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April 18, 2023

Bonnie Martell, MCIP, RPP
Development Manager
Colonnade BridgePort
100 Argyle Avenue, Suite 200
Ottawa | Ontario | K2P 1B6

1900 and 2000 CITYPARK DRIVE TREE INVENTORY AND RETENTION REVIEW

An existing vegetation inventory was undertaken by IFS Associates Ltd. on April 13, 2023. Charts and existing vegetation mapping are provided showing the location, description, species, size, health etc. of vegetation on site. Refer to Existing Vegetation Map 1 and 2, Chart 1, prepared by IFS and Ruhland & Associates.

A high level desktop review of possible tree retention areas was undertaken using the existing schematic building layout for 1900 and 2000 City Park Drive. A retention plan is provided which is based on the existing surveys and proposed schematic site plan, refer to Retention Plan, R1 prepared by Ruhland & Associates.

A more detailed review and updated Tree Conservation Report will take place at the Site Plan Control level when the TCR and final site plan can be fully coordinated with an updated survey plan. A good retention, mitigation, replacement / compensation package will be developed at that time.

A general description of possible proposed landscape elements is provided based on the schematic site plan layout.

2000 CITY PARK BLOCK

Majority of this block is vacant field. Existing planted trees are located in the north-western portion (young to maturing Norway Maple and Crab Apple) and along the eastern property line (young Norway Maple, Colorado Spruce and White Elm). A naturalized vegetation area is centrally located consisting mainly of young White Elm and Buckthorn. Condition is very poor to good, refer to chart.

Tree Retention: based on the current schematic site plan, preservation opportunities exist in the north west corner in the r.o.w. adjacent to the proposed entrance drive (trees #36-40, 48 & 49). The remainder of the trees would be removed. A final review of retention possibilities will be undertaken during the site plan control process with a final site plan layout. Refer to attached tree retention areas.

Proposed landscape: A large central island is proposed allowing for a landscape as a significant focal point for the development, both as soft and hard with good pedestrian connectivity. There is a good opportunity to provide good canopy coverage in this area. The design also allows for peripheral landscapes providing additional canopy coverage and large tree plantings in the r.o.w.

Refer to proposed landscape on slab for portion of the proposed landscape on garage slab.

1900 CITY PARK BLOCK

This block consists of an existing 5 storey building, parking and built landscape with semi mature trees. The majority of the species here are Norway Maple, Colorado Spruce and Japanese Tree Lilac, semi-mature to mature size, from poor to good condition, refer to chart.

Tree Retention: Preservation opportunities exist in the north west corner (parkland dedication) (trees #8-21), depending on the future use. The remainder of the trees would be removed. A final review of retention possibilities will be undertaken during the site plan control process with a final site plan layout. Refer to attached tree retention areas.

Proposed landscape: A large northwest block is proposed allowing for a landscape as a significant focal point for the development. There is a good opportunity to provide good canopy coverage in the proposed parkland dedication. The design also allows for peripheral landscapes providing additional canopy coverage and large tree plantings in the r.o.w.

Refer to proposed landscape on slab for portion of the proposed landscape on garage slab.

Proposed Landscape on Slab:

Design on garage slab will be determined in the design phase. Final landscape design will be undertaken at the site plan control level which will review possibilities of a landscape tapestry on the garage slab including soft, hard, shade, furnishing components. Review of sun / shadow / wind studies will be used to determine the landscape uses and configuration.

Garage slab loading will determine the extent of soft landscape to be used and if loading constraints changes throughout the slab configuration.

