

110394936 CANADA INC.

131, 139 PARKDALE AVE & 122 FORWARD AVE

Tree Conservation Report



CIMA+ file number: A0001295
17 December 2025 - Review 000



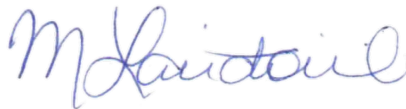
110394936 CANADA INC.

131, 139 PARKDALE AVE & 122 FORWARD AVE

Tree Conservation Report



Amal Siddiqui, Biologist, ISA Certified
Arborist



Michelle Lavictoire, Sr. Biologist / Sr. Project
Manager



600-1400 Blair Towers Place, Ottawa, ON K1J 9B8 CANADA T 613 860-2462 F 613 860-1870

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Table of Involved Resources

The following individuals have been involved in the study and writing of the report as technical experts within the project team:

Name	Discipline
Michelle Lavictoire	Senior Biologist/Senior Project Manager (B.Sc., M.Sc.), Final Review
Amal Siddiqui	Biologist (B.Sc., M.F.C Forestry, ISA Certified Arborist), Tree Inventory & Technical Reporting

Revision history			
Revision No.	Reviewed by	Date	Description of the review

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List of Acronyms

CRZ	Critical Root Zone
DBH	Diameter-at-breast Height
ISA	International Society of Arboriculture
GPS	Global Positioning System
NAD 83	North American Datum 1983
UTM	Universal Transverse Mercator
MECP	Ministry of Environment, Conservation and Parks
SAR	Species at Risk

1. Introduction

CIMA+ was retained by 110394936 Canada Inc. (Brigil), herein referred to as the “Client”, to prepare a Tree Conservation Report (TCR) in support of a Site Plan Application (SPA) for an underground parking garage at the following addresses: 131 Parkdale Ave, 139 Parkdale Ave, and 122 Forward Avenue (Figure 1). These properties, as well as the portion of the City-owned lane running between 131, 139 Parkdale Ave and 122 Forward Ave, are herein referred to as the Site. The Site is situated on Lot 36, Concession A, in Ward 15 of the City of Ottawa.

The Client intends to dedicate part of 131 Parkdale Ave to the City through the SPA to widen the existing lane from 3 m to 6 m. Through a stratified agreement with the City, the Client will construct an underground parking garage below the lane. Having one underground parking structure simplifies construction, improves floor plate efficiencies (resulting in fewer underground levels), and allows for a better pedestrian realm. Combining underground facilities means that only one parking ramp is needed, simplifying vehicle movements at-grade and creating a safer space for pedestrians.

The Legal Descriptions of the properties discussed in this report are as follows (retrieved from Ontario Land Registry Access on December 3, 2025):

- **131 Parkdale Ave:** LTS 1, 2 & 3, PL 35 , E PARKDALE AV ; PT LANE, PL 35 , PART 1, 4 & 5 , 4R10393 , E PARKDALE AV AS CLOSED BY JUDGE'S ORDER N719490 AS AMENDED; PIN 04096-0001
- **139 Parkdale Ave:** LT 4, PL 35 , E PARKDALE AV ; OTTAWA/NEPEAN; PIN 04096-0002
- **122 Forward Ave:** LTS 1 & 2, PL 35 , W FORWARD AV ; OTTAWA/NEPEAN; PIN 04096-0012
- **City-owned lane:** no legal description available

1.1 Purpose

The purpose of this TCR is to determine what woody vegetation would be retained and protected on the Property. The field methodology and findings of the tree inventory are outlined in the sections below. In addition, this report will help determine the proposed work’s potential impacts and provide general recommendations to avoid and/or mitigate tree loss and injury.

