

BEDALE DRIVE (Formerly Bourne Avenue)

TABLE 1: TREE INVENTORY AND ASSESSMENT

NO.	SPECIES	D.B.H. ¹ (cm)	TREE CONDITION	STATUS ²	CRZ ³ (m)
1	White Cedar (Thuja occidentalis)	7	Good; mature; upright growth form; crown generally symmetrical; good density, increment and colour	To be retained	2
2	Black Cedar (Thuja occidentalis 'Nigra')	10	Fair; mature; upright growth form; crown generally symmetrical; fair crown density, growth increment and needle colour	To be retained	1
3	Black Cedar (Thuja occidentalis 'Nigra')	10	Fair; mature; upright growth form; crown generally symmetrical; fair crown density, growth increment and needle colour	To be retained	1
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5	Black Cedar (Thuja occidentalis 'Nigra')	10	Fair; mature; upright growth form; crown generally symmetrical; fair crown density, growth increment and needle colour	To be retained	1
6	Maple (Acer)	30	Poor; mature; crown asymmetrical towards east; poor density and colour, fair increment	To be retained	3

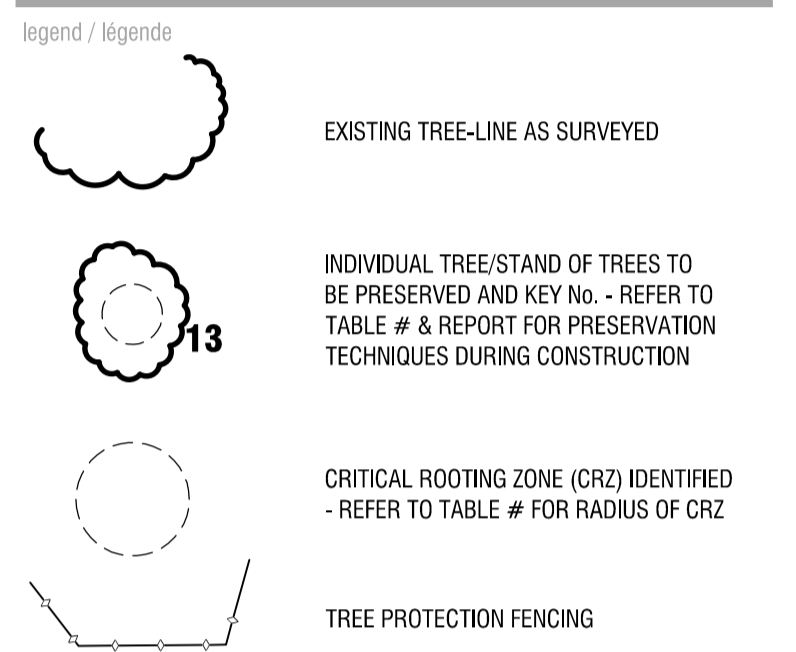
¹ D.B.H. INDICATES DIAMETER (cm) MEASUREMENT AT BREAST HEIGHT (1.3m ABOVE GRADE);
² TO BE RETAINED OR REMOVED
³ CRZ INDICATES RADIUS OF CRITICAL ROOTING ZONE AND IS ESTABLISHED AS BEING 10 CENTIMETERS FROM THE TRUNK OF A TREE FOR EVERY 1 CENTIMETER OF TRUNK DIAMETER AT BREAST HEIGHT (DBH). THE CRZ IS CALCULATED AS DBH x 10cm
 REFER TO RECOMMENDATIONS IN AUGUST 4, 2020 REPORT PREPARED BY IFS ASSOCIATES FOR TECHNIQUES TO PRESERVE TREES.



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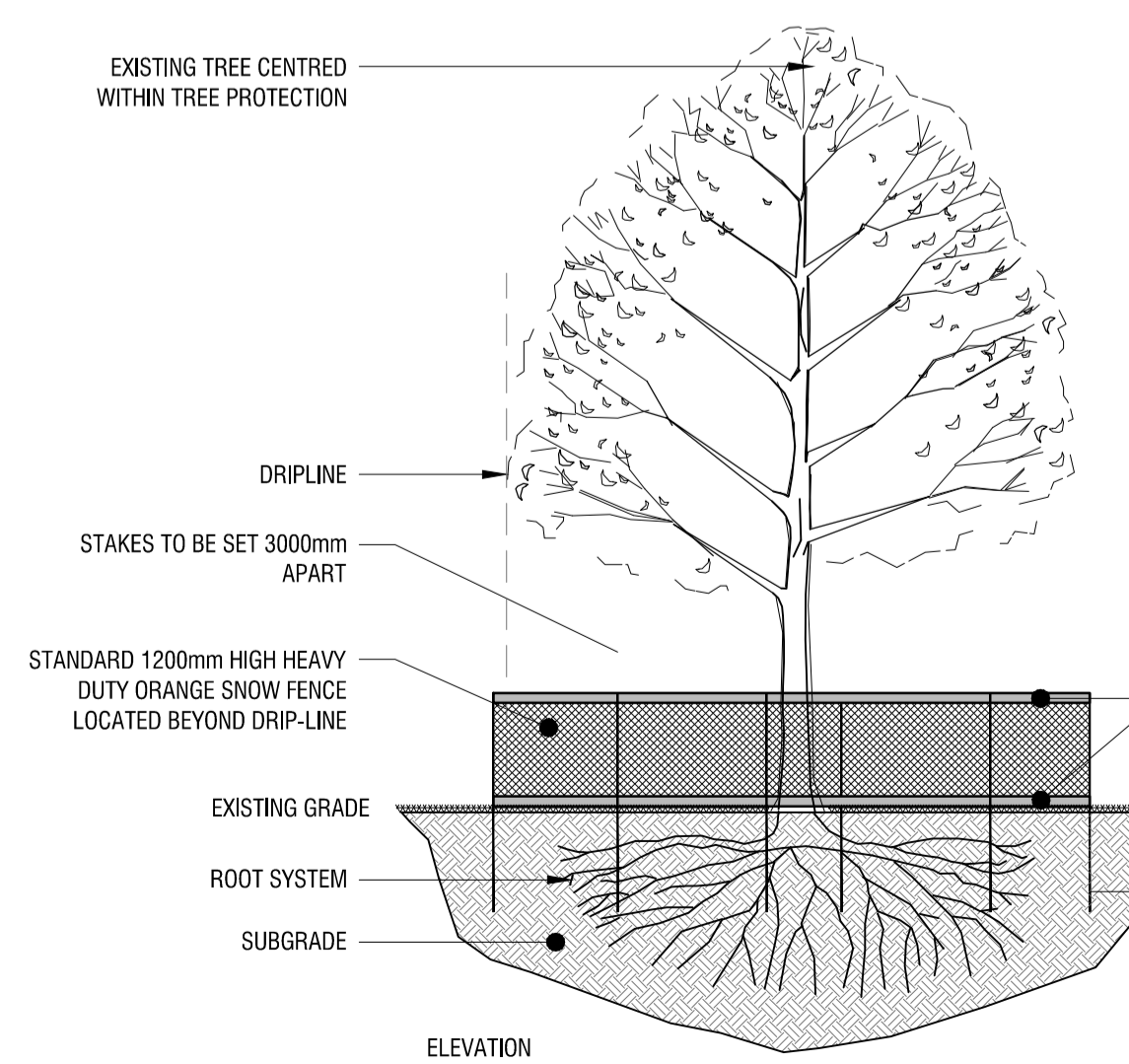
key plan / plan repère



