

Tree Conservation Report

1600 James Naismith Phase 2

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Prepared for:

1600 James Naismith LP

Prepared by:

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Acronyms / Abbreviations

Acronym / Abbreviation	Full Name
CRZ	Critical Root Zone
DBH	Diameter at Breast Height
TPZ	Tree Protection Zone

Glossary

Term	Definition
Critical Root Zone (CRZ)	Zone under a tree where there should be no disturbance before, during and after construction. The CRZ is established as being 10 centimetres from the trunk of a tree for every centimetre of trunk diameter.
Diameter at Breast Height (DBH)	Diameter of a tree trunk measured at 1.4 metre above ground, standardized by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture. DBH are generally measured in centimetres.
Dieback	Condition in which the ends of the branches are dying.
Distinctive Tree	Any tree, growing on a private property with a • DBH of 30 centimetres or greater, within the City of Ottawa Inner Urban Area (City of Ottawa Tree Protection By-law 2020-340); and • DBH of 50 centimetres or greater, within the City of Ottawa Suburban Area (City of Ottawa Tree Protection By-law 2020-340).
Drip Line	Perimeter of the area under a tree delineated by the crown.
Health Condition	Tree Health Condition of each trees is defined as one of the following: • Good: Defects, if present, are minor (i.e., twig dieback, small wounds) and canopy foliage is full with limited defective parts (i.e. limb up to 5cm in diameter). Overall colour and terminal shoot growth appear normal for the species. • Fair: Defects are visually present (i.e., dead scaffold limbs) and canopy foliage may be thinner than normal compared to the species with defective parts considered moderate in size (i.e. limb greater than 5cm in diameter). Overall colour and terminal shoot growth appear abnormal for the species. • Poor: Defects are visually severe (i.e. trunk cavities) and canopy foliage is thin with significant defective parts (i.e. majority of crown). Overall colour appear abnormal for the species with minimal terminal shoot growth. • Declining / Dead: Tree is dead or in severe decline with low chance for recovery. Canopy foliage is sparse, if present.
Leader	The primary terminal shoot or trunk of a tree.
Ownership (Tree)	As defined by the City of Ottawa Tree Protection By-law 2020-340: • Private: Tree growing on the subject site. • Boundary: Tree of which any part of the trunk is growing across one of more property lines. • Adjacent: Tree whose trunk is growing on a property sharing a boundary with the subject site. • City / Municipal: Tree municipally owned.



Term	Definition
Sapling	A young tree measuring one (1) to two (2) metres high and having a DBH of two (2) to four (4) centimetres.
Scaffold Branches	The permanent or structural branches of a tree.
Seedling	A plant grown from a seed with a height of not more than one (1) metre.
Significant Tree	Tree / shrub deemed valuable because it is unusually beautiful or distinctive, comparatively old, distinctive in size or structure for its species, rare or unusual in the subject area, provides a habitat for rare or unusual wildlife species in the subject area, or has an historical, cultural, or landmark significance.
Significant Woodland	Woodland that contains mature stands of trees 80 years or older, have interior forest habitat more than 100 metres from forest edge, and are adjacent to a surface water feature.
Specimen Tree	Individual tree located in the middle of a field or open space. A specimen tree is not automatically a significant tree.
Stress	Any factor that negatively affects the health of a tree.
Structural Defect	Flaws, decay, or other faults in the trunk, branches, or root collar of a tree, which may lead to failure.
Topping (Topped)	Cutting back a tree to buds, stubs, or laterals not large enough to become a new leader on the tree.
Tree Protection Zone (TPZ)	The area surrounding a tree that is marked and fenced off and where there is no storage of materials of any kind, no parking or moving of vehicles, and no disturbance of the soil or grade.
Tree Shoots	Tree shoots are sprouts that emerge from dormant buds along the trunk or branch of a tree. In an urban environment, shoots are often associated with stress to the tree. Trees with severe dieback due to winter injury, drought and salt spray often produce many shoots as a means of compensating for the loss of leaf surface due to stress or injury.
Tree Suckers	Tree suckers are sprouts that form from the roots of existing trees and tend to form new trees or shrubs. In an urban environment suckers can be associated with stress to the tree and are prevalent after a disturbance such as when mature trees are cut down. Some tree species have the tendency to sucker.
Vigour	Overall health; capacity to grow and resist stress.



1 Introduction

1.1 Background and Objectives

Stantec Consulting Ltd. was retained by 1600 James Naismith LP to complete a Tree Conservation Report in support of the Phase 2 re-development of the property located at 1600 James Naismith Drive. Phase 2 of this project consists in transforming the back parking lot into a residential community with three townhouse buildings and two mid-rise buildings. Parking for Phase 2 includes a mix of underground parking below the two mid-rise buildings and above ground parking placed on the side of the internal access road.

This Tree Conservation Report presents a detailed inventory and assessment of the trees growing within or immediately adjacent to the Phase 2 zone. Tree protection and mitigation measures have been recommended based on development plans made available at the time of this report.

This report is to be read in conjunction with:

- Appendix A – Tree Inventory Schedule
- Appendix B – Site Photographs
- Appendix C – Current Vegetation Plan
- Appendix D – Proposed Development and Conserved Vegetation Plan
- Appendix E – City of Ottawa Tree Protection Detail

1.2 Subject Site

The Subject Site, or Phase 2 of 1600 James Naismith Drive, is located at the cul-de-sac of Telesat Court, south of Regional Road 174, west of Blair Road, and north of Queensway Park. Phase 1 of the subject site included development around the existing tower, while Phase 2 is focused at the rear of the site. The Subject Site is also connected to the Blair LRT Station and Blair commercial area via a pedestrian bridge over Regional Road 174 as illustrated on Figure 1 below.

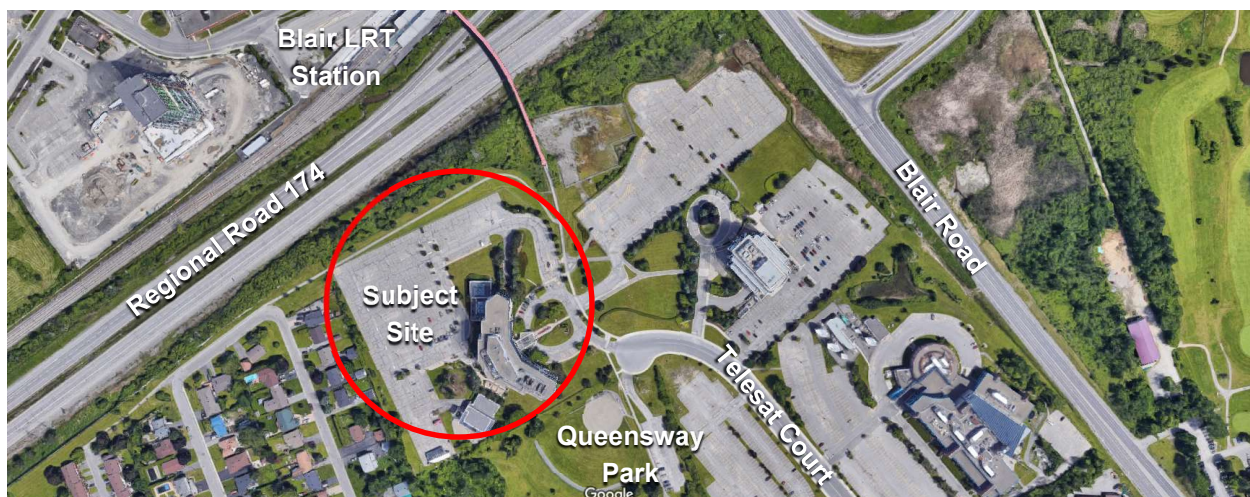


Figure 1. Study Area



Tree Conservation Report

1 Introduction

The property is 3.64 hectares (8.99 acres) in size. As part of Phase 1, the existing eight-storey commercial / office tower was converted into residential apartments and parking was provided in front of the building for all the tenants; additionally, an ancillary building, previously supporting the commercial M/E systems, located at the back of the eight-storey building was removed. The remaining of the site is currently paved for the office parking that was required for the previous use of the site or landscaped with a mix of mature deciduous and coniferous trees, and shrub beds.

