

TREE CONSERVATION PLAN / REPORT
FOR PROPOSED 2300 BANK STREET RE-DEVELOPMENT

INTRODUCTION
In support of Site Plan Approval, and in accordance with the City of Ottawa's Tree Protection By-Law (No.2020-340), this Tree Conservation Report (TCR) identifies trees to be retained and protected under future development scenarios and, where feasible, recognizes opportunities to offset the loss of trees that cannot be retained or contribute to the City's forest cover targets.

EXISTING TREE INVENTORY
An inventory of existing trees, having a caliper of 10cm or more as measured 1.4m from existing grade, subject to this application, was conducted on Oct. 24, 2025. Locates derived from Topographic Plan of Survey prepared by Annis, O'Sullivan, Vollebek Ltd, OLS, dated 2025-03-31. The schedule identifies existing trees evaluated on the subject property at date of inventory:

TREE SPECIES AT RISK
No Tree Species at Risk, as identified under the Province of Ontario Endangered Species Act (ESA) were observed on subject property or within 25m of adjacent lands.

MITIGATIVE MEASURES
The following measures are recommended to promote survival for trees to be retained:

Tree Protection Barrier:
Barriers for tree protection shall be installed surrounding the Critical Root Zone (CRZ = 10 x diameter) of a tree to be protected. All of the supports and bracing for the barrier shall be placed outside of the protected area and installed to minimize root damage. Furthermore, while the desired effect of the barrier is to prevent construction traffic from entering the protected area, it shall be kept in place until all construction has been completed. The barrier shall also have signage attached to it indicating its purpose as a protection barrier. Repair, fuelling of machinery, storage and stockpiling of materials, shall not take place within this protected area. (See **TREE PROTECTION SPECIFICATION**)

- Tree Protection Barrier material options:
- 1.2m height min. solid plywood hoarding mounted securely on durable wood posts; posts to be max. 2.4m c/c; (to be approved City of Ottawa).
 - 1.2m height min. chain-link fence with tubular steel support posts or "T" posts; posts to be max. 2.4m c/c; (to be approved City of Ottawa).
 - 1.2m height min. plastic (polyethylene) "international orange" web fencing securely mounted on sturdy wood framework that includes top and bottom rail; posts to be max. 2.4m c/c; (to be approved City of Ottawa).
 - Other methods and material approved by City of Ottawa.

- In addition:
- Do not place any material or equipment within the CRZ of the tree;
 - Do not attach any signs, notices or posters to any tree;
 - Do not raise or lower the existing grade within the CRZ without approval;
 - Tunnel or bore when digging within the CRZ of a tree;
 - Do not damage the root system, trunk or branches of any tree;
 - Ensure that exhaust fumes from all equipment are NOT directed towards any tree's Canopy.

Surface Treatment:
A protective root buffer is required for a minimum distance of 2.0 metres outside of the tree protection barrier. This buffer will consist of woodchips spread to a thickness of 10 cm covered by a layer of granular 'A' (gravel) deep enough to stabilize 2 cm thick plywood. This will help prevent the compaction of soil surrounding the trees' fine feeding roots.

Excavation & Root Pruning:
Excavation shall not take place within the CRZ. Instead, directional micro-tunnelling and boring shall be employed. When excavation must take place outside of the CRZ, a trench shall be carefully dug either by hand or with hydraulic or pneumatic air excavation technology. After the trench is established, a backhoe or other equipment stationed outside of the CRZ may be used to complete the work. If roots are encountered while trenching outside the CRZ, they shall be cleanly cut with either pruning shears or a saw wiped with alcohol before each cut.

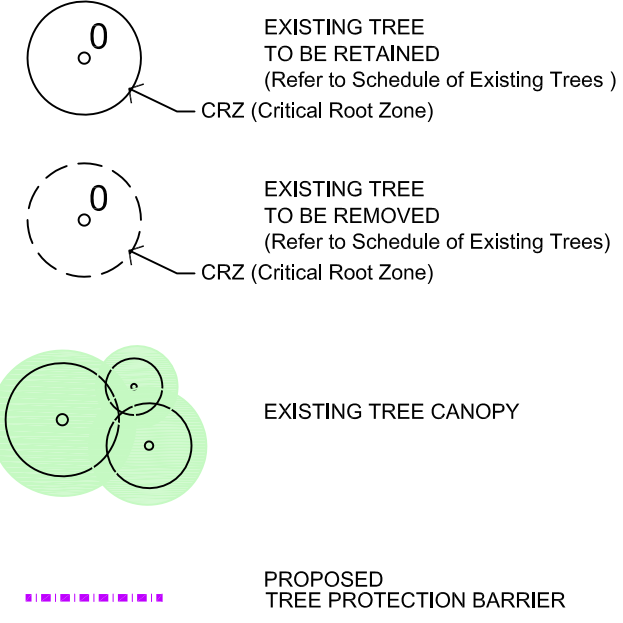
Treatment of Exposed Roots:
If tree roots are exposed during construction, they shall be reburied immediately with soil or covered temporarily with burlap, filter cloth or woodchips and kept moist (i.e. watering with a soft-spray nozzle at least three times a week). A covering of plastic shall be used to facilitate moisture retention during an extended period when watering may not be possible (i.e. over weekends).

