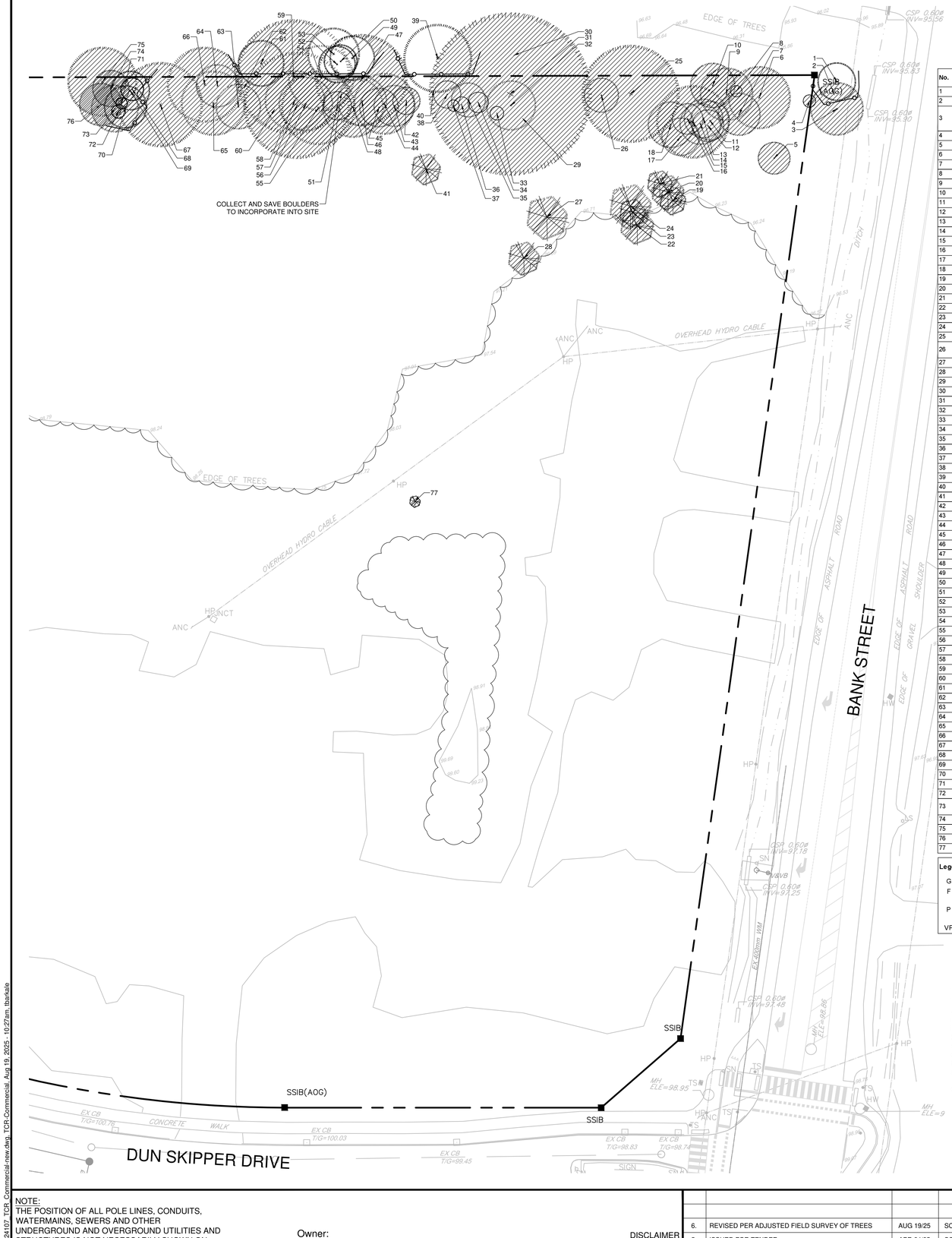


CITY DETAILS

Related details from City of Ottawa Standard Tender Documents Volume No. 2 Standard Detail Drawings.

F7. Tree Preservation Protection Fence

No.	Botanical Name	Common Name	DBH (cm)	CRZ (m)	Condition	Owner	Remarks	Recomm.
1	*Fraxinus pennsylvanica*	Green Ash	33.0	3.30	F	City (ROW)		PROTECT
2	*Dead*	Dead	57.0	5.70	D	City (ROW)		Remove
3	*Acer negundo*	Manitoba Maple	46.0	4.60	F	City (ROW)	3 trunks, 30° and 45° lean, dead branches (Completely dead on Aug 8,2025)	**Field Conflict**
4	*Fraxinus pennsylvanica*	Green Ash	11.0	1.10	F	Owner	dead branches	**Field Conflict**
5	*Fraxinus pennsylvanica*	Green Ash	28.0	2.80	F	Owner		**Conflict**
6	*Malus sp.*	Apple	54.0	5.40	VP	Owner	Trunk is wounded and rotten	Remove
7	*Acer saccharum*	Sugar Maple	37.0	3.70	G	Owner		**Conflict**
8	*Acer saccharum*	Sugar Maple	10.0	1.00	G	Neighbour		**Conflict**
9	*Ulmus americana*	White Elm	46.0	4.60	G	Owner		**Conflict**
10	*Fraxinus pennsylvanica*	Green Ash	39.0	3.90	F	Neighbour	Bend in trunk,	**Field Conflict**
11	*Acer saccharum*	Sugar Maple	34.0	3.40	G	Owner		**Conflict**
12	*Ulmus americana*	White Elm	28.0	2.80	G	Owner		**Conflict**
13	*Acer saccharum*	Sugar Maple	34.0	3.40	G	Owner		**Conflict**
14	*Ulmus americana*	White Elm	36.0	3.60	G	Owner		**Conflict**
15	*Acer saccharum*	Sugar Maple	63.0	6.30	F	Owner	Twin leader, evidence of interal rot	Remove
16	*Acer saccharum*	Sugar Maple	27.0	2.70	G	Owner		**Conflict**
17	*Ulmus americana*	White Elm	33.0	3.30	G	Owner		**Conflict**
18	*Acer saccharum*	Sugar Maple	40.0	4.00	G	Owner		**Conflict**
19	*Picea sp.*	Spruce	25.0	2.50	G	Owner		**Conflict**
20	*Picea sp.*	Spruce	31.0	3.10	G	Owner		**Conflict**
21	*Picea sp.*	Spruce	24.0	2.40	G	Owner		**Conflict**
22	*Picea sp.*	Spruce	32.0	3.20	G	Owner		**Conflict**
23	*Picea sp.*	Spruce	25.0	2.50	G	Owner		**Conflict**
24	*Picea sp.*	Spruce	40.0	4.00	G	Owner		**Conflict**
25	*Acer saccharum*	Sugar Maple	84.0	8.40	P	Shared	Dead branches, multi-leader, rot	Remove
26	*Acer saccharum*	Sugar Maple	30.0	3.00	P	Owner	Black fungus, growing out of stump/wire fence	Remove
27	*Picea sp.*	Spruce	39.0	3.90	G	Owner		**Conflict**
28	*Pinus banksiana*	Jack Pine	30.0	3.00	G	Owner		**Conflict**
29	*Dead*	Dead	48.0	4.80	D	Owner		Remove
30	*Dead*	Dead	39.0	3.90	D	Neighbour		Remove
31	*Acer saccharum*	Sugar Maple	140.0	14.00	P	Shared	Internal rot, dead branches	Remove
32	*Malus sp.*	Apple	43.0	4.30	P	Owner	60° lean	Remove
33	*Acer saccharum*	Sugar Maple	12.0	1.20	G	Owner		**Conflict**
34	*Ulmus americana*	White Elm	18.0	1.80	G	Owner		**Conflict**
35	*Acer saccharum*	Sugar Maple	30.0	3.00	G	Owner		**Conflict**
36	*Acer saccharum*	Sugar Maple	14.0	1.40	G	Owner		**Conflict**
37	*Acer saccharum*	Sugar Maple	10.0	1.00	G	Owner		**Conflict**
38	*Acer saccharum*	Sugar Maple	24.0	2.40	G	Owner		**Conflict**
39	*Acer saccharum*	Sugar Maple	59.0	5.90	F	Neighbour	"braided" trunks	PROTECT
40	*Dead*	Dead	43.0	4.30	D	Neighbour		Remove
41	*Picea sp.*	Spruce	28.0	2.80	G	Owner		**Conflict**
42	*Acer saccharum*	Sugar Maple	24.0	2.40	G	Owner		**Conflict**
43	*Acer saccharum*	Sugar Maple	36.0	3.60	G	Owner		**Conflict**
44	*Acer saccharum*	Sugar Maple	53.0	5.30	P	Owner	Twing trunk, rot, split in trunk	Remove
45	*Malus sp.*	Apple	34.0	3.40	P	Owner	Twin trunk, dead branches, Sever bend	Remove
46	*Ulmus americana*	White Elm	43.0	4.30	G	Owner		**Conflict**
47	*Acer saccharum*	Sugar Maple	79.0	7.90	P	Neighbour	Twing trunk, rot, split	Remove
48	*Acer saccharum*	Sugar Maple	53.0	5.30	G	Owner		**Conflict**
49	*Acer saccharum*	Sugar Maple	39.0	3.90	G	Neighbour		PROTECT
50	*Acer saccharum*	Sugar Maple	29.0	2.90	G	Neighbour		PROTECT
51	*Acer saccharum*	Sugar Maple	25.0	2.50	G	Owner		**Conflict**
52	*Acer saccharum*	Sugar Maple	32.0	3.20	G	Neighbour		PROTECT
53	*Acer saccharum*	Sugar Maple	45.0	4.50	G	Neighbour		PROTECT
54	*Acer saccharum*	Sugar Maple	57.0	5.70	F	Neighbour	Three trunks - 1 dead	**Field Conflict**
55	*Acer saccharum*	Sugar Maple	64.0	6.40	G	Owner		**Conflict**
56	*Dead*	Dead	47.0	4.70	D	Owner		Remove
57	*Acer saccharum*	Sugar Maple	92.0	9.20	G	Owner		**Conflict**
58	*Dead*	Dead	52.0	5.20	D	Owner	Fallen Elm	**Conflict**
59	*Acer saccharum*	Sugar Maple	99.0	9.90	G	Neighbour		**Conflict**
60	*Dead*	Dead	76.0	7.60	D	Owner		Remove
61	*Acer saccharum*	Sugar Maple	40.0	4.00	G	Neighbour		PROTECT
62	*Fraxinus pennsylvanica*	Green Ash	48.0	4.80	D	Neighbour	Dead	Remove
63	*Acer saccharum*	Sugar Maple	39.0	3.90	G	Owner		**Conflict**
64	*Acer saccharum*	Sugar Maple	37.0	3.70	G	Neighbour		**Conflict**
65	*Ulmus americana*	White Elm	56.0	5.60	G	Owner		**Conflict**
66	*Acer saccharum*	Sugar Maple	65.0	6.50	P	Neighbour	Twin trunk, split, rot	**Conflict**
67	*Acer saccharum*	Sugar Maple	73.0	7.30	G	Owner		**Conflict**
68	*Acer saccharum*	Sugar Maple	20.0	2.00	G	Neighbour		PROTECT
69	*Acer saccharum*	Sugar Maple	34.0	3.40	G	Neighbour		PROTECT
70	*Ulmus americana*	White Elm	37.0	3.70	F	Owner	bow in trunk,	PROTECT
71	*Acer saccharum*	Sugar Maple	10.0	1.00	F	Owner	intertwined with dead tree	PROTECT
72	*Acer saccharum*	Sugar Maple	12.0	1.20	G	Owner		PROTECT
73	*Acer saccharum*	Sugar Maple	41.0	4.10	P	Owner	Twin trunk, rot, dead tree fallen between two trunks, split trunks	Remove
74	*Acer saccharum*	Sugar Maple	32.0	3.20	G	Neighbour		**Field Conflict**
75	*Ulmus americana*	White Elm	60.0	6.00	F	Neighbour	Minor splitting	**Field Conflict**
76	*Acer saccharum*	Sugar Maple	37.0	3.70	G	Owner		**Field Conflict**
77	*Picea sp.*	Spruce	10.0	1.00	G	Owner		**Conflict**

