FOTENN

2559 Mer Bleue Road Subdivision

TREE CONSERVATION REPORT

Submitted to: Claridge Homes
505 Preston Street,
Ottawa, ON
K1S 4N7

July 13, 2026

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1. Introduction

Fotenn was retained by Claridge Homes (the Proponent) to prepare an updated Tree Conservation Report (TCR) to address City of Ottawa comments prior to TCR submission and assist in advancing revisions to the zoning by-law amendment and plan of subdivision for the property municipally addressed as 2559 Mer Bleue Road, located in the City of Ottawa, Ontario (Subject Site). The site location is provided in Figure 1 in Appendix A.

1.1. Purpose

The purpose of this report is to update the prior TCR results and reporting prepared by Arcadis in 2023, address comments received from the City of Ottawa planning forester and environmental planning staff, and align the TCR with the latest concept plan and draft plan materials for the Subject Site. The original TCR was a standalone report intended to compliment the Environmental Impact Statement (EIS) prepared by Bowfin Environmental Consulting in 2021.

Key comments specifically relating to trees, tree canopy, and tree protection that were brought forward by the City's Planning Forester to be addressed included:

- Revisions to tree removal figures to clarify the extent of canopy removals and retentions;
- Clarifications on project phasing and tree protection mitigation feasibility; and
- Inclusion of the City of Ottawa Tree Protection Specifications into discussions of mitigation

The current TCR update clarifies tree removal and retention areas, discusses the implications of phasing and boundary conditions, expands on tree protection and mitigation measures, and ensures the report and figures are coordinated with the current subdivision layout and planning materials.

1.2. Definitions

Terms and abbreviations used throughout the remainder of this report are summarized below.

Diameter at Breast Height (DBH), is defined as the diameter of the tree trunk measured at a height of 1.2 metres (m) above ground surface for trees of 10 centimeters (cm) in diameter and greater.

Critical Root Zone (CRZ) is defined as the ground area within a circumference around the tree trunk calculated as 10 cm from the trunk of the tree for every one centimeter of tree truck diameter at breast height.

Distinctive Tree, within the City of Ottawa, is defined as any tree with a DBH of 30 cm or greater within the inner urban area and with a DBH of 50 cm or greater within the suburban area and rural area. For the purposes of this report, a distinctive tree is a tree with a DBH of 30 cm or greater, as the subject property is located within the urban boundary.

2. Methodology

Given the time that has elapsed from the prior TCR, Fotenn's approach to updating the 2023 TCR included completing an additional site investigation to field truth the site conditions described in the 2023 report. Updated mapping was completed that incorporated the results of the 2026 field investigation and incorporated the most recent site plan.

2.1. Desktop and Background Review

The contents of the TCR have been prepared in accordance with the requirements set out by the City of Ottawa's Tree Protection By-Law and are meant to be applied in co-ordination with other City of Ottawa guidelines such and the Environmental Impact Statement (EIS) Guidelines.

The following criteria were considered in the compilation of the TCR:

- The characteristics of trees growing on-site, including species composition, size, figure, and other health considerations;
- The social and ecological functions of the trees identified; and
- The sensitivity of these trees to disturbances (including changes to grade and drainage, sun and wind exposure, and proximity to physical construction activities)

To assist in the preparation of this TCR document, a review of available background reports and reference information for the Site was completed. A Tree Conservation Report (TCR) was prepared by Arcadis in 2023 for the Site that identified and surveyed woodland communities within the Site. The City of Ottawa provided comments on the TCR report in 2023 with additional comments provided in 2026.

Digital colour air photos of the site available from GeoOttawa were reviewed from 1958 to 2022 to identify natural features, including historical trees that are present on-site and in the surrounding area. Additional aerial imagery was reviewed from 2025 that identified a woodland feature located centrally on the Subject Site that was not included in the original 2023 TCR evaluation.

2.1.1. Tree Protection By-Law

The Subject Site is identified as Urban Area under the Tree Protection By-law (Ottawa 2021) and is subject to the policies and procedures outlined in general regulations of the by-law. The by-law applies to trees with a DBH of >10 cm on privately owned property over 1 hectare (ha) in size that is within the urban area of the City of Ottawa. A tree permit is required for the removal of any trees meeting these criteria.

