

TREE CONSERVATION REPORT



Project No.: CCO-21-4432

Prepared for:

MB Groupe Canada
657 Boulevard Cure-Labelle, Suite 200
Laval, QC H7V 2T8
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Prepared by:

Egis Canada Limited
750 Palladium Road, Suite 310
Kanata, Ontario K2V 1C7

TREE CONSERVATION REPORT

630 MONTREAL ROAD, OTTAWA, ONTARIO

Prepared for:



MB Groupe Canada

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Laval, QC H&V 2T8

www.mbgroupecanada.com

Prepared by:



Egis Canada Limited

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Kanata, Ontario K2V 1C7

FINAL

March 28, 2025

Prepared by:

Handwritten signature of Chris Heffernan in black ink.

Reviewed by:

Handwritten signature of Christian Lyon in black ink.

Chris Heffernan
Senior Biologist & Technical Lead, Natural Sciences
Egis Canada Limited

Christian Lyon
Practice Area Lead, Natural Sciences
Egis Canada Limited



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1.0 INTRODUCTION

Egis Canada Limited (formally McIntosh Perry Consulting Engineers Limited) has been retained by MB Group and Associates to complete a Tree Conservation Report in support of an in-fill development application. The subject property is located in the City of Ottawa, legally described as 630 Montreal Road. The subject property is 0.10 ha in size and is bounded to the north by Montreal Road, Borthwick Avenue to the west, and residential properties to the south and east.

This Tree Conservation Report has been prepared in accordance with the City of Ottawa's Tree Protection By-law No. 2020-340. The report outlines the condition of all existing vegetation on site, any impacts of the proposed development on the vegetation, and the associated mitigation measures recommended to minimize impacts and preserve conserved trees.

An inventory of the subject property was conducted on May 7, 2021 by Erik Pohanka, Terrestrial Biologist at Egis to review trees within the study area (where access permitted), including documenting conditions of the vegetation growing at 630 Montreal Road, Ottawa.

The objectives of the Tree Conservation Report include the following:

- To describe the existing trees (≥ 10 cm diameter at breast height) growing on-site, including species composition, size (diameter at breast height), age, and condition and health of the trees;
- To identify vegetation that will be retained and the rationale to support this decision;
- To assess the impact of the development on the conserved portions of vegetation;
- To describe mitigation measures that will be used to promote the long-term survival of retained trees, and any other measures as required based on the site conditions;
- To describe protection measures being implemented on-site; and
- To provide a planting and/or compensation overview of the impacted tree(s).

2.0 CURRENT VEGETATION

A tree inventory and assessment was conducted by Egis Staff, E. Pohanka on May 7, 2021. The tree inventory and assessment included all trees located within the subject property, as well as trees off-site on adjacent lots which have critical root zones overlapping or potentially overlapping with the subject property. Photos of the tree investigation areas can be found within **APPENDIX A**.

The subject property is developed in its entirety, consisting of two (2) dwellings and asphalt parking areas that cover the entire property. The subject property lacks any natural vegetation communities and there are no trees on the site.

The inventory data included tree species identification, a general health condition assessment, and data on tree diameter at breast height (DBH) measurements. All specimens with a DBH of 10 cm or greater were included in the inventory. DBH measurements were taken at approximately 1.4 m above ground surface at the base of each tree.

The tree health assessment was graded on a scale ranging from Dead, Poor, Fair and Good based on characteristics such as trunk integrity, canopy structure and canopy vigour. Outlined below are the detailed guidelines utilized for the classification / condition rating:

Good: (Healthy)

No major branch mortality; crown is reasonably normal with less than 25% branch or twig mortality; little to no evidence of decay

Fair: (Light – Moderate Decline)

Branch mortality, twig dieback in 26-50% of the crown: broken branches or crown missing based on presence of old snags is 50% or less; decay evident.

Poor: (Severe Decline)

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

Dead:

Tree is dead, standing and is considered a potential hazard to public health and safety.

3.0 TREE RESOURCE DESCRIPTION

The tree inventory conducted for the subject property resulted in findings that there are no trees located within the property boundary; however, four (4) trees were identified and documented off-site that may be impacted by the proposed development (**Figure 1**).

