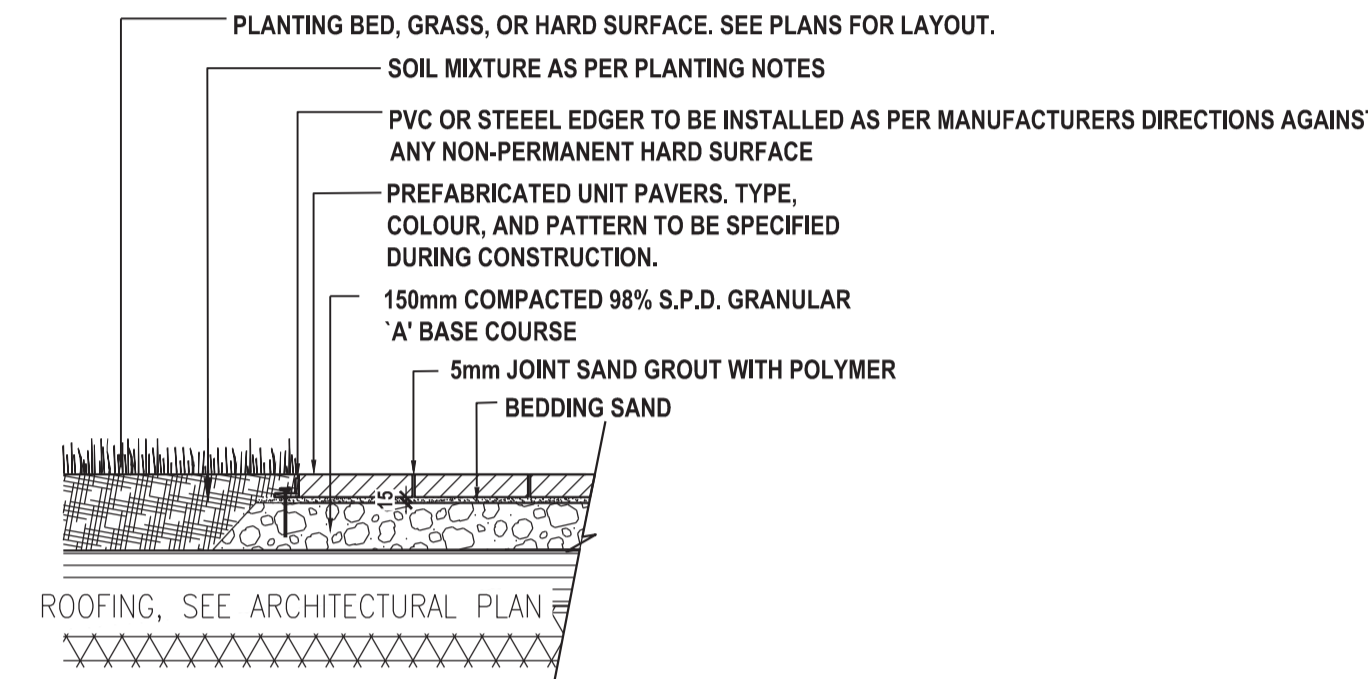


- CONCRETE RETAINING WALL, 15mm CHAMFER ON ALL EXPOSED EDGES, EXPANSION JOINT, TYP.
- SIKAFLEX 2C SL SEALANT BY SIKA
- DECK-O-FOAM FILLING STRIP, 6.35mm
- CONCRETE SIDEWALK
- REBAR 10M @ 400mm C/C IN EACH DIRECTION
- MG-20 COMPACTED TO 95% P.M.
- REMOVE THE PLANT FROM ITS CONTAINER, TOP OF THE ROOT BALL TO THE FINISHED LEVEL OF THE PLANTING BED
- BRF MULCH ABOVE THE FINISHED LEVEL OF THE PLANTING BED
- TOPSOIL
- REFER TO DETAIL 03-AM07 FOR TREE PLANTING
- PROVIDE DRAINAGE AS NECESSARY, MIN 100mm DRAIN ROCK FILL
- 50mm Ø WEEP HOLES THROUGH FOOTING AT 500mm C/C
- INSULATION SHEET 50mm
- DRAINAGE MEMBRANE

06 CONCRETE RAISED PLANTER / CONCRETE SIDEWALK
 ROOF SLAB
 Scale: 1:20

NOTES:

