

Master Tree Canopy Cover Plan

This Master Tree Canopy Cover Plan is comprised of 10 phases and both conceptual and detailed tree canopy cover information. This sheet explains the differences between the two approaches. While Phases 3 and 4 Hospital and CUP Projects utilize the detailed approach, all other phases are conceptual in nature.

Conceptual Tree Canopy Cover Plans

In order to develop these conceptual tree canopy cover plans, the team has utilized the City of Oakville precedent as recommended for conceptual study by the City of Ottawa and the NCC, which stipulates mature tree canopy diameters of 3m, 10m and 14m for small, medium and large trees respectively. For purposes of calculation, and to be consistent with detailed tree canopy cover plans, the trees on conceptual plans have been drawn at 2/3 maturity, rendering tree canopy diameters of 2m for small trees, 6.67m for medium trees, and 9.34m for large tree diameters.

Detailed Tree Canopy Cover Plans

In order to develop Detailed Tree Canopy Cover Plans for the Phase 3 and 4 Hospital and CUP Projects, the team utilized the two sources cited below to establish mature tree canopy diameters as requested by the City of Ottawa and the NCC. These mature tree diameters are shown in the Plant Schedule for this submission.

Proposed tree species are identified in the landscape planting plans, and on this tree canopy cover plan, at 2/3 of the mature sizes published in the two sources cited at the lower left of this page.

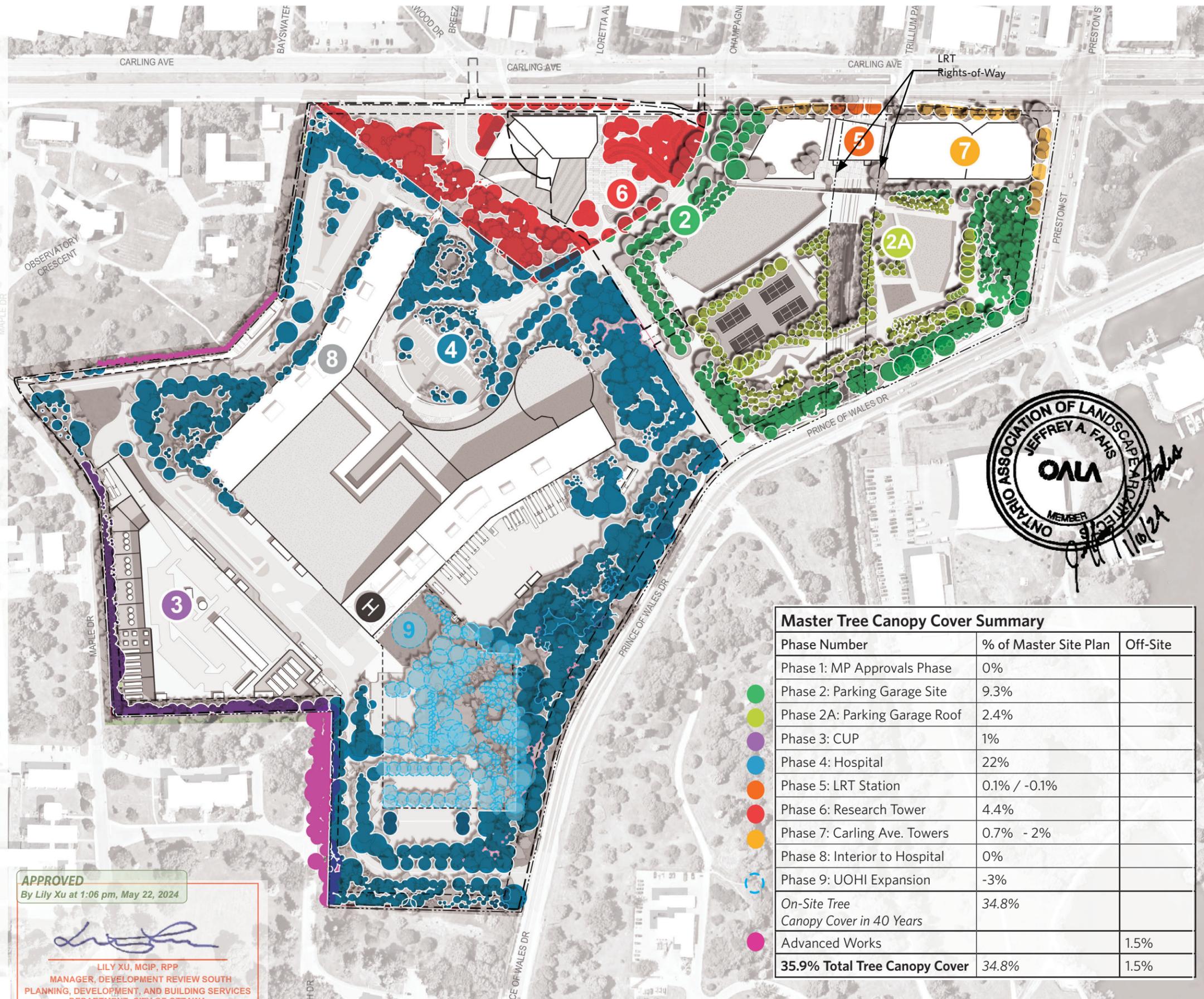
Note: Conceptual calculations are not approved for non-conceptual designs.

To apply the method described above, our workflow consisted of the following:

1. Placed proposed trees on the ground plane giving each tree circle a diameter that equates to 2/3 maturity for each category: small, medium and large. We used the existing tree canopy for existing trees to remain, without applying a future growth factor.
2. To find the area of the tree canopy, we drew a polyline around the perimeter of each tree, or groupings of trees with overlapping canopies so we don't count the overlap.
3. To find the tree canopy coverage we added the following three areas: individual proposed tree canopies, tree groupings with overlapping canopies, and existing tree canopies to remain. We divided this sum first by the site area for each phase, and then by the Master Site Plan Area, defined by the TOH NCD Facility Lease Boundaries, excluding the LRT rights-of-way, to get a tree canopy cover for both.

Source:

1. https://www.ville.quebec.qc.ca/publications/docs_ville/repertoire_ess_arboricoles.pdf
2. Dirr, Mahael A., Manual of Woody Landscape Plants. Revised, 1998.

