

## Technical Memorandum

September 5, 2025

Our Files: TAGG 1205.2

To: Mr. Mathieu Vautour

**Subject: September 2025 Cardinal Creek Village Significant Woodland inspection**

### 1.0 INTRODUCTION

At the request of Taggart, Kilgour and Associates carried out a tree survey and woodland assessment on Monday, August 25, 2025, at Cardinal Creek Village (CCV) in support of future site development.

A block of land within CCV immediately north of Phase 5 (herein the “Block”; identified in red in Figure 1) is currently included as part of an Environmental Protection (EP) zone extending from the forested area to its east. EP zoning is intended to protect areas supporting significant natural heritage features. The EIS reviews by KAL (2022), however, previously identified that only 97 m<sup>2</sup> in the northeast corner of the Block qualified as a significant natural heritage feature (Significant Woodland). Accordingly, EP zoning is not warranted for most of the Block, and Taggart is seeking a general rezoning to support future mixed-used development options within portions of it.



Figure 1. The “Block” in red, with the adjacent Significant Woodland area in green.

In Ottawa, significant woodland is identified based on *Significant Woodlands: Guidelines for Identification, Evaluation, and Impact Assessment* (the "Guidelines"; City of Ottawa, 2022). Under the Guidelines, the qualification of the 97 m<sup>2</sup> in the northeast corner as Significant Woodland is not dependent upon the quality of trees or nature of the forest there as it currently exists. Re-zoning of the sliver of Significant Woodland would thus not typically be possible outside of a detailed planning application, as the consideration of tree quality would not remove the designation of significance. Under a future site development application, however, adjustments in the boundary of Significant Woodlands *may* be considered based in part on current forest/tree condition per the Guidelines.

It is our understanding that, given the possibility for future reconsideration and the relatively small Significant Woodland extension onto the Block, City staff have agreed that the current condition of the forest may be considered now, such that it may be subject to Taggart's proposed rezoning with the Block. The objective of the woodland assessment provided here is to review all trees greater than 10 cm diameter at breast height (DBH) within the subject area, assess their health condition, and evaluate the character of the woodland at this location. This assessment was intended to determine whether the small area contributes to the overall significance of the broader wooded area to the east.

## 2.0 TREE SURVEY

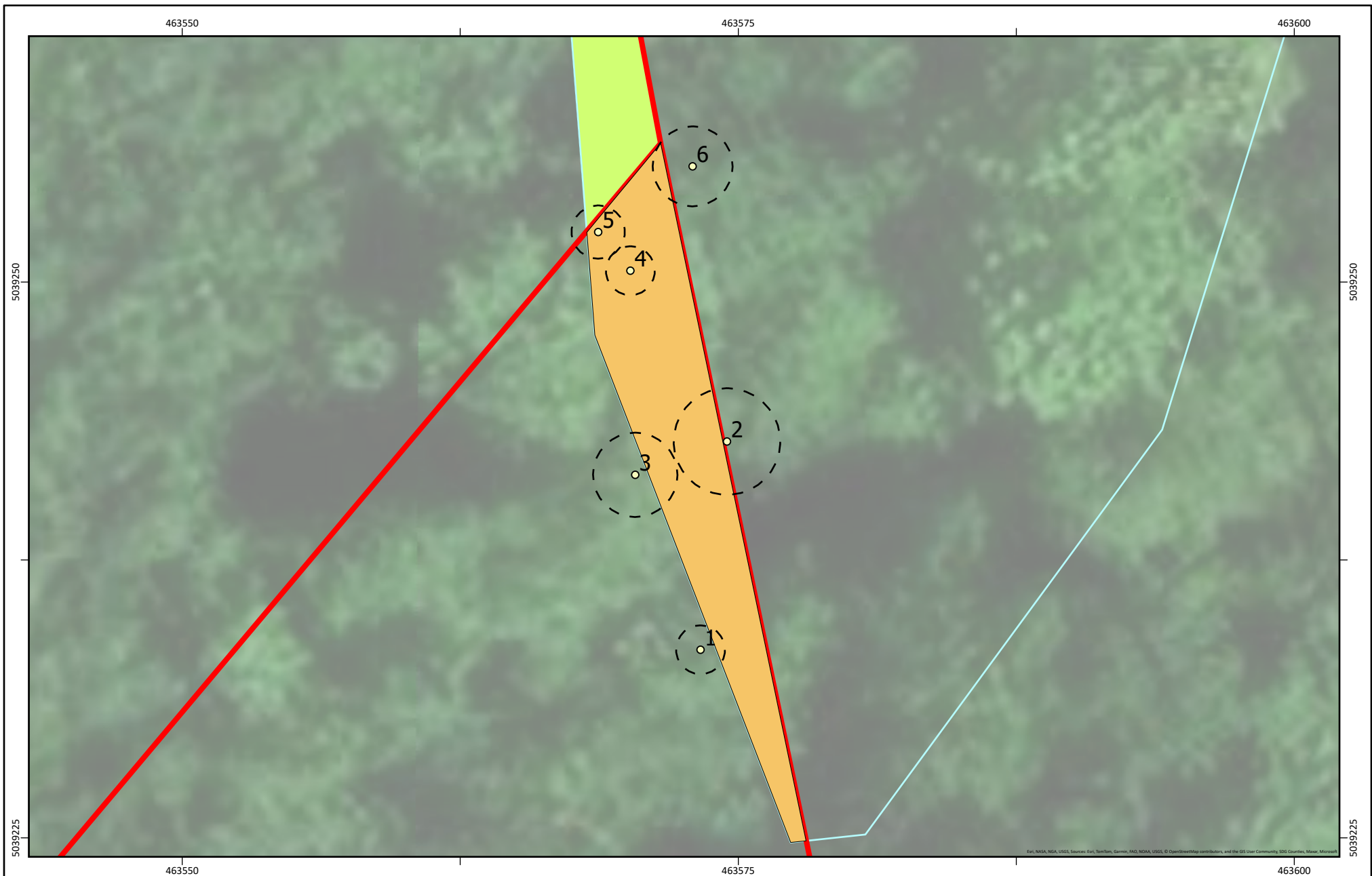
KAL Director Anthony Francis and Kal Biologist Nicholas Schulz visited the Site on August 25th, 2025 to review trees situated directly on or adjacent to the portion of the designated significant woodland that extends into the proposed development footprint. Six trees with a diameter at breast height (DBH) measurements greater than 10 cm were identified (Figure 2, Table 1).

