11034936 Canada Inc.

100 STEACIE DRIVE, OTTAWA, ONTARIO

Tree Conservation Report

CIMA+ file number: A0001489
13 February 2026 – Review 006

11034936 Canada Inc.

100 STEACIE DRIVE, OTTAWA, ONTARIO

Tree Conservation Report

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Confidentiality and Ownership

Table of Involved Resources

The following individuals have been involved in the study and writing of the report as technical experts within the project team:

Name	Discipline
Michelle Lavictoire	Sr. Biologist/Sr. Project Manager (B.Sc., M.Sc.), Final Review
Nicholas Allen	Natural Heritage Team Lead, Sr. Project Manager (B.Sc., MES), Final Review (during Michelle's absence)
Amal Siddiqui	Biologist (B.Sc., M.F.C Forestry, ISA Certified Arborist), Tree Inventory & Technical Reporting
Jake Zientek	Junior Technician (GDipFW Tech), Terrestrial Field Work

Revision history			
Revision No.	Reviewed by	Date	Description of the review
001	AS, ML	2024-10-10	Update based on City comments
002	AS, ML	2024-11-18	Update based on City comments
003	AS, ML	2025-02-19	Update to Maps 1/2 based on City comments to include butternut (<10 cm DBH)
004	AS, ML	2025-07-10	Add new grading plan to Map 2
005	AS, ML	2025-11-18	Update based on City comments
006	AS, ML, JZ, NA	2026-02-09	Update based on City feedback and comments

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List of Acronyms

CRZ	Critical Root Zone
DBH	Diameter-at-breast Height
EIS	Environmental Impact Study
ESA	*Endangered Species Act, 2007* (Provincial)
ISA	International Society of Arboriculture
GPS	Global Positioning System
LIO	Land Information Ontario
MECP	Ministry of the Environment, Conservation and Parks
MNR	Ministry of Natural Resources
NAD 83	North American Datum 1983
UTM	Universal Transverse Mercator
MECP	Ministry of Environment, Conservation and Parks
SAR	Species at Risk (in this report they refer to species that are provincially or federally listed as endangered or threatened and receive protection under ESA or SARA)

1. Introduction

11034936 Canada Inc. (Brigil), the Client, is planning to begin construction on a residential development located at 100 Steacie Drive, part of Lot 6, Concession 3 in the City of Ottawa (formerly Kanata Township). Bowfin Environmental Consulting (Bowfin) previously completed a combined Environmental Impact Study / Tree Conservation Report (EIS/TCR) for this project (Bowfin, 2021). As of 2022, Bowfin merged its services with **CIMA+** who has taken over the mandate of updating this Tree Conservation Report (TCR) as per the City of Ottawa's *Tree Conservation Report Guidelines* (2021).

The Legal Description of the properties discussed in this report are as follows:

- 100 Steacie Drive (the Site): PART OF LOTS 6 AND 7, CONCESSION 3, BEING PARTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10 ON PLAN 4R21324, FORMERLY MARCH, NOW OTTAWA, PIN 045111631
- 41 Station Road (adjacent landowner): PT LT 6, CON 3, as in N514205, KANATA/MARCH

This report is in support of:

- File Number: D07-12-24-0086
- Plan Number #18327

1.1 Purpose

The purpose of this TCR is to determine what woody vegetation would be retained and protected on the Property. The field methodology and findings of the tree inventory are outlined in the sections below. In addition, this report will help determine the proposed work's potential impacts and provide general recommendations to avoid and/or mitigate tree loss and injury. Note that these avoidance and mitigation measures are also provided in the accompanying updated Environmental Impact Study (EIS) (CIMA+, 2024).

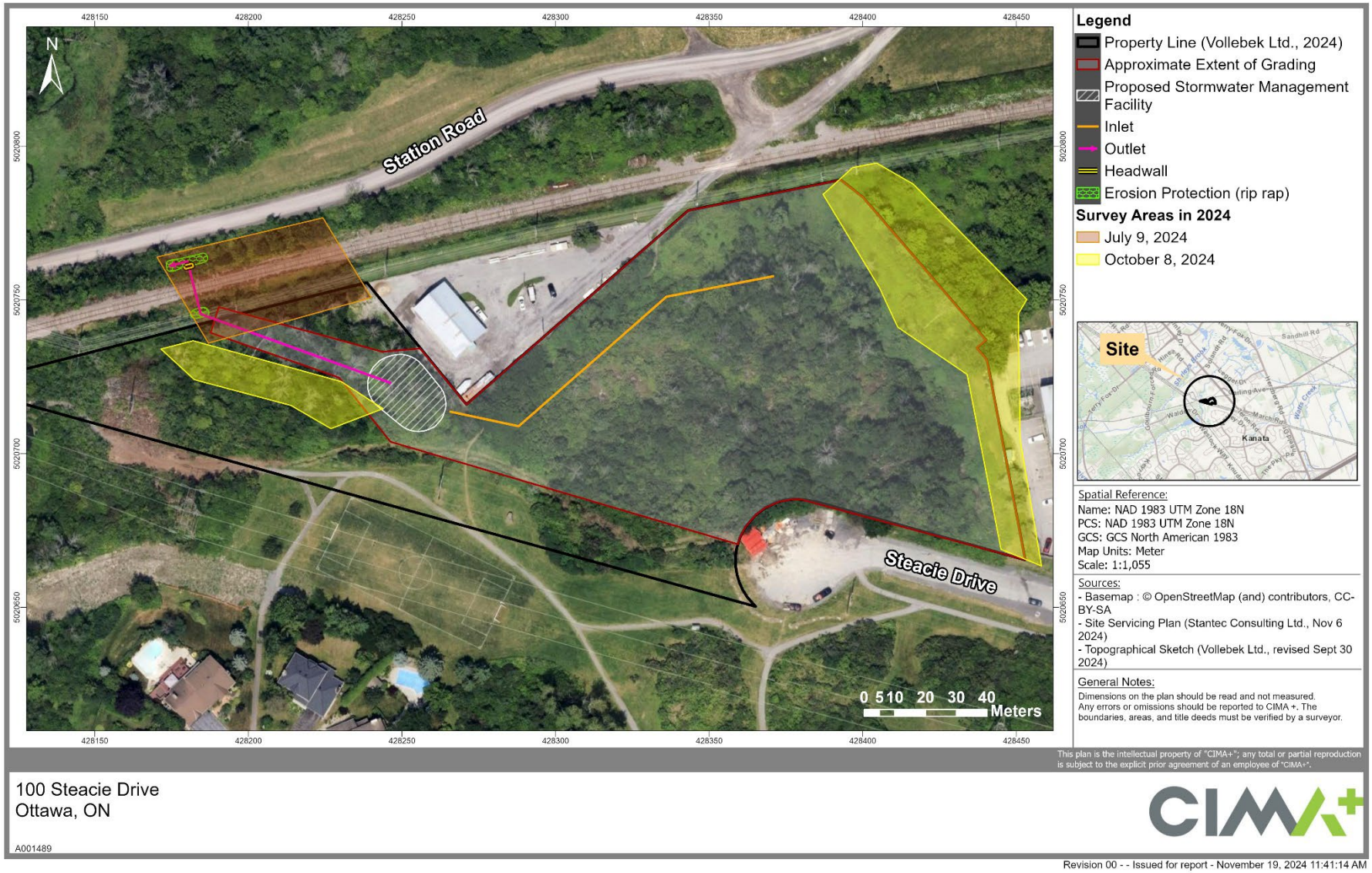

Figure 1: Site Location, Proposed Works, and 2024 Survey Areas

2. City of Ottawa Tree Protection By-Law

The Site is located within the limits of the City of Ottawa's Tree Protection By-law No. 2020-340 (January 1, 2021). The intent of this By-Law is to protect municipal trees, municipal natural areas within the City of Ottawa, and trees on private property in the urban area of the City of Ottawa.

Under the Tree Protection By-law, the following trees cannot be injured or removed without a permit (City of Ottawa, 2021):

- *All City-owned trees throughout the urban and rural area.*
- *All trees 10 cm or more in diameter at breast height on private properties within the urban area that are subject to a Planning Act application for Site Plan, Plan of Subdivision, or Plan of Condominium.*
- *All trees 10 cm or more in diameter at breast height on private properties within the urban area that are over 1 hectare in size.*
- *All distinctive trees on private properties 1 hectare or less in size, where distinctive trees are defined as:*
  - *Trees measuring 30 cm or more in diameter at breast height within the inner urban area (urban lands inside the Greenbelt).*
  - *Trees measuring 50 cm or more in diameter at breast height within the suburban area (urban lands outside the Greenbelt).*

The Tree Protection By-law requires permits to be obtained before City-owned trees or protected privately owned trees are removed. It also sets out requirements for compensation to be provided when trees are removed, so that they can be replaced.

A Tree Conservation Report (TCR) is required as a part of the application package for all Plans of Subdivision, Site Plan Control Applications, Common Elements Condominium Applications, and Vacant Land Condominium Applications where there is a tree of 10 centimeters in diameter or greater on the site and/or if there is a tree on an adjacent site that has a Critical Root Zone (CRZ) extending onto the development site. The purpose of the TCR is to demonstrate how tree cover will be retained and protected on the Site, including mature trees, stands of trees, and hedgerows, using a design with nature approach. A design with nature approach incorporates the natural features of a site into the design and engineering of a proposed development. The TCR will also show which trees must be removed onsite to accommodate the proposed development.

3. Methodology

The initial tree inventory was undertaken by Bowfin staff in 2020, with methods and results presented in the previous iteration of the TCR (Bowfin, 2021). Trees on the Site were inventoried, as well as trees in the neighbouring lands (where access was permitted) where their CRZ could fall within construction limits. Information collected on individual trees included:

- UTM coordinates using a GPS unit
- Species
- Diameter-at-breast height (dbh)
- Overall health
- Presence/absence of species at risk (SAR) trees (butternut, black ash)

The location of individual trees are depicted in **Appendix A**. Nomenclature used in this report follows the Southern Ontario Plant List (Bradley, 2007) for both common and scientific names which are based on Newmaster *et al.* (1998). Authorities for scientific names are given in Newmaster *et al.* (1998).

