

GENERAL NOTES:

- It is the responsibility of the appropriate contractor or official to report any errors, omissions or discrepancies on this plan with actual site conditions to the Landscape Architect before proceeding with construction.
- The contractor is to notify all utility companies and authorities prior to any excavation and ascertain locations of underground services.
- The contractor is to restate all areas and items damaged as a result of construction activity.
- The contractor is to comply with all pertinent codes and by-laws.
- The contractor is to maintain a positive surface run-off throughout the entire construction period.
- The Landscape Architect is not responsible for subsurface conditions.
- The contractor is to identify all existing trees to remain on site with the Landscape Architect prior to construction.
- The contractor is to stake the proposed location of all plant material in conjunction with the Landscape Architect prior to excavation.
- Minimum distances for selected deciduous trees are as follows:
 - Building Foundations 7.5m
 - Sidewalks 1.5m
 - Public Streets 2.5m
 - Underground Infrastructure 1.5m
- All trees within 1m of underground utility trenches are to be excavated by hand.
- Remove all protective wrapping from tree trunks after installation.
- Staking of trees shall only be performed if necessary.
- Ensure that mulch is pulled back a min. distance of 75mm from base of tree trunk.

Committee of Adjustment
Received | Reçu le
2024-07-12
City of Ottawa | Ville d'Ottawa
Comité de dérogation

CLIENT:
Mark Nakhle
11784005 Canada Inc.
12 Southland Crescent
Ottawa ON K1T 0J1

CONSULTANTS
ARCHITECTS:
P2 concepts
739 ROSEWOOD AVE., UNIT 201
OTTAWA, ONTARIO, K1V 6M8

CIVIL ENGINEERS:
ARCH-NOVA Design Inc.
45 Banner Road NEPEAN ON K2H 8X5
613-702-3403 contact@archnova.ca

LEGEND

- PROPOSED PRECAST CONCRETE PAVERS TYPE I
- PROPOSED PRECAST CONCRETE PAVERS TYPE II
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUBS
- PROPOSED SOD
- PROPOSED RIVERSTONE MULCH
- EXTENT OF CRITICAL ROOT ZONE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE PROTECTION FENCE

6	REVISED PER NEW SITE PLAN	02/14/2024	ML	JL
5	RIVERSTONE DELETED FROM REAR YARD	04/11/2023	ML	JL
4	REVISED PER NEW SITE PLAN	04/06/2023	ML	JL
3	REVISED PER NEW SITE PLAN	03/23/2023	ML	JL
2	REVISED PER CITY COMMENTS	09/21/2022	ML	JL
1	ISSUED FOR DISCUSSION AND REVIEW	08/17/2022	ML	JL
No.	Issue	Date	ML	DR
		AMG/JOV		CK