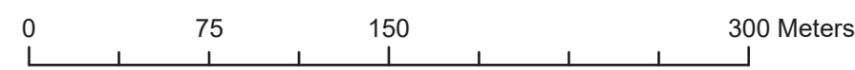


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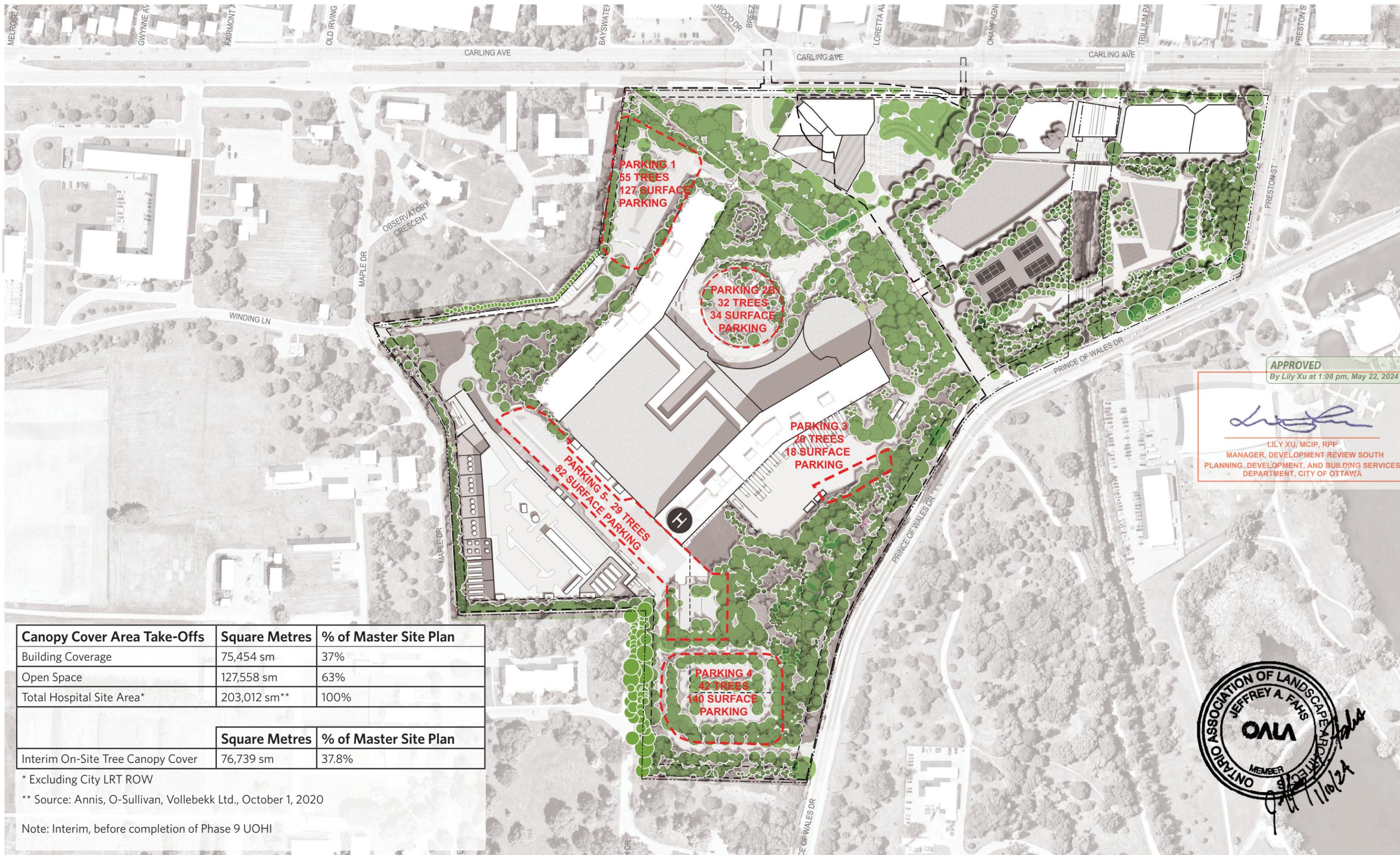
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Master Tree Canopy Cover Summary		
Phase Number	% of Master Site Plan	Off-Site
Phase 1: MP Approvals Phase	0%	
Phase 2: Parking Garage Site	9.3%	
Phase 2A: Parking Garage Roof	2.4%	
Phase 3: CUP	1%	
Phase 4: Hospital	22%	
Phase 5: LRT Station	0.1% / -0.1%	
Phase 6: Research Tower	4.4%	
Phase 7: Carling Ave. Towers	0.7% - 2%	
Phase 8: Interior to Hospital	0%	
Phase 9: UOHI Expansion	-3%	
On-Site Tree Canopy Cover in 40 Years	34.8%	
Advanced Works		1.5%
35.9% Total Tree Canopy Cover	34.8%	1.5%



