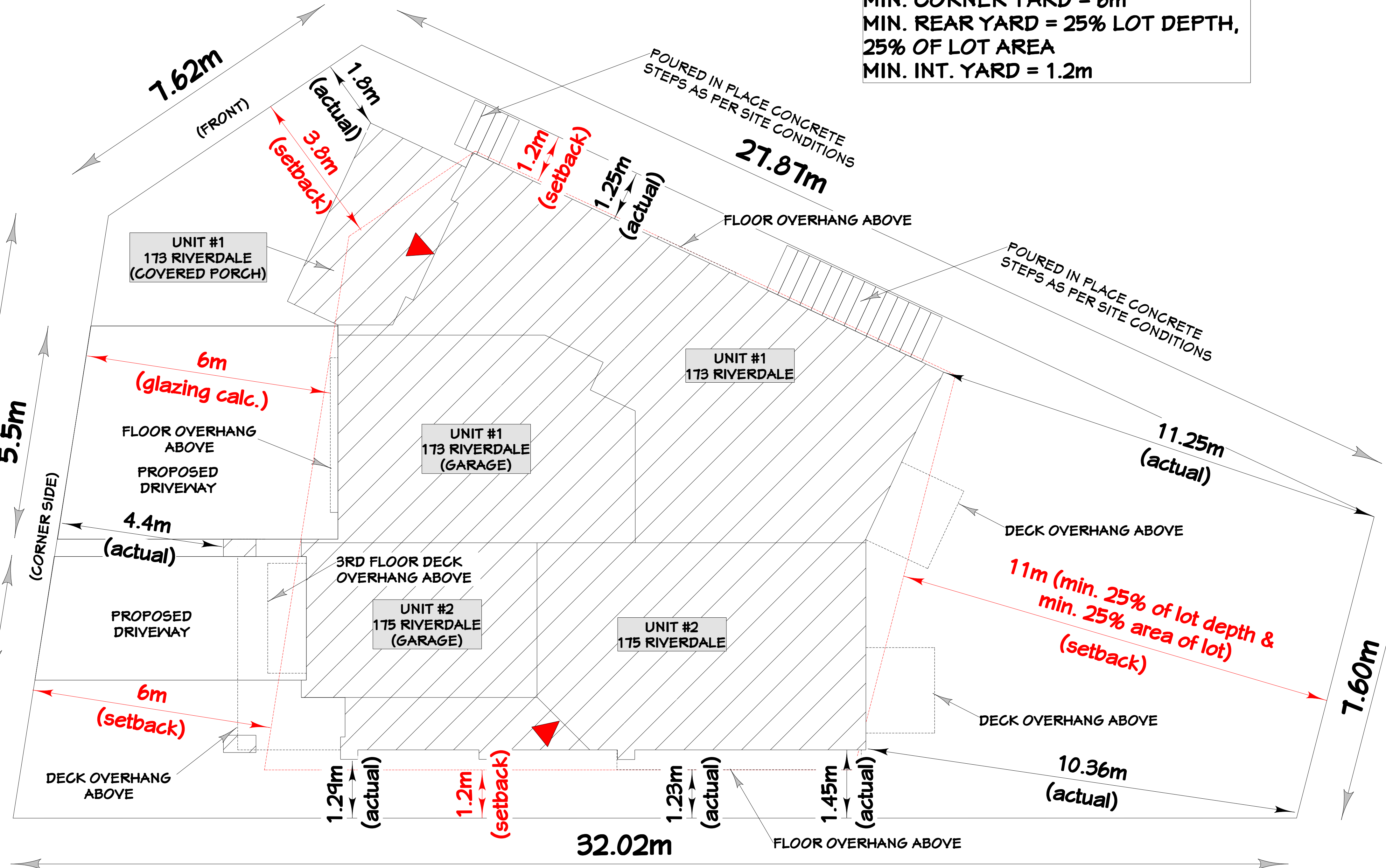
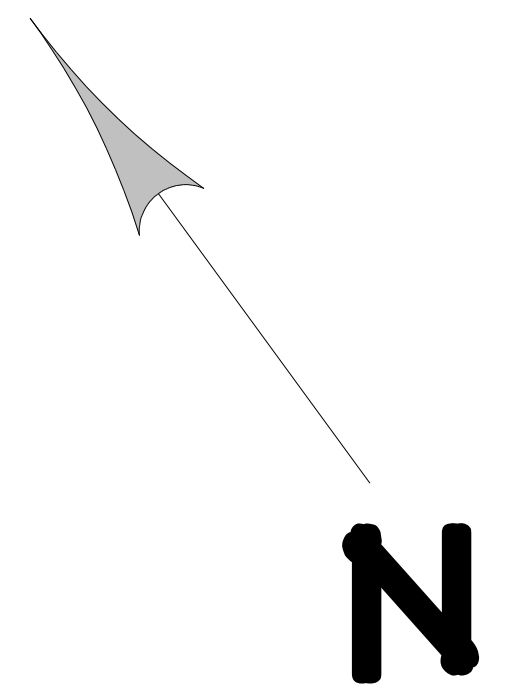


173 & 175 RIVERDALE AVE.

