



Minto Communities Inc.
180 Kent Street, Suite 200
Ottawa, Ontario, K1P 0B6

April 27th, 2026

Attn: Kevin Harper, Director - Infill Development

RE: Barrhaven Town Centre Phase 2
Combined Environmental Impact Study & Tree Conservation Report – Addendum #1

1.0 BACKGROUND & PURPOSE

McKinley Environmental Solutions (MES) was retained by Minto Communities to prepare the *Barrhaven Town Centre Phase 2 - Combined Environmental Impact Study (EIS) & Tree Conservation Report (TCR)* (MES 2025). The Combined EIS & TCR was prepared to support the proposed development of the 3265 Jockvale Road property, which includes two connected parcels which have a combined size of approximately 10 hectares (the Site) (Refer to Figure 1). The Combined EIS & TCR was submitted to the City of Ottawa as part of a Plan of Subdivision and Zoning By-law Amendment application. The City of Ottawa provided first round technical review comments on April 17th, 2026. In their review comments, the City of Ottawa requested additional detail with respect to the tree protection and mitigation measures for the retained trees located south of the Site (Comment #104 and #108) and the retained trees located east of the Site along Longfields Drive (Comment #109). This letter provides the additional tree protection and mitigation details requested by the City of Ottawa.

This letter is intended to be read in conjunction with the *Barrhaven Town Centre Phase 2 – Combined Environmental Impact Study & Tree Conservation Report* (MES 2025). Refer to MES (2025) for further details regarding the proposed development, the presence of natural heritage features, potential impacts on natural heritage features, and recommended mitigation measures.

McKINLEY ENVIRONMENTAL SOLUTIONS

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FIGURE 1: SITE OVERVIEW

Barrhaven Town Centre Phase 2

Combined Environmental Impact Study (EIS) & Tree Conservation Report (TCR)



Please Note: This is not a legal land survey. All dimensions and locations are shown as approximate.

— Site Boundary — Artificial Drainage Channel

2.0 TREE RETENTION & TREE PRESERVATION MITIGATION MEASURES

As described in Section 3.3 of MES (2025), mature trees cannot be retained within the development area due to the density of the proposed development and the anticipated depths of excavation. All of the mature trees that occur within the Site limits overlap the future development area, and therefore they will be removed during the future development of the Site. The Site is a predominantly degraded and heavily altered landscape, and the trees that occur within the Site are of comparatively limited conservation value. As such, the removal of the trees throughout the development area is not anticipated to be ecologically significant.

The mature trees that occur within the adjacent property (south of the Site) will be retained during the development of the Site. The City of Ottawa owned trees located along Longfields Drive (east of the Site) will also be retained during the development of the Site. Table A of MES (2025) previously described the retained trees located within the adjacent property (south of the Site). Table B has been added to describe the retained City of Ottawa owned trees located along Longfields Drive (east of the Site). Table A and Table B are included below.

A *Tree Retention Plan* has been developed to show the position of the retained trees and their Critical Root Zones, as well as key mitigation measures (i.e. Tree Protection Fencing and Root Harm Prevention Zones). The notes of the *Tree Retention Plan* include an updated description of the tree protection and mitigation measures. The *Tree Retention Plan* is included below.

Table A: Retained Mature Tree Details (≥30 cm diameter at breast height (dbh))					
Tree #	Tree Species	DBH	Condition	Location	Recommendation
20	Bur Oak (<i>Quercus macrocarpa</i>)	36 cm	Good	Adjacent Property	Retain
21	Manitoba Maple (<i>Acer negundo</i>)	47 cm	Poor	Adjacent Property	Retain
22	White Ash (<i>Fraxinus americana</i>)	41 cm	Dead	Adjacent Property	Retain
23	American Basswood (<i>Tilia americana</i>)	44 cm	Good	Adjacent Property	Retain
24	American Basswood (<i>Tilia americana</i>)	57 cm	Good	Adjacent Property	Retain
25	American Basswood (<i>Tilia americana</i>)	30 cm	Good	Adjacent Property	Retain
26	American Basswood (<i>Tilia americana</i>)	33 cm	Good	Adjacent Property	Retain
29	American Basswood (<i>Tilia americana</i>)	43 cm, 42 cm	Good	Adjacent Property	Retain
30	American Basswood (<i>Tilia americana</i>)	32 cm	Good	Adjacent Property	Retain
31	American Basswood (<i>Tilia americana</i>)	34 cm	Good	Adjacent Property	Retain
32	American Basswood (<i>Tilia americana</i>)	38 cm	Good	Adjacent Property	Retain
33	American Basswood (<i>Tilia americana</i>)	58 cm	Good	Adjacent Property	Retain
35	American Basswood (<i>Tilia americana</i>)	37 cm	Good	Adjacent Property	Retain
36	American Basswood (<i>Tilia americana</i>)	30 cm	Good	Adjacent Property	Retain
37	American Basswood (<i>Tilia americana</i>)	36 cm	Good	Adjacent Property	Retain
38	American Basswood (<i>Tilia americana</i>)	46 cm	Good	Adjacent Property	Retain

