



202 950 GLADSTONE AVENUE
OTTAWA, ON K1Y 3E6

T 613 233 8579
F 613 233 4051

W LashleyLA.com
E Mail@LashleyLA.com

TREE CONSERVATION REPORT

PROJECT NAME:	3210 Albion Road
PROJECT NO.	25901-1
LOCATION	3210 Albion Road South Ottawa ON
DATE:	October 10, 2025

Refer to attached drawings and aerials for further details (TP-01 and TP-02)

1.0 SITE INFORMATION (AREA TO BE DEVELOPED)

SIZE OF DEVELOPMENT AREA (HECTARES)	NUMBER OF TREES ON SITE	NUMBER OF TREES TO BE REMOVED	NUMBER OF TREES TO BE RETAINED	NUMBER OF TREES TO BE RETAINED AND PROTECTED (OUTSIDE OF PROPERTY LINE)
0.4902 ha	13	4	9	N/A

2.0 TREE INVENTORY WITHIN PROPERTY LINE

TREE NO.	TREE SPECIES	SIZE (DBH) cm	CONDITION AND HEALTH (GOOD, FAIR, POOR, OR)
E01	Populus grandidentata Largetooth aspen	53 cm	Fair
E02	Populus grandidentata Largetooth aspen	65 cm	Fair
E03	Populus grandidentata Largetooth aspen	22.5 cm	Fair
E04	Populus grandidentata Largetooth aspen	14.5 cm	Poor
E05	Populus grandidentata Largetooth aspen	30.10 cm	Poor



E06	Acer negundo	Manitoba Maple	12 cm	Fair
E07	Populus tremuloides	Trembling Aspen	10.5 cm	Fair
E08	Acer negundo	Manitoba Maple	21.10 cm	Fair
E09	Fraxinus pensylvanica	Green Ash	13 cm	Poor
E10	Salix Nigra	Black Willow	27 cm	Fair
E11	Salix Nigra	Black Willow	23.5 cm	Fair
E12	Salix Nigra	Black Willow	13 cm	Fair
E13	Salix Nigra	Black Willow	22 cm	Fair

3.0 TREE INVENTORY OF ADJACENT PROPERTY

TREE NO.	TREE SPECIES	SIZE (DBH)	CONDITION AND HEALTH (GOOD, FAIR, POOR, OR DEAD)

4.0 TREE REMOVAL RATIONALE

TREE NO.	RATIONALE (Describe rationale for tree removal, how it will affect existing systems, surrounding landscape, etc.).
E05	Tree growing into fence and in poor condition.
E06-07	Location of trees conflicts with proposed building footprint.
E09	Tree at risk of infestation from Emerald Ash Borer.



5.0 TREE RETENTION RATIONALE AND MITIGATION MEASURES

TREE NO.	RATIONALE AND MITIGATION DESCRIPTION <i>(Describe rationale for tree retention, impact of development for remaining trees, grade changes, drainage pattern changes, effects of impervious surfaces and new buildings, changes to the water table, long-term survival promotion, etc.)</i>
All trees	Trees to be retained on the site, except those identified to be removed in 4.0 above,, and those on adjacent properties will not be affected by the development of the site and those within the area of work will be protected in accordance with City standards for tree protection. The existing trees to be retained will provide buffering from neighbouring properties and help stabilize the slopes to the river.

6.0 TREE PROTECTION MEASURES

TREE NO.	RATIONALE AND MITIGATION DESCRIPTION <i>(Describe rationale for tree retention, impact of development for remaining trees, grade changes, drainage pattern changes, effects of impervious surfaces and new buildings, changes to the water table, long-term survival promotion, etc.)</i>
1	Erect a fence at the critical root zone*(CRZ) of all trees to be protected shown on the attached plans.
2	Do not place any material or equipment within the CRZ of the tree.
3	Do not attach any signs, notices, or posters to any tree.
4	Do not raise or lower the existing grade within the CRZ of a tree without direction and approval of the landscape architect. Landscape Architect to provide specification of grade changes.
5	Do not damage the root system, trunk or branches of any tree.
6	Ensure that exhaust fumes from all equipment are NOT directed towards the canopy of any tree.

* D = diameter of trunk in centimeters
D x 10cm = Critical Root Zone



The critical root zone is established as being 10 centimetres from the trunk of a tree for every centimetre of trunk diameter. The trunk diameter is measured at a height of 1.2 metres for trees of 15 centimetres diameter and greater and at a height of 0.3 metres for trees of less than 15 centimetres diameter.

7.0 SUGGESTED TREES FOR LANDSCAPE PLAN

NO. OF PROPOSED TREES	SUGGESTED TREE SPECIES	PERCENT OF TREE OFFSET TO THE SITE (%)
7	Acer rubrum	41%
4	Betula alleghaniensis	24%
6	Ostrya virginiana	35%

8.0 ADDITIONAL INFORMATION

OWNER NAME	<i>Roof Maintenance Solutions (2317290 Ontario Inc)</i>
ADDRESS	<i>3210 ALBION ROAD SOUTH, OTTAWA, ON</i>
TEL. NO.	

APPLICANT NAME	As above.
ADDRESS	
TEL. NO.	

PROFESSIONAL NAME	Lashley + Associates Corporation
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ADDRESS	Suite 202, 950 Gladstone Ave, Ottawa ON
TEL. NO.	613-233-8579
CONTRACTOR NAME	<i>EFI Engineering</i>
ADDRESS	<i>34 S Branch Rd, Cornwall, ON K6K 1T4</i>
TEL. NO.	<i>T: (613) 936-0148 engineer@efiengineering.com www.efiengineering.com</i>
MUNICIPAL ADDRESS	<i>3210 ALBION ROAD SOUTH, OTTAWA, ON K1V 9S6</i>
LEGAL DESCRIPTION (LOT, BLOCK, PLAN)	<i>PART OF LOT 3 , CONCESSION 3 (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA</i>
CONFIRMATION OF EXISTING OFFICIAL PLAN	
CONFIRMATION OF ZONING DESIGNATIONS	<i>IL - LIGHT INDUSTRIAL ZONE</i>
PREVIOUS STATUS OF APPLICATION	
PURPOSE OF REPORT	Tree Conservation Plan for permit



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10.0 SCHEDULE OF PROPOSED WORKS

START DATE	
SUBSTANTIAL COMPLETION	



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E01 Tree to remain.





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E02 Tree to be removed.





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E03 Tree to remain.





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E04 Tree to remain.





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E05 Tree to be removed.





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E06 Tree to be removed.





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E07 Tree to be removed.





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E08 Tree to remain.





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E09 Tree to be removed.





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E10 Tree to remain.





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E11 Tree to remain.





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E12 Tree to remain.





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E13 Tree to remain.

