

110394936 CANADA INC.

TREE CONSERVATION REPORT

265 CATHERINE STREET

CIMA+ file number: A001359
March 19, 2024 – Review 003



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TREE CONSERVATION REPORT

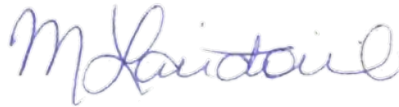
265 CATHERINE STREET

Prepared by:



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Verified by:



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Table of involved resources

In addition to the signatories of this report, the following individuals have also been involved in the study and writing of the report as technical experts within the project team:

Name	Discipline
Amal Siddiqui	Environmental Professional

Review and submission register			
Review No.	Reviewed by	Date	Description of the change or submission
001	ML	2023-04-25	QA/QC
002	CL	2023-05-04	Update to remove 5 trees affected by construction
003	CL	204-03-19	Update to include Map 1 and Map 2 as per CoO comments

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1. Introduction

CIMA+ has been retained by 110394936 Canada Inc. (Brigil) to prepare a Tree Conservation Report (TCR) for the planned development located at 265 Catherine Street, Ottawa, ON K1R 7S5. This report follows the *City of Ottawa Tree Conservation Report Guidelines* (City of Ottawa, 2021). The field work was completed by Casey Little who is a Certified ISA Arborist (ON-3105A). Ms. Little is also a certified Butternut Health Assessor (#530) and is trained and certified in Ecological Land Classification (ELC) for Southern Ontario, and Ontario Wetland Evaluation System (OWES).

1.1 Project Location

Brigil is proposing to build a mixed-use commercial and residential development at 265 Catherine Street that extends between Kent Street and Lyon Street, located at Part Lot F, Concession C, in Ottawa, Ontario.

Refer to **Figure 1** below to view the Site location.

1.2 Objective

The intention of this TCR is to determine what woody vegetation would be retained and protected on the site. In the paragraphs below, we have outlined the field methodology and findings of the tree inventory. Using the Surveyor's Real Property Report (i.e., drawings; dated December 23, 2021) as reference, this report will help determine the project's potential impacts and provide general recommendations to avoid and/or mitigate tree loss and injury.

2. Limitations

The assessment presented in this report has been made using accepted standard arboriculture techniques as outlined in the *Council of Tree and Landscape Appraisers Guide for Plant Appraisal, 10th Edition, Second Printing (2020)*. These techniques include visual examination of above-ground parts of each tree or trees in each group. The trees observed were not climbed, cored, or dissected, and excavation for detailed root crown inspection was not performed. Since some symptoms may only be present seasonally, the extent of observations that can be made may be limited by the time of year in which the inspection took place.

Since trees are living organisms, their health and vigour continually change over time due to seasonal variations, changes in site conditions, and other factors. For this reason, the assessment presented in this report is valid at the time of inspection, and no guarantee is made about the continued health of trees that are deemed to be in good condition. It is recommended that the trees be reassessed periodically to identify changes in condition. While every standing tree has the potential for failure and therefore poses some risk, a tree assessment is a good indication of present health and potential problems that could arise in the future.

CIMA+ has prepared this report for the sole use of the client. Any use of this report by a third party, as any decision based on this report, is the singular responsibility of the third party. **CIMA+** will not be held responsible for eventual damages towards a third party resulting from decisions taken, or based, on this report.

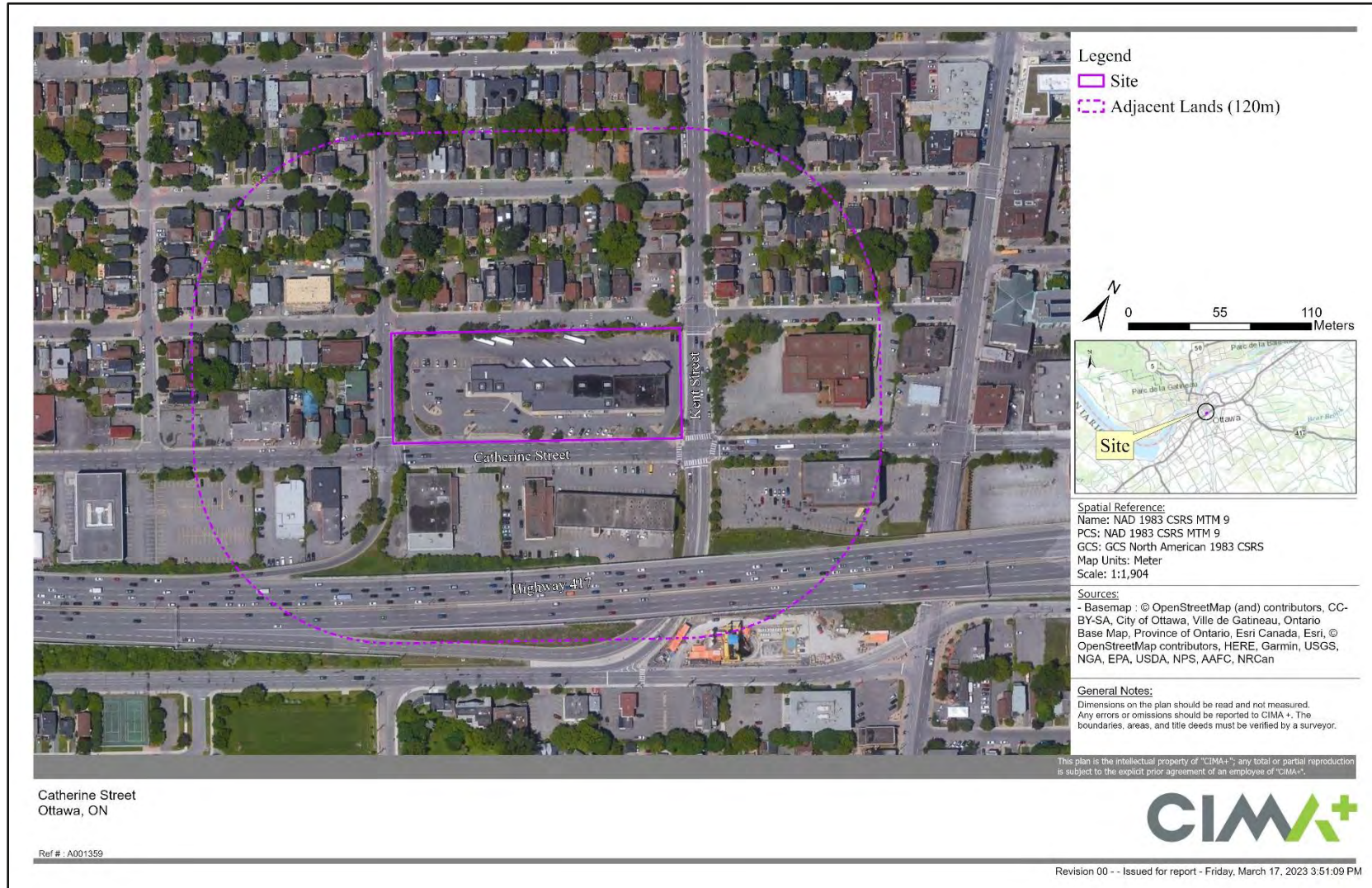


Figure 1: Site Location

3. City of Ottawa Tree Protection By-Law

The Site is located within the City of Ottawa's Tree Protection By-law No. 2020-340 (January 1, 2021) limits. The intent of this By-Law is to respect the protection of municipal trees and municipal natural areas in the City of Ottawa and trees on private property in the urban area of the City of Ottawa.

Under the Tree Protection By-law, the following protected trees cannot be injured or removed without a tree permit from the City:

- + *All City-owned trees throughout the urban and rural area.*
- + *All trees 10 cm or more in diameter at breast height on private properties within the urban area that are subject to a Planning Act application for Site Plan, Plan of Subdivision, or Plan of Condominium.*
- + *All trees 10 cm or more in diameter at breast height on private properties within the urban area that are over 1 hectare in size.*
- + *All distinctive trees on private properties 1 hectare or less in size, where distinctive trees are defined as:*
 - *Trees measuring 30 cm or more in diameter at breast height within the inner urban area (urban lands inside the Greenbelt).*
 - *Trees measuring 50 cm or more in diameter at breast height within the suburban area (urban lands outside the Greenbelt).*

The Tree Protection By-law requires permits to be obtained before City-owned trees or protected privately owned trees are removed. It also sets out requirements for compensation to be provided when trees are removed, so that they can be replaced.

A Tree Conservation Report (TCR) is required as a part of the application package for all Plans of Subdivision, Site Plan Control Applications, Common Elements Condominium Applications, and Vacant Land Condominium Applications where there is a tree of 10 centimeters in diameter or greater on the site and/or if there is a tree on an adjacent site that has a Critical Root Zone (CRZ) extending onto the development site. The purpose of the TCR is to demonstrate how tree cover will be retained and protected on the site, including mature trees, stands of trees, and hedgerows, using a design with nature approach. A design with nature approach incorporates the natural features of a site into the design and engineering of a proposed development. The TCR will also show which trees must be removed on a site to accommodate the proposed development.

4. Methodology

The tree inventory was undertaken on February 27, 2023. Trees were numbered, identified, measured, and assessed for condition. Information collected on the individual trees included:

- + Species
- + Diameter at breast height (DBH)
- + Approximate crown spread

- + Height
- + Condition

The tree inventory table containing this information is included in Appendix A along with the drawings that show the locations of the numbered trees assessed. **Figure 2** (mandatory Map 1 as per City of Ottawa, 2021) below depicts the locations of the numbered trees assessed. The assessment methodology is outlined in the sections below.

4.1 Tree Size

Size refers to trunk diameter at breast height (DBH or caliper) measured in centimetres at 1.4 m above the ground. Where trees had more than one trunk from the base, the size of each trunk was recorded. Where trees forked to codominant trunks, each trunk was measured, or the diameter was measured at the narrowest point below the fork.

4.2 Tree Assessment

The assessment involved a visual examination of the above-ground parts of each tree. The crown, trunk, and root structure of each tree was observed and assessed noting any abiotic and/or biotic disorders as well as structural defects present. Several structural defects and health problems are included in the Tree Inventory and Assessment Table (Appendix A). The following list provides an explanation of the short forms used in the table of the top eight (8) deficiencies observed on Site:

- + BNL - Broken / No Leader occurs if the central leader is broken, damaged or very weak, or has a dead terminal bud.
- + UC - Unbalanced Crown is a tree's crown that is much more extensive in one direction than another, often due to competition from the crown of a nearby tree or exposure.
- + SMD - Small dead branches are an indicator of crown dieback and can be an early sign of stress.
- + ADV - Adventitious shoots are vigorous growth of shoots from pruning cuts, inner branches, or along the trunk that usually occur in response to stress.
- + INC - Included bark is bark that has become embedded in a crotch where limbs join and causes weakened branch attachments. As the trunk and branch increase in diameter, the bark of each stem in the tight crotch begin to push apart, increasing the likelihood of failure.
- + FC - Frost cracking is a winter injury caused by temperature fluctuations on bark and inner wood when the sun warms a tree trunk and then temperatures drop quickly, causing splitting of the bark that can extend into the wood below. Frost cracking can be associated with snow reflection and southwest-facing trunk exposures, and particularly affects young trees and species with thin bark.
- + MEC - Mechanical Damage is a generalized term to describe damage to vegetation from using equipment and from weather related events. Damage to vegetation from equipment can be simple carelessness or incorrect use of the equipment.
- + SC – Scarring or wounds are areas on a tree where the bark has been stripped away to the wood that had been underneath that bark, and the bark has grown up scar tissue around the sides of the wound.

4.3 Tree Condition

Each tree was given an overall health condition rating of: Excellent, Good, Fair, Poor, or Dead. The following is a summary of how the ratings are determined:

- + EXCELLENT: No apparent health problems; good structural form.
- + GOOD: Minor problems with health and/or structural form.
- + FAIR: Significant problems with health and/or structural form.
- + POOR: Major problems with health and structural form.
- + DEAD: Dead.

4.4 Tree Protection and Impact Analysis

The Critical Root Zone (CRZ) was determined using the City of Ottawa’s Tree Conservation Report Guidelines (City of Ottawa, 2021). The CRZ is established 10 centimetres from the trunk of a tree for every centimetre of trunk DBH measured in a radius around the tree. The CRZ is calculated as DBH x 10 cm.

