

Fotenn Consultants Inc.

# Tree Conservation Report

**Carlingwood Shopping Centre Parking Renovation –  
2085 Carling Avenue**

May 6, 2026



Carlingwood Shopping Centre Parking Renovation  
2085 Carling Avenue  
Tree Conservation Report

# Tree Conservation Report

**Carlingwood Shopping Centre Parking Renovation – 2085 Carling Avenue**

May 2026

**Prepared By:**

Arcadis Canada Inc.  
333 Preston Street, Suite 500  
Ottawa, Ontario K1S 5N4  
Canada

**Prepared For:**

Doug Fountain  
Fotenn Consultants Inc.  
420 O'Connor Street  
Ottawa, ON K2P 1W4

*Brenda Van Ryswyk*

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Brenda Van Ryswyk  
Ecologist

*Brittney Semmler*

---

Brittney Semmler  
Ecologist

*C. Little*

---

Casey Little  
Senior Ecologist, ISA Certified Arborist ON-3105A

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## Version Control

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000	DF	December 3, 2025	Draft report submitted for Client review.
001	DF, BVR	March 24, 2026	Minor revisions, Final Report for Client
002	BVR	April 17, 2026	Minor revisions, Final Report
003	BVR	May 5, 2026	Minor revisions, Final Report

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# 1 Introduction

Arcadis Canada Inc. (Arcadis) has been retained by Fotenn Consultants Inc. (the 'Client') to prepare a Tree Conservation Report (TCR) for the proposed parking lot renovation at Carlingwood Shopping Centre located at 2085 Carling Avenue, on Part Lot 26, Concession 1, in Ottawa, ON – within the Urban boundary of the City of Ottawa (the 'Site').

## 1.1 Project Location and Site Description

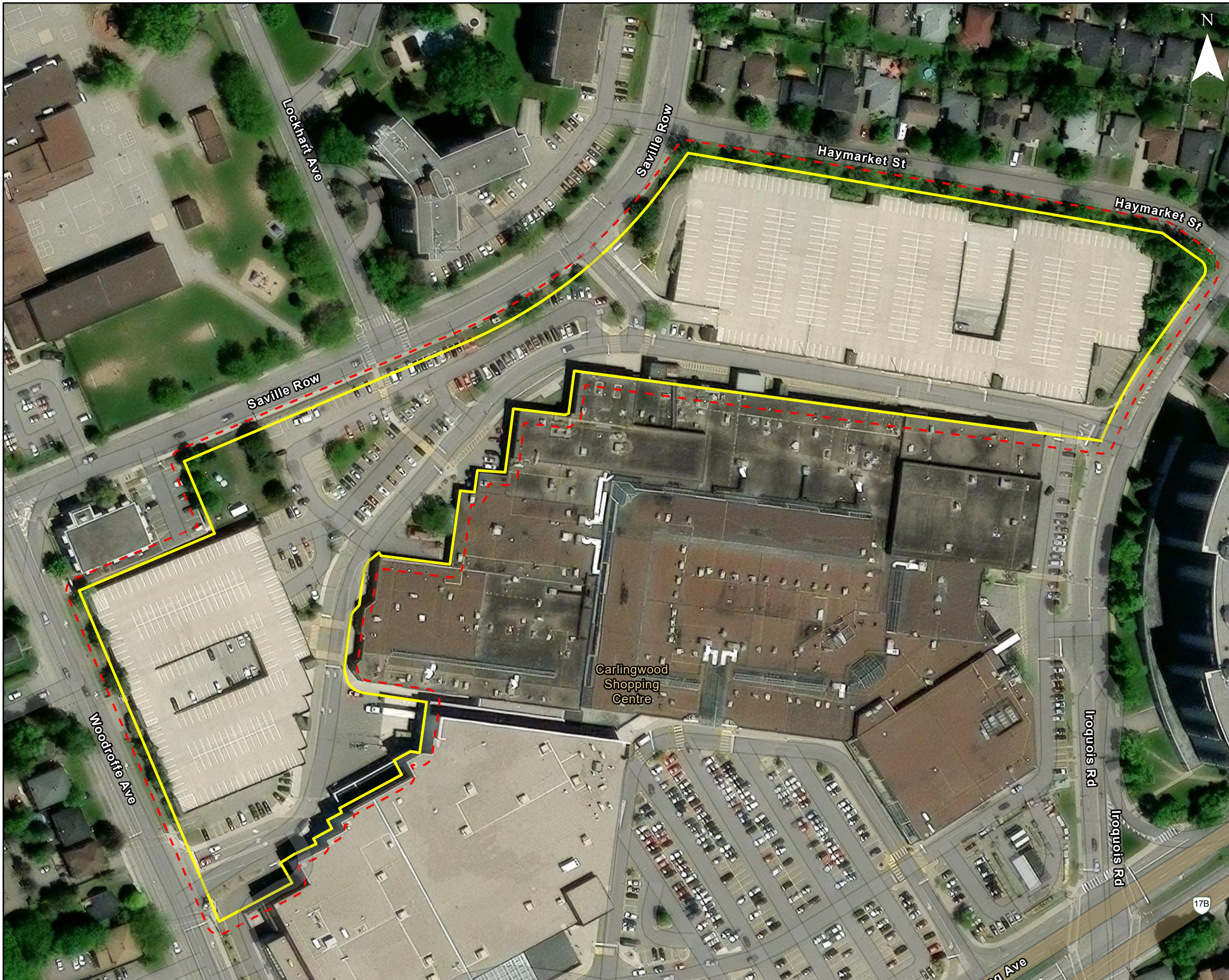
The subject property occupies approximately 6.9 hectares comprised of several retail buildings, roadways and parking areas associated with Carlingwood Shopping Centre, considered a community hub for many in the Ottawa area. The Site is bounded by Carling Avenue to the south, Woodroffe Avenue to the west, Saville Row to the south, Haymarket Street to the east, and Iroquois Road to the southeast. Exterior features include extensive asphalt-surfaced parking areas, narrow bands of landscaped grassy margins, and several planted trees and shrubs. The subject property is fully serviced by the City of Ottawa's municipal water, sanitary sewer, stormwater, hydro, and telecommunications infrastructure.

The project involves the demolition of the existing parking structure located on the north-east portion of the Site, with frontage along Haymarket Street, Saville Row, and Iroquois Road, to construct a new interim surface parking lot.

Refer to **Figure 1** on the following page to view the Site Location.

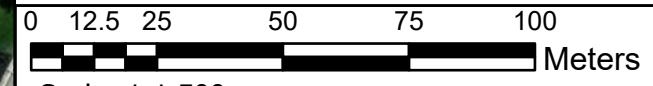
## 1.2 Objective

This Tree Conservation Report (TCR) follows the *City of Ottawa Tree Conservation Report Guidelines* (City of Ottawa, 2021), which required a site visit to identify trees larger than 10 cm in diameter that could be impacted by the project. Information on the individual trees and tree groupings, their species, size (diameter-at-breast height, dbh) and health were recorded. The TCR summarizes the results, identifies the ownership of the trees, and based on the current design plans provides commentary on which trees could be retained and those that are recommended to be pruned or removed. This information is depicted on the mandatory Map 1 and Map 2 of the TCR, as per the guidelines. In the paragraphs below, we have outlined the field methodology and findings of the tree inventory. This report will help determine the project's potential impact on existing trees and provide general recommendations to avoid and/or mitigate tree loss and injury.



### Legend

- Site
- - - Tree Search Area (5m)



Scale: 1:1,500



Project:  
**Carlingwood Shopping Centre  
 Parking Renovation TCR**

## Site and Study Area

Prepared By:  
**ARCADIS**

Date: 12/3/2025  
 Project: 103109569

Figure: 1

## 2 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 City's inner urban area.*
  - *Trees measuring 50 cm or more in diameter at breast height within the City's suburban area.*

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 also shows which trees must be removed on the site to accommodate the proposed development.

## 3 Limitations

The assessment presented in this report has been made using accepted standard arboriculture techniques as outlined in Chapter 4 (Data Collection) of the *Council of Tree and Landscape Appraisers Guide for Plant Appraisal, 10th Edition, Second Printing (2020)*. 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 the inspection took place.

As trees are living organisms, their health and vigor 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.

## 4 Methodology

One site visit was completed on October 3, 2025, to assess the trees within the proposed impact areas. Tree locations and associated unique identification numbers were provided in the topographic survey completed by a certified Ontario Land Surveyor on (July 25, 2024), and all trees on Site were identified, measured, and assessed for condition. Information collected on the individual trees included:

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

The Tree Inventory and Assessment Table containing this information is included in **Appendix A**. Mandatory Map 1 as per City of Ottawa, 2021, is displayed in **Figure 2** below and 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 centimeters (cm) at 1.4 meters (m) above the ground. Where trees had more than one trunk from the base, the size of each trunk was recorded. Where trees forked into codominant trunks 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 were observed and assessed noting any abiotic and/or biotic disorders as well as structural defects present. Several structural defects and health problems were observed and 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 deficiencies observed on Site:

- SMD - Small dead branches are an indicator of crown dieback and can be an early sign of stress.
- 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.
- 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.
- BNL - Broken / No Leader occurs if the central leader is broken, damaged or very weak, or has a dead terminal bud.
- DB - Dieback refers to the ends of branches dying, which is often associated with root problems.
- ADV – Adventitious shoots refer to vigorous growth of shoots from pruning cuts, inner branches, or along the trunk that usually occur in response to stress.
- LE – A tree with a lean can be more susceptible to windthrow and soil failure. Self-correcting lean refers to a natural correction of the lean by development of new growth that counteracts the lean of the trunk to provide a more balanced form.

- CA - Cavity are often the result of an injury followed by decay. Decay can begin by injury to the trunk, the loss of a large limb, topping or improper pruning. The inner dead wood begins to decay but living wood is protected by a barrier zone that compartmentalizes damage.
- EXR - Exposed surface roots can be a result of erosion and soil compaction combined with increasing root diameter. It is important to protect exposed roots from pedestrian and vehicular traffic, and lawn mowers. Damage to roots can cause stress and can result in canopy dieback.
- W - Woundwood is the thickened tissue growing around the edges of a wound. The rate of its development can be a sign of the tree's vigour.
- GR - Girdling roots are roots that cross over each other or around the trunk of the tree. As these roots grow larger, they can restrict the uptake of nutrients and water and inhibit structural anchorage.