Tree ID	Common Name	Scientific Name	DBH (cm)	Trunk Health <sup>1</sup>	Canopy Health <sup>1</sup>	Decay Class <sup>2</sup>
1	Eastern White Cedar	<i>Thuja occidentalis</i>	11	Good	Good	1
2	American Elm	<i>Ulmus americana</i>	24	Good	Good	1
3	Sugar Maple	<i>Acer saccharum</i>	19	Good	Fair	2
4	Sugar Maple	<i>Acer saccharum</i>	11	Fair	Fair	2
5	Sugar Maple	<i>Acer saccharum</i>	12	Good	Good	1
6	American Elm	<i>Ulmus americana</i>	18	Poor	Poor	2

<sup>1</sup> Trunk and canopy health categories are as follows: **Good**: tree displays less than 15% deficiency; **Fair**: tree displays 15-40% deficiency; **Poor**: Tree displaces greater than 40% deficiency.

<sup>2</sup> Decay class categories are as follows: **1**: Healthy, live tree; **2**: Declining live tree, part of canopy lost; **3**: Very recently dead, no live canopy, bark and branches intact; **4**: Recently dead, bark peeling, only large branches intact; **5**: Older dead tree, 90% of bark lost, few branch stubs, broken top; **6**: Very old dead tree, advanced decay, no branches, part of the stem has rotted away.



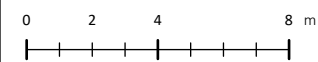


### Legend

- Non-Significant Woodland Area
- Forest-Building overlap
- Significant Woodland Boundary
- Commercial Building A
- Tree locations
- Critical Root Zone



**Figure 1. Edge of Significant woodland intersecting with Commercial Building A**



Spatial Reference:  
PCS: WGS 1984 UTM Zone 18N  
Map Units: Meter

Project: 8.5 x 11 (Landscape)  
Map File Name: TAGG 1205  
Date Exported: 2025-09-03 1:58 PM



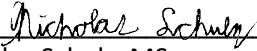
---

### 3.0 CONCLUSION

Based on the results of the survey, the trees located within or adjacent to the proposed development footprint do not represent features that contribute to the significance of the woodland. The few trees above 10 centimeters DBH do not provide ecological, structural, or functional value to the significant woodland. Future removal of the woodland edge to accommodate the proposed development would be very unlikely to compromise the ecological integrity, functional capacity, or overall designation of the significant woodland.

Respectfully submitted,

**KILGOUR & ASSOCIATES LTD.**

  
\_\_\_\_\_  
Nicholas Schulz, MSc  
Biologist  
E-mail: nschulz@kilgourassociates.com  
16-2285 St. Laurent Blvd, Ottawa, ON, K1G 4Z6  
Office: 613-260-5555

  
\_\_\_\_\_  
Anthony Francis, PhD  
Director of Land Development  
E-mail: afrancis@kilgourassociates.com  
16-2285 St. Laurent Blvd, Ottawa, ON, K1G 4Z6  
Office: 613-260-5555  
Direct: 613-367-5556



---

## 4.0 REFERENCES

City of Ottawa. (2022). *Significant Woodlands: Guidelines for Identification, Evaluation, and Impact Assessment*.

[https://documents.ottawa.ca/sites/documents/files/significant\\_woodlands\\_en.pdf](https://documents.ottawa.ca/sites/documents/files/significant_woodlands_en.pdf)

f

Kilgour & Associates. (2022). *Environmental Impact Statement for the Proposed Expansion of Cardinal Creek Village, Phase 7, Ottawa* [Updated Report].