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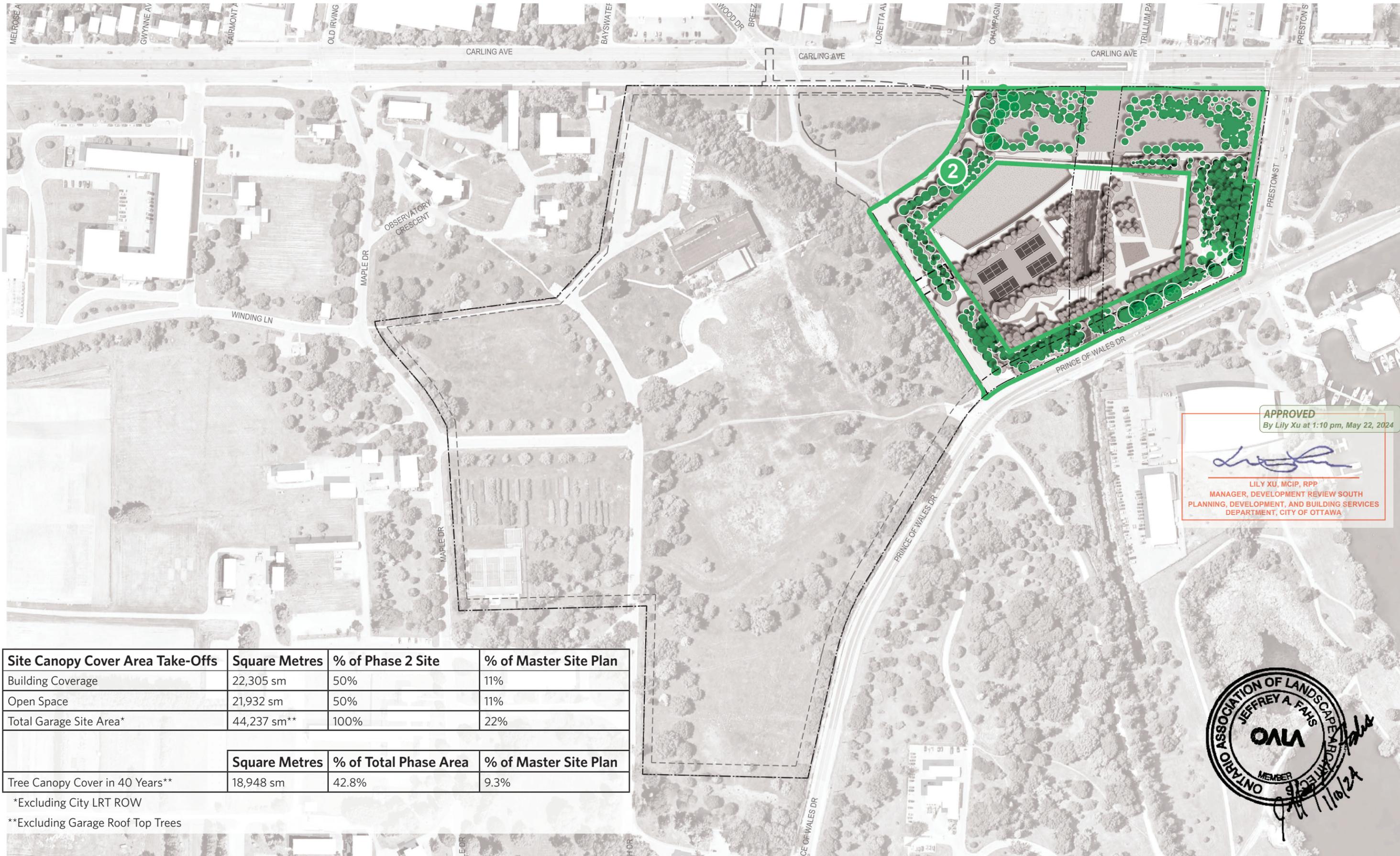
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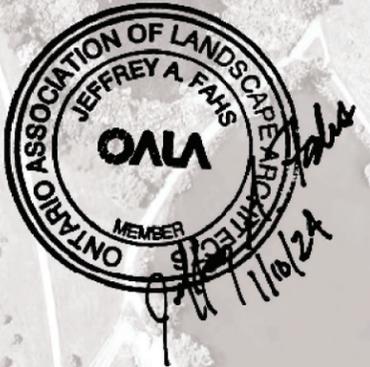
Canopy Cover Area Take-Offs	Square Metres	% of Master Site Plan
Building Coverage	75,454 sm	37%
Open Space	127,558 sm	63%
Total Hospital Site Area*	203,012 sm**	100%
	Square Metres	% of Master Site Plan
Interim On-Site Tree Canopy Cover	76,739 sm	37.8%

* Excluding City LRT ROW
 ** Source: Annis, O-Sullivan, Vollebakk Ltd., October 1, 2020
 Note: Interim, before completion of Phase 9 UOHI



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Site Canopy Cover Area Take-Offs	Square Metres	% of Phase 2 Site	% of Master Site Plan
Building Coverage	22,305 sm	50%	11%
Open Space	21,932 sm	50%	11%
Total Garage Site Area*	44,237 sm**	100%	22%
	Square Metres	% of Total Phase Area	% of Master Site Plan
Tree Canopy Cover in 40 Years**	18,948 sm	42.8%	9.3%