2.1.2. Species Conservation Act

In 2025, the provincial Government proposed legislative changes to species at risk protection in Ontario and these changes included implementation of a new *Species Conservation Act (2025)*, and the repeal of the *Endangered Species Act (2007).* As of March 30, 2026 the new *Species Conservation Act* (SCA) has been implemented, and the *Endangered Species Act* has been repealed.

Within Ontario, the SCA applies to activities conducted by the public and all levels of government. The killing or harming of a Threatened or Endangered SAR or destruction of its habitat (as defined by the Species Conservation Act) is unlawful, regardless of intent. As such, the SCA applies to the entire Study Area. Therefore, if a protected species identified under *O. Reg 60/26* of the SCA, is encountered during Project activities, the Project must comply with the prohibitions of the SCA including potential registration of project impacts.

2.2. Tree Inventory Methods

Due to the size of the woodlots within the Study Area, it was identified through consultation with the City of Ottawa that for the purposes of the original TCR (Arcadis 2023), groupings of trees within defined woodlots with homogenous composition were to be assessed to determine overall species composition within the Study Area. The tree inventory methods that were utilized in the original TCR report have been used in this report and are detailed below.

To best represent the forest composition, survey plots for groupings were chosen at random, then delineated using a tape measure. The area of each tree survey plot was approximately 100 square metres (sqm). All trees above 10 cm DBH within the plot were then measured using a calibrated diameter tape at 1.4 m above ground. Tree inventory data included the following metrics: tree species, general health conditions, DBH, UTM coordinates, and other notable characteristics identified by the surveyor. In addition, due to tree canopy cover, there can be variability associated with the accuracy of the GPS utilized during the inventory. As such, the survey plot locations are approximate and are shown on Figure 1 – Appendix A.

The original TCR (Arcadis 2023) identified the woodlot areas adjacent to McKinnons Creek (east and west) as Woodland Area 1 and is subdivided into three areas; 1a, 1b, and 1c. The woodlot along the western property edge, primarily within the Study Area, was also assessed to collect representative data and is referred to as Woodland Area 2. These woodland labels have been carried forward in this report and any additional woodland areas that are added will follow sequential numbering.

3. Results

3.1. Existing Conditions

The Site consists of a mixture of successional scrubland, active agricultural area, graminoid meadows, and woodlands. The land use in the vicinity of the Site is comprised of agricultural, environmental protection, and residential development land uses. Natural environmental features within and adjacent to the Subject Site are limited to surface water features, significant woodlands, and unevaluated wetlands. Based on the description of on-site woodlands and habitats in the 2023 TCR, the Site has remained largely unchanged, save for the on-going growth of successional vegetation that has resulted in additional wooded areas with vegetation that previously did not meet the criteria to be inventoried (stems >10 cm DBH).

Based on a review of historical air photos, the general surrounding area has undergone heavy urbanization since 1958. The entire area is occupied by row crop agriculture from 1958 to circa 1976. A handful of scattered trees appear to be present within the Subject Site in 1976, and these scattered trees have transitioned to the woodland features identified in the original TCR (Arcadis 2023) by as early as 2005 onwards.

The following section provides a summary of the grouped tree inventory results from the original TCR (Arcadis 2023) and the results from the 2026 investigations completed by Fotenn. Two distinct woodland communities were noted in the original TCR (Woodland 1 and 2), and an additional woodland feature (Woodland 3) was included following the 2026 investigations. Additional details and specifics on the composition and ecological function of Woodlands 1 and 2 can be found in the Arcadis (2023) TCR report.

3.2. Tree Inventory Summary

Tree inventory investigations were completed by Fotenn ecology staff on June 24, 2026 to assess any additional woodlands not previously surveyed since the original TCR and to investigate the previously surveyed woodlands and complete boundary revisions, if applicable. Weather conditions during the survey were sunny, clear, and warm with a temperature of 23 ˚C.

