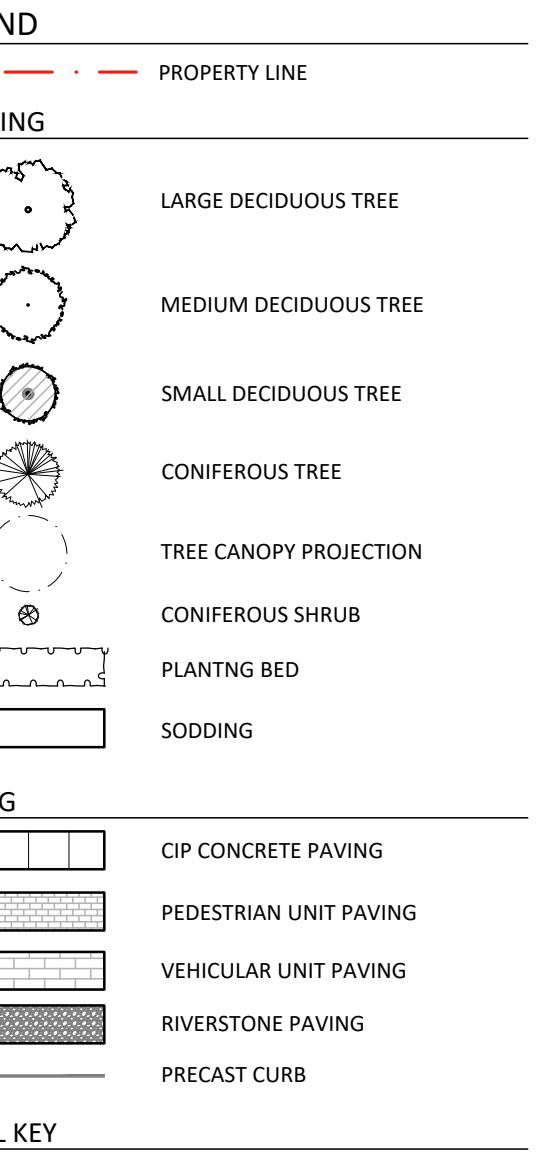
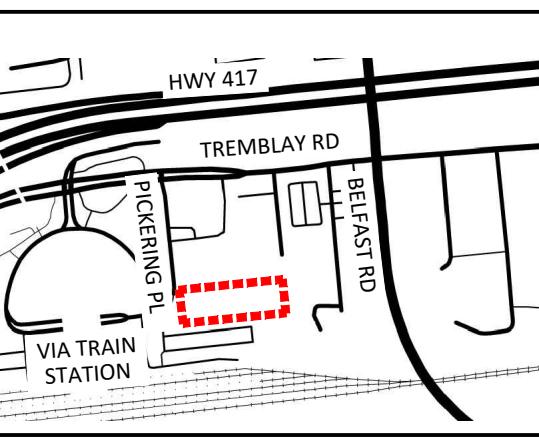


Tree #	Botanical Name	Common Name	DBH (cm)	Ownership	Condition	Notes	To Be Preserved
1	Acer saccharum	Sugar Maple	45	Private - Neighbour	GOOD	Symmetrical canopy, Die Back: ~5% @ canopy, Single stem, Co-dominant Leaders: 2@ ~2m above grade	YES
2	Picea glauca	White Spruce	15	Private - Neighbour	MODERATE	Asymmetrical canopy, Die Back: ~15% @ limbs, Broken Limbs, Single Stem.	YES
3	Picea glauca	White Spruce	25	Private - Neighbour	MODERATE	Asymmetrical canopy, Die Back: ~5% @ limbs, Broken Limbs, Single Stem, Pruned: Limbed-Up	YES
4	Ulmus spp.	Elm	25	Private - Neighbour	GOOD	Symmetrical canopy, Single Stem, Included Bark	YES
5	Ulmus spp.	Elm	2@10	Private - Neighbour	MODERATE	Asymmetrical canopy, Single Stem, Co-dominant Leaders: 2@ ~0.5m above grade	YES
6	Acer saccharum	Sugar Maple	90	Private - Neighbour	MODERATE	Symmetrical canopy, Die Back: ~20% @ canopy, Broken Limbs, Single Stem, Included Bark	YES
7	Ulmus spp.	Elm	35	Private - Neighbour	GOOD	Asymmetrical canopy, Single Stem	YES
8	Acer ginnala	Amur Maple	100	Private - Neighbour	POOR	Asymmetrical canopy, Die Back: ~60% @ canopy, Broken Limbs, Multi-stem: 3, Bark Rot @ Trunk, Leaning	YES
9	Acer ginnala	Amur Maple	50	Private - Neighbour	MODERATE	Asymmetrical canopy, Die Back: ~30% @ canopy, Broken Limbs, Pruned Limbs, Single Stem, Co-dominant Leaders: 2@ ~1m above grade	YES
10	Acer ginnala	Amur Maple	50	Private - Neighbour	MODERATE	Asymmetrical canopy, Die Back: ~40% @ canopy, Broken Limbs, Single Stem, Co-dominant Leaders: 2@ ~1m above grade	YES
11	Acer saccharum	Sugar Maple	40	Private - Neighbour	MODERATE	Asymmetrical canopy, Die Back: ~5% @ canopy, Broken Limbs, Single Stem, Broken Leader	YES
12	Acer saccharum	Sugar Maple	30	Private - Neighbour	GOOD	Asymmetrical canopy, Die Back: ~5% @ canopy, Single Stem	YES
13	Acer saccharum	Sugar Maple	50	Private - Neighbour	GOOD	Asymmetrical canopy, Die Back: ~5% @ limbs, Broken Limbs, Single Stem	YES
14	Ulmus spp.	Elm	10	Private - Neighbour	GOOD	Symmetrical canopy, Single Stem	YES

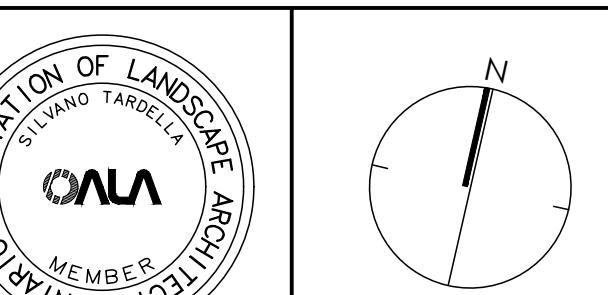
THE LANDSCAPE PLAN WAS PREPARED IN CONJUNCTION WITH THE GEOTECHNICAL REPORT PREPARED BY PINCHIN AND THE WIND STUDY PREPARED BY GRADIENT WIND:
 • PINCHIN FILE#: 367901-001, DATED MARCH 2, 2020.
 • GRADIENT WIND REPORT#: 24-031-PLW, DATED MARCH 20, 2024.

ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED JAN 21, 2020 AND PREPARED BY ANNIS O'SULLIVAN, VOLLEBEKK LTD.

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2	Issued for Site Plan Approval	25-05-02
1	Issued for Site Plan Phase 2	24-05-10
No. Description	Date	
	Revision	
	City Approval Stamp	

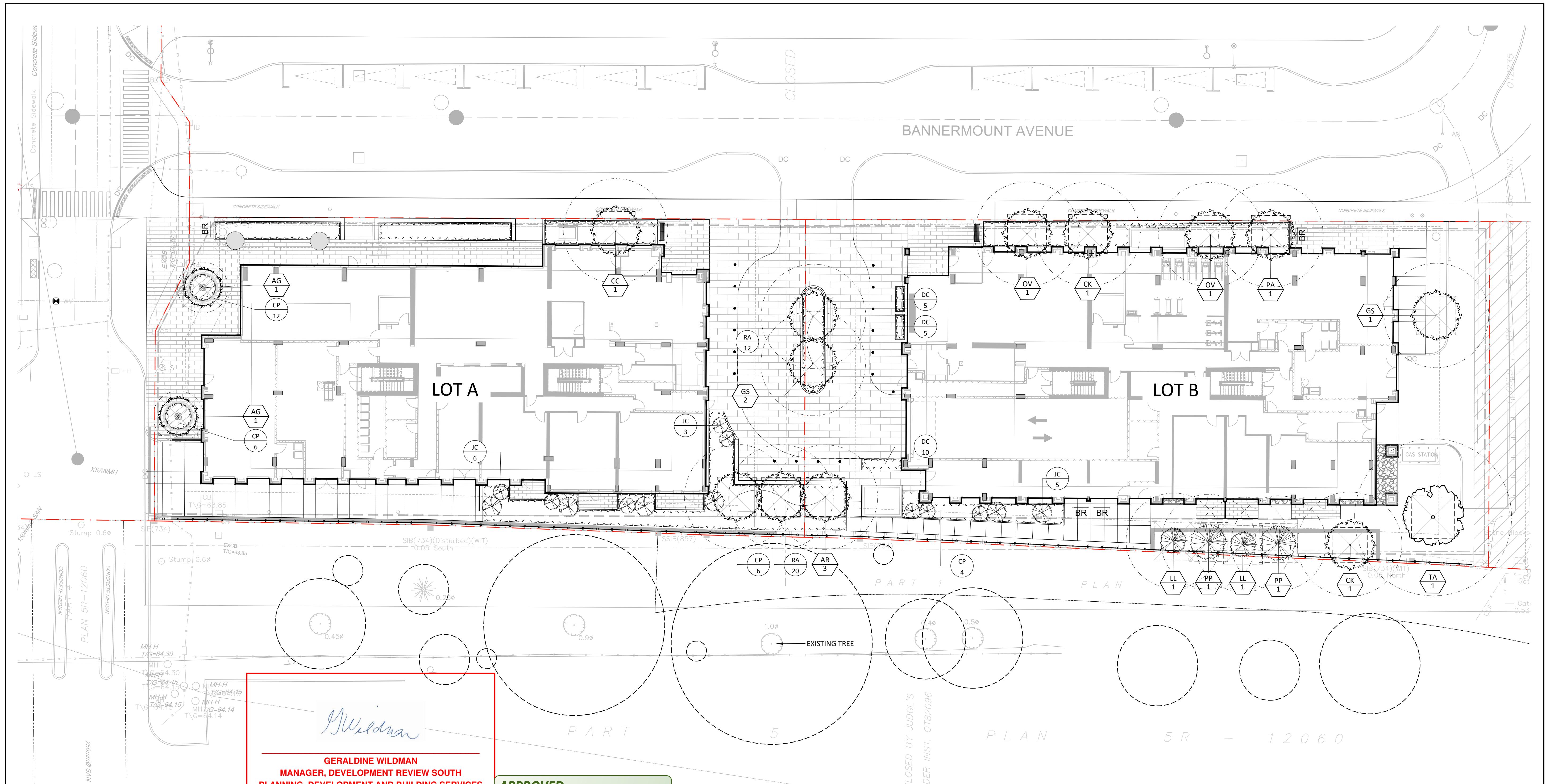


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1285 WELLINGTON STREET, OTTAWA, ON K1Y 3A8 CANADA
1613.237.2345
Project

PICKERING PLACE
700 & 720 BANNERMOUNT AVE.
OTTAWA, ON

Title
LANDSCAPE PLAN /
TREE INVENTORY REPORT
Date 2024-04-01 Sheet
Scale 1:200
Drawn SW
Checked SC
Job No. 24-043
L01
CITY FILE# 907-12-24-007
PLAN N° 18865



GENERAL NOTES:

- ALL DIMENSIONS IN MILLIMETERS UNLESS SPECIFIED OTHERWISE. DO NOT SCALE DRAWING. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATIONS.
- THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE LANDSCAPE ARCHITECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO:
 - CHECK AND VERIFY ALL DIMENSIONS ON SITE
 - REPORT ALL ERRORS AND/OR OMISSIONS TO THE CONTRACT ADMINISTRATOR
 - COMPLY WITH ALL PERTINENT CODES AND BY-LAWS
 - CHECK AND VERIFY LOCATIONS OF ALL UNDERGROUND SERVICES WITH ALL LOCAL UTILITIES PRIOR TO ANY DIGGING
- ANY AREAS BEYOND THE LIMIT OF THE SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION AT THE CONTRACTOR'S EXPENSE.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 'OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.' THE GENERAL CONTRACTOR SHALL BE DEEMED TO BE THE 'CONSTRUCTOR' AS DEFINED IN THE ACT.
- THERE WILL BE NO SUBSTITUTION OF MATERIALS UNLESS PRIOR WRITTEN APPROVAL IS RECEIVED FROM THE CONTRACT ADMINISTRATOR.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND TO BEAR THE COST OF THE SAME.
- BENCHMARKS: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE SITE BENCHMARK(S) HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION DEPICTED ON THIS PLAN.

