



LEGAL DESCRIPTION:
PART OF LOT M, CONCESSION C (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA

KEY PLAN: NTS



EXISTING TREE LIST						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	ACTION
1	1	<i>Acer negundo</i>	Manitoba Maple	200mm DBH.	GOOD	To Remain
2	1	<i>Acer negundo</i>	Manitoba Maple	150mm DBH.	GOOD	To Remain
3	1	<i>Acer rubrum</i>	Red Maple	300mm DBH.	GOOD	To Remain
4	1	<i>Tilia cordata</i>	Little Leaf Linden	500mm DBH.	GOOD	To Remain
5	1	<i>Tilia cordata</i>	Little Leaf Linden	500mm DBH.	GOOD	To Remain
6	1	<i>Tilia cordata</i>	Little Leaf Linden	400mm DBH.	GOOD	To Remain
7	1	<i>Cupressus nootkatensis</i>	Weeping Nootka Cypress	120mm DBH.	GOOD	To Remain
8	1	<i>Acer rubrum</i>	Red Maple	200mm DBH.	GOOD	To Remain
9	1	<i>Acer rubrum</i>	Red Maple	150mm DBH.	GOOD	To Remain
10	1	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	100mm DBH.	GOOD	To Remain
11	1	<i>Acer platanoides</i>	Norway Maple	300mm DBH.	GOOD	To Remain
12	1	<i>Cupressus nootkatensis</i>	Weeping Nootka Cypress	120mm DBH.	GOOD	To Remain
13	1	<i>Prunus spp.</i>	Domestic Cherry	100mm DBH.	GOOD	To Remain
14	1	<i>Acer saccharum</i>	Sugar Maple	200mm DBH.	GOOD	To Remain
15	1	<i>Acer rubrum</i>	Red Maple	250mm DBH.	FAIR	To Remain
16	1	<i>Acer rubrum</i>	Red Maple	250mm DBH.	GOOD	To Remain
17	1	<i>Pinus strobus</i>	White Pine	400mm DBH.	GOOD	To be removed
18	1	<i>Betula papyrifera</i>	White Birch	200mm DBH.	GOOD	To Remain
19	1	<i>Acer rubrum</i>	Red Maple	310mm DBH.	GOOD	To Remain
20	1	<i>Malus spp.</i>	Crabapple	200-300mm DBH.	GOOD	To Remain
21	1	<i>Quercus macrocarpa</i>	Bur Oak	800mm DBH.	GOOD	To Remain
22	1	<i>Eleagnus angustifolia</i>	Russian Olive	150mm DBH.	DEAD	To be removed
23	1	<i>Ulmus americana</i>	American Elm	500mm DBH.	GOOD	To Remain
24	1	<i>Ulmus americana</i>	American Elm	250mm DBH.	GOOD	To Remain
25	1	<i>Ulmus americana</i>	American Elm	100mm DBH.	GOOD	To Remain
26	1	<i>Ulmus americana</i>	American Elm	120mm DBH.	GOOD	To Remain
27	1	<i>Ulmus americana</i>	American Elm	150mm DBH.	GOOD	To Remain
28	1	<i>Ulmus americana</i>	American Elm	100mm DBH.	GOOD	To Remain
29	1	<i>Malus spp.</i>	Crabapple	250mm DBH.	GOOD	To Remain
30	*	<i>Thuja occidentalis</i>	White Cedar	150-250mm DBH.	GOOD	To Remain
31	1	<i>Thuja occidentalis</i>	White Cedar	250mm DBH.	GOOD	To Remain
32	1	<i>Thuja occidentalis</i>	White Cedar	150mm DBH.	GOOD	To Remain
33	1	<i>Thuja occidentalis</i>	White Cedar	150mm DBH.	GOOD	To Remain
34	1	<i>Tilia americana</i>	Basswood	140mm DBH.	GOOD	To be removed
35	1	<i>Syringa reticulata</i>	Japanese Tree Lilac	3x150mm DBH.	GOOD	To be removed
36	1	<i>Acer negundo</i>	Manitoba Maple	800mm DBH.	FAIR	To be removed
37	1	<i>Juniperus spp.</i>	Juniper	200mm DBH.	GOOD	To be removed
38	1	<i>Syringa vulgaris</i>	Common Purple Lilac	7x100mm DBH.	GOOD	To be removed
39	1	<i>Juniperus spp.</i>	Juniper	500mm DBH.	GOOD	To be removed
40	1	<i>Juniperus spp.</i>	Juniper	400mm DBH.	GOOD	To be removed
41	1	<i>Acer negundo</i>	Manitoba Maple	150-200mm DBH.	GOOD	To be removed
42	1	<i>Acer negundo</i>	Manitoba Maple	200mm DBH.	GOOD	To be removed