### 4.3 Tree Condition

Each tree was given an overall health condition rating of: Very Good, Good, Fair, Poor, or Dead (**Figure 2**). The following is a summary of how the ratings are determined:

- EXCELLENT: No apparent health problems; excellent structural form.
- VERY GOOD: 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 Ownership

Majority of the trees inventoried are located on private property owned by Anthem Properties and Streamliner Properties, apart from 33 trees which are situated on adjacent lands and owned by the City of Ottawa. No impact is expected to any of the trees not located within the subject property.

### 4.5 Tree Protection and Impact Analysis

The Critical Root Zone (CRZ) was determined using the *City of Ottawa Tree Conservation Report Guidelines* (City of Ottawa, 2021). The CRZ is established as 10 cm from the trunk of a tree for every cm of trunk DBH.

Using data collected during the tree inventory and assessment, drawings showing the tree locations (collected through topographic survey), and the proposed development footprint and anticipated area of impact, a tree impact analysis was completed, resulting in recommendations to Retain, Prune and Protect, or Remove trees. The proposed project involves the demolition of the existing parking structure located on the north-east portion of the Site, with frontage along Haymarket Street, Saville Row, and Iroquois Road, to construct a new interim surface parking lot. Our understanding is that the at-grade parking area sits approximately one metre below the surrounding elevation, and the intent is to maintain the existing retaining walls along Haymarket Street and Iroquois Road to preserve this grade and support tree retention. We also understand that Landscape Plans being developed for the Site will minimize the requirement for tree removals, with efforts to integrate landscape improvements without impact to existing trees on the Site. The proposed limit of impact is shown on Map 2 (**Figure 3**).

The minimum CRZ of each tree canopy is also illustrated on Map 2 as per City of Ottawa, 2021 (displayed in **Figure 3** below) to help determine possible injury and branch pruning that may be required. 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 and associated recommendations (Retain, Prune and Protect, or Remove) have been determined and is described in Section 7, as well as included in the Tree Inventory and Assessment Table (**Appendix A**) and displayed on Map 2 (**Figure 3**).

For all trees to be retained, tree protection fencing must be installed to separate trees from the work area. Tree protection fencing must be installed no closer to the trunk than the Critical Root Zone but should be placed as far as possible from the tree. All construction activities (including demolition) will be completed without accessing the areas within the tree protection fencing.

## 5 Existing Conditions

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

*Table 1: Site Investigations Details*

Date	Start/End Time	Survey Intent	Weather Conditions
2025/10/03	0930-1530	Visual assessment of all trees ≥10 cm dbh on-site	Temperature: 7°C Cloud cover / Precipitation: Mixed sun/clouds, Light wind.

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 (i.e., Provincially Significant Wetlands, unevaluated wetlands). There are no surface water features, wetlands or watercourses on Site or in adjacent areas.

Majority of the subject lands where the parking renovation is planned consist of paved parking areas surrounded by commercial retail or raised parking buildings. The adjacent lands to the north, east and west are surrounded by residential homes, and the lands to the south are comprised of commercial retail businesses and residential homes.

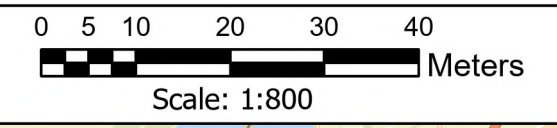
A total of 139 individual trees were assessed as part of this inventory and can be seen on Map 1 (**Figure 2**). The condition of the trees on Site ranged from Excellent to Dead, approximately 83% of which were in Excellent - Good condition. The most common species are Red Pine (19%), Norway Spruce (16%), Norway Maple (13%), and Apple species (13%).

There are 40 trees that meet the definition of a 'Distinctive Tree' as per Tree Protection By-law No. 2020-340 (any tree located on private property with a DBH of 30 cm or greater, within the inner urban area). Trees 2, 321D2, 3469B, and 346A2 are Distinctive tree that require removal based on the current design plans.



### Legend

- Site
  - - - Tree Search Area (5m)
- Tree Inventory General Condition**
- Excellent
  - Very Good
  - Good
  - Fair
  - Poor
  - Dead
  - Critical Root Zone



Project:  
**Carlingwood Shopping Centre  
 Parking Renovation TCR**

**Current Vegetation  
 (Map 1 As per City Guidelines)**

Prepared By:  
**ARCADIS**

Date: 2026-04-17  
 Project: 103109569

**Figure: 2a**



## 6 Proposed Project Description

The project involves the demolition of the existing parking structure located on the north-east portion of the Site, with frontage along Haymarket Street, Saville Row, and Iroquois Road, to construct a new interim surface parking lot (**Figure 3**). This work will require both a Demolition Permit and a Site Plan Control (SPC) Application. The at-grade parking area sits approximately one metre below the surrounding elevation, and the intent is to maintain the existing retaining walls along Haymarket Street and Iroquois Road to preserve this grade and support tree retention. For the full scope of the site changes, refer to the Site/Landscape Plan (L1 – rev 03) and Planting Plan (L2 rev 03), as prepared by Fotenn Planning and Design dated 2026/05/06 (**Appendix C**).

## 7 Impact Assessment and Recommendations

### 7.1 Impacts on Trees

A review of the Site conditions indicates that most existing trees can be retained, except where the existing ramp will be demolished and drive lanes adjusted (**Figure 3**) and the far northeast corner of the garage structure. All trees within and slightly beyond the footprint of the existing structure have been surveyed, as additional inventory information may help inform future development options. Based on the conditions of the trees and extent of the proposed construction limits, **Table 2** summarizes the impact and recommended actions of the 139 trees assessed within the Site.

It is anticipated that nine (9) trees >10 cm diameter at breast height (DBH) will need to be removed, these nine trees are client owned trees. A total of 130 trees are to be retained, of these retained trees 97 are client owned and 33 are adjacent landowner (City of Ottawa) owned trees. These details of trees to be retained or removed are depicted on Mandatory Map 2 below, as per the City of Ottawa, 2021 (**Figure 3**), and outlined in the Tree Inventory and Assessment Table included in **Appendix A**.

*Table 2: Impact Assessment and Recommendations for Trees on Site*

<b>Trees to be Removed</b>	<b>Trees to be Retained</b>
9 (client owned)	130 (97 client owned, 33 City owned)

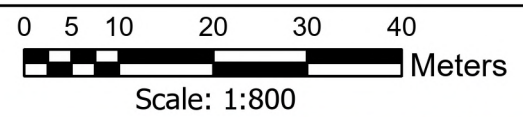
Refer to **Section 8.2** below for information on measures recommended to protect all remaining trees within the Site prior to and during construction.





### Legend

- Site
  - - - Tree Search Area (5m)
- Recommended Action**
- Retain
  - ✗ Remove
  - Critical Root Zone
  - Tree Protection Fencing



Project:  
**Carlingwood Shopping Centre  
 Parking Renovation TCR**

Tree Impact Assessment and  
 Recommendations  
 (Map 2 As per City Guidelines)

Prepared By:  
**ARCADIS**

Date: 2026-05-06  
 Project: 103109569

Figure: 3b



## 8 Mitigation Measures and Construction Management

### 8.1 Tree Removal

Based on the proposed project design and existing conditions of the trees on site, 9 trees have been recommended for removal in order to accommodate the demolition of the existing structure, existing ramp and adjustment of the drive lanes at this location (**Figure 3**). The following recommendations are provided:

- Retain a Certified Arborist during site layout operations to confirm recommended tree removals, pruning, and tree protection fencing in proximity to the construction limits.

### 8.2 Tree Protection Measures

The most typical construction damage to trees is root damage from compaction and severance. While the drip line of a tree's canopy is typically thought to be associated with the root area, the root zones can extend significantly beyond the drip line of the tree, sometimes up to 2 or 3 times the height of the tree. Some of the trees inventoried are growing close to the edge of proposed construction and will be at risk of contact with, and damage from, heavy equipment. To protect trees, grade changes and construction activities that could cause soil compaction should generally be kept away from trees as much as possible.

To successfully preserve trees that are recommended for on-site retention, the following series of mitigation measures is recommended. These recommended measures largely center on the minimum CRZ of trees (The CRZ is calculated as DBH x 10 cm), as defined by the City's *Tree Conservation Report Guidelines*. The following measures are recommended to protect the CRZ of all trees slated for retention and/or impact:

- Delineation of the disturbance limits within work areas will be clearly defined in drawings and on the site prior to construction.
- Install Tree Protection Fencing prior to commencement of construction activities, and retain fencing until construction activities have been completed, as per City of Ottawa's Tree Protection (By-law No. 2020-340), Part VI:
  - Tree protection fencing shall be at least 1.2 m in height and installed in such a way that the fence cannot be altered.
  - Refer to **Appendix B** for the City of Ottawa's Tree Protection Fencing Specification.
- Ensure that site clearing is carried out only in areas where it is specifically required, and that the areas to be cleared are carefully and clearly delineated.
- Do not place any material or equipment within the CRZ of a tree.
- Do not raise or lower the existing grade within the CRZ of a tree.
- Do not extend any hard surface or significantly change landscaping.
- If the construction will have to encroach into a tree's minimum CRZ, installing a temporary layer of 150 mm deep partially composed wood chips, or mulch over the root zone can help to protect roots from compaction damage, and conserve soil moisture levels.
- Equipment and materials should not be stored near trees.
- Ensure that exhaust fumes from all equipment are not directed towards any tree's canopy.
- Do not attach any signs, notices, or posters to trees.

