TREE CONSERVATION REPORT

Alexander Community Centre Expansion
960 Silver St, Ottawa, K1Z 6H5

Tree Conservation Report submitted as Partial Requirements for a Site Plan Control Application

Dendron Forestry Services

Tree Conservation Report

Address: Alexander Community Centre,
960 Silver St, Ottawa, K1Z 6H5

Date of Report: August 14, 2026

Date of Site Visits: December 18, 2025
March 16, 2026
July 24, 2026

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This Report must be read in its entirety, including the Assumptions and Limiting Conditions.

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Introduction

This Tree Conservation Report (TCR) has been prepared in support of a Site Plan Control application for the proposed facility expansion at the Alexander Community Centre in the City of Ottawa. In accordance with the City of Ottawa's *Tree Protection By-law (No. 2020-340)*, the primary objectives of this report are as follows:

- *Inventory and Assessment:* To identify and document all trees within the subject property, as well as those on adjacent private lands whose Critical Root Zones (CRZ) extend into the development footprint. This inventory includes a record of species, size (Diameter at Breast Height - DBH), and overall health condition.
- *Impact Evaluation:* To assess the potential impacts of the proposed site alterations on the existing tree canopy and provide recommendations for tree retention or removal based on the provided engineering plans.
- *Mitigation and Protection:* To outline necessary tree protection measures for retained specimens and identify opportunities for compensation or enhancement of the urban forest as required by municipal guidelines.

This Tree Conservation Report has been coordinated with the *Landscape Plan prepared by Lashley and Associates dated March 25, 2026*. For mapping clarity and consistency, the tree protection area is shown on the Landscape Plan rather than in **Map 2** of this report.

Note: This updated report includes changes made to the swale location along the diagonal property line adjacent to 1170 and 1178 Dover Crescent. During a site visit on July 24, 2026, the project team inspected the vegetation along this fence line. Although some species are undesirable (e.g., Manitoba and Norway maples in poor condition), they provide screening for the adjacent properties and the park.

Rather than removing and replacing these trees, a more feasible option is to relocate the swale away from the property line and retain the vegetation. With the exception of the dead trees, the trees along this boundary will now be retained, and the fence will remain where it is. The updates in this report include changing the recommendations for these trees from "remove" to "retain".

Methodology

The findings in this report are based on a comprehensive desktop review followed by a detailed on-site arboricultural assessment.

Desktop Review

The following materials were reviewed to provide site context and historical data:

- Site Servicing Plan: Prepared by Jp2g Consultants Inc., dated March 20, 2026.
- Municipal Data: GeoOttawa tree inventory layers and high-resolution aerial photography.
- Landscape Plan prepared by Lashley and Associates dated March 25, 2026

Field Assessment

Site visits were conducted on December 18, 2025, and March 16, 2026 to inventory all trees meeting the protection criteria established by the *City of Ottawa's Tree Protection By-law (No. 2020-340)*. For each protected tree, the following data was recorded:

- *Species Identification*: Both common and botanical names.
- *Diameter at Breast Height (DBH)*: Measured in centimetres at 1.3 m above the highest point of grade.
- *Health and Structural Condition*: A qualitative assessment of biological vigor (e.g., leaf size/color, presence of pests or disease) and structural integrity (e.g., presence of decay, lean, or poor crown architecture).

Current Vegetation

Detailed information regarding trees within the park area is provided in **Appendix A**. This data is categorized as follows:

- *Table 1:* An inventory of all individual trees.
- *Table 2:* An inventory of tree groupings.

The inventory includes all on-site trees, as well as trees on adjacent properties with a Diameter at Breast Height (DBH) of 10 cm or greater, provided their Critical Root Zone (CRZ) extends into the subject area.

The Critical Root Zone (CRZ) is defined as the area around the trunk with a radius equivalent to 10 times the diameter of the trunk.

$$R_{CRZ} = 10 \text{ X DBH}$$

All identified trees are illustrated on **Map 1: Existing Vegetation**, which can be found in **Appendix B**.

Proposed development and Tree Protection

North Park Area: Pathway

Trees 5 and 6 that had previous identified for removal will now be retained. The original assessment considered a playground would be within falling distance of these trees, which are leaning and in fair/poor health. The target occupancy rate will be reduced significantly with the removal of the playground, which will also lower the likelihood of impact, and overall risk ratings.

Tree 88, a large City-owned Maple located just beyond the fence line, provides significant canopy benefits. Every effort should be made to protect this tree. A portion of the CRZ for Tree 88 will be converted from a hard surface to soft landscaping. While this will improve long-term rooting habitat and soil aeration, care is required during conversion where the material is removed manually, and any exposed roots should be covered and kept moist.

