

1357 BASELINE ROAD
SMARTCENTRES & GROUPE SELECTION

TREE CONSERVATION REPORT

In support of Site Plan Control Application
January 17th 2020

Prepared by:

VP **VERSION PAYSAGE**
ARCHITECTES PAYSAGISTES

218-372 Sainte-Catherine Street West

Montréal (Québec) H3B 1A2

T : 514.499.7083

E : version.paysage@gmail.com



 **Groupe
Sélection**

ACDF
ARCHITECTURE



LLOYD PHILLIPS & ASSOCIATES LTD.
PLANNING CONSULTANTS

TREE CONSERVATION REPORT

In support of Site Plan Control Application for
1357 Baseline Road
Smartcentres & Groupe Selection

January 17th 2020

PAGE 1 DE 3

INTRODUCTION

This Tree Conservation Report has been prepared for Smartcentres & Groupe Selection in support of a Site Plan Control Application for the proposed Development at the north /east quadrant of Clyde Avenue and Baseline Road, Ottawa.

EXISTING TREE INVENTORY

An inventory of existing vegetation on the subject site was conducted November 8, 2019.

Refer to the **Existing Tree Inventory Schedule and Analysis** below and to **Map # 1 Current Vegetation – M1** and **Map # 2 Proposed Landscape Development – M2**, attached to this report.

CODE (REFERENCE)	SPECIES	SIZE (mm) dbh-approx	VISUAL / CONDITION	ACTION
1	Acer rubrum (red maple)	200	Good / Development conflict	Remove
2	Acer rubrum (red maple)	200	Good / Development conflict	Remove
3	Acer rubrum (red maple)	200	Good / Development conflict	Remove
4	Picea abies (Norway spruce)	200	Good / Development conflict	Remove
5	Acer rubrum (red maple)	200	Good / Development conflict	Remove

Table 1: Existing Tree Inventory Schedule and Analysis

The Critical Root Zone (CRZ) is established as being 100 mm from the trunk of the tree for every centimetre of trunk.

The Diameter at Breast Height (dbh) is the measurement of a trunk of a tree at a height of 1200mm above grade for trees of 15cm diameter or greater and at a height of 300mm above grade for trees of less than 150mm diameter.

The CRZ is calculated as $dbh \times 100mm$

DISTINCTIVE TREES & TREE SPECIES AT RISK

Under the Urban Tree Conservation By-law, a 'distinctive tree' is defined as any tree with a dbh of 500mm or greater. There is no living 'distinctive trees' on subject property. No 'tree species at risk' were found or identified on subject property.

TREE CONSERVATION REPORT

In support of Site Plan Control Application for
1357 Baseline Road
Smartcentres & Groupe Selection

January 17th 2020

PAGE 2 DE 3

TREE PROTECTION AND REMOVAL MEASURES

Temporary Tree Protection Barrier

Barriers for tree protection shall be installed adjacent to the trees to be protected. At a minimum, this barrier should be placed at a distance equal to the furthest spread of outside branches (the “dripline”) or the CRZ, whichever is greater. All of the supports and bracing for the barrier shall be placed outside of the protected area and installed to minimize root damage. Furthermore, while the desired effect of the barrier is to prevent construction traffic from entering the protected area, it shall be kept in place until all construction has been completed. The barrier shall also have signage attached to it indicating its purpose as a protection barrier. Repair, fuelling of machinery, storage and stockpiling of materials, shall not take place within this protected area.

Tree Protection Barrier material options:

- 1.2m height min. plastic (polyethylene) “international orange” web fencing securely mounted on sturdy wood framework that includes top and bottom rail, posts to be max. 2.4m c/c (to be approved City of Ottawa).
- Other methods and material approved by City of Ottawa.

