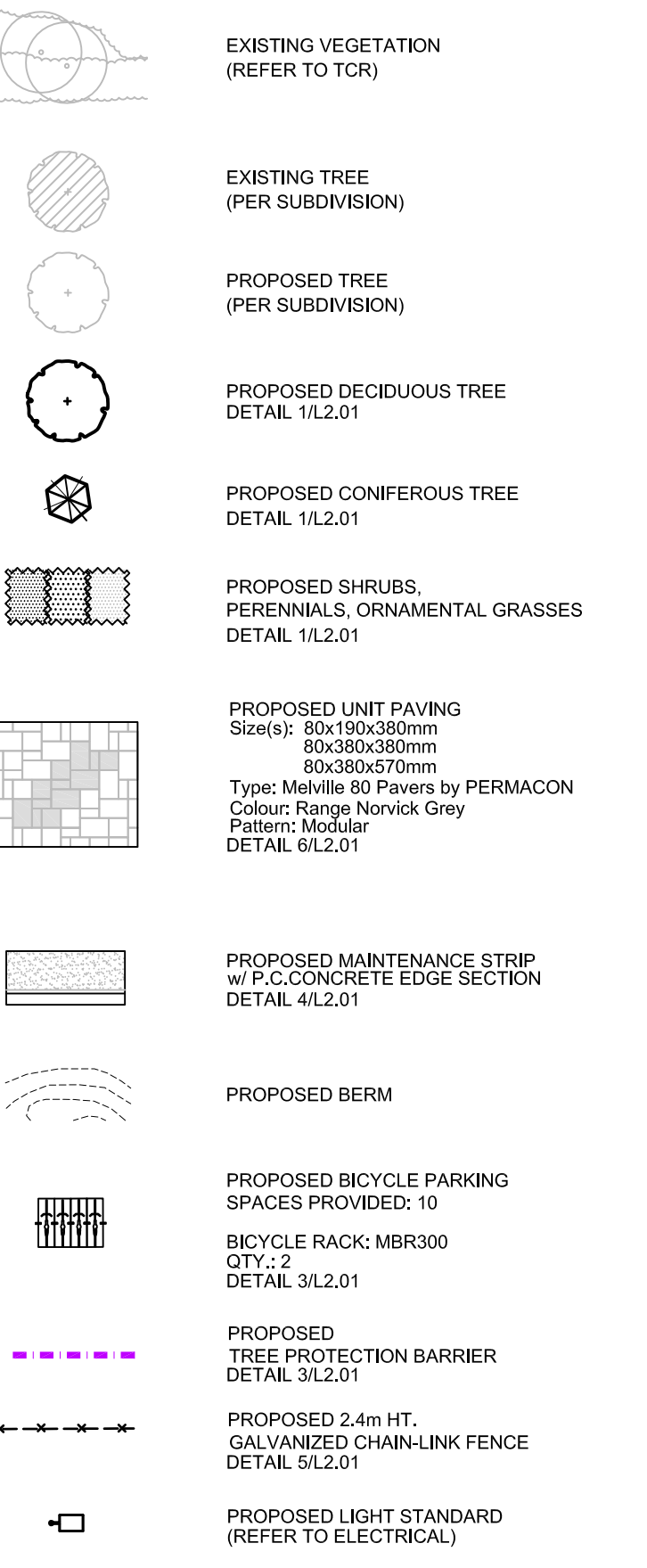


**PLANT MATERIAL SCHEDULE**

CODE	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
<b>DECIDUOUS TREES</b>					
1AFJ	ACER FREEMANII JEFFERSRED	AUTUMN BLAZE MAPLE	12	60mm cal	B&B, single stem
AR	ACER RUBRUM	RED MAPLE	3	60mm cal	B&B, single stem
AS	ACER SACCHARUM	SUGAR MAPLE	3	60mm cal	B&B, single stem
ASa	ACER SACCHARINUM	SILVER MAPLE	10	60mm cal	B&B, single stem
BA	BETULA ALLEGANIENSIS	YELLOW BIRCH	9	60mm cal	B&B, single stem
CO	CELTIS OCCIDENTALIS	COMMON HACKBERRY	8	60mm cal	B&B, single stem
QT	QUERCUS TRACANTHOS SKYLINE	SKYLINE HONEYLOCUST	7	60mm cal	B&B, single stem
NS	NYSSA SYLVATICA	BLACK GUM (SOURGUM)	5	60mm cal	B&B, single stem
QR	QUERCUS RUBRA	RED OAK	5	60mm cal	B&B, single stem
TA	TILIA AMERICANA	AMERICAN BASSWOOD	5	60mm cal	B&B, single stem
<b>CONIFEROUS TREES</b>					
PG	PICEA GLAUCA	WHITE SPRUCE	11	180 cm ht	B&B
PP	PICEA PUNGENS	COLORADO GREEN SPRUCE	6	180 cm ht	B&B
PR	PINUS STROBUS	WHITE PINE	6	180 cm ht	B&B
TO	THUJA OCCIDENTALIS	EASTERN WHITE CEDAR	108	150cm ht	B&B, 120cm o/c
<b>DECIDUOUS SHRUBS</b>					
DR	CORNUS RACEMOSA	GRAY DOGWOOD	72	50cm ht	potted, 100cm o/c
PTD	POTENTILLA FRUTICOSA	GOLD DROP CINQUEFOIL	129	50cm ht	potted, 80cm o/c
PO	PHYSCALOPUS OPULIFOLIUS	COMMON NINEBARK	112	50cm ht	potted, 100cm o/c
RAU	RIBES AUREUM	GOLDEN CURRANT	102	50cm ht	potted, 100cm o/c
RB	ROSA BLANDA	SHRUB ROSE	145	50cm ht	potted, 100cm o/c
SBAW	SPIRAEA BIMALDA ANTHONY WATERER	ANTHONY WATERER SPIREA	85	50cm ht	potted, 100cm o/c
SJF	SPIRAEA JAPONICA FLAMING MOUND	FLAMING MOUND SPIREA	98	50cm ht	potted, 80cm o/c
VD	VIBURNUM DENTATUM	ARROWWOOD	56	50cm ht	potted, 100cm o/c
WFPF	WEIGELA FLORIDA PINK PRINCESS	PINK PRINCESS WEIGELA	18	50cm ht	potted, 100cm o/c
<b>CONIFEROUS SHRUBS</b>					
JCF	JUNIPERUS CHINENSIS	FAIRVIEW JUNIPER	48	100cm ht	potted, 100cm o/c
JHP	JUNIPERUS HORIZONTALIS	COMPACT ANDORRA JUNIPER	36	60cm spr	potted, 100cm o/c
PM	PINUS MUGO MUGHUS	MUGHO PINE	47	50cm ht	potted, 100cm o/c
<b>PERENNIALS</b>					
Ger	GERANIUM maculatum	WILD GERANIUM	75	15 cm pot	plant 60cm o/c
Rud	RUDBECKIA fulgida 'Goldstrum'	BLACK-EYED SUSAN	55	15 cm pot	plant 60cm o/c
<b>ORNAMENTAL GRASSES</b>					
And	ANDROPOGON gerardi	BIG BLUESTEM GRASS	38	15cm pot	plant 75cm o/c
Cal	CALAMAGROSIS a. exaltiflora 'Karl Foerster'	KARL FOERSTER REED GRASS	220	15cm pot	plant 75cm o/c
Pv	PANICUM virgatum	SWITCH GRASS	78	15cm pot	plant 75cm o/c
Spr	SORGHASTRUM nutans	INDIAN GRASS	19	15cm pot	plant 75cm o/c
Sp	SPOROBOLUS heterotetis	PRAIRIE DROPSIDE	33	15cm pot	plant 75cm o/c

