

Committee of Adjustment  
Received | Reçu le  
2026-01-06  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

NOTE: THE PRESERVATION OF THE TREES ALONG THE REAR PORTION OF THE PROPERTY IS AN IMPORTANT ASPECT OF THIS SITE'S DESIGN FOR BOTH SOCIAL AND ENVIRONMENTAL REASONS, AS THERE IS WATERCOURSE BEHIND A PORTION OF THIS PROPERTY

1 TREE CONSERVATION REPORT & LANDSCAPE PLAN  
SCALE: 1:300

CLIENT: **Huntington PROPERTIES**

CONSULTANTS: ARCHITECTS: S. J. LAWRENCE ARCHITECT INC.  
18 DEAKIN STREET, SUITE 205, NEPEAN, ON K2E 1B7  
Tel: (613) 739 7770

CIVIL ENGINEERS: DAVID SCHAEFFER ENGINEERING LTD.  
130 WEBER ROAD, STITTVILLE ON K2S 1E9  
Tel: (613) 836 0856

- LEGEND
- EXISTING TREE TO REMAIN
  - GROUP OF EXISTING TREES TO REMAIN
  - EXISTING TREE TO BE REMOVED
  - GROUP OF EXISTING TREES TO BE REMOVED
  - EXISTING GRASS TO REMAIN
  - PROPOSED SEEDED GRASS AREA WITH EROSION CONTROL BLANKET
  - PROPOSED SEEDED GRASS AREA FOR THE STORMWATER STORAGE BASIN
  - PROPOSED SHRUBS
  - PROPOSED DECIDUOUS TREE
  - PROPOSED CONIFEROUS TREE

APPROVED  REFUSED   
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
DERRICK MOODIE,  
MANAGER, DEVELOPMENT REVIEW - WEST,  
PLANNING, INFRASTRUCTURE AND ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

5	REVISED PER CITY COMMENTS	10/22/2018	ML	JL
4	REVISED PER CITY COMMENTS	03/08/2018	ML	JL
3	ISSUED FOR SITE PLAN CONTROL	07/18/2017	ML	JL
2	REVISED PER NEW SITE PLAN	06/26/2017	ML	JL
1	ISSUED FOR DISCUSSION AND REVIEW	05/03/2017	ML	JL

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

PROJECT: IBER ROAD OFFICE CONDOS  
46 IBER ROAD, STITTVILLE ONTARIO

DRAWING: TREE CONSERVATION REPORT & LANDSCAPE PLAN

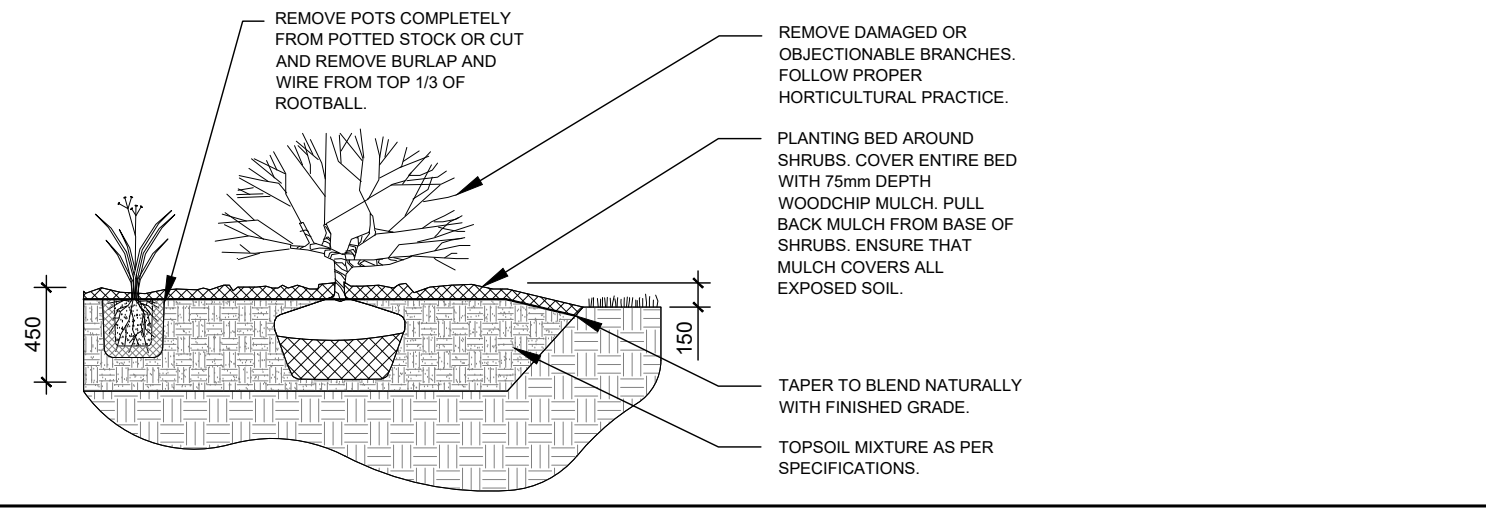
SCALE: AS SHOWN  
START DATE: MAY 2017  
PROJECT NO.: 17-MIS-1746