By its location within the City of Ottawa, the project site is situated within the City of Ottawa Inner Urban Area as defined by Schedule F of the City of Ottawa's Tree Protection By-law (By-law No. 2020-340) (City of Ottawa 2021a). Under this by-law, "all trees 10 cm or more in diameter at breast height on private properties with the urban area that are over 1 hectare in size" are considered "protected trees" and may not be injured or removed without a Tree Removal Permit issued by the City of Ottawa. The City of Ottawa's Tree Protection By-law was used to framework the tree assessment and tree retention mitigation recommendations for this project. Trees 10 centimetres (cm) DBH or greater have been assessed in terms of species, sizes, and overall health conditions; as required by the City of Ottawa.



2 Tree Assessment

An on-site tree assessment and inventory was conducted within Phase 2 of the property on February 25, 2025. Additionally, and due to localized works planned towards and in the northern part of Queensway Park, a tree assessment of some trees growing within Queensway Park was completed on July 15, 2026. Both tree inventories were completed using the framework outlined by the *City of Ottawa’s Tree Protection By-law* (By-law No. 2020-340) (City of Ottawa 2021a) for tree assessments. All trees over 10 centimetres (cm) in Diameter at Breast Height (DBH) within the study area were assessed and inventoried. The assessment provided in this report and criteria applied during field investigation follows standard arboriculture techniques. All assessments were made by a visual inspection of the above ground portions of the trees viewed from ground level. No climbing, physical coring, excavation, or probing examination of the trees were made. Trees were assessed for species, quantity, trunk size, and condition.

2.1 Methodology

Trees have been assessed and inventoried in accordance with *City of Ottawa’s Tree Protection By-law* (Bylaw No.2020-340) (City of Ottawa 2021a). Tree Assessment Criteria (Trunk Integrity: TI, Canopy Structure: CS and Canopy Vigor: CV) use a subjective holistic approach considering abiotic and biotic tree disorders.

Tree assessment includes a visual inspection for:

- Evidence of abiotic (environmental, mechanical, and physical damage) and biotic (insects and disease) stressors,
- Tree trunk integrity (TI) includes an assessment of the trunk for any defects,
- Tree canopy structure (CS) includes an assessment of the scaffold branches and canopy of the tree,
- Tree canopy vigour (CV) includes assessment of the amount of deadwood versus live growth in the tree crown while also considering the size, colour and amount of foliage.

The above criteria (TI, CS & CV) have been expressed per the following definitions:

Table 1. Tree Assessment Criteria

Tree Health Condition	Description
Good	Tree displays less than 15% deficiency/defect within the given tree assessment criteria (TI, CS, CV).
Fair	Tree displays 15%-40% deficiency/defect within the given tree assessment criteria (TI, CS, CV).
Poor	Tree displays greater than 40% deficiency/defect within the given tree (TI, CS, CV).

The assessment of trees growing within the study area and along study area boundaries was completed as part of this tree investigation. All existing trees growing within or immediately adjacent to the subject site and with a DBH of 10cm or greater were assessed. Trees were measured using metric calipers and diameter / circumference measuring tape. Trees were inventoried as a grouping where multiple trees formed one continuous canopy. Tree locations as identified on the Current Vegetation Plan (Appendix C), are based on the site survey and adjusted based on field observations.



2.2 Observations

Within the Phase 2 assessment area for this project, a total of 34 specimen trees with a DBH equal to or greater than 10cm were assessed; a total of 22 trees divided into two (2) groupings were also inventoried within the project area. Additionally, ten (10) trees having a DBH smaller than 10cm were assessed; these trees were included in the inventory because they were planted and may be impacted by construction work. A total of nine (9) specimen trees or 26% of the trees are considered Distinctive Trees (i.e. tree 30cm DBH or greater (City of Ottawa 2021a)) by the *City of Ottawa's Tree Protection By-law* and were surveyed on site. The tree health for all trees in this surveyed area varied from good to poor.

In addition, a total of 31 trees with a DBH equal to or greater than 10cm and divided into two (2) groupings were assessed within Queensway Park because of proposed regrading works to connect a new swale to an existing swale in the park.

The Tree Assessment Table (i.e. species, DBH, and health conditions) is provided in **Appendix A** of this report with photographs depicting the general existing treed areas provided in **Appendix B**. The locations of all trees inventoried as part of this tree investigation are provided on the accompanying **Current Vegetation Plan (TC01)** included in **Appendix C** of this report.

The following sections provide the description of the qualities of the trees growing on the Subject Site; only the Specimen Trees with a DBH of 10cm or greater are included in the review of the qualities of the trees.

2.2.1 Tree Species Distribution

The Phase 2 subject area has a limited selection of species, majority of which are Littleleaf Linden (*Tilia cordata*). The area includes a mix of deciduous (82%) and coniferous trees (18%). The breadth and frequency of species inventoried as individual trees is depicted in **Table 2 Tree Species Summary** below.

Table 2. Tree Species Summary – 1600 James Naismith Phase 2

Species – Botanical Name	Species – Common Name	Quantity	Distribution (%)
<i>Tilia cordata</i>	Littleleaf Linden	21	61.75
<i>Picea pungens</i>	Colorado Spruce	6	17.60
<i>Acer ginnala</i>	Amur Maple	2	5.90
<i>Gleditsia triacanthos</i>	Honeylocust	2	5.90
<i>Quercus macrocarpa</i>	Bur Oak	1	2.95
<i>Acer negundo</i>	Manitoba Maple	1	2.95
<i>Fraxinus sp.</i>	Ash	1	2.95
TOTAL		34	100.00

* Trees found in groupings include spruces, maples, and ash but are not included in the site statistics.



2.2.2 Tree Size Distribution

The predominant size of the Specimen Trees growing within the Phase 2 area have a DBH of less than 30cm and account for 76.66% of the trees. Based on the *City of Ottawa's Tree Protection By-law* (By-law No. 2020-340) (City of Ottawa 2021a), the remaining 23.33% of the trees (7 trees) are considered Distinctive Trees.

The size distribution for the individual trees inventoried and growing within the Phase 2 area is depicted in **Table 3** below. It should be noted all trees in declining health are also included in the Tree Size Summary Table below.

Table 3. Tree Size Summary (based on DBH)

Trunk Size Category	Quantity	Distribution (%)
10 to 29cm DBH	25	73.50
30 to 49cm DBH	9	26.50
TOTAL	34	100.00

* All trees in groupings are under 30cm DBH but are not included in the site statistics.

2.2.3 Tree Health Condition Distribution

The condition or health of trees growing within the study area was found to be generally good as indicated in Table 4 below.

Table 4. Tree Health Condition Summary

Health Condition Category	Quantity	Distribution (%)
Good	21	61.75
Good/Fair	1	2.95
Fair	7	20.55
Poor	5	14.75
TOTAL	34	100.00

Some common health observations include the following:

- Several trees in the parking lot islands have lost/dead leaders.
- Trees in the grouping (G2) near the fenceline show trunk cracks and signs of stress including peeling bark (signs of Emerald Ash Borer).

2.2.4 Tree Ownership

Most of the Specimen Trees are privately owned with only one (1) Boundary Tree (Tree 28).

While all trees in grouping G1 are adjacent trees owned by others, the trees forming grouping G2 are located within the study area.



All trees found in grouping G3 and grouping G4 are municipally owned considering they are within Queensway Park.

2.2.5 Species-at-Risk and Other Trees of Interest

No Species-at-Risk tree (i.e., Butternut trees and Black Ash) were observed on site during the tree assessment investigation.