Legend

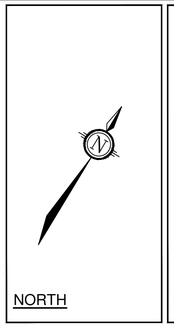
G	Good	**Conflict**	Remove due to conflict with construction.
F	Fair	Remove	Remove due to tree helath or invasive status.
P	Poor	PROTECT	Protect trees as per contract details and specifications.
VP	Very Poor	**Field Conflict**	Remove due to Field Condition

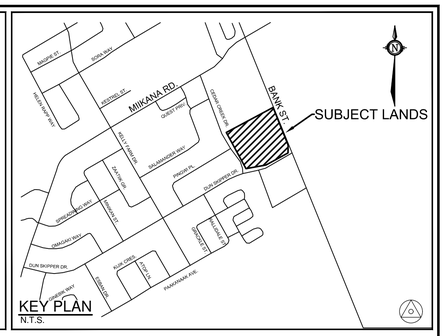
TREE IMPACT ANALYSIS

Using data collected during the tree inventory and assessment, a tree impact analysis was performed. Determination of each Tree's recommended action (i.e. Retain, Protect, Remove/Conflict) were based on several factors including each tree's current condition and its location in relation to the limits of construction. As outlined in the City's Tree Preservation By-law (2020), a Critical Root Zone (CRZ) was applied around each tree. The CRZ is defined as an area around each tree and is typically established based on the species and size of the tree and are intended to provide a buffer protecting the tree from potential impacts, including root and soil compaction and mechanical damage to above-ground parts. Based on the City's guidelines, the CRZ is established as being 10cm from the trunk of a tree for every 1cm of trunk diameter. The CRZ for multi-stemmed trees was based on the DBH of the largest stem.

Generally, the following guidelines are followed in deriving a tree's recommendation:

- Trees with equal or greater than 40% of its CRZ affected by proposed work activities **(Conflict)** are recommended for **Removal** as there would likely be detrimental impacts to the tree.
- Trees with 0-39% of its CRZ affected by the proposed work activities are recommended for **Protection** as outlined in the Tree Protection Notes on the plan.
- Trees with CRZs that are outside the proposed work areas are recommended for **Retention** with no protection as it is unlikely that there will be negative impacts to the tree.





LEGEND

- 3-D1 — DETAIL SHEET # EG. L1, L2, ETC. — NOVATECH OR CITY DETAIL NUMBER SEE LIST FOR CODE
- PROPERTY LIMIT
- EXISTING TREE TO REMAIN, SYMBOL SIZE REFLECTS CRZ
- EXISTING TREE TO REMOVE, SYMBOL SIZE REFLECTS CRZ
- TREE PROTECTION FENCE
- EXISTING VEGETATION WITH DBH LESS THAN 10cm

GENERAL

1. Read and interpret this drawing/ drawing set in conjunction with all the contract details and specifications, including related civil, utility, structural, architectural, mechanical, electrical, environmental, geotechnical, and survey information.
2. The Contractor is to determine the exact location, size, material, and elevation of all existing utilities prior to commencing construction. Protect and assume responsibility for all existing utilities regardless of being shown on the drawings.
3. It is essential to use the plans and details in conjunction with the specifications and notes.
4. Do not scale drawings. Work to dimensions only.
5. Protect all existing and retained vegetation for the duration of construction according to the contract details and specifications.
6. Reinstate all areas and items damaged or disturbed, beyond the Limit of Work, because of construction activities, including but not limited to construction staging areas, haul roads, stockpile areas, etc. to the satisfaction of the Consultant. Unless otherwise noted, Contractor is to reinstate all areas to pre-construction condition or better to the satisfaction of the Contract Administrator.

CONSTRUCTION

1. All general site information and conditions are compiled from Consultant field notes and plans provided by the Owner and are supplied for information purposes only. It is the responsibility of the Contractor to verify the accuracy of all the information obtained from this plan.
2. Together with all Subcontractors involved, the Contractor is to examine all surfaces or conditions relating to the work, in order to determine the acceptability of such surfaces or conditions for the work to commence. Notify the Contract Administrator in writing of conditions which could be detrimental to installation and do not commence work until instructed by the Contract Administrator. The commencement of work implies Contractor acceptance of the conditions.
3. Contractor to check and report any discrepancies before commencing work. No responsibility is borne by the Consultants for subsurface conditions.
4. Contractor to check and verify all dimensions and quantities on site and report any errors or omissions to the Consultant.
5. Contractor is responsible for all fees arising from the completion of works conveyed by these drawings, details, and specifications.
6. Carry out all construction in accordance with the most current provincial and municipal standards and specifications.
7. Contractor to coordinate all access and protect the public and users of the site with appropriate control fence and supervision throughout the construction period, to the satisfaction of the Consultant.
8. Contract Administrator is to approve access point(s) prior to mobilization.
9. A Contractor flagman is required to direct all deliveries of machinery or materials to the site.
10. Contractor to coordinate and schedule all work with other trades and contractors. Contractor is to notify Contract Administrator of any schedule difficulties.
11. Contractor responsible for the removal and off-site disposal of all materials as required to facilitate new construction. Store all items and materials identified by the Consultant for salvage at a location on site as identified by the Consultant. Excavate and remove from site any contaminated material. Dispose all contaminated material at a licensed landfill facility.
12. Maintain site in a clean and orderly state for the duration of construction; perform all work in accordance with the Occupational Health and Safety Act. Remove all excess materials, packaging, and debris from the site.
13. Contractor is responsible to take all necessary measures to control dust on the project site and to the satisfaction of the Contract Administrator.
14. Contractor is responsible for all layout for construction purposes.
15. Contractor is to protect all iron bars. Replace any disturbed bars by Owner at the Contractor expense.
16. The Contractor is to notify the Contract Administrator upon completion of the required works to schedule an inspection for acceptance.