The overall area of the Site is approximately 52 ha, where approximately 10.6 ha contains woodlands. Additional woodland area is present within the Study Area. The woodlands within the Subject Site vary in composition, as well as in maturity, with Woodland Area 1 appearing to have lower overall diversity, and with all woodland areas being predominantly composed of Trembling Aspen (*Populus tremuloides*), making up approximately 41% of tree composition within the Study Area (Arcadis 2023).

No floral species listed as protected under the Species Conservation Act (*O. Reg 60/26)* were identified on-site or in the area immediately adjacent to the property during the 2026 site investigation. Butternut (*Juglans cinerea*) and black ash (*Fraxinus nigra*) trees were not specifically targeted for presence/absence during the survey; however, passive surveying for these species was completed and survey staff are well versed in the identification of these species.

3.2.1. Woodland Area 1

This woodlot is made up of many smaller diameter trees, with no inventoried trees containing cavities that would be suitable for significant wildlife habitat (Arcadis 2023). The understory in this area contains a significant amount of invasive common buckthorn (*Rhamnus cathartica*) that is spreading into the adjacent thicket habitat. This woodlot is adjacent to McKinnons Creek, as per the City's policies,

vegetation that is within the 30-metre set back associated with the watercourse must be retained. No trees within this setback are to be impacted in relation to the development. This setback allows for the retention of 0.5 hectares of the woodlot outside of the development footprint.

Woodlot composition is based on inventoried plots for Woodland Area 1, as well as the estimated woodlot composition is summarized in **Table 1**.

Table 1: Summary of Woodland Composition for Woodland Area 1 within the Subject Site (Arcadis 2023)

Common Name	Scientific Name	Average Health	Estimated Woodlot Composition (%)
Crack Willow	*Salix x fraxis*	Fair	43%
Large Tooth Aspen	*Populus grandidentata*	Good	18%
Trembling Aspen	*Populus tremuloides*	Fair	39%

3.2.2. Woodland Area 2

This forest stand, within the Study Area, can be described as an approximately 9-hectare, maturing woodlot, containing higher overall species diversity than found in Woodland Area 1; however, the predominant species within this woodlot is trembling aspen (Arcadis 2023). Larger diameter trees within this lot are primarily red maple (*Acer rubrum*).

Woodlot composition based of inventoried plots for Woodland Area 2, as well as the estimated woodlot composition is summarized in **Table 2**.

Table 2: Summary of Woodland Composition for Woodland Area 2 within the Subject Site (Arcadis 2023)

Common Name	Scientific Name	Average Health	Estimated Woodlot Composition (%)
American Elm	*Ulmus americana*	Fair	13%
Red Maple	*Acer rubrum*	Great	13%
Trembling Aspen	*Populus tremuloides*	Fair	74%

3.2.3. Woodland Area 3

This woodland community is approximately 2.32 ha and is described as a Dry-Fresh Deciduous Woodland Ecosite (WODM4). This woodland community is adjacent to a thicket type community and likely represents the successional growth of thicket to woodland with the larger overall community. An unlabelled area of woodland from the original TCR (Arcadis 2023) was included in this woodland due to similar vegetation composition and proximity. This woodland community does not meet the criteria to be considered a significant woodland within the City of Ottawa urban boundary due to age of the feature (younger than 60 years). Dominant species within Woodland 3 are green ash (*Fraxinus pennsylvanica*), white birch (*Betula papyrifera*), and red maple (*Acer rubrum*) with American elm (*Ulmus americana*) present in lower quantities. The understorey and ground layer of this woodland is densely comprised of common buckthorn (*Rhamnus cathartica*), young green ash, white meadowsweet (*Spirea alba*), and goldenrod species (*Solidago spp.*).

A total of 17 stems >10 cm DBH were identified within the three tree inventory survey plots (300 sqm) completed for Woodland 3. This represents an approximate stem density value for Woodland 3 of 567 stems >10 cm DBH / ha. The woodland community composition based on inventoried plots for Woodland 3 is summarized in Table 3 below.

