TREE PRESERVATION NOTES

- 1. NO VEGETATION SHALL BE REMOVED WITHOUT MUNICIPAL WRITTEN APPROVAL.
- 2. LOCATION OF EXISTING TREES IS FOR REFERENCE ONLY AND SHALL BE CONFIRMED BY AN ARBORIST AND SURVEYOR.
- 3. NO VEGETATION REMOVAL SHALL OCCUR BETWEEN APRIL 8 AND AUGUST 28 OF ANY YEAR TO PROTECT BREEDING MIGRATORY BIRDS, AS WELL AS AT RISK BAT SPECIES. SHALL TREE REMOVAL DURING THIS PERIOD BY UNAVOIDABLE, THE CONTRACTOR IS REQUIRED TO CONDUCT A NESTING SURVEY BY A REGISTERED PROFESSIONAL AVIAN BIOLOGIST TO IDENTIFY AND ENSURE NO NESTING ACTIVITIES ARE PRESENT. TREE REMOVAL WILL BE ALLOWED WITHIN FIVE (5) DAYS OF CONDUCTING THE SURVEY.
- 4. CONTRACTOR SHALL ENSURE THE PROTECTION OF MATURE TREES IDENTIFIED TO BE RETAINED. TREE PROTECTION FENCING SHALL BE INSTALLED AT THE CRITICAL ROOT ZONE (CRZ) OF TREES WHERE THE 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. TREE PROTECTION FENCING SHALL BE INSTALLED AS SPECIFIED.
- 5. DURING EXCAVATION EQUIPMENT MUST BE MAINTAINED WITHIN THE CONFINES OF THE WORK AREA SO AS NOT TO DISRUPT ANY TURF OR TREE ROOTS UNNECESSARILY. DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRITICAL ROOT ZONE (CRZ) OF ANY TREE TO BE RETAINED.
- 6. DO NOT RAISE OR LOWER THE EXISTING GRADE WITHIN THE CRZ WITHOUT APPROVAL
- 7. ALL EXCAVATED MATERIAL, INCLUDING IMPORTED MATERIAL, MUST BE REMOVED IMMEDIATELY AND NOT PLACED ON GRASS OR NEAR TREES IN ORDER TO PREVENT ROOT DAMAGE, ACCIDENTAL HITTING OF ADJACENT TREES, AND TURF DAMAGE OUTSIDE OF WORK AREA.
- 8. CONTRACTOR SHALL MINIMIZE SOIL COMPACTION BY KEEPING OPERATION OF MACHINERY AND EQUIPMENT CONFINED TO DESIGNATED WORK AREA.
- 9. DO NOT ATTACH ANY SIGNS, NOTICES, OR POSTERS TO ANY TREES
- 10. CONTRACTOR SHALL KEEP A SPILL KIT ON SITE.
- 11. CONTRACTOR SHALL DEVELOP AN EMERGENCY RESPONSE PLAN.
- 12. CONTRACTOR SHALL AVOID SOIL CONTAMINATION AND FUTURE LIABILITY BY CONFINING THE OILING AND REFUELING OF MACHINERY AND EQUIPMENT TO DESIGNATED STAGING AREA.
- 13. NO FUEL IS TO BE STORED WITHIN THE CRITICAL ROOT ZONE (CRZ) OF ANY TREE AND EXHAUST FUMES FROM ALL EQUIPMENT MUST NOT BE DIRECTED TOWARDS ANY TREE'S CANOPY.
- 14. CONTRACTOR SHALL PREVENT ANY DAMAGE TO THE ROOT SYSTEM, TRUNK OR BRANCHES OF ANY TREES TO BE RETAINED ON SITE AND ON ADJACENT PROPERTIES.
- 15. STORAGE OF EQUIPMENT AND VEHICLES WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES IS STRICTLY
- 16. WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES.
- 17. WHERE NECESSARY, THE TREES WILL BE GIVEN AN OVERALL PRUNING TO RESTORE THEIR APPEARANCE. NOT MORE THAN ONE THIRD OF THE TOTAL BRANCHING SHALL BE REMOVED DURING A SINGLE OPERATION. THE SERVICES OF A CERTIFIED ARBORIST SHALL BE RETAINED FOR THIS TASK.

WORK WITHIN PROTECTED AREAS

EXCAVATION WORK:

TRENCH.

- TO ENSURE THE ROOTS ARE NOT DISTURBED MORE THAN NECESSARY AND WHERE EXCAVATION WORKS ARE UNAVOIDABLE WITHIN THE CRZ OF TREES, THE FOLLOWING MITIGATION MEASURES SHALL BE USED:
- ALL EXCAVATION WITHIN THE CRZ OF TREES SHALL BE BY HAND OR HYDRO EXCAVATION USING THE SMALLEST TOOLS. ROOT CUTTING SHALL BE MADE USING A SHARP SPADE OR KNIFE AT THE LIMIT OF DISTURBANCE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL ONLY TUNNEL OR BORE WITHIN THE CRZ, INSTEAD OF CREATING A
- ANY ROOTS THAT ARE EXPOSED BY CONSTRUCTION ACTIVITIES MUST BE COVERED WITH NATIVE TOPSOIL IMMEDIATELY, TO ENSURE THAT THE ROOTS DO NOT DRY OUT OR HAVE ANY FURTHER DAMAGE OCCUR TO THEM.
- IN ALL THOSE INSTANCES WHERE ROOT PRUNING IS REQUIRED, THE SERVICE OF A CERTIFIED ARBORIST OR QUALIFIED TREE WORKER UNDER THE SUPERVISION OF A CERTIFIED ARBORIST SHALL BE RETAINED. IN ADDITION, ALL REMEDIAL WORKS MUST BE CONDUCTED BY A CERTIFIED CARE PROFESSIONAL TO ENSURE PROPER CARE IS ADMINISTERED IN ORDER TO ENABLE THE CONTINUED HEALTH OF THE TREES.

2. GRADING WORK

• WHERE RE-GRADING IS REQUIRED WITHIN THE CRZ, IT SHOULD BE PERFORMED BY HAND UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.

