

LEGEND

PLANTING TRENCH FOR MEDIUM TREES WITH 30m³ MIN. SOIL VOLUME AS PER CITY OF OTTAWA GUIDELINE: TREE PLANTING FOR SENSITIVE MARINE CLAY SOILS (DATED 2017). EXCAVATE THIS AREA 1.5m MIN. TO PROVIDE ADEQUATE SOIL FOR TREE GROWTH

PLANTING TRENCH FOR SMALL TREES WITH 25m³ MIN. SOIL VOLUME AS PER CITY OF OTTAWA GUIDELINE: TREE PLANTING FOR SENSITIVE MARINE CLAY SOILS (DATED 2017). EXCAVATE THIS AREA 1.5m MIN. TO PROVIDE ADEQUATE SOIL FOR TREE GROWTH

AREAS WHERE THE PLANTING TRENCH SHOULD BE EXTENDED/MODIFIED: PLANTING LOCATED NEAR SUFFICIENT HARDSCAPE AND UTILITY TRENCHES. EXCAVATE TO DEPTH NOTED ON PLAN IN THESE AREAS.

EXISTING TREES AND SHRUBS IN CITY RIGHT OF WAY TO BE PROTECTED AND RETAINED

PROPOSED WOOD PRIVACY FENCE

7.5 m TREE PLANTING SET-BACK

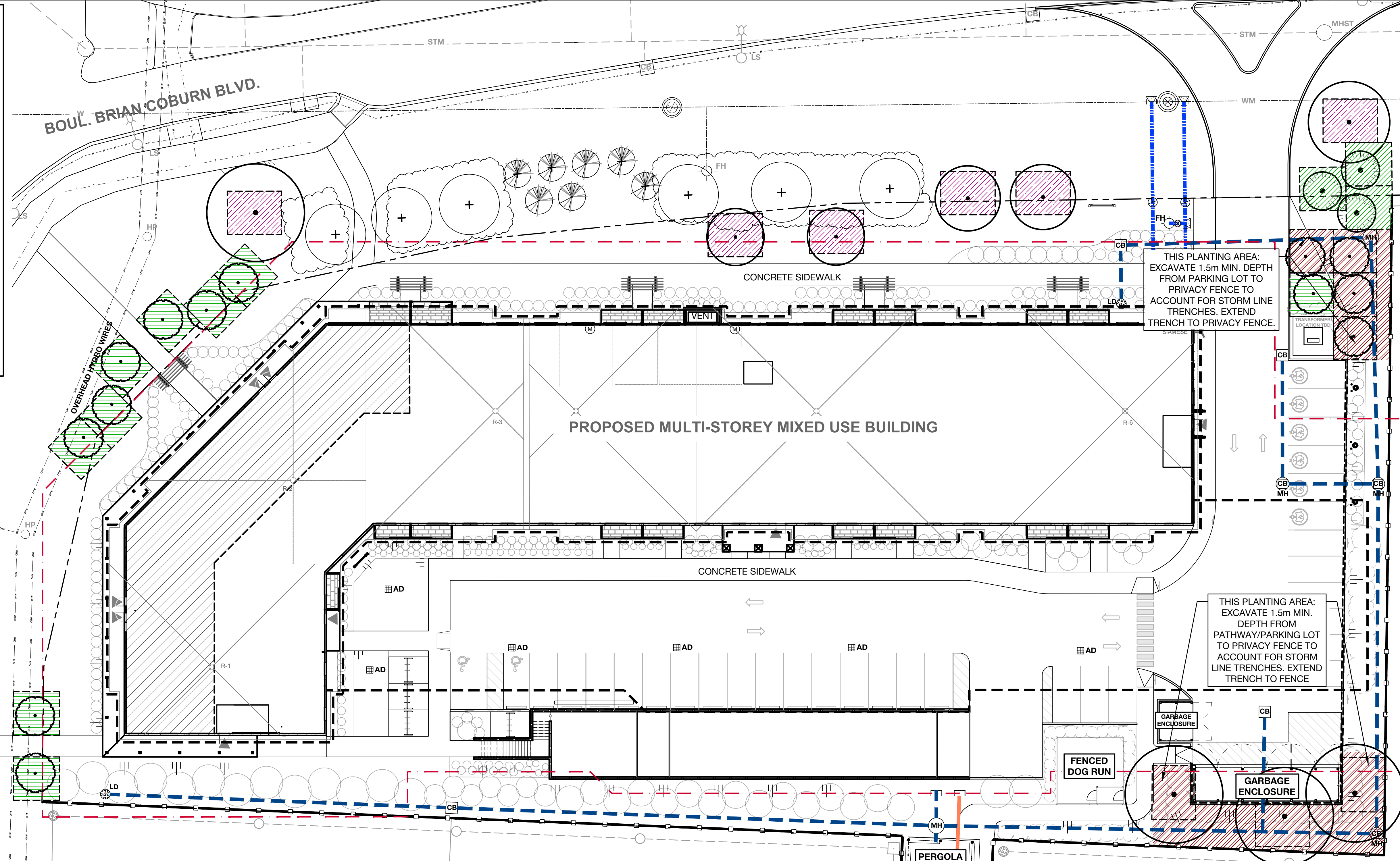
PROPOSED U/G WATERMAIN **

PROPOSED U/G STORM **

PROPERTY LINE

PROPOSED U/G SANITARY **

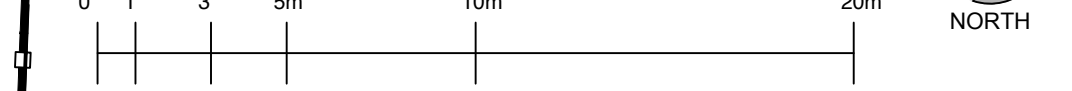
** REFER TO ENGINEERING FOR ALL EXISTING AND PROPOSED UTILITIES



PLANTING NOTES

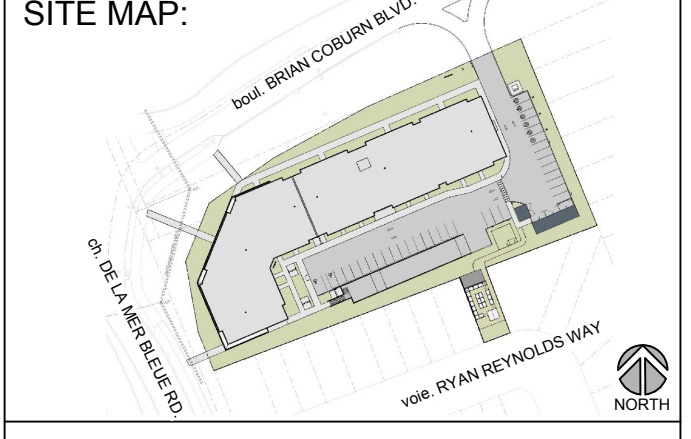
- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION.