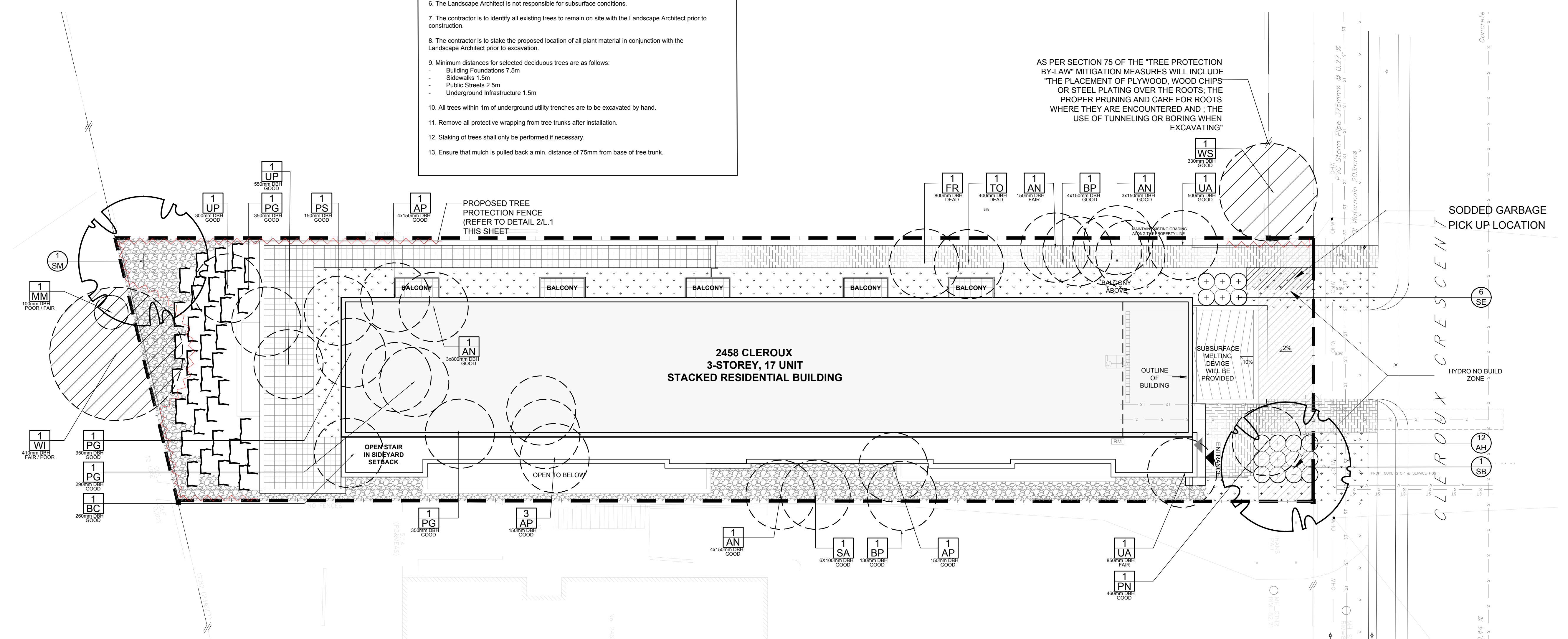
JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8
Tel. (613) 722-5168 Fax. (866) 343-3942

