



**TREE CONSERVATION REPORT**  
LeBreton Flats

April 26, 2024

Prepared for:  
National Capital Commission

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# Glossary

Canopy Structure (CS)	Assessment of the scaffold branches, unions and the canopy of the tree. This is measured on a scale of poor, fair, good.
Canopy Vigour (CV)	Assessment of the health of the tree and assesses the amount of deadwood and live growth in the crown as compared to a 100% healthy tree. The size, colour and amount of foliage are also considered in this category. This is measured on a scale of poor, fair, good.
Critical Root Zone (CRZ)	Zone under a tree where there should be no disturbance before, during and after construction. The CRZ is established as being 10 centimetres from the trunk of a tree for every centimetre of trunk diameter.
Diameter at Breast Height (DBH)	Diameter of a tree trunk measured at 1.4 metre above ground, standardized by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture. DBH are generally measured in centimetres.
Dieback	Condition in which the ends of the branches are dying.
Distinctive Tree	Any tree, growing on a private property with a <ul style="list-style-type: none"><li>• DBH of 30 centimetres or greater, within the City of Ottawa Inner Urban Area (City of Ottawa Tree Protection By-law 2020-340); and</li><li>• DBH of 50 centimetres or greater, within the City of Ottawa Suburban Area (City of Ottawa Tree Protection By-law 2020-340).</li></ul>
Drip Line	Perimeter of the area under a tree delineated by the crown.
Health Condition	Health Condition of each tree is divided into the following three categories: Canopy Structure (CS), Canopy Vigour (CV) and Trunk Integrity (TI).
Leader	The primary terminal shoot or trunk of a tree.
Ownership (Tree)	<ul style="list-style-type: none"><li>• Private: Tree growing on the subject site (not owned by the Municipal, Provincial, of Federal Government).</li><li>• Boundary: Tree of which any part of the trunk, or a significant portion of its CRZ and/or canopy, is growing across one or more property lines.</li><li>• Adjacent: Tree whose trunk is growing on a property sharing a boundary with the subject site.</li><li>• City / Municipal: Tree residing on Municipal lands.</li><li>• Provincial: Tree residing on Provincial lands.</li><li>• Federal: Tree residing on Federal lands.</li></ul>
Sapling	A young tree measuring one (1) to two (2) metres high and having a DBH of two (2) to four (4) centimetres.
Scaffold Branches	The permanent or structural branches of a tree.
Seedling	A plant grown from a seed with a height of not more than one (1) metre.
Significant Tree	Tree / shrub deemed valuable because it is unusually beautiful or distinctive, comparatively old, distinctive in size or structure for its species, rare or unusual in the subject area, provides a habitat for rare or unusual wildlife species in the subject area, or has an historical, cultural, or landmark significance.
Significant Woodland	Woodland that contains mature stands of trees 80 years or older, have interior forest habitat more than 100 metres from forest edge, and are adjacent to a surface water feature.
Specimen Tree	Individual tree located in the middle of a field or open space. A specimen tree is not automatically a significant tree.



Stress	Any factor that negatively affects the health of a tree.
Structural Defect	Flaws, decay, or other faults in the trunk, branches, or root collar of a tree, which may lead to failure.
Topping (Topped)	Cutting back a tree to buds, stubs, or laterals not large enough to become a new leader on the tree.
Tree Protection Zone (TPZ)	The area surrounding a tree that is marked and fenced off and where there is no storage of materials of any kind, no parking or moving of vehicles, and no disturbance of the soil or grade.
Tree Shoots	Tree shoots are sprouts that emerge from dormant buds along the trunk or branch of a tree. In an urban environment, shoots are often associated with stress to the tree. Trees with severe dieback due to winter injury, drought and salt spray often produce many shoots as a means of compensating for the loss of leaf surface due to stress or injury.
Tree Suckers	Tree suckers are sprouts that form from the roots of existing trees and tend to form new trees or shrubs. In an urban environment suckers can be associated with stress to the tree and are prevalent after a disturbance such as when mature trees are cut down. Some tree species have the tendency to sucker.
Trunk Integrity (TI)	Assessment of the trunk for any defects or weaknesses. It is measured on a scale of poor, fair, good.
Vigour	Overall health; capacity to grow and resist stress.





# 1 Introduction

## 1.1 Background and Objectives

Stantec Consulting Ltd. was retained by the National Capital Commission (NCC) to complete a Tree Conservation Report in anticipation of the future urban development of the LeBreton Flats area in Ottawa. The site is primarily owned by the NCC, with small parts owned by City of Ottawa.

Trees growing within anticipated limits of works have been assessed to determine potential impacts. This report presents a detailed inventory of the trees growing within the study area. Tree protection and tree mitigation recommendations have been developed in support of this area's development.

This report is to be read in conjunction with:

- Appendix A: TREE INVENTORY SCHEDULE
- Appendix B: SITE PHOTOGRAPHS
- Appendix C: CURRENT VEGETATION PLAN
- Appendix D: PROPOSED DEVELOPMENT
- Appendix E: CITY OF OTTAWA TREE PROTECTION FENCING DETAIL

## 1.2 Subject Site

The Subject Site is in the LeBreton Flats neighbourhood, west of downtown Ottawa, along LRT Line 1 (east from Bayview Station up to Bronson Street), south of Wellington Street and north of Albert Street (see **Figure 1**). The Subject Site is illustrated in **Figure 2** below. The Subject Site includes the LRT Line 1 rail line along with two LRT stations (Bayview and Pimisi stations). The survey area for this project is approximately 29 hectares. The Subject Site is



Figure 1: Key Map

situated within the City of Ottawa Inner Urban Area as defined in Schedule F of the *City of Ottawa's Tree Protection By-law* (By-law No. 2020-340) (City of Ottawa 2021a).





Figure 2: Site Boundaries



## 2 Tree Assessment

On-site tree assessments and inventories were conducted within the identified study area on July 18 and 19, 2023. The tree inventories were completed using the framework outlined by the *City of Ottawa's Tree Protection By-law* (By-law No. 2020-340) (City of Ottawa 2021a). All trees over 10 centimetres (cm) DBH (Diameter at Breast Height) within the project limits were assessed and inventoried, except for trees within Bayview and Pimisi LRT station and plaza limits. The assessment provided in this report and criteria applied during field investigations follows standard arboriculture techniques. All assessments were made by a visual inspection of the above ground portions of the tree viewed from ground level. No climbing, physical coring, excavation, or probing examination of the trees were made. Trees were assessed for species, quantity, trunk size and condition.

### 2.1 Methodology

Trees have been assessed and inventoried in accordance with *City of Ottawa's Tree Protection By-law* (By-law No.2020-340) (City of Ottawa 2021a). Tree Assessment Criteria (Trunk Integrity: TI, Canopy Structure: CS & Canopy Vigor: CV) use a subjective holistic approach considering abiotic and biotic tree disorders. Tree assessment includes a visual inspection for:

- Evidence of abiotic (environmental, mechanical, and physical damage) and biotic (insects and disease) stressors,
- Tree trunk integrity (TI) including an assessment of the trunk for any defects,
- Tree canopy structure (CS) including an assessment of the scaffold branches and canopy of the tree,
- Tree canopy vigour (CV) including assessment of the amount of deadwood versus live growth in the tree crown while also considering the size, colour and amount of foliage.

The above criteria (TI, CS & CV) have been expressed per the following definitions:

<b>Good</b>	Tree displays less than 15% deficiency/defect within the given tree assessment criteria (TI, CS, CV).
<b>Fair</b>	Tree displays 15%-40% deficiency/defect within the given tree assessment criteria (TI, CS, CV).
<b>Poor</b>	Tree displays greater than 40% deficiency/defect within the given tree (TI, CS, CV).

The assessment of trees growing within the study area and along property boundaries was completed as part of this tree investigation. All existing trees growing on or within the property lines and with a DBH of 10cm or greater were assessed. When possible, trees were measured using a metric measuring tape. Trees were inventoried as a grouping where multiple trees formed one continuous canopy. Most tree locations identified on the current vegetation plans in Appendix C are based on satellite imagery available for the site, correlated with in-person observations.



## **2.2 Observations**

Field observations were undertaken to confirm the health, species composition, DBH, and number of trees within the subject site. Within the tree inventory survey area, a total of four hundred and fifty (450) trees with a DBH equal to or greater than 10 cm were assessed. Seventy-five (75) individual trees and three hundred and seventy-five (375) trees in groupings were assessed. Twenty-one (21) different tree species were identified. Most trees were in fair or good health, with only a small portion being in poor condition.

Twenty-nine (29) individual trees were identified as distinctive trees and nineteen (19) groupings contain distinctive trees (i.e. tree 30cm DBH or greater (City of Ottawa 2021a)). Refer to the tree inventory table in Appendix A for tree assessments and remarks.

For the following observations, refer to Appendix B to see corresponding images:

- The majority of the newly planted trees near the LRT Line 1 stations are under 10cm DBH, but a small number are reaching over 10cm DBH.
- The elevated area north-east of Bayview Station contains several large groupings of Scots Pines. Large Cottonwoods were also found in the elevated area.
- Smaller groupings of Blue Spruce were found east of the Scots Pine groupings, along with numerous Silver Maples.
- The area with the most dense vegetation was near the water inlet on the north side of the site. The grouping contained some large trees (mainly Cottonwoods and White Willow), but primarily consisted of medium-sized Manitoba Maples.
- The area north-east of Pimisi Station was scraped down to the bedrock, and most vegetation has not reached 10cm DBH.
- In Pindigen Park, to the very north-east corner of the site, there are many Silver Birches planted, most of which are still under 10cm DBH.
- Adjacent to Slater Street, near Bronson Ave, there is a grouping of fairly large trees, primarily Manitoba Maples and Norway Maples.

### **2.2.1 TREE OWNERSHIP**

Of the 75 individual trees surveyed on the site, fifty-eight (58) are within NCC lands and seventeen (17) are within City of Ottawa lands. All three hundred and seventy-five (375) trees observed in twenty-eight (28) groups are on NCC property.