Standard profile depths for landscaping includes:

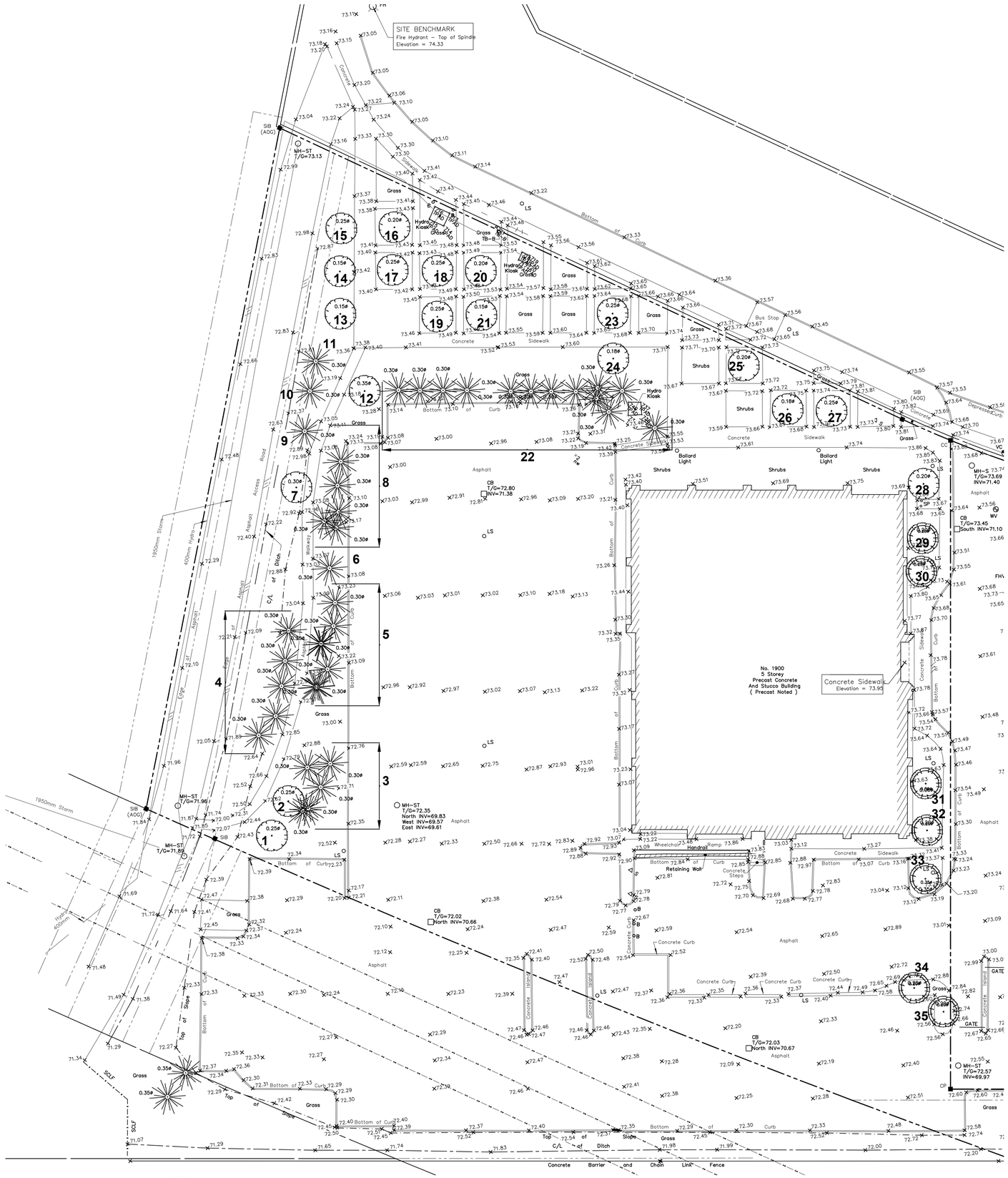
All depths are above drainage layer, insulation, waterproofing, etc.

