



202 950 GLADSTONE AVENUE
OTTAWA, ON K1Y 3E6

T 613 233 8579
F 613 233 4051

W LashleyLA.com
E Mail@LashleyLA.com

TREE CONSERVATION REPORT

PROJECT NAME:	359 Kent Street
PROJECT NO.	21819-1
LOCATION	359 Kent Street, Ottawa ON, K2P 0R6
DATE:	August 11, 2021

Refer to attached drawings and aerials for further details (L-TP1 and L-TP2)

1.0 SITE INFORMATION (AREA TO BE DEVELOPED)

SIZE OF DEVELOPMENT AREA (HECTARES)	NUMBER OF TREES ON SITE	NUMBER OF TREES TO BE REMOVED	NUMBER OF TREES TO BE RETAINED	NUMBER OF TREES TO BE RETAINED AND PROTECTED (OUTSIDE OF PROPERTY LINE)
0.36	15	15	0	2

2.0 TREE INVENTORY WITHIN PROPERTY LINE

TREE NO.	TREE SPECIES	SIZE (DBH)	CONDITION AND HEALTH (GOOD, FAIR, POOR, OR DEAD)
1	Manitoba Maple / <i>Acer negundo</i>	17, 35	Poor – Trunk damage, wire conflict, 2 stems joined at base
3	Manitoba Maple / <i>Acer negundo</i>	20, 24	Poor – Included fence, trunk damage, 2 stems joined at base.
4	Manitoba Maple / <i>Acer negundo</i>	15	Poor – Included fence, trunk damage
5	Manitoba Maple / <i>Acer negundo</i>	19	Poor – Included fence, trunk damage
6	Manitoba Maple / <i>Acer negundo</i>	26	Poor – Included fence, trunk damage



10 MARCH 2023
21819-1
359 Kent Street

7	Manitoba Maple / <i>Acer negundo</i>	29	Poor - Included fence, trunk damage
8	Manitoba Maple / <i>Acer negundo</i>	23	Poor - Included fence, trunk damage
9	Manitoba Maple / <i>Acer negundo</i>	17, 17, 20	Poor - Included fence, trunk damage, 3 stems joined at base
10	Manitoba Maple / <i>Acer negundo</i>	25, 28	Poor - Included fence, trunk damage, 2 stems joined at base
11	Manitoba Maple / <i>Acer negundo</i>	17	Poor - Included fence, trunk damage
12	Manitoba Maple / <i>Acer negundo</i>	28	Poor - Included fence, trunk damage
13	Manitoba Maple / <i>Acer negundo</i>	25, 30	Poor - Included fence, trunk damage, 2 stems joined at 2m
14	Manitoba Maple / <i>Acer negundo</i>	41, 58	Poor - Included fence, trunk damage, 2 stems joined at base, fungal fruiting bodies present
15	Manitoba Maple / <i>Acer negundo</i>	19, 27	Fair – 2 stems joined at base
16	Manitoba Maple / <i>Acer negundo</i>	31, 39	Poor - 2 stems joined at base, longitudinal cracking

3.0 TREE INVENTORY OF ADJACENT PROPERTY

TREE NO.	TREE SPECIES	SIZE (DBH)	CONDITION AND HEALTH (GOOD, FAIR, POOR, OR DEAD)
2	Silver Maple / <i>Acer saccharinum</i>	74	Fair – Branch dieback. On adjacent property
17	Crabapple / <i>Malus sp.</i>	10	Good – City property
18	Crabapple / <i>Malus sp.</i>	14	Good – City property
19	Crabapple / <i>Malus sp.</i>	10	Good – City property



10 MARCH 2023
21819-1
359 Kent Street

20	Crabapple / <i>Malus sp.</i>	14	Good – City property
21	Crabapple / <i>Malus sp.</i>	14	Good – City property
22	Tree Lilac / <i>Syringa reticulata</i>	10	Good – City property
23	Tree Lilac / <i>Syringa reticulata</i>	10	Good – City property
24	Tree Lilac / <i>Syringa reticulata</i>	14	Good – City property
25	Tree Lilac / <i>Syringa reticulata</i>	10	Good – City property
26	Tree Lilac / <i>Syringa reticulata</i>	10	Good – City property
27	Norway Maple / <i>Acer platanoides</i>	38	Good – City property
28		5	Good – City property

