

LIST OF DRAWINGS

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TRAILS EDGE - BLOCK 140



UNIT 10-163 STERLING ROAD
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PH: 437 . 700 . 5446

UNIT 101- 45 SPENCER STREET
OTTAWA, ON, CANADA, K1Y 2P5
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PLAN OF SURVEY	BLOCK 140 REGISTERED PLAN 4M-1544
CITY OF OTTAWA	CITY OF OTTAWA
SURVEYOR	ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

SITE AREA (m ²)	27311.7
PERMEABLE AREA (m ²)	6652.0
PERCENTAGE PERMEABLE AREA (%)	24.4%

SITE AREA (m ²)	27311.7
CANOPY AREA WITHOUT OVERLAPS (m ²)	2625.4
CANOPY AREA PERCENTAGE (%)	9.6%

1. LANDSCAPE ARCHITECT AND/OR LANDSCAPE CONSULTANT HEREIN REFERS TO URBANPTOLOGY INC.
2. ALL PLANS IN METRIC UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO PROTECT ALL EXISTING ROADS, RIGHT OF WAYS, SIDEWALKS, CURBS, AND OTHER SITE ELEMENTS DURING CONSTRUCTION. AREAS DAMAGED DURING CONSTRUCTION TO BE REINSTATED AT CONTRACTORS OWN EXPENSE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL SERVICES PRIOR TO ANY EXCAVATION. SHOULD CONFLICTS WITH SERVICES BE FOUND, CONTRACTOR TO NOTIFY THE CLIENT IMMEDIATELY. IMMEDIATELY. DAMAGE TO ANY SERVICES, BOTH ON AND OFF PROJECT SITE, TO BE REPAIRED AT CONTRACTORS OWN COST.
5. ALL PLANT MATERIAL TO HAVE A 2 YEAR WARRANTY, FROM THE DATE OF SUBSTANTIAL COMPLETION.
6. ALL PLANT MATERIAL SHALL BE NURSERY STOCK GROWN IN SAME HARDINESS ZONE AS PROJECT SITE.
7. DECIDUOUS TREES TO HAVE MIN. 1.800mm CLEAR STEM ABOVE GRADE.
8. PROPOSED PLANT SUBSTITUTION REQUESTS ARE REQUIRED TO BE SUBMITTED TO THE LANDSCAPE CONSULTANT FOR REVIEW PRIOR TO SOURCING. PROPOSED SUBSTITUTIONS TO DEMONSTRATE EQUIVALENT CHARACTERISTICS.

- CONTRACTOR TO USE HYDROVAC AND HAND PRUNING TO ENSURE SUITABLE CONDITIONS FOR ROOT PRUNING.
2. ROOTS OR BRANCHES THAT EXTEND BEYOND PRESCRIBED TREE PROTECTION ZONE SHALL BE PRUNED BY A QUALIFIED ARBORIST (ISA CERTIFIED OR EQUIVALENT) OR OTHER TREE PROFESSIONAL AS APPROVED BY THE CITY OF OTTAWA. ALL PRUNING OF TREE ROOTS AND BRANCHES MUST BE IN ACCORDANCE WITH GOOD ARBORICULTURAL STANDARDS.
3. TREES SHALL BE INSPECTED BY THE LANDSCAPE CONSULTANT OR CITY FORESTER REGULARLY FOR DAMAGE INCURRED DURING CONSTRUCTION TO ENSURE APPROPRIATE PRUNING OR OTHER MEASURES ARE IMPLEMENTED.
4. TREES THAT HAVE DIED OR HAVE BEEN DAMAGED BEYOND REPAIR WILL BE REMOVED AND REPLACED WITH TREES OF THE EQUIVALENT SIZE AND SPECIES AS APPROVED BY THE LANDSCAPE ARCHITECT OR CITY OF OTTAWA.
5. ALL DISTURBED AREAS TO BE RESTORED TO FINISHED CONDITION WITH 150MM TOPSOIL AND SOD OR SEED AS INDICATED.
6. ALL NECESSARY CLEARING AND GRUBBING SHALL BE COMPLETED BY THE CONTRACTOR. REVIEW REMOVAL WITH LANDSCAPE ARCHITECT AND THE CITY OF OTTAWA PRIOR TO ANY TREE CUTTING.
7. IF CUTTING OF ROOTS OR CHANGING OF GRADES AROUND EXISTING TREES IS SPECIFIED, FOLLOW APPROPRIATE DETAILS AS DIRECTED BY LANDSCAPE ARCHITECT.
8. INSTALL TREE PROTECTION FENCE TO SATISFACTION OF THE LANDSCAPE CONSULTANT. TREE PROTECTION SHALL REMAIN UNTIL SUBSTANTIAL PERFORMANCE OF THE PROJECT OR UPON WRITTEN AUTHORIZATION FROM THE LANDSCAPE CONSULTANT.

NON-MARINE CLAY	NO
LOW TO MEDIUM SENSITIVITY SILTY CLAY	YES
HIGH SENSITIVITY SILTY CLAY	YES

THE LANDSCAPE ARCHITECT INTENDS, BELIEVES AND HAS MADE REASONABLE EFFORT TO CONFORM WITH THE TREE-TO-FOUNDATION SETBACKS, SOIL VOLUMES, AND SURFACE-GRADING REQUIREMENTS OUTLINED IN:

1. THE CITY OF OTTAWA'S GUIDELINES FOR TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017), AND

2. GEOTECHNICAL REPORT BY:

- SECTION 6.8, PATERSON GROUP (REPORT PG2392-3 REVISION 2, DATED NOVEMBER 10, 2025).

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH (cm)	OWNERSHIP	CONDITION	COMMENTS	ARBORIST RECOMMENDATION	REMOVAL REASON
1					MISSING			
2	PRUNUS SP.	CHERRY SP.	6	CITY	POOR	ASYMETRICAL CANOPY, SINGLE STEM, PRUNED CENTRAL LEADER, NUMEROUS EPICORMIC SPROUTS.	REMAIN	N/A
3					MISSING			
4	SYRINGA RETICULATA	JAPANESE TREE LILAC	3@ 5	CITY	POOR	ASYMETRICAL CANOPY, MULTI STEM, PRUNED CENTRAL LEADER, SEVERE DAMAGE TO BARK AT TRUNK FLARE	REMOVE	CONFLICT WITH PROP. WALKWAY
5	PRUNUS SP	CHERRY SP.	12	CITY	GOOD	SYMETRICAL CANOPY.	REMAIN	N/A
6					MISSING		REMAIN	N/A
7	SYRINGA RETICULATA	JAPANESE TREE LILAC	7	CITY	GOOD	SYMETRICAL CANOPY, DAMAGE TO BARK AT TRUNK FLARE.	REMAIN	N/A
8	PRUNUS SP	CHERRY SP.	5	CITY	POOR	CENTRAL LEADER HAS BEEN CUT TO APPROX 0.9M ABOVE GRADE, NUMEROUS EPICORMIC SPROUTS.	REMAIN	N/A
9					MISSING			
10					MISSING			
11					MISSING			
12					MISSING			
13					MISSING			
14					MISSING			
15	PICEA GLAUCA	WHITE SPRUCE	11	CITY	MODERATE	SYMETRICAL CANOPY, SINGLE STEM, < 10% DIEBACK OF CANOPY.	REMAIN	N/A
16	PICEA GLAUCA	WHITE SPRUCE	7	CITY	GOOD	SYMETRICAL CANOPY, SINGLE STEM, CORRECTED LEAN	REMAIN	N/A
17	PICEA GLAUCA	WHITE SPRUCE	4	CITY	POOR	SYMETRICAL CANOPY, SINGLE STEM, CENTRAL LEADER HAS BEEN CUT TO APPROX 0.6M ABOVE GRADE.	REMAIN	N/A
18	PICEA GLAUCA	WHITE SPRUCE	11	CITY	GOOD	SYMETRICAL CANOPY, SINGLE STEM.	REMAIN	N/A
19	QUERCUS MACROCARPA	BUR OAK	8	CITY	GOOD	SYMETRICAL CANOPY, SINGLE STEM.	REMAIN	N/A
20	QUERCUS MACROCARPA	BUR OAK	8	CITY	GOOD	SYMETRICAL CANOPY, SINGLE STEM.	REMAIN	N/A
21	QUERCUS MACROCARPA	BUR OAK	8	CITY	GOOD	SYMETRICAL CANOPY, SINGLE STEM.	REMAIN	N/A
22	PICEA PUNGENS	COLORADO SPRUCE	11	CITY	GOOD	SYMETRICAL CANOPY, SINGLE STEM, <5% DIEBACK OF CANOPY.	REMAIN	N/A
23	PICEA PUNGENS	COLORADO SPRUCE	10	CITY	MODERATE	SYMETRICAL CANOPY, SINGLE STEM, <20% DIEBACK OF CANOPY.	REMAIN	N/A
24	PICEA PUNGENS	COLORADO SPRUCE	13	CITY	GOOD	SYMETRICAL CANOPY, SINGLE STEM.	REMAIN	N/A
25	PICEA GLAUCA	WHITE SPRUCE	10	CITY	MODERATE	SYMETRICAL CANOPY, SINGLE STEM, < 10% DIEBACK OF CANOPY.	REMAIN	N/A
26					MISSING			

