

Tree Conservation Report for 1867 Alta Vista Drive, Ottawa, Ontario

December 15, 2025

Final Report

Submitted To:

Mr. Evan Johnson
Soul Alta Vista GP Inc.

KILGOUR & ASSOCIATES LTD.
www.kilgourassociates.com



TABLE OF CONTENTS

1.0 INTRODUCTION	3
2.0 PROPERTY INFORMATION	3
2.1 PROPERTY OWNER AND APPLICANT AND ARBORIST CONTACT INFORMATION	5
2.2 QUALIFICATIONS OF ARBORIST	5
2.3 ADDITIONAL APPLICATIONS	5
3.0 EXISTING CONDITIONS	5
3.1 TREE INVENTORY	5
3.2 ECOLOGICAL SIGNIFICANCE OF TREES ON SITE	8
3.3 OTHER NATURAL ENVIRONMENT ELEMENTS	8
3.3.1 Surface Water Features	8
3.3.2 Steep Slopes	9
3.3.3 Valued Woodlots	9
3.3.4 Significant Woodlands	10
3.3.5 High-Quality Specimen Trees	10
3.3.6 Hazardous trees	10
3.3.7 Unique Ecological Features	10
3.3.8 Species at Risk	10
4.0 PROPOSED DEVELOPMENT	11
5.0 MITIGATION MEASURES	13
5.1 SITE PREPARATION AND CONSTRUCTION	13
6.0 CLOSURE	14
LITERATURE CITED	15

List of Figures

Figure 1 Site context	4
Figure 2 Existing conditions	7
Figure 3 Watercourse east of the Site (August 7, 2025)	9
Figure 4 Proposed development plan and tree fates	12

List of Tables

Table 1 Organization, role, contact person, phone number, and email address for property owner / applicant and arborist	5
Table 2 Summary tree data for ELC Units* on the Site**	8



List of Appendices

Appendix A Tree Data
Appendix B Butternut Expert's Report

List of Acronyms and Abbreviations

CRZ – critical root zone
DBH – diameter at breast height
EIS – Environmental Impact Study
ELC – Ecological Land Classification
ESA – *Endangered Species Act*
KAL – Kilgour & Associates Ltd.
MNRF – Ministry of Natural Resources and Forestry
NHIC – Natural Heritage Information Centre
OPA – Official Plan Amendment
SAR – species at risk
SARA – *Species at Risk Act*
TCR – Tree Conservation Report
UNA – Urban Natural Area
ZBA – Zoning Bylaw Amendment



1.0 INTRODUCTION

This Tree Conservation Report (TCR) has been prepared following guidelines (City of Ottawa, 2020) set forth by the City of Ottawa (“the City”), on behalf of Soul Alta Vista GP Inc. in support of Zoning Bylaw Amendment (ZBA) and Official Plan Amendment (OPA) applications for the property at 1867 Alta Vista Drive in Ottawa, Ontario (the “Site”; Figure 1). The proposed development comprises a multi-unit residential building.

A TCR is required 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 cm in diameter at breast height (DBH) or greater on a site and/or if there is a tree on an adjacent site that has a critical root zone (CRZ) extending onto a development site. A “tree” is defined as any species of woody perennial plant, including its root system, which has reached or can reach a minimum height of at least 450 cm at physiological maturity. The CRZ is calculated as $DBH \times 10 \text{ cm}$.

The removal of trees on the Site cannot occur until written approval has been granted through a tree permit as per the City’s Tree Protection By-law (City of Ottawa, 2020), the application for which will be supported by this TCR. The tree permit will come in the form of a letter from the General Manager¹ with conditions specific to the Site, tree retention (if applicable), and associated tree protection and tree removal. The approved TCR itself is a requirement for the approval of the development applications listed above. A copy of the report must be available on the Site during tree removal, grading, construction, or any other site alteration activities, and for the duration of construction on the Site.

2.0 PROPERTY INFORMATION

The Site is approximately 1.21 hectares (ha) in size and is located at 1867 Alta Vista Drive, Ottawa, Ontario (Lat: 45.399788°N and Long: -75.661239°W; Figure 1). The Site is currently a vacant urban lot that previously contained a commercial building. Based on aerial imagery, the building was removed between September 2016 and June 2017 (City of Ottawa, 2025). The Site is partly paved and supports regenerating vegetation where the previous building stood. Trees are situated along the Site boundaries, including planted trees along the north, west, and south sides of the Site and natural woodland along the east side of the Site. Immediately east of the Site and extending onto the east portion of the Site is Urban Natural Area (UNA) #161 (Hospital Woods West). The Site is located approximately 550 m east of the Rideau River. The zoning of the Site is IP12 (Subzone – Hospital Lands).

The Site is bordered by:

- Commercial buildings, Hospital Link Road, greenspace, and residential communities to the north;
- A watercourse, woodland and greenspace, and buildings associated with The Ottawa Hospital General Campus to the east;
- Commercial buildings and residential community to the south; and
- Alta Vista Drive, commercial buildings, and the Rideau River to the west.

¹ General Manager of the Public Works & Environmental Services Department or the General Manager of the Planning, Infrastructure and Economic Development Department of the City of Ottawa, or their designate.