4.0 ENVIRONMENTAL VALUE AND ECOLOGICAL FUNCTION

TREE NO.	VALUE SCALE 1-10 (1 POOR-10 HEALTHY)	WOODLOT SIGNIFICANCE	SIGNIFICANCE AS A PART OF A GREENSPACE LINKAGE	CONDITION AND HEALTH (GOOD, FAIR, POOR, OR DEAD)	DISTINCT TREES WITHIN PROPERTY BOUNDARY
1-27	3	None	None	Poor - Good	Yes

5.0 TREE REMOVAL RATIONALE

TREE NO.	RATIONALE (Describe rationale for tree removal, how it will affect existing systems, surrounding landscape, etc.)
1-26	Tree locations conflict with demolition of existing buildings & infrastructure, proposed footings, grading and civil servicing.



6.0 TREE RETENTION RATIONALE AND MITIGATION MEASURES

TREE NO.	RATIONALE AND MITIGATION DESCRIPTION (<i>Describe rationale for tree retention, impact of development for remaining trees, grade changes, drainage pattern changes, effects of impervious surfaces and new buildings, changes to the water table, long-term survival promotion, etc.</i>)
27	Tree does not conflict with construction, exists in an existing greenspace area and CRZ limits can largely be maintained.

7.0 TREE PROTECTION MEASURES

TREE NO.	RATIONALE AND MITIGATION DESCRIPTION (<i>Describe rationale for tree retention, impact of development for remaining trees, grade changes, drainage pattern changes, effects of impervious surfaces and new buildings, changes to the water table, long-term survival promotion, etc.</i>)
1	Erect a fence at the critical root zone*(CRZ) of all trees to be protected shown on the attached plan L-TP2.
2	Do not place any material or equipment within the CRZ of the tree.
3	Do not attach any signs, notices, or posters to any tree.
4	Do not raise or lower the existing grade within the CRZ of a tree without direction and approval of the landscape architect. Landscape Architect to provide specification of grade changes.
5	Do not damage the root system, trunk or branches of any tree.
6	Ensure that exhaust fumes from all equipment are NOT directed towards the canopy of any tree.

* D = diameter of trunk in centimeters
D x 10cm = Critical Root Zone

The critical root zone is established as being 10 centimetres from the trunk of a tree for every centimetre of trunk diameter. The trunk diameter is measured at a height of 1.2 metres for trees of 15 centimetres diameter and greater and at a height of 0.3 metres for trees of less than 15 centimetres diameter.



10 MARCH 2023
21819-1
359 Kent Street

8.0 SUGGESTED TREES FOR LANDSCAPE PLAN

NO. OF PROPOSED TREES	SUGGESTED TREE SPECIES	PERCENT OF TREE OFFSET TO THE SITE (%)
TBA	TBA	TBA

9.0 ADDITIONAL INFORMATION

OWNER NAME	Taggart Realty Management
ADDRESS	225 Metcalfe Street. Suite 708, Ottawa, On. K2P 1P9
TEL. NO.	613-7234-7000 x583

APPLICANT NAME	Lashley + Associates Corporation
ADDRESS	950 Gladstone Avenue, Ottawa, Ontario, K1Y 3E6
TEL. NO.	613-233-8579

