



**re: Landscaping Plan Review
Proposed Rezoning Lots 103, 104, 106, 119, 120, 122, 123, 124,
and 126
Proposed Residential Development – Kanata North – Brookline – Phase 1
936 March Road - Ottawa**

to: Minto Communities Inc – Ms. Bronwyn Anderson – banderson@minto.com

to: City of Ottawa – Ms. Lisa Stern – Lisa.Stern@ottawa.ca

date: November 30, 2023

file: PG4554-MEMO.34 Revision 1

Further to your request and authorization, Paterson Group (Paterson) prepared this memorandum to provide a review from a geotechnical perspective for the proposed tree planting setbacks for Lots subject to rezoning: Units 103, 104, 106, 119, 120, 122, 123, 124, and 126 located within Phase 1 of the proposed development. This memorandum should be read in conjunction with Paterson Group Report PG4554-1 Revision 15 dated September 15, 2022.

Landscaping Plan Review

Paterson reviewed the following drawing provided by Minto Communities, and attached to this memorandum

- Figure 1 - Brookline Phase 1 – Proposed Rezoning – dated November 21, 2023.

Based on discussions with Minto, it was understood that units 103, 104, 106, 119, 120, 122, 123, 124, and 126 are subject to rezoning, resulting a reduction in the width of the front yard setback from 4.7m to 4.2m. Paterson was requested to complete a review of the proposed tree planting setbacks for these units to confirm that they are in compliance with the tree planting setback recommendations provided in the above-mentioned geotechnical report.

Geotechnical Review - Tree Planting Setbacks

Based on our review of the above noted drawings, it is noted that the above mentioned lots subject to rezoning will be located in Area 1- High Plasticity Silty Clay (Plasticity Index >40%). In accordance with the City of Ottawa Tree Planting in Sensitive Marine Clay Soils (2017 Guidelines), large tree can be planted in these areas with a minimum setback equal to the mature height of the tree. The tree planting setback limits may be reduced to 7.5 m for small (mature tree height up to 7.5m) and medium size trees (mature tree height 7.5 m to 14 m) in Area 1 provided that the following conditions are met.





- The underside of footing (USF) is 2.1 m or greater below the lowest finished grade must be satisfied for footings within 10 m from the tree, as measured from the centre of the tree trunk and verified by means of the Grading Plan as indicated procedural changes below.
- A small tree must be provided with a minimum of 25 m³ of available soil volume while a medium tree must be provided with a minimum of 30 m³ of available soil volume, as determined by the Landscape Architect. The developer is to ensure that the soil is generally un-compacted when backfilling in street tree planting locations.
- The tree species must be small (mature tree height up to 7.5 m) to medium size (mature tree height 7.5 m to 14 m) as confirmed by the Landscape Architect.
- The foundation walls for the front side of the house and the front 2 m of the side walls of the house are to be reinforced at least nominally (minimum of two upper and two lower 15mm bars in the foundation wall).
- Grading surrounding the tree must promote drainage to the tree root zone (in such a manner as not to be detrimental to the tree), as noted on the subdivision Grading Plan

Based on our review of the available drawings for landscaping for the lots subject to rezoning, it is understood that medium-size trees will be located along Gosling Crescent in front of the abovementioned lots. The minimum available setback between the proposed trees and the closest edge of the foundation wall for these units was measured to be 7.5m. Therefore, the proposed landscaping for Lots # 103, 104, 106, 119, 120, 122, 123, 124, and 126, following rezoning is in compliance with the City of Ottawa Tree Planting Setbacks for Trees within Sensitive Marine Clay Deposits, and are considered acceptable from a geotechnical perspective.

We trust that this information satisfies your immediate requirements.

Best Regards,

Paterson Group Inc.

Zubaida Al-Moselly, P.Eng.