Fertilization:
Fertilizing the trees with a liquid, deep root, slow release fertilizer is recommended only after the completion of all construction.

Retaining Walls/ Tree Wells:
Avoid changes in grade close to trees to be retained. Where grade changes cannot be avoided, the installation of retaining walls or tree wells shall be considered for tree preservation.

WILDLIFE PROTOCOL
No tree removal shall occur between April 15 and August 15, unless a qualified wildlife biologist has determined that no bird nesting is occurring within 5 days prior to removal.

LEGEND / SYMBOL



SCHEDULE OF EXISTING TREES
(Inventory conducted Oct.24, 2025)

CODE	SPECIES	CONDITION	DBH ¹ (cm)	OWNERSHIP	ACTION NOTES
1	Norway Maple (<i>Acer platanoides</i>)	Poor: broken leader	30	Subject Property	Protect / RETAIN
2	American Elm (<i>Ulmus americana</i>)	Dead	60	Subject Property	REMOVE (hazardous)
3	Norway Maple (<i>Acer platanoides</i>)	Fair	20	Shared/City	Protect / RETAIN
4	Austrian Pine (<i>Pinus nigra</i>)	Good	30	Subject Property	Protect / RETAIN
5	Austrian Pine (<i>Pinus nigra</i>)	Good	35	Subject Property	Protect / RETAIN
6	Cedar (<i>Thuja</i>)	Good	15	Adjacent Property	Protect / RETAIN
7	Yew (<i>Taxus</i>)	Good	15	Adjacent Property	Protect / RETAIN
8	Cedar (<i>Thuja</i>)	Good	15	Adjacent Property	Protect / RETAIN
9	Norway Maple (<i>Acer platanoides</i>)	Good	20	Subject Property	Protect / RETAIN
10	Norway Maple (<i>Acer platanoides</i>)	Good	25	Subject Property	Protect / RETAIN
11	Norway Maple (<i>Acer platanoides</i>)	Good	25	Subject Property	Protect / RETAIN
12	Crabapple (<i>Malus</i>)	Fair: double stem	15	Subject Property	Protect / RETAIN
13	Crabapple (<i>Malus</i>)	Fair	15	Subject Property	Protect / RETAIN
14	Red Maple (<i>Acer rubrum</i>)	Good	30	Shared/Adjacent Property	Protect / RETAIN
15	Red Maple (<i>Acer rubrum</i>)	Good	35	Adjacent Property	Protect / RETAIN
16	Red Maple (<i>Acer rubrum</i>)	Good	30	Adjacent Property	Protect / RETAIN
17	Poplar (<i>Populus</i>), Willow (<i>Salix</i>), Manitoba Maple (<i>Acer negundo</i>) (group)	Fair	10-20	Subject Property	Protect / RETAIN
18	Elm (<i>Ulmus</i>), Manitoba Maple (<i>Acer negundo</i>) (group)	Fair	10-15	Subject Property	Protect / RETAIN
19	Willow (<i>Salix</i>), Manitoba Maple (<i>Acer negundo</i>) (group)	Fair	10	Subject Property	Protect / RETAIN

¹ DBH Diameter at breast height, or 1.4m from grade (unless otherwise noted).

DAZÉ STREET

OWNER:
2045265 ONTARIO LTD.
1601-77 Bloor St., W., Toronto, ON M5S 1M2

ARCHITECT:
NICHOLAS CARAGIANIS ARCHITECT INC.
137 Pamilla St., Ottawa, ON K1S 3K9

CIVIL ENGINEER:
D.B.GRAY ENGINEERING INC.
700 Long Point Circle, Ottawa, ON K1T 4E9

GEOTECHNICAL ENGINEER:
PATERSON GROUP
9 Auriga Dr. Ottawa, ON K2E 7T9

ONTARIO LAND SURVEYOR:
ANNIS, O'SULLIVAN, VOLLEBEK LTD.
500-14 Concourse Gate, Nepean, ON K2E 7S6

LEGAL DESCRIPTION:
Block 9, Registered Plan 4M-944
City of Ottawa.