Legend

- Watercourse
- 30 m Watercourse Setback
- UNA #161
- Site Boundary

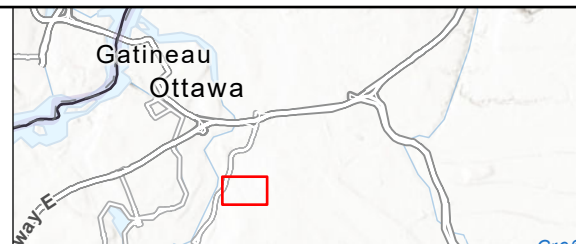
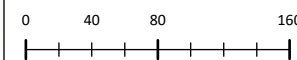


Figure 1. Site context



Spatial Reference:
PCS: WGS 1984 UTM Zone 18N
Map Units: Meter

Project: TCU 1867
Map File Name: TCU 1867
Date Exported: 9/8/2025 9:09 AM



2.1 Property Owner and Applicant and Arborist Contact Information

Table 1 Organization, role, contact person, phone number, and email address for property owner / applicant and arborist

Organization	Role	Contact Person	Phone Number	Email Address
Soul Alta Vista GP Inc 1207-150 Isabella Street, Ottawa, ON K1S 5H3	Proponent	Evan Johnson, Senior Manager, Development	343-550-0055	e.johnson@tcudevcorp.com
Kilgour & Associates Ltd. 2285 St. Laurent Blvd, Unit 16C, Ottawa, ON K1 4Z6	Senior Biologist	Kesia Miyashita	613-367-5546	kmiyashita@kilgourassociates.com

2.2 Qualifications of Arborist

Kesia Miyashita (MSc., P.Biol.) has ten years of experience in environmental consulting, with field experience in ecosystems in Ontario, Alberta and British Columbia. During her career in environmental consulting, Kesia has completed environmental assessments for a variety of major infrastructure projects and urban developments. Her expertise is in vascular and non-vascular plant ecology, with experience in both terrestrial and wetland ecosystems; she has performed vegetation community inventories, rare plant surveys and invasive plant surveys in a variety of natural environments, including native forest, urban nature preserves, grasslands, and wetlands. Prior to joining Kilgour & Associates Ltd. in May 2021, Kesia worked with the Canadian Wildlife Service, where she contributed to policies and guidance documents related to the interface between the *Species at Risk Act* and the *Impact Assessment Act* and developed a strong working understanding of those key pieces of federal legislation. Kesia is a Professional Biologist with the Alberta Society of Professional Biologists and a Qualified Wetland Science Practitioner in the province of Alberta.

2.3 Additional Applications

Not applicable

3.0 EXISTING CONDITIONS

3.1 Tree Inventory

An inventory of trees on/near the Site was undertaken concurrently with the Ecological Land Classification (ELC) exercise on August 7, 2025, following TCR guidelines set forth by the City of Ottawa Forestry Staff (City of Ottawa, 2020). All trees within the open areas of the Site and adjacent to the north, west, and south Site



boundaries (i.e., on adjacent privately-owned or City-owned lands but with potential for their critical root zones to extend onto the Site) were identified, and trees with DBH ≥ 10 cm were mapped and further characterized (e.g., species, size distribution, general health conditions). Trees within the woodland community on the east side of the Site were more generally characterized as a grouping, with dominant species and average DBH measurements documented. Notable trees (e.g., species uncommon to the Site or considerably larger than the Site average) were documented and characterized individually.

No trees with DBH measurements of 10 cm or greater were identified within the central meadow area onsite (CUM1-1). Within or adjacent to the FODM11 (regenerating hedgerow) onsite, 19 individual trees were identified, with DBH measurements ranging from 12 cm to 63 cm. These trees represented three distinct species: Honey Locust (*Gleditsia triacanthos*), Sugar Maple (*Acer saccharum*), and Manitoba Maple (*Acer negundo*). Five notable trees (i.e., with DBH measurements greater than 50 cm), all of which were Sugar Maple or Honey Locust, were observed on the Site.

City-owned boulevard trees were observed immediately west of the Site along Alta Vista Drive, and four trees were observed adjacent to the south property boundary. The trees to the south included Blue Spruce (*Picea pungens*) and Sugar Maple and had DBH measurements ranging from 16 cm to 50 cm. Two trees were observed adjacent to the north property boundary, both of which were Red Pine (*Pinus resinosa*) and had DBH measurements of 14 and 34 cm.

Within the WODM5-3 community, widespread tree species include Manitoba Maple, Basswood (*Tilia americana*), Eastern Cottonwood (*Populus deltoides*), and American Elm (*Ulmus americana*), with occasional Green Ash (*Fraxinus pennsylvanica*) and Apple (*Malus* sp.) trees. Average DBH measurements for trees within the woodland were approximately 25 cm.

Average tree parameters with the ELC units onsite that contained trees are summarized in Table 2 below. Individual tree observations are summarized in Appendix A.