TREE PROTECTION

Implement the following protection measures for retained trees, both on site and on adjacent sites, prior to any work activity, including tree removal. Maintain tree protection fence in place and in good condition for the duration of site works:

1. The Landscape Architect or Certified Arborist is to determine the location of the tree protection fencing and detail it on any associated plans for the site (e.g. tree conservation report, tree disclosure report, etc.).
2. Under the guidance of a Landscape Architect or Certified Arborist, erect a fence at the critical root zone (CRZ) of trees. Diameter at breast height (DBH) is the trunk diameter measured at 1.3m height on the tree trunk. The CRZ is calculated as DBH x 10. Refer to the Tree Protection Fence detail.
3. Refer to the Tree Protection Plan for fence location. City Forestry Staff are to approve both the plan and the installed fence prior to work commencement.
4. Do not place any material or equipment within 2m of the CRZ of any tree, including outhouses.
5. Do not attach any signs, notices, or posters to any tree.
6. Do not disturb, raise, or lower the existing grade within the CRZ without approval.
7. Only tunnel or bore when digging within the CRZ of a tree. Hand work only where required within the CRZ; absolutely no machinery permitted.
8. Do not damage the root system, trunk, or branches, or any tree.
9. Do not extend hard surface or significantly change landscaping.
10. Ensure that exhaust fumes from all equipment are directed away from any tree canopy.
11. When trees marked for removal overlap with the CRZ of trees marked for preservation: cut roots at the edge of the CRZ and grind down stumps after tree removals, do not pull out stumps. Ensure there is not root pulling or disturbance of the ground within the CRZ.
12. Prior to work taking place, notify and consult the Landscape Architect and City Forestry Staff if roots must be cut. Roots 20mm or larger should be cut at right angles with clean, sharp horticultural tools without tearing, crushing, or pulling. Refer to City of Ottawa Specification S.P. F-8011 Tree Protection, Excavation of Root Zone.
13. If damaged or objectionable branches are observed, consult the Landscape Architect, before any work is conducted. Do not prune leaders. Do not prune more than 1/4 of crown.
14. Set up a water and fertilizing program, if trees are being affected by site works, to the satisfaction of the Landscape Architect.
15. The Landscape Architect is to prescribe mitigation measures if the protected fenced area must be reduced to facilitate construction. Measures may include the placement of plywood, wood chips, or steel plating over the roots for protection. City Forestry Staff are to approve said measures prior to fence movement.
16. City of Ottawa By-law: Protects municipal trees and municipal natural areas in the City of Ottawa and trees on private property in the urban area of the City of Ottawa (2020-340).

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

APPROVED
By Geraldine Wildman at 2:20 pm, Sep 10, 2025

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

Owner:
Bank & Dun Developments Inc,
c/o Paul Pagliaiunga
209 Wicksteed Avenue, Suite 30
Toronto, ON, M4G 0B1
Phone: (416) 335-0090

DISCLAIMER
The elements on this plan illustrate the design intent and general constructability of the proposed landscape which will support the associated development. This is to demonstrate how the canopy cover, urban design, health, and climate change objectives of the Official Plan will be met through tree planting and site design. This drawing is for City review only and is not intended for construction. Final detailed design and construction documentation is to be provided with certified 'Issued for Construction' drawings and specifications prior to construction.

No.	REVISION	DATE	BY
6.	REVISED PER ADJUSTED FIELD SURVEY OF TREES	AUG 19/25	SC
5.	ISSUED FOR TENDER	APR 24/25	SC
4.	ISSUED FOR FINAL APPROVAL	MAR 26/25	SC
3.	REVISED PER CITY COMMENTS	JAN 13/25	SC
2.	ISSUED FOR COMPLETENESS COMMENTS	DEC 6/24	RGJ
1.	ISSUED FOR SITE PLAN APPLICATION	OCT 24/24	RGJ

SCALE
1:400
1:400
0 4 8 12 16

DESIGN KEW
CHECKED KEW
DRAWN KEW
CHECKED TB
APPROVED SC

FOR REVIEW ONLY

ASSOCIATION OF LANDSCAPE ARCHITECTS ONTARIO — MEMBER — Aug 20, 2025

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION
CITY OF OTTAWA
150 DUN SKIPPER

DRAWING NAME
TREE CONSERVATION PLAN

PROJECT No. 124107
REV REV # 6
DRAWING No. 124107-TCR

D07-12-24-0134

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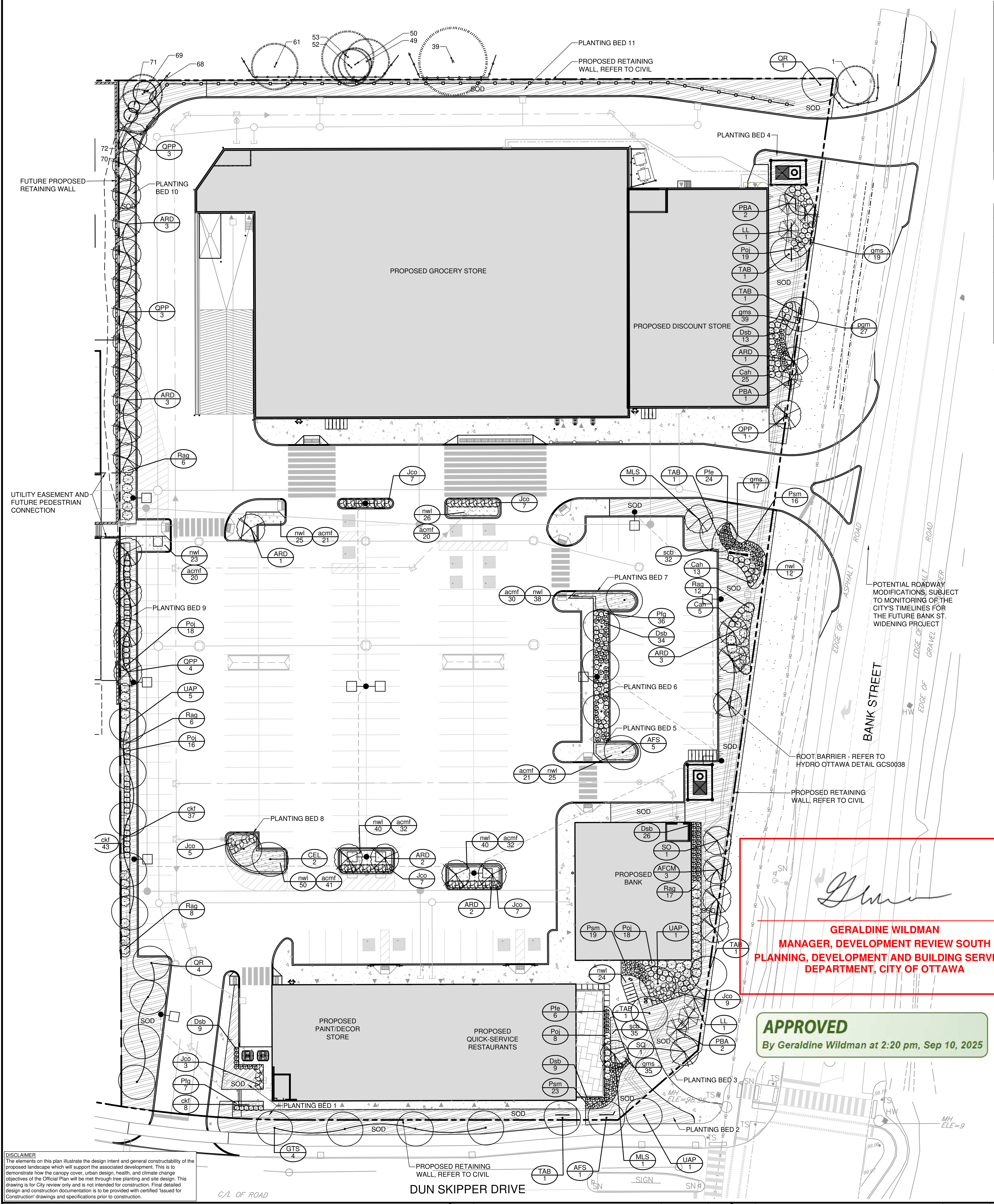

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GERALDINE WILDMAN
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Geraldine Wildman at 2:20 pm, Sep 10, 2025

Planting bed no.	Available Soil Area (sq m)	Available Soil Volume (cu m)	No. of trees proposed				Existing trees	Total No. of trees	Min. required Soil volume total (cu m)
			Small/ Column (25m³)	Medium (30m³)	Large (35m³)	Evergreen (30m³)	(Large) (35m³)		
Planting bed 1	306.2	459.3			5			5	150.0
Planting bed 2	139.1	208.7	1		2			3	80.0
Planting bed 3	832.0	1,248.0	6	3	4	3		16	390.0
Planting bed 4	317.0	475.5	2		2	4		8	200.0
Planting bed 5	22.4	33.6			1			1	30.0
Planting bed 6	58.6	87.9			3			3	90.0
Planting bed 7	28.2	42.3			1			1	30.0
Planting bed 8	49.7	74.6			2			2	60.0
Planting bed 9	381.8	572.7	4		9			13	350.0
Planting bed 10	276.3	414.5	12					12	240.0
*Planting bed 11	365.5	548.3					20	20	600.0

Note: For all planting beds proposed, the available soil depth is considered to be 1.5m.
*Planting bed 11 note: the existing trees retained have access to additional soil volume beyond the north property line.

