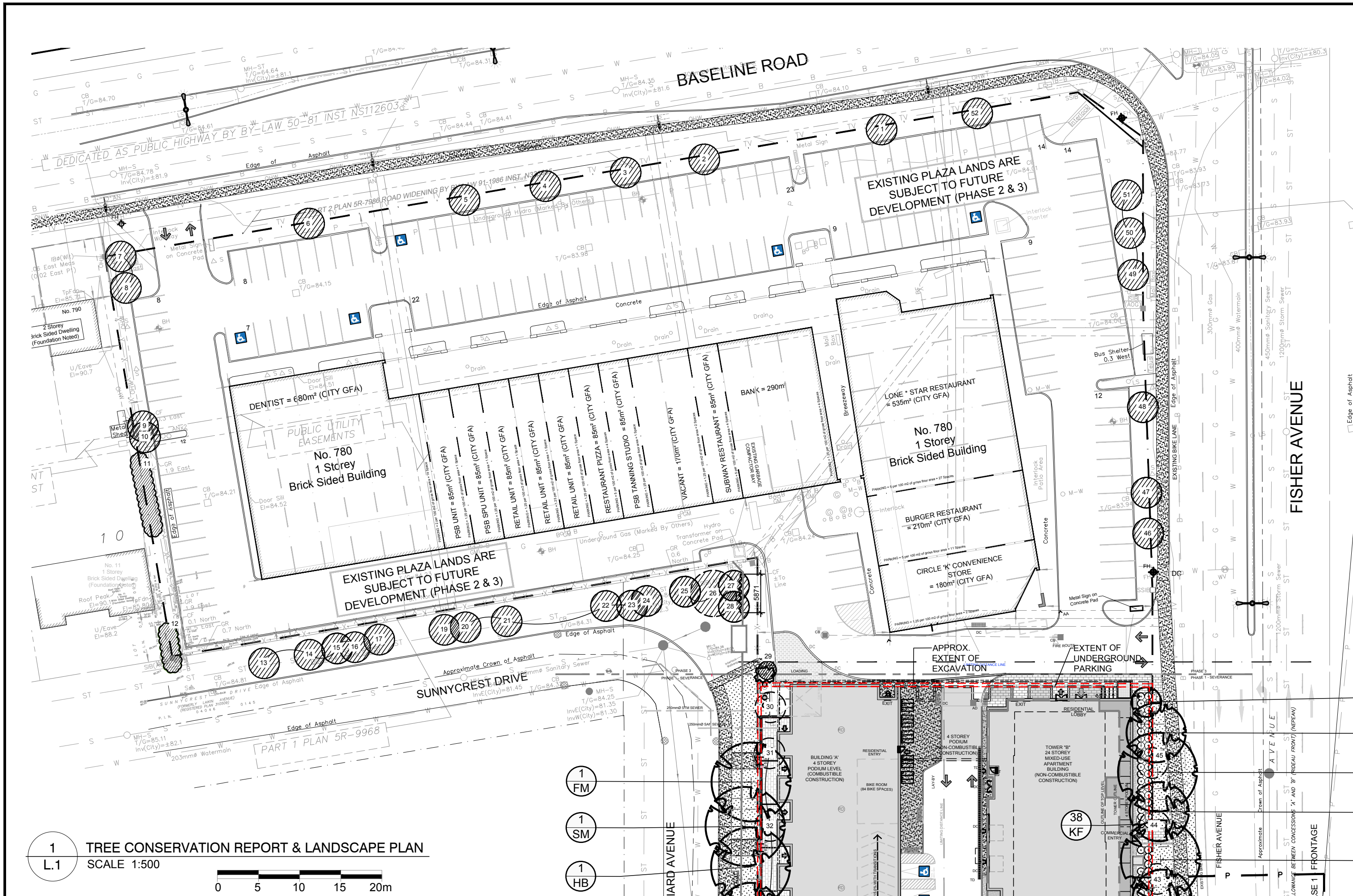


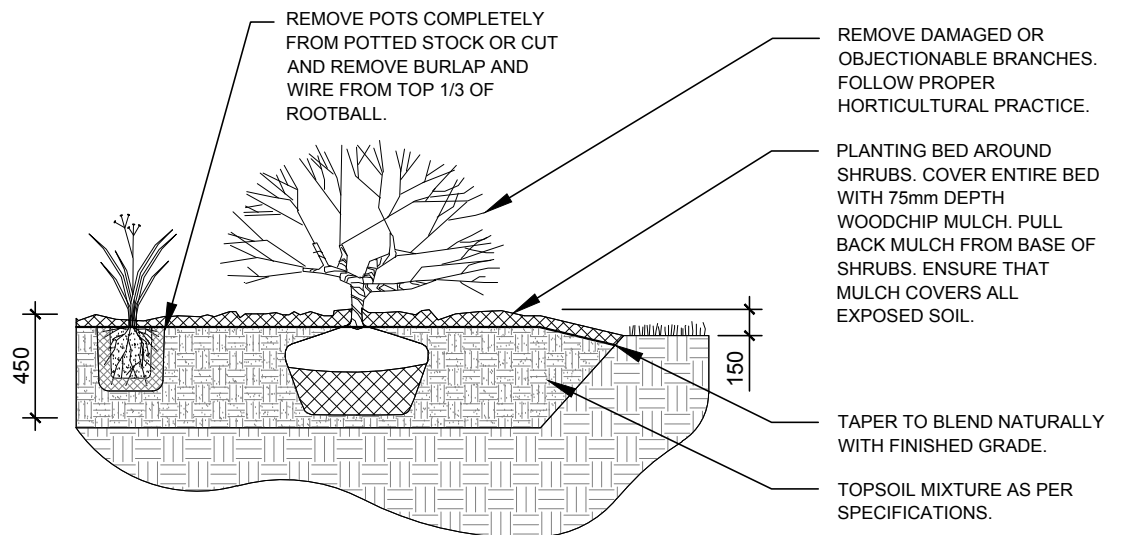


1 TREE CONSERVATION REPORT & LANDSCAPE PLAN
SCALE 1:500

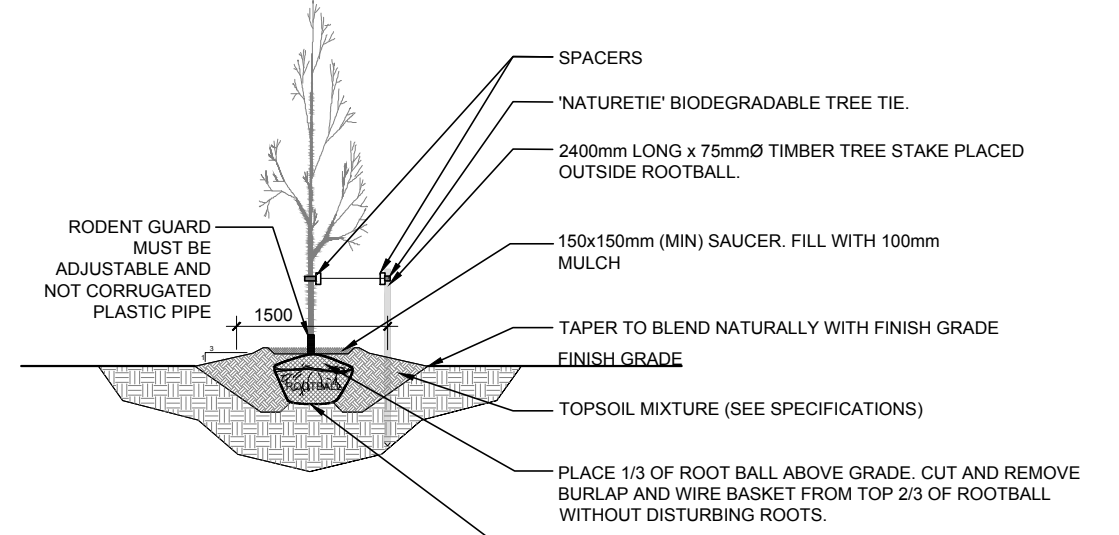
40 YEAR CANOPY CALCULATION:
-3,470 m2 site area for phase 1
-6 Large deciduous trees proposed (154m2 ea.) 5 medium trees proposed (79m2 ea.) 1 columnar tree proposed (7m2)
=1326m2 canopy cover =38.2% canopy cover
*Large deciduous tree calculated at 14m, medium deciduous trees at 10m and columnar tree at 3m spread