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1 TREE CONSERVATION PLAN
 TC1 1:100

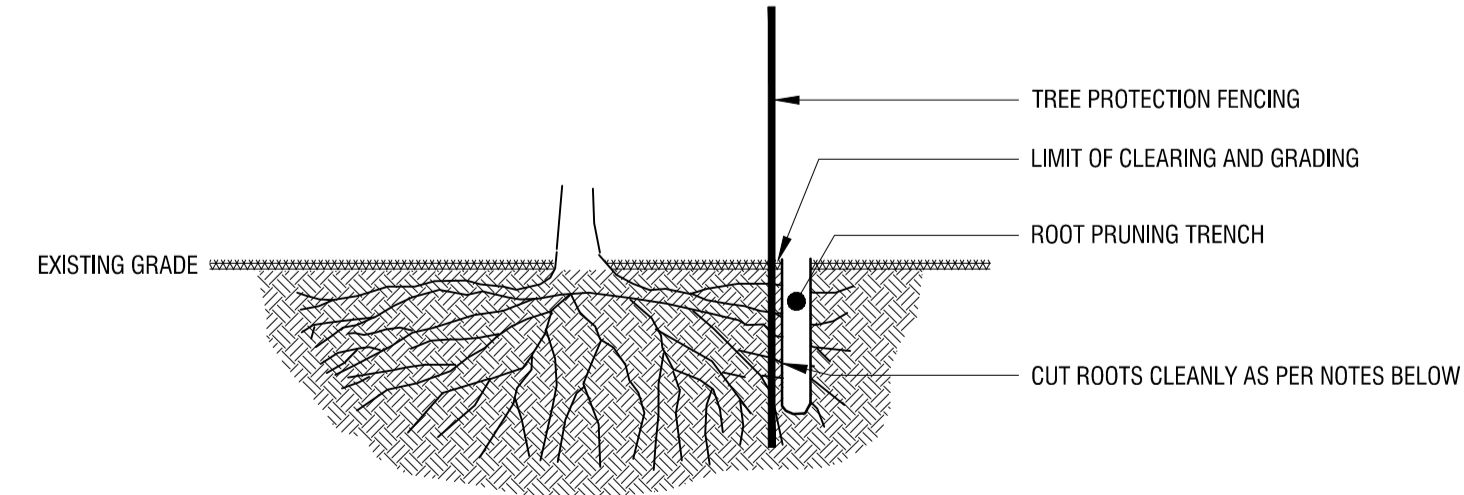


- NOTES:
- INSTALL TREE PROTECTION BEFORE CONSTRUCTION BEGINS AND KEEP IN PLACE UNTIL LANDSCAPE CONSTRUCTION IS COMPLETE.
 - EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH CONTINUOUS ORANGE SNOW FENCING LOCATED BEYOND DRIPLINE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. GROUPS OF EXISTING TREES / PLANTINGS TO REMAIN SHALL BE PROTECTED WITH CONTINUOUS SNOW FENCING AROUND ENTIRE CLUMP(S). AREAS WITH PROTECTIVE FENCING SHALL REMAIN UNDISTURBED AND NOT BE USED FOR STORAGE OF BUILDING MATERIALS OR EQUIPMENT.
 - THE GRADES WITHIN THE FENCING SHALL REMAIN UNCHANGED.
 - NO RIGGING CABLES SHALL BE INSTALLED OR WRAPPED AROUND TREES. EXCESS SOIL, MATERIALS, EQUIPMENT OR DEBRIS SHALL NOT BE PLACED OVER ROOT SYSTEMS OF TREES WITHIN PROTECTIVE FENCING. NO CONTAMINANTS SHALL BE DUMPED OR FLUSHED WHERE FEEDER ROOTS OF TREES EXIST.
 - BRANCHES, LIMBS OR PORTIONS OF TREES THAT ARE REMOVED TO ALLOW FOR CONSTRUCTION WORK SHALL BE REMOVED CAREFULLY AND IN ACCORDANCE WITH ACCEPTED ARBORICULTURE PRACTICE.
 - WHERE ROOT SYSTEMS OF PROTECTED TREES ARE DIRECTLY EXPOSED TO OR DAMAGED BY CONSTRUCTION WORK, THEY SHALL BE TRIMMED NEATLY AND THE AREA BACKFILLED WITH SUITABLE MATERIAL TO PREVENT DESICCATION.
 - WHERE APPROPRIATE, THE TREES SHALL UNDERGO AN OVERALL PRUNING TO RESTORE TREE APPEARANCE AND / OR RESTORE THE BALANCE BETWEEN TOP GROWTH AND ROOTS. DO NOT PRUNE LEADERS.
 - NO MOVEMENT OF VEHICLES, EQUIPMENT OR PEDESTRIANS SHALL OCCUR WITHIN THE FENCE

APPROVED REFUSED
 THIS 9th DAY OF June, 2021

 ERIN O'CONNELL, MCIP, RPP, MANAGER (A)
 DEVELOPMENT REVIEW, WEST
 PLANNING, INFRASTRUCTURE AND ECONOMIC
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