**LEGEND / SYMBOL**



**GENERAL NOTES**

- This drawing shall be read in conjunction with all relevant Architectural, Engineering and related Drawings and Documents.
- Refer to Engineering Drawings for Grading and Servicing.
- Refer to Architectural Drawings for Site layout.
- Contractor shall provide the location(s) of all services/utilities by consulting Municipal Authorities and Utility companies and shall be responsible for adequate protection from damage during construction.
- Plant material shall be No. 1 Grade and shall comply with the Metric Guide Specifications For Nursery Stock (latest edition), published by the Canadian Nursery Trades Association.
- Plant Material locations are Schematic / Approximate only. Contractor shall stake out locations on site prior to work.
- Contractor shall guarantee all plant material for a period of one (1) full year from the date of final acceptance.
- Shrubs shall be planted in a continuous prepared bed of 450mm depth planting soil mix covered over with a woven polypropylene weed control fabric (LANDSCAPE FABRIC-Green-Line by Thrac-LINQ) and 75mm depth composted pine mulch to finish grade, as specified.
- Perennials and Ornamental Grasses shall be planted in a continuous prepared bed of 450mm depth planting soil mix covered over with 75mm depth composted pine mulch to finish grade. (NO WEED CONTROL FABRIC), as specified.
- Sod areas to receive 125mm topsoil. Sod shall be No. 1 quality conforming to the Canadian Nursery Sod Growers Specification.
- Seed areas to receive 150mm topsoil. Grass seed shall be Certified Canada No. 1 Grade in accordance with Government of Canada Seeds Acts and Regulations. Reinstatement areas damaged or disturbed beyond the limit of Work.
- Plant Material substitutions shall not be permitted without written approval from the Consultant.
- Contractor shall advise Consultant a minimum of 48hrs. prior to proceeding landscape work and any required Field Reviews.
- THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL SITE PLAN APPROVAL ONLY AND MAY NOT BE USED FOR ANY OTHER PURPOSE.**

**FOR APPROVAL ONLY**

3.	MAY 31/21	PER CITY COMMENTS (1)
2.	MAR.29/21	ISSUE FOR PERMIT
1.	DEC.11/20	ISSUE FOR SPA
no.	date	revision

North Arrow

Stamp: ASSOCIATION OF LANDSCAPE ARCHITECTS OF ONTARIO

Contractor shall check and verify all dimensions on site and report all errors and/or omissions to the Consultant.

Work to be done in accordance with all applicable codes and by-laws.

Do not scale Drawing.

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Consultant:

**LEVSTEK CONSULTANTS INC.**  
 5871 Hugh Crockett, Ottawa, Ontario K2A 2W8  
 613 826 1818

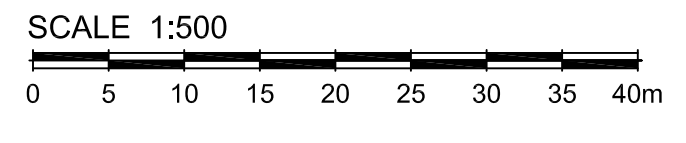
Client:

Project: **MARITIME-ONTARIO OTTAWA**  
**8800 CAMPEAU DRIVE**

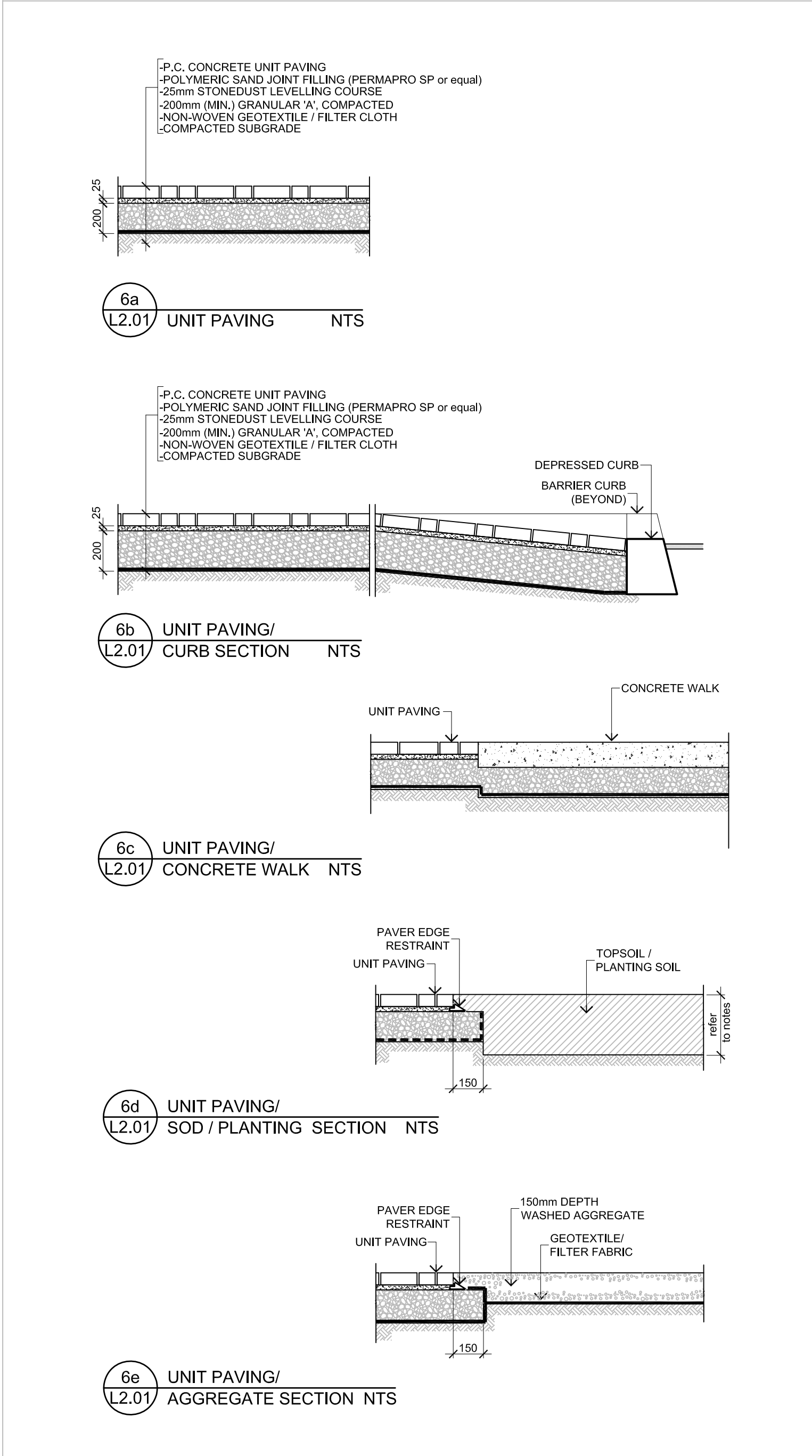
