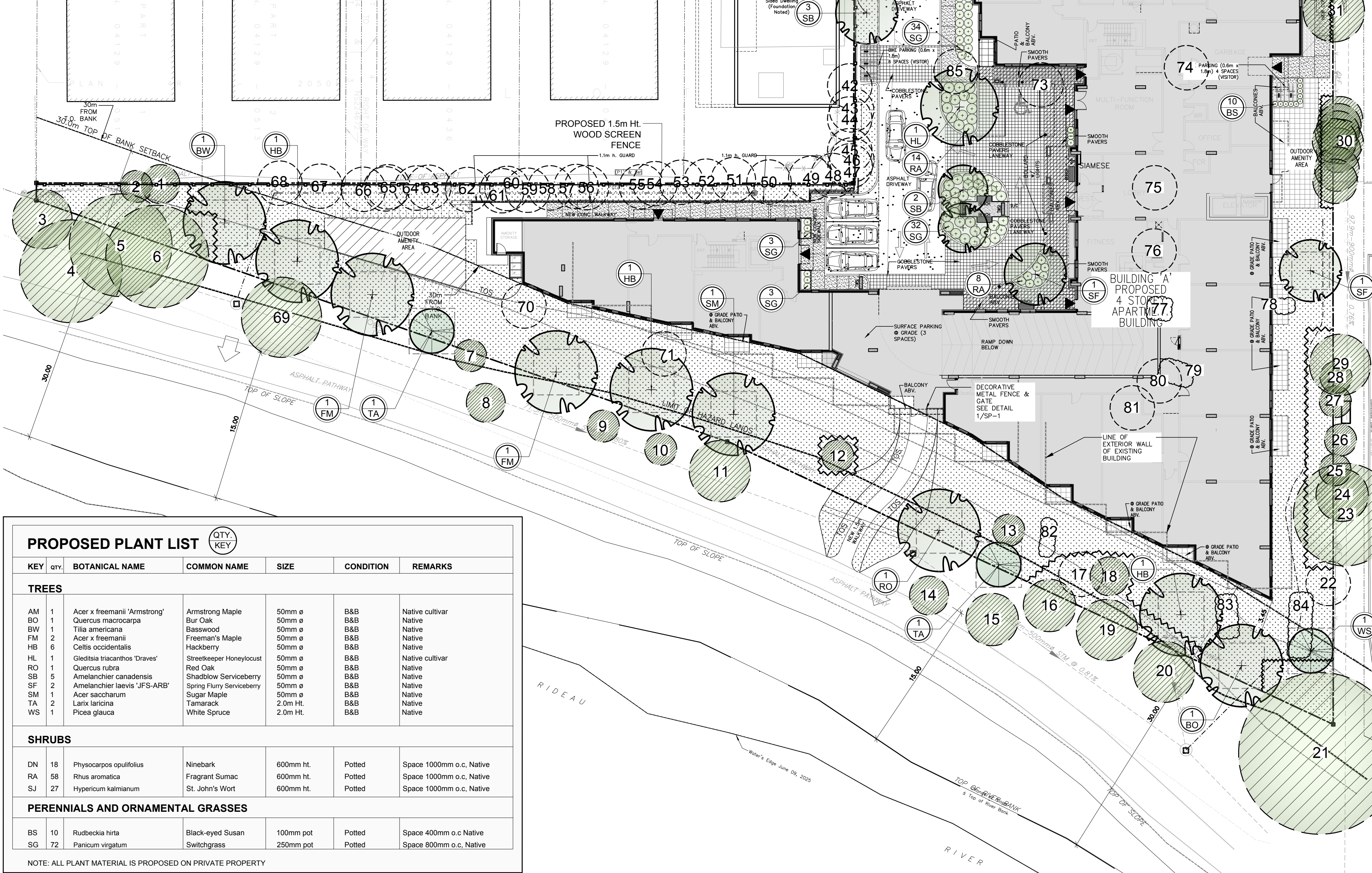




LEGAL DESCRIPTION:
PART OF LOT M, CONCESSION C (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA

KEY PLAN: NTS



PROPOSED PLANT LIST

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

NOTE: ALL PLANT MATERIAL IS PROPOSED ON PRIVATE PROPERTY

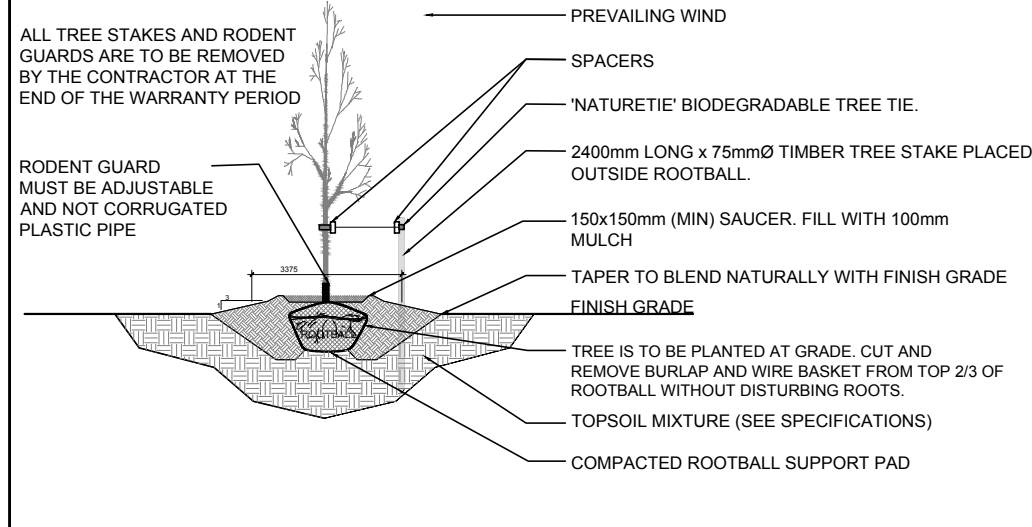
TREE CONSERVATION REPORT AND LANDSCAPE PLAN