- LOCATION OF ALL TREES TO BE STAKED BY THE CONTRACTOR AND VERIFIED IN THE FIELD BY THE PROJECT MANAGER PRIOR TO THE EXCAVATION OF TREE PITS. ALL PLANT MATERIAL SHALL BE NURSERY GROWN STOCK UNLESS OTHERWISE NOTED.
- DECIDUOUS TREES TO HAVE A MINIMUM 1800mm CLEAR STEM ABOVE GRADE.
- DECIDUOUS TREES TO HAVE A MINIMUM SETBACK FROM ALL BUILDING FOUNDATIONS IN ACCORDANCE WITH THE CITY OF OTTAWA TREE PLANTING IN SENSITIVE MARINE CLAY SOILS (2017) AND GEOTECHNICAL INVESTIGATION BY PATERSON GROUP: REPORT PG6526-1 REVISION 1, DATED MARCH 22, 2023.
- ANY PROPOSED TREE SUBSTITUTIONS SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, HABIT, FLOWER, LEAF, COLOUR AND CULTURE AND ONLY AFTER WRITTEN APPROVAL FROM THE PROJECT MANAGER AND CITY OF OTTAWA FORESTER.
- THE SOIL VOLUMES PROVIDED ARE SUFFICIENT FOR A REASONABLE CHANCE OF TREE SURVIVAL. UNLESS OTHERWISE NOTED, ALL NEW TREES MEET THE MINIMUM SOIL VOLUME REQUIREMENTS BASED ON A DEPTH OF 1.5m BELOW FINISHED GRADE, AND SUBTRACTING THE VOLUME OF UTILITY TRENCHES.
- REFER TO DOCUMENT "Tree Planting in Sensitive Marine Clay Soils" - CITY OF OTTAWA, 2017 FOR MORE INFORMATION.