Landscape type	Minimum depth	Remarks .
Landscape Pavement	85-110mm	dependent of surfacing type, required thickness
Extensive green roof	200mm	
Grass, Ground cover	300mm	
Perennial Grasses	300-400mm	dependent on varieties
Shrubs	400-500mm	dependent on varieties
Large Shrub, Orn Tree	500-600mm	dependent on varieties and area
Small Tree	700-900mm	dependent on varieties and area
Medium Tree	900-1200mm	dependent on varieties and area

Dependent on loading design, an intensive landscape can be designed on the garage slab, noting that although designing for mature large trees would not be feasible, providing a design at a human scale is quite possible with mature small to medium sized trees, adequate soft and hard landscape elements.

Yours truly,

Marietta Ruhland, OALA,
Principal, Ruhland & Associates Ltd.



1 EXISTING VEGETATION
Scale: 1:500

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Ph 613-224-4744 Fx 613-224-1131 info@rala.ca www.rala.ca

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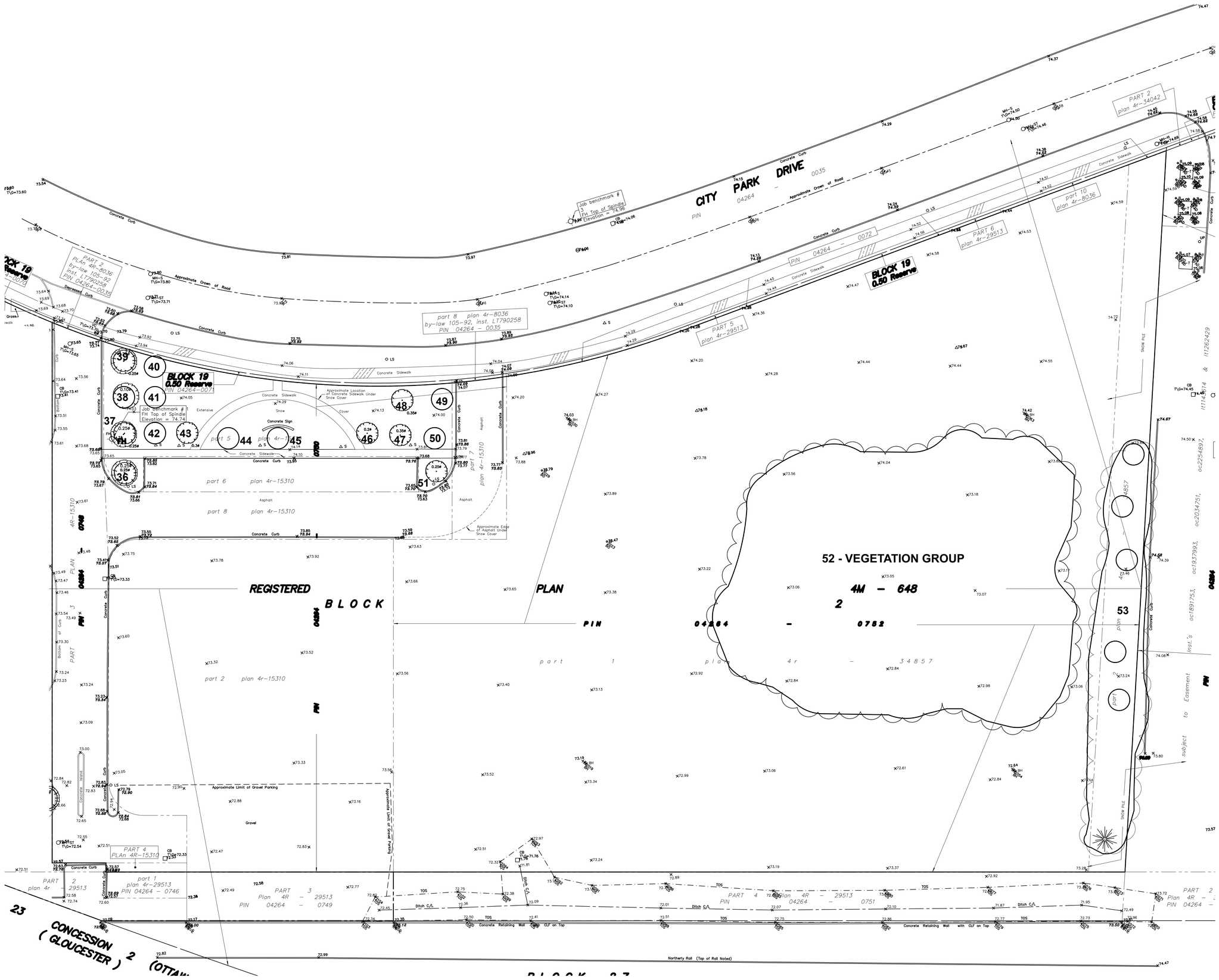
project
1900 & 2000 CITY PARK DRIVE