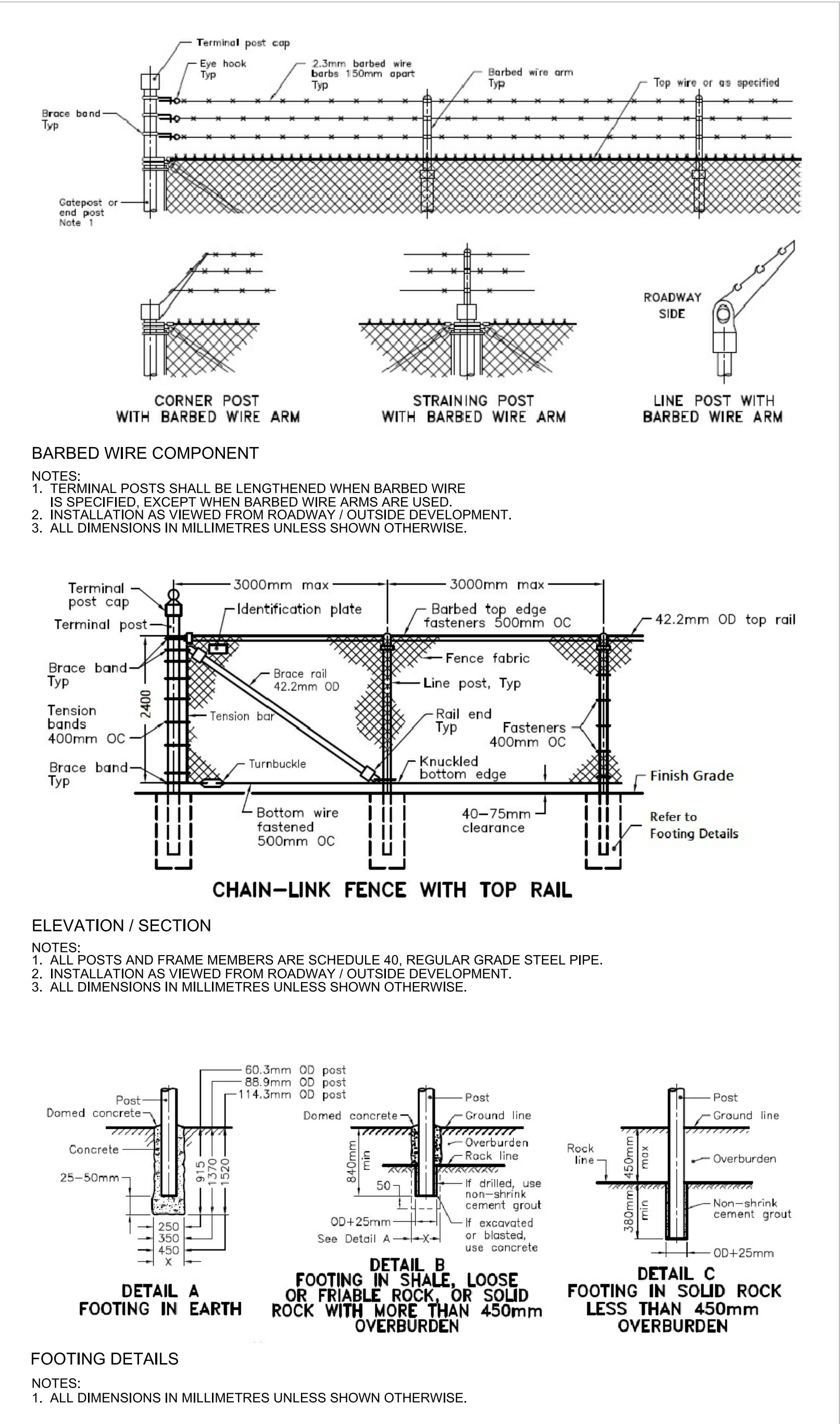
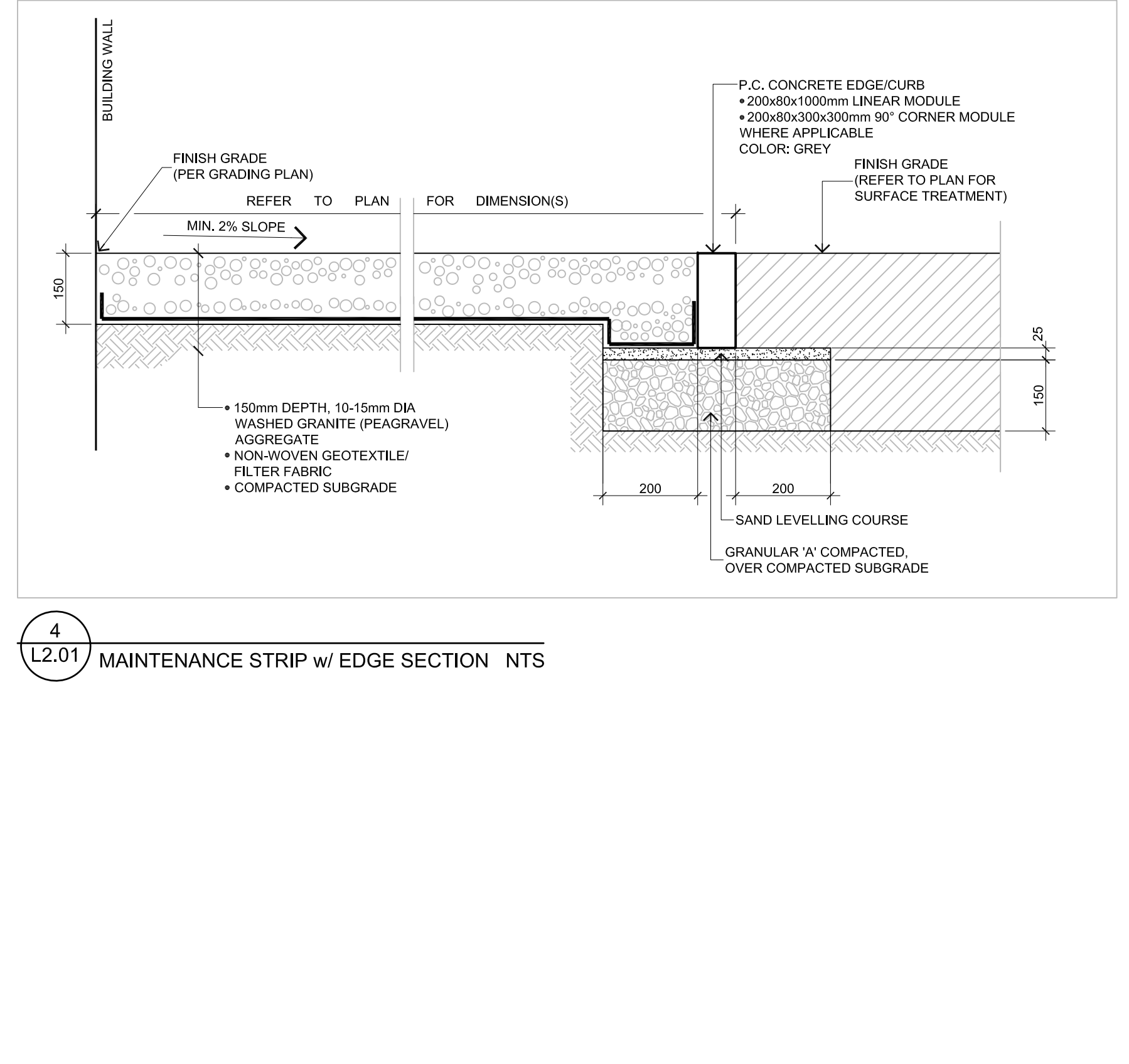
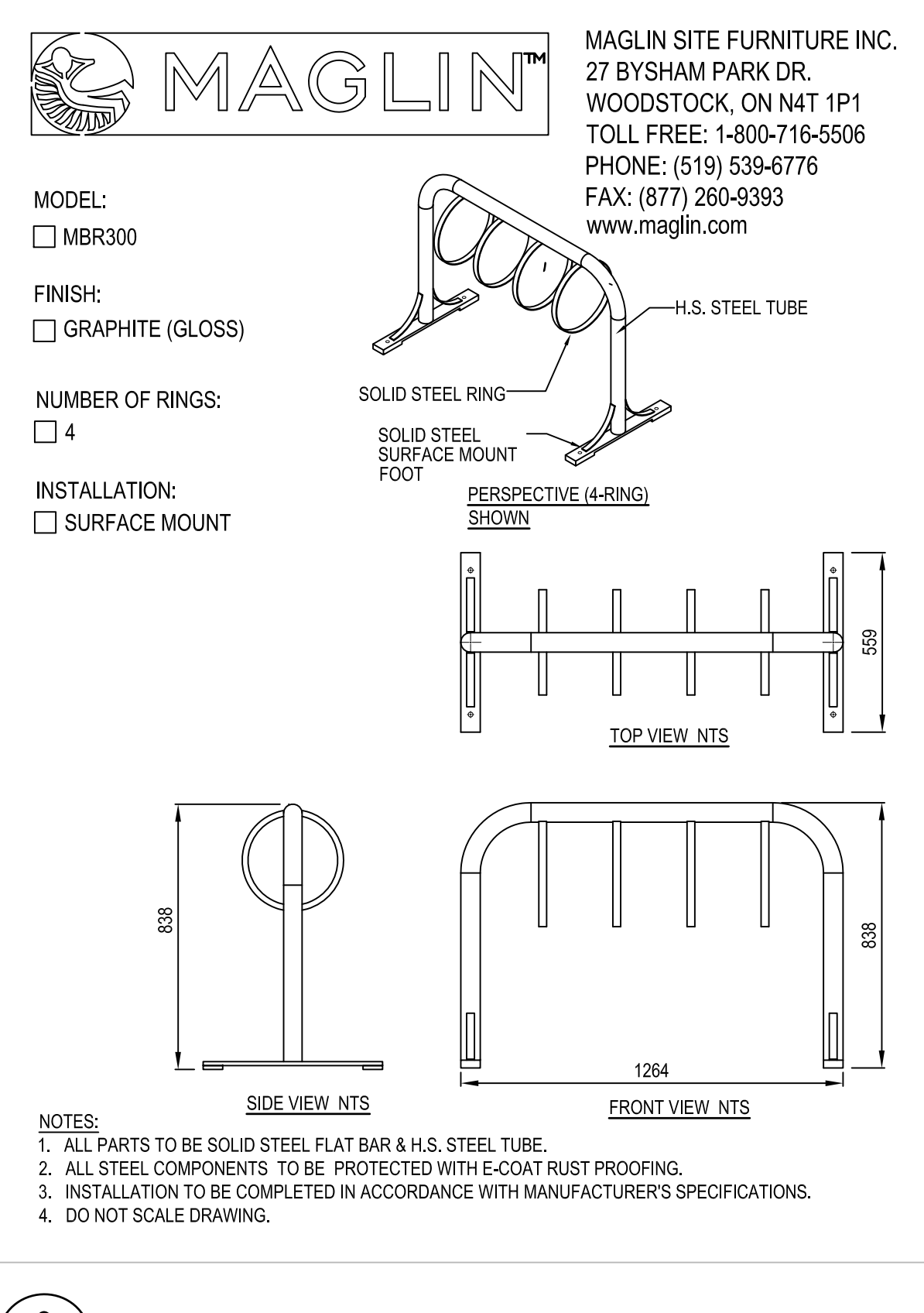