Community Centre Entrance

The entrance environment will undergo significant changes to accommodate a new service line. Due to the extent of the required trenching, only **Trees 23–24** can be feasibly maintained. Protective fencing must be installed at the limit of the service line excavation to shield the remaining specimens.

Tree Relocations

Five recently planted trees (**Trees 15 and 83–87**) are in direct conflict with the proposed building footprint, services and pathways and are candidates for transplanting elsewhere on the site. Ideally, relocation should occur in the autumn to minimize transplant shock. If possible, root pruning should be conducted 3–6 months in advance to encourage the development of a dense system of feeder roots within the new root ball. Once moved, these trees require a dedicated watering and mulching program to ensure successful establishment.

New Addition Construction

The west side of the property, where the new addition is proposed, contains a dense line of trees consisting of American elm, Manitoba maple, Norway maple, white birch and one red maple. These trees are in fair to poor condition and are primarily naturally seeded and have been subjected to ongoing pruning for hydro-line clearance. These trees were originally identified for removal, but the swale has been relocated so they can be retained. Although many are undesirable species, they are

providing benefits to the park such as screening and shade. Any roots exposed during the swale installment should be pruned back manually and covered with organic material.

Four larger, high-value trees must be removed due to direct building conflict:

- **Tree 27:** Little-leaf Linden (*Tilia cordata*)
- **Tree 28:** Red Oak (*Quercus rubra*)
- **Tree 29:** Honey Locust (*Gleditsia triacanthos*)
- **Tree 36:** Austrian Pine (*Pinus nigra*)

Tree 68 was identified for removal due to poor structure and is independent to the proposed construction project. Although a level 2 risk assessment was not completed, a level 1 assessment indicates that that tree is at risk of failure and the consequences of failure onto the road are significant.

Tree Protection

Prior to any site works, protective fencing should be installed around the Tree Protection Area as shown in the Landscape Plan prepared by Lashley and Associates and maintained until all construction on site has been completed as per the City of Ottawa Tree Protection Specifications (updated Jan 2026). Within the fenced area, the following tree protection guidelines should be applied:

- Do not change the grade
- Do not store construction material
- Do not operate machinery
- Do not convert to hard surface or change the landscaping
- Do not excavate unless it is a method that has been pre-approved by the City
- Do not place signs, notices or posters to any tree
- Do not damage the root system, trunk, or branches of any tree
- Direct the exhaust away from the tree

The tree protection fencing must be 1.2 m in height and constructed of a rigid or framed material (e.g. modulus – steel, plywood hoarding, or snow fence on a 2”X4” wood frame) with posts 2.4 m apart such that the fence location cannot be altered. All supports must be placed outside of the CRZ and installation must minimize damage to existing roots.

If the fenced tree protection area must be reduced to facilitate construction, *one* of the following mitigation measures should be applied:

- Place a layer of 6-12 inches (15 to 30 cm) of woodchip mulch to the area
- Apply ¾ (2 cm) inch plywood, or road mats over a 4+ inch (10 cm) thick layer of the wood chip mulch
- Apply 4-6 inches (10 to 15 cm) of gravel over a taut, staked, geotextile fabric

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Tree Planting Recommendations

A total of **18 trees** are identified for removal across the subject site. Compensation for these removals will be determined through the Site Plan Control process. Please see the Landscape plans for details on tree planting.

Wildlife Impact

Given the highly urbanized context of the site, the proposed activities are anticipated to have little to no effects on local wildlife

Tree Clearing and Migratory Birds

Following the guidelines under the *Migratory Birds Convention Act*, 1994, removal of vegetation should be avoided during the nesting periods for migratory birds which extends from April 8 to as late as August 31st. If tree removal is required during this period, a nesting survey as per the ECCC guidelines should be completed by a biologist within 2 days of tree removal to confirm that no nests are present.

The undersigned personally inspected the property and issues associated with this report on December 18 and March 16, 2026. On Behalf of Dendron Forestry Services,

Astrid Nielsen, MFC, RPF (Registered Professional Forester)
ISA Certified Arborist ®, ON-1976
ISA Tree Risk Assessment Qualified
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APPENDIX A – Tree Information

