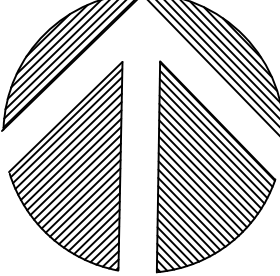
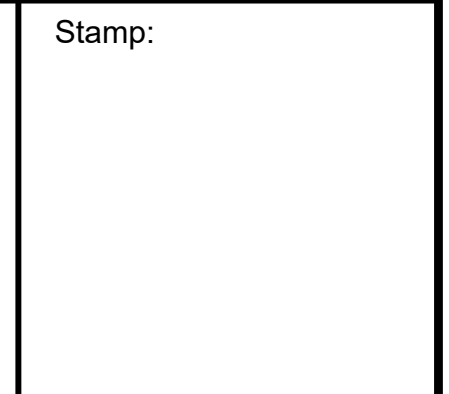


LEGEND

- 00 TREE IDENTIFICATION NUMBER
- EXTENT OF CRITICAL ROOT ZONE
- ⊙ EXISTING TREE WITH TRUNK LOCATION
- ✕ EXISTING TREE TO BE REMOVED
- ⊛ EXISTING TREE - UNDER REVIEW (REFER TO TCR02)
- TREE PROTECTION FENCE (8 | TCR 03)

No.	Revision	Date
6.	REISSUED FOR CITY REVIEW	15 MAY, 2023
5.	REISSUED FOR SPA	27 MAR, 2023
4.	ISSUED FOR NCC REVIEW	22 SEP, 2022
3.	ISSUED FOR SPA	14 JUN, 2022
2.	REISSUED FOR RE-ZONING	07 DEC, 2021
1.	ISSUED FOR RE-ZONING	15 JUL, 2021

North: 

Stamp: 

**CSW** Landscape Architecture  
 Urban Design  
 Site Planning  
 Recreation and Park Planning  
 Project Management

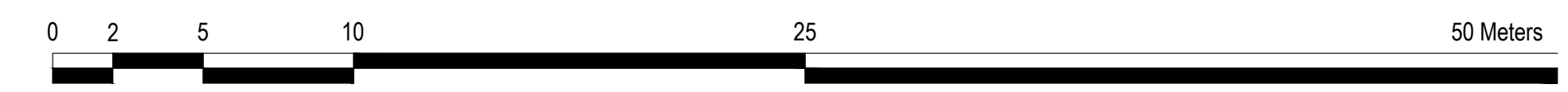
319 McRae Avenue, Suite 502, Ottawa, Ontario K1Z 0B9  
 Tel: (613) 729-4536 Fax: (655) 736-9161

- All measurements in millimeters unless specified otherwise. Do not scale drawing. All drawings to be read in conjunction with written specifications.
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- This Drawing may not be used for construction until signed by the landscape architect. It is the responsibility of the contractor to:
  - check and verify all dimensions on site;
  - report all errors and/or omissions to the landscape architect;
  - comply with all pertinent codes and by-laws;
  - check and verify locations of all underground services with all local utilities prior to any digging.

Project:  
**50 THE DRIVEWAY**  
 50 THE DRIVEWAY  
 OTTAWA, ONTARIO


Drawing:  
**TREE CONSERVATION REPORT**

Scale: 1:200	Date: JULY, 2021
Design By: AC/LM	Drawn By: SW
Project Number: 2096-01	Sheet Number: TCR 01



Label Save: 2023-05-15 11:05:52 AM  
 File Location: Z:\Projects\2096-01 50 The Driveway\Drawings\TCR\2096-01 50 The Driveway\_Rec-Zoning\01 TCR\_L\_R6.dwg