Table 1 outlines the inventoried trees that are directly adjacent to the subject property.

Table 1: Tree Resource Composition

Tree No. ¹	Tree Species Common Name (Scientific Name)	Status	DBH (cm)	Critical Root Zone (m)	Estimated Age (year)	Ownership	Condition	Action
1	Siberian Elm (<i>Ulmus pumila</i>)	Non-native	18	1.8	10	Off-site	Poor	Remove
2	Freeman’s Maple (<i>Acer x freemanii</i>)	Native	30	3.0	20	Off-site	Good	Retain
3	White Spruce (<i>Picea glauca</i>)	Native	25	2.5	20	Off-site	Fair	Retain
4	White Spruce (<i>Picea glauca</i>)	Native	25	2.5	20	Off-site	Fair	Retain

¹refer to **Figure 1** for an overview of tree locations

The health status of the inventoried trees varied slightly, with Fair (2), Good (1), and Poor (1) ratings accounting for the inventoried trees. No dead trees were observed within the study area during the inventory and assessment. The study area is highly developed in nature, with few trees or natural vegetation found throughout the area.

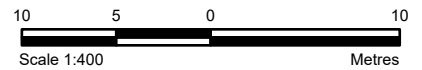


LEGEND

- Approximate Site Boundary
- Critical Root Zone (1.8m) -Siberian Elm
- Tree Location
- Critical Root Zone (2.5m) -White Spruce
- 1 - Siberian Elm
- 2 - Freeman's Maple
- 3 - White Spruce
- 4 - White Spruce
- Critical Root Zone (3m) - Freeman's Maple

REFERENCE

GIS data provided by the Ontario Ministry of Natural Resources and Forestry, 2021.



CLIENT:	MB AND ASSOCIATES		
PROJECT:	TREE CONSERVATION REPORT 630 MONTREAL ROAD, OTTAWA, ON		
TITLE:	CURRENT VEGETATION		
McINTOSH PERRY	PROJECT NO: CCO-21-4432	FIGURE:	
115 Walgreen Road, RR3, Carp, ON K0A1L0 Tel: 613-836-2184 Fax: 613-836-3742 www.mcintoshperry.com	Date: Aug., 09, 2021	1	
	GIS: EU		
	Checked By: KB		