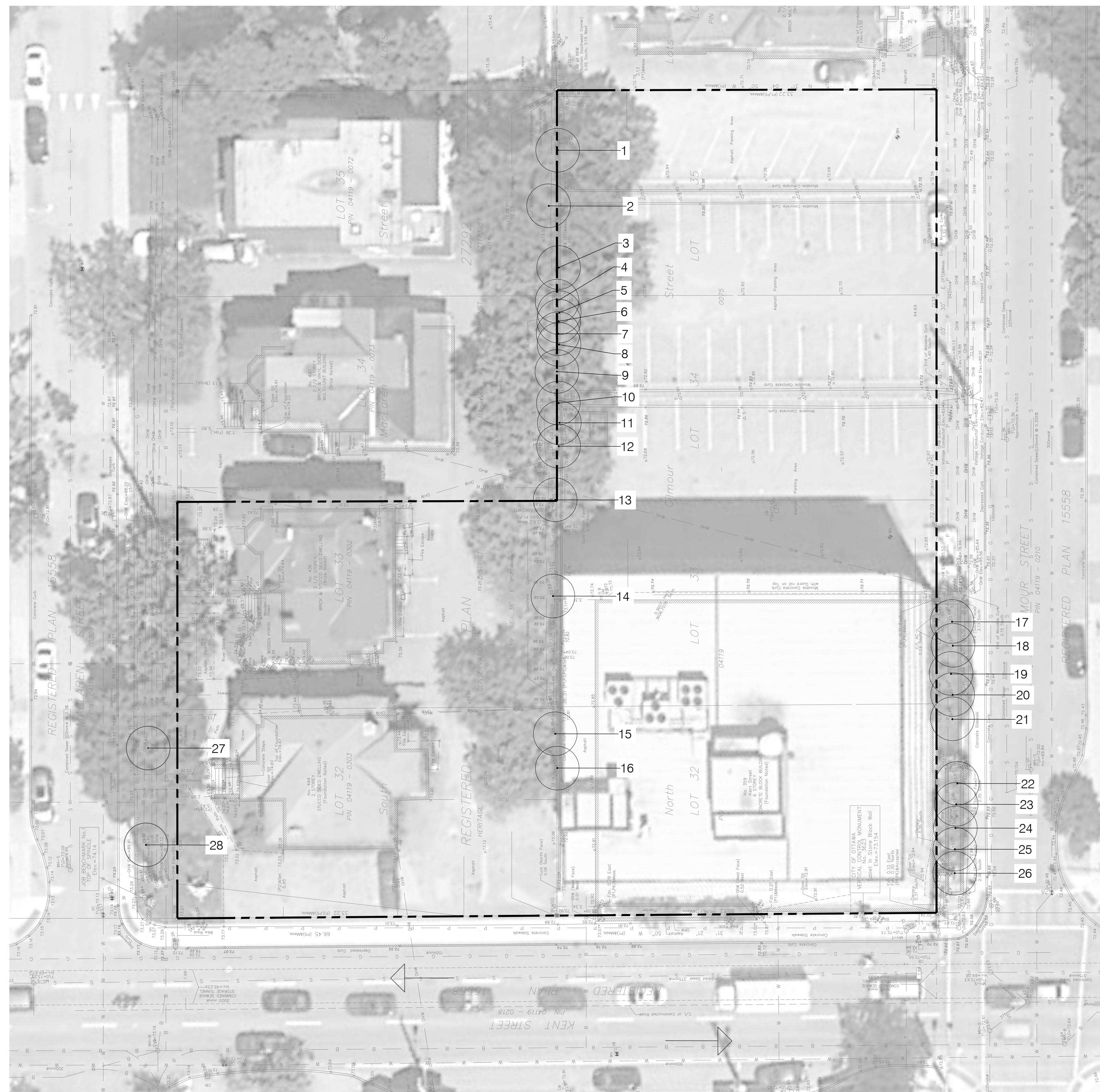
PROFESSIONAL NAME	Ryan Paliga, Landscape Architect + Arborist (ON-1664A)
ADDRESS	950 Gladstone Avenue, Ottawa, Ontario, K1Y 3E6
TEL. NO.	613-233-8579

CONTRACTOR NAME	TBA
ADDRESS	TBA



10 MARCH 2023
21819-1
359 Kent Street

TEL. NO.	TBA
MUNICIPAL ADDRESS	444 McLaren Street, 436 McLaren Street and 359 Kent Street
LEGAL DESCRIPTION (LOT, BLOCK, PLAN)	Lot 32 (PIN 04119-0303), Plan 27292 Lot 33 (PIN 04119-0302), Plan 27292 Lots 32, 33, 34, 35 (PIN 04119-0075), Plan 27292
CONFIRMATION OF EXISTING OFFICIAL PLAN	Centretown/Centre-ville
CONFIRMATION OF ZONING DESIGNATIONS	R4UD, Residential Fourth Density
PREVIOUS STATUS OF APPLICATION	N/A
PURPOSE OF REPORT	To support OPA and ZBLA applications for proposed development site.
10.0 SCHEDULE OF PROPOSED WORKS	
START DATE	N/A
SUBSTANTIAL COMPLETION	N/A