AREA NO.	TREE QUANTITIES	PROVIDED SOIL AREA (m ²)	PROVIDED SOIL VOLUME (m ³)	OTTAWA TARGET SOIL VOLUME FOR LISTED TREES (m ³)	PERCENTAGE SOIL VOLUME PROVIDED VS TARGET	ESTIMATED 40YR. CANOPY PROJECTION
EX.	SUM OF TREES SIZES	VALUE A	VALUE B = VALUE A X SOIL DEPTH	VALUE C	VALUE B / VALUE C X 100%	SUM OF CANOPY AREAS - OVERLAPS
1	2 SMALL	70.5	105.8	50	211.5%	40.0
2	2 SMALL	80.0	120.0	50	240.0%	80.0
3	3 MEDIUM	192.5	288.8	90	320.8%	110.0
4	6 SMALL 4 MEDIUM	383	574.5	240	239.4%	247.0
5	6 SMALL 3 MEDIUM	395	592.5	240	246.9%	246.0
6	1 MEDIUM	20.0	30.0	30	100.0%	38.0
7	1 MEDIUM	21.6	32.4	30	108.0%	38.0
8	1 SMALL 5 MEDIUM	289.0	433.5	175	247.7%	201.4
9	2 MEDIUM	209.0	313.5	60	522.5%	73.7
10	3 MEDIUM	204.6	306.9	90	341.0%	109.0
11	1 SMALL	19.6	29.4	25	117.6%	20.0
12	2 SMALL 2 MEDIUM	145.8	218.7	110	198.8%	112.0
13	5 MEDIUM	255.3	383.0	150	255.3%	186.0
14	3 SMALL 6 MEDIUM	328	492.0	255	192.9%	269.0
15	8 MEDIUM	302.9	454.4	240	189.3%	304.0
16	5 MEDIUM	245.0	367.5	150	245.0%	190.0
17	1 MEDIUM	146.2	219.3	30	731.0%	38.0
18	18 SMALL	300	450.0	450	100.0%	619.0
19	1 MEDIUM	46.7	70.1	30	233.5%	35.5
20	2 MEDIUM	69.6	104.4	60	174.0%	136.5
21	1 MEDIUM	41.2	61.8	30	206.0%	38
22	2 MEDIUM	58.5	87.8	60	146.3%	20
TOTAL	96 TREES	3824.0	5736.0	2645.0	216.9%	3151.1

SYM	BOTANICAL NAME	COMMON NAME	QTY.	PLANTING SIZE	INSTALL NOTES	COMMENTS
LARGE DECIDUOUS TREES (ABOVE 15m HEIGHT)						
	NONE.					
MEDIUM DECIDUOUS TREES (8 TO 15m HEIGHT)						
AG	AESCULUS GLABRA	OHIO BUCKEYE	10	50mm CAL.	B4B / W.B.	PRIVATE OWNERSHIP, NATIVE SPECIES
AU	ACER RUBRUM 'REDPOINTE'	REDPOINTE RED MAPLE	8	50mm CAL.	B4B / W.B.	PRIVATE OWNERSHIP, NATIVE CULTIVAR
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	14	50mm CAL.	B4B / W.B.	PRIVATE OWNERSHIP
OV	OSTRYA VIRGINIANA	HOP HORNBEAM	13	50mm CAL.	B4B / W.B.	PRIVATE OWNERSHIP, NATIVE SPECIES
PT	POPULUS TREMOLOIDES	TREMBLING ASPEN	14	50mm CAL.	B4B / W.B.	PRIVATE OWNERSHIP
SMALL DECIDUOUS TREES (5 TO 8m HEIGHT)						
AC	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	11	50mm CAL.	B4B / W.B.	PRIVATE OWNERSHIP, NATIVE SPECIES
MR	MALUS ROYALTY	ROYALTY CRABAPPLE	3	50mm CAL.	B4B / W.B.	PRIVATE OWNERSHIP
SY	SYRINGA RETICULATA	JAPANESE LILAC	2	50mm CAL.	B4B / W.B.	PRIVATE OWNERSHIP
COLUMNAR TREES						
AR	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	10	50mm CAL.	B4B / W.B.	PRIVATE OWNERSHIP
QO	QUERCUS ROBUR 'FASTIGIATA'	COLUMNAR OAK	8	50mm CAL.	B4B / W.B.	PRIVATE OWNERSHIP
CONIFEROUS TREES						
PP	PICEA PUNGENS	COLORADO SPRUCE	3	1800mm HT.	B4B / W.B.	PRIVATE OWNERSHIP
PS	PINUS STROBUS	WHITE PINE	4	1800mm HT.	B4B / W.B.	PRIVATE OWNERSHIP
SHRUB LIST						
SHRUBS						
RR	ROSA RUGOSA	RUGOSA ROSE	--	500mm HT.	POT. 600mm O.C.	
PO	PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	DIABOLO NINEBARK	--	800mm HT.	POT. 1200mm O.C.	
PM	PINUS MUGO	MUGO PINE	--	600mm SPR.	POT. 900mm O.C.	
SB	SPIREA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	--	500mm HT.	POT. 600mm O.C.	
SS	SORBARIA SORBIFOLIA	FALSE SPIREA	--	500mm HT.	POT. 900mm O.C.	
ORNAMENTAL GRASS						
CA	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FOREST REED GRASS	--	600mm HT.	POT. 600mm O.C.	
PERENNIALS						
HS	HEMEROCALLIS 'SPECIES'	MIXED DAYLILIES	--	1 GAL. POT	POT. 400mm O.C.	
NF	NEPETA FAASSENII	CAT MINT 'CAT'S MEOW'	--	1 GAL. POT	POT. 400mm O.C.	
RF	RUDBEKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN	--	1 GAL. POT.	POT. 400mm O.C.	



Urbantypology

UNIT 10-163 STERLING ROAD
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UNIT 101- 45 SPENCER STREET
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04	REISSUED FOR SITE PLAN CONTROL	17 NOV., 2021
03	REISSUED FOR SITE PLAN CONTROL	25 APR., 2021
02	REISSUED FOR SITE PLAN CONTROL	31 MAR., 2021
01	ISSUED FOR SITE PLAN CONTROL	05 DEC., 2020
NO.:	REVISION:	DATE:

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- COMPLY WITH ALL PERTINENT CODES, BY-LAWS AND LAWS;
- VERIFY LOCATIONS AND IDENTIFY ALL UTILITIES AND LOCATIONS WITH RESPECTIVE AUTHORITIES PRIOR TO COMMENCEMENT OF WORK.

PROJECT:

TRAILS EDGE - BLOCK 140

LOCATION:
298 AXIS WAY
OTTAWA, ON

DRAWN: SS	START DATE:
CHECKED: SM	11 NOV, 2024

DRAWING:

NOTES AND SCHEDULES

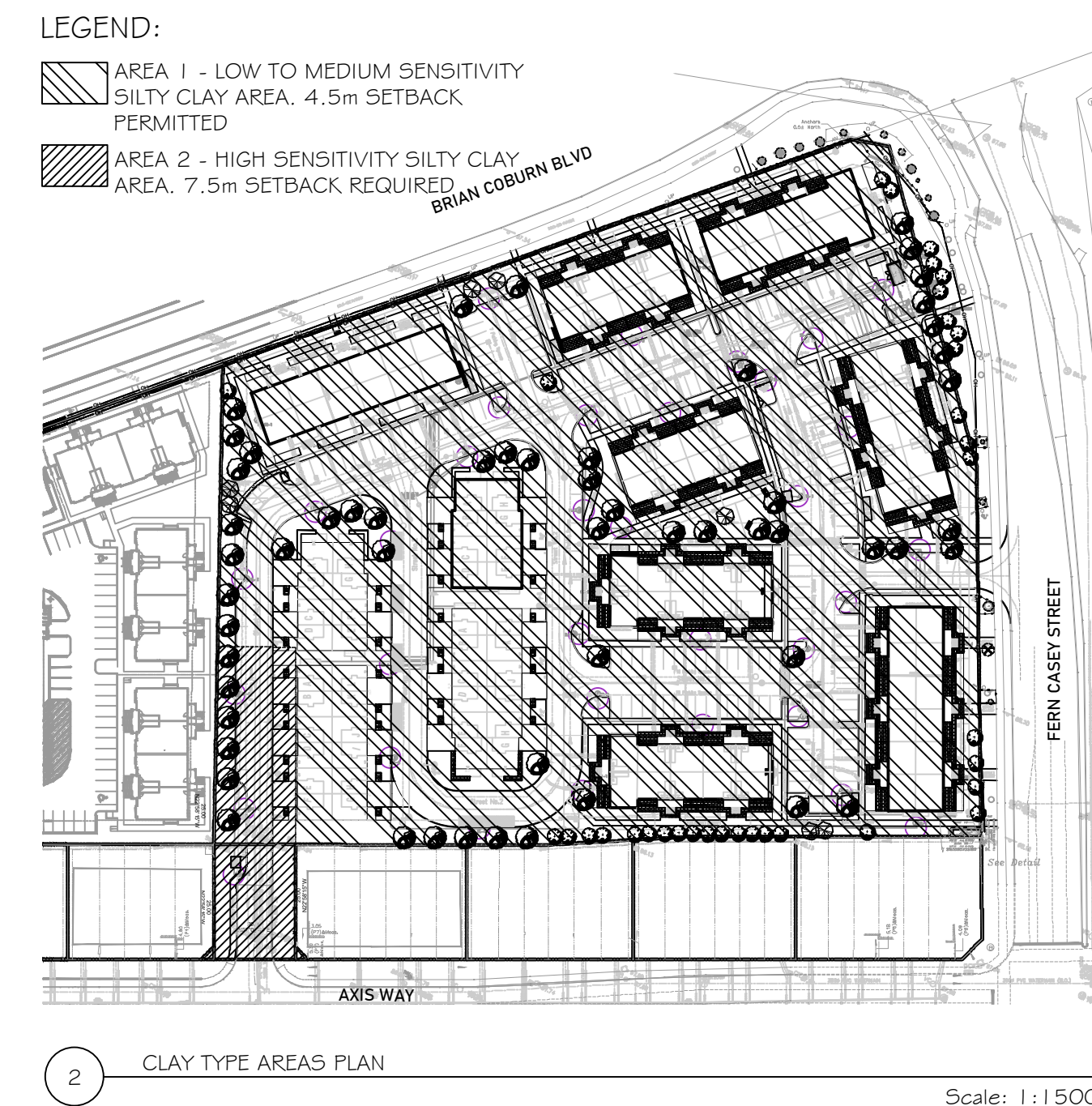
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







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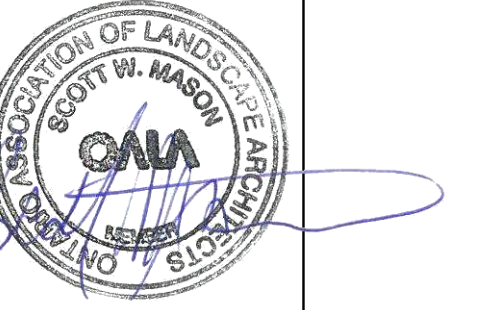
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	SITE BOUNDARY
	GEOTECHNICAL AREAS
	4.5m FOUNDATION SETBACK FOR TREE PLANTING- LOW TO MEDIUM SENSITIVITY SILTY CLAY AREA, PER GEOTECHNICAL REPORT
	7.5m FOUNDATION SETBACK FOR TREE PLANTING- HIGH SENSITIVITY SILTY CLAY AREA, PER GEOTECHNICAL REPORT
	7.5m FOUNDATION SETBACK FOR TREE PLANTING - HIGH SENSITIVITY SILTY CLAY AREA, FROM ADJACENT DEVELOPMENT
	OVERHEAD UTILITY SETBACKS
	2.5m FIRE HYDRANTS AND STREET LIGHT (SMALL) SETBACK
	TREE PROTECTION
	CRITICAL ROOT ZONE
	EXISTING TREE
	TREE CONSERVATION REPORT NUM.
	PERMEABLE SURFACING
	SOIL VOLUME AREAS WITH OUTLINE
	LARGE DECIDUOUS TREE WITH 40YR CANOPY OFFSET (NOT APPLICABLE)
	MEDIUM DECIDUOUS TREE WITH 40YR CANOPY OFFSET
	SMALL DECIDUOUS OR COLUMNAR TREE WITH 40YR CANOPY OFFSET
	CONIFEROUS TREE WITH 40YR CANOPY OFFSET
	UNIT PAVING



UNIT 10-163 STERLING ROAD
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	ISSUED FOR SITE PLAN CONTROL	05 DEC., 2024
D.: REVISION:		DATE:

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PROJECT: **TRAILS EDGE -
LOCK 140**

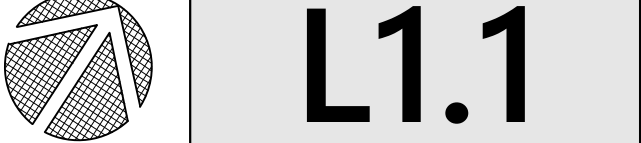
LOCATION: **18 AXIS WAY
OTTAWA, ON**

DRAWN: SS	START DATE:
CHECKED: SM	11 NOV, 2024

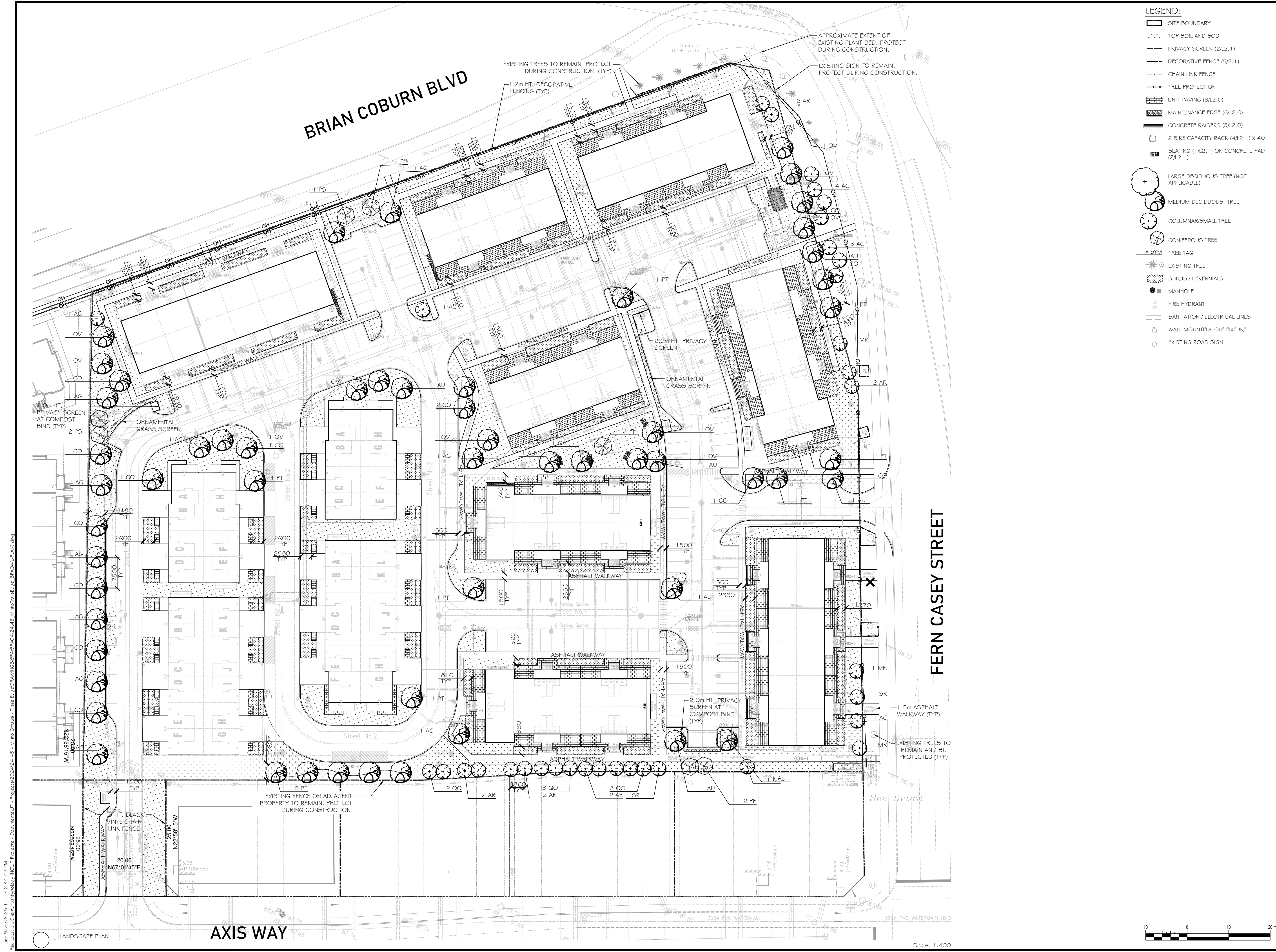
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PLAN