43	1	<i>Acer negundo</i>	Manitoba Maple	150mm DBH.	GOOD	To be removed
44	1	<i>Acer negundo</i>	Manitoba Maple	150mm DBH.	GOOD	To be removed
45	1	<i>Acer negundo</i>	Manitoba Maple	200mm DBH.	GOOD	To be removed
46	1	<i>Acer negundo</i>	Manitoba Maple	150mm DBH.	GOOD	To be removed
47	1	<i>Acer negundo</i>	Manitoba Maple	200mm DBH.	GOOD	To be removed
48	1	<i>Picea glauca</i>	White Spruce	300mm DBH.	DEAD	To be removed
49	1	<i>Acer negundo</i>	Manitoba Maple	100mm DBH.	GOOD	To be removed
50	1	<i>Acer negundo</i>	Manitoba Maple	150mm DBH.	GOOD	To be removed
51	1	<i>Acer negundo</i>	Manitoba Maple	200mm DBH.	GOOD	To be removed
52	1	<i>Acer negundo</i>	Manitoba Maple	200mm DBH.	GOOD	To be removed
53	1	<i>Acer negundo</i>	Manitoba Maple	300mm DBH.	GOOD	To be removed
54	1	<i>Acer negundo</i>	Manitoba Maple	150mm DBH.	GOOD	To be removed
55	1	<i>Tilia americana</i>	Basswood	300mm DBH.	GOOD	To be removed
56	1	<i>Acer negundo</i>	Manitoba Maple	200mm DBH.	GOOD	To be removed
57	1	<i>Acer negundo</i>	Manitoba Maple	300mm DBH.	GOOD	To be removed
58	1	<i>Acer negundo</i>	Manitoba Maple	200mm DBH.	GOOD	To be removed
59	1	<i>Acer negundo</i>	Manitoba Maple	150mm DBH.	GOOD	To be removed
60	1	<i>Acer negundo</i>	Manitoba Maple	400mm DBH.	GOOD	To be removed
61	1	<i>Acer negundo</i>	Manitoba Maple	250mm DBH.	GOOD	To be removed
62	1	<i>Acer negundo</i>	Manitoba Maple	200mm DBH.	GOOD	To be removed
63	1	<i>Acer negundo</i>	Manitoba Maple	150mm DBH.	GOOD	To be removed
64	1	<i>Acer negundo</i>	Manitoba Maple	150mm DBH.	GOOD	To be removed
65	1	<i>Acer negundo</i>	Manitoba Maple	300mm DBH.	GOOD	To be removed
66	1	<i>Acer negundo</i>	Manitoba Maple	200mm DBH.	DEAD	To be removed
67	1	<i>Acer negundo</i>	Manitoba Maple	200mm DBH.	GOOD	To be removed
68	1	<i>Ulmus pumila</i>	Siberian Elm	150mm DBH.	FAIR	To be removed
69	1	<i>Quercus rubra</i>	Red Oak	400mm DBH.	GOOD	To remain
70	1	<i>Morus alba 'Pendula'</i>	Weeping Mulberry	210mm DBH.	GOOD	To be removed
71	1	<i>Picea glauca</i>	White Spruce	180mm DBH.	GOOD	To be removed
72	1	<i>Pinus strobus</i>	White Pine	150mm DBH.	GOOD	To be removed
73	1	<i>Ulmus pumila</i>	Siberian Elm	3x150mm DBH.	GOOD	To be removed
74	1	<i>Acer negundo</i>	Manitoba Maple	600mm DBH.	FAIR	To be removed
75	1	<i>Thuja occidentalis</i>	White Cedar Hedge	100-200mm DBH.	GOOD	To be removed
76	1	<i>Thuja occidentalis</i>	White Cedar Hedge	100-200mm DBH.	GOOD	To be removed
77	1	<i>Thuja occidentalis</i>	White Cedar Hedge	100-200mm DBH.	GOOD	To be removed
78	1	<i>Thuja occidentalis</i>	White Cedar Hedge	100-200mm DBH.	GOOD	To be removed
79	1	<i>Thuja occidentalis</i>	White Cedar Hedge	100-200mm DBH.	GOOD	To be removed
80	1	<i>Ulmus pumila</i>	Siberian Elm	150mm DBH.	GOOD	To be removed
81	1	<i>Abies balsamea</i>	Balsam Fir	150mm DBH.	POOR	To be removed
82	1	<i>Thuja occidentalis</i>	White Cedar Hedge	100-200mm DBH.	GOOD	To be removed
83	1	<i>Thuja occidentalis</i>	White Cedar Hedge	100-200mm DBH.	GOOD	To be removed
84	1	<i>Thuja occidentalis</i>	White Cedar Hedge	100-200mm DBH.	GOOD	To be removed
85	1	<i>Amelanchier canadensis</i>	Serviceberry	2x150mm DBH.	GOOD	To be removed