## 8.3 Branch and Root Pruning

- If branches are likely to hang in the way of passing equipment, the branches should be pruned by a Certified Arborist or Registered Forester to avoid tearing and undue injury to the tree.
- All pruning work must be performed under the supervision and guidance of a qualified tree professional in accordance with the latest ANSI A300 Pruning Standards and best management practices identified by the International Society of Arboriculture.
- Do not damage the root system, trunk, or branches of any tree; if any roots are encountered during excavation while working outside the CRZ, they should be cut off cleanly with sharp pruning tools rather than allow them to be torn by large equipment; clean cuts will help to minimize decay and entry points for disease.
- All exposed roots of trees to be retained should be covered in a minimum of 5 cm of firm soil within 24 hours of exposure.
- If root pruning is implemented, the crown of the tree should be reduced proportionately under the direction of a Certified Arborist or Registered Forester, to decrease wind sail. Pruning should be kept to thinning cuts (no major limb removal), and crowns should be monitored, and maintenance carried out for two (2) years after root pruning to remove any dieback under the direction of a Certified Arborist or Registered Forester.

## 8.4 Tree Planting Recommendations

For new tree planting(s) the Landscape Plan considerations may include:

- Prioritizing the use of native species, where appropriate.
- Where post-development growing conditions and landscape management requirements are not favorable for native species, the use of known invasive species shall be restricted.
- The species and health of existing tree as an indicator of appropriateness.
- The age of existing trees and potential for succession planting.
- Seek to mitigate any loss of canopy cover.
- Diversity of species in newly planted and existing trees.
- Micro-climatic conditions.

## 9 Permits and Approvals

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 of applying 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.

## 10 Summary

One hundred and thirty-nine (139) trees were inventoried within the proposed development area located at 2085 Carling Avenue, in Ottawa, Ontario. Based on the proposed design, the inventory resulted in one hundred and thirty (130) trees to be retained, and nine (9) trees proposed for removal. A list of proposed avoidance and mitigation measures have been included in Section 8 of this report in relation to tree removals, tree protection, and tree preservation.

## 11 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.

# Appendix A

## Tree Inventory and Assessment Table

Appendix A: Carlingwood Shopping Centre Parking Renovation - Tree Inventory and Recommendations

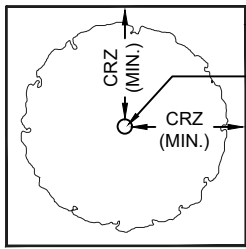
Tree ID	Common Name	Scientific Name	No. Stems	DBH (cm) approx.	Crown Spread (m)	Structural Defects <sup>1</sup>										Condition <sup>2</sup>	CRZ (m from trunk)	Boundary Tree	Ownership	Impact / Recommendation	
						SMD	UC	FC	BNL	DB	AVD	LE	CA	EXR	W						GR
1	Siberian Elm	<i>Ulmus pumila</i>	1	15	2						√			√			Good	1.5	No	Client	Retain
2	Little-leaf Linden	<i>Tilia cordata</i>	1	32	4	√	√	√		√	√		√				Fair	3.2	No	Client	Remove to accommodate construction
3	Honey-locust	<i>Gleditsia triacanthos</i>	1	13	2		√		√								Good	1.3	No	Client	Remove to accommodate construction
4	Honey-locust	<i>Gleditsia triacanthos</i>	1	13	3												Very Good	1.3	No	Client	Remove to accommodate construction
5	Common Pear	<i>Pyrus communis</i>	2	13	2					√	√						Fair	1.3	No	Adjacent Land Owner (City of Ottawa)	Retain
6	Honey-locust	<i>Gleditsia triacanthos</i>	1	20	2												Very Good	2.0	No	Client	Retain
321E0	Norway Maple	<i>Acer platanoides</i>	1	14	2	√								√			Good	1.4	No	Client	Remove to accommodate construction
525E1	Norway Spruce	<i>Picea abies</i>	1	21	3			√									Good	2.1	Yes	Adjacent Land Owner (City of Ottawa)	Retain
32106	Norway Spruce	<i>Picea abies</i>	1	19	5									√			Excellent	1.9	No	Client	Retain
32114	Norway Spruce	<i>Picea abies</i>	1	10	1												Very Good	1.0	No	Client	Retain
32122	Norway Spruce	<i>Picea abies</i>	1	30	5	√								√			Good	3.0	No	Client	Retain
32129	Norway Spruce	<i>Picea abies</i>	1	16	2	√								√			Very Good	1.6	No	Client	Retain
32130	Norway Spruce	<i>Picea abies</i>	1	20	4	√								√			Very Good	2.0	No	Client	Retain
32137	White Pine	<i>Pinus Strobus</i>	1	25	8									√		√	Very Good	2.5	No	Client	Retain
32145	Norway Maple	<i>Acer platanoides</i>	1	10	1									√			Good	1.0	No	Adjacent Land Owner (City of Ottawa)	Retain
32153	Norway Maple	<i>Acer platanoides</i>	1	12	2						√	√					Very Good	1.2	Yes	Adjacent Land Owner (City of Ottawa)	Retain
32161	Norway Maple	<i>Acer platanoides</i>	3	10	2							√					Very Good	1.0	No	Adjacent Land Owner (City of Ottawa)	Retain
32168	Norway Maple	<i>Acer platanoides</i>	1	11	2												Very Good	1.1	No	Adjacent Land Owner (City of Ottawa)	Retain
32176	Norway Maple	<i>Acer platanoides</i>	1	16	3	√						√					Good	1.6	Yes	Adjacent Land Owner (City of Ottawa)	Retain
32184	Eastern White Pine	<i>Pinus strobus</i>	1	36	6	√	√					√		√			Good	3.6	No	Client	Retain
32192	Norway Maple	<i>Acer platanoides</i>	1	20	3									√		√	Very Good	2.0	Yes	Adjacent Land Owner (City of Ottawa)	Retain
32332	Norway Maple	<i>Acer platanoides</i>	1	28	4	√	√	√		√			√	√	√		Fair	2.8	No	Adjacent Land Owner (City of Ottawa)	Retain
32339	Common Buckthorn	<i>Rhamnus cathartica</i>	4	10	2									√			Very Good	1.0	No	Client	Retain
32340	Norway Spruce	<i>Picea abies</i>	1	25	3		√										Very Good	2.5	Yes	Client	Retain
32356	Norway Spruce	<i>Picea abies</i>	1	16	2		√							√			Good	1.6	No	Client	Retain
32373	Apple Spp.	<i>Malus spp.</i>	1	21	21	√		√				√		√		√	Good	2.1	Yes	Client	Retain
32443	Apple Spp.	<i>Malus spp.</i>	1	26	3	√					√						Good	2.6	Yes	Client	Retain
32483	Apple Spp.	<i>Malus spp.</i>	2	21	3						√			√			Very Good	2.1	No	Client	Retain
32496	Apple Spp.	<i>Malus spp.</i>	2	19	3	√					√			√			Fair	1.9	No	Client	Retain
32502	Red Pine	<i>Pinus resinosa</i>	1	30	3									√			Very Good	3.0	Yes	Client	Retain
32513	Apple Spp.	<i>Malus spp.</i>	3	15	2					√				√			Good	1.5	Yes	Client	Retain
32521	Red Pine	<i>Pinus resinosa</i>	1	27	2												Very Good	2.7	Yes	Client	Retain
32532	Red Pine	<i>Pinus resinosa</i>	1	27	2	√		√		√				√		√	Good	2.7	Yes	Client	Retain
32562	Apple Spp.	<i>Malus spp.</i>	1	14	2			√									Good	1.4	Yes	Client	Retain
32569	Apple Spp.	<i>Malus spp.</i>	1	11	2						√			√			Good	1.1	No	Client	Retain
326E2	White Spruce	<i>Picea glauca</i>	1	22	4												Excellent	2.2	Yes	Client	Retain
32710	White Spruce	<i>Picea glauca</i>	1	24	4		√										Very Good	2.4	Yes	Client	Retain
32717	White Spruce	<i>Picea glauca</i>	1	8	1												Very Good	0.8	Yes	Adjacent Land Owner (City of Ottawa)	Retain
32725	Siberian Elm	<i>Ulmus pumila</i>	1	57	5		√										Good	5.7	Yes	Adjacent Land Owner (City of Ottawa)	Retain
32744	Siberian Elm	<i>Ulmus pumila</i>	1	64	6		√					√		√			Fair	6.4	Yes	Adjacent Land Owner (City of Ottawa)	Retain
34694	Honey-locust	<i>Gleditsia triacanthos</i>	2	25	5												Excellent	2.5	No	Client	Remove to accommodate construction
35206	Honey-locust	<i>Gleditsia triacanthos</i>	1	30	3												Very Good	3.0	No	Client	Retain
35374	Red Maple	<i>Acer rubrum</i>	1	13	3												Very Good	1.3	No	Client	Retain
35382	Red Maple	<i>Acer rubrum</i>	1	14	3												Good	1.4	No	Client	Retain