4.0 PROPOSED DEVELOPMENT AND CONSERVED VEGETATION

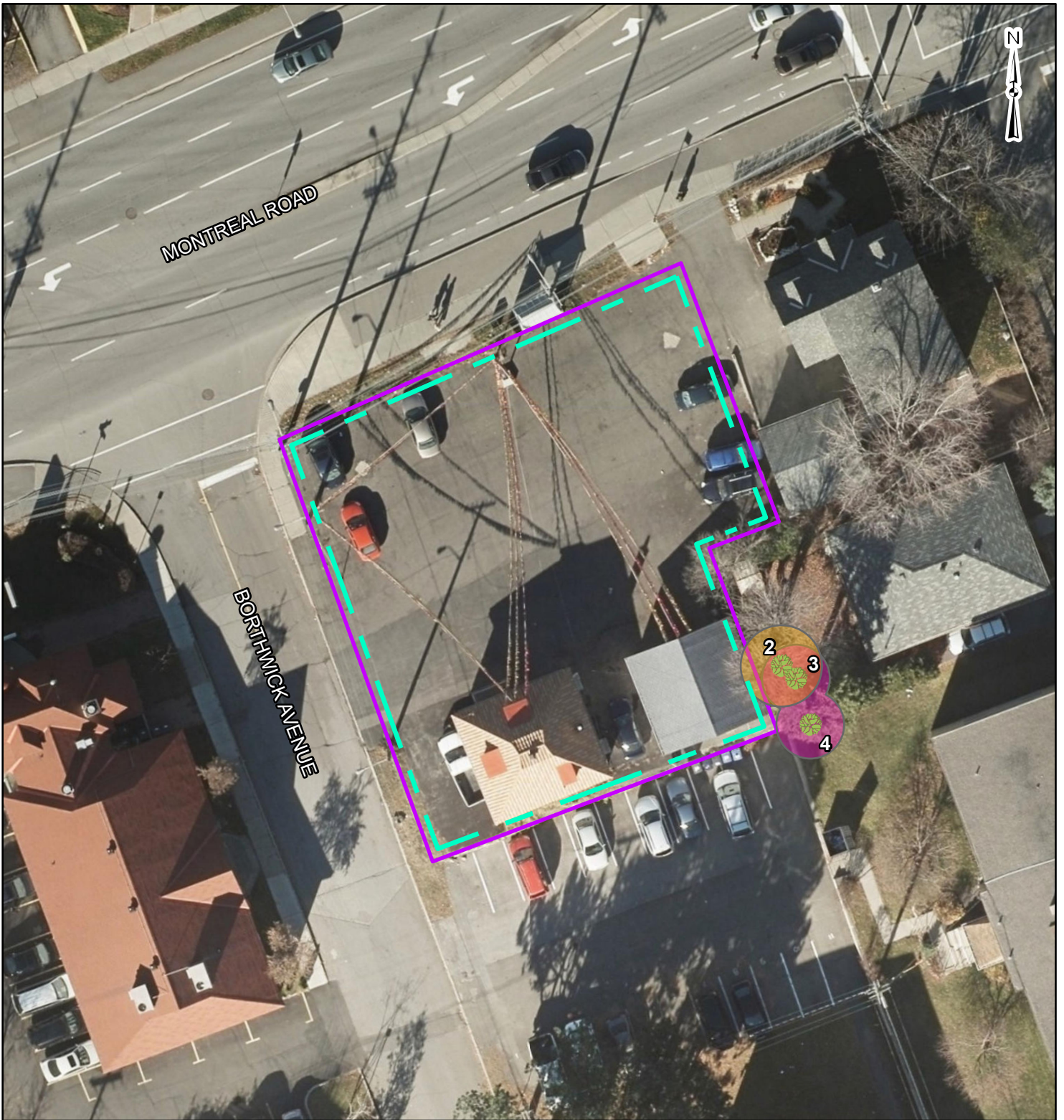
The proposed development will align closely to the original footprint of the subject property, resulting in a low impact to trees within the study area. There are no trees within the subject property; however, a single Siberian Elm, located off-site, directly adjacent to the subject property will be required to be removed (*Refer to Figure 2*). Siberian Elm is a non-native, invasive species. As this individual has grown, a portion of the tree has become intertwined with the boundary fence and the tree is in poor condition (see *APPENDIX A*).

Update March 12 2023: Although this tree is invasive, permission from the property owner is required prior to removal. The developer asserts that this will be requested (See Appendix B). In addition, compensation is required as per the City of Ottawa Tree Protection By-Law (By-law No. 2020-340). As this is tree is not considered distinctive (DBH 18 cm), replacement in a 1:1 ratio is required. Tree planting is proposed as part of the landscaping plan which will compensate for the canopy loss associated with this tree's removal.

The Civil Engineer for the project asserts that terracing of the proposed property is intended to match the existing grade and disturbance will be minimal so as not to impact the surrounding properties. See Appendix B for correspondence.

The remaining trees (i.e. trees 2, 3, and 4) should be monitored over time. A qualified professional, such as an arborist or equally qualified individual, shall be obtained by the contractor to monitor the health of the adjacent property trees during construction.

Care should be taken when removing the asphalt and existing fence and buildings on-site to avoid impacting these individual's critical root zones. Pavement overlapping with the CRZ of tree 2 will be done without the use of machinery.



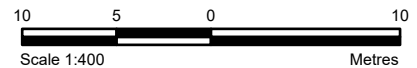
C:\Users\uncum\McIntosh Perry\GIS - Documents\Projects\2021\CCO\CCO-21-4432_MB_Group - Tree Conservation - Montreal Rd\Mapx\EnvironmentalTree_Conservation_Report\CCO-21-4432_TreeConservationReport.aprx

LEGEND

- Approximate Site Boundary
- Fencing
- Tree Location
 - 2 - Freeman's Maple
 - 3 - White Spruce
 - 4 - White Spruce
- Critical Root Zone (2.5m) - White Spruce
- Critical Root Zone (3m) - Freeman's Maple

REFERENCE

GIS data provided by the Ontario Ministry of Natural Resources and Forestry, 2021.