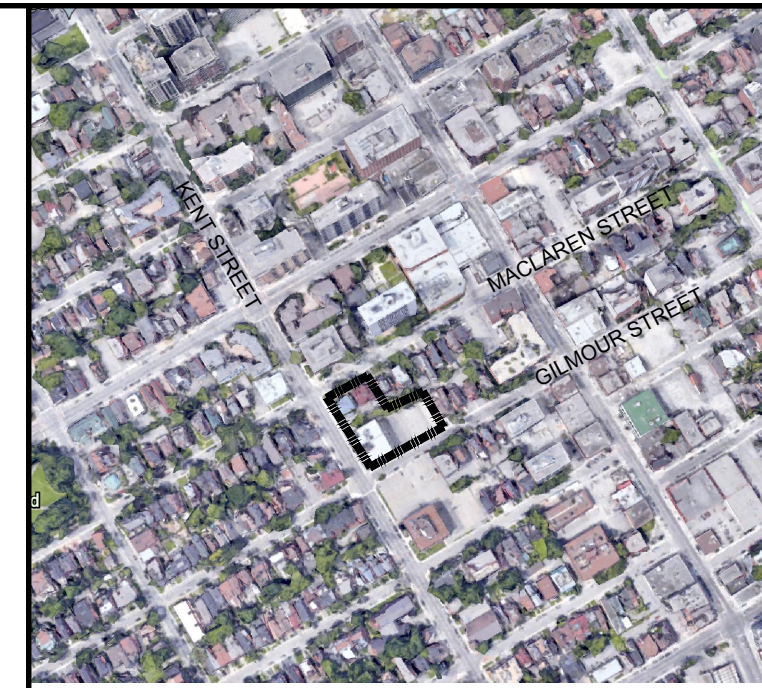
1 PRE DEVELOPMENT VEGETATION



LEGEND:

- PROPERTY LINE
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE

EXISTING TREES				
NO.	SPECIES	DBH (CM)	HEALTH	COMMENTS
1	Manitoba Maple / Acer negundo	17, 35	Poor	Trunk damage, wire conflict, 2 stems joined at base
2	Silver Maple / Acer saccharinum	74	Fair	Branch dieback, on adjacent property
3	Manitoba Maple / Acer negundo	20, 24	Poor	Included fence, trunk damage, 2 stems joined at base
4	Manitoba Maple / Acer negundo	15	Poor	Included fence, trunk damage
5	Manitoba Maple / Acer negundo	19	Poor	Included fence, trunk damage
6	Manitoba Maple / Acer negundo	26	Poor	Included fence, trunk damage
7	Manitoba Maple / Acer negundo	29	Poor	Included fence, trunk damage, internal rot
8	Manitoba Maple / Acer negundo	23	Poor	Included fence, trunk damage
9	Manitoba Maple / Acer negundo	17, 17, 20	Poor	Included fence, trunk damage, 3 stems joined at base
10	Manitoba Maple / Acer negundo	25, 28	Poor	Included fence, trunk damage, 2 stems joined at base
11	Manitoba Maple / Acer negundo	17	Poor	Included fence, trunk damage
12	Manitoba Maple / Acer negundo	28	Poor	Included fence, trunk damage
13	Manitoba Maple / Acer negundo	25, 30	Poor	Included fence, trunk damage, 2 stems joined at 1m
14	Manitoba Maple / Acer negundo	41, 58	Poor	Included fence, trunk damage, 2 stems joined at base, fungal fruiting bodies
15	Manitoba Maple / Acer negundo	19, 27	Fair	2 stems joined at base
16	Manitoba Maple / Acer negundo	31, 39	Poor	2 stems joined at base, longitudinal cracking
17	Crabapple / Malus sp.	10	Good	City Tree
18	Crabapple / Malus sp.	14	Good	City Tree
19	Crabapple / Malus sp.	10	Good	City Tree
20	Crabapple / Malus sp.	14	Good	City Tree
21	Crabapple / Malus sp.	14	Good	City Tree
22	Tree Lilac / Syringa reticulata	10	Good	City Tree
23	Tree Lilac / Syringa reticulata	10	Good	City Tree
24	Tree Lilac / Syringa reticulata	14	Good	City Tree
25	Tree Lilac / Syringa reticulata	10	Good	City Tree
26	Tree Lilac / Syringa reticulata	10	Good	City Tree
27	Norway Maple / Acer platanoides	38	Good	City Tree
28	Crabapple / Malus sp.	5	Good	City Tree