drawing title
1900 CITY PARK DRIVE EXISTING VEGETATION

scale	drawn by	designed by
1:500	M. Malkov	R. Ruhland
date	checked by	plot date
November 2022	R. Ruhland	
project number	drawing number	
23-1716	MAP 01	

Contractor to check and verify all dimensions on the job



0 3m 6m 12m
1:300

1 EXSTING VEGETATION
Scale: 1:500

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project
1900 & 2000 CITY PARK DRIVE

drawing title
2000 CITY PARK DRIVE EXISTING VEGETATION

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project number **23-1716**

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IFS ASSOCIATES
P.O. Box 13593, Stn. Kanata, Ottawa, ON K2K 1X6
Telephone: (613) 838-5717
Website: www.ifsassociates.ca
Urban Forestry & Forest Management Consulting

Tree Species, Condition, Size and Status – 1900 & 2000 City Park Drive

The table below details the species, ownership, size (diameter), condition and status of the individual and groups of trees on the subject and adjacent properties.

Species, ownership, diameter, condition and status of trees at 1900 City Park Drive

Tree No.	Tree species	Owner-ship[1]	DBH[2] (cm)	Tree Condition; Age Class; Condition Notes; Species Origin & **Preservation Status** (to be removed or preserved and protected)
1	Norway maple *(Acer platanoides)*	Private	30	Very poor; mature; eutypella canker *(Eutypella parasitica)* at grade to 1.25m on south side of main stem; introduced invasive species; **to be removed** (conflicts with construction)
2	Norway maple *(Acer platanoides)*	Private	32	Fair; mature; tri-stemmed at 3.5m; girdling and binding roots present; introduced invasive species; **to be removed** (conflicts with construction)
3	Colorado spruce *(Picea pungens)*	Private	30 avg.	Fair; grouping of four mature trees; lower inside of crowns dead due to shading of tree #2; fair crown density, growth increment and needle colour; introduced species; **to be removed** (conflicts with construction)
4	Colorado spruce *(Picea pungens)*	Private	30 avg.	Good; grouping of five mature trees; fair crown density, growth increment and needle colour; introduced species; **to be removed** (conflicts with construction)
5	Colorado spruce *(Picea pungens)*	Private	27 avg.	Fair; grouping of five mature trees within restricted rooting area; fair crown density, growth increment and needle colour; introduced species; **to be removed** (conflicts with construction)
6	Colorado spruce *(Picea pungens)*	Private	26	Fair; single mature tree; fair crown density and growth increment, poor needle colour; introduced species; **to be removed** (conflicts with construction)
7	Norway maple *(Acer platanoides)*	Private	35	Fair; mature; co-dominant stems at 3m with competing lateral at 2m on east; girdling and binding roots present; introduced invasive species; **to be removed** (conflicts with construction)