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
CANOPY PLANTING PALETTE					
DECIDUOUS TREES - TOTAL: 16 (PRIVATELY OWNED)					
AG	AMELANCHIER X GRANDIFLORA	AUTUMN BRILLIANCE SERVICEBERRY	2	50mm	B&B
AR	ACER RUBRUM	RED MAPLE	3	50mm	B&B
CC	CARPINUS CAROLINIANA	BLUE BEECH	1	50mm	B&B
CK	CLADRASTIS KENTUCKEA	YELLOWWOOD	2	50mm	B&B
GS	GLEDTISIA TRIACANTHOS VAR. INERMIS	IMPERIAL HONEYLOCUST	3	50mm	B&B
PA	PHELLODENDRON AMURENSE	AMUR CORKTREE	1	50mm	B&B
OV	OSTRYA VIRGINIANA	IRONWOOD	2	40mm	B&B
TA	TILIA AMERICANA	AMERICAN BASSWOOD	1	50mm	B&B
CONIFEROUS TREES - TOTAL: 5 (PRIVATELY OWNED)					
LL	LARIX LARICINA	TAMARACK	2	150cm	B&B
PP	PICEA PUNGENS	COLORADO SPRUCE	2	150cm	B&B

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
SHRUBS - TOTAL: 56 (PRIVATELY OWNED)					
CP	COMPTONIA PELLIGRINA	SWEET FERN	10	1 GAL.	POTTED
JC	JUNIPERUS CHINENSIS 'ONTARIO GREEN'	ONTARIO GREEN JUNIPER	14	3 GAL.	POTTED
RA	RHUS AROMATICA 'GRO-LO'	SUMAC	32	1 GAL.	POTTED
PERENNIALS AND GRASSES - TOTAL: 472 (PRIVATELY OWNED)					
CM	CAREX MUSKINGUMENSIS	PALM SEDGE GRASS	74	1 GAL.	POTTED
CP	CAREX PENNSYLVANICA	OAK SEDGE	74	1 GAL.	POTTED
DC	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	10	1 GAL.	POTTED
GM	GERANIUM MACULATUM	WILD GERANIUM	74	1 GAL.	POTTED
HH	HELIOPSIS HELIANTHOIDES	FALSE SUNFLOWER	18	1 GAL.	POTTED
OC	OSMUNDA CINNAMOMEA	CINNAMON FERN	74	1 GAL.	POTTED
PD	PHLOX DIVARICATA	WOODLAND PHLOX	74	1 GAL.	POTTED
PH	PENSTEMON HIRSUTUS	HAIRY BEARDTONGUE	74	1 GAL.	POTTED

- PLANTING LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING
- MIX PLANTS TOGETHER IN GROUPS OF 4-7 PER SAME SPECIES

SOIL VOLUME PROJECTIONS (NTS)*	TREE TYPE/SIZE	TREE SOIL VOLUMES	
		SINGLE TREE SOIL VOLUME (m ³ /TREE)	MULTIPLE TREE SOIL VOLUME (m ³ /TREE)
SMALL	ORNAMENTAL	15	9
MEDIUM/ CONIFER	COLUMNAR	15	9
LARGE	SIMPLY CONIFER	25	15
	LARGE CONIFER	30	18
	CONIFER	25	15

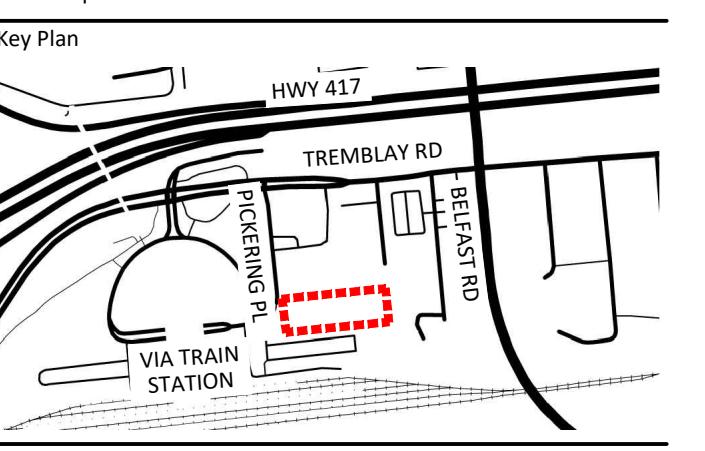
*SOIL VOLUME CALCULATION BASED ON 1.0m DEPTH

CANOPY PROJECTIONS (NTS)	PROPOSED TREE CANOPY PROJECTIONS			
	TREE TYPE/SIZE	CROWN AREA PER TREE STANDARD RANGE (m ²)	CROWN AREA PER TREE USED FOR CALC. (m ²)	SITE CANOPY COVER
LARGE	LARGE (3)	135-250*	192	
MEDIUM	MEDIUM (13)	35-135*	85	
SMALL	SMALL (2)	5-35*	20	
CONIFER	CONIFER (5)	45-96*	70	CANOPY (W. OVERLAP): 765m ²

*RANGE OF CROWN AREAS IS IN ACCORDANCE WITH PROPOSED TREES SPECIES
**CROWN AREAS ARE ACCORDING TO THE AVERAGE MATURE CANOPY SPANNING HABITAT DETERMINED IN REFERENCE TO VARIOUS AGRICULTURAL AND BOTANICAL SOURCES, SUCH AS: ONTARIO MINISTRY OF NATURAL RESOURCES & FORESTRY (OMNR); US FOREST SERVICE; FARRAR, J.L. TREES IN CANADA, UNIVERSITY OF GUELPH ABORETUM, VARIOUS PUBLICATIONS

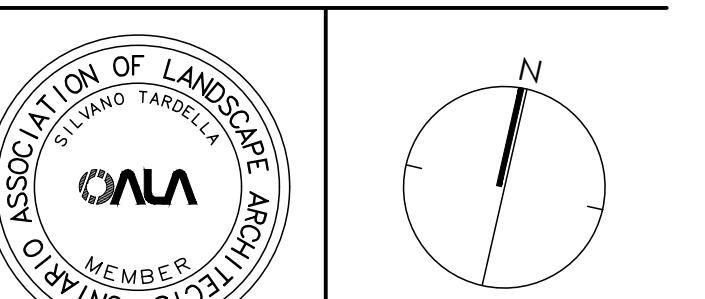
*NOTE: CANOPY COVERAGE DOES NOT ACCOUNT FOR ANY OVERLAP OF FUTURE STREET TREE CANOPY ON SITE