- 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 trees are as follows:
 - Building Foundations 7.5m
 - Sidewalks 1.5m
 - Public Streets 2.5m
 - Underground Infrastructure 2.0m
 - Watermain 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.
 - All tree stakes and rodent guards are to be removed by the contractor at the end of the warranty period.
 - To ensure that no harm is caused to breeding birds, tree removal and vegetation clearing should be avoided during the migratory bird season (April 15 – August 15) as specified by The City of Ottawa's Environmental Impact Study Guidelines.
 - Parkland Dedication should not be used for stockpiling or staging of materials or construction equipment during demolition or construction activities in order to limit compaction of native soils.

2 ORNAMENTAL GRASS PLANTING
SCALE: NTS



3 DECIDUOUS TREE PLANTING
SCALE: NTS



EXISTING TREE LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS	OWNERSHIP	COMMENTS
1	1	<i>Gleditsia triacanthos</i>	Honey Locust	160mm DBH	GOOD	To remain	780 Baseline Road	100% canopy
2	1	<i>Gleditsia triacanthos</i>	Honey Locust	160mm DBH	GOOD	To remain	780 Baseline Road	100% canopy
3	1	<i>Gleditsia triacanthos</i>	Honey Locust	160mm DBH	GOOD	To remain	780 Baseline Road	100% canopy
4	1	<i>Gleditsia triacanthos</i>	Honey Locust	170mm DBH	GOOD	To remain	780 Baseline Road	100% canopy
5	1	<i>Gleditsia triacanthos</i>	Honey Locust	170mm DBH	GOOD	To remain	780 Baseline Road	100% canopy
6	1	<i>Gleditsia triacanthos</i>	Honey Locust	300mm DBH	GOOD	To remain	780 Baseline Road	100% canopy
7	1	<i>Picea glauca</i>	White Spruce	220mm DBH	FAIR	To remain	780 Baseline Road	60% canopy
8	1	<i>Picea glauca</i>	White Spruce	340mm DBH	GOOD	To remain	780 Baseline Road	100% canopy
9	1	<i>Acer negundo</i>	Manitoba Maple	100mm DBH	GOOD	To remain	780 Baseline Road	100% canopy
10	1	<i>Acer negundo</i>	Manitoba Maple	100mm DBH	GOOD	To remain	780 Baseline Road	100% canopy
11	1	<i>Thuja occidentalis</i>	White Cedar Hedge	150-200mm DBH	GOOD	To remain	780 Baseline Road	Hedge is in good health
12	1	<i>Thuja occidentalis</i>	White Cedar Hedge	150-200mm DBH	GOOD	To remain	780 Baseline Road	Hedge is in good health
13	1	<i>Picea pungens</i>	Colorado Spruce	300, 320mm DBH	FAIR	To remain	City of Ottawa	90% canopy. Tree is leaning heavily to the east