PROJECT
PROPOSED 17 UNIT RESIDENTIAL BUILDING
2458 CLEROUX CRESCENT, OTTAWA ON

DRAWING
TREE CONSERVATION REPORT &
LANDSCAPE PLAN

STAMP
ASSOCIATION OF LANDSCAPE ARCHITECTS
MEMBER
AS SHOWN
START DATE
MARCH 2022
PROJECT NO.
22MIS2223

PROJECT NORTH
DRAWING NO.
L.1
PLOT SIZE ARCH-D



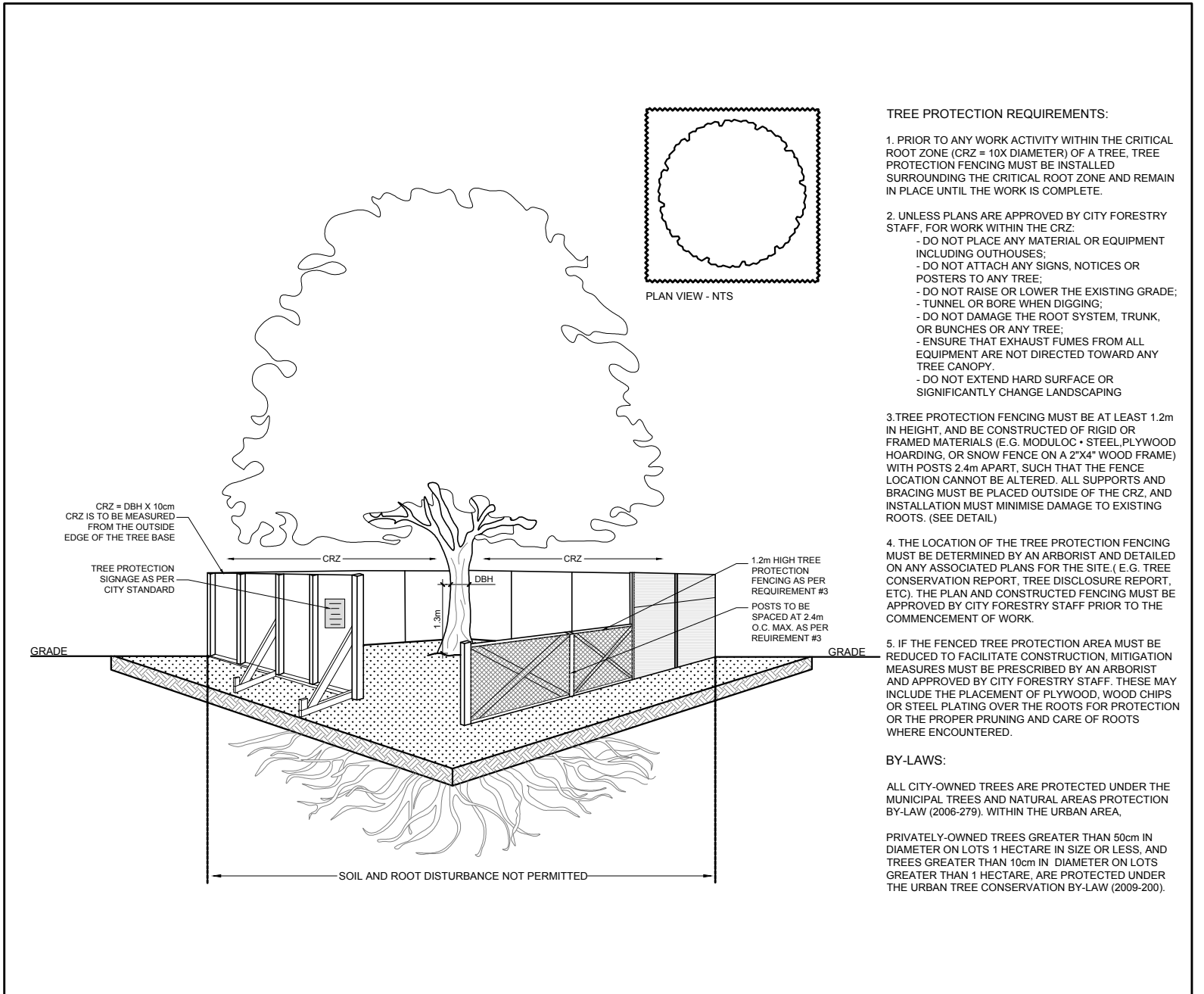
1 TREE CONSERVATION REPORT & LANDSCAPE PLAN
SCALE 1:150

EXISTING TREE LIST

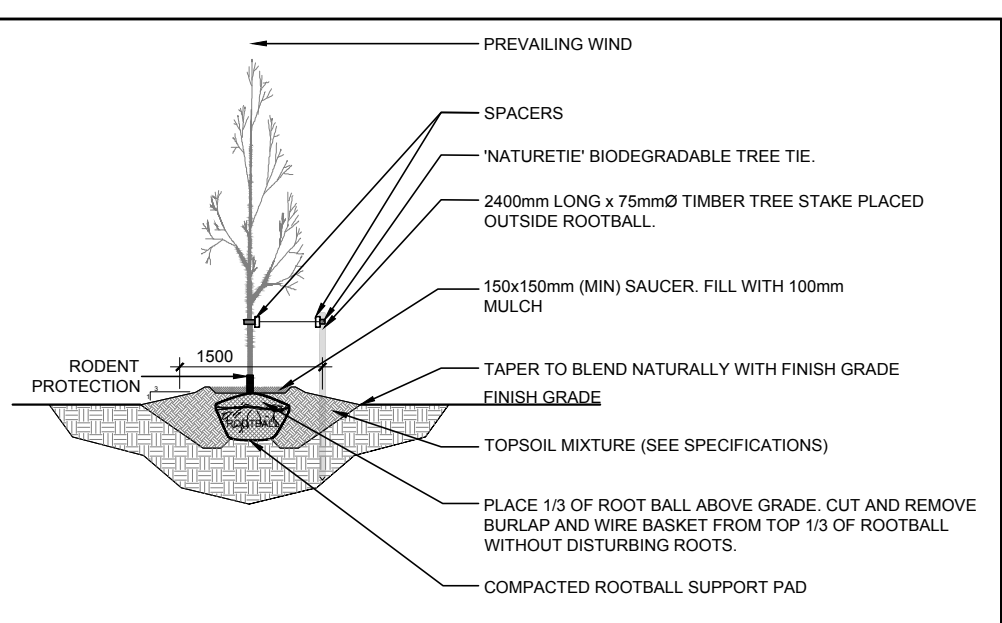
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS	OWNERSHIP
AN	4	<i>Acer negundo</i>	Manitoba Maple	150-800mm DBH	FAIR-GOOD	To be removed	2458 Cleroux Crescent
AP	5	<i>Acer platanoides</i>	Norway Maple	150mm DBH	GOOD	To be removed	2458 Cleroux Crescent
BC	1	<i>Prunus serotina</i>	Black Cherry	250mm DBH	GOOD	To be removed	2458 Cleroux Crescent
BP	1	<i>Betula papyrifera</i>	White Birch	130-150mm DBH	GOOD	To be removed	2458 Cleroux Crescent