3 Proposed Development and Tree Protection Recommendations

3.1 Proposed Development

As part of the redevelopment of 1600 James Naismith in Ottawa, the property owner converted in 2024-2025 the existing eight-storey commercial / office tower into residential apartments with associated parking at the front of the tower. Now developing the Phase 2 documents for Site Plan Approval, this redevelopment project consists in transforming the back parking lot into a residential community with three townhouse buildings and two mid-rise buildings. Parking for Phase 2 includes a mix of underground parking below the two mid-rise buildings and above ground parking placed on the side of the internal access road. Additionally, to meet grading and stormwater requirements, a swale is proposed to link Phase 2 development area to an existing swale in Queensway Park to the south.

The site plan, architectural drawings, and civil design developed for this project were used to determine tree retention and recommendations for tree removals where impacts to trees are anticipated as a result of the Phase 2 redevelopment of the Subject Site.

3.1.1 Anticipated Impacts to Trees

Based on current development plans, it is anticipated that a total of 27 trees of 10cm or greater will require removal to facilitate planned construction and grading works including 19 Specimen Trees and seven (7) trees in groupings. The proposed swale to connect the existing swale in Queensway Park was established to eliminate the need for tree removal.

The following provides a summary on the quality of trees to be removed as part of Phase 2:

- All trees planted in the existing parking lots (all Littleleaf Linden) are impacted and will require to be removed.
- Most of the spruces will be impacted by the new parking and internal access road.
- All trees less than 10cm in DBH will be impacted by the construction of the new internal road and associated regrading works.
- A total of four (4) Distinctive Trees are impacted by Phase 2 redevelopment (one ash and three Littleleaf Linden).
- The only ash tree is recommended to be removed considering the presence of the Emerald Ash Borer in the area.

All trees within or immediately adjacent to construction, staging areas, and equipment access, that are not identified for removal shall be protected following the recommendations provided in the following sections.



3.2 Tree Protection Recommendations

To ensure tree survival of the trees to be retained during and after construction, mitigation measures should be in place during construction. Adequate protection of the trees to be retained and their immediate environment is crucial for the survival of these trees. As such, the Contractor shall apply the following measures to prevent damages to the trees to be retained.

3.2.1 Monitoring Tree Health

Trees located adjacent to construction works will experience change in their immediate environment. As a result, tree health should be monitored. Photographs of trees to remain should be taken prior to construction, if possible, when the trees are in full leaf, as a record of their condition.

Monitoring tree health both during and after construction should be made a priority. Actions should be taken as early as possible if / when the health of a protected tree declines. Damages may include:

- Physical damage on tree bark.
- Broken branches.
- Compaction of root systems due to equipment and materials stored within the protected areas.
- Cutting of the roots; and
- Root exposure following excavation adjacent to trees to be preserved.

Services of a Certified Arborist should be used in order to give adequate care to damaged trees.

Trees that have died or have been damaged beyond repair by the Contractor during construction shall be removed and replaced by the Contractor as directed by the Contract Administrator at no cost for the owner.

3.2.2 Protecting Trees to be Retained

3.2.2.1 Tree Protection Fencing

All trees to remain shall be preserved and protected using a temporary tree protection fence. The roots of a tree are located in the top 150 to 250 millimetres of soil and can very easily be inadvertently damaged. To support protection of the root system of trees to remain, temporary tree protection fencing shall be installed at the critical root zone (CRZ) of trees located inside or adjacent to the construction area. The CRZ of a tree is the zone around the trunk where there should be no disturbance before, during, and after construction. The CRZ is established as being 10 centimetres from the trunk for every centimetre of trunk diameter. For trees with a DBH of less than 10 centimetres, the CRZ is established as 1.5 metre from the trunk.

Temporary tree protection fencing shall be installed according to the Tree Protection Fence detail inserted on drawing TC-05 – Tree Conservation Details. Fencing shall always be maintained in good repair during construction operations and shall only be removed upon completion and when agreed by the Contract Administrator. Temporary removal of fencing shall not be permitted without the approval from the Contract Administrator.



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3 Proposed Development and Tree Protection Recommendations

Within the CRZ of trees, as delineated by temporary tree protection fencing there should be:

- No disturbance or alteration of the existing grade without approval including addition of fill, excavation, or scraping of the soil.
- No installation of signs, notices or posters on trees.
- No storage of construction materials, surplus soil, construction waste, or equipment.
- No disposal (dumping or flushing) of contaminants or liquids; and,
- No movement of vehicles (personal or business), equipment or pedestrians.

Should disturbances or alterations within the tree protection zone be unavoidable, the mitigation strategies listed below are recommended.

3.2.2.2 Selective Pruning / Limbing

Selective pruning / limbing may be required in some areas including along the path of travel for the equipment. Prior to providing access to site to heavy equipment, the Contractor should walk and review the site with a certified arborist to complete selective pruning / limbing. It is recommended that all efforts be made to protect and preserve existing trees.

Where limbs or portions of trees are removed to accommodate construction works, they will be removed carefully in accordance with accepted arboricultural practices.

3.2.3 Clearing and Grubbing of Trees

Any trees designated for removal and located outside a tree protected area will have the stumps completely excavated and removed unless such removal will adversely affect existing trees / ecology to remain. Utility locates should be completed prior to initiate any clearing and grubbing works.

3.2.3.1 Wildlife Protection

Clearing operations are prohibited between April 8 to August 28 of any year to protect breeding migratory birds and at-risk bat species. Should tree removal during this period be unavoidable, the contractor is required to retain the services of a qualified Biologist who will conduct a breeding migratory bird screening. This screening will identify and ensure there is no evidence of breeding migratory bird activities. Tree removal will be allowed within five (5) days of conducting the screening and confirming the absence of breeding migratory bird activities.

3.2.4 Working within Protected Areas

3.2.4.1 Excavation Work

To ensure the roots are not disturbed more than necessary and where excavation works are unavoidable within the CRZ of trees, the following mitigation measures shall be used:



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3 Proposed Development and Tree Protection Recommendations

- **All excavation within the CRZ of trees shall be by hand or hydro excavation using the smallest tools.** Root cutting shall be made using a sharp spade or knife at the limit of disturbance prior to any construction activities.
- **The Contractor shall only tunnel or bore within the CRZ, instead of creating a trench.**
- **Any roots that are exposed by construction activities must be covered with native topsoil immediately,** to ensure that the roots do not dry out or have any further damage occur to them.

In all those instances where root pruning is required, the service of a Certified Arborist or Qualified Tree Worker under the supervision of a Certified Arborist shall be retained. In addition, all remedial works must be conducted by a certified care professional to ensure proper care is administered in order to enable the continued health of the trees.

3.2.4.2 Grading Work

Where re-grading is required within the CRZ, it should be performed by hand under the supervision of a Certified Arborist.

3.2.4.3 Root Protection

If any tree roots of trees to remain are exposed during construction, they should be immediately reburied with soil or temporarily covered 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 plastic should be used in order to retain moisture during an extended period when watering may not be possible (i.e. over weekends).

3.2.5 Additional Protection Measures

The following mitigation measures shall also be respected:

- When working near vegetation, **the Contractor shall ensure that exhaust fumes from all equipment are NOT directed towards any tree's canopy.**
- **Where necessary, the trees will be given an overall pruning to restore their appearance.** Not more than one-third of the total branching shall be removed during a single operation. The services of a Certified Arborist shall be retained for this task.

3.3 Compensation Plantings

Compensation tree plantings must include native species where appropriate and be tolerant of urban conditions. It is highly recommended that the quantity of tree plantings should not only replace / compensate for the removed trees but aim to increase the future canopy cover of the site and enhance the existing green space and environmental performance of the site.

New trees should be a minimum of 50mm in caliper for all deciduous trees planted and minimum 200cm in height for all new coniferous trees planted. Proposed planting locations should be strategic based on site features with a goal to provide shade to site users. The planting of shrubs and perennials shall also be included as part of this site redevelopment. A mix of ornamental and native species shall be used to reflect



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3 Proposed Development and Tree Protection Recommendations

the residential character of the neighborhood and the type of development. New planting material shall be planted following horticultural planting standards.