14	1	<i>Picea pungens</i>	Colorado Spruce	310mm DBH	GOOD	To remain	City of Ottawa	100% canopy
15	1	<i>Picea pungens</i>	Colorado Spruce	330mm DBH	GOOD	To remain	City of Ottawa	100% canopy
16	1	<i>Picea pungens</i>	Colorado Spruce	250mm DBH	GOOD	To remain	City of Ottawa	100% canopy
17	1	<i>Picea pungens</i>	Colorado Spruce	280, 320mm DBH	GOOD	To remain	City of Ottawa	100% canopy
18	1	<i>Thuja occidentalis</i>	Eastern White Cedar	100-200mm DBH	GOOD	To be removed	7 Hillard	Hedge is in good condition
19	1	<i>Picea pungens</i>	Colorado Spruce	340mm DBH	GOOD	To remain	City of Ottawa	100% canopy
20	1	<i>Picea pungens</i>	Colorado Spruce	290mm DBH	GOOD	To remain	City of Ottawa	100% canopy
21	1	<i>Picea pungens</i>	Colorado Spruce	330mm DBH	GOOD	To remain	City of Ottawa	100% canopy
22	1	<i>Picea pungens</i>	Colorado Spruce	280mm DBH	GOOD	To remain	City of Ottawa	100% canopy
23	1	<i>Picea pungens</i>	Colorado Spruce	320mm DBH	GOOD	To remain	City of Ottawa	100% canopy
24	1	<i>Picea pungens</i>	Colorado Spruce	350mm DBH	GOOD	To remain	City of Ottawa	100% canopy
25	1	<i>Picea pungens</i>	Colorado Spruce	340mm DBH	GOOD	To remain	City of Ottawa	100% canopy
26	1	<i>Picea pungens</i>	Colorado Spruce	340mm DBH	GOOD	To remain	City of Ottawa	100% canopy
27	1	<i>Picea pungens</i>	Colorado Spruce	260mm DBH	GOOD	To remain	780 Baseline Road	100% canopy
28	1	<i>Juglans nigra</i>	Black Walnut	140mm DBH	GOOD	To remain	780 Baseline Road	90% canopy
30	1	<i>Pinus nigra</i>	Austrian Pine	510mm DBH	GOOD	To be removed	780 Baseline Road	100% canopy
31	1	<i>Pinus nigra</i>	Austrian Pine	430mm DBH	GOOD	To be removed	780 Baseline Road	100% canopy
32	1	<i>Pinus nigra</i>	Austrian Pine	310mm DBH	GOOD	To be removed	780 Baseline Road	95% canopy
33	1	<i>Picea glauca</i>	White Spruce	220mm DBH	GOOD	To be removed	780 Baseline Road	100% canopy
34	1	<i>Picea abies</i>	Norway Spruce	310mm DBH	GOOD	To be removed	780 Baseline Road	85% canopy
35	1	<i>Picea abies</i>	Norway Spruce	210mm DBH	GOOD	To be removed	780 Baseline Road	100% canopy- conflicting with new sanitary line
36	1	<i>Picea abies</i>	Norway Spruce	200mm DBH	GOOD	To be removed	780 Baseline Road	100% canopy- conflicting with new sanitary line
37	1	<i>Picea abies</i>	Norway Spruce	180mm DBH	GOOD	To be removed	780 Baseline Road	100% canopy- conflicting with new sanitary line
