Urban Design Brief - 150 Dun Skipper Drive Residential

Prepared by Novatech, January 20, 2025



Project Description

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

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

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

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

Refer to the Site Plan for additional development statistics.



Design Directives Response to Urban Design Policies Leitrim Community Design Plan (2005)

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

Section 4.0 Land Use Plan Designation

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

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

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

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

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

Only low and mid-rise apartments are permitted in the Mixed Use designation. In the context of the Leitrim CDP, an apartment will mean any building that exceeds a density of 80 units per net hectare.

The proposal is a for a higher density residential use in the form of mid-rise apartment buildings at an approximate density of 237 units per hectare, consistent with the intent.

Section 4.3 Dwelling Units, Population and Employment

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

Section 5 Community Design Guidelines for Mixed Use Centres

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

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

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

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

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

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

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

C6 The side and rear of buildings abutting low to medium density residential properties should be of similar height as the residential dwellings or should be stepped above 4 storeys to maintain an appropriate scale in relation to adjacent residential uses.

Response: The proposed buildings are not stepped but are separated by approximately 10m (combined setback on the Subject Site and property to the north).

C7 Both the residential and commercial components of buildings should be of quality construction and architectural details should extend to both components of buildings.

Response: The buildings are purely residential. Refer to building elevations for details.

C8 All facades that overlook streets and open spaces should have windows. Reflective mirror glass should not be used for windows at grade.

building elevations.

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

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

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

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

Response: Façades that overlook streets have windows typical of residential apartments (i.e., not mirror glass). Refer to



Engineers, Planners & Landscape Architects

C13 All utility equipment, hydro transformers and garbage storage facilities should be incorporated into the design of a building. If this is not possible, equipment should be positioned not to be visible from the public street. ~ ~ ~ Response: Hydro transformer locations and design are decided by Hydro. Waste storage is setback from the street behind the buildings and is screened.

Internal Private Roads

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

<u>Parking</u>

C16 Parking areas should be located at the side or rear of the development and set back from the street ROW. **Response: Parking areas are located behind the buildings, refer to Site Plan.**

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

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

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

Response: Parking areas are screened by buildings and landscaping.

C19 Reduced minimum and maximum parking ratios for retail, office commercial and residential will be implemented at the time of zoning in accordance with the new City of Ottawa Comprehensive Zoning By-law for lands within Leitrims mixed use centres. Response: The Zoning By-law referenced is the current one, which requires 1.2 resident spaces per unit and 0.2 visitor spaces per unit. This ZBLA proposes to further reduce the resident rate, with the visitor rate to remain unchanged. Refer to Section 3.5 for details.

C20 Shared parking facilities and on-street parking will be encouraged in the calculation of required parking in Mixed Use Centres. Response: Although the proposed use is purely residential so shared parking is not applicable. Although the proposed lower parking rates does not rely on on-street parking, it is available.

Loading & Servicing

C21 Servicing and loading areas should be located behind buildings and screened. Conflicts between shipping vehicles and pedestrians must be minimized through signage and delineation of the pedestrian right-of-way. **Response: The ZBL does not require loading areas for residential uses.**

Site Landscape Treatment

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

C23 Planting beds should be established to enable plant material to be massed to create a healthy and sustainable landscape. **Response: Refer to Landscape Plan.**

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



Bird-Safe Design Guidelines (2020)

Building Design Guidelines

Guideline 1: Consider the environmental context

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

Guideline 2: Minimize the transparency and reflectivity of alazing

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

Guideline 3: Avoid or mitigate design traps

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

Guideline 4: Consider other structural features

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

Landscape Design Guidelines

Guideline 5: Create safe bird-friendly landscaping

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

Lighting Design Guidelines

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

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

Guideline 7: Avoid nighttime light trespass from the buildings interior

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

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

Urban Design Comments

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

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

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

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

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

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

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

Response: Shown on the Landscape Plan.

19.Please provide tree planting on-site.

Response: Shown on the Landscape Plan.

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

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

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

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

compromise their amenity space.