SCALE - 1:200



NOTE: CITY OF OTTAWA POLICY RE: PLANTING IN DEVELOPMENTS WITH CLAY SUBSOILS

- CONSIDERATION FOR TREE PLANTING IN MARINE CLAY SOILS HAVE BEEN MADE ACCORDING TO RECOMMENDATIONS PROVIDED BY PATERSON GROUP IN THEIR GEOTECHNICAL INVESTIGATION: PROPOSED MIXED-USE DEVELOPMENT, 2275 MER BLEUE ROAD, OTTAWA, ONTARIO: PREPARED FOR SEYMOUR PACIFIC DEVELOPMENTS (ONTARIO) LTD. REPORT PG6526-1 REVISION 1 DATED MARCH 22, 2023.
- BASED ON THIS REPORT (SECTION 6.8), THE PLASTICITY INDEX WAS FOUND TO BE GREATER THAN 40% IN ALL THE TESTED CLAY SAMPLES. THIS RESULT INDICATES THERE IS HIGH POTENTIAL FOR SOIL VOLUME CHANGE. ALL SMALL TREES (UNDER 7.5m AT MATURE HEIGHT) MUST BE SETBACK 7.5m MINIMUM FROM THE BUILDING FOUNDATION. MEDIUM TREES (UNDER 14m AT MATURE HEIGHT) CAN ALSO BE SET BACK 7.5m MINIMUM, GIVEN THE FOLLOWING CONDITIONS ARE MET:
 - ALL TREES ARE PROVIDED ADEQUATE SOIL VOLUME: 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 TREE PLANTING LOCATIONS.
 - THE 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 GRADING PLAN (PREPARED BY NOVATECH).
 - TREES SPECIFIED ARE NOT CONSIDERED TO BE "FAST GROWING SPECIES" (i.e. WILLOWS (*Salix*), POPLARS (*Populus*) AND MANITOBA MAPLE (*Acer negundo*)). THESE ARE NOT CONSIDERED ACCEPTABLE FOR THIS SITE AND ITS SUBSURFACE CONDITIONS



PROJECT STATUS:
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Revision Schedule		
No.	Description	Revision Date
1	ISSUED FOR CLIENT REVIEW	2023-07-07
2	ISSUED FOR SITE PLAN REVIEW	2023-11-03
3	ISSUED FOR SITE PLAN REVIEW	2024-04-29
4	ISSUED FOR SITE PLAN REVIEW	2024-06-04
5	ISSUED FOR SPC SUBMISSION	2024-08-06
6	ISSUED FOR SPC SUBMISSION	2024-10-25
7	ISSUED FOR SPC SUBMISSION	2024-11-26
8	ISSUED FOR SPC SUBMISSION	2024-11-28



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CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

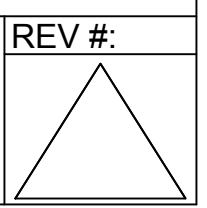
PROJECT NAME:
CASSETTE COMMONS

PROJECT NUMBER:
CITY OF OTTAWA:

ADDRESS:
2275 MER BLEUE ROAD
OTTAWA, ON

DRAWING TITLE:
SOIL VOLUMES PLAN

DRAWN BY: K. SELIN
CHECKED BY: K. CERVENY
DATE: 2024-11-28
SCALE: 1:200
DRAWING #: L.2

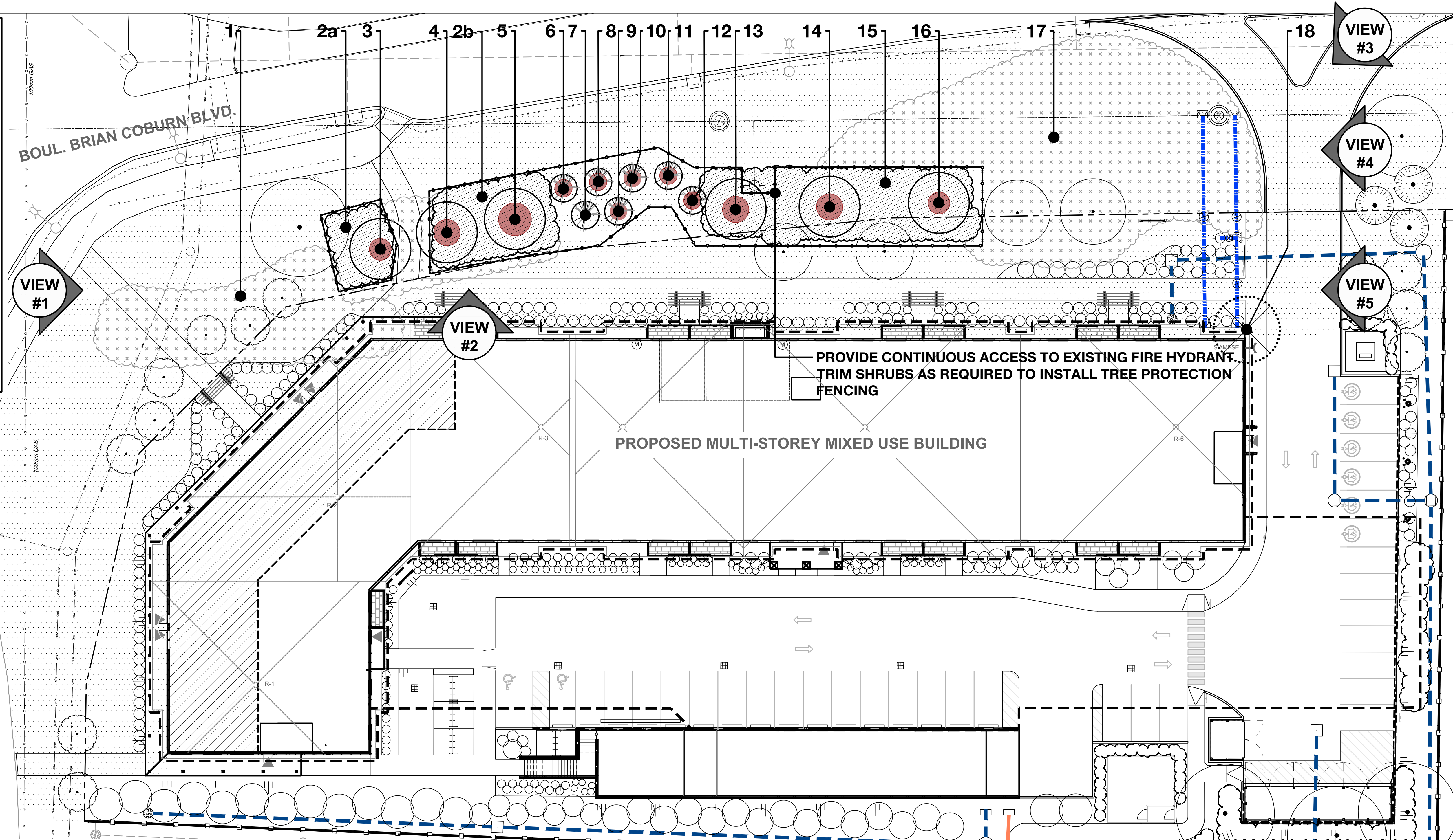


D07-12-24-0087

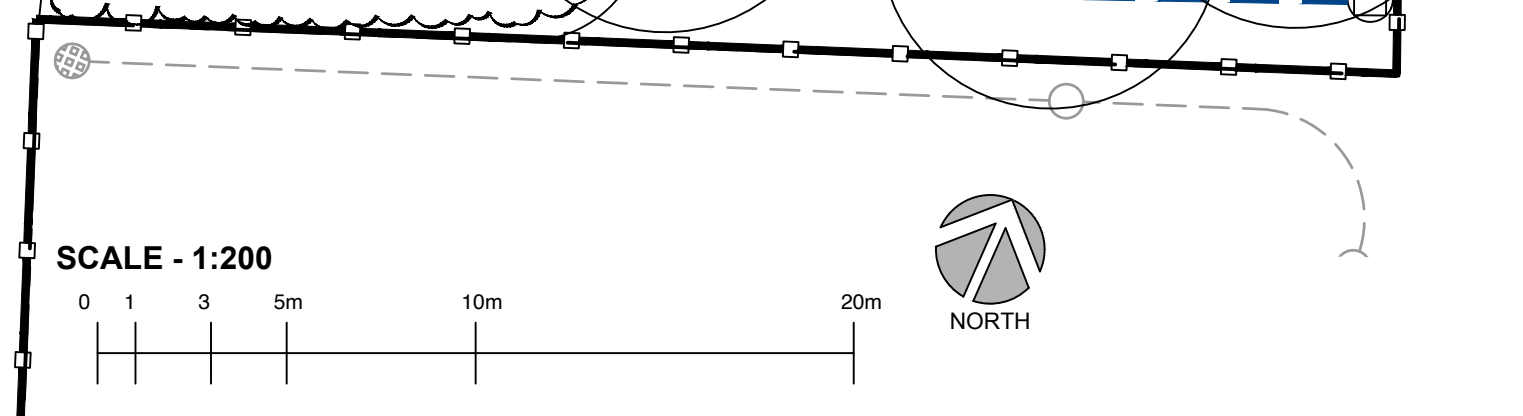
LEGEND

- KEY (DECIDUOUS)
- KEY (CONIFEROUS)
- EXISTING TREES TO REMAIN
- KEY (DECIDUOUS OR CONIFEROUS)
- EXISTING TREES TO BE REMOVED
- KEY
- EXISTING SHRUBS, THICKETS OR GROVES OF VEGETATION TO REMAIN
- KEY
- EXISTING SHRUBS, THICKETS OR GROVES OF VEGETATION TO BE REMOVED
- PROPERTY LINE
- PROPOSED TREE PROTECTION FENCE
- EXISTING TURF IN BOULEVARD
- PROPOSED U/G SANITARY **
- PROPOSED U/G WATERMAIN **
- PROPOSED U/G STORM **

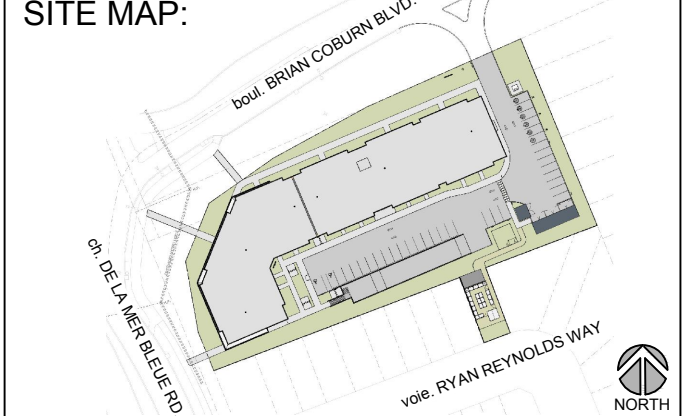
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KEY	BOTANICAL NAME	COMMON NAME	DBH	CRZ	CONDITION	OWNERSHIP	NATIVE	DESCRIPTION	ACTION
1	<i>Populus deltoides</i>	Eastern Cottonwood	1 - 20 cm	1 - 2 m	Good	Private & ROW	Yes	Healthy suckering poplar grove of young trees and saplings	Remove
2ab	<i>Physocarpus opulifolius</i>	Common Ninebark	1.5m ht	-	Good	ROW	Yes	Healthy shrubs in boulevard planting bed	Retain 80%
3	<i>Quercus macrocarpa</i>	Bur Oak	12 cm	1.2 m	Good	ROW	Yes	Healthy trees in boulevard shrub planting bed	Protect & Retain
4	<i>Quercus macrocarpa</i>	Bur Oak	10 cm	1 m	Good	ROW	Yes	Healthy trees in boulevard shrub planting bed	Protect & Retain
5	<i>Quercus macrocarpa</i>	Bur Oak	15 cm	1.5 m	Good	ROW	Yes	Healthy trees in boulevard shrub planting bed	Protect & Retain