FR	1	<i>Fraxinus americana</i>	White Ash	800mm DBH	DEAD	To be removed	2458 Cleroux Crescent
MM	1	<i>Acer negundo</i>	Manitoba Maple	100mm DBH	FAIR / POOR	To remain	NCC
PG	4	<i>Picea glauca</i>	White Spruce	290-350mm DBH	GOOD	To be removed	2458 Cleroux Crescent
PN	1	<i>Pinus nigra</i>	Austrian Pine	450mm DBH	GOOD	To be removed	2458 Cleroux Crescent
PS	1	<i>Pinus strobus</i>	White Pine	150mm DBH	GOOD	To be removed	2458 Cleroux Crescent
SA	1	<i>Salix spp.</i>	Willow	6x100mm DBH	GOOD	To be removed	2458 Cleroux Crescent
TO	1	<i>Thuja occidentalis</i>	White Cedar	400mm DBH	DEAD	To be removed	2458 Cleroux Crescent
UA	2	<i>Ulmus americana</i>	American Elm	500-850mm DBH	FAIR-GOOD	To be removed	2458 Cleroux Crescent
UP	2	<i>Ulmus pumila</i>	Siberian Elm	300-550mm DBH	GOOD	To be removed	2458 Cleroux Crescent
WI	1	<i>Salix spp.</i>	Willow	410mm DBH	FAIR / GOOD	To remain	NCC
WS	1	<i>Picea glauca</i>	White Spruce	330mm DBH	GOOD	To remain	2444 Cleroux Crescent