Tree No.	Tree species	Owner-ship[1]	DBH[2] (cm)	Tree Condition; Age Class; Condition Notes; Species Origin & **Preservation Status** (to be removed or preserved and protected)
8	Colorado spruce *(Picea pungens)*	Private	30 avg.	Fair; grouping of five mature trees; lower 2/3 of crowns dead due to shading of tree #7; fair crown density, growth increment and needle colour; introduced species; **four southernmost trees to be removed** (conflict with construction), **single northernmost tree to be to be preserved and protected**
9	Colorado spruce *(Picea pungens)*	Private	38	Good; single mature tree; generally symmetric crown; fair crown density, good growth increment and needle colour; introduced species; **to be preserved and protected**
10	Colorado spruce *(Picea pungens)*	Private	18	Very poor; single maturing tree; poor growth form, half dead; introduced species; **to be preserved and protected**
11	Colorado spruce *(Picea pungens)*	Private	39	Very good; single mature tree; generally symmetric crown; good crown density, growth increment and needle colour; introduced species; **to be preserved and protected**
12	Norway maple *(Acer platanoides)*	Private	30	Very poor; mature; eutypella canker *(Eutypella parasitica)* at 1-3m on southeast – extends into primary union; tree is hazardous; introduced invasive species; **to be preserved and protected** (though should be removed for safety)
13	Norway maple *(Acer platanoides)*	Private	22	Fair; maturing; main stem with spiral seam from grade to 2.5m on southeast; elevated root plate; introduced invasive species; **to be preserved and protected**
14	Norway maple *(Acer platanoides)*	Private	19	Fair; maturing; main stem with spiral seam from grade to 2m on southwest; binding roots present; introduced invasive species; **to be preserved and protected**
15	Norway maple *(Acer platanoides)*	Private	33	Good; mature; dominant main stem; only one girdling root present; introduced invasive species; **to be preserved and protected**
16	Norway maple *(Acer platanoides)*	Private	20	Very poor; maturing; eutypella canker *(Eutypella parasitica)* at 1m – extends for 75% of stem circumference; tree is hazardous; introduced invasive species; **to be preserved and protected** (though should be removed for safety)

Tree No.	Tree species	Owner-ship[1]	DBH[2] (cm)	Tree Condition; Age Class; Condition Notes; Species Origin & **Preservation Status** (to be removed or preserved and protected)
17	Norway maple *(Acer platanoides)*	Private	23	Fair; maturing; multiple girdling and binding roots present; very restricted rooting area; elevated root plate; introduced invasive species; **to be preserved and protected**
18	Norway maple *(Acer platanoides)*	Private	25	Fair; maturing; central dominant main stem; generally good root collar; introduced invasive species; **to be preserved and protected**
19	Norway maple *(Acer platanoides)*	Private	26	Fair; mature; central dominant stem for most of height; seam on south side of main stem; girdling root present on southeast side; introduced invasive species; **to be preserved and protected**
20	Norway maple *(Acer platanoides)*	Private	23	Fair; maturing; four leaders at 3.75m; multiple binding roots present; introduced invasive species; **to be preserved and protected**
21	Norway maple *(Acer platanoides)*	Private	16	Fair; maturing; eutypella canker *(Eutypella parasitica)* at 1.75m on southeast side of main stem; tree is hazardous; introduced invasive species; **to be preserved and protected** (though should be removed for safety)
22	Colorado spruce *(Picea pungens)*	Private		Fair; line of 12 mature trees; all with fair to good crown density, growth increment and needle colour; introduced species; **four eastern trees to be preserved and protected, seven western trees to be removed** (conflict with construction)
23	Norway maple *(Acer platanoides)*	Private	29	Fair; mature; seam grade to 2m on west side of main stem; fair root collar – several binding roots; heaving nearby sidewalk; introduced invasive species; **to be removed** (conflicts with construction)
24	Norway maple *(Acer platanoides)*	Private	20	Fair; maturing; eutypella canker *(Eutypella parasitica)* at 1.5m - within union of three leaders (one previously removed); tree is hazardous; introduced invasive species; **to be removed** (conflict with construction)
25	Norway maple *(Acer platanoides)*	Private	23	Good; maturing; single dominant stem and leader; introduced invasive species; **to be removed** (conflicts with construction)
26	Norway maple *(Acer platanoides)*	Private	18	Very poor; maturing; main stem removed at 2m; remaining lateral dead due to eutypella canker *(Eutypella parasitica)*; introduced invasive species; **to be removed** (conflicts with construction)

