

# Tree Conservation Report 424 Churchill Avenue North Ottawa, Ontario

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Prepared for GSI Properties  
By Arcadis IBI Group  
June 26, 2025

## Document Control Page

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|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CLIENT:           | GSI Properties                                                                                                                                                                                                                                                                                                                                   |
| PROJECT NAME:     | Tree Conservation Report<br>424 Churchill Avenue North Ottawa, Ontario                                                                                                                                                                                                                                                                           |
| REPORT TITLE:     | Tree Conservation Report<br>424 Churchill Avenue North<br>Ottawa, Ontario                                                                                                                                                                                                                                                                        |
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| HISTORY:          |                                                                                                                                                                                                                                                                                                                                                  |
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# Table of Contents

---

|          |                                                                         |          |
|----------|-------------------------------------------------------------------------|----------|
| <b>1</b> | <b>Introduction and Overview .....</b>                                  | <b>1</b> |
| <b>2</b> | <b>Methodology .....</b>                                                | <b>1</b> |
| 2.1      | Definitions of Measurements for Tree Inventory Data Collection .....    | 1        |
| 2.1.1    | Tree Condition Assessment .....                                         | 1        |
| <b>3</b> | <b>Observations .....</b>                                               | <b>2</b> |
| 3.1      | Species .....                                                           | 3        |
| 3.1.1    | Species at Risk .....                                                   | 3        |
| 3.1.2    | Invasive Species .....                                                  | 3        |
| 3.2      | Shared Boundary Trees and Impacts to Trees on Adjacent Properties ..... | 3        |
| <b>4</b> | <b>Analysis .....</b>                                                   | <b>4</b> |
| 4.1      | Trees to be Preserved and Protected .....                               | 4        |
| 4.2      | Trees to be Removed .....                                               | 4        |
| 4.3      | Tree Preservation/Removal Summary .....                                 | 4        |
| <b>5</b> | <b>Recommendations .....</b>                                            | <b>4</b> |
| 5.1      | Tree Protection Fencing .....                                           | 4        |
| <b>6</b> | <b>Construction Impact Mitigation .....</b>                             | <b>4</b> |
| 6.1      | Potential Construction Impacts to Trees .....                           | 4        |
| 6.1.1    | Soil Compaction and Root Damage .....                                   | 5        |
| 6.1.2    | Mechanical Damage .....                                                 | 5        |
| 6.1.3    | Root Damage .....                                                       | 5        |
| 6.2      | Protecting and Managing Trees During Construction .....                 | 5        |
| <b>7</b> | <b>Disclaimer .....</b>                                                 | <b>6</b> |

# Table of Contents

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## List of Appendices

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Appendix A      Tree Conservation Plan, Sheets TPP-1 and TPP-2

# 1 Introduction and Overview

Arcadis IBI Group (IBI) was retained by GSI Properties to prepare a Tree Conservation Report for the proposed development property at 424 Churchill Avenue located in Ottawa, Ontario.

The subject property (Study Area) has an area of approximately 0.11 ha and is currently a commercial plaza with the associated parking lot. The proposed project includes the development of the subject property with a midrise tower that includes underground parking. The property is bounded by Danforth Avenue to the north and Byron Avenue to the south.

The report and plans will become part of any and all formal *Planning Act* submissions. It is informed by and aligns with the following:

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

*Tree Preservation Plan, drawings TPP-1 (dated June 26, 2025), must be read and understood in conjunction with this report.*

## 2 Methodology

Mr. Tim McCormick, OALA, CSLA, ISA Certified Arborist ON-0899A, completed an onsite review and assessment of the trees within the subject property on May 7, 2022. Ms. Brittany Semmler, Ecologist completed an additional review on August 7, 2022. Mrs. Stacey Willick, OALA, CSLA, ISA Certified Arborist ON-3060A, completed a review on version 2.0 of this report on June 26, 2025. The Study Area included the subject property and adjacent private property within 5.0 m of the property boundaries. Trees within the Study Area that were 10 cm diameter at breast height (DBH) and greater were inventoried and assigned unique tree identifications.

Each tree inventoried had the following data gathered: tree species, DBH in centimetres, health condition, and dripline radius in metres. The location of each tree was total station surveyed and is included on the Tree Preservation/Enhancement Plan (TPEP Plan), drawings No. TPP-1 and TPP-2. Tree data has been compiled into Table 1 and is included in Appendix A of this document.