PROPOSED PLANT LIST						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
AM	1	<i>Acer x freemanii</i> 'Armstrong'	Armstrong Maple	50mm ø	B&B	Native cultivar
BO	1	<i>Quercus macrocarpa</i>	Bur Oak	50mm ø	B&B	Native
BW	1	<i>Tilia americana</i>	Basswood	50mm ø	B&B	Native
FB	2	<i>Acer x freemanii</i>	Freeman's Maple	50mm ø	B&B	Native
HM	6	<i>Celtis occidentalis</i>	Hackberry	50mm ø	B&B	Native
HL	1	<i>Gleditsia tracanthos</i> 'Draves'	Streetkeeper Honeylocust	50mm ø	B&B	Native cultivar
RO	1	<i>Quercus rubra</i>	Red Oak	50mm ø	B&B	Native
SB	5	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	50mm ø	B&B	Native
SF	2	<i>Amelanchier laevis</i> 'JFS-ARB'	Spring Flurry Serviceberry	50mm ø	B&B	Native
SM	1	<i>Acer saccharum</i>	Sugar Maple	50mm ø	B&B	Native
TA	2	<i>Larix laricina</i>	Tamarack	2.0m Ht.	B&B	Native
WS	1	<i>Picea glauca</i>	White Spruce	2.0m Ht.	B&B	Native
SHRUBS						
DN	18	<i>Physocarpus opulifolius</i>	Ninebark	600mm HL	Potted	Space 1000mm o.c. Native
RA	58	<i>Rhus aromatica</i>	Fragrant Sumac	1000mm HL	Potted	Space 1000mm o.c. Native
SJ	27	<i>Hypericum kalmianum</i>	St. John's Wort	600mm HL	Potted	Space 1000mm o.c. Native
PERENNIALS AND ORNAMENTAL GRASSES						
BS	10	<i>Rudbeckia hirta</i>	Black-eyed Susan	100mm pot	Potted	Space 400mm o.c. Native
SG	72	<i>Panicum virgatum</i>	Switchgrass	250mm pot	Potted	Space 800mm o.c. Native