Tree No.	Tree species	Owner-ship[1]	DBH[2] (cm)	Tree Condition; Age Class; Condition Notes; Species Origin & **Preservation Status** (to be removed or preserved and protected)
27	Norway maple *(Acer platanoides)*	Private	26	Poor; mature; co-dominant stems at 3m; eutypella canker *(Eutypella parasitica)* at 0.25-1.5m on west – extends for 1/3 of stem circumference; introduced invasive species; **to be removed** (conflicts with construction)
28	Japanese tree lilac *(Syringa reticulata)*	Private	17	Fair; mature; co-dominant stems at 0.75m; cultivar; **to be removed** (conflicts with construction)
29	Japanese tree lilac *(Syringa reticulata)*	Private	21	Poor; mature; tri-stemmed at 1m; cultivar; **to be removed** (conflicts with construction)
30	Japanese tree lilac *(Syringa reticulata)*	Private	27	Good; mature; central stem with co-dominant leaders at 3.25m; cultivar; **to be removed** (conflicts with construction)
31	Japanese tree lilac *(Syringa reticulata)*	Private	9	Very good; juvenile; planted within the last 5 years; cultivar; **to be removed** (conflicts with construction)
32	Japanese tree lilac *(Syringa reticulata)*	Private	22 (at 0.7m)	Fair; mature; central stem with multiple competing and suppressed laterals at 1m; cultivar; **to be removed** (conflicts with construction)
33	Little-leaf linden *(Tilia cordata)*	Private	43	Fair; mature; co-dominant parallel stems at 3.5m; poor vigour – stunted growth; very restricted rooting area; introduced species; **to be removed** (conflicts with construction)
34	Little-leaf linden *(Tilia cordata)*	Private	21	Very poor; mature; 50-75% crown dieback – esp. in upper crown; very restricted rooting area; introduced species; **to be removed** (conflicts with construction)
35	Little-leaf linden *(Tilia cordata)*	Private	22	Fair; mature; 50-75% crown dieback – esp. in upper crown; very restricted rooting area; introduced species; **to be removed** (conflicts with construction)

Species, ownership, diameter, condition and status of trees at 2000 City Park Drive

Tree No.	Tree species	Owner-ship[1]	DBH[2] (cm)	Tree Condition; Age Class; Condition Notes; Species Origin & **Preservation Status** (to be removed or preserved and protected)
36	Norway maple *(Acer platanoides)*	Private	23	Fair; mature; co-dominant stems at 3.25m with suppressed lateral; very restricted rooting area; introduced invasive species; **to be preserved and protected**
37	Norway maple *(Acer platanoides)*	Private	27	Good; mature; single dominant main stem; fair root collar; introduced invasive species; **to be preserved and protected**
38	Norway maple *(Acer platanoides)*	Private	9	Fair; juvenile; planting basket still present causing circling roots; introduced invasive species; **to be preserved and protected**
39	Norway maple *(Acer platanoides)*	Private	23 (at 0.7m)	Very poor; mature; eutypella canker *(Eutypella parasitica)* at 1-1.75m on east – extends for 75% of stem circumference; tree is hazardous; introduced invasive species; **to be preserved and protected** (but recommend for removal)
40	Norway maple *(Acer platanoides)*	Private	12	Fair; maturing; co-dominant stems at 3m; fair root collar; introduced invasive species; **to be preserved and protected**
41	Norway maple *(Acer platanoides)*	Private	9	Poor; juvenile; main stem dead above 2.25m; growth form divergent towards northeast; introduced invasive species; **to be removed** (conflicts with construction)
42	Norway maple *(Acer platanoides)*	Private	4	Fair; juvenile; recently planted; single stem, without dominant leader; root collar buried; introduced invasive species; **to be removed** (conflicts with construction)
43	Norway maple *(Acer platanoides)*	Private	25	Very poor; mature; eutypella canker *(Eutypella parasitica)* at 1.25-2m on north; upper stem divergent towards parking lot – tree is highly hazardous; introduced invasive species; **to be removed** (conflicts with construction)
44	Crab apple *(Malus spp.)*	Private	12	Good; mature; fair root collar; dense crown; cultivar; **to be removed** (conflicts with construction)
45	Crab apple *(Malus spp.)*	Private	12	Good; mature; fair root collar; dense crown; **to be removed** (conflicts with construction)
46	Crab apple *(Malus spp.)*	Private	3	Dead; juvenile; girdled at base by rodents; cultivar; **to be removed** (conflicts with construction)