### 2.1 Definitions of Measurements for Tree Inventory Data Collection

Tree assessment includes specific measurements as part of the field review. Outlined below are measurements taken as part of the field tree inventory:

**DBH:** Measurement of the trunk at 1.4 m above grade. Expressed as diameter in centimetres.

**Drip line:** Measurement of the approximate extents of the branches as measured from the trunk of the tree. This also represents the general root zone of the tree. Expressed as a radius in metres.

#### 2.1.1 Tree Condition Assessment

**Excellent: (Healthy)**

No major branch mortality; crown is reasonably normal with less than 10% branch or twig mortality; no signs of decay.

**Very Good: (Healthy)**

Minimal major branch mortality: crown is reasonably normal with twig dieback in 10-20% of the crown; minimal signs of decay.

**Good: (Light Decline)**

Branch mortality, twig dieback in 20-30% of the crown: broken branches or crown missing based on presence of old snags is less than 26%; minor evidence of decay.

**Fair: (Moderate Decline)**

Branch mortality, twig dieback in 40-50% of the crown: broken branches or crown area missing based on presence of old snags is 50% or less; decay evident.

**Poor: (Severe Decline)**

Branch mortality, twig dieback in more than 50% of the crown: broken branches or crown area missing based on presence of old snags in more than 50%; decay resulting in high hazard assessment.

**Dead:**

Tree is dead, either standing or down: phloem under bark has brown streaks: few epicormic shoots may be present.

### 3 Observations

The property at 424 Churchill Avenue North is bounded by Byron Avenue to the south and Danforth Avenue to the north, refer to Figure 1. A total of thirty-five (35) trees were inventoried within the subject property boundary and another four (4) trees located on adjacent properties or at the boundary edge that were reviewed within the overall Study Area. The trees reviewed consisted of only deciduous species. Several of the species are non-native or invasive species. There are isolated native species intermixed on the property. The trees are located primarily along north side of the property below a retaining wall that extends through the subject property.

***Figure 1: Aerial Imagery of Study Area (Google Earth image)***



### 3.1 Species

Species observed in the Study Area included: Manitoba Maple (*Acer negundo*), Norway Maple (*Acer platanoides*), Black Walnut (*Juglans nigra*), Burr Oak (*Quercus macrocarpa*), Common Buckthorn (*Rhamnus cathartica*), Basswood (*Tilia americana*), and White Elm (*Ulmus americana*).

#### 3.1.1 Species at Risk

There were no rare, endangered, threatened, or significant tree or shrub species observed within the subject area or adjacent residential properties.

#### 3.1.2 Invasive Species

Present within the Study Area were two (2) non-native invasive species (Norway Maple and Common Buckthorn) and one (1) native invasive (Manitoba Maple). These invasive species are considered threats to the local ecosystem and biodiversity as they can quickly outcompete native plants. Control of these invasive species requires long-term management and one-off removals can encourage spread. As such, only those invasive species located within the active development area will be removed.

### 3.2 Shared Boundary Trees and Impacts to Trees on Adjacent Properties

During the field inventory it was observed that there is one (1) tree located at or in close proximity to the property boundaries. Per Section 10(2) of *The Forestry Act*, RSO 1990, C. F.26, "Every tree whose trunk is growing on the boundary between adjoining lands is the common property of the owners of the adjoining lands." A desktop analysis of the surveyed tree locations was completed to identify ownership and shared boundary trees. Any tree located on a property boundary or within close proximity (~0.3 m) has been assumed to be a shared boundary tree.

An additional four (4) trees located beyond the subject property boundaries may be impacted by the proposed works and development. Overall, it is recommended that these four (4) trees are to be removed given the impacts of development along the property limit where these trees are located.

The location and presumed ownership information for each tree is included in Table 1 (Appendix A). Any impacts to trees on adjacent properties or shared boundary trees will require written approval from all property owners prior to initiation of any work and/or tree removals on site. Written approvals shall be appended to this report for City records prior to the City's authorization for site demolition.

## 4 Analysis

### 4.1 Trees to be Preserved and Protected

Based on the layout of the subject property, location of the trees, and necessary site work to facilitate the construction onsite, there will be no trees preserved or protected on both the subject site and on the adjacent property.

