

GENERAL NOTES

- EXISTING VEGETATION TO REMAIN AND BE PROTECTED IN ACCORDANCE WITH THE CURRENT CITY OF OTTAWA TREE PROTECTION GUIDELINES.
- FOR REMOVALS REFER TO CIVIL DRAWINGS.
- THE CONTRACTOR IS TO NOTIFY THE CONTRACT ADMINISTRATOR IMMEDIATELY IF THERE IS POTENTIAL RISK OR DAMAGE TO ANY EXISTING TREE ON THE PROPERTY OR ON ADJACENT PROPERTIES. UNLESS SPECIFIED FOR REMOVAL, ANY AMBIGUITY IN THE DRAWINGS, SPECIFICATIONS OR DETAILS IS TO BE REPORTED TO THE CONTRACT ADMINISTRATOR FOR DIRECTION. DO NOT PROCEED IN UNCERTAINTY.
- CONTRACTOR IS REQUIRED TO REPORT ANY CONCERNS RELATED TO POTENTIAL TREE DAMAGE PRIOR TO COMMENCING WORK. AN ARBORIST STAFF WILL BE REQUIRED TO ASSESS AND PROVIDE DIRECTION TO PROTECT ALL EXISTING TREES THAT ARE NOT INDICATED TO BE REMOVED.

LEGEND

- — — — — PROPERTY LINE
- SIB PROPERTY BAR
- - - - - EX CONTOUR
- X 247.50 EX SPOT ELEVATION
- ~ ~ ~ ~ ~ EX VEGETATION
- CB, DCB, CBMH AND MH EX CB, DCB, CBMH AND MH
- - - - - EX SWALE/ DITCH
- - - - - EX CHAIN LINK FENCE
- - - - - EX ABOVE GROUND HYDRO LINE
- ▽ EX MAN DOOR
- X TREE TO BE REMOVED
- - - - - PROPOSED TREE PROTECTION FENCING
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- 0000 TREE TO BE RETAINED AND PROTECTED IDENTIFICATION TAG
- <10 TREE TO BE RETAINED AND PROTECTED IDENTIFICATION TAG-LESS THAN 10cm DBH
- 0000 TREE TO BE RETAINED AND PROTECTION IDENTIFICATION TAG - LOCATION APPROXIMATE
- 0000 TREE TO BE REMOVED IDENTIFICATION TAG
- <10 TREE TO BE REMOVED IDENTIFICATION TAG- LESS THAN 10cm DBH
- 0000 TREE TO BE REMOVED IDENTIFICATION TAG - LOCATION APPROXIMATE
- - - - - LIMIT OF GRADING
- - - - - PROPOSED SILT FENCE REFER TO CIVIL DRAWINGS FOR DETAILS
- ▨ EXISTING VEGETATION TO BE REMOVED

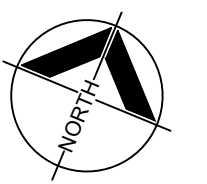
Lily Xu

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

APPROVED
 By Lily Xu at 4:19 pm, Jun 19, 2023

NOTE:
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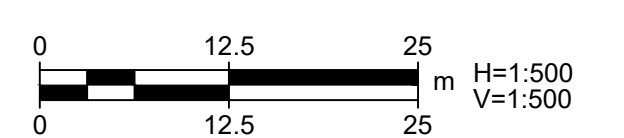
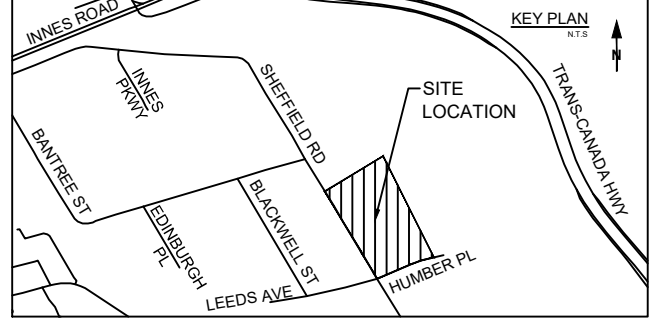
REGISTRATION



ISSUE/REVISION

I/R	DATE	DESCRIPTION
4	2023-02-06	REISSUED FOR SPA
3	2022-11-25	ISSUED FOR BID
2	2022-10-07	ISSUED FOR SPA
1	2022-08-30	ISSUED FOR LANDLORD REVIEW

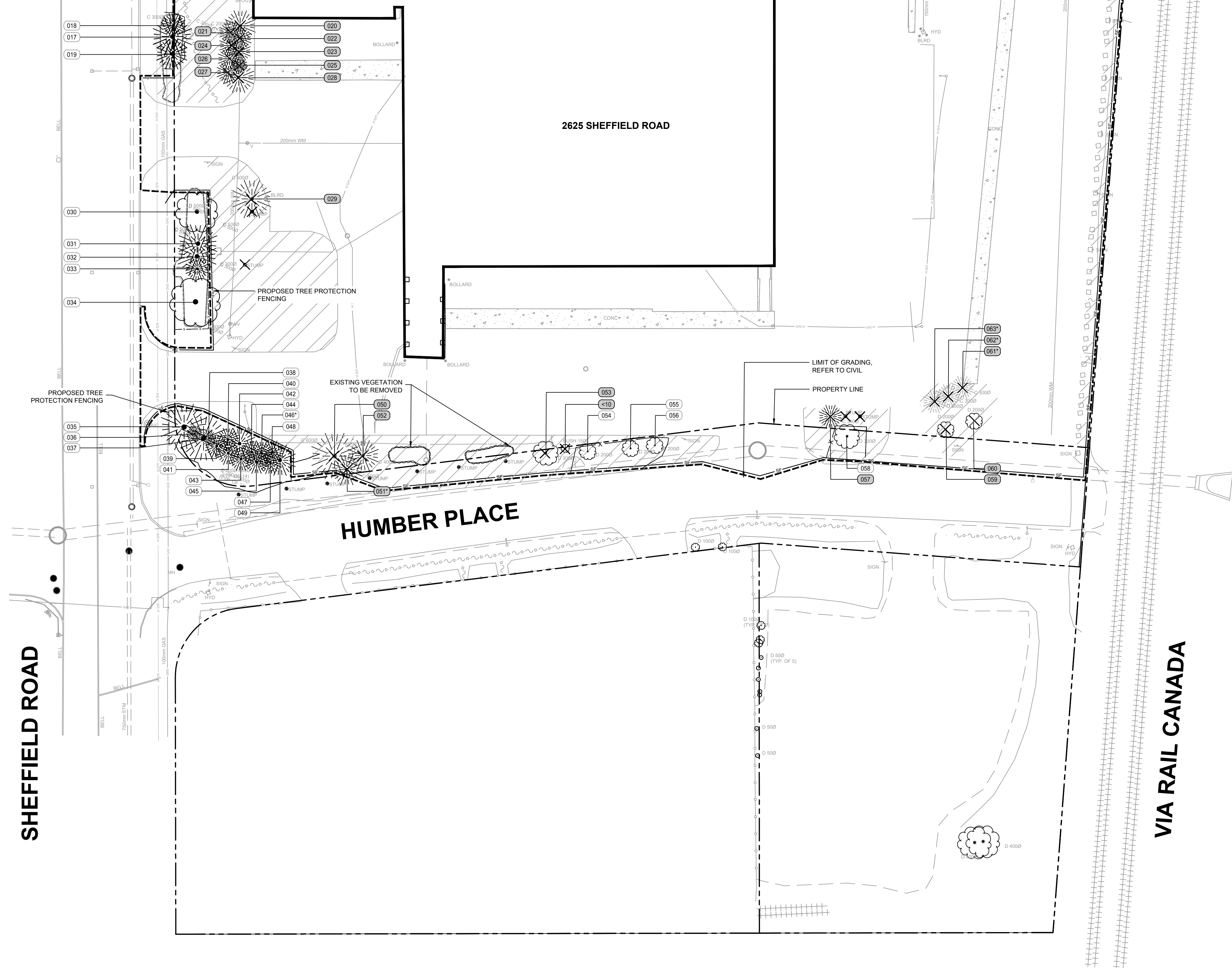
KEY PLAN



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MATCHLINE REFER TO L001

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GENERAL NOTES

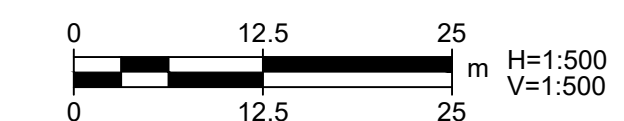
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LEGEND

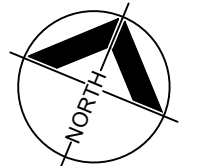
- PROPERTY LINE
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APPROVED
 By Lily Xu at 4:20 pm, Jun 19, 2023



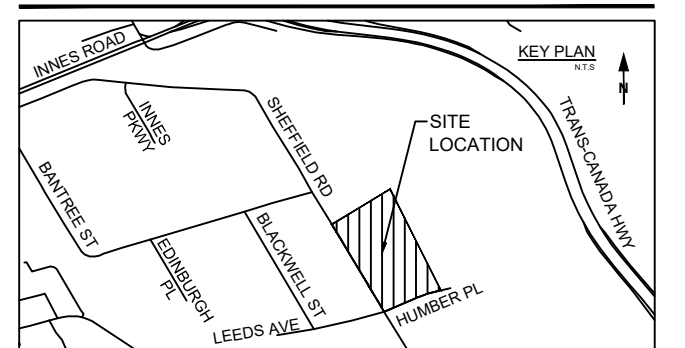
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KEY PLAN



PROJECT NUMBER

60648725

SHEET TITLE

TREE MANAGEMENT PLAN

SHEET NUMBER

L002

PLAN NO.:

18547

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By Lily Xu at 4:21 pm, Jun 19, 2023

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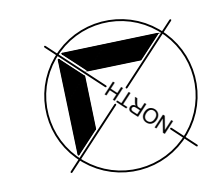
PROJECT
DYT3
OTTAWA, ONTARIO
2625 SHEFFIELD ROAD

OWNER
Choice Properties Reit
700-22 St. Clair Avenue East
Toronto, Ontario M4T 2S5
647-533-5057

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519 650 5313 tel 519 650 3424 fax
www.aecom.com

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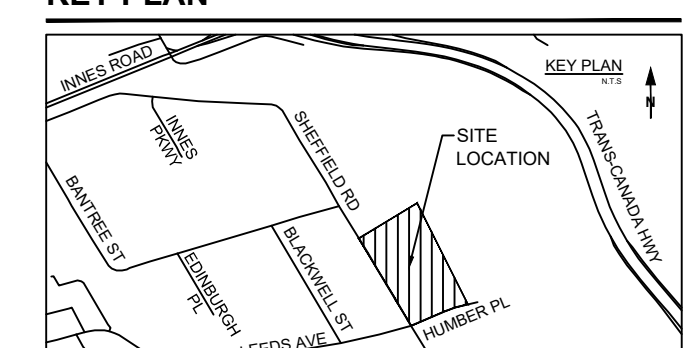
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KEY PLAN



PROJECT NUMBER

60648725

SHEET TITLE

EXISTING TREE CANOPY COVER

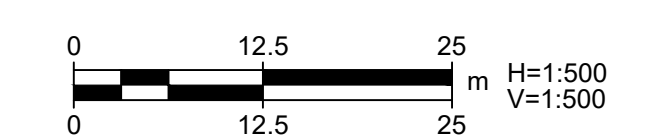
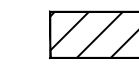
SHEET NUMBER

L003

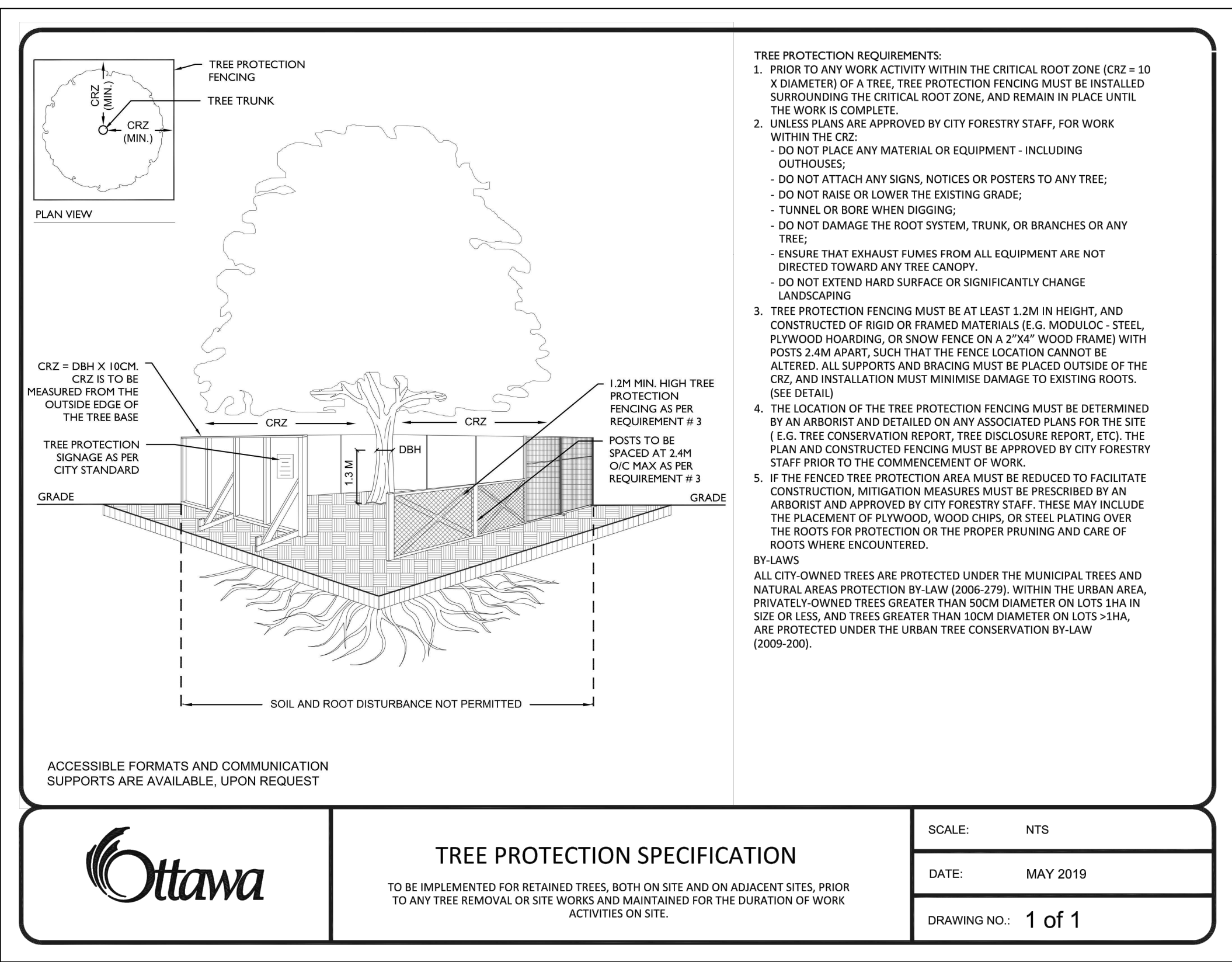
PLAN NO.: 18547

CANOPY SUMMARY

TOTAL SITE AREA	70,635m ²
EXISTING SITE CANOPY COVER	8,635m ²
CANOPY COVER PERCENTAGE	12%



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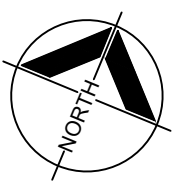