CLIENT:	MB AND ASSOCIATES		
PROJECT:	TREE CONSERVATION REPORT 630 MONTREAL ROAD, OTTAWA, ON		
TITLE:	PROPOSED DEVELOPMENT AND CONSERVED VEGETATION		
PROJECT NO.:	CCO-21-4432	FIGURE:	2
Date	Aug., 09, 2021		
GIS	EU		
Checked By	KB		

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5.0 TREE PROTECTION MEASURES

5.1 Temporary Tree Protection Fencing

The most common injury to a tree is to the crown or trunk. These injuries are visible and permanent and, in some cases, can be fatal to the tree. The roots are susceptible to physical injury resulting from cutting of the roots, soil compaction and/or smothering of the roots.

To ensure protection of the root system of trees to be retained, temporary tree protection fencing should be erected at the critical root zone of trees located inside or adjacent to the construction area. Temporary fencing is proposed surrounding the perimeter of the subject property **Figure 2** and will sufficiently protect the retained trees that are adjacent to the subject property.

Update February 2, 2026: Temporary fencing 1.2 m high shall be erected along the property line to prevent injury to the remaining trees. No vehicles, machinery persons or materials shall be allowed within the tree protection fence at any time during construction to minimize root compaction. Any roots encountered during construction greater than 1" diameter shall be cut by hand with a clean, sharp saw. Any excavation within the CRZ of the trees where paving doesn't exist shall be done by hand.

5.2 Tree Pruning

Prior to construction, any trees that have branches in the way of the proposed development should be pruned by a Certified Arborist. Pruning should not occur until after the leaves have come out in the spring. At this time, dead wood and hazardous limbs should also be removed, however, pruning of live branches should be avoided unless necessary.

Similarly, any roots that are/or partially exposed, due to earthworks, should be pruned by hand if possible, following standard arboricultural practices. Roots that are exposed due to earthworks should be covered with native topsoil immediately to ensure that the roots do not dry out or have further damage occur to them. Root pruning should be completed by a Certified Arborist.

5.3 Tree Monitoring

Trees located adjacent to construction works will experience a change in their immediate environment. As a result, tree health should be monitored. Trees that have died or have been damaged beyond repair by the Contractor within two (2) years of construction shall be removed and replaced by the Contractor at their own expense according to City of Ottawa compensation requirements, or as directed by City staff.

5.4 Wildlife Protection

Clearing and vegetation removal is prohibited during the nesting period of most migratory birds, under the Migratory Birds Convention Act. This period extends from April 1st to August 31st of each calendar year. Should tree removal during the bird nesting season be unavoidable, the Contractor is required to conduct a nesting survey by a registered professional avian biologist to identify and ensure that there are no nesting birds within

the site that may be negatively impacted. Clearance surveys during this period are valid for a period of 48 hours following the completion of the nest search.

6.0 RECOMMENDATIONS

A single Siberian Elm (tree No. 1) is proposed for removal and is <30cm DBH; as such no compensation plantings or cash-in-lieu is proposed or required as per the City of Ottawa's Tree By-law (2020-340).

This individual tree is located off-site, directly adjacent to the subject property. In accordance with the City of Ottawa's Tree By-law (2020-340) written permission will be required from the landowner prior to approval for removal.

A qualified professional, such as an arborist or equally qualified individual, shall be obtained by the construction contractor to monitor the health of the adjacent property trees during construction.

7.0 LIMITING TERMS AND CONDITIONS

The assessment of the trees presented within this report have been made using a visual examination of the above-ground parts of each tree for structural defects, external indications of decay, evidence of insect presence, and discoloured foliage. 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 behaviours of single tree or group of trees in all circumstances. Every effort has been made to ensure that this assessment is reasonably accurate, however trees should be re-assessed periodically.

APPENDIX A: PHOTO LOG



Photo 1: View of the Subject Property from the Northwest Corner Facing South. (May 7, 2021)



Photo 2: View of the Subject Property from the Northwest Corner Facing Southeast. (May 7, 2021)



Photo 3: View of the Subject Property from the Northeast Corner Facing South. (May 7, 2021)



Photo 4: View of the Siberian Elm Proposed for Removal. (May 7, 2021)

From: [EAMES Colleen](#)
Sent on: March 11, 2026 2:49:38 PM
To: [Maxime Longtin](#)
CC: [Salim Mahi-Beaudry](#)
Subject: Re: D06-01-23-0061 – 630 Montreal - Follow up on TCR comment response

Perfect, thank you Maxime.