2 TREE PROTECTION FENCE
 TC1 nts

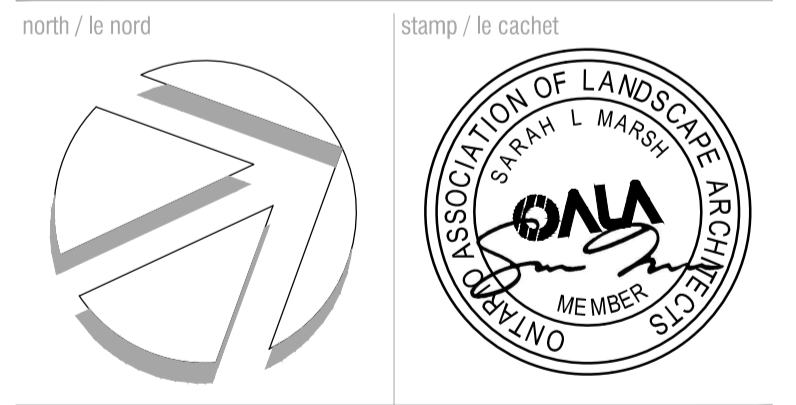


- NOTES:
- PROPER ROOT PRUNING TECHNIQUE REQUIRED WHEN TREE ROOTS ENCOUNTERED DURING EXCAVATION.
 - EXCAVATIONS WITHIN DRIPLINE SHOULD BE BY DIRECTIONAL MICRO-TUNNELLING AND BORING. OUTSIDE THE DRIPLINE, ROOTS SHOULD BE CUT CLEANLY (AS PER ABOVE DRAWING) WITH PRUNING SHEARS OR A SAW WIPED WITH ALCOHOL BEFORE EACH CUT.
 - AFTER ROOTS ARE CLEANLY CUT, THE AREA SHOULD BE BACKFILLED WITH SUITABLE MATERIAL (TO BE APPROVED BY LANDSCAPE ARCHITECT) TO PREVENT DESICCATION.
 - WHERE APPROPRIATE, THE TREES SHALL UNDERGO AN OVERALL PRUNING TO RESTORE TREE APPEARANCE AND / OR RESTORE THE BALANCE BETWEEN TOP GROWTH AND ROOTS. DO NOT PRUNE LEADERS.

3 ROOT PRUNING DETAIL
 TC1 nts

PRELIMINARY
 NOT FOR CONSTRUCTION

PROJECT # 007-12-16-0016 PLAN #17202



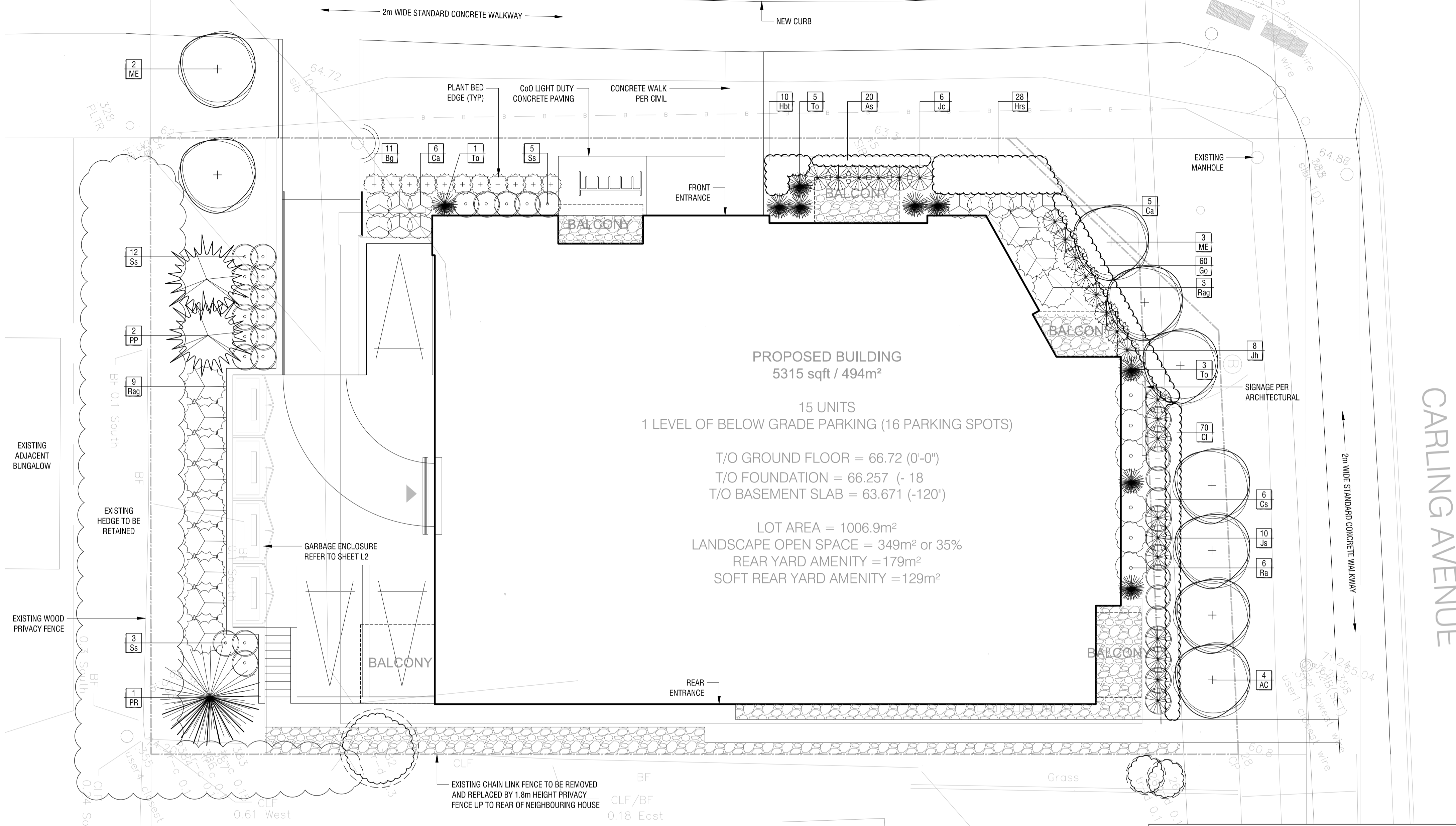
3368 CARLING AVENUE
 drawing / dessin

TREE CONSERVATION PLAN

designed / conçu	drawn / dessiné	reviewed / examiné
MC / SM	MC	SM
date	project number / No. du projet	
MAY 2021	C 15-71	
drawing number / No. du dessin		

BEDALE DRIVE

NEW CURB



PROPOSED BUILDING
5315 sqft / 494m²

15 UNITS
1 LEVEL OF BELOW GRADE PARKING (16 PARKING SPOTS)

T/O GROUND FLOOR = 66.72 (0'-0")
T/O FOUNDATION = 66.257 (-18)
T/O BASEMENT SLAB = 63.671 (-120")

LOT AREA = 1006.9m²
LANDSCAPE OPEN SPACE = 349m² or 35%
REAR YARD AMENITY = 179m²
SOFT REAR YARD AMENITY = 129m²

NOTES:

DO NOT SCALE DRAWINGS;

NOTES ARE APPLICABLE TO ALL DRAWINGS IN THE SET;

Fotenn Consultants Inc. IS NOT RESPONSIBLE FOR ACCURACY OF BASE INFORMATION;