Tree No.	Tree species	Owner-ship[1]	DBH[2] (cm)	Tree Condition; Age Class; Condition Notes; Species Origin & **Preservation Status** (to be removed or preserved and protected)
47	Norway maple *(Acer platanoides)*	Private	20	Fair; maturing; main stem removed at 1.75m due to eutypella canker *(Eutypella parasitica)*; two divergent lateral stems remain on east and west; introduced invasive species; **to be removed** (conflicts with construction)
48	Norway maple *(Acer platanoides)*	Private	31	Fair; mature; single stem with co-dominant leaders at 6m; exposed damaged surface roots; girdling roots on west side of root collar; introduced invasive species; **to be preserved and protected**
49	Little-leaf linden *(Tilia cordata)*	Private	5	Good; juvenile; recently planted; living crown held at 1.75m; introduced species; **to be preserved and protected**
50	Norway maple *(Acer platanoides)*	Private	37	Fair; mature; tri-stemmed at 1.5m with eutypella canker *(Eutypella parasitica)* in primary union and extending into eastern stem; near parking lot – tree is highly hazardous; introduced invasive species; **to be removed** (conflicts with construction)
51	Norway maple *(Acer platanoides)*	Private	23	Fair; mature; central dominant stem; entire crown reduction pruned in past; fair root collar; restricted rooting area; introduced invasive species; **to be removed** (conflicts with construction)
52	White elm *(Ulmus americana)*	Private	12 avg.	Good; maturing; scattered seeded trees surrounded by dense common buckthorn *(Rhamnus cathartica)* and glossy buckthorn *(Frangula alnus)*; no obvious outward sign of Dutch elm disease *(Ophiostoma novo-ulmi)*; native species; **to be removed** (conflicts with construction)
53	Norway maple *(Acer platanoides)*; White elm *(Ulmus americana)*; Colorado spruce *(Picea pungens)*	Neigh-bour?	15-25	Dead to good; maturing to mature; three planted maples - two dead and one living; two seeded elms – both good without outward signs of Dutch elm disease *(Ophiostoma novo-ulmi)*; one planted spruce in good condition with good crown density, growth increment and needle colour; **to be preserved and protected**

[1] As determine from topographic survey prepared by Annis O'Sullivan Vollebekk Ltd.; [2] Diameter at breast height, or 1.3m from grade (unless otherwise indicated)