Table 1 - Individual tree information

Tree[1]	Species	Diameter at breast height (cm)	Critical Root Zone Diameter (m)	Ownership[2,3]	Condition	Action (retain or remove)	Recommendations and comments
1	Norway maple (Acer platanoides)	30	6.3	Adjacent property	Fair/poor; conflict with fence, lean, supressed, possible canker	Retain	Prune overhanging branches
2	Norway maple (Acer platanoides)	39	8.2	Adjacent property	Good/fair	Retain	Prune overhanging branches
3	Siberian elm (Ulmus pumila)	62	13.0	City	Fair/good; wound at 6 m below fork	Retain	Prune overhanging branches
4	Siberian elm (Ulmus pumila)	40	8.4	City	Fair; heavy lean, shaded by tree #3	Retain	Prune overhanging branches
5	Siberian elm (Ulmus pumila)	22	4.6	City	Fair/poor; topped, supressed	Retain	Prune overhanging branches
6	Manitoba maple (Acer negundo)	29	6.1	Adjacent property	Fair/poor heavy lean, large wound at 1.3 m above grade, conflict with fence	Retain	Prune branches at risk of failure
7	Prospector elm (Ulmus davidiana var. japonica 'Prospector)	11	2.3	City	Good	Retain	Install protective fencing with radius of 1.5 m
8	Honey locusts (Gleditsia triacanthos)	5	1.1	City	Good/fair; wound on trunk	Retain	Install protective fencing with radius of 1.5 m

9	American elm (Ulmus americana)	34	7.1	City	Good/fair; lost main leader but adapting	Retain	Prune overhanging branches
10	Manitoba maple (Acer negundo)	16,10	4.0	City	Fair/poor; conflict with hydro lines	Retain	
11	Manitoba maple (Acer negundo)	14	2.9	Jointly owned with City	Poor; topped for hydro clearance	Retain	
12	Manitoba maple (Acer negundo)	34	7.1	Jointly owned with City	Fair; lean over new pathway	Remove	Lean will cause future issues with risk, consider removing and replacing with new tree
13	Manitoba maple (Acer negundo)	24,15	5.9	City	Fair/poor; large wound on largest stem, sprout from old stump	Remove	Lean will cause future issues with risk, consider removing and replacing with new tree
14	Manitoba maple (Acer negundo)	64	13.4	City	Fair; strong lean over pathway with fungus present on old pruning wound	Remove	Remove due to lean
15	Honey locusts (Gleditsia triacanthos)	6	1.3	City	Good	Relocate	To be transplanted in the fall
16	Manitoba maple (Acer negundo)	22	4.6	City	Poor; topped for hydro clearance	Retain	
17	Norway maple (Acer platanoides)	20	4.2	Jointly owned with City	Poor; topped for hydro clearance	Retain	
18	American elm (Ulmus americana)	35	7.4	Jointly owned with City	Good	Remove	Conflict with proposed services; area of high construction activity
19	Austrian pine (Pinus nigra)	43	9.0	City	Good	Remove	Conflict with proposed services

20	Austrian pine (Pinus nigra)	33	6.9	City	Good/fair; forked and twisted stems	Remove	Conflict with proposed services; area of high construction activity
21	Austrian pine (Pinus nigra)	52	10.9	City	Good/fair; forked	Remove	Conflict with proposed services
22	Honey locusts (Gleditsia triacanthos)	45	9.5	City	Good/fair	Retain	Protect with fencing
23	Honey locusts (Gleditsia triacanthos)	47	9.9	City	Good/fair; mechanical damage (vandalism) on trunk	Retain	Protect with fencing
24	Honey locusts (Gleditsia triacanthos)	48	10.1	City	Fair; dieback, significant recent pruning	Remove	Protect with fencing
25	Honey locusts (Gleditsia triacanthos)	30	6.3	City	Fair; thin crown	Remove	Conflict with services
26	Honey locusts (Gleditsia triacanthos)	43	9.0	City	Good/fair	Remove	Conflict with services
27	Littleaf linden (Tilia cordata)	46,41	13.0	City	Good/fair; included bark, consider structural support	Remove	Within proposed footprint
28	Red oak (Quercus rubra)	39	8.2	City	Fair; asymmetric crown/shading, possible root girdling	Remove	Within proposed footprint
29	Honey locusts (Gleditsia triacanthos)	42	8.8	City	Good/fair	Remove	Within proposed footprint

30	Manitoba maple (Acer negundo)	21	4.4	Jointly owned with City	Poor; topped	Retain	Swale relocated
31	White birch (Betula papyrifera)	14,47	10.3	City	Poor; dying from top	Retain	Swale relocated
32	Manitoba maple (Acer negundo)	29	6.1	City	Fair/poor; pruning for hydro clearance, heavy lean	Retain	Swale relocated
33	Norway maple (Acer platanoides)	18	3.8	City	Fair; pruning for hydro clearance	Retain	Swale relocated
34	Manitoba maple (Acer negundo)	70	14.7	Jointly owned with adjacent property	Fair/poor; Pruning for hydro clearance	Retain	Swale relocated
35	Manitoba maple (Acer negundo)	45	9.5	City	Fair; pruning for hydro clearance	Retain	Swale relocated
36	Austrian pine (Pinus nigra)	52	10.9	City	Good/fair	Remove	Within area of excavation
37	Honey locusts (Gleditsia triacanthos)	30	6.3	City	Good	Retain	Protect with fencing
38	Honey locusts (Gleditsia triacanthos)	28	5.9	City	Good	Retain	Protect with fencing
39	Blue beech (Carpinus caroliniana)	5,5	1.5	City	Fair	Retain	Protect with fencing
40	Sugar maple (Acer saccharum)	21	4.4	City	Fair; supressed, root damage and girdling roots	Retain	Protect with fencing
41	Honey locusts (Gleditsia triacanthos)	56	11.8	City	Good; dominant, good health	Retain	Protect with fencing
42	Honey locusts (Gleditsia triacanthos)	30	6.3	City	Good/fair	Retain	Protect with fencing