Table 3: Summary of woodland composition for Woodland Area 3 within the Subject Site

Common Name	Scientific Name	Average Health	Estimated Woodlot Composition (%)
American Elm	*Ulmus americana*	Fair	6%
Green Ash	*Fraxinus pennsylvanica*	Fair	36%
Red Maple	*Acer rubrum*	Good	29%
White Birch	*Betula papyrifera*	Good	29%

4. Tree and Vegetation Removal

Based on the tree inventory data collected in 2026, the 2023 tree inventory results (Arcadis 2023), and the currently proposed development concept for the Site, it is expected that all the woodland areas within the Site will require removal to accommodate excavation, grading, and construction of the Project. The woodland specific breakdown of proposed removals is shown on Figure 2 – Appendix A. The proposed removal area includes areas identified as parkland on the site plan. All the woodland areas, and associated stems >10 cm DBH, are located on the privately owned lands on the Site. Consideration was given during the community design plan (CDP) process to retain the highest quality portions of the woodlands (Woodland 2), including interior habitat, thereby retaining many of the high-quality tree specimens. Where possible, healthy trees shall be considered for retention, incorporated into the design to maintain urban tree canopy.

The community specific breakdown of required removal areas and the approximate corresponding stem density values, provided above in Section 3.0 for individual tree loss are provided below in Table 4.

Table 4: Summary of Woodland Removal Area for the Subject Site

Woodland Community	Total Area on Subject Site (ha)	Area of Woodland Removed (ha)	Stems/Hectare (ha)	Approximate Stems for Woodland Removal Area
Woodland 1	6.62	6.13	/	/
Woodland 2	1.68	1.68	/	/
Woodland 3	2.32	2.23	567	1,264
Totals	10.62	10.04	/	/

5. Mitigation Measures

The following mitigation and monitoring requirements have been recommended in consultation with the City of Ottawa Tree Protection Specifications (Appendix B) and are intended to manage the potential risk on the local ecology and ensure this compensation plan is executed to the standards expected by the City of Ottawa and the local community.

The following tree protection and general mitigation measures are recommended:

Construction Implementation

1. Clearing of vegetation shall occur outside of **April 15 – October 31** of any given year,
    - Adherence to the above timing window will ensure avoidance of the key breeding bird period as identified by Environment Canada and the bat active season as identified by the Ministry of Environment, Conservation and Parks (MECP). This timing window will also avoid contravention of the *Migratory Bird Convention Act* (1994) and the *Species Conservation Act* (2025)
2. All trees and woodland areas identified to be retained should be clearly marked and the CRZ delineated with fencing to prevent encroachment and damage during construction. The limits of tree protection fencing are to be finalized at the detailed design phase of the Project. General prohibitions of activities within the fencing include:
    - No placement of construction material (including fill and equipment);
    - No construction activities (i.e. grading, machine operation, etc.) to avoid soil compaction and direct injury to the tree or its root system; and
    - No refueling or disposal of liquids.
2. If trees or woodland areas to be removed overlap with the CRZ of trees to be retained, cut roots at the edge of the retained CRZ and grind down stumps after tree removal, do not pull-out stumps. If roots must be cut, roots 20 cm or larger should be cut at right angles with clean, sharp, horticultural tools, without tearing, crushing, or pulling;
3. The limit of all grading shall be clearly staked in the field in advance of tree clearing to facilitate the flagging/marking of trees that need to be removed;
4. A qualified professional shall mark the boundary of the woodland areas that need to be removed, relative to the staked grading limits and referring to the tree inventory;
5. An updated removals tally of total number of stems shall be completed during the detailed design phase to account for potential minor changes in site plan that may impact removals;
    - An additional site visit can be completed to confirm and discuss opportunities for additional treed area retention;
6. The City Forester will review the flagged trees in the field to confirm that any trees that may pose a future liability have been marked for removal. Upon confirmation by the City Forester, within areas where trees are to be retained, all trees flagged for removal will be painted with highly visible “X” and a butt line as per the Ontario guidelines for tree removals;
7. All tree service activities (i.e. removal, branch / root pruning, etc.) will be completed by or under the direction of an ISA certified arborist;

8. Do not attach any signs, notices or posters to any trees identified to be retained;
9. Do not damage the root system, trunk, or branches or any trees identified to be retained; and
10. Ensure that exhaust fumes from all equipment are directed away from tree canopies.