Table A: Retained Mature Tree Details (≥30 cm diameter at breast height (dbh))					
Tree #	Tree Species	DBH	Condition	Location	Recommendation
41	American Basswood (Tilia americana)	40 cm	Good	Adjacent Property	Retain
42	American Basswood (Tilia americana)	45 cm	Good	Adjacent Property	Retain
43	American Basswood (Tilia americana)	37 cm	Good	Adjacent Property	Retain
44	American Basswood (Tilia americana)	36 cm, 32 cm	Good	Adjacent Property	Retain
45	American Basswood (Tilia americana)	41 cm	Good	Adjacent Property	Retain
47	Bur Oak (Quercus macrocarpa)	33 cm	Good	Adjacent Property	Retain
48	American Basswood (Tilia americana)	34 cm	Good	Adjacent Property	Retain
49	American Elm (Ulmus americana)	37 cm	Dead	Adjacent Property	Retain
50	American Basswood (Tilia americana)	32 cm	Good	Adjacent Property	Retain

Table B: Retained City of Ottawa Owned Trees (Longfields Drive)					
Tree #	Tree Species	DBH	Condition	Location	Recommendation
55	Sugar Maple (Acer saccharum)	9 cm	Good	Longfields Drive	Retain
56	American Elm (Ulmus americana)	17 cm	Good	Longfields Drive	Retain
57	Red Oak (Quercus rubra)	14 cm	Good	Longfields Drive	Retain
58	Red Oak (Quercus rubra)	14 cm	Good	Longfields Drive	Retain
59	Red Oak (Quercus rubra)	9 cm	Good	Longfields Drive	Retain
60	American Elm (Ulmus americana)	13 cm	Good	Longfields Drive	Retain
61	Red Oak (Quercus rubra)	17 cm	Good	Longfields Drive	Retain
62	Red Oak (Quercus rubra)	8 cm	Good	Longfields Drive	Retain
63	American Elm (Ulmus americana)	22 cm	Good	Longfields Drive	Retain
64	American Elm (Ulmus americana)	17 cm	Good	Longfields Drive	Retain



Tree Protection Fencing:

1. Install Tree Protection Fencing at the property line. Field verify the location of the property line during the installation of the Tree Protection Fencing.
2. Tree Protection Fencing must be at least 1m in height and must be maintained until the completion of all adjacent construction activities.
3. Attach signs to the Tree Protection Fencing approximately every 10 m. The signs must identify the purpose of the fencing and its maintenance requirements.

Retained Tree Protection:

4. Do not damage the root system, trunk, or branches of any retained tree.
5. Do not attach any signs, notices, or posters to any retained tree.
6. Direct the exhaust fumes from all equipment away from the canopies of retained trees.

General:

7. A Tree Removal Permit under the City of Ottawa's Urban Tree Conservation Bylaw will be required prior to the start of tree clearing.
8. This is not a legal land survey. All dimensions and locations are shown as approximate.

Root Harm Prevention Zone (RHPZ):

