
James B. Lennox & Associates Inc.

LANDSCAPE ARCHITECTS

June 23rd, 2022

Joe Tallis, Project Manager
QuadReal Property Group
45 O'Connor Street, Suite 730
Ottawa, ON K1P 1A4

RE: Site Plan Control Application – 91 Holland Avenue

Dear Sir,

Please see our responses to the City comments below in red.

Landscaping

6. Please find ways to include more softscaping in the front yard. Perhaps a low planting bed next to the garage entrance. Please provide landscape plan with this. **The size of the proposed planter has been more than double in area from 2x2m (4 sq. m) to 3x3m (9 sq. m).**

Forester & Forestry Comments

12. Full excavation of 300mm will detrimentally harm the city owned Norway Maple. Given asphalt is simply being replaced with bark mulch, and no additional plantings are being added to this area, excavation depth should be kept to a minimum to simply remove the asphalt and retain the roots which are likely present underneath. An onsite meeting prior to construction should be scheduled with Forestry services to review the tree protection fencing and discuss best practices around retaining this tree. The limit of excavation for the hardscaping and sanitary services will need to be set with hydrovac excavation if it is within the critical root zone. **An on-site meeting with Forestry Services will be arranged prior to construction in order to discuss mitigation measures for the City owned Norway Maple tree.**

13. When will the City / Applicant know about the patio area permit? If the permit request is denied, additional tree planting should be added. **To be confirmed by Applicant.**

14. What are the proposed soil volumes for the 2 trees? **The soil volume for the tree in the rear yard is 15.5 cu. m and the soil volume for the tree in the front is 13.5 cu. m based on a 1.5m depth.**

15. Street keeper locusts have a projected height of 45' and canopy spread of 20'. Therefore this should be considered a medium sized tree species. This narrow species appears more suitable for the rear yard planting. Please replace the front yard locust with a larger tree species. A Silver Maple or bur oak may be suitable species for the challenging environment. **A 60mm cal. Silver Maple (Acer saccharinum) has been proposed where the Street Keeper Honey Locust was proposed previously.**

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16. The planting pit for the front yard tree is a serious concern for soil volume. The planting pit appears to be 2mx2m which would only provide 6 cubic meters of soil. If the front entrance must be so heavily hardscaped, soil cells will be required to provide a sufficient growing environment (25-30 cubic meters) for the street tree. Otherwise reducing the hardscaping to include additional soil volume for the tree will be required. **The hardscaping has been reduced and the planter size increased to 3x3m would will provide a soil volume of 13.5 cu. m at a 1.5m depth.**



Yours truly,

James B. Lennox & Associates Inc.

Mike Lennox B.L.A.