LANDSCAPE PLAN NOTES

- REFER TO ENGINEERING DRAWINGS FOR PROPOSED GRADING.
- 2. REFER TO ENGINEERING DRAWINGS FOR PROPOSED SITE SERVICING.
- 3. EXISTING VEGETATED AREAS ON ADJACENT PROPERTIES SHALL REMAIN AND BE PROTECTED BEFORE, DURING, AND AFTER CONSTRUCTION.
- 4. SOD SHALL BE KENTUCKY BLUEGRASS SOD INSTALLED OVER 135mm OF TOPSOIL. SOD SHALL BE INSTALLED THROUGHOUT WITHIN LIMIT OF WORK AND IN ALL DISTURBED AREAS OUTSIDE THE LIMIT OF WORK EXCEPT WHERE INDICATED. SOD SHALL BE INSTALLED AS PER OPSS 803.
- 5. CONTRACTOR TO LOCATE AND STAKE ALL UTILITIES PRIOR TO ANY WORK ON THE SITE. DO NOT PLANT DIRECTLY ABOVE UNDERGROUND UTILITIES. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR DIRECTION.
- 6. NO TREES SHALL BE PLANTED UNDER OVERHEAD WIRES.

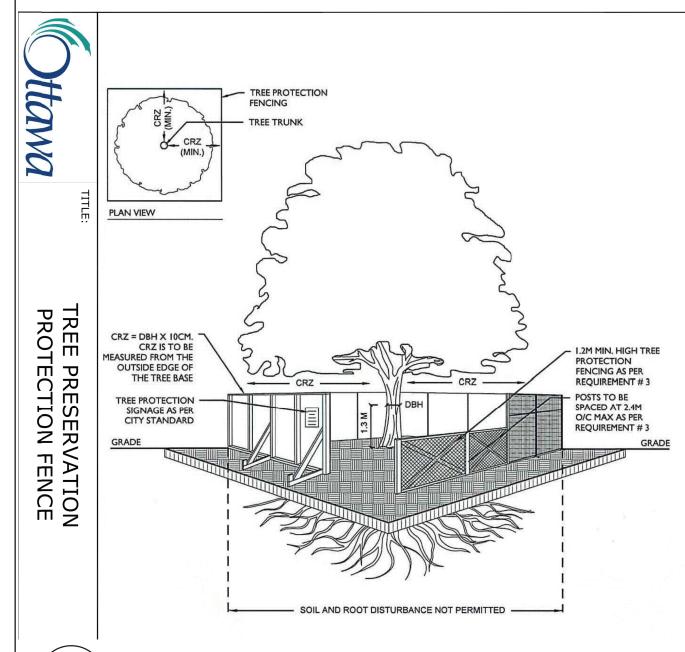
DAMAGED BY THE WORK.

- 7. THE LANDSCAPE ARCHITECT MAY ADJUST THE LOCATION OF PLANTING PRIOR TO PLANTING TO MINIMIZE CONFLICTS WITH UTILITIES, DRIVEWAYS AND INTERSECTION VISIBILITY.
- 8. CONTRACTOR SHALL SUPPLY ALL MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE WORK SHOWN ON THESE DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR DIRECTION.
- 9. DO NOT MAKE SUBSTITUTIONS OF MATERIALS, PRODUCTS OR QUANTITIES WITHOUT PRIOR WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
- 10. THE CONTRACTOR TO MAKE GOOD TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT ANY AREAS
- 11. UPON THE COMPLETION OF WORK EACH DAY, REMOVE ALL DEBRIS, GARBAGE AND SURPLUS MATERIALS
- FROM THE SITE. KEEP THE SITE CLEAN AND USEABLE AT ALL TIMES.
- FOLLOWING FINAL ACCEPTANCE OF THE PROJECT BY THE LANDSCAPE ARCHITECT.

 13. THE CONTRACTOR SHALL REMOVE ALL T-BAR AND WOODEN TREE STAKES PRIOR TO ASSUMPTION BY THE

12. ALL WORKMANSHIP AND MATERIALS (INCLUDING PLANTS) TO BE GUARANTEED FOR ONE FULL YEAR

- OWNER.
- 14. AT THE TIME OF INSPECTION FOR ACCEPTANCE ALL TREE PITS SHALL BE CULTIVATED, FREE OR WEEDS, LEAVES, BROKEN BRANCHES AND DEBRIS.



TEMPORARY TREE PROTECTION FENCE

TREE PROTECTION REQUIREMENTS:

1. PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL

- THE WORK IS COMPLETE.

 2. UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:

 DO NOT PLACE ANY MATERIAL OR EQUIPMENT INCLUDING OUTHOUSES;

 DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;

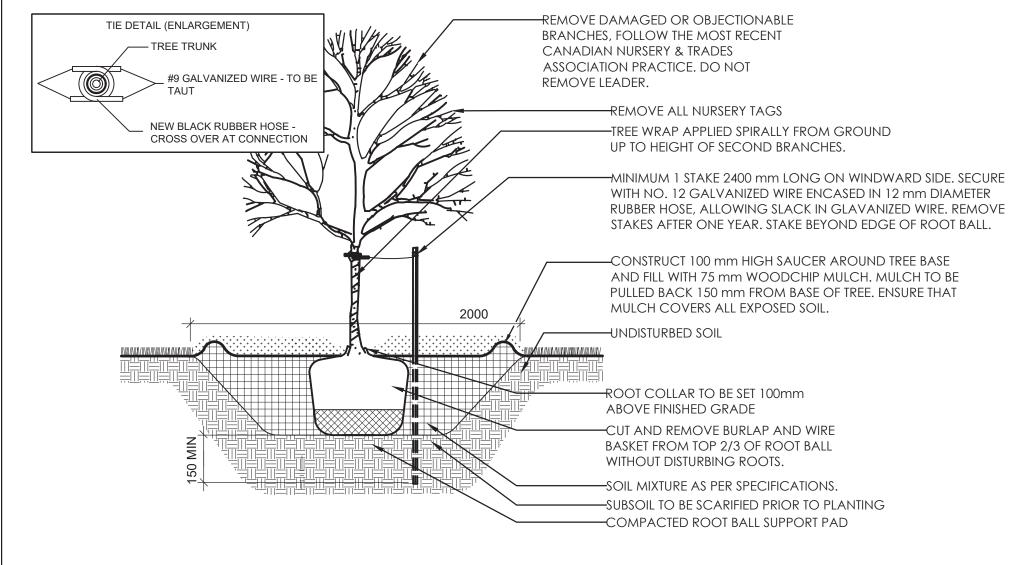
 DO NOT RAISE OR LOWER THE EXISTING GRADE;
- TUNNEL OR BORE WHEN DIGGING;
 DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY TREE;
 ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY.
 DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE
- LANDSCAPING

 3. TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"X4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMISE DAMAGE TO EXISTING ROOTS.
- BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE DISCLOSURE REPORT, ETC). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.

 IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF

ALL CITY-OWNED TREES ARE PROTECTED UNDER THE MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAW (2006-279). WITHIN THE URBAN AREA, PRIVATELY-OWNED TREES GREATER THAN 50CM DIAMETER ON LOTS 1HA IN SIZE OR LESS, AND TREES GREATER THAN 10CM DIAMETER ON LOTS >1HA, ARE PROTECTED UNDER THE URBAN TREE CONSERVATION BY-LAW (2009-200).

ROOTS WHERE ENCOUNTERED



—PLANTS SHALL BEAR SAME

RELATION TO FINISHED GRADE

AS IT BORE TO EXISTING GRADE

—REMOVE ALL NURSERY TAGS

POT TO BE CUT & REMOVED

FROM ROOT BALL WHERE

—MIN. 50 mm SHREDDED BARK

-100 mm HIGH PLANTING BED

-UNDISTURBED SOIL

-SOIL MIXTURE AS PER PLANTING

MULCH UNLESS OTHERWISE

APPLICABLE

NOTED

NOTES

PVC OR STEEEL EDGER TO BE INSTALLED AS PER

-PREFABRICATED UNIT PAVERS. TYPE,

SPECIFIED DURING CONSTRUCTION.

COLOUR, AND PATTERN TO BE

-150mm COMPACTED 98% S.P.D.

—SUBGRADE COMPACTED TO 95% S.P.D.

GRANULAR `A' BASE COURSE

25-40mm BEDDING SAND

1. ALL WOOD TO BE No. 1 SPRUCE,

WOLMANIZED OR EQUAL.

2. USE HOT DIPPED GALVANIZED

3. WHERE FENCE TO BE INSTALLED

WHERE REQUIRED.

PINE, OR FIR PRESSURE TREATED.

ARDOX NAILS AND HARDWARE

ON CONCRETE RETAINING WALL,

IT SHOULD TO BE CENTRED ON

TO CONCRETE USING A FENCE

BASE SUPPORT SECURED TO THE

WEDGE ANCHORS ARE USED, TOP

OF ANCHORS TO BE FLUSH WITH

CONCRETE WITH CONCRETE

FIXING BOLTS. IF CONCRETE

NUTS.