Tree ID	Common Name	Scientific Name	No. Stems	DBH (cm) * approx.	Crown Spread (m)	Structural Defects <sup>1</sup>											Condition <sup>2</sup>	CRZ (m from trunk)	Boundary Tree	Ownership	Impact / Recommendation
						SMD	UC	FC	BNL	DB	AVD	LE	CA	EXR	W	GR					
356E2	Red Pine	<i>Pinus resinosa</i>	1	29	4	√											Good	2.9	Yes	Client	Retain
35695	Red Pine	<i>Pinus resinosa</i>	1	19	1		√										Fair	1.9	Yes	Client	Retain
52539	Red Pine	<i>Pinus resinosa</i>	1	26	3	√											Good	2.6	Yes	Client	Retain
326E9	Apple Spp.	<i>Malus spp.</i>	1	18	2												Very Good	1.8	Yes	Client	Retain
35E98	Red Pine	<i>Pinus resinosa</i>	1	55	6												Excellent	5.5	No	Client	Retain
320F1	Unknown	<i>Unknown</i>	1	0	0												Dead	0.0	No	Adjacent Land Owner (City of Ottawa)	Retain
320F8	Norway Maple	<i>Acer platanoides</i>	1	30	2								√	√			Very Good	3.0	Yes	Adjacent Land Owner (City of Ottawa)	Retain
320FF	Norway Maple	<i>Acer platanoides</i>	1	30	4								√	√			Very Good	3.0	Yes	Adjacent Land Owner (City of Ottawa)	Retain
3210D	Norway Spruce	<i>Picea abies</i>	1	18	3									√			Very Good	1.8	No	Client	Retain
3211B	Norway Maple	<i>Acer platanoides</i>	1	41	5	√			√				√	√			Good	4.1	No	Client	Retain
3213E	Norway Maple	<i>Acer platanoides</i>	1	12	1									√			Good	1.2	No	Adjacent Land Owner (City of Ottawa)	Retain
3214C	Norway Maple	<i>Acer platanoides</i>	1	17	1	√	√			√				√			Fair	1.7	Yes	Adjacent Land Owner (City of Ottawa)	Retain
3215A	Norway Maple	<i>Acer platanoides</i>	1	10	1								√	√			Very Good	1.0	No	Adjacent Land Owner (City of Ottawa)	Retain
3216F	Norway Maple	<i>Acer platanoides</i>	1	10	2								√				Very Good	1.0	No	Adjacent Land Owner (City of Ottawa)	Retain
3217D	Norway Maple	<i>Acer platanoides</i>	1	11	2									√			Very Good	1.1	No	Client	Retain
3218B	Eastern White Cedar	<i>Thuja occidentalis</i>	4	42	6	√	√						√	√			Good	4.2	Yes	Client	Retain
321A7	Eastern White Pine	<i>Pinus strobus</i>	1	40	8		√			√				√			Very Good	4.0	Yes	Client	Retain
321AE	Norway Spruce	<i>Picea abies</i>	1	14	2									√			Very Good	1.4	No	Client	Retain
321B5	Norway Spruce	<i>Picea abies</i>	1	21	2									√			Very Good	2.1	No	Client	Retain
321D2	Norway Maple	<i>Acer platanoides</i>	1	30	4								√	√			Very Good	3.0	No	Client	Remove to accommodate construction
321D9	American Basswood	<i>Tilia americana</i>	2	29	4									√			Very Good	2.9	No	Client	Remove to accommodate construction
321EC	Norway Spruce	<i>Picea abies</i>	1	29	3				√					√			Very Good	2.9	Yes	Client	Retain
3232B	Northern Red Oak	<i>Quercus rubra</i>	1	39	6												Very Good	3.9	No	Adjacent Land Owner (City of Ottawa)	Retain
3235D	Norway Spruce	<i>Picea abies</i>	1	15	1		√			√							Fair	1.5	Yes	Client	Retain
3237A	Apple Spp.	<i>Malus spp.</i>	1	11	2	√			√				√	√	√		Fair	1.1	No	Client	Retain
3237A	Norway Spruce	<i>Picea abies</i>	1	23	2	√				√							Good	2.3	Yes	Adjacent Land Owner (City of Ottawa)	Retain
3239F	Apple Spp.	<i>Malus spp.</i>	2	20	3		√			√				√	√		Fair	2.0	Yes	Client	Retain
323A6	Norway Maple	<i>Acer platanoides</i>	1	31	3				√								Very Good	3.1	Yes	Client	Retain
323AD	Norway Spruce	<i>Picea abies</i>	1	16	3	√								√			Fair	1.6	Yes	Adjacent Land Owner (City of Ottawa)	Retain
323B4	Norway Spruce	<i>Picea abies</i>	1	19	3	√											Good	1.9	Yes	Client	Retain
3244A	Apple Spp.	<i>Malus spp.</i>	2	22	2							√			√		Good	2.2	Yes	Client	Retain
3249D	Apple Spp.	<i>Malus spp.</i>	3	19	2							√					Very Good	1.9	No	Client	Retain
324B3	Apple Spp.	<i>Malus spp.</i>	1	15	2				√			√		√			Good	1.5	No	Client	Retain
324C4	Siberian Elm	<i>Ulmus pumila</i>	1	50	5				√			√		√			Very Good	5.0	No	Adjacent Land Owner (City of Ottawa)	Retain
324D4	Siberian Elm	<i>Ulmus pumila</i>	1	48	5									√			Very Good	4.8	No	Adjacent Land Owner (City of Ottawa)	Retain
324EF	Red Spruce	<i>Picea rubens</i>	1	38	4												Very Good	3.8	Yes	Client	Retain
324FB	Red Pine	<i>Pinus resinosa</i>	1	23	4									√			Very Good	2.3	Yes	Client	Retain
3251A	Apple Spp.	<i>Malus spp.</i>	3	15	1	√			√	√					√		Poor	1.5	Yes	Client	Retain
3255B	Siberian Elm	<i>Ulmus pumila</i>	1	49	4												Very Good	4.9	No	Adjacent Land Owner (City of Ottawa)	Retain
3257C	Siberian Elm	<i>Ulmus pumila</i>	1	52	5	√	√		√	√							Fair	5.2	Yes	Adjacent Land Owner (City of Ottawa)	Retain
325DA	Apple Spp.	<i>Malus spp.</i>	2	21	2									√			Very Good	2.1	Yes	Client	Retain
326D4	Siberian Elm	<i>Ulmus pumila</i>	1	59	4												Very Good	5.9	Yes	Adjacent Land Owner (City of Ottawa)	Retain
326DB	Norway Spruce	<i>Picea abies</i>	1	33	4				√					√			Good	3.3	Yes	Client	Retain
326F5	American Basswood	<i>Tilia americana</i>	1	10	2												Excellent	1.0	Yes	Adjacent Land Owner (City of Ottawa)	Retain
3271E	Norway Spruce	<i>Picea abies</i>	1	14	2									√			Good	1.4	Yes	Client	Retain

Tree ID	Common Name	Scientific Name	No. Stems	DBH (cm) * approx.	Crown Spread (m)	Structural Defects <sup>1</sup>										Condition <sup>2</sup>	CRZ (m from trunk)	Boundary Tree	Ownership	Impact / Recommendation	
						SMD	UC	FC	BNL	DB	AVD	LE	CA	EXR	W						GR
3272C	Apple Spp.	<i>Malus spp.</i>	3	16	3	√				√	√				√		Fair	1.6	No	Client	Retain
3273D	Apple Spp.	<i>Malus spp.</i>	2	14	2		√	√		√					√		Fair	1.4	No	Client	Retain
3274B	White Spruce	<i>Picea glauca</i>	1	15	2	√											Very Good	1.5	Yes	Adjacent Land Owner (City of Ottawa)	Retain
328B7	Siberian Elm	<i>Ulmus pumila</i>	1	26	3						√						Good	2.6	Yes	Client	Retain
328BE	Siberian Elm	<i>Ulmus pumila</i>	1	29	3						√						Very Good	2.9	Yes	Client	Retain
328C5	Siberian Elm	<i>Ulmus pumila</i>	1	45	3												Excellent	4.5	Yes	Client	Retain
328D3	Siberian Elm	<i>Ulmus pumila</i>	1	26	2	√	√				√	√					Fair	2.6	Yes	Adjacent Land Owner (City of Ottawa)	Retain
328DA	Eastern White Cedar	<i>Thuja occidentalis</i>	3	27	3							√					Good	2.7	Yes	Adjacent Land Owner (City of Ottawa)	Retain
329F0	Little-leaf Linden	<i>Tilia cordata</i>	1	37	4									√			Very Good	3.7	No	Client	Retain
32A5C	Red Pine	<i>Pinus resinosa</i>	1	24	3		√										Very Good	2.4	No	Client	Retain
32A63	Red Pine	<i>Pinus resinosa</i>	1	27	3										√		Good	2.7	No	Client	Retain
3469B	Honey-locust	<i>Gleditsia triacanthos</i>	1	32	5												Excellent	3.2	No	Client	Remove to accommodate construction
346A2	Honey-locust	<i>Gleditsia triacanthos</i>	1	30	4												Excellent	3.0	No	Client	Remove to accommodate construction
34A79	Little-leaf Linden	<i>Tilia cordata</i>	1	22	4												Very Good	2.2	No	Client	Retain
34AcB	Red Pine	<i>Pinus resinosa</i>	1	32	3												Very Good	3.2	Yes	Client	Retain
34AD2	Siberian Elm	<i>Ulmus pumila</i>	4	28	4			√						√	√		Fair	2.8	Yes	Client	Retain
34C88	Honey-locust	<i>Gleditsia triacanthos</i>	1	37	4												Excellent	3.7	No	Client	Retain
34C94	Honey-locust	<i>Gleditsia triacanthos</i>	1	21	2										√		Very Good	2.1	No	Client	Retain
34CA4	Honey-locust	<i>Gleditsia triacanthos</i>	1	30	2		√										Very Good	3.0	No	Client	Retain
34CD6	Red Pine	<i>Pinus resinosa</i>	1	22	3		√										Good	2.2	Yes	Adjacent Land Owner (City of Ottawa)	Retain
34CDD	Siberian Elm	<i>Ulmus pumila</i>	1	70	8		√					√		√			Good	7.0	No	Adjacent Land Owner (City of Ottawa)	Retain
34F1B	Honey-locust	<i>Gleditsia triacanthos</i>	1	17	2										√		Good	1.7	No	Client	Retain
3537B	Little-leaf Linden	<i>Tilia cordata</i>	1	12	3												Good	1.2	No	Client	Retain
3568E	Red Pine	<i>Pinus resinosa</i>	1	27	3				√						√		Good	2.7	Yes	Client	Retain
3569C	Red Pine	<i>Pinus resinosa</i>	1	29	3	√			√								Good	2.9	Yes	Client	Retain
356A3	Red Pine	<i>Pinus resinosa</i>	1	25	3	√	√		√								Good	2.5	No	Client	Retain
356AA	Red Pine	<i>Pinus resinosa</i>	1	26	3	√			√								Good	2.6	Yes	Client	Retain
356B1	Red Pine	<i>Pinus resinosa</i>	1	30	3	√			√								Good	3.0	Yes	Client	Retain
356B8	Red Pine	<i>Pinus resinosa</i>	1	34	3				√								Good	3.4	Yes	Client	Retain
356BF	Red Pine	<i>Pinus resinosa</i>	1	23	3		√		√								Good	2.3	Yes	Client	Retain
356C6	Red Pine	<i>Pinus resinosa</i>	1	26	3	√	√		√	√							Fair	2.6	Yes	Client	Retain
356CD	Red Pine	<i>Pinus resinosa</i>	1	21	3		√		√	√				√			Fair	2.1	Yes	Client	Retain
356D4	Red Pine	<i>Pinus resinosa</i>	1	19	3		√		√	√				√			Fair	1.9	Yes	Client	Retain
356DB	Red Pine	<i>Pinus resinosa</i>	1	26	3	√	√		√	√					√		Fair	2.6	Yes	Client	Retain
35CB0	Honey-locust	<i>Gleditsia triacanthos</i>	1	24	3												Excellent	2.4	No	Client	Retain
35D33	Honey-locust	<i>Gleditsia triacanthos</i>	1	21	3			√							√		Good	2.1	No	Client	Retain
35EA4	Red Pine	<i>Pinus resinosa</i>	1	55	6	√	√										Good	5.5	No	Client	Retain
35EAB	Red Pine	<i>Pinus resinosa</i>	1	55	6												Excellent	5.5	No	Client	Retain
35EF8	Red Maple	<i>Acer rubrum</i>	1	29	4			√							√		Good	2.9	Yes	Client	Retain
35F10	Little-leaf Linden	<i>Tilia cordata</i>	1	13	3							√			√		Fair	1.3	No	Client	Retain
35F17	Manitoba Maple	<i>Acer negundo</i>	3	15	4						√	√		√	√		Fair	1.5	No	Client	Retain
35F1E	Red Maple	<i>Acer rubrum</i>	1	21	4			√									Good	2.1	Yes	Client	Retain
35F25	Red Maple	<i>Acer rubrum</i>	1	35	4			√						√			Very Good	3.5	Yes	Client	Retain
35F36	Norway Spruce	<i>Picea abies</i>	1	32	3												Excellent	3.2	No	Client	Retain
35F3D	Norway Spruce	<i>Picea abies</i>	1	28	3												Very Good	2.8	No	Client	Retain
35F44	Norway Spruce	<i>Picea abies</i>	2	22	3												Very Good	2.2	No	Client	Retain
35F4B	Norway Spruce	<i>Picea abies</i>	2	30	2										√		Good	3.0	No	Client	Retain
3R9F8	Honey-locust	<i>Gleditsia triacanthos</i>	1	47	10	√				√							Very Good	4.7	No	Client	Retain
5254A	Red Pine	<i>Pinus resinosa</i>	1	31	3									√			Good	3.1	Yes	Client	Retain
5258E	Apple Spp.	<i>Malus spp.</i>	1	13	2	√					√				√		Good	1.3	No	Client	Retain