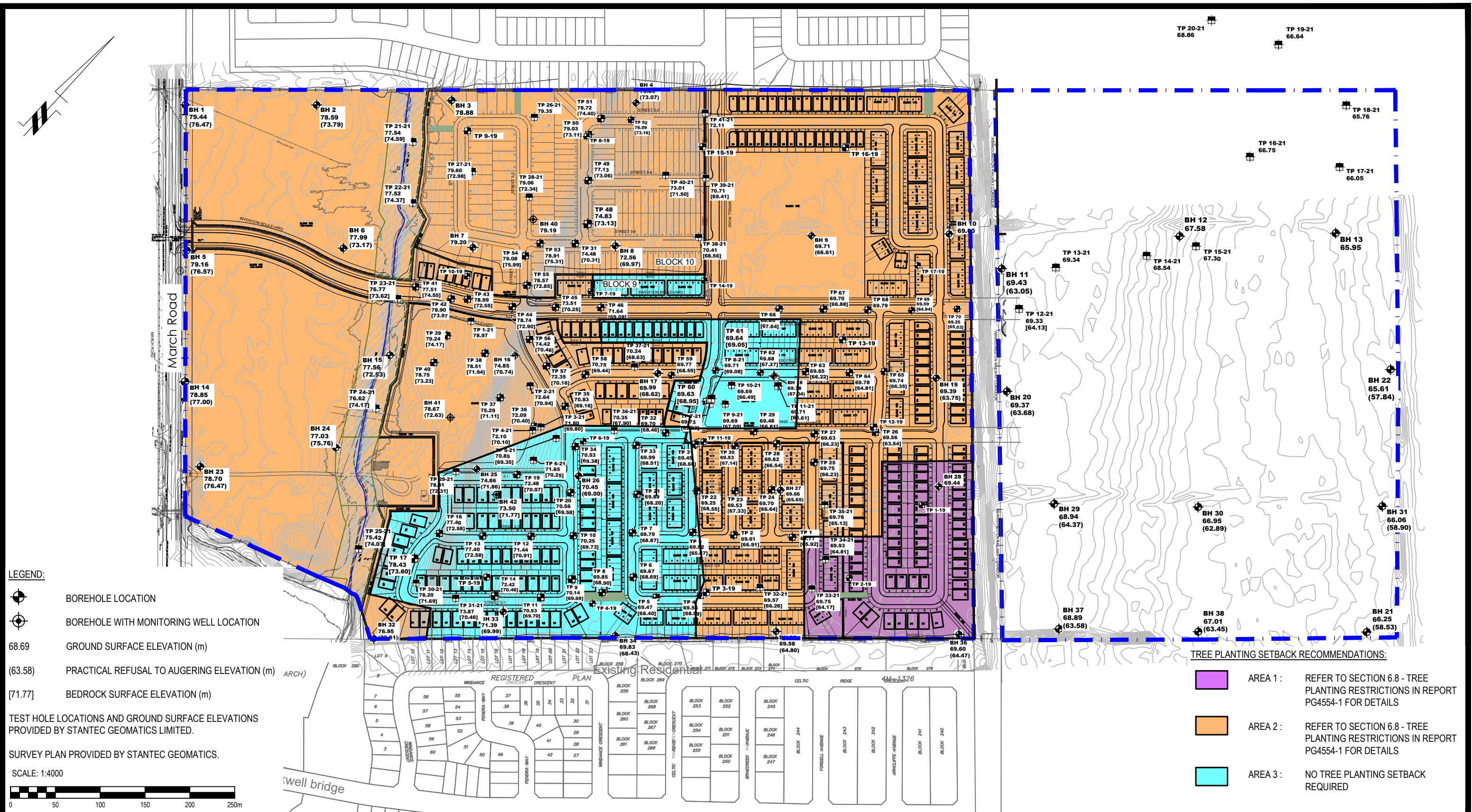


Maha K. Saleh, M.A.Sc., P.Eng.

Attachments:

- Drawing PG4554-4 – Tree Planting Setback Areas
- Figure 1 - Brookline Phase 1 – Proposed Rezoning – dated November 21, 2023

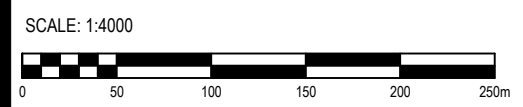




- LEGEND:**
- BOREHOLE LOCATION
 - BOREHOLE WITH MONITORING WELL LOCATION
 - 68.69 GROUND SURFACE ELEVATION (m)
 - (63.58) PRACTICAL REFUSAL TO AUGERING ELEVATION (m)
 - [71.77] BEDROCK SURFACE ELEVATION (m)

TEST HOLE LOCATIONS AND GROUND SURFACE ELEVATIONS PROVIDED BY STANTEC GEOMATICS LIMITED.

SURVEY PLAN PROVIDED BY STANTEC GEOMATICS.



- TREE PLANTING SETBACK RECOMMENDATIONS:**
- AREA 1: REFER TO SECTION 6.8 - TREE PLANTING RESTRICTIONS IN REPORT PG4554-1 FOR DETAILS
 - AREA 2: REFER TO SECTION 6.8 - TREE PLANTING RESTRICTIONS IN REPORT PG4554-1 FOR DETAILS
 - AREA 3: NO TREE PLANTING SETBACK REQUIRED

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NO.	REVISIONS	DATE	INITIAL
4	BASE PLAN UPDATED	04/29/2022	MS
3	BASE PLAN UPDATED	10/11/2020	DJG
2	BASE PLAN UPDATED	23/04/2020	DJG
1	BASE PLAN UPDATED	09/08/2019	SD

MINTO COMMUNITIES / 2559688 ONTARIO INC.