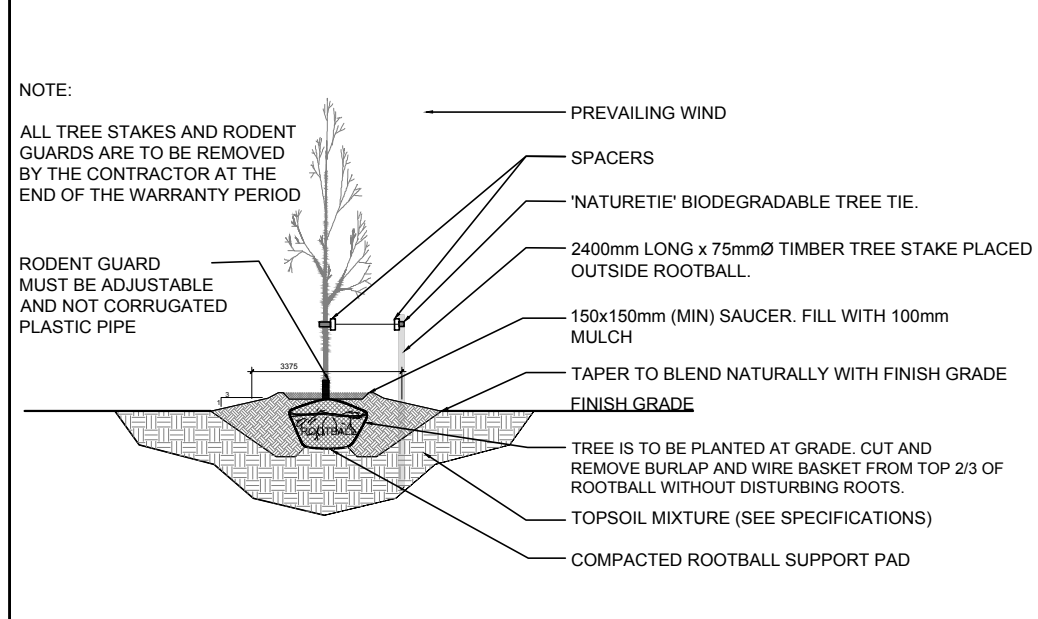
NOTE: ALL PLANT MATERIAL IS PROPOSED ON PRIVATE PROPERTY

1 TREE CONSERVATION REPORT AND LANDSCAPE PLAN

SCALE: 1:250

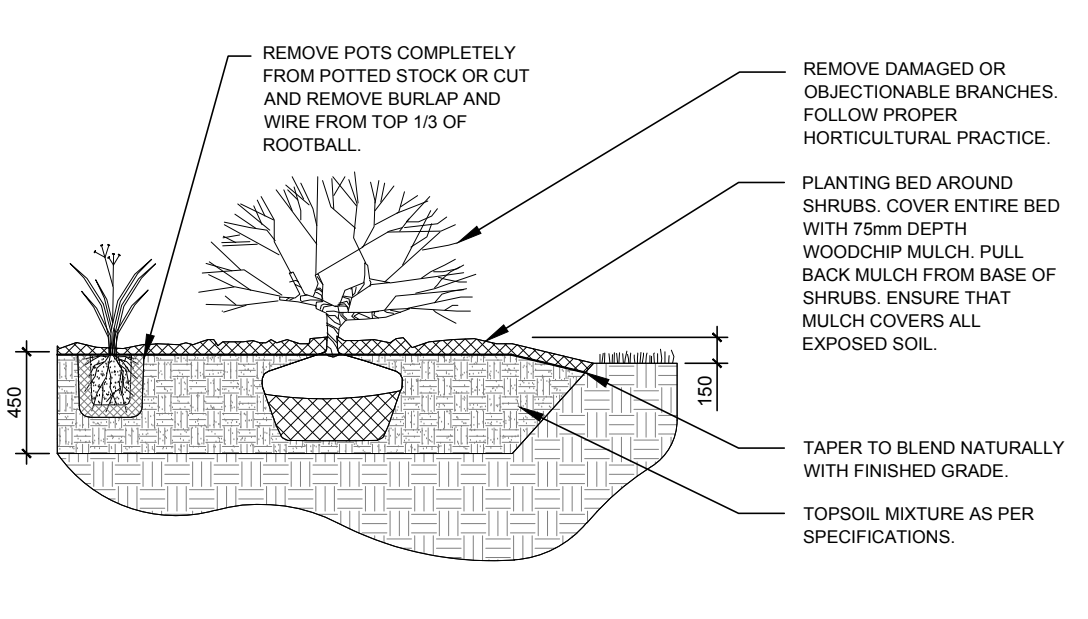
GENERAL NOTES:

- IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR OR OFFICIAL TO REPORT ANY ERRORS, OMISSIONS OR DISCREPANCIES ON THIS PLAN WITH ACTUAL SITE CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AND AUTHORITIES PRIOR TO ANY EXCAVATION AND ASCERTAIN LOCATIONS OF UNDERGROUND SERVICES.
- THE CONTRACTOR IS TO REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY.
- THE CONTRACTOR IS TO COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
- THE CONTRACTOR IS TO MAINTAIN A POSITIVE SURFACE RUN-OFF THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
- THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR SUBSURFACE CONDITIONS.
- THE CONTRACTOR IS TO IDENTIFY ALL EXISTING TREES TO REMAIN ON SITE WITH THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS TO STAKE THE PROPOSED LOCATION OF ALL PLANT MATERIAL IN CONJUNCTION WITH THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION.
- MINIMUM DISTANCES FOR SELECTED DECIDUOUS TREES ARE AS FOLLOWS:
 - BUILDING FOUNDATIONS - 7.5M
 - SIDEWALKS - 1.5M
 - PUBLIC STREETS - 2.5M
 - UNDERGROUND INFRASTRUCTURE - 2.0M
- ALL TREES WITHIN 1M OF UNDERGROUND UTILITY TRENCHES ARE TO BE EXCAVATED BY HAND.
- REMOVE ALL PROTECTIVE WRAPPING FROM TREE TRUNKS AFTER INSTALLATION.
- STAKING OF TREES SHALL ONLY BE PERFORMED IF NECESSARY.
- ENSURE THAT MULCH IS PULLED BACK A MINIMUM DISTANCE OF 75MM FROM BASE OF TREE TRUNK.