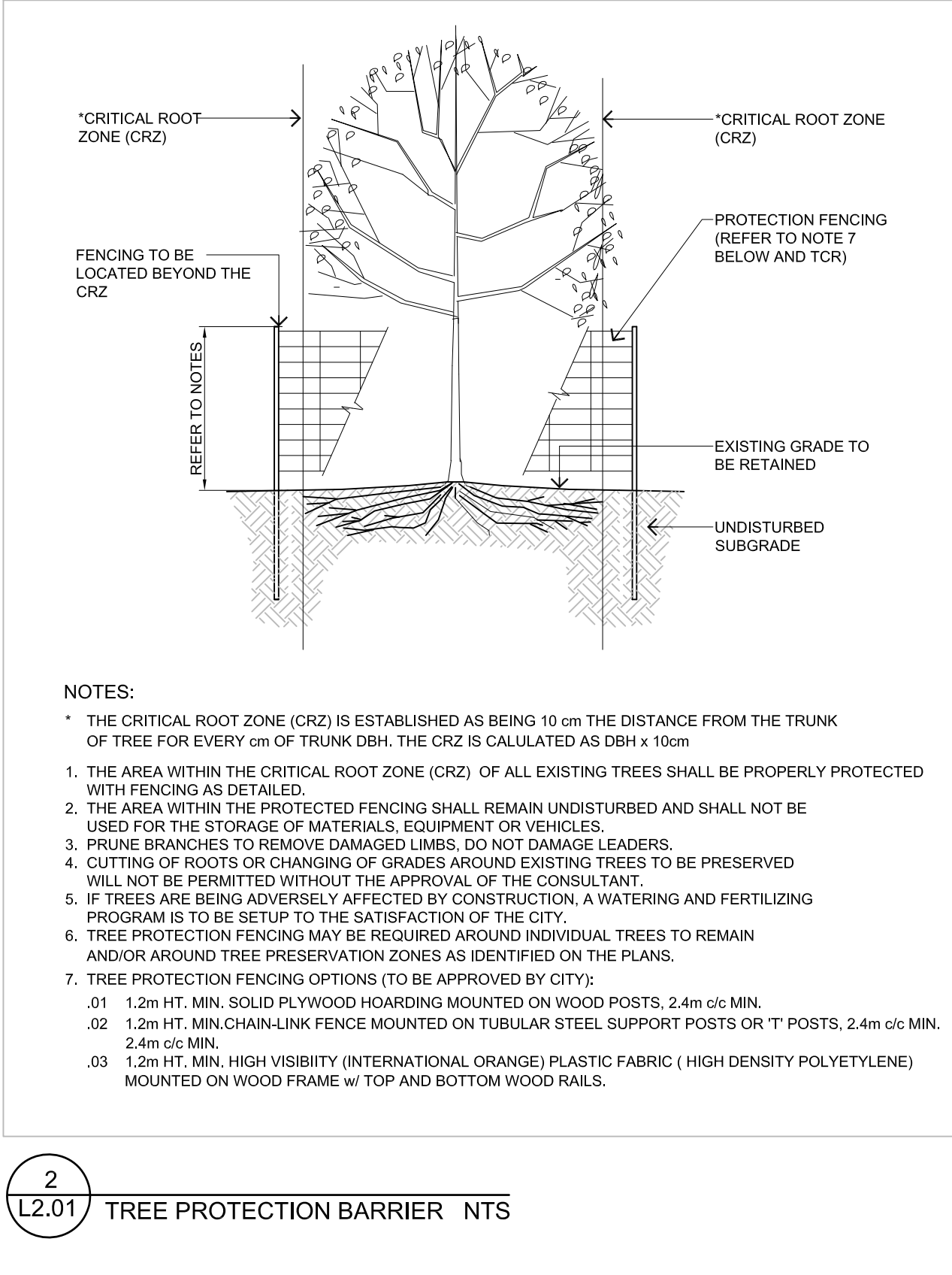
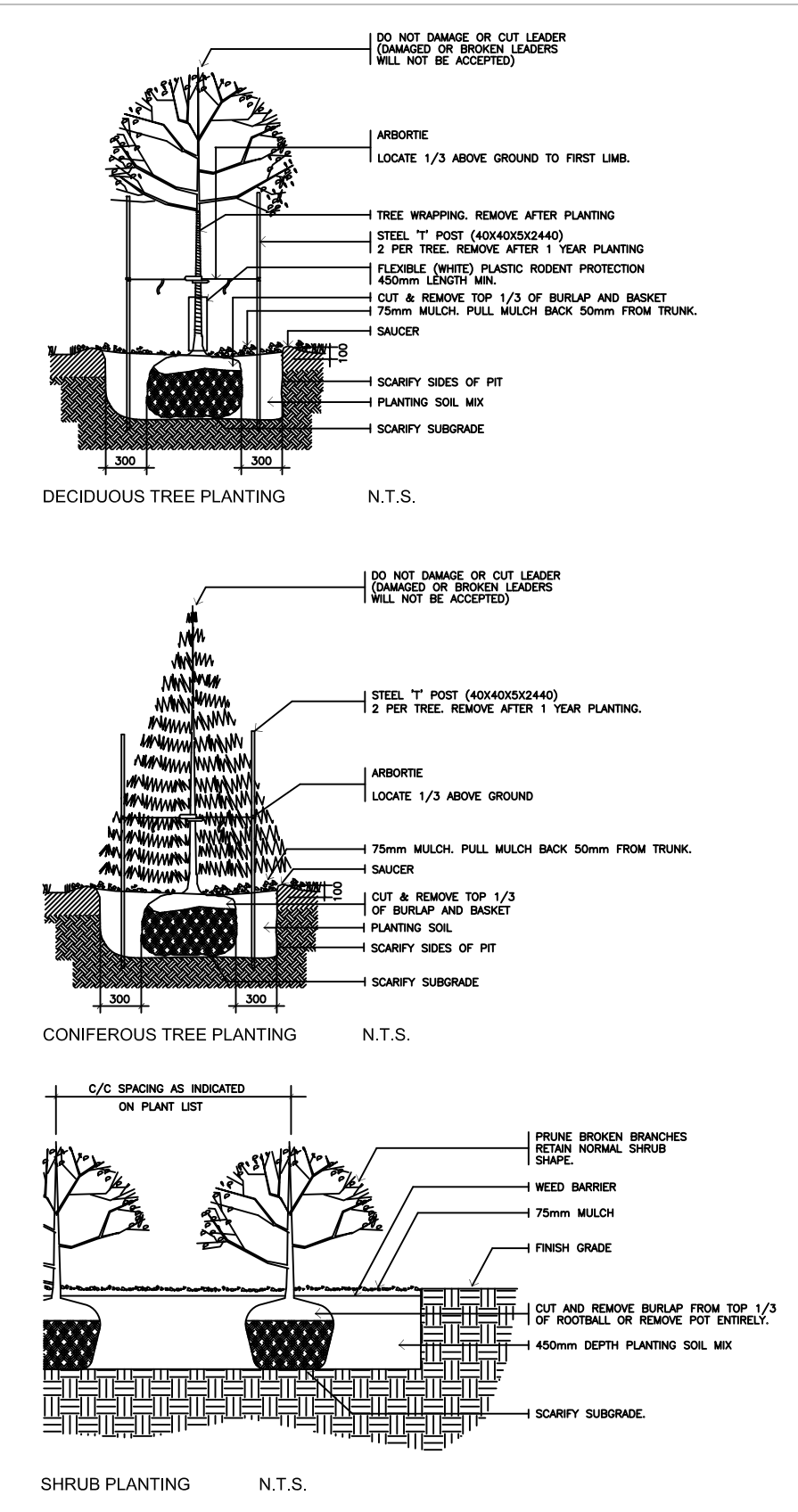
Drawing Title: **LANDSCAPE PLAN**