KEY MAP - NTS

- GENERAL NOTES
- ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS, SURVEYS, AERIAL PHOTOS, AND CONSULTANT'S FIELD NOTES.
 - THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERING AND RELATED DRAWINGS AND DOCUMENTS.
 - REFER TO ENGINEERING DRAWINGS FOR GRADING AND SERVING LAYOUTS.
 - THE LOCATION OF THE TREES SHOWN ON THIS PLAN IS APPROXIMATE AND SHALL NOT BE SCALED FROM THIS DRAWING. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE APPROVED COMPOSITE UTILITY PLAN AND THE RESTRICTIONS LISTED BELOW IN ORDER TO SITE EACH INDIVIDUAL TREE.
 - DO NOT SCALE THIS DRAWING.
 - REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORNE BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS.
 - THE INSTALLER SHALL ENSURE THAT ALL UTILITY LOCATES ARE OBTAINED PRIOR TO ANY EXCAVATION FOR LANDSCAPING.
 - INDIVIDUAL UTILITY CO. MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING.
 - CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT.
 - REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT, INCLUDING AREAS BEYOND THE PROPERTY LINE.
 - DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY LANDSCAPE ARCHITECT AS ISSUED FOR CONSTRUCTION.
 - THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED.
 - THIS DRAWING IS AN INSTRUMENT OF SERVICE AND REQUIRES THE PERMISSION OF THE LANDSCAPE ARCHITECT FOR USE. COPYRIGHT IS RESERVED BY LASHLEY + ASSOCIATES CORPORATION.

01	2021.08.06	LANDSCAPE CONCEPT
----	------------	-------------------

NO.	DATE	DESCRIPTION
SEAL:		NORTH:



CONSULTANT:

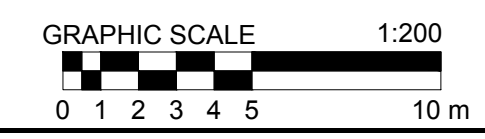
PROJECT:

**359 KENT STREET
OTTAWA, ONTARIO**

DRAWING TITLE:

PRE-DEVELOPMENT VEGETATION

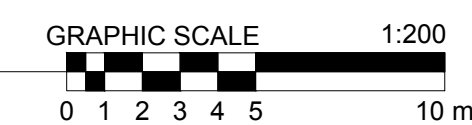
DATE:	2021.08.06	DRAWING NO.:	
SCALE:	As Shown		
DRAWN BY:			L-TP1
LA PROJECT NO.	21819-1		