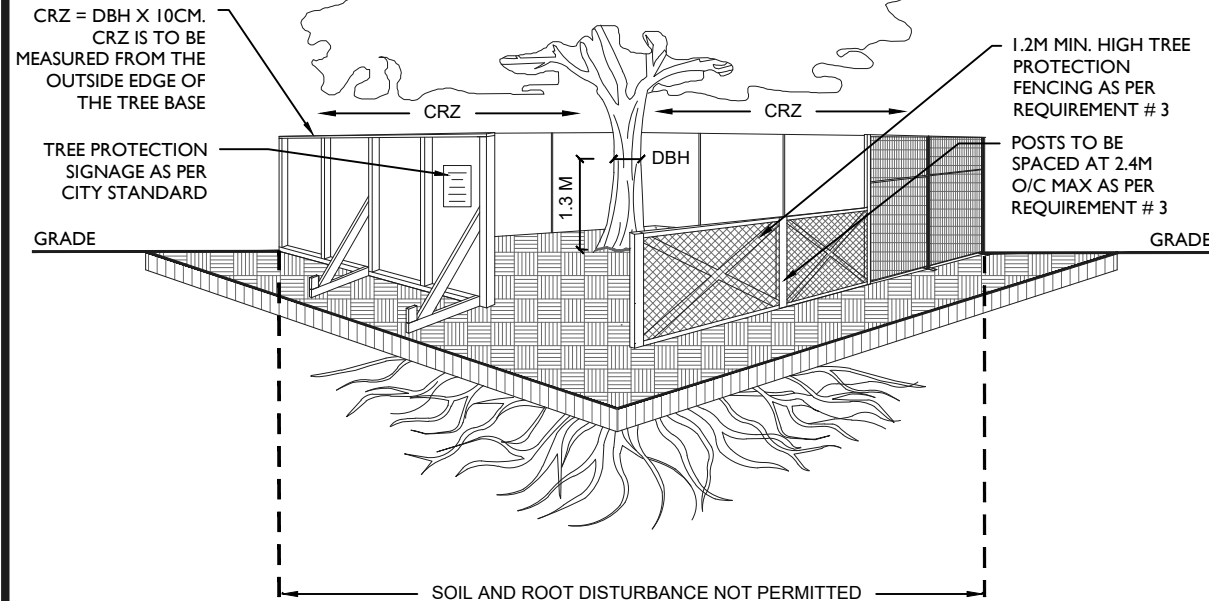
# Appendix B

## Tree Protection Specification (City of Ottawa, 2021)



TREE PROTECTION FENCING  
TREE TRUNK

PLAN VIEW



CRZ = DBH X 10CM.  
CRZ IS TO BE MEASURED FROM THE OUTSIDE EDGE OF THE TREE BASE

TREE PROTECTION SIGNAGE AS PER CITY STANDARD

GRADE

SOIL AND ROOT DISTURBANCE NOT PERMITTED

1.2M MIN. HIGH TREE PROTECTION FENCING AS PER REQUIREMENT # 3

POSTS TO BE SPACED AT 2.4M O/C MAX AS PER REQUIREMENT # 3

CRZ

CRZ

DBH

1.3 M

GRADE

#### TREE PROTECTION REQUIREMENTS:

1. PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X 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 OR 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 DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE ( E.G. TREE CONSERVATION REPORT, TREE INFORMATION REPORT, ETC). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE 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](http://WWW.OTTAWA.CA/TREEBYLAW) FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.

ACCESSIBLE FORMATS AND COMMUNICATION SUPPORTS ARE AVAILABLE, UPON REQUEST



## TREE PROTECTION SPECIFICATION

TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

SCALE: NTS

DATE: MARCH 2021

DRAWING NO.: 1 of 1

# Appendix C

## Site/Landscape Plan and Planting Plan Drawings



**PROJECT CONSULTANTS**

**DEVELOPER / OWNER**  
**ANTHEM PROPERTIES GROUP**  
 1055 Dunsmuir Street  
 Vancouver BC Canada V7X 1K8  
 PHONE: 604-901-0240

**PLANNING / LANDSCAPE**  
**FOTENN PLANNING + DESIGN**  
 420 O'CONNOR ST.  
 OTTAWA, ONTARIO K2P 1W4  
 PHONE: 613-730-5709

**CIVIL**  
**EGIS GROUP**  
 750 Palladium Drive, Suite 310  
 Kanata, ONTARIO K2V 1C7  
 PHONE: 613-714-6174

**SURVEYOR**  
**ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**  
 14 CONCOURSE GATE, SUITE 500  
 NEPEAN, ON K2E 7S6  
 PHONE: 613-727-0850

**NOTE**  
 Property boundary information derived from  
**ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**  
 Part 1 of Plan 4R-4502 and Block A of Registered  
 Plan 316039

**SITE INFORMATION**

**ZONING** GM24[90]-h S125

**LANDSCAPE BUFFER** Per Schedule 125

**SITE AREA**  
 Total Site Area: 14,392 m<sup>2</sup>

**TOTAL MALL PARKING**

MIN	MAX	Provided
975	2117	1641

**NORTH PARKING LOT (application area)**  
 Driveway Width 6.7m  
 Aisle Width 6.7m  
 Parking Space Dimensions 2.6 m x 5.2 m  
 Parking Space Provided 384

**LANDSCAPE AREA**  
 Total Site Area: 14,392 m<sup>2</sup>  
 Softscape Landscape Area: 2,770 m<sup>2</sup>  
 Hardscape Landscape Area: 598 m<sup>2</sup>  
 % Landscape Area: 23%

**SNOW MANAGEMENT**  
 See plan for proposed snow storage area.

**NOTES:**

DO NOT SCALE DRAWINGS;

NOTES ARE APPLICABLE TO ALL DRAWINGS IN THE SET;

CONTRACTOR SHALL NOT PROCEED WITH WORK UNTIL IN RECEIPT OF AN AUTHORIZED ISSUE FOR CONSTRUCTION (IFC) SET OF PLANS AND SPECIFICATIONS

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

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

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

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

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

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

PERFORM WORK IN ACCORDANCE WITH DETAILS AND SPECIFICATIONS;

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

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

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

**STANDARDS FOR TREE PLANTING:**

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

MAINTAIN A MINIMUM DISTANCE OF 7.5m FROM ALL BUILDINGS;

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

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

MAINTAIN A MINIMUM DISTANCE OF 1.2m FROM ALL DRIVEWAYS;