REFER TO CIVIL ENGINEERING DRAWINGS FOR GRADING & SITE SERVICING INFORMATION;

THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING SITE CONDITIONS AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT;

THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING EXACT LOCATIONS OF ALL UNDERGROUND SERVICES AND OBTAINING CLEARANCE FROM ALL APPLICABLE UTILITIES. PROPOSED WORKS FOUND TO BE IN CONFLICT WITH UNDERGROUND SERVICES MAY BE ADJUSTED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT;

LANDSCAPE ELEMENTS SHOWN ARE SUBJECT TO THE FINAL LOCATION OF UNDERGROUND SERVICES AND UTILITIES;

DO NOT INSTALL TREES ON PROPERTY / LOT LINES OR WITHIN DRAINAGE EASEMENTS;

PERFORM WORK IN ACCORDANCE WITH DETAILS AND SPECIFICATIONS;

ALL PLANT MATERIAL SHALL BE No. 1 NURSERY STOCK AND SHALL MEET OR EXCEED THE SPECIFICATION OF THE Canadian Standards for Nursery Stock, AS PUBLISHED BY THE Canadian Nursery Landscape Association;

SPECIES SUBSTITUTIONS ARE NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT;

ALL UN-PAVED SURFACES TO RECEIVE 150mm DEPTH TOPSOIL & SOD.

STANDARDS FOR TREE PLANTING:

NO PLANTING ON CORNERS OR ANYWHERE WHERE IT WOULD CREATE A SIGHT LINE CONCERN;

MAINTAIN A MINIMUM DISTANCE OF 7.5m FROM ALL BUILDINGS;

MAINTAIN A MINIMUM DISTANCE OF 2.5m FROM THE CURB FOR DECIDUOUS TREES AND 4.5m FOR CONIFEROUS TREES;

MAINTAIN A MINIMUM DISTANCE OF 1.5m FOR DECIDUOUS (4.5m FOR CONIFERS) FROM ANY SIDEWALK OR PRIVATE WALKWAY;

MAINTAIN A MINIMUM DISTANCE OF 1.2m FROM ALL DRIVEWAYS;

MAINTAIN A MINIMUM DISTANCE OF 2.5m FROM COMMUNITY MAILBOXES, LIGHT STANDARDS, FIRE HYDRANTS AND NO PLANTING IN FRONT OF HYDRANTS;

MAINTAIN A MINIMUM DISTANCE OF 3.0m FROM ALL HYDRO TRANSFORMERS;

MAINTAIN A MINIMUM DISTANCE OF 1.0m FROM ALL UNDERGROUND SERVICES;

MAINTAIN A MINIMUM DISTANCE OF 1.0m FROM ALL BELL AND CABLE BOXES;

MAINTAIN A MINIMUM DISTANCE OF 10.0 FROM BUS SHELTERS

IMPORTANT NOTICE FOR CONTRACTOR:

THE CITY OF OTTAWA REQUIRES A Certificate of Completion (F1) Landscape Works TO BE SUBMITTED AND SEALED BY THE LANDSCAPE ARCHITECT. CONTRACTORS ARE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE REQUIREMENTS OF THIS PROCESS AND PROVIDING SUFFICIENT NOTICE TO THE LANDSCAPE ARCHITECT TO CONDUCT SITE REVIEWS DURING INSTALLATION OF TREES. THE 1 YEAR WARRANTY PERIOD SHALL NOT COMMENCE UNTIL THE LANDSCAPE ARCHITECT HAS SUBMITTED THE F1 Certificate.

PRIOR TO INSTALLATION OF TREES, THE DEVELOPER WILL CONTACT THE PLANNING AND GROWTH MANAGEMENT AND FORESTRY SERVICES TO REVIEW THE SPECIES AND LOCATION OF TREES.

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CARDEL HOMES

key plan / plan repère

Legend / légende

- SCOPE OF APPLICATION
- EXISTING TREE TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- CONIFEROUS TREES (REFER TO PLANTING SCHEDULE FOR SPECIES AND QUANTITIES)
- DECIDUOUS TREES (SEE PLANTING NOTES & SCHEDULE FOR SPECIES AND QUANTITIES)
- DECIDUOUS SHRUBS (REFER TO PLANTING SCHEDULE FOR SPECIES AND QUANTITIES)
- CONIFEROUS SHRUBS (REFER TO PLANTING SCHEDULE FOR SPECIES AND QUANTITIES)
- 100mm DEPTH 25-100mm Ø COLOURED RIVER ROCK AVAILABLE FROM GREELY SAND & GRAVEL OR APPROVED EQUAL ON NON-WOVEN GEOTEXTILE

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KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE / CONDITION / SPACING
DECIDUOUS TREES				
AC	4	Amelanchier canadensis	Serviceberry	60mm cal. / W.B.
ME	5	Malus 'Emerald Spire'	Emerald Spire Flowering Crab	60mm cal. / W.B.
CONIFEROUS TREES				
PP	2	Picea pungens	Fat Albert Blue Spruce	175cm ht. / W.B.
PR	1	Pinus resinosa	Red Pine	175cm ht. / W.B.
DECIDUOUS SHRUBS				
Ca	8	Cornus alba 'Ivory Halo'	Ivory Halo Dogwood	100cm ht. / specimen quality / 1.2m sp.
Cs	6	Cornus sericea 'Arctic Fire'	Arctic Fire Dogwood	100cm ht. / specimen quality / 100cm sp.
Rag	12	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#5 Pot / 1.5m sp.
Ra	6	Ribes alpinum	Alpine Currant	#5 Pot / 100cm sp.
Ss	17	Sorbaria sorbifolia	False Spirea	#5 Pot / 1.2m sp.
EVERGREEN SHRUBS				
Bg	11	Buxus x 'Green Gem'	Green Gem Boxwood	#5 Pot / 70cm sp.
Jc	9	Juniperus chinensis 'Daub's Frosted'	Daub's Frosted Juniper	#5 Pot / 100cm sp.
Jh	8	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	#5 Pot / 100cm sp.
Js	10	Juniperus sabina 'Tamariscifolia'	Tamarix Juniper	#5 pot / 100cm sp.
To	9	Thuja occidentalis 'Emerald'	Emerald Cedar	#7 Pot / specimen quality
PERENNIALS & GRASSES				
As	20	Artemisia schmidtiana 'Silvermound'	Silvermound Wormwood	#1 Pot / 30cm o.c.
Cl	70	Carex laxiculmis 'Bunny Blue'	Bunny Blue Sedge	#1 Pot / 30cm o.c.
Hrs	28	Hemerocallis 'Ruby Stella'	Ruby Stella Daylily	#1 Pot / 40cm o.c.
Hbt	10	Hemerocallis 'Big Time Happy'	Big Time Happy Daylily	#1 Pot / 40cm o.c.
Go	60	Galium odoratum	Sweet Woodruff	#1 Pot / 30cm o.c.