43	Honey locusts (Gleditsia triacanthos)	31	6.5	City	Good/fair	Retain	Protect with fencing
44	Honey locusts (Gleditsia triacanthos)	35	7.4	City	Good/fair	Retain	Protect with fencing
45	Honey locusts (Gleditsia triacanthos)	44	9.2	City	Good	Retain	Protect with fencing
46	Sugar maple (Acer saccharum)	32	6.7	City	Fair; supressed by #41, girdling roots	Retain	Protect with fencing
47	Manitoba maple (Acer negundo)	57,58	17.0	City	Fair/poor; heavy lean, decay throughout	Retain	
48	Crab apple (Malus spp)	20	4.2	Adjacent property	Fair	Retain	
49	Crab apple (Malus spp)	28	5.9	Adjacent property	Fair	Retain	
50	Crab apple (Malus spp)	40	8.4	Adjacent property	Fair	Retain	
51	Manitoba maple (Acer negundo)	21,15,23,20	8.4	City	Fair/poor; growing in between 2 fences	Retain	
52	Basswood (Tilia americana)	6	1.3	City	Good/fair; supressed by #51	Retain	
53	Green ash (Acer pennsylvanica)	43	9.0	City	Fair; on City ash injection program	Retain	
54	Ginko (Gingko biloba)	6	1.3	City	Good	Retain	
55	Ginko (Gingko biloba)	8	1.7	City	Good	Retain	
56	Norway maple (Acer platanoides)	53	11.1	City	Good	Retain	
57	Hackberry (Celtis occidentalis)	11	2.3	City	Good	Retain	
58	Green ash (Acer pennsylvanica)	45	9.5	City	Fair; on City ash injection program	Retain	

59	Hackberry (Celtis occidentalis)	13	2.7	City	Good	Retain	
60	Red maple (Acer rubrum)	13	2.7	City	Good; minor damage by mowing equipment	Retain	
61	Green ash (Acer pennsylvanica)	48	10.1	City	Fair	Retain	
62	Green ash (Acer pennsylvanica)	51	10.7	City	Fair	Retain	
63	Red maple (Acer rubrum)	12	2.5	City	Good	Retain	
64	Prospector elm (Ulmus spp)	15	3.2	City	Good	Retain	
65	Green ash (Acer pennsylvanica)	55	11.6	City	Fair	Retain	
66	Red maple (Acer rubrum)	13	2.7	City	Good	Retain	
67	Prospector elm (Ulmus spp)	20	4.2	City	Good	Retain	
68	Sugar maple (Acer saccharum)	56	11.8	City	Poor; decay on main stem with branch leaning over road	Remove	Removal based on health and potential for failure over road
69	Red oak (Quercus rubra)	65	13.7	City	Good	Retain	
70	Red oak (Quercus rubra)	44	9.2	City	Fair; some dieback (fungus present in crown)	Retain	
71	Platanus occidentalis (American sycamore)	52	10.9	City	Fair; root/trunk damage	Retain	
72	Norway maple (Acer platanoides)	48	10.1	City	Fair; trunk damage	Retain	

73	Austrian pine (Pinus nigra)	54	11.3	City	Fair; fork	Retain	
74	Austrian pine (Pinus nigra)	35	7.4	City	Good	Retain	
75	Austrian pine (Pinus nigra)	52	10.9	City	Good	Retain	
76	Austrian pine (Pinus nigra)	39	8.2	City	Good	Retain	
77	Austrian pine (Pinus nigra)	41	8.6	City	Fair; slight lean, bark beetle holes	Retain	
78	Austrian pine (Pinus nigra)	33	6.9	City	Good/fair; insect holes	Retain	
79	Norway maple (Acer platanoides)	24	5.0	City	Fair; lean	Retain	
80	Red maple (Acer rubrum)	40	8.4	City	Fair; girdling roots	Retain	
81	Norway maple (Acer platanoides)	18	3.8	City	Good	Retain	
82	Norway maple (Acer platanoides)	24,16,13	7.8	City	Fair	Retain	
83	Blue beech (Carpinus caroliniana)	6	1.3	City	Fair	Relocate	Consider transplanting in the fall
84	Blue beech (Carpinus caroliniana)	4	0.8	City	Good	Relocate	Consider transplanting in the fall
85	Red maple (Acer rubrum)	22	4.6	Jointly owned with City	Fair/poor; pruned for hydro clearnace	Retain	Swale relocated
86	Blue beech (Carpinus caroliniana)	5	1.1	City	Good	Relocate	Consider transplanting in the fall
87	Blue beech (Carpinus caroliniana)	6	1.3	City	Good	Relocate	Consider transplanting in the fall