4 Conclusion

This report provides a detailed description of the species, health, and sizes of the trees growing within the study area of the proposed Phase 2 redevelopment of 1600 James Naismith Drive in Ottawa. The Subject Site is located within the Inner Urban area of the City of Ottawa as defined by Schedule F of the *City of Ottawa's Tree Protection By-law*.

A total of 87 trees with a DBH equal to or greater than 10cm were assessed including 34 specimen trees and 53 trees divided into four (4) groupings. Additionally, ten (10 trees having a DBH smaller than 10cm were assessed because they were planted and may be impacted by construction work. A total of nine (9) Specimen Trees or 26% of the trees are considered Distinctive Trees (i.e. tree 30cm DBH or greater (City of Ottawa 2021a)) by the *City of Ottawa's Tree Protection By-law* and were surveyed on site. The tree health for all trees in this surveyed area varied from good to poor.

Tree removals will be required to allow for the construction of new townhomes and mid-rise buildings with associated internal access road and underground / above ground parking spaces. Additionally, one ash tree will be removed due to the presence of Emerald Ash Borer in the area. A total of 27 private trees 10 cm or greater (i.e., 20 specimen trees and seven (7) trees in groupings) are proposed for removal to allow for the Phase 2 redevelopment of the Subject Site including four (4) Distinctive Trees as defined by the *City of Ottawa's Tree Protection By-law*.

To ensure survival of the trees to be retained, protection measures recommended in this report shall be applied. Preservation of those trees will be possible by limiting the footprint of the work area and visually delineating the protected zones from the construction zones. By installing a tree protection fence, damages to trunks, branches, and root systems will be limited. In addition, it is recommended to plant new trees in all softscape areas to provide greenery to the Subject Site; plantings of new trees should follow horticultural planting standards.

By following the mitigation recommendations outlined in this report and ensuring new plantings are included as part of this development, we believe this development will respond and blend in with the surrounding context.



5 References

City of Ottawa. 2021a. Tree Protection By-law No. 2020-340. Available: www.ottawa.ca/en/living-ottawa/laws-licences-and-permits/laws/law-z/tree-protection-law-no-2020-340.



Appendices

Appendix A Tree Inventory Schedule



EXISTING TREE SCHEDULE

TREE ASSESSMENT CONDUCTED: February 25, 2025 AND July 15, 2026

PLANT ID	BOTANICAL NAME	COMMON NAME	DBH (CM)	HEALTH/ CONDITION	OWNERSHIP	REMARKS	RECOMMENDATIONS
SPECIMEN TREES							
1	<i>Tilia cordata</i>	Littleleaf Linden	30	Fair	Private	Leader have been cut.	TO BE REMOVED DUE TO CONSTRUCTION OF INTERNAL ACCESS ROAD
2	<i>Tilia cordata</i>	Littleleaf Linden	23	Fair	Private	Leader have been cut.	TO BE REMOVED DUE TO CONSTRUCTION OF INTERNAL ACCESS ROAD
3	<i>Tilia cordata</i>	Littleleaf Linden	16	Good	Private		TO BE REMOVED DUE TO CONSTRUCTION OF INTERNAL ACCESS ROAD
4	<i>Tilia cordata</i>	Littleleaf Linden	14	Fair/Good	Private	Leader have been cut.	TO BE REMOVED DUE TO CONSTRUCTION OF INTERNAL ACCESS ROAD
5	<i>Tilia cordata</i>	Littleleaf Linden	28	Poor	Private	Leader is cut.	TO BE REMOVED DUE TO CONSTRUCTION OF INTERNAL ACCESS ROAD
6	<i>Tilia cordata</i>	Littleleaf Linden	14	Fair	Private	Leader have been cut.	TO BE REMOVED DUE TO CONSTRUCTION OF INTERNAL ACCESS ROAD
7	<i>Tilia cordata</i>	Littleleaf Linden	16	Good	Private		TO BE REMOVED DUE TO CONSTRUCTION OF INTERNAL ACCESS ROAD
8	<i>Tilia cordata</i>	Littleleaf Linden	40	Good	Private		TO REMAIN AND BE PROTECTED.
9	<i>Tilia cordata</i>	Littleleaf Linden	15	Good	Private		TO REMAIN AND BE PROTECTED.
10	<i>Tilia cordata</i>	Littleleaf Linden	15	Good	Private		TO REMAIN AND BE PROTECTED.
11	<i>Tilia cordata</i>	Littleleaf Linden	14	Good	Private		TO REMAIN AND BE PROTECTED.
12	<i>Tilia cordata</i>	Littleleaf Linden	14	Poor	Private	Many dead branches and dieback possibly due to reduced quantity of sunlight. Leader is dead and stunned growth.	TO REMAIN AND BE PROTECTED.
13	<i>Tilia cordata</i>	Littleleaf Linden	14	Fair	Private	Leader is dead and visible abrasion on trunk.	TO BE REMOVED DUE TO CONSTRUCTION OF NEW RESIDENTIAL BLOCKS
14	<i>Tilia cordata</i>	Littleleaf Linden	24	Fair	Private	Leader is dead.	TO BE REMOVED DUE TO CONSTRUCTION OF NEW RESIDENTIAL BLOCKS
15	<i>Tilia cordata</i>	Littleleaf Linden	28	Fair	Private	Leader is dead.	TO BE REMOVED DUE TO CONSTRUCTION OF NEW RESIDENTIAL BLOCKS
16	<i>Tilia cordata</i>	Littleleaf Linden	26; 11; 22	Good	Private	Multistem (3 stems).	TO BE REMOVED DUE TO CONSTRUCTION OF NEW RESIDENTIAL BLOCKS
17	<i>Quercus macrocarpa</i>	Bur Oak	25	Good	Private		TO BE REMOVED DUE TO CONSTRUCTION OF NEW RESIDENTIAL BLOCKS
18	<i>Picea pungens</i>	Colorado Spruce	11	Good	Private		TO BE REMOVED DUE TO CONSTRUCTION OF INTERNAL ACCESS ROAD
19	<i>Picea pungens</i>	Colorado Spruce	10	Good	Private		TO BE REMOVED DUE TO CONSTRUCTION OF INTERNAL ACCESS ROAD
20	<i>Picea pungens</i>	Colorado Spruce	27	Fair	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.	TO REMAIN AND BE PROTECTED.
21	<i>Picea pungens</i>	Colorado Spruce	10	Good	Private		TO BE REMOVED DUE TO CONSTRUCTION OF INTERNAL ACCESS ROAD
22	<i>Picea pungens</i>	Colorado Spruce	26	Poor	Private	Many dead branches and dieback possibly due to reduced quantity of sunlight.	TO REMAIN AND BE PROTECTED.
23	<i>Tilia cordata</i>	Littleleaf Linden	37	Good	Private	Inventoried during winter, canopy vigour unable to be assessed.	TO REMAIN AND BE PROTECTED.
24	<i>Tilia cordata</i>	Littleleaf Linden	39	Good	Private	Inventoried during winter, canopy vigour unable to be assessed.	TO REMAIN AND BE PROTECTED.
25	<i>Tilia cordata</i>	Littleleaf Linden	28	Good	Private	Inventoried during winter, canopy vigour unable to be assessed.	TO REMAIN AND BE PROTECTED.
26	<i>Tilia cordata</i>	Littleleaf Linden	42	Good	Private	Inventoried during winter, canopy vigour unable to be assessed.	TO BE REMOVED DUE TO CONSTRUCTION OF INTERNAL ACCESS ROAD
27	<i>Acer negundo</i>	Manitoba Maple	28	Good	Private	Inventoried during winter, canopy vigour unable to be assessed.	TO BE REMOVED DUE TO CONSTRUCTION OF INTERNAL ACCESS ROAD
28	<i>Fraxinus sp.</i>	Ash species	30	Poor	Boundary	Inventoried during winter, canopy vigour unable to be assessed.	TO BE REMOVED CONSIDERING PRESENCE OF EMERALD ASH BORER IN THE AREA
29	<i>Tilia cordata</i>	Littleleaf Linden	30	Good	Private	Inventoried during winter, canopy vigour unable to be assessed.	TO BE REMOVED DUE TO CONSTRUCTION OF INTERNAL ACCESS ROAD
30	<i>Acer ginnala</i>	Amur Maple	<10	Good	Private	Multistem.	TO BE REMOVED DUE TO CONSTRUCTION OF INTERNAL ACCESS ROAD
31	<i>Acer ginnala</i>	Amur Maple	<10	Good	Private	Multistem.	TO BE REMOVED DUE TO CONSTRUCTION OF INTERNAL ACCESS ROAD
32	<i>Acer ginnala</i>	Amur Maple	<10	Good	Private	Multistem.	TO BE REMOVED DUE TO CONSTRUCTION OF INTERNAL ACCESS ROAD
33	<i>Acer ginnala</i>	Amur Maple	<10	Good	Private	Multistem.	TO BE REMOVED DUE TO CONSTRUCTION OF INTERNAL ACCESS ROAD
34	<i>Amelanchier canadensis</i>	Serviceberry	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.	TO BE REMOVED DUE TO CONSTRUCTION OF INTERNAL ACCESS ROAD AND REGRADING
35	<i>Amelanchier canadensis</i>	Serviceberry	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.	TO BE REMOVED DUE TO CONSTRUCTION OF INTERNAL ACCESS ROAD AND REGRADING
36	<i>Amelanchier canadensis</i>	Serviceberry	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.	TO BE REMOVED DUE TO CONSTRUCTION OF INTERNAL ACCESS ROAD AND REGRADING
37	<i>Amelanchier canadensis</i>	Serviceberry	<10	Good	Private	Tree stakes and rubber hoses were not removed. Rubber hoses are starting to impact tree health.	TO BE REMOVED DUE TO CONSTRUCTION OF INTERNAL ACCESS ROAD AND REGRADING
38	<i>Picea pungens</i>	Colorado Spruce	28	Poor	Private	Some dead branches and dieback possibly due to reduced quantity of sunlight.	TO REMAIN AND BE PROTECTED.
39	<i>Acer rubrum</i> 'Autumn Spire'	Autumn Spire Maple	<10	Good	Private		TO REMAIN AND BE PROTECTED.
40	<i>Acer rubrum</i> 'Autumn Spire'	Autumn Spire Maple	<10	Good	Private		TO REMAIN AND BE PROTECTED.
41	<i>Acer ginnala</i>	Amur Maple	12,10,10	Good	Private		TO REMAIN AND BE PROTECTED.
42	<i>Acer ginnala</i>	Amur Maple	15,12,8	Good	Private		TO REMAIN AND BE PROTECTED.
43	<i>Gleditsia triacanthos</i>	Honeylocust	45	Good	Private		TO REMAIN AND BE PROTECTED.
44	<i>Gleditsia triacanthos</i>	Honeylocust	45	Good	Private		TO REMAIN AND BE PROTECTED.
TREE GROUPINGS							
G1	<i>Picea sp.</i>	Spruce sp.	15qty x 10-28cm	Good	Adjacent	Located on adjacent residential property. Inventoried during winter, canopy vigour unable to be assessed.	TO REMAIN AND BE PROTECTED.
G2	<i>Acer sp. and more</i>	Maple sp. and more	7qty x 10-15cm	Poor to Fair	Private	Maple and Ash species and large berry shrubs. Inventoried during winter, canopy vigour unable to be assessed. Cracks in trunks and peeling bark (signs of emerald ash borer).	TO BE REMOVED DUE TO CONSTRUCTION OF INTERNAL ACCESS ROAD
G3	<i>Populus tremuloides</i> <i>Malus sp.</i>	Trembling Aspen Apple sp.	21qty x 10-15cm	Good	Municipal	Located on adjacent city property.	TO REMAIN AND BE PROTECTED.
G4	<i>Populus tremuloides</i> <i>Celtis occidentalis</i>	Trembling Aspen Common Hackberry	10qty x 10-35cm	Good	Municipal	Located on adjacent city property.	TO REMAIN AND BE PROTECTED.