Using data collected during the tree inventory and assessment (Appendix A), and the limits of construction as per the updated design (Nak Design Strategies, 2024, Appendix B) a tree impact analysis was performed. Based on the location and condition of trees in relation to the proposed area of impact, a recommendation was made (i.e., retain, prune and protect, or remove) for each tree.

The Comments section of the Tree Inventory and Assessment Table (Appendix A) also includes notes about tree form and canopy location that can help determine any pruning that may be required to accommodate construction equipment.

Tree Impact (retain, prune and protect, or remove) has been determined and is described in Section 5 below, as well as included in the Tree Inventory and Assessment Table and displayed on **Figure 3** below (mandatory Map 2 as per City of Ottawa, 2021).

5. Results

The dates, timing, and environmental conditions at the time of the assessments are presented below in Table 1.

Table 1: Site Investigation Details

Date	Start/End Time	Field Surveys	Weather Conditions
2023/02/22	1135 ~ 1330 hrs	Visual assessment of all trees ≥10 cm dbh on-site	Temperature: -16°C Cloud cover / Precip: mixed sun/clouds, moderate wind.

The approximate 2.5-acre site has been cleared and is surrounded by a chain-link fence around the west, east and southern extents, and a cement wall is situated at the northern extent of the site along Arlington Avenue. The property is located along a busy arterial road surrounded by residential and commercial properties. All trees assessed were situated along the perimeter of the site.

The site has no surface water features, wetlands, or watercourses. The site is flat with no presence of steep slopes, valleylands, or escarpments. There are no valued woodlands designated as Urban Natural Features or Natural Environment Areas, or significant woodlands on or adjacent the site. There are no riparian woodlots, rare communities, or other unique ecological features. No species at risk trees were found on site.

A total of 31 trees were assessed as part of this inventory within the site boundaries, all of which were alive. The most common species were northern red oak, Norway maple, and Manitoba maple. The condition of the trees on site ranged from Good to Poor.

A summary of the trees surveyed on site is provided in Table 2 below.

Table 2: Summary of Tree Inventory

Species	Count	Size Range (DBH cm)	Height Range (m)	Crown Spread (m)
Northern red oak	10	13-48	4-20	2-10
Norway maple	7	25-32	8-15	5-10
Manitoba maple	7	11-31	4-15	3-8
Maidenhair	4	20-26	8-11	3-4
Honey locust	2	30	4-11	7-9
Apple	1	37	8-11	11
Total	31	11-48	4-20	2-11



Figure 2 : Current Vegetation (Map 1 as per City Guidelines)

6. Impact Assessment

An impact assessment was undertaken to determine impacts to the trees within the site because of the proposed project construction. Trees recommended for removal include trees within or outside the limit of work that would not be able to withstand construction-related impacts. Trees identified as being injured require work within the minimum CRZ; however, impacts to these trees are anticipated to be minor and it is likely that these trees will survive post construction. Trees identified as being retained are expected to be minimally damaged by the project and are proposed to be protected through mitigation measures outlined below.

The results of the impact assessment are summarized below in **Table 3**. These details are also included in the Tree Inventory and Assessment Table and Figure included in Appendix A, as well as **Figure 3** below.

Based on the species and conditions of the trees located within the site and the extent of the grading limits of the proposed project design (Appendix B) it has been decided to remove all 31 trees on site.

Table 3: Impact Assessment for Trees on Site

Trees to be Removed	Trees to be Injured	Trees to be Retained
31	0	0

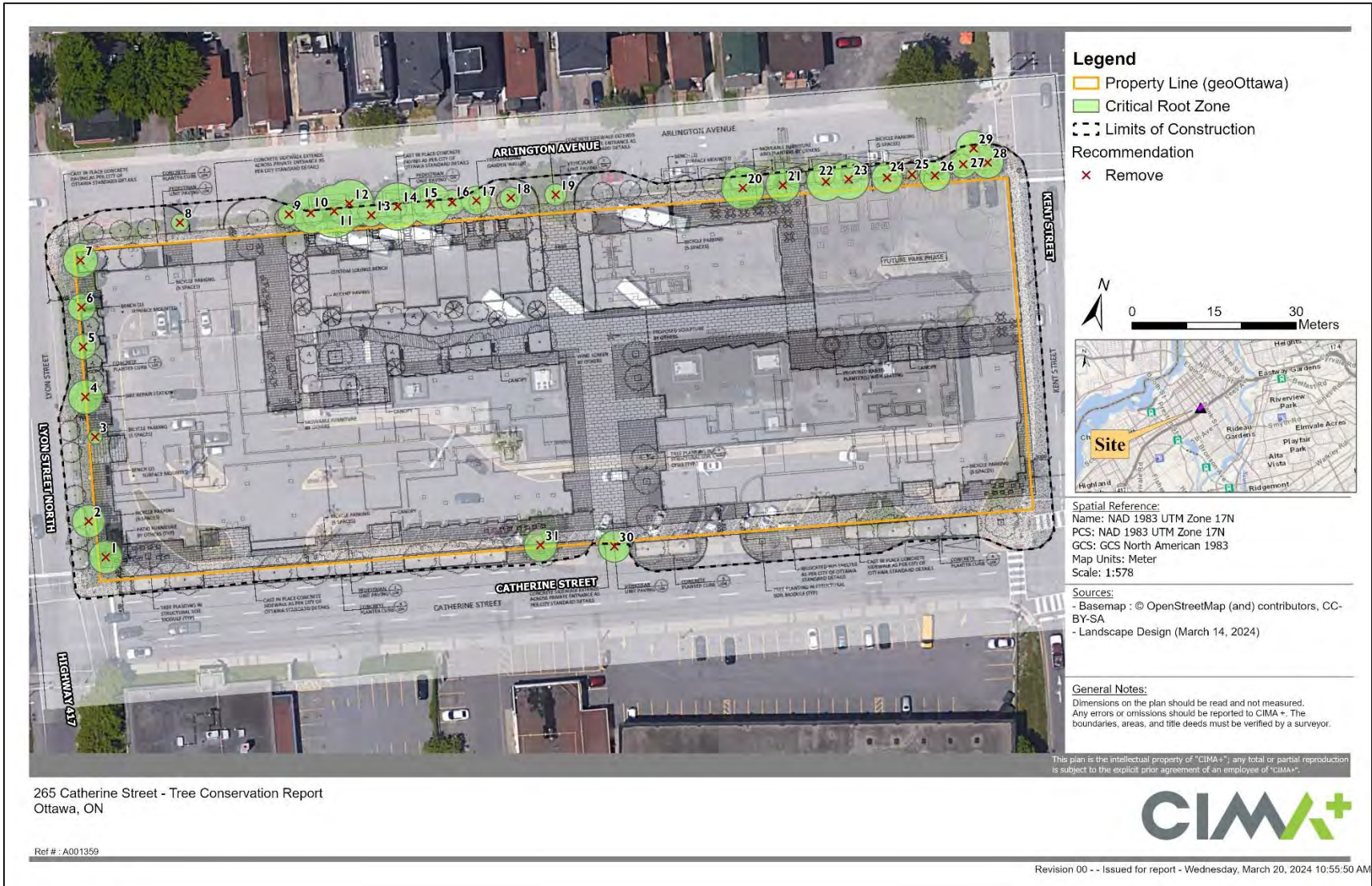


Figure 3: Proposed Development and Tree Impact Assessment (Map 2 as per City Guidelines)

7. Permits, Approvals, and Next Steps

The City of Ottawa's Tree Protection By-law No. 2020-340 describes the rules that govern tree ownership in Ottawa and the responsibility of tree maintenance, including administration and enforcement. As per Part IV: Sections 42 – 44 Prohibition: *No person shall injure or destroy a tree without a permit.* Sections 45 to 48 - Application for tree permit stipulates the process to apply for a permit under this by-law.

Therefore, it is recommended that consultation should be undertaken with the City prior to construction to confirm the requirements for tree removal permits associated with the municipal tree protection by-law. Where required, tree removal permits must be obtained from the City prior to the start of construction.

Follow appropriate timing windows for clearing of vegetation to protect wildlife and migratory birds (i.e., birds and bats). There shall be no removal of vegetation between April 1 to September 30 (dates subject to change).

8. Certification and Closure

We certify that all the statements of fact in this assessment are true, complete, and correct to the best of our knowledge and belief, and that they are made in good faith.

A

Appendix A Tree Inventory and Assessment Table and Drawing



APPENDIX A: 265 Catherine Street Tree Inventory and Assessment Table

Tree No.	Common Name / Scientific Name	No. Stems	DBH (cm)	Height (m)	Crown Spread (m)	Structural Defects ⁱ								Overall Condition ⁱⁱ	Comments	Ownership	Recommendation
						BNL	UC	SMD	ADV	INC	FC	MEC	SC				
1	Norway maple / <i>Acer platanoides</i>	1	30	8-11	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fair	Under power lines	Private	Remove
2	Norway maple / <i>Acer platanoides</i>	1	29	8-11	6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fair	Under power lines. Scarring on majority of trunk	Boundary tree	Remove
3	Norway maple / <i>Acer platanoides</i>	1	32	8-11	8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Good	Under power lines	City	Remove
4	Norway maple / <i>Acer platanoides</i>	1	29	8-11	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fair	Under power lines	City	Remove
5	Norway maple / <i>Acer platanoides</i>	1	25	12-15	10	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Good	Under power lines	City	Remove
6	Norway maple / <i>Acer platanoides</i>	1	28	12-15	9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Good	Under power lines. Scarring on majority of trunk	City	Remove
7	Manitoba maple / <i>Acer negundo</i>	1	11	4-7	4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fair	Growing into fence	City	Remove
8	Norway maple / <i>Acer platanoides</i>	1	28	12-15	5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Poor	Under power lines. Covered in wild grape. Extensive mechanical damage.	City	Remove
9	northern red oak / <i>Quercus rubra</i>	1	37	12-15	10	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Good	Under power lines	City	Remove
10	northern red oak / <i>Quercus rubra</i>	1	35	12-15	8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Good	Under power lines	City	Remove
11	northern red oak / <i>Quercus rubra</i>	1	31	12-15	9	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Good	Under power lines	City	Remove
12	northern red oak / <i>Quercus rubra</i>	1	39	12-15	10	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Good	Under power lines	City	Remove
13	maidenhair tree / <i>Ginkgo biloba</i>	1	20	8-11	4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Fair	Under power lines. Covered in wild grape	City	Remove
14	maidenhair tree / <i>Ginkgo biloba</i>	1	20	8-11	3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Good	Under powerlines	City	Remove
15	maidenhair tree / <i>Ginkgo biloba</i>	1	26	8-11	4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Good	Under power lines. Covered in wild grape	City	Remove
16	maidenhair tree / <i>Ginkgo biloba</i>	1	23	8-11	3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Good	Under power lines	City	Remove
17	northern red oak / <i>Quercus rubra</i>	1	39	12-15	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Poor	Under power lines	City	Remove
18	northern red oak / <i>Quercus rubra</i>	1	43	16-20	9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Good	Under power lines	City	Remove



Tree No.	Common Name / Scientific Name	No. Stems	DBH (cm)	Height (m)	Crown Spread (m)	Structural Defects ⁱ								Overall Condition ⁱⁱ	Comments	Ownership	Recommendation
						BNL	UC	SMD	ADV	INC	FC	MEC	SC				
19	northern red oak / <i>Quercus rubra</i>	1	21	8-11	3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Poor	Under power lines	City	Remove
20	northern red oak / <i>Quercus rubra</i>	1	44	12-15	9	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fair	Under power lines	City	Remove
21	northern red oak / <i>Quercus rubra</i>	1	48	12-15	10	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Good	Under power lines	City	Remove
22	apple species / <i>Malus</i> spp.	3	37	8-11	11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fair	Under power lines	City	Remove
23	Manitoba maple / <i>Acer negundo</i>	1	20	4-7	3	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Poor	Scarring on majority of trunk	City	Remove
24	Manitoba maple / <i>Acer negundo</i>	1	16	4-7	4	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Poor	Growing into fence	City	Remove
25	Manitoba maple / <i>Acer negundo</i>	2	31	8-11	7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Poor	Scarring on majority of trunk	Boundary tree	Remove
26	Manitoba maple / <i>Acer negundo</i>	2	25	8-11	8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Poor	Scarring on majority of trunk	Boundary tree	Remove
27	Manitoba maple / <i>Acer negundo</i>	1	23	12-15	6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Good		Boundary tree	Remove
28	Manitoba maple / <i>Acer negundo</i>	1	31	8-11	6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fair	Under power lines	Boundary tree	Remove
29	northern red oak / <i>Quercus rubra</i>	1	13	4-7	2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Excellent	Wire cage around trunk	Boundary tree	Remove
30	honey locust species / <i>Gleditsia</i> spp.	1	30	8-11	7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Good	Under power lines	Boundary tree	Remove
31	honey locust species / <i>Gleditsia</i> spp.	1	30	8-11	9	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Good	Under power lines. Inside fence - estimated dbh	Private	Remove

i

BNL: Broken / No Leader occurs if the central leader is broken, damaged or very weak, or has a dead terminal bud.