PROJECT
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TREE INVENTORY

Tree Number	Common Name	Scientific Name	DBH (cm)	Tree Crown Reserve (m)	Crown Dieback	Overall Condition	Minimum Tree Protection Zone (m)	Recommended Action	Ownership
1	Spruce - Colorado	Picea pungens	36	5	15	Fair	3.6	Remove	Private Onsite
2	Spruce - Colorado	Picea pungens	43	6	0	Good	4.3	Remove	Private Onsite
3	Linden - Little-Leaf	Tilia cordata	35, 37	8	10	Good	3.7	Protect - Minor Injury	Private on adjoining site
4	Spruce - Colorado	Picea pungens	27	4	5	Good	2.7	Remove	Private Onsite
5	Spruce - Colorado	Picea pungens	42	6	10	Good	4.2	Remove	Private Onsite
6	Maple - Norway	Acer platanoides	4	1	5	Fair	0.3	Remove	Private Onsite
7	Maple - Sugar	Acer saccharum	4	2	0	Fair	0.3	Remove	Private Onsite
8	Maple - Sugar	Acer saccharum	4	1	0	Fair	0.3	Remove	Private Onsite
9	Maple - Sugar	Acer saccharum	3	1	10	Fair	0.2	Remove	Private Onsite
10	Maple - Norway	Acer platanoides	5	2	10	Fair	0.4	Remove	Private Onsite
11	Maple - Norway	Acer platanoides	51	13	15	Good	5.1	Remove	Private Onsite
12	Maple - Norway	Acer platanoides	52	13	10	Good	5.2	Remove	Private Onsite
13	Maple - Sugar	Acer saccharum	13	5	10	Fair	1.2	Remove	Private Onsite
14	Maple - Norway	Acer platanoides	63	18	30	Fair	6.3	Remove	Private Onsite
15	Maple - Norway	Acer platanoides	71	14	15	Good	7.1	Remove	Private Onsite
16	Apple sp.	Malus sp.	23, 26	8	15	Fair	2.6	Remove	Private Onsite
17	Spruce - Colorado	Picea pungens	21	5	0	Good	2.1	Protect	City owned
18	Spruce - Colorado	Picea pungens	25	5	10	Good	2.5	Protect	City owned
19	Spruce - Colorado	Picea pungens	21	5	0	Good	2.1	Protect	City owned
20	Spruce - Colorado	Picea pungens	27	4	5	Fair	2.7	Remove	Private Onsite
21	Spruce - Colorado	Picea pungens	30		5	Good	3	Remove	Private Onsite
22	Spruce - Colorado	Picea pungens	18	3	15	Fair	1.8	Remove	Private Onsite
23	Spruce - Colorado	Picea pungens	23	4	15	Fair	2.3	Remove	Private Onsite
24	Spruce - Colorado	Picea pungens	23	4	15	Fair	2.3	Remove	Private Onsite
25	Spruce - Colorado	Picea pungens	27	4	10	Fair	2.7	Remove	Private Onsite
26	Spruce - Colorado	Picea pungens	21	4	35	Fair	2.1	Remove	Private Onsite
27	Spruce - Colorado	Picea pungens	30	30	10	Fair	3	Remove	Private Onsite
28	Spruce - Colorado	Picea pungens	27	5	10	Good	2.7	Remove	Private Onsite
29	Pine - Austrian	Pinus nigra	42	8	35	Fair	4.2	Remove	Private Onsite
30	Maple - Norway	Acer platanoides	37	9	0	Good	3.7	Protect - Minor Injury	Private Onsite
31	Spruce - Colorado	Picea pungens	35	5	0	Good	3.5	Protect - Minor Injury	Private Onsite
32	Spruce - Colorado	Picea pungens	38	5	0	Good	3.8	Protect - Minor Injury	Private Onsite
33	Spruce - Colorado	Picea pungens	21	4	0	Good	2.1	Protect	Private Onsite
34	Maple - Norway	Acer platanoides	47	9	5	Good	4.7	Protect - Minor Injury	Private Onsite
35	Spruce - Colorado	Picea pungens	38	5	15	Fair	3.8	Protect	Private Onsite
36	Spruce - Colorado	Picea pungens	17	3	25	Fair	1.7	Protect	Private Onsite
37	Spruce - Colorado	Picea pungens	35	5	15	Fair	3.5	Protect	Private Onsite
38	Spruce - Colorado	Picea pungens	28	4	10	Fair	2.8	Protect	Private Onsite
39	Spruce - Colorado	Picea pungens	19	3	45	Fair	1.9	Protect	Private Onsite
40	Spruce - Colorado	Picea pungens	19	3	45	Fair	1.9	Protect	Private Onsite
41	Spruce - Colorado	Picea pungens	18	3	20	Fair	1.8	Protect	Private Onsite
42	Spruce - Colorado	Picea pungens	27	5	20	Fair	2.7	Protect	Private Onsite
43	Spruce - Colorado	Picea pungens	26	4	15	Fair	2.6	Protect	Private Onsite
44	Spruce - Colorado	Picea pungens	17	3	10	Fair	1.7	Protect	Private Onsite
45	Spruce - Colorado	Picea pungens	22	4	25	Fair	2.2	Protect	Private Onsite
46	Spruce - Colorado	Picea pungens	16	3	10	Fair	1.6	Protect	Private Onsite
47	Spruce - Colorado	Picea pungens	21	3	15	Fair	2.1	Protect	Private Onsite
48	Spruce - Colorado	Picea pungens	18	3	15	Fair	1.8	Protect	Private Onsite
49	Spruce - Colorado	Picea pungens	24	5	15	Fair	2.4	Protect	Private Onsite
50	Spruce - Colorado	Picea pungens	40	6	10	Good	4	Remove	Private Onsite
51	Spruce - Colorado	Picea pungens	22	3	20	Fair	2.2	Remove	Private Onsite
52	Spruce - Colorado	Picea pungens	38	6	10	Good	3.8	Remove	Private Onsite
53	Honey-Locust	Gleditsia triacanthos	23	7	10	Fair	2.3	Remove	City owned
54	Honey-Locust	Gleditsia triacanthos	19	6	15	Fair	1.9	Protect	City owned
55	Honey-Locust	Gleditsia triacanthos	18	7	16	Fair	1.8	Protect	City owned
56	Honey-Locust	Gleditsia triacanthos	20	7	20	Fair	2	Protect	City owned
57	Pine - Austrian	Pinus nigra	26	5	0	Good	2.6	Remove	Private Onsite
58	Honey-Locust	Gleditsia triacanthos	23	7	15	Fair	2.3	Protect	City owned
59	Honey-Locust	Gleditsia triacanthos	18	5	15	Fair	1.8	Remove	Private Onsite
60	Honey-Locust	Gleditsia triacanthos	20	7	15	Fair	2	Remove	Private Onsite
61	Spruce - Colorado	Picea pungens	23	5	5	Fair	2.3	Remove	Private Onsite
62	Spruce - Colorado	Picea pungens	24	6	5	Good	2.4	Remove	Private Onsite
63	Spruce - Colorado	Picea pungens	28	5	5	Good	2.8	Remove	Private Onsite
64	Maple - Norway	Acer platanoides	15, 31	8	10	Good	3.1	Remove	Private Onsite
65	Elm - Siberian	Ulmus pumila	15, 16, 17, 17, 25	9	20	Fair	2.5	Remove	Private Onsite
66	Elm - Siberian	Ulmus pumila	35	9	15	Good	3.5	Protect - Minor Injury	Private on adjoining site
67	Ash - White	Fraxinus americana	10, 12	0	100	Dead	1.1	Remove - Poor, Hazard, or Dead Tree	Private Onsite
68	Maple - Manitoba	Acer negundo	16	5	15	Fair	1.6	Protect - Minor Injury	Private on adjoining site
69	Maple - Norway	Acer platanoides	22	0	100	Dead	2.2	Remove - Poor, Hazard, or Dead Tree	Private on adjoining site
70	Maple - Manitoba	Acer negundo	13, 14, 15	7	15	Fair	1.5	Protect	Private on adjoining site
71	Maple - Manitoba	Acer negundo	13	5	15	Fair	1.2	Protect	City owned
72	Maple - Manitoba	Acer negundo	15, 20	5	5	Fair	2	Protect	City owned

DETAIL CITY OF OTTAWA TREE PROTECTION SPECIFICATION

1

TREE PROTECTION NOTES

- ALL EXISTING TREES WHICH ARE TO REMAIN SHALL BE FULLY PROTECTED PRIOR TO COMMENCEMENT OF CONSTRUCTION. GROUPS OF TREES AND OTHER EXISTING PLANTINGS TO BE PROTECTED SHALL BE DONE IN A LIKE MANNER WITH PROPER TREE PROTECTION FENCING AROUND THE ENTIRE CLUMPS. AREAS WITHIN THE PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND SHALL NOT BE USED FOR THE STORAGE OF BUILDING MATERIALS OR EQUIPMENT.
- NO RIGGING CABLES SHALL BE WRAPPED AROUND OR INSTALLED IN TREES AND SURPLUS SOIL, EQUIPMENT, DEBRIS OR MATERIALS SHALL NOT BE PLACED OVER THE ROOT SYSTEMS OF THE TREES WITHIN THE PROTECTIVE FENCING. NO CONTAMINANTS ARE TO BE DUMPED OR FLUSHED WHERE FEEDER ROOTS OF TREES EXIST.
- THE CONTRACTOR SHALL TAKE EVERY PRECAUTION NECESSARY TO PREVENT DAMAGE TO TREES OR SHRUBS TO BE RETAINED.
- WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE CLEANLY CUT IN ACCORDANCE WITH ACCEPTABLE ARBORICULTURAL PRACTICES.
- WHERE ROOT SYSTEMS OF PROTECTIVE TREES ARE EXPOSED DIRECTLY ADJACENT TO OR DAMAGED BY CONSTRUCTION WORK, THEY SHALL BE TRIMMED NEATLY AND THE AREA BACK-FILLED WITH APPROPRIATE MATERIAL IN A TIMELY MANNER TO PREVENT DRYING.
- WHERE NECESSARY, THE TREES SHALL BE GIVEN AN OVERALL PRUNING TO RESTORE THE BALANCE BETWEEN ROOTS AND TOP GROWTH OR TO RESTORE THE APPEARANCE OF THE TREE.
- TREES SCHEDULED FOR PRESERVATION THAT HAVE DIED OR BEEN DAMAGED BEYOND REPAIR SHALL BE REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE BY TREES OF A SIMILAR SIZE AND SPECIES OR SUCH SIZE AND SPECIES AS APPROVED BY THE CONTRACT ADMINISTRATOR.
- IF GRADES AROUND TREES TO BE PROTECTED ARE LIKELY TO CHANGE, THE CONTRACTOR SHALL BE REQUIRED TO TAKE SUCH PRECAUTIONS AS DRY WELING AND ROOT FEEDING TO THE SATISFACTION OF THE CITY OF OTTAWA.
- SHOULD A CONFLICT OCCUR BETWEEN TREES SCHEDULED FOR PRESERVATION AND THE PROPOSED CONSTRUCTION, APPROVAL SHALL BE OBTAINED IN WRITING FROM THE CITY OF OTTAWA PRIOR TO PROCEEDING WITH THE REMOVAL OF SUCH.
- ANY TREES DESIGNATED FOR REMOVAL SHALL BE REMOVED IN ENTIRETY INCLUDING ALL STUMPS AND ROOTS AND DISPOSED OF OFF SITE. NO BURYING OF TREE BRANCHES AND STUMPS WILL BE PERMITTED.

CITY OF OTTAWA TREE PROTECTION REQUIREMENTS

- PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
 - UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRITICAL ROOT ZONE (CRZ):
 - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTHOUSES;
 - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
 - DO NOT RAISE OR LOWER THE EXISTING GRADE;
 - TUNNEL OR BORE WHEN DIGGING;
 - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY TREE;
 - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY;
 - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING.
 - TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC - STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON 2" X4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMIZE DAMAGE TO EXISTING ROOTS. (REFER TO CITY OF OTTAWA TREE PROTECTION DETAIL.)
 - THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE DISCLOSURE REPORT, ETC.). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
 - IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.
- BY-LAWS
ALL CITY-OWNED TREES ARE PROTECTED UNDER THE MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAW (2006-279). WITHIN THE URBAN AREA, PRIVATELY-OWNED TREES GREATER THAN 50CM DIAMETER ON LOTS 1HA IN SIZE OR LESS, AND TREES GREATER THAN 10CM DIAMETER ON LOTS >1HA, ARE PROTECTED UNDER THE URBAN TREE CONSERVATION BY-LAW (2009-200).

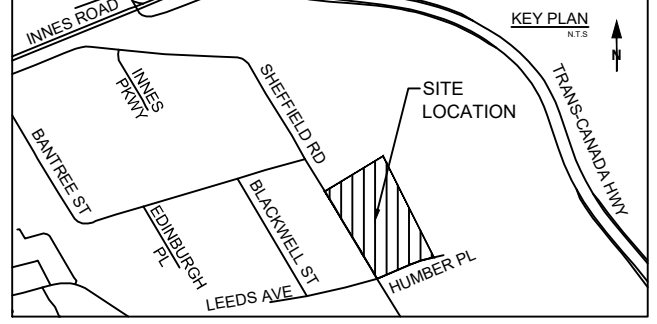
REGISTRATION



ISSUE/REVISION

I/R	DATE	DESCRIPTION
4	2023-02-06	REISSUED FOR SPA
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2	2022-10-07	ISSUED FOR SPA
1	2022-08-30	ISSUED FOR LANDLORD REVIEW

KEY PLAN



PROJECT NUMBER

60648725

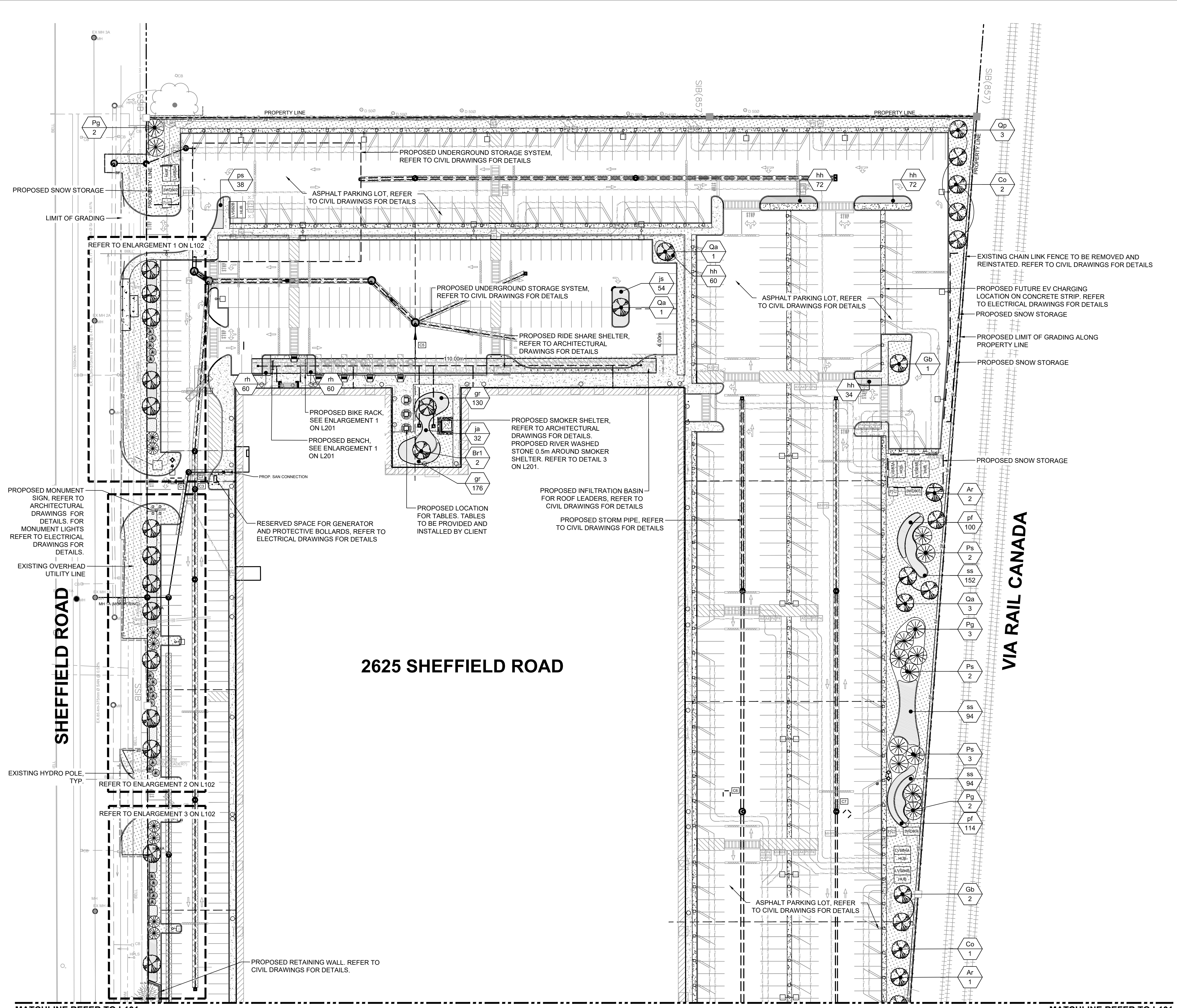
SHEET TITLE

TREE PROTECTION NOTES AND DETAILS

SHEET NUMBER

L004

PLAN NO.: 18547



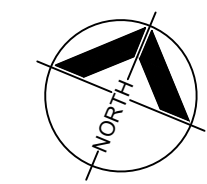
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LEGEND

- PROPERTY LINE
- PROPOSED TREE PROTECTION FENCING
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING CONIFEROUS TREE TO REMAIN
- PROPOSED SOD
- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED PLANTING BED
- PLANT IDENTIFICATION TAG
- PROPOSED CONCRETE CURB
- LIMIT OF GRADING
- PROPOSED LIGHT POLE, REFER TO ELECTRICAL DRAWINGS
- PROPOSED SILT FENCE, REFER TO CIVIL DRAWINGS FOR DETAILS
- PROPOSED UNDERGROUND STORAGE TANK, REFER TO CIVIL DRAWINGS FOR DETAILS
- PROPOSED CONCRETE PAVING, REFER TO CIVIL DRAWINGS FOR DETAILS
- PROPOSED ELECTRICAL MANHOLE, 1.8m x 1.8m, REFER TO ELECTRICAL DRAWINGS FOR DETAILS
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- PROPOSED FUTURE ELECTRICAL EV EQUIPMENT, REFER TO ELECTRICAL DRAWINGS FOR DETAILS

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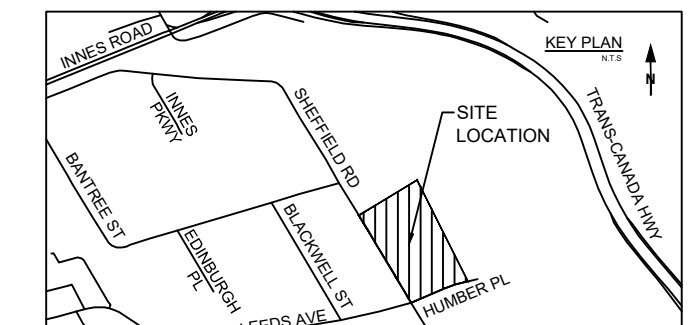
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KEY PLAN



PROJECT NUMBER

60648725

SHEET TITLE

LANDSCAPE SITE PLAN
ENLAREMENT 1 OF 2

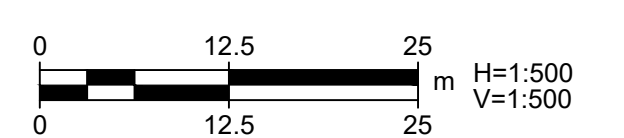
SHEET NUMBER

L100

PLAN NO.: 18547

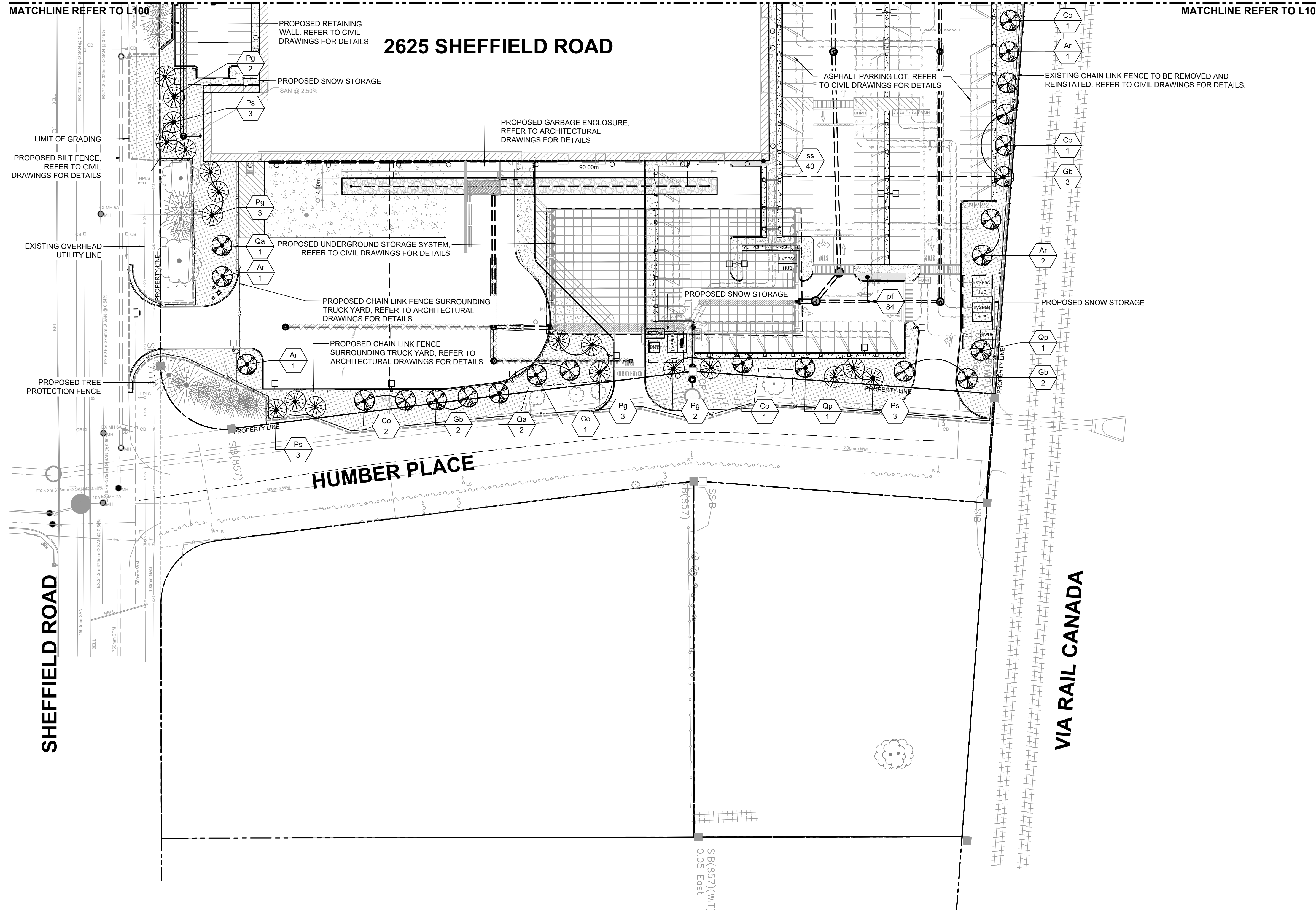
APPROVED
 By Lily Xu at 4:25 pm, Jun 19, 2023

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



MATCHLINE REFER TO L101

MATCHLINE REFER TO L101



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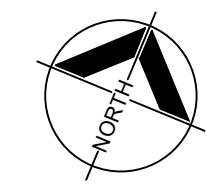
PROJECT
 DYT3
 OTTAWA, ONTARIO
 2625 SHEFFIELD ROAD

OWNER
 Choice Properties Reit
 700-22 St. Clair Avenue East
 Toronto, Ontario M4T 2S5
 647-533-5057

CONSULTANT
 AECOM Canada Ltd.
 50 Sportsworld Crossing Road, Suite 290
 Kitchener, Ontario, N2P 0A4
 519 650 5313 tel 519 650 3424 fax
 www.aecom.com

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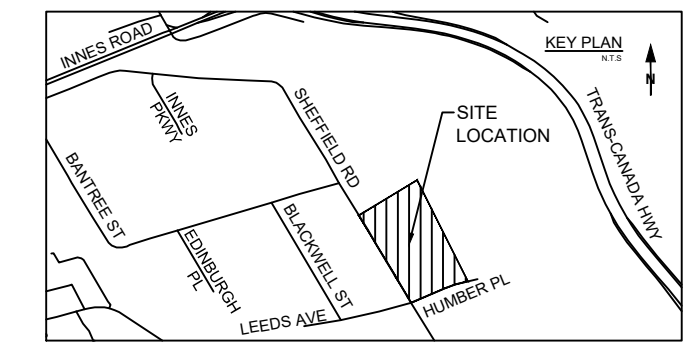
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KEY PLAN



PROJECT NUMBER
 60648725

SHEET TITLE
 LANDSCAPE SITE PLAN
 ENLARGEMENT 2 OF 2

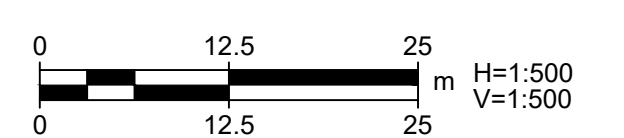
SHEET NUMBER
 L101

PLAN NO.: 18547

APPROVED
 By Lily Xu at 4:25 pm, Jun 19, 2023



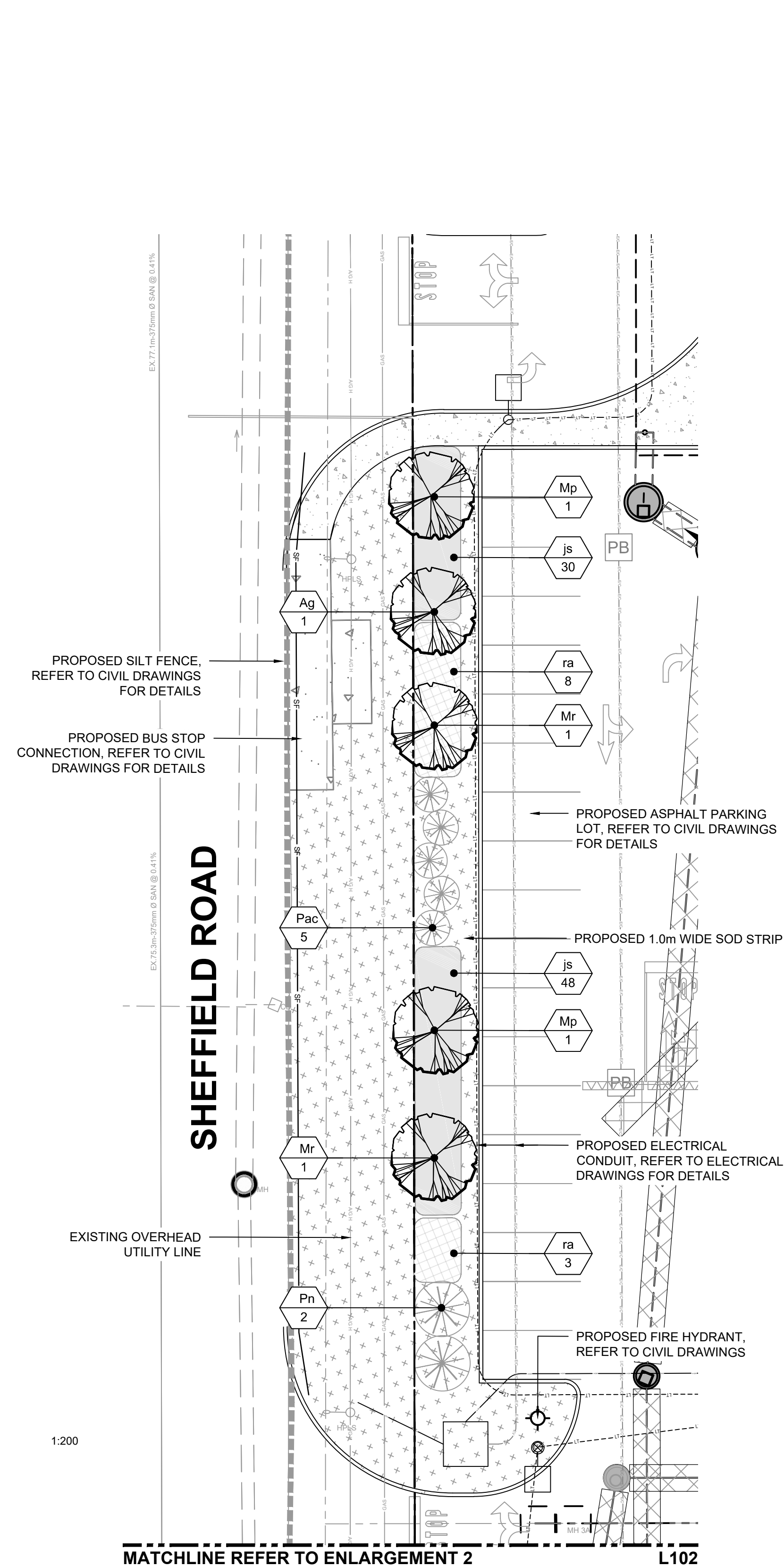
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 MANAGER, DEVELOPMENT REVIEW SOUTH
 PLANNING, INFRASTRUCTURE & ECONOMIC
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



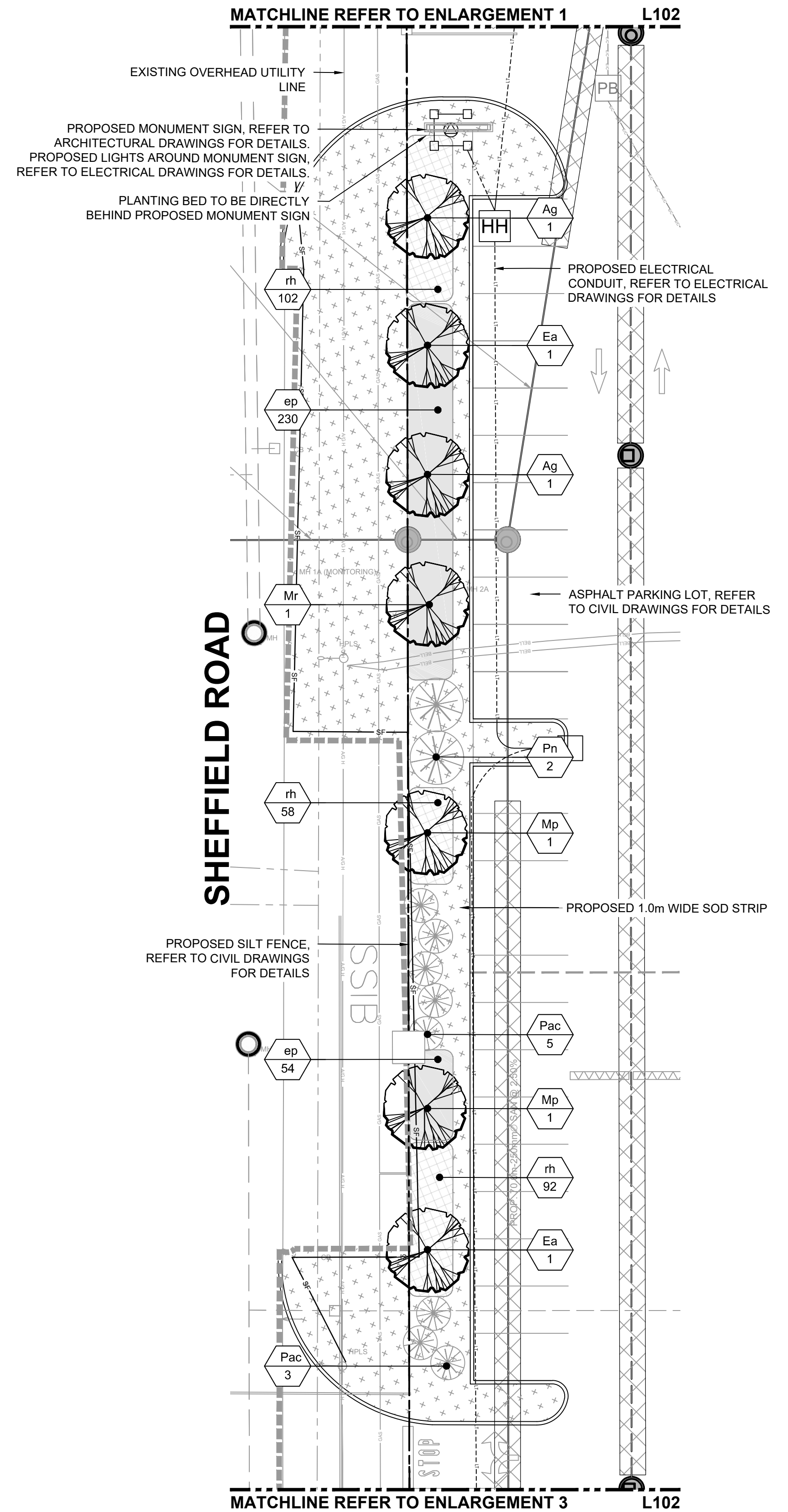
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By Lily Xu at 4:25 pm, Jun 19, 2023

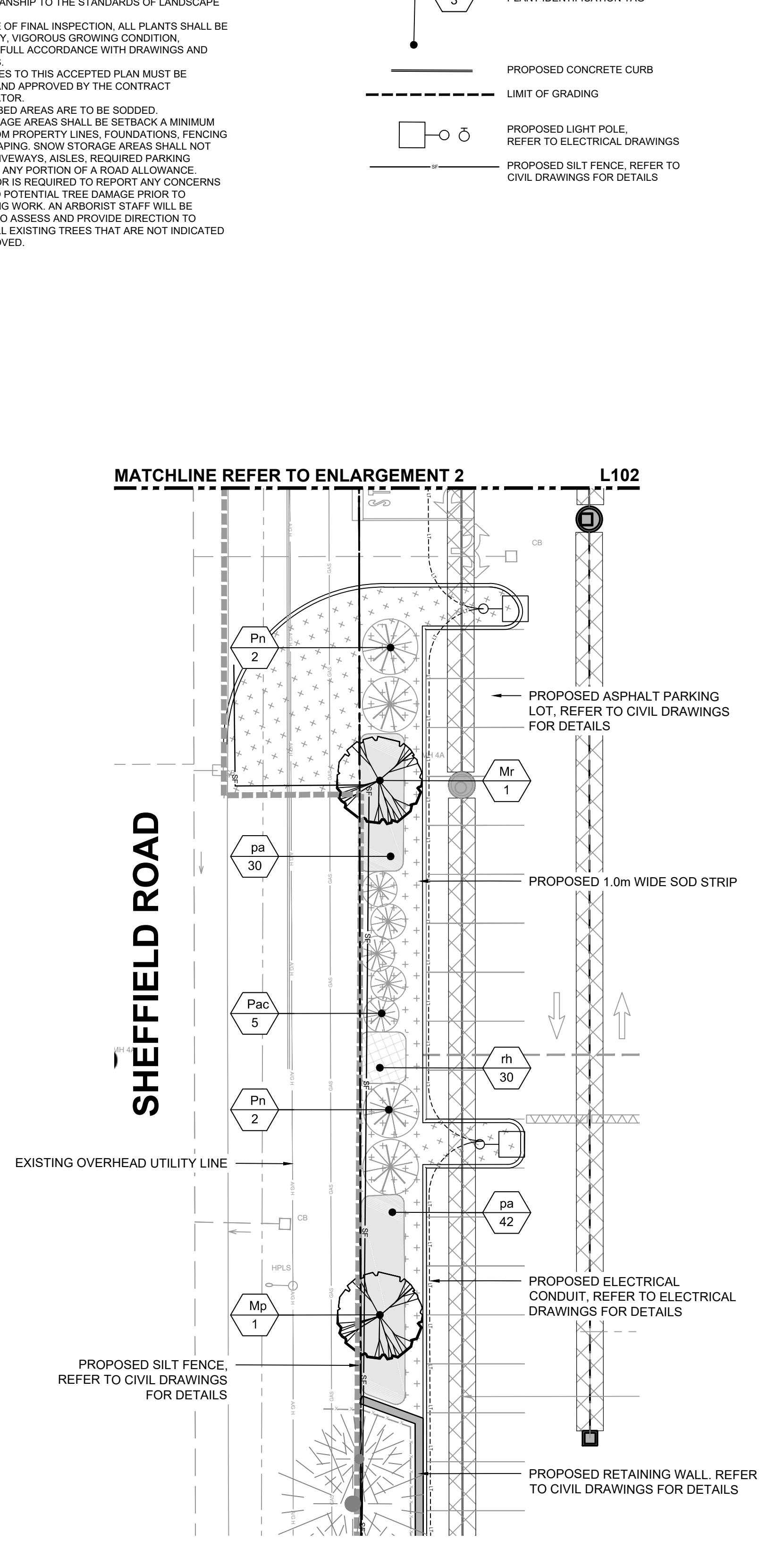
LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



ENLARGEMENT 1 PLANTING ENLARGEMENT 1
1

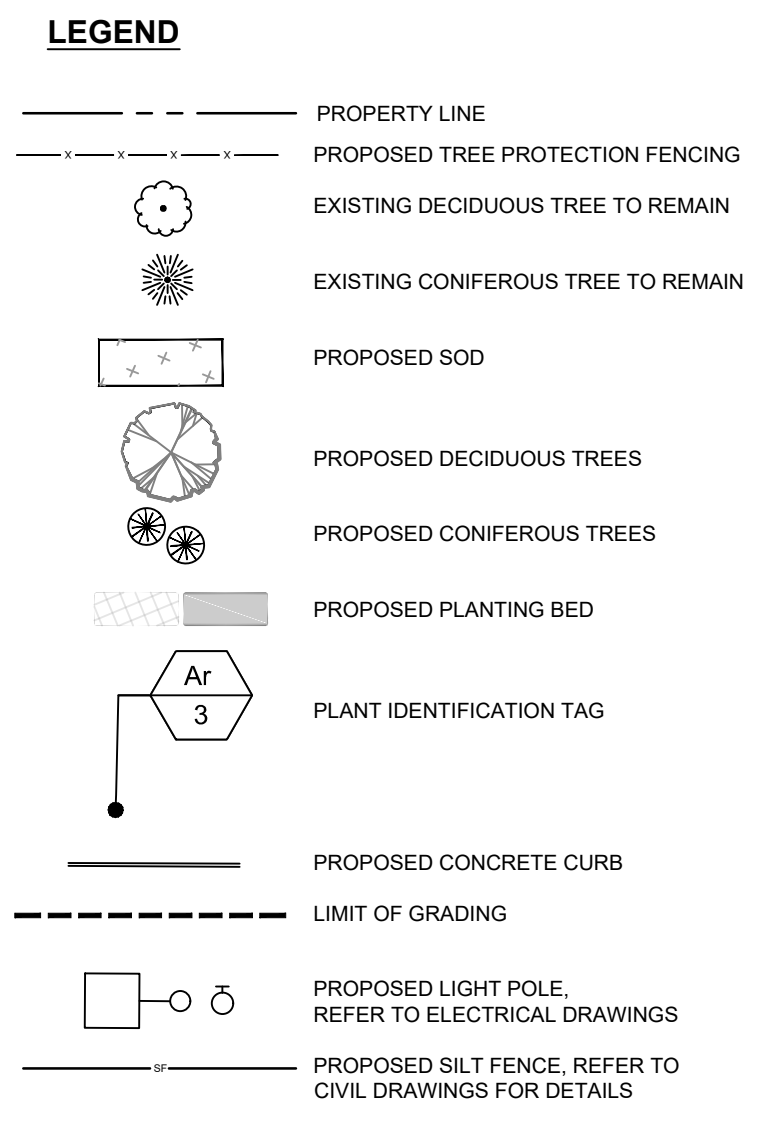


ENLARGEMENT 2 PLANTING ENLARGEMENT 2
2



ENLARGEMENT 3 PLANTING ENLARGEMENT 3
3

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AECOM

PROJECT
DYT3
OTTAWA, ONTARIO
2625 SHEFFIELD ROAD

OWNER
Choice Properties Reit
700-22 St. Clair Avenue East
Toronto, Ontario M4T 2S5
647-533-5057

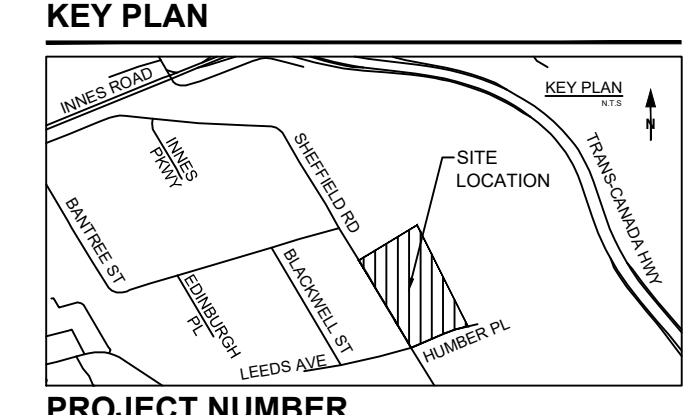
CONSULTANT
AECOM Canada Ltd.
50 Sportswood Crossing Road, Suite 290
Kitchener, Ontario, N2P 0A4
519 650 5313 tel 519 650 3424 fax
www.aecom.com

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PROJECT NUMBER
60648725

SHEET TITLE
PLANTING ENLARGEMENTS
ALONG SHEFFIELD ROAD

SHEET NUMBER
L102

PLAN NO.: 18547



APPROVED
By Lily Xu at 4:26 pm, Jun 19, 2023

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



PROJECT
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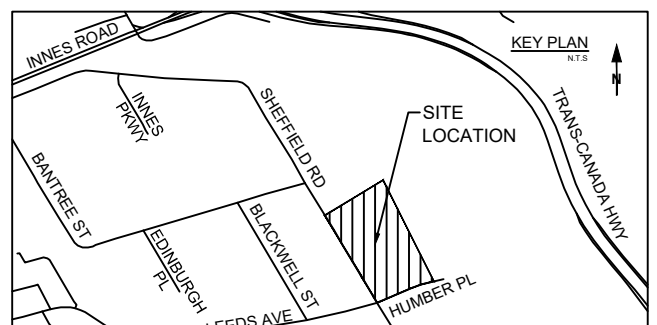
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1	2022-10-07	ISSUED FOR SPA

KEY PLAN



PROJECT NUMBER

60648725

SHEET TITLE

PROJECTED FUTURE
CANOPY COVER
- 40 YEARS

SHEET NUMBER

L103

PLAN NO.: 18547

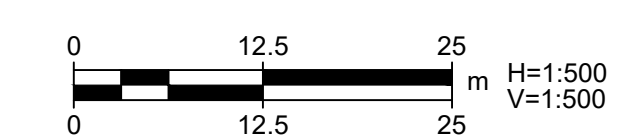
VIA RAIL CANADA

HUMBER PLACE

SHEFFIELD ROAD

CANOPY SUMMARY

TOTAL SITE AREA	70,635m ²
SITE CANOPY COVER	8,041.90m ²
CANOPY COVER PERCENTAGE	11.38%
EXISTING CANOPY COVER	487.81m ²
EXISTING CANOPY COVER PERCENTAGE	0.69%
TOTAL CANOPY COVER (PROPOSED & EXISTING TO REMAIN)	12.07%



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APPROVED
By Lily Xu at 4:27 pm, Jun 19, 2023

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



PROJECT
DYT3
OTTAWA, ONTARIO
2625 SHEFFIELD ROAD

OWNER
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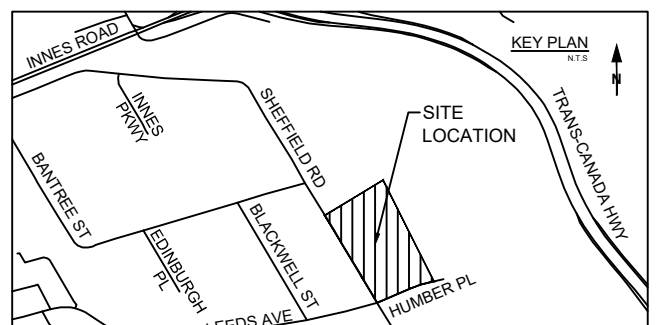
REGISTRATION



ISSUE/REVISION

I/R	DATE	DESCRIPTION
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KEY PLAN



PROJECT NUMBER

60648725

SHEET TITLE

PROPOSED CONDITIONS
WITH TREE REMOVALS OVERLAID

SHEET NUMBER

L104

PLAN NO.: 18547

DOT-12-22-0149

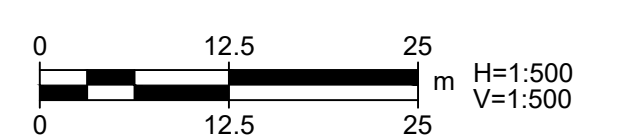
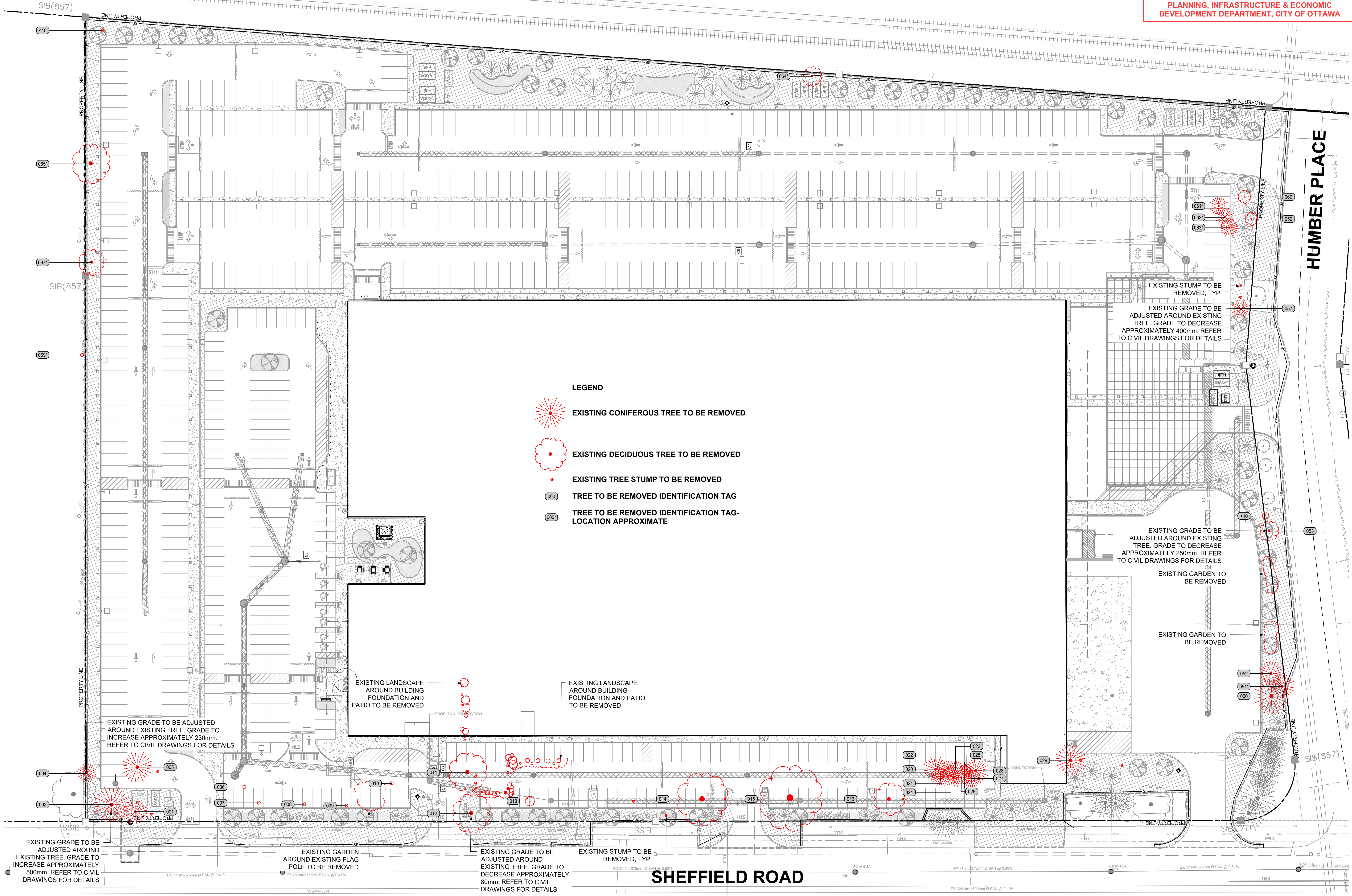
VIA RAIL CANADA

HUMBER PLACE

SHEFFIELD ROAD

LEGEND

- EXISTING CONIFEROUS TREE TO BE REMOVED
- EXISTING DECIDUOUS TREE TO BE REMOVED
- EXISTING TREE STUMP TO BE REMOVED
- TREE TO BE REMOVED IDENTIFICATION TAG
- TREE TO BE REMOVED IDENTIFICATION TAG- LOCATION APPROXIMATE



GENERAL NOTES:

- THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS STAMPED AND SIGNED BY THE LANDSCAPE ARCHITECT.
- ANY AMBIGUITY IN THE DRAWINGS, SPECIFICATIONS OR DETAILS IS TO BE REPORTED TO THE CONTRACT ADMINISTRATOR FOR DIRECTION. DO NOT PROCEED IN UNCERTAINTY.
- DRAWINGS MAY BE SCALE FOR APPROPRIATE LAYOUT ONLY. ALL MEASUREMENTS IN METRIC. ALL LAYOUT, INCLUDING PLANTING, TO BE STAKED BY THE CONTRACTOR AND APPROVED BY THE CONTRACT ADMINISTRATOR.
- THE CONTRACTOR IS TO TAKE NECESSARY PRECAUTION TO PROTECT ALL EXISTING SITE FEATURES UNLESS SPECIFIED FOR DEMOLITION. THIS INCLUDES ALL SURVEY BARS, STAKES AND MONUMENTS. MAKE GOOD ANY DAMAGE.
- UPON COMPLETION OF WORK EACH DAY, REMOVE ALL DEBRIS, GARBAGE AND SURPLUS MATERIALS FROM THE SITE. KEEP THE SITE CLEAN AND USABLE AT ALL TIMES.
- ALL LANDSCAPE WORKMANSHIP AND MATERIALS, INCLUDING PLANTS, TO BE GUARANTEED FOR TWO FULL YEARS FOLLOWING FINAL ACCEPTANCE OF THE PROJECT. ALL WORKMANSHIP TO THE STANDARDS OF LANDSCAPE ONTARIO.
- AT THE TIME OF FINAL INSPECTION, ALL PLANTS SHALL BE IN A HEALTHY, VIGOROUS GROWING CONDITION, PLANTED IN FULL ACCORDANCE WITH DRAWINGS AND CONDITIONS.
- ANY CHANGES TO THIS ACCEPTED PLAN MUST BE REVIEWED AND APPROVED BY THE CONTRACT ADMINISTRATOR.
- ALL DISTURBED AREAS ARE TO BE SODDED.
- SNOW STORAGE AREAS SHALL BE SETBACK A MINIMUM OF 1.5m FROM PROPERTY LINES, FOUNDATIONS, FENCING OR LANDSCAPING. SNOW STORAGE AREAS SHALL NOT OCCUPY DRIVEWAYS, AISLES, REQUIRED PARKING SPACES OR ANY PORTION OF A ROAD ALLOWANCE.

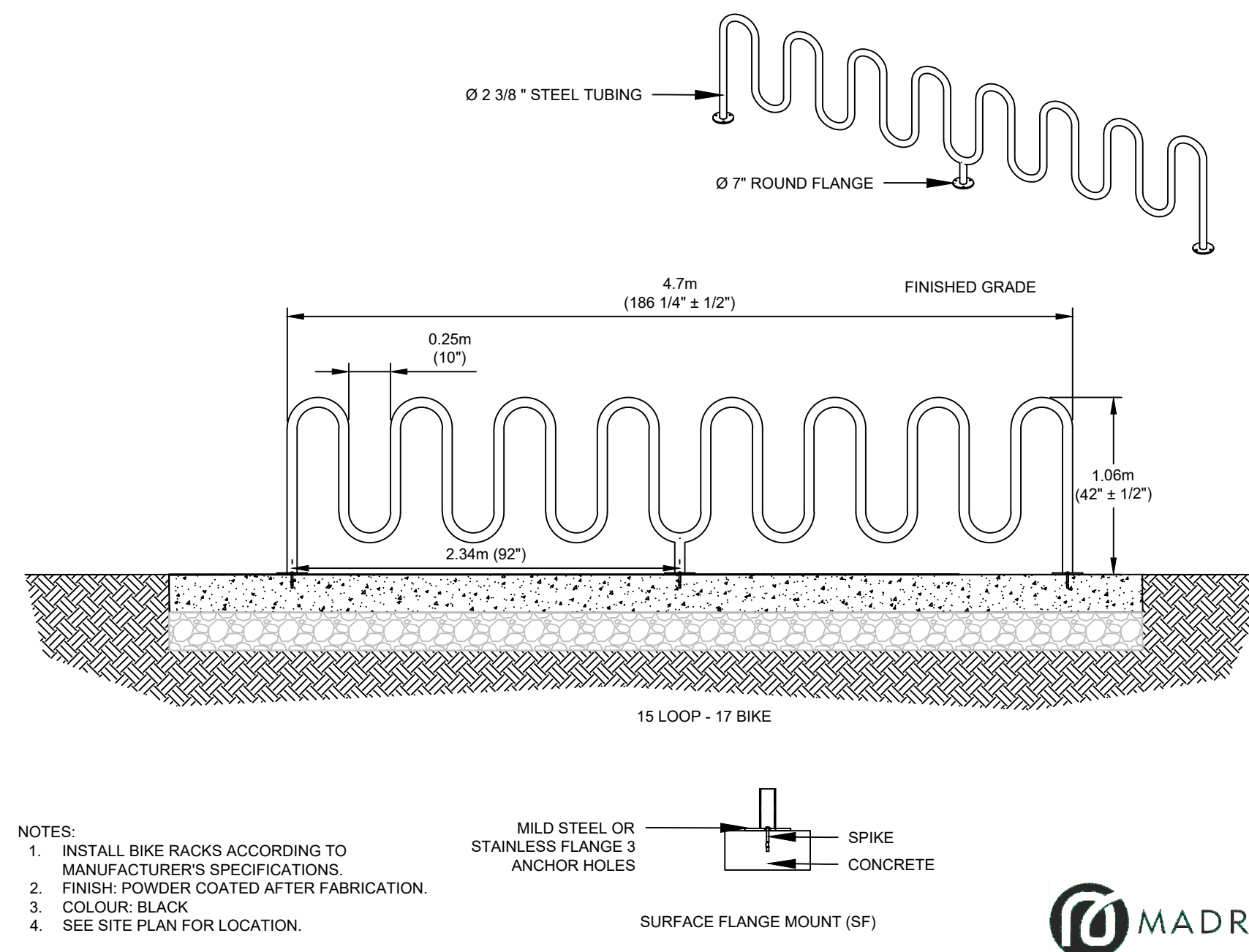
PLANTING NOTES

- PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS SHEET. ANY PLANT MATERIALS WHICH DO NOT CONFORM WILL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
- THE CONTRACT ADMINISTRATOR IS TO BE CONTACTED FOR INSPECTION AND WRITTEN APPROVAL PRIOR TO ANY PLANT MATERIAL INSTALLATION. THE CONTRACT ADMINISTRATOR RESERVES THE RIGHT TO REJECT ANY PLANT MATERIALS THAT HAVE NOT BEEN INSPECTED AND APPROVED.
- ANY PLANT MATERIAL THAT IS REJECTED BY THE CONTRACT ADMINISTRATOR WILL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE PROJECT.
- ONLY REMOVE DEAD OR DAMAGED BRANCHES ON TREES AND SHRUBS. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND APPROPRIATE TIMING FOR EACH SPECIES.
- PLANTING LAYOUT TO BE DETERMINED ON SITE AT DIRECTION OF THE CONTRACT ADMINISTRATOR. FIELD ADJUSTMENTS TO GENERAL PLANT LOCATIONS INDICATED ON THE PLAN MAY BE NECESSARY TO RESPOND TO SITE CONDITIONS.
- ANY DISCREPANCIES BETWEEN QUANTITIES SHOWN AND THE PLANT LIST SHALL BE REPORTED TO THE CONTRACT ADMINISTRATOR FOR DIRECTION.
- ANY SUBSTITUTIONS OF PLANT MATERIALS REQUIRE THE PRIOR WRITTEN PERMISSION OF THE CONTRACT ADMINISTRATOR.
- TREES AND SHRUBS ARE TO BE PLANTED AND STAKED IN ACCORDANCE WITH TYPICAL PLANTING DETAILS. CONTRACTOR TO REMOVE ALL STAKES AND TIES FROM THE SITE AT THE END OF THE TWO YEAR WARRANTY PERIOD.
- PLANTS ARE NOT TO BE INSTALLED OR TRANSPLANTED DURING EXTREME HEAT, DROUGHT OR OTHER UNDESIRABLE CONDITIONS. THE CONTRACTOR IS NOT TO PROCEED IN UNCERTAINTY. CONTACT CONTRACT ADMINISTRATOR FOR DIRECTION.
- DO NOT PLANT IN DRAINAGE SWALES. WHERE PROPOSED PLANTING LOCATIONS CONFLICT WITH CONSTRUCTED SWALES, CONTACT CONTRACT ADMINISTRATOR FOR DIRECTION.
- ALL PLANT MATERIALS WILL BE PLANTED IN SOIL NATIVE TO THE SITE. IF ADDITIONAL TOPSOIL IS NECESSARY FOR COMPLIANCE WITH THESE SPECIFICATIONS, IT MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION.
- ALL TOPSOIL IS TO BE STOCKPILED SEPARATELY FROM SUBSOIL DURING THE PLANTING EXCAVATION PERIOD.
- ALL SUBSOIL COMPACTED DURING CONSTRUCTION ACTIVITIES IS TO BE SCARIFIED TO THE SATISFACTION OF THE CONTRACT ADMINISTRATOR PRIOR TO PLACEMENT OF TOPSOIL.
- SHREDDED PINE BARK MULCH SHALL BE SPREAD UNIFORMLY AROUND BASE OF TREES AND SHRUBS TO A DEPTH OF 75mm AND A RADIUS OF 100mm FROM TRUNK(S). DO NOT PLACE MULCH IN DIRECT CONTACT WITH TRUNKS.
- SHRUBS TO BE PLANTED IN A CONTINUOUS PLANTING BED WITH CONTINUOUS MULCH.
- THE CONTRACTOR IS RESPONSIBLE FOR MAKING ARRANGEMENTS FOR PLANT MATERIAL TO BE MAINTAINED IN A HEALTHY STATE FOR THE DURATION OF THE WARRANTY PERIOD AND FOR ALL MAINTENANCE AND REPLACEMENT OF DEAD PLANT MATERIALS DURING THE WARRANTY PERIOD UNTIL ACCEPTABLE BY THE CONTRACT ADMINISTRATOR AND THE CITY OF OTTAWA.
- ALL AREAS OF DISTURBED SOIL MUST BE STABILIZED AND RESTORED WITH SOD.
- THE CONTRACTOR IS TO REVIEW WITH CONTRACT ADMINISTRATOR ANY MAINTENANCE REQUIREMENTS NECESSARY FOR WARRANTY PURPOSES.
- THE CITY OF OTTAWA RESERVES THE RIGHT TO EXTEND THE CONTRACTOR'S WARRANTY RESPONSIBILITIES FOR AN ADDITIONAL YEAR IF, AT THE END OF THE INITIAL WARRANTY PERIOD LEAF DEVELOPMENT AND GROWTH IS NOT SUFFICIENT TO ENSURE FUTURE SURVIVAL AS DETERMINED BY CONTRACT ADMINISTRATOR.
- A MINIMUM OF TWO YEARS OF MONITORING FOR PLANT ESTABLISHMENT IS REQUESTED. ALL DEAD AND DYING PLANTS WOULD NEED TO BE REPLACED AT THE END OF THE TWO YEAR MONITORING.
- LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING PLANTING OPERATIONS
- ALL PLANTS SHALL BE INSTALLED AS PER CONTRACT SPECIFICATIONS AND CITY OF OTTAWA STANDARD DETAILS

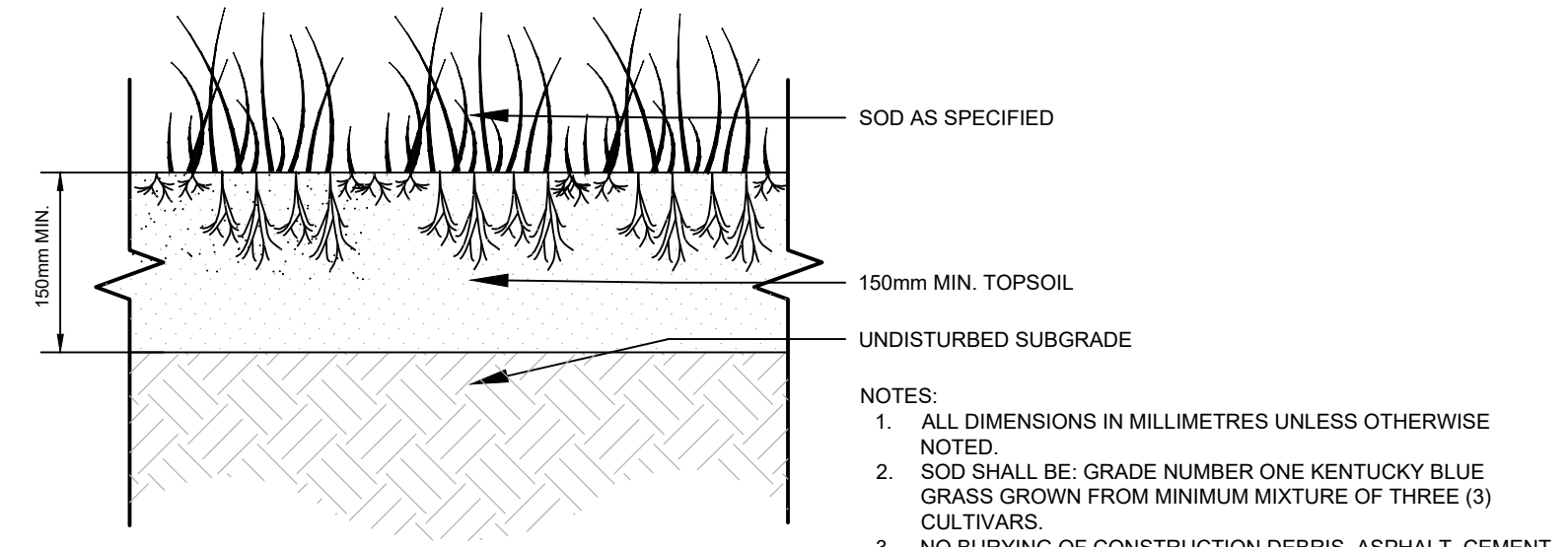
TREE PIT SOIL VOLUME

Tree Type/Size	Single Tree Soil Volume (m3)	Multiple Tree Soil Volume (m3/tree)
Large	30	18
Conifer	25	15

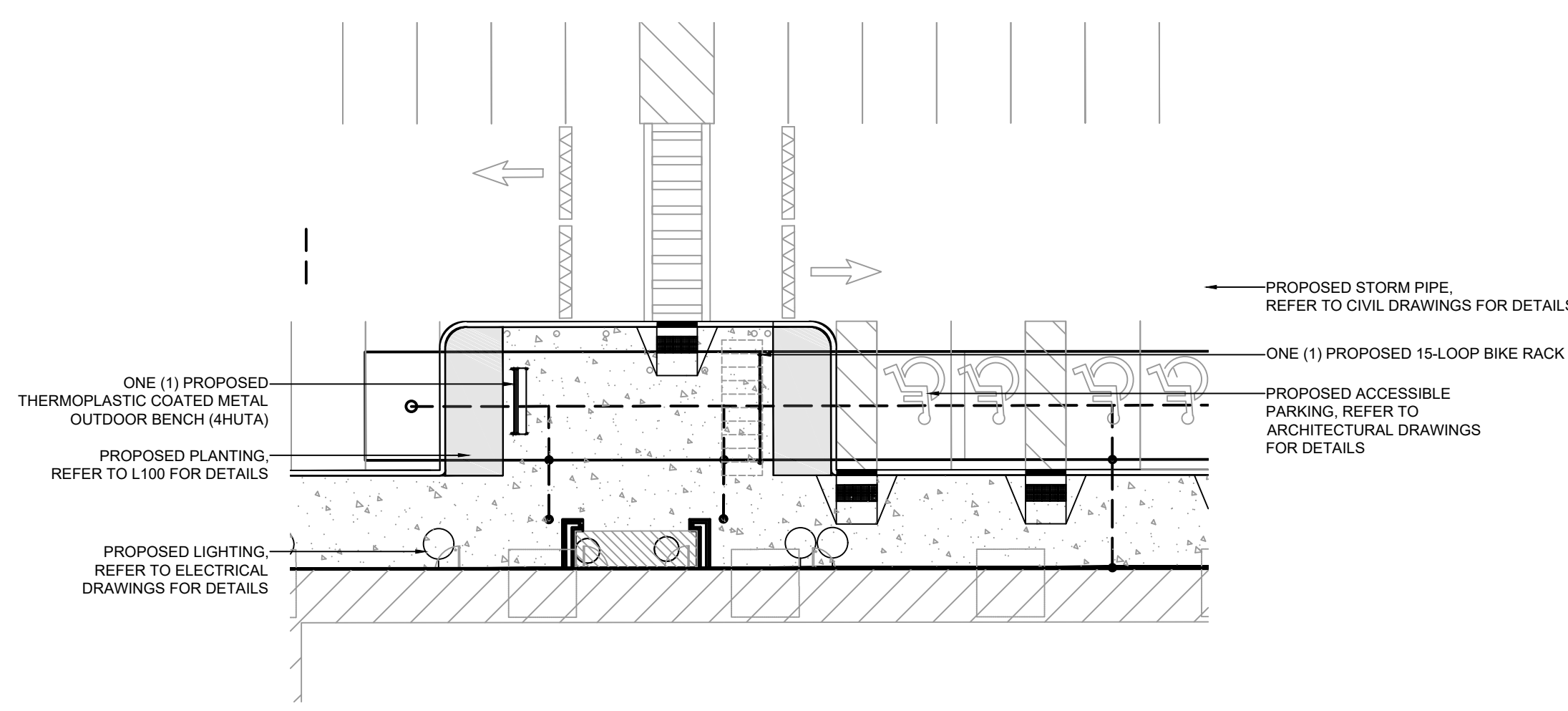
KEY		BOTANICAL NAME		COMMON NAME	SIZE	CONDITION	SPACING
DECIDUOUS TREE							
Ag	3	Acer ginnala	Amur Maple		50mm cal.	WB	As Noted
Ar	8	Acer rubrum	Red Maple		50mm cal.	WB	As Noted
Br1	2	Betula nigra 'clump'	Clump River Birch		60mm WB (2-Stem)	WB	As Noted
Co	9	Celtis occidentalis	Hackberry		50mm cal.	WB	As Noted
Ea	2	Elaeagnus angustifolia	Russian Olive (Tree Form)		50mm cal.	WB	As Noted
Gb	10	Ginkgo biloba	Ginkgo		50mm cal.	WB	As Noted
Mp	5	Malus 'Pink Spires'	Pink Spires Crabapple		50mm cal.	WB	As Noted
Mr	4	Malus 'Royalty'	Royalty Crabapple		50mm cal.	WB	As Noted
Qa	8	Quercus alba	White Oak		50mm cal.	WB	As Noted
Qp	5	Quercus palustris	Pin Oak		50mm cal.	WB	As Noted
CONIFEROUS TREE							
Pac	18	Picea abies 'Cupressina'	Columnar Norway Spruce		2.0m ht.	WB	As Noted
Pg	17	Picea glauca	White Spruce		2.0m ht.	WB	As Noted
Pn	8	Pinus nigra 'Compacta'	Compact Austrian Black Pine		2.0m ht.	WB	As Noted
Ps	16	Pinus strobus	Eastern White Pine		2.0m ht.	WB	As Noted
PERENNIALS							
ep	368	Echinacea purpurea 'Magnus'	Magnus Coneflower		1 gal.	Potted	0.5m O.C.
gr	306	Geranium x 'Rozanne'	Rozanne Cranesbill		1 gal.	Potted	0.5m O.C.
hh	238	Hemerocallis hybrid 'Stella de Oro'	Stella de Oro Daylily		1 gal.	Potted	0.6m O.C.
pa	142	Perovskia atriplicifolia	Russian Sage		1 gal.	Potted	0.8m O.C.
rh	587	Rudbeckia hirta	Black Eyed Susan		1 gal.	Potted	0.5m O.C.
SHRUBS							
cs	200	Cornus sericea 'Kelsey'	Kelsey Red Osier Dogwood		40cm	Potted	0.5m O.C.
js	151	Juniperus sabina 'Calgary Carpet'	Calgary Carpet Juniper		40cm spr.	Potted	0.9m O.C.
pf	298	Potentilla fruticosa 'Abbotswood'	Abbotswood Cinquefoil		40cm	Potted	0.5m O.C.
ra	23	Rhus aromatica 'Gro-Low'	Fragrant Sumac		40cm	Potted	1.75m O.C.
GRASSES							
ps	38	Pennisetum setaceum 'Rubrum'	Purple Fountain Grass		1 gal.	Potted	0.6m O.C.
ss	380	Schizachyrium scoparium	Little Bluestem		1 gal.	Potted	0.5m O.C.



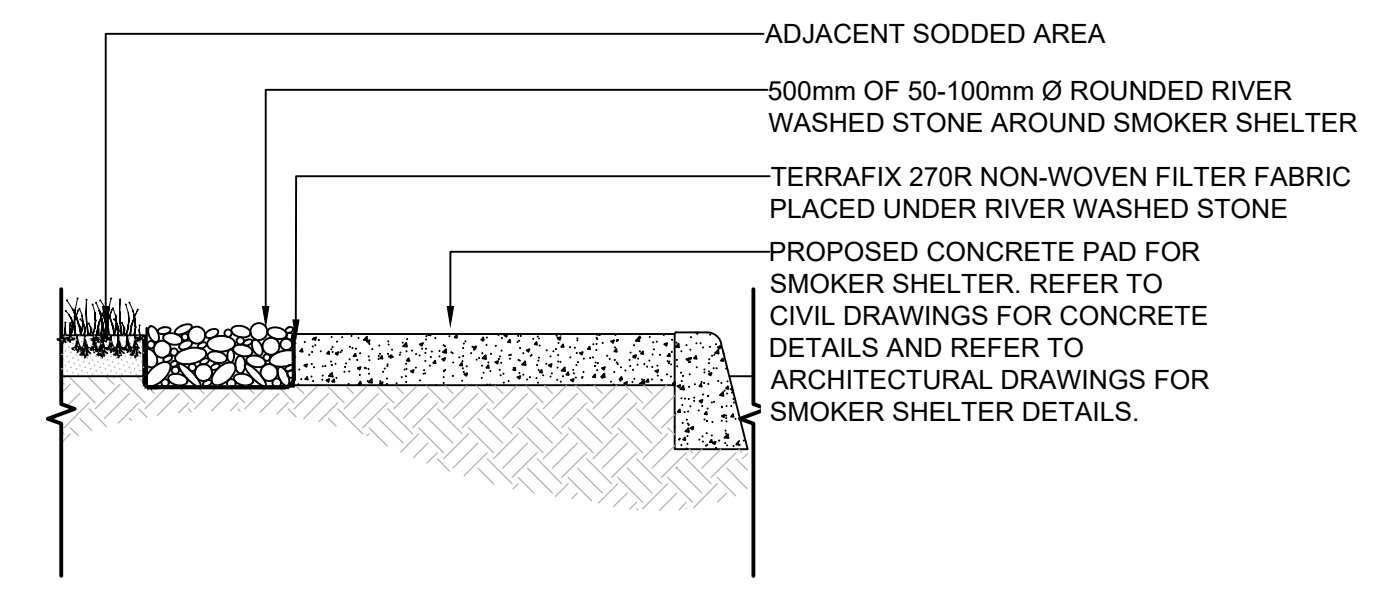
DETAIL 1 MADRAX HEAVY DUTY WINDER LOOP BIKE RACK - 17 BIKE N.T.S.



DETAIL 2 SOD DETAIL N.T.S.



ENLARGEMENT 1 MAIN ENTRY WITH BENCH AND BICYCLE RACK 1:200



DETAIL 3 RIVER WASHED STONE SPLASH STRIP N.T.S.

APPROVED
By Lily Xu at 4:27 pm, Jun 19, 2023

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



PROJECT
DYT3
OTTAWA, ONTARIO
2625 SHEFFIELD ROAD

OWNER
Choice Properties Reit
700-22 St. Clair Avenue East
Toronto, Ontario M4T 2S5
647-533-5057

CONSULTANT
AECOM Canada Ltd.
50 Sportsworld Crossing Road, Suite 290
Kitchener, Ontario, N2P 0A4
519 650 5313 tel 519 650 3424 fax
www.aecom.com

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ISSUE/REVISION

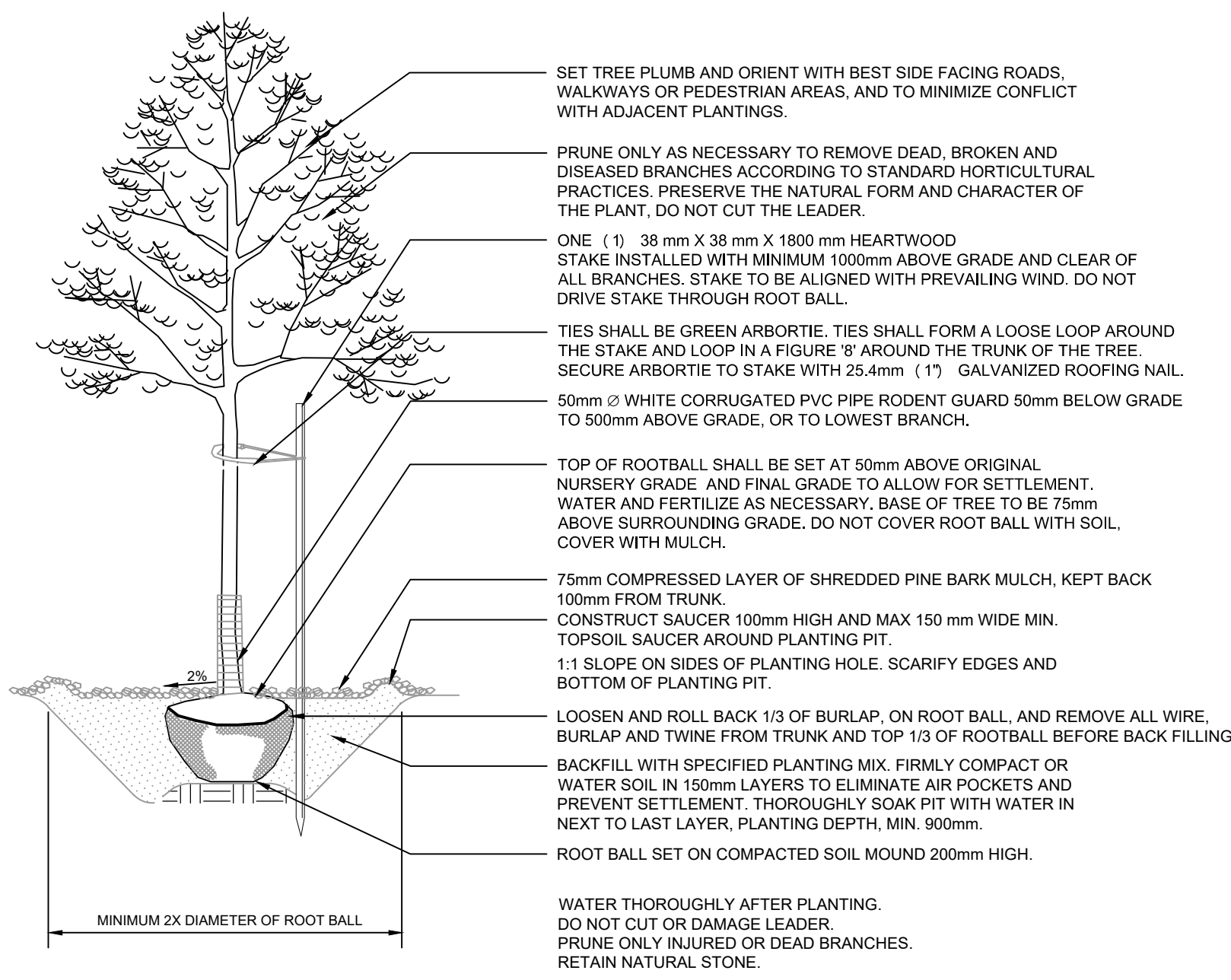
I/R	DATE	DESCRIPTION
4	2023-02-06	REISSUED FOR SPA
3	2022-11-25	ISSUED FOR BID
2	2022-10-07	ISSUED FOR SPA
1	2022-08-30	ISSUED FOR LANDLORD REVIEW

KEY PLAN
PROJECT NUMBER
60648725

SHEET TITLE
LANDSCAPE NOTES, PLANT LIST AND DETAILS

SHEET NUMBER
L201

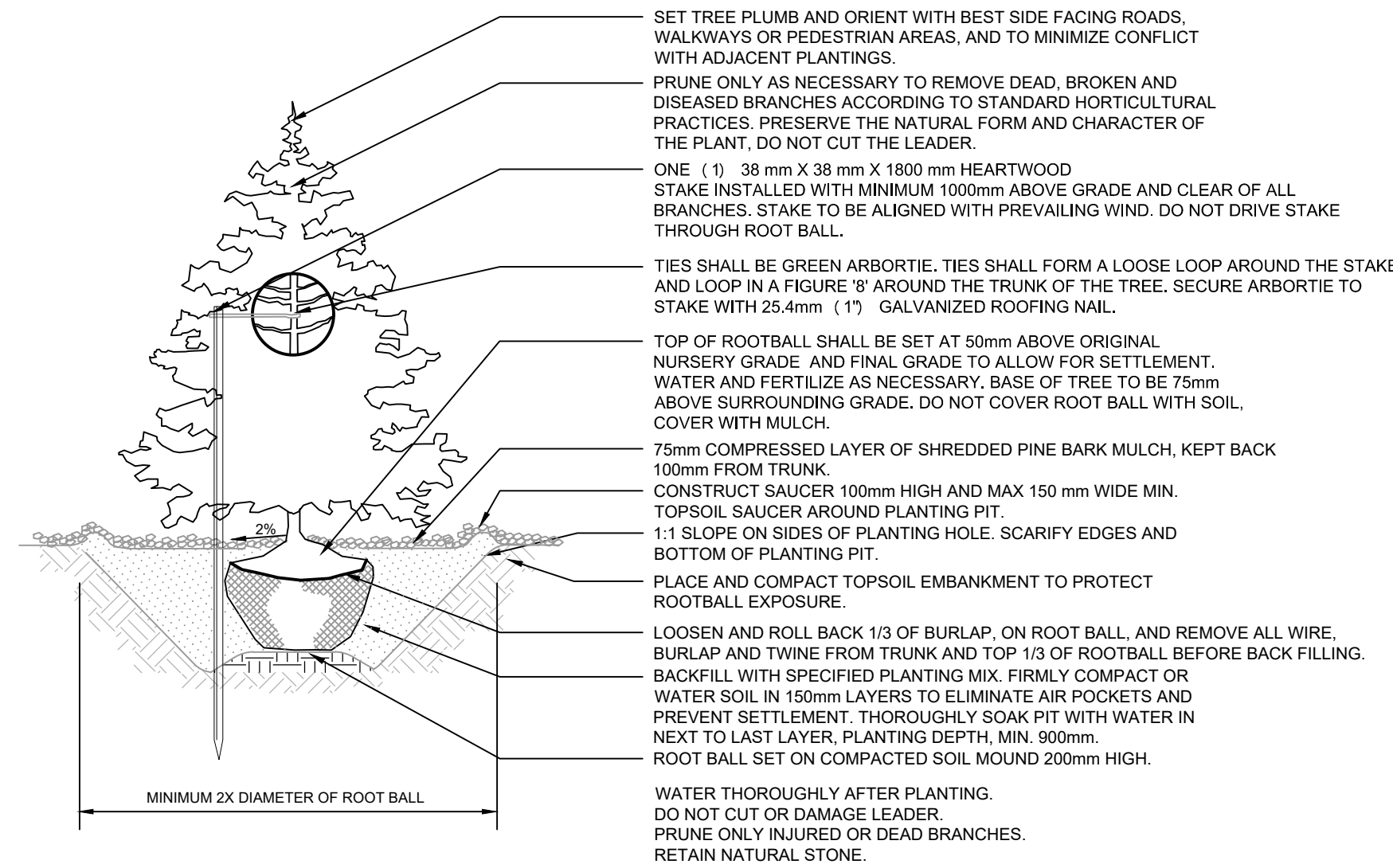
PLAN NO.: 18547



- NOTES:
1. CONTRACTOR SHALL REMOVE TREE STAKES AND TIES ONE YEAR AFTER PLANTING, OR AT THE END OF THE WARRANTY PERIOD IF STAKES ARE STILL REQUIRED.
 2. CONTRACTOR SHALL CHECK RODENT GUARD IN COMPARISON TO TREE DIAMETER, IF DIAMETER IS GREATER THAN 50mm, CHANGE RODENT GUARD TO 100mm DIAMETER.

DETAIL DECIDUOUS TREE PLANTING

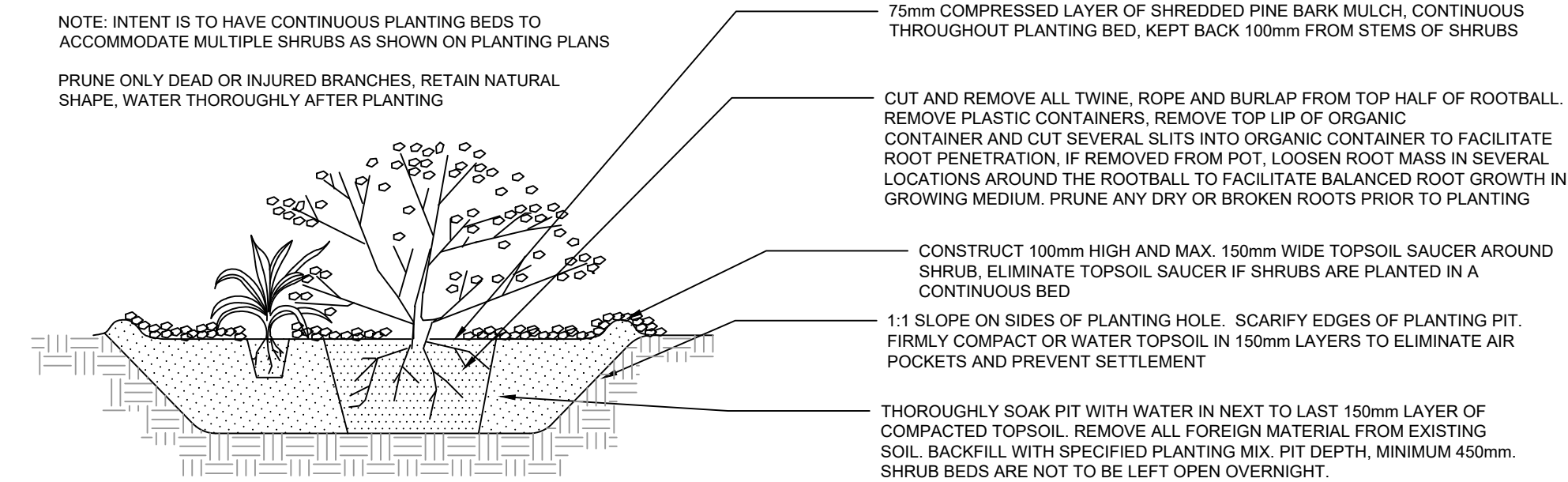
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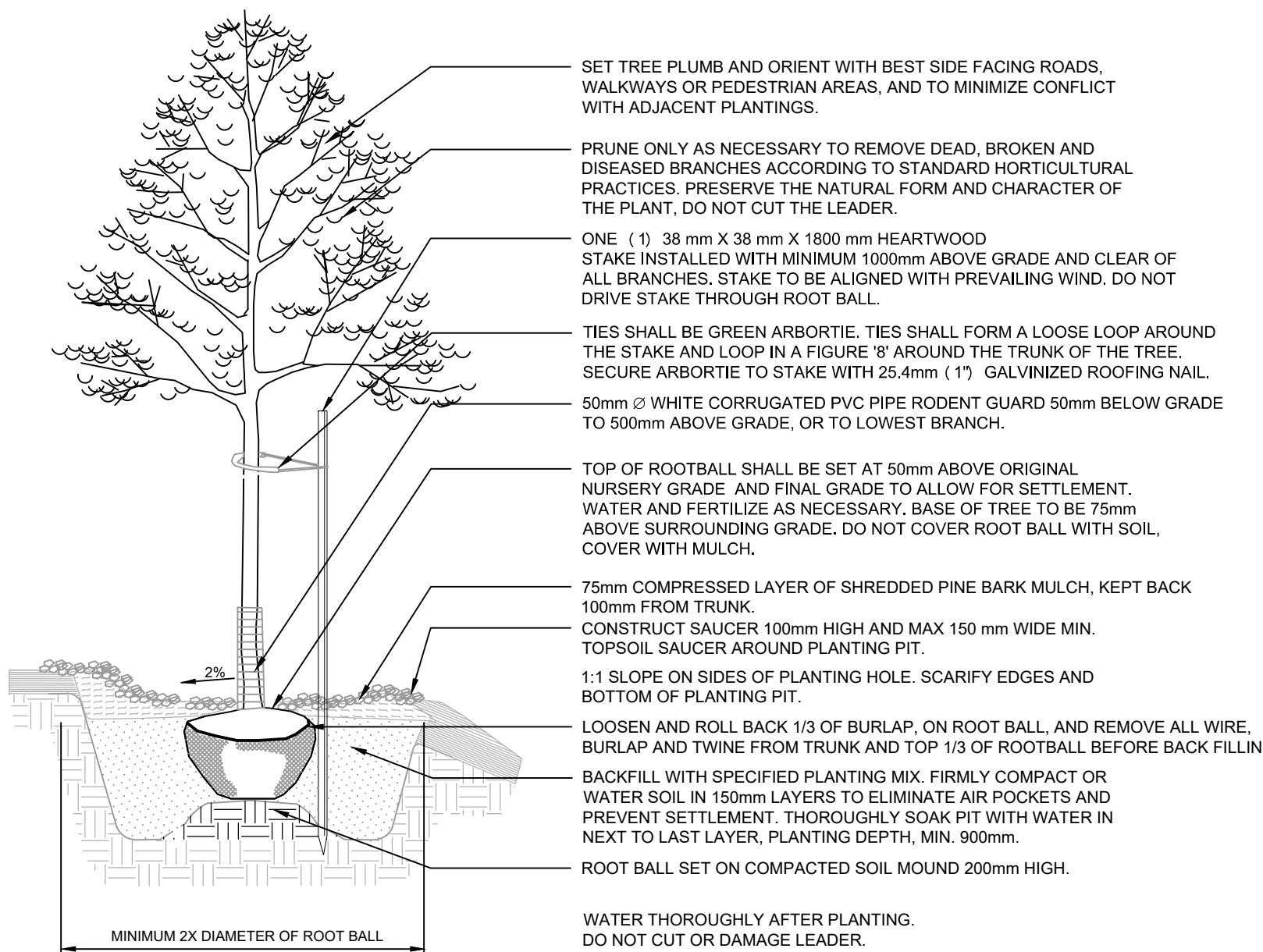
DETAIL CONIFEROUS TREE PLANTING

5



DETAIL DECIDUOUS SHRUB AND PERENNIAL PLANTING

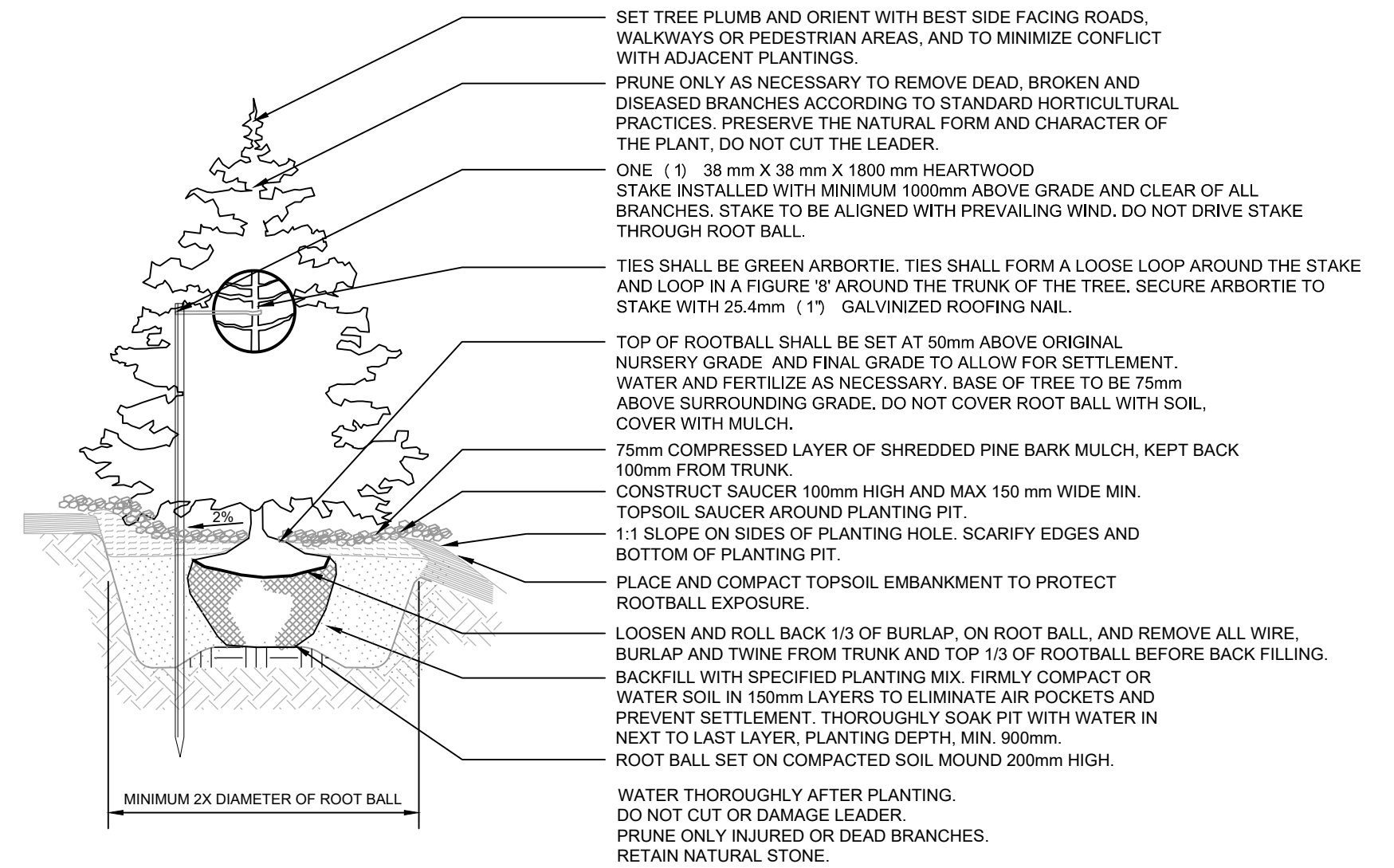
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DETAIL DECIDUOUS TREE PLANTING ON SLOPE

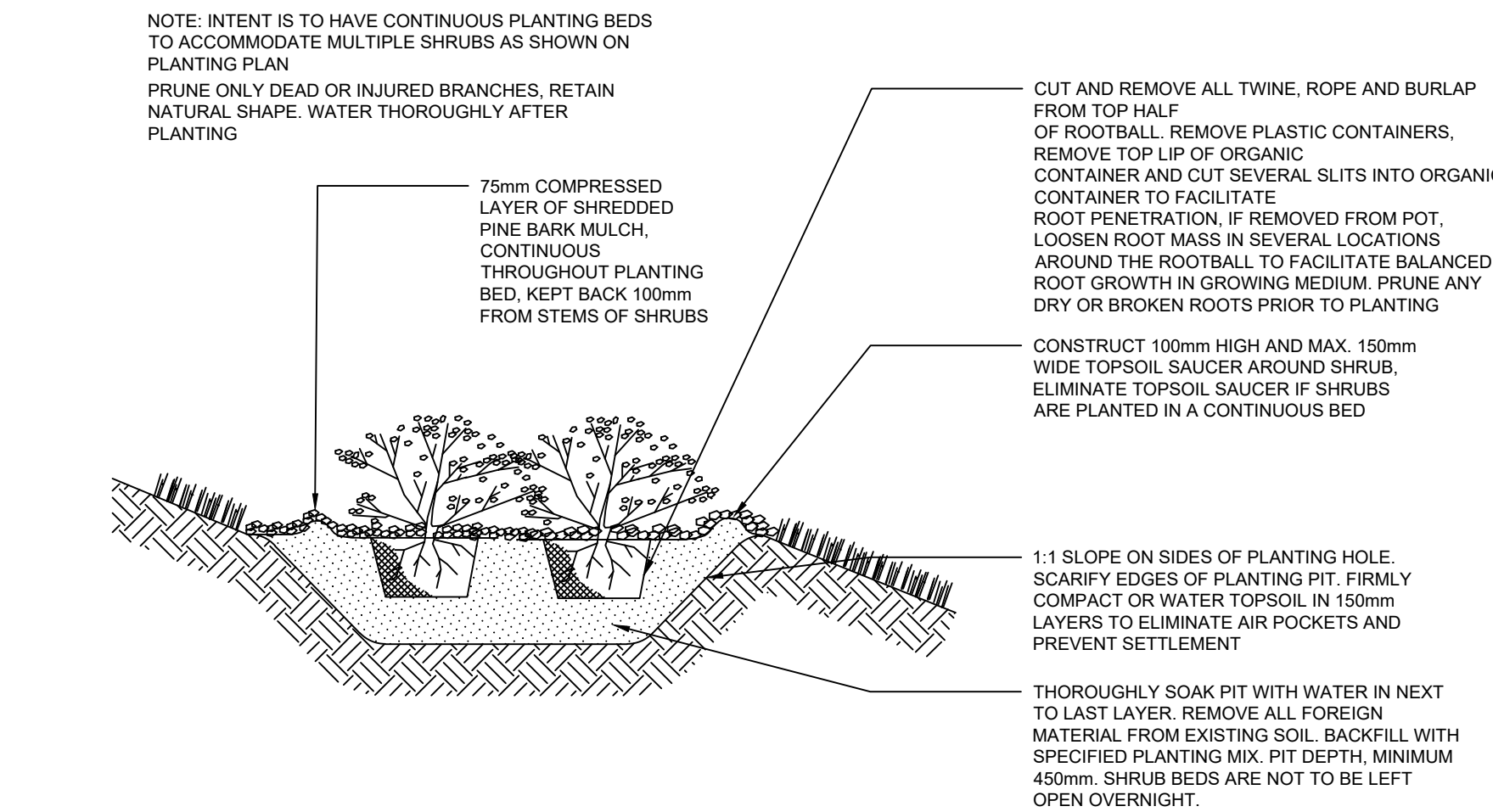
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DETAIL CONIFEROUS TREE PLANTING ON SLOPE

8



DETAIL DECIDUOUS SHRUB PLANTING ON SLOPE

9

Lily Xu

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

APPROVED
 By Lily Xu at 4:27 pm, Jun 19, 2023

AECOM

PROJECT
 DYT3
 OTTAWA, ONTARIO
 2625 SHEFFIELD ROAD

OWNER
 Choice Properties Reit
 700-22 St. Clair Avenue East
 Toronto, Ontario M4T 2S5
 647-533-5057

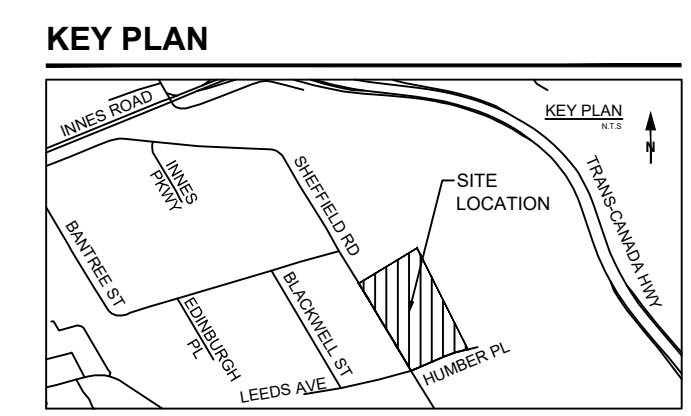
CONSULTANT
 AECOM Canada Ltd.
 50 Sportsworld Crossing Road, Suite 290
 Kitchener, Ontario, N2P 0A4
 519 650 5313 tel 519 650 3424 fax
 www.aecom.com

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I/R	DATE	DESCRIPTION
4	2023-02-06	REISSUED FOR SPA
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1	2022-08-30	ISSUED FOR LANDLORD REVIEW



PROJECT NUMBER
 60648725

SHEET TITLE
 LANDSCAPE DETAILS

SHEET NUMBER
 L202

PLAN NO.: 18547

OWNER

CHOICE PROPERTIES REIT
 700-22 ST. CLAIR AVENUE EAST
 TORONTO, Ontario, M4T 2S5
 647 533 5057 tel

CONSULTANT

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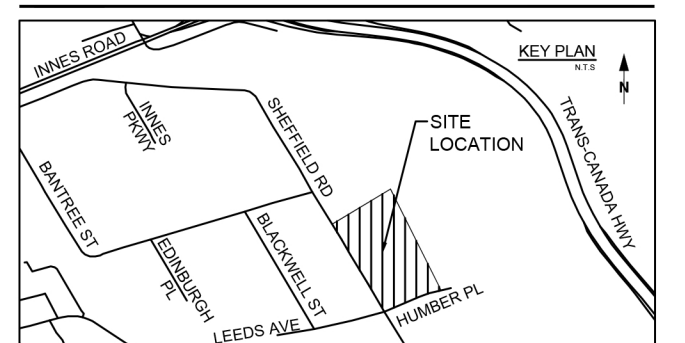
REGISTRATION



ISSUE/REVISION

I/R	DATE	DESCRIPTION
1	2023-02-06	REISSUED FOR SPA

KEY PLAN



PROJECT NUMBER

60634622

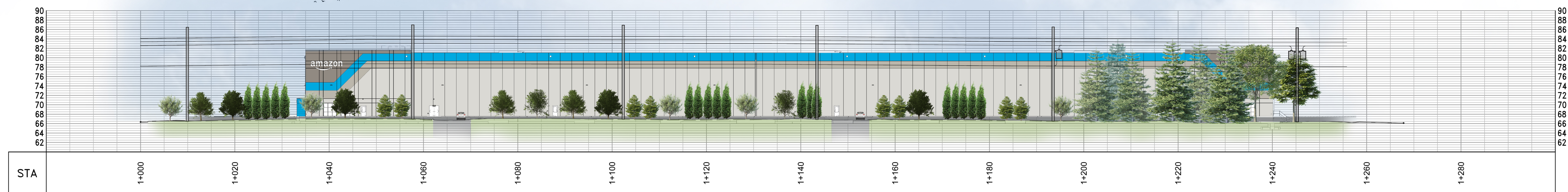
SHEET TITLE

SHEFFIELD AVENUE - SOUTH ELEVATION

SHEET NUMBER

FIG 1

2625 SHEFFIELD ROAD



APPROVED
 By Lily Xu at 4:28 pm, Jun 19, 2023

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