## 2.2.2 TREE SPECIES

A total of 21 different species were identified and assessed individually and in groups. Refer to **Table 1** below. The three most predominant species include *Acer negundo*, *Pinus sylvestris* and *Populus deltoides*. From all trees surveyed, 76% of trees are deciduous, while 24% are coniferous.

**Table 1: Tree Species Summary**

Species - Botanical Name	Species – Common Name	Quantity	Distribution (%)
<i>Acer negundo</i>	Manitoba Maple	107	23.8%
<i>Pinus sylvestris</i>	Scots Pine	95	21.1%
<i>Populus deltoides</i>	Eastern Cottonwood	66	14.7%
<i>Acer platanoides</i>	Norway Maple	45	10.0%
<i>Ulmus pumila</i>	Siberian Elm	35	7.8%
<i>Tilia cordata</i>	Littleleaf Linden	28	6.2%
<i>Acer saccharinum</i>	Silver Maple	11	2.4%
<i>Acer saccharum</i>	Sugar Maple	10	2.2%
<i>Celtis occidentalis</i>	Hackberry	9	2.0%
<i>Picea pungens</i>	Blue Spruce	9	2.0%
<i>Salix alba</i>	White Willow	6	1.3%
<i>Betula pendula</i>	Weeping Willow	6	1.3%
<i>Pinus strobus</i>	White Pine	5	1.1%
<i>Juglans nigra</i>	Black Walnut	5	1.1%
<i>Quercus macrocarpa</i>	Bur Oak	3	0.7%
<i>Eleaegnus angustifolia</i>	Russian Olive	3	0.7%
<i>Malus sp.</i>	Apple species	2	0.4%
<i>Fraxinus sp.</i>	Ash species	2	0.4%
<i>Quercus palustris</i>	Pin Oak	1	0.2%
<i>Crataegus species</i>	Hawthorn	1	0.2%
<i>Ulmus americana</i>	American Elm	1	0.2%

## 2.2.3 TREE SIZE

The trees on site are primarily mature, although there are a small number of areas that contain many understory trees less than 10cm DBH. Of the trees assessed over 10cm DBH, 255 trees (56.5%) were under 30cm, and 195 trees (43.5%) were above 30cm in diameter. Refer to **Table 2** below.

Trees over 30cm DBH are considered distinctive trees as defined by the *City of Ottawa's Tree Protection By-law* (By-law No. 2020-340) (City of Ottawa 2021a).

**Table 2: Tree Size Summary**

	10 to 29cm DBH	Over 30 cm DBH	TOTAL
<b>No. of Trees</b>	255 (56.5%)	195 (43.5%)	<b>450</b>



## **2.2.4 TREE CONDITION**

The condition or health of trees within the subject site was found to be mostly fair. Trees were assessed for trunk integrity (TI), canopy structure (CS) and canopy vigour (CV). Overall tree health was on average 68% fair, 23% good and 9% poor. Tree assessed as fair or poor typically included some of the following defects: co-dominant stems, weak unions, suppressed canopy vigour, branch tip dieback, trunk wounds and various signs of insect infestation.

## **2.2.5 SPECIES-AT-RISK**

No tree Species-at-Risk were identified within the subject site during the tree inventory.

## **2.3 Vegetation Quality and Suitability for Retention**

Although most trees growing on the subject site show good health conditions, other factors should be evaluated when establishing the suitability for retention of a tree. These factors include the following:

- Location of the tree;
- Structural condition of the tree;
- Age and expected longevity of the tree;
- Species response and tolerance to disturbance; and
- Species invasiveness.

By considering all the factors listed above, trees recommended for retention will have a higher chance of responding positively to new site conditions for an extended period of time providing a safe environment for the property users.



## **3 Proposed Development & Tree Protection Recommendations**

### **3.1 Proposed Development**

The proposed development is for a plan of subdivision that will advance the vision of the NCC's Master Concept Plan (MCP); the plan of subdivision covers the area west of Booth Street only. Through the MCP and proposed plan of subdivision, LeBreton Flats is envisioned to be a vibrant mixed-use community that includes a diverse range of housing, commercial and office space with expansive parkland and open space. The intent is to create a complete community that meets the daily needs of both residents and visitors of LeBreton Flats.

The draft plan of subdivision has been divided into 19 blocks, which set the foundations for facilitating the development vision. It is proposed that 16 of the 19 blocks in the draft plan will accommodate development in the form of residential, commercial, office and hotel land uses. This will result in 531,226m<sup>2</sup> of developed land, excluding the street network, and extend from Block 1 to Block 15, and Block 17. Block 16 on the plan is associated to the buried aqueduct; the MCP sets out aspirations to make the buried aqueduct visible again but the future outcome for this block will be defined during detailed design. The remaining two blocks, Block 18 and Block 19 are dedicated to the proposed parklands to be developed by the City of Ottawa or the NCC; delineation between the two blocks will be further defined during detailed design of the parklands. In general, Block 18 is to be developed as a passive park but should provide an area for large events and Capital venue; Block 19 is to be developed as an active park to include multiple amenities such as sports fields, sports courts, playgrounds, and a community building to name a few.

The redevelopment of the land will impact trees and how the site is used; the following recommendations are made considering the current understanding of proposed development.

#### **3.1.1 ANTICIPATED IMPACTS TO TREES**

Based on the current draft plan of subdivision, it is anticipated that one (1) individual tree (Tree #59) and six (6) groupings of trees (groupings G19 to G24), all located just north of Albert Street, are growing within blocks to be developed as residential, commercial, office, or hotel spaces. The 35 trees included in those six groupings of trees will most likely require removal to allow for the redevelopment of these blocks. Most of these trees were assessed in fair conditions at the time of the tree inventory and are opportunistic trees (i.e. Siberian elms, Eastern cottonwoods, or Manitoba maples) that have established naturally through the disturbed areas.

Above the buried aqueduct (Block 16) five (5) trees have been inventoried (Trees #54 to 58) and would require to be removed if the aqueduct was made visible. These trees are generally in fair conditions and opportunistic in nature (i.e. Eastern cottonwood or Manitoba maple).

Within dedicated parklands and along the existing open aqueduct, existing trees should be protected and integrated to the design where and if appropriate, but some trees may be impacted to develop the park



## **Tree Conservation Report Proposed Development & Tree Protection Recommendations**

amenities required by each owner. Tree species, size and health should be considered, with an emphasis on preserving large, healthy native and / or specimen trees. Four (4) distinct tree groupings of trees were identified within the study area including the ridge north of Bayview Station, the groupings along the open aqueduct, along the inlet to the aqueducts, and on the slope adjacent to Slater Street. It is recommended that these trees be retained, protected, and integrated into future development plans as appropriate / feasible including the development of future park space.

Mitigation measures including but not limited to tree pruning / limbing and root protection should be applied to limit impact to trees where possible. To prioritize the health of trees recommended to be preserved, mitigation measures must be in place prior to any construction / demolition activities. It is recommended that the guidelines below be considered and integrated into the design and implementation of the subdivision.

### **3.2 Tree Protection Recommendations**

#### **3.2.1 MONITORING TREE HEALTH**

Trees located adjacent to construction works will experience change in their immediate environment. As a result, tree health should be monitored. Photographs of trees to remain should be taken prior to construction, if possible, when the trees are in full leaf, as a record of their condition.

Monitoring tree health both during and after construction should be made a priority. Actions should be taken as early as possible if / when the health of a protected tree declines. Damages may include:

- Physical damage on tree bark;
- Broken branches;
- Compaction of root systems due to equipment and materials stored within the protected areas;
- Cutting of the roots; and
- Root exposure following excavation adjacent to trees to be preserved.

Services of a Certified Arborist should be used in order to give adequate care to damaged trees.

Trees that have died or have been damaged beyond repair by the Contractor during construction shall be removed and replaced by the Contractor as directed by the Contract Administrator at no cost for the owner.

#### **3.2.2 PROTECTING TREES TO BE RETAINED**

##### **3.2.2.1 Tree Protection Fencing**

All trees to remain shall be preserved and protected using a temporary tree protection fence. Most of a tree's critical roots reside in the top 150 to 250 millimetres of soil and can very easily be inadvertently



## Tree Conservation Report Proposed Development & Tree Protection Recommendations

damaged. To ensure protection of the root system of trees to remain, temporary tree protection fencing must be installed at the critical root zone (or beyond) of any trees which will be impacted by construction / demolition activities. **The CRZ of a tree is the zone around the trunk where there should be no disturbance before, during, and after construction. The CRZ is established as being 10 centimetres from the trunk for every centimetre of trunk diameter. For trees with a DBH of less than 10 centimetres, the CRZ is established as 1.5 metres from the trunk.**

Tree protection fencing shall be installed prior to any construction works on site, including but not limited to the demolition of structures. Fencing shall be installed to protect the critical root zone. Limb and / or prune as required to facilitate construction works and avoid damage to trees identified to remain / be protected under the supervision of a Certified Arborist. All tree protection fencing shall be installed as per City of Ottawa standards. Refer to latest Tree Protection Specification details from City of Ottawa inserted as Appendix E of this report. Fencing shall always be maintained in good repair during construction operations and shall only be removed upon completion and when agreed by the Contract Administrator. Temporary removal of fencing shall not be permitted without the approval from the Contract Administrator.

Within the CRZ of trees, as delineated by temporary tree protection fencing there should be:

- No disturbance or alteration of the existing grade without approval including addition of fill, excavation, or scraping of the soil;
- No installation of signs, notices or posters on trees;
- No storage of construction materials, surplus soil, construction waste, or equipment;
- No disposal (dumping or flushing) of contaminants or liquids; and
- No movement of vehicles (personal or business), equipment or pedestrians.

Should disturbances or alterations within the tree protection zone be unavoidable, refer to section **3.2.4 Working Within Protected Areas** for additional mitigation strategies.

### **3.2.2.2 Selective Pruning/Limbing**

Select pruning / limbing will be required in some areas including along the path of travel for the equipment. Prior to providing access to site to heavy equipment, the contractor should walk the site and complete selective pruning / limbing by a certified arborist. It is recommended that all efforts be made to protect and preserve existing trees.

Where limbs or portions of trees are removed to accommodate construction work, they will be removed carefully in accordance with accepted arboricultural practices.