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LEGEND:

- SITE BOUNDARY
- TOP SOIL AND SOD
- PRIVACY SCREEN (2/L2.1)
- DECORATIVE FENCE (5/2.1)
- CHAIN LINK FENCE
- TREE PROTECTION
- UNIT PAVING (3/L2.0)
- MAINTENANCE EDGE (6/L2.0)
- CONCRETE RAISERS (5/L2.0)
- 2 BIKE CAPACITY RACK (4/L2.1) X 40
- SEATING (1/L2.1) ON CONCRETE PAD (2/L2.1)
- LARGE DECIDUOUS TREE (NOT APPLICABLE)
- MEDIUM DECIDUOUS TREE
- COLUMNAR/SMALL TREE
- CONIFEROUS TREE
- TREE TAG
- EXISTING TREE
- SHRUB / PERENNIALS
- MANHOLE
- FIRE HYDRANT
- SANITATION / ELECTRICAL LINES
- WALL MOUNTED/POLE FIXTURE
- EXISTING ROAD SIGN



Urbantypology

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- VERIFY LOCATION OF ALL UNDERGROUND SERVICES AND UTILITIES WITH RESPECTIVE AUTHORITIES PRIOR TO COMMENCEMENT OF WORK.

PROJECT:
TRAILS EDGE - BLOCK 140

LOCATION:
298 AXIS WAY
OTTAWA, ON

DRAWN: **SS** START DATE:
CHECKED: **SM** 11 NOV, 2024

DRAWING:
LANDSCAPE PLAN

SCALE: **1:400** PAGE SIZE: **24X36**

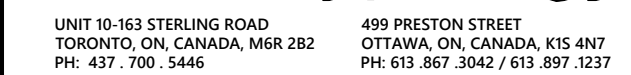
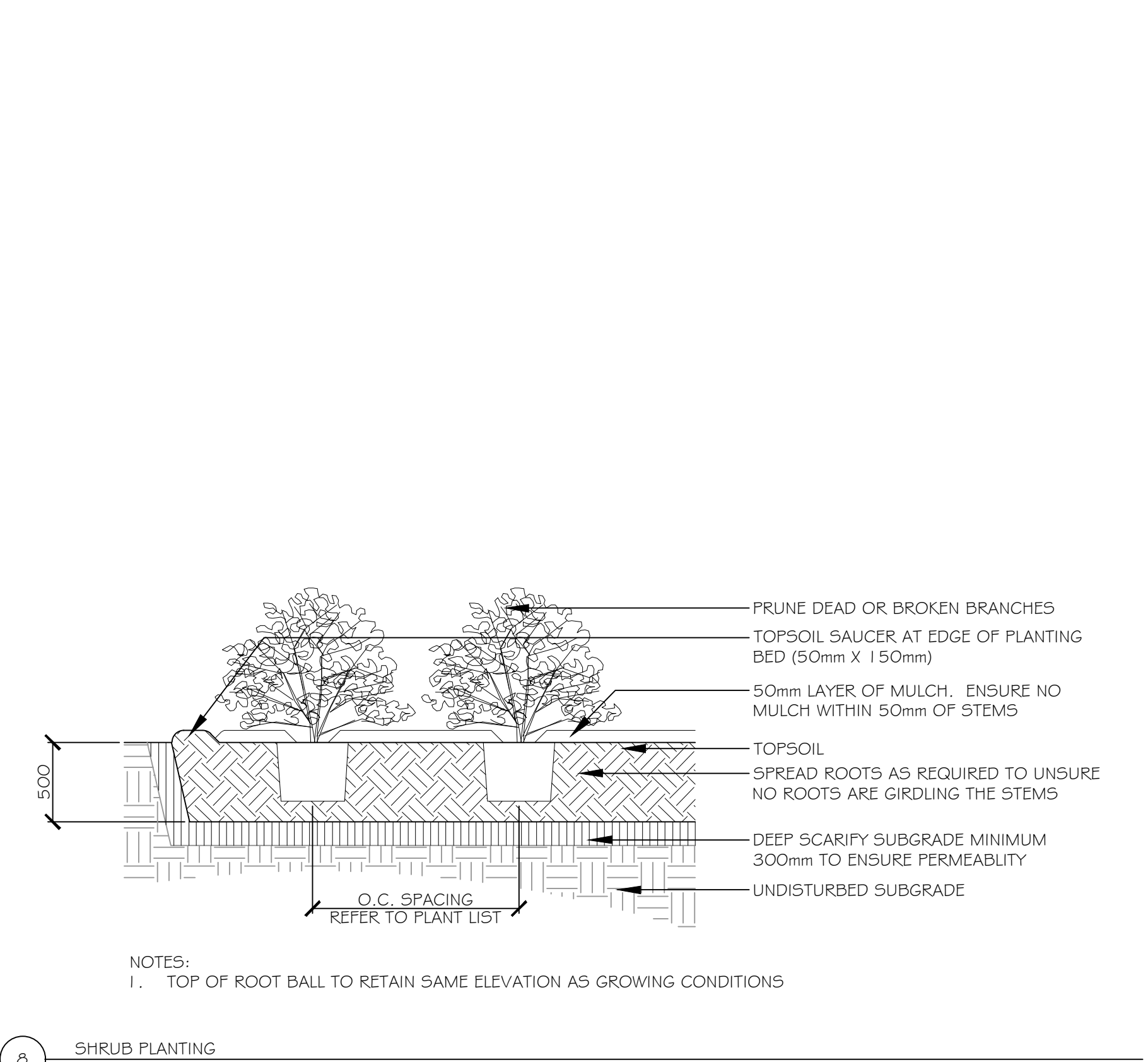
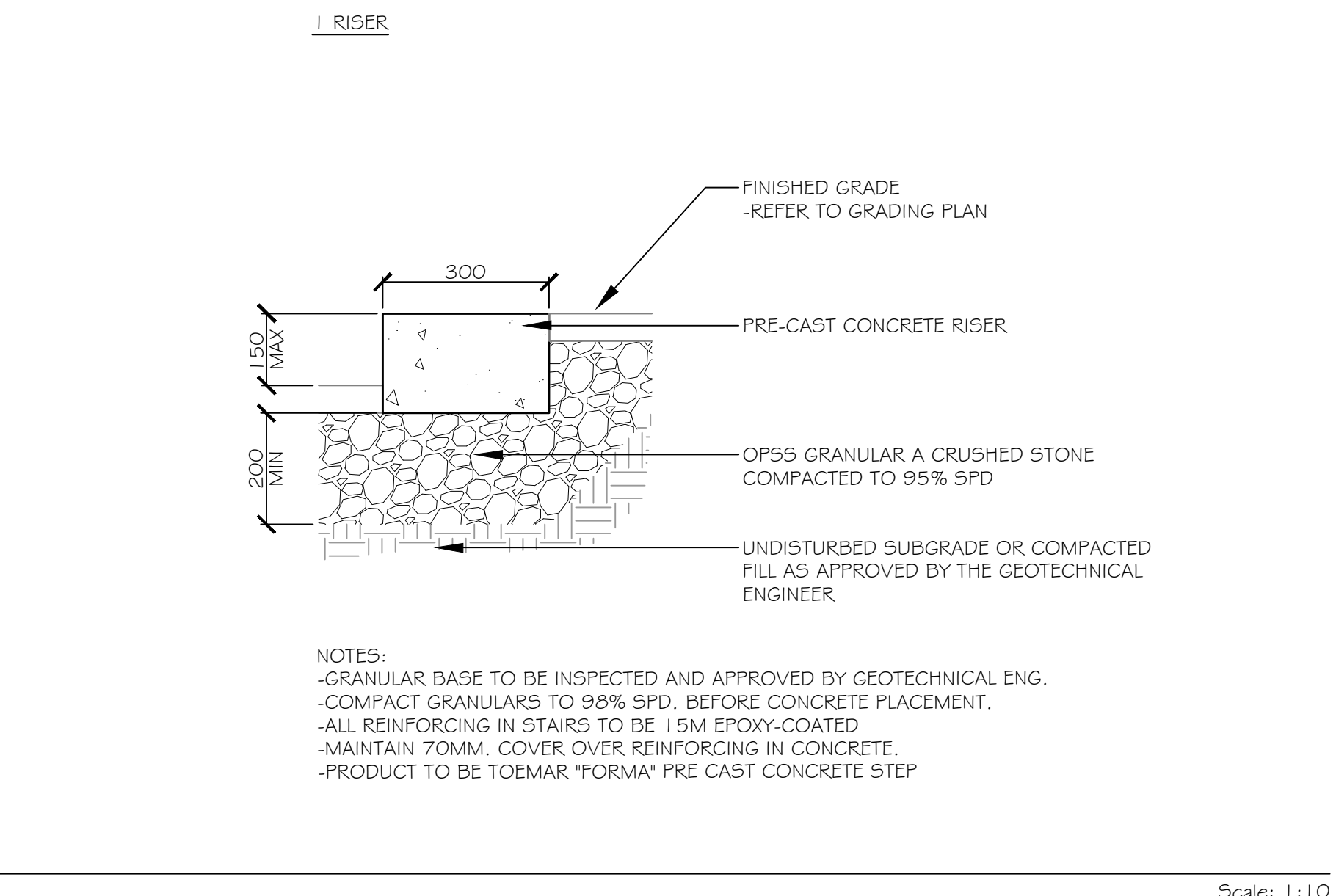
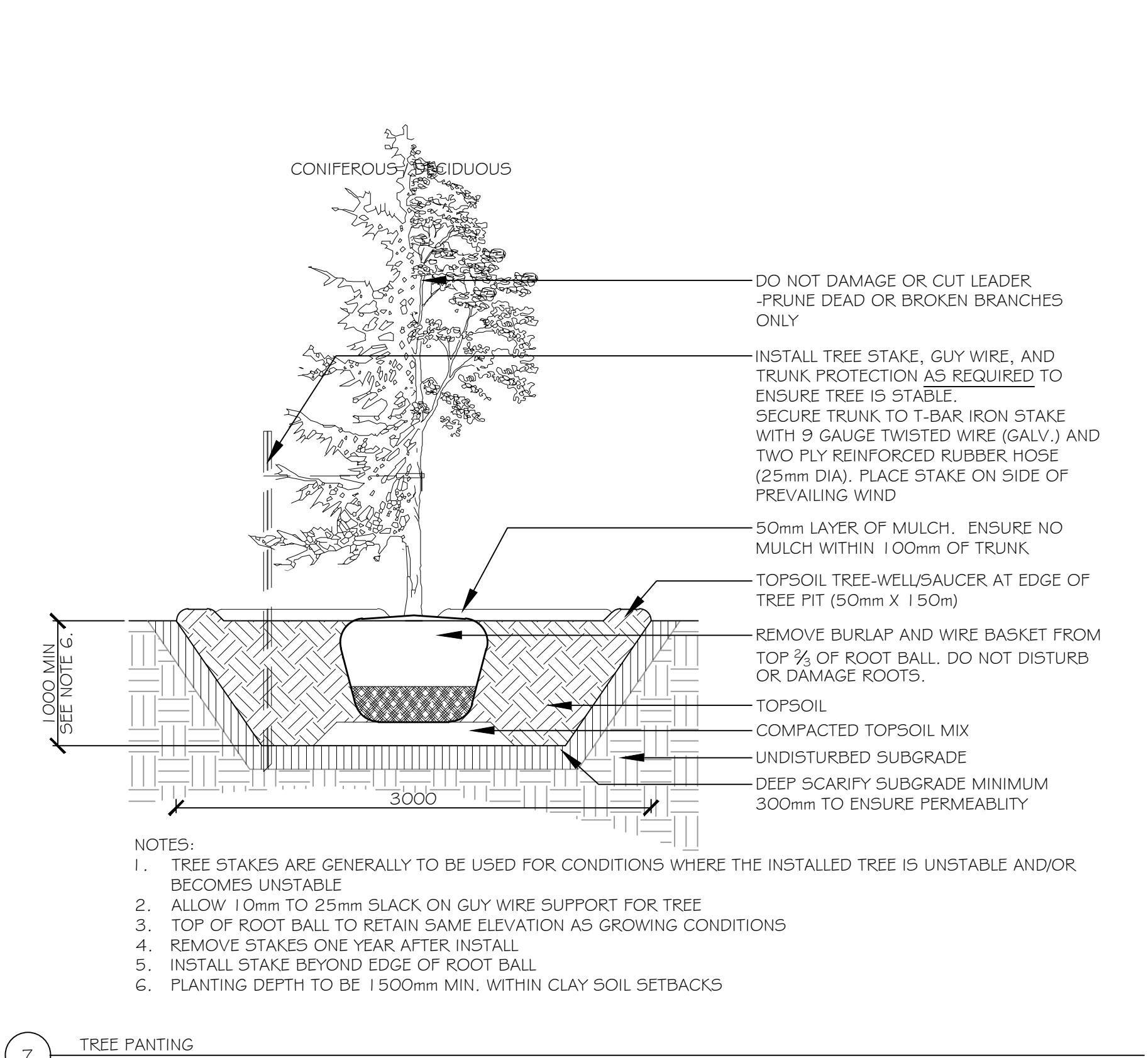
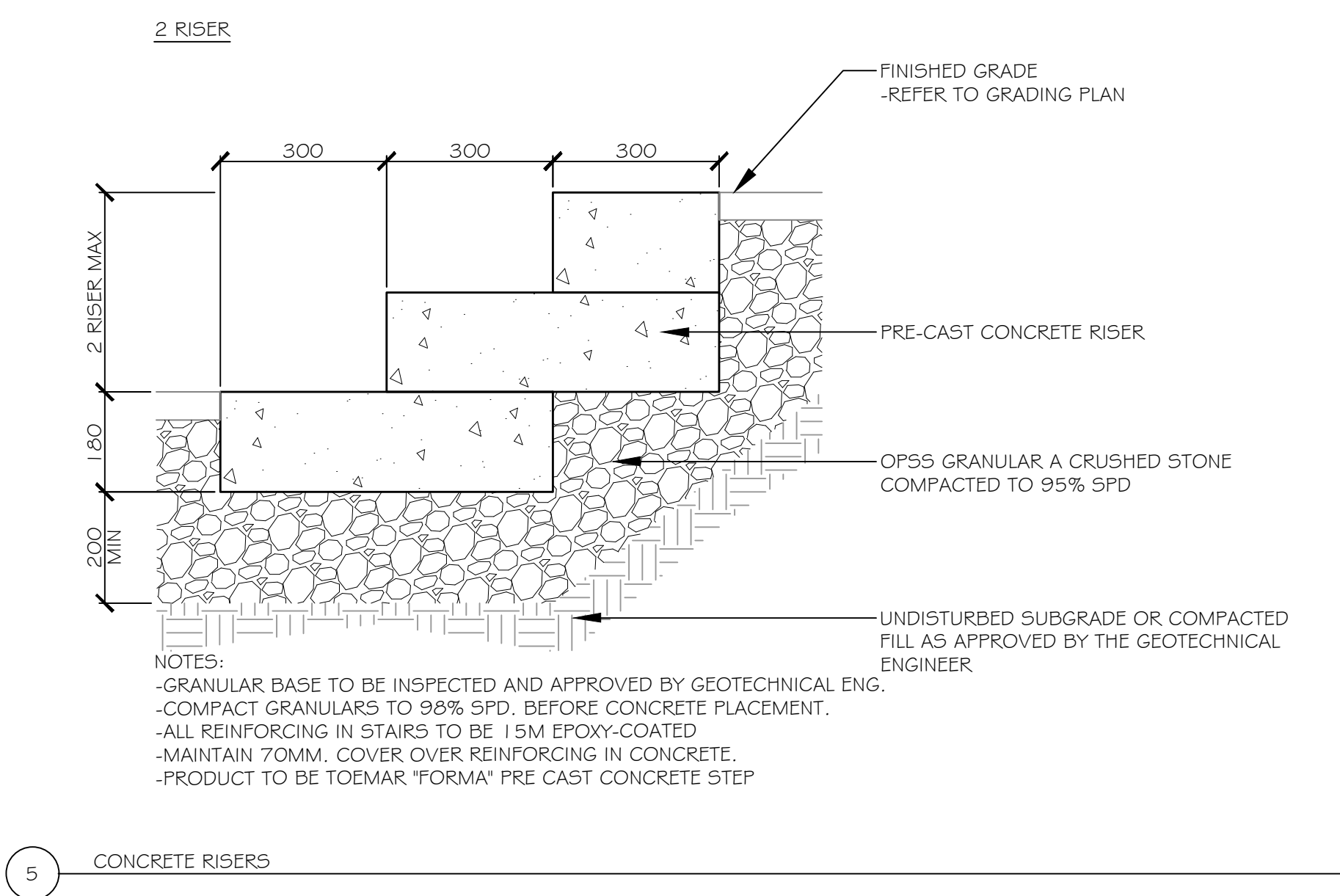
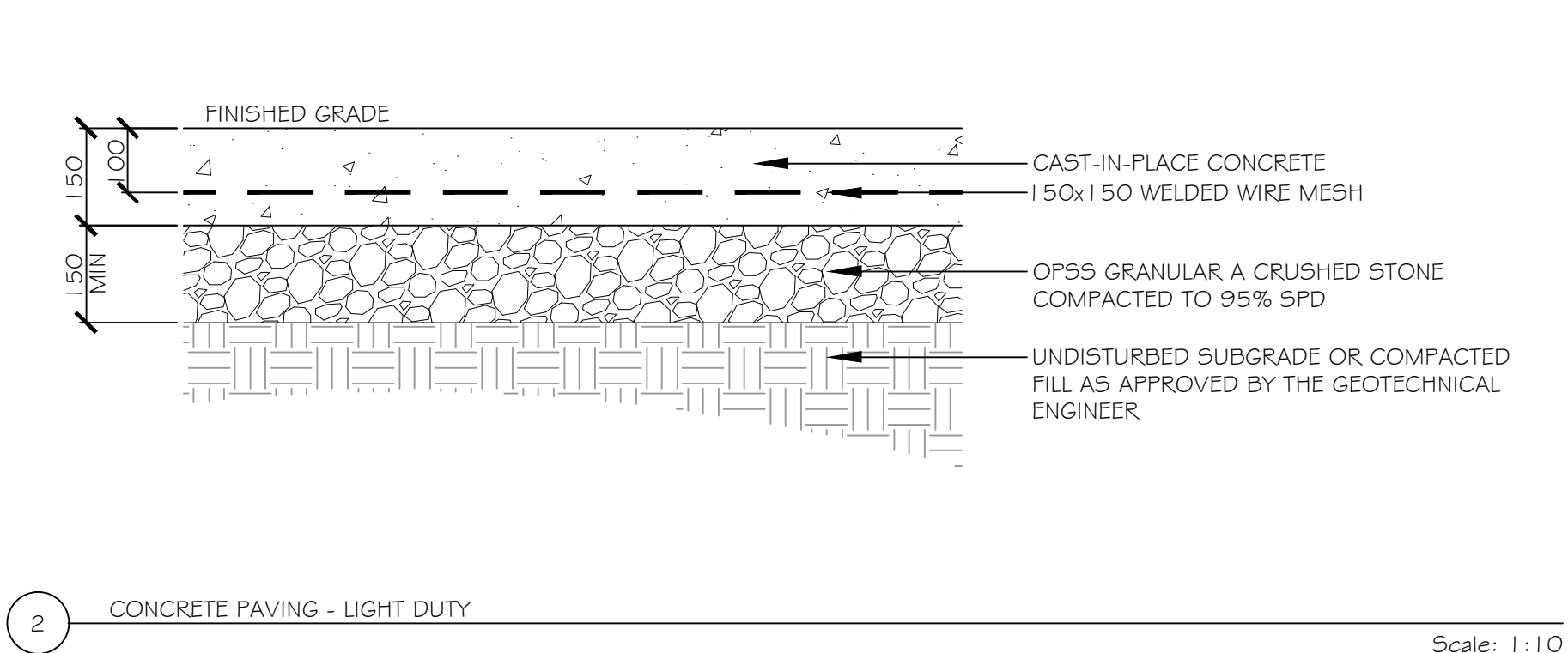
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NORTH:

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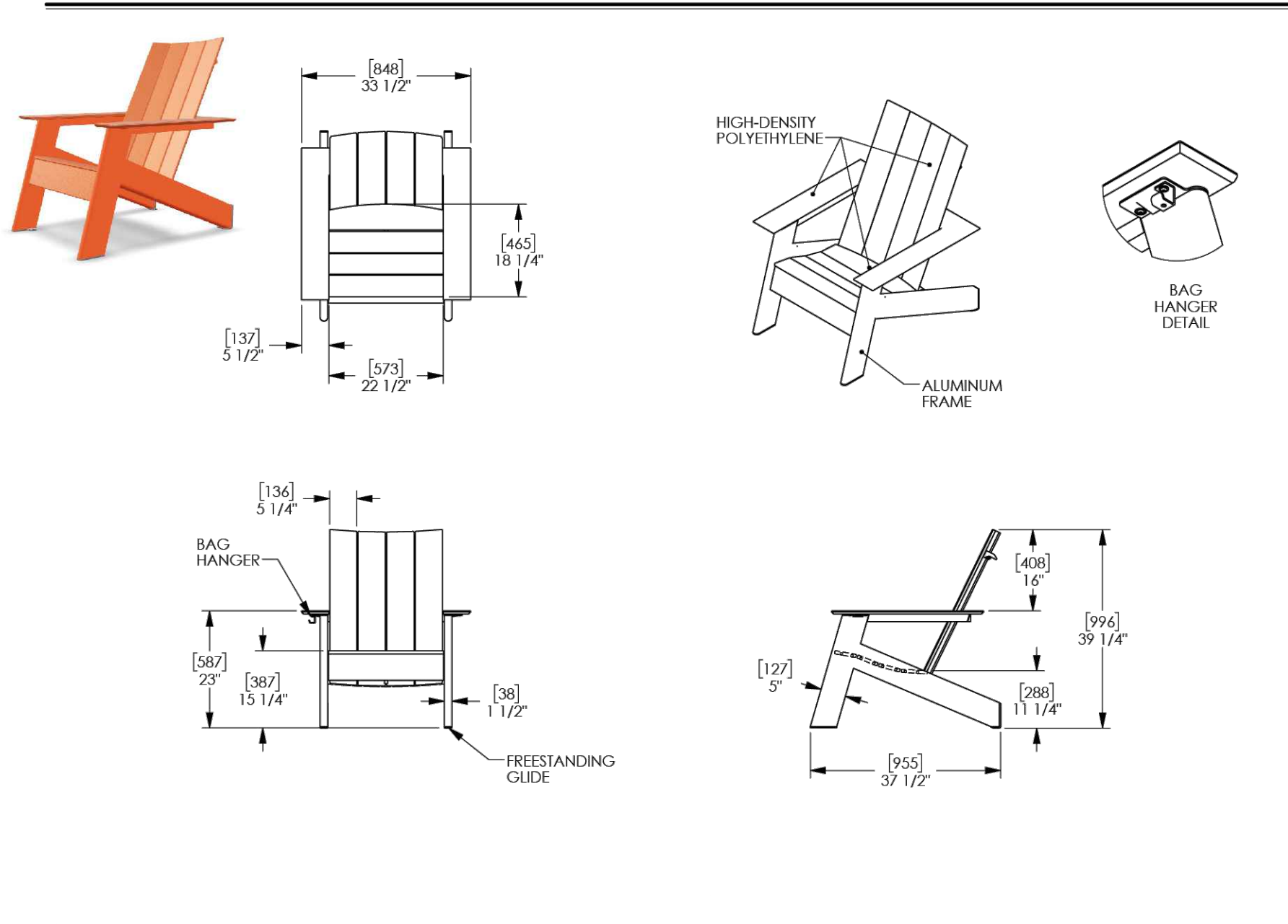