Salim can you let me know about the written approval to remove tree #1. I will update the TCR with Maxime's comments and get it back to you by the end of the week.

Colleen



Colleen EAMES
Project Manager, Natural Sciences
750 Palladium Drive - Suite 310
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Mobile 613-282-1370
colleen.eames@egis-group.com | www.egis-group.com

Data sensitivity - Internal

From: Maxime Longtin <mlongtin@lrl.ca>
Sent: March 11, 2026 2:26 PM
To: EAMES Colleen <Colleen.EAMES@egis-group.com>
Cc: Salim Mahi-Beaudry <s.mahibeaudry@mbgroupcanada.com>
Subject: RE: D06-01-23-0061 – 630 Montreal - Follow up on TCR comment response

!! Courriel externe - Merci d'être prudent avec les liens et les pièces jointes !! External email - Please be careful with links and attachments !!

Civil design is intended to match existing grade at the property line. The proposed terrace is designed to be at same grade as pre-development or higher to avoid impacting the critical root zone of tree #2.

Maxime Longtin, Civil Project Manager



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www.lrl.ca

Please note that I will be out of the office from March 13th to 20th and will respond to emails upon my return.

From: EAMES Colleen <Colleen.EAMES@egis-group.com>
Sent: Wednesday, March 11, 2026 2:24 PM
To: Maxime Longtin <mlongtin@lrl.ca>
Cc: Salim Mahi-Beaudry <s.mahibeaudry@mbgroupcanada.com>
Subject: Re: D06-01-23-0061 – 630 Montreal - Follow up on TCR comment response

Hi Maxime

Thank you. However, I need specific information in order to address comments from the City of Ottawa about the grade change and how this could affect the tree roots. If you could clarify with specifics I can use to address this comment I would appreciate it.