SCALE: 1:250

GENERAL NOTES:

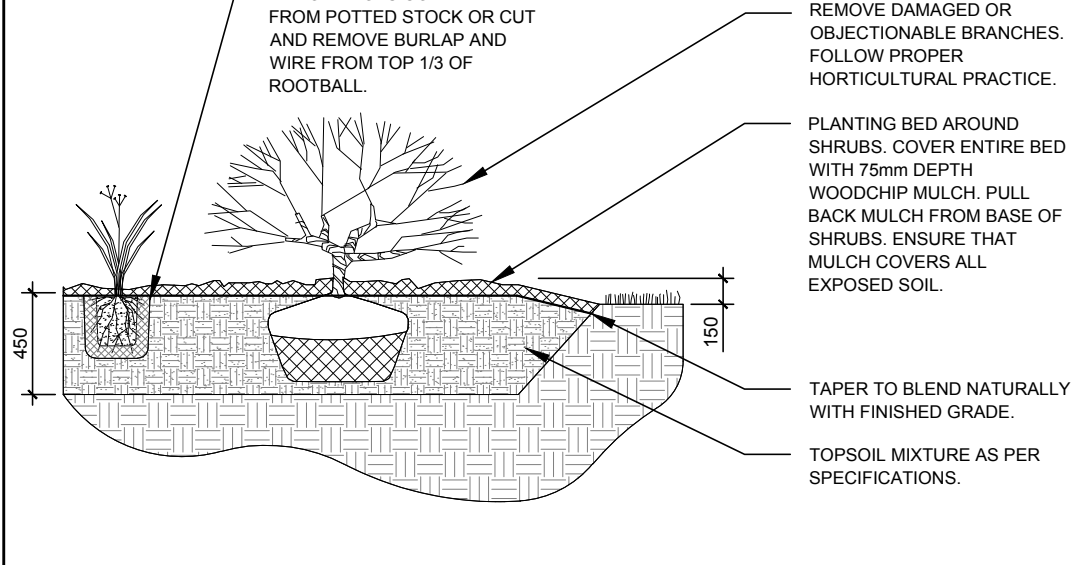
- IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR OR OFFICIAL TO REPORT ANY ERRORS, OMISSIONS OR DISCREPANCIES ON THIS PLAN WITH ACTUAL SITE CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AND AUTHORITIES PRIOR TO ANY 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.