UC: Unbalanced Crown is a tree's crown that is much more extensive in one direction than another, often due to competition from the crown of a nearby tree or exposure.

SMD: Small dead branches are an indicator of crown dieback and can be an early sign of stress.

ADV: Adventitious shoots are vigorous growth of shoots from pruning cuts, inner branches, or along the trunk that usually occur in response to stress.

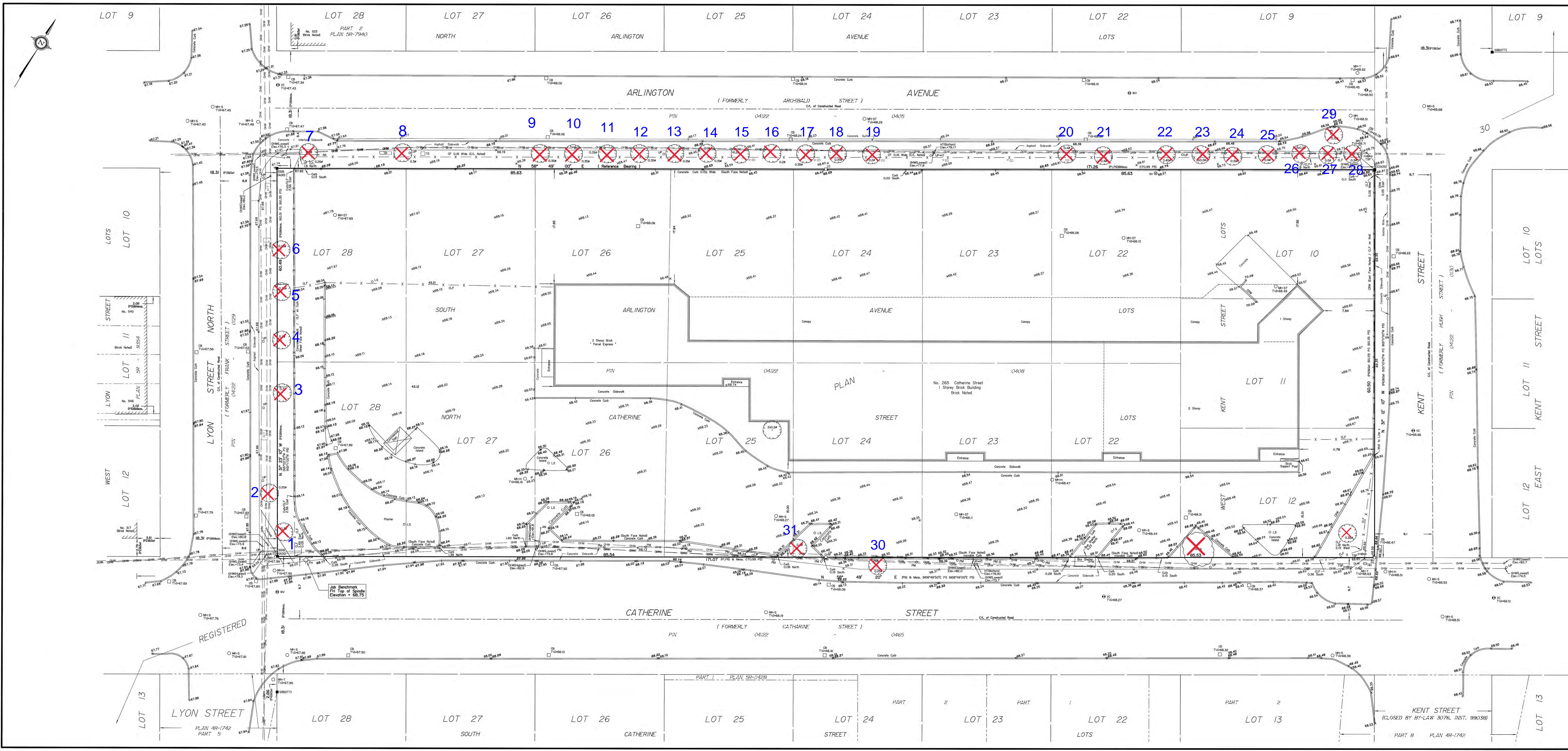
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SC: Scarring or wounds are areas on a tree where the bark has been stripped away to the wood that had been underneath that bark, and the bark has grown up scar tissue around the sides of the wound.

ⁱⁱ Excellent: No apparent health problems; good structural form.
Good: Minor problems with health and/or structural form.
Fair: Significant problems with health and/or structural form.
Poor: Major problems with health and structural form.
Dead: Dead.



SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
LOTS 10, 11, 12
 (West Kent Street)
 And
LOTS 22, 23, 24, 25, 26, 27, 28
 (South Arlington Avenue)
 And
LOTS 22, 23, 24, 25, 26, 27, 28
 (North Catherine Street)
REGISTERED PLAN 30
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 200

Metric
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate
 I CERTIFY THAT:
 1. This survey and plan are correct and in accordance with the Survey Act and the Surveyors Act and the regulations made under them.
 2. The survey was completed on the 3rd day of December, 2021.
 Date: Dec 23, 2021
 E. H. Hervey
 Ontario Land Surveyor

PART 2
 THIS PLAN MUST BE READ IN CONJUNCTION WITH
 SURVEY REPORT DATED: December 23, 2021

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to
 127-2815 Canada Inc. (The Client), their solicitors,
 mortgagees, and other related parties, permission to use original, signed, sealed
 copies of the Surveyor's Real Property Report in transactions involving The Client.

Notes & Legend

⊠	Denotes
⊠	Survey Monument Planted
⊠	Survey Monument Found
SIB	Standard Iron Bar
SIBB	Short Standard Iron Bar
IB	Iron Bar
CC	Cut Cross
Mess.	Measured
(WT)	Witness
(AOC)	Annis, O'Sullivan, Vollebek Ltd.
(P1)	(87) Plan, November 14, 1991
(P2)	(AOC) Plan, October 20, 1982
(P3)	(1319) Plan, July 26, 2001
(P4)	Plan 4R-1742
(P5)	Registered Plan 30
(P6)	(AOC) Plan June 24, 2011
CLF	Chain Link Fence
CF	Precast Concrete Fence
CM	Parking Meter
OLP	Utility Pole
UHP	Hydro Transformer Mounted on Utility Pole
AN	Anchor
⊙	Deciduous Tree
⊙	Fire Hydrant
OH	Overhead Wires
CB	Catch Basin
CB	Catch Basin Inlet
MH-ST	Maintenance Hole (Storm Sewer)
MH-S	Maintenance Hole (Sanitary)
MH-T	Maintenance Hole (Traffic)
MH	Maintenance Hole (Unidentified)
VC	Valve Chamber (Watermain)
HT	Hydro Transformer
TB	Unidentified Terminal Box
⊙	Diameter
⊙	Location of Elevations
⊙	Top of Concrete Curb / CRW Elevation
C/L	Centreline
⊙	Electrical Outlet
⊙	Light Standard
⊙	Gas Valve
CRW	Concrete Retaining Wall
⊙	Traffic Signal Post

Bearings are grid, derived from Can-Net 2016 Real Time Network
 GPS observations, MTM Zone 9 (76°30' West Longitude) NAD 83
 (original).
 For bearing comparisons, a rotation of 1°18'00" counter-clockwise
 was applied to bearings on P1, P5 & P6.

ELEVATION NOTES
 1. Elevations shown are geoidetic and are referred to the CGVD28 geoidetic datum, derived
 from City of Ottawa Benchmark No. OTT29 having an elevation of 70.558 metres.
 2. It is the responsibility of the user of this information to verify that the job benchmark
 has not been altered or disturbed and that its relative elevation and description
 agrees with the information shown on this drawing.

Road centrelines were approved by the City of
 Ottawa July 11, 2011.

× Trees to be Removed

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 V-19568

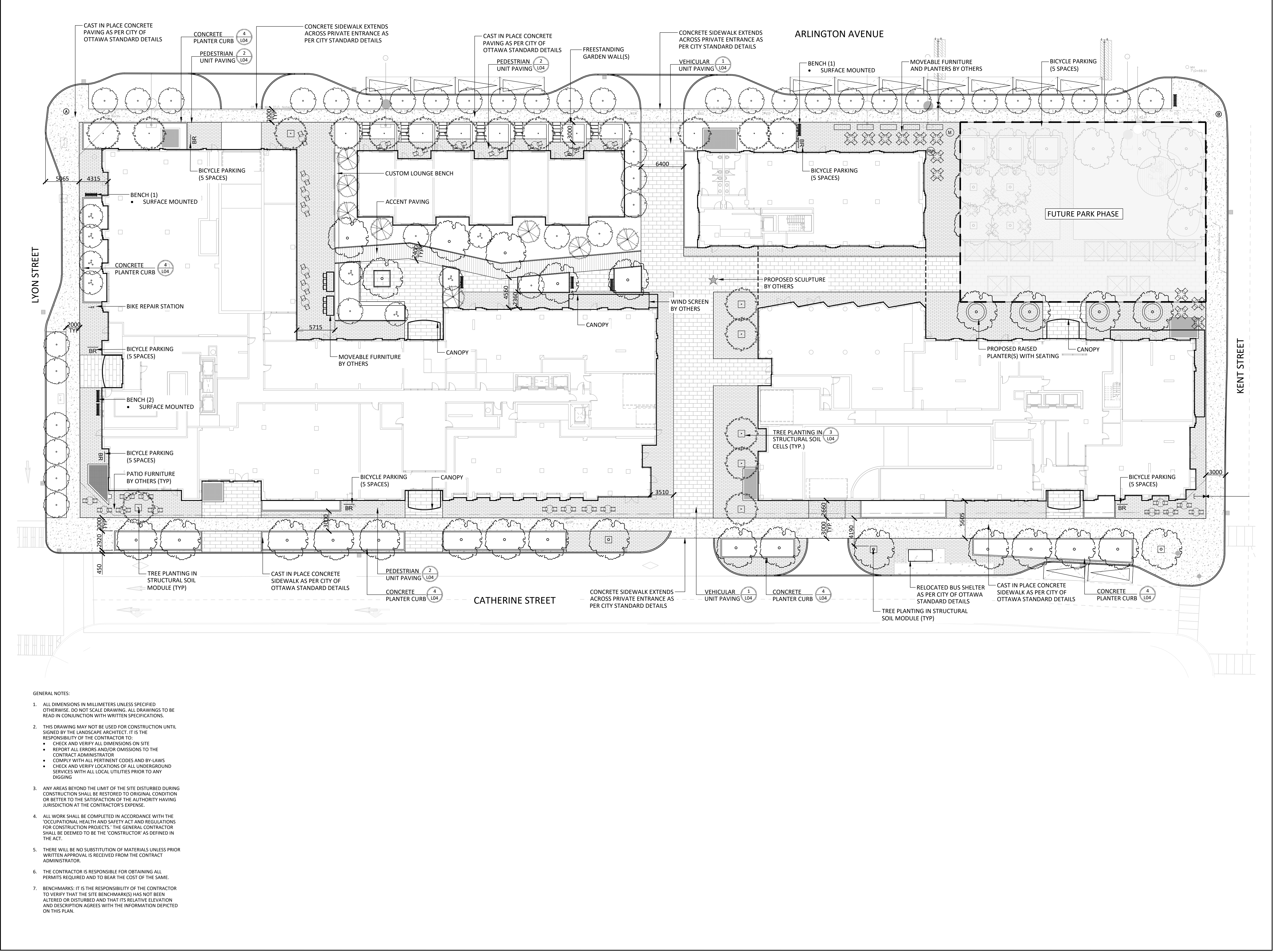
THIS PLAN IS NOT VALID UNLESS
 IT IS AN UNREVOKED ORIGINAL
 COPY ISSUED BY THE SURVEYOR
 IN ACCORDANCE WITH
 REGULATION 1026, SECTION 29 (3).