Appendix B Site Photographs





Photograph 1: Grouping of trees and large shrubs (G2) along the fenceline are mostly in poor condition.

Tree Conservation Report
Appendix B Site Photographs



Photograph 2: Adjacent grouping of spruce trees (G1) in neighbouring property near the fenceline.



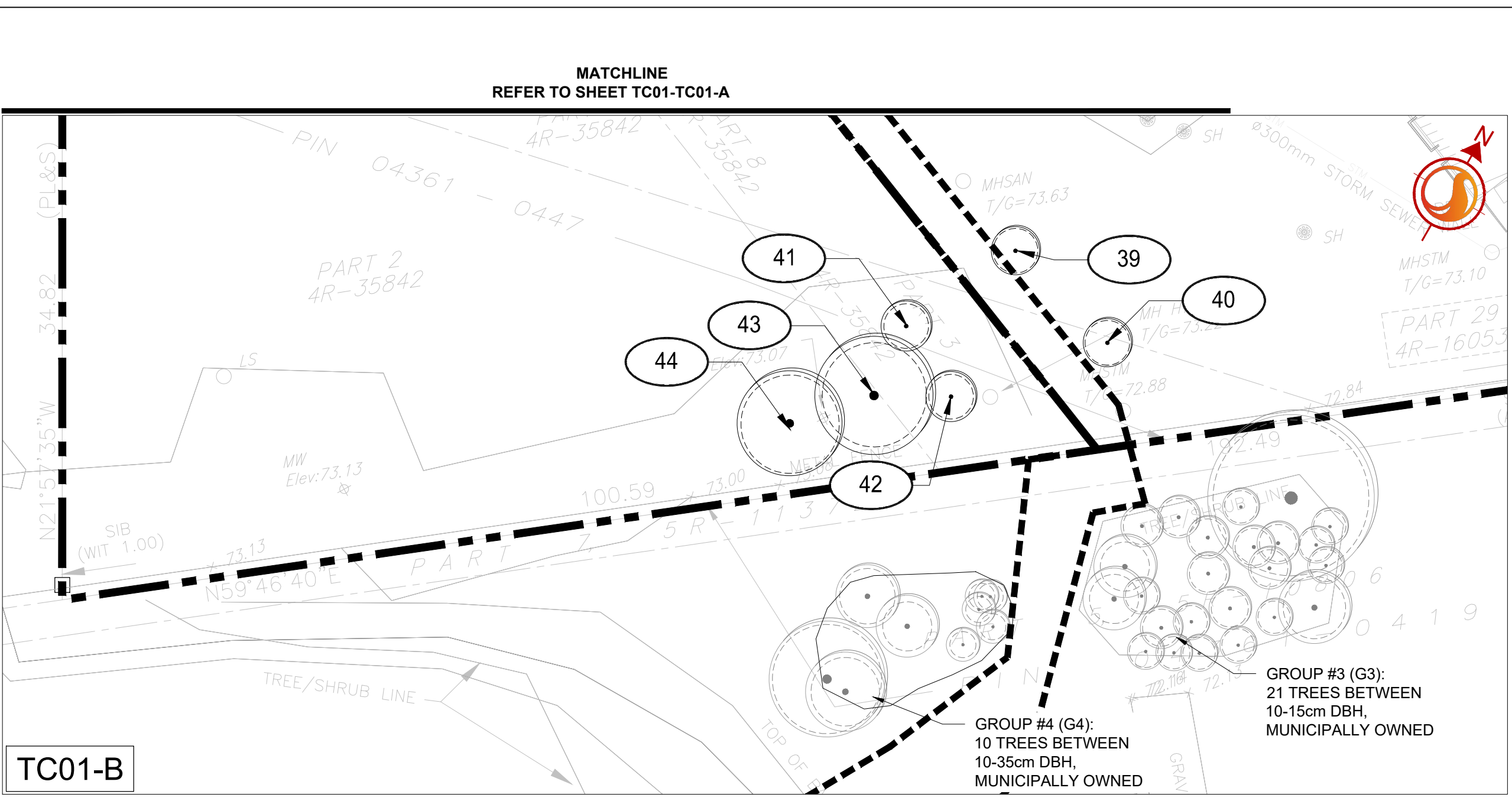
Photograph 3: Several trees in the parking lot islands have lost/dead leaders.