### **3.2.3 CLEARING AND GRUBBING OF TREES**

Any trees designated for removal and located outside a tree protected area will have the stumps completely excavated and removed unless such removal will adversely affect existing trees / ecology to remain. Utility locates should be completed prior to initiate any clearing and grubbing works.

#### **3.2.3.1 Wildlife Protection**

Clearing operations are prohibited between April 8 to August 28 of any year to protect breeding migratory birds and at-risk bat species. Should tree removal during this period be unavoidable, the contractor is required to retain the services of a qualified Biologist who will conduct a breeding migratory bird screening. This screening will identify and ensure there is no evidence of breeding migratory bird activities. Tree removal will be allowed within five (5) days of conducting the screening and confirming the absence of breeding migratory bird activities.

### **3.2.4 WORKING WITHIN PROTECTED AREAS**

#### **3.2.4.1 Excavation Work**

To ensure the roots are not disturbed more than necessary and where excavation works are unavoidable within the CRZ of trees, the following mitigation measures shall be used:

- **All excavation within the CRZ of trees shall be by hand or hydro excavation using the smallest tools.** Root cutting shall be made using a sharp spade or knife at the limit of disturbance prior to any construction activities.
- **The Contractor shall only tunnel or bore within the CRZ, instead of creating a trench.**
- **Any roots that are exposed by construction activities must be covered with native topsoil immediately,** to ensure that the roots do not dry out or have any further damage occur to them.

**In all those instances where root pruning is required, the service of a Certified Arborist or Qualified Tree Worker under the supervision of a Certified Arborist shall be retained.** In addition, all remedial works must be conducted by a certified care professional to ensure proper care is administered in order to enable the continued health of the trees.

#### **3.2.4.2 Grading Work**

Where re-grading is required within the CRZ, it should be performed by hand under the supervision of a Certified Arborist.

#### **3.2.4.3 Root Protection**

If any tree roots of trees to remain are exposed during construction, they should be immediately reburied with soil or temporarily covered with burlap, filter cloth, or woodchips and kept moist (i.e watering with a



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soft-spray nozzle at least three times a week). A covering plastic should be used in order to retain moisture during an extended period when watering may not be possible (i.e. over weekends).

### **3.2.5 ADDITIONAL PROTECTION MEASURES**

The following mitigation measures shall also be respected:

- When working near vegetation, **the Contractor shall ensure that exhaust fumes from all equipment are NOT directed towards any tree's canopy.**
- **Where necessary, the trees will be given an overall pruning to restore their appearance.** Not more than one-third of the total branching shall be removed during a single operation. The services of a Certified Arborist shall be retained for this task.

### **3.3 Compensation Plantings**

It is anticipated that many of the individual trees spread through the site (excluding the three identified tree groupings) will require removal to facilitate future construction and / or to mitigate risk associate with poor tree health. Future development plans provide an opportunity to replace these trees with native species appropriate for an urban environment. It is recommended that development not only replace these trees but aim to maximize the future canopy cover of the area.



## **4 Conclusion**

This Tree Conservation Report provides a detailed description of the species, health, and sizes of the trees growing within LeBreton Flats. The Subject Site is located within the Inner Urban area of the City of Ottawa as defined by Schedule F of the *City of Ottawa Tree Protection By-law*.

A total of four hundred and fifty (450) trees and twenty-one (21) different species with a DBH equal to or greater than 10 cm were assessed. Seventy-five (75) individual trees and three hundred and seventy-five (375) trees in groupings were assessed. Of the trees assessed over 10cm DBH, 255 trees (56.5%) were under 30cm and 195 trees (43.5%) were above 30cm in diameter and considered distinctive (within the City of Ottawa Inner Urban area and larger than 30cm DBH).

Individual trees and grouping of trees spread throughout the site; they are primarily non-native species of various health and size that have established naturally through the disturbed areas. Based on the current draft plan of subdivision, it is anticipated that a total of 36 trees will require removal for the development of residential, commercial, office, or hotel spaces. An additional five (5) trees may require removal for works to occur over and around the buried aqueduct. Within dedicated parklands and along the existing open aqueduct, existing trees should be protected and integrated to the design where and if appropriate, but some trees may be impacted to develop the park amenities required by each owner. However, it is recommended that tree groupings present on the ridge north of Bayview Station, along the open aqueduct, along the inlet to the aqueducts, and on the slope adjacent to Slater Street be retained, protected, and integrated into future development plans as appropriate / feasible.

Mitigation measures presented in this report should be applied to protect the health of trees recommended to be preserved. Limiting the area of disturbance associated with construction works and visually delineating and protecting the trees to be retained is critical. Tree mitigation measures must be in place prior to any construction activities, including but not limited to selective limbing and pruning and the installation of tree protection fencing. All future removals require NCC / City of Ottawa approval.

Compensation tree plantings shall include native species where appropriate and be tolerant of urban conditions. It is highly recommended that the quantity of tree plantings should not only replace / compensate for the removed trees but aim to maximize the future canopy cover of the area and enhance the limited existing green space present on site.





## 5 References

City of Ottawa. 2021a. Tree Protection By-law No. 2020-340. Available: [www.ottawa.ca/en/living-ottawa/laws-licences-and-permits/laws/law-z/tree-protection-law-no-2020-340](http://www.ottawa.ca/en/living-ottawa/laws-licences-and-permits/laws/law-z/tree-protection-law-no-2020-340).





# APPENDICES



## Appendix A Tree Inventory & Schedule



# Appendix A: Tree Inventory & Schedule

Project: Lebreton Flats Subdivision

Date of Field Work: July 18 & 19, 2023

Weather: Warm and Sunny

Tree Conditions: Good, Fair, Poor, Dead (x)

Tree Tag #	Botanical Name	Common Name	No.	DBH (cm)	Condition			Ownership	Remarks
					TI	CS	CV		
1	<i>Quercus palustris</i>	Pin Oak	1	13	F	G	G	Ottawa	trunk damage
2	<i>Celtis occidentalis</i>	Hackberry	1	13	G	F	F	Ottawa	minor branch tip dieback
3	<i>Celtis occidentalis</i>	Hackberry	1	10	G	F	F	Ottawa	minor branch tip dieback, reduced canopy vigour
4	<i>Celtis occidentalis</i>	Hackberry	1	11	F	P	F	Ottawa	branch tip dieback, suckering, reduced canopy vigour
5	<i>Acer negundo</i>	Manitoba Maple	1	6 to 15	F	F	F	Ottawa	multi-stem, weak union, signs of insects
6	<i>Acer saccharinum</i>	Silver Maple	1	44	G	F	F	NCC	branch tip dieback, weak union, reduced canopy vigour 90%, vine in crown
7	<i>Acer saccharinum</i>	Silver Maple	1	34	G	F	P	NCC	branch tip dieback, reduced canopy vigour 85%
8	<i>Acer saccharinum</i>	Silver Maple	1	60	F	G	G	NCC	10% lean, vine in crown
9	<i>Quercus macrocarpa</i>	Bur Oak	1	30	G	F	F	NCC	branch tip dieback, reduced canopy vigour, leaf blight
10	<i>Populus deltoides</i>	Eastern Cottonwood	1	95	G	F	G	NCC	broken branches, branch tip dieback
11	<i>Populus deltoides</i>	Eastern Cottonwood	1	17	F	G	F	NCC	lean, suppressed canopy vigour
12	<i>Acer saccharinum</i>	Silver Maple	1	31	P	P	P	NCC	trunk wound, weak union, branch tip dieback, reduced canopy vigour 60%
13	<i>Populus deltoides</i>	Eastern Cottonwood	1	32 to 39	F	F	F	NCC	multi-stem(2), co-dominant stems, weak union, branch tip dieback, reduced canopy vigour
14	<i>Ulmus pumila</i>	Siberian Elm	1	20	F	F	F	NCC	reduced canopy vigour, weak union, branch tip dieback
15	<i>Ulmus pumila</i>	Siberian Elm	1	15	F	F	F	NCC	branch tip dieback, reduced canopy vigour
16	<i>Ulmus pumila</i>	Siberian Elm	1	18	F	F	P	NCC	suckering, branch tip dieback, reduced canopy vigour
17	<i>Ulmus pumila</i>	Siberian Elm	1	40	F	F	F	NCC	lean, weak union, reduced canopy vigour
18	<i>Ulmus pumila</i>	Siberian Elm	1	35	G	F	F	NCC	branch tip dieback, reduced canopy vigour 90%
19	<i>Tilia cordata</i>	Littleleaf Linden	1	60	F	F	F	NCC	weak union branch tip dieback
20	<i>Acer saccharinum</i>	Silver Maple	1	39	G	F	P	NCC	branch tip dieback, reduced canopy vigour
21	<i>Tilia cordata</i>	Littleleaf Linden	1	50	G	F	G	NCC	weak union
22	<i>Quercus macrocarpa</i>	Bur Oak	1	30	G	G	F	NCC	branch tip dieback
23	<i>Populus deltoides</i>	Eastern Cottonwood	1	80	G	F	P	NCC	branch tip dieback, reduced canopy vigour 60%
24	<i>Acer saccharinum</i>	Silver Maple	1	36	F	F	F	NCC	weak union, branch tip dieback, suckering, suppressed canopy vigour

# Appendix A: Tree Inventory & Schedule

Project: Lebreton Flats Subdivision

Date of Field Work: July 18 & 19, 2023

Weather: Warm and Sunny

Tree Conditions: Good, Fair, Poor, Dead (x)