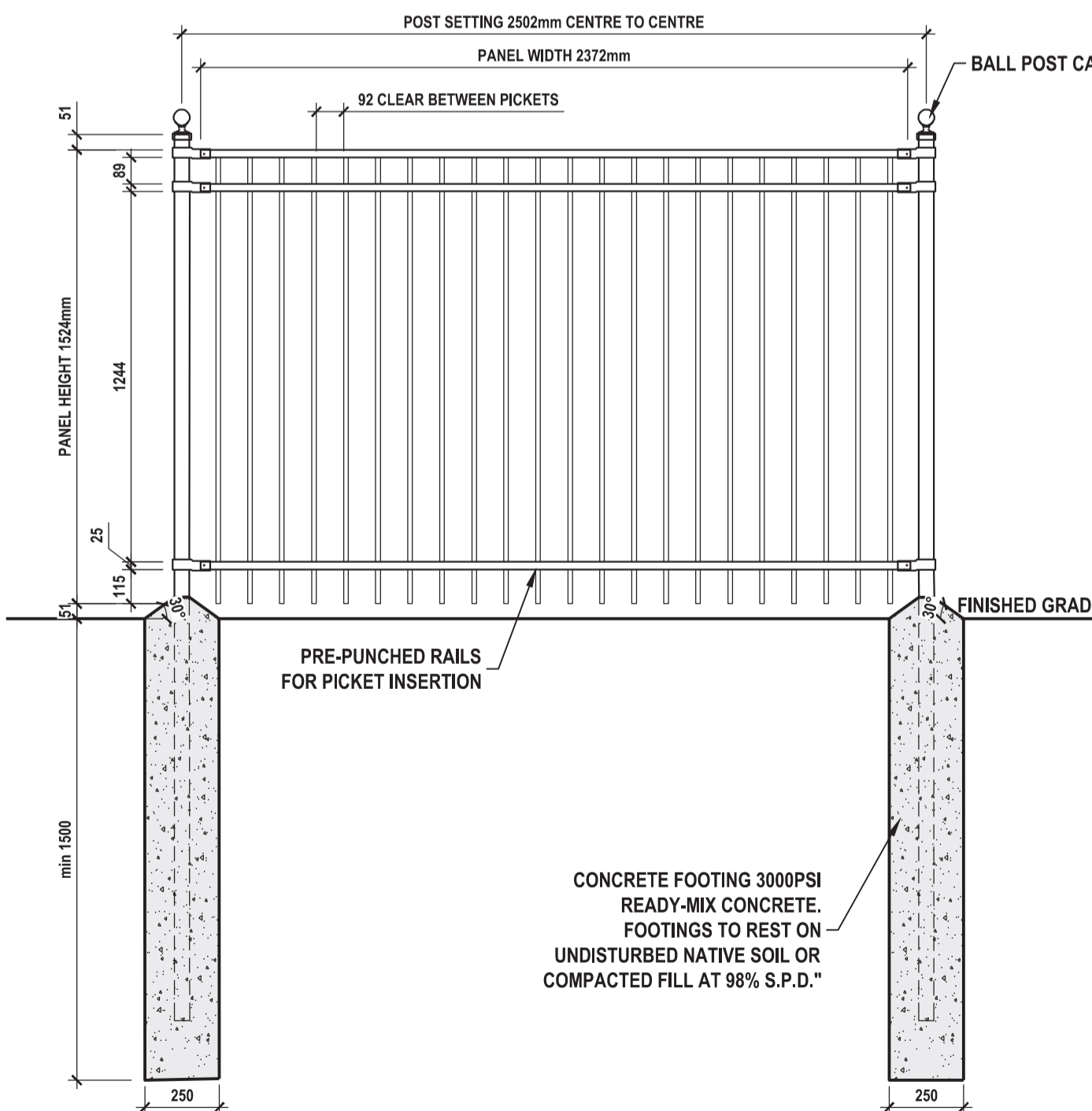
- BEDDING SAND SHALL BE MANUFACTURED SAND FOR BEDDING. IT SHALL BE HARD, DURABLE, CRUSHED STONE PARTICLES, CONFORMING TO GRADATION OF CONCRETE SAND AS SPECIFIED IN CSA A23.1. DO NOT USE LIMESTONE SCREENING, STONE DUST OR JOINT SAND FOR BEDDING SAND.
- JOINT SAND SHALL BE HARD, DURABLE ANGULAR PARTICLES, FREE FROM CLAY LUMPS, CEMENTATION, ORGANIC MATERIAL, FROZEN MATERIAL AND OTHER DELETERIOUS MATERIALS. JOINT SAND SHALL FILL SPACES BETWEEN PAVERS.
- PASS MECHANICAL PLATE VIBRATOR OVER UNIT PAVING TO ACHIEVE COMPACTION OF SAND IN JOINTS. ENSURE JOINTS ARE FULL AT COMPLETION OF COMPACTION.
- SURFACE OF FINISHED PAVEMENT SHALL BE FREE FROM DEPRESSIONS EXCEEDING 3mm AS MEASURED WITH 3m STRAIGHT EDGE.
- ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS STATED OTHERWISE.