PROVISIONS	REQUIREMENT	PROVIDED
Lot area (min)	No minimum	n/a
Lot width (min)	No minimum	n/a
Front yard setback (min)	3 m	3.0 m
Corner yard setback (min)	3 m	3.0 m
Interior side yard setback (min)	1.2 m	2.0 m
Rear yard setback (min)	7.5 m	11.1 m
Height (max)	12.5 m	11.4 m
Required Number of Resident Parking Spaces	1.2/unit = 18 total (variance granted)	16 spaces
Required Number of Visitor Parking Spaces	0.2/unit = 3 total	3 spaces
Bicycle Parking Spaces	0.5/unit = 8 total	15 spaces
Private Amenity Area	6m ² per dwelling unit	6 m ²
Common Amenity Area	A minimum of 50% of the required total amenity space	yes
Landscape buffer along parking area	3 m (variance granted)	2.9 m
Driving Aisle Width (max)	3.6 m	yes

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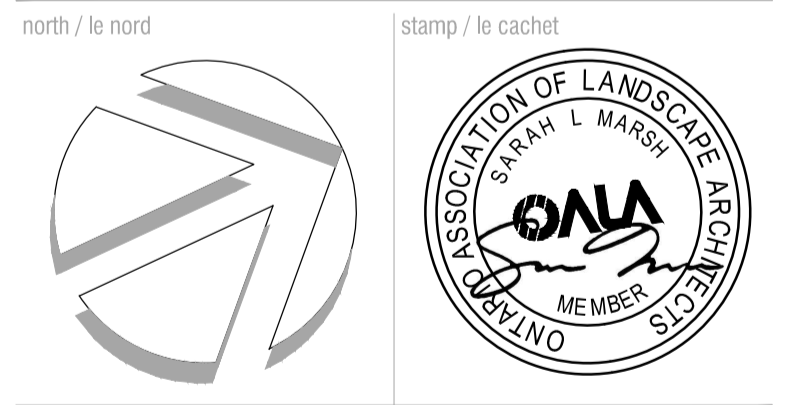
1 LANDSCAPE PLAN

L1 1:100

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designing / conçu
MC / SM
drawn / dessiné
MC
reviewed / examiné
SM
date
MAY 2021
project number / No. du projet
C 15-71
drawing number / No. du dessin

LANDSCAPE PLAN









L1 of 2

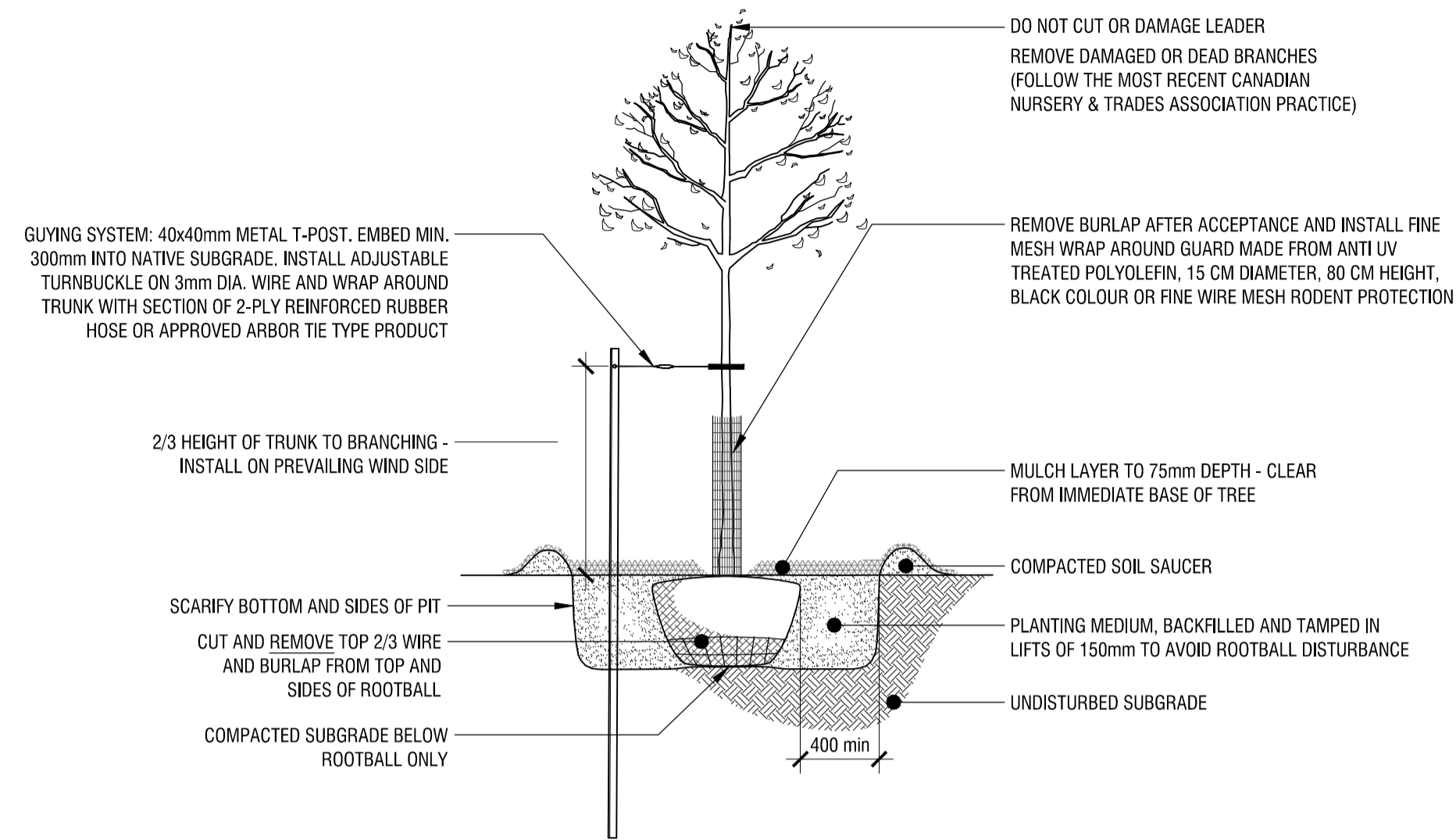
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PROJECT # D07-12-16-0016 PLAN #17202