 319 McRae Avenue Suite 502 Ottawa, Ontario K1Z 0B9 TEL: 1(613)729-4536		<b>TRUNK FORMULA METHOD</b>	<b>TREE #: 02</b>
PROJECT:	50 The Driveway		
APPRAISER:	Lisa MacDonald		
<b>FIELD OBSERVATIONS:</b>			
1. TREE SPECIES	Tilia Cordata		
2. CONDITION RATING	75 %		
3. TRUNK DIAMETER	48 cm		
4. TRUNK AREA	1810 cm <sup>2</sup>		
5. LOCATION RATING (LINE 6+7+8) / 3	72 %		
6. SITE POSITION	90 %		
7. SITE CONTRIBUTION	90 %		
8. SITE PLACEMENT	35 %		
<b>PLANT APPRAISAL</b>			
9. SPECIES RATING	67 %		
10. REPLACEMENT TREE DIAMETER	10 cm		
11. REPLACEMENT TRUNK AREA	79 cm <sup>2</sup>		
12. REPLACEMENT TREE COST (LINE 13 +14)	\$ 1,250		
13. SUPPLY AND INSTALL	\$ 750		
14. WARRANTY & ESTABLISHMENT	\$ 500		
15. UNIT TREE COST (LINE 13 / 11)	\$ 9.55 cm <sup>2</sup>		
<b>CALCULATIONS</b>			
16. APPRAISED TRUNK VALUE (LINE 4 - 10)	1800 cm <sup>2</sup>		
17. APPRAISED TRUNK INCREASE (LINE 16 - 11)	1721 cm <sup>2</sup>		
18. BASIC TREE COST (LINE 17 x 15 + 12)	\$ 17,685		
19. APPRAISED VALUE (LINE 18 x 2 x 5 x 9)	\$ 6,369		
20. APPRAISED VALUE (ROUNDED TO NEAREST \$25)	\$ 6,375		

- Condition Rating: 'Good'  
No significant damage or disease, normal vigour, good form. Double leader with cracking constitutes a defect, though it may be mitigated.

- Location Rating: Site Position and Contribution are good, however placement very close to property line is unfortunate.

- Species Rating: Lower end of range of values was chosen due to invasive status of Tilia cordata in Ottawa region.


1 EVALUATION OF TREE #2

 319 McRae Avenue Suite 502 Ottawa, Ontario K1Z 0B9 TEL: 1(613)729-4536		<b>TRUNK FORMULA METHOD</b>	<b>TREE #: 65</b>
PROJECT:	50 The Driveway		
APPRAISER:	Lisa MacDonald		
<b>FIELD OBSERVATIONS:</b>			
1. TREE SPECIES	Gymnocladus dioicus		
2. CONDITION RATING	80 %		
3. TRUNK DIAMETER	74 cm		
4. TRUNK AREA	4301 cm <sup>2</sup>		
5. LOCATION RATING (LINE 6+7+8) / 3	73 %		
6. SITE POSITION	90 %		
7. SITE CONTRIBUTION	90 %		
8. SITE PLACEMENT	40 %		
<b>PLANT APPRAISAL</b>			
9. SPECIES RATING	81 %		
10. REPLACEMENT TREE DIAMETER	10 cm		
11. REPLACEMENT TRUNK AREA	79 cm <sup>2</sup>		
12. REPLACEMENT TREE COST (LINE 13 +14)	\$ 1,250		
13. SUPPLY AND INSTALL	\$ 750		
14. WARRANTY & ESTABLISHMENT	\$ 500		
15. UNIT TREE COST (LINE 13 / 11)	\$ 9.55 cm <sup>2</sup>		
<b>CALCULATIONS</b>			
16. APPRAISED TRUNK VALUE (LINE 4 - 10)	4291 cm <sup>2</sup>		
17. APPRAISED TRUNK INCREASE (LINE 16 - 11)	4212 cm <sup>2</sup>		
18. BASIC TREE COST (LINE 17 x 15 + 12)	\$ 41,475		
19. APPRAISED VALUE (LINE 18 x 2 x 5 x 9)	\$ 19,709		
20. APPRAISED VALUE (ROUNDED TO NEAREST \$25)	\$ 19,700		

- Condition Rating: 'Good'  
No significant damage or disease, normal vigour, good form. No significant structural defects.

- Location Rating: Site Position and Contribution are good, however placement very close to property line is unfortunate.