Photograph 4: Littleleaf Linden trees (#140-143).

Appendix C Current Vegetation Plan





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Ottawa ON
Tel. 613.722.4420
www.stantec.com

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- Legend**
- TREE IDENTIFICATION NUMBER (PHASE 2)
 - EXISTING DECIDUOUS TREE (PHASE 2)
 - EXISTING DECIDUOUS TREE (PHASE 1)
 - EXISTING CONIFEROUS TREE (PHASE 2)
 - EXISTING CONIFEROUS TREE (PHASE 1)
 - EXISTING PLANTING BEDS
 - CRITICAL ROOT ZONE
 - EXISTING TREE STUMP
 - EXISTING VEGETATION GROUPING TO BE REMOVED
 - EXISTING TREE TO BE REMOVED
 - CONTINUOUS TREE PROTECTION FENCE REFER TO DETAIL 1/TC03
 - PHASE 2 APPROXIMATE BOUNDARY
 - PROPERTY LINE

- Notes**
- REFER TO SITE PLAN PREPARED BY KWA SITE DEVELOPMENT AND DATED JULY 2026 FOR PROPOSED DETAILS ON SITE DEVELOPMENT.
 - REFER TO GRADING AND SERVICING DRAWINGS PREPARED BY KWA SITE DEVELOPMENT AND DATED JULY 2026 FOR PROPOSED GRADING AND SERVICING.
 - REFER TO TREE CONSERVATION REPORT FOR TREE INVENTORY SCHEDULE.

3	REVISED FOR SITE PLAN CONTROL	GM	ILL	26.07.17
2	RE-ISSUED FOR SITE PLAN CONTROL	ILL	ILL	26.07.10
1	ISSUED FOR CITY REVIEW	TA/PP	ILL	26.02.06
Revision		By	Appd.	YY.MM.DD
File Name: 160402041-L-TreeInventory.dwg		CA	ILL	ILL
		Dwn.	Chkd.	Dsgn.



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1600 JAMES NAISMITH DRIVE - PHASE 2

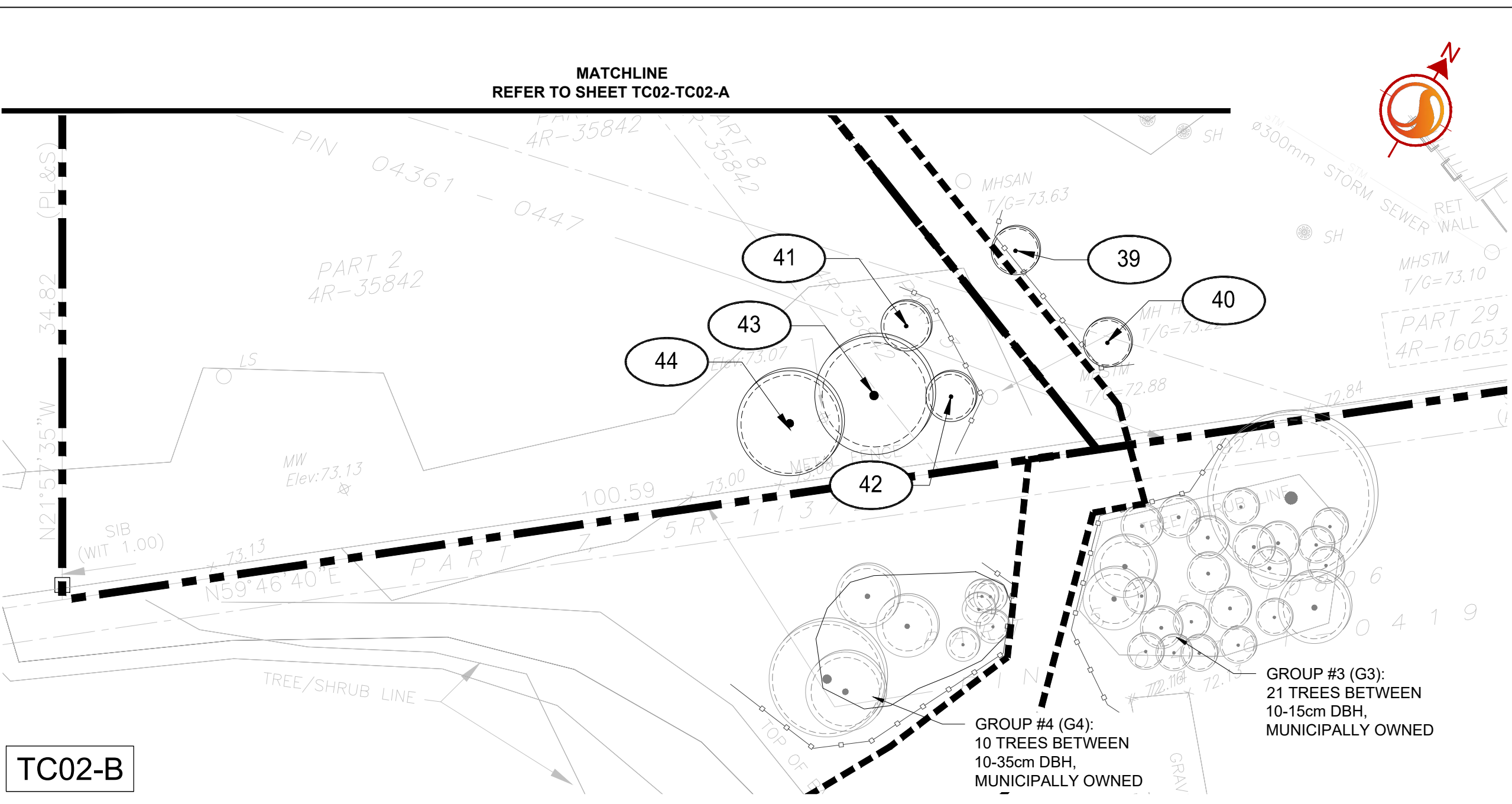
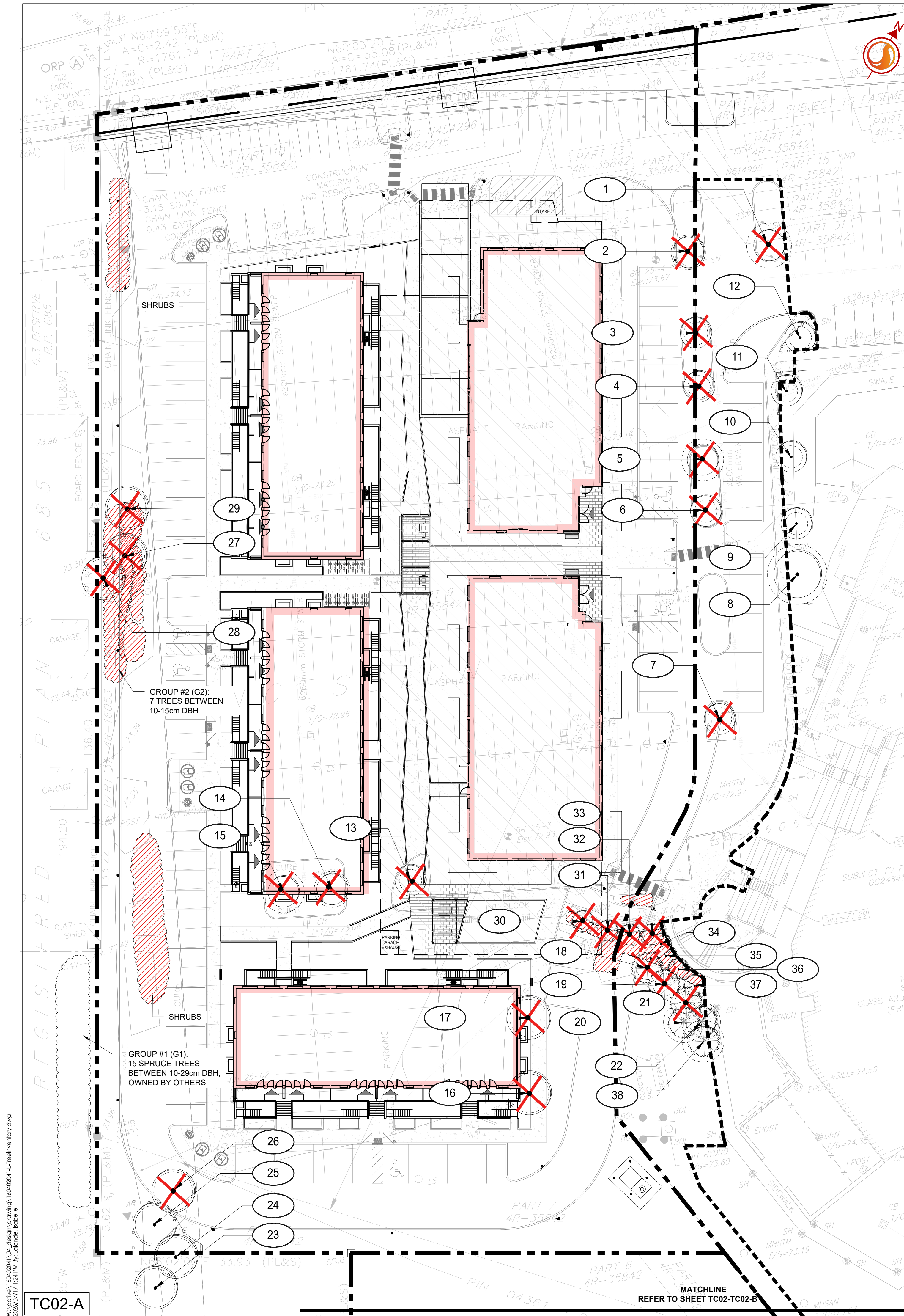
OTTAWA, ON