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

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



Site, Context and Analysis Photos of existing site conditions and surrounding area

Map showing photo locations and directions



Photo #1

Photo #2









Photo #5

Photo #6

Photo #4

Photo #3





Characteristics of adjacent streets and public realm

Looking north to Bank across Dun Skipper:



Looking southwest across Cedar Creek:





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









Context and Mobility Plan





OCT 2024 124107 124107-FIG2

Design Research - Alternative Site Plan Option

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



Plan Showing Adjacent Development





Composite Site Plan (Conceptual)





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Additional Materials

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













FINDLAY CREEK DEVELOPMEN1

150 DUN SKIPPER DRIVE OTTAWA, ON K1X 0G2

MAVERICK

DEVELOPMENT CORPORATION

209 WICKSTEED AVENUE, SUITE 30 TORONTO, ON M4G 0B1

PMA ARCHITECTES

____ 3070, CHEMIN DES QUATRE-BOURGEOIS QUÉBEO (QO) G1W 2K4

NOVATECH

NOVATECH 240 MICHAEL COWPLAND DRIVE, SUITE 200 OTTAWA, ON K2M 1P6

(📳) J.D.BARNES

J.D. BARNES LIMITED 62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9

SURVEYOR

STRUCTURA

CIVIL / LANDSCAPE / PLANNE

ARCHITE









3 ELEVATION 3

4 ELEVATION 4



SCEAL

RÉVISION

FOR CITY REVIEW 2025-01-17 FOR COORDENATION 2024-12-17 Description Date

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> > CONÇU PAR P.POMERLEAU

DESSINÉ PAR P.POMERLEAU VÉRIFIÉ PAR P.MARTIN

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> NE PAS UTILISER POUR CONSTRUCTION

> > DATE 2025-01-17

DOSSIER 24061

GENERAL ELEVATIONS

FORME IMPRIMÉE OU SANS L'AUTORISATIO DU DROIT D'AUTEUR





A302



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EXTERIOR MATERIALS



No.	Botanical Name	Common Nam	ne D	BH (cm)	CRZ (m)	Condition	Owner	Remarks	Recom
70	Ulmus americana	White Elm		37.0	3.70	F	Owner	bow in trunk,	PROTE
71	Acer saccharum	Sugar Maple		10.0	1.00	F	Owner	intertwined with dead tree	PROTE
72	Acer saccharum	Sugar Maple		12.0	1.20	G	Owner		PROTE
73	Acer saccharum	Sugar Maple		41.0	4.10	Р	Owner	Twin trunk, rot, dead tree fallen between two trunks, split trunks	Remove
74	Acer saccharum	Sugar Maple		32.0	3.20	G	Neighbour		PROTE
75	Ulmus americana	White Elm		60.0	6.00	F	Neighbour	Minor splitting	PROTE
76	Acer saccharum	Sugar Maple		37.0	3.70	G	Owner		Conflic
78	Acer saccharum	Sugar Maple		27.0	2.70	G	Owner		Conflic
79	Thuja sp.	Cedar		20.0	2.00	G	Owner		Conflic
75 76 78 79 Leger	Ulmus americana Acer saccharum Acer saccharum Thuja sp.	White Elm Sugar Maple Sugar Maple Cedar		60.0 37.0 27.0 20.0	6.00 3.70 2.70 2.00	F G G	Neighbour Owner Owner Owner	Minor splitting	
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G	Good	Conflict Remove due to conflict with construction.							
F	F Fair Remove Remove due to tree helath or invasive status.								
Ρ	Poor PROTECT Protect trees as per contract details and specifications.								
VP	Very Poor								