3.1 Tree Size

Size refers to trunk diameter at breast height (DBH or caliper) measured in centimetres at 1.4 m above the ground. Where trees had more than one trunk from the base, the size of each trunk was recorded. Where trees forked to codominant trunks, each trunk was measured, or the diameter was measured at the narrowest point below the fork.

3.2 Tree Condition

Each tree was given an overall health condition rating of: Excellent, Good, Fair, Poor, or Dead. The following is a summary of how the ratings are determined:

EXCELLENT	No apparent problems with health and/or structural form.
GOOD:	Minor problems with health and/or structural form.
FAIR:	Significant problems with health and/or structural form.
POOR	Major problems with health and/or structural form.
DEAD:	Dead.

4. Results

4.1 2024-2026 Updates

Additional site visits were completed in 2024 by CIMA+; on July 9, 2024, by Jake Zientek (G. Dip. Fish & Wildlife Tech) and Amal Siddiqui (B.Sc. Biology, Master of Forestry & Conservation, ISA Certified Arborist) and on October 8, 2024, by Amal Siddiqui. The purpose of the 2024 visits were two-fold: to collect data on the trees that could be impacted from the new alignment of the stormwater management outlet (**Figure 1**) and to address comments from the City from an email received September 04, 2024.

The Site was visited again on February 6, 2026, by Jake Zientek, along with the City forester (Nancy Young), to clarify ownership and to discuss tree retention.

4.1.1 Changes to Tree Groupings

Grouping A

No changes were made to Grouping A. The largest dbh within the range of trees surveyed was used to determine the critical root zone.

Grouping B

To address comments from the City, additional information on individual trees in the Groupings was collected in 2024, particularly for Grouping B. Specifically, Trees 1 and 2 in Grouping B and Tree 9 in Grouping C were reassessed to determine if they were viable for retention. As well, information was collected on individual trees within approximately 20 m on either side of the property line in Grouping B (20 m was used as it exceeded the critical root zone of any neighbouring trees and would capture any trees that may be impacted). As a result, the entirety of Grouping B was surveyed in 2024, and has thus been eliminated and replaced by individual trees on the Maps and Tables.

Grouping C

As of the 2026 visit with the City forester, Grouping C was found to consist predominantly of undesirable dead individuals (ash, elm species) and buckthorn (an invasive shrub). This grouping has therefore been eliminated; only live trees with dbh ≥ 10 cm are included in the inventory and discussion henceforth.

4.2 2024 Survey Results

4.3 Site Description

The property (roughly 2.2 ha) was composed primarily of cultural thicket and manicured lawn (parkland) with small communities of cultural meadows, green ash (inclusion), and windrows. The woody vegetation was dominated by shrubs (i.e., Tartarian honeysuckle, staghorn sumac). The majority of trees identified were green ash, with some American elm, white ash, and black cherry. The property was flat with bedrock knoll on the east side. In the adjacent lands, Kizell Drain and its associated valley were located to the west, and a railroad ditch was present to the north (see EIS, CIMA+, 2024). A summary of trees surveyed by Bowfin (2020) and CIMA+ (2024) is provided in **Appendix C**.

A single protected butternut tree was originally observed in both 2020 and 2024, but was removed in 2026; there were no other species at risk or special concern trees. This butternut is discussed further in Section 4.3.3.

4.3.1 July 2024 Visit

The weather was cloudy (cloud cover of 100%) and calm (Beaufort scale of 0). The air temperature was 24°C.

Only trees with a dbh equal to or greater than 10 cm were recorded in the area surveyed, which included a portion of the Site north of the railway. Of the twelve (12) individual trees identified, one (1) green ash is anticipated to be removed. All twelve individuals were City-owned, falling within the railroad corridor, which is listed as City of Ottawa Lands on geoOttawa's Public Owned Lands layer. Results from the 2024 visit are summarized in **Table 1** below, as well as in **Appendix C**.

Table 1: Summary of Individual Trees on Site (July 2024 Survey Area)

Species	Scientific Name	Count	Size Range (DBH cm)	No. Live	No. Unhealthy	No. Dead	No. to be Removed
American Elm	*Ulmus americana*	2	14-20	2	2	0	0
Black Cherry	*Prunus serotina*	1	13	1	0	0	0
Green Ash	*Fraxinus pennsylvanica*	9	10-22	9	9	0	1
Total		12	10-22	12	11	0	1

4.3.2 October 2024 Visit

The weather was clear (10% cloud cover) with light air (Beaufort scale of 1). The air temperature was 8°C.

- Trees 1 and 2 remain in overall fair health but Tree 9 was found to be dead.
- Trees 1 and 2 were just within the property line. It is important to note that there is existing underground infrastructure in this area. The grading plan was reviewed, and it was determined that neither Tree 1 nor 2 could be retained due to grading and the existing underground watermain running along the east edge of the property.

As noted in the methods, the trees along the property line as well as trees in what was previously referred to as Grouping B were also surveyed.

- Seven (7) trees were found to be ≥10 cm in dbh. The majority of these were Manitoba maples.
- Of the 7 trees, 5 were privately owned by the adjacent landowner (41 Station Road), and 2 were privately owned by the Client (11034936 Canada Inc).
- Of the trees on the neighbouring lands (41 Station Road), 2 trees had a CRZ that was partially within the lands to be developed (Trees 35, 36).

Results from this visit are summarized in Table 2, as well as in Appendix B.

Table 2: Summary of Individual Trees on Site (October 2024 Survey Area)

Species	Scientific Name	Count	Size Range (DBH cm)	No. Live	No. Unhealthy	No. Dead	No. to be Removed
Manitoba Maple	*Acer negundo*	5	19-34	5	0	0	2
Sugar Maple	*Acer saccharum*	1	23	1	0	0	0
Green Ash	*Fraxinus pennsylvanica*	1	15	1	1	0	0
Total		7	15-34	7	1	0	2

4.3.3 February 2026 visit

One (1) SAR butternut was identified in 2020 and 2024 on the Site with a dbh of 7 cm; this is discussed in the accompanying EIS. As of the February 2026 visit, it was found that the butternut had been removed and cut into pieces by an unknown party, with its remnants left onsite along with the distinguishing pink flagging tape (Photo 1). **CIMA+ will consult with MECP about next steps to address the removal of this individual.**

Photo 1: Butternut remnants observed onsite with pink flagging tape (Feb 6, 2026)

5. Impact Assessment

An impact assessment was undertaken to determine impacts to trees onsite as a result of the proposed development. Trees within the extent of grading, dead trees, or individuals with CRZs within the extent of grading, are all recommended for removal. The extent of the grading was reviewed following the receipt of the City's comments (dated October 10, 2024) and there was no possibility of retaining Trees 1 or 2.

Trees along the proposed watermain under Station Road were inventoried and discussed in the TCR Addendum (**Appendix D**).

Trees outside the construction limits that are unlikely to be impacted by the project are proposed for retention and protection through the mitigation measures outlined below. The results of the impact assessment are summarized below in **Table 3**.

In summary:

- A total of 101 trees were surveyed.
- A total of 76 trees are planned for removal.

  - 71 are privately owned by the Client; and,
  - 5 are City-owned.
    - 1 City-owned green ash individual is planned for removal due to the installation of erosion protection measures north of the property;
    - 4 City-owned trees (3 American elm, 1 black walnut) in the Steacie Drive RoW are planned for removal due to the sidewalk to be installed.
  - Of the trees recommended for removal, the following species are the most frequently occurring: 24 green ash in poor condition, 12 American elm, and 11 black cherry.
- The remaining 25 trees fall outside the area to be graded and are planned to be retained.
  - 8 remaining trees are privately owned by the adjacent landowner (41 Station Road);
  - 12 individuals are privately owned by the Client; and,
  - 4 individuals are City-owned.
- Work within the CRZs of individuals on neighbouring properties has been avoided and these individuals will be protected. Trees 35 and 36, sugar maple and Manitoba maple respectively, are situated on the adjacent property (41 Station Road) with their CRZs extending into the subject property. No grading will occur in the CRZs of these individuals.
- The trees that could be retained are all outside the limits of construction, though most ash individuals surveyed were in poor condition and the American elm individuals to be retained were deemed to be unhealthy. (Map 1, Map 2).
- The northwest portion of the property (previously Grouping C) will be cleared of dead trees and invasive shrubs; the reforestation/planting plan for this area will incorporate native trees and shrubs to prevent proliferation of invasive species.
- Outside of the areas identified for retention, all woody vegetation will be cleared. Forb-dominated sections of the non-retained areas may not be intentionally cleared, but will have machinery operating within them (Figure 2).

Table 3: Impact Assessment for Trees onsite (dbh ≥ 10 cm)

Trees to be Removed	Trees to be Retained	Total
76	25	101

Table 4: Impact Assessment for Trees to be Removed

Trees to be Removed	Ownership	Action to be Taken
71	Client (11034926 Canada Inc.)	Removal after permit is released
5	City of Ottawa	Monetary compensation for 4 individuals within the Steacie Drive RoW, as determined by the

		City of Ottawa: Trees 10, 51, 52, 53. The 5th individual is a green ash of poor health north of the property (Tree 25).