Drawn	Date	Drawing No.
	NOV 2020	L1.01
Scale	Project No.	
1:500	1186	

ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2 (NOT TRAVELLED)  
 P/N 04508-0035



D07-12-20-0189



FOR APPROVAL ONLY

NO.	DATE	REVISION
1.	MAY 31/21	PER CITY COMMENTS (1)

North Arrow  
Stamp: ASSOCIATION OF LANDSCAPE ARCHITECTS OF ONTARIO

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Work to be done in accordance with all applicable codes and by-laws.  
Do not scale Drawing.  
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Consultant:  
**LEVSTEK CONSULTANTS**  
INC. L.P.  
3871 Hugh Croftway - Ottawa, Ontario K2A 2W9  
613 826 1218

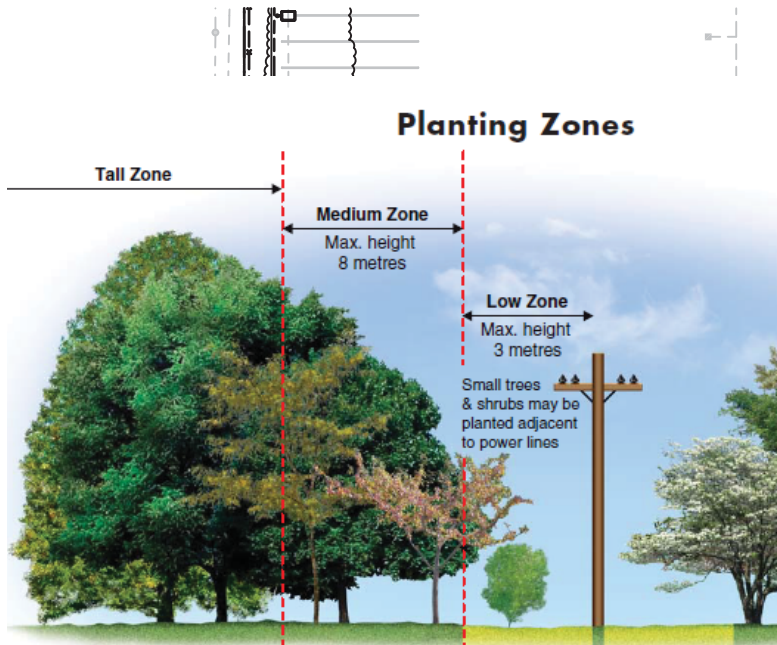
Client: \_\_\_\_\_

Project: **MARITIME-ONTARIO OTTAWA**  
8800 CAMPEAU DRIVE

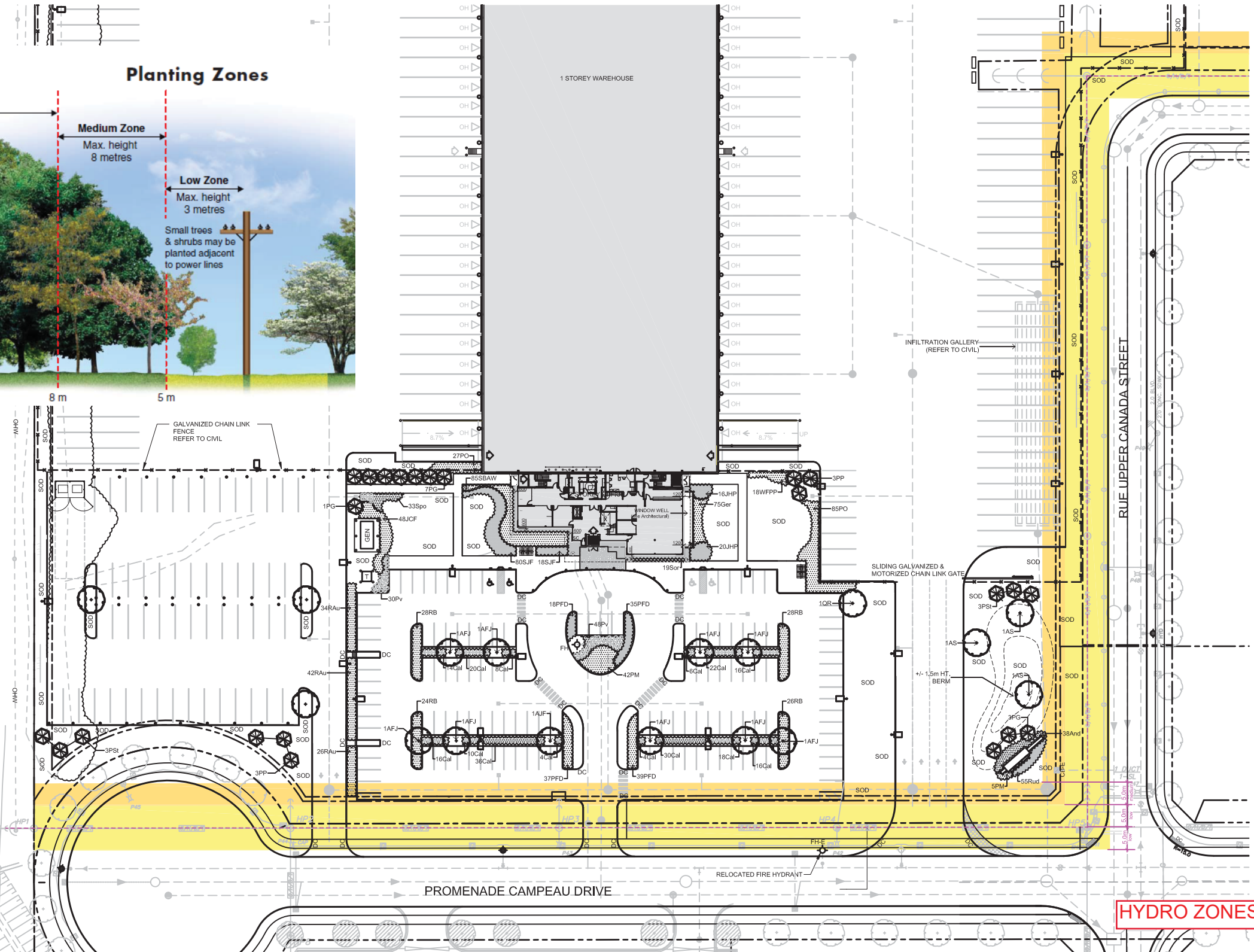
Drawing Title: **LANDSCAPE DETAILS**

Drawn	Date	Drawing No.
	NOV 2020	L2.01
Scale	Project No.	
AS NOTED	1186	

D07-12-20-0189



ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2 (NC)  
PIN 04508-0035





P.O. Box 13593, Stn. Kanata, Ottawa, ON K2K 1X6  
Telephone: (613) 838-5717  
Website: [www.ifsassociates.ca](http://www.ifsassociates.ca)

URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

May 20, 2020

Rudy Levstek  
Levstek Consultants Inc.  
5871 Hugh Crescent  
Ottawa, ON  
K0A 2W0

**RE: TREE CONSERVATION REPORT FOR 8800 CAMPEAU DRIVE, OTTAWA**

Dear Rudy,

This report details a pre-construction tree conservation report (TCR) for the above-noted property located in the Kanata West Business Park. The need for this TCR is related to the proposed construction of a 7315 m<sup>2</sup> warehouse/office building with 138 surface parking spaces and 50 loading areas dedicated to trucks and trailers.

The need for this report is related to trees protected under the City of Ottawa's Tree Protection By-law No. 2020-340. Tree conservation reports are required for all site plan control applications for properties on which a tree of 10 centimetres in diameter or greater is present. The approval of this TCR by the City of Ottawa authorizes site clearing activities, including the removal of any approved trees. **Importantly, although this report may be used to support the application for a City tree removal permit, it does not by itself constitute permission to remove trees or begin site clearing activities. No such work should occur before a tree removal permit is issued by the City of Ottawa.**

In terms of current vegetation there are two very distinct areas on the property, both a direct result of the level of disturbance each has experienced in the past. The majority of the site is dominated by an undulating, treeless meadow which is the result of the site being cleared and stripped of topsoil in 2015/16. The few trees which are present in this area are the result of root sprouts emanating from nearby parent trees. Being immature these sprouts are all below the 10cm diameter threshold required of TCRs. The second area (identified as #1 and 2 on the accompanying TCR plan) is a line of maturing trees located along the drainage ditch which borders the southwest property line. It is a consistent tree line (by age and species) and is broken only by roadway which was extended to the adjacent property at the same time as the land was cleared.

A second tree line is located to the north, on a neighbouring property. It is identified as #3 on the TCR plan. This line is dominated by mature ash (*Fraxinus* spp.) and trembling aspen (*Populus tremuloides*). Lesser amounts of cherry (*Prunus* spp.), apple (*Malus* spp.), buckthorn (*Rhamnus*