WALL. FENCE POSTS TO BE FIXED

MANUFACTURERS DIRECTIONS AGAINST ANY

NON-PERMANENT HARD SURFACE

—5mm JOINT SAND GROUT

WITH POLYMER

2 DECIDUOUS TREE PLANTING
N.T.S.

SPACING

PERENNIAL AND GRASSES PLANTING

REFER TO PLANT LIST

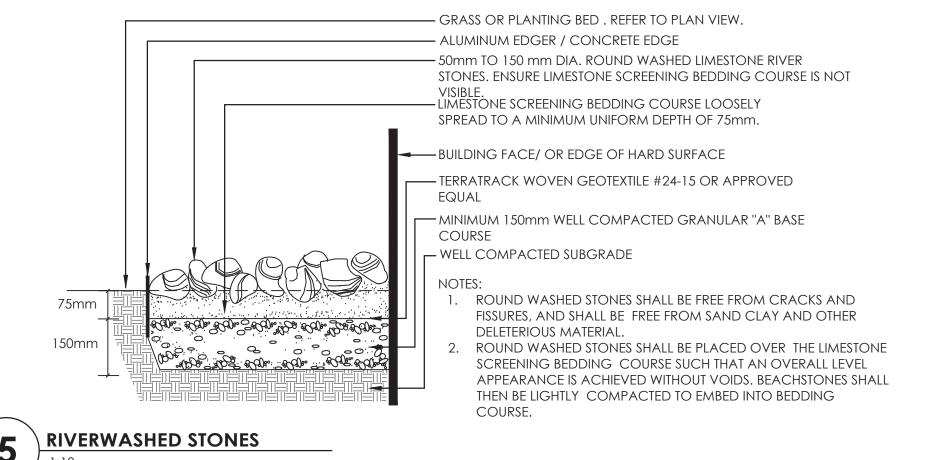
PLANTING BED,

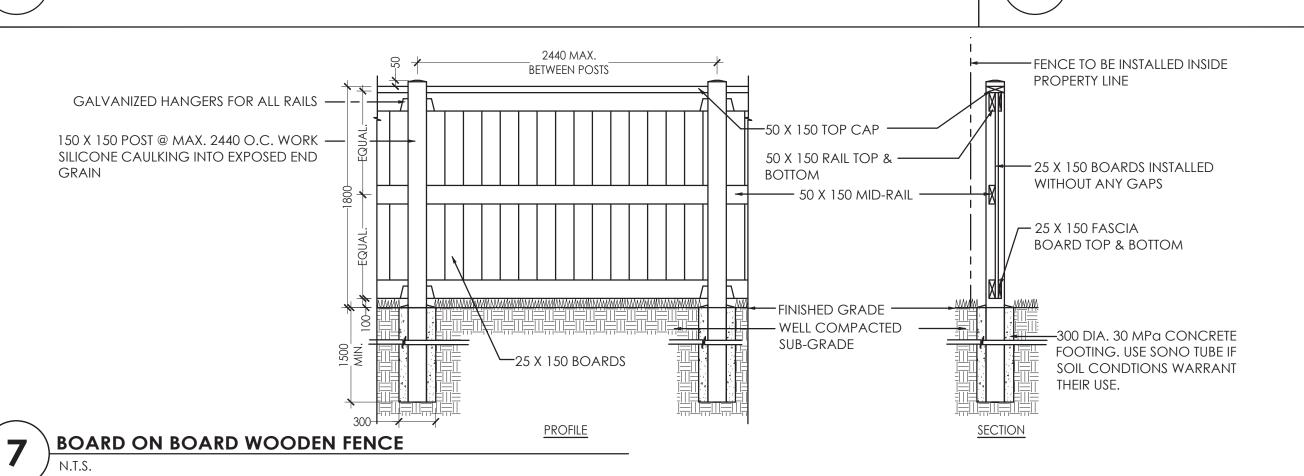
UNIT PAVING DETAIL

GRASS, OR HARD

SURFACE. SEE PLANS FOR LAYOUT.

-SHRUBS SHALL BEAR SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING GRADE ---REMOVE ALL NURSERY TAGS SPACING ——150 mm SPACE BETWEEN BASE OF TRUNK AND EDGE OF MULCH REFER TO PLANT LIST —POT TO BE CUT & REMOVED FROM ROOT BALL WHERE APPLICABLE ---MIN. 100 mm SHREDDED BARK MULCH UNLESS OTHERWISE NOTED -100 mm HIGH PLANTING BED -AERATE AND LOOSEN SOIL AROUND EDGES OF PLANTING PIT, GLAZED SIDES WILL NOT BE ACCEPTED. DO NOT ALLOW AIR POCKETS WHEN BACKFILLING. —SOIL MIXTURE AS PER PLANTING NOTES -WATER SOIL WHEN PLANTING PIT IS HALF FULL -TOPSOIL TAMPED TO PREVENT SETTLEMENT -UNDISTURBED SOIL SHRUB PLANTING





PLANTING NOTES 1. THE DETAILS ON THIS SHEET DO NOT REPRESENT ANY

- PARTICULAR SPECIES.

 2. TREES AND SHRUBS AS INDICATED IN THE DETAILS
- REPRESENT BOTH CONIFEROUS AND DECIDUOUS SPECIES.
- 3. MATERIAL PLANTED IN GROUP SHALL BE SET IN CONTINUOUS PLANTING BEDS.
- 4. CENTRE LINE OF SHRUBS SHALL NOT BE CLOSER THAN 2.4m FROM BUILDING FACE TO PROTECT BUILDING FOOTINGS AND INSULATION.
- PRUNING TO SUIT SPECIES PRUNE BRANCHES BY 1/3 TO REMOVE DAMAGED OR OBJECTIONABLE BRANCHES FOLLOWING PROPER HORTICULTURAL PRACTICE. DO NOT PRUNE LEADERS.
- 6. FIRMLY COMPACT BACKFILLED PLANTING MIXTURE TO ELIMINATE AIR POCKETS OR PREVENT SETTLEMENT.
- PLANTING MATERIAL QUALITY STANDARDS:
 ALL PLANT MATERIALS TO CONFORM TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION FOR VARIETY, SIZE AND
- PLANT MATERIAL COLLECTED FROM WILD
- SOURCES WILL NOT BE ACCEPTED;
 LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ACCEPTANCE OF ANY PLANT

DISPLAYING POOR GROWTH HABITS, INJURY OR

- DISEASE;

 ANY PLANTS THAT DO NOT CONFORM TO THE ABOVE STANDARDS WILL BE PROMPTLY REMOVED FROM THE SITE BY THE CONTRACTOR AND REPLACED WITH MATERIAL OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE PROJECT.
- 8. TOPSOIL:
 - SOIL TEXTURE BASED ON THE CANADIAN SYSTEM OF SOIL CLASSIFICATION TO
 - CONSIST OF: - CLAY: 14-20%
 - SILT: 0-35% - SAND: 45-70%
 - ORGANIC MATERIAL: 4-10%pH: 6-8
 - SPREAD TOPSOIL TO FOLLOWING MINIMUM DEPTHS AFTER SETTLEMENTS UNLESS OTHERWISE NOTED ON DETAILS:

1000mm FOR TREE PLANTING

- NOTED ON DETAILS:
 300mm FOR PERENNIALS
- 500mm FOR SHRUB BEDS
- MULCH:

 MULCH SHALL BE SHREDDED WOOD
 VARYING IN SIZE FROM 25-125mm IN
 LENGTH FROM CONIFEROUS TREES.

PAVING NOTES

- 1. BEDDING SAND SHALL BE MANUFACTURED SAND FOR BEDDING. IT SHALL BE HARD, DURABLE, CRUSHED STONE PARTICLES, CONFORMING TO GRADATION OF CONCRETE SAND AS SPECIFIED IN CSA A23.1 DO NOT USE LIMESTONE SCREENING, STONE DUST OR JOINT SAND FOR BEDDING SAND
- 2. JOINT SAND SHALL BE HARD, DURABLE ANGULAR PARTICLES, FREE FROM CLAY LUMPS, CEMENTATION, ORGANIC MATERIAL, FROZEN MATERIAL AND OTHER DELETERIOUS MATERIALS. JOINT SAND SHALL FILL SPACES BETWEEN PAVERS.
- 3. PASS MECHANICAL PLATE VIBRATOR OVER UNIT PAVING TO ACHIEVE COMPACTION OF SAND IN JOINTS. ENSURE JOINTS ARE FULL AT COMPLETION OF COMPACTION.
- 4. SURFACE OF FINISHED PAVEMENT SHALL BE FREE FROM DEPRESSIONS EXCEEDING 3mm AS MEASURED WITH 3m
- 5. ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS STATED OTHERWISE.

STRAIGHT EDGE.