15.22m
5.5m
3m
3.5m
(CORNER SIDE)



R3P ZONE
 MIN LOT WIDTH = 12m
 MIN LOT AREA = 360 sq.m.
 MAX. BLDG. HEIGHT = 11m
 MIN. FRONT YARD = 3.8m
 MIN. CORNER YARD = 6m
 MIN. REAR YARD = 25% LOT DEPTH,
 25% OF LOT AREA
 MIN. INT. YARD = 1.2m



PROPOSED BUILDING:
 -3 STOREYS ABOVE GRADE w/ REAR WALKOUT + 4TH FLOOR ROOF DECK
 -SINGLE GARAGE FOR EACH OF 2 MAIN FLOOR UNITS

LOT AREA = 458 SQ.M.
25% OF AREA = 114.5 SQ.M.
ACTUAL REAR YARD AREA = 114.8 SQ.M.



Please note that renderings are for illustration purposes only and may not reflect exact choices & inclusions in project.

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code. Qualification Information:

Jeremy McMullen *Signature* 22021
 Precision Home Design 113690

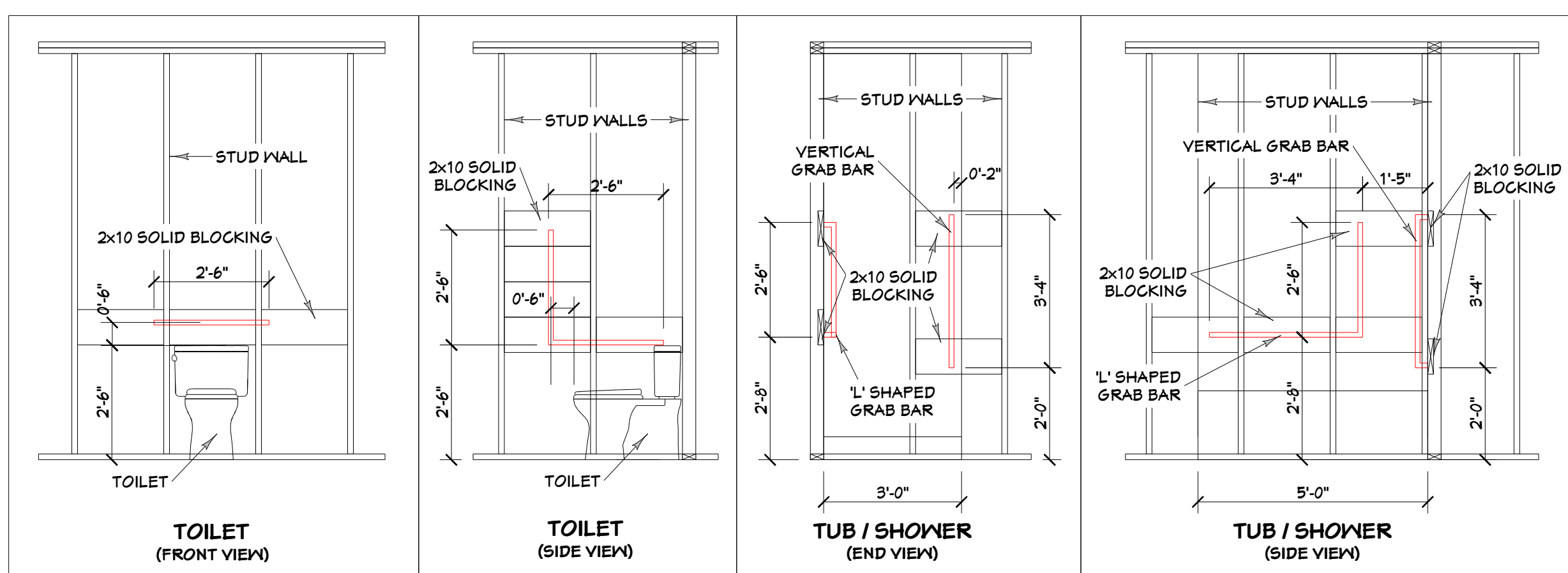
CUSTOMER:
ROBINSON RESIDENCE
 173 & 175 RIVERDALE AVE
 OTTAWA, ON

SHEET TITLE:
SITE PLAN

DATE:
 (REV. 12)
 JUNE 13, 2020

SCALE:

SHEET:
A-10



TYPICAL GRAB BAR BLOCKING (MIN DIA. OF GRAB BARS = 1 1/8")

September 23, 2019

Terri-Anne Boehme
Boemac Construction
1760 Dunrobin Road
Ottawa, ON
K2K 1X7

RE: TREE DISCLOSURE REPORT – 173 RIVERDALE AVENUE

This report details pre-construction tree disclosure information for the above noted property in Ottawa. The need for this report is related to trees protected under the Urban Tree Conservation By-law 2009-200 and the Municipal Trees and Natural Areas Protection By-law 2006-279. The work proposed for the subject property consists of the demolition of an existing single family dwelling and construction of semi-detached dwellings.

Tree disclosure reports are to include assessments of all impacted distinctive trees on the subject and adjacent private properties. Distinctive trees are identified as having diameters of 50 cm or greater. No such trees were found to be present. All city-owned trees of any diameter are also to be included in disclosure reports. Five such trees were found on city property bordering Riverdale Avenue and Avenue Road (please see accompanying plans). Field work for this report was completed on July 15, 2019.

TREE SPECIES, SIZE, OWNERSHIP, CONDITION AND STATUS

Table 1 below details the species, size (diameter), ownership, condition and status of the trees in proximity to the proposed construction.

Table 1. Tree disclosure information for 173 Riverdale Avenue

Tree No.	Tree Species	DBH ¹ (cm)	CRZ ² (m)	Ownership	Tree Condition, age class and Status (to be removed or preserved and protected)
1	Norway maple (<i>Acer platanoides</i>)	39.3	3.9	City	Fair; mature; multiple girdling and bindings roots; crown thinning – in early decline; introduced invasive species; to be preserved and protected

¹ diameter at breast height, or 1.4m from grade (unless otherwise noted); ² critical root zone - established as being 10 centimetres from the trunk of a tree for every centimetre of trunk diameter at breast height

Pictures 1 and 2 on pages 3 and 4 show the five city owned trees adjacent to 173 Riverdale Avenue.

Table 1. Con't

Tree No.	Tree Species	DBH ¹ (cm)	CRZ ² (m)	Ownership	Tree Condition, age class and Status (to be removed or preserved and protected)
2	Sugar maple (<i>Acer saccharum</i>)	24.2	2.4	City	Good; mature; co-dominant stems at 4m from grade with weak union; dense crown of deeply-coloured leaves; native species; to be preserved and protected
3	Sugar maple	40.2	4.0	City	Fair; mature; multiple competing stems arising at 2m – broad, dense crown; primary union weak; native species; to be preserved and protected
4	Sugar maple	9.7	1.0	City	Poor; juvenile; tree is half dead; native species; to be preserved and protected
5	Hackberry (<i>Celtis occidentalis</i>)	20.6	2.0		Fair; maturing; co-dominant stems at 2.5m from grade with strong union; previously topped by Hydro; native species; to be preserved and protected (although a red 'X' on trunk indicates planned future removal by City)

TREE PRESERVATION AND PROTECTION MEASURES

Preservation and protection measures intended to prevent damage during construction will be applied for all trees to be preserved adjacent to the subject property. The following measures are the minimum recommended to ensure tree survival during and following construction:

1. Erect a fence as close as possible to the CRZ of the tree. At a minimum this fence should be constructed of plastic snow fencing supported by metal t-bars and wooden top rails (see City of Ottawa tree protection specifications for more detail).
2. Attach signs to the fence indicating the area within is a protected space (do not attach any signs, notices or posters to the tree).
3. Do not place any material or equipment within the CRZ of the tree.
4. When possible do not raise or lower the existing grade within the CRZ.
5. Tunnel or bore instead of digging or trenching within the CRZ.
6. Do not damage the root system, trunk or branches of the tree – if damage does occur cut the wound cleanly and, especially in the case of roots, seal the wound with bees wax or sealing paint before reburial.
7. Ensure that exhaust fumes from all equipment are not directed towards the tree's crown.
8. To ensure the future subgrade remains viable for root growth and development, the material used as backfill should either be CU-structural soil (if supporting a weight-bearing surface) or a good quality topsoil. This will replace the rooting volume lost through soil excavation and will serve as a future rooting medium allowing the trees to recover from the loss of roots.

I trust this report satisfies your requirements. Please do not hesitate to contact me with any questions you may have.

This report is subject to the attached Limitations to which the reader's attention is directed.