Colleen



Colleen EAMES

Project Manager, Natural Sciences

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Data sensitivity - Internal

From: Maxime Longtin <mlongtin@lrl.ca>

Sent: March 11, 2026 2:06 PM

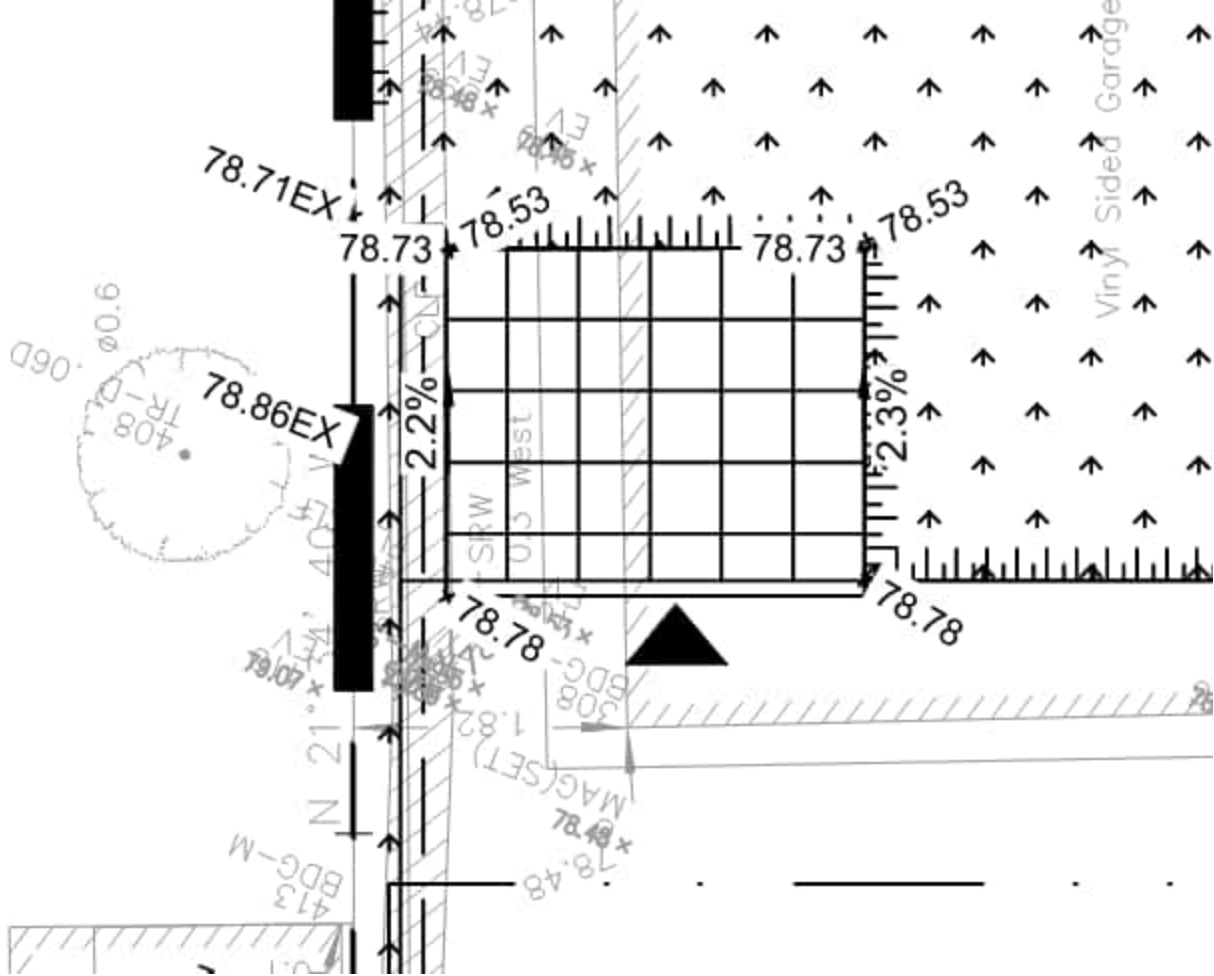
To: EAMES Colleen <Colleen.EAMES@egis-group.com>

Cc: Salim Mahi-Beaudry <s.mahibeaudry@mbgroupcanada.com>

Subject: RE: D06-01-23-0061 – 630 Montreal - Follow up on TCR comment response

!\\ Courriel externe - Merci d'être prudent avec les liens et les pièces jointes !\\ External email - Please be careful with links and attachments !

Here's the grading in that area.



We're proposing to be same or higher in the area.