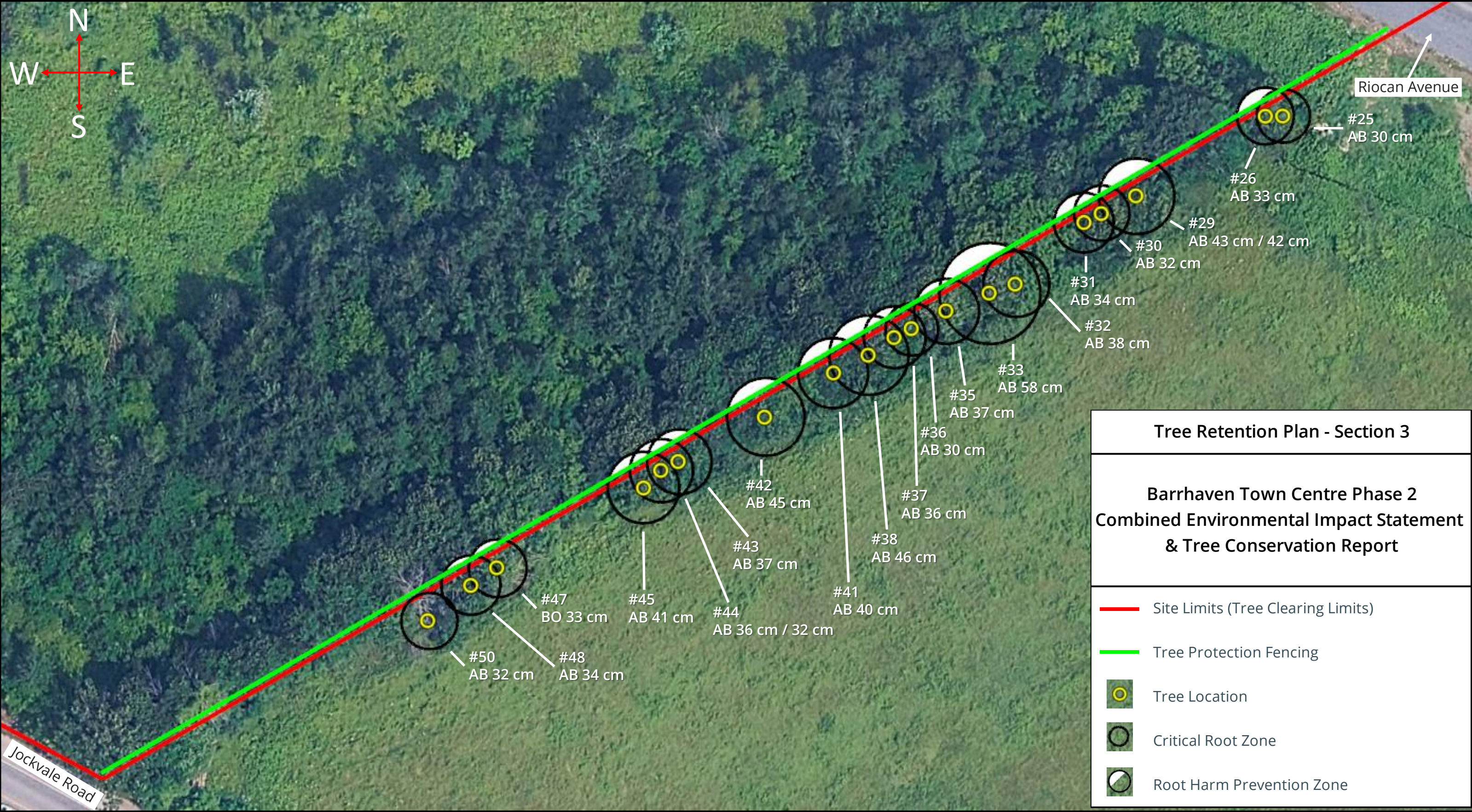
9. The RHPZ includes the portions of the Critical Root Zone of retained trees that overlap the development area.
10. Mark the edges of the RHPZ prior to the start of tree clearing.
11. Do not pull out stumps when removing trees within the RHPZ. Avoid root pulling and grind down stumps within the RHPZ.
12. When trees to be removed overlap with the RHPZ, cut their roots at the edge of the RHPZ. Roots 20 mm or larger should be cut at right angles with clean and sharp horticultural tools without tearing, crushing, or pulling.
13. Avoid disturbing the ground within the RHPZ. Do not place any material or equipment within the RHPZ.

Other:

14. Tree Codes: SM = Sugar Maple, BO = Bur Oak, AB = American Basswood, AE = American Elm & RO = Red Oak.
15. The radius of the Critical Root Zone is equal to 10x the diameter at breast height. For mapping purposes the Critical Root Zones are displayed with a minimum radius of 3 m.



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April 2026



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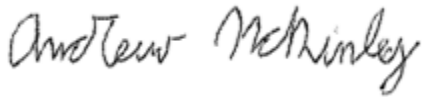
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3.0 CLOSURE

We trust that the above information is sufficient. Please do not hesitate to contact the undersigned if you have any questions or require further information.

Sincerely,



Dr. Andrew McKinley, EP, RP Bio.
Senior Biologist, McKinley Environmental Solutions



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