*Excluding City LRT ROW

**Excluding Garage Roof Top Trees



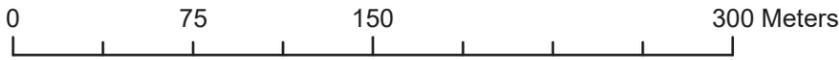


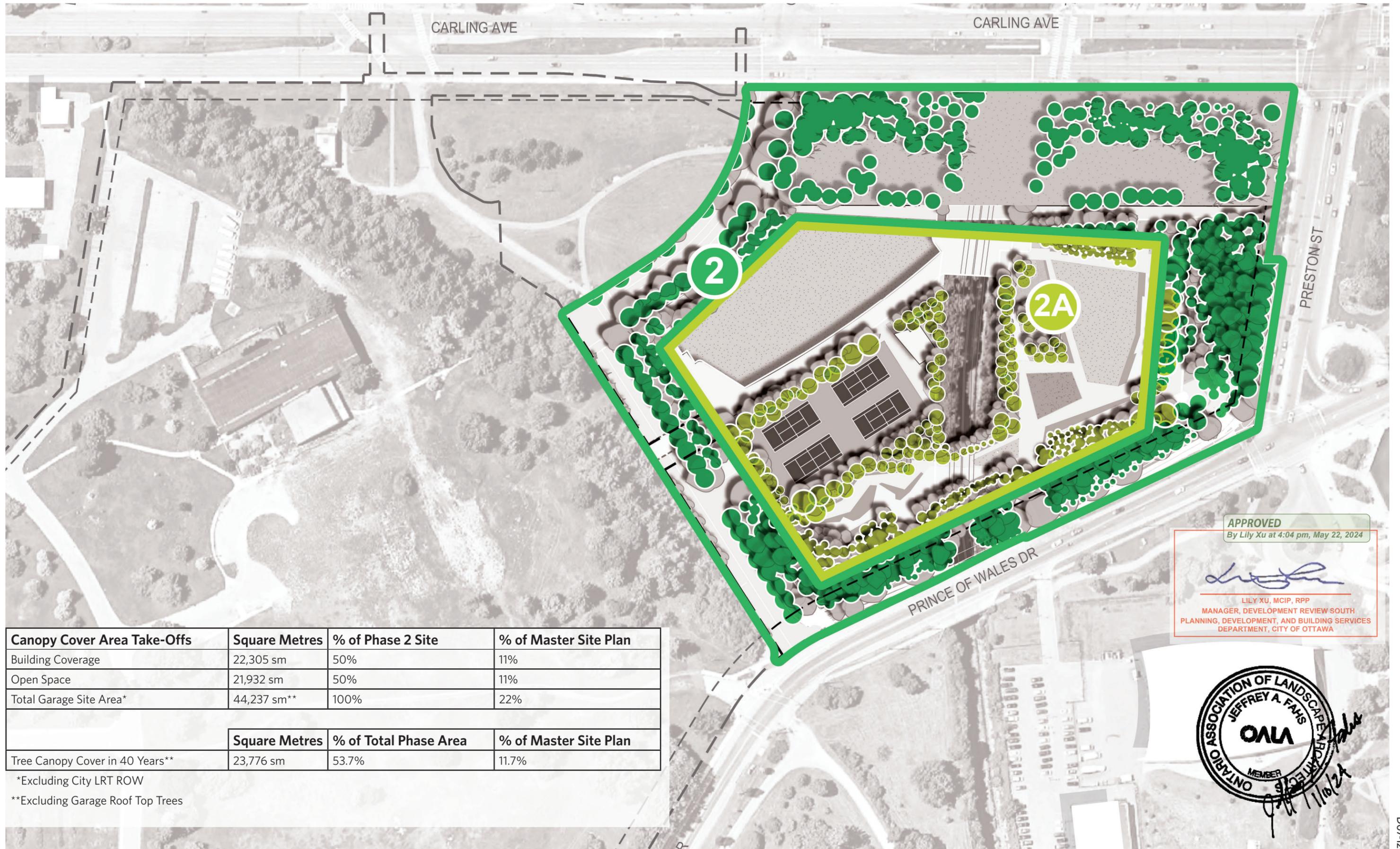
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Roof Canopy Cover Area Take-Offs	Square Metres	% of Phase 2 Site	% of Master Site Plan
Total Garage Site Area	44,237 sm	100%	22%
Tree Canopy Cover in 40 Years	4,828 sm	10.9%	2.4%





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Canopy Cover Area Take-Offs	Square Metres	% of Phase 2 Site	% of Master Site Plan
Building Coverage	22,305 sm	50%	11%
Open Space	21,932 sm	50%	11%
Total Garage Site Area*	44,237 sm**	100%	22%
	Square Metres	% of Total Phase Area	% of Master Site Plan
Tree Canopy Cover in 40 Years**	23,776 sm	53.7%	11.7%

*Excluding City LRT ROW

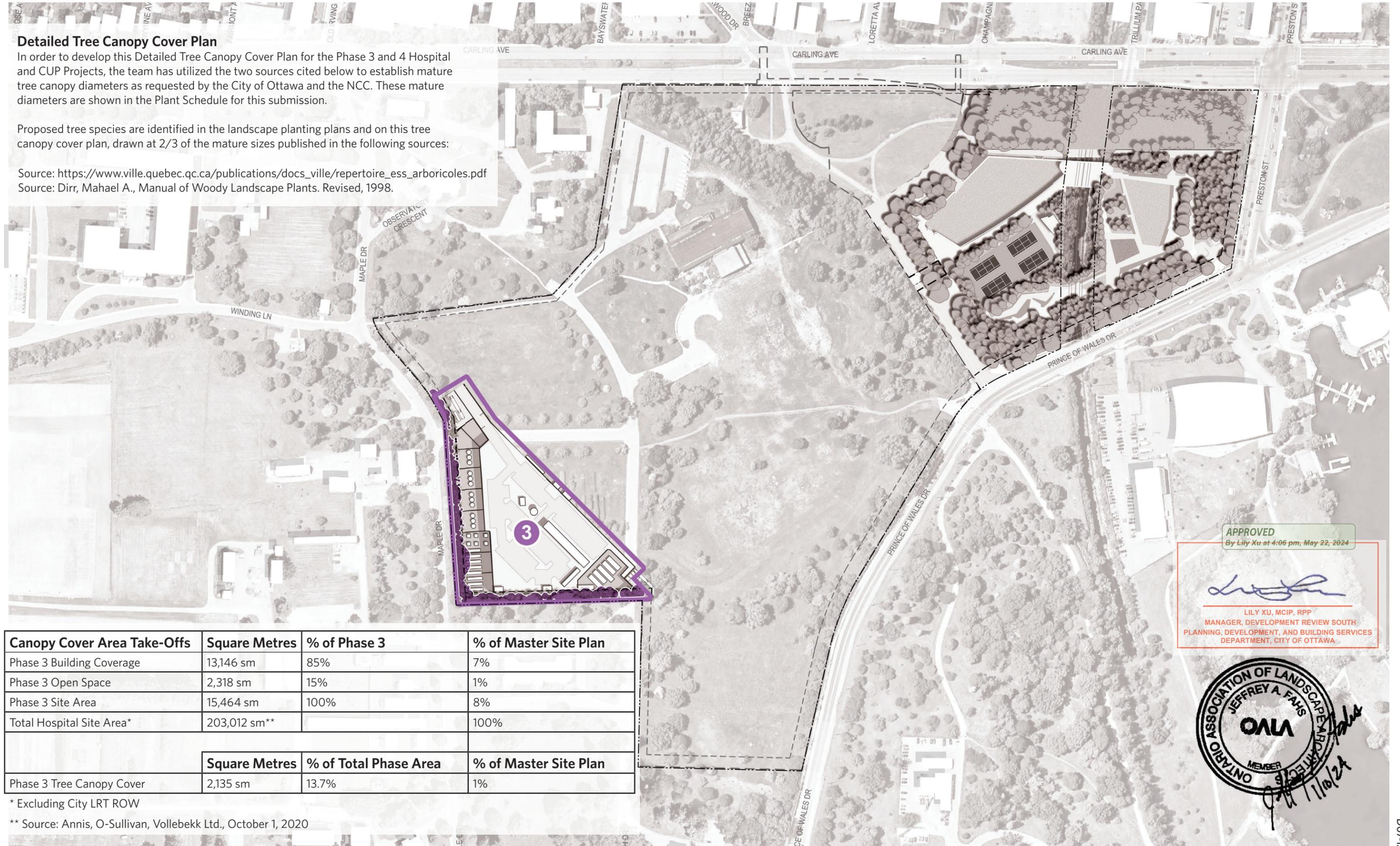
**Excluding Garage Roof Top Trees

Detailed Tree Canopy Cover Plan

In order to develop this Detailed Tree Canopy Cover Plan for the Phase 3 and 4 Hospital and CUP Projects, the team has utilized the two sources cited below to establish mature tree canopy diameters as requested by the City of Ottawa and the NCC. These mature diameters are shown in the Plant Schedule for this submission.