### 4.2 Trees to be Removed

There are thirty-four (34) trees on the subject site that will need to be removed to facilitate the construction of the proposed building and development. There is one (1) dead tree within property that will also be removed within the proposed building area. There are four (4) trees on the adjacent property that will need to be removed to facilitate the construction of the proposed building and development.

### 4.3 Tree Preservation/Removal Summary

Thirty-five (35) trees were inventoried on the subject property and another four (4) on adjacent properties, for a total of thirty-nine (39) trees included in the detailed inventory and assessment.

Based on the information presented above, the following is a summary of recommendations for the proposed development of the subject property:

- Thirty-nine (39) trees are recommended to be removed:
  - Thirty-four (34) live trees and one (1) dead tree on subject property
  - Four (4) live trees on adjacent property - Tree 1, Tree 2, Tree 5, and Tree 6

## 5 Recommendations

### 5.1 Tree Protection Fencing

The limits of TPF have been indicated on the Tree Conservation Plan sheet TPP-1 and shall be considered to delineate the limits of work. All TPF shall conform to the City of Ottawa's current standards and Tree Protection Specification as shown on Detail 1-TPP2.

## 6 Construction Impact Mitigation

### 6.1 Potential Construction Impacts to Trees

Trees are living organisms that react to changes in their environment. Trees can be damaged during construction without showing signs of damage until some years later. Most of the impacts relate to the removal of roots that results in the slow death of the tree as a result of its inability to



absorb sufficient water and nutrients. Contained within this section are descriptions of the potential impacts this project may have on the trees, and impact mitigation methods that are intended to aid in the mitigation of impact during construction.

### **6.1.1 Soil Compaction and Root Damage**

The leading cause of construction damage to trees is compaction of the soil around the roots or within the Tree Protection Zone (TPZ). The TPZ is the area around the tree or group of trees in which no grading or construction activity may occur. Equipment entering a TPZ compresses the air pockets around the roots inhibiting the tree from absorbing nutrients and water. This damage ultimately degrades the health of the tree. Accordingly, during the removal stage, equipment use within the TPZ should be restricted to ensure that the tree's roots are not disturbed, thereby assisting in maintaining their continued health. The TPZ is protected and delineated by the TPF.

### **6.1.2 Mechanical Damage**

Equipment can physically damage the trees through striking the trunk, limbs, and/or roots. Felled trees can also cause damage during the tree removal stage of construction. Some damage is unavoidable due to the proximity of adjacent trees; however, by using proper equipment and best management practices the damage can be minimized. The Contractor should be held responsible for all avoidable damage to the trees during all stages of development. Note: trees shall always be felled away from adjacent trees to be retained.

### **6.1.3 Root Damage**

The success of tree preservation is dependent not only on protecting the root zone from compaction and damage, it is also contingent upon the ability to ensure that the structural roots within the root plate are not disturbed. Impacts to this area may result in the structural failure of these trees. Excavating soil 1 m outside a tree's drip line, or within a drip line can damage roots by tearing and splitting back to the stem. This damage can later lead to rot that can kill the tree. All work within the drip line of an existing tree shall be approved by an Arborist. When excavating the top 30-60 cm of soil adjacent to trees, care must be taken. Excavation should cleanly sever the roots prior to stripping and removal of soil. Exposed roots with a diameter greater than 2.5 cm (1 inch) shall be pruned back to the soil face to prevent damage to the tree.

## **6.2 Protecting and Managing Trees During Construction**

The following recommendations are presented to provide appropriate tree protection and management during the future development and construction of this project:

1. Tree Protection Fencing (TPF) should be installed to protect all trees identified for preservation. TPF should conform to City of Ottawa standards and the locations indicated on the TPP (Appendix A). Upon installation of the TPF, the Contractor should contact the Project Arborist to review and approve the fencing and its location prior to commencement of any site work. This should be coordinated with City staff for approval. The TPF should remain intact throughout the entire construction period, as specified on the plans. The TPF should be inspected monthly and repaired as required and should be removed at the completion of all site works.
2. Upon receiving the necessary project approvals and prior to the commencement of tree removals, all trees designated for preservation must be flagged in the field. All designated preservation areas must be left standing and undamaged during site works. Removals are to be completed outside the window of April 1 to August 31. This window offers protection through the main migratory bird nesting and bat maternity roosting season. If removals occur within the restricted activity period, due diligence measures,

including pre-clearing nest and roost sweeps will be employed to reduce risk to nesting birds protected under the *Migratory Birds Convention Act, 1994* and Species at Risk Bats under the *Endangered Species Act, 2007*, and all applicable regulations. These surveys are required to be completed by a qualified biologist experienced in bird and bat identification and monitoring.