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

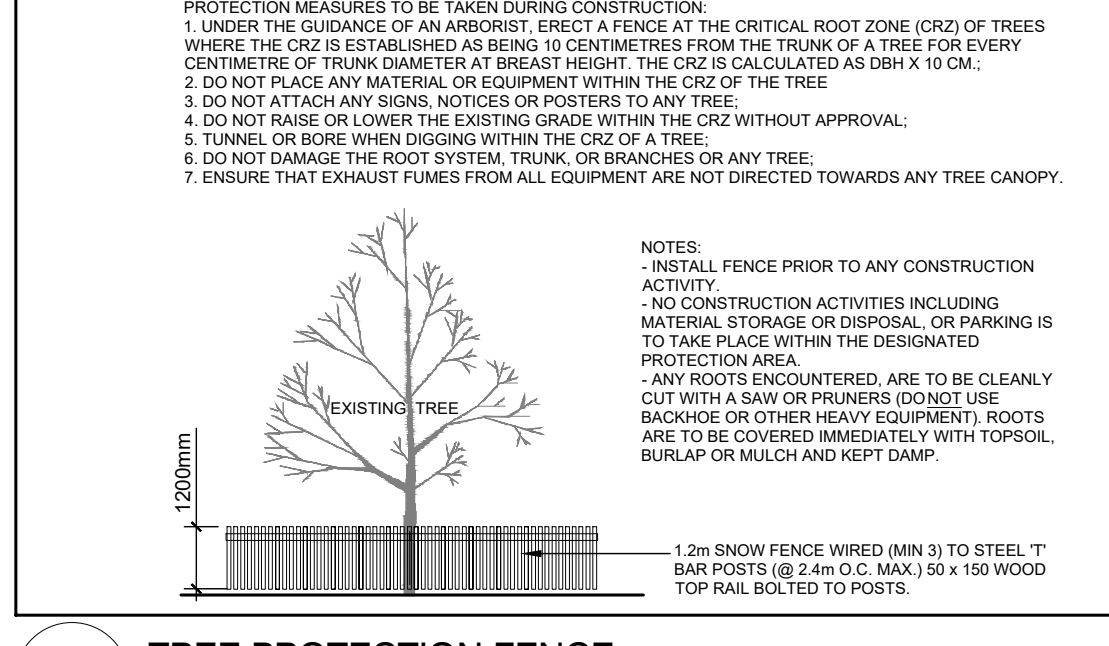
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
<b>TREES</b>						
AN	*	Acer negundo	Manitoba Maple	50-150mm ø	GOOD	To Remain
AP	2	Pinus nigra	Austrian Pine	400mm ø	GOOD	To Be Removed
FR	*	Fraxinus sp.	Ash	100-300mm ø	GOOD	To Remain
PA	5	Picea abies	Norway Spruce	350-400mm ø	GOOD	To Be Removed
PD	1	Populus deltoides	Cottonwood	350mm ø	GOOD	To Remain
PG	*	Picea glauca	White Spruce	300-400mm ø	GOOD	To Remain
PN	*	Pinus nigra	Austrian Pine	350-450mm ø	GOOD	To Remain
PO	1	Populus deltoides	Cottonwood	150mm ø	GOOD	To Be Removed
PP	*	Picea pungens	Colorado Spruce	300-400mm ø	GOOD	To Remain
PS	*	Pinus strobus	White Pine	300-400mm ø	GOOD	To Remain
QM	*	Quercus macrocarpa	Bur Oak	100-550mm ø	GOOD	To Remain
SC	14	Pinus sylvestris	Scots Pine	100-350mm ø	GOOD	To Be Removed
SP	*	Pinus sylvestris	Scots Pine	50-400mm ø	GOOD	To Remain
SU	*	Rhus typhina	Staghorn Sumac	50-100mm ø	GOOD	To Remain
TO	9	Thuja occidentalis	White Cedar	100-300mm ø	GOOD	To Remain
UA	*	Ulmus americana	White Elm	100-400mm ø	DEAD-POOR	To Remain
WP	1	Pinus strobus	White Pine	350mm ø	GOOD	To Be Removed
WS	2	Picea glauca	White Spruce	350mm ø	GOOD	To Be Removed