Title
CURRENT VEGETATION PLAN

Project No.	Scale
160402041	1:300
Drawing No.	Sheet
TC01	1 of 2
	Revision
	3

Appendix D Proposed Development and Conserved Vegetation Plan





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- Legend**
- TREE IDENTIFICATION NUMBER (PHASE 2)
 - EXISTING DECIDUOUS TREE (PHASE 2)
 - EXISTING DECIDUOUS TREE (PHASE 1)
 - EXISTING CONIFEROUS TREE (PHASE 2)
 - EXISTING CONIFEROUS TREE (PHASE 1)
 - EXISTING PLANTING BEDS
 - CRITICAL ROOT ZONE
 - EXISTING TREE STUMP
 - EXISTING VEGETATION GROUPING TO BE REMOVED
 - EXISTING TREE TO BE REMOVED
 - CONTINUOUS TREE PROTECTION FENCE REFER TO DETAIL 1/TC03
 - PHASE 2 APPROXIMATE BOUNDARY
 - PROPERTY LINE

- Notes**
- REFER TO SITE PLAN PREPARED BY KWA SITE DEVELOPMENT AND DATED JULY 2026 FOR PROPOSED DETAILS ON SITE DEVELOPMENT.
 - REFER TO GRADING AND SERVICING DRAWINGS PREPARED BY KWA SITE DEVELOPMENT AND DATED JULY 2026 FOR PROPOSED GRADING AND SERVICING.
 - REFER TO TREE CONSERVATION REPORT FOR TREE INVENTORY SCHEDULE.

- TREE PRESERVATION NOTES**
- NO VEGETATION SHALL BE REMOVED WITHOUT MUNICIPAL WRITTEN APPROVAL.
 - LOCATION OF EXISTING TREES IS FOR REFERENCE ONLY AND SHALL BE CONFIRMED BY AN ARBORIST AND SURVEYOR.
 - NO VEGETATION REMOVAL SHALL OCCUR BETWEEN APRIL 8 AND AUGUST 28 OF ANY YEAR TO PROTECT BREEDING MIGRATORY BIRDS, AS WELL AS AT RISK BATS SPECIES. SHALL TREE REMOVAL DURING THE PERIOD BY UNAVOIDABLE, THE CONTRACTOR IS REQUIRED TO CONDUCT A NESTING SURVEY BY A REGISTERED PROFESSIONAL AVIAN BIOLOGIST TO IDENTIFY AND ENSURE NO NESTING ACTIVITIES ARE PRESENT. TREE REMOVAL WILL BE ALLOWED WITHIN FIVE (5) DAYS OF CONDUCTING THE SURVEY.
 - CONTRACTOR SHALL ENSURE THE PROTECTION OF MATURE TREES IDENTIFIED TO BE RETAINED. TREE PROTECTION FENCING SHALL BE INSTALLED AT THE CRITICAL ROOT ZONE (CRZ) OF TREES WHERE THE CRZ IS ESTABLISHED AS BEING 10 CENTIMETRES FROM THE TRUNK OF A TREE FOR EVERY CENTIMETRE OF TRUNK DIAMETER AT BREAST HEIGHT (DBH). THE CRZ IS CALCULATED AS DBH X 10 CM. TREE PROTECTION FENCING SHALL BE INSTALLED AS SPECIFIED.
 - DURING EXCAVATION EQUIPMENT MUST BE MAINTAINED WITHIN THE CORNERS OF THE WORK AREA SO AS NOT TO DISRUPT ANY TURF OR TREE ROOTS UNNECESSARILY. DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRITICAL ROOT ZONE (CRZ) OF ANY TREE TO BE RETAINED.
 - CONTRACTOR SHALL ENSURE THAT NO FILL WILL BE ALLOWED TO OCCUR ON THE SURFACE ABOVE THE CRITICAL ROOT ZONE (CRZ) OF TREES.
 - ALL EXCAVATED MATERIAL INCLUDING IMPORTED MATERIAL, MUST BE REMOVED IMMEDIATELY AND NOT PLACED ON GRASS OR NEAR TREES IN ORDER TO PREVENT ROOT DAMAGE, ACCIDENTAL HITTING OF ADJACENT TREES, AND TURF DAMAGE OUTSIDE OF WORK AREA.
 - CONTRACTOR SHALL MINIMIZE SOIL COMPACTION BY KEEPING OPERATION OF MACHINERY AND EQUIPMENT CONFINED TO DESIGNATED WORK AREA.
 - CONTRACTOR SHALL KEEP A SPILL KIT ON SITE.
 - CONTRACTOR SHALL DEVELOP AN EMERGENCY RESPONSE PLAN.
 - CONTRACTOR SHALL AVOID SOIL CONTAMINATION AND FUTURE LIABILITY BY CONTAINING THE OILING AND SERVICING OF MACHINERY AND EQUIPMENT TO DESIGNATED STAGING AREA.
 - NO FUEL IS TO BE STORED WITHIN THE CRITICAL ROOT ZONE (CRZ) OF ANY TREE AND EXHAUST FUMES FROM ALL EQUIPMENT MUST NOT BE DIRECTED TOWARDS ANY TREE'S CANOPY.
 - CONTRACTOR SHALL PREVENT ANY DAMAGE TO THE ROOT SYSTEM, TRUNK OR BRANCHES OF ANY TREES TO BE RETAINED ON SITE AND ON ADJACENT PROPERTIES.
 - STORAGE OF EQUIPMENT AND VEHICLES WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES IS STRICTLY PROHIBITED.
 - WHERE LIMBS OR PORTIONS OF TREES ARE REMOVED TO ACCOMMODATE CONSTRUCTION WORK, THEY WILL BE REMOVED CAREFULLY IN ACCORDANCE WITH ACCEPTED ARBORICULTURAL PRACTICES.
 - WHERE NECESSARY, THE TREES WILL BE GIVEN AN OVERALL PRUNING TO RESTORE THEIR APPEARANCE, NOT MORE THAN ONE THIRD OF THE TOTAL BRANCHING SHALL BE REMOVED DURING A SINGLE OPERATION. THE SERVICES OF A CERTIFIED ARBORIST SHALL BE RETAINED FOR THIS TASK.
- WORK WITHIN PROTECTED AREAS**
- EXCAVATION WORK:
 - TO ENSURE THE ROOTS ARE NOT DISTURBED MORE THAN NECESSARY AND WHERE EXCAVATION WORKS ARE UNAVOIDABLE WITHIN THE CRZ OF TREES, THE FOLLOWING MITIGATION MEASURES SHALL BE USED:
 - ALL EXCAVATION WITHIN THE CRZ OF TREES SHALL BE BY HAND OR HYDRO EXCAVATION USING THE SMALLEST TOOLS. ROOT CUTTING SHALL BE MADE USING A SHARP SPADE OR KNIFE AT THE LIMIT OF DISTURBANCE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
 - THE CONTRACTOR SHALL ONLY TUNNEL OR BORE WITHIN THE CRZ, INSTEAD OF CREATING A TRENCH.
 - ANY ROOTS THAT ARE EXPOSED BY CONSTRUCTION ACTIVITIES MUST BE COVERED WITH NATIVE TOPSOIL IMMEDIATELY TO ENSURE THAT THE ROOTS DO NOT DRY OUT OR HAVE ANY FURTHER DAMAGE OCCUR TO THEM.
 - IN ALL THOSE INSTANCES WHERE ROOT PRUNING IS REQUIRED, THE SERVICE OF A CERTIFIED ARBORIST OR QUALIFIED TREE WORKER UNDER THE SUPERVISION OF A CERTIFIED ARBORIST SHALL BE RETAINED. IN ADDITION, ALL REMEDIAL WORKS MUST BE CONDUCTED BY A CERTIFIED CARE PROFESSIONAL TO ENSURE PROPER CARE IS ADMINISTERED IN ORDER TO ENABLE THE CONTINUED HEALTH OF THE TREES.
 - GRADING WORK:
 - WHERE RE-GRADING IS REQUIRED WITHIN THE CRZ, IT SHOULD BE PERFORMED BY HAND UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.