3. The TPZ is the area around a retained tree that is to be protected by TPF. The TPZ is not to be used for any type of storage (e.g., storage of debris, construction material, surplus soils, and construction equipment). No trenching or tunneling for underground services shall be located within the TPZ. Construction equipment shall not be allowed to idle or exhaust within the TPZ.
4. Trees shall not have any rigging cables or hardware of any sort attached or wrapped around them, nor shall any contaminants be dumped within the protective areas. Further, no contaminants shall be dumped or flushed where they may come into contact with the feeder roots of the trees. In the event that roots from retained trees are exposed, or if it is necessary to remove limbs or portions of trees after construction has commenced, the Project Arborist shall be informed and the proper actions conforming to City Policies and By-laws shall be carried out.
5. Upon completion of the tree removals, all felled trees are to be removed from the subject property. No lumber or brush from the clearing is to be stored onsite. Any chipping, cutting or brush clean-up is to be completed outside the bird nesting season (i.e., *not* between April 1 and August 31). If these activities are to occur within the restricted activity period, due diligence measures, including pre-clearing nest sweeps will be employed to reduce risk to nesting birds protected under the *Migratory Birds Convention Act, 1994* and *Migratory Birds Regulations*. These surveys will be completed by a qualified biologist.
6. Excavation adjacent to trees to be preserved must be completed with due care and attention. Excavation should cleanly sever the roots prior to stripping and removal of soil. Should roots be encountered during excavation all exposed roots with a diameter greater than 2.5 cm (1 inch) shall be pruned back to the soil face to prevent damage to the tree. Roots smaller than 2.5cm (1 inch) should be cleanly cut using a sharpened spade or bypass pruners at the limits of excavation.

## 7 Disclaimer

The assessment of the trees presented within this report has been prepared using accepted arboricultural techniques. These include a visual examination of the above-ground parts of each tree for structural defects, scars, external indications of decay, evidence of insect presence, discoloured foliage, the general condition of the trees and the surrounding site, as well as the proximity of property and people. None of the trees examined were dissected, cored, probed, or climbed, and detailed root crown examinations involving excavation were not undertaken.

Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are living organisms and their health and vigour is constantly changing. They are not immune to changes in site conditions or seasonal variations in the weather.

While reasonable efforts have been made to ensure the trees recommended for retention are healthy, no guarantees are offered or implied, that these trees or any part of them will remain standing. It is both professionally and practically impossible to predict with absolute certainty the behavior of any single tree or group of trees in all circumstances. Inevitably a standing tree will

always pose some risk. Most trees have the potential for failure provided with the necessary combinations of stresses and elements. This risk can only be eliminated if the tree is removed.

Although every effort has been made to ensure that this assessment is reasonably accurate the trees should be re-assessed periodically. The assessment presented in this report is valid at the time of inspection.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Stacey Willick', with a stylized, cursive script.

Stacey Willick, OALA, CSLA, ISA Certified Arborist ON-3060A  
Landscape Architect