6	<i>Picea glauca</i>	White Spruce	9 cm	9 m	Good	ROW	Yes	Healthy trees in boulevard planting bed	Protect & Retain
7	<i>Picea glauca</i>	White Spruce	9 cm	9 m	Dead	ROW	Yes	Dead spruce in boulevard planting bed	Retain
8	<i>Picea glauca</i>	White Spruce	8 cm	8 m	Good	ROW	Yes	Healthy trees in boulevard planting bed	Protect & Retain
9	<i>Picea glauca</i>	White Spruce	8 cm	8 m	Good	ROW	Yes	Healthy trees in boulevard planting bed	Protect & Retain
10	<i>Picea glauca</i>	White Spruce	6 cm	.6 m	Good	ROW	Yes	Healthy trees in boulevard planting bed	Protect & Retain
11	<i>Picea glauca</i>	White Spruce	8 cm	8 m	Good	ROW	Yes	Healthy trees in boulevard planting bed	Protect & Retain
12	<i>Picea glauca</i>	White Spruce	8 cm	8 m	Good	ROW	Yes	Healthy trees in boulevard planting bed	Protect & Retain
13	<i>Glymnoeladus dioicus</i>	Kentucky Coffeetree	12 cm	1.2 m	Good	ROW	Yes	Healthy trees in boulevard planting bed	Protect & Retain
14	<i>Glymnoeladus dioicus</i>	Kentucky Coffeetree	12 cm	1.2 m	Good	ROW	Yes	Healthy trees in boulevard planting bed	Protect & Retain
15	<i>Rhus typhina</i>	Staghorn Sumac	1.8 - 3 m ht	-	Good	ROW	Yes	Boulevard planting bed	Protect & Retain
16	<i>Glymnoeladus dioicus</i>	Kentucky Coffeetree	10 cm	1 m	Good	ROW	Yes	Healthy trees in boulevard planting bed	Protect & Retain
17	<i>Phragmites australis</i>	European Common Reed	1 - 1.8 m ht	-	Good	ROW	No	Highly Invasive	Remove
18	<i>Populus species</i>	Poplar species	15 cm	1.5 m	Good	Private	Yes	Healthy tree	Remove