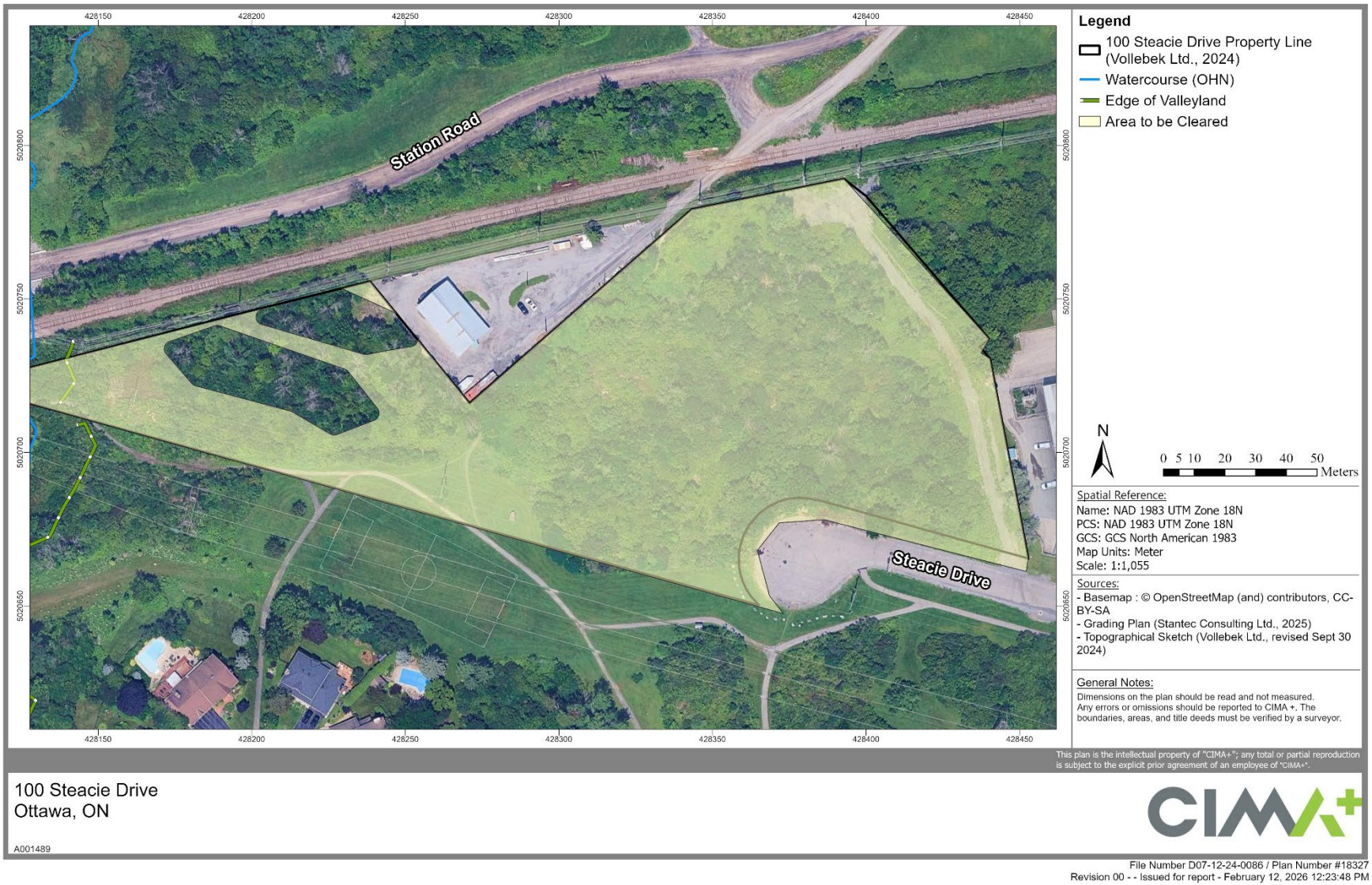

Figure 2: Area to be Cleared

6. Mitigation Measures and Construction Management

6.1 Tree Protection Measures

The most typical construction damage to trees is root damage from compaction and severance. While the drip line of a tree's canopy is typically thought to be associated with the root area, the root zones can extend significantly beyond the drip line of the tree. The City of Ottawa's Tree Conservation Report Guidelines (2021) define the critical root zone (CRZ) to be 10x the dbh (in cm).

While many of the trees to be retained have their CRZs outside of the extent of construction, they would still be at risk of contact with and damage from heavy equipment. Generally, to protect these trees, the movement of heavy equipment should remain outside of the CRZs, and workers educated on the protection measures outlined below.

To successfully preserve trees that are recommended for on-site retention, as well as those identified as being impacted, the following series of mitigation measures is recommended. These recommended measures largely center on the minimum CRZ of trees, as defined by the City's Tree Conservation Report Guidelines (2021). **Again, a copy of these measures is in the updated EIS (CIMA+, 2024) which provides a single source for all natural heritage measures.**

- The City of Ottawa's Tree Protection (By-law No. 2020-340), Part VI states that harm to all protected trees will require an approval, tree permit, or distinctive tree permit from the General Manager (Section 73). As such, a permit for the removal of trees that are 10 cm or larger in diameter is required for privately-owned property within the City's urban area (Part IV, Section 39).
- The edge of the property and the extent of construction/grading should be clearly defined on the site plans and in the field.
- All trees within the work area/area to be graded will be removed. When clearing near trees next to neighbouring lands, mitigation measures to prevent harm to the root systems of trees adjacent to the proposed works will be implemented to protect them from indirect harm:
  - Sturdy fencing will be installed outside of the Critical Root Zone (CRZ) (defined by the City as 10x the DBH) of the trunk of the closest trees to the work area. Fencing will be retained until construction activities have been completed, as per City of Ottawa's Tree Protection (By-law No. 2020-340), Part VI:

    - Tree protection fencing shall be at least 1.2 metres in height and installed in such a way that the fence cannot be altered (Section 74). Other measures may be required by the General Manager.
    - Where authorized by the General Manager, fenced tree protection areas may be reduced for construction; appropriate mitigation measures shall be provided (e.g., plywood, woodchips or steel plating over roots, pruning, use of tunnelling or boring for excavation (Section 75).
  - No grading or activities that may cause soil compaction (such as heavy machinery and stockpiling of materials) will be allowed within the fenced area.
  - Furthermore, no machinery maintenance, refueling, or stockpiling is permitted within 5 m of the outer edge of this fencing.
  - If roots of trees on adjacent lands become exposed during site alterations, they will be buried immediately with soil or covered with filter cloth or woodchips and kept moist until the roots can be buried permanently.
  - If roots must be cut, they should be cut off cleanly with sharp pruning tools rather than by large equipment; clean cuts will help to minimize decay and entry points for disease.
  - Do not damage the root system, trunk, or branches of any tree that is not slated for removal.
  - All exposed roots should be covered in a minimum of 5 cm of firm soil within 24 hours of exposure.
- Section 76 of the City's Tree Protection (By-law No. 2020-340), Part VI requires the following, unless otherwise directed by the General Manager:
  - Do not place any material or equipment within the CRZ of a tree to be retained.
  - Do not raise or lower the existing grade within the CRZ of a tree to be retained.
  - Do not extend any hard surface or significantly change landscaping within the CRZ of a tree to be retained.
- If the construction will have to encroach into a tree's minimum CRZ, installing a temporary layer of 150 mm deep partially composed wood chips mulch over the root zone can help to protect roots from compaction damage, and conserve soil moisture levels.
- Section 77 of the City's Tree Protection (By-law No. 2020-340), Part VI requires the following, unless otherwise directed by the General Manager:
  - Ensure that exhaust fumes from all equipment are not directed towards any tree's canopy.
  - No signs, notices or posters should be attached to any trees;
  - Ensure that no damage comes to the root system, trunk, or branches of any tree.

- Any landscape plans will include native species as much as possible. Exceptions would only be made based on the advice of the landscape consultant. It is our understanding that the plantings of native trees and shrubs is typically not an issue, but that herbaceous vegetation can often not withstand the pressures from road maintenance etc.

6.2 Tree and Root Pruning

- No trees have been recommended for pruning, as their minimum CRZ are untouched by the grading limits. If, during excavation, any roots are encountered while working outside the CRZ, they should be cut off cleanly with sharp pruning tools rather than allow them to be torn by large equipment; clean cuts will help to minimize decay and entry points for disease.
  - Do not damage the root system, trunk, or branches of any tree.
  - All exposed roots of trees to be retained should be covered in a minimum of 5 cm of firm soil within 24 hours of exposure.
- Pruning should be kept to thinning cuts (no major limb removal), and crowns should be monitored, and maintenance carried out for two (2) years after root pruning to remove any dieback under the direction of a Certified Arborist or Registered Forester.
- Where branches are likely to hang in the way of passing equipment, the branches should be pruned by a Certified Arborist or Registered Forester to avoid tearing and undue injury to the tree.
- All pruning work must be performed under the supervision and guidance of a qualified tree professional in accordance with the latest ANSI A300 Pruning Standards and best management practices identified by the International Society of Arboriculture.

7. Conclusions and Next Steps

The City of Ottawa's Tree Protection By-law No. 2020-340 describes the rules that govern tree ownership in Ottawa and the responsibility of tree maintenance, including administration and enforcement. As per Part IV: Sections 42 – 44 Prohibition: *No person shall injure or destroy a tree without a permit*. Sections 45 to 48 - Application for tree permit stipulates the process to apply for a permit under this by-law.

Therefore, it is recommended that consultation should be undertaken with the City prior to construction to confirm the requirements for tree removal permits associated with the municipal tree protection by-law. Where required, tree removal permits must be obtained from the City prior to the start of construction.

- No trees are to be removed until the Site Plan Control Approval is granted, and the tree removal permit is released, as applicable.
- Work within the CRZs of individuals on neighbouring properties has been avoided and these individuals will be protected.
- CIMA+ will contact MECP to address the protected butternut tree that was removed from the property.
- Follow appropriate timing windows for clearing of vegetation to protect wildlife and migratory birds (i.e., birds and bats) as indicated in the EIS (CIMA+, 2024) or most recent guidelines available at the time of clearing.