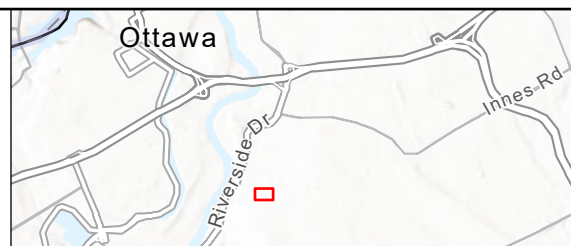
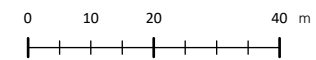


Figure 2. Existing conditions and trees on the Site



Spatial Reference:
PCS: WGS 1984 UTM Zone 18N
Map Units: Meter

Project: TCU 1867
Map File Name: TCU 1867
Date Exported: 12/11/2025 12:32



Table 2 Summary tree data for ELC Units* on the Site**

Community Type (ELC Unit)	Dominant Tree Species	Average DBH (cm)
FODM11 (Naturalized Deciduous Hedgerow)	Honey Locust, Sugar Maple, Manitoba Maple	45 (largest DBH: 63)
WODM5-3 (Fresh – Moist Manitoba Maple Deciduous Woodland)	Manitoba Maple, Basswood, Eastern Cottonwood, and American Elm	25 cm

* Only ELC units supporting trees are included in this table

** excludes trees identified as off-site / adjacent to the Site

3.2 Ecological Significance of Trees on Site

Three Butternut trees (*Juglans cinerea*; Endangered under the ESA and SARA) were observed in the woodland (WODM5-3) on the east side of the Site. BN1 (DBH 31 cm) and BN2 (DBH 17 cm) are situated within the Site boundaries, with BN3 (DBH 23 cm) is situated offsite but with its CRZ extending onto the Site. All three trees were assessed as Category 1 based on the Butternut Health Assessment undertaken concurrently with this tree inventory (Appendix B). One additional Butternut had been observed approximately 16 m north of the Site during previous field studies in 2022. That tree was noted as dead in 2022 and it was confirmed to have fallen as of August 2025 and is not considered further in this report.

No other federally or provincially significant or at-risk tree species (i.e., those listed under the *Species at Risk Act* (SARA), the *Endangered Species Act* (ESA), or those tracked on the Natural Heritage Information Centre (NHIC; MNRF, 2023a) are present on or adjacent to the Site.

Given their urban context, the trees on the Site likely play a role in the regulation of relative humidity, sequestration of carbon, and removal of pollutants, wind-shielding, shading and reduction of urban heat island effects, and filtration of dust, noise, and light pollution. They also provide some habitat structure in the surrounding urban landscape. However, due to the urban nature of the surrounding lands, the trees on the Site likely only provide habitat for common bird and small mammal species in the Ottawa area and not species of significance (i.e., species that are at-risk, rare, or provincially or federally significant).

3.3 Other Natural Environment Elements

3.3.1 Surface Water Features

A watercourse runs parallel to the east property line and slightly intersects the property boundary in the southeastern corner of the Site (Figure 2). Field investigations in 2022 and 2025 characterized the stream as approximately 2-4 m wide, flowing from south to north, with a soft bottom interspersed with rocks (Figure 3). The feature has a 2-3% grade along its length, providing steady “run” conditions. Although fish studies were not undertaken, the observed depth (approximately 10 cm at the time of survey in August 2025) and general stream conditions suggest that the watercourse could provide habitat for some fish species. However, it is important to note that the section of the watercourse adjacent to the Site is the only open



section of the entire watercourse. The channel originates from a stormwater outlet located southeast of the Site and north of Smyth Road, where it is likely fed by stormwater runoff from surrounding developed lands. North of the Site, the watercourse enters approximately 185 m of culvert beneath Alta Vista Drive before re-emerging north of Hospital Link Road. This long, culverted section likely represents a significant fish barrier; only very small numbers of highly tolerant fish species could, on limited occasions, have any potential for access to the feature. As such, the potential for the feature to provide direct fish habitat is considered to be negligible.



Figure 3 Watercourse east of the Site (August 7, 2025)

3.3.2 Steep Slopes

The Site overall is relatively flat but slopes eastward within the deciduous woodland toward the watercourse (Figure 2). The watercourse has partly vegetated banks of approximately 2-3 m in height. The City of Ottawa previously suggested that the small ravine may meet the criteria for significant valleyland; however, after inspection it does not meet the necessary criteria; a thorough review of criteria is provided in the supporting Environmental Impact Study (Kilgour & Associates Ltd., 2025). As such, the Site does not contain any significant steep slopes or large banks.

3.3.3 Valued Woodlots

The woodland on the east edge of the Site is part of UNA #161 (Hospital Woods West). UNA #161 encompasses approximately 4.7 ha, covering lands primarily east of the Site (Figure 2). UNA #161 was originally characterized as a mature, low upland deciduous forest on the western half (on/near the Site) and a young deciduous swamp forest with dense, non-native shrubbery on the eastern half (Muncaster Environmental Planning Inc. & Brunton Consulting Services, 2005). Significant features noted include: 1) exceptional abundance of mature Butternut (identified as possibly the largest population of Butternut in the City of Ottawa urban area); 2) significant wildlife corridor function for migratory passerine birds; 3) and



protection for the Rideau River tributary within the steep-sided clay ravine (Muncaster Environmental Planning Inc. & Brunton Consulting Services, 2005). The UNA is described as “moderate” and listed as Category 2: Unprotected UNA (Status Pending).

The descriptions of and values attributed to the UNA, however, appear to be out of date. Only three Butternut were identified within the woodland area on the east side of the Site. Natural space connectivity between the north end of the UNA and the Rideau River corridor further west was removed by the construction of Hospital Link Road in 2017, which significantly reduced the corridor functionality of the UNA. Prior to the construction of Hospital Link Road, the watercourse was already interrupted by approximately 90 m of culvert under a parking area on the west side of Alta Vista Drive. The new roadway corridor added an additional 95 m of culvert. The creek is now highly disconnected from the Rideau River corridor and likely provides little to the broader river community beyond, serving as short open section of an otherwise very long pipe.