Tree Tag #	Botanical Name	Common Name	No.	DBH (cm)	Condition			Ownership	Remarks
					TI	CS	CV		
25	<i>Pinus sylvestris</i>	Scots Pine	1	27 to 30	F	F	G	NCC	multi-stem, co-dominant stems
26	<i>Pinus sylvestris</i>	Scots Pine	1	40	G	G	F	NCC	reduced canopy vigour
27	<i>Pinus sylvestris</i>	Scots Pine	1	38	G	G	F	NCC	reduced canopy vigour
28	<i>Populus deltoides</i>	Eastern Cottonwood	1	50	G	G	F	NCC	branch tip dieback
29	<i>Populus deltoides</i>	Eastern Cottonwood	1	32	G	F	F	NCC	branch tip dieback, reduced canopy vigour
30	<i>Populus deltoides</i>	Eastern Cottonwood	1	48	P	P	P	NCC	trunk wound, reduced canopy vigour 10%, suckering, rotting trunk
31	<i>Populus deltoides</i>	Eastern Cottonwood	1	68	P	P	P	NCC	reduced canopy vigour 10%
32	<i>Picea pungens</i>	Blue Spruce	1	55	G	F	G	NCC	co-dominant stems
33	<i>Acer saccharinum</i>	Silver Maple	1	32	F	F	F	NCC	suckering, branch tip dieback, reduced canopy vigour
34	<i>Acer saccharinum</i>	Silver Maple	1	40	G	F	F	NCC	branch tip dieback, reduced canopy vigour
35	<i>Ulmus pumila</i>	Siberian Elm	1	48	G	F	F	NCC	branch tip dieback, lean, weak union, suppressed canopy vigour
36	<i>Picea pungens</i>	Blue Spruce	1	37	F	F	F	NCC	lean, suppressed canopy vigour
37	<i>Ulmus pumila</i>	Siberian Elm	1	26	F	F	F	NCC	multi-stem, co-dominant stems, weak union, branch tip dieback, infestation
38	<i>Picea pungens</i>	Blue Spruce	1	38	G	G	G	NCC	-
39	<i>Picea pungens</i>	Blue Spruce	1	23	G	F	F	NCC	suppressed canopy vigour
40	<i>Ulmus pumila</i>	Siberian Elm	1	16	F	F	F	NCC	multi-stem, co-dominant stems, reduced canopy vigour, infestation
41	<i>Populus deltoides</i>	Eastern Cottonwood	1	15 to 20	F	F	F	NCC	multi-stem, weak union, suppressed canopy vigour
42	<i>Populus deltoides</i>	Eastern Cottonwood	1	15 to 20	F	F	F	NCC	multi-stem, weak union, suppressed canopy vigour
43	<i>Ulmus pumila</i>	Siberian Elm	1	12 to 16	F	F	F	Ottawa	multi-stem, suppressed canopy vigour, infestation
44	<i>Eleaagnus angustifolia</i>	Russian Olive	1	14 to 18	F	P	P	Ottawa	multi-stem, reduced canopy vigour, vine in crown, branch tip dieback
45	<i>Populus deltoides</i>	Eastern Cottonwood	1	26	F	F	F	Ottawa	co-dominant stems
46	<i>Acer saccharum</i>	Sugar Maple	1	15	G	F	G	Ottawa	lost leader
47	<i>Salix alba</i>	White Willow	1	26	F	F	G	Ottawa	short structure, branch tip dieback
48	<i>Celtis occidentalis</i>	Hackberry	1	22	G	F	P	Ottawa	reduced canopy vigour 50%, branch tip dieback

# Appendix A: Tree Inventory & Schedule

Project: Lebreton Flats Subdivision

Date of Field Work: July 18 & 19, 2023

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Tree Conditions: Good, Fair, Poor, Dead (x)

Tree Tag #	Botanical Name	Common Name	No.	DBH (cm)	Condition			Ownership	Remarks
					TI	CS	CV		
49	<i>Celtis occidentalis</i>	Hackberry	1	10	F	F	F	Ottawa	surpressed canopy vigour
50	<i>Celtis occidentalis</i>	Hackberry	1	17	G	F	F	Ottawa	branch tip dieback, reduced canopy vigour
51	<i>Celtis occidentalis</i>	Hackberry	1	21	G	F	F	Ottawa	branch tip dieback, reduced canopy vigour
52	<i>Salix alba</i>	White Willow	1	100 to 125	F	F	P	Ottawa	multi-stem(2), reduced canopy vigour 50%, branch tip dieback
53	<i>Salix alba</i>	White Willow	1	130	F	F	P	Ottawa	reduced canopy vigour 40%, branch tip dieback
54	<i>Populus deltoides</i>	Eastern Cottonwood	1	24	F	F	G	NCC	multi-stem
55	<i>Acer negundo</i>	Manitoba Maple	1	11	P	F	G	NCC	multi-stem, weak union, vine in crown
56	<i>Populus deltoides</i>	Eastern Cottonwood	1	12	F	F	F	NCC	multi-stem, weak union
57	<i>Populus deltoides</i>	Eastern Cottonwood	1	14	F	F	F	NCC	multi-stem, weak union, surpressed canopy vigour
58	<i>Populus deltoides</i>	Eastern Cottonwood	1	16 to 18	F	F	F	NCC	co-dominant stems
59	<i>Ulmus pumila</i>	Siberian Elm	1	12 to 16	F	F	F	NCC	css, weak union, branch tip dieback, infestation
60	<i>Acer saccharinum</i>	Silver Maple	1	20	G	F	F	Ottawa	lost leader
61	<i>Ulmus pumila</i>	Siberian Elm	1	26	F	F	F	NCC	multi-stem, weak union, branch tip dieback, reduced canopy vigour
62	<i>Salix alba</i>	White Willow	1	120	G	F	F	NCC	reduced canopy vigour
63	<i>Acer saccharum</i>	Sugar Maple	1	26	G	G	G	NCC	-
64	<i>Celtis occidentalis</i>	Hackberry	1	19	G	F	P	NCC	-
65	<i>Celtis occidentalis</i>	Hackberry	1	35	G	F	F	NCC	branch tip dieback, internal branching
66	<i>Fraxinus sp.</i>	Ash Tree	1	25	P	P	F	NCC	multi-stem, reduced canopy vigour, weak union, emerald ash borer
67	<i>Acer saccharum</i>	Sugar Maple	1	28	G	F	F	NCC	branch tip dieback, internal branching
68	<i>Acer saccharum</i>	Sugar Maple	1	27	G	F	G	NCC	internal branching
69	<i>Acer saccharum</i>	Sugar Maple	1	27	G	G	F	NCC	branch tip dieback
70	<i>Acer saccharum</i>	Sugar Maple	1	26	G	G	G	NCC	-
71	<i>Acer saccharum</i>	Sugar Maple	1	23	G	G	G	NCC	-
72	<i>Acer saccharum</i>	Sugar Maple	1	24	G	G	G	NCC	-

## Appendix A: Tree Inventory & Schedule

Project: Lebreton Flats Subdivision

Date of Field Work: July 18 & 19, 2023

Weather: Warm and Sunny

Tree Conditions: Good, Fair, Poor, Dead (x)

Tree Tag #	Botanical Name	Common Name	No.	DBH (cm)	Condition			Ownership	Remarks
					TI	CS	CV		
73	<i>Acer saccharum</i>	Sugar Maple	1	24	P	G	G	NCC	signs of girdling roots
74	<i>Ulmus pumila</i>	Siberian Elm	1	14 to 20	F	P	P	NCC	multi-stem, infestation, reduced canopy vigour
75	<i>Betula pendula</i>	Silver Birch	1	10	F	G	G	NCC	exposed roots
G01	<i>Pinus sylvestris</i>	Scots Pine	7	35 to 55	F	F	F	NCC	lean, branch tip dieback, suppressed canopy vigour, vine in crown
G01	<i>Tilia cordata</i>	Littleleaf Linden	1	25 to 35	F	F	F	NCC	multi-stem, weak union, suppressed canopy vigour
G02	<i>Crataegus species</i>	Hawthorn Tree	1	16	F	F	F	NCC	suppressed canopy vigour
G02	<i>Malus sp.</i>	Apple Species	2	25 to 35	P	P	P	NCC	multi-stem, weak union, branch tip dieback, suppressed canopy vigour 50%
G02	<i>Acer saccharum</i>	Sugar Maple	1	30	F	F	F	NCC	lean, suppressed canopy vigour
G02	<i>Quercus macrocarpa</i>	Bur Oak	1	21	G	P	P	NCC	branch tip dieback, lean, suppressed canopy vigour 60%
G03	<i>Pinus sylvestris</i>	Scots Pine	20	30 to 60	F	F	F	NCC	suppressed canopy vigour, lean, weak union, co-dominant stems
G03	<i>Pinus sylvestris</i>	Scots Pine	3	15 to 28	F	F	F	NCC	suppressed canopy vigour, lean, weak union, co-dominant stems
G04	<i>Pinus sylvestris</i>	Scots Pine	30	30 to 60	G	F	F	NCC	co-dominant stems, suppressed canopy vigour, branch tip dieback
G04	<i>Pinus sylvestris</i>	Scots Pine	6	15 to 28	G	F	F	NCC	co-dominant stems, suppressed canopy vigour, branch tip dieback
G04	<i>Tilia cordata</i>	Littleleaf Linden	13	10 to 20	F	F	F	NCC	lean, co-dominant stems, weak union, suppressed canopy vigour
G05	<i>Pinus sylvestris</i>	Scots Pine	8	30 to 60	G	F	F	NCC	co-dominant stems, suppressed canopy vigour, branch tip dieback
G05	<i>Pinus sylvestris</i>	Scots Pine	6	15 to 28	G	F	F	NCC	co-dominant stems, suppressed canopy vigour, branch tip dieback
G05	<i>Tilia cordata</i>	Littleleaf Linden	12	10 to 25	F	F	F	NCC	co-dominant stems, lean, weak union, suppressed canopy vigour
G06	<i>Populus deltoides</i>	Eastern Cottonwood	2	17 to 35	F	F	F	NCC	multi-stem, co-dominant stems, weak union, branch tip dieback, reduced canopy vigour
G07	<i>Populus deltoides</i>	Eastern Cottonwood	2	58 to 60	G	F	F	NCC	suppressed canopy vigour
G07	<i>Acer saccharinum</i>	Silver Maple	1	23	P	P	P	NCC	trunk wound, co-dominant stems, weak union, branch tip dieback
G08	<i>Pinus sylvestris</i>	Scots Pine	8	30 to 50	F	F	F	NCC	co-dominant stems, weak union, suppressed canopy vigour
G08	<i>Pinus sylvestris</i>	Scots Pine	1	<30	F	F	F	NCC	co-dominant stems, weak union, suppressed canopy vigour
G09	<i>Populus deltoides</i>	Eastern Cottonwood	2	30, 74	F	P	P	NCC	reduced canopy vigour 30%, branch tip dieback, suppressed canopy vigour
G09	<i>Populus deltoides</i>	Eastern Cottonwood	2	13, 24	F	P	P	NCC	reduced canopy vigour 30%, branch tip dieback, suppressed canopy vigour