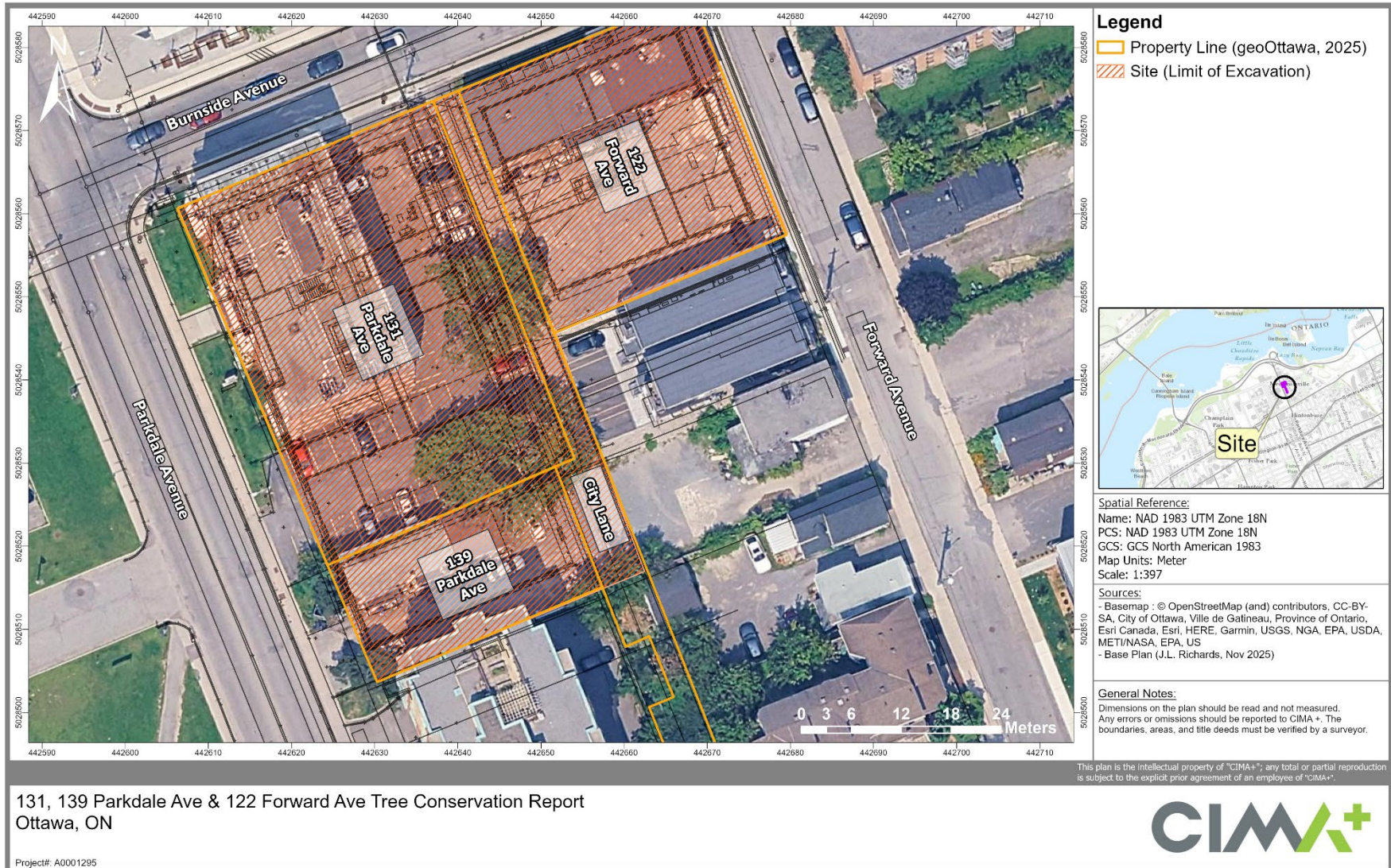


Figure 1: Site Location

2. City of Ottawa Tree Protection By-Law

The Site is located within the limits of the City of Ottawa's Tree Protection By-law No. 2020-340 (January 1, 2021). The intent of this By-Law is to protect municipal trees, municipal natural areas within the City of Ottawa, and trees on private property in the urban area of the City of Ottawa.

Under the Tree Protection By-law, the following trees cannot be injured or removed without a permit (City of Ottawa, 2021):

- *All City-owned trees throughout the urban and rural area.*
- *All trees 10 cm or more in diameter at breast height on private properties within the urban area that are subject to a Planning Act application for Site Plan, Plan of Subdivision, or Plan of Condominium.*
- *All trees 10 cm or more in diameter at breast height on private properties within the urban area that are over 1 hectare in size.*
- *All distinctive trees on private properties 1 hectare or less in size, where distinctive trees are defined as:*
 - *Trees measuring 30 cm or more in diameter at breast height within the inner urban area (urban lands inside the Greenbelt).*
 - *Trees measuring 50 cm or more in diameter at breast height within the suburban area (urban lands outside the Greenbelt).*

The Tree Protection By-law requires permits to be obtained before City-owned trees or protected privately owned trees are removed. It also sets out requirements for compensation to be provided when trees are removed, so that they can be replaced.