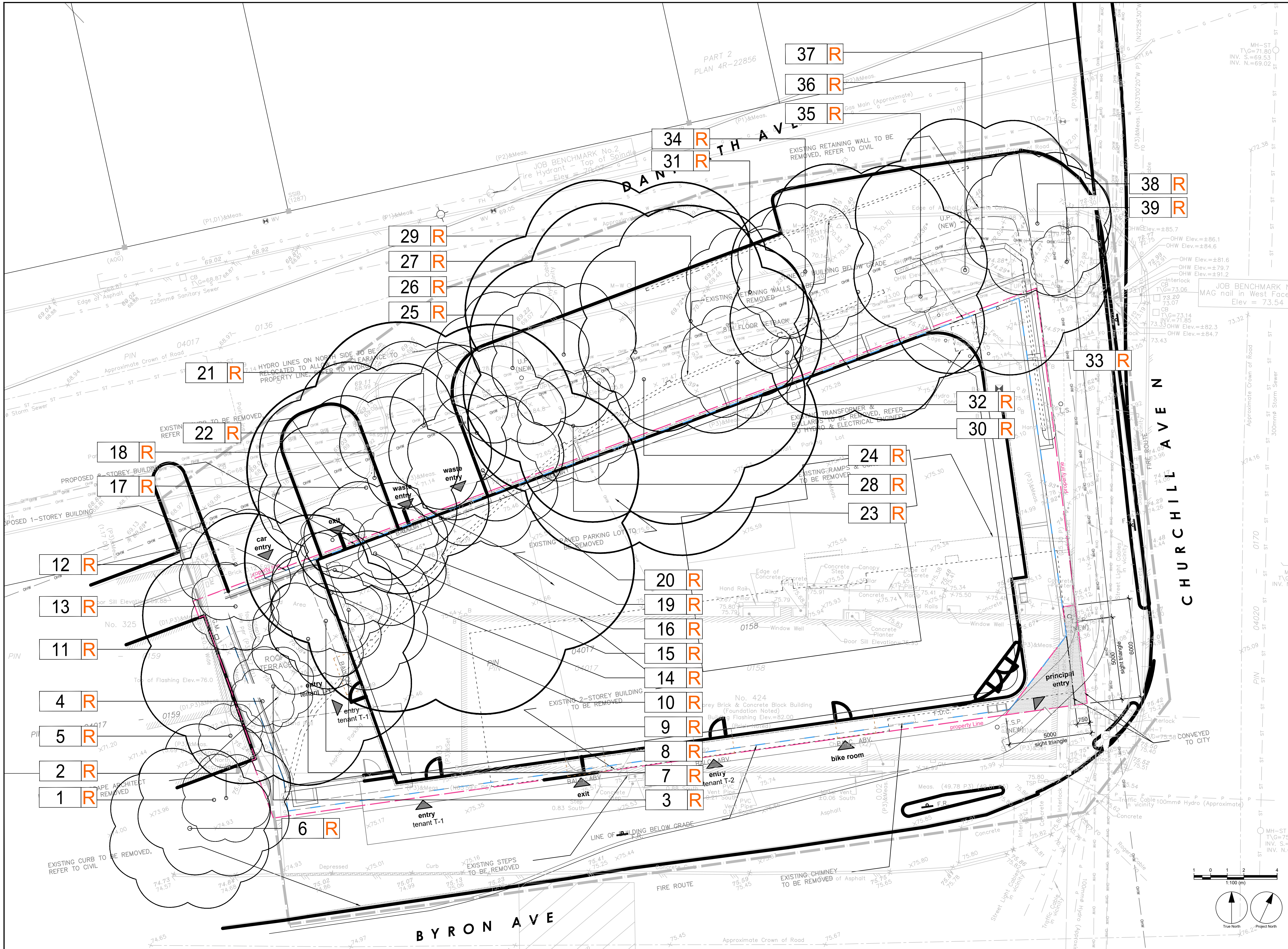
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# Appendix A

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## Tree Conservation Plan TPP-1 and TPP-2





CLIENT

CHURCHILL PROPERTIES INC.

5-145 SELECT AVE.,  
TORONTO, ONTARIO

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Arcadis Professional Services (Canada) Inc.  
Formerly ST Group Professional Services (Canada) Inc.

ISSUES

| No. | DESCRIPTION                 | DATE       |
|-----|-----------------------------|------------|
| 1   | ISSUED FOR ZBA & SPA REVIEW | 2022-10-21 |
| 2   | ISSUED FOR ZBA & SPA REVIEW | 2023-03-24 |
| 3   | ISSUED FOR ZBA & SPA REVIEW | 2024-08-12 |
| 4   | ISSUED FOR ZBA & SPA REVIEW | 2024-10-11 |
| 5   | ISSUED FOR SPA              | 2025-08-08 |

SUBJECT LANDS

LEGEND

EXISTING DECIDUOUS TREE

TEMPORARY TREE PROTECTION FENCING

PROJECT SITE BOUNDARY

TREE IDENTIFICATION TAGS

000 P

000 R

TREE TO BE PRESERVED

TREE TO BE REMOVED

SEAL

ISA #: ON-3060A

FILE NO. D07-12-22-0152  
PLAN NO. 18881

PRIME CONSULTANT

ARCADIS

410 Albert Street - Suite 101  
Waterloo ON N2L 3V3 Canada  
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PROJECT

424 Churchill Ave

CITY OF OTTAWA

PROJECT NO:  
139413

DRAWN BY:  
E.L.