8. Study Limitations and Constraints

The assessment presented in this report has been made using accepted standard arboriculture techniques as outlined in the *Council of Tree and Landscape Appraisers Guide for Plant Appraisal, 10th Edition, Second Printing (2020)*. These techniques include visual examination of above-ground parts of each tree or trees in each group. The trees observed were not climbed, cored, or dissected, and excavation for detailed root crown inspection was not performed. Since some symptoms may only be present seasonally, the extent of observations that can be made may be limited by the time of year in which the inspection took place. Since trees are living organisms, their health and vigour continually change over time due to seasonal variations, changes in site conditions, and other factors. For this reason, the assessment presented in this report is valid at the time of inspection, and no guarantee is made about the continued health of trees that are deemed to be in good condition. It is recommended that the trees be reassessed periodically to identify changes in condition. While every standing tree has the potential for failure and therefore poses some risk, a tree assessment is a good indication of present health and potential problems that could arise in the future.

CIMA+ has prepared this report for the sole use of the client. Any use of this report by a third party, as any decision based on this report, is the singular responsibility of the third party. CIMA+ will not be held responsible for eventual damages towards a third party resulting from decisions taken, or based, on this report.

9. References

Bradley, David. 2007. Southern Ontario Vascular Plant Species List. Prepared by Southern Science and Information Section, Ontario Ministry of Natural Resources, Peterborough, Ontario. 57pp.

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CIMA+. (2024). 100 Steacie Drive – Environmental Impact Study Update. 33 pp + Appendices.

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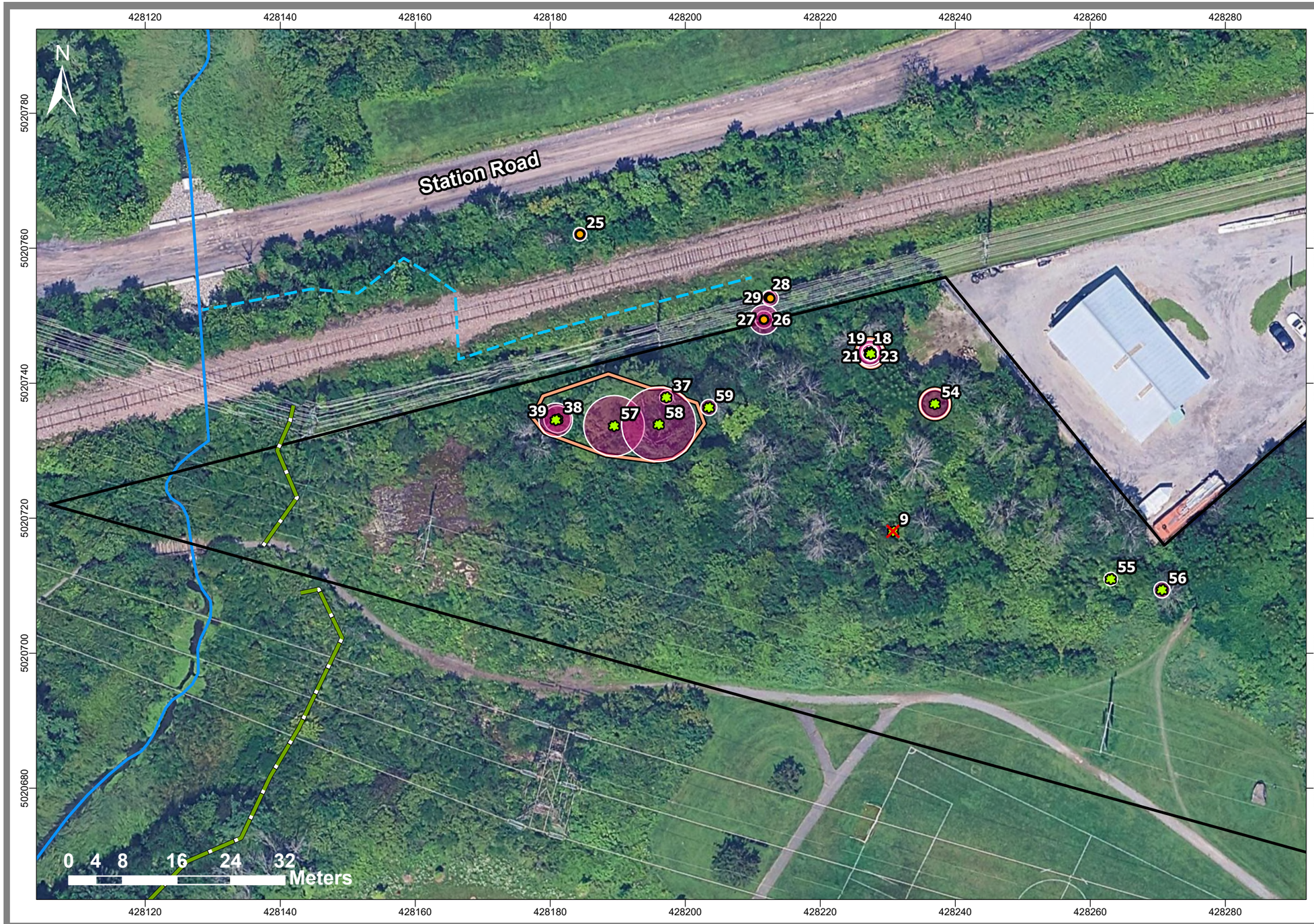
Newmaster, S.G., A. Lehela, P.W.C Uhlig, S. McMurray and M.J. Oldham. (1998). Ontario plant list. Ontario Ministry of Natural Resources, Ontario Forest Research Institute, Sault Ste. Marie, ON, Forest Research Information Paper No. 123. 550 pp. + appendices.

A

Appendix A
Map 1



Legend

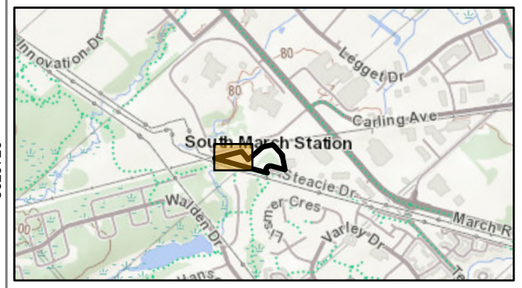
- 100 Steacie Drive Property Line (Vollebek Ltd., 2024)
- Watercourse (OHN)
- Railroad Ditch
- Edge of Valleyland

Tree Information

- Dead Individual
- Grouping
- Grouping Critical Root Zone
- Individual Critical Root Zone (m)
- Tree Protection Fencing

Tree Ownership

- City
- 11034936 Canada Inc.



Spatial Reference:
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PCS: NAD 1983 UTM Zone 18N
GCS: GCS North American 1983
Map Units: Meter
Scale: 1:594

Sources:
- Basemap : © OpenStreetMap (and) contributors, CC-BY-SA
- Grading Plan (Stantec Consulting Ltd., 2025)
- Topographical Sketch (Vollebek Ltd., revised Sept 30 2024)

General Notes:
Dimensions on the plan should be read and not measured.
Any errors or omissions should be reported to CIMA +. The boundaries, areas, and title deeds must be verified by a surveyor.

100 Steacie Drive
Ottawa, ON

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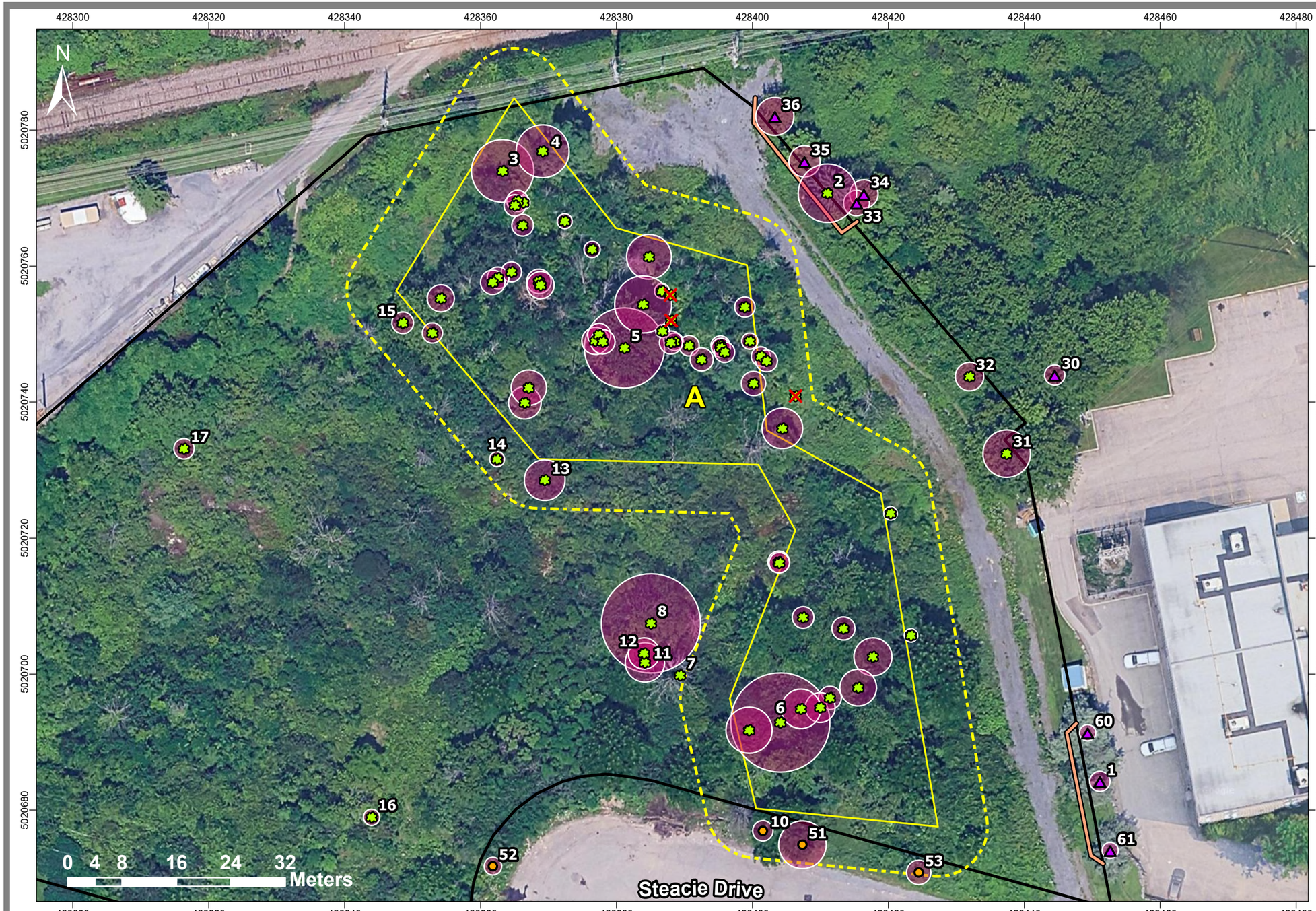