88	Red maple (Acer rubrum)	70,30	16.6	City	Fair; heavy vine presence, slow growth, multi-stems	Retain	Minimize root disturbance during pathway development, any root pruning to be manual
89	American elm (Ulmus americana)	16	3.4	City	Fair/poor; heavy vines, conflict with fence	Remove	Conflict with fence and poor health
90	Manitoba maple (Acer negundo)	15	3.2	City	Poor; topped for hydro clearance	Retain	Swale relocated
91	American elm (Ulmus americana)	26	5.5	City	Fair; growing in fence, conflict with hydro lines	Retain	Swale relocated
92	Honey locusts (Gleditsia triacanthos)	40	8.4	City	Good	Remove	Conflict with new fire hydrant
93	Manitoba maple (Acer negundo)	18	3.8	City	Poor	Retain	Swale relocated
94	Manitoba maple (Acer negundo)	12	2.5	City	Poor	Retain	Swale relocated
95	Ash (Fraxinus spp)	25	5.3	City	Dead	Remove	Conflict with swale and grading
96	Sugar maple (Acer saccharum)	10	2.1	City	Good	Retain	
97	Sugar maple (Acer saccharum)	14	2.9	City	Good	Retain	
98	Sugar maple (Acer saccharum)	12	2.5	City	Fair; large scar on trunk	Retain	Remove soil piled up against trunk

Total

Table 2 – Tree Groupings

Tree Grouping	Species	Diameter at breast height (cm)	Ownership[2,3]	Condition
A	Manitoba maple (Acer negundo)	22 trees, dbh ranging 10-61, average = 24 cm	Adjacent properties, some possibly jointly owned with City	Fair
B	Manitoba maple (Acer negundo)	46 stems, 5-35 cm, average 20 cm	City	Fair; many in conflict with fence
C	Manitoba maple (Acer negundo) and American elm (Ulmus americana)	13 stems, 10-15 cm	City and adjacent property	Fair/good
D	Manitoba maple (Acer negundo) and American elm (Ulmus americana)	10 stems, 10-20 cm	City and adjacent property	Good/fair

APPENDIX B – Maps

Map 1: Existing Vegetation

Map 2: Proposed Development and Conserved Vegetation

APPENDIX C: Assumptions and Limiting Conditions

Intended Use of the Report

This Report was prepared by Dendron Forestry Services (hereafter "Dendron") at the request of the Client. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report are to be used solely for the purposes outlined within this Report. All other uses are impermissible and unintended, unless specifically stated in writing in the Report.

Intended User of the Report

This Report was prepared by Dendron for the exclusive use of the Client and may not be used or relied upon by any other party. All other users are unintended and unauthorized, unless specifically stated in writing in the Report.

Limitations of this Report

This Report is based on the circumstances and on-site conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to Dendron. On-site conditions may limit the extent of the on-site inspection(s) conducted by Dendron, including weather events such as rain, flooding, storms, winds, tornados, snowfall, snow cover, hail; obstructions including fencing, dwellings, buildings, sheds, plants, and animals; lack of access to the entire perimeter of the tree due to adjacent properties; the shape of the tree; and accessibility of the tree crown, branches, trunk, or roots for examination.

In the event that information provided by the Client or any third parties, including but not limited to documents, records, site and grading plans, permits, or representations or any site conditions are updated or change following the completion of this Report, this Report is no longer current and valid and cannot be relied upon for the purpose for which it was prepared. Dendron and its agents, assessors, and/or employees are not liable for any damages, injuries, or losses arising from amendments, revisions, or changes to the documents, records, site and grading plans, permits, representations, or other information upon which Dendron relied in preparing this Report.

No assessment of any other trees or plants has been undertaken by Dendron. Dendron and its agents, assessors, and/or employees are not liable for any other trees or plants on or around the subject Property except those expressly identified herein. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report apply only to the trees identified herein.