Historical imagery suggests that portions of UNA #161 have been wooded since at least 1958 (City of Ottawa, 2025); therefore, those areas that have remained treed meet the criteria for Significant Woodland, per the City of Ottawa *Significant Woodlands Policy* (City of Ottawa, 2022).

3.3.4 Significant Woodlands

Historical imagery suggests that portions of UNA #161 have been wooded since at least 1958 (City of Ottawa, 2025); therefore, those areas that have remained treed meet the criteria for Significant Woodland, per the City of Ottawa *Significant Woodlands Policy* (City of Ottawa, 2022). That feature, which extends offsite to the east, will be fully retained.

3.3.5 High-Quality Specimen Trees

No high-quality specimen trees were noted on the Site.

3.3.6 Hazardous trees

No hazardous trees were noted on the Site.

3.3.7 Unique Ecological Features

The Site does not contain any riparian woodlots, rare communities, or other unique ecological features not already addressed in this document.

3.3.8 Species at Risk

The SAR review completed as part of the EIS considered nine SAR as having either some or very limited potential for transient presence (seven at-risk bat species, Blanding’s Turtle (*Emydoidea blandingii*) or observed presence (Butternut) on or near the site. The locations for occurrence of these species (either potential or observed), however, is sufficiently removed from Site areas that would be subject to direct works of disturbance, such that standard best practices associated with site development and construction can be fully anticipated to mitigate potential impacts to either SAR individual directly and/or to their habitat.



4.0 PROPOSED DEVELOPMENT

The proposed residential development would comprise a 9-storey residential building, with a total of 329 residential units (Figure 4). The proposed development includes two levels of underground parking, accessed by a ramp on the north side of the building. The ground level includes amenity spaces, a patio on the south side of the building, and a courtyard on the east side of the building, toward the woodland and watercourse. The southwest corner of the Site, adjacent to Alta Vista Drive is designated as Parkland. Road access will include entry points along Alta Vista Drive. The development incorporates a setback of 30 m from the watercourse east of the Site, providing a buffer for the watercourse and Significant Woodland areas. Trees will be planted along the east side of the proposed building. Where possible, existing onsite trees to the north, south, and west sides of the Site will be retained.

All trees subject to removal are fully located on the subject property.

The list of individual trees on and adjacent to the Site boundaries and their anticipated fates, are listed in Appendix A.





5.0 MITIGATION MEASURES

5.1 Site Preparation and Construction

The following mitigation measures should be applied during Site preparation and construction:

- Tree and vegetation clearing should not take place during sensitive times of the year for wildlife (breeding season; early spring throughout summer) unless mitigation measures are implemented and/or the habitat has been inspected by a qualified biologist.
 - The *Migratory Birds Convention Act* protects the nests and young of migratory breeding birds in Canada. The timing of nesting for birds in the area spans April 1 to August 31 (Government of Canada, 1994);
 - Combining the breeding bird window with the bat roosting season (April to September; MNRF, 2015), no clearing of vegetation shall occur between April 1 and September 30 inclusive to prevent impacts to both birds and bats.
- Butternut trees and their associated root-harm prevention zones are regulated under the ESA. A total of three Butternut trees were observed on the Site in August 2025. The Butternut Expert's Report (Appendix C) indicates that all three are Category 1, and are thus no longer subject to protection as SAR under the ESA. All three trees and their entire CRZs are situated within the 30 m setback along the watercourse and are not anticipated to be directly impacted by the proposed development. The Butternut Expert's Report is provided in Appendix B.
 - The Butternut Expert's Report is valid for two years. If the proposed development requires removal after August 7, 2028 (i.e., two years after the Butternut Health Assessment was completed), the trees must be reassessed.

It is expected that all trees within the development footprint will need to be cleared for the proposed project. Vegetation removal on the Site should be limited to that which is necessary to accommodate construction. All retainable trees on the Site and outside of the development footprint, including those off-site but adjacent to the property boundary and development footprint, should follow the general protection measures recommended during site preparation and construction (City of Ottawa, 2015):

- Erect a fence beyond the critical root zone (CRZ; i.e., 10x the diameter at breast height) of trees to be retained. The fence should be highly visible (orange construction fence) and paired with erosion control fencing. Pruning of branches is recommended in areas of potential conflict with construction equipment;
- Do not place any material or equipment within the CRZ of trees.
- Do not attach any signs, notices, or posters to any trees.
- Do not raise or lower the existing grade within the CRZ of trees without approval.
- Tunnel or bore when digging within the CRZ of a tree.
- Do not damage the root system, trunk, or branches of any remaining trees.



- Ensure that exhaust fumes from all equipment are not directed toward any tree's canopy.
- Do not extend any hard surface or significantly change landscaping within the CRZ of trees.

6.0 CLOSURE

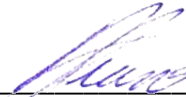
This report was prepared for exclusive use by Soul Alta Vista GP Inc. and may be distributed only by Soul Alta Vista GP Inc. Questions relating to the data and interpretation can be addressed to the undersigned.

Respectfully submitted,

KILGOUR & ASSOCIATES LTD.