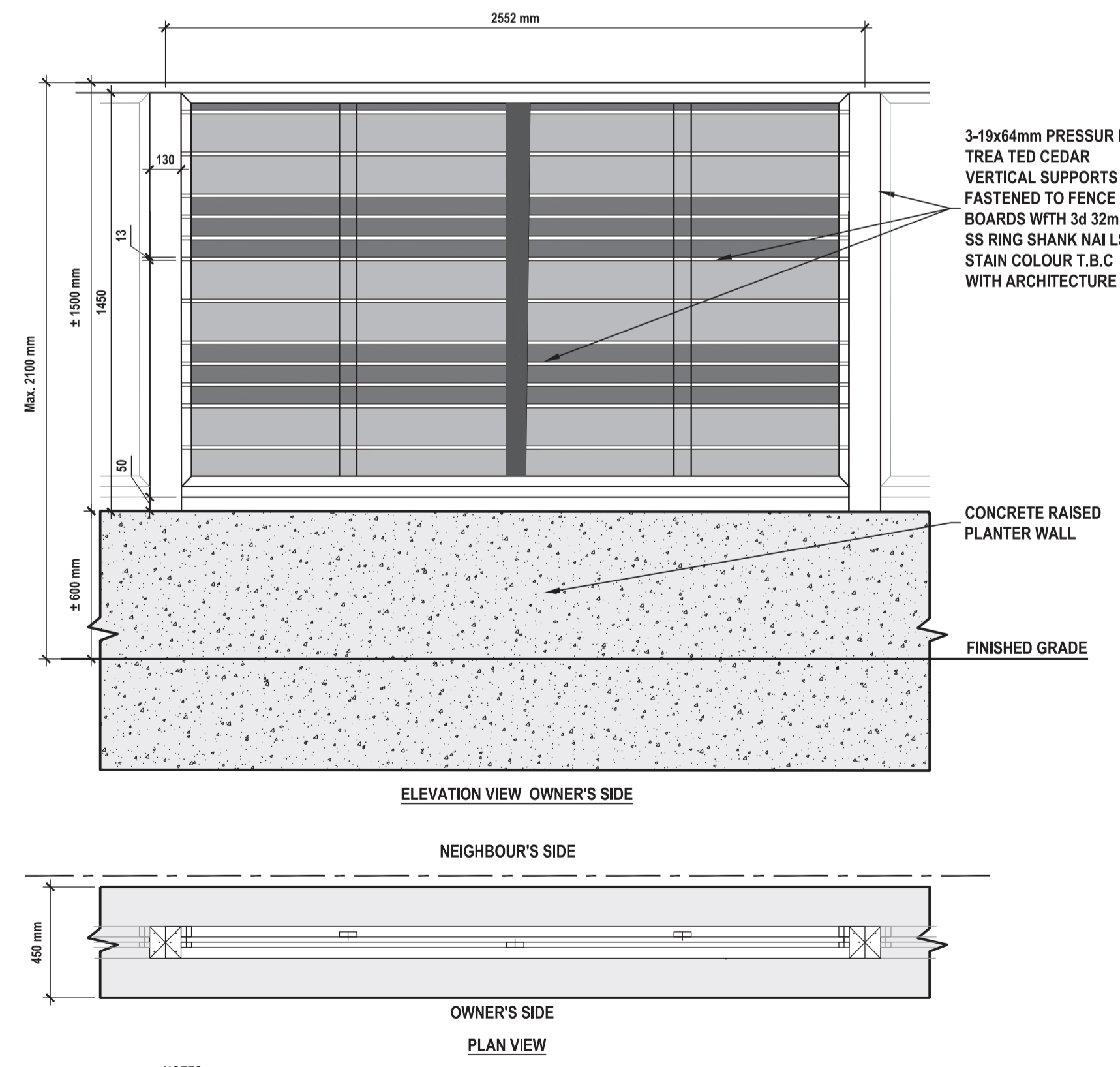
03 UNIT PAVING DETAIL
 ROOF SLAB
 Scale: 1:10

NOTES:

- ORNAMENTAL FENCE TO BE COMMERCIAL GRADE, IN ALUMINUM
- FENCE TO BE SILVER EAGLE II BY IRON EAGLE INDUSTRIES OR APPROVED EQUIVALENT.
- COLOR TO BE BLACK (POWDER COATED).
- POST CAPS TO BE BALL CAP.
- TAMPER PROOF NUTS TO BE USED.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS OF FENCE FOR APPROVAL BY THE OWNER AND CONTRACT ADMINISTRATOR PRIOR TO INSTALLATION.
- PANELS MAY BE CUT TO SUIT



07 ORNEMENTAL METAL FENCE
 Scale: NONE



- NOTES:
- FENCE TO BE CENTRED ON WALL. FENCE POSTS TO BE FIXED TO CONCRETE USING A FENCE BASE SUPPORT SECURED TO THE CONCRETE WITH CONCRETE FIXING BOLTS. IF CONCRETE WEDGE ANCHORS ARE USED, TOP OF ANCHORS TO BE FLUSH WITH NUTS.
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.

