



Note:  
#17-21 ARE NOT INCLUDED IN SURVEY. LOCATIONS ARE APPROXIMATE.

LEGAL DESCRIPTION:  
BLOCK 1, PLAN 4M1566 SUBJECT TO AN EASEMENT AS IN OC1776587 SUBJECT TO AN EASEMENT IN GROSS OVER PART 1, 4R29646 AS IN OC1808376 TOGETHER WITH AN EASEMENT OVER PART BLOCK 2 4M1566 PARTS 3,10 & 11 4R33025 AS IN OC2259230 TOGETHER WITH AN EASEMENT OVER PART BLOCK 2 4M1566,PARTS 3,8,9,10 & 11 4R33025 AS IN OC2259230 TOGETHER WITH AN EASEMENT OVER BLOCK 2 4M1566 AS IN OC2259230 SUBJECT TO AN EASEMENT OVER PARTS 4,14 & 15 4R33025 IN FAVOUR OF PART LOT 3 CONCESSION HUNTLEY,PART 1 4R28887 AS IN OC2259232 SUBJECT TO AN EASEMENT OVER PARTS 4,14 & 15 4R33025 IN FAVOUR OF PART LOT 3 CONCESSION HUNTLEY,PART 1 4R28887 AS IN OC2259232 SUBJECT TO AN EASEMENT OVER PARTS 4,14 & 15 4R33025 IN FAVOUR OF BLOCK 2 4M1566 AS IN OC2259233 SUBJECT TO AN EASEMENT IN FAVOUR OF BLOCK 2 4M1566 AS IN OC2259233 TOGETHER WITH AN EASEMENT OVER PART LOT 3 CONCESSION 1 HUNTLEY, PART 5 4R33025 AS IN OC2259234 TOGETHER WITH AN EASEMENT OVER PART LOT 3 CONCESSION 1 HUNTLEY, PART 12 4R33025 AS IN OC2259234 TOGETHER WITH AN EASEMENT OVER PARTS 4,14 & 15 4R33025 IN FAVOUR OF BLOCK 2 4M1566 AS IN OC2259233 SUBJECT TO AN EASEMENT IN FAVOUR OF BLOCK 2 4M1566 AS IN OC2259233 TOGETHER WITH AN EASEMENT OVER PART LOT 3 CONCESSION 1 HUNTLEY, PART 13 4R33025 AS IN OC2259234 TOGETHER WITH AN EASEMENT OVER PART LOT 3 CONCESSION 1 HUNTLEY, PART 14 4R28887 AS IN OC2259234 TOGETHER WITH AN EASEMENT OVER PART BLOCK 14, PLAN 4M-1566, PARTS 1 AND 2, 4R33025 AS IN OC2603279 TOGETHER WITH AN EASEMENT OVER BLOCK 14, 4M-1566 AS IN OC2603279 SUBJECT TO AN EASEMENT OVER PART 3 ON PLAN 4R-35309 IN FAVOUR OF PART OF BLOCK 2, PLAN 4M1566, BEING PARTS 1-4 ON PLAN 4R-33022 AS IN OC2657399 SUBJECT TO AN EASEMENT OVER PART 3 ON PLAN 4R-35309 IN FAVOUR OF PART OF BLOCK 2, PLAN 4M1566, BEING PARTS 1-4 ON PLAN 4R-33022 AND PART 1 ON PLAN 4R-34709 AS IN OC2657401 SUBJECT TO AN EASEMENT OVER PART 3 ON PLAN 4R-35309 IN FAVOUR OF PART OF LOT 3, CONCESSION 1, HUNTLEY, BEING PART 1 ON PLAN 4R-28887 AS IN OC2657402 SUBJECT TO AN EASEMENT OVER PART 3 PLAN 4R35309 IN FAVOUR OF BLOCK 14 PLAN 4M1566 AS IN OC2657403 SUBJECT TO AN EASEMENT OVER PARTS 4, 14 AND 15 PLAN 4R33025 IN FAVOUR OF BLOCK 14 PLAN 4M1566 AS IN OC2657404 SUBJECT TO AN EASEMENT OVER BLOCK 1 PLAN 4M1566 IN FAVOUR OF BLOCK 14 PLAN 4M1566 AS IN OC2657404 TOGETHER WITH AN EASEMENT OVER PART OF BLOCK 13, 4M1566, PART 1, 4R35071 AS IN OC2665902 CITY OF OTTAWA

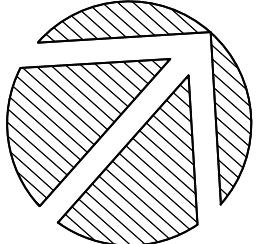



Key Plan

Owner:  
1000514608 ONTARIO INC.  
Address: 100 Duffield Dr, Markham, ON L6G 1B5  
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KERSTEN NITSCHKE, MCIP RPP  
MANAGER (A), DEVELOPMENT REVIEW WEST  
PLANNING, DEVELOPMENT AND BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA

7	REISSUED FOR TCR	18-09-24
6	REISSUED FOR TCR	10-07-24
5	REISSUED FOR TCR	26-06-24
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3	REISSUED FOR TCR	05-02-24
2	REISSUED FOR TCR	25-01-24
1	ISSUED FOR TCR	25-10-23
No.	Revision	Date

North:  


Stamp:  




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

- All measurements in millimeters unless specified otherwise.  
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  - check and verify all dimensions on site;
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  - 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:  
**3075 PALLADIUM DRIVE**  
  
3075 Palladium Dr.,  
OTTAWA, ONTARIO, K2S 1B9

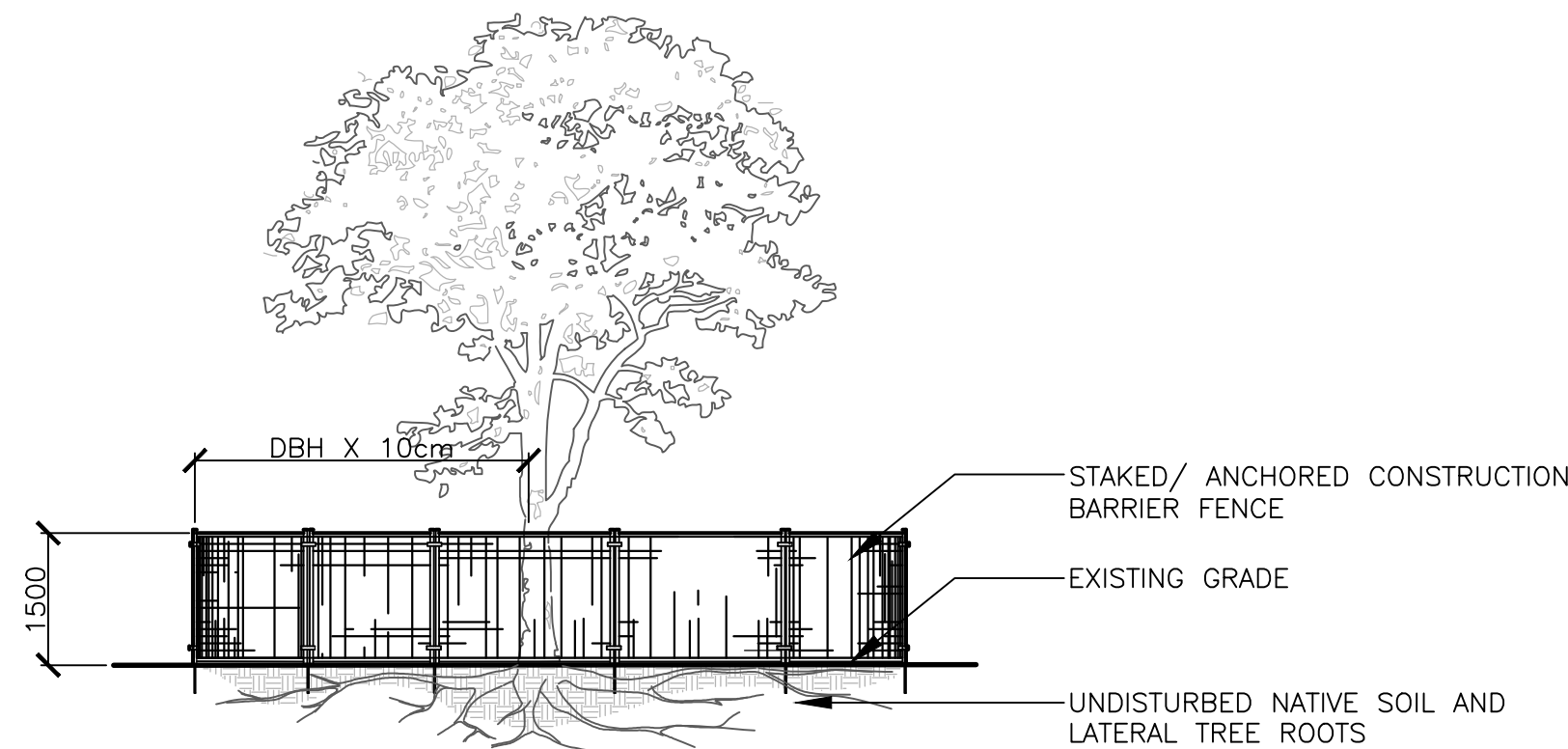
Drawing: <b>TREE CONSERVATION REPORT CURRENT VEGETATION</b>	
Scale: 1:300	Date: 25 APR, 2023
Design By: AB	Drawn By: SC
Project Number:	Sheet Number: TCR1.1