Proposed tree species are identified in the landscape planting plans and on this tree canopy cover plan, drawn at 2/3 of the mature sizes published in the following sources:

- Source: https://www.ville.quebec.qc.ca/publications/docs_ville/repertoire_ess_arboricoles.pdf
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Canopy Cover Area Take-Offs	Square Metres	% of Phase 3	% of Master Site Plan
Phase 3 Building Coverage	13,146 sm	85%	7%
Phase 3 Open Space	2,318 sm	15%	1%
Phase 3 Site Area	15,464 sm	100%	8%
Total Hospital Site Area*	203,012 sm**		100%
	Square Metres	% of Total Phase Area	% of Master Site Plan
Phase 3 Tree Canopy Cover	2,135 sm	13.7%	1%

* Excluding City LRT ROW

** Source: Annis, O-Sullivan, Vollebakk Ltd., October 1, 2020



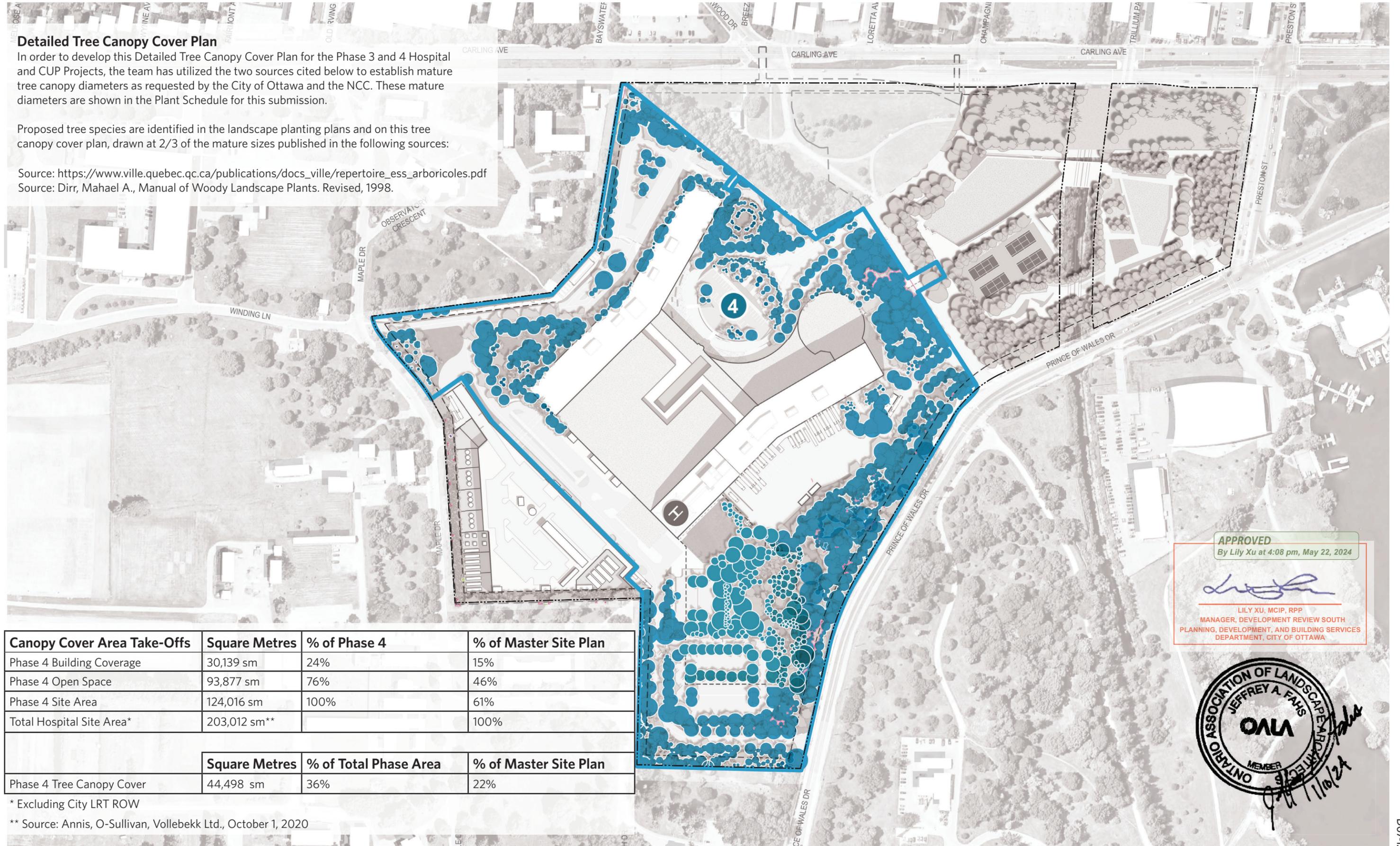
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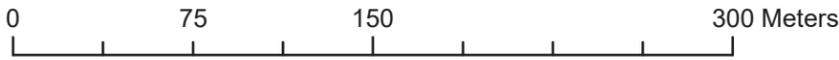
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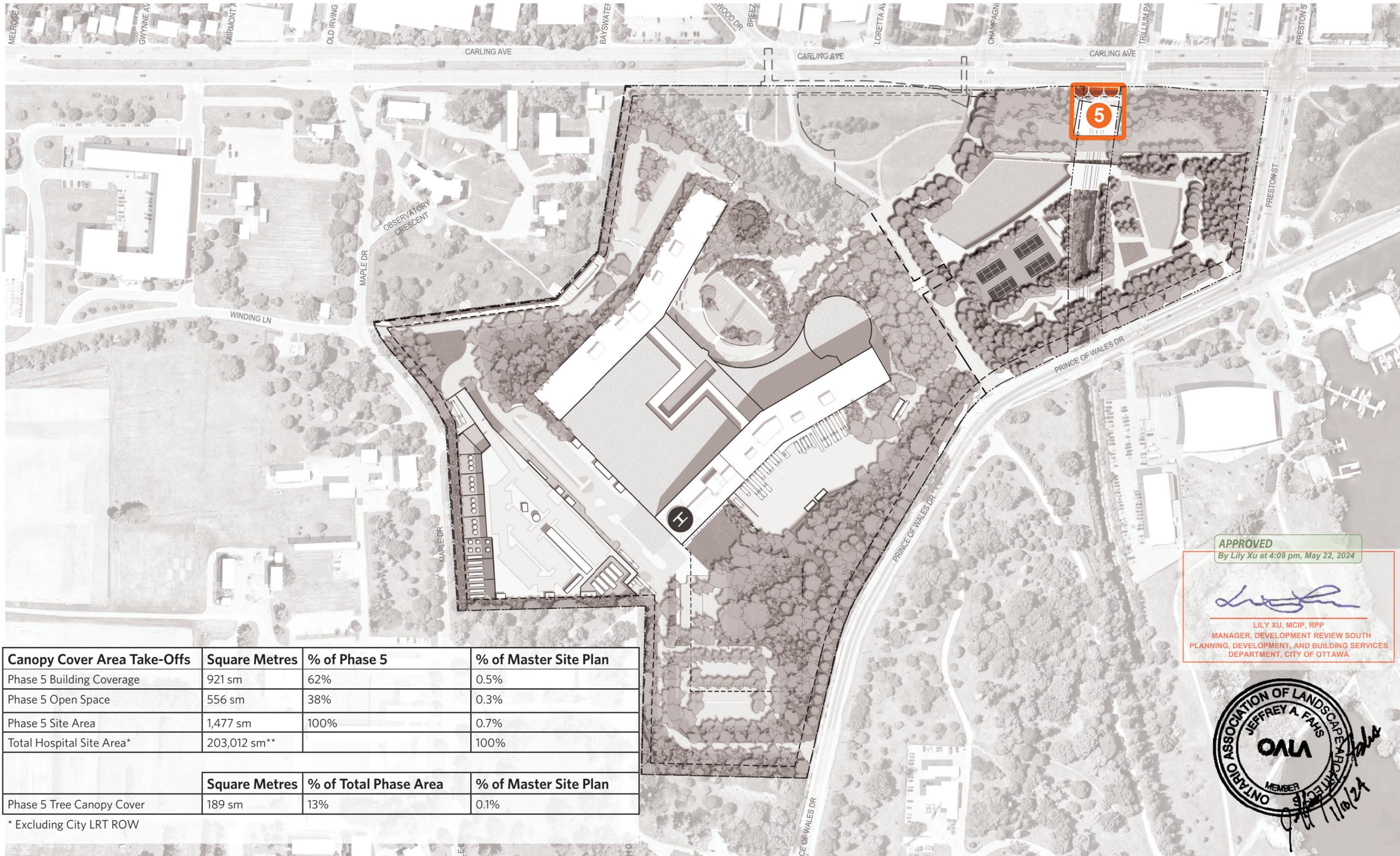
Canopy Cover Area Take-Offs	Square Metres	% of Phase 4	% of Master Site Plan
Phase 4 Building Coverage	30,139 sm	24%	15%
Phase 4 Open Space	93,877 sm	76%	46%
Phase 4 Site Area	124,016 sm	100%	61%
Total Hospital Site Area*	203,012 sm**		100%
	Square Metres	% of Total Phase Area	% of Master Site Plan
Phase 4 Tree Canopy Cover	44,498 sm	36%	22%