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

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

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

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

MAINTAIN A MINIMUM DISTANCE OF 10.0 FROM BUS SHELTERS

**IMPORTANT NOTICE FOR CONTRACTOR:**

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

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key plan / plan repère



legend / légende

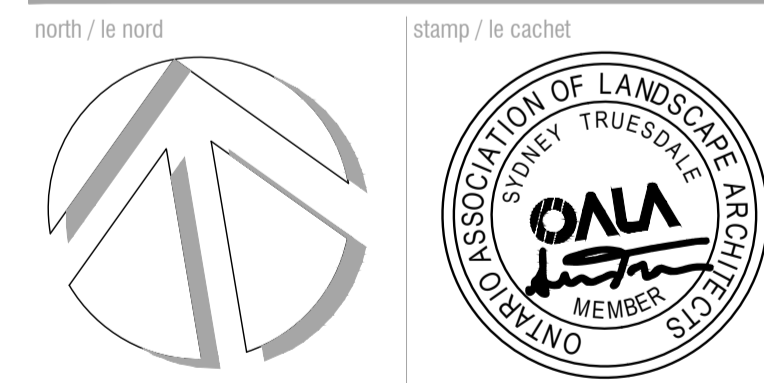
- PROPERTY LINE
- LIMIT OF WORK
- SCHEDULE 125 OFFSET
- TREE PROTECTION FENCING (REFER TO TREE PROTECTION)
- EXISTING TREES (REFER TO TREE CONSERVATION REPORT)
- PROPOSED DECIDUOUS TREES (REFER TO PLANTING SCHEDULE)
- PROPOSED BUFFER PLANTING (REFER TO PLANTING SCHEDULE)
- PROPOSED PERENNIAL PLANTING (REFER TO PLANTING SCHEDULE)
- PROPOSED CONCRETE SIDEWALK (REFER TO CIVIL)
- REINSTATED SOD
- PROPOSED LIGHT STANDARD WITH PEDESTRIAN LIGHTING

SCALE 1:400

DO NOT SCALE DRAWINGS

rev'n	description / la description	yyyy/mm/dd
03	re-issue for site plan application	2026/05/06
02	re-issue for site plan application	2026/04/27
01	re-issue for site plan application	2026/04/17
00	issue for site plan application	2026/03/09

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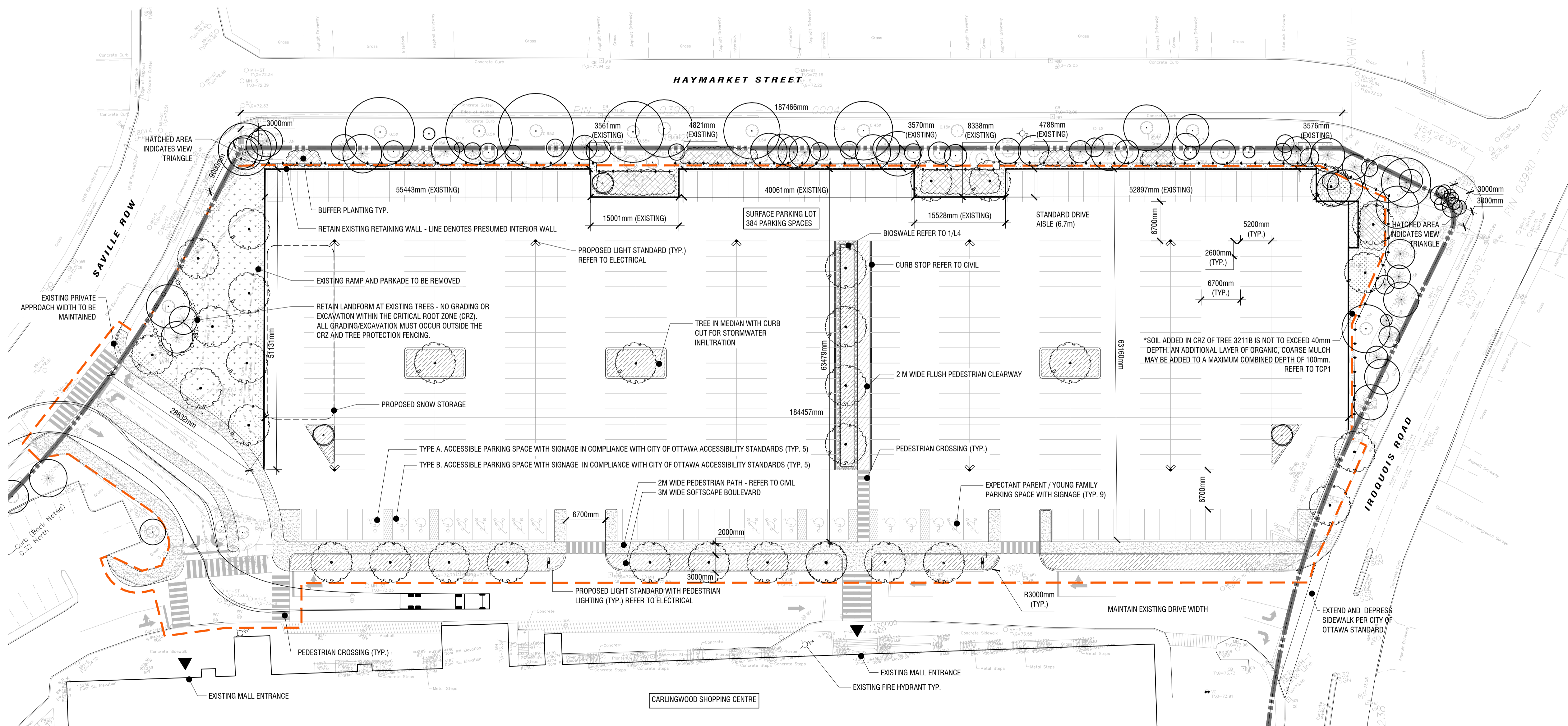
project / projet  
**2085 CARLING AVENUE**  
**CARLINGWOOD MALL NORTH PARKING**  
**STRUCTURE DEMOLITION & REDESIGN**

drawing / dessin  
**SITE/LANDSCAPE PLAN**

designed / conçu	drawn / dessiné	reviewed / examiné
ST / DF	ST	DF
date	project number / No. du projet	
SEPT 2025	X ##-##	

drawing number / No. du dessin

**L1**



**1 SITE/LANDSCAPE PLAN**  
**L1 1:400**

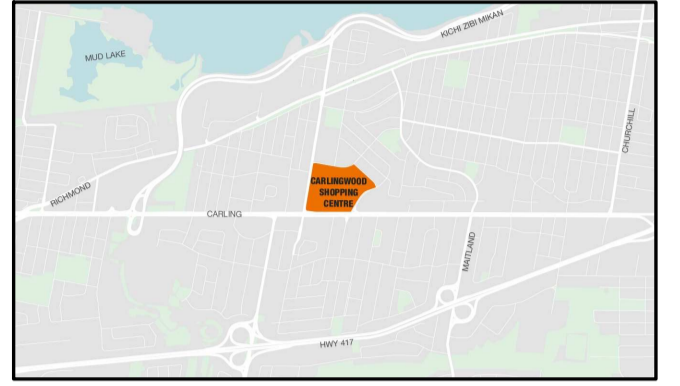
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File #107-12-27-2025 / Plan #1943



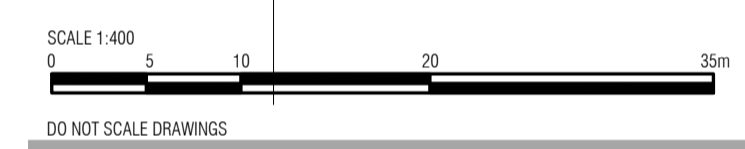


key plan / plan repère



legend / légende

- LIMIT OF WORK
- EXISTING TREES AND HEDGEROW CANOPY (REFER TO NOTES)
- CRITICAL ROOTING ZONE (CRZ)
- APPROXIMATE CANOPY AT 40 YEARS
- PROPOSED TREE
- EXTENT OF GROWING MEDIUM



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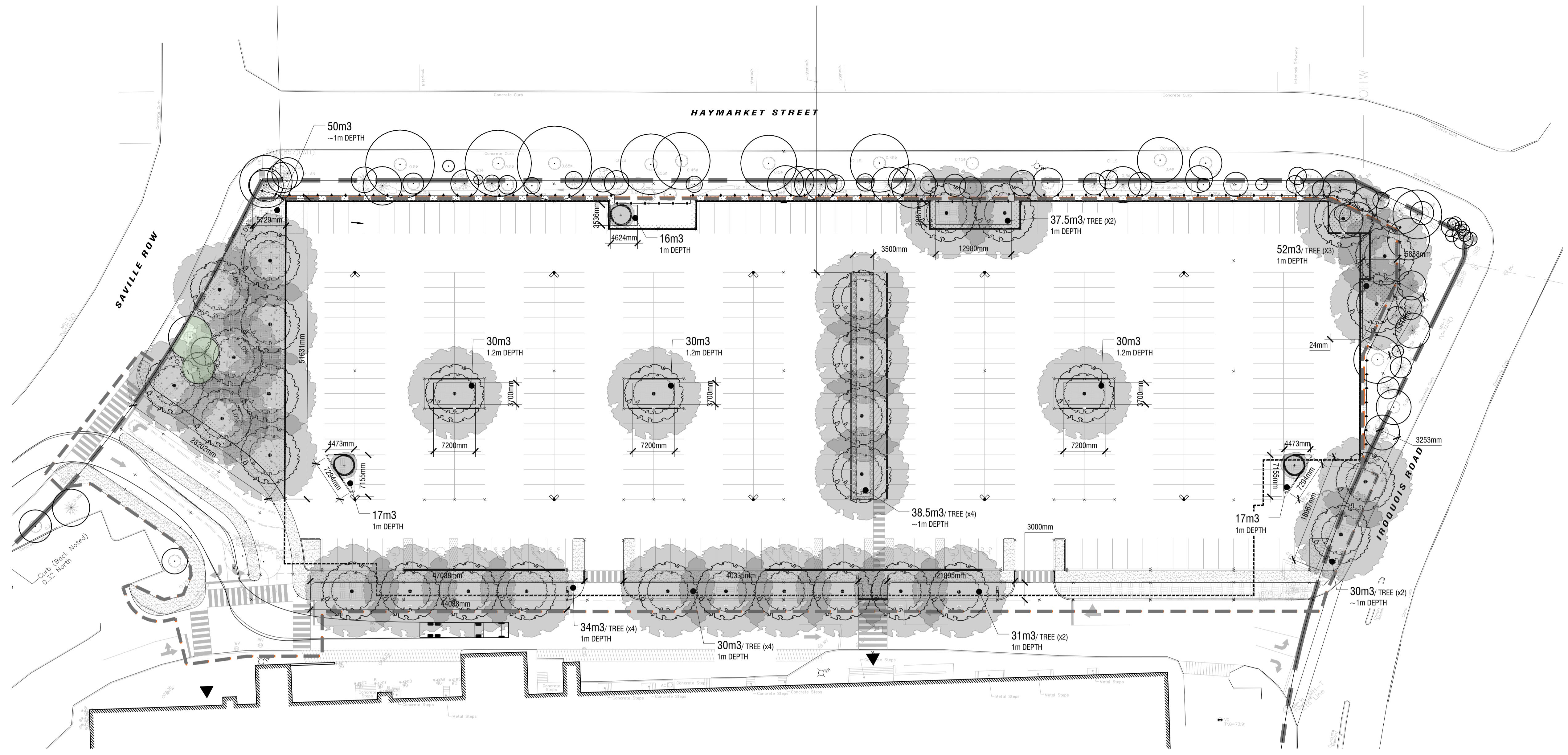
project / projet  
**2085 CARLING AVENUE**  
**CARLINGWOOD MALL NORTH PARKING**  
**STRUCTURE DEMOLITION & REDESIGN**