Stantec Consulting Ltd. 400 - 1331 Clyde Avenue Ottawa ON

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Legend

Committee of Adjustment Received | Reçu le

2023-03-15

City of Ottawa | Ville d'Ottawa Comité de dérogation

Notes

- 1. TOPOGRAPHIC SURVEY AND BENCHMARK COMPLETED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED JULY 21, 2021.
- 2. SITE PLAN PREPARED BY FIGURR DATED OCTOBER, 2021.

 1
 ISSUED FOR COMMENTS
 CTL
 ILL
 21.10.21

 Revision
 By
 Appd.
 YY.MM.DD

 File Name:
 160401695-LB
 CTL
 ILL
 ILL
 21.09.07

 Dwn.
 Chkd.
 Dsgn.
 YY.MM.DD

Permit-Seal



Client/Project 2473493 ONTARIO INC.

3-STOREY RESIDENTIAL BUILDING 630 CHURCHILL AVENUE

OTTAWA, ON

Title

LANDSCAPE DETAILS AND NOTES

Project No.
160401695

Drawing No.

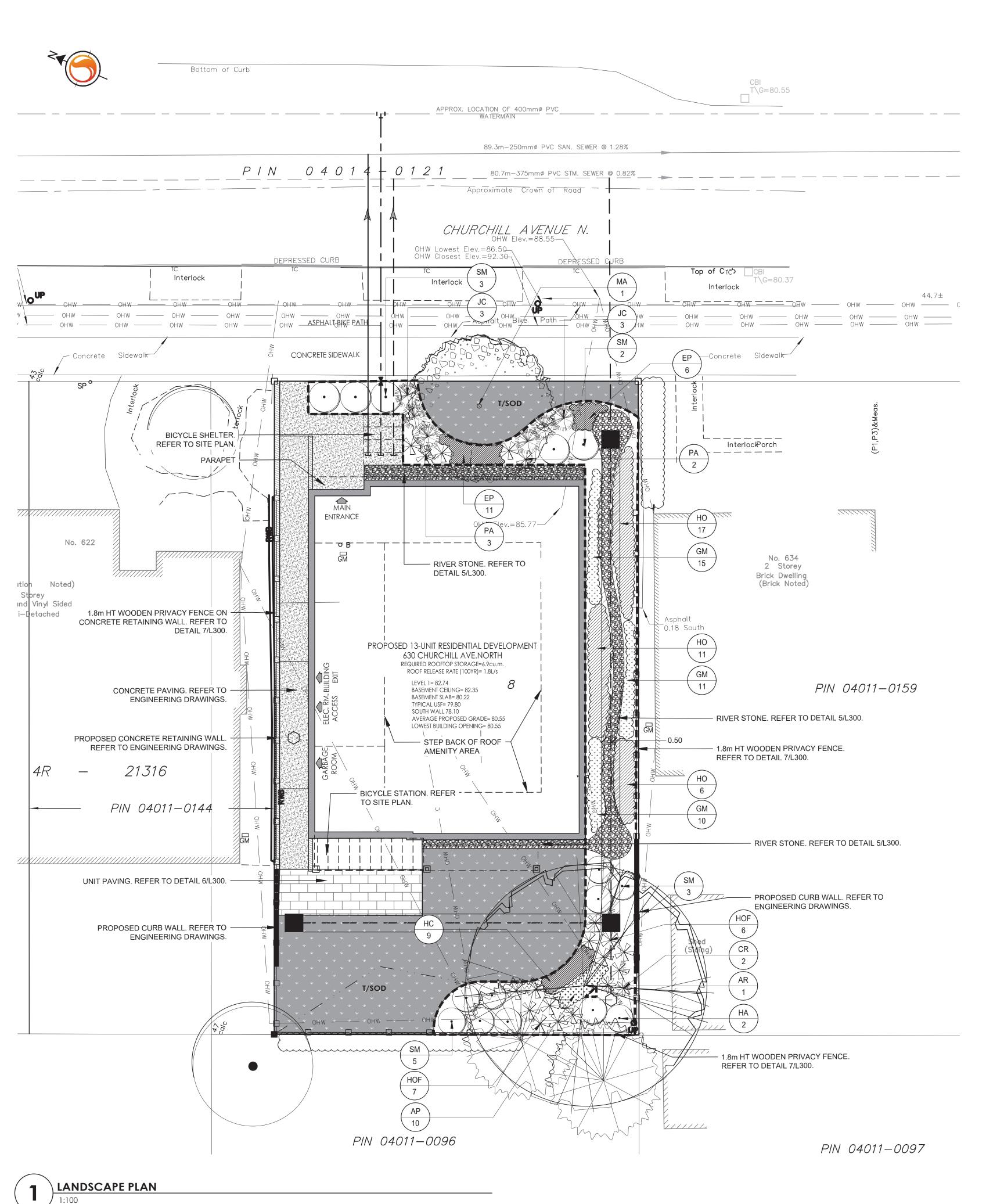
L300

Scale
VARIES

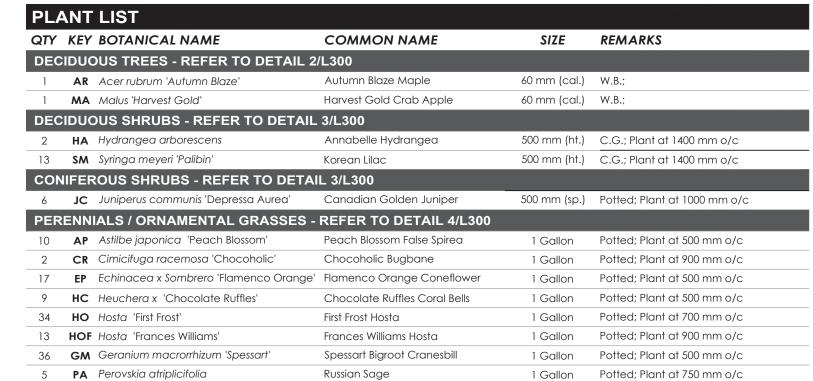
Revision

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ORIGINAL SHEET - ARCH D



Committee of Adjustment Received | Reçu le 2023-03-15 City of Ottawa | Ville d'Ottawa Comité de dérogation



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EXISTING DECIDUOUS TREE





EXISTING GROUPING OF VEGETATION TO REMAIN

PROPOSED DECIDUOUS TREE

EXISTING CONIFEROUS TREE



PROPOSED DECIDUOUS SHRUBS



PROPOSED CONIFEROUS SHRUBS



PROPOSED PERENNIALS AND GRASSES



PROPOSED PLANTING BED EDGE



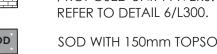
FENCE. REFER TO DETAIL 7/L300. PROPOSED RIVER WASHED STONE.



