Tree Conservation Report

1600 James Naismith Drive

May 10, 2022

Prepared for:

1600 James Naismith LP

Prepared by:

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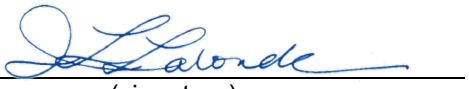
Prepared by 
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Isabelle Lalonde

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Glossary

Critical Root Zone (CRZ)	Zone under a tree where there should be no disturbance before, during and after construction. The CRZ is established as being 10 centimetres from the trunk of a tree for every centimetre of trunk diameter.
Diameter at Breast Height (DBH)	Diameter of a tree trunk measured at 1.4 metre above ground, standardized by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture. DBH are generally measured in centimetres.
Dieback	Condition in which the ends of the branches are dying.
Distinctive Tree	Any tree, growing on a private property with a • DBH of 30 centimetres or greater, within the City of Ottawa Inner Urban Area (City of Ottawa Tree Protection By-law 2020-340); and • DBH of 50 centimetres or greater, within the City of Ottawa Suburban Area (City of Ottawa Tree Protection By-law 2020-340).
Drip Line	Perimeter of the area under a tree delineated by the crown.
Health Condition	Tree Health Condition of each trees is defined as one of the following: • Good: Defects, if present, are minor (i.e., twig dieback, small wounds) and canopy foliage is full with limited defective parts (i.e. limb up to 5cm in diameter). Overall colour and terminal shoot growth appear normal for the species. • Fair: Defects are visually present (i.e., dead scaffold limbs) and canopy foliage may be thinner than normal compared to the species with defective parts considered moderate in size

	(i.e. limb greater than 5cm in diameter). Overall colour and terminal shoot growth appear abnormal for the species. • Poor: Defects are visually severe (i.e. trunk cavities) and canopy foliage is thin with significant defective parts (i.e. majority of crown). Overall colour appear abnormal for the species with minimal terminal shoot growth. • Declining / Dead: Tree is dead or in severe decline with low chance for recovery. Canopy foliage is sparse, if present.
Leader	The primary terminal shoot or trunk of a tree.
Ownership (Tree)	As defined by the City of Ottawa Tree Protection By-law 2020-340: • Private: Tree growing on the subject site. • Boundary: Tree of which any part of the trunk is growing across one of more property lines. • Adjacent: Tree whose trunk is growing on a property sharing a boundary with the subject site. • City / Municipal: Tree municipally owned.
Sapling	A young tree measuring one (1) to two (2) metres high and having a DBH of two (2) to four (4) centimetres.
Scaffold Branches	The permanent or structural branches of a tree.
Seedling	A plant grown from a seed with a height of not more than one (1) metre.
Significant Tree	Tree / shrub deemed valuable because it is unusually beautiful or distinctive, comparatively old, distinctive in size or structure for its species, rare or unusual in the subject area, provides a habitat for rare or unusual wildlife species in the subject area, or has an historical, cultural, or landmark significance.

Significant Woodland	Woodland that contains mature stands of trees 80 years or older, have interior forest habitat more than 100 metres from forest edge, and are adjacent to a surface water feature.
Specimen Tree	Individual tree located in the middle of a field or open space. A specimen tree is not automatically a significant tree.
Stress	Any factor that negatively affects the health of a tree.
Structural Defect	Flaws, decay, or other faults in the trunk, branches, or root collar of a tree, which may lead to failure.
Topping (Topped)	Cutting back a tree to buds, stubs, or laterals not large enough to become a new leader on the tree.
Tree Protection Zone (TPZ)	The area surrounding a tree that is marked and fenced off and where there is no storage of materials of any kind, no parking or moving of vehicles, and no disturbance of the soil or grade.
Tree Shoots	Tree shoots are sprouts that emerge from dormant buds along the trunk or branch of a tree. In an urban environment, shoots are often associated with stress to the tree. Trees with severe dieback due to winter injury, drought and salt spray often produce many shoots as a means of compensating for the loss of leaf surface due to stress or injury.
Tree Suckers	Tree suckers are sprouts that form from the roots of existing trees and tend to form new trees or shrubs. In an urban environment suckers can be associated with stress to the tree and are prevalent after a disturbance such as when mature trees are cut down. Some tree species have the tendency to sucker.
Vigour	Overall health; capacity to grow and resist stress.

1.0 INTRODUCTION

1.1 BACKGROUND AND OBJECTIVES

Stantec Consulting Ltd. was retained by 1600 James Naismith LP to complete a Tree Conservation Report in support of the redevelopment of the property located at 1600 James Naismith Drive transforming an existing eight-storey commercial / office tower building to a residential apartment building with associated parking. This project is Phase 1 of the overall site redevelopment which is planned to include a medium-density development featuring several blocks of stacked townhouses in the existing western parking area as part of Phase 2, and two (2) apartment building towers north of the existing building during Phase 3 of this property redevelopment.

This Tree Conservation Report provides a review of the site redevelopment and anticipated impacts to trees growing on this property for the development of Phase 1 of the redevelopment. The objectives of this report are to:

- Describe the existing trees growing on site. The description of the trees includes species, size, and health condition.
- Assess the environmental value and tolerance to site disturbances for retention of the existing trees based on construction clearances.
- Evaluate the anticipated impact(s) of the proposed development on the existing trees.
- Provide recommendations related to tree protection and mitigation measures to reduce negative impacts on the trees to be retained.
- Provide recommendations for the development of a compensation planting plan.

1.2 SUBJECT SITE

The Subject Site, or 1600 James Naismith Drive, is located at the cul-de-sac of Telesat Court, south of Regional Road 174, west of Blair Road, and north of Queensway Park. The Subject Site is also connected to the Blair LRT Station and Blair commercial area via a pedestrian bridge over Regional Road 174 as illustrated on **Figure 1** below. Currently, the site is landscaped with a mix of mature deciduous and coniferous trees, shrub beds, and accent stone walls.

Figure 1 Study Area

The property is 3.64 hectares (8.99 acres) in size. By its location within the City of Ottawa, the project site is situated within the City of Ottawa Inner Urban Area as defined by Schedule F of the *City of Ottawa's Tree Protection By-law* (By-law No. 2020-340) (City of Ottawa 2021a). Under this by-law, "all trees 10 cm or more in diameter at breast height on private properties with the urban area that are over 1 hectare in size" are considered "protected trees" and may not be injured or removed without a Tree Removal Permit issued by the City of Ottawa. The *City of Ottawa's Tree Protection By-law* was used to framework the tree assessment and tree retention mitigation recommendations for this project. Trees 10 centimetres (cm) DBH or greater have been assessed in terms of species, sizes, and overall health conditions; as required by the City of Ottawa.

2.0 TREE ASSESSMENT

On March 22, 2022, Stantec carried out an inventory of trees found within the identified study area for the Phase 1 redevelopment of 1600 James Naismith Drive in Ottawa. The tree inventory was completed using the framework outlined by the *City of Ottawa's Tree Protection By-law* (By-law No. 2020-340) (City of Ottawa 2021a) for tree assessments. Tree species were determined, diameter at breast height (DBH) were measured, and overall health conditions were assessed during this tree assessment investigation.

2.1 METHODOLOGY

The assessment of trees growing within the identified Phase 1 redevelopment area of 1600 James Naismith was completed as part of this tree investigation. In addition, trees growing on the north edge of Queensway Park (within 4 metres (m) of the property line) and western edge of the property to the east were also assessed. All trees with a DBH of 10 cm or greater were assessed as required by the *City of Ottawa's Tree Protection By-law.* Additional trees planted in the last 10 years and with a DBH of less than 10 cm were also assessed considering some work required for Phase 1 of the redevelopment may extend to these trees.

Trees were measured using a metric measuring tape. Tree locations was determined using general information provided in the topographical survey prepared by Stantec Geomatics Ltd dated January 2022 and site observations. Although some trees are shown on the topographical survey not all trees on this Subject Site have been surveyed by a surveyor; as a result all trees should be confirmed on site at time of the layout of the new site features. In total, 139 individual trees were assessed for this Phase 1 redevelopment project including four (4) trees growing in Queensway Park, three (3) trees growing on the property to the east, and 20 trees with a DBH of less than 10 cm.

During the tree assessment investigation, the species were determined based on bark and buds identification. Furthermore, a visual assessment was conducted of their health condition where the vigor was assessed based on visible defects only.

2.2 OBSERVATIONS

Currently, the site is landscaped with a mix of mature deciduous and coniferous trees, shrub beds, and accent stone walls. Within the tree assessment area for this project, a total of 119 trees with a DBH equal to or greater than 10 cm were assessed with an additional 20 trees having a DBH smaller than 10 cm assessed because they may be impacted by construction works. On site, Stantec identified 14 different tree species. A total of 41 trees or 34.5% of the trees are considered Distinctive Trees (i.e. tree 30cm DBH or greater (City of Ottawa 2021a)) by the *City of Ottawa's Tree Protection By-law* and were surveyed on site and on the adjacent properties. The tree health for all trees in this surveyed area varied from good to fair with limited presence of trees in poor conditions.

The Tree Assessment Table (i.e. species, DBH, and health conditions) is provided in **Appendix A** of this report with photographs depicting the general existing treed areas provided in **Appendix B**. The locations of all trees inventoried as part of this tree investigation are provided on the accompanying ***Current Vegetation Plan (TC01)*** included in **Appendix C** of this report. The following sections provide the description of the qualities of the trees growing on the Subject Site; only the trees with a DBH of 10 cm or greater are included in the review of the qualities of the trees.

2.2.1 Tree Species Distribution

Overall, the Subject Site offers a good diversity of tree species, including a mix of deciduous and coniferous trees. The trees growing on the Subject Site also include a mix of native and non-native species with more than 85% of the tree species being non-native. The breadth and frequency of species inventoried is depicted in **Table 1 Tree Species Summary** below.

Table 1 Tree Species Summary

Species - Botanical Name	Species – Common Name	Quantity	Distribution (%)
Tilia cordata	Littleleaf Linden	31	26.1
Pinus nigra	Black Pine	27	22.7
Picea pungens	Colorado Spruce	19	16.0
Gleditsia triacanthos	Honeylocust	13	10.9
Acer ginnala	Amur Maple	7	5.9
Malus spp.	Crabapple	6	5.0
Acer saccharum	Sugar Maple	5	4.2
Picea glauca	White Spruce	3	2.5
Acer rubrum	Red Maple	2	1.7
Pinus resinosa	Red Pine	2	1.7
Betula papyrifera	White Birch	1	0.8
Picea abies	Norway Spruce	1	0.8
Populus tremuloides	Trembling Aspen	1	0.8
Quercus macrocarpa	Bur Oak	1	0.8
	TOTAL	**119**	**100%**

2.2.2 Tree Size Distribution

Overall, the predominant size of trees growing within the study area included 65.5% of trees with a DBH of less than 30 cm. Based on the *City of Ottawa's Tree Protection By-law* (By-law No. 2020-340) (City of Ottawa 2021a), the remaining 34.5% of the trees (41 trees) are considered Distinctive Trees.

The size distribution for the trees inventoried and growing within the study area is depicted in **Table 2** below. It should be noted all trees in declining health are also included in the Tree Size Summary Table below.

Table 2 Tree Size Summary (based on DBH)

	10 to 29cm DBH	30 to 49 cm DBH	Equal or Over 50cm DBH	TOTAL
No. of Trees	78	39	2	**119**
Distribution (%)	65.5	32.8	1.7	**100%**

2.2.3 Tree Health Condition Distribution

The condition or health of trees growing within the study area was found to be generally good, with more than 65% of the trees being in good to good/fair conditions. Some common health observations include the following:

- The Distinctive Trees (i.e. tree 30cm DBH or greater (City of Ottawa 2021a)) as defined by the *City of Ottawa's Tree Protection By-law* and accounting for 34.5% (41 trees) of the trees assessed are generally in good conditions with only two (2) being considered as "poor/declining" and two (2) considered in poor health conditions.
- No dead trees were observed within the study area.

The health condition distribution for the trees inventoried within the study area is depicted in Ta**ble 3** below.

Table 3 Tree Health Condition Distribution

	Good to Good/Fair	Fair to Fair/Poor	Poor to Poor/Declining	Dead	TOTAL
No. of Trees	82	24	13	0	**119**
Distribution (%)	68.9	20.2	10.9	0	**100%**

2.2.4 Species-at-Risk and Other Trees of Interest

No Species-at-Risk tree (i.e., Butternut trees and Black Ash) were observed on site during the tree assessment investigation.

2.3 VEGETATION QUALITY AND SUITABILITY FOR RETENTION

Although a good portion of trees growing on this property show good health conditions, other factors should be evaluated when establishing the suitability for retention of a tree. These factors include the following:

- Location of the tree within the construction area;
- Structural condition of the tree;

- Age and expected longevity of the tree;
- Species response and tolerance to disturbance; and
- Species invasiveness.

By considering all the factors listed above, trees recommended for retention will have a higher chance of responding positively to new site conditions for an extended period of time providing a safe environment for the property users.

3.0 PROPOSED DEVELOPMENT & TREE PROTECTION RECOMMENDATIONS

3.1 PROPOSED DEVELOPMENT

For this project, the property owner intends to redevelop the property located at 1600 James Naismith, at the end of Telesat Court, transforming an existing eight-storey commercial / office tower building to a residential apartment building with associated parking. This project is considered Phase 1 of the overall site redevelopment which is planned to include a medium-density development featuring several blocks of stacked townhouses in the existing western parking area as part of Phase 2, and two (2) apartment building towers north of the existing building during Phase 3 of this property redevelopment.