3. Methodology

Trees within the Site were inventoried, as well as trees in the neighbouring lands (where access was permitted) where their CRZ would fall within Site limits. Information collected on individual trees included:

- UTM coordinates using a GPS unit
- Species
- Diameter-at-breast height (dbh)
- Overall health

- Presence/absence of species at risk (SAR) trees (butternut, black ash)

The location of individual trees are depicted in the figure (Appendix A).

Nomenclature used in this report follows the Southern Ontario Plant List (Bradley, 2007) for both common and scientific names which are based on Newmaster *et al.* (1998). Authorities for scientific names are given in Newmaster *et al.* (1998).

3.1 Tree Size

Size refers to trunk diameter at breast height (DBH or caliper) measured in centimetres at 1.4 m above the ground. Where trees had more than one trunk from the base, the size of each trunk was recorded. Where trees forked to codominant trunks, each trunk was measured, or the diameter was measured at the narrowest point below the fork.

3.2 Tree Condition

Each tree was given an overall health condition rating of: Excellent, Good, Fair, Poor, or Dead. The following is a summary of how the ratings are determined:

EXCELLENT	No apparent problems with health and/or structural form.
GOOD:	Minor problems with health and/or structural form.
FAIR:	Significant problems with health and/or structural form.
POOR	Major problems with health and/or structural form.
DEAD:	Dead.

4. Results

The tree inventory was completed on November 18, 2025, by Amal Siddiqui (B.Sc. Biology, Master of Forestry & Conservation, ISA Certified Arborist). The weather was overcast (cloud cover of 70-80%) and windy (Beaufort scale of 3 to 4 - gentle to moderate breeze). The air temperature was 2°C. Only trees with a dbh equal to or greater than 10 cm were recorded.

4.1 Site Description

The Site is located in a highly developed area with predominantly impervious surfaces. No natural heritage features were observed during the site visit or identified on provincial databases. There was little to no vegetation on and surrounding the Site. No species at risk flora of any size were observed.

4.2 Tree Inventory

A total of **6 trees** with a dbh greater than 10 cm were inventoried, 5 of which were Manitoba maple, and 1 of which was red maple. Trees ranged in size from 27 to 121 cm in dbh. Mapping of individuals and their critical root zone (CRZ) is provided in Appendix A. Detailed information on the individuals surveyed is presented in Appendix B.

Ownership

- 4 of the 6 trees were privately owned by the Client, and 2 were City-owned.
 - Trees 1-3 and 5 were Client-owned with Trees 1-3 within the 131 Parkdale Ave property and Tree 5 within the 139 Parkdale Ave property.
 - Trees 4 and 6 were City-owned, with Tree 4 was within the City-owned road allowance along Parkdale Ave and Tree 6 within the City lane between properties.

Health Condition

- The general health condition of the surveyed trees was Poor.
- The most common **major** defects were codominant stems (often with included bark, lowering the strength of branch attachment), mechanical damage (often resulting in open wounds, dieback, and increased susceptibility to disease).
- The most common **minor** defects were scarring along the trunk, dieback on small branches, and multiple branches emerging from a single point.

The largest tree on the Property was Tree 3, a Manitoba Maple with a dbh of 121 cm. Its condition was poor. This individual had poor form, with swelling at the base of the trunk, burls and woundwood along its stems, and an unbalanced crown (Photo 1). These symptoms are reflective of its poor growing conditions, with litter, bricks, and compacted, gravelly soil.



Photo 1: Poor structure and growing conditions of Tree 3 (November 18, 2025)

Similarly, Trees 1, 2 and 5 were also in poor health; all were Manitoba maples with growth patterns typical of an urban environment.

- Tree 1 was growing in concrete within a parking lot and leaning.
- Tree 2 had a **significant** lean over the adjacent fence, and was growing in poor conditions (compacted soil, presence of litter and gravel, and unstable growing surface) (Photo 3).
- Tree 5 was growing against fencing, and its trunk was girdled just below it split into codominant stems (Photo 4).

The singular red maple, Tree 4, showed signs of mechanical and frost damage (Photo 5). It had exposed roots along the ground, also indicative of stress due to poor growing conditions.