38	1	<i>Picea abies</i>	Norway Spruce	300mm DBH	GOOD	To be removed	780 Baseline Road	100% canopy- conflicting with new sanitary line
39	1	<i>Thuja occidentalis</i>	White Cedar	100-200mm DBH	GOOD	To be removed	780 Baseline Road	Hedge is in good condition
40	1	<i>Tilia cordata</i>	Littleleaf Linden	620mm DBH	GOOD	To be removed	City of Ottawa	95% canopy
41	1	<i>Tilia cordata</i>	Littleleaf Linden	420mm DBH	GOOD	To be removed	City of Ottawa	90% canopy
42	1	<i>Tilia cordata</i>	Littleleaf Linden	100mm DBH	GOOD	To be removed	City of Ottawa	100% canopy, coppice
43	1	<i>Tilia cordata</i>	Littleleaf Linden	660mm DBH	FAIR	To be removed	Jointly owned	60% canopy
44	1	<i>Tilia cordata</i>	Littleleaf Linden	480mm DBH	GOOD	To be removed	Jointly owned	80% canopy
45	1	<i>Tilia cordata</i>	Littleleaf Linden	220mm DBH	POOR	To remain	780 Baseline Road	50% canopy
46	1	<i>Tilia cordata</i>	Littleleaf Linden	270mm DBH	GOOD	To remain	780 Baseline Road	100% canopy
47	1	<i>Acer glabrum</i>	Amur Maple	100mm DBH	FAIR	To remain	780 Baseline Road	65% canopy
48	1	<i>Tilia cordata</i>	Littleleaf Linden	2x300mm DBH	GOOD	To remain	780 Baseline Road	100% canopy
49	1	<i>Tilia cordata</i>	Littleleaf Linden	330mm DBH	GOOD	To remain	780 Baseline Road	100% canopy
50	1	<i>Tilia cordata</i>	Littleleaf Linden	240mm DBH	GOOD	To remain	780 Baseline Road	100% canopy
51	1	<i>Thuja occidentalis</i>	White Cedar	100-200mm DBH	GOOD	See plan	780 Baseline Road	Hedge is in good condition
52	1	<i>Gleditsia triacanthos</i>	Honey Locust	170mm DBH	GOOD	To remain	780 Baseline Road	100% canopy
53	1	<i>Acer saccharinum</i>	Silver Maple	720mm DBH	POOR	To be removed	Jointly owned	Poor- refer to TCR addendum by Dendron
54	1	<i>Picea pungens 'Glaucia'</i>	Blue Spruce	150mm DBH	GOOD	To remain	7 Hillard	100% canopy
55	1	<i>Aesculus hippocastanum</i>	Horse Chestnut	120mm DBH	GOOD	To remain	9 Hillard	100% canopy- volunteer tree growing within hedge
56	1	<i>Acer platanoides</i>	Norway Maple	670mm DBH	GOOD	To remain	11 Hillard	Heavily pruned- under overhead wires
57	1	<i>Juniperus spp.</i>	Upright Juniper	100mm DBH	GOOD	To remain	City of Ottawa	100% canopy
58	1	<i>Catalpa bignonioides</i>	Southern Catalpa	4x130-300mm DBH	GOOD	To remain	11 Hillard	Appears to be in good condition
59	1		Deciduous Tree	5x50-100mm DBH	GOOD	To be removed	City of Ottawa	Species TBD when in leaf. Conflicting with hydro service