**GEOTECHNICAL INVESTIGATION
PROPOSED DEVELOPMENT - 936 MARCH ROAD**

OTTAWA, ONTARIO

Title: TREE PLANTING SETBACK RECOMMENDATIONS

Scale:	1:4000	Date:	07/2018
Drawn by:	RCG	Report No.:	PG4554-1
Checked by:	SD	Dwg. No.:	PG4554-4
Approved by:	SD	Revision No.:	4

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NOTE: All the neighbouring lots (in grey) are being construction and the foundations have been poured.

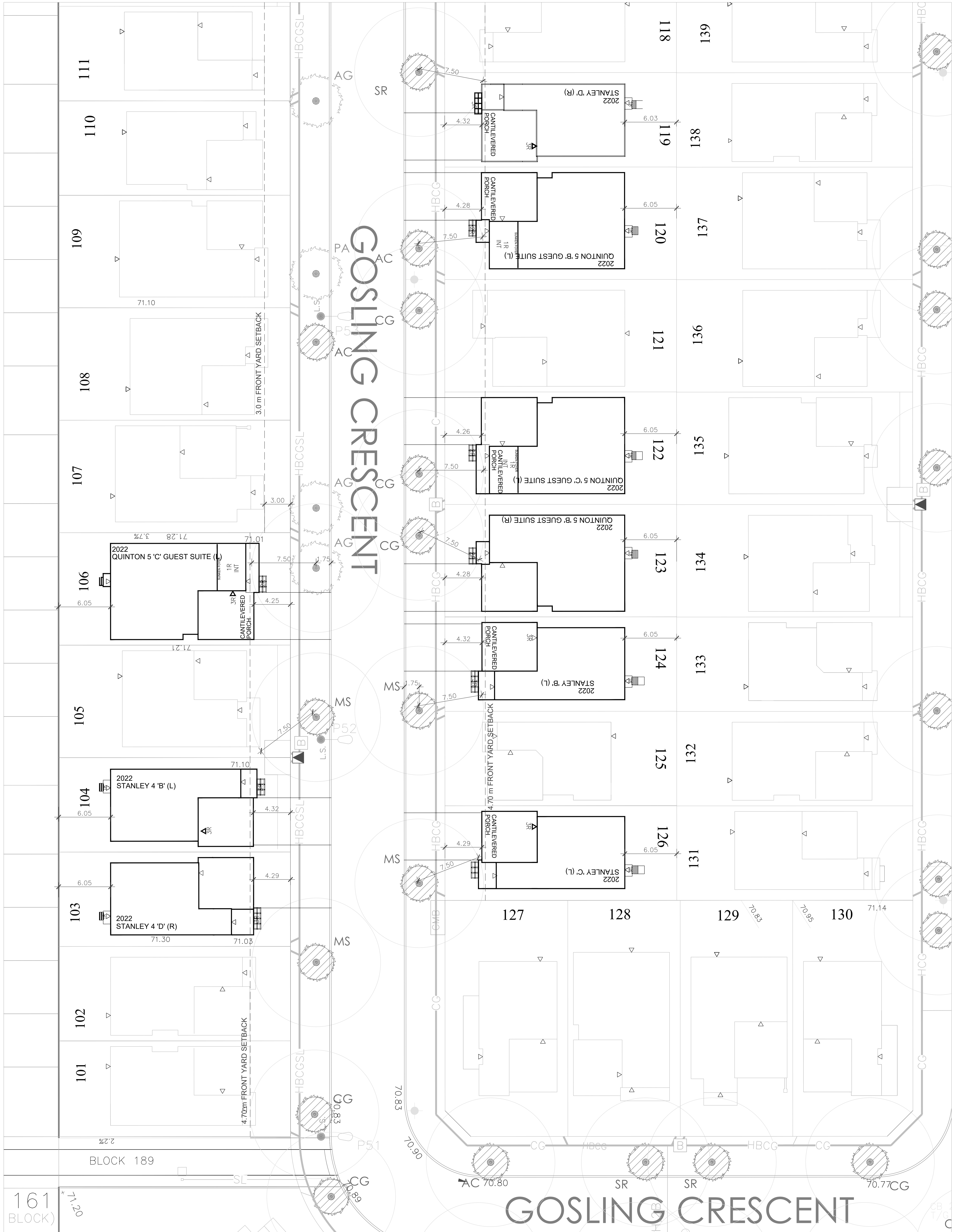


FIGURE 1 - LANDSCAPING FOR LOTS SUBJECT TO REZONING