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NORTH

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CONSTRUCTION

- Constitute field notes and plans provided by the Owner and are supplied for information purposes only. It is the constitution of the following protection measures for retained frees, both on site and on adjacent sites, prior to any work activity, including the removal. Maintain the protection frence in place and in good condition for the duration of site works:
 Information obtained from this plan.
 Together with all Subconceptability of such contractor is with examine all surfaces or conditions for the work, in order to determine the accuracy of all the such surfaces or conditions for the work to commence. Notify the Contract Administrator in writing of conditions, which could be detimentat to installation and do not commence work until instructed by the Contract Administrator. The commencement of work implies Contractor acceptance of the conditions.
- conditions.
 Contractor to check and report any discrepancies before commencing work. No responsibility is bome by the Consultants for subsurface conditions.
 Contractor to check and verify all dimensions and quantities on site and report any verify all dimensions to the Consultant.
 Contractor to check and verify all dimensions and quantities on site and report any verify all dimensions to the Consultant.
 Contractor is responsible for all fees arising from the completion of works comvered by these drawings, details, and specifications.
 Contractor in accordance with the most currers
 Do not disturb, raise, or lower the existing grade within the CR2 without approval.

- specifications.
 Carry out all construction in accordance with the most curve interprovincial and municipal standards and specifications.
 Contractor to coordinate all access and protect the public and supervision throughout the construction period, to the satisfaction of the Consultant.
 On the site with approval tear.
 Contractor to coordinate all access and protect the public and supervision throughout the construction period, to the satisfaction of the Consultant.
 Do not damage the root system, trunk, or branches, or any tree.
 Contract Administrator is to approve access point(s) prior to event hard surface or significantly change
- mobilization. landscaping. 9. A Contractor flagman is required to direct all deliveries of 10. Ensure that exhaust fumes from all equipment are directed
- A Contractor flagman is required to direct all deliveries of machinery or materials to the site.
 Contractor to coordinate and schedule all work with other trades and contractors: Contractor is to notify Contract Administrator of any schedule difficulties.
 Contractor responsible for the removal and off-site disposal of all materials as required to facilitate new construction. Store all items and materials identified by the Consultant for salvage 1 at a location on site as identified by the Consultant for salvage 1 and remove from site any contaminated material. Dispose all contaminated material a licensed landfill facility.
 Maintain site in a clean and orderly state for the duration of construction: renform all work in accordinate with the
 - construction; perform all work in accordance with the Occupational Health and Safety Act. Remove all excess
- uccupational meatin and safety Act. Kemove all excess materials, packaging, and debris from the site.
 13. Contractor is responsible to take all necessary measures to control dust on the project site and to the satisfaction of the Contract Administrator.
 14. Contractor is responsible for all layout for construction nurnoses

- purposes. 15. Contractor is to protect all iron bars. Replace any disturbed bars by Owner at the Contractor expense. 16. The Contractor is to notify the Contract Administrator upon completion of the required works to schedule an inspection for acceptance.
- CITY DETAILS

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

F7. Tree Preservation Protection Fence

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ntia	NOTE:						SCALE	DESIGN	FOR RE			
:\2024\124107\CAD\Landscape\Reside	THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM. Owner.	DISCLAMER: The elements on this plan illustrate the design intent and general constructability of the proposed landscape which will support the associated development. This is to demonstrate how the canopy cover, urban design, health, and climate change objectives of the Official Plan will be met through thee planting and site design. This drawing is for City review only and is not intended for construction. Final detailed design and construction documentation is to be provided with certified "Issued for Construction".	1.	ISSUED FOR SPC APPLICATION REVISION	JAN 17/25	SC	1:400 0 4 8 12 16	CHECKED DRAWN CHECKED APPROVED	<u>SC</u> TCB <u>SC</u> RGJ	Carlon Contraction	Engineers, PI Suite 200, 2 Ottawa, 1 Telephone Facsimile Website	anners & Landscape Arc 40 Michael Cowpland Ontario, Canada K2M ((613) 25- (613) 25- www.novatech-er



IL SHEET #____NOVATECH OR CITY 1. L2. ETC. ____ DETAIL NUMBER SEE LIST FOR CODE PERTY LIMIT

ING TREE TO REMAIN, OL SIZE REFLECTS CRZ

TING TREE TO REMOVE, BOL SIZE REFLECTS CRZ

PROTECTION FENCE

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GENERAL

- Read and interpret this drawing/ drawing set in conjunction with all the contract details and specifications, including related civil, utility, structural, architectural, mechanical, electrical, environmental, geotechnical, and survey
- information. 2. The Contractor is to determine the exact location, size, material, and elevation of all existing utilities prior to commencing construction. Protect and assume responsibility for all existing utilities regardless of being shown on the drawings. 3. It is essential to use the plans and details in conjunction with