The site plan and civil design developed for this project were used to determine tree retention and recommendations for tree removals where impacts to trees are anticipated as a result of the Phase 1 redevelopment of the Subject Site. A copy of the Site Plan and civil design are included in **Appendix D** of this report. The proposed Phase 1 redevelopment site works include the realignment of James Naismith Drive, the addition of a parking area in front of the converted office building into residential apartments, and new walkways and terraces to provide public and private amenity spaces for the residents. The conversion of this office building into residential units will also require updates to underground services.

3.1.1 IMPACTS OF PROPOSED DEVELOPMENT

The following is a summary of the anticipated impacts on existing trees as a result of the proposed Phase 1 redevelopment of the Subject Site. All trees impacted by the proposed development on the subject sites are illustrated on drawing ***TC03 – Proposed Development and Conserved Vegetation***, inserted in Appendix C.

3.1.1.1 Excavation Requirements

The excavation approach for the Phase 1 redevelopment project is anticipated to be limited considering there is no proposed construction for a new building. The excavation requirements during Phase 1 are associated to new stairs and retaining walls to provide access to basement units located at the back of the building.

3.1.1.2 Site Works and Tree Removals

Tree removals will be required in the areas requiring excavation as indicated above and for the provision of the new residential parking lot to be located east of the existing building. Trees proposed for removal are predominantly located along the drive aisles to the east of the building. A total of 53 private trees are proposed for removal to allow for the Phase 1 redevelopment of the Subject Site including four (4) trees

with a DBH of less than 10 cm. The list of all trees to be removed is provided on drawing ***TC04 – Tree Protection Table*** inserted in Appendix C.

The following provides general characteristics of the trees to be removed to allow for the site improvements:

- More than 65% of the trees to be removed have a DBH of 29 cm or less.
- A total of 16 Distinctive Trees (34% of all trees to be removed) are proposed to be removed. From these 16 Distinctive Trees, three (3) are in poor/declining health.
- From all 13 trees inventoried and assessed to be in poor to poor/declining health, seven (7) (15% of all trees to be removed) trees are to be removed.
- A total of 35 trees (74.5% of the trees to be removed) are considered in good to good/fair health conditions.

3.2 TREE PROTECTION RECOMMENDATIONS

To ensure tree survival of the trees to be retained during and after construction, mitigation measures should be in place during construction. Adequate protection of the trees to be retained and their immediate environment is crucial for the survival of these trees. As such, the Contractor shall apply the following measures to prevent damages to the trees to be retained.

3.2.1 Monitoring Tree Health

Trees located adjacent to construction works will experience change in their immediate environment. As a result, tree health should be monitored. Photographs of trees to remain should be taken prior to construction, if possible, when the trees are in full leaf, as a record of their condition.

Monitoring tree health both during and after construction should be made a priority. Actions should be taken as early as possible if / when the health of a protected tree declines. Damages may include:

- Physical damage on tree bark.
- Broken branches.
- Compaction of root systems due to equipment and materials stored within the protected areas.
- Cutting of the roots; and
- Root exposure following excavation adjacent to trees to be preserved.

Services of a Certified Arborist should be used in order to give adequate care to damaged trees.

Trees that have died or have been damaged beyond repair by the Contractor during construction shall be removed and replaced by the Contractor as directed by the Contract Administrator at no cost for the owner.

3.2.2 Protecting Trees to be Retained

All trees to remain shall be preserved and protected using a temporary tree protection fence. The roots of a tree are located in the top 150 to 250 millimetres of soil and can very easily be inadvertently damaged.

To support protection of the root system of trees to remain, temporary tree protection fencing shall be installed at the critical root zone (CRZ) of trees located inside or adjacent to the construction area. **The CRZ of a tree is the zone around the trunk where there should be no disturbance before, during, and after construction. The CRZ is established as being 10 centimetres from the trunk for every centimetre of trunk diameter. For trees with a DBH of less than 10 centimetres, the CRZ is established as 1.5 metre from the trunk.**

Temporary tree protection fencing shall be installed according to the Tree Protection Fence detail inserted on drawing ***TC-05 – Tree Conservation Details***. Fencing shall always be maintained in good repair during construction operations and shall only be removed upon completion and when agreed by the Contract Administrator. Temporary removal of fencing shall not be permitted without the approval from the Contract Administrator.

Within the CRZ of trees, as delineated by temporary tree protection fencing there should be:

- No disturbance or alteration of the existing grade without approval including addition of fill, excavation, or scraping of the soil.
- No installation of signs, notices or posters on trees.
- No storage of construction materials, surplus soil, construction waste, or equipment.
- No disposal (dumping or flushing) of contaminants or liquids; and,
- No movement of vehicles (personal or business), equipment or pedestrians.

Should disturbances or alterations within the tree protection zone be unavoidable, the following additional mitigation strategies are recommended:

3.2.3 Clearing and Grubbing of Trees

Any trees designated for removal and located outside a tree protected area will have the stumps completely excavated and removed unless such removal will adversely affect existing trees / ecology to remain. Utility locates should be completed prior to initiate any clearing and grubbing works.

3.2.3.1 Wildlife Protection

Clearing operations are prohibited between April 8 to August 28 of any year to protect breeding migratory birds and at-risk bat species. Should tree removal during this period be unavoidable, the contractor is required to retain the services of a qualified Biologist who will conduct a breeding migratory bird screening. This screening will identify and ensure there is no evidence of breeding migratory bird activities. Tree removal will be allowed within five (5) days of conducting the screening and confirming the absence of breeding migratory bird activities.

3.2.4 Working within Protected Areas

3.2.4.1 Excavation Work

To ensure the roots are not disturbed more than necessary and where excavation works are unavoidable within the CRZ of trees, the following mitigation measures shall be used:

- **All excavation within the CRZ of trees shall be by hand or hydro excavation using the smallest tools.** Root cutting shall be made using a sharp spade or knife at the limit of disturbance prior to any construction activities.
- **The Contractor shall only tunnel or bore within the CRZ, instead of creating a trench.**
- **Any roots that are exposed by construction activities must be covered with native topsoil immediately,** to ensure that the roots do not dry out or have any further damage occur to them.

In all those instances where root pruning is required, the service of a Certified Arborist or Qualified Tree Worker under the supervision of a Certified Arborist shall be retained. In addition, all remedial works must be conducted by a certified care professional to ensure proper care is administered in order to enable the continued health of the trees.

3.2.4.2 Grading Work

Where re-grading is required within the CRZ, it should be performed by hand under the supervision of a Certified Arborist.

3.2.4.3 Root Protection

If any tree roots of trees to remain are exposed during construction, they should be immediately reburied with soil or temporarily covered with burlap, filter cloth, or woodchips and kept moist (i.e watering with a soft-spray nozzle at least three times a week). A covering plastic should be used in order to retain moisture during an extended period when watering may not be possible (i.e. over weekends).

3.2.5 Additional Protection Measures

The following mitigation measures shall also be respected:

- When working near vegetation, **the Contractor shall ensure that exhaust fumes from all equipment are NOT directed towards any tree's canopy.**
- **Where limbs or portions of trees are removed to accommodate construction work, they will be removed carefully in accordance with accepted arboricultural practices.**
- **Where necessary, the trees will be given an overall pruning to restore their appearance.** Not more than one-third of the total branching shall be removed during a single operation. The services of a Certified Arborist shall be retained for this task.

3.3 COMPENSATION PLANTINGS

Proposed plantings for this project should consider the phasing of the Subject Site redevelopments. New trees should be proposed wherever possible, with preferred locations being softscape areas surrounding the existing building.

In general, it is recommended to plant a mix of native deciduous and coniferous trees that are non-invasive to Ottawa. A variety of trees will integrate the property with its surrounding context. Tree species selected to compensate tree loss shall not necessarily correspond to tree species removed from site. New trees should be a minimum of 50mm in caliper for all deciduous trees planted and minimum 200cm in height for all new coniferous trees planted. Proposed planting locations should be strategic based on site features with a goal to provide shade to site users. The planting of shrubs and perennials shall also be included as part of this site redevelopment. A mix of ornamental and native species shall be used to reflect the residential character of the neighbourhood and the type of development. New planting material shall be planted following horticultural planting standards.

4.0 CONCLUSION

This Tree Conservation Report was intended to provide a detailed description of the quality, diversity, and sizes of the trees growing within areas to be impacted by the proposed Phase 1 redevelopment works at 1600 James Naismith Drive. The Subject Site is located within the Inner Urban area of the City of Ottawa as defined by Schedule F of the *City of Ottawa's Tree Protection By-law*. Tree removals will be required to allow for the realignment of James Naismith Drive, the addition of a parking area in front of the converted office building into residential apartments, and new walkways and terraces to provide public and private amenity spaces for the residents. A total of 53 private trees are proposed for removal to allow for the Phase 1 redevelopment of the Subject Site including 16 Distinctive Trees as defined by the *City of Ottawa' Tree Protection By-law*.

To ensure survival of the trees to be retained, protection measures recommended in this report shall be applied. Preservation of those trees will be possible by limiting the footprint of the work area and visually delineating the protected zones from the construction zones. By installing a tree protection fence, damages to trunks, branches, and root systems will be limited. In addition, it is recommended to plant new trees in all softscape areas to provide greenery to the Subject Site; plantings of new trees should follow horticultural planting standards.

By following the mitigation recommendations outlined in this report and ensuring new plantings are included as part of this development, we believe this development will respond and blend in with the surrounding context.

5.0 REFERENCES

City of Ottawa. 2021a. Tree Protection By-law No. 2020-340. Available: www.ottawa.ca/en/living-ottawa/laws-licences-and-permits/laws/law-z/tree-protection-law-no-2020-340.

APPENDICES

Appendix A TREE INVENTORY TABLE

EXISTING TREE SCHEDULE

TREE ASSESSMENT CONDUCTED: March 22, 2022

PLANT ID	BOTANICAL NAME	COMMON NAME	DBH (CM)	HEALTH/ CONDITION	OWNERSHIP	REMARKS
1	*Pinus nigra*	Black Pine	48	Good	Private	
2	*Pinus nigra*	Black Pine	42	Good	Private	
3	*Acer ginnala*	Amur Maple	10; 10;	Good	Private	Multistem (4 stems).
4	*Acer ginnala*	Amur Maple	15; 12; 11; 17	Good	Private	Multistem (4 stems).
5	*Acer ginnala*	Amur Maple	15; 12; 12; 13; 14; 11; 15	Good	Private	Multistem (7 stems).
6	*Gletitsia triacanthos*	Honeylocust	18	Good	Private	
7	*Gletitsia triacanthos*	Honeylocust	15	Good	Private	
8	*Acer rubrum*	Red Maple	32	Good	Private	
9	*Malus spp.*	Crab Apple	27	Good	Private	
10	*Malus spp.*	Crab Apple	26	Good	Private	
11	*Gletitsia triacanthos*	Honeylocust	23	Good	Private	
12	*Gletitsia triacanthos*	Honeylocust	27	Good	Private	
13	*Gletitsia triacanthos*	Honeylocust	25	Good	Private	
14	*Acer ginnala*	Amur Maple	17; 14; 19; 20	Fair	Private	Multistem (4 stems). Visible abrasions and scars on trunk.
15	*Malus spp.*	Crab Apple	22	Good	Private	
16	*Malus spp.*	Crab Apple	24	Good	Private	
17	*Malus spp.*	Crab Apple	26	Good	Private	
18	*Pinus nigra*	Black Pine	33	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.
19	*Pinus nigra*	Black Pine	33	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.
20	*Pinus nigra*	Black Pine	24	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.
21	*Picea glauca*	White Spruce	30	Poor/Declining	Private	Many dead branches and dieback possibly due to reduced quantity of sunlight.
22	*Picea abies*	Norway Spruce	34	Good	Private	
23	*Picea pungens*	Colorado Spruce	36	Good	Private	
24	*Pinus nigra*	Black Pine	36	Good	Private	
25	*Pinus nigra*	Black Pine	45	Good	Private	
26	*Pinus nigra*	Black Pine	30	Good	Private	
27	*Pinus nigra*	Black Pine	30	Good	Private	
28	*Pinus nigra*	Black Pine	42	Good	Private	
29	*Pinus nigra*	Black Pine	37	Good	Private	
30	*Pinus nigra*	Black Pine	22; 15	Fair	Private	Multistem (2 stems). Some dead branches and dieback possibly due to reduced quantity of sunlight.
31	*Pinus nigra*	Black Pine	41	Good	Private	
32	*Gletitsia triacanthos*	Honeylocust	25	Good	Private	
33	*Gletitsia triacanthos*	Honeylocust	19	Good	Private	
34	*Tilia cordata*	Littleleaf Linden	32	Poor/Declining	Private	Many dead branches and dieback possibly due to reduced quantity of sunlight. Visible
35	*Tilia cordata*	Littleleaf Linden	23	Poor/Declining	Private	Many dead branches and dieback possibly due to reduced quantity of sunlight and
36	*Tilia cordata*	Littleleaf Linden	26	Poor	Private	Many dead branches and dieback possibly due to reduced quantity of sunlight. Leader
37	*Gletitsia triacanthos*	Honeylocust	11	Good	Private	