Photo 2: Tree 2's growing conditions and heavy lean (November 18, 2025)



Photo 3: Tree 5's girdled trunk and growth against fence (November 18, 2025)



Photo 4: Damage on Tree 4 (November 18, 2025)

Safety Considerations

Manitoba Maple is a fast-growing tree with characteristically weak branching, a shallow root system, and tendency to lean (Simkovic, 2024). It is susceptible to mechanical damage in extreme weather events (Simkovic, 2024). Due to the overall poor health of the trees on the Site, poor structural integrity, proximity to structures, and the combination of symptoms signifying stress, individuals that may pose a safety risk are recommended for removal under the careful supervision of a Certified Arborist.

5. Impact Assessment

All six (6) individuals surveyed are proposed for removal. Five of them fall within the limits of excavation. Tree 4, which is outside the excavation limits, is proposed for removal because of its poor condition and damage. Four of these are owned by the Proponent and two (Trees 4, 6) by the City.

6. Mitigation Measures and Construction Management

The most typical construction damage to trees is root damage from compaction and severance. While the drip line of a tree's canopy is typically thought to be associated with the root area, the root zones can extend significantly beyond the drip line of the tree. The City of Ottawa's Tree Conservation Report Guidelines (2021) define the critical root zone (CRZ) to be 10x the dbh (in cm).

The inventory accounted for trees on neighbouring properties (where access was permitted) and the potential for their CRZs to extend into the Site. Based on the inventory, no harm to trees on neighbouring lands or their CRZs is anticipated; however, the following measures and best practices are recommended.

- The City of Ottawa's Tree Protection (By-law No. 2020-340), Part VI states that harm to all protected trees will require an approval, tree permit, or distinctive tree permit from the General Manager (Section 73). **As such, a permit for the removal of trees that are 10 cm or larger in diameter is required for privately-owned property within the City's urban area (Part IV, Section 39).**
- The extent of construction/excavation should be clearly defined on the site plans and in the field.
- **All trees that were inventoried are proposed to be removed. With respect to roots of trees on adjacent lands:**
 - If roots of trees on adjacent lands become exposed during site alterations, they will be buried immediately with soil or covered with filter cloth or woodchips and kept moist until the roots can be buried permanently.
 - If roots must be cut, they should be cut off cleanly with sharp pruning tools rather than by large equipment; clean cuts will help to minimize decay and entry points for disease.
 - Do not damage the root system, trunk, or branches of any tree that is not slated for removal.
 - All exposed roots should be covered in a minimum of 5 cm of firm soil within 24 hours of exposure.
- Section 77 of the City's Tree Protection (By-law No. 2020-340), Part VI requires the following, unless otherwise directed by the General Manager:
 - Ensure that exhaust fumes from all equipment are not directed towards any tree's canopy.
 - No signs, notices or posters should be attached to any trees;
 - Ensure that no damage comes to the root system, trunk, or branches of any tree.

- All tree and root pruning work must be performed under the supervision and guidance of a qualified tree professional in accordance with the latest ANSI A300 Pruning Standards and best management practices identified by the International Society of Arboriculture.
- Pruning should be kept to thinning cuts (no major limb removal), crowns should be monitored, and maintenance carried out for two (2) years after root pruning to remove any dieback under the direction of a Certified Arborist or Registered Forester.
- Where branches are likely to hang in the way of passing equipment, the branches should be pruned by a Certified Arborist or Registered Forester to avoid tearing and undue injury to the tree.
- Any landscape plans will include native species as much as possible. Exceptions would only be made based on the advice of the landscape consultant.

7. Conclusions and Next Steps

The City of Ottawa's Tree Protection By-law No. 2020-340 describes the rules that govern tree ownership in Ottawa and the responsibility of tree maintenance, including administration and enforcement. As per Part IV: Sections 42 - 44 Prohibition: *No person shall injure or destroy a tree without a permit.* Sections 45 to 48 - Application for tree permit stipulates the process to apply for a permit under this by-law.

Summary of Findings

In summary, six (6) trees were inventoried on the Site and adjacent lands, and all are proposed for removal. Two individuals are on City-owned lands (Trees 4 and 6). Tree 4 is recommended for removal due to its poor condition and Tree 6 is within the excavation limits. The Client will be responsible for compensation for these two individual to the satisfaction of the City.