In addition:

- Do not place any material or equipment within the CRZ of the tree;
- Do not attach any signs, notices or posters to any tree;
- Do not raise or lower the existing grade within the CRZ without approval;
- Tunnel or bore when digging within the CRZ of a tree;
- Do not damage the root system, trunk or branches of any tree;
- Ensure that exhaust fumes from all equipment are not directed towards any tree's canopy.

Monitoring of Tree Health

Trees located adjacent to construction works will experience the change in their immediate environment. As a result, tree health should be monitored. Trees that have died or have been damaged beyond repair by the Contractor shall be removed and replaced by the Contractor at their own expense with trees of equal size and species or as directed by City staff.

Damages will include:

- Any physical damage on tree bark
- Any broken branches
- Equipment and materials stored within the protected areas and beyond the limits of the contract
- Refueling of equipment within the protected areas.

Surface Treatment:

A protective root buffer is required for a minimum distance of 2.0 metres outside of the tree protection barrier. This buffer will consist of woodchips spread to a thickness of 10 cm covered by a layer of granular ‘A’ (gravel) deep enough to stabilize 2 cm thick plywood. This will help prevent the compaction of soil surrounding the trees’ fine feeding roots.

TREE CONSERVATION REPORT

In support of Site Plan Control Application for
1357 Baseline Road
Smartcentres & Groupe Selection

January 17th 2020

PAGE 3 DE 3

Excavation & Root Pruning:

Excavation shall not take place within the CRZ. Instead, directional micro tunnelling and boring shall be employed. When excavation must take place outside of the CRZ, a trench shall be carefully dug either by hand or with hydraulic or pneumatic air excavation technology. After the trench is established, a backhoe or other equipment stationed outside of the CRZ may be used to complete the work. If roots are encountered while trenching outside the CRZ, they shall be cleanly cut with either pruning shears or a saw wiped with alcohol before each cut.

Treatment of Exposed Roots:

If tree roots are exposed during construction, they shall be reburied immediately with soil or covered temporarily with burlap, filter cloth or woodchips and kept moist (i.e. watering with a soft-spray nozzle at least three times a week). A covering of plastic shall be used to facilitate moisture retention during an extended period when watering may not be possible (i.e. over weekends).

Fertilization:

Fertilizing the trees with a liquid, deep root, slow release fertilizer is recommended only after the completion of all construction.

Retaining Walls/ Tree Wells:

Avoid changes in grade close to trees to be retained. Where grade changes cannot be avoided, the installation of retaining walls or tree wells shall be considered for tree preservation.

Tree Removal

Any trees designated for removal and located outside a protected area will have the stumps completely excavated and removed unless such removal will adversely affect existing trees / ecology to remain, in which case trunks will be cut flush to existing grades.