EXISTING TREE SCHEDULE

TREE ASSESSMENT CONDUCTED: March 22, 2022

PLANT ID	BOTANICAL NAME	COMMON NAME	DBH (CM)	HEALTH/ CONDITION	OWNERSHIP	REMARKS
38	*Tilia cordata*	Littleleaf Linden	27	Good	Private	
39	*Gletitsia triacanthos*	Honeylocust	15	Good	Private	
40	*Gletitsia triacanthos*	Honeylocust	15	Good	Private	
41	*Tilia cordata*	Littleleaf Linden	30	Good	Private	
42	*Tilia cordata*	Littleleaf Linden	15	Good	Private	
43	*Tilia cordata*	Littleleaf Linden	30	Good	Private	
44	*Tilia cordata*	Littleleaf Linden	32	Good	Private	
45	*Tilia cordata*	Littleleaf Linden	32	Good	Private	
46	*Pinus nigra*	Black Pine	39	Good	Private	Few dead branches and dieback possibly due to reduced quantity of sunlight.
47	*Pinus nigra*	Black Pine	31	Poor/Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.
48	*Pinus nigra*	Black Pine	44	Good	Private	Few dead branches and dieback possibly due to reduced quantity of sunlight.
49	*Pinus nigra*	Black Pine	32	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.
50	*Picea pungens*	Colorado Spruce	36	Good	Private	
51	*Picea glauca*	White Spruce	10	Good	Private	
52	*Picea glauca*	White Spruce	10	Good	Private	
53	*Tilia cordata*	Littleleaf Linden	30	Fair	Private	Leader have been cut.
54	*Tilia cordata*	Littleleaf Linden	16	Poor/Declining	Private	Crown is dead.
55	*Tilia cordata*	Littleleaf Linden	23	Fair	Private	Leader have been cut.
56	*Tilia cordata*	Littleleaf Linden	16	Good	Private	
57	*Tilia cordata*	Littleleaf Linden	14	Fair/Good	Private	Leader have been cut.
58	*Tilia cordata*	Littleleaf Linden	28	Poor	Private	Leader is cut.
59	*Tilia cordata*	Littleleaf Linden	14	Fair	Private	Leader have been cut.
60	*Tilia cordata*	Littleleaf Linden	15	Fair	Private	Leader have been cut and visible abrasion on trunk.
61	*Tilia cordata*	Littleleaf Linden	17	Poor	Private	Leader is cut and visible abrasion on trunk.
62	*Tilia cordata*	Littleleaf Linden	16	Good	Private	
63	*Tilia cordata*	Littleleaf Linden	14	Good	Private	
64	*Tilia cordata*	Littleleaf Linden	40	Good	Private	
65	*Tilia cordata*	Littleleaf Linden	15	Good	Private	
66	*Tilia cordata*	Littleleaf Linden	15	Good	Private	
67	*Tilia cordata*	Littleleaf Linden	14	Good	Private	
68	*Tilia cordata*	Littleleaf Linden	14	Poor	Private	Many dead branches and dieback possibly due to reduced quantity of sunlight. Leader
69	*Tilia cordata*	Littleleaf Linden	14	Fair	Private	Leader is dead and visible abrasion on trunk.
70	*Tilia cordata*	Littleleaf Linden	24	Fair	Private	Leader is dead.
71	*Tilia cordata*	Littleleaf Linden	28	Fair	Private	Leader is dead.
72	*Tilia cordata*	Littleleaf Linden	26; 11; 22	Good	Private	Multistem (3 stems).
73	*Quercus macrocarpa*	Bur Oak	25	Good	Private	
74	*Betula papyrifera*	White Birch	38	Poor	Private	Visible abrasion on trunk and small canopy.
75	*Picea pungens*	Colorado Spruce	11	Good	Private	
76	*Picea pungens*	Colorado Spruce	10	Good	Private	
77	*Picea pungens*	Colorado Spruce	27	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.
78	*Picea pungens*	Colorado Spruce	10	Good	Private	
79	*Picea pungens*	Colorado Spruce	26	Poor	Private	Many dead branches and dieback possibly due to reduced quantity of sunlight.

EXISTING TREE SCHEDULE

TREE ASSESSMENT CONDUCTED: March 22, 2022

PLANT ID	BOTANICAL NAME	COMMON NAME	DBH (CM)	HEALTH/ CONDITION	OWNERSHIP	REMARKS
80	*Picea pungens*	Colorado Spruce	28	Poor	Private	Many dead branches and dieback possibly due to reduced quantity of sunlight.
81	*Picea pungens*	Colorado Spruce	24	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.
82	*Picea pungens*	Colorado Spruce	23	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.
83	*Picea pungens*	Colorado Spruce	22	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.
84	*Picea pungens*	Colorado Spruce	30	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.
85	*Picea pungens*	Colorado Spruce	21	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.
86	*Picea pungens*	Colorado Spruce	21	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.
87	*Picea pungens*	Colorado Spruce	27	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.
88	*Picea pungens*	Colorado Spruce	32	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.
89	*Pinus nigra*	Black Pine	23	Good	Private	
90	*Pinus nigra*	Black Pine	30	Good	Private	
91	*Pinus nigra*	Black Pine	26	Good	Private	
92	*Pinus nigra*	Black Pine	35	Good	Private	
93	*Gletitsia triacanthos*	Honeylocust	50	Good	Private	
94	*Acer ginnala*	Amur Maple	10; 9; 13; 9	Good	Private	Multistem (4 stems).
95	*Acer ginnala*	Amur Maple	11; 10	Good	Private	Multistem (2 stems).
96	*Acer ginnala*	Amur Maple	10; 8; 7	Good	Private	Multistem (3 stems).
97	*Gletitsia triacanthos*	Honeylocust	35	Fair	Private	Visible abrasion on trunk.
98	*Gletitsia triacanthos*	Honeylocust	33	Good	Private	
99	*Populus tremuloides*	Trembling Aspen	55	Poor	Municipal	Majority of crown is dead.
100	*Pinus nigra*	Black Pine	45	Good	Private	
101	*Pinus resinosa*	Red Pine	24	Good	Municipal	
102	*Pinus resinosa*	Red Pine	21	Good	Municipal	
103	*Malus spp.*	Crab Apple	23	Good	Private	
104	*Pinus nigra*	Black Pine	21	Good	Private	
105	*Pinus nigra*	Black Pine	16	Good	Private	
106	*Pinus nigra*	Black Pine	21	Good	Private	
107	*Acer rubrum*	Red Maple	30	Good	Municipal	
108	*Pinus nigra*	Black Pine	24	Good	Private	
109	*Pinus nigra*	Black Pine	27	Good	Private	
110	*Tilia cordata*	Littleleaf Linden	28	Good	Private	
111	*Tilia cordata*	Littleleaf Linden	32	Poor/Declining	Private	Leader and crown are missing.
112	*Acer saccharum*	Sugar Maple	30; 23	Good	Private	Multistem (2 stems).
113	*Acer saccharum*	Sugar Maple	35	Good	Private	
114	*Acer saccharum*	Sugar Maple	22	Good	Adjacent	
115	*Acer saccharum*	Sugar Maple	29	Good	Adjacent	
116	*Acer saccharum*	Sugar Maple	24	Good	Adjacent	
117	*Acer ginnala*	Amur Maple	<10	Good	Private	Multistem.
118	*Acer ginnala*	Amur Maple	<10	Good	Private	Multistem.
119	*Acer ginnala*	Amur Maple	<10	Good	Private	Multistem.
120	*Acer ginnala*	Amur Maple	<10	Good	Private	Multistem.

EXISTING TREE SCHEDULE

TREE ASSESSMENT CONDUCTED: March 22, 2022

PLANT ID	BOTANICAL NAME	COMMON NAME	DBH (CM)	HEALTH/ CONDITION	OWNERSHIP	REMARKS
121	*Amelanchier canadensis*	Serviceberry	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.
122	*Amelanchier canadensis*	Serviceberry	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.
123	*Amelanchier canadensis*	Serviceberry	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.
124	*Amelanchier canadensis*	Serviceberry	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.
125	*Acer ginnala*	Amur Maple	<10	Good	Private	Multistem.
126	*Acer ginnala*	Amur Maple	<10	Good	Private	Multistem.
127	*Acer ginnala*	Amur Maple	<10	Good	Private	Multistem.
128	*Picea pungens*	Colorado Spruce	18	Good	Private	
129	*Picea pungens*	Colorado Spruce	13	Good	Private	
130	*Picea pungens*	Colorado Spruce	15	Good	Private	
131	*Amelanchier canadensis*	Serviceberry	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.
132	*Amelanchier canadensis*	Serviceberry	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.
133	*Amelanchier canadensis*	Serviceberry	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.
134	*Amelanchier canadensis*	Serviceberry	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.
135	*Amelanchier canadensis*	Serviceberry	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.
136	*Malus spp.*	Crab Apple	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.
137	*Malus spp.*	Crab Apple	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.
138	*Thuja occidentalis*	Pyramidal white cedar	<10	Good	Private	
139	*Malus spp.*	Crab Apple	<10	Good	Private	

Appendix B PHOTOGRAPHS

Appendix B PHOTOGRAPHS

Photograph 1 – Main walkway leading to East Entrance

Photograph 2 – Trees and planting beds to the south

Appendix B PHOTOGRAPHS

Photograph 3 – Trees and planting beds to the north

Photograph 4 – Trees and plantings beds bordering the loading ramp

Photograph 5 – West entrance and ramp

Photograph 6 – Plantings at the western terrace

Appendix C TREE CONSERVATION DRAWINGS

Stantec

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www.stantec.com

Legend

- 000 — TREE IDENTIFICATION NUMBER
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING PLANTING BEDS
- CRITICAL ROOT ZONE
- EXISTING TREE STUMP
- PROPERTY LINE

Notes

1. LOCATION OF TREES, AS SHOWN ON DRAWING IS FOR REFERENCE ONLY. TREE LOCATIONS TO BE REVIEWED ON SITE AND SURVEYED BY SURVEYOR PRIOR TO DO ANY WORKS.
2. TOPOGRAPHIC SURVEY PLAN BY STANTEC GEOMATICS LTD. AND DATED JANUARY 2022.
3. REFER TO DRAWING TC02 FOR EXISTING TREE SCHEDULE.
4. REFER TO DRAWING TC03 FOR PROPOSED DEVELOPMENT AND CONSERVED VEGETATION PLAN.

		By	Appd.	YY.MM.DD
3	RE-ISSUED FOR MUNICIPAL REVIEW	CA	ILL	22.05.10
2	ISSUED FOR MUNICIPAL REVIEW	CA	ILL	22.05.03
1	ISSUED FOR COORDINATION	CA	ILL	22.04.14

Revision

File Name: 160410414_LB.dwg	CA	ILL	ILL	22.03.21
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

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ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
ISABELLE L LALONDE
OALA
2022-05-10
MEMBER

Client/Project

1600 JAMES NAISMITH LP

1600 JAMES NAISMITH DRIVE

OTTAWA, ON

Title

CURRENT VEGETATION PLAN

Project No. 160410414

Scale 1:500 (0 5 15 25m)