Next Steps

- Consultation with the City should be undertaken **prior to construction** to confirm the requirements for tree removal permits associated with the municipal tree protection by-law. **No trees are to be removed until the Site Plan Control Approval is granted and the tree removal permit is released, as applicable.**
- Tree removals should occur under the supervision of a Certified Arborist.
- It is important to follow the appropriate timing windows for clearing of vegetation to protect SAR, general wildlife, and birds. As these dates are subject to change, consult with a biologist at least 1 year prior to the removals. Follow Ministry of Environment, Conservation and Parks' (MECP) guidelines with respect to SAR, as appropriate.

8. Study Limitations and Constraints

The assessment presented in this report has been made using accepted standard arboriculture techniques as outlined in the *Council of Tree and Landscape Appraisers Guide for Plant Appraisal, 10th Edition, Second Printing (2020)*. These techniques include visual examination of above-ground parts of each tree or trees in each group. The trees observed were not climbed, cored, or dissected, and excavation for detailed root crown inspection was not performed. Since some symptoms may only be present seasonally, the extent of observations that can be made may be limited by the time of year in which the inspection took place. Since trees are living organisms, their health and vigour continually change over time due to seasonal variations, changes in site conditions, and other factors. For this reason, the assessment presented in this report is valid at the time of inspection, and no guarantee is made about the continued health of trees that are deemed to be in good condition. It is recommended that the trees be reassessed periodically to identify changes in condition. While every standing tree has the potential for failure and therefore poses some risk, a tree assessment is a good indication of present health and potential problems that could arise in the future.

CIMA+ has prepared this report for the sole use of the client. Any use of this report by a third party, as any decision based on this report, is the singular responsibility of the third party. CIMA+ will not be held responsible for eventual damages towards a third party resulting from decisions taken, or based, on this report.

9. References

Bradley, David. 2007. Southern Ontario Vascular Plant Species List. Prepared by Southern Science and Information Section, Ontario Ministry of Natural Resources, Peterborough, Ontario. 57pp.

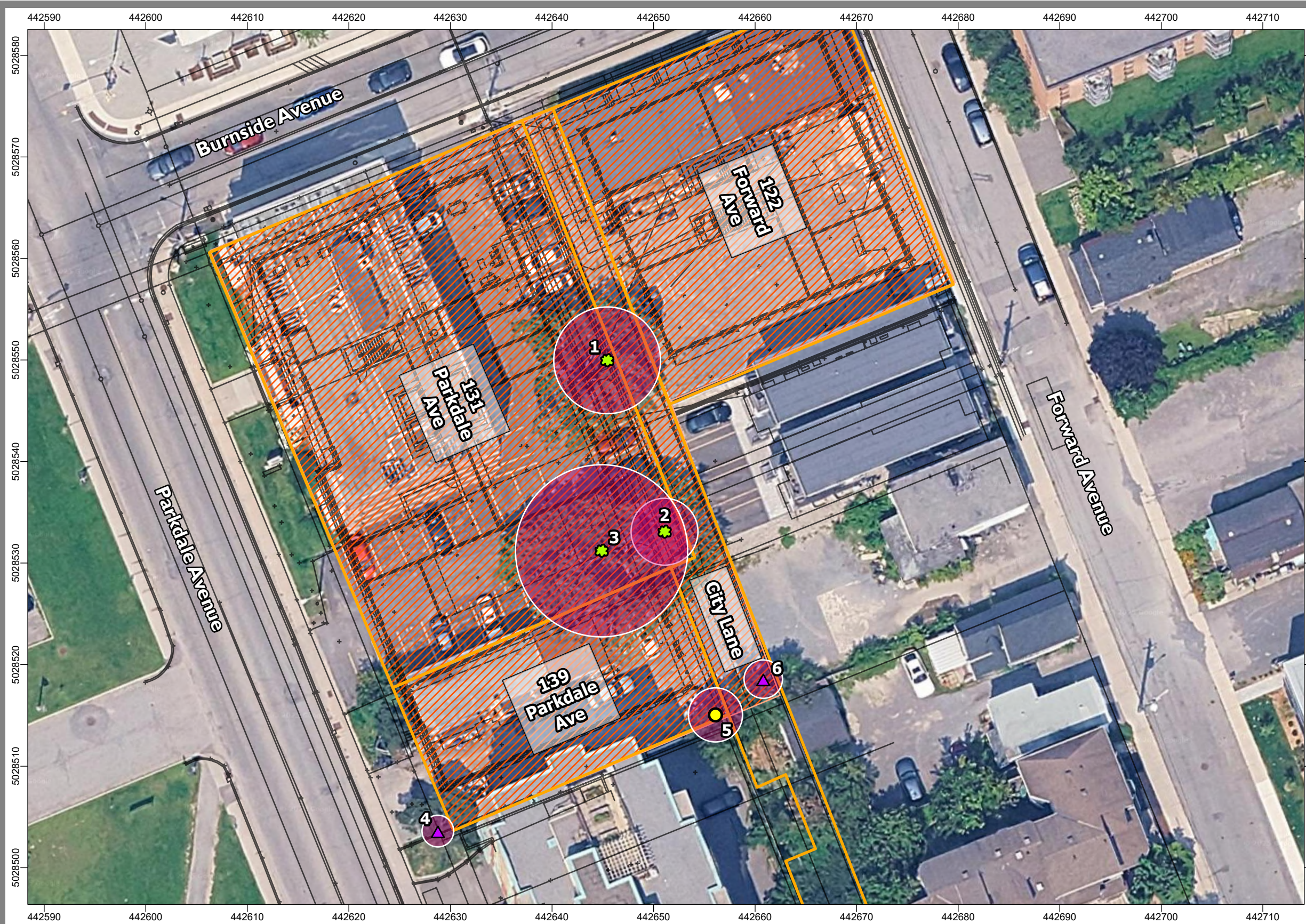
City of Ottawa. (2020) Tree Protection (By-law No. 2020-340).