08 WOOD SCREEN FENCE
 Scale: NONE

Revision	Description	By	Appd	Date
F	REVISED TREE REMOVAL	MS	LL	2022.03.30
E	ISSUED FOR SITE PLAN REVIEW	S.K.	LL	2022.02.18
D	ISSUED FOR SITE PLAN REVIEW	S.K.	LL	2021.12.16
C	ISSUED FOR PERMIT REV 03/COORDINATION	S.K.	LL	2021.12.10
B	ISSUED FOR PERMIT REV 02	S.K.	LL	2021.10.20
A	ISSUED FOR COORDINATION	S.K.	LL	2021.10.12

File Name: 15910112-200-AM-D.DWG
 2021.10.20
 YYYY.MM.DD

Prepared	Checked	Drawn	Project Manager
SHED KHADRAOUI, LANDSCAPE ARCHITECT	ISABELLE LALONDE, LANDSCAPE ARCHITECT	MARIE-SOËL BERGERON, TECH	ISABELLE LALONDE, LANDSCAPE ARCHITECT

Permit-Seal

The owner of the property
Holloway Lodging
145 HOBSONS LAKE DRIVE SUITE 106
HALIFAX, NOVA SCOTIA B3S 0H9

Client/Project Logo



Client/Project

1354-1376 CARLING COMPLEX

Ottawa, Ontario./Canada

Title

LANDSCAPE DETAILS

City's Application No.	Scale	
D07-12-21-0092	INDICATED	
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18501-AM07

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Consultant

Notes



Rev.	Description	MS	IL	Date
F	REVISED TREE REMOVAL			2022.03.30
E	ISSUED FOR SITE PLAN REVIEW	S.K.	LL	2022.02.18
D	ISSUED FOR SITE PLAN REVIEW	S.K.	LL	2021.12.16
C	ISSUED FOR PERMIT REVIEW COORDINATION	S.K.	LL	2021.12.10
B	ISSUED FOR PERMIT REV 02	S.K.	LL	2021.10.20
A	ISSUED FOR COORDINATION	S.K.	LL	2021.10.12

Issued/Revision By Appd YYYY.MM.DD

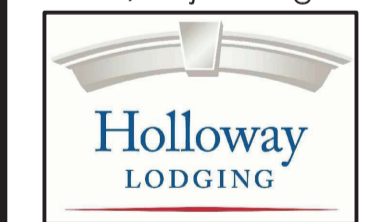
File Name: 19910112-200-AM-D.DWG 2021.10.20
 YYYY.MM.DD

SHED KHADHRAOUI, LANDSCAPE ARCHITECT	MARIE-SOLEIL BERGERON, TECH
Prepared	Drawn
ISABELLE LALONDE, LANDSCAPE ARCHITECT	ISABELLE LALONDE, LANDSCAPE ARCHITECT
Checked	Project Manager

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LANDSCAPE NOTES

City's Application No. Scale
 D07-12-21-0092 NONE

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18501-AM09

MECHANICAL SEEDING SPECIFICATIONS

Part 1 General

1.1 REFERENCES

- .1 Ontario Provincial Standard Specifications (OPSS)
 - .1 OPSS 802, Construction Specification for Topsoil
 - .2 OPSS 804, Construction Specification for Seed and Cover
- .2 City of Ottawa Standard Specifications:
 - .1 City of Ottawa SP F-8021, Topsoil, Imported
 - .2 City of Ottawa SP F-8041, Seeding and Mulching

1.2 ACTION AND INFORMATIONAL SUBMITTALS

- .1 Product Data:
 - .1 Submit manufacturer's instructions, printed product literature and data sheets for seed, and fertilizer.
 - .2 Submit 2 copies of WHMIS MSDS.
 - .3 Submit a Certificate of Seed Analysis that stipulates the seed supplier's lot designation numbers.
 - .1 Test results from the Certificate of Seed Analysis shall specify germination and purity for each seed species of the mix as well as the seed mix composition expressed as a percentage of each seed species by mass for each seed mix specified in the Contract Documents.
- .2 Samples:
 - .1 Submit 0.5 kg container of each type of fertilizer used.
- .3 Certificates: product certificates signed by manufacturer certifying materials comply with specified performance characteristics and criteria and physical requirements.
- .4 Test Reports: submit certified test reports showing compliance with specified performance characteristics and physical properties.