Trees and plants are living organisms and subject to change, damage, and disease, and the results, observations, interpretations, analysis, recommendations, and conclusions as set out in this Report are valid only as at the date any inspections, observations, tests, and analysis took place. No guarantee, warranty, representation, or opinion is offered or made by Dendron as to the length of the validity of the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report. As a result the Client shall only rely upon this Report as representing the results, observations, interpretations, analysis, recommendations, and conclusions that were made as at the date of such inspections, observations, tests, and analysis. The trees discussed in this Report should be re-assessed periodically and at least within one year of the date of this Report.

No Opinion regarding ownership of the Tree

This Report was not prepared to make a determination as to ownership of the subject tree(s). Where ownership of the subject tree(s) is identified within this Report, said identification is based on the information provided by the Client and third parties, including surveys, permits, and site and grading plans and may not be relied upon as a guarantee, warranty, or representation of ownership.

Assumptions

This Report is based on the circumstances and conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to Dendron. Where documents, records, site and grading plans, permits, representations, and any other information was provided to Dendron for the purpose of preparing this Report, Dendron assumed that said information was correct and up-to-date and prepared this Report in reliance on that information. Dendron and its agents, assessors, and/or employees, are not responsible for the veracity or accuracy of such information. Dendron and its agents, assessors, or employees are not liable for any damages, injuries, or losses arising from inaccuracies, errors, and/or omissions in the documents, records, site and grading plans, permits, representations, or other information upon which Dendron relied in preparing this Report.

For the purpose of preparing this Report, Dendron and its agents, assessors, and/or employees assumed that the property which is the subject of this Report is in full compliance with all applicable federal, provincial, municipal, and local statutes, regulations, by-laws, guidelines, and other related laws. Dendron and its agents, assessors, and/or employees are not liable for any issues with respect to non-compliance with any of the above-referenced statutes, regulations, bylaws, guidelines, and laws as it may pertain to or affect the property to which this Report applies.

For the purpose of preparing this Report, Dendron and its agents, assessors, and/or employee assumed that there are no hidden or unapparent conditions affecting the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report.

No Publication

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Neither all nor any part of the contents of this Report shall be disseminated to the public through advertising, public relations, news, sales, the internet or other media (including, without limitation, television, radio, print or electronic media) without the prior written consent of Dendron Forestry.

Implementing the Report Recommendations

Dendron and its agents, assessors, and/or employees accept no responsibility for the implementation of any part of this Report unless specifically requested to provide oversight on the implementation of the recommendations. In the event that inspection or supervision of all or part of the implementation of the within recommendations is requested, that request shall be in writing and the details agreed to in writing by both parties.

Dendron and its agents, assessors, and/or employees are not liable for any damages or injuries arising from the manner in which the recommendations in this Report are implemented, including failure to, incorrect, or negligent implementation of the recommendations.

Further Services

Neither Dendron nor any assessor employed or retained by Dendron for the purpose of preparing or assisting in the preparation of this Report shall be required to provide any further consultation or services to the Client, save and except as already carried out in the preparation of this Report and including, without limitation, to act as an expert witness or witness in any court in any jurisdiction unless the Client has first made specific arrangements with respect to such further services, including, without limitation, providing the payment of the Report's regular hourly billing fees.

Limits of Liability

In carrying out this Report, Dendron and its agents, assessors, and/or employees have exercised a reasonable standard of care, skill, and diligence as would be customarily and normally provided in carrying out this Report. While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered, or implied, that these trees, or all parts of them will remain standing. It is professionally impossible to predict with absolute certainty the behaviour of any single tree or group of trees, or all their component parts, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential to fall, lean, or otherwise pose a danger to property and persons in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Without limiting the foregoing, no liability is assumed by Dendron for:

a) any legal description provided with respect to the Property;
b) issues of title and or ownership respect to the Property;
c) the accuracy of the Property line locations or boundaries with respect to the Property; and
d) the accuracy of any other information provided to Dendron by the Client or third parties;
e) any consequential loss, injury or damages suffered by the Client or any third parties, including but not limited to replacement costs, loss of use, earnings and business interruption; and
f) the unauthorized distribution of the Report.

The total monetary amount of all claims or causes of action the Client may have as against Dendron Forestry, including but not limited to claims for negligence, negligent misrepresentation, and breach of contract, shall be strictly limited solely to the total amount of fees paid by the Client to Dendron Forestry pursuant to the Contract for Services dated which this Assessment was carried out.

Further, under no circumstance may any claims be initiated or commenced by the Client against Dendron or any of its directors, officers, employees, contractors, agents, assessors, or Assessors, in contract or in tort, more than 12 months after the date of this Report.