ESTIMATED CANOPY COVERAGE AT MATURITY

SIZE OF TREE	AVERAGE MATURE SPREAD	CANOPY COVERAGE PER TREE (m2)	QUANTITY OF TREES	TOTAL CANOPY COVERAGE (m2)
Deciduous - Small/Column (<7.5m tall)	7m	38	25	950
Deciduous - Medium (7.5-14m tall)	10m	79	4	314
Deciduous - Large (14m+ tall)	15m	177	29	5125
Coniferous	5m	20	7	137
PROPOSED TOTAL CANOPY COVERAGE (m2):				6526
EXISTING RETAINED TOTAL CANOPY COVERAGE (m2):				107
TOTAL SITE AREA (m2):				**19,273**
EST. CANOPY COVERAGE (%):				**34%**

Area of a circle = $(r \times r) \times \pi$
Canopy coverage per tree calculation: (average mature spread/2) x (average mature spread/2) x π

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING
Coniferous Trees						
LL	2	*Larix laricina*	Tamarack	200cm Ht	WB	As Shown
PBA	5	*Pinus banksiana*	Jack Pine	200cm Ht	WB	As Shown
Deciduous Trees						
ARD	15	*Acer rubrum 'Red Rocket'*	Red Rocket Red Maple	50mm Cal	WB	As Shown
AFS	6	*Acer x freemanii 'Sienna'*	Sienna Glen Maple	50mm Cal	WB	As Shown
AFCM	3	*Acer x freemanii 'Celzam'*	Celebration Maple	50mm Cal	WB	As Shown
CEL	2	*Celtis occidentalis*	Hackberry	50mm Cal	WB	As Shown
GTS	4	*Gleditsia triacanthos var.inermis 'Shademaster'*	Shademaster Honeylocust	50mm Cal	WB	As Shown
MLS	2	*Malus 'Spring Snow'*	Spring Snow Crabapple	50mm Cal	WB	As Shown
QPP	11	*Quercus palustris 'Green Pillar'*	Green Pillar Oak	50mm Cal	WB	As Shown
QR	5	*Quercus rubra*	Red Oak	50mm Cal	WB	As Shown
SO	2	*Sorbus americana*	American Mountain-Ash	50mm Cal	WB	As Shown
TAB	6	*Tilia americana 'Boulevard'*	Boulevard Linden	50mm Cal	WB	As Shown
UAP	7	*Ulmus americana 'Princeton'*	Princeton Elm	50mm Cal	WB	As Shown
Coniferous Shrubs						
Psm	56	*Pinus mugo 'Slowmound'*	*Slowmound Mugho Pine*	40cm Spr	PT	80cm O.C
Jco	45	*Juniperus horizontalis 'Plumosa Compacta'*	Compact Andorra Juniper	40cm Spr	PT	140cm O.C
Deciduous Shrubs						
Cah	43	*Clethra alnifolia 'Hummingbird'*	Hummingbird Summersweet	50cm Ht	PT	100cm O.C
Dsb	91	*Diervilla splendens 'Firefly' (BOKOFIRE)*	Firefly Bush Honeysuckle	60cm Ht	PT	80cm O.C
Poj	78	*Physocarpus opulifolius 'JEFAM'*	Amber Jubilee Ninebark	60cm Ht	PT	100cm O.C
Pfe	30	*Potentilla fruticosa 'Bella Bellissima' (HACHLISS)*	Bella Bellissima Potentilla	40cm Ht	PT	70cm O.C
Pfg	43	*Potentilla fruticosa ' Goldfinger'*	Goldfinger Potentilla	40cm Ht	PT	80cm O.C
Rag	51	*Rhus aromatica 'Gro-Low'*	Gro-Low Fragrant Sumac	60cm Ht	PT	160cm O.C
Perennials						
acmf	217	*Achillea millefolium*	Common Yarrow	9cm	PT	45cm O.C
nwl	303	*Nepeta faassenii 'Walker's Low'*	Walker's Low Catmint	1g	PT	70cm O.C
pgm	27	*Polygonatum multiflorum*	Solomon's Seal	9cm	PT	45cm O.C
Groundcovers						
gms	110	*Geranium macrorrhizum 'Spessart'*	*Spessart Cranesbill*	9cm	PT	45cm O.C
Ornamental Grasses						
ckf	88	*Calamagrostis acutiflora 'Karl Foerster'*	Karl Foerster Feather Reed Grass	1g	PT	50cm O.C
scb	67	*Schizachyrium scoparium 'The Blues'*	The Blues Little Bluestem	1g	PT	50cm O.C

Proposed Planting: Ownership	Total
Private	66
City-Owned	4

CITY DETAILS

Related details from City of Ottawa Standard Tender Documents Volume No. 2 Standard Detail Drawings.

SC4. Typical Concrete Sidewalk in Boulevard
SC5. Sidewalk Construction Joints

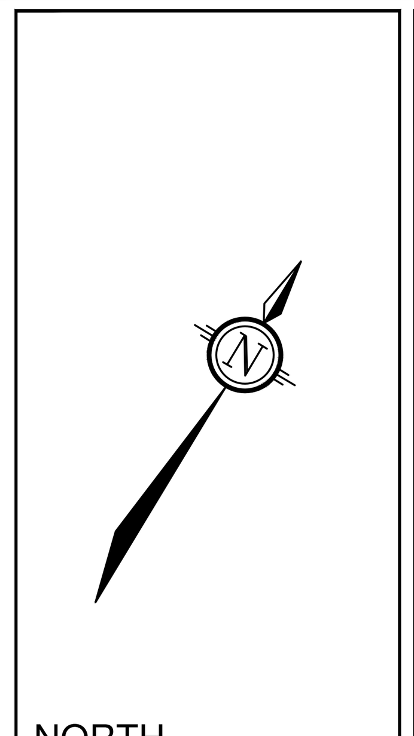
HYDRO OTTAWA DETAILS

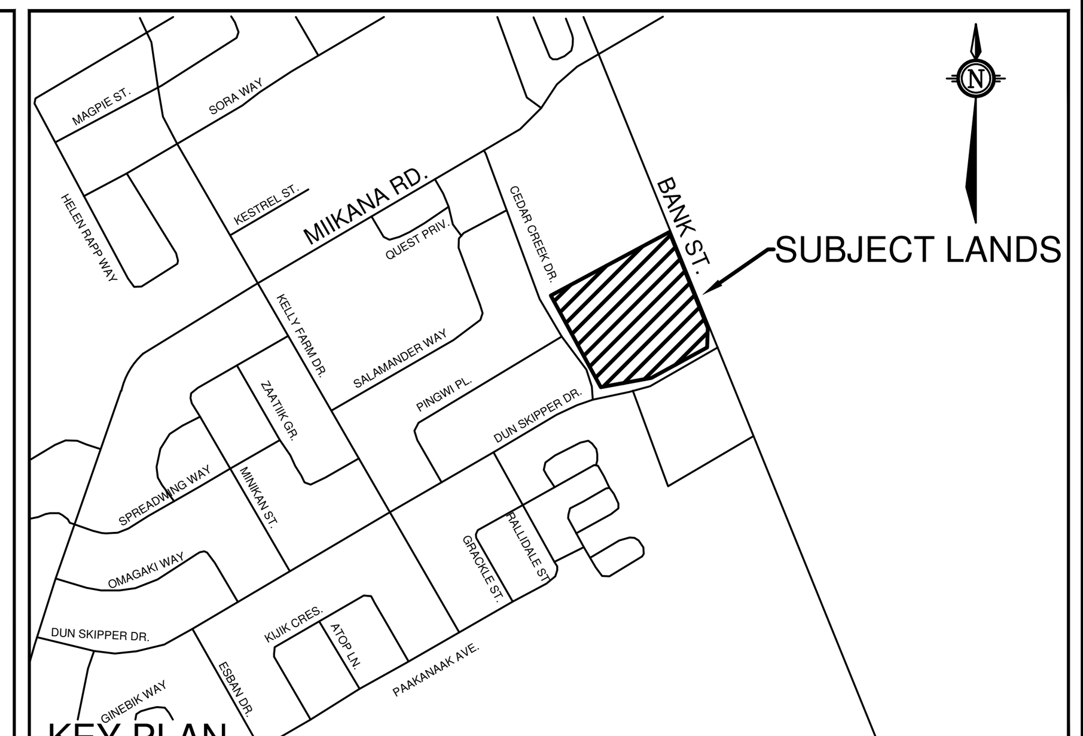
GCS0038 Root Barrier Detail, for trees in proximity to HydroOttawa u/g structures

TREE PROTECTION

Implement the following protection measures for retained trees, both on site and on adjacent sites, prior to any work activity, including tree removal. Maintain tree protection fence in place and in good condition for the duration of site works:

1. The Landscape Architect or Certified Arborist is to determine the location of the tree protection fencing and detail it on any associated plans for the site (e.g. tree conservation report, tree disclosure report, etc.).
2. Under the guidance of a Landscape Architect or Certified Arborist, erect a fence at the critical root zone (CRZ) of trees. Diameter at breast height (DBH) is the trunk diameter measured at 1.3m height on the tree trunk. The CRZ is calculated as DBH x 10. Refer to the Tree Protection Fence detail.
3. Refer to the Tree Protection Plan for fence location. City Forestry Staff are to approve both the plan and the installed fence prior to work commencement.
4. Do not place any material or equipment within 2m of the CRZ of any tree, including outhouses.
5. Do not attach any signs, notices, or posters to any tree.
6. Do not disturb, raise, or lower the existing grade within the CRZ without approval.
7. Only tunnel or bore when digging within the CRZ of a tree. Hand work only where required within the CRZ; absolutely no machinery permitted.
8. Do not damage the root system, trunk, or branches, or any tree.
9. Do not extend hard surface or significantly change landscaping.
10. Ensure that exhaust fumes from all equipment are directed away from any tree canopy.
11. When trees marked for removal overlap with the CRZ of trees marked for preservation: cut roots at the edge of the CRZ and grind down stumps after tree removals, do not pull out stumps. Ensure there is not root pulling or disturbance of the ground within the CRZ.
12. Prior to work taking place, notify and consult the Landscape Architect and City Forestry Staff if roots must be cut. Roots 20mm or larger should be cut at right angles with clean, sharp horticultural tools without tearing, crushing, or pulling. Refer to City of Ottawa Specification S.P. F-8011 Tree Protection, Excavation of Root Zone.
13. If damaged or objectionable branches are observed, consult the Landscape Architect, before any work is conducted. Do not prune leaders. Do not prune more than 1/4 of crown.
14. Set up a water and fertilizing program, if trees are being affected by site works, to the satisfaction of the Landscape Architect.
15. The Landscape Architect is to prescribe mitigation measures if the protected fenced area must be reduced to facilitate construction. Measures may include the placement of plywood, wood chips, or steel plating over the roots for protection. City Forestry Staff are to approve said measures prior to fence movement.
16. City of Ottawa By-law: Protects municipal trees and municipal natural areas in the City of Ottawa and trees on private property in the urban area of the City of Ottawa (2020-340).





KEY PLAN
N.T.S.

LEGEND

- 3-D1 — DETAIL SHEET #, NOVATECH OR CITY EG. L1, L2, ETC. DETAIL NUMBER SEE LIST FOR CODE
- PROPERTY LIMIT
- PROPOSED CONCRETE
- PROPOSED PAVERS
- RIVER STONE
- PERENNIALS
- ORNAMENTAL GRASSES
- SEED
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- EXISTING TREE TO REMAIN, SEE TREE CONSERVATION REPORT
- RETAINED EXISTING TREE CANOPY COVER WITHIN THE SITE, PER AERIAL MAP
- PROPOSED SHRUBS
- KEY / ## — SPECIES (SEE PLANT LIST) / QUANTITY
- PROPOSED WOOD PRIVACY FENCE
- TREE PROTECTION FENCE, SEE TCR
- BIKE RACK, SEE DETAIL D6
- PLANTER
- BOULDERS FROM EXISTING PILE ON SITE, SEE TCR FOR LOCATION
- LIGHT FIXTURES, SEE ELECTRICAL DRAWINGS
- ROOT BARRIER - REFER TO HYDRO OTTAWA DETAIL GCS0038

NOVATECH DETAILS

Found on Sheet L2.

D1. Standard Deciduous Tree Planting
D2. Standard Coniferous Tree Planting
D3. Shrub and Perennial Planting
D4. Shrub and Perennial Planting with Riverstone
D5. Wood Screen Detail
D6. Bike Layout
D7. Boulder Detail

GENERAL

1. Read and interpret this drawing/ drawing set in conjunction with all the contract details and specifications, including related civil, utility, structural, architectural, mechanical, electrical, environmental, geotechnical, and survey information.
2. The Contractor is to determine the exact location, size, material, and elevation of all existing utilities prior to commencing construction. Protect and assume responsibility for all existing utilities regardless of being shown on the drawings.
3. It is essential to use the plans and details in conjunction with the specifications and notes.
4. Do not scale drawings. Work to dimensions only.
5. Protect all existing and retained vegetation for the duration of construction according to the contract details and specifications.
6. Reinstate all areas and items damaged or disturbed, beyond the Limit of Work, because of construction activities, including but not limited to construction staging areas, haul roads, stockpile areas, etc. to the satisfaction of the Consultant. Unless otherwise noted, Contractor is to reinstate all areas to pre-construction condition or better to the satisfaction of the Contract Administrator.
7. The landscape plans have been developed in accordance with the Geotechnical Investigation (Report # PG7262-2 dated October 1, 2024).

PLANTING

1. Plant material to be No. 1 Grade and is to comply with Canadian Standards for Nursery Stock (latest edition) published by the Canadian Nursery Landscape Association.
2. Use structurally sound plant material with strong fibrous root system free of disease, defects, and injuries. Use trees with straight trunks, well and characteristically branched for species. Obtain approval from consultant of plant material at source prior to digging. All trees and shrubs to be container grown, potted, W/B or B/B, as indicated on Plant List. Bare root plants are only acceptable for certain species and as approved by the Landscape Architect.
3. Plant material substitutions are not be permitted without the written approval from the Consultant, **with 48 hours notice**, prior to shipping plant material.
4. Plant locations are schematic / approximate only. **Contractor is to stake out locations on site for approval by the Landscape Architect prior to installation.**
5. The illustrated number of plants shown in the Planting Plan supersedes the estimated number in the Plant List. Contractor to report any discrepancies to the Landscape Architect prior to installation. Contractor will assume full responsibility if the Landscape Architect is not notified.
6. Ensure trees are thoroughly watered following planting. Monitor material and ensure adequate moisture until acceptance.
7. In heavy clay or poorly drained soils, set root ball with root collar 75-100mm higher than finished grade.
8. Approved topsoil depths are as follows:
   a. Plant Beds - **450mm** continuous depth. Applies to shrubs, perennials, vines, and groundcovers.
   b. Sod/ Seed Areas - **100mm** depth.
   c. Reforestation - **300mm** depth.
9. Sod to be No. 1 Kentucky Bluegrass Sod grown from minimum mixture of 3 Kentucky Bluegrass cultivars. Quality and source are to comply with Canadian Standards for Nursery Stock, Section 17, (latest edition) published by the Canadian Nursery Landscape Nursery Landscape Association.
10. Seed:
    GREENFIELDS SEED MIX BY DLF
    Seeding Rate: 175kg/hectare
11. Where applicable, for any plant areas with a mix of species/ cultivars notes, Contractor is to cluster like plants in groups of 3-5 and evenly distribute these in the noted area.

PRODUCT INFORMATION

Install products as per manufacturer specifications. Shop drawings required.

PAVERS
Edge of pavers to receive edge restraint.
- Blu 60 Smooth by Techo-bloc
  Location: Patio on East side of Building C
  [illegible]
  Pattern: Modular Pattern 01
  Colour: Greyed Nickel

RETAINING WALL
- Skyscraper by Techo-bloc
  Location: South side of Building C
  Pattern: Linear
  Colour: Shale Grey

SITE FURNITURE
Fasten all site furnishing to surface with stainless steel anti-vandal anchors.
- 200 Bike Racks by Maglin
  Product Number: MBR-0200-00005
  Mounting Type: Surface Mount
  Colour: Powdercoat Saffron Yellow RAL1017

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

Owner:
Bank & Dun Developments Inc,
c/o Paul Paglialunga
209 Wicksteed Avenue, Suite 30
Toronto, ON, M4G 0B1
Phone: (416) 335-0090

No.	REVISION	DATE	BY
10.	REVISED PER ADJUSTED FIELD SURVEY OF TREES	AUG 19/25	SC
9.	REVISED TRANSFORMER LOCATION	JUN 23/25	SC
8.	REVISED PER BUILDING PERMIT COMMENTS	JUN 19/25	SC
7.	ISSUED FOR TENDER	APR 24/25	SC
6.	ISSUED FOR FINAL APPROVAL	MAR 26/25	SC
5.	REVISED PER CITY COMMENTS	FEB 26/25	SC
4.	REVISED PER CITY COMMENTS	JAN 13/25	SC
3.	REVISED PER COMPLETENESS COMMENTS	DEC 6/24	SC
2.	ISSUED FOR SITE PLAN APPLICATION	OCT 24/24	RGJ
1.	PHASE 2 PRE-CONSULATION	AUG 6/24	RGJ