ANNIS, O'SULLIVAN, VOLLEBEK LTD.
 14 Concourse Gate, Suite 500
 Nepean, Ont. K2E 7S6
 Phone: (613) 727-0850 / Fax: (613) 727-1079
 Email: annis@annisvollebek.com
 O.S. No. 22467-2, L.N. 25, T.28, R.35 T. F.

B

Appendix B Project Design and Landscape Plan

Contractor shall check all dimensions on the work and report any discrepancy to the Landscape Architect before proceeding. All drawings and specifications are the property of the Landscape Architect and must be returned at the completion of the work. This drawing is not to be used for construction until signed by the Landscape Architect.



LEGEND

--- PROPERTY LINE

PLANTING

- LARGE DECIDUOUS TREE
- MEDIUM TREE (<7m)
- SMALL TREE (<7m)
- CONIFEROUS TREE
- PLANT LIST A
- PLANT LIST B
- PLANT LIST C
- PLANT LIST D
- SOD

SURFACING

- UNIT PAVER TYPE 1
- UNIT PAVER TYPE 2
- CONCRETE PATTERN 1
- CONCRETE

PLANTING KEY

- TREE SPECIES
- QUANTITY
- SHRUB SPECIES
- QUANTITY

DETAIL KEY

- DETAIL NO. 1
- SHEET NO. D1

No.	Description	Date
2	Issued For Second Submission	24-03-14
1	Issued for Site Plan Approval	23-05-15
Revision		
City Approval Stamp		

- GENERAL NOTES:**
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 - THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE LANDSCAPE ARCHITECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO:
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 - REPORT ALL ERRORS AND/OR OMISSIONS TO THE CONTRACT ADMINISTRATOR
 - COMPLY WITH ALL PERTINENT CODES AND BY-LAWS
 - CHECK AND VERIFY LOCATIONS OF ALL UNDERGROUND SERVICES WITH ALL LOCAL UTILITIES PRIOR TO ANY DIGGING
 - ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
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 - THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM THE CONTRACT ADMINISTRATOR.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.
 - BENCHMARKS: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARK(S) HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION DEPICTED ON THIS PLAN.

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design strategies

1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
T 613.237.2345 NAKDESIGNSTRATEGIES.COM
Project

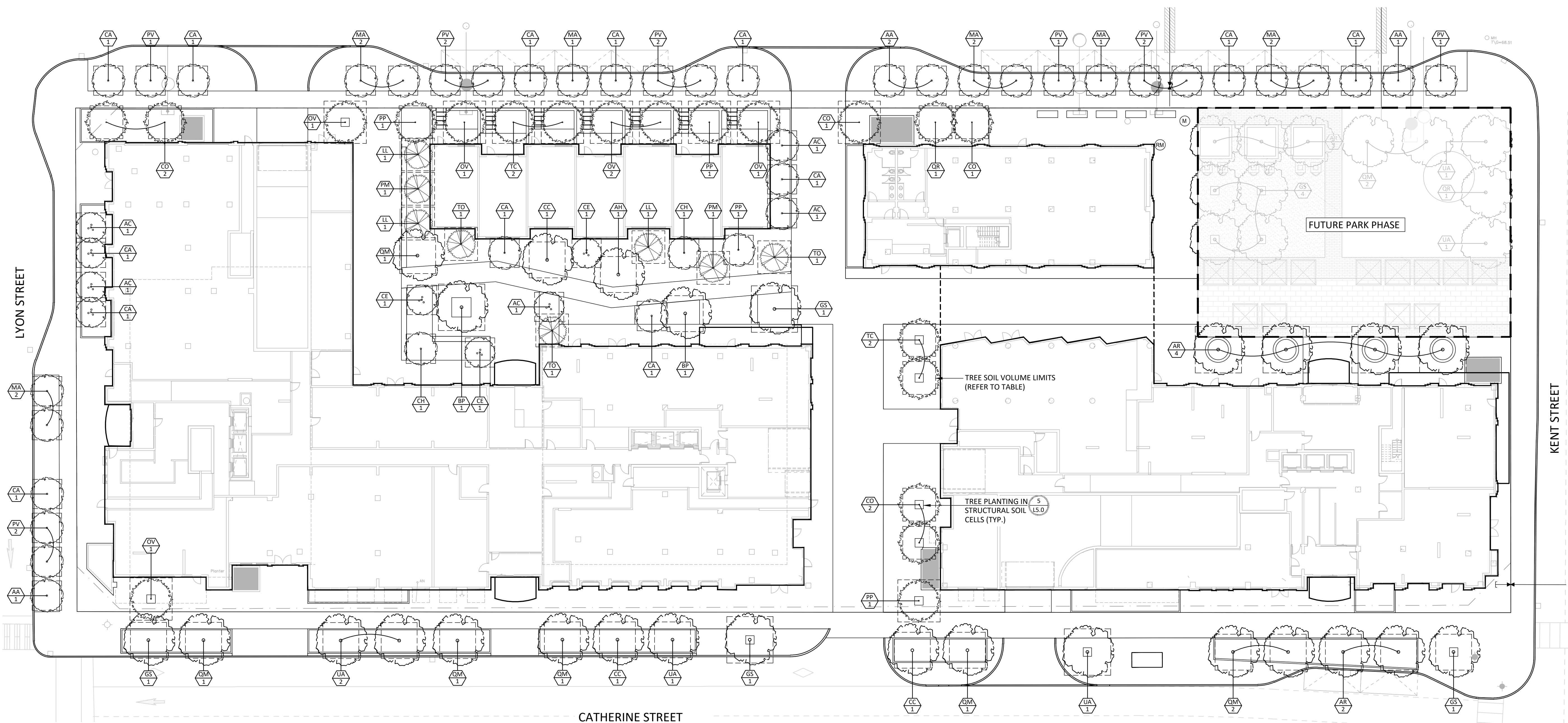
265 CATHERINE STREET
OTTAWA ONTARIO

Title

LAYOUT PLAN
GROUND FLOOR

Date	2023-02-03	Sheet	L01
Scale	1:250		
Drawn	JC/IE		
Checked	SC		
Job No.	23-015		

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LEGEND
 - - - - - PROPERTY LINE

- PLANTING**
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 - MEDIUM TREE (<7m)
 - SMALL TREE (<7m)
 - CONIFEROUS TREE
 - PLANT LIST A
 - PLANT LIST B
 - PLANT LIST C
 - PLANT LIST D
 - SOD
- SURFACING**
- UNIT PAVER TYPE 1
 - UNIT PAVER TYPE 2
 - CONCRETE PATTERN 1
 - CONCRETE

- PLANTING KEY**
- TREE SPECIES QUANTITY
 - SHRUB SPECIES QUANTITY
- DETAIL KEY**
- DETAIL NO. SHEET NO.

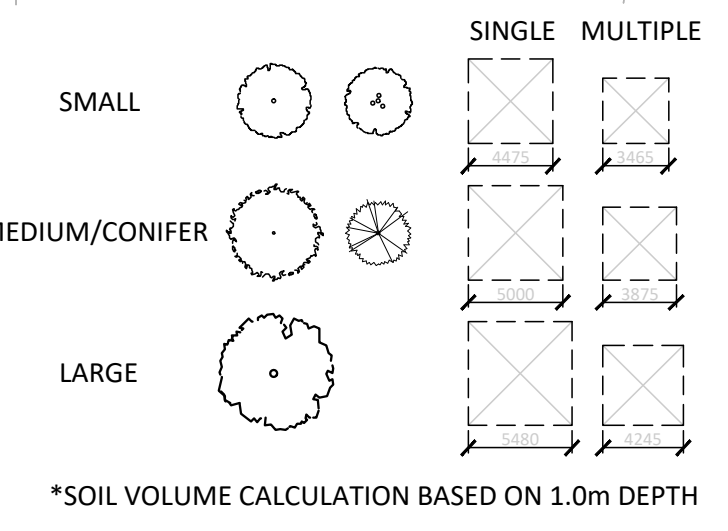
No.	Description	Date
2	Issued For Second Submission	24-03-14
1	Issued for Site Plan Approval	23-05-15

Revision
 City Approval Stamp

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
CANOPY PLANTING PALETTE					
DECIDUOUS TREES - 60mm					
AH	AESCULUS HIPPOCASTANUM	HORSECHESNUT TREE	1	60mm	B&B
AR	ACER RUBRUM	RED MAPLE	6	60mm	B&B
CC	CARYA CORDIFORMIS	BITTERNUT HICKORY	3	60mm	B&B
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	6	60mm	B&B
GS	GLEDITSIA TRIACANTHOS VAR. INERMIS	HONEYLOCUST	4	60mm	B&B
QM	QUERCUS MACROCARPA	BUR OAK	7	60mm	B&B
QR	QUERCUS RUBRA	RED OAK	1	60mm	B&B
TC	TILIA CORDATA CORINTHIAN	CORINTHIAN LINDEN	4	60mm	B&B
UA	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE ELM	4	60mm	B&B
BP	BETULA PAPPYRIFERA	PAPER BIRCH	2	60mm	B&B
DECIDUOUS TREES - 40mm					
AC	AMELANCHIER CANADENSIS	SERVICEBERRY	5	40mm	B&B
CE	CERCIS CANADENSIS	EASTERN REDBUD	3	40mm	B&B
PP	PRUNUS PENNSYLVANICA	PIN CHERRY	4	40mm	B&B
CA	CORNUS ALTERNIFOLIA	ALTERNATE LEAVED DOGWOOD	13	40mm	B&B
PV	PRUNUS VIRGINIANA	CHOKECHERRY	11	40mm	B&B
AA	AMELANCHIER ALNIFOLIA	SASKATOON BERRY	4	40mm	B&B
MA	MALUS SPP	CRAB APPLES	10	40mm	B&B
CH	CARPINUS CAROLINIANA	HORNBEAM	2	40mm	B&B
OV	OSTRYA VIRGINIANA	IRONWOOD	6	40mm	B&B
CONIFEROUS TREES					
LL	LARIX LARICINA (M)	TAMARACK	3	180cm	B&B
TO	THUJA OCCIDENTALIS (M)	EASTERN WHITE CEDAR	3	180cm	B&B
PM	PICEA MARIANA (M)	BLACK SPRUCE	2	180cm	B&B

PART 1 PLAN SR-11428

TREE TYPE/SIZE	SINGLE TREE SOIL VOLUME (m3)	MULTIPLE TREE SOIL VOLUME (m3/TREE)
ORNAMENTAL	15	9
COLUMNAR	15	9
SMALL	20	12
MEDIUM	25	15
LARGE	30	18
CONIFER	25	15