No Third Party Liability

This Report was prepared by Dendron exclusively for the Client for the purpose set out in the Report. Any use which a third party makes of this Report, or any reliance on or decisions a third party may make based upon this Report, are made at the sole risk of any such third parties. Dendron Forestry accepts no responsibility for any damages or loss suffered by any third party or by the Client as a result of decisions made or actions based upon the unauthorized use or reliance of this Report by any such party.

General

Any plans and/or illustrations in this Report are included only to help the Client visualize the issues in this Report and shall not be relied upon for any other purpose. This report is best viewed in colour. Any copies printed in black and white may make some details difficult to properly understand. Dendron accepts no liability for misunderstandings due to a black and white copy of the report.

Notwithstanding any of the above, nothing in this Report is taken to absolve the Client of the responsibility of obtaining a new Report in the event that the circumstances of the tree change.

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Note: the tree layer has been added to the original base layer supplied by the client in pdf format. This layer refers to the trees only, and the original base has not been altered in the process, although it may be cropped. Refer to the original plan for details as quality is lost when importing the plan into the software used to create the tree layer.
Base Layer: Topographic Survey dated March 16, 2026

TCR Map#1: Existing Vegetation – Alexander Community Centre

Date	Revision	Prepared By
12/23/2025	Version 1	AN
03/14/2026	Version 2	AN
0316/2026	Version 3	AN

10 m 40 m

Legend

1 City tree

1 Tree either fully or partly on adjacent property

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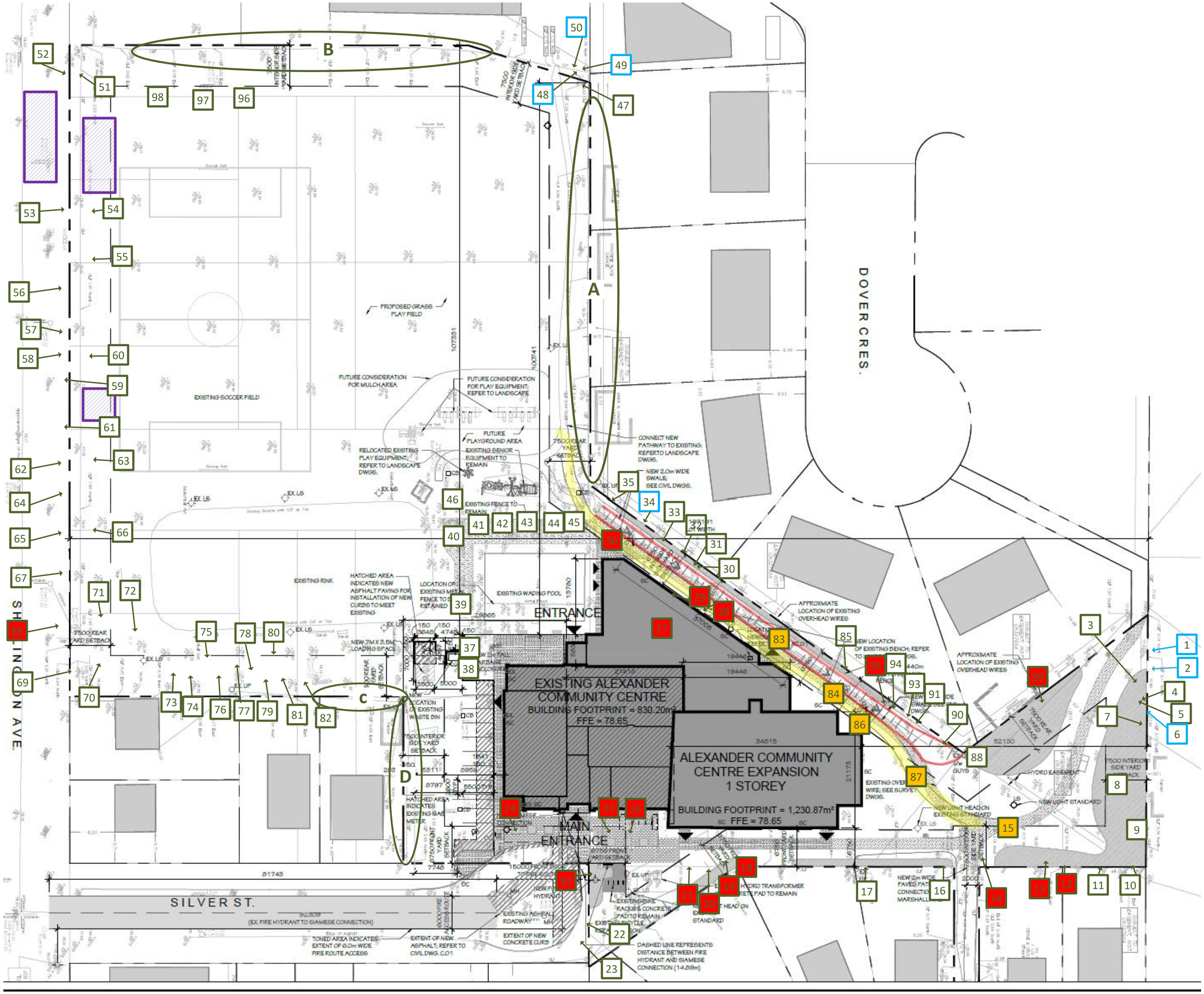
Note: the tree layer has been added to the original base layer supplied by the client in pdf format. This layer refers to the trees only, and the original base has not been altered in the process, although it may be cropped. Refer to the original plan for details as quality is lost when importing the plan into the software used to create the tree layer.
Base Layer: Site Plan dated May 26, 2026