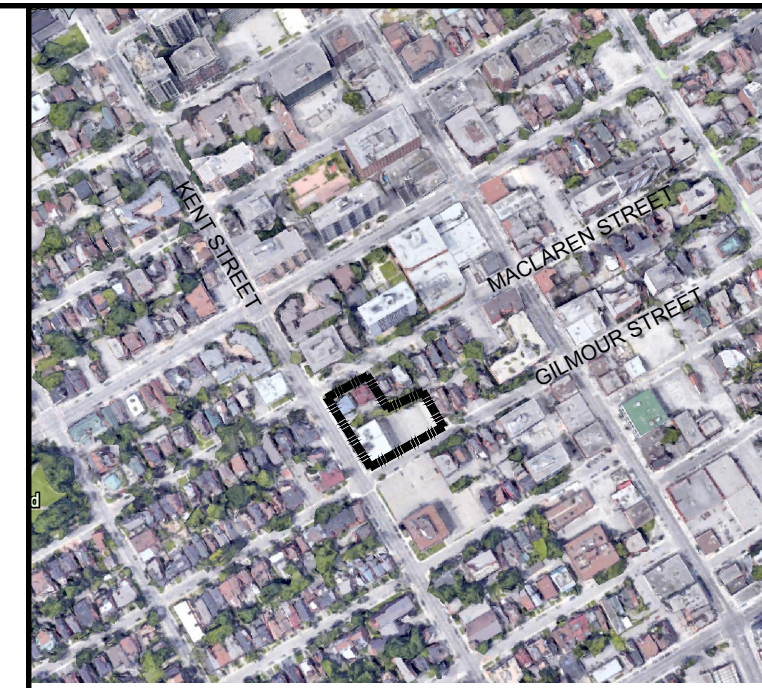
1 POST DEVELOPMENT VEGETATION

- LEGEND:**
- PROPERTY LINE
 - TREE PRESERVATION FENCING
 - EXISTING CONIFEROUS TREE TO BE REMOVED
 - EXISTING DECIDUOUS TREE TO BE REMOVED
 - EXISTING CONIFEROUS TREE TO REMAIN
 - EXISTING DECIDUOUS TREE TO REMAIN



EXISTING TREES TO BE RETAINED				
NO.	SPECIES	DBH (CM)	HEALTH	COMMENTS
27	Norway Maple / Acer platanoides	38	Good	City Tree
28	Crabapple / Malus sp.	5	Good	City Tree

EXISTING TREES TO BE REMOVED				
NO.	SPECIES	DBH (CM)	HEALTH	COMMENTS
1	Manitoba Maple / Acer negundo	17, 35	Poor	Trunk damage, wire conflict, 2 stems joined at base
2	Silver Maple / Acer saccharinum	74	Fair	Branch dieback
3	Manitoba Maple / Acer negundo	20, 24	Poor	Included fence, trunk damage, 2 stems joined at base
4	Manitoba Maple / Acer negundo	15	Poor	Included fence, trunk damage
5	Manitoba Maple	19	Poor	Included fence, trunk damage
6	Manitoba Maple / Acer negundo	26	Poor	Included fence, trunk damage
7	Manitoba Maple / Acer negundo	29	Poor	Included fence, trunk damage, internal rot
8	Manitoba Maple / Acer negundo	23	Poor	Included fence, trunk damage
9	Manitoba Maple / Acer negundo	17, 17, 20	Poor	Included fence, trunk damage, 3 stems joined at base
10	Manitoba Maple / Acer negundo	25, 28	Poor	Included fence, trunk damage, 2 stems joined at base
11	Manitoba Maple / Acer negundo	17	Poor	Included fence, trunk damage
12	Manitoba Maple / Acer negundo	28	Poor	Included fence, trunk damage
13	Manitoba Maple / Acer negundo	25, 30	Poor	Included fence, trunk damage, 2 stems joined at 1m
14	Manitoba Maple / Acer negundo	41, 58	Poor	Included fence, trunk damage, 2 stems joined at base, fungal fruiting bodies
15	Manitoba Maple / Acer negundo	19, 27	Fair	2 stems joined at base
16	Manitoba Maple / Acer negundo	31, 39	Poor	2 stems joined at base, longitudinal cracking
17	Crabapple / Malus sp.	10	Good	City Tree
18	Crabapple / Malus sp.	14	Good	City Tree
19	Crabapple / Malus sp.	10	Good	City Tree
20	Crabapple / Malus sp.	14	Good	City Tree
21	Crabapple / Malus sp.	14	Good	City Tree
22	Tree Lilac / Syringa reticulata	10	Good	City Tree
23	Tree Lilac / Syringa reticulata	10	Good	City Tree
24	Tree Lilac / Syringa reticulata	14	Good	City Tree
25	Tree Lilac / Syringa reticulata	10	Good	City Tree
26	Tree Lilac / Syringa reticulata	10	Good	City Tree

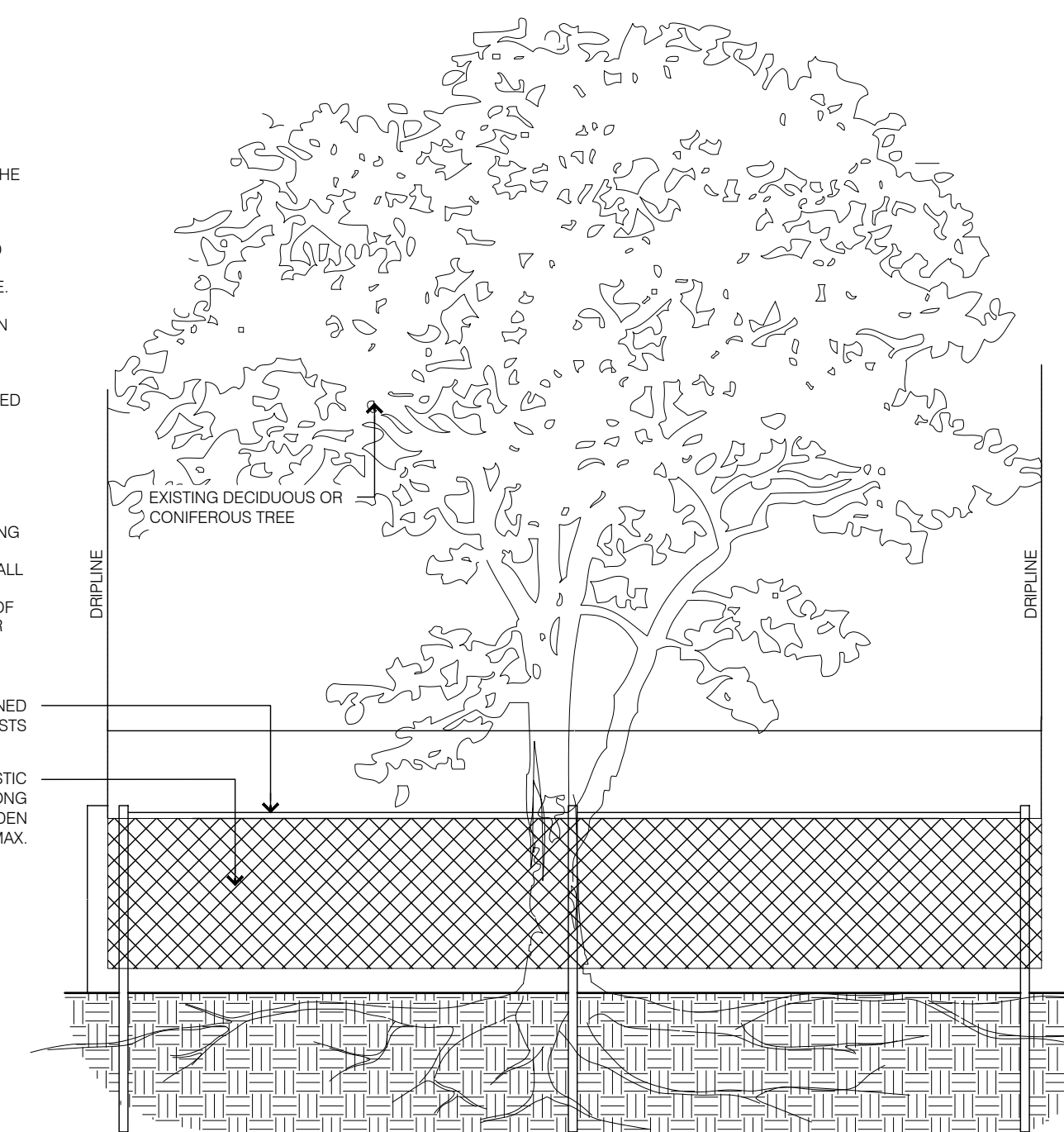


KEY MAP - NTS

- GENERAL NOTES**
- ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS, SURVEYS, AERIAL PHOTOS, AND CONSULTANT'S FIELD NOTES.
 - THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERING AND RELATED DRAWINGS AND DOCUMENTS.
 - REFER TO ENGINEERING DRAWINGS FOR GRADING AND SERVICING LAYOUTS.
 - THE LOCATION OF THE TREES SHOWN ON THIS PLAN IS APPROXIMATE AND SHALL NOT BE SCALED FROM THIS DRAWING. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE APPROVED COMPOSITE UTILITY PLAN AND THE RESTRICTIONS LISTED BELOW IN ORDER TO SITE EACH INDIVIDUAL TREE.
 - DO NOT SCALE THIS DRAWING.
 - REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORNE BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS.
 - THE INSTALLER SHALL ENSURE THAT ALL UTILITY LOCATES ARE OBTAINED PRIOR TO ANY EXCAVATION FOR LANDSCAPING.
 - INDIVIDUAL UTILITY CO. MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING.
 - CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT.
 - REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT, INCLUDING AREAS BEYOND THE PROPERTY LINE.
 - DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY LANDSCAPE ARCHITECT AS ISSUED FOR CONSTRUCTION.
 - THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED.
 - THIS DRAWING IS AN INSTRUMENT OF SERVICE AND REQUIRES THE PERMISSION OF THE LANDSCAPE ARCHITECT FOR USE. COPYRIGHT IS RESERVED BY LASHLEY + ASSOCIATES CORPORATION.

NOTES:

- THE FOLLOWING PROTECTION MEASURES MUST BE IMPLEMENTED FOR RETAINED TREES, BOTH WITHIN THE WORK AREA AND ON ADJACENT PARCELS.