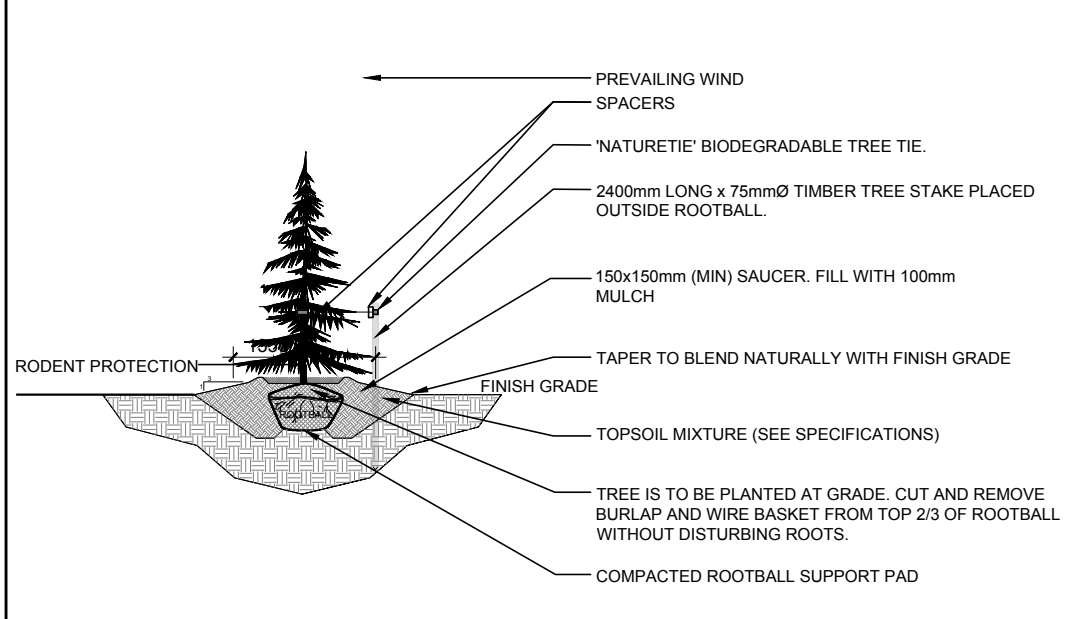
2 DECIDUOUS TREE PLANTING

SCALE: NTS



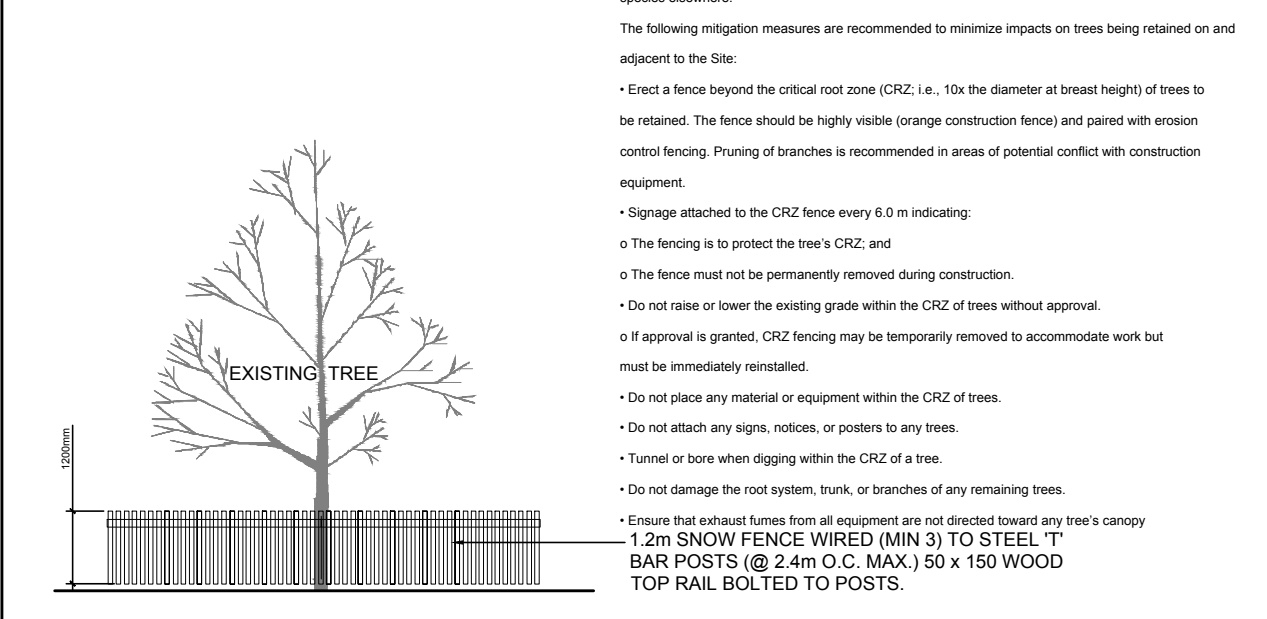
3 SHRUB / ORNAMENTAL GRASS / PERENNIAL PLANTING