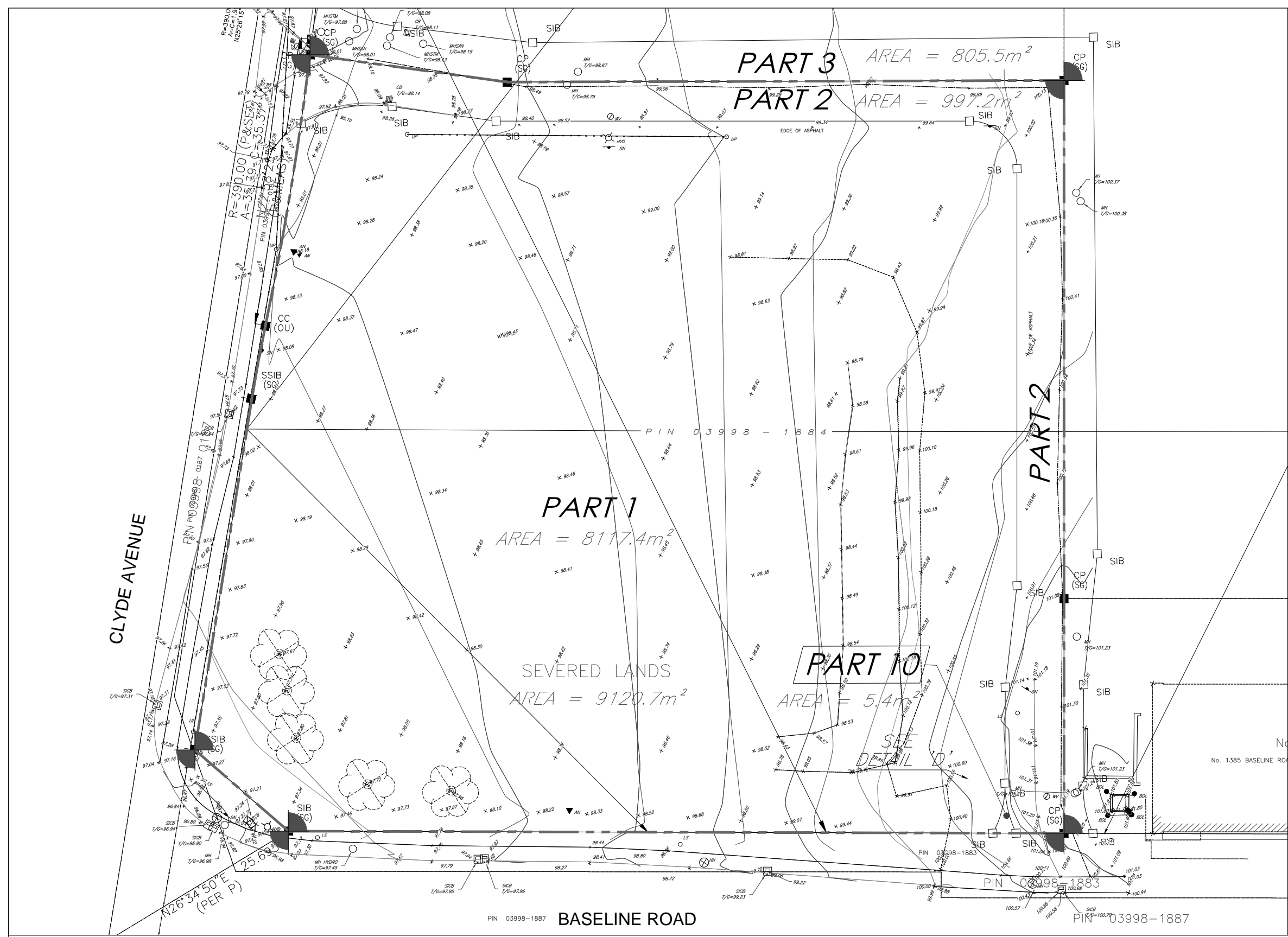
EXISTING VEGETATION IN THE PROPOSED DEVELOPMENT

Due to proposed construction of building, parking area, site servicing and grading operations on the site, the existing tree clusters and groupings as indicated on the attached plan Current Vegetation – M1 will be removed. The landscape proposal on the attached plan Proposed Landscape Development - M2 will have a generous planting of deciduous and coniferous trees, shrubs and groundcovers to complement the site design and compensate for the loss of the existing vegetation due to the proposed development.

Attachment:

Map # 1 Current Vegetation – M1

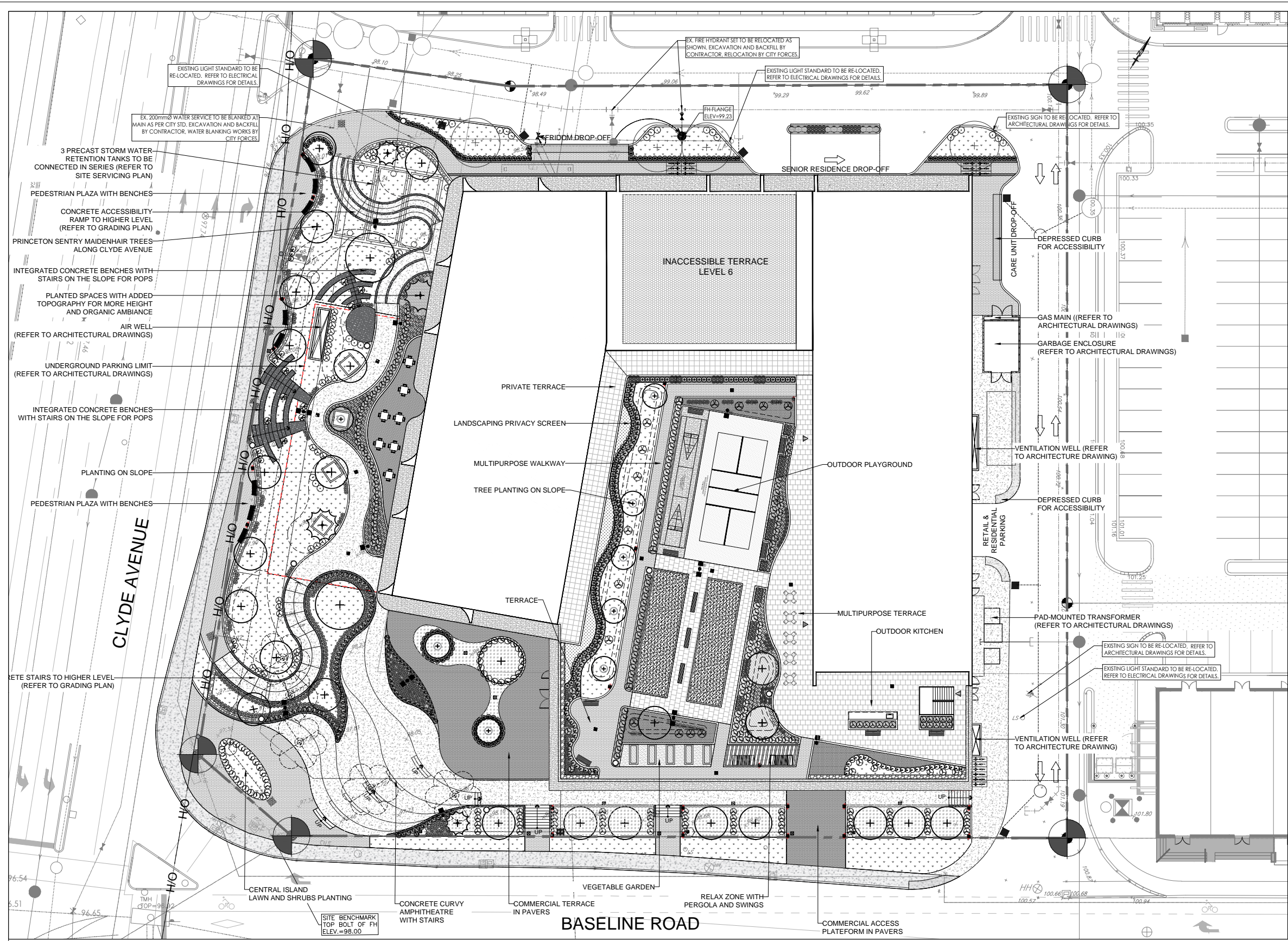
Map # 2 Proposed Landscape Development – M2