Legend

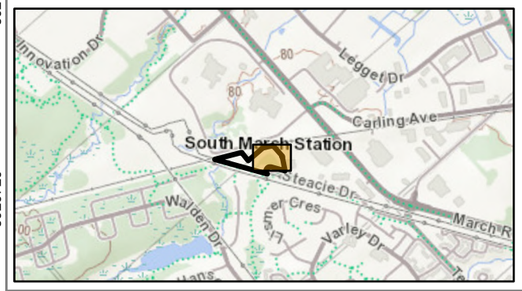
100 Steacie Drive Property Line (Vollebek Ltd., 2024)

Tree Information

- Dead Individual
- Grouping
- Grouping Critical Root Zone
- Individual Critical Root Zone (m)
- Tree Protection Fencing

Tree Ownership

- 41 Station Road
- City
- 11034936 Canada Inc.



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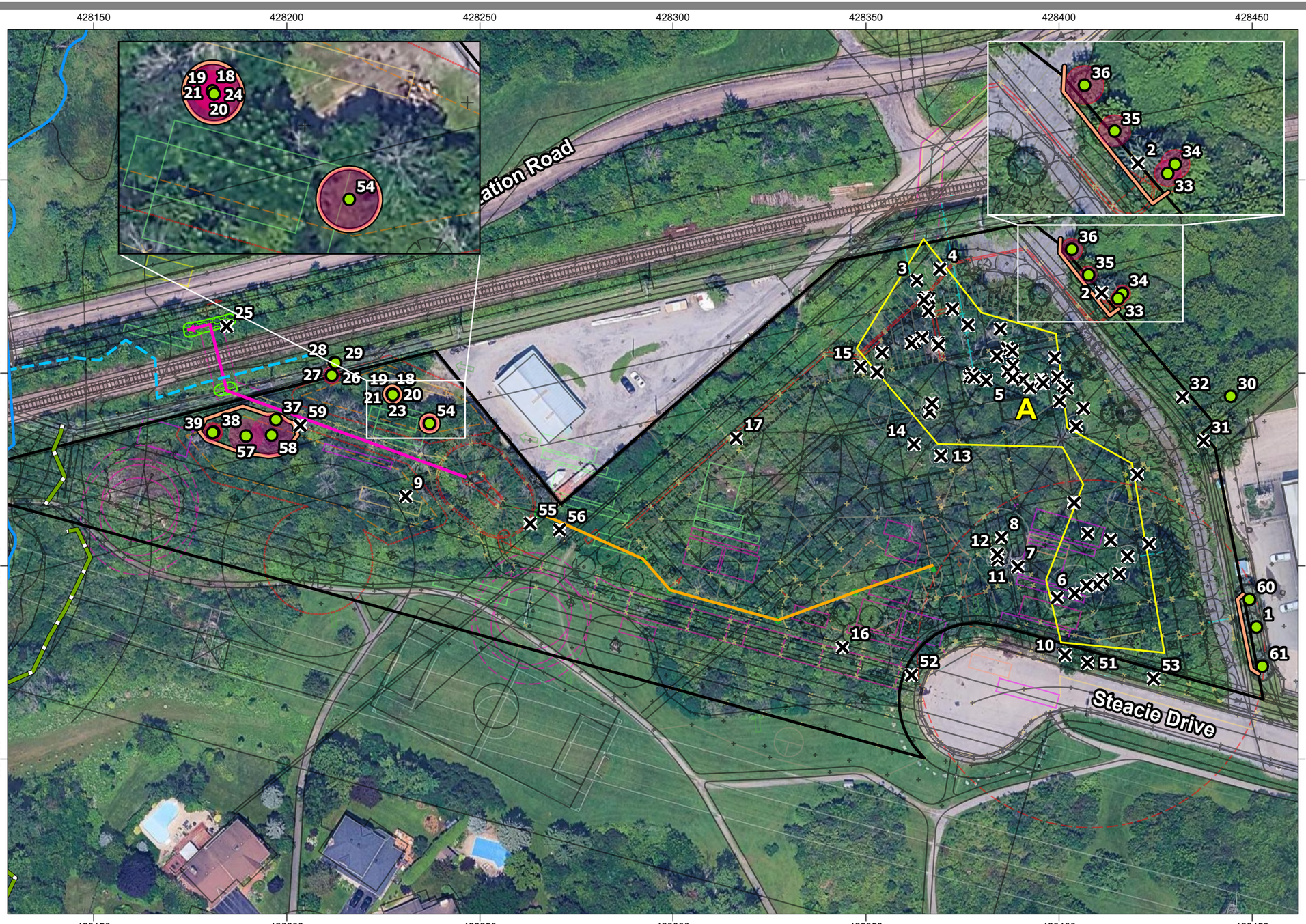
B

Appendix B
Map 2 & Grading Plan Overlay



Legend

- 100 Steacie Drive Property Line (Vollebek Ltd., 2024)
- Inlet
- Outlet
- Erosion Protection (rip rap)
- Watercourse (OHN)
- Railroad Ditch
- Edge of Valleyland
- Grouping
- Individual Critical Root Zone (m)

Action to be Taken

- Remove
- Retain
- Tree Protection Fencing

N

0 5 10 20 30 40 50 Meters

Spatial Reference:

Name: NAD 1983 UTM Zone 18N
PCS: NAD 1983 UTM Zone 18N
GCS: GCS North American 1983
Map Units: Meter
Scale: 1:1,055

Sources:

- Basemap : © OpenStreetMap (and) contributors, CC-BY-SA
- Grading Plan (Stantec Consulting Ltd., 2025)
- Topographical Sketch (Vollebek Ltd., revised Sept 30 2024)

General Notes:

Dimensions on the plan should be read and not measured.
Any errors or omissions should be reported to CIMA +. The boundaries, areas, and title deeds must be verified by a surveyor.

100 Steacie Drive
Ottawa, ON

A001489

File Number D07-12-24-0086 / Plan Number #18327
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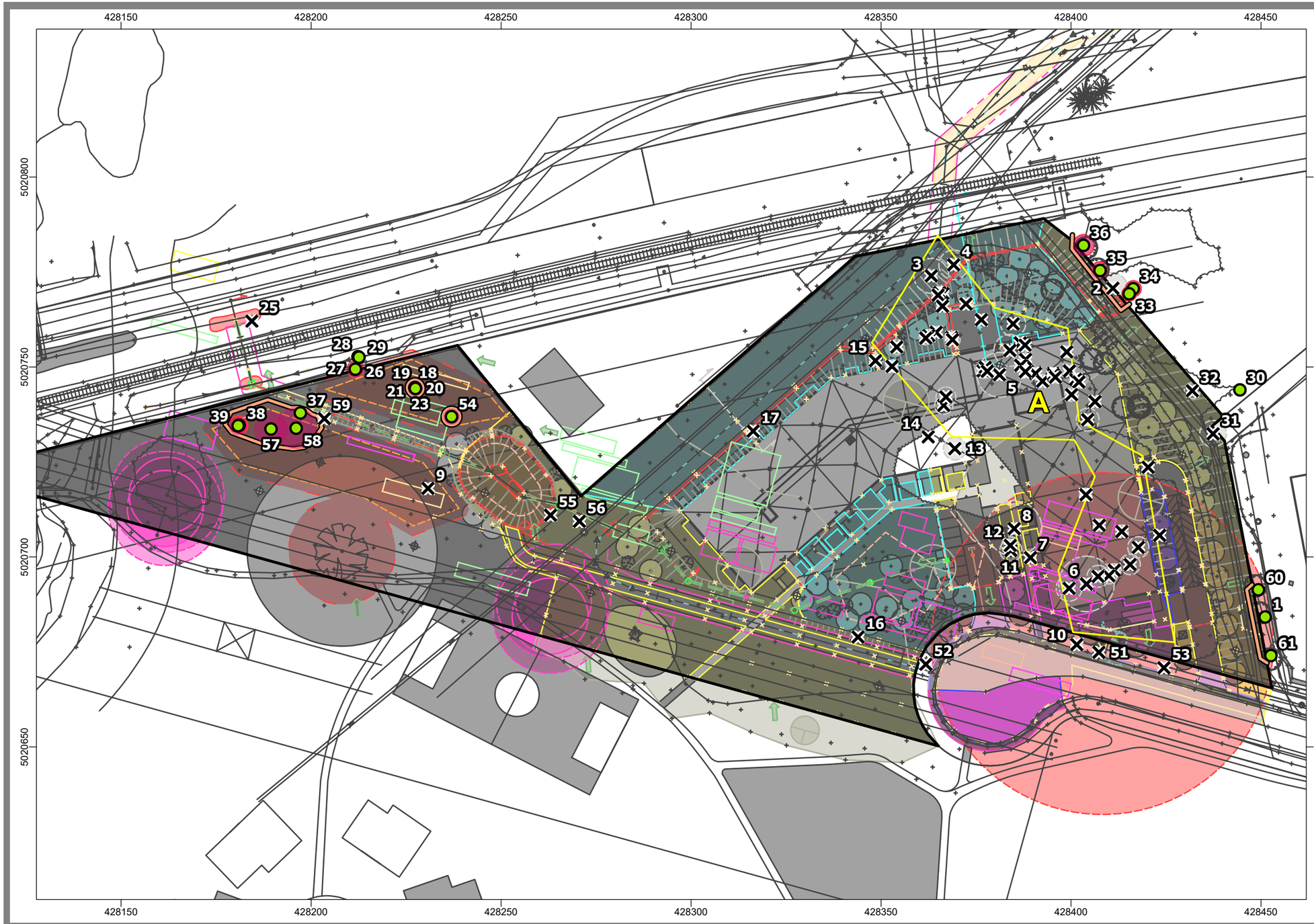