* Excluding City LRT ROW

** Source: Annis, O-Sullivan, Vollebakk Ltd., October 1, 2020



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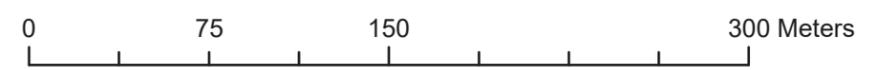
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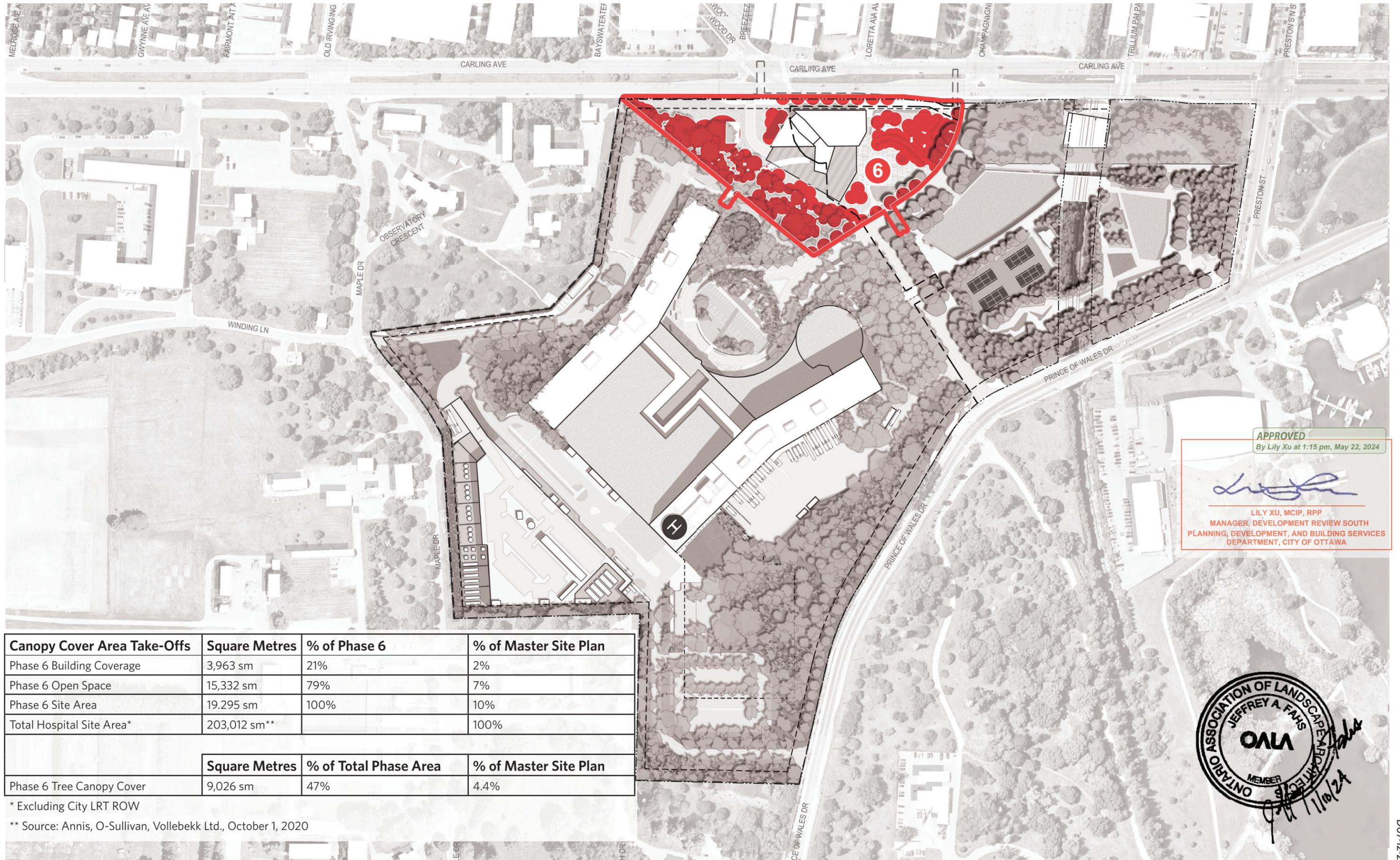
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Canopy Cover Area Take-Offs	Square Metres	% of Phase 5	% of Master Site Plan
Phase 5 Building Coverage	921 sm	62%	0.5%
Phase 5 Open Space	556 sm	38%	0.3%
Phase 5 Site Area	1,477 sm	100%	0.7%
Total Hospital Site Area*	203,012 sm**		100%
	Square Metres	% of Total Phase Area	% of Master Site Plan
Phase 5 Tree Canopy Cover	189 sm	13%	0.1%