SCALE 1:400

DESIGN KEW
CHECKED KEW
DRAWN KEW/TB
CHECKED TB
APPROVED SC

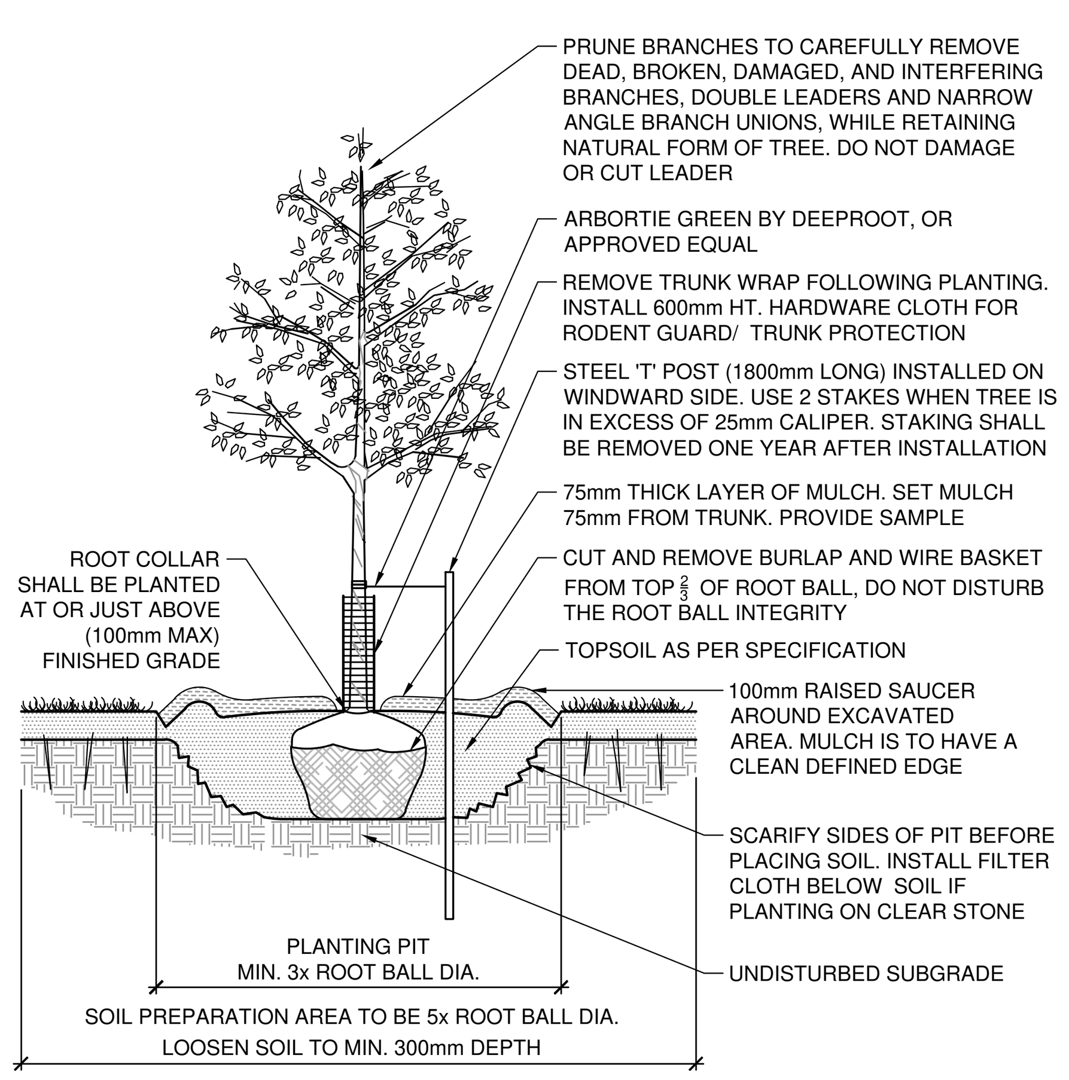
ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS — Aug 20, 2025 — MEMBER

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

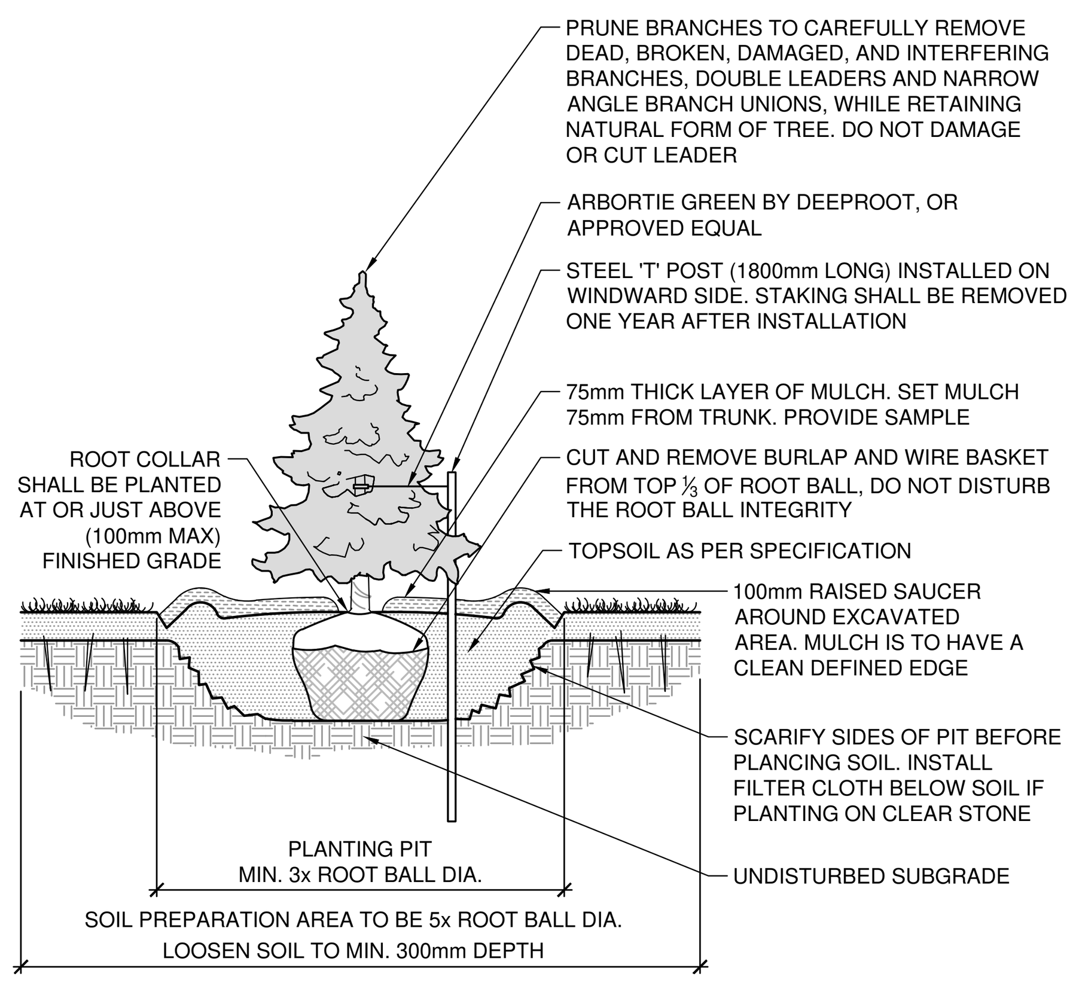
LOCATION
CITY OF OTTAWA
150 DUN SKIPPER DRIVE

DRAWING NAME
LANDSCAPE PLAN

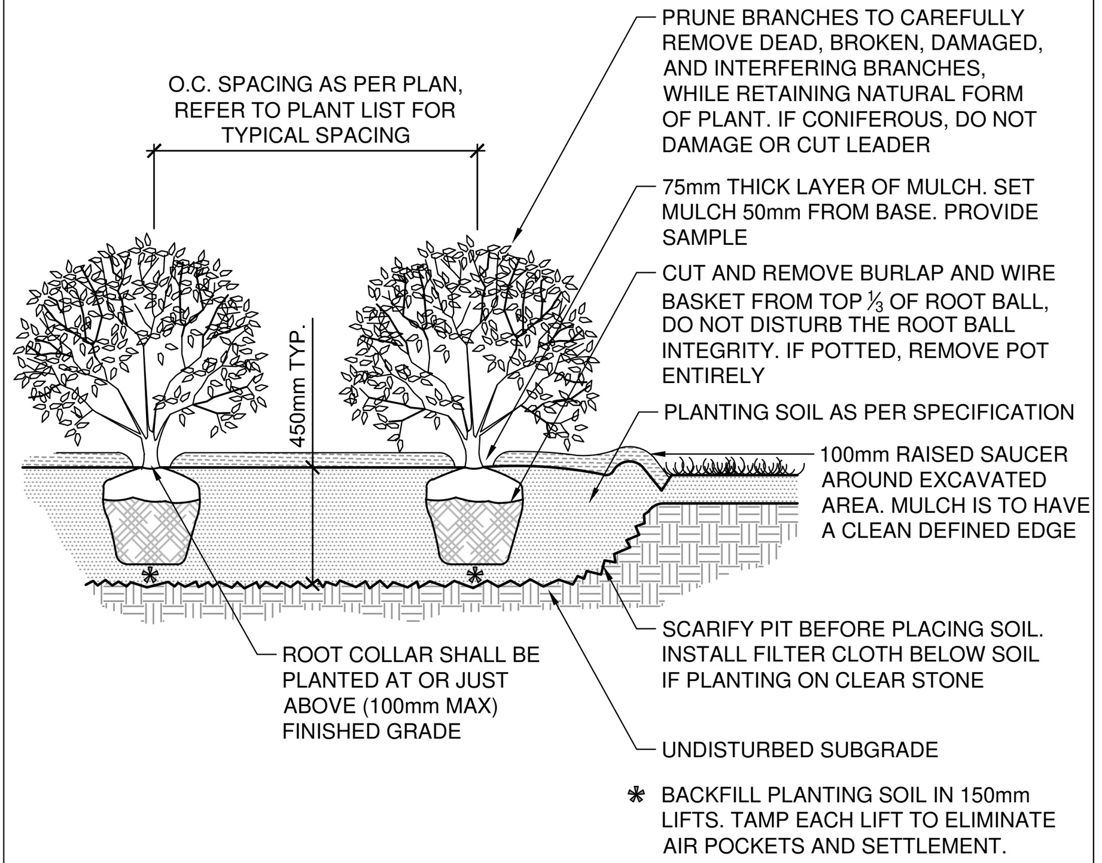
PROJECT No. 124107-00
REV # 10
DRAWING No. 124107-L1