Legend

- 100 Steacie Drive Property Line (Vollebek Ltd., 2024)
- Grouping
- Individual Critical Root Zone (m)

Action to be Taken

- Remove
- Retain
- Tree Protection Fencing

N

0 5 10 20 30 40 50 Meters

Spatial Reference:

Name: NAD 1983 UTM Zone 18N
PCS: NAD 1983 UTM Zone 18N
GCS: GCS North American 1983
Map Units: Meter
Scale: 1:1,055

Sources:

- Basemap :
- Grading Plan (Stantec Consulting Ltd., 2025)
- Topographical Sketch (Vollebek Ltd., revised Sept 30 2024)

General Notes:

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100 Steacie Drive
Ottawa, ON

A001489

File Number D07-12-24-0086 / Plan Number #18327
Revision 00 - - Issued for report - February 12, 2026 11:14:21 AM

C

Appendix C
Detailed Tree Information (2026)

Table 5: Detailed Information on Individuals Surveyed (2025)

Tree ID	Species	UTM Coordinates (NAD 83)	DBH (cm)	CRZ (m)	Health	Ownership**	Recommendation	Comments
Tree Grouping								
A	American Elm Black Cherry Black Walnut Freeman's Maple Grey Birch Manitoba Maple Trembling Aspen White Ash White Pine White Spruce	18 T 428354 5020705	10-73	7.3	Good	11034936 Canada Inc.	Remove	Most ash in poor condition or dead; most American elm dead. Average dbh = 20 cm
Individual Trees (Bowfin, 2020)								
1	Willow Species	18 T 428449 5020686	42	1.5	Good	41 Station Road	Remove	
2	White Spruce	18 T 428408 5020770	43	4.3	Good	11034936 Canada Inc.	Remove	
3	White Ash	18 T 428365 5020762	46	4.6	Poor	11034936 Canada Inc.	Remove	
4	White Ash	18 T 428363 5020775	39	3.9a	Unhealthy	11034936 Canada Inc.	Remove	
5	Willow Species	18 T 428369 5020778	59	5.9	Good	11034936 Canada Inc.	Remove	
6	Freeman's Maple	18 T 428381 5020749	73	7.3	Good	11034936 Canada Inc.	Remove	
7	White Ash	18 T 428404 5020694	35	n/a	Dead	11034936 Canada Inc.	Remove	
8	White Ash	18 T 428389 5020701	73	7.3	Unhealthy	11034936 Canada Inc.	Remove	
9	Black Cherry	18 T 428385 5020708	39	n/a	Dead	11034936 Canada Inc.	Remove	Tree 9 was reassessed in October 2024 and found to be dead.
10	American Elm	18T 428401 5020677	15	1.5	Fair	City	Remove	
11	Black Cherry	18T 428384 5020701	29	2.9	Good	11034936 Canada Inc.	Remove	
12	Black Cherry	18T 428384 5020702	23	2.3	Good	11034936 Canada Inc.	Remove	
13	Black Cherry	18T 428369 5020728	30	3	Good	11034936 Canada Inc.	Remove	

Tree ID	Species	UTM Coordinates (NAD 83)	DBH (cm)	CRZ (m)	Health	Ownership**	Recommendation	Comments
14	American Elm	18T 428362 5020731	11	1.1	Good	11034936 Canada Inc.	Remove	
15	Green Ash	18T 428348 5020751	16	1.6	Unhealthy	11034936 Canada Inc.	Remove	
16	Manitoba Maple	18T 428343 5020678	12	1.2	Good	11034936 Canada Inc.	Remove	
17	Manitoba Maple	18T 428316 5020733	15	1.5	Good	11034936 Canada Inc.	Remove	
Individual Trees (CIMA+, 2024 - 2026)								
18	Black Cherry	18T 428227 5020744	13	1.3	Good	11034936 Canada Inc.	Retain	
19	American Elm	18T 428227 5020744	14	1.4	Unhealthy	11034936 Canada Inc.	Retain	
20	American Elm	18T 428227 5020744	20	2	Unhealthy	11034936 Canada Inc.	Retain	
21	Green Ash	18T 428227 5020745	19	1.9	Unhealthy (EAB)	11034936 Canada Inc.	Retain	Poor health, evidence of emerald ash borer present on all individuals
22	Green Ash	18T 428227 5020745	12	1.2	Unhealthy (EAB)	11034936 Canada Inc.	Retain	
23	Green Ash	18T 428227 5020743	11	1.1	Unhealthy (EAB)	11034936 Canada Inc.	Retain	
24	Green Ash	18T 428227 5020743	10	1	Unhealthy (EAB)	11034936 Canada Inc.	Retain	
25	Green Ash	18T 428184 5020762	10	1	Unhealthy (EAB)	City	Remove	
26	Green Ash	18T 428211 5020749	13	1.3	Unhealthy (EAB)	City	Retain	
27	Green Ash	18T 428211 5020749	22	2.2	Unhealthy (EAB)	City	Retain	
28	Green Ash	18T 428212 5020753	10	1	Unhealthy (EAB)	City	Retain	
29	Green Ash	18T 428212 5020753	12	1.2	Unhealthy (EAB)	City	Retain	
30*	Green Ash	18T 428444 5020744	15	1.5	Unhealthy (EAB)	41 Station Road	Retain	
31*	Manitoba Maple	18T 428437 5020732	34	3.5	Good	11034936 Canada Inc.	Remove	Assessed in October 2024.
32*	Manitoba Maple	18T 428431 5020743	32	2.1	Good	11034936 Canada Inc.	Remove	
33*	Manitoba Maple	18T 428415 5020769	19	1.9	Good	41 Station Road	Retain	
34*	Manitoba Maple	18T 428416 5020770	21	2.1	Good	41 Station Road	Retain	
35*	Sugar Maple	18T 428407 5020775	23	2.3	Good	41 Station Road	Retain	
36	Manitoba Maple	18T 428403 5020782	28	2.8	Good	41 Station Road	Retain	
37	Black Cherry	18T 428197 5020737	10	1	Good	11034936 Canada Inc.	Retain	
38	Green Ash	18T 428181 5020734	20	2	Unhealthy (EAB)	11034936 Canada Inc.	Retain	

Tree ID	Species	UTM Coordinates (NAD 83)	DBH (cm)	CRZ (m)	Health	Ownership**	Recommendation	Comments
39	Green Ash	18T 428180 5020734	25	2.5	Unhealthy (EAB)	11034936 Canada Inc.	Retain	
40	Honey Locust (Cultivar)	18T 428523 5020921	18	1.8	Good	City	Retain	Discussed in TCR addendum (CIMA+, 2026) in **Appendix C**
41	Norway Spruce	18T 428537 5020924	13	1.3	Good	401 March Road	Retain	
42	Norway Spruce	18T 428532 5020924	14	1.4	Good	City	Retain	
43	Norway Spruce	18T 428529 5020921	14	1.4	Good	401 March Road	Retain	
44	Red Oak	18T 428448 5020857	12	1.2	Good	Boundary	Retain	
45	Red Oak	18T 428462 5020869	12	1.2	Good	401 March Road	Retain	
46	Red Oak	18T 428453 5020863	17	1.7	Good	City	Retain	
47	Red Oak	18T 428469 5020875	13	1.3	Good	Boundary	Retain	
48	Sugar Maple	18T 428508 5020908	19	1.9	Good	401 March Road	Retain	
49	Sugar Maple	18T 428504 5020905	17	1.7	Good	401 March Road	Retain	
50	Sugar Maple	18T 428500 5020902	18	1.8	Good	401 March Road	Retain	
51	Black Walnut	18T 428407 5020674	35	3.5	Good	City	Remove	
52	American Elm	18T 428361 5020671	13	1.3	Unhealthy	City	Remove	
53	American Elm	18T 428424 5020670	18	1.8	Unhealthy	City	Remove	
54	Black Walnut	18T 428236 5020736	22	2.2	Fair	11034936 Canada Inc.	Retain	
55	Black Walnut	18T 428263 5020710	10	1	Fair	11034936 Canada Inc.	Remove	
56	Black Walnut	18T 428270 5020709	12	1.2	Fair	11034936 Canada Inc.	Remove	
57	White Pine	18T 428189 5020733	45	4.5	Good	11034936 Canada Inc.	Retain	
58	White Pine	18T 428196 5020733	50	5.5	Good	11034936 Canada Inc.	Retain	
59	Black Cherry	18T 428203 5020736	12	1.2	Good	11034936 Canada Inc.	Remove	
60	Norway Maple	18T 428449 5020691	12	1.2	Good	41 Station Road	Retain	
61	Norway Maple	18T 428452 5020674	12	1.2	Good	41 Station Road	Retain	

*Previously part of Grouping B. **Note that Grouping B and C were eliminated and replaced with data on individual trees**.

**CRZ: critical root zone

***Ownership

11034936 Canada Inc.: Client, private ownership

41 Station Road & 401 March Road: adjacent landowners, private ownership
City: City of Ottawa

D

Appendix D
TCR Addendum – Station Road to March Road (CIMA, 2026)

TECHNICAL MEMO

Presented to: Ms. Nancy Young

Project: 100 Steacie Drive, Ottawa, ON

Date: 28-January-2026

O/Ref.: A001489

Object: Addendum to Tree Conservation Report (TCR)

1. Introduction

CIMA+ was retained by 11034936 Canada Inc. (Brigil) to complete the Tree Conservation Report (TCR) in support of a residential development at 100 Steacie Drive in the City of Ottawa (herein referred to as the "Property"). That work was completed and submitted to the City of Ottawa (City) (CIMA+, 2025). The purpose of this addendum is to document the woody vegetation north of the Property where a watermain is proposed, specifically the 250 m stretch of Station Road from the railroad to March Road as depicted in Figure 1. It is important to note that the watermain activities will remain within the existing right-of-way (RoW) of Station Road.