NOTE:



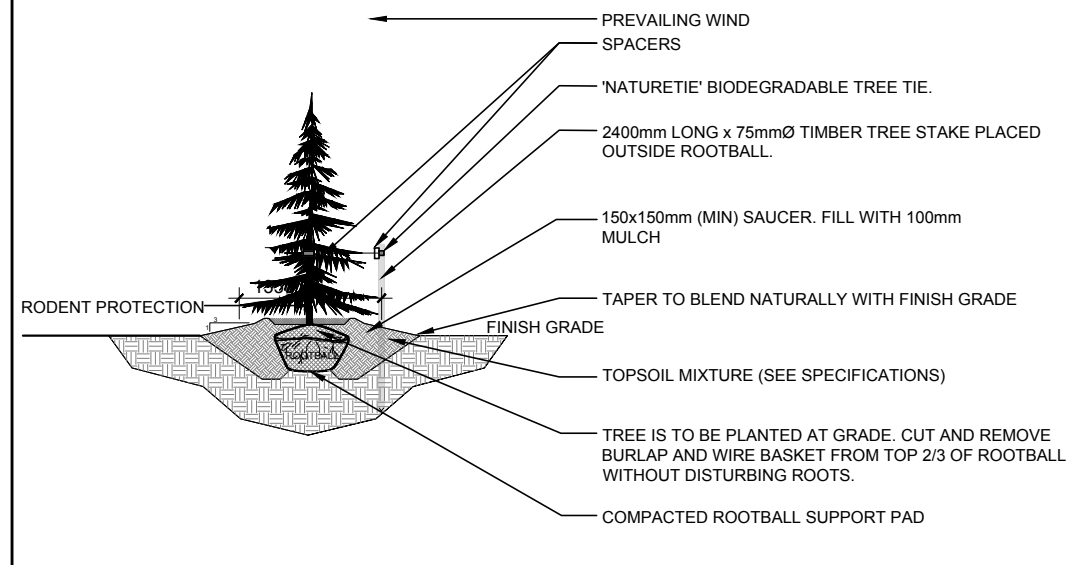
DECIDUOUS TREE PLANTING

SCALE: NTS



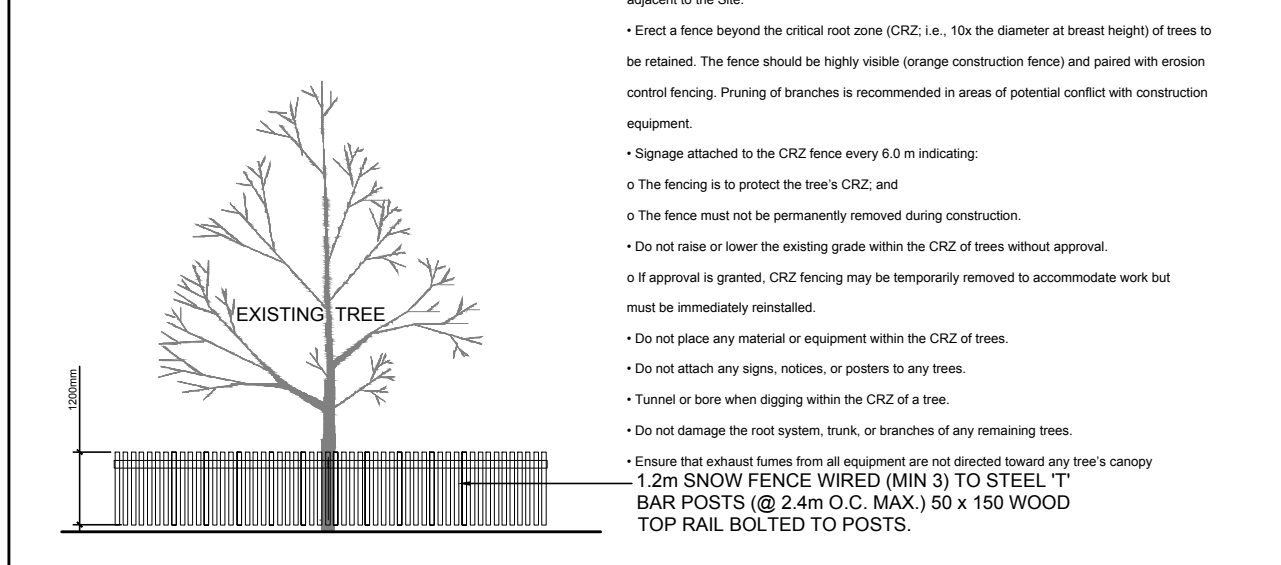
SHRUB / ORNAMENTAL GRASS / PERENNIAL PLANTING