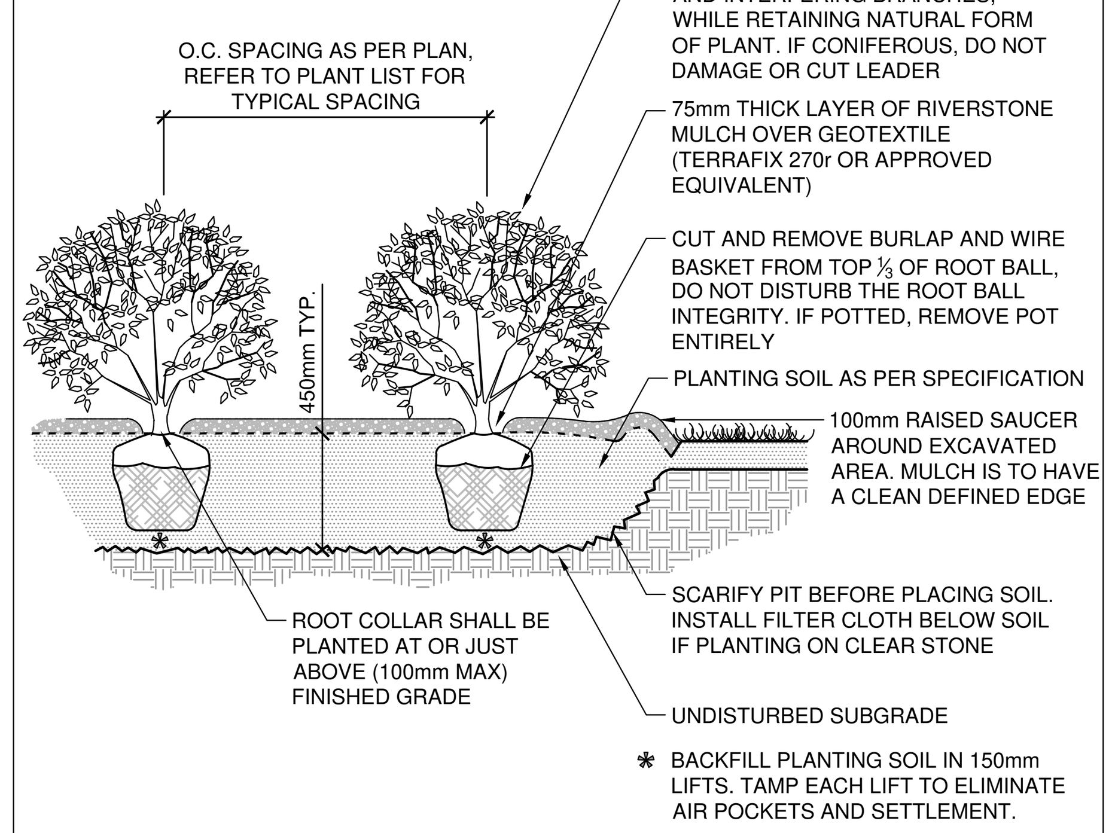
STANDARD DECIDUOUS TREE PLANTING D1



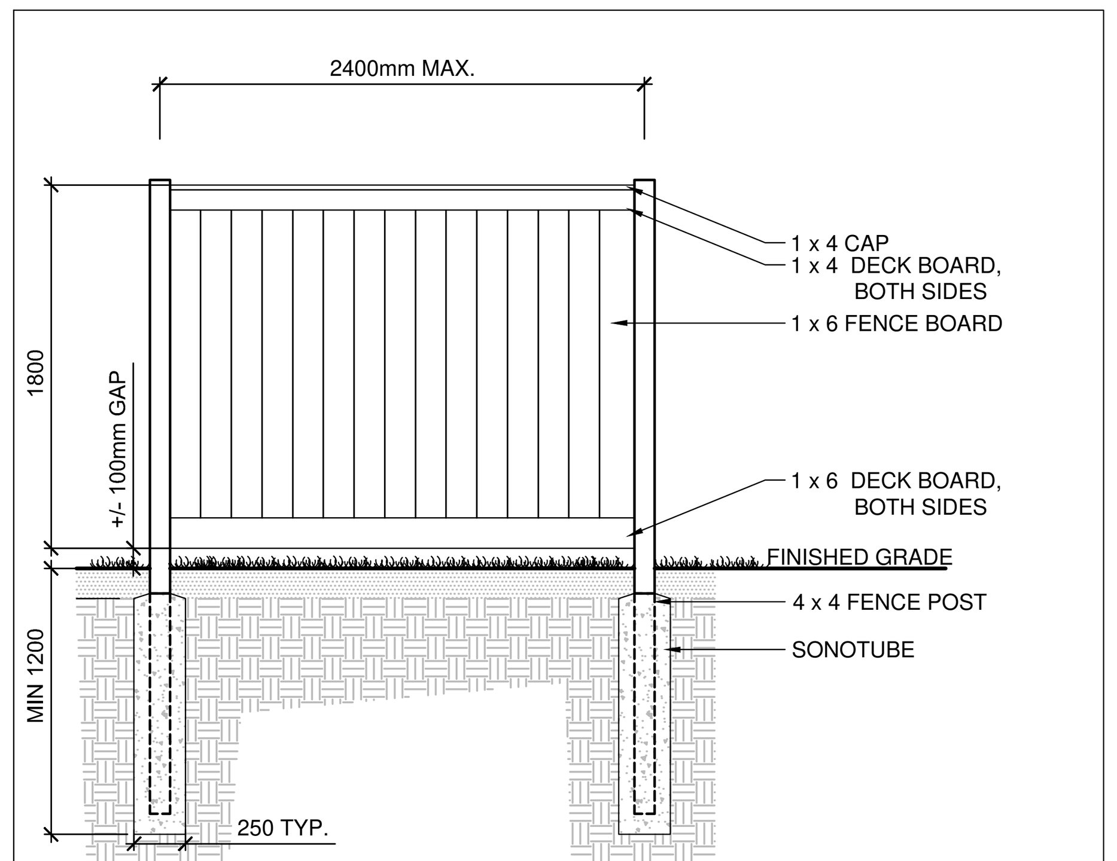
STANDARD CONIFEROUS TREE PLANTING D2



SHRUB AND PERENNIAL PLANTING D3

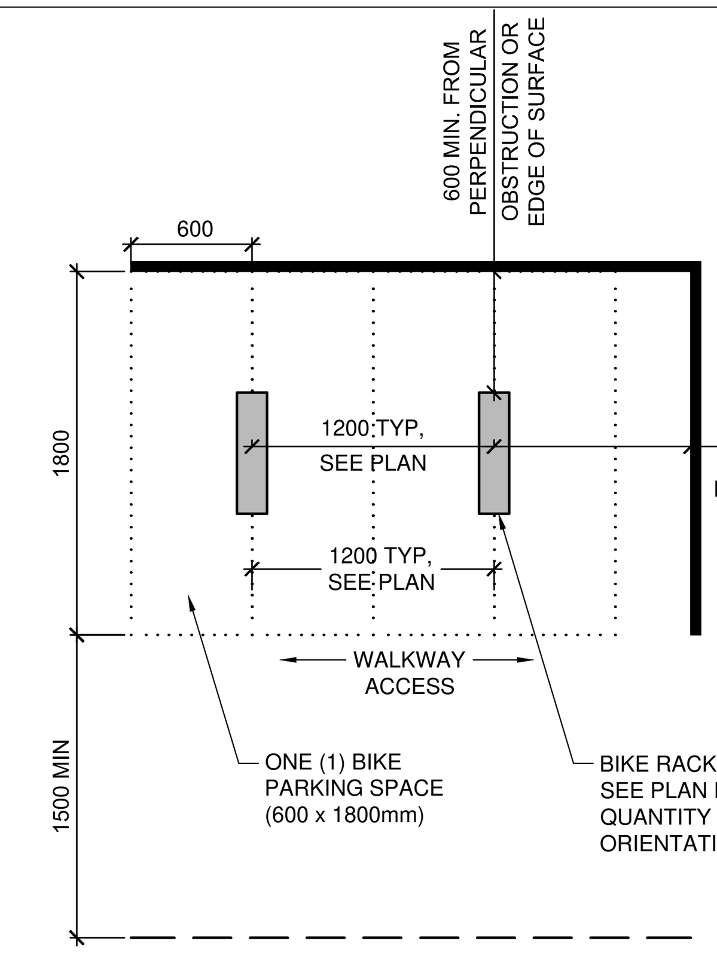


SHRUB AND PERENNIAL PLANTING WITH RIVERSTONE D4



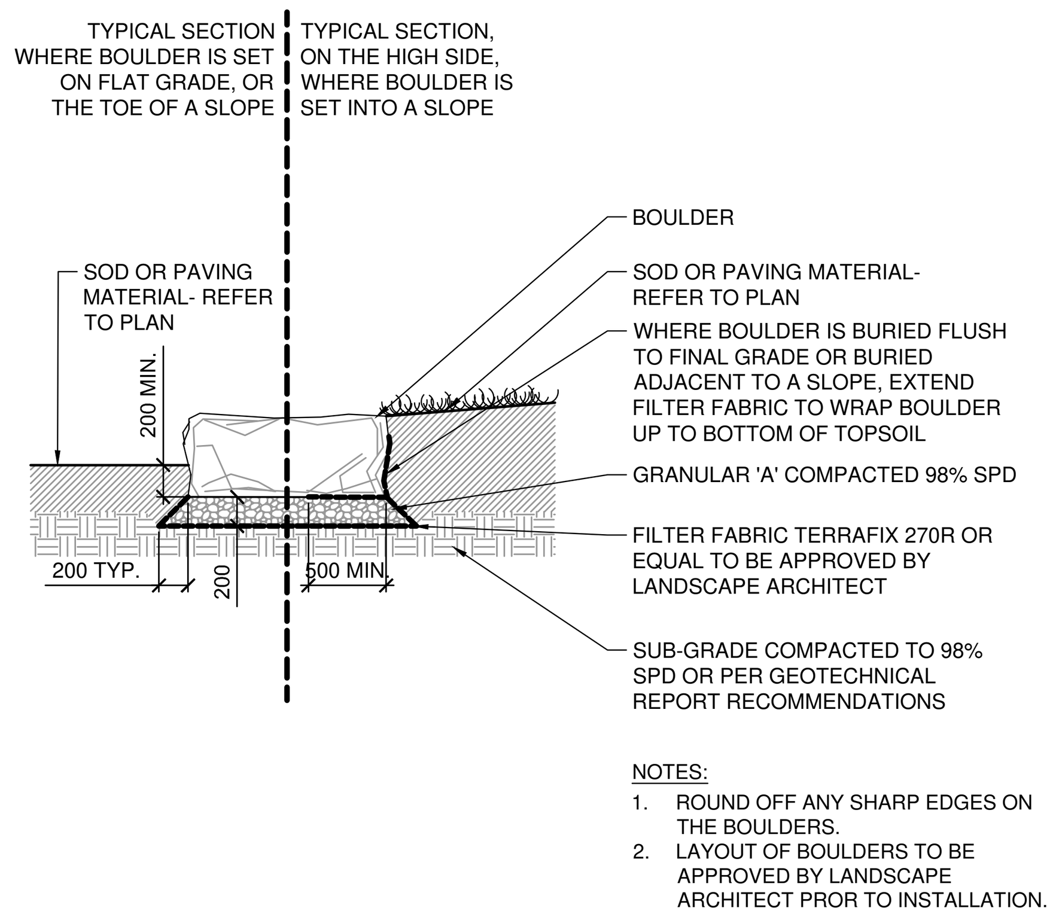
NOTE:
1. ALL WOOD TO BE PRESSURE TREATED SPF OR WESTERN RED CEDAR
2. FASTEN WOOD MEMBERS WITH GALVANIZED SCREWS.
3. ALL CONCRETE TO BE C1 EXPOSURE, 35MPa @28 DAYS, INCLUDING 5-8% AIR ENTRAINMENT.

WOOD SCREEN DETAIL D5



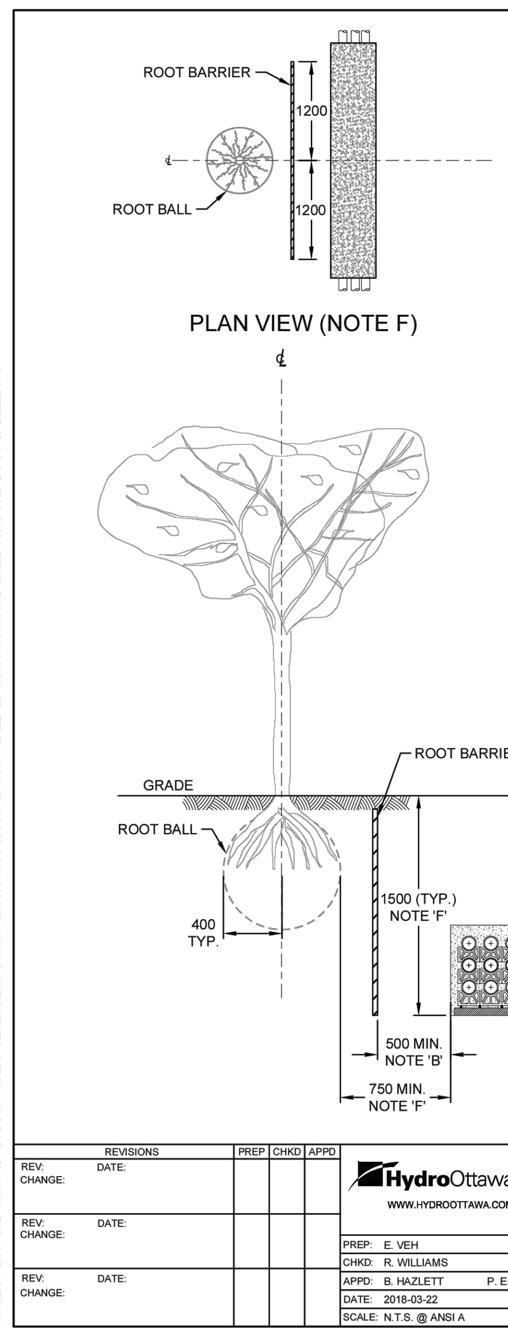
NOTE:
1. FASTEN ALL SITE FURNISHINGS TO SURFACE WITH STAINLESS STEEL ANTI-VANDAL ANCHORS.

BIKE LAYOUT D6



NOTES:
1. ROUND OFF ANY SHARP EDGES ON THE BOULDERS.
2. LAYOUT OF BOULDERS TO BE APPROVED BY LANDSCAPE ARCHITECT PROR TO INSTALLATION.

BOULDER D7



NOTES:
A. ALL MEASUREMENTS IN MILLIMETERS UNLESS OTHERWISE SPECIFIED
B. ENGINEERED ROOT CELL STRUCTURES WITH ROOT BARRIER MAY BE INSTALLED WITH A MINIMUM 500mm OFFSET FROM THE UNDERGROUND STRUCTURE, DUCT OR CABLE
C. MINIMUM 1500mm CLEAR REQUIRED ON ONE SIDE OF THE UNDERGROUND STRUCTURE, DUCT OR CABLE TO PERMIT FUTURE ACCESS.
D. ROOT BARRIER REQUIRED WHERE EDGE OF ROOT BALL IS INSTALLED WITHIN 1000mm OF STRUCTURE, DUCT OR CABLE.
E. FOR PADMOUNT EQUIPMENT, ABOVE GRADE CLEARANCES AS PER UTS0038 MUST BE MAINTAINED. BELOW GRADE ADDITIONAL OFFSET OF 1000mm IS REQUIRED FOR THE GROUND LOOP.
-ROOT BARRIER IS REQUIRED WHERE THE EDGE OF THE ROOT BALL OR ROOT BARRIER IS INSTALLED WITHIN 2000mm OF THE PADMOUNT EQUIPMENT BASE.
-A MINIMUM CLEARANCE OF 1500mm BETWEEN THE PADMOUNT EQUIPMENT BASE AND THE ROOT BARRIER MUST BE MAINTAINED
-A MINIMUM OFFSET OF 1750mm BETWEEN THE ROOT BALL AND THE PADMOUNT EQUIPMENT BASE IS REQUIRED.