PROPOSED PLANT LIST

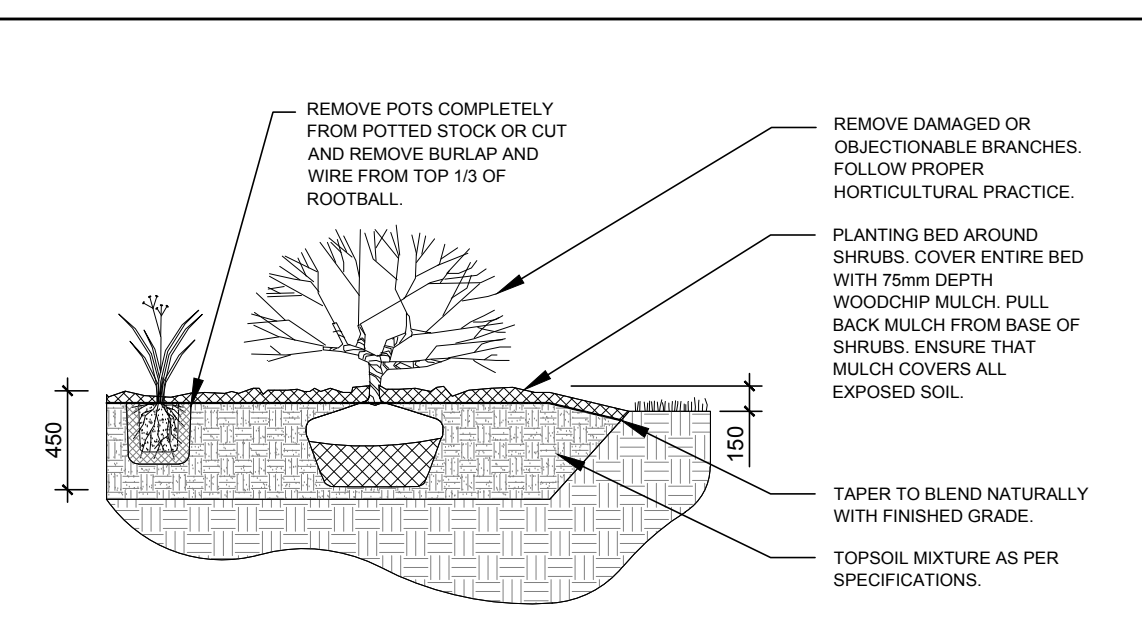
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
SB	1	<i>Amelanchier canadensis</i>	Serviceberry	60mm cal.	B&B	Single leader
SM	1	<i>Acer saccharum</i>	Sugar Maple	60mm cal.	B&B	
SHRUBS						
AH	12	<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	1 gallon pot	Potted	Space 1000mm o.c.
SE	6	<i>Sorbaria sorbifolia</i> 'Sem'	Sem False Spirea	600mm ht.	Potted	Space 1000mm o.c.



2 TREE PROTECTION FENCE
SCALE: NTS



3 DECIDUOUS TREE PLANTING
SCALE: NTS



4 SHRUB PLANTING
SCALE: NTS

D07-12-22-0144



Addendum to Tree Conservation Report

Date of Report: November 22, 2023
Property Address: 2458 Cleroux Crescent
Prepared for: Melmar Group c/o Mark Nahkle; info@melmargroup.ca
Prepared by: Kevin Myers, ISA Certified Arborist; kevin.myers@dendronforestry.ca
Date of Site Visit: November 21, 2023

Committee of Adjustment
Received | Reçu le
2024-07-12
City of Ottawa | Ville d'Ottawa
Comité de dérogation

This Report must be read in its entirety, including the Assumptions and Limiting Conditions attached herein.

Purpose of the Report

This report is an addendum to the Tree Conservation Report and Landscape Plan prepared by Lennox & Associates, dated March 2022. The report has been prepared to address comments from the National Capital Commission (NCC) about impacts of development on trees located on their property to the south of the subject property.

Methodology

The following materials were reviewed as part of this report:

- Grading Plan by Arch-Nova Design Inc., dated February 2023
- Site Plan by P² Concepts, dated July 24, 2023
- Survey by J.D. Barnes Ltd., dated November 12, 2020
- GeoOttawa tree inventory layer and aerial photography
- Google© Street View imagery – various years

A site visit was conducted to collect the following information from each tree classified as protected under the City of Ottawa's Tree Protection By-law No. 2020-340:

- Diameter at breast height (1.3 m from grade)
- Species
- Tree health
- Pertinent measurements to structures such as fences, driveways, or buildings