CARDEL HOMES

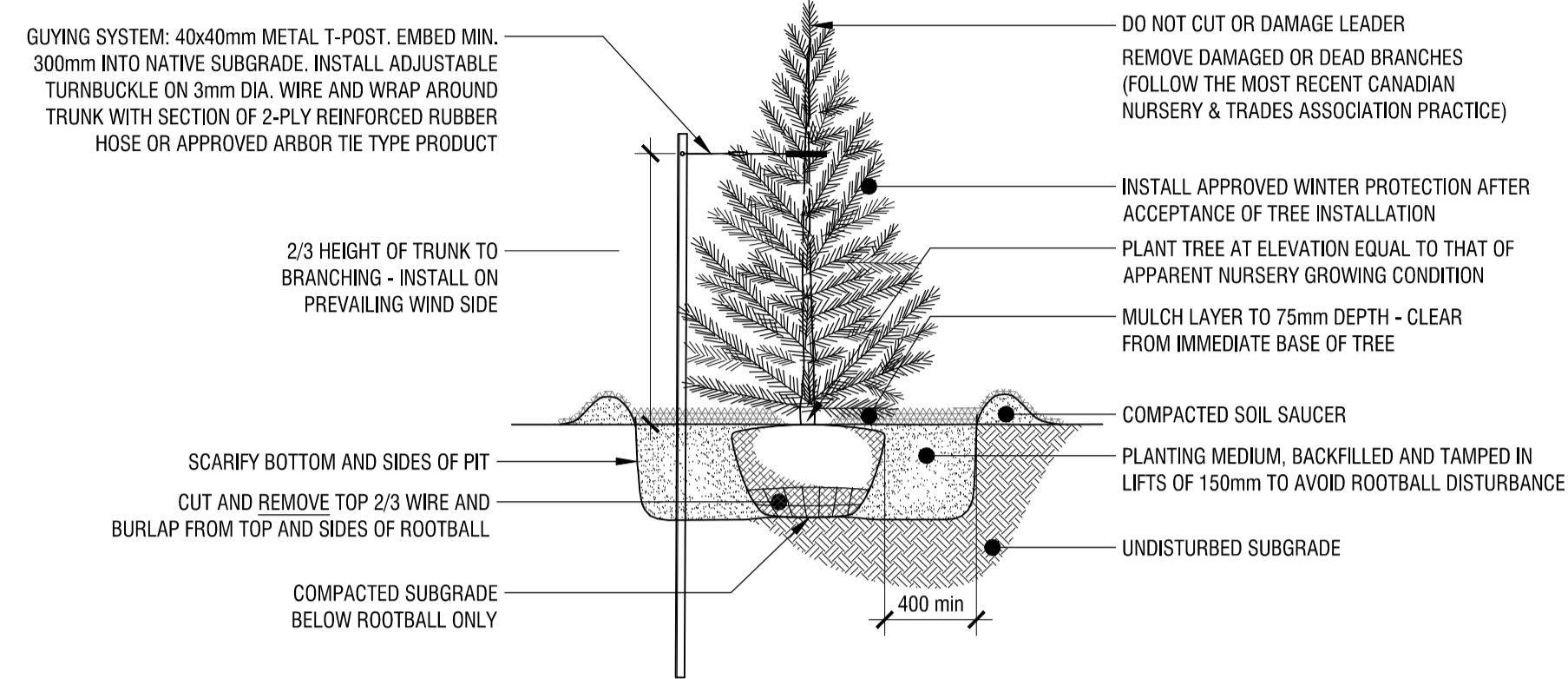
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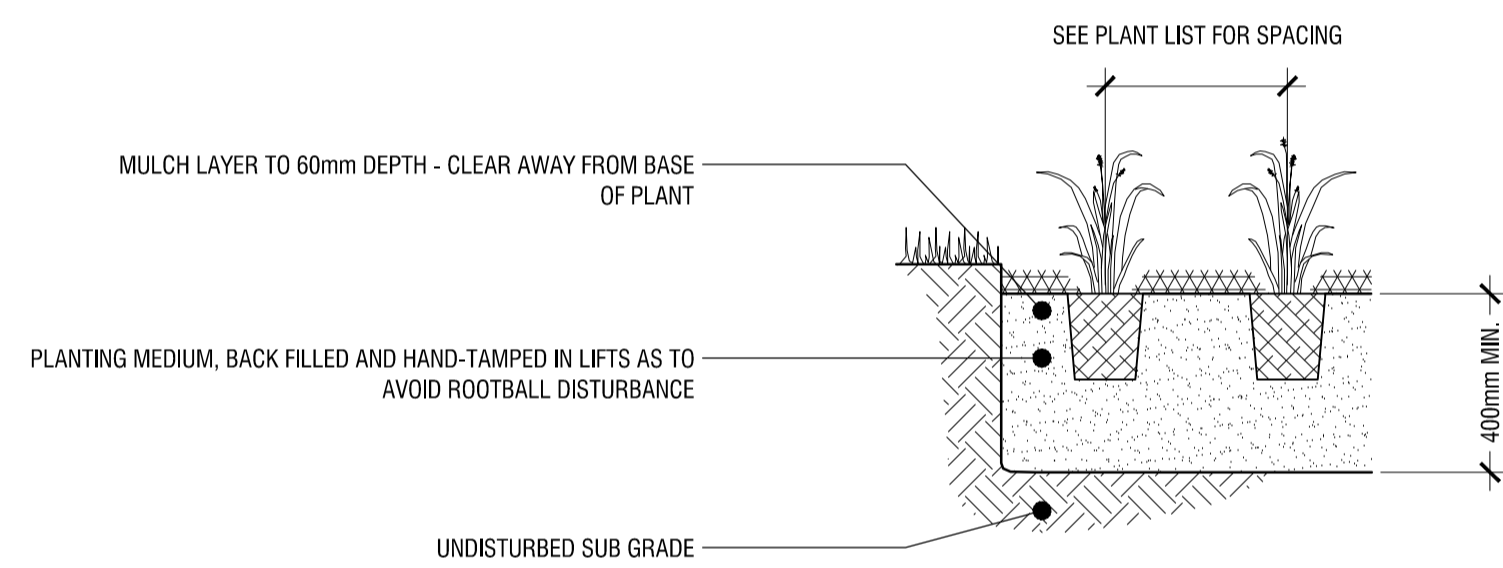
1 DECIDUOUS TREE PLANTING