PROJECT MGR:  
M.P.

CHECKED BY:  
M.P.

APPROVED BY:  
S.W.

SHEET TITLE

TREE PRESERVATION PLAN

SHEET NUMBER

ISSUE

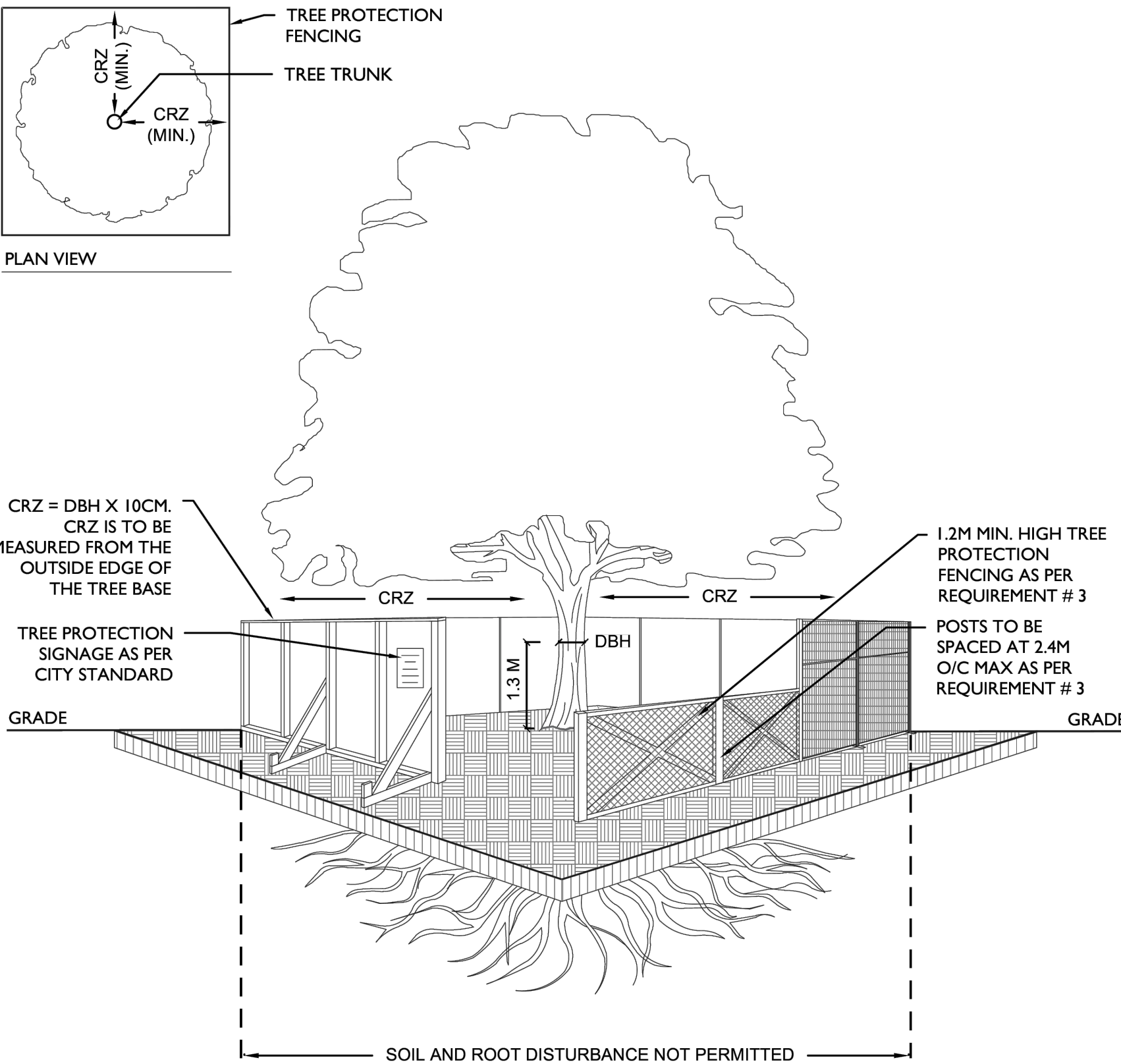
TPP-1

5



**Table 1 - Existing Tree Inventory**  
424 Churchill, Ottawa, Ontario

| Tag # | Species                   | Common Name      | Diameter at Breast Height (DBH) cm or range (cm) | Drip Line Radius (cm) | Multistem Tree | Overall Condition | Recommended Action                                     | Notes              | Ownership                 |
|-------|---------------------------|------------------|--------------------------------------------------|-----------------------|----------------|-------------------|--------------------------------------------------------|--------------------|---------------------------|
| 1     | <i>Acer negundo</i>       | Manitoba Maple   | 10                                               | 480                   | ---            | Good              | Remove - Due to grading and infrastructure improvement | Hard lean to south | Private on adjoining site |
| 2     | <i>Ulmus americana</i>    | American Elm     | 22                                               | 280                   | ---            | Fair              | Remove - Due to grading and infrastructure improvement |                    | Private on adjoining site |
| 3     | <i>Acer platanoides</i>   | Norway Maple     | 11                                               | 250                   | ---            | Poor              | Remove - Due to grading and infrastructure improvement |                    | Private on site           |
| 4     | <i>Acer platanoides</i>   | Norway Maple     | 11                                               | 200                   | ---            | Good              | Remove - Due to grading and infrastructure improvement |                    | Private on site           |
| 5     | <i>Malus spp.</i>         | Apple spp.       | 11                                               | 200                   | ---            | Good              | Remove - Due to grading and infrastructure improvement |                    | Private on adjoining site |
| 6     | <i>Juglans nigra</i>      | Black Walnut     | 26                                               | 500                   | ---            | Good              | Remove - Due to grading and infrastructure improvement |                    | Private on adjoining site |
| 7     | <i>Acer negundo</i>       | Manitoba Maple   | 11                                               | 350                   | ---            | Fair              | Remove - Due to grading and infrastructure improvement |                    | Private on site           |
| 8     | <i>Ulmus americana</i>    | American Elm     | 25                                               | 350                   | ---            | Poor              | Remove - Due to grading and infrastructure improvement |                    | Private on site           |
| 9     | <i>Acer platanoides</i>   | Norway Maple     | 13                                               | 490                   | ---            | Very Good         | Remove - Due to building construction and excavation   |                    | Private on site           |
| 10    | <i>Acer negundo</i>       | Manitoba Maple   | 11                                               | 370                   | ---            | Good              | Remove - Due to building construction and excavation   |                    | Private on site           |
| 11    | <i>Acer negundo</i>       | Manitoba Maple   | 37                                               | 850                   | ---            | Very Good         | Remove - Due to grading and infrastructure improvement |                    | Private on site           |
| 12    | <i>Acer platanoides</i>   | Norway Maple     | 17                                               | 360                   | ---            | Very Good         | Remove - Due to grading and infrastructure improvement |                    | Private on site           |