Drawing No. TC01

Sheet 1of 4

Revision 3

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ORIGINAL SHEET - ARCH D

EXISTING TREE SCHEDULE

TREE ASSESSMENT CONDUCTED: March 22, 2022

PLANT ID	BOTANICAL NAME	COMMON NAME	DBH (CM)	HEALTH/ CONDITION	OWNERSHIP	REMARKS
1	*Pinus nigra*	Black Pine	48	Good	Private	
2	*Pinus nigra*	Black Pine	42	Good	Private	
3	*Acer ginnala*	Amur Maple	10; 10;	Good	Private	Multistem (4 stems).
4	*Acer ginnala*	Amur Maple	15; 12; 11; 17	Good	Private	Multistem (4 stems).
5	*Acer ginnala*	Amur Maple	15; 12; 12; 13; 14; 11; 15	Good	Private	Multistem (7 stems).
6	*Gletitsia triacanthos*	Honeylocust	18	Good	Private	
7	*Gletitsia triacanthos*	Honeylocust	15	Good	Private	
8	*Acer rubrum*	Red Maple	32	Good	Private	
9	*Malus spp.*	Crab Apple	27	Good	Private	
10	*Malus spp.*	Crab Apple	26	Good	Private	
11	*Gletitsia triacanthos*	Honeylocust	23	Good	Private	
12	*Gletitsia triacanthos*	Honeylocust	27	Good	Private	
13	*Gletitsia triacanthos*	Honeylocust	25	Good	Private	
14	*Acer ginnala*	Amur Maple	17; 14; 19; 20	Fair	Private	Multistem (4 stems). Visible abrasions and scars on trunk.
15	*Malus spp.*	Crab Apple	22	Good	Private	
16	*Malus spp.*	Crab Apple	24	Good	Private	
17	*Malus spp.*	Crab Apple	26	Good	Private	
18	*Pinus nigra*	Black Pine	33	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.
19	*Pinus nigra*	Black Pine	33	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.
20	*Pinus nigra*	Black Pine	24	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.
21	*Picea glauca*	White Spruce	30	Poor/Declining	Private	Many dead branches and dieback possibly due to reduced quantity of sunlight.
22	*Picea abies*	Norway Spruce	34	Good	Private	
23	*Picea pungens*	Colorado Spruce	36	Good	Private	
24	*Pinus nigra*	Black Pine	36	Good	Private	
25	*Pinus nigra*	Black Pine	45	Good	Private	
26	*Pinus nigra*	Black Pine	30	Good	Private	
27	*Pinus nigra*	Black Pine	30	Good	Private	
28	*Pinus nigra*	Black Pine	42	Good	Private	
29	*Pinus nigra*	Black Pine	37	Good	Private	
30	*Pinus nigra*	Black Pine	22; 15	Fair	Private	Multistem (2 stems). Some dead branches and dieback possibly due to reduced quantity of sunlight.
31	*Pinus nigra*	Black Pine	41	Good	Private	
32	*Gletitsia triacanthos*	Honeylocust	25	Good	Private	
33	*Gletitsia triacanthos*	Honeylocust	19	Good	Private	
34	*Tilia cordata*	Littleleaf Linden	32	Poor/Declining	Private	Many dead branches and dieback possibly due to reduced quantity of sunlight.
35	*Tilia cordata*	Littleleaf Linden	23	Poor/Declining	Private	Many dead branches and dieback possibly due to reduced quantity of sunlight
36	*Tilia cordata*	Littleleaf Linden	26	Poor	Private	Many dead branches and dieback possibly due to reduced quantity of sunlight.
37	*Gletitsia triacanthos*	Honeylocust	11	Good	Private	
38	*Tilia cordata*	Littleleaf Linden	27	Good	Private	
39	*Gletitsia triacanthos*	Honeylocust	15	Good	Private	
40	*Gletitsia triacanthos*	Honeylocust	15	Good	Private	
41	*Tilia cordata*	Littleleaf Linden	30	Good	Private	
42	*Tilia cordata*	Littleleaf Linden	15	Good	Private	
43	*Tilia cordata*	Littleleaf Linden	30	Good	Private	
44	*Tilia cordata*	Littleleaf Linden	32	Good	Private	
45	*Tilia cordata*	Littleleaf Linden	32	Good	Private	
46	*Pinus nigra*	Black Pine	39	Good	Private	Few dead branches and dieback possibly due to reduced quantity of sunlight.
47	*Pinus nigra*	Black Pine	31	Poor/Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.
48	*Pinus nigra*	Black Pine	44	Good	Private	Few dead branches and dieback possibly due to reduced quantity of sunlight.
49	*Pinus nigra*	Black Pine	32	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.
50	*Picea pungens*	Colorado Spruce	36	Good	Private	
51	*Picea glauca*	White Spruce	10	Good	Private	
52	*Picea glauca*	White Spruce	10	Good	Private	
53	*Tilia cordata*	Littleleaf Linden	30	Fair	Private	Leader have been cut.
54	*Tilia cordata*	Littleleaf Linden	16	Poor/Declining	Private	Crown is dead.
55	*Tilia cordata*	Littleleaf Linden	23	Fair	Private	Leader have been cut.
56	*Tilia cordata*	Littleleaf Linden	16	Good	Private	
57	*Tilia cordata*	Littleleaf Linden	14	Fair/Good	Private	Leader have been cut.
58	*Tilia cordata*	Littleleaf Linden	28	Poor	Private	Leader is cut.
59	*Tilia cordata*	Littleleaf Linden	14	Fair	Private	Leader have been cut.
60	*Tilia cordata*	Littleleaf Linden	15	Fair	Private	Leader have been cut and visible abrasion on trunk.
61	*Tilia cordata*	Littleleaf Linden	17	Poor	Private	Leader is cut and visible abrasion on trunk.
62	*Tilia cordata*	Littleleaf Linden	16	Good	Private	
63	*Tilia cordata*	Littleleaf Linden	14	Good	Private	
64	*Tilia cordata*	Littleleaf Linden	40	Good	Private	
65	*Tilia cordata*	Littleleaf Linden	15	Good	Private	
66	*Tilia cordata*	Littleleaf Linden	15	Good	Private	
67	*Tilia cordata*	Littleleaf Linden	14	Good	Private	
68	*Tilia cordata*	Littleleaf Linden	14	Poor	Private	Many dead branches and dieback possibly due to reduced quantity of sunlight.
69	*Tilia cordata*	Littleleaf Linden	14	Fair	Private	Leader is dead and visible abrasion on trunk.
70	*Tilia cordata*	Littleleaf Linden	24	Fair	Private	Leader is dead.
71	*Tilia cordata*	Littleleaf Linden	28	Fair	Private	Leader is dead.
72	*Tilia cordata*	Littleleaf Linden	26; 11; 22	Good	Private	Multistem (3 stems).
73	*Quercus macrocarpa*	Bur Oak	25	Good	Private	
74	*Betula papyrifera*	White Birch	38	Poor	Private	Visible abrasion on trunk and small canopy.
75	*Picea pungens*	Colorado Spruce	11	Good	Private	
76	*Picea pungens*	Colorado Spruce	10	Good	Private	
77	*Picea pungens*	Colorado Spruce	27	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.
78	*Picea pungens*	Colorado Spruce	10	Good	Private	
79	*Picea pungens*	Colorado Spruce	26	Poor	Private	Many dead branches and dieback possibly due to reduced quantity of sunlight.
80	*Picea pungens*	Colorado Spruce	28	Poor	Private	Many dead branches and dieback possibly due to reduced quantity of sunlight.
81	*Picea pungens*	Colorado Spruce	24	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.
82	*Picea pungens*	Colorado Spruce	23	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.
83	*Picea pungens*	Colorado Spruce	22	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.
84	*Picea pungens*	Colorado Spruce	30	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.
85	*Picea pungens*	Colorado Spruce	21	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.
86	*Picea pungens*	Colorado Spruce	21	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.
87	*Picea pungens*	Colorado Spruce	27	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.
88	*Picea pungens*	Colorado Spruce	32	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.
89	*Pinus nigra*	Black Pine	23	Good	Private	
90	*Pinus nigra*	Black Pine	30	Good	Private	
91	*Pinus nigra*	Black Pine	26	Good	Private	
92	*Pinus nigra*	Black Pine	35	Good	Private	
93	*Gletitsia triacanthos*	Honeylocust	50	Good	Private	
94	*Acer ginnala*	Amur Maple	10; 9; 13; 9	Good	Private	Multistem (4 stems).
95	*Acer ginnala*	Amur Maple	11; 10	Good	Private	Multistem (2 stems).
96	*Acer ginnala*	Amur Maple	10; 8; 7	Good	Private	Multistem (3 stems).
97	*Gletitsia triacanthos*	Honeylocust	35	Fair	Private	Visible abrasion on trunk.
98	*Gletitsia triacanthos*	Honeylocust	33	Good	Private	
99	*Populus tremuloides*	Trembling Aspen	55	Poor	Municipal	Majority of crown is dead.
100	*Pinus nigra*	Black Pine	45	Good	Private	
101	*Pinus resinosa*	Red Pine	24	Good	Municipal	
102	*Pinus resinosa*	Red Pine	21	Good	Municipal	
103	*Malus spp.*	Crab Apple	23	Good	Private	
104	*Pinus nigra*	Black Pine	21	Good	Private	
105	*Pinus nigra*	Black Pine	16	Good	Private	
106	*Pinus nigra*	Black Pine	21	Good	Private	
107	*Acer rubrum*	Red Maple	30	Good	Municipal	
108	*Pinus nigra*	Black Pine	24	Good	Private	
109	*Pinus nigra*	Black Pine	27	Good	Private	
110	*Tilia cordata*	Littleleaf Linden	28	Good	Private	
111	*Tilia cordata*	Littleleaf Linden	32	Poor/Declining	Private	Leader and crown are missing.
112	*Acer saccharum*	Sugar Maple	30; 23	Good	Private	Multistem (2 stems).
113	*Acer saccharum*	Sugar Maple	35	Good	Private	
114	*Acer saccharum*	Sugar Maple	22	Good	Adjacent	
115	*Acer saccharum*	Sugar Maple	29	Good	Adjacent	
116	*Acer saccharum*	Sugar Maple	24	Good	Adjacent	

EXISTING TREE SCHEDULE

TREE ASSESSMENT CONDUCTED: March 22, 2022

PLANT ID	BOTANICAL NAME	COMMON NAME	DBH (CM)	HEALTH/ CONDITION	OWNERSHIP	REMARKS
117	*Acer ginnala*	Amur Maple	<10	Good	Private	Multistem.
118	*Acer ginnala*	Amur Maple	<10	Good	Private	Multistem.
119	*Acer ginnala*	Amur Maple	<10	Good	Private	Multistem.
120	*Acer ginnala*	Amur Maple	<10	Good	Private	Multistem.
121	*Amelanchier canadensis*	Serviceberry	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.
122	*Amelanchier canadensis*	Serviceberry	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.
123	*Amelanchier canadensis*	Serviceberry	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.
124	*Amelanchier canadensis*	Serviceberry	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.
125	*Acer ginnala*	Amur Maple	<10	Good	Private	Multistem.
126	*Acer ginnala*	Amur Maple	<10	Good	Private	Multistem.
127	*Acer ginnala*	Amur Maple	<10	Good	Private	Multistem.
128	*Picea pungens*	Colorado Spruce	18	Good	Private	
129	*Picea pungens*	Colorado Spruce	13	Good	Private	
130	*Picea pungens*	Colorado Spruce	15	Good	Private	
131	*Amelanchier canadensis*	Serviceberry	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.
132	*Amelanchier canadensis*	Serviceberry	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.
133	*Amelanchier canadensis*	Serviceberry	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.
134	*Amelanchier canadensis*	Serviceberry	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.
135	*Amelanchier canadensis*	Serviceberry	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.
136	*Malus spp.*	Crab Apple	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.
137	*Malus spp.*	Crab Apple	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.
138	*Thuja occidentalis 'Fastigiata*	Pyramidal white cedar	<10	Good	Private	
139	*Malus spp.*	Crab Apple	<10	Good	Private	

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Ottawa ON
Tel. 613.722.4420
www.stantec.com

Legend

Notes

1. REFER TO DRAWING TC01 FOR CURRENT VEGETATION PLAN.

		By	Appd.	YY.MM.DD
3	RE-ISSUED FOR MUNICIPAL REVIEW	CA	ILL	22.05.10
2	ISSUED FOR MUNICIPAL REVIEW	CA	ILL	22.05.03
1	ISSUED FOR COORDINATION	CA	ILL	22.04.14

Revision

File Name: 160410414_LB.dwg	CA	ILL	ILL	22.03.21
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

Client/Project

1600 JAMES NAISMITH LP

1600 JAMES NAISMITH DRIVE

OTTAWA, ON

Title

CURRENT VEGETATION SURVEY CHART

Project No.	Scale
160410414	N.T.S.

Drawing No.	Sheet	Revision
TC02	2 of 4	3

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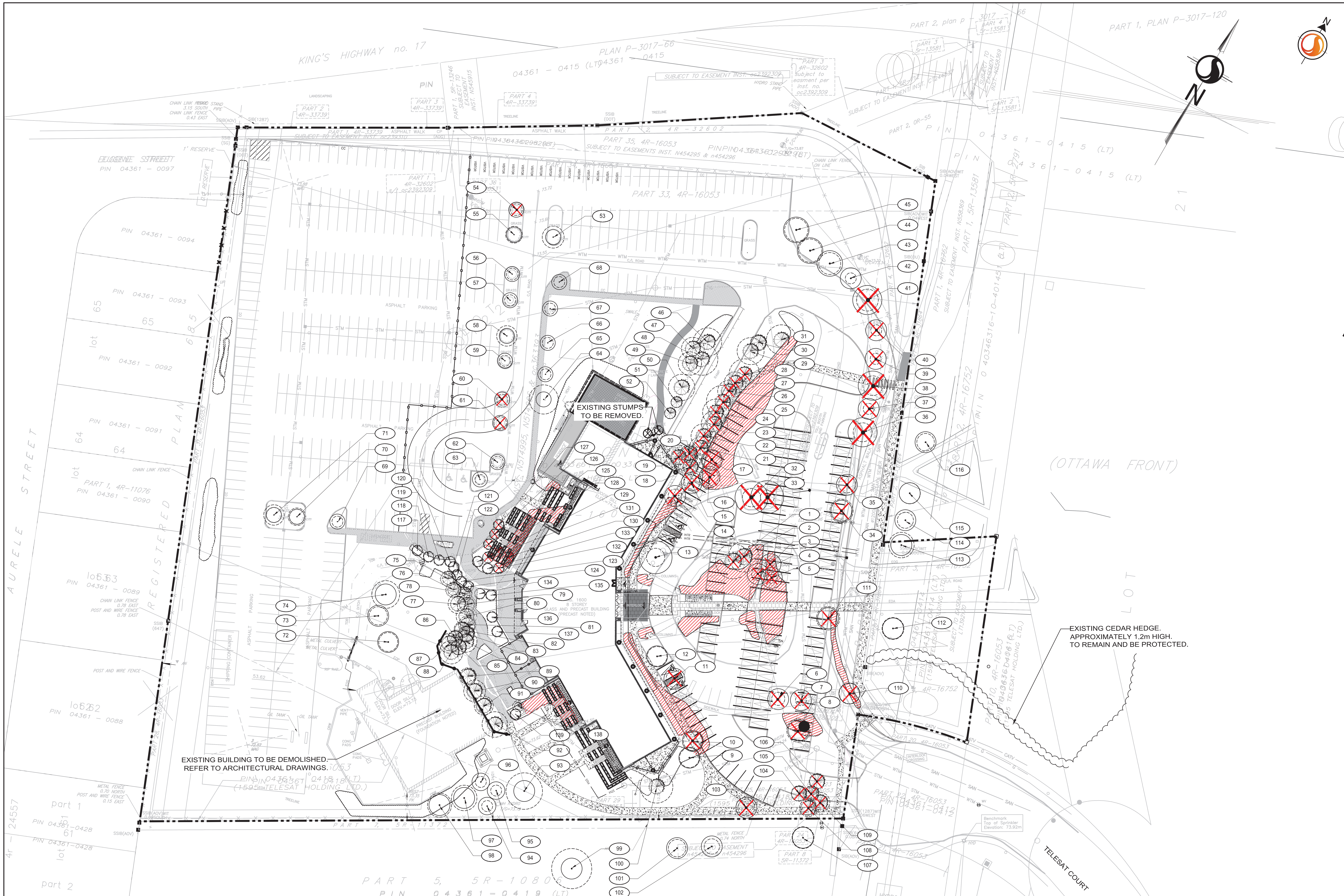