Newmaster, S.G., A. Lehela, P.W.C Uhlig, S. McMurray and M.J. Oldham. (1998). Ontario plant list. Ontario Ministry of Natural Resources, Ontario Forest Research Institute, Sault Ste. Marie, ON, Forest Research Information Paper No. 123. 550 pp. + appendices.

Simkovic, Vicki. (2024). Manitoba Maple (*Acer negundo*): Best Management Practices in Ontario. Ontario Invasive Plant Council, ON.

A

Appendix A Map 1 and Map 2



Legend

- Property Line (geoOttawa, 2025)
- Site (Limit of Excavation)
- Critical Root Zone (m)

Tree Ownership

- 131 Parkdale Ave
- 139 Parkdale Ave
- City

N

0 2 4 8 12 16 20 Meters

Spatial Reference:
 Name: NAD 1983 UTM Zone 18N
 PCS: NAD 1983 UTM Zone 18N
 GCS: GCS North American 1983
 Map Units: Meter
 Scale: 1:397

Sources:
 - Basemap : © OpenStreetMap (and) contributors, CC-BY-SA, City of Ottawa, Ville de Gatineau, Province of Ontario, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA, AAFC, NRCan
 - Base Plan (J.L. Richards, Nov 2025)

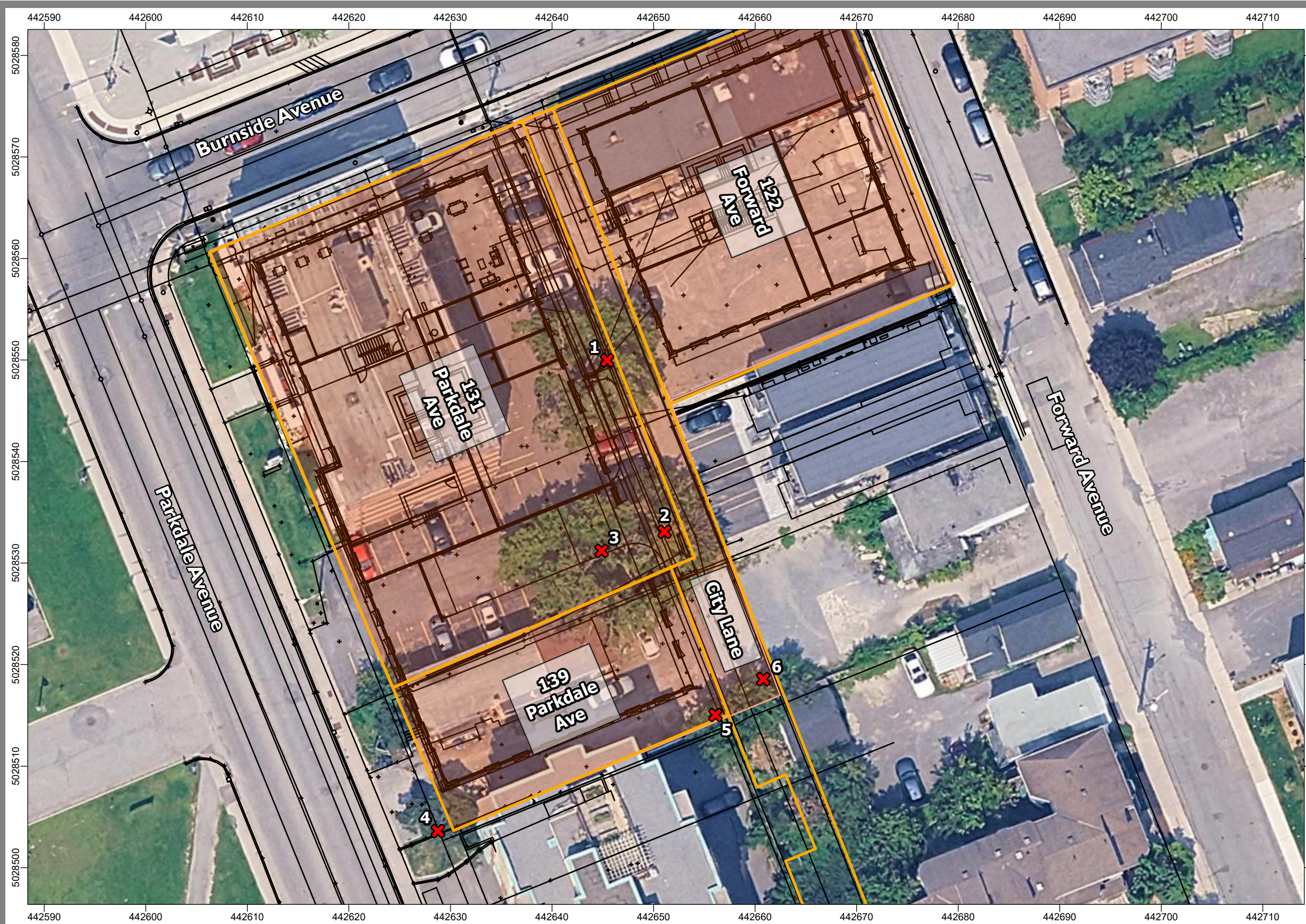
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 Ottawa, ON

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Legend

- Property Line (geoOttawa, 2025)
- Site (Limit of Excavation)

Recommendation

- ✘ Remove