TCR Map#2: Proposed Development and Conserved Vegetation – Alexander Community Centre Expansion

Date	Revision	Prepared By
03/16/2026	Version 1	AN
03/24/2026	Version 2	AN
04/07/2026	Version 3	AN
08/04/2026	Version 4	AN


A
B
C
D
DOVER CRES.
SHERINGTON AVE.
SILVER ST.
EXISTING ALEXANDER COMMUNITY CENTRE
BUILDING FOOTPRINT = 830.20m²
FFE = 78.65
ALEXANDER COMMUNITY CENTRE EXPANSION
1 STOREY
BUILDING FOOTPRINT = 1,230.87m²
FFE = 78.65
ENTRANCE
MAIN ENTRANCE
PROPOSED GRASS PLAY FIELD
EXISTING SOCCER FIELD
FUTURE CONSIDERATION FOR MULCH AREA
FUTURE CONSIDERATION FOR PLAY EQUIPMENT; REFER TO LANDSCAPE
FUTURE PLAYGROUND AREA
RELOCATED EXISTING PLAY EQUIPMENT; REFER TO LANDSCAPE DWGS.
EXISTING SENIOR EQUIPMENT TO REMAIN
EXISTING FENCE TO REMAIN
CONNECT NEW PATHWAY TO EXISTING; REFER TO LANDSCAPE DWGS.
NEW 2.0m WIDE SWALE; SEE CIVIL DWGS.
EXISTING ROCK PILE TO REMAIN
EXISTING WADING POOL
EXISTING RINK
HATCHED AREA INDICATES NEW ASPHALT PAVING FOR INSTALLATION OF NEW CURBS TO MEET EXISTING
LOCATION OF EXISTING METAL FENCE TO BE RETAINED
NEW 7M X 15.5M LOADING SPACE
LOCATION OF EXISTING WASTE BIN
HATCHED AREA INDICATES EXISTING GAS METER
NEW LOCATION OF EXISTING BENCH; REFER TO LANDSCAPE DWGS.
APPROXIMATE LOCATION OF EXISTING OVERHEAD WIRES
EXISTING OVERHEAD WIRE; SEE SURVEY DWGS.
NEW LIGHT STANDARD
NEW LIGHT HEAD ON EXISTING STANDARD
HYDRO EASEMENT
HYDRO TRANSFORMER CONCRETE PAD TO REMAIN
NEW 2m WIDE PAVED PATH CONNECTION TO MARSHALL
NEW FIRE HYDRANT
EXISTING ASPHALT ROADWAY
EXTENT OF NEW CONCRETE CURB
EXTENT OF NEW ASPHALT; REFER TO CIVIL DWG. C.01
TONED AREA INDICATES EXTENT OF 6.0m WIDE FIRE ROUTE ACCESS
DASHED LINE REPRESENTS DISTANCE BETWEEN FIRE HYDRANT AND SIAMESE CONNECTION (14.09m)
(EX. FIRE HYDRANT TO SIAMESE CONNECTION)
7500 INTERIOR SIDE YARD SETBACK
7500 REAR YARD SETBACK
6000 FIRE ROUTE ACCESS ROUTE
EX. LS
EX. UP
EX. CB
EX. MH
EX. SC
EX. DC
EX. GUY
EX. UW GUYS
EX. LIGHT STANDARD
EX. HYDRO TRANSFORMER
EX. HYDRO POLE
EX. HYDRO POLE W/ GUY
EX. HYDRO POLE W/ GUY & ANCHOR
EX. HYDRO POLE W/ TRANSFORMER
EX. HYDRO POLE W/ TRANSFORMER & GUY
EX. HYDRO POLE W/ TRANSFORMER & GUY & ANCHOR
EX. HYDRO POLE W/ TRANSFORMER & GUY & ANCHOR & LIGHT STANDARD
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