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Tel. 613.722.4420
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Legend

- (000) TREE IDENTIFICATION NUMBER
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING PLANTING BEDS
- CRITICAL ROOT ZONE AND INDIVIDUAL TREE PROTECTION FENCE. REFER TO DETAIL 1/TC04.
- EXISTING TREE STUMP
- EXISTING VEGETATION GROUPING TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- CONTINUOUS TREE PROTECTION FENCE REFER TO DETAIL 1/TC04
- PROPOSED SOFTSCAPE
- PROPOSED HARDSCAPE
- EXISTING ORNAMENTAL FENCE
- PROPOSED FENCE
- PROPERTY LINE

Notes

1. LOCATION OF TREES, AS SHOWN ON DRAWING IS FOR REFERENCE ONLY. TREE LOCATIONS TO BE REVIEWED ON SITE AND SURVEYED BY SURVEYOR PRIOR TO DO ANY WORKS.
2. TOPOGRAPHIC SURVEY PLAN BY STANTEC GEOMATICS LTD. AND DATED JANUARY 2022.
3. REFER TO SITE PLAN PREPARED BY FIGURR AND DATED APRIL 2022 FOR PROPOSED DETAILS ON SITE DEVELOPMENT.
4. REFER TO CIVIL DRAWINGS PREPARED BY LRL ASSOCIATES LTD. AND DATED APRIL 2022 FOR PROPOSED GRADING AND SERVICING.
5. REFER TO DRAWING TC01 FOR CURRENT VEGETATION PLAN.
6. REFER TO DRAWING TC02 FOR EXISTING TREE SCHEDULE.
7. REFER TO DRAWING TC04 FOR TREE PROTECTION TABLE & TREE CONSERVATION DETAILS.

TREE PRESERVATION NOTES

1. NO VEGETATION SHALL BE REMOVED WITHOUT MUNICIPAL WRITTEN APPROVAL.
2. LOCATION OF EXISTING TREES IS FOR REFERENCE ONLY AND SHALL BE CONFIRMED BY AN ARBORIST AND SURVEYOR.
3. NO VEGETATION REMOVAL SHALL OCCUR BETWEEN APRIL 8 AND AUGUST 28 OF ANY YEAR TO PROTECT BREEDING MIGRATORY BIRDS, AS WELL AS AT RISK BAT SPECIES. SHALL TREE REMOVAL DURING THIS PERIOD BY UNAVOIDABLE, THE CONTRACTOR IS REQUIRED TO CONDUCT A NESTING SURVEY BY A REGISTERED PROFESSIONAL AVIAN BIOLOGIST TO IDENTIFY AND ENSURE NO NESTING ACTIVITIES ARE PRESENT. TREE REMOVAL WILL BE ALLOWED WITHIN FIVE (5) DAYS OF CONDUCTING THE SURVEY.
4. CONTRACTOR SHALL ENSURE THE PROTECTION OF MATURE TREES IDENTIFIED TO BE RETAINED. TREE PROTECTION FENCING SHALL BE INSTALLED AT THE CRITICAL ROOT ZONE (CRZ) OF TREES WHERE THE CRZ IS ESTABLISHED AS BEING 10 CENTIMETRES FROM THE TRUNK OF A TREE FOR EVERY CENTIMETRE OF TRUNK DIAMETER AT BREAST HEIGHT (DBH). THE CRZ IS CALCULATED AS DBH X 10 CM. TREE PROTECTION FENCING SHALL BE INSTALLED AS SPECIFIED.
5. DURING EXCAVATION EQUIPMENT MUST BE MAINTAINED WITHIN THE CONFINES OF THE WORK AREA SO AS NOT TO DISRUPT ANY TURF OR TREE ROOTS UNNECESSARILY. DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRITICAL ROOT ZONE (CRZ) OF ANY TREE TO BE RETAINED.
6. CONTRACTOR SHALL ENSURE THAT NO FILL WILL BE ALLOWED TO OCCUR ON THE SURFACE ABOVE THE CRITICAL ROOT ZONE (CRZ) OF TREES.
7. ALL EXCAVATED MATERIAL, INCLUDING IMPORTED MATERIAL, MUST BE REMOVED IMMEDIATELY AND NOT PLACED ON GRASS OR NEAR TREES IN ORDER TO PREVENT ROOT DAMAGE, ACCIDENTAL HITTING OF ADJACENT TREES, AND TURF DAMAGE OUTSIDE OF WORK AREA.
8. CONTRACTOR SHALL MINIMIZE SOIL COMPACTION BY KEEPING OPERATION OF MACHINERY AND EQUIPMENT CONFINED TO DESIGNATED WORK AREA.
9. CONTRACTOR SHALL KEEP A SPILL KIT ON SITE.
10. CONTRACTOR SHALL DEVELOP AN EMERGENCY RESPONSE PLAN.
11. CONTRACTOR SHALL AVOID SOIL CONTAMINATION AND FUTURE LIABILITY BY CONFINING THE OILING AND REFUELING OF MACHINERY AND EQUIPMENT TO DESIGNATED STAGING AREA.
12. NO FUEL IS TO BE STORED WITHIN THE CRITICAL ROOT ZONE (CRZ) OF ANY TREE AND EXHAUST FUMES FROM ALL EQUIPMENT MUST NOT BE DIRECTED TOWARDS ANY TREE'S CANOPY.
13. CONTRACTOR SHALL PREVENT ANY DAMAGE TO THE ROOT SYSTEM, TRUNK OR BRANCHES OF ANY TREES TO BE RETAINED ON SITE AND ON ADJACENT PROPERTIES.
14. STORAGE OF EQUIPMENT AND VEHICLES WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES IS STRICTLY PROHIBITED.
15. WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES.
16. WHERE NECESSARY, THE TREES WILL BE GIVEN AN OVERALL PRUNING TO RESTORE THEIR APPEARANCE. NOT MORE THAN ONE THIRD OF THE TOTAL BRANCHING SHALL BE REMOVED DURING A SINGLE OPERATION. THE SERVICES OF A CERTIFIED ARBORIST SHALL BE RETAINED FOR THIS TASK.

WORK WITHIN PROTECTED AREAS

1. EXCAVATION WORK:
   a. TO ENSURE THE ROOTS ARE NOT DISTURBED MORE THAN NECESSARY AND WHERE EXCAVATION WORKS ARE UNAVOIDABLE WITHIN THE CRZ OF TREES, THE FOLLOWING MITIGATION MEASURES SHALL BE USED:
      i. ALL EXCAVATION WITHIN THE CRZ OF TREES SHALL BE BY HAND OR HYDRO EXCAVATION USING THE SMALLEST TOOLS. ROOT CUTTING SHALL BE MADE USING A SHARP SPADE OR KNIFE AT THE LIMIT OF DISTURBANCE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
      ii. THE CONTRACTOR SHALL ONLY TUNNEL OR BORE WITHIN THE CRZ, INSTEAD OF CREATING A TRENCH.
      iii. ANY ROOTS THAT ARE EXPOSED BY CONSTRUCTION ACTIVITIES MUST BE COVERED WITH NATIVE TOPSOIL IMMEDIATELY, TO ENSURE THAT THE ROOTS DO NOT DRY OUT OR HAVE ANY FURTHER DAMAGE OCCUR TO THEM.
   b. IN ALL THOSE INSTANCES WHERE ROOT PRUNING IS REQUIRED, THE SERVICE OF A CERTIFIED ARBORIST OR QUALIFIED TREE WORKER UNDER THE SUPERVISION OF A CERTIFIED ARBORIST SHALL BE RETAINED. IN ADDITION, ALL REMEDIAL WORKS MUST BE CONDUCTED BY A CERTIFIED CARE PROFESSIONAL TO ENSURE PROPER CARE IS ADMINISTERED IN ORDER TO ENABLE THE CONTINUED HEALTH OF THE TREES.
2. GRADING WORK

WHERE RE-GRADING IS REQUIRED WITHIN THE CRZ, IT SHOULD BE PERFORMED BY HAND UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.

Revision

	Revision	By	Appd.	YY.MM.DD
3	RE-ISSUED FOR MUNICIPAL REVIEW	CA	ILL	22.05.10
2	ISSUED FOR MUNICIPAL REVIEW	CA	ILL	22.05.03
1	ISSUED FOR COORDINATION	CA	ILL	22.04.14

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	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS – ISABELLE L LALONDE – OALA MEMBER – 2022-05-10

Client/Project

1600 JAMES NAISMITH LP

1600 JAMES NAISMITH DRIVE

OTTAWA, ON

Title

PROPOSED DEVELOPMENT AND CONSERVED VEGETATION PLAN

Project No. 160410414

Scale 1:500 (0 5 15 25m)

Drawing No. TC03

Sheet 3of 4

Revision 3

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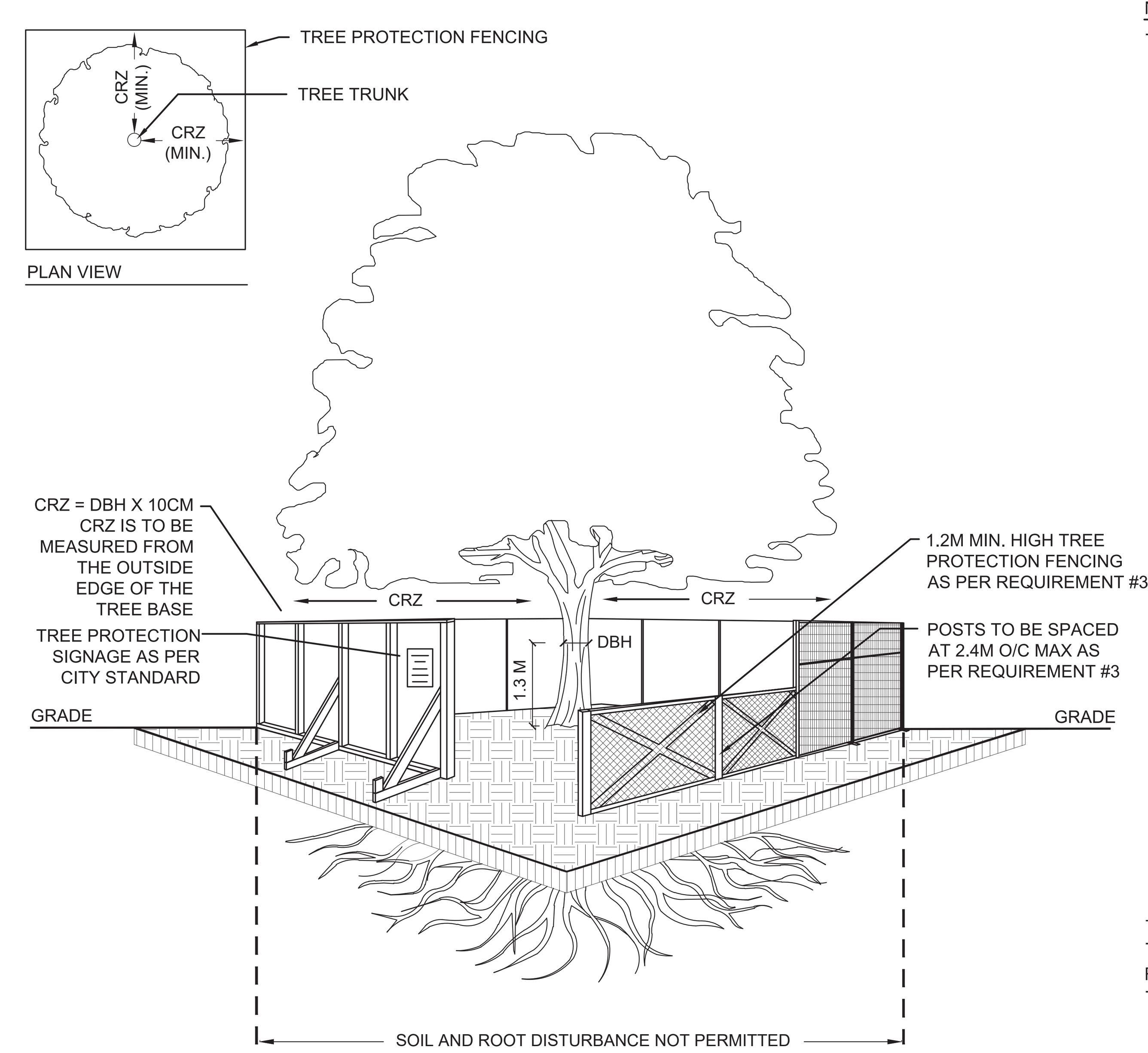
ORIGINAL SHEET - ARCH D