- It is essential to use the plans and details in conjunction with the specifications and notes.
 Do not scale drawings. Work to dimensions only.
 Protect all existing and relation developtiation for the duration of construction according to the contract details and specifications.
 Reinstate all areas and items damaged or disturbed, beyond the Limit of Work, because of construction activities, including but not limited to construction activities, including but not limited to construction activities, including but not limited to construction atsigning areas, haul roads, stockpia eras, etc. to the satisfaction of the Consultant. Unless otherwise noted, Contractor is to reinstate all areas to pre-construction condition or better to the satisfaction of the Contract Administrator.

TREE PROTECTION

- tree disclosure report, etc.). Under the guidance of a Landscape Architect or Certified Arborist, erect a fence at the critical root zone (CRZ) of trees. Diameter at breast height (DBH) is the trunk diameter measured at 1.3m height on the tree trunk. The CRZ is calculated as DBH x 10. Refer to the Tree Protection Fence detail

- Ensure that exhaust fumes from all equipment are directed away from any tree canopy.
 Ensure that exhaust fumes from all equipment has CRZ and many from any tree canopy.
 When trees marked for removods at the edge of the CRZ and many form any tree canopy.
 When trees marked for removods at the edge of the CRZ and many form any tree canopy.
 Stumps after the removals, do not pull out a stumps. Ensure there is not root pulling or disturbance of the ground within the CRZ.
 Porto work taking place, notify and consult the Landscape Architect and City Forestry Staff if roots must be out. Roots 20mm or larger should be cut at right angles with cleans, sharp horticultural tools without tearing, crushing, or pulling. Refer to City of Clawa Specifications S.P. F-8011 Tree Protection, Excavation of Root Zone.
 If damaged or objectionable branches are observed, consult the Landscape Architect, before any work is conducted. Do not prune leaders. Do not prune more than 1/4 of crown.
 Set up a water and fertilizing program, if trees are being affected by site works, to the satisfaction of the Landscape Architect.
 The Landscape Architect is to prescribe mitigation measures
- Architect. The Landscape Architect is to prescribe mitigation measure if the protected fenced area must be reduced to facilitate construction. Measures may include the placement of 15. plywood, wood chips, or steel plating over the roots for protection. City Forestry Staff are to approve said measures
- City of Ottawa By-law: Protects municipal trees and municipal natural areas in the City of Ottawa and trees on private property in the urban area of the City of Ottawa (2020-340).

e Architects land Drive 2M 1P6 3) 254-9643	LOCATION CITY OF OTTAWA 150 DUN SKIPPER DRIVE - RESIDENTIAL DEVELO	DPMENT
	DRAWING NAME TREE CONSERVATION PLAN	PROJECT No. 12411 REV BEV #
s) 254-5867 ch-eng.com		DRAWING №. 124107-R-TC



PROJECT No.
124107
REV
REV # 2
DRAWING No.
124107-R-L1



NOTE:					SCALE	DESIGN	FOR REVI	EW ONLY	
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.	Owner: Bank & Dun Developments Inc, co Paul Paglialunga 209 Wicksteed Avenue, Suite 30 Tororon, O.N. M4G 0811 Phone: (416) 335-0090	<u>UISCLAIMEN</u> : The elements on this plan illustrate the design intent and general constructability of the proposed landscape which will support the associated development. This is to demonstrate how the canopy cover, urban design, health, and climate change objectives of the Official Plan will be met through tree planting and site design. This drawing is for City review only and is not intended for construction. Final detailed design and construction documentation is to be provided with certified 'Issued for Construction' drawings and specifications prior to construction.	ISSUED FOR SPC APPLICATION ISSUED FOR COORDINATION No. REVISION	JAN 17/25 SC JAN 13/25 SC DATE BY		TCB CHECKED DRAWN TCB CHECKED APPROVED RGJ		CLARKE ARC	Engineers, Planners & Landsca Engineers, Planners & Landsca Suite 200, 240 Michael Cow Ottawa, Ontario, Canada Telephone (6 Facsimile (6 Website www.novati