Kesia Miyashita, MSc, P. Biol.
Senior Biologist
E-mail: kmiyashita@kilgourassociates.com
16-2285 St. Laurent Blvd, Ottawa, ON, K1G 4Z6
Office: 613-260-5555
Direct: 613-367-5546



Anthony Francis, PhD
Director of Land Development
E-mail: afrancis@kilgourassociates.com
16-2285 St. Laurent Blvd, Ottawa, ON, K1G 4Z6
Office: 613-260-5555
Direct: 613-367-5556



LITERATURE CITED

- City of Ottawa. (2015, October). *Environmental Impact Statement Guidelines*.
- City of Ottawa. (2020). *Tree Protection (By-law No. 2020-340)*. <https://ottawa.ca/en/living-ottawa/laws-licences-and-permits/laws/laws-z/tree-protection-law-no-2020-340>
- City of Ottawa. (2022). *Significant Woodlands: Guidelines for Identification, Evaluation, and Impact Assessment*. https://documents.ottawa.ca/sites/documents/files/significant_woodlands_en.pdf
- City of Ottawa. (2025). *geoOttawa*. <https://maps.ottawa.ca/geoottawa/>
- Government of Canada. (1994). *Migratory Birds Convention Act, 1994 (S.C. 1994, c. 22)*. <https://laws-lois.justice.gc.ca/eng/acts/m-7.01/>
- Kilgour & Associates Ltd. (2025). *Environmental Impact Study for 1867 Alta Vista Drive, Ottawa, Ontario*.
- MNRF. (2015). *Technical Note: Species at Risk (SAR) Bats* (OMNRF Regional Operations Division, p. 37). Ministry of Natural Resources and Forestry.
- MNRF. (2023). *Natural Heritage Information Centre*. Ontario.Ca. <http://www.ontario.ca/page/natural-heritage-information-centre>
- Muncaster Environmental Planning Inc. & Brunton Consulting Services. (2005). *City of Ottawa Urban Natural Areas Environmental Evaluation Study (Final Report)*. https://app06.ottawa.ca/calendar/ottawa/citycouncil/pdc/2005/05-24/Final%20Report_UNAEES.htm



Appendix A Tree Data



Tree ID	Location	Species Name	Number of Stems	DBH (cm)	Trunk Health	Canopy Health	Decay Class	Tree Ownership	Fate
BN001	18N, 448281.31 m E 5027603.08 m N	Butternut	1	31	Poor	Poor	2	Private – onsite (in WODM5-3 community)	Retained
BN002	18N, 448260.653 m E 5027639.697 m N	Butternut	1	17	Poor	Poor	2	Private – onsite (in WODM5-3 community)	Retained
BN003	18N, 448264.162 m E 5027644.377 m N	Butternut	1	23	Poor	Poor	2	City-owned (in WODM5-3 community)	Retained
T1	18N, 448213.348 m E 5027516.633 m N	Little-leaf Linden	1	33	Good	Good	1	City-owned	Retained
T2	18N, 448212.811 m E 5027527.514 m N	Honey Locust	1	37	Good	Good	1	City-owned	Retained
T3	18N, 448210.211 m E 5027537.803 m N	Honey Locust	1	35	Good	Fair	1	City-owned	Retained
T4	18N, 448218.739 m E 5027532.87 m N	Sugar Maple	1	40	Good	Good	1	Private - onsite	Retained
T5	18N, 448207.559 m E 5027576.487 m N	Honey Locust	1	34	Good	Good	1	Private - onsite	Removed
T6	18N, 448208.857 m E 5027581.315 m N	Honey Locust	1	46	Good	Good	1	Private - onsite	Removed
T7	18N, 448215.288 m E 5027572.055 m N	Honey Locust	1	40	Good	Fair	1	Private - onsite	Removed
T8	18N, 448211.307 m E 5027597.477 m N	Honey Locust	1	44	Good	Fair	1	Private - onsite	Removed
T9	18N, 448209.376 m E 5027600.457 m N	Honey Locust	1	62	Good	Fair	1	Private - onsite	Removed
T10	18N, 448214.253 m E 5027611.038 m N	Sugar Maple	1	59	Good	Good	1	Private - onsite	Removed
T11	18N,448202.151 m E 5027617.754 m N	Sugar Maple	1	63	1: Good	Good	1	Private - onsite	Removed
T12	18N,448195.161 m E 5027626.102 m N	Red Oak	1	38	Good	Fair	1	City-owned	Retained
T13	18N,448200.189 m E 5027633.13 m N	Manitoba Maple	2	12	Good	Good	1	Private - onsite	Removed



Tree ID	Location	Species Name	Number of Stems	DBH (cm)	Trunk Health	Canopy Health	Decay Class	Tree Ownership	Fate
T14	18N,448205.289 m E 5027660.838 m N	Honey Locust	1	40	Good	Good	1	Private - onsite	Retained
T15	18N,448210.175 m E 5027660.727 m N	Honey Locust	1	45	Good	Good	1	Private - onsite	Removed
T16	18N,448207.168 m E 5027655.678 m N	Honey Locust	1	52	Good	Fair	1	Private - onsite	Removed
T17	18N,448193.41 m E 5027657.288 m N	Red Pine	1	14	Good	Good	1	Private – adjacent Site	Retained
T18	18N,448193.41 m E 5027657.288 m N	Sugar Maple	1	50	Good	Good	1	Private – adjacent Site	Retained
T19	18N,448285.453 m E 5027527.804 m N	Sugar Maple	1	34	Good	Good	1	Private – adjacent Site	Retained
T20	18N,448287.501 m E 5027529.546 m N	Blue Spruce	1	16	Good	Good	1	Private – adjacent Site	Retained
T21	18N,448287.659 m E 5027531.078 m N	Blue Spruce	1	20	Good	Good	1	Private – adjacent Site	Retained
T22	18N, 448224.011 m E 5027525.18 m N	Sugar Maple	1	50	Good	Good	1	Private - onsite	Retained
T23	18 N, 448202.84 m E 5027601.90 m N	Honey Locust	1	30	Good	Good	1	Private – onsite	Removed

Table Notes:

Trunk and Canopy Health are scored from 1 to 3 based on the following descriptions: 1- Good: Tree displays less than 15% deficiency; 2 – Fair: Tree displays 15-40% deficiency; 3 – Poor: Tree displays greater than 40% deficiency.