EXISTING TREE SCHEDULE

TREE ASSESSMENT CONDUCTED: March 22, 2022

PLANT ID	BOTANICAL NAME	COMMON NAME	DBH (CM)	HEALTH/ CONDITION	OWNERSHIP	REMARKS	RECOMMENDATIONS
1	*Pinus nigra*	Black Pine	48	Good	Private		TO BE REMOVED DUE TO PROPOSED PARKING LOT AND HARD SURFACES.
2	*Pinus nigra*	Black Pine	42	Good	Private		TO BE REMOVED DUE TO PROPOSED PARKING LOT AND HARD SURFACES.
3	*Acer ginnala*	Amur Maple	10; 10;	Good	Private	Multistem (4 stems).	TO BE REMOVED DUE TO PROPOSED PARKING LOT AND HARD SURFACES.
4	*Acer ginnala*	Amur Maple	15; 12; 11; 17	Good	Private	Multistem (4 stems).	TO BE REMOVED DUE TO PROPOSED PARKING LOT AND HARD SURFACES.
5	*Acer ginnala*	Amur Maple	15; 12; 12; 13; 14; 11; 15	Good	Private	Multistem (7 stems).	TO BE REMOVED DUE TO PROPOSED PARKING LOT AND HARD SURFACES.
6	*Gletitsia triacanthos*	Honeylocust	18	Good	Private		TO BE REMOVED DUE TO PROPOSED PARKING LOT AND HARD SURFACES.
7	*Gletitsia triacanthos*	Honeylocust	15	Good	Private		TO BE REMOVED DUE TO PROPOSED PARKING LOT AND HARD SURFACES.
8	*Acer rubrum*	Red Maple	32	Good	Private		TO BE REMOVED DUE TO PROPOSED PARKING LOT AND HARD SURFACES.
9	*Malus spp.*	Crab Apple	27	Good	Private		TO REMAIN AND BE PROTECTED.
10	*Malus spp.*	Crab Apple	26	Good	Private		TO BE REMOVED DUE TO PROPOSED WALKWAY AND PARKING LOT.
11	*Gletitsia triacanthos*	Honeylocust	23	Good	Private		TO BE REMOVED DUE TO PROPOSED PARKING LOT AND HARD SURFACES.
12	*Gletitsia triacanthos*	Honeylocust	27	Good	Private		TO REMAIN AND BE PROTECTED.
13	*Gletitsia triacanthos*	Honeylocust	25	Good	Private		TO REMAIN AND BE PROTECTED.
14	*Acer ginnala*	Amur Maple	17; 14; 19; 20	Fair	Private	Multistem (4 stems). Visible abrasions and scars on trunk.	TO BE REMOVED DUE TO PROPOSED WALKWAY AND PARKING LOT.
15	*Malus spp.*	Crab Apple	22	Good	Private		TO BE REMOVED DUE TO PROPOSED PARKING LOT.
16	*Malus spp.*	Crab Apple	24	Good	Private		TO BE REMOVED DUE TO PROPOSED PARKING LOT.
17	*Malus spp.*	Crab Apple	26	Good	Private		TO BE REMOVED DUE TO PROPOSED PARKING LOT.
18	*Pinus nigra*	Black Pine	33	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.	TO BE REMOVED DUE TO PROPOSED WALKWAY.
19	*Pinus nigra*	Black Pine	33	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.	TO BE REMOVED DUE TO PROPOSED WALKWAY.
20	*Pinus nigra*	Black Pine	24	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.	TO BE REMOVED DUE TO PROPOSED WALKWAY.
21	*Picea glauca*	White Spruce	30	Poor/Declining	Private	Many dead branches and dieback possibly due to reduced quantity of sunlight.	TO BE REMOVED DUE TO PROPOSED WALKWAY.
22	*Picea abies*	Norway Spruce	34	Good	Private		TO BE REMOVED DUE TO PROPOSED WALKWAY.
23	*Picea pungens*	Colorado Spruce	36	Good	Private		TO BE REMOVED DUE TO PROPOSED WALKWAY.
24	*Pinus nigra*	Black Pine	36	Good	Private		TO BE REMOVED DUE TO PROPOSED WALKWAY.
25	*Pinus nigra*	Black Pine	45	Good	Private		TO BE REMOVED DUE TO PROPOSED WALKWAY.
26	*Pinus nigra*	Black Pine	30	Good	Private		TO BE REMOVED DUE TO PROPOSED WALKWAY.
27	*Pinus nigra*	Black Pine	30	Good	Private		TO BE REMOVED DUE TO PROPOSED WALKWAY.
28	*Pinus nigra*	Black Pine	42	Good	Private		TO BE REMOVED DUE TO PROPOSED WALKWAY.
29	*Pinus nigra*	Black Pine	37	Good	Private		TO REMAIN AND BE PROTECTED.
30	*Pinus nigra*	Black Pine	22; 15	Fair	Private	Multistem (2 stems). Some dead branches and dieback possibly due to reduced quantity of sunlight.	TO REMAIN AND BE PROTECTED.
31	*Pinus nigra*	Black Pine	41	Good	Private		TO REMAIN AND BE PROTECTED.
32	*Gletitsia triacanthos*	Honeylocust	25	Good	Private		TO BE REMOVED DUE TO PROPOSED PARKING LOT.
33	*Gletitsia triacanthos*	Honeylocust	19	Good	Private		TO BE REMOVED DUE TO PROPOSED PARKING LOT.
34	*Tilia cordata*	Littleleaf Linden	32	Poor/Declining	Private	Many dead branches and dieback possibly due to reduced quantity of sunlight.	TO BE REMOVED DUE TO PROPOSED PARKING LOT AND HARD SURFACES.
35	*Tilia cordata*	Littleleaf Linden	23	Poor/Declining	Private	Many dead branches and dieback possibly due to reduced quantity of sunlight	TO BE REMOVED DUE TO PROPOSED PARKING LOT AND HARD SURFACES.
36	*Tilia cordata*	Littleleaf Linden	26	Poor	Private	Many dead branches and dieback possibly due to reduced quantity of sunlight.	TO BE REMOVED DUE TO PROPOSED ROAD.
37	*Gletitsia triacanthos*	Honeylocust	11	Good	Private		TO BE REMOVED DUE TO PROPOSED ROAD.
38	*Tilia cordata*	Littleleaf Linden	27	Good	Private		TO BE REMOVED DUE TO PROPOSED ROAD.
39	*Gletitsia triacanthos*	Honeylocust	15	Good	Private		TO BE REMOVED DUE TO PROPOSED ROAD.
40	*Gletitsia triacanthos*	Honeylocust	15	Good	Private		TO BE REMOVED DUE TO PROPOSED ROAD.
41	*Tilia cordata*	Littleleaf Linden	30	Good	Private		TO BE REMOVED DUE TO PROPOSED ROAD.
42	*Tilia cordata*	Littleleaf Linden	15	Good	Private		TO REMAIN AND BE PROTECTED.
43	*Tilia cordata*	Littleleaf Linden	30	Good	Private		TO REMAIN AND BE PROTECTED.
44	*Tilia cordata*	Littleleaf Linden	32	Good	Private		TO REMAIN AND BE PROTECTED.
45	*Tilia cordata*	Littleleaf Linden	32	Good	Private		TO REMAIN AND BE PROTECTED.
46	*Pinus nigra*	Black Pine	39	Good	Private	Few dead branches and dieback possibly due to reduced quantity of sunlight.	TO REMAIN AND BE PROTECTED.
47	*Pinus nigra*	Black Pine	31	Poor/Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.	TO REMAIN AND BE PROTECTED.
48	*Pinus nigra*	Black Pine	44	Good	Private	Few dead branches and dieback possibly due to reduced quantity of sunlight.	TO REMAIN AND BE PROTECTED.
49	*Pinus nigra*	Black Pine	32	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.	TO REMAIN AND BE PROTECTED.
50	*Picea pungens*	Colorado Spruce	36	Good	Private		TO REMAIN AND BE PROTECTED.
51	*Picea glauca*	White Spruce	10	Good	Private		TO REMAIN AND BE PROTECTED.
52	*Picea glauca*	White Spruce	10	Good	Private		TO REMAIN AND BE PROTECTED.
53	*Tilia cordata*	Littleleaf Linden	30	Fair	Private	Leader have been cut.	TO REMAIN AND BE PROTECTED.
54	*Tilia cordata*	Littleleaf Linden	16	Poor/Declining	Private	Crown is dead.	TO BE REMOVED DUE TO ITS POOR HEALTH CONDITION.
55	*Tilia cordata*	Littleleaf Linden	23	Fair	Private	Leader have been cut.	TO REMAIN AND BE PROTECTED.
56	*Tilia cordata*	Littleleaf Linden	16	Good	Private		TO REMAIN AND BE PROTECTED.
57	*Tilia cordata*	Littleleaf Linden	14	Fair/Good	Private	Leader have been cut.	TO REMAIN AND BE PROTECTED.
58	*Tilia cordata*	Littleleaf Linden	28	Poor	Private	Leader is cut.	TO REMAIN AND BE PROTECTED.
59	*Tilia cordata*	Littleleaf Linden	14	Fair	Private	Leader have been cut.	TO REMAIN AND BE PROTECTED.
60	*Tilia cordata*	Littleleaf Linden	15	Fair	Private	Leader have been cut and visible abrasion on trunk.	TO BE REMOVED DUE TO PROPOSED FIRE ROUTE.
61	*Tilia cordata*	Littleleaf Linden	17	Poor	Private	Leader is cut and visible abrasion on trunk.	TO BE REMOVED DUE TO PROPOSED FIRE ROUTE.
62	*Tilia cordata*	Littleleaf Linden	16	Good	Private		TO REMAIN AND BE PROTECTED.
63	*Tilia cordata*	Littleleaf Linden	14	Good	Private		TO REMAIN AND BE PROTECTED.
64	*Tilia cordata*	Littleleaf Linden	40	Good	Private		TO REMAIN AND BE PROTECTED.
65	*Tilia cordata*	Littleleaf Linden	15	Good	Private		TO REMAIN AND BE PROTECTED.
66	*Tilia cordata*	Littleleaf Linden	15	Good	Private		TO REMAIN AND BE PROTECTED.
67	*Tilia cordata*	Littleleaf Linden	14	Good	Private		TO REMAIN AND BE PROTECTED.
68	*Tilia cordata*	Littleleaf Linden	14	Poor	Private	Many dead branches and dieback possibly due to reduced quantity of sunlight.	TO REMAIN AND BE PROTECTED.
69	*Tilia cordata*	Littleleaf Linden	14	Fair	Private	Leader is dead and visible abrasion on trunk.	TO REMAIN AND BE PROTECTED.
70	*Tilia cordata*	Littleleaf Linden	24	Fair	Private	Leader is dead.	TO REMAIN AND BE PROTECTED.
71	*Tilia cordata*	Littleleaf Linden	28	Fair	Private	Leader is dead.	TO REMAIN AND BE PROTECTED.
72	*Tilia cordata*	Littleleaf Linden	26; 11; 22	Good	Private	Multistem (3 stems).	TO REMAIN AND BE PROTECTED.
73	*Quercus macrocarpa*	Bur Oak	25	Good	Private		TO REMAIN AND BE PROTECTED.
74	*Betula papyrifera*	White Birch	38	Poor	Private	Visible abrasion on trunk and small canopy.	TO REMAIN AND BE PROTECTED.
75	*Picea pungens*	Colorado Spruce	11	Good	Private		TO REMAIN AND BE PROTECTED.
76	*Picea pungens*	Colorado Spruce	10	Good	Private		TO REMAIN AND BE PROTECTED.
77	*Picea pungens*	Colorado Spruce	27	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.	TO REMAIN AND BE PROTECTED.
78	*Picea pungens*	Colorado Spruce	10	Good	Private		TO REMAIN AND BE PROTECTED.
79	*Picea pungens*	Colorado Spruce	26	Poor	Private	Many dead branches and dieback possibly due to reduced quantity of sunlight.	TO REMAIN AND BE PROTECTED.
80	*Picea pungens*	Colorado Spruce	28	Poor	Private	Many dead branches and dieback possibly due to reduced quantity of sunlight.	TO REMAIN AND BE PROTECTED.
81	*Picea pungens*	Colorado Spruce	24	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.	TO REMAIN AND BE PROTECTED.
82	*Picea pungens*	Colorado Spruce	23	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.	TO REMAIN AND BE PROTECTED.
83	*Picea pungens*	Colorado Spruce	22	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.	TO REMAIN AND BE PROTECTED.
84	*Picea pungens*	Colorado Spruce	30	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.	TO REMAIN AND BE PROTECTED.
85	*Picea pungens*	Colorado Spruce	21	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.	TO REMAIN AND BE PROTECTED.
86	*Picea pungens*	Colorado Spruce	21	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.	TO REMAIN AND BE PROTECTED.
87	*Picea pungens*	Colorado Spruce	27	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.	TO REMAIN AND BE PROTECTED.
88	*Picea pungens*	Colorado Spruce	32	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.	TO REMAIN AND BE PROTECTED.
89	*Pinus nigra*	Black Pine	23	Good	Private		TO REMAIN AND BE PROTECTED.
90	*Pinus nigra*	Black Pine	30	Good	Private		TO REMAIN AND BE PROTECTED.
91	*Pinus nigra*	Black Pine	26	Good	Private		TO REMAIN AND BE PROTECTED.
92	*Pinus nigra*	Black Pine	35	Good	Private		TO REMAIN AND BE PROTECTED.
93	*Gletitsia triacanthos*	Honeylocust	50	Good	Private		TO REMAIN AND BE PROTECTED.
94	*Acer ginnala*	Amur Maple	10; 9; 13; 9	Good	Private	Multistem (4 stems).	TO REMAIN AND BE PROTECTED.
95	*Acer ginnala*	Amur Maple	11; 10	Good	Private	Multistem (2 stems).	TO REMAIN AND BE PROTECTED.
96	*Acer ginnala*	Amur Maple	10; 8; 7	Good	Private	Multistem (3 stems).	TO REMAIN AND BE PROTECTED.
97	*Gletitsia triacanthos*	Honeylocust	35	Fair	Private	Visible abrasion on trunk.	TO REMAIN AND BE PROTECTED.
98	*Gletitsia triacanthos*	Honeylocust	33	Good	Private		TO REMAIN AND BE PROTECTED.
99	*Populus tremuloides*	Trembling Aspen	55	Poor	Municipal	Majority of crown is dead.	TO REMAIN AND BE PROTECTED.
100	*Pinus nigra*	Black Pine	45	Good	Private		TO REMAIN AND BE PROTECTED.
101	*Pinus resinosa*	Red Pine	24	Good	Municipal		TO REMAIN AND BE PROTECTED.
102	*Pinus resinosa*	Red Pine	21	Good	Municipal		TO REMAIN AND BE PROTECTED.
103	*Malus spp.*	Crab Apple	23	Good	Private		TO BE REMOVED DUE TO PROPOSED WALKWAY.
104	*Pinus nigra*	Black Pine	21	Good	Private		TO BE REMOVED DUE TO PROPOSED PARKING AND HARD SURFACES.
105	*Pinus nigra*	Black Pine	16	Good	Private		TO BE REMOVED DUE TO PROPOSED PARKING AND HARD SURFACES.
106	*Pinus nigra*	Black Pine	21	Good	Private		TO BE REMOVED DUE TO PROPOSED PARKING AND HARD SURFACES.
107	*Acer rubrum*	Red Maple	30	Good	Municipal		TO REMAIN AND BE PROTECTED.
108	*Pinus nigra*	Black Pine	24	Good	Private		TO BE REMOVED DUE TO PROPOSED WALKWAY AND HARD SURFACES.
109	*Pinus nigra*	Black Pine	27	Good	Private		TO BE REMOVED DUE TO PROPOSED WALKWAY AND HARD SURFACES.
110	*Tilia cordata*	Littleleaf Linden	28	Good	Private		TO BE REMOVED DUE TO PROPOSED HARD SURFACES.
111	*Tilia cordata*	Littleleaf Linden	32	Poor/Declining	Private	Leader and crown are missing.	TO BE REMOVED DUE TO PROPOSED PARKING AND HARD SURFACES.
112	*Acer saccharum*	Sugar Maple	30; 23	Good	Private	Multistem (2 stems).	TO REMAIN AND BE PROTECTED.
113	*Acer saccharum*	Sugar Maple	35	Good	Private		TO REMAIN AND BE PROTECTED.
114	*Acer saccharum*	Sugar Maple	22	Good	Adjacent		TO REMAIN AND BE PROTECTED.
115	*Acer saccharum*	Sugar Maple	29	Good	Adjacent		TO REMAIN AND BE PROTECTED.
116	*Acer saccharum*	Sugar Maple	24	Good	Adjacent		TO REMAIN AND BE PROTECTED.
117	*Acer ginnala*	Amur Maple	<10	Good	Private	Multistem.	TO REMAIN AND BE PROTECTED.
118	*Acer ginnala*	Amur Maple	<10	Good	Private	Multistem.	TO REMAIN AND BE PROTECTED.
119	*Acer ginnala*	Amur Maple	<10	Good	Private	Multistem.	TO REMAIN AND BE PROTECTED.
120	*Acer ginnala*	Amur Maple	<10	Good	Private	Multistem.	TO REMAIN AND BE PROTECTED.
121	*Amelanchier canadensis*	Serviceberry	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.	TO REMAIN AND BE PROTECTED.
122	*Amelanchier canadensis*	Serviceberry	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.	TO REMAIN AND BE PROTECTED.
123	*Amelanchier canadensis*	Serviceberry	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.	TO REMAIN AND BE PROTECTED.
124	*Amelanchier canadensis*	Serviceberry	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.	TO REMAIN AND BE PROTECTED.
125	*Acer ginnala*	Amur Maple	<10	Good	Private	Multistem.	TO BE REMOVED DUE TO PROPOSED TERRACED WALL.
126	*Acer ginnala*	Amur Maple	<10	Good	Private	Multistem.	TO BE REMOVED DUE TO PROPOSED WALKWAY.
127	*Acer ginnala*	Amur Maple	<10	Good	Private	Multistem.	TO BE REMOVED DUE TO PROPOSED WALKWAY.
128	*Picea pungens*	Colorado Spruce	18	Good	Private		TO BE REMOVED DUE TO PROPOSED TERRACED WALL.
129	*Picea pungens*	Colorado Spruce	13	Good	Private		TO BE REMOVED DUE TO PROPOSED TERRACED WALL.
130	*Picea pungens*	Colorado Spruce	15	Good	Private		TO BE REMOVED DUE TO PROPOSED TERRACE.
131	*Amelanchier canadensis*	Serviceberry	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.	TO REMAIN AND BE PROTECTED.
132	*Amelanchier canadensis*	Serviceberry	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.	TO BE REMOVED DUE TO PROPOSED TERRACED WALL.
133	*Amelanchier canadensis*	Serviceberry	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.	TO REMAIN AND BE PROTECTED.
134	*Amelanchier canadensis*	Serviceberry	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.	TO REMAIN AND BE PROTECTED.
135	*Amelanchier canadensis*	Serviceberry	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.	TO REMAIN AND BE PROTECTED.
136	*Malus spp.*	Crab Apple	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.	TO REMAIN AND BE PROTECTED.
137	*Malus spp.*	Crab Apple	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.	TO REMAIN AND BE PROTECTED.
138	*Thuja occidentalis*	Pyramidal white cedar	<10	Good	Private		TO REMAIN AND BE PROTECTED.
139	*Malus spp.*	Crab Apple	<10	Good	Private		TO REMAIN AND BE PROTECTED.