SCALE: NTS



CONIFEROUS TREE PLANTING

SCALE: NTS



TREE PROTECTION FENCE

SCALE: NTS

EXISTING TREE LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	ACTION	OWNERSHIP
1	1	Acer negundo	Manitoba Maple	200mm DBH.	GOOD	To Remain	551 Riverdale Avenue
2	1	Acer negundo	Manitoba Maple	150mm DBH.	GOOD	To Remain	551 Riverdale Avenue
3	1	Acer rubrum	Red Maple	300mm DBH.	GOOD	To Remain	City of Ottawa
4	1	Tilia cordata	Little Leaf Linden	500mm DBH.	GOOD	To Remain	City of Ottawa
5	1	Tilia cordata	Little Leaf Linden	500mm DBH.	GOOD	To Remain	City of Ottawa
6	1	Tilia cordata	Little Leaf Linden	400mm DBH.	GOOD	To Remain	City of Ottawa
7	1	Cupressus nootkatensis	Weeping Nootka Cypress	120mm DBH.	GOOD	To Remain	City of Ottawa
8	1	Acer rubrum	Red Maple	200mm DBH.	GOOD	To Remain	City of Ottawa
9	1	Acer rubrum	Red Maple	150mm DBH.	GOOD	To Remain	City of Ottawa
10	1	Amelanchier canadensis	Shadblow Serviceberry	100mm DBH.	GOOD	To Remain	City of Ottawa
11	1	Acer platanoides	Norway Maple	300mm DBH.	GOOD	To Remain	City of Ottawa
12	1	Cupressus nootkatensis	Weeping Nootka Cypress	120mm DBH.	GOOD	To Remain	551 Riverdale Avenue
13	1	Prunus spp.	Domestic Cherry	100mm DBH.	GOOD	To Remain	551 Riverdale Avenue
14	1	Acer saccharum	Sugar Maple	200mm DBH.	GOOD	To Remain	City of Ottawa
15	1	Acer rubrum	Red Maple	250mm DBH.	FAIR	To Remain	City of Ottawa
16	1	Acer rubrum	Red Maple	250mm DBH.	GOOD	To Remain	City of Ottawa
17	1	Pinus strobus	White Pine	400mm DBH.	GOOD	To be removed	551 Riverdale Avenue
18	1	Betula papyrifera	White Birch	200mm DBH.	GOOD	To Remain	551 Riverdale Avenue
19	1	Acer rubrum	Red Maple	310mm DBH.	GOOD	To Remain	City of Ottawa
20	1	Malus spp.	Crabapple	200-300mm DBH.	GOOD	To Remain	City of Ottawa
21	1	Quercus macrocarpa	Bur Oak	800mm DBH.	GOOD	To Remain	City of Ottawa
22	1	Elaeagnus angustifolia	Russian Olive	150mm DBH.	DEAD	To be removed	551 Riverdale Avenue
23	1	Ulmus americana	American Elm	500mm DBH.	GOOD	To Remain	City of Ottawa
24	1	Ulmus americana	American Elm	250mm DBH.	GOOD	To Remain	City of Ottawa
25	1	Ulmus americana	American Elm	100mm DBH.	GOOD	To Remain	City of Ottawa
26	1	Ulmus americana	American Elm	120mm DBH.	GOOD	To Remain	City of Ottawa
27	1	Ulmus americana	American Elm	150mm DBH.	GOOD	To Remain	City of Ottawa
28	1	Ulmus americana	American Elm	100mm DBH.	GOOD	To Remain	City of Ottawa
29	1	Malus spp.	Crabapple	250mm DBH.	GOOD	To Remain	City of Ottawa
30	1	Thuja occidentalis	White Cedar	150-250mm DBH.	GOOD	To Remain	City of Ottawa
31	1	Thuja occidentalis	White Cedar	250mm DBH.	GOOD	To Remain	City of Ottawa
32	1	Thuja occidentalis	White Cedar	150mm DBH.	GOOD	To Remain	City of Ottawa