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100 St Anns Street, Campbell River, B.C.
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8	ISSUED FOR SPC SUBMISSION	2024-11-28

SEAL:

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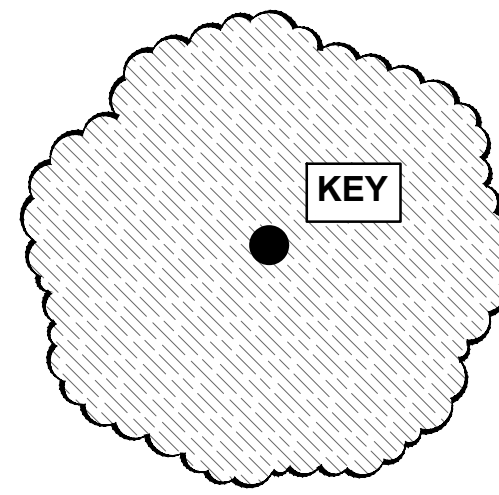
ADDRESS:
2275 MER BLEUE ROAD
OTTAWA, ON

DRAWING TITLE:
TREE CONSERVATION REPORT + PLAN

DRAWN BY: K. SELIN
CHECKED BY: K. CERVENÝ
DATE: 2024-11-28
SCALE: 1:200
DRAWING #: **L.3**
REV #:

D07-12-24-0087

LEGEND



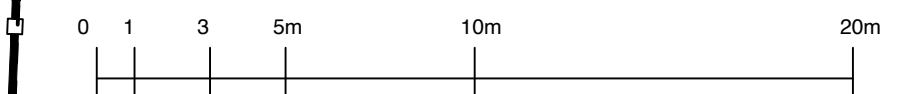
APPROXIMATE TREE OR TREE FORM SHRUB AND CANOPY AT MAX. GROWTH

BOUL. BRIAN COBURN BLVD.

CH. DE LA MER BLEUE RD.