1 **TREE PROTECTION FENCE**

N.T.S.

NOTES:

TREE PROTECTION REQUIREMENTS:

1. PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
2. UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE 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 OF 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.
3. 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 A 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 MINIMISE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
4. THE LOCATION OF THE TREE PROTECTION FENCING MUST BE AS INDICATED ON THE TREE PRESERVATION PLAN WITHIN THIS SET OF DRAWINGS. THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO COMMENCEMENT OF WORK.
5. 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.

THE CITY'S TREE PROTECTION BY-LAW, 2020-340 PROTECTS BOTH CITY-OWNED TREES, CITY-WIDE, AND PRIVATELY-OWNED TREES WITHIN THE URBAN AREA. PLEASE REFER TO WWW.OTTAWA.CA/TREEBYLAW FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.

Stantec

Stantec Consulting Ltd.
300 - 1331 Clyde Avenue
Ottawa ON
Tel. 613.722.4420
www.stantec.com

Legend

TREE TO BE REMOVED

TREE TO REMAIN AND BE PROTECTED

Notes

1. REFER TO DRAWING TC03 FOR PROPOSED DEVELOPMENT AND CONSERVED VEGETATION PLAN.

		By	Appd.	YY.MM.DD
3	RE-ISSUED FOR MUNICIPAL REVIEW	CA	ILL	22.05.10
2	ISSUED FOR MUNICIPAL REVIEW	CA	ILL	22.05.03
1	ISSUED FOR COORDINATION	CA	ILL	22.04.14

Revision

File Name: 160410414_LB.dwg	CA	ILL	ILL	22.03.21
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
ISABELLE LALONDE
CSLA
2022-05-10
MEMBER

Client/Project

1600 JAMES NAISMITH LP

1600 JAMES NAISMITH DRIVE

OTTAWA, ON

Title

TREE PROTECTION TABLE & TREE CONSERVATION DETAIL

Project No.	Scale	
160410414	N.T.S.	
Drawing No.	Sheet	Revision
TC04	4 of 4	3

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ORIGINAL SHEET - ARCH D

Appendix D SITE PLAN AND CIVIL DESIGN

PROPERTY DESCRIPTION

PHASE 1 - EXISTING 8-STOREY OFFICE BUILDING - CONVERSION TO RESIDENTIAL	
CITY OF OTTAWA PIN NUMBER	
MUNICIPAL ADDRESS	1600 JAMES NAISMITH DRIVE

SITE INFORMATION

LOT AREA:	38,022sq.m (TD1 16 475 sq.m., TD2 21 512 sq.m.)
LOT FRONTAGE:	192.2m (corner lot)
LOT DEPTH:	222.7m (E to W) and 192.6m (N to S)

BUILDING INFORMATION

BUILDING AREA:	2392sq.m
BUILDING FLOOR AREA:	+/- 19136sq.m
PROPOSED USE:	MIXED-USE RESIDENTIAL APARTMENT BUILDING

UNIT BREAKDOWN:		UNIT MIX:
BASEMENT LEVEL:	8 UNITS	0X STUDIO, 2X 1B, 3X 1BD, 3X 2B
LEVEL 1:	21 UNITS	5X STUDIO, 7X 1B, 1X 1BD, 6X 2B, 1X 2BD, 1X 3B
LEVEL 2:	27 UNITS	2X STUDIO, 6X 1B, 11X 1BD, 6X 2B, 2X 2BD
LEVEL 3:	27 UNITS	2X STUDIO, 6X 1B, 11X 1BD, 6X 2B, 2X 2BD
LEVEL 4:	27 UNITS	2X STUDIO, 6X 1B, 11X 1BD, 6X 2B, 2X 2BD
LEVEL 5:	27 UNITS	2X STUDIO, 6X 1B, 11X 1BD, 6X 2B, 2X 2BD
LEVEL 6:	27 UNITS	2X STUDIO, 6X 1B, 11X 1BD, 6X 2B, 2X 2BD
LEVEL 7:	27 UNITS	2X STUDIO, 6X 1B, 11X 1BD, 6X 2B, 2X 2BD
LEVEL 8:	27 UNITS	2X STUDIO, 6X 1B, 11X 1BD, 6X 2B, 2X 2BD
TOTAL	218 UNITS	19X STUDIO, 51X 1B, 81X 1BD, 51X 2B, 15X 2BD, 1X 3B

ZONING TABLE — TD1(2087) & TD2(2087)

CITY OF OTTAWA ZONING BY-LAW No. 2014-292	REQUIRED	PROPOSED / EXISTING
MINIMUM LOT AREA	NO MINIMUM	38, 022sq.m
MINIMUM LOT WIDTH	NO MINIMUM	192.6m
MINIMUM FRONT YARD SETBACK (JAMES NAISMITH)	3m (abutting a lot in a R zone) 2m (abutting RTC) 10m (parking garage not incorp.) 3m (res. use building) 0.5m (all other cases)	Existing : 43.9m
MINIMUM INTERIOR SIDE YARD SETBACK (NORTH AND SOUTH LOT LINES)	NO MINIMUM	Existing north: 67.5m Existing south: 11.3m
MINIMUM REAR YARD SETBACK (WEST LOT LINE)	6m (abutting a lot in a R zone) 2m (abutting RTC) no min. (all other cases) 12m (more than 6 storeys)	Existing: 85.1m
MAXIMUM BUILDING HEIGHT	TD1: 20 metres TD2: 60 metres	TD2 - Existing: 28.5m
HYDRO SETBACK	6m	Existing: 63m
MAXIMUM FLOOR SPACE INDEX	N/A	
MINIMUM DENSITY 196 (2)	Lot greater than 0.125ha: 150 units/hectare or 250 if TD2 Lot 0.125ha in area or less: no min.	PHASE 2 (TD2): 92 units/ hect. PHASE 1+3: 295 units/hect.
VEHICLE PARKING REQUIREMENTS (SCHEDULE 2B, TD ZONE, TABLE 103) By-law 2016-336	21 for visitors NO MINIMUM FOR RESIDENTIAL	128 spaces + 108 temporary (4 ADA + 3 TEMP. ADA) VISITOR: 21 spaces RESIDENTIAL: 215 spaces TOTAL: 236 SPACES
PARKING AREA AND SURROUNDING LANDSCAPING	30% MIN OF 3945.11sq.m (FRONT YARD PARKING = 1183.53sq.m	57.6% = 2272.45sq.m
BICYCLE PARKING SPACES (TABLE 111A)	0.5 space/unit = 109 SPACES	88 int. spaces + 24 ext. spaces (0.5 as per City's) + 40 stacked spaces + 9 existing (ratio: 0.74) TOTAL: 161 SPACES
AMENITY AREA REQUIREMENTS (TABLE 137)	Apartment building, mid-high rise: 6sq.m per dwelling unit = 1308sq.m 50% Communal = 654sq.m	COMMUNAL : 1001 sq.m PRIVATE: 487 sq.m TOTAL = 1488 sq.m
OUTDOOR COMMUNAL SPACE	Lot greater than 1250 sq.m., 2% of total lot area to be provided as outdoor communal space - at grade = 760 sq.m.	PHASE 1: 6536 sq.m.