REFER TO DETAIL 5/L300. PROPOSED CONCRETE PAVING.



REFER TO ENGINEERING DRAWINGS. PROPOSED UNIT PAVERS.



SOD WITH 150mm TOPSOIL



1. TOPOGRAPHIC SURVEY AND BENCHMARK COMPLETED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED JULY 21, 2021.

2. SITE PLAN PREPARED BY FIGURR DATED OCTOBER, 2021.

3. REFER TO L300 FOR LANDSCAPE NOTES AND DETAILS.

1 ISSUED FOR COMMENTS Revision		CTL By	ILL Appd.	21.10.21 YY.MM.DD
File Name: 160401695-LB	CTL	ILL Chkd	ILL Dsan	21.09.07 YY.MM.DD

Permit-Seal



Client/Project 2473493 ONTARIO INC.

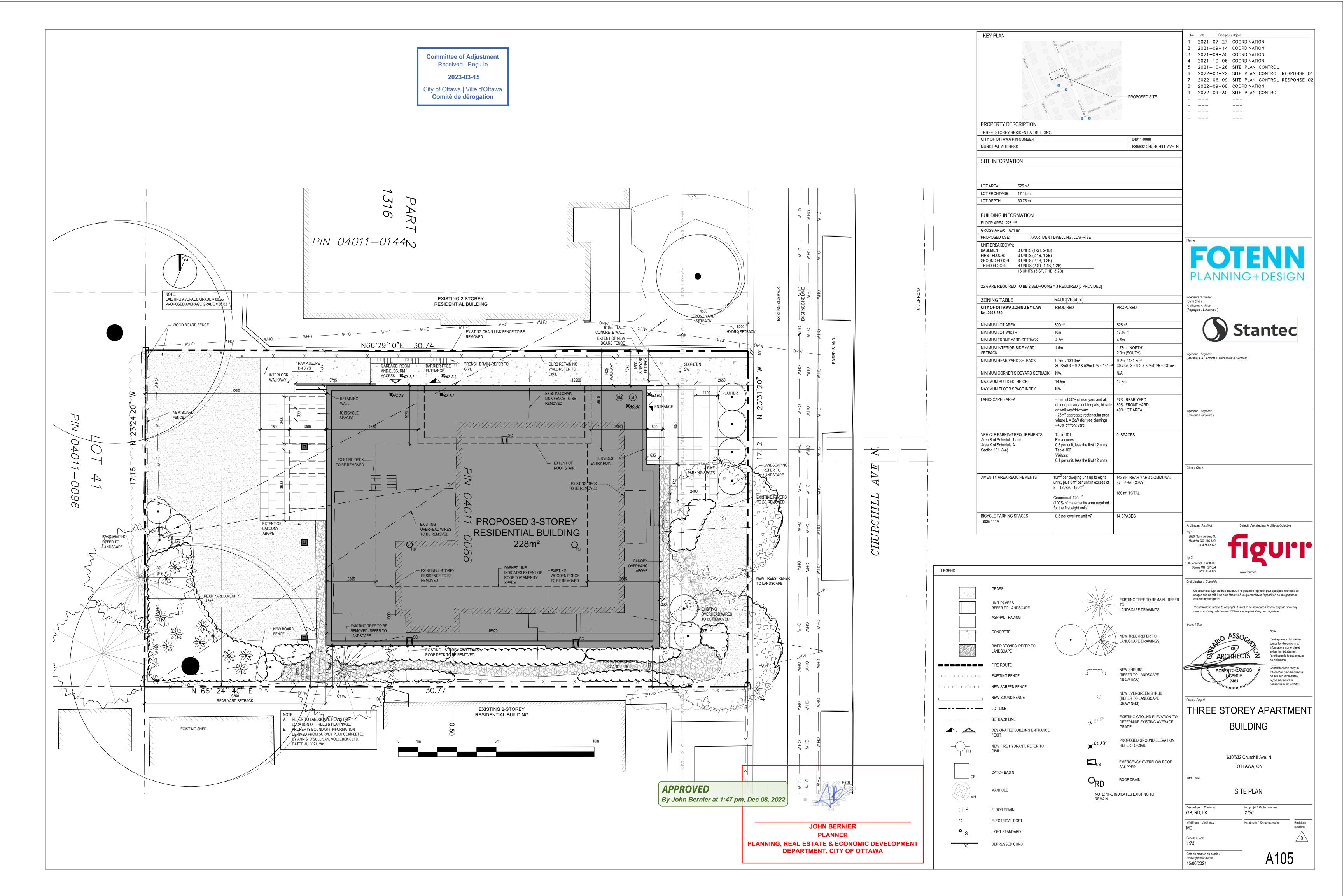
3-STOREY RESIDENTIAL BUILDING 630 CHURCHILL AVENUE

OTTAWA, ON

LANDSCAPE PLAN

Project No.	Scale 0 1	3 5r
160401695	1:100	
Drawing No.	Sheet	Revision
L200	2 of 3	1