L2 nts



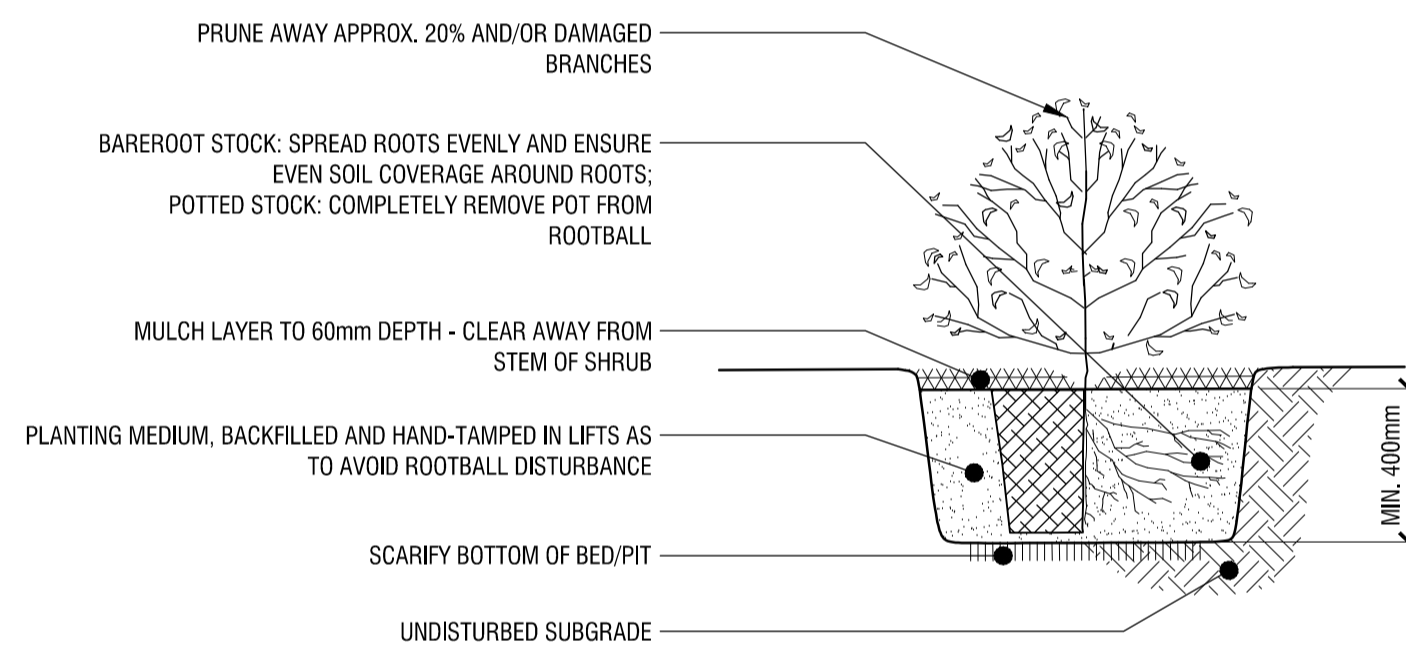
2 CONIFEROUS TREE PLANTING

L2 nts



3 PERENNIAL & GRASS PLANTING

L2 nts



4 SHRUB PLANTING

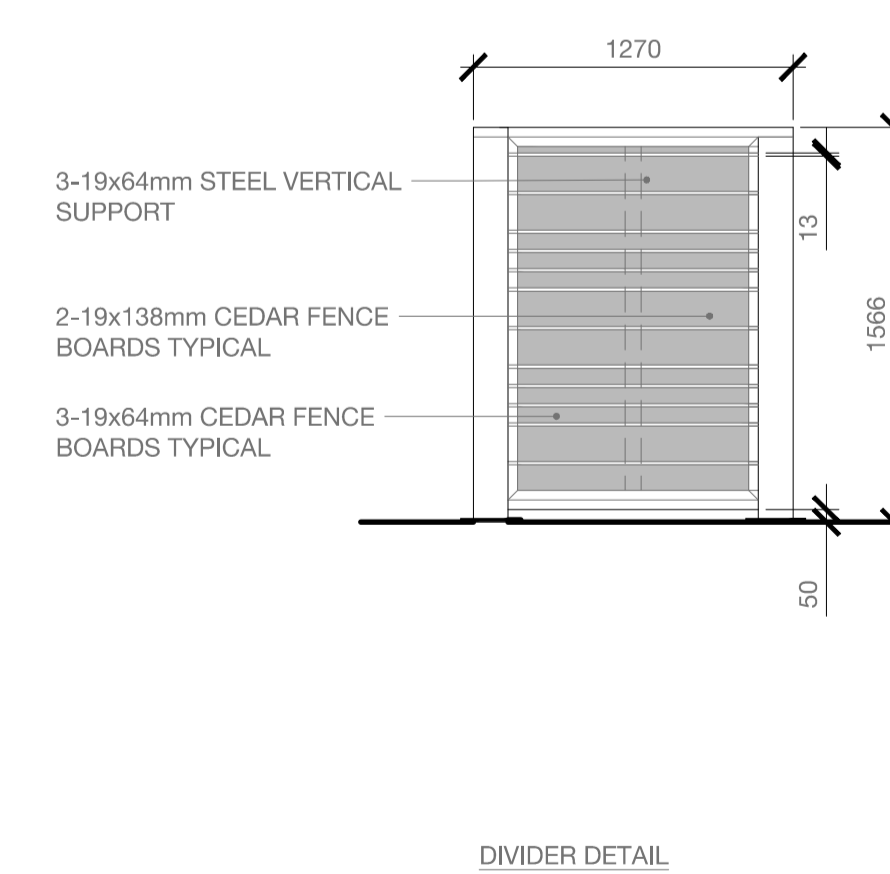
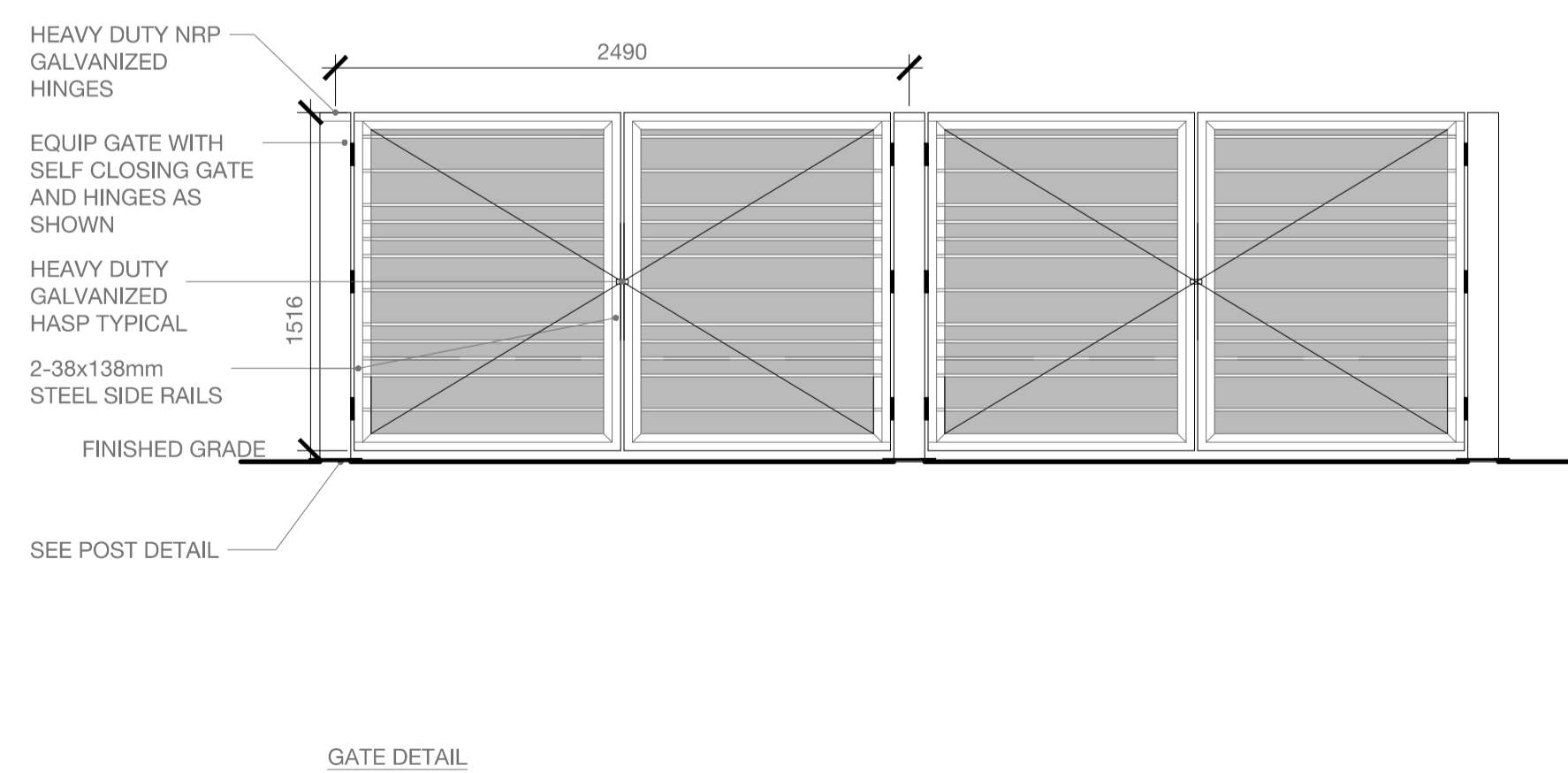
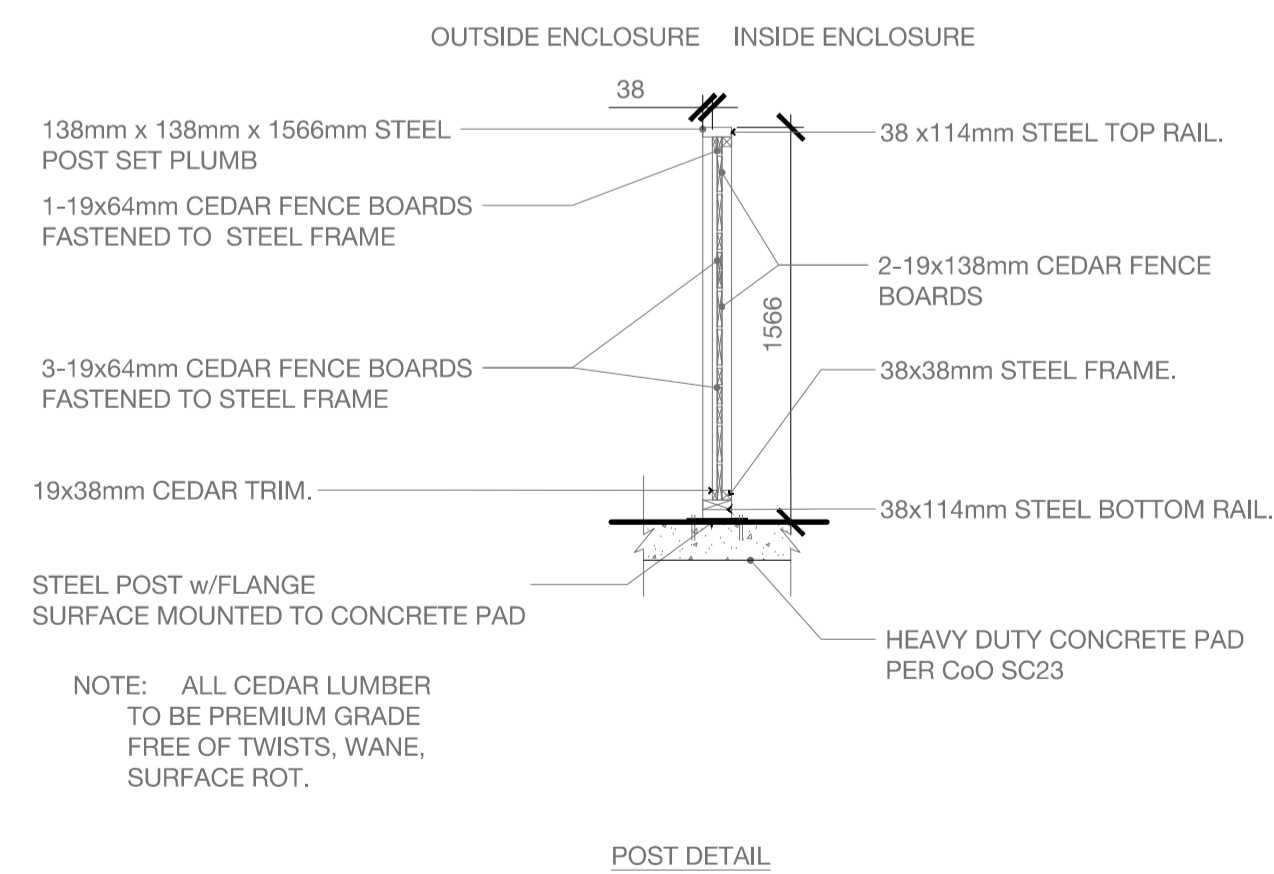
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5 GARBAGE ENCLOSURE

L2 nts

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north / le nord

stamp / le cachet

project / projet

3368 CARLING AVENUE

drawing / dessin

LANDSCAPE DETAILS

designed / conçu	drawn / dessiné	reviewed / examiné
MC / SM	MC	SM
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L2 of 2

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