1.3 OPERATIONAL CONSTRAINTS

- .1 Mechanical seeding, using a Brillion seeder or equivalent is the preferred method for all park seeding. All other methods shall only be considered in areas where mechanical seeding is not possible, and must be authorized as a seeding method by the Contract Administrator.
- .2 Seeding and mulching operations shall only be carried within the following periods, where soil humidity allows germination and growth:
 - .1 Spring period: May 1st to June 15
 - .2 Fall period: August 15 to October 31

1.4 DELIVERY, STORAGE, AND HANDLING

- .1 Delivery and Acceptance Requirements:
 - .1 All seed and seed mixes shall be in the original factory sealed package with the original legible label securely attached. Labelling shall be according to the requirements of the Canada Seeds Act and Regulations. Each package shall be labelled to show:
 - .1 The name and address of the seed supplier,
 - .2 The name of the seed mix and the various individual seed species that comprise the seed mix and the percentage by mass of each,
 - .3 The grade of the seed or seed mix,
 - .4 The supplier's lot designation number corresponding to the Certificate of Seed Analysis,
 - .5 Mass in kilograms of the seed mix,
 - .6 The inoculant type, strain, and expiry date.
 - .2 Labelled bags of fertilizer identifying mass in kg, mix components and percentages, year of production, date of bagging, supplier's name and lot number.
 - .3 Fertilizer must be dry.
- .2 Storage and Handling Requirements:
 - .1 All seed and inoculant shall be stored in cool, dry locations until use. Inoculant is only required for seed mixes containing Crown Vetch or Birdsfoot Trefoil.
 - .2 Store fertilizer in dry location and in accordance with manufacturer's recommendations in clean, dry, well-ventilated area.
 - .3 Replace defective or damaged materials with new.
 - .4 No seed or cover shall come in contact with the foliage of any trees, shrubs, or other vegetation, except as specified in the Seeding subsection. No seed or cover shall come in contact with waterbodies

Part 2 Products

2.1 MULCH, COVER, & MEDIUM

- .1 Hydraulic Mulch: Hydraulic mulch shall be capable of dispersing rapidly in water to form a homogeneous slurry and remain in such a state when agitated or mixed with other specified materials. When applied, hydraulic mulch shall be capable of forming a uniform, cohesive mat. Hydraulic mulch shall not inhibit growth or germination of the seed mix. Hydraulic mulch shall be dry, free of weeds and other foreign materials, and shall be supplied in factory sealed packages bearing the manufacturer's label indicating product name and mass.
- .2 Bonded Fibre Matrix: Bonded Fibre Matrix (BFM) shall be a hydraulically applied, 100% biodegradable product, which after application is capable of adhering to the soil. In a dry state, BFM shall be comprised of not less than 70% by weight of long stranded wood fibres held together by organic or mineral bonding agents or both. The hydrated BFM shall form a viscous material that creates a high strength, porous, and erosion-resistant uniform, cohesive mat, when applied and dried. The bonding agent shall not dissolve or disperse upon re-wetting. BFM shall not inhibit the germination or growth of plant material.
- .3 Erosion Control Blanket (ECB): Erosion control blanket (ECB) shall be of a consistent thickness with a 100% biodegradable even fibre distribution. The ECB shall be covered on top with a biodegradable and photodegradable plastic mesh. ECB may also be sewn together with cotton thread. ECB shall be supplied in a dry, rolled mat protected with an outer waterproof wrap bearing the manufacturer's original label indicating product name and application instructions. Staples shall be U-shaped, constructed of wire with a diameter of at least 2.5 mm with legs at least 150 mm long and 25 mm apart

- .4 For terra-seeding, growing medium shall be pre-mixed and consist of a minimum 60% compost material. The growing medium may be amended by the additional of sand and peat loam. Both amendments shall be added at the discretion of the Contractor to ensure that the growing medium meets the material specification and is suited for distribution by a pneumatic blower.
- .5 Compost and Sand to Section 32 91 19.13, Topsoil Placement and Grading.