# Appendix A: Tree Inventory & Schedule

Project: Lebreton Flats Subdivision

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Tree Tag #	Botanical Name	Common Name	No.	DBH (cm)	Condition			Ownership	Remarks
					TI	CS	CV		
G10	<i>Pinus strobus</i>	White Pine	5	10	G	F	F	NCC	branch tip dieback, reduced canopy vigour
G11	<i>Pinus sylvestris</i>	Scots Pine	3	40 to 60	F	F	F	NCC	lean, co-dominant stems, branch tip dieback, reduced canopy vigour
G12	<i>Picea pungens</i>	Blue Spruce	2	45 to 50	G	F	G	NCC	co-dominant stems
G13	<i>Picea pungens</i>	Blue Spruce	2	45 to 50	G	F	G	NCC	lean, co-dominant stems
G14	<i>Populus deltoides</i>	Eastern Cottonwood	2	25	F	F	F	NCC	branch tip dieback, lean, weak union, surpressed canopy vigour
G14	<i>Populus deltoides</i>	Eastern Cottonwood	1	60	F	F	F	NCC	branch tip dieback, lean, weak union, surpressed canopy vigour
G15	<i>Picea pungens</i>	Blue Spruce	1	43 to 45	G	F	F	NCC	branch tip dieback, reduced canopy vigour
G16	<i>Populus deltoides</i>	Eastern Cottonwood	2	30 to 40	F	F	F	NCC	multi-stem, weak union, co-dominant stems, branch tip dieback, reduced canopy vigour
G16	<i>Populus deltoides</i>	Eastern Cottonwood	4	<30	F	F	F	NCC	multi-stem, weak union, co-dominant stems, branch tip dieback, reduced canopy vigour
G17	<i>Populus deltoides</i>	Eastern Cottonwood	5	10 to 20	G	F	G	NCC	multi-stem
G18	<i>Populus deltoides</i>	Eastern Cottonwood	8	30 to 55	F	F	F	NCC	surpressed canopy vigour, leaning, vine in crown
G18	<i>Ulmus pumila</i>	Siberian Elm	1	17	F	F	F	NCC	surpressed canopy vigour, leaning, vine in crown
G18	<i>Eleaagnus angustifolia</i>	Russian Olive	2	20 to 28	F	F	F	NCC	surpressed canopy vigour, leaning, vine in crown
G18	<i>Acer negundo</i>	Manitoba Maple	82	20 to 45	F	F	F	NCC	leaning, surpressed canopy vigour, vine in crown
G18	<i>Acer saccharinum</i>	Silver Maple	1	140	G	F	G	NCC	multi-stem, weak union
G18	<i>Salix alba</i>	White Willow	2	150 to 200	F	F	F	NCC	surpressed canopy vigour, leaning
G18	<i>Juglans nigra</i>	Black Walnut	5	23 to 27	F	F	F	NCC	surpressed canopy vigour
G19	<i>Ulmus pumila</i>	Siberian Elm	2	12 to 16	F	F	F	NCC	surpressed canopy vigour, insects, co-dominant stems, vine in crown
G20	<i>Populus deltoides</i>	Eastern Cottonwood	7	10 to 20	F	F	G	NCC	co-dominant stems
G21	<i>Ulmus pumila</i>	Siberian Elm	2	12 to 14	F	F	F	NCC	weak union, co-dominant stems, branch tip dieback
G22	<i>Populus deltoides</i>	Eastern Cottonwood	14	10 to 18	F	F	F	NCC	multi-stem, surpressed canopy vigour, co-dominant stems
G23	<i>Acer negundo</i>	Manitoba Maple	7	30 to 45	F	F	F	NCC	surpressed canopy vigour, lean
G24	<i>Ulmus pumila</i>	Siberian Elm	3	11 to 14	F	F	F	NCC	multi-stem, weak union, branch tip dieback
G25	<i>Betula pendula</i>	Silver Birch	2	10	G	G	G	NCC	-

## Appendix A: Tree Inventory & Schedule

Project: Lebreton Flats Subdivision

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Tree Tag #	Botanical Name	Common Name	No.	DBH (cm)	Condition			Ownership	Remarks
					TI	CS	CV		
G26	<i>Betula pendula</i>	Silver Birch	3	10 to 12	G	F	G	NCC	multi-stem, internal branching
G27	<i>Ulmus americana</i>	American Elm	1	30 to 55	F	F	F	NCC	multi-stem, suppressed canopy vigour, exposed roots
G27	<i>Acer platanoides</i>	Norway Maple	6	30 to 55	F	F	F	NCC	multi-stem, suppressed canopy vigour, exposed roots
G27	<i>Acer platanoides</i>	Norway Maple	3	15 to 29	F	F	F	NCC	multi-stem, suppressed canopy vigour, exposed roots
G27	<i>Acer negundo</i>	Manitoba Maple	7	30 to 55	F	F	F	NCC	leaning, co-dominant stems, weak union, suppressed canopy vigour, exposed roots
G27	<i>Acer negundo</i>	Manitoba Maple	3	15 to 29	F	F	F	NCC	leaning, co-dominant stems, weak union, suppressed canopy vigour, exposed roots
G27	<i>Fraxinus sp.</i>	Ash Tree	1	12	F	F	F	NCC	suppressed canopy vigour, exposed roots
G28	<i>Ulmus pumila</i>	Siberian Elm	9	30 to 55	F	F	F	NCC	exposed roots, leaning, suppressed canopy vigour, weak union
G28	<i>Ulmus pumila</i>	Siberian Elm	6	15 to 29	F	F	F	NCC	exposed roots, leaning, suppressed canopy vigour, weak union
G28	<i>Acer platanoides</i>	Norway Maple	25	30 to 55	F	F	F	NCC	exposed roots, leaning, suppressed canopy vigour, weak union
G28	<i>Acer platanoides</i>	Norway Maple	11	15 to 29	F	F	F	NCC	exposed roots, leaning, suppressed canopy vigour, weak union
G28	<i>Acer negundo</i>	Manitoba Maple	6	30 to 55	F	F	F	NCC	exposed roots, leaning, suppressed canopy vigour, weak union

## Appendix B Site Photographs



**Photograph 1:** The majority of the newly planted trees near the LRT Line 1 stations are under 10cm DBH, but a small number are reaching over 10cm DBH.



**Photograph 2:** The elevated area north-east of Bayview Station contains several large groupings of Scots Pines.



**Tree Conservation Report**  
**Appendix B Site Photographs**



**Photograph 3:** Large Cottonwoods were also found in the elevated area



**Photograph 4:** Smaller groupings of Blue Spruce were found east of the Scots Pine groupings, along with numerous Silver Maples.



**Tree Conservation Report  
Appendix B Site Photographs**



**Photograph 5:** The area with the most dense vegetation was near the water inlet on the north side of the site. The grouping contained some large trees (mainly Cottonwoods and White Willow), but primarily consisted of medium-sized Manitoba Maples.



**Photograph 7:** The area north-east of Pimisi Station was scraped down to the bedrock, and most vegetation has not reached 10cm DBH.





**Tree Conservation Report  
Appendix B Site Photographs**



**Photograph 8:** In Pindigen Park, to the very north-east corner of the site, there are many Silver Birches planted, most of which are still under 10cm DBH.



**Photograph 9:** Adjacent to Slater Street, near Bronson Ave, there is a grouping of fairly large trees, primarily Manitoba Maples and Norway Maples.



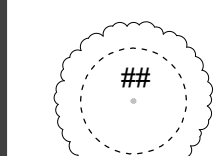

## Appendix C Current Vegetation Plan





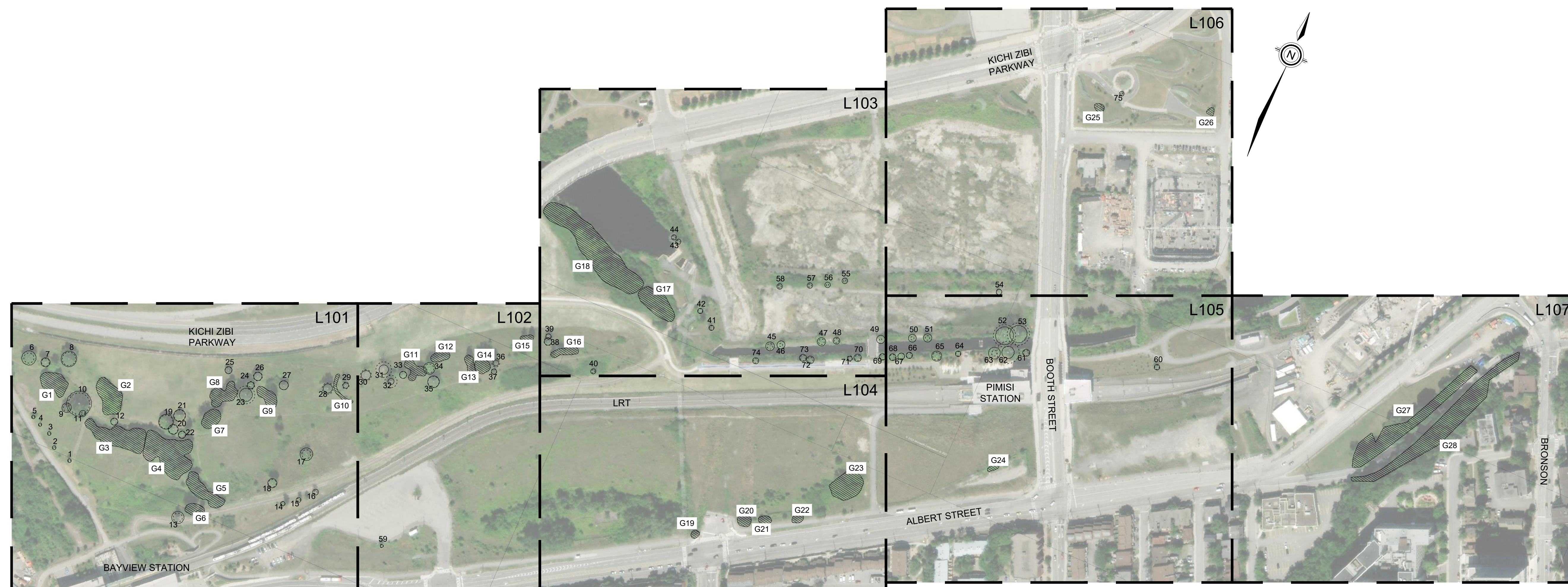
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Legend