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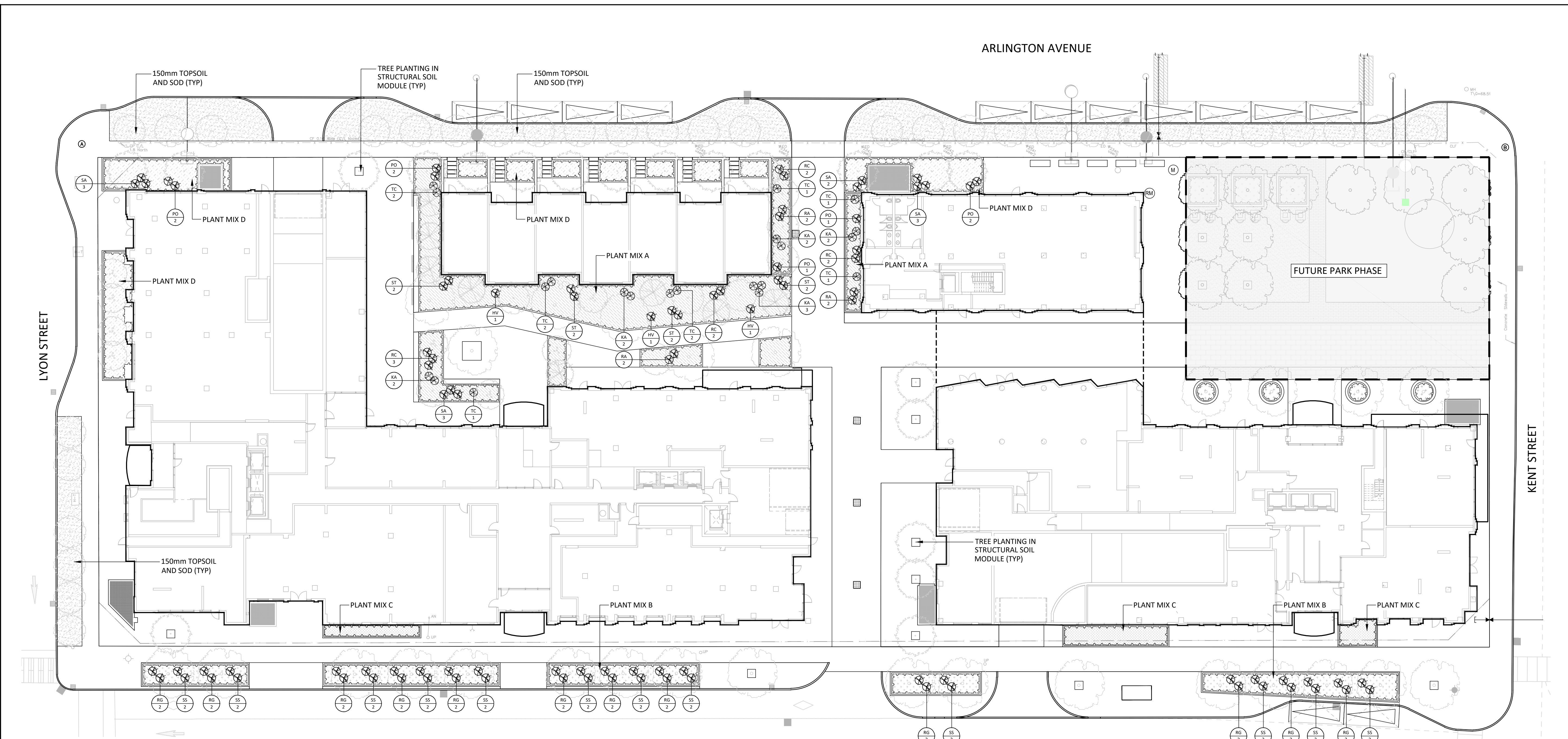
265 CATHERINE STREET
 OTTAWA ONTARIO

Title
 CANOPY PLANTING PLAN
 GROUND FLOOR

Date 2023-02-03
 Scale 1:250
 Drawn JC/E
 Checked SC
 Job No. 23-015

Sheet
L02

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LEGEND

- PROPERTY LINE
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 - MEDIUM TREE (<7m)
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 - PLANT LIST A
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 - SOD
- SURFACING**
- UNIT PAVER TYPE 1
 - UNIT PAVER TYPE 2
 - CONCRETE PATTERN 1
 - CONCRETE

- PLANTING KEY**
- TREE SPECIES
 - QUANTITY
 - SHRUB SPECIES
 - QUANTITY
- DETAIL KEY**
- DETAIL NO. 1
 - SHEET NO. D1

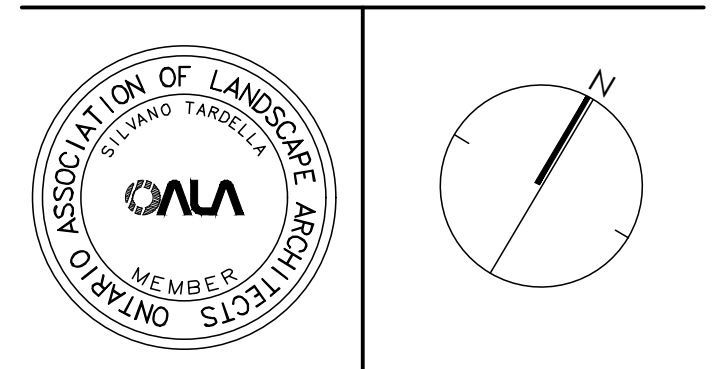
2	Issued For Second Submission	24-03-14
1	Issued for Site Plan Approval	23-05-15
No.	Description	Date
Revision		
City Approval Stamp		

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
SHRUB AND PERENNIAL PLANTING PALETTE - AMENITY AREA (PART SUN/PART SHADE/SHADE) - MIX A (370m2)					
SHRUBS					
RA	RIBES AUREUM	GOLDEN CURRANT	6	3 GAL.	POTTED
SA	SPIRAEA ALBA	MEADOWSWEET	3	3 GAL.	POTTED
ST	SPIRAEA TOMENTOSA	STEEPLEBUSH	8	3 GAL.	POTTED
PO	PHYSOCARPUS OPULIFOLIUS 'DIABLO'	EASTERN NINEBARK	4	3 GAL.	POTTED
HV	HAMMELIS VIRGINIANA	WITCHHAZEL	3	3 GAL.	POTTED
RC	RHODODENDRON CANADENSE	CANADIAN RHODODENDRON	9	3 GAL.	POTTED
KA	KALMIA ANGUSTIFOLIA	SHEEP LAUREL	11	3 GAL.	POTTED
TC	TAXUS CANADENSIS	CANADA YEW	10	3 GAL.	POTTED
PERENNIALS					
CC	CORNUS CANADENSIS	BUNCHBERRY	284	1 GAL.	POTTED
CP	COMPTONIA PEREGRINA	SWEETFERN	284	1 GAL.	POTTED
GM	GERANIUM MACULATUM	WILD GERANIUM	284	1 GAL.	POTTED
GP	GAULTHERIA PROCUMBENS	WINTERGREEN	284	1 GAL.	POTTED
SR	MAIANTHEMUM RACEMOSUM	FALSE SOLOMANS SEAL	284	1 GAL.	POTTED
SC	SYMPHYOTRICHUM CORDIFOLIUM (M)	HEART-LEAVED ASTER	284	1 GAL.	POTTED
OC	OSMUNDA CINNAMOMEA	CINNAMON FERN	284	1 GAL.	POTTED
SR	MAIANTHEMUM RACEMOSUM	FALSE SOLOMANS SEAL	284	1 GAL.	POTTED
AQ	AQUILEGIA CANADENSIS (M)	WILD COLUMBINE	284	1 GAL.	POTTED
AC	ANEMONE CANADENSIS (M)	CANADA ANEMONE	284	1 GAL.	POTTED
AF	ATHYRIUM FILIX-FEMINA	LADY FERN	284	1 GAL.	POTTED
AF	CAREX PENNSYLVANICA	OAK SEDGE	288	1 GAL.	POTTED
AF	CAREX APPALACHICA	APPALACHIAN SEDGE	288	1 GAL.	POTTED

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
PERENNIAL PLANTING PALETTE - BUILDING PLANTERS (FULL SUN) - MIX B (202m2)					
PERENNIALS					
BC	BOUTELOUA CURTIPENDULA	SIDEOTS GRAMA	254	1 GAL.	POTTED
MF	MONARDA FITULOSA	WILD BERGAMOT	252	1 GAL.	POTTED
SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	252	1 GAL.	POTTED
RH	RUDBEKIA HIRTA	BLACK EYED SUSAN	252	1 GAL.	POTTED
AL	ARTEMISIA LUDOVICIANA	SAGEBRUSH	252	1 GAL.	POTTED
EP	ECHINACEA PURPUREA	PURPLE CONEFLOWER	252	1 GAL.	POTTED
SC	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	254	1 GAL.	POTTED
CL	COREOPSIS LANCEOLATA	LANCELEAF TICK-SEED	252	1 GAL.	POTTED

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
SHRUB & PERENNIAL PLANTING - ROW (FULL SUN) - MIX C (54m2)					
PERENNIALS					
RG	RHUS AROMATICA GRO-LOW	GRO-LOW SUMAC	24	3 GAL.	POTTED
SS	SORBARIA SORBIFOLIA SEM	SEM FALSE SPIRAEA	24	3 GAL.	POTTED
SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	270	1 GAL.	POTTED
BC	BOUTELOUA CURTIPENDULA	SIDEOTS GRAMA	270	1 GAL.	POTTED

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
SHRUB AND PERENNIAL PLANTING PALETTE - BUILDING PLANTERS (PART SUN/PART SHADE/SHADE) - MIX D (191m2)					
SHRUBS					
SA	SPIRAEA ALBA	MEADOWSWEET	8	3 GAL.	POTTED
PO	PHYSOCARPUS OPULIFOLIUS 'DIABLO'	EASTERN NINEBARK	4	3 GAL.	POTTED
PERENNIALS					
AC	ANEMONE CANADENSIS (M)	CANADA ANEMONE	477	1 GAL.	POTTED
AF	ATHYRIUM FILIX-FEMINA	LADY FERN	477	1 GAL.	POTTED
AF	CAREX PENNSYLVANICA	OAK SEDGE	478	1 GAL.	POTTED
AF	CAREX APPALACHICA	APPALACHIAN SEDGE	478	1 GAL.	POTTED



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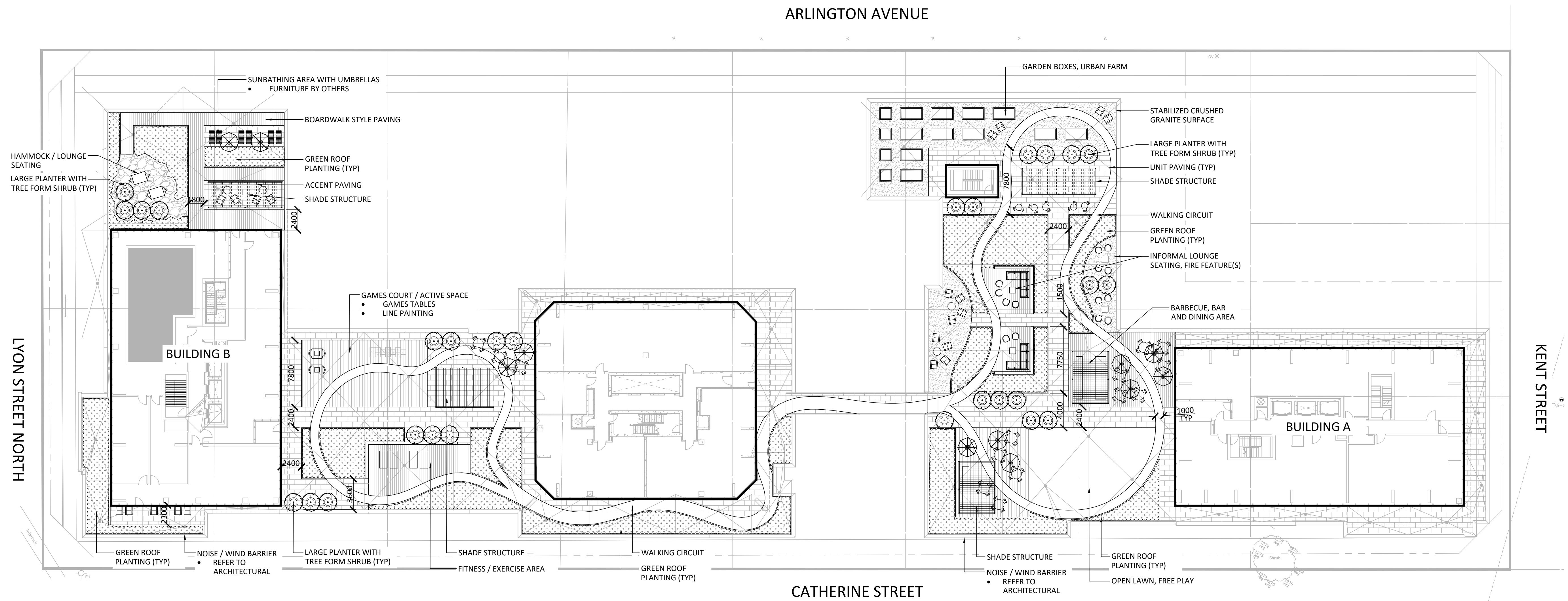
265 CATHERINE STREET
OTTAWA ONTARIO

Title		L03
SHRUB & PERENNIAL PLANTING PLAN GROUND FLOOR		
Date	2023-02-03	
Scale	1:250	
Drawn	JC/IE	
Checked	SC	
Job No.	23-015	