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LEGEND	
PROPERTY LINE	---
PLANTING	
LARGE DECIDUOUS TREE	Large tree icon
MEDIUM DECIDUOUS TREE	Medium tree icon
SMALL DECIDUOUS TREE	Small tree icon
CONIFEROUS TREE	Coniferous tree icon
TREE CANOPY PROJECTION	Tree canopy projection icon
CONIFEROUS SHRUB	Coniferous shrub icon
PLANTING BED	Planting bed icon
SODDING	Sodding icon
PAVING	
CIP CONCRETE PAVING	Cip concrete paving icon
PEDESTRIAN UNIT PAVING	Pedestrian unit paving icon
VEHICULAR UNIT PAVING	Vehicular unit paving icon
RIVERSTONE PAVING	Riverstone paving icon
PREFACED CURB	Prefaced curb icon
PLANTING KEY	
XX 00	Tree species quantity icon
XX 00	Shrub species quantity icon

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1613.237.2345  Project

PICKERING PLACE
700 & 720 BANNERMOUNT AVE.
OTTAWA, ON

Title
PLANTING PLAN

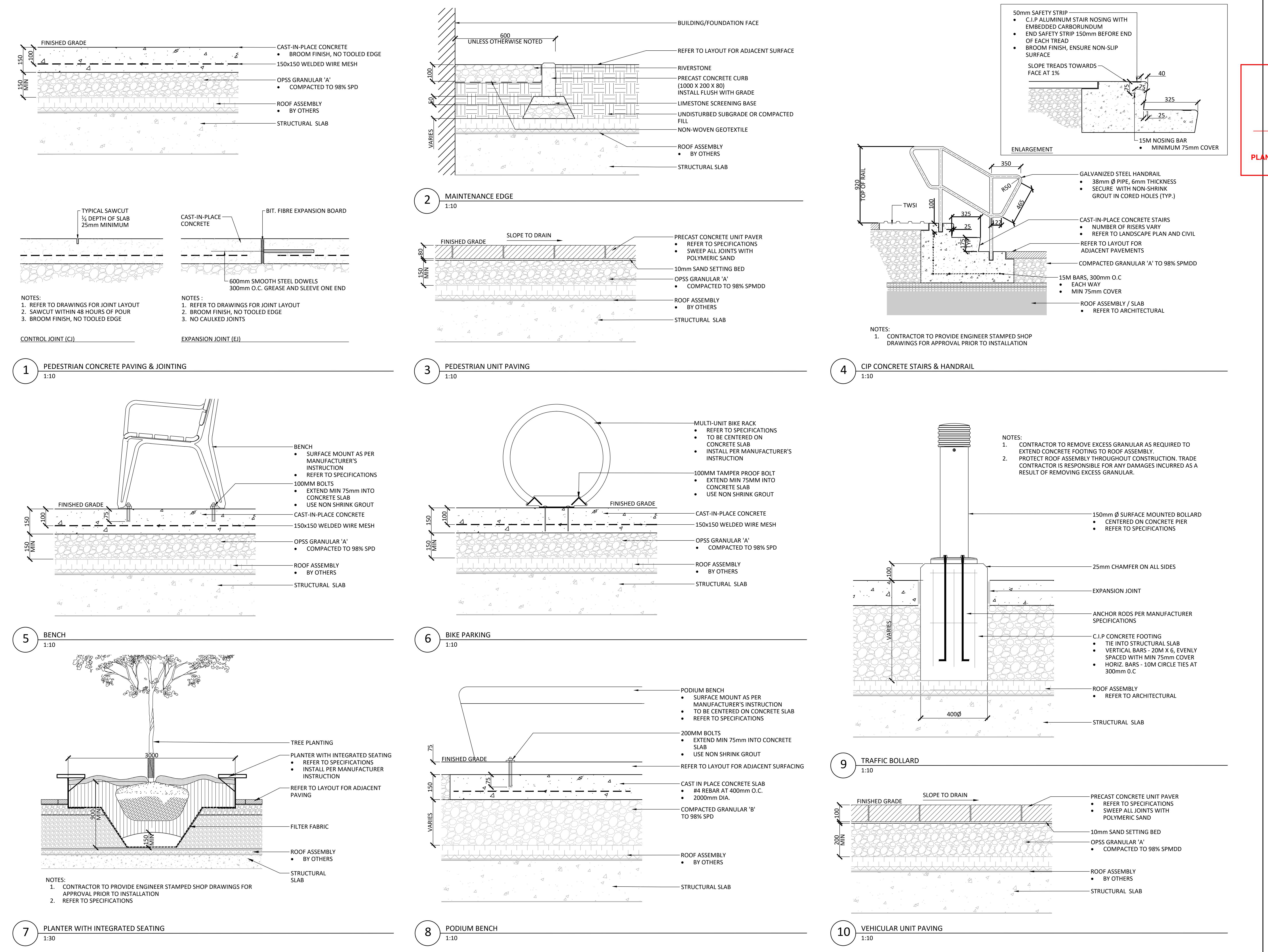
Date 2024-04-01
Scale 1:200
Drawn SW
Checked SC
Job No. 24-043
Sheet L02
CITY FILE N° D07-12-24-007
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GERALDINE WILDMAN
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED

By Geraldine Wildman at 10:26 pm, Dec 08, 2025



-	-	-
-	-	-
-	-	-
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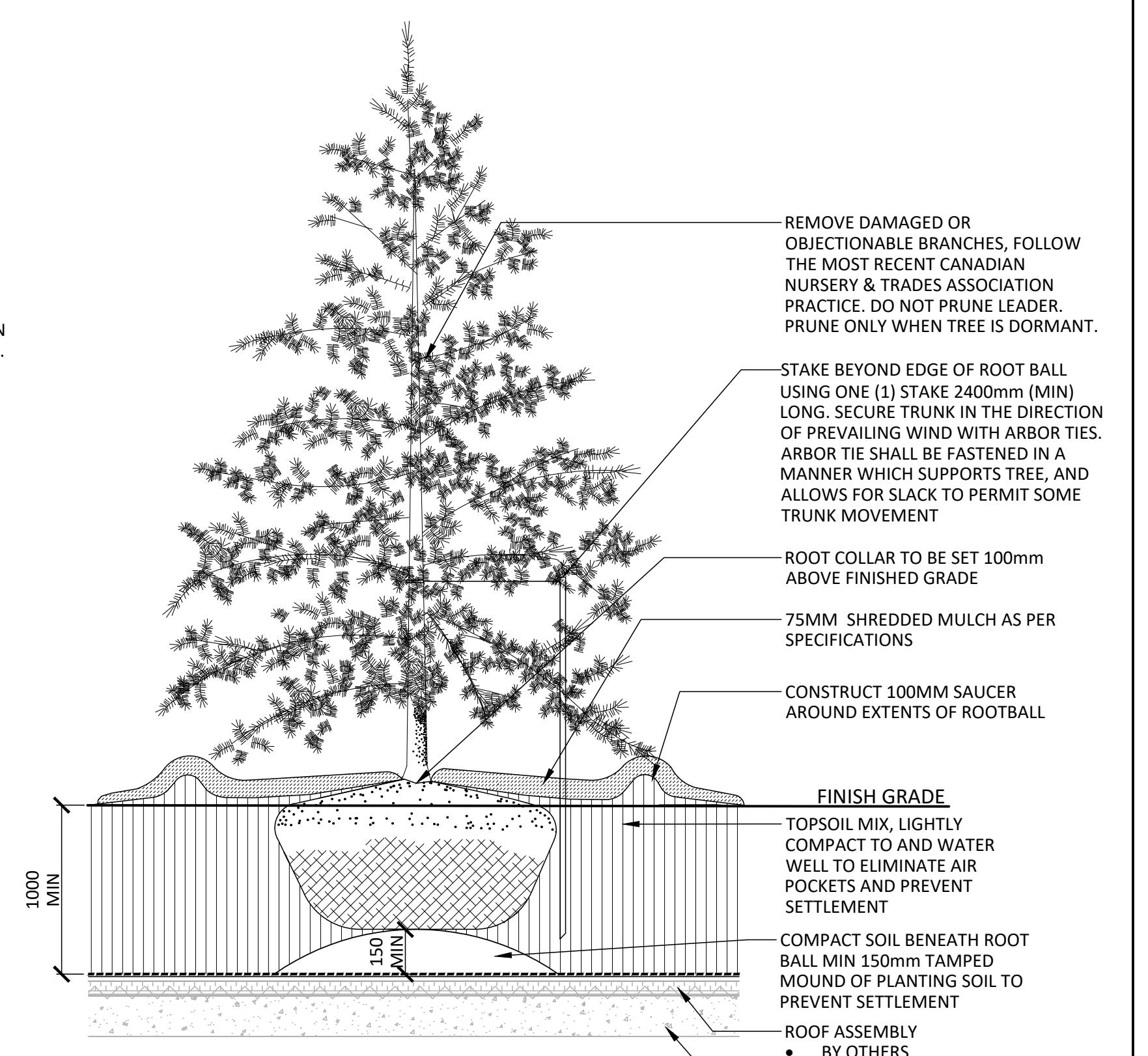
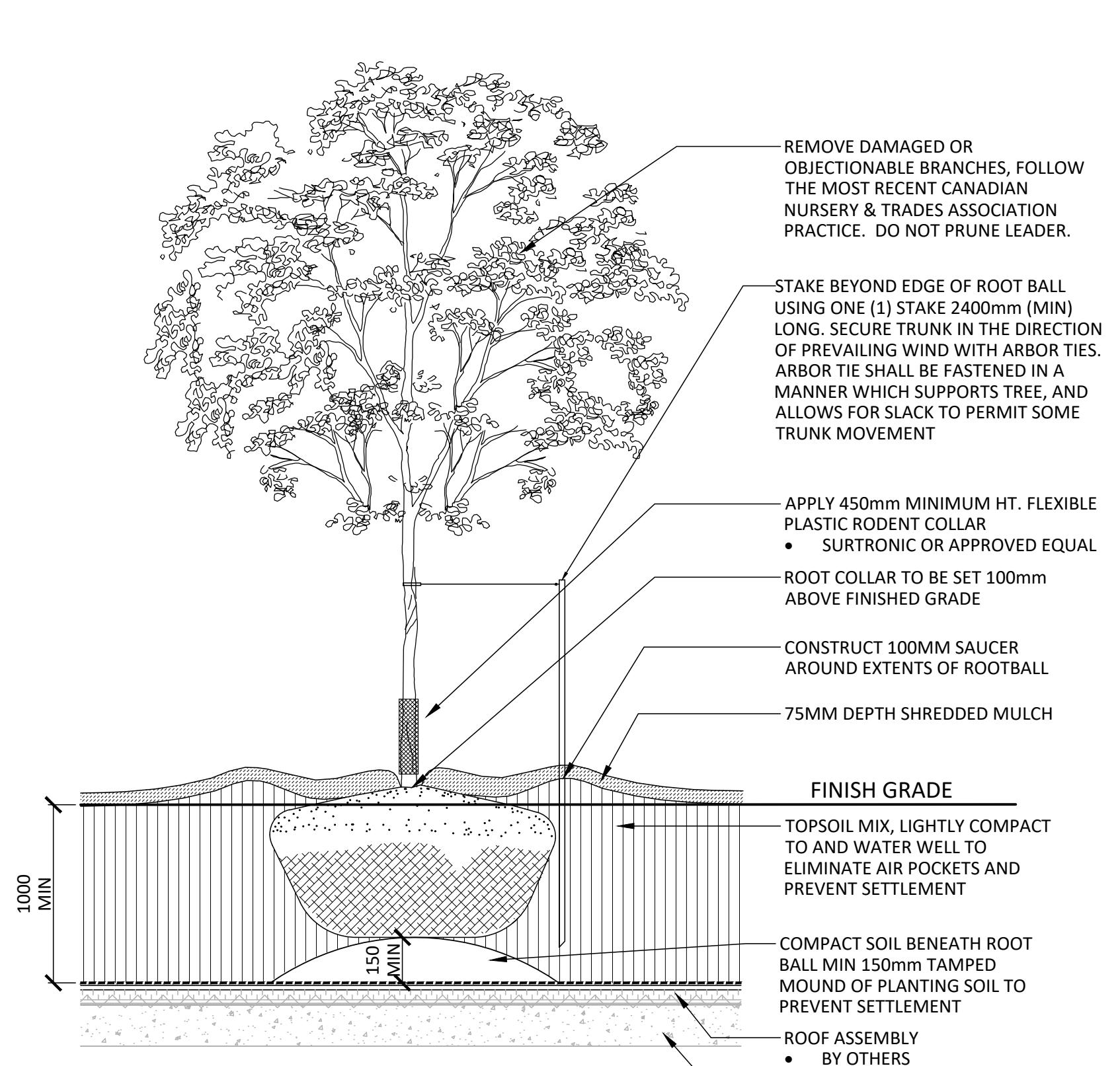