33	1	Thuja occidentalis	White Cedar	150mm DBH.	GOOD	To Remain	City of Ottawa
34	1	Tilia americana	Basewood	140mm DBH.	GOOD	To be removed	551 Riverdale Avenue
35	1	Syringa reticulata	Japanese Tree Lilac	3x150mm DBH.	GOOD	To be removed	551 Riverdale Avenue
36	1	Acer negundo	Manitoba Maple	800mm DBH.	FAIR	To be removed	551 Riverdale Avenue
37	1	Juniperus spp.	Juniper	200mm DBH.	GOOD	To be removed	551 Riverdale Avenue
38	1	Syringa vulgaris	Common Purple Lilac	7x100mm DBH.	GOOD	To be removed	551 Riverdale Avenue
39	1	Juniperus spp.	Juniper	500mm DBH.	GOOD	To be removed	551 Riverdale Avenue
40	1	Juniperus spp.	Juniper	400mm DBH.	GOOD	To be removed	551 Riverdale Avenue
41	1	Acer negundo	Manitoba Maple	150-200mm DBH.	GOOD	To be removed	551 Riverdale Avenue
42	1	Acer negundo	Manitoba Maple	200mm DBH.	GOOD	To be removed	551 Riverdale Avenue
43	1	Acer negundo	Manitoba Maple	150mm DBH.	GOOD	To be removed	551 Riverdale Avenue
44	1	Acer negundo	Manitoba Maple	150mm DBH.	GOOD	To be removed	551 Riverdale Avenue
45	1	Acer negundo	Manitoba Maple	200mm DBH.	GOOD	To be removed	551 Riverdale Avenue
46	1	Acer negundo	Manitoba Maple	150mm DBH.	GOOD	To be removed	551 Riverdale Avenue
47	1	Acer negundo	Manitoba Maple	200mm DBH.	GOOD	To be removed	551 Riverdale Avenue
48	1	Picea glauca	White Spruce	300mm DBH.	DEAD	To be removed	551 Riverdale Avenue
49	1	Acer negundo	Manitoba Maple	100mm DBH.	GOOD	To be removed	551 Riverdale Avenue
50	1	Acer negundo	Manitoba Maple	150mm DBH.	GOOD	To be removed	551 Riverdale Avenue
51	1	Acer negundo	Manitoba Maple	200mm DBH.	GOOD	To be removed	551 Riverdale Avenue
52	1	Acer negundo	Manitoba Maple	200mm DBH.	GOOD	To be removed	551 Riverdale Avenue
53	1	Acer negundo	Manitoba Maple	300mm DBH.	GOOD	To be removed	551 Riverdale Avenue
54	1	Acer negundo	Manitoba Maple	150mm DBH.	GOOD	To be removed	551 Riverdale Avenue
55	1	Tilia americana	Basewood	300mm DBH.	GOOD	To be removed	551 Riverdale Avenue
56	1	Acer negundo	Manitoba Maple	200mm DBH.	GOOD	To be removed	551 Riverdale Avenue
57	1	Acer negundo	Manitoba Maple	300mm DBH.	GOOD	To be removed	551 Riverdale Avenue
58	1	Acer negundo	Manitoba Maple	200mm DBH.	GOOD	To be removed	551 Riverdale Avenue
59	1	Acer negundo	Manitoba Maple	150mm DBH.	GOOD	To be removed	551 Riverdale Avenue
60	1	Acer negundo	Manitoba Maple	400mm DBH.	GOOD	To be removed	551 Riverdale Avenue
61	1	Acer negundo	Manitoba Maple	250mm DBH.	GOOD	To be removed	551 Riverdale Avenue
62	1	Acer negundo	Manitoba Maple	200mm DBH.	GOOD	To be removed	551 Riverdale Avenue
63	1	Acer negundo	Manitoba Maple	150mm DBH.	GOOD	To be removed	551 Riverdale Avenue