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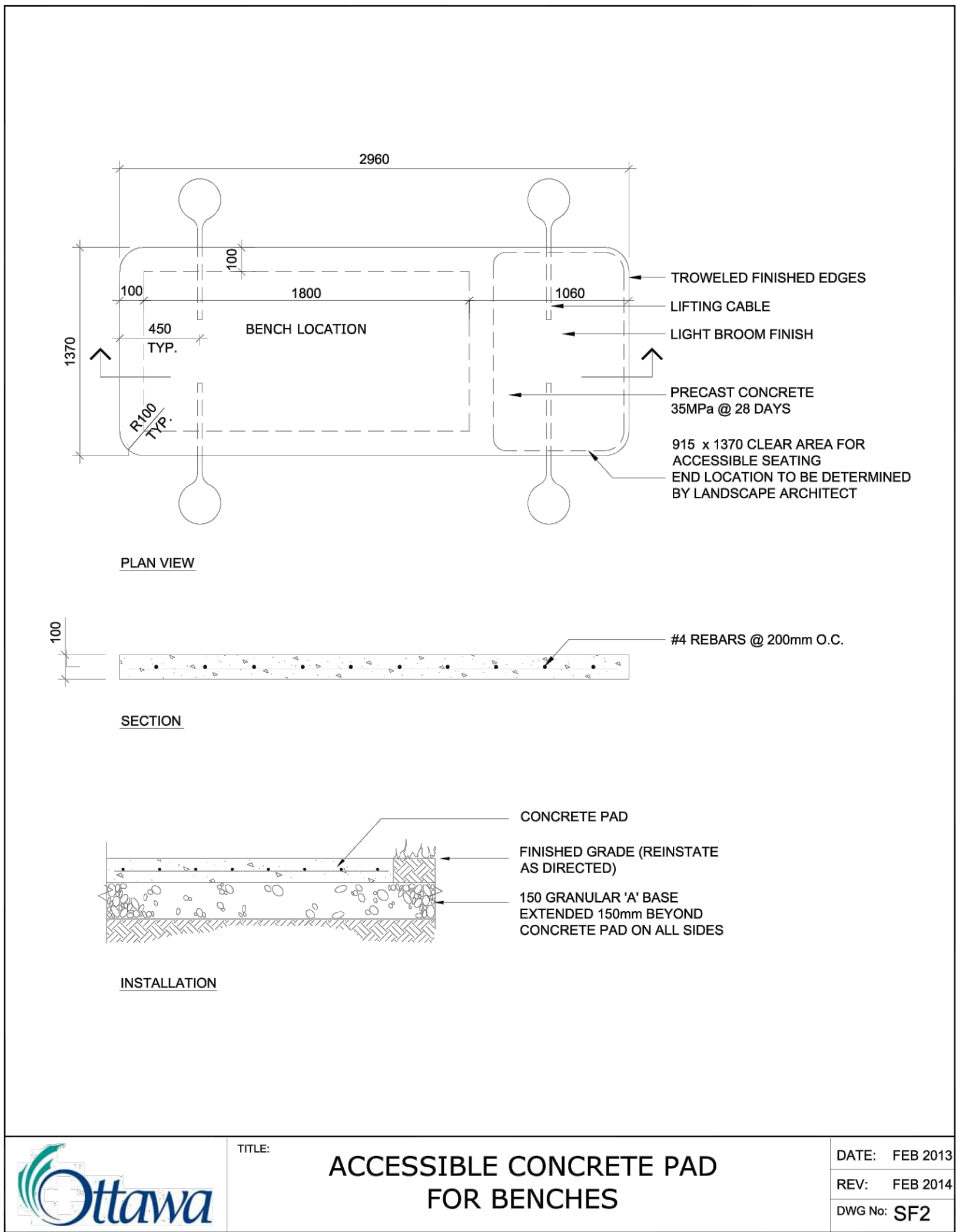
- VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE;
- REPORT ALL ERRORS AND/OR OMISSIONS TO THE CONTRACT ADMINISTRATOR;
- COMPLY WITH ALL PERTINENT CODES, BY-LAWS AND LAWS;
- VERIFY LOCATION OF ALL UNDERGROUND SERVICES AND UTILITIES WITH RESPECTIVE AUTHORITIES PRIOR TO COMMENCEMENT OF WORK.

L2.0

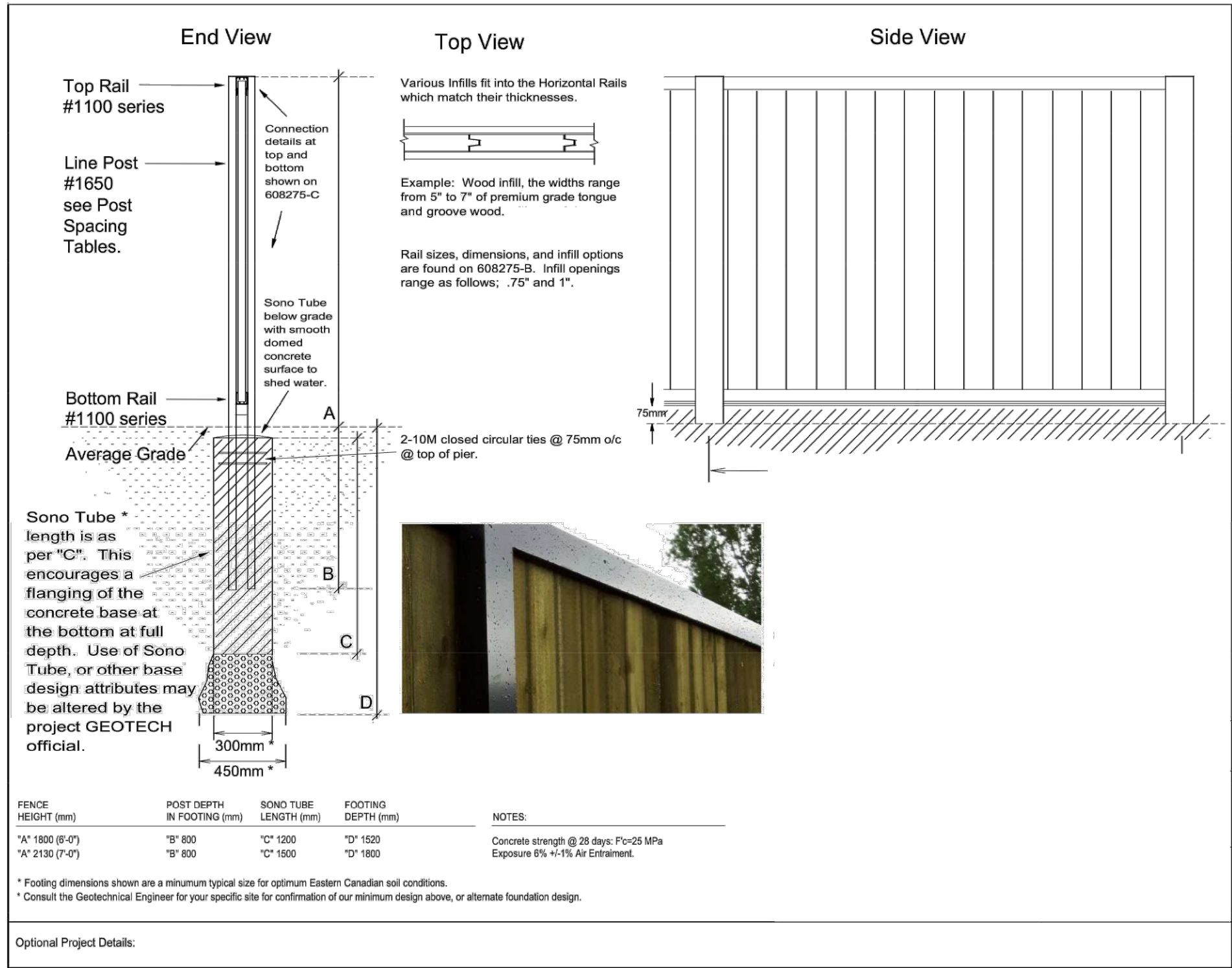
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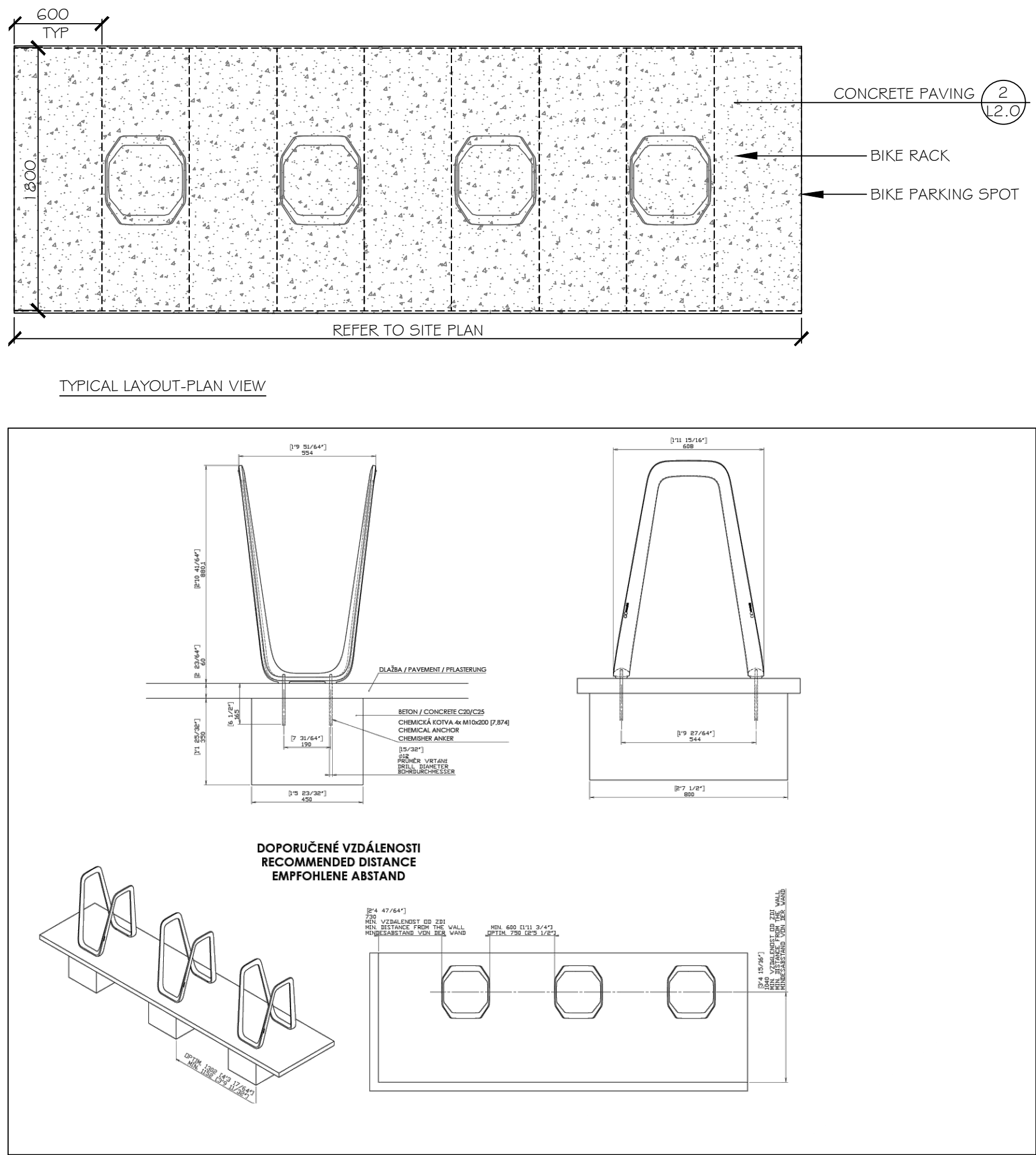
1 SEATING