SCALE: NTS



4 CONIFEROUS TREE PLANTING

SCALE: NTS



5 TREE PROTECTION FENCE

SCALE: NTS

- Limit tree removal onsite to the greatest extent possible and only remove trees necessary to accommodate construction and development. Tree removal onsite can only be completed under a tree removal permit to be obtained from the City.
- Ensure equipment is clean prior to vegetation removal to avoid introducing invasive species to the Site, and clean equipment prior to leaving Site to avoid spreading the aforementioned invasive species elsewhere.
- The following mitigation measures are recommended to minimize impacts on trees being retained on and adjacent to the Site:
 - Tree removal should be the critical root zone (CRZ), i.e., 10x the diameter at breast height of trees to be removed. The fence should be tightly visible (orange construction fence) and placed with erosion control fencing. Pruning of branches is recommended in areas of potential conflict with construction equipment.
 - Signage attached to the CRZ fence every 6.0 m including:
 - The fencing is to protect the tree's CRZ and;
 - The fence must not be permanently removed during construction.
 - Do not remove the existing grade within the CRZ of trees without approval.
 - If approval is granted, CRZ fencing may be temporarily removed to accommodate work that must be immediately replaced.
 - Do not place any material or equipment within the CRZ of trees.
 - Do not attach any signs, notices, or posters to any trees.
 - Turned or bored when digging within the CRZ of a tree.
 - Do not damage the root system, trunk, or branches of any remaining trees.
- Where the proposed CRZ of an existing tree overlaps with any tree's CRZ, the CRZ shall be the larger of the two CRZs.
- 1.2m SNOW FENCE WIRED (MIN 3") TO STEEL "T" BAR POSTS (@ 2.4m O.C. MAX.) 50 x 150 WOOD TOP RAIL BOLTED TO POSTS.

JSS RIVERDALE HOLDINGS INC.

24-551 RIVERDALE AVENUE
Ottawa ON, K1S 1S3

CONSULTANTS
ARCHITECTS:

M. DAVID BLAKELY ARCHITECT

2200 Prince of Wales Dr Suite 101
Ottawa, ON K2E 6Z9
Tel : (613) 226-8811

CIVIL
ENGINEERS:

ROBINSON LAND DEVELOPMENT

350 Palladium Drive,
Ottawa, ON K2V 1A8
Tel : (613) 592-6060

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING HEDGE TO BE REMOVED
- REQUIRED SOIL VOLUME AT 1.5m DEPTH
PROPOSED NATIVE DECIDUOUS TREE
- REQUIRED SOIL VOLUME AT 1.5m DEPTH
PROPOSED NATIVE CONIFEROUS TREE
- PROPOSED NATIVE SHRUBS / ORNAMENTAL GRASSES / PERENNIALS
- PROPOSED SOD
- TREE PROTECTION FENCE
- PROPOSED 1.5m Ht. WOOD SCREEN FENCE

40 YEAR CANOPY CALCULATION:

4,741 m² Site Area

- (12) Large deciduous trees Proposed (177m² ea.)
- (4) Medium deciduous trees and large coniferous trees proposed (79m² ea.)
- (8) Small trees proposed (16m² ea.)

= 2,568m² canopy cover = 54.1% canopy cover

Large deciduous trees calculated at 15m spread, medium deciduous and large coniferous calculated at 10m spread and small deciduous trees calculated at 4m spread.

1	ISSUED FOR SITE PLAN CONTROL	07/28/2026	ML	JL
No.	Issue	Date	AMG/DTV	DR CK

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8
Tel. (613) 722-5168 Fax. (1-866) 343-3942

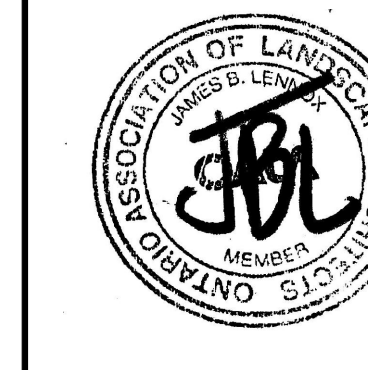
PROJECT

PROPOSED 4 STOREY APARTMENT
551 RIVERDALE AVENUE, OTTAWA ON

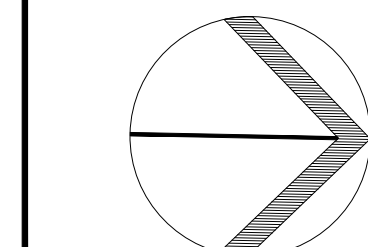
DRAWING

TREE CONSERVATION REPORT AND
LANDSCAPE PLAN

STAMP



PROJECT NORTH



SCALE

AS SHOWN

START DATE

APRIL 2026

PROJECT NO.

26MS2634

DRAWING NO.

L.1

PLOT SIZE ARCH-D