64	1	Acer negundo	Manitoba Maple	150mm DBH.	GOOD	To be removed	551 Riverdale Avenue
65	1	Acer negundo	Manitoba Maple	300mm DBH.	GOOD	To be removed	551 Riverdale Avenue
66	1	Acer negundo	Manitoba Maple	200mm DBH.	DEAD	To be removed	551 Riverdale Avenue
67	1	Acer negundo	Manitoba Maple	200mm DBH.	GOOD	To be removed	551 Riverdale Avenue
68	1	Ulmus pumila	Siberian Elm	150mm DBH.	FAIR	To be removed	551 Riverdale Avenue
69	1	Quercus rubra	Red Oak	400mm DBH.	GOOD	To remain	City of Ottawa
70	1	Morus alba 'Pendula'	Weeping Mulberry	210mm DBH.	GOOD	To be removed	551 Riverdale Avenue
71	1	Picea glauca	White Spruce	180mm DBH.	GOOD	To be removed	551 Riverdale Avenue
72	1	Pinus strobus	White Pine	150mm DBH.	GOOD	To be removed	551 Riverdale Avenue
73	1	Ulmus pumila	Siberian Elm	3x150mm DBH.	GOOD	To be removed	551 Riverdale Avenue
74	1	Acer negundo	Manitoba Maple	600mm DBH.	FAIR	To be removed	551 Riverdale Avenue
75	1	Thuja occidentalis	White Cedar Hedge	100-200mm DBH.	GOOD	To be removed	551 Riverdale Avenue
76	1	Thuja occidentalis	White Cedar Hedge	100-200mm DBH.	GOOD	To be removed	551 Riverdale Avenue
77	1	Thuja occidentalis	White Cedar Hedge	100-200mm DBH.	GOOD	To be removed	551 Riverdale Avenue
78	1	Thuja occidentalis	White Cedar Hedge	100-200mm DBH.	GOOD	To be removed	551 Riverdale Avenue
79	1	Thuja occidentalis	White Cedar Hedge	100-200mm DBH.	GOOD	To be removed	551 Riverdale Avenue
80	1	Ulmus pumila	Siberian Elm	150mm DBH.	GOOD	To be removed	551 Riverdale Avenue
81	1	Abies balsamea	Balsam Fir	150mm DBH.	POOR	To be removed	551 Riverdale Avenue
82	1	Thuja occidentalis	White Cedar Hedge	100-200mm DBH.	GOOD	To be removed	551 Riverdale Avenue
83	1	Thuja occidentalis	White Cedar Hedge	100-200mm DBH.	GOOD	To be removed	551 Riverdale Avenue
84	1	Thuja occidentalis	White Cedar Hedge	100-200mm DBH.	GOOD	To be removed	551 Riverdale Avenue
85	1	Amelanchier canadensis	Serviceberry	2x150mm DBH.	GOOD	To be removed	551 Riverdale Avenue

- 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 fence is to protect the tree's CRZ and;
 - The fence must not be permanently removed during construction.
 - Do not use any equipment within the CRZ of trees without approval.
 - If approved by the City, 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 trees overlaps with the CRZ of trees owned by the City:
 - 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.

CLIENT

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

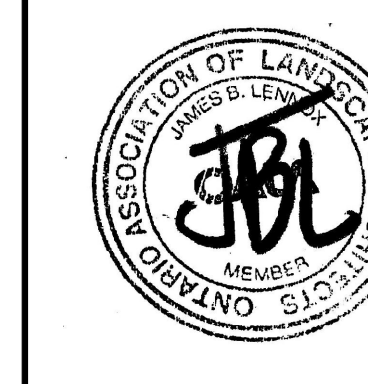
PROJECT

PROPOSED 4 STOREY APARTMENT
551 RIVERDALE AVENUE, OTTAWA ON

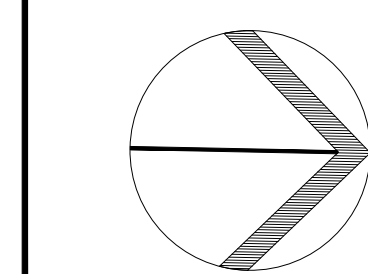
DRAWING

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