-  EXISTING TREE, IDENTIFICATION TAG, CANOPY LIMIT, CRITICAL ROOT ZONE
-  EXISTING TREE GROUPING, IDENTIFICATION TAG

Notes

1. REFER TO TREE CONSERVATION REPORT APPENDIX A FOR TREE INVENTORY SCHEDULE.



1	ISSUED FOR REVIEW	TA	ILL	24.04.26
Revision		By	Appd.	YY.MM.DD

File Name:	160401780-L100.dwg	BL	ILL	BL	24.04.26
		Dwn.	Chkd.	Dgn.	YY.MM.DD

Permit-Seal

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Client/Project  
LEBRETON FLATS SUBDIVISION

OTTAWA, ON

Title  
CURRENT VEGETATION  
KEY PLAN

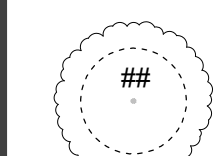
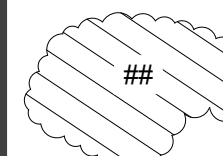
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L100 1 of 16 1



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Legend

-  EXISTING TREE, IDENTIFICATION TAG, CANOPY LIMIT, CRITICAL ROOT ZONE
-  EXISTING TREE GROUPING, IDENTIFICATION TAG

Notes

1. REFER TO TREE CONSERVATION REPORT APPENDIX A FOR TREE INVENTORY SCHEDULE.

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Revision		By	Appd.	YY.MM.DD

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		Dwn.	Chkd.	Dgn.	YY.MM.DD

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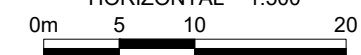
LEBRETON FLATS SUBDIVISION

OTTAWA, ON

Title

CURRENT VEGETATION  
PLAN 01

Project No.  
160401780

Scale  
HORIZONTAL 1:500  


Drawing No.

Sheet

Revision

L101

2 of 16

1



REFER TO DWG L102  
MATCH LINE



Legend

- EXISTING TREE, IDENTIFICATION TAG, CANOPY LIMIT, CRITICAL ROOT ZONE
- EXISTING TREE GROUPING, IDENTIFICATION TAG

Notes

1. REFER TO TREE CONSERVATION REPORT APPENDIX A FOR TREE INVENTORY SCHEDULE.

1	ISSUED FOR REVIEW	TA	ILL	24.04.26
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Permit-Seal

Client/Project

LEBRETON FLATS SUBDIVISION

OTTAWA, ON

Title

CURRENT VEGETATION  
PLAN 02

Project No.  
160401780

Scale  
HORIZONTAL 1:500

Drawing No.

Sheet

Revision

L102

3 of 16

1



MATCH LINE  
REFER TO DWG L101

MATCH LINE  
REFER TO DWG L103

REFER TO DWG L103  
MATCH LINE

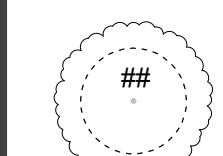
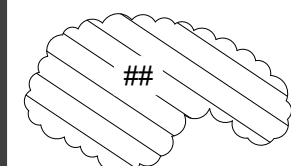
MATCH LINE  
REFER TO DWG L104



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Legend

-  EXISTING TREE, IDENTIFICATION TAG, CANOPY LIMIT, CRITICAL ROOT ZONE
-  EXISTING TREE GROUPING, IDENTIFICATION TAG

Notes

- REFER TO TREE CONSERVATION REPORT APPENDIX A FOR TREE INVENTORY SCHEDULE.

1	ISSUED FOR REVIEW	TA	ILL	24.04.26	
Revision		By	Appd.	YY.MM.DD	
File Name:	160401780-1100.dwg	Bl.	ILL	BL	24.04.26
		Dwn.	Chkd.	Dgn.	YY.MM.DD

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Client/Project

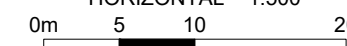
LEBRETON FLATS SUBDIVISION

OTTAWA, ON

Title

CURRENT VEGETATION  
 PLAN 03

Project No.  
 160401780

Scale  
 HORIZONTAL 1:500  


Drawing No.

Sheet  
 Revision

L103

4 of 16

1



MATCH LINE  
 REFER TO DWG L106

MATCH LINE  
 REFER TO DWG L102

MATCH LINE  
 REFER TO DWG L104



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Legend

- EXISTING TREE, IDENTIFICATION TAG, CANOPY LIMIT, CRITICAL ROOT ZONE
- EXISTING TREE GROUPING, IDENTIFICATION TAG

Notes

1. REFER TO TREE CONSERVATION REPORT APPENDIX A FOR TREE INVENTORY SCHEDULE.

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160401780-1100.dwg	Dwn.	Chkd.	Dgn.	YY.MM.DD

Permit-Seal

Client/Project

LEBRETON FLATS SUBDIVISION

OTTAWA, ON

Title

CURRENT VEGETATION  
PLAN 04

Project No.  
160401780

Scale  
HORIZONTAL 1:500  
0m 5 10 20

Drawing No.

Sheet  
Revision

L104

5 of 16

1



REFER TO DWG L102  
MATCH LINE

REFER TO DWG L103  
MATCH LINE

LRT

REFER TO DWG L106  
MATCH LINE

PRESTON STREET

ALBERT STREET



Legend

- EXISTING TREE, IDENTIFICATION TAG, CANOPY LIMIT, CRITICAL ROOT ZONE
- EXISTING TREE GROUPING, IDENTIFICATION TAG

Notes

1. REFER TO TREE CONSERVATION REPORT APPENDIX A FOR TREE INVENTORY SCHEDULE.

1	ISSUED FOR REVIEW	TA	ILL	24.04.26
Revision		By	Appd.	YY.MM.DD
File Name: 160401780-1100.dwg		BL	ILL	BL
Permit-Seal		Dwn.	Chkd.	Dgn.
				24.04.26
				YY.MM.DD

Client/Project

LEBRETON FLATS SUBDIVISION

OTTAWA, ON

Title

CURRENT VEGETATION  
PLAN 05

Project No.  
160401780

Scale  
HORIZONTAL 1:500  
0m 5 10 20

Drawing No.

Sheet Revision

L105

6 of 16

1

REFER TO DWG L106  
MATCH LINE



MATCH LINE  
REFER TO DWG L104

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Legend

- EXISTING TREE, IDENTIFICATION TAG, CANOPY LIMIT, CRITICAL ROOT ZONE
- EXISTING TREE GROUPING, IDENTIFICATION TAG

Notes

1. REFER TO TREE CONSERVATION REPORT APPENDIX A FOR TREE INVENTORY SCHEDULE.

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1	TA	ILL	24.04.26
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File Name:	BL	ILL	BL	24.04.26
160401780-1100.dwg	Dwn.	Chkd.	Dgn.	YY.MM.DD

Permit-Seal

Client/Project

LEBRETON FLATS SUBDIVISION

OTTAWA, ON

Title

CURRENT VEGETATION  
 PLAN 06

Project No.  
 160401780

Scale  
 HORIZONTAL 1:500

Drawing No.

Sheet  
 Revision

L106

7 of 16

1



REFER TO DWG L103  
 MATCH LINE

MATCH LINE  
 REFER TO DWG L105



Legend

- EXISTING TREE, IDENTIFICATION TAG, CANOPY LIMIT, CRITICAL ROOT ZONE
- EXISTING TREE GROUPING, IDENTIFICATION TAG

Notes

1. REFER TO TREE CONSERVATION REPORT APPENDIX A FOR TREE INVENTORY SCHEDULE.

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		Dwn.	Chkd.	Dgn.	YY.MM.DD

Permit-Seal

Client/Project

LEBRETON FLATS SUBDIVISION

OTTAWA, ON

Title

CURRENT VEGETATION  
PLAN 07

Project No.  
160401780

Scale  
HORIZONTAL 1:500  
0m 5 10 20

Drawing No.

Sheet  
Revision

L107

8 of 16

1



REFER TO DWG L105  
MATCH LINE

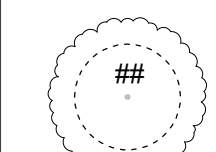
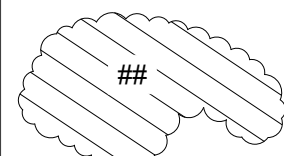
## Appendix D Proposed Development Plan