FOR APPROVAL ONLY

2.	APR.13/26	PER CITY COMMENTS (1)
1.	DEC.17/25	ISSUE FOR SITE PLAN APPROVAL

North Arrow

Stamp

Contractor shall check and verify all dimensions on site and report all errors and/or omissions to the Consultant.

Work to be done in accordance with all applicable codes and by-laws.

Do not scale Drawing.

This Drawing shall not be used for construction until signed by the Consultant.

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Consultant

LEVSTEK CONSULTANTS
LANDSCAPE ARCHITECTS

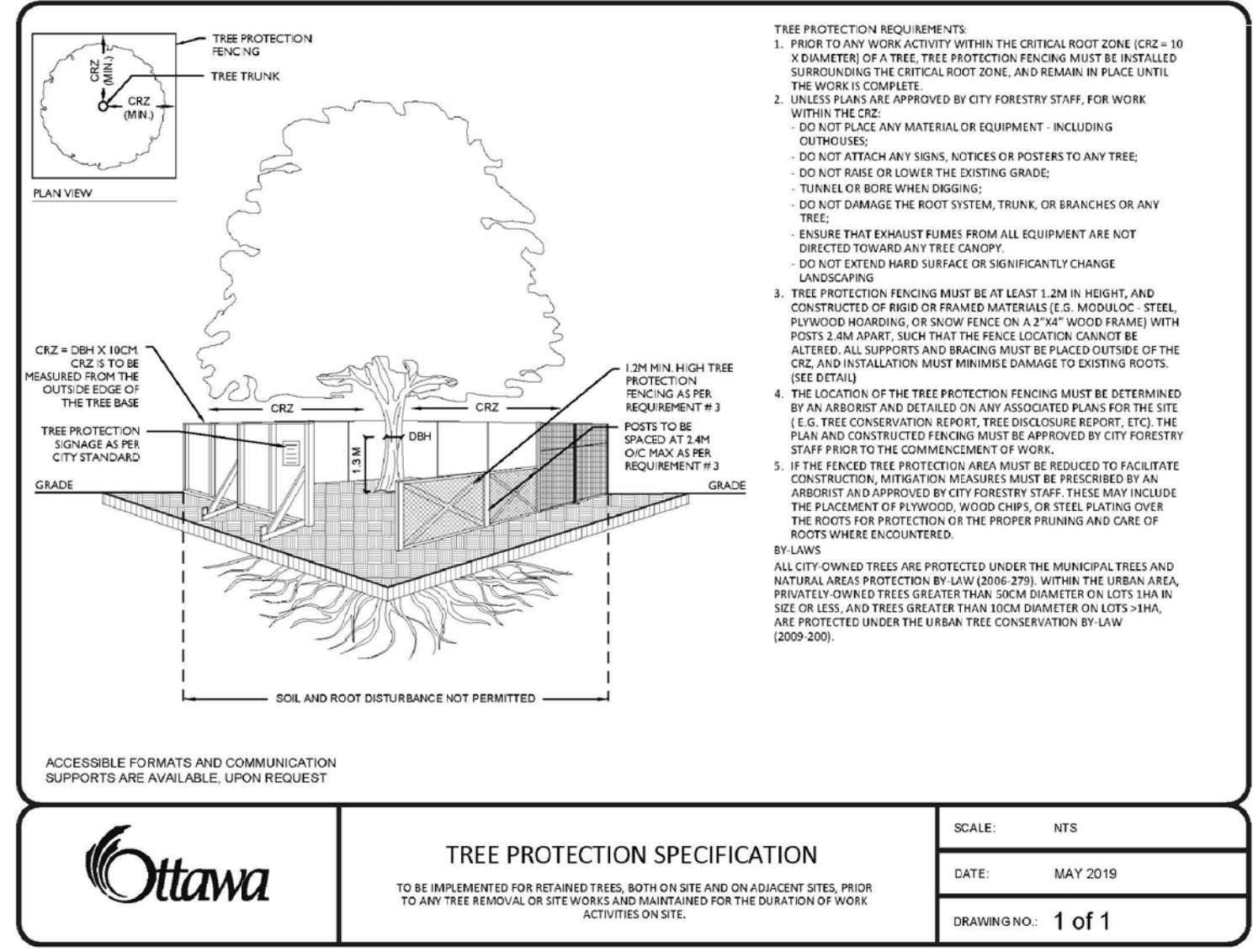
5871 Hugh Crescent - Ottawa - Ontario - K0A 2W0

Project:
TIM HORTONS
2300 BANK STREET
OTTAWA, ONTARIO

Drawing Title:
TREE CONSERVATION PLAN / REPORT

Drawn: MGB Date: NOV. 2025
Scale: 1:200 Project No.: 1255

Drawing No.: **L1.02**



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