2.2 GRASS SEED

- .1 General Purpose: City of Ottawa Special Provision F-8041.
 - .1 Alternative varieties must be scientifically demonstrated for salt tolerance and cold hardiness equal or greater than the varieties specified above. This information shall be submitted in writing from the seed producer on the Contract Administrator for review prior to the start of seeding operations.
 - .2 Nurse Crop: Nurse crop will be Annual Ryegrass at a rate of 0.5kg per 100m², unless otherwise approved by the Contract Administrator.
 - .3 Alternative varieties must be scientifically demonstrated for salt tolerance and cold hardiness equal or greater than the varieties specified above. This information shall be submitted in writing from the seed producer on the Contract Administrator for review prior to the start of seeding operations.
- .2 Nurse Crop: Nurse crop seed shall be either Rye Grass, Fall Rye Grain or Winter Wheat Grain, unless otherwise approved by the Contract Administrator.
- .3 Low Maintenance Seed Mixture
 - .1 Acceptable mixture: Mixture as described below or approved equal.
 - .1 35% Chewings Fescue (Festuca rubra spp. fallax)
 - .2 35% Hard Fescue (Festuca ovina)
 - .3 20% Creeping Red Fescue (Festuca rubra spp. rubra)
 - .4 10% Perennial Ryegrass (Lolium perenne)
 - .2 Sow at a rate of 180kg per hectare.

2.3 WATER

- .1 Free of impurities that would inhibit germination and growth or vegetation.
- .2 Supplied by Contract Administrator at designated source. dried. The bonding agent shall not dissolve or disperse upon re-wetting. BFM shall not inhibit the germination or growth of plant material.
- .3 Erosion Control Blanket (ECB): Erosion control blanket (ECB) shall be of a consistent thickness with a 100% biodegradable even fibre distribution. The ECB shall be covered on top with a biodegradable and photodegradable plastic mesh. ECB may also be sewn together with cotton thread. ECB shall be supplied in a dry, rolled mat protected with an outer waterproof wrap bearing the manufacturer's original label indicating product name and application instructions. Staples shall be U-shaped, constructed of wire with a diameter of at least 2.5 mm with legs at least 150 mm long and 25 mm apart
- .4 For terra-seeding, growing medium shall be pre-mixed and consist of a minimum 60% compost material. The growing medium may be amended by the additional of sand and peat loam. Both amendments shall be added at the discretion of the Contractor to ensure that the growing medium meets the material specification and is suited for distribution by a pneumatic blower.
- .5 Compost and Sand to Section 32 91 19.13, Topsoil Placement and Grading.

2.4 FERTILIZER

- .1 Fertilizer shall comply with the provisions of the Canada Fertilizers Act and Regulations.
- .2 Fertilizer shall be supplied in original factory sealed bags bearing the manufacturer's original label indicating mass and analysis.
- .3 All fertilizer shall be in granular form: dry, free flowing, and free from lumps.
- .4 Fertilizer shall be applied at a rate which will provide 0.75kg N/100m² at two month intervals.

Part 3 Execution

3.1 EXAMINATION

- .1 Verification of Conditions: verify conditions of substrate previously installed under other Sections or Contracts are acceptable for mechanical seeding installation in accordance with manufacturer's written instructions.
 - .1 Visually inspect substrate in presence of Contract Administrator.
 - .2 Inform Contract Administrator of unacceptable conditions immediately upon discovery.
 - .3 Topsoil depth to be test and approved by Contract Administrator prior to seed placement.
 - .4 Proceed with installation only after unacceptable conditions have been remedied and after receipt of written approval to proceed from Contract Administrator.

3.2 SEED BED PREPARATION

- .1 Remove and dispose of weeds; debris; stones; soil contaminated by oil, gasoline and other deleterious materials; to a licensed contaminated soils disposal site.
- .2 Verify that grades are correct. If discrepancies occur, notify Contract Administrator and commence work when instructed by Contract Administrator.
- .3 Soil shall be loosened, fine graded and uniform so as to assure a properly granulated surface or not less than 50 mm depth, with no sign of erosion. Before seed installation, the topsoil shall be friable, free from extraneous material, debris and stones and/or foreign matter or weeds.
- .4 Fine grade surface free of humps and hollows to smooth, even grade, to elevations indicated to tolerance of plus or minus 15 mm, surface draining naturally.
- .5 Cultivate fine graded surface approved by Contract Administrator to 25 mm depth immediately prior to seeding.
- .6 The surface to be seeded shall be prepared not more than 7 Days before the seeding operation.

3.3 SEED PLACEMENT

- .1 The locations and limits of the different permanent seed mixes and different cover types as specified in the Contract Documents shall be staked out on the ground surface.

- .2 Mechanical seeding, using a Brillion seeder or equivalent is the preferred method for all park seeding. All other methods shall only be considered in areas where mechanical seeding is not possible, and must be authorized as a seeding method by the contract administrator.

- .3 Seed and cover application or re-application shall not be carried out under adverse weather conditions such as high wind or heavy rain or when field conditions are not conducive to seed germination such as frozen soil or soil covered with snow, ice, or standing water.