75mm SHREDDED PINE BARK MULCH, ALL TREAT FARMS OR APPROVED EQUAL MAINTAIN ORIGINAL GRADE OF SGRUB BASE AFTER PLANTING OR SLIGHTLY HIGHER TO SUIT STIE SCIL CONDITIONS.
 100mm DEEP, 800mm DIA. SAUCER CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL OR REMOVE ENTIRE FIBRE POT. PLANTING SOL: PARTS GOOD QUALITY TOPSOIL 2 PARTS WELL ROTTED HORSE OR COW MANURE 1 PART PEAT MOSS 1 B. BONEMEAL PER CUBIC YARD SOL FILTER CLOTH 100mm (19mm) CLEAR CRUSHED STONE CONCRETE SLAB WITH PROTECTION BOARD AND MEMBRANE (BY OTHERS) NOTES: PRUNING TO SUIT SPECIES - PRUNE BRANCHES BY 13 TO REMOVE DAMAGED OR OBJECTIONABLE BRANCHES FOLLOW-ING PROPER HORTIGULTUREL PRACTICE. DO NOT PRUNE LEADERS. 1275 SOIL MIXTURE SHOULD BE FIRMLY COMPACTED TO ELIMINATE AIR POCKETS OR PREVENT SETTLEMENT. FOR BARE ROLES AND SET OF THE TO REGARD. DEPTH OR SLIGHTLY HIGHER AND SPREAD OUT ROOTS, CENTLY BACK FILL WITH SOL MX IN LAYERS, WORKING SOL BETWEEN ROOTS, FIRM SOL, WATER WELL UPON COMPLETION. , ð . 2 4 1 THIS DETAIL DOES NOT REPRESENT ANY PARTICULAR SPECIES. 1.81 D5 SHRUB AND PERENNIAL PLANTING ON SLAB LOCATION CITY OF OTTAWA 150 DUN SKIPPER DRIVE - RESIDENTIAL DEVELOPMENT CH DRAWING NAME vpland Driv K2M 1P6 LANDSCAPE DETAILS 1241 13) 254-9643 13) 254-5867 REV # 124107-R-L2

PREPARED BY PMA ARCHITECTES





FINDLAY CREEK DEVELOPMENT **150 DUN SKIPPER DR, OTTAWA PROJECT RENDERINGS**

DECEMBER 17, 2024



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



RENDERINGS





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



RENDERINGS





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



RENDERINGS





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



RENDERINGS





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



RENDERINGS





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



RENDERINGS





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



RENDERINGS







RENDERINGS

VIEW OF BUILDING 1'S NORTHWEST CORNER



FINDLAY CREEK DEVELOPMENT
SITE PLAN CONTROL APPLICATION
NO PROJET : 240619





RENDERINGS

VIEW OF BUILDING 2'S SOUTH CORNER





VIEW OF BUILDING 2 PRINCIPAL ELEVATION FORM CEDAR CREEK DR.



RENDERINGS







RENDERINGS

VIEW OF BUILDING 2'S PRINCIPAL ENTRANCE





VIEW OF BUILDING 2'S GARDEN FROM THE COMMERCIAL DEVELOPMENT



RENDERINGS





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



RENDERINGS



 FINDLAY CREEK DEVELOPMENT SITE PLAN CONTROL APPLICATION
 14

 NO PROJET : 24061
 DECEMBER 17, 2024



VIEW OF BUILDING 1'S ACCESS RAMP AND GARDEN



RENDERINGS







RENDERINGS

OVERVIEW OF BOTH BUILDINGS' GARDEN





VIEW OF BUILDING 1'S GARDEN EXITING THE INNER ENTRANCE



RENDERINGS





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



RENDERINGS





VIEW OF BUILDING 2'S GARDEN AND AMENITY AREA



RENDERINGS





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



RENDERINGS