- UNDER THE GUIDANCE OF AN ARBORIST, ERECT A MODULAR FENCE AT THE CRITICAL ROOT ZONE (CRZ) OF TREES WHERE THE CRZ IS ESTABLISHED AS BEING 10 CENTIMETERS FROM THE TRUNK FOR EVERY CENTIMETER OF TRUNK DIAMETER AT BREAST HEIGHT.
 - TREE PROTECTION SHALL BE ERECTED TO PROVIDE A CONTINUOUS BARRICADE BETWEEN DESIGNATED TREES AND THE WORK AREA PRIOR TO CONSTRUCTION.
 - TUNNEL OR BORE WHEN DIGGING WITHIN THE CRZ OF A TREE.
 - ENSURE ALL EQUIPMENT AND CONSTRUCTION RELATED MATERIAL ARE NOT PLACED OR TEMPORARILY STORED WITHIN THE CRZ.
 - ENSURE EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARDS ANY TREES CANOPY.
 - FLOODING OR DEPOSITION OF SEDIMENT SHALL BE PREVENTED WHERE TREES ARE LOCATED.
 - ALL DISTURBED ROOT SYSTEMS SHALL BE EXPOSED AND BACKFILLED IN ONE CONTINUOUS OPERATION TO MINIMIZE DESICCATION.
 - EXPOSED ROOTS SHALL BE KEPT CONTINUOUSLY MOIST DURING EXCAVATION.
 - REMOVE BROKEN AND DAMAGED ROOTS WITH SHARP PRUNING SHEARS.
 - THE TREE PROTECTION MODULAR FENCE IS TEMPORARY, SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION OPERATIONS, AND SHALL BE REMOVED UPON COMPLETION OF WORK WHEN AGREED TO BY THE CONTRACT ADMINISTRATOR AND LANDSCAPE ARCHITECT.



2 TREE PROTECTION FENCING

1:30

01 2021.08.06 LANDSCAPE CONCEPT

NO.	DATE	DESCRIPTION
SEAL:		NORTH:



CONSULTANT:



PROJECT:

359 KENT STREET
OTTAWA, ONTARIO

DRAWING TITLE:

POST DEVELOPMENT VEGETATION

DATE: 2021.08.06

DRAWING NO.:

SCALE: As Shown

DRAWN BY:

LA PROJECT NO. 21819-1

L-TP2