LEGEND

EXISTING BUILDING	UTILITY POLE (UP)
EXISTING TERRACES	OVERHEAD UTILITY WIRES (OHW)
EXISTING PEDESTRIAN PATH	LIGHT STANDARD (L.S.)
NEW PEDESTRIAN PATH	DEPRESSED CURB (DC)
NEW PRIVATE TERRACES	EXISTING TREE TO BE REMOVED (REFER TO LANDSCAPE DRAWINGS)
CONVERTED TERRACE	EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
EXISTING BUILDING ELEMENT TO BE REMOVED	NEW TREE (REFER TO LANDSCAPE DRAWINGS)
EXISTING FENCE	NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)
NEW BOARD FENCE REFER TO LANDSCAPE	NEW EVERGREEN SHRUB (REFER TO LANDSCAPE DRAWINGS)
LOT LINE	EXISTING GROUND ELEVATION [TO DETERMINE EXISTING AVERAGE GRADE] (77.70)
SETBACK LINE	NEW GROUND ELEVATION REFER TO CIVIL (58.84)
FIRE ROUTE	
DESIGNATED BUILDING ENTRANCE / EXIT	
FIRE HYDRANT. REFER TO CIVIL (FH)	
FIRE DEPARTMENT CONNECTION (FDC)	

NOTE: 'X'-E INDICATES EXISTING TO REMAIN

No.	Date	Émis pour / Object
1	2021.12.10	CLIENT REVIEW
2	2021.12.22	CLIENT REVIEW
3	2022.01.21	CLIENT REVIEW
4	2022.02.18	CLIENT REVIEW
5	2022.03.09	COORDINATION
6	2022.04.13	COORDINATION
7	2022.05.11	SPC SUBMISSION

Ingénieur / *Engineer*
(Mécanique & Électricité / *Mechanical & Electrical*)

Ingénieur / *Engineer*
(Structure / *Structure*)

Architecte/ *Architect*
(paysagiste / *Landscape*)

Stantec

Ingénieur / *Engineer*
(Civil / *Civil*)

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Client / *Client*

1600 JAMES NAISMITH LP

Architecte / *Architect* — Collectif d'architectes / Architects Collective

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3550, Saint-Antoine O.
Montréal QC H4C 1A9
T. 514 861-5122

fig. 2
190 Somerset St W #206
Ottawa ON K2P 0J4
T. 613 695-6122

figurr
www.figurr.ca

Sceau / *Seal*

ONTARIO ASSOCIATION OF ARCHITECTS
ROBERTO CAMPOS
LICENCE
7401

Note:

L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et aviser immédiatement l'architecte de toutes erreurs ou omissions.

Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Projet / *Project*

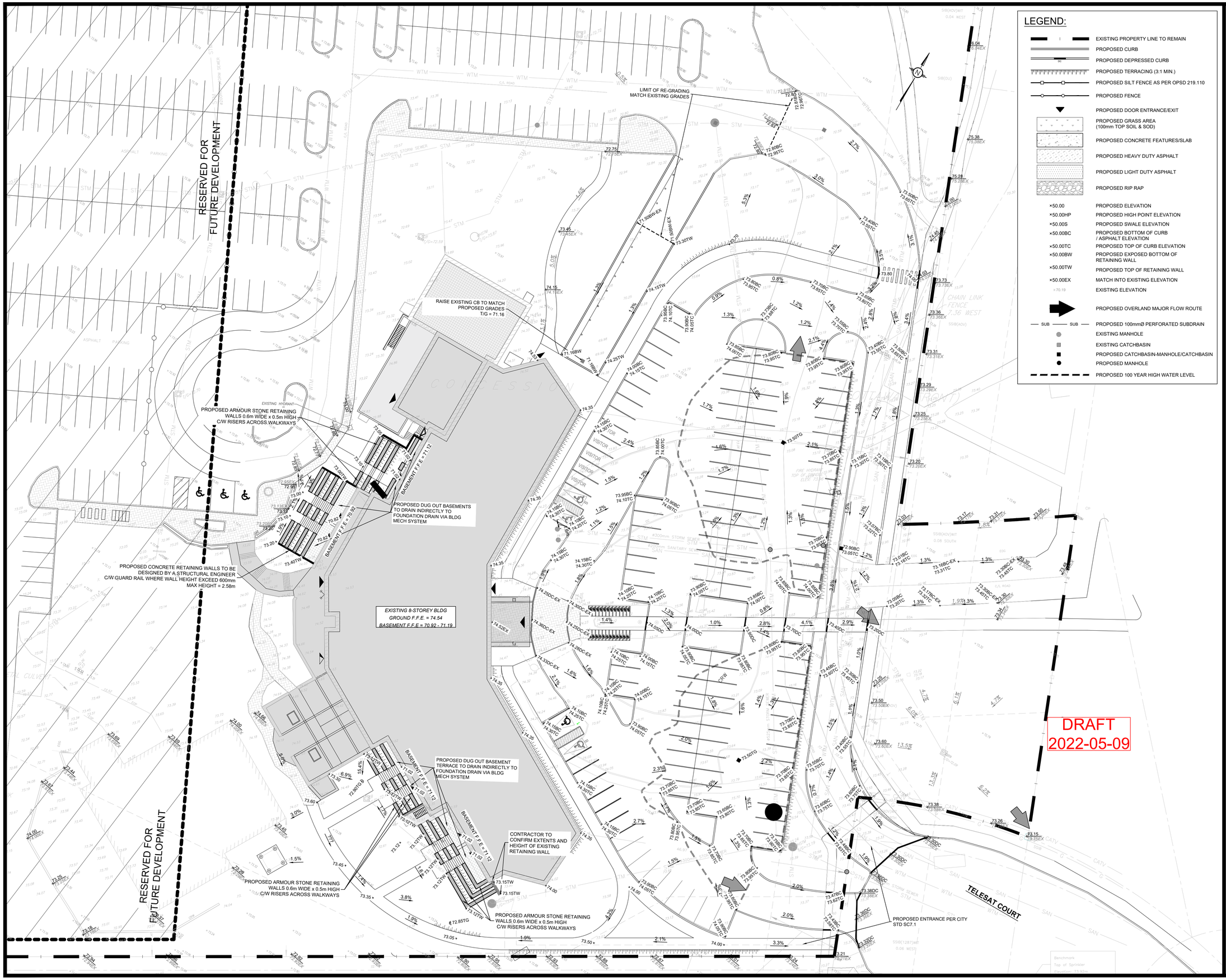
8 STOREY APARTMENT BUILDING CONVERSION

1600 JAMES NAISMITH LP

Titre / *Title*

SITE PLAN - PHASE 1

Dessiné par / *Drawn by*: KM, SC	No. projet / *Project number*: *2164*
Vérifié par / *Verified by*: RC	No. dessin / *Drawing number*: A106
Échelle / Scale: *AS SHOWN*	Révision / Revision: 0
Date de création du dessin / *Drawing creation date*: 2021/12/10	



LEGEND:

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (3:1 MIN.)
- PROPOSED SILT FENCE AS PER OPSD 219.110
- PROPOSED FENCE
- PROPOSED DOOR ENTRANCE/EXIT
- PROPOSED GRASS AREA (100mm TOP SOIL & SOD)
- PROPOSED CONCRETE FEATURES/SLAB
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED RIP RAP
- ×50.00 PROPOSED ELEVATION
- ×50.00HP PROPOSED HIGH POINT ELEVATION
- ×50.00S PROPOSED SWALE ELEVATION
- ×50.00BC PROPOSED BOTTOM OF CURB / ASPHALT ELEVATION
- ×50.00TC PROPOSED TOP OF CURB ELEVATION
- ×50.00BW PROPOSED EXPOSED BOTTOM OF RETAINING WALL
- ×50.00TW PROPOSED TOP OF RETAINING WALL
- ×50.00EX MATCH INTO EXISTING ELEVATION
- ×70.19 EXISTING ELEVATION
- PROPOSED OVERLAND MAJOR FLOW ROUTE
- SUB SUB PROPOSED 100mmØ PERFORATED SUBDRAIN
- EXISTING MANHOLE
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN-MANHOLE/CATCHBASIN
- PROPOSED MANHOLE
- PROPOSED 100 YEAR HIGH WATER LEVEL

USE AND INTERPRETATION OF DRAWINGS

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE USE AND INTENT OF THE DRAWING. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE OWNER-CONTRACTOR AGREEMENTS, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. WORK NOT COMPLETELY DELINEATED HEREON SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAILED SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

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5m 2 0 5 10m

SCALE: 1:300

SUBJECT TO APPROVAL

No.	REVISIONS	BY	DATE
01	ISSUED FOR CLIENT APPROVAL	X.X.	XX XXX 2020

NOT AUTHENTIC UNLESS SIGNED AND DATED

LRL
ENGINEERING | INGÉNIERIE
5430 Canotek Road | Ottawa, ON, K1J 9G2
www.lrl.ca | (613) 842-3434

CLIENT

1600 JAMES NAISMITH LP
1460 THE QUEENSWAY, SUITE M264,
TORONTO, ON, M8Z 1S4

DESIGNED BY:	DRAWN BY:	APPROVED BY:
A.S.	A.S.	V.J.

PROJECT

PROPOSED 8 STOREY APARTMENT BUILDING
1600 JAMES NAISMITH DRIVE
OTTAWA, ON

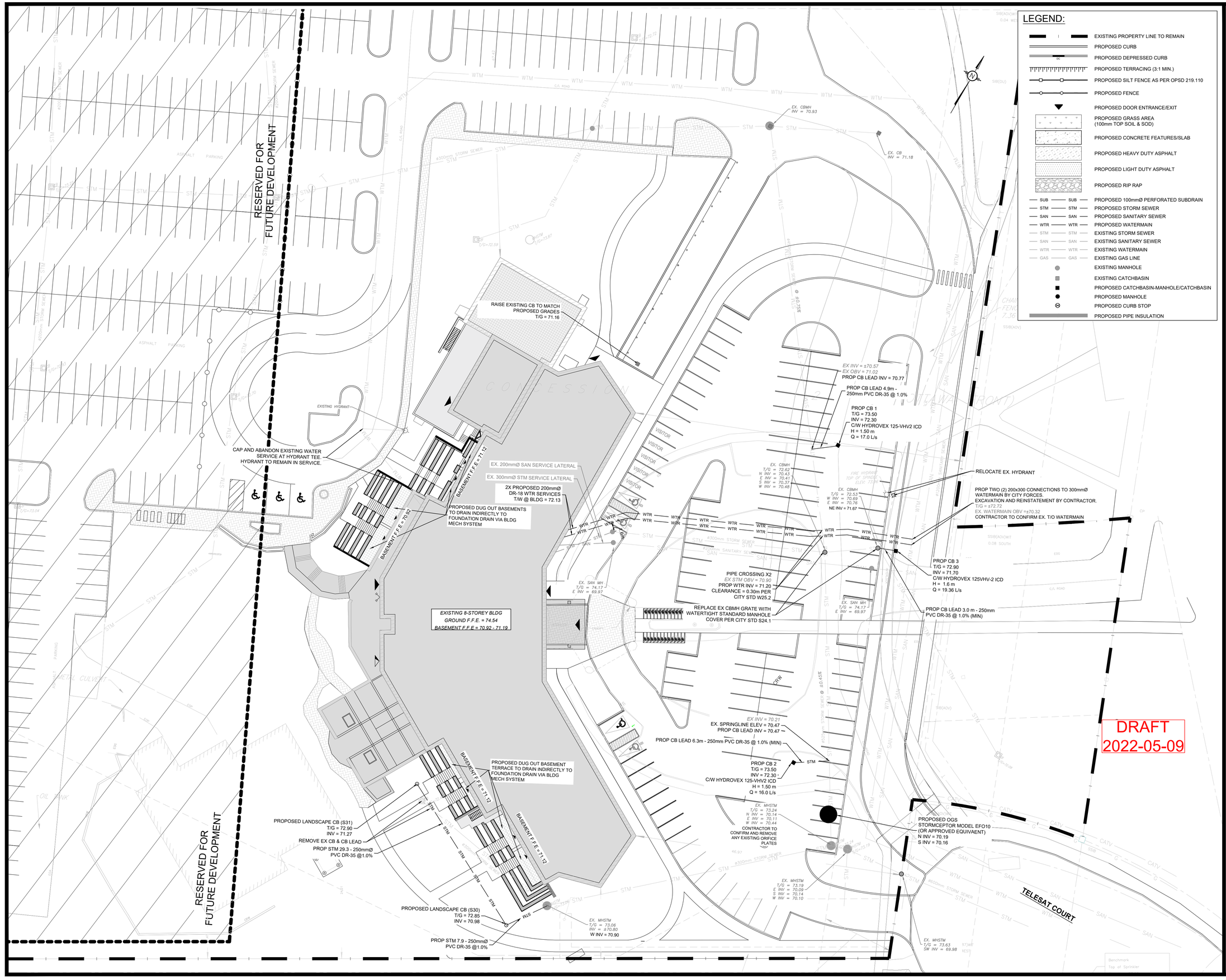
DRAWING TITLE

GRADING AND DRAINAGE PLAN

PROJECT NO. 220142

DATE MARCH 2022

C301



LEGEND:

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- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING GAS LINE
- EXISTING MANHOLE
- EXISTING CATCHBASIN
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- PROPOSED MANHOLE
- PROPOSED CURB STOP
- PROPOSED PIPE INSULATION

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5m 2 0 5 10m

SCALE: 1:300

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01	ISSUED FOR CLIENT APPROVAL	X.X.	XX XXX 2020

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DESIGNED BY:	DRAWN BY:	APPROVED BY:
A.S.	A.S.	V.J.

PROJECT

PROPOSED 8 STOREY APARTMENT BUILDING
1600 JAMES NAISMITH DRIVE
OTTAWA, ON

DRAWING TITLE

SERVICING PLAN

PROJECT NO.
220142

DATE
MARCH 2022

C401