Maxime Longtin, Civil Project Manager



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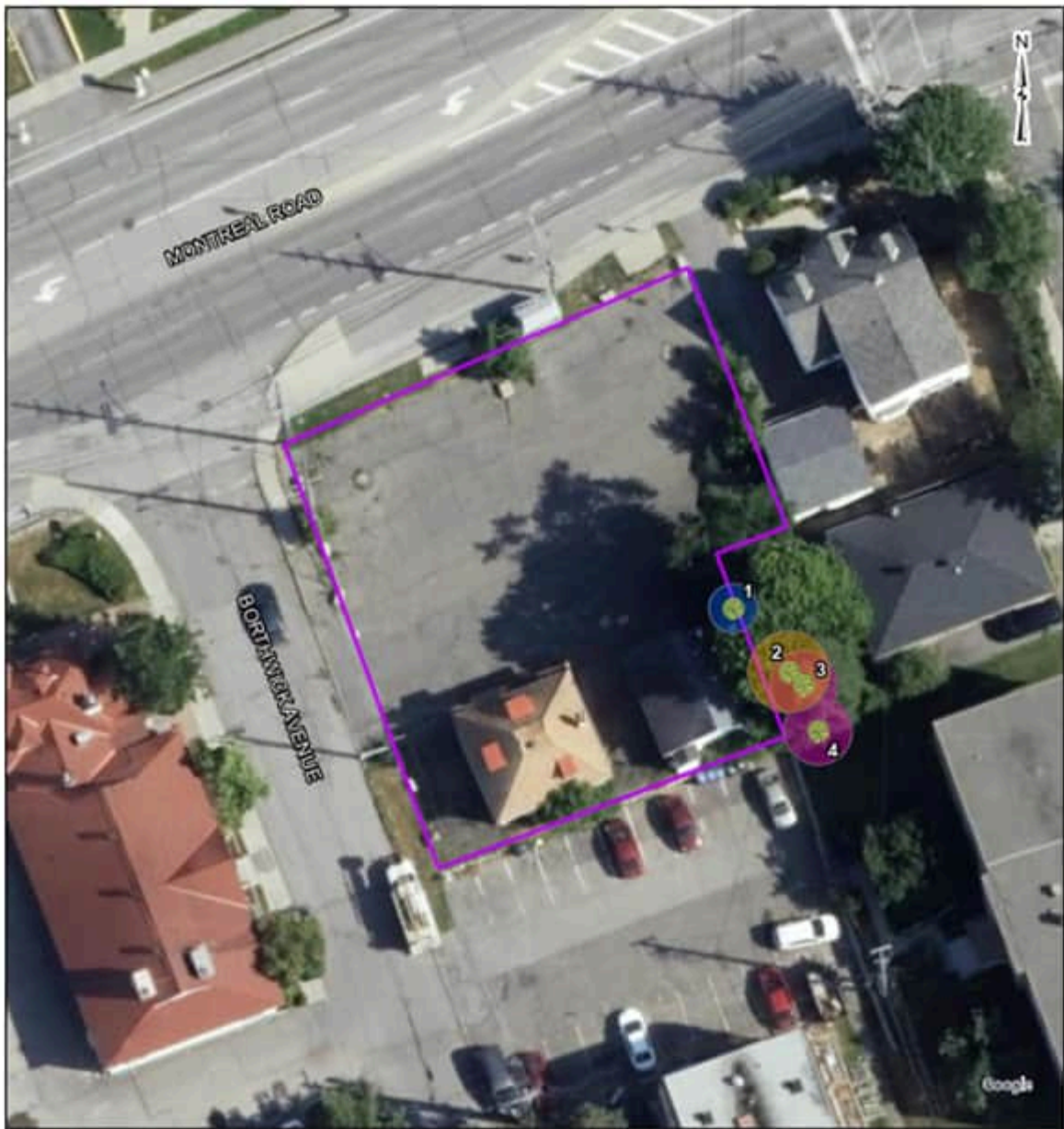
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 Ottawa | Pembroke | Moncton
www.lrl.ca

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From: EAMES Colleen <Colleen.EAMES@egis-group.com>
Sent: Wednesday, March 11, 2026 2:00 PM
To: Maxime Longtin <mlongtin@lrl.ca>
Subject: Re: D06-01-23-0061 – 630 Montreal - Follow up on TCR comment response

Hi Maxime, Tree #2 as numbered on this map

Thanks
 Colleen



LEGEND

- Approximate Site Boundary
- Critical Root Zone (1.8m) -Siberian Elms
- Tree Location
- Critical Root Zone (2.5m) -White Spruce
- 1 - Siberian Elm (Being Removed)
- Critical Root Zone (3m) - Freeman's Maple
- 2 - Freeman's Maple
- 3 - White Spruce
- 4 - White Spruce

REFERENCE

GIS data provided by the Ontario Ministry of Natural Resources and Forestry, 2025.



CLIENT: MB GROUP CANADA		
PROJECT: TREE CONSERVATION REPORT 630 MONTREAL ROAD, OTTAWA, ON		
TITLE: CURRENT VEGETATION		
 <small>750 Palladium Ct. Suite 310, Kanata, ON K2V 1C7 Tel: 613-628-2100 Fax: 613-628-5762</small>	PROJECT NO: COO-21-4432	FIGURE:
	Date: Mar. 27, 2025	1
	GIS: EUJ	
	Checked By: KJB	



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From: Maxime Longtin <mlongtin@lrl.ca>
Sent: March 11, 2026 1:54 PM
To: EAMES Colleen <Colleen.EAMES@egis-group.com>
Cc: Salim Mahi-Beaudry <s.mahibeaudry@mbgroupcanada.com>
Subject: RE: D06-01-23-0061 – 630 Montreal - Follow up on TCR comment response

!! Courriel externe - Merci d'être prudent avec les liens et les pièces jointes !! External email - Please be careful with links and attachments !!