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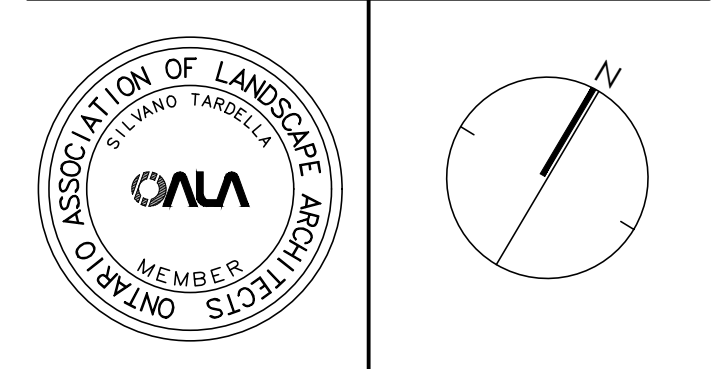
GENERAL NOTES:

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No.	Description	Date
3	Issued for Second Submission	24-03-06
2	Issued for Site Plan Approval	23-05-15
1	Issued for Coordination	23-05-08

Revision
City Approval Stamp

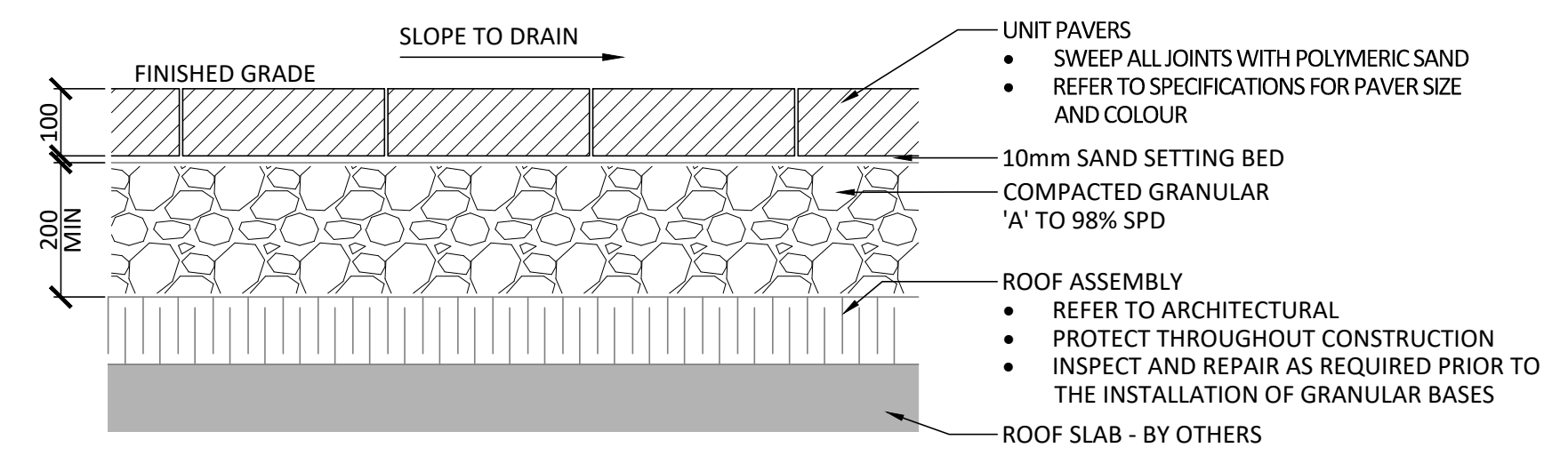


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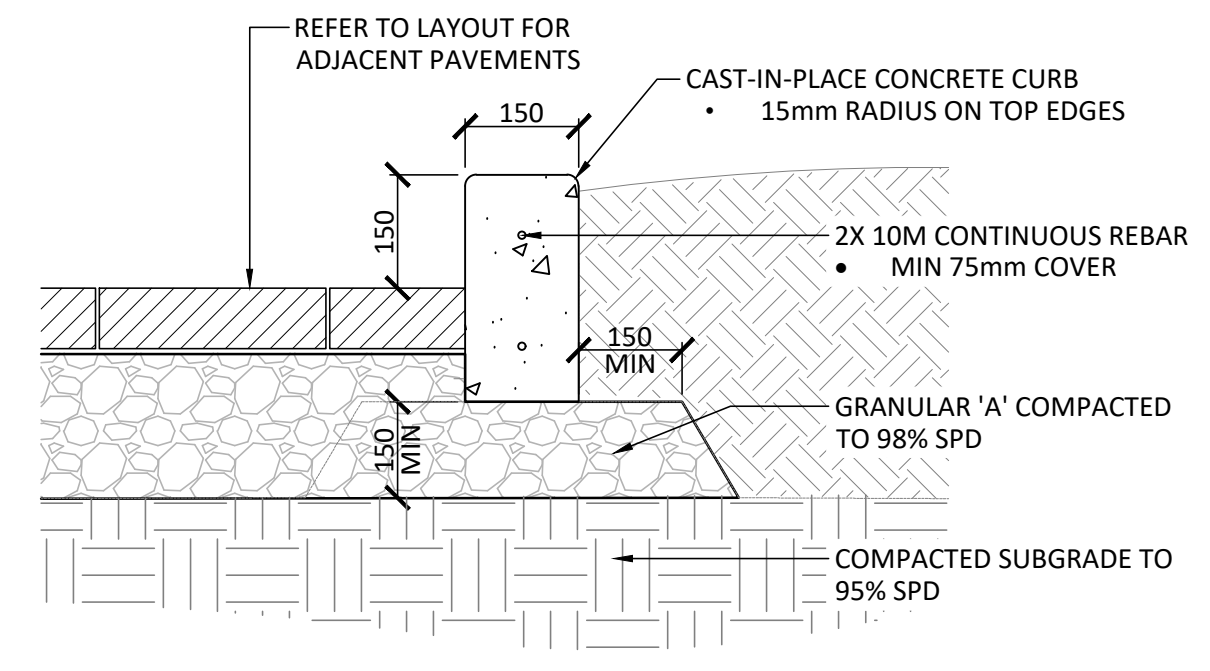
265 CATHERINE STREET
OTTAWA, ONTARIO

Title		LANDSCAPE PLAN ROOF TERRACES
Date	2023-02-03	Sheet
Scale	1:250	L04
Drawn	AM/NM	
Checked	SC	
Job No.	23-015	

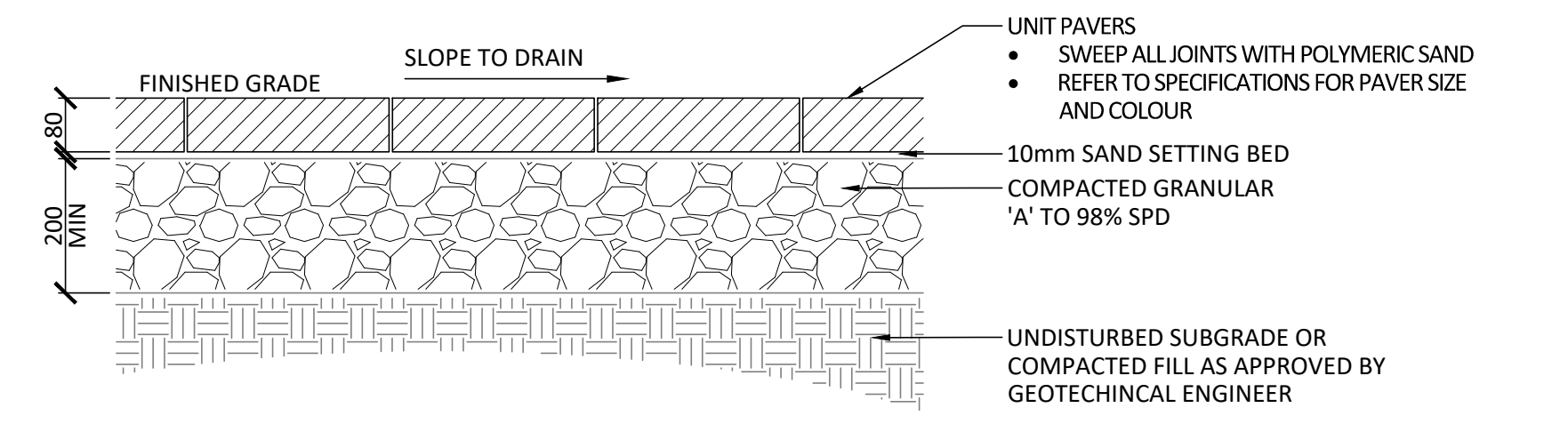
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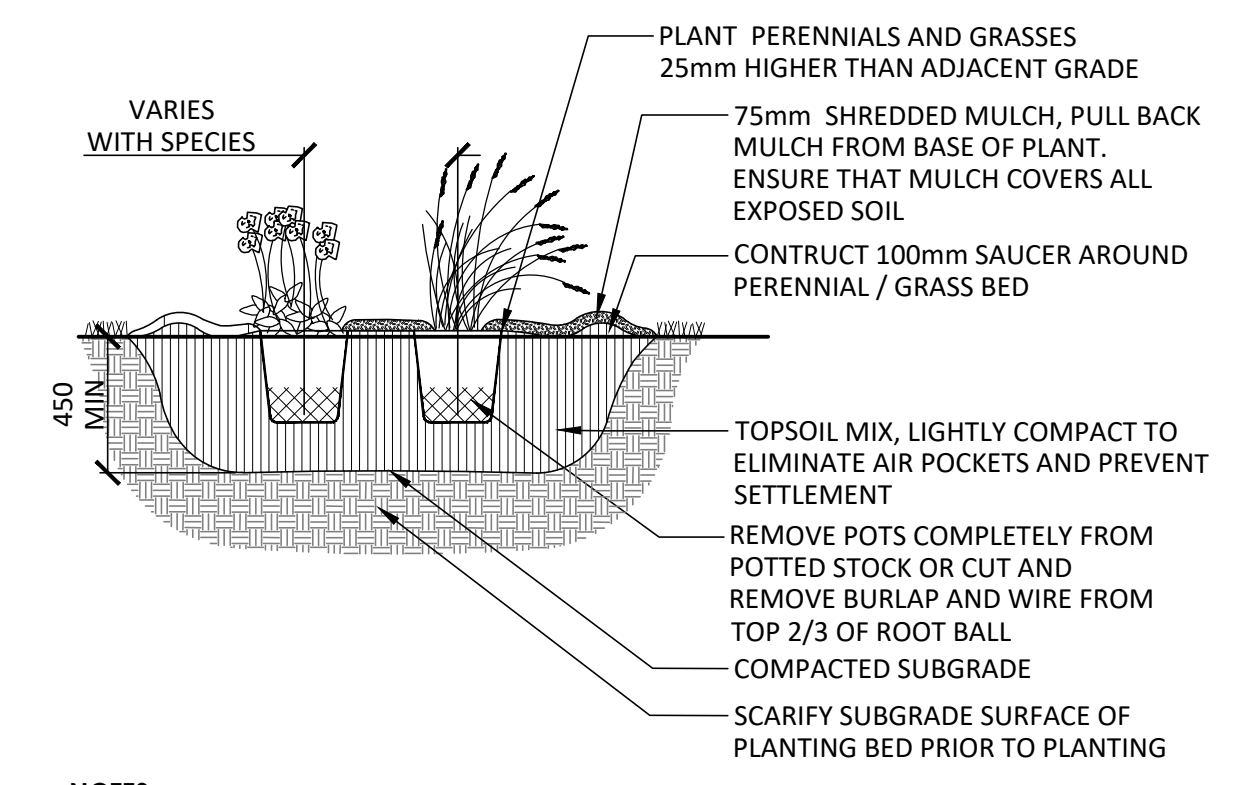
1 VEHICULAR UNIT PAVING
1:30



