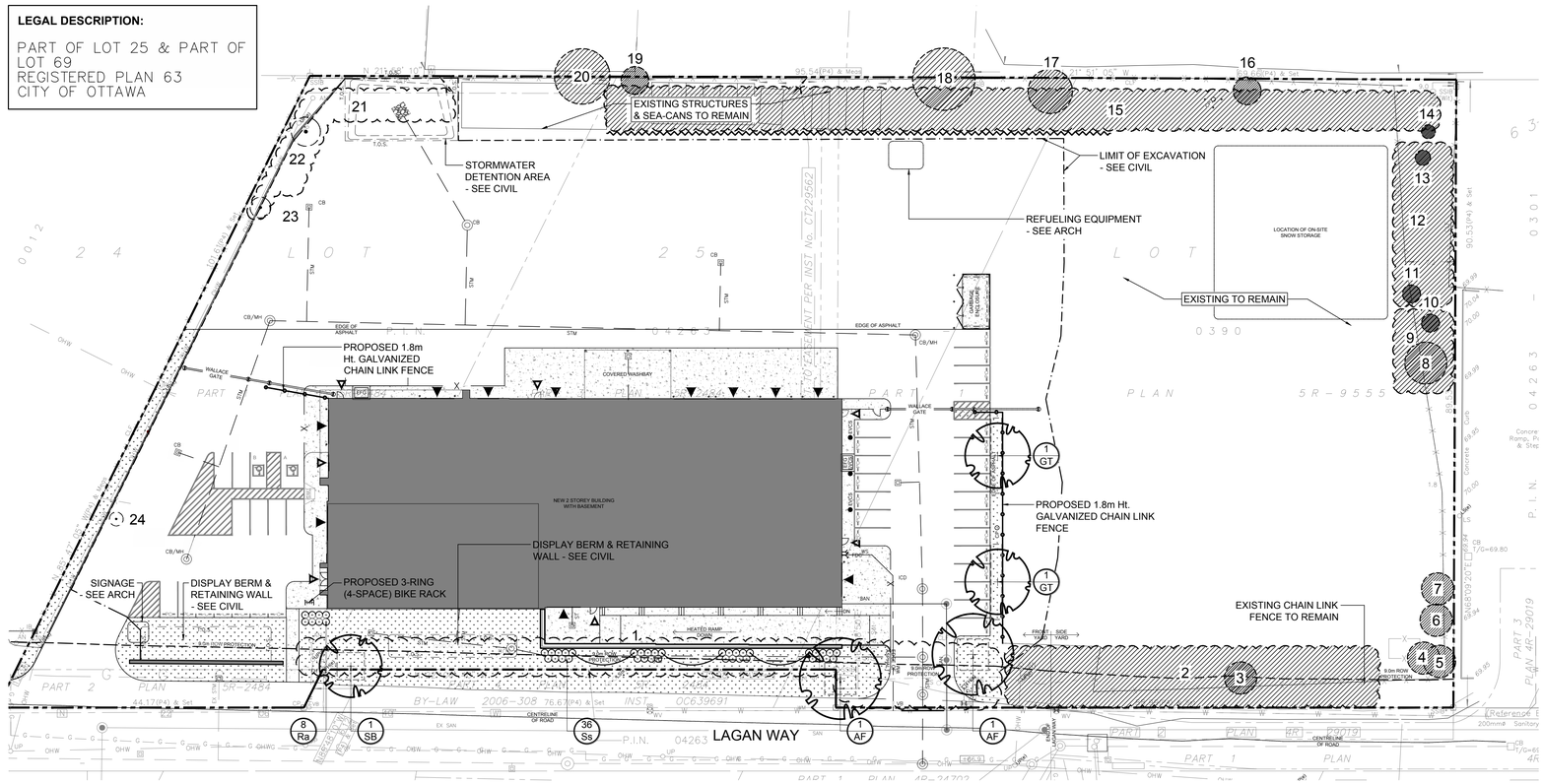
LEGAL DESCRIPTION:

PART OF LOT 25 & PART OF LOT 69
REGISTERED PLAN 63
CITY OF OTTAWA



1 L.1 TREE CONSERVATION REPORT AND LANDSCAPE PLAN
SCALE 1:400

0 5 10 15 20m

EXISTING TREE LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS	OWNERSHIP	COMMENTS
1	*	*Acer negundo*	Manitoba Maple	50-100mm DBH	GOOD	To be removed	1457 Lagan Way	Unmaintained deciduous hedgerow
2	*	*Acer negundo*	Manitoba Maple	50-300mm DBH	GOOD	To Remain	1457 Lagan Way	Unmaintained deciduous hedgerow
3	1	*Populus deltoides*	Eastern Cottonwood	4x210-260mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
4	1	*Populus deltoides*	Eastern Cottonwood	210mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
5	1	*Populus deltoides*	Eastern Cottonwood	330mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
6	1	*Salix spp.*	Willow	100mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
7	1	*Salix spp.*	Willow	150mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
8	1	*Populus deltoides*	Eastern Cottonwood	300mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
9	*	*Populus tremuloides*	Trembling Aspen	100-150mm DBH	GOOD	To Remain	1457 Lagan Way	Unmaintained deciduous hedgerow
10	1	*Populus deltoides*	Eastern Cottonwood	120mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
11	1	*Populus deltoides*	Eastern Cottonwood	2x130mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
12	*	*Populus tremuloides*	Trembling Aspen	100-150mm DBH	GOOD	To Remain	1457 Lagan Way	Unmaintained deciduous hedgerow
13	1	*Salix spp.*	Willow	110mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
14	1	*Salix spp.*	Willow	100mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
15	*	*Populus tremuloides*	Trembling Aspen	100mm DBH	GOOD	To Remain	1457 Lagan Way	Unmaintained deciduous hedgerow
15	*	*Rhamnus cathartica*	Buckthorn	50-100mm DBH	GOOD	To Remain	1457 Lagan Way	Unmaintained deciduous hedgerow-invasive
16	1	*Populus tremuloides*	Trembling Aspen	2x200mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
17	1	*Populus tremuloides*	Trembling Aspen	320mm DBH	GOOD	To Remain	1457 Lagan Way	Tree is in good condition
18	1	*Acer negundo*	Manitoba Maple	450mm DBH	FAIR	To Remain	JOINTLY OWNED	Tree is in good condition
19	1	*Acer negundo*	Manitoba Maple	200mm DBH	GOOD	To Remain	JOINTLY OWNED	Tree is in good condition
20	1	*Ulmus americana*	American Elm	400mm DBH	GOOD	To Remain	JOINTLY OWNED	Tree is in good condition
21	*	*Acer negundo*	Manitoba Maple	100-150mm DBH	GOOD	To be removed	1457 Lagan Way	Unmaintained deciduous hedgerow
22	1	*Ulmus americana*	American Elm	250mm DBH	GOOD	To be removed	1457 Lagan Way	Tree is in good condition
23	1	*Acer negundo*	Manitoba Maple	150mm DBH	GOOD	To be removed	1457 Lagan Way	Tree is in good condition
24	1	*Acer negundo*	Manitoba Maple	100mm DBH	GOOD	To be removed	1457 Lagan Way	Tree is in good condition