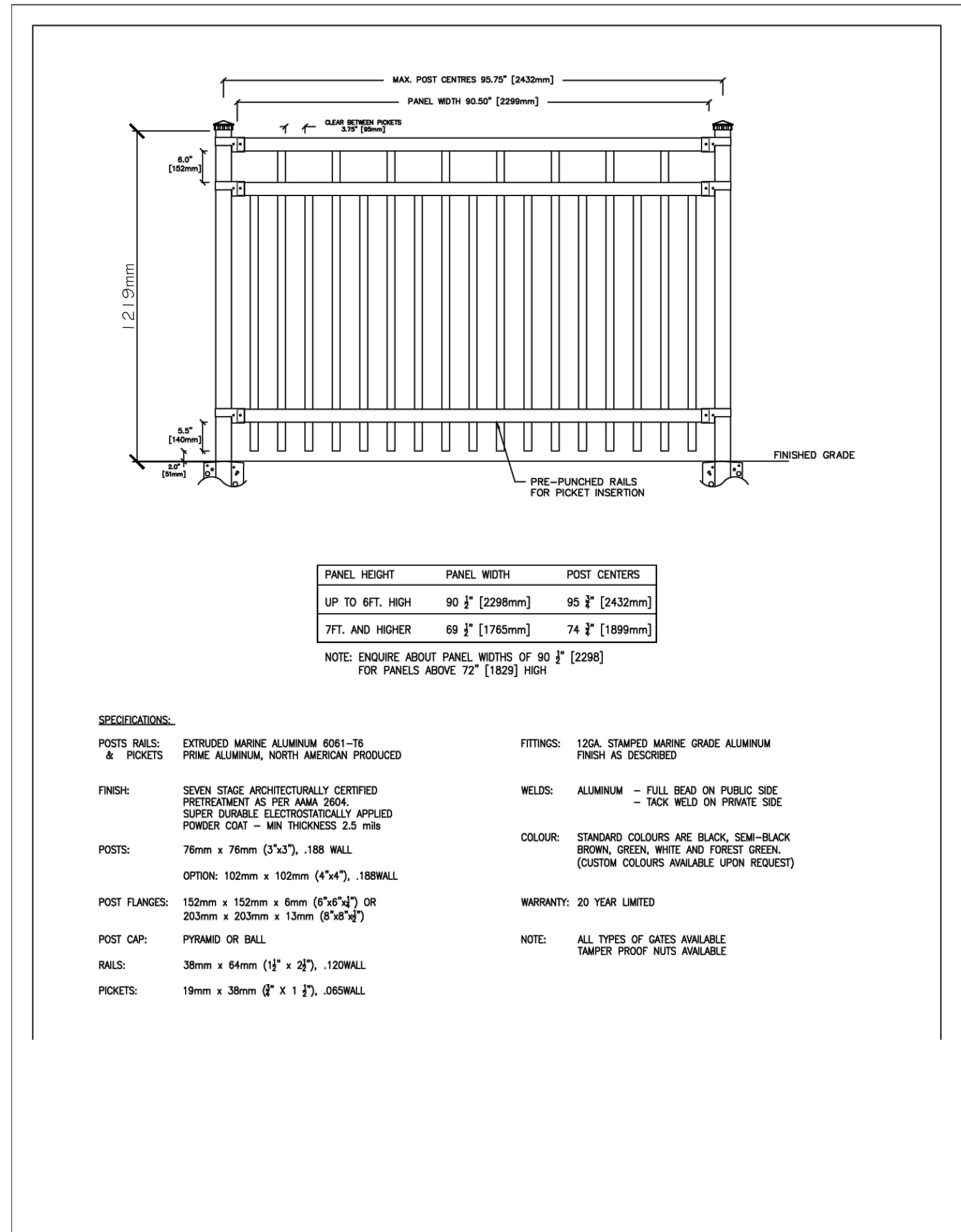
3 CONCRETE PAD



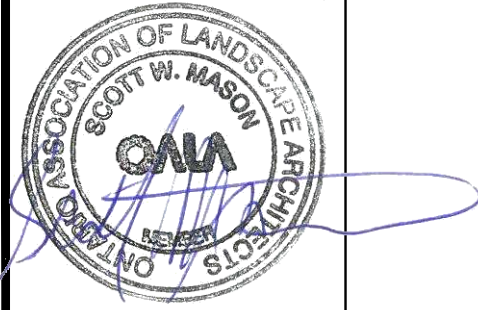
2 2.0m PRIVACY SCREEN



4 BIKE RACK



5 DECORATIVE FENCING



Urbantypology

UNIT 10-163 STERLING ROAD
 TORONTO, ON, CANADA, M6R 2B2
 PH: 416.709.5446

499 PRESTON STREET
 OTTAWA, ON, CANADA, K1S 4N7
 PH: 613.867.3547 / 613.897.1321

04	REISSUED FOR SITE PLAN CONTROL	17 NOV, 2025
03	REISSUED FOR SITE PLAN CONTROL	25 APR, 2025
02	REISSUED FOR SITE PLAN CONTROL	31 MAR, 2025
01	ISSUED FOR SITE PLAN CONTROL	05 DEC, 2024
NO.:	REVISION:	DATE:

ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS SPECIFIED OTHERWISE. DO NOT SCALE THE DRAWINGS. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH CONTRACT SPECIFICATIONS.

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PROJECT: TRAILS EDGE - BLOCK 140

LOCATION:
 298 AXIS WAY
 OTTAWA, ON

DRAWN: SM
 CHECKED: SM
 START DATE:
 11 NOV, 2024

DRAWING: LANDSCAPE DETAILS

SCALE: PAGE SIZE: 24X36

PROJECT NUMBER: 24.45

NORTH: SHEET NO.:

L2.1

D07-12-24-0164