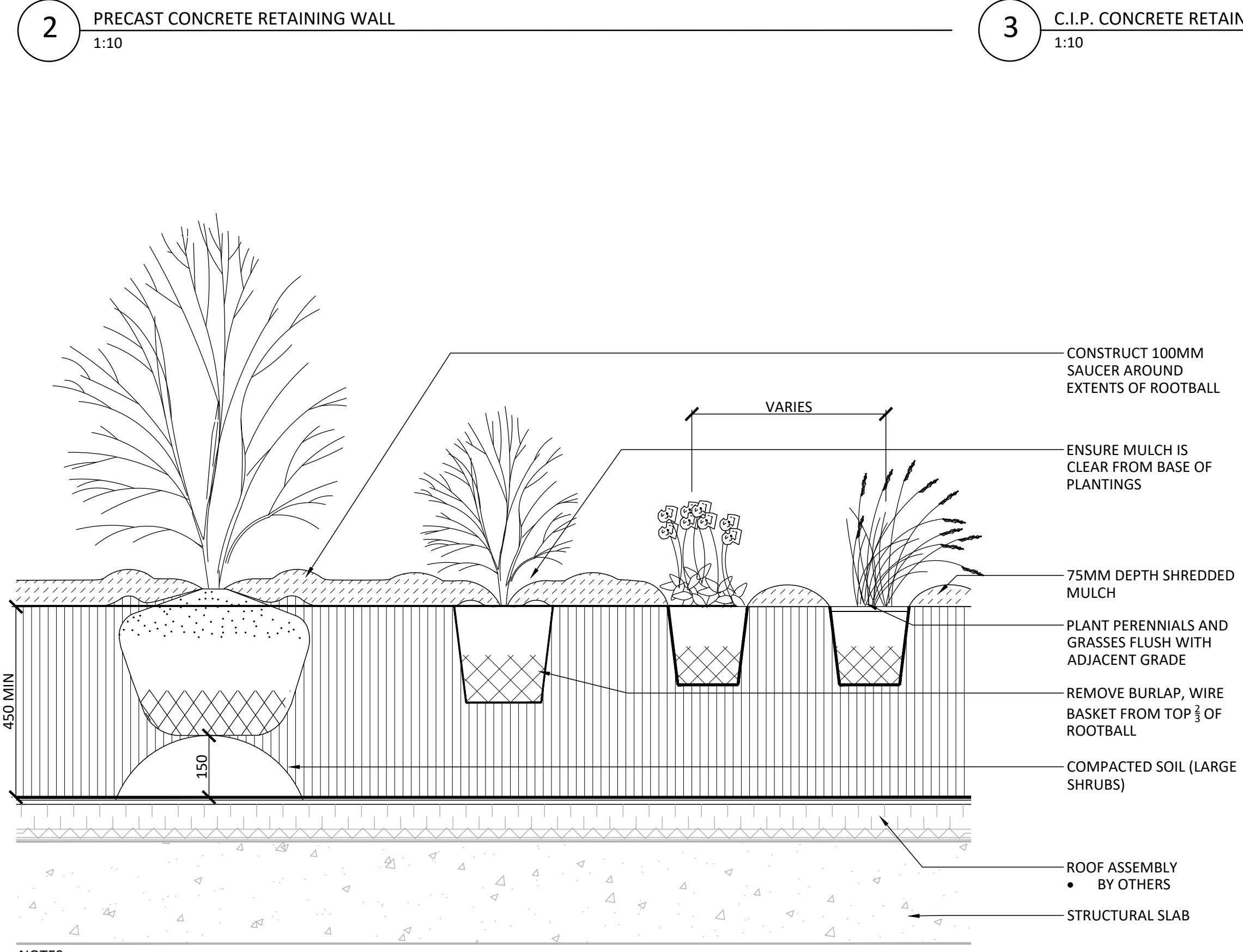
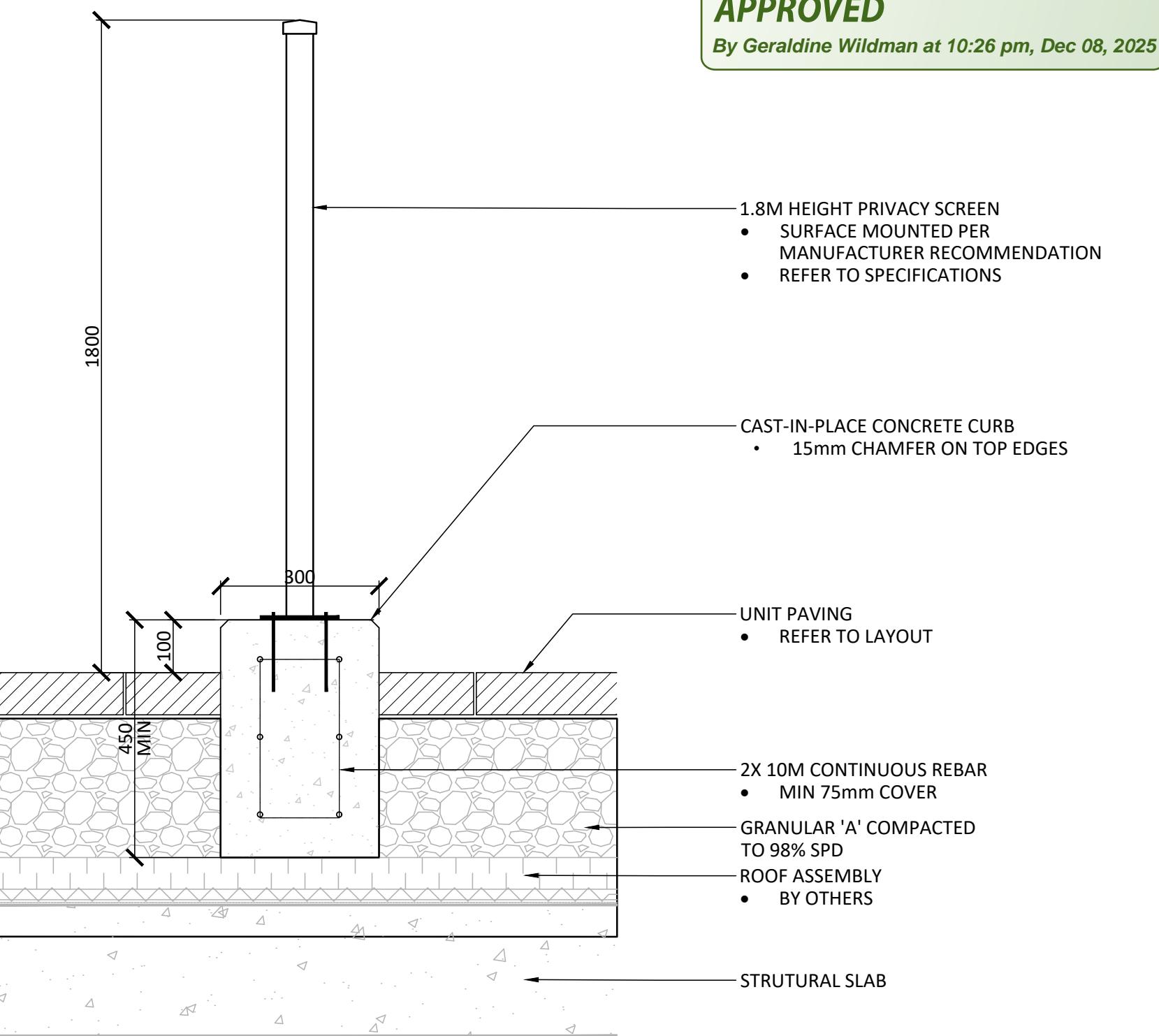
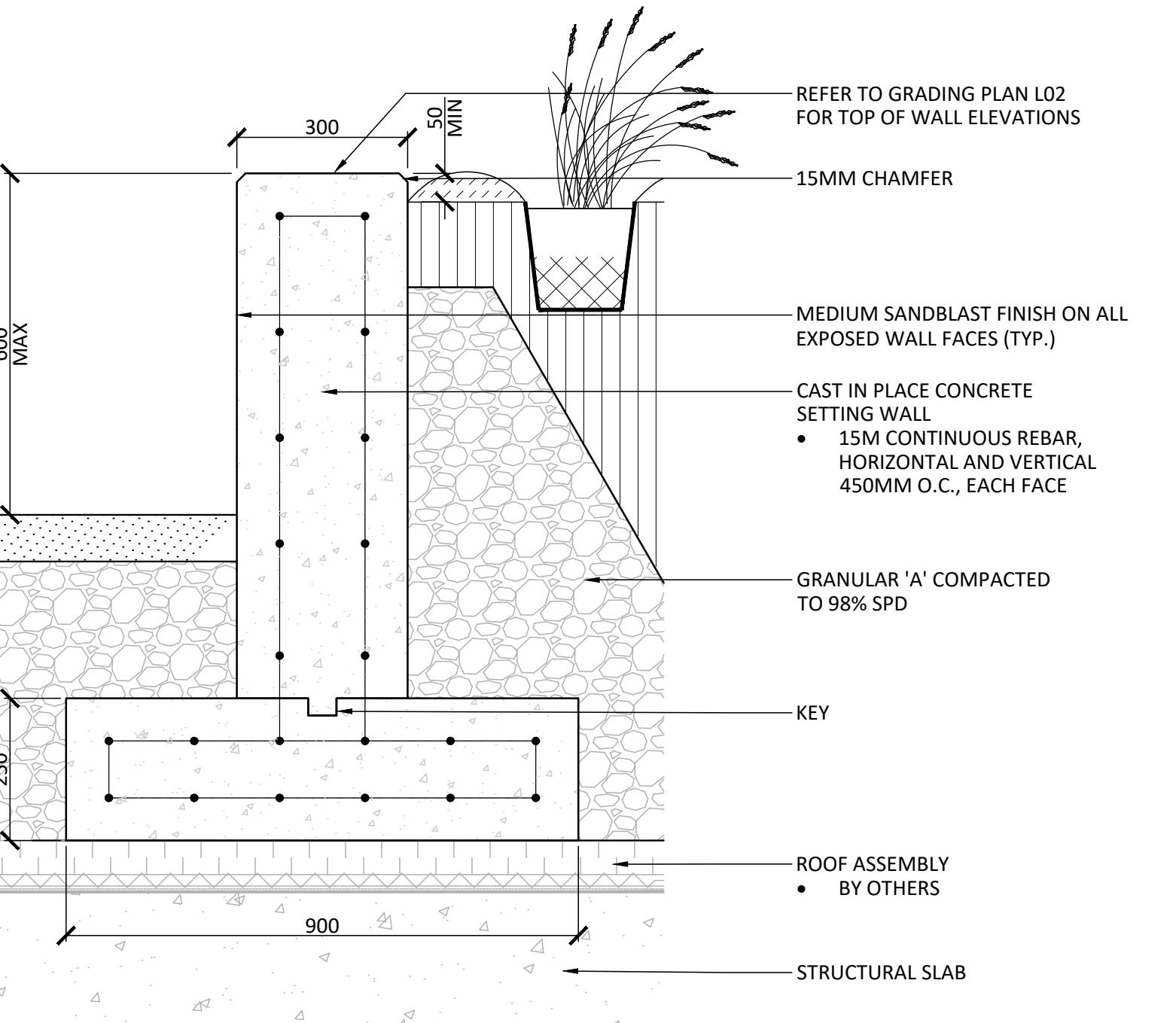
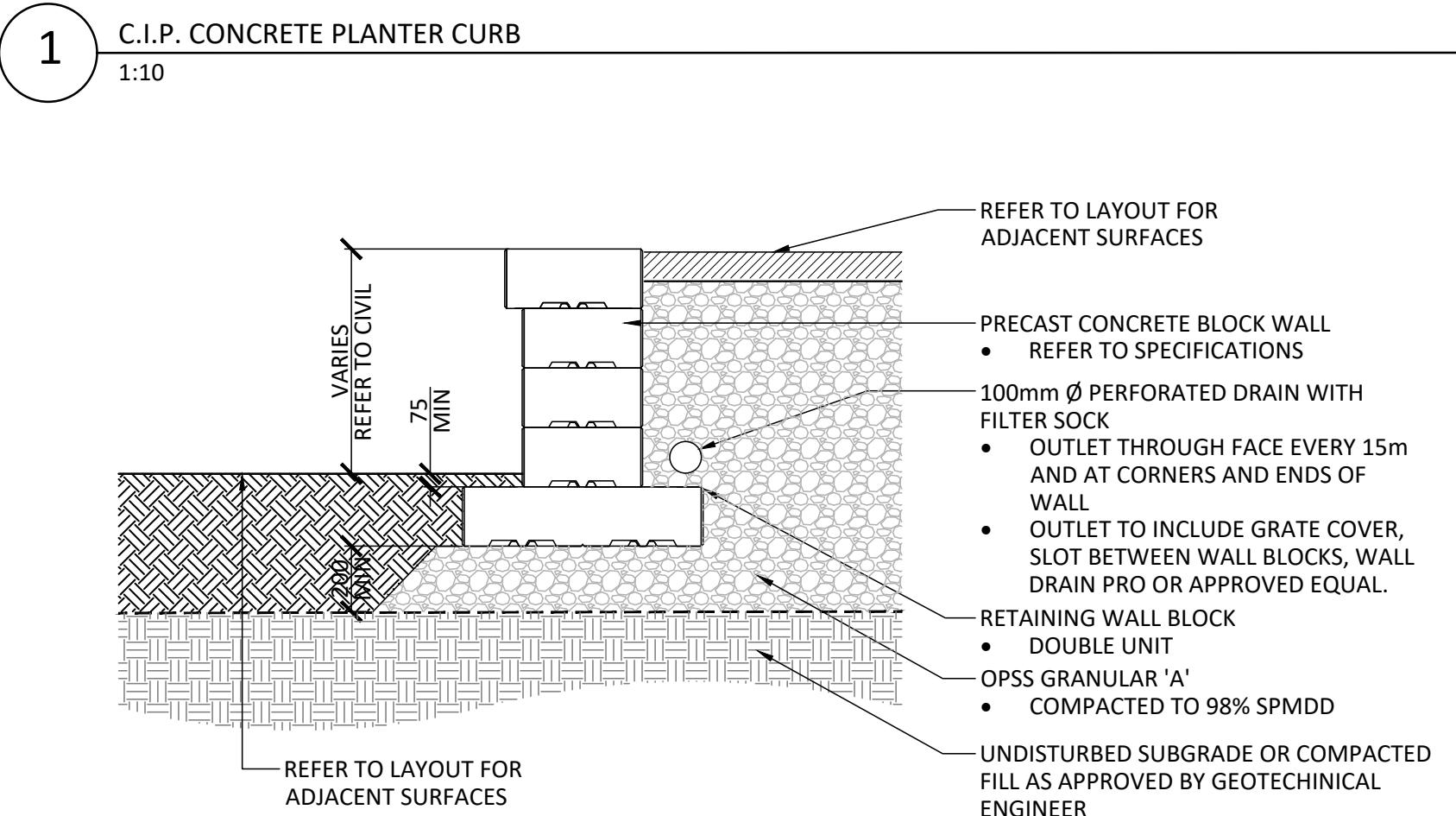