6. Closure

To accommodate the proposed Project, tree removals will be required to allow for the layout of the proposed building envelope and infrastructure. The proposed works would result in the removal or disturbance of approximately 10.04 hectares of woodland areas that range in maturity and are in overall good to fair condition. Most of the woodland area being removed is comprised of younger, non-significant urban forests.

The success of this mitigation plan is largely dependent upon the execution of clearing and construction activities to minimize impacts while meeting the planned objectives. Tree removals are to be guided by a trained professional, and the City's forester, where a site visit is required to mark all trees to be removed to ensure that no additional trees are harmed or killed during the works. The Tree Conservation Plan (TCR) is to be reviewed by the City of Ottawa to ensure that the plan adequately mitigates the anticipated impacts of tree removals.

This TCR guides the tree removal process. The success of the TCR also requires the implementation of a Tree Compensation Plan, that is not included within this report.

The results and findings of this study have been reported without bias or prejudice. Thus, conclusions have been based on our own professional opinion, substantiated by the results of this study, and have not been influenced in any way. If you should have any questions on the findings or recommendations in this memo, please do not hesitate to contact us.

Prepared by

July 13, 2026

Zachary Anderson, B.Sc., CAN-CISEC
Senior Ecologist

Date

Reviewed by

July 13, 2026

Alex Zeller, M.Sc.
Principal, Natural Environment

Date

7. References

2559 Mer Bleue Road Subdivision – Tree Conservation Report. 2023. Arcadis IBI Group

Ontario Ministry of Natural Resources and Forestry (OMNRF). 2019. Natural Heritage Information Centre. Make a Map: Natural Heritage Areas.

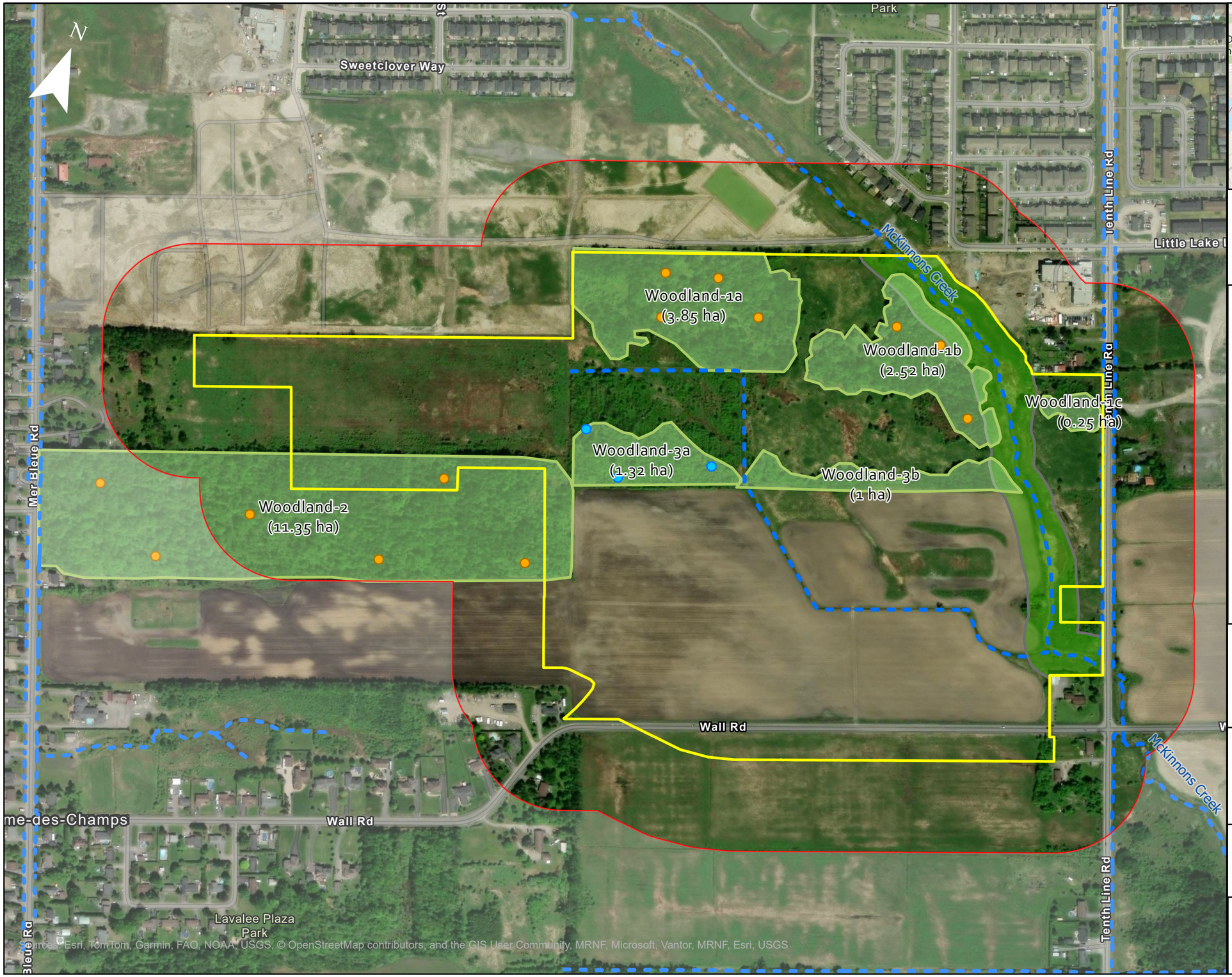
Ottawa, City of (Ottawa). 2022, City of Ottawa Official Plan.

Ottawa, City of (Ottawa), By-law No. 2020-340, Tree Protection (Updated: January, 2021).

Appendix A

Figure 1 – Existing Woodlands and Survey Locations

Figure 2 – Concept Plan and Woodland Removals



Scale: 1:5,000

0 35 70 140 210 280 Meters

Legend

- Subject Property
- Study Area (120 m)
- Municipal Drain (geoOttawa 2026)
- Tree Inventory Survey Plot (100 sqm) Fotenn 2026
- Tree Inventory Survey Plot (100 sqm) Arcadis 2023
- Current Wooded Areas (2026)
- Natural Environment Area (Arcadis 2023)

Project:

2559 Mer Bleue Road Subdivision
Claridge Homes

Title:

Tree Conservation Report:
Existing Woodlands
and Survey Locations

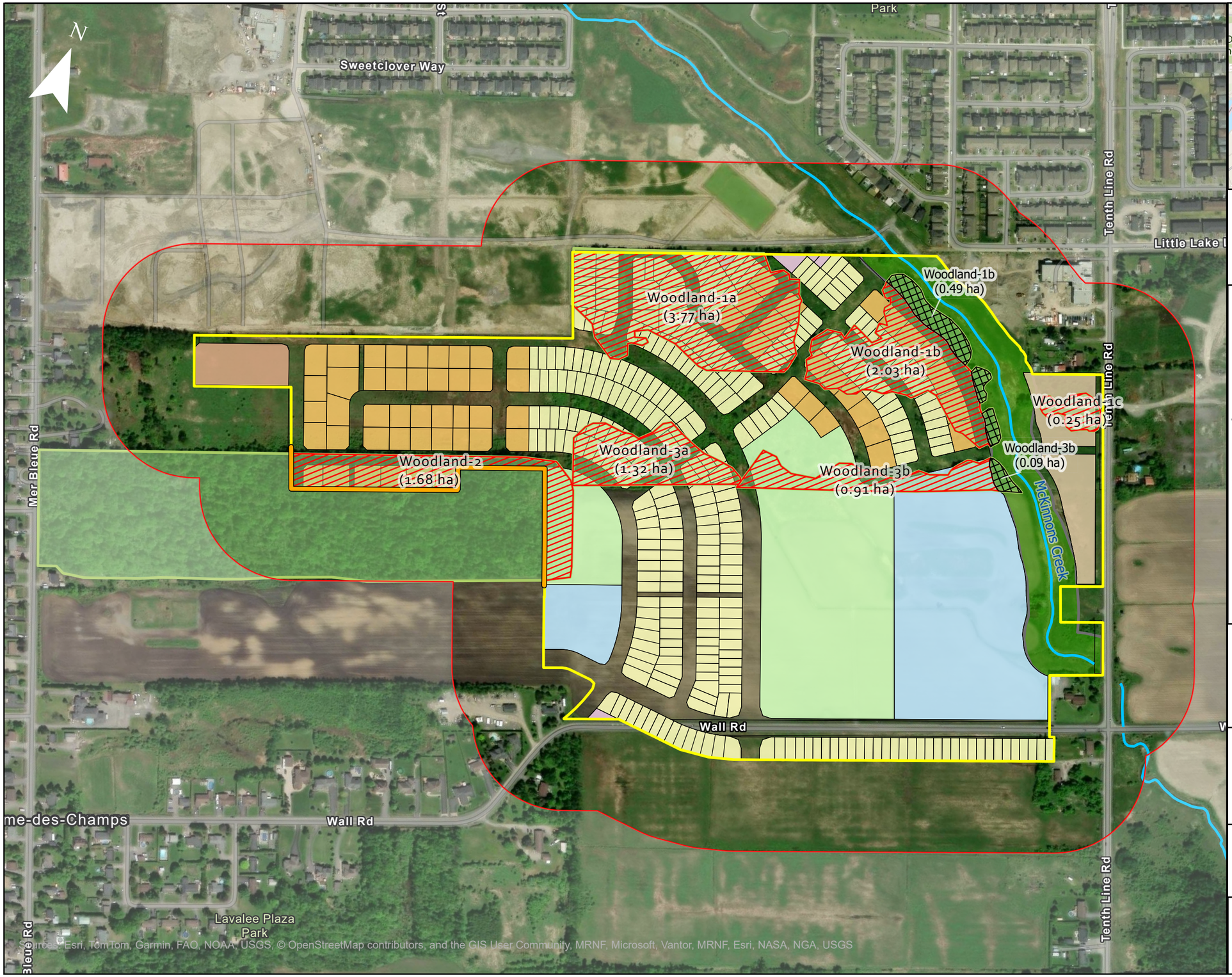
Prepared By:

FOTENN

Date:

7/2/2026

Figure: 1



Scale: 1:5,000

0 35 70 140 210 280 Meters

Legend

- Subject Property
- Study Area (120 m)
- McKinnon's Creek (geoOttawa 2026)
- Tree Protection Fence
- Woodland Removal
- Woodland (Removed by Others)
- Current Wooded Areas (2026)
- Natural Environment Area (Arcadis 2023)

Claridge Site Plan (June 2026)

- Commercial
- Singles
- Townhomes
- Medium Density Block
- Park Block
- Stormwater Management Block
- Unspecified

Project:
2559 Mer Bleue Road Subdivision: Claridge Homes

Title:
Tree Conservation Report: Site Plan and Forest Removals

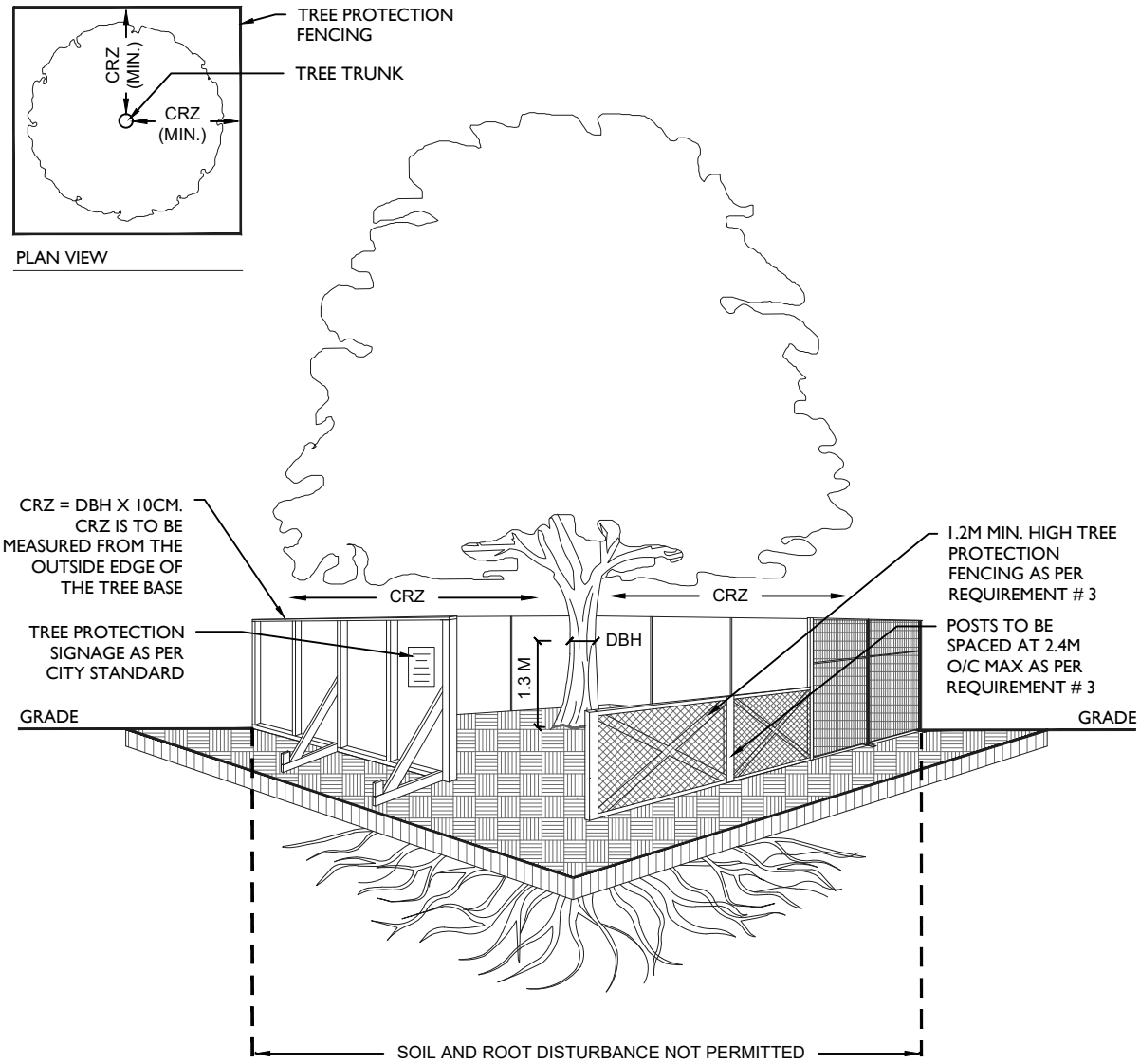
Prepared By:
FOTENN

Date:
7/2/2026

Figure: 2

Appendix B

City of Ottawa Tree Protection Specifications



TREE PROTECTION REQUIREMENTS:

1. PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
2. UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
   - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTHOUSES;
   - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
   - DO NOT RAISE OR LOWER THE EXISTING GRADE;
   - TUNNEL OR BORE WHEN DIGGING;
   - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY TREE;
   - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY.
   - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING
3. TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC - STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"X4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMISE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
4. THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE INFORMATION REPORT, ETC). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
5. IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.

THE CITY'S TREE PROTECTION BY-LAW, 2020-340 PROTECTS BOTH CITY-OWNED TREES, CITY-WIDE, AND PRIVATELY-OWNED TREES WITHIN THE URBAN AREA. PLEASE REFER TO WWW.OTTAWA.CA/TREEBYLAW FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.

ACCESSIBLE FORMATS AND COMMUNICATION SUPPORTS ARE AVAILABLE, UPON REQUEST

Ottawa

TREE PROTECTION SPECIFICATION

TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

SCALE:	NTS
DATE:	MARCH 2021
DRAWING NO.:	1 of 1