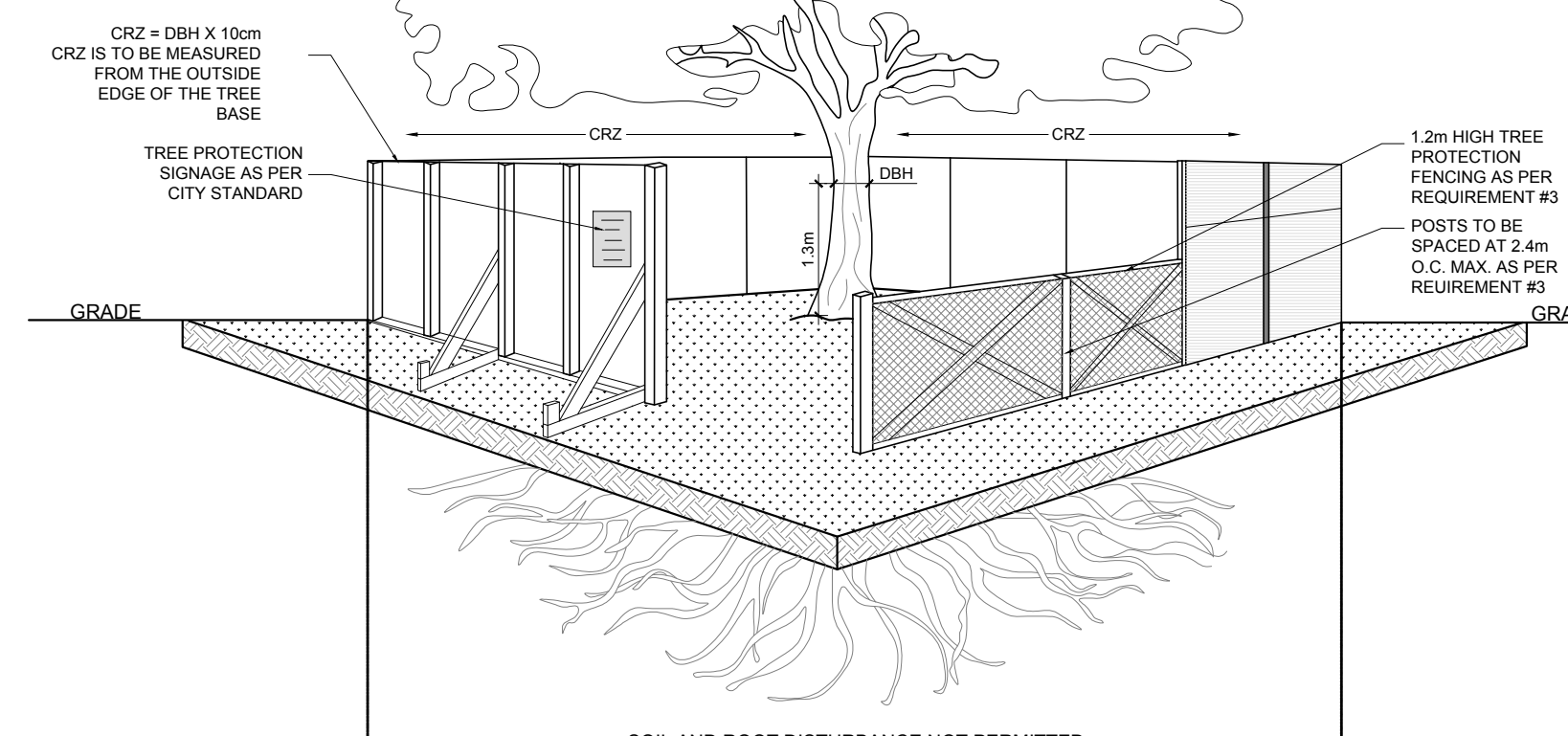
PROPOSED PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
AM	1	<i>Acer x freemanii</i> 'Armstrong'	Armstrong Maple	60mm cal.	B&B	PROPOSED ON PRIVATE PROPERTY
HB	3	<i>Celtis occidentalis</i>	Hackberry	60mm cal.	B&B	PROPOSED ON CITY PROPERTY
HL	5	<i>Gleditsia triacanthos</i> 'Draves'	Street Keeper Honeylocust	60mm cal.	B&B	PROPOSED ON CITY PROPERTY
FM	1	<i>Acer x freemanii</i>	Freeman's Maple	60mm cal.	B&B	PROPOSED ON CITY PROPERTY
SM	2	<i>Acer saccharum</i>	Sugar Maple	60mm cal.	B&B	PROPOSED ON CITY PROPERTY
ORNAMENTAL GRASSES						
BL	14	<i>Leymus arenarius</i> 'Blue Dune'	Blue Dune Grass	250mm pot.	Potted	800mm o.c.
KF	28	<i>Calamagrostis</i> 'Karl Foerster'	Feather Reed Grass	250mm pot.	Potted	800mm o.c.
OD	16	<i>Calamagrostis</i> 'Overdam'	Overdam Grass	250mm pot.	Potted	800mm o.c.