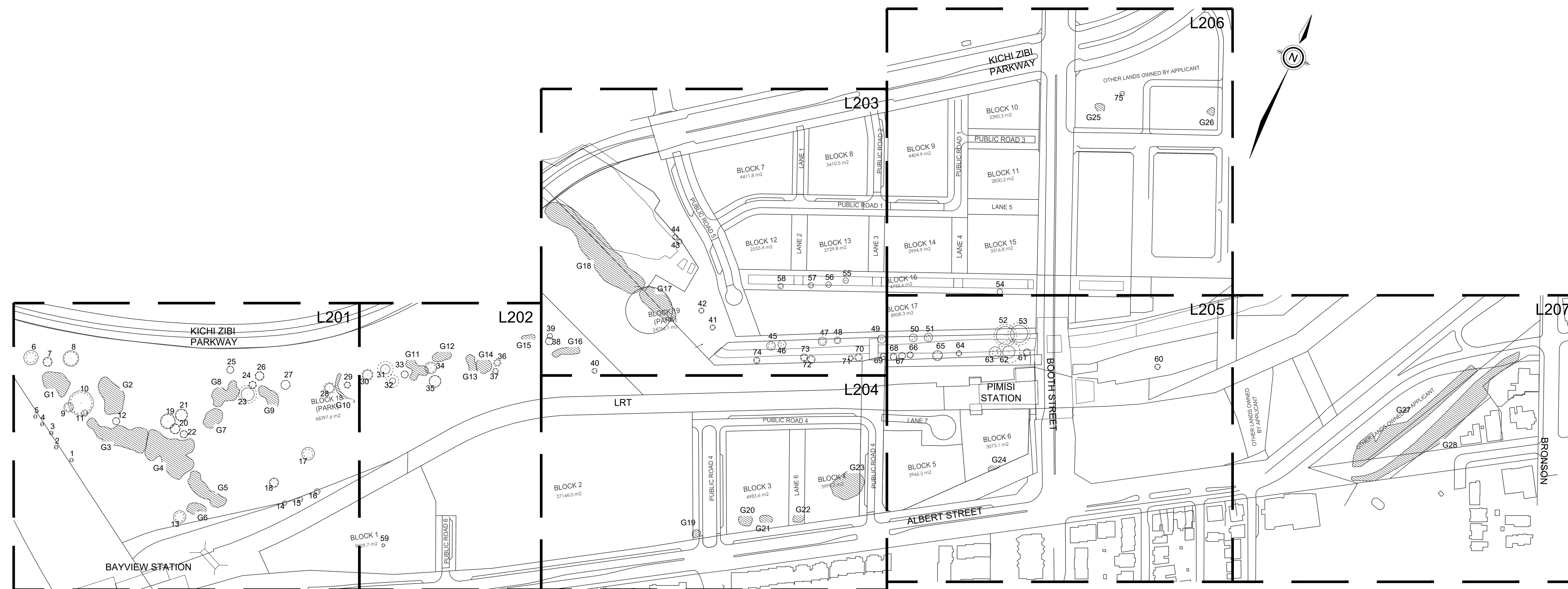
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Legend

-  EXISTING TREE, IDENTIFICATION TAG, CANOPY LIMIT, CRITICAL ROOT ZONE
-  EXISTING TREE GROUPING, IDENTIFICATION TAG

Notes

1. REFER TO TREE CONSERVATION REPORT APPENDIX A FOR TREE INVENTORY SCHEDULE.



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Client/Project

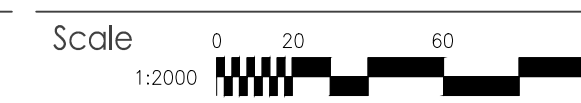
LEBRETON FLATS SUBDIVISION

OTTAWA, ON

Title

PROPOSED DEVELOPMENT  
KEY PLAN

Project No.  
160401780



Drawing No.

Sheet

Revision

L200

9 of 16

1

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Legend

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- EXISTING TREE GROUPING, IDENTIFICATION TAG

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1. REFER TO TREE CONSERVATION REPORT APPENDIX A FOR TREE INVENTORY SCHEDULE.

Revision	By	Appd.	YY.MM.DD
1	TA	BL	24.04.26

File Name:	Bl.	LL	BL	24.04.26
160401780-100.dwg	Dwn.	Chkd.	Dgn.	YY.MM.DD

Permit-Seal	By	Appd.

Client/Project  
LEBRETON FLATS SUBDIVISION

OTTAWA, ON

Title  
PROPOSED DEVELOPMENT  
PLAN 01

Project No.	Scale	HORIZONTAL	1:500
160401780		0m	5 10 20

Drawing No.	Sheet	Revision
L201	10 of 16	1



C:\Users\stc\OneDrive\Documents\160401780-100.dwg  
 2024/04/26 13:24:13  
 ORIGINAL SHEET - ARCH D

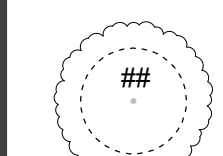
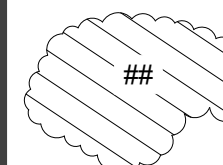






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Legend

-  EXISTING TREE, IDENTIFICATION TAG, CANOPY LIMIT, CRITICAL ROOT ZONE
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Notes

1. REFER TO TREE CONSERVATION REPORT APPENDIX A FOR TREE INVENTORY SCHEDULE.

Revision	By	Appd.	YY.MM.DD
1 ISSUED FOR REVIEW	TA	ILL	24.04.26

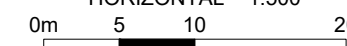
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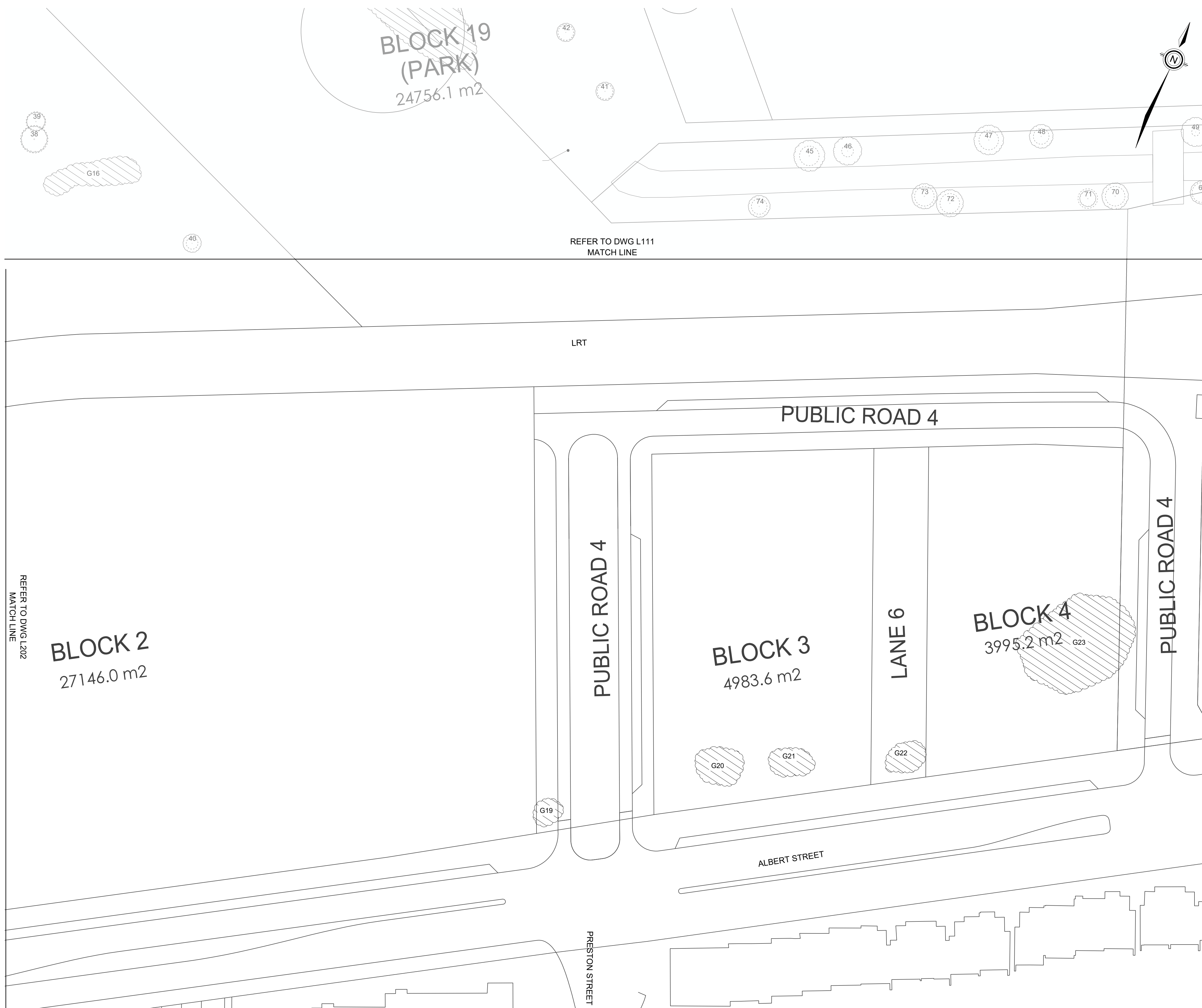
Permit-Seal

Client/Project  
LEBRETON FLATS SUBDIVISION

OTTAWA, ON

Title  
PROPOSED DEVELOPMENT  
PLAN 04

Project No. 160401780	Scale HORIZONTAL 1:500 
Drawing No. L204	Sheet 13 of 16
	Revision 1