Scale 1:150 **Committee of Adjustment** Received | Reçu le DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND 2023-03-15 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048 City of Ottawa | Ville d'Ottawa Comité de dérogation Surveyed by Annis, O'Sullivan, Vollebekk Ltd. CHURCHILLAVENUENORTH (FORMERLY MAIN STREET) (BY-LAW INST. CR538231) ALLOWANCE BETWEEN 30 AND(NEPEAN) (OTTAWA FRONT) PIN 04014-0121 a0.55 O MH-ST T\G=80.13 T\G=80.99 () SITE BENCHMARK CP IN UP Elev.= 81.00 OHW Lowest Elev.=86.26— OHW Closest Elev.=991.98— PART 2 (N23°00'29"W DI) N 23° 31' 20" W (P6) & Meas. (Reference Bearing 18.59 (P3) & Set 18.59 (P2) & Meas. IB(AOG)(WIT) 0.03 East 0.05 South 60.35 (PI.P6) & Set 20.12 (P)(P3)&Set No. 620 7 7 No. 634 2 Storey Brick Dwelling (Brick Noted) Building Peak Elevation=90.03 - LOT 38 LOT 39 VV (Foundation 2 Storey Brick and Vinyl Sided Concrete Porch Frame Porch Semi-Detached Building Peak Elevation=89.74 Building Peak Elevation=89.25 No. 614 I I/2 Storey Stone & Stucco Dwelling WES7CHURCHALLLOTSNo. 612 I I/2 Storey Stucco Dwelling LOT 41 PIN 04011-0088 LOT 42 LOT (Foundation Noted) PIN 04011-0159 PART ! PART 2 PLAN 4R 21316 --- PIN 04011-0144 O MH-S 0 4 O MH Notes □ св **UTILITY NOTES** 1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation. 2. Only visible surface utilities were located. 3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc. 23.07 (P5)&Meas. 20.12 (P3.P4)&Set **ELEVATION NOTES** 17.16 Meas. 17.07 (Deed) C/L 1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum. T/G N 23° 24' 20" W (P6)8Meas. (N22°52'45"W P5) (N23°00'29" P) 2. It is the responsibility of the user of this information to verify that the job benchmark 4xØ0.6 RW-S EAST LOTS has not been altered or disturbed and that it's relative elevation and description RW-B LOT 40 agrees with the information shown on this drawing. LOT 41 LOT 42 Bearings are grid, derived from observations on Churchill Avenue PIN 04011-0096 North having a bearing of N23°31'20"W and are referenced to PIN 04011-0097 Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original). For comparison purposes, bearings shown on (P),(P5) are astronomic bearings.

SURVEYOR'S REAL PROPERTY REPORT PART 1 Plan of **LOT 41** (WEST CHURCHILL AVENUE LOTS) **REGISTERED PLAN 204** CITY OF OTTAWA

> Amended September 8, 2021 to illustrate tree location and canopy limit.

Surveyor's Certificate I CERTIFY THAT: 1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them. 2. The survey was completed on the 29th day of June, 2021

THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: July 21, 2021

Ontario Land Surveyor

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to __Keegan Gomes ____ ("The Client"), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

Legend Survey Monument Planted Survey Monument Found Standard Iron Bar Short Standard Iron Bar Iron Bar Iron Bar (0.3 Long) Concrete Pin Witness Measured (AOG) Annis, O'Sullivan, Vollebekk Ltd. Registered Plan 204 Plan 4R-21316 647 Plan Dated September 19, 1988 (AOG) Plan Dated November 15,1991 647 Plan Dated June 16, 1972 1692 Plan Dated October 24, 2007 (AOG) Plan Dated June 12, 2018 Instrument N396129 Deciduous Tree Coniferous Tree Maintenance Hole (Storm Sewer)

Maintenance Hole (Hydro) Maintenance Hole (Unidentified) Valve Chamber (Watermain) Overhead Wires Catch Basin Catch Basin Inlet Gas Meter **Utility Pole**

PLAN SUBMISSION FORM V-13656 THIS PLAN IS NOT VALID UNLESS

ASSOCIATION OF ONTARIO

LAND SURVEYORS

Board Fence IT IS AN EMBOSSED ORIGINAL Centreline COPY ISSUED BY THE SURVEYOR Top of Grate In accordance with Regulation 1026, Section 29 (3) Stone Retaining Wall **Brick Retaining Wall**

Maintenance Hole (Sanitary)

Maintenance Hole (Traffic)