APPROVED

By Kersten Nitsche at 2:59 pm, Jun 27, 2025

KERSTEN NITSCHKE, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA



4 TREE PROTECTION FENCE
SCALE: NTS

TREE PROTECTION REQUIREMENTS:

- PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10x DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
 - UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
 - DO NOT PLACE ANY MATERIAL, OR EQUIPMENT INCLUDING HOUSEHOLDERS.
 - 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 BUNCHES 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.
 - TREE PROTECTION FENCING MUST BE AT LEAST 1.2m IN HEIGHT, AND BE 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. (SEE DETAIL.)
 - THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED 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 ROOTS WHERE ENCOUNTERED.
- BY-LAWS:
- ALL CITY-OWNED TREES ARE PROTECTED UNDER THE MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAW (2008-279). WITHIN THE URBAN AREA.
- PRIVATELY-OWNED TREES GREATER THAN 50cm IN DIAMETER ON LOTS 1 HECTARE IN SIZE OR LESS, AND TREES GREATER THAN 10cm IN DIAMETER ON LOTS GREATER THAN 1 HECTARE, ARE PROTECTED UNDER THE URBAN TREE CONSERVATION BY-LAW (2009-200).

CLIENT:

THEBERGE
HOMES

CONSULTANTS
ARCHITECTS

r/a / architecture
roderick lahey architect inc.
56 beech street, ottawa, ontario K1S 3J6
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

CIVIL ENGINEERS:

EGIS
215 Menten Pl. #104
Ottawa, ON K2H 9C1
Tel. (613) 836-2184

LEGEND

- REQUIRED SOIL VOLUME
- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL GRASSES
- PROPOSED SODDED GRASS AREA
- PROPOSED UNIT PAVERS TYPE 1
- PROPOSED UNIT PAVERS TYPE 2
- PROPOSED CONCRETE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING HEDGE TO BE REMOVED
- EXISTING HEDGE TO REMAIN
- TREE PROTECTION FENCE

13	REVISED PER CITY COMMENTS	05/14/2025	ML	JL
12	REVISED PER NEW HYDRO DRAWING	05/07/2025	ML	JL
11	REVISED PER NEW CIVIL DRAWING	05/01/2025	ML	JL
10	REVISED PER TCR ADDENDUM	03/05/2025	ML	JL
9	ISSUED FOR DENDRON REVIEW	02/05/2025	ML	JL
8	ISSUED FOR DISCUSSION AND REVIEW	01/29/2025	ML	JL
7	REVISED PER NEW ELEC. DRAWING	01/28/2025	ML	JL
6	REVISED PER CITY COMMENTS	07/31/2024	ML	JL
5	REVISED PER CITY COMMENTS	05/16/2024	ML	JL
4	ISSUED FOR DISCUSSION	05/02/2024	ML	JL
3	REVISED PER CITY COMMENTS	04/09/2024	ML	JL
2	REVISED PER CITY COMMENTS	10/04/2023	ML	JL
1	ISSUED FOR SITE PLAN CONTROL	06/09/2023	ML	JL
No.	Issue	Date	MM/DD/YYYY	DR CK

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8
Tel. (613) 722-5168 Fax. (1-866) 343-3942

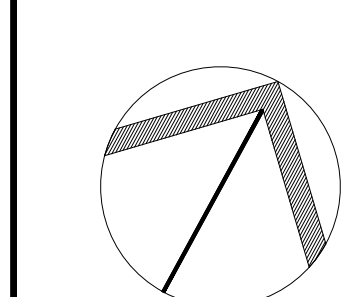
PROJECT
780 Baseline Rd
Ottawa, ON K2C 0A3

DRAWING
TREE CONSERVATION REPORT &
LANDSCAPE PLAN

STAMP



PROJECT NORTH



L.1

PLOT SIZE ARCH-D