2 EVALUATION OF TREE #65

 319 McRae Avenue Suite 502 Ottawa, Ontario K1Z 0B9 TEL: 1(613)729-4536		<b>TRUNK FORMULA METHOD</b>	<b>TREE #: 69</b>
PROJECT:	50 The Driveway		
APPRAISER:	Lisa MacDonald		
<b>FIELD OBSERVATIONS:</b>			
1. TREE SPECIES	Acer negundo		
2. CONDITION RATING	40 %		
3. TRUNK DIAMETER	30 cm		
4. TRUNK AREA	707 cm <sup>2</sup>		
5. LOCATION RATING (LINE 6+7+8) / 3	57 %		
6. SITE POSITION	90 %		
7. SITE CONTRIBUTION	40 %		
8. SITE PLACEMENT	40 %		
<b>PLANT APPRAISAL</b>			
9. SPECIES RATING	38 %		
10. REPLACEMENT TREE DIAMETER	10 cm		
11. REPLACEMENT TRUNK AREA	79 cm <sup>2</sup>		
12. REPLACEMENT TREE COST (LINE 13 +14)	\$ 1,250		
13. SUPPLY AND INSTALL	\$ 750		
14. WARRANTY & ESTABLISHMENT	\$ 500		
15. UNIT TREE COST (LINE 13 / 11)	\$ 9.55 cm <sup>2</sup>		
<b>CALCULATIONS</b>			
16. APPRAISED TRUNK VALUE (LINE 4 - 10)	697 cm <sup>2</sup>		
17. APPRAISED TRUNK INCREASE (LINE 16 - 11)	618 cm <sup>2</sup>		
18. BASIC TREE COST (LINE 17 x 15 + 12)	\$ 7,155		
19. APPRAISED VALUE (LINE 18 x 2 x 5 x 9)	\$ 616		
20. APPRAISED VALUE (ROUNDED TO NEAREST \$25)	\$ 625		

- Condition Rating: 'Fair'  
No significant damage or disease, normal vigour, good form. Severe leaning/ bowing not correctable.

- Location Rating: Site position as part of a larger grouping of trees is a beneficial factor, however the position and leaning of the tree is a liability.

3 EVALUATION OF TREE #69

Rating Category	Health	Condition Components Structure	Form	Percentage Rating
<b>Excellent</b>	Nearly perfect vigor and health with little or no twig dieback, discoloration or defoliation. Applicable to small-diameter plants that are well-established.	Nearly ideal and free of defects.	Nearly ideal or generally symmetric. Consistent with the species and/or the intended use.	80 to 100%
<b>Good</b>	No significant damage due to diseases or pests. Vigor is normal for the species. Any twig dieback, defoliation or discoloration is minor. Any dead branches are small in size.	Well-developed structure. Defects are minor and can be corrected.	Minor asymmetries/deviations from species norm and/or design intent. Function and aesthetics are not compromised.	60 to 80%
<b>Fair</b>	Normal to slightly reduced vigor. Significant damage due to insects or diseases but is unlikely to be fatal. Twig dieback, defoliation, discoloration and/or dead branches may comprise up to 50% of the crown.	Multiple defects of a moderate nature. Most cannot be corrected.	Major asymmetries/deviations from species norm and/or design intent. Function and aesthetics are compromised.	40 to 60%
<b>Poor</b>	Unhealthy and declining in appearance. Overmature in development or severely stressed. Poor vigor. Twig dieback, poor foliage density and poor foliage color are present.	Significant defects in structure. Recent change in orientation. Observed structural problems cannot be fully corrected.	Largely asymmetric/abnormal. Detracts from function and aesthetics to a significant degree.	20 to 40%

3 TABLE 4-1. ASSESSMENT OF PLANT CONDITION  
ISA - GUIDE FOR PLANT APPRAISAL, 10TH ED.  
CHAPTER 4. DATA COLLECTION AND ANALYSIS