spp.), white spruce (*Picea glauca*) and white cedar (*Thuja occidentalis*) are present as well, but are typically less than 10cm in diameter. A mature double-stemmed ash tree (#4 on the TCR plan) is located on the subject property near this tree line. Six recently planted juvenile trees were found adjacent to the subject property on city land along Campeau Drive: three ginkgo (*Ginkgo biloba*), two little-leaf lindens (*Tilia cordata*) and one honey-locust (*Gleditsia triacanthos*). All are in good condition except one ginkgo which is missing its leader and several lateral branches. The field work for this report was completed in April 2021.

### **TREE SPECIES, SIZE AND CONDITION**

All of the tree species found within areas #1 and 2 are native. In descending order, the species present are: white birch (*Betula papyrifera*), cottonwood (*Populus deltoides*), ash, white cedar, white spruce and willow (*Salix* spp.). They range in diameter from 10 to 35cm, the average diameter being 17cm. Very generally speaking they are in good condition, except for the majority of ash which have been heavily impacted by the spread of emerald ash borer (*Agrilus planipennis*). All mature trees of this species are dead, including #4. A good number of younger trees have been weighed down and broken under the weight of heavy vine growth (*Vitis* spp.).

Although this tree line was left untouched during the clearing/stripping operation it is now slated for removal under the current development proposal – leaving no trees remaining on the subject property. However, trees on neighbouring private and City of Ottawa property will be preserved and protected during construction.

### **FEDERAL AND PROVINCIAL REGULATIONS**

Federal and provincial regulations can be applicable to trees on private property. In particular, the following two regulations have been considered for this property:

- 1) Endangered Species Act (2007): No butternuts (*Juglans cinerea*) were identified on the subject or adjacent properties. This species of tree is listed as threatened under the Province of Ontario's Endangered Species Act (2007) and so is protected from harm.
- 2) Migratory Bird Convention Act (1994): In the period between April and August of each year nest surveys must be performed by a suitably trained person no more than five (5) days before trees or other similar nesting habitat are to be removed.

### **TREE PRESERVATION AND PROTECTION MEASURES**

Preservation and protection measures intended to mitigate damage during construction will be applied for the trees to be retained adjacent to the subject property. The following measures are the minimum required by the City of Ottawa to ensure tree survival during and following construction:

1. Erect a fence at the critical root zone (CRZ<sup>1</sup>) of trees;
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 without approval;
5. Tunnel or bore when digging within the CRZ of a tree;
6. Do not damage the root system, trunk or branches of any tree;
7. Ensure that exhaust fumes from all equipment are NOT directed towards any tree's canopy.

<sup>1</sup> The critical root zone (CRZ) is established as being 10 centimetres from the trunk of a tree for every centimetre of trunk Diameter at breast height (DBH). The CRZ is calculated as DBH x 10 cm.

Pictures 1 through 5 on pages 4, 5 and 6 of this report show the trees on and adjacent to the subject property.

This report is subject to the attached Limitations of Tree Assessments to which the reader's attention is directed. Please do not hesitate to contact the undersigned with any questions concerning this report.