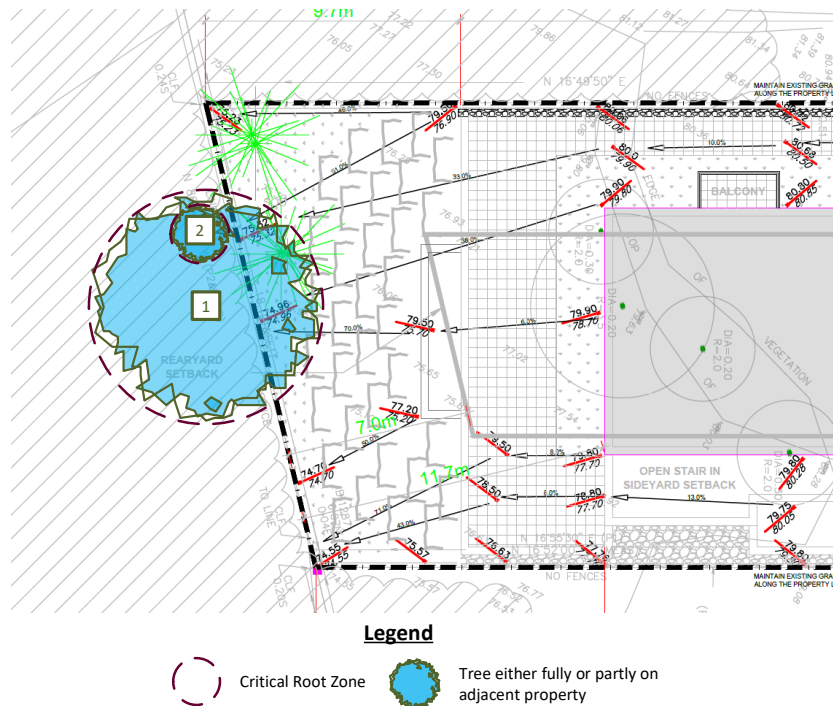
Site and Tree Information

The rear of the property at 2458 Cleroux slopes steeply to the south and is separated from the NCC property by a chain-link fence. According to the survey provided, the fence follows the property line closely, and was therefore used in the field to denote the property boundary. The south-eastern corner of the subject property was demarcated with flagging tape, but the southwest corner was not. The extent of the subject property was determined by measuring the width of the property, as according to the survey, along the fence line.

Immediately to the south of the fence was a small depression, approximately 40-75cm deep and 3.5m wide, sloping very gently west to east from beyond the subject property to beyond the scope of this report. Beyond this depression were many small trees, but they were far enough away that their CRZs would not be impacted. Within this depression the majority of the trees were ash (*Fraxinus spp.*), but these were all dead or very close to it. Two living trees were noted and are included in the table below:

Tree ¹	Species	DBH (cm)	Ownership ²	Tree Condition
1	Willow (<i>Salix spp.</i>)	41	NCC	Fair/Good: asymmetrical crown; small mechanical wound (from falling branch) at 4m; slight lean (approx. 10°) to the SW
2	Manitoba maple (<i>Acer negundo</i>)	10	NCC	Fair/Poor: significant lean (approx. 25°) to the S; dead branches in canopy

Please refer to the drawing below for tree positions. This drawing has been overlaid on the grading plan supplied by the client in pdf format. The Critical Root Zone is defined, as per the City of Ottawa Tree Protection By-law (no. 2020-340) as a circle around the trunk with a radius equal to 10x the tree’s diameter at breast height.





Fence and the depression that run along the southern border of the subject property



Tree 1 - NCC willow with asymmetric crown

Proposed development and Tree protection

Tree 2 is not expected to be impacted by construction, as its CRZ does not extend into the subject property.

Tree 1 is 1.6m from the chain link fence and sits on the bottom of the depression where the soil is quite wet. The subject property directly north of the tree slopes upward and is much drier than the soil where the tree is growing. It is expected that the roots of Tree 1 may have extended into the subject property but are likely to prefer the rich wet soils on the NCC property. Adding fill on the subject property is unlikely to severely impact the CRZ of the tree.