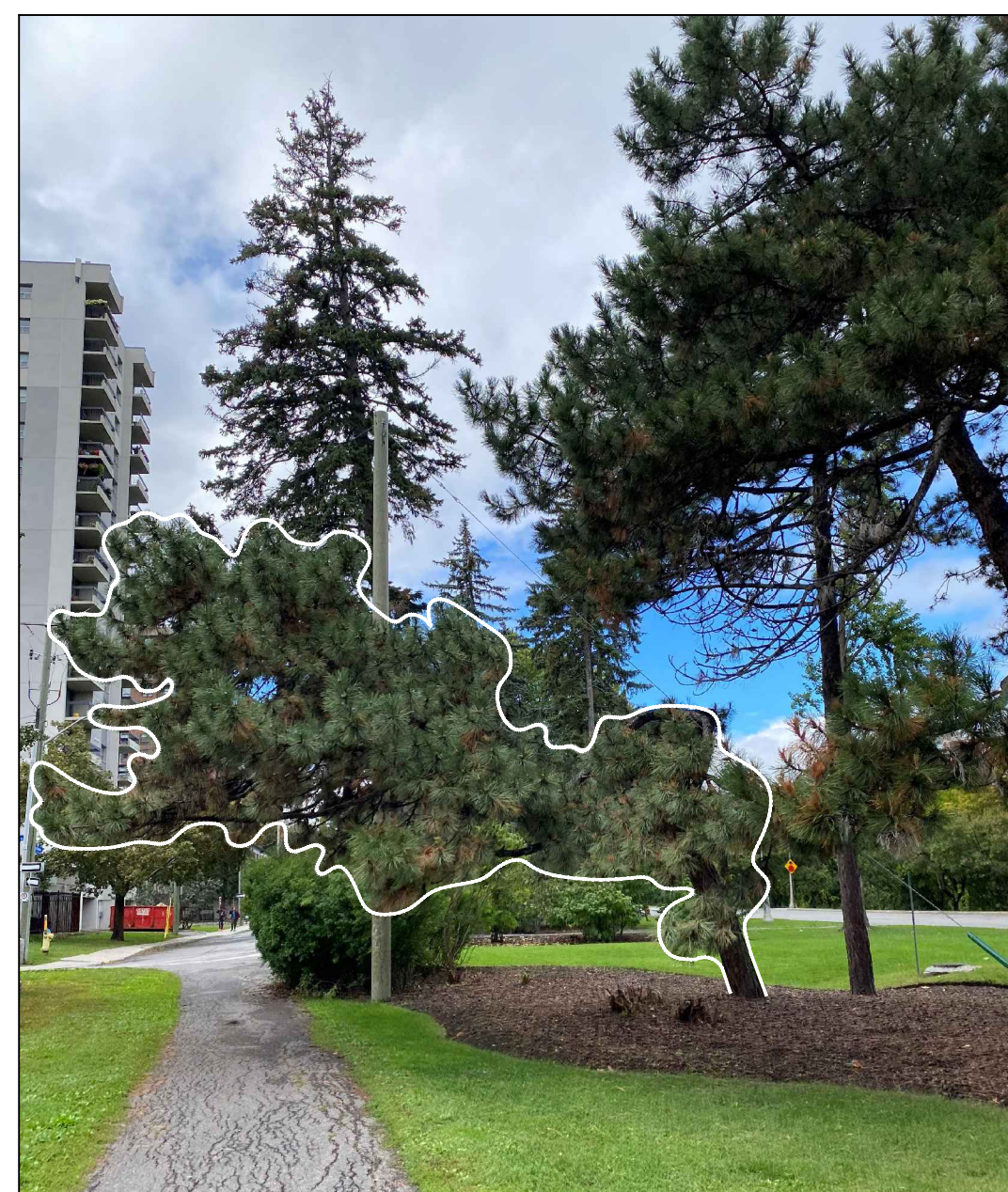


DOUBLE LEADER



CRACKING

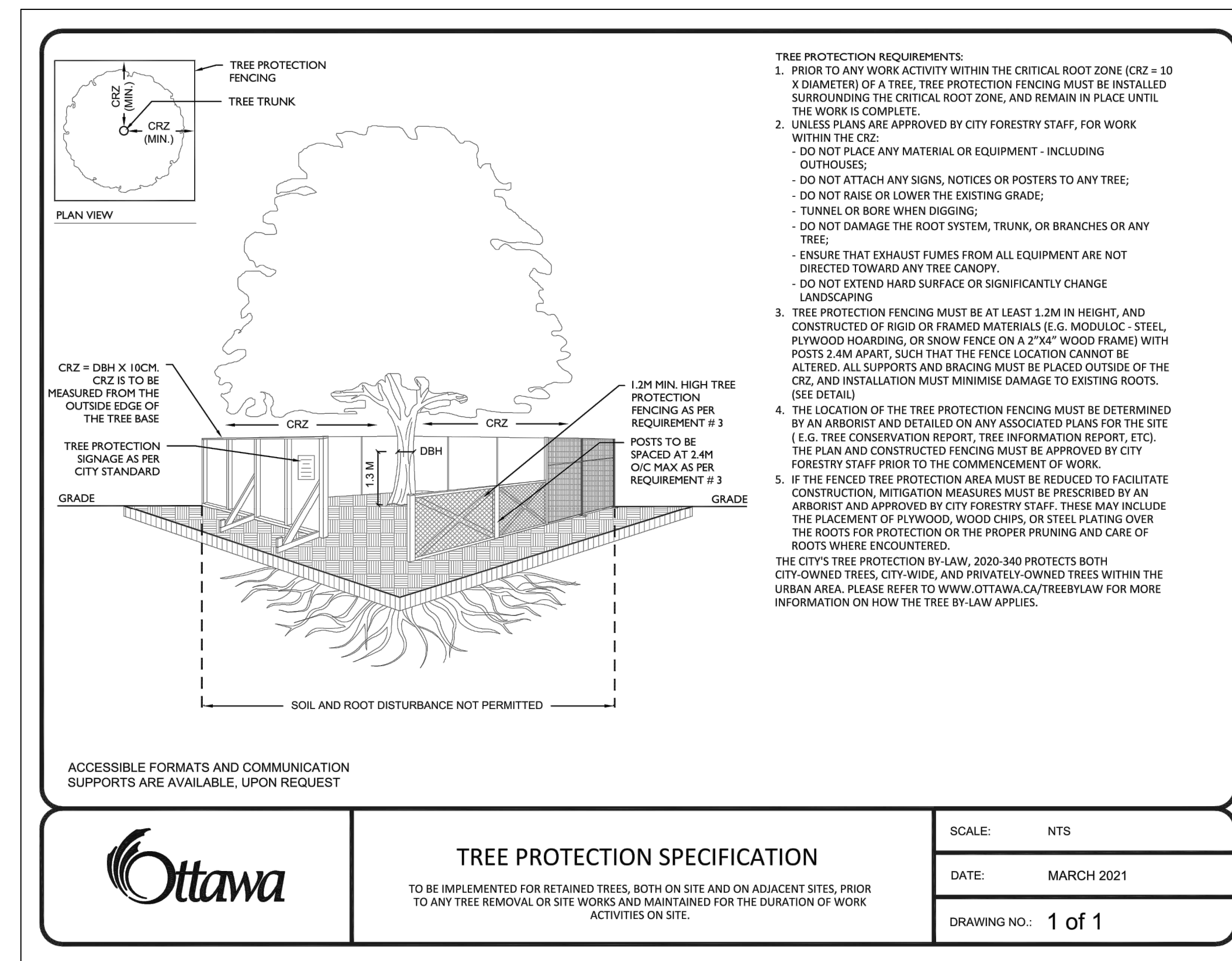
5 TREE #2 - PHOTOS



6 TREE #5 - PHOTO  
CANOPY EXTENDS BEYOND CRITICAL ROOT ZONE -  
STAGING BOUNDARIES ADJUSTED FOR PROTECTION



7 TREE #16 - PHOTO  
LIMBS EXTEND BEYOND CRITICAL ROOT ZONE -  
PRUNING IS PROPOSED FOR STAGING AREA

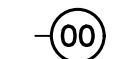

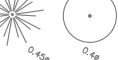





8 TREE PROTECTION FENCING



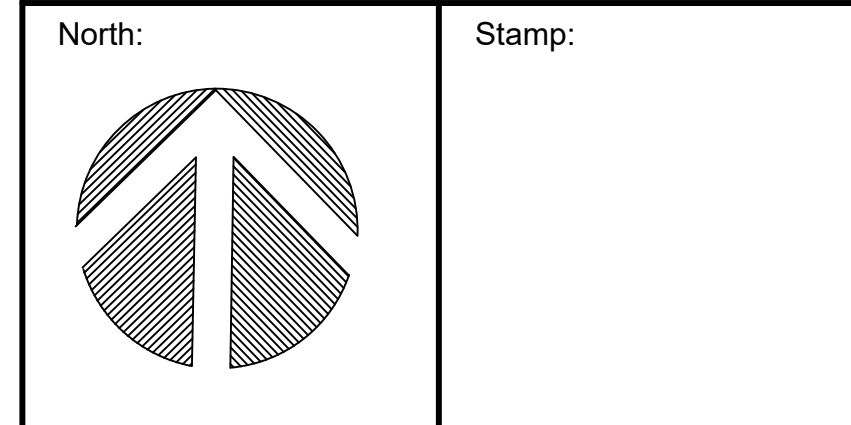
**ANDREW MCCREIGHT**  
MANAGER (A), DEVELOPMENT REVIEW CENTRAL  
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT  
DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
By Andrew McCreight at 1:31 pm, May 26, 2023

- LEGEND**
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**CSW**

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Project:  
**50 THE DRIVEWAY**

50 THE DRIVEWAY  
OTTAWA, ONTARIO

Drawing:  
**TREE CONSERVATION REPORT**

Scale: N.T.S.	Date: JULY, 2021
Design By: AC/LM	Drawn By: SW
Project Number: 2096-01	Sheet Number: TCR 03