Yours,

Andrew Boyd

Andrew K. Boyd, B.Sc.F, R.P.F. (#1828)
ISA Certified Arborist #ON-0496A and TRAQualified
Consulting Urban Forester



Picture 1. Trees #3, 4 and 5 (right to left) adjacent to 173 Riverdale Ave.



Picture 2. Trees #1 and 2 (right to left) adjacent to 173 Riverdale Ave.

LIMITATIONS OF TREE ASSESSMENTS & LIABILITY

GENERAL

It is the policy of *IFS Associates Inc.* to attach the following clause regarding limitations. We do this to ensure that our clients are clearly aware of what is technically and professionally realistic in assessing trees for retention.

This report was carried out by *IFS Associates Inc.* at the request of the client named above. The information, interpretation and analysis expressed in this report are for the sole benefit and exclusive use of the client. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the client to whom it is addressed. Unless otherwise required by law, neither all or any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through public relations, news or other media, without the prior expressly written consent of the author, and especially as to value conclusions, identity of the author, or any reference to any professional society or institute or to any initialed designation conferred upon the author as stated in his qualifications.

This report and any values expressed herein represent the opinion of the author; his fee is in no way contingent upon the reporting of a specified value, a stipulated result, nor upon any finding to be reported.

Details obtained from photographs, sketches, *etc.*, are intended as visual aids and are not to scale. They should not be construed as engineering reports or surveys.

Although every effort has been made to ensure that this assessment is reasonably accurate, the tree(s) should be reassessed at least annually.

The assessment presented in this report is valid at the time of the inspection only.

The loss or alteration of any part of this report invalidates the entire report.

LIMITATIONS

The information contained in this report covers only the tree(s) in question and no others. It reflects the condition of the assessed tree(s) at the time of inspection and was limited to a visual examination of the accessible portions only. *IFS Associates Inc.* has prepared this report in a manner consistent with that level of care and skill ordinarily exercised by members of the forestry and arboricultural professions, subject to the time limits and physical constraints applicable to this report. The assessment of the tree(s) presented in this report has been made using accepted arboricultural techniques. These include a visual examination of the above-ground portions of each tree for structural defects, scars, cracks, cavities, external indications of decay such as fungal fruiting bodies, evidence of insect infestations, discoloured foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the proximity of people and property.

Except where specifically noted in the report, the tree(s) examined were not dissected, cored, probed or climbed to gain further evidence of their structural condition. Also, unless otherwise noted, no detailed root collar examinations involving excavation were undertaken.

While reasonable efforts have been made to ensure that the tree(s) recommended for retention are healthy, no warranty or guarantee, expressed or implied, are offered that these trees, or any parts of them, will remain standing. This includes other trees on or off the property not

examined as part of this assignment. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree or groups of trees or their component parts in all circumstances, especially when within construction zones. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure in the event of root loss due to excavation and other construction-related impacts. This risk can only be eliminated through full tree removal.

Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are living organisms, and their health and vigour constantly change over time. They are not immune to changes in site conditions, or seasonal variations in the weather. It is a condition of this report that IFS Associates Inc. be notified of any changes in tree condition and be provided an opportunity to review or revise the recommendations within this report.

Recognition of changes to a tree's condition requires expertise and extensive experience. It is recommended that IFS Associates Inc. be employed to re-inspect the tree(s) with sufficient frequency to detect if conditions have changed significantly.

ASSUMPTIONS

Statements made to IFS Associates Inc. in regards to the condition, history and location of the tree(s) are assumed to be correct. Unless indicated otherwise, all trees under investigation in this report are assumed to be on the client's property. A survey prepared by a Licensed Ontario Land Surveyor showing all relevant trees, both on and adjacent to the subject property, will be provided prior to the start of field work. The procurement of said survey, and the costs associated with it, are the responsibility of the client, not IFS Associates Inc.

LIABILITY

Without limiting the foregoing, no liability is assumed by *IFS Associates Inc.* for:

- 1) any legal description provided with respect to the property;
- 2) issues of title and/or ownership with respect to the property;
- 3) the accuracy of the property line locations or boundaries with respect to the property;
- 4) the accuracy of any other information provided by the client or third parties;
- 5) 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,
- 6) the unauthorized distribution of the report.

Further, under no circumstances may any claims be initiated or commenced by the client against *IFS Associates Inc.* or any of its directors, officers, employees, contractors, agents or assessors, in contract or in tort, more than 12 months after the date of this report.

ONGOING SERVICES

IFS Associates Inc. accepts no responsibility for the implementation of any or all parts of the report, unless specifically requested to supervise the implementation or examine the results of activates recommended herein. In the event that examination or supervision is requested, that request shall be made in writing and the details, including fees, agreed to in advance.