The undersigned personally inspected the property and issues associated with this report on November 21, 2023. On Behalf of Dendron Forestry Services,

Kevin Myers, MFC
ISA Certified Arborist, ON-2907A
kevin.myers@dendronforestry.ca
(514) 726-8531



ASSUMPTIONS AND LIMITING CONDITIONS

Intended Use of the Report

This Report was prepared by Dendron Forestry Services (hereafter “Dendron”) at the request of the Client. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report are to be used solely for the purposes outlined within this Report. All other uses are impermissible and unintended, unless specifically stated in writing in the Report.

Intended User of the Report

This Report was prepared by Dendron for the exclusive use of the Client and may not be used or relied upon by any other party. All other users are unintended and unauthorized, unless specifically stated in writing in the Report.

Limitations of this Report

This Report is based on the circumstances and on-site conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to Dendron. On-site conditions may limit the extent of the on-site inspection(s) conducted by Dendron, including weather events such as rain, flooding, storms, winds, tornados, snowfall, snow cover, hail; obstructions including fencing, dwellings, buildings, sheds, plants, and animals; lack of access to the entire perimeter of the tree due to adjacent properties; the shape of the tree; and accessibility of the tree crown, branches, trunk, or roots for examination.

In the event that information provided by the Client or any third parties, including but not limited to documents, records, site and grading plans, permits, or representations or any site conditions are updated or change following the completion of this Report, this Report is no longer current and valid and cannot be relied upon for the purpose for which it was prepared. Dendron and its agents, assessors, and/or employees are not liable for any damages, injuries, or losses arising from amendments, revisions, or changes to the documents, records, site and grading plans, permits, representations, or other information upon which Dendron relied in preparing this Report.

No assessment of any other trees or plants has been undertaken by Dendron. Dendron and its agents, assessors, and/or employees are not liable for any other trees or plants on or around the subject Property except those expressly identified herein. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report apply only to the trees identified herein.

Trees and plants are living organisms and subject to change, damage, and disease, and the results, observations, interpretations, analysis, recommendations, and conclusions as set out in this Report are valid only as at the date any inspections, observations, tests, and analysis took place. No guarantee, warranty, representation, or opinion is offered or made by Dendron as to the length of the validity of the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report. As a result the Client shall only rely upon this Report as representing the results, observations, interpretations, analysis, recommendations, and conclusions that were made as at the date of such inspections, observations, tests, and analysis. The trees discussed in this Report should be re-assessed periodically and at least within one year of the date of this Report.

No Opinion regarding ownership of the Tree

This Report was not prepared to make a determination as to ownership of the subject tree(s). Where ownership of the subject tree(s) is identified within this Report, said identification is based on the information provided by the Client and third parties, including surveys, permits, and site and grading plans and may not be relied upon as a guarantee, warranty, or representation of ownership.

Assumptions

This Report is based on the circumstances and conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to Dendron. Where documents, records, site and grading plans, permits, representations, and any other information was provided to Dendron for the purpose of preparing this Report, Dendron assumed that said information was correct and up-to-date and prepared this Report in reliance on that information. Dendron and its agents, assessors, and/or employees, are not responsible for the veracity or accuracy of such information. Dendron and its agents, assessors, or employees are not liable for any damages, injuries, or losses arising from inaccuracies, errors, and/or omissions in the documents, records, site and grading plans, permits, representations, or other information upon which Dendron relied in preparing this Report.

For the purpose of preparing this Report, Dendron and its agents, assessors, and/or employees assumed that the property which is the subject of this Report is in full compliance with all applicable federal, provincial, municipal, and local statutes, regulations, by-laws, guidelines, and other related laws. Dendron and its agents, assessors, and/or employees are not liable for any issues with respect to non-compliance with any of the above-referenced statutes, regulations, bylaws, guidelines, and laws as it may pertain to or affect the property to which this Report applies.