* Excluding City LRT ROW





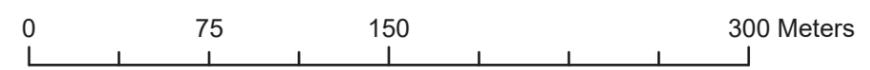
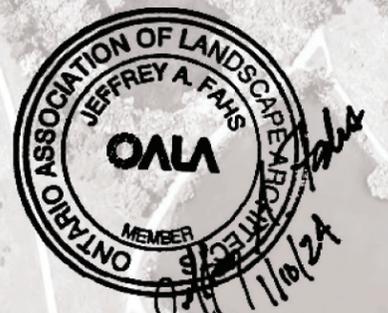
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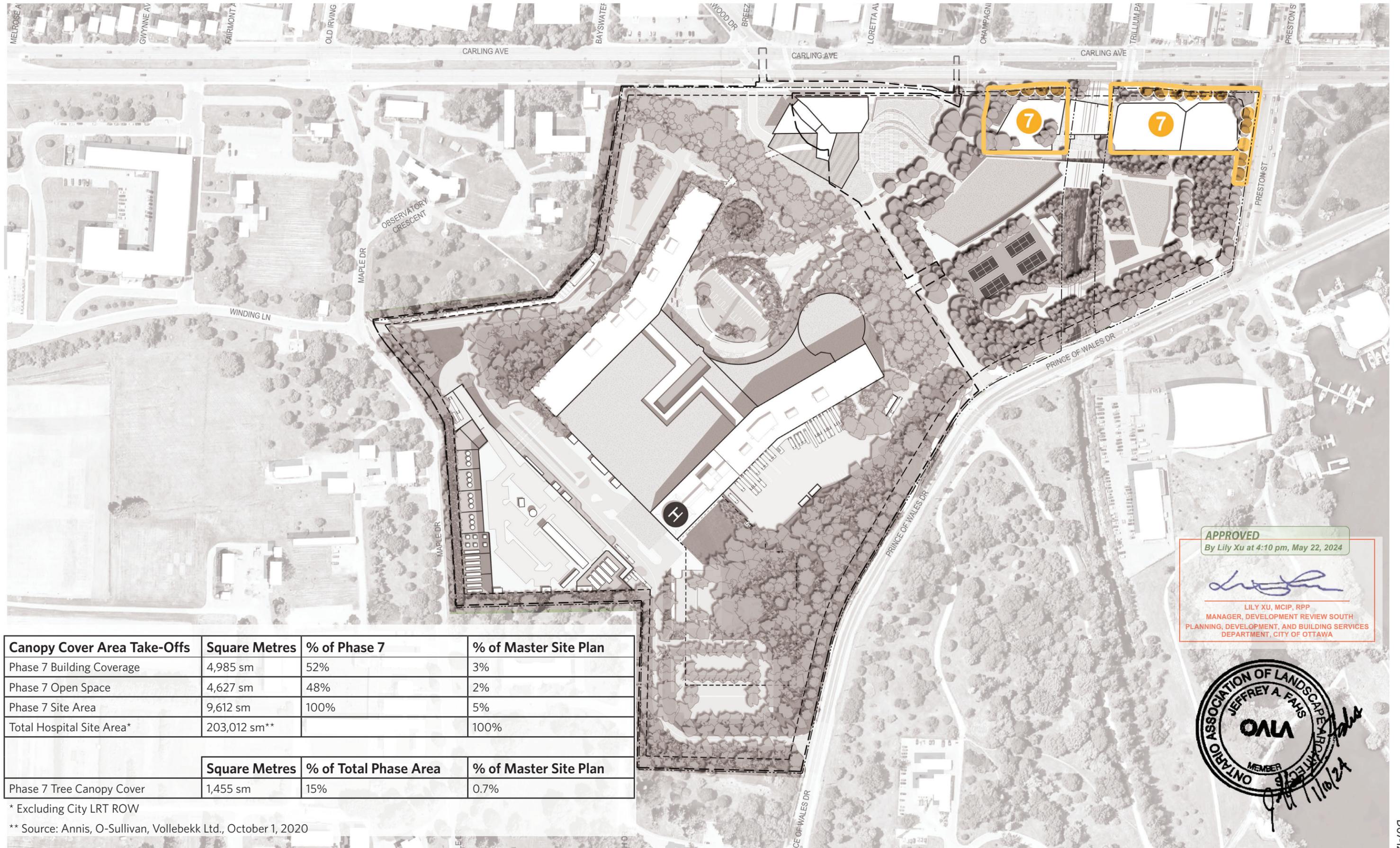
Canopy Cover Area Take-Offs	Square Metres	% of Phase 6	% of Master Site Plan
Phase 6 Building Coverage	3,963 sm	21%	2%
Phase 6 Open Space	15,332 sm	79%	7%
Phase 6 Site Area	19,295 sm	100%	10%
Total Hospital Site Area*	203,012 sm**		100%
	Square Metres	% of Total Phase Area	% of Master Site Plan
Phase 6 Tree Canopy Cover	9,026 sm	47%	4.4%