drawing / dessin  
**TREE 40YR PROJECTED CANOPY COVER AND SOIL VOLUME PLAN**

designed / conçu	drawn / dessiné	reviewed / examiné
<b>ST / DF</b>	<b>ST</b>	<b>DF</b>
date	project number / No. du projet	
<b>SEPT 2025</b>	<b>X ##-##</b>	

drawing number / No. du dessin

**L3**



**1 TREE 40YR PROJECTED CANOPY COVER AND SOIL VOLUME PLAN**  
**L3 1:400**

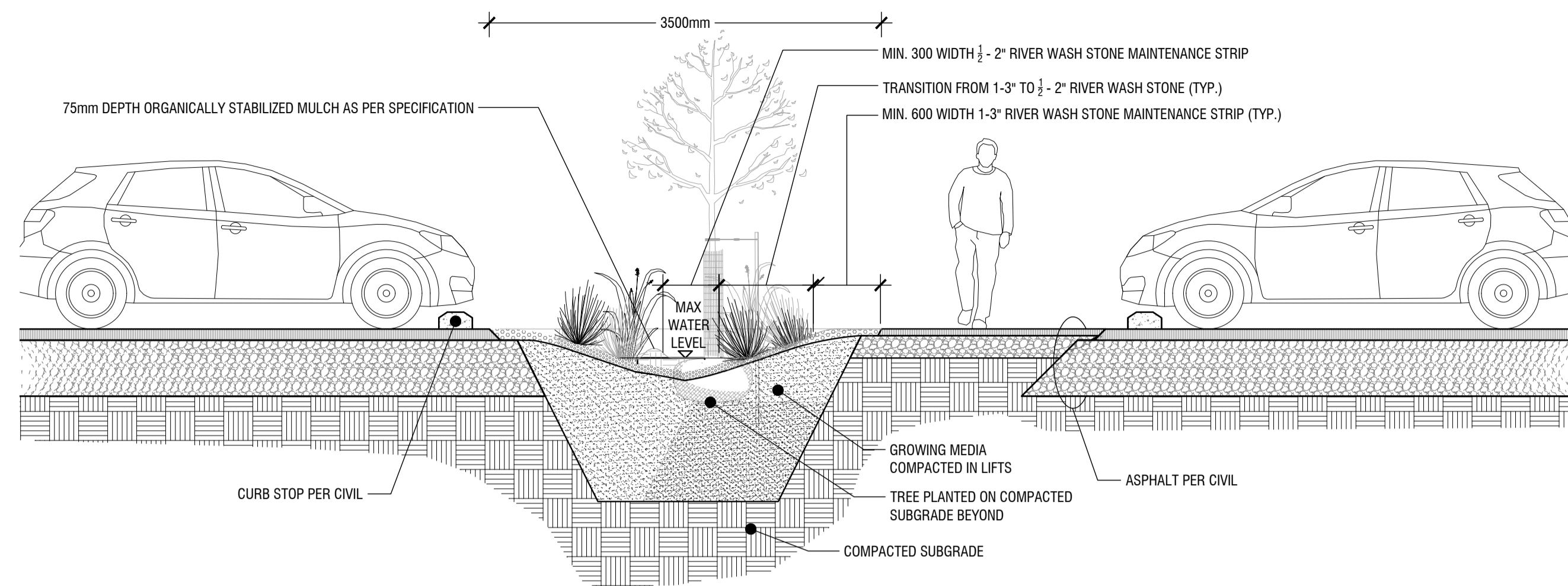
**PROPOSED TREE CANOPY PROJECTIONS (40 YEAR) & SOIL VOLUME REQUIREMENTS**

CANOPY PROJECTIONS (NTS)	AVERAGE CROWN AREA PER TREE (m <sup>2</sup> )	QTY OF TREES	TOTAL TREE CANOPY COVERAGES	PROPOSED CANOPY COVERAGES	SOIL VOLUME REQUIREMENT*	CONTINUOUS SPACE SOIL VOLUME (i.e. 2 TREES/1 GREENSPACE)
SMALL DECIDUOUS TREE (AVG. CANOPY DIAMETER = 4.5m)	16m <sup>2</sup>	3	48m <sup>2</sup>	6480m <sup>2</sup>	25m <sup>3</sup> 4100mm	30m <sup>3</sup> 8000mm
MEDIUM DECIDUOUS TREE (AVG. CANOPY DIAMETER = 8.5m)	57m <sup>2</sup>	0	0m <sup>2</sup>	64m <sup>2</sup>	30m <sup>3</sup> 5000mm	36m <sup>3</sup> 2400mm
LARGE DECIDUOUS TREE (AVG. CANOPY DIAMETER = 16m)	201m <sup>2</sup>	32	6,432m <sup>2</sup>	14,921m <sup>2</sup>	30m <sup>3</sup> 6300mm	36m <sup>3</sup> 2400mm
				<b>TOTAL COVERAGE</b>	30m <sup>3</sup> 3160mm	36m <sup>3</sup> 10000mm
				6,544m <sup>2</sup>		
				44%		

- NOTES:**
- CALCULATIONS HAVE BEEN MADE TO PROJECT A 40 YEAR HORIZON AND TYPICAL GROWTH RATES FOR ALL TREES
  - PROJECTED CANOPY DIAMETERS AND AREAS ARE BASED ON AN AVERAGE OF THE TREES PROPOSED FOR THE SITE
  - PROJECTED CANOPY AREAS FOR EXISTING TREES ARE BASED ON AVERAGE OF THE TREES PLANTED AS PART OF PREVIOUS PHASES
  - OVERLAPPING CANOPIES AREAS FOR EXISTING TREES ARE ONLY COUNTED ONCE WHERE APPLICABLE
  - CANOPY CALCULATION DOES NOT ACCOUNT FOR EXISTING TREE CANOPY ON ADJACENT SITES/IN ROW OVERLAPPING SITE
  - CANOPY CALCULATIONS INCLUDE OVERLAPPING OF ADJACENT TREE CANOPIES WHERE APPLICABLE
  - \*SOIL VOLUME REQUIREMENT IS BASED ON THE CITY OF OTTAWA'S 'Tree Planting in Sensitive Marine Clay Soils - 2017 Guidelines' DRAFT Version 2.0 DATED JANUARY 11, 2019

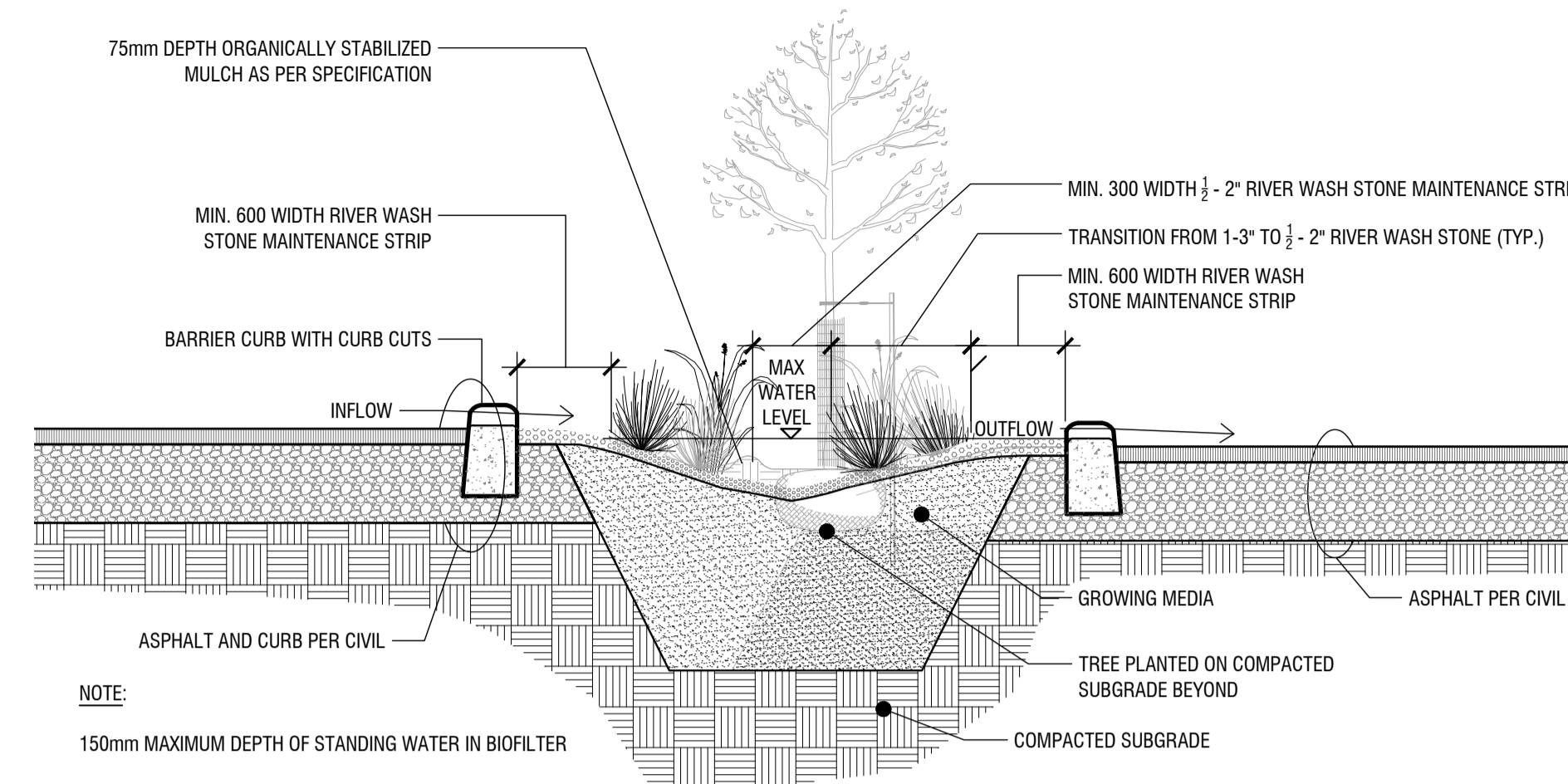
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File #107-12-27-2021 / Plan #1043