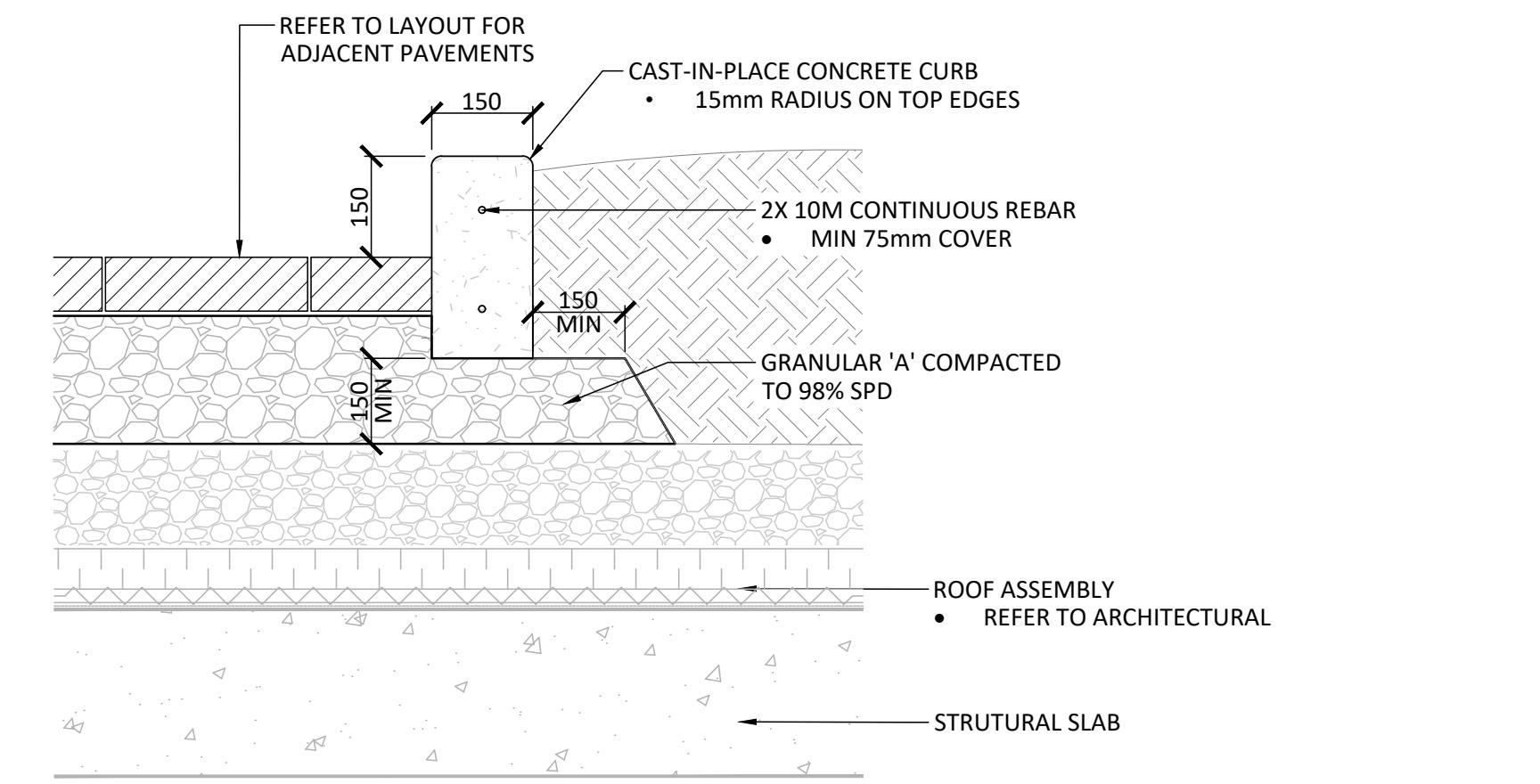
PICKERING PLACE
700 & 720 BANNERMOUNT AVE.
OTTAWA, ON

Title	DETAILS
Date 2025-05-02 Scale AS SHOWN Drawn SW Checked SC Job No. 24-043	Sheet L05

GERALDINE WILDMAN
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED

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Title	DETAILS
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