For the purpose of preparing this Report, Dendron and its agents, assessors, and/or employee assumed that there are no hidden or unapparent conditions affecting the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report.

No Publication

The Client acknowledges and agrees that all intellectual property rights and title, including without limitation, all copyright in this Report shall remain solely with Dendron Forestry. Possession of this Report, or a copy thereof, does not entitle the Client or any third party to the right of publication or reproduction of the Report for any purpose save and except where Dendron has given its prior written consent.



Neither all nor any part of the contents of this Report shall be disseminated to the public through advertising, public relations, news, sales, the internet or other media (including, without limitation, television, radio, print or electronic media) without the prior written consent of Dendron Forestry.

Implementing the Report Recommendations

Dendron and its agents, assessors, and/or employees accept no responsibility for the implementation of any part of this Report unless specifically requested to provide oversight on the implementation of the recommendations. In the event that inspection or supervision of all or part of the implementation of the within recommendations is requested, that request shall be in writing and the details agreed to in writing by both parties.

Dendron and its agents, assessors, and/or employees are not liable for any damages or injuries arising from the manner in which the recommendations in this Report are implemented, including failure to, incorrect, or negligent implementation of the recommendations.

Further Services

Neither Dendron nor any assessor employed or retained by Dendron for the purpose of preparing or assisting in the preparation of this Report shall be required to provide any further consultation or services to the Client, save and except as already carried out in the preparation of this Report and including, without limitation, to act as an expert witness or witness in any court in any jurisdiction unless the Client has first made specific arrangements with respect to such further services, including, without limitation, providing the payment of the Report's regular hourly billing fees.

Limits of Liability

In carrying out this Report, Dendron and its agents, assessors, and/or employees have exercised a reasonable standard of care, skill, and diligence as would be customarily and normally provided in carrying out this Report. While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered, or implied, that these trees, or all parts of them will remain standing. It is professionally impossible to predict with absolute certainty the behaviour of any single tree or group of trees, or all their component parts, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential to fall, lean, or otherwise pose a danger to property and persons in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Without limiting the foregoing, no liability is assumed by Dendron for:

- a) any legal description provided with respect to the Property;
- b) issues of title and or ownership respect to the Property;
- c) the accuracy of the Property line locations or boundaries with respect to the Property; and
- d) the accuracy of any other information provided to Dendron by the Client or third parties;
- e) 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
- f) the unauthorized distribution of the Report.

The total monetary amount of all claims or causes of action the Client may have as against Dendron Forestry, including but not limited to claims for negligence, negligent misrepresentation, and breach of contract, shall be strictly limited solely to the total amount of fees paid by the Client to Dendron Forestry pursuant to the Contract for Services dated November 16, 2023, for which this Assessment was carried out.

Further, under no circumstance may any claims be initiated or commenced by the Client against Dendron or any of its directors, officers, employees, contractors, agents, assessors, or Assessors, in contract or in tort, more than 12 months after the date of this Report.

No Third Party Liability

This Report was prepared by Dendron exclusively for the Client for the purpose set out in the Report. Any use which a third party makes of this Report, or any reliance on or decisions a third party may make based upon this Report, are made at the sole risk of any such third parties. Dendron Forestry accepts no responsibility for any damages or loss suffered by any third party or by the Client as a result of decisions made or actions based upon the unauthorized use or reliance of this Report by any such party.

General

Any plans and/or illustrations in this Report are included only to help the Client visualize the issues in this Report and shall not be relied upon for any other purpose. This report is best viewed in colour. Any copies printed in black and white may make some details difficult to properly understand. Dendron accepts no liability for misunderstandings due to a black and white copy of the report.

Notwithstanding any of the above, nothing in this Report is taken to absolve the Client of the responsibility of obtaining a new Report in the event that the circumstances of the tree change.