- .4 The legume seed shall be inoculated within not more than 30 minutes prior to application, using the recommended inoculant for each variety. Sufficient dry mulch material shall be added to the legume seed to provide a colour trace to aid in attaining an even distribution of the seed.

- .5 For manual seeding:
 - .1 Use manually operated drop seeder ("Cyclone" type or equivalent).
 - .2 The cyclone spreader shall be capable of distributing seed and fertilizer uniformly in a dry state.

- .6 For Mechanical seeding:
 - .1 Broadcast seeding ('Brillion' grass seeder) shall be used under appropriate conditions and slopes as indicated by the equipment manufacturer.
 - .2 The Contractor shall ensure the area is suitably prepared for the seed application and that the seed is uniformly dispersed over the entire area.

- .7 For hydraulic seeding:
 - .1 Hydraulic seeding shall only be considered in areas where mechanical seeding is not possible, and must be authorized as a seeding method by the contract administrator.

- .2 Seed, fertilizer, and water shall be thoroughly mixed in the hydraulic seeder and mulcher into a homogeneous water slurry. When thoroughly mixed, the water slurry shall be applied to the prepared earth areas by the nozzle sprayer or extension hose,
 - .3 The Contractor shall ensure there is a uniform dispersal of the mixed material over the entire area designated for seeding and that the spray does not dislodge soil or cause erosion.

- .8 For terra-seeding:
 - .1 The application shall only be used in areas where mechanical seeding is not possible. Seed shall be uniformly applied directly at the soil surface with a pneumatic blower.
 - .2 The pneumatic blower truck shall be equipped with a computer-calibrated seed injection system and shall be capable of uniformly applying composted topsoil and seed at a rate greater than 0.25 cubic meters of material per minute. The blower truck shall also be equipped with hoses of sufficient length to reach the seeding area.
 - .3 Depth of growing medium and seed shall vary based on slope of seed application area. Depth shall be to seed supplier's recommendations.

- .9 Blend applications 300 mm into adjacent grass areas to form uniform surfaces, where applicable.

- .10 Sow half of required amount of seed in one direction and remainder at right angles as applicable.
- .11 Incorporate seed by light raking in cross directions.

- .12 Consolidate mechanically seeded areas by rolling area if soil conditions warrant or if directed by Contract Administrator with equipment approved by Contract Administrator immediately after seeding.

- .13 Sow during the period of May 15 to June 15 and August 15 to October 15.

- .14 Protect all seeded areas from damage by water erosion, pedestrians and vehicles.

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APPROVED
 By Lily Xu at 1:17 pm, Aug 05, 2022

[Signature]
 LILY XU, MCIP, RPP
 MANAGER, DEVELOPMENT REVIEW SOUTH
 PLANNING, INFRASTRUCTURE & ECONOMIC
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



Issued/Revision	By	Appd	YYYY.MM.DD
F	REVISED TREE REMOVAL	MS	IL 2022.03.30
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File Name: 15910112-200-AM-D.DWG 2021.10.20
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SHED KHADHRAOUI, LANDSCAPE ARCHITECT	MARIE-SOLEIL BERGERON, TECH
Prepared	Drawn
ISABELLE LALONDE, LANDSCAPE ARCHITECT	ISABELLE LALONDE, LANDSCAPE ARCHITECT
Checked	Project Manager