LEGEND/SYMBOL

GENERAL	
	LOT LIMIT
	CONSTRUCTION SITE LINE
	LIMIT OF UNDERGROUND PARKING (P2)
	BUILDING
	ENTRANCE
	PLANT ID
	EXISTING HANDHOLE (REFER TO CIVIL DRAWINGS)
	EXISTING MANHOLE (REFER TO CIVIL DRAWINGS)
	EXISTING POWER LINE AND UTILITY POLE (REFER TO CIVIL DRAWINGS)
	EXISTING LIGHT STANDARD (LS) (REFER TO CIVIL DRAWINGS)
	EXISTING SIGN POLE (REFER TO CIVIL DRAWINGS)
	PROPOSED CATCH BASIN (REFER TO CIVIL DRAWINGS)
	PROPOSED TERRACE DRAIN GRILLE
	ORIGINAL GROUND ELEVATION (REFER TO CIVIL DRAWINGS)
	TC 15.05 PROPOSED ELEVATION - TOP CURB (REFER TO CIVIL DRAWINGS)
	BC 15.05 PROPOSED ELEVATION - BOTTOM CURB (REFER TO CIVIL DRAWINGS)
	FS 15.05 PROPOSED ELEVATION - FINISHED SURFACE LEVEL (REFER TO CIVIL DRAWINGS)
	TM 15.05 PROPOSED ELEVATION - TOP MANHOLE (REFER TO CIVIL DRAWINGS)
	FFE PROPOSED FINISHED FLOOR ELEVATION (REFER TO CIVIL DRAWINGS)
	EXISTING SIDE INLET CATCH BASIN (SICB)
	EXISTING TEE CATCH BASIN (TCB) (REFER TO CIVIL DRAWINGS)
	EXISTING FIRE HYDRANT (HYD) (REFER TO CIVIL DRAWINGS)
	PROPOSED CATCH BASIN (REFER TO CIVIL DRAWINGS)
PLANT	
	PROPOSED ORNAMENTAL GRASSES
	PROPOSED PERENNIALS
	PROPOSED DECIDUOUS SHRUB
	PROPOSED CONIFEROUS SHRUB
	EXISTING TREE TO BE REMOVED
	PROPOSED DECIDUOUS TREE
	PROPOSED CONIFEROUS TREE
MATERIAL	
	CONCRETE SURFACE (REFER TO CIVIL DRAWINGS)
	CONCRETE SURFACE & STRUCTURE (REFER TO DETAILS & CIVIL DRAWINGS)
	STABILIZED SCREENING SURFACE
	UNIT PAVING TYPE 1
	UNIT PAVING TYPE 2
	UNIT PAVING TYPE 3
	ASPHALT PAVING (REFER TO ENGINEERING DRAWINGS)
	GRAVEL
	MINERALIZED WOOD CHIPS MULCH COLOR: NATURAL
	LAWN TYPE GAZON BASTIEN'S KENTUCKY BLUEGRASS
	GROUNDCOVER TYPE 1 (ARENARIA VERNA 'AUREA')
	GROUNDCOVER TYPE 2 (CONVALLARIA MAJALIS)
	GROUNDCOVER TYPE 3 (PHLOX SUBULATA 'RED WINGS')
	RETAINING WALL
OUTDOOR FURNITURE	
	BENCH WITH BACKREST - LEVEL 2 CLIENT CHOICE TOTAL: 6
	BENCH WITHOUT BACKREST - LEVEL 2 CLIENT CHOICE TOTAL: 3
	SWING - LEVEL 2 CLIENT CHOICE TOTAL: 2
	TABLE AND CHAIRS - LEVEL 1 & 2 CLIENT CHOICE TOTAL: 12
	BENCH - WOOD SEAT & CONCRETE BASE CLIENT CHOICE - LEVEL 1 TOTAL: 8
	STANDARD RAISED PLANTER BOX - LEVEL 2 REFER TO DETAILS TOTAL: 5
	PLANTER BOX 2x2x1M - LEVEL 1 REFER TO DETAILS TOTAL: 4
LIGHTING	
	STANDARD DOUBLE LIGHT H=15 FT CONCRETE BASE TOTAL: 5 (REFER TO ENGINEERING DRAWING)
	STANDARD SIMPLE LIGHT H=15 FT CONCRETE BASE TOTAL: 6 (REFER TO ENGINEERING DRAWING)
	STANDARD BOLLARD CONCRETE BASE TOTAL: 21 (REFER TO ENGINEERING DRAWING)
	STANDARD GARBAGE CAN CONCRETE BASE TOTAL: 9 (REFER TO ENGINEERING DRAWING)
OUTDOOR PLAYGROUND	
	PETANQUE - LEVEL 2 (REFER TO DETAILS) CLIENT CHOICE QUANTITY: 2
	SHUFFLEBOARD - LEVEL 2 (REFER TO DETAILS) CLIENT CHOICE QUANTITY: 1
	PICKLEBALL - LEVEL 2 (REFER TO DETAILS) CLIENT CHOICE QUANTITY: 1