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project
1900 & 2000 CITY PARK DRIVE

drawing title
EXISTING VEGETATION CHARTS

scale	drawn by	designed by
1:500	M. Malkov	R. Ruhland
date	checked by	plot date
November 2022	R. Ruhland	

project number **23-1716**

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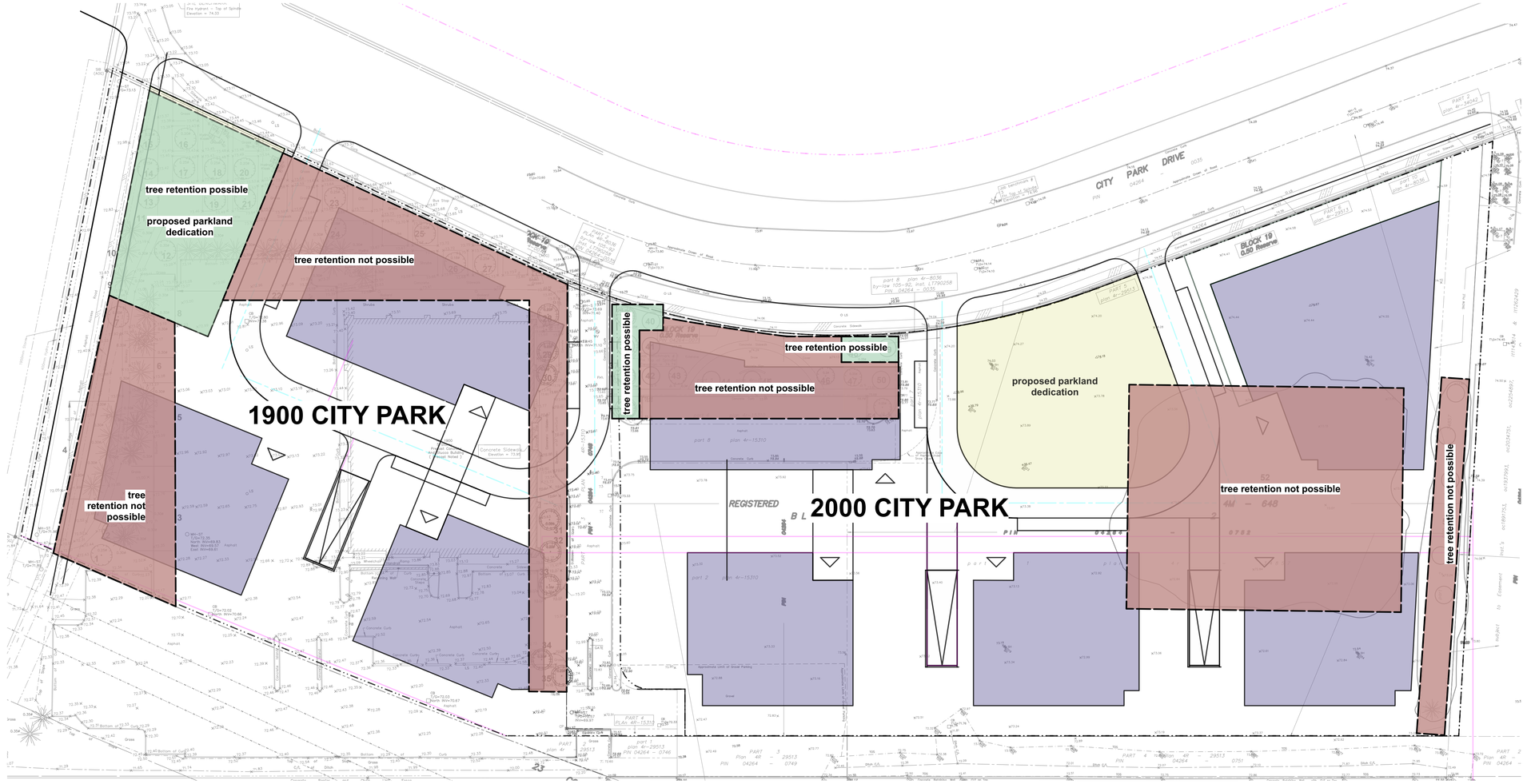
Contractor to check and verify all dimensions on the job



legend

- tree retention possible
- tree retention not possible
- proposed building blocks
- proposed open space

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1900 & 2000 CITY PARK DRIVE

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RETENTION SCHEMATIC

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