Can you highlight to me which tree is #2?

Maxime Longtin, Civil Project Manager



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From: EAMES Colleen <Colleen.EAMES@egis-group.com>
Sent: Wednesday, March 11, 2026 1:45 PM
To: Maxime Longtin <mlongtin@lrl.ca>
Cc: Salim Mahi-Beaudry <s.mahibeaudry@mbgroupcanada.com>
Subject: Re: D06-01-23-0061 – 630 Montreal - Follow up on TCR comment response

Hi Maxime,

Thank you, however the City is concerned about the impact to tree roots on this property, as some of the roots will extend in. Can you tell me how the grade will be affected within the root zone of Tree#2 specifically? Will there be digging/grade change up to the property line?

Thanks
Colleen



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Data sensitivity - Internal

From: Maxime Longtin <mlongtin@lrl.ca>
Sent: March 11, 2026 12:37 PM
To: EAMES Colleen <Colleen.EAMES@egis-group.com>
Cc: Salim Mahi-Beaudry <s.mahibeaudry@mbgroupcanada.com>
Subject: RE: D06-01-23-0061 – 630 Montreal - Follow up on TCR comment response

!! Courriel externe - Merci d'être prudent avec les liens et les pièces jointes !! External email - Please be careful with links and attachments !!

Good afternoon,

The civil design is to tie to existing at the property lines, so trees beyond the property line should not be affected.

Maxime Longtin, Civil Project Manager



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Please note that I will be out of the office from March 13th to 20th and will respond to emails upon my return.

From: Salim Mahi-Beaudry <s.mahibeaudry@mbgroupcanada.com>
Sent: Wednesday, March 11, 2026 11:59 AM
To: Maxime Longtin <m.longtin@lrl.ca>
Subject: Fw: D06-01-23-0061 – 630 Montreal - Follow up on TCR comment response

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From: EAMES Colleen <Colleen.EAMES@egis-group.com>
Sent: Wednesday, March 11, 2026 11:22:48 AM
To: Salim Mahi-Beaudry <s.mahibeaudry@mbgroupcanada.com>
Subject: Fw: D06-01-23-0061 – 630 Montreal - Follow up on TCR comment response



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Data sensitivity - Internal

From: EAMES Colleen <Colleen.EAMES@egis-group.com>
Sent: March 11, 2026 11:06 AM
To: s.mahibeaudry@mbgroup-canada.com <s.mahibeaudry@mbgroup-canada.com>; m.longtin@lrl.ca <m.longtin@lrl.ca>
Subject: D06-01-23-0061 – 630 Montreal - Follow up on TCR comment response

Hi Maxime,

I am looking to get a response to some comments from the City of Ottawa re: the Trees adjacent to 630 Montreal Rd. The City forester wants to address the comments below, specifically comments 2-3 and how the terracing

and grade change will affect the tree's critical root zone. Can you give me any details about the planned grade change in this vicinity?

Salim, you also need to confirm that there is written consent from the neighbour to remove the adjacently owned tree re: comment 1.

Many thanks
Colleen

Forestry

List of Studies and Plans Reviewed:

- **Tree Conservation Report, prepared by Egis, dated March 28, 2025**
- **Civil Plans, LRL, dated 04-03-2024**
- **Landscape Plan, prepared by Ruhland and Associates, dated 2022**

Comments:

- Written consent to remove an adjacently owned tree must be provided before a tree removal permit will be released. It is recommended this be provided as soon as possible as it will influence the site design if not granted. Contact the Planning Forester for direction on preparing a written consent letter.
- The TCR is incorrect by saying no compensation is required for the removal of tree 1. Tree 1 is protected and replacement planting to compensate for its loss must be shown on the Landscape Plan. The LP must put forward a plan that makes meaningful canopy cover contribution to the site.
- **The TCR notes there will be little to no impact to the roots of the retained trees on the neighbors property because the site is currently paved. Please confirm there will be no excavation in the CRZ of the retained trees where pavement doesn't already exist? Please update the TCR to note what steps will be taken to address root injury if exposed during excavation.**
- **How will the terracing at the property line impact the retained trees? Photo for reference:**







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