The Legal Descriptions for the property parcels discussed in this memo are listed below (retrieved January 26, 2026, from the Ontario Land Registry Access).

- Road Allowance for Station Rd and March Rd: no legal description available
- 401 March Rd: PART OF LOT 6 CONCESSION 3, MARCH, PART 1 4R28528, PIN 04518-0119

2. Methodology

The overall methodology is described in the body of the TCR in Section 3 (CIMA+, 2025). Specific information collected on individual trees included:

- UTM coordinates
- Species
- Diameter-at-breast height (dbh)
- Overall health
- Presence/Absence of species at risk (SAR) trees (butternut, black ash)

- The location of individual trees are depicted on Map 1 and Map 2. The sequential numbering of trees on the mapping was continued from the TCR (CIMA+, 2025), which inventoried 39 individuals. As such, numbering of trees in this addendum begins at Tree 40.

Like the TCR (CIMA+, 2025), nomenclature used in this addendum follows the Southern Ontario Plant List (Bradley, 2007) for both common and scientific names which are based on Newmaster *et al*. (1998). Authorities for scientific names are given in Newmaster *et al*. (1998).

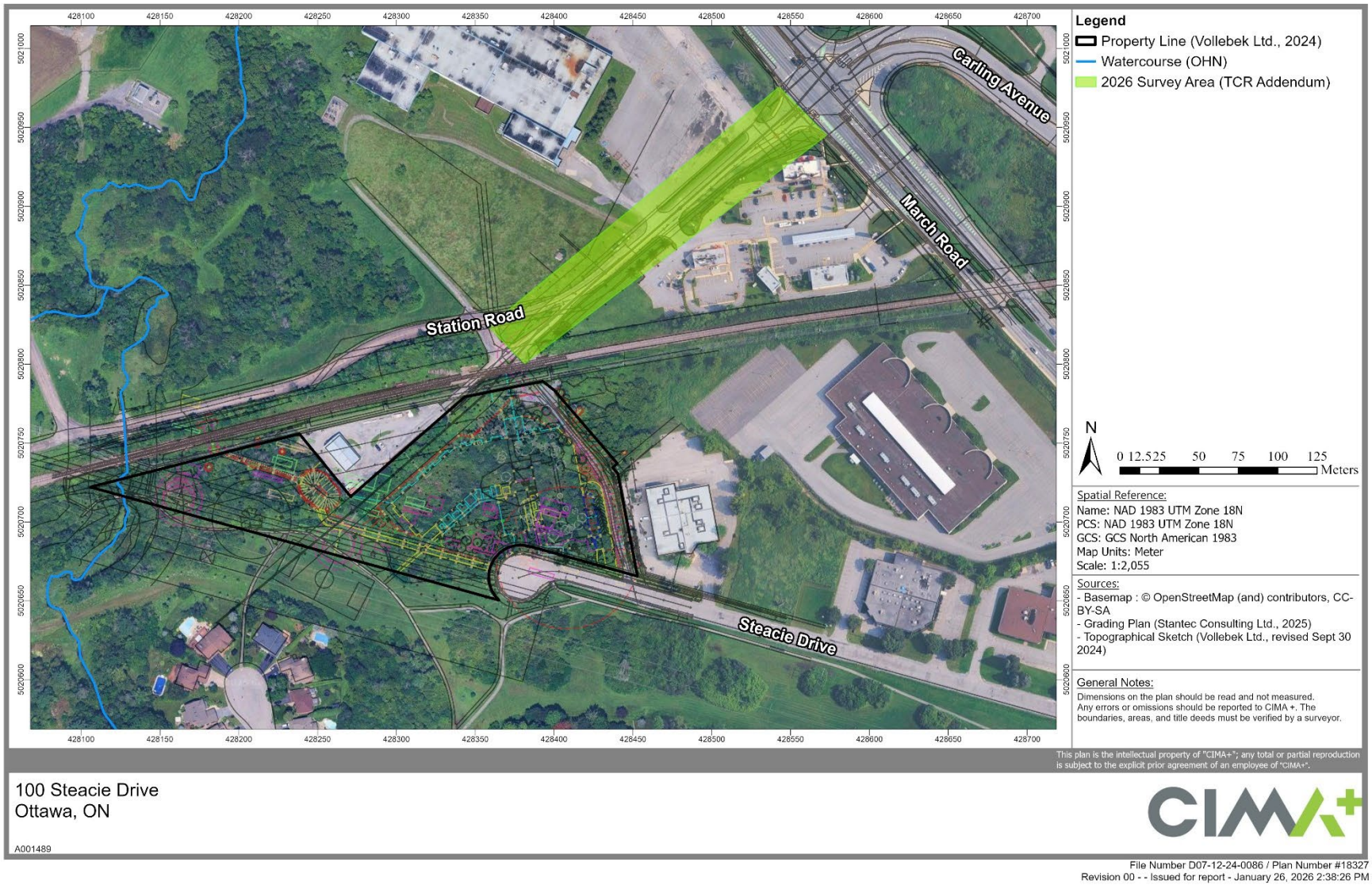


Figure 1: 2026 Survey Area

3. Results & Impact Assessment

The site visit was conducted by Jake Zientek (GDip Fisheries & Wildlife Tech, with 3 years of experience) on January 23, 2026. The weather was mostly clear (cloud cover of 10%) with a gentle breeze (Beaufort scale of 3). The air temperature was -16°C. Only trees with a diameter-at-breast height (dbh) equal to or greater than 10 cm were recorded in the area surveyed (Figure 1).

No natural heritage features were noted on online databases (i.e., Natural Heritage Information Centre, Land Information Ontario), or during the site visit.

In total, 11 trees were inventoried, with all of them situated south of Station Road. Their size ranged from 12-19 cm in dbh, and all individuals were in good health. The most prevalent species was red oak. No species-at-risk flora were observed. Detailed information on each individual is provided in **Appendix B**.

Ownership

Trees within the road allowances of Station Road and March Road are assumed to be municipally owned. Ownership is displayed on Map 1 in **Appendix A**.

- Two (2) individuals fell on the boundary between the Station Road parcel and 401 March Road (Trees 44, 47);
- Three (3) individuals were City-owned and fell within the Station Road parcel.
- The remaining six (6) individuals were of private ownership (401 March Road).

Impact Assessment

This assessment determines the impacts of the proposed watermain on trees. Note that the avoidance and mitigation measures provided in the updated EIS (CIMA+, 2024) also apply to the trees assessed to be retained in this addendum. The EIS (CIMA+, 2024) acts as a single point of reference for all natural heritage measures.

- All inventoried trees were situated over 5 m from the area to be disturbed by the watermain construction (Map 2, **Appendix A**). Due to the smaller size of the trees inventoried (12-19 cm dbh), their critical root zones (CRZ) were also outside the area to be disturbed, which is restricted to the Station Road RoW. As such, they are not anticipated to be impacted and **will be retained.**
- Refer to the EIS (CIMA+, 2024) and the TCR (CIMA+, 2025) for tree protection measures.

4. Closing

We trust that this addendum sufficiently documents the trees neighbouring the proposed watermain area, and that no impacts from construction are anticipated to any of these trees. Should any changes occur to the design that would warrant trees to be injured or removed, then tree permits and discussions with the property owners of 401 March Road and the City would be required. **No work within the CRZ of these trees shall be undertaken until consultations are complete, the Site Plan Control Approval is granted, and the tree removal permit is released.** Should you have any questions or concerns, please contact the undersigned: Amal Siddiqui at Amal.Siddiqui@cima.ca or Michelle Lavictoire at Michelle.Lavictoire@cima.ca.

5. References

CIMA+. (2024). 100 Steacie Drive – Environmental Impact Study Update. 33 pp + Appendices.

CIMA+. (2025). 100 Steacie Drive – Tree Conservation Report. 11 pp + Appendices.

Bradley, David. 2007. Southern Ontario Vascular Plant Species List. Prepared by Southern Science and Information Section, Ontario Ministry of Natural Resources, Peterborough, Ontario. 57pp.

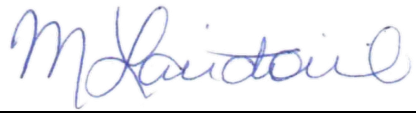
Newmaster, S.G., A. Lehela, P.W.C Uhlig, S. McMurray and M.J. Oldham. (1998). Ontario plant list. Ontario Ministry of Natural Resources, Ontario Forest Research Institute, Sault Ste. Marie, ON, Forest Research Information Paper No. 123. 550 pp. + appendices.

City of Ottawa. (2020) Tree Protection (By-law No. 2020-340).