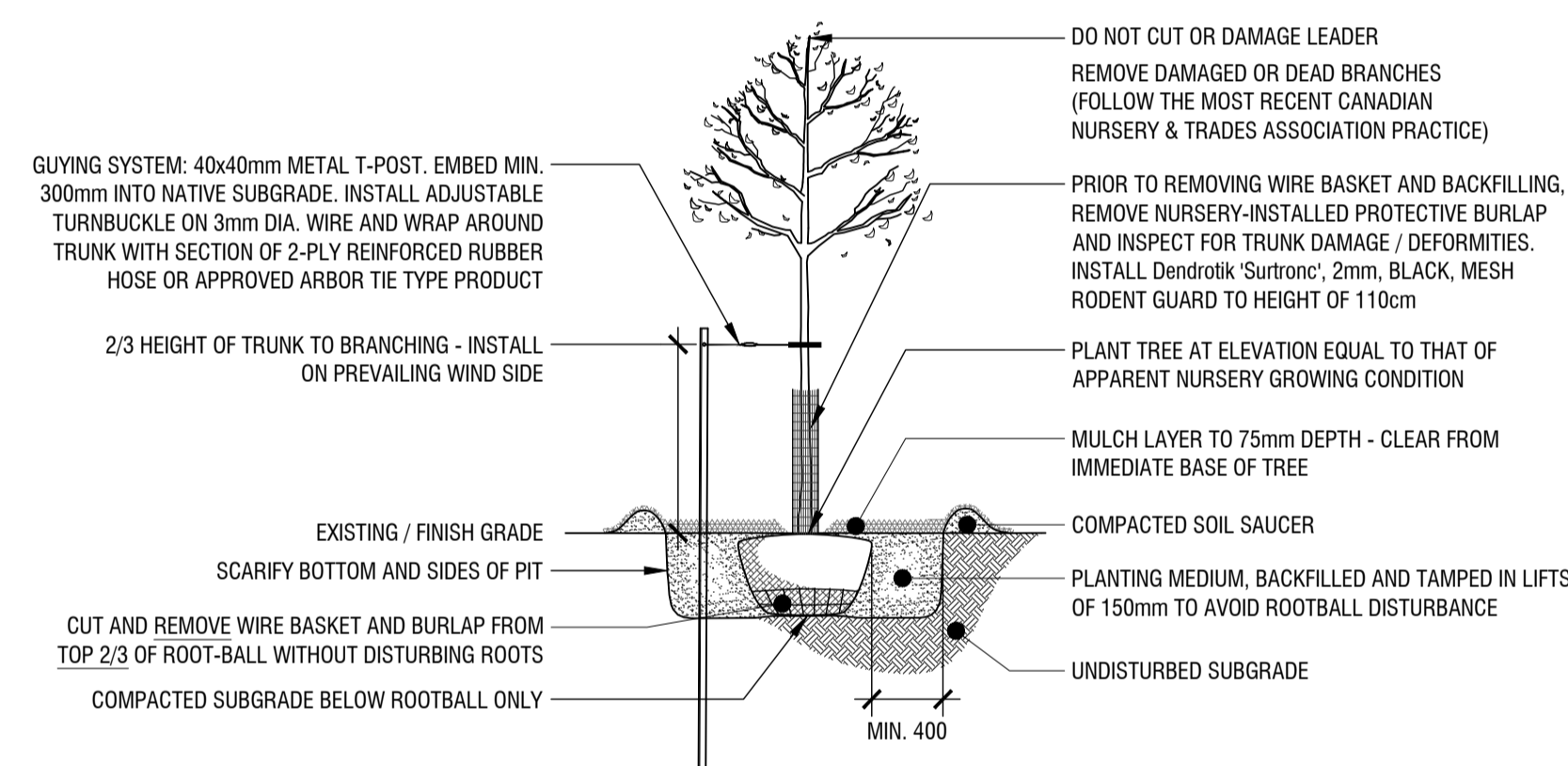
NOTE:  
150mm MAXIMUM DEPTH OF STANDING WATER IN SWALES

**1 BIOSWALE DETAIL**  
**L4 n.t.s.**

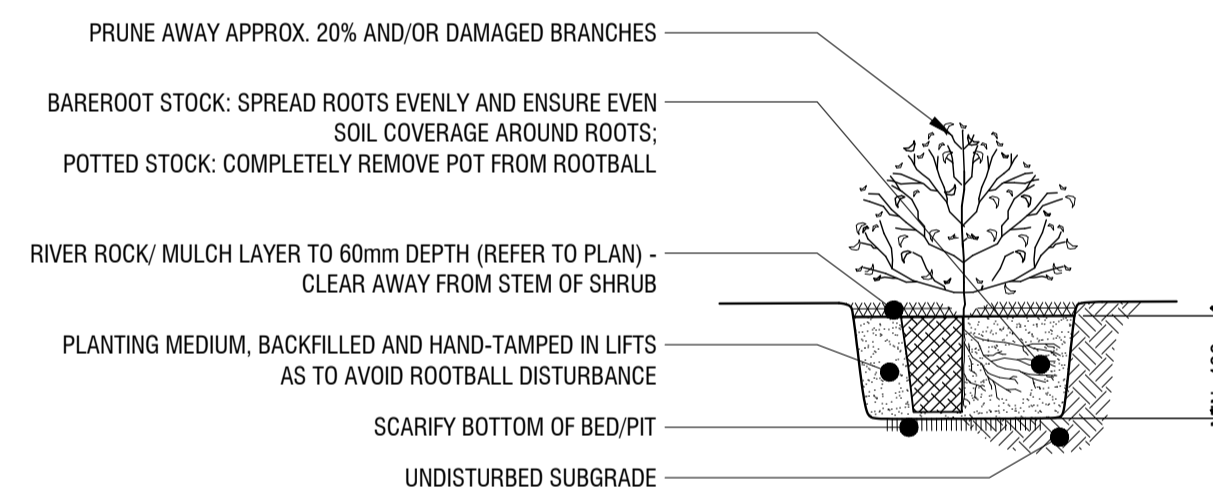


NOTE:  
150mm MAXIMUM DEPTH OF STANDING WATER IN BIOFILTER

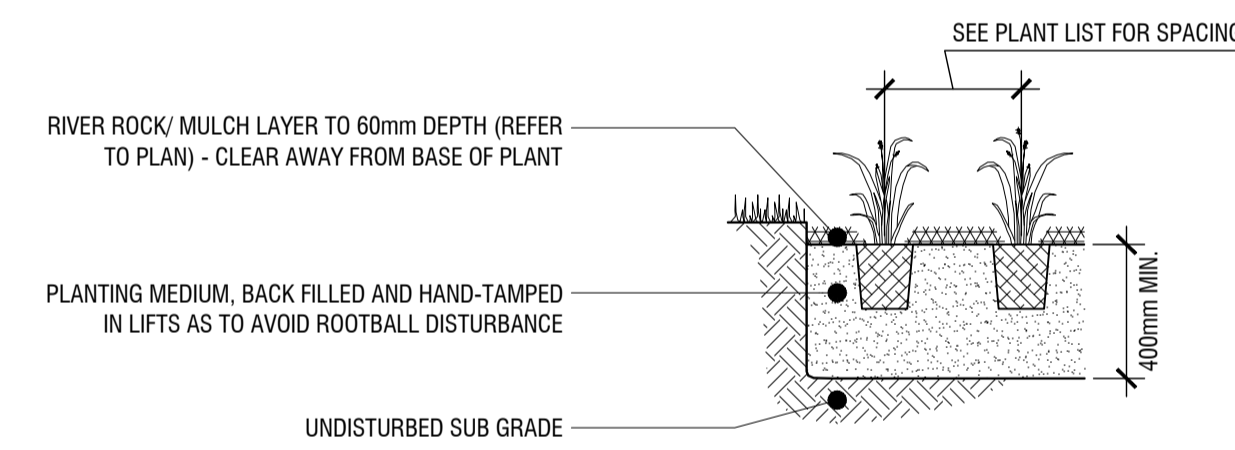
**2 TREED BIOFILTER MEDIAN**  
**L4 n.t.s.**



**3 TREE PLANTING DETAIL**  
**L4 n.t.s.**



**4 SHRUB PLANTING DETAIL**  
**L4 n.t.s.**



**5 PERENNIAL PLANTING DETAIL**  
**L4 n.t.s.**

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**STRUCTURE DEMOLITION & REDESIGN**

drawing / dessin

**CONSTRUCTION DETAILS**

designed / conçu	drawn / dessiné	reviewed / examiné
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**L4**

Arcadis Canada Inc.  
333 Preston Street, Suite 500  
Ottawa, Ontario K1S 5N4  
Canada  
Phone: 613 225 1311  
Fax:  
[www.arcadis.com](http://www.arcadis.com)