Decay Class is scored on from 1 to 6 based on the following descriptions: 1 – Healthy live tree; 2 – Declining live tree, part of canopy lost; 3 – Very recently dead, no live canopy, bark and branches intact; 4 – Recently dead, bark peeling, only large branches intact; 5 – Older dead tree, 90% of bark lost, few branch stubs, broken top; 6 – Very old dead tree, advanced decay, no branches, part of the stem has rotted away



Appendix B Butternut Expert's Report



Butternut (*Juglans cinerea*) is listed as an endangered species in Schedule 2 of Ontario Regulation 230/08 “the Species at Risk in Ontario List”. As an endangered species, the *Endangered Species Act, 2007* (ESA) prohibits adversely impacting Butternut and its habitat. A permit or agreement under the ESA is required before engaging in an activity that is otherwise prohibited under the ESA. The activity may be eligible for the Butternut conditional exemption in Part V of Ontario Regulation 830/21, provided the requirements of the regulation are met. For more information please refer to the following links:

[Endangered Species Act, 2007](#)

[Ontario Regulation 830/21 \(Exemptions – Species Subject to Species Conservation Charges\)](#)

[Ontario Regulation 230/08 \(Species at Risk in Ontario List\)](#)

[Ontario Regulation 242/08 \(General Regulation\)](#)

[Information about ESA permits and authorizations](#)

[Butternut Assessment Guidelines: Assessment of Butternut Tree Health for the Purposes of the Endangered Species Act, 2007](#)

A Butternut Health Expert’s Report (BHE Report) completed by a “Butternut Health Expert” (BHE) as defined in section 21 of Ontario Regulation 830/21 is typically required as part of an application to the Ministry of the Environment, Conservation and Parks (MECP) for a permit or agreement under the ESA and is required in respect of the conditions of the Butternut conditional exemption in Part V of O. Reg. 830/21. **This Butternut Data Collection Form must be completed by the BHE and included in their BHE Report.**

This form should not be relied upon to determine your legal obligations. To determine your legal obligations, consult the *Endangered Species Act, 2007* and the relevant regulations made thereunder. These may be found at www.ontario.ca/laws. If legal advice is required, consult a legal professional. In the event of an error on this form or a conflict between this form and any applicable law, the law prevails.

Notice of Collection and Use

Personal information on this form is collected under the authority of Section 53 of the ESA and section 38 of the *Freedom of Information and Protection of Privacy Act*. Forms that have been submitted to MECP may be used by MECP staff to contact the property owner (or person acting on their behalf) to request permission to access the assessed trees for the purpose of examining the trees or to contact the BHE who prepared the BHE Report. Questions about the use of your personal information should be directed to the Species at Risk Branch, Ministry of the Environment, Conservation and Parks, 300 Water Street, Peterborough Ontario, K9J 3C7 at speciesatriskregistry@ontario.ca.

Fields marked with an asterisk (*) are mandatory.

Butternut Health Expert’s Report Number*	Start Date of Butternut Health Assessment (yyyy/mm/dd)* 2025/08/07	End Date of Butternut Health Assessment (yyyy/mm/dd)* 2025/08/07
--	---	---

Butternut Health Expert (BHE) Contact Information

Last Name* MIYASHITA	First Name* KESIA
Telephone Number* 613-367-5546	Alternate Telephone Number
	Email Address* KMIYASHITA@KILGOURASSOCIATES.COM

Summary of Qualifications as a Butternut Health Expert*

Ms. Miyashita has over ten years of experience in environmental consulting and more than thirteen seasons of field experience in ecosystems in Ontario, Alberta, and British Columbia. During her career in environmental consulting, Ms. Miyashita has completed environmental assessments for a variety of major infrastructure projects and urban developments. Her expertise is in vascular and non-vascular plant ecology, with experience in both terrestrial and wetland ecosystems; she has performed vegetation community inventories, rare plant surveys, and invasive weed surveys in a variety of natural environments, including native forest, urban nature preserves, grasslands, and wetlands.

Property Owner Contact Information

Last Name*		First Name*	
JOHNSON		EVAN	
Company Name			
SOUL ALTA VISTA GP INC.			
Mailing Address*			
Unit Number	Street Number	Street Name	PO Box
1207	150	ISABELLA ST	
Lot Number	Concession	Township	Rural Route
City/Town		Province	Postal Code
OTTAWA		ON	K1S 5H3
Telephone Number *	Alternate Telephone Number	Email Address	
		E.JOHNSON@TCUDEVCORP.COM	