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
<b>TREES</b>						
FM	3	Acer x freemanii	Freeman's Maple	60mm Cal.	B&B	
HB	2	Celtis occidentalis	Hackberry	60mm Cal.	B&B	
PI	5	Pinus strobus	White Pine	1.2m Ht.	Potted	
WH	2	Picea glauca	White Spruce	1.2m Ht.	Potted	
<b>SHRUBS</b>						
DW	74	Cornus sericea	Red Osier Dogwood	600mm Ht.	Potted/Bare Root	Space 1000mm O.C.

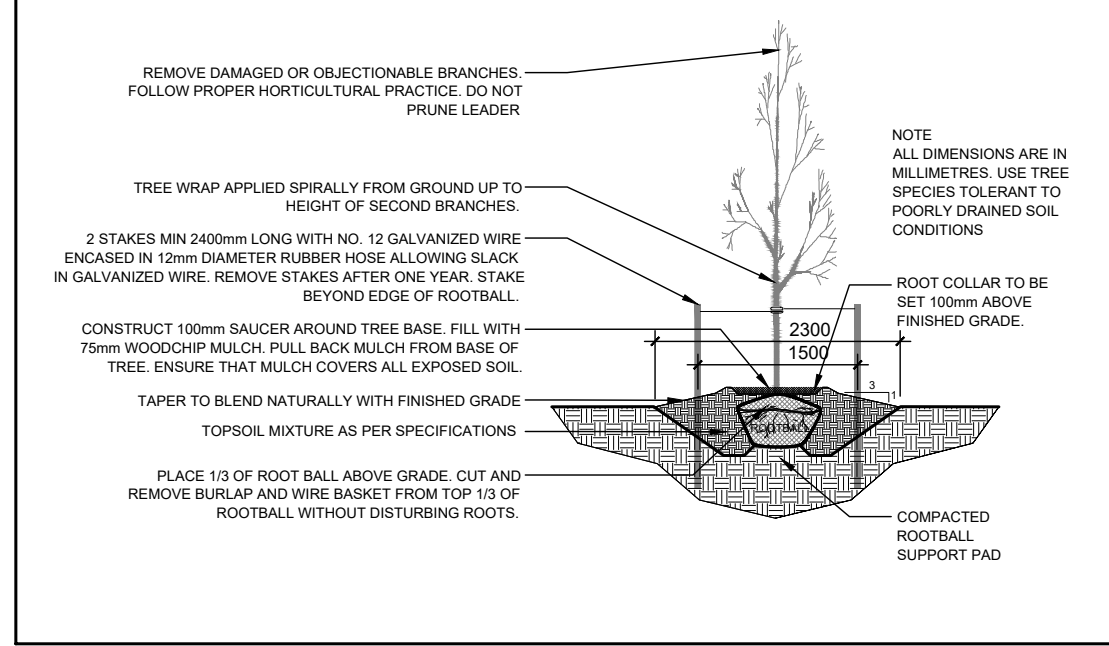
- GENERAL NOTES:**
- It is the responsibility of the appropriate contractor or official to report any errors, omissions or discrepancies on this plan with actual site conditions to the Landscape Architect before proceeding with construction.
  - The contractor is to notify all utility companies and authorities prior to any excavation and ascertain locations of underground services.
  - The contractor is to reinstate 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 2.0m
  - 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.
  - A tree permit is required prior to the removal of the trees onsite. The contractor is to have the permit available onsite at all times during tree removal.