Legend

- EXISTING TREE, IDENTIFICATION TAG, CANOPY LIMIT, CRITICAL ROOT ZONE
- EXISTING TREE GROUPING, IDENTIFICATION TAG

Notes

1. REFER TO TREE CONSERVATION REPORT APPENDIX A FOR TREE INVENTORY SCHEDULE.

1	ISSUED FOR REVIEW	TA	ILL	24.04.26
Revision		By	Appd.	YY.MM.DD

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		Dwn.	Chkd.	Dgn.	YY.MM.DD

Permit-Seal

Client/Project  
LEBRETON FLATS SUBDIVISION

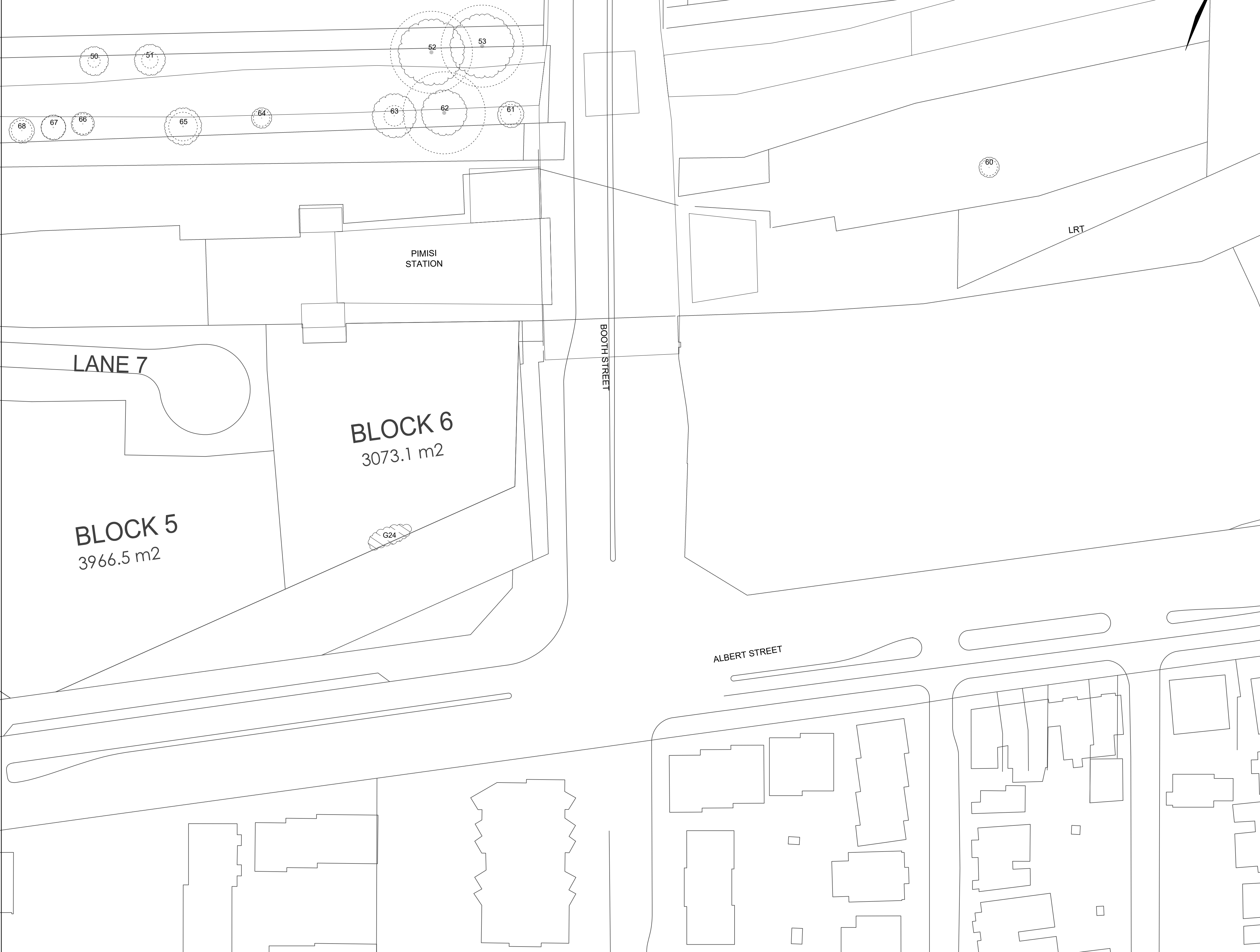
OTTAWA, ON

Title  
PROPOSED DEVELOPMENT  
PLAN 05

Project No.	Scale	HORIZONTAL 1:500	
160401780			
Drawing No.	Sheet	Revision	

REFER TO DWG L206  
MATCH LINE

BLOCK 17  
8908.3 m<sup>2</sup>



MATCH LINE  
REFER TO DWG L204

LANE 7

PIMISI  
STATION

BOOTH STREET

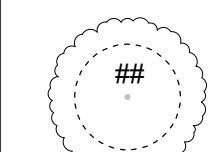
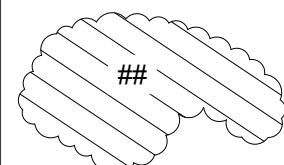
BLOCK 6  
3073.1 m<sup>2</sup>

BLOCK 5  
3966.5 m<sup>2</sup>

ALBERT STREET

LRT

Legend

-  EXISTING TREE, IDENTIFICATION TAG, CANOPY LIMIT, CRITICAL ROOT ZONE
-  EXISTING TREE GROUPING, IDENTIFICATION TAG

Notes

1. REFER TO TREE CONSERVATION REPORT APPENDIX A FOR TREE INVENTORY SCHEDULE.

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Client/Project

LEBRETON FLATS SUBDIVISION

OTTAWA, ON

Title

PROPOSED DEVELOPMENT  
PLAN 06

Project No.  
160401780

Drawing No.

Scale  
HORIZONTAL 1:500  
0m 5 10 20

Sheet  
Revision

L206

15 of 16

1

REFER TO DWG L203  
MATCH LINE

PUBLIC ROAD 1

LANE 4

BLOCK 10  
2390.3 m<sup>2</sup>

PUBLIC ROAD 3

BLOCK 11  
2830.2 m<sup>2</sup>

LANE 5

BLOCK 9  
4404.9 m<sup>2</sup>

BLOCK 14  
2994.9 m<sup>2</sup>

BLOCK 15  
3316.8 m<sup>2</sup>

BLOCK 16  
4755.6 m<sup>2</sup>

KICHI ZIBI PARKWAY

BOOTH STREET

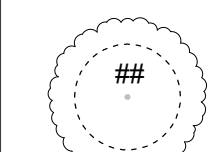
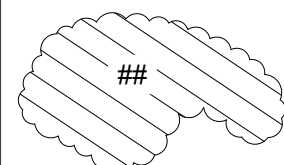
OTHER LANDS OWNED BY APPLICANT

FLEET STREET

LETT STREET

MATCH LINE  
REFER TO DWG L205

Legend

-  EXISTING TREE, IDENTIFICATION TAG, CANOPY LIMIT, CRITICAL ROOT ZONE
-  EXISTING TREE GROUPING, IDENTIFICATION TAG

Notes

1. REFER TO TREE CONSERVATION REPORT APPENDIX A FOR TREE INVENTORY SCHEDULE.

1	ISSUED FOR REVIEW	TA	ILL	24.04.26
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Client/Project

LEBRETON FLATS SUBDIVISION

OTTAWA, ON

Title

PROPOSED DEVELOPMENT  
PLAN 07

Project No.  
160401780

Scale  
HORIZONTAL 1:500  
0m 5 10 20

Drawing No.

Sheet Revision

L207

16 of 16

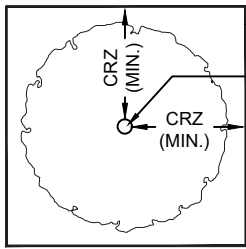
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# Appendix E City of Ottawa Tree Protection Fencing Detail





PLAN VIEW

TREE PROTECTION FENCING

TREE TRUNK

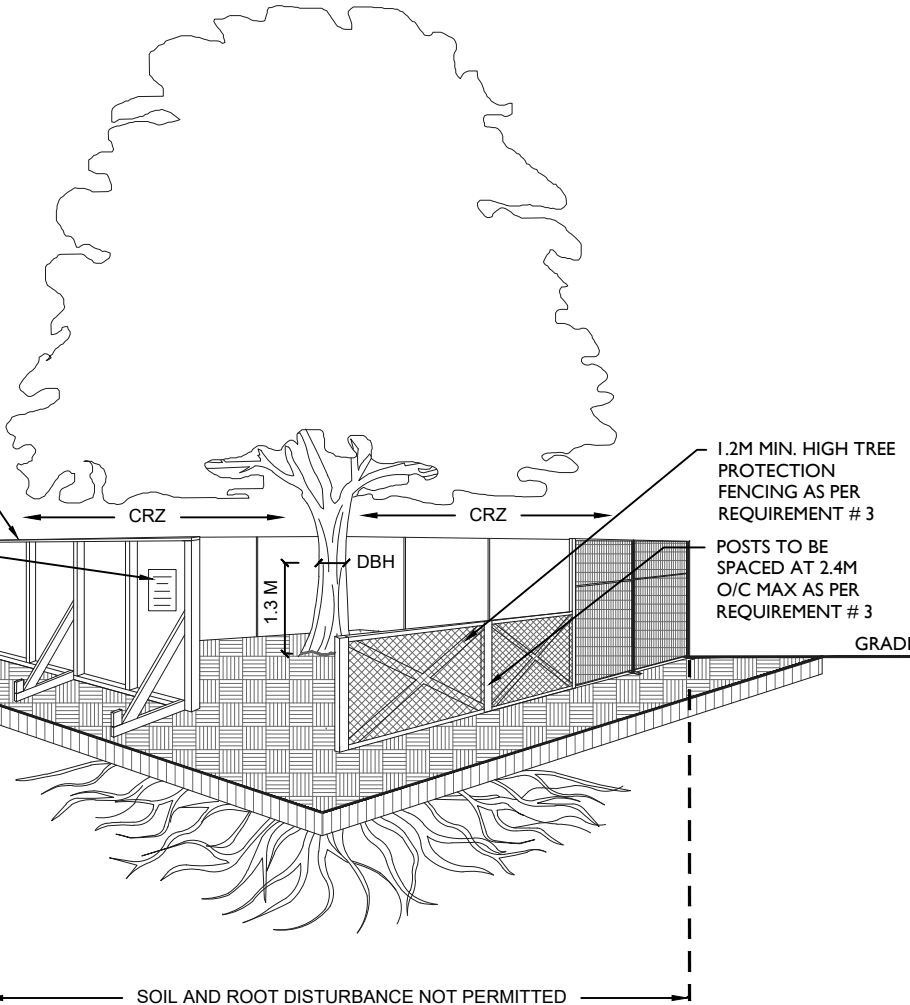
CRZ (MIN.)

CRZ (MIN.)

CRZ = DBH X 10CM.  
CRZ IS TO BE MEASURED FROM THE OUTSIDE EDGE OF THE TREE BASE

TREE PROTECTION SIGNAGE AS PER CITY STANDARD

GRADE



1.2M MIN. HIGH TREE PROTECTION FENCING AS PER REQUIREMENT # 3

POSTS TO BE SPACED AT 2.4M O/C MAX AS PER REQUIREMENT # 3

GRADE

SOIL AND ROOT DISTURBANCE NOT PERMITTED

ACCESSIBLE FORMATS AND COMMUNICATION SUPPORTS ARE AVAILABLE, UPON REQUEST

**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](http://WWW.OTTAWA.CA/TREEBYLAW) FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.



**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