* Excluding City LRT ROW

** Source: Annis, O-Sullivan, Vollebakk Ltd., October 1, 2020



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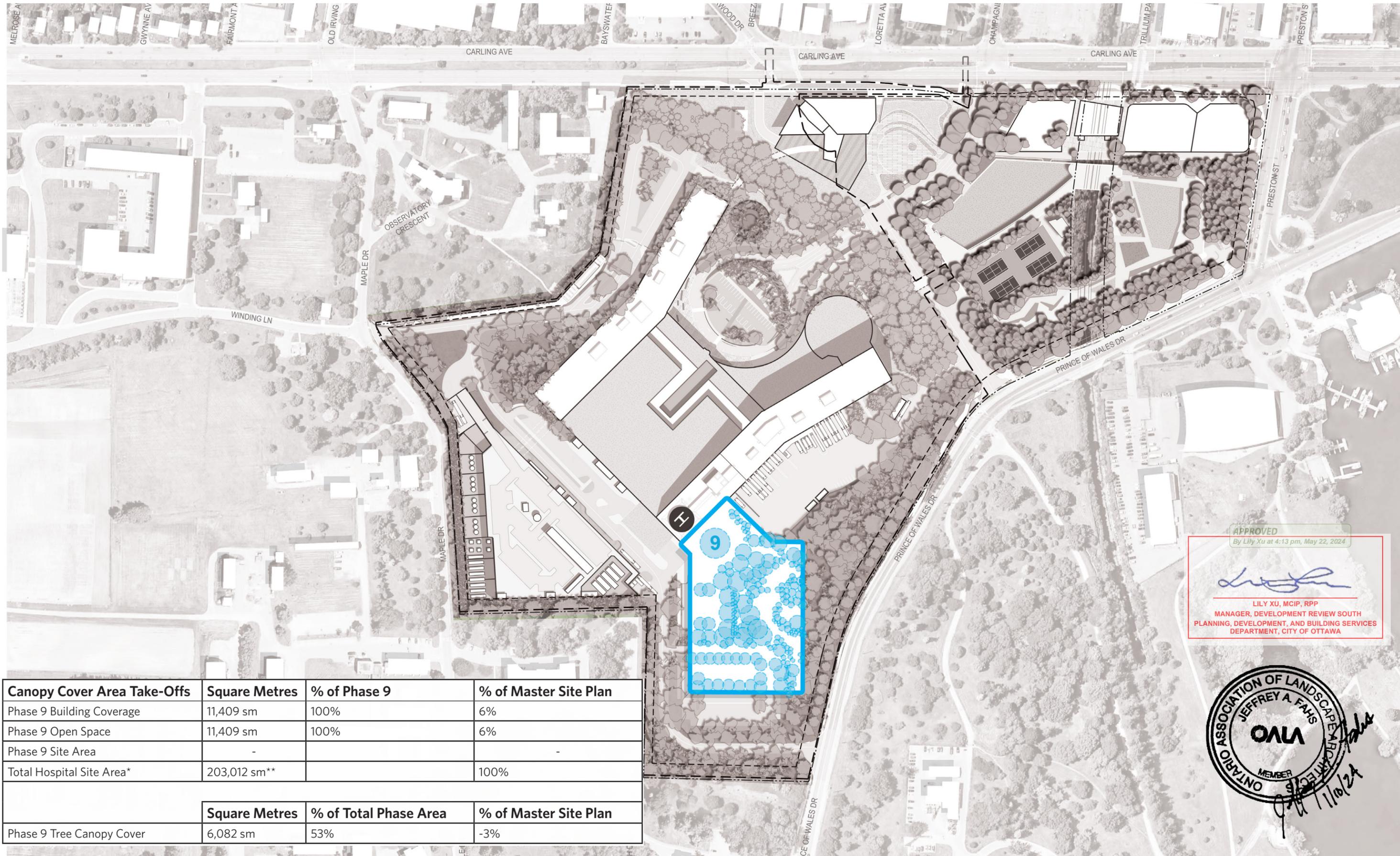
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Canopy Cover Area Take-Offs	Square Metres	% of Phase 7	% of Master Site Plan
Phase 7 Building Coverage	4,985 sm	52%	3%
Phase 7 Open Space	4,627 sm	48%	2%
Phase 7 Site Area	9,612 sm	100%	5%
Total Hospital Site Area*	203,012 sm**		100%
	Square Metres	% of Total Phase Area	% of Master Site Plan
Phase 7 Tree Canopy Cover	1,455 sm	15%	0.7%

* Excluding City LRT ROW

** Source: Annis, O-Sullivan, Vollebakk Ltd., October 1, 2020





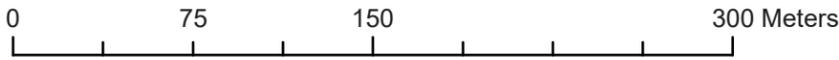
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Canopy Cover Area Take-Offs	Square Metres	% of Phase 9	% of Master Site Plan
Phase 9 Building Coverage	11,409 sm	100%	6%
Phase 9 Open Space	11,409 sm	100%	6%
Phase 9 Site Area	-	-	-
Total Hospital Site Area*	203,012 sm**		100%
	Square Metres	% of Total Phase Area	% of Master Site Plan
Phase 9 Tree Canopy Cover	6,082 sm	53%	-3%



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