Spatial Reference:
 Name: NAD 1983 UTM Zone 18N
 PCS: NAD 1983 UTM Zone 18N
 GCS: GCS North American 1983
 Map Units: Meter
 Scale: 1:397

Sources:
 - Basemap : © OpenStreetMap (and) contributors, CC-BY-SA, City of Ottawa, Ville de Gatineau, Province of Ontario, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA, AAFC, NRCan
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B

Appendix B Detailed Tree Information (2025)



Table 1: Detailed Information on Individuals Surveyed (2025)

Tree ID	Common Name	Scientific Name	UTM Coordinates (NAD 83)	DBH* (cm)	CRZ* (m)	Health	Ownership***	Recommendation	Comments
1	Manitoba maple	<i>Acer negundo</i>	18T 442645 5028549	75	7.5	Poor	131 Parkdale Ave	Remove	Multistem
2	Manitoba maple	<i>Acer negundo</i>	18T 442651 5028533	47	4.7	Poor	131 Parkdale Ave	Remove	
3	Manitoba maple	<i>Acer negundo</i>	18T 442644 5028531	121	12.1	Poor	131 Parkdale Ave	Remove	
4	Red maple	<i>Acer rubrum</i>	18T 442628 5028503	30	3	Poor	City	Remove	
5	Manitoba maple	<i>Acer negundo</i>	18T 442656 5028515	38	3.8	Poor	139 Parkdale Ave	Remove	
6	Manitoba maple	<i>Acer negundo</i>	18T 442660 5028518	27	2.7	Poor	City	Remove	Multistem

*DBH: diameter-at-breast height

**CRZ: critical root zone

***Ownership

City: City of Ottawa