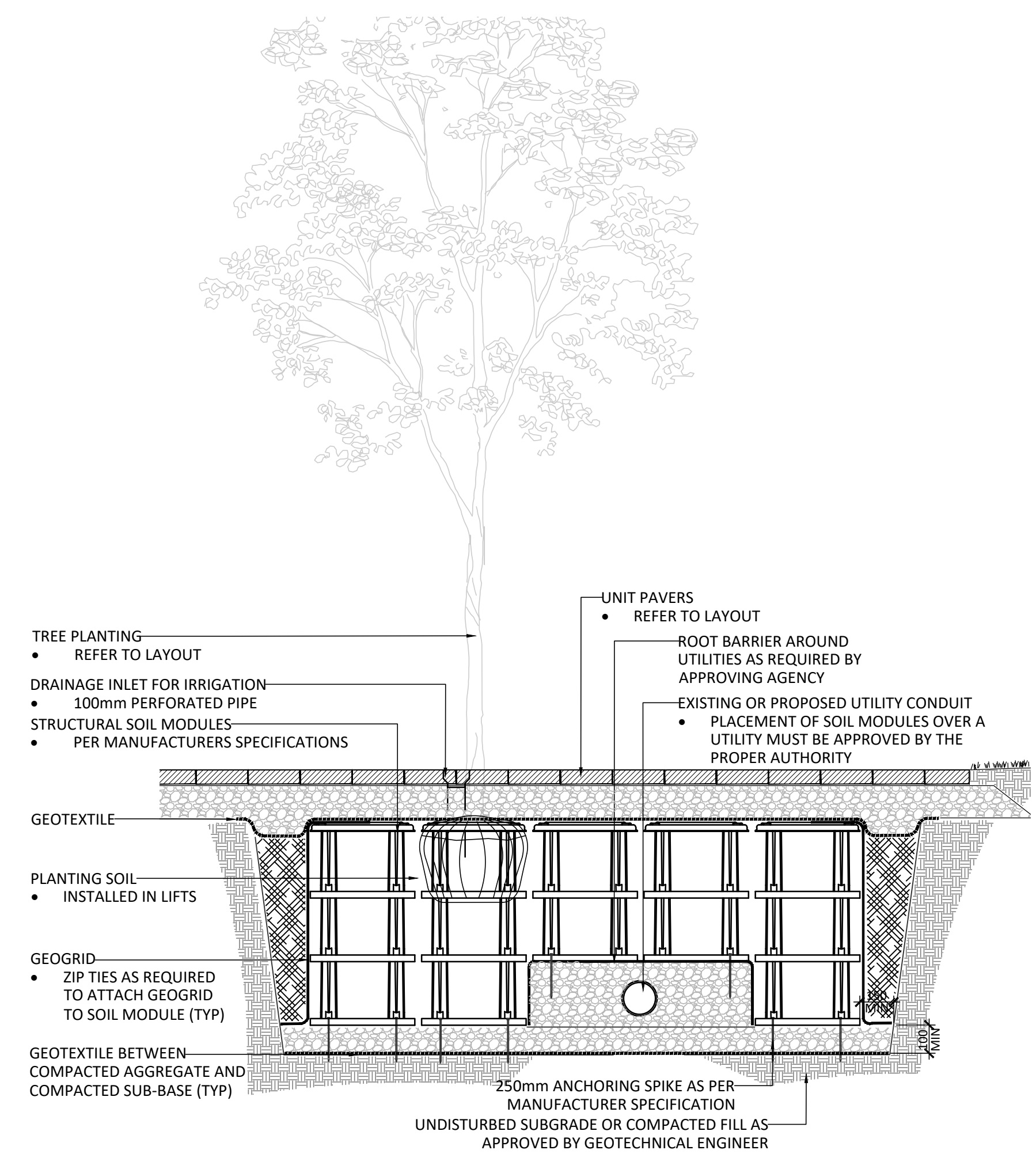
4 CONCRETE PLANTER CURB
1:10



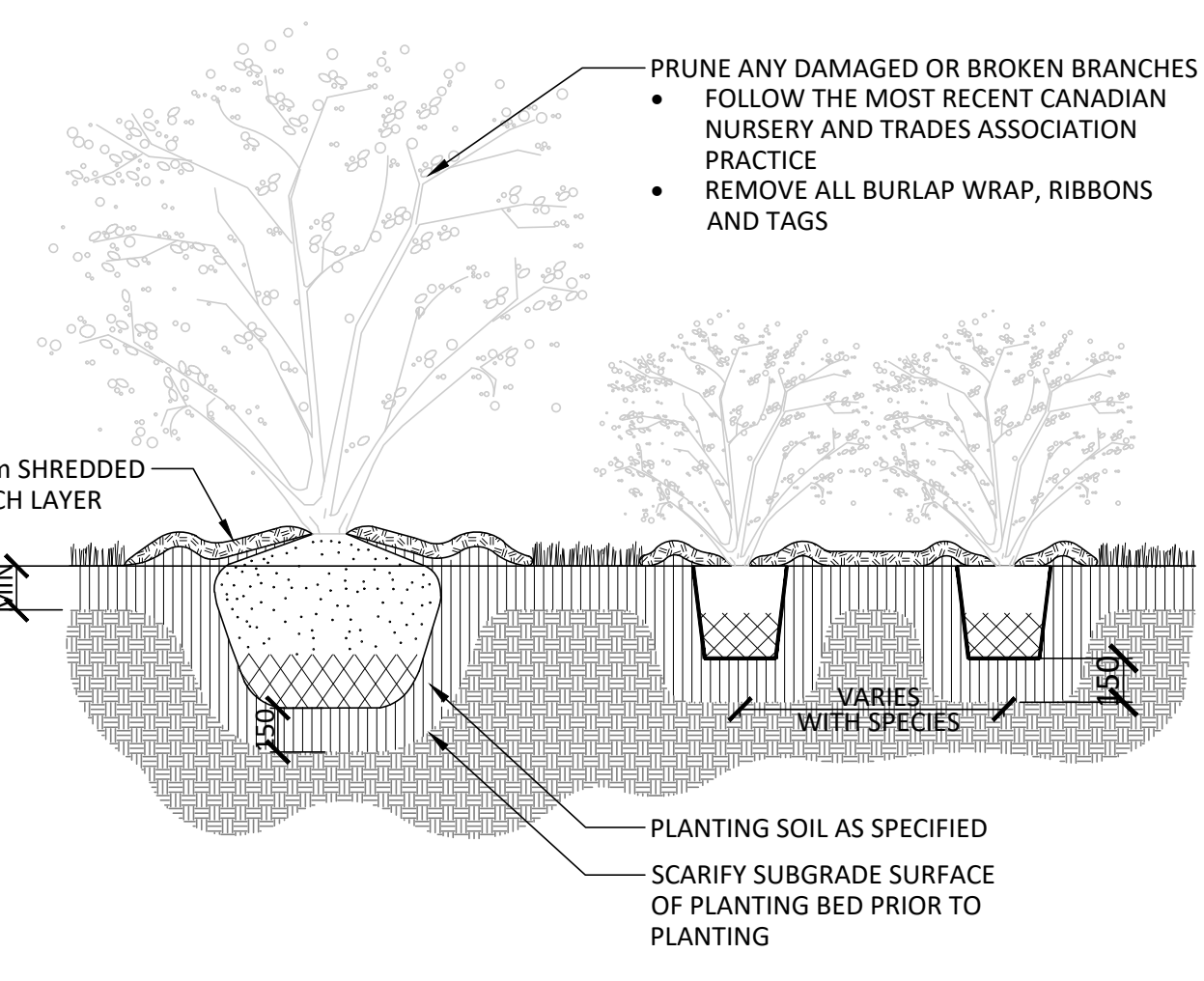
2 PEDESTRIAN UNIT PAVING
1:30



5 PERENNIAL AND ORNAMENTAL GRASS PLANTING
N.T.S.



3 STREET TREE PLANTING IN STRUCTURAL SOIL MODULES
1:30



6 SHRUB BED PLANTING
N.T.S.

-		
-		
-		
-		
-		
2	Issued for Second Submission	24-05-06
1	Issued for Site Plan Approval	23-05-15
No.	Description	Date
Revision		
City Approval Stamp		

ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO

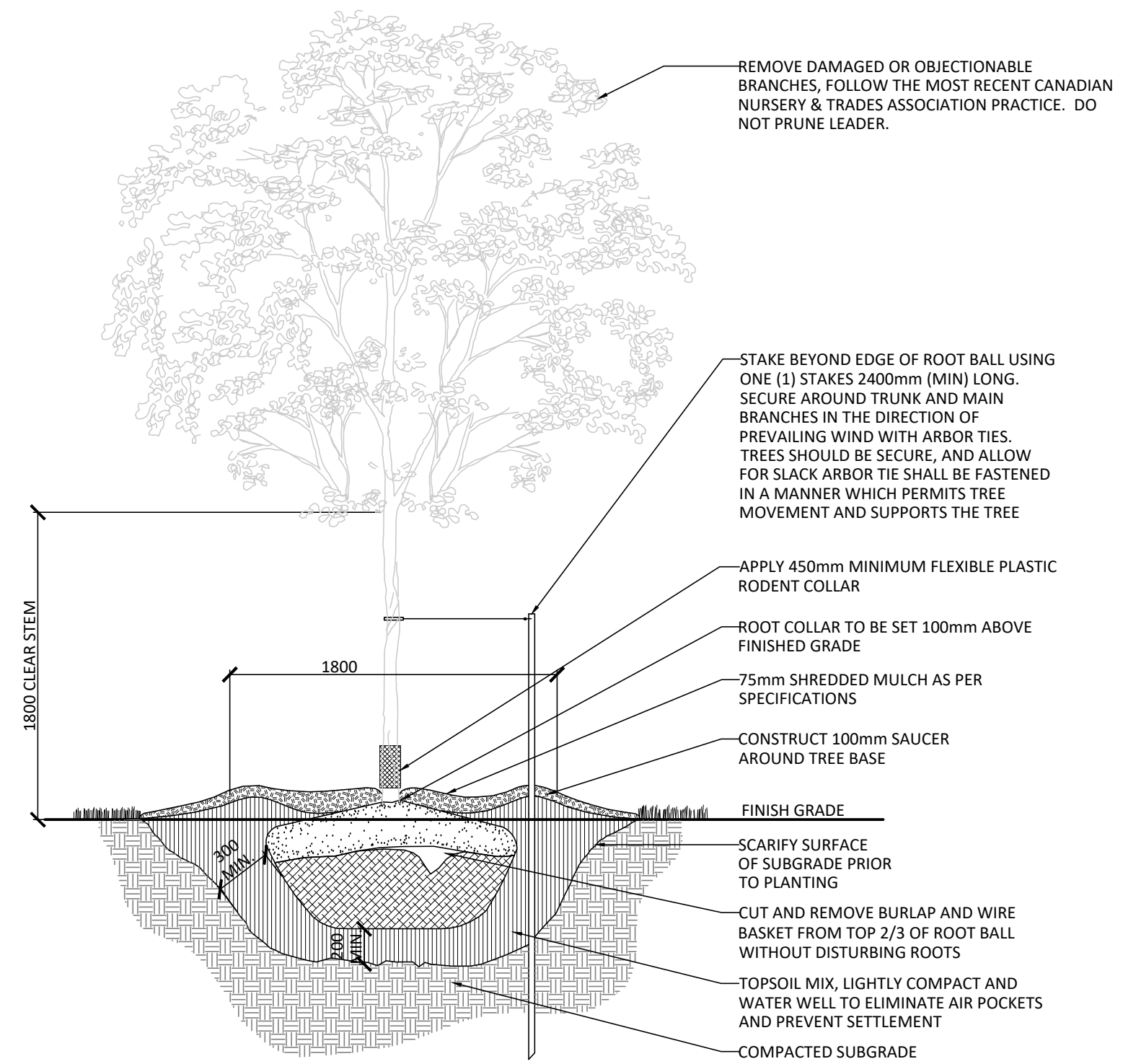
NAK design strategies
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 T 613.237.2345 NAKDESIGNSTRATEGIES.COM
 Project