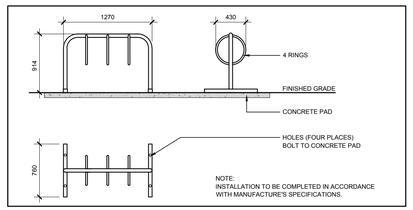
* DENOTES NUMEROUS

PROPOSED PLANT LIST

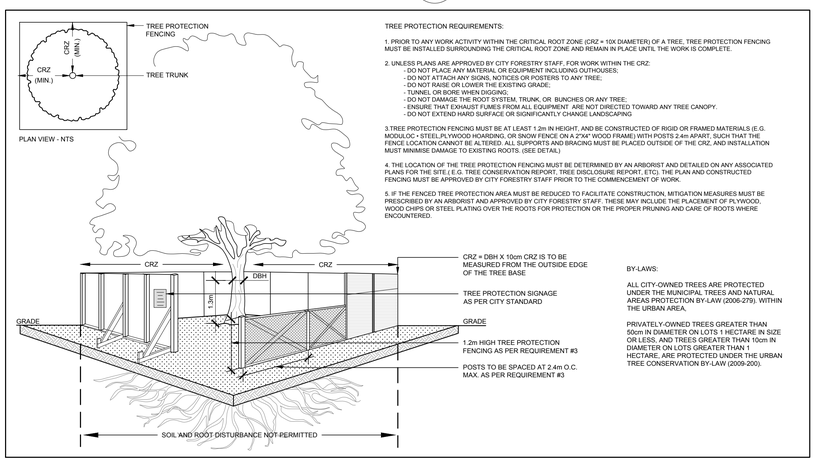
(QTY. / KEY)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
* AF	2	*Acer x freemanii*	Freeman's Mape	50mm ø	B&B	
* GT	2	*Gleditsia triacanthos var. inermis* 'Shademaster'	Shademaster Honeylocust	50mm ø	B&B	
* SB	1	Amelanchier canadensis	Shadblow Serviceberry	50mm ø	B&B	
SHRUBS						
* Ra	8	*Rhus aromatica* 'Gro-Low'	Grow-Low Fragrant Sumac	500mm ht.	Potted	Space 1000 mm o.c.
Ss	36	*Sorbaria sorbifolia* 'Sem'	Sem False Spirea	600mm ht.	Potted	Space 1000 mm o.c.

* NATIVE TO ONTARIO



3 L.1 BIKE RACK
SCALE NTS



TREE PROTECTION REQUIREMENTS:

1. 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.

2. UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
- DO NOT PLACE ANY MATERIAL OR EQUIPMENT INCLUDING OUTHOUSES;
- 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

3.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)

4. 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.

5. 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 (2006-279). 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).

5 L.1 TREE PROTECTION FENCE
SCALE NTS

GENERAL NOTES:

1. 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.
2. The contractor is to notify all utility companies and authorities prior to any excavation and ascertain locations of underground services.
3. The contractor is to reinstate all areas and items damaged as a result of construction activity.
4. The contractor is to comply with all pertinent codes and by-laws.
5. The contractor is to maintain a positive surface run-off throughout the entire construction period.
6. The Landscape Architect is not responsible for subsurface conditions.
7. The contractor is to identify all existing trees to remain on site with the Landscape Architect prior to construction.
8. The contractor is to stake the proposed location of all plant material in conjunction with the Landscape Architect prior to excavation.
9. Minimum distances for selected deciduous trees are as follows:
   - Building Foundations 7.5m
   - Sidewalks 1.5m
   - Public Streets 2.5m
   - Underground Infrastructure 2.0m
10. All trees within 1m of underground utility trenches are to be excavated by hand.
11. Remove all protective wrapping from tree trunks after installation.
12. Staking of trees shall only be performed if necessary.
13. Ensure that mulch is pulled back a min. distance of 75mm from base of tree trunk.

ESTIMATED PROPOSED CANOPY COVER AT MATURITY

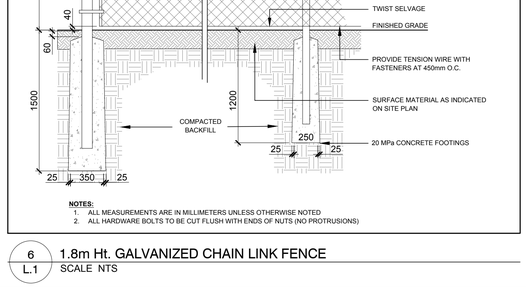
SIZE OF PROPOSED TREE	AVERAGE MATURE SPREAD (Diameter)	CANOPY COVER PER TREE AT MATURITY (m^2)	QUANTITY OF TREES	TOTAL CANOPY COVERAGE (m^2)
DECIDUOUS - SMALL	4.5m	16	1	16
DECIDUOUS - MEDIUM	10m	79	2	158
DECIDUOUS - LARGE	15m	177	2	354
CONIFEROUS	5m	20	0	0

TOTAL SITE AREA: 16,600m^2
EXISTING TREE CANOPY TO REMAIN: 1,870m^2
TOTAL PROPOSED CANOPY COVERAGE: 2,398m^2
or **14.4%** (Estimated)

TREE PLANTING NOTES:

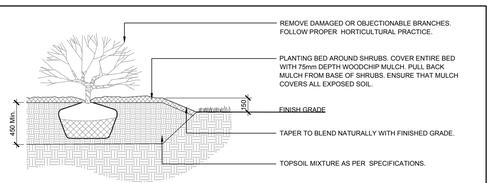
1. ALL TREES ARE PROPOSED ON PRIVATE PROPERTY.
2. PROPOSED TREES SPACING: MIN. 7m O.C.
3. THE LANDSCAPE PLAN WAS PREPARED IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION (PATTERSON GROUP, REPORT PG7133-1, August 14, 2024) AND GEOTECHNICAL MEMORANDUM PG7133-MEMO.01, March 6, 2026.
4. ALL TREES PROPOSED WITH A SOIL DEPTH OF 1.5m.
5. SOIL VOLUME REQUIREMENTS:

TREE TYPE / SIZE	SINGLE TREE SOIL VOLUME (m^3)	MULTIPLE TREE SOIL VOLUME (m^3/tree)
Ornamental / columnar	15	9
Small	20	12
Medium / conifer	25	15
Large	30	18



NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. USE TREE SPECIES TOLERANT TO POORLY DRAINED SOIL CONDITIONS.

2 L.1 DECIDUOUS TREE PLANTING
SCALE NTS



4 L.1 SHRUB PLANTING
SCALE NTS

NOTES:
1. ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED
2. ALL HARDWARE BOLTS TO BE CUT FLUSH WITH ENDS OF NUTS (NO PROTRUSIONS)

6 L.1 1.8m Ht. GALVANIZED CHAIN LINK FENCE
SCALE NTS

CLIENT:
DICKIE MOORE RENTALS-MOORE JCB OTTAWA

CONSULTANTS
ARCHITECTS:
DCA
A GROUP OF ARCHITECTS
201-1339 WELLINGTON ST. WEST OTTAWA ON K1Y 3B8
WWW.ARCHITECTSDCA.COM 613.725.2294

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ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS
Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL. (613) 727-8226 E-mail: fsdsurveys@belnet.co

CIVIL ENGINEERS:
D. B. GRAY ENGINEERING INC.
Stormwater Management - Grading & Drainage - Storm & Sanitary Sewers - Watermains
700 Long Point Circle 613-425-8044
Ottawa, Ontario d.gray@dbgrayengineering.com

LEGEND

- EXISTING DECIDUOUS HEDGEROW TO REMAIN
- EXISTING DECIDUOUS HEDGEROW TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED DECIDUOUS TREE / PROPOSED SOIL VOLUME REQUIREMENT
- PROPOSED SHRUBS
- PROPOSED SOD
- PROPOSED CONCRETE (REFER TO ARCH)
- EXISTING GALVANIZED CHAIN LINK SECURITY FENCE TO REMAIN
- PROPOSED 1.8m Ht. GALVANIZED CHAIN LINK SECURITY FENCE
- PROPERTY LINE
- TREE PROTECTION FENCE

No.	Issue	Date	DR	CK
8	REISSUED FOR SITE PLAN APPLICATION	03/28/2026	WF	JL
7	ISSUED FOR COORDINATION	03/25/2026	WF	JL
6	ISSUED FOR COORDINATION	03/11/2026	WF	JL
5	ISSUED FOR COORDINATION	03/06/2026	WF	JL
4	ISSUED FOR SPA	12/16/2025	WF	JL
3	ISSUED FOR DISCUSSION AND REVIEW	11/14/2025	WF	JL
2	ISSUED FOR DISCUSSION AND REVIEW	09/25/2025	WF	JL
1	ISSUED FOR DISCUSSION AND REVIEW	08/14/2024	ML	JL

MM/DD/YY

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

PROJECT
DICKIE MOORE OHQ
1547 LAGAN WAY, OTTAWA ON

DRAWING
TREE CONSERVATION REPORT & LANDSCAPE PLAN

STAMP
ASSOCIATION OF LANDSCAPE ARCHITECTS JAMES B. LENNOX MEMBER

SCALE: AS SHOWN
START DATE: AUGUST 2024
PROJECT NO.: 24MIS2448
PROJECT NORTH
DRAWING NO.: L.1
PLOT SIZE ARCH-D

FILE NUMBER D07-12-25-0172

PLAN #19415