Butternut Tree(s) Location Information

Address*	<input type="checkbox"/> Select if location of Butternut is the same as the property owner's mailing address		
Unit Number	Street Number	Street Name	PO Box
	1867	ALTA VISTA DR	
Lot Number	Concession	Township	Rural Route
City/Town		Province	Postal Code
OTTAWA		ON	K1G 5W8
General description of area containing Butternut (select one)			
<input type="checkbox"/> Natural <input type="checkbox"/> Rural <input checked="" type="checkbox"/> Urban - Suburban <input type="checkbox"/> Industry / Resource Extraction Area			
Soil drainage (select one)			
<input checked="" type="checkbox"/> Well Drained <input type="checkbox"/> Moderately Drained <input type="checkbox"/> Poorly Drained <input type="checkbox"/> Unknown			
Have any of the Butternut at this site produced seeds?			
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown			
General Comments			

Butternut Tree Data 1

Tree Identification Number* <u>1</u>		Date of Assessment (yyyy/mm/dd)* <u>2025/08/07</u>	
UTM Zone* <u>18 N</u>		Northings* <u>5027603</u>	Easting* <u>448281</u>
Is this tree a Butternut tree or a putative hybrid? *		<input checked="" type="checkbox"/> Butternut	<input type="checkbox"/> Putative Hybrid
Is the stem of this tree shorter than 1.37 m? *		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is this a single or multi-stemmed tree? *		<input checked="" type="checkbox"/> Single Stem	<input type="checkbox"/> Multiple Stems
Live Crown %* <u>30</u>		Tree Stem Diameter (cm)* <u>31</u>	
Number of sooty cankers*	At or below 2m (the lower stem) <u>26</u>	Above 2m <u>4</u>	At the root (root flares) <u>24</u>
Number of open cankers*	At or below 2m (the lower stem) <u>19</u>	Above 2m <u>8</u>	At the root (root flares) <u>5</u>
Metres from badly cankered tree*		<input type="checkbox"/> 40 metres or less	<input type="checkbox"/> Greater than 40 metres <input checked="" type="checkbox"/> None found
Crown Class	<input type="checkbox"/> Dominant, full sun <input checked="" type="checkbox"/> Co-dominant, two sides in the sun		
	<input type="checkbox"/> Intermediate, sun only from above <input type="checkbox"/> Suppressed, shaded crown		
Signs of Stress	<input checked="" type="checkbox"/> Twig dieback <input checked="" type="checkbox"/> Branch dieback <input type="checkbox"/> Defoliation <input type="checkbox"/> Discolouration		
Seed Signs	<input type="checkbox"/> Mature stamens or pollen <input type="checkbox"/> Receptive pistils <input type="checkbox"/> Seed set <input checked="" type="checkbox"/> None <input type="checkbox"/> Unknown		
Below Crown	Number of stems <u>1</u>	Main stem length (m) below crown <u>4</u>	
	Number of epic-live <u>0</u>	Number of epic-dead <u>0</u>	Number of callused wounds <u>2</u>
Bark type:	<input type="checkbox"/> Deep furrows/Narrow ridges <input checked="" type="checkbox"/> Shallow furrows/Wide ridges		
Tree Origin	<input type="checkbox"/> Naturally-occurring <input type="checkbox"/> Planted (cultivated) <input checked="" type="checkbox"/> Unknown		
Is this tree located in an area that is upland, wetland, or riparian?		<input checked="" type="checkbox"/> Upland	<input type="checkbox"/> Wetland <input type="checkbox"/> Riparian
Vegetation Community	<input type="checkbox"/> Open <input type="checkbox"/> Shrub thicket <input type="checkbox"/> Savannah - Woodland <input checked="" type="checkbox"/> Forest		
If Savannah-Woodland or Forest selected, select one option from both groups:			
<input checked="" type="checkbox"/> Deciduous <input type="checkbox"/> Coniferous <input type="checkbox"/> Mixed			
<input type="checkbox"/> Climax <input type="checkbox"/> Regenerating			
Does this tree occupy edge habitat?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If "Yes", select which edge habitat:			
<input type="checkbox"/> Road <input type="checkbox"/> Trail <input type="checkbox"/> Utility corridor			
<input type="checkbox"/> Fencerow <input checked="" type="checkbox"/> Forest/woodlot edge <input type="checkbox"/> Watercourse/waterbody			
Competing Species	1. _____	2. _____	3. _____
Comments about this tree			
<u>Root flare and lower trunk badly cankered</u>			

Butternut Tree Data 2

Tree Identification Number* 2 Date of Assessment (yyyy/mm/dd)* 2025/08/07 ☒ Select if Date is same as tree above

UTM Zone* 18 N Northing* 5027639 Easting* 448260

Is this tree a Butternut tree or a putative hybrid? * ☒ Butternut ☐ Putative Hybrid

Is the stem of this tree shorter than 1.37 m? * ☐ Yes ☒ No

Is this a single or multi-stemmed tree? * ☒ Single Stem ☐ Multiple Stems

Live Crown %* 30 Tree Stem Diameter (cm)* 17

Number of sooty cankers* At or below 2m (the lower stem) 12 Above 2m 1 At the root (root flares) 7

Number of open cankers* At or below 2m (the lower stem) 6 Above 2m 3 At the root (root flares) 3

Metres from badly cankered tree* ☐ 40 metres or less ☐ Greater than 40 metres ☒ None found

Crown Class ☐ Dominant, full sun ☒ Co-dominant, two sides in the sun
☐ Intermediate, sun only from above ☐ Suppressed, shaded crown

Signs of Stress ☒ Twig dieback ☒ Branch dieback ☐ Defoliation ☐ Discolouration

Seed Signs ☐ Mature stamens or pollen ☐ Receptive pistils ☐ Seed set ☒ None ☐ Unknown