F. ROOT BARRIER MUST BE RIGGID AND MADE OF A NON-DEGRADEABLE MATERIAL. IT MUST BE INSTALLED PARALLEL TO AND EXTEND TO THE DEPTH OF THE ADJACENT STRUCTURE. ROOT BARRIER MUST EXTEND 1200mm FROM THE CENTRE OF THE ROOT BALL IN EACH DIRECTION PARALLEL TO THE UNDERGROUND STRUCTURE.

HydroOttawa www.hydroottawa.com
PREP. E. VEH; CHKD. R. WILLIAMS; APPD. B. HAZLETT P. Eng.; DATE 2018-03-23; SCALE N.T.S. @ ANSI A
ENGINEERING SPECIFICATION
TREES IN PROXIMITY TO HYDRO OTTAWA UNDERGROUND STRUCTURES
CONSTRUCTION DETAIL
GCS0038 REV. 0
LAST SAVED: 2018-03-27 11:04 AM

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

APPROVED
By Geraldine Wildman at 2:20 pm, Sep 10, 2025

DISCLAIMER
The elements on this plan illustrate the design intent and general constructability of the proposed landscape which will support the associated development. This is to demonstrate how the canopy cover, urban design, health, and climate change objectives of the Official Plan will be met through tree planting and site design. This drawing is for City review only and is not intended for construction. Final detailed design and construction documentation is to be provided with certified 'Issued for Construction' drawings and specifications prior to construction.

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SCALE

DESIGN	KEW
CHECKED	KEW
DRAWN	KEW/TB
CHECKED	TB
APPROVED	SC

FOR REVIEW ONLY

NOVATECH
Engineers, Planners & Landscape Architects
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Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

LOCATION
CITY OF OTTAWA
150 DUN SKIPPER DRIVE

DRAWING NAME
LANDSCAPE PLAN

PROJECT No. 124107-00
REV REV # 8
DRAWING No. 124107-L1

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