Tree #	Botanical Name	Common Name	DBH (cm)	Ownership	Condition	Comments	Arborist Recommendation	Removal Reason
1	Celtis occidentalis	Hackberry	5.5	Private	Poor	Canopy Die back> 80%.	Remove/replace	Canopy Die back> 80%
2	Celtis occidentalis	Hackberry	6	Private	Poor	Canopy Die back>80%.	Remove/replace	Canopy Die back> 80%
3	Celtis occidentalis	Hackberry	6	Private	Poor	Canopy Die back> 80%.	Remove/replace	Canopy Die back> 80%
4	Gladitsia triacanthos var. inermis	Honey Locust	7	Private	Good		Remain	
5	Gladitsia triacanthos var. inermis	Honey Locust	8	Private	Good		Remain	
6	Gladitsia triacanthos var. inermis	Honey Locust	8	Private	Good		Remain	
7	Gladitsia triacanthos var. inermis	Honey Locust	7	Private	Good		Remain	
8	Gladitsia triacanthos var. inermis	Honey Locust	7	Private	Good		Remain	
9	Tilia americana	Basswood	5	Public	Good		Remain	
10	Tilia americana	Basswood	5	Public	Good		Remain	
11	Tilia americana	Basswood	5	Public	Good		Remain	
12	Celtis occidentalis	Hackberry	5.5	Public	Good		Remain	
13	Celtis occidentalis	Hackberry	5.5	Public	Good		Remain	
14	Quercus rubra	Red Oak	5	Public	Good		Remain	
15	Gladitsia triacanthos var. inermis	Honey Locust	7	Public	Good		Remain	
16	Gladitsia triacanthos var. inermis	Honey Locust	7	Public	Good		Remain	
17	Celtis occidentalis	Hackberry	6	Private	Moderate	Canopy Die back~ 20%.	Remove	Construction conflict
18	Celtis occidentalis	Hackberry	6	Private	Moderate	Canopy Die back~ 20%.	Remain	
19	Celtis occidentalis	Hackberry	6.5	Private	Poor	Canopy Die back>80%.	Remove/replace	Canopy Die back> 80%
20	Celtis occidentalis	Hackberry	6.5	Private	Poor	Canopy Die back>80%.	Remove/replace	Canopy Die back> 80%
21	Celtis occidentalis	Hackberry	6.5	Private	Poor	Canopy Die back> 80%.	Remove/replace	Canopy Die back> 80%



NOTES:

THE FOLLOWING PROTECTION MEASURES MUST BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF CONSTRUCTION ON SITE.

1. UNDER THE GUIDANCE OF AN ARBORIST, ERECT A FENCE AT THE CRITICAL ROOT ZONE(CRZ) OF TREES WHERE THE CRZ IS ESTABLISHED AS BEING 10 CENTIMETERS FROM THE TRUNK FOR EVERY CENTIMETER OF TRUNK DIAMETER AT BREAST HEIGHT. THE CRZ IS CALCULATED AS DBH x 10cm.
2. DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRZ OF THE TREE
3. DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TRUNKS
4. DO NOT RAISE OR LOWER THE GRADE WITHIN THE CRZ WITHOUT APPROVAL
5. TUNNEL OR BORE WHEN DIGGING WITHIN THE CRZ OF A TREE
6. DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY TREE
7. ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARDS ANY TREE CANOPY

## LEGAL DESCRIPTION

[illegible]

**APPROVED**

By Kersten Nitsche at 1:49 pm, Jul 18, 2025

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

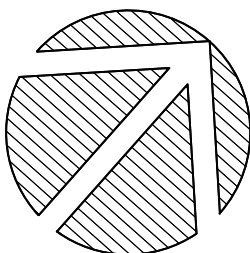
## Key Plan

Owner:  
1000514608 ONTARIO INC.  
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Email: [billchen@sunnysupermarket.com](mailto:billchen@sunnysupermarket.com)  
Phone: (905) 946-0551

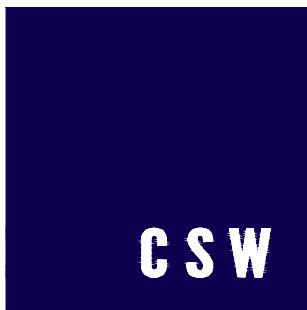
Applicant:  
Peter Cai  
Address: 234 Willowdusk St, Ottawa, ON K2M 0L5  
Email: pcai@caimion.com  
Phone: 647-529-5158

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North:



Stamp:



## 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

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Project:

3075 PALLADIUM DRIVE

3075 Palladium Dr.,  
OTTAWA, ONTARIO, K2S 1B9

Drawing:

# TREE CONSERVATION REPORT

Scale:	Date: 25 APR, 2023
Design By: AB	Drawn By: SC
Project Number:	Sheet Number: TCR1.3