Below Crown Number of stems 1 Main stem length (m) below crown 5
Number of epic-live 0 Number of epic-dead 0 Number of callused wounds 0

Bark type: ☐ Deep furrows/Narrow ridges ☒ Shallow furrows/Wide ridges

Tree Origin ☐ Naturally-occurring ☐ Planted (cultivated) ☒ Unknown

Is this tree located in an area that is upland, wetland, or riparian? ☒ Upland ☐ Wetland ☐ Riparian

Vegetation Community ☐ Open ☐ Shrub thicket ☐ Savannah - Woodland ☒ Forest

If Savannah-Woodland or Forest selected, select one option from both groups:

☒ Deciduous ☐ Coniferous ☐ Mixed

☐ Climax ☐ Regenerating

Does this tree occupy edge habitat? ☒ Yes ☐ No

If "Yes", select which edge habitat:

☐ Road ☐ Trail ☐ Utility corridor

☐ Fencerow ☒ Forest/woodlot edge ☐ Watercourse/waterbody

Competing Species 1. _____ 2. _____ 3. _____

Comments about this tree
Large open cankers at root

Butternut Tree Data 3

Tree Identification Number* 3 Date of Assessment (yyyy/mm/dd)* 2025/08/07 ☒ Select if Date is same as tree above

UTM Zone* 18 N Northing* 5027644 Easting* 448264

Is this tree a Butternut tree or a putative hybrid? * ☒ Butternut ☐ Putative Hybrid

Is the stem of this tree shorter than 1.37 m? * ☐ Yes ☒ No

Is this a single or multi-stemmed tree? * ☒ Single Stem ☐ Multiple Stems

Live Crown %* 20 Tree Stem Diameter (cm)* 23

Number of sooty cankers* At or below 2m (the lower stem) 2 Above 2m 1 At the root (root flares) 7

Number of open cankers* At or below 2m (the lower stem) 6 Above 2m 3 At the root (root flares) 3

Metres from badly cankered tree* ☐ 40 metres or less ☐ Greater than 40 metres ☒ None found

Crown Class ☐ Dominant, full sun ☒ Co-dominant, two sides in the sun
☐ Intermediate, sun only from above ☐ Suppressed, shaded crown

Signs of Stress ☒ Twig dieback ☒ Branch dieback ☐ Defoliation ☐ Discolouration

Seed Signs ☐ Mature stamens or pollen ☐ Receptive pistils ☐ Seed set ☒ None ☐ Unknown

Below Crown Number of stems 1 Main stem length (m) below crown 8
Number of epic-live 0 Number of epic-dead 0 Number of callused wounds 1

Bark type: ☐ Deep furrows/Narrow ridges ☒ Shallow furrows/Wide ridges

Tree Origin ☐ Naturally-occurring ☐ Planted (cultivated) ☒ Unknown

Is this tree located in an area that is upland, wetland, or riparian? ☒ Upland ☐ Wetland ☐ Riparian

Vegetation Community ☐ Open ☐ Shrub thicket ☒ Savannah - Woodland ☒ Forest

If Savannah-Woodland or Forest selected, select one option from both groups:

☒ Deciduous ☐ Coniferous ☐ Mixed

☐ Climax ☐ Regenerating

Does this tree occupy edge habitat? ☐ Yes ☒ No

If "Yes", select which edge habitat:

☐ Road ☐ Trail ☐ Utility corridor

☐ Fencerow ☐ Forest/woodlot edge ☐ Watercourse/waterbody

Competing Species 1. _____ 2. _____ 3. _____

Comments about this tree
Root flare mostly open

BHE Report Number		Start Date of Butternut Health Assessment (yyyy/mm/dd)					End Date of Butternut Health Assessment (yyyy/mm/dd)													
		2025/08/07					2025/08/07													
Total Number Butternut Trees in BHE Report		Butternut Health Expert's Name																		
3		MIYASHITA, KESIA																		
Property Owner/Client Name		Property Address																		
JOHNSON, EVAN		1867 ALTA VISTA DR OTTAWA ON K1G 5W8																		
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U
Tree #	Live Crown %	Tree stem diameter (cm)		# bole cankers (BC) Sooty (S) (will be assigned 2.5 cm per canker) Open (O) (will be assigned 5 cm per canker) S <= 2m S > 2m O <= 2m O > 2m		# root flare cankers (RF) cankered tree? (Y or N)		Circ. (cm) = Pi * tree stem diameter	Total BC Width (cm) = (D * 2.5) + (E * 2.5) + (F * 5) + (G * 5)	Total RF Width (cm) = (H * 2.5) + (I * 5)	Total BC Width % of Circ. = M / K * 100	Total RF Width % of Circ. = N / K * 100	Total BC + RF Width % of 2 * Circ. = (N + O) / 2	Tree Categories: 1, 2, or 3						
														= Cat 2 if B >= 50 and N=0 else = Cat 1	= Cat 2 if B > 70 and P < 20 else = Cat 1	= Cat 2 if B > 70 and N < 20 else = Cat 1				
		1	30	31	26	4	19	8	24	5	N	97.34	210.0	85.0	215.74	87.32	151.53	1	1	1
2	30	17	12	1	6	3	7	3	N	53.38	77.5	32.5	145.19	60.88	103.04	1	1	1	1	1
3	20	23	2	1	6	3	7	3	N	72.22	52.5	32.5	72.69	45	58.85	1	1	1	1	1