| 13    | <i>Acer negundo</i>       | Manitoba Maple   | 12                                               | 280                   | ---            | Poor              | Remove - Due to grading and infrastructure improvement |                    | Private on site           |
| 14    | <i>Ulmus americana</i>    | American Elm     | 15                                               | 50                    | ---            | Poor              | Remove - Due to building construction and excavation   |                    | Private on site           |
| 15    | <i>Acer negundo</i>       | Manitoba Maple   | 19                                               | 440                   | ---            | Poor              | Remove - Due to building construction and excavation   |                    | Private on site           |
| 16    | <i>Unknown</i>            | Unknown          | 19                                               | 240                   | ---            | Dead              | Remove - Due to building construction and excavation   |                    | Private on site           |
| 17    | <i>Acer platanoides</i>   | Norway Maple     | 19                                               | 580                   | ---            | Very Good         | Remove - Due to grading and infrastructure improvement |                    | City Tree                 |
| 18    | <i>Rhamnus cathartica</i> | Common Buckthorn | 10                                               | 730                   | ---            | Good              | Remove - Due to grading and infrastructure improvement |                    | City Tree                 |
| 19    | <i>Acer negundo</i>       | Manitoba Maple   | 25                                               | 1220                  | ---            | Very Good         | Remove - Due to building construction and excavation   | Hard lean north    | Private on site           |
| 20    | <i>Acer negundo</i>       | Manitoba Maple   | 35                                               | 640                   | ---            | Good              | Remove - Due to grading and infrastructure improvement |                    | Private on site           |
| 21    | <i>Tilia americana</i>    | Basswood         | 11                                               | 520                   | Yes            | Poor              | Remove - Due to grading and infrastructure improvement |                    | City Tree                 |
| 22    | <i>Tilia americana</i>    | Basswood         | 12                                               | 540                   | Yes            | Good              | Remove - Due to grading and infrastructure improvement |                    | City Tree                 |
| 23    | <i>Acer platanoides</i>   | Norway Maple     | 15                                               | 360                   | ---            | Very Good         | Remove - Due to grading and infrastructure improvement |                    | City Tree                 |
| 24    | <i>Acer negundo</i>       | Manitoba Maple   | 35                                               | 1090                  | Yes            | Poor              | Remove - Due to grading and infrastructure improvement |                    | City Tree                 |
| 25    | <i>Ulmus americana</i>    | American Elm     | 20                                               | 470                   | ---            | Good              | Remove - Due to grading and infrastructure improvement |                    | City Tree                 |
| 26    | <i>Ulmus americana</i>    | American Elm     | 16                                               | 440                   | ---            | Good              | Remove - Due to grading and infrastructure improvement |                    | City Tree                 |