Permit-Seal

The owner of the property

Holloway Lodging
145 HOBSONS LAKE DRIVE SUITE 106
HALIFAX, NOVA SCOTIA B3S 0H9

Client/Project Logo



Client/Project

1354-1376 CARLING COMPLEX

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Title

LANDSCAPE NOTES

City's Application No. D07-12-21-0092 Scale NONE

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- .2 The duration of the Maintenance Period shall be six months, beginning immediately following the seeding and mulching operation. The duration of the maintenance period shall be suspended during the winter dormant period, from October 30 to May 1st of the following year.
 - .3 No maintenance equipment, materials or other miscellaneous items may be stored on site unless approved by the Contract Administrator.
 - .4 The Contractor shall ensure that the application of seed and mulching is maintained in a horticulturally acceptable manner and that erosion control is maintained until the vegetative cover is established and accepted by the Contract Administrator. The Contractor shall ensure that the soil is kept humid during the germination period. The Contractor shall re-seed and mulch areas of poor growth.
 - .5 Perform following operations from time of seed application until acceptance by Contract Administrator:
 - .1 Water seeded area to maintain optimum soil moisture level for germination and continued growth of grass. Control watering to prevent washouts.
 - .2 Repair and reseed dead or bare spots to allow establishment of seed prior to acceptance.
 - .3 Cut grass to 50 mm whenever it reaches height of 70 mm. Remove clippings which will smother grass as directed by Contract Administrator. Grass cutting not required for naturalized seed areas.
 - .4 Fertilize seeded areas after first cutting in accordance with fertilizing program. Spread half of required amount of fertilizer in one direction and remainder at right angles and water in well.
 - .5 Control weeds by mechanical means utilizing approved integrated pest management practices.
 - .6 Water seeded area to maintain optimum soil moisture level for germination and continued growth of grass. Control watering to prevent washouts.
 - .7 Adjust protection barrier as necessary to protect against deterioration due to pedestrian or other traffic as needed.
 - .6 Submit monthly written reports to Contract Administrator identifying:
 - .1 Maintenance work carried out (every 2 weeks).
 - .2 Development and condition of seeded areas.
 - .3 Preventative or corrective measures required which are outside Contractor's responsibility.
 - .7 Standard Seed Mix areas only:
 - .1 Cut grass to 50 mm whenever it reaches height of 70 mm. Remove clippings which will smother grass as directed by Contract Administrator.
 - .2 Control weeds by mechanical means utilizing approved integrated pest management practices.
- 3.7 CLEANING**
- .1 Progress Cleaning:
 - .1 Leave Work area clean at end of each day.
 - .2 Keep pavement and area adjacent to site clean and free from mud, dirt, and debris at all times.
 - .2 Final Cleaning: upon completion remove surplus materials, rubbish, tools and equipment.
 - .1 Clean and reinstate areas affected by Work.
- 3.8 PROTECTION**
- .1 Erect plastic snow fence around newly seeded areas sufficient to protect against deterioration due to pedestrian or other traffic.
- 3.9 INSPECTIONS & FINAL ACCEPTANCE**
- .1 All completed work will be inspected by the Contract Administrator until the end of the maintenance and warranty period. Inspections will be held at the end of 30, 60 and 90- Day periods following the seeding and mulch operation. A final inspection will be held at the end of the maintenance and warranty period. No inspections will be held during the winter dormant period or when the site conditions prohibit a visual inspection. The timing intervals between inspections will be suspended during the winter dormant period.
 - .2 At the 30-day inspection within the seeded area;
 - .1 The applied mulch shall be visually intact and shall form a uniform cohesive mat;
 - .2 Germination of the nurse crop shall be visually evident in a uniform 100% cover
 - .3 At the 60-Day inspection within the seeded area;
 - .1 The nurse crop shall be at mature height in a uniform 100% cover
 - .2 Germination of the specified, primary seed species shall be visually evident in a uniform cover;
 - .3 There shall not be any significant bare areas, both in terms of quantity and size;
 - .4 Non-seeded, non-specified vegetation shall not exceed 20% of the seeded area
 - .4 At the 90-day inspection period within the seeded area;
 - .1 The permanent seed species shall be at an average height of 50mm in a uniform 100% cover, representative of the specified, permanent seed mixes
 - .2 There shall not be any significant bare areas;
 - .3 Non-seeded, non-specified vegetation shall not exceed 20% of the seeded area.
 - .5 At the end of the Maintenance and Warranty Period (six months after the completion of the seeding and mulching operations);
 - .1 The permanent seed species shall be at an average height of 50mm in a uniform 100% cover, representative of the specified, permanent seed mixes;
 - .2 There shall not be any bare areas;
 - .3 Non-seeded, non-specified vegetation shall not exceed 20% of the seeded area.

- .6 Seeded areas will be accepted by the Landscape Architect at the end of the maintenance period provided that:
 - .1 Seeded areas are showing a state of healthy growth.
 - .2 Seeded areas are free of eroded surfaces.
 - .3 There shall not be any bare areas.
 - .4 Turf areas have been cut no less than twice, the last cut being carried out within 72 hours prior to the acceptance inspection.
- .7 The duration of the Maintenance Period shall be six months, beginning immediately following the seeding and mulching operation. The duration of the maintenance period shall be suspended during the winter dormant period, from October 30 to May 1st of the following year.
- .8 If the completed work does not meet the performance criteria for seeded areas as specified above, the Contract Administrator will notify the Contractor in writing and the Contractor shall re-apply the specified materials in conformance with OPSS 804 and the Special Provisions within 14 calendar days of receiving written notification.
- .9 If the Contractor cannot apply or re-apply the seed and mulch due to site conditions or for any other reason, the Contractor shall maintain the site and control erosion until conditions permit application of the seed and mulch.
- .10 All replaced seed and mulch shall be subject to a further six-month maintenance and warranty period.

APPROVED
 By Lily Xu at 1:17 pm, Aug 05, 2022



LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA