

NOTES

THE SUBJECT OF THIS SPA SUBMISSION IS PHASE 1 AS SHOWN
IN THIS DRAWING

Kersten Nitsche

KERSTEN NITSCHKE, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED

By Kersten Nitsche at 3:33 pm, Sep 22, 2025

LEGEND

- PLANTING AREA
- SOD
- UNIT PAVEMENT
- HEAVY DUTY UNIT PAVEMENT
- CONCRETE
- WOOD DECK
- PROPERTY LINE
- BUILDING SETBACK LINE
- BIKE RACK
- BENCH
- CATERNARY LIGHTING
- TACTILE PAVING
- PROPOSED TREES
- TREE REMOVAL
- FIRE HYDRANT
- VEHICULAR DIRECTION
- SIAMSESE CONNECTION
- ROAD SIGN

Landscape Architect

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1047 RICHMOND RD

OTTAWA, ON K2B 6R1

Project Number
22-178

Client
FENGATE
2275 UPPER MIDDLE RD. E.,
SUITE 700
OAKVILLE, ON L6H 0C3

Consultant
ARCHITECTURE
RLA/ARCHITECTURE
56 Beach Street
OTTAWA, ON K1S3J6, CANADA
TEL: 613.724.9932

Revisions

17	ISSUED FOR SPA 5	2025-09-03	AK
16	ISSUED FOR COORDINATION	2025-08-11	AK
15	ISSUED FOR SPA 4	2025-06-25	PR
14	ISSUED FOR COORDINATION	2025-06-05	LG
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1	ISSUED FOR COORDINATION	2024-07-09	AK



Signature

Date

Keymap



Scale

AS SHOWN

North



Phase

SPA3

Date

2025-06-25

Drawing Name

LANDSCAPE PLAN-INTERIM

Sheet Number

NOT FOR CONSTRUCTION

LS.102

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DWG #19180

September 3, 2025 4:34 PM I:\01-PROJECTS\2025\22-178 1047 RICHMOND RD, OTTAWA\CAD\CURRENTS SPA\PLOTSHEET TEMPLATES\LS.102 LANDSCAPE PLAN-INTERIM.DWG

September 3, 2025 4:34 PM I:\01-PROJECTS\2022\22-178 1047 RICHMOND RD, OTTAWA\01-CADD\1-CURRENT\05_SPA\MPLOT\SHEET TEMPLATES\SV 100 SOIL VOLUME NOTES & SCHEDULE.DWG

		Location (City ROW, private property)	Soil Area (m ²)	Soil Depth(m*)	Proposed Soil Volume (m ³)	Tree Quantity	Proposed Soil Volume per tree (m ³)	Ottawa Target Soil Volume per tree (m ³)	Soil Adequacy percentagepe r tree	Soil Cells (Yes/No)	Notes
PHASE 1	1 (Large Trees)	ROW	36	1.2	43.2	2	21.6	18	120%	No	
	2 (Large Trees)	ROW	53	1.2	63.6	2	31.8	18	177%	No	
	3 (Large Trees)	ROW	45	1.2	54	2	27.0	18	150%	No	
	4 (Large Trees)	ROW	91	1.2	109.2	3	36.4	18	202%	No	
	5 (Large Trees)	Private Property	49	1	49	2	24.5	18	136%	No	
	6 (Columnar Trees)	Private Property	114	1	114	12	9.5	9	106%	No	
	7 (Shared Planter)	Private Property	218	1.2	261.6	15	17.4	15	116%	No	
										No	
										No	
	8 (Large Trees)	Private Property	32	1.2	38.4	2	19.2	18	107%	No	
	9 (Small Trees)	Private Property	20	1.2	24	2	12.0	12	100%	No	
	10 (Medium Trees)	Private Property	22	1.6	35.2	2	17.6	15	117%	No	
	11 (Medium Trees)	Private Property	21	1.6	33.6	2	16.8	15	112%	No	
	12 (Coniferous Small Trees)	Private Property	97	1.6	155.2	19	8.2	12	68%	No	Adjacent soil will be used to increase the available soil volume
PHASE 2	13 (Shared Trees)	Private Property	17	1.6	27.2	2	13.6	12	113%	No	
	14 (Shared Planter)	Private Property	16	1.6	25.6	2	12.8	12	107%	No	
	15 (Large Trees)	Private Property	91	1.2	109.2	6	18.2	18	101%	No	
	16 (Shared Planter)	Private Property	29	1.2	34.8	2	17.4	12	145%	No	
	17 (Shared Planter)	Private Property	32	1.2	38.4	2	19.2	12	160%	No	
	18 (Shared Planter)	Private Property	205	1.2	246	12	20.5	15	137%	No	
	19 (Large Trees)	Private Property	148	1	148	4	37.0	18	206%	No	
	20 (Large Trees)	Private Property	80	1.2	96	5	19.2	18	107%	No	
Totals			1416	25.4	1706.2	100	399.9	303.0	132%		

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rla/architecture

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Signature

Date

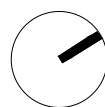
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Scale

AS SHOWN

North



Phase

SPA3

Date

2025-06-25

Drawing Name

SOIL VOLUME NOTES & SCHEDULE

Sheet Number

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LSV.100

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D07-12-24-0104

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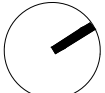
Keymap



Scale

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North



Phase

SPA3

Date

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Drawing Name

SOIL VOLUME PLAN

Sheet Number

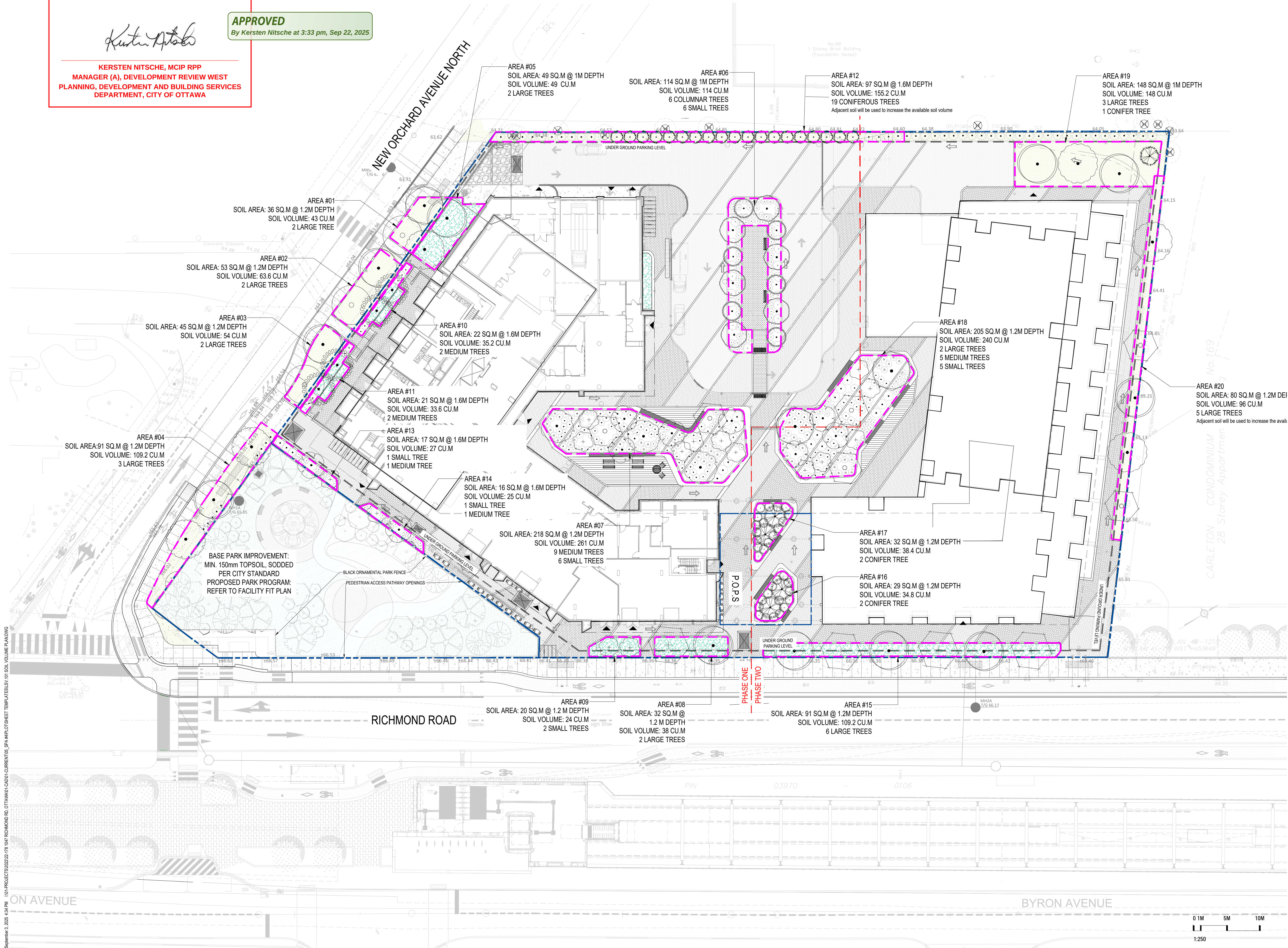
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Kersten Nitsche
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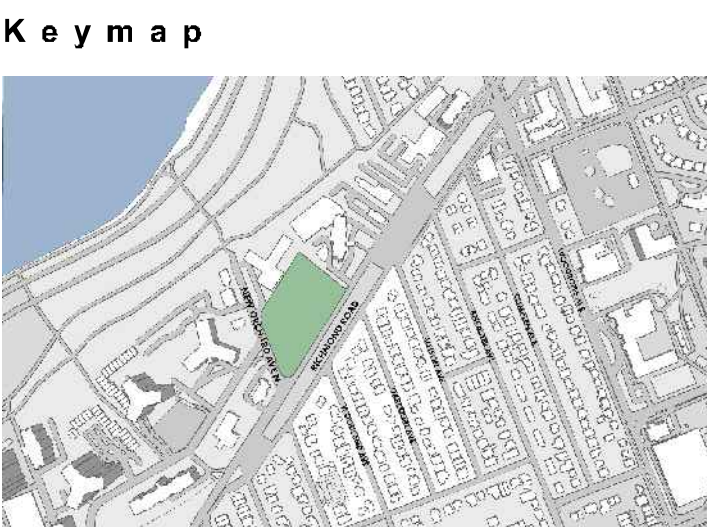
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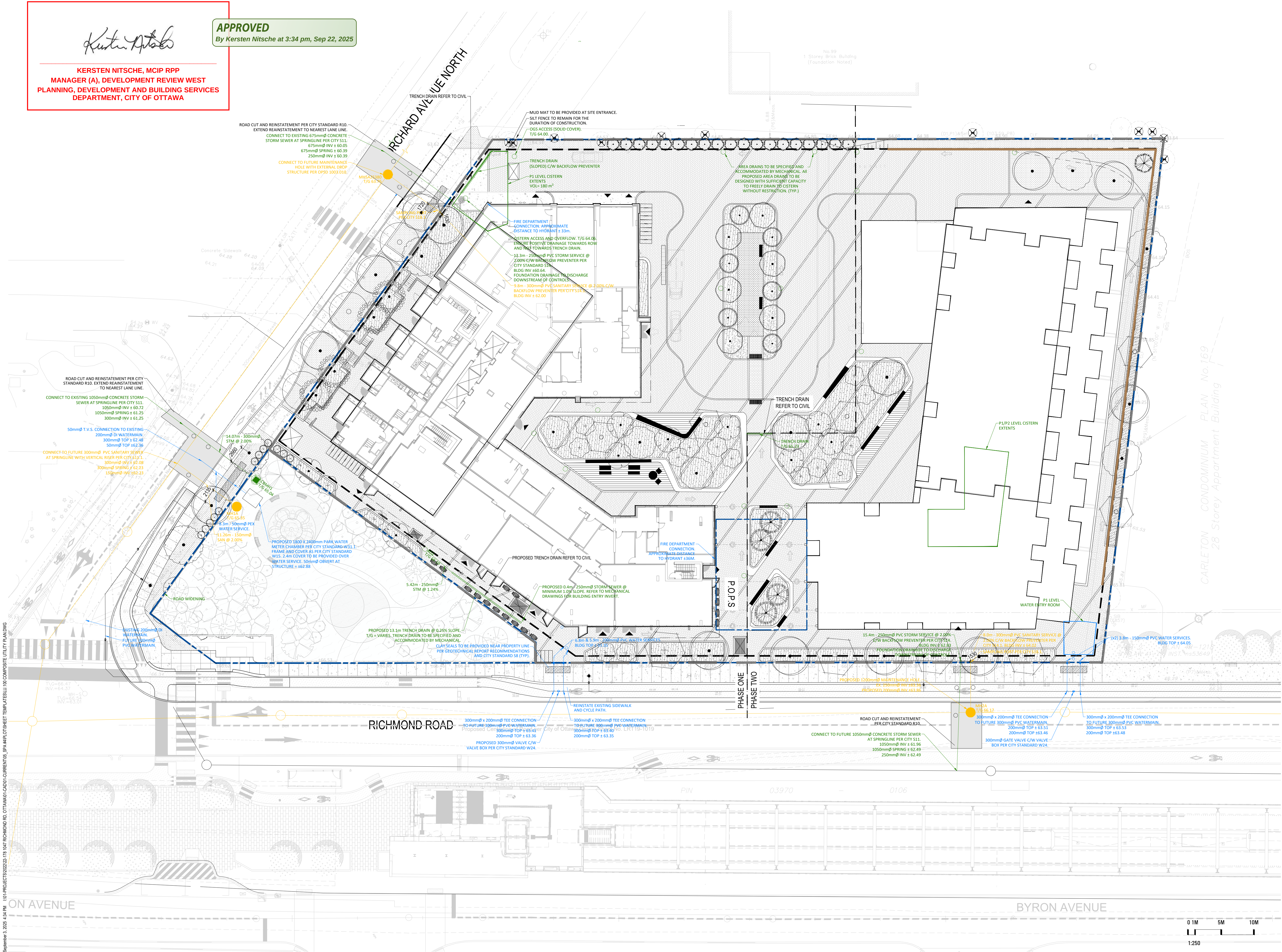
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Phase
SPA3
Date
2025-06-25
Drawing Name

COMPOSITE UTILITY PLAN

Sheet Number
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DWG #19186

EXTERIOR LIGHTING FIXTURE SCHEDULE						
TYPE	DESCRIPTION	CATALOG NUMBER	LAMPS PER FIXTURE		VOLT	REMARKS
			TYPE	WATTS	COLOR	
A	WALL SCONCE	WAC LIGHTING WS-W2108-30	LED	8.4	3000K	C/W ACCESSORIES
B1	BOLLARD	SIGNIFY GARDCO PBL-42-14L-300-WW-62-S-UNV	LED	10.6	3000K	C/W ACCESSORIES
B2	BOLLARD	SIGNIFY GARDCO PBL-42-14L-200-WW-62-S-UNV	LED	10.6	3000K	C/W ACCESSORIES
C	WALL MOUNTED	WAC LIGHTING DC-WC0517-F30A	LED	16.7	3000K	C/W ACCESSORIES
P	POLE	GARDCO PPT-C-404-830-TSM	LED	50.4	3000K	C/W ACCESSORIES
R	RECESSED	BEGA 2480BK3	LED	22	3000K	C/W ACCESSORIES
S	RECESSED	BEGA 3303SK3	LED	11	3000K	C/W ACCESSORIES
W	WALL SCONCE	SIGNIFY GARDCO 101L-16L-530-WW-02-4	LED	28.1	3000K	C/W ACCESSORIES

NOTE: LIGHT FIXTURES EQUAL IN AESTHETICS AND PERFORMANCE ARE ACCEPTABLE.
ALL LED FIXTURES SHALL BE C/W DRIVERS.



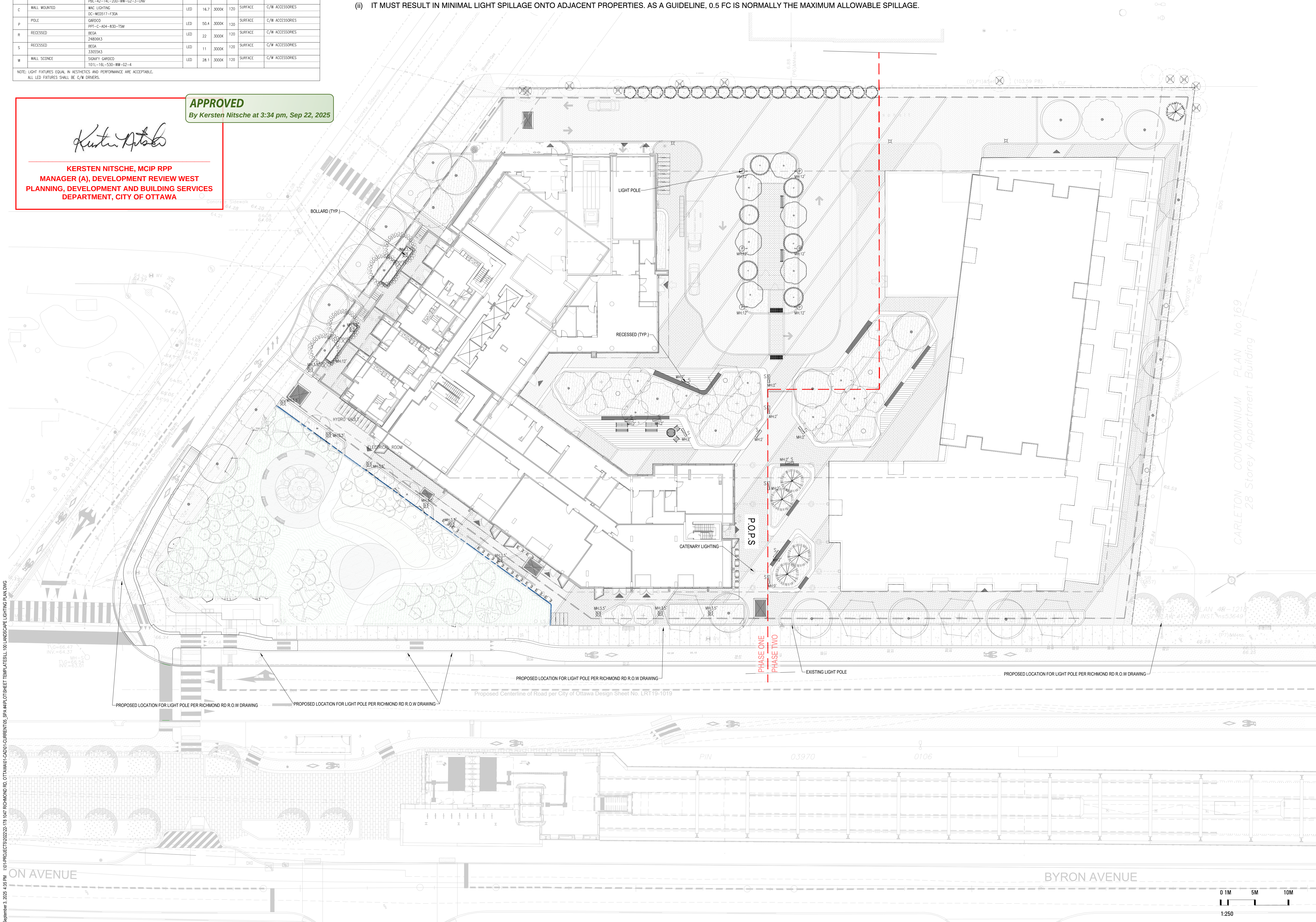
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DEPARTMENT, CITY OF OTTAWA

APPROVED
By Kersten Nitsche at 3:34 pm, Sep 22, 2025

LIGHTING PLAN TO BE UPDATED

THE ULTIMATE DESIGN WILL NEED TO BE REVIEWED AND CERTIFIED THAT THE EXTERIOR SITE LIGHTING HAS BEEN DESIGNED TO MEET THE FOLLOWING CRITERIA:

- IT MUST BE DESIGNED USING ONLY FIXTURES THAT MEET THE CRITERIA FOR FULL CUT-OFF (SHARP CUT-OFF) CLASSIFICATION, AS RECOGNIZED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA OR IES); AND
- IT MUST RESULT IN MINIMAL LIGHT SPILLAGE ONTO ADJACENT PROPERTIES. AS A GUIDELINE, 0.5 FC IS NORMALLY THE MAXIMUM ALLOWABLE SPILLAGE.



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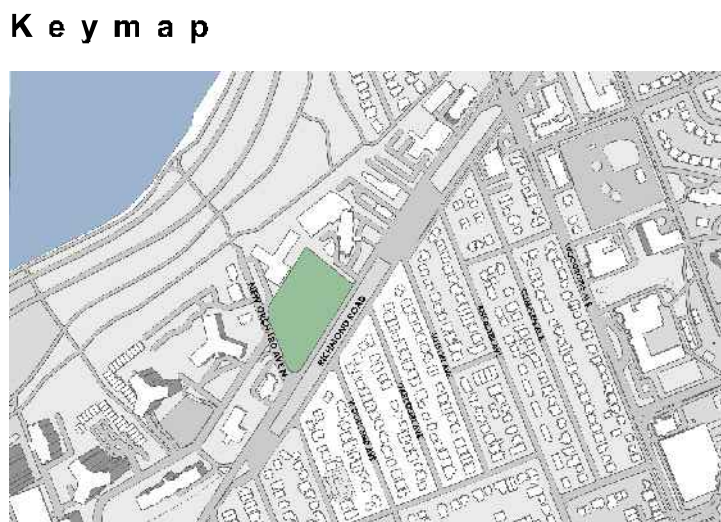
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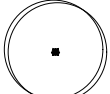
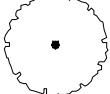
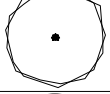
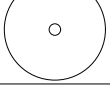
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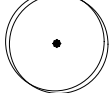
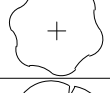
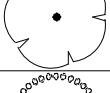
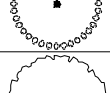
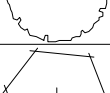
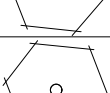
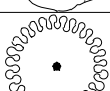
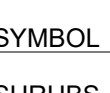
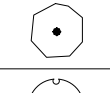
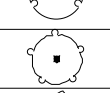
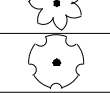
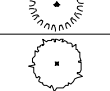
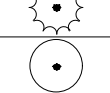
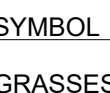
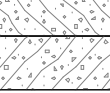
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SPA3
Date
2025-06-25
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LANDSCAPE LIGHTING PLAN

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PLANT SCHEDULE R.O.W							
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	REMARKS
TREES							
	AX	3	ACER X FREEMANII	FREEMAN MAPLE	B&B	60MM CAL.	NATIVE TO ONTARIO
	CO	2	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B&B	60MM CAL.	NATIVE TO ONTARIO
	GK	1	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	B&B	60MM CAL.	
	QR	3	QUERCUS RUBRA	NORTHERN RED OAK	B&B	70MM CAL.	NATIVE TO ONTARIO
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.	REMARKS
SHRUBS							
	Je	9	JUNIPERUS VIRGINIANA 'BLUE ARROW'	BLUE ARROW JUNIPERUS	5 GAL.		NATIVE

PLANT SCHEDULE SUBJECT SITE										
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	HT.			REMARKS
TREES										
	AX	8	ACER X FREEMANII	FREEMAN MAPLE	B&B	60MM CAL.				NATIVE TO ONTARIO
	AA	15	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	B&B	60MM CAL.				NATIVE TO ONTARIO
	AM	9	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY MULTI-TRUNK	B&B	60MM CAL.				NATIVE TO ONTARIO
	CB	6	CARPINUS BETULUS 'FASTIGIATA'	UPRIGHT EUROPEAN HORNBEAM	B&B	60MM CAL.				
	CO	1	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B&B	60MM CAL.				NATIVE TO ONTARIO
	GIZ	4	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	B&B					NATIVE TO ONTARIO
	GI	6	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE'	IMPERIAL® HONEY LOCUST	B&B	60MM CAL.				
	GK	2	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	B&B	60MM CAL.				
	OV	3	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	B&B	60MM CAL.				NATIVE TO ONTARIO
	ON	4	OSTRYA VIRGINIANA 'JFS-KW5'	AUTUMN TREASURE® AMERICAN HOPHORNBEAM	B&B					NATIVE TO ONTARIO
	QM	3	QUERCUS MACROCARPA	BURR OAK	B&B	70MM CAL.				NATIVE TO ONTARIO
	QN	6	QUERCUS ROBUR X BICOLOR 'NADLER'	KINDRED SPIRIT® OAK	B&B	60MM CAL.				
CONIFEROUS TREES										
	JT	19	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR EASTERN REDCEDAR	WB		250 CM			
	PB	4	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES SPRUCE	WB		200 CM			
	PS	1	PINUS STROBUS	EASTERN WHITE PINE	WB		250 CM			
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HT.	SPR.			REMARKS
SHRUBS										
	AI	81	AMORPHA CANESCENS	LEADPLANT	2 GAL.					NATIVE, DROUGHT TOLERANT POLLINATOR SHRUB. ATTRACTS BUTTERFLIES.
	Ca	65	CEANOTHUS AMERICANUS	NEW JERSEY TEA	3 GAL.					NATIVE, DROUGHT TOLERANT SHRUB. FRAGRANT POLLINATOR THAT ATTRACTS BUTTERFLIES AND HUMMINGBIRDS.
	Cf	33	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD	3 GAL.					SALT TOLERANT
	DI	159	DIERVILLA LONICERA	BUSH HONEYSUCKLE	2 GAL.					NATIVE
	Iw	37	ILEX VERTICILLATA 'MR. POPPINS'	MR. POPPINS WINTERBERRY	2 GAL.					NATIVE
	Jo	32	JUNIPERUS CHINENSIS 'OLD GOLD'	OLD GOLD JUNIPER	2 GAL.					
	Jb	18	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP CREEPING JUNIPER	2 GAL.					
	Je	45	JUNIPERUS VIRGINIANA 'BLUE ARROW'	BLUE ARROW JUNIPERUS	5 GAL.					NATIVE
	Rt	19	RHUS TYPHINA	STAGHORN SUMAC	2 GAL.					NATIVE
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.			SPACING		REMARKS
GRASSES										
	Pr	10,197	PANICUM VIRGATUM 'ROTSTRAHLBUSCH'	ROTSTRAHLBUSCH RED SWITCH GRASS	1 GAL.			50 mm		NATIVE, DROUGHT & SALT TOLERANT
	Sn	206.2 m²	SORGHASTRUM NUTANS	INDIAN GRASS	2 GAL.					NATIVE, SALT AND DROUGHT TOLERANT POLLINATOR



APPROVED
By Kersten Nitsche at 3:34 pm, Sep 22, 2025

KERSTEN NITSCHÉ, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
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1047 RICHMOND RD
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Project Number
22-178

Client
FENGATE
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SUITE 700
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Consultant
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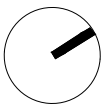


Signature

Date

Key map


Scale
AS SHOWN

North


Phase
SPA3

Date
2025-06-25

Drawing Name
PLANTING SCHEDULE AND NOTES

Sheet Number
NOT FOR CONSTRUCTION

LP.100

Kersten Nitsche

KERSTEN NITSCHKE, MCIP RPP
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APPROVED
By Kersten Nitsche at 3:34 pm, Sep 22, 2025

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Signature

Date

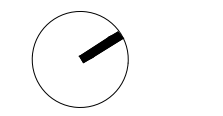
Keymap



Scale

AS SHOWN

North



Phase

SPA3

Date

2025-06-25

Drawing Name

PLANTING PLAN

Sheet Number

NOT FOR CONSTRUCTION

LP.101

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September 3, 2025 4:35 PM I:\0-PROJECTS\2022\22-178 1047 RICHMOND RD, OTTAWA\CAD\04-CURRENTS_ SPA IMPL\01-PLANTING\101 PLANTING PLAN.DWG

BYRON AVENUE

0 1M 5M 10M
1:250

BYRON AVENUE

Tree	Species		Category S, M, L	Number	Canopy Area (m2)	Area Sub-total (m2)
PROPOSED TREE COVER ON SUBJECT SITE						
AX	ACER X FREEMANII	FREEMAN MAPLE	L	8	64	512
AA	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	S	15	20	300
AM	AMELANCHIER CANADENSIS	CANADIAN SERVICEBERRY	S	9	20	180
CB	CARPINUS BETULUS 'FASTIGIATA'	UPRIGHT EUROPEAN HORNBEAM	S	6	20	120
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	L	1	64	64
GI2	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	L	4	64	256
GI	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE'	IMPERIAL HONEY LOCUST	M	6	38	228
GK	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	L	2	64	128
JT	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR EASTERN REDCEDAR	S	19	12	228
OV	OSTRYA VIRGINIANA	AMERICAN HOP HORNBEAM	M	3	38	114
ON	OSTRYA VIRGINIANA 'JF5-KWS'	AUTUMN TREASURE @AMERICAN HOPHORNBEAM	M	4	38	152
PB	PICEA PUNGENS	BABY BLUE EYES SPRUCE	S	4	12	48
PS	PINUS STROBUS	WHITE PINE	L	1	28	28
QM	QUERCUS MACROCARPA	BURR OAK	L	3	64	192
QN	QUERCUS ROBUR x BICOLOR 'NADLER'	KINDRED SPIRIT OAK	S	6	20	120
					Total Canopy	2670
RIGHT OF WAY						
AX	ACER X FREEMANII	FREEMAN MAPLE	L	3	64	192
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	L	2	64	128
GK	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	L	1	64	64
QR	QUERCUS RUBRA	NORTHERN RED OAK	L	3	64	192
					Total Canopy in R.O.W.	576
Total Site Area (Subject Site Only; Excluding Park)						9067
Proposed Site Canopy Cover And Right Of Way by 2057 (Total Canopy / Total Site Area)						35.80%



APPROVED

By Kersten Nitsche at 3:34 pm, Sep 22, 2025

KERSTEN NITSCHKE, MCIP RPP

MANAGER (A), DEVELOPMENT REVIEW WEST

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Project Number
22-178

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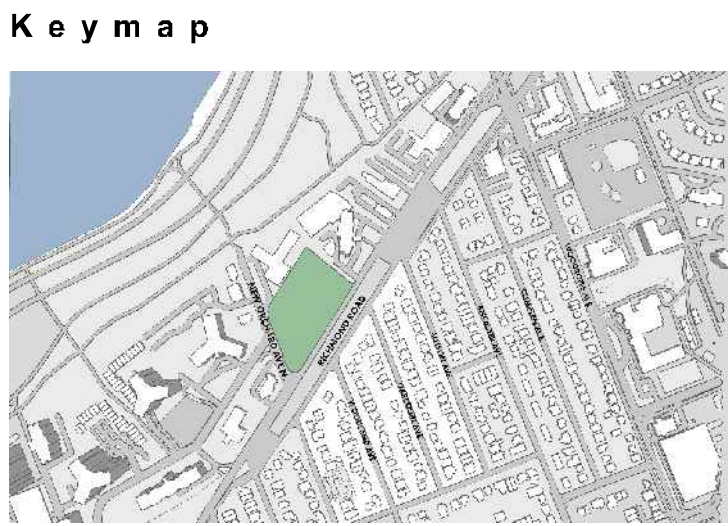
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Signature

Date



Scale
AS SHOWN

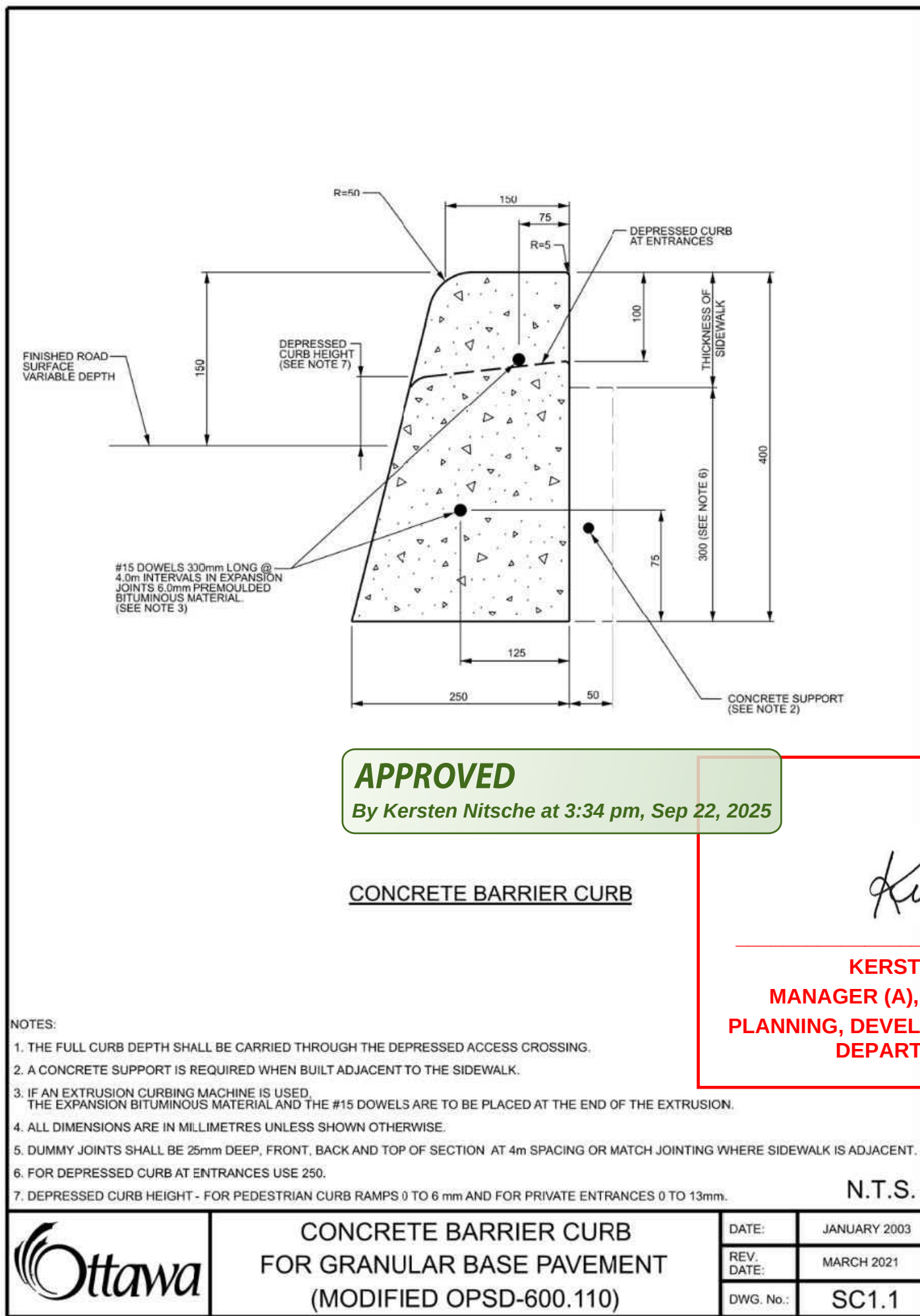
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Phase
SPA3
Date
2025-06-25
Drawing Name
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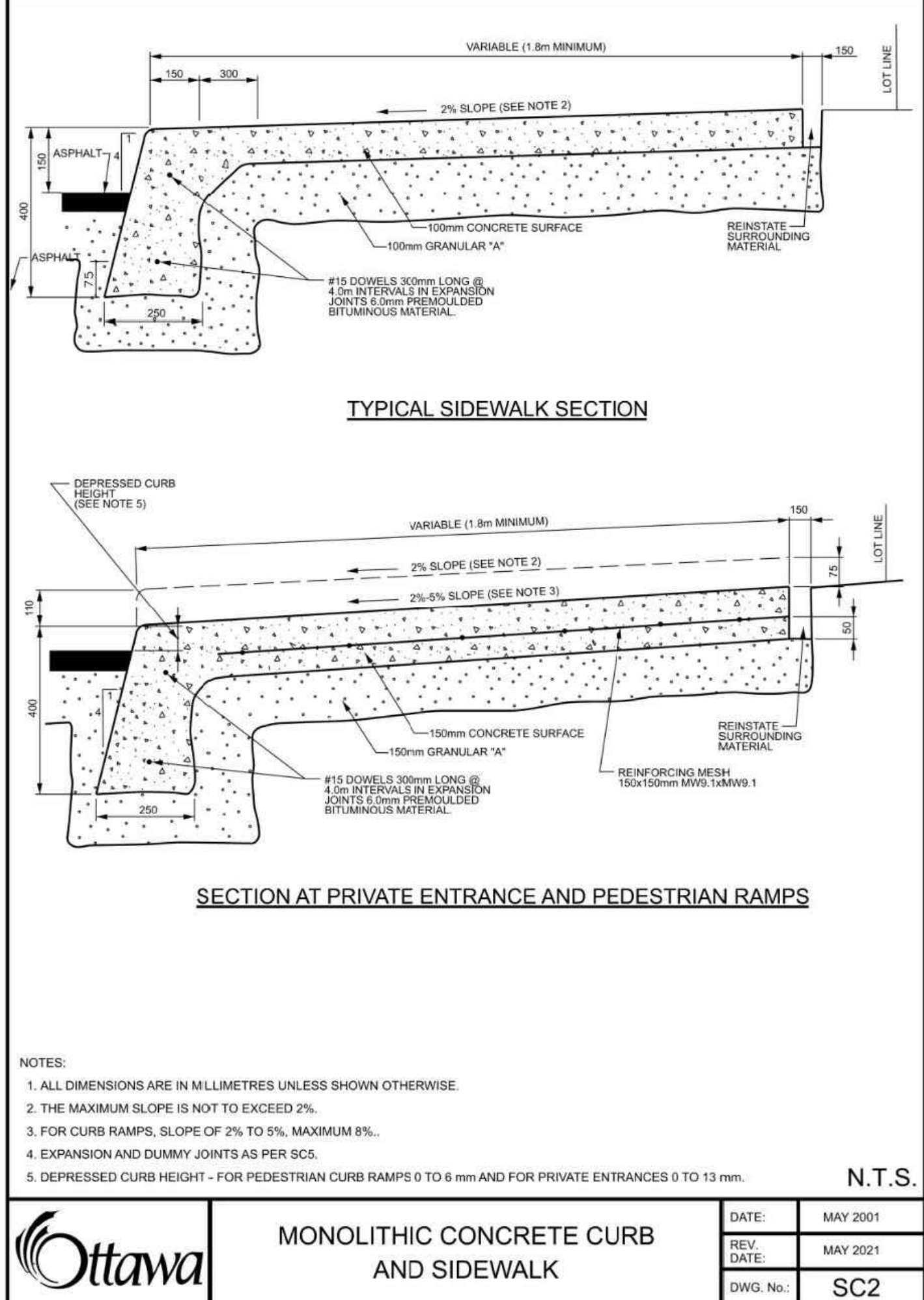
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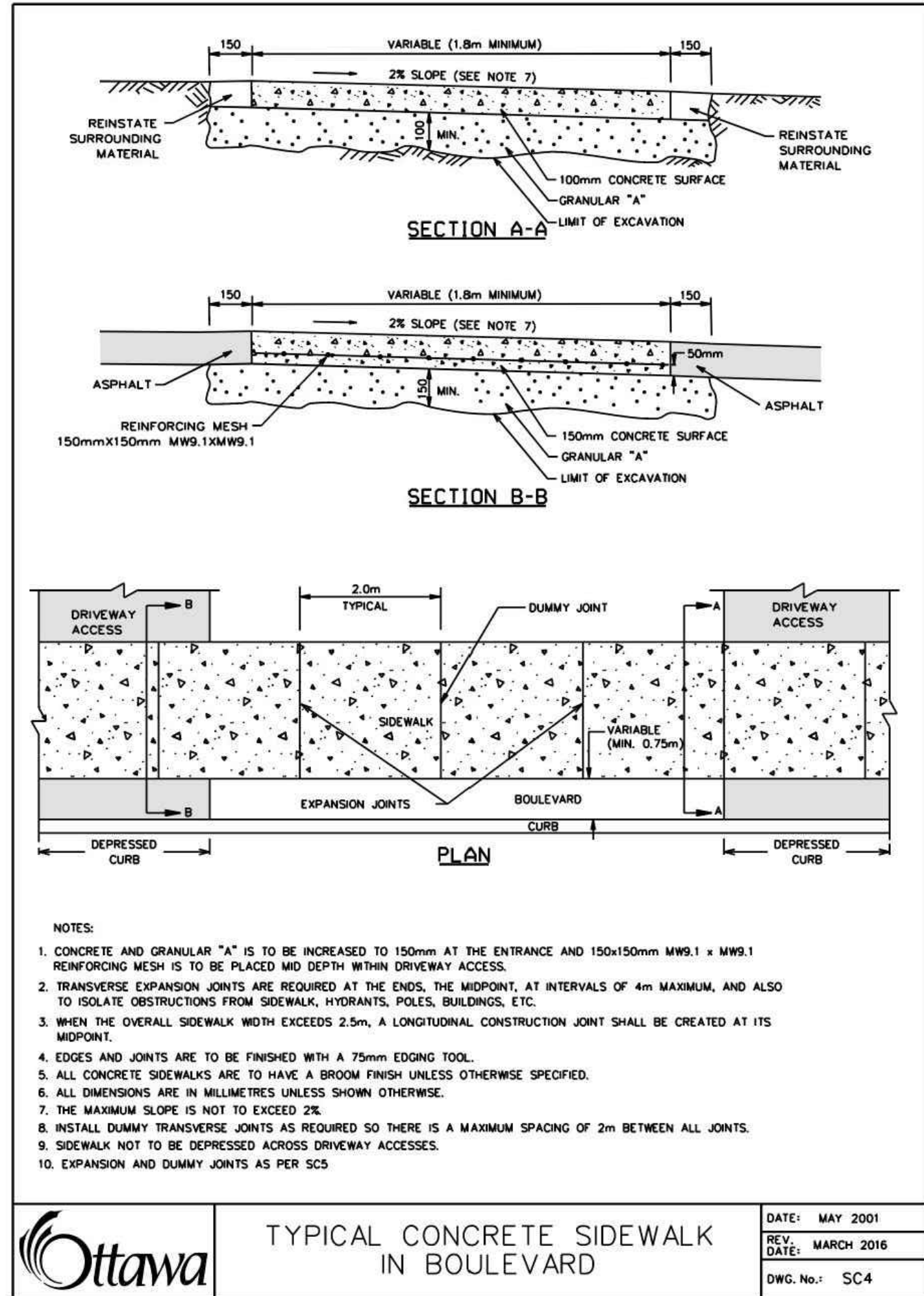
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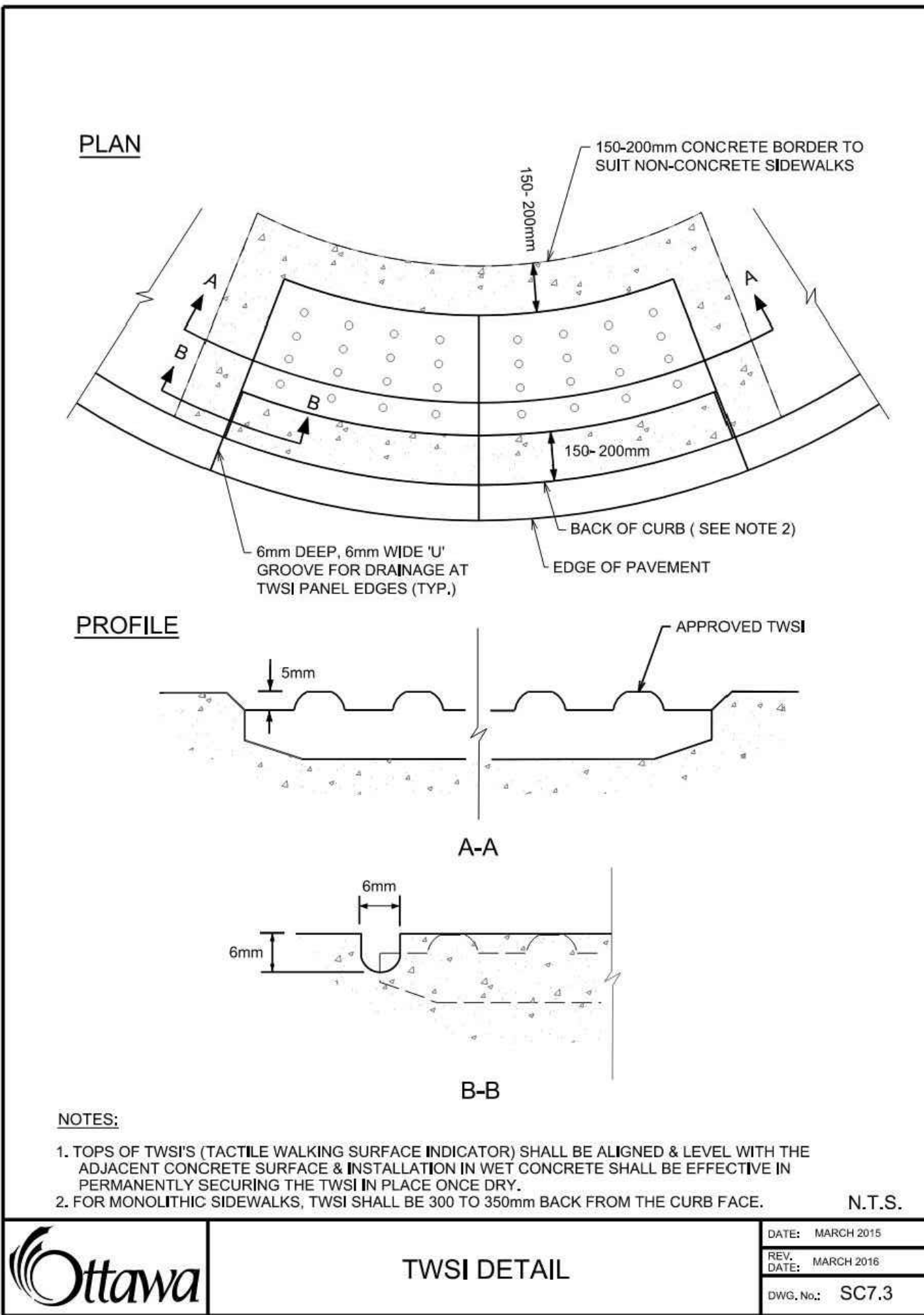
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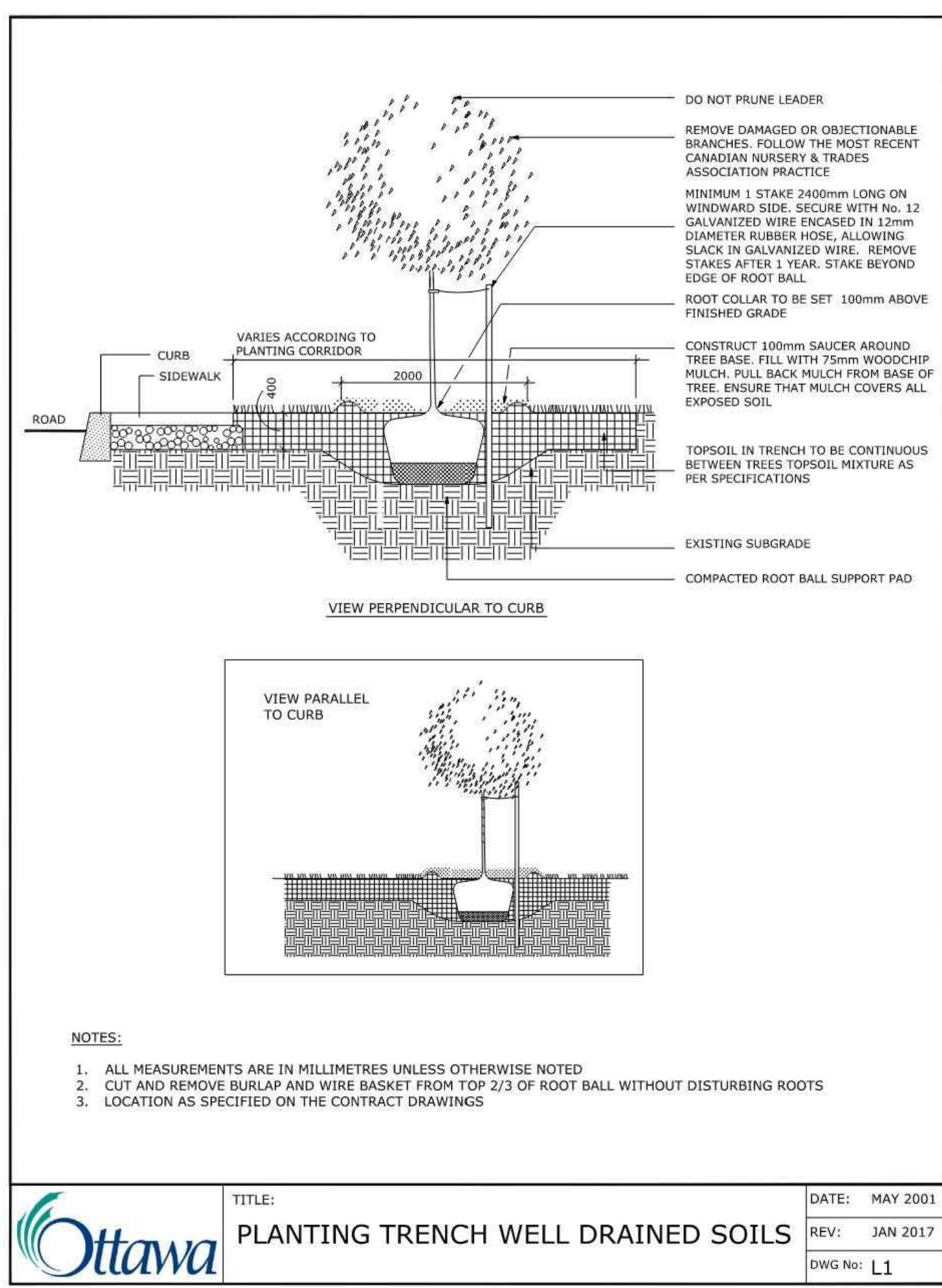
2 MONOLITHIC CONCRETE CURB AND SIDEWALK. SC2
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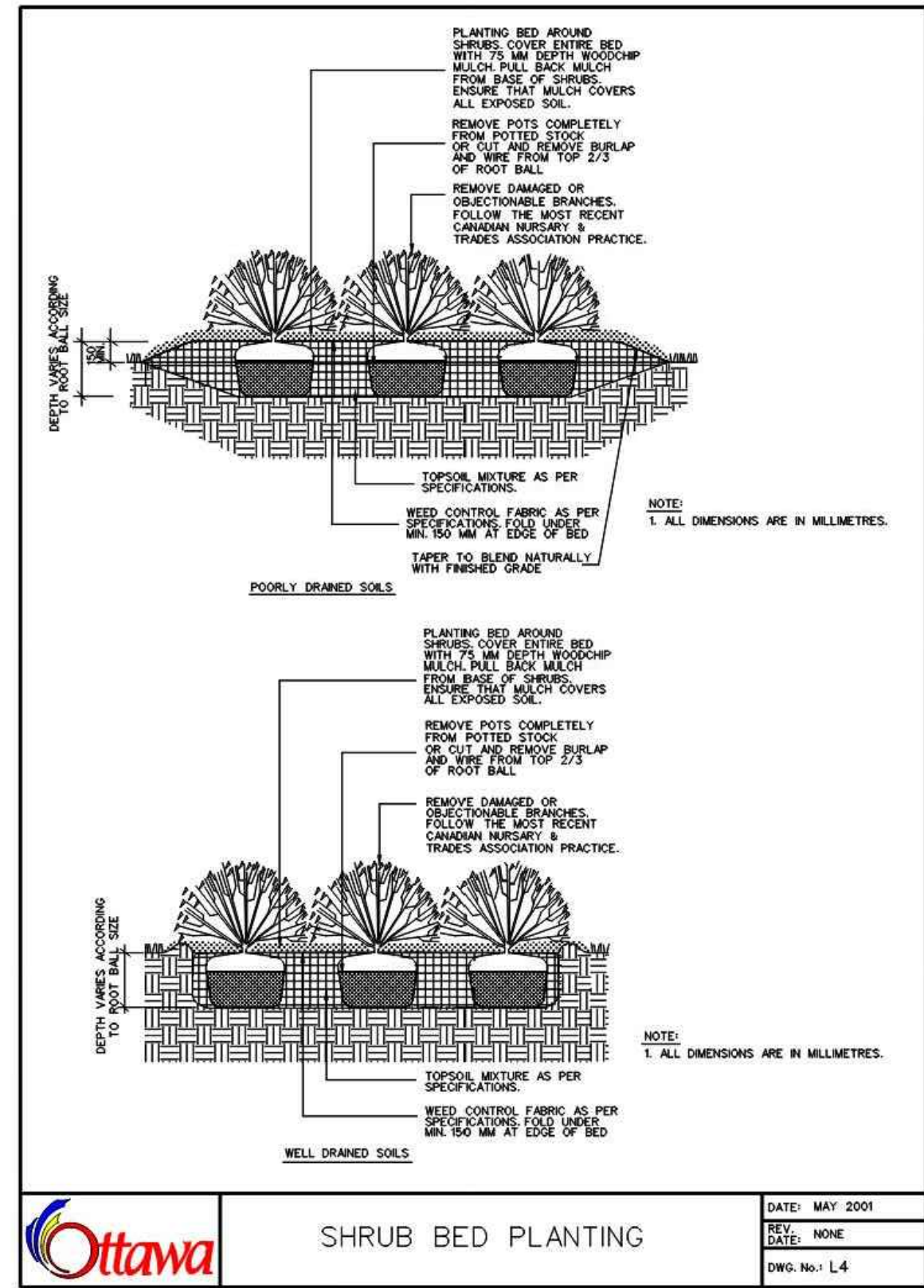
3 TYPICAL CONCRETE SIDEWALK IN BOULEVARD. SC4
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4 TWSI DETAIL. SC 7.3
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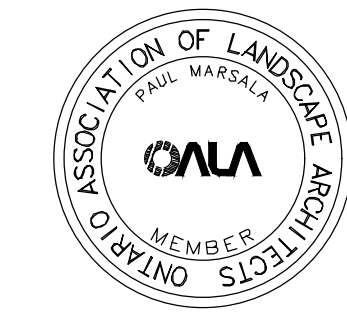
5 PLANTING TRENCH WELL DRAINED SOILS
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6 SHRUB BED PLANTING
N.T.S.

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1	ISSUED FOR COORDINATION	2024-07-09	AK



Signature

Date

Keymap



Scale

AS SHOWN

North



Phase

SPA3

Date

2025-06-25

Drawing Name

LANDSCAPE DETAILS

Sheet Number

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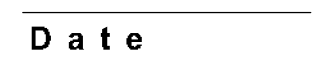
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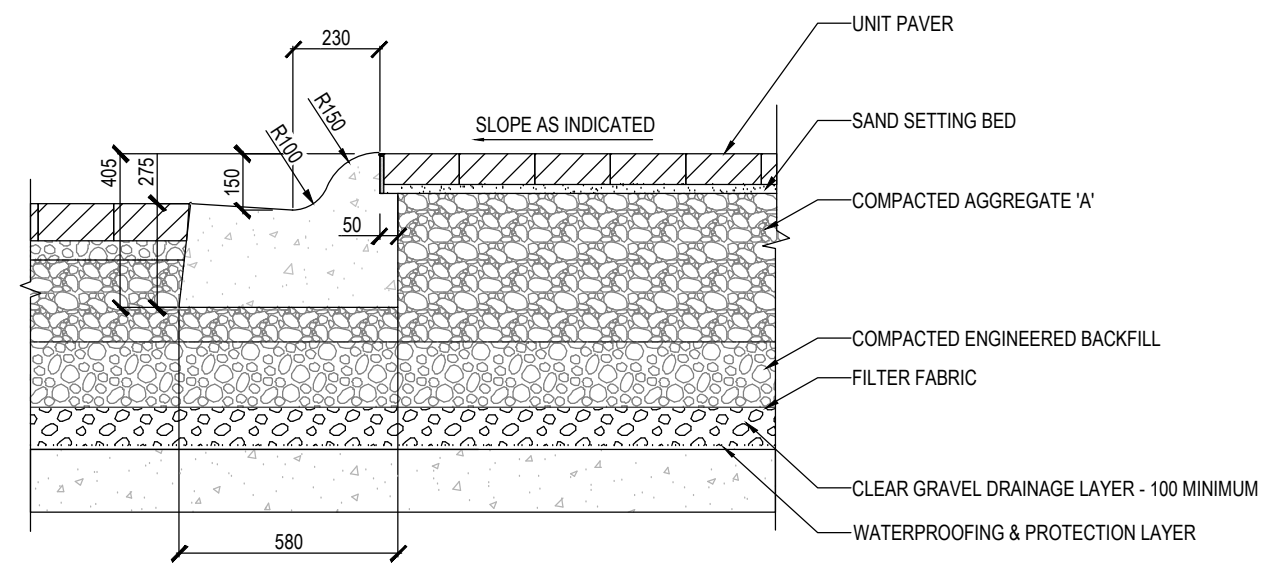
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LANDSCAPE DETAILS

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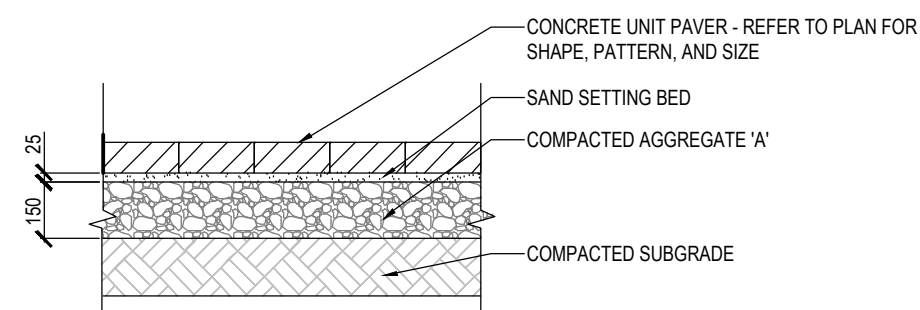
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**KERSTEN NITSCHKE, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA**

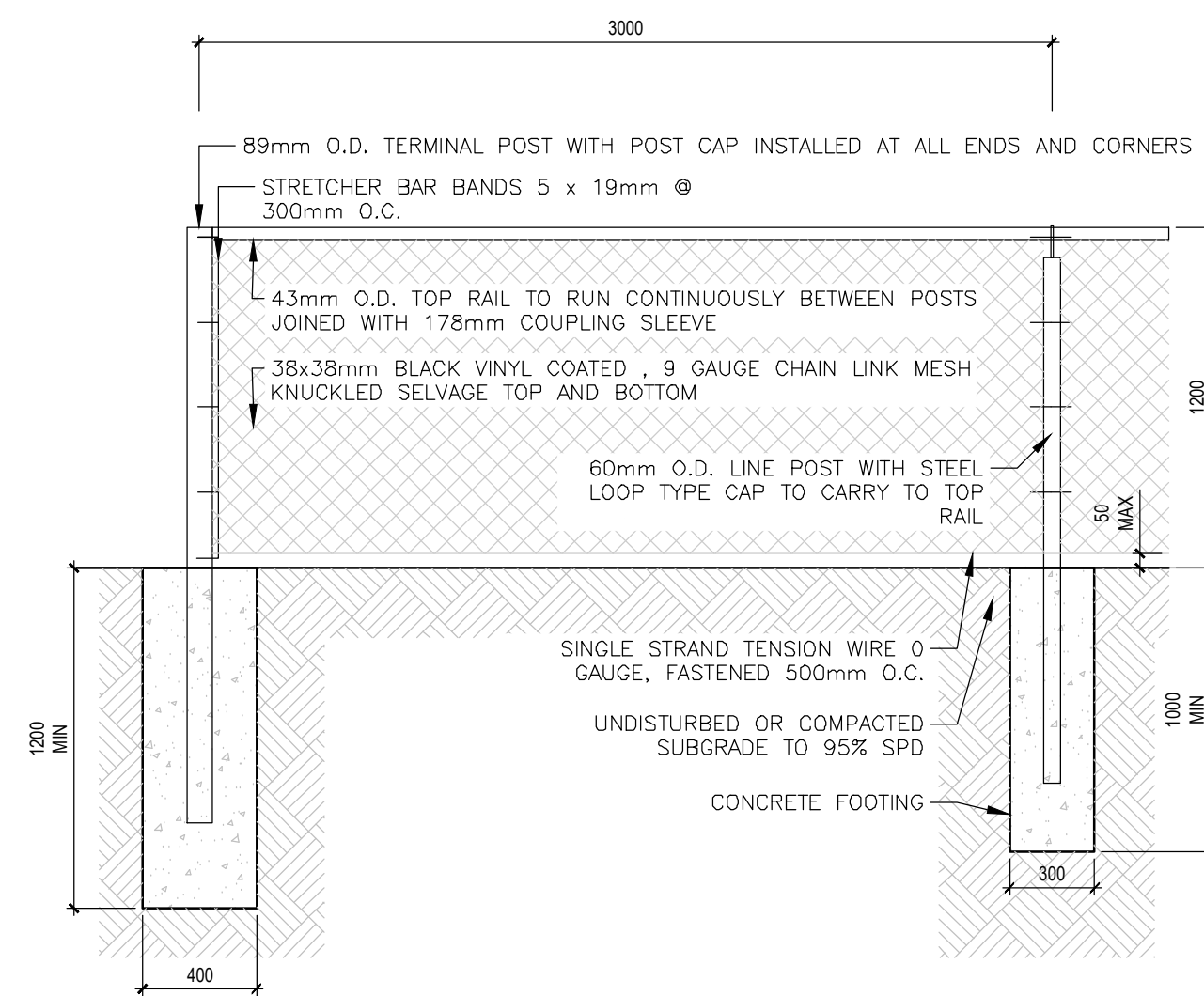
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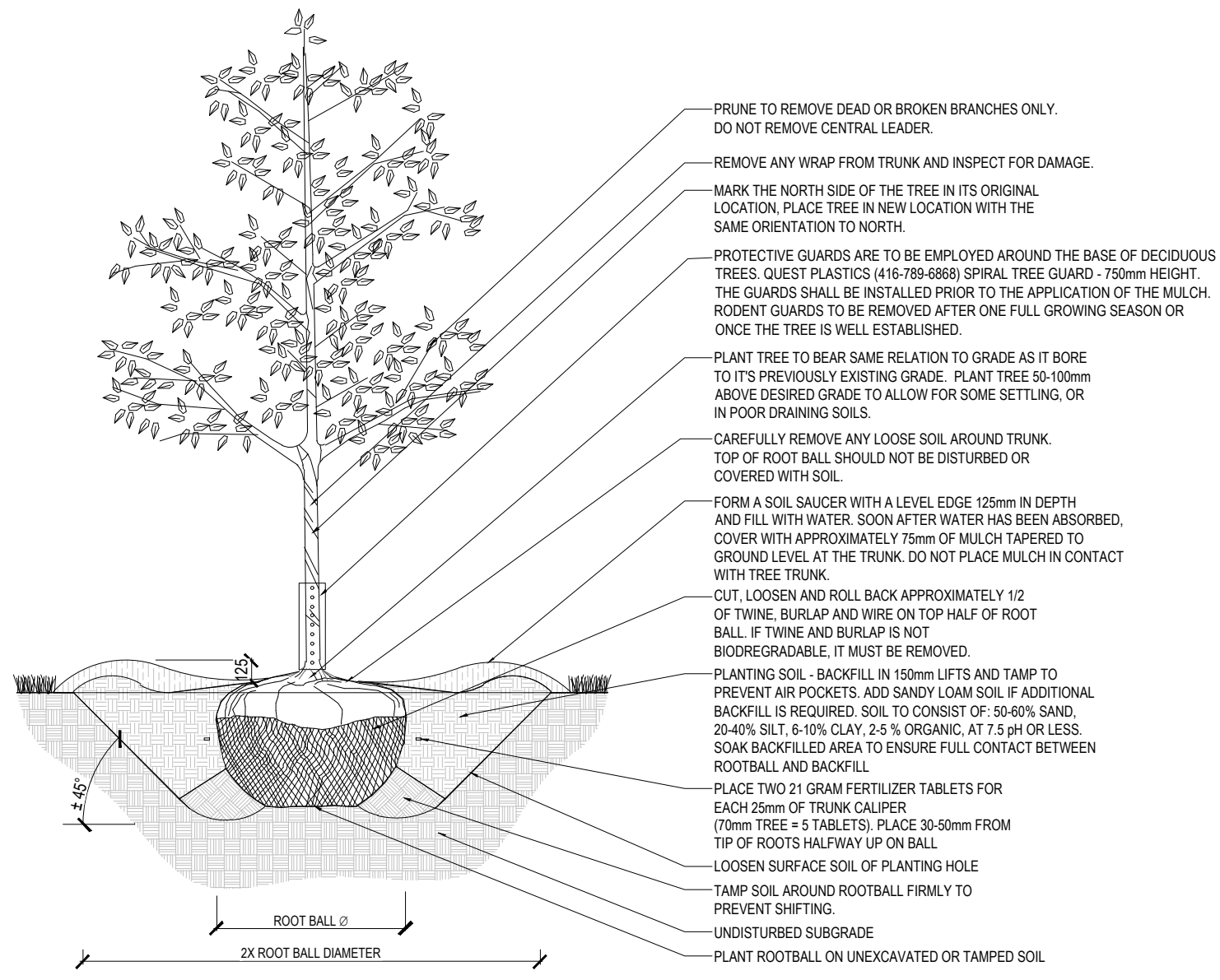
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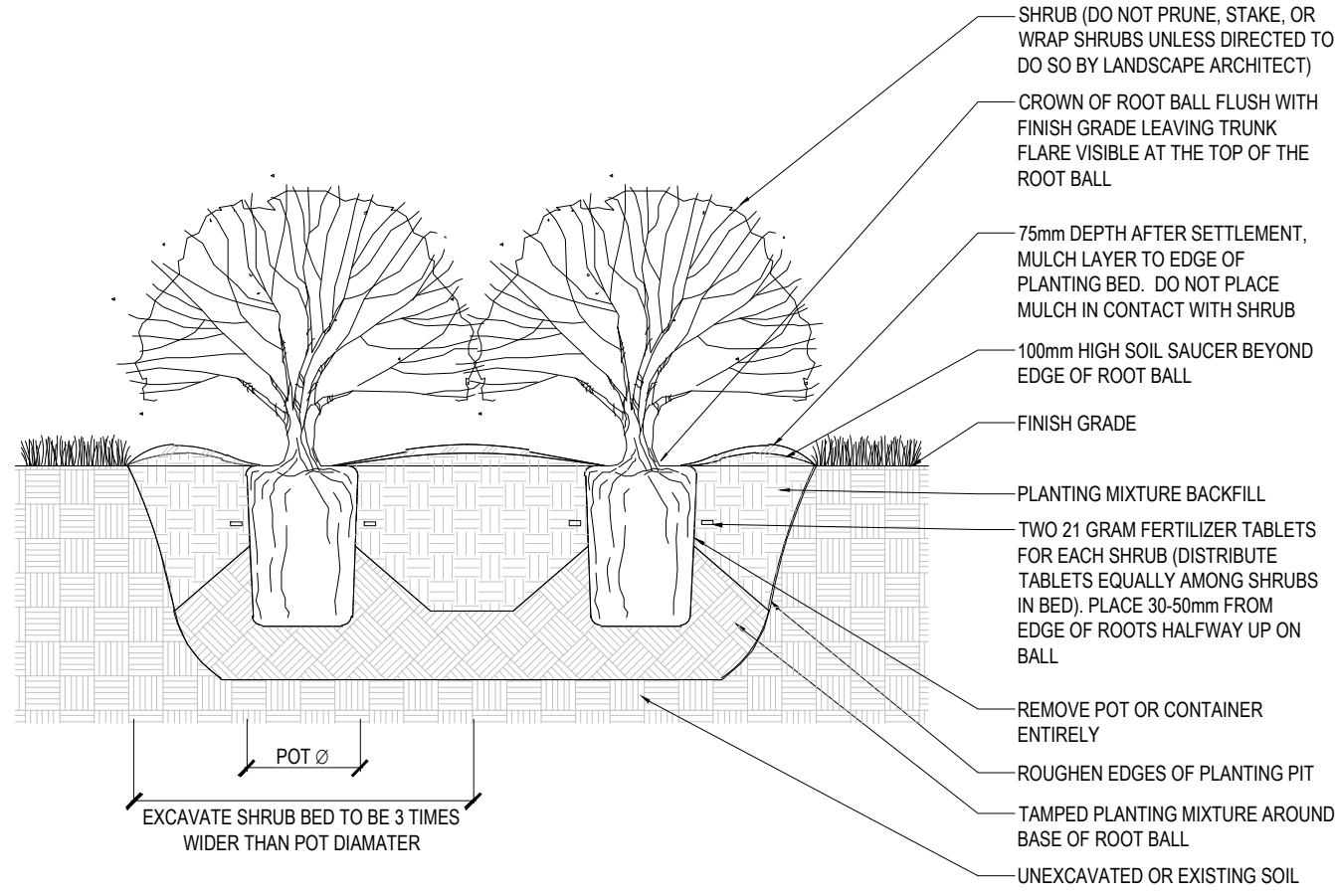
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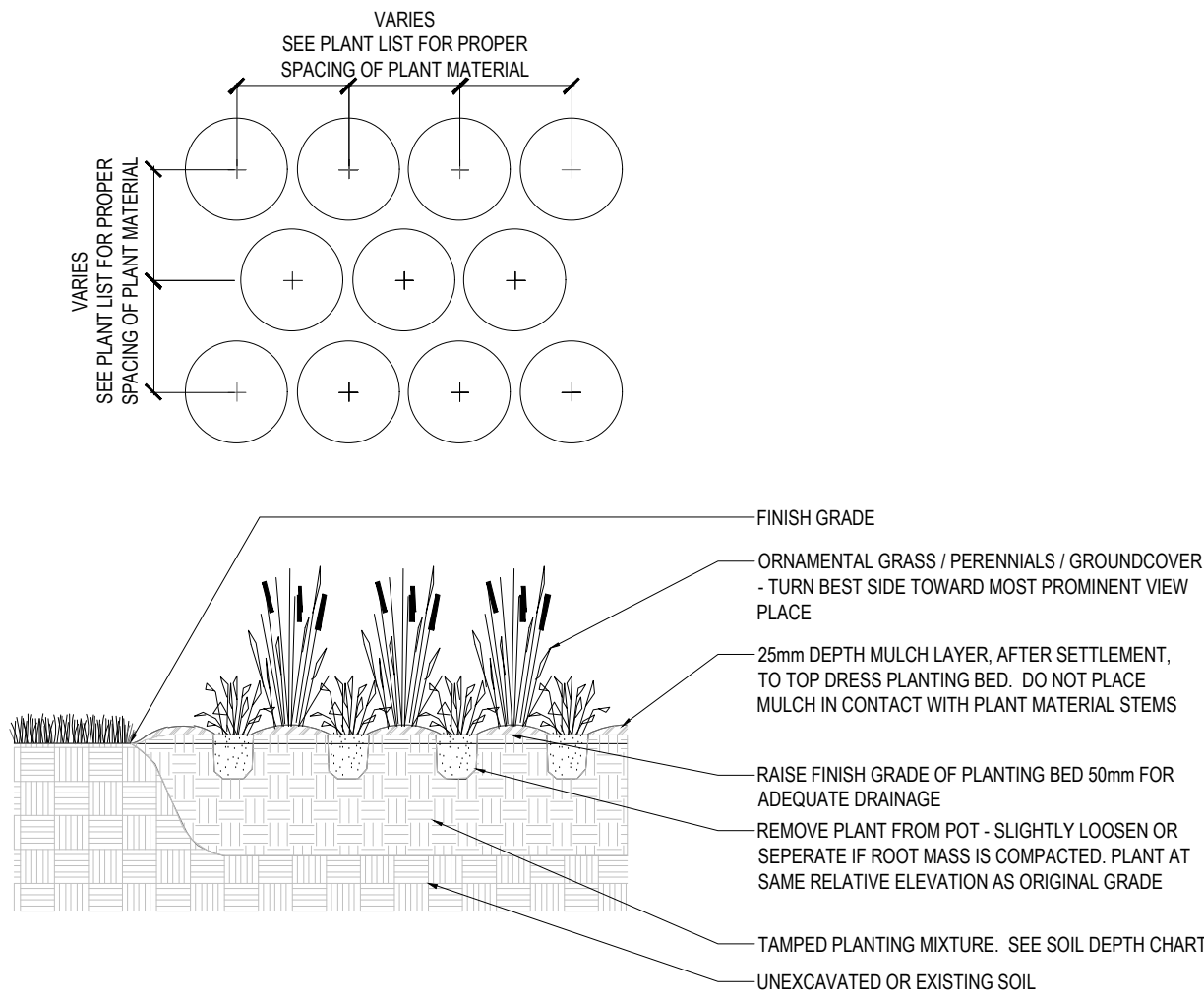
1 B&B DECIDUOUS TREE PLANTING DETAIL

N.T.S



2 POTTED SHRUB BED PLANTING DETAIL

N.T.S



3 GROUND COVER PLANTING

N.T.S

Kersten Nitsche

KERSTEN NITSCHÉ, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Kersten Nitsche at 3:34 pm, Sep 22, 2025

1047 RICHMOND RD

OTTAWA, ON K2B 6R1

Project Number
22-178

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Signature

Date

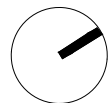
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Scale

AS SHOWN

North



Phase

SPA3

Date

2025-06-25

Drawing Name

LANDSCAPE DETAILS

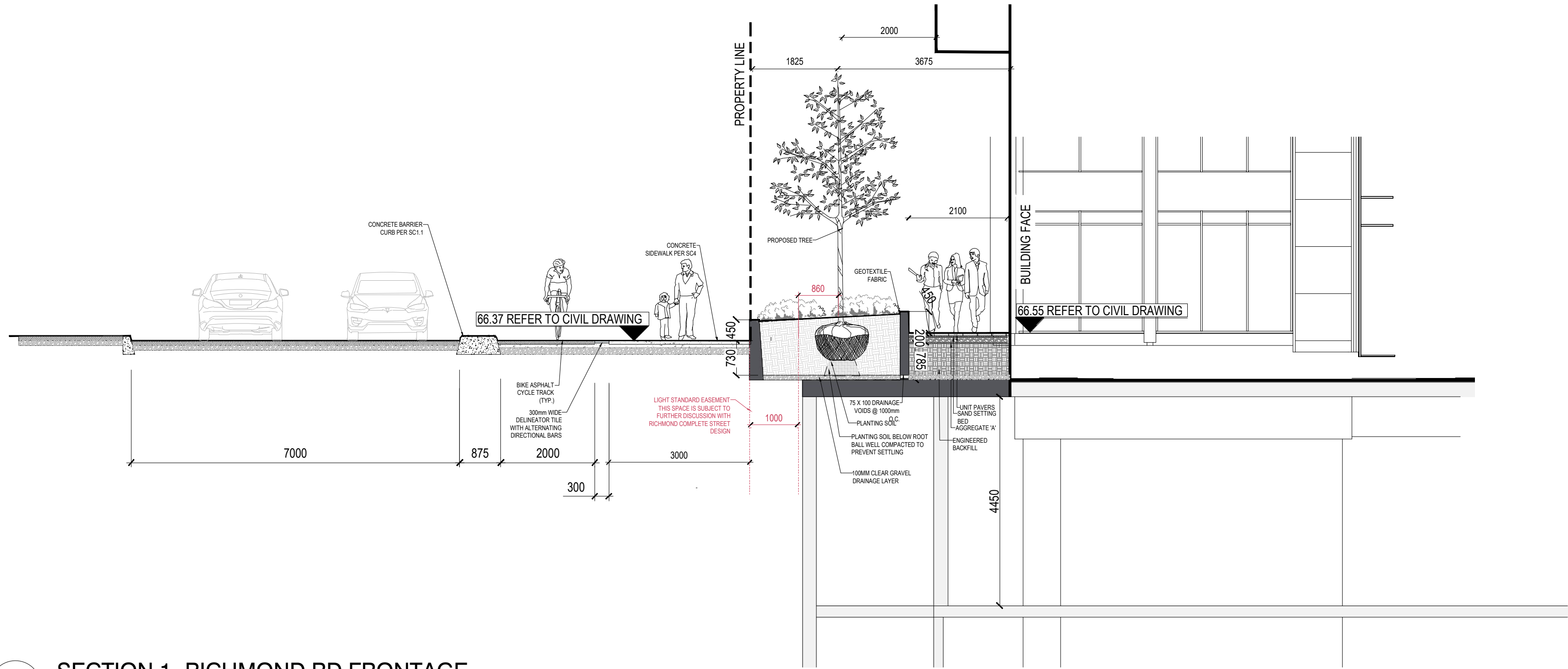
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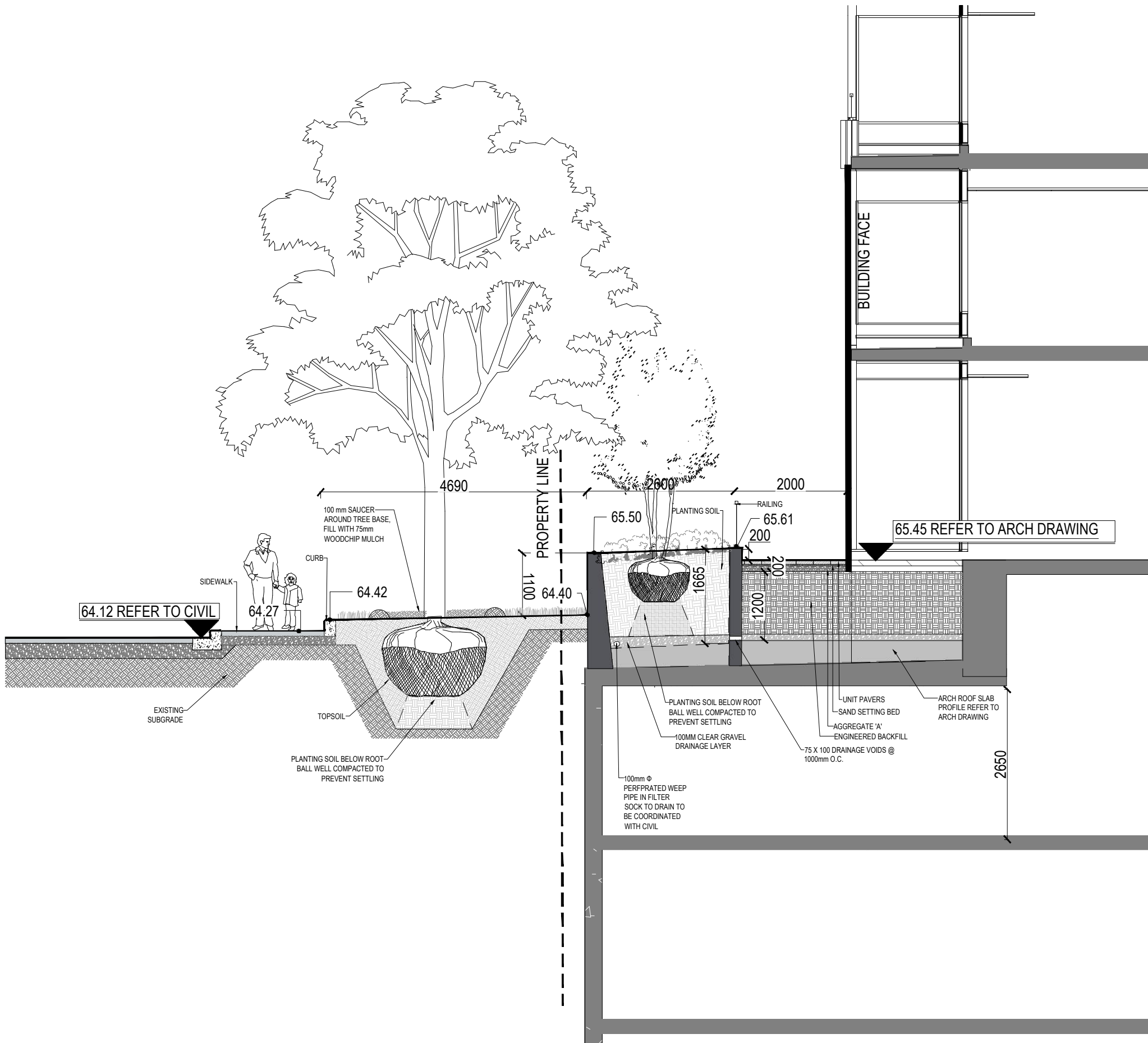
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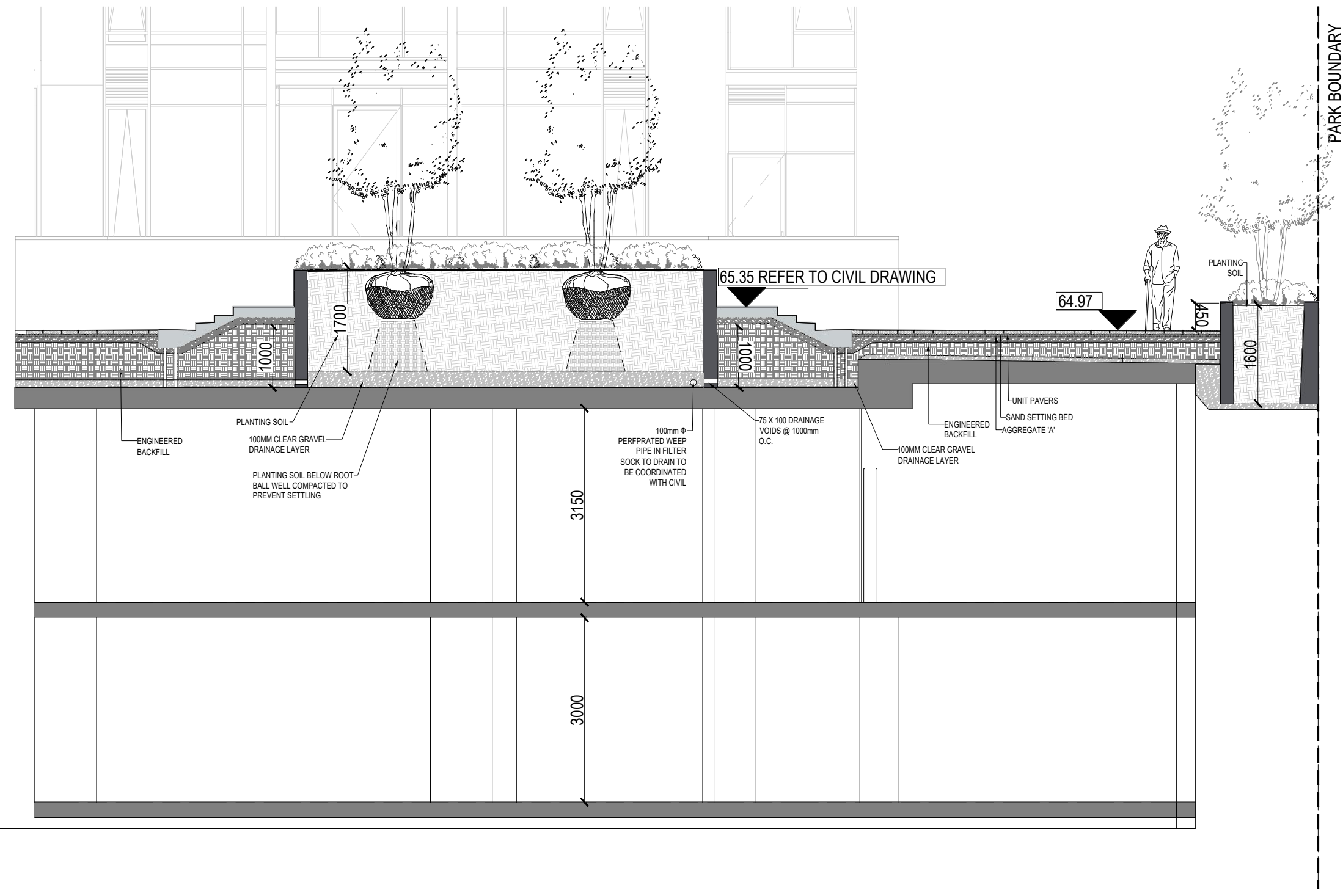
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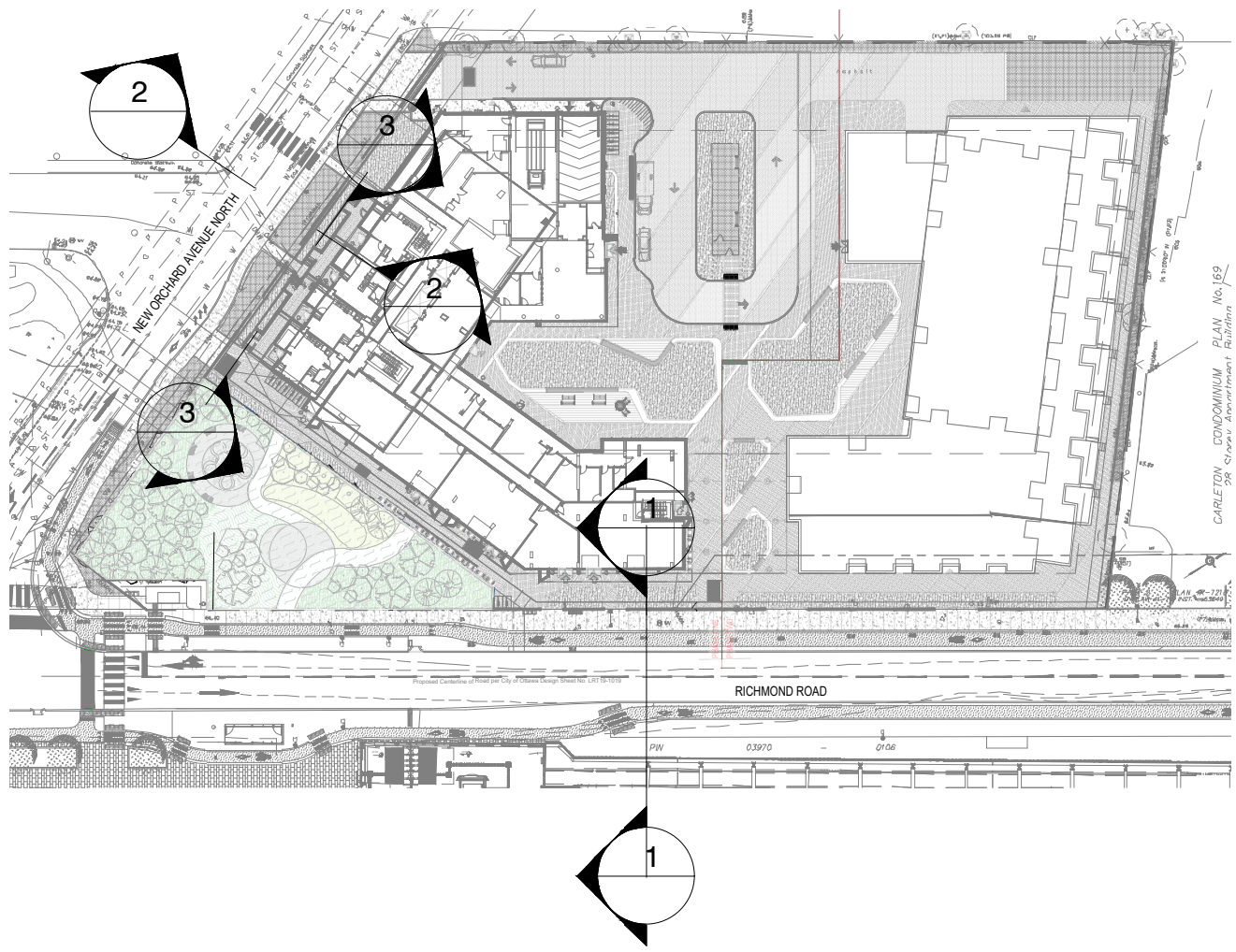
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1:75



02 SECTION 2- NEW ORCHARD AVE- TOWNHOUSE FRONTAGE
1:75



03 SECTION 3- ALONG NEW ORCHARD AVE
1:75



APPROVED
By Kersten Nitsche at 3:34 pm, Sep 22, 2025

Kersten Nitsche

KERSTEN NITSCHKE, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
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Landscape Architect

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Project Number
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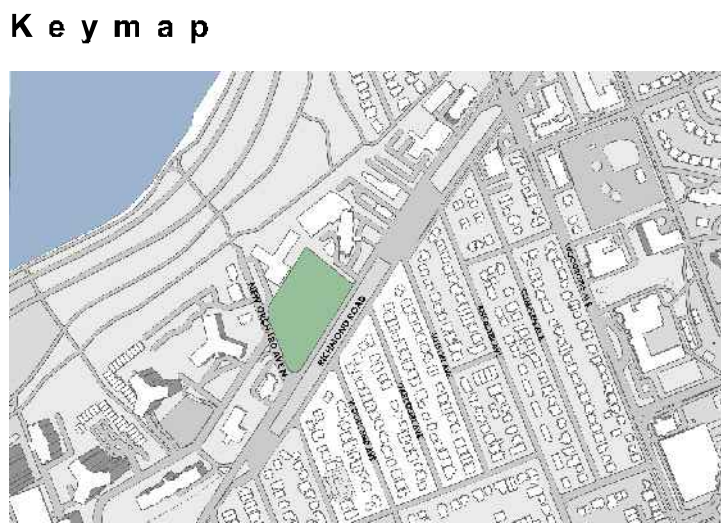
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FENGATE
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14	ISSUED FOR COORDINATION	2025-06-05	LG
13	ISSUED FOR SPA 3	2025-04-11	AK
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9	REISSUED FOR SPA	2024-10-11	AK
8	ISSUED FOR SPA	2024-09-03	AK
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Signature

Date



Scale
AS SHOWN

North

Phase
SPA3

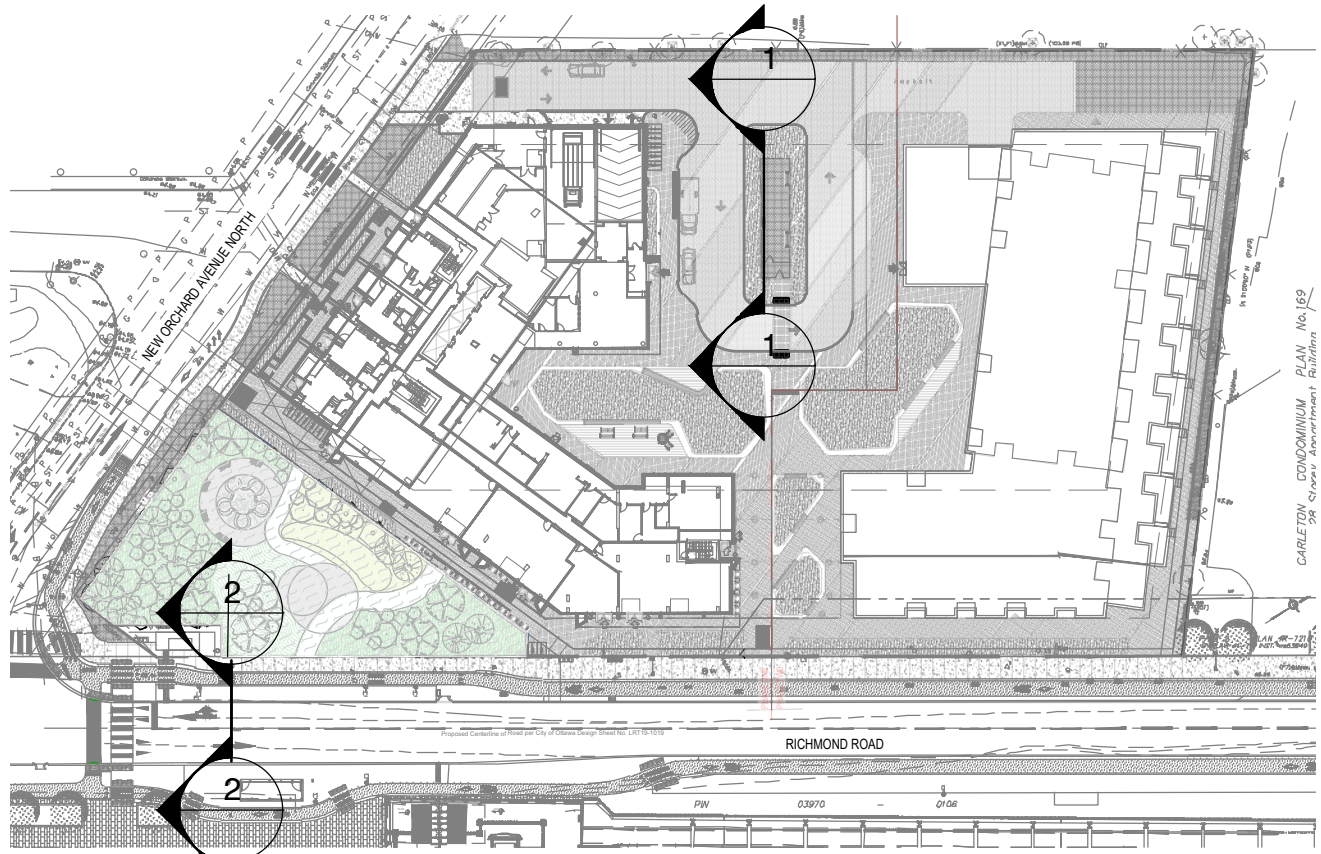
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LANDSCAPE SECTIONS

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LS.300
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September 3, 2025 4:38 PM I:\01-PROJECTS\2025\22-178 1047 RICHMOND RD, OTTAWA\01-CAD\04-CURRENT\SPA\IMPL\01-SHEET TEMPLATES\LS.301 LANDSCAPE SECTIONS.DWG



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Project Number
22-178

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Consultant
ARCHITECTURE
RLA/ARCHITECTURE
56 Beach Street
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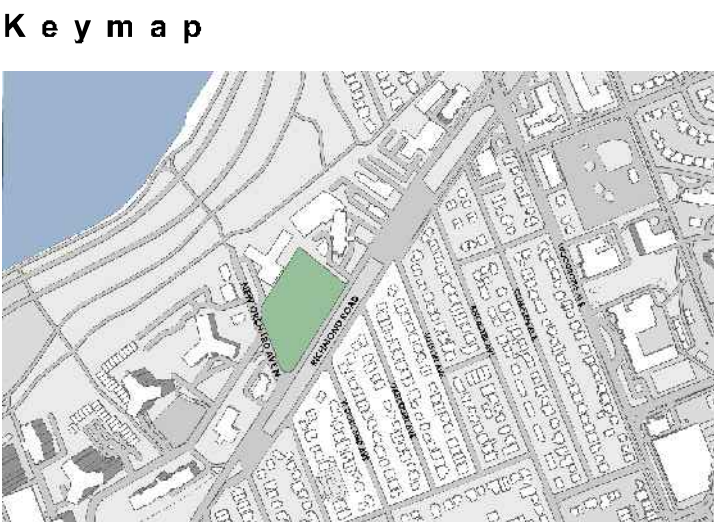
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2	ISSUED FOR COORDINATION	2024-07-12	AK
1	ISSUED FOR COORDINATION	2024-07-09	AK



Signature

Date



Scale
AS SHOWN

North
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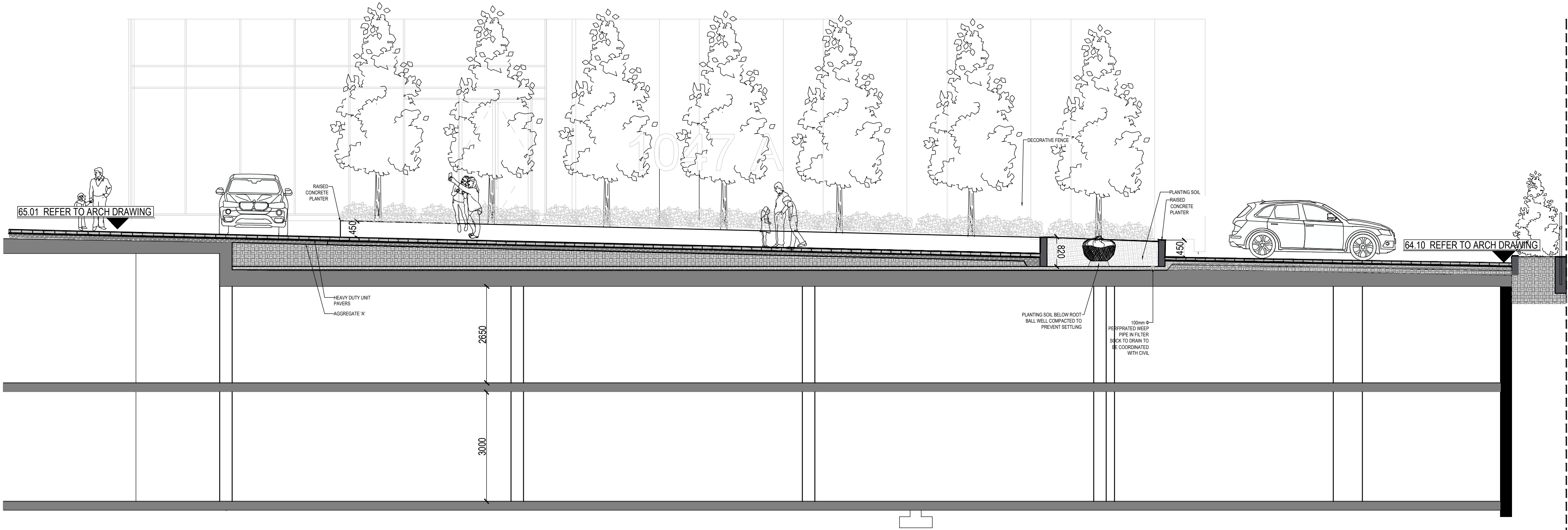
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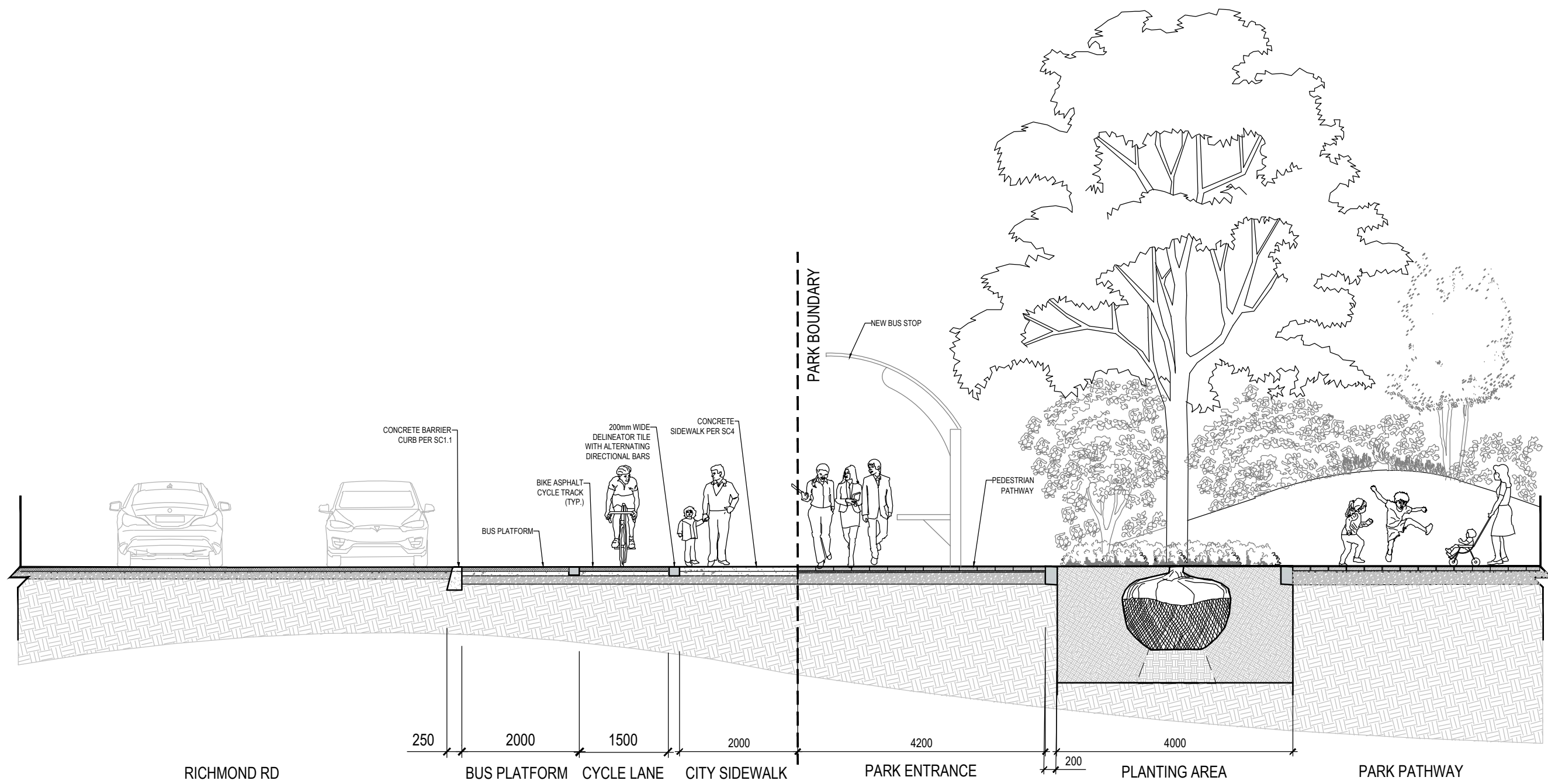
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Sheet Number
NOT FOR CONSTRUCTION

LS.301
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DWG #19186



01 SECTION 4- DRIVE WAY AND PET AMENITY: RELIEF AREA
1:75



02 PARK SECTION AND R.O.W
1:75

APPROVED
By Kersten Nitsche at 3:34 pm, Sep 22, 2025

Kersten Nitsche

KERSTEN NITSCHKE, MCIP RPP
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