256 CATHERINE STREET
OTTAWA ONTARIO

Title
DETAILS

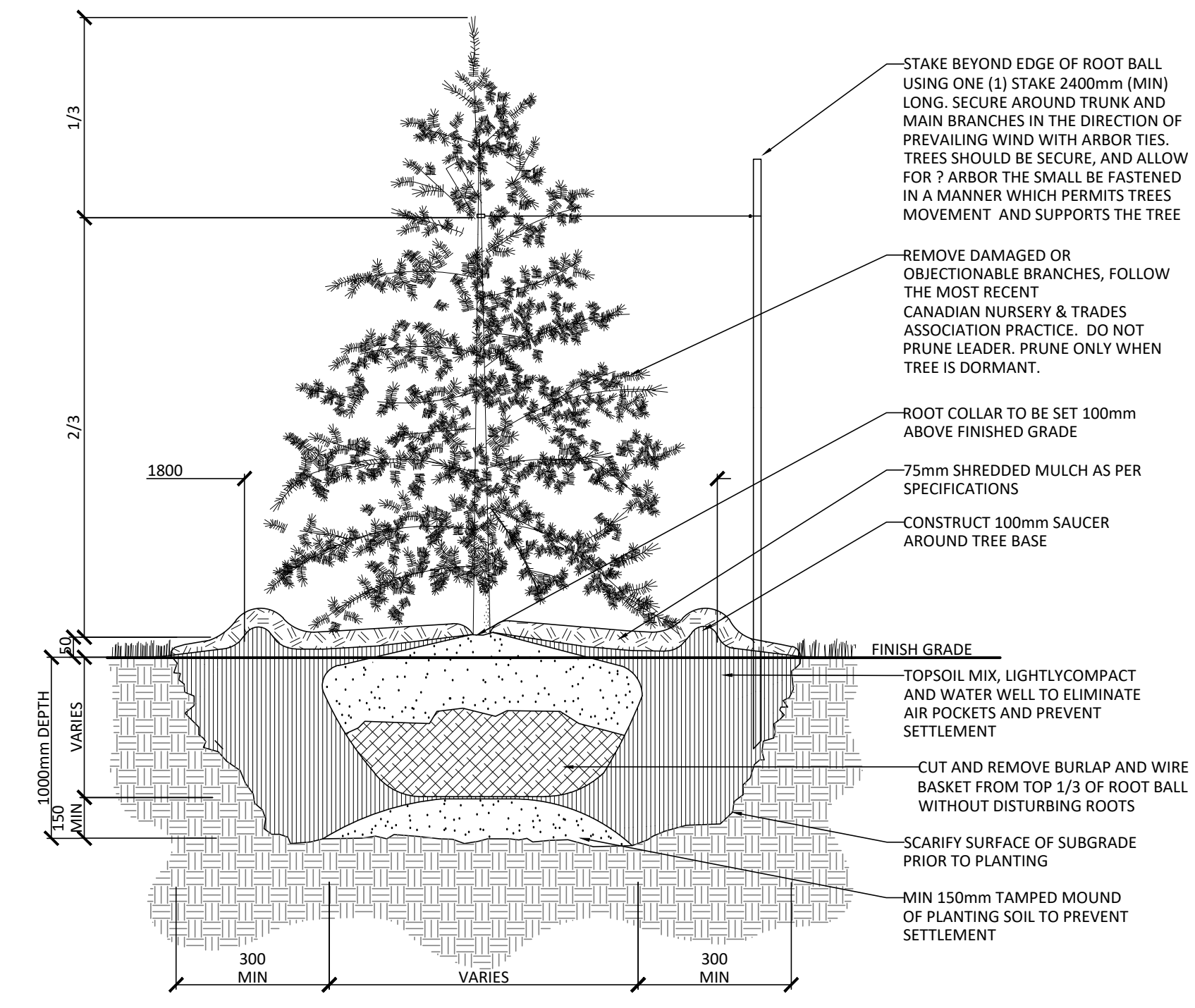
Date	2023-02-03	Sheet
Scale	AS SHOWN	L05
Drawn	JE/MM	
Checked	SC	
Job No.	23-015	

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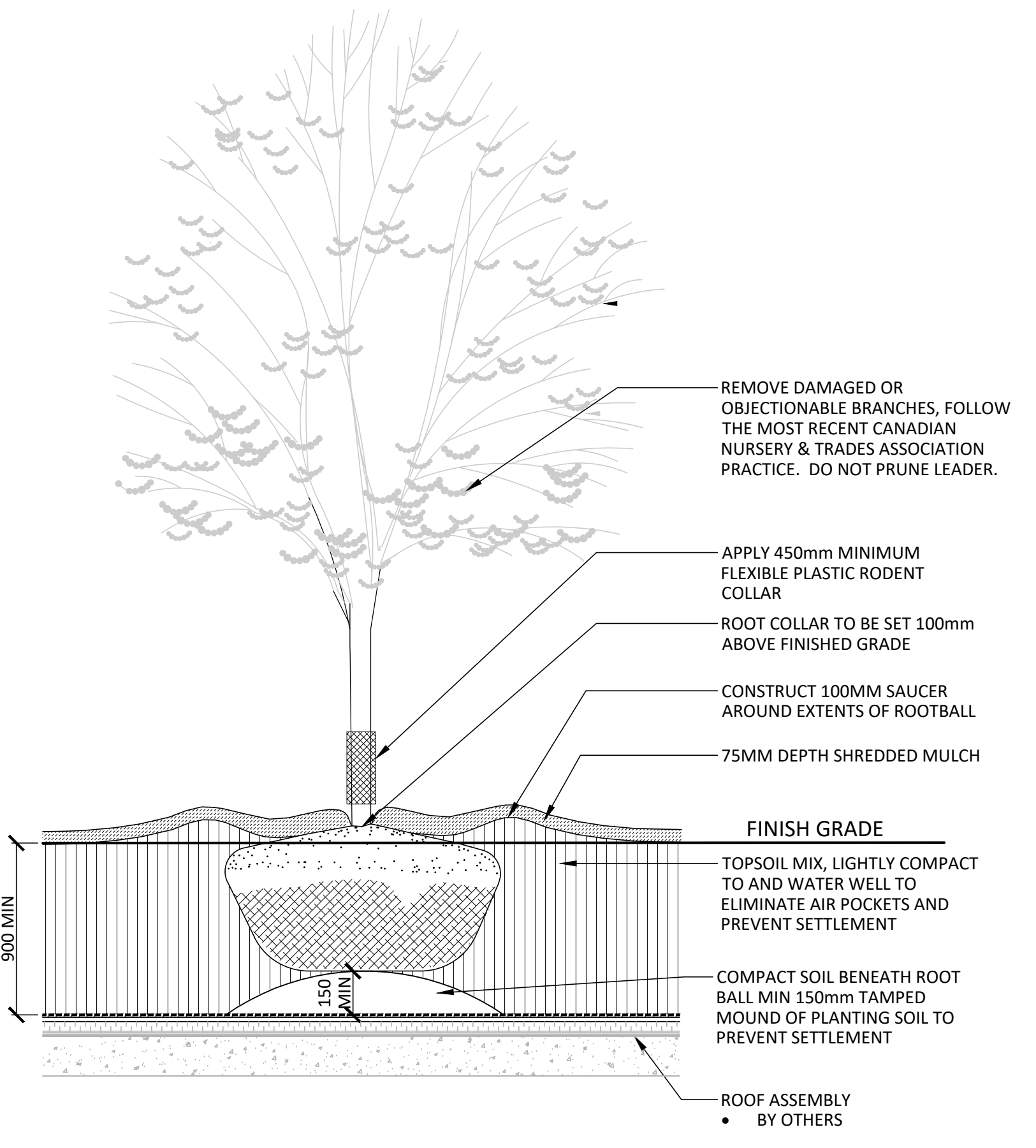
- NOTES:**
1. REMOVE STAKE AFTER ONE YEAR OR UNTIL TAKEOVER, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
 2. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION
 3. REMOVE TREE WRAP AFTER PLANTING
 4. CALIPER TO BE MEASURED AT THE BASE OF TREE AT ROOT BALL.

1 DECIDUOUS TREE PLANTING (ONE STAKE W/ARBOR TIES)
N.T.S.

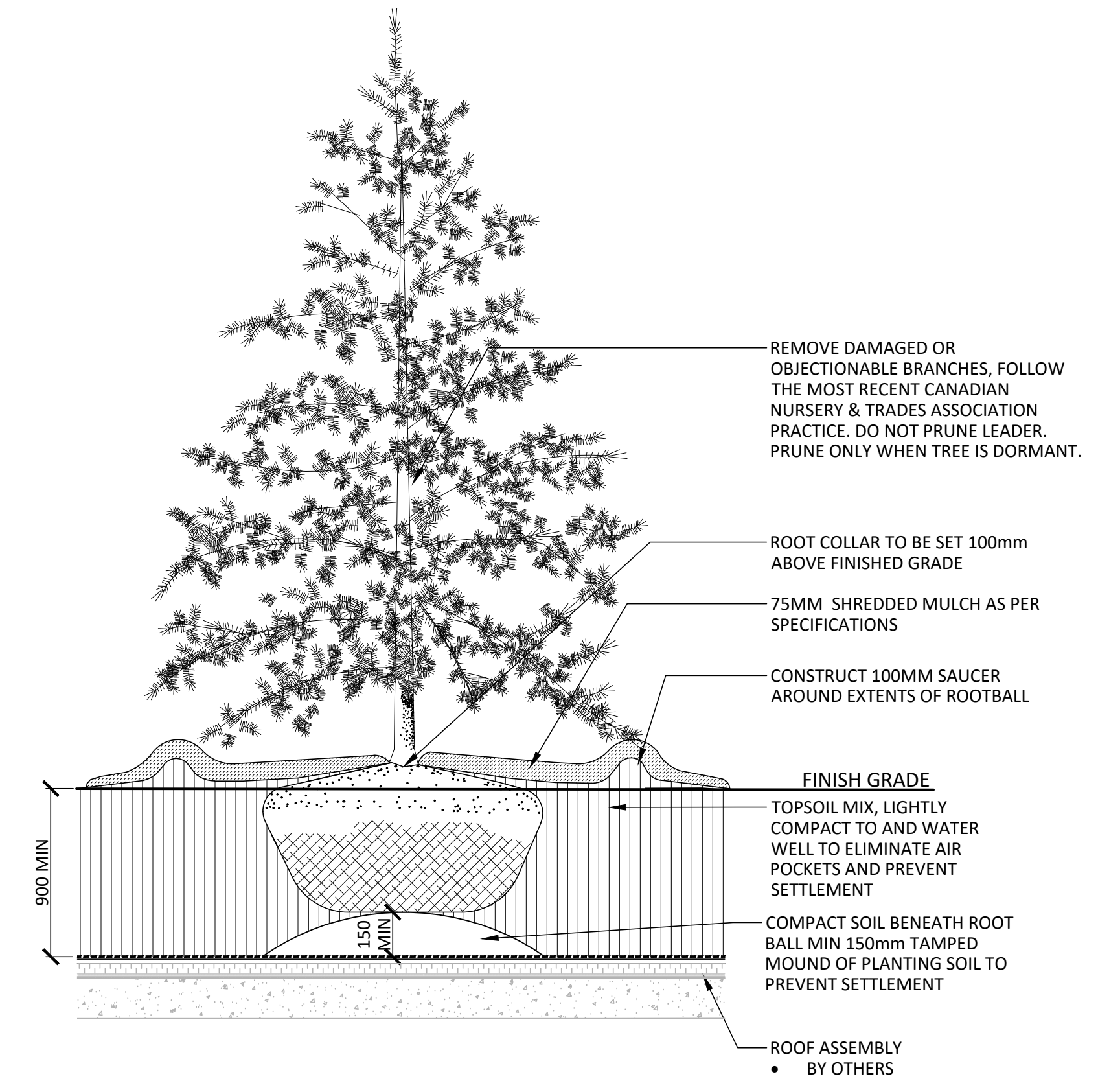


- NOTES:**
1. REMOVE STAKE AFTER ONE YEAR OR UNTIL TAKEOVER UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
 2. TOPSOIL MIXTURE AND SHREDDED MULCH AS PER SPECIFICATION

3 CONIFEROUS TREE PLANTING (ONE STAKE W/ARBOR TIES)
N.T.S.



2 DECIDUOUS TREE PLANTING - ON SLAB
N.T.S.



4 CONIFEROUS TREE PLANTING - ON SLAB
N.T.S.

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2	Issued for Second Submission	24-05-06
1	Issued for Site Plan Approval	23-05-15
No.	Description	Date
Revision		
City Approval Stamp		

ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO
MEMBER
SILVANO TARDUZZI
NAK

design strategies

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Project

256 CATHERINE STREET
OTTAWA ONTARIO

Title
DETAILS

Date	2023-02-03	Sheet	L06
Scale	AS SHOWN		
Drawn	JE/MM		
Checked	SC		
Job No.	23-015		