Yours,



Andrew K. Boyd, B.Sc.F, R.P.F. (#1828)  
Certified Arborist #ON-0496A and TRAQualified  
Consulting Urban Forester



Picture 1. Recently planted trees along Campeau Drive adjacent to subject property





Picture 2. Tree line #1 located on 8800 Campeau Drive (looking northward)



Picture 3. Tree line #1 located on 8800 Campeau Drive (looking southward)





Picture 4. Tree line #2 located on 8800 Campeau Drive (looking westward)



Picture 5. Mature tree line #3 on property adjacent to 8800 Campeau Drive

# LIMITATIONS OF TREE ASSESSMENTS & LIABILITY

## GENERAL

It is the policy of *IFS Associates Inc.* to attach the following clause regarding limitations. We do this to ensure that our clients are clearly aware of what is technically and professionally realistic in assessing trees for retention.

This report was carried out by *IFS Associates Inc.* at the request of the client. The information, interpretation and analysis expressed in this report are for the sole benefit and exclusive use of the client. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the client to whom it is addressed. Unless otherwise required by law, neither all or any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through public relations, news or other media, without the prior expressly written consent of the author, and especially as to value conclusions, identity of the author, or any reference to any professional society or institute or to any initialed designation conferred upon the author as stated in his qualifications.

This report and any values expressed herein represent the opinion of the author; his fee is in no way contingent upon the reporting of a specified value, a stipulated result, nor upon any finding to be reported. Details obtained from photographs, sketches, *etc.*, are intended as visual aids and are not to scale. They should not be construed as engineering reports or surveys. Although every effort has been made to ensure that this assessment is reasonably accurate, the tree(s) should be reassessed at least annually. The assessment presented in this report is valid at the time of the inspection only. The loss or alteration of any part of this report invalidates the entire report.

## LIMITATIONS

The information contained in this report covers only the tree(s) in question and no others. It reflects the condition of the assessed tree(s) at the time of inspection and was limited to a visual examination of the accessible portions only. *IFS Associates Inc.* has prepared this report in a manner consistent with that level of care and skill ordinarily exercised by members of the forestry and arboricultural professions, subject to the time limits and physical constraints applicable to this report. The assessment of the tree(s) presented in this report has been made using accepted arboricultural techniques. These include a visual examination of the above-ground portions of each tree for structural defects, scars, cracks, cavities, external indications of decay such as fungal fruiting bodies, evidence of insect infestations, discoloured foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the proximity of people and property. Except where specifically noted in the report, the tree(s) examined were not dissected, cored, probed or climbed to gain further evidence of their structural condition. Also, unless otherwise noted, no detailed root collar examinations involving excavation were undertaken.

While reasonable efforts have been made to ensure that the tree(s) proposed for retention are healthy, no warranty or guarantee, expressed or implied, are offered that these trees, or any parts of them, will remain standing. This includes other trees on or off the property not examined as part of this assignment. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree or groups of trees or their component parts in all circumstances, especially when within construction zones. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure in the event of root loss due to excavation and other construction-related impacts. This risk can only be eliminated through full tree removal.



Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are living organisms, and their health and vigour constantly change over time. They are not immune to changes in site conditions, or seasonal variations in the weather. It is a condition of this report that *IFS Associates Inc.* be notified of any changes in tree condition and be provided an opportunity to review or revise the recommendations within this report. Recognition of changes to a tree's condition requires expertise and extensive experience. It is recommended that *IFS Associates Inc.* be employed to re-inspect the tree(s) with sufficient frequency to detect if conditions have changed significantly.

#### ASSUMPTIONS

Statements made to *IFS Associates Inc.* in regards to the condition, history and location of the tree(s) are assumed to be correct. Unless indicated otherwise, all trees under investigation in this report are assumed to be on the client's property. A recent survey prepared by a Licensed Ontario Land Surveyor showing all relevant trees, both on and adjacent to the subject property, will be provided prior to the start of field work. The final version of the grading plan for the project will be provided prior to completion of the report. Any further changes to this plan invalidate the report on which it is based. *IFS Associates Inc.* must be provided the opportunity to revise the report in relation to any significant changes to the grading plan. The procurement of said survey and grading plan, and the costs associated with them both, are the responsibility of the client, not *IFS Associates Inc.*

#### LIABILITY

Without limiting the foregoing, no liability is assumed by *IFS Associates Inc.* for: 1) any legal description provided with respect to the property; 2) issues of title and/or ownership with respect to the property; 3) the accuracy of the property line locations or boundaries with respect to the property; 4) the accuracy of any other information provided by the client or third parties; 5) any consequential loss, injury or damages suffered by the client or any third parties, including but not limited to replacement costs, loss of use, earnings and business interruption; and, 6) the unauthorized distribution of the report.

#### INDEMNIFICATION

An applicant for a permit or other approval based on this report shall agree to indemnify and save harmless *IFS Associates Inc.* from any and all claims, demands, causes of action, losses, costs or damages that affected private landowners and/or the City of Ottawa may suffer, incur or be liable for resulting from the issuance of a permit or approval based on this report or from the performance or non-performance of the applicant, whether with or without negligence on the part of the applicant, or the applicant's employees, directors, contractors and agents.

Further, under no circumstances may any claims be initiated or commenced by the applicant against *IFS Associates Inc.* or any of its directors, officers, employees, contractors, agents or assessors, in contract or in tort, more than 12 months after the date of this report.

#### ONGOING SERVICES

*IFS Associates Inc.* accepts no responsibility for the implementation of any or all parts of the report, unless specifically requested to supervise the implementation or examine the results of activities recommended herein. In the event that examination or supervision is requested, that request shall be made in writing and the details, including fees, agreed to in advance.



SCALE 1:500  
 0 5 10 15 20 25 30 35 40m

LEGEND/SYMBOLS

- EX. DECIDUOUS TREE TO BE RETAINED AND PRESERVED
- EX. VEGETATION TO BE RETAINED AND PRESERVED
- EX. VEGETATION TO BE REMOVED

FOR APPROVAL ONLY


1.	MAY 19/21	ISSUE FOR SPA
no.	date	revision

North Arrow	Stamp

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Consultant  
**LEVSTEK CONSULTANTS**  
 1571 High Crescent - Ottawa, Ontario - K2A 2W8  
 437 826 8512

Client

Project  
**MARITIME-ONTARIO  
 OTTAWA  
 8800 CAMPEAU DRIVE**

Drawing Title  
**TREE CONSERVATION PLAN**

Drawn	Date	Drawing No.
	MAY 2021	TCP-1

Scale	Project No.
1:500	1186