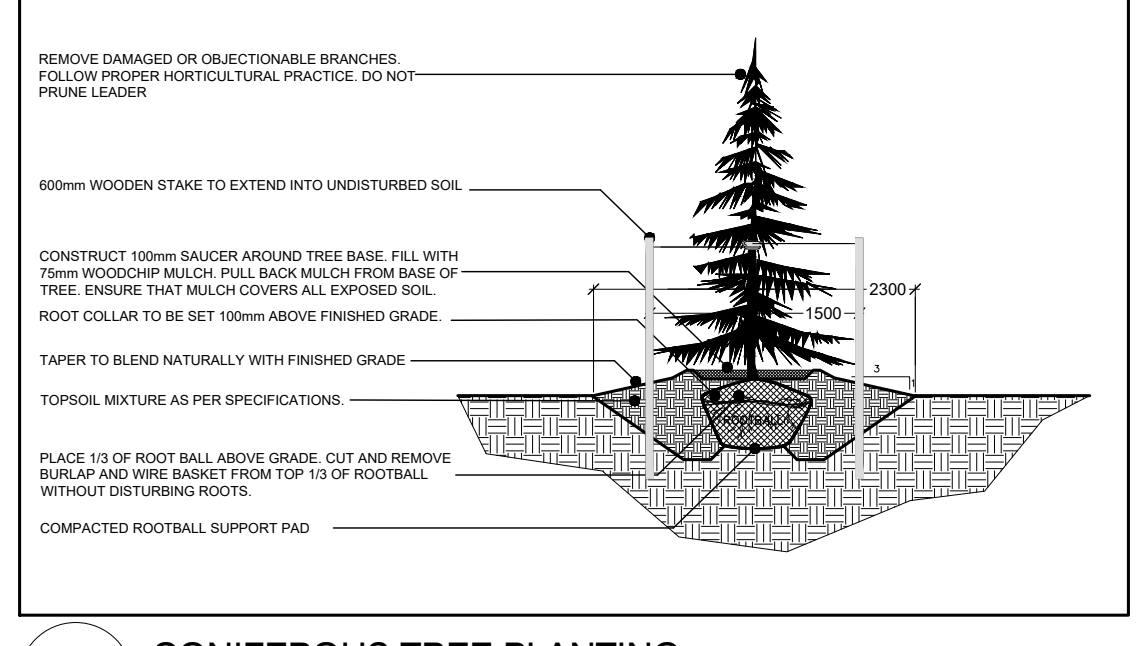
2 SHRUB/PERENNIAL PLANTING  
SCALE: NTS



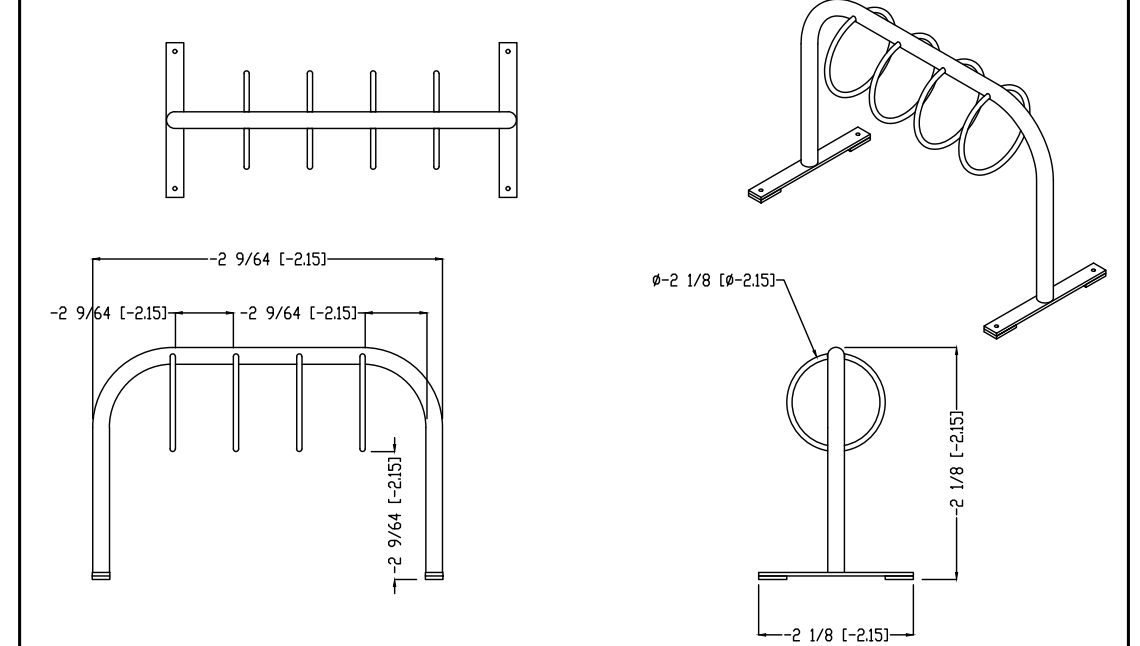
3 TREE PROTECTION FENCE  
SCALE: NTS



4 DECIDUOUS TREE PLANTING  
SCALE: NTS



5 CONIFEROUS TREE PLANTING  
SCALE: NTS



6 FOUR (4) RING BIKE RACK  
SCALE: NTS

D07-12-17-0146