OWNER / DEVELOPER	ARCHITECTURE	CIVIL ENGINEERING	PLANNING	MECHANICAL & ELECTRICAL ENGINEERING	STRUCTURE	NOTES	ISSUES	DOCUMENT PREPARED BY	PROJECT TITLE	DOCUMENT								
							<table border="1"> <thead> <tr> <th>NO</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>2020-01-17</td> <td>FOR SPC</td> <td>TTN</td> </tr> </tbody> </table>	NO	DATE	DESCRIPTION	BY	01	2020-01-17	FOR SPC	TTN		1357 BASELINE ROAD OTTAWA	TITLE : CURRENT VEGETATION - M1 FILE : 1357 BASELINE ROAD_SPC_LANDSCAPE PLAN_20200117.DWG CHECKED BY : JJB DRAWN BY : TTN DATE : 2019-04-16 SCALE : 1: 500 REF PAGE : M1
NO	DATE	DESCRIPTION	BY															
01	2020-01-17	FOR SPC	TTN															



LEGEND/SYMBOL

GENERAL	
	LOT LIMIT
	CONSTRUCTION SITE LINE
	LIMIT OF UNDERGROUND PARKING (P2)
	BUILDING
	ENTRANCE
	PLANT ID
	EXISTING HANDHOLE (REFER TO CIVIL DRAWINGS)
	EXISTING MANHOLE (REFER TO CIVIL DRAWINGS)
	EXISTING POWER LINE AND UTILITY POLE (REFER TO CIVIL DRAWINGS)
	EXISTING LIGHT STANDARD (LS) (REFER TO CIVIL DRAWINGS)
	EXISTING SIGN POLE (REFER TO CIVIL DRAWINGS)
	PROPOSED CATCH BASIN (REFER TO CIVIL DRAWINGS)
	PROPOSED TERRACE DRAIN GRILLE
	ORIGINAL GROUND ELEVATION (REFER TO CIVIL DRAWINGS)
	TC 15.05 PROPOSED ELEVATION - TOP CURB (REFER TO CIVIL DRAWINGS)
	BC 15.05 PROPOSED ELEVATION - BOTTOM CURB (REFER TO CIVIL DRAWINGS)
	FS 15.05 PROPOSED ELEVATION - FINISHED SURFACE LEVEL (REFER TO CIVIL DRAWINGS)
	TM 15.05 PROPOSED ELEVATION - TOP MANHOLE (REFER TO CIVIL DRAWINGS)
	FFE PROPOSED FINISHED FLOOR ELEVATION (REFER TO CIVIL DRAWINGS)
	EXISTING SIDE INLET CATCH BASIN (SICB)
	EXISTING TEE CATCH BASIN (TCB) (REFER TO CIVIL DRAWINGS)
	EXISTING FIRE HYDRANT (HYD) (REFER TO CIVIL DRAWINGS)
	PROPOSED CATCH BASIN (REFER TO CIVIL DRAWINGS)
PLANT	
	PROPOSED ORNAMENTAL GRASSES
	PROPOSED PERENNIALS
	PROPOSED DECIDUOUS SHRUB
	PROPOSED CONIFEROUS SHRUB
	EXISTING TREE TO BE REMOVED
	PROPOSED DECIDUOUS TREE
	PROPOSED CONIFEROUS TREE
MATERIAL	
	CONCRETE SURFACE (REFER TO CIVIL DRAWINGS)
	CONCRETE SURFACE & STRUCTURE (REFER TO DETAILS & CIVIL DRAWINGS)