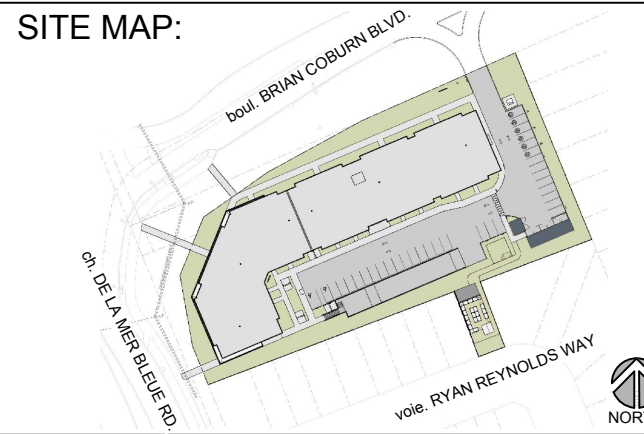
PROPOSED MULTI-STOREY MIXED USE BUILDING

SCALE - 1:200



KEY	QTY	BOTANICAL NAME	COMMON NAME	NATIVE	PROJECTED CANOPY DIAMETER	OWNERSHIP	EXISTING OR PROPOSED	TOTAL COVERAGE (based on % of canopy unobstructed)
DECIDUOUS TREES								
Ag	4	<i>Aesculus glabra</i>	Ohio Buckeye	Y	10 m	3P, 1 ROW	P	(78.5 m ²) x 3.25 = 255 m ²
Ah	2	<i>Carpinus caroliniana</i>	American Hornbeam	Y	10 m	City ROW	P	(78.5 m ²) x 1.25 = 98 m ²
Ca	5	<i>Cornus alternifolia</i>	Pagoda Dogwood	Y	8 m	Private	P	(50.3 m ²) x 2 = 101 m ²
CxP	4	<i>Cercis canadensis</i> 'Pink Heartbreaker'	Pink Heartbreaker Redbud	C	5 m	City ROW	P	(19.6 m ²) x 3.5 = 69 m ²
Gd	3	<i>Gymnocladus dioica</i>	Kentucky Cofeetree	Y	15 m	City ROW	E	(177 m ²) x 2.5 = 443 m ²
Mx	4	<i>Malus sargentii</i> 'Rosea'	Pink Sargent Crabapple	C	4 m	City ROW	P	(12.6 m ²) x 4 = 50 m ²
Ov	2	<i>Ostrya virginiana</i>	Ironwood	Y	8 m	Private	P	(50.3 m ²) x 1 = 50 m ²
Qa	1	<i>Quercus alba</i>	White Oak	Y	22 m	City ROW	P	(380 m ²) x 1 = 380 m ²
Qm	3	<i>Quercus macrocarpa</i>	Burr Oak	Y	16 m	City ROW	E	(201 m ²) x 2 = 402 m ²
TREE - FORM DECIDUOUS SHRUBS								
Nb	7	<i>Viburnum lentago</i>	Nannyberry	Y	2 m	Private	P	(3.1 m ²) x 7 = 22 m ²
PoD	8	<i>Physocarpus opulifolius</i> 'Monlo' - Diablo	Diablo Ninebark	N	1.5 m	Private	P	(1.8 m ²) x 6.25 = 11 m ²
CONIFEROUS TREES								
Pg	5	<i>Picea glauca</i>	White Spruce	Y	8 m	City ROW	E	(50 m ²) x 3.25 = 163 m ²
Pp	3	<i>Picea pungens</i> 'Fat Albert'	Fat Albert Spruce	N	5 m	2P, 1 ROW	P	(19.6 m ²) x 0 = 0m ²
TOTAL CANOPY COVERAGE:								2044 m ²
% OF SITE CANOPY COVERAGE:								2044 m ² /6800 m ² = 30%

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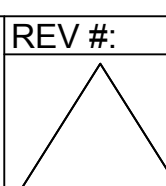
PROJECT NAME:
CASSETTE COMMONS

PROJECT NUMBER:
CITY OF OTTAWA:

ADDRESS:
2275 MER BLEUE ROAD
OTTAWA, ON

DRAWING TITLE:
40 YEAR CANOPY PROJECTION

DRAWN BY: K. SELIN
CHECKED BY: K. CERVENY
DATE: 2024-11-28
SCALE: 1:200
DRAWING #: **L.4**



D07-12-24-0087