Revision	By	Appd.	YY.MM.DD
3	REVISED FOR SITE PLAN CONTROL	GM	ILL 26.07.17
2	RE-ISSUED FOR SITE PLAN CONTROL	ILL	ILL 26.07.10
1	ISSUED FOR CITY REVIEW	TA/PP	ILL 26.02.06

File Name: 160402041-L-TreeInventory.dwg

CA	ILL	ILL	22.03.21
Dwn.	Chkd.	Dsgn.	YY.MM.DD



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1600 JAMES NAISMITH DRIVE - PHASE 2

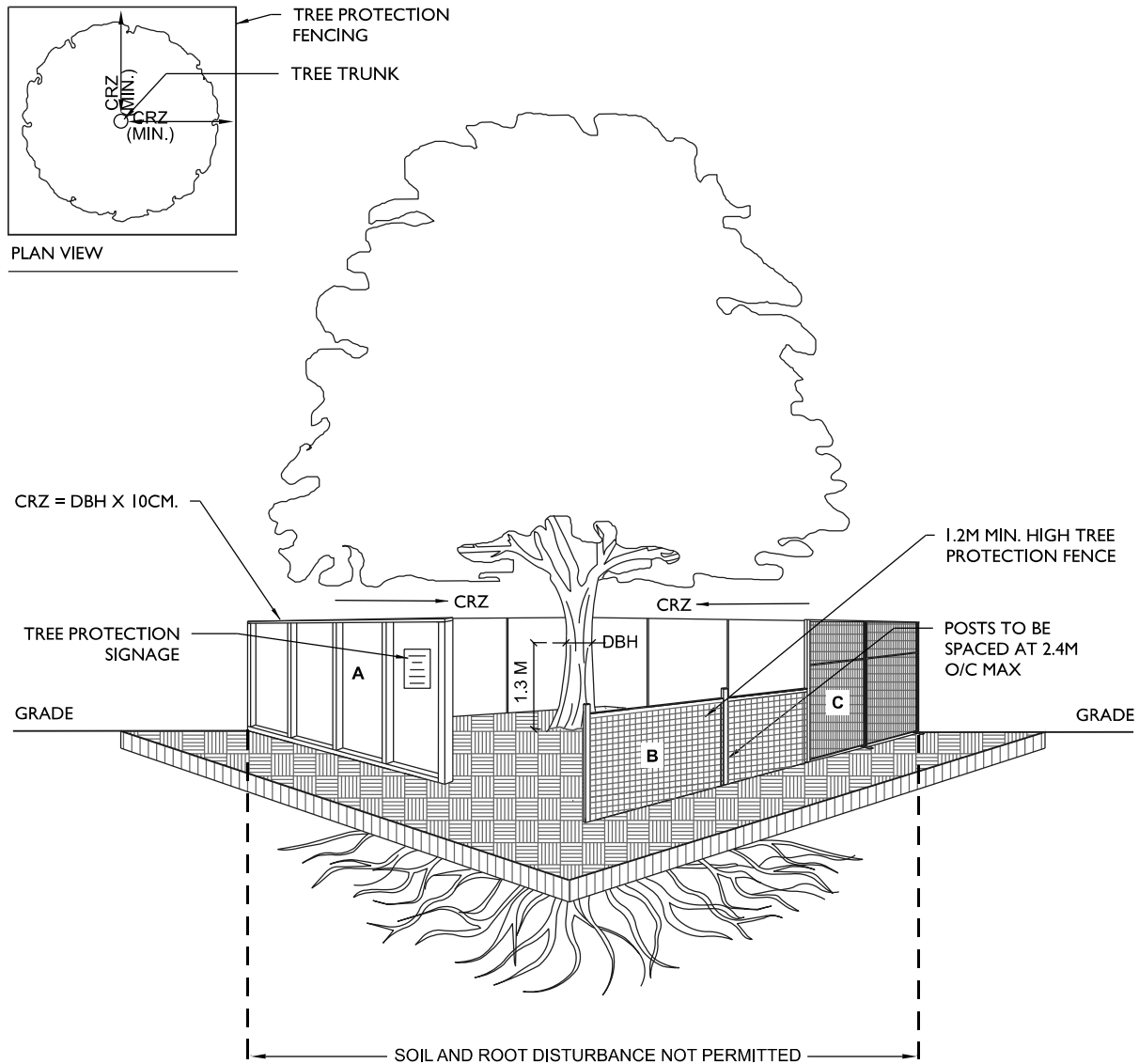
OTTAWA, ON

Title
**PROPOSED DEVELOPMENT AND
CONSERVED VEGETATION PLAN**

Project No. 160402041	Scale 1:300
Drawing No. TC02	Sheet 2 of 2
	Revision 3

Appendix F City of Ottawa Tree Protection Detail





NOTES:

1. TREE PROTECTION FENCING TO BE INSTALLED PER F-8011 AND PER THE TREE CONSERVATION REPORT (TCR), THE TREE INFORMATION REPORT (TIR) OR AS INDICATED IN THE CONTRACT DRAWINGS
2. TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT AND BE CONSTRUCTED OF RIGID OR FRAMED MATERIALS SUCH AS:
 - A. PLYWOOD HOARDING
 - B. SNOW FENCE
 - C. MODULAR STEEL PANELS
 INSTALLATION OF ALL FENCING TYPES, A, B OR C, MUST MINIMIZE DAMAGE TO EXISTING ROOTS.
3. CRITICAL ROOT ZONE (CRZ) TO BE MEASURED FROM OUTSIDE OF THE TREE BASE
4. DIAMETER AT BREAST HEIGHT (DBH) TO BE MEASURED AT HEIGHT OF 1.3M FROM GROUND



Stantec is a global leader in sustainable engineering, architecture, and environmental consulting. The diverse perspectives of our partners and interested parties drive us to think beyond what's previously been done on critical issues like climate change, digital transformation, and future-proofing our cities and infrastructure. We innovate at the intersection of community, creativity, and client relationships to advance communities everywhere, so that together we can redefine what's possible.