	STABILIZED SCREENING SURFACE
	UNIT PAVING TYPE 1
	UNIT PAVING TYPE 2
	UNIT PAVING TYPE 3
	ASPHALT PAVING (REFER TO ENGINEERING DRAWINGS)
	GRAVEL
	MINERALIZED WOOD CHIPS MULCH COLOR: NATURAL
	LAWN TYPE GAZON BASTIEN'S KENTUCKY BLUEGRASS
	GROUNDCOVER TYPE 1 (ARENARIA VERNA 'AUREA')
	GROUNDCOVER TYPE 2 (CONVALLARIA MAJALIS)
	GROUNDCOVER TYPE 3 (PHLOX SUBULATA 'RED WINGS')
	CURB
	RETAINING WALL
OUTDOOR FURNITURE	
	BENCH WITH BACKREST - LEVEL 2 CLIENT CHOICE TOTAL: 6
	BENCH WITHOUT BACKREST - LEVEL 2 CLIENT CHOICE TOTAL: 3
	SWING - LEVEL 2 CLIENT CHOICE TOTAL: 2
	TABLE AND CHAIRS - LEVEL 1 & 2 CLIENT CHOICE TOTAL: 12
	BENCH - WOOD SEAT & CONCRETE BASE CLIENT CHOICE - LEVEL 1 TOTAL: 8
	STANDARD RAISED PLANTER BOX - LEVEL 2 REFER TO DETAILS TOTAL: 5
	PLANTER BOX 2x2x1M - LEVEL 1 REFER TO DETAILS TOTAL: 4
LIGHTING	
	STANDARD DOUBLE LIGHT H=15 FT CONCRETE BASE TOTAL: 5 (REFER TO ENGINEERING DRAWING)
	STANDARD SIMPLE LIGHT H=15 FT CONCRETE BASE TOTAL: 6 (REFER TO ENGINEERING DRAWING)
	STANDARD BOLLARD CONCRETE BASE TOTAL: 2 (REFER TO ENGINEERING DRAWING)
	STANDARD GARBAGE CAN CONCRETE BASE TOTAL: 9 (REFER TO ENGINEERING DRAWING)
OUTDOOR PLAYGROUND	
	PETANQUE - LEVEL 2 (REFER TO DETAILS) CLIENT CHOICE QUANTITY: 2
	SHUFFLEBOARD - LEVEL 2 (REFER TO DETAILS) CLIENT CHOICE QUANTITY: 1
	PICKLEBALL - LEVEL 2 (REFER TO DETAILS) CLIENT CHOICE QUANTITY: 1

OWNER / DEVELOPER	ARCHITECTURE	CIVIL ENGINEERING	PLANNING	MECHANICAL & ELECTRICAL ENGINEERING	STRUCTURE	NOTES	ISSUES	DOCUMENT PREPARED BY	PROJECT TITLE	DOCUMENT								
							<table border="1"> <thead> <tr> <th>NO</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>2020-01-17</td> <td>FOR SPC</td> <td>TTN</td> </tr> </tbody> </table>	NO	DATE	DESCRIPTION	BY	01	2020-01-17	FOR SPC	TTN		1357 BASELINE ROAD OTTAWA	TITLE : PROPOSED LANDSCAPE DEVELOPMENT - M2 FILE : 1357 BASELINE ROAD_SPC_LANDSCAPE PLAN_20200117.DWG CHECKED BY : JJB DRAWN BY : TTN DATE : 2019-04-16 SCALE : 1: 500 REF PAGE : M2
NO	DATE	DESCRIPTION	BY															
01	2020-01-17	FOR SPC	TTN															