Location of Elevations O AC

Top of Concrete Curb/ Wall Elevation Air Conditioner

Anchor

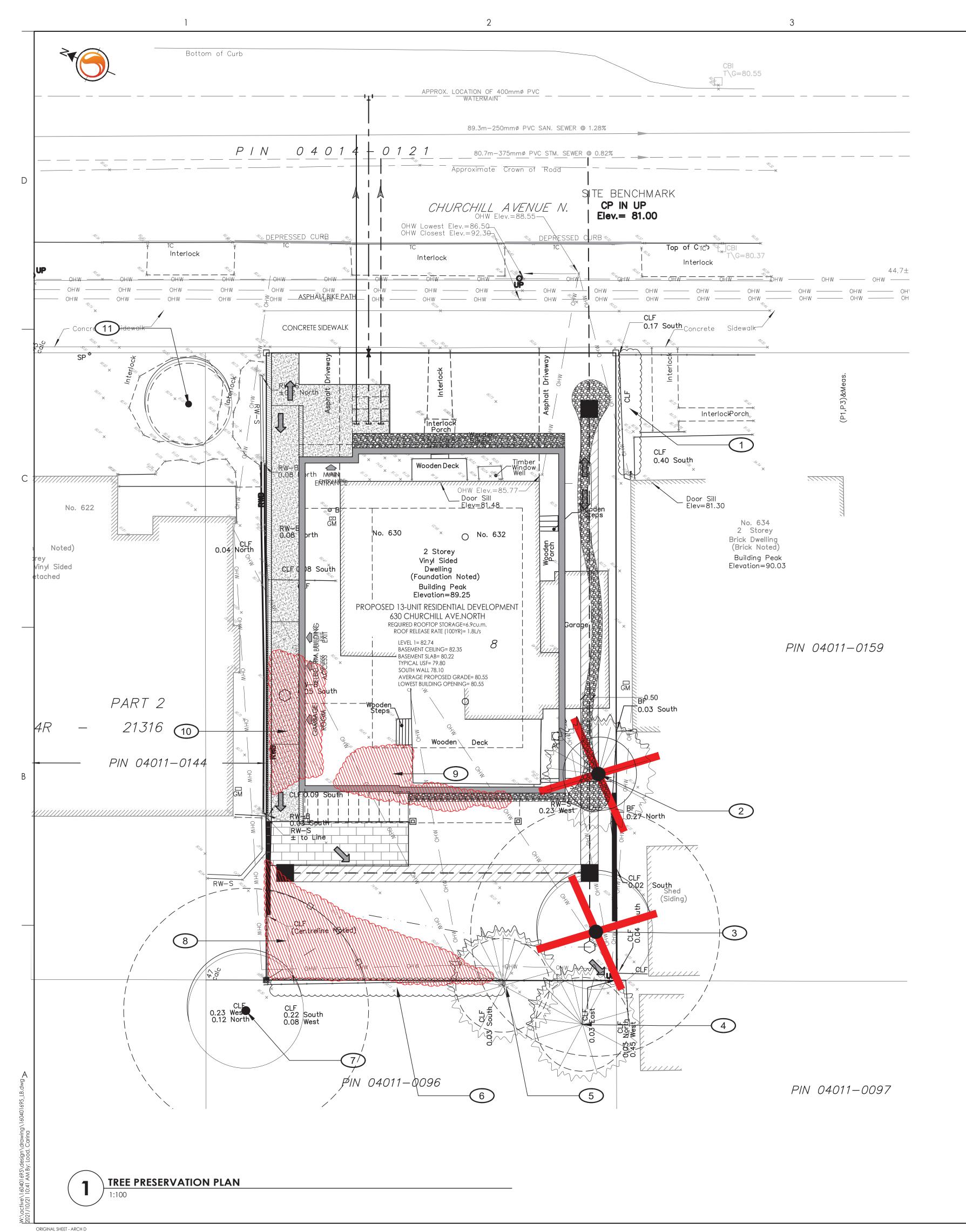
Water Stand Post

Chain Link Fence

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. 14 Concourse Gate, Suite 500 Nepean, Ont. K2E 7S6 Phone: (613) 727-0850 / Fax: (613) 727-1079

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Email: Nepean@aovltd.com Job No. 21661-21 Keegan Games 630 Churchill T F2



EXISTING VEGETATION SCHEDULE TREE ASSESSMENT CONDUCTED: July 28, 2021 and September 21, 2021. PLANT BOTANICAL NAME COMMON NAME (cm) OWNERSHIP HEALTH/ CONDITION **REASON FOR REMOVAL** Located at 634/636 Churchill Avenue. Shrubs and saplings, including: Rhamnus 1 Grouping of vegetation N/A Adjacent cathartica and Acer negundo. TO BE RETAINED. To be removed due to construction, Lots of dead branches. Majority of crowninstallation of catch basin and 2 Picea pungens 'Glauca' Blue Colorado Spruce 18 regrading of rear yard that will impact a is dead. TO BE REMOVED. large part of the CRZ.

Two trees have grown together at the To be removed due to construction, base, creating two distinct trunks that were separately measured. TO BE installation of catch basin and regrading of rear yard that will impact a 3 Acer saccharum Sugar Maple 1@33 REMOVED. large part of the CRZ.
Located at 631 Ediison Avenue. Lots of 4 Picea glauca White Spruce 23 Adjacent dead branches. Too little sunlight due to large maple tree. TO BE RETAINED. 5 Picea glauca White Spruce 23 Adjacent Located at 631 Ediison Avenue. Dead Located at 631 Ediison Avenue. Shrubs and saplings, including: Rhamnus 6 Grouping of vegetation N/A Adjacent cathartica, Thuja occidentalis and Acer negundo. TO BE RETAINED. Located at 631 Ediison Avenue. TO BE 7 Acer saccharum Sugar Maple 4@60 Adjacent PROTECTED. Shrubs and saplings, including: Rhamnus To be removed due to construction of privacy fence, regrading and sodding. 8 Grouping of vegetation N/A Adjacent negundo. TO BE REMOVED. Shrubs and saplings, including: Acer

To be removed due to construction of Shrubs and sapilings, including, 7000 saccharum, Acer negundo and Picea residential building, 9 Grouping of vegetation N/A Adjacent abies 'Nidiformis'. TO BE REMOVED. Shrubs and saplings, including: Acer saccharum, Acer negundo, Salix integra
To be removed due to construction of 'Hakuro-nishiki' and Picea glauca
'Conica' (Dwarf Alberta Spruce - 1.2m 10 Grouping of vegetation ht). TO BE REMOVED.

20 Adjacent

11 Gleditsia triacanthos Honey Locust

Committee of Adjustment Received | Reçu le

RETAINED.

2023-03-15

Located at 622 Churchill Avenue. TO BE

City of Ottawa | Ville d'Ottawa

Comité de dérogation



Stantec Consulting Ltd. 400 - 1331 Clyde Avenue Ottawa ON Tel. 613.722.4420 www.stantec.com

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Legend

TREE IDENTIFICATION NUMBER

EXISTING DECIDUOUS TREE

EXISTING CONIFEROUS TREE



EXISTING GROUPING OF VEGETATION TO BE REMOVED

EXISTING GROUPING OF VEGETATION TO REMAIN



EXISTING TREE TO BE REMOVED



CRITICAL ROOT ZONE



PROPERTY LINE

No

TOPOGRAPHIC SURVEY AND BENCHMARK COMPLETED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED JULY 21, 2021.

2. SITE PLAN PREPARED BY FIGURR DATED OCTOBER, 2021

3. REFER TO L300 FOR TREE PRESERVATION DETAIL AND NOTES.

1 ISSUED FOR COMMENTS		CTL	ILL	21.10.21
Revision		Ву	Appd.	YY.MM.DD
File Name: 160401695-LB	CTL	ILL	ILL	21.09.07
_	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal



Client/Project 2473493 ONTARIO INC.

3-STOREY RESIDENTIAL BUILDING
630 CHURCHILL AVENUE

OTTAWA, ON

PROPOSED DEVELOPMENT AND
TREE PRESERVATION PLAN

Project No. 160401695	Scale 0 1 1:100	3
Drawing No.	Sheet	Revision
L100	1 of 3	1