| 27    | <i>Juglans nigra</i>      | Black Walnut     | 20                                               | 1040                  | ---            | Good              | Remove - Due to grading and infrastructure improvement |                    | City Tree                 |
| 28    | <i>Tilia americana</i>    | Basswood         | 14                                               | 0                     | ---            | Dead              | Remove - Due to grading and infrastructure improvement |                    | City Tree                 |
| 29    | <i>Acer negundo</i>       | Manitoba Maple   | 18                                               | 710                   | ---            | Good              | Remove - Due to grading and infrastructure improvement |                    | City Tree                 |
| 30    | <i>Acer negundo</i>       | Manitoba Maple   | 19                                               | 350                   | ---            | Very Good         | Remove - Due to grading and infrastructure improvement |                    | City Tree                 |
| 31    | <i>Acer negundo</i>       | Manitoba Maple   | 15                                               | 410                   | ---            | Good              | Remove - Due to grading and infrastructure improvement |                    | City Tree                 |
| 32    | <i>Acer negundo</i>       | Manitoba Maple   | 11                                               | 0                     | ---            | Dead              | Remove - Due to grading and infrastructure improvement |                    | City Tree                 |
| 33    | <i>Rhamnus cathartica</i> | Common Buckthorn | 11                                               | 810                   | ---            | Very Good         | Remove - Due to grading and infrastructure improvement |                    | City Tree                 |
| 34    | <i>Tilia americana</i>    | Basswood         | 28                                               | 430                   | ---            | Poor              | Remove - Due to grading and infrastructure improvement |                    | City Tree                 |
| 35    | <i>Acer negundo</i>       | Manitoba Maple   | 12                                               | 0                     | ---            | Dead              | Remove - Due to grading and infrastructure improvement |                    | City Tree                 |
| 36    | <i>Acer platanoides</i>   | Norway Maple     | 11                                               | 30                    | ---            | Very Good         | Remove - Due to grading and infrastructure improvement |                    | City Tree                 |
| 37    | <i>Acer negundo</i>       | Manitoba Maple   | 27                                               | 810                   | Yes            | Poor              | Remove - Due to grading and infrastructure improvement |                    | City Tree                 |
| 38    | <i>Acer negundo</i>       | Manitoba Maple   | 14                                               | 450                   | Yes            | Very Good         | Remove - Due to grading and infrastructure improvement |                    | City Tree                 |
| 39    | <i>Quercus macrocarpa</i> | Burr Oak         | 22                                               | 220                   | Yes            | Very Good         | Remove - Due to grading and infrastructure improvement |                    | City Tree                 |



ACCESSIBLE FORMATS AND COMMUNICATION  
SUPPORTS ARE AVAILABLE, UPON REQUEST



# TREE PROTECTION SPECIFICATION

TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

SCALE: NTS

DATE: MARCH 2021

DRAWING NO.: 1 of 1

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|--------|-----------------------------|------------|
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SHEET TITLE

# TREE PRESERVATION PLAN

SHEET NUMBER

## TPP-2

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5