Prepared by:

Amal Siddiqui, Biologist / ISA Certified Arborist (ON-3332A)

Verified by:

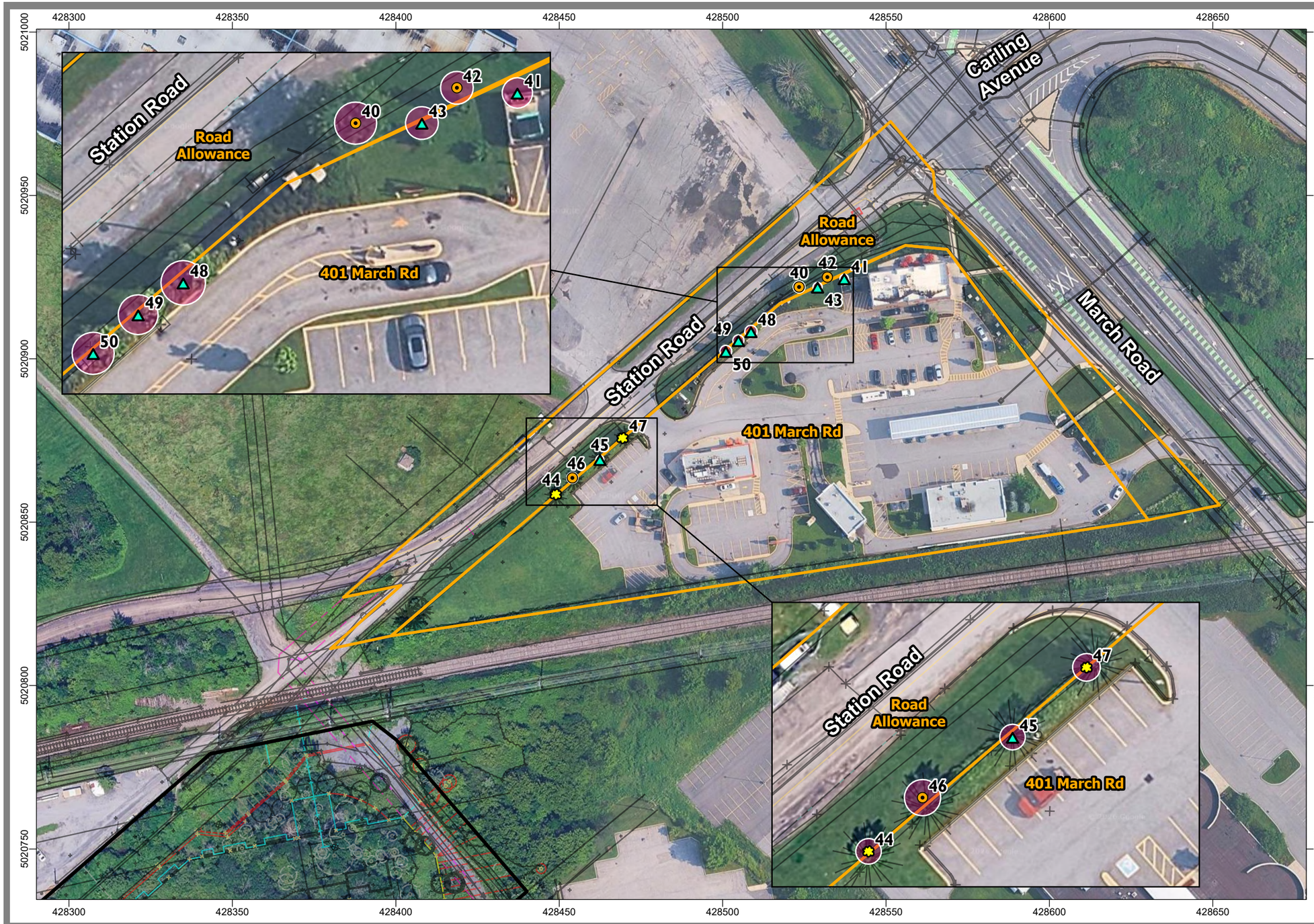


Michelle Lavictoire, Sr. Biologist / Sr. Project Manager

Appendix A Maps 1 and 2
Appendix B Detailed Tree Information for Data Collected in 2026

A

Appendix A
Maps 1 and 2



Legend

- 100 Steacie Drive Property Line (Vollebek Ltd., 2024)
- Property Parcels (geoOttawa, 2026)

Tree Ownership

- 401 March Rd
- Boundary
- City
- Critical Root Zone (m)

N

0 5 10 20 30 40 50 Meters

Spatial Reference:

Name: NAD 1983 UTM Zone 18N
PCS: NAD 1983 UTM Zone 18N
GCS: GCS North American 1983
Map Units: Meter
Scale: 1:1,227

Sources:

- Basemap : © OpenStreetMap (and) contributors, CC-BY-SA
- Grading Plan (Stantec Consulting Ltd., 2025)
- Topographical Sketch (Vollebek Ltd., revised Sept 30 2024)

General Notes:

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Any errors or omissions should be reported to CIMA +. The boundaries, areas, and title deeds must be verified by a surveyor.

100 Steacie Drive
Ottawa, ON

A001489

File Number D07-12-24-0086 / Plan Number #18327
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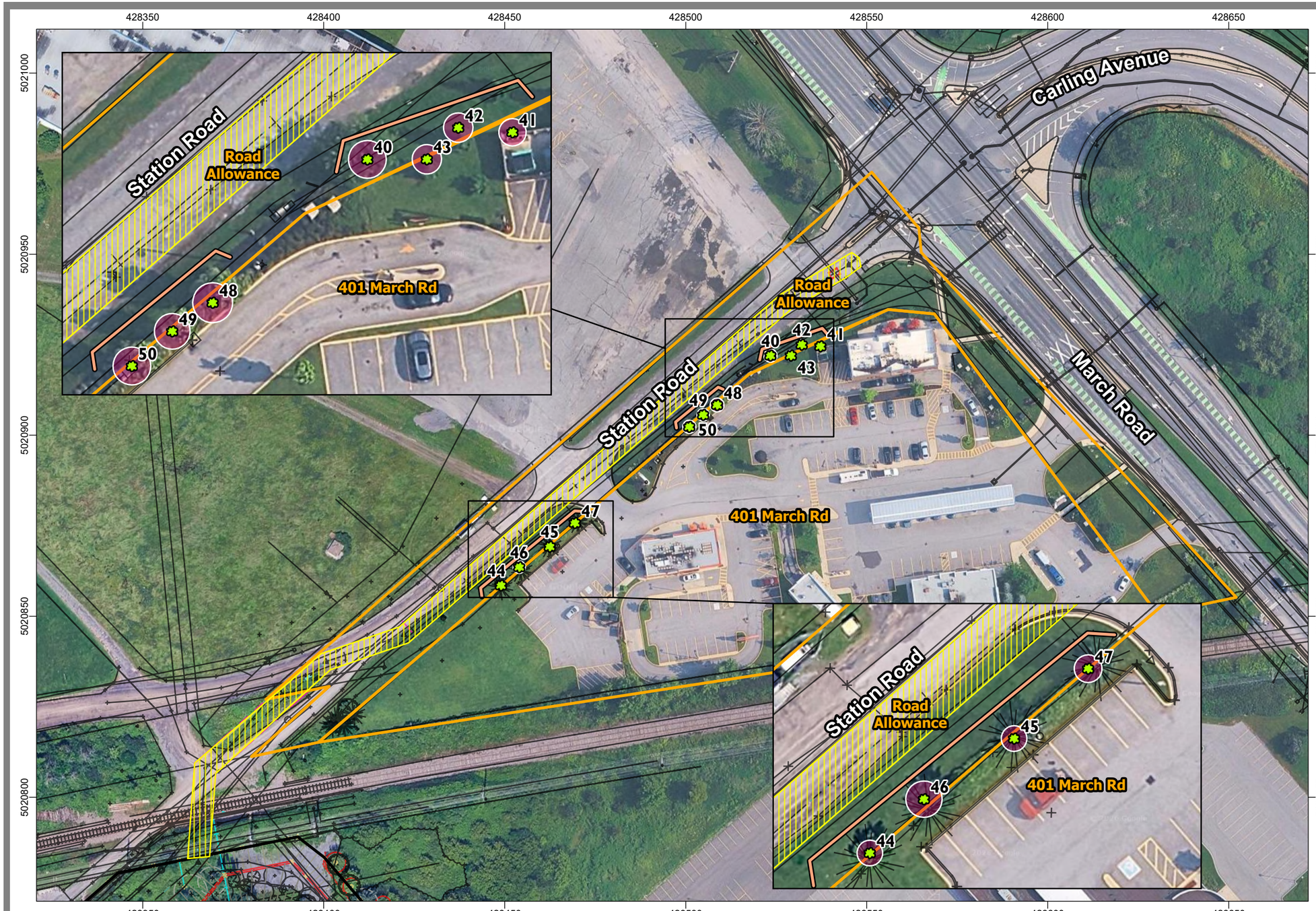

Legend

- 100 Steacie Drive Property Line (Vollebek Ltd., 2024)
- Property Parcels (geoOttawa, 2026)
- Critical Root Zone (m)
- Retained Trees
- Tree Protection Fencing
- Approximate Work Area

N

0 5 10 20 30 40 50 Meters

Spatial Reference:

Name: NAD 1983 UTM Zone 18N
PCS: NAD 1983 UTM Zone 18N
GCS: GCS North American 1983
Map Units: Meter
Scale: 1:1,109

Sources:

- Basemap : © OpenStreetMap (and) contributors, CC-BY-SA
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100 Steacie Drive
Ottawa, ON

A001489

File Number D07-12-24-0086 / Plan Number #18327
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B

Appendix B
Detailed Tree Information for Data Collected in 2026

Table 1: Detailed Information on Individual Trees (2026)

Tree ID	Species	UTM Coodinates	DBH (cm)*	CRZ (m)	Ownership***	Action to be Taken
40	Honey Locust (Cultivar)	18T 428523 5020921	18	1.8	City	Retain
41	Norway Spruce	18T 428537 5020924	13	1.3	401 March Rd	Retain
42	Norway Spruce	18T 428532 5020924	14	1.4	City	Retain
43	Norway Spruce	18T 428529 5020921	14	1.4	401 March Rd	Retain
44	Red Oak	18T 428448 5020857	12	1.2	Boundary	Retain
45	Red Oak	18T 428462 5020869	12	1.2	401 March Rd	Retain
46	Red Oak	18T 428453 5020863	17	1.7	City	Retain
47	Red Oak	18T 428469 5020875	13	1.3	Boundary	Retain
48	Sugar Maple	18T 428508 5020908	19	1.9	401 March Rd	Retain
49	Sugar Maple	18T 428504 5020905	17	1.7	401 March Rd	Retain
50	Sugar Maple	18T 428500 5020902	18	1.8	401 March Rd	Retain

*DBH: Diameter-at-breast height
**CRZ: Critical Root Zone of 10x the dbh, as defined in the City